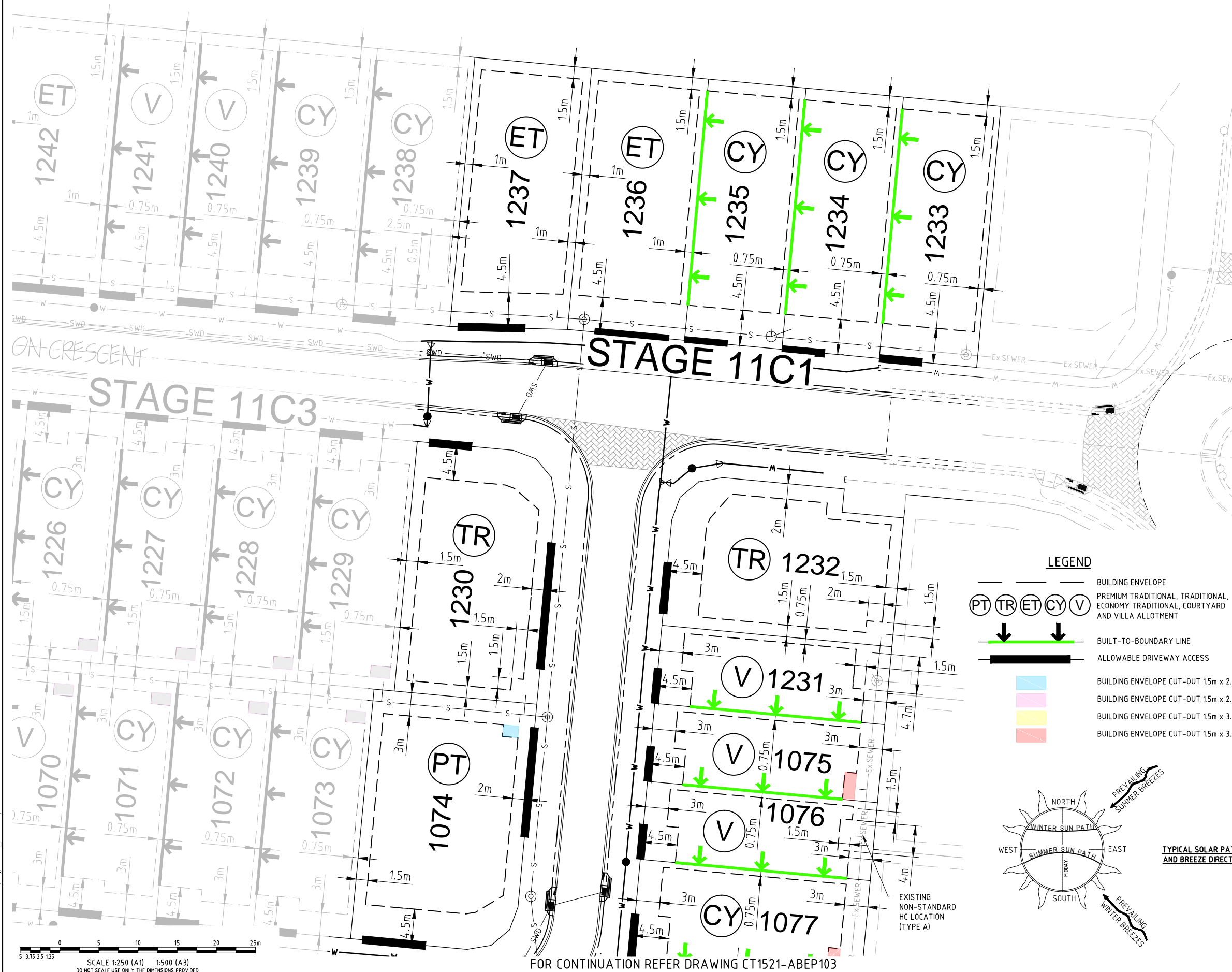


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User: CHRIS MOSESON  
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## BUILDING SETBACK

