

EXISTING GAS METER TO BE
RAISED TO ALIGN WITH NEW ROAD
VERGE LEVELS. CONTRACTOR TO
COORDINATE WITH APA.

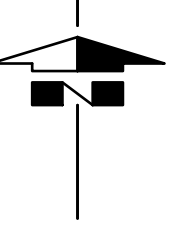
3m STORMWATER EASEMENT

LEGEND

- BUILDING ENVELOPES ARE INDICATIVE SHOWING MINIMUM SETBACKS ONLY.
- BUILDING WALLS NOT SITED ON SIDE BOUNDARIES ARE TO BE SET BACK FROM SIDE BOUNDARIES CONSISTENT WITH THE FOLLOWING:
- (A) AT LEAST 900MM WHERE THE WALL HEIGHT IS UP TO 3M,
- (B) OTHER THAN FOR A WALL FACING A SOUTHERN SIDE BOUNDARY, AT LEAST 900MM PLUS 1/3 OF THE WALL HEIGHT ABOVE 3M, AND
- (C) AT LEAST 1900MM PLUS 1/3 OF THE WALL HEIGHT ABOVE 3M FOR WALL FACING A SOUTHERN SIDE BOUNDARY.
- NOMINATED GARAGE LOCATION.
TYPICAL SETBACK 5.50m.
UNLESS NOTED OTHERWISE
- 6m(L) & 3m WALL(H)
DESIGN SURFACE LEVEL
- CONCRETE FOOTPATH WITH KERB RAMP
- SIDE ENTRY PIT (SEP)
- DRIVEWAY: (LOT WIDTH < 12m = 3.5m WIDE)
(LOT WIDTH ≥ 12m = 5m WIDE)
- JUNCTION BOX (JB)
- GRATED INLET PIT (GIP)
- ALLOTMENT STORMWATER CONNECTION
- FIELD GULLY (FG)
- FRONT ALLOTMENT STORMWATER CONNECTION
- DRAINAGE OUTLET KERB INSERT
- SEWER MAINTENANCE HOLE
- SEWER INSPECTION OPENING
- SEWER CONNECTION
- ELECTRICAL PILLAR
- ELECTRICAL P7 JUNCTION PIT
- EXISTING ELECTRICAL PILLAR
- EXISTING ELECTRICAL P7 JUNCTION PIT
- PUBLIC LIGHT POLE
- POTABLE & RECYCLED WATER CONNECTION
- POTABLE WATER CONNECTION IN CAST IRON BOX
- PRAM RAMP
- TRANSFORMER/SWITCHING CUBICLE EASEMENT
- SLEEPER RETAINING WALL - WITH FENCE
- SLEEPER RETAINING WALL - NO FENCE
- 100mm PVC IRRIGATION CONDUIT
- EXTENT OF WORK STAGE 1
- PROPOSED TREE (PRELIMINARY - SUBJECT TO FINAL SERVICE LOCATIONS)

NOTES

- THIS PLAN IS TO BE USED FOR MARKETING PURPOSES ONLY. EASEMENTS SHOWN ARE SUBJECT TO CHANGE AT THE DISCRETION OF STATUTORY AUTHORITIES AND / OR THE DEVELOPER.
- ALL DATA SHOWN HEREON IS SUBJECT TO APPROVAL BY THE REGISTRAR GENERAL'S DEPARTMENT, COUNCIL AND RELATIVE SERVICE AUTHORITIES. ROAD LAYOUT AND ASSOCIATED INFRASTRUCTURE IS DERIVED FROM DESIGN INFORMATION AND SUBJECT TO CHANGE.
- MINIMUM PRIVATE OPEN SPACE AND MAXIMUM SITE COVERAGE AS PER THE PLANNING AND DESIGN CODE APPLY.
- DESIGN LEVELS ARE SUBJECT TO ACCEPTABLE CONSTRUCTION VARIANCES AND APPROVED FOR CONSTRUCTION DRAWINGS.
- THIS BEP HAS BEEN PREPARED IN ACCORDANCE WITH THE PLAN OF DIVISION DRAFTED BY ALEXANDER SYMONDS SURVEYING CONSULTANTS - DWG. NO. A008919PROP2 REV C DATED 5 DECEMBER 2019, GRANTED DEVELOPMENT APPROVAL ON 29 JANUARY 2020 BY THE CITY OF ONKAPARINGA IN DA 145/D114/19.



INFORMATION ISSUE
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
D	19.07.21	FOR COUNCIL REVIEW	VC	RB	RB
E	26.07.21	FOR COUNCIL REVIEW	VC	RB	RB
F	31.08.21	FOR COUNCIL APPROVAL	RFF	RB	RB
G	01.09.21	FOR COUNCIL APPROVAL	RFF	RB	RB
H	22.10.21	FOR COUNCIL APPROVAL	RFF	RB	RB
I	30.11.21	FOR COUNCIL APPROVAL	RFF	RB	RB
J	09.12.21	FOR COUNCIL APPROVAL	RFF	RB	RB

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HOW ROAD - STAGE 1
ALDINGA GREEN
FOR REMEN NOMINEES PTY LTD
BUILDING ENVELOPE PLAN

A1 DOCUMENT NUMBER
Project Number Sheet No. Rev.

Design RFF Drawn LK
WGA190263-DR-CV-140 J

V:2019.190200 - 190209.190203 - How St/Drain/Stage/Stage 1/WGA190263-DR-CV-140.dwg, J: 9/12/2021 4:54 PM, rty

