



- 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 (>3m WALL HEIGHT)
MAXIMUM BUILDING ENVELOPE & SETBACK DISTANCES FROM BOUNDARY. NOTE: COUNCIL PLANNING SETBACK REQUIREMENTS ARE TO BE READ IN CONJUNCTION WITH SHOWN DIMENSIONS
 - NOMINATED GARAGE LOCATION
TYPICAL SETBACK 5.50m U.N.O
MAX. 11.5m LENGTH & 3m HEIGHT ABOVE THE TOP OF FOOTING
 - DENOTES GARAGE LOCATION & MAY BE BUILT ON BOUNDARY
 - PROPOSED SIDE ENTRY PIT
 - PROPOSED JUNCTION BOX
 - PROPOSED GRATED SUMP
 - PROPOSED SEWER CONNECTION
 - PROPOSED WATER METER (ABOVE GROUND)
 - IRRIGATION CONDUIT UNDER FOOTPATH
 - PROPOSED COMMUNICATION BOXES
 - PROPOSED SAPN PILLAR
 - PROPOSED LIGHT POLE
 - PROPOSED PRAM CROSSING
 - PROPOSED SAPN TRANSFORMER (TF) / SWITCH CABINET (SC)
 - PROPOSED HOUSE STORMWATER DRAIN TO STREET
 - PROPOSED RETAINING WALL & MAX HEIGHT
 - PROPOSED CONCRETE FOOTPATH
 - NOMINATED DRIVEWAY LOCATION
MAX WIDTH OF 6m AT BOUNDARY
 - PROPOSED RESIDENTIAL CONCRETE INVERT & CROSSOVER TO BE CONSTRUCTED BY OTHERS (HOMEOWNERS)
 - DENOTES FINISHED BENCH LEVEL
FFL = BL + 200mm
(200mm = 100mm FILL + 100mm SLAB)
 - MANDATORY STREET TREE -
INDICATIVE LOCATION BY DEVELOPER
 - PROMOTIONAL FENCING SUPPLIED
 - DEVELOPMENT STAGE LINE
 - FEATURE FRONTAGE FENCING SUPPLIED

