

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	9 Lake Victoria Road EAGLE POINT VIC 3878 Lot: 1 PS: 808281
The application is for a permit to:	Buildings and Works for a Dwelling & Outbuilding
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
43.02-2 (DDO)	Construct a building or construct or carry out works.
The applicant for the permit is:	J L Hanna & S L Hanna
The application reference number is:	5.2025.332.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- ♦ **be made to the Responsible Authority in writing,**
- ♦ **include the reasons for the objection, and**
- ♦ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
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If you object, the Responsible Authority will tell you its decision.

Planning Permit Application

s47 Planning and Environment Act 1987; which Planning and Environment Regulations 2015



Applicant Details:

Applicant name: <u>Samantha and Jesse Hanning</u>	
Business trading name (if applicable):	
Email address: [REDACTED]	
Postal address: [REDACTED]	
Postcode:	
Preferred Phone number: [REDACTED]	Secondary number:

Owners Details: (if not the applicant)

Owner name:	
Business trading name (if applicable):	
Postal address:	
Postcode:	

Description of the Land:

Street number: <u>9</u>	Street name: <u>Lake Victoria road</u>
Town: <u>Eagle Point</u>	Postcode <u>3787</u>

AND/OR

Lot Number:	Plan Number:
Other Legal Description:	

Other legal description may be a Crown Allotment reference, Volume/Folio, or other title descriptor.

If the proposal relates to multiple addresses/parcels, please attach a document with a list of the owner and land description details for each additional property.

Declaration in relation to Title Restrictions:

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	☐ Yes	☒ No
Will the proposal result in a breach of a registered covenant restriction or agreement?	☐ Yes	☒ No

Existing conditions:

Describe how the land is currently used and developed:

<u>Vacant Block</u>

Planning Permit Application

s47 Planning and Environment Act 1987, its Planning and Environment Regulations 2015



Description of proposal:

Provide a brief description of your proposal:

Building a house and shed.

Estimated cost of development:	\$ 525,000
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Note: You may be required to verify this estimate

Has there been a pre-application meeting: ☐ Yes ☒ No	Officer name:
Your application reference number:	

Application requirements and supporting documents

Required:

- Title to each property subject to the application (must have been generated within the past 30 days)
- Full copy of Covenants or Section 173 agreements if applicable, and details of beneficiaries if there is a proposal which would contravene, alter, or end a covenant or restriction.
- Supporting documents which are mandatory requirements of the Planning Scheme (e.g. – Native Vegetation Removal Report, Bushfire Management Statement, Geotechnical report/waiver)
- Plans as relevant to the proposal

Suggested, or subject to requirements of the scheme

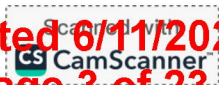
- A report responding to the relevant application requirements and the policies and objectives of the East Gippsland Planning Scheme
- Supporting information/reports which are commonly considered with similar applications (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

If you need more space or have more information, please attach with this form.

Payment of Application Fees

This application has an associated cost to be confirmed by a senior planning officer in accordance with the *Planning and Environment (Fees) Regulations 2016*. An invoice will be generated once the application has been assessed to confirm it is complete.

Invoice Recipient (Payer):			
Address			
		Postcode:	
Email Address:			



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Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015



Privacy Statement

The East Gippsland Shire Council asks for details about you to make decisions on planning permit applications. The information you give to us on this form is used for your application and is required for Council to make its decision under the *Planning and Environment Act 1987*. Sometimes we may provide a copy of this application form to another person, but only if it is for a legitimate purpose that is related to the planning process, or we are allowed by law, or to protect people or property. If your information is put onto Council's website or provided to another person, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. For instance, if requested by another person, after deciding that it is requested for a legitimate purpose, Council will obtain an undertaking from the recipient confirming how they will use your personal information and that they will destroy it once used.

You may ask for more information about Council's Privacy Policy by contacting our Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au. You can gain access to information you provided to us through the *Freedom of Information Act 1982*, more information about FOI is available on Council's website.

Declarations:

I declare that I am the applicant and that all the information in this application is true and correct and the owner(s) (if not myself) has (have) been notified of the permit application. I confirm that I have authority to use the relevant documents. In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website. In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, and I receive instructions to give notice to potentially affected parties, I confirm that I will destroy the instructions and personal information once the information is no longer necessary. I accept the East Gippsland Shire Council Privacy Statement.

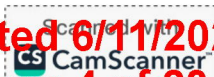
Applicant signature:	
Name: <u>Samantha Hanna / Jesse Hanna</u>	Date: <u>07/10/2025</u>

Contact Council

- 03 5153 9500
- feedback@egipps.vic.gov.au
- eastgippsland.vic.gov.au
- PO Box 1618, Bairnsdale 3875

Customer Service Centres:

- **Bairnsdale:** 273 Main Street
- **Lakes Entrance:** 18 Mechanics Street
- **Mallacoota:** 70 Maurice Avenue
- **Omeo:** 179 Day Avenue
- **Orbost:** 1 Ruskin Street
- **Paynesville:** 55 Esplanade



REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 2

VOLUME 12094 FOLIO 862

Security no : 124128702706H

Produced 06/10/2025 01:12 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 808281L.
PARENT TITLE Volume 09715 Folio 230
Created by instrument PS808281L 26/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS808281L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 9 LAKE VICTORIA ROAD EAGLE POINT VIC 3878

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS808281L



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, history and culture. The Victorian Government extends this respect to their elders, past, present and emerging.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 2 of 2

