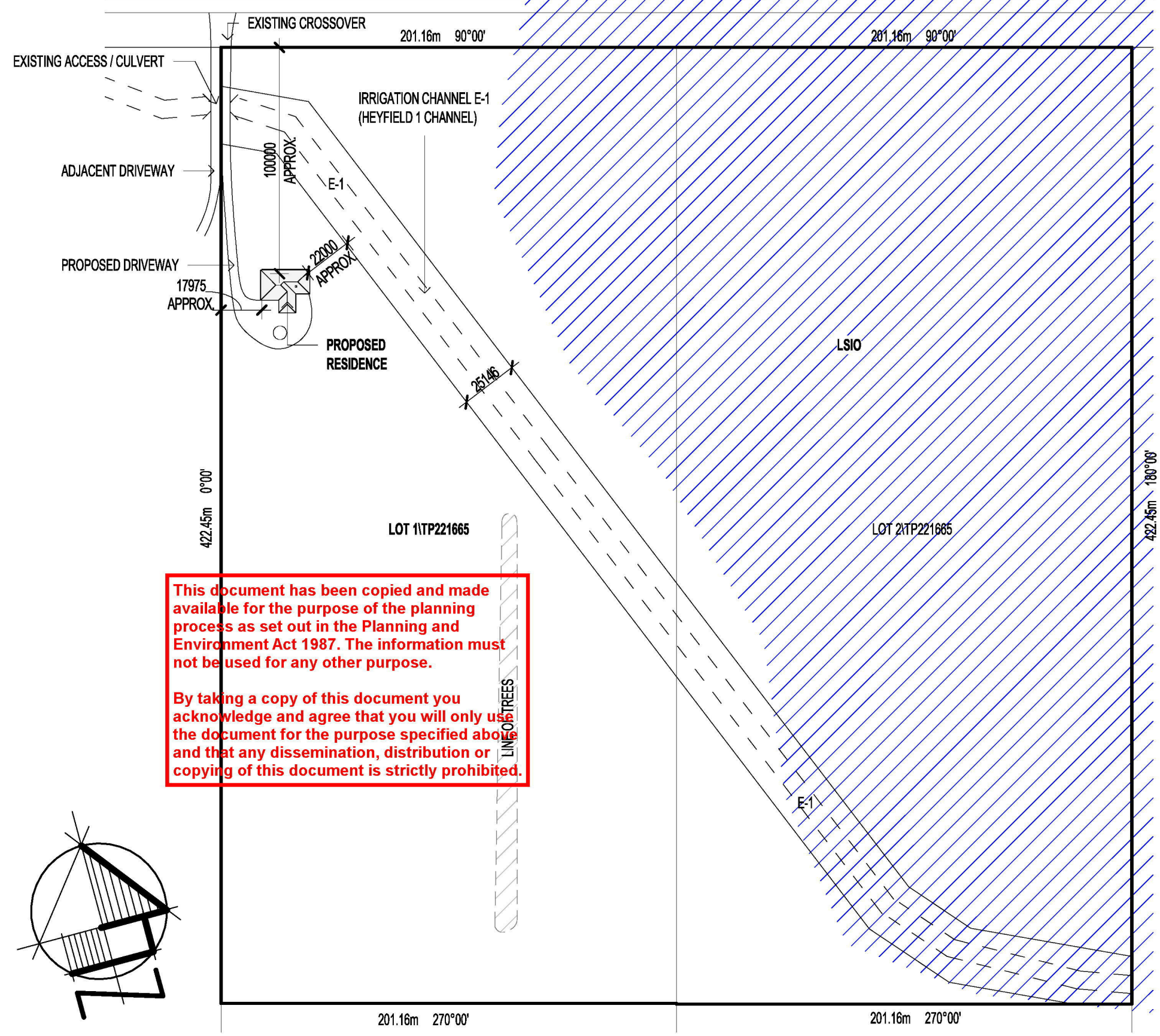


TINAMBA-SEATON ROAD



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PROPERTY REPORT:

ADDRESS: (PART OF) 265 TINAMBA-SEATON ROAD, TINAMBA VIC 3859
 This property has 2 parcels. See below -
LOT:
 A LOT 1 TP221665
 B LOT 2 TP221665
COUNCIL: WELLINGTON
COUNCIL PROPERTY No.: 366880
PLANNING ZONES / OVERLAYS:
 FARMING ZONE (FZ)
 LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (PART)

DOWN PIPE LOCATION AND NUMBER TO BE CONFIRMED BY PLUMBER ON SITE.
 STORM WATER CONNECTED TO LEGAL POINT OF DISCHARGE.

