

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	12 Springwood Rise NEWLANDS ARM VIC 3875 PC: 381517
The application is for a permit to:	Buildings and works for a dwelling and 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
45.05-2 (RO)	Construct a dwelling
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2026.203.1

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: Tuesday, 7 July 2026 3:09 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Letter to Council.pdf; APPENDIX B Outbuliding Plans.pdf; APPENDIX B Colour Schedule.pdf; APPENDIX A Plan of Subdivision.PDF; 26043 Planning Submission .pdf; APPENDIX B Development Plans.pdf; APPENDIX A Copy of Title.PDF; APPENDIX C Landscape Plan.pdf; Planning_Permit_Application_2026-07-07T15-08-58_35251774_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:

Business trading name: C/-Development Solutions Victoria Pty Ltd

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale VIC 3875

Preferred phone number: 0351524858

Owner's name:

Owner's postal address: 48 Bailey Street, Bairnsdale VIC 3875

Street number: 12

Street name: Springwood Rise

Town: Newlands Arm

Post code: 3875

Plan number: 381517V

Other Legal Description: Vol 12455 Fol 912

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?: No

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

Existing conditions : Vacant Land

Description of proposal : Development of a Dwelling and Outbuilding

Estimated cost of development: \$680,000

Has there been a pre-application meeting: No

Your reference number: 26043

Full copy of Title: [APPENDIX A Plan of Subdivision.PDF](#), [APPENDIX A Copy of Title.PDF](#)

Plans: [APPENDIX B Outbuliding Plans.pdf](#), [APPENDIX B Colour Schedule.pdf](#), [APPENDIX B Development Plans.pdf](#)

Planning report: [26043 Planning Submission .pdf](#)

ExtraFile: 2

1. Supporting information/reports: [APPENDIX C Landscape Plan.pdf](#)

2. Supporting information/reports: [Letter to Council.pdf](#)

Invoice Payer: Development Solutions Victoria Pty Ltd

Address for Invoice: 48 Bailey Street, Bairnsdale VIC 3875

Invoice Email: admin@devsolvic.com.au

Primary Phone Invoice: 0351524858

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

Page 1 of 3

VOLUME 12455 FOLIO 912

Security no : 124136052412W
Produced 30/06/2026 11:17 AM

LAND DESCRIPTION

Land in Plan of Consolidation 381517V.

PARENT TITLES :

Volume 08579 Folio 796 to Volume 08579 Folio 797

Created by instrument PC381517V 23/02/2023

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 PC381517V 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: 12 SPRINGWOOD RISE NEWLANDS ARM VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 18507M SIGNATURE PROPERTY CONVEYANCING
Effective from 11/12/2024

DOCUMENT END

Imaged Document Cover Sheet

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Document Identification	PC381517V
Number of Pages (excluding this cover sheet)	2
Document Assembled	30/06/2026 11:17

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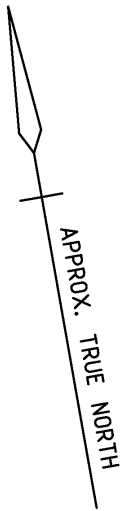
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PLAN OF CONSOLIDATION				EDITION 1 PC 381517V	
LOCATION OF LAND PARISH: BAIRNSDALE TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 152A (PART) CROWN PORTION: _____ TITLE REFERENCE: VOL 8579 FOL 796 VOL 8579 FOL 797 LAST PLAN REFERENCE: LOT 96 - LP66970 LOT 97 - LP66970 POSTAL ADDRESS: 12A & 12B SPRINGWOOD RISE (at time of consolidation) NEWLANDS ARM, 3875 MGA2020 CO-ORDINATES: E: 561 130 ZONE: 55 (of approx centre of land in plan) N: 5802 500				Council Name: East Gippsland Shire Council Council Reference Number: PC381517V Planning Permit Reference: Planning permit not required SPEAR Reference Number: S201171T 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 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Robert Pringle for East Gippsland Shire Council on 23/11/2022	
VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
NOTATIONS					
DEPTH LIMITATION	DOES NOT APPLY				
SURVEY: This plan is not based on survey. STAGING: This is not a staged subdivision. Planning Permit No. _____ This survey has been connected to permanent marks No(s). _____ In Proclaimed Survey Area No. NIL					
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	DRAINAGE & SEWERAGE	1.83	LP66970	LOTS ON LP66970	
Crowthier & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 6162 6011 E. contact@growthierandsadler.com.au		SURVEYORS FILE REF: 20177 Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (1), 15/09/2022, SPEAR Ref: S201171T		ORIGINAL SHEET SIZE: A3 PLAN REGISTERED TIME: 5:10 PM DATE: 23/02/2023	SHEET 1 OF 2 SHEETS Y. SU Assistant Registrar of Titles

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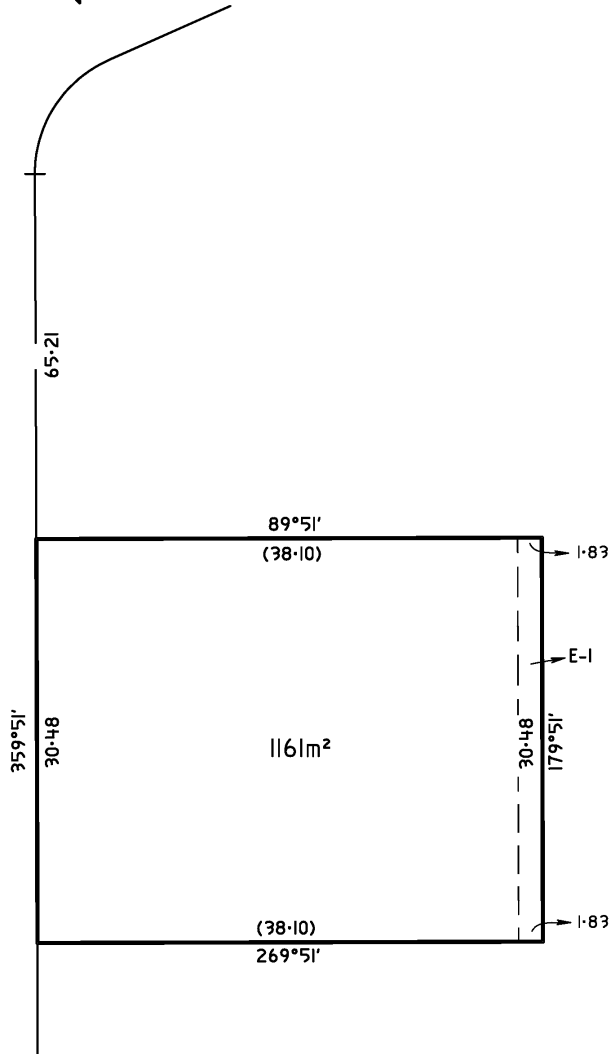
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PC 381517V



VILLAGE FAIR DRIVE

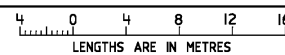
SPRINGWOOD RISE



Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5162 5011 E. contact@crowthersadler.com.au

SURVEYORS REF
20177

SCALE
1:400



ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: Michael J Sadler, Licensed Surveyor,
Surveyor's Plan Version (1),
15/09/2022, SPEAR Ref: S201171T

Digitally signed by:
East Gippsland Shire Council,
23/11/2022,
SPEAR Ref: S201171T

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JUL
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26



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SOLUTIONS

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APPLICATION FOR PLANNING PERMIT

DEVELOPMENT OF A DWELLING AND OUTBUILDING

12 SPRINGWOOD RISE, NEWLANDS ARM

REF: 26043

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APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Development Plans
C	Landscape Plan

DOCUMENT REVISION

1	Draft Report	02/07/2026
2	Final Report	05/07/2026

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12 SPRINGWOOD RISE, NEWLANDS ARM



1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the landowner in seeking this planning permit application for the development of a dwelling and outbuilding at 12 Springwood Rise, Newlands Arm.

This submission and accompanying documentation set out the details of the subject site, the relevant planning controls and policies and delivers an assessment against the provisions of the East Gippsland Planning Scheme.

Planning approval is required for the proposed development under the provisions of the Restructure Plan and the Design and Development Overlay as the total building footprint on the site will exceed 300m² and the overall height of the dwelling will exceed 7.5 metres.

The proposal will result in a new residential dwelling and outbuilding within an existing residential area of Newlands Arm that can be respectful of the existing surrounding development.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate development in this location and will result in a positive planning outcome.

Address	12 Springwood Rise, Newlands Arm
Site Description	Land in Plan of Consolidation 381517V
Title Particulars	Vol 12455 Fol 912
Site Area	1,161m ²
Proposal	Development of a Dwelling and Outbuilding
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone – Schedule 1
Overlays	Design and Development Overlay – Schedule 11 Restructure Overlay (RO)
Aboriginal Cultural Heritage	Yes
Bushfire Prone Area	Yes partly
Permit Triggers	Clause 43.02-2 Design and Development Overlay - Buildings and Works Clause 45.05-2 Restructure Overlay – Dwellings and other buildings
Notice	Exemption available at Clause 45.05-3
Referrals	No referrals required
Work Authority Licence	Not applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement –Rural towns – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 Housing – Clause 16 Design and Development Overlay - Clause 43.02 Restructure Overlay – Clause 45.05 Canopy Trees – Clause 52.37 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 12 Springwood Rise, Newlands Arm. A copy of the Title and Plan of Consolidation is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

There is an existing 1.83 metre wide drainage and sewerage easement located along the eastern boundary of the site.

The subject site is rectangular in shape with a total area of approximately 1,161m² and is currently vacant land.

The site is gently sloping towards the northern boundary. The site does not contain any vegetation.

Access to the subject site is existing via a concrete kerb opening along the western boundary directly from Springwood Rise.

Springwood Rise is a bitumen sealed road with grassed shoulders, traversing in a north to south direction.

Details of the site are depicted in the photographs provided below.

The subject site in relation to Newland Arm as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.



Figure 1 – Locality Plan – 12 Springwood Rise, Newlands Arm (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 12 Springwood Rise, Newlands Arm (source: mapshare.vic.gov.au)

Surrounds

The land in this locality is mostly developed with existing residential development.

Adjoining the northern, eastern and southern boundaries is land containing existing residential development and associated facilities. Adjoining the western boundary is Springwood Rise and further is land containing existing residential development and associated facilities.

Newlands Arm is a small coastal locality within the East Gippsland Shire, surrounded by the Gippsland Lakes. Newlands Arm is located approximately 14 kilometres southwest of Paynesville and approximately 17.6 kilometres southeast of Bairnsdale.

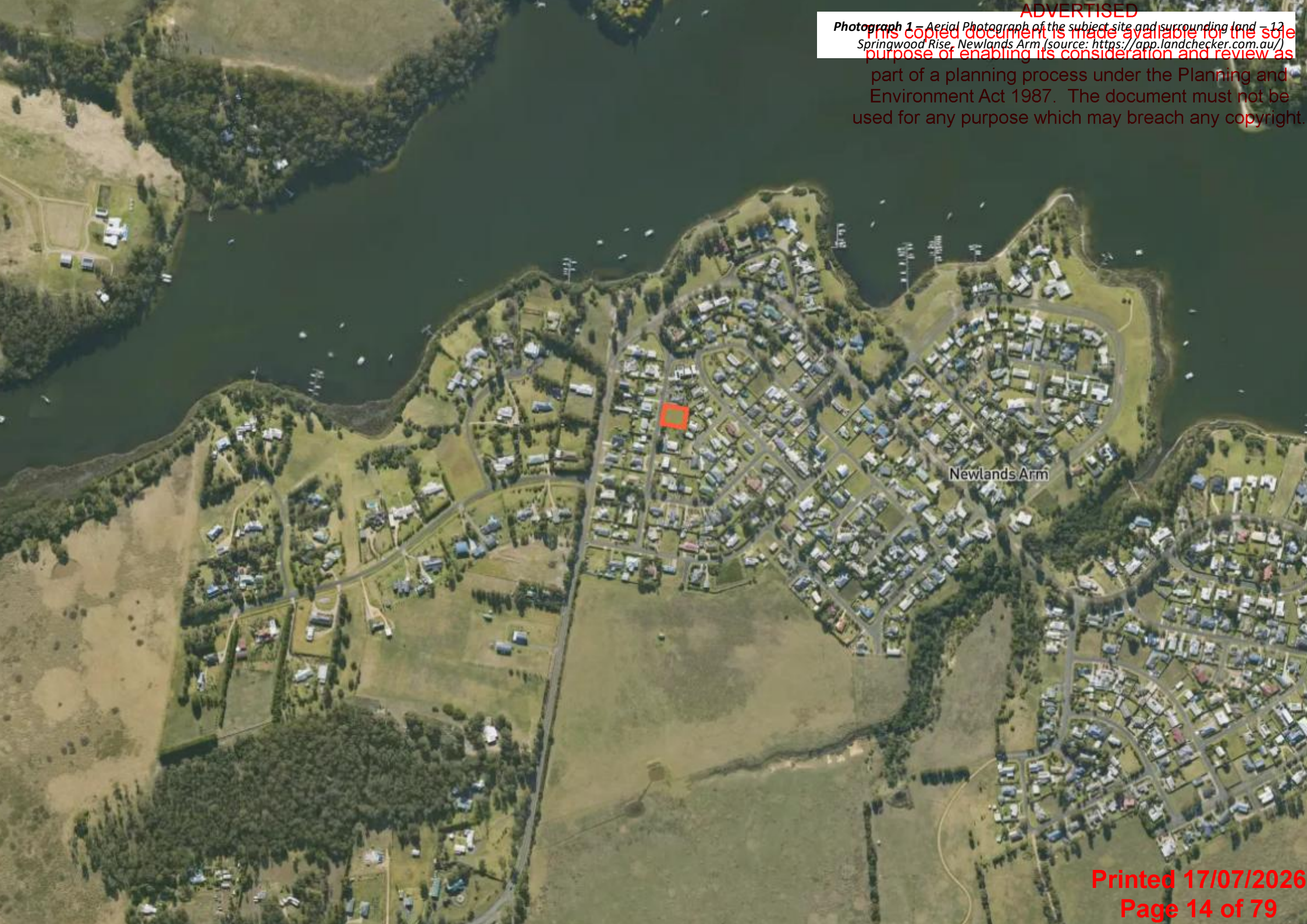
Newlands Arm has limited community and commercial facilities and services. Paynesville offers a basic level of commercial and community services whilst Bairnsdale offers a full range of services and facilities.

The subject site in relation to Newlands Arm is shown in the aerial photograph below.



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Photograph 1 – Aerial Photograph of the subject site and surrounding land – 12
Springwood Rise, Newlands Arm (source: <https://app.landchecker.com.au/>)
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Photograph 2 – Subject site at 12 Springwood Rise, Newlands Arm.



Photograph 4 – Subject site facing east.



Photograph 6 – Subject site facing west.



Photograph 3 – Subject site facing north.



Photograph 5 – Subject site facing south.



Photograph 7 – Neighbouring property adjoining the northern boundary at 14 Springwood Rise, Newlands Arm.



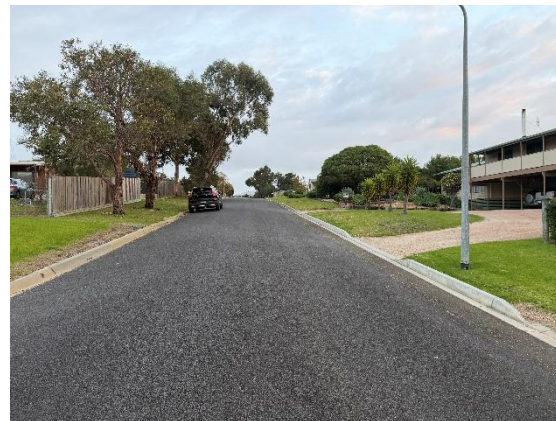
Photograph 8 – Neighbouring property adjoining the southern boundary at 10 Springwood Rise, Newlands Arm.



Photograph 10 – Springwood Rise facing north.



Photograph 9 – Neighbouring property opposite at 15 Springwood Rise, Newlands Arm.



Photograph 11 – Springwood Rise facing south.

3. THE PROPOSAL

This application seeks approval for the development of a dwelling and outbuilding under the provisions of the Restructure Plan and the Design and Development Overlay. The proposed development plans are contained in **Appendix B**.

Dwelling

The proposed dwelling will be located in the southwestern portion of the subject site with a setback of approximately 16.19 metres to the northern boundary, 9.19 metres to the eastern boundary, 1.8 metres to the southern boundary and 5.28 metres to the western boundary adjoining Springwood Rise.

The building footprint of the proposed dwelling will be approximately 247.81m² including the garage, porch and alfresco area.

The proposed dwelling will be double storey and have an overall height of approximately 7.92 metres.

The finished colours and materials of the proposed dwelling will include a combination of face brickwork in the colour Alloy, Scyon linea cladding with a painted finish in a colour to match the paint colour Southerly and rendered brickwork in a painted finish in the

colours Southerly and Basalt. The roof and trims will be finished with Colorbond metal sheeting in the colour Basalt. An extract from the plans showing the western elevation is provided in **Figure 5** and in **Appendix B**.

Outbuilding

The proposed outbuilding will be located in the northwestern portion of the site and will have a setback of approximately .8 metres to the northern boundary and 6.5 metres to the western boundary.

The building footprint will be approximately 72m² being 9 metres long and 8 metres wide. The overall height will be approximately 3.98 metres.

The finished material of the proposed outbuilding will include Colorbond metal sheeting in the Colorbond colours Basalt for the roof and Southerly for the walls. A visual indication of the proposed colours is provided below in **Figure 3**.

The proposed outbuilding is ancillary to the proposed dwelling and will be used for the storage of equipment associated with the maintenance of the property.

An extract from the plans showing the western elevation is provided in **Figure 4**.

Vehicle access will be provided via two new crossovers along the western boundary, with the southern crossover providing access to the proposed garage attached to the proposed dwelling and the northern crossover providing access to the proposed outbuilding. Both access points will connect directly to Springwood Rise.

Drainage from the proposed dwelling and outbuilding will be directed to the legal point of discharge to the satisfaction of the responsible authority.

The subject site has access to an appropriate level of services and infrastructure including, reticulated water, sewerage, electricity, telecommunications and a good quality road network. The proposed dwelling will connect to all available services.

Minor earthworks will be required to create a level building surface and will not exceed 1 metre in depth.

No vegetation is required to be removed to facilitate the proposal.

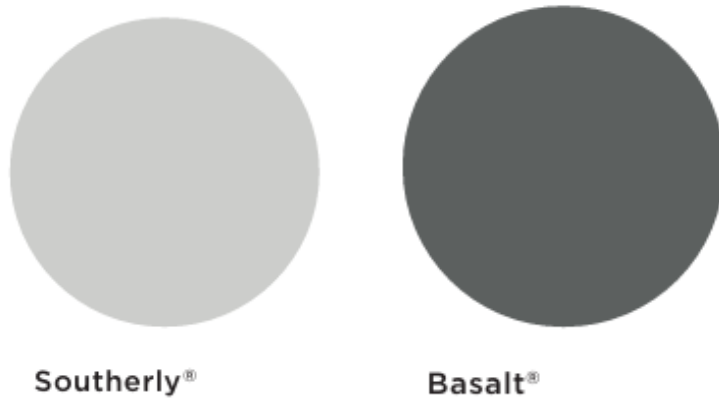


Figure 3 – Indication of Colorbond colours.

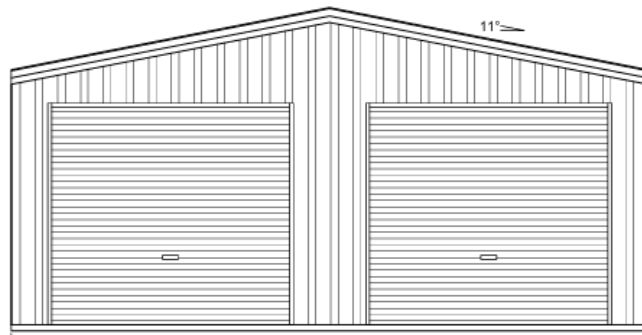


Figure 4 – Western elevation of outbuilding – Riviera Barns and Garages



Figure 5 – Western elevation of dwelling – JG King Homes

4. ZONES AND OVERLAY

General Residential Zone – Schedule 1

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

An extract of the General Residential Zone Map is provided in **Figure 6**.

Clause 32.08-5 of the General Residential Zone provides a permit is not required to construct or extend one dwelling on a lot as the lot is greater than 300m².

The garden area requirement for the subject site is 35%, this application can meet the garden area requirement.

As such a permit is not required for the proposed development of a dwelling and outbuilding under the provisions of the General Residential Zone. This is not addressed further.

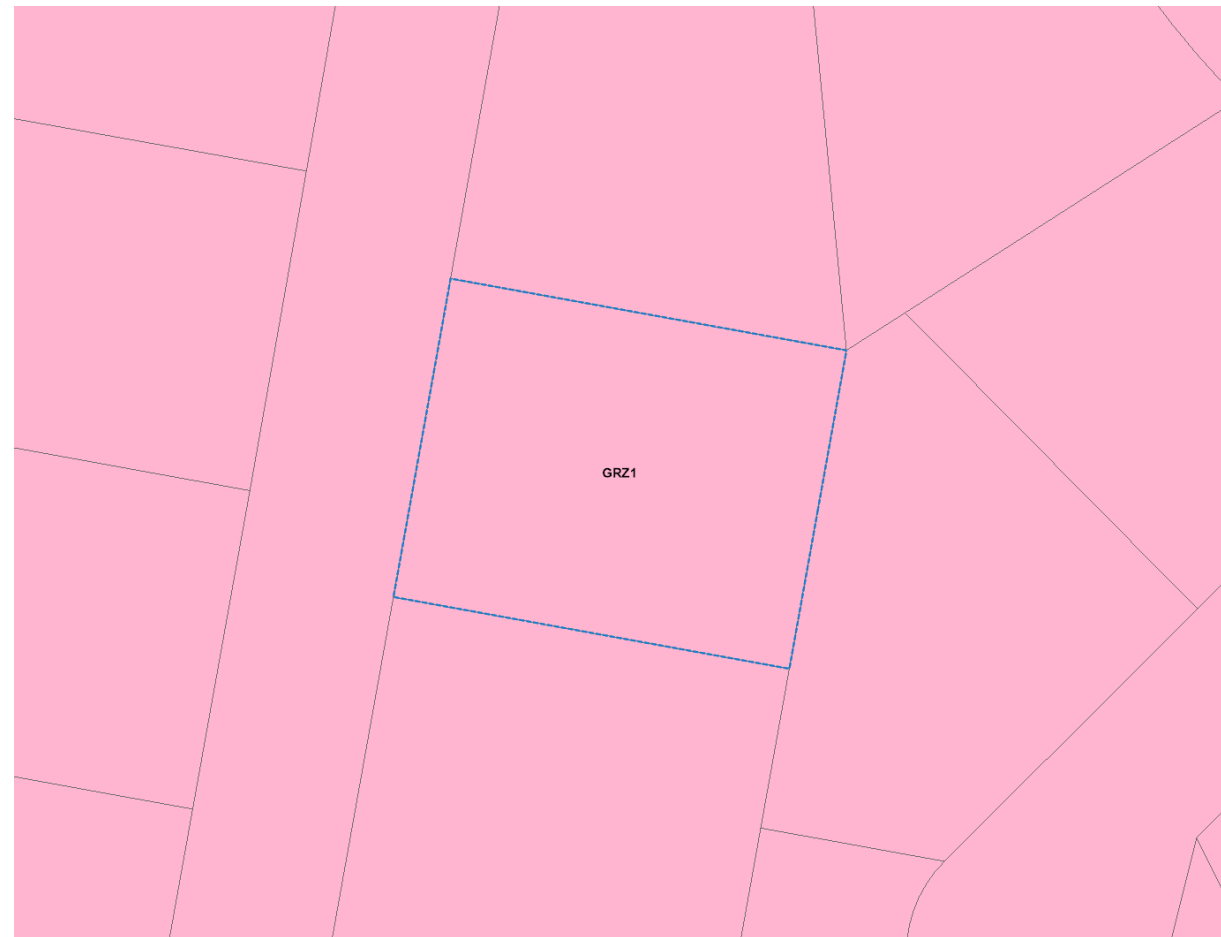


Figure 6 – General Residential Zone – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11

The purpose of the Design and Development Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

An extract of the Design and Development Overlay Map is provided in **Figure 7**.

Clause 43.02-2 – Buildings and works provides a permit is required to construct a building or construct or carry out works. The schedule provides a permit is required for a building exceeding 5 metres in height along the lake frontage or 7.5 metres in height for other locations and for buildings with a footprint greater than 300m².

The total building footprint on the site will exceed 300m² in area and the height of the dwelling will exceed 7.5 metres, as such planning approval is required for the development of a dwelling and outbuilding under the provisions of the Design and

Development Overlay. The relevant decision guidelines and schedule are addressed in Section 6 of this submission.



Figure 7 – Design and Development Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11 continued:

Schedule 11 to the Design and Development Overlay relates to Residential Development in Coastal Settlements and contains the following design objectives:

- *To protect and manage the township character of coastal settlements.*
- *To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.*
- *To ensure that new development is designed to minimise visual impacts on the natural landscape.*
- *To ensure that new development is visually and physically integrated with the site and surrounding landscape.*
- *To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.*
- *To protect the vegetated character of the landscape, particularly where it is a*

dominant visual and environmental feature.

- *To ensure that the scale and character of existing development in areas fronting Marine Parade in Marlo and on the lake frontage at Newlands Arm is preserved and that any new development should be consistent with the prevailing development form and height to retain the existing character and view corridors.*
- *To ensure that the subdivision of land within the Newlands Arm Estate is consistent with the Newlands Arm Estate Restructure Plan, Version 7 (March 2017).*

Restructure Overlay

The purpose of the Restructure Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify old and inappropriate subdivisions which are to be restructured.
- To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.

An extract of the Restructure Overlay Map is provided in **Figure 8**.

Clause 45.05-2 provides a permit is required to construct or extend a dwelling or other building.

Restructure Plan RO51 (Newlands Arm Estate Restructure Plan, Version 7, (March 2017)) is applicable to the site.

The relevant decision guidelines at Clause 45.05-4 are addressed below in Section 6 of this submission.

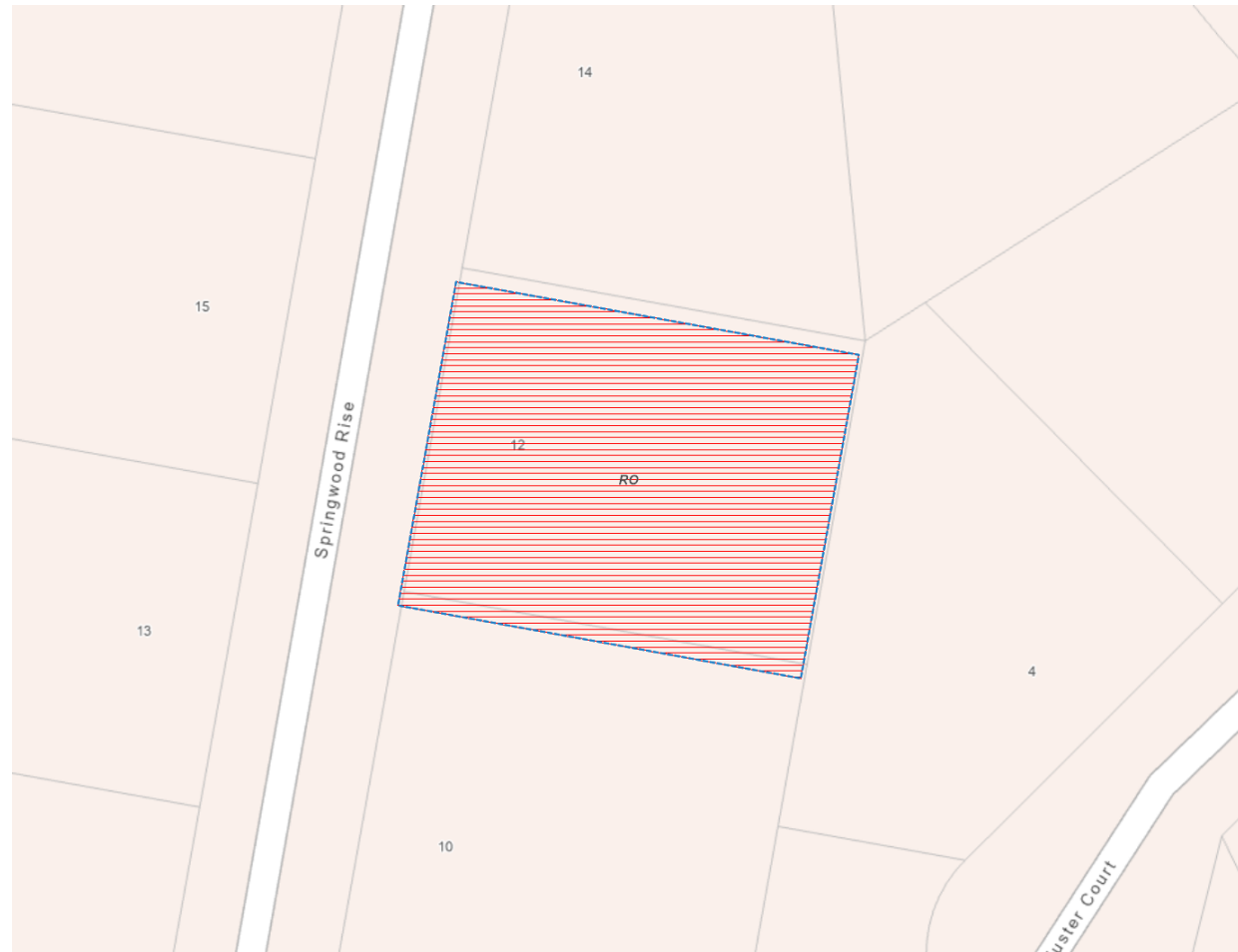


Figure 8 – Restructure Overlay – (source - mapshare.vic.gov.au)

5. OTHER PLANNING CONSIDERATIONS

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

The development of a dwelling and outbuilding is an exempt activity, as such a Cultural Heritage Management Plan is not required. This is not addressed further.

An extract of the Aboriginal Cultural Heritage Map is provided in **Figure 9**.

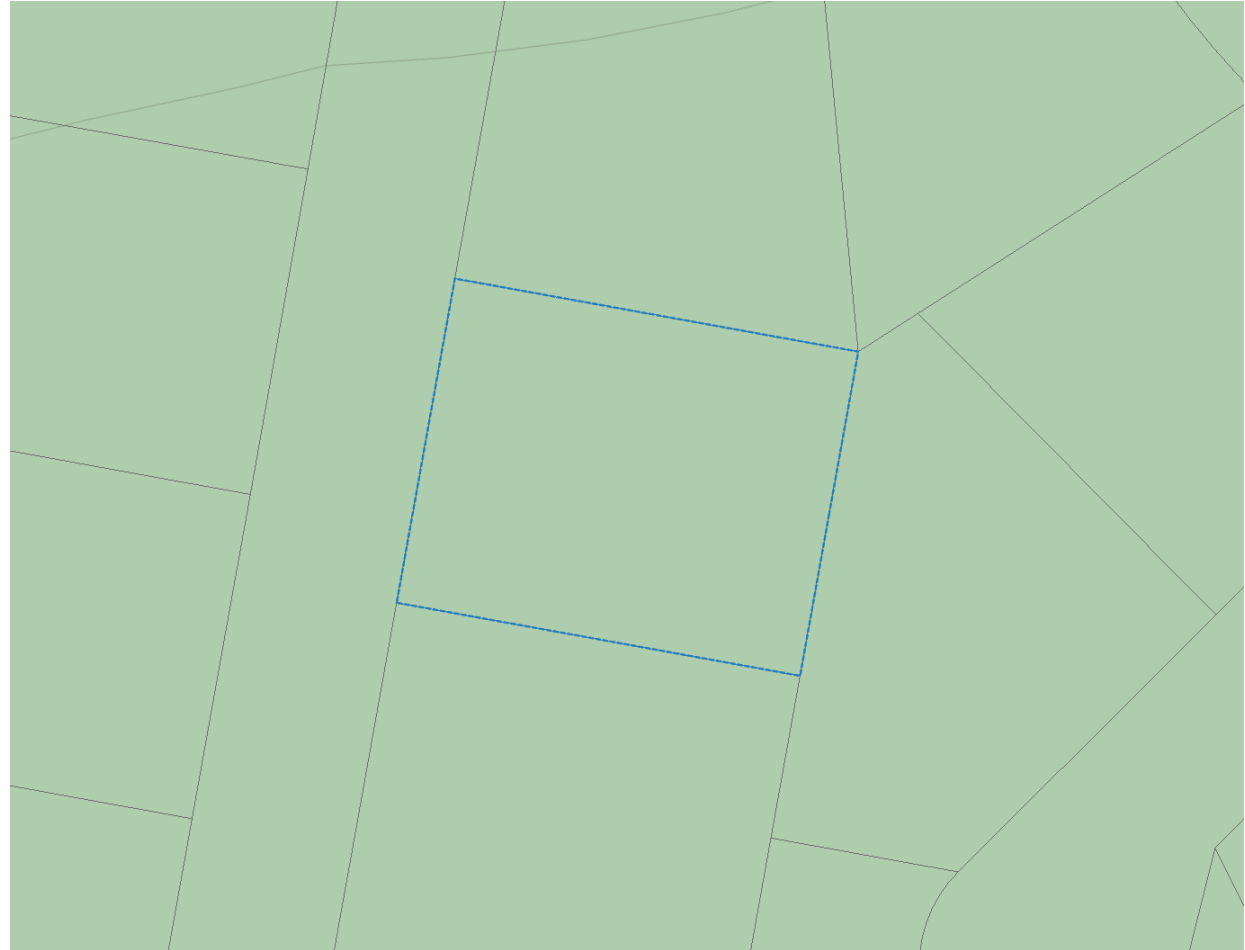


Figure 9 – Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

Bushfire Planning

The purpose of bushfire planning is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

An extract of the Bushfire Prone Area map is provided in **Figure 10**.

