

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
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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
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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.

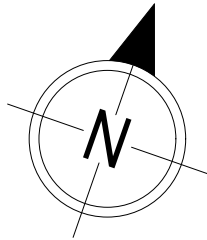
DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE CONSOLIDATED TENDER AND/OR COLOUR SELECTIONS DOCUMENTATION.

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

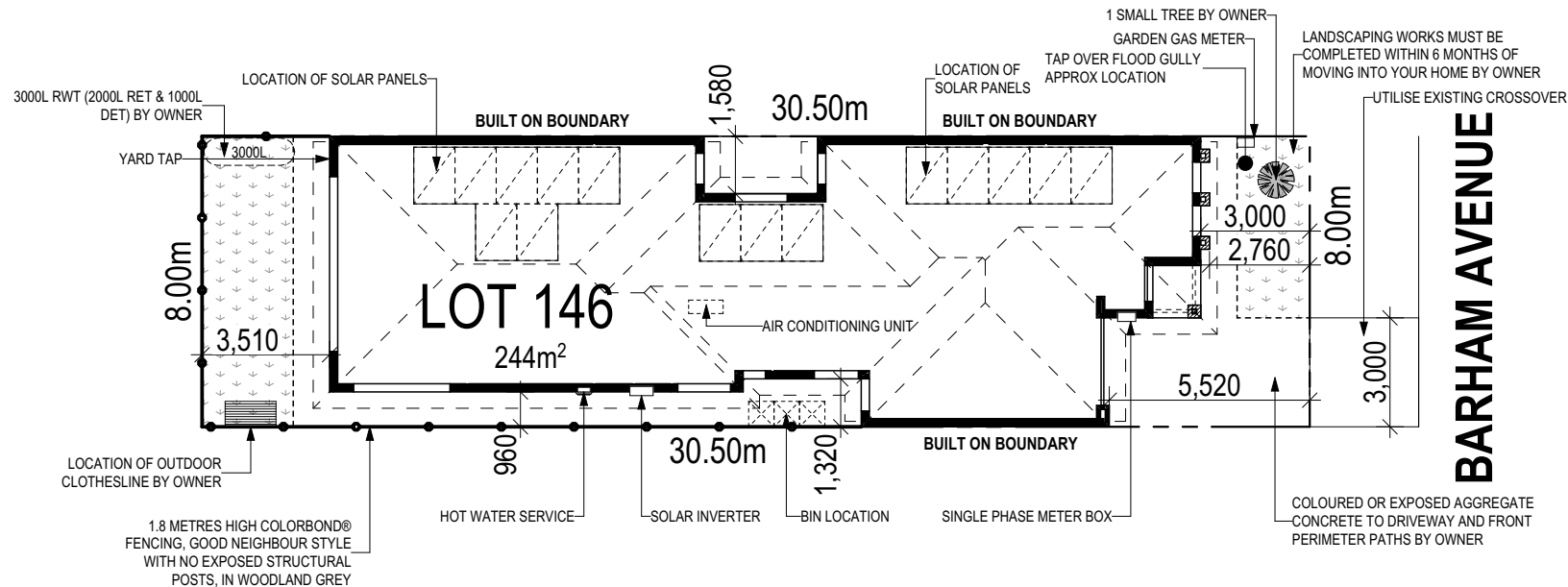


OPTICOMM ESTATE
INSTALLATION REQUIREMENTS TO BE
CONFIRMED AT SELECTION STAGE

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



**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

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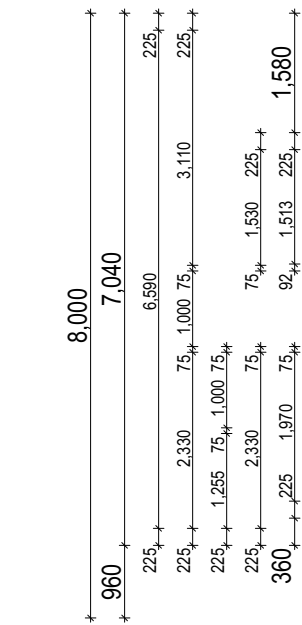
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						146 / - /		MARION		FSP - CONTOUR SKETCH	1 / 4	1:200	555519

