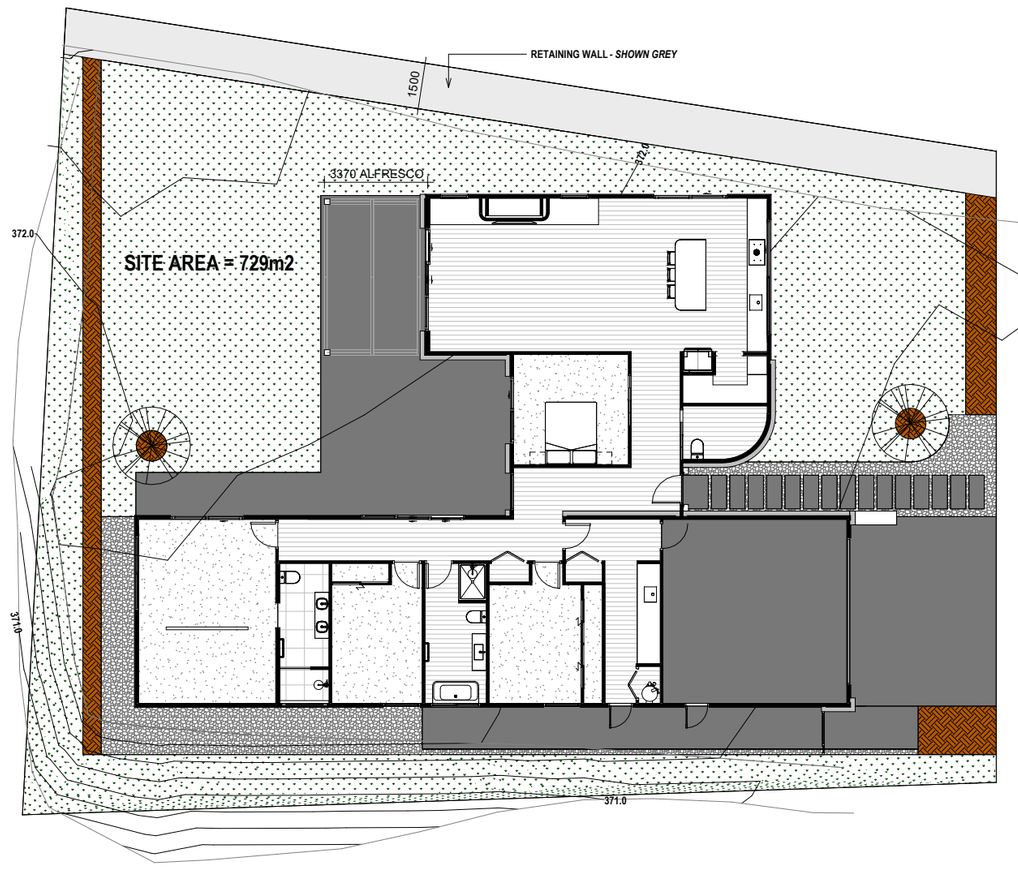


SURVEY PLAN
Scale 1:100 @ A1, 1:200 @ A3



SITE PLAN
Scale 1:100 @ A1, 1:200 @ A3

SITE INFORMATION:

DP412992
SITE AREA: 729m²
Wind Zone: HIGH
EQ Zone: 3
Exp Zone: B

COMPLIANCE:

Operative District Plan:
Quail Rise Zone - R2(B)

Building Coverage:
The maximum site coverage for any allotment within the R2 and R2 (A)-(C) Residential Activity Area of the Quail Rise Zone will be 30%.
Total Floor Area (o/frame): 241.17m²
Total Floor Area (alfresco): 18.6m²
Total Floor Area coverage: 259.8m²
Total site area: 729m²
Building coverage: **35.6%**
(30% max)

EXCAVATION:
Floor Slab: 36.365m3
Paths/Paving: 43.224m3
Grass: 128.517m3
TOTAL: 208.106m3

Road Setbacks:
-No building or structure shall be located closer than 6m to the zone boundary
- No building or structure shall be located within 10 m of Jim's Way or Tucker Beach Road
- The minimum setback from internal boundaries and road boundaries other than described above shall be 4m

ROOF:

Roof slope: 30 deg (25 deg min)
Total sloped roof area: 331m²
Total flat roof area: 15.2m²

BUILDING HEIGHT:

Within the R2, R2(A)-(D) and R2 (Design Urban Edge) Activity Areas no part of any building and other structure shall protrude through a surface drawn parallel to and 5m vertically above ground level.

