

# MAGAIN



**104/1/13 Opal Road Morphett Vale SA**

Please contact Nathan Brown and Lincoln Rogers from Magain Real estate for all your property advice.

**Type** : Land

**Land Size** : 236.22 sqm

**View** : <https://www.magain.com.au/property/104113-opal-road-morphett-vale-sa/8714114>



**Nathan Brown**  
08 8398 1494



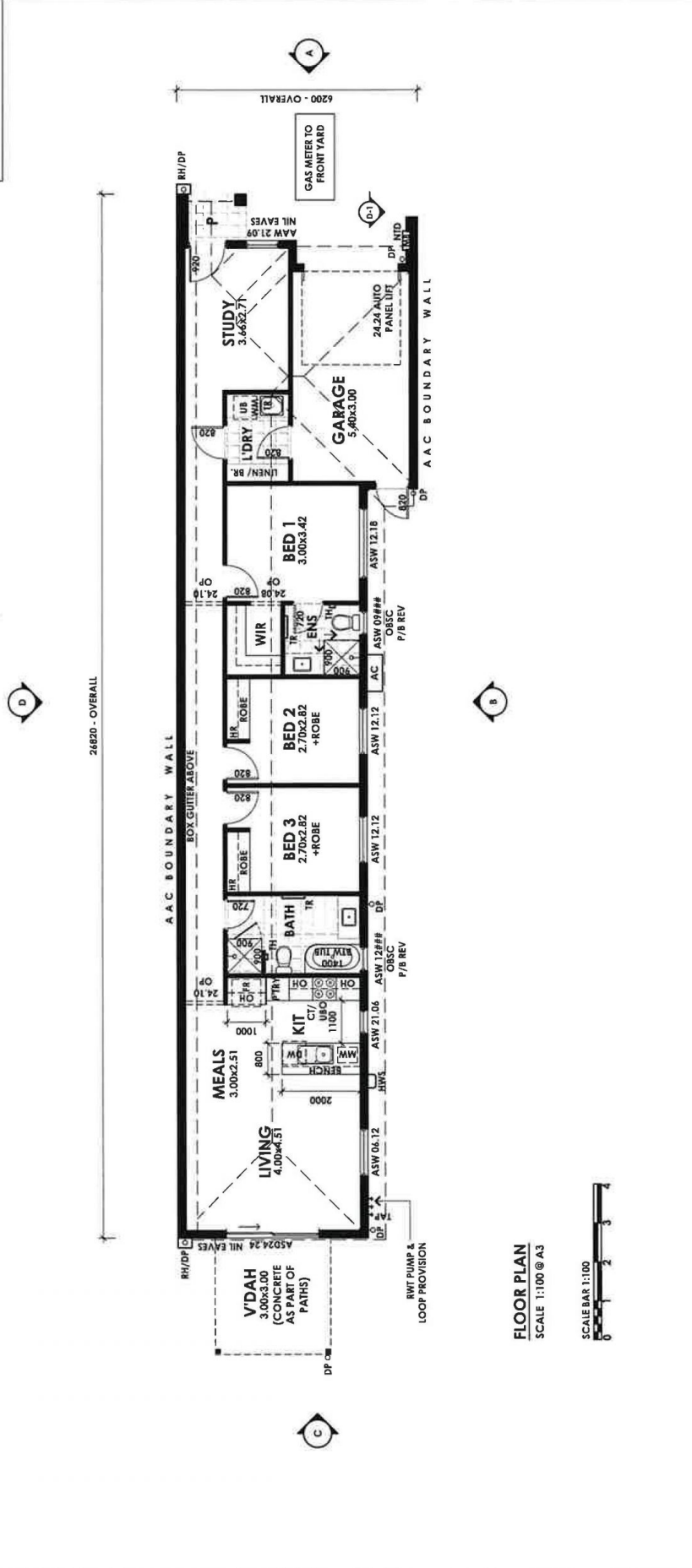
**Lincoln Rogers**  
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PLANNING

STEEL FRAME CONSTRUCTION

RES 1

NCC COMPLIANCE:  
 DWELLING HAS A CONCESSION UNDER  
 MBS-007 (AMND. 4 - MAR. 2023).  
 - DWELLING IS EXEMPT FROM  
 COMPLYING WITH THE LIVABLE  
 HOUSING DESIGN STANDARD (LHDS),  
 BUT MUST COMPLY WITH PART 4 - GRAB  
 RAIL PROVISIONS AS PER THE  
 STANDARD.  
 ENERGY EFFICIENCY TO BE ASSESSED  
 UNDER THE ENERGY EFFICIENCY  
 WITH NCC 2022. "WHOLE-OF-HOME"  
 ENERGY PROVISIONS.



FLOOR PLAN  
 SCALE 1:100 @ A3



GENERAL LEGEND	DATE	REVISION	BY	DATE	REVISION
REFRIGERATOR	17.10.2023	CONCEPT DESIGN	JG		
TR	13.11.2023	CD A - SURVEY UNDERLAY	JG		
ET	14.11.2023	CD B - LOT 3 COVER AMOS.	JP		
SHR	24.11.2023	PLANNING DRAWINGS	JG		
DW	02.12.2023	PO A - BES 3 VEA. REMOVED	JG		
HR	28.01.2024	PO B - BES 2 MIBRED	JG		
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