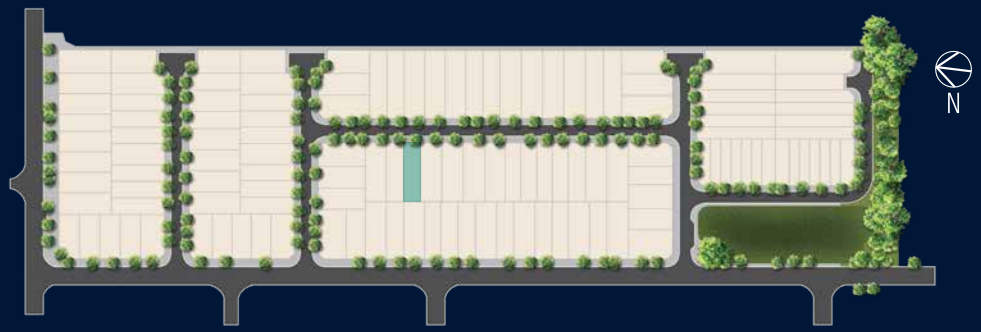
SALT
O'Sullivan Beach

Lot 83





Lot 83 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)

* Denotes additional south boundary setback requirement. Refer to planning & design code for additional setback requirement.

D Denotes double driveway

S Denotes single driveway

TPZ Tree protection zone (TPZ) as per tree report. 10% encroachment allowed

Denotes portico setback front boundary

Denotes retaining wall by developer

Denotes easement

Garden bed

Note: Minimum front setback to garage 5.5m. Maximum garage length 8.0m if built on boundary.

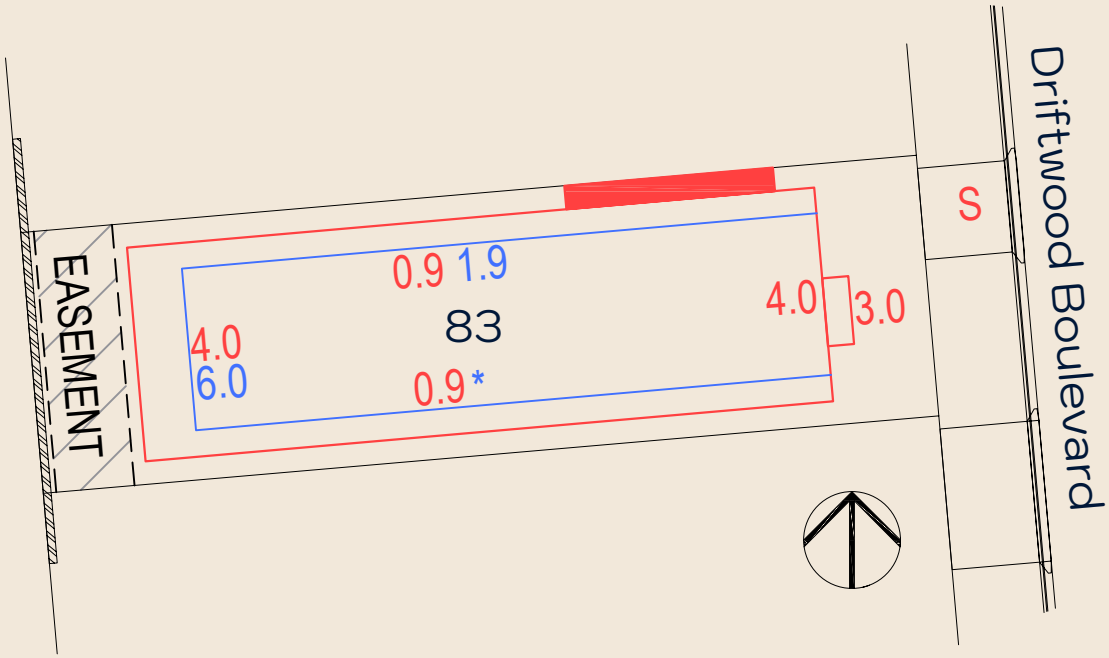
Envelopes show the minimum setback requirements and driveway locations only. Council and planning code requirements must also be adhered to with respect to site coverage / private open space and soft landscaping.

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
W: salt-osullivan.com.au

RLA 222182



Disclaimer: This material has been prepared for information purposes only, to assist interested parties when conducting initial enquiries of the property and details are subject to change. It does not constitute advice and does not contain all of the information that a prospective purchaser may require to make their purchasing decision. Interested parties should conduct their own investigation and analysis of the property to satisfy themselves of relevant matters and must not rely solely on their investigations in deciding to purchase. Whilst all due care has been taken in preparation of this material, to the maximum extent permitted by law, OSB Pty Ltd excludes all liability arising from reliance on the information contained herein and no responsibility is taken for any errors or omissions. Artwork, images and plans are artist's impressions only and should not to be relied upon as a definitive reference. Designs, plans and prices were correct at the time of printing and are subject to change – please consult the Salt O'Sullivan Beach Sales and Information Centre for the latest stock information contained herein. Refer to council and planning code requirements for private open space and setback requirements. Blocks greater than 301sqm require 60sqm while blocks less than 301sqm require 24sqm. In relation to setbacks please also refer to council and planning code requirements. Blocks greater than 301sqm require 4m on ground floor and 6m on upper floor while blocks less than 301sqm require 3m on ground floor and 5m on upper floor.