

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	39 Lake Shore Drive NEWLANDS ARM VIC 3875 CP: 174128
The application is for a permit to:	Buildings and works (dwelling)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
43.02-2 (DDO11)	Buildings and works for a dwelling
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2026.223.1

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: Friday, 17 July 2026 11:07 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: APPENDIX A Plan of Consolidation.PDF; APPENDIX A Copy of Title.PDF; Planning Submission.pdf; APPENDIX B Proposed Development Plans.pdf; APPENDIX C Landscape Plan.pdf; Letter to Council.pdf; Planning_Permit_Application_2026-07-17T11-06-32_35614383_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 business trading name (if applicable): C/- DEVELOPMENT SOLUTIONS VICTORIA PTY LTD

Owner's postal address

Street number: 39

Street name: LAKE SHORE DRIVE

Town: NEWLANDS ARM

Post code: 3875

Plan number: 174128C

Other Legal Description: VOLUME 10016 FOLIO 032

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

Description of proposal : DEVELOPMENT OF A DWELLING

Estimated cost of development: \$650,000

Has there been a pre-application meeting: No

Your reference number: 26044

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

Plans: [APPENDIX B Proposed Development Plans.pdf](#), [APPENDIX C Landscape Plan.pdf](#)

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

ExtraFile: 1

1. 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 10016 FOLIO 032

Security no : 124136697403U
Produced 17/07/2026 08:54 AM

LAND DESCRIPTION

Land in Plan of Consolidation 174128C.

PARENT TITLES :

Volume 08580 Folio 149 to Volume 08580 Folio 150

Volume 09768 Folio 462

Created by instrument CP174128C 08/05/1991

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE CP174128C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER

STATUS

DATE

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

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

Street Address: 39 LAKE SHORE DRIVE NEWLANDS ARM VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control

Effective from

DOCUMENT END

Imaged Document Cover Sheet

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Document Identification	CP174128C
Number of Pages (excluding this cover sheet)	1
Document Assembled	14/07/2026 11:14

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A	CP17-128C														
B															
C	E1~EASEMENT FOR DRAINAGE AND SEWERAGE 1.83m WIDE AS VIDE LP66970 WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE														
D	CERTIFICATION BY SURVEYOR														
E	PLAN APPROVED <i>[Signature]</i> 7.30 AM 8/5/89 (ASSISTANT) REGISTRAR OF TITLES THE LAND TO BE CONSOLIDATED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES VOL 9768 FOL 462 TITLE REF VOL 8580 FOL 149 LAST PLAN REF LP 66970 VOL 8580 FOL 150														
F	PLAN OF CONSOLIDATION COUNTY TANJIL CHART 26 PARISH BAIRNSDALE CROWN ALLOTS. 152 AND 152A (PART)														
1		2		3		4		5		6		7		8	
SEAL AND ENDORSEMENT OF MUNICIPALITY MUNICIPALITY SHIRE OF BAIRNSDALE COUNCIL REF 27/89 Sealed Pursuant to the provisions of Sec. 569AB of the Local Gov. Act 1989, the Council of the Shire of Bairnsdale hereby consents to the plan of consolidation shown hereon, in witness whereof the Common Seal of the President, Councillors and Ratepayers of the Shire was hereto affixed pursuant to section 569AB of the Local Government Act this Fifth day of April 1989 in the presence of <i>[Signature]</i> Councillor <i>[Signature]</i> Councillor															
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ESTATE~B1 RES.LOTS 450-452 MINISTRY FOR PLANNING AND ENVIRONMENT		LAND INFORMATION BRANCH		SURVEYORS REF		CP174128		CP174128C		VICTORIA		10 0 10 20 LENGTHS ARE IN METRES. OFFICE USE ONLY		ORIGINAL SCALE SHEET SIZE 1:500 A3	

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APPLICATION FOR PLANNING PERMIT

DEVELOPMENT OF A DWELLING

39 LAKE SHORE DRIVE, NEWLANDS ARM

REF: 26044

Printed 17/08/2026

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APPENDIX

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

DOCUMENT REVISION

1	Draft Report	15/07/2026
2	Final Report	16/07/2026

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the landowner in seeking a planning permit for the development of a dwelling at 39 Lake Shore Drive, 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 Design and Development Overlay as the total building footprint on the site will exceed 300m² and the overall height will exceed 5 metres.

The proposal will result in a modern new dwelling within an existing residential area of Newlands Arm that will complement the existing surrounding development and character of the area.

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	39 Lake Shore Drive, Newlands Arm
Site Description	Land in Plan of Consolidation 174128C
Title Particulars	Vol 10016 Fol 032
Site Area	17412m ²
Proposal	Development of a Dwelling
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone – Schedule 1
Overlays	Design and Development Overlay – Schedule 11
Aboriginal Cultural Heritage	Yes
Bushfire Prone Area	No
Permit Triggers	Clause 43.02-2 Design and Development Overlay - Buildings and Works
Notice	No Exemptions Available
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 Canopy Trees – Clause 52.37 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 39 Lake Shore Drive, 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 a 1.83 metre wide drainage and sewerage easement located along the southeastern boundary.

The subject site is rectangular in shape with a total area of approximately 1,742m² and is currently vacant land.

The site has a gentle slope towards the northern boundary and contains one existing tree which will be removed prior to commencement of the dwelling construction.

Access to the subject site is existing via a concrete crossover in the southern portion of the northwestern boundary directly from Lake Shore Drive.

Lake Shore Drive is a bitumen-sealed road comprising two traffic lanes separated by a central grassed median strip and grassed shoulders traversing in a northeast to southwest 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 – 39 Lake Shore Drive, Newlands Arm (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 39 Lake Shore Drive, Newlands Arm (source: mapshare.vic.gov.au)

Surrounds

This locality is predominantly characterised by established residential development.

Adjoining the northeastern boundary is land containing an existing residential dwelling and associated facilities. Adjoining the northwestern boundary is Lake Shore Drive and further is land containing existing residential development. Adjoining the southwestern boundary is vacant residential land and adjoining the southeastern boundary is the Gippsland Lakes Reserve which contains the Dinni Birraark walking track.

Newlands Arm is a small coastal locality within the East Gippsland Shire, situated on the shores of the Gippsland Lakes. It is located approximately 14 kilometres south-west of Paynesville and 17.6 kilometres south-east of Bairnsdale.

The locality contains limited commercial and community facilities and services. Nearby Paynesville provides a basic range of commercial and community services, while Bairnsdale serves as the regional centre, offering a comprehensive range of retail, commercial, community, educational and health services.

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



Photograph 1 - Aerial Photograph of the subject site and surrounding land -
 39 Lake Shore Drive, Newlands Arm (source: doi.vic.gov.au)
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Newlands Arm



Photograph 2 – Subject site at 39 Lake Shore Drive, Newlands Arm.



Photograph 4 – Location of proposed development facing northeast.



Photograph 6 – Location of proposed development facing southwest.



Photograph 3 – Proposed access to the subject site via an existing crossover.



Photograph 5 – Location of proposed development facing southeast.



Photograph 7 – Location of proposed development facing northwest.



Photograph 8 – Neighbouring property adjoining the northeastern boundary at 37 Lake Shore Drive, Newlands Arm.



Photograph 10 – Neighbouring public land adjoining the southeastern boundary.



Photograph 12 – Neighbouring property opposite the subject site, at 38 Lake Shore Drive, Newlands Arm.



Photograph 9 – Neighbouring property adjoining the southwestern boundary at 41 Lake Shore Drive, Newlands Arm.



Photograph 11 – Neighbouring property opposite the subject site, at 36 Lake Shore Drive, Newlands Arm.



Photograph 13 – Lake Shore Drive facing northeast.



Photograph 14 – Lake Shore Drive facing southwest.



Photograph 15 – Intersection between Lake Shore Drive and Acrux Drive facing northwest.

3. THE PROPOSAL

This application seeks approval for the development of a dwelling under the provisions of the Design and Development Overlay as the total footprint will exceed 300m² and the overall height of the dwelling will exceed 5 metres. The proposed development plans are contained in ***Appendix B***.

The proposed dwelling will have a setback of approximately 4.8 metres to the northeastern boundary, 15.6 metres to the southeastern boundary, 7.5 metres to the southwestern boundary and 6 metres from the northwestern boundary adjoining Lake Shore Drive.

The building footprint of the proposed dwelling will be approximately 319.82m² including the dwelling, garage, workshop, porch and alfresco area.

The proposed dwelling will be single storey and have an overall height of approximately 5.92 metres.

The finished colours and materials of the proposed dwelling will include a combination of face brickwork, linea cladding and rendered areas with a paint finish in off white tones. The roof will be finished with Colorbond metal roof sheeting in the Colorbond colour Monument.

An extract from the plans showing the southwest elevation is provided in **Figure 3** and the site plan is provided in **Figure 4**.

Vehicle access will be provided via an existing concrete crossover directly from Lake Shore Drive along the northwestern boundary. A concrete driveway is proposed from the crossover to the location of the dwelling as indicated on the proposed development plans.

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

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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 however, will not exceed 1 metre in depth.

There is an existing native Black Wattle (*Acacia* species) on the subject site that is partially dead and requires removal to facilitate the proposed development. The removal of the tree does not require a planning permit under Clause 52.17-7, as the subject land has an area of less than 0.4 hectares. In addition, the tree is not identified as a canopy tree under Clause 52.37-1.



Figure 3 – Southwest Elevation – 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 5**.

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 under the provisions of the General Residential Zone. This is not addressed further.

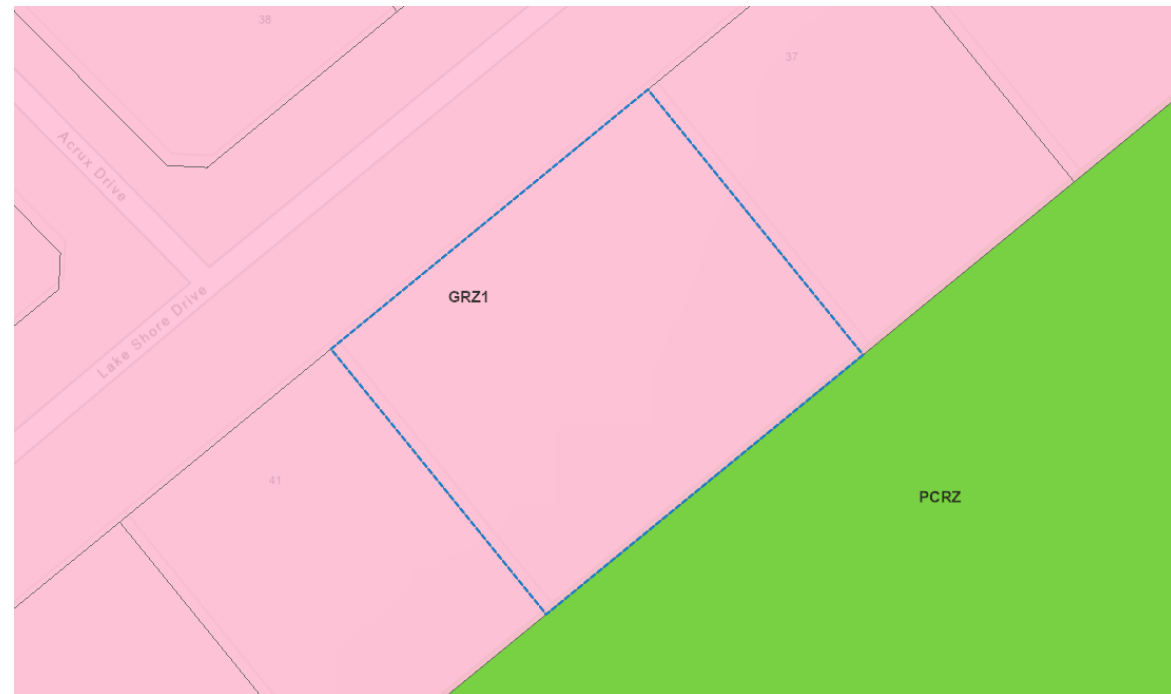


Figure 5 – General Residential Zone – (source - mapshare.vic.gov.au)

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 6**.

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 5 metres, as such planning approval is required for the development of a dwelling under the provisions of the Design and Development Overlay. The relevant decision

guidelines and schedule are addressed in Section 6 of this submission.

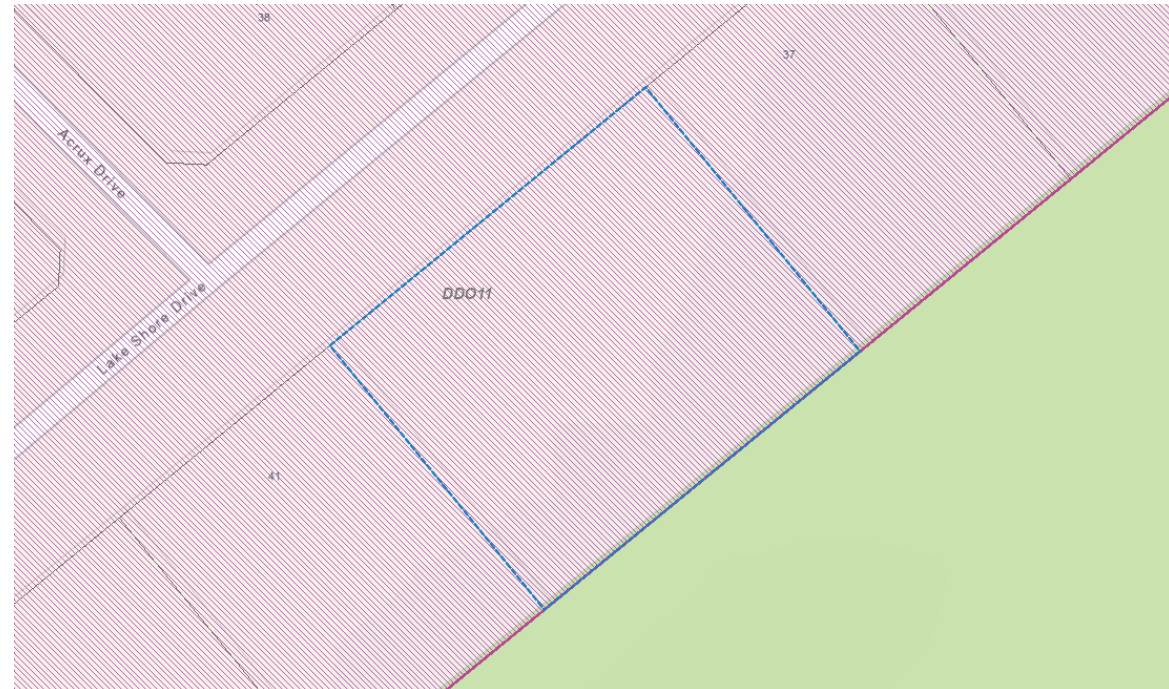


Figure 6 – Design and Development Overlay – (source - mapshare.vic.gov.au)

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).*

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 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 7**.

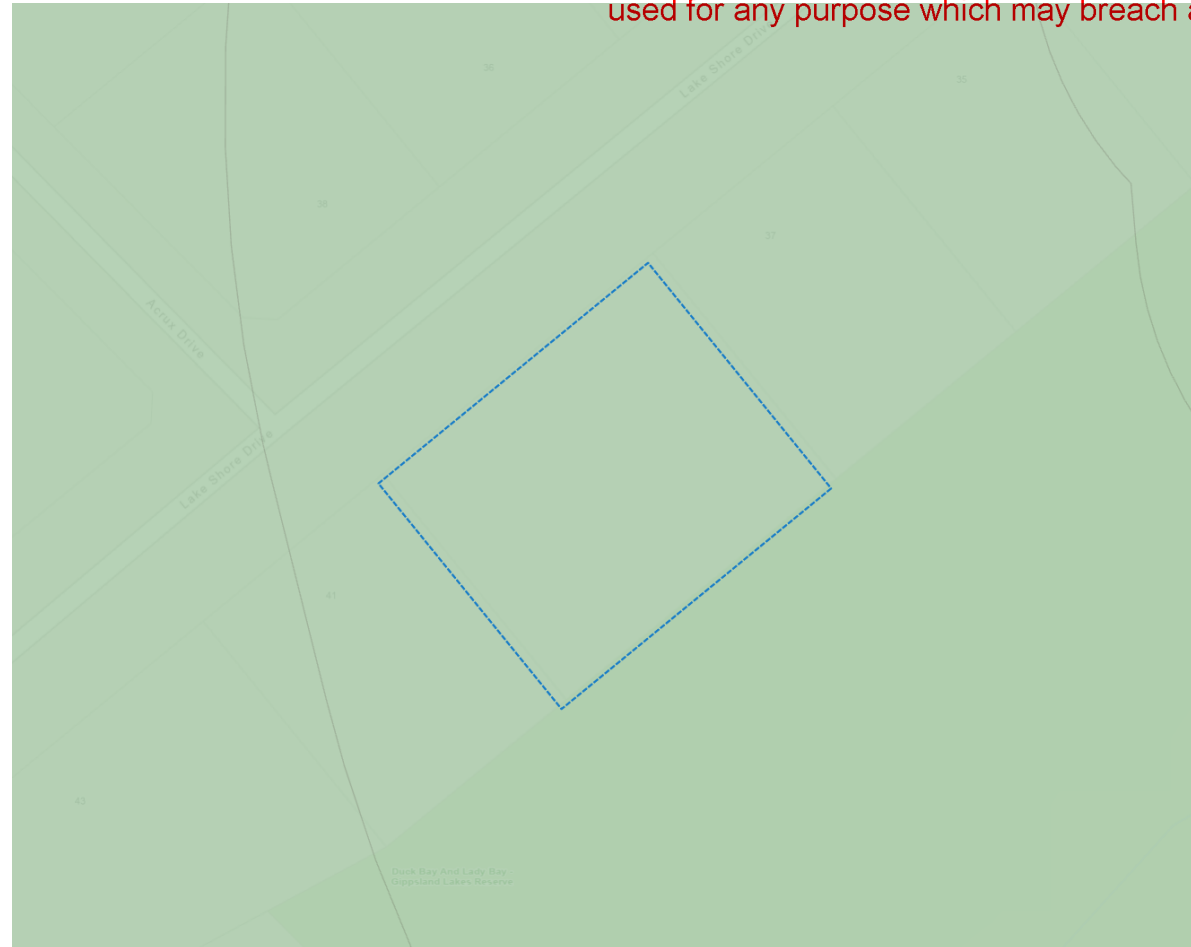


Figure 7 – Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

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 1742m² and as such will require a minimum of 348.38m² of canopy tree coverage (1742 X 0.20 = 348.4m²). The site is large enough to accommodate the required canopy trees.

A Landscape plan and tree summary is contained in **Appendix C** which outlines approximate canopy tree location, canopy coverage and species.

An extract of the proposed Landscape Plan is provided below in **Figure 8**.

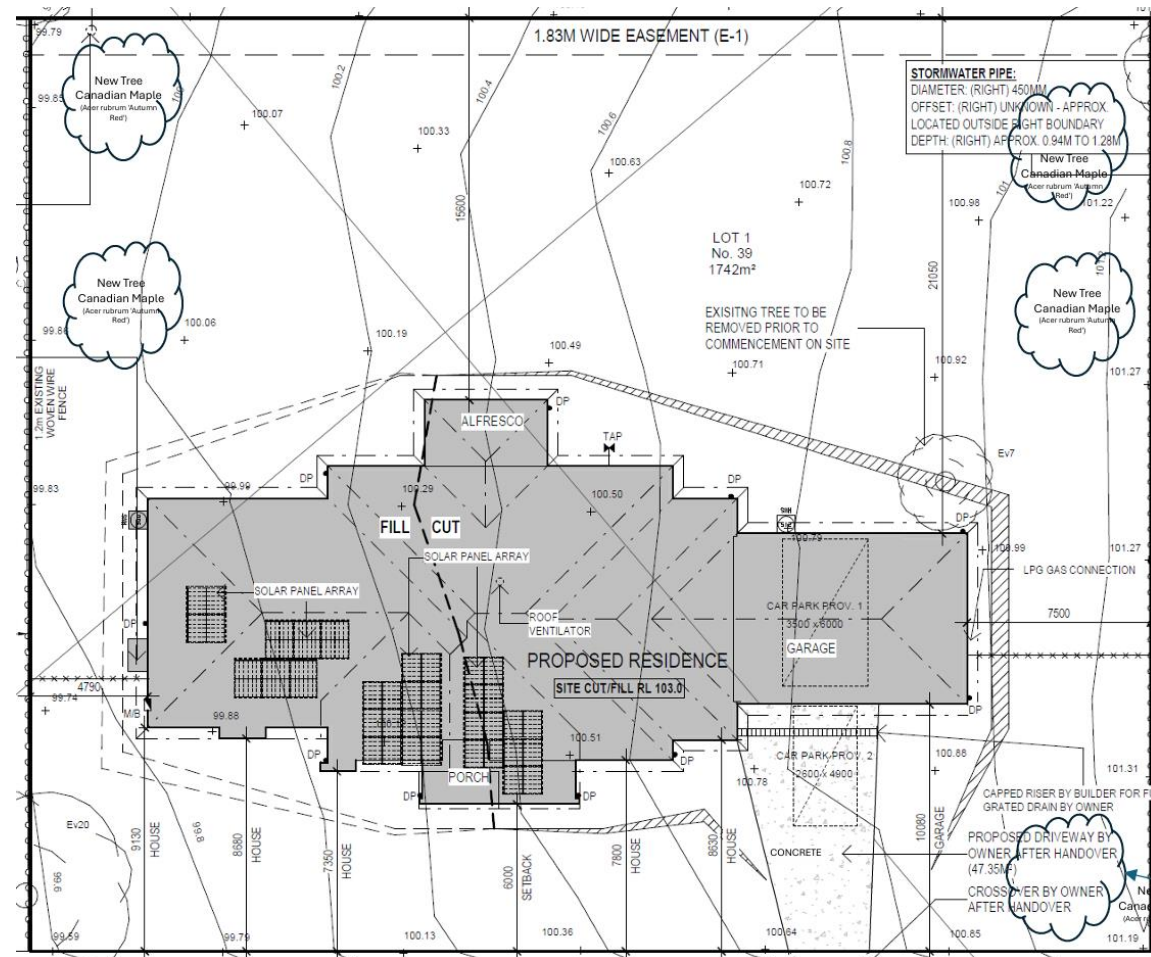


Figure 8 – Landscape Plan – Owner provided

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 existing residential area of Newlands Arm that has an appropriate level of infrastructure and services.
- The proposed dwelling has been designed and sited to respond appropriately to the established residential character of the area. The scale, setbacks and overall layout are compatible with surrounding development and enable the dwelling to integrate effectively with the existing neighbourhood.
- 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**.
- One native tree located in the southwestern portion of the site is required to be removed to facilitate the proposal however, is exempt from requiring a permit for removal.
- **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 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 largely developed residential area, supporting housing for the community.
- This submission has addressed 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 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 5 metres. The proposed dwelling will be located in the northwestern portion of the site and will have appropriate setbacks from all boundaries and surrounding development.
- The proposed development is unlikely to be visible from the nearby Newlands Backwater or any surrounding waterways, particularly given the existing dense vegetation within the foreshore reserve area to the southeast of the site.
- Residential development within the area includes a mix of single storey, elevated single storey and double storey dwellings. While the proposed dwelling has an overall height of 5.92 metres, it remains consistent with the surrounding built form and is not considered excessive. The additional height is unlikely to adversely affect views towards the water from surrounding properties due to the existing dense vegetation within the adjoining reserve.
- The proposed colours of the dwelling have been selected to ensure the development is not visually obtrusive and will integrate well with the surrounding environment. The

proposed finished materials and colours are low reflective and muted in tone. A description of the proposed colours is provided in Section 3 of this submission and within the Landscape plan contained in **Appendix C**.

