

# OakdenRise

## Building Envelope Plan

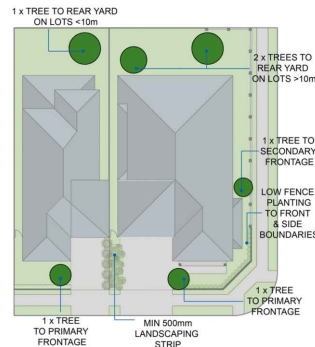
### Stage 4

Plan SA Application ID 22?????



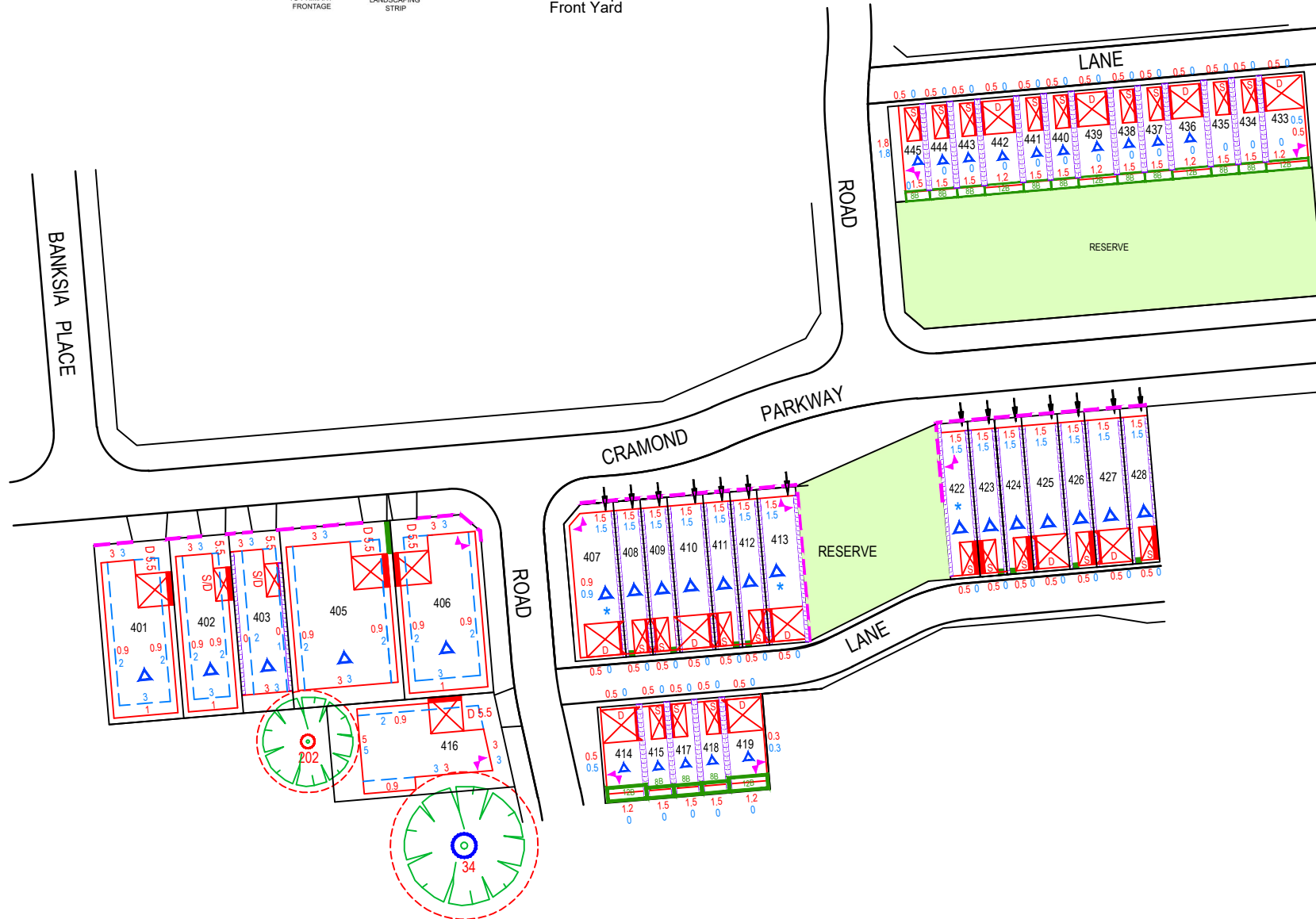
1:1000 @ A3

- ➔ Denotes access location
- Denotes mandatory driveway landscaping
- ▲ Denotes mandatory double storey.
- ▲ Dwelling 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.
- Denotes Private Open Space and size in m<sup>2</sup> (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



20A1672BEP ST 4 ALL Rev C 20.06.2024

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 <301m<sup>2</sup> = 24m<sup>2</sup>  
 - site area >301m<sup>2</sup> = 60m<sup>2</sup>

BEP is subject to final authority approval

Special requirement for lots 407, 413, & 422  
 Car accommodation must be enclosed on all sides

Special requirement for lot 422 only:  
 A maximum of 70% of the main dwelling may be built on the secondary street or side reserve boundary. The remaining 30% must have a minimum 300 - 500mm setback. This ratio is required to be achieved with articulation and feature elements.