DOCUMENT END

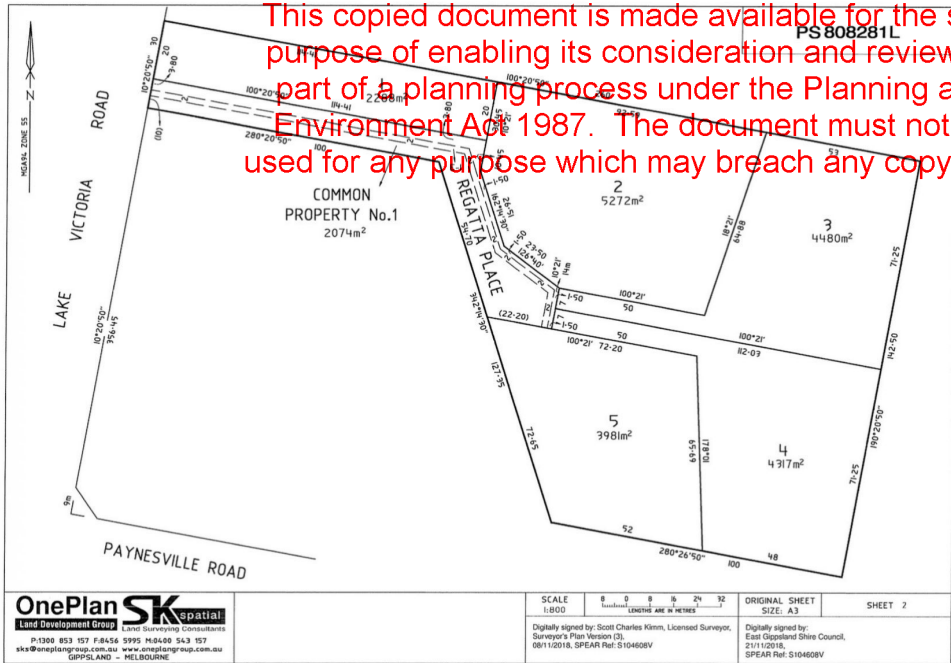
ADVERTISED

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PLAN OF SUBDIVISION		EDITION 1	PS808281-L	
LOCATION OF LAND PARISH: SHIRAZ TOWNSHIP: - SECTION: A CROWN ALLOTMENT: 49 & 50 (PARTS) CROWN PORTION: - TITLE REFERENCE: Vol 9715 Fol 230 LAST PLAN REFERENCE: Lot 2 on LP201788X POSTAL ADDRESS: 15 LAKE VICTORIA ROAD, (at time of subdivision) EAGLE POINT, 3878 MGA94 Co-ordinates (of approx. centre of land in plan) E 558 940 ZONE 55 N 5805 360		Council Name: East Gippsland Shire Council Council Reference Number: PS808281-L Shire of Gippsland Planning and Environment SPEAR Reference Number: S104608V Certification This plan is certified under section 6 of the Subdivision Act 1988 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Martin T Ireland for East Gippsland Shire Council on 21/11/2018		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Regatta Place is a private road		
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION: Does not apply. SURVEY: This plan is/is-not based on survey. STAGING: This is/is not a staged subdivision. Planning Permit No. 328/2016/P This survey has been connected to permanent marks No(s). 372 & 465 In Proclaimed Survey Area No. - /				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) Section 12(2) of the Subdivision Act 1988 applies to the land in this plan				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Sewerage	2	This plan	East Gippsland Region Water Corporation
OnePlan SK spatial Land Development Group Land Surveying Consultants P-1300 853 157 F-8456 5995 M-6400 543 157 sxs@oneplangroup.com.au www.oneplangroup.com.au GIPPSLAND - MELBOURNE		SURVEYORS FILE REF: 16561PS-3 Digitally signed by: Scott Charles Kimm, Licensed Surveyor, Surveyor's Plan Version (3), 08/11/2018, SPEAR Ref: S104608V		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2 SHEETS PLAN REGISTERED TIME: 12:52PM DATE: 26/06/2019 Ethan KAO Assistant Registrar of Titles

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 25 September 2025 08:47 AM

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PROPERTY DETAILS

Address: **9 LAKE VICTORIA ROAD EAGLE POINT 3878**

Lot and Plan Number: **Lot 1 PS808281**

Standard Parcel Identifier (SPI): **1\PS808281**

Local Government Area (Council): **EAST GIPPSLAND**

Council Property Number: **99627**

Planning Scheme: **East Gippsland**

Directory Reference: **Vicroads 84 C8**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **East Gippsland Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **GIPPSLAND EAST**

OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters**

Aboriginal Corporation

Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

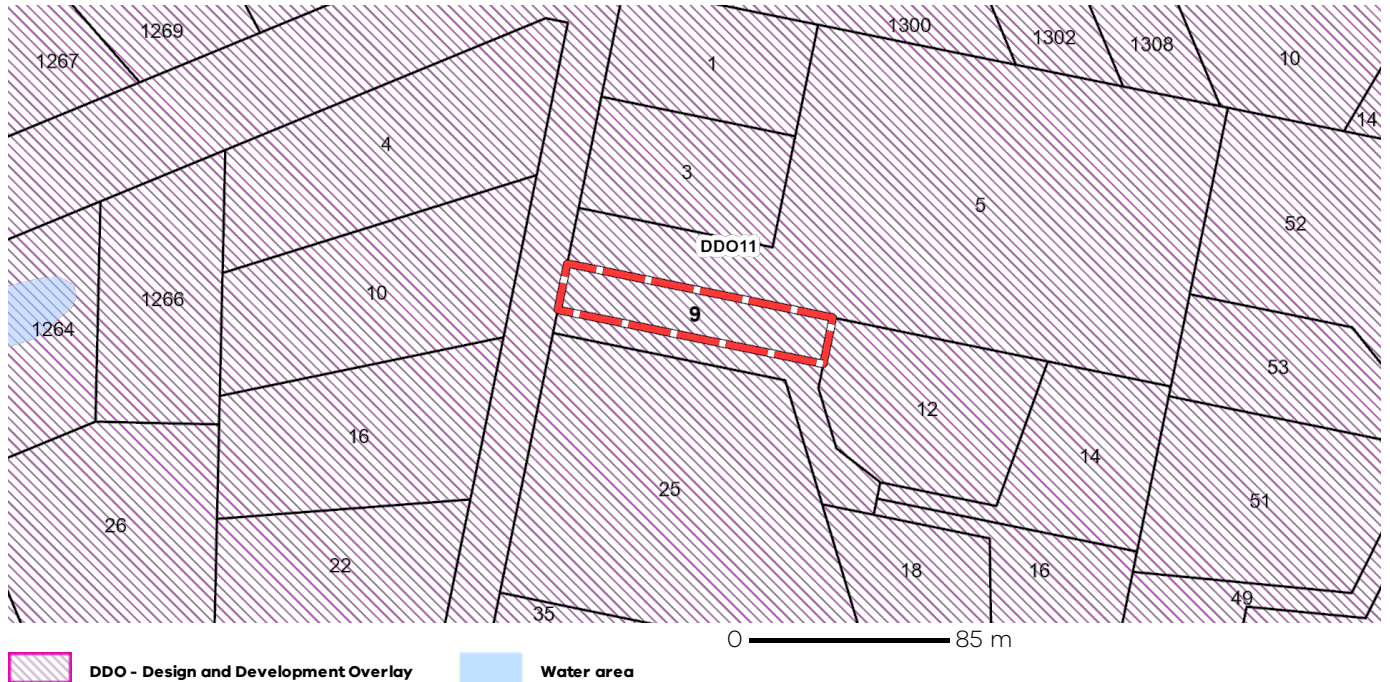
PLANNING PROPERTY REPORT

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Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 (DDO11)



ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1-43 (ESO1-43)



PLANNING PROPERTY REPORT

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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

VEGETATION PROTECTION OVERLAY (VPO)



Further Planning Information

Planning scheme data last updated on 25 September 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT

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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

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SANTORINI 29

KINGSTON

DRAWING LIST

SHEET No.	SHEET NAME
00	COVER SHEET
01	GENERAL NOTES
02 A	SITE PLAN 250
02 B	SITE PLAN 400
03	FLOOR PLAN
04	ROOF PLAN
05	ELEVATIONS
06	ELEVATIONS
07	SECTION
08	FLOOR COVERINGS
09	INTERNAL ELEVATIONS
10	INTERNAL ELEVATIONS
11	INTERNAL ELEVATIONS
12	INTERNAL ELEVATIONS
13	SLAB PLAN

REVISIONS

REV.	DESCRIPTION	DATE	DRAWN	CHECKED
1	CONTRACT PLANS	28/08/2025	M9G	J9I

REVISIONS

REV	DESCRIPTION	DATE	DRAWN	CHECKED

DRAWING TITLE:
COVER SHEET



Do NOT scale this drawing.
All written dimensions take precedence
over scaled dimension. If in doubt, ASK.



FREEDOM

SPEC: BASE

DESIGN:
SANTORINI 29

PRODUCT CODE:
VF3SAN29KINSN

OWNER:

FACADE:
KINGSTON

CEILING:
25G R

LOT 1 (No. 9) LAKE VICTORIA ROAD
EAGLE POINT

501 Blackburn Road, Mount Waverley, VIC, 3149
P.O. Box 857, Mount Waverley, VIC, 3149

Builders Licence N°: CDB-U 52967 ACN: 005 108 752 in this drawing.
Tel: 1300 786 773
www.metriconhomes.com.au

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be prosecuted.

JOB N°: 757436 PERMIT N°: TBC

WIND SPEED: 40 M/S MASTER ISSUED: 03/04/2023

DRAWN: M9G CHECKED: J9I SHEET:

CONTRACT PLANS
DATE: 28/08/2025

00/13

STANDARD NOTES:

AS PER NCC 2022

GENERAL

- REFER TO ALL ASSOCIATED ENGINEERING DRAWINGS FOR DESIGN AND CONSTRUCTION REQUIREMENTS OF STRUCTURAL, SLAB & HYDRAULIC ELEMENTS (where applicable).
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE.
- FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
- INTERNAL ELEVATION DIMENSIONS ARE TO PLASTER.
- ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE.

FRAMING

- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH AS1684.2-2021 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
- PREFABRICATED ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS & LAYOUTS.
- WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL
- SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK (UNO).
- PROVIDE 2No. JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAILS-TYP-DOOR-01N.
- ENSURE RETURN AIR GRILLE & AC VOIDS ARE CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.

CEILING/WALL - GENERAL

- PROVIDE PLASTER LINED CEILINGS TO ALL AREAS (UNO).
- SOFFITS 4.5mm FC SHEET (UNO).
- ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50mm MIN' LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 50mm MIN' VERTICAL OVERHANG.)
- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5
- WATERPROOFING FOR EXTERNAL ABOVE GROUND USE TO COMPLY WITH AS4654.1-2012 & AS4654.2-2012.

