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Form 2

# NOTICE OF AN APPLICATION FOR PLANNING PERMIT

| | |
|---|---|
| **The land affected by the application is located at:** | **15 Bung Yarnda Court LAKES ENTRANCE VIC 3909**<br><br>**Lot: 1 TP: 846032** |
| **The application is for a permit to:** | **Building and Works (Dwelling)** |
| **A permit is required under the following clauses of the planning scheme:** | |
| **Planning Scheme Clause** | **Matter for which a permit is required** |
| 43.02-2 (DDO) | Construct a building |
| 44.06-2 (BMO) | Construct a building |
| **The applicant for the permit is:** | **T Young Builders Pty Ltd** |
| **The application reference number is:** | **5.2026.271.1** |

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.

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**April McDonald**

**From:** Snapforms Notifications <no-reply@snapforms.com.au>
**Sent:** Friday, 14 August 2026 2:35 PM
**To:** Planning Unit Administration
**Subject:** Planning Permit application
**Attachments:** 15 Bung Yarnda - Construction Issue - Rev F.pdf; 15 Bung Yarnda Ct, Lakes Entrance, Copy of Title.pdf; BMP V1 15 Bung Yarnda Court Lakes Entrance FINAL.pdf; Bushfire Planning Report - Type A - 15 Bung Yarnda Court Lakes Entrance.pdf; Planning_Permit_Application_2026-08-14T14-35-09_36345168_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:** Terence Young

**Business trading name:** T Young Builders Pty Ltd

**Email address:** terry.young@stroudhomes.com.au

**Postal address :** 89 Main St, Bairnsdale

**Preferred phone number:**

**Owner's name:**

**Owner's postal address**:

**Street number:** 15

**Street name:** Bung Yarnda Court

**Town:** Lakes Entrance

**Post code:** 3909

**Lot number:** 1

**Plan number:** TP 846032F

**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 Residential land

**Description of proposal :** The application seeks planning permission for the development of a 254m$^2$ single residential dwelling on the vacant residential allotment at 15 Bung Yarnda Court, Lakes



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Entrance. The proposed development is consistent with the established residential use and character of the surrounding area and provides for a single dwelling on an existing vacant residential lot. Based on our assessment of the applicable planning controls, the proposal is considered to trigger the Bushfire Management Overlay (BMO1) only. Accordingly, a planning permit is sought to address the requirements of the BMO1 Overlay and to facilitate the assessment The proposal has been designed having regard to the relevant bushfire planning requirements and is intended to achieve an appropriate level of bushfire protection for the site and future occupants and approval of the proposed dwelling. Given that the site is affected by BMO1 and noting the nature of the proposed development on an existing residential allotment, we respectfully request that the application be assessed and determined as efficiently as practicable. We consider that referral to the CFA is not warranted where the applicable provisions do not require referral, and request that the application be progressed without unnecessary delay. An expedited assessment would be greatly appreciated given the circumstances of the owners, who are ageing clients and are seeking to progress the construction of their home within a reasonable timeframe.

**Estimated cost of development:** $565,000

**Has there been a pre-application meeting:** No

**Full copy of Title:** 15 Bung Yarnda Ct, Lakes Entrance, Copy of Title.pdf

**Plans:** 15 Bung Yarnda - Construction Issue - Rev F.pdf

**ExtraFile:** 2

**1. Supporting information/reports:** Bushfire Planning Report - Type A - 15 Bung Yarnda Court Lakes Entrance.pdf

**2. Supporting information/reports:** BMP V1 15 Bung Yarnda Court Lakes Entrance FINAL.pdf

**Invoice Payer:** T Young Builders

**Address for Invoice:** 89 Main St, Bairnsdale

**Invoice Email:**

**Primary Phone Invoice:**

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes



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



VOLUME 09484 FOLIO 229

Security no : 124137064332J
Produced 29/07/2026 09:52 AM

## LAND DESCRIPTION

Lot 1 on Title Plan 846032F.
PARENT TITLE Volume 09457 Folio 730
Created by instrument J768216 29/12/1981

## 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 TP846032F 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: 15 BUNG YARNDA COURT LAKES ENTRANCE VIC 3909

## ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD
Effective from 08/05/2024

DOCUMENT END



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# Imaged Document Cover Sheet

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|---|---|
| Document Type | **Plan** |
| Document Identification | **TP846032F** |
| Number of Pages (excluding this cover sheet) | **1** |
| Document Assembled | **29/07/2026 09:52** |

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# TITLE PLAN

## EDITION 1

TP 846032F

**Location of Land**

Parish : COLQUHOUN
Township : -
Crown Allotment : 26 (PT)
Crown Portion : -
Section : -

Base record : DCMB
Last Plan Reference : LP 44296
Derived From : VOL. 9484 FOL. 229

Depth Limitation : NIL

**Notations**

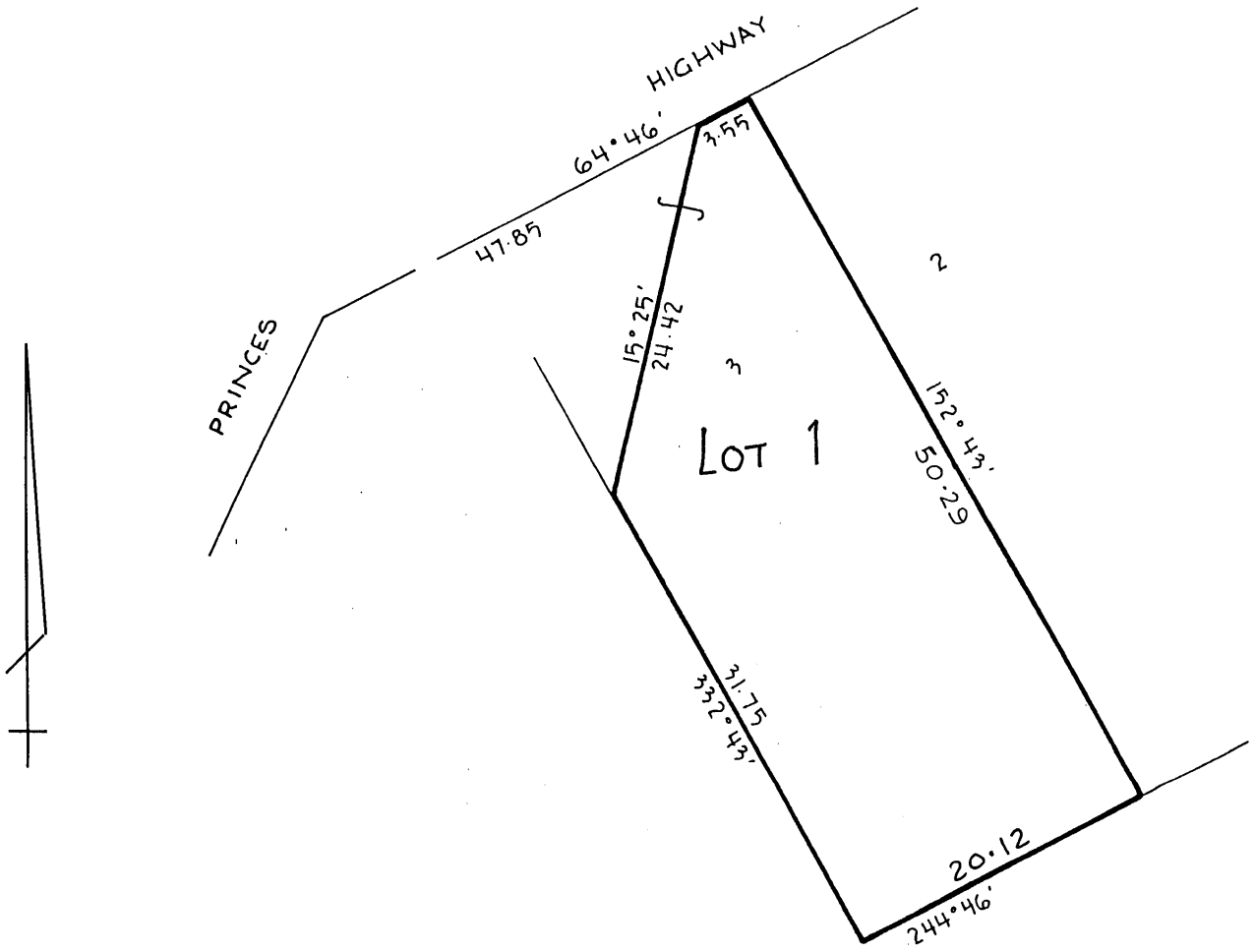
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES

COMPILED: Date 24/11/05

VERIFIED: A. DALLAS
*Assistant Registrar of Titles*




| TABLE OF PARCEL IDENTIFIERS |
|---|
| WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |
| LOT 1 = LOT 3 (PT) ON LP 44296 |

| LENGTHS ARE IN METRES | Metres = 0.3048 x Feet<br>Metres = 0.201168 x Links | Sheet 1 of 1 Sheets |
|---|---|---|

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**Corporate Centre**
273 Main Street (PO Box 1618)
Bairnsdale Victoria 3875
**Telephone:** (03) 5153 9500
**National Relay Service:** 133 677
**Residents' Info Line:** 1300 555 886
**Facsimile:** (03) 5153 9576
**Email:** feedback@egipps.vic.gov.au
**ABN** 81 957 967 765

18th August 2026

Terence Young

terry.young@stroudhomes.com.au

Dear Terence

**Re: Permit for Works Within a Municipal Road Reserve – 15 Bung Yarnda Court, Lakes Entrance.**

Thank you for your application for permit approval to undertake works within a Council controlled road reserve.

East Gippsland Shire Council has issued conditional approval for you to undertake the proposed works within the municipal road reserve, subject to compliance with the attached permit and associated conditions and drawings.

If you or your contractors/sub-contractors are in doubt of the requirements necessary for you to comply with the requirements of the *Road Management Act 2004, schedule 7* and the *Road Management (Works and Infrastructure) Regulations 2005*, it is recommended that you obtain professional assistance to ensure the development, maintenance, management and record keeping requirements for an appropriate Traffic Management Plan and Risk Management Plan associated with the works and satisfy your legal obligations.

If you have any further inquiries regarding to the permit, please do not hesitate to contact me on 5153 9500.

Yours sincerely

**ROBERT BETTS**
**Road Safety Officer**

**SD260 – Typical swale drain vehicle crossing (maximum crossover width 2.5m to avoid Telstra pit)**


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# PERMIT FOR WORKS WITHIN MUNICIPAL ROAD RESERVE

| | |
|---|---|
| **Issued To** | Terence Young |
| **Description of Works and Location** | Crossover construction (**maximum width 2.5m to avoid Telstra Pit**) 15 Bung Yarnda Court, Lakes Entrance. |
| **Date of Issue** | 18th August 2026 |
| **Date of Expiry** | 18th November 2026 |

| **PERMIT CONDITIONS** | |
|---|---|
| 1. | Consent is granted in relation to your application number **ECM 269695** for works to be undertaken at the above address by your nominated works manager, subject to you conducting those works in accordance with the details contained within the application whilst meeting the requirements of the Road Management Act 2004, the *Road Safety Act* 1986 and their associated regulations and codes of practice and the conditions of consent contained in this document. |
| 2. | In the event that the works undertaken cause damage to any Council assets or infrastructure, contact must be made with Assets Department via 03 5153 9500 and a written statement, including photos of the damage must be recorded and provided in writing prior to any repairs of the damaged Council infrastructure or asset |
| 3. | The granting of this consent does not exempt the proponent from the requirements of other Commonwealth and State legislation or policy. |
| 4. | The proponent shall conduct the works in accordance with the requirements of the Road Management Act, Code of Practice for Managing Utility and Road Infrastructure in Road Reserves. |
| 5. | The applicant shall conduct the works in accordance with the requirements of the Road Management Act, Code of Practice for Worksite Safety - Traffic Management in Road Reserves. |
| 6. | The applicant acknowledges and agrees that its entry and occupation of the site and the carrying out of the works is entirely at its own risk and responsibility in all respects. |
| 7. | The applicant shall have in place for the duration of any works on Council road reserves, public liability insurance to the value of no less than $20 million, indemnifying the East Gippsland Shire Council against any claim for damages or injury which may arise as a result of any accident or event which might occur as a result of the works, or the failure to reinstate any site to its prior condition, or where the proponent has been negligent in the performances of their work. |
| 8. | The applicant shall conduct all works in a manner which protects the safety of the general public. |
| 9. | Traffic management shall be conducted in accordance with a traffic management plan prepared in accordance with the Road Safety Act, Road Management Act, Code of Practice for Worksite Safety – Traffic Management and other relevant legislative requirements. Safe alternative arrangements shall be provided for pedestrians and cyclists where necessary. |
| 10. | The applicant shall locate the proposed vehicle crossover in accordance with the pre-approved Council plans and drawings (as per any Planning Permit or Subdivision / Development Approval) |
| 11. | The applicant shall conduct all works in accordance with all the requirements of the Road Authority (Council) and in accordance with the specified Infrastructure Design Manual standard drawings. |
| 12. | Unless otherwise approved in writing the proponent shall conduct works between the hours of 6.00am to sunset or 6:00pm (whichever is earlier) Mondays to Saturday.<br>No work shall be carried out on public holidays unless Council gives prior approval in writing.<br>The contractor shall give at least seven days notice in writing of any request to work outside these hours. |
| 13. | The applicant must reasonably satisfy itself of the location of any existing underground infrastructure that may be affected by the proposed works, consult with any affected Operations Managers, and take any necessary precautions to minimise the impact on that infrastructure. |

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| | |
|---|---|
| 14. | The applicant must ensure that the works are directly supervised at all times by suitably trained, qualified and competently skilled persons. |
| 15. | The applicant shall ensure that any open trenching is conducted safely and minimises damage to the road reserve by using appropriate industry construction practices and in compliance with relevant trenching legislation. |
| 16. | Whilst undertaking the works, the applicant must protect and preserve existing roadside vegetation and sites of cultural or biological significance within the road reserve. |
| 17. | The applicant shall, as far as is practicable, provide temporary reinstatement for works at the end of each day and where not practicable, provide secure safety barriers to prevent entry by the public onto the worksite. |
| 18. | The applicant shall, as far as is practicable, undertake work practices which prevent windblown rubbish, mud, dust and other environmental pollutants from leaving the site and impacting on surrounding areas. Any pollutants which escape the site are to be cleaned up daily. |
| 19. | The applicant shall reinstate all road infrastructure damaged as a result of the works on or before the permit expiry date to the requirements of the relevant authorities' specification and standards. Trenches shall not be left open at night and traffic shall not be unduly obstructed. |
| 20. | The applicant shall be responsible for any reinstatement works for a period of 12 months from their final completion (including any associated repairs to the road infrastructure). |
| 21. | Where significant works requiring complete road closure is required, the applicant shall provide at least 14 days advance written notice to the public and other authorities affected by the works. |
| 22. | Where access to abutting properties is affected, the applicant shall consult with the property occupiers prior to the commencement of the works and provide for safe and reasonable alternative access arrangements during the works. |
| 23. | The applicant must provide Council with written notification of completion of works within seven days of completion of works |
| 24. | This consent is given in accordance with the information contained in the application and the conditions outlined above. Should the Proponent wish to amend any item contained within the application, the applicant must discuss the proposed variation with the East Gippsland Shire Council and obtain approval in writing for such variation. |
| 25. | All trenching work shall be carried out in strict accordance with the Mines (Trenches) Regulations 1982 or successive legislation as applicable |
| 26. | All materials and gravels used in the backfill of trenches and reinstatements of pavements shall consist of natural or artificially mixed aggregate or granular materials mixed in such proportions as to meet the performance requirements for road making gravel.<br>Materials shall be free of vegetable matter, lumps or balls of clay and any other contaminant. |
| 27. | Excavation of trenches for the installation of pipes and driveway shall be strictly to the line and location as shown on the drawings except where varied with the consent of Council. Such consent shall only be given in writing. |
| 28. | All backfill shall be placed in layers not exceeding 150mm in thickness and compacted to a dry density of not less than 95% maximum standard dry density. |
| 29. | Approved backfill materials shall be free flowing graded materials free of large stones. Backfill material shall be placed in layers not exceeding 150 mm thick and compacted throughout to a dry density not less than 95% standard maximum dry density.<br>• The upper layer of backfill material shall be 100 mm, compacted depth topsoil or loam.<br>Disturbed areas shall be seeded to promote regrowth of grasses and prevent erosion.<br>• All disturbed surfaces shall be left in a condition as near as practicable to that existing prior to the works. |

## FURTHER MATTERS FOR THE PROPONENT'S CONSIDERATION

**This is not a condition of consent:**

Before commencing work in the road reserve, there may be a need to obtain permits and approvals from other authorities. These may include:

- Electricity no-go zones – Electricity Supply Authority
- Vegetation clearance – Department of Sustainability and Environment or East Gippsland Shire Council planning permit
- Planning approval – East Gippsland Shire Council

**Remember "Dial Before You Dig":**

It is the proponent's responsibility to obtain locations and depth of services under the control of other authorities - https://www.1100.com.au/

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This permit is issued under the provisions of the *Road Management Act* and regulations, the *Local Government Act* 1989 and East Gippsland Shire Council's Local Laws.

The *Road Management Act* section 90 provides for significant penalties for a variety of offences including:-

1. conducting works without written consent;
2. failure to comply with a condition of consent;
3. failure to give notice when works are complete

The permit holder, as well as any contractors or sub-contractors appointed by the permit holder to carry out works in the road reserve, are subject to the conditions listed above.

Yours sincerely

**ROBERT BETTS**
**Road Safety Officer**

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# BUSHFIRE PLANNING REPORT

## 15 Bung Yarnda Court, Lakes Entrance VIC 3909

Application Type A – BMO Schedule | Clause 53.02

Bushfire Management Overlay | East Gippsland Planning Scheme

| | |
|---|---|
| **Site Address** | 15 Bung Yarnda Court, Lakes Entrance, Victoria 3909 |
| **Certificate of Title** | Lot 1 on Title Plan TP846032 (SPI 1\TP846032); |
| **Lot Area** | 857 m² |
| **Municipality** | East Gippsland Shire Council |
| **Planning Zone** | General Residential Zone – Schedule 1 (GRZ1) |
| **Overlays** | Bushfire Management Overlay – Schedule 1 (BMO1);<br>Design and Development Overlay – Schedule 13 (DDO13) |
| **BMO Schedule** | Schedule 1 to Clause 44.06 (BMO1) |
| **Application Type** | Application Type A – BMO Schedule (Clause 53.02) |
| **Proposed Development** | Construction of a single dwelling and associated works (attached garage, porch, alfresco and driveway) |
| **Prepared by** | Deanne Smith, Euca Planning – BPAD Accredited Practitioner BPAD16272 |
| **Date** | 26 August 2026 |
| **Report Reference** | 26066 / V1.1 |

# 1. Introduction

This report has been prepared to support a planning permit application to construct a single dwelling and associated works (an attached garage, porch and alfresco) at 15 Bung Yarnda Court, Lakes Entrance. The site is affected by the Bushfire Management Overlay (BMO) under Clause 44.06 of the East Gippsland Planning Scheme. Under Clause 44.06-2, a planning permit is required to construct a building or carry out works associated with accommodation on land in the BMO.

This application is assessed as Application Type A (BMO Schedule). A schedule to the BMO applies to this site — specifically Schedule 1 to Clause 44.06 of the East Gippsland Planning Scheme. Where a BMO Schedule applies and the application meets all the criteria in the



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schedule, the assessment follows the schedule requirements rather than the full Clause 53.02 pathway.

A BMO Schedule is usually applied to an area where the bushfire hazard has been assessed at a neighbourhood scale, the protection measures have been identified in advance, and the risk can be managed through those pre-set measures. The schedule simplifies the permit process for eligible developments by pre-setting the BAL, setback distances, defendable space requirements, water supply, and vehicle access standards.

This report addresses the following planning scheme provisions:

- Clause 13.02-1S Bushfire (VC248, 05/05/2026) – State bushfire planning policy
- Clause 44.06 Bushfire Management Overlay (VC248, 05/05/2026) – including Schedule 1
- Clause 53.02 Bushfire Protection: Planning Requirements (VC248, 05/05/2026) – as applied by the schedule

This report has been prepared in accordance with the *Planning Permit Applications in a Bushfire Management Overlay or Bushfire Prone Area – Guideline* (DTP, May 2026) and *Australian Standard AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas*.