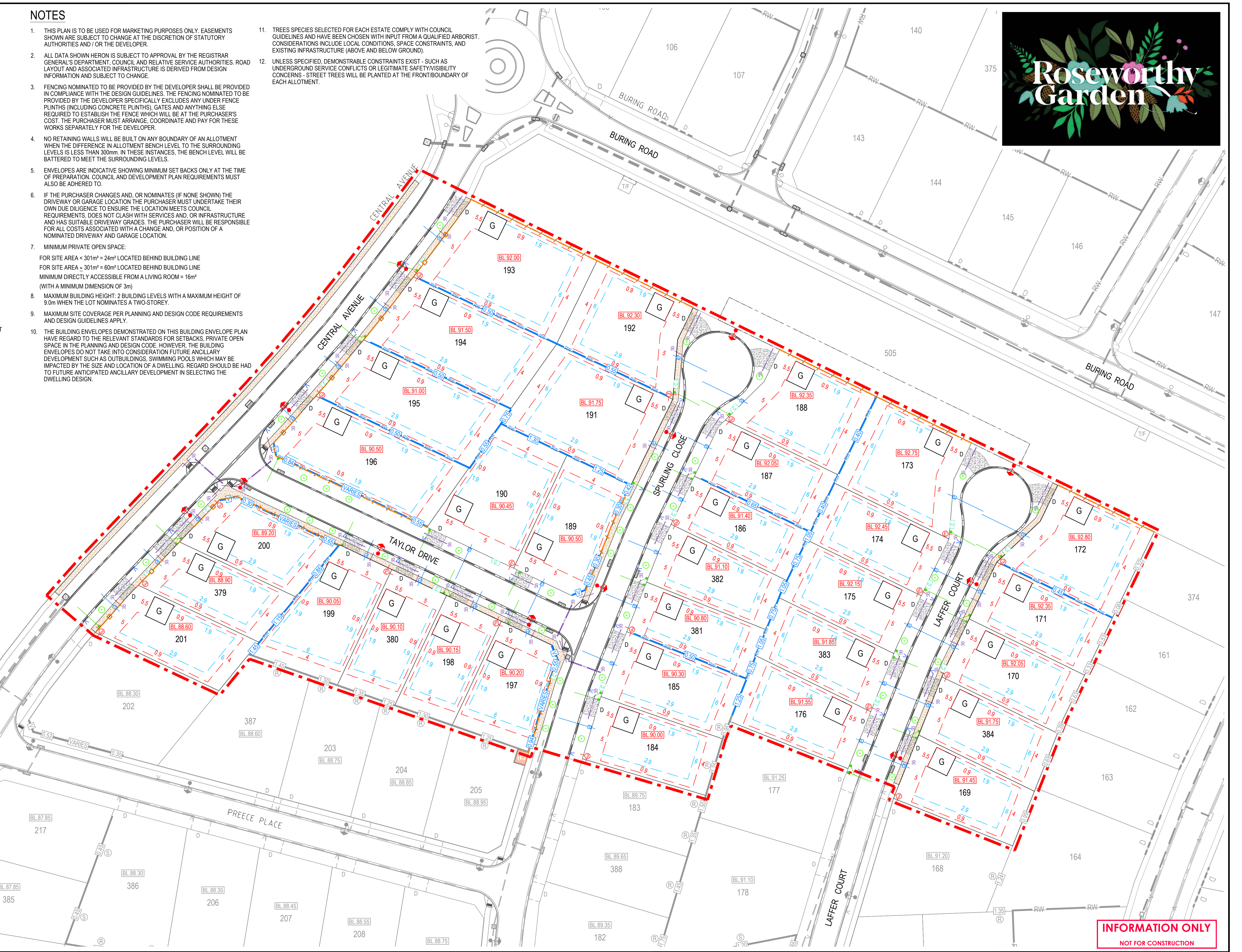
- NOTES**
1. THIS PLAN IS TO BE USED FOR MARKETING PURPOSES ONLY. EASEMENTS SHOWN ARE SUBJECT TO CHANGE AT THE DISCRETION OF STATUTORY AUTHORITIES AND / OR THE DEVELOPER.
 2. ALL DATA SHOWN HEREON IS SUBJECT TO APPROVAL BY THE REGISTRAR GENERAL'S DEPARTMENT, COUNCIL AND RELATIVE SERVICE AUTHORITIES. ROAD LAYOUT AND ASSOCIATED INFRASTRUCTURE IS DERIVED FROM DESIGN INFORMATION AND SUBJECT TO CHANGE.
 3. 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 FOR THE DEVELOPER.
 4. 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.
 5. ENVELOPES ARE INDICATIVE SHOWING MINIMUM SET BACKS ONLY AT THE TIME OF PREPARATION. COUNCIL AND DEVELOPMENT PLAN REQUIREMENTS MUST ALSO BE ADHERED TO.
 6. IF THE PURCHASER CHANGES AND, OR NOMINATES (IF NONE SHOWN) THE DRIVEWAY OR GARAGE LOCATION THE PURCHASER MUST UNDERTAKE THEIR OWN DUE DILIGENCE TO ENSURE THE LOCATION MEETS COUNCIL REQUIREMENTS, DOES NOT CLASH WITH SERVICES AND, OR INFRASTRUCTURE AND HAS SUITABLE DRIVEWAY GRADES. THE PURCHASER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH A CHANGE AND, OR POSITION OF A NOMINATED DRIVEWAY AND GARAGE LOCATION.
 7. MINIMUM PRIVATE OPEN SPACE:
FOR SITE AREA < 301m² = 24m² LOCATED BEHIND BUILDING LINE
FOR SITE AREA > 301m² = 60m² LOCATED BEHIND BUILDING LINE
MINIMUM DIRECTLY ACCESSIBLE FROM A LIVING ROOM = 16m² (WITH A MINIMUM DIMENSION OF 3m)
 8. MAXIMUM BUILDING HEIGHT: 2 BUILDING LEVELS WITH A MAXIMUM HEIGHT OF 9.0m WHEN THE LOT NOMINATES A TWO-STOREY.
 9. MAXIMUM SITE COVERAGE PER PLANNING AND DESIGN CODE REQUIREMENTS AND DESIGN GUIDELINES APPLY.
 10. THE BUILDING ENVELOPES DEMONSTRATED ON THIS BUILDING ENVELOPE PLAN HAVE REGARD TO THE RELEVANT STANDARDS FOR SETBACKS, PRIVATE OPEN SPACE IN THE PLANNING AND DESIGN CODE. HOWEVER, THE BUILDING ENVELOPES DO NOT TAKE INTO CONSIDERATION FUTURE ANCILLARY DEVELOPMENT SUCH AS OUTBUILDINGS, SWIMMING POOLS WHICH MAY BE IMPACTED BY THE SIZE AND LOCATION OF A DWELLING. REGARD SHOULD BE HAD TO FUTURE ANTICIPATED ANCILLARY DEVELOPMENT IN SELECTING THE DWELLING DESIGN.
 11. TREES SPECIES SELECTED FOR EACH ESTATE COMPLY WITH COUNCIL GUIDELINES AND HAVE BEEN CHOSEN WITH INPUT FROM A QUALIFIED ARBORIST. CONSIDERATIONS INCLUDE LOCAL CONDITIONS, SPACE CONSTRAINTS, AND EXISTING INFRASTRUCTURE (ABOVE AND BELOW GROUND).
 12. UNLESS SPECIFIED, DEMONSTRABLE CONSTRAINTS EXIST - SUCH AS UNDERGROUND SERVICE CONFLICTS OR LEGITIMATE SAFETY/VISIBILITY CONCERNS - STREET TREES WILL BE PLANTED AT THE FRONT/BOUNDARY OF EACH ALLOTMENT.