- Access to the site is existing directly from Lake Shore Drive, in the southern portion of the northeastern boundary via a concrete break in the kerb, a new driveway will be provided from the kerb to the location of the proposed dwelling as indicated on the proposed development plans.
- **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 within the foreshore reserve area to the southeast of the site 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. The proposed canopy trees will include 5 x Red Maple (*Acer rubrum*) trees or similar with one located in the southern portion of the northwestern boundary being the front setback, 2 in the northeastern corner of the site being in the rear setback and 2 in the southeastern corner of the site also being within the rear setback. The proposed Landscape Plan and tree selection information is contained in **Appendix C**.

- 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 is 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 at 39 Lake Shore Drive, 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.
- 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 the Canopy Tree requirements.

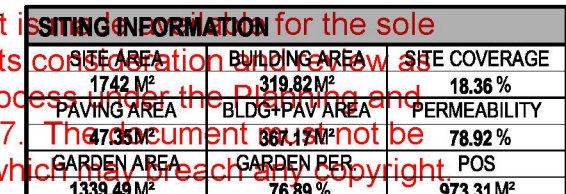
It is requested that a planning permit be granted for this development.

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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HOUSE INFORMATION	
SITE CUT & FILL RL :	100.30M
HOUSE FFL	GARAGE FFL
100.640M	100.605M
SLAB TYPE	SLAB HEIGHT
WAFFLE	340mm

SITE CUT & FILL INFORMATION	
PROVIDE SITE CUT OF BUILDING PLATFORM	700 mm AND FILL OF 500 mm OVER
PROVIDE AN ADDITIONAL SITE SCAPE OF AREA TO SUIT A	35 mm STEPDOWN 35 mm TO GARAGE
PATTERNS ARE TO BE PROVIDED AT A 45.0 ANGLE CUT AND 30.0 ANGLE FILL	

WHERE RETAINING WALLS ARE REQUIRED, AG DRAINS TO BE CONNECTED TO STORMWATER MAINS OUTLET.

STORMWATER VIA SILT PITS

GENERAL NOTES

BOUNDARY FENCE(s):
1.2m EXISTING WOVEN WIRE FENCE AS PER SITE PLAN
BOUNDARY FENCE HEIGHTS ARE TO BE A MINIMUM OF 1800mm HIGH OR THE
EXISTING FENCE SHALL BE EXTENDED TO 1800mm HIGH (BY OWNER/S)
WHERE PROPOSED HABITABLE ROOM WINDOWS ARE WITHIN 9.0m OF THE
TITLE BOUNDARY AND FACE ADJOINING EXISTING HABITABLE ROOM
WINDOWS OR AN ADJOINING EXISTING SECLUDED PRIVATE OPEN SPACE

AREA.	
TOWN PLANNING REQUIRED	
SITING SUBJECT TO TOWN PLANNING APPROVAL	

TERMITE TREATMENT REQUIRED
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660

NOTE:

- LP02 TO COUNCIL PIT AT FRONT(RIGHT) OF PROPERTY AND/OR TO A SOAKAGE PITS CONTAINED WITHIN PROPERTY BOUNDARIES
- PROVIDE THREE PHASE POWER UPGRADE INCLUDING UPGRADED METER

BOX.

BUSHFIRE ATTACK LEVEL (BAL)
BAL NIL

ALL MONIES TO CONTINUE WITH 12-2273-2012 (T.M.)

WIND SPEED INFORMATION

WIND SPEED INFORMATION

THE MAXIMUM DESIGN GUST WIND SPEED FOR THIS SITE IS: **N3-50 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

ALL STORMWATER DRAINS ARE TO BE CONNECTED TO THE NOMINATED

LEGAL POINT OF DISCHARGE
REFER TO ENGINEERS DESIGN FOR STORMWATER DRAINAGE DESIGN AND LAYOUT

CLIENT		
ADDRESS		
LOT1, No. 39 LAKE SHORE DRIVE		
SUBURB		
NEWLANDS ARM VIC 3875		
JOB NO	JOB DATE	
2604BDR009	30/06/2026	
DRAWN	CHECKED	PROJECT STAGE
M-14	AM	CONTRACT
MASTER RELEASE DATE	SHEET NO	TOTAL NO
10/09/2024	02	24

Printed 17/08/2024

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
	GRATED PIT		SEWER VENT
	SIDE ENTRY PIT		SEWER INSPECTION SHAFT
	JUNCTION PIT		SIGN
	UNKNOWN PIT		GAS VALVE
	TELSTRA PIT		EVERGREEN TREE
	GAS METER		HEIGHT 5m SEWER 1.2m

LEGEND

-  PROPOSED FENCE
-  PROPOSED WING FENCE
-  PROPOSED FRONT FENCE
-  EXISTING FENCE

REFER TO FENCES NOTE FOR HEIGHT & MATERIAL SPECIFICATIONS

-  100mm DIA. UPVC SEWER PIPE
-  METER BOX POSITION
-  EXTERNAL TAP

**NOTE: 1 x EXTERNAL TAP TO BE WALL MOUNTED
 2 x EXTERNAL TAP LOCATED NEXT TO
 WATER METER (LOCATION TSC)**



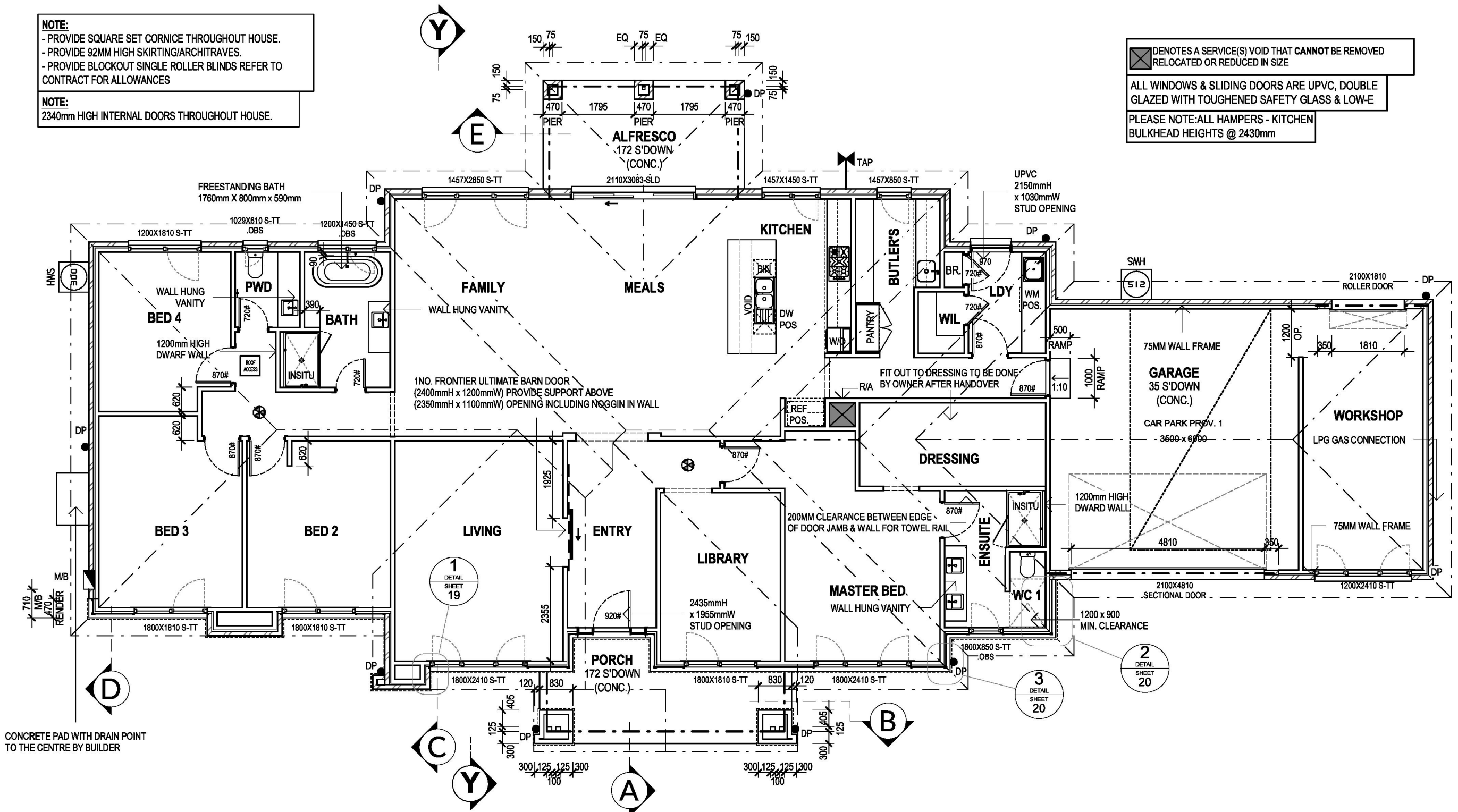
CLIENT ACKNOWLEDGEMENT

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		
SITE PLAN		
HOUSE NAME	HAND	CATEGORY
PEMBERTON 32	RH	E
FACADE NAME		
HARLAND		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 200	A3	2026
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REFER TO SHEET 04 FOR DIMENSION GROUND PLAN

GENERAL NOTES



DP

DOWNPIPE LOCATIONS



BEAM AS PER ENGINEERING SPECIFICATIONS



DOORS: 2340H DOORS



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

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

MWB : METER BOX HWS : HOT WATER SYSTEM
G : GAS METER IHWS : INSTANTANEOUS HOT WATER SYSTEM

DENOTES 2340H DOORS

SL : SLIDING ST : STACKER BI : BIFOLD

OBS : OBSCURE GLAZING SAFE : SAFETY GLASS

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

B : "B" SERIES T1/T2/H1 : EQUAL PANELS H2 : EQUAL/850mm OPENABLE PANEL

F1 : 610mm OPENABLE PANEL F2 : 850mm OPENABLE PANEL

AREAS TABLE

GROUND FLOOR	260.76 M²	28.07 SQ²
FIRST FLOOR	0.00 M²	0.00 SQ²
SUB TOTAL(FLOOR)	260.76 M²	28.07 SQ²
GARAGE	37.10 M²	3.99 SQ²
PORCH	8.46 M²	0.91 SQ²
VERANDAH	0.00 M²	0.00 SQ²
ALFRESCO	13.50 M²	1.45 SQ²
BALCONY	0.00 M²	0.00 SQ²
SUB TOTAL(OTHER)	59.07 M²	6.36 SQ²
TOTAL	319.82 M²	34.43 SQ²

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CLIENT 1:

DATE 1:

CLIENT 2:

DATE 2:

JGK BUILDER:

DATE 3:

SHEET TITLE

GROUND FLOOR PLAN

HOUSE NAME

PEMBERTON 32

FACADE NAME

HARLAND

SHEET SCALE

1 : 100

HAND

RH

ORIGINAL SHEET SIZE

A3

CATEGORY

E

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2026

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John G. King

COLLECTION

BAIRNSDALE

101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT

LOT1, No. 39 LAKE SHORE DRIVE

SUBURB

NEWLANDS ARM VIC 3875

JOB NO

2604BDR009

DRAWN

M-14

MASTER RELEASE DATE

10/09/2024

JOB DATE

30/06/2026

PROJECT STAGE

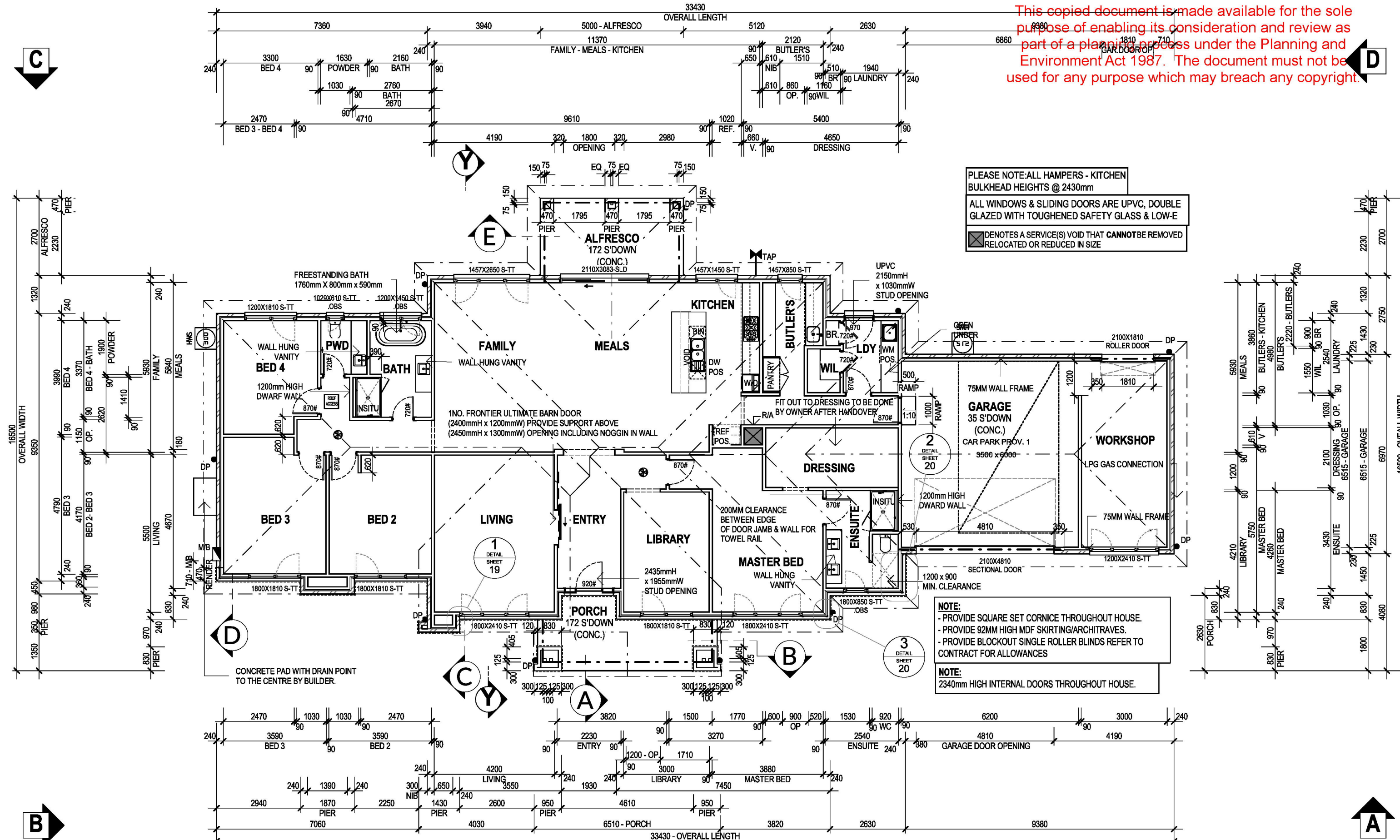
CONTRACT

SHED

17/08/2024

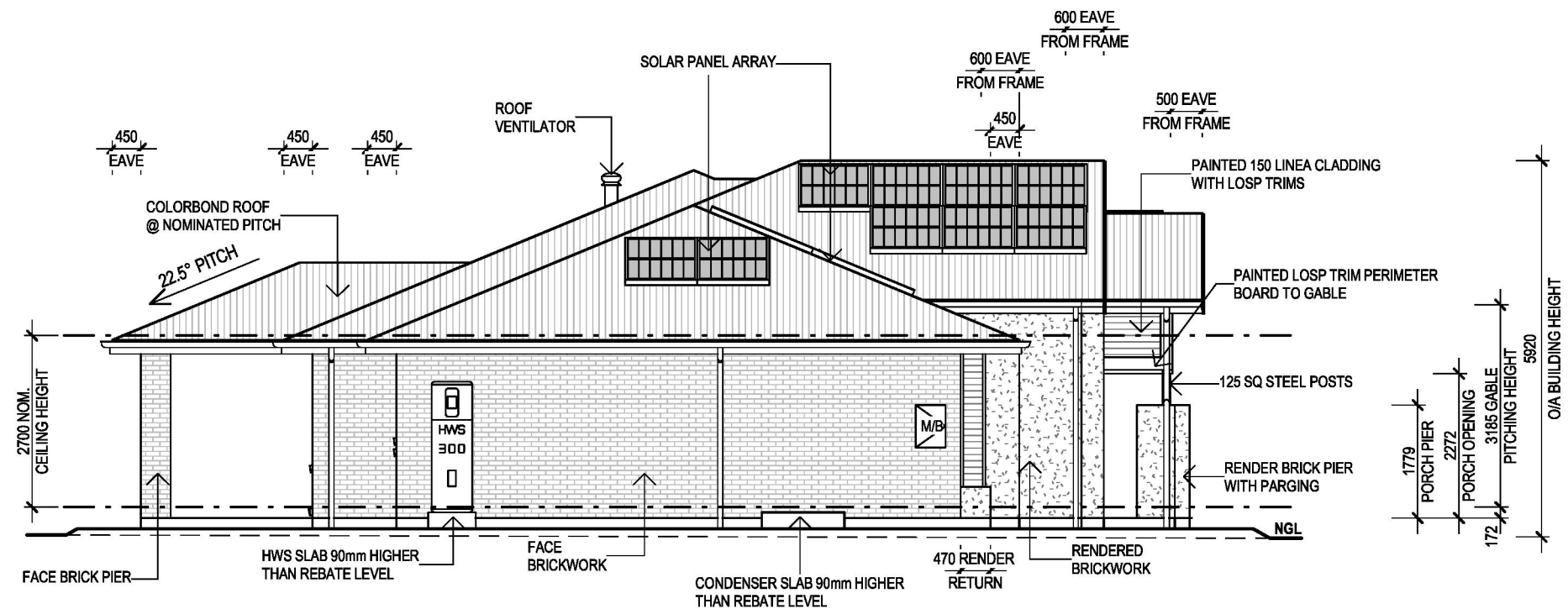
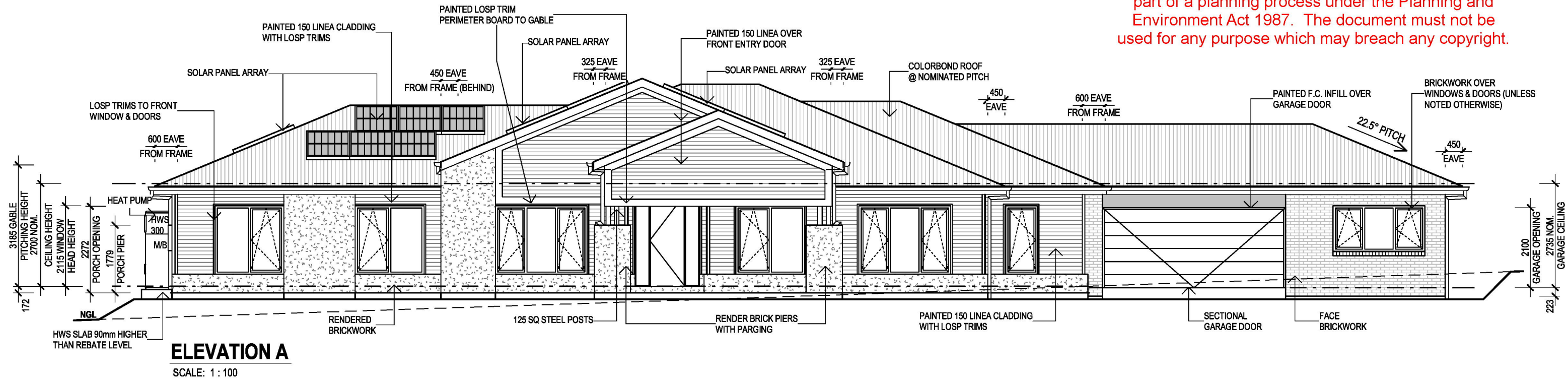
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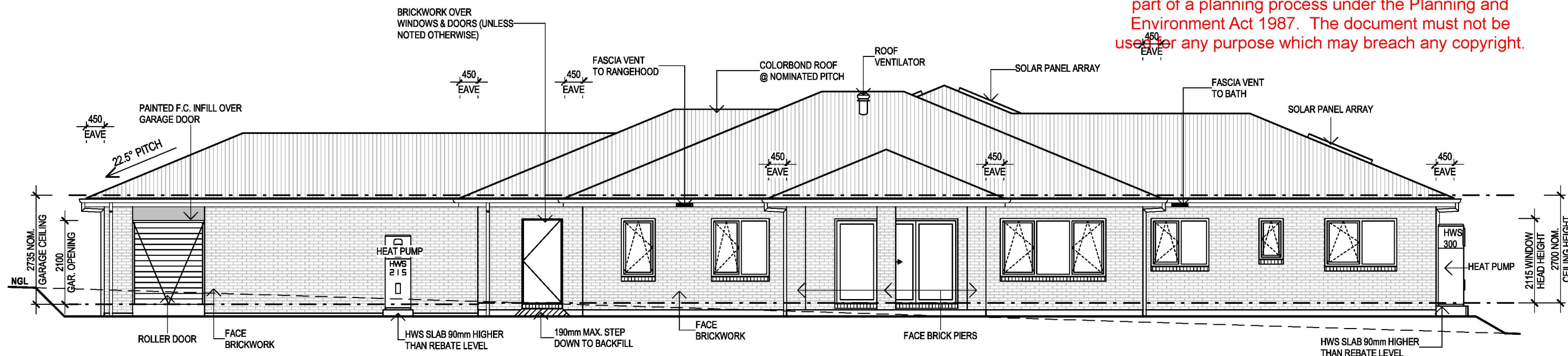
GENERAL NOTES		AREAS TABLE		CLIENT ACKNOWLEDGEMENT		SHEET TITLE		JG KING HOMES		CLIENT	
DP DENOTES HARDWIRED INTERCONNECTED SMOKE ALARM(S) WITH BATTERY BACKUP AS PER NCC 2022 - PART 9.5 & TO COMPLY WITH AS3786 DENOTES DOWNPIPE LOCATIONS ALL GLAZING TO COMPLY WITH AS 1288-2021 & A.S. 2047-2014 DENOTES BEAM AS PER ENGINEERING SPECIFICATIONS M/B : METER BOX											

