

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	13 Rosedale Rise LAKES ENTRANCE VIC 3909 Lot: 14 PS: 907202
The application is for a permit to:	Buildings and works (Dwelling)
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
44.01-2 (EMO)	Construct a building or construct or carry out works
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2026.107.1

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
---	---

If you object, the Responsible Authority will tell you its decision.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Wednesday, 22 April 2026 1:14 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21510 Report.pdf; Development Plan Set.pdf; Schedule of materials and colours.pdf; 21510 CoT Vol_12488_Fol_408.pdf; GRA Waiver B26061.pdf; Planning_Permit_Application_2026-04-22T13-14-03_33141838_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Crowther & Sadler Pty Ltd

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722 Bairnsdale 38756

Preferred phone number: 51 52 5011

Street number: 13

Street name: Rosedale Rise

Town: Lakes Entrance

Post code: 3909

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

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : Vacant

Description of proposal : Buildings and Works (Dwelling)

Estimated cost of development: 417,000

Has there been a pre-application meeting: No

ExtraFile: 2

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722 Bairnsdale 3875

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 51 52 5011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Planning report: [21510 Report.pdf](#)

Plans: [Development Plan Set.pdf](#)

2. Supporting information/reports: [Schedule of materials and colours.pdf](#)

Full copy of Title: [21510 CoT Vol_12488_FoL_408.pdf](#)

1. Supporting information/reports: [GRA Waiver B26061.pdf](#)

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 12488 FOLIO 408

Security no : 124134002328Y
Produced 22/04/2026 01:02 PM

LAND DESCRIPTION

Lot 14 on Plan of Subdivision 907202H.
PARENT TITLE Volume 12328 Folio 273
Created by instrument PS907202H 07/07/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AV789562X 28/06/2022

DIAGRAM LOCATION

SEE PS907202H 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: 13 ROSEDALE RISE LAKES ENTRANCE VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control 23209R LEMPLAW LAWYERS
Effective from 21/07/2023

DOCUMENT END

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PLAN OF SUBDIVISION	<p>EDITION 2 PS 907 202H</p> <p>Council Name: East Gippsland Shire Council Council Reference Number: PS907202H Planning Permit Reference: 415/2021/P SPEAR Reference Number: S189531B</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied</p> <p>Digitally signed by: Robert Pringle for East Gippsland Shire Council on 26/06/2023</p> <p>Statement of Compliance issued: 04/07/2023</p>
<p>LOCATION OF LAND</p> <p>PARISH: COLQUHOUN TOWNSHIP: LAKES ENTRANCE SECTION: A CROWN ALLOTMENT: 30^C, & 30^G (PARTS) CROWN PORTION: ——— TITLE REFERENCE: VOL 12328 FOL 273</p> <p>LAST PLAN REFERENCE: LOT 1 - PS847919Q</p> <p>POSTAL ADDRESS: 55 LAKEVIEW DRIVE, (at time of subdivision) LAKES ENTRANCE, 3909</p> <p>MGA2020 CO-ORDINATES: E: 586 970 ZONE: 55 (of approx centre of land in plan) N: 5808 200</p>	

VESTING OF ROADS AND/OR RESERVES	NOTATIONS				
<table border="1"> <tr> <th>IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td>RI ROAD RESERVE No. 1</td> <td>EAST GIPPSLAND SHIRE COUNCIL EAST GIPPSLAND SHIRE COUNCIL</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	RI ROAD RESERVE No. 1	EAST GIPPSLAND SHIRE COUNCIL EAST GIPPSLAND SHIRE COUNCIL	
IDENTIFIER	COUNCIL/BODY/PERSON				
RI ROAD RESERVE No. 1	EAST GIPPSLAND SHIRE COUNCIL EAST GIPPSLAND SHIRE COUNCIL				
NOTATIONS					
DEPTH LIMITATION DOES NOT APPLY					
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. 415/2021/P</p> <p>This survey has been connected to permanent marks No(s). ———</p> <p>In Proclaimed Survey Area No. NIL</p>					

EASEMENT INFORMATION

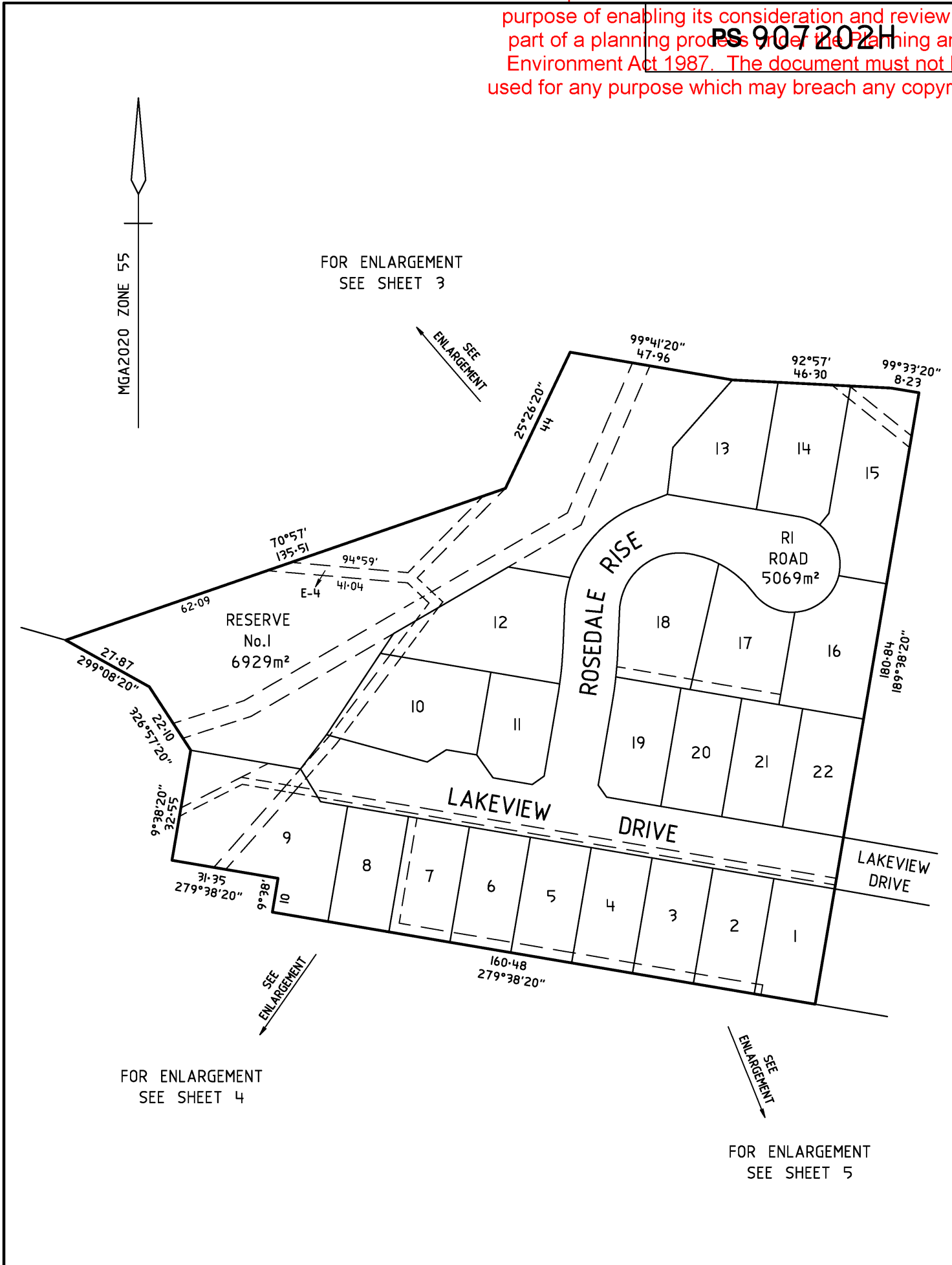
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-7	DRAINAGE	5	LPI39318	LAND IN LPI39318
E-4, E-7, E-9	SEWERAGE	SEE DIAG.	PS847919Q	EAST GIPPSLAND REGION WATER CORPORATION
E-8, E-9	WATER SUPPLY	2	PS847919Q	EAST GIPPSLAND REGION WATER CORPORATION
E-2	DRAINAGE & SEWERAGE	3	THIS PLAN	EAST GIPPSLAND REGION WATER CORPORATION & EAST GIPPSLAND SHIRE COUNCIL
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL
E-10	WATER SUPPLY	SEE DIAG.	THIS PLAN	EAST GIPPSLAND REGION WATER CORPORATION

<p>Crowthier & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 6162 6011 E. contact@crowthiersadler.com.au</p>	<p>SURVEYORS FILE REF: 19900</p>	<p>ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5 SHEETS</p>
	<p>Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (8), 24/05/2023, SPEAR Ref: S189531B</p>	<p>PLAN REGISTERED TIME: 4.08pm DATE: 07/07/2023 J. Beckingham Assistant Registrar of Titles</p>

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PS 907202H



FOR ENLARGEMENT SEE SHEET 3

MGA2020 ZONE 55

FOR ENLARGEMENT SEE SHEET 4

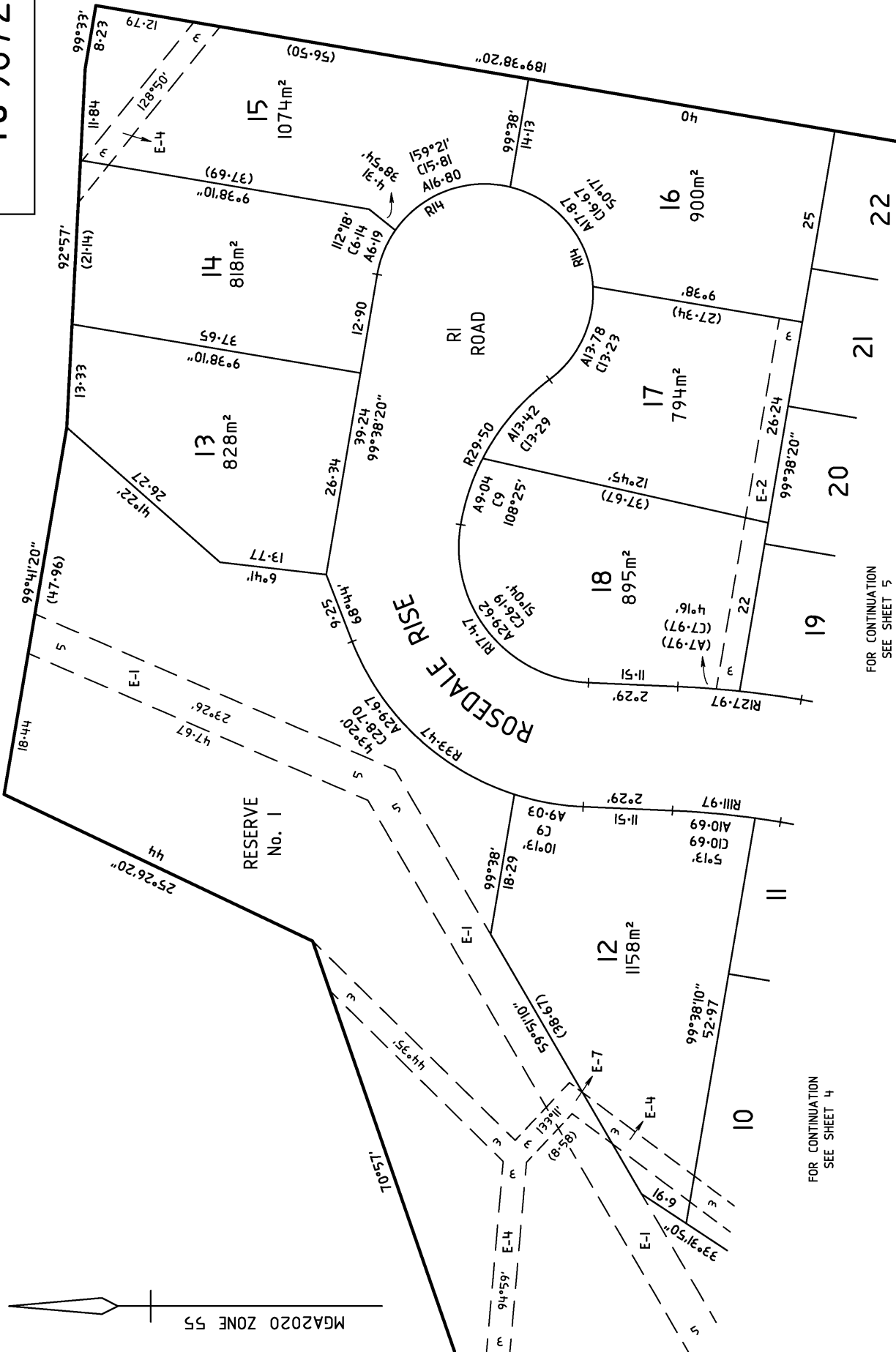
FOR ENLARGEMENT SEE SHEET 5

Crowthier & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 6162 6011 E. contact@crowthersadler.com.au	SURVEYORS REF 19900	SCALE 1:1000	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE: A3	SHEET 2
	Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (8), 24/05/2023, SPEAR Ref: S189531B		Digitally signed by: East Gippsland Shire Council, 26/06/2023, SPEAR Ref: S189531B		

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PS 907202H



FOR CONTINUATION
SEE SHEET 5

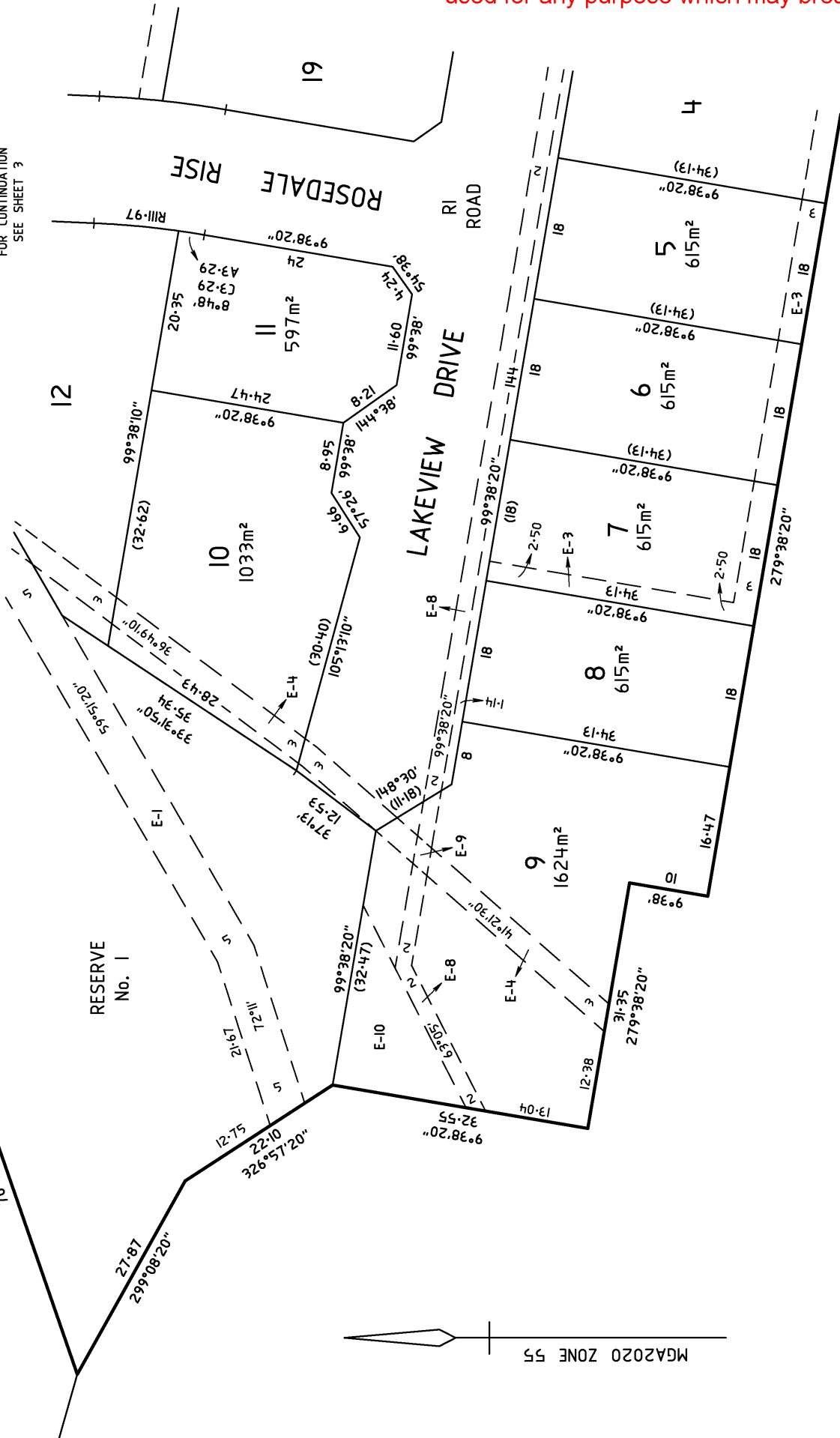
FOR CONTINUATION
SEE SHEET 4

Crowthier & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5162 6011 E. contact@crowthier.com.au	SURVEYORS REF 19900	SCALE 1:500	LENGTHS ARE IN METRES 	ORIGINAL SHEET SIZE: A3	SHEET 3
	Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (8), 24/05/2023, SPEAR Ref: S189531B Digitally signed by: East Gippsland Shire Council, 26/06/2023, SPEAR Ref: S189531B				

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PS 907202H

FOR CONTINUATION
SEE SHEET 3



SURVEYORS REF 19900	SCALE 1:500	LENGTHS ARE IN METRES					ORIGINAL SHEET SIZE: A3
		5	10	15	20	25	
SURVEYORS REF 19900		SCALE 1:500		LENGTHS ARE IN METRES		ORIGINAL SHEET SIZE: A3	
Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (8), 24/05/2023, SPEAR Ref: S189531B				Digitally signed by: East Gippsland Shire Council, 26/06/2023, SPEAR Ref: S189531B			

Crowthier & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
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Department of Transport and Planning

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Produced 22/04/2026 01:02:13 PM

Status	Registered	Dealing Number	AV789562X
Date and Time Lodged	28/06/2022 09:32:25 AM		

Lodger Details

Lodger Code	17888B
Name	WAKEFIELD LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	BB:37621:55Lakes173.

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest

FEE SIMPLE

Land Title Reference

12328/273

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	EAST GIPPSLAND SHIRE COUNCIL
Address	
Street Number	273
Street Name	MAIN
Street Type	STREET
Locality	BAIRNSDALE
State	VIC
Postcode	3875

Additional Details



Department of Transport and Planning

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Electronic Instrument Statement

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	EAST GIPPSLAND SHIRE COUNCIL
Signer Name	BRITTANY RIANNE BECA
Signer Organisation	PARTNERS OF WAKEFIELD VOGRIG & BOOTE LAWYERS
Signer Role	LAW PRACTICE
Execution Date	28 JUNE 2022

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Imaged Document Cover Sheet

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Document Identification	AV789562X
Number of Pages (excluding this cover sheet)	9
Document Assembled	22/04/2026 13:02

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EAST GIPPSLAND SHIRE COUNCIL

AND

55 LAKEVIEW PTY LTD ACN 644 580 781

**PLANNING AND ENVIRONMENT ACT 1987
SECTION 173 AGREEMENT**

Wakefield Vogrig & Boote Lawyers

54 Albert Street, Warragul VIC 3820
PO Box 329, Warragul VIC 3820
DX 82010 Warragul
Phone: 03 5623 5166
Fax: 03 5623 4842
Email: wgl@wvblawyers.com.au
Ref: TH:BB:37621

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AVV789562X

THIS AGREEMENT dated 6 day of June 2022

BETWEEN **East Gippsland Shire Council** of 273 Main Street, Bairnsdale, Victoria
(Responsible authority)

AND **55 Lakeview Pty Ltd ACN 644 580 781** of 100 Spring Street N, Port
Melbourne, Victoria (**Owner**)

RECITALS

- A. The owner is the owner and registered by the Registrar of Titles as the proprietor of an estate in fee simple in the land at 55 Lakeview Drive, Lakes Entrance being lot 1 on plan of subdivision PS847919Q and more particularly described in certificate of title volume 12328 folio 273 (subject land).
- B. The responsible authority is responsible for the administration and enforcement of the East Gippsland planning scheme (planning scheme) pursuant to the provisions of the Planning and Environment Act 1987 (the Act).
- C. On 11 March 2022 the responsible authority issued planning permit number 415/2021/P allowing the Multi Lot Subdivision, roadworks associated with the subdivision and removal of Native Vegetation in accordance with the endorsed plans (planning permit).
- D. Condition 10 of the planning permit requires the owner to enter into this agreement to provide for the matters set out in that condition.
- E. The responsible authority and the owner have agreed that, without restricting or limiting their respective powers to enter into this agreement, and insofar as it can be so treated, this agreement is an agreement entered into pursuant to section 173 of the Act.
- F. The responsible authority and the owner have entered into this agreement in order to achieve or advance the objectives of planning in Victoria or the objectives of the planning scheme.

OPERATIVE PART

1. Interpretation

This agreement is governed by the laws of Victoria and the parties submit to the non-exclusive jurisdiction of the courts of that State.

In the interpretation of this agreement:

- (a) References to legislation or provisions of legislation include changes or re-enactments of the legislation and statutory instruments and regulations issued under the legislation;

- (b) Words denoting the singular include the plural and vice versa, words denoting individuals or persons include bodies corporate and vice versa, words denoting one gender include all genders and references to documents or agreements also mean those documents or agreements as changed, novated or replaced;
- (c) Grammatical forms of defined words or phrases have corresponding meanings;
- (d) Parties must perform their obligations on the dates and times fixed by reference to the capital city of Victoria;
- (e) Reference to an amount of money is a reference to the amount in the lawful currency of the Commonwealth of Australia;
- (f) If the day on or by which anything is to be done is a Saturday, a Sunday or a public holiday in the place in which it is to be done, then it must be done on the next business day;
- (g) References to a party are intended to bind their heirs, executors, administrators, successors and assigns; and
- (h) Obligations under this agreement affecting more than one party bind them jointly and each of them severally.

2. Definitions

In this agreement unless inconsistent with the context or subject matter:

- (a) Act means the Planning and Environment Act 1987;
- (b) Agreement means this agreement and any agreement executed by the parties varying or expressed to be supplemental to this agreement;
- (c) Subject land means the land described in recital A;
- (d) Owner means the owner for the time being of the land and the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor of an estate in fee simple in the land or any part thereof, and includes a mortgagee in possession;
- (e) Planning permit mean the planning permit referred to in recital C, including any plans endorsed under the planning permit;
- (f) Planning scheme means the East Gippsland planning scheme and any successor instrument or other planning scheme which applies to the subject land;
- (g) Responsible authority means East Gippsland Shire Council or its successor as the authority responsible for administering and enforcing the planning scheme and includes its agents, officers, employees, servants, workers and contractors; and
- (h) Tribunal means the Victorian Civil and Administrative Tribunal or any successor tribunal, court, institution or body.

3. Specific obligations of the owner

The owner covenants with the responsible authority that:

- (a) Any dwelling on each lot must include a rainwater tank having a minimum storage capacity of 5,000 litres; and
- (b) The rainwater tank must collect rainwater runoff from the roof of the dwelling; and
- (c) The rainwater tank must be used as the primary water source for flushing of toilets, laundry services and also include an external tap for garden irrigation.

