

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	1850 Fernbank-Glenaladale Road IGUANA CREEK VIC 3875 Lot: 2 LP: 91086
The application is for a permit to:	Buildings and Works for Dwelling Extension and Outbuilding
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.07-4 (FZ)	Buildings and works within 20 m of a roadway
35.07-4	Buildings and works within 100 m of a dwelling not in same ownership
42.01-2 (ESO)	Construct or carry out works (car port)
44.04-2 (LSIO)	Construct a building or construct or carry out works.
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2026.42.1

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

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

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

An objection must

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

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 19 February 2026 3:12 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: APPENDIX A Copy of Title.PDF; APPENDIX C Plumbers Report.pdf; 26012 Letter to Council.pdf; APPENDIX A Plan of Subdivision.PDF; APPENDIX B Development Plans.pdf; 26012 Planning Submission.pdf; Planning_Permit_Application_2026-02-19T15-11-59_31207933_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:

Business trading name: Development Solutions Victoria Pty Ltd

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale Vic 3875

Preferred phone number: 0351524858

Owner's name:

Owner's business trading name (if applicable): C/- Development Solutions Victoria

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

Street number: 1850

Street name: Fernbank - Glenaladale Road

Town: Iguana Creek

Post code: 3875

Lot number: 2

Plan number: 091086

Other Legal Description: Vol 08878 Fol 699

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 : Existing Dwelling and Associated Facilities

Description of proposal : Additions and Alterations to an Existing Dwelling and Development of a Carport

Estimated cost of development: 250000

Has there been a pre-application meeting: No

Your reference number: 26012

ExtraFile: 2

Invoice Payer: Development Solutions Victoria Pty Ltd

Address for Invoice: 48 Bailey Street, Bairnsdale Vic 3875

Invoice Email: admin@devsolvic.com.au

Primary Phone Invoice: 0351524858

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

1. Supporting information/reports: [APPENDIX C Plumbers Report.pdf](#)

2. Supporting information/reports: [26012 Letter to Council.pdf](#)

Plans: [APPENDIX B Development Plans.pdf](#)

Planning report: [26012 Planning Submission.pdf](#)

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

VOLUME 08878 FOLIO 699

Security no : 124132112871G
Produced 12/02/2026 01:43 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 091086.
PARENT TITLE Volume 08162 Folio 201
Created by instrument LP091086 02/06/1971

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP091086 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: 1850 FERNBANK-GLENALADALE ROAD IGUANA CREEK VIC 3875

ADMINISTRATIVE NOTICES

NIL

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Effective from

DOCUMENT END



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PAUL BILLS PLUMBING & GAS

0438 053 373 ♦ PO BOX 1045 BAIRNSDALE ♦ pbpg@aussiebroadband.com.au
♦ABN: 86 159 111 681 ♦ACN: 159 111 681
VBA LICENCE# 43660

17th February, 2026

Client:

1850 Fernbank-Glenaladale Road,

A 3,200 L septic tank is currently installed on site. This tank provides sufficient capacity to service the proposed renovation based on the anticipated fixture load.

The system is connected to four effluent disposal lines, ensuring appropriate distribution and disposal in accordance with onsite wastewater management requirements.

Regards,

Paul Bills
Paul Bills Plumbing & Gas

FEB
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DEVELOPMENT
SOLUTIONS
VICTORIA

APPLICATION FOR PLANNING PERMIT

ADDITIONS AND ALTERATIONS TO AN EXISTING DWELLING AND DEVELOPMENT OF A CARPORT

1850 FERNBANK – GLENANALDALE ROAD, IGUANA CREEK

REF: 26012

Printed 24/02/2026

Page 8 of 41

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APPENDIX

- A Copy of Title and Plan of Subdivision
- B Proposed Development Plans
- C Plumbers Report

DOCUMENT REVISION

1	Draft Report	CH	11/02/2025
2	Final Report	CMC	19/02/2025

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the owner of the land and the applicant for this planning permit application for the additions and alterations to an existing dwelling and development of a carport at 1850 Fernbank – Glenaladale Road, Iguana Creek.

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

The proposal has been designed to enhance the existing dwelling by creating additional living space and a new under cover parking area, offering more comfort and functionality for the owner.

