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BUSH FIRE PRONE LAND

PROPERTY IS BUSH FIRE PRONE  
LEVEL OF BUSH FIRE ATTACK BAL - 12.5

REFER TO BUSH FIRE ASSESSMENT REPORT &  
AS 3959 - 2016 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS  
& PLANNING FOR BUSH FIRE PROTECTION, 2016 (PBP)

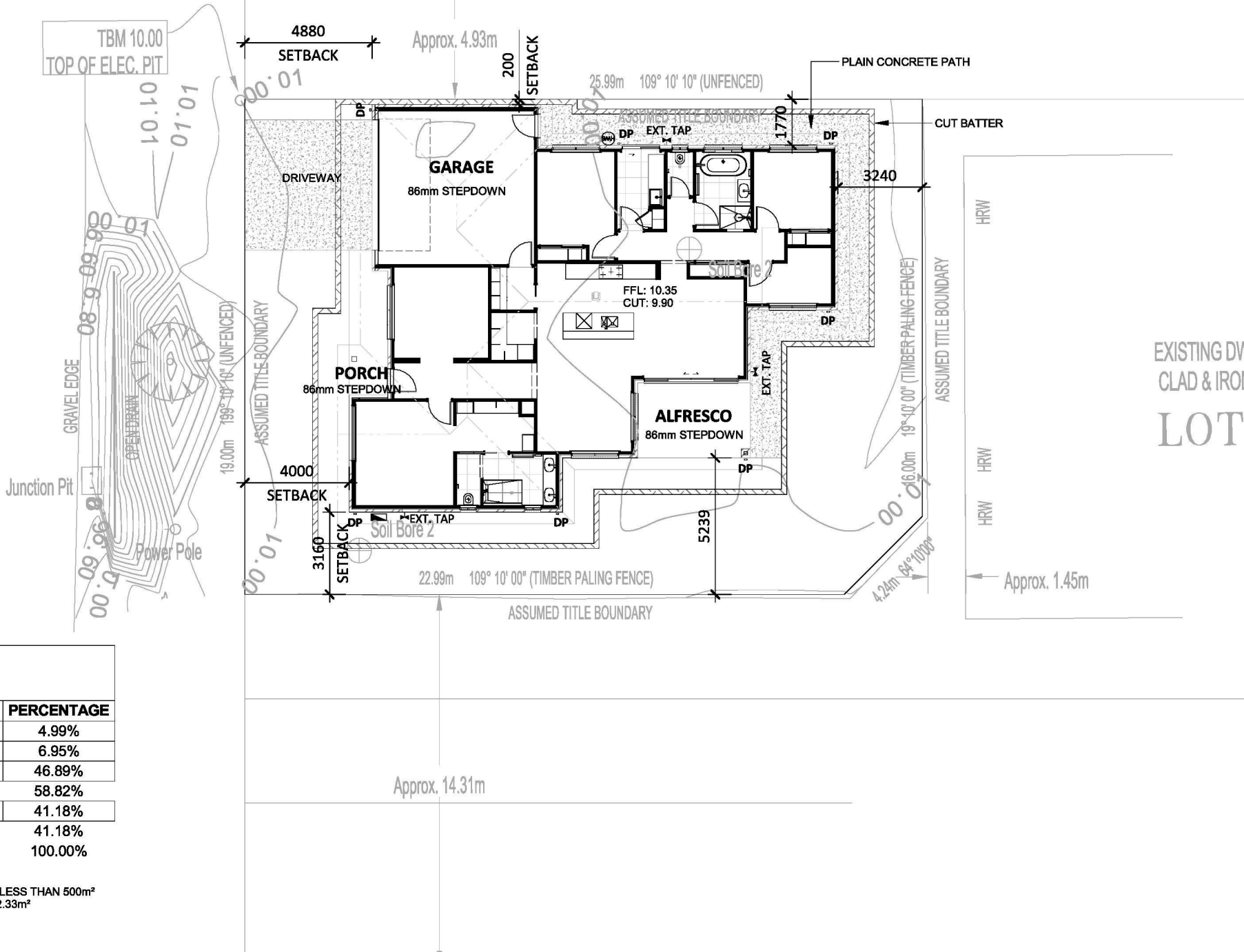
(www.rfs.gov.au)