STEPS/STAIRS & BALUSTRADES

- ALL STEPS MUST COMPLY WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.2
- BARRIERS & HANDRAILS MUST COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3
- BALUSTRADE IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.3 TO BE INSTALLED WHERE VOIDS, OR INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE FINISHED GROUND/FLOOR LEVEL.
- PROVIDE SLIP RESISTANCE IN ACCORDANCE WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.4 & AS4586-2013.
- STAIRS ARE INDICATIVE ONLY. REFER TO DETAILS, SPECIFICATIONS & SELECTION DOCUMENTS.

WET AREAS

- WATERPROOFING OF WET AREAS TO COMPLY WITH NCC 2022 H4D2 HOUSING PROVISIONS 10.2 INCLUDING STATE VARIATIONS AND ADDITIONS.
- WALL LINING TO WET AREAS TO BE APPROVED WET AREA BOARD (UNO).
- ALL INWARD SWING HINGED WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 2022 H4D5 HOUSING PROVISIONS 10.4.2

WINDOWS & DOORS

- CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNO).
- SIZES NOMINATED AS A GENERIC CODE (UNO). FIRST 2 NUMBERS REFER TO HEIGHT & SECOND 2 RELATE TO WIDTH.
- EXTERNAL WINDOWS & DOORS TO COMPLY WITH NCC 2022 H6D1 HOUSING PROVISIONS 13.4.4.
- WINDOWS TO COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6.
- ALL GLAZING TO COMPLY WITH AS1288-2021 & AS2047-2014, & WITH AS4055-2021 FOR WIND LOADING (UNO).
- WINDOWS SHALL BE PROTECTED IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & 11.3.8
- WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS (UNO).
- PROVIDE LIGHTWEIGHT CLADDING ABOVE ALL CORNER WINDOWS & CORNER DOORS (UNO).
- SAFETY GLAZING IN HUMAN IMPACT AREAS INCLUDING ADJACENT TO BATHS OR SHOWERS TO BE IN ACCORDANCE WITH NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6

ENERGY EFFICIENCY NOTES

- NOTE: DESIGN MODIFICATIONS MAY BE NECESSARY TO ACHIEVE REQUIRED ENERGY RATING, BASED ON SPECIFIC SITING. REFER TO SPECIFICATION & CONTRACT DOCUMENTATION.
- PROVIDE BULK CEILING INSULATION & EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (UNO).
 - PROVIDE WEATHER STRIPPING TO WINDOWS & ALL EXTERNAL HINGED DOORS.
 - PROVIDE DRAFT PREVENTION TO EXHAUST FANS, AS PER RELEVANT BUILDING CODES.
 - SEALED GAPS AROUND WINDOWS & EXTERNAL DOORS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7 HOUSING PROVISIONS 7.5.6 & AS/NZS 2904-1995.
 - INSULATION OF SERVICES AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.2
 - HEATING AND COOLING DUCTWORK AS PER NCC 2022 HOUSING PROVISIONS H6D2 13.7.4 & SEALING PER AS4254-2021.
 - ARTIFICIAL LIGHTING AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.6
 - WHERE APPLICABLE, PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC 2022 H2D5 HOUSING PROVISIONS 6.2.1 TO SUSPENDED TIMBER FLOORS.

MISCELLANEOUS

- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5.
- PLIABLE BUILDING MEMBRANES TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.1 & AS4200.1-2017 & BE INSTALLED IN ACCORDANCE WITH AS4200.2-2017.
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, NCC 2022 H2D2 HOUSING PROVISIONS 3.3 & AS/NZS 3500.3-2021.
- PROVIDE MINIMUM 115mm SLOTTED GUTTERS WITH APPROVED OVERFLOW PROVISIONS AS REQUIRED.
- ALL EXHAUST SYSTEMS TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.2, INCLUDING "MAKE UP AIR" VENTILATION METHOD AS PER 10.8.2 (5)(a)
- WHERE REQUIRED, BATHROOM AND SANITARY COMPARTMENT EXHAUST FANS TO ACHIEVE A MINIMUM FLOW RATE OF 25 L/s, & 40 L/s FOR A KITCHEN OR LAUNDRY.
- PROVIDE TERMITE MGT. SYSTEM AS PER AS3660.1-2014.
- ALL SMOKE ALARMS TO COMPLY WITH AS3786-2014, CONNECTED TO MAINS POWER, AND INTERCONNECTED WHERE APPLICABLE. INSTALLATION TO BE IN ACCORDANCE WITH NCC 2022 H3D6 HOUSING PROVISIONS 9.5.4
- LOCATIONS OF ELECTRICAL COMPONENTS & VENTS SHOWN ARE INDICATIVE ONLY, AND MUST BE INSTALLED TO REQUIRED DISTANCES FROM WALL & CEILING JUNCTIONS.
- BUILDINGS IN BUSHFIRE PRONE AREAS TO COMPLY WITH AS3959-2018.
- DWELLINGS WITHIN 1km OF A BAY/10km OF A SURF COAST MUST HAVE ALL STEEL & MORTAR IN ACCORDANCE WITH SECTION 5 OF AS3700-2018.
- TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE FOOTINGS.

STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):

- STEEL FRAME & TRUSSES REQUIRING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN - FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION
- STEEL FRAMES AND TRUSSES TO COMPLY WITH:
 - AS/NZS 1170.0-2002 STRUCTURAL DESIGN ACTIONS: PART 0: GENERAL PRINCIPLES
 - AS/NZS 1170.1-2002 STRUCTURAL DESIGN ACTIONS: PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS
 - AS/NZS 4600-2018 COLD-FORMED STEEL STRUCTURES
 - AS4055-2021 WIND LOADS FOR HOUSING
 - AS4100-2020 STEEL STRUCTURES CODE
 - AS3623-1993 DOMESTIC METAL FRAMING
 - AS3566.1-2002 SELF DRILLING SCREWS
 - NASH STANDARDS
- STEEL FRAMING SUPPLIER TO PROVIDE DESIGN, CONNECTORS AND FIXING HARDWARE FOR ALL STEEL TO STRUCTURAL TIMBER MEMBERS (UNO BY ENGINEER).

ENERGY EFFICIENCY:

NOTE: DESIGN MODIFICATIONS MAY BE NECESSARY TO ACHIEVE REQUIRED ENERGY RATING, DEPENDING ON SITING.

PROVIDED IN THE PLANS:

DOOR SEALS -
SEALS TO EXTERNAL HINGED DOORS (INCL. GARAGE INTERNAL ACCESS DOOR).

WINDOWS -
SHALL BE WEATHER STRIPPED

DRAFT EXCLUSION -
REFLECTIVE SISALATION WEATHER WRAP WITH TAPED HORIZONTAL AND VERTICAL JOINTS. SEALED GAPS AROUND WINDOWS AND EXTERNAL DOORS TO BE INSTALLED IN ACCORDANCE WITH NCC 3.5.4.6 & AS/NZS 2904

CEILING INSULATION -
R6.0 WITH R2.5 BATTS TO EXTERNAL PERIMETER EXCLUDES OUTDOOR ROOM, VERANDAH, PORTICO AND GARAGE

WALL INSULATION -
R2.5 BATTS TO ALL EXTERNAL WALLS INCL. HOUSE / GARAGE WALLS AND HOUSE / ROOF SPACE WALLS. NO INSULATION TO GARAGE WALLS.

FIRST FLOOR INSULATION -
R4.1 BATTS TO FLOOR AREA ABOVE GARAGE PORTICO, VERANDAH AND OUTDOOR ROOM.

DOWNLIGHTS -
ALL DOWNLIGHTS TO BE SEALED.

EXHAUST FANS - DRAFT PREVENTION TO EXHAUST FANS, TO RELEVANT BUILDING CODES.