- DIMENSIONS SHOWN APPLY TO SINGLE STOREY (4.5m HIGH OR LESS) CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (4.5m HIGH OR MORE) BUILDINGS.
- 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.
- ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION AS DEFINED BY THE QDC.
- 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 OR ADJACENT TO SEWERAGE SERVICES. ACTUAL SETBACKS SHALL BE CONFIRMED FROM THE AS CONSTRUCTED SEWER INFORMATION.
- THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA AND COURTYARD ALLOTMENTS SHALL NOT EXCEED 40% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8.0m. ALL BUILT-TO-BOUNDARY WALL SECTIONS SHALL BE FOR NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS SHALL OTHERWISE ADOPT A MINIMUM SETBACK COMPLIANT WITH SECTION A2 OF MP1.1 AND MP1.2 OF THE QDC.
- 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 DISCHARGING TO THE STREET FRONTAGE.
- SETBACKS ON CORNER ALLOTMENTS SHALL ADOPT A MINIMUM 9.0m X 9.0m TRUNCATION PURSUANT TO THE QDC.
- ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFF-TAKES AND SUBSOIL FLUSH POINTS IN ACCORDANCE WITH COUNCIL STANDARDS.

## CLIMATICALLY RESPONSIVE BUILDING DESIGN

- ALLOTMENTS ALLOCATED A BUILT-TO-BOUNDARY SETBACK SHALL BE TYPICALLY DESIGNED AND LOCATED SUCH THAT THE BUILT-TO-BOUNDARY WALL IS LOCATED ON THE WESTERN OR SOUTHERN ORIENTATED BOUNDARY TO MAXIMISE THE PREVAILING BREEZE AND SOLAR ORIENTATION ON THE ALTERNATE BOUNDARY.
- THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
  - A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION;
  - AN INTERNAL LAYOUT THAT ENSURES THE 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);
  - BUILDING PROJECTIONS ARE USED TO MINIMISE SUMMER SOLAR RADIATION TO EXTERNAL WALLS (IE, CARPORTS, LARGE OVERHANGS AND EXTERNAL SCREENS) AND ARE INCORPORATED TO FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS; AND
  - A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST AND ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

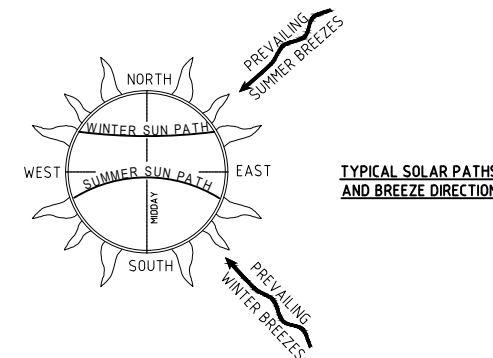
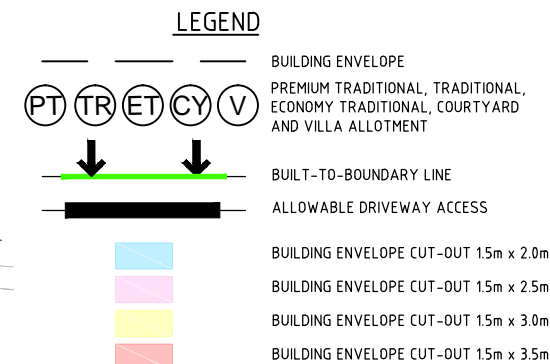
## AS CONSTRUCTED CERTIFICATION

THE WORK ON THIS DRAWING HAS BEEN  
CONSTRUCTED GENERALLY IN  
ACCORDANCE WITH THE DESIGN  
DRAWINGS AND THE INTENT OF THE  
GUIDELINES OF TOWNSVILLE CITY COUNCIL