# 2. Site Description and Planning Context

## 2.1 Site Details

The subject land is located at 15 Bung Yarnda Court, Lakes Entrance, in the East Gippsland local government area. The site is a vacant residential lot of approximately 857 m² within an established residential area of Lakes Entrance, zoned General Residential Zone – Schedule 1 (GRZ1). It has direct frontage to Bung Yarnda Court along its eastern boundary and adjoins established residential lots to the north-west, south-west and south-east. The lot is predominantly cleared and gently sloping; a building platform is to be established by cut and fill (finished floor level 11.00).

| | |
|---|---|
| **Lot Area** | 857 m² |
| **Current Use** | Vacant residential land |
| **Topography** | Gently sloping; building platform established by cut and fill (FFL 11.00). |
| **Existing Vegetation (on site)** | Predominantly cleared grassland across the lot; no significant tree cover within the building envelope. |
| **Vegetation (within 10m of development)** | Managed grass, to be maintained in a minimal-fuel condition in accordance with the defendable space requirements. [ |
| **Nearest Public Road** | Bung Yarnda Court – site has direct frontage |
| **Reticulated Water** | Mains connection available (East Gippsland Water); reticulated fire hydrant located at the Bung Yarnda Court frontage (eastern boundary) |
| **Nearest CFA Station** | Lakes Entrance Fire Brigade (CFA). |
| **Existing Bushfire Protection Measures** | None existing (vacant lot). Protection measures to be provided as shown on the Bushfire Management Plan (Figure 2). |



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## 2.2 BMO Schedule Context

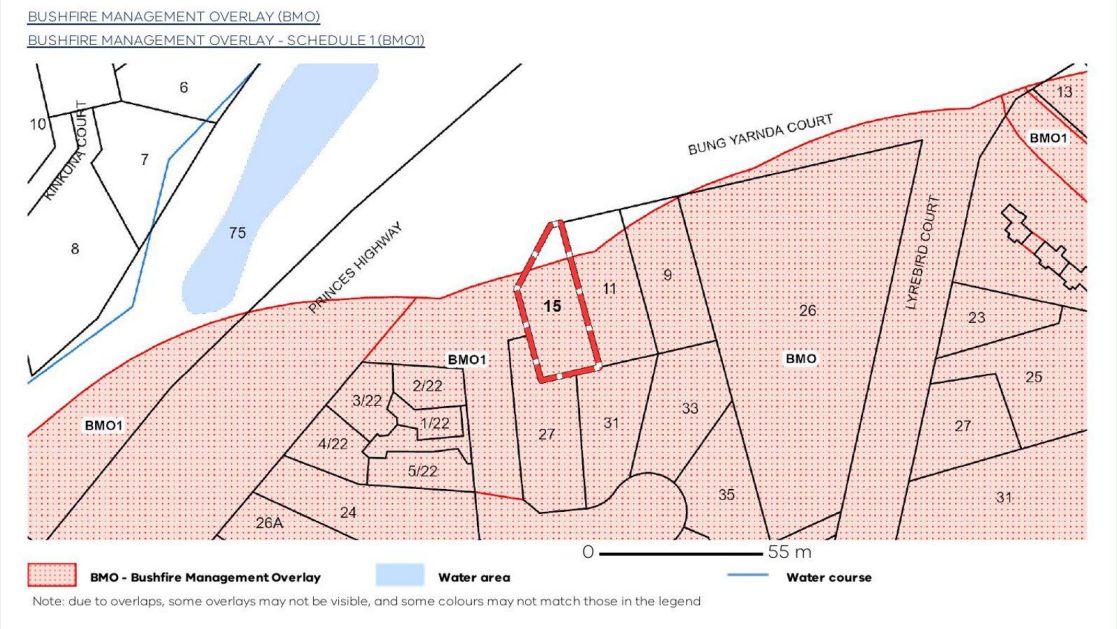
Schedule 1 to Clause 44.06 of the East Gippsland Planning Scheme applies to the land shown on the BMO overlay map. The schedule was prepared following a neighbourhood-scale bushfire hazard assessment that identified the risk and pre-set the protection measures applicable to development in the area.

The schedule applies to this site because the VicPlan Planning Property Report (14 August 2026) confirms the land is within the Bushfire Management Overlay – Schedule 1 (BMO1). The proposed single dwelling falls within the schedule area and meets the schedule criteria addressed in Section 4.

The requirements of Schedule 1 to Clause 44.06 are set out in Section 4.4 and each is addressed against the proposal. The pre-set protection measures are shown on the accompanying Bushfire Management Plan (Figure 2), which is submitted for endorsement.

### Figure 1 – Site Location and Context Map

*Site context and Bushfire Management Overlay extent — extract from the VicPlan Planning Property Report (14 August 2026). The subject site (15 Bung Yarnda Court, Lot 1 TP846032) is outlined in red dashed and is within the Bushfire Management Overlay – Schedule 1 (BMO1), shown red-hatched. Bung Yarnda Court forms the eastern frontage and Princes Highway lies to the south-west. North is to the top; scale bar and legend as shown.*




# 3. Response to Clause 13.02-1S – Bushfire Planning

## 3.1 Policy Overview

Clause 13.02-1S (VC248, 05/05/2026) is the State bushfire planning policy in the East Gippsland Planning Scheme. It applies to all planning and decision making relating to land in a bushfire prone area, in a Bushfire Management Overlay, or proposed to be used or



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developed in a way that may create a bushfire hazard. This application engages all three criteria.

The objective of Clause 13.02-1S is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

### 3.2 Priority to Protection of Human Life

The primary strategy is to prioritise the protection of human life above all other policy considerations. The proposed development (a permanent residential dwelling) will be occupied by people who may be at risk during a bushfire event. The protection measures prescribed by the BMO Schedule and addressed in this report are specifically designed to reduce that risk to an acceptable level.

The BMO Schedule applicable to this site reflects an area-wide assessment of the bushfire hazard undertaken by East Gippsland Shire Council in consultation with the CFA. The pre-set protection measures in the schedule represent the standard of protection determined to be appropriate for this location. Complying with all schedule requirements is the foundation of this application's response to the protection of human life objective.

### 3.3 Settlement Context

Clause 13.02-1S requires that development be directed to low-risk locations and that settlement growth not result in a net increase in risk to existing and future residents. This application is within an area where the BMO Schedule has been established to manage bushfire risk at a neighbourhood scale. The schedule approach reflects a prior strategic assessment that concluded risk is manageable in this location through the prescribed measures. The proposed development is consistent with the settlement pattern anticipated when the schedule was prepared.

### 3.4 Conclusion on Clause 13.02-1S

The proposal is consistent with the objectives and strategies of Clause 13.02-1S (VC248). The application complies with the BMO Schedule, which represents the outcome of a prior risk-based planning process for this area. Protection of human life is addressed through the pre-set measures in the schedule. The policy documents relevant to this proposal include: *AS 3959-2018 Construction of buildings in bushfire-prone areas* (Standards Australia, 2018) and *Design guidelines for settlement planning at the bushfire interface* (DELWP, 2020).

## 4. Response to Clause 44.06 – BMO Schedule 1

### 4.1 Permit Requirement – Clause 44.06-2

Under Clause 44.06-2 (VC248), a planning permit is required to construct a building or carry out works associated with accommodation (including a dwelling) on land in the BMO. The application is within the BMO and no exemption applies. A planning permit is therefore required.

### 4.2 Application Requirements – Clause 44.06-3

Under Clause 44.06-3, unless a schedule specifies different requirements, the standard application documents (site assessment, landscape assessment, management statement, and management plan) apply. However, most BMO Schedules modify these requirements —



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specifically, most schedules do not require a Bushfire Hazard Landscape Assessment, and some do not require a Bushfire Management Statement.

**Schedule requirement:** Schedule 1 modifies the standard Clause 44.06-3 application requirements. The documents required and provided for this application are set out in the table below.

| Document | Required by this Schedule? |
|---|---|
| Bushfire Hazard Landscape Assessment | Not required (Application Type A — neighbourhood-scale assessment completed through the schedule). |
| Bushfire Hazard Site Assessment | A site-based BAL assessment has been undertaken; BAL 12.5 adopted. |
| Bushfire Management Statement | This report constitutes the Bushfire Management Statement. |
| Bushfire Management Plan | Required — provided (Bushfire Management Plan V1, Euca Planning; Figure 2). |

## 4.3 Requirements of Clause 53.02 – Clause 44.06-4

Under Clause 44.06-4 (VC248), the application must meet the requirements of Clause 53.02, unless it meets all requirements specified in a schedule to the overlay. Where a BMO Schedule applies and all schedule criteria are met, the schedule requirements substitute for the applicable Clause 53.02 approved measures. The schedule may also specify additional alternative measures and additional or substitute decision guidelines.

Clause 44.06-4 also states that a schedule may specify substitute approved measures (which replace the applicable AM in Clause 53.02) and additional alternative measures. This means the schedule pre-sets the bushfire protection measures and, where all schedule criteria are satisfied, the full Clause 53.02 pathway does not apply.

## 4.4 BMO Schedule 1 – Schedule Requirements

Schedule 1 to Clause 44.06 of the East Gippsland Planning Scheme specifies the following bushfire management objectives and pre-set protection measures. The table below sets out each schedule requirement and confirms how this application meets it.

| Schedule Requirement (Clause 44.06 Schedule 1) | How This Application Meets the Requirement |
|---|---|
| Bushfire Attack Level (BAL): BAL 12.5 | The proposed dwelling will be designed and constructed to BAL 12.5 in full compliance with AS 3959-2018. The construction standard applies to all external building elements. Compliance will be confirmed at the building permit stage by the building surveyor. |
| Setback / Defendable Space Distance: Defendable space of 30 metres around the dwelling, or to the property boundary whichever is the lesser | Defendable space is provided for the entire lot — 30 metres around the dwelling or to the property boundary, whichever is the lesser — wholly within the property boundary, as shown on the Bushfire Management Plan (Figure 2). It will be managed on a continuing basis (grass short-cropped, debris removed, shrubs and tree canopies separated, and clearance maintained between |



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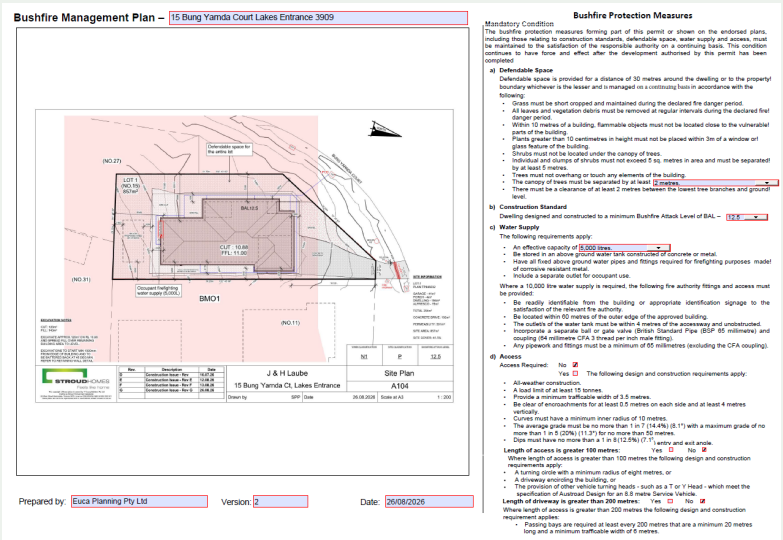
| | |
|---|---|
| | branches and the ground) in accordance with the schedule requirements. |
| Defendable Space Vegetation Management: as specified in the schedule (defendable space management for the specified distance) | The defendable space will be managed in accordance with the schedule's defendable space requirements for the specified distance. The vegetation management obligations are ongoing and will be secured by the mandatory permit condition under Clause 44.06-5. |
| Static Water Supply: 5,000 litres (static) with no fire authority fittings | A 5,000 litre static water supply (occupant firefighting water supply) will be provided in an above-ground tank of metal or concrete construction, located within 60 metres of the dwelling provided with occupant outlet. A reticulated fire hydrant is located at the Bung Yarnda Court frontage (eastern boundary). Refer to the Bushfire Management Plan (Figure 2) for the tank location. |
| Vehicle Access (Crossover and Driveway): access constructed to the schedule / Table 3 to Clause 53.02-5 design and construction requirements | The dwelling is set close to the Bung Yarnda Court frontage; the length of access is less than 100 metres, so access for a fire truck is not required. Refer to the Bushfire Management Plan (Figure 2). |
| Any additional Schedule 1 requirements | No additional site-specific requirements are triggered beyond those addressed above. |

## 4.5 Bushfire Management Plan

A Bushfire Management Plan (BMP) is required as a mandatory application document. The BMP shows the location of the bushfire protection measures specified in the schedule and the technical specifications needed to meet those requirements.

### Figure 2 – Bushfire Management Plan – Annotated Site Plan

*Bushfire Management Plan (V1, Euca Planning) for 15 Bung Yarnda Court, Lakes Entrance, prepared on the Stroud Homes site plan A104 Rev G (J & H Laube, 26 August 2026). Shows the dwelling footprint (BAL 12.5), defendable space provided for the entire lot, the 5,000-litre occupant firefighting water supply, the driveway and crossover, and the fire hydrant at the Bung Yarnda Court frontage. Submitted for endorsement under Clause 44.06-5.*



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### 4.6 Mandatory Permit Conditions – Clause 44.06-5

Under Clause 44.06-5 (VC248), a permit to construct a building or carry out works must include the following mandatory condition:

> *"The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed."*

The permit must also include any additional conditions specified in the schedule. The applicant acknowledges both requirements and is prepared to comply with them as a condition of any permit issued.

### 4.7 Referral – Clause 44.06-6

Under Clause 44.06-6 (VC248), an application must be referred under section 55 of the Planning and Environment Act 1987 to the CFA as the body specified in Clause 66.03, unless a schedule to the overlay specifies otherwise.

**Schedule referral exemption:** Schedule 1 to Clause 44.06 exempts an application that meets all of the schedule requirements from referral to the relevant fire authority (CFA). As this application meets all schedule requirements, no CFA referral is required.

### 4.8 Decision Guidelines – Clause 44.06-8

Before deciding on the application, in addition to the decision guidelines in Clause 53.02 and Clause 65, the responsible authority must consider the decision guidelines at Clause 44.06-8. These require consideration of:

- The Municipal Planning Strategy and the Planning Policy Framework
- Whether all of the schedule requirements have been incorporated into the application and can be practically implemented and maintained in conjunction with the ongoing use of the land
- Any other matters specified in the schedule

This report demonstrates that the application meets all requirements of Schedule 1 to Clause 44.06. All protection measures are capable of implementation on this lot, and the ongoing obligations will be secured by the mandatory permit condition and [any Section 173 Agreement required by the schedule].

## 5. Conclusion

This Bushfire Planning Report has been prepared to support a planning permit application for the construction of a single dwelling and associated works at 15 Bung Yarnda Court, Lakes Entrance. The site is within the Bushfire Management Overlay under Clause 44.06 of the East Gippsland Planning Scheme (VC248, 05/05/2026), and specifically within the area to which Schedule 1 to Clause 44.06 applies.

The report addresses all relevant planning provisions:

- Clause 13.02-1S Bushfire (VC248) – protection of human life is the primary consideration; the proposal is consistent with the policy objectives and strategies; the site is within an area where the bushfire hazard has been assessed at a



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neighbourhood level through the schedule process, and the risk can be managed through the pre-set schedule measures

- Clause 44.06 BMO Schedule 1 (VC248) – all schedule requirements are met in full; the permit requirement (Clause 44.06-2), application requirements (Clause 44.06-3 as modified by the schedule), requirements of Clause 53.02 (Clause 44.06-4 as substituted by schedule measures), mandatory permit conditions (Clause 44.06-5), exemption from referral (Clause 44.06-6), and decision guidelines (Clause 44.06-8) are all acknowledged and addressed

The application meets all criteria of the BMO Schedule, specifically:

- The proposed development is a single dwelling as specified in the schedule, and all schedule criteria are satisfied
- The dwelling will be constructed to BAL 12.5 in compliance with AS 3959-2018 (AM construction standard per schedule)
- The defendable space of 30 metres around the dwelling, or to the property boundary whichever is the lesser (effectively the entire lot), is achieved within the property boundary and will be managed in accordance with the vegetation management requirements specified in the schedule
- A static water supply of 5,000 litres for occupant firefighting will be provided
- Vehicle access meets the construction and design requirements specified in the schedule (not required)
- Ongoing obligations are secured by the mandatory permit condition under Clause 44.06-5

On the basis of this assessment, it is submitted that the proposed development satisfies all requirements of Schedule 1 to Clause 44.06 and is consistent with the bushfire planning provisions of the East Gippsland Planning Scheme. A planning permit should be granted, subject to conditions consistent with the endorsed Bushfire Management Plan and the mandatory conditions at Clause 44.06-5.

## References

Australian Standard AS 3959-2018 – *Construction of Buildings in Bushfire-Prone Areas.* Standards Australia.

East Gippsland Planning Scheme – Clause 13.02-1S Bushfire, Clause 44.06 Bushfire Management Overlay (including Schedule 1), Clause 53.02 Bushfire Protection: Planning Requirements. Amendment VC248, 05/05/2026.

Department of Transport and Planning (DTP) (2026). *Planning Permit Applications in a Bushfire Management Overlay or Bushfire Prone Area – Guideline.* May 2026. State Government of Victoria.

Department of Transport and Planning – *Practice Note 65: Determining the Bushfire Attack Level (BAL)*. State Government of Victoria.

Design guidelines for settlement planning at the bushfire interface (DELWP, July 2020). State Government of Victoria.

Planning and Environment Act 1987 (Vic).



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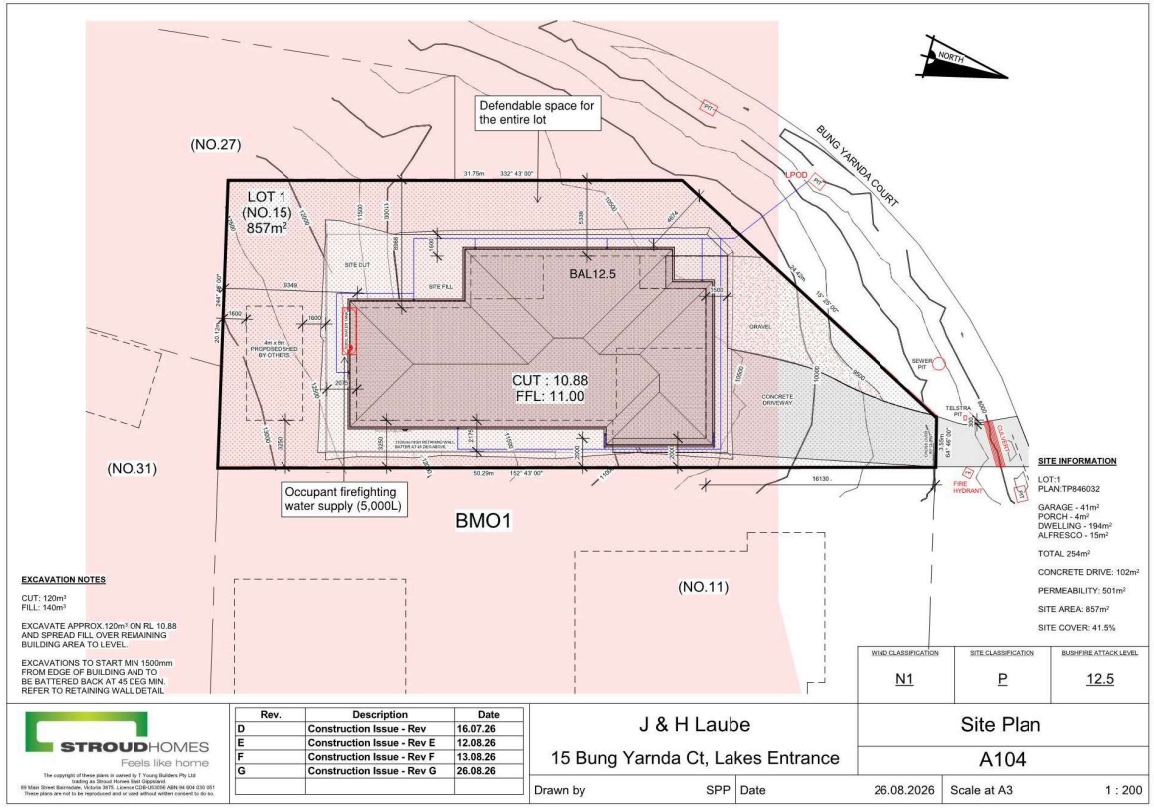


## Bushfire Protection Measures

**Mandatory Condition**

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

**a) Defendable Space**

Defendable space is provided for a distance of 30 metres around the dwelling or to the property boundary whichever is the lesser and is managed on a continuing basis in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

**b) Construction Standard**

Dwelling designed and constructed to a minimum Bushfire Attack Level of BAL – 12.5

**c) Water Supply**

The following requirements apply:

- An effective capacity of 5,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

**d) Access**

Access Required: No ☑
Yes ☐ The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

**Length of access is greater 100 metres:** Yes ☐ No ☑

Where length of access is greater than 100 metres the following design and construction requirements apply:

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads - such as a T or Y Head - which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

**Length of driveway is greater than 200 metres:** Yes ☐ No ☑

Where length of access is greater than 200 metres the following design and construction requirement applies:

- Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.