Planning approval for the proposed buildings and works is required under the provisions of the Farming Zone, Environmental Significance Overlay, and Land Subject to Inundation Overlay

The proposal is consistent with the objectives of the East Gippsland Planning Scheme and is an appropriate development in this location.

Address	1850 Fernbank – Glenaladale Road, Iguana Creek
Site Description	Lot 2 on Plan of Subdivision 091086
Title Particulars	Vol 08878 Fol 699
Site Area	Approximately 587.85m ²
Proposal	Additions and Alterations to an Existing Dwelling and Development of a Carport
Planning Scheme	East Gippsland Planning Scheme
Zone	Farming Zone – Schedule 4
Overlays	Environmental Significance Overlay – Schedule 2 Land Subject to Inundation Overlay
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 35.07-4 Farming Zone – Buildings and Works Clause 42.01-2 Environmental Significance Overlay – Buildings and Works Clause 44.04-1 Land Subject to Inundation Overlay – Buildings and Works
Notice	Exempt from notice at Clause 44.04-6
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Rural settlements – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Housing – Clause 02.03-6 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Natural Resource Management – Clause 14 Built environment and heritage – Clause 15 Housing – Clause 16 Farming Zone – Clause 35.07 Environmental Significance Overlay - Clause 42.01 Land Subject to Inundation Overlay – 44.04 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 1850 Fernbank – Glenaladale Road, Iguana Creek. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The subject site is irregular in shape, with a total area of approximately 587.85m², and contains an existing dwelling, outbuilding to be demolished, water tank and chicken coop.

The subject site is generally flat in nature with the dwelling located centrally and surrounded by planted garden beds.

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

Access to the site is existing via an informal grass crossover and driveway along the northern boundary connecting directly to Fernbank – Glenaladale Road. Fernbank – Glenaladale Road is a bitumen sealed road with grassed shoulders, traversing in a southeast to northwest direction.

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

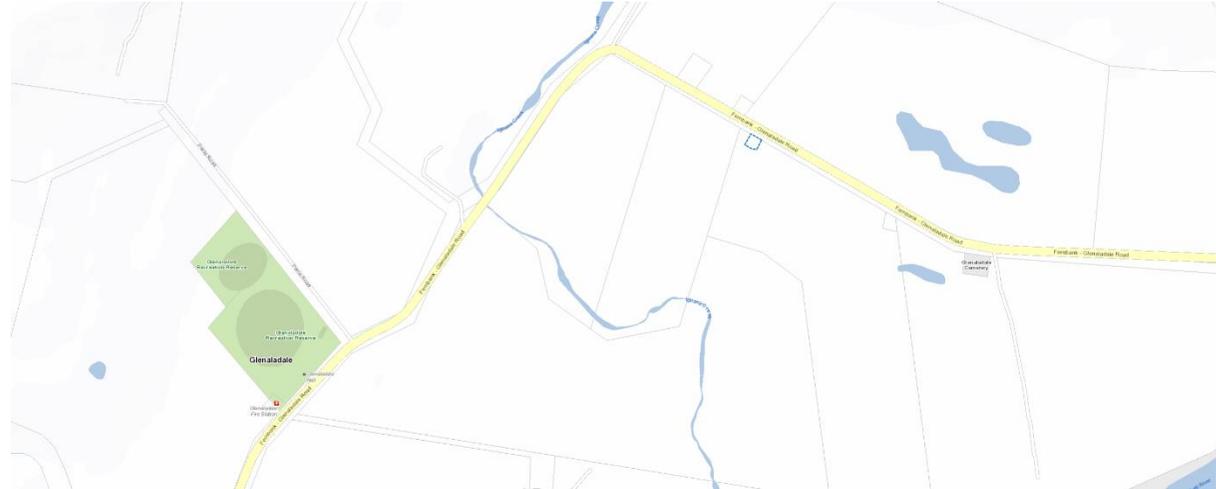


Figure 1 – Locality Plan – 1850 Fernbank – Glenaladale Road, Iguana Creek (source: mapshare.vic.gov.au)

