

DA
MARION

SUBJECT TO APPROVAL

SITING SUBJECT TO RECEIPT OF ALL RELEVANT DOCUMENTATION PERTAINING TO RESTRICTIONS ON THE SUBJECT PROPERTY.

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BUILDING ENVELOPE	YES
BUSHFIRE	NO
DESIGN WIND CLASSIFICATION	N2
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	YES
HERITAGE OVERLAY	NO
LANDSLIP HAZARD	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SITE CLASSIFICATION	REFER TO ENGINEER DETAILS
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	NO
ZONING	N/A

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
REFER SITE PLAN		
BULK & SCALE		
SITE AREA	244m ²	
SITE COVERAGE	MAX. 60%	67.39%
LANDSCAPE		
LANDSCAPED AREA	N/A	30.08m ²
LANDSCAPED AREA - FRONT	N/A	10m ²
LANDSCAPED AREA - REAR	N/A	20.08m ²
EARTHWORKS		
NO APPLICABLE CONTROLS		
ACCESS & AMENITY		
PRIVATE OPEN SPACE	MIN. 24m ²	28.08m ²

SITE BOUNDARY, EARTHWORK AND SPOT LEVEL INFORMATION SHOWN IS INDICATIVE ONLY AND IS SUBJECT TO RECEIPT OF A DETAILED CONTOUR SURVEY COMPLETED BY AN APPROVED REGISTERED SURVEYOR.

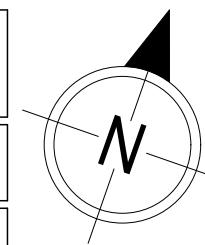
DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE CONSOLIDATED TENDER AND/OR COLOUR SELECTIONS DOCUMENTATION.

SEWER DIAGRAM NOT AVAILABLE AT TIME OF PLAN DRAWING. LOCATION SUBJECT TO RECEIPT OF RELEVANT DOCUMENTATION.

AIR CONDITIONER LOCATION AND WATER TANK SIZE AND LOCATION ARE INDICATIVE ONLY AND SUBJECT TO FINAL SELECTIONS AND DETAILED CONTOUR INFORMATION.

ALL LANDSCAPING BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE

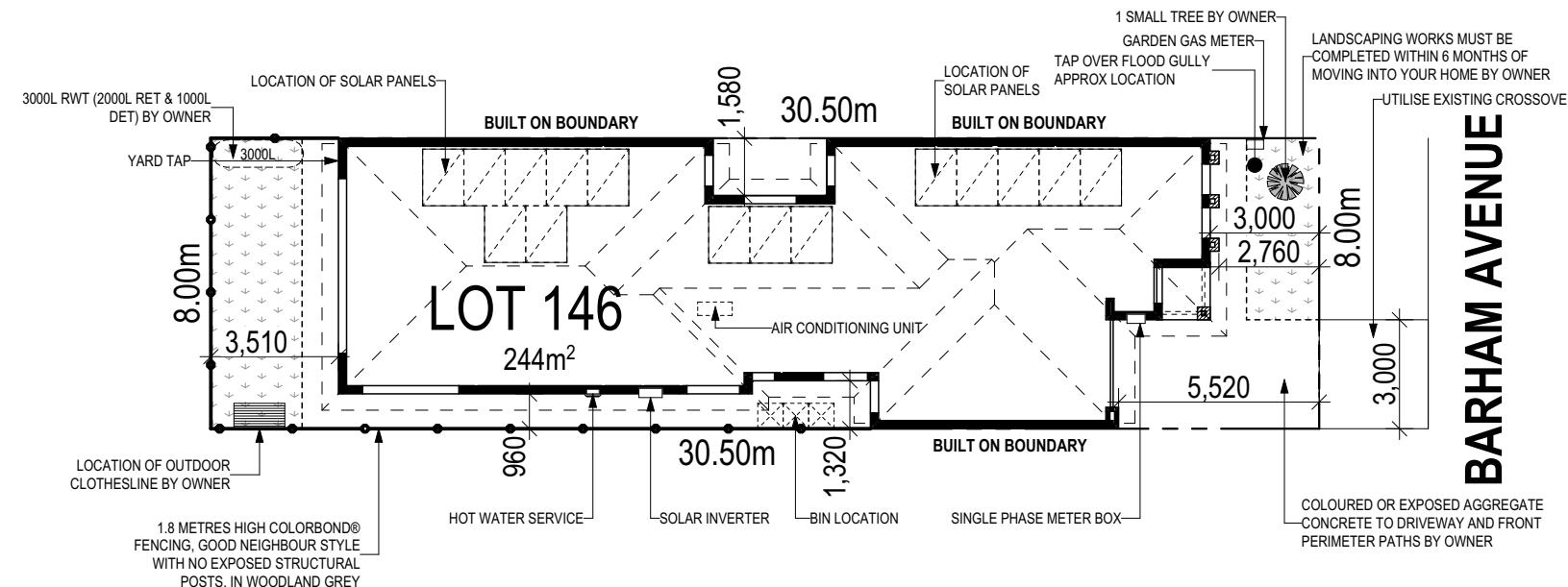
ANY RETAINING WALLS OR PLINTHS FORWARD OF THE DWELLING OR VISIBLE TO THE PUBLIC MUST BE CONSTRUCTED USING DECORATIVE MATERIALS. PLAIN GREY OR CONCRETE SLEEPERS WILL NOT BE PERMITTED