4. Further obligations of the owner

The owner further covenants that:

- (a) The owner will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the subject land or any part of it without first disclosing to its successors the existence and nature of this agreement;
- (b) The owner will do all that is necessary to enable the responsible authority to make an application to the Registrar of Titles to make a recording of this agreement on the certificate of title to the subject land in accordance with section 181 of the Act, including the signing of any further agreement, acknowledgment or other document;
- (c) The owner shall immediately on demand pay the reasonable legal costs and fees incurred and incidental to the preparation and execution of this agreement and the registration hereof pursuant to section 181 of the Act, together with all costs of enforcing this agreement if deemed necessary by the responsible authority. The owner hereby agrees that any such costs are and remain a charge on the subject land until paid, and consents to the responsible authority registering a caveat on the certificate of title to the subject land in respect of any such costs and acknowledges that any such costs shall be capable of being recovered by the responsible authority in any court of competent jurisdiction as a civil debt recoverable;
- (d) That until such time as this agreement is registered on the title to the subject land, the owner shall ensure that successors in title will give effect to this agreement, and do all acts and sign all documents which will require those successors to give effect to this agreement, including executing a deed agreeing to be bound by the terms of this agreement;
- (e) The owner agrees to indemnify and keep indemnified the responsible authority from and against all costs, expenses, losses or damages that it may sustain, incur, suffer or be or become liable for or in respect of any suit, action, proceeding, judgment or claim brought by any person arising from or referable to this agreement and/or any non-compliance with this agreement; and
- (f) The owner agrees to allow the responsible authority to enter the subject land at any reasonable time to assess compliance with this agreement.

5. Owner's warranties and acknowledgements

- (a) The owner warrants that:
- (i) It is the registered proprietor, or entitled to be so, of the subject land;
 - (ii) There are no mortgages, liens, charges or other encumbrances affecting the subject land which are not disclosed by the usual searches; and
 - (iii) If the subject land is affected by a mortgage, the mortgagee of the subject land consents to the owner entering into this agreement and the agreement being registered on the title to the subject land.
- (b) The owner acknowledges that any obligations imposed on the owner under this agreement take effect as separate and several covenants which are annexed to the subject land and run at law and in equity with the land and every part thereof and bind the owner, its successors, assigns and transferees, and the registered proprietor for the time being of the whole or any part of the subject land.

6. Further assurance

The parties to this agreement must do or cause to be done all things that are reasonably necessary to give effect to this agreement.

7. Default

If the owner defaults or fails to perform any of its obligations under this agreement the responsible authority may, without prejudice to any other remedies, rectify and remedy such default and the cost of doing so shall be borne by the owner. The owner hereby consents to the responsible authority registering a caveat on the certificate of title to the subject land in respect of any such costs, and acknowledges that any such costs shall be capable of being recovered by the responsible authority in any court of competent jurisdiction as a civil debt recoverable.

8. No waiver

Any time or other indulgence granted by the responsible authority to the owner or any variation of the terms and conditions of this agreement or any judgment or order obtained by the responsible authority against the owner will not in any way amount to a waiver of any of the rights or remedies of the responsible authority in relation to the terms of this agreement.

9. No fettering of powers of responsible authority

The owner expressly acknowledges and agrees that nothing in this agreement nor the performance by the owner of any of its obligations under this agreement does or will restrain, limit or otherwise fetter the exercise by the responsible authority of the powers,

duties and discretions that the responsible authority has or may have, as planning authority, responsible authority or otherwise, under the Act or under the planning scheme to consider, approve, amend or to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification relating to any use or development, or in relation to the commencement or initiation of any enforcement action or proceeding whatsoever.

10. Entire agreement

This agreement constitutes the entire agreement between the parties in connection with its subject matter and supersedes all previous agreements or understandings between the parties in connection with its subject matter.

11. Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this agreement is unenforceable, illegal or void then it shall be severed and the other provisions of this agreement shall remain operative and be of full force and effect.

12. Disputes

- (a) If there is a dispute between the parties concerning the interpretation or implementation of this agreement, that dispute must be referred to the tribunal for resolution to the extent permitted by the Act.
- (b) If there is a dispute concerning any matter which is not referable to the tribunal under the Act, that dispute must be referred for arbitration by an arbitrator agreed upon in writing by the parties, or, in the absence of such agreement the chair of the Victorian Chapter of the Institute of Arbitrators Australia or his or her nominee, for arbitration.
- (c) The parties shall each be entitled to legal representation for the purposes of any proceedings or arbitration referred to clause 12(a) or (b) of this agreement unless the tribunal or arbitrator otherwise directs, and each party must bear its own costs.

13. Commencement of agreement

Unless otherwise provided in this agreement, this agreement shall commence on the date of this agreement.

Execution page

SIGNED AS AN AGREEMENT



SIGNED BY THE COMMON SEAL of the East Gippsland Shire Council was hereunto affixed on the . . . day of June 22, in the presence of:

Michelle Van Aarde

Signature of witness

Michelle Van Aarde

Print name of witness

Andrew Hubbard

Chief Executive

EXECUTED BY 55 Lakeview Pty Ltd
ACN 644 580 781

Andrew Hubbard

Director

Name: Andrew Edwin Hubbard

55 LAKEVIEW

Execution page

SIGNED AS AN AGREEMENT

Mortgagee's Consent

Alternative Marketing Solutions Pty Ltd being registered as the proprietors of mortgage No AV532714M consents to the owner entering into this Agreement and in the event that the Mortgagee becomes mortgagee-in-possession, agrees to be bound by the covenants and conditions to this Agreement.

Dated this  17 day of MAY 2022

Anthony Charles Bates
Director

AV532714M

Our ref: 21510

22 April 2026

Andrew Bates
Acting Statutory Planning Coordinator
East Gippsland Shire Council
Via portal

Dear Andrew,

**Re: Planning Application
Proposed Buildings and Works (Dwelling and Earthworks)
13 Rosedale Rise, Lakes Entrance**

On behalf of our client, we are submitting a planning permit application for proposed buildings and works associated with the development of a dwelling at the above-mentioned address.

Subject Land

Formally known as Lot 14 on PS907202 or more commonly known as 13 Rosedale Rise, Lakes Entrance, the subject land is a vacant parcel of land approximately 818m² in area within the General Residential Zone. The subject land is located within a recent subdivision and represents a larger vacant parcel within an established area of Lakes Entrance.



Locality Plan (Source: LASSI SPEAR)



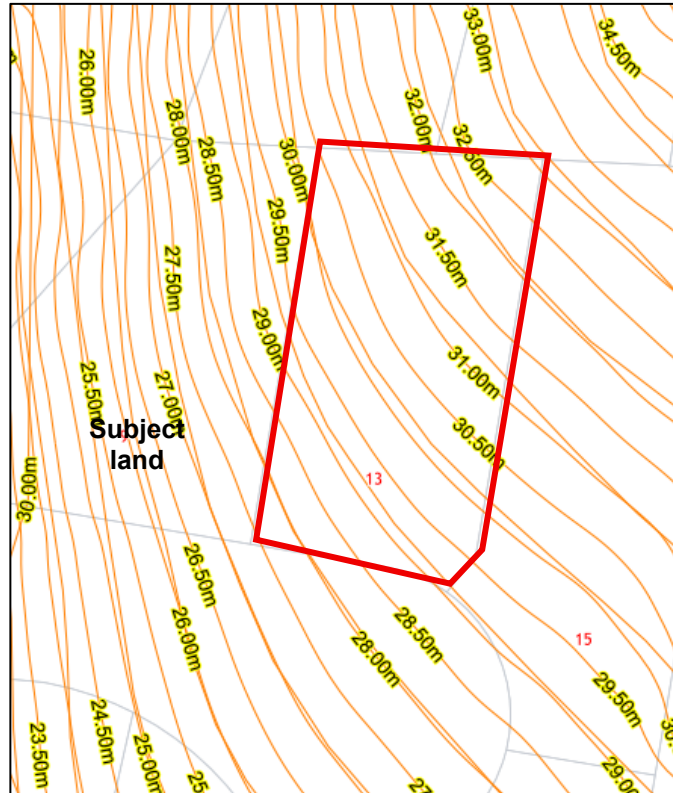
FS 520900



MEMBER FIRM

The property has a crossfall from north-east to south-west, and takes access from Rosedale Rise adjoining the southern boundary. The site does not contain any native vegetation.

The subject land has been created with the expectation of residential development. This is reflected in Legal Agreement AV789562X as registered on title, which imposes obligations on future dwellings with respect to rainwater tanks with respect to rainwater tanks to harvest runoff, to be utilised for the flushing of toilets, laundry services and garden irrigation.

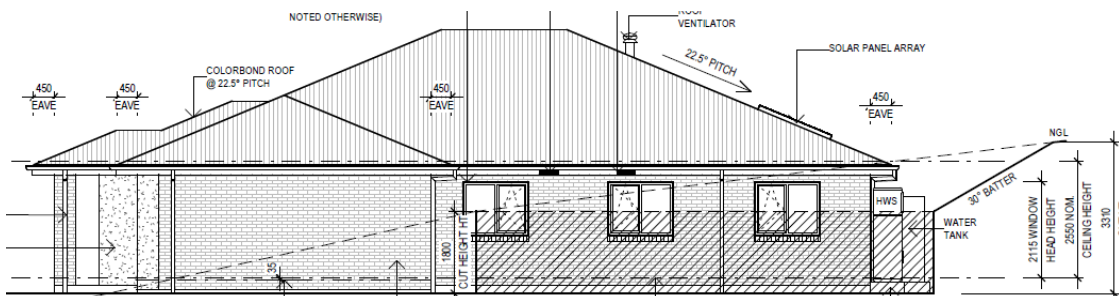


(R) Site Contours demonstrating crossfall

(Source: IntraMaps)

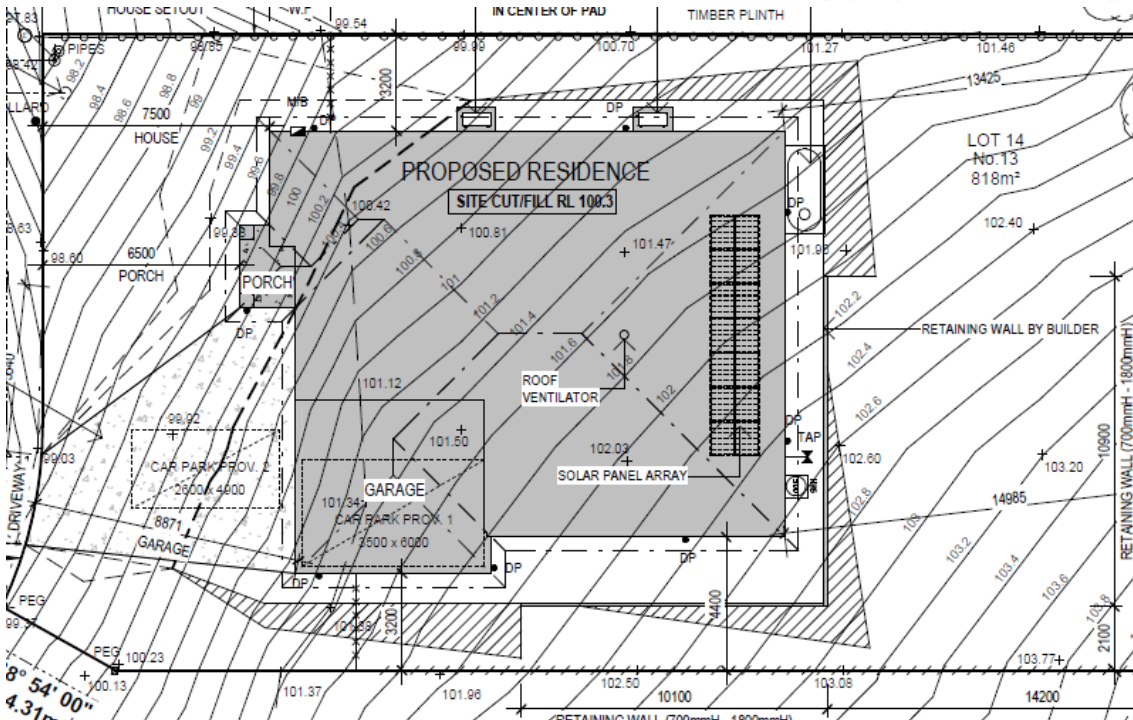
The Planning Application proposes the development of a dwelling on the subject land. The proposed dwelling is a single storey, four bedroom home with double integrated garage, as detailed on the accompanying plan set prepared by JG King Homes.

The construction of the dwelling will include earthworks to prepare a level construction pad, involving a site cut within the northern part of the property of 3.31 metres, and redistribution of fill of approximately 1.32 metres within the southern part of the property.



Proposed eastern elevation (Source: JG King Homes)

The proposed cut will be managed by a retaining wall and the fill will be constructed with a batter.



Proposed Site Plan (Source: JG King Homes)

A small part of the land on which the dwelling is to be sited has a slope exceeding 15%, coinciding with the south-western corner of the proposed dwelling.

Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

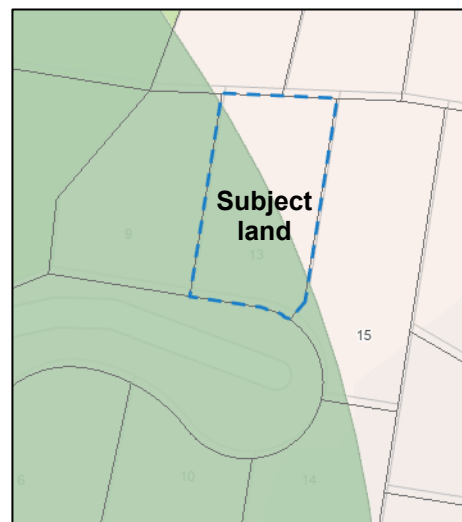
Planning Scheme Clause No.	Description of what is Proposed
44.01-2 Erosion Management Overlay	Buildings and works (earthworks)
43.02-2 Design and Development Overlay (Schedule 13)	Buildings and works (slope of land exceeding 15%)

Cultural Heritage

Whilst part of the land is identified as an area of cultural heritage sensitivity, the development of a dwelling is an exempt activity under the Aboriginal Heritage Regulation 2018.

Accordingly, the subject Application does not require the preparation of a Cultural Heritage Management Plan pursuant to Regulation 7, given the proposed buildings and works do not constitute a high impact activity.

(R) Extract from Cultural Heritage Sensitivity mapping (Source: VicPlan)



Planning Policy

Planning Policy Framework

The development of a vacant, serviced and residentially zoned lot with a dwelling in the Lakes Entrance township is a logical and expected planning outcome. The new dwelling will provide for population growth, limits urban sprawl and provides for infill development in accordance with Clause 11.01-1S Settlement.

Lakes Entrance is recognised as a growth town at Clause 11.01-1L-02, and the development of the lot with a dwelling located within the Lakes Entrance settlement boundary is an appropriate planning outcome.

Proposed earthworks to establish a construction pad for a dwelling is considered an acceptable planning outcome consistent with Clauses 13.04-2S Erosion and landslip and 13.04-2L Erosion. The planning application is supported with a Geotechnical Risk Waiver from a qualified engineer that advises the risk of erosion to the building is low, and the risk to the local environment is low.

Development of a new dwelling, being single storey in height, with articulated facades, pitched roofing and appropriate vehicle access and accommodation accords with Clause 15.01-2S Building design.

Provision of a new dwelling at this infill residential allotment provides for housing within an established urban area and reduces pressure for urban sprawl consistent with Clause 16.01-1S Housing supply.

Municipal Planning Strategy

Strong planning policy support is found within Clause 02.03-1 Settlement and housing. Relevant strategic directions are met by the proposed development, facilitating population growth and development on fully serviced residential land in a growth town and providing a housing type supporting a range of households.

Located within the Erosion Management Overlay, the risks associated with possible erosion resulting from the proposed earthworks have been reviewed by a qualified engineer. The geotechnical risk waiver advises the risk of erosion associated with the earthworks is low as sought within Clause 02.03-3 Environmental risks and amenity.

Consistent with Clause 02.03-5 Built environment and heritage the proposed dwelling will complement the emerging character of the area through a contemporary designed dwelling.

Development of a vacant and serviced residential lot with a dwelling is an expected planning outcome and assists to provide housing supply as sought within Clause 02.03-6.

General Residential Zone

The subject land is zoned General Residential Zone in accordance with the East Gippsland Planning Scheme.

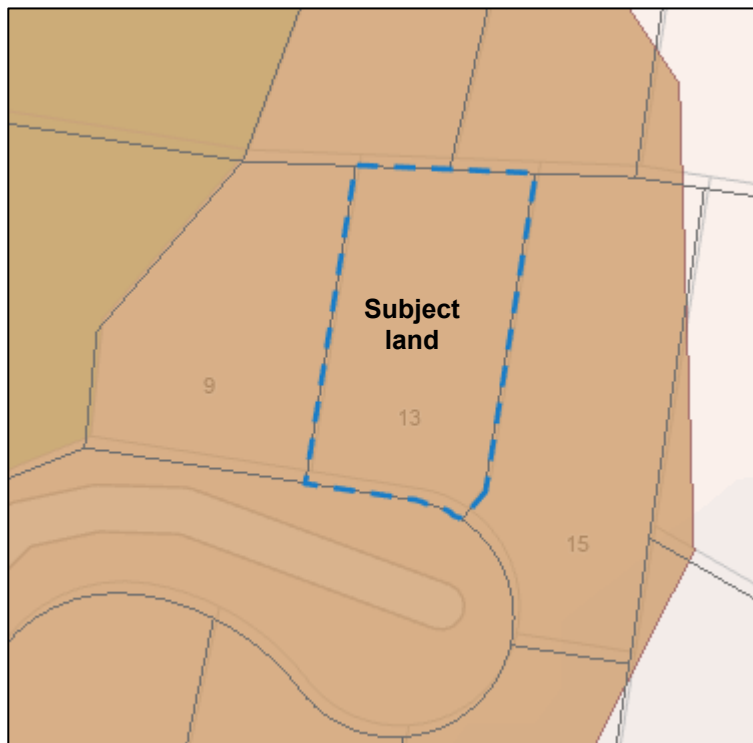
Development of a dwelling on this vacant, serviced and residential zoned property meets the purposes of the zone as it enjoys strong planning policy support contained within the Municipal Planning Strategy and Planning Policy Framework. The development, being single storey with pitched roofing, articulated facades, appropriate opening sizes and using materials common in contemporary housing design will be sympathetic with the emerging character of the area.

The use and development of the subject land for the purposes of a dwelling does not require a planning permit within the Zone in accordance with Clauses 32.08-2 and 32.08-5.

As per Clause 32.08-4 Construction or extension of a dwelling, a property above 650 square metres requires a minimum percentage of 35% of the lot set aside as garden area. The development will provide for 64.96% of the lot to be set aside for garden area, exceeding this requirement.

Erosion Management Overlay

The subject land is affected by the Erosion Management Overlay. Planning approval is required for earthworks which result in a modified ground surface that exceeds one metre above or below the natural ground level.



Extract from Overlay mapping (Source: VicPlan)

The application is accompanied by a geotechnical risk assessment waiver prepared by a qualified and experienced geotechnical practitioner which advises that the proposed earthworks associated with the dwelling construction represents a low risk to occupants, property and the environment.

It is considered that the proposed earthworks represent an acceptable planning outcome and meet the relevant decision guidelines of the Erosion Management Overlay.

Design and Development Overlay 13

The property is subject to the Design and Development Overlay – Schedule 13 relating to *Residential Development in Coastal Settlements: Lakes Entrance*. The subject land is within Town Character Area 5 - Northern residential.

It is considered that the proposed development meets the objectives and decision guidelines of the Overlay Schedule and the following commentary is offered:

- The proposed dwelling will be single storey in height and will not represent an overly high structure within the relatively new residential estate.
- Relative to the site area, the proposed dwelling has a modest building footprint reducing visual impacts of built form.
- The property has a challenging topography requiring significant earthworks to create a level building pad. The proposed earthworks are similar to other properties within the area and will allow the building to sit lower within the surrounding landscape.
- A combination of the site cut and single storey dwelling height allows the dwelling to sit well below the prevailing tree canopy.
- The modest building footprint on this larger residential property provides for landscaping opportunities.
- No native vegetation removal is required to facilitate the development.
- Being within a relatively new residential estate, the contemporary dwelling design complements the emerging character of the area.
- All materials to be used are low reflective and will not disrupt the visual amenity of the area.
- There will be no detrimental impact on public land resulting from the construction of a dwelling on the subject land.

Conclusion

The proposed buildings and works (dwelling) are considered to accord with all relevant provisions of the General Residential Zone, Design and Development Overlay 13 and Erosion Management Overlay of the East Gippsland Planning Scheme.

East Gippsland Shire Council

The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to ensure that the character of the area is maintained and the risk of erosion taking place will not arise.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

Regards

KATE YOUNG
Director, Town Planner

*Encl. Application Form
Development Plan Set
Copy of Title
Geotechnical Risk Assessment Waiver
Schedule of Materials and Colours*

*Application Fee payable - \$1,462.50
Estimated cost of construction - \$417,000*

Reference No: B26061

Project No: 220326

31/03/2026

Crowther & Sadler Pty Ltd
P.O. Box 722
BAIRNSDALE Vic 3875

Attn: Kate Young

Dear Kate

**RE: Proposed New Dwelling
Lot 14 (13) Rosedale Rise, Lakes Entrance.**

Chris O'Brien & Company Pty Ltd have been engaged by Kate Young of Crowther & Sadler Pty Ltd to determine whether or not a full Geotechnical risk assessment report is required for a proposed dwelling at Lot 14 (13) Rosedale Rise, Lakes Entrance Vic 3909. An erosion management overlay exists over the property.

The purpose of this letter is to determine if the works to be carried out on this site will be a risk to the surrounding environment and is to be used in the planning application process only. This letter is not a soil classification report and shall not be used for this purpose.

Information contained in this letter is from a visual inspection of the site and based on information supplied to Chris O'Brien & Company Pty Ltd on the work to be completed on the site.

The site was inspected by Andrew Powell on the 30th March 2026.

The allotment is located in a new residential subdivision accessed from Lakeview Drive in Lakes Entrance. The allotment is located on the northern side of Rosedale Rise at the start of the court bowl. The allotment is clear of any vegetation but has a good cover of grass with inspection finding no evidence of natural erosion occurring. Falls on the allotment are mostly from north to south with the allotment falling steeper in the front section with falls of up to 1 in 5 observed. All services are available to the site either from Rosedale Rise. Photos from our site inspection are attached to the end of this report.

It is intended to construct a dwelling on the allotment which will require earthworks to create a flat building platform. Batters created from the earthworks will be either stabilised by topsoiling and re grassing. Cut batters which are to be stabilised must not be steeper than 1 in 1.5 and fill batters must not be steeper than 1 in 2. 1 in 1 batters can be used provided the batters are properly landscaped with rocks and gardens with 1 in 1 batters not to be re-grassed. During any earthworks protection barriers such as silt fences must be placed on the downslope side to protect all downstream assets and properties from any silt run off and these protection barriers must remain in place for the full period of construction. Should this be completed then we expect no environmental risks from the work to be undertaken.

Crowther & Sadler Pty Ltd

Proposed Dwelling, 13 Rosedale Rise, Lakes Entrance

Project No. 220326

Page 2 of 6

Earthworks for the proposed dwelling footings will only require minor earthworks and as long as protection barriers are placed as require above we expect no environmental risks from this work.

Storm water created from the proposed dwelling will be directed to the legal point of discharge via a water tank with the overflow from the water tank connected to an underground drainage system and as such will not cause any environmental risks.

We therefore suggest that a full geotechnical risk assessment report is not required for this development. As long as the above conditions in regards to protection barriers are strictly adhered to and remain in place as specified, we anticipate no environmental risks with the work to be undertaken.

