

**LEGEND**

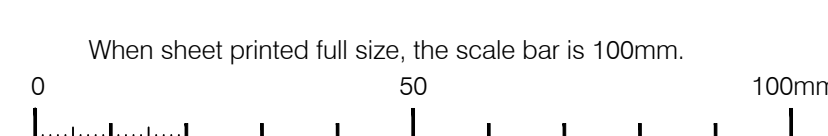
- SINGLE STOREY SETBACK (3m WALL HEIGHT)  
MAXIMUM BUILDING ENVELOPE AND SETBACK DISTANCES FROM BOUNDARY.
- TWO STOREY SETBACK (1.3m WALL HEIGHT)  
MAXIMUM BUILDING ENVELOPE AND SETBACK DISTANCES FROM BOUNDARY.
- NOMINATED GARAGE LOCATION
- DENOTES GARAGE LOCATION & MAY BE BUILT ON BOUNDARY. MAX. 11.5m LENGTH & 3m HEIGHT ABOVE THE TOP OF FOOTING.
- DESIGN CONTOURS (200mm INTERVALS)
- SIDE ENTRY PIT (SEP.)
- JUNCTION BOX (JB.)
- SEWER MAINTENANCE HOLE
- SEWER INSPECTION OPENING
- SEWER CONNECTION
- WATER CONNECTION
- COMMUNICATIONS PIT
- ELECTRICAL PIT (NOTE REFER ELECTRICAL DRG. TO CONFIRM FINAL LOCATION, TYPICAL)
- PUBLIC LIGHT POLE
- PRAM RAMP
- TRANSFORMER/SWITCHING CUBICLE EASEMENT
- STORMWATER KERB OUTLET
- RETAINING WALL & HEIGHT
- EXPOSED AGGREGATE PATH
- NOMINATED DRIVEWAY LOCATION MAX. WIDTH 6m
- IRRIGATION CONDUIT UNDER FOOTPATH
- EXTENT OF WORK
- ALLOTMENT MIN. BENCH LEVEL (AHD)

**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 PLANNING AND DESIGN CODE CRITERIA 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 REQUIREMENT, 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 < 301m<sup>2</sup> = 24m<sup>2</sup> LOCATED BEHIND THE BUILDING LINE  
FOR SITE AREA ≥ 301m<sup>2</sup> = 60m<sup>2</sup> LOCATED BEHIND THE BUILDING LINE  
MINIMUM DIRECTLY ACCESSIBLE FROM A LIVING ROOM = 16m<sup>2</sup> (WITH A MINIMUM DIMENSION OF 3m)
8. MAXIMUM BUILDING HEIGHT: 2 BUILDING LEVELS WITH A MAXIMUM HEIGHT OF 9m WHEN THE LOT NOMINATES A TWO STOREY SETBACK.
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 SETBACK, 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. REGARDS SHOULD BE HAD TO FUTURE ANTICIPATED ANCILLARY DEVELOPMENT IN SELECTING THE DWELLING DESIGN.



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**FOR APPROVAL**  
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	23.06.22	70% DESIGN ISSUE	TDJD	SM	SM
B	15.07.22	FOR CLIENT APPROVAL	TDJD	SM	SM

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**ROSEWORTHY LD 313/D038/19**  
QUINDOO - STAGE 4

**BUILDING ENVELOPE PLAN**

A1 DRAWING NUMBER  
Job Number Sheet No. Rev.

Design TDJD Drawn TDJD  
**WGA192042-DR-CV-0431**