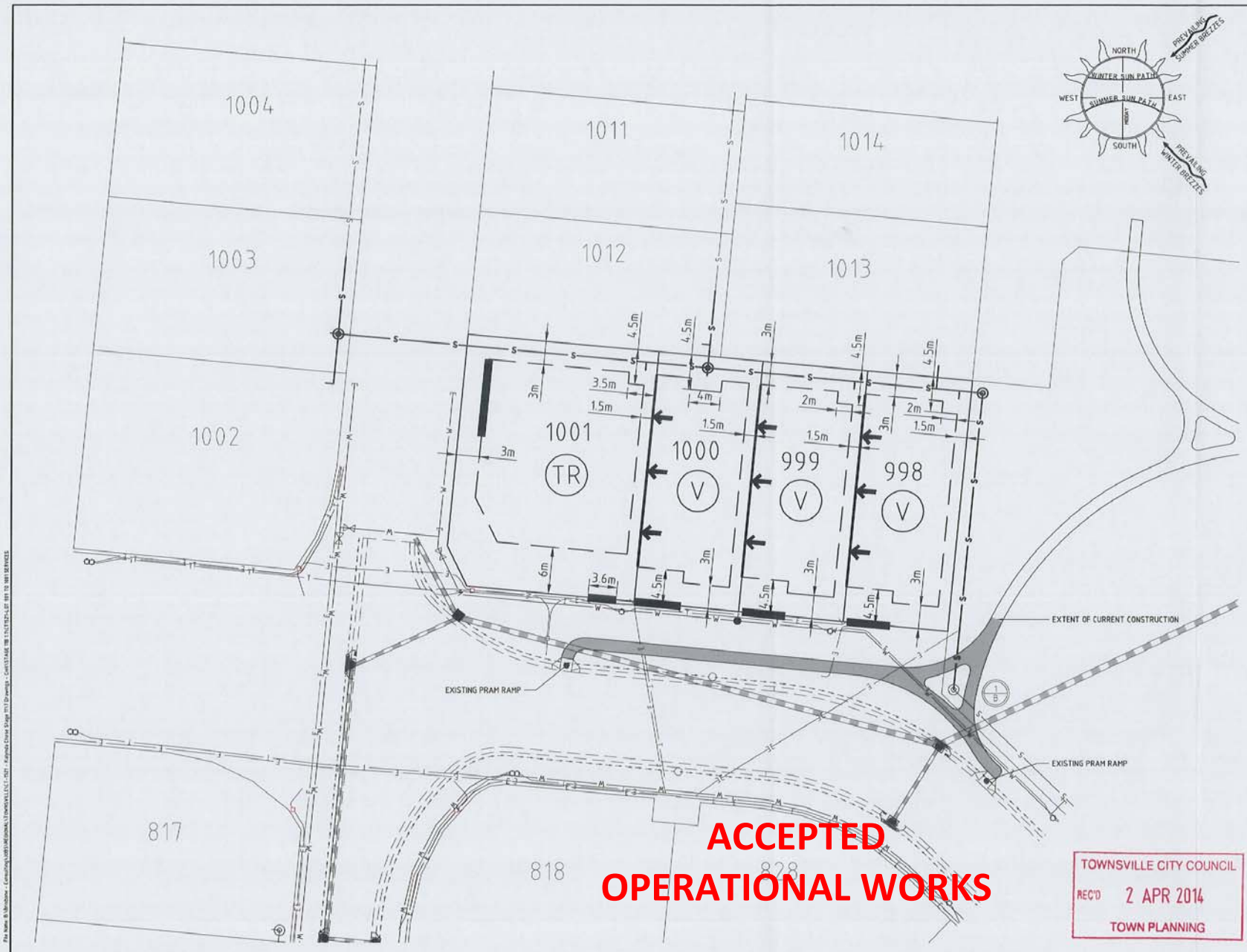

ACCEPTED
OPERATIONAL WORKS

TOWNSVILLE CITY COUNCIL
REC'D 2 APR 2014
TOWN PLANNING

BUILDING SETBACK

1. DIMENSIONS SHOWN APPLY TO SINGLE STOREY CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY BUILDINGS.
2. THE PROVISIONS OF THE QDC APPLY FOR CLASS 10A BUILDINGS AND CLASS 10B STRUCTURES. EXCEPTING THAT DETACHED CARPORTS AND SHEDS SHALL NOT BE CONSTRUCTED FORWARD OF THE BUILDING ENVELOPE ALIGNMENT TO THE STREET FRONTAGE AND SHALL NOT BE CONSTRUCTED FORWARD OF THE MAIN BUILDING LINE OF THE DWELLING HOUSE. CLASS 10A STRUCTURES GREATER THAN 10M2 AND OR 2.4 METRES OR GREATER IN HEIGHT ADJACENT TO THE BOUNDARY SHALL OTHERWISE COMPLY WITH THE PROVISIONS OF THE BUILDING ENVELOPE.
3. ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION AS DEFINED BY THE QDC.
4. ALL SETBACKS SHOWN ARE MINIMUM DISTANCES AND MAY VARY TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER ADJACENT TO SEWERS.
5. THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA ALLOTMENTS SHALL NOT EXCEED 35% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8 METRES. ALL BUILT TO BOUNDARY WALL SECTIONS SHALL BE TO NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS AS DEFINED BY THE QDC SHALL OTHERWISE BE A MINIMUM SETBACK OF 1.5 METRES TO OMP FROM THE SIDE BOUNDARY.
6. THE BUILT TO BOUNDARY SETBACK SHALL ALLOW FOR THE PROVISION OF FIXED GUTTERING TO THE DWELLING FASCIA WHICH SHALL BE CONNECTED TO A PIPED UNDERGROUND STORMWATER DRAINAGE SYSTEM TO THE STREET FRONTAGE.
