arc
ON THE POINT

HOUSING DESIGN GUIDELINES

Stage 6 — October 2024

urbex designed for life.

INTRODUCTION

The Buyer acknowledges that the subject land is part of an attractive residential development (Arc on the Point, Victoria Point), the object of which is to establish a modern and well-designed residential area. To ensure the unique character of Arc on the Point is enhanced and that quality housing is constructed, Arc on the Point Housing Design Guidelines have been developed to ensure that a high standard of housing and landscaping is achieved.

The buyer covenants and agrees to be bound by and comply with Arc on the Point Housing Design Guidelines.

1. DESIGN COMPLIANCE ASSESSMENT PROCESS

1.1 Assessment process

On purchasing an allotment at Arc on the Point, both the owner and designer of the proposed home should become fully acquainted with these Housing Design Guidelines, together with the current Local Authority standards and requirements.

On selecting a suitable house design for an allotment, the builder's or designer's housing design proposal must be submitted to the **Arc on the Point Design Review Team (DRT)** for approval. The proposal must include the following as a minimum requirement:

- Site plan (at a scale of 1:200)
- Floor plans (at a scale of 1:100)
- Street elevation to scale or a suitably detailed sketch elevation
- Landscape and siteworks plan
- Preliminary colour and material selection

Please complete the Submission Checklist contained within this document to confirm all required assessment information is submitted to the DRT. The completed Submission Checklist is to be included in the housing design application.

Housing Design Applications and design enquiries should be submitted to:

designreview@arcvictoriapoint.com.au

Please allow 10 business days for covenant applications to be assessed.
Submissions that do not include all required information will experience assessment delays.

1.2 Design Compliance

A review of the proposal will be carried out against the requirements and objectives of Arc on the Point Housing Design Guidelines and the applicant will be advised of compliance or otherwise by the DRT.

When approved, the applicant may then proceed to detailed design for the proposed dwelling and have the completed design drawings and other documents prepared for building approval by the relevant authority.

Plans approved by the DRT in no way constitute a Development or Building Approval, nor imply compliance with statutory requirements. Plans should not be lodged with the Local Authority or Building Certifier until the housing design approval has been issued by the DRT.

The DRT may agree to issue a housing design approval for proposals that do not conform completely with the Arc on the Point Housing Design Guidelines and covenants, where the DRT consider the variation to be minor and does not adversely impact the environmental or aesthetic quality of the development. Some conditions or minor additional requirements may be imposed upon approval.

To avoid potential delays, it is recommended that non-conforming designs be discussed with the DRT early in the assessment process.

2 BUILDING DESIGN COVENANT REQUIREMENTS

2.1 House Design Principles

When choosing a design for your home, it is important to consider how the features and services of the allotment may influence the location and layout of its design to improve the lifestyle for you and your family, as well as improving the overall amenity of the neighbourhood.

Factors to consider include:

- The orientation of the allotment.
- The direction of summer breezes.
- Home entry and how the house interacts with the street.
- The location of houses on adjoining properties (or future houses).
- Service and easement locations (if any).
- Driveway access points, services and infrastructure in road verge.
- Home designs to take advantage of available technology and services.
- Fibre telecommunications network connection to all lots delivering Ultra-High-Speed broadband access, Free-to-Air TV and Pay TV-Foxtel.
- Television antennas and satellite dishes will not be necessary.

2.2 House Materials and Colours

Homeowners are encouraged to use varied materials and colours to create individual character and create an overall identity to your neighbourhood. The front of your home should have a variation of materials both lightweight and masonry, textures and at least 2 colours. Consider using lightweight construction materials so your home can cool down quickly in the evenings.

Acceptable material selections include:

- Render with integral colour or painted finish.
- Bagged brickwork with paint finish.
- Feature lightweight cladding and weatherboard panels (up to 30% of external walls only).
- Face brickwork which is to be limited to feature panels and/or banding only. A more extensive use of face brick will only be permitted where it is not visually dominant from public areas (E.g. Parks and road reserves).
- Front façade material finishes must have a minimum return of 1 meter to the side elevations.
- Other innovative cladding (E.g. Colourbond corrugated metal sheeting) should only be used for feature detailing purposes and should not be used for more than 10% of external walls.