INTERNAL WALLS -
R2.5 TO INTERNAL GARAGE WALLS
R2.0 INTERNAL WALLS TO LAUNDRY, BATHROOM & WC

FACADE DETAIL	
S-TYP-KING-20N	KINGSTON FACADE DETAIL

NOTES:

- REFER TO "METRICON - WINDOW AND DOOR CODE SIZE GUIDE"

DRAWING TITLE:

GENERAL NOTES



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FREEDOM

SPEC: BASE

DESIGN:
SANTORINI 29

PRODUCT CODE:
VF3SAN29KINSN

OWNER:

FACADE:
KINGSTON

CEILING:
25G R

LOT 1 (No. 9) LAKE VICTORIA ROAD
EAGLE POINT

501 Blackburn Road, Mount Waverley, VIC, 3149
P.O. Box 857, Mount Waverley, VIC, 3149

Builders Licence N°: CDB-U 52967 ACN: 005 108 752 in this drawing.

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JOB N°: 757436	PERMIT N°: TBC
WIND SPEED: 40 M/S	MASTER ISSUED: 03/04/2023
DRAWN: M9G	CHECKED: J9I
SHEET: 01/13	
CONTRACT PLANS DATE: 28/08/2023	

Printed 6/11/2025

**REFER ENGINEER'S FOOTING DESIGN
SOIL CLASSIFICATION 'P (M)'
REFER SOIL REPORT (REF. No: 229946)**

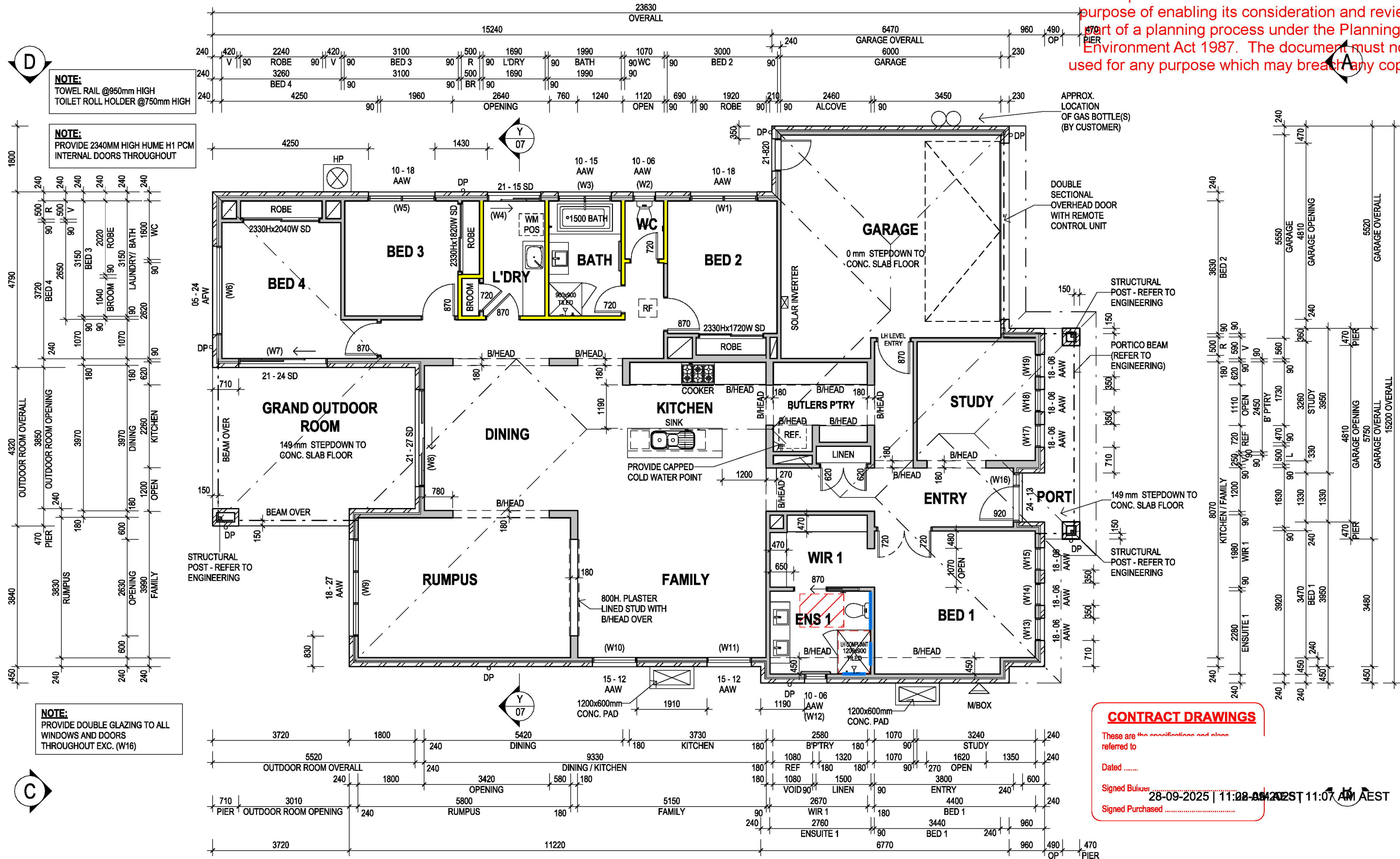
FILL APPROX. 650mm OVER HOUSE AREA.
BATTERS TO BE 30 DEGREES

GARAGE:	0 MM
PORTICO:	149 MM
OUTDOOR ROOM:	149 MM

CUT -	0 SQM
FILL-	477 SQM

Page 16 of 23

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CONTRACT DRAWINGS
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Dated
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NOTES:

- CENTRE ALL WINDOWS & EXTERNAL DOORS INTERNALLY TO ROOM (UNO) INTERNAL HINGED DOORS TO BE CENTRED TO THE HALLWAY
- 245D. BULKHEAD THROUGHOUT (U.N.O)

IN WALL REINFORCING REFER DETAIL

900W. x 1200D. CIRCULATION SPACE TO FRONT EDGE OF TOILET PAN

LEGEND:

- UNDER STAIR WALLS (WHERE APPLICABLE) - TO BE BUILT AFTER STAIR
- 70MM STUD WALLS
- (Noted on INTERNAL DOOR size) = 20mm MAX. UNDERCUT
- RF ROOF ACCESS
- R2.0 INSULATION

AREA	m ²	SQR
GROUND FLOOR	227.06 m ²	24.44
TOTAL LIVING	227.06 m ²	24.44
PORTICO	6.32 m ²	0.68
GRAND OUTDOOR ROOM	23.00 m ²	2.48
GARAGE	36.50 m ²	3.93
TOTAL OTHER	65.82 m ²	7.09
TOTAL	292.89 m ²	31.53

DRAWING TITLE:
FLOOR PLAN

0 1 2 3m
SCALE 1: 100 (A3)

