

LOWER GROUND FLOOR PLAN
SCALE 1:100 @ A1

- PLANNING PERMIT CONDITION NOTES:
- 1b DWELLING 2'S NORTH FACING HABITABLE ROOM WINDOWS PROVIDED WITH SOLAR/WEATHER PROTECTION
 - 1c DWELLING 3'S LOWER GROUND FLOOR, MASTER BED 1 WINDOW PROVIDED WITH NOISE ATTENUATION MEASURES TO MINIMISE NOISE IMPACTS FROM THE DRIVEWAY

Development Summary:		Total Site Coverage: 296.02m² (32%)		Total Permeability: 303.6² (33%)		Total Garden Area: 401.4² (43%)	
Total Site Area: 923.7m²							
Unit 1:		Unit 2:		Unit 3:		Unit 4:	
Site Area:	231.1m²	Site Area:	103.6m²	Site Area:	114.4m²	Site Area:	158.3m²
Site Coverage:	101.2m²	Site Coverage:	46.8m²	Site Coverage:	56.9m²	Site Coverage:	91.1m²
Lower Ground Floor:	65.7m²	Lower Ground Floor:	75.3m²	Lower Ground Floor:	76.7m²	Lower Ground Floor:	64.9m²
Ground Floor:	93.0m²	Ground Floor:	46.8m²	Ground Floor:	56.9m²	Ground Floor:	91.1m²
First Floor:	51.7m²	First Floor:	31.2m²	First Floor:	26.7m²	First Floor:	48.2m²
Total Floor area:	210.4m²	Total Floor area:	153.3m²	Total Floor area:	160.3m²	Total Floor area:	204.2m²
SPOS > 5m:	43.5m²	SPOS > 5m:	46.9m²	SPOS > 5m:	45.5m²	SPOS > 5m:	40.8m²
Total POS:	110.5m²	Total POS:	60.9m²	Total POS:	61.7m²	Total POS:	68.3m²
No. of Bed:	4	No. of Bed:	3	No. of Bed:	3	No. of Bed:	4
No. of Car Space:	2	No. of Car Space:	2	No. of Car Space:	2	No. of Car Space:	2
Storage:	6m³	Storage:	6m³	Storage:	6m³	Storage:	6m³

LEGEND

- TREE 1 DENOTES TREE IDENTIFICATION NUMBER MENTIONED IN ARBORIST REPORT
- DENOTE TREE PROTECTION ZONE & STRUCTURE ROOT ZONE
- DENOTE AREA OF STRUCTURE ENCROACH INTO THE TREE PROTECTION ZONE
- DENOTE EXISTING TREES OR SHRUBS TO BE REMOVED
- DENOTE PROPOSED SHRUBS & SMALL SCALE PLANTS

NOTE:
ALL LANDSCAPING AS PER LANDSCAPE PLAN

- DENOTES LAWN, GARDEN BED AND EXTERNAL PERVIOUSLY SOFTSCAPED AREAS.
- DENOTE SELECTED CONCRETE DRIVEWAY
- DENOTE SELECTED DECKING AREA
- DENOTE SELECTED STEPPING STONES
- DENOTE SELECTED CLOTHESLINE LOCATION
- DENOTES MIN. 6 CUBIC METRES OF STORAGE
- DENOTE SELECTED 2000 LITERS SLIMLINE RAINWATER TANK
- DENOTE SELECTED HOT WATER SYSTEM LOCATION
- DENOTE SELECTED MAIL BOX LOCATION
- DENOTE SELECTED ELECTRICITY METER BOX LOCATION

Notes
ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORKS COMMENCING.
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LOCATION OF ALL HARDWARE, FIXTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORKS COMMENCING.

