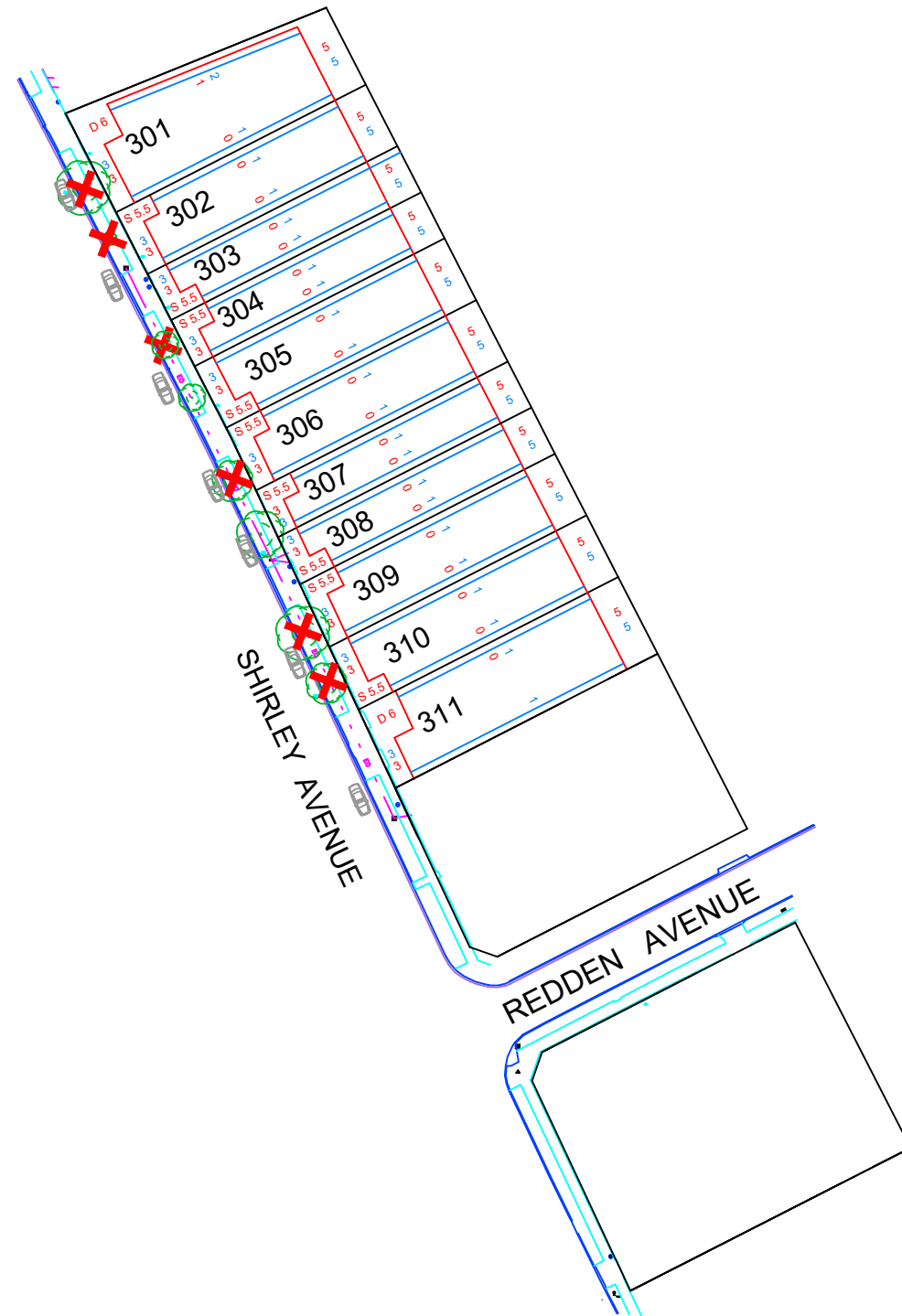


# Stage 2 - For Auction



### LEGEND

- S** Denotes single driveway location - 3m wide
- D** Denotes double driveway location - 6m wide
- 5** Single Storey Setback (distance from boundary or tie line shown)
- 2.5** Two Storey Setback (distance from boundary or tie line shown)
- △** Dwelling must address both road frontages
- ⊞** On street car park
- ⊞** Dwelling must connect to the existing stormwater outlets in the area and provide a combination 3000L rainwater tank (2000L provided for detention with a 20mm office and 1000L provided for retention plumbed to a WC).
- ⊞** The setbacks nominated on this Building Envelope Plan relate to minimum setback guidelines only. Actual requirements may vary, as determined by the relevant authority when a Development Application is submitted. Minimum private open space and maximum site coverage requirements may also apply, which could vary the indicative envelope.
- ⊞** Denotes tree to be removed
- ⊞** For stormwater flood protection all lots to have a minimum FFL of 44.65 or Council requirement above adjacent kerb whichever is greater.