**OPTICOMM ESTATE
INSTALLATION REQUIREMENTS TO BE
CONFIRMED AT SELECTION STAGE**

**PLEASE NOTE:
BOUNDARIES TO BE CONFIRMED ON
RECEIPT OF ENGINEER'S SURVEY**

TOTAL FLOOR AREAS		
AREA NAME	DROP FLOOR	AREA (m ²)
GROUND FLOOR		
GARAGE	NO	23.26
LIVING	NO	139.32
PORCH	NO	1.86
		164.44 m ²



BARHAM AVENUE

**DRAFTING CLARIFICATIONS TO BE DISCUSSED
AT YOUR NEW HOME APPOINTMENT:**

- DOUBLE STUDS WALL REQUIRED TO WALL BETWEEN ENS & WIR 1 TO FIX SHOWER SCREEN.
- SHOWER NICHE REQUIRED ADDITIONAL WALL FURTHER REDUCING ENSUITE SIZE. ENSUITE VANITY STAYS AT 1000MM WIDE DUE TO INSUFFICIENT SPACE.
- HWS RE-POSITIONED DUE TO ADDITION OF SHOWER NICHE TO BATHROOM.
- BED 2 & BED 3 SIZE HAVE BEEN ADJUSTED EQUALLY AS CLOSE AS POSSIBLE TO SUIT BRICK COURSE.
- GAS METER RELOCATED TO FRONT GARDEN AREA TO SUIT APA INSTALLATION GUIDELINES.
- PROVIDE SF2115 DOOR (2.1M HIGH) TO LAUNDRY TO ALLOW FOR BULKHEAD & OVERHEAD CUPBOARD UPGRADE TO LAUNDRY
- SOLAR INVERTER IS POSITIONED BEHIND DUE TO LIMITED SPACE AT THE FRONT (OVER 10M AWAY FROM METER BOX).

PLAN ACCEPTANCE BY OWNER

THIS PLAN HAS BEEN DRAWN TO REFLECT YOUR CONSOLIDATED TENDER. PLEASE CHECK THAT EVERYTHING IS CORRECT AND FINALISED. FURTHER STRUCTURAL CHANGES ARE NOT POSSIBLE PAST THIS POINT. PLEASE NOTE, SELECTIONS ITEMS WILL NOT APPEAR ON YOUR PLANS UNTIL AFTER YOUR INTERNAL COLOUR SELECTIONS APPOINTMENT IS COMPLETE.