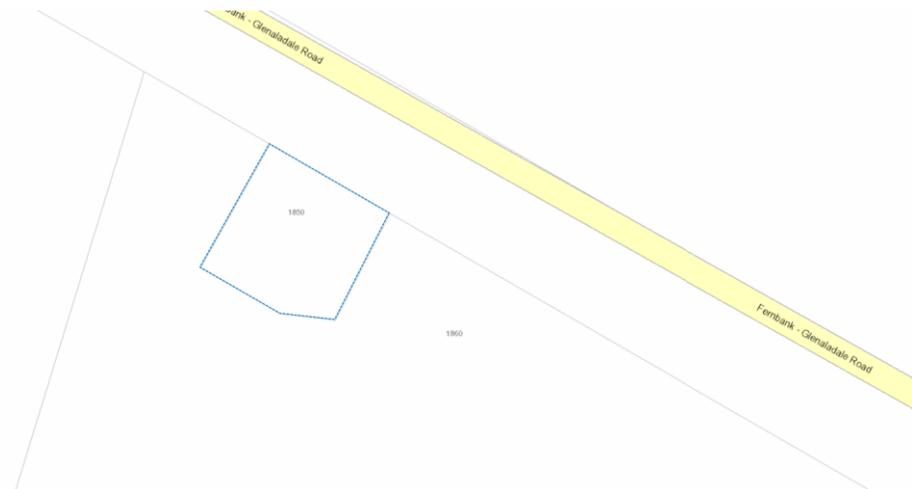


Figure 2 – Locality Plan – 1850 Fernbank – Glenaladale Road, Iguana Creek (source: mapshare.vic.gov.au)

Surrounds

The land in this area is predominantly farming with scattered dwellings throughout.

Adjoining the eastern, southern, and western boundaries of the subject site is vacant farmland used for sheep grazing. Further to the east and west are existing dwellings and associated facilities. The northern boundary adjoins Fernbank – Glenaladale Road and beyond is additional vacant farmland used for cattle grazing and maize crops.

The site is located in Iguana Creek, a small rural locality defined by the Mitchell River and the Iguana Creek itself. The area is predominantly rural in nature, characterised by agricultural land and bushland, and supports a small, dispersed community. Iguana Creek does not contain any commercial or community facilities, with residents generally relying on nearby townships such as Lindenow or Dargo. A broader range of community, commercial, and essential services is available in Bairnsdale and other larger regional centres.

The subject site in relation to Iguana Creek and surrounding areas is shown in the aerial photograph at **Photograph 1**.



Photograph 1 – Aerial Photograph of the subject site and surrounding land –
1850 Fernbank – Glenaladale Road, Iguana Creek (source: app.landchecker.com.au)
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Photograph 2 – Subject site at 1850 Fernbank – Glenaladale Road, Iguana Creek.



Photograph 4 – Existing dwelling on subject site facing southwest.



Photograph 6 – Existing water tank on the subject site facing north.



Photograph 3 – Existing access to subject site.



Photograph 5 – Existing outbuilding on the subject site facing southwest.



Photograph 7 – Existing chicken coop on the subject site facing northwest.

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Photograph 8 – Location of proposed dwelling extension and existing outbuilding to be demolished facing north.



Photograph 10 – Location of proposed dwelling extension and existing outbuilding to be demolished facing northeast.



Photograph 12 – Subject site facing southeast.



Photograph 9 – Location of proposed carport facing north.



Photograph 11 – Subject site facing east.



Photograph 13 – Location of proposed dwelling extension, carport and existing outbuilding to be demolished facing south.

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Photograph 14 – Location of proposed dwelling extension, carport and existing outbuilding to be demolished facing southwest.



Photograph 16 – Neighbouring property opposite the subject site to the north at 1915 Fernbank-Glenaladale Road, Iguana Creek.



Photograph 18 – Fernbank-Glenaladale Road facing southeast.



Photograph 15 – Location of proposed carport facing northwest.



Photograph 17 – Neighbouring property adjoining the eastern, southern and western boundaries of the subject site at 1860 Fernbank-Glenaladale Road, Iguana Creek.



Photograph 19 – Fernbank-Glenaladale Road facing northwest.

