

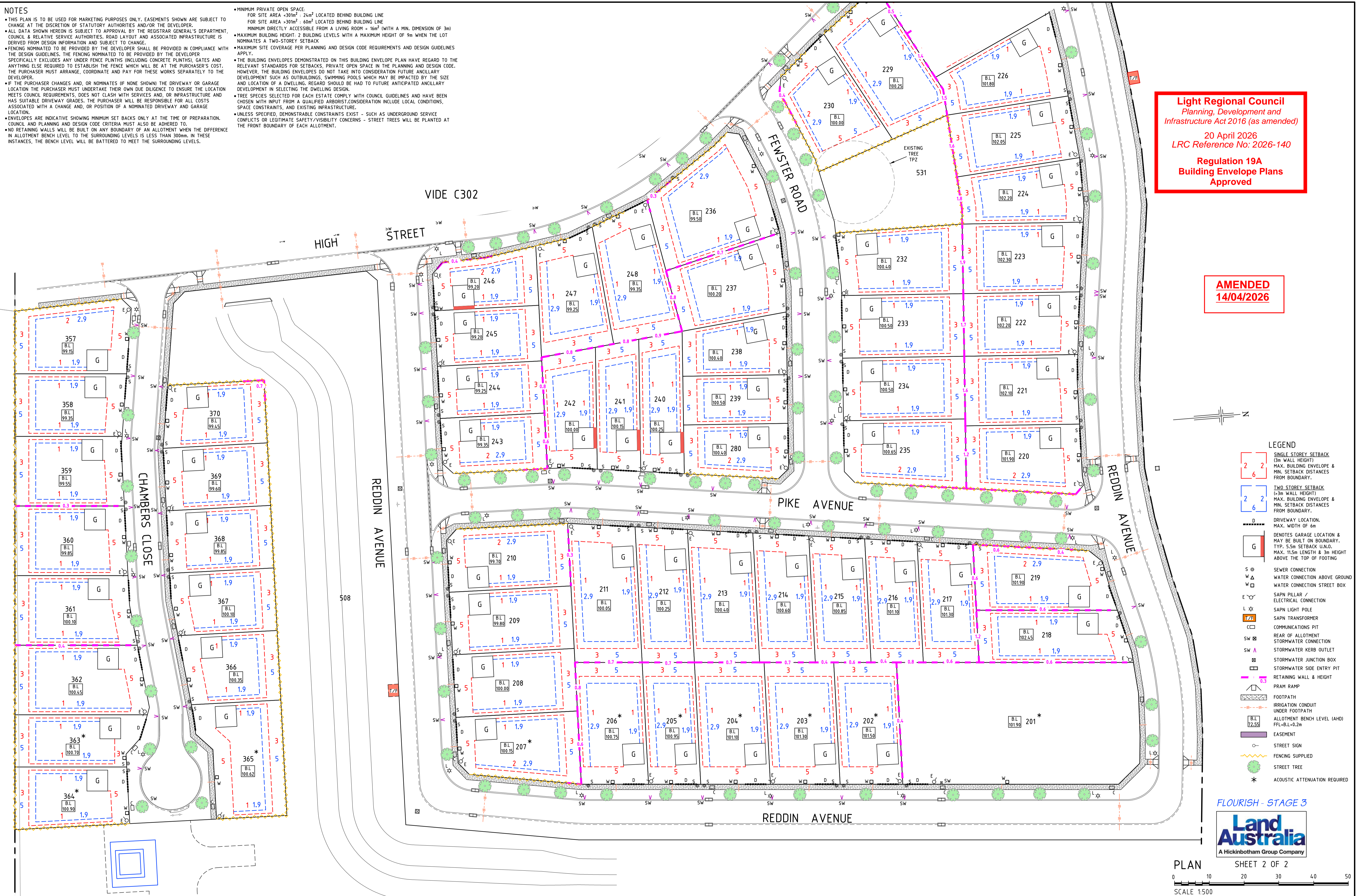
NOTES

- 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 & 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 TO THE DEVELOPER.
- 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.
- ENVELOPES ARE INDICATIVE SHOWING MINIMUM SET BACKS ONLY AT THE TIME OF PREPARATION. COUNCIL AND PLANNING AND DESIGN CODE CRITERIA MUST ALSO BE ADHERED TO.
- 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.

- 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 MIN. DIMENSION OF 3m)
- MAXIMUM BUILDING HEIGHT: 2 BUILDING LEVELS WITH A MAXIMUM HEIGHT OF 9m WHEN THE LOT NOMINATES A TWO-STORY SETBACK
- 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.
- TREE SPECIES SELECTED FOR EACH ESTATE COMPLY WITH COUNCIL GUIDELINES AND HAVE BEEN CHOSEN WITH INPUT FROM A QUALIFIED ARBORIST. CONSIDERATION INCLUDE LOCAL CONDITIONS, SPACE CONSTRAINTS, AND EXISTING INFRASTRUCTURE.
- 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)
 20 April 2026
 LRC Reference No: 2026-140
Regulation 19A
Building Envelope Plans
Approved