The subject site is partly located within a Bushfire Prone Area and is not affected by a Bushfire Management Overlay. Although there is only a small portion of the site covered by the BPA mapping, the entire site has been assessed

for bushfire hazards. The proposed development can meet a BAL 12.5 rating as indicated on the proposed development plans.

The decision guidelines at Clause 53.02-6 are applicable and have been addressed in Section 6 of this submission.



Figure 10 – Bushfire Prone Area – (source - mapshare.vic.gov.au)

Clause 52.37 – Canopy Trees

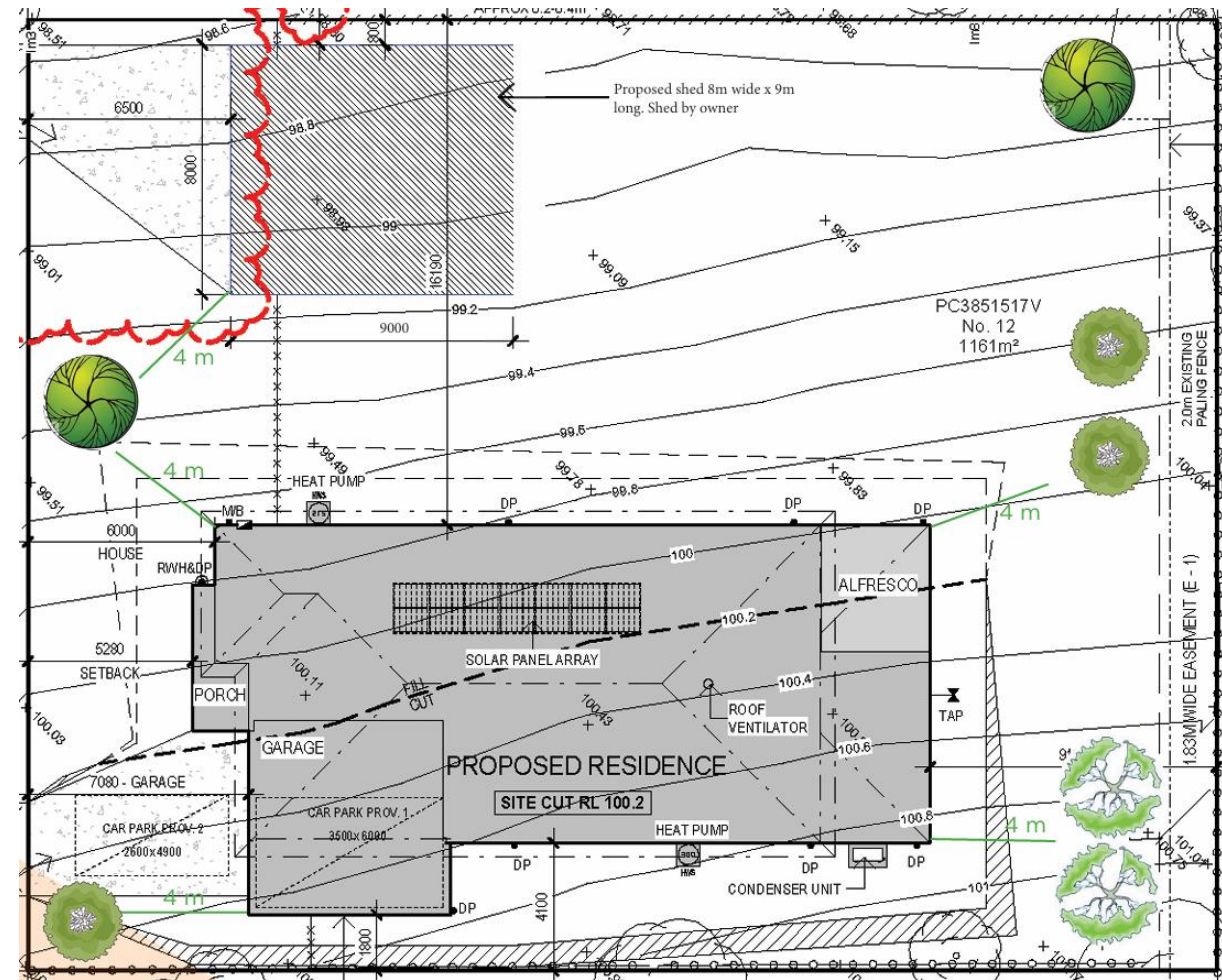
The purpose of Canopy Trees is:

- To protect and enhance canopy tree cover to support greener and cooler residential areas.
- To maximise the retention of existing canopy tree cover where no development is proposed.
- To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.
- To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.
- To encourage canopy tree cover that is site and climate responsive and supports the local environment.

Clause 52.37-3 provides the subject site is required to provide 20% canopy tree cover which can include any existing trees on the site.

The subject has a total area of 1161m² and as such will require a minimum of 232.2m² of canopy tree coverage. The site is large enough to accommodate the required canopy trees.

A landscape plan and tree selection information indicating the proposed type, species and location of proposed canopy trees is provided in **Appendix C**.



6. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed development is appropriate for the following reasons:

- The proposal is consistent with the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework, including **Clause 11** Settlement by providing for a new dwelling within an established residential area that has a suitable level of services.
- The proposed dwelling and outbuilding have been appropriately designed and sited to complement the residential character of the area. The scale, setbacks and layout ensure the development integrates with existing surrounding residential development.
- The proposal will contribute to a high standard of environmental sustainability, urban design and residential amenity through appropriate siting and design, consistent with the objectives of **Clause 15**.
- No vegetation is required to be removed to facilitate the proposal.
- **Clause 02.03-1** identifies Newlands Arm as a settlement category of a rural town. Newlands Arm is a small coastal settlement located approximately 14 kilometres southwest of Paynesville.
- The proposed dwelling will be connected to a suitable level of services and infrastructure including reticulated water, sewerage, electricity, telecommunications and a good quality road network.
- Drainage from the proposed dwelling and outbuilding will be directed to the legal point of discharge to the satisfaction of the responsible authority. It is not anticipated that the proposed dwelling will exceed the capacity of the reticulated drainage system in this location.
- The proposal meets the objectives of **Clause 16** by providing an additional dwelling within an existing mostly developed residential area, supporting housing for the community.
- The proposal is consistent with the decision guidelines of the Design and Development Overlay at **Clause 43.02-6**, which seeks to identify areas subject to specific design and built form requirements for new development.
- The proposed dwelling and outbuilding will result in an appropriate development and be used for residential purposes. Planning approval is required as the total building footprint exceeds 300m² and the height of the proposed dwelling will exceed 7.5 metres high. The proposed dwelling will be located in the southwestern portion of the site and the outbuilding will be located in the northwestern portion. The dwelling and outbuilding will have appropriate setbacks from the boundaries of the site and surrounding development.
- The proposed development is unlikely to be visible from the nearby Newlands Backwater or any surrounding waterways, particularly given the existing surrounding development, vegetation and topography of the area.
- There are several double storey dwellings throughout the immediate area that are considered likely to be a similar height to that proposed.
- The proposed colours of the dwelling and outbuilding have been selected to ensure the development is not visually intrusive and will integrate well with the surrounding environment. The surrounding area contains dwellings of varying heights, styles, and setbacks. The proposed finished materials and colours are low reflective and muted in tone. A visual description of the proposed Colorbond colours is provided in Section 3 of this submission.
- Access to the proposed dwelling is existing however, will require relocation to the southern portion of the western boundary

to align with the garage driveway. An additional crossover is proposed in the northern portion of the western boundary to provide access to the proposed outbuilding. Both proposed crossovers connect directly to Springwood Rise. It is not unusual for allotments in this location to have two access points.

- **Schedule 11** relates to residential development in coastal settlements and requires consideration of the development's impact on the landscape.
- The roof form of the proposed development will sit below the prevailing tree canopy of vegetation to the north and south and within the broader landscape.
- The scale of the development is considered appropriate for the location and is consistent with surrounding development.
- The proposal meets the objectives of Canopy Trees at **Clause 52.37** which seeks to ensure that residential development maintains or improves canopy tree coverage to support neighbourhood character, biodiversity and environmental amenity. The subject site will require 20% of the total site area for canopy tree coverage. The proposed landscape plan incorporates the planting of canopy trees within the site to satisfy the requirements of this clause without creating additional bushfire

hazards. The proposed canopy trees will include 2 x Caroline White Cedar trees with one located in the front setback and one in the northeastern corner of the site. 4 x Manachurian Pear with two located along the western portion of the southern boundary in the front setback and 2 x Banksia Integrifolia which will be located in the rear setback in the southern portion of the eastern boundary. The proposed Landscape Plan and tree selection information is contained in **Appendix C**.

- The proposal is consistent with the objectives of **Clause 13.02** and the decision guidelines of **Clause 53.02-6**, which seek to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. The subject site is not affected by a Bushfire Management Overlay. The proposed dwelling and outbuilding will be located within an established residential area of Newlands Arm. Bushfire construction requirements will be addressed at building permit stage in accordance with a 12.5 Bushfire Attack Level (BAL) rating. No vegetation is required to be removed to facilitate the proposal or to provide defendable space. The site has direct access to Springwood Rise which provides for an appropriate access point in

the event of a bushfire emergency. The subject site is connected to reticulated water supply which is considered adequate to meet static water supply requirements for the proposed development. It is considered that the bushfire risk associated with the site can be appropriately managed through the building permit process. While only a small portion of the site is located within the Bushfire Prone Area, the entire site has been assessed to ensure that appropriate bushfire protection measures can be achieved.

- The proposal is consistent with the decision guidelines of Clause 45.05-4 of the Restructure Overlay which seeks to facilitate the restructuring of outdated and inappropriate subdivisions while preserving and enhancing the amenity of the area and minimising the environmental impacts of dwellings and other development.
- Restructure Plan RO51 (Newlands Arm Estate Restructure Plan, Version 7, (March 2017)) is applicable to the site. The proposed development is in accordance with the above Restructure Plan.
- This submission has addressed the relevant decision guidelines of **Clause 65**, and the proposed development supports the orderly planning of the area whilst appropriately considering potential impacts

on the environment, surrounding residential amenity and human health.

- Vehicle access to the site has been addressed above. The proposal is not expected to generate unreasonable traffic volumes or negatively impact the surrounding road network.

There are no aspects of the proposal that are likely to cause or contribute to land degradation, salinity issues or adverse impacts on water quality.

7. CONCLUSION

This submission is in support of a planning permit application for the development of a dwelling and outbuilding at 12 Springwood Rise, Newlands Arm.

The relevant provisions of the East Gippsland Planning Scheme have been addressed, and it has been ascertained that the proposed development is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the Design and Development Overlay and the Restructure Overlay.
- The design of the proposal is complementary to the existing surrounding development and is consistent with the character of the area.
- The proposal is consistent with the objectives of Bushfire Prone Areas and Canopy Trees.

It is requested that a planning permit be granted for this development.

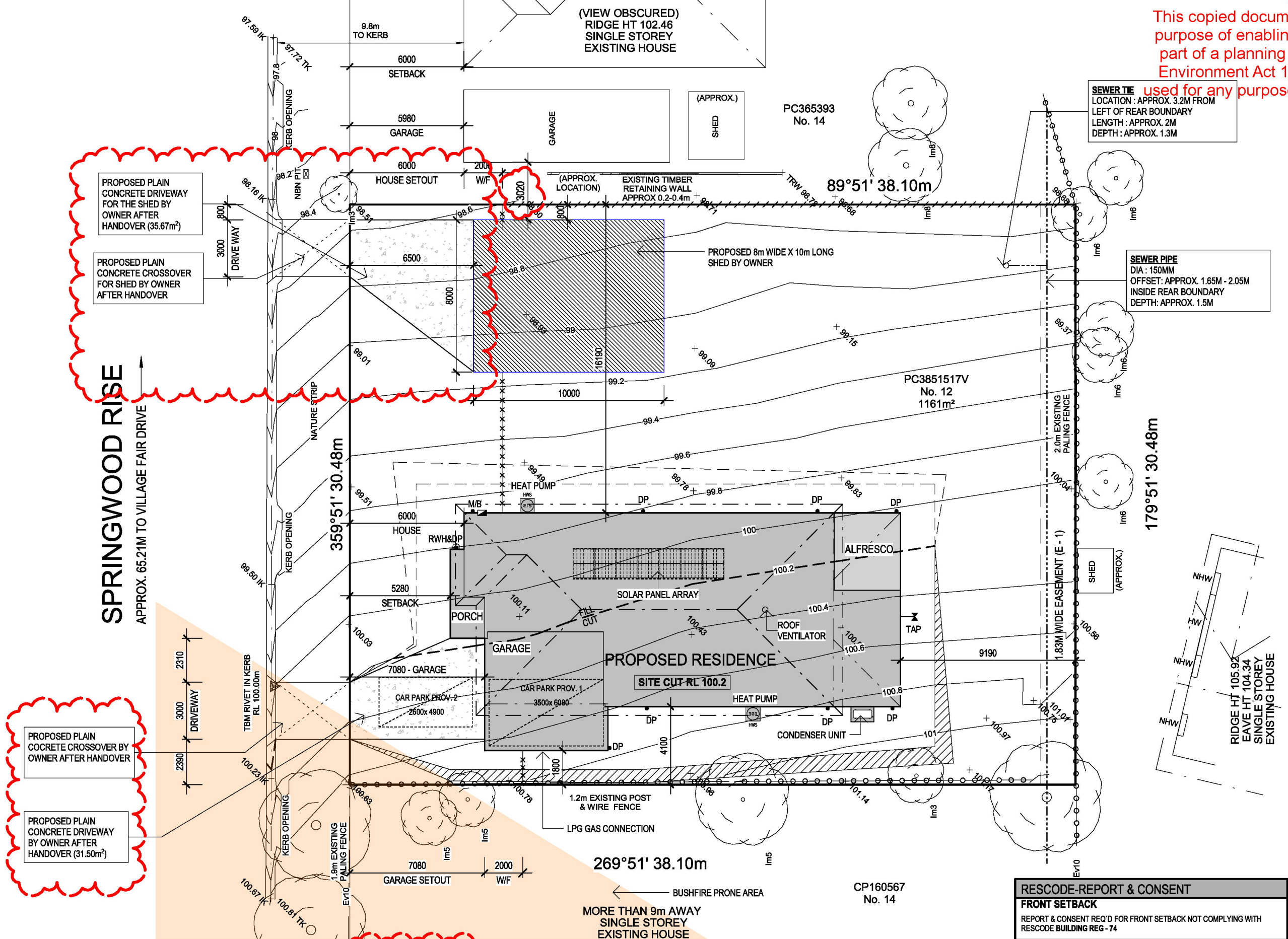
Development Solutions Victoria

Disclaimer:

This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

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SITING INFORMATION		
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1161 M ²	247.81 M ²	21.34 %
PAVING AREA	BLDG+PAV AREA	PERMEABILITY
67.17 M ²	314.97 M ²	72.87 %
GARDEN AREA	GARDEN PER	POS
879.90 M ²	75.79 %	703.86 M ²

HOUSE INFORMATION	
SITE CUT & FILL RL : 100.20M	
HOUSE FFL	GARAGE FFL
100.540M	100.505M
SLAB TYPE	SLAB HEIGHT
WAFFLE	340mm

SITE CUT & FILL INFORMATION	
PROVIDE SITE CUT OF BUILDING PLATFORM	900 mm AND FILL OF 650 mm OVER
PROVIDE AN ADDITIONAL SITE SCAPE OF AREA TO SUIT A	35 mm STEPDOWN
BATTERS ARE TO BE PROVIDED AT A	45 ° CUT 30 ° FILL
IF SITE CUT IS GREATER THAN 300mm RISER PIPES ARE TO BE PROVIDED AND CONNECTED TO STORMWATER	
WHERE RETAINING WALLS ARE REQUIRED, AG DRAINS TO BE CONNECTED TO STORMWATER VIA SILT PITS	

GENERAL NOTES	
BOUNDARY FENCE : - 1.2m EXISTING POST & WIRE FENCE. - 2.0m EXISTING PALING FENCE. - EXISTING TIMBER RETAINING WALL APPROX 0.2-0.4m.	

CROSSING RELOCATION	
PROVISION OR RELOCATION OF THE DRIVEWAY CROSSING TO ALLOW VEHICLE ACCESS TO THE GARAGE IS THE RESPONSIBILITY OF THE OWNER	

TERMITE TREATMENT REQUIRED	
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660	

TOWN PLANNING REQUIRED	
SITING SUBJECT TO TOWN PLANNING APPROVAL	

NOTE:	
PROVIDE UPGRADE TO THREE PHASE POWER SUPPLY INCLUDING UPGRADED METER BOX	

BUSHFIRE ATTACK LEVEL (BAL)	
BAL 12.5 EMBER ATTACK	

WIND SPEED INFORMATION	
THE MAXIMUM DESIGN GUST WIND SPEED FOR THIS SITE IS: N2-40 m/s	
THE WIND SPEED CALCULATION IS HAS BEEN TAKEN FROM THE JOB/SITE SPECIFIC SOIL REPORT	
OUR STANDARD HOMES ARE DESIGNED TO SUIT A WIND GUST SPEED OF 33 m/s	

SITE DRAINAGE INFORMATION	
SITE DRAINAGE MUST COMPLY WITH NCC 3.1.2 DRAINAGE AND AS 3500 - 3-2021 PLUMBING AND DRAINAGE	
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PROVIDE TEMPORARY DOWNPIPES CONNECTED TO STORMWATER AS SOON AS THE ROOF CLADDING IS COMPLETE. DURING CONSTRUCTION DOWNPIPES MAY BE REMOVED FOR OPERATION PROCEDURES	
ALL STORMWATER DRAINS ARE TO BE CONNECTED TO THE NOMINATED LEGAL POINT OF DISCHARGE	
REFER TO ENGINEERS DESIGN FOR STORMWATER DRAINAGE DESIGN AND LAYOUT	

SURVEY LEGEND	
⊙ SEWER MANHOLE	⊙ WATER TAP
⊙ ELECTRICITY PIT	⊙ WATER METER
⊙ ELECTRICITY CABINET	⊙ POWER POLE
⊙ TBM	⊙ P.S.M.
⊙ WATER VALVE	⊙ FIRE HYDRANT
⊙ LIGHTPOLE	⊙ FIRE PLUG
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⊙ SIDE ENTRY PIT	⊙ SEWER INSPECTION SHAFT
⊙ JUNCTION PIT	⊙ SIGN
⊙ UNKNOWN PIT	⊙ GAS VALVE
⊙ TELSTRA PIT	⊙ EVERGREEN TREE
⊙ GAS METER	⊙ HEIGHT 5m
	⊙ SPREAD 3m

LEGEND	
— PROPOSED FENCE	— PROPOSED WING FENCE
— PROPOSED FRONT FENCE	— EXISTING FENCE
— 100mm DIA. UPVC SEWER PIPE	— METER BOX POSITION
— EXTERNAL TAP	
NOTE: 1 x EXTERNAL TAP TO BE WALL MOUNTED BY BUILDER. 1 x EXTERNAL TAP LOCATED NEXT TO WATER METER (LOCATION TBC)	



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

SITE PLAN		
HOUSE NAME	HAND	CATEGORY
WILLIAMS 47	RH	C
FACADE NAME		
MANCHESTER		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 200	A3	2026
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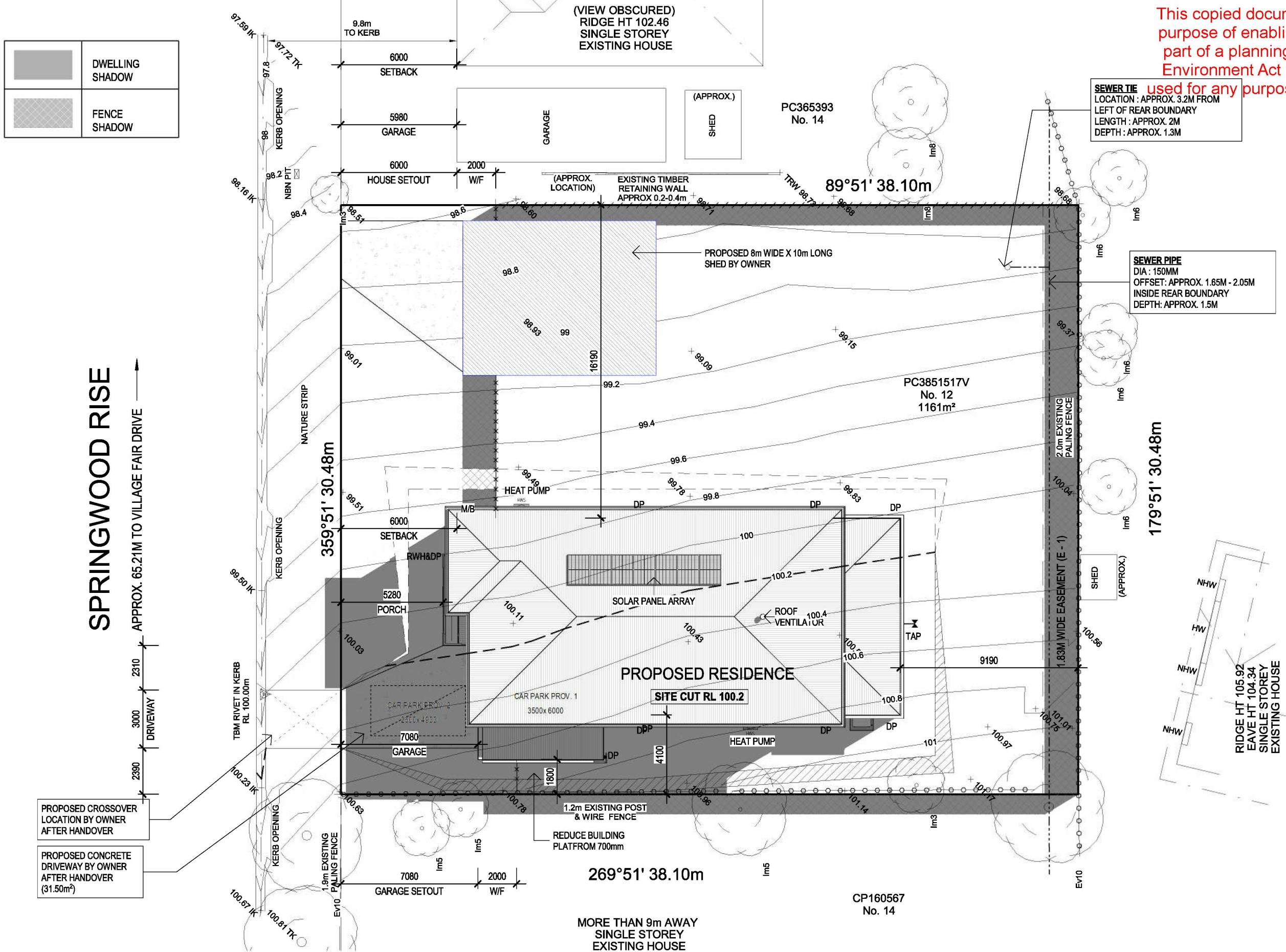
BAIRNSDALE



101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT	
No.12 SPRINGWOOD RISE	
SUBURB	
NEWLANDS ARM VIC 3875	
JOB NO	JOB DATE
2601BDR001	02/02/2026
DRAWN	CHECKED
M-07	NC
MASTER RELEASE DATE	CONTRACT
17/06/2024	17/07/2026

	DWELLING SHADOW
	FENCE SHADOW



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BAL 12.5	EMBER ATTACK

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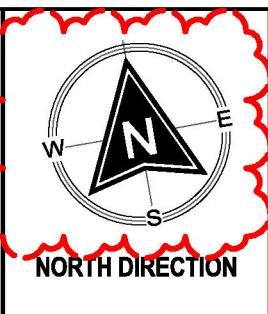
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CLIENT 2:	DATE 2:
JGK BUILDER:	DATE 3:

SHEET TITLE		
SITE PLAN 9AM		
HOUSE NAME	HAND	CATEGORY
WILLIAMS 47	RH	C
FACADE NAME		
MANCHESTER		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 200	A3	2026
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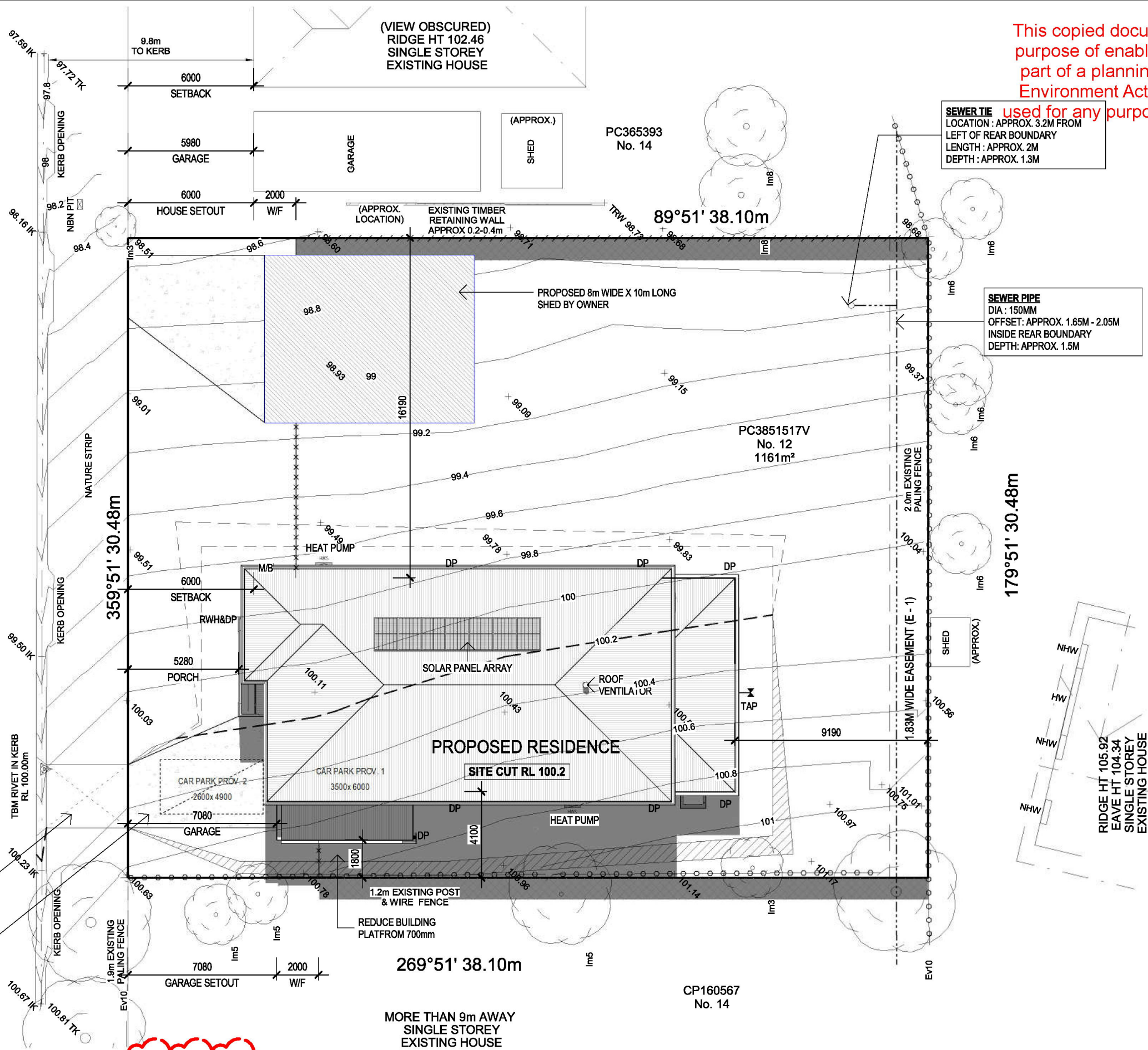
BAIRNSDALE

101 MAIN STREET, BAIRNSDALE VIC 3875
T 0439 885 499

	DWELLING SHADOW
	FENCE SHADOW

SPRINGWOOD RISE

APPROX. 65.21M TO VILLAGE FAIR DRIVE



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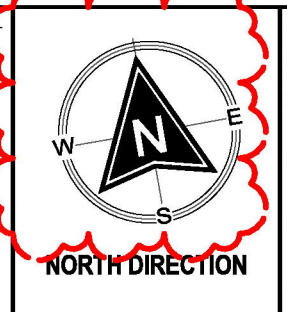
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	METER BOX POSITION
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CLIENT 1:	DATE 1:
CLIENT 2:	DATE 2:
JGK BUILDER:	DATE 3:

SHEET TITLE		
SITE PLAN 12PM		
HOUSE NAME	HAND	CATEGORY
WILLIAMS 47	RH	C
FACADE NAME		
MANCHESTER		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 200	A3	2026
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ALPHA
COLLECTION

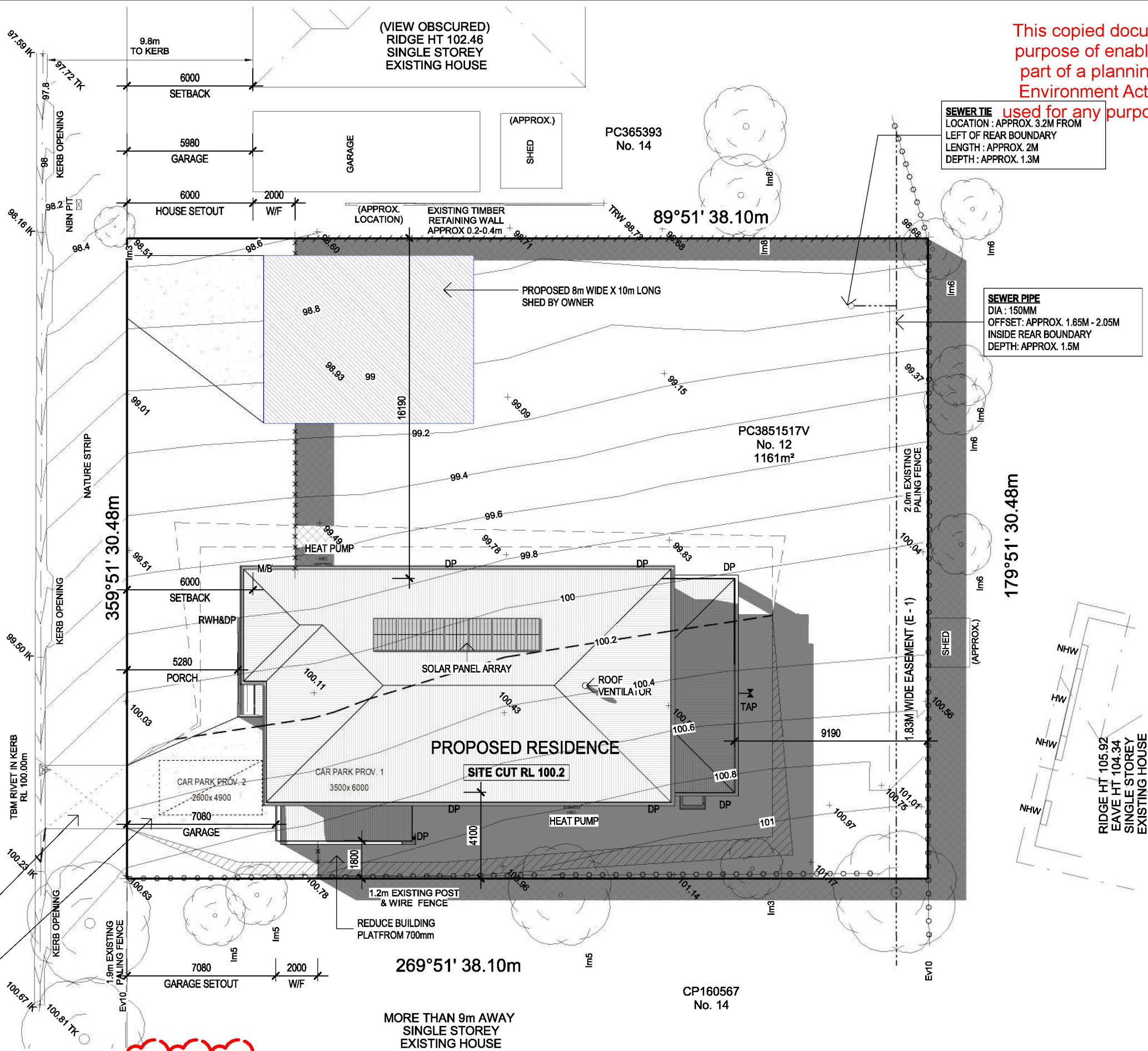
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T 0439 885 499

CLIENT	
No.12 SPRINGWOOD RISE	
SUBURB	
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JOB NO	JOB DATE
2601BDR001	02/02/2026
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	DWELLING SHADOW
	FENCE SHADOW

SPRINGWOOD RISE
APPROX. 65.21M TO VILLAGE FAIR DRIVE



PROPOSED CROSSOVER
LOCATION BY OWNER
AFTER HANDOVER

PROPOSED CONCRETE
DRIVEWAY BY OWNER
AFTER HANDOVER
(31.50m²)

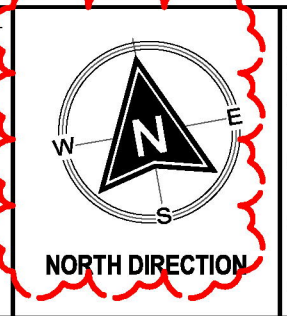
SEWER TIE
LOCATION : APPROX. 3.2M FROM
LEFT OF REAR BOUNDARY
LENGTH : APPROX. 2M
DEPTH : APPROX. 1.3M

SEWER PIPE
DIA : 150MM
OFFSET: APPROX. 1.65M - 2.05M
INSIDE REAR BOUNDARY
DEPTH: APPROX. 1.5M

RIDGE HT 105.92
EAVE HT 104.34
SINGLE STOREY
EXISTING HOUSE

① SEWER MANHOLE	① WATER TAP
② ELECTRICITY PIT	② WATER METER
③ ELECTRICITY CABINET	③ POWER POLE
④ TBM	④ P.S.M.
⑤ WATER VALVE	⑤ FIRE HYDRANT
⑥ LIGHTPOLE	⑥ FIRE PLUG
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SHEET TITLE
SITE PLAN 3PM
HOUSE NAME HAND CATEGORY
WILLIAMS 47 RH C
FACADE NAME
MANCHESTER
SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT
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CHECKED
NC
PROJECT STAGE
CONTRACT
MASTER RELEASE DATE
17/06/2024
Printed 17/07/2026
Page 34 of 79

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SITING INFORMATION		
SITE AREA	BUILDING AREA	SITE COVERAGE
1161 M ²	247.81 M ²	21.34 %
PAVING AREA	BLDG+PAV AREA	PERMEABILITY
67.17 M ²	314.97 M ²	72.87 %
GARDEN AREA	GARDEN PER	POS
879.90 M ²	75.79 %	703.86 M ²

HOUSE INFORMATION	
SITE CUT & FILL RL : 100.20M	
HOUSE FFL	GARAGE FFL
100.540M	100.505M
SLAB TYPE	SLAB HEIGHT
WAFFLE	340mm

SITE CUT & FILL INFORMATION	
PROVIDE SITE CUT OF BUILDING PLATFORM	900 mm AND FILL OF 650 mm OVER
PROVIDE AN ADDITIONAL SITE SCAPE OF AREA TO SUIT A	35 mm STEPDOWN
BATTERS ARE TO BE PROVIDED AT A	45 ° CUT 30 ° FILL
IF SITE CUT IS GREATER THAN 300mm RISER PIPES ARE TO BE PROVIDED AND CONNECTED TO STORMWATER	
WHERE RETAINING WALLS ARE REQUIRED, AG DRAINS TO BE CONNECTED TO STORMWATER VIA SILT PITS	

GENERAL NOTES
BOUNDARY FENCE :
- 1.2m EXISTING POST & WIRE FENCE.
- 2.0m EXISTING PALING FENCE.
- EXISTING TIMBER RETAINING WALL APPROX 0.2-0.4m.

