

OakdenRise

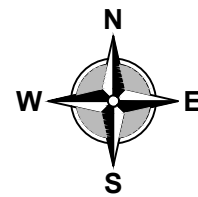
Building Envelope Plan

Stage 5

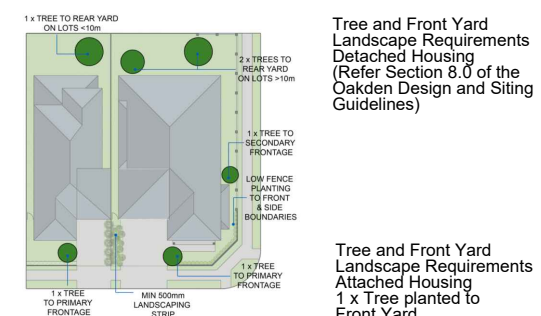
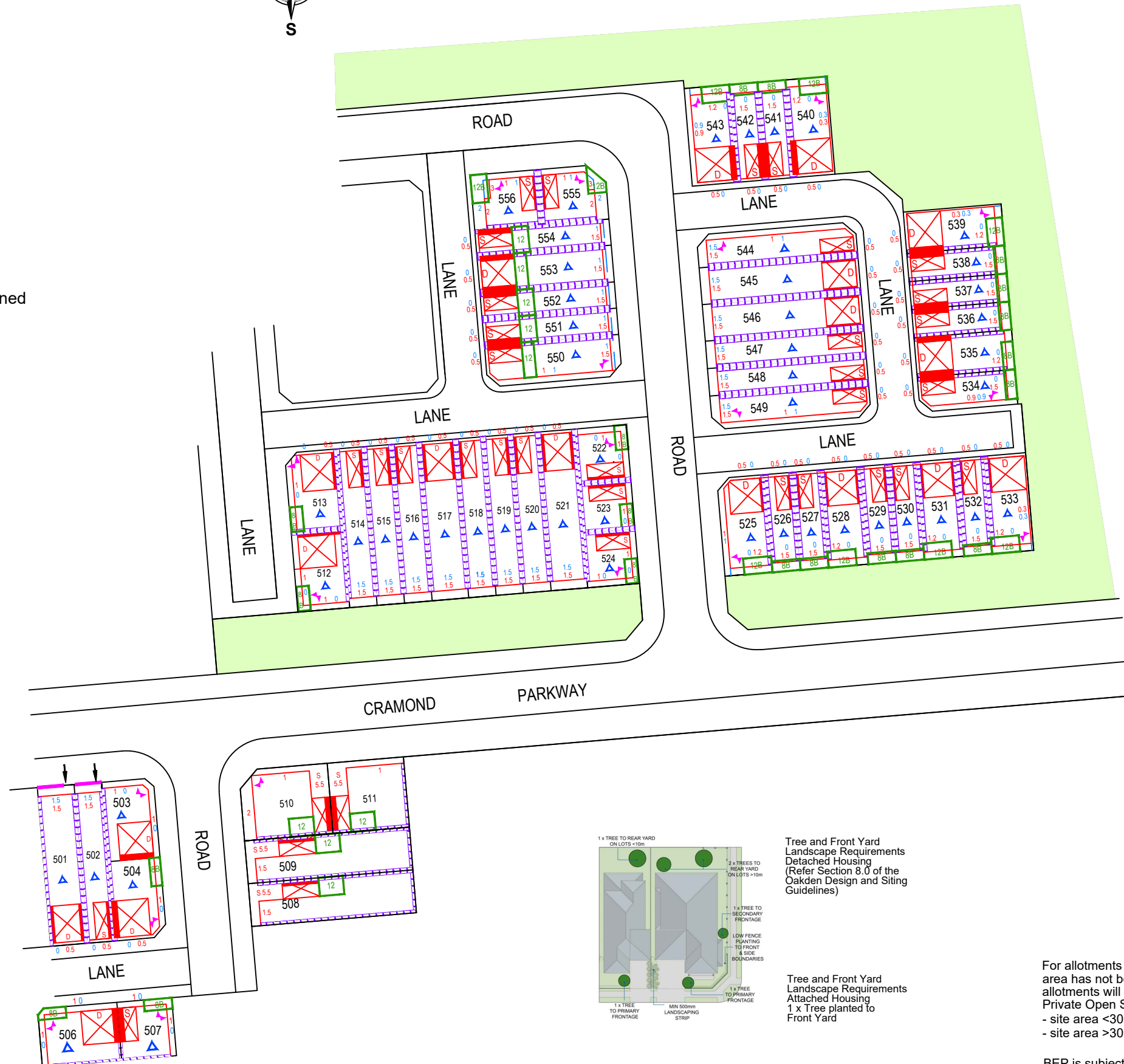
Plan SA Application ID 22?????



1:750 @ A3



- ➔ Denotes access location
- Denotes mandatory driveway landscaping
- ▲ 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.
- 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

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

20A1672BEP Stage 5 Rev D 19.07.2024