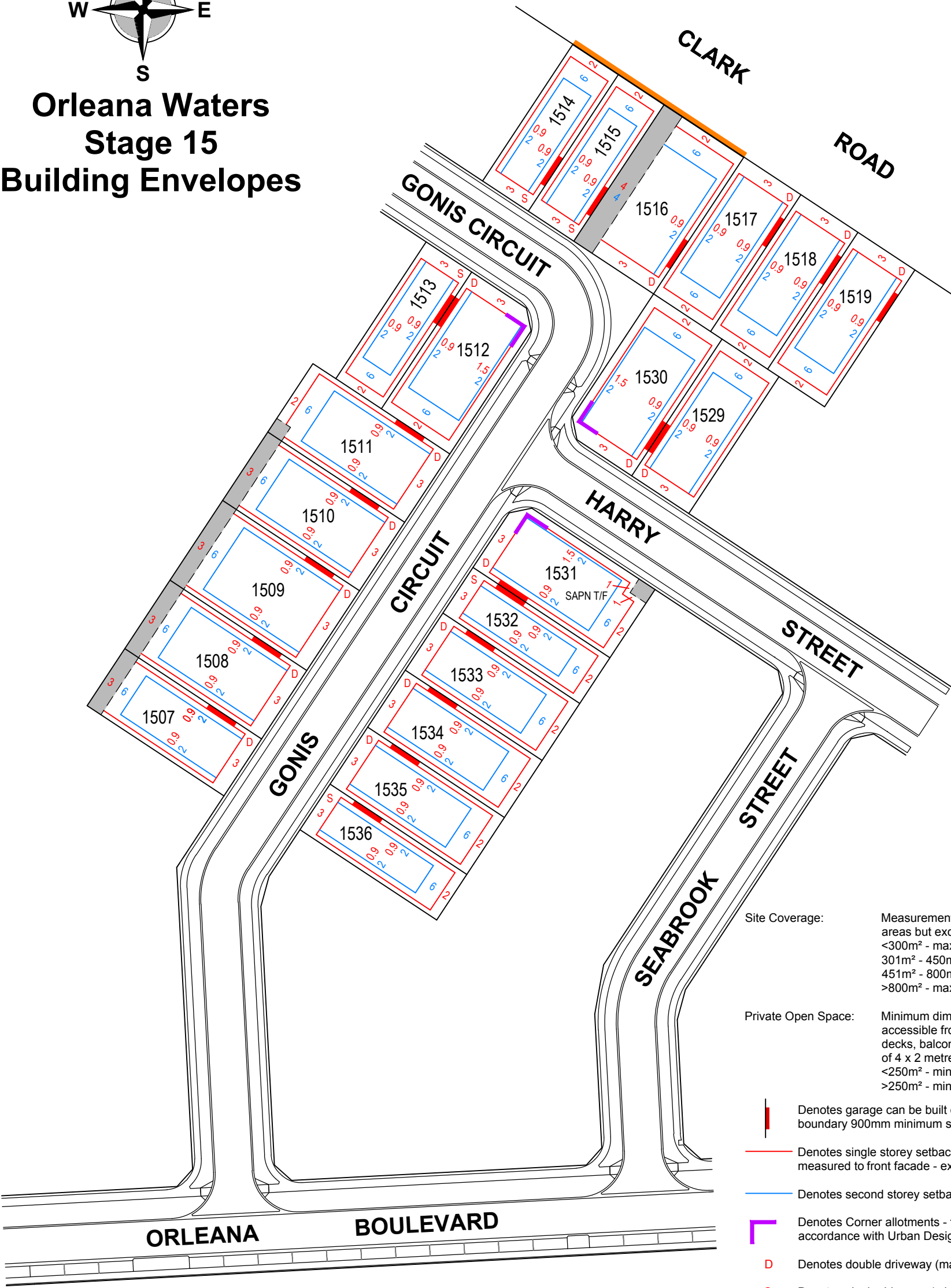


Orleana Waters Stage 15 Building Envelopes



- Site Coverage: Measurement includes alfresco and verandah areas but excludes eaves and porticos.
<300m² - maximum 55%
301m² - 450m² - maximum 50%
451m² - 800m² - maximum 45%
>800m² - maximum 40%
- Private Open Space: Minimum dimension of 4 x 6 metres accessible from a living area (can include decks, balconies with minimum dimensions of 4 x 2 metres).
<250m² - minimum 35m²
>250m² - minimum 60m²
- Denotes garage can be built on boundary. If not on boundary 900mm minimum setback applies.
- Denotes single storey setback. (Note: Front setback measured to front facade - excluding verandah or portico).
- Denotes second storey setback (or if side wall greater than 3m high).
- Denotes Corner allotments - facade of secondary corner in accordance with Urban Design Guidelines
- D Denotes double driveway (maximum 6 metres at boundary and kerb).
- S Denotes single driveway (minimum 3 metres or maximum 4.5 at boundary and a minimum 3 metres or maximum 4.5 at kerb).
- Easement
- Side fencing by Developer to nominated corner Allotments.
- Front fencing mandated for Collector Roads.
- Tubular fencing to reserve by Developer.
- Minimum front setback to garage 5.5 metres.
- Maximum garage depth 8 metres (where not built on the boundary).
- Envelopes show the minimum setback requirements and driveway locations only.
- Minimum number of on site carports with minimum dimension of 2.4 x 5.5 metres is 2 (can include garage/carport).
- Width of garage/carport is to be less than 50% of the site frontage.