

LEGEND

- Building Envelope -----
- Allowable Driveway Access **█**
- Sewer Reticulation -S-
- Water Reticulation -W-
- Stormwater Drainage -D-
- Subsoil Drain/Flush Point - - - - - O

NOTES

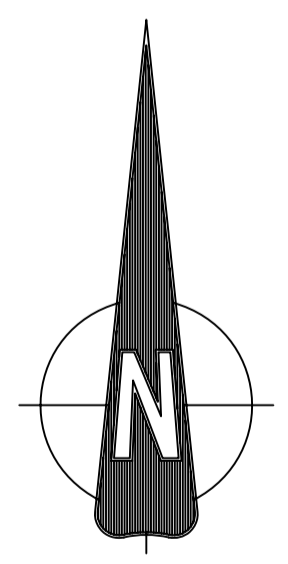
1. All dimensions are in metres unless noted otherwise.

BUILDING SETBACK

1. Dimensions shown apply to single storey class 1 buildings. For 2 storey class 1 buildings, setbacks shall conform to the requirements of the Queensland Development Code (Chapter 12). For class 10a & 10b buildings, setbacks shall conform to the requirements of the Queensland Development Code (Chapter 12).
2. All setbacks are taken from the outermost projection which is a distance measured from the edge of the fascia board to the property boundary.
3. 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 Sewers.

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 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 : Scale 1:250

THE CITY of THURINGOWA

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DRAWN: MAL/NRM	Engineer Approved: Original signed by B.Sue	Date: 6/3/2007
CHECKED: WJP	Director Approved:	Date:

RESIDENTIAL BUILDING SETBACKS AND DRIVEWAY ACCESS ENVELOPES

EXAMPLE PLAN

STANDARD DRAWING MISCELLANEOUS

10605

A	B	C	D
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No.	DATE	DESCRIPTION	AP'D
D	6/3/2007	BUILDING SETBACK NOTES AMENDED	
C	19/4/2006	NOTES AMENDED	
B	18/11/2004	UPDATE TITLE BLOCK, TEXT STYLE TO CURRENT STANDARDS	
A	10/99	ORIGINAL ISSUE	MAL
		REVISIONS	