CROSSING RELOCATION
PROVISION OR RELOCATION OF THE DRIVEWAY CROSSING TO ALLOW VEHICLE ACCESS TO THE GARAGE IS THE RESPONSIBILITY OF THE OWNER

TERMITE TREATMENT REQUIRED
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660

TOWN PLANNING REQUIRED
SITING SUBJECT TO TOWN PLANNING APPROVAL

NOTE:
PROVIDE UPGRADE TO THREE PHASE POWER SUPPLY INCLUDING UPGRADED METER BOX

BUSHFIRE ATTACK LEVEL (BAL)
BAL 12.5 EMBER ATTACK

ALL HOMES TO COMPLY WITH AS 3959-2018 (BAL)

WIND SPEED INFORMATION
THE MAXIMUM DESIGN GUST WIND SPEED FOR THIS SITE IS: N2-40 m/s
THE WIND SPEED CALCULATION IS HAS BEEN TAKEN FROM THE JOB/SITE SPECIFIC SOIL REPORT
OUR STANDARD HOMES ARE DESIGNED TO SUIT A WIND GUST SPEED OF 33 m/s

SITE DRAINAGE INFORMATION
SITE DRAINAGE MUST COMPLY WITH NCC 3.1.2 DRAINAGE AND AS 3500 - 3-2021 PLUMBING AND DRAINAGE
GRADE ALL SURFACES AWAY FROM FOOTINGS WITH A MIN 1:20 FALL
PROVIDE TEMPORARY DOWNPIPES CONNECTED TO STORMWATER AS SOON AS THE ROOF CLADDING IS COMPLETE. DURING CONSTRUCTION DOWNPIPES MAY BE REMOVED FOR OPERATION PROCEDURES
ALL STORMWATER DRAINS ARE TO BE CONNECTED TO THE NOMINATED LEGAL POINT OF DISCHARGE
REFER TO ENGINEERS DESIGN FOR STORMWATER DRAINAGE DESIGN AND LAYOUT

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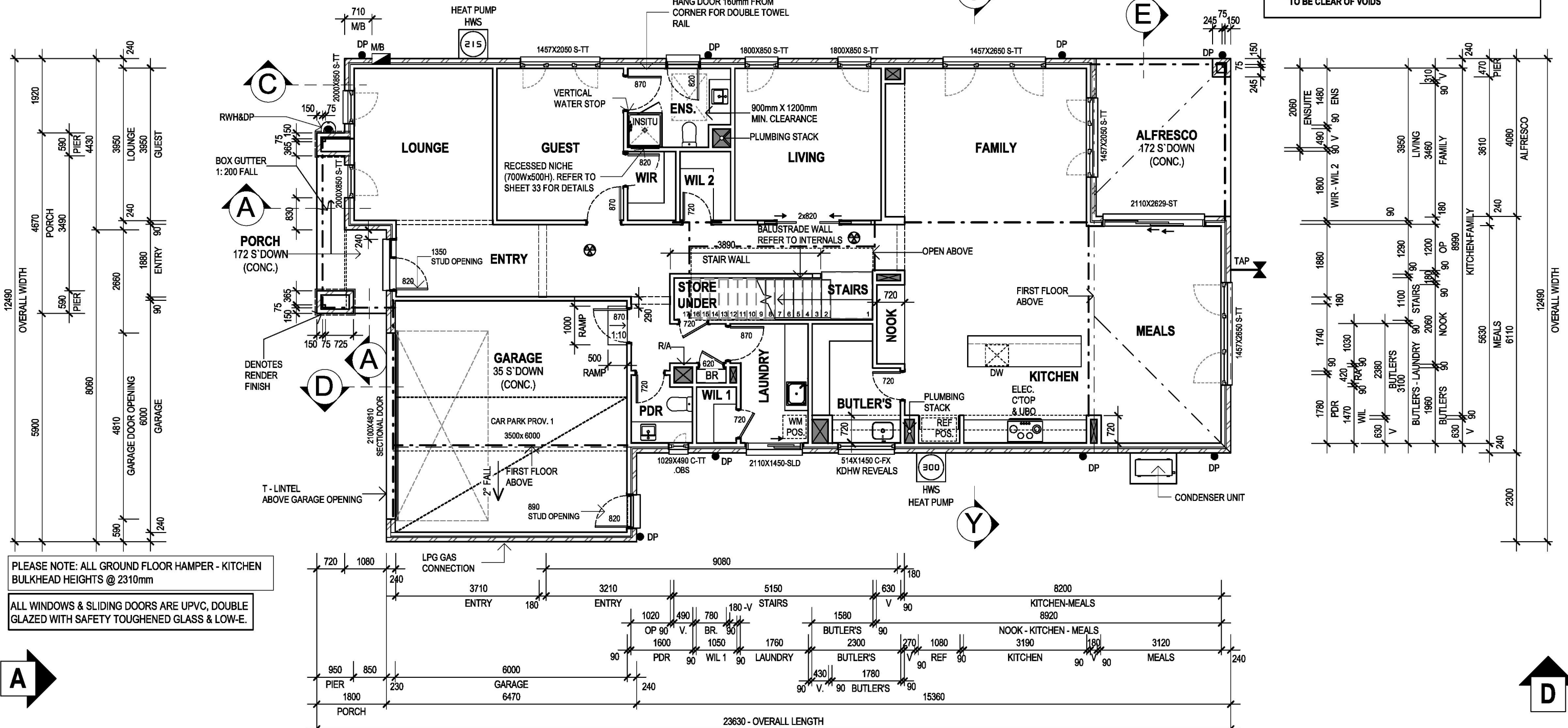
C

NOTE:
PROVIDE JST1 DOOR TO GUEST ENSUITE

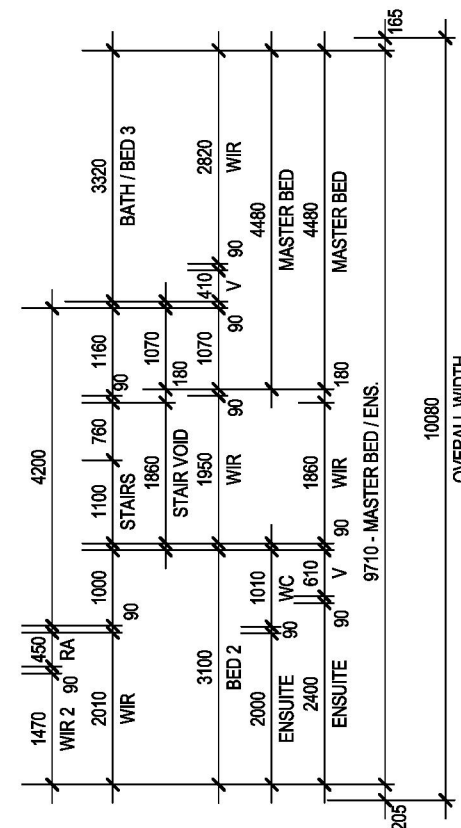
REFER TO ENGINEERS DESIGN FOR ARTICULATION JOINT & STORM WATER LAYOUT

DENOTES A SERVICE(S) VOID THAT **CANNOT** BE REMOVED
RELOCATED OR REDUCED IN SIZE

DOUBLE STOREY HOMES: ALL FLOOR JOISTS & TRUSSES
TO BE CLEAR OF VOIDS



GENERAL NOTES	
	DENOTES HARDWIRED INTERCONNECTED SMOKE ALARM(S) WITH BATTERY BACKUP AS PER NCC 2022 - PART 9.5 & TO COMPLY WITH AS3786
	DENOTES DOWNPIPE LOCATIONS
	ALL GLAZING TO COMPLY WITH AS 1288-2021 & A.S. 2047-2014
	DENOTES BEAM AS PER ENGINEERING SPECIFICATIONS
	M/B : METER BOX
	G : GAS METER
	HWS : INSTANTANEOUS HOT WATER SYSTEM
	# DENOTES 2340H DOORS
	SL : SLIDING
	TT : TILT&TURN
	AW : AWNING
	FX : FIXED
	TL : TILT
	TR : TURN
	OBS : OBSCURE GLAZING
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ALL WINDOWS & SLIDING DOORS ARE UPVC, DOUBLE
GLAZED WITH SAFETY TOUGHENED GLASS & LOW-E.

GENERAL NOTES

●DP

DENOTES HARDWIRED INTERCONNECTED SMOKE ALARM(s) WITH BATTERY BACKUP AS PER NCC 2022 - PART 9.5 & TO COMPLY WITH AS3786

— —

DENOTES DOWNPIPE LOCATIONS

ALL GLAZING TO COMPLY WITH AS 1288-2021 & A.S. 2047-2014

DENOTES BEAM AS PER ENGINEERING SPECIFICATIONS

M/B : METER BOX

HWS : HOT WATER SYSTEM

G : GAS METERIHWS : INSTANTANEOUS HOT WATER SYSTEM

DOORS:

DENOTES 2340H DOORS

SL : SLIDINGST : STACKERBI : BIFOLD

WINDOWS:

TT : TILT&TURN AW : AWNING FX : FIXED TL : TILT TR : TURN

OBS : OBSCURE GLAZINGSAFE : SAFETY GLASS

S : STANDARD T : "T" SERIES H : "H" SERIES F : "F" SERIES M : "M"SERIES

B : "B"SERIES T1/T2/M1 : EQUAL PANELS H2 : EQUAL&650mm OPENABLE PANEL

F1 : 610mm OPENABLE PANEL F2 : 650mm OPENABLE PANEL

AREAS TABLE

GROUND FLOOR	188.52	m²	20.29	sqm
FIRST FLOOR	188.83	m²	20.32	sqm
SUB TOTAL(FLOOR)	377.35	m²	40.62	sqm
GARAGE	39.39	m²	4.24	sqm
PORCH	5.70	m²	0.61	sqm
ALFRESCO	14.20	m²	1.53	sqm
BALCONY	0.00	m²	0.00	sqm
SUB TOTAL(OTHER)	59.29	m²	6.38	sqm
TOTAL	436.64	m²	47.00	sqm

CLIENT ACKNOWLEDGEMENT

// 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

FIRST FLOOR PLAN

HOUSE NAME

WILLIAMS 47

CATEGORY

C

FACADE NAME

MANCHESTER

SHEET SCALE

ORIGINAL SHEET SIZE

COPYRIGHT

1 : 100

A3

2026

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

K

ALPHA

COLLECTION

JG KING HOMES

BAIRNSDALE

101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT

No.12 SPRINGWOOD RISE

SUBURB

NEWLANDS ARM VIC 3875

JOB NO

2601BDR001

JOB DATE

02/02/2026

DRAWN

CHECKED

PROJECT STAGE

M-07

NC

CONTRACT

MASTER RELEASE DATE

17/06/2024

SHEET NO

07

OF

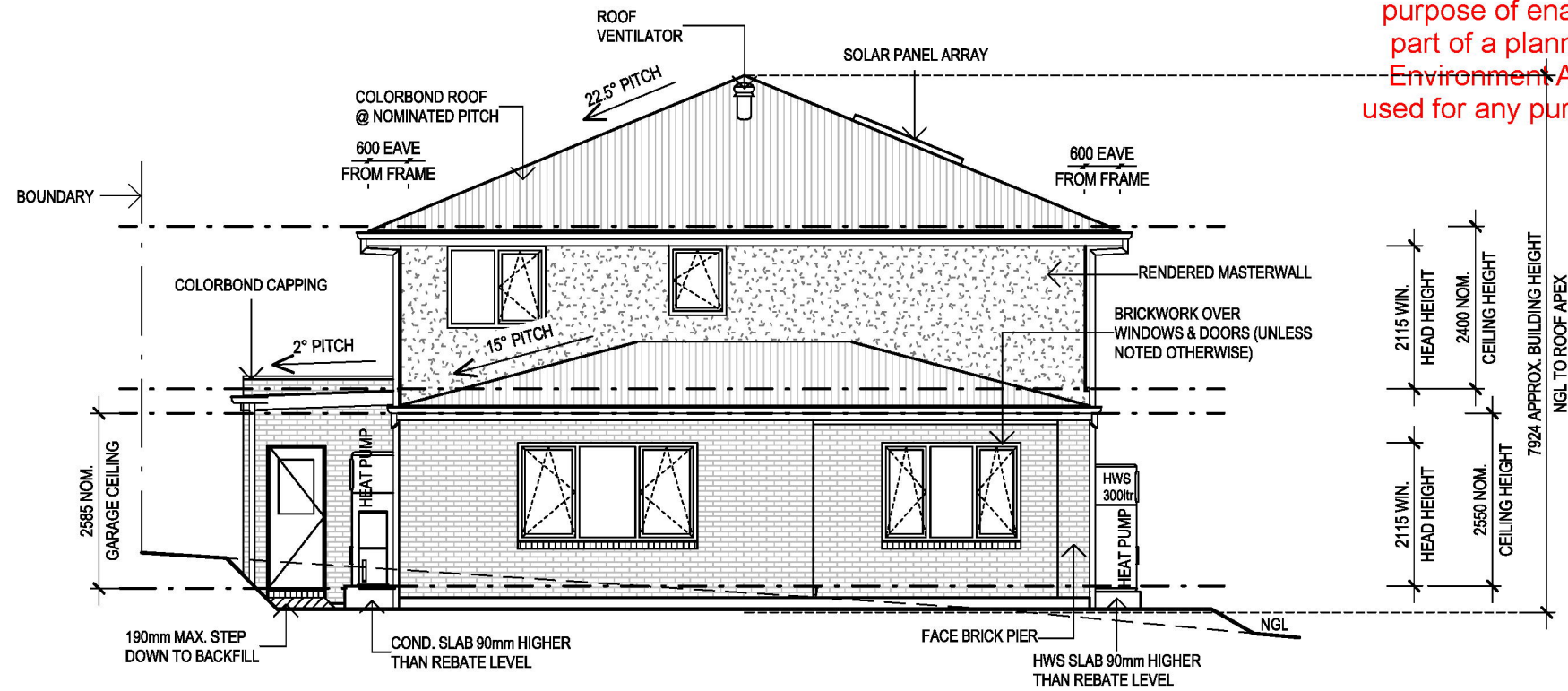
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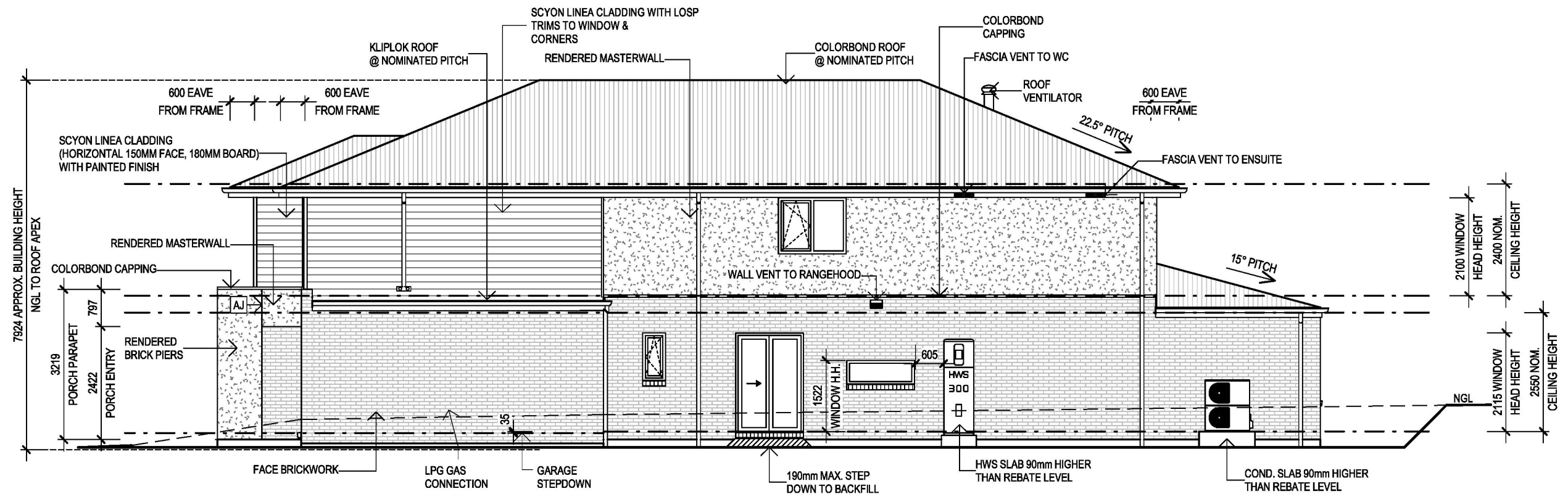
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OPENABLE BEDROOM WINDOWS WITH A SILL LEVEL LOWER THAN 1.7M FROM FFL OR THE OUTSIDE SURFACE BELOW IS 2M OR GREATER THE OPENING MUST BE RESTRICTED SO THAT A 125MM SPHERE CANNOT PASS THROUGH

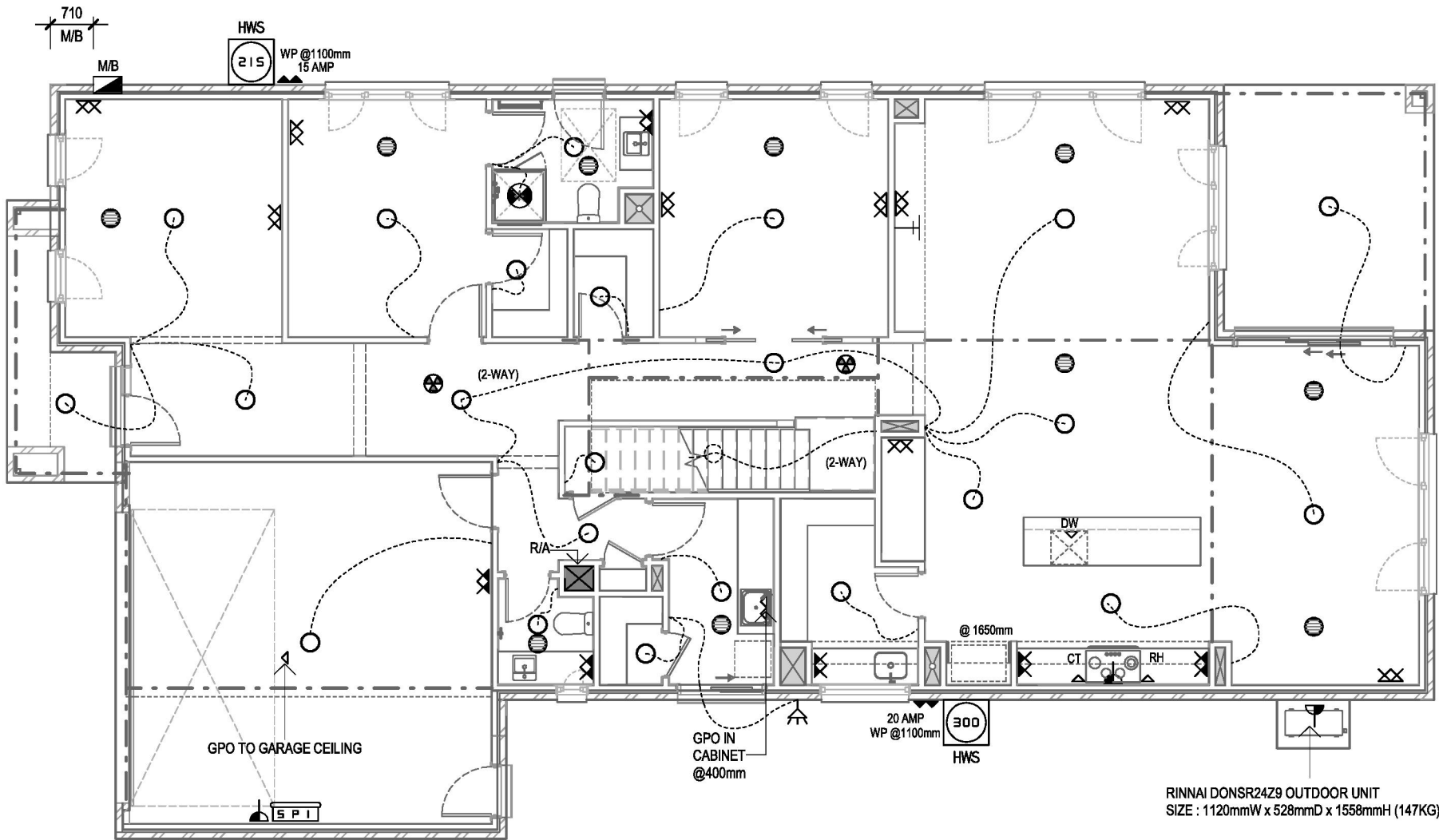
**ELEVATION C - EAST**

SCALE: 1 : 100

**ELEVATION D - SOUTH**

SCALE: 1 : 100

GENERAL NOTES		FINISHES/MATERIALS LEGEND		CLIENT ACKNOWLEDGEMENT		SHEET TITLE		ALPHA COLLECTION		CLIENT	
* WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST BRICK COURSE (UNLESS NOTED OTHERWISE)		FACE BRICKWORK		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.		ELEVATIONS				No.12 SPRINGWOOD RISE	
* ALL GLAZING TO COMPLY WITH A.S. 1288 - 2021 (REFER TO ENERGY RATING FOR ALL GLAZING VALUES.) & A.S.2047-2014		RENDER BRICKWORK		CLIENT 1: DATE 1:		HOUSE NAME HAND CATEGORY		SUBURB		JOB DATE	
* HWS : HOT WATER SYSTEM HWS : INSTANTANEOUS HOT WATER SYSTEM M/B : METER BOX G : GAS METER		PAINTED F.C. INFILL		CLIENT 2: DATE 2:		FACADE NAME		NEWLANDS ARM VIC 3875		2601BDR001 02/02/2026	
		RENDERED FOAM CLADDING		JGK BUILDER: DATE 3:		SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT		JOB NO		DRAWN CHECKED PROJECT STAGE	
		RENDER BLUEBOARD				1 : 100 A3 2026		M-07 NC CONTRACT		MASTER RELEASE DATE	
						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		BAIRNSDALE		17/06/2024	
						DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS		101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499		Printed 17/07/2026	
										Page 38 of 79	



LEGEND OF SYMBOLS		FITTING WATTAGE	QTY
	DOUBLE GPO-INTERNAL @ 300 mm	N/A	18
	DOUBLE GPO-INTERNAL @ 1100 mm	N/A	8
	SINGLE GPO-INTERNAL (HEIGHT VARIES)	N/A	5
	DOUBLE GPO-INTERNAL (HEIGHT VARIES)	N/A	1
	DOUBLE GPO WEATHER PROOF - EXTERNAL (HEIGHT VARIES)	N/A	2
	DIRECT WIRE (APPLIANCE)	N/A	3
	CEILING LIGHT BATTEN HOLDER	10W	42
	LIGHT (EXTERNAL)-MIN. 40LW HT. VARIES (1978mm FROM FINISH FLOOR LEVEL)	10W	1
	2-WAY LIGHT SWITCH (2-WAY)	N/A	3
	SMOKE ALARM	N/A	4
	HOT WATER SERVICE	N/A	2
	EXHAUST FAN (SELF CLOSING)	N/A	3
	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	19
	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	380
Class 10 Building (3W/m ²) Garage/Carport	10
External Lighting (4W/m ²) Verandah/Porch/Alfresco/Balcony	20
Total	410

NOTE:
PROVIDE UPGRADE TO THREE PHASE POWER SUPPLY INCLUDING UPGRADED METER BOX

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

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CLIENT 1:

DATE 1:

CLIENT 2:

DATE 2:

JGK BUILDER:

DATE 3:

SHEET TITLE

GF ELECTRICAL PLAN

HOUSE NAME

HAND

CATEGORY

WILLIAMS 47

RH

C

FACADE NAME

SHEET SCALE

ORIGINAL SHEET SIZE

COPYRIGHT

MANCHESTER

1 : 100

A3

2026

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ALPHA COLLECTION

BAIRNSDALE

JG KING HOMES

101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT

No.12 SPRINGWOOD RISE

SUBURB

NEWLANDS ARM VIC 3875

JOB NO

JOB DATE

2601BDR001

02/02/2026

DRAWN

CHECKED

PROJECT STAGE

M-07

NC

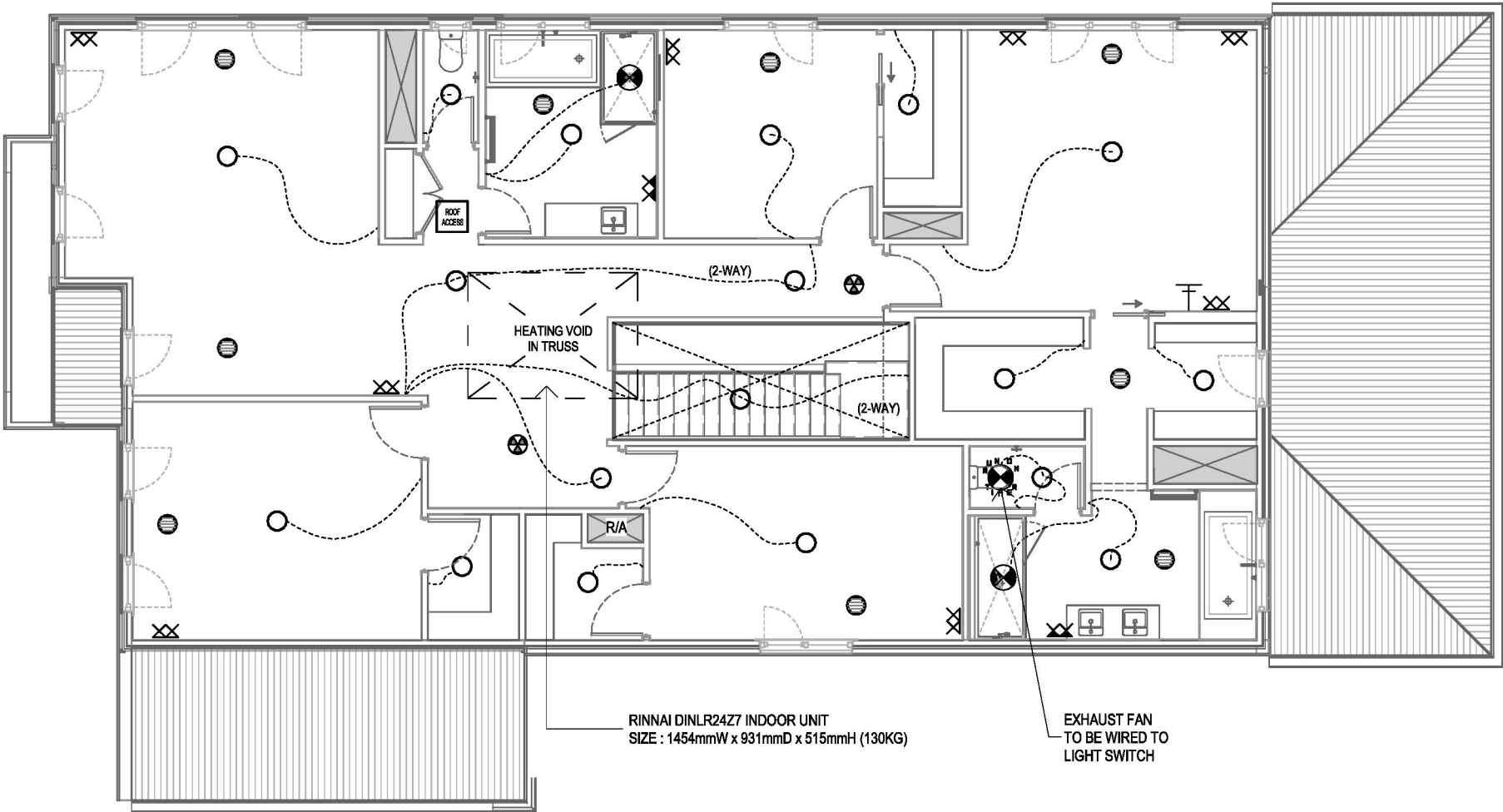
CONTRACT

MASTER RELEASE DATE

17/06/2024

Printed 17/07/2026

Page 39 of 79



LEGEND OF SYMBOLS		FITTING WAITAGE	QTY
	DOUBLE GPO-INTERNAL @ 300mm	N/A	18
	DOUBLE GPO-INTERNAL @ 1100 mm	N/A	8
	SINGLE GPO-INTERNAL (HEIGHT VARIES)	N/A	5
	DOUBLE GPO-INTERNAL (HEIGHT VARIES)	N/A	1
	DOUBLE GPO WEATHER PROOF - EXTERNAL (HEIGHT VARIES)	N/A	2
	DIRECT WIRE (APPLIANCE)	N/A	3
	CEILING LIGHT BATTEN HOLDER	10W	42
	LIGHT (EXTERNAL)-MIN. 40LW HT. VARIES (1978mm FROM FINISH FLOOR LEVEL)	10W	1
	2-WAY LIGHT SWITCH	N/A	3
	SMOKE ALARM	N/A	4
	HOT WATER SERVICE	N/A	2
	EXHAUST FAN (SELF CLOSING)	N/A	3
	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	19
	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/m²) Residence	380
Class 10 Building (3W/m²) Garage/Carport	10
External Lighting (4W/m²) Verandah/Porch/Alfresco/Balcony	20
Total	410

NOTE:
PROVIDE UPGRADE TO THREE PHASE POWER SUPPLY INCLUDING UPGRADED METER BOX

- 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.