2.3 Roof Form

Homes at Arc on the Point should have attractive roof designs to create visual interest whilst also addressing the functional aspects of shading and water collection, providing your home appropriate protection from the sun and rain. The use of roof forms that provide articulated shapes with hips, gables, and other more contemporary forms including skillion roofs are encouraged. Roof elements in general should be a consistent shape and provide a well-balanced and cohesive form to the dwelling.

The following roof forms are permitted to face the primary street frontage:

- Skillion, Gable or Hipped.

Factors to consider include:

- Gable and Hipped roofs should have:
    - A minimum roof pitch of 25º.
    - 450mm minimum deep eave overhang.
- Eave overhangs must be consistent at all parts of the dwelling.
- Fascia lines must be at a consistent and continuous level around the perimeter of the roof.

- Skillion roofs should have a minimum roof pitch of 10º; A minimum of 2 roof planes; and a minimum of 300mm eave overhang on roof sides.

2.4 Building Envelopes and Setbacks

2.4.1 BUILDING ENVELOPE

The following factors are defined in building and planning legislation and determine the available building envelope for a lot:

- Boundary Setbacks (bulk and location/building envelope).
- Overall maximum heights of dwellings (bulk and location/building envelope).
- Maximum height of walls at certain setbacks.
- Maximum allowable site cover.
- Built-to-boundary provisions.
- Outdoor space.
- Access.
- Privacy of/for neighbours.
- Location and screening of services such as water tanks, air conditioning, pool pumps etc.

2.4.2 BOUNDARY SETBACKS & BUILD TO BOUNDARY WALLS

The boundary setback of buildings is an important factor in achieving the desired streetscape character. While building and planning requirements specify the minimum setbacks, houses should not be fully built to a setback and where possible, should be stepped in plan to create visual interest.

Housing design proposals must comply with the approved Bulk Concurrence Agency Referral Building Envelope Plan for CAR24/0560 (Appendix A).

Where not amended by the approved Bulk Concurrence Agency Referral, housing design proposals must comply with the provisions in the following documents:

- The Redland City Plan and
- Queensland Development Code for Single Detached Housing on lots 450sqm and over (for lots ≥450m²). Or:
- Queensland Development Code for Single Detached Housing on lots under 450sqm (for lots <450m²).

2.4.3 SITE COVERAGE

To maintain adequate private open space on a lot while controlling building bulk, the total area covered by buildings or other roofed structures (excluding eaves) must not exceed the site coverage within the approved Bulk Concurrence Agency Referral Building Envelope Plan for CAR24/0560 (Appendix A).

2.5 Additional Requirements

2.5.1 EASEMENTS

Additional sitting requirements may apply in circumstances where easements exist within the lot.

2.5.2 SECONDARY STRUCTURES

For the Arc on the Point development, the following guidelines apply to secondary structures:

- Balconies, roof elements, and their supporting structures that are part of the main structure of the house must remain within the main building envelope.
- Sunshades and screens that are not part of the roof form may extend into the setback areas.

- Pool gazebos and similar structures, separate from the main structure, may be constructed in the outdoor living area, provided they comply with Local Authority regulations and are assessed by the DRT for suitability.

2.5.3 GARAGES AND CARPORTS

For the Arc on the Point development, the following garage and carport requirements apply:

- The width of garage openings facing the street must not exceed the lesser of 6 meters or 50% of the frontage width.
- Each dwelling is permitted only one driveway.

Each lot must accommodate parking for two vehicles, with at least one parking space being covered.

3 FENCING

3.1 Street Boundary Fencing and Gates

To define the boundary between public and private areas of allotments, street boundary fencing may be used in conjunction with front boundary landscaping in accordance with the following requirements:

- The fence must incorporate a minimum transparency ratio of 50%.
- Fence height must not exceed 1.2m.
- The fence must be constructed of materials and be in colours sympathetic to those of the associated dwelling.
- Transparent metal gates may constitute part of the 50% transparency.

Advisory:

- *Hedges and other forms of 'soft' landscaped edges are encouraged as an alternative to structural fencing.*

Street boundary fencing proposals are subject to review.

3.2 Side Boundary Fencing

For the Arc on the Point development, the following materials are approved for side boundary fencing:

- Painted rendered concrete block.
- Timber or stained timber fencing.
- Colourbond fencing.

3.3 Fences on Corner Sites

Fencing to secondary boundaries on corner sites must be set back from the main street boundary to line with the main front wall of the dwelling or reduced to 1.2m in height in this area of the site to ensure appropriate sightlines are maintained for vehicular traffic.