SITE LEVELS BY :

1. ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.
2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS
3. INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS
4. THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND / OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERPINNING OF ANY BUILDING AND ITS FOOTING SYSTEM.
5. STORMWATER: 100 DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1 : 100 AND CONNECTED TO LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.

NOTE:

- ALL DOWN PIPES TO BE CONNECTED FROM GUTTERS TO LEGAL POINT OF DISCHARGE
- ALL NEW FRAMING TO COMPLY WITH AS 1684 AND THE BUILDING CODE OF AUSTRALIA 2016(CLASS 1-10 BUILDINGS)
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS, SETBACK, LEVELS AND SPECIFICATIONS AND ALL RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE BUILDER FOR CLARIFICATION. THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW / AND OR EXISTING STRUCTURES DURING THE WORKS.
- BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR DEMOLITION / CONSTRUCTION WORKS.

TOIN PLANNING ISSUE

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Issue	Amendment	Date
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-	-	-
-	-	-
-	-	-



Date:	JUNE 2025
A3 Scale:	1 : 2000
Checked:	
Drawn:	PM
Plot Date:	12/03/2026 4:49:37 PM
Client Approval Signature:	
Date:	

Title:	SITE PLAN		
Client:	[REDACTED]		
Project:	PROPOSED NEW RESIDENCE AT 265 TINAMBA-SEATON ROAD, TINAMBA VIC 3859		
Job No:	18207	Revision:	-
Drawing No:	A01		

NOTE:
ALL CEILING EXHAUST FANS ARE TO DISCHARGE TO OUTSIDE AIR OR TO THE ROOF SPACE ONLY IF THAT SPACE IS MECHANICALLY VENTED (IE. WHIRLYBIRD ROTARY VENTILATOR)

DENOTES: APPROVED SMOKE DETECTOR/ALARM



EXHAUST FAN (SEALED)



DOORS TO SANITARY COMPARTMENTS MUST BE OPENABLE, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE TO COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF 1.2m BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENTS AND THE NEAREST PART OF THE DOORWAY. SANITARY COMPARTMENTS TO COMPLY WITH BCA CLAUSE 3.8.3.4

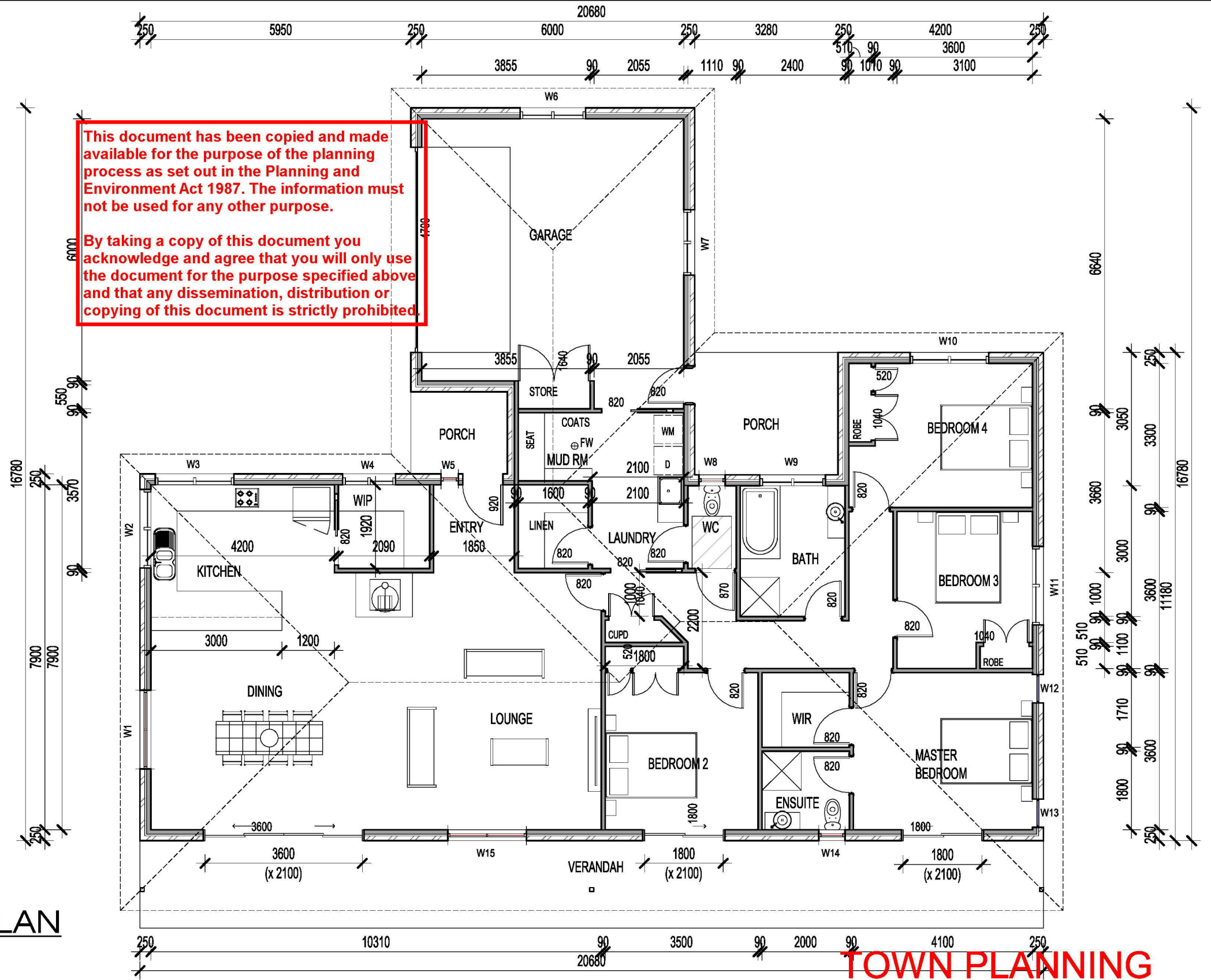
SMOKE ALARM TO BE PROVIDED IN ACCORDANCE WITH AS 3786. REFER TO FLOOR PLAN FOR LOCATIONS. SMOKE ALARMS TO BE INTERCONNECTED.