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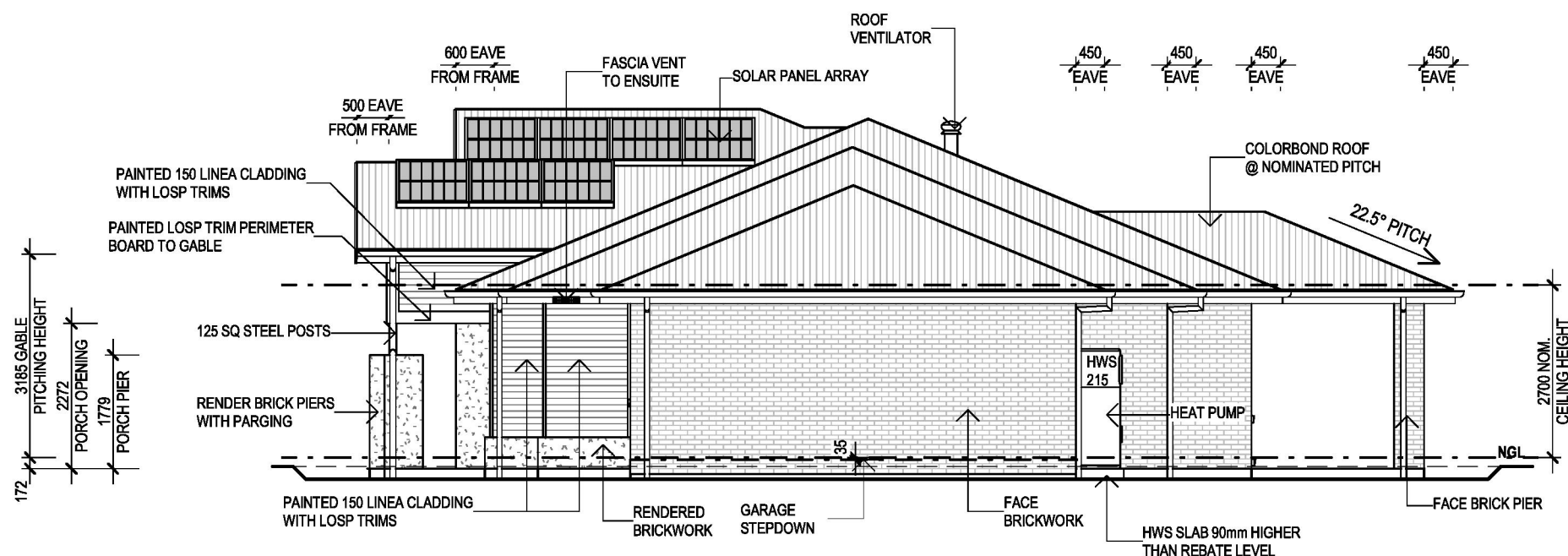
GENERAL NOTES - WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST BRICK COURSE (UNLESS NOTED OTHERWISE) - ALL GLAZING TO COMPLY WITH A.S. 1288 - 2021 (REFER TO ENERGY RATING FOR ALL GLAZING VALUES.) & A.S.2047-2014 - HWS : HOT WATER SYSTEM IHWS : INSTANTANEOUS HOT WATER SYSTEM M/B : METER BOX G : GAS METER		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 ELEVATIONS HOUSE NAME: PEMBERTON 32 HAND: RH CATEGORY: E FACADE NAME: HARLAND 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 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	 BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT LOT1, No. 39 LAKE SHORE DRIVE SUBURB NEWLANDS ARM VIC 3875 JOB NO: 2604BDR009 JOB DATE: 30/06/2026 DRAWN: M-14 CHECKED: AM PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 10/09/2024
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ELEVATION C

SCALE: 1 : 100



ELEVATION D

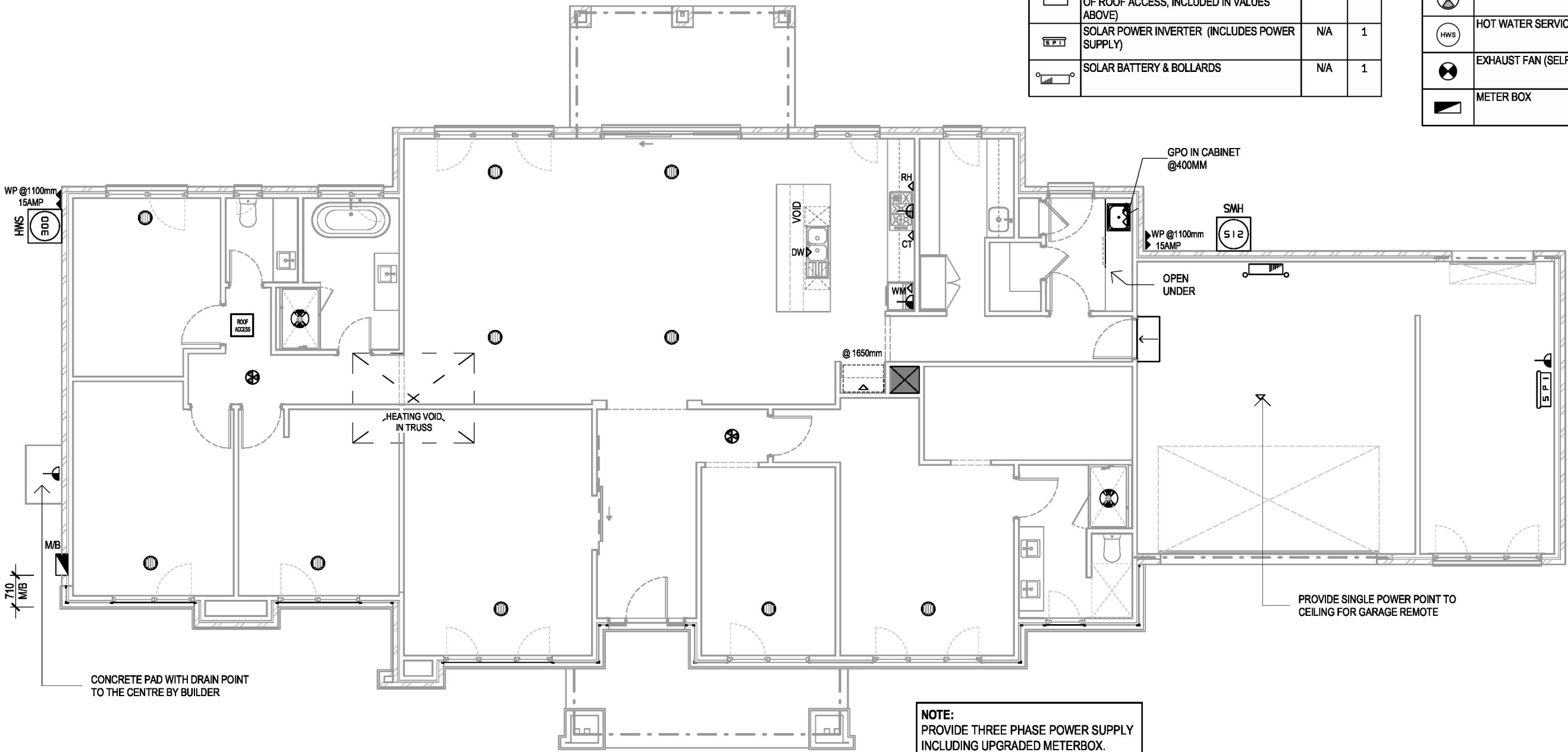
SCALE: 1 : 100

GENERAL NOTES - WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST BRICK COURSE (UNLESS NOTED OTHERWISE) - ALL GLAZING TO COMPLY WITH A.S. 1288 - 2021 (REFER TO ENERGY RATING FOR ALL GLAZING VALUES.) & A.S.2047-2014 - HWS : HOT WATER SYSTEM IHWS : INSTANTANEOUS HOT WATER SYSTEM MB : METER BOX G : GAS METER		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 ELEVATIONS HOUSE NAME: PEMBERTON 32 HAND: RH CATEGORY: E FACADE NAME: HARLAND 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 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	John G. King COLLECTION BAIRNSDALE JG KING HOMES 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT LOT1, No. 39 LAKE SHORE DRIVE SUBURB NEWLANDS ARM VIC 3875 JOB NO: 2604BDR009 JOB DATE: 30/06/2026 DRAWN: M-14 CHECKED: AM PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 10/09/2024 Printed 17/08/2026 Page 32 of 54
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ADVERTISED
LOCATIONS ARE SUBJECT TO CHANGE ON SITE, DUE TO REGULATIONS & CONSTRUCTION REQUIREMENTS
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LEGEND OF SYMBOLS-		FITTING WATTAGE	QTY
	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 OUTLET (APPX. LOC.) (EXACT LOCATION SUBJECT TO CONTRACTORS DISCRETION)	N/A	10
	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
	SOLAR BATTERY & BOLLARDS	N/A	1

LEGEND OF SYMBOLS-		FITTING WATTAGE	QTY
	SINGLE GPO-INTERNAL (HEIGHT VARIES)	N/A	6
	DOUBLE GPO-INTERNAL (HEIGHT VARIES)	N/A	1
	DOUBLE GPO WEATHER PROOF - EXTERNAL (HEIGHT VARIES)	N/A	2
	DIRECT WIRE (APPLIANCE)	N/A	4
	SMOKE ALARM	N/A	2
	HOT WATER SERVICE (HEAT PUMP)	N/A	1
	EXHAUST FAN (SELF CLOSING)	N/A	2
	METER BOX	N/A	1



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		
BLANK ELECTRICAL PLAN		
HOUSE NAME	HAND	CATEGORY
PEMBERTON 32	RH	E
FACADE NAME		
HARLAND		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 100	A3	2026
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John G. King
COLLECTION

BAIRNSDALE

101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

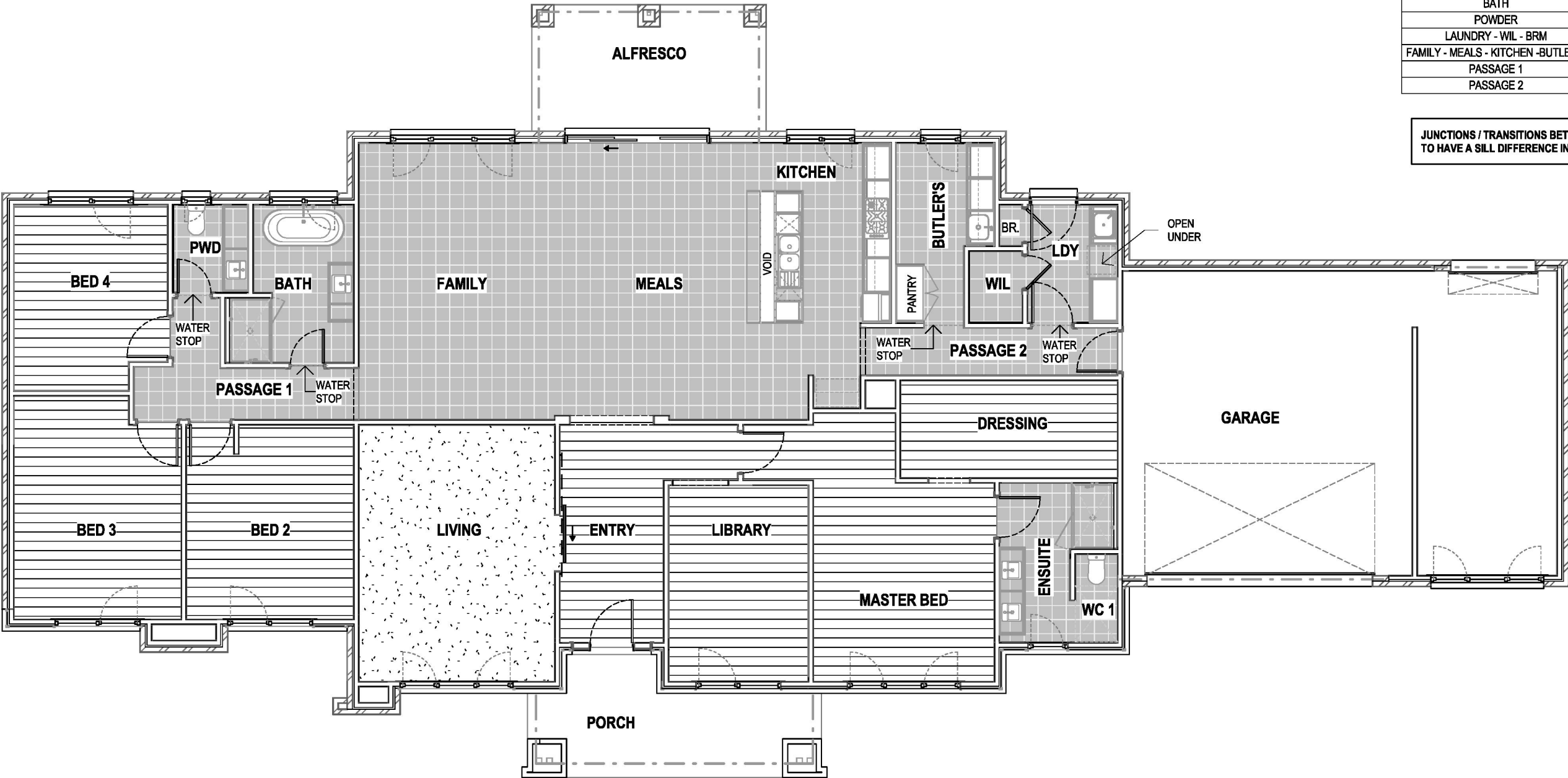
CLIENT			
LOT1, No. 39 LAKE SHORE DRIVE			
SUBURB			
NEWLANDS ARM VIC 3875			
JOB NO	JOB DATE		
2604BDR009	30/06/2026		
DRAWN	CHECKED	PROJECT STAGE	
M-14	AM	CONTRACT	
MASTER RELEASE DATE	SHEET NO	TOTAL NO	
10/09/2024	07	24	

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FLOOR COVERING SCHEDULE

LOCATION	MATERIAL	AREA
ENTRY	VINYL	12.57 m²
LIBRARY	VINYL	12.52 m²
MASTER BED - DRESSING	VINYL	30.59 m²
BED 2	VINYL	14.80 m²
BED 3	VINYL	16.38 m²
BED 4	VINYL	12.56 m²
LIVING	CARPET	23.04 m²
ENSUITE - WC 1	TILES	8.42 m²
BATH	TILES	8.11 m²
POWDER	TILES	3.06 m²
LAUNDRY - WIL - BRM	TILES	6.29 m²
FAMILY - MEALS - KITCHEN - BUTLER'S	TILES	66.48 m²
PASSAGE 1	TILES	7.06 m²
PASSAGE 2	TILES	5.58 m²

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



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

SHEET TITLE

FLOOR FINISHES PLAN

HOUSE NAME: PEMBERTON 32
FACADE NAME: HARLAND
SHEET SCALE: 1 : 100
ORIGINAL SHEET SIZE: A3
COPYRIGHT: 2026
HAND: RH
CATEGORY: E
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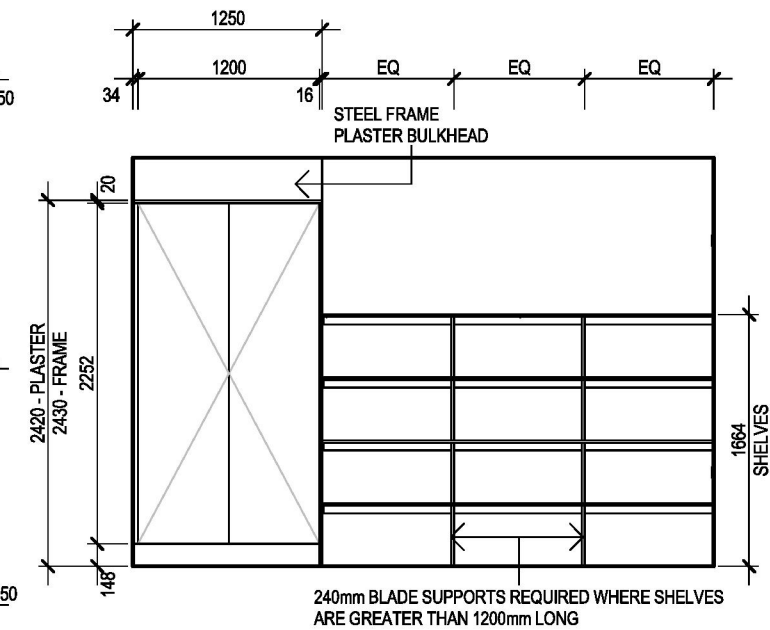
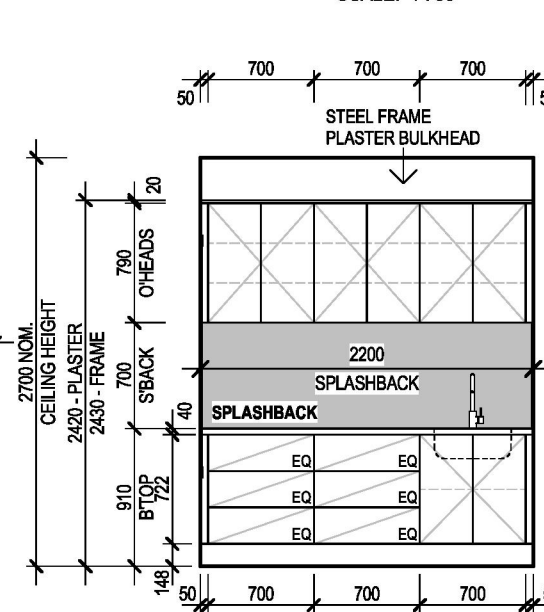
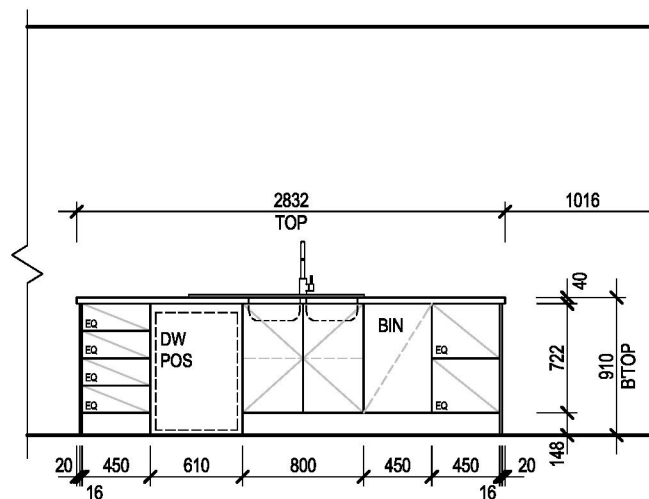
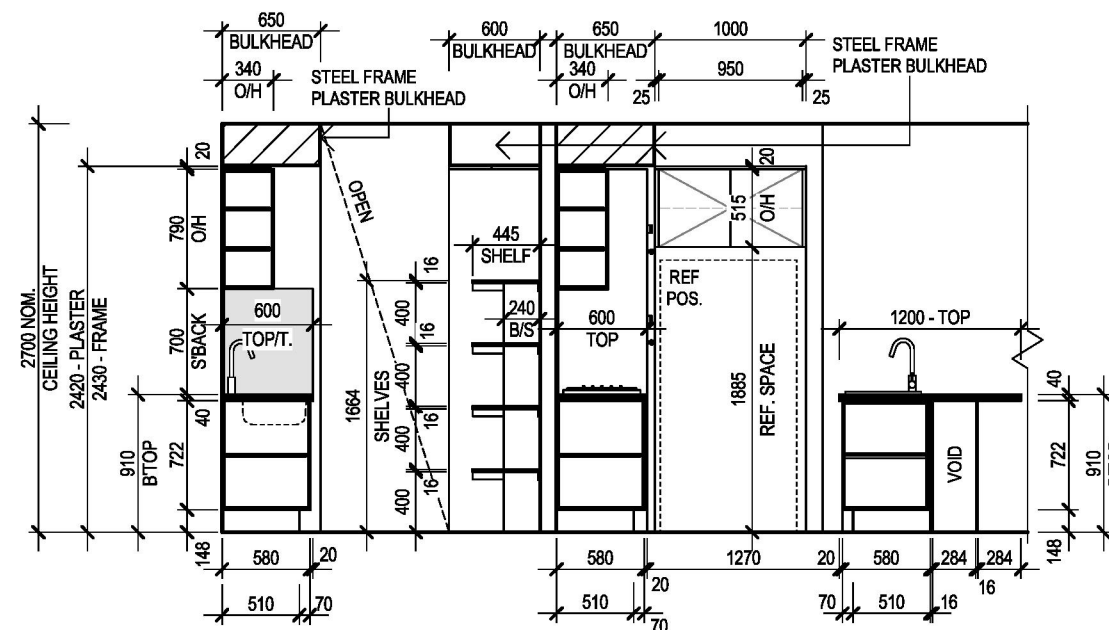
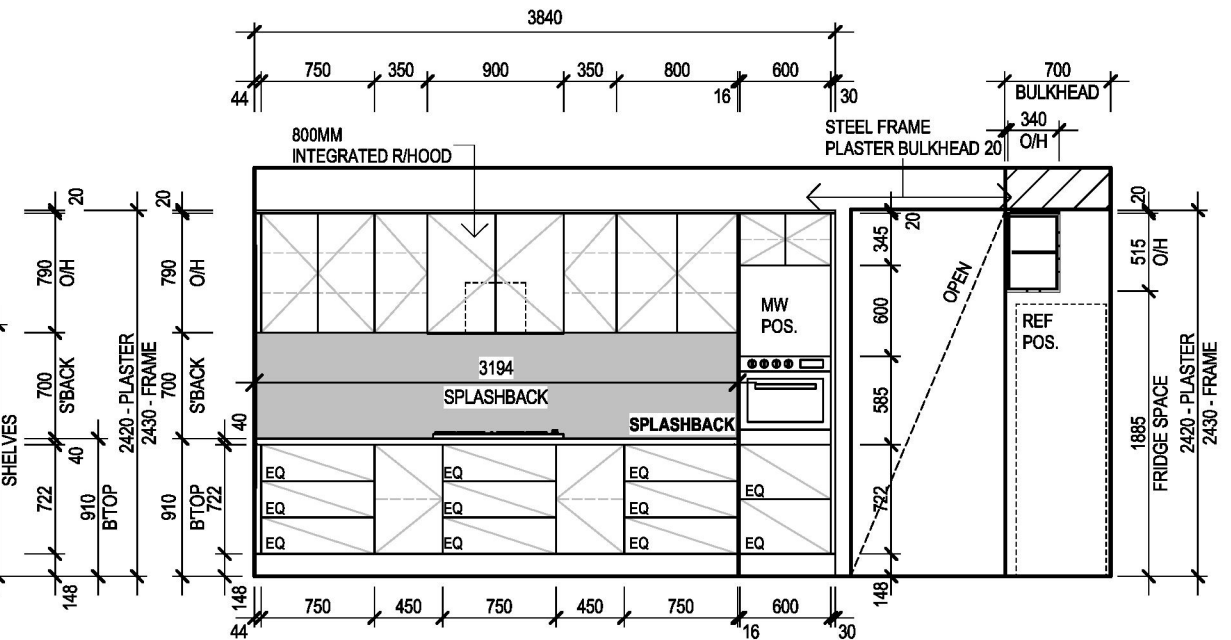
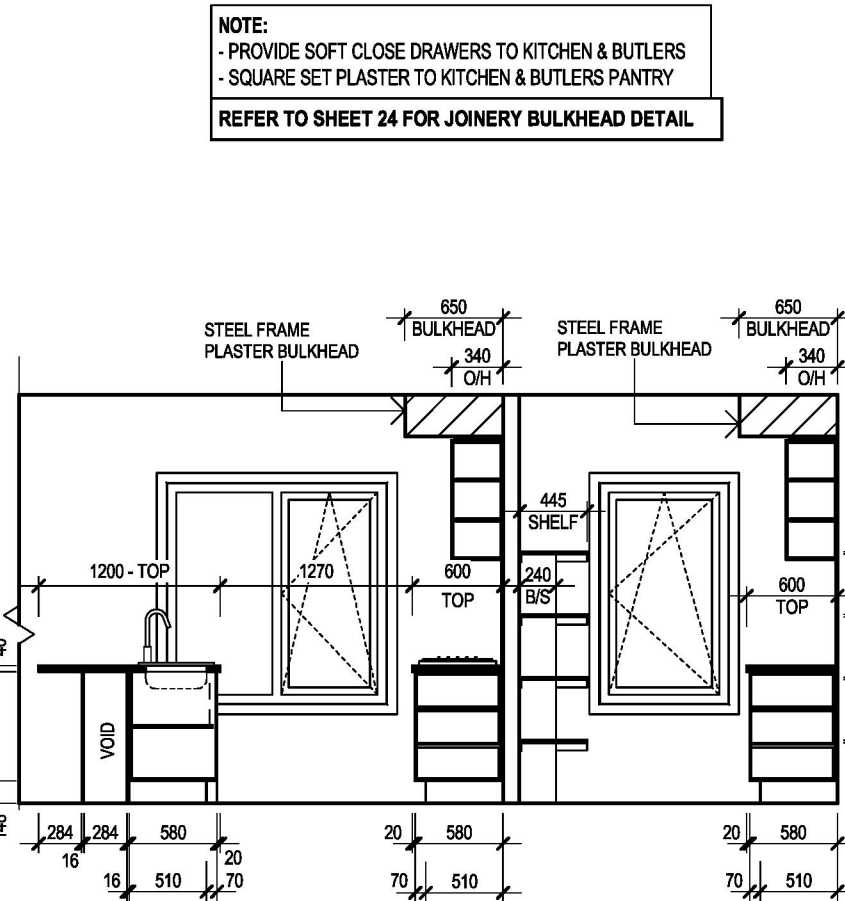
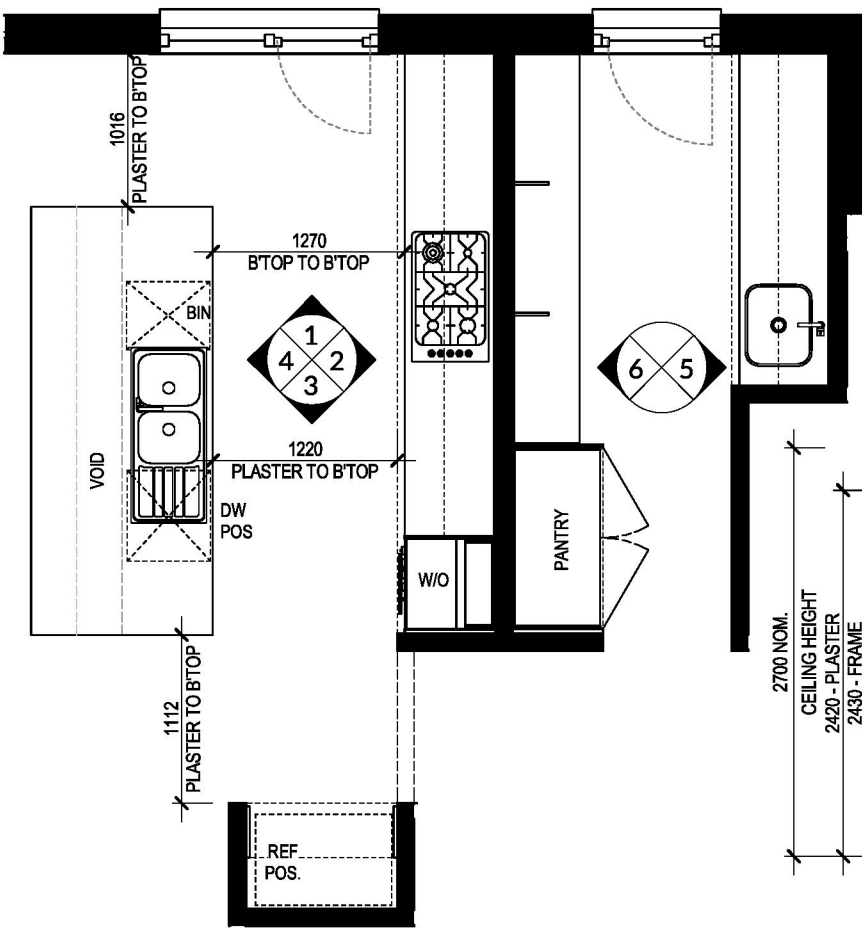