Fencing to secondary street boundaries must be compatible and of matching construction to street boundary fences and must have a maximum height of 1.8m.

Where no front fence is used, the secondary street fence must return to the house a minimum of 1m behind the front wall of the dwelling.

4 LANDSCAPING AND RETAINING

4.1 Landscaping

The existing seasonal character and climate of Arc on the Point provides residents with a unique selection and palette mix of endemic species which can be grown in a range of locations, from individual home gardens to local streetscapes and parklands.

During plant selection consider appropriate species that provide both colourful and textual flowering types and have unique visual attributes.

Landscaping your homesite at Arc on the Point is an important part of creating an attractive, green, and leafy neighbourhood and streetscape.

To compliment the streetscape landscaping, the front gardens of homes should be landscaped using a variety of plants, including indigenous species.

Factors to consider include:

- Landscape your front yard (between the building line and the front boundary) comprising a minimum area of 20m² using a variety of plants of different sizes and types, including trees, shrubs, and ground covers.
- The remainder of your front yard and verge (excluding hardstand) must be grassed or turfed.
- A minimum of 1 large shade tree must be provided to the front yard.
- Landscaping of your front garden must be completed within one (1) month of completing your home.

4.2 Driveways

For the Arc on the Point development, the following driveway requirements must be adhered to:

- The driveway width must not exceed 5.0 meters at the street boundary for double garages and must maintain a minimum 500mm wide planting margin from the side boundary.
- Driveways and crossovers should be constructed from concrete, clay or concrete pavers or exposed aggregate concrete.
- Driveways and crossovers must be completed before the dwelling is occupied.
- If a footpath has been constructed in front of the lot, the driveway must cut through the footpath in accordance with Redland City Council requirements.
- All works must strictly comply with Redland City Council requirements, particularly the Domestic Driveway Crossover Standard Drawing R-RCC-1.
- Driveways must be aligned to ensure sufficient clearance from existing and proposed street trees, as per Redland City Council requirements. If the minimum clearances cannot be achieved, permission for relocation or dispensation must be obtained from Redland City Council.

4.3 Retaining Walls

Discuss any proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining is appropriated to suit the finished ground levels on the adjacent block.

Retaining walls visible from the street or from parks and public spaces are to comply with the following:

- Limited to 1 meter in height before the inclusion of a 0.5-meter-wide landscaped terrace.
- Must be constructed from concrete sleeper, stone, or masonry to match the dwelling.

Timber retaining walls may be constructed alongside boundaries (excluding secondary street frontages) and rear boundaries. Timber retaining walls must taper down to meet the finished ground line at the front of the property.

When constructing within the zone of influence of a developer-supplied retaining wall, a certificate of compliance (Total engineering solution) will be required from a registered engineering practice. The certificate of compliance must certify any building works constructed on the land within the zone of influence of a retaining wall erected on the land by the Seller has not exceeded the maximum loading limitation of the retaining wall.

5 EXTERNAL FEATURES

5.1 Garage Door

In general, garage doors must be tilt up, panel lift, or roller doors finished in a complementary or contrasting colour lighter than the adjacent wall colour.

Requirements

- Garages accessed from the primary frontage must be designed to reduce their dominance using building articulation, varied setbacks and two storey elements where appropriate.
- The maximum width of a garage/carport opening and door on the primary frontage is 6m.

5.2 Gazebos

For the Arc on the Point development, the following guidelines apply to gazebos and similar structures:

- Gazebos or other similar structures associated with outdoor, or pool areas are generally permitted, however, they must reflect the architecture of the associated dwelling, and be finished in compatible materials and colours.
- Gazebos or similar structures must comply with any Local Authority restrictions and will be subject to approval by the developer.

5.3 Clothes Drying Areas

Clothes drying areas should be located within the side or rear yards of the dwelling and not be directly visible from the street.

5.4 Wheelie Bin Storage

No wheelie bin storage or other rubbish storage may be visible from the street.

5.5 Satellite Dishes

Lots at Arc on the Point benefit from Freeview Free-to-Air TV and Pay TV-Foxtel via a Fibre-to-the-Home telecommunications network.

Television antennas or satellite dishes will not be necessary.

5.6 Air Conditioners

Window mounted air-conditioning units are not permitted at Arc on the Point.