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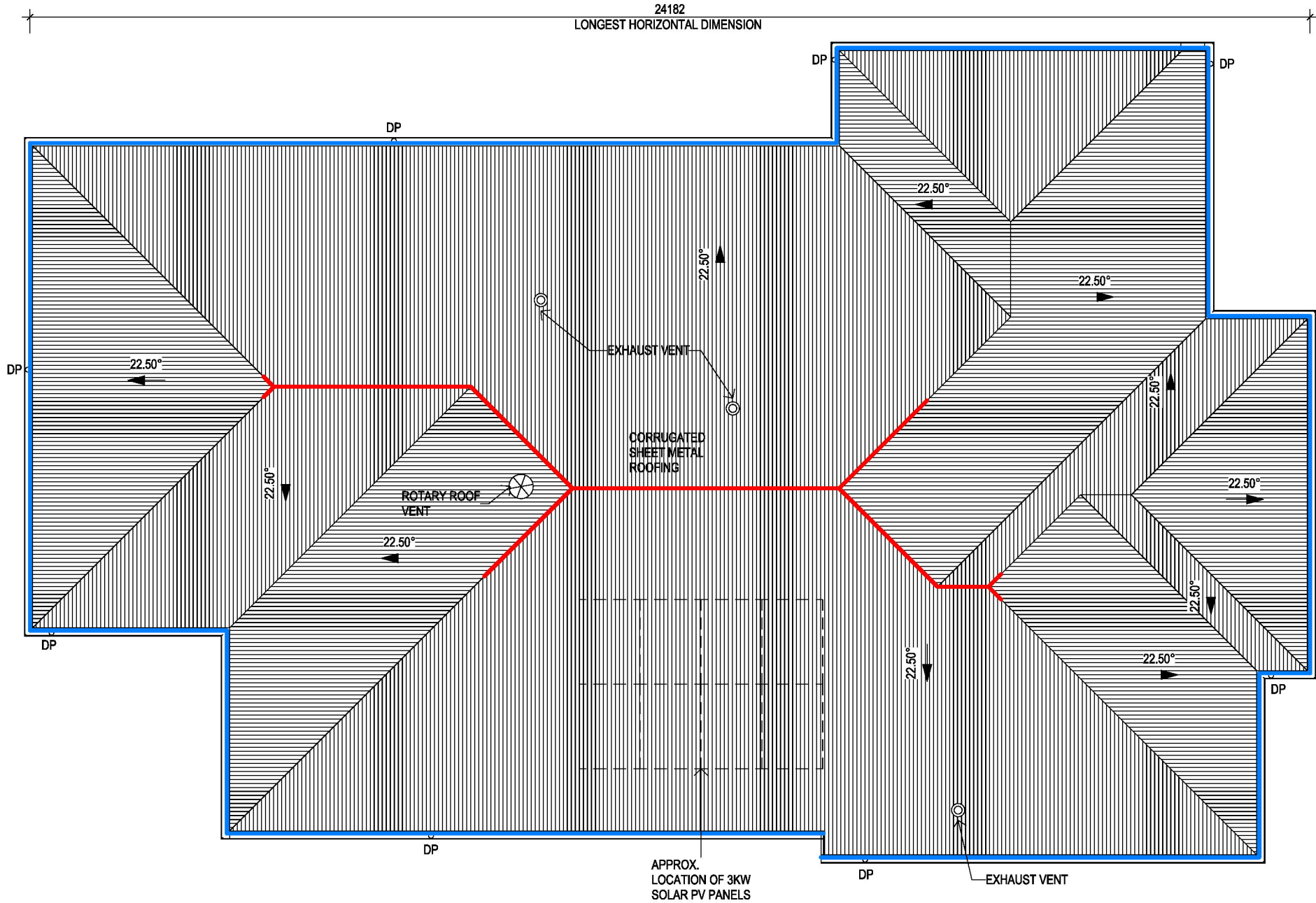
JOB N°: 757436
PERMIT N°: TBC

WIND SPEED: 40 M/S
MASTER ISSUED: 03/04/2023

DRAWN: M9G
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SHEET:

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HIGH LEVEL = Ridge &/or Hips	
NCC Roof Pitch Category (High/Ridge)	10 to 75
NCC Venting Requirement - Ridge, Hips, Highside	5000
NCC REQUIRED VENTED OPEN AREA per Roof Plane	120910
Venting Method	PAB19 = Ridge sarking termination + BAL Mesh
Roof Vent Open Ventilated Area	
Ventilation Open Area per m, or per device, or PAB.	5000
# of HIGH SIDES TO VENT	2
2 sides = Ridge/Hips, 1 side = Skillion, or Roof intersection to 1st floor wall, or Trim Deck	
Venting Length (Ridge + Hips) Hips to 900 down from roof high point	20993.7
TOTAL DESIGN VENTED OPEN AREA	20993.7
Target Length to Vent	12091
Roof Plane PASS / FAIL = Actual Open Area - NCC Requirement	89027
COMPLIES WITH NCC2022 10.8.3 Roof Ventilation Open Area Requirement	YES

LOW LEVEL ROOF VENTILATION	
Roof Type	Metal Lysaght - Custom Orb
BAL Zone	Yes
Sarking	Yes
Longest Horizontal Dimension of the Roof	24182
Total Length to Ventilate	48364
Roof Pitch - degrees	22.5
NCC Roof Pitch Category (Low)	15 to 75
NCC Ventilation Openings (mm ² /m)	7000
NCC REQUIRED VENTED OPEN AREA per Roof Plane (Volume)	338548
Target Length to Vent	33696.5
Perimeter / Length of roof to be vented (Measured from the roof plans & marked in blue)	78563.2
Venting Method	EG7000 & sarking
Vent Open Area	10047
ACTUAL DESIGN VENTED OPEN AREA (Volume)	789324.4704
Roof Plane PASS / FAIL = Actual Open Area - NCC Requirement	450776.4704
COMPLIES WITH NCC2022 10.8.3 Roof Ventilation Open Area Requirement	YES

LEGEND

- LOW LEVEL ROOF VENTILATION TO PERIMETER
- LENGTH OF HIGH LEVEL VENTILATION REQUIRED WITHIN 900mm OF HIGHEST POINT

CONTRACT DRAWINGS

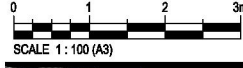
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DRAWING TITLE:
ROOF PLAN



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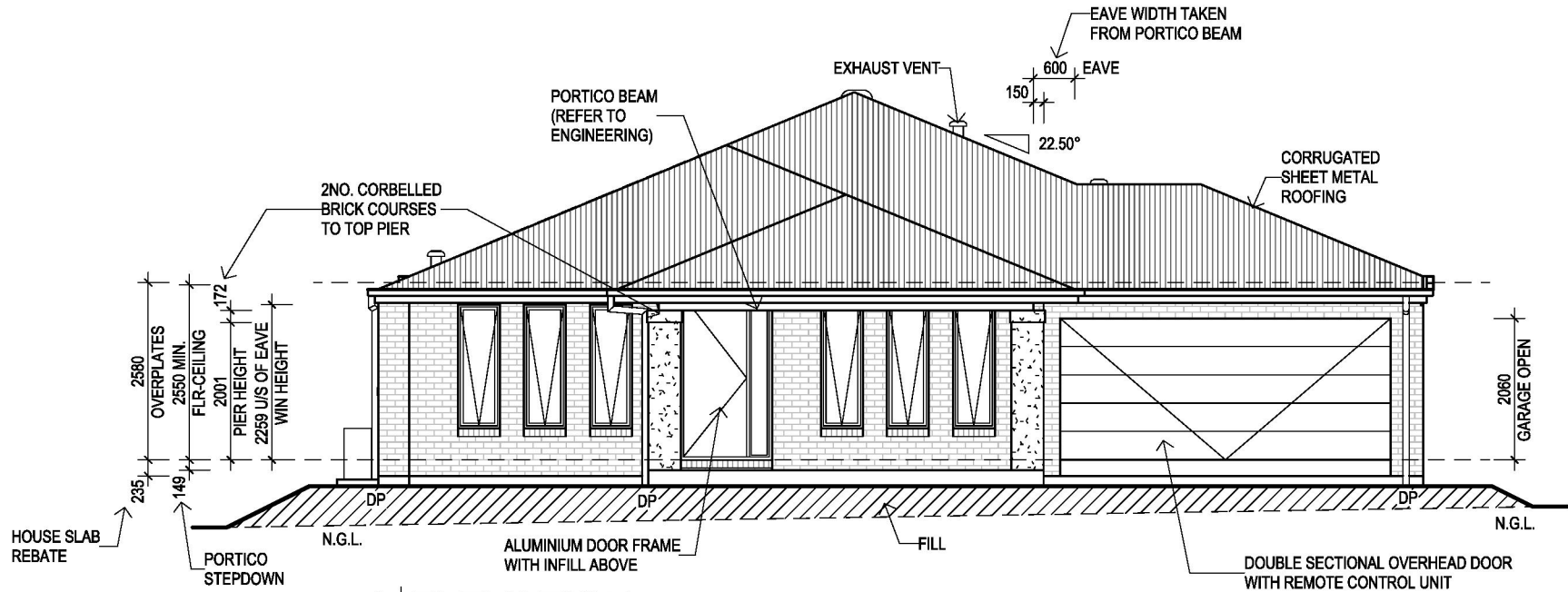
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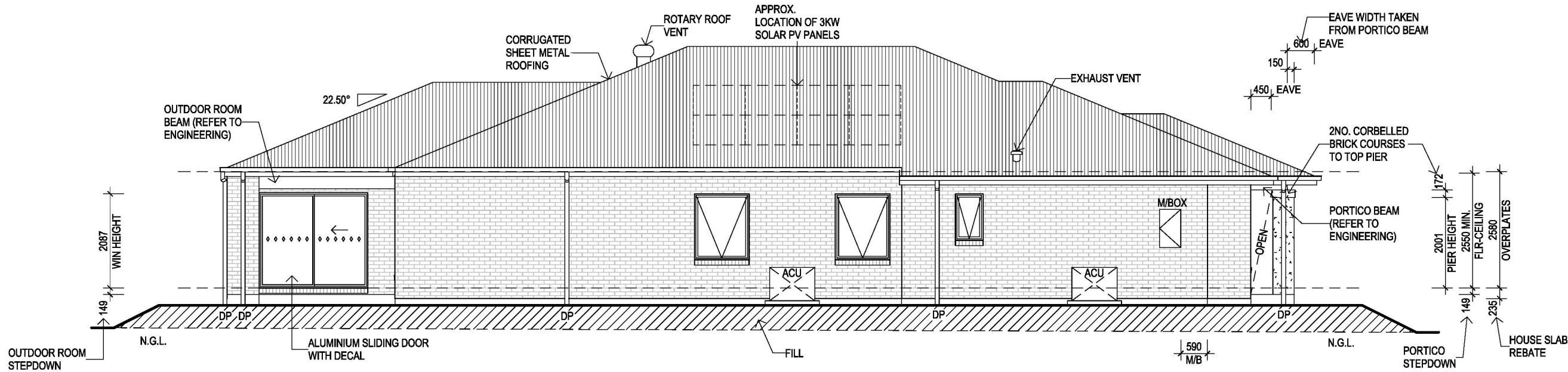
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Signed Builder 28-09-2025 | 11:07 AM