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# GENERAL NOTES

* All materials and work practices shall comply with, but not limited to the Building Regulations 2022, National Construction Code Series
* 2022 Building Code of Australia Vol 2-Amendment and all relevant current Australian Standards (as amended) referred to therein.
* Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2022 Building Code of Australia Volume 2.
* All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.
* Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:
  – BCA Part 3.6 for Class 1 and 10 Buildings within a design wind speed of not more than N3; and
  – BCA Vol 1 Part B1.4 for Class 2 and 9 Buildings.
* Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.
* These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.
* Step sizes (other than for spiral stairs) to be:
  – Risers (R) 190mm maximum and 115mm minimum
  – Going (G) 355mm maximum and 240mm minimum
  – 2R + 1G = 700mm maximum and 550mm minimum
  – with less than 125mm gap between open treads.
* All treads, landings and the like to have a slip-resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
* Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:
  – 1000mm min. above finished surface level of balconies, landings or the like, and
  – 865mm min. above finished surface level of stair nosing or ramp, and
  – vertical with less than 125mm gap between, and
  – any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.
* Wire barrier construction to comply with NCC 2022 BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2022 BCA Volume 1 Part D2.16 for other Classes of Buildings.
* Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.
* Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around. Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a termite management system.
* Concrete stumps:
  – up to 1400mm long to be 100mm x 100mm (1 No. H.D. Wire)
  – 1401mm to 1800mm long to be 100mm x 100mm (2 No. H.D. Wires)
  – 1801mm to 3000mm long to be 125mm x 125mm (2 No. H.D. Wires)
  – 100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.
* Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2015 'Masonry in small buildings' Part 1: Design.
* All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.
* These drawings shall be read in conjunction with all relevant structural and all other consultants' drawings/ details and with any other written instructions issued in the course of the contract.
* Site plan measurements in metres - all other measurements in millimetres unless noted otherwise.
* Figured dimensions take precedence over scaled dimensions.
* The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
* The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.
* Installation of all services shall comply with the respective supply authority requirements.
* The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/ or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.
* These plans have been prepared for the exclusive use by the Client of Stroud Homes East Gippsland (The Designer) for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.
* A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.
* The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of Buildingdesigned except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to Buildingdesigned.
* The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

**STORMWATER**
100mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge.
Provide inspection openings at 9000mm C/C and at each change of direction.
The cover to underground stormwater drains shall be not less than
– 100mm under soil
– 50mm under paved or concrete areas
– 100mm under unreinforced concrete or paved driveways
– 75mm under reinforced concrete driveways

**SITE ENVIRONMENT DESIGN INFORMATION**
Site Bushfire Attack Assessment (simplified method)
Reference document 'AS 3959-2009 construction of buildings in bush fire prone areas'
Determination of Bushfire Attack Level (BAL): 12.5
Site Classification
Site classification as Class: M
Refer to soil report Job No: 468732
By: Simon Anderson Consulting
Design Gust Wind Speed / Wind Classification
Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of N2 (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.
Climate Zone
Climate zone for thermal design / thermal performance assessment : Zone 6
Corrosion protection of built-in structural members
Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1-2015 Masonry in Small Buildings, Part 1: Design suitable for an Environment Classification of LOW
Corrosion protection for sheet roofing
Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1.1 suitable for an Environment Classification of LOW

# ENGINEER & BUILDER ADVICE

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, ENGINEERS DESIGNS, COMPUTATIONS AND GEOTECHNICAL REPORTS.
WRITTEN SPECIFICATION TAKE PRECEDENCE OVER THESE DRAWINGS.
LOCAL AUTHORITIES TO ADVISE REQUIREMENTS FOR
- LOCATION OF LPOD
- SEWER POINT LOCATION
- AUTHORITIES ASSET LOCATIONS
- SNOW LOAD REQUIREMENTS
- FLOOD INUNDATION
- BUSHFIRE PROTECTION
- TERMITE TREATMENT
- WIND SPEED

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|---|---|
| LOCAL COUNCIL: | EAST GIPPSLAND COUNCIL |
| WATER AUTHORITY: | EAST GIPPSLAND WATER |
| BUILDING SURVEYOR: | B4U BUILD BUILDING CONSULTANTS |
| ENGINEER: | SIMON ANDERSON CONSULTANTS |
| TPA: | ELITE ENERGY ASSESMENT |

## Sheet List

| Sheet Number | Sheet Name | Current Revision |
|---|---|---|
| A101 | Cover Sheet | G |
| A102 | BAL Requirements | G |
| A103 | Site Survey | G |
| A104 | Site Plan | G |
| A105 | Floor Plan | G |
| A106 | Elevations | G |
| A107 | Elevations | G |
| A108 | Building Section | G |
| A109 | Retaining Walls | G |
| A110 | Roof Plan | G |
| A111 | Electrical Plan | G |
| A112 | Slab Setout | G |
| A113 | Sub Floor Plumbing | G |
| A114 | Floor Finishes Plan | G |
| A114(1) | Stone Layout | G |
| A115 | Joinery Internal Elevations | G |
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| A118 | Joinery Internal Elevations | G |
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| A120 | Joinery Internal Elevations | G |
| A121 | Joinery Internal Elevations | G |
| A122 | Door & Window Schedule | G |

STROUDHOMES
Feels like home

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| Rev. | Description | Date |
|---|---|---|
| D | Construction Issue - Rev | 16.07.26 |
| E | Construction Issue - Rev E | 12.08.26 |
| F | Construction Issue - Rev F | 13.08.26 |
| G | Construction Issue - Rev G | 26.08.26 |
| | | |

15 Bung Yarnda Ct, Lakes Entrance

Cover Sheet

A101

Drawn by SPP | Date 26.08.2026 | Scale at A3

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# BUSHFIRE ATTACK LEVEL (BAL) 12.5 CONSTRUCTION REQUIREMENTS

5.1 GENERAL
A building assessed in Section 2 as being BAL—12.5 shall conform with Section 3 and Clauses 5.2 to 5.8.
Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 5.2 to 5.8 (see Clause 3.8).
NOTE: BAL—12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m2 where the site is less than 100 m from the source of bushfire attack.

5.2 SUB-FLOOR SUPPORTS
This Standard does not provide construction requirements for subfloor support where the subfloor space is enclosed with—
(a) a wall that conforms with Clause 5.4; or
(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
(c) a combination of Items (a) and (b).
Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be constructed of —
(i) non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) a timber species as specified in Appendix E Paragraph E1; or
(iv) a combination of Items (i), (ii) and (iii).
NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7).
Combustible material should not be stored in the subfloor space as these may be ignited by embers and cause an additional impact to the building.

5.3 FLOORS
5.3.1 General
This Standard does not provide construction requirements for concrete slabs on the ground.
5.3.2 Elevated floors
5.3.2.1 Enclosed subfloor space
This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with—
(a) a wall that conforms with Clause 5.4; or
(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
(c) a combination of Items (a) and (b).
5.3.2.2 Unenclosed subfloor space
Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:
(a) Material that conform with the following:
(i) Bearers and joists shall be—
(A) non-combustible; or
(B) bushfire-resisting timber (see Appendix F);or
(C) a combination of Items (A) and (B).
(ii) Flooring shall be—
(A) non-combustible; or
(B) bushfire-resisting timber (see Appendix F); or
(C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or
(D) a combination of any of Items (A), (B) or (C);
or
(b) A system that conforms with AS 1530.8.1.
This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.

5.4 WALLS
5.4.1 General
The exposed components of an external wall that are less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle of less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be as follows:
(a) Non-combustible material including the following provided the minimum thickness is 90 mm:
(i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
(ii) Precast or in situ walls of concrete or aerated concrete.
(iii) Earth wall including mud brick; or
(b) Timber logs of a species with a density of 680 kg/m3 or greater at a 12% moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (see Clause 3.11); and gauge planed; or
(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall and is—
(i) non-combustible material; or
(ii) fibre-cement a minimum of 6 mm in thickness; or
(iii) bushfire-resisting timber (see Appendix F); or
(iv) a timber species as specified in Paragraph E1, Appendix E; or
(v) steel sheeting; or
(vi) a combination of any of Items (i), (ii), (iii) (iv) or (v); or
(d) A combination of any of Items (a), (b) or (c).
This Standard does not provide construction requirements for the exposed components of an external wall that are 400 mm or more from the ground or 400 mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D).
5.4.2 Joints
All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.
5.4.3 Vents and weepholes
Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

5.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS
5.5.1 Bushfire shutters
Where fitted, bushfire shutters shall conform with Clause 3.7 and be made from—
(a) non-combustible material; or
(b) a timber species as specified in Paragraph E1, Appendix E; or
(c) bushfire-resisting timber (see Appendix F); or
(d) a combination of any of Items (a), (b) or (c).
5.5.2 Screens for windows and doors
Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.
The frame supporting the mesh or perforated sheet shall be made from—
(a) metal; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph E2, Appendix E.
5.5.3 Windows and sidelights
Window assemblies shall:
(a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1; or
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2; or
(C5.5.3(A) For Clause 5.5.3(b), the screening needs to be applied to cover the entire assembly, that is including framing, glazing, sash, sill and hardware.)
or
(c) conform with the following:
(I) Frame material For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D),window frames and window joinery shall be made from one of the following:
(A) Bushfire-resisting timber (see Appendix F); or
(B) A timber species as specified in Paragraph E2, Appendix E; or
(C) Metal; or
(D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
There are no specific restrictions on frame material for all other windows.
(ii) Hardware There are no specific restrictions on hardware for windows.
(iii) Glazing Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be Grade A safety glass a minimum of 4 mm in thickness or glass blocks with no restriction on glazing methods.
NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only. For all other glazing, annealed glass may be used in accordance with AS 1288.
(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL.
(v) Screens The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 5.5.2.
(C5.5.3(B) For Clause 5.5.3(c), screening to openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open.)
5.5.4 Doors—Side-hung external doors (including French doors, panel fold and bi-fold doors)
Side-hung external doors, including French doors, panel fold and bi-fold doors, shall—
(a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 5.5.1;
or
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2;
or
(c) conform with the following:
(i) Door panel material Material shall be—
(A) non-combustible; or
(B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or
(C) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400 mm above the threshold; or
(D) hollow core, solid timber, laminated timber or reconstituted timber protected externally by a screen that conforms with Clause 5.5.2; or
(E) for fully framed glazed door panels, the framing shall be made from metal or bushfire resisting timber (see Appendix F) or a timber species as specified in Paragraph E2, Appendix E or uPVC.
(ii) Door frame material Door frame material shall be—
(A) bushfire resisting timber (see Appendix F); or
(B) a timber species as specified in Paragraph E2 of Appendix E; or
(C) metal; or
(D) metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(iii) Hardware There are no specific requirements for hardware at this BAL.
(iv) Glazing Where doors incorporate glazing, the glazing shall be Grade A safety glass a minimum of 4 mm in thickness, or glass blocks with no restriction on glazing methods.
NOTE: Where double glazed units are used the above requirements apply to the external face of the window assembly only.
(v) Seals and weather strips Weather strips, draught excluders or draught seals shall be installed.
(vi) Screens There is no requirement to screen the openable part of the door at this BAL.
(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.
5.5.5 Doors—Sliding doors
Sliding doors shall—
(a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1;
or
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2; or
(c) conform with the following:
(i) Frame material The material for door frames, including fully framed glazed doors, shall be—
(A) bushfire-resisting timber (see Appendix F); or
(B) a timber species as specified in Paragraph E2, Appendix E; or
(C) metal; or
(D) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(ii) Hardware There are no specific requirements for hardware at this BAL.
(iii) Glazing Where doors incorporate glazing, the glazing shall be Grade A safety glass a minimum of 4 mm in thickness.
(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL.
(v) Screens There is no requirement to screen the openable part of the sliding door at this BAL.
(vi) Sliding panels Sliding panels shall be tight-fitting in the frames.
5.5.6 Doors—Vehicle access doors (garage doors)
The following applies to vehicle access doors:
(a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from—
(i) non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) fibre-cement sheet a minimum of 6 mm in thickness; or
(iv) a timber species as specified in Paragraph E1, Appendix E; or
(v) a combination of any of Items (i), (ii), (iii) or (iv).
(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.
NOTES:
1 Refer to AS/NZS 4505 for door types.
2 Gaps of door edges or building elements should be protected as per Section 3.
C5.5.6(b) These guide tracks do not provide a direct passage for embers into the building.
(c) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

5.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES, AND GUTTERS AND DOWNPIPES)
5.6.1 General
The following applies to all types of roofs and roofing systems:
(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
(b) The roof/wall and roof/roof junction shall be sealed or otherwise protected in accordance with Clause 3.6.
(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet that conforms with Clause 3.6 and, made of corrosion-resistant steel, bronze or aluminium.
(d) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally.
5.6.2 Tiled roofs
Tiled roofs shall be fully sarked. The sarking shall—
(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
(b) cover the entire roof area including ridges and hips; and
(c) extend into gutters and valleys.
5.6.3 Sheet roofs
Sheet roofs shall—
(a) be fully sarked in accordance with Clause 5.6.2, except that foil-backed insulation blankets may be installed over the battens; or
(b) have any gaps sealed at the fascia or wall line, hips and ridges by—
(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of Items (i), (ii) or (iii).
(C5.6.3 Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.)
5.6.4 Veranda, carport and awning roof
The following applies to veranda, carport and awning roofs:
(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 5.6.1 to 5.6.6.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] that conforms with Clause 5.4 shall have a non-combustible roof covering, except where the roof covering is a translucent or transparent material.
NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the main roof space.
5.6.5 Roof penetrations
The following applies to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors or the like, shall be sealed. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.
This requirement does not apply to a room sealed gas appliance.
NOTE: A gas appliance designed such that air for combustion does not enter from, or combustion products enter into, the room in which the appliance is located.
In the case of gas appliance flues, ember guards shall not be fitted.
NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.
(c) All overhead glazing shall be Grade A safety glass that conforms with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, that conforms with AS 1288, is installed under the glazing.
Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm in thickness shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index not greater than 5.
(f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(g) Vent pipes made from PVC are permitted.
(h) Eaves lighting shall be adequately sealed and not compromise the performance of the element.
5.6.6 Eaves linings, fascias and gables
The following applies to eaves linings, fascias and gables:
(a) Gables shall conform with Clause 5.4.
(b) Eaves penetrations shall be protected as for roof penetrations as specified in Clause 5.6.5.
(c) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
(d) Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.
'Text deleted'
This Standard does not provide construction requirements for fascias, bargeboards and eaves linings.
5.6.7 Gutters and downpipes
This Standard does not provide material requirements for—
(a) gutters, with the exception of box gutters; and
(b) downpipes.
If installed, gutter and valley leaf guards shall be non-combustible.
Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.

5.7 VERANDAS, DECKS, STEPS AND LANDINGS
5.7.1 General
Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.
(C5.7.1 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0 – 5 mm during service. It should be noted that research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacing of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.)
5.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings
5.7.2.1 Material to enclose a subfloor space
This Standard does not provide construction requirements for the material used to enclose a subfloor space except where those material are less than 400 mm from the ground.
Where the material used to enclose a subfloor space are less than 400 mm from the ground, they shall conform with Clause 5.4.
5.7.2.2 Supports
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
5.7.2.3 Framing
This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings (i.e. bearers and joists).
5.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings
This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.
Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from—
(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph E1, Appendix E; or
(d) uPVC; or
(e) a combination of any of Items (a), (b), (c) or (d).
5.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings
5.7.3.1 Supports
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
5.7.3.2 Framing
This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e. bearers and joists).
5.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings
This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.
Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from—
(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph E1, Appendix E; or
(d) a combination of any of Items (a), (b) or (c).
5.7.4 Balustrades, handrails or other barriers
This Standard does not provide construction requirements for balustrades, handrails and other barriers.
5.7.5 Veranda posts
Veranda posts—
(a) shall be timber mounted on galvanized mounted shoes or stirrups with a clearance of not less than 75 mm above the adjacent finished ground level; or
(b) less than 400 mm (measured vertically) from the surface of the deck or ground (see Figure D2, Appendix D) shall be made from—
(i) non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) a timber species as specified in Paragraph E1, Appendix E; or
(iv) a combination of any of Items (a) or (b).

5.8 WATER AND GAS SUPPLY PIPES
Above-ground, exposed water supply pipes shall be metal.
External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas regulations or 0.9 mm whichever is the greater. The metal pipe shall extend a minimum of 400 mm within the building and 100 mm below ground.
NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1.
(C5.8 Concern is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered.)

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15 Bung Yarnda Ct, Lakes Entrance

BAL Requirements

A102

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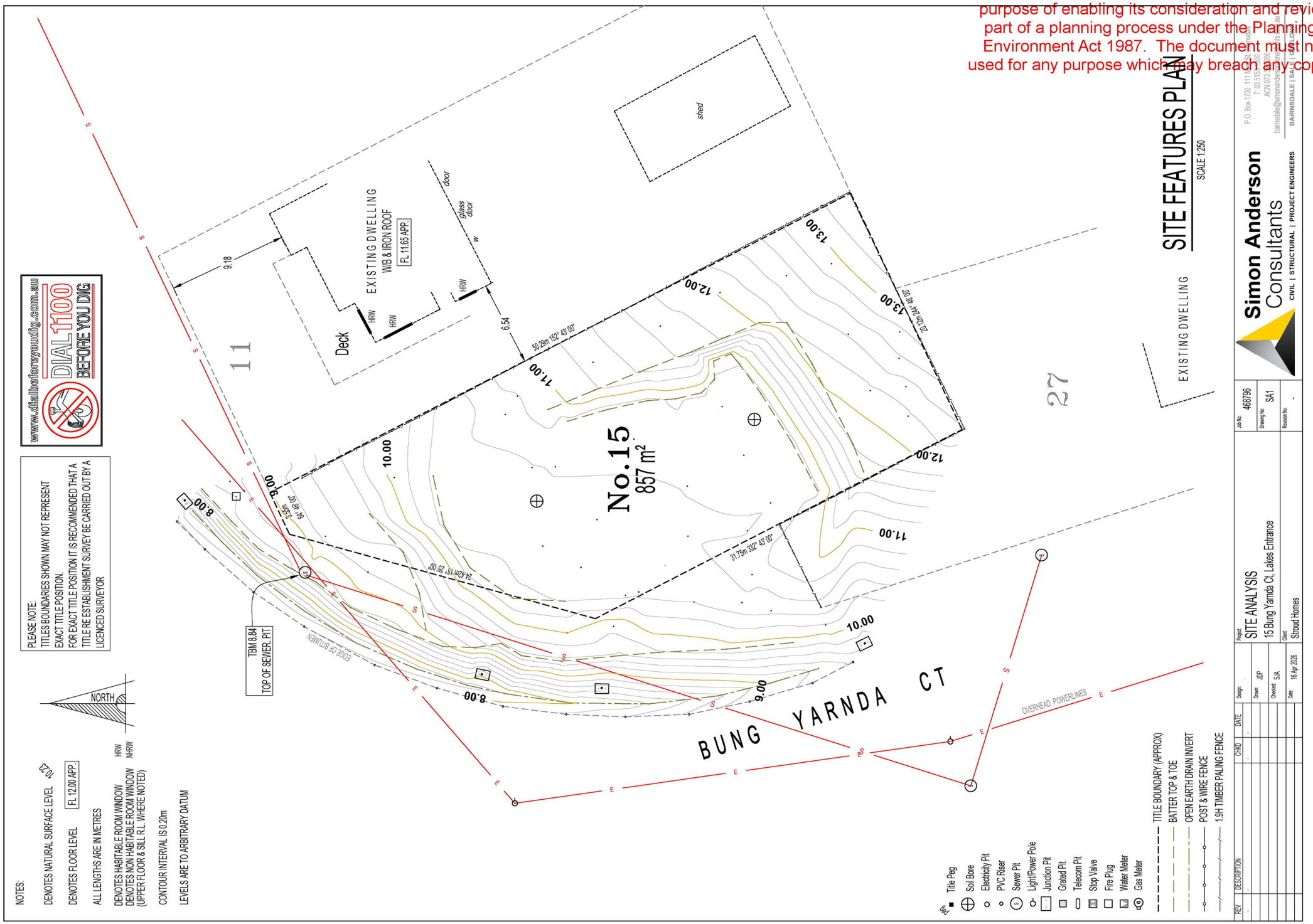