Air-conditioning or heat-pump systems must be installed at ground level and located in such a position as to not be visible from the street and public spaces or impose any audible operation noise on neighbouring properties.

5.7 Pool, Plant & Equipment

Pool filtration plant and equipment must be in such a position as to not be visible from the street and public spaces or impose any audible operation noise on neighbouring properties.

5.8 External Plumbing

All waste and water supply plumbing must be concealed within the dwelling fabric.
No visible pipe work or plumbing other than roof downpipes may be visible to the exterior of the dwelling.

5.9 Solar Water & Photovoltaic Energy Systems

Solar water heating and photovoltaic energy systems located in visible locations, including roofs, must be integrated into the structure or roof plane to limit their appearance to neighbours.

Details of the type and location of any proposed energy system must be submitted with, or indicated on, documents submitted for design review.

DESIGN REVIEW APPLICATON FORM & CHECKLIST

Please complete the following submission checklist and submit with your application to designreview@arcvictoriapoint.com.au.

Please allow 10 business days for design applications to be assessed. Please note – submissions that do not provide the required information will be returned to the submitter and may delay assessment.

Owner/s			
Lot Number		**Street Name**	
Builder:		**Contact Person:**	
Email:		**Phone:**	

Design Item		**Design Outcome**
Site Cover	Total Site Cover:	%
Setbacks		
	Front	m
	Garage	m
	Secondary Frontage	m
	Side Boundary	m
	Rear	m
Architectural Element		
	Roof pitch	°
	Eave Overhang Width	mm
	Driveway Material (Colour, exposed, broom etc.)	
Additional Information Provided	**Confirm you have provided the following:**	
	Paint & Material Colour Selections	Yes ☐ No ☐
	Landscaping Plan	Yes ☐ No ☐
	Bin Bay Location	Yes ☐ No ☐
Do the above design inclusions comply with the Arc on the Point Housing Design Guidelines?		Yes ☐ No ☐

Please ensure that the following are included in your submission (all plans and elevations to be at a minimum 1:100 scale and on minimum A3 sized paper).

1) Site plan (be drawn to 1:200 scale) indicating:

- Distances from all boundaries to face of wall of all parts of the dwelling.
- Driveway position, width and material
- Site coverage of the dwelling
- Fence locations, types and finishes
- Water tank location
- Air Conditioning plant location

2) Ancillary Structures. Provide notes or details on appropriate drawings:

- Gazebo or other separate buildings
- Wheelie Bin storage
- Any other structures or features separate from main building
- Including swimming pool & equipment

3) Floor plans of all floors of the proposed dwelling (drawn at 1:100) indicating:

- Floor areas in m^2
- Floor levels
- Decks and terraces adjoining the dwelling

4) Fencing details. Provide plans and elevations of street boundary fencing, where permitted, indicating:

- Materials
- Height
- Finishes
- Distance to boundary
- Planting associated with fence
- Gates
- Gate Houses or any other entry statement (where permitted)

5) Elevations of all sides of the proposed dwelling (drawn at 1:100) indicating:

- Roof or eave overhang dimensions
- Exterior materials noted on drawings
- Overall height of the dwelling above natural ground level
- Roof pitch
- Ground level shown accurately

6) Colour Scheme. Provide details of all exterior colours including:

- Wall finish materials and colours
- Windows
- Roofing
- Fascia
- Gutters
- Balustrades
- Any other materials visible to the exterior of the dwelling
- Colours and their locations must be clearly identified on a copy of elevations

7) Landscape plan, scaled and dimensioned indicating:

- Turf areas
- Planted areas, including plant types and density
- Paved areas, including materials
- Decks or terraces
- Ponds or other water features
- Fence locations, types and finishes
- Entry statements including gatehouses etc.