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

SHEET TITLE		
FF ELECTRICAL PLAN		
HOUSE NAME	HAND	CATEGORY
WILLIAMS 47	RH	
FACADE NAME		
MANCHESTER		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 100	A3	2026
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COLLECTION



JG KING
HOMES

BAIRNSDALE
101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT	
No.12 SPRINGWOOD RISE	
SUBURB	
NEWLANDS ARM VIC 3875	
JOB NO	JOB DATE
2601BDR001	02/02/2026
DRAWN	CHECKED
M-07	NC
MASTER RELEASE DATE	CONTRACT
17/06/2024	

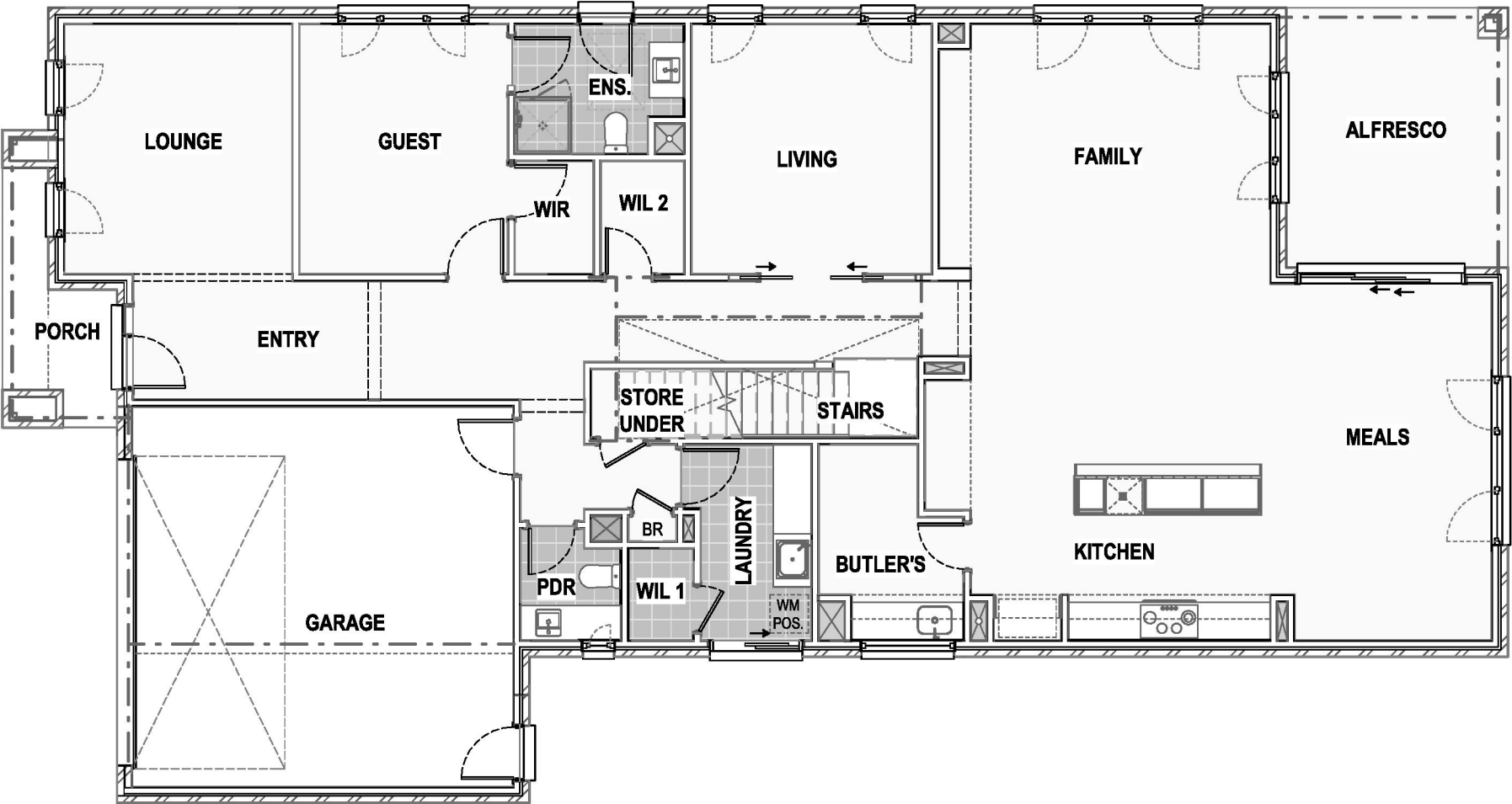
JUNCTIONS / TRANSITIONS BETWEEN DIFFERENT FLOOR COVERINGS TO HAVE A SILL DIFFERENCE IN HEIGHT ≤ 5mm

NOTE:
FLOOR COVERINGS BY OWNER AFTER HANDOVER (EXCLUDING WET AREAS)

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FLOOR COVERING SCHEDULE

LOCATION	MATERIAL	AREA
ENTRY - STORE UNDER - BR	N/A	28.79 m²
WIL 2	N/A	2.41 m²
LOUNGE	N/A	14.34 m²
GUEST - WIR	N/A	30.51 m²
LIVING	N/A	15.04 m²
MEALS - FAMILY - KITCHEN - BUTLER'S	N/A	70.42 m²
BED 4 - WIR 4	N/A	20.30 m²
STAIRS	N/A	5.80 m²
PASSAGE	N/A	19.92 m²
MASTER BED - WIR	N/A	32.82 m²
BED 2 - WIR 2	N/A	18.99 m²
BED 3 - WIR 3	N/A	14.73 m²
RUMPUS	N/A	28.56 m²
GUEST ENSUITE	TILES	4.93 m²
ENSUITE - WC 1	TILES	9.41 m²
LAUNDRY - WIL 1	TILES	6.09 m²
BATH (FF)	TILES	7.18 m²
P'DR	TILES	2.03 m²
WC 2	TILES	1.60 m²



- GENERAL NOTES
- THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 3958.1 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		

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SHEET TITLE		
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FACADE NAME		
MANCHESTER		
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17/06/2024			

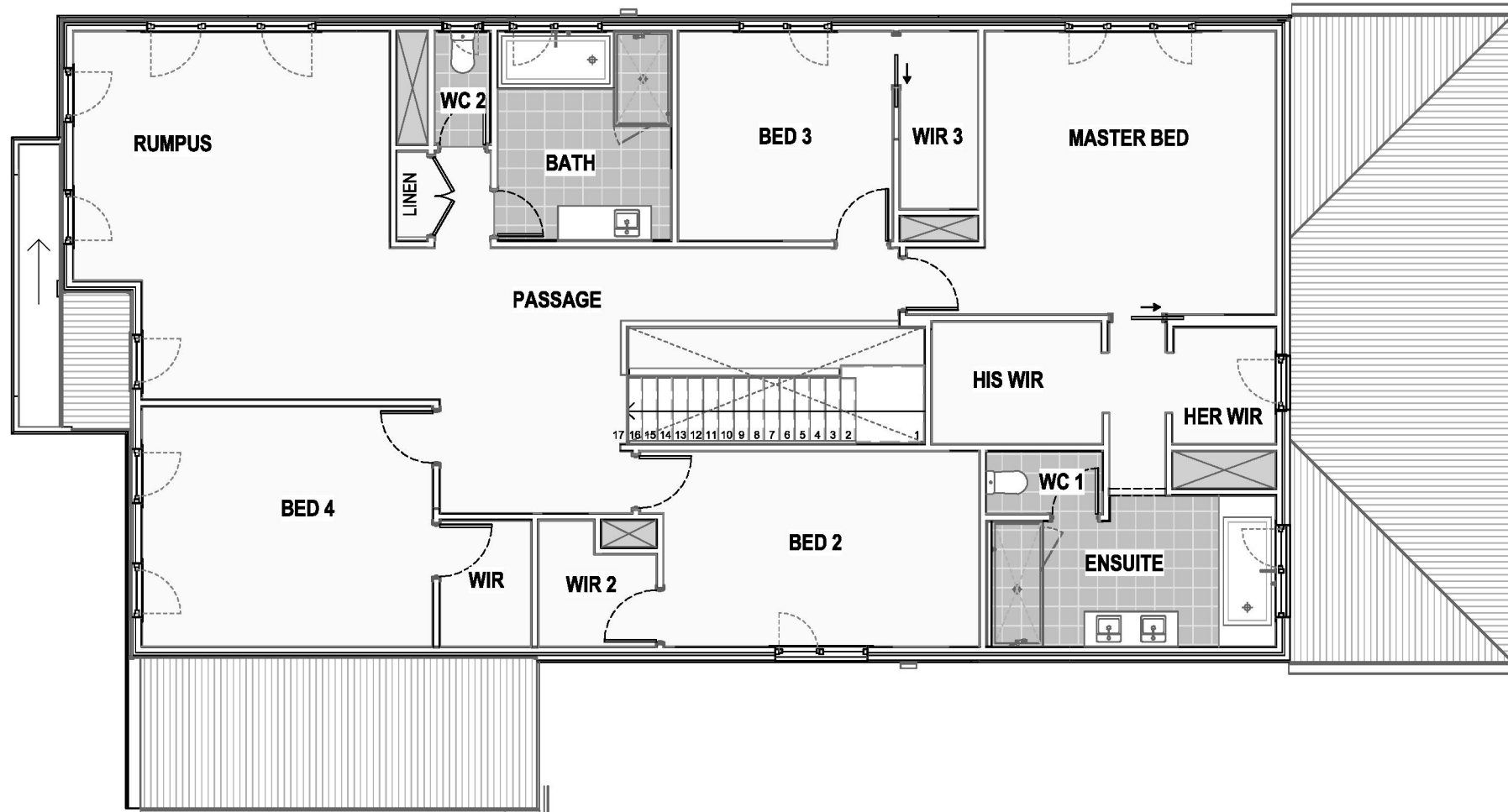
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TO HAVE A SILL DIFFERENCE IN HEIGHT $\leq 5\text{mm}$

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AREAS)

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Environment Act 1987
used for any purpose which may breach any copyright

FLOOR COVERING SCHEDULE

LOCATION	MATERIAL	AREA
ENTRY STORE UNDER 1 BR	N/A	28.79 m ²
WIL 2	N/A	2.41 m ²
LOUNGE	N/A	14.34 m ²
GUEST - WIR	N/A	30.51 m ²
LIVING	N/A	15.04 m ²
MEALS - FAMILY - KITCHEN - BUTLER'S	N/A	70.42 m ²
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	CARPET		TILES
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	FLOOR BOARDS		

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CLIENT 2:

DATE 2:

JGK BUILDER:

DATE 3:

SHEET TITLE**FF FLOOR FINISHES PLAN**

HOUSE NAME	HAND	CATEGORY
WILLIAMS 47	RH	C
FACADE NAME		
MANCHESTER		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 100	A3	2026

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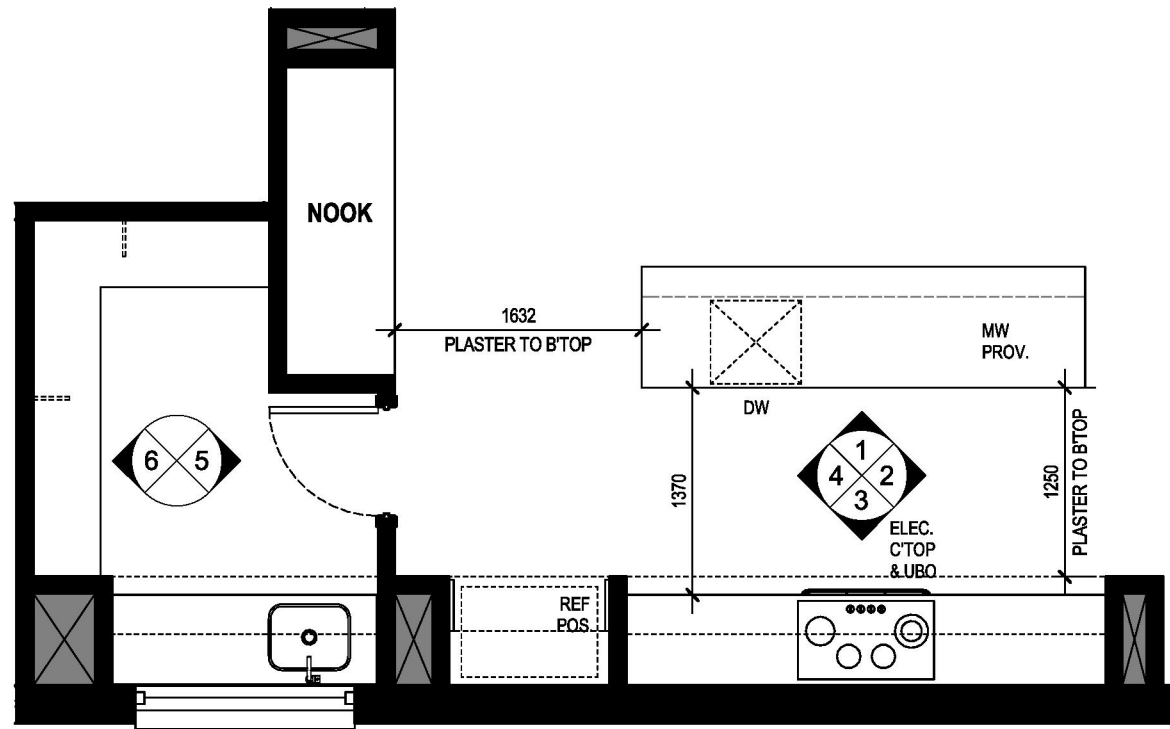
**CLIENT**

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NEWLANDS ARM VIC 3875

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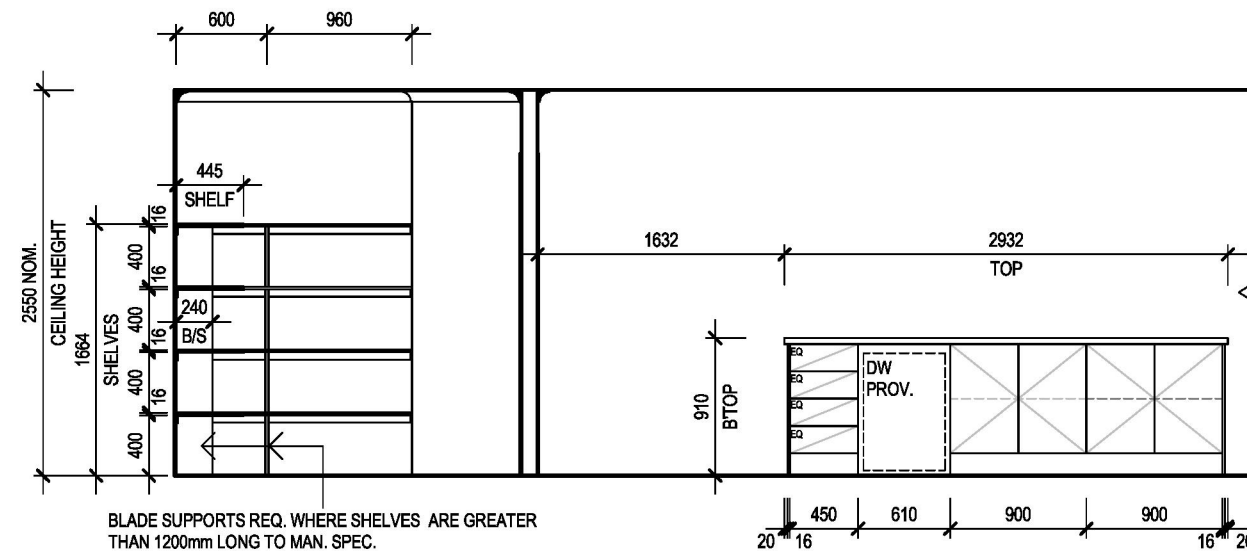


KITCHEN & BUTLER'S & NOOK PLAN

SCALE: 1 : 50

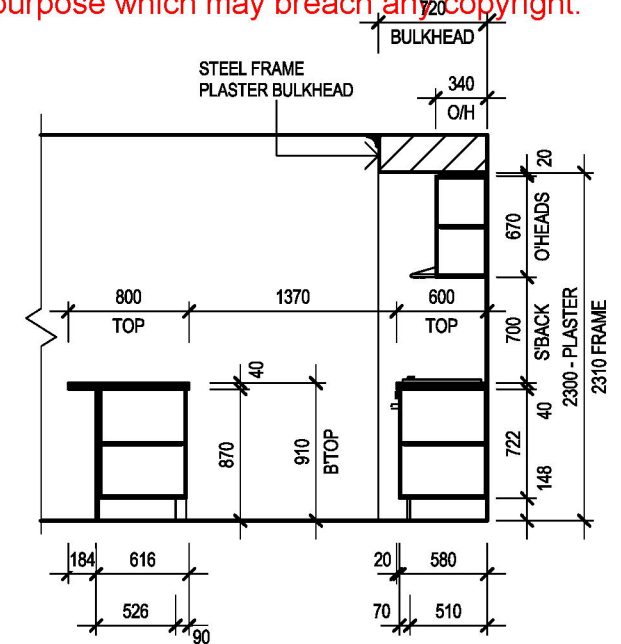
NOTE:
PROVIDE LAMINEX COLOUTEC
PAINTED GLOSS FINISH TO JOINERY.

PLASTER BULKHEAD REFER
TO SHEET 25 FOR DETAILS



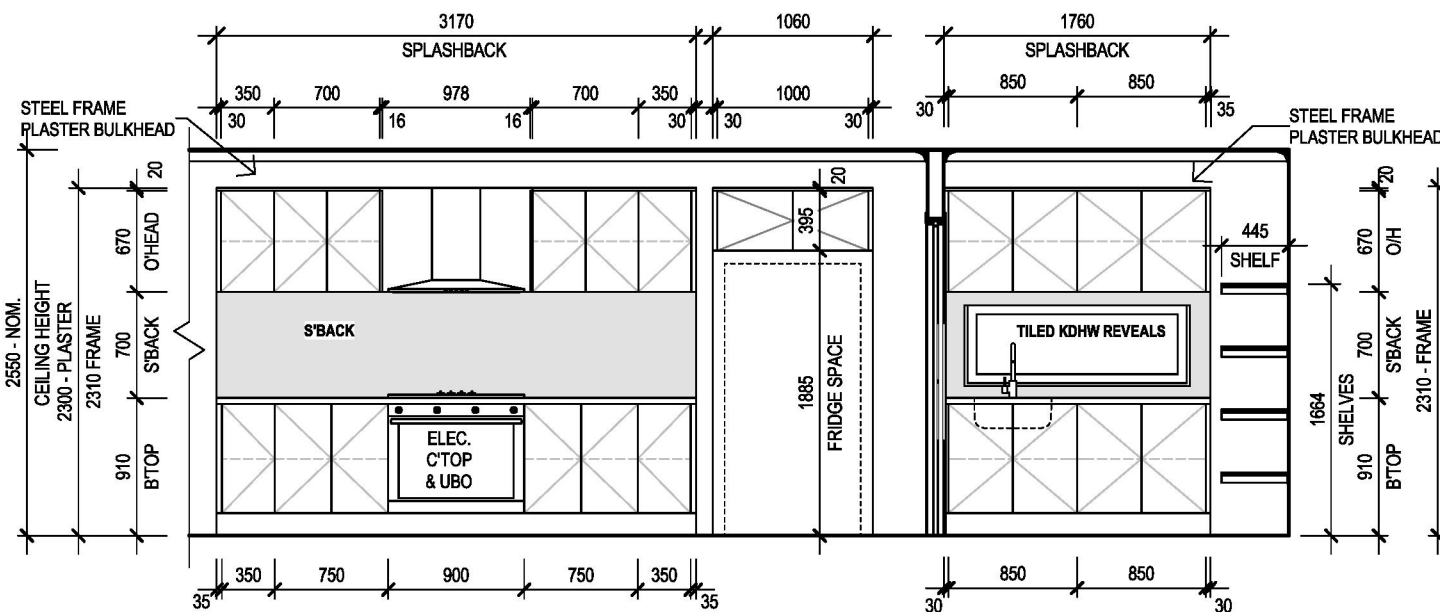
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SCALE: 1 : 50



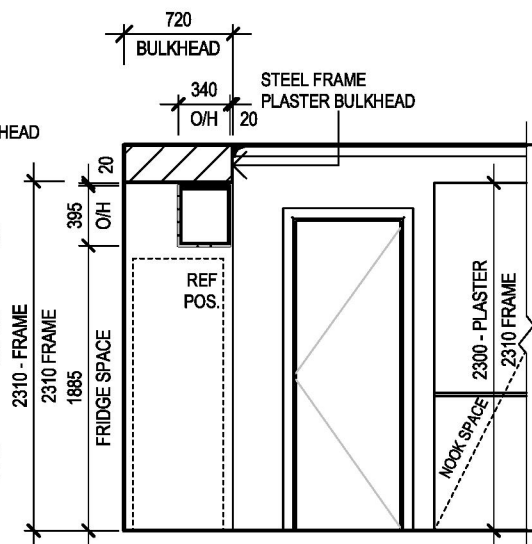
ELEVATION 2

SCALE: 1 : 50



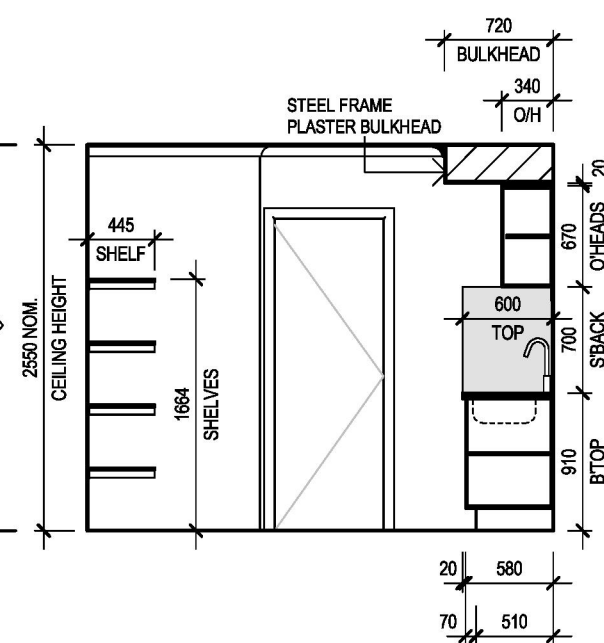
ELEVATION 3

SCALE: 1 : 50



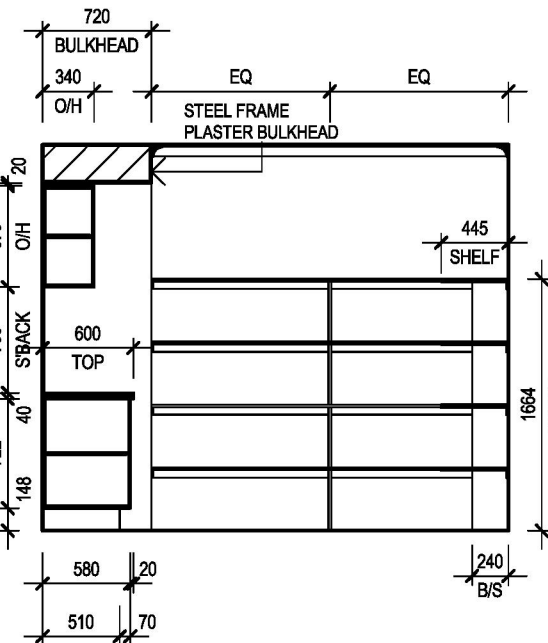
ELEVATION 4

SCALE: 1 : 50



ELEVATION 5

SCALE: 1 : 50



ELEVATION 6

SCALE: 1 : 50

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CLIENT 2:

DATE 2:

JGK BUILDER:

DATE 3:

SHEET TITLE

KITCHEN INTERNALS

HOUSE NAME

WILLIAMS 47

HAND

RH

CATEGORY

C

FACADE NAME

MANCHESTER

SHEET SCALE

1 : 50

ORIGINAL SHEET SIZE

A3

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ALPHA

COLLECTION

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101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

BAIRNSDALE

CLIENT

No.12 SPRINGWOOD RISE

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JOB NO

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PROJECT STAGE

CONTRACT

MASTER RELEASE DATE

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SHEET NO

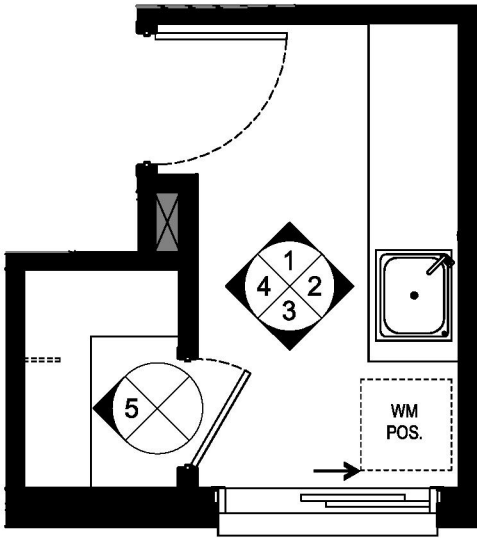
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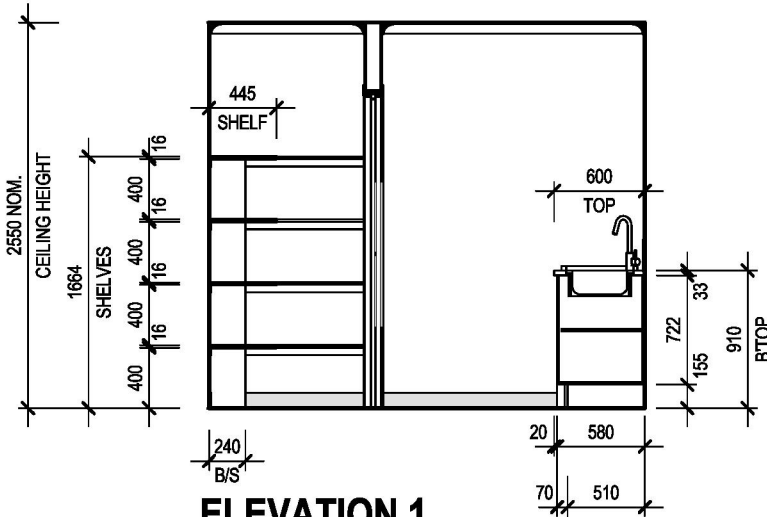
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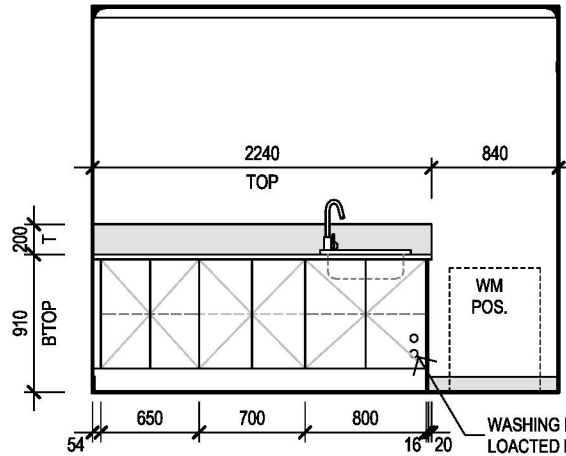
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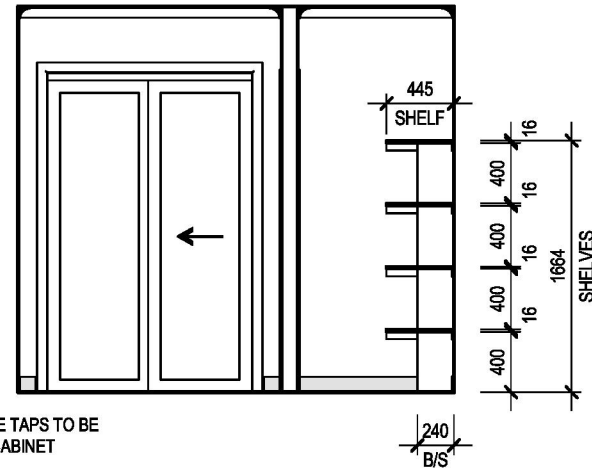
LAUNDRY / WIL 1 PLAN
SCALE: 1 : 50



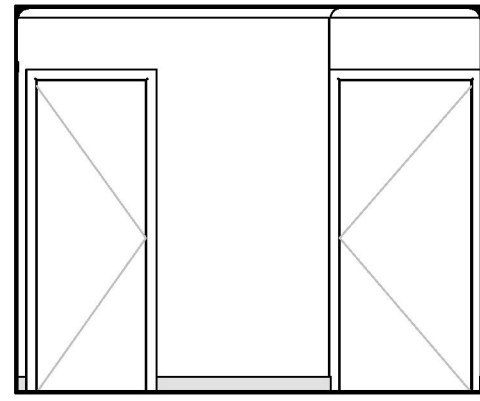
ELEVATION 1
SCALE: 1 : 50



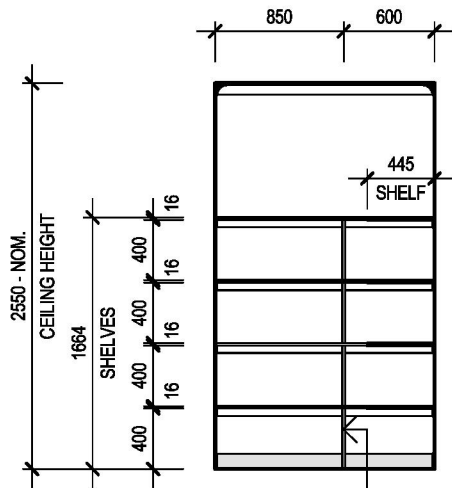
ELEVATION 2
SCALE: 1 : 50



ELEVATION 3
SCALE: 1 : 50

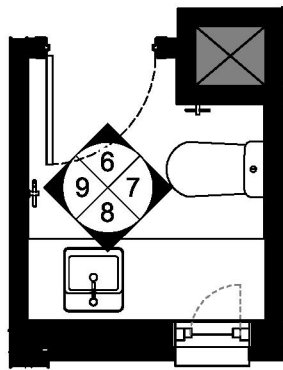


ELEVATION 4
SCALE: 1 : 50

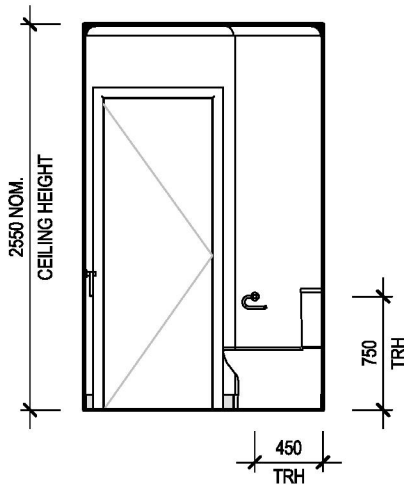


BLADE SUPPORTS REQ. WHERE SHELVES ARE GREATER THAN 1200mm LONG TO MAN. SPEC.