John G. King
COLLECTION
BAIRNSDALE
101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT

LOT1, No. 39 LAKE SHORE DRIVE
SUBURB NEWLANDS ARM VIC 3875
JOB NO: 2604BDR009
JOB DATE: 30/06/2026
DRAWN: M-14
CHECKED: AM
CONTRACT
MASTER RELEASE DATE: 10/09/2024
SHEET NO: 08 of 24

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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

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CLIENT 1:

DATE 1:

CLIENT 2:

DATE 2:

JGK BUILDER:

DATE 3:

SHEET TITLE

KITCHEN & BUTLERS PLAN

HOUSE NAME

HAND

CATEGORY

PEMBERTON 32RH E

FACADE NAME

HARLAND

SHEET SCALE

ORIGINAL SHEET SIZE

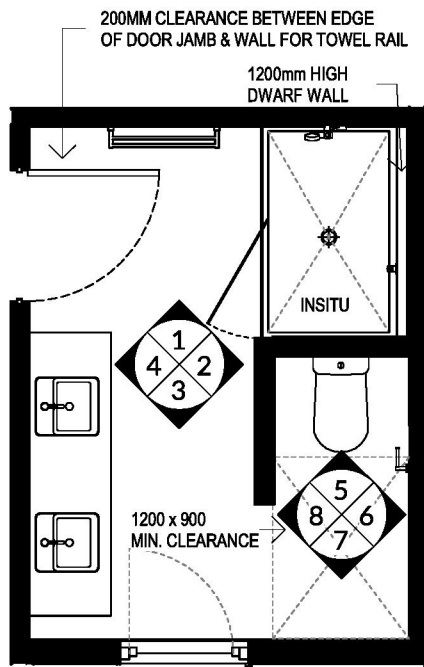
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1 : 50A32026

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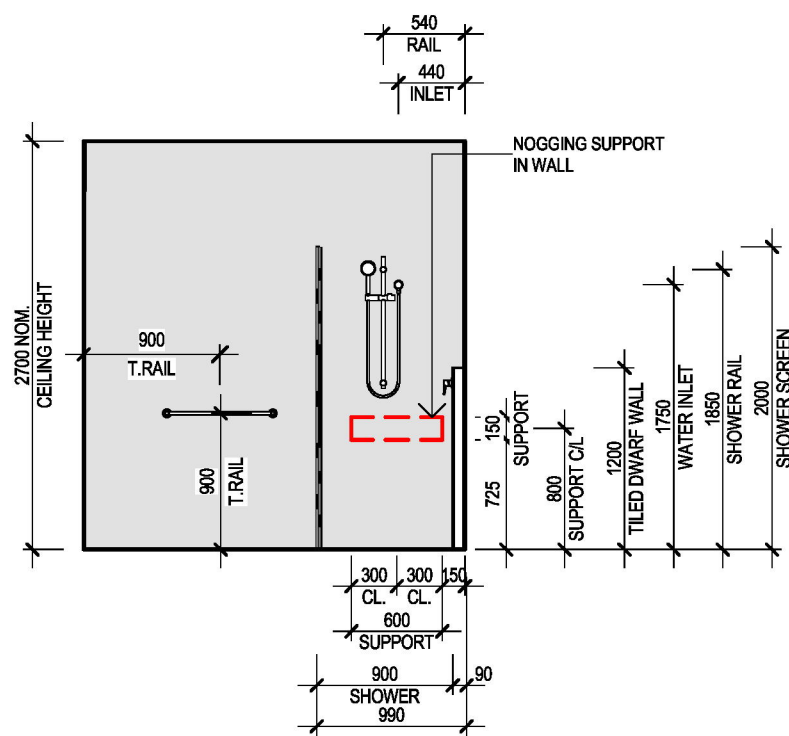


ENSUITE & WC1 PLAN

SCALE: 1 : 50

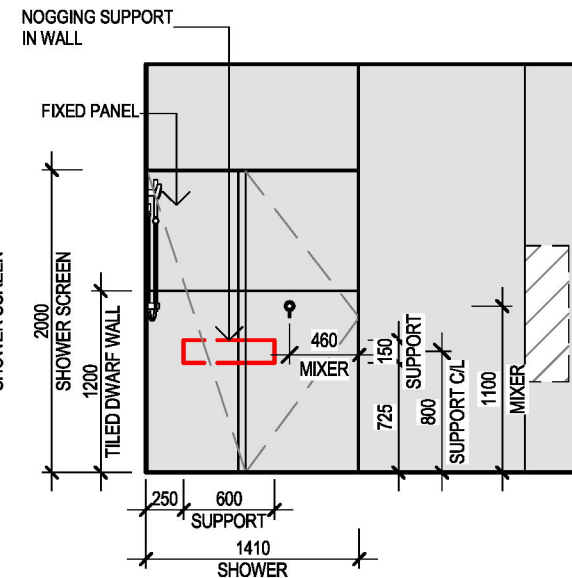
ELEVATION 1

SCALE: 1 : 50



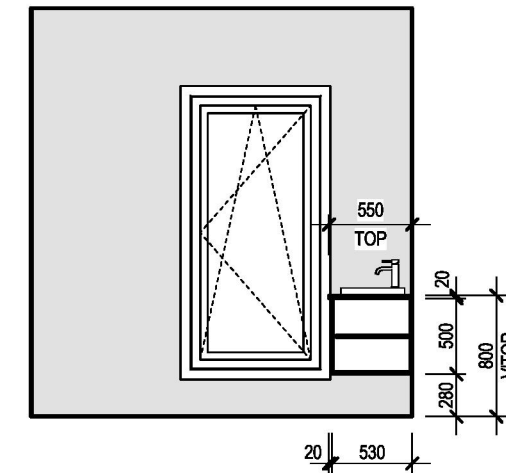
ELEVATION 2

SCALE: 1 : 50



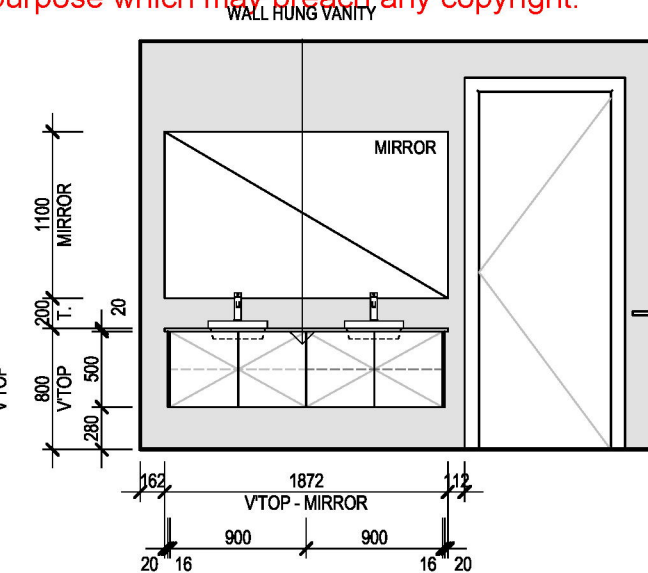
ELEVATION 3

SCALE: 1 : 50

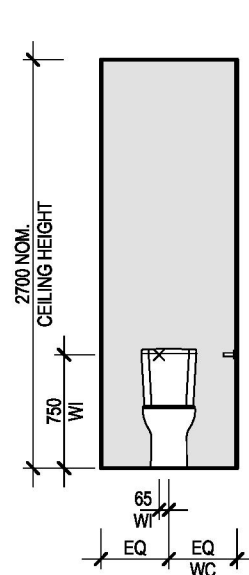


ELEVATION 4

SCALE: 1 : 50

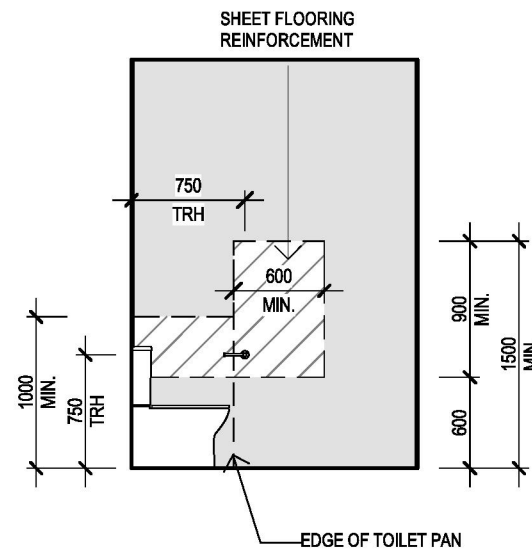


NOTE:
SQUARE SET PLASTER TO ENSUITE & WC 1



ELEVATION 5

SCALE: 1 : 50



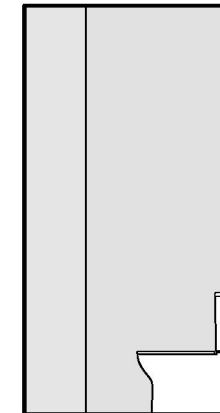
ELEVATION 6

SCALE: 1 : 50



ELEVATION 7

SCALE: 1 : 50



ELEVATION 8

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
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CLIENT ACKNOWLEDGEMENT

I/WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS 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
ENSUITE & WC1 INTERNALS

HOUSE NAME: **PEMBERTON 32** HAND: **RH** CATEGORY: **E**

FACADE NAME: **HARLAND**

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

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CLIENT

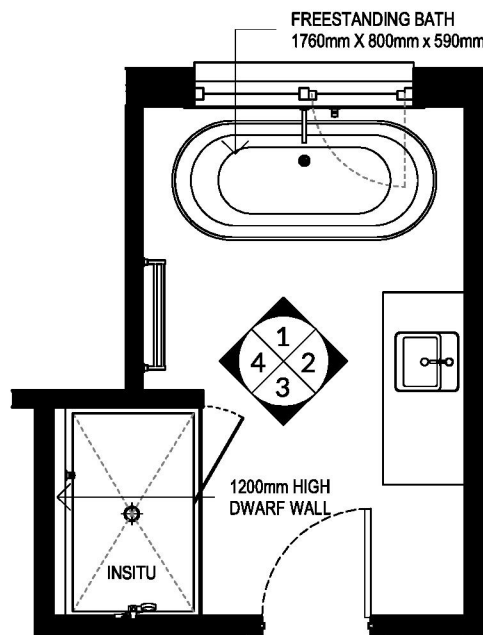
LOT1, No. 39 LAKE SHORE DRIVE
SUBURB
NEWLANDS ARM VIC 3875

JOB NO: 2604BDR009
DRAWN: M-14
MASTER RELEASE DATE: 10/09/2024

JOB DATE: 30/06/2026
PROJECT STAGE: CONTRACT

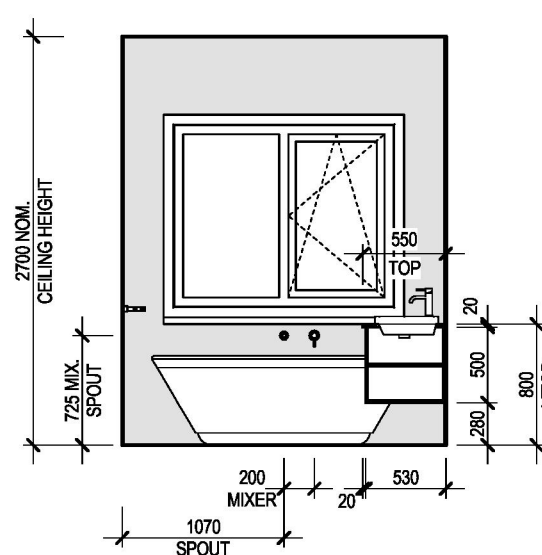
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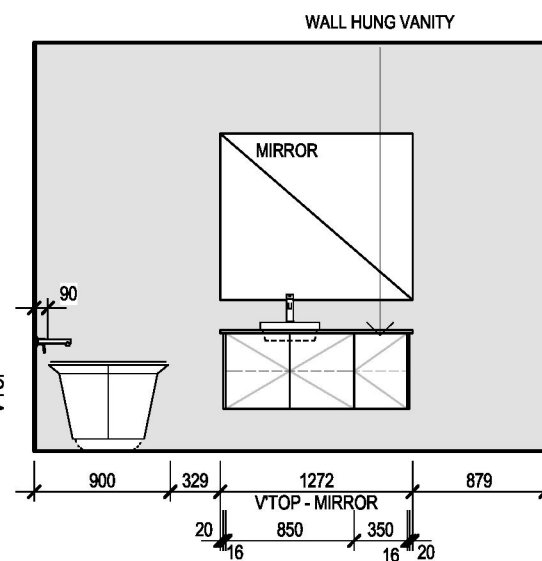
BATH PLAN

SCALE: 1 : 50



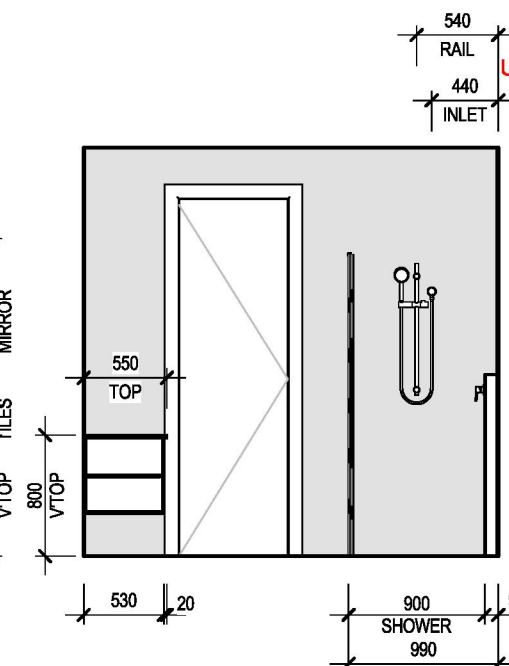
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SCALE: 1 : 50



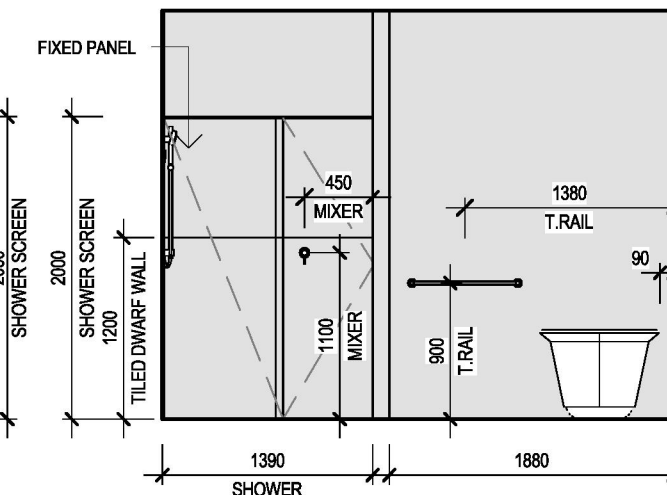
ELEVATION 2

SCALE: 1 : 50



ELEVATION 3

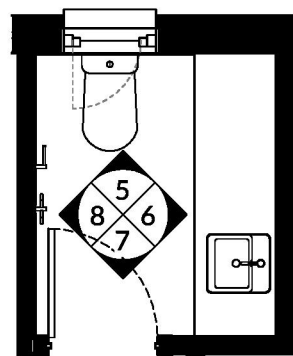
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ELEVATION 4

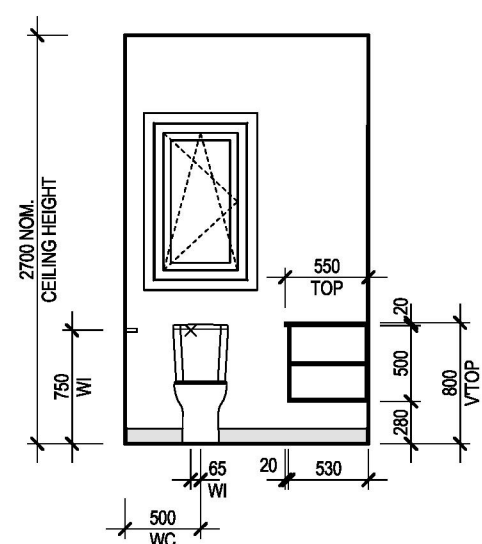
SCALE: 1 : 50

NOTE:
SQUARE SET PLASTER TO BATHROOM & POWDER.