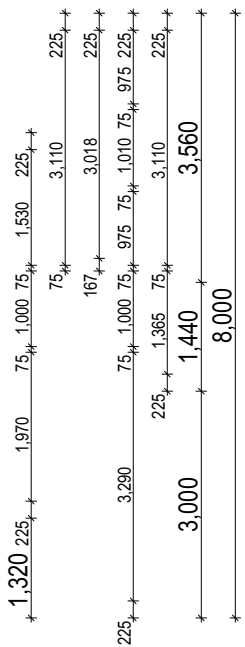
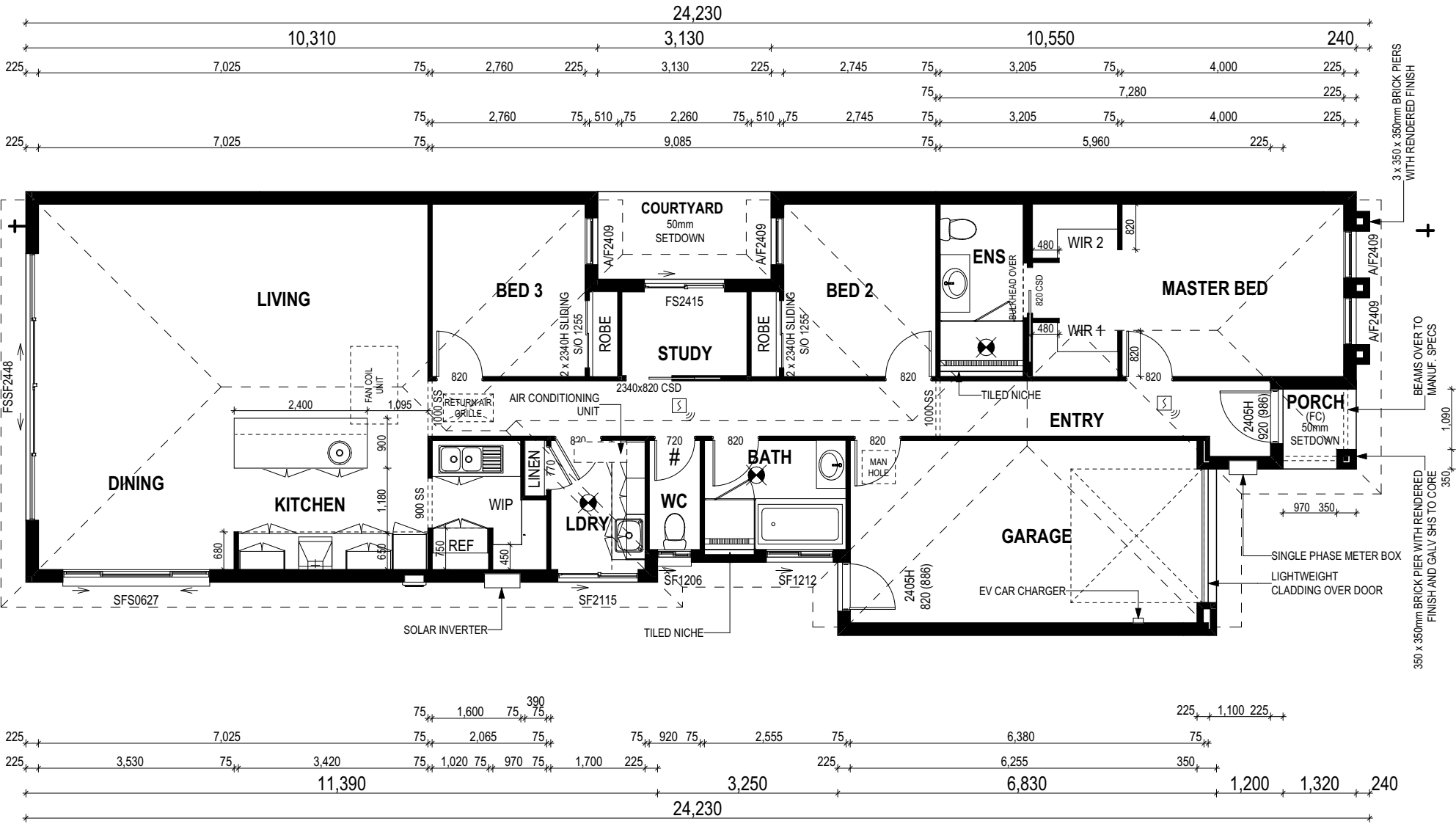