Light Regional Council
 Planning, Development and
 Infrastructure Act 2016 (as amended)

 21 April 2026
 LRC Reference No: 2026-139

Regulation 19A
Building Envelope Plans
Approved

P:\ADELAIDE\52000\52400\52400-17-SK-105.DWG
 8/10/2025 1:45:38 PM
 P:\ADELAIDE\52000\52400\52400-17-SK-105.DWG
 CAD\0902_CVST090203_WORKINGDRAWINGS\STAGE 6 AND 7\STAGE 7\52400-17-SK-105.DWG



INFORMATION ONLY
 NOT FOR CONSTRUCTION

 DATUM MGA 94 <small>PSM 6628/2508 DATED 2010/02/02</small>	 1 : 500 (A1) 1 : 1000 (A3)	MAP SHEET: 6628-08-B A Hickinbotham Group Company DEV. NO. 313/D038/19 (as varied)	CLIENT: ADELAIDE Lvl 2, 124 South Terrace Adelaide SA 5000 GPO Box 2450 Adelaide SA 5001 T 61 8 8201 9600 www.fyfe.com.au	SURVEYED FYFE COUNCIL LIGHT REGIONAL COUNCIL DRAFTING CHECK LCH DESIGN CHECK TWS APPD. DATE 26-08-2025	EVERGREEN - QUINDOO CNR. HORROCKS HIGHWAY & KANGAROO FLAT ROAD ROSEWORTHY SA 5371 BUILDING ENVELOPE PLAN	STAGE 7 CAD REF 52400-17-SK-105.DWG STATUS INFORMATION ONLY DRAWING No. 52400-17-SK-105 REV G	
G 8/10/2025 FOR INFORMATION ONLY REV. DATE DESCRIPTION	KDC SGC DRN. APPD.						

NOTES

- THIS PLAN IS TO BE USED FOR MARKETING PURPOSES ONLY. EASEMENTS SHOWN ARE SUBJECT TO CHANGE AT THE DISCRETION OF STATUTORY AUTHORITIES AND / OR THE DEVELOPER.
- ALL DATA SHOWN HEREON IS SUBJECT TO APPROVAL BY THE REGISTRAR GENERAL'S DEPARTMENT, COUNCIL AND RELATIVE SERVICE AUTHORITIES. ROAD LAYOUT AND ASSOCIATED INFRASTRUCTURE IS DERIVED FROM DESIGN INFORMATION AND SUBJECT TO CHANGE.
- 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 FOR 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.
- ENVELOPES ARE INDICATIVE SHOWING MINIMUM SET BACKS ONLY AT THE TIME OF PREPARATION. COUNCIL AND DEVELOPMENT PLAN REQUIREMENTS MUST ALSO BE ADHERED TO.
- IF THE PURCHASER CHANGES AND, OR NOMINATES (IF NONE SHOWN) THE DRIVEWAY OR GARAGE LOCATION THE PURCHASER MUST UNDERTAKE THEIR OWN DUE DILIGENCE TO ENSURE THE LOCATION MEETS COUNCIL REQUIREMENTS, DOES NOT CLASH WITH SERVICES AND, OR INFRASTRUCTURE AND HAS SUITABLE DRIVEWAY GRADES. THE PURCHASER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH A CHANGE AND, OR POSITION OF A NOMINATED DRIVEWAY AND GARAGE LOCATION.
- MINIMUM PRIVATE OPEN SPACE:
FOR SITE AREA < 301m² = 24m² LOCATED BEHIND BUILDING LINE
FOR SITE AREA ≥ 301m² = 60m² LOCATED BEHIND BUILDING LINE
MINIMUM DIRECTLY ACCESSIBLE FROM A LIVING ROOM = 16m²
(WITH A MINIMUM DIMENSION OF 3m)
- 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.
- THE BUILDING ENVELOPES DEMONSTRATED ON THIS BUILDING ENVELOPE PLAN HAVE REGARD TO THE RELEVANT STANDARDS FOR SETBACKS, PRIVATE OPEN SPACE IN THE PLANNING AND DESIGN CODE. HOWEVER, THE BUILDING ENVELOPES DO NOT TAKE INTO CONSIDERATION FUTURE ANCILLARY DEVELOPMENT SUCH AS OUTBUILDINGS, SWIMMING POOLS WHICH MAY BE IMPACTED BY THE SIZE AND LOCATION OF A DWELLING. REGARD SHOULD BE HAD TO FUTURE ANTICIPATED ANCILLARY DEVELOPMENT IN SELECTING THE DWELLING DESIGN.

