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 - NO RETAINING WALLS WILL BE BUILT ON ANY BOUNDARY OF AN ALLOTMENT WHEN THE DIFFERENCE IN ALLOTMENT BENCH LEVEL TO THE SURROUNDING LEVELS IS LESS THAN 300mm. IN THESE INSTANCES, THE BENCH LEVEL WILL BE BATTERED TO MEET THE SURROUNDING LEVELS.
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 - MAXIMUM BUILDING HEIGHT: 2 BUILDING LEVELS WITH A MAXIMUM HEIGHT OF 9.0m WHEN THE LOT NOMINATES A TWO-STORY.
 - MAXIMUM SITE COVERAGE PER PLANNING AND DESIGN CODE REQUIREMENTS AND DESIGN GUIDELINES APPLY.
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- LEGEND**
- PROPOSED CONCRETE FOOTPATH
 - PROPOSED SAPN TRANSFORMER (TF) / SWITCH CABINET (SC)
 - PROPOSED EASEMENT
 - PROPOSED RETAINING WALL & MAX HEIGHT
 - PROPOSED PRAM CROSSING
 - PROPOSED SIDE ENTRY PIT
 - PROPOSED JUNCTION BOX
 - PROPOSED GRATED INLET PIT
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 - NOMINATED DRIVEWAY LOCATION
MAX WIDTH OF 6m AT BOUNDARY
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 - BL.XX.XXX DENOTES FINISHED BENCH LEVEL
FFL-BL+200mm
(200mm = 100mm FILL + 100mm SLAB)
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- BUILDING ENVELOPE LEGEND**
- SINGLE STOREY SETBACK**
(3m WALL HEIGHT)
MAXIMUM BUILDING ENVELOPE & SETBACK DISTANCES FROM BOUNDARY. NOTE: COUNCIL PLANNING SETBACK REQUIREMENTS ARE TO BE READ IN CONJUNCTION WITH SHOWN DIMENSIONS.
 - DOUBLE STOREY SETBACK**
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 - G DENOTES GARAGE LOCATION & MAY BE BUILT ON BOUNDARY
TYPICAL SETBACK 5.50m UNO
MAX. 11.5m LENGTH & 3m HEIGHT ABOVE TOP OF FOOTING



Application ID: 21041279
(varied in DA 24035030)

BUILDING ENVELOPE PLAN

APPROVED

STAGE 4

Date: 07 August 2026

D	FOR INFORMATION PURPOSES	JDR	JB	18.05.26
D	FOR INFORMATION PURPOSES	JDR	JB	04.02.26
C	FOR INFORMATION PURPOSES	JB	-	19.01.26
B	FOR INFORMATION PURPOSES	JB	-	19.01.26
A	FOR INFORMATION PURPOSES	JB	-	15.01.26
No.	REVISION	DRAWN	CHEKD	DATE

PROJECT
**PROPOSED LAND DIVISION
'AURORA' STAGE 4**
SANDERGROVE RD,
STRATHALBYN S.A. 5255
FOR: SANDERGROVE PARK PTY LTD
PLAN SA No. 23024097

DRAWING TITLE
BUILDING ENVELOPE PLAN - 1/3

- Civil
- Geotechnical
- Environmental
- Structural
- Mechanical
- Electrical

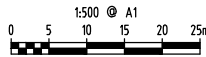
- Fire
- Hydraulics
- Forensic
- Construction Assist
- Vertical Transport