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3. THE PROPOSAL

This application seeks approval for additions and alterations to an existing dwelling and development of a carport under the provisions of the Farming Zone, Environmental Significance Overlay and Land Subject to Inundation Overlay. The proposed development plans are contained in **Appendix B**.

The proposed additions and alterations are concentrated on the eastern side of the existing dwelling, generally within the location of the existing outbuilding to be demolished. The proposed buildings and works will be set back approximately 1.09 metres from the eastern boundary and 6.0 metres from the northern boundary.

The proposed carport will be located to the northeast of the existing dwelling and to the north of the proposed extension. The carport will have a setback of approximately 0.3 metres from the northern boundary, with the southern portion adjoining the proposed extension.

The proposed buildings and works associated with the additions and alterations will have a total building footprint of 50.29m². The proposed carport will have a footprint of 19.31m². The overall height of the additions

and alterations will match the existing dwelling at 3.6 metres, while the carport will have an overall height of approximately 2.95 metres.

The external finishes will include horizontal cladding in white to match the existing dwelling. The roof of the extension and carport will be finished with Colorbond metal roof sheeting in the Colorbond colour Shale Grey.

An extract from the proposed development plans showing a 3D View, and the proposed floor plan is provided to the right, below, and in **Appendix B**.

The proposed additions and alterations are designed to enhance the existing dwelling by creating additional living space, offering more comfort and functionality for the owners.

Vehicle access is existing via a driveway in the northeastern portion of the site, along the northern boundary directly from Fernbank – Glenaladale Road.

The existing driveway will provide access to the new carport and extension.

The proposal does not require the removal of any vegetation or earthworks to facilitate the development.

Drainage from the proposed development will be directed to a water tank in the first instance with overflow directed to the legal point of discharge to the satisfaction of the responsible authority.

The subject site is connected to all available services including electricity, telecommunications and the existing road network. Water will be provided via the existing rainwater tank in the western portion of the site and wastewater will be treated and retained within the allotment boundaries via the existing septic system. A Plumber’s Report is contained in **Appendix C** that confirms the suitability of the existing septic system for the additions and alterations.