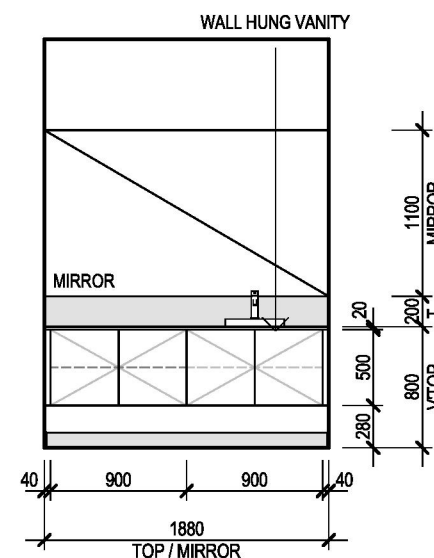
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SCALE: 1 : 50



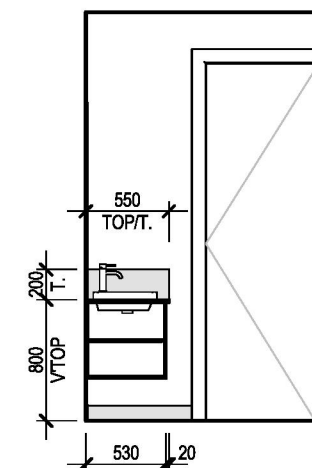
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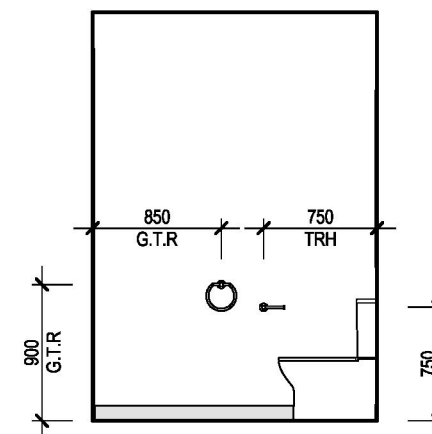
ELEVATION 6

SCALE: 1 : 50



ELEVATION 7

SCALE: 1 : 50

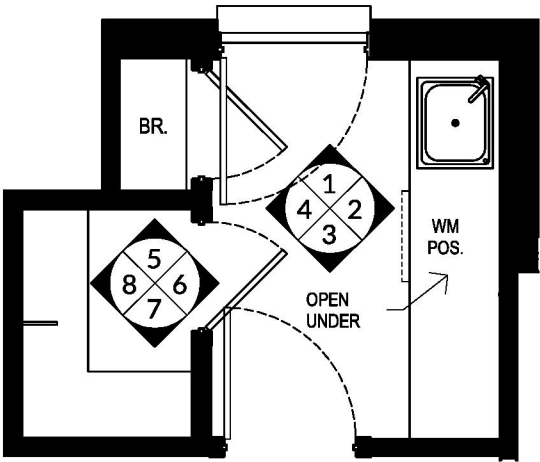


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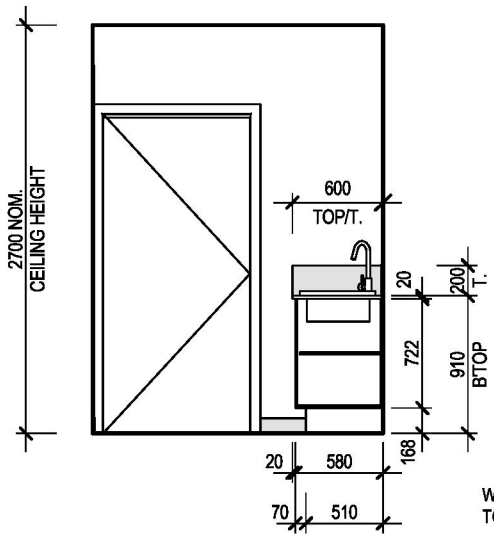
SCALE: 1 : 50

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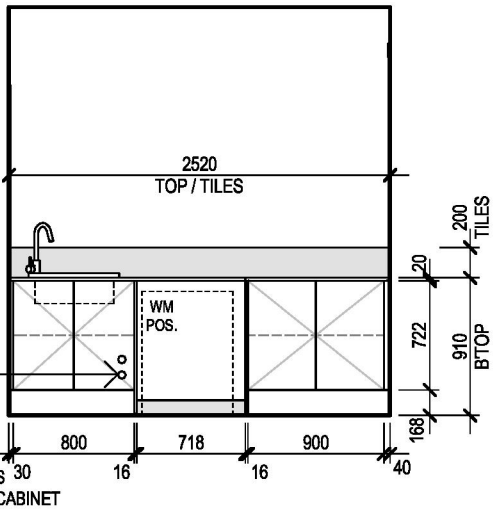
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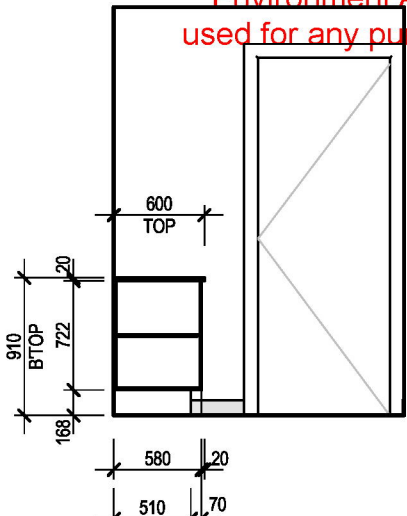
LAUNDRY, WIL & BROOM PLAN
SCALE: 1 : 50



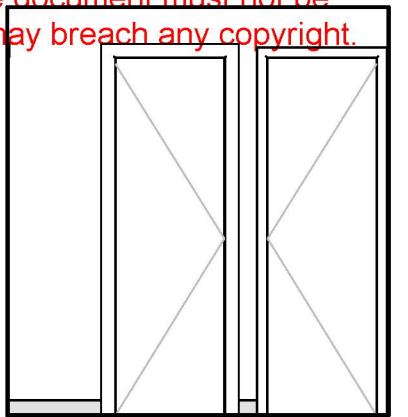
ELEVATION 1
SCALE: 1 : 50



ELEVATION 2
SCALE: 1 : 50

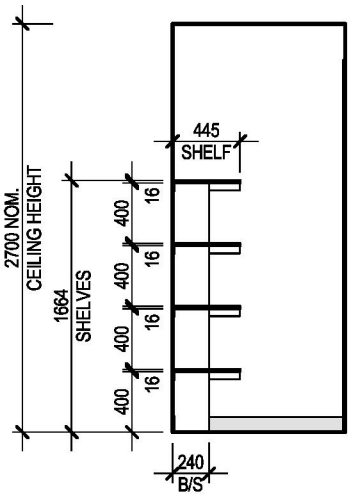


ELEVATION 3
SCALE: 1 : 50

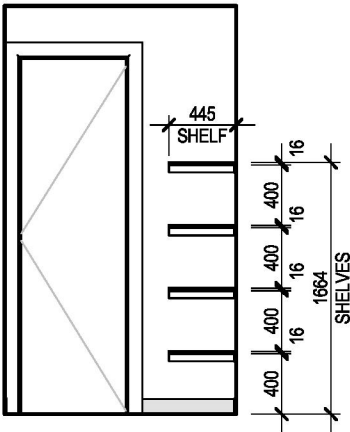


ELEVATION 4
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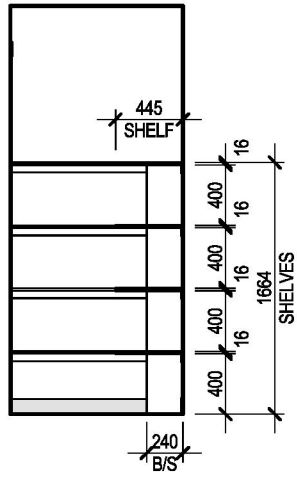
NOTE:
SQUARE SET PLASTER TO LAUNDRY, WIL & BROOM



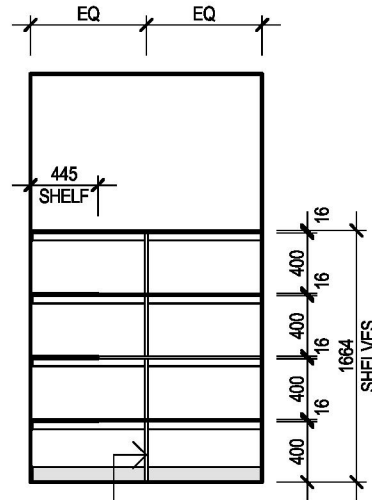
ELEVATION 5
SCALE: 1 : 50



ELEVATION 6
SCALE: 1 : 50

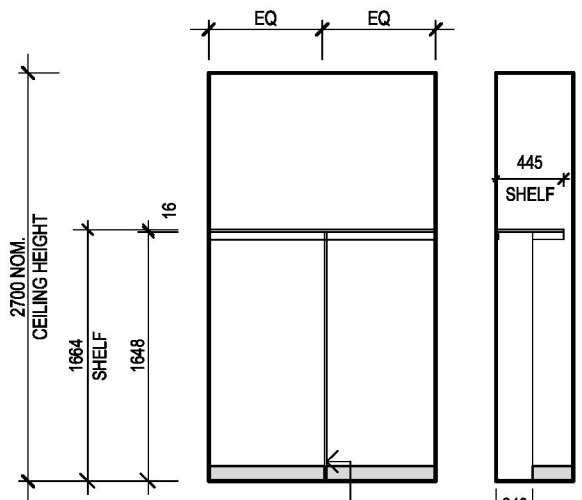


ELEVATION 7
SCALE: 1 : 50



ELEVATION 8
SCALE: 1 : 50

240mm BLADE SUPPORTS REQUIRED WHERE SHELVES ARE GREATER THAN 1200mm LONG



BROOM - TYPICAL
SCALE: 1 : 50

BLADE SUPPORTS REQUIRED WHERE SHELVES ARE GREATER THAN 1200mm LONG

GENERAL NOTES

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE
LAUNDRY, WIL & BROOM PLAN

HOUSE NAME: **PEMBERTON 32** HAND: **RH** CATEGORY: **E**

FACADE NAME: **HARLAND**

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

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CLIENT

LOT1, No. 39 LAKE SHORE DRIVE

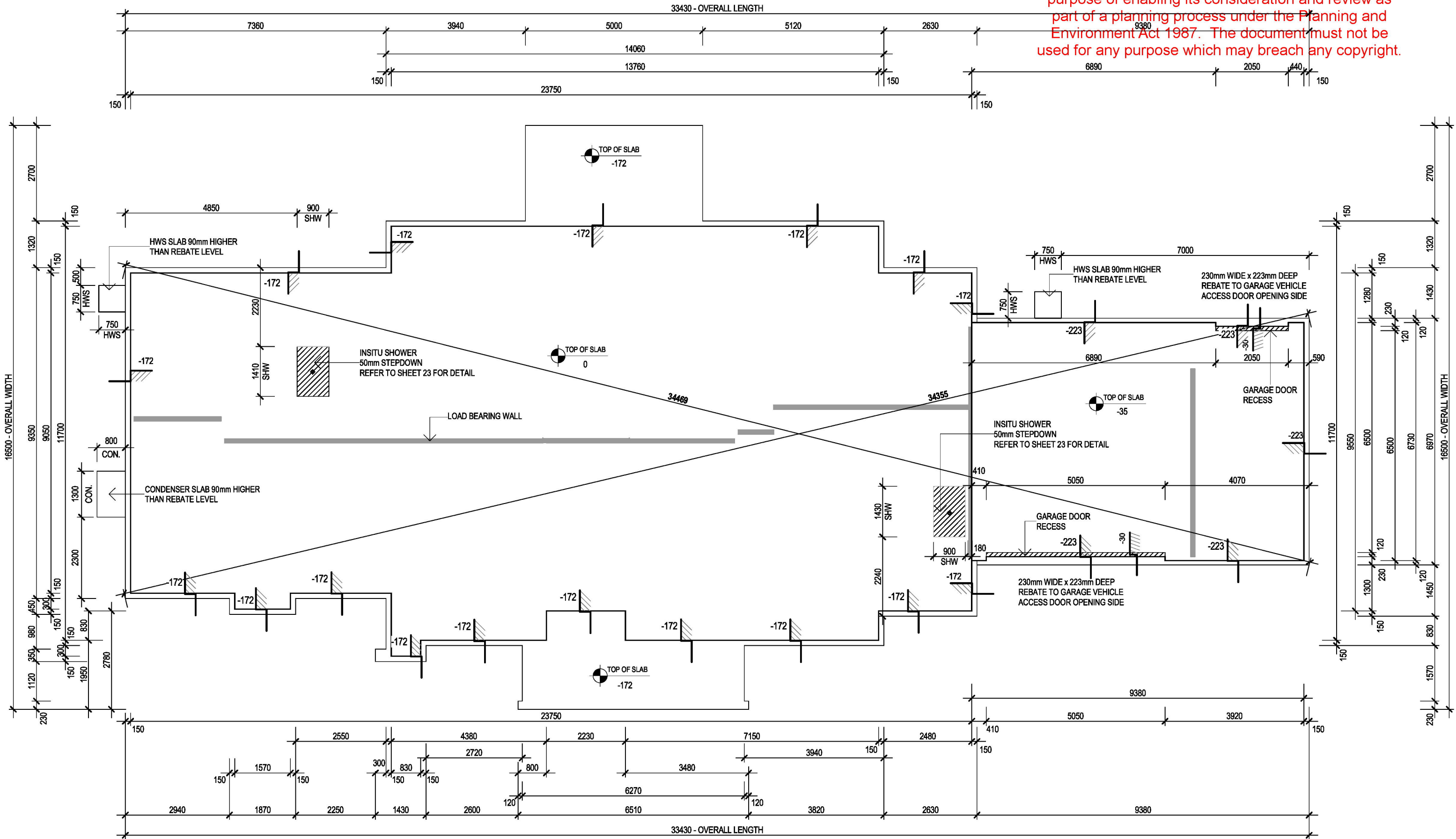
SUBURB: **NEWLANDS ARM VIC 3875**

JOB NO: **2604BDR009** JOB DATE: **30/06/2026**

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

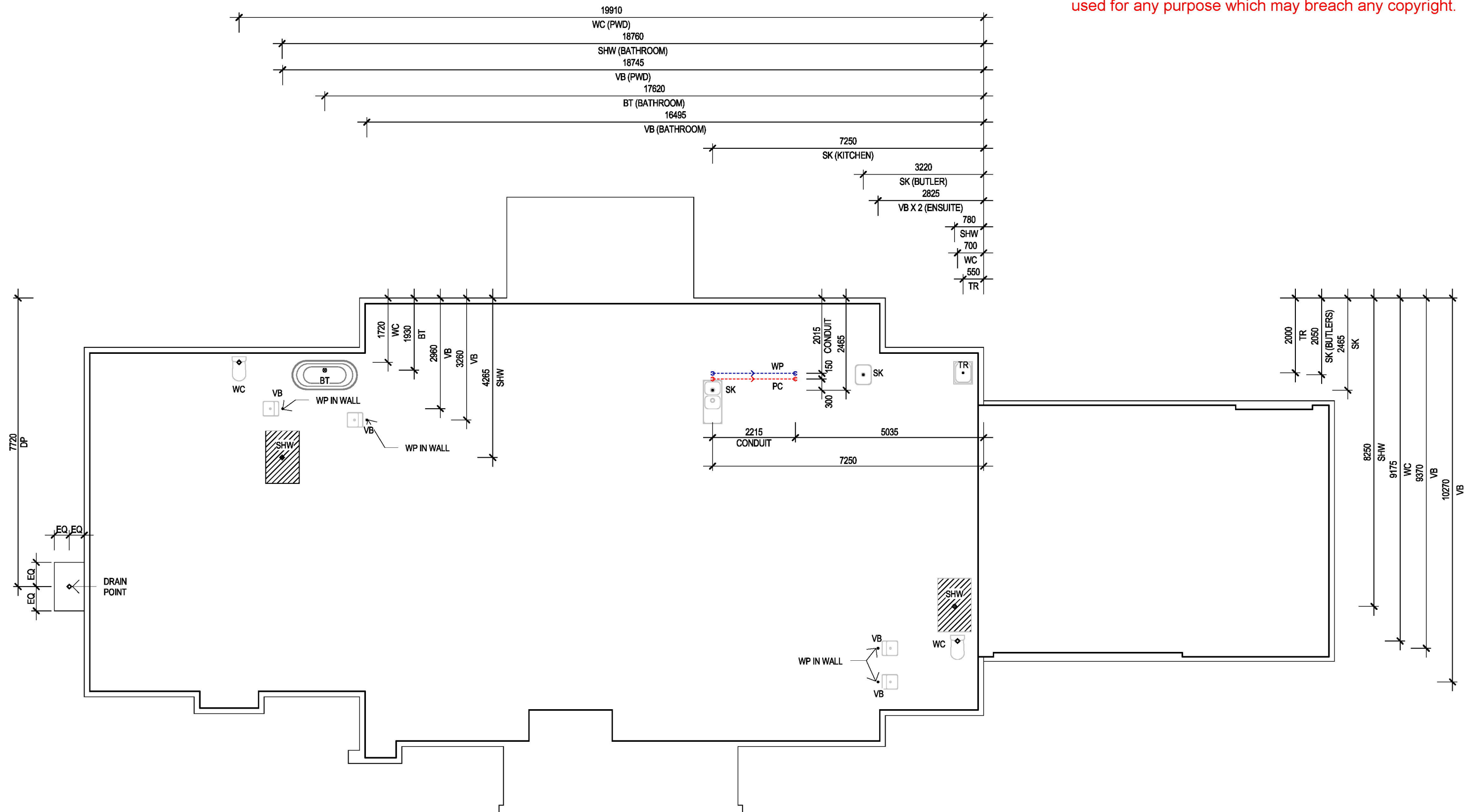
MASTER RELEASE DATE: **10/09/2024**

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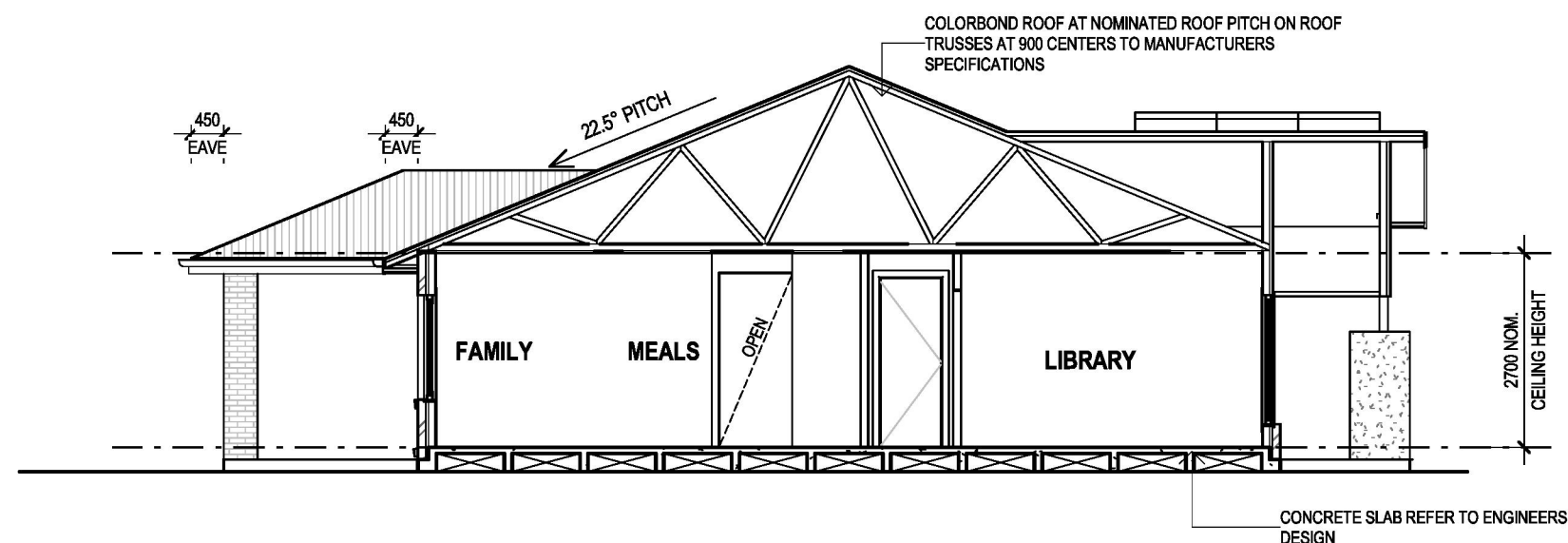