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15 Bung Yarnda Ct, Lakes Entrance

Site Survey

A103

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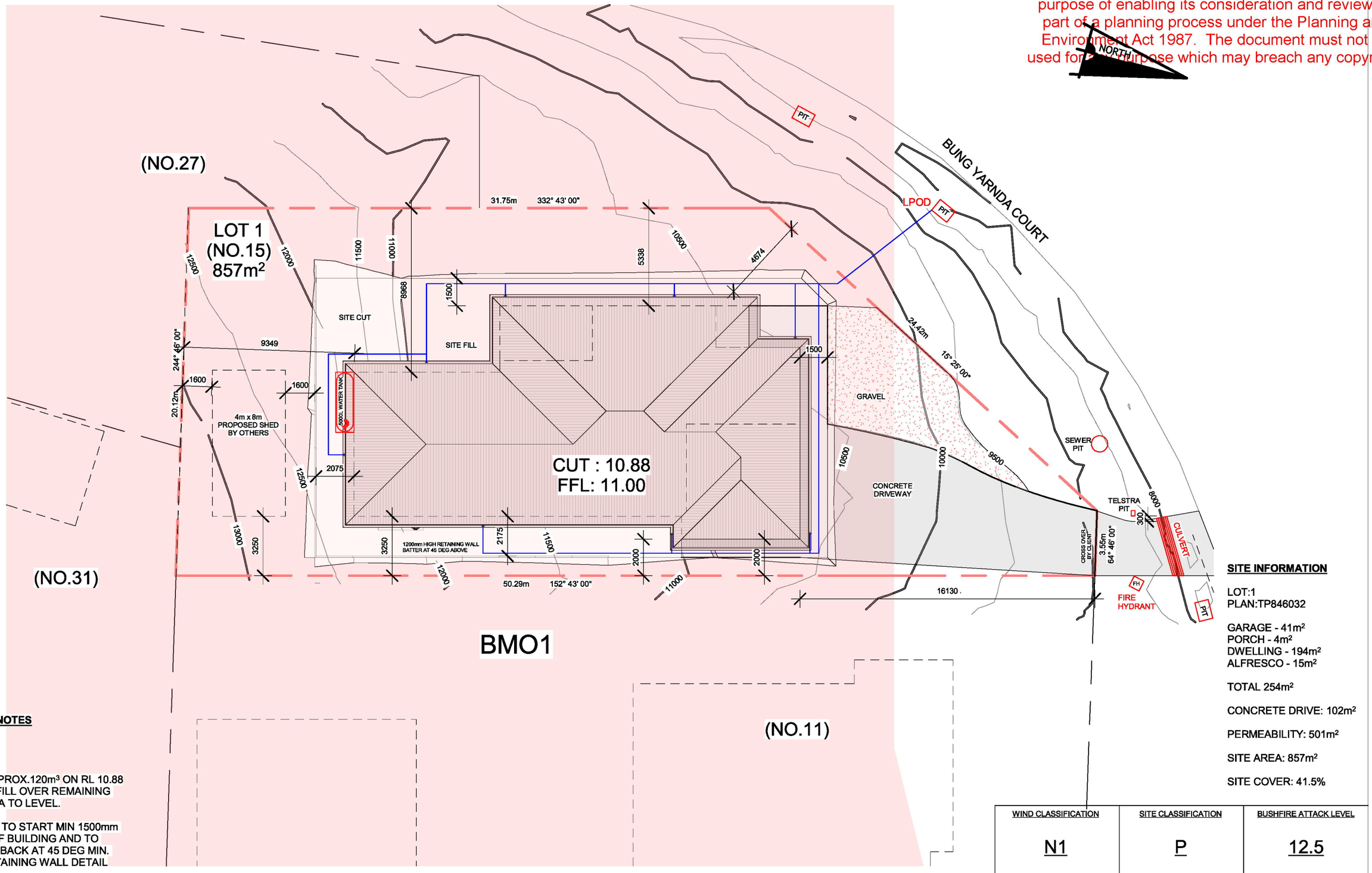


**SITE INFORMATION**

LOT:1
PLAN:TP846032

GARAGE - 41m²
PORCH - 4m²
DWELLING - 194m²
ALFRESCO - 15m²

TOTAL 254m²

CONCRETE DRIVE: 102m²

PERMEABILITY: 501m²

SITE AREA: 857m²

SITE COVER: 41.5%

**EXCAVATION NOTES**

CUT: 120m³
FILL: 140m³

EXCAVATE APPROX.120m³ ON RL 10.88 AND SPREAD FILL OVER REMAINING BUILDING AREA TO LEVEL.

EXCAVATIONS TO START MIN 1500mm FROM EDGE OF BUILDING AND TO BE BATTERED BACK AT 45 DEG MIN. REFER TO RETAINING WALL DETAIL

| WIND CLASSIFICATION | SITE CLASSIFICATION | BUSHFIRE ATTACK LEVEL |
|---|---|---|
| N1 | P | 12.5 |

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15 Bung Yarnda Ct, Lakes Entrance

Site Plan

A104

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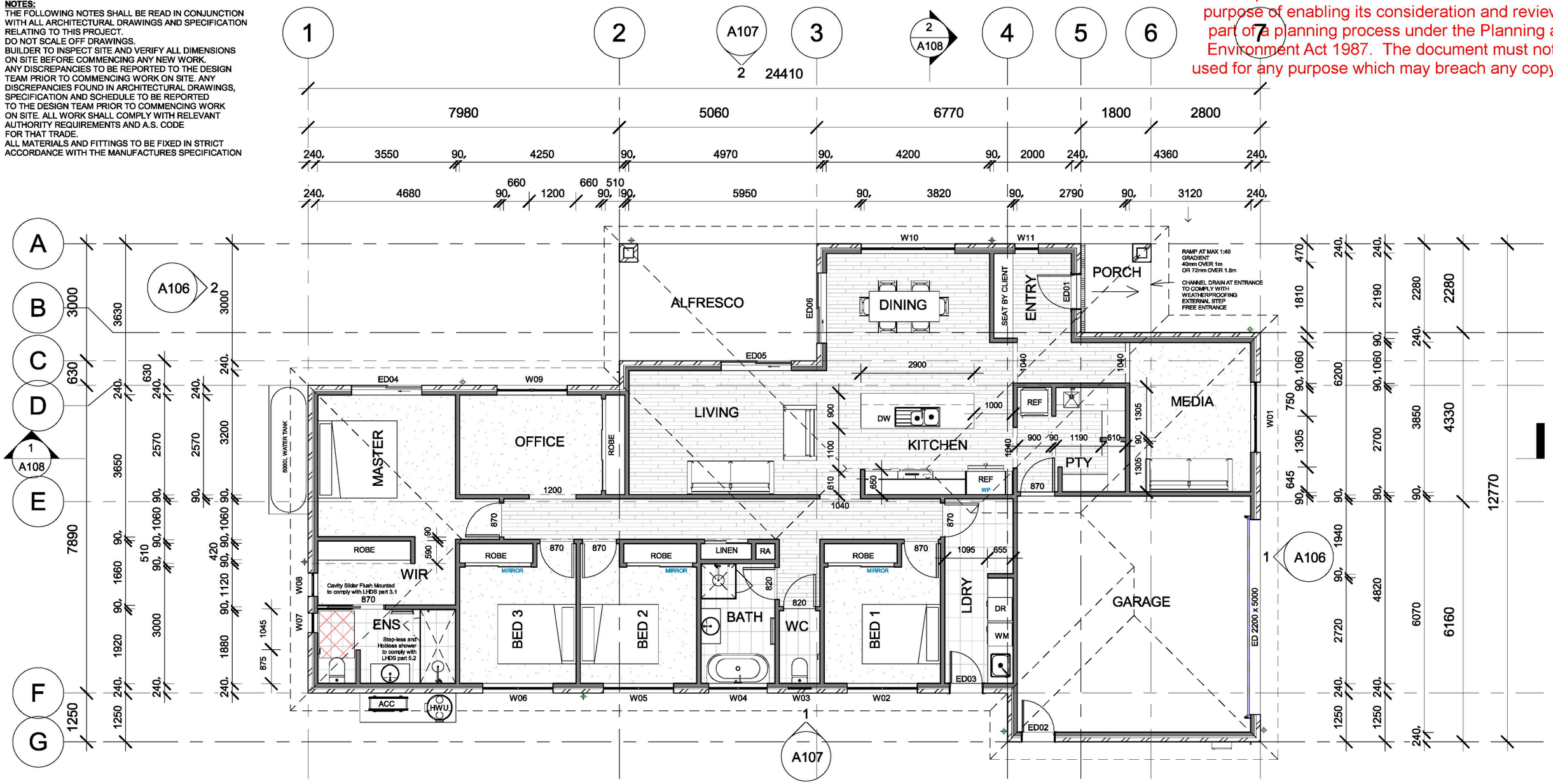
**NOTES:**
THE FOLLOWING NOTES SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS AND SPECIFICATION RELATING TO THIS PROJECT.
DO NOT SCALE OFF DRAWINGS.
BUILDER TO INSPECT SITE AND VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY NEW WORK.
ANY DISCREPANCIES TO BE REPORTED TO THE DESIGN TEAM PRIOR TO COMMENCING WORK ON SITE. ANY DISCREPANCIES FOUND IN ARCHITECTURAL DRAWINGS, SPECIFICATION AND SCHEDULE TO BE REPORTED TO THE DESIGN TEAM PRIOR TO COMMENCING WORK ON SITE. ALL WORK SHALL COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS AND A.S. CODE FOR THAT TRADE.
ALL MATERIALS AND FITTINGS TO BE FIXED IN STRICT ACCORDANCE WITH THE MANUFACTURES SPECIFICATION




**NOTES:**
* PROVIDE **2040mm** HIGH HUME INTERNAL DOORS THROUGHOUT
* WINDOW SIZES SHOWN ARE SUPPLIERS FRAME SIZES
* ALL GLAZING TO COMPLY WITH A.S. 1288-2021 IN BUILDINGS & A.S. 4055-2021 FOR WIND LOADINGS
* ALL EXHAUST FANS AND RANGEHOOD, DUCTED TO OUTSIDE AIR VIA EXPOSED FLUEPIPES PR WALL VENTS IN / ACCORDANCE WITH NCC 3.8.7.3
* PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1

**TOTAL AREA**
GARAGE - 41m²
PORCH - 4m²
DWELLING - 194m²
ALFRESCO - 15m²

TOTAL 254m²
27.3 SQUARES

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15 Bung Yarnda Ct, Lakes Entrance

Floor Plan

A105

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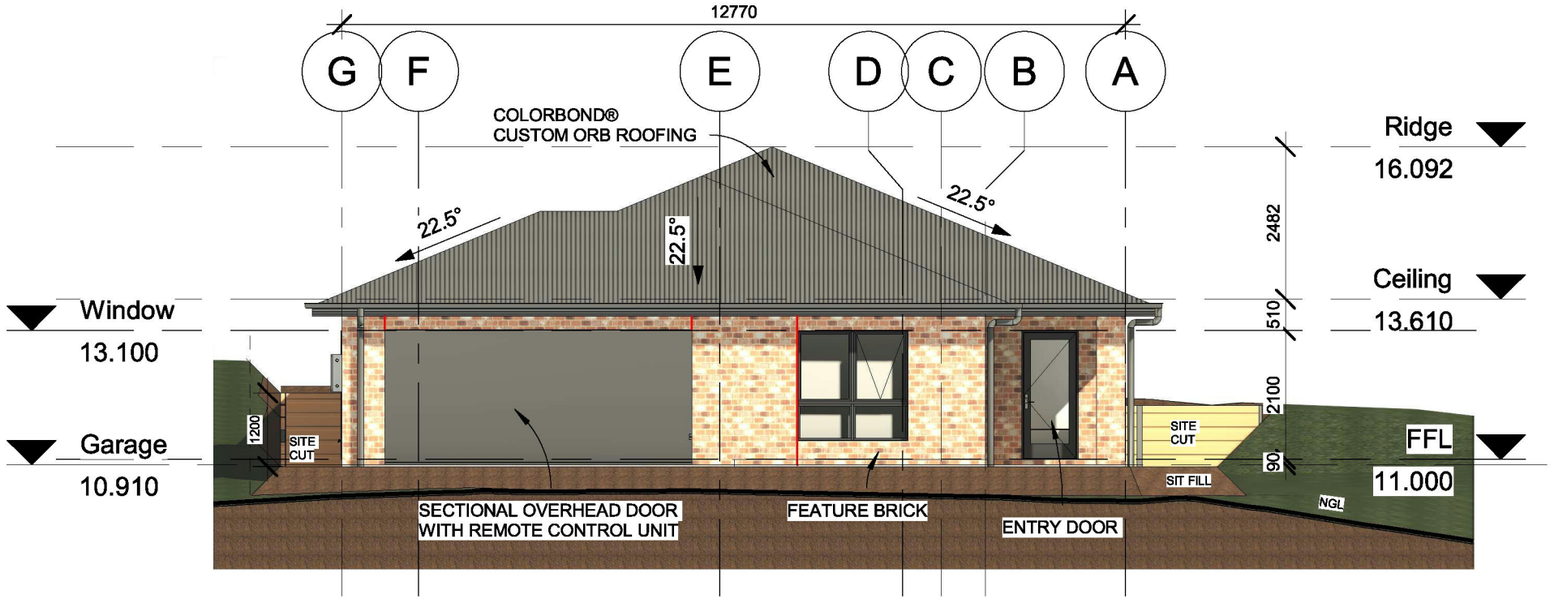
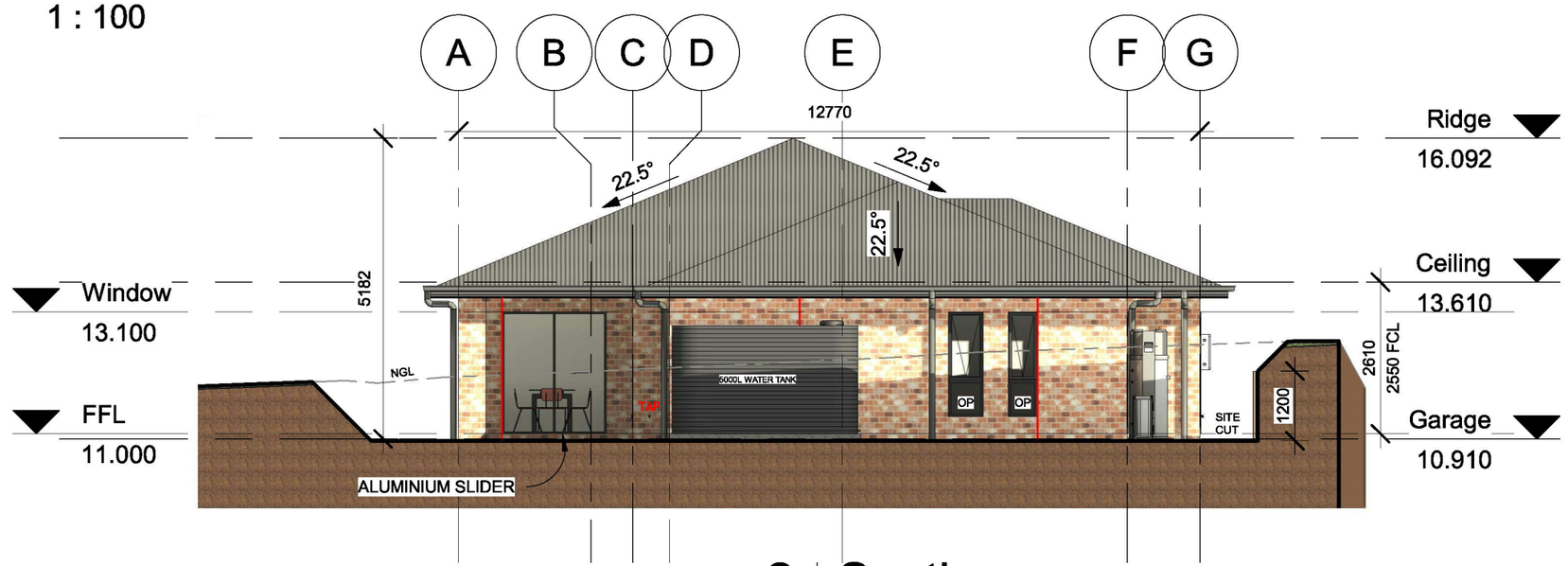
| Brick Takeoff | |
|---|---|
| Name | Area |
| Brick, Common | 163 m² |




## 1 | North

1 : 100




## 2 | South

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15 Bung Yarnda Ct, Lakes Entrance

Elevations

A106

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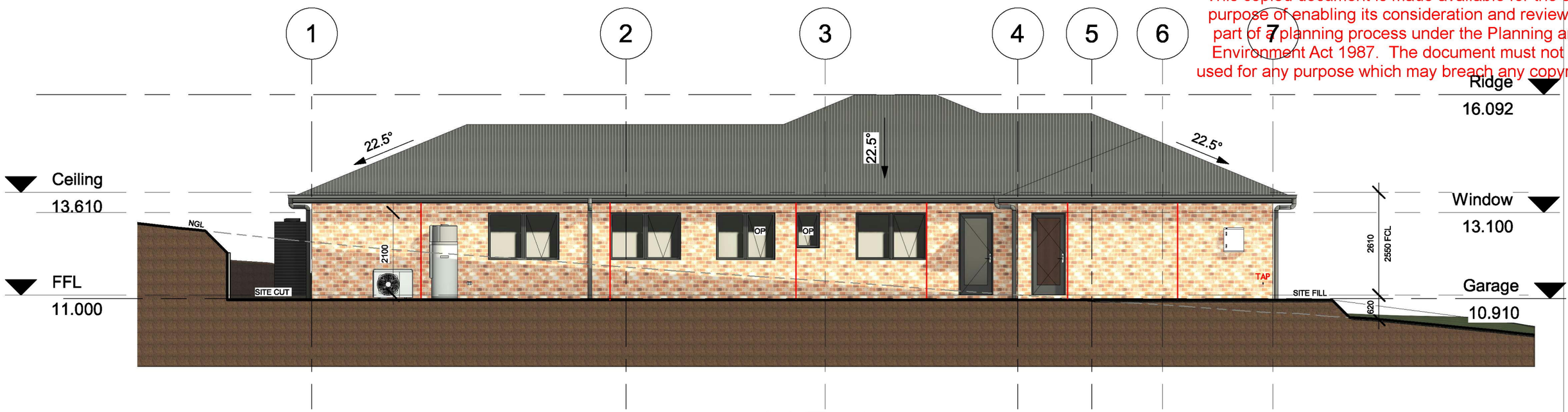


## 1 | East

1 : 100

## 2 | West

1 : 100

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15 Bung Yarnda Ct, Lakes Entrance