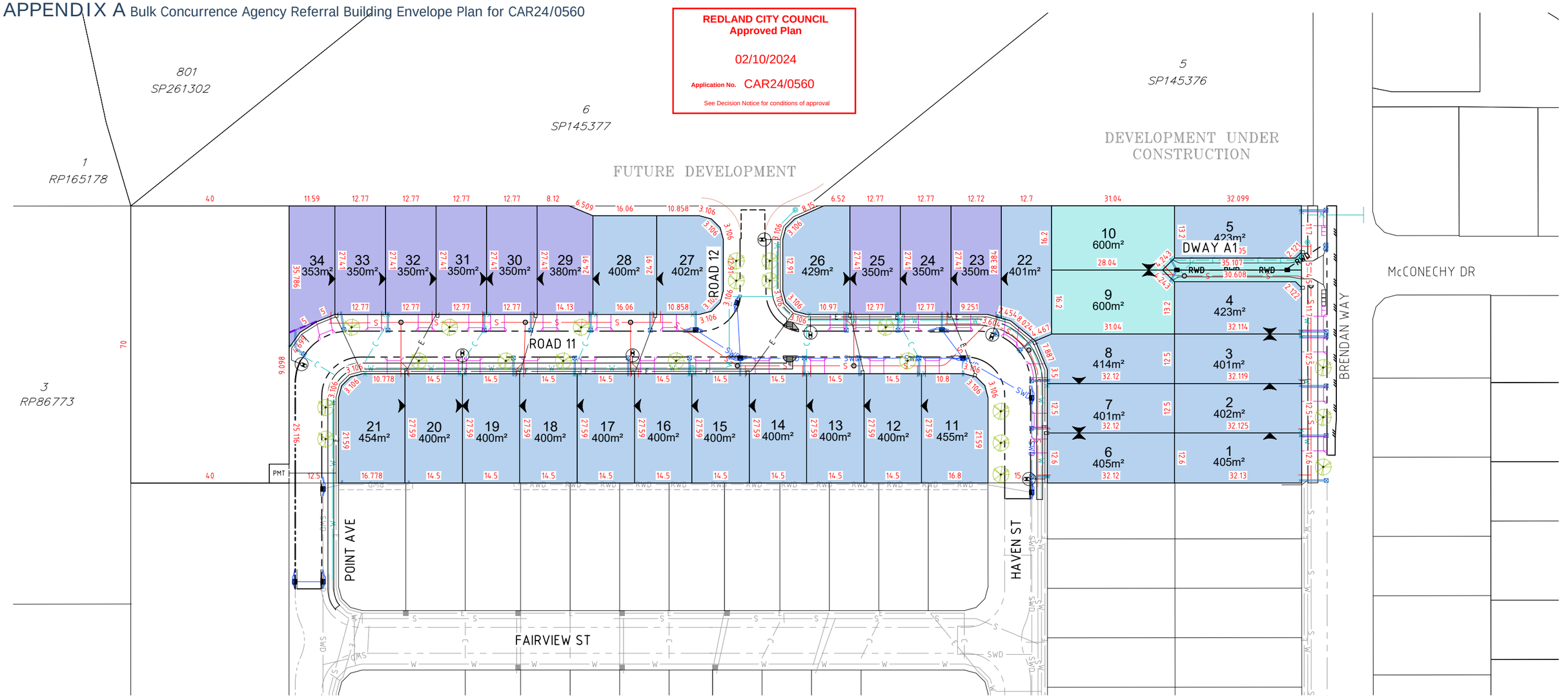
APPENDIX A Bulk Concurrence Agency Referral Building Envelope Plan for CAR24/0560

REDLAND CITY COUNCIL
Approved Plan

02/10/2024

Application No. CAR24/0560

See Decision Notice for conditions of approval



STAGE 6

Lot Size (m^2)	Lot Classification	No.	Mix	Area	Av. Area
< 100	Terrace	0	0%	$0m^2$	-
100 - 300	Villa	0	0%	$0m^2$	-
300 - 350	Courtyard	0	0%	$0m^2$	-
350 - 400	Eco-Traditional	9	26%	$3182m^2$	$354m^2$
400 - 600	Traditional	23	68%	$9415m^2$	$409m^2$
600 - 1000	Prem-Traditional	2	6%	$1200m^2$	$600m^2$
1000 - 1500	Estate	0	0%	$0m^2$	-
1500 - 2000	Medium Density	0	0%	$0m^2$	-
> 2000	Non-Residential	0	0%	$0m^2$	-
Total		34	100%	$13797m^2$	$406m^2$