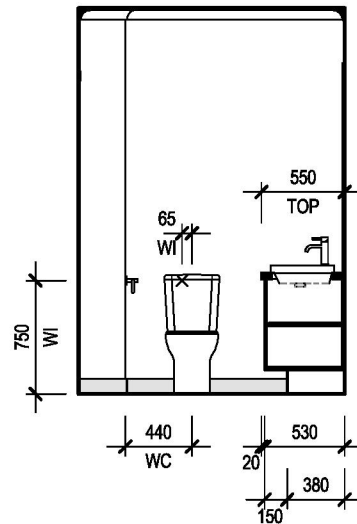
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SCALE: 1 : 50



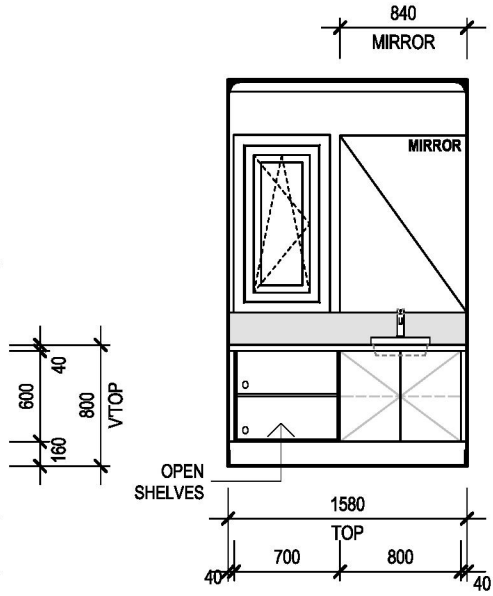
POWDER PLAN
SCALE: 1 : 50



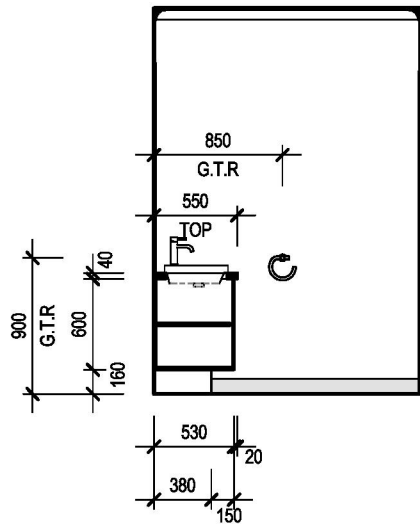
ELEVATION 6
SCALE: 1 : 50



ELEVATION 7
SCALE: 1 : 50



ELEVATION 8
SCALE: 1 : 50



ELEVATION 9
SCALE: 1 : 50

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE

LAUNDRY, WIL 1 & POWDER INTERNALS

HOUSE NAME: **WILLIAMS 47** HAND: **RH** CATEGORY: **C**

FACADE NAME: **MANCHESTER**

SHEET SCALE: **1 : 50** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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T 0439 885 499

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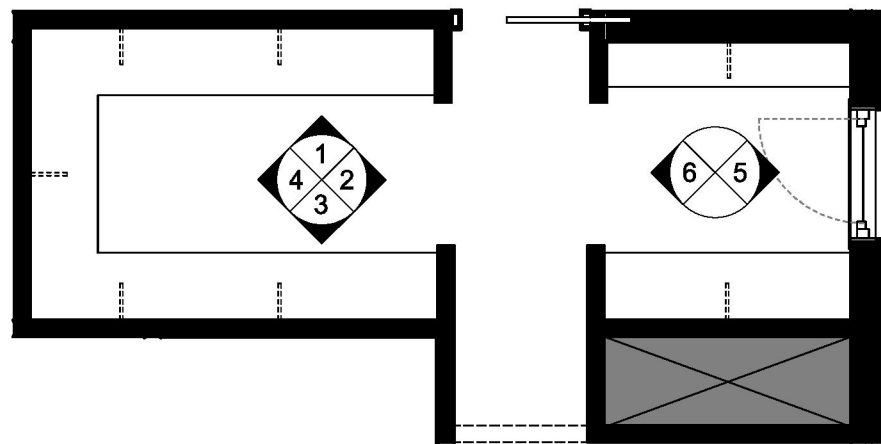
No.12 SPRINGWOOD RISE
SUBURB: **NEWLANDS ARM VIC 3875**

JOB NO: **2601BDR001** JOB DATE: **02/02/2026**

DRAWN: **M-07** CHECKED: **NC** PROJECT STAGE: **CONTRACT**

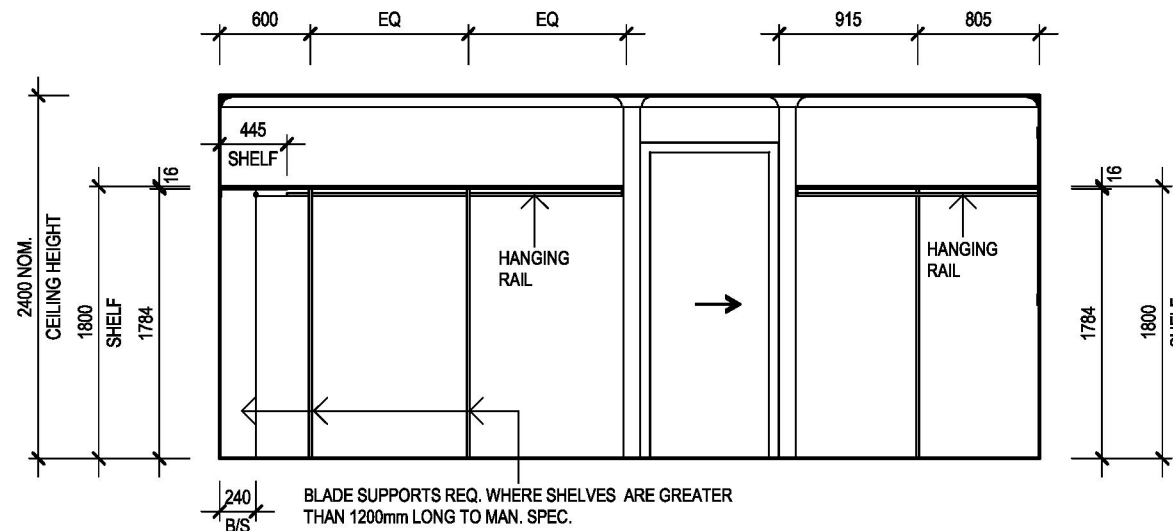
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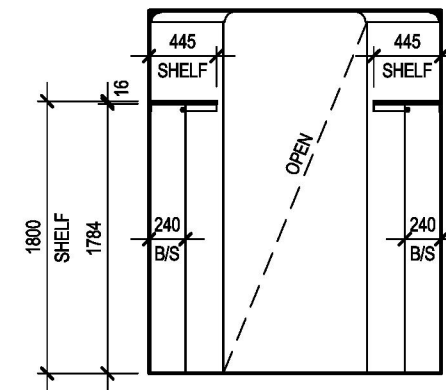
MASTER BED HIS & HER WIR PLAN

SCALE: 1 : 50



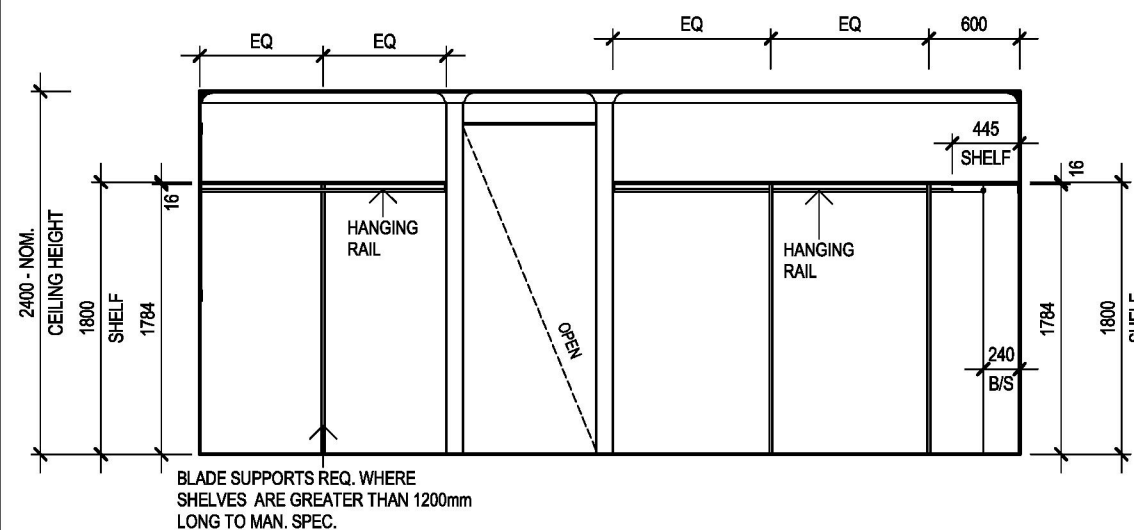
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SCALE: 1 : 50



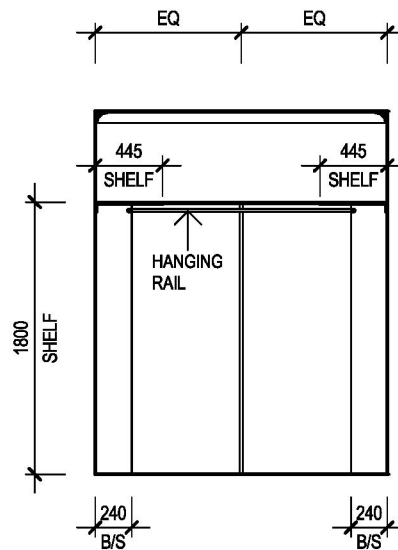
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SCALE: 1 : 50



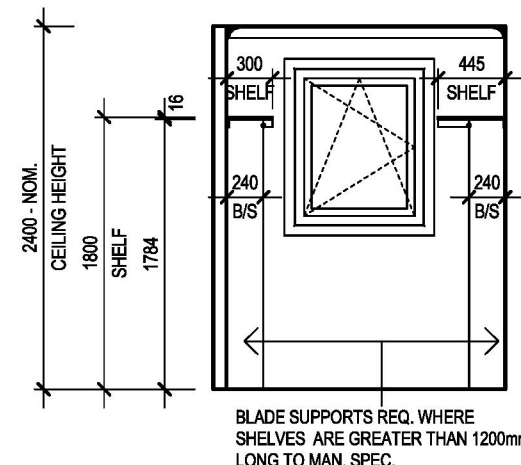
ELEVATION 3

SCALE: 1 : 50



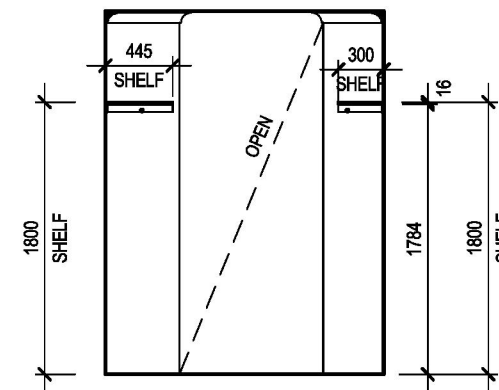
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SCALE: 1 : 50



ELEVATION 5

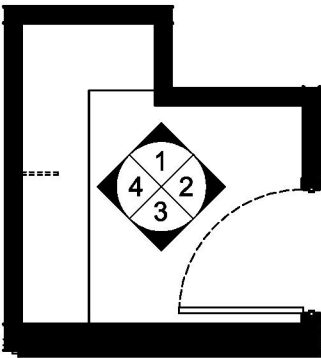
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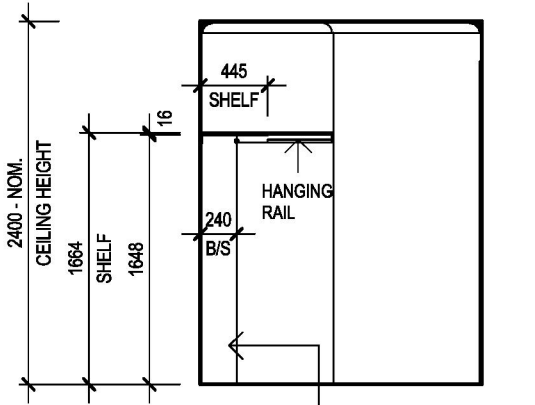
SCALE: 1 : 50

GENERAL NOTES - ALL TILE & CABINETRY 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		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 35 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 MASTER BED WIR INTERNALS HOUSE NAME: WILLIAMS 47 HAND: RH CATEGORY: C FACADE NAME: MANCHESTER SHEET SCALE: 1 : 50 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026 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 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT No.12 SPRINGWOOD RISE SUBURB: NEWLANDS ARM VIC 3875 JOB NO: 2601BDR001 JOB DATE: 02/02/2026 DRAWN: M-07 CHECKED: NC PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 17/06/2024
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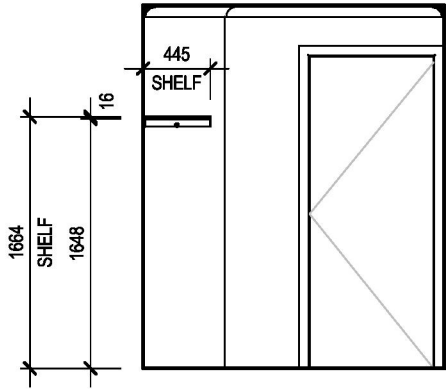
WIR 2 PLAN

SCALE: 1 : 50



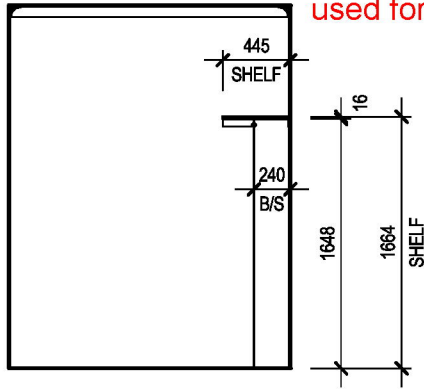
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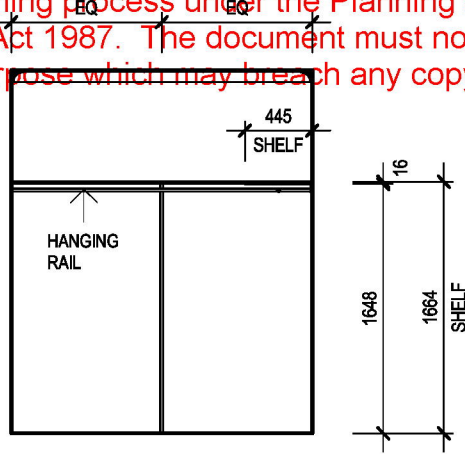
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SCALE: 1 : 50



ELEVATION 3

SCALE: 1 : 50

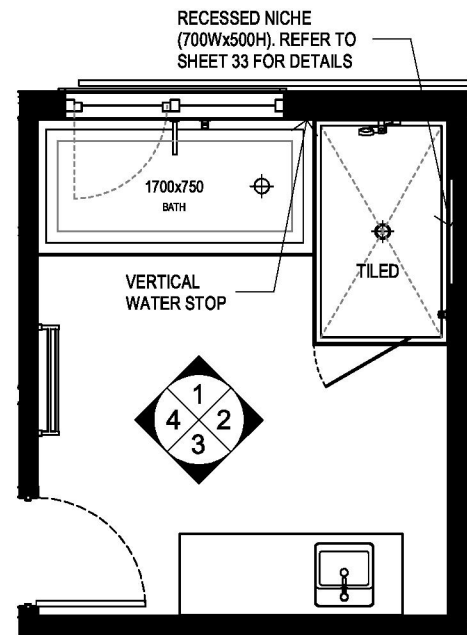


ELEVATION 4

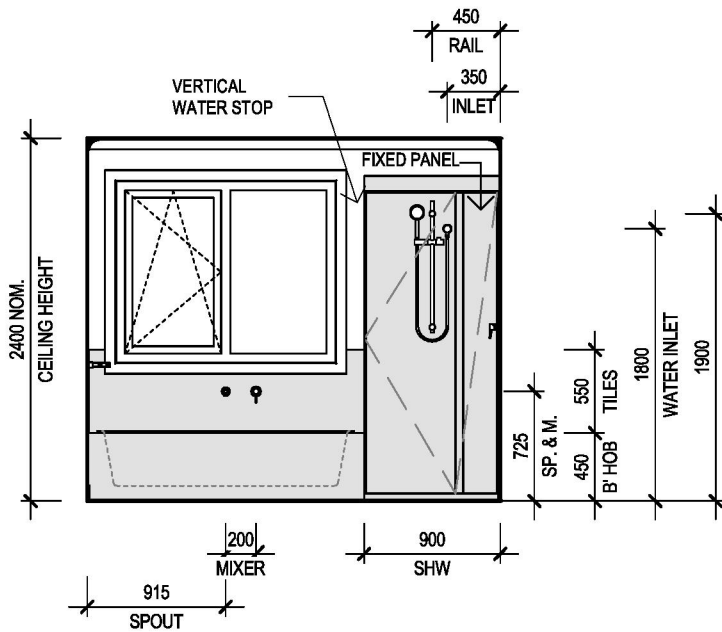
SCALE: 1 : 50

GENERAL NOTES				CLIENT ACKNOWLEDGEMENT		SHEET TITLE				CLIENT																															
• ALL TILE & CABINETRY 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				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 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.		BED 2 WIR & WIL 3 INTERNALS <table><tr><td>HOUSE NAME</td><td>HAND</td><td>CATEGORY</td></tr><tr><td>WILLIAMS 47</td><td>RH</td><td>C</td></tr><tr><td colspan="3">FACADE NAME</td></tr><tr><td colspan="3">MANCHESTER</td></tr><tr><td>SHEET SCALE</td><td>ORIGINAL SHEET SIZE</td><td>COPYRIGHT</td></tr><tr><td>1 : 50</td><td>A3</td><td>2026</td></tr></table> *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 PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD* DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS		HOUSE NAME	HAND	CATEGORY	WILLIAMS 47	RH	C	FACADE NAME			MANCHESTER			SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT	1 : 50	A3	2026	ALPHA COLLECTION BAIRNSDALE JG KING HOMES 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499		No.12 SPRINGWOOD RISE SUBURB NEWLANDS ARM VIC 3875 <table><tr><td>JOB NO</td><td>JOB DATE</td></tr><tr><td>2601BDR001</td><td>02/02/2026</td></tr><tr><td>DRAWN</td><td>CHECKED</td></tr><tr><td>M-07</td><td>NC</td></tr><tr><td>MASTER RELEASE DATE</td><td>PROJECT STAGE</td></tr><tr><td>17/06/2024</td><td>CONTRACT</td></tr></table> Printed 17/07/2026 Page 48 of 79		JOB NO	JOB DATE	2601BDR001	02/02/2026	DRAWN	CHECKED	M-07	NC	MASTER RELEASE DATE	PROJECT STAGE	17/06/2024	CONTRACT
								HOUSE NAME	HAND	CATEGORY																															
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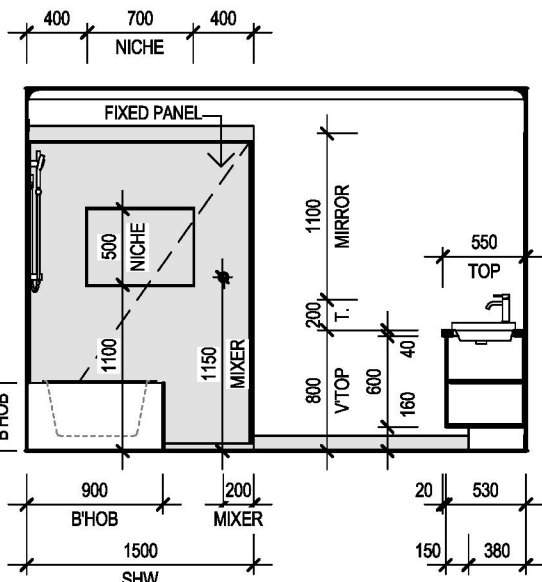
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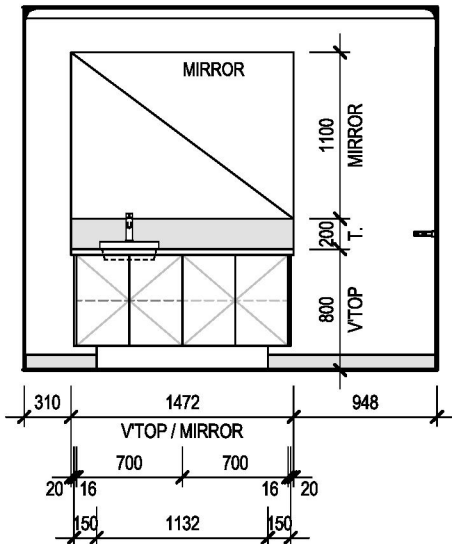
BATHROOM PLAN
SCALE: 1 : 50



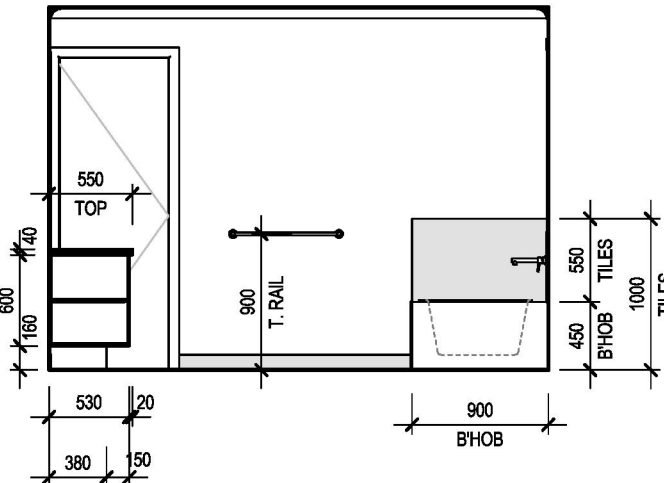
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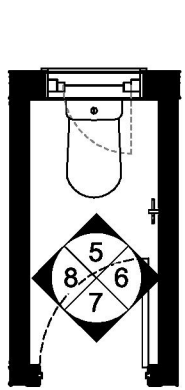
ELEVATION 2
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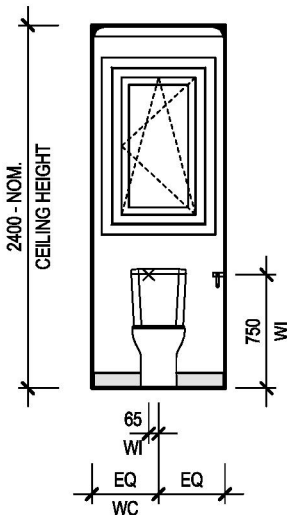
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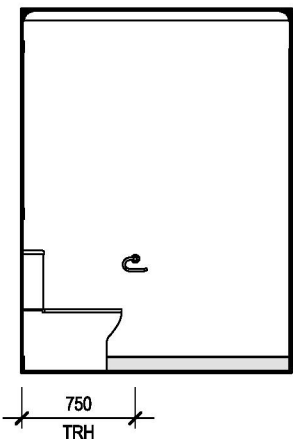
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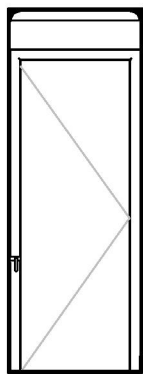
WC2 PLAN
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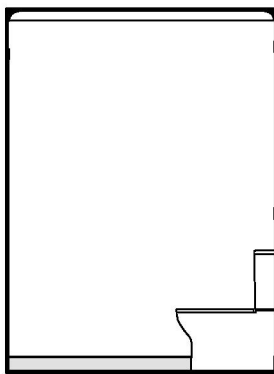
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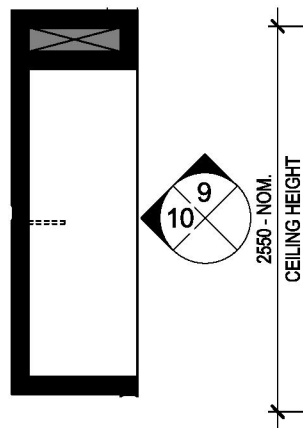
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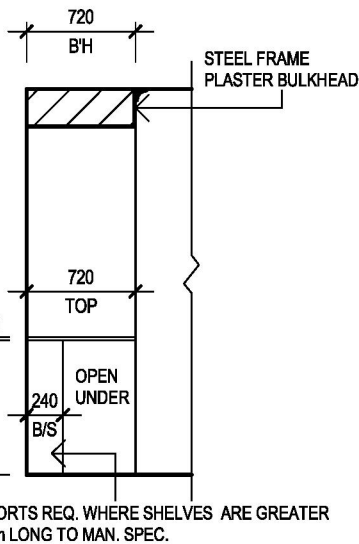
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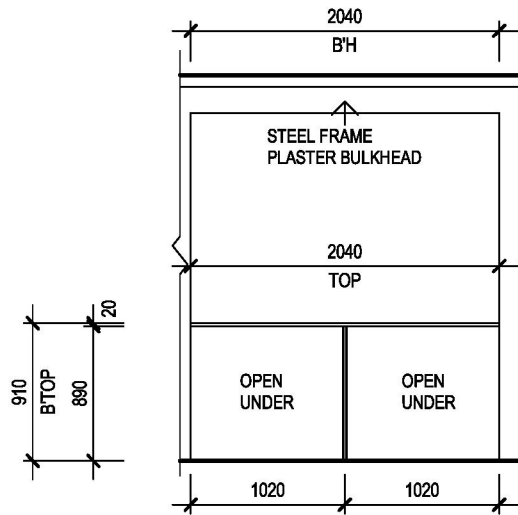
ELEVATION 8
SCALE: 1 : 50



NOOK PLAN
SCALE: 1 : 50



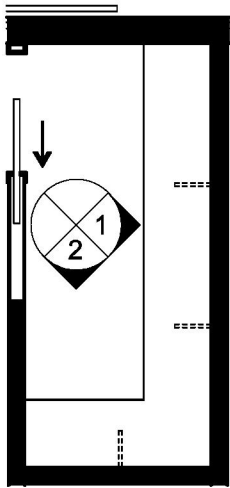
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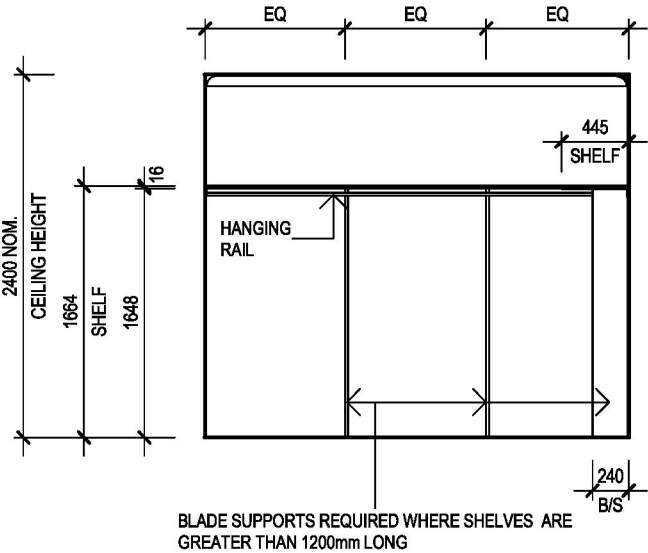
ELEVATION 10
SCALE: 1 : 50

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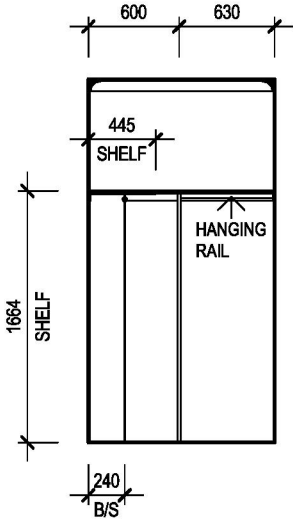
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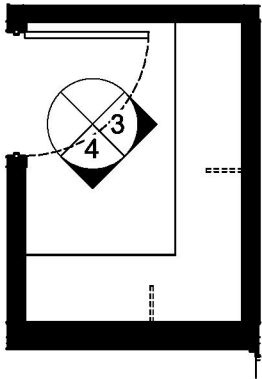
BED 3 WIR PLAN
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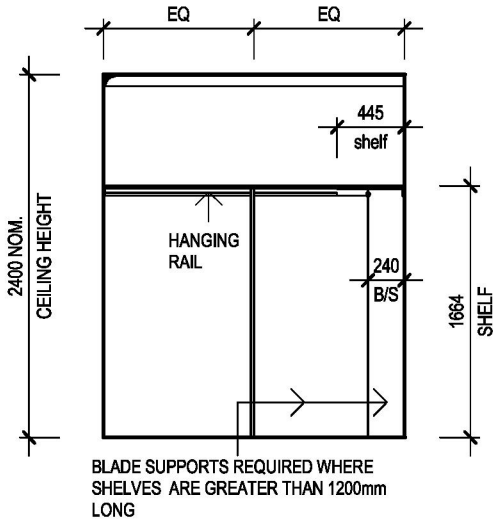
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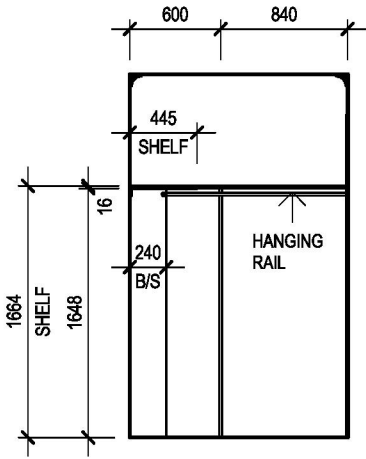
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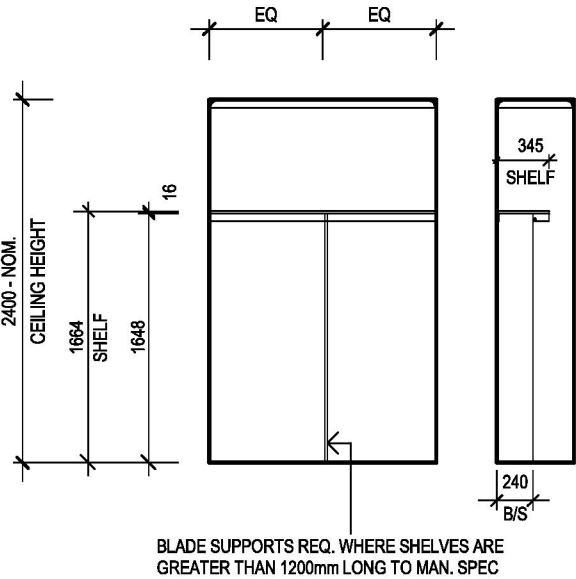
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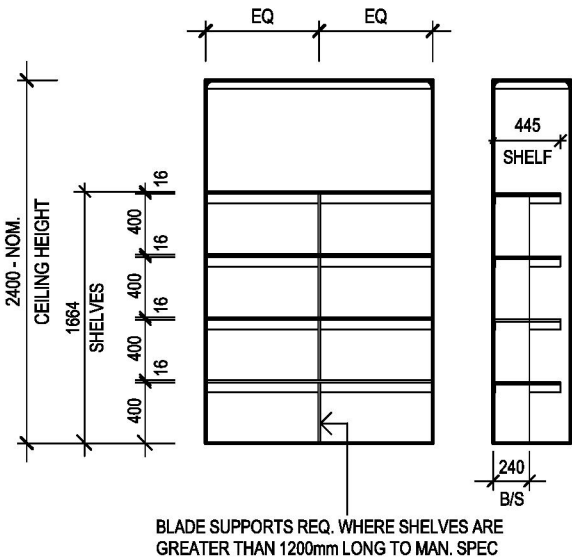
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SCALE: 1 : 50



ELEVATION 4
SCALE: 1 : 50

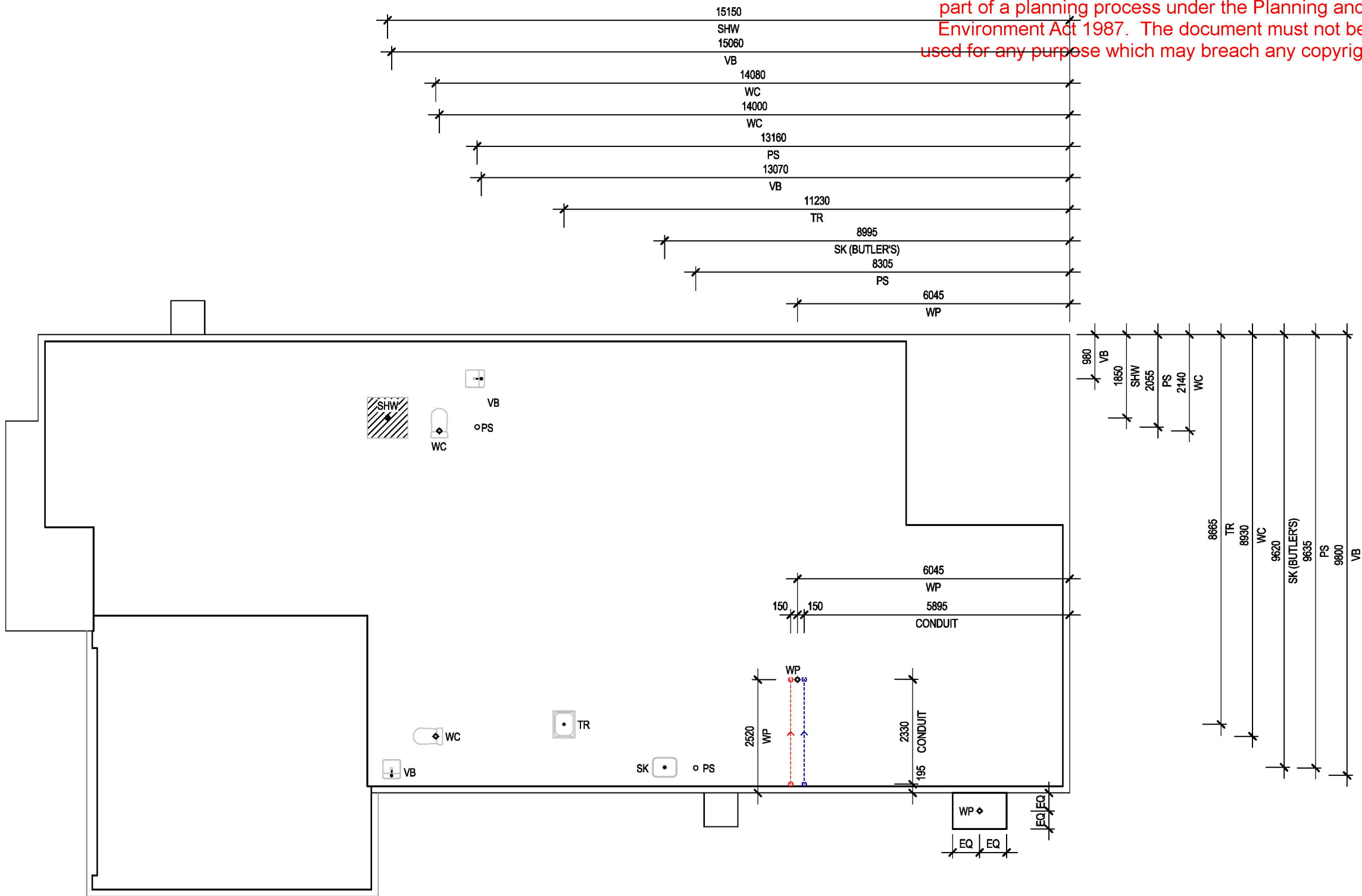


BROOM
SCALE: 1 : 50



LINEN - TYPICAL
SCALE: 1 : 50

GENERAL NOTES				CLIENT ACKNOWLEDGEMENT		SHEET TITLE				CLIENT																															
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CLIENT 2:	DATE 2:																																								
JGK BUILDER:	DATE 3:																																								