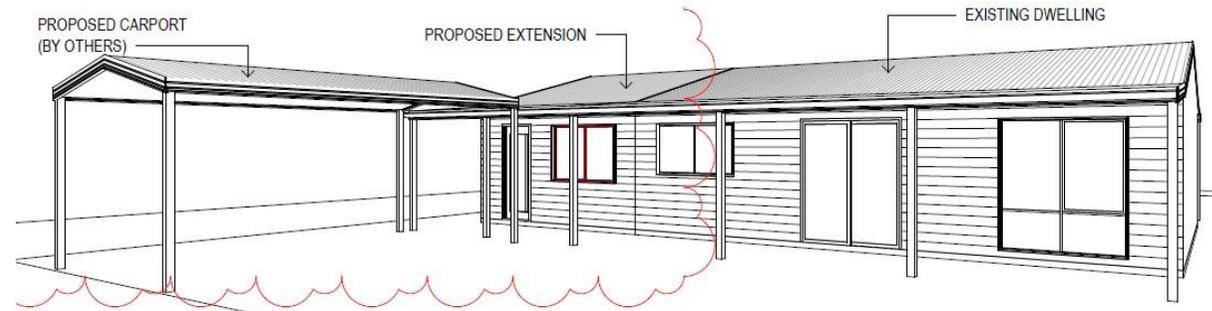


Figure 3 – 3D View – A1 Building Design and Drafting

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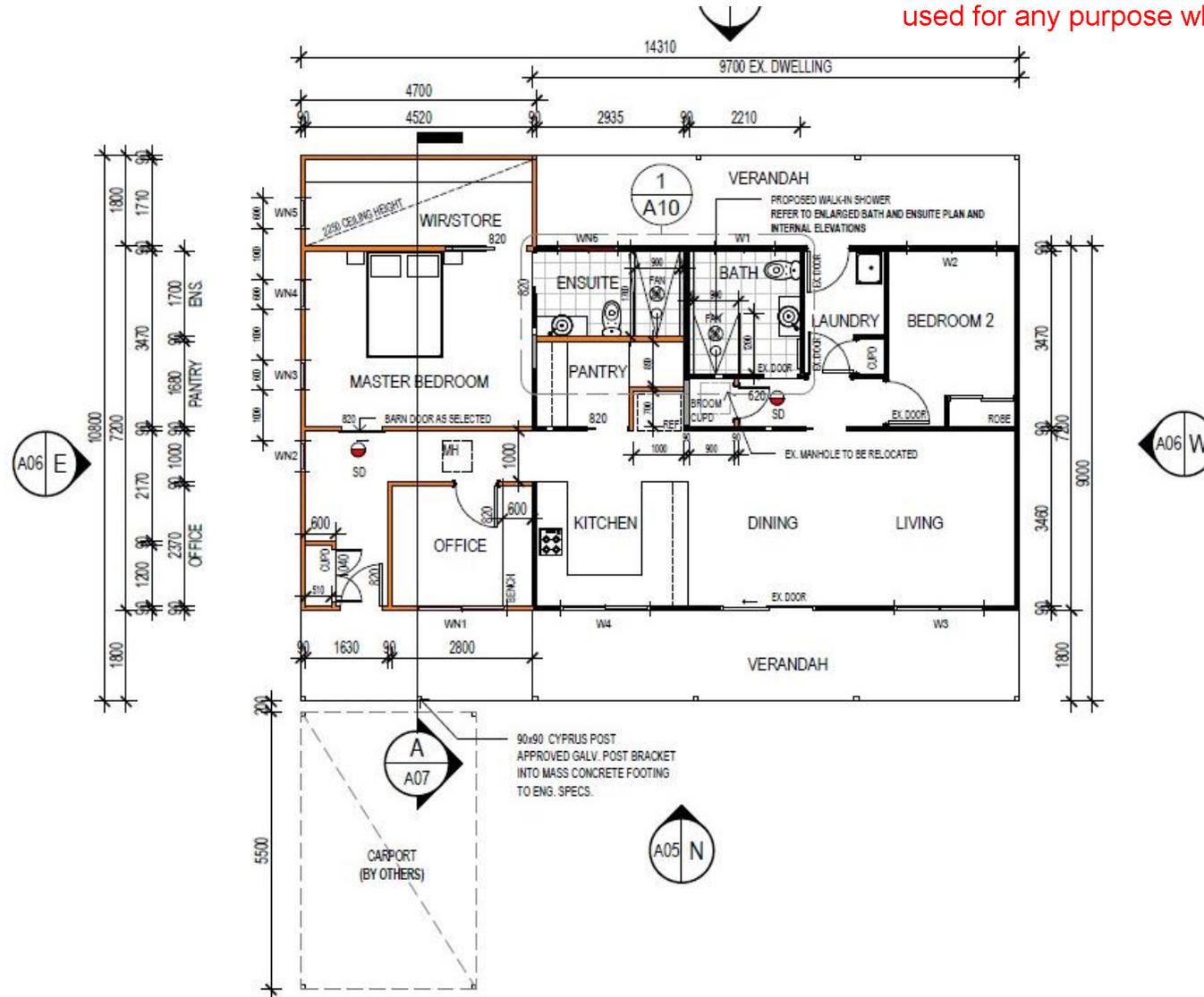


Figure 4 – Proposed Floor Plan – A1 Building Design and Drafting

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4. ZONES AND OVERLAYS

Farming Zone – Schedule 4

The purpose of Farming Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

An extract of the Farming Zone Map is provided in **Figure 5**.

Clause 35.07-4 of the Farming Zone provides a permit is required to construct or carry out works within 100 metres of a dwelling not in the same ownership and 20 metres of a road. The proposed extension and carport will be within 100 metres of a dwelling located to the west at 1840 Fernbank-Glenaladale Road,

Iguana Creek and within 20 metres of a road being Fernbank-Glenaladale Road.

As such a permit is required under the provisions of the Farming Zone, the relevant decision guidelines are addressed below in Section 5.