MINIMUM SETBACKS

FRONT BOUNDARY (Primary frontage)	3.0m TO WALL 5.4m TO GARAGE
FRONT BOUNDARY (Secondary frontage - Applicable to lots with dual and triple frontages)	1.0m TO WALL (GROUND FLOOR LEVEL) 1.5m TO WALL (UPPER FLOOR LEVEL)
SIDE BOUNDARY	1.0m TO WALL (GROUND FLOOR LEVEL) 1.5m TO WALL (UPPER FLOOR LEVEL)
REAR BOUNDARY	3.0m TO WALL 1.5m TO PATIO
SITE COVER	$300m^2$-$399m^2$ - 70% MAXIMUM $400m^2$-$600m^2$ - 60% MAXIMUM
MAXIMUM BUILDING HEIGHT	9.5m WHERE THE MAXIMUM HEIGHT IS A MINIMUM OF 2.5m FROM THE SIDE BOUNDARY, OTHERWISE AS PER THE QDC MP1.1/MP1.2

NOTE: MINIMUM SETBACKS DIFFER FOR LOTS 26 AND 27.
REFER DIMENSIONS ON SK002 AND SK003

BUILD TO BOUNDARY PROVISIONS

FOR NOMINATED BUILD TO BOUNDARY WALL, TOTAL WALL LENGTH IS 9m.

BUILD TO BOUNDARY WALL ON SPECIFIED BOUNDARY ONLY.

OTHER PROVISIONS

- EAVES TO ENCROACH A MAXIMUM OF 0.45m INTO SETBACKS.
- SETBACKS ARE MEASURED TO THE FACE OF THE OUTSIDE WALL.
- THE QDC MP1.1 AND MP1.2 APPLIES WHERE NOT AMENDED BY THIS BULK CONCURRENCE AGENCY REFERRAL.
- GARAGE TO BE RECESSED A MINIMUM OF 0.5m BEHIND THE UPPER LEVEL OF A 2 STOREY DWELLING
- AT LEAST 1 CAR PARKING SPACE SHALL BE COVERED.

LEGEND

- LOT BOUNDARY
- BARRIER TYPE 'B1' KERB AND CHANNEL
- MOUNTABLE TYPE 'M3' KERB AND CHANNEL
- S — SEWERAGE RETICULATION
- SWD — STORMWATER DRAINAGE
- RWD — RWD — ROOFWATER DRAINAGE
- W — WATER RETICULATION
- C — C — C — WATER CONDUITS
- XX — WATER METER
- INDICATIVE DRIVEWAY LOCATION
- OPTIONAL "ZERO LOT" BOUNDARY
- INDICATIVE STREET TREE (SUBJECT TO STREET LIGHTING DESIGN REQUIREMENTS AND LANDSCAPING DESIGN)
- ROOFWATER KERB ADAPTOR
- E — ELECTRICAL CONDUIT
- ELECTRICAL PILLAR
- STREET LIGHT
- E — EXISTING ELECTRICAL CONDUIT
- S — EXISTING SEWERAGE RETICULATION
- SWD — EXISTING STORMWATER DRAINAGE
- RWD — RWD — EXISTING ROOFWATER DRAINAGE
- W — EXISTING WATER RETICULATION
- C — C — C — EXISTING WATER CONDUITS

0 10 20 30 40 50m
10 7.5 5 2.5
SCALE 1:500 (A1) 1:1000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

No.	Amendments	Drawn	Design	Design Chk	Appd	Date
B	RE-ISSUED WITH MINOR AMENDMENTS	PDW	PDW	CH	CH	01/10/24
A	ORIGINAL ISSUE	NC	PDW	PDW	PI	03/09/24