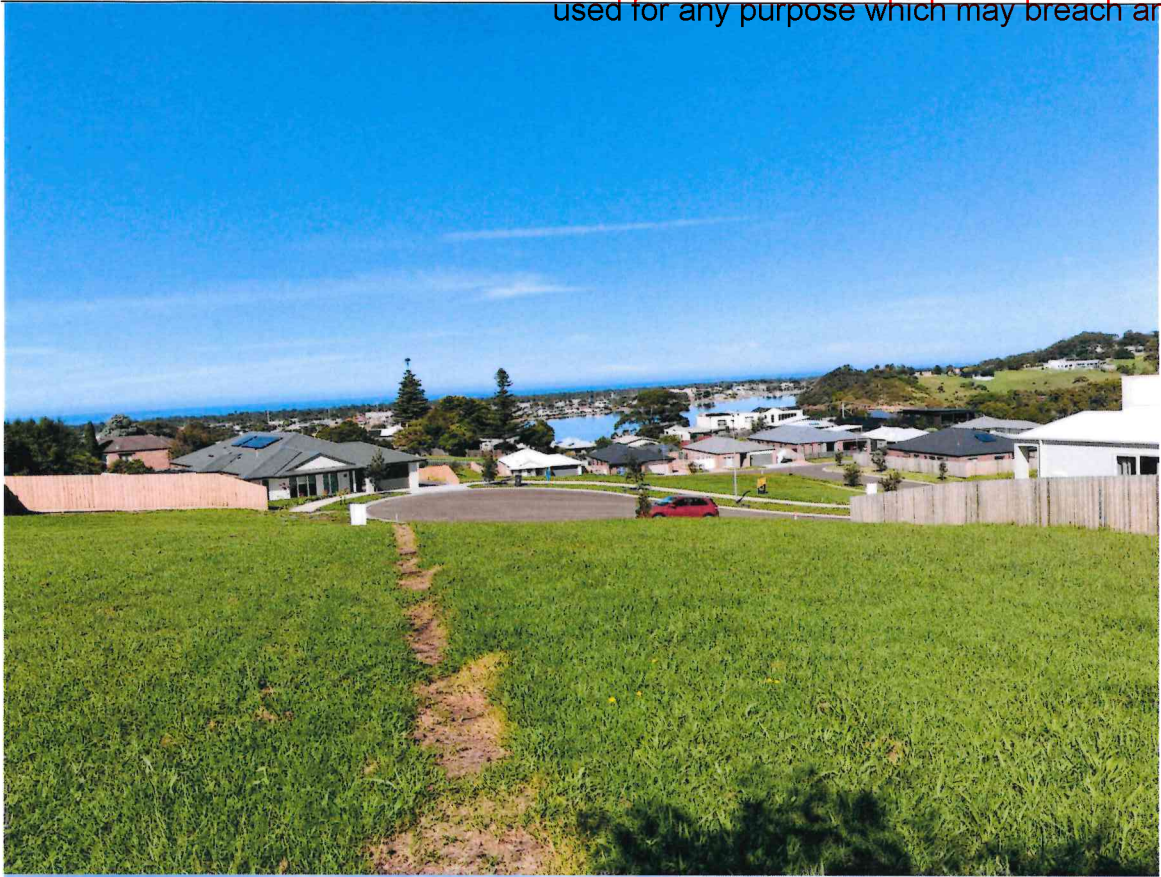
Should you need to clarify anything, please contact the Andrew Powell

Yours faithfully,

Andrew Powell Assoc.Dip (Civil)
for CHRIS O'BRIEN & COMPANY PTY LTD

Photos below show the existing layout of the site.





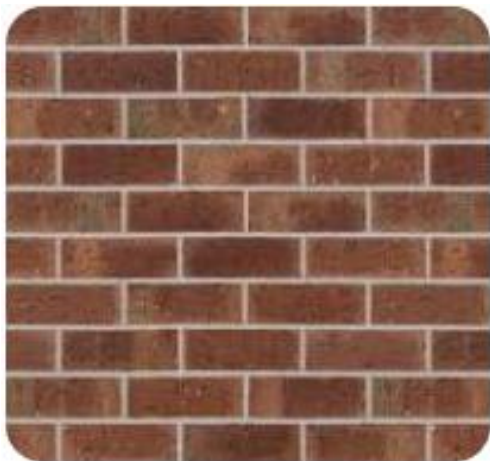




Schedule of External Materials and Colours
13 Rosedale Rise, Lakes Entrance

Supplementary to JG King Homes plan set
Job No. 2510BDR015, Revision 3 (13 April 2026)

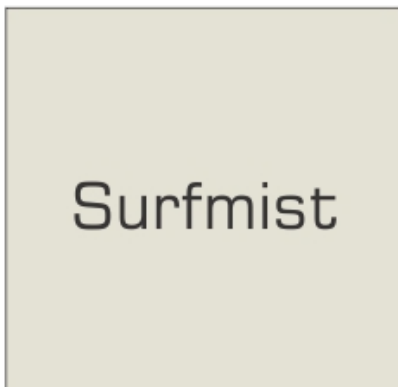
Element	Materials	Colour
Walls	Selkirk Face Brick	Musket Haze
Walls	Haymes Rendered Brickwork	Pale Mushroom 1
Roof	Colorbond	Surfmist
Garage Door	Colorbond	Monument
Fascia, Gutters & Trims	Colorbond	Surfmist
Window Trims	Window Trims	Jet Black



Selkirk Face Brick
 Musket Haze
 (Source: www.selkirk.com.au)



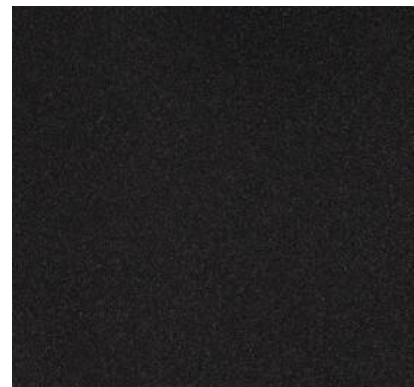
Haymes Rendered Brickwork
 Pale Mushroom 1
 (Source: www.haymespaint.com.au)



Roof, fascia, gutter & trim
 Colorbond Surfmist
 (Source: www.colorbond.com)



Garage Door
 Colorbond Monument
 (Source: www.colorbond.com)



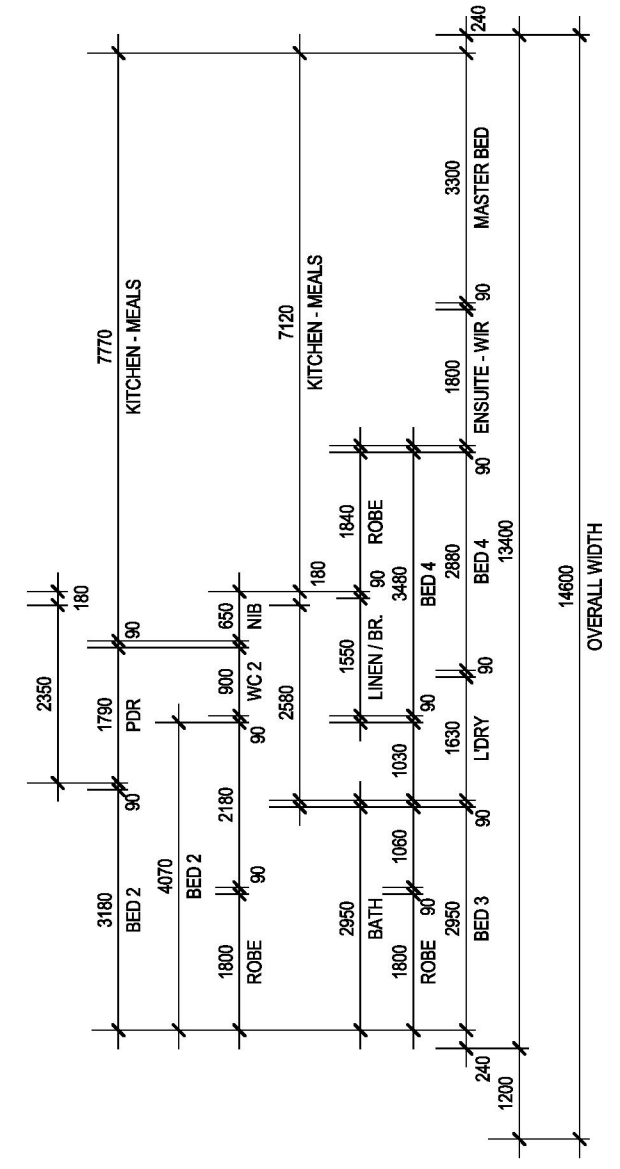
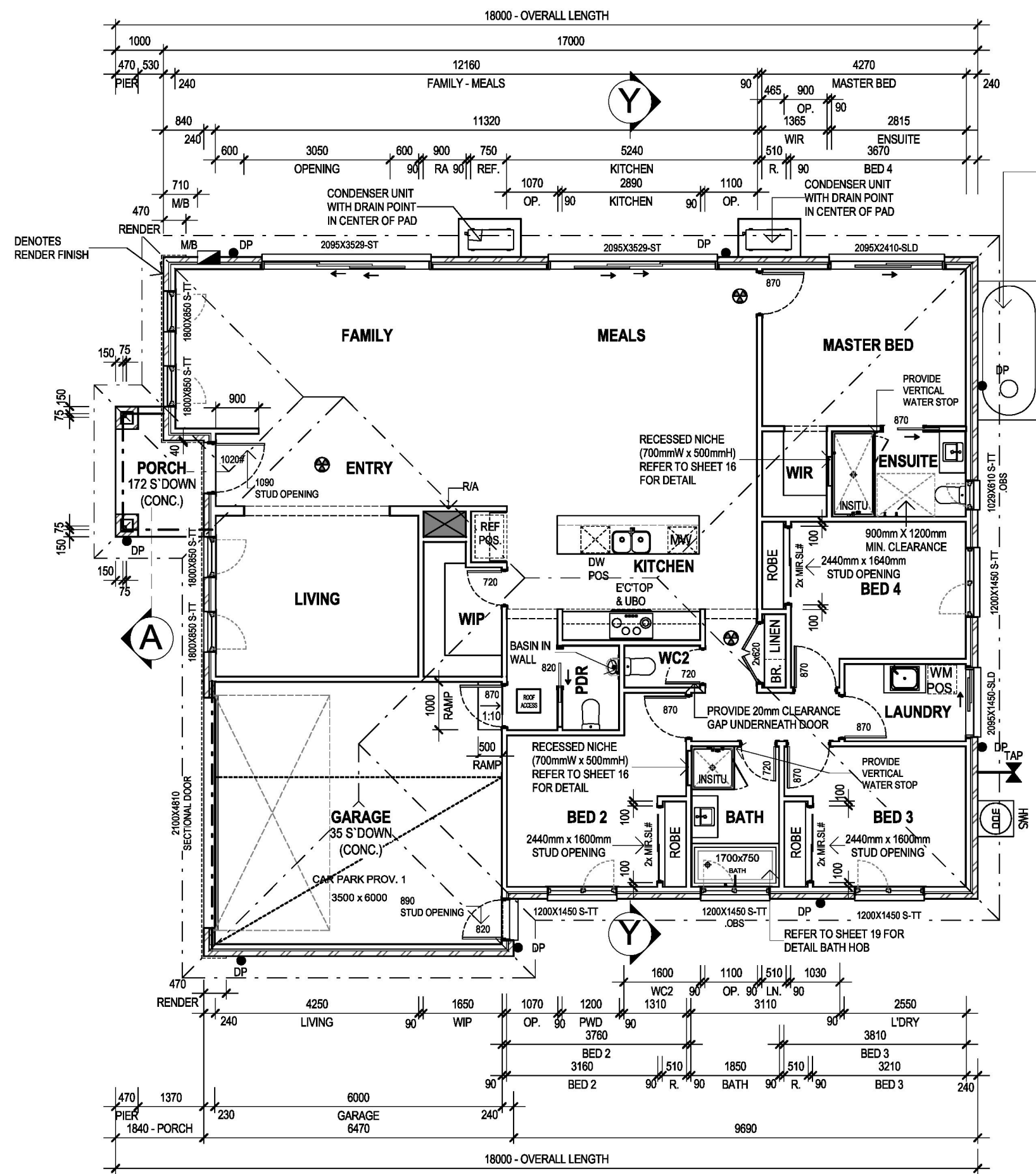
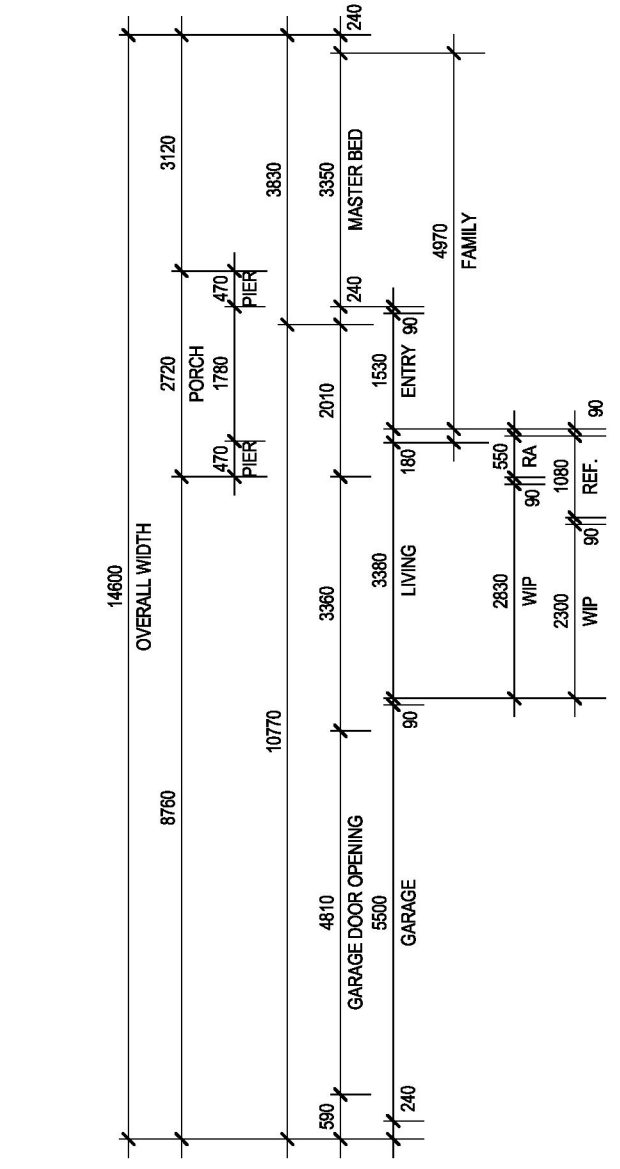
Window Trims
 Jet Black
 (Source: www.jgking.com.au)

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PROVIDE 5000LTR SKINNY SLIMLINE 5 STAR STEEL RAINWATER TANK INCLUDING INTEGRATED CONCRETE SLAB AND CONNECTION TO ONE DOWNPIPE BY BUILDER INCLUDES: TANKFLUSH 50/RAINBANK SYSTEM, EVOLUTION SERIES MKIV, SUMP PUMP, CONNECTION TO TWO TOILETS AND ADDITIONAL PLUMBING POINT FOR TOILET, WASHING MACHINES COLD TAP OR GARDEN TAP. TANK SIZE: 1100mmW X 2700mmL X 1860mmH REFER TO DETAIL ON SHEET 20

B

C



A

D

PLEASE NOTE: ALL HAMPERS - KITCHEN BULKHEAD HEIGHTS @ 2310mm
 ALL WINDOWS & SLIDING DOORS ARE UPVC, DOUBLE GLAZED WITH TOUGHENED SAFETY GLASS
 DENOTES A SERVICE(S) VOID THAT CANNOT BE REMOVED RELOCATED OR REDUCED IN SIZE

GENERAL NOTES

- DP: DENOTES HARDWIRED INTERCONNECTED SMOKE ALARM(S) WITH BATTERY BACKUP AS PER NCC 2022 - PART 9.5 & TO COMPLY WITH AS3786
- DP: DENOTES DOWNPIPE LOCATIONS
- ALL GLAZING TO COMPLY WITH AS 1288-2021 & A.S. 2047-2014
- BEAM: DENOTES BEAM AS PER ENGINEERING SPECIFICATIONS
- M/B: METER BOX
- HWS: HOT WATER SYSTEM
- G: GAS METER
- IHWS: INSTANTANEOUS HOT WATER SYSTEM
- DOORS: # DENOTES 2340H DOORS
- SL: SLIDING
- TT: TILT&TURN
- AW: AWNING
- FX: FIXED
- BI: BIFOLD
- TR: TURN
- WINDOWS: TT: TILT&TURN
- OBS: OBSCURE GLAZING
- SAFE: SAFETY GLASS
- S: STANDARD
- T: "T" SERIES
- H: "H" SERIES
- F: "F" SERIES
- M: "M" SERIES
- B: "B" SERIES
- H1: EQUAL PANELS
- H2: EQUAL/850mm OPENABLE PANEL
- F1: 610mm OPENABLE PANEL
- F2: 850mm OPENABLE PANEL

AREAS TABLE

GROUND FLOOR	191.47 M ²	20.61 SQ
FIRST FLOOR	0.00 M ²	0.00 SQ
SUB TOTAL(FLOOR)	191.47 M²	20.61 SQ
GARAGE	36.06 M ²	3.88 SQ
PORCH	4.41 M ²	0.47 SQ
ALFRESCO	0.00 M ²	0.00 SQ
BALCONY	0.00 M ²	0.00 SQ
SUB TOTAL(OTHER)	40.47 M²	4.36 SQ
TOTAL	231.94 M²	24.97 SQ

CLIENT ACKNOWLEDGEMENT

I/WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 36 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.

CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

GROUND FLOOR PLAN

HOUSE NAME: JOHNSTON 25 HAND: RH CATEGORY: E

FACADE NAME: CLAIRMONT

SHEET SCALE: 1:100 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026

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DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS

ALPHA COLLECTION

JG KING HOMES

101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499

CLIENT

LOT 14, NO.13 ROSEDALE RISE

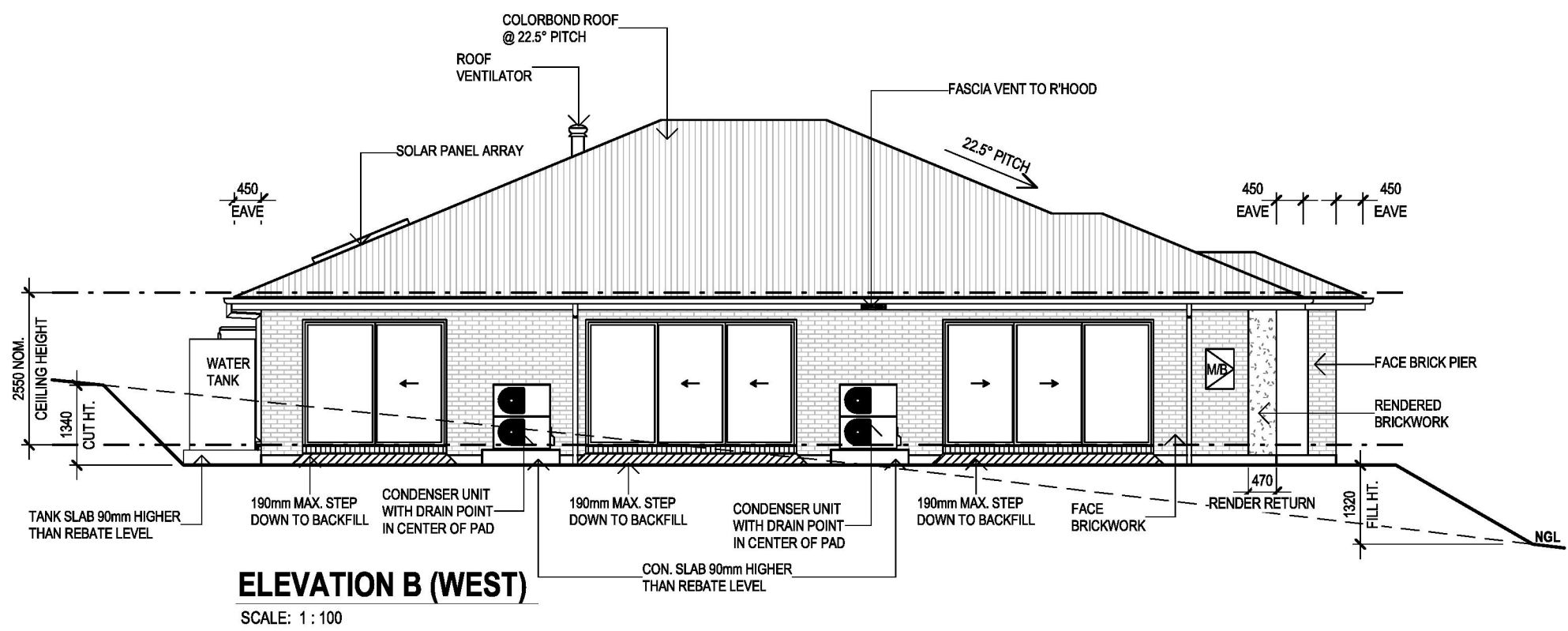
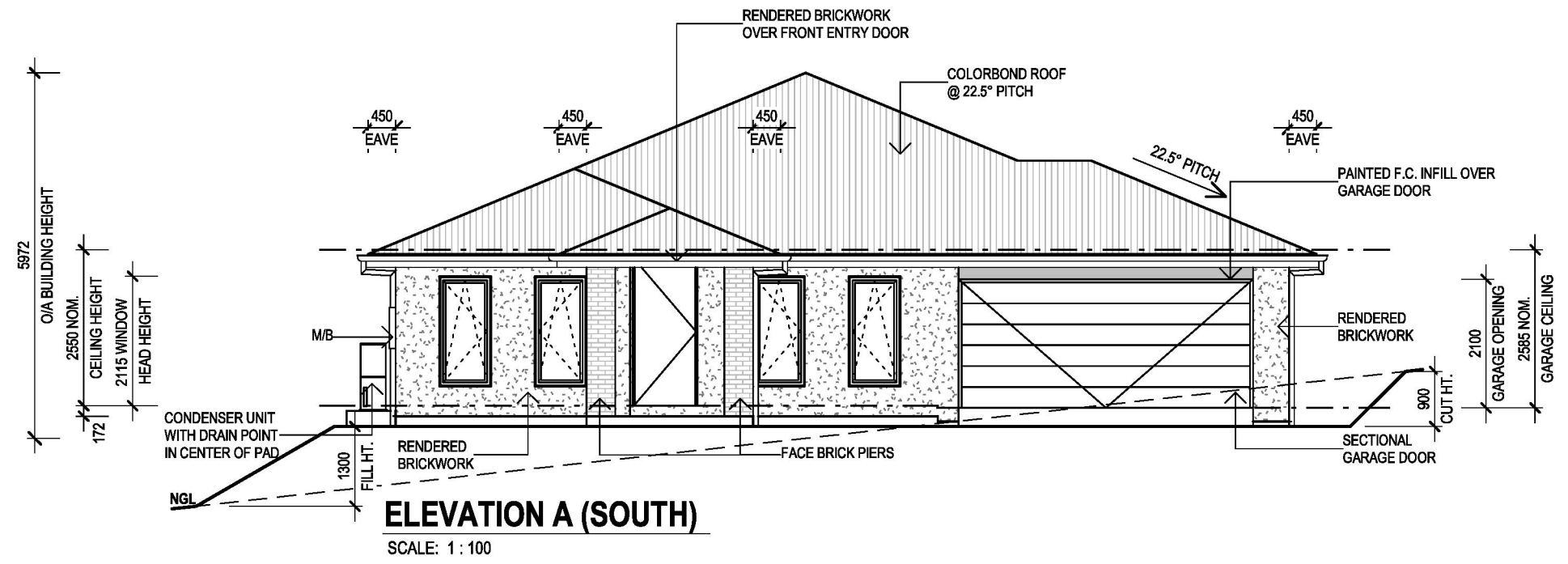
SUBURB: LAKES ENTRANCE VIC 3909

