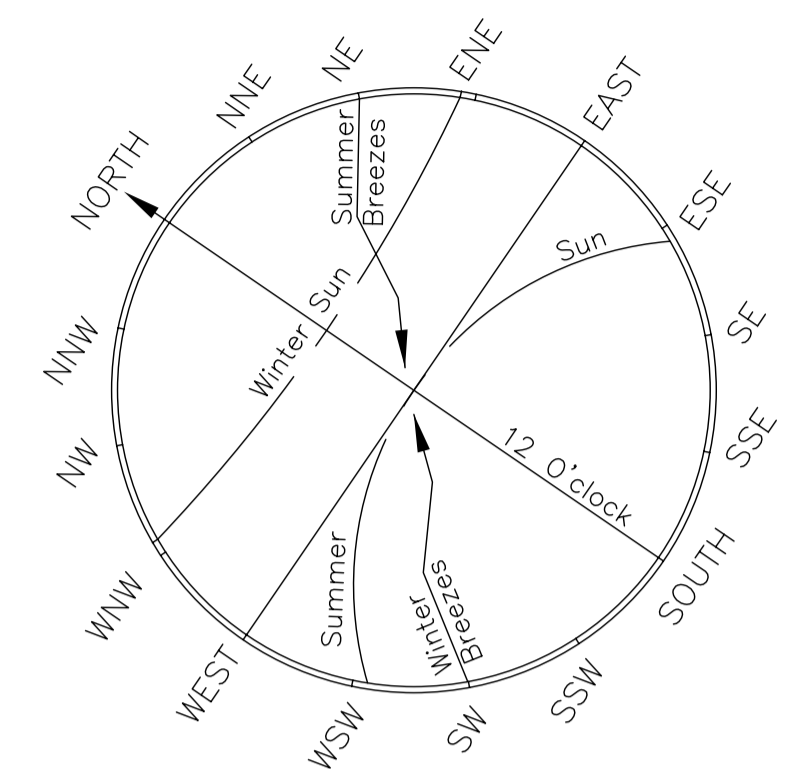


BUILDING SETBACK

CLIMATICALLY RESPONSIVE BUILDING DESIGN



The following design parameters should be considered during the design phase of proposed dwellings.