REFER TO SUPPLEMENTARY SHEET FOR APPLICABLE REQUIREMENTS

NOTE: SEWER AND PUMP BY OWNER



ELLEN AVENUE



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STANDARD NOTES

1. ALL WRITTEN DIMENSION TAKE PRECEDENCE OVER SCALE.
2. ALL ROOF BEAMS, LINTELS AND BRICKWORK ANGLES TO TRUSS/WALL FRAME MANUFACTURER'S SPECIFICATIONS AND ENGINEERS VERIFICATION.
3. WC DOORS TO COMPLY WITH NCC 2022 HOUSING PROVISIONS PART 10.4.2.
4. ALL WET AREAS TO BE COMPLETED IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS 10.2.
5. ENGINEER DESIGNED - PREFABRICATED TIMBER ROOF TRUSSES AS PER MANUFACTURER'S SPECIFICATIONS. (600 CTS UNLESS NOTED OTHERWISE).
6. 90mm PREFABRICATED TIMBER WALL FRAMES AS PER MANUFACTURER'S SPECIFICATIONS, U.N.O.
7. BUILDER & TRADES ARE TO CONFIRM ALL MEASUREMENTS, DETAILS & SPECIFICATIONS PRIOR TO SET-OUT BE ORDERING OF MATERIALS.
8. REPORT ANY ERRORS FOR CLARIFICATION/CORRECTION AS NO RESPONSIBILITY WILL BE TAKEN AFTER CONSTRUCTION HAS COMMENCED.
9. ALL ELECTRICAL APPLIANCE & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY. REFER TO BUILDERS SPECIFICATION FOR DETAILS OF ALL FIXTURES.
10. SIZE AND LOCATION OF DOWNPIPES TO BE CONFIRMED ON SITE BY BUILDER AND WILL BE INSTALLED AT PLUMBERS DISCRETION TO AS3500.3-2018
11. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT TRADE AND TECHNICAL MANUALS.

GENERAL NOTE:

- ALL LEVELS SHOWN ARE NOMINAL
- FINAL LEVELS ARE TO BE DETERMINED ON-SITE TO BEST SUIT GRADE & FALLS

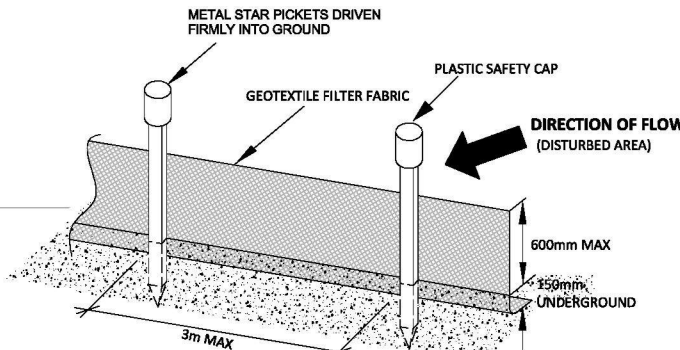
SITE AREA

| NAME                | AREA (m²) | PERCENTAGE |
|---------------------|-----------|------------|
| DRIVEWAY            | 24.40     | 4.99%      |
| PLAIN CONCRETE PATH | 33.98     | 6.95%      |
| SITE COVERAGE       | 229.42    | 46.89%     |
| TOTAL IMPERVIOUS    | 287.80    | 58.82%     |
| SITE REMAINING      | 201.49    | 41.18%     |
| TOTAL PERMEABLE     | 201.49    | 41.18%     |
| TOTAL               | 489.30    | 100.00%    |

ALLOTMENT 489.3m² GREATER THAN 400m² AND LESS THAN 500m²  
- NO LESS THAN 25% MINIMUM GARDEN AREA - 122.33m²

SITE PLAN

QUINN



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO FOLLOW THE CONTOURS OF THE SITE.
2. DRIVE 1.5 METRE LONG POSTS INTO GROUND, MAXIMUM 3 METRES APART.
3. STAPLE TO 40 mm SQUARE HARDWOOD POSTS OR WIRE TIED TO STEEL POSTS.
4. DIG A 150 mm DEEP TRENCH ALONG THE UP-SLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
5. BACKFILL TRENCH OVER BASE OF FABRIC AND COMPACT ON BOTH SIDES.