- TREES SPECIES SELECTED FOR EACH ESTATE COMPLY WITH COUNCIL GUIDELINES AND HAVE BEEN CHOSEN WITH INPUT FROM A QUALIFIED ARBORIST. CONSIDERATIONS INCLUDE LOCAL CONDITIONS, SPACE CONSTRAINTS, AND EXISTING INFRASTRUCTURE (ABOVE AND BELOW GROUND).
- UNLESS SPECIFIED, DEMONSTRABLE CONSTRAINTS EXIST - SUCH AS UNDERGROUND SERVICE CONFLICTS OR LEGITIMATE SAFETY/VISIBILITY CONCERNS - STREET TREES WILL BE PLANTED AT THE FRONT/BOUNDARY OF EACH ALLOTMENT.

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		PROPOSED SAPN PILLAR
	DOUBLE 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		PROPOSED LIGHT POLE
	NOMINATED GARAGE LOCATION TYPICAL SETBACK 5.50m U.N.O MAX. 11.5m LENGTH & 3m HEIGHT ABOVE THE TOP OF FOOTING		PROPOSED PRAM CROSSING
	DENOTES GARAGE LOCATION & MAY BE BUILT ON BOUNDARY		PROPOSED SAPN TRANSFORMER (TF) / SWITCH CABINET (SC)
	PROPOSED SIDE ENTRY PIT		PROPOSED HOUSE STORMWATER DRAIN TO STREET
	PROPOSED JUNCTION BOX		PROPOSED RETAINING WALL & MAX HEIGHT
	PROPOSED GRATED SUMP		PROPOSED CONCRETE FOOTPATH
	PROPOSED SEWER CONNECTION		NOMINATED DRIVEWAY LOCATION MAX WIDTH OF 6m AT BOUNDARY
	PROPOSED WATER METER (ABOVE GROUND)		PROPOSED RESIDENTIAL CONCRETE INVERT & CROSSOVER TO BE CONSTRUCTED BY OTHERS (HOMEOWNERS)
	IRRIGATION CONDUIT UNDER FOOTPATH		DENOTES FINISHED BENCH LEVEL FFL = BL + 200mm (200mm = 100mm FILL + 100mm SLAB)
	PROPOSED COMMUNICATION BOXES		MANDATORY STREET TREE - INDICATIVE LOCATION BY DEVELOPER
			PROMOTIONAL FENCING SUPPLIED
			DEVELOPMENT STAGE LINE
			FEATURE FRONTAGE FENCING SUPPLIED