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	1 DRAFT SALES PLAN	PTR 15/04/2025	JASON & GEORGIE SAUER	AUBURN ONE	H-SNGABR10SA	
	2 FINAL SALES PLAN	HAN 21/05/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 CT CHANGES	WIT 12/06/2025	12 BARHAM AVENUE, MORPHEUTVILLE SA 5043	VANTAGE	F-SNGABR10VTGA	
	4 FLOOR SLAB TO COURTYARD	HET 20/06/2025	LOT / SECTION / DP: 146 / - /	COUNCIL: MARION	SHEET TITLE: FSP - CONTOUR SKETCH	SCALES: 1:200

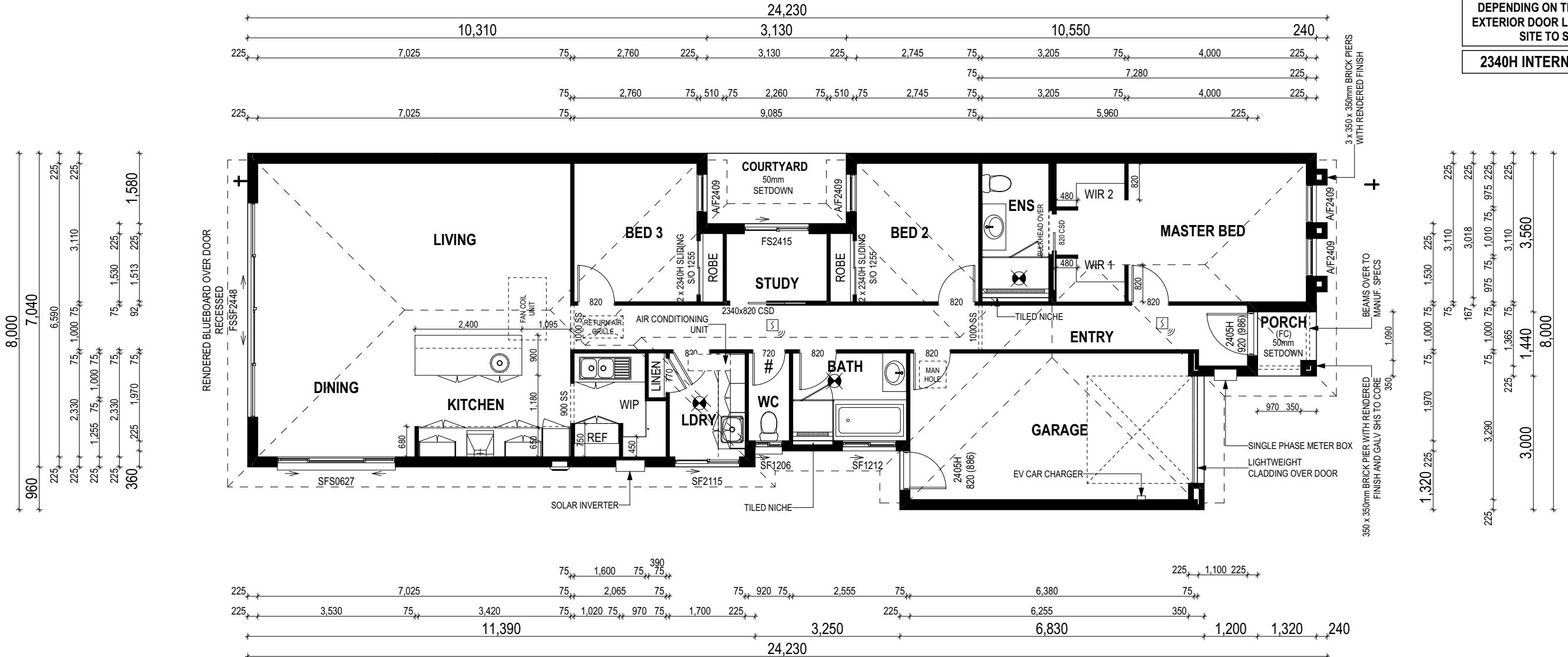
THESE DRAFT SALES PLANS DO NOT NECESSARILY
REFLECT THE FINAL EXTERNAL FINISHES OF YOUR
HOME. THIS DETAIL WILL BE PROVIDED ON THE
WORKING DRAWINGS WHEN PREPARED.