|                                                       |            |                                                      |
|-------------------------------------------------------|------------|------------------------------------------------------|
| JOB ADDRESS:<br>LOT 2, 15 ELLEN AVE SEASPRAY VIC 3851 |            | DESIGN NAME: JAMIESON 225<br><br>PROJECT No: 1259437 |
| DRAWN BY:                                             |            |                                                      |
| 11/09/2026 10:34:11                                   | SHEET: 01B |                                                      |
| SCALE: 1 : 200                                        | REV: -     |                                                      |



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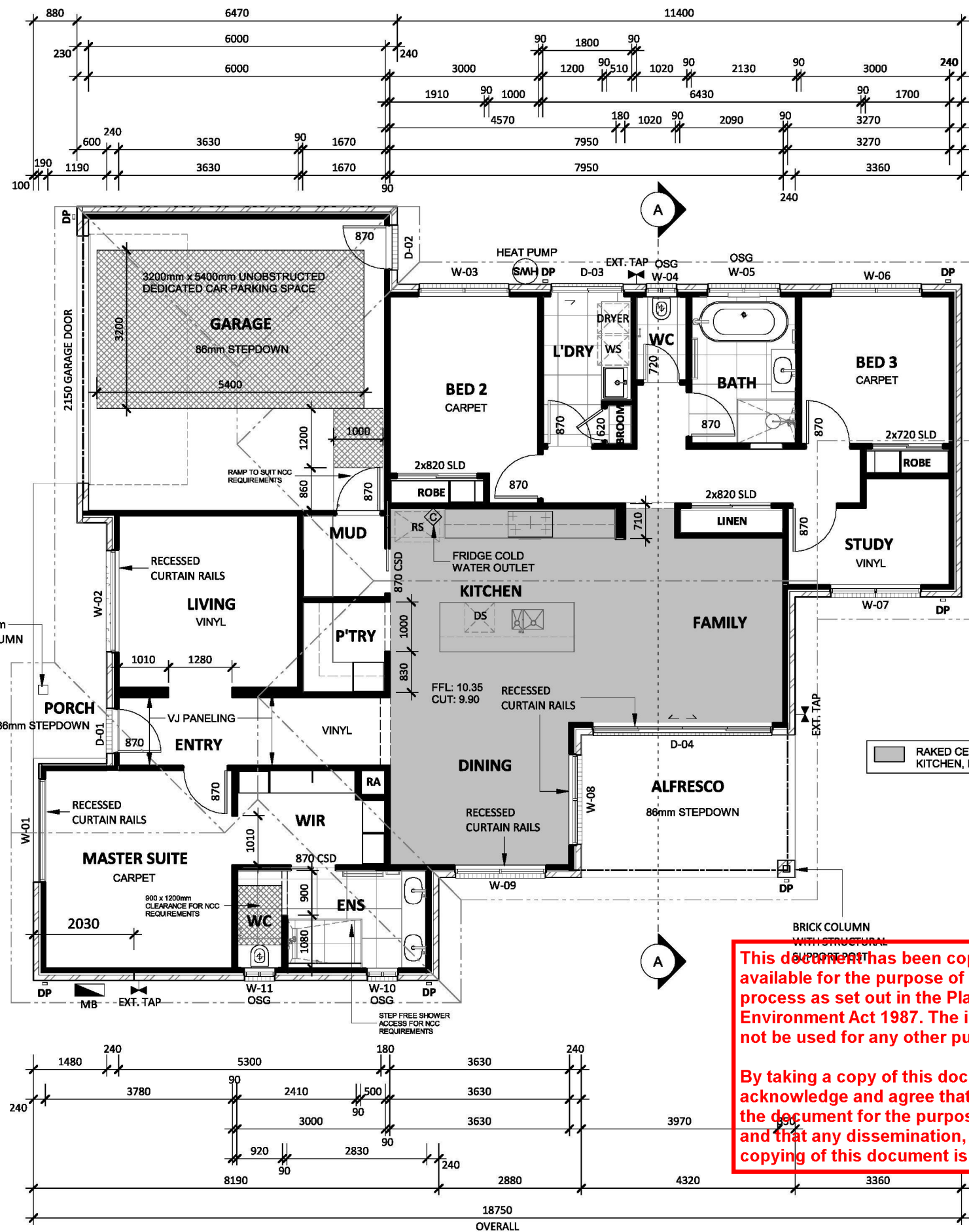
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BUILDER:  
Checker  
Designer

01B

ALL EXTERNAL WINDOWS & DOORS  
TO HAVE A NOMINAL HEAD HEIGHT  
OF 2100mm FROM FINISHED FLOOR  
LEVEL UNLESS NOTED OTHERWISE