NOTE:
INTERNAL INSULATION ADDED TO :
- WALL BETWEEN BED 3 & LIVING
- WALL BETWEEN BED 2/3 & STUDY
- WALL BETWEEN BED 2/3 & HALLWAY
- WALL BETWEEN BED 2 & ENSUITE

ALL DIMENSIONS ARE FRAME DIMENSIONS

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							146 / - /		COUNCIL:				555519
							MARION		FSP - GROUND FLOOR PLAN		2 / 4	1:100	

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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

PLAN ACCEPTANCE BY OWNER

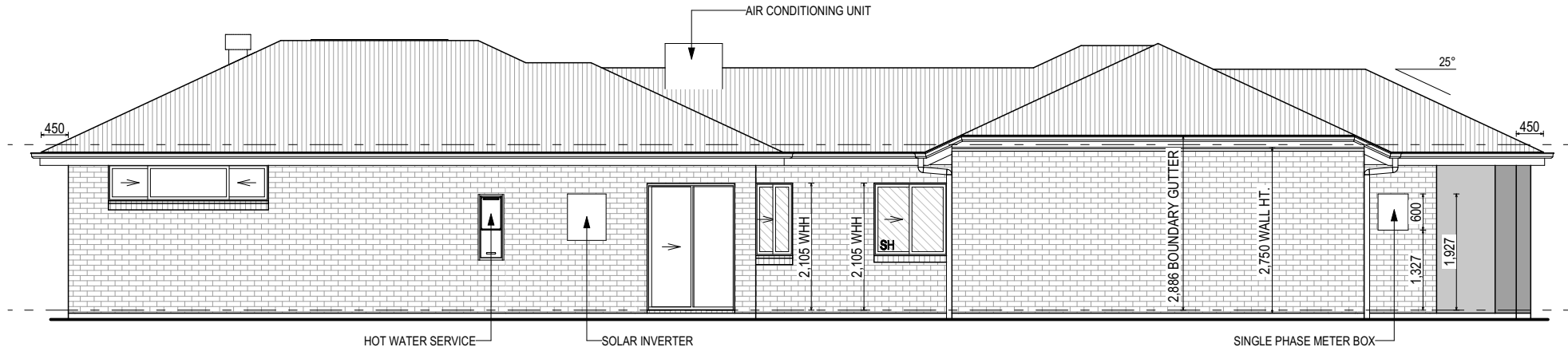
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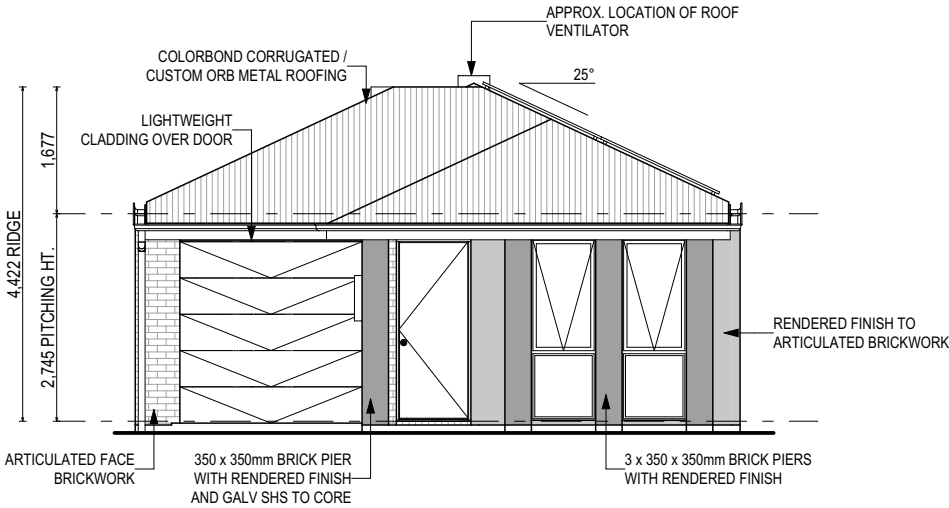
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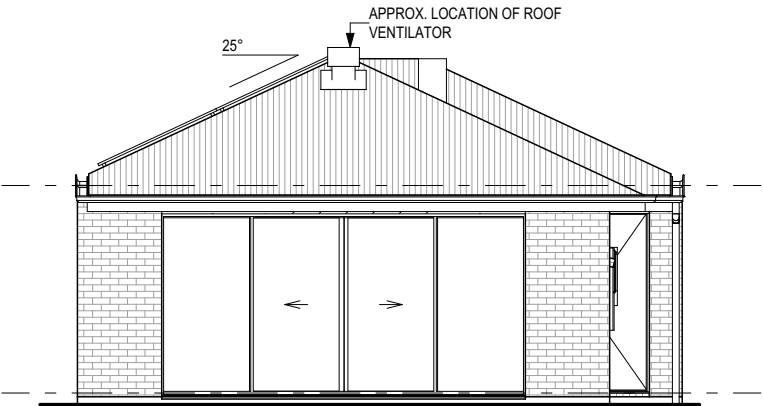
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LEFT ELEVATION
SCALE: 1:100