JESSE ANT ARCHITECTS

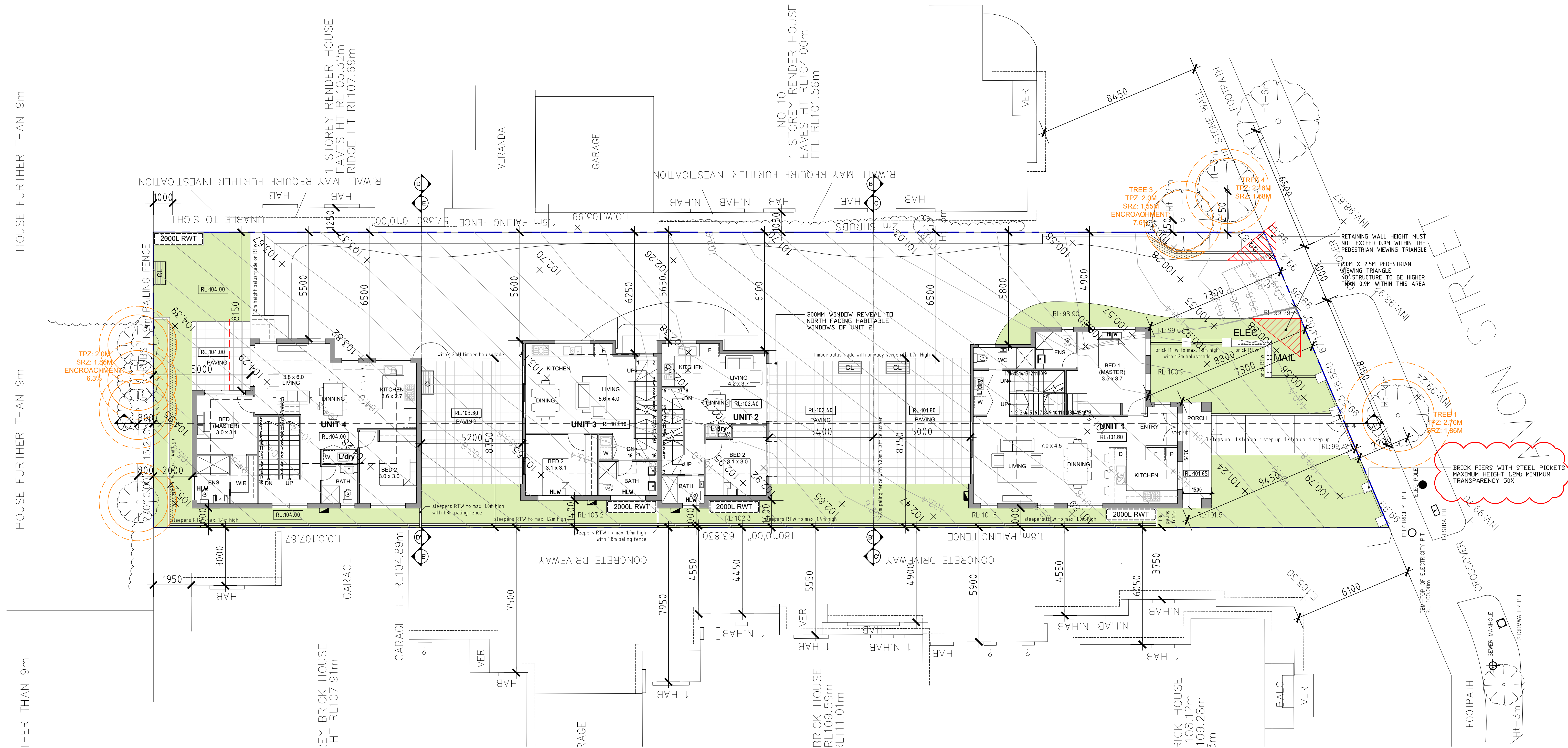
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Email: info@jesseantarchitects.com.au
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ABN: 29 469 352 797

Project
12 AVON STREET, BULLEEN, 3105
Drawing
LOWER GROUND FLOOR PLAN

Date	Rev	Description

Project Number 15060		Drawing Number TP06	
Date	15-07-2024	Scale	1:100
Drawn	SJ	Checked	AL/JW

SECONDARY CONSENT
15.07.2024



UPPER GROUND FLOOR PLAN

SCALE 1:100 @ A1

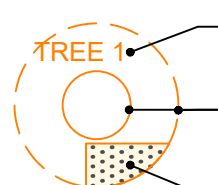
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Storage:	6m ³	Storage:	6m ³	Storage:	6m ³	Storage:	6m ³

LEGEND



- DENOTES TREE IDENTIFICATION NUMBER MENTIONED IN ARBORIST REPORT
- DENOTE TREE PROTECTION ZONE & STRUCTURE ROOT ZONE
- DENOTE AREA OF STRUCTURE ENCROACH INTO THE TREE PROTECTION ZONE



- DENOTE EXISTING TREES OR SHRUBS TO BE REMOVED



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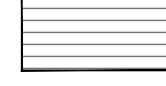
NOTE:
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- DENOTES LAWN, GARDEN BED AND EXTERNAL PERVIOUS SOFTSCAPED AREAS.



