

**LEGEND**

- ALLOWABLE DRIVEWAY ACCESS
- SEWER MAIN & MANHOLE
- WATER MAIN, FIRE HYDRANT & SLUICE VALVE
- STORMWATER DRAINAGE LINE
- SUBSOIL DRAIN & CLEANOUT POINT
- EXISTING SEWER MAIN & MANHOLE
- EXISTING SEWER RISING MAIN
- EXISTING WATER MAIN
- EXISTING STORMWATER
- BUILDING SETBACK, REFER NOTE 3
- EXISTING UNDERGROUND OPTICAL FIBRE
- STREET TREES

**BUILDING ENVELOPES**

1. DIMENSIONS ARE ADOPTED FROM THE QUEENSLAND DEVELOPMENT CODE (01.03.06) PART MP 1.2. DIMENSIONS SHOWN SHALL APPLY TO CLASS 1 SINGLE STOREY STRUCTURES FOR CLASS 2 TWO STOREY STRUCTURES AND CLASS 10 STRUCTURES REFER TO THE CODE.
2. THE OUTERMOST PROJECTION (OP) IS A DISTANCE MEASURED FROM THE EDGE OF THE FASCIA BOARD TO THE PROPERTY BOUNDARY.
3. THE WALL SETBACK DISTANCE IS A DISTANCE MEASURED FROM THE FACE OF THE WALL TO THE PROPERTY BOUNDARY. NOTE: EAVE OVER HANG MAY PROJECT UP TO 600mm.
4. BUILDING ENVELOPE SETBACKS ARE TO COMPLY WITH THE DESIGN CODE SHOWN ON THIS PLAN OR THE REQUIREMENTS OF QDC, WHICHEVER TAKES PRECEDENCE. THESE SETBACKS MAY VARY TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCILS POLICY ON BUILDING OVER ADJACENT SEWERS.

**DRIVEWAY ACCESS ENVELOPES**

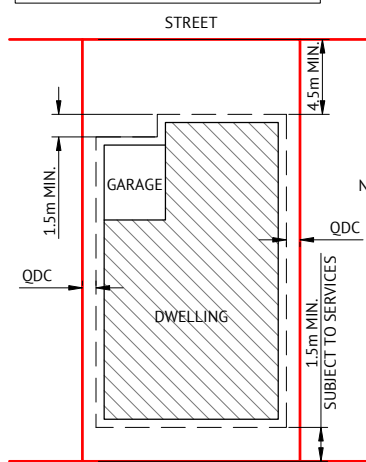
1. FOR DRIVEWAY ACCESS ENVELOPES ALLOW 0.5m MINIMUM CLEARANCE TO ALL COUNCIL INFRASTRUCTURE, EXCEPT STORMWATER PITS WHICH REQUIRE 0.6m MINIMUM CLEARANCE, AND SEWERAGE HOUSE CONNECTIONS WHICH REQUIRE 1.2m CLEARANCE.
2. ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.

**DESIGN CODE - ALL ALLOTMENTS**

TYPE	HOUSE, FRONT LOADED
LOT ACCESS	FRONT
LOT DEPTH (MIN)	25m (20m WHERE 15m WIDTH PROPOSED)
LOT WIDTH (MIN)	10.0m
SITE COVERAGE	MAY EXCEED 50% IN RESPONSE TO CODE REQUIREMENTS, BUT NO MORE THAN 60% SITE COVERAGE.
SETBACK FRONT GROUND (MIN) AND UPPER (MIN)	4.5m
SETBACK FRONT GARAGE	6m AND 1.5m BEHIND FRONT OF DWELLING
SETBACK PRINCIPAL SIDE GROUND (MIN)	QDC
SETBACK PRINCIPAL SIDE UPPER (MIN)	QDC
SETBACK SECONDARY ROAD FRONTAGE (MIN)	2m
SETBACK PRINCIPAL REAR (MIN)	1.5m (SEWER LINES AND MANHOLES MAY ENFORCE GREATER SETBACKS)*
OUTBUILDING (SHED) WIDTH (MAX)	LESSER OF 50% OF REAR BOUNDARY OR 9m
OUTBUILDING (SHED) DEPTH (MAX)	9m
OUTBUILDING (SHED) REAR SETBACK	0-1.0m
OUTBUILDING (SHED) SIDE SETBACK	ZERO IF LOT 12.5m WIDE. AS PER PRINCIPAL SETBACK IF LOT >12.5m WIDE
FLOOR HEIGHT PRINCIPAL (MIN)	400mm
MAXIMUM STOREYS	AS PER THE APPLICABLE SCHEME
PRIVATE OPEN SPACE (MIN) (MAY BE COVERED)	4mx4m
PARKING (MIN)	TWO (2), ONE OF WHICH MUST BE COVERED

\*NOTE: CLEARANCES TO SEWER LINES AND MANHOLES ARE REQUIRED IN ACCORDANCE WITH COUNCIL POLICY.

LIGHT POLES & TELSTRA PITS HAVE NOT BEEN SHOWN



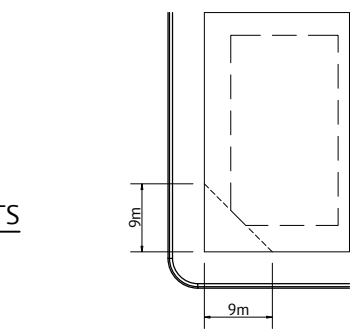
**TYPICAL SETBACK REQUIREMENTS**

**NOTES**

1. 60% MAXIMUM SITE COVERAGE.
2. FOR FRONT SETBACK TO GARAGE, MEASURE FROM THE FRONT BOUNDARY TO THE GARAGE OPENING (WALL).
3. ALL OTHER SETBACKS ARE MEASURED FROM THE BOUNDARY TO THE OUTERMOST PROJECTIONS.