Do not scale. The copyright of this drawing remains with Jennian Homes Ltd.

Drawing Status
—
Design

Drawing Details
—

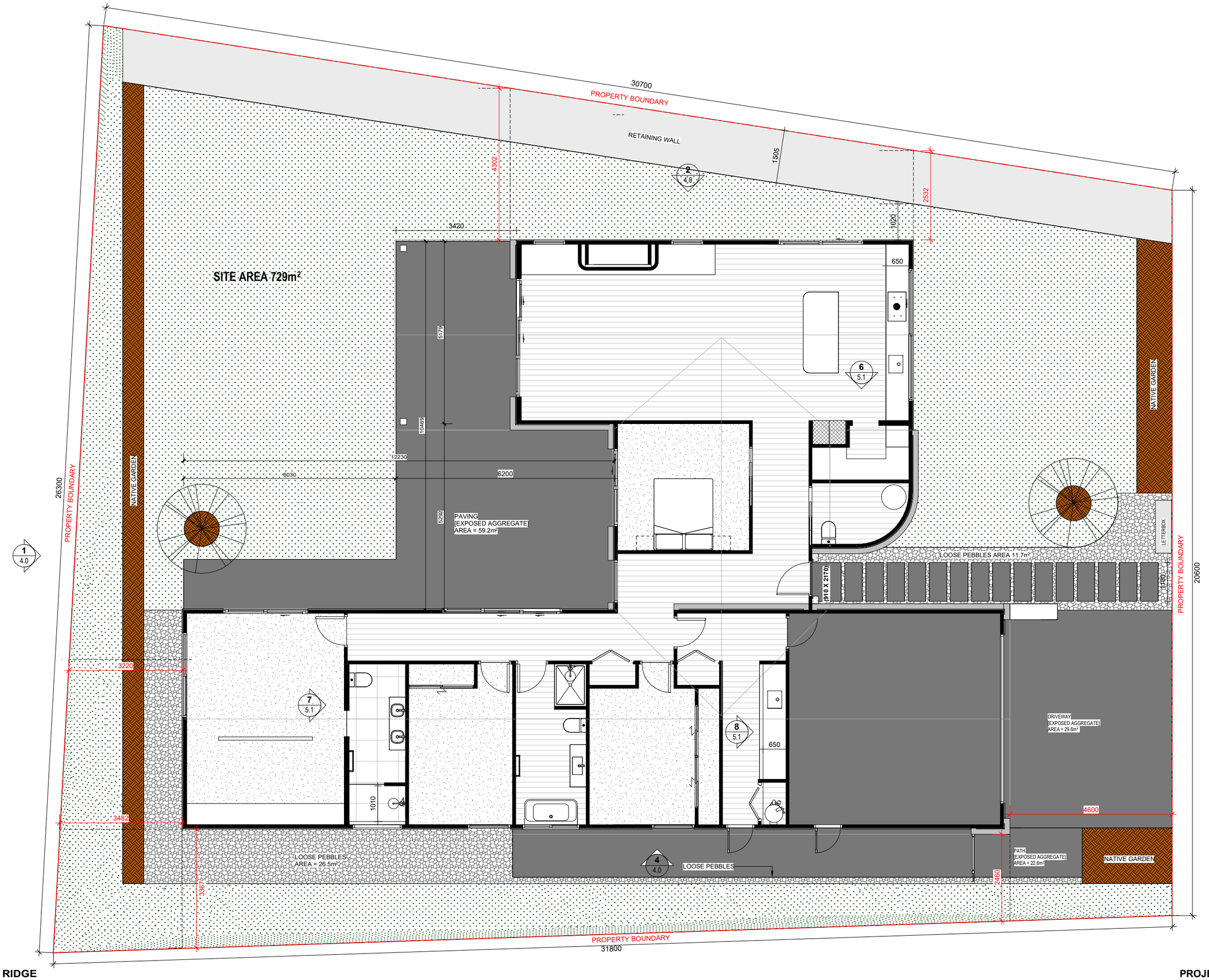
Scale	1:200 @ A3
Date	12/08/26
Job No	TBC
Drawn	BM