WINDOW AND DOOR SIZES ARE BASED ON
MANUFACTURERS SPECIFICATIONS AT TIME OF
DEPOSIT AND MAY DIFFER SLIGHTLY TO THE SIZES
NOMINATED IN THE CONSOLIDATED TENDER DUE TO
MANUFACTURING CHANGES AT THE TIME OF
CONSTRUCTION.

YOU HAVE NOMINATED A STEEL FRAME IN YOUR
CONSOLIDATED TENDER.

YOU HAVE NOMINATED BRICK VENEER
CONSTRUCTION IN YOUR CONSOLIDATED TENDER
(THIS MAY INCLUDE LIGHTWEIGHT CLADDING
DEPENDING ON THE DESIGN). FINAL WINDOW AND
EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON
SITE TO SUIT BRICKWORK GAUGE

2340H INTERNAL DOORS THROUGHOUT



NOTE:

- INTERNAL INSULATION ADDED TO :
- WALL BETWEEN BED 3 & LIVING
 - WALL BETWEEN BED 2/3 & STUDY
 - WALL BETWEEN BED 2/3 & HALLWAY
 - WALL BETWEEN BED 2 & ENSUITE

ALL DIMENSIONS ARE FRAME DIMENSIONS

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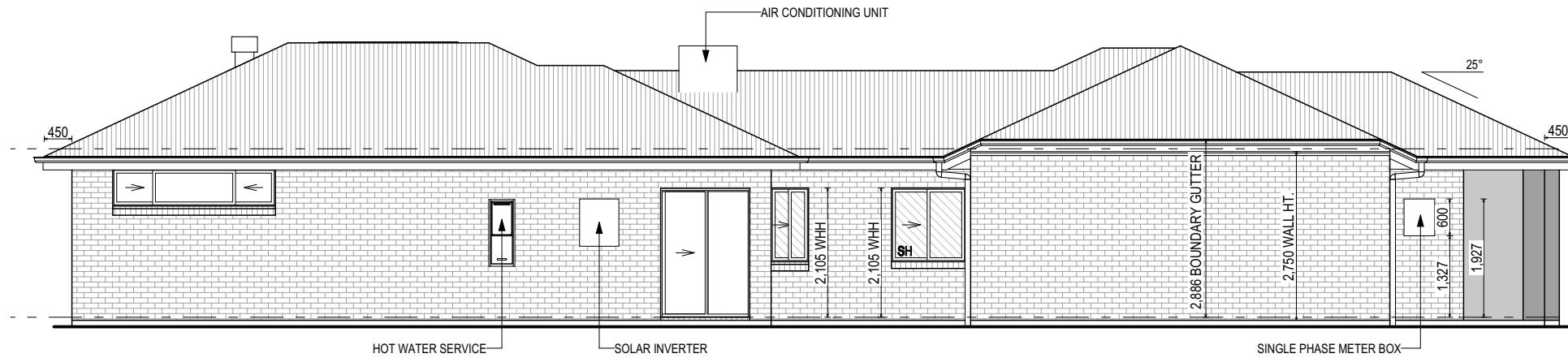
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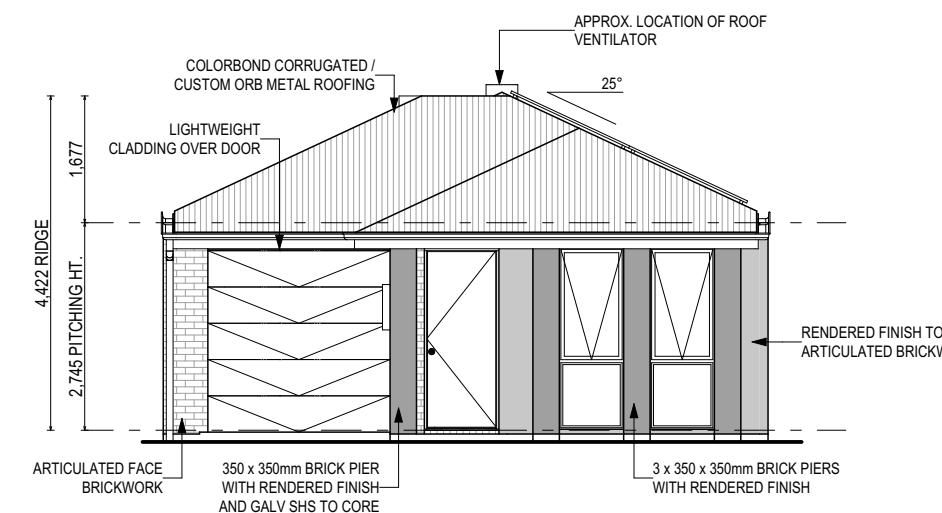