GENERAL NOTES	LEGEND - DENOTES INSITU SHOWER 50mm STEPDOWN WITH 100mm PIPE. REFER TO DETAILS - DENOTES STRUCTURAL BEAM TO ENGINEERS DESIGN - DENOTES STEPDOWN - DENOTES STRUCTURAL COLUMN - DENOTES FIRST FLOOR POINT LOAD - DENOTES LOAD BEARING WALL - DENOTES SPOT ELEVATION	CLIENT ACKNOWLEDGEMENT I/WE AGREE 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 SLAB LAYOUT PLAN HOUSE NAME: PEMBERTON 32 HAND: RH CATEGORY: E FACADE NAME: HARLAND 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 JG KING HOMES PTY LTD* DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT LOT1, No. 39 LAKE SHORE DRIVE SUBURB NEWLANDS ARM VIC 3875 JOB NO: 2604BDR009 JOB DATE: 30/06/2026 DRAWN: M-14 CHECKED: AM PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 10/09/2024
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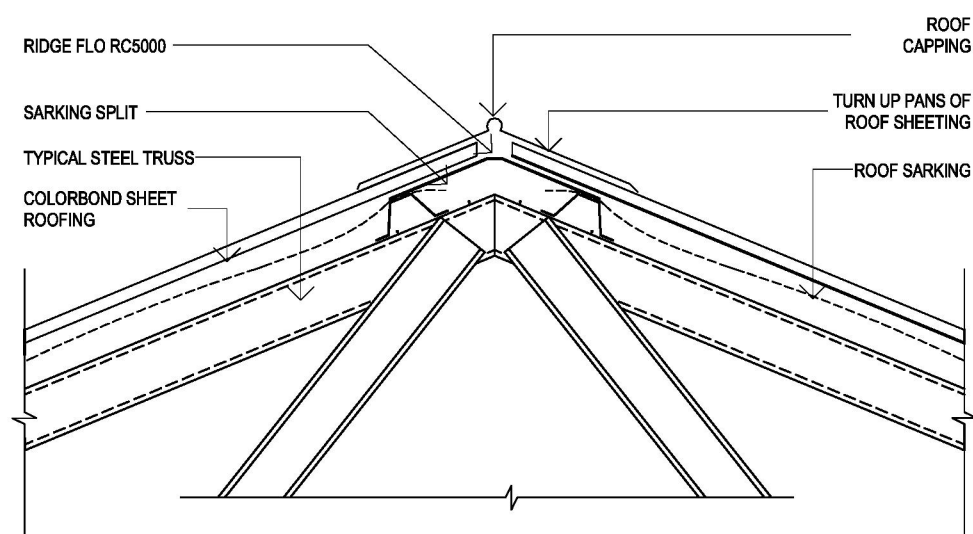
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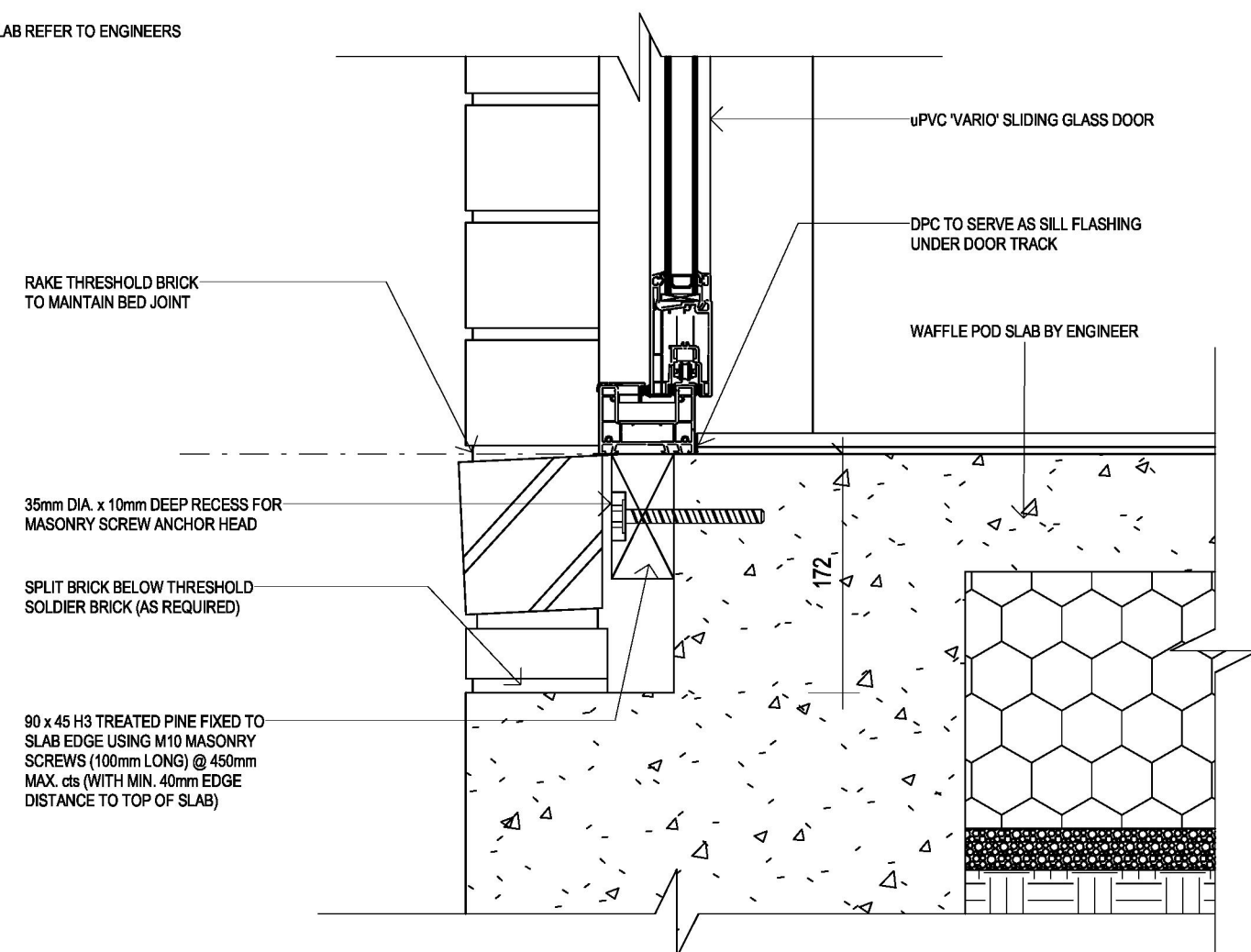
GENERAL NOTES	LEGEND ● SHW DENOTES SHOWER OUTLET ● WP DENOTES POWERWATER CONDUIT ● PC DENOTES TOILET SUITE OUTLET ● WC DENOTES TOILET SUITE OUTLET ● BT DENOTES BATH TUB OUTLET ● VB DENOTES VANITY BASIN OUTLET ● TR DENOTES LAUNDRY THROUGH OUTLET ● SK DENOTES KITCHEN SINK OUTLET ● SK DENOTES WATER SUPPLY POINT	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 PLUMBING LAYOUT HOUSE NAME: PEMBERTON 32 HAND: RH CATEGORY: E FACADE NAME: HARLAND 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 JG KING HOMES PTY LTD* DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	 BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT LOT1, No. 39 LAKE SHORE DRIVE SUBURB NEWLANDS ARM VIC 3875 JOB NO: 2604BDR009 JOB DATE: 30/06/2026 DRAWN: M-14 CHECKED: AM PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 10/09/2024
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SECTION Y-Y
SCALE: 1 : 100



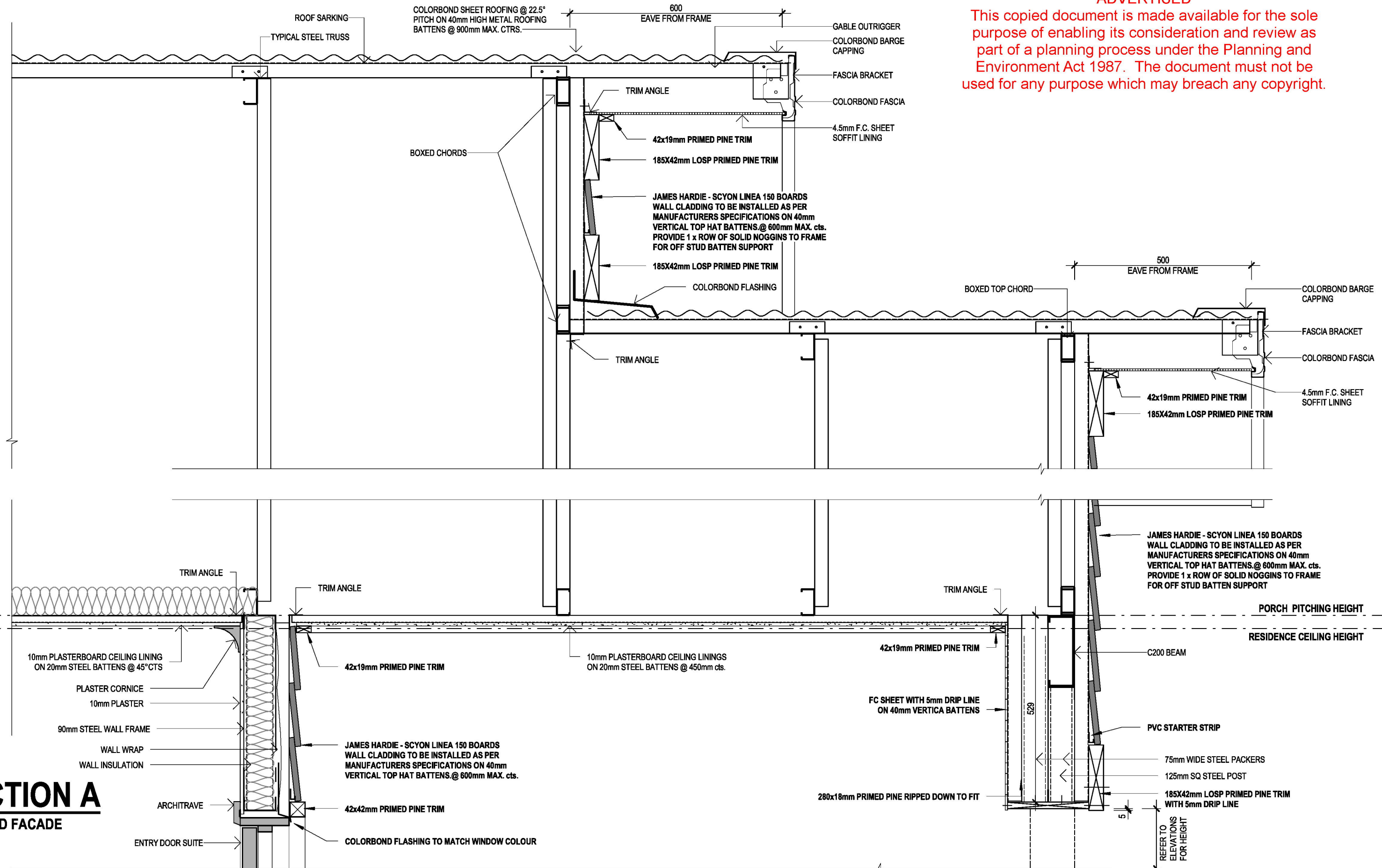
TYPICAL RIDGE DETAIL
SCALE - 1:10



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

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 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 _____ PEMBERTON 32 RH E FACADE NAME _____ HARLAND 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 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	 John G. King COLLECTION BAIRNSDALE JG KING HOMES 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT LOT1, No. 39 LAKE SHORE DRIVE SUBURB _____ NEWLANDS ARM VIC 3875 JOB NO _____ JOB DATE _____ 2604BDR009 30/06/2026 DRAWN _____ CHECKED _____ PROJECT STAGE _____ M-14 AM CONTRACT MASTER RELEASE DATE _____ ISSUED TO _____ 10/09/2024 15 of 24
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SECTION A

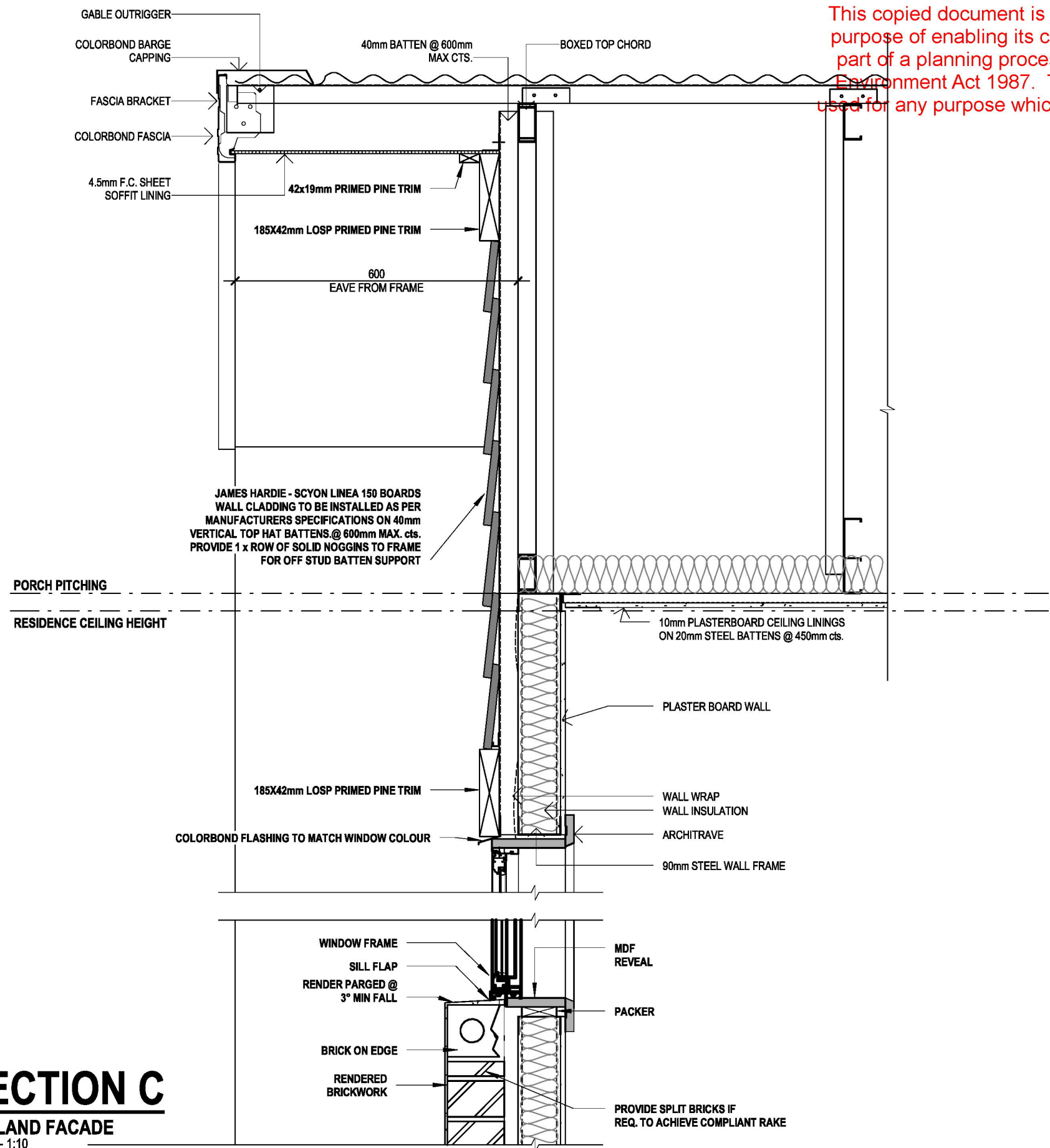
HARLAND FACADE

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 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 PEMBERTON 32 RH E FACADE NAME HARLAND SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT 1 : 10 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 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	 <i>John G. King</i> COLLECTION BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS LOT1, No. 39 LAKE SHORE DRIVE SUBURB NEWLANDS ARM VIC 3875 JOB NO JOB DATE 2604BDR009 30/06/2026 DRAWN CHECKED PROJECT STAGE M-14 AM CONTRACT MASTER RELEASE DATE SHEET NO OF 10/09/2024 16 of 24
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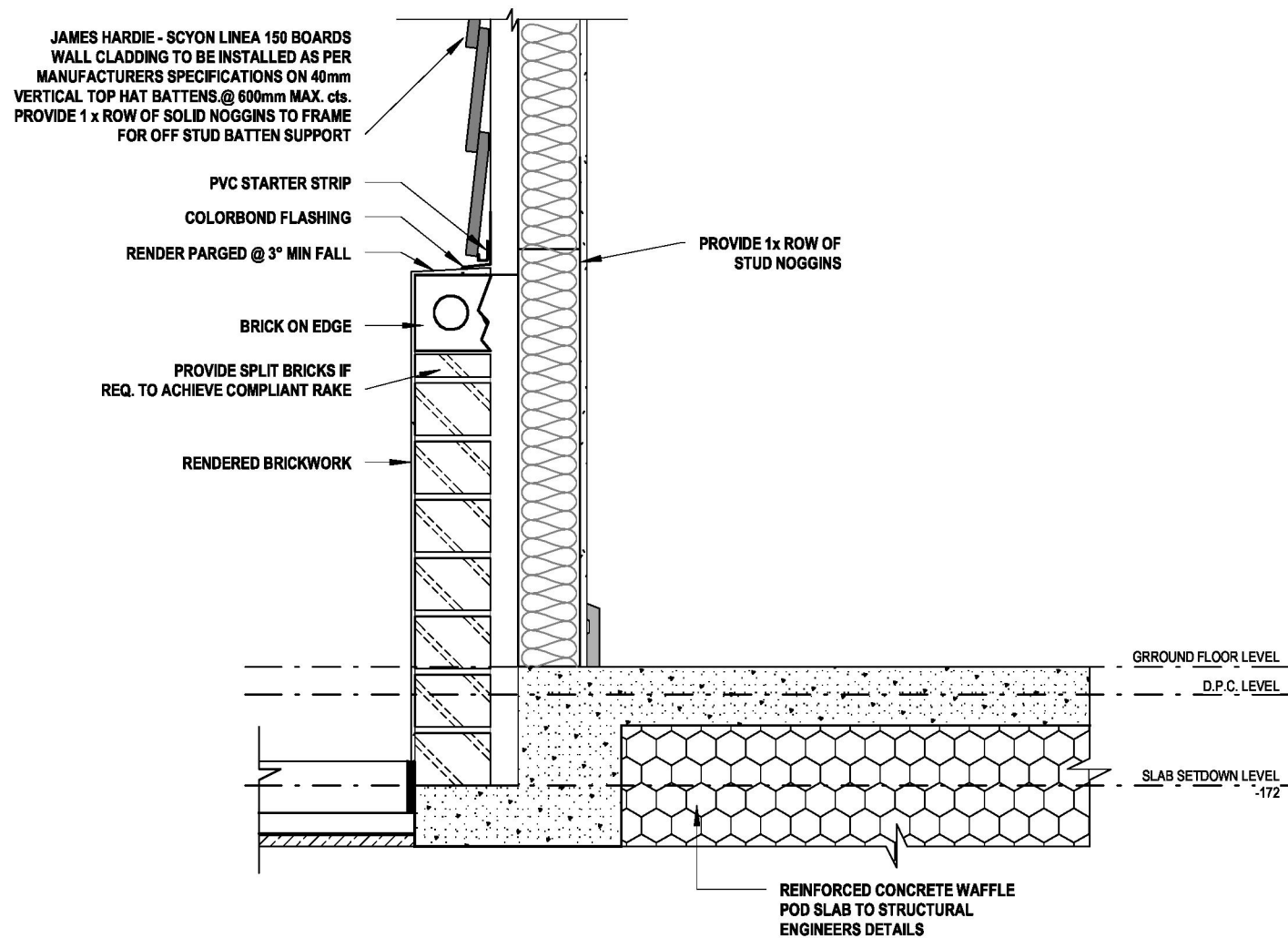


Printed 17/08/2026
Page 43 of 54

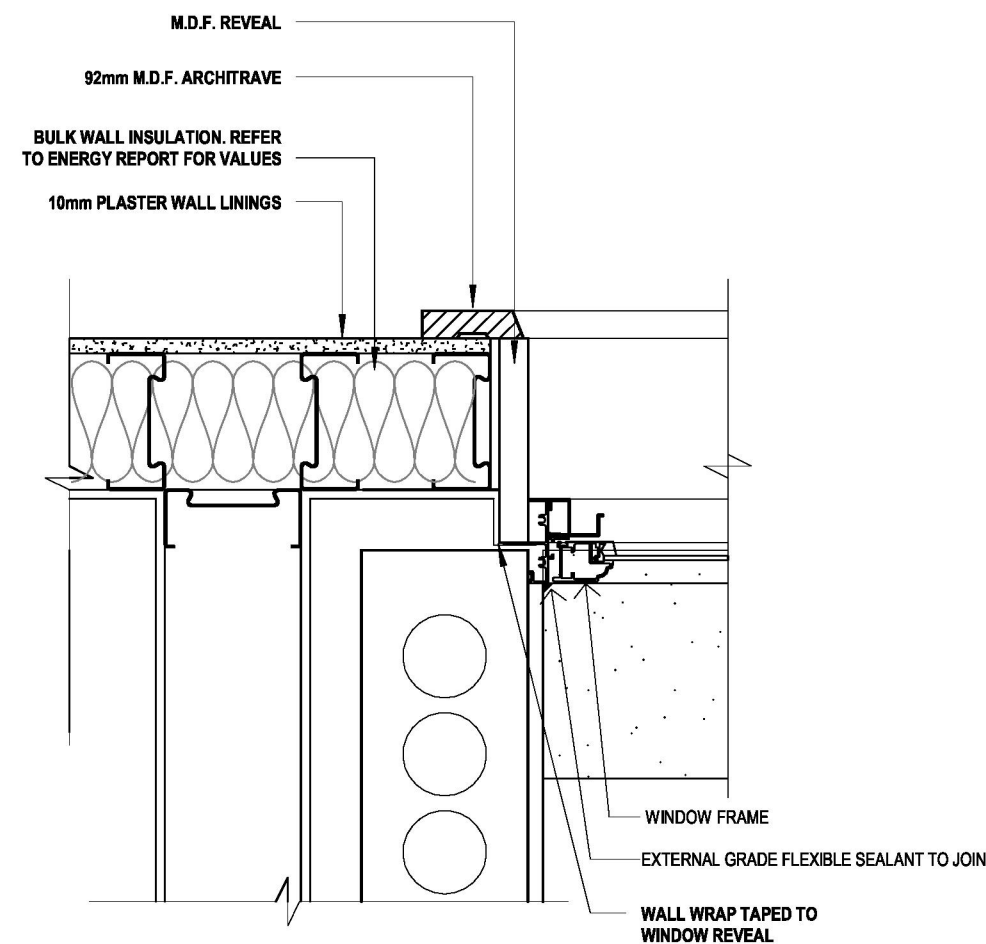


SECTION C
HARLAND FACADE
SCALE - 1:10

GENERAL NOTES				CLIENT ACKNOWLEDGEMENT		SHEET TITLE		John G. King COLLECTION		CLIENT	
				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.		SECTION/DETAILS		BAIRNSDALE		LOT1, No. 39 LAKE SHORE DRIVE	
						HOUSE NAME		HAND		SUBURB	
						PEMBERTON 32		RH		NEWLANDS ARM VIC 3875	
						FACADE NAME		CATEGORY		JOB NO	
						HARLAND		E		2604BDR009	
						SHEET SCALE		ORIGINAL SHEET SIZE		JOB DATE	
						1 : 10		A3		30/06/2026	
						COPYRIGHT		2026		PROJECT STAGE	
						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				CONTRACT	
						DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS				MASTER RELEASE DATE	
										10/09/2024	
										Printed 17/08/2026	
										18 of 24	