ENGINEERING CERTIFICATION
Registered Engineer
Date
Registered Accreditation

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arc ON THE POINT

Empower ENGINEERS & PROJECT MANAGERS ABN 23 010 743 692

Client: URBEX PTY LTD
Project: CLAY GULLY
Title: LOT YIELD PLAN

Datum: AHD
PSM 186072
RL 11.794
(MGA) COORD

NOT FOR CONSTRUCTION

Project No. B00785-SK001
Drawing No.
Rev B

Plot Date: 1/10/2024, 12:06:29 PM
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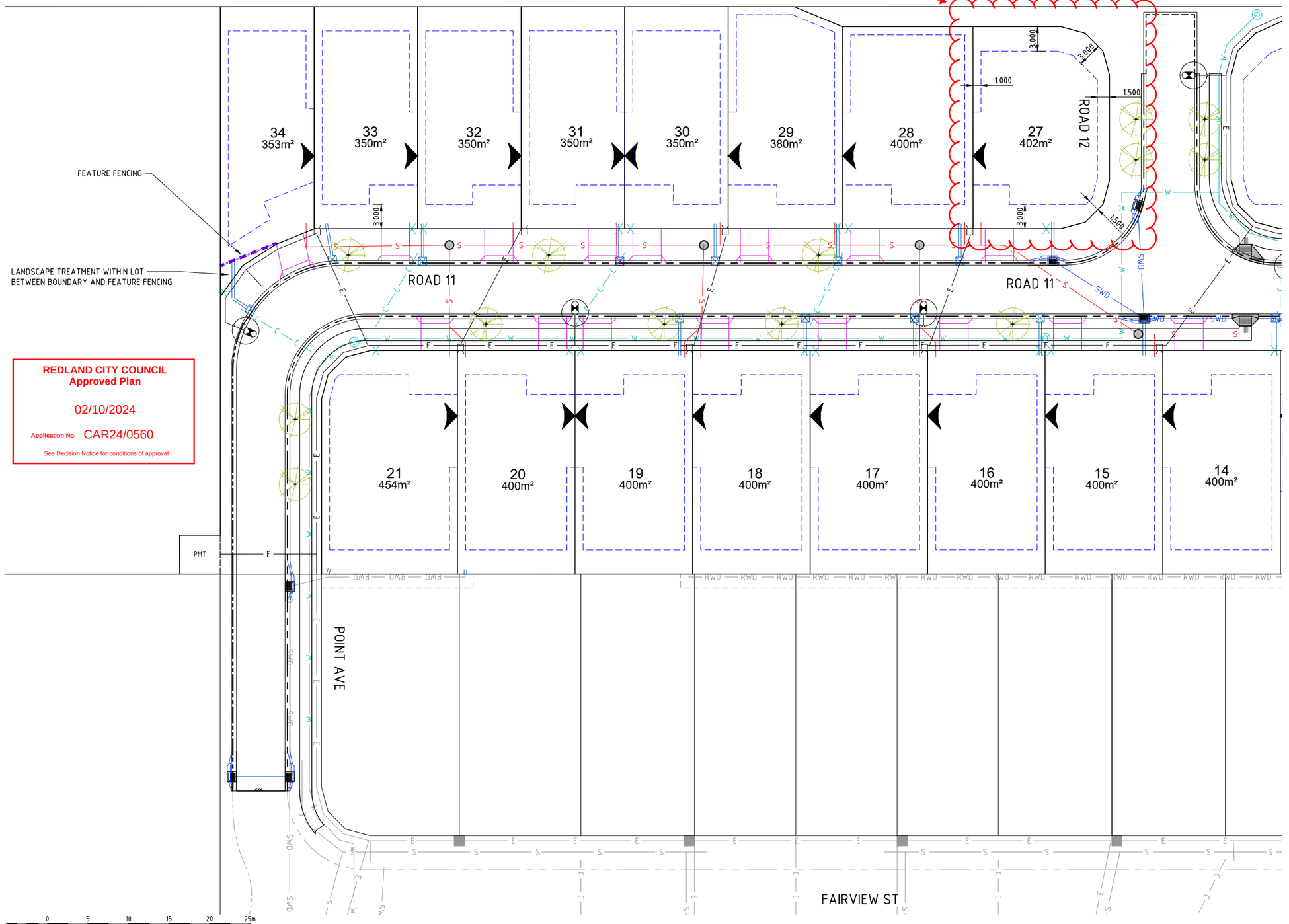
Only this section is relevant to this approval

FUTURE DEVELOPMENT



JOINS TO DRAWING No. B00785-SK003

REDLAND CITY COUNCIL
Approved Plan

02/10/2024

Application No. CAR24/0560

See Decision Notice for conditions of approval

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5 3.75 2.5 1.25
SCALE 1:250 (A1) 1:500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