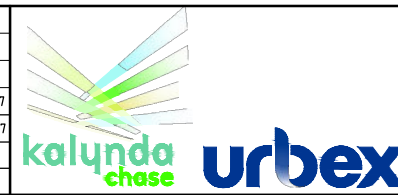
APPROVED: *Chris Moseson* RPEQ: 12732

for and on behalf of  
Empower Engineer & Project Managers

**Empower**  
ENGINEERS & PROJECT MANAGERS

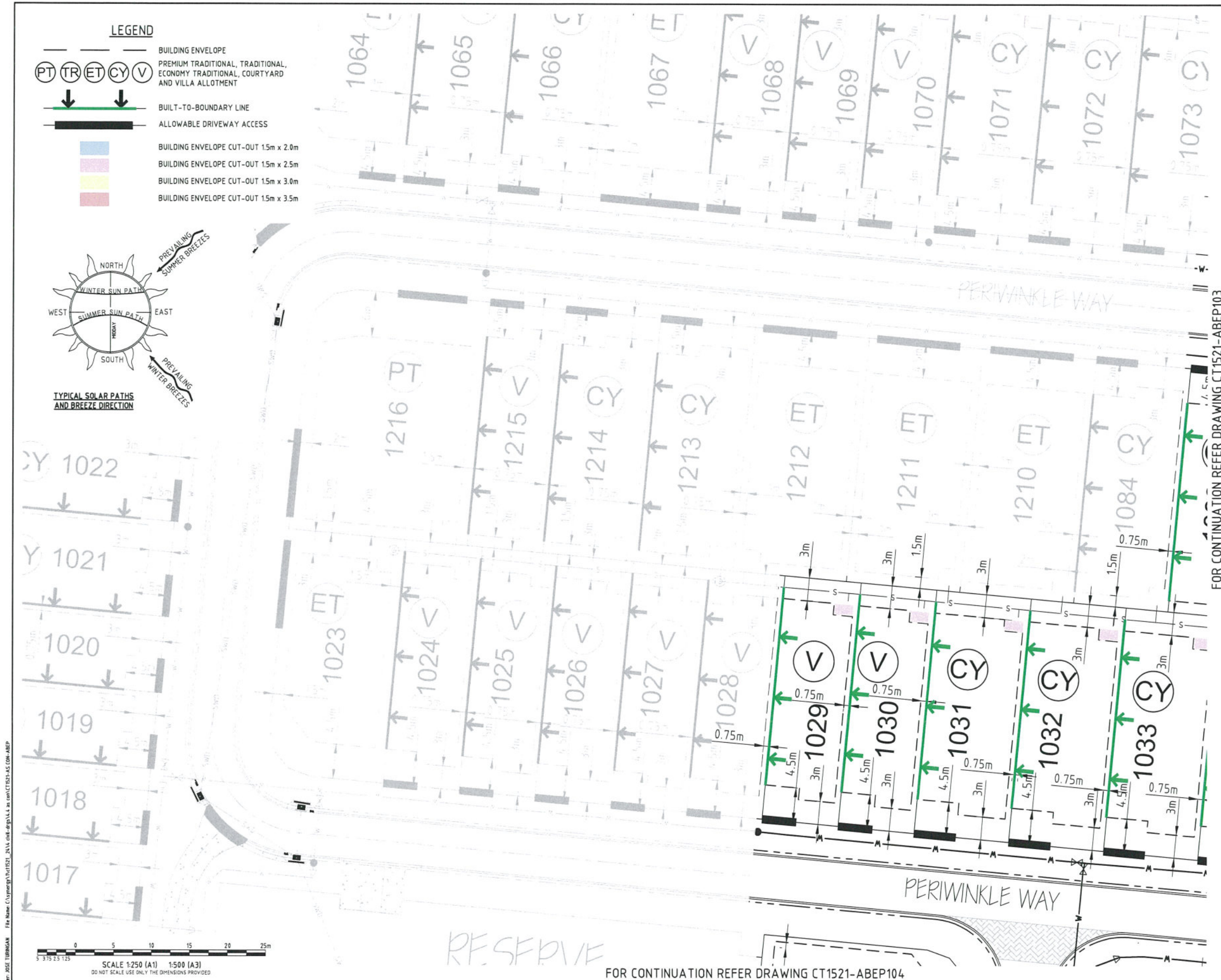


No.	Amendments	Drawn	Design	Appd	Registered Engineer	Reg No.	Date
2	LOT 1231 NORTHERN BOUNDARY BUILDING ENVELOPE OFFSET CORRECTED	JT	JK	CH	<i>Chris Moseson</i>	12732	14/11/17
1	AS CONSTRUCTED	JT	JK	CH	CH	12732	17/03/17



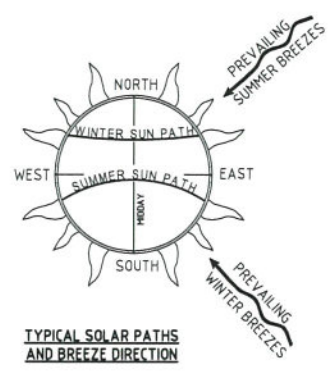
Client	URBEX PTY LTD	Datum	AHD
Project	KALYNDA CHASE STAGE 11B3 AND 11C1	PSM NO.131651	RL 19.248M
Title	ACCESS AND BUILDING ENVELOPE PLAN SHEET 1 OF 4	(MGA) COORD	
Project No.	CT1521-ABEP101	Drawing No.	
Rev	2		





LEGEND

- BUILDING ENVELOPE
- PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA ALLOTMENT
- BUILT-TO-BOUNDARY LINE
- ALLOWABLE DRIVEWAY ACCESS
- BUILDING ENVELOPE CUT-OUT 1.5m x 2.0m
- BUILDING ENVELOPE CUT-OUT 1.5m x 2.5m
- BUILDING ENVELOPE CUT-OUT 1.5m x 3.0m
- BUILDING ENVELOPE CUT-OUT 1.5m x 3.5m



BUILDING SETBACK

- DIMENSIONS SHOWN APPLY TO SINGLE STOREY (4.5m HIGH OR LESS) CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (4.5m HIGH OR MORE) BUILDINGS.