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A ELEVATION
1 : 100



B ELEVATION
1 : 100

NOTES:

- PROVIDE BRICKWORK ABOVE ALL SIDE AND REAR ELEVATION WINDOWS & DOORS AS REQUIRED UNLESS NOTED OTHERWISE
- PROVIDE F.C SHEET INFILL ABOVE FRONT ENTRY DOOR FRAME & BRICKWORK ABOVE GARAGE DOOR OPENING UNLESS NOTED OTHERWISE.
BRICKWORK ABOVE FRONT ELEVATION WINDOWS EXC W13, W14 & W15 TO BE UNDER SIDE OF EAVE

IMPORTANT NOTE:
REFER TO SOIL ENGINEERS PLANS PLANS FOR ARTICULATION JOINT LOCATION

NOTE:
PROVIDE ALUM. MESH INSECT SCREENS TO ALL STANDARD OPENABLE WINDOWS & SLIDING DOORS

NOTE:
REFER TO COLOUR SCHEDULE AND CONTRACT DOCUMENTS FOR ALL MANUFACTURER DETAILS AND COLOUR FINISHES.

NOTE:
PROVIDE DOUBLE GLAZING TO ALL WINDOWS AND DOORS THROUGHOUT EXC. (W16)

NOTE:
PROVIDE 3 COAT RENDER TO FRONT PIERS

DRAWING TITLE:
ELEVATIONS



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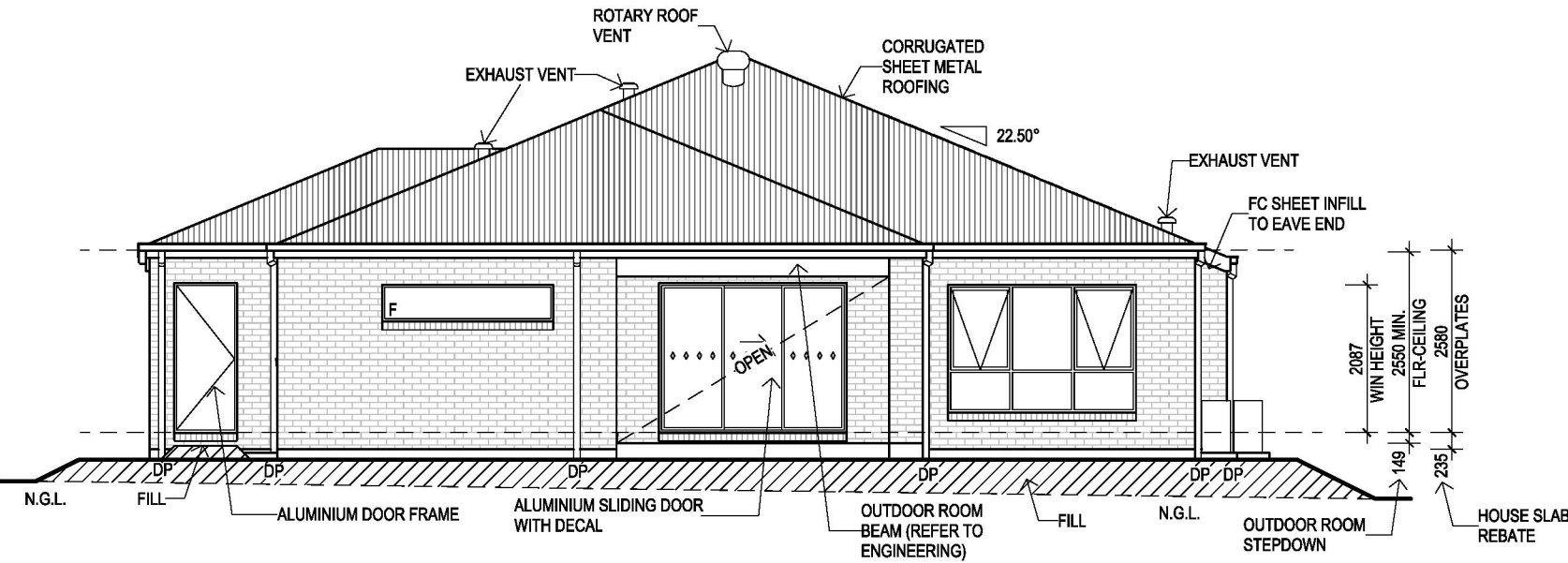
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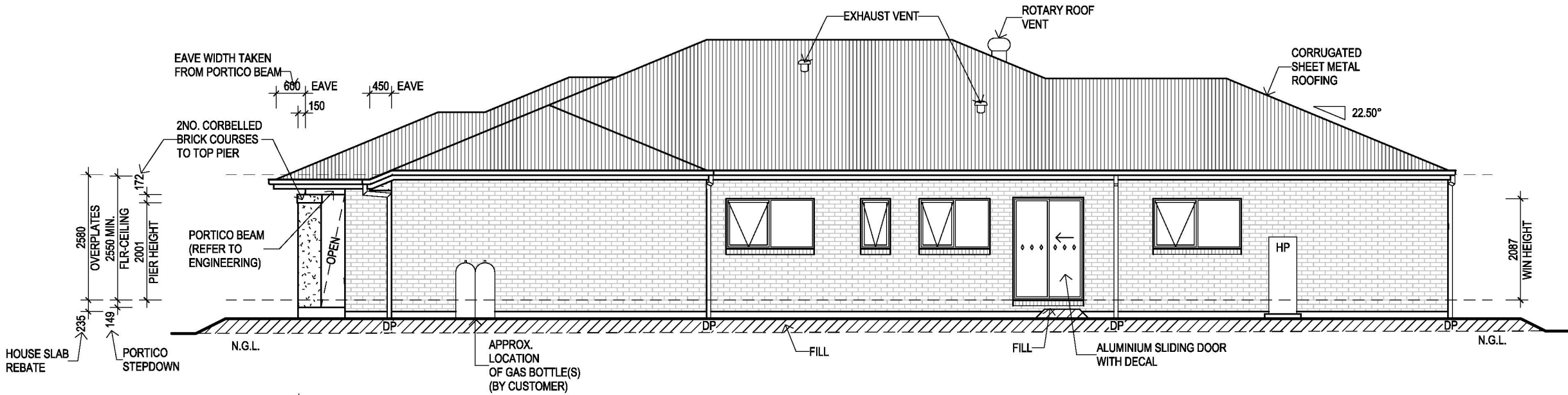
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C ELEVATION
1 : 100



D ELEVATION
1 : 100

NOTES:

• PROVIDE BRICKWORK ABOVE ALL SIDE AND REAR ELEVATION WINDOWS & DOORS AS REQUIRED UNLESS NOTED OTHERWISE

IMPORTANT NOTE:
REFER TO SOIL ENGINEERS PLANS FOR ARTICULATION JOINT LOCATION

NOTE:
PROVIDE ALUM. MESH INSECT SCREENS TO ALL STANDARD OPENABLE WINDOWS & SLIDING DOORS

NOTE:
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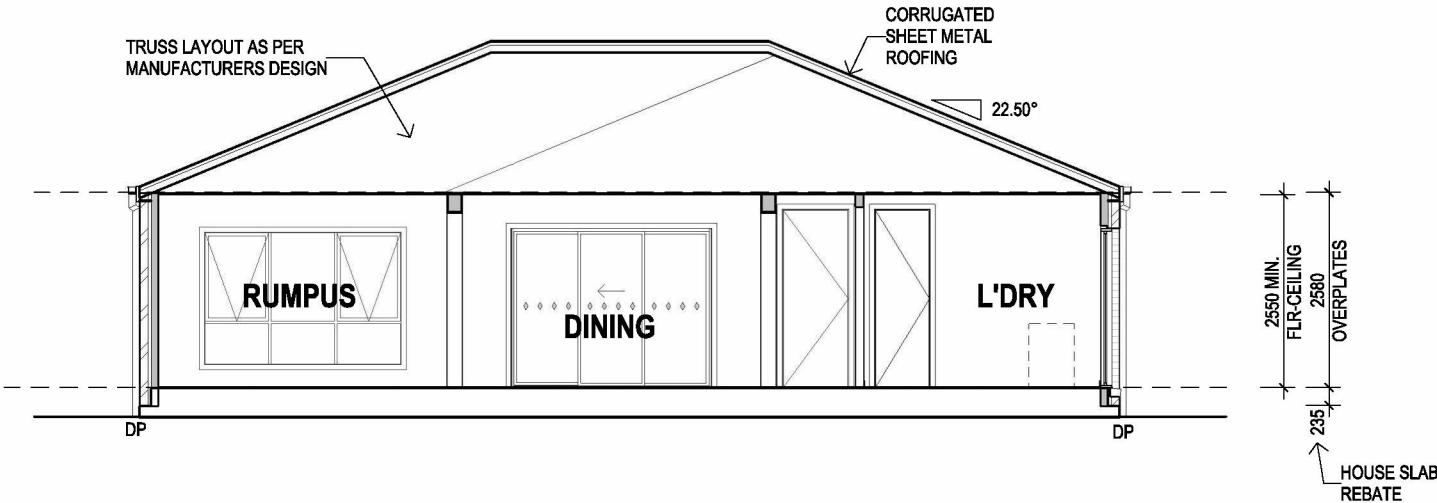
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WIND SPEED: 40 M/S	MASTER ISSUED: 03/04/2023
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DATE: 28/08/2023

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BUSHFIRE REQUIREMENTS: B.A.L-12.5	
WALLS	
4.5MM THICK (NOM) FIBRE CEMENT SHEET INFILLS ABOVE SIDE AND REAR ELEVATION WINDOWS AND DOORS. - ALL LIGHTWEIGHT CLAD AREAS (WHERE INCLUDED) TO BE MINIMUM 4.5MM THICK FIBRE CEMENT BASED PRODUCT. - STANDARD WEATHERWRAP TO WALLS TO REMAIN.	
VENTS & WEEPHOLES	
- PROVIDE WEEPA HIGH PERFORMANCE BUSHFIRE WEEPHOLE WITH STAINLESS STEEL GUARDS. - ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 2MM.	
WINDOWS	
- PROVIDE A MINIMUM OF 4MM TOUGHENED GLASS TO WINDOWS AND SIDELIGHTS WITHIN 400MM OF A HORIZONTAL SURFACE. NOTE: EXTERNAL PANE OF DOUBLE GLAZED WINDOWS TO BE A MINIMUM OF 4MM TOUGHENED. - PROVIDE ALUMINIUM FRAMED SCREENS WITH ALUMINIUM MESH TO ALL OPENABLE WINDOWS (OPENABLE SECTION ONLY). NOTE:THIS ITEM INCLUDES ALUMINIUM FRAMED SCREENS TO OPENABLE TIMBER WINDOWS (WHERE APPLICABLE). - ALL STANDARD WINDOW AND DOOR HARDWARE COMPLIES - STANDARD MERANTI TIMBER FRAMED WINDOWS COMPLY	
EXTERNAL DOORS	
- PROVIDE A MINIMUM OF 4MM TOUGHENED GLASS TO GLAZED BI-FOLD DOORS AND SLIDING DOORS. NOTE:LAMINATED GLASS DOES NOT COMPLY. - WEATHERSTRIPS TO THE BOTTOM OF EXTERNAL HINGED DOORS (THIS ONLY APPLIES TO DOORS THAT DO NOT HAVE A FULLY SEALED FRAME). - GARAGE DOORS - PROVIDE EMBER SEALS TO COLORBOND SECTIONAL DOORS AND ROLLER DOORS (WHERE INCLUDED). NOTE: TIMBER GARAGEDOORS AND/OR WINDOW PANELS DO NOT COMPLY. - STANDARD GARAGE EXTERNAL HINGE DOOR TO BE UPGRADED. - EXTERNAL DOORS 35MM SOLID TIMBER OR NON-COMBUSTIBLE KICK PLATE OUTSIDE TO 400MM ABOVE THRESHOLD. - PROVIDE FLYSCREEN TO LAUNDRY TIMBER HINGE DOOR IF APPLICABLE - STANDARD MERANTI TIMBER SLIDING & BI-FOLD DOORS COMPLY - STANDARD MERANTI TIMBER FRAMED DOORS COMPLY	
WATER & GAS SUPPLY PIPES ABOVE GROUND	
METAL DRAINAGE VENT PIPES WITH METAL MESH TO OPENINGS.	
MISCELLANEOUS	
- SPOTTED GUM PLINTHS TO POSTS WHERE APPLICABLE. - EXTERNAL STAIRS AND DECKING TO BE BLACK BUTT TIMBER. 75MM BETWEEN F.F.L. AND BOTTOM OF TIMBER POSTS.	
ROOFING	
- PROVIDE ROOF SARKING TO ENTIRE ROOF AREA INCLUDING THE RIDGE AND EXTEND INTO GUTTERS AND VALLEYS. - PROVIDE COLORBOND WHIRLY BIRD WITH EMBER GUARDS TO ROOF. - PROVIDE ANTI-PONDING BOARDS TO PERIMETRE IF TILED ROOFS. - PROVIDE STORM SEAL TO ROOF VALLEYS. NOTE: THIS ITEM APPLIES TO TILED ROOFS ONLY. - VERANDAHS SEPARATED FROM THE MAIN ROOF SPACE (WHERE INCLUDED) BY AN EXTERNAL WALL. MUST HAVE A METAL ROOF. - THE ROOF/WALL JUNCTION SHALL BESEALED, TO PREVENT OPENINGS GREATER THAN 2MM.	
ROOF PENETRATIONS	
- ROOF PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS, SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 2MM. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON COMBUSTIBLE. OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2MM, MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. - EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH BUTTERFLY CLOSERS AT OR NEAR THE CEILING LEVEL OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE SIZE OF 2MM MADE OF CORROSION RESISTANT METAL BRONZE OR ALUMINIUM. - PROVIDE UPGRADE TO STANDARD CHROMAGEN SOLAR HOT WATER UNIT (GAS OR ELECTRICAL) TO COMPLY WITH BUSHFIRE REQUIREMENTS (BAL 12.5, BAL 19 AND BAL 29) INCLUDING: - UV AND TEMPERATURE RESISTANT SOLAR DEKTITE (SOLADEK) IN LIEU OF STANDARD DEKTITE. - SOLAR ARMAFLEX IN LIEU OF STANDARD ARMAFLEX. - IF A GAS BOOSTER HAS BEEN PROVIDED, REPLACE THE FLEXIBLE CONNECTOR BETWEEN THE TANK AND THE BOOSTER WITH HALF-INCH COPPER LINE. - PROTECTIVE HOUSING TO THE PUMP AND CONTROLLER. - SOLAR COLLECTORS TO BE SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 2MM. - ALL WATER AND GAS CONNECTIONS TO BE METAL.	
EAVES, LININGS, FACIAS & GABLES	
- EAVES, LININGS, FACIAS & GABLES TO HAVE A GAP NO GREATER THAN 2MM. - STANDARD PVC STRIPS TO EAVES TO REMAIN (WHERE INCLUDED). - GABLES TO BE LINED WITH A MINIMUM 4.5MM THICK (NOM) FIBRE CEMENT SHEET.	