JOB NO: 2510BDR015 JOB DATE: 15/01/2026

DRAWN: M-14 CHECKED: TP PROJECT STAGE: CONTRACT

MASTER RELEASE DATE: 11/06/2024

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GENERAL NOTES

- WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST BRICK COURSE (UNLESS NOTED OTHERWISE)
- ALL GLAZING TO COMPLY WITH A.S. 1288 - 2021 (REFER TO ENERGY RATING FOR ALL GLAZING VALUES.) & A.S.2047-2014
- HWS : HOT WATER SYSTEM
IHWS : INSTANTANEOUS HOT WATER SYSTEM
M/B : METER BOX
G : GAS METER

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JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

ELEVATIONS

HOUSE NAME: **JOHNSTON 25** HAND: **RH** CATEGORY: **E**

FACADE NAME: **CLAIMONT**

SHEET SCALE: **1 : 100** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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ALPHA
COLLECTION

JG KING HOMES
101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT

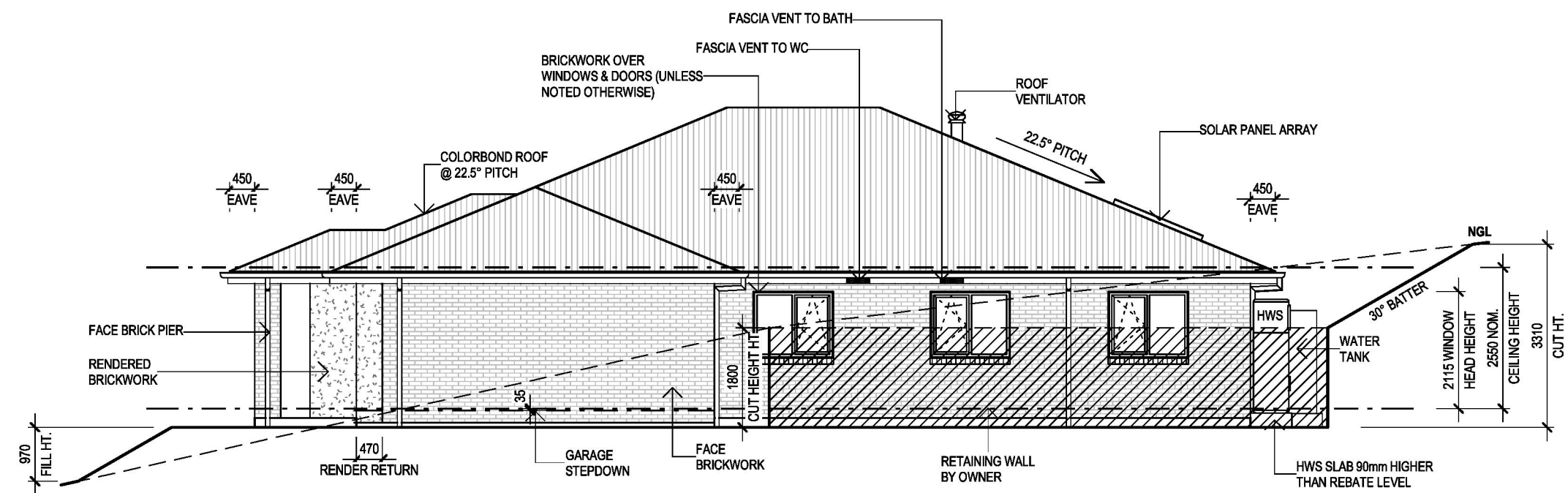
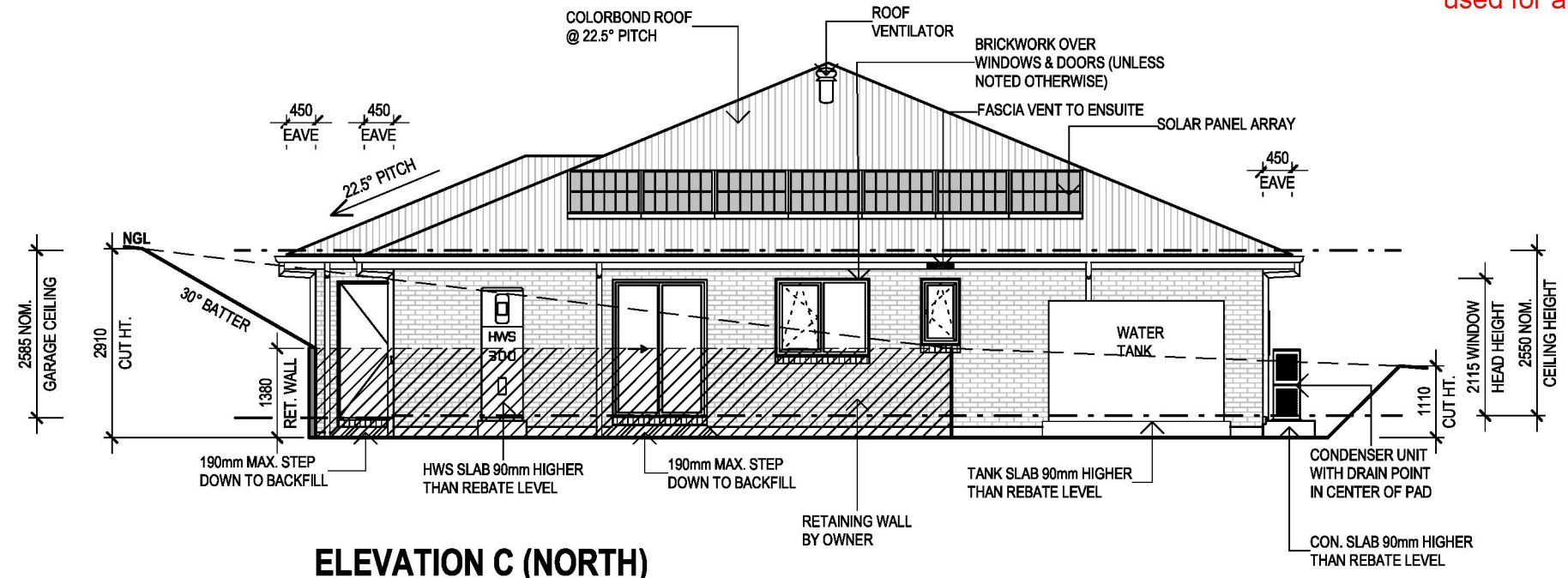
LOT 14, NO.13 ROSEDALE RISE
SUBURB: **LAKES ENTRANCE VIC 3909**

JOB NO: **2510BDR015** JOB DATE: **15/01/2026**

DRAWN: **M-14** CHECKED: **TP** PROJECT STAGE: **CONTRACT**

MASTER RELEASE DATE: **11/06/2024**

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CLIENT 2: DATE 2:
JGK BUILDER: DATE 3:

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FACADE NAME: **CLAIRMONT**

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ALPHA
COLLECTION

BAIRNSDALE

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101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

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SUBURB: **LAKES ENTRANCE VIC 3909**

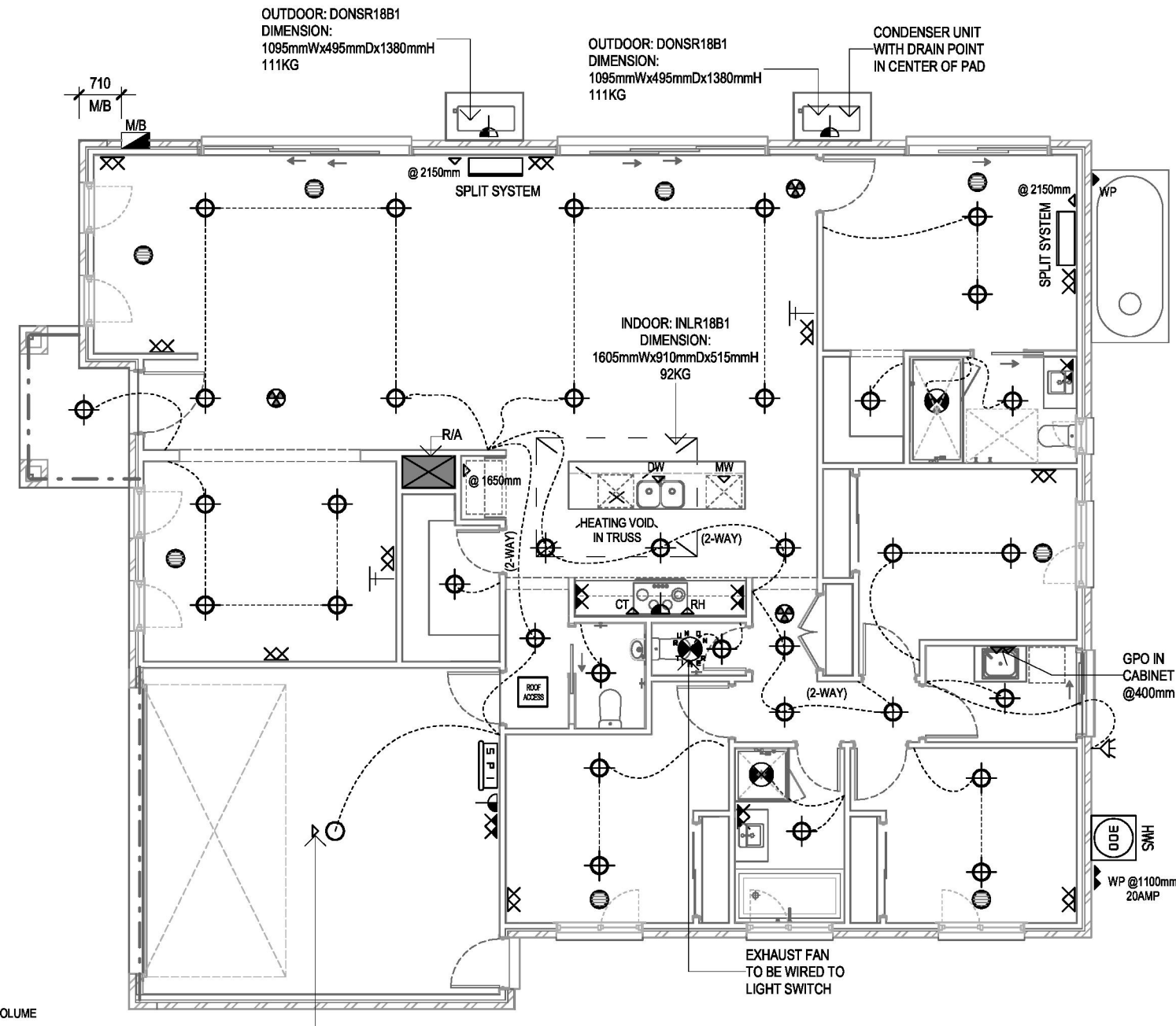
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LOCATIONS ARE SUBJECT TO CHANGE ON SITE, DUE TO REGULATIONS & CONSTRUCTION REQUIREMENTS

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LEGEND OF SYMBOLS		FITTING WATTAGE	QTY
	DOUBLE GPO-INTERNAL @ 300mm	N/A	1
	DOUBLE GPO-INTERNAL @ 1100mm	N/A	5
	SINGLE GPO-INTERNAL (HEIGHT VARIES)	N/A	8
	DOUBLE GPO-INTERNAL (HEIGHT VARIES)	N/A	1
	SINGLE GPO WEATHER PROOF - EXTERNAL (HEIGHT VARIES)	N/A	1
	DOUBLE GPO WEATHER PROOF - EXTERNAL (HEIGHT VARIES)	N/A	1
	DIRECT WIRE (APPLIANCE)	N/A	4
	CEILING LIGHT BATTEN HOLDER (INCLUDING 1X IN ROOF)	10W	2
	LED DOWN LIGHT	7W	35
	LIGHT (EXTERNAL)-MIN. 40LW HT. VARIES (1978mm FROM FINISH FLOOR LEVEL)	N/A	1
	2-WAY LIGHT SWITCH	N/A	3
	SMOKE ALARM	N/A	3
	HOT WATER SERVICE HEAT PUMP		1
	EXHAUST FAN (SELF CLOSING)	N/A	2
	EXHAUST FAN (10min RUN ON TIMER)	N/A	1
	METER BOX	N/A	1
	T.V. COAXIAL POINT @300mm	N/A	2
	RETURN AIR LOCATION	N/A	1
	HEATING VOID IN TRUSS INCLUDING DOUBLE POWER POINT (INCLUDED IN VALUES ABOVE) **EXACT LOCATION SUBJECT TO CONTRACTORS DISCRETION	N/A	1
	DUCTED HEATING & COOLING OUTLET (APPX. LOC.) (EXACT LOCATION SUBJECT TO CONTRACTORS DISCRETION)	N/A	8
	SPLIT SYSTEM AIR CONDITIONER	N/A	2
	ROOF ACCESS (PROVIDE SINGLE BATTEN LIGHT WITHIN 1.6 M OF ROOF ACCESS, INCLUDED IN VALUES ABOVE)	N/A	1
	SOLAR POWER INVERTER (INCLUDES POWER SUPPLY)	N/A	1

ARTIFICIAL LIGHTING

IN ACCORDANCE WITH NCC BUILDING CODE OF AUSTRALIA VOLUME 2 PART 2.12.5.5

Lighting Location	Actual
Class 1 Building (5W/m ²) Residence	238
Class 10 Building (3W/m ²) Garage/Carport	10
External Lighting (4W/m ²) Verandah/Porch/Alfresco/Balcony	7
Total	255

NOTE:
- THREE PHASE POWER.
- PROVIDE DIGITAL TV ANTENNA INCLUDING BOOSTER/AMPLIFIER AND POWER POINT.

GENERAL NOTES

- BOTTOM OF METER BOX TO BE 1100mm ABOVE GROUND LEVEL.
- HEIGHTS MEASURED FROM FLOOR LEVEL TO CENTER OF FITTING UNLESS NOTED OTHERWISE
- UNLESS NOTED OTHERWISE ALL POWER POINTS ARE TO BE LOCATED TO THE NEAREST STUD
- POWER POINTS FOR APPLIANCES ARE TO SUIT MANUFACTURERS REQUIREMENTS
- SOLAR PANEL LOCATION NOMINAL ONLY, INSTALLERS TO LOCATE (EXCLUDING FRONT ELEVATION) TO COMPLY WITH MANUFACTURERS REQUIREMENTS & AS/NZS 3500 PLUMBING AND DRAINAGE
- DENOTES HARDWIRED INTERCONNECTED SMOKE ALARM(S) WITH BATTERY BACKUP AS PER NCC 2022 PART 9.5 & TO COMPLY WITH AS3786.

CLIENT ACKNOWLEDGEMENT

I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 36 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.

CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

ELECTRICAL PLAN

HOUSE NAME: **JOHNSTON 25** HAND: **RH** CATEGORY: **E**

FACADE NAME: **CLAIRMONT**

SHEET SCALE: **1 : 100** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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ALPHA
COLLECTION

BAIRNSDALE

JG KING HOMES

101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT

LOT 14, NO.13 ROSEDALE RISE

SUBURB
LAKES ENTRANCE VIC 3909

JOB NO
2510BDR015

JOB DATE
15/01/2026

DRAWN
M-14

CHECKED
TP

PROJECT STAGE
CONTRACT

MASTER RELEASE DATE
11/06/2024

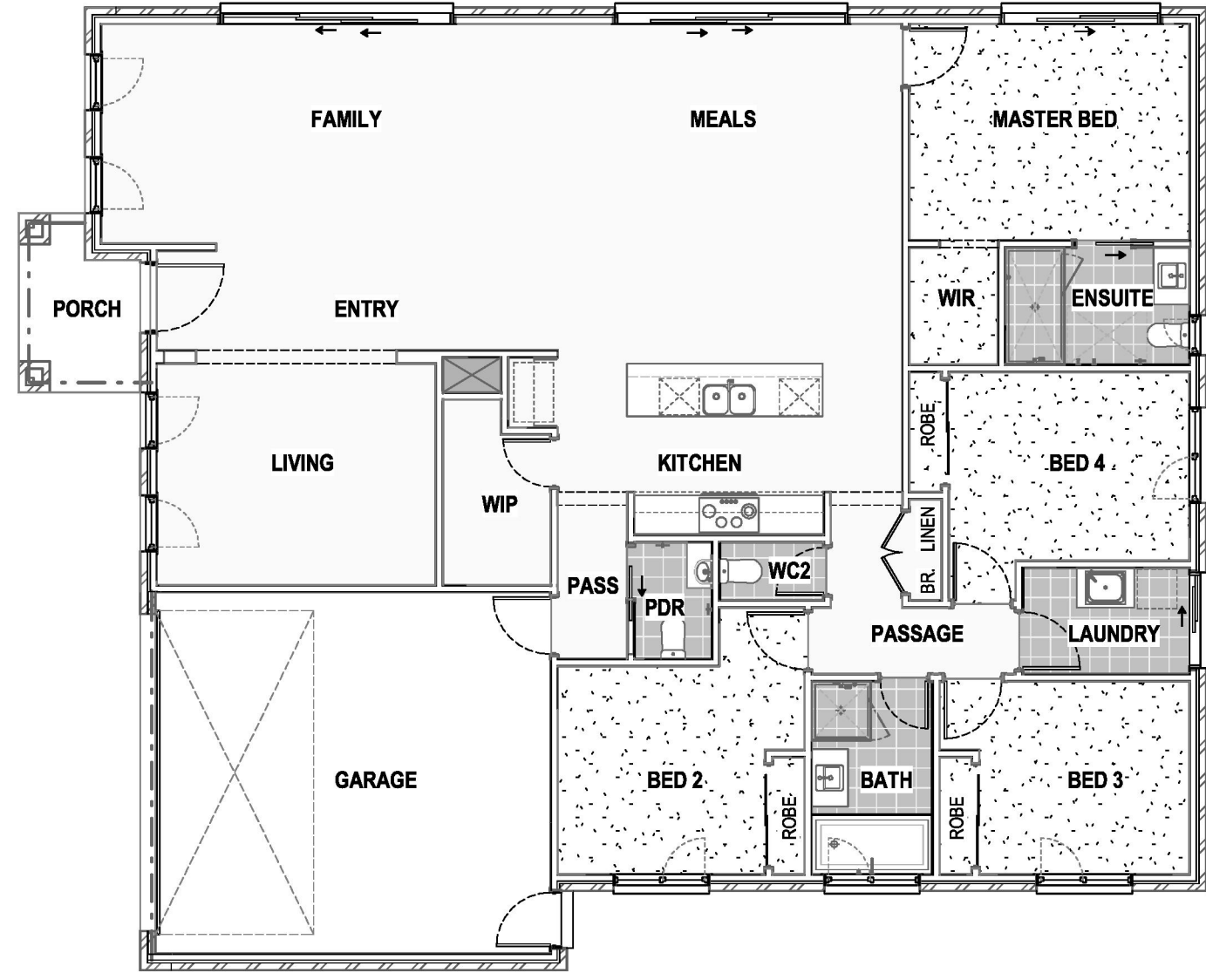
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JUNCTIONS / TRANSITIONS BETWEEN DIFFERENT FLOOR COVERINGS TO HAVE A SILL DIFFERENCE IN HEIGHT ≤ 5mm

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FLOOR COVERING SCHEDULE		
LOCATION	MATERIAL	AREA
MASTER BED - WIR	CARPET	16.52 m ²
BED 2	CARPET	12.93 m ²
BED 3	CARPET	11.06 m ²
BED 4	CARPET	12.17 m ²
LIVING	N/A	14.82 m ²
ENTRY	N/A	9.18 m ²
LINEN - BROOM - PASSAGE	N/A	8.96 m ²
MEALS - FAMILY - KITCHEN - WIP - NOOK	N/A	65.35 m ²
ENSUITE	TILES	5.07 m ²
LAUNDRY	TILES	4.12 m ²
BATH	TILES	3.76 m ²
WC 2	TILES	1.43 m ²
POWDER	TILES	1.91 m ²



GENERAL NOTES

- THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 9888.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY
- FLOOR FINISHES AS SHOWN ARE INDICATIVE ONLY & ARE NOT A TRUE REPRESENTATION OF FINISHED FLOOR COVERINGS
- NOTE : FLOOR TILE AREA IS EXCLUDING SKIRTING TILES

FLOOR FINISHES LEGEND			
	CARPET		TILES
	VINYL		LAMINATE
	FLOOR BOARDS		

CLIENT ACKNOWLEDGEMENT

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CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

FLOOR FINISHES PLAN

HOUSE NAME: JOHNSTON 25 HAND: RH CATEGORY: E

FACADE NAME: CLAIRMONT

SHEET SCALE: 1 : 100 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026

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CLIENT

LOT 14, NO.13 ROSEDALE RISE

SUBURB: LAKES ENTRANCE VIC 3909

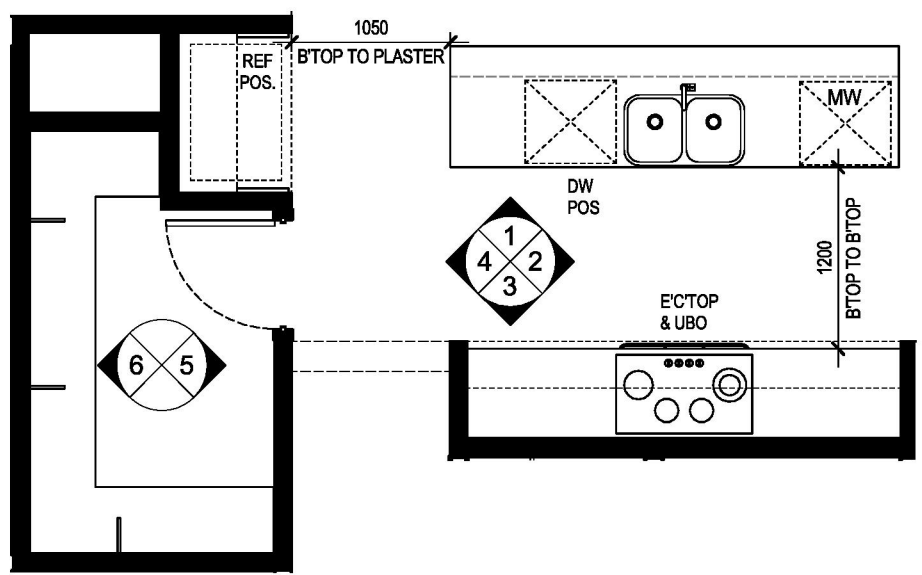
JOB NO: 2510BDR015 JOB DATE: 15/01/2026

DRAWN: M-14 CHECKED: TP PROJECT STAGE: CONTRACT

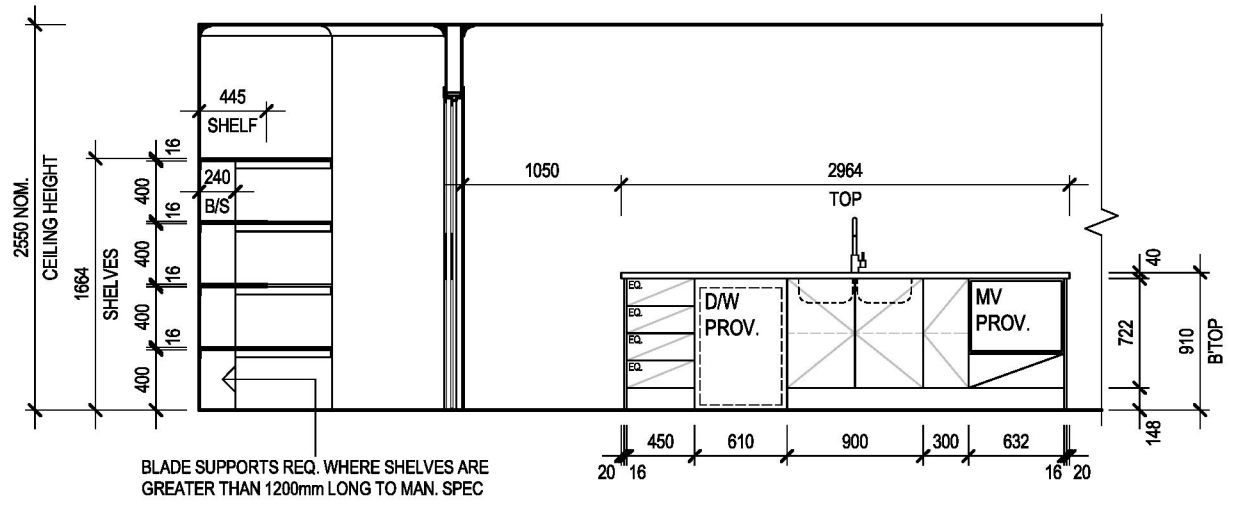
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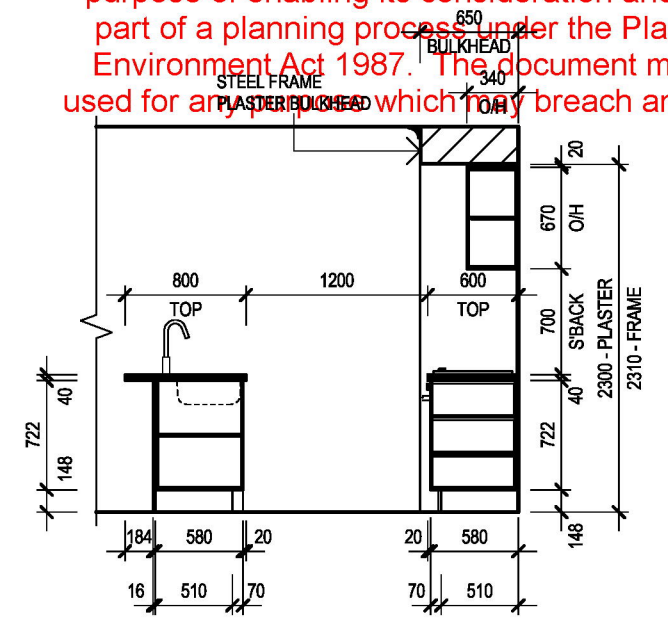
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KITCHEN & WIP PLAN
SCALE: 1 : 50