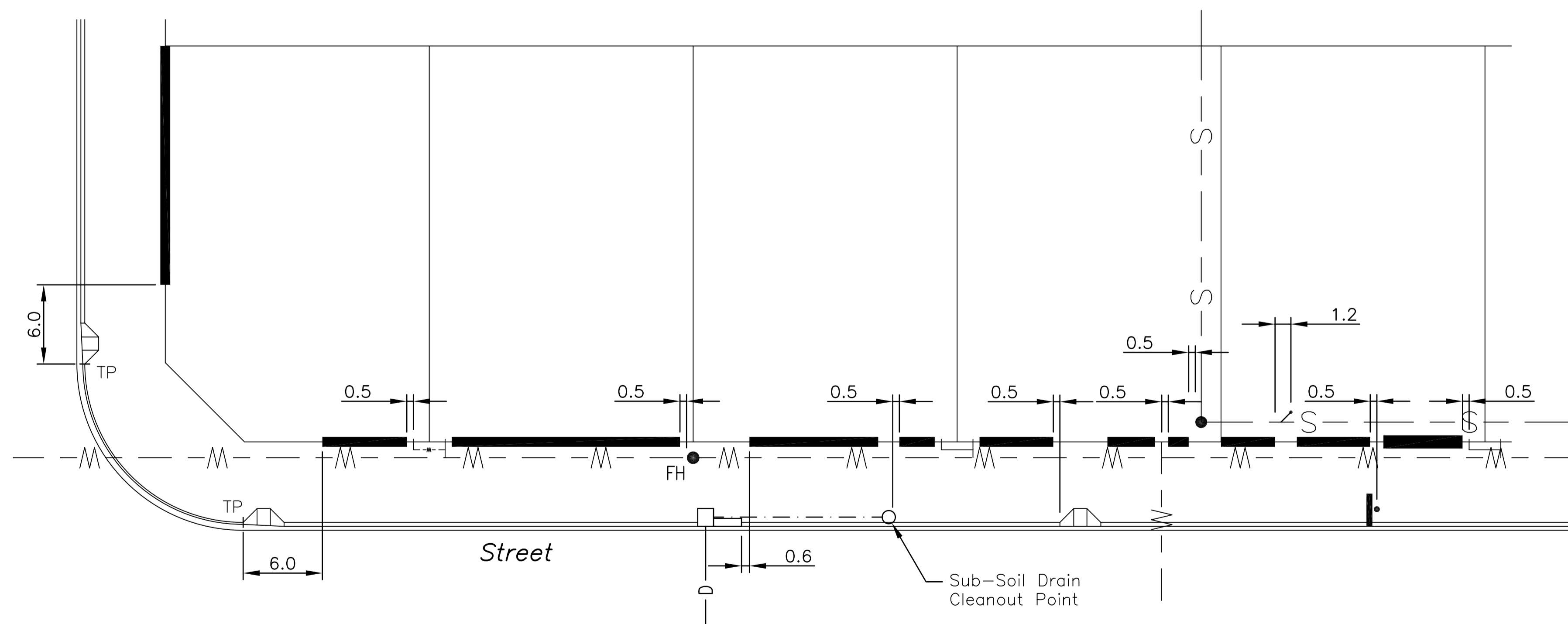
- (i) A building orientation that minimises the length of external wall areas that are exposed to solar radiation.
- (ii) An internal layout ensuring that living areas are protected from summer solar radiation (i.e. living areas orientated north to north-east and service areas are orientated to the west and south).
- (iii) Building projections are used to minimise summer solar radiation to external walls (i.e. carports, large overhangs, external screens are incorporated that fully shade western and south-west facing external walls from solar radiation).
- (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
- Allowable Driveway Access
- Sewer Reticulation S
- Water Reticulation W
- Stormwater Drainage D
- Subsoil Drain/Flush Point O

NOTES

1. All dimensions are in meters unless noted otherwise.
- BUILDING SETBACK**
1. All setback distances are taken from the outermost projection which is a distance measured from the edge of the fascia board to the property boundary.
 2. All setbacks and clearances to sewers are minimum distances and are for guidance only. For determination of actual setbacks and clearances refer to Council's policy on Building Over or Adjacent to Sewers. Special building conditions shall apply when building within the zone of influence of underground services (eg. Bored Piers).
- DRIVEWAY ACCESS ENVELOPE**
1. For driveway access envelope allow 0.5m minimum clearance to all Council infrastructure, except stormwater pits which require 0.6m minimum clearance, and sewerage house connections which require 1.2m clearance.
 2. All minimum clearances are measured from the driveway edge (straight) to the outer edge of the service or concrete protection collar.
 3. Driveway envelopes on corner allotments shall commence either 6.0m from the Tangent Point of the kerb
 4. For clearances to Telstra and Ergon Energy infrastructure, refer to the relevant authority.



DRIVEWAY ACCESS ENVELOPE

No.	DATE	DESCRIPTION	AP'D
D	4/5/2007	NOTES AND ACCESS ENVELOPE AMENDED	
C	12/4/06	SETBACKS AMENDED, NOTE REMOVED, CLIMATE RESPONSE ADDED	
B	18/11/2004	UPDATE TITLE BLOCK, TEXT STYLE TO CURRENT STANDARDS	
A	10/99	ORIGINAL ISSUE	
		REVISIONS	

NOTES :
Scale 1:250

THE NEW TOWNSVILLE CITY



86 Thuringowa Drive
Thuringowa Central, QLD, 4817
Phone : (07) 4773 8411
Fax : (07) 4773 8571
Web : www.townsville.qld.gov.au

DRAWN: MAL/NRM

Engineer Approved: Original signed by B.Sue Date: 24/4/2006

CHECKED: WP/MEC

Director Approved: Date:

RESIDENTIAL BUILDING SETBACKS AND DRIVEWAY ACCESS ENVELOPES

INSTRUCTIONAL PLAN

STANDARD DRAWING MISCELLANEOUS

10600

A	B	C	D
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