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  - (iii) BUILDING PROJECTIONS ARE USED TO MINIMISE SUMMER SOLAR RADIATION TO EXTERNAL WALLS (IE, CARPORTS, LARGE OVERHANGS AND EXTERNAL SCREENS) AND ARE INCORPORATED TO FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS; AND
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AS CONSTRUCTED CERTIFICATION

THE WORK ON THIS DRAWING HAS BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE DESIGN DRAWINGS AND THE INTENT OF THE GUIDELINES OF TOWNSVILLE CITY COUNCIL

APPROVED: *Cheryl Helm* RPEQ: 12732

for and on behalf of Empower Engineer & Project Managers

**Empower**

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User: JOSH TURNER  
Scale: 1:250 (A1) 1:500 (A3)  
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED

FOR CONTINUATION REFER DRAWING CT1521-ABEP104

FOR CONTINUATION REFER DRAWING CT1521-ABEP103

1	AS CONSTRUCTED	JT	JK	CH	<i>Cheryl Helm</i>	12732	17/03/17
No.	Amendments	Drawn	Design	Appd	Registered Engineer	Reg No.	Date

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**Empower**  
ENGINEERS & PROJECT MANAGERS  
ABN 23 010 743 692

Client: **URBEX PTY LTD**

Project: **KALYNDA CHASE STAGE 11B3 AND 11C1**

Title: **ACCESS AND BUILDING ENVELOPE PLAN  
SHEET 2 OF 4**

Datum: **AHD**  
PSM NO.131651  
RL 10.248M  
(MGA) COORD

**AS CONSTRUCTED**

Project No. **CT1521-ABEP102** Drawing No. **1**