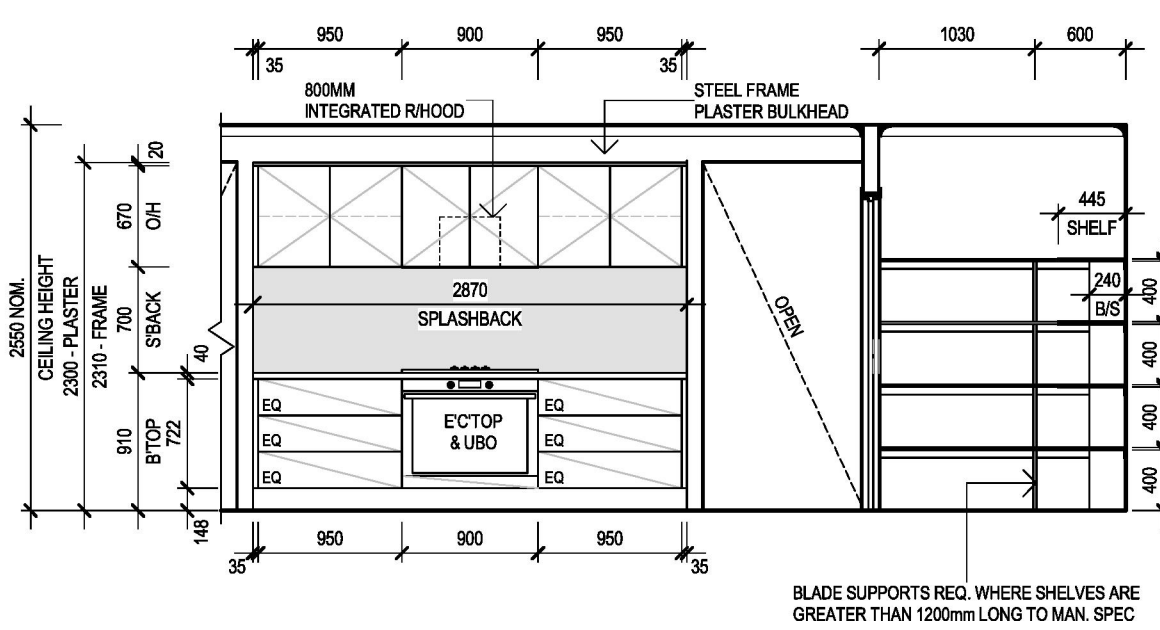


ELEVATION 1
SCALE: 1 : 50

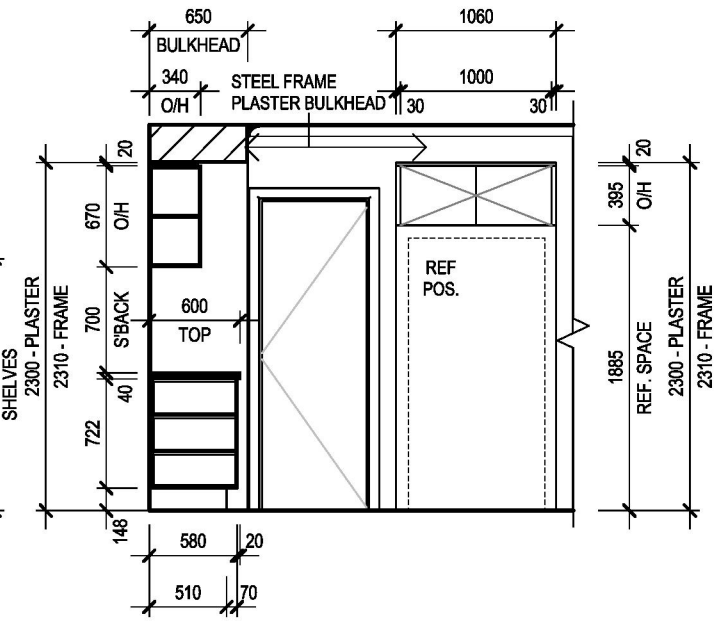


ELEVATION 2
SCALE: 1 : 50

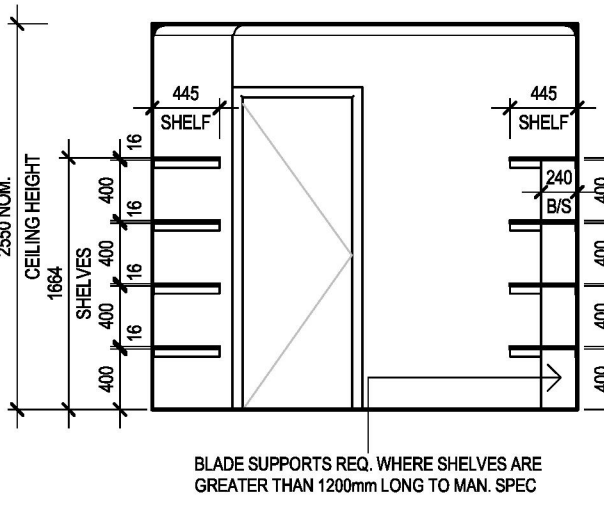
NOTE:
- REFER TO SHEET 16 FOR JOINERY BULKHEAD DETAIL
- NO HANDLES TO OVERHEAD CUPBOARDS DOORS (20mm EXTENSION TO DOOR FACE) INCLUDING COLOURED PANEL TO UNDERSIDE OF OVERHEAD CUPBOARDS REFER TO SHEET 16 FOR DETAIL.



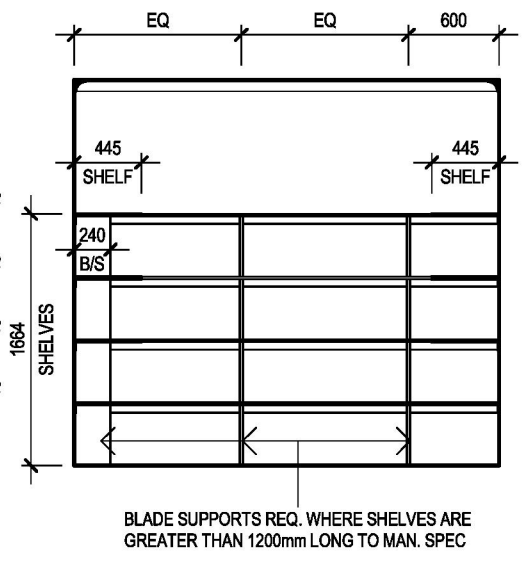
ELEVATION 3
SCALE: 1 : 50



ELEVATION 4
SCALE: 1 : 50



ELEVATION 5
SCALE: 1 : 50



ELEVATION 6
SCALE: 1 : 50

GENERAL NOTES

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CLIENT 1: DATE 1:
CLIENT 2: DATE 2:
JGK BUILDER: DATE 3:

SHEET TITLE

KITCHEN INTERNALS

HOUSE NAME: JOHNSTON 25 HAND: RH CATEGORY: E
FACADE NAME: CLAIRMONT
SHEET SCALE: 1 : 50 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026

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COLLECTION

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101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

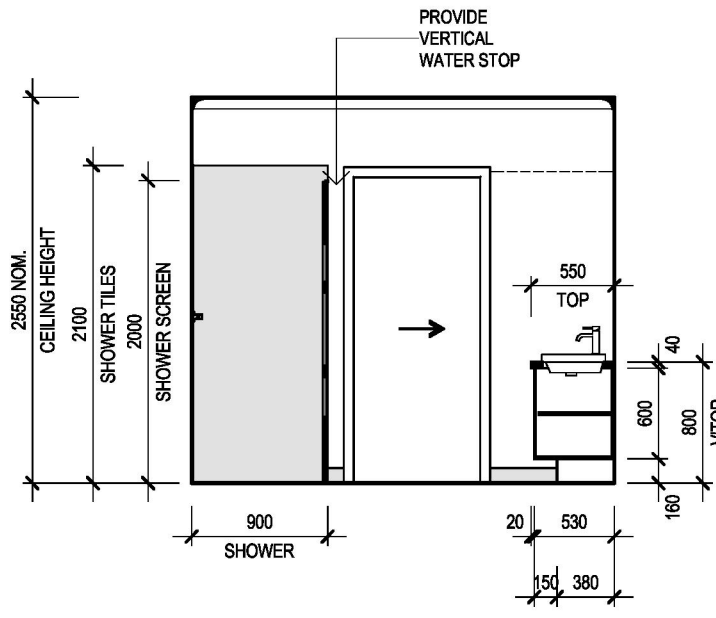
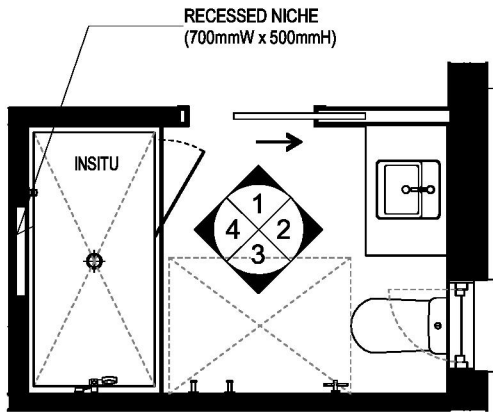
CLIENT

LOT 14, NO.13 ROSEDALE RISE
SUBURB: LAKES ENTRANCE VIC 3909

JOB NO: 2510BDR015 JOB DATE: 15/01/2026
DRAWN: M-14 CHECKED: TP PROJECT STAGE: CONTRACT
MASTER RELEASE DATE: 11/06/2024

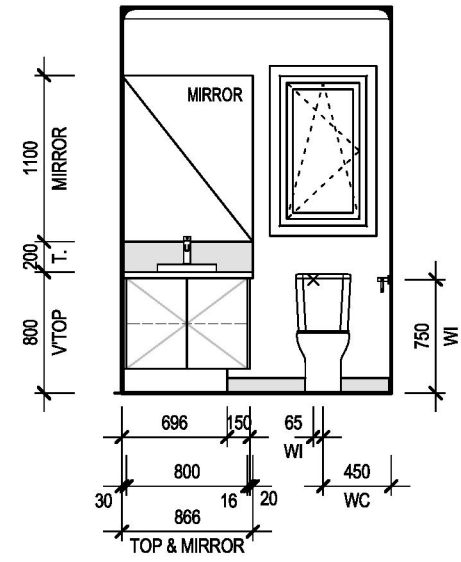
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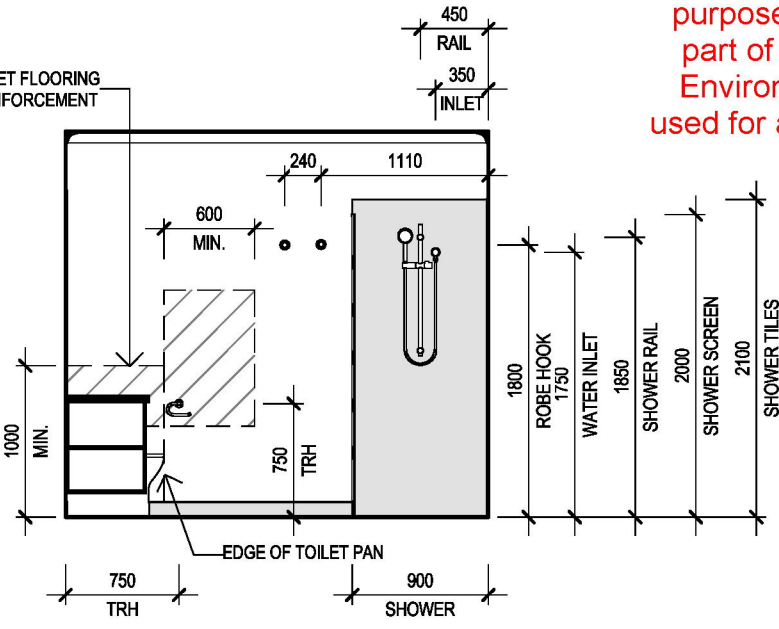


ENSUITE PLAN
SCALE: 1 : 50

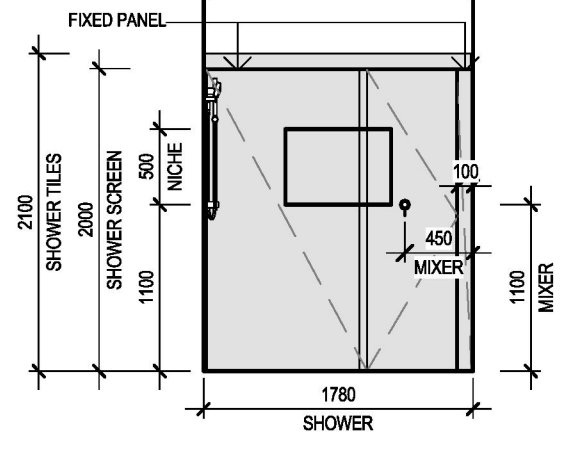
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SCALE: 1 : 50



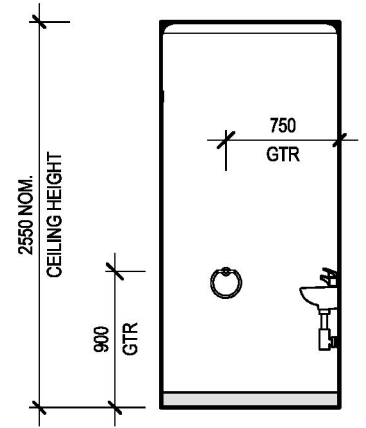
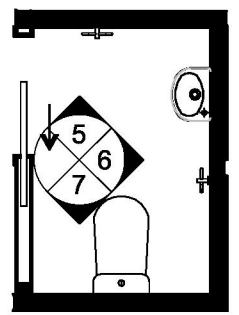
ELEVATION 2
SCALE: 1 : 50



ELEVATION 3
SCALE: 1 : 50

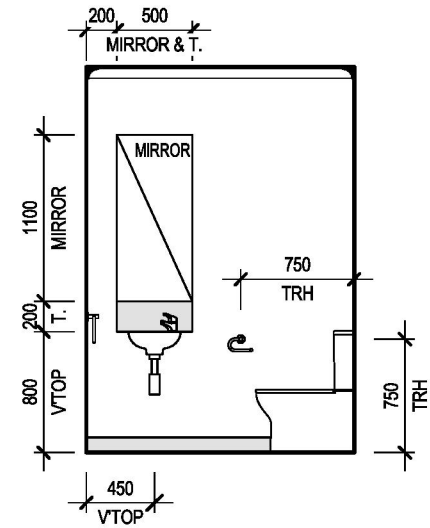


ELEVATION 4
SCALE: 1 : 50

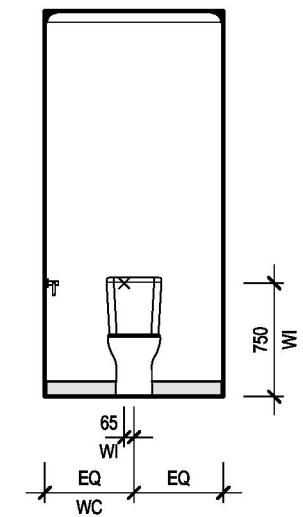


PWD PLAN
SCALE: 1 : 50

ELEVATION 5
SCALE: 1 : 50



ELEVATION 6
SCALE: 1 : 50



ELEVATION 7
SCALE: 1 : 50

GENERAL NOTES

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CLIENT 1: DATE 1:
CLIENT 2: DATE 2:
JGK BUILDER: DATE 3:

SHEET TITLE

ENSUITE & POWDER INTERNALS

HOUSE NAME: JOHNSTON 25
HAND: RH
CATEGORY: E

FACADE NAME: CLAIRMONT

SHEET SCALE: 1 : 50
ORIGINAL SHEET SIZE: A3
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COLLECTION

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JG KING HOMES
101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT

LOT 14, NO.13 ROSEDALE RISE
SUBURB: LAKES ENTRANCE VIC 3909

JOB NO: 2510BDR015
JOB DATE: 15/01/2026

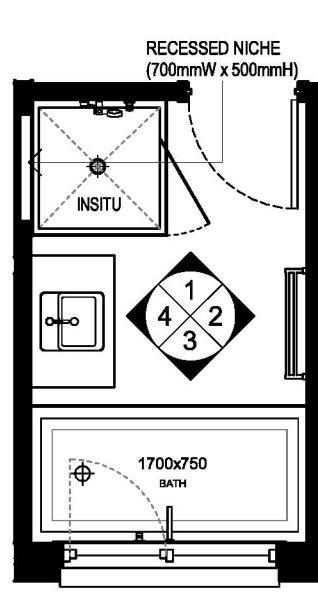
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CHECKED: TP
PROJECT STAGE: CONTRACT

MASTER RELEASE DATE: 11/06/2024

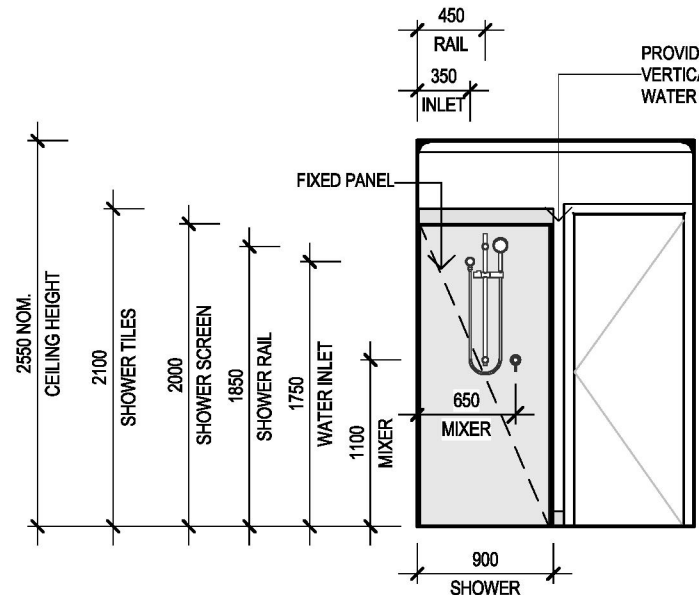
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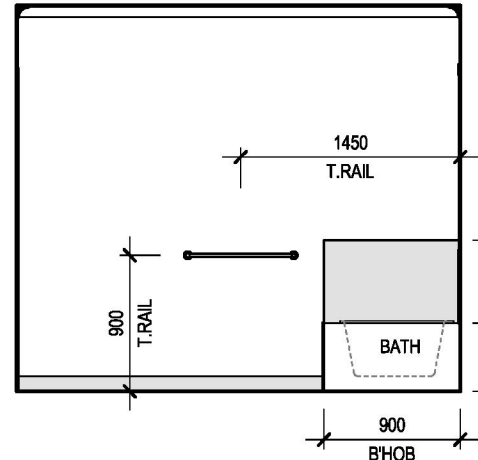
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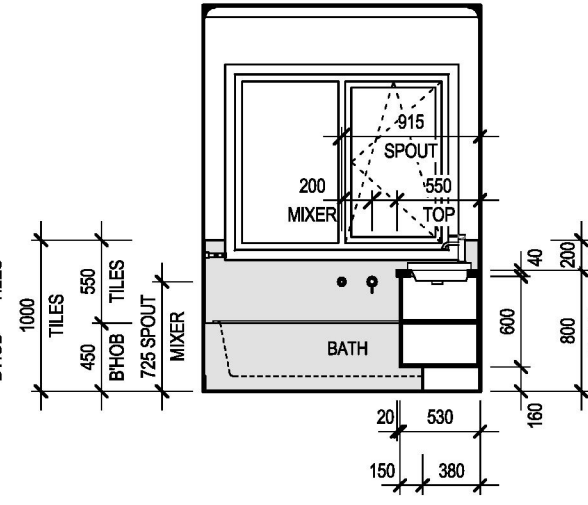
BATH PLAN
SCALE: 1 : 50