AMENDED
14/04/2026



- LEGEND**
- 2 2 SINGLE STOREY SETBACK (3m WALL HEIGHT) MAX. BUILDING ENVELOPE & MIN. SETBACK DISTANCES FROM BOUNDARY.
 - 2 2 TWO STOREY SETBACK (3.3m WALL HEIGHT) MAX. BUILDING ENVELOPE & MIN. SETBACK DISTANCES FROM BOUNDARY.
 - DRIVEWAY LOCATION. MAX. WIDTH OF 6m
 - G DENOTES GARAGE LOCATION & MAY BE BUILT ON BOUNDARY. TYP. 5.5m SETBACK UNTO. MAX. 11.5m LENGTH & 3m HEIGHT ABOVE THE TOP OF FOOTING
 - S SEWER CONNECTION
 - W WATER CONNECTION ABOVE GROUND
 - W WATER CONNECTION STREET BOX
 - E SAPN PILLAR / ELECTRICAL CONNECTION
 - L SAPN LIGHT POLE
 - T SAPN TRANSFORMER
 - C COMMUNICATIONS PIT
 - R REAR OF ALLOTMENT
 - S STORMWATER CONNECTION
 - S STORMWATER KERB OUTLET
 - J STORMWATER JUNCTION BOX
 - S STORMWATER SIDE ENTRY PIT
 - R RETAINING WALL & HEIGHT
 - R PRAM RAMP
 - F FOOTPATH
 - C IRRIGATION CONDUIT UNDER FOOTPATH
 - B.L. ALLOTMENT BENCH LEVEL (AHD) FFL-B.L.+0.2m
 - E EASEMENT
 - S STREET SIGN
 - F FENCING SUPPLIED
 - T STREET TREE
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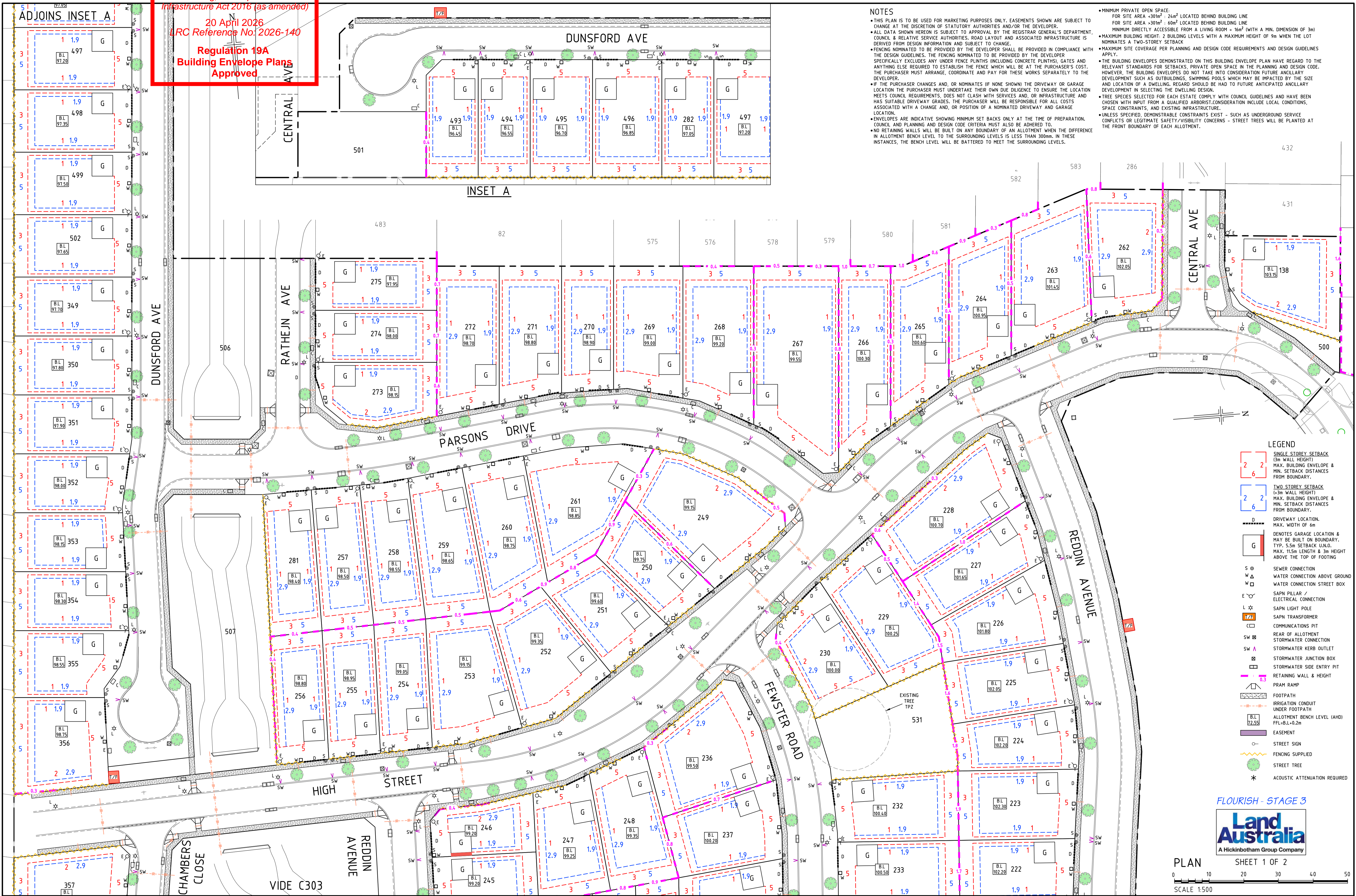
FLOURISH - STAGE 3