LEGEND

- LOT BOUNDARY
- BARRIER TYPE 'B1' KERB AND CHANNEL
- MOUNTABLE TYPE 'M3' KERB AND CHANNEL
- BUILDING ENVELOPE
- S — SEWERAGE RETICULATION
- SWD — STORMWATER DRAINAGE
- RWD — RWD — ROOFWATER DRAINAGE
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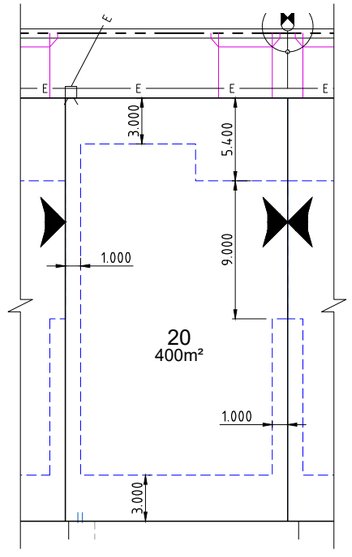
- C — C — C — WATER CONDUITS
- XX — WATER METER
- INDICATIVE DRIVEWAY LOCATION
- OPTIONAL "ZERO LOT" BOUNDARY
- INDICATIVE STREET TREE (SUBJECT TO STREET LIGHTING DESIGN REQUIREMENTS AND LANDSCAPING DESIGN)
- ROOFWATER KERB ADAPTOR
- E — ELECTRICAL CONDUIT
- ELECTRICAL PILLAR
- STREET LIGHT
- E — EXISTING ELECTRICAL CONDUIT
- S — EXISTING SEWERAGE RETICULATION
- SWD — EXISTING STORMWATER DRAINAGE
- RWD — RWD — EXISTING ROOFWATER DRAINAGE
- W — EXISTING WATER RETICULATION
- C — C — C — EXISTING WATER CONDUITS



No.	Amendments	Drawn	Design	Design Chk	Appd	Date
B	RE-ISSUED WITH MINOR AMENDMENTS	PDW	PDW	CH	CH	01/10/24
A	ORIGINAL ISSUE	NC	PDW	PDW	PI	03/09/24

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ENGINEERING CERTIFICATION

Registered Engineer

Date

Registered Accreditation

arc ON THE POINT

Empower ENGINEERS & PROJECT MANAGERS ABN 23 010 743 692

Client: URBEX PTY LTD

Project: CLAY GULLY

Title: ACCESS BUILDING ENVELOPE PLAN
SHEET 1 OF 2

Datum: AHD
PSM 186072
RL 11.794
(MGA) COORD

NOT FOR CONSTRUCTION

Project No. B00785 | Drawing No. SK002 | Rev B

Plot Date: 1/10/2024 - 12:26:39 PM
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User: PAUL DE WEGER

Only this section is relevant to this approval

DEVELOPMENT UNDER CONSTRUCTION

JOINS TO DRAWING No. B00785-SK002

BRENDAN WAY

ROAD 11

HAVEN ST

DWAY A1

LEGEND

- LOT BOUNDARY
- BARRIER TYPE 'B1' KERB AND CHANNEL
- MOUNTABLE TYPE 'M3' KERB AND CHANNEL
- BUILDING ENVELOPE
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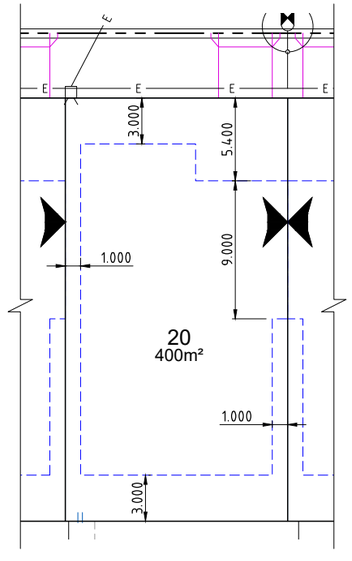
- W — EXISTING WATER RETICULATION
- C — C — C — EXISTING WATER CONDUITS



0 5 10 15 20 25m

SCALE 1:250 (A1) 1:500 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REDLAND CITY COUNCIL
Approved Plan

02/10/2024

Application No. CAR24/0560

See Decision Notice for conditions of approval

No.	Amendments	Drawn	Design	Design Chk	Appd	Date
B	RE-ISSUED WITH MINOR AMENDMENTS	PDW	PDW	CH	CH	01/10/24
A	ORIGINAL ISSUE	NC	PDW	PDW	PI	03/09/24

ENGINEERING CERTIFICATION

Registered Engineer

Date

Registered Accreditation

arc ON THE POINT

Empower ENGINEERS & PROJECT MANAGERS ABN 23 010 743 692

Client: URBEX PTY LTD

Project: CLAY GULLY

Title: ACCESS BUILDING ENVELOPE PLAN SHEET 2 OF 2

Datum: AHD PSM 186072 RL 11.794 (MGA) COORD

NOT FOR CONSTRUCTION

Project No. B00785-SK003

Drawing No.

Rev B

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