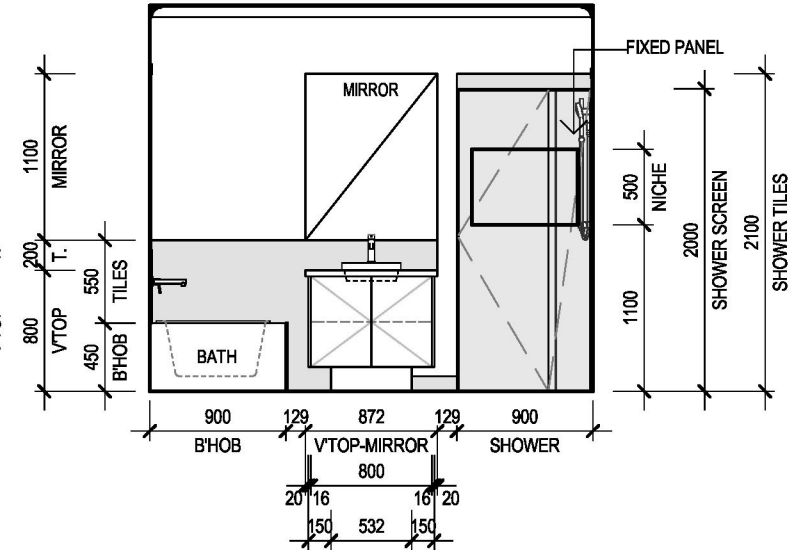
ELEVATION 1
SCALE: 1 : 50



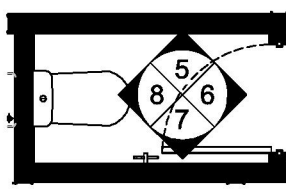
ELEVATION 2
SCALE: 1 : 50



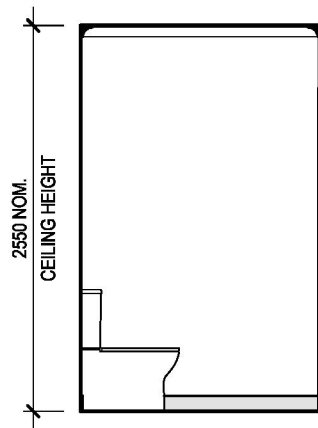
ELEVATION 3
SCALE: 1 : 50



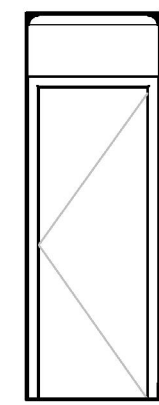
ELEVATION 4
SCALE: 1 : 50



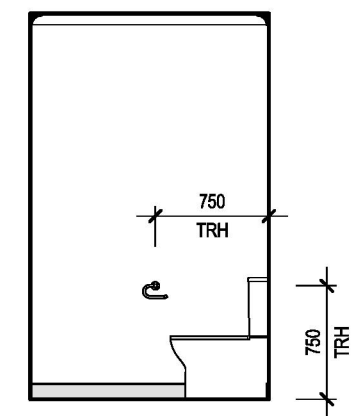
WC2 PLAN
SCALE: 1 : 50



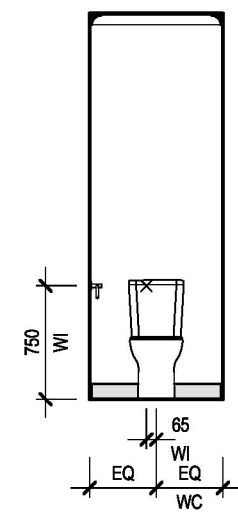
ELEVATION 5
SCALE: 1 : 50




ELEVATION 6
SCALE: 1 : 50

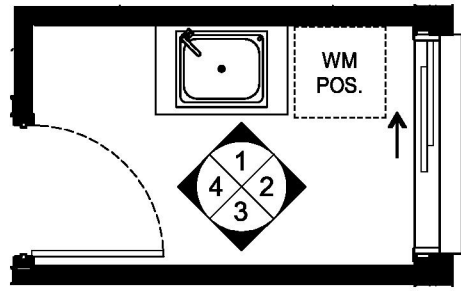


ELEVATION 7
SCALE: 1 : 50

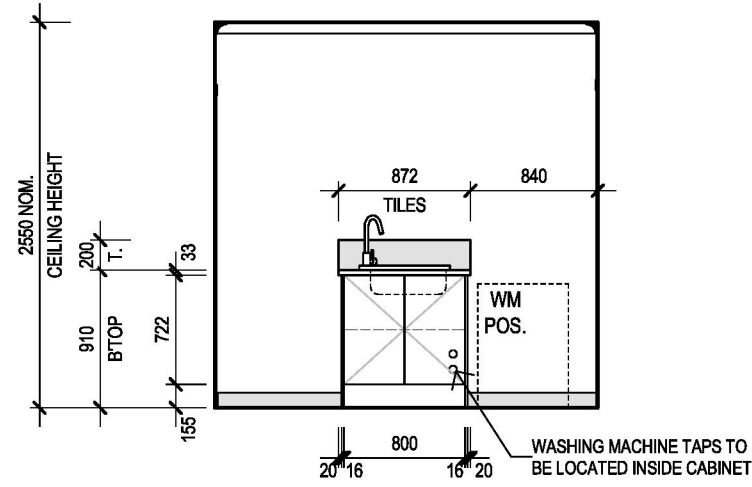


ELEVATION 8
SCALE: 1 : 50

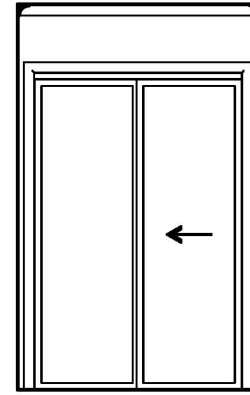
<p>GENERAL NOTES</p> <ul style="list-style-type: none"> ALL TILE & CABINERY DIMENSIONS ARE APPROXIMATE ONLY & MAY ALTER TO SUIT ALL INTERNAL ELEVATIONS ARE DIMENSIONED FROM PLASTER NOT FRAME REFER TO COLOUR DOCUMENTATION FOR HANDLE LOCATIONS WHERE APPLICABLE 	<p>CLIENT ACKNOWLEDGEMENT</p> <p>I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 36 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.</p> <p>CLIENT 1: _____ DATE 1: _____</p> <p>CLIENT 2: _____ DATE 2: _____</p> <p>JGK BUILDER: _____ DATE 3: _____</p>	<p>SHEET TITLE</p> <p>BATHROOM & WC2 INTERNALS</p> <p>HOUSE NAME: JOHNSTON 25 HAND: RH CATEGORY: E</p> <p>FACADE NAME: CLAIRMONT</p> <p>SHEET SCALE: 1 : 50 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026</p> <p><small>THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD</small></p> <p><small>DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS</small></p>	 <p>ALPHA COLLECTION</p> <p>JG KING HOMES 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499</p>	<p>CLIENT</p> <p>LOT 14, NO.13 ROSEDALE RISE SUBURB: LAKES ENTRANCE VIC 3909</p> <p>JOB NO: 2510BDR015 JOB DATE: 15/01/2026</p> <p>DRAWN: M-14 CHECKED: TP PROJECT STAGE: CONTRACT</p> <p>MASTER RELEASE DATE: 11/06/2024</p> <p style="text-align: right;">Printed 19/05/2026 10 of 20</p>
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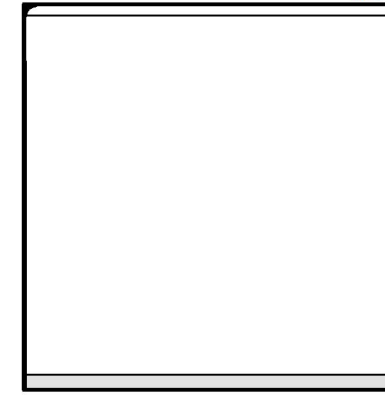
LAUNDRY PLAN
SCALE: 1 : 50



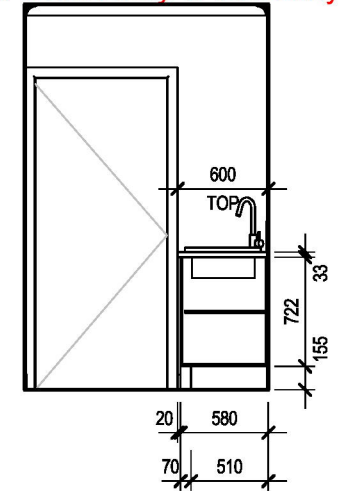
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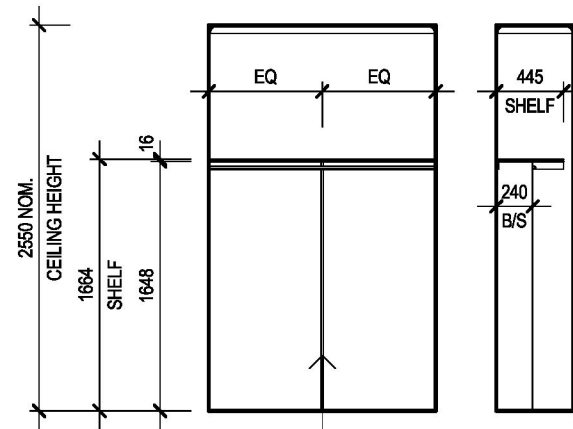
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SCALE: 1 : 50



ELEVATION 3
SCALE: 1 : 50

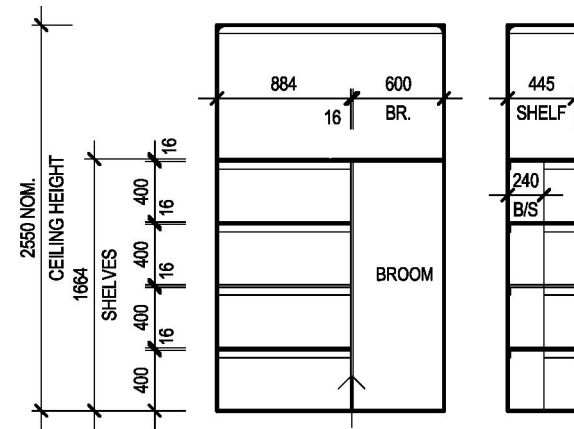


ELEVATION 4
SCALE: 1 : 50



BLADE SUPPORTS REQUIRED WHERE SHELVES ARE GREATER THAN 1200mm LONG

ROBE - TYPICAL
SCALE: 1 : 50



BLADE SUPPORTS REQ. WHERE SHELVES ARE GREATER THAN 1200mm LONG TO MAN. SPEC

LINEN & BROOM - TYPICAL
SCALE: 1 : 50

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CLIENT 1: DATE 1:
CLIENT 2: DATE 2:
JGK BUILDER: DATE 3:

SHEET TITLE
LAUNDRY & TYPICAL DETAILS INTERNALS

HOUSE NAME: JOHNSTON 25
HAND: RH
CATEGORY: E

FACADE NAME: CLAIRMONT

SHEET SCALE: 1 : 50
ORIGINAL SHEET SIZE: A3
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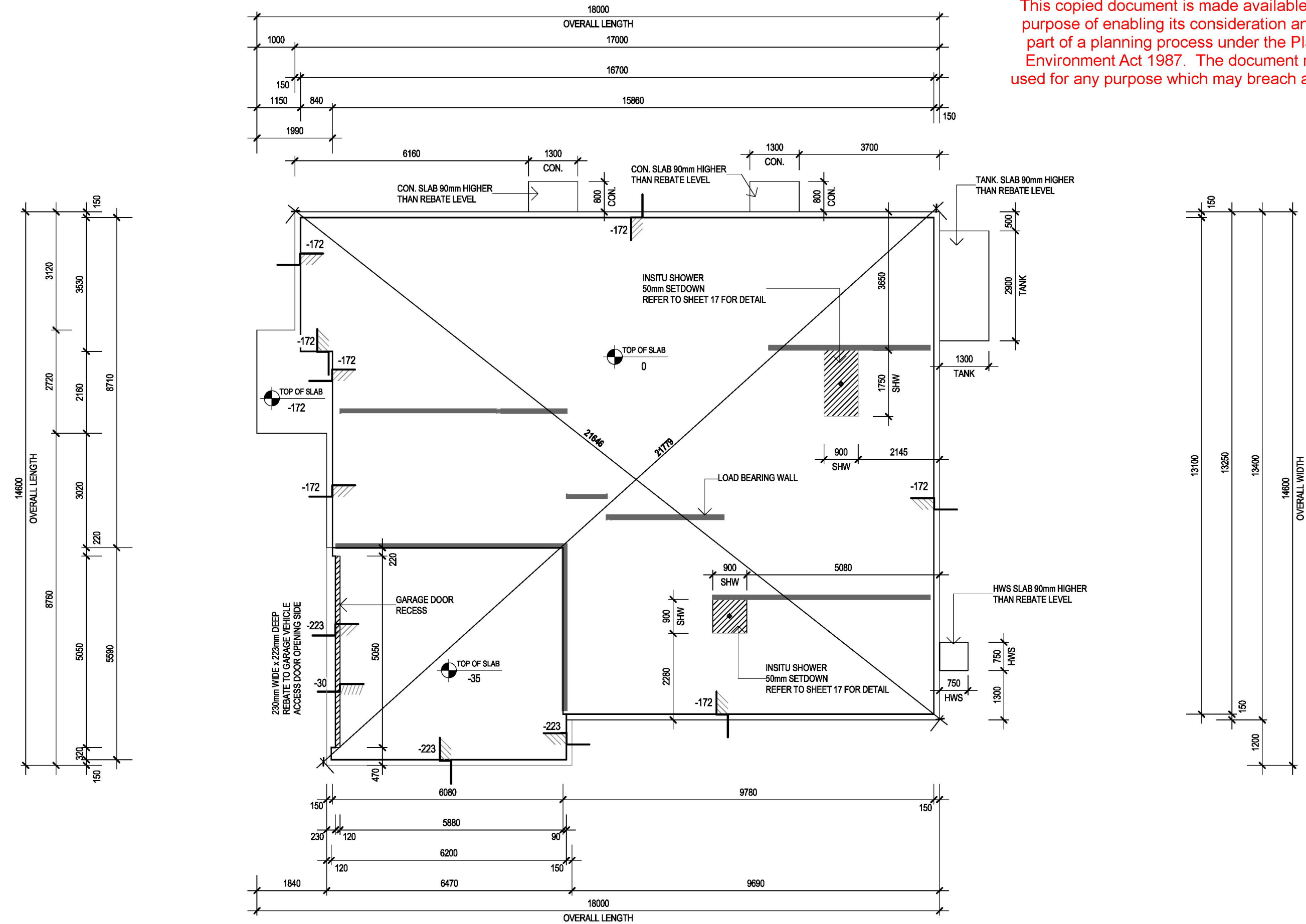
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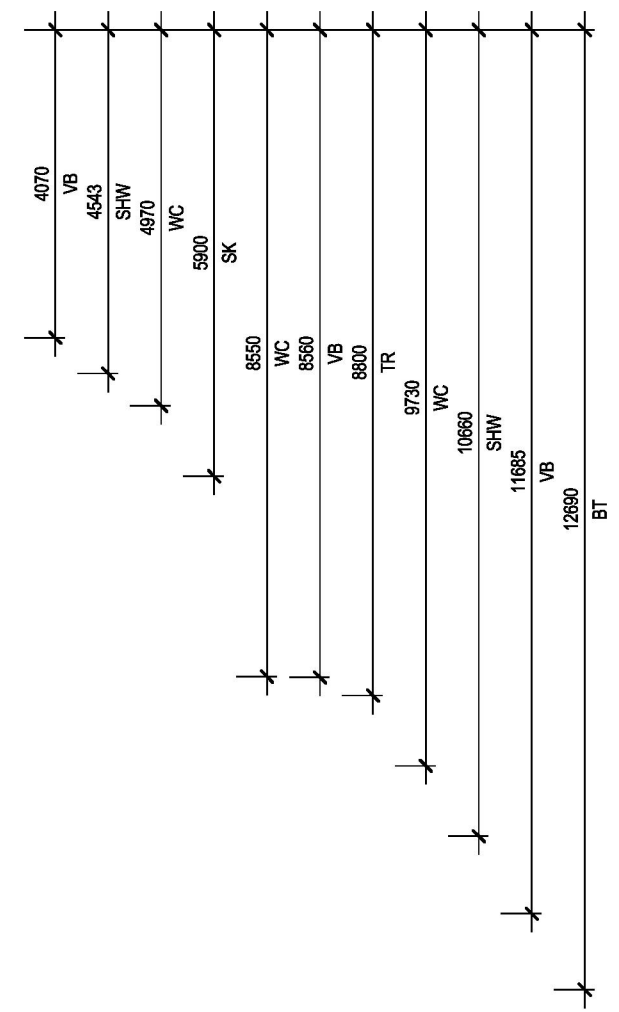
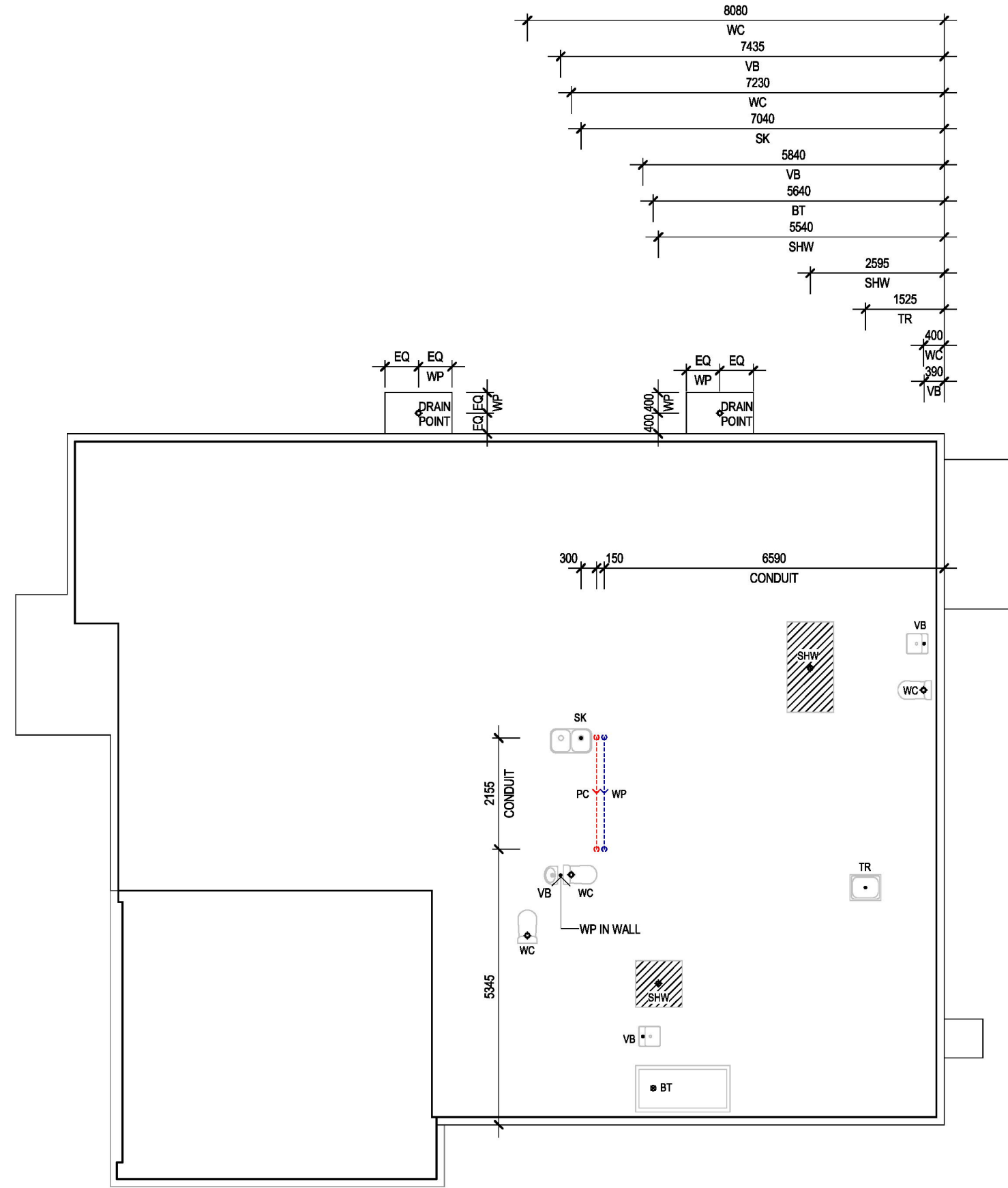
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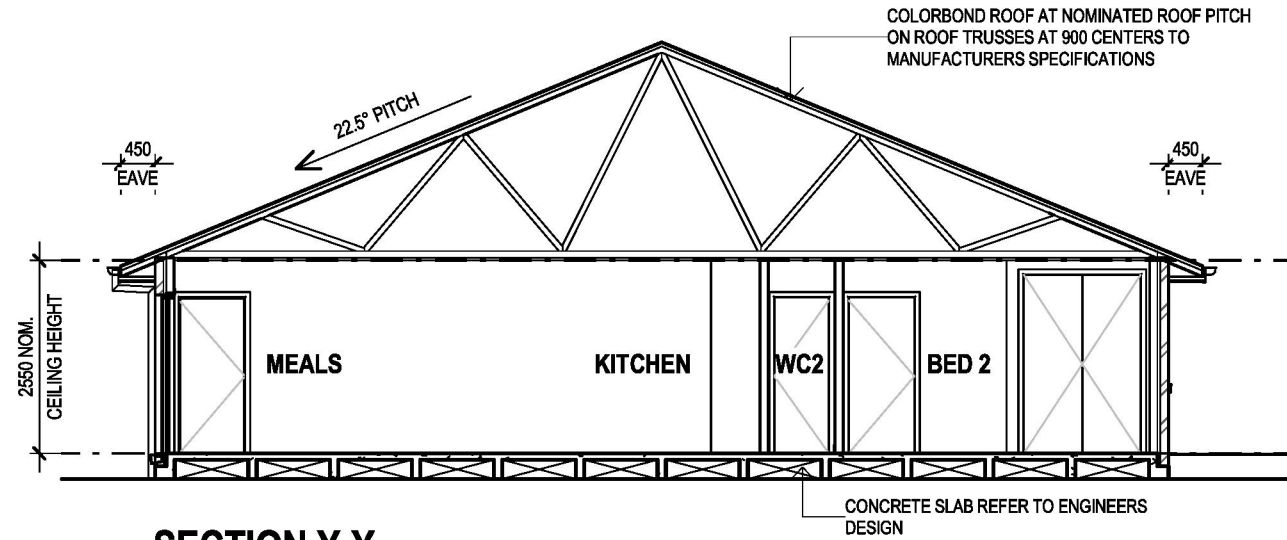
<p>GENERAL NOTES</p>	<p>LEGEND</p> <ul style="list-style-type: none"> DENOTES INSITU SHOWER 50mm STEPDOWN WITH 100mm PIPE. REFER TO DETAILS DENOTES STRUCTURAL BEAM TO ENGINEERS DESIGN DENOTES STEPDOWN DENOTES STRUCTURAL COLUMN DENOTES FIRST FLOOR POINT LOAD DENOTES LOAD BEARING WALL DENOTES SPOT ELEVATION 	<p>CLIENT ACKNOWLEDGEMENT</p> <p>I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 36 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.</p> <p>CLIENT 1: _____ DATE 1: _____</p> <p>CLIENT 2: _____ DATE 2: _____</p> <p>JGK BUILDER: _____ DATE 3: _____</p>	<p>SHEET TITLE</p> <p>SLAB LAYOUT PLAN</p> <p>HOUSE NAME: JOHNSTON 25 HAND: RH CATEGORY: E</p> <p>FACADE NAME: CLAIMONT</p> <p>SHEET SCALE: 1 : 100 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026</p> <p><small>THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD</small></p> <p><small>DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS</small></p>	 <p>ALPHA COLLECTION</p> <p>JG KING HOMES 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499</p>	<p>CLIENT</p> <p>ADDRESS: LOT 14, NO.13 ROSEDALE RISE</p> <p>SUBURB: LAKES ENTRANCE VIC 3909</p> <p>JOB NO: 2510BDR015 JOB DATE: 15/01/2026</p> <p>DRAWN: M-14 CHECKED: TP PROJECT STAGE: CONTRACT</p> <p>MASTER RELEASE DATE: 11/06/2024</p>
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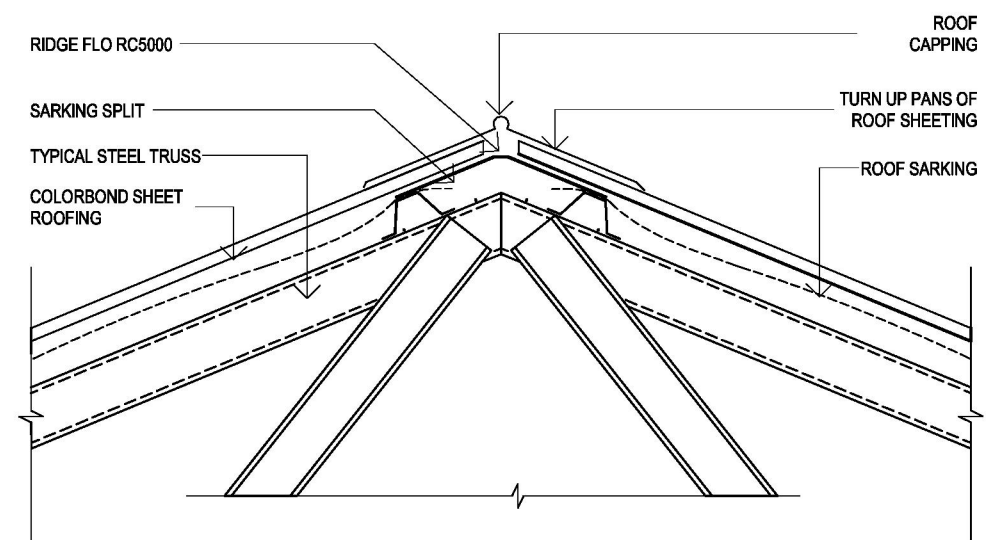