- DENOTE SELECTED CONCRETE DRIVEWAY



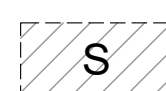
- DENOTE SELECTED DECKING AREA



- DENOTE SELECTED STEPPING STONES



- DENOTE SELECTED CLOTHESLINE LOCATION



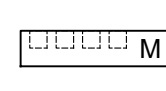
- DENOTES MIN. 6 CUBIC METRES OF STORAGE



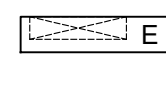
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- DENOTE SELECTED HOT WATER SYSTEM LOCATION



- DENOTE SELECTED MAIL BOX LOCATION



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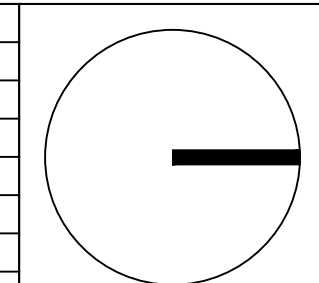
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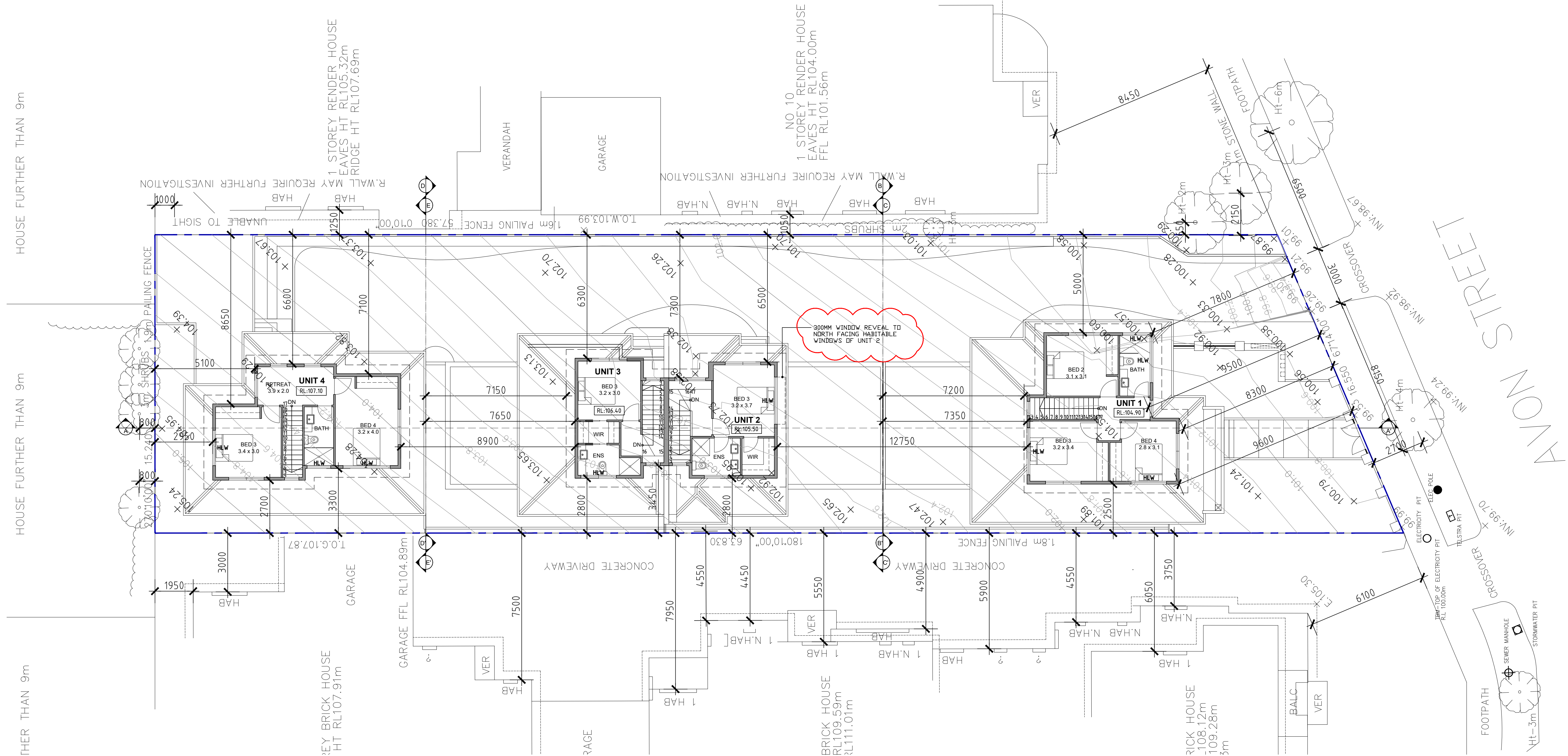
Project
12 AVON STREET, BULLEEN, 3105
Drawing
UPPER GROUND FLOOR PLAN