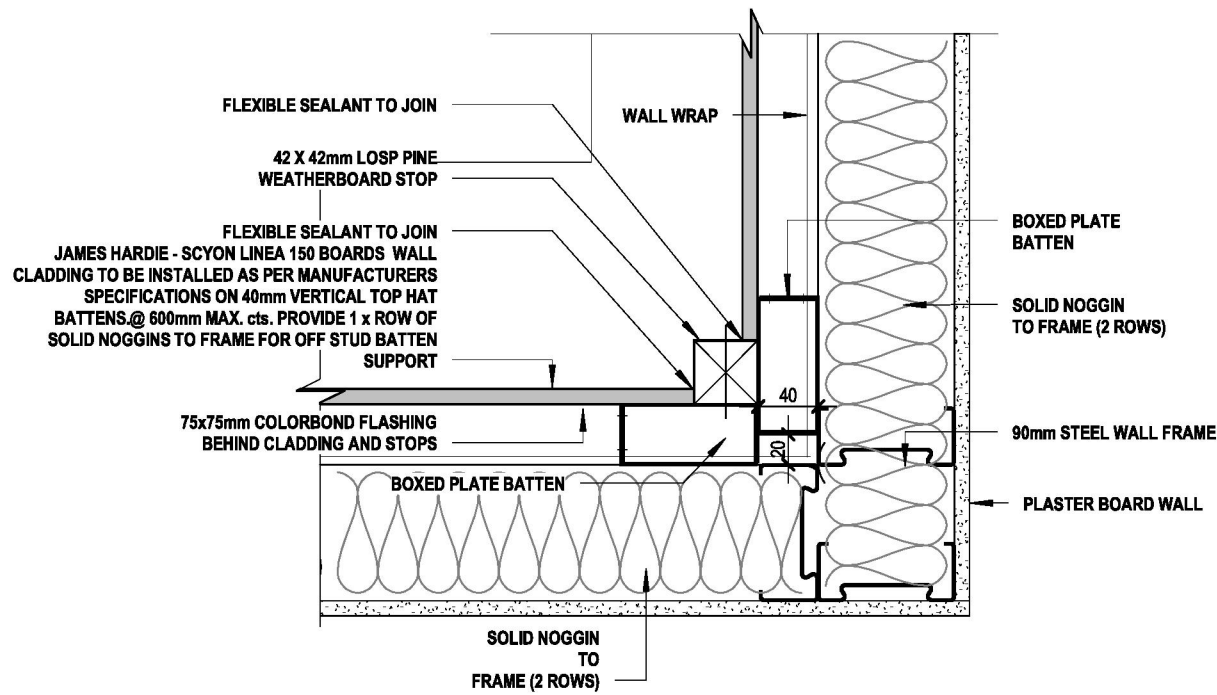
SECTION D
HARLAND FACADE
SCALE - 1:10



DETAIL 1
HARLAND FACADE
SCALE - 1:5

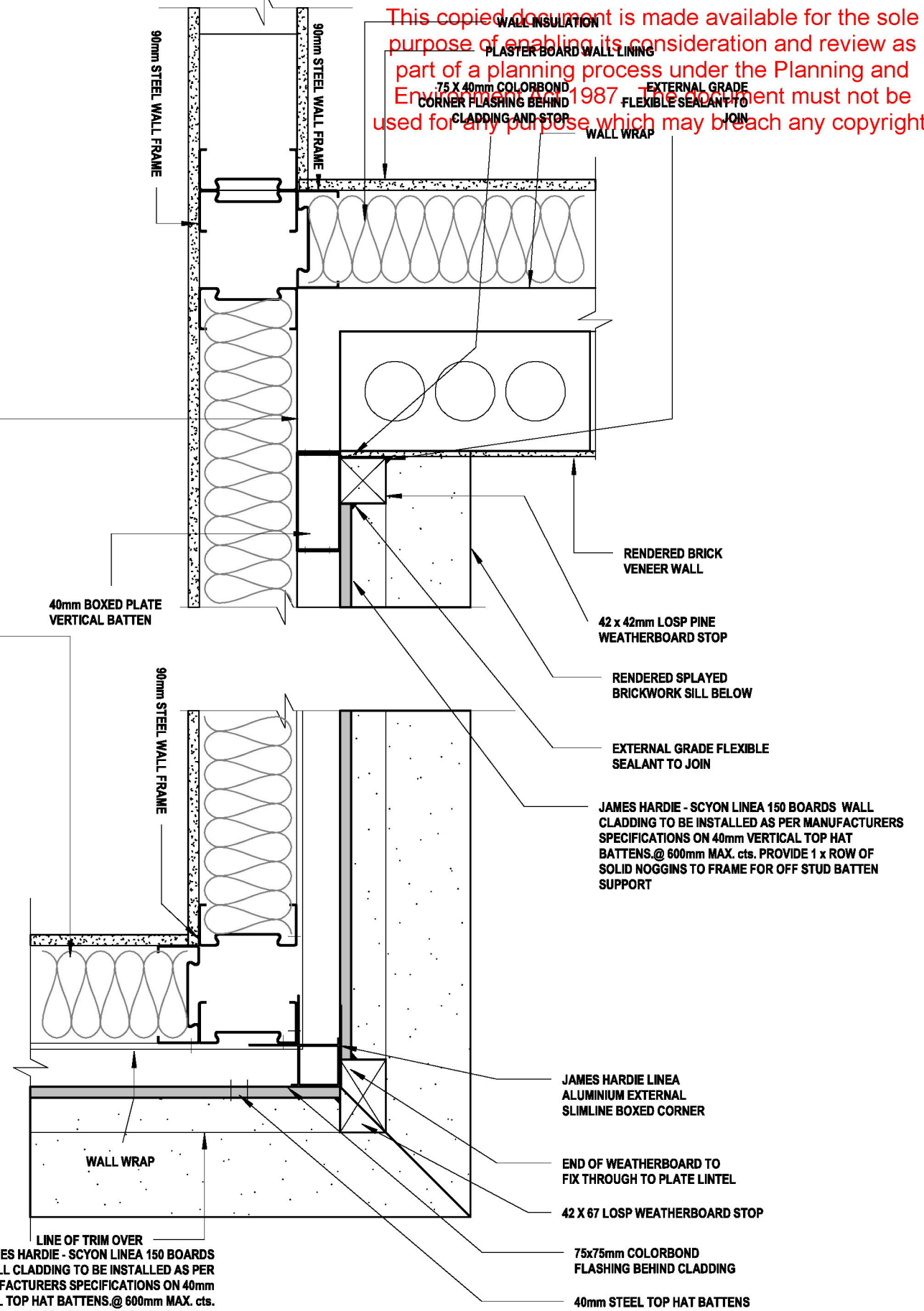
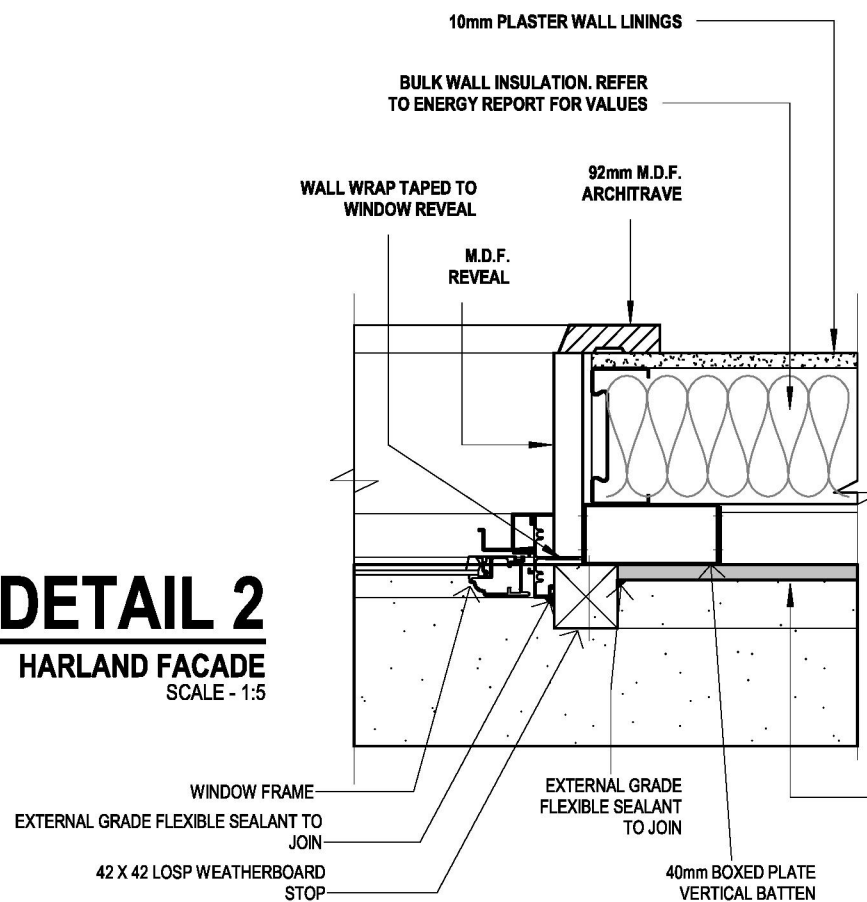
GENERAL NOTES		CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 36 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES. CLIENT 1: DATE 1: CLIENT 2: DATE 2: JGK BUILDER: DATE 3:	SHEET TITLE SECTION/DETAILS HOUSE NAME HAND CATEGORY PEMBERTON 32 RH E FACADE NAME HARLAND 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 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	 John G. King COLLECTION BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT LOT1, No. 39 LAKE SHORE DRIVE SUBURB NEWLANDS ARM VIC 3875 JOB NO JOB DATE 2604BDR009 30/06/2026 DRAWN CHECKED PROJECT STAGE M-14 AM CONTRACT MASTER RELEASE DATE 10/09/2024
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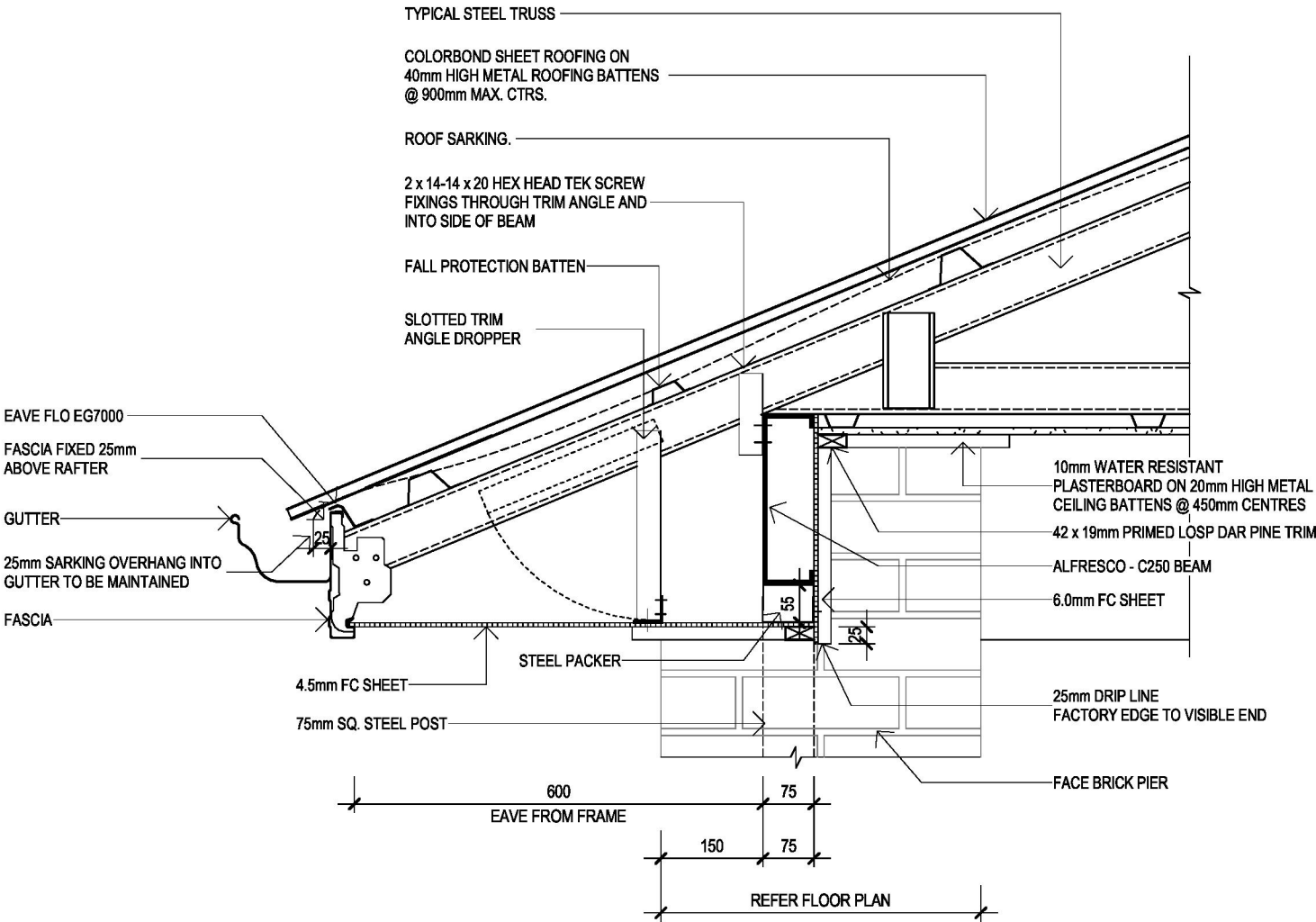
DETAIL 3
HARLAND FACADE -
SCALE - 1:5

DETAIL 2
HARLAND FACADE
SCALE - 1:5

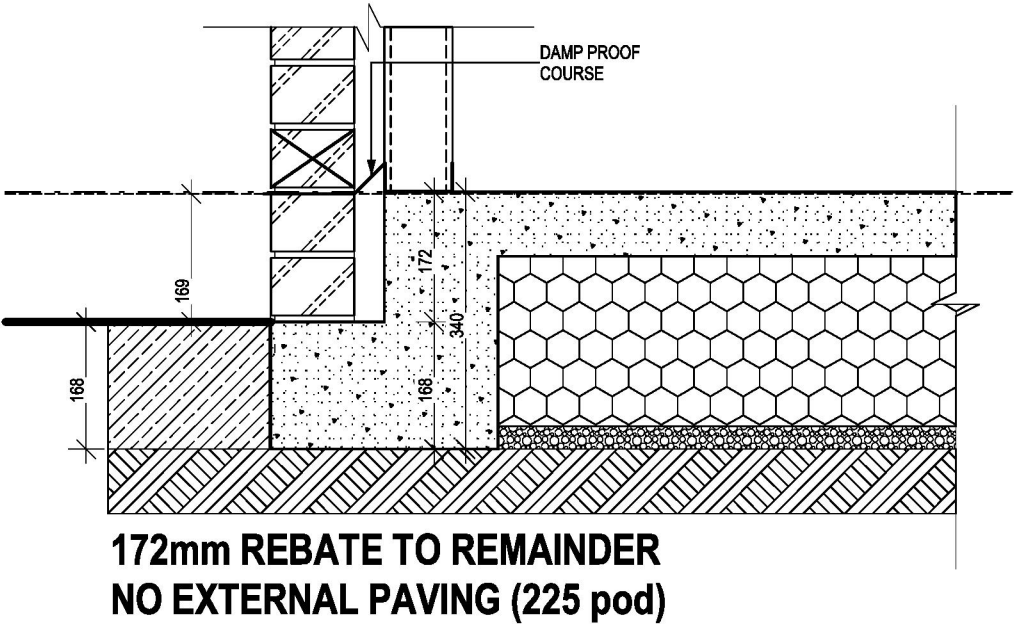


GENERAL NOTES	CLIENT ACKNOWLEDGEMENT		SHEET TITLE		 John G. King COLLECTION BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT	
	I / WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.		SECTION/DETAILS			LOT1, No. 39 LAKE SHORE DRIVE	
	CLIENT 1:						

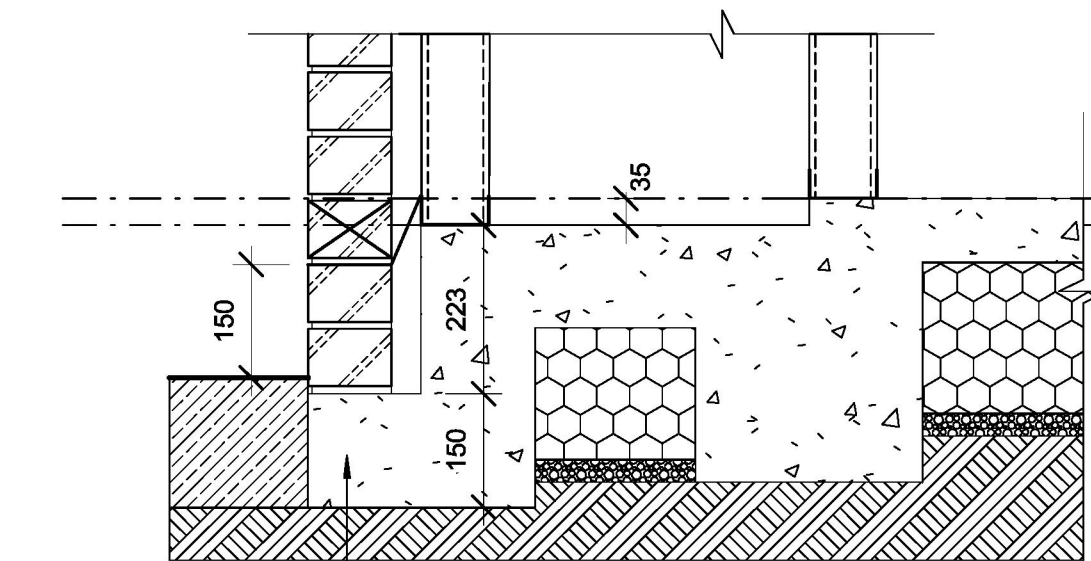
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SECTION E: ALFRESCO DETAIL
SHEET ROOF WITH EAVES (BRICK PIER SARKING)
SCALE - 1:10



GENERAL NOTES		CLIENT ACKNOWLEDGEMENT		SHEET TITLE		CLIENT	
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		CLIENT 1: DATE 1:		HOUSE NAME HAND CATEGORY		SUBURB	
		CLIENT 2: DATE 2:		PEMBERTON 32 RH E		NEWLANDS ARM VIC 3875	
		JGK BUILDER: DATE 3:		FACADE NAME		JOB NO	
				HARLAND		2604BDR009	
				SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT		DRAWN CHECKED PROJECT STAGE	
				1 : 10 A3 2026		M-14 AM CONTRACT	
				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		MASTER RELEASE DATE	
				DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS		10/09/2024	
				SHEET NO		21 of 24	
				JG KING HOMES		BAIRNSDALE	
				101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499			

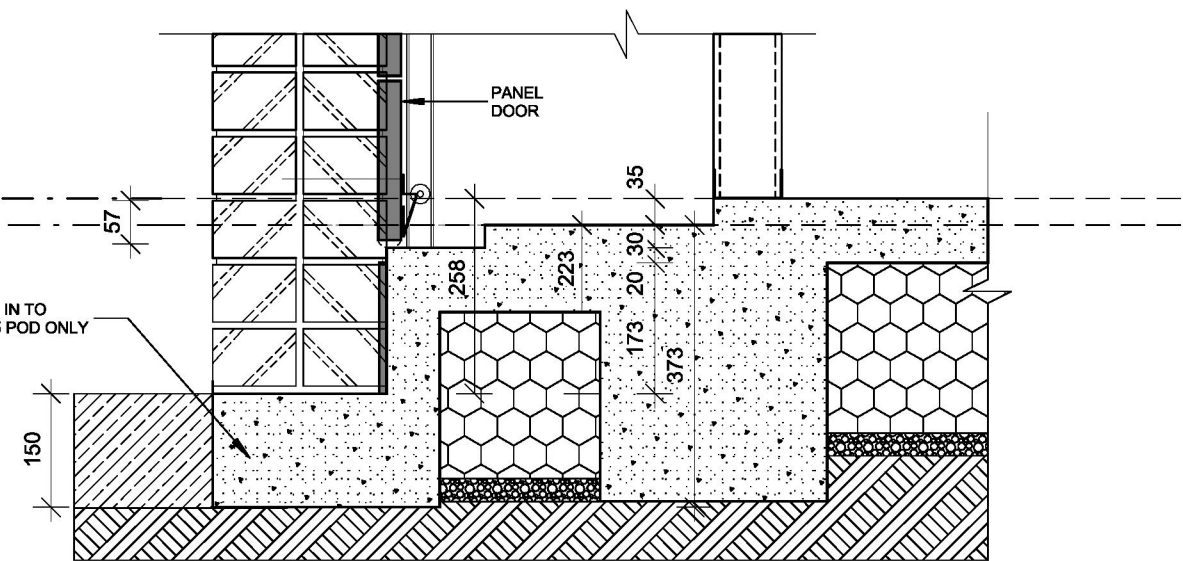


EDGE BEAM TO BE SCRATCHED IN TO ACHIEVE 150mm MIN. DEPTH 225 POD ONLY

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

RESIDENCE FL
GARAGE FL

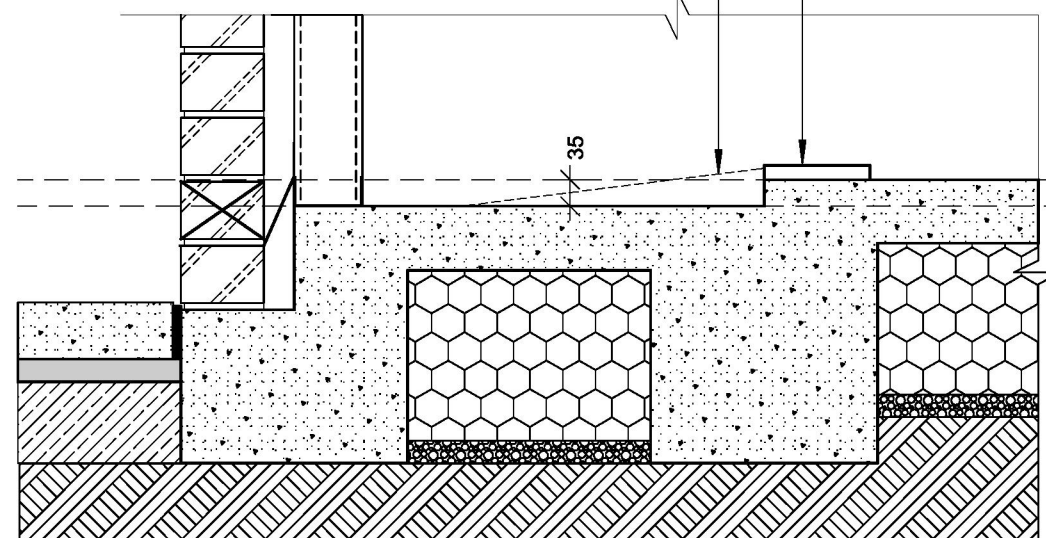
EDGE BEAM TO BE SCRATCHED IN TO ACHIEVE 150mm MIN. DEPTH 225 POD ONLY



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

PREFORMED RUBBER ACCESS RAMP 1:10 MIN GRADE CAN BE TRIMMED ALONG BACK EDGE TO ADJUST HEIGHT. FIXING DOWN IS VIA BUILDERS ADHESIVE.