Elevations

A107

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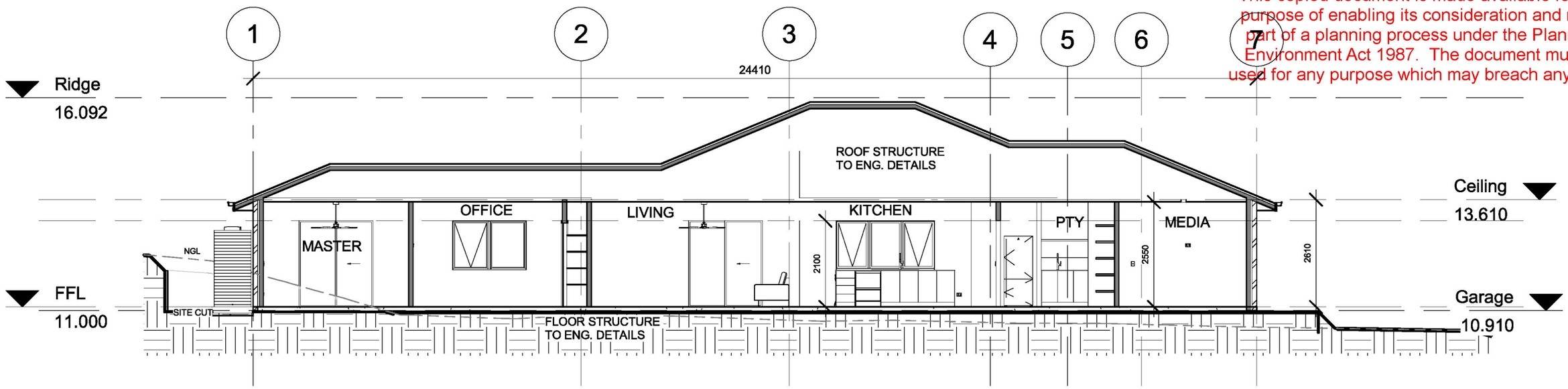
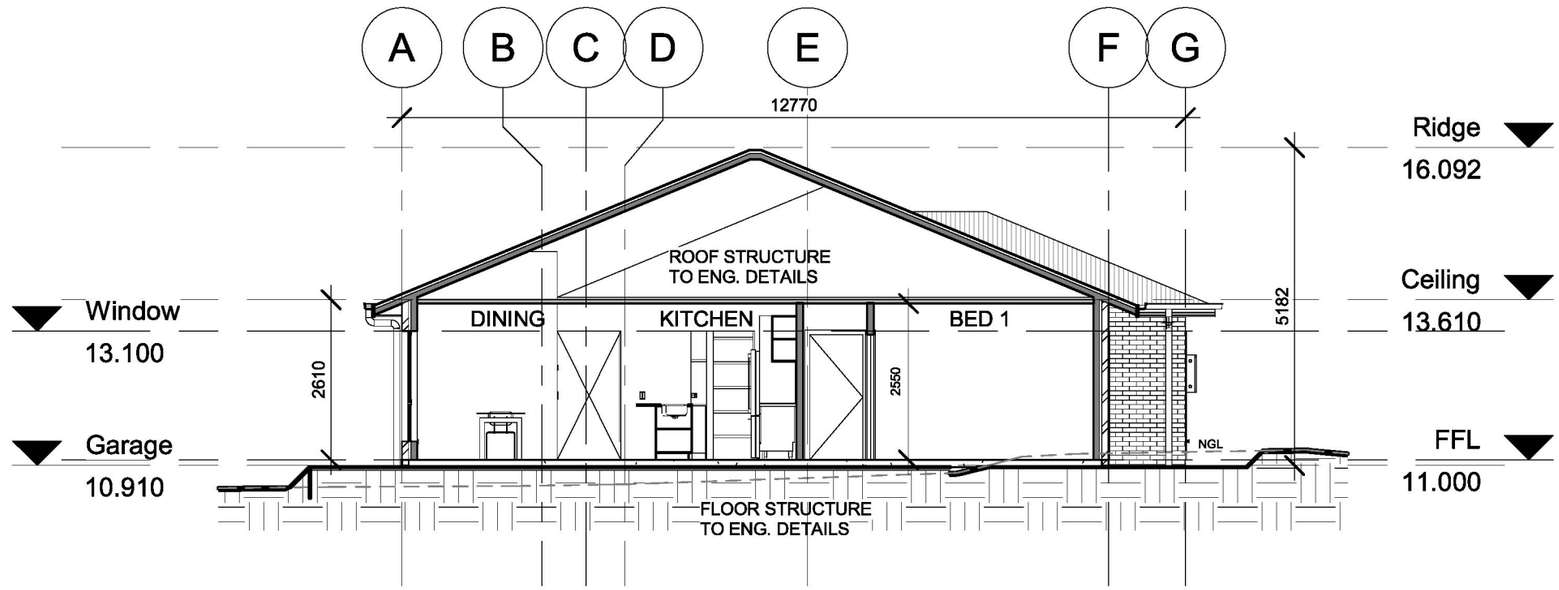



# 1 | Section 1

1 : 100




# 2 | Section 2

1 : 100

| Door Schedule | | | |
|---|---|---|---|
| Mark | Height | Width | Comments |
| 820 | 2040 | 820 | LH Hinge - WC |
| 820 | 2040 | 820 | LH Hinge - Bath |
| 2 | | | |
| 870 | 2040 | 870 | LH Hinge - Bed 2 |
| 870 | 2040 | 870 | RH Hinge - Bed 3 |
| 870 | 2040 | 870 | RH Hinge - Master |
| 870 | 2040 | 870 | LH Hinge - Pantry |
| 870 | 2040 | 870 | RH Hinge - Bed 1 |
| 870 | 2040 | 870 | RH Hinge - Laundry |
| 870 | 2040 | 870 | Cavity Slider Flush Mounted - Ensuite |
| 7 | | | |
| 1040 | 2100 | 1040 | Opening - Pantry |
| 1040 | 2100 | 1040 | Opening - Living |
| 1040 | 2100 | 1040 | Opening - Entry |
| 1040 | 2100 | 1040 | Opening - Media |
| 4 | | | |
| 1200 | 2100 | 1200 | Opening - Office |
| 1 | | | |

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15 Bung Yarnda Ct, Lakes Entrance

Building Section

A108

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|---|---|---|---|---|---|

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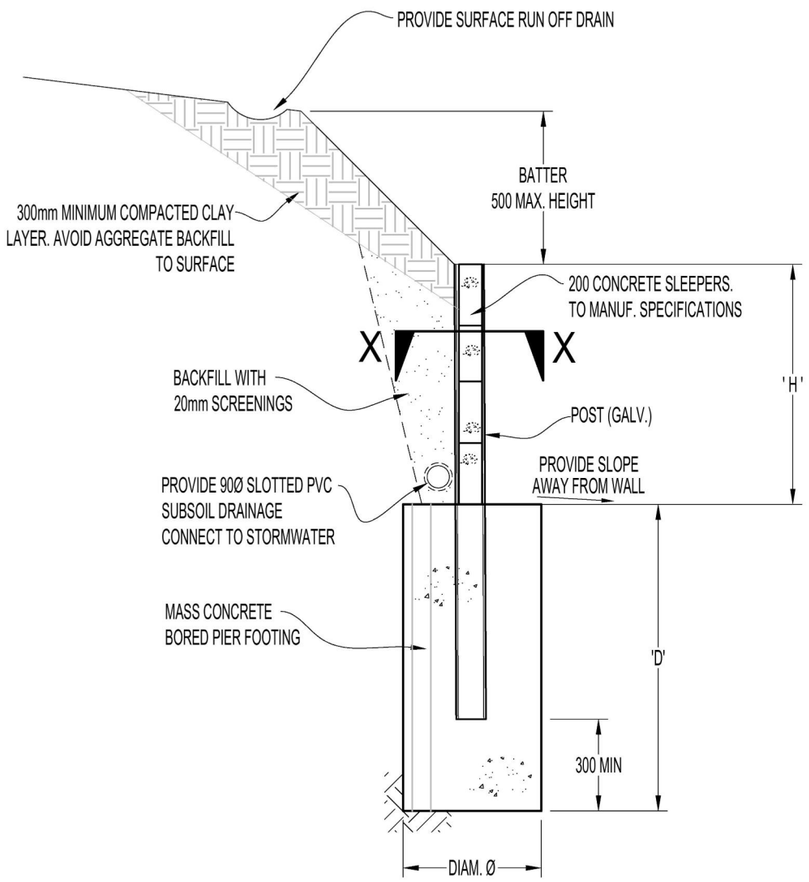
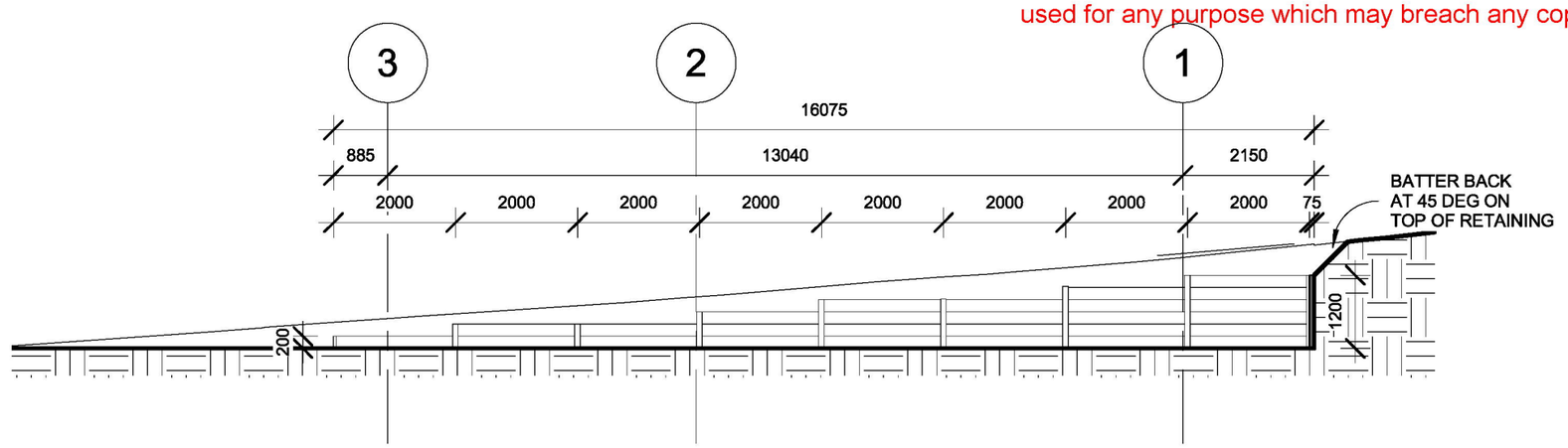
| RW1 RETAINING WALL SCHEDULE | | | | |
|---|---|---|---|---|
| WALL HEIGHT | POST | FOOTING DEPTH 'D' | DIAMETER Ø | SPACING 'S' |
| 600 | 100 UC 14.8 | 500 | 450Ø | 2000 |
| 800 | 100 UC 14.8 | 700 | 450Ø | 2000 |
| 1000 | 100 UC 14.8 | 900 | 450Ø | 2000 |
| 1200 | 100 UC 14.8 | 1100 | 450Ø | 2000 |



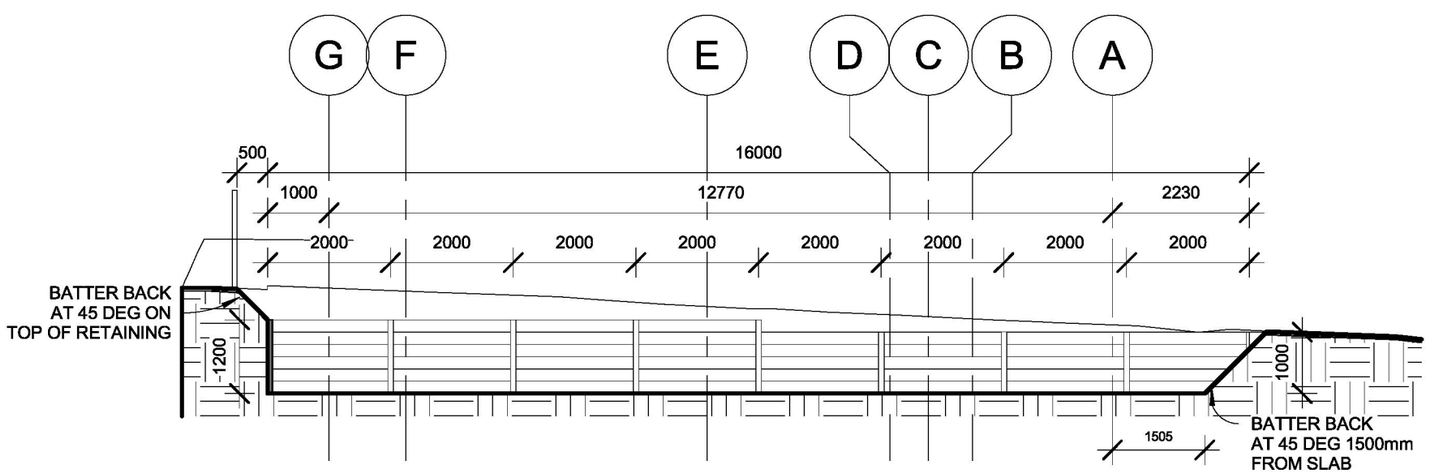

TYPICAL SECTION - RETAINING WALL RW1

SCALE 1:20




1 | East Retaining Wall

1 : 100




2 | South Retaining Wall

1 : 100

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15 Bung Yarnda Ct, Lakes Entrance

Retaining Walls

A109

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# EAVE GUTTER CALCULATIONS

ABCB — National Construction Code

## Gutters, Downpipes and Overflow Calculator

**Step 1 - Select location, roof catchment area and eave gutter length**

| Locality | | Roof design | | Colour Guide |
|---|---|---|---|---|
| State | Location | Roof catchment area per downpipe (m²) | Eave gutter length (m) | Input |
| VIC | Lakes Entrance | 30 | 10 | Calculated |
| | | | | Valid result |
| | | | | Invalid result |

| Gutter type/s required | |
|---|---|
| Gutter type | Gutter description |
| A or C | Gutter type A - A medium rectangular gutter with a minimum cross sectional area of 6500 mm². Gutter type C - A 115 mm D gutter with a minimum cross sectional area of 5200 mm². |

| Downpipe size allowed | | | | |
|---|---|---|---|---|
| | 75 mm dia. | 100 mm x 50 mm | 90 mm dia. | 100 mm x 75 mm |
| A | Yes | Yes | Yes | Yes |
| C | Yes | | | |

**Step 2 - Select any continuous overflow measures**

| Continuous overflow measures | | | | |
|---|---|---|---|---|
| First continuous measure | Second continuous measure | Third continuous measure | Total continuous measures overflow capacity (L/s/m) | Total continuous measures overflow capacity (L/s) |
| Front face slotted gutter | None | None | 0.5 | 5.0 |

**Step 3 - Select any dedicated overflow measures**

| Dedicated overflow measures | | | | |
|---|---|---|---|---|
| First dedicated measure | Second dedicated measure | Third dedicated measure | Fourth dedicated measure | Total dedicated measures overflow capacity (L/s) |
| End stop weir | None | None | None | 0.5 |

**Step 4 - Check whether overflow measures are adequate**

| Overflow volume (L/s) | Total overflow capacity | |
|---|---|---|
| 1.7 | 5.5 | Overflow measures adequate |

NOTICE FOR ALL USERS:
The Gutter, Downpipes and Overflow (GDO) Calculator is not a compliance tool, nor a Verification Method. It is provided solely to aid practitioners in developing their understanding of the NCC. The GDO Calculator has been developed to assist users to develop a better understanding of the ABCB Housing Provisions Standard Part 7.4 Gutters and downpipes. If used correctly, the green shaded cells indicate the planned GDO arrangements are likely to meet the standard required by the NCC. However, the reliability of the GDO Calculator's results are dependent upon the accuracy of the data input by users. It remains the user's responsibility to ensure that the planned GDO arrangements meet the standards required by the NCC and related State and Territory legislation, and obtain professional advice where required.

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS GDO CALCULATOR:
By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the ABCB website (www.abcb.gov.au). The ABCB, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability to any person for any omission, for any injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

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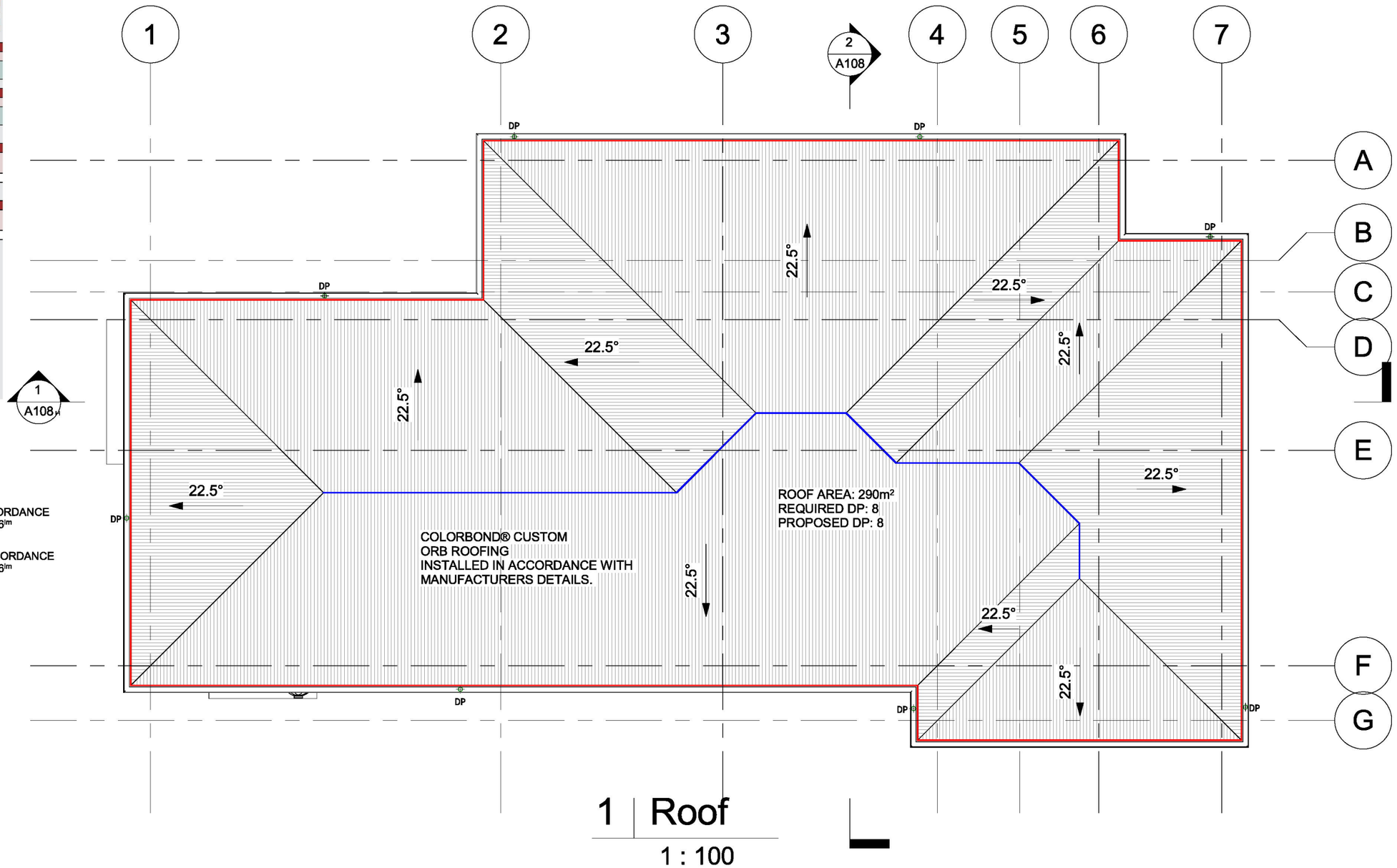


VENTED EAVE IN ACCORDANCE WITH NCC 10.8.3 - 77.96[lm]

VENTED RIDGE IN ACCORDANCE WITH NCC 10.8.3 - 20.26[lm]

**NOTES:**
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1

INSTALL IN ACCORDANCE WITH NCC PART 7.2 SHEET ROOFING.

ALL STRUCTURAL MEMBERS INCLUDING BEAMS, LINTELS, BRACING AND TIE DOWNS AS PER ENGINEERS DESIGN.

ROOF SPACE VENTILATED TO OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS IN RIDGE AND EAVES ACCORDANCE WITH TABLE NCC 10.8.3.

STORMWATER TO LEGAL POINT OF DISCHARGE.