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	3 CT CHANGES	WIT 12/06/2025	LOT / SECTION / DP: 146 / - /	COUNCIL: MARION	SHEET TITLE: FSP - GROUND FLOOR PLAN	SCALES: 1:100
	4 FLOOR SLAB TO COURTYARD	HET 20/06/2025				555519

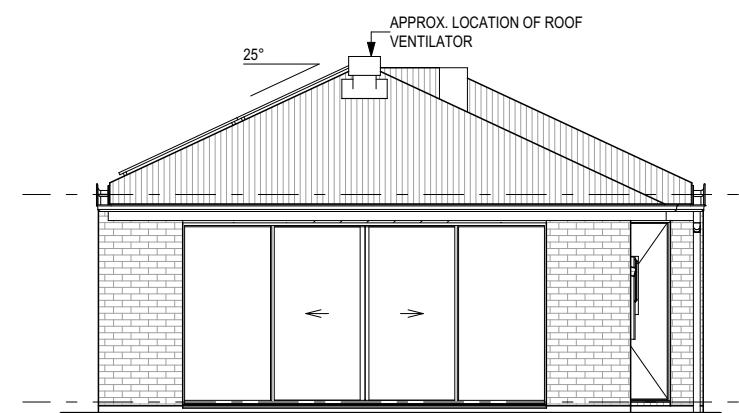
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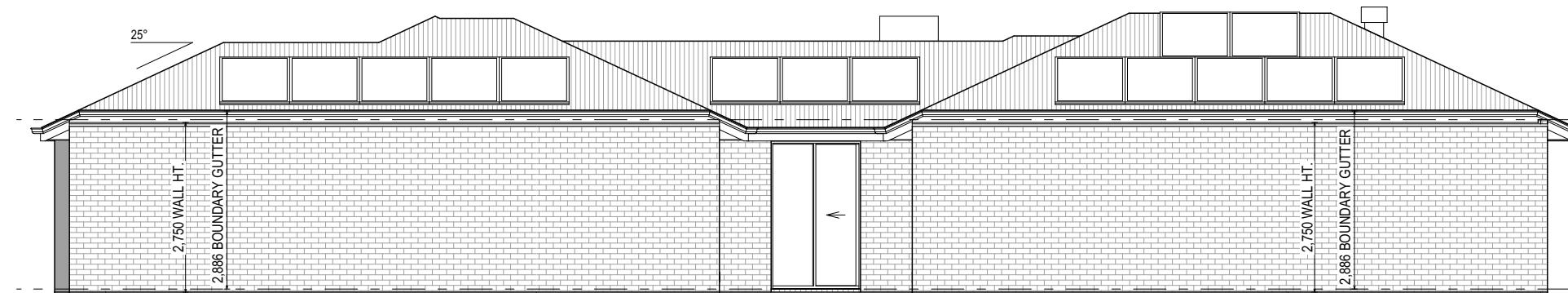
LEFT ELEVATION
SCALE: 1:100