<p>GENERAL NOTES</p>	<p>LEGEND</p> <ul style="list-style-type: none"> SHW DENOTES SHOWER OUTLET WP DENOTES POWERWATER CONDUIT PC DENOTES POWERWATER CONDUIT WC DENOTES TOILET SUITE OUTLET BT DENOTES BATH TUB OUTLET VB DENOTES VANITY BASIN OUTLET TR DENOTES LAUNDRY THROUGH OUTLET SK DENOTES KITCHEN SINK OUTLET 	<p>CLIENT ACKNOWLEDGEMENT</p> <p>I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 36 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.</p> <p>CLIENT 1: _____ DATE 1: _____</p> <p>CLIENT 2: _____ DATE 2: _____</p> <p>JGK BUILDER: _____ DATE 3: _____</p>	<p>SHEET TITLE</p> <p>PLUMBING LAYOUT</p> <p>HOUSE NAME: JOHNSTON 25 HAND: RH CATEGORY: E</p> <p>FACADE NAME: CLAIRMONT</p> <p>SHEET SCALE: 1 : 100 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026</p> <p><small>THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIPING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD</small></p> <p><small>DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS</small></p>	 <p>ALPHA COLLECTION</p> <p>JG KING HOMES 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499</p>	<p>CLIENT</p> <p>ADDRESS: LOT 14, NO.13 ROSEDALE RISE</p> <p>SUBURB: LAKES ENTRANCE VIC 3909</p> <p>JOB NO: 2510BDR015 JOB DATE: 15/01/2026</p> <p>DRAWN: M-14 CHECKED: TP PROJECT STAGE: CONTRACT</p> <p>MASTER RELEASE DATE: 11/06/2024</p>
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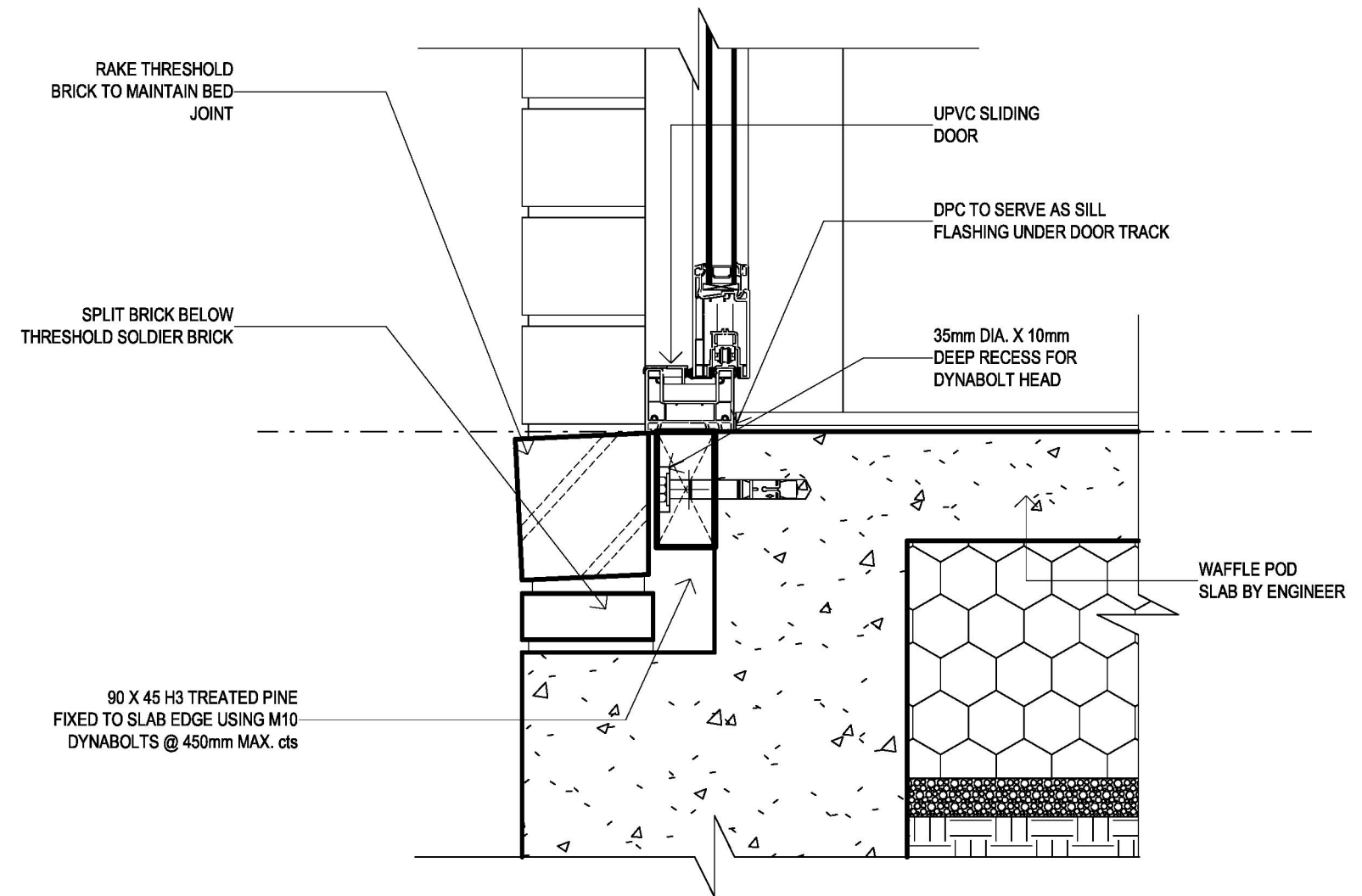
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SECTION Y-Y
SCALE: 1 : 100



TYPICAL RIDGE DETAIL
SCALE - 1:10



SLIDING DOOR SILL SUPPORT DETAIL - SLAB
SCALE: 1 : 5

GENERAL NOTES
THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 3088.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY
FLOOR FINISHES AS SHOWN ARE INDICATIVE ONLY & ARE NOT A TRUE REPRESENTATION OF FINISHED FLOOR COVERINGS
NOTE : FLOOR TILE AREA IS EXCLUDING SKIRTING TILES

CLIENT ACKNOWLEDGEMENT
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CLIENT 1: _____ DATE 1: _____
CLIENT 2: _____ DATE 2: _____
JGK BUILDER: _____ DATE 3: _____

SHEET TITLE
SECTION/DETAILS
HOUSE NAME: JOHNSTON 25 HAND: RH CATEGORY: E
FACADE NAME: CLAIRMONT
SHEET SCALE: As indicated ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026
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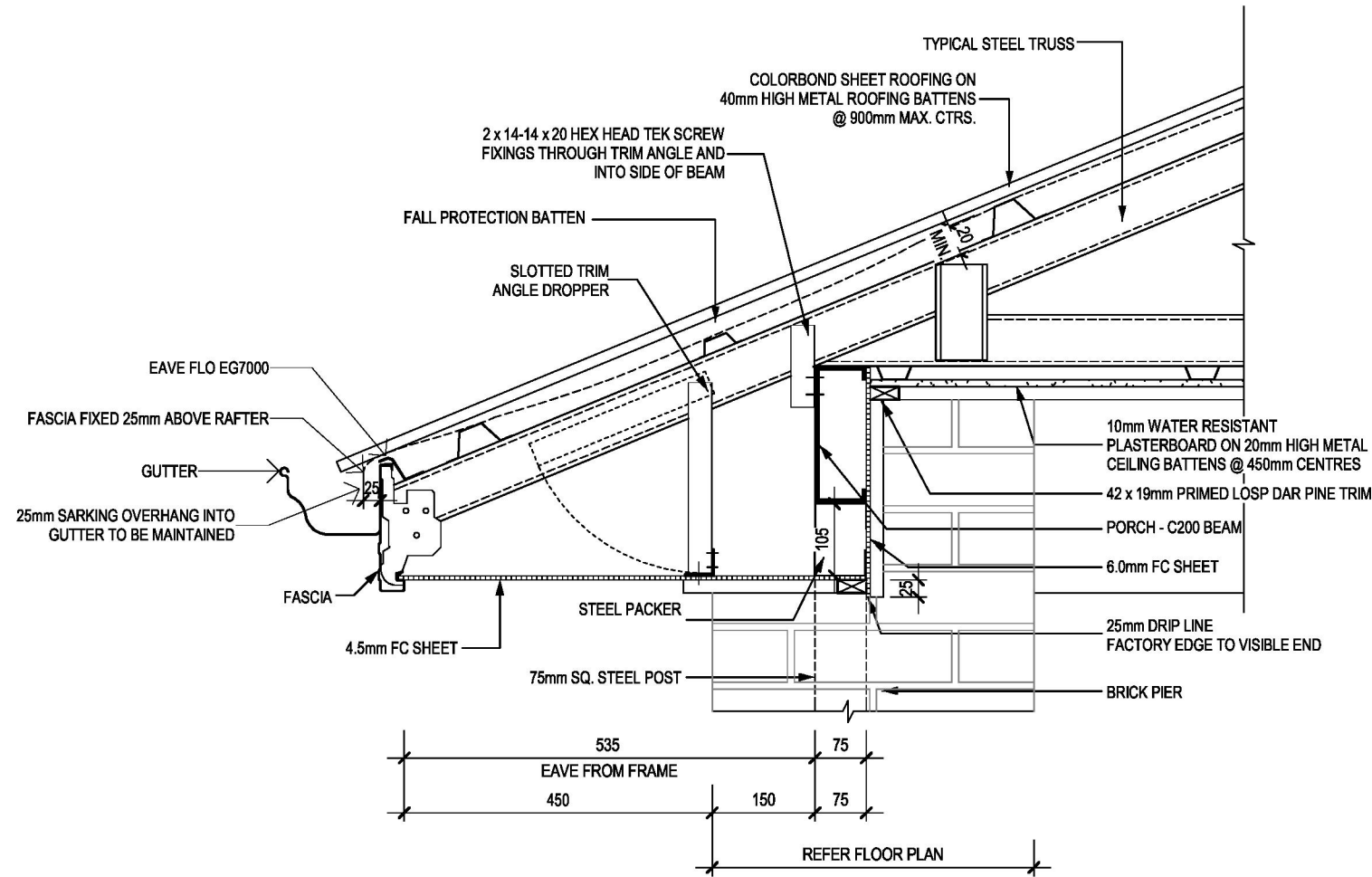
ALPHA
COLLECTION

BAIRNSDALE

101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT
ADDRESS: LOT 14, NO.13 ROSEDALE RISE
SUBURB: LAKES ENTRANCE VIC 3909
JOB NO: 2510BDR015 JOB DATE: 15/01/2026
DRAWN: M-14 CHECKED: TP PROJECT STAGE: CONTRACT
MASTER RELEASE DATE: 11/06/2024

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SECTION A: PORCH DETAIL
SHEET ROOF WITH EAVES (BRICK PIER SARKING)
 SCALE - 1:10

GENERAL NOTES	
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CLIENT 1:	DATE 1:
CLIENT 2:	DATE 2:
JGK BUILDER:	DATE 3:

SHEET TITLE		
SECTION/DETAILS		
HOUSE NAME	HAND	CATEGORY
JOHNSTON 25	RH	E
FACADE NAME		
CLAIRMONT		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 10	A3	2026
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ALPHA
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BAIRNSDALE

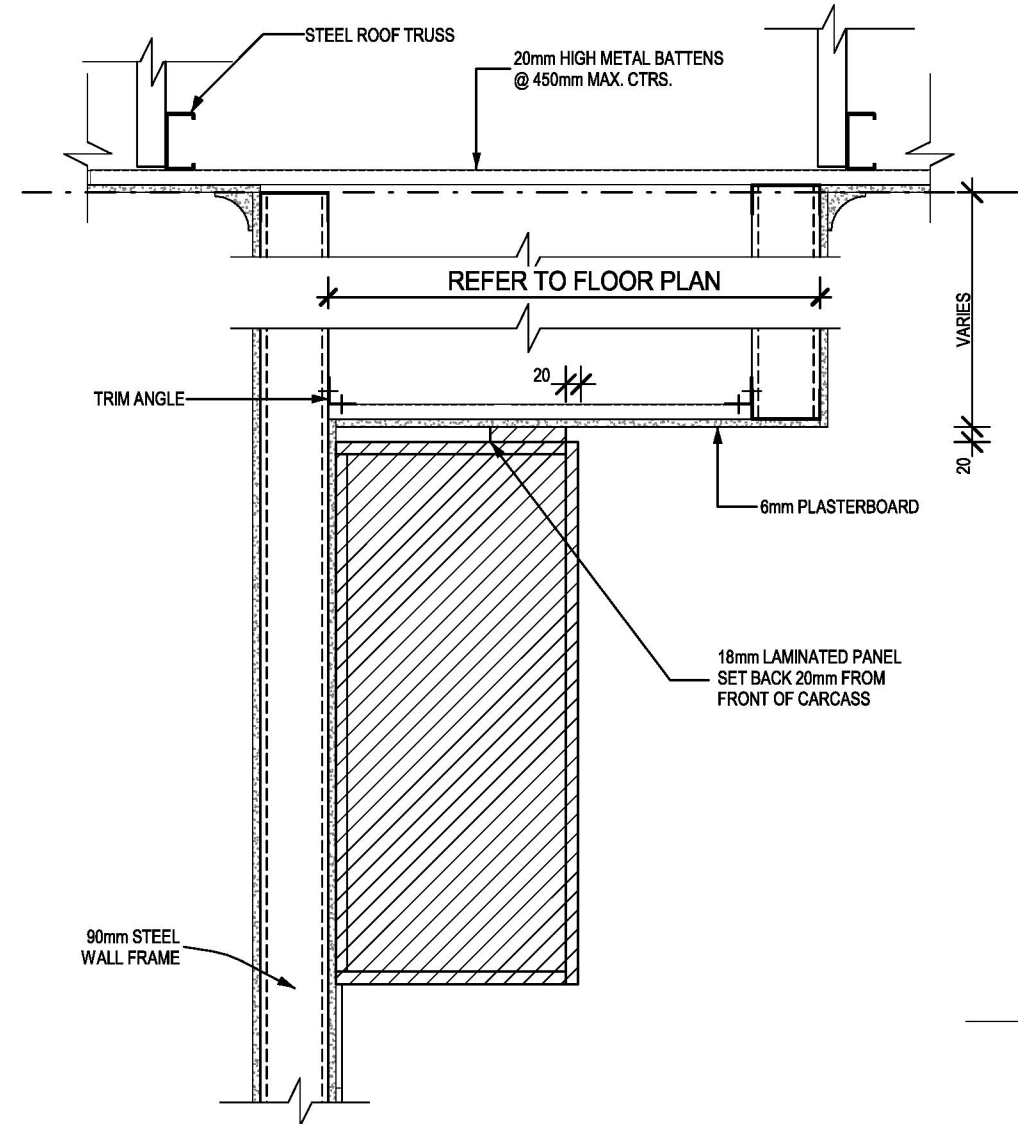
101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT		
ADDRESS		
LOT 14, NO.13 ROSEDALE RISE		
SUBURB		
LAKES ENTRANCE VIC 3909		
JOB NO	JOB DATE	
2510BDR015	15/01/2026	
DRAWN	CHECKED	PROJECT STAGE
M-14	TP	CONTRACT
MASTER RELEASE DATE	SHEET NO	
11/06/2024	15 of 20	

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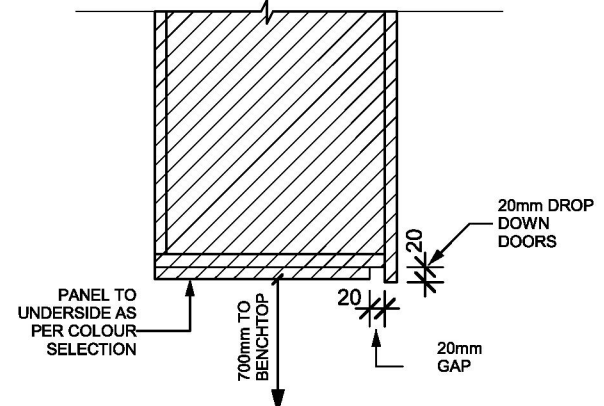
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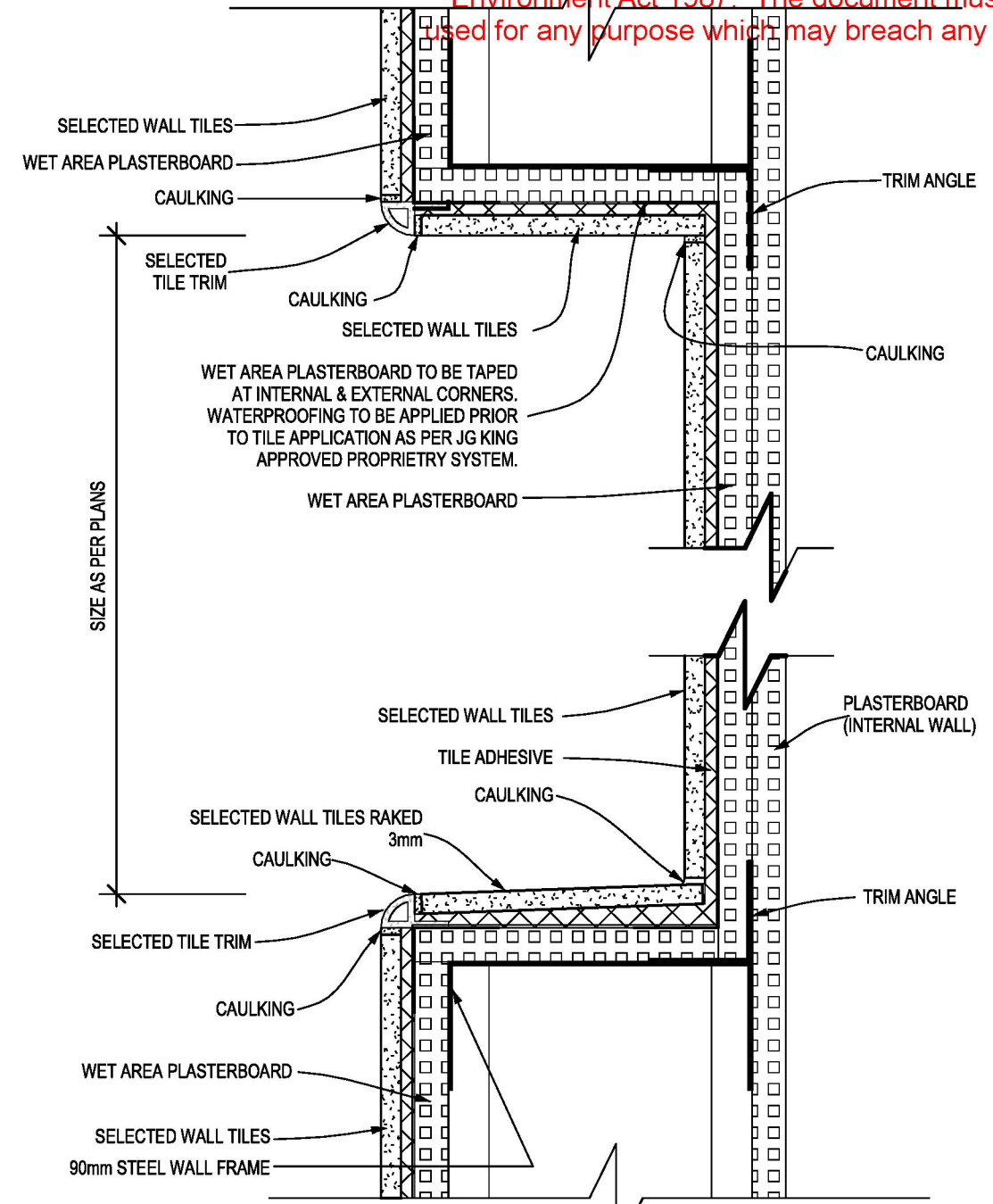
KITCHEN JOINERY BULKHEAD DETAIL

SCALE - 1:10



20mm DOOR EXTENSION DETAIL

SCALE - 1:10



TILED SHOWER NICHE DETAIL WITH 6mm CEMENT SHEET

SCALE 1:2

GENERAL NOTES	
•	THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 3988.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY
•	FLOOR FINISHES AS SHOWN ARE INDICATIVE ONLY & ARE NOT A TRUE REPRESENTATION OF FINISHED FLOOR COVERINGS
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CLIENT ACKNOWLEDGEMENT	
I / WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 33 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.	
CLIENT 1:	DATE 1:
CLIENT 2:	DATE 2:
JGK BUILDER:	DATE 3:

SECTION/DETAILS		
HOUSE NAME	HAND	CATEGORY
JOHNSTON 25	RH	E
FACADE NAME		
CLAIRMONT		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
As indicated	A3	2026
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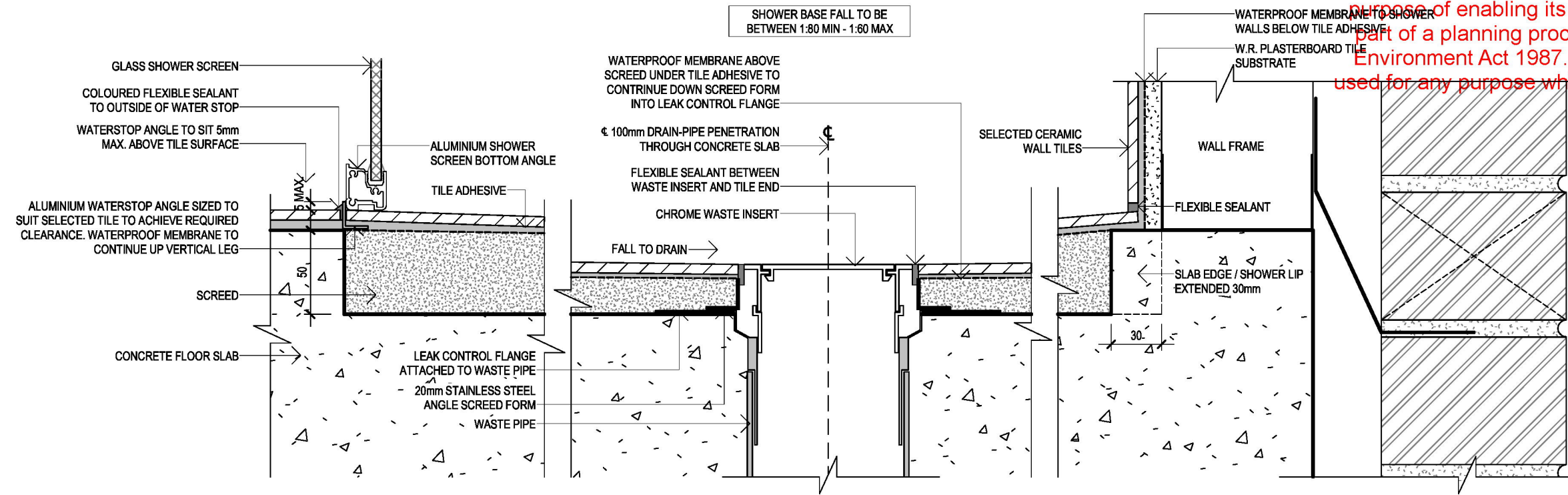
CLIENT	
ADDRESS	
LOT 14, NO.13 ROSEDALE RISE	
SUBURB	
LAKES ENTRANCE VIC 3909	
JOB NO	JOB DATE
2510BDR015	15/01/2026
DRAWN	CHECKED
M-14	TP
MASTER RELEASE DATE	PROJECT STAGE
11/06/2024	CONTRACT

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BAIRNSDALE VIC 3875
T 0439 885 489