Drawing No — 1.0
Revision

ALPINE RIDGE
SURVEY PLAN

PROJECT LOCATION
LOT 5, HANBURY LANE RD 1, LOWER SHOTOVER, QUEENSTOWN

Jennian HOMES



LANDSCAPE LEGEND
GRASS
LOOSE PEBBLES
TIMBER DECKING
PAVING
PLANTING

SITE INFORMATION:

DP412992
SITE AREA: 729m²
Wind Zone: HIGH
EQ Zone: 3
Exp Zone: B

COMPLIANCE:

Operative District Plan:
Quail Rise Zone - R2(B)

Building Coverage:
The maximum site coverage for any allotment within the R2 and R2 (A)-(C) Residential Activity Area of the Quail Rise Zone will be 30%.
Total Floor Area (o/frame): 241.17m²
Total Floor Area (alfresco): 18.6m²
Total Floor Area coverage: 259.8m²
Total site area: 729m²
Building coverage: **35.6%**
(30% max)

EXCAVATION:
Floor Slab: 36.365m3
Paths/Paving: 43.224m3
Grass: 128.517m3
TOTAL: 208.106m3

Road Setbacks:
-No building or structure shall be located closer than 6m to the zone boundary
- No building or structure shall be located within 10 m of Jim's Way or Tucker Beach Road
- The minimum setback from internal boundaries and road boundaries other than described above shall be 4m

ROOF:

Roof slope: 30 deg (25 deg min)
Total sloped roof area: 331m²
Total flat roof area: 15.2m²

BUILDING HEIGHT:

Within the R2, R2(A)-(D) and R2 (Design Urban Edge) Activity Areas no part of any building and other structure shall protrude through a surface drawn parallel to and 5m vertically above ground level.

Do not scale. The copyright of this drawing remains with Jennian Homes Ltd.

Drawing Status
—
Design

Drawing Details
—

Scale	1:100 @ A3
Date	12/08/26
Job No	TBC
Drawn	BM

Drawing No — 2.0
Revision —

ALPINE RIDGE
LANDSCAPE PLAN

PROJECT LOCATION
LOT 5, HANBURY LANE RD 1, LOWER SHOTOVER, QUEENSTOWN

Jennian HOMES



GROUND - FLOOR PLAN

Scale 1:50 @ A1, 1:100 @ A3

NOTES:

Stud Heights: 2.4m
Main Cladding: James Hardie OBLIQUE WEATHERBOARD 200mm ONLY
Secondary Cladding: Vi-block
Door Heights: All 2.15m

SITE INFORMATION:

DP412992
SITE AREA: 729m²
Wind Zone: HIGH
EQ Zone: 3
Exp Zone: B

COMPLIANCE:

Operative District Plan:
Quail Rise Zone - R2(B)

Building Coverage:
The maximum site coverage for any allotment within the R2 and R2 (A)-(C) Residential Activity Area of the Quail Rise Zone will be 30%.
Total Floor Area (o/frame): 241.17m²
Total Floor Area (alfresco): 18.6m²
Total Floor Area coverage: 259.8m²
Total site area: 729m²
Building coverage: **35.6% (30% max)**

Road Setbacks:
-No building or structure shall be located closer than 6m to the zone boundary
- No building or structure shall be located within 10 m of Jim's Way or Tucker Beach Road
- The minimum setback from internal boundaries and road boundaries other than described above shall be 4m

ROOF:

Roof slope: 30 deg (25 deg min)
Total sloped roof area: 331m²
Total flat roof area: 15.2m²

BUILDING HEIGHT:

Within the R2, R2(A)-(D) and R2 (Design Urban Edge) Activity Areas no part of any building and other structure shall protrude through a surface drawn parallel to and 5m vertically above ground level.

FLOORING LEGEND	
CONCRETE TO GARAGE	
SELECTED LAMINATE FLOORING	
SELECTED CARPET	
SELECTED TILE	

CLADDING LEGEND	
Viblock Pressed Stone - texture & colour tbc	
JH Oblique Weatherboard 200mm wide - Vertical	
Plaster - Integra	

Do not scale. The copyright of this drawing remains with Jennian Homes Ltd.