Date	Rev	Description



Project Number
15060
Date 15-07-2024 Scale 1:100
Drawn SJ Checked AL/JW
Drawing Number
TP07
Amendment

SECONDARY CONSENT
15.07.2024



FIRST FLOOR PLAN

SCALE 1:100 @ A1

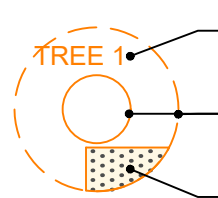
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LEGEND



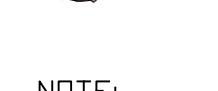
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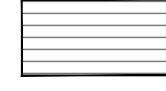
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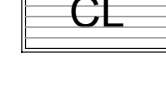
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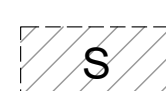
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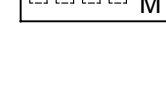
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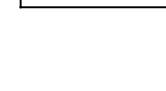
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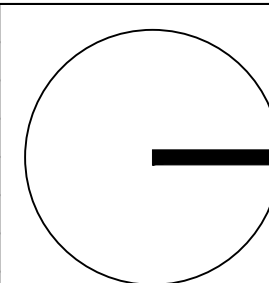
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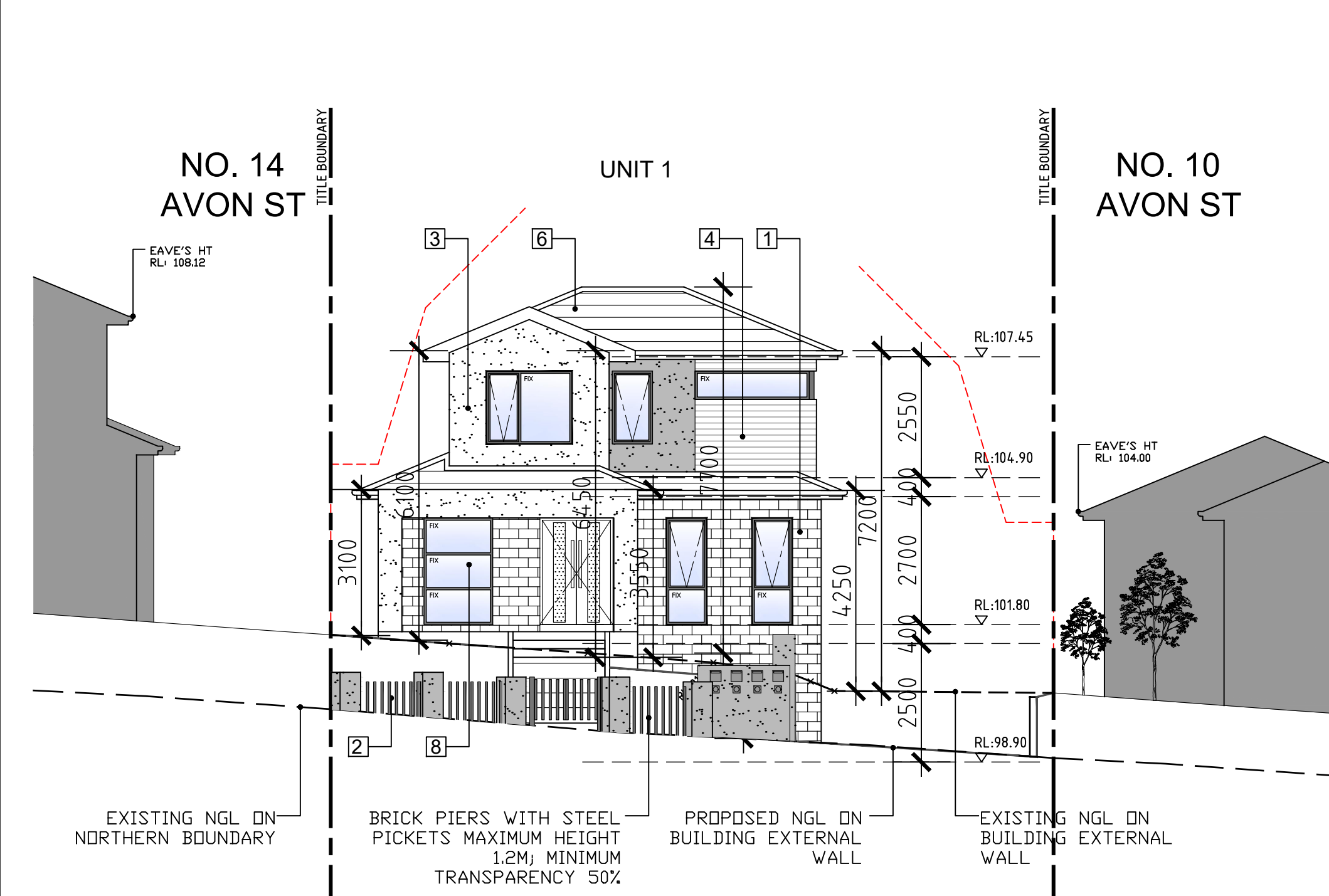
Project
12 AVON STREET, BULLEEN, 3105
Drawing
FIRST FLOOR PLAN