1 | Roof
1 : 100

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15 Bung Yarnda Ct, Lakes Entrance

Roof Plan

A110

| Drawn by | SPP | Date | 26.08.2026 | Scale at A3 | 1 : 100 |
|---|---|---|---|---|---|

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**NOTES:**

* METERBOX LOCATION TO BE CONFIRMED ON SITE.
* THE POSITIONING OF ELECTRICAL OUTLETS & LIGHT SWITCHES, AS SHOWN, ARE INDICATIVE ONLY. LIMITATIONS SUCH AS STUD POSITIONS MAY INTERFERE
* ALL WIRING & ELECTRICAL WORK IS TO BE IN ACCORDANCE WITH AS 3000 AS3786-2014 SMOKE ALARMS TO BE HARDWIRED & INTERLINKED
* ALL EXHAUST FANS ARE TO BE VENTILATED TO THE OUTSIDE AIR AND HAVE AN EXTENDED RUN TIME IN ACCORDANCE WITH NCC 10.8.2 WHEN ROOM IS NOT VENTILATED IN ACCORDANCE TO NCC 10.6.2(a)

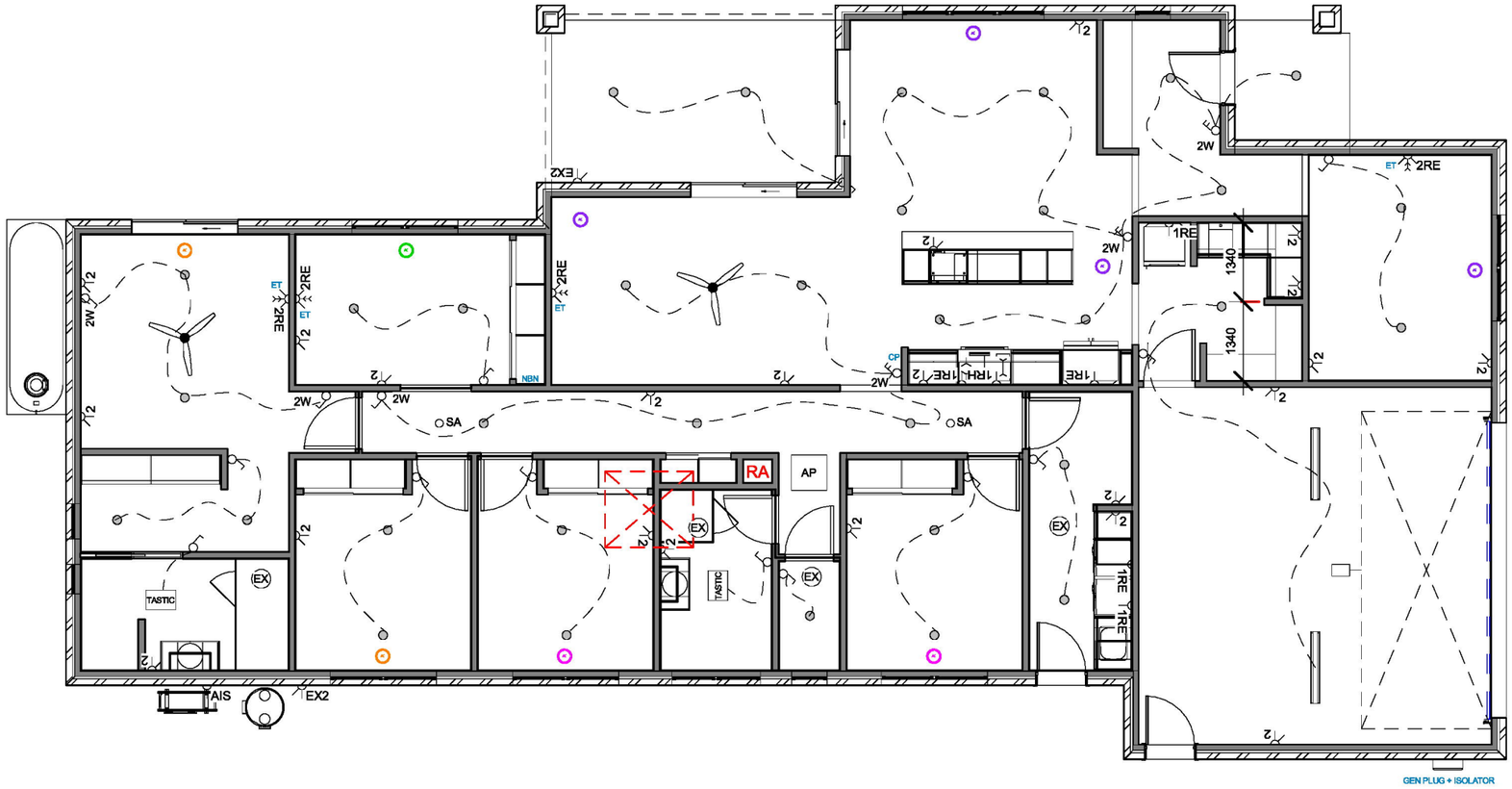
## KEY

- SINGLE LIGHT SWITCH
- 2W TWO WAY LIGHT SWITCH
- DOUBLE LIGHT SWITCH
- TRIPPLE LIGHT SWITCH
- 2 DOUBLE POWER POINT
- 2 DOUBLE POWER POINT WITH USB
- 2UB DOUBLE POWER POINT UNDER BENCH
- EX2 DOUBLE EXTERNAL POWER POINT
- 1RE SINGLE RECESSED POWER POINT
- 2RE DOUBLE RECESSED POWER POINT WITH TV POINT
- AIS AIRCON ISOLATOR SWITCH
- SA SMOKE ALARM HARD WIRED
- DUCTED AIR VENT
- EX EXHAUST VENT
- AP ACCESS PANEL 600 x 600
- RECESSED DOWNLIGHT - 9W
- FLUORESCENT TUBE LIGHT - 28W
- TASTIC HEAT/LIGHT/FAN COMBO

- ZONE 1
- ZONE 2
- ZONE 3
- ZONE 4

- RA RETURN AIR GRILL - 1200mm x 400mm APPROX.
- INDOOR UNIT
- CP WIFI CONTROL PANEL

NOTES:
1 x INDUCTION COOK TOP
1 x HEAT PUMP HOT WATER
1 x ELECTRIC OVEN
1 x AC UNIT - 16kw
1 x 3 PHASE FEED




1 | Ceiling Plan
1 : 100

## WATTAGE CALCULATIONS

**HOUSE FLOOR AREA- 194m²**
PROPOSED WATTAGE FOR HOUSE - 306W
MAXIMUM ALLOWABLE WATTS FOR HOUSE (5W/m²) 970W

**PORCH / BALCONY / OUTDOOR - 19m²**
PROPOSED WATTAGE FOR OUTDOOR - 27W
MAXIMUM ALLOWABLE WATTS FOR OUTDOOR(4W/m²) 76W

**GARAGE - 41m²**
PROPOSED WATTAGE FOR GARAGE - 56W
MAXIMUM ALLOWABLE WATTS FOR GARAGE (3W/m²) 123W

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15 Bung Yarnda Ct, Lakes Entrance

Electrical Plan

A111

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## CONCRETE SLAB SETOUT NOTES

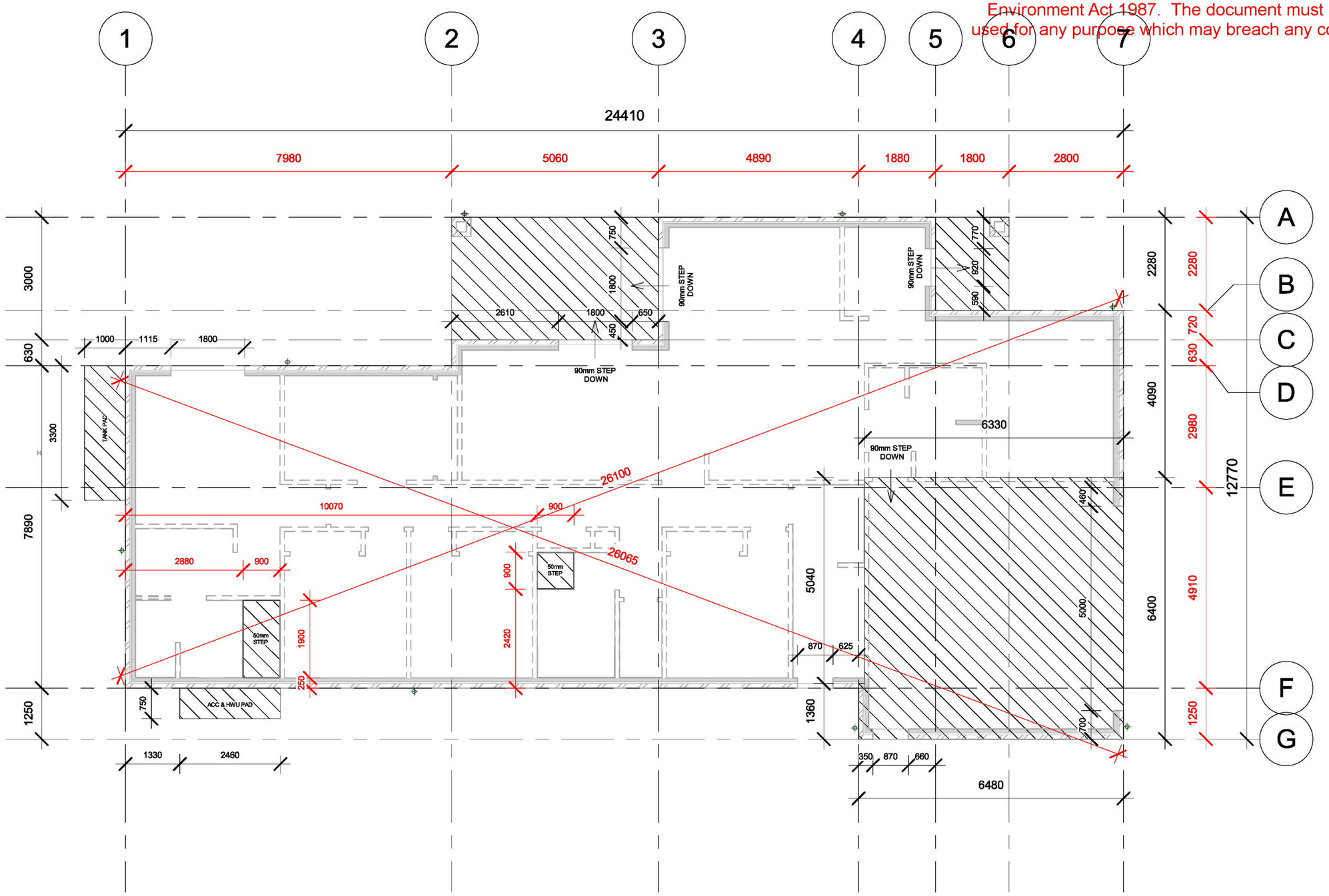
BUILDER TO COMPLY WITH AS3600 & AS2870 FOR CONCRETE SLAB CONSTRUCTION
THE DRAINAGE AND FLOOR HEIGHT ABOVE THE FINISHED GROUND LEVEL SHOULD BE DESIGNED AND CONSTRUCTED TO AVOID PONDING AGAINST OR NEAR THE CONCRETE FOOTING WITH THE GROUND AROUND THE BUILDING PERIMETER, INCLUDING THE UPHILL SIDE OF CUT AND FILL SITES MUST BE SLOPED AWAY FROM THE BUILDING AT 50mm MINIMUM IN 1000mm

TERMITE RISK MANAGEMENT IS TO BE INSTALLED TO ENSURE CLASS 1 & 10 BUILDINGS TO HAVE 50 YEAR DESIGN LIFE BY COMPLIANCE WITH AS3660.1 TERMITE MANAGEMENT - NEWYORK (NCC VOL2 P3.1.3) METHOD OF TERMITE RISK MANAGEMENT IS TO BE PROVIDED WITH AT LEAST 2 DURABLE PERMANENT NOTICES IN KITCHEN CUPBOARD & MSB (NCC VOL2 P3.1.3.2)

VISUAL INSPECTION CLEARENCES FOR TERMITE MANAGEMENT ARE TO BE APPLIED TO THE BUILDING FABRIC WHERE THE SLAB EDGE HAS <75mm EXPOSURE, A SUITABLE TERMITE PERIMETER BARRIER SHOULD BE INSTALLED (AS3660.1)
THE BUILDER IS RESPONSIBLE TO CHECK ALL EXISTING SERVICES PRIOR TO BEGINNING CONSTRUCTION. CONCRETE IS TO COMPLY WITH AS 3600 & TO STRUCTURAL ENGINEERS DETAILS
CONCRETE FOOTINGS TO COMPLY WITH AS3600 & TO STRUCTURAL ENGINEERS DETAILS
VAPOUR BARRIER IS TO BE INSTALLED UNDER NEW SLAB ON GROUND CONSTRUCTION. IT IS TO BE 0.2mm NOMINAL THICKNESS POLYETHYLENE FILM MEDIUM IMPACT RESISTANT (AS2870)

BUILDER IS TO REFER TO THE FIXTURES AND FITTING SCHEDULE TO CONFIRM THE POSITION OF ALL PLUMBING PENETRATIONS IN SLAB

SETDOWN SCHEDULE:
SHOWERS: 50mm NOMINAL SET DOWN
BATHROOMS/ ENSUITES: REFER TO TILE THICKNESS BUILDER TO CONFIRM ALL SLAB EDGE SETDOWNS CORRESPOND TO ALL WINDOWS AND DOORS PRIOR TO COMMENCING.




NOTE THIS ISN'T CUBIC METERS

| Concrete Schedule | |
|---|---|
| Mark | Area |
| Dwelling | 194 m² |
| Alfresco | 15 m² |
| Porch | 4 m² |
| Garage | 41 m² |
| ACC & HWU Pad | 2 m² |
| Tank Pad | 3 m² |

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15 Bung Yarnda Ct, Lakes Entrance

Slab Setout

A112

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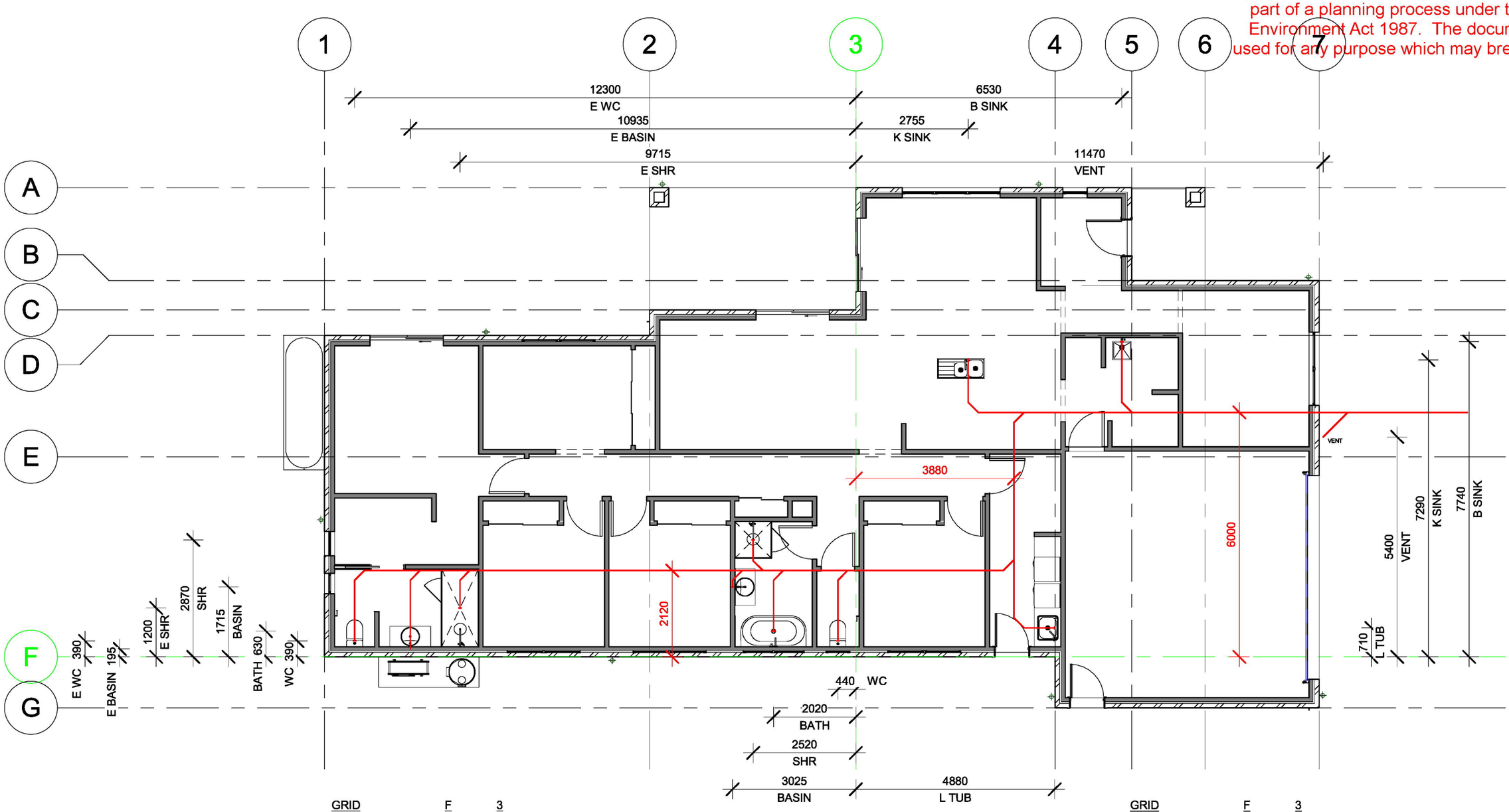


| GRID | F | 3 |
|---|---|---|
| E WC | 390 | 12300 |
| E BASIN | 195 | 10935 |
| E SHR | 1200 | 9715 |
| B SHR | 2870 | 2520 |
| B BASIN | 1715 | 3025 |
| B BATH | 630 | 2020 |
| WC | 390 | 440 |

| GRID | F | 3 |
|---|---|---|
| L TUB | 710 | 4880 |
| K SINK | 7290 | 2755 |
| B SINK | 7740 | 6530 |
| VENT | 5400 | 11470 |

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15 Bung Yarnda Ct, Lakes Entrance

# Sub Floor Plumbing

A113

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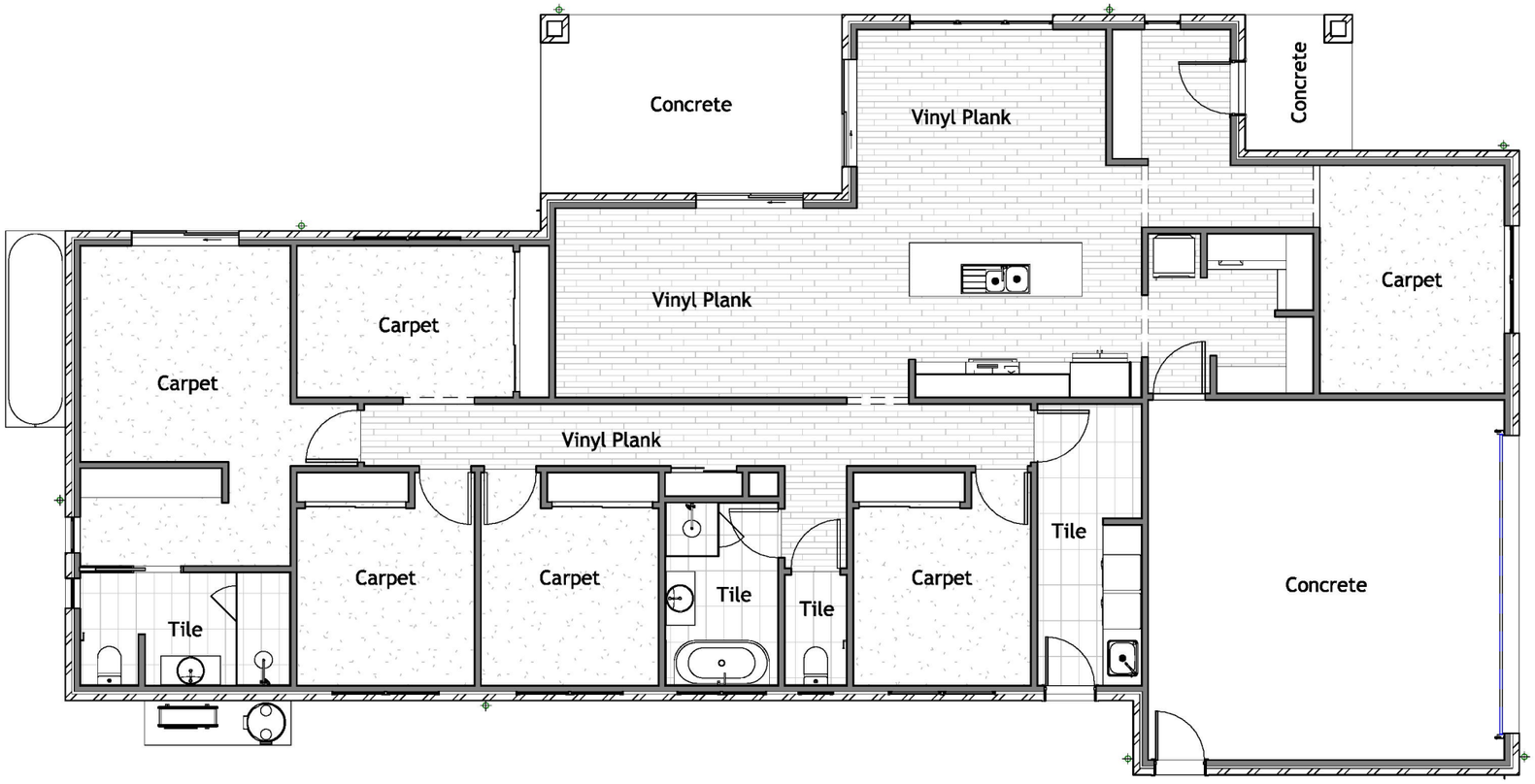
VINYL PLANKS
AS PER SCHEDULE