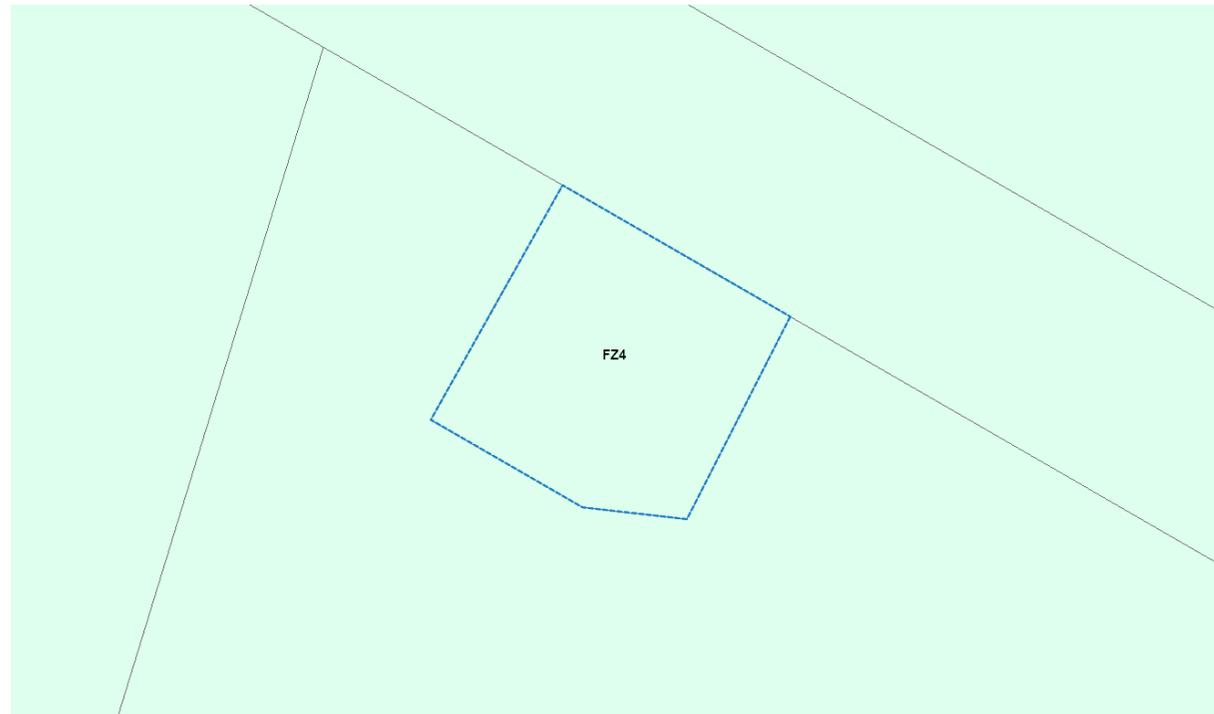


Figure 5 – Farming Zone – (source - mapshare.vic.gov.au)

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Environmental Significance Overlay – Schedule 2

The purpose of the Environmental Significance Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

An extract of the Environmental Significance Overlay Map is provided in **Figure 6**.

Schedule 2 of the Environmental Significance Overlay provides the following statement of environmental significance:

“Prime agricultural land is an important economic resource at both the regional and state levels. The area identified as prime agricultural land is the Mitchell River flood plain. This land is characterised by well-drained, stable structure soils and is free from salinity and a high water table. It is naturally fertile and has access to water for supplementary irrigation.”

The environmental objective to be achieved is:

- *“To preserve areas of high inherent agricultural productivity and versatility for agricultural production.*
- *To ensure that areas of sufficient size for sustainable agricultural production are maintained.*
- *To discourage other uses, housing and buildings and works, even if associated with agriculture, that removes prime agricultural land from agricultural production.*
- *To allow small lot subdivision for*

agricultural purposes provided no house entitlement is created.”

Clause 42.01-2 requires a permit to construct a building or to construct or carry out works. Section 3 of Schedule 2 to the overlay sets out the exemptions for alterations or extensions to existing buildings. On this basis, a permit is not required for the proposed extension, however a permit will be required for the carport. The relevant decision guidelines are addressed below in Section 5.



Figure 6 – Environmental Significance Overlay – (source - mapshare.vic.gov.au)

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Land Subject to Inundation Overlay

The purpose of the Land Subject to Inundation Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the

environmental quality of water and groundwater.

- *To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.*

An extract of the