Y SECTION
1 : 100

REFER ENGINEER'S FOOTING DESIGN
SOIL CLASSIFICATION 'P (M)'
REFER SOIL REPORT (REF. No: 229946)

NOTE: SECTION VIEW IS INDICATIVE ONLY– CONSTRUCTION DETAILS, COLOUR SELECTION & CONTRACT DOCUMENTATION ITEMS TAKE PRECEDENCE

NOTE:
ALUMINIUM WINDOW AND DOOR FRAMES BY SOUTHERN STAR
ALUMINIUM WINDOWS AND DOORS, TIMBER WINDOWS AND DOOR FRAMES BY CANTERBURY TIMBER WINDOWS AND DOORS.

CONTRACT DRAWINGS

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FACADE:
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LOT 1 (No. 9) LAKE VICTORIA ROAD
EAGLE POINT

JOB N°: 757436

PERMIT N°: TBC

WIND SPEED: 40 M/S

MASTER ISSUED: 03/04/2023

DRAWN: M9G

CHECKED: J9I

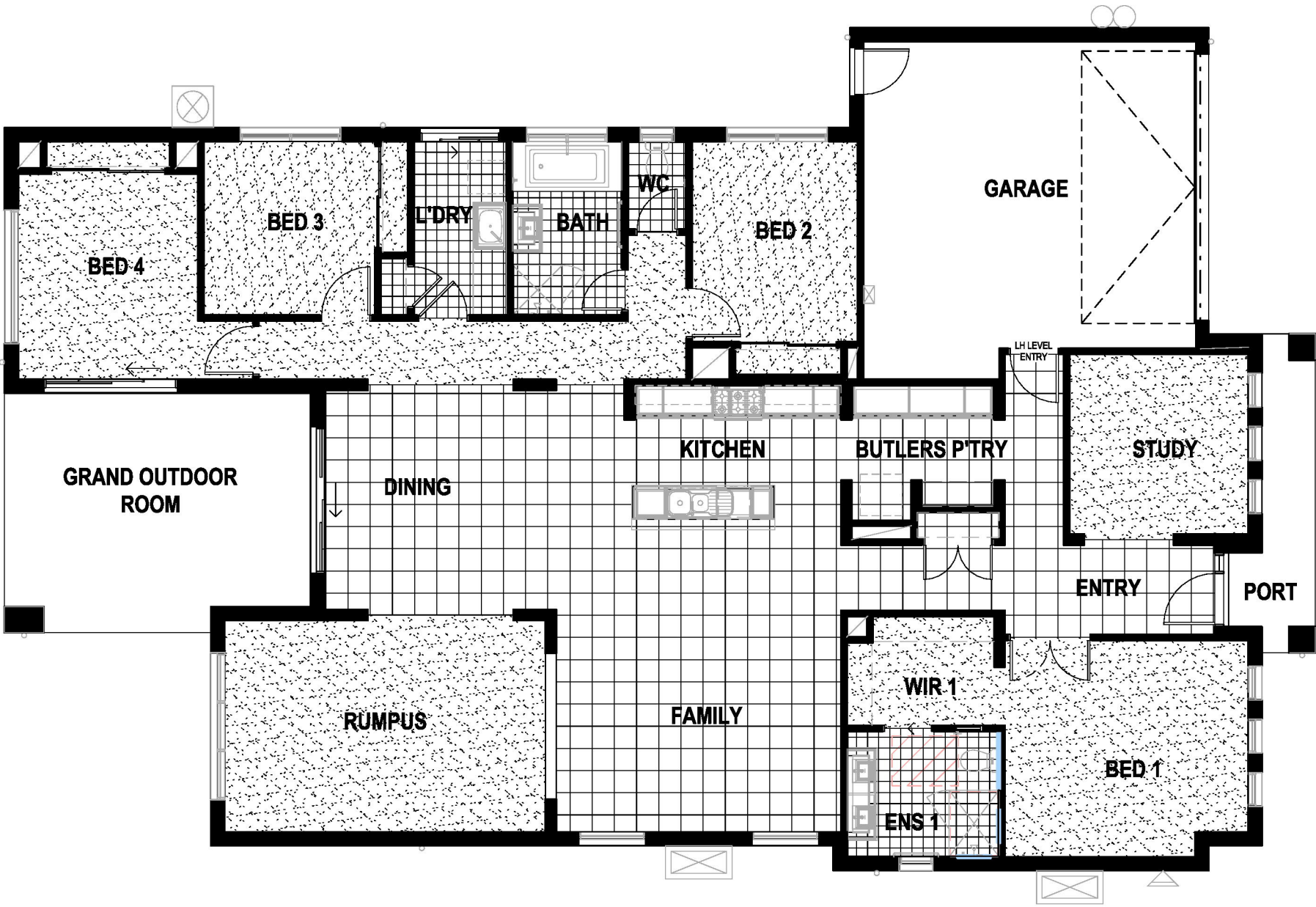
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FLOOR COVERINGS



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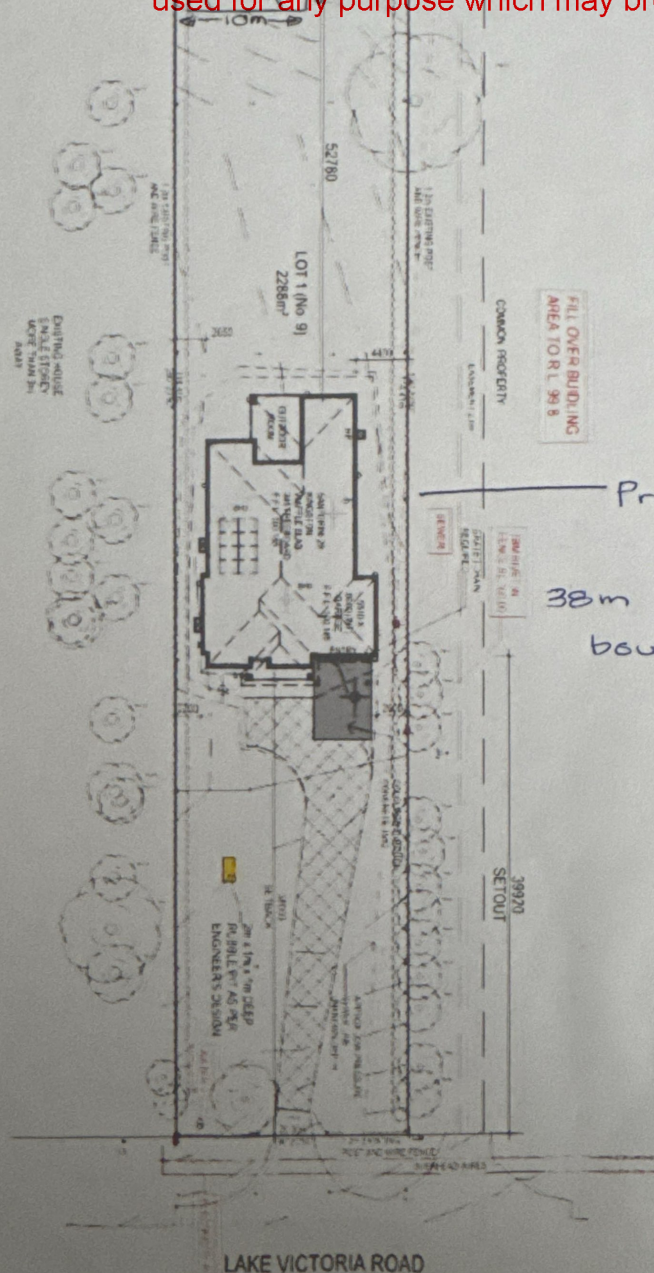
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Proposed shed
2 m off boundaries



FILL OVER BUILDING
AREA TO RL 98.8

Proposed house

38m off front boundary

LAKE VICTORIA ROAD