Development No. / /  
 City of Norwood Payneham & St Peters

## Building Envelope Plan

### Allotments 90 to 95 in D6085

### Hundred of Adelaide

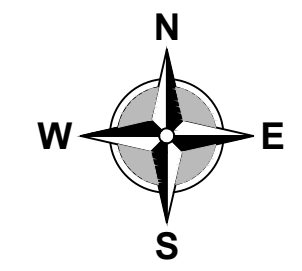
in the area named

# FELIXSTOW

C'ST 6217/673 & 5080/880



1:1000



Dimensions and areas are subject to survey.

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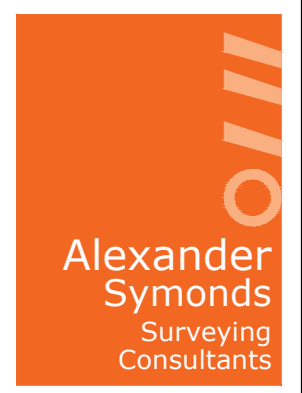
LICENSED SURVEYOR

<b>REF:</b> 20A1630	<b>SAHT Order 3350</b>
<b>DWG NO.:</b> 20A1630BEP STAGE 2	<b>REV H PROJECT No. 72.00.19.72</b>
<b>REVISION:</b> H	<b>SHIRLEY STREET</b>
<b>DEL</b> 30.05.2021	<b>FELIXSTOW</b>

Alexander & Symonds Pty Ltd  
 11 King William Street Kent Town,  
 South Australia 5067  
 PO Box 1000 Kent Town, SA 5071  
 DX 209 ABN 93007 753 988

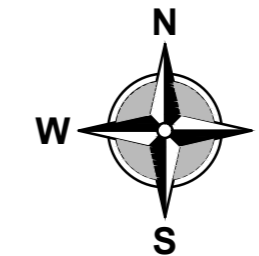
**T** (08) 8130 1666  
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**E** adelaide@alexander.com.au

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 + Spatial Information Management +