GENERAL NOTES	LEGEND	CLIENT ACKNOWLEDGEMENT	SHEET TITLE	CLIENT
	SHW WP PC WC BT VB TR SK DENOTES SHOWER OUTLET DENOTES POWER/WATER CONDUIT DENOTES TOILET SUITE OUTLET DENOTES BATH TUB OUTLET DENOTES VANITY BASIN OUTLET DENOTES LAUNDRY THROUGH OUTLET DENOTES KITCHEN SINK OUTLET	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 35 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:	PLUMBING LAYOUT - GF HOUSE NAME WILLIAMS 47 FACADE NAME MANCHESTER SHEET SCALE 1 : 100 ORIGINAL SHEET SIZE A3 COPYRIGHT 2026 *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 J.G KING HOMES PTY LTD* 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 BAIRNSDALE CLIENT No.12 SPRINGWOOD RISE SUBURB NEWLANDS ARM VIC 3875 JOB NO 2601BDR001 DRAWN M-07 CHECKED NC PROJECT STAGE CONTRACT MASTER RELEASE DATE 17/06/2024 JOB DATE 02/02/2026 Printed 17/07/2024 SHEET NO 24 of 36

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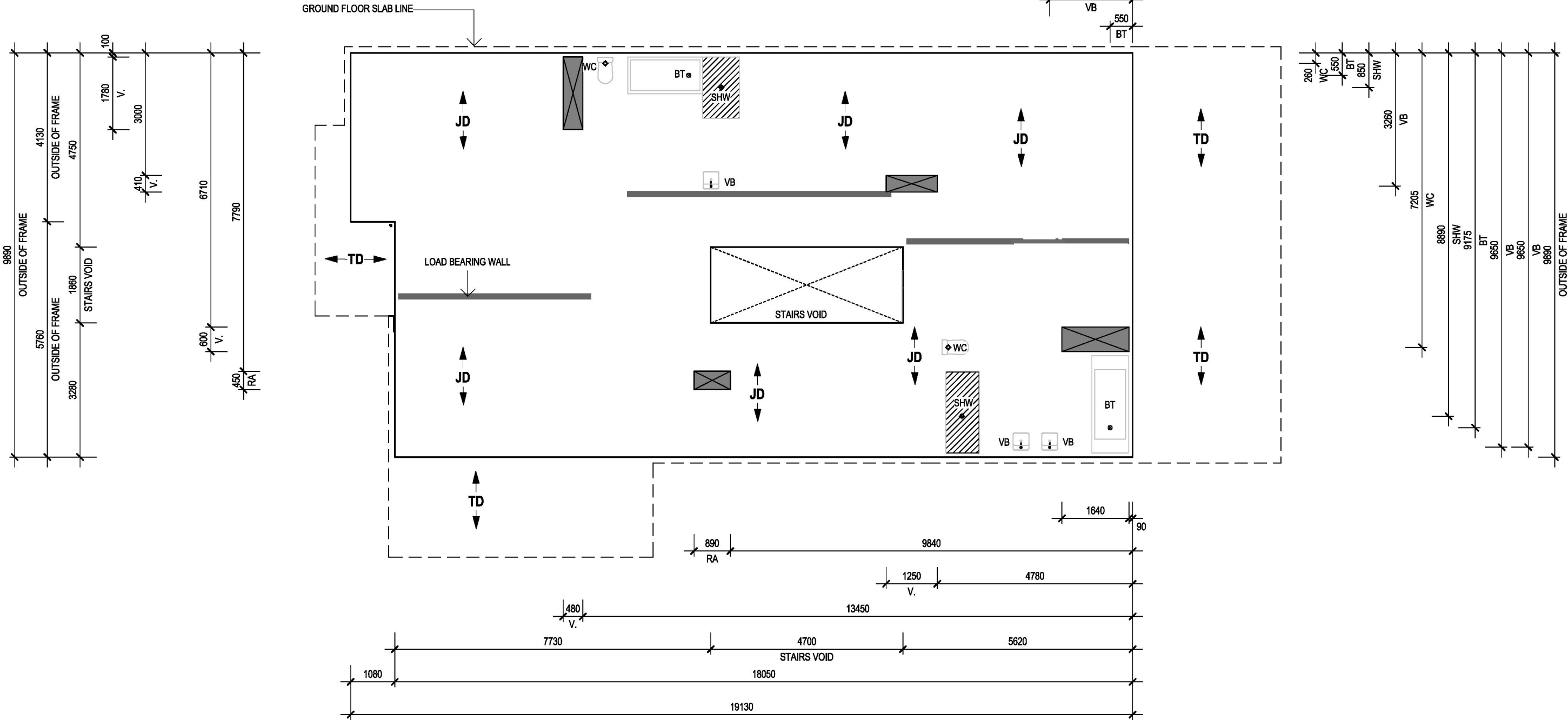
ENGINEERED BEAM

ENGINEERED POINT LOAD

TD ROOF TRUSS DIRECTION

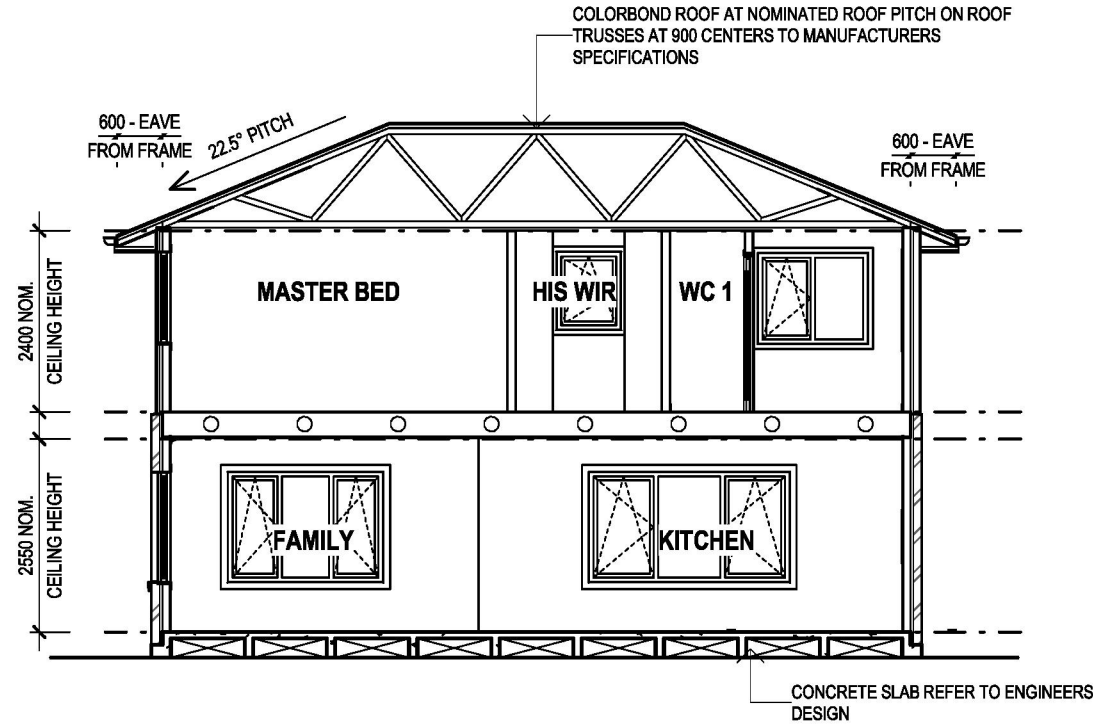
JD FLOOR JOIST DIRECTION

ALL EXTERNAL WALLS TO BE LOAD BEARING

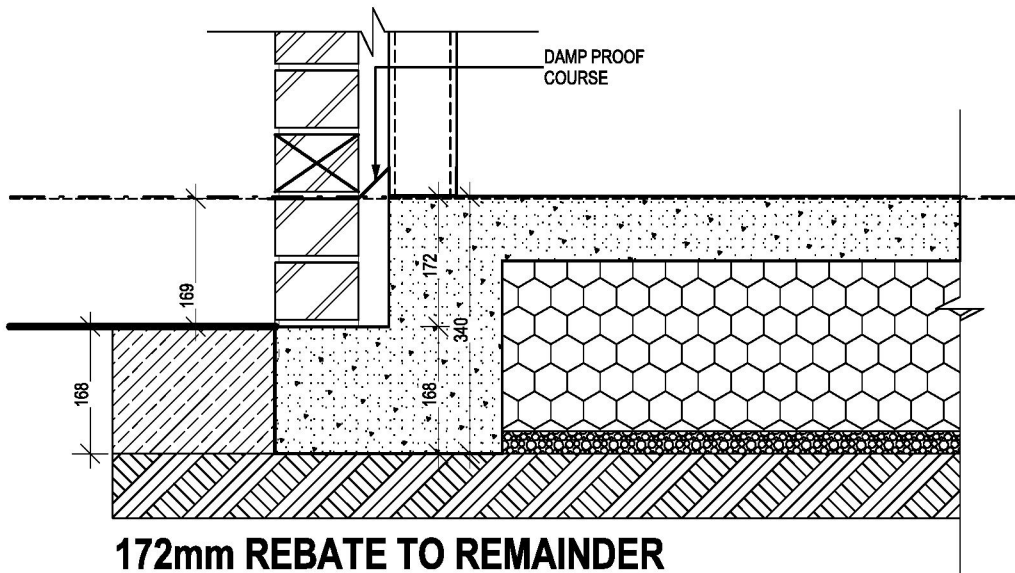


GENERAL NOTES 	LEGEND SHW WP PC WC BT VB TR SK DENOTES SHOWER OUTLET DENOTES POWERWATER CONDUIT DENOTES TOILET SUITE OUTLET DENOTES BATH TUB OUTLET DENOTES VANITY BASIN OUTLET DENOTES LAUNDRY THROUGH OUTLET DENOTES KITCHEN SINK OUTLET	CLIENT ACKNOWLEDGEMENT 1/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 35 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 FLOOR/PLUMBING LAYOUT - FF HOUSE NAME HAND CATEGORY WILLIAMS 47 RH C FACADE NAME COPYRIGHT MANCHESTER 2026 SHEET SCALE ORIGINAL SHEET SIZE 1 : 100 A3 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 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	ALPHA COLLECTION BAIRNSDALE JG KING HOMES 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT No.12 SPRINGWOOD RISE SUBURB NEWLANDS ARM VIC 3875 JOB NO JOB DATE 2601BDR001 02/02/2026 DRAWN CHECKED PROJECT STAGE M-07 NC CONTRACT MASTER RELEASE DATE SHEET NO OF 17/06/2024 25 30
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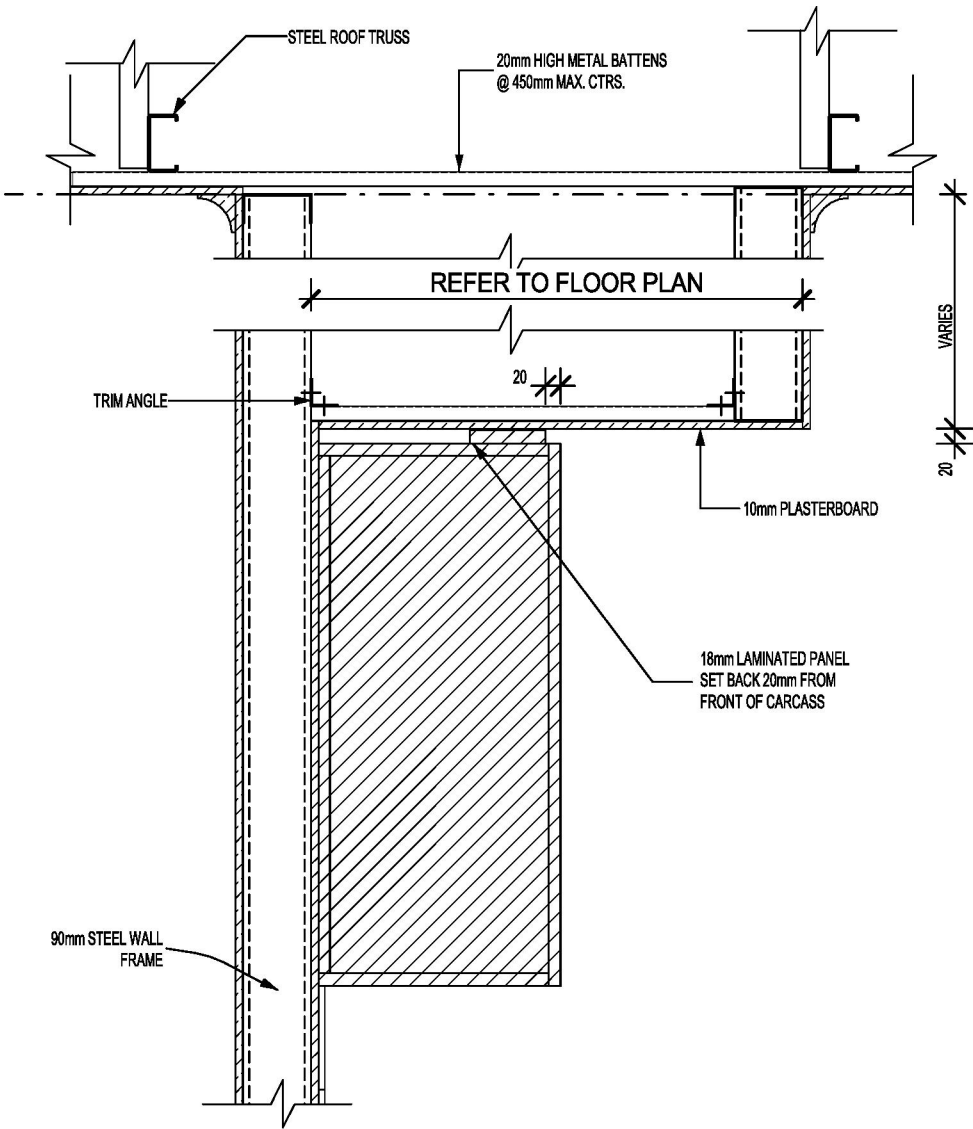
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SECTION Y-Y
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172mm REBATE TO REMAINDER
NO EXTERNAL PAVING (225 pod)
SCALE - 1:10



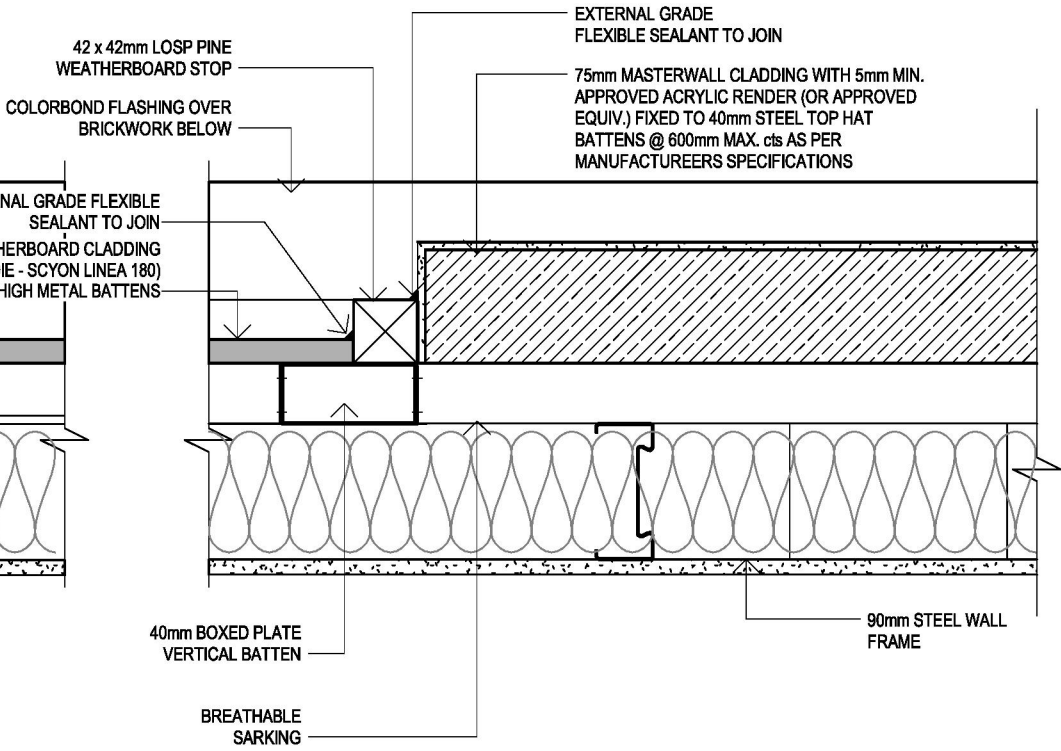
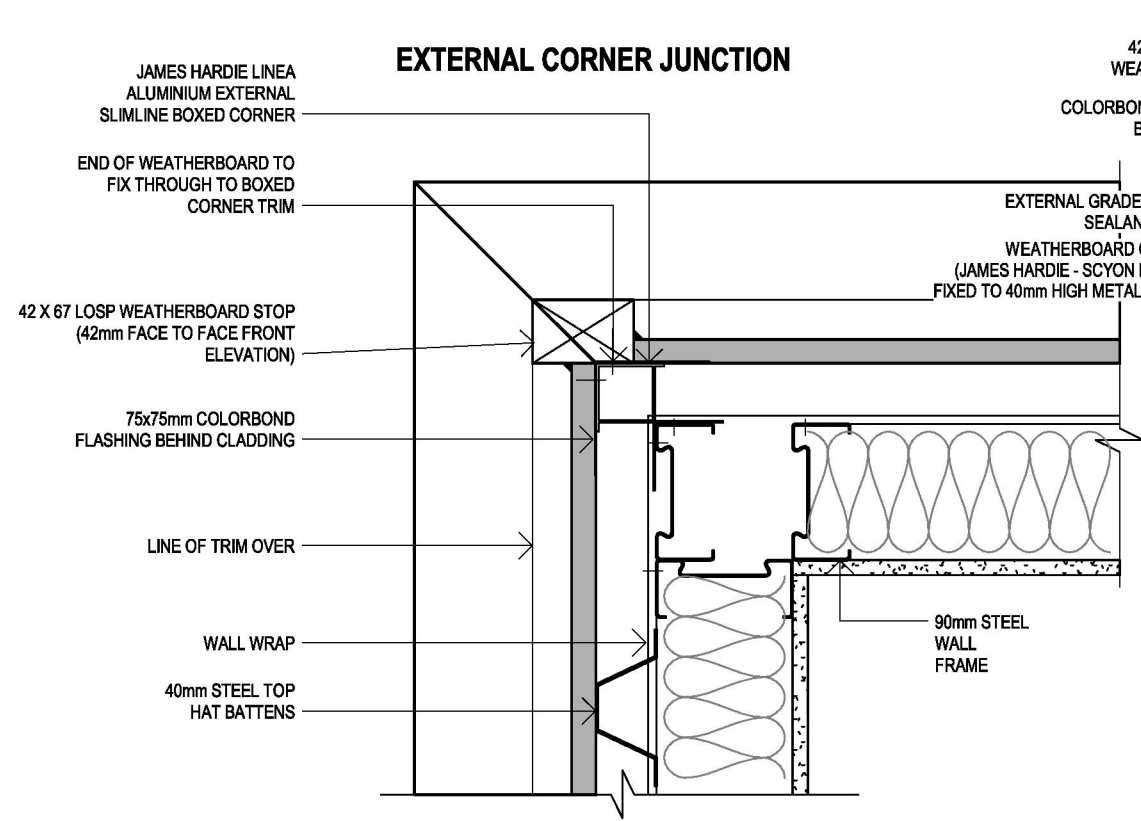
KITCHEN JOINERY BULKHEAD DETAIL
SCALE - 1:10

GENERAL NOTES		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 SECTION/DETAILS HOUSE NAME HAND CATEGORY WILLIAMS 47 RH C FACADE NAME MANCHESTER SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT As indicated A3 2026 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 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT No.12 SPRINGWOOD RISE SUBURB NEWLANDS ARM VIC 3875 JOB NO 2601BDR001 DRAWN M-07 MASTER RELEASE DATE 17/06/2024 JOB DATE 02/02/2026 CHECKED NC CONTRACT 17/07/2026 26 of 36
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ADVERTISED

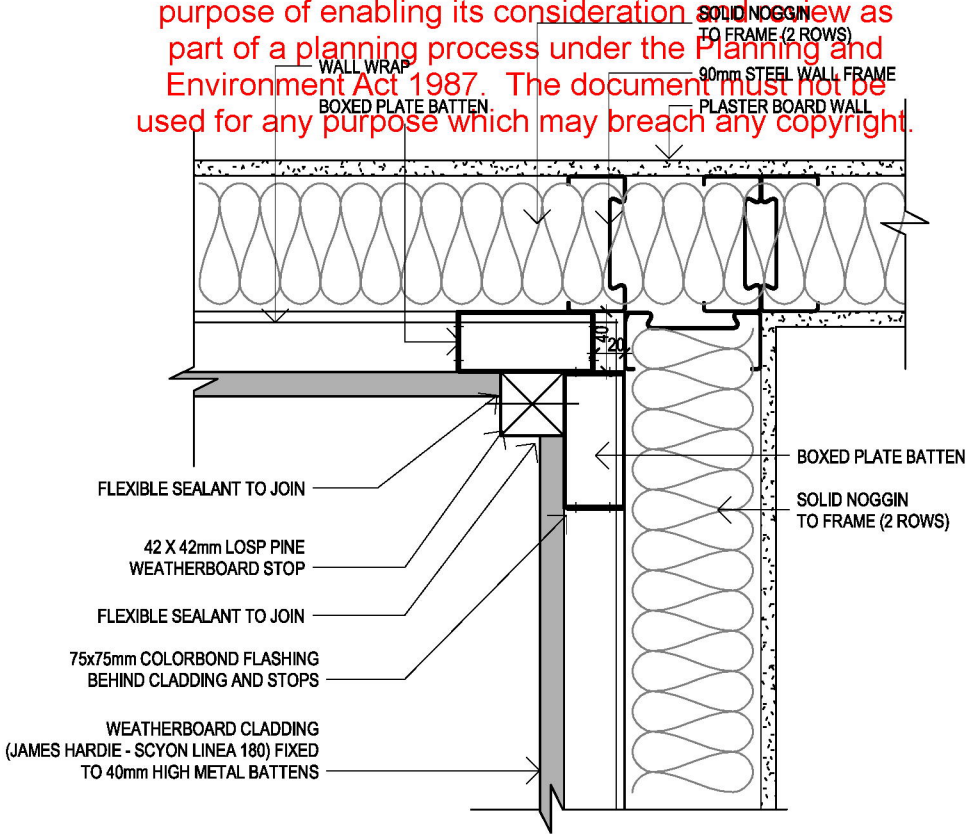
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EXTERNAL CORNER JUNCTION



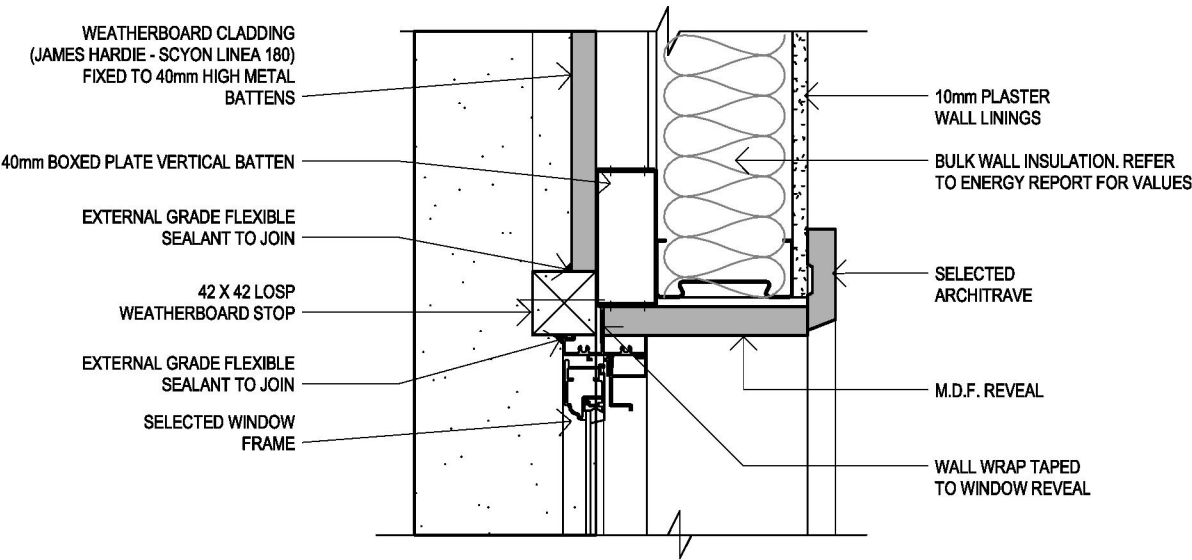
WEATHERBOARD / MASTERWALL JUNCTION

INTERNAL CORNER JUNCTION



DETAIL 1

SCALE - 1:5

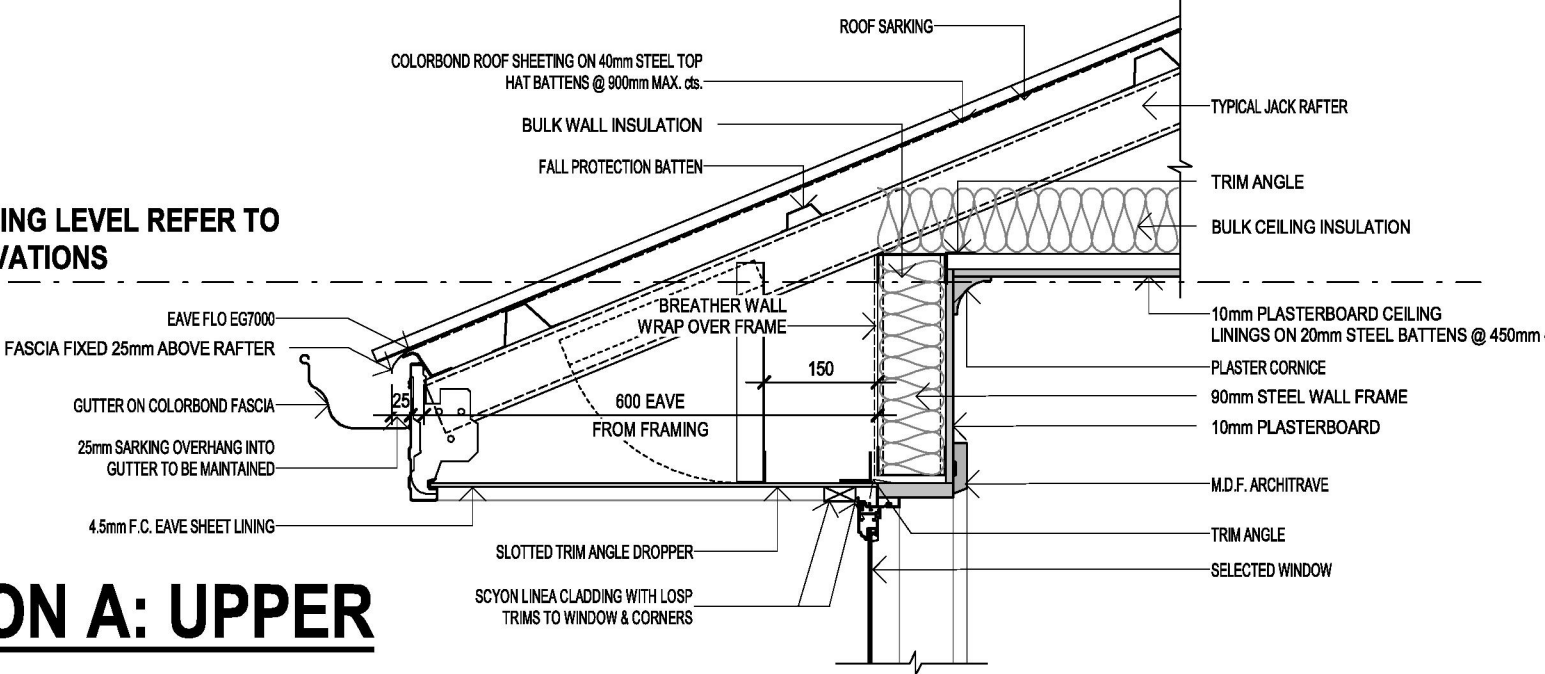


WINDOW / DOOR JAMB JUNCTION

DETAIL 2

SCALE - 1:5

CEILING LEVEL REFER TO ELEVATIONS



SECTION A: UPPER

MANCHESTER FACADE

SCALE - 1:10

GENERAL NOTES - THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 3958.1 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 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 SECTION/DETAILS HOUSE NAME HAND CATEGORY WILLIAMS 47 RH C FACADE NAME MANCHESTER SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT As indicated A3 2026 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 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT No.12 SPRINGWOOD RISE SUBURB NEWLANDS ARM VIC 3875 JOB NO 2601BDR001 JOB DATE 02/02/2026 DRAWN M-07 CHECKED NC PROJECT STAGE CONTRACT MASTER RELEASE DATE 17/06/2024 Printed 17/07/2026 Page 56 of 79
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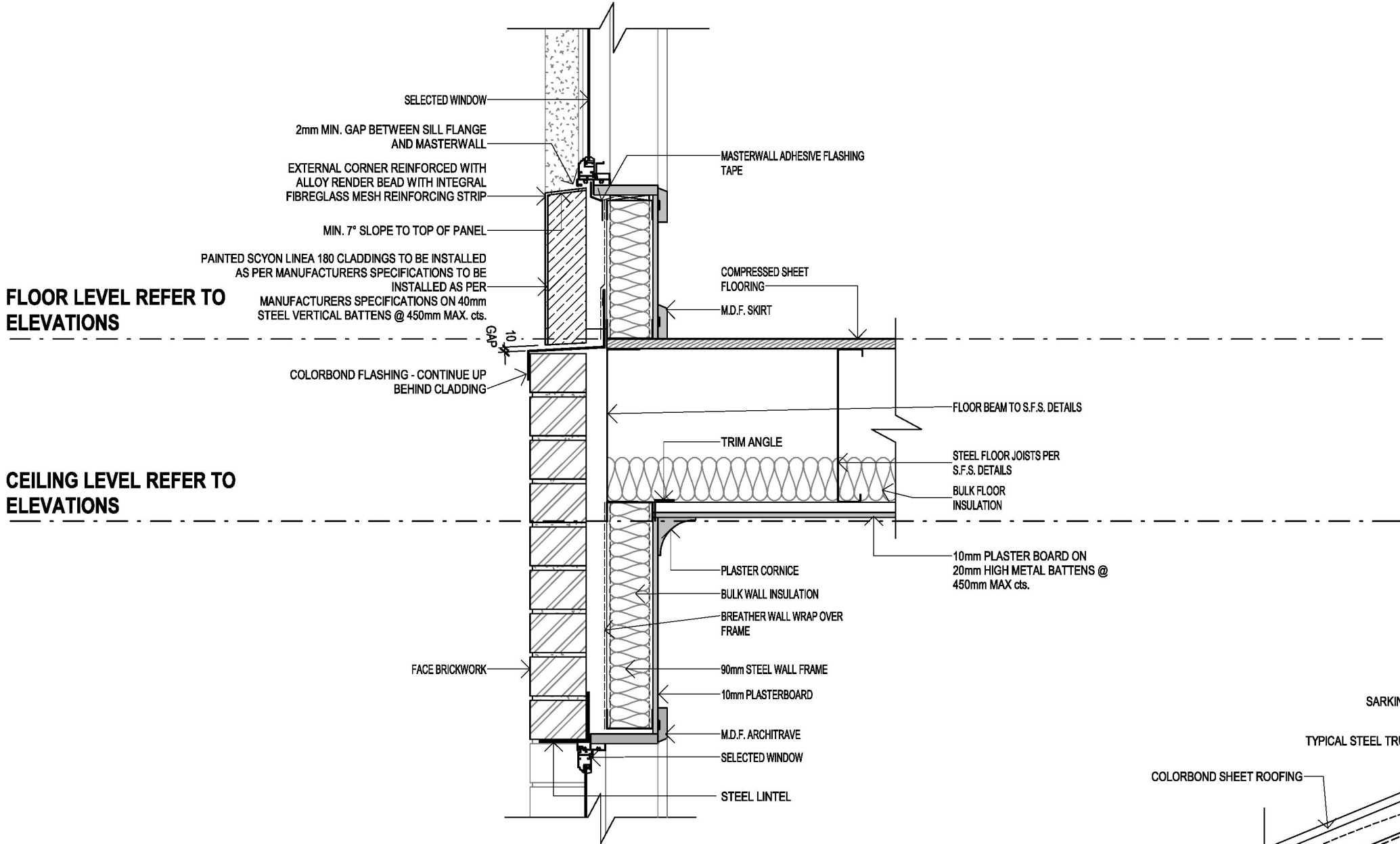