Date	Rev	Description

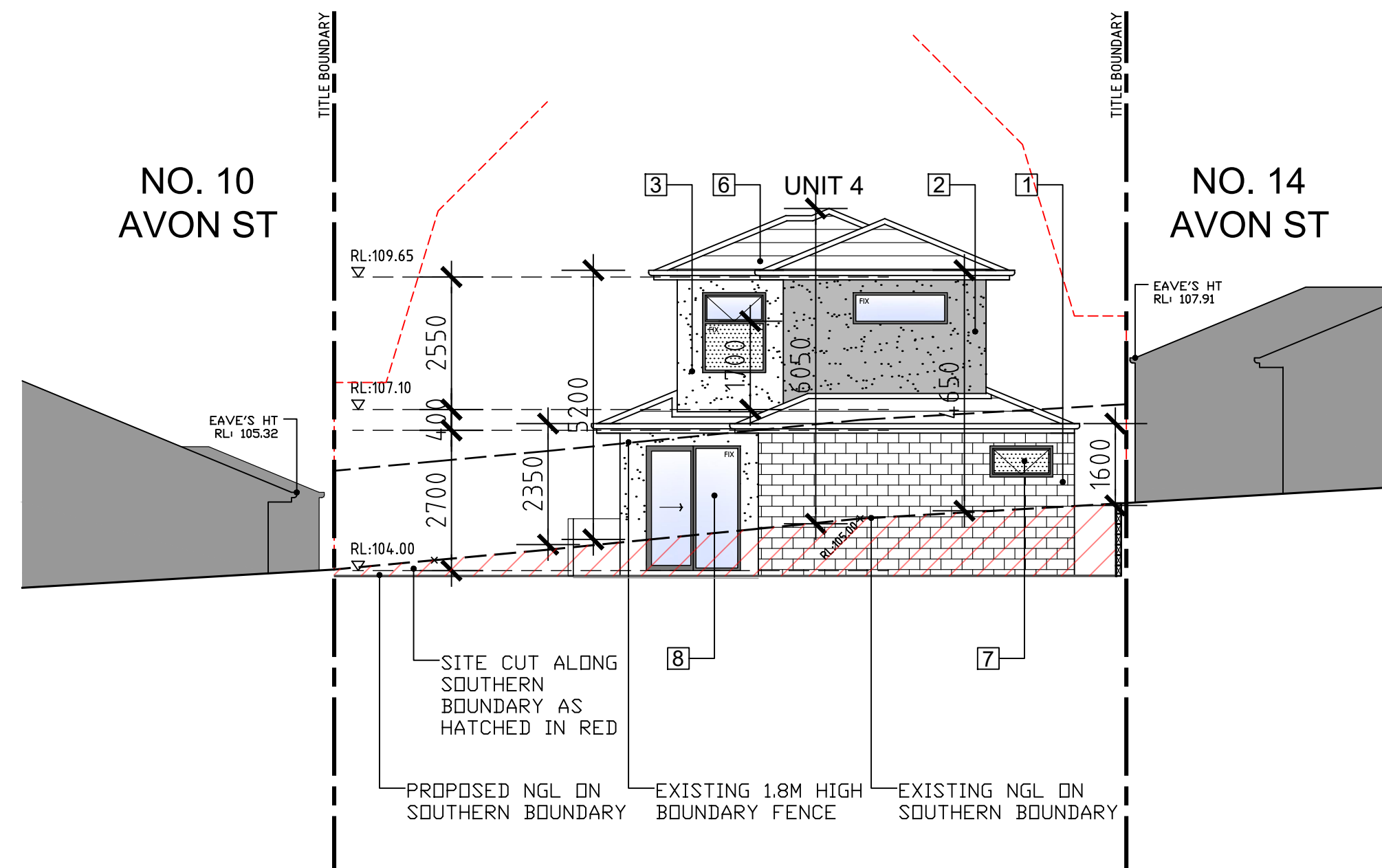


Project Number 15060	Date 15-07-2024	Scale 1:100	Drawing Number TP08
Drawn SJ	Checked AL/JW	Amendment	