 A Hickinbotham Group Company

PLAN SHEET 2 OF 2
 SCALE 1:500

<p>Herriot consulting civil & structural engineers</p> <p>1/154 Fullarton Road Rose Park SA 5067 P: 08 8431 4555 E: admin@herriot.com.au W: herriot.com.au</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">No.</td> <td style="width: 45%;">REVISION</td> <td style="width: 10%;">BY</td> <td style="width: 40%;">DATE</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>	No.	REVISION	BY	DATE					<p>DRAWN <i>J.T</i></p> <p>DESIGNED <i>J.T</i></p> <p>CHECKED <i>S.K</i></p> <p>SHEET SIZE A1</p>	<p>SCALE 1:500</p> <p>DATE / / 2025</p>	<p>PREPARED FOR HICKINBOTHAM GROUP</p> <p>333 HORROCKS HWY ROSEWORTHY</p> <p>D.N 21036694 - STAGE 3</p> <p>BUILDING ENVELOPE PLAN</p>	<p>DATE OF ISSUE SEPTEMBER 2025</p> <p>FILE No. 2312-074</p> <p>SHEET C303 Rev. C</p>
		No.	REVISION	BY	DATE								
<p>C REISSUED FOR COORDINATION <i>J.T</i> 7/04/26</p> <p>B ISSUED FOR COORDINATION <i>J.T</i> 4/11/25</p> <p>A ISSUED FOR CLIENT REVIEW <i>J.T</i> 22/09/25</p>													

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 FOR SITE AREA $300m^2 - 24m^2$ LOCATED BEHIND BUILDING LINE
 FOR SITE AREA >math>300m^2 - 40m^2</math> LOCATED BEHIND BUILDING LINE
 MINIMUM DIRECTLY ACCESSIBLE FROM A LIVING ROOM = 16m² (WITH A MIN. DIMENSION OF 3m)
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- LEGEND**
- 2 2 6 SINGLE STOREY SETBACK (3m WALL HEIGHT) MAX. BUILDING ENVELOPE & MIN. SETBACK DISTANCES FROM BOUNDARY.
 - 2 2 6 TWO STOREY SETBACK (3-3m WALL HEIGHT) MAX. BUILDING ENVELOPE & MIN. SETBACK DISTANCES FROM BOUNDARY.
 - D DRIVEWAY LOCATION, MAX. WIDTH OF 6m
 - G DENOTES GARAGE LOCATION & MAY BE BUILT ON BOUNDARY. TYP. 5.5m SETBACK UNTO, MAX. 11.5m LENGTH & 3m HEIGHT ABOVE THE TOP OF FOOTING
 - S ⊙ SEWER CONNECTION
 - W ⊙ WATER CONNECTION ABOVE GROUND
 - W ⊙ WATER CONNECTION STREET BOX
 - E ⊙ SAPN PILLAR / ELECTRICAL CONNECTION
 - L ⊙ SAPN LIGHT POLE
 - 17/17 SAPN TRANSFORMER
 - CC ⊙ COMMUNICATIONS PIT
 - SW ⊙ REAR OF ALLOTMENT STORMWATER CONNECTION
 - SW ⊙ STORMWATER KERB OUTLET
 - ⊙ STORMWATER JUNCTION BOX
 - ⊙ STORMWATER SIDE ENTRY PIT
 - 0.3 Retaining Wall & Height
 - PRAM RAMP
 - FOOTPATH
 - IRRIGATION CONDUIT UNDER FOOTPATH
 - B.L. 72.55 ALLOTMENT BENCH LEVEL (AHD) FFL=B.L.+0.2m
 - EASEMENT
 - STREET SIGN
 - FENCING SUPPLIED
 - STREET TREE
 - * ACOUSTIC ATTENUATION REQUIRED



PLAN SHEET 1 OF 2
 SCALE 1:500

AMENDED
14/04/2026

Herriot consulting
 civil & structural engineers
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No.	REVISION	BY	DATE
C	ST YVES DATA ADDED	JT	7/04/26
B	ISSUED FOR COORDINATION	JT	4/11/25
A	ISSUED FOR CLIENT REVIEW	JT	22/09/25

DRAWN	JT	SCALE	1:500
DESIGNED	JT	PREPARED FOR	HICKINBOTHAM GROUP
CHECKED	S.K.	333 HORROCKS HWY ROSEWORTHY	
SHEET SIZE	A1	D.N 21036694 - STAGE 3	
DATE	/ / 2025	BUILDING ENVELOPE PLAN	

DATE OF ISSUE	SEPTEMBER 2025
FILE No.	2312-074
SHEET	C302
Rev.	C