FRONT ELEVATION
SCALE: 1:100



REAR ELEVATION
SCALE: 1:100



RIGHT ELEVATION
SCALE: 1:100

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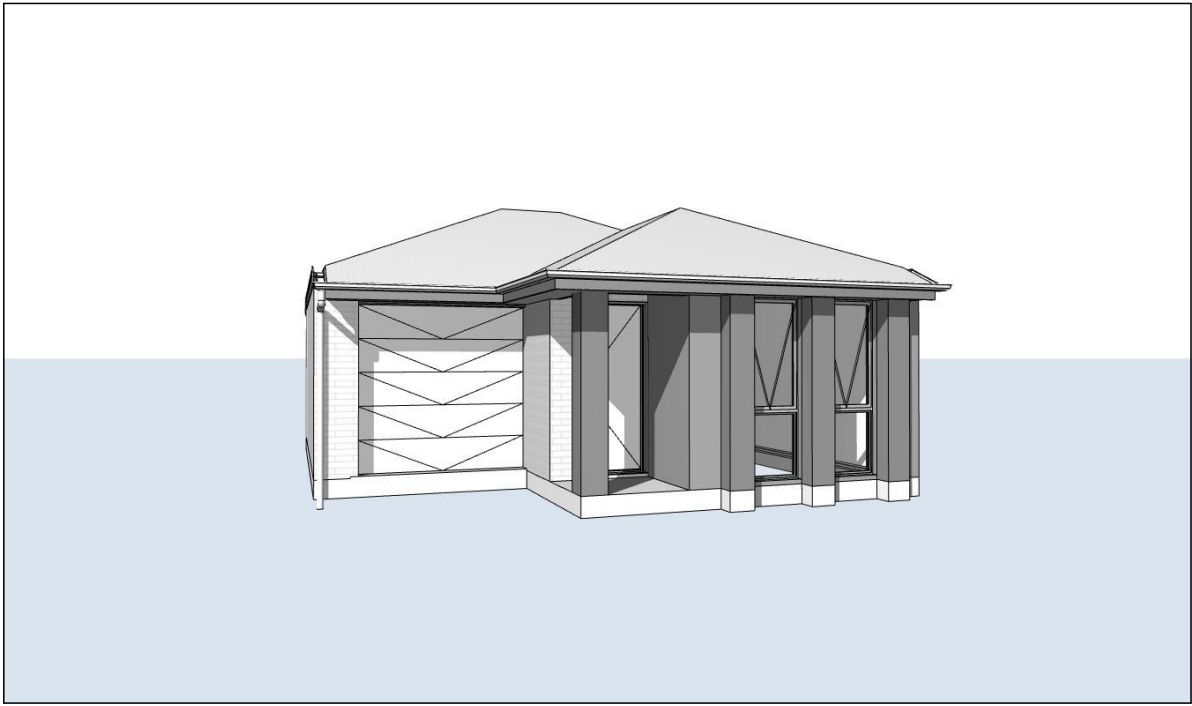