ALL FIXTURES AND FITTINGS USED  
THROUGHOUT THIS SET OF DRAWINGS ARE  
FOR ILLUSTRATIVE PURPOSES ONLY. REFER  
TO RELEVANT CURRENT SPECIFICATION  
DOCUMENT FOR ALL STANDARD INCLUSIONS



ELEVATION

- MS MICROWAVE SPACE
- DS DISHWASHER SPACE
- RS REFRIGERATOR SPACE
- WS WASHING MACHINE SPACE
- OSG OBSCURE SAFETY GLASS
- 230mm BULKHEAD
- CUPBOARD OVERHEAD
- CUPBOARD UNDERNEATH
- ROOF LINE ABOVE
- STRUCTURAL BEAM

## FLOOR PLAN

QUINN

02A

BUILDER:  
Checker  
Designer

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## FLOOR AREA (m<sup>2</sup>)

|           |        |
|-----------|--------|
| GARAGE    | 39.76  |
| RESIDENCE | 169.46 |
| ALFRESCO  | 12.44  |
| PORCH     | 7.75   |
| TOTAL     | 229.42 |

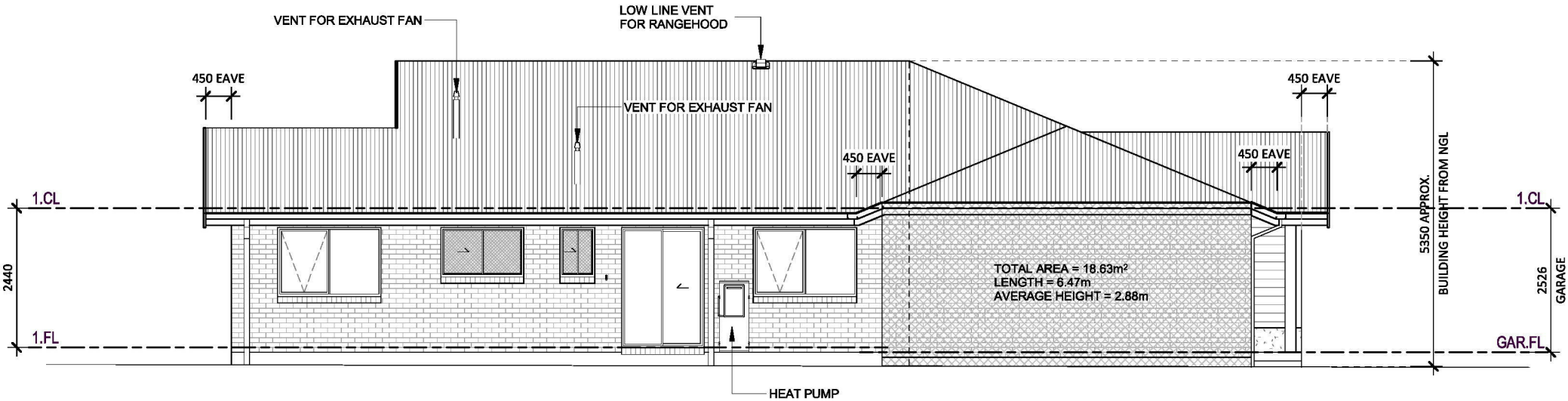
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ELEVATION A  
QUINN

- LEGEND**  
REFER TO DETAILED SINGLE PAGE SPECIFICATION DOCUMENT FOR FULL FACADE DETAILS
- SELECTED FACE BRICK
  - SELECTED RENDER FINISH
  - SELECTED COLORBOND ROOF
  - JAMES HARDIE SCYON LINEA 150
  - JAMES HARDIE HARDIPLANK SMOOTH 230
  - OBSCURE GLAZING
- FRONT ENTRY DOOR TO FACADE SPECIFICATION
  - GARAGE DOOR TO STANDARD INCLUSIONS
  - IN FILL ABOVE GARAGE DOOR TO FACADE SPECIFICATION
  - SELECTED ALUMINIUM WINDOWS TO FACADE SPECIFICATION
  - SELECTED JAMES HARDIE FC SHEET IN FILL ABOVE ALL WINDOWS & DOORS UNLESS NOTED OTHERWISE
  - BRICKWORK ABOVE FRONT ENTRY DOOR & WINDOWS TO FRONT FACADE ONLY
  - COLORBOND FASCIA & GUTTER