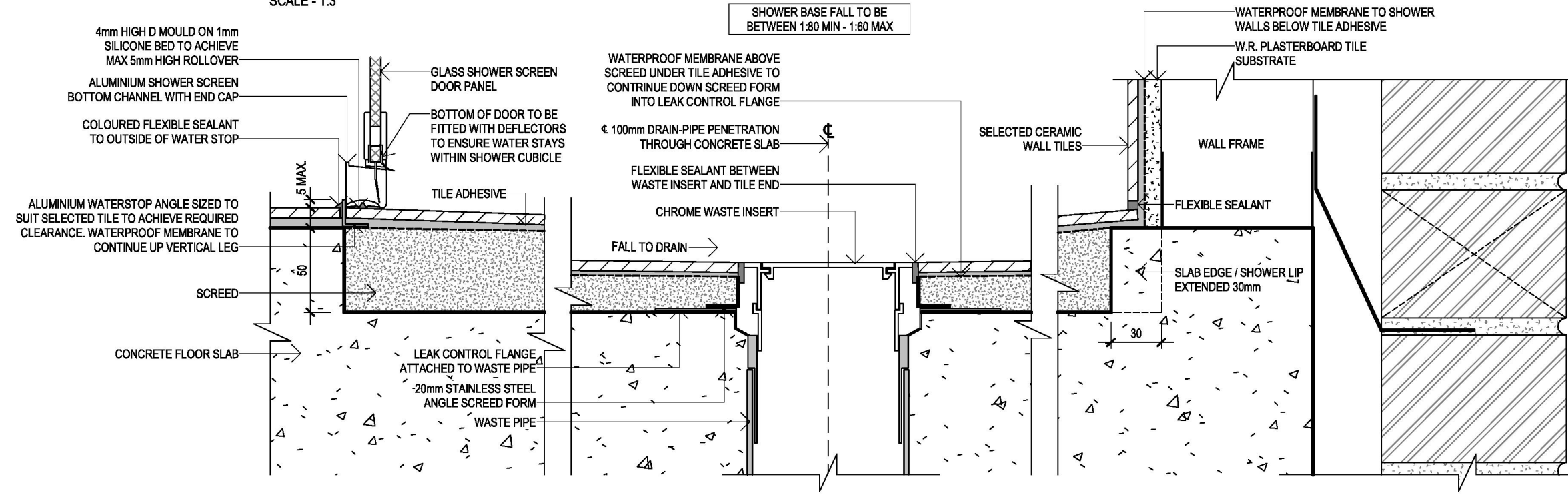
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RECESSED TILED (INSITU) SHOWER BASE ON EXTERNAL CONCRETE SLAB (SCREEN SECTION)

SCALE - 1:3



RECESSED TILED (INSITU) SHOWER BASE ON EXTERNAL CONCRETE SLAB (DOOR SECTION)

SCALE - 1:3

GENERAL NOTES

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CLIENT ACKNOWLEDGEMENT

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CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

SECTION/DETAILS

HOUSE NAME: **JOHNSTON 25** HAND: **RH** CATEGORY: **E**

FACADE NAME: **CLAIRMONT**

SHEET SCALE: **1:3** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT

LOT 14, NO.13 ROSEDALE RISE
SUBURB
LAKES ENTRANCE VIC 3909

JOB NO: 2510BDR015 JOB DATE: 15/01/2026

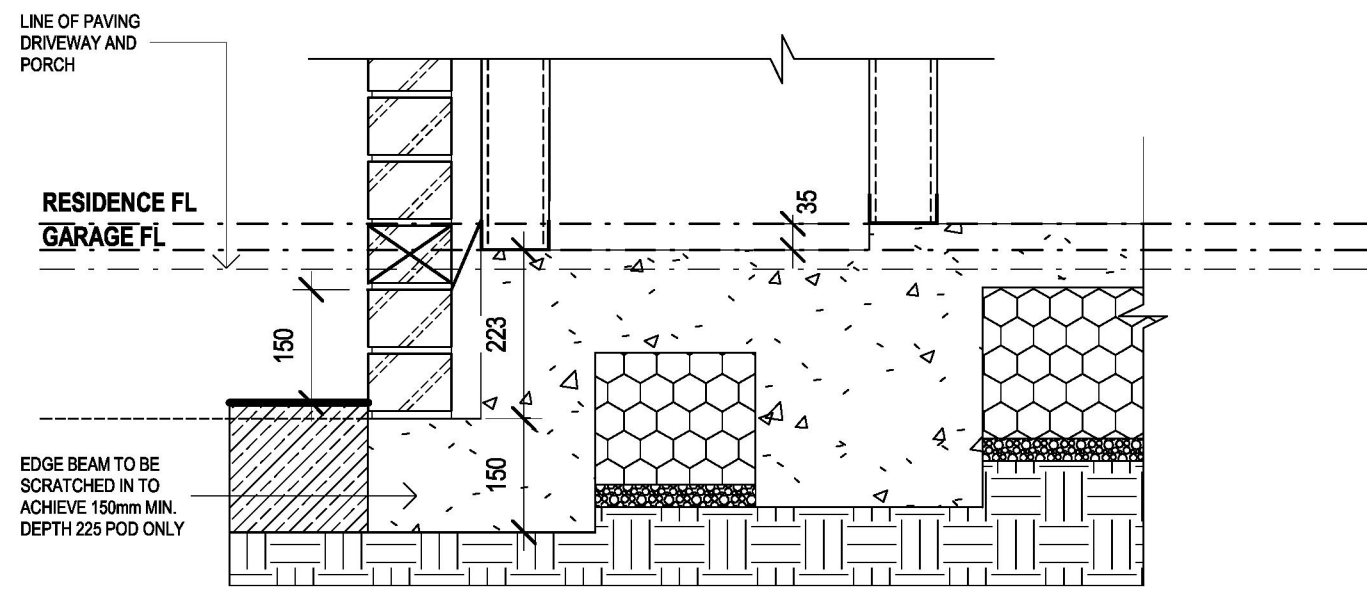
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MASTER RELEASE DATE: 11/06/2024

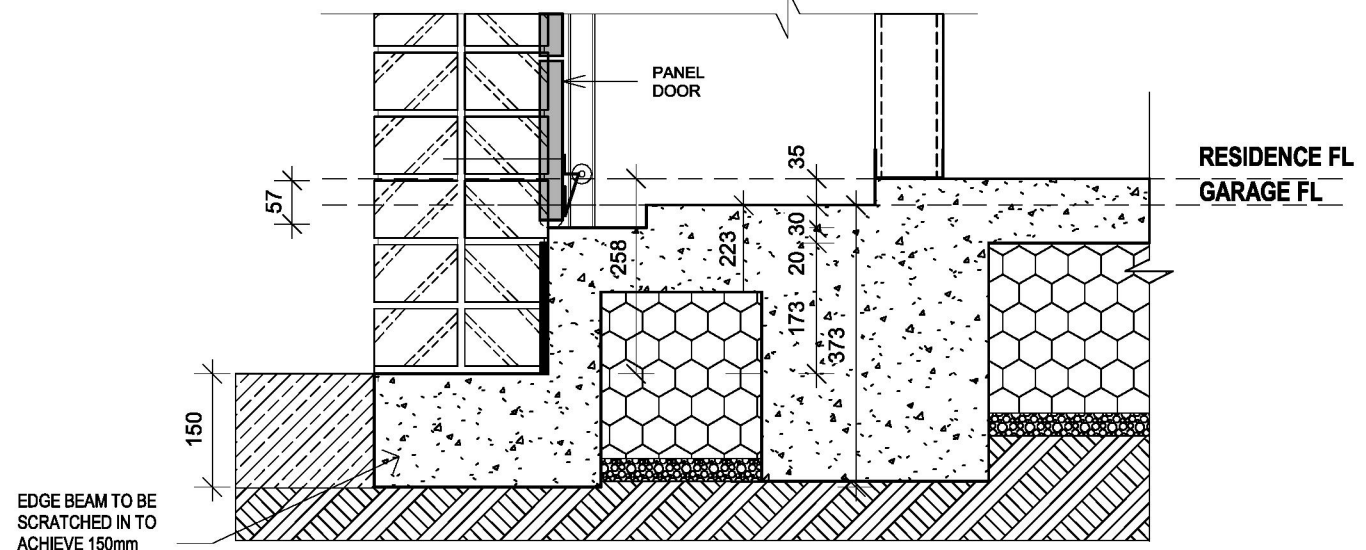
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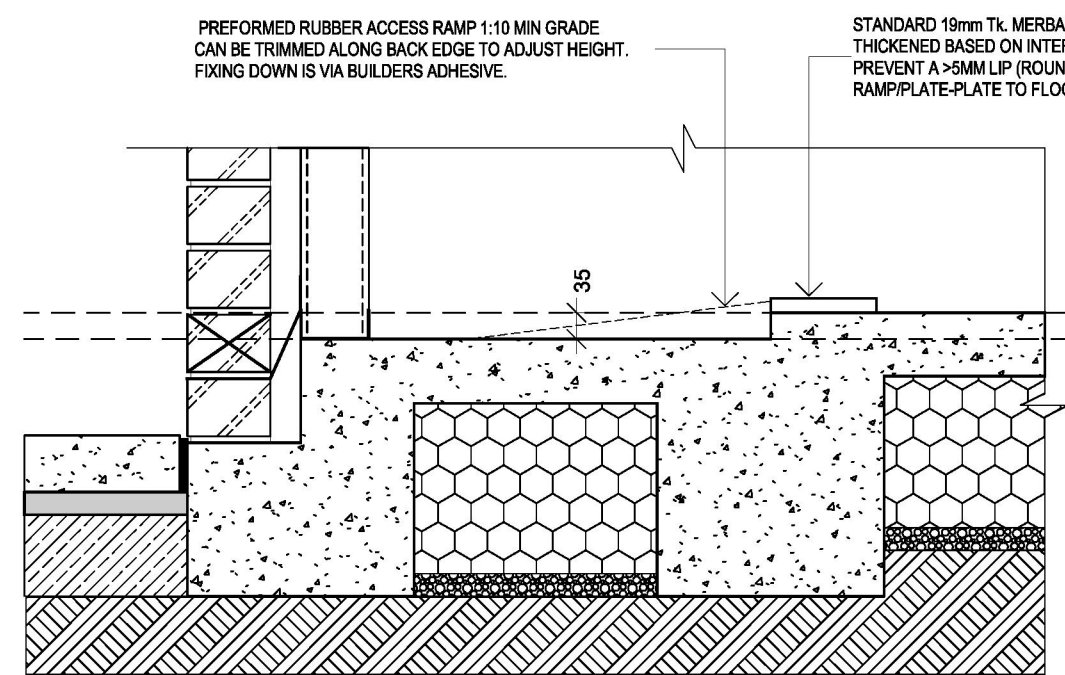
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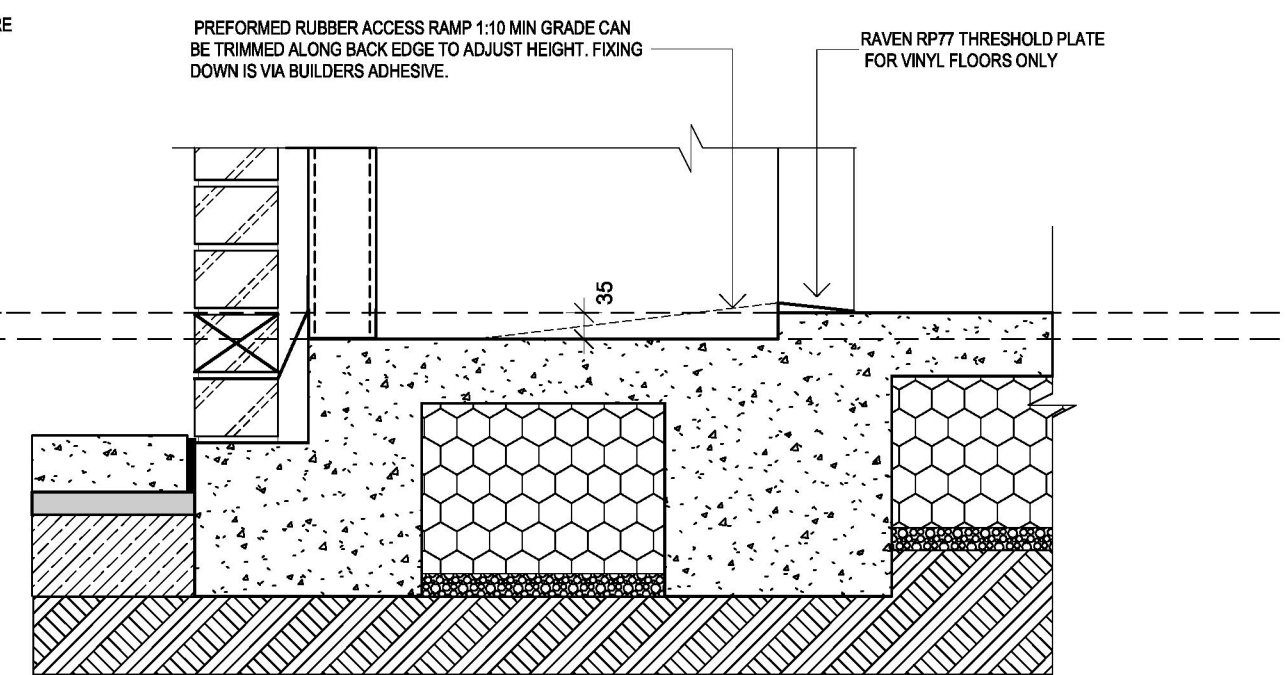
GARAGE STEPDOWN SIDE AND REAR REBATE AND D.P.C. NO PAVING 225 & 300 POD



GARAGE STEPDOWN AND ACCESS (WITH PORCH PAVING INCLUDED) 225 & 300 POD



GARAGE STEPDOWN THRESHOLD DETAIL



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CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SECTION/DETAILS

HOUSE NAME: **JOHNSTON 25** HAND: **RH** CATEGORY: **E**

FACADE NAME: **CLAIRMONT**

SHEET SCALE: **1 : 10** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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CLIENT

ADDRESS: **LOT 14, NO.13 ROSEDALE RISE**

SUBURB: **LAKES ENTRANCE VIC 3909**

JOB NO: **2510BDR015** JOB DATE: **15/01/2026**

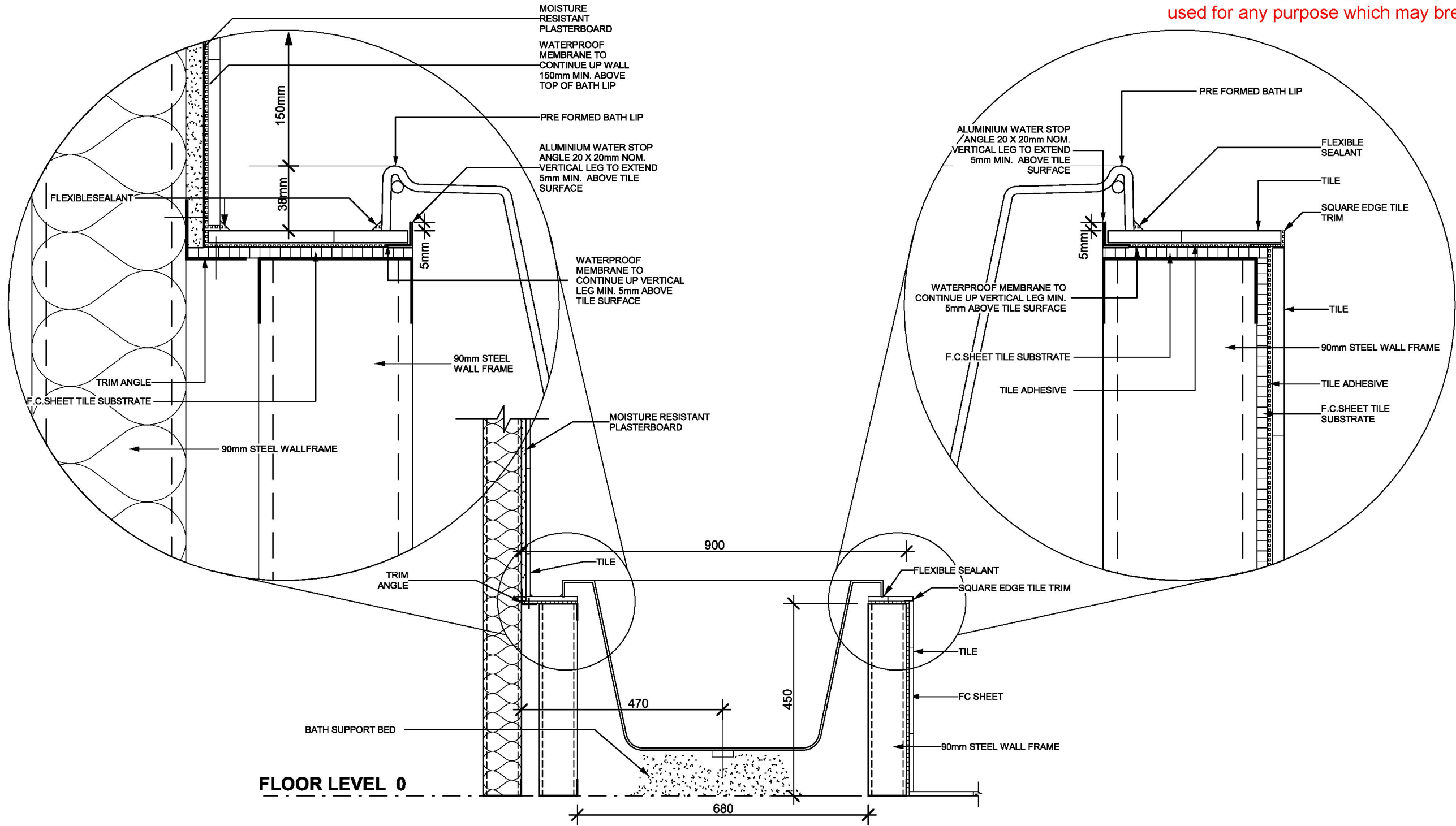
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TYPICAL BATH HOB DETAIL
 BASE ACRYLIC INSET BATH 1700mm x 750mm x 400mm H
 SCALE - 1:10

GENERAL NOTES	
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CLIENT 1:	DATE 1:
CLIENT 2:	DATE 2:
JGK BUILDER:	DATE 3:

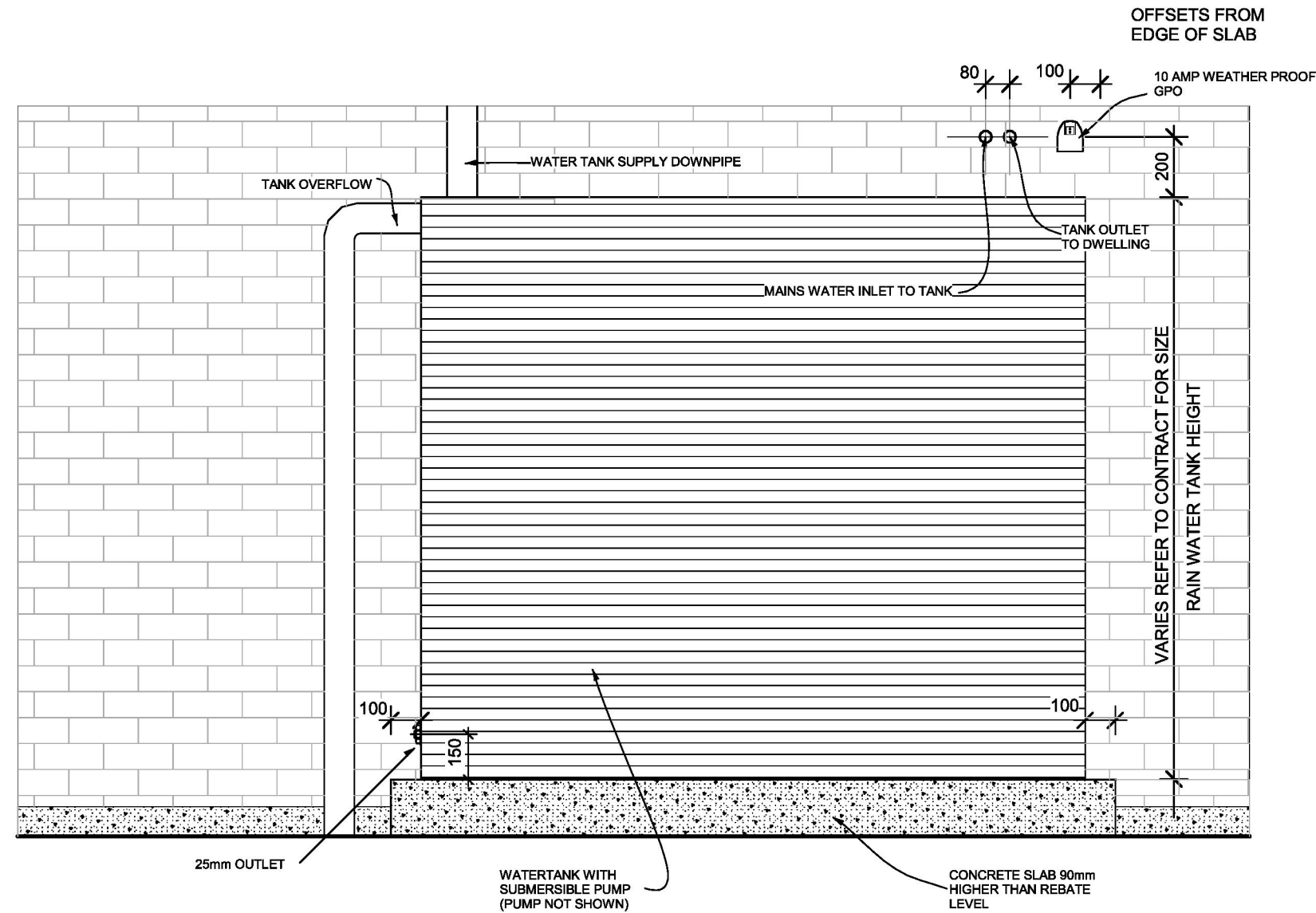
SECTION/DETAILS		
HOUSE NAME	HAND	CATEGORY
JOHNSTON 25	RH	E
FACADE NAME		
CLAIRMONT		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 10	A3	2026
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ALPHA
COLLECTION

BAIRNSDALE


101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT		
ADDRESS		
LOT 14, NO.13 ROSEDALE RISE		
SUBURB		
LAKES ENTRANCE VIC 3909		
JOB NO	JOB DATE	
2510BDR015	15/01/2026	
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M-14	TP	CONTRACT
MASTER RELEASE DATE	DATE	
11/06/2024	19/05/2026	



WATER TANK SETOUT

SCALE 1:20

<p>GENERAL NOTES</p> <ul style="list-style-type: none"> THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 9888.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY FLOOR FINISHES AS SHOWN ARE INDICATIVE ONLY & ARE NOT A TRUE REPRESENTATION OF FINISHED FLOOR COVERINGS NOTE : FLOOR TILE AREA IS EXCLUDING SKIRTING TILES 	<p>CLIENT ACKNOWLEDGEMENT</p> <p>I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.</p> <p>CLIENT 1: _____ DATE 1: _____</p> <p>CLIENT 2: _____ DATE 2: _____</p> <p>JGK BUILDER: _____ DATE 3: _____</p>	<p>SHEET TITLE</p> <p>SECTION/DETAILS</p> <p>HOUSE NAME: JOHNSTON 25 HAND: RH CATEGORY: E</p> <p>FACADE NAME: CLAIRMONT</p> <p>SHEET SCALE: 1 : 20 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026</p> <p><small>THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD</small></p> <p><small>DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS</small></p>	 <p>ALPHA COLLECTION</p> <p>JG KING HOMES</p> <p>101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499</p>	<p>CLIENT</p> <p>ADDRESS: LOT 14, NO.13 ROSEDALE RISE</p> <p>SUBURB: LAKES ENTRANCE VIC 3909</p> <p>JOB NO: 2510BDR015 JOB DATE: 15/01/2026</p> <p>DRAWN: M-14 CHECKED: TP PROJECT STAGE: CONTRACT</p> <p>MASTER RELEASE DATE: 11/06/2024</p>
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