FRONT ELEVATION
SCALE: 1:100



REAR ELEVATION
SCALE: 1:100



RIGHT ELEVATION
SCALE: 1:100

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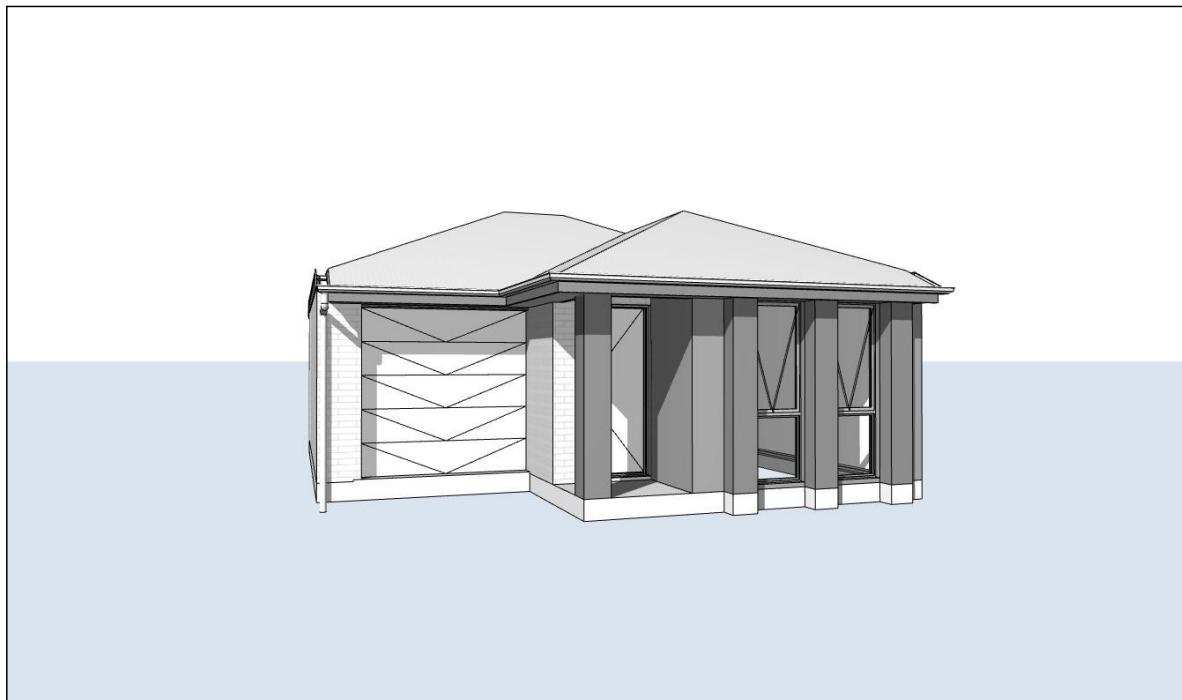
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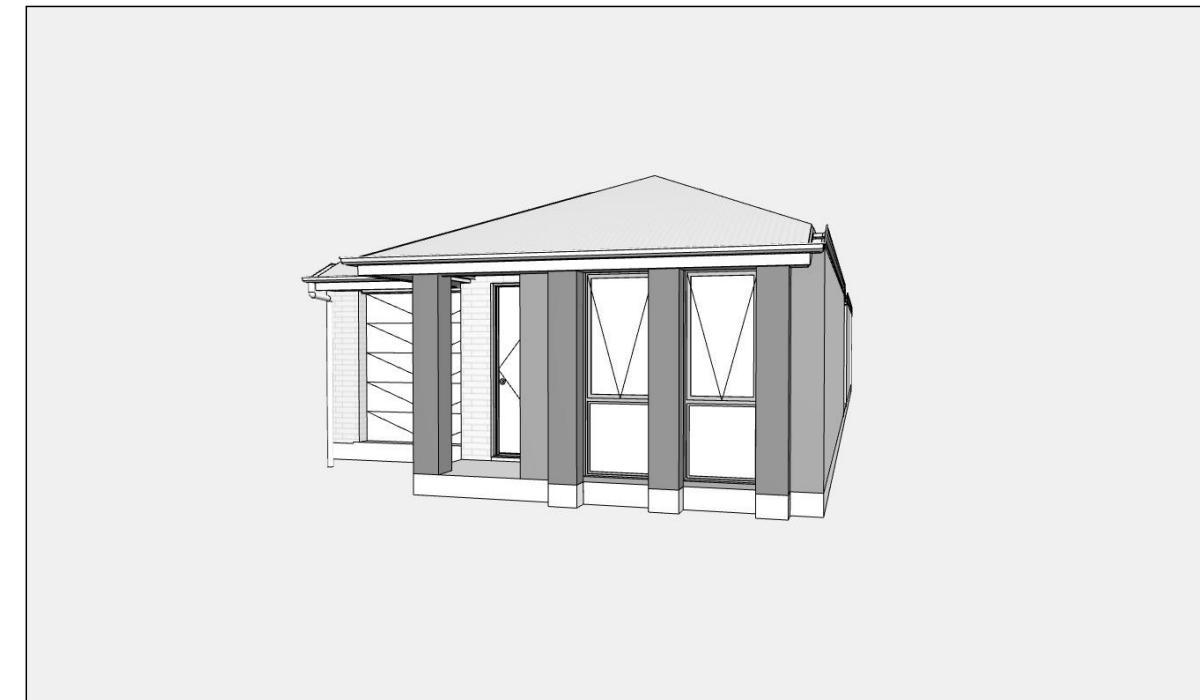