Adelaide Office: 08 8238 4100
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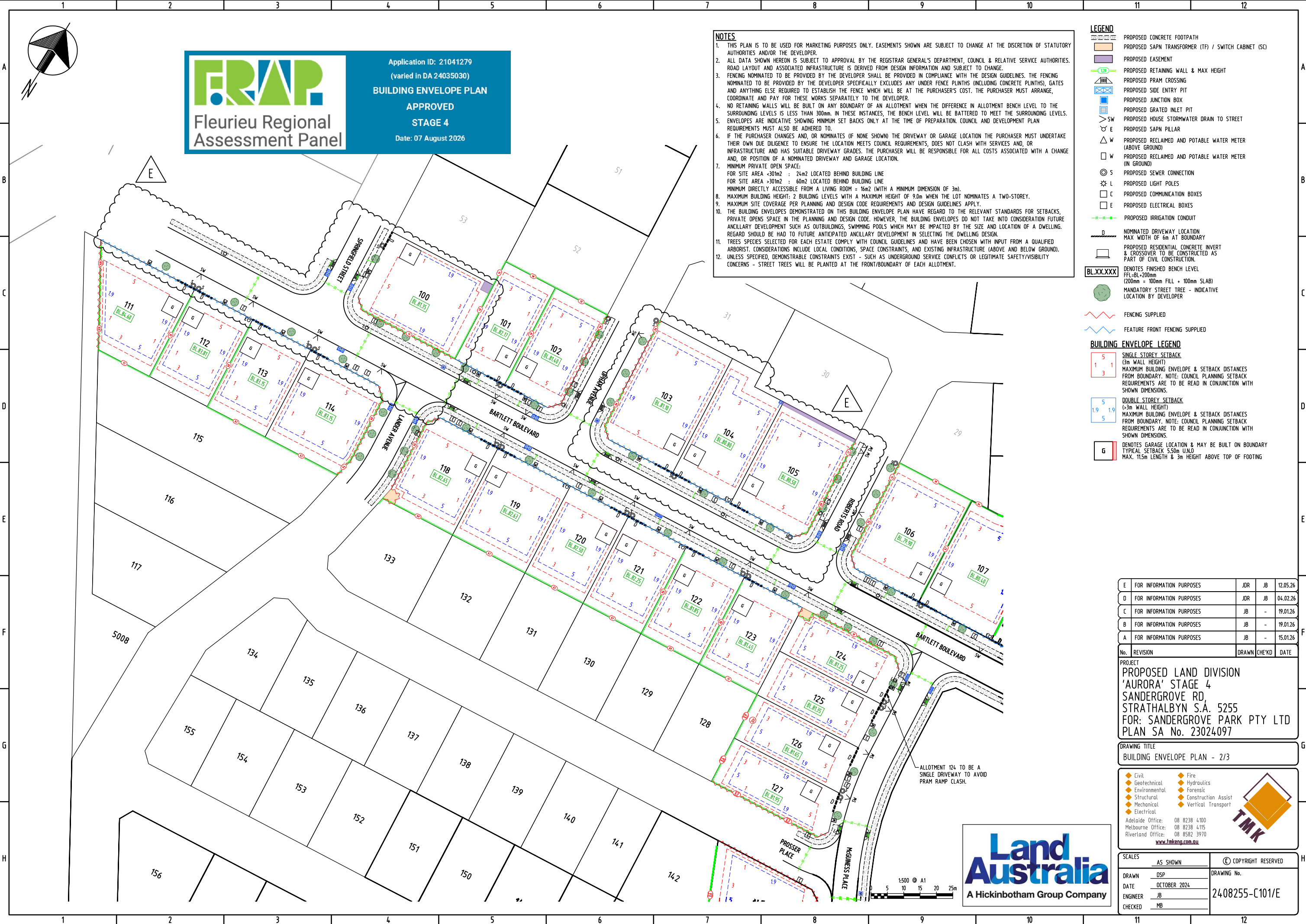




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DATE	OCTOBER 2024	2408255-C100/E
ENGINEER	JB	
CHECKED	MB	





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BUILDING ENVELOPE PLAN

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STAGE 4
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No.	REVISION	DRAWN	CHECKD	DATE
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PROJECT
**PROPOSED LAND DIVISION
'AURORA' STAGE 4**
SANDERGROVE RD,
STRATHALBYN S.A. 5255
FOR: SANDERGROVE PARK PTY LTD
PLAN SA No. 23024097

DRAWING TITLE
BUILDING ENVELOPE PLAN - 2/3

- Civil
- Geotechnical
- Environmental
- Structural
- Mechanical
- Electrical

- Fire
- Hydraulics
- Forensic
- Construction Assist
- Vertical Transport

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BUILDING ENVELOPE LEGEND

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Fleurieu Regional Assessment Panel

Application ID: 21041279
(varied in DA 24035030)

BUILDING ENVELOPE PLAN

APPROVED

STAGE 4

Date: 07 August 2026

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PROJECT PROPOSED LAND DIVISION 'AURORA' STAGE 4 SANDERGROVE RD. STRATHALBYN S.A. 5255 FOR: SANDERGROVE PARK PTY LTD PLAN SA No. 23024097				
DRAWING TITLE BUILDING ENVELOPE PLAN - 3/3				
◆ Civil ◆ Geotechnical ◆ Environmental ◆ Structural ◆ Mechanical ◆ Electrical ◆ Fire ◆ Hydraulics ◆ Forensic ◆ Construction Assist ◆ Vertical Transport Adelaide Office: 08 8238 4100 Melbourne Office: 08 8238 4115 Riverland Office: 08 8582 3970 www.tmkeng.com.au 				
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