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Page 57 of 79

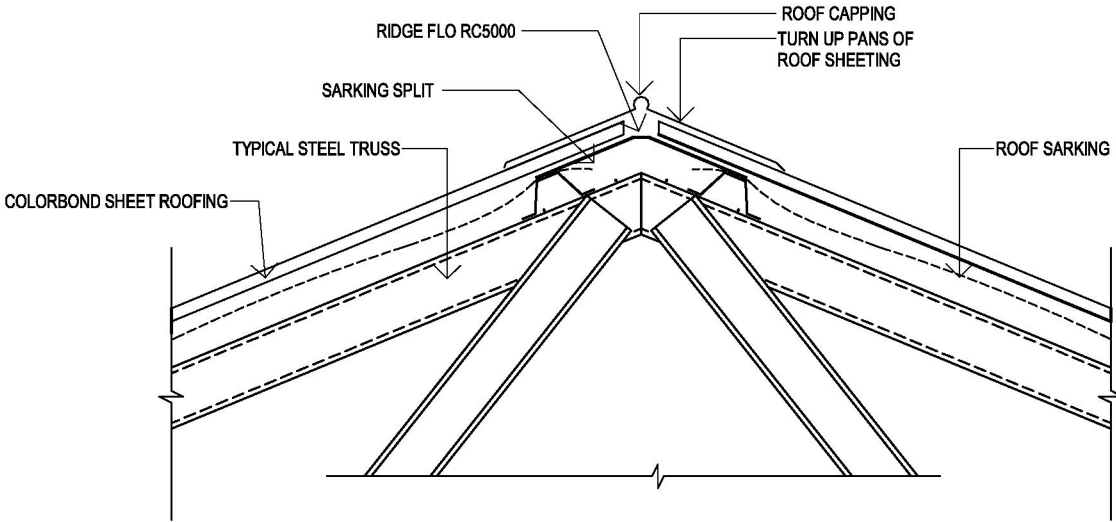


GENERAL NOTES		CLIENT ACKNOWLEDGEMENT		SHEET TITLE		CLIENT	
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SECTION C
MANCHESTER FACADE
SCALE - 1:10



TYPICAL RIDGE DETAIL
SCALE - 1:10

GENERAL NOTES

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CLIENT ACKNOWLEDGEMENT

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

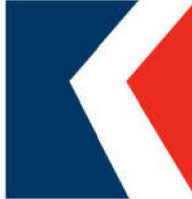
SHEET TITLE

SECTION/DETAILS

HOUSE NAME	HAND	CATEGORY
WILLIAMS 47	RH	C
FACADE NAME		
MANCHESTER		
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

No.12 SPRINGWOOD RISE

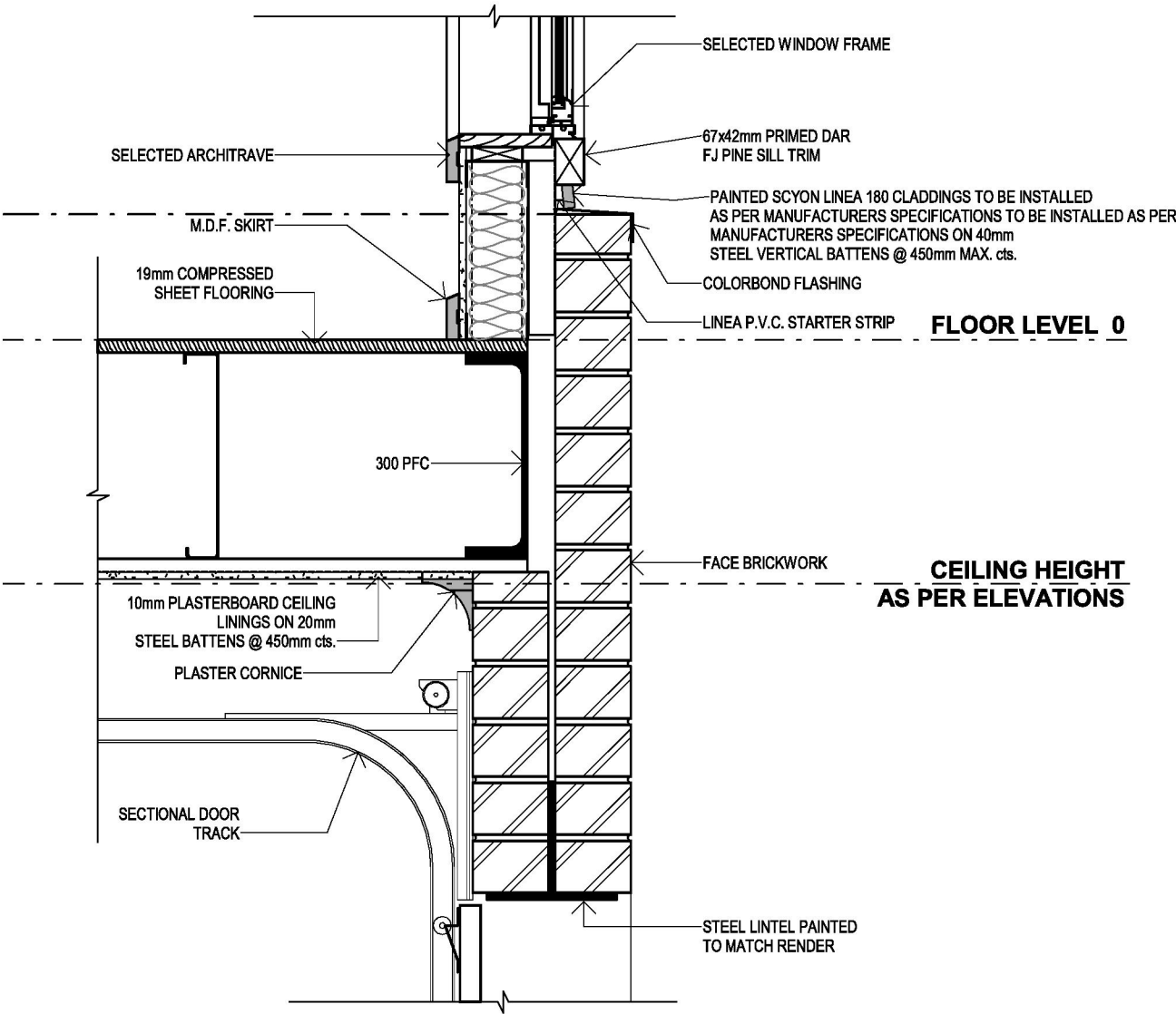
SUBURB

NEWLANDS ARM VIC 3875

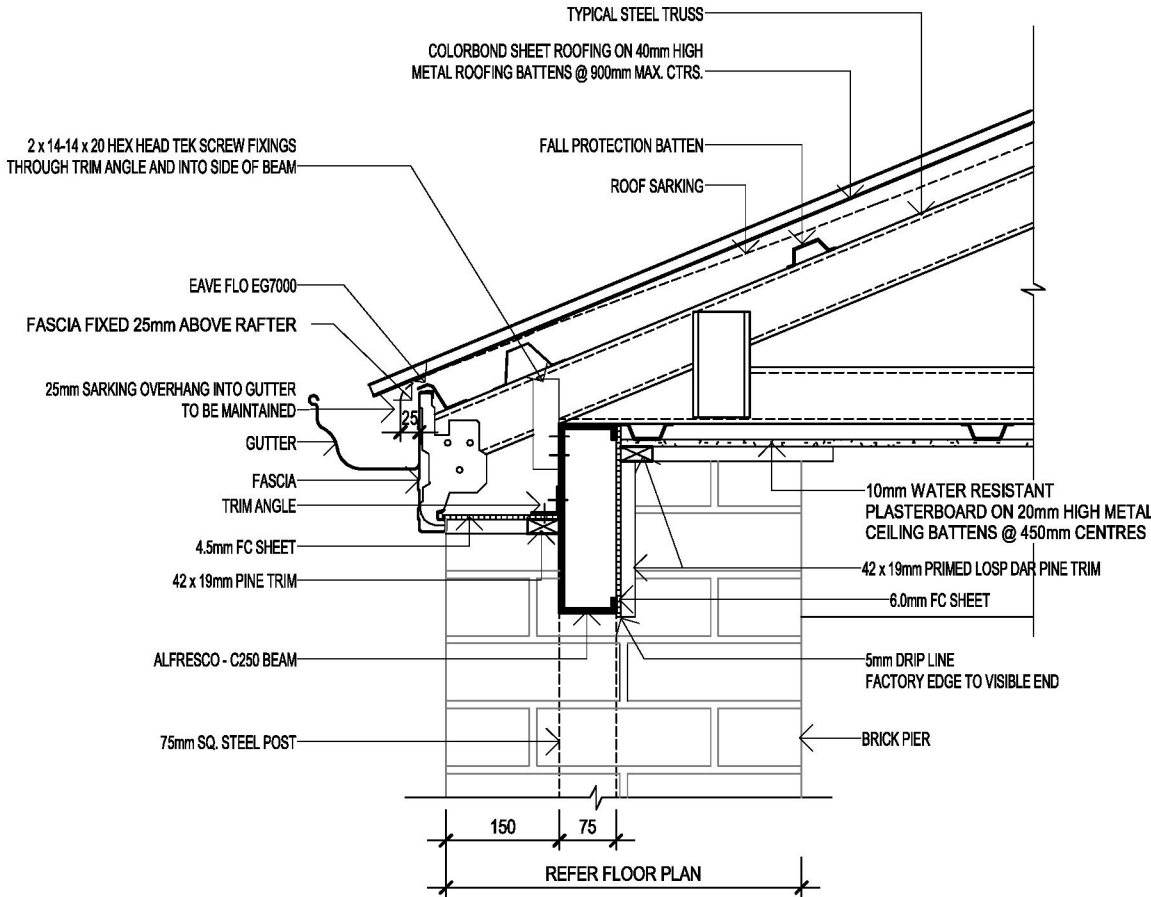
JOB NO	JOB DATE
2601BDR001	02/02/2026
DRAWN	CHECKED
M-07	NC
MASTER RELEASE DATE	CONTRACT
17/06/2024	

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Page 59 of 79



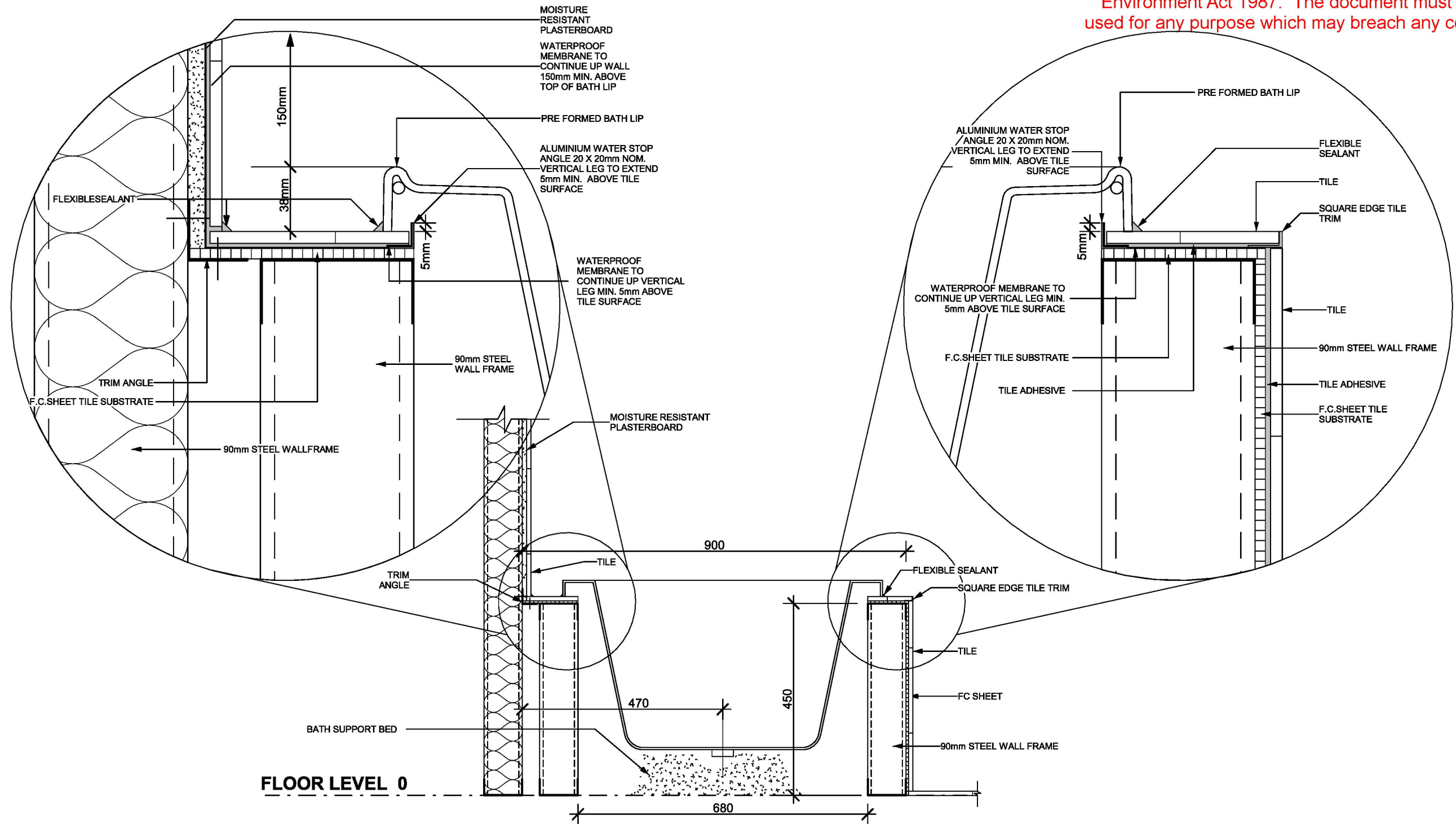
SECTION D
MANCHESTER FACADE
SCALE - 1:10



SECTION E: ALFRESCO DETAIL
SHEET ROOF (WITH SARKING)
SCALE - 1:10

GENERAL NOTES - THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 3958.1 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 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 SECTION/DETAILS HOUSE NAME WILLIAMS 47 HAND RH CATEGORY C FACADE NAME MANCHESTER SHEET SCALE 1 : 10 ORIGINAL SHEET SIZE A3 COPYRIGHT 2026 *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 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT No.12 SPRINGWOOD RISE SUBURB NEWLANDS ARM VIC 3875 JOB NO 2601BDR001 JOB DATE 02/02/2026 DRAWN M-07 CHECKED NC PROJECT STAGE CONTRACT MASTER RELEASE DATE 17/06/2024
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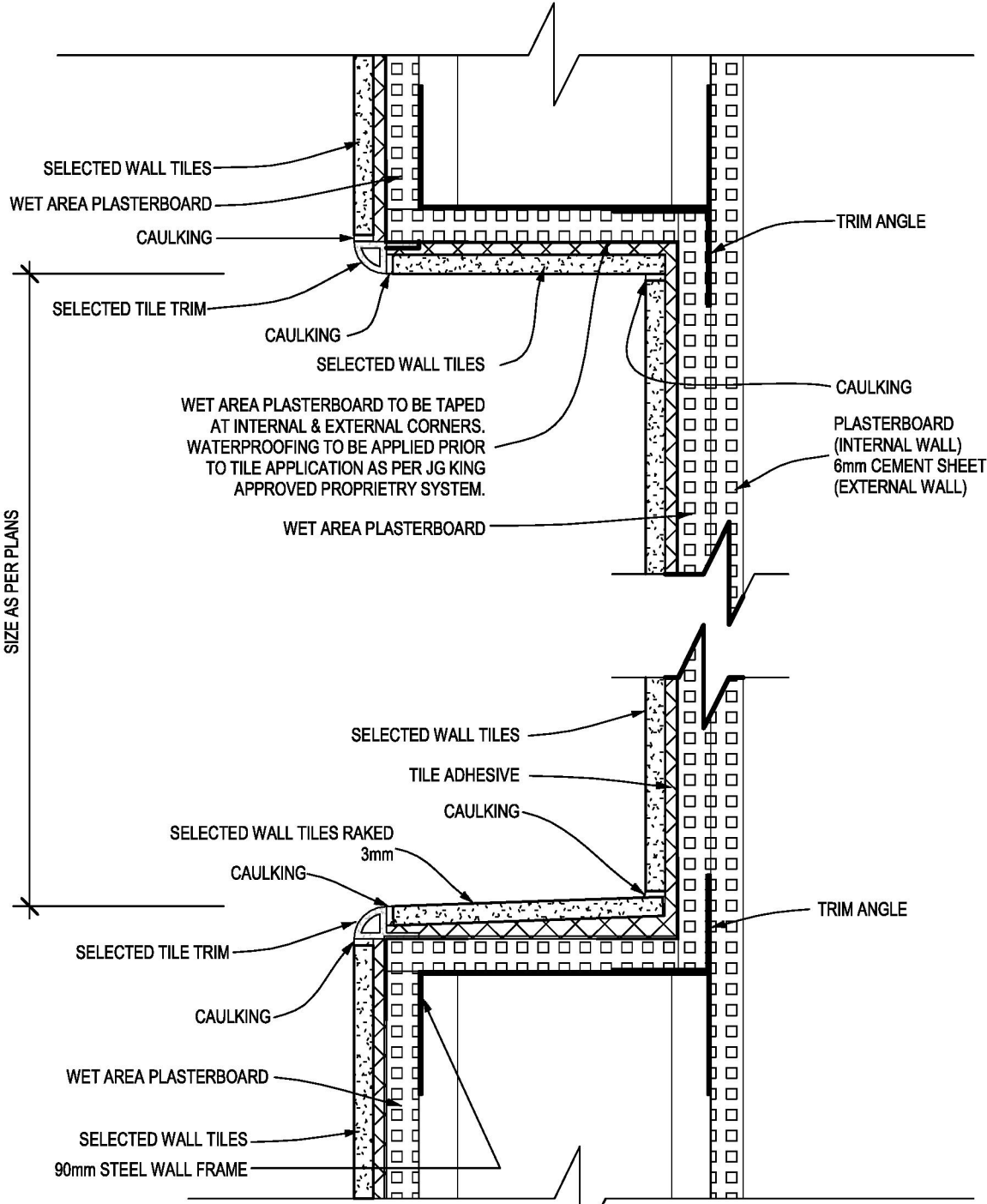
TYPICAL BATH HOB DETAIL

BASE ACRYLIC INSET BATH 1700mm x 750mm x 400mm H

SCALE - 1:10

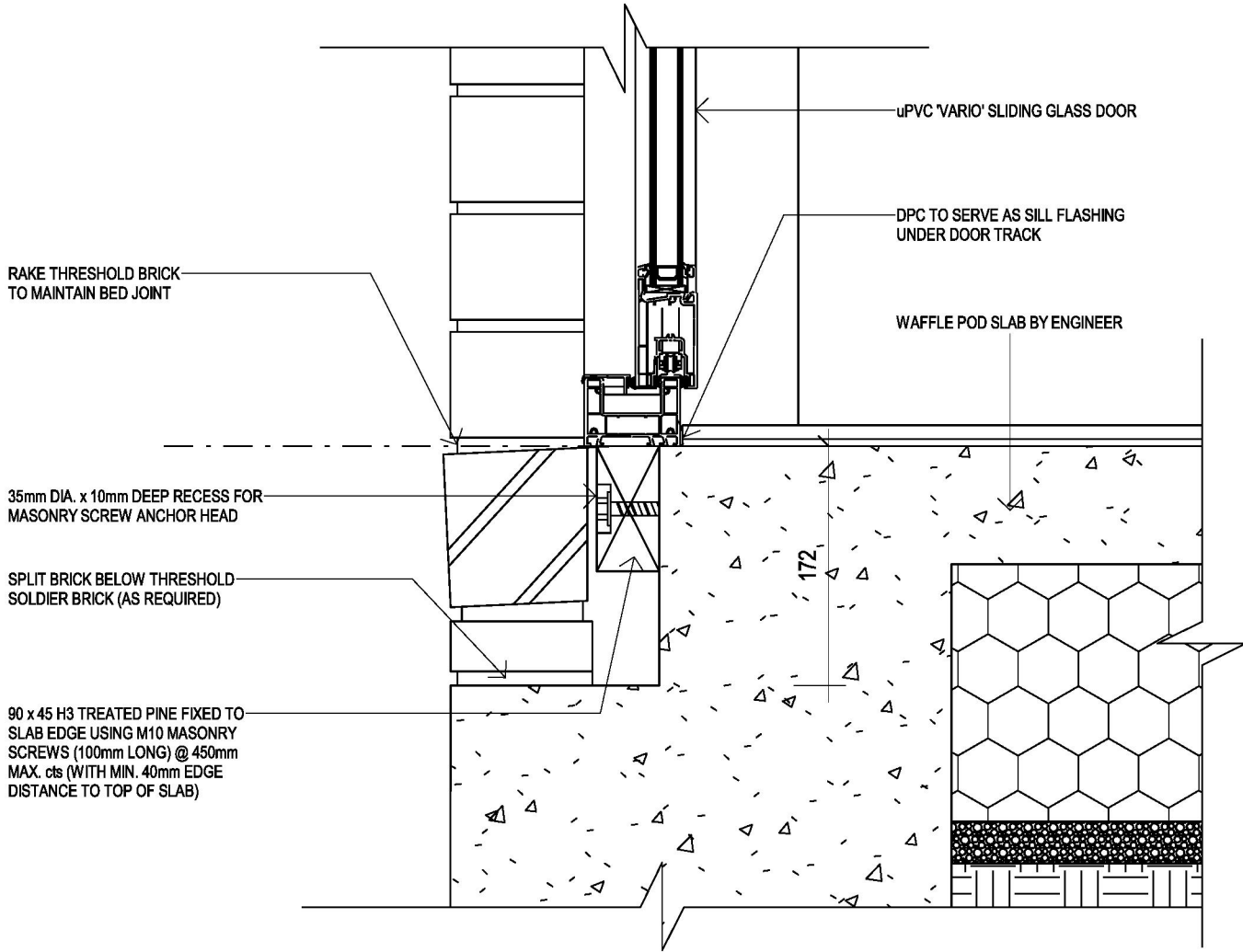
GENERAL NOTES - THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 9858.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY - FLOOR FINISHES AS SHOWN ARE INDICATIVE ONLY & ARE NOT A TRUE REPRESENTATION OF FINISHED FLOOR COVERINGS - NOTE : FLOOR TILE AREA IS EXCLUDING SKIRTING TILES		CLIENT ACKNOWLEDGEMENT 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 SECTION/DETAILS HOUSE NAME: WILLIAMS 47 HAND: RH CATEGORY: C FACADE NAME: MANCHESTER SHEET SCALE: 1 : 10 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026 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 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	 ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT No.12 SPRINGWOOD RISE SUBURB NEWLANDS ARM VIC 3875 JOB NO: 2601BDR001 JOB DATE: 02/02/2026 DRAWN: M-07 CHECKED: NC PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 17/06/2024
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TILED SHOWER NICHE DETAIL

SCALE 1:2

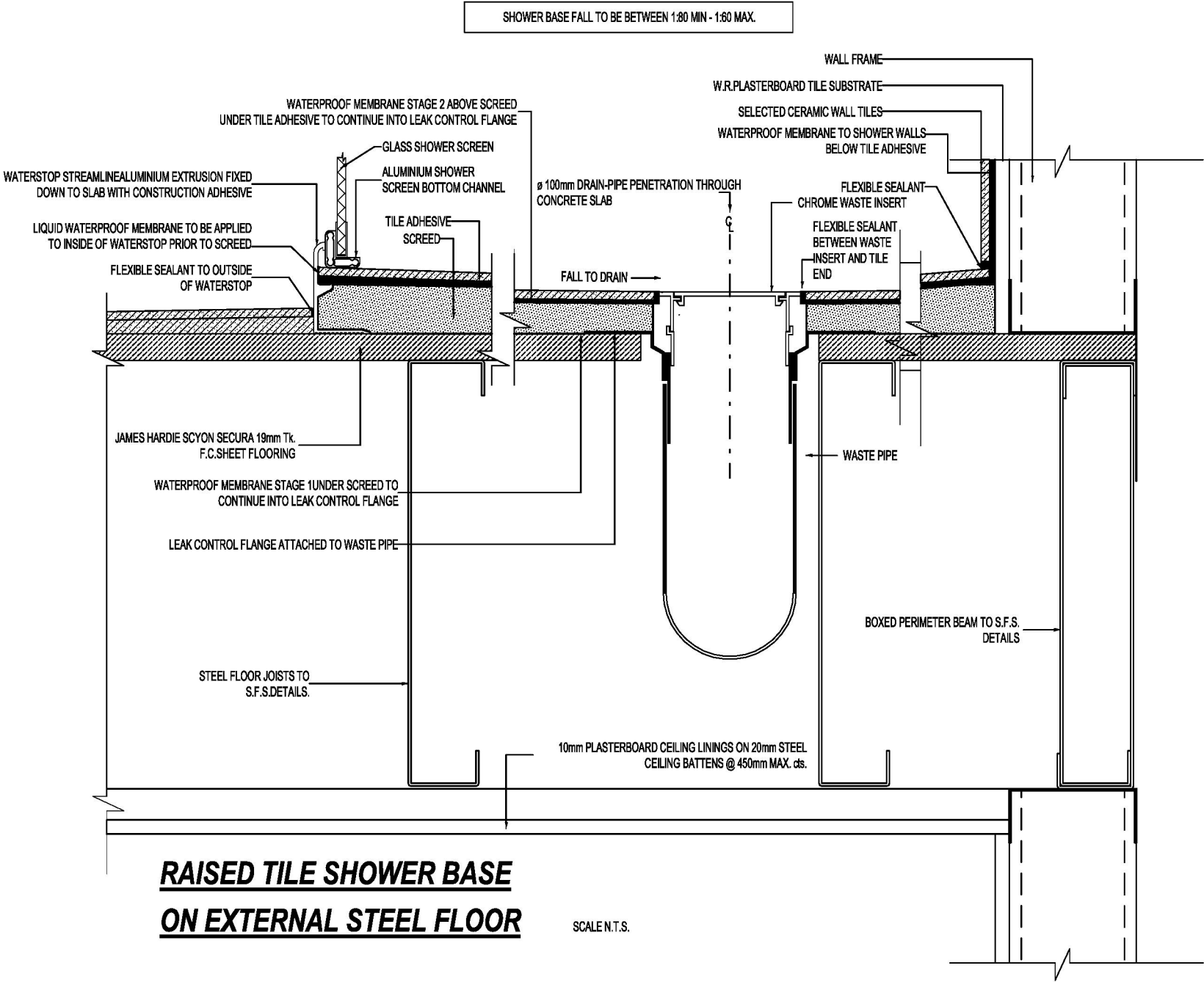


'VARIO' SLIDING DOOR SILL SUPPORT DETAIL - SLAB

SCALE: 1:5

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

SHEET TITLE		
SECTION/DETAILS		
HOUSE NAME	HAND	CATEGORY
WILLIAMS 47	RH	C
FACADE NAME		
MANCHESTER		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 100	A3	2026
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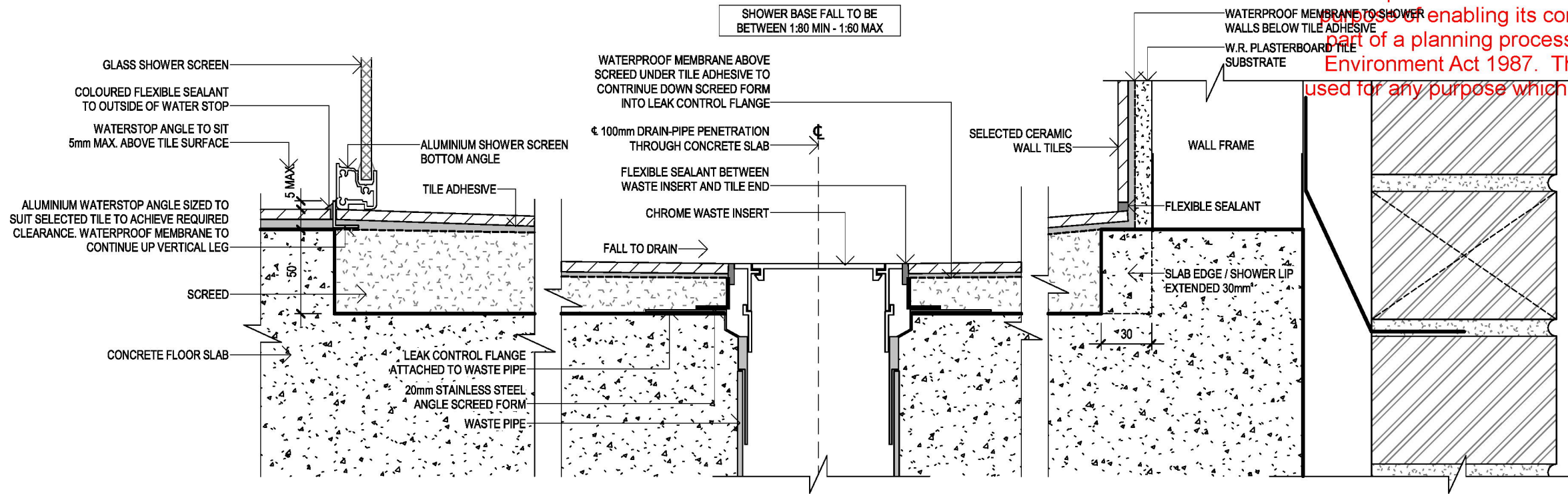
JG KING
HOMES

BAIRNSDALE

101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

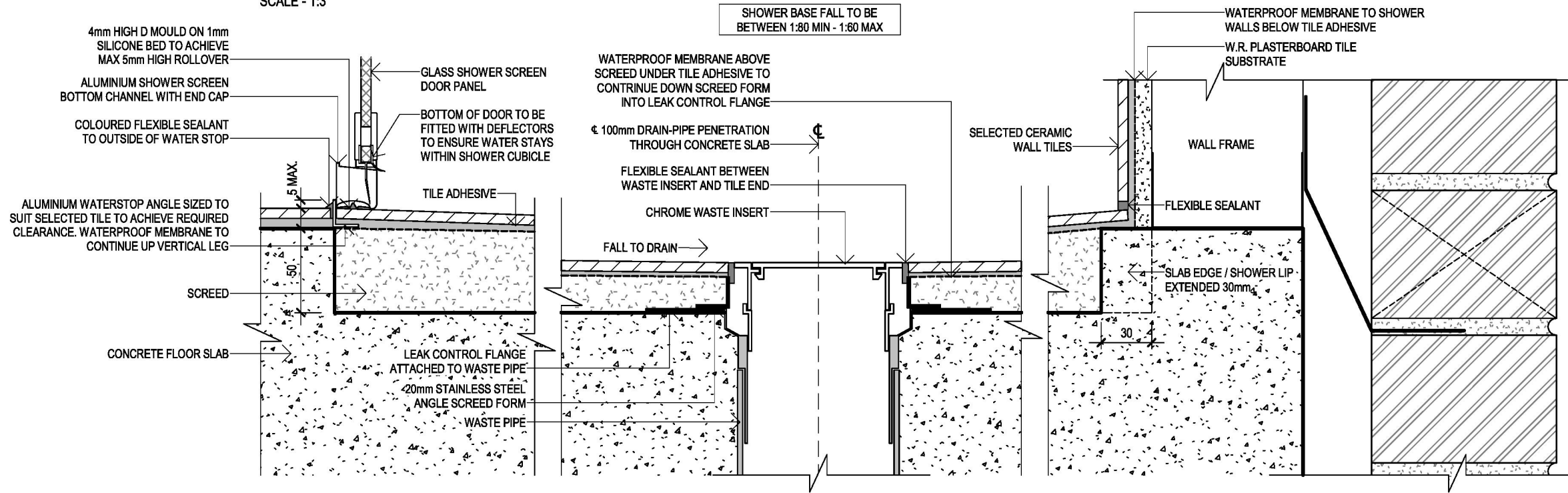
CLIENT			
No.12 SPRINGWOOD RISE			
SUBURB			
NEWLANDS ARM VIC 3875			
JOB NO		JOB DATE	
2601BDR001		02/02/2026	
DRAWN	CHECKED	PROJECT STAGE	
M-07	NC	CONTRACT	
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17/06/2024		34	of 36