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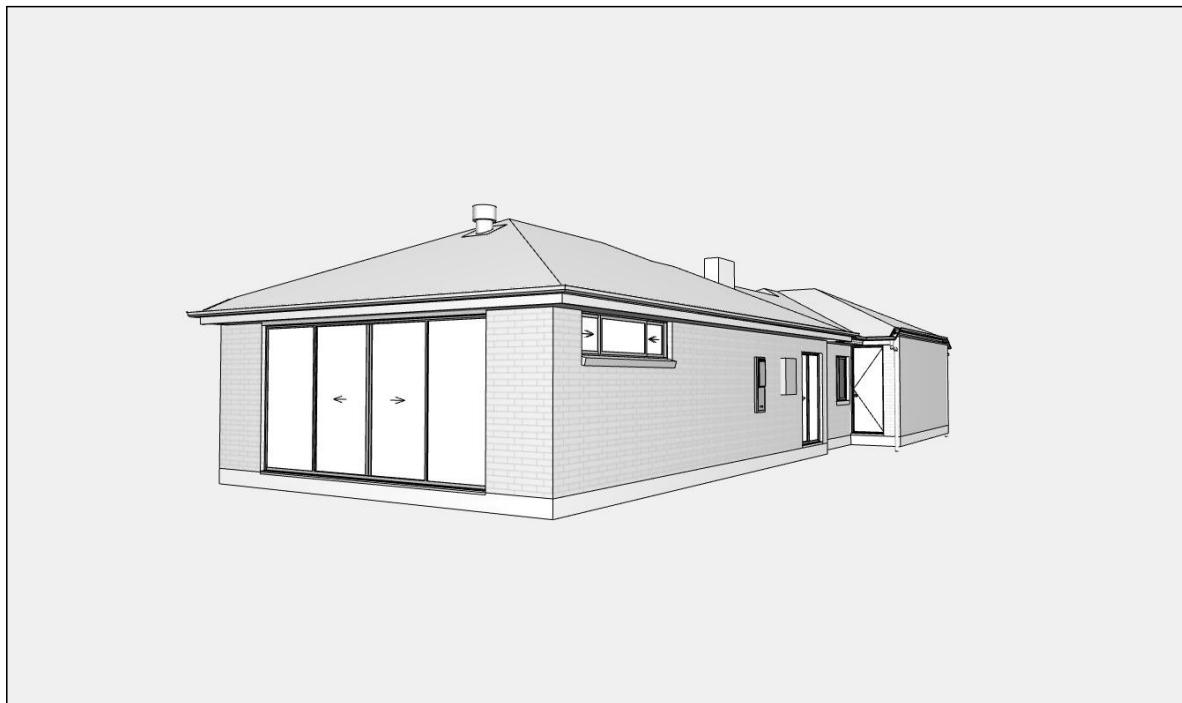
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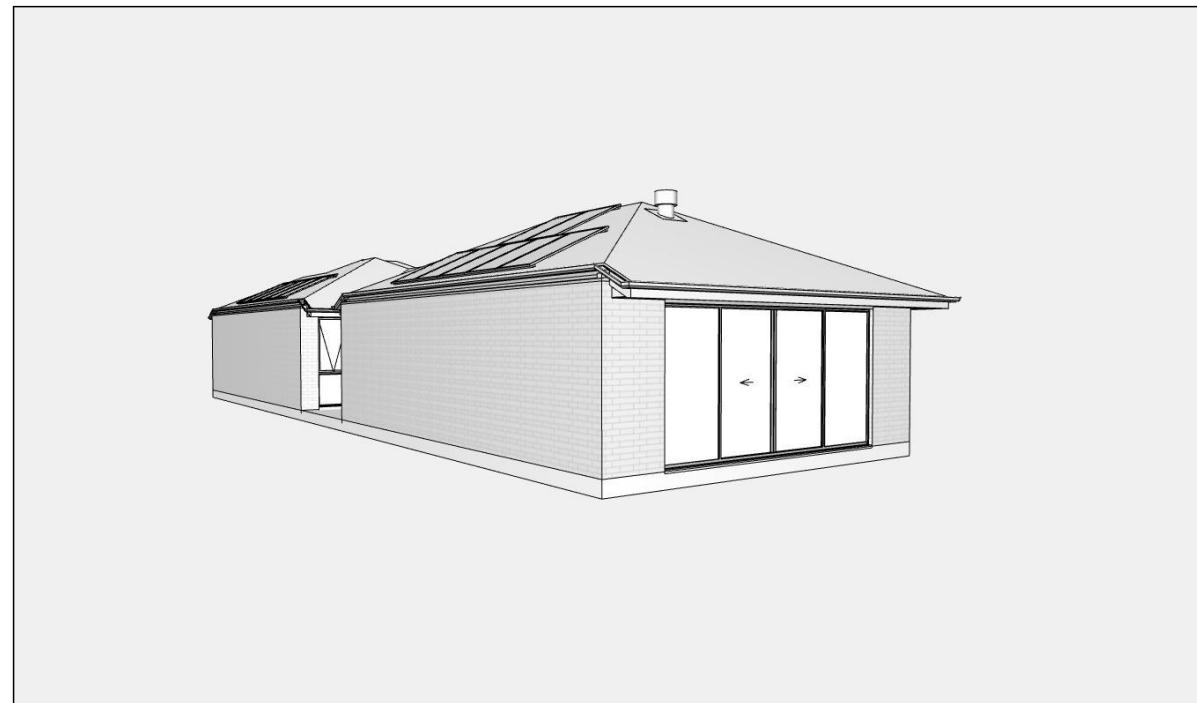
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

NOTE: SITE LEVELS AND SETBACKS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A FINAL CONTOUR SURVEY AND REGISTERED REPORTS BEING COMPLETED. 3D IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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			LOT / SECTION / DP: 146 / - /	COUNCIL: MARION	SHEET TITLE: FSP - 3D VIEWS	SHEET No.: 4 / 4
						SCALES: 555519