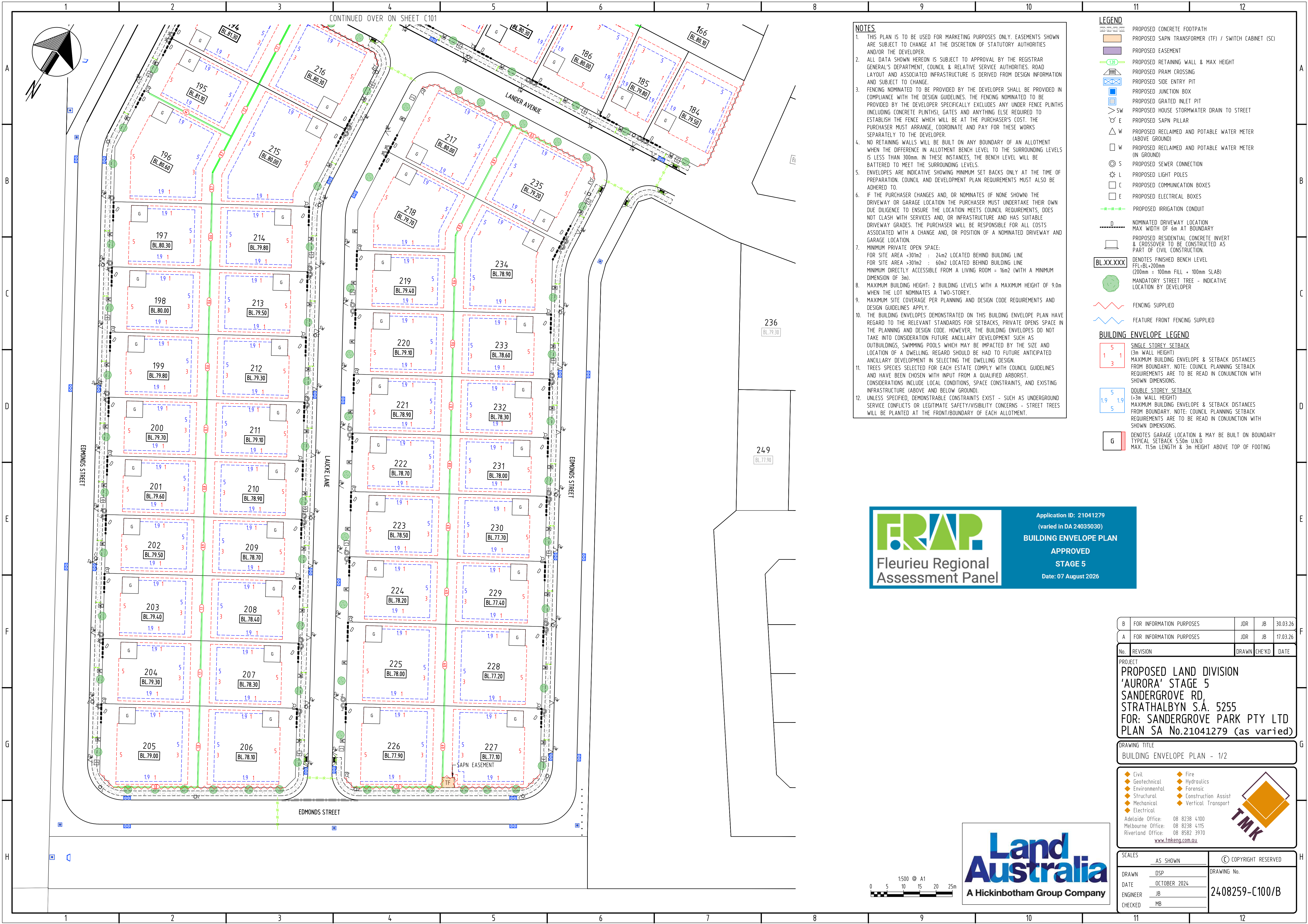




- NOTES**
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 - FENCING NOMINATED TO BE PROVIDED BY THE DEVELOPER SHALL BE PROVIDED IN COMPLIANCE WITH THE DESIGN GUIDELINES. THE FENCING NOMINATED TO BE PROVIDED BY THE DEVELOPER SPECIFICALLY EXCLUDES ANY UNDER FENCE PLINTHS (INCLUDING CONCRETE PLINTHS), GATES AND ANYTHING ELSE REQUIRED TO ESTABLISH THE FENCE WHICH WILL BE AT THE PURCHASER'S COST. THE PURCHASER MUST ARRANGE, COORDINATE AND PAY FOR THESE WORKS SEPARATELY TO THE DEVELOPER.
 - 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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FOR SITE AREA <301m² : 24m² LOCATED BEHIND BUILDING LINE
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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)
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- PROPOSED RETAINING WALL & MAX HEIGHT
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- PROPOSED IRRIGATION CONDUIT
- NOMINATED DRIVEWAY LOCATION
MAX WIDTH OF 6m AT BOUNDARY
- PROPOSED RESIDENTIAL CONCRETE INVERT & CROSSOVER TO BE CONSTRUCTED AS PART OF CIVIL CONSTRUCTION.
- BL.XX.XXX
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PFL-BL+200mm
(200mm = 100mm FILL + 100mm SLAB)
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BUILDING ENVELOPE LEGEND