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

SCALE - 1:3

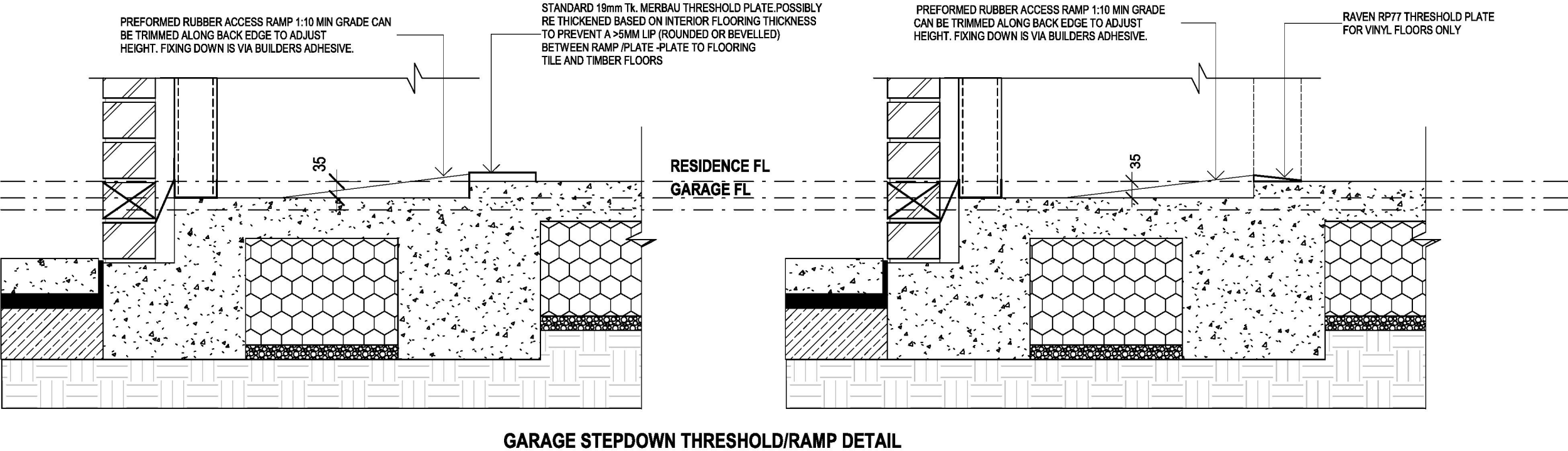
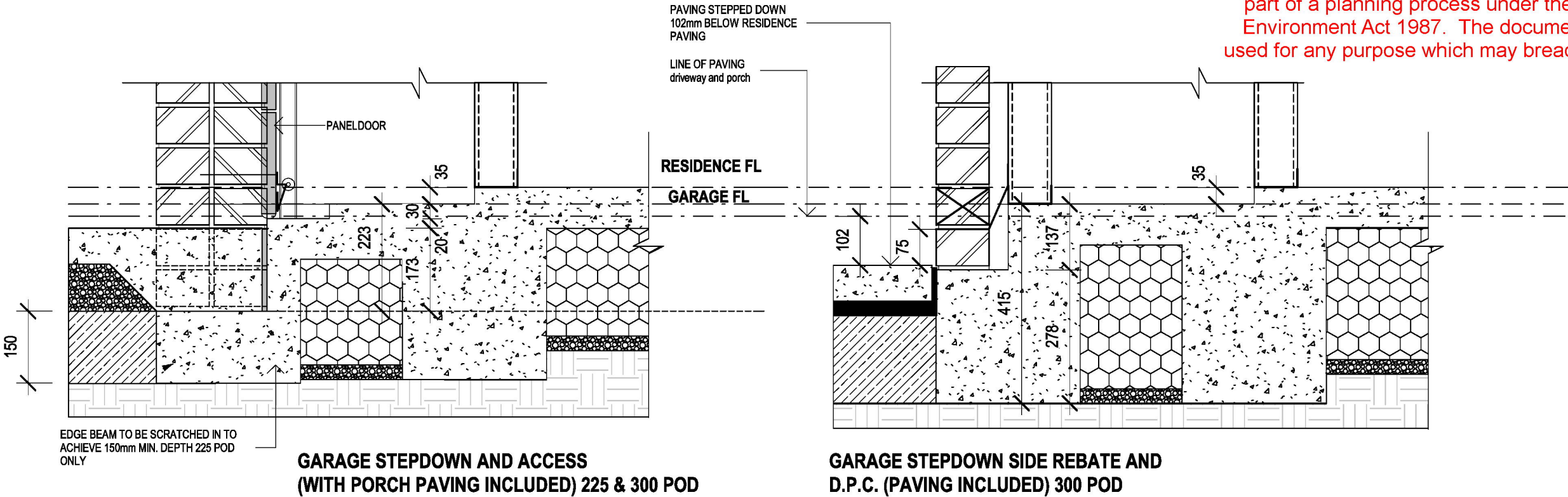


RECESSED TILED (INSITU) SHOWER BASE ON EXTERNAL CONCRETE SLAB (DOOR SECTION)

SCALE - 1:3

GENERAL NOTES - THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 3958.1 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 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 35 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 SECTION/DETAILS HOUSE NAME WILLIAMS 47 HAND RH CATEGORY C FACADE NAME MANCHESTER SHEET SCALE 1 : 3 ORIGINAL SHEET SIZE A3 COPYRIGHT 2026 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 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT No.12 SPRINGWOOD RISE SUBURB NEWLANDS ARM VIC 3875 JOB NO 2601BDR001 JOB DATE 02/02/2026 DRAWN M-07 CHECKED NC PROJECT STAGE CONTRACT MASTER RELEASE DATE 17/06/2024
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Colour Selection

Complete colour, fittings and tile selection document

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Job Number:	2601BDR001	Contact:	
Client Name:		Phone (H):	(W):
		Phone (M):	
Job Address:	12 Springwood Rise NEWLANDS ARM VIC 3875	Administrator:	Elissa Brooks
House Package:	Williams 47 Alpha inclusions Manchester	Consultant:	Marissa Bonacci
Document:	1	Prepared:	3/06/26
Raised By:	Marissa Bonacci	Status:	Colours Complete
Item	Selection Level 1	Selection Level 2	Selection Level 3

External Materials and Fixtures Selection

External Materials and Fixtures						
Natural Clay Bricks	Note:	Variations in colour, texture and size can occur due to natural characteristics of clay products.		Whilst every effort is made to provide samples consistent with products to site, they should be viewed as a guide only.		Please visit the brick manufacture Disclaimer for more details.
Bricks including window sills	Manufacturer	Austral	Category	Category 7	Colour	Alloy
Mortar Joints			Style	Rolled	Colour	Natural
Roof - Colorbond					Colour	Basalt
Roof Whirlybird Ventilator					Colour	Basalt
Colorbond Gutter					Colour	Basalt
Colorbond Fascia					Colour	Basalt
Downpipes (on Brick)			Material			Southerly
Downpipes (on Post)			Material			Southerly
Colorbond Barge Capping					Colour	Basalt
Colorbond Barge Fascia					Colour	Basalt
Colorbond Spreader					Colour	Basalt
Colorbond Parapet Capping					Colour	Basalt
Colorbond Box Gutter					Colour	Basalt
Z Flashing / Transition Flashing					Colour	Basalt
Windows & Window winders				All Windows		Traffic White (Handle Colour - White)
Glass Sliding Doors				Sliding door - As per plan		Traffic White (Handle Colour - White)
Flyscreen colour & Flydoor colour (if app)				All Windows		Traffic White
Front Door type	Selection	Standard Alpha door - XV10			Glazing	No Glazing
Front Door Sidelight	Selection	JGK Standard			Glazing	Clear Glazing (standard)
Laundry Door type	Selection	Sliding door			Glazing	Clear Glazing (standard)
Garage PA Door	Selection	Flush Panel Door			Glazing	No Glazing
Garage Door - Front	Type	Steel-Line Textured (standard range)	Profiles	Slimline Textured	Colour	Basalt
Verandah Items						
Miscellaneous items						

Colour Selection

Job Number: 2601BDR001 **Document:** 1 **Contact:** _____
Client Name: _____ **Phone (H):** _____ **(W):** _____
Job Address: 12 Springwood Rise NEWLANDS ARM VIC 3875 **Administrator:** Elissa Brooks
House Package: Williams 47 Alpha inclusions Manchester **Consultant:** Marissa Bonacci

Item	Selection Level 1	Selection Level 2	Selection Level 3
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External Paint Selection

External Paint

Front Door Colour	Note:	If a dark paint colour is selected	the manufacturer's warranty is voided.
		the manufacturer's warranty is voided.	the manufacturer's warranty is voided.
Front Door (Outside of Door)	Finish	Painted Ext door - Haymes Elite High Gloss Acrylic	Colour Basalt
Front Door Entry Frame & Sidelite (if app)	Finish	Painted Ext door - Haymes Elite High Gloss Acrylic	Colour Basalt
Garage Personal Access Door & Frame	Finish	Painted Ext door - Haymes Elite High Gloss Acrylic	Colour See below CB MATCH Southerly
Meter Box	Finish	Painted Meterbox/ Cladding - Haymes Ultra Premium Low Sheen Solashield	Colour See below CB MATCH Southerly
Render #1	Applies to	First Floor Render	Finish Colour CB MATCH Southerly
Render #2 (additional cost)	Applies to	Portico Projection	Finish Colour CB Match Basalt
Cladding #1	Finish	Painted Meterbox/ Cladding - Haymes Ultra Premium Low Sheen Solashield	Colour See below CB MATCH Souterly

Colour Selection

Job Number: 2601BDR001 **Document:** 1 **Contact:**
Client Name: **Phone (H):** **Phone (M):** **Phone (W):**
Job Address: 12 Springwood Rise NEWLANDS ARM VIC 3875 **Administrator:** Elissa Brooks
House Package: Williams 47 Alpha inclusions Manchester **Consultant:** Marissa Bonacci

Item	Selection Level 1	Selection Level 2	Selection Level 3
Internal Paint Selection			
Internal Paint			
All rooms - Walls	Finish	Painted Walls - Haymes Elite Interior Low Sheen Acrylic	Colour White on White (126A)
All rooms - Ceilings	Finish	Painted Ceilings - Haymes Elite Ceiling Finish	Colour JGK White
Woodwork			
Skirting/Architraves	Finish	Painted Woodwork - Haymes Ultratrim Acrylic High Gloss	Colour See below White on White
Front Entry Frame & Sidelite (if app)	Finish	Painted Woodwork - Haymes Ultratrim Acrylic High Gloss	Colour See below White on White
Front Door (Inside of Door)	Finish	Painted Woodwork - Haymes Ultratrim Acrylic High Gloss	Colour See below White on White
Internal Doors	Finish	Painted Woodwork - Haymes Ultratrim Acrylic High Gloss	Colour See below White on White

Colour Selection

Job Number: 2601BDR001 **Document:** 1 **Contact:** _____
Client Name: _____ **Phone (H):** _____ **Phone (M):** _____ **Phone (W):** _____
Job Address: 12 Springwood Rise NEWLANDS ARM VIC 3875 **Administrator:** Elissa Brooks
House Package: Williams 47 Alpha inclusions Manchester **Consultant:** Marissa Bonacci

Item	Selection Level 1		Selection Level 2		Selection Level 3	
Internal Fitting Selection						
Skirting & Architraves						
Skirting (type & size)					Profile	Single Bevel (67mm x 15mm)
Architraves (type & size)					Profile	Single Bevel (67mm x 15mm)
Cornices						
Cornices					Profile	75mm Cove
Window Furnishings						
Kitchen						
Benchtop - Stone	Category	Category 2	Edge Profile	40mm Aris	Colour	Caesarstone Mineral Quartz - Alpine Mist
Base Cupboard - Hinged doors/Panels	Type	Colourtec (2 Pac) Satin finish	Edge/Door Profile	Flat Face - Classic 2mm	Colour	C Satin "White"
Drawer Bank (nominate profile for Formwrap/Colourtec - Single OR Individual)	Type	Colourtec (2 Pac) Satin finish	Edge/Door Profile	Flat Face - Classic 2mm	Colour	C Satin "White"
Kickboards					Colour	Kicker - Cabinet colour (standard)
Island Bench Cupboards - Front	Type	Colourtec (2 Pac) Satin finish	Edge/Door Profile	Flat Face - Classic 2mm	Colour	C Satin "White"
Island Bench Cupboards - Barback	Type	Colourtec (2 Pac) Satin finish	Edge/Door Profile	Flat Face - Classic 2mm	Colour	C Satin "White"
Overhead Cupboards - Hinged doors/Panels	Type	Colourtec (2 Pac) Satin finish	Edge/Door Profile	Flat Face - Classic 2mm	Colour	C Satin "White"
Fridge Overhead - Hinged doors/Panels	Type	Colourtec (2 Pac) Satin finish	Edge/Door Profile	Flat Face - Classic 2mm	Colour	C Satin "White"
Handles - Base Cupboard (Doors)	Category	Other	Selection	No Handles (L shaped)	Direction	Horizontal
Handles - Base Cupboard (Drawers)	Category	Other	Selection	No Handles (L shaped)	Direction	Horizontal
Handles - Overhead Cupboards	Category	Other	Selection	No Handles (20mm door extension & panel to Overheads)		
Hardware (Push to open)					Location	Doors only
Appliances - Oven					Colour	Stainless Steel
Appliances - Cooktop/ Freestanding Cooker					Colour	Stainless Steel
Appliances - Rangehood					Colour	Stainless Steel
Sink					Colour	Stainless Steel
Tapware					Colour	Chrome

Colour Selection

Job Number: 2601BDR001

Document: 1

Contact:

Client Name:

Phone (H):

(W):

Phone (M):

Job Address: 12 Springwood Rise NEWLANDS ARM VIC 3875

Administrator: Elissa Brooks

House Package: Williams 47 Alpha inclusions Manchester

Consultant: Marissa Bonacci

Item	Selection Level 1		Selection Level 2		Selection Level 3	
Butlers/Walk In Pantry						
Benchtop - Stone	Category	Category 2	Edge Profile	20mm Aris	Colour	Caesarstone Mineral Quartz - Alpine Mist
Base Cupboard - Hinged doors/Panels	Type	Laminex Natural finish	Edge/Door Profile	Flat Face - Square Edge	Colour	White
Kickboards					Colour	Kicker - Cabinet colour (standard)
Overheads Cupboard - Hinged doors/Panels	Type	Laminex Natural finish	Edge/Door Profile	Flat Face - Square Edge	Colour	White
Pantry Shelving			Edge Profile	Melamine 16mm - White (standard)	Colour	Melamine 16mm - White (standard)
Handles - Base Cupboard (Doors)	Category	Other	Selection	No Handles (L shaped)	Direction	Horizontal
Handles - Overhead Cupboards	Category	Other	Selection	No Handles (20mm door extension & panel to Overheads)		
Sink					Colour	Stainless Steel
Tapware					Colour	Chrome

Colour Selection

Job Number: 2601BDR001

Document: 1

Contact:

Client Name:

Phone (H):

(W):

Phone (M):

Job Address: 12 Springwood Rise NEWLANDS ARM VIC 3875

Administrator: Elissa Brooks

House Package: Williams 47 Alpha inclusions Manchester

Consultant: Marissa Bonacci

Item	Selection Level 1		Selection Level 2		Selection Level 3	
Bathroom						
Benchtop - Stone	Category	Category 1	Edge Profile	40mm Aris	Colour	Caesarstone Mineral Quartz - Intense White
Base Cupboard - Hinged doors/Panels	Type	Laminex Natural finish	Edge/Door Profile	Flat Face - Square Edge	Colour	White
Kickboards					Colour	Kicker - Cabinet colour (standard)
Handles	Category	Category 1	Selection	Hettich - Urban Basic - UB21 - 96mm - (109.86.201)	Direction	Vertical
Hardware (Soft Close)					Location	Doors only
Vanity Basins			Selection		Colour	White
Vanity Basin Waste					Selection	Standard Basin waste = Chrome Pop Up (Push Plug)
Bath/Spa			Selection	Bath	Colour	White
Bath/Spa Waste					Selection	Standard Bath waste - Chrome Waste & Black rubber plug
Shower Base			Type/Style	Raiswd Tiled Shower Base	Drain/Waste Colour	Chrome
Shower Frame			Frame Type	Semi-Framed with overlap pivot door	Frame Colour	Polished
Shower Glass					Selection	Clear Glass (standard)
Mirror					Edging/Colour	Polished Arris edge
Towel Rail					Colour	Chrome
Tapware					Colour	Chrome
Toilet Suite					Colour	White
Toilet Roll Holder					Colour	Chrome
Window Glass					Glazing Type	Cathedral glass (standard) (obscure textured)

Colour Selection

Job Number: 2601BDR001 **Document:** 1 **Contact:** **Phone (H):** **Phone (M):** **Phone (F):** **Administrator:** Elissa Brooks **Consultant:** Marissa Bonacci

Client Name:

Job Address: 12 Springwood Rise NEWLANDS ARM VIC 3875

House Package: Williams 47 Alpha inclusions Manchester

Item	Selection Level 1	Selection Level 2	Selection Level 3
Door Furniture - External			
Front Entry Door	Manufacturer	Lockwood Nexion Vision Mechanical Lockset	Handle Type Element (#L3) handle Colour/Finish Satin Chrome Brushed
Garage to Outside Door (Hinged)	Manufacturer	Lockwood Symmetry Element level lockset	Handle Type Lever Colour/Finish Satin Chrome Brushed
Garage to House Door (Hinged)	Manufacturer	Lockwood Symmetry Element level lockset	Handle Type Lever Colour/Finish Satin Chrome Brushed
Door Furniture - Internal			
Hinged Door Furniture	Manufacturer	Lockwood Large Round Rose (63mm)	Handle Type Saltbush (#34) handle Colour/Finish Satin Chrome Brushed
Robe Door Furniture	Manufacture	Lockwood Large Round Rose (63mm)	Handle Type Saltbush (#34) handle Colour/Finsh Satin Chrome Brushed
Linen Door Furniture	Manufacture	Lockwood Large Round Rose (63mm)	Handle Type Saltbush (#34) handle Colour/Finsh Satin Chrome Brushed
Privacy locks Door Furniture	Manufacturer	Lockwood	Handle Type and Colour To match door furniture Location Nominate location Powder Room, Guest Ensuite
Cavity Sliding Door Furniture - Passage Set	Manufacturer	Lockwood Sliding Handles	Type Flush Pull - Round - 7506 (standard) Colour Satin Chrome Pearl
Internal Doors			
Internal Doors			Selection Hinged - Flush Panel Doors
Linen Doors	Hinged/Sliding	Hinged - Flush Panel Doors	Colour/Style Hinged Doors - Painted
Broom Doors	Hinged/Sliding	Hinged - Flush Panel Doors	Colour/Style Hinged Doors - Painted
Shelving			
WIR		Edge Profile	Melamine 16mm - White (standard) Colour Melamine 16mm - White (standard)
Bedrooms		Edge Profile	Melamine 16mm - White (standard) Colour Melamine 16mm - White (standard)
Linen		Edge Profile	Melamine 16mm - White (standard) Colour Melamine 16mm - White (standard)
Broom		Edge Profile	Melamine 16mm - White (standard) Colour Melamine 16mm - White (standard)
Staircase and Balustrade			
Internal Staircase	Style/Type	MDF Staircase	Finish
Internal Balustrade		Plaster half height wall	Balustrade Type Pine timber handrail (standard) Colour/Finish Painted, Haymes "White on White"
Floor Coverings			
Floating floor	Note:	Client is aware that expansion joints are required,	Quad trim & expansion joints color matched to floor as close as practicable by flooring supplier/installer. Floating floor information/custo mer awareness.

Colour Selection

Job Number: 2601BDR001 **Document:** 1 **Contact:** (W)
Client Name: **Phone (H):** **Phone (M):**
Job Address: 12 Springwood Rise NEWLANDS ARM VIC 3875 **Administrator:** Elissa Brooks
House Package: Williams 47 Alpha inclusions Manchester **Consultant:** Marissa Bonacci

Item	Selection Level 1	Selection Level 2	Selection Level 3
Power points & Light Switches			
Power Points & Light Switches			Type Excel Life plate series (standard)
Internal Fitting Selection			
Ensuite 2			
Benchtop - Stone	Category Category 2	Edge Profile 40mm Aris	Colour Caesarstone Mineral Quartz - Alpine Mist
Base Cupboard Fronts/Panels	Type Laminex Natural finish	Edge/Door Profile Flat Face - Square Edge	Colour White
Cabinet Handles	Category Category 1	Selection Hettich - Urban Basic - UB21 - 96mm - (109.86.201)	Direction Vertical
Cabinet Hardware			Location Doors only
Kickboards			Colour Kicker - Cabinet colour (standard)
Vanity Basins			Colour White
Basin Waste			Selection Standard Basin waste = Chrome Pop Up (Push Plug)
Shower Base		Type/Style Tiled Base (To match floor tiles) with Chrome waste	Drain/Waste Colour Chrome
Shower Frame		Frame Type Semi-Framed Shower with pivot overlap door	Frame Colour Polished Silver
Shower Glass			Selection Clear Glass (standard)
Mirror			Edging/Colour Polished Arris edge
Towel Rail			Colour Chrome
Tapware			Colour Chrome
Toilet Suite			Colour White
Toilet Roll Holder			Colour Chrome
Window Glass			Glazing Type Cathedral glass (standard) (obscure textured)

Please sign and date to indicate that the information is correct and that you have read and understood this document.

BO 1 Signature _____ Date _____

BO 2 Signature _____ Date _____

Builder Signature _____ Date _____

Checked By _____ Date 12/06/26

(Amendments permitted by authorised J G King Eastern Corridor decorators only)

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MEMBER LEGEND

DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES



**FAIR
DINKUM
BUILDS™**

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature

Date 16/6/2026

Registered on the NPER in the areas of practice
of Civil & Structural National Professional
Engineers Messer

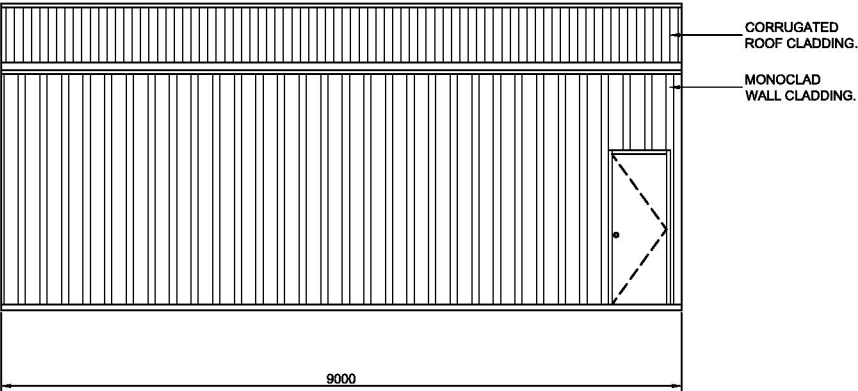
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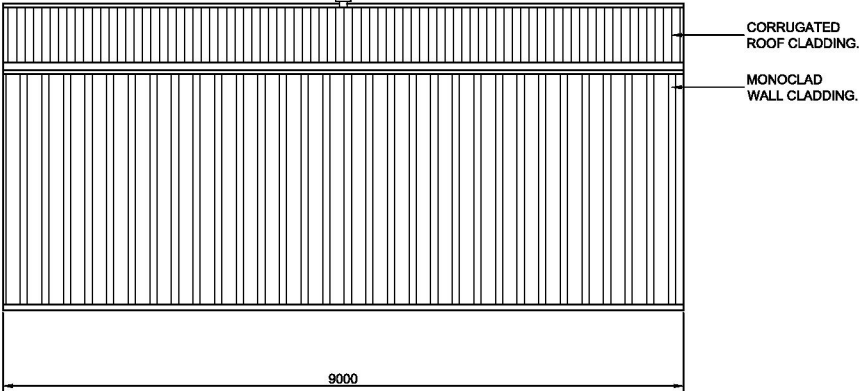
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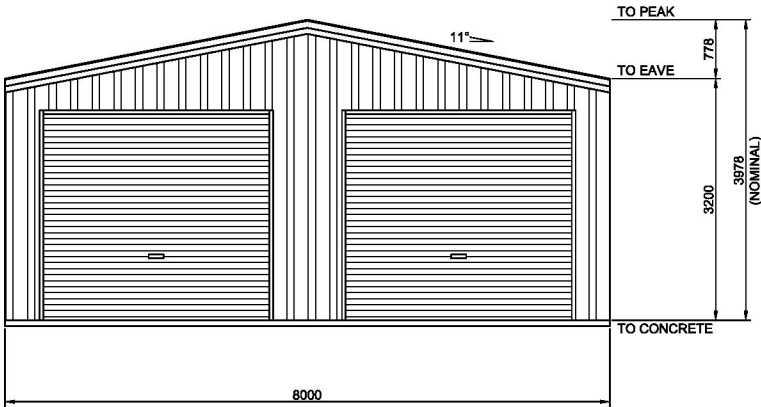
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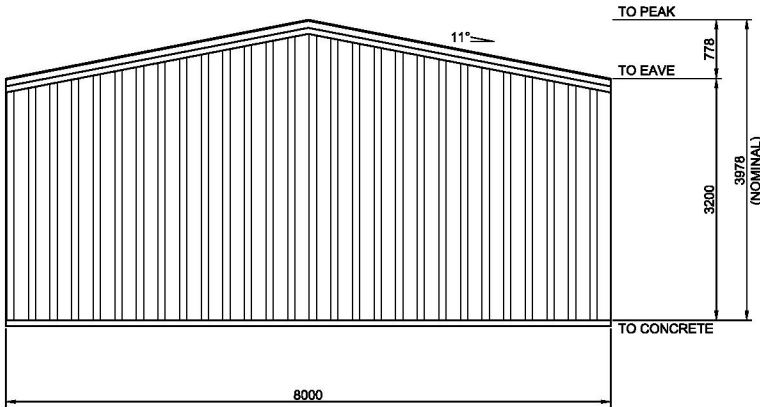
1
6
SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2
6
SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4
6
ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3
6
ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

BUILDING COLOURS	
WALL	SOUTHERLY
ROOF	BASALT
ROLLER DOOR	BASALT
P.A. DOOR	SOUTHERLY
ROOF VENT	BASALT
DOWNPIPE	SOUTHERLY
GUTTER	BASALT
CORNER FLASHING	SOUTHERLY
BARGE FLASHING	BASALT
OPENING FLASHING	SOUTHERLY

6 OF 6

SHEET

JOB NO.
FDBD101130

DATE
16/6/2026

CHECKED
TM

DRAWN
FDB

STEEL BUILDING BY
FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES
(CONTACT)
FOR
03 5153 1455
AT
12 SPIRNGWOOD RISE
NEWLANDS ARM



FAIR DINKUM BUILDS

NORTHERN CONSULTING
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Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature

Date 16/6/2026

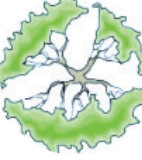
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Proposed Tree Landscape Plan for 12 Springwood Rise, Newlands Arm

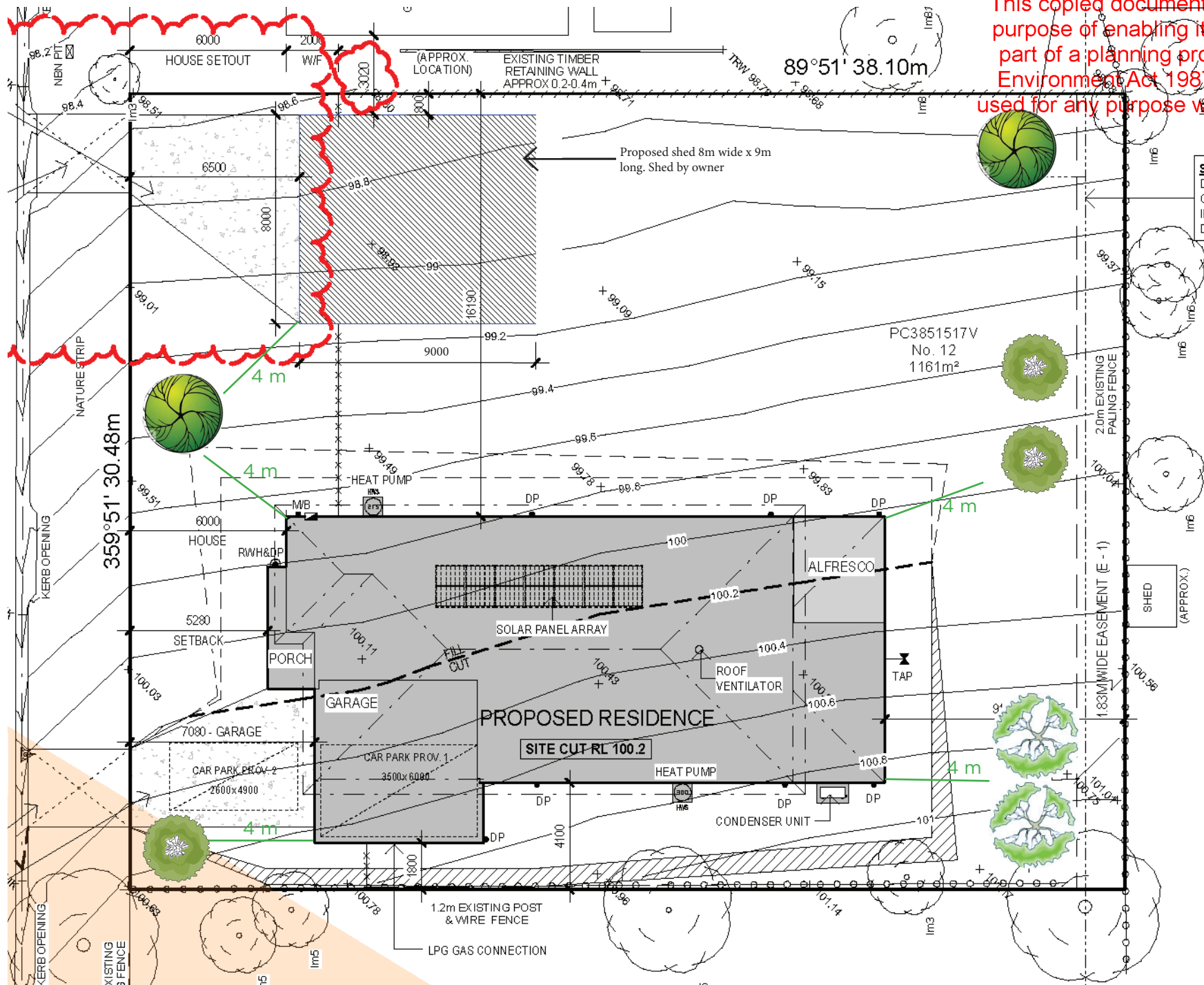
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Background

Property at 12 Springwood Rise, Newlands Arm does not have any vegetation other than grass. To meet the East Gippsland Planning Scheme requirements to achieve a minimum canopy tree coverage of 20%, the following trees have been selected and proposed.

Symbol	Name	Description	Indicative image	Estimated mature canopy size	Proposed quantity
	Melia azedarach 'Caroline' (common name Caroline White Cedar)	Indigenous, deciduous tree. Hardy and tolerates drought and frost		Typically reaches 10 m high by 8 m wide	2
	Pyrus calleryana (Manchurian Pear) 'Cleveland'	Non-indigenous tree. Hardy, medium-sized deciduous tree		Narrow pyramidal canopy reaching 10-12 m high and 3-6 m wide	3
	Banksia integrifolia	Native Hardy and attracts birds		Typically reaches a mature canopy size of 8 to 15 m in height and 4 to 8 m in spread.	2

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Symbol	Name
	Melia azedarach 'Caroline' (common name Caroline White Cedar)
	Pyrus calleryana (Manchurian Pear) 'Cleveland'
	Banksia integrifolia