Drawing Status
—
Design

Drawing Details
—

Scale	1:100 @ A3
Date	12/08/26
Job No	TBC
Drawn	BM

Drawing No — 3.0
Revision —

ALPINE RIDGE

FLOOR PLAN

PROJECT LOCATION

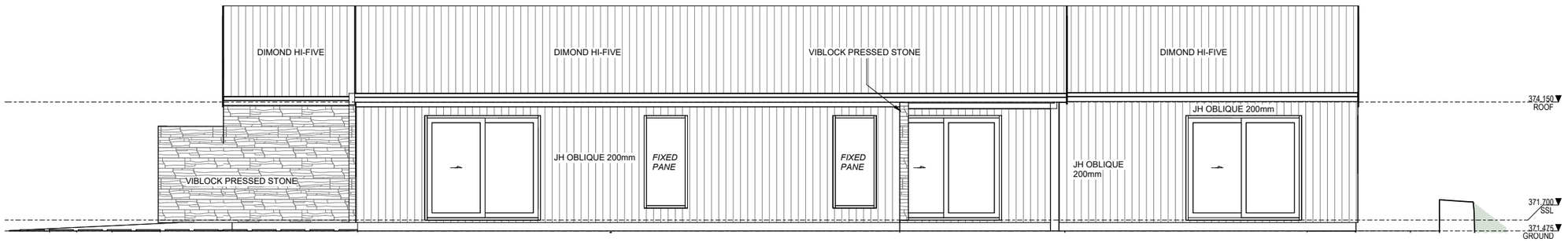
LOT 5, HANBURY LANE RD 1, LOWER SHOTOVER, QUEENSTOWN

