



- 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.
  - 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 <301m<sup>2</sup> : 24m<sup>2</sup> LOCATED BEHIND BUILDING LINE  
FOR SITE AREA >301m<sup>2</sup> : 60m<sup>2</sup> LOCATED BEHIND BUILDING LINE  
MINIMUM DIRECTLY ACCESSIBLE FROM A LIVING ROOM = 16m<sup>2</sup> (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 OPENS 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**
- PROPOSED CONCRETE FOOTPATH
  - PROPOSED SAPN TRANSFORMER (TF) / SWITCH CABINET (SC)
  - PROPOSED RETAINING WALL & MAX HEIGHT
  - PROPOSED PRAM CROSSING
  - PROPOSED SIDE ENTRY PIT
  - PROPOSED JUNCTION BOX
  - PROPOSED GRAATED INLET PIT
  - PROPOSED HOUSE STORMWATER DRAIN TO STREET
  - PROPOSED SAPN PILLAR
  - PROPOSED RECLAIMED AND POTABLE WATER METER (ABOVE GROUND)
  - PROPOSED RECLAIMED AND POTABLE WATER METER (IN GROUND)
  - PROPOSED SEWER CONNECTION
  - PROPOSED LIGHT POLES
  - PROPOSED COMMUNICATION BOXES
  - 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 DENOTES FINISHED BENCH LEVEL  
FFL=BL+200mm  
(200mm = 100mm FILL + 100mm SLAB)
  - MANDATORY STREET TREE - INDICATIVE LOCATION BY DEVELOPER
  - FENCING SUPPLIED
  - FEATURE FRONT FENCING SUPPLIED

- BUILDING ENVELOPE LEGEND**
- 5** 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.
  - 1.9** 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.
  - G** DENOTES GARAGE LOCATION & MAY BE BUILT ON BOUNDARY  
TYPICAL SETBACK 5.50m U.N.O  
MAX. 11.5m LENGTH & 3m HEIGHT ABOVE TOP OF FOOTING

E	FOR INFORMATION PURPOSES	MLA	JB	26.09.25
D	FOR INFORMATION PURPOSES	MLA	JB	08.09.25
C	FOR INFORMATION PURPOSES	MLA	JB	04.09.25
B	FOR INFORMATION PURPOSES	MLA	JB	03.09.25
A	FOR INFORMATION PURPOSES	MLA	JB	02.09.25
No.	REVISION	DRAWN	CHE'KD	DATE

PROJECT  
**PROPOSED LAND DIVISION**  
**"SUNSET" PORT NOARLUNGA SOUTH -**  
**STAGE 8**  
**COMMERCIAL ROAD, PORT NOARLUNGA SOUTH**  
**FOR: HICKINBOTHAM GROUP**  
**DEVELOPMENT No. 145/D036/18**

DRAWING TITLE  
**BUILDING ENVELOPE PLAN**

◆ Civil	◆ Fire
◆ Geotechnical	◆ Hydraulics
◆ Environmental	◆ Forensic
◆ Structural	◆ Construction Assist
◆ Mechanical	◆ Vertical Transport
◆ Electrical	

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DATE	JULY 2024	2404020-CSK01/E
ENGINEER	JB	
CHECKED	MB	