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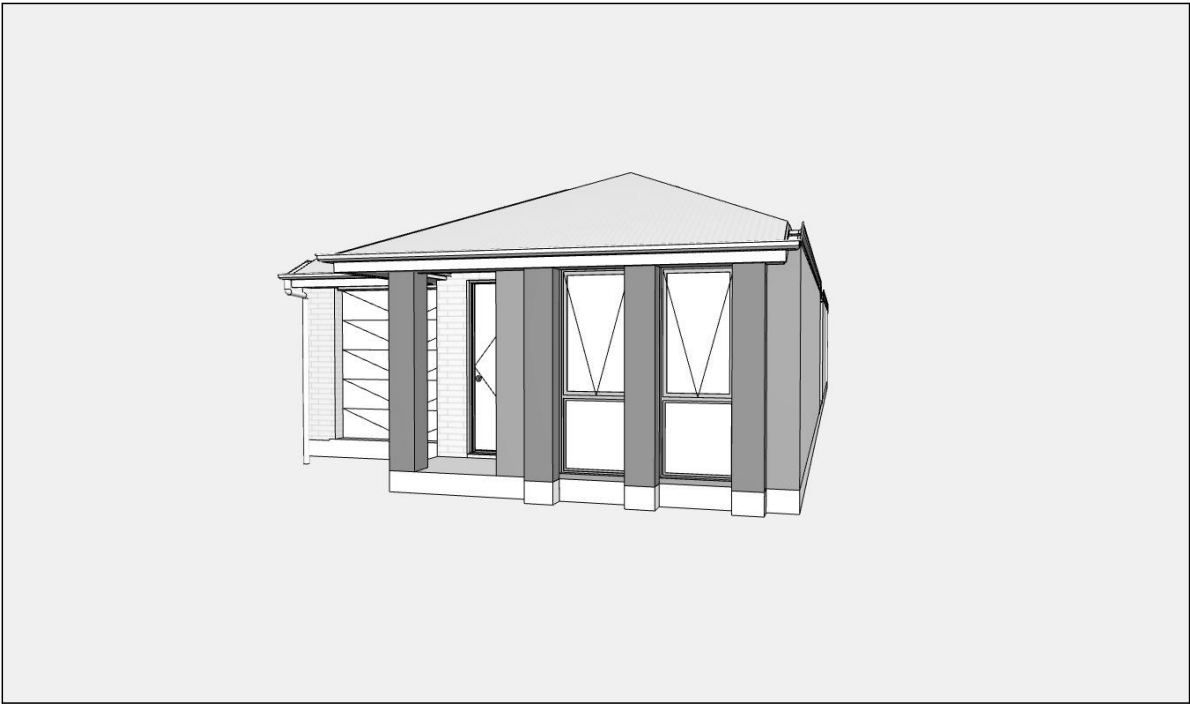
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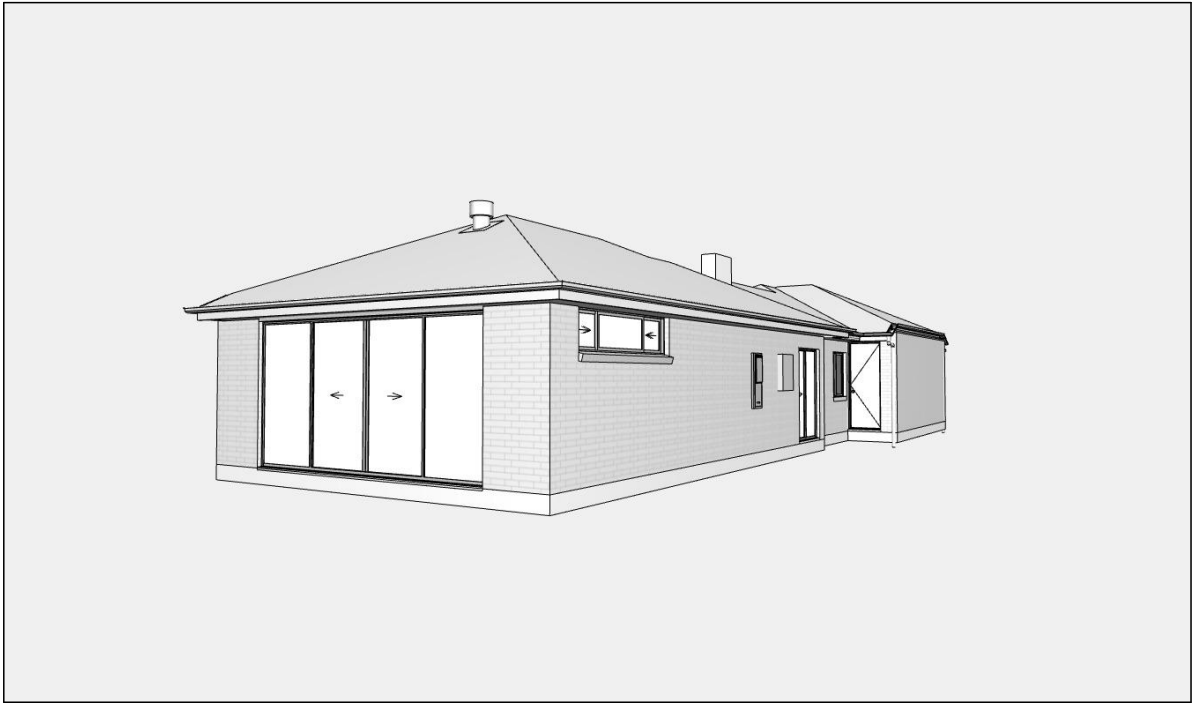