Jennian HOMES



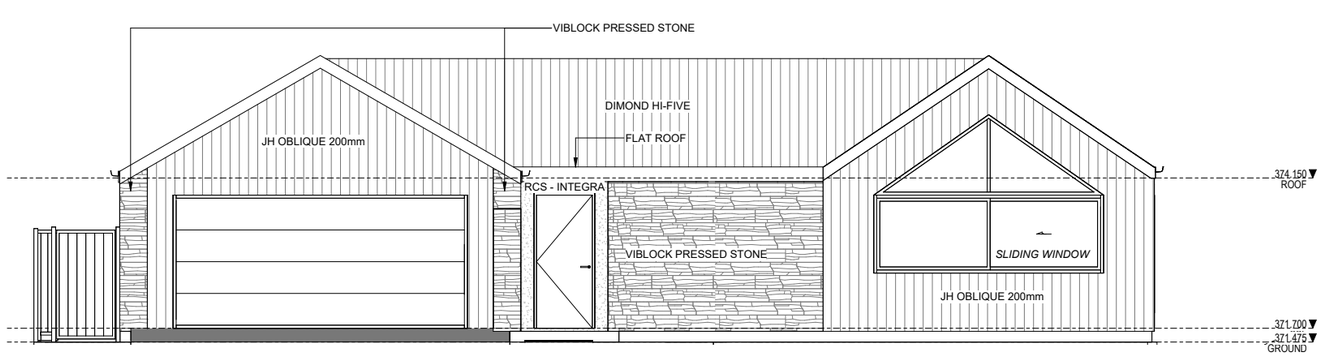
NORTH ELEVATION

Scale 1:50 @ A1, 1:100 @ A3



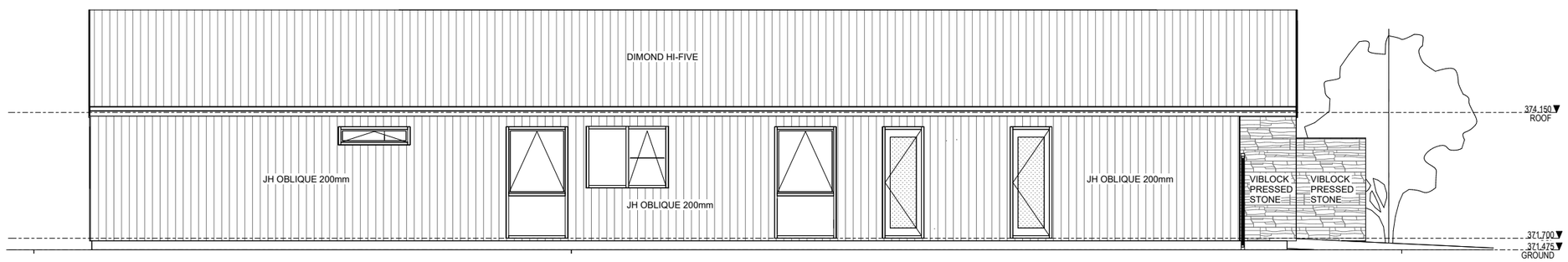
EAST ELEVATION

Scale 1:50 @ A1, 1:100 @ A3



SOUTH ELEVATION

Scale 1:50 @ A1, 1:100 @ A3



WEST ELEVATION

Scale 1:50 @ A1, 1:100 @ A3

Do not scale. The copyright of this drawing remains with Jennian Homes Ltd.

Drawing Status

—

Design

Drawing Details

Scale	1:100 @ A3
Date	12/08/26
Job No	TBC
Drawn	BM

Drawing No **Revision**

4.0

ALPINE RIDGE

ELEVATIONS

PROJECT LOCATION

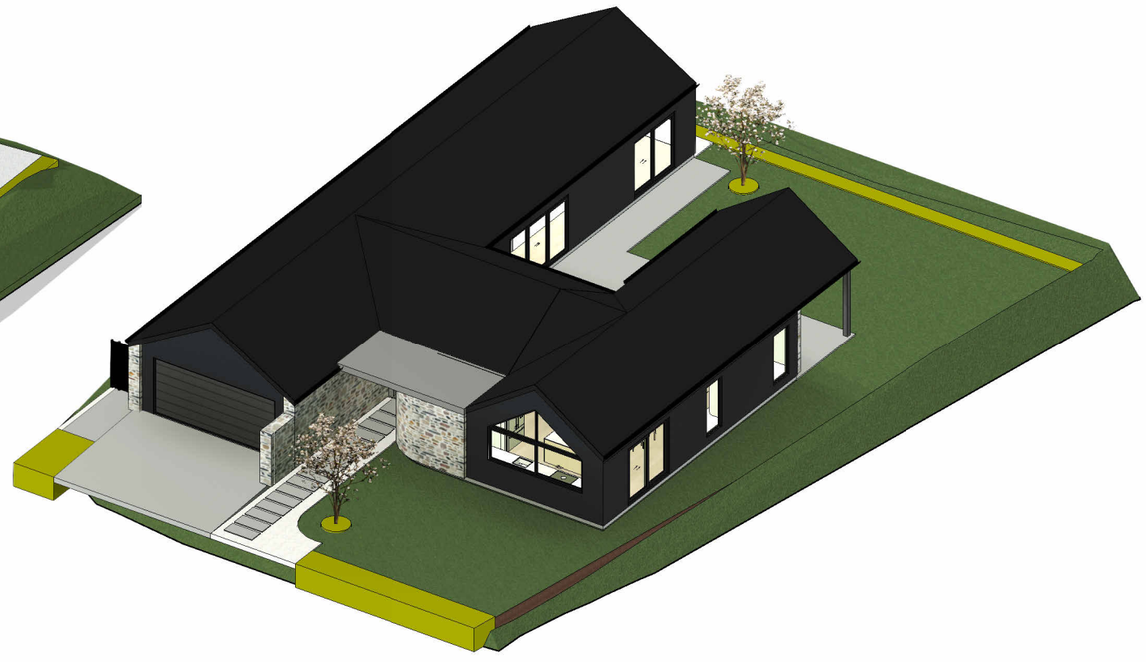
LOT 5, HANBURY LANE RD 1, LOWER SHOTOVER, QUEENSTOWN

Jennian HOMES









Do not scale. The copyright of this drawing remains with Jennian Homes Ltd.

Drawing Status

—

Design

Drawing Details

—

Scale	
Date	12/08/26
Job No	TBC
Drawn	BM

Drawing No **Revision**

—

5.0

ALPINE RIDGE

3D PERSPECTIVES - WITH ROOF

PROJECT LOCATION

LOT 5, HANBURY LANE RD 1, LOWER SHOTOVER, QUEENSTOWN

Jennian HOMES