

OakdenRise

Building Envelope Plan

Botanic - Stage 1-1

Plan SA Application ID 24?????

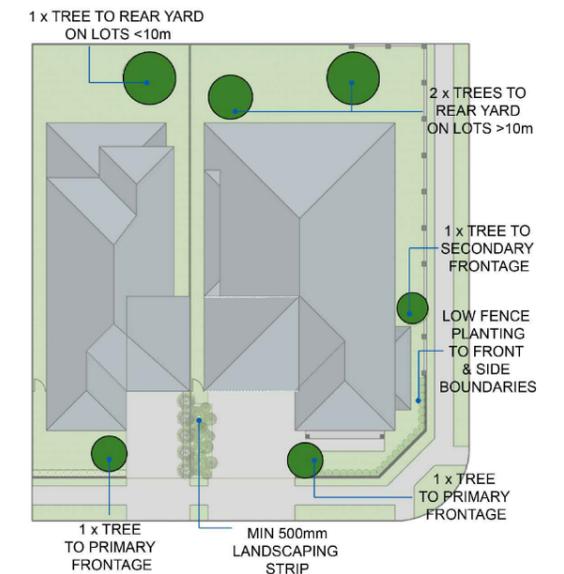


1:500 @ A3

- Denotes access location
- ▲ Denotes mandatory double storey.
- ▲ Dwellings constructed on corner / reserve lots must be designed to address the primary frontage and any secondary frontages including roads, reserves or public open space.
- ⊠ Denotes garage
Garage/ Carport minimum setback 5.5m unless noted otherwise
- ▬ Denotes wall built on boundary
4m high for single storey and 8m high for double storey from top of footings, maximum length of wall on boundary 100% of boundary length unless otherwise dimensioned
- Denotes garage can be built on boundary. Garage maximum 4m high and maximum 45% of boundary length
- D Denotes double driveway location.
- S Denotes single driveway location.
- S/D Denotes single garage for single level dwelling and double garage may be built for two level building.
(refer to Design Guidelines for further information, driveway crossover to remain single)
- Single Storey Setback
(distance from boundary or tie line shown)
- Two Storey Setback
(distance from boundary or tie line shown)
- Denotes Fencing by developer.
- Denotes Retaining only by developer.
- 8 Denotes Private Open Space and size in m² (Position Indicative)
B denotes on Balcony
- * Denotes Special Requirements Apply



Tree and Front Yard Landscape Requirements
Detached Housing
(Refer Section 8.0 of the Oakden Design and Siting Guidelines)



Tree and Front Yard Landscape Requirements
Attached Housing
1 x Tree planted to Front Yard

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For allotments where the Private Open Space area has not been specifically nominated allotments will be provided with an area of Private Open Space as follows:
- site area <301m² = 24m²
- site area >301m² = 60m²

BEP is subject to final authority approval