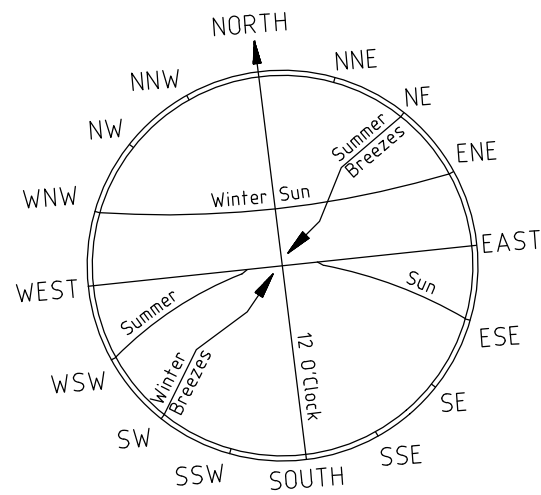


CLIMATICALLY RESPONSIVE BUILDING DESIGN



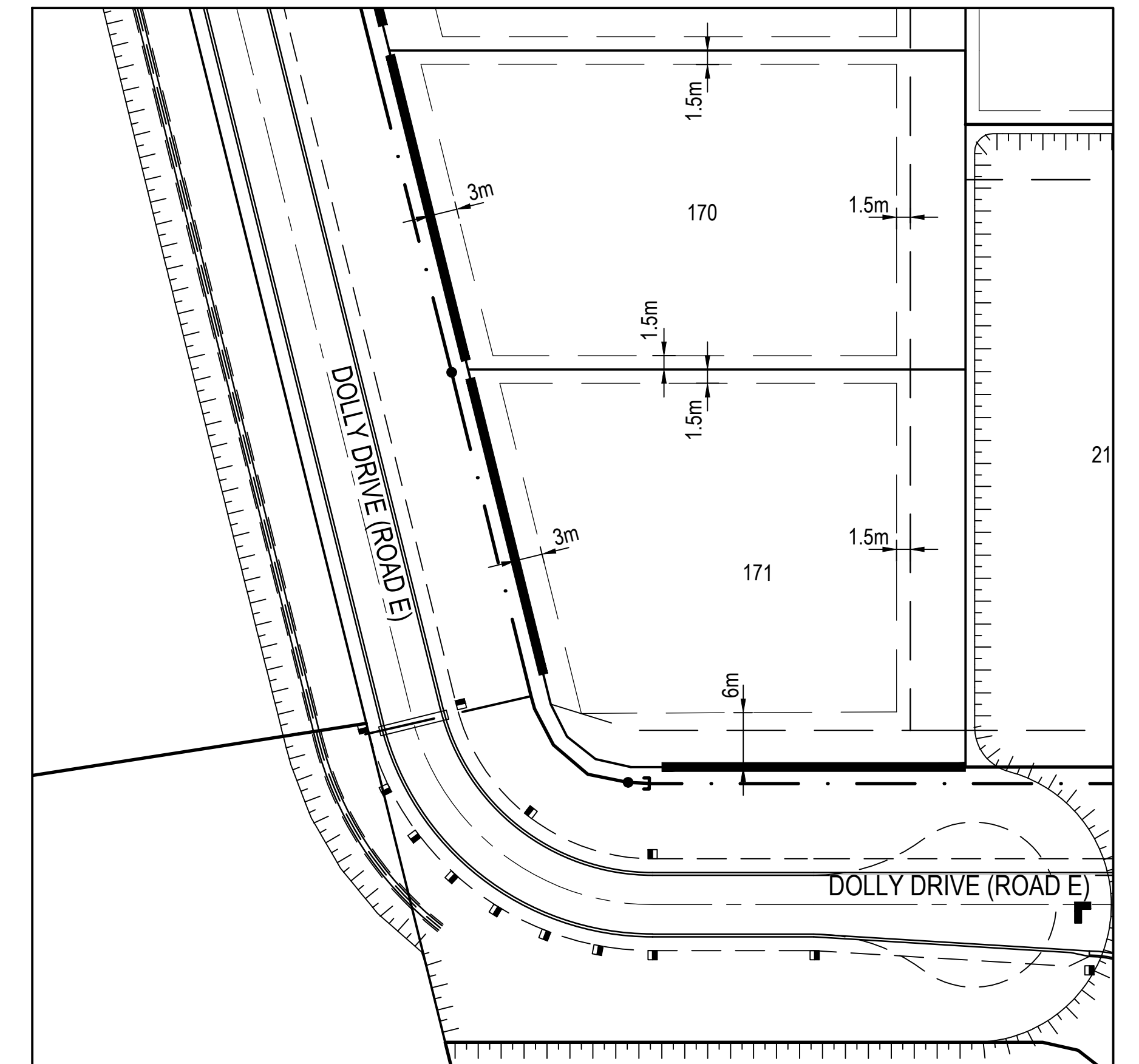
THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS.