ELEVATION B  
QUINN

ALL GROUND FLOOR EXTERNAL WINDOWS & DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2100mm FROM FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE

03A

BUILDER:  
Checker  
Designer

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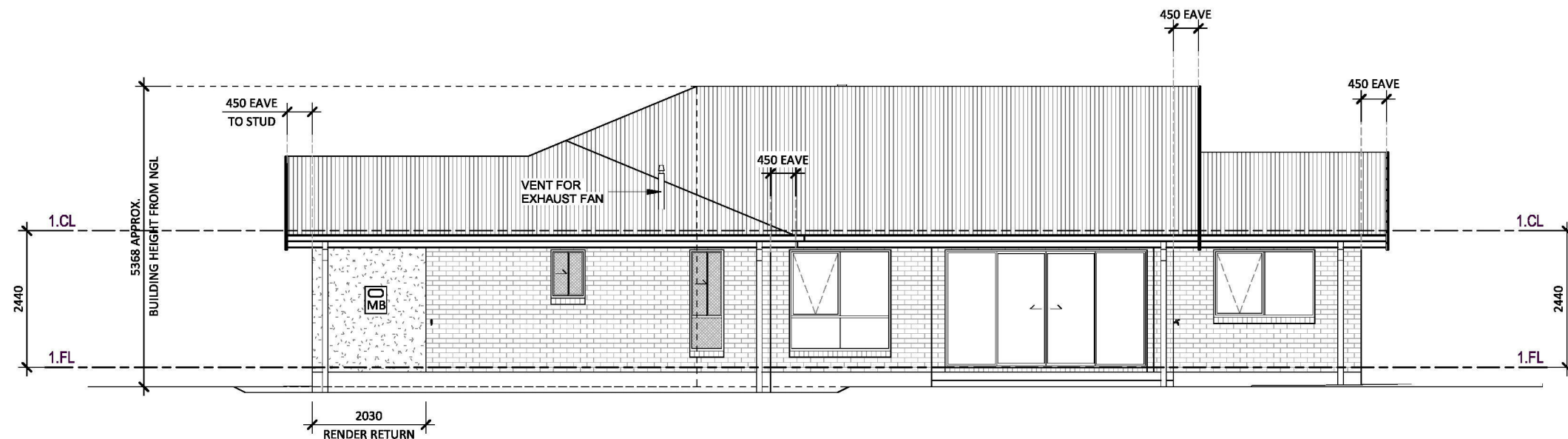
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| DRAWN BY:                                             |            |                                                                    |
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**ELEVATION C**  
QUINN



**ELEVATION D**  
QUINN

- # LEGEND
- REFER TO DETAILED SINGLE PAGE SPECIFICATION DOCUMENT FOR FULL FACADE DETAILS
- |                                                                                     |                                       |
|-------------------------------------------------------------------------------------|---------------------------------------|
|  | SELECTED FACE BRICK                   |
|  | SELECTED RENDER FINISH                |
|  | SELECTED COLORBOND ROOF               |
|  | JAMES HARDIE<br>SCYON LINEA 150       |
|  | JAMES HARDIE<br>HARDIPLANK SMOOTH 230 |
|  | OBSCURE GLAZING                       |
- FRONT ENTRY DOOR TO FACADE SPECIFICATION
  - GARAGE DOOR TO STANDARD INCLUSIONS
  - IN FILL ABOVE GARAGE DOOR TO FACADE SPECIFICATION
  - SELECTED ALUMINIUM WINDOWS TO FACADE SPECIFICATION
  - SELECTED JAMES HARDIE FC SHEET IN FILL ABOVE ALL WINDOWS & DOORS UNLESS NOTED OTHERWISE
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  - COLORBOND FASCIA & GUTTER

ALL GROUND FLOOR EXTERNAL WINDOWS & DOORS  
TO HAVE A NOMINAL HEAD HEIGHT OF 2100mm FROM  
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# 03B

|          |  |
|----------|--|
| BUILDER: |  |
| Checker  |  |
| Designer |  |

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Sanctuary  
RANGE

Hotondo  
Homes

JOB ADDRESS:  
LOT 2, 15 ELLEN AVE SEASPRAY VIC 3851

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11/09/2026 10:34:12

SCALE: 1 : 100

**SHEET: 03B**

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DESIGN NAME: **JAMIESON 225**

PROJECT No: **1259437**