SMOKE DETECTOR / ALARM
Smoke alarms must meet the Australian Standard AS 3786-1993 required by the *Building Regulations 2006* (the Regulations).
In all new residential buildings, constructed on or after 1 August 1997, the smoke alarms must be connected directly to the consumer power mains as well as having a battery back-up.

DOWN PIPES / STORMWATER TO LEGAL POINT OF DISCHARGE

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FLOOR PLAN

Scale: 1 : 100

TOWN PLANNING ISSUE

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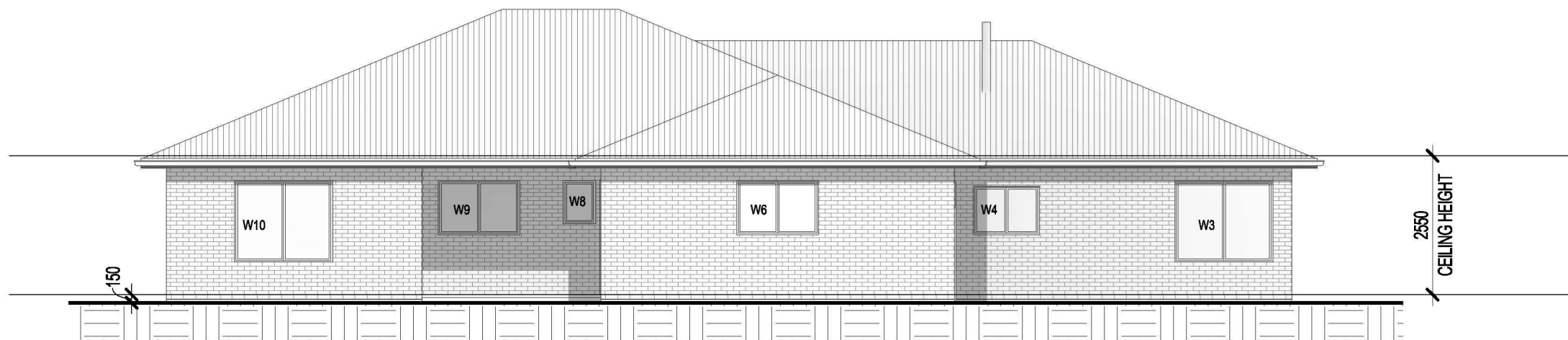


Issue	Amendment	Date
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-	-	-



Date:	JUNE 2025
A3 Scale:	1 : 100
Checked:	
Drawn:	PM
Plot Date:	12/03/2026 4:49:38 PM
Client Approval Signature:	
Date:	

Title:	GROUND FLOOR PLAN		
Client:	[REDACTED]		
Project:	PROPOSED NEW RESIDENCE AT 265 TINAMBA-SEATON ROAD, TINAMBA VIC 3859		
Job No:	18207	Revision:	-
Drawing No:	A02		