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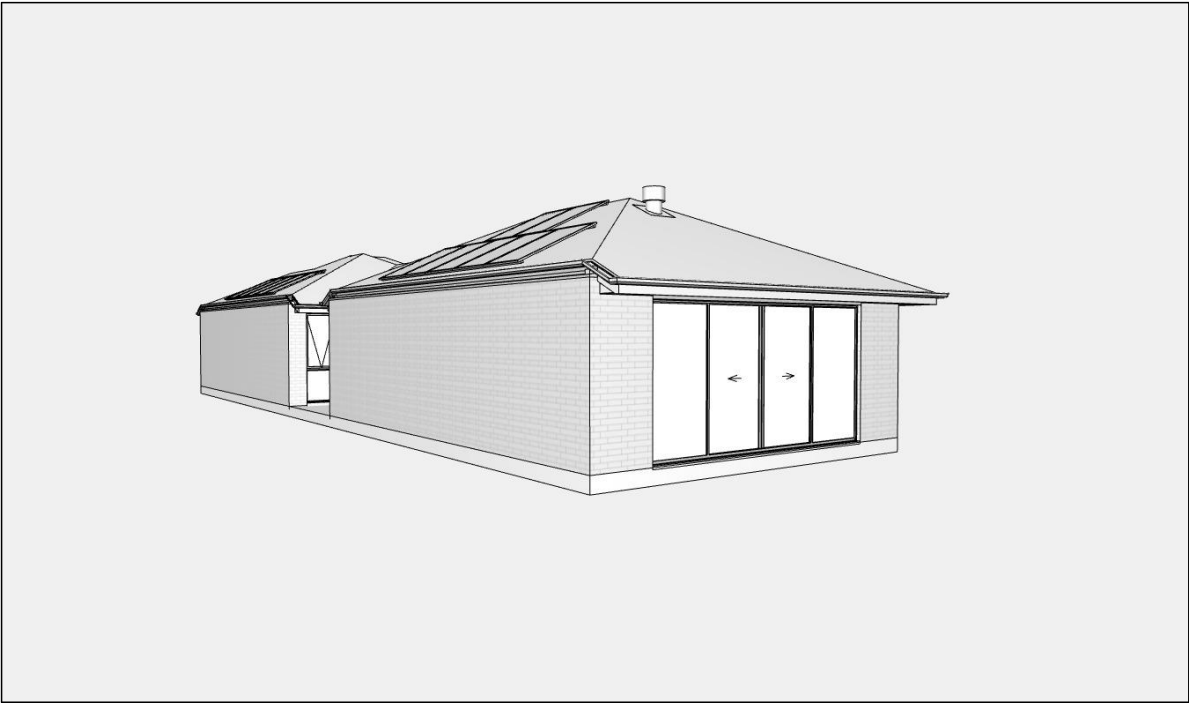
FRONT LEFT



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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