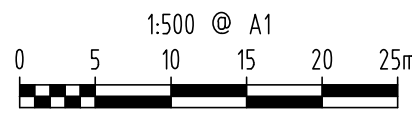
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(3m WALL HEIGHT)
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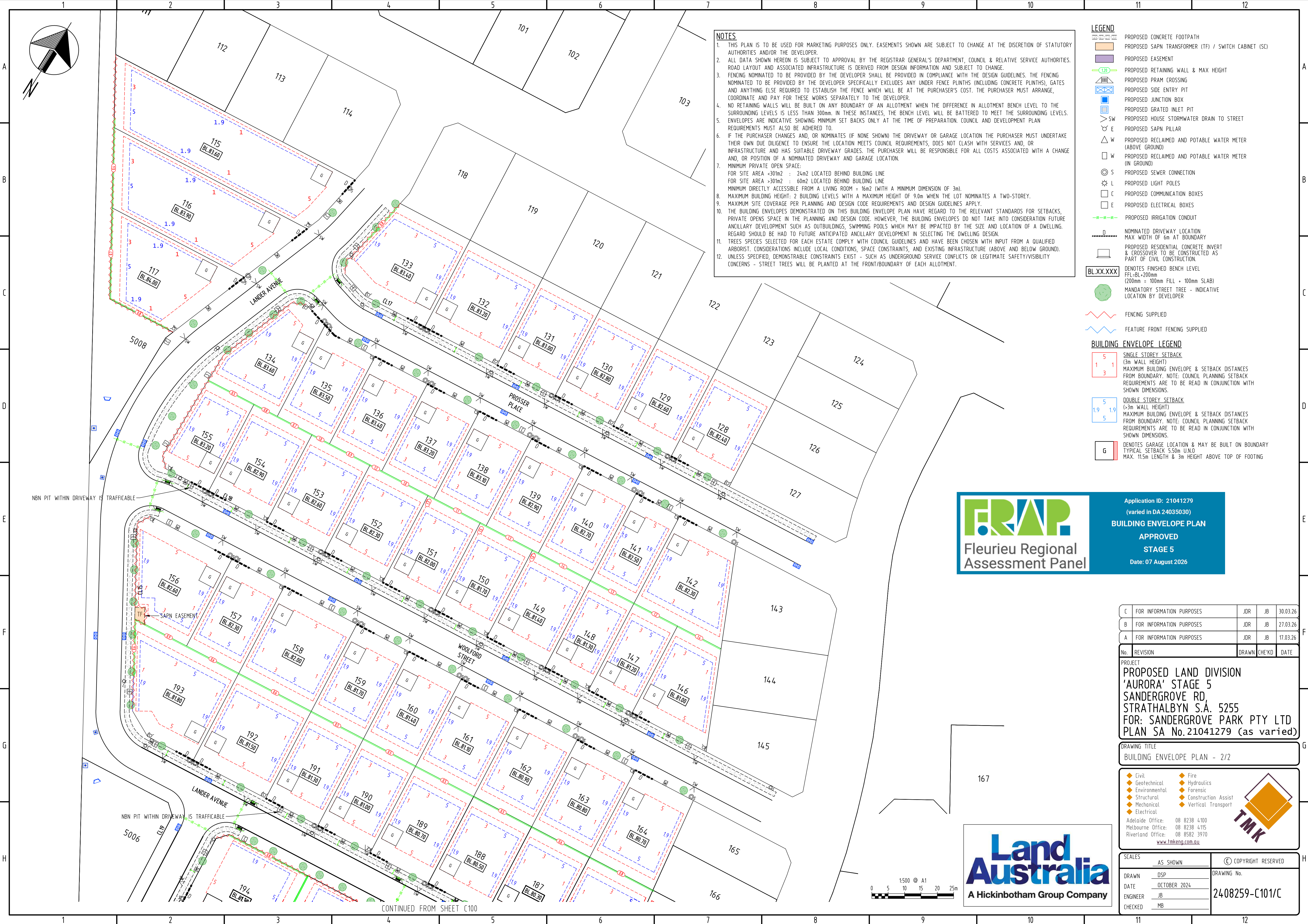
FRAP
Fleurieu Regional
Assessment Panel

Application ID: 21041279
(varied in DA 24035030)
BUILDING ENVELOPE PLAN
APPROVED
STAGE 5
Date: 07 August 2026

B	FOR INFORMATION PURPOSES	JDR	JB	30.03.26
A	FOR INFORMATION PURPOSES	JDR	JB	17.03.26
No.	REVISION	DRAWN	CHE'KD	DATE
PROJECT PROPOSED LAND DIVISION 'AURORA' STAGE 5 SANDERGROVE RD, STRATHALBYN S.A. 5255 FOR: SANDERGROVE PARK PTY LTD PLAN SA No.21041279 (as varied)				
DRAWING TITLE BUILDING ENVELOPE PLAN - 1/2				
◆ 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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DRAWN DSP		DRAWING No.		
DATE OCTOBER 2024		2408259-C100/B		
ENGINEER JB				
CHECKED MB				

Land Australia
A Hickinbotham Group Company





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B	FOR INFORMATION PURPOSES	JDR	JB	27.03.26
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No.	REVISION	DRAWN	CHEKD	DATE

PROJECT
PROPOSED LAND DIVISION
'AURORA' STAGE 5
SANDERGROVE RD,
STRATHALBYN S.A. 5255
FOR: SANDERGROVE PARK PTY LTD
PLAN SA No.21041279 (as varied)

DRAWING TITLE
BUILDING ENVELOPE PLAN - 2/2

- 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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DRAWN	DSP	DRAWING No.
DATE	OCTOBER 2024	2408259-C101/C
ENGINEER	JB	
CHECKED	MB	