STANDARD 19mm Tk. MERBAU THRESHOLD PLATE POSSIBLY RE THICKENED BASED ON INTERIOR FLOORING THICKNESS TO PREVENT A >5MM LIP (ROUNDED OR BEVELLED) BETWEEN RAMP/PLATE-PLATE TO FLOORING TILE AND TIMBER FLOORS

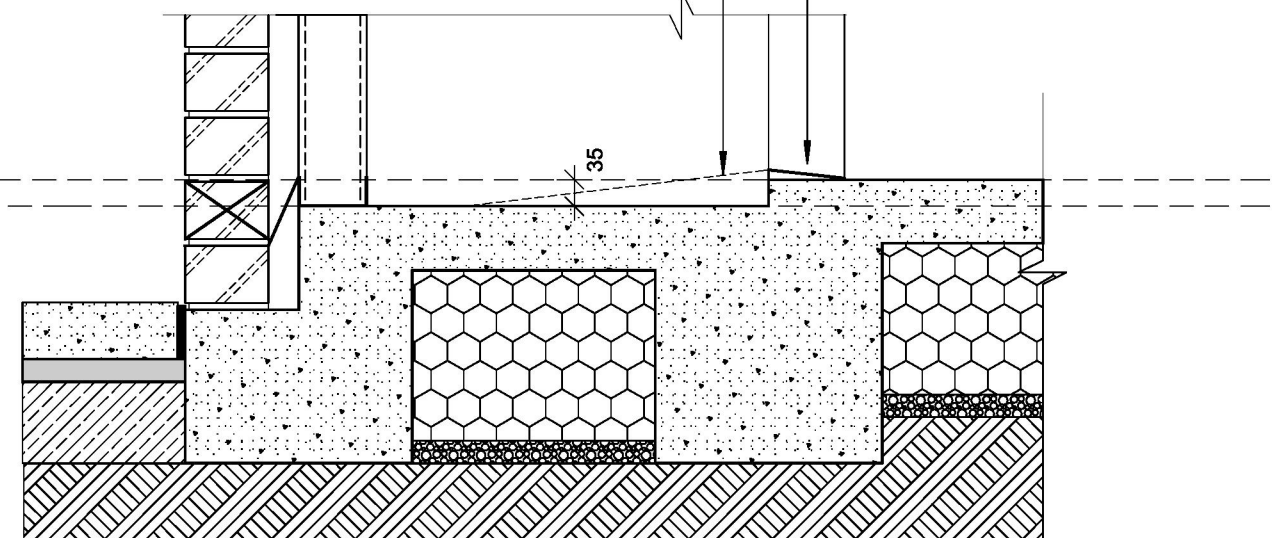


GARAGE STEPDOWN THRESHOLD DETAIL

RESIDENCE FL
GARAGE FL

PREFORMED RUBBER ACCESS RAMP 1:10 MIN GRADE CAN BE TRIMMED ALONG BACK EDGE TO ADJUST HEIGHT. FIXING DOWN IS VIA BUILDERS ADHESIVE.

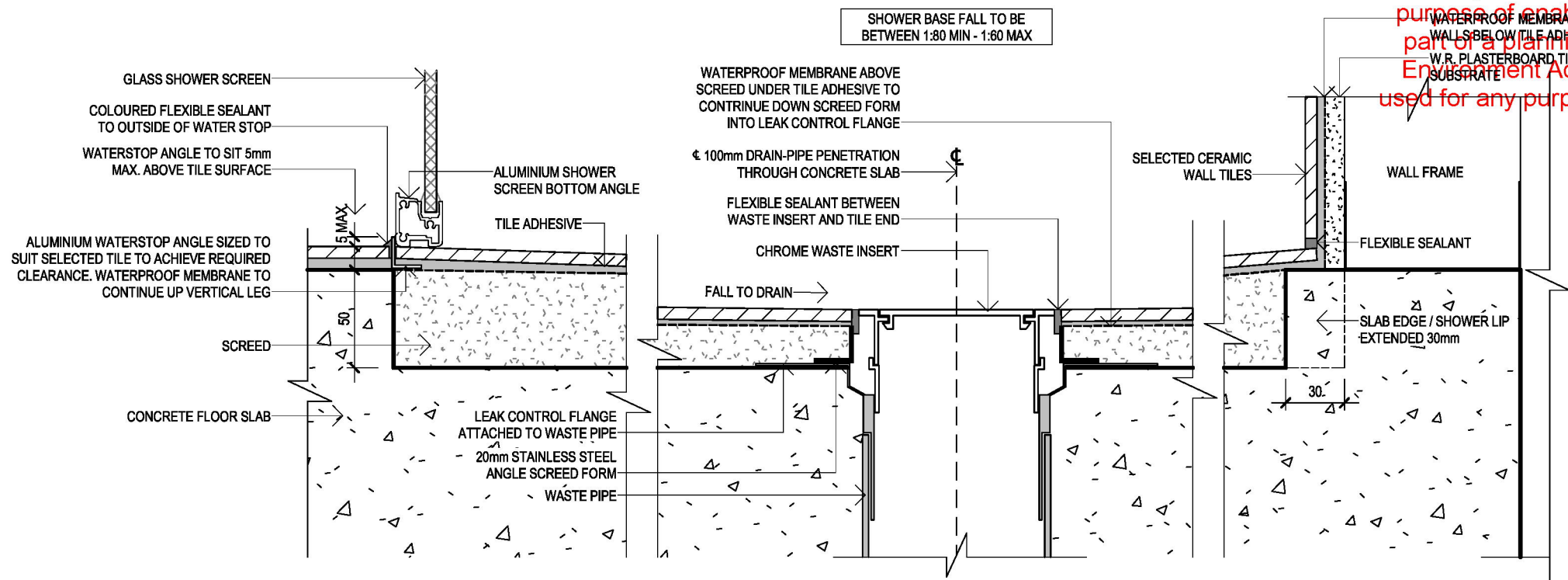
RAVEN RP77 THRESHOLD PLATE FOR VINYL FLOORS ONLY



GENERAL NOTES		CLIENT ACKNOWLEDGEMENT		SHEET TITLE		CLIENT	
		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.		SECTION/DETAILS		ADDRESS	
				HOUSE NAME		LOT1, No. 39 LAKE SHORE DRIVE	
				HAND		SUBURB	
				CATEGORY		NEWLANDS ARM VIC 3875	
		CLIENT 1:		FACADE NAME		JOB NO	
		DATE 1:		HARLAND		2604BDR009	
		CLIENT 2:		SHEET SCALE		DRAWN	
		DATE 2:		1 : 10		M-14	
		JGK BUILDER:		ORIGINAL SHEET SIZE		CHECKED	
		DATE 3:		A3		AM	
				COPYRIGHT		MASTER RELEASE DATE	
				2026		10/09/2024	
				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		JOB DATE	
				DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS		30/06/2026	
						PROJECT STAGE	
						CONTRACT	
						SHEET NO	
						22	
						of	
						24	

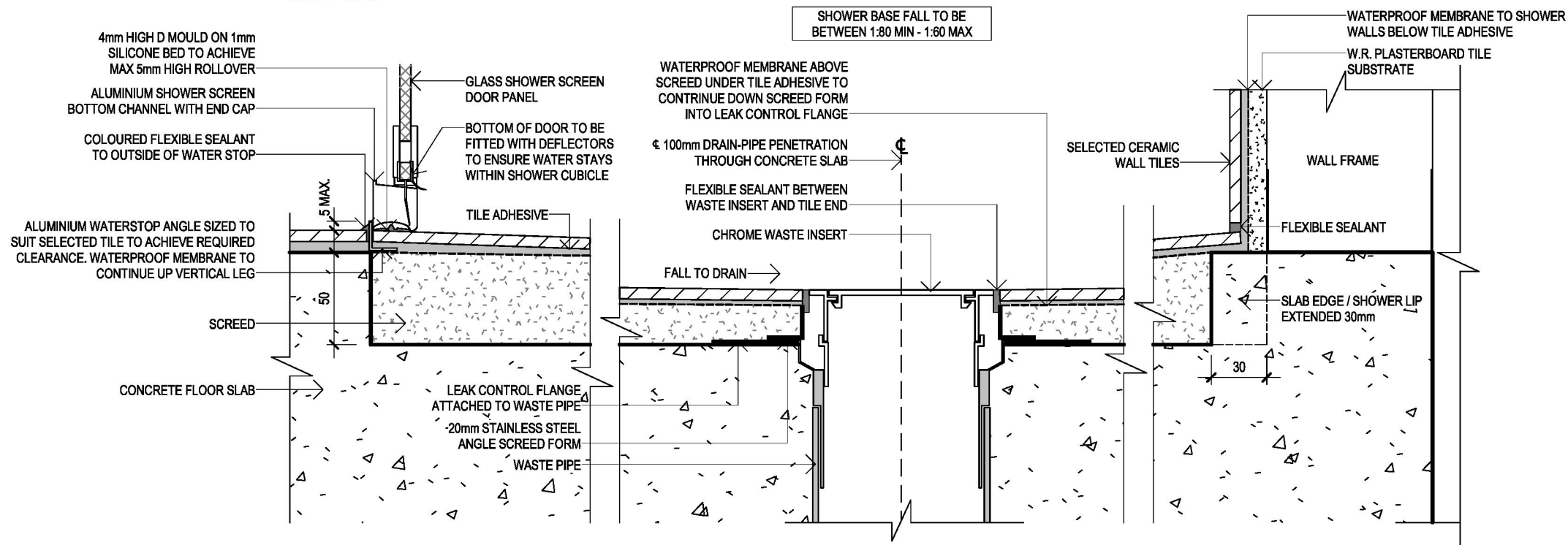


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RECESSED TILED (INSITU) SHOWER BASE ON INTERNAL CONCRETE SLAB (SCREEN SECTION)

SCALE - N.T.S.



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

SCALE - N.T.S.

GENERAL NOTES

CLIENT ACKNOWLEDGEMENT

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE

SECTION/DETAILS

HOUSE NAME: PEMBERTON 32 HAND: RH CATEGORY: E

FACADE NAME: HARLAND

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

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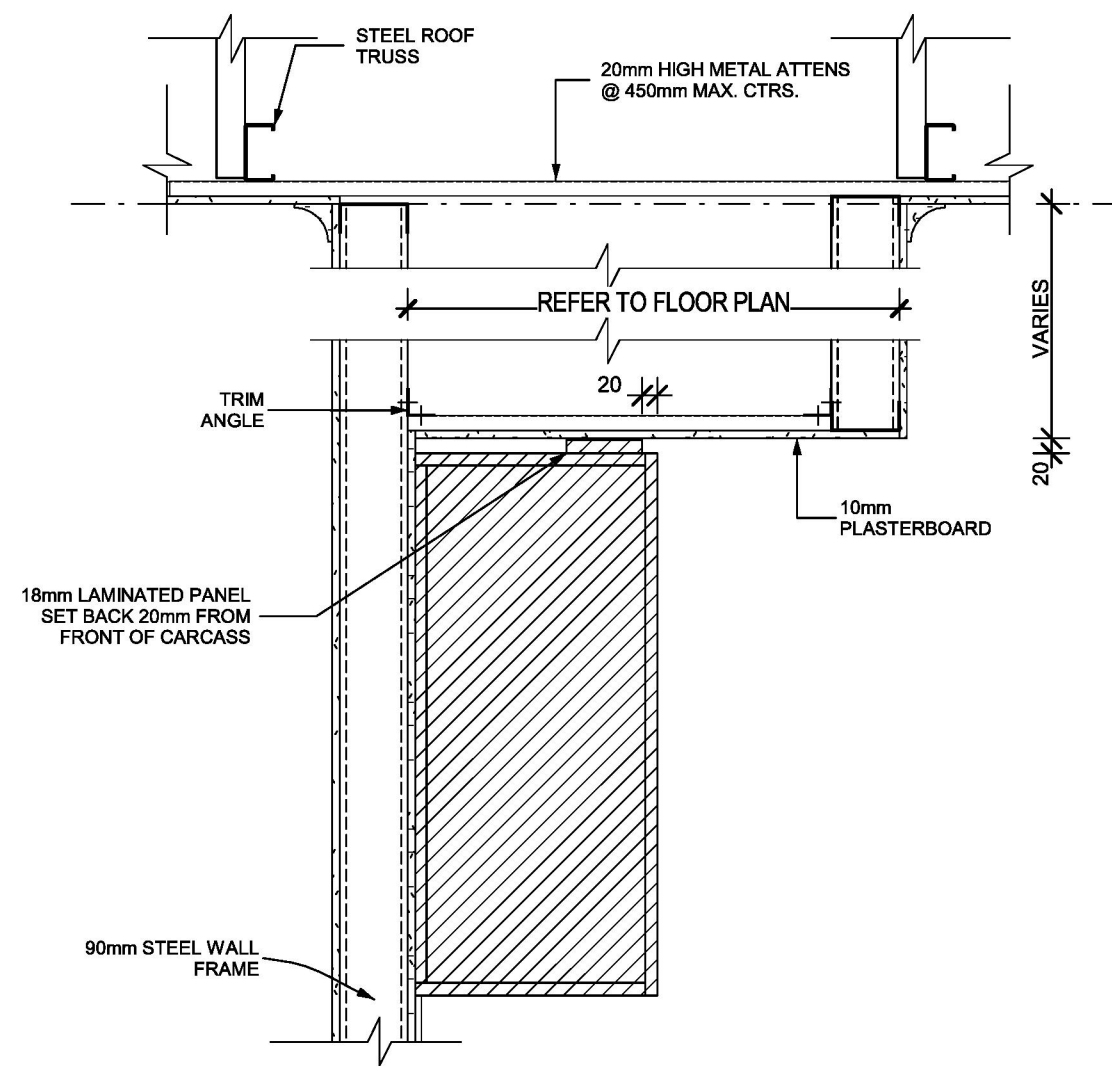


CLIENT

LOT1, No. 39 LAKE SHORE DRIVE
SUBURB: NEWLANDS ARM VIC 3875
JOB NO: 2604BDR009 JOB DATE: 30/06/2026
DRAWN: M-14 CHECKED: AM PROJECT STAGE: CONTRACT
MASTER RELEASE DATE: 10/09/2024

Printed 17/08/2026

Page 49 of 54



JOINERY BULKHEAD DETAIL

SCALE: 1 : 10

GENERAL NOTES				CLIENT ACKNOWLEDGEMENT		SHEET TITLE		John G. King COLLECTION JG KING HOMES 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499 BAIRNSDALE		CLIENT	
				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.		SECTION/DETAILS				ADDRESS	
						HOUSE NAME		HAND		CATEGORY	
						PEMBERTON 32		RH		E	
						FACADE NAME					
						HARLAND					
				CLIENT 1:		DATE 1:		SHEET SCALE		ORIGINAL SHEET SIZE	
								1 : 10		A3	
				CLIENT 2:		DATE 2:				COPYRIGHT	
										2026	
				JGK BUILDER:		DATE 3:		*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*		JOB NO	
								DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS		2604BDR009	
										DRAWN	
										M-14	
										AM	
										CONTRACT	
										MASTER RELEASE DATE	
										10/09/2024	
										Printed 17/08/2024	
										SHEET NO 24 of 24	



Window Frames

Front Door Stain

Timber Cladding

Render

Garage Door

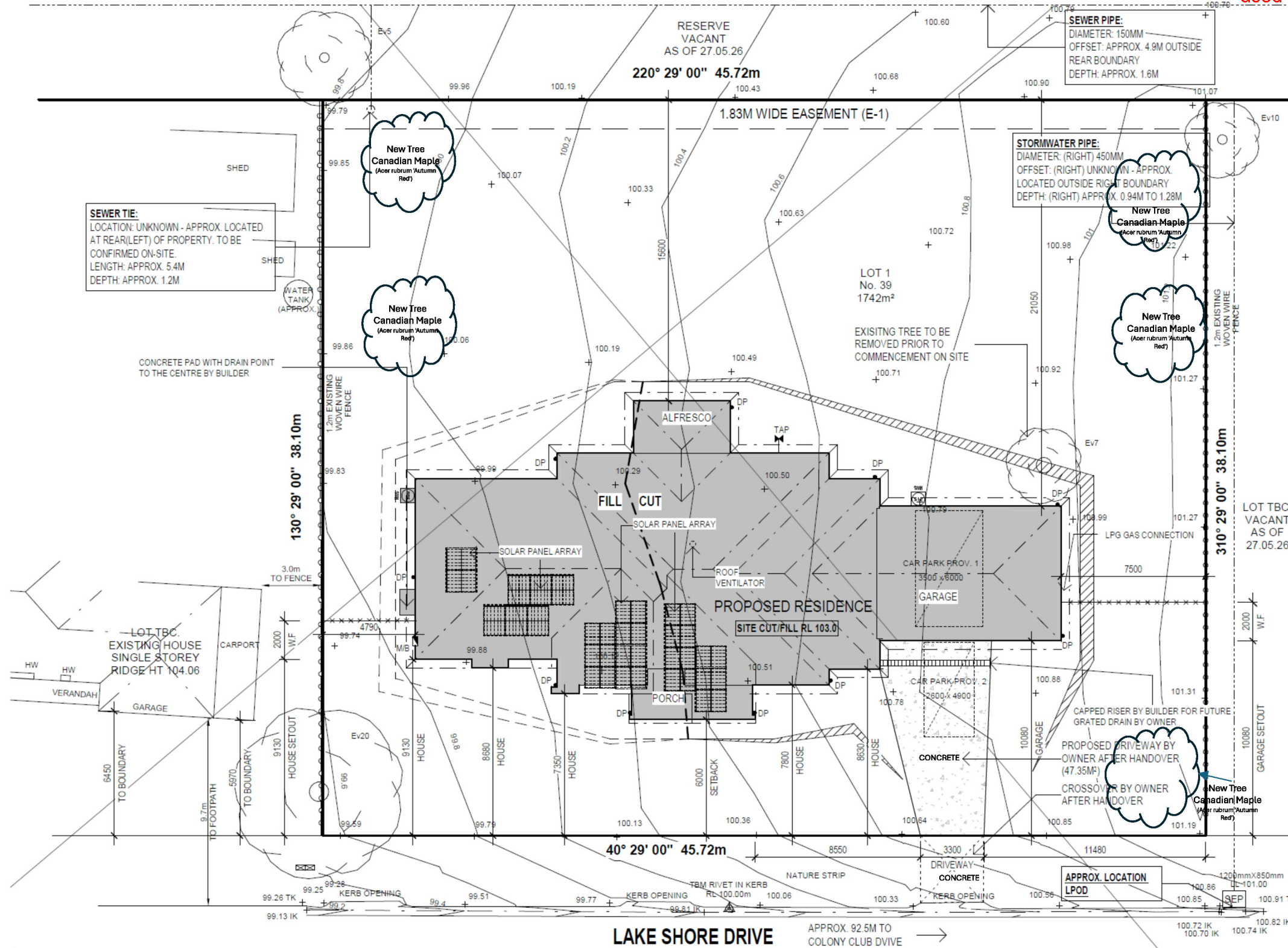
Bricks

**Monument – Roof, Gutters
and Facias**



Porch Brick Peers

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SITING INFORMATION		
SITE AREA	BUILDING AREA	SITE COVERAGE
1742 M²	319.82 M²	18.36 %
PAVING AREA	BLDG+PAV AREA	PERMEABILITY
47.35 M²	367.17 M²	78.92 %
GARDEN AREA	GARDEN PER.	POS
1339.49 M²	76.89 %	973.31 M²

HOUSE INFORMATION	
SITE CUT & FILL RL :	100.30M
HOUSE FFL	GARAGE FFL
100.640M	100.605M
SLAB TYPE	SLAB HEIGHT
WAFFLE	340mm

SITE CUT & FILL INFORMATION		
PROVIDE SITE CUT OF BUILDING PLATFORM	700 mm AND FILL OF	500 mm OVER
PROVIDE AN ADDITIONAL SITE SCAPE OF AREA TO SUIT A	35 mm STEPDOWN	
BATTERS ARE TO BE PROVIDED AT A	45 ° ANGLE CUT AND	30 ° ANGLE 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(S):	
1.2m EXISTING WOVEN WIRE FENCE AS PER SITE PLAN	
BOUNDARY FENCE HEIGHTS ARE TO BE A MINIMUM OF 1800mm HIGH OR THE EXISTING FENCE SHALL BE EXTENDED TO 1800mm HIGH (BY OWNER/S)	
WHERE PROPOSED HABITABLE ROOM WINDOWS ARE WITHIN 9.0m OF THE TITLE BOUNDARY AND FACE ADJOINING EXISTING HABITABLE ROOM WINDOWS OR AN ADJOINING EXISTING SECLUDED PRIVATE OPEN SPACE AREA	

TOWN PLANNING REQUIRED	
SITING SUBJECT TO TOWN PLANNING APPROVAL	

TERMITE TREATMENT REQUIRED	
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660	

NOTE:	
- LPOD TO COUNCIL PIT AT FRONT(RIGHT) OF PROPERTY AND/OR TO A SOAKAGE PITS CONTAINED WITHIN PROPERTY BOUNDARIES	
- PROVIDE THREE PHASE POWER UPGRADE INCLUDING UPGRADED METER BOX.	

BUSHFIRE ATTACK LEVEL (BAL)	
BAL NIL	

WIND SPEED INFORMATION	
THE MAXIMUM DESIGN GUST WIND SPEED FOR THIS SITE IS: N3-50 m/s	
THE WIND SPEED CALCULATION 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	

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

LEGEND	
PROPOSED FENCE	
PROPOSED WING FENCE	
PROPOSED FRONT FENCE	
EXISTING FENCE	
REFER TO FENCES NOTE FOR HEIGHT & MATERIAL SPECIFICATIONS	
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 1:	DATE 1:
CLIENT 2:	DATE 2:
JGK BUILDER:	DATE 3:

SHEET TITLE		
SITE PLAN		
HOUSE NAME	HAND	CATEGORY
PEMBERTON 32	RH	E
FACADE NAME		
HARLAND		
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	
ADDRESS	
LOT1, No. 39 LAKE SHORE DRIVE	
SUBURB	
NEWLANDS ARM VIC 3875	
JOB NO	JOB DATE
2604BDR009	30/06/2026
DRAWN	CHECKED
M-14	AM
CONTRACT	
MASTER RELEASE DATE	SHEET NO
10/09/2024	02
TOTAL NO	
24	

Canopy Tree Requirements

39 Lake Shore Drive, Newlands Arm – Development of a Dwelling

Tree species	Red Maple (<i>Acer rubrum</i>)
Mature canopy diameter	10 m
Mature canopy diameter – m2	78.5
Category	B
Number of trees on site	5

Property size	1741.91 m2
Tree canopy cover requirement - %	20%
Tree canopy cover requirement – m2	348.38 m2
Total canopy cover achieved	393 m2