

SALT

O'Sullivan Beach

Release 3 Building Envelope Plan



- | Denotes garage can be built on boundary. If not on boundary 900mm minimum setback applies
 - Denotes single storey setback (note: front setback measure to front facade - excluding verandah or portico)
 - Denotes second storey setback (or if side wall greater than 3m)
 - Tree protection zone (TPZ) as per tree report. 10% encroachment allowed
 - Denotes portico setback 4m front boundary
 - Denotes retaining wall by developer
 - Denotes easement
 - Garden bed
 - D Denotes double driveway (5.4m)
 - S Denotes single driveway (3.5m)
 - * Denotes additional south boundary setback requirement. Refer to planning & design code for additional setback requirements.
- Note:** Minimum front setback to garage 5.5m

- The Planning Code states a 5 m front setback. The Onkaparinga Council have advised that they will consider supporting a 4 m front setback on these allotments in the building approval phase.
- Each purchaser client will need to confirm this direct with the Onkaparinga Council.
- This applies to blocks 14-17.

For further information please contact:

Sales & Information Centre
36 Gumeracha Rd, O'Sullivan Beach SA 5166

Scott McPharlin
Senior Sales Consultant
M: 0447 346 523
E: enquiries@salt-osullivan.com.au

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