CARPET

WET AREA TILE
AS PER SCHEDULE

CONCRETE




NOTE: TILE MEASUREMENTS ARE FLOORING ONLY
DOES NOT INCLUDE WALL TILES

**Tile Schedule**

| Mark | Type | Area |
|---|---|---|
| Ensuite | Tile | 6.71 m² |
| Laundry | Tile | 7.43 m² |
| Bath & WC | Tile | 8.10 m² |
| Total | | 22.23 m² |

**Vinyl Plank Schedule**

| Mark | Type | Area |
|---|---|---|
| Living Area | Vinyl Plank | 71.33 m² |
| Total | | 71.33 m² |

**Carpet Schedule**

| Mark | Type | Area |
|---|---|---|
| Bed 3 | Carpet | 10.72 m² |
| Bed 1 | Carpet | 10.72 m² |
| Bed 2 | Carpet | 10.72 m² |
| Office | Carpet | 10.85 m² |
| Media | Carpet | 11.87 m² |
| Master Bed | Carpet | 20.22 m² |
| Total | | 75.10 m² |

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15 Bung Yarnda Ct, Lakes Entrance

# Floor Finishes Plan

A114

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| Stone Schedule | |
|---|---|
| Mark | Comments |
| Kitchen Island | 3000 x 900 - Sink Cutout |
| Kitchen 2 | 950 x 600 |
| Kitchen 1 | 950 x 600 |
| Ensuite Vanity | 1200 x 500 - Basin Waste |
| Bath Vanity | 900 x 500 - Basin Waste |

Grand total: 5

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| | | |

15 Bung Yarnda Ct, Lakes Entrance

# Stone Layout

A114(1)

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|---|---|---|---|---|---|

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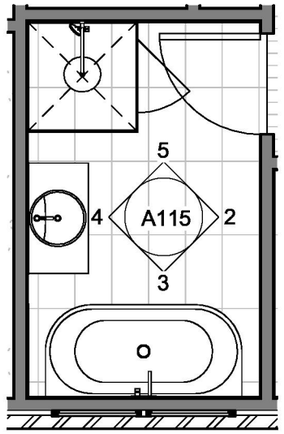
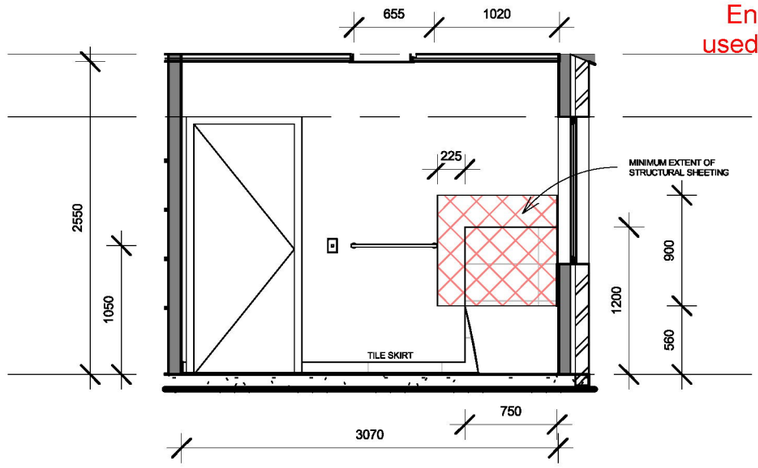


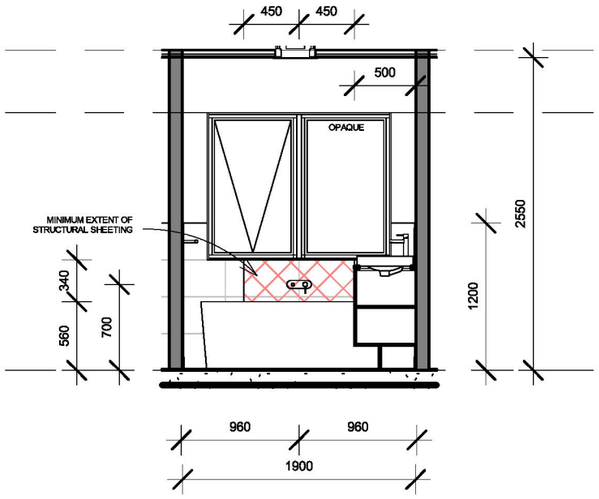

## 1 | Joinery - Bathroom

1 : 50



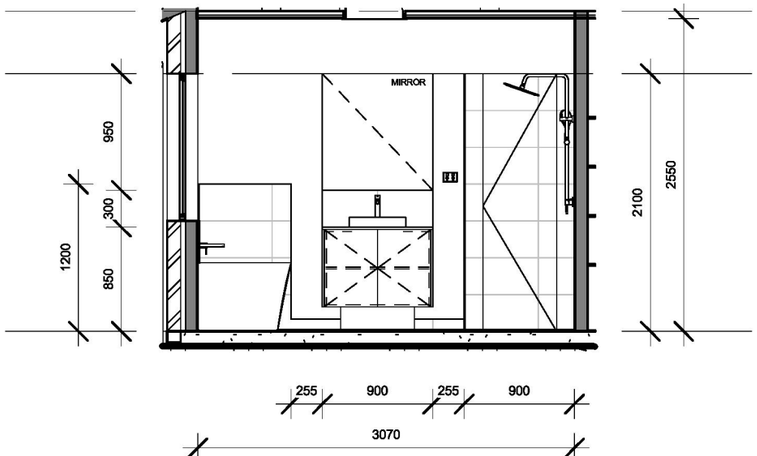

## 2 | Bathroom - a

1 : 50



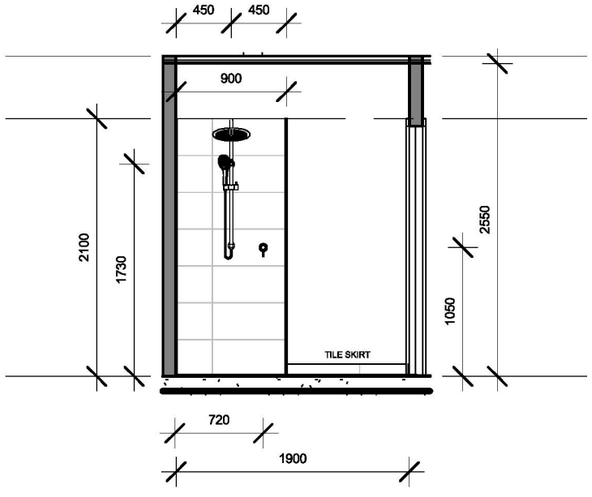

## 3 | Bathroom - b

1 : 50




## 4 | Bathroom - c

1 : 50




## 5 | Bathroom - d

1 : 50

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| | | |

15 Bung Yarnda Ct, Lakes Entrance

Joinery Internal Elevations

A115

| Drawn by | SPP | Date | 26.08.2026 | Scale at A3 | 1 : 50 |
|---|---|---|---|---|---|

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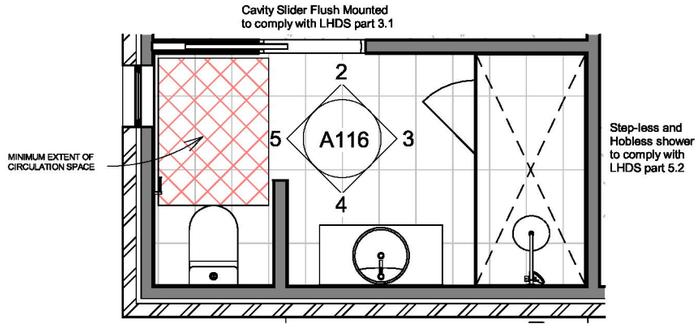
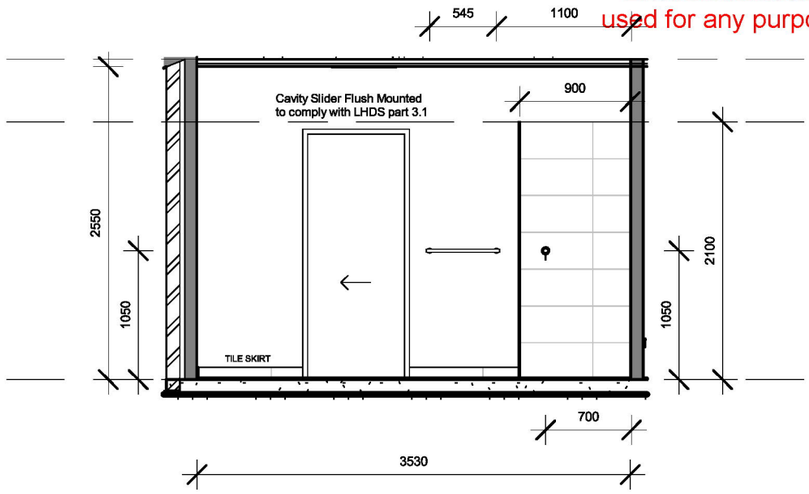


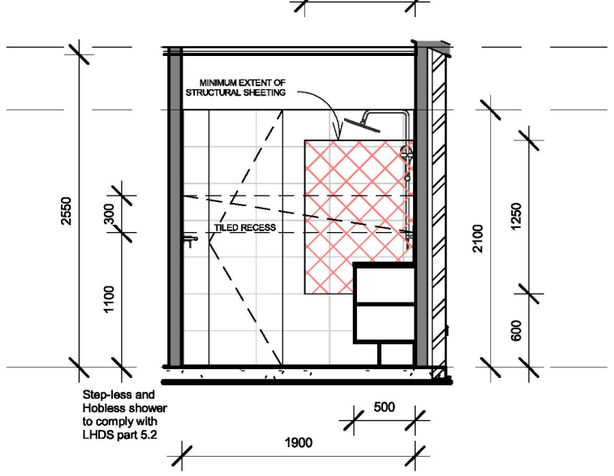

## 1 | Joinery - Ensuite

1 : 50



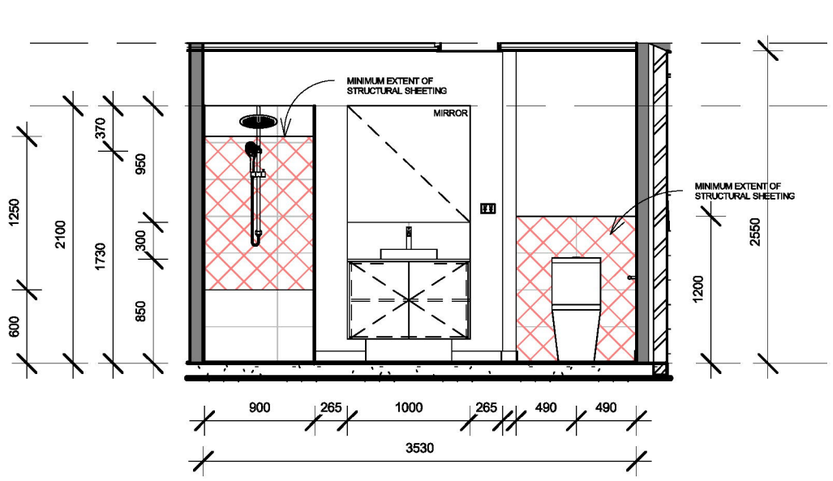

## 2 | Ensuite - a

1 : 50



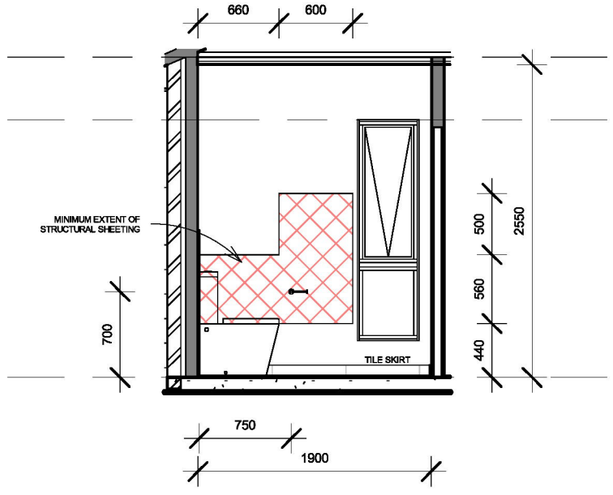

## 3 | Ensuite - b

1 : 50




## 4 | Ensuite - c

1 : 50




## 5 | Ensuite - d

1 : 50

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15 Bung Yarnda Ct, Lakes Entrance

Joinery Internal Elevations

A116

| Drawn by | SPP | Date | 26.08.2026 | Scale at A3 | 1 : 50 |
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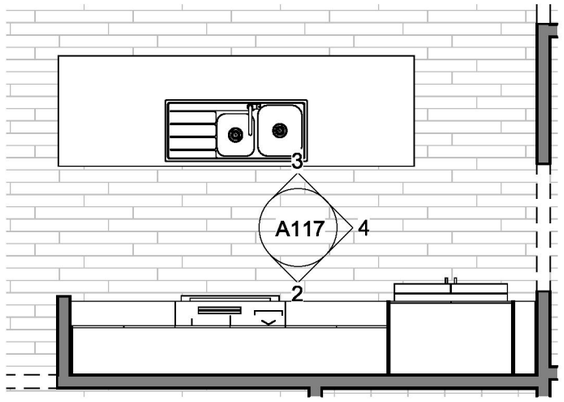
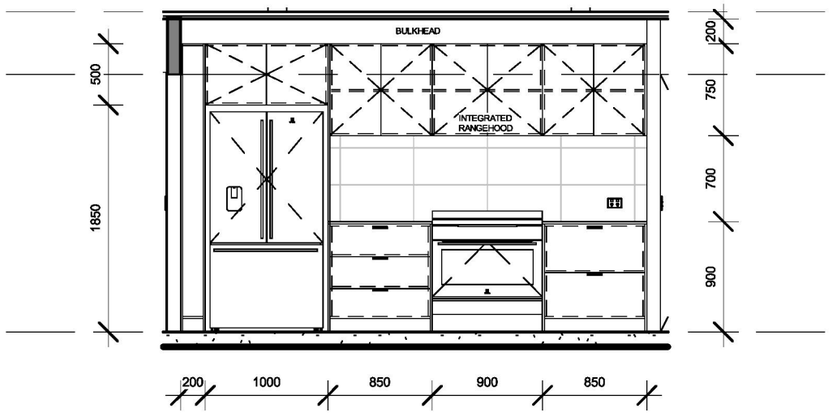


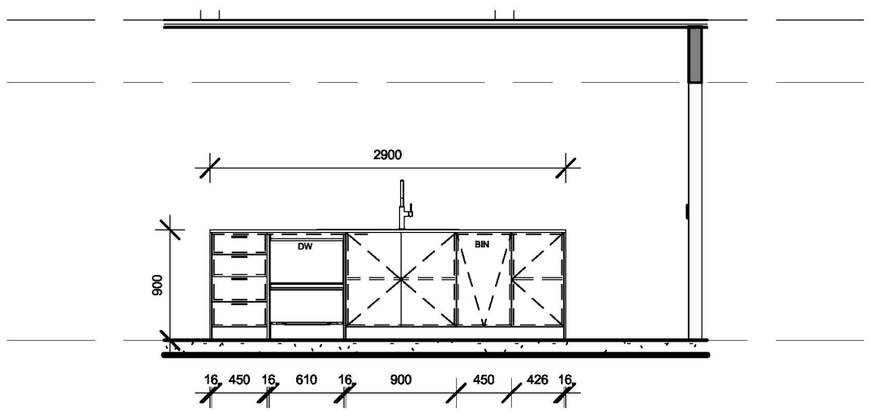

## 1 | Joinery - Kitchen

1 : 50



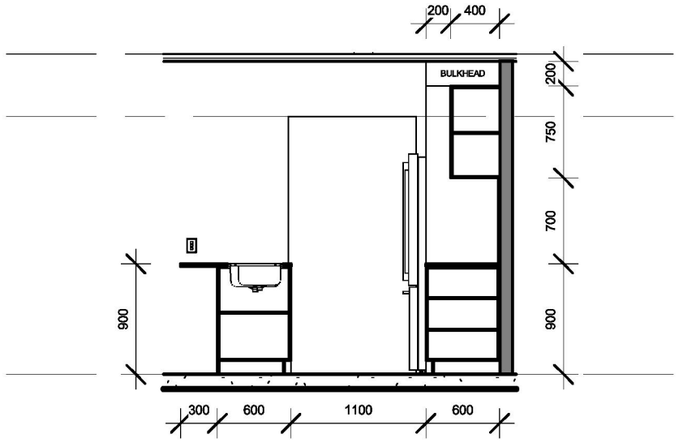

## 2 | Kitchen - a

1 : 50




## 3 | Kitchen - b

1 : 50




## 4 | Kitchen - c

1 : 50

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15 Bung Yarnda Ct, Lakes Entrance

Joinery Internal Elevations

A117

| Drawn by | SPP | Date | 26.08.2026 | Scale at A3 | 1 : 50 |
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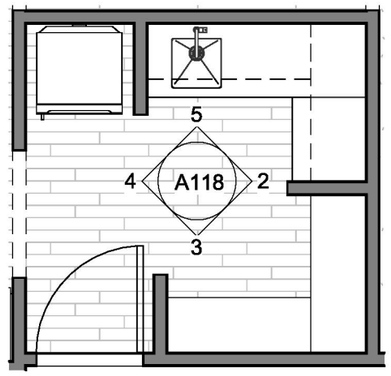
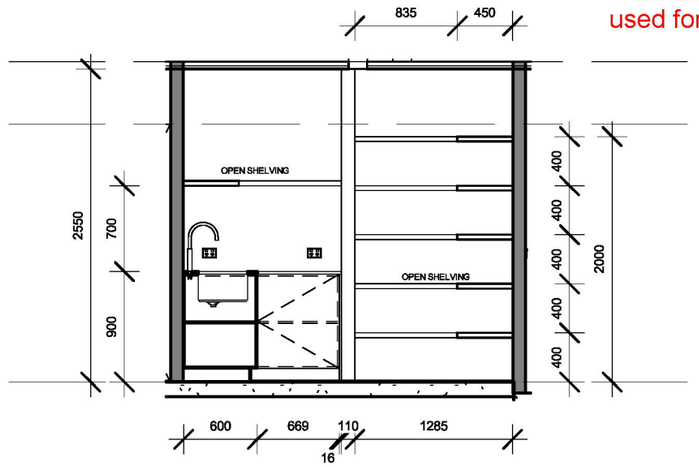


