



Building Envelope Plan (BEP)

21/03/2024

APPROVED

The Building Envelope Plan is Approved by the Marion Assessment Manager pursuant to Regulation 19A (1) & (2) of the Planning, Development and Infrastructure (General) Regulations 2017.

Pursuant to Regulation 19A (3) a building envelope plan, or a variation to a building envelope plan, does not have effect for the purposes of the Planning and Design Code until the building envelope plan, or the varied building envelope plan (a) is submitted to the Chief Executive; and (b) is published by the Chief Executive on the SA planning portal.

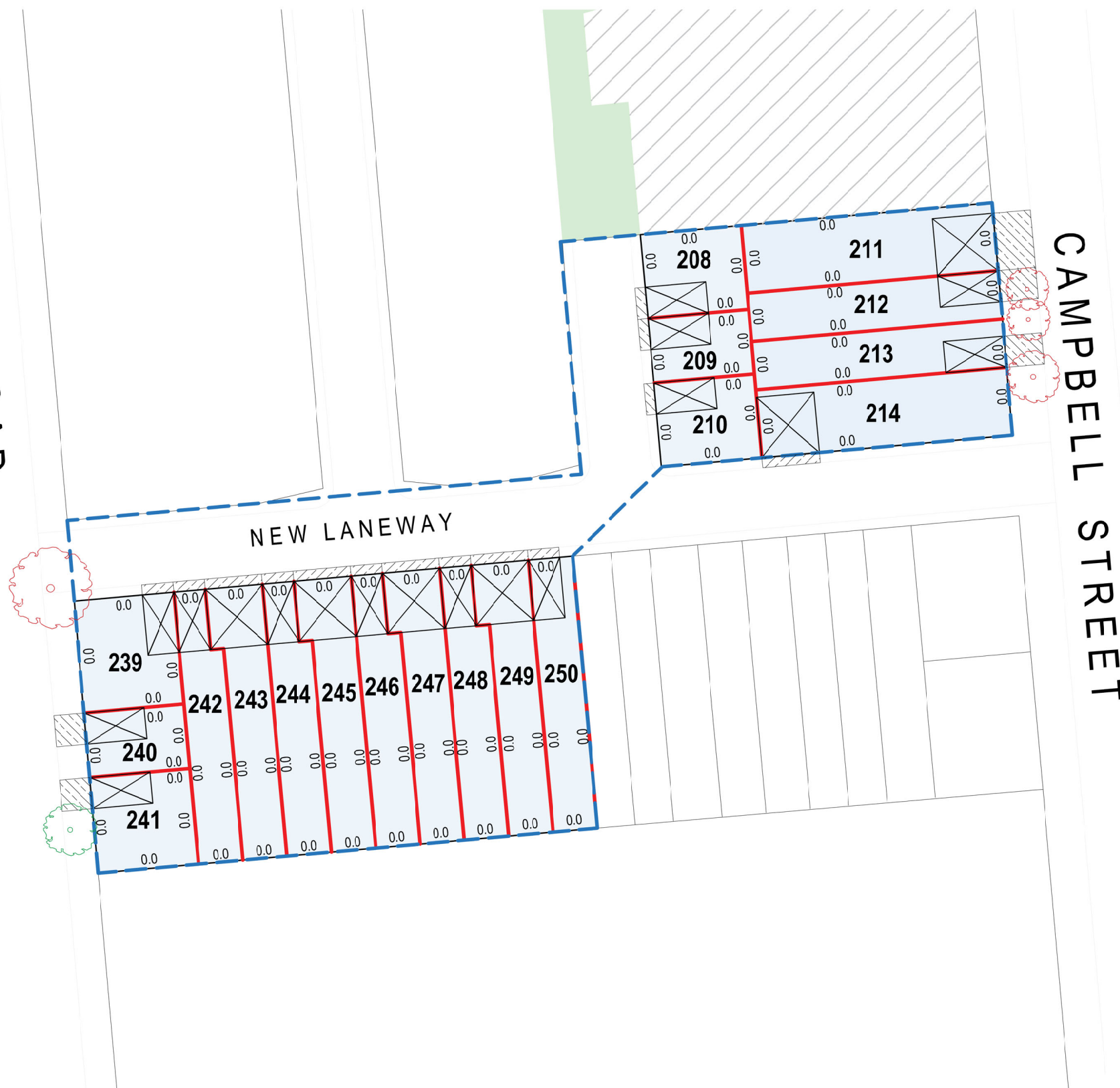
NOTE:

- This plan is a concept plan only and is not intended to be used for construction.
- The plan is subject to change at the discretion of statutory authorities and / or the developer.
- Driveways, crossover locations and infrastructure details are indicative only, are subject to engineering detailed design and may be subject to change.
- All information shown in the plan is subject to approval by the all relevant authorities, including the Registrar General's Department, Council and relative services authorities.
- If the purchaser changes or nominates an alternate driveway location, they may do so at their own discretion, due diligence and cost to ensure there are no infrastructure clashes, all Council requirements are met and driveway grades are suitable.
- Proposed set backs are the minimum dimension at the time of preparation. The policies within the Planning and Design Code must be adhered to.
- Policies in relation to private open space, retaining walls, building heights and site coverage must meet the requirements in the Planning and Design Code.

BARRY ROAD

NEW LANEWAY

CAMPBELL STREET



STAGE 1C
Building Envelope Plan

Oaklands Green Masterplan
Campbell Street, Oaklands Park

LEGEND

- Indicative driveway location
- Boundary wall on boundary at 10m high

- Denotes building envelope & setback dimension
- Denotes garage location

- Stage boundary line
- Maximum Building Height (12m / 3 levels)

- Existing street tree to remain
- Existing street tree to removed



November 2023
Revision A
Scale 1:500 at A3