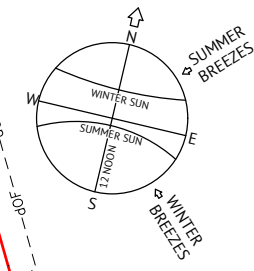
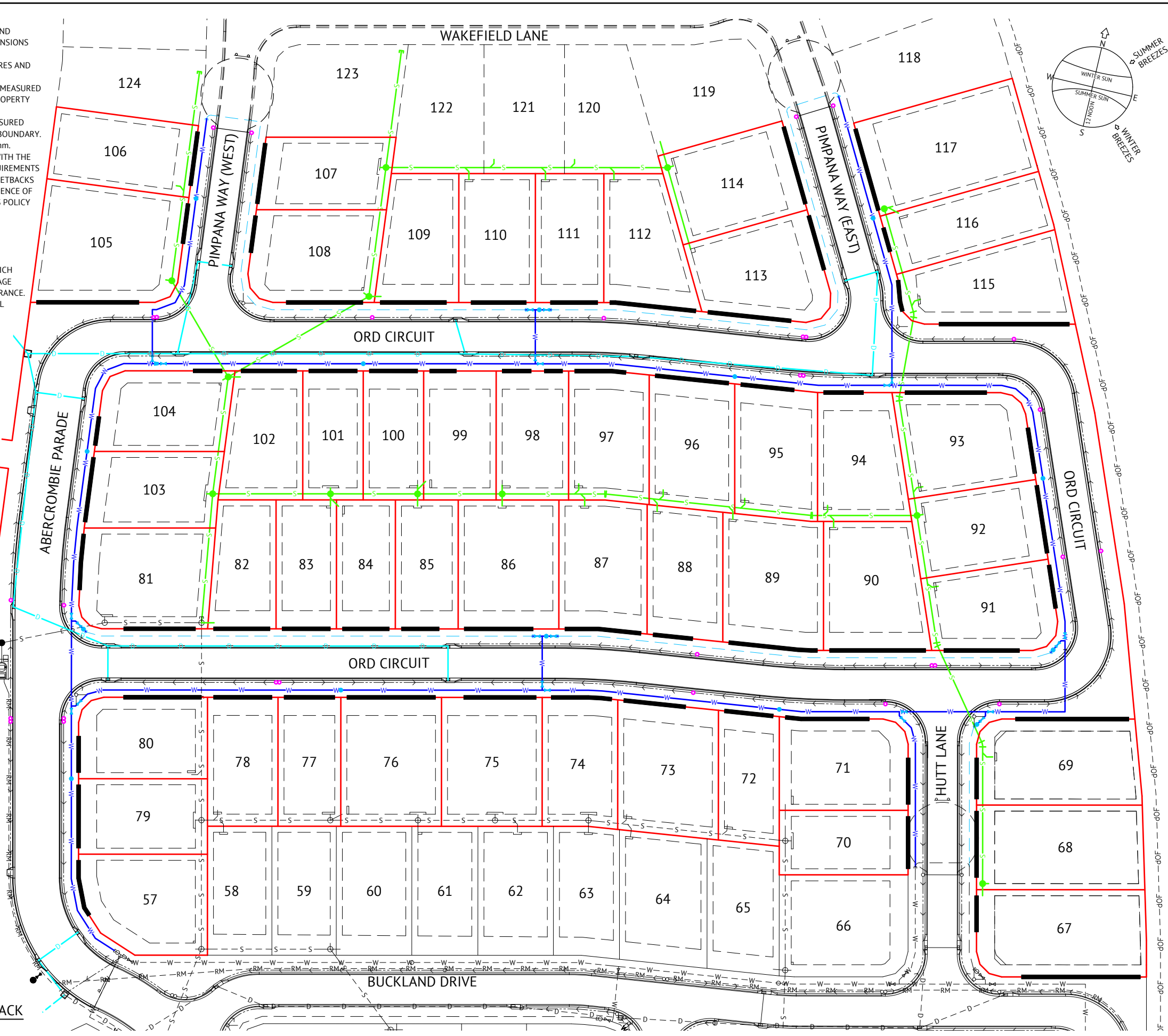
**HOUSE CONNECTION DETAIL**

NOTE: MINIMUM 1.0m CLEARANCE FROM END OF SEWER HOUSE CONNECTION TO THE NEAREST POINT OF THE STRUCTURE FOUNDATION OR 2.0m CLEARANCE FROM CONNECTION AT MAIN/CENTRE OF MANHOLE.



**STANDARD CORNER BUILDING SETBACK**

SCALE 1:500



**ISSUED FOR CONSTRUCTION**

DATE	REV	DESCRIPTION	REC	APP
29/10/2024	B	BUILDING ENVELOPE DETAILS ADDED	JJ	AP
23/07/2024	A	ISSUED FOR CONSTRUCTION	JJ	AP
31/05/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	JJ	PP

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DESIGNED: J JONES  
 CHECKED: Z STROGUSZ  
 PROJECT MANAGER: Z STROGUSZ  
 ENGINEERING CERTIFICATION: A.P.  
 A.PEASE RPEQ 22556

SCALE: 1:500 (A1)  
 ORIGINAL SHEET SIZE A1

CLIENT: ELEMENTS RASMUSSEN PTY LTD  
 PROJECT: RIVERSTONE - PRECINCT 1 - STAGE 2  
 LOCATION: SOUTH BECK DRIVE, RASMUSSEN  
 SHEET TITLE: BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN

JOB CODE: P000870  
 SHEET NUMBER: C022  
 REV: B