SECONDARY CONSENT
15.07.2024

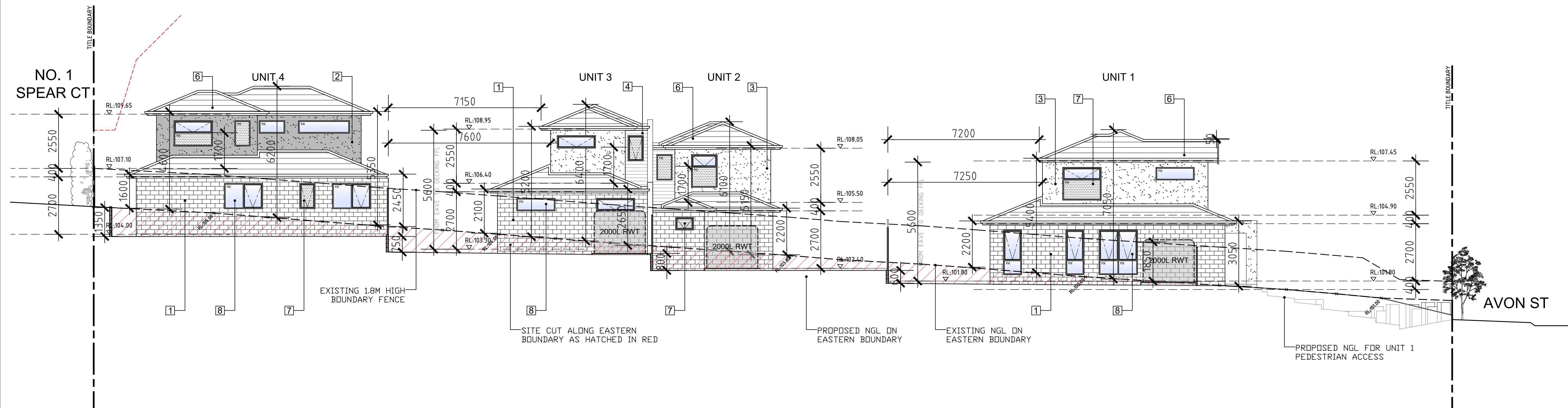


NORTH ELEVATION
SCALE 1:100 @ A1



SOUTH ELEVATION
SCALE 1:100 @ A1

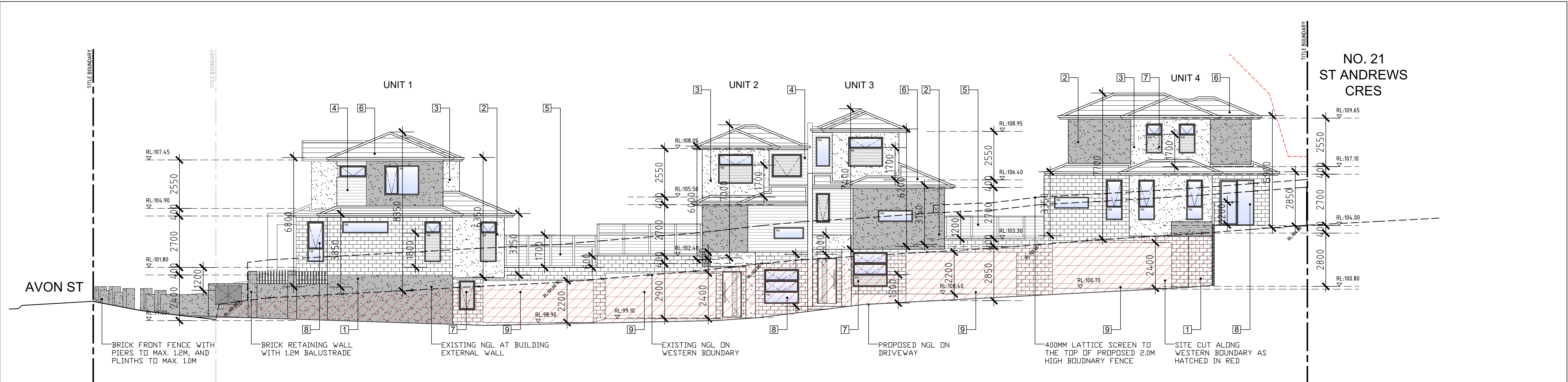
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	2 SELECTED RENDER 1
	3 SELECTED RENDER 2
	4 TIMBER CLADDING
	5 TIMBER PRIVACY SCREEN
	6 SELECTED ROOF TILE
	7 OBSCURE GLAZING
	8 CLEAR GLAZING
	9 SELECTED SECTIONAL GARAGE DOOR