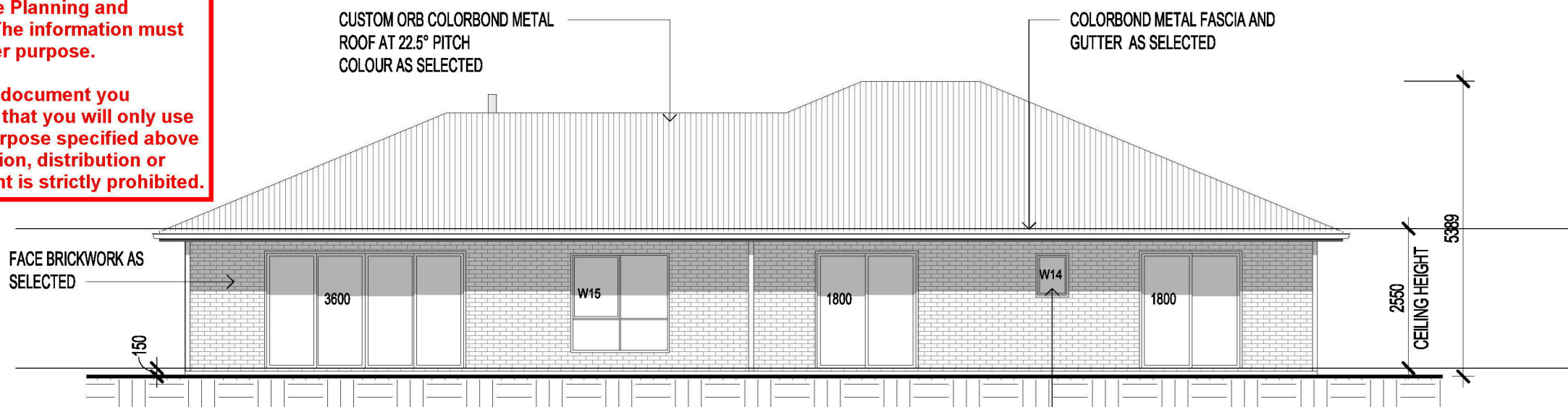


SOUTH ELEVATION

Scale: 1 : 100

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NORTH ELEVATION

Scale: 1 : 100

**TOWN PLANNING
ISSUE**

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**LEGEND
HOMES**

Issue	Amendment	Date
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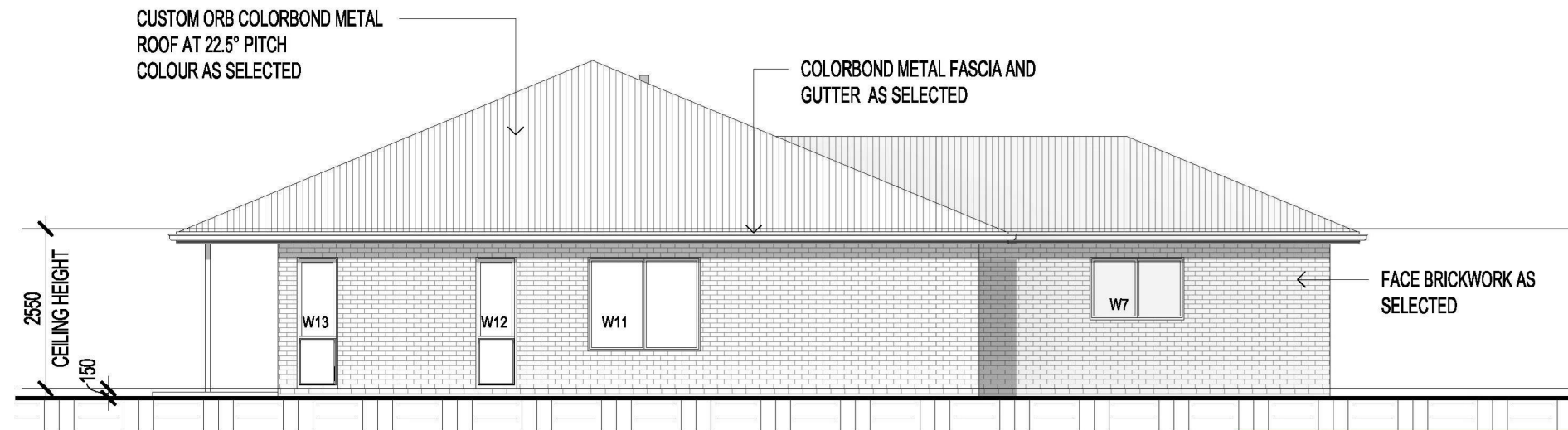