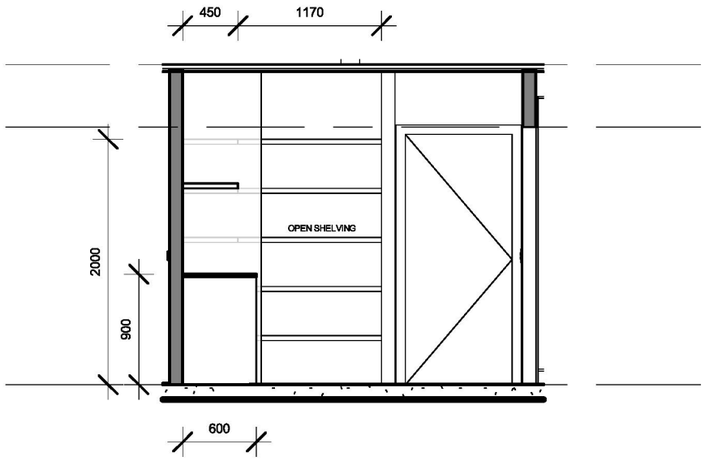

## 1 | Joinery - Pantry

1 : 50



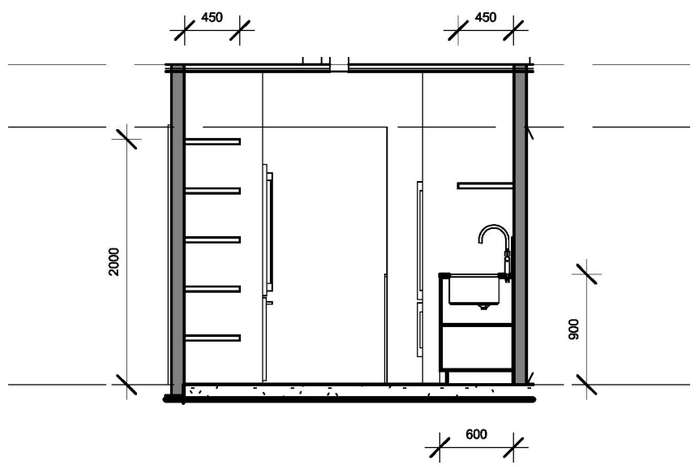

## 2 | Pantry - a

1 : 50



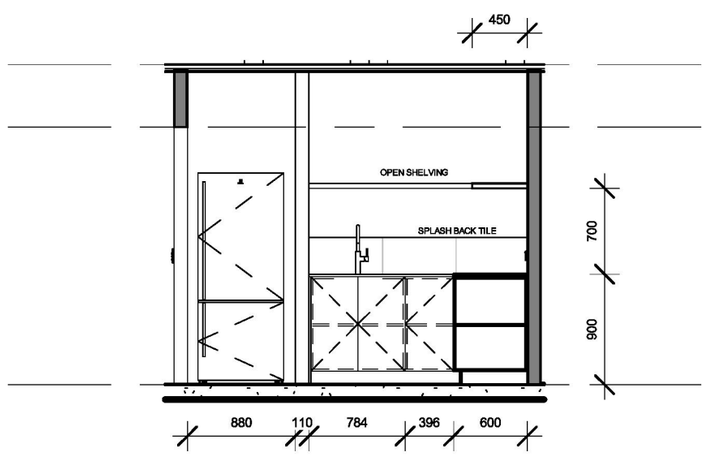

## 3 | Pantry - b

1 : 50




## 4 | Pantry - c

1 : 50




## 5 | Pantry - d

1 : 50

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15 Bung Yarnda Ct, Lakes Entrance

Joinery Internal Elevations

A118

| Drawn by | SPP | Date | 26.08.2026 | Scale at A3 | 1 : 50 |
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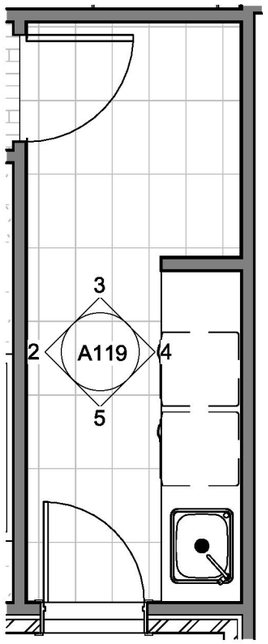
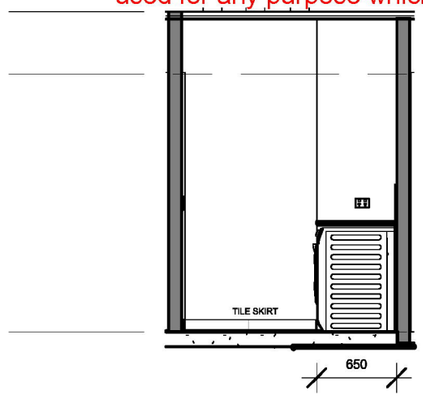
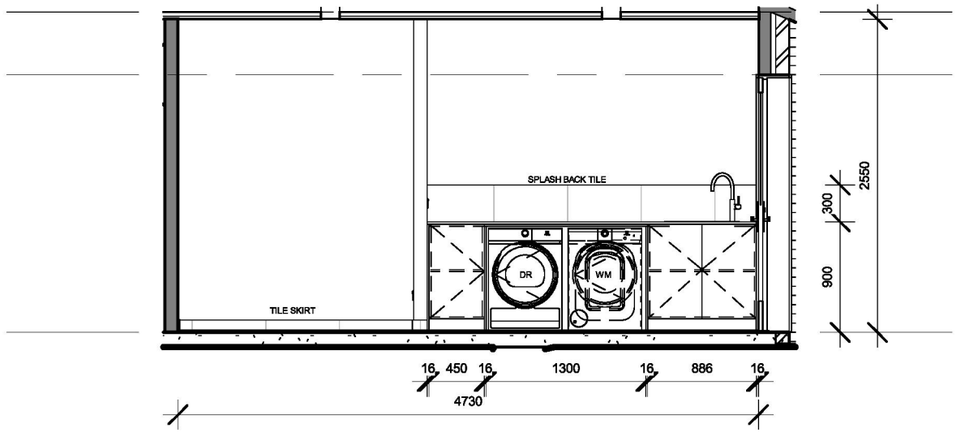



## 1 | Joinery - Laundry
1 : 50

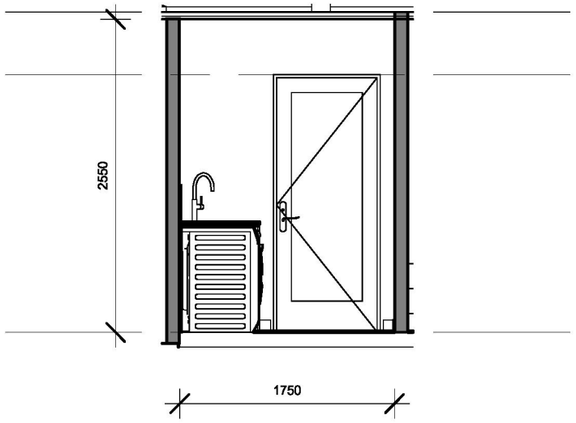
## 2 | Laundry - a
1 : 50




## 3 | Laundry - b
1 : 50




## 4 | Laundry - c
1 : 50




## 5 | Laundry - d
1 : 50

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15 Bung Yarnda Ct, Lakes Entrance

Joinery Internal Elevations

A119

| Drawn by | SPP | Date | 26.08.2026 | Scale at A3 | 1 : 50 |
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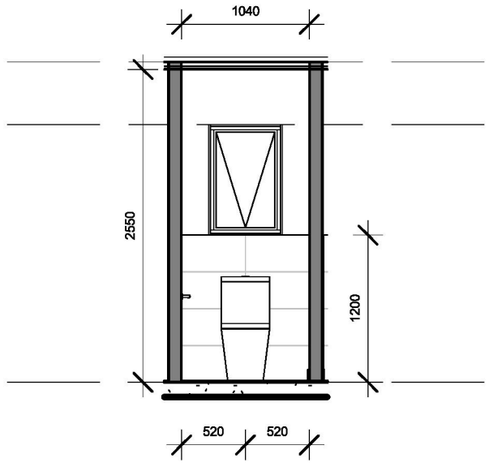
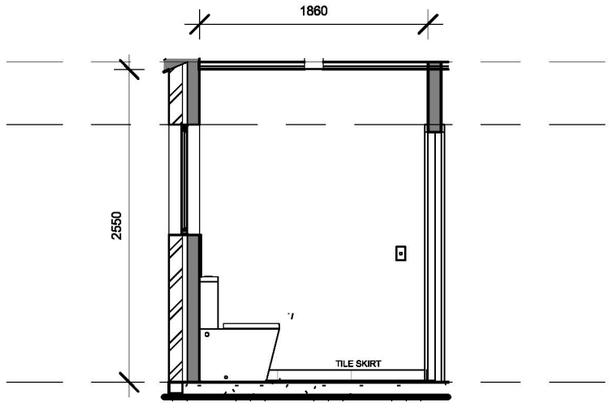


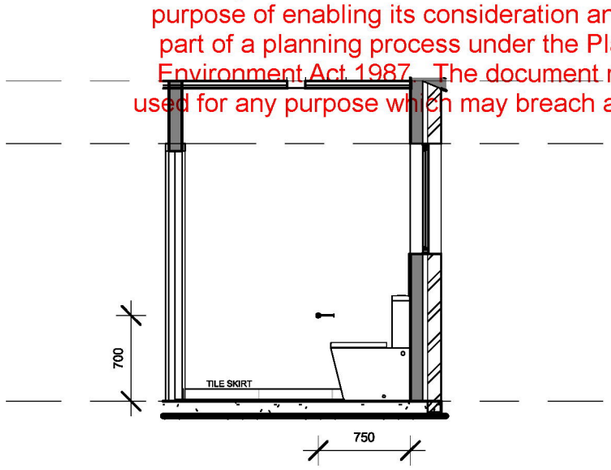

## 1 | Toilet - a

1 : 50



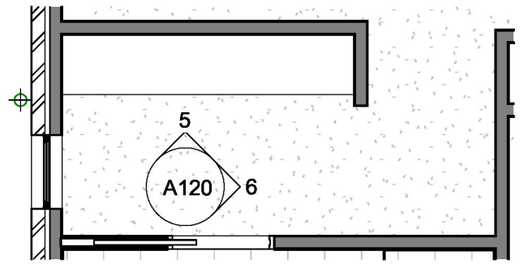

## 2 | Toilet - b

1 : 50



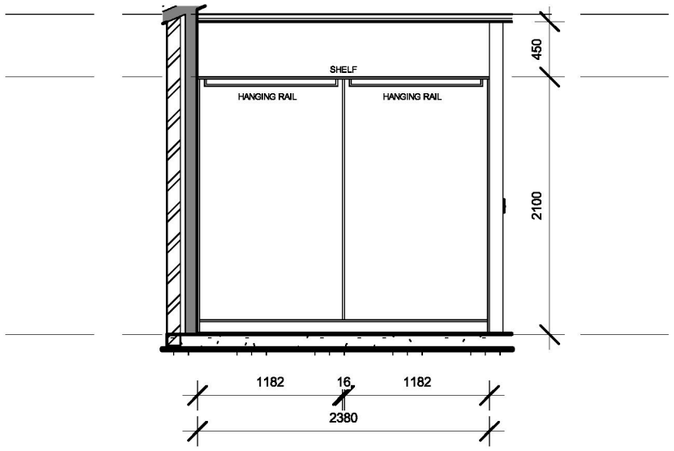

## 3 | Toilet - c

1 : 50



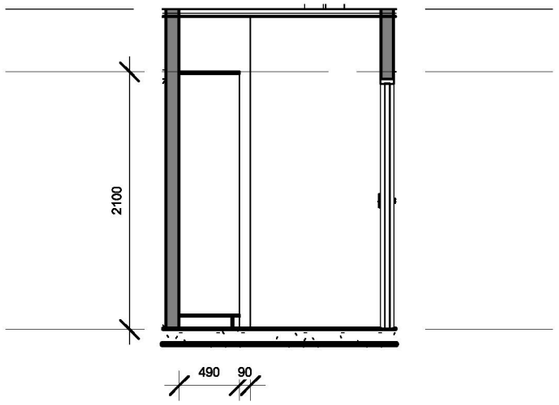

## 4 | Joinery - WIR

1 : 50




## 5 | WIR - a

1 : 50




## 6 | WIR - b

1 : 50

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15 Bung Yarnda Ct, Lakes Entrance

Joinery Internal Elevations

A120

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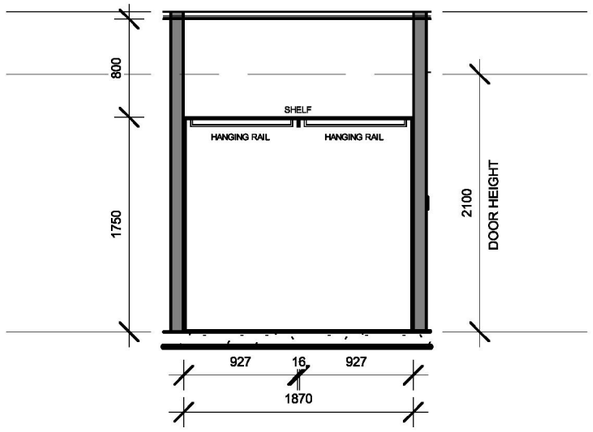
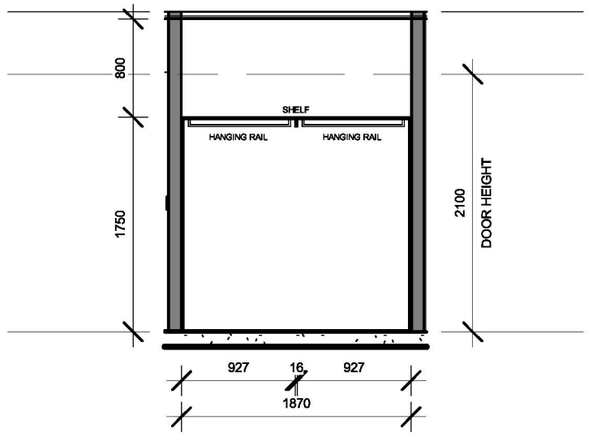


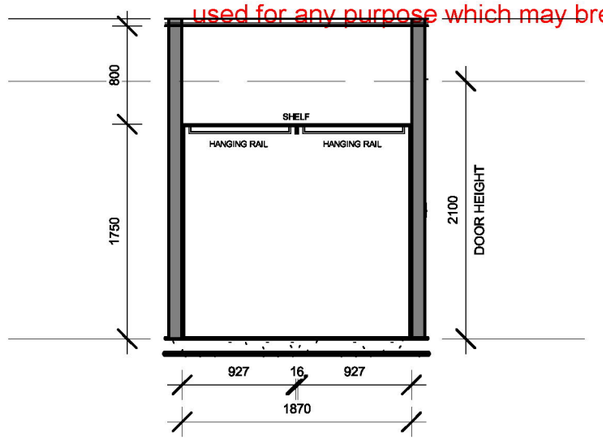

## 1 | Bed 1 - Robe

1 : 50



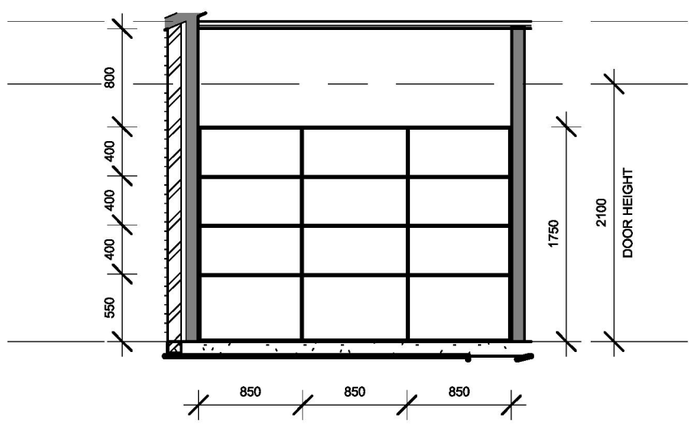

## 2 | Bed 2 - Robe

1 : 50



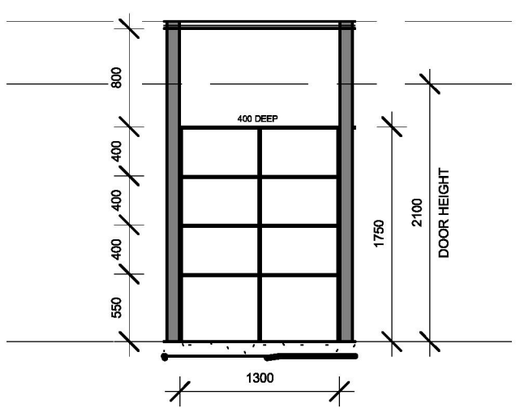

## 3 | Bed 3 - Robe

1 : 50




## 4 | Office - Robe

1 : 50




## 5 | Linen

1 : 50

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15 Bung Yarnda Ct, Lakes Entrance

Joinery Internal Elevations

A121

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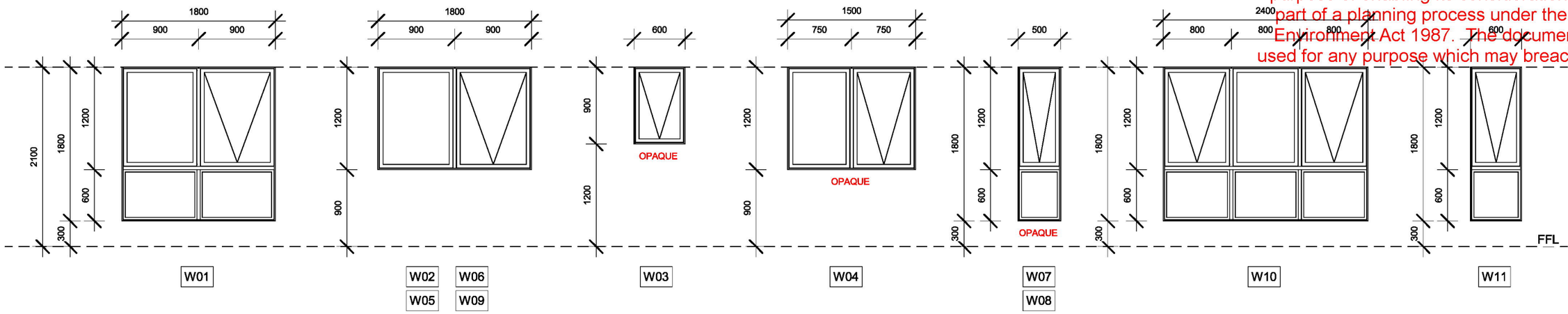


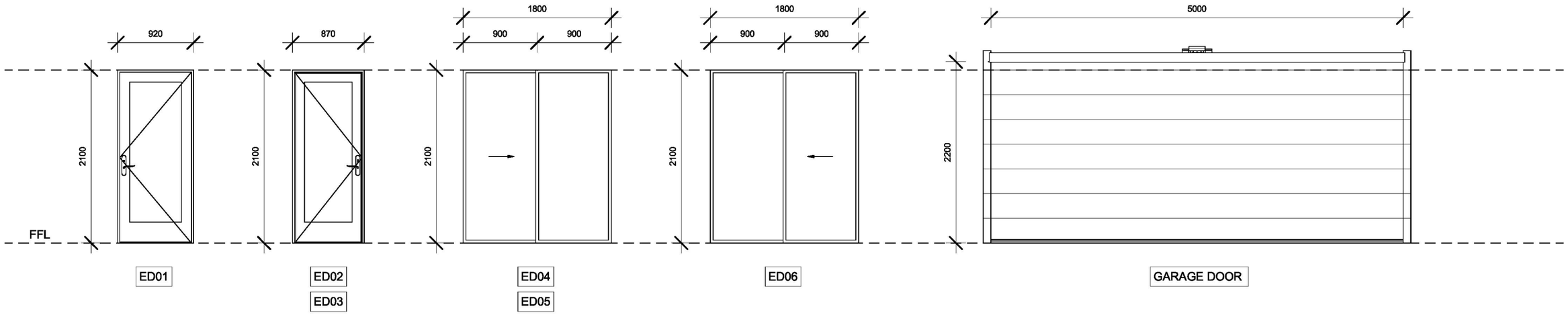


| Window Schedule | | | |
|---|---|---|---|
| Mark | Height | Width | Comments |
| W01 | 1800 | 1800 | |
| W02 | 1200 | 1800 | |
| W03 | 900 | 600 | Opaque |
| W04 | 1200 | 1500 | Opaque |
| W05 | 1200 | 1800 | |
| W06 | 1200 | 1800 | |
| W07 | 1800 | 500 | Opaque |
| W08 | 1800 | 600 | Opaque |
| W09 | 1200 | 1800 | |
| W10 | 1800 | 2400 | |
| W11 | 1800 | 600 | |

| Door Schedule | | | |
|---|---|---|---|
| Mark | Height | Width | Comments |
| ED01 | 2100 | 920 | LH Hinge |
| ED02 | 2100 | 870 | RH Hinge |
| ED03 | 2100 | 870 | RH Hinge |
| ED04 | 2100 | 1800 | Slider |
| ED05 | 2100 | 1800 | Slider |
| ED06 | 2100 | 1800 | Slider |
| GARAGE | 2200 | 5000 | Sectional |

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15 Bung Yarnda Ct, Lakes Entrance

# Door & Window Schedule

A122

| Drawn by | SPP | Date | 26.08.2026 | Scale at A3 | 1 : 50 |
|---|---|---|---|---|---|