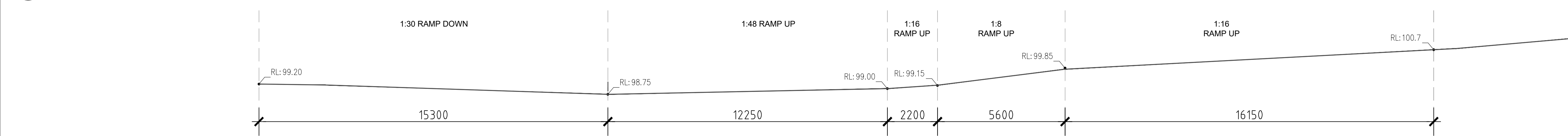
EAST ELEVATION
SCALE 1:100 @ A1

SECONDARY CONSENT
15.07.2024

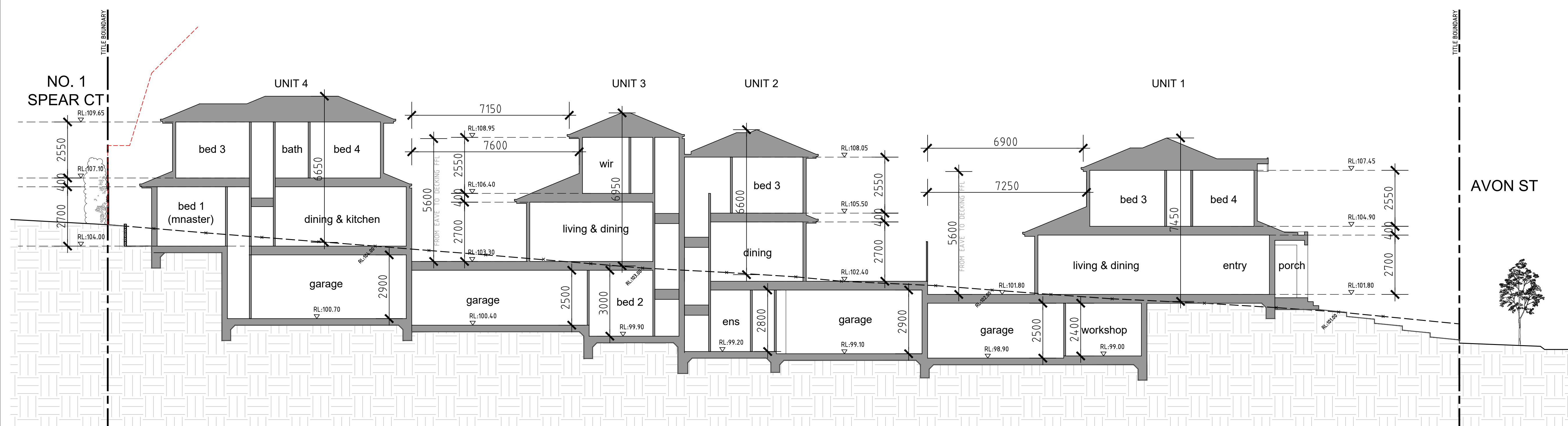
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				Drawing	ELEVATIONS					15060		TP10	
										Date	15-07-2024	Scale	1:100
										Drawn	SJ	Checked	AL/JW