Date:	JUNE 2025
A3 Scale:	1 : 100
Checked:	
Drawn:	
Plot Date:	12/03/2026 4:49:40 PM
Client Approval Signature:	
Date:	

Title:	ELEVATIONS		
Client:	[REDACTED]		
Project:	PROPOSED NEW RESIDENCE AT 265 TINAMBA-SEATON ROAD, TINAMBA VIC 3859		
Job No:	18207	Revision:	-
Drawing No:	A03		

ARTICULATION JOINTS:

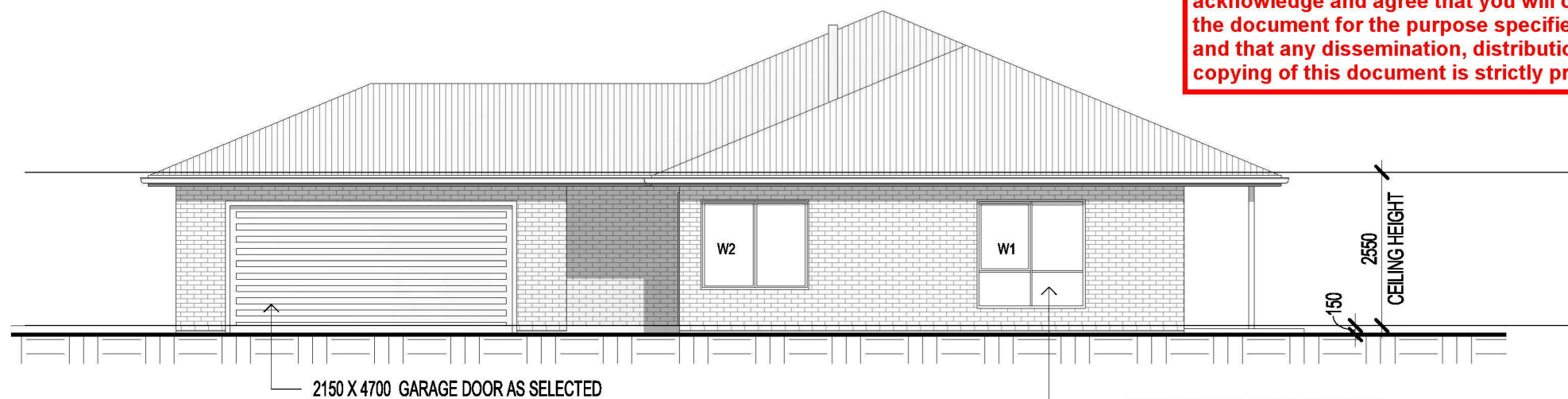
- MUST HAVE A WIDTH NOT LESS THAN 10mm
- BE PROVIDED IN STRAIGHT, CONTINUOUS WALL HAVING NO OPENINGS - AT NOT MORE THAN 6m CENTRES AND WITHIN 4.5m, BUT NOT CLOSER THAN 470mm OF ALL CORNERS.
- BE PROVIDED IN STRAIGHT, CONTINUOUS WALLS WITH OPENINGS MORE THAN 900 x 900 mm - AT NOT MORE THAN 5m CENTRES AND LOCATED SO THAT THEY ARE NOT MORE THAN 1.2m AWAY FROM OPENINGS.



 **WEST ELEVATION**
Scale.:1 : 100

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 **EAST ELEVATION**
Scale.:1 : 100

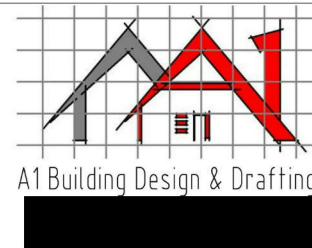
POWDERCOATED ALUMINIUM FRAMED WINDOWS
REFER WINDOW SCHEDULE
COLOUR AS SELECTED

TOWN PLANNING ISSUE

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Issue	Amendment	Date
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Date:	JUNE 2025
A3 Scale:	1 : 100
Checked:	
Drawn:	
Plot Date:	12/03/2026 4:49:41 PM
Client Approval Signature:	
Date:	

Title: ELEVATIONS			
Client: [REDACTED]			
Project: PROPOSED NEW RESIDENCE AT 265 TINAMBA-SEATON ROAD, TINAMBA VIC 3859			
Job No:	18207	Revision:	-
			Drawing No: A04