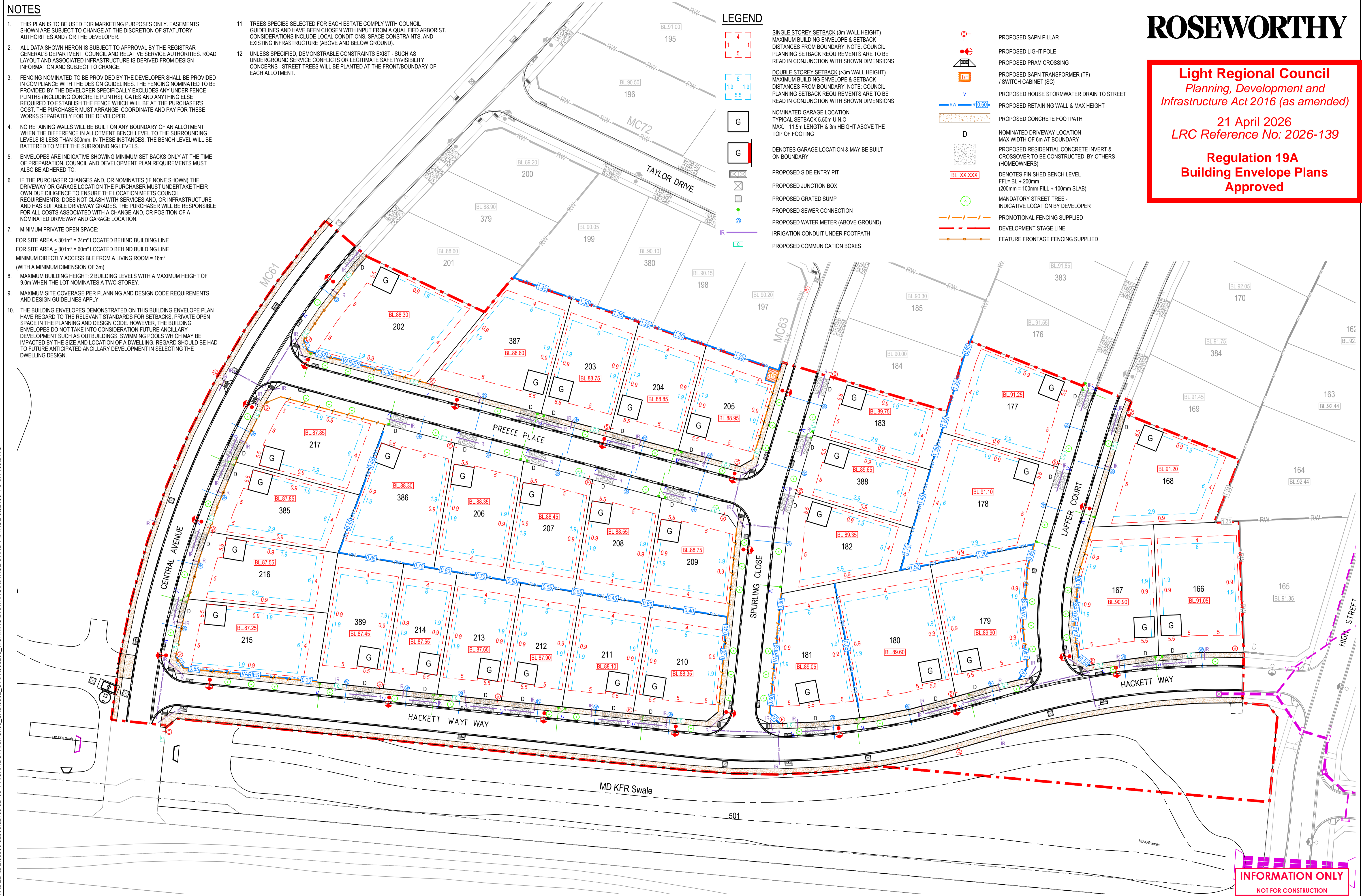
ROSEWORTHY

Light Regional Council
Planning, Development and
Infrastructure Act 2016 (as amended)

21 April 2026
LRC Reference No: 2026-139

Regulation 19A
Building Envelope Plans
Approved

P:\ADELAIDE\500000\52400\52400-1 HICKINBOTHAM C109 CAD\0902_CVST090203_WORKINGDRAWINGS\STAGE 6 AND 7\STAGE 6\52400-1-6-SK-105.DWG



INFORMATION ONLY
NOT FOR CONSTRUCTION

<p>21/04/2026 2:40:35 PM</p>		<p>MAP SHEET: 6628-08-B</p>		<p>CLIENT: Land Australia A Hickinbotham Group Company</p>		<p>SURVEYED: FYFE DRAWN: DJC DESIGNED: SGC APPD: LDB</p>		<p>COUNCIL LIGHT REGIONAL COUNCIL DRAFTING CHECK: LCH DESIGN CHECK: TWS APPD. DATE: 26-08-2025</p>		<p>EVERGREEN - QUINDOO CNR. HORROCKS HIGHWAY & KANGAROO FLAT ROAD ROSEWORTHY SA 5371 BUILDING ENVELOPE PLAN</p>		<p>STAGE 6 CAD. REF: 52400-1-6-SK-105.DWG STATUS: INFORMATION ONLY DRAWING No: 52400-1-6-SK-105 REV: L</p>	
REV.	DATE	DESCRIPTION	DRN.	APP'D	DATUM MGA 94 PSM 6628/2508 DATED 20/03/2002	DEV. NO.	23013134	ADELAIDE Lvl 2, 124 South Terrace Adelaide SA 5000 GPO Box 2450 Adelaide SA 5001	T 61 8 8201 9600 www.fyfe.com.au				