7. SETBACKS ON CORNER ALLOTMENTS SHALL COMPLY WITH SECTION A1(B) (ii) (C) (9 X 9 METRE TRUNCATION), CHAPTER 12, QUEENSLAND DEVELOPMENT CODE.

CLIMATICALLY RESPONSIVE BUILDING DESIGN

1. THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
   - (i) A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION;
   - (ii) AN INTERNAL LAYOUT ENSURING THAT LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (IE, LIVING AREAS ORIENTATED NORTH TO NORTH-EAST AND SERVICE AREAS ARE ORIENTATED TO THE WEST AND SOUTH);
   - (iii) BUILDING PROJECTIONS ARE USED TO MINIMISE SUMMER SOLAR RADIATION TO EXTERNAL WALLS (IE, CARPORTS, LARGE OVERHANGS, EXTERNAL SCREENS ARE INCORPORATED THAT FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS FROM SOLAR RADIATION; AND
   - (iv) 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
- S — PRELIMINARY SEWER ALIGNMENT
- S — AS CONSTRUCTED SEWER
- W — AS CONSTRUCTED WATER
- AS CONSTRUCTED STORMWATER
- T — AS CONSTRUCTED TELSTRA
- E — AS CONSTRUCTED ELECTRICAL
- PROPOSED FOOTPATH
- BUILD TO BOUNDARY LINE
- ALLOWABLE DRIVEWAY ACCESS
- TR — TRADITIONAL RESIDENTIAL ALLOTMENT
- CY — COURTYARD ALLOTMENT
- V — VILLA ALLOTMENT

No.	Amendments	Drawn	Design	Appd		Reg No.	Date
A	ORIGINAL ISSUE	MM	MM	MB		5555	21/03/14

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ABN 39 010 243

Client: URBEX PTY LTD
Project: KALYNDA STAGE 11B 1.1
Title: BUILDING ENVELOPE PLAN

Datum: AHD
PSM 131651
RL 10.248
AHD

NOT FOR CONSTRUCTION

Project No.	Drawing No.	Rev
	CT-1521-SK101	A