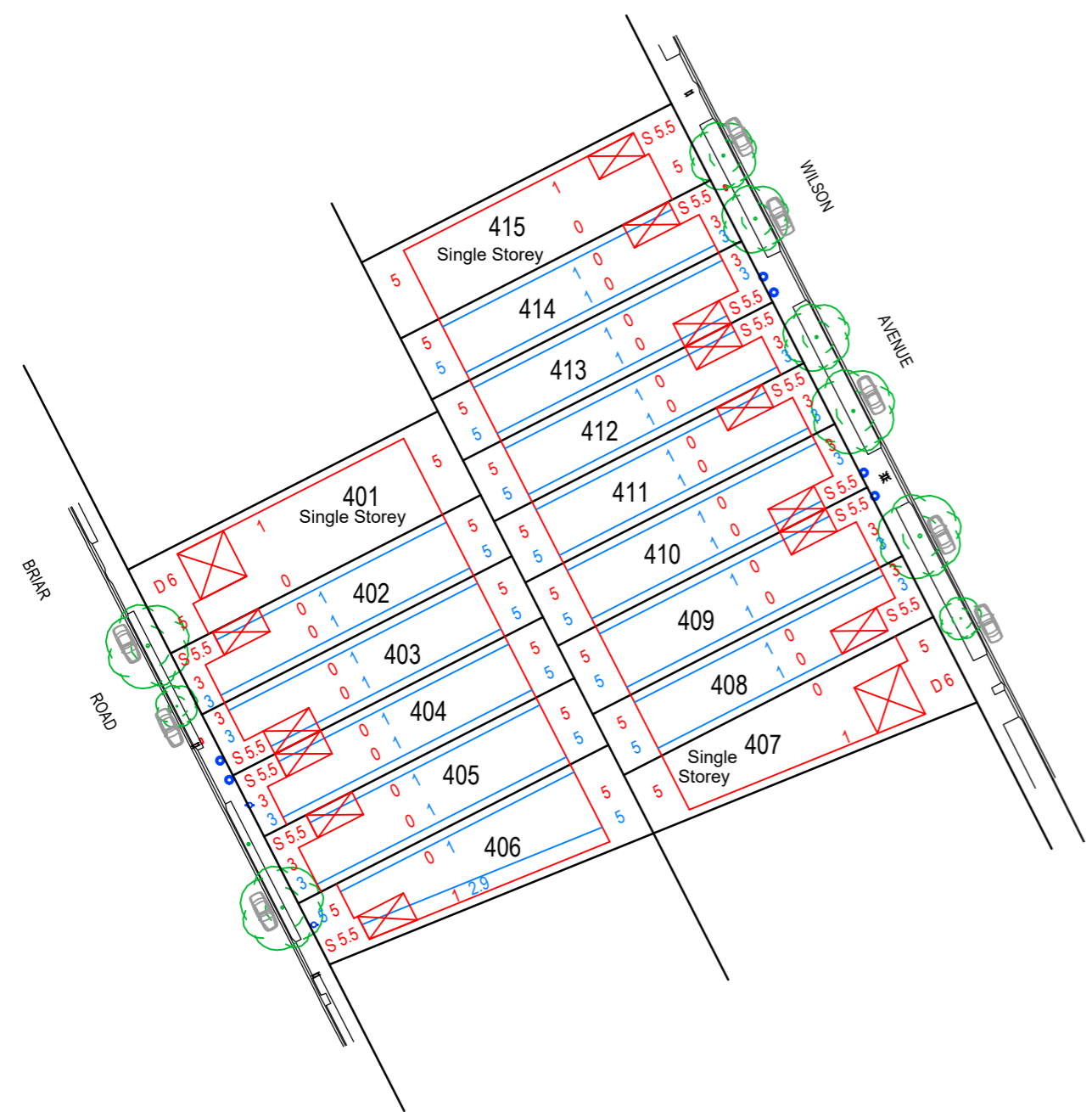
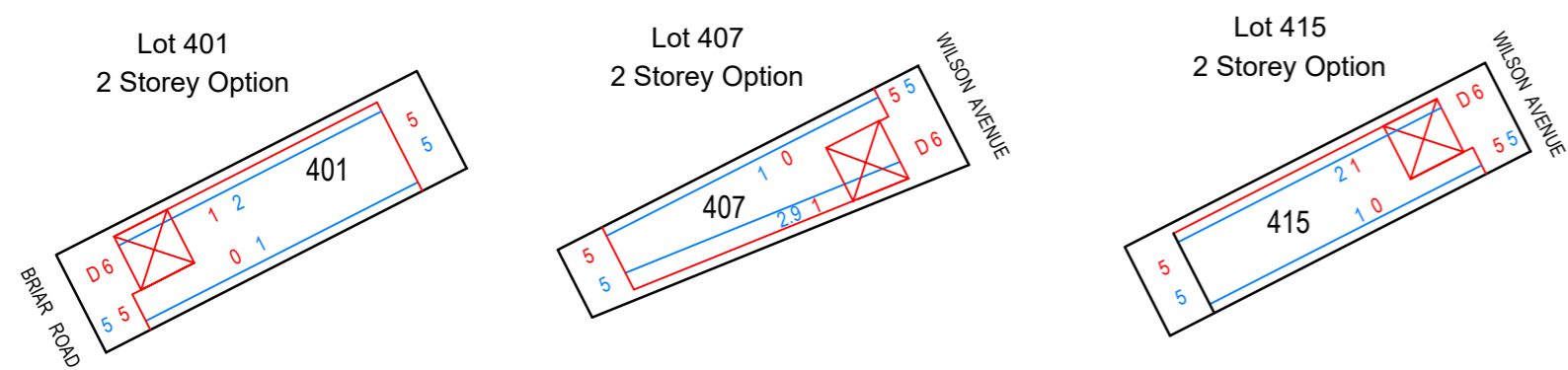


**Building Envelope Plan**  
**Allotments 51, 52 & 56 in D6085**  
**Allotments 24 to 26 in D50992**  
**Hundred of Adelaide**  
 in the area named  
**FELIXSTOW**

C'ST 6218/53, 5627/763, 5627/764, 5627/765



1:750 @ B3



**LEGEND**

- S Denotes single driveway location - 3m wide
- D Denotes double driveway location - 6m wide
- 5 Single Storey Setback (distance from boundary or tie line shown)
- 2.5 Two Storey Setback (distance from boundary or tie line shown)
- Denotes Single Garage
- Denotes Double Garage
- On street car park

Dwelling must connect to the existing stormwater outlets in the area and provide a combination 3000L rainwater tank (2000L provided for detention with a 20mm office and 1000L provided for retention plumbed to a WC).

The setbacks nominated on this Building Envelope Plan relate to minimum setback guidelines only. Actual requirements may vary, as determined by the relevant authority when a Development Application is submitted. Minimum private open space and maximum site coverage requirements may also apply, which could vary the indicative envelope.

- Denotes existing street tree

For stormwater flood protection all lots to have a minimum FFL of 44.35 or Council requirement above adjacent kerb whichever is greater.

Dimensions and areas are subject to survey.

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\_\_\_\_\_  
 LICENSED SURVEYOR

<b>REF:</b> 20A1630.00003	<b>SAHT Order 4128</b>
<b>DWG NO.:</b> 20A1630BEP REV A	<b>PROJECT No. 76003020</b>
<b>REVISION:</b> A	
<b>DEL</b> 27.11.2020	

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