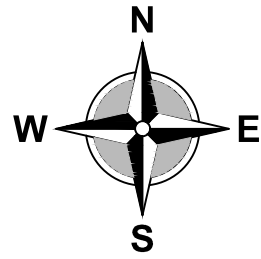
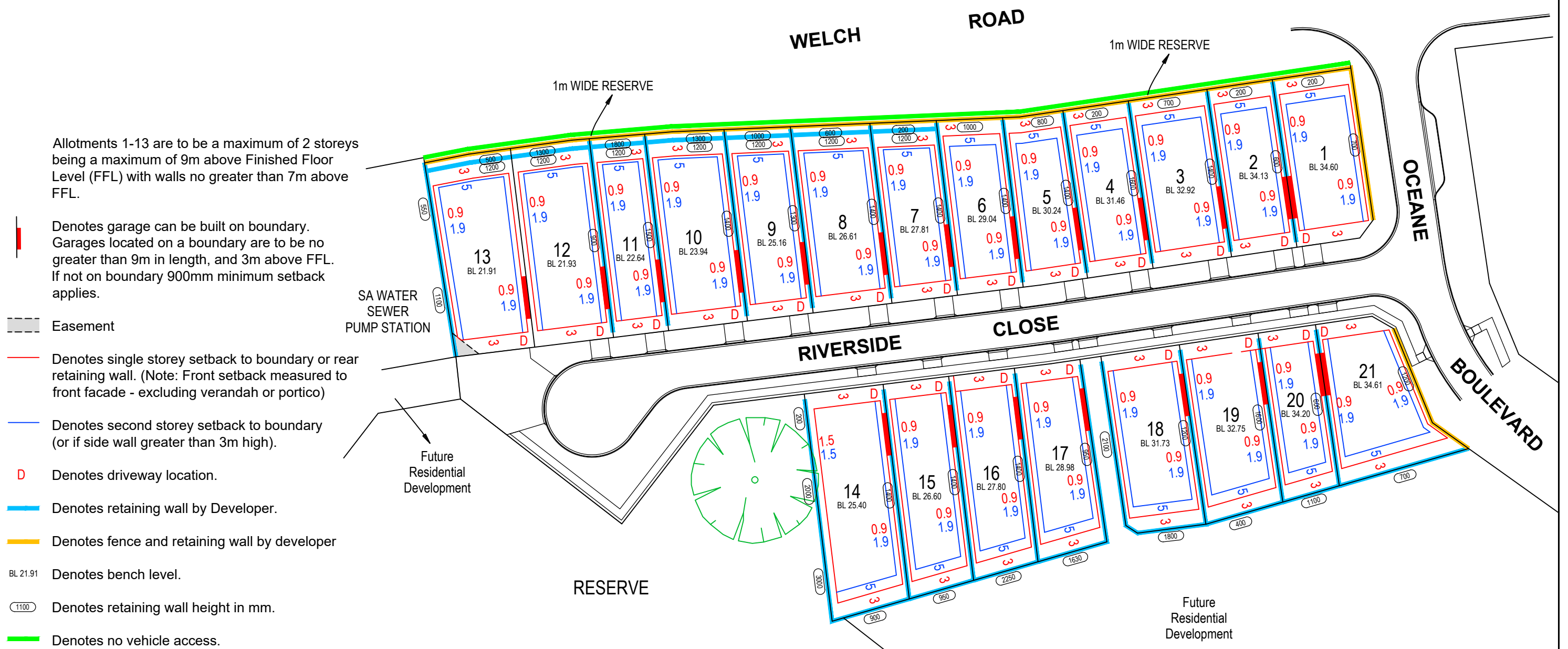


OCEANE - STAGE 1B1 BUILDING ENVELOPE PLAN

Development No. 453/D428/23



1.07.2025



Allotments 1-13 are to be a maximum of 2 storeys being a maximum of 9m above Finished Floor Level (FFL) with walls no greater than 7m above FFL.

Denotes garage can be built on boundary. Garages located on a boundary are to be no greater than 9m in length, and 3m above FFL. If not on boundary 900mm minimum setback applies.

Easement

Denotes single storey setback to boundary or rear retaining wall. (Note: Front setback measured to front facade - excluding verandah or portico)

Denotes second storey setback to boundary (or if side wall greater than 3m high).

Denotes driveway location.

Denotes retaining wall by Developer.

Denotes fence and retaining wall by developer

Denotes bench level.

Denotes retaining wall height in mm.

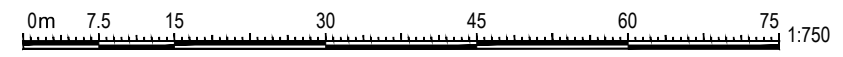
Denotes no vehicle access.

Minimum front setback to garage 5.5 metres.

Envelopes show the minimum setback requirements and driveway locations only. Council and Planning and design Code requirements must also be adhered to with respect to private open space and other considerations.

Retaining wall information and bench levels derived from TMK dwg no. 230928-C03/3 dated 26.02.2025

Road names are subject to approval by the City of Victor Harbor.



22A2950 BEP1B-1(H)