WEST ELEVATION
SCALE 1:100 @ A1



DRIVEWAY RAMP SECTION
SCALE 1:100 @ A1



SECTION AA'
SCALE 1:100 @ A1

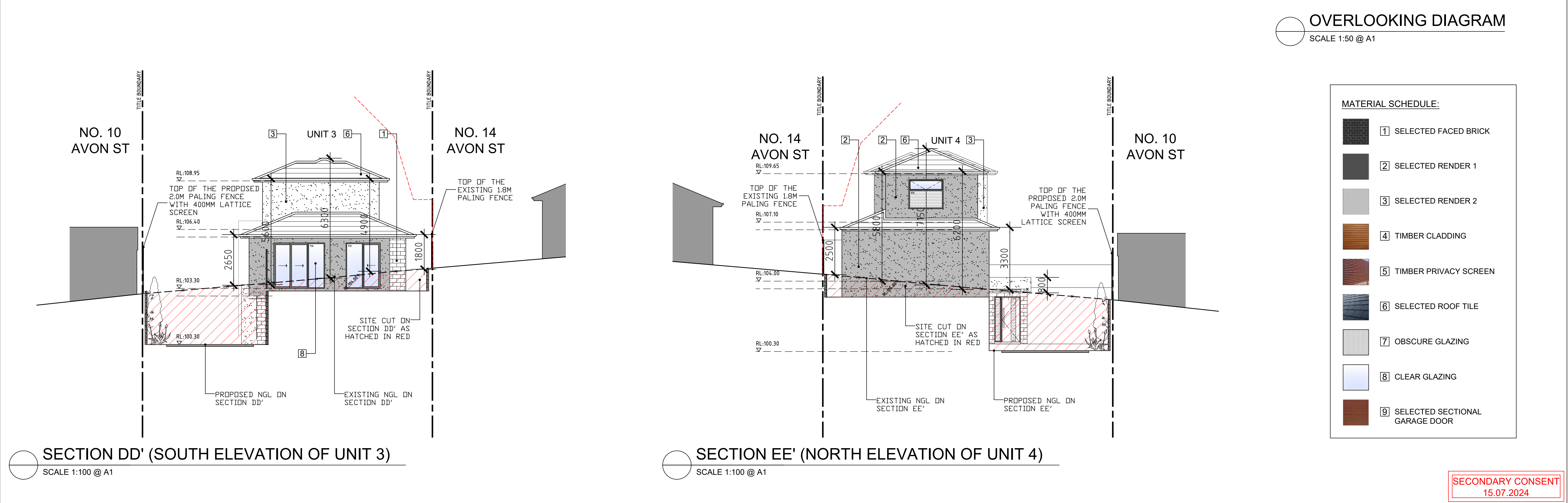
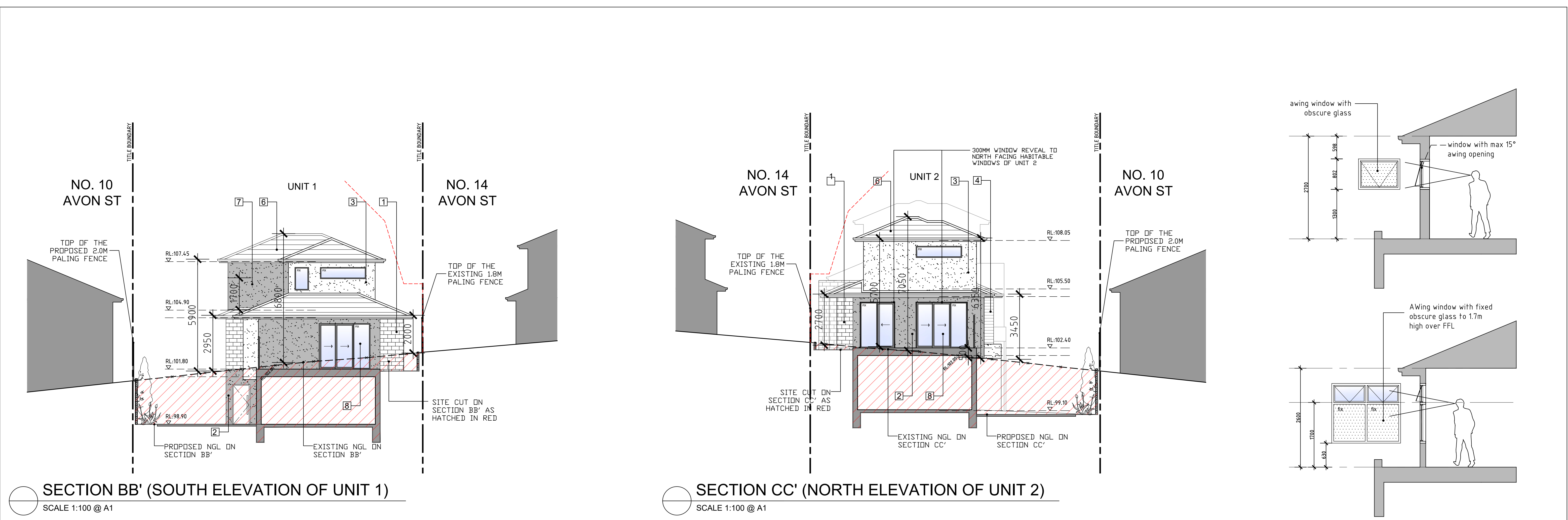
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Project 12 AVON STREET, BULLEEN, 3105		Date	Rev	Description		Project Number		Drawing Number		
						15060	TP11			
Drawing ELEVATIONS & SECTION						Date	15-07-2024	Scale	1:100	Amendment
						Drawn	SJ	Checked	AL /JW	





GARDEN AREA CALCULATION
SCALE 1:100 @ A1

Garden Area: 327.94m²
Total Site Area: 923.7m²
Garden Area Percentage: 35.5%

SECONDARY CONSENT
15.07.2024