1. A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION.
2. AN INTERNAL LAYOUT ENSURING THAT LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (i.e. LIVING AREAS ORIENTATED NORTH TO NORTH-EAST AND SERVICE AREAS ARE ORIENTATED TO THE WEST AND SOUTH)
3. BUILDING PROJECTIONS ARE USED TO MINIMISE SUMMER SOLAR RADIATION TO EXTERNAL WALLS (i.e. CARPORTS, LARGE OVERHANGS, EXTERNAL SCREENS ARE INCORPORATED THAT FULLY SHADE WESTERN AND SOUTH-WESTERN FACING EXTERNAL WALLS FROM SOLAR RADIATION.
4. A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST, ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

LEGEND

- BUILDING ENVELOPE
- ALLOWABLE DRIVEWAY ACCESS
- WATER MAIN
- HOUSE CONNECTIONS (WATER)
- FIRE HYDRANT
- SIGNS
- GUIDE POSTS

PLAN
SCALE 1:500 @ A1



INSET A
SCALE 1:500 @ A1

CARDNO (QLD) PTY LTD HEREBY CERTIFY THAT THE WORKS AS SHOWN ON THE AS CONSTRUCTED DRAWINGS REFLECT ANY CHANGES THAT WERE MADE DURING THE COURSE OF CONSTRUCTION.

[Signature] RPEQ
10801 RPEQ NO.
12/12/2019 DATE

DRIVEWAY ACCESS ENVELOPE NOTES

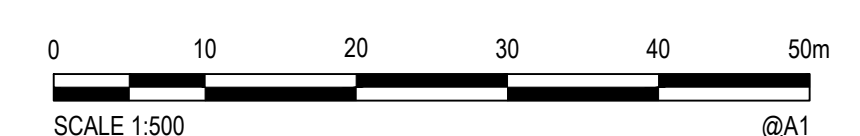
1. FOR DRIVEWAY ACCESS ENVELOPE ALLOW 0.5m MINIMUM CLEARANCE TO ALL COUNCIL INFRASTRUCTURE, EXCEPT STORMWATER PITS WHICH REQUIRE 5.0m CLEARANCE
2. ALL DRIVEWAYS REQUIRE A PERMIT TO CARRY OUT WORKS ON COUNCIL CONTROLLED LAND PRIOR TO CONSTRUCTION.
3. FOR CLEARANCES TO TELSTRA AND ERGON ENERGY INFRASTRUCTURE, REFER TO THE RELEVANT AUTHORITY.

NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

BUILDING SETBACK NOTES

1. DIMENSIONS SHOWN APPLY TO CLASS 1 BUILDINGS. FOR CLASS 10a AND 10b BUILDINGS, SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE QUEENSLAND DEVELOPMENT CODE (CHAPTER 12).
2. ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION WHICH IS A DISTANCE MEASURED FROM THE EDGE OF THE FACIA BOARD TO THE PROPERTY BOUNDARY.



© Cardno Limited All Rights Reserved.
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

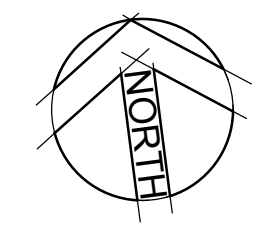
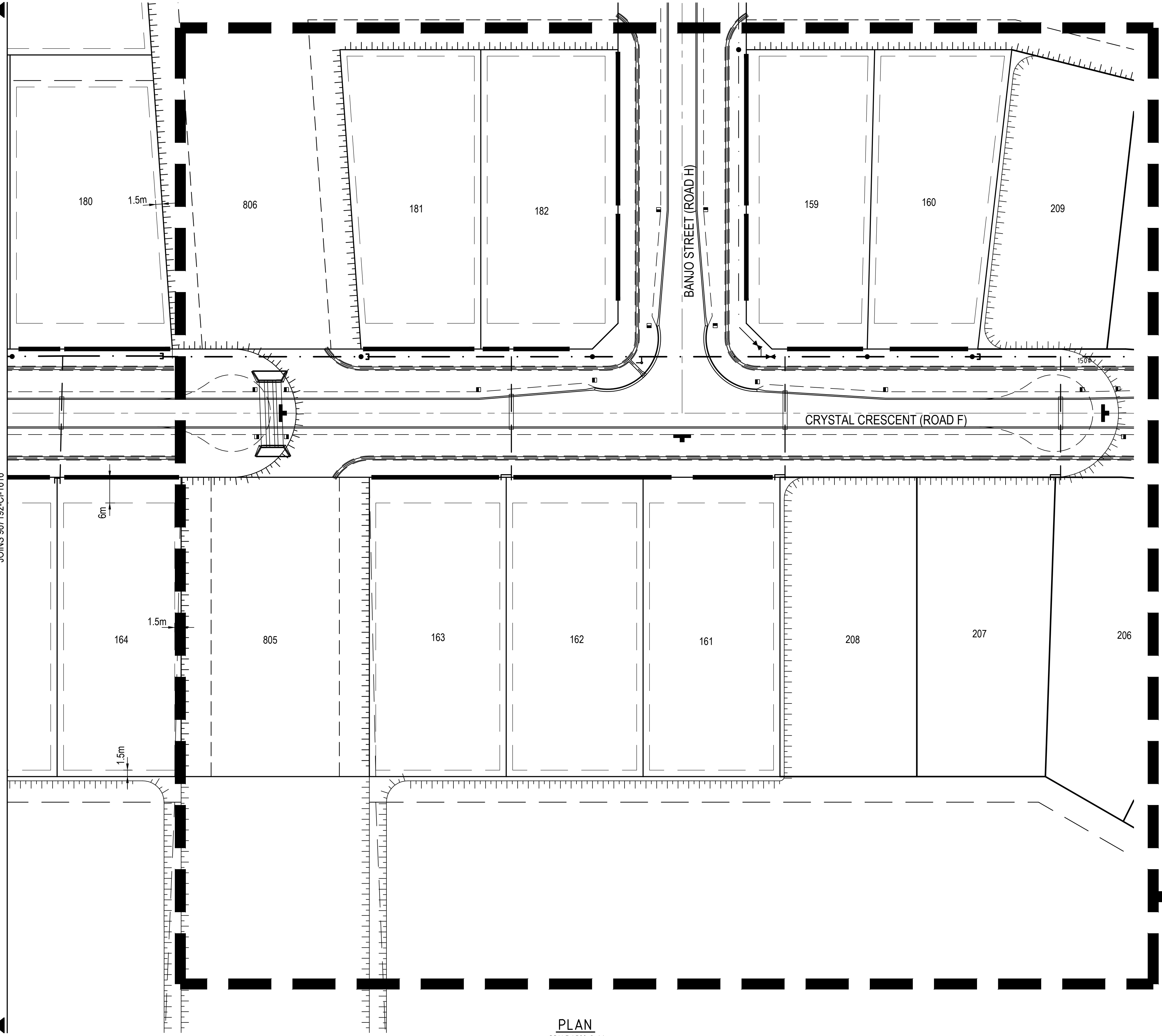
Cardno (Qld) Pty Ltd | ABN 57 051 074 992
Level 1, 520 Flinders Street
Townsville, QLD 4810
Tel: 07 4772 1166 Fax: 07 4721 2508
Web: www.cardno.com.au

Drawn	LL	Date	12/12/2019
Checked	MB	Date	12/12/2019
Designed		Date	12/12/2019
Verified	MB	Date	12/12/2019
Approved	<i>[Signature]</i>	Date	10801
	MB	Date	12/12/2019

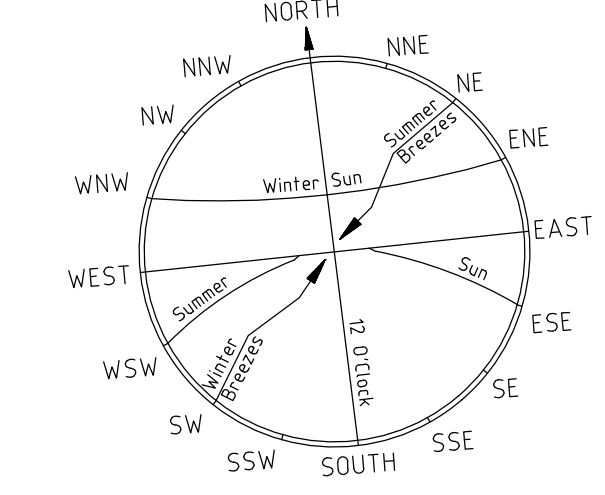
Client	MOUNT MARGARET DEVELOPMENTS PTY LTD
Project	MOUNT MARGARET, ALICE RIVER
	STAGE 6A
	AS-CONSTRUCTED
Title	BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN
	SHEET 1 OF 2

Status	AS CONSTRUCTED						
Datum	A.H.D	Date	12/12/2019	Scale	As Shown	Size	A1
Drawing Number	967192-CI-1616			Revision	A		

Rev.	Date	Description	Des.	Verif.	Appd.
A	12/12/2019	AS-CONSTRUCTED ISSUE	LL	JW	MB



CLIMATICALLY RESPONSIVE BUILDING DESIGN



- THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS.
1. A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION.
 2. AN INTERNAL LAYOUT ENSURING THAT LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (i.e. LIVING AREAS ORIENTATED NORTH TO NORTH-EAST AND SERVICE AREAS ARE ORIENTATED TO THE WEST AND SOUTH)
 3. BUILDING PROJECTIONS ARE USED TO MINIMISE SUMMER SOLAR RADIATION TO EXTERNAL WALLS (i.e. CARPORTS, LARGE OVERHANGS, EXTERNAL SCREENS ARE INCORPORATED THAT FULLY SHADE WESTERN AND SOUTH-WESTERN FACING EXTERNAL WALLS FROM SOLAR RADIATION.
 4. A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST, ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

LEGEND

- BUILDING ENVELOPE
- ALLOWABLE DRIVEWAY ACCESS
- WATER MAIN
- HOUSE CONNECTIONS (WATER)
- FH ● FIRE HYDRANT
- SIGNS
- GUIDE POSTS

DRIVEWAY ACCESS ENVELOPE NOTES

1. FOR DRIVEWAY ACCESS ENVELOPE ALLOW 0.5m MINIMUM CLEARANCE TO ALL COUNCIL INFRASTRUCTURE, EXCEPT STORMWATER PITS WHICH REQUIRE 5.0m CLEARANCE
2. ALL DRIVEWAYS REQUIRE A PERMIT TO CARRY OUT WORKS ON COUNCIL CONTROLLED LAND PRIOR TO CONSTRUCTION.
3. FOR CLEARANCES TO TELSTRA AND ERGON ENERGY INFRASTRUCTURE, REFER TO THE RELEVANT AUTHORITY.

NOTES

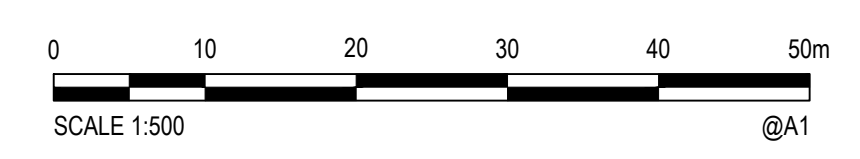
1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

BUILDING SETBACK NOTES

1. DIMENSIONS SHOWN APPLY TO CLASS 1 BUILDINGS. FOR CLASS 10a AND 10b BUILDINGS, SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE QUEENSLAND DEVELOPMENT CODE (CHAPTER 12).
2. ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION WHICH IS A DISTANCE MEASURED FROM THE EDGE OF THE FACIA BOARD TO THE PROPERTY BOUNDARY.

FUTURE STAGE 6B

PLAN
SCALE 1:500 @ A1



© Cardno Limited All Rights Reserved.
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

Cardno (Qld) Pty Ltd | ABN 57 051 074 992
Level 1, 520 Flinders Street
Townsville, QLD 4810
Tel: 07 4772 1166 Fax: 07 4721 2508
Web: www.cardno.com.au

Drawn	LL	Date	12/12/2019
Checked	MB	Date	12/12/2019
Designed		Date	12/12/2019
Verified	MB	Date	12/12/2019
Approved		Date	10801

Client	MOUNT MARGARET DEVELOPMENTS PTY LTD
Project	MOUNT MARGARET, ALICE RIVER
	STAGE 6A
	AS-CONSTRUCTED
Title	BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN
	SHEET 2 OF 2

Status	AS CONSTRUCTED						
Datum	A.H.D	Date	12/12/2019	Scale	As Shown	Size	A1
Drawing Number	967192-CI-1617			Revision	A		

Rev.	Date	Description	Des.	Verif.	Appd.
A	12/12/2019	AS-CONSTRUCTED ISSUE	LL	JW	MB

CARDNO (QLD) PTY LTD HEREBY CERTIFY THAT THE WORKS AS SHOWN ON THE AS CONSTRUCTED DRAWINGS REFLECT ANY CHANGES THAT WERE MADE DURING THE COURSE OF CONSTRUCTION.

[Signature] RPEQ
10801 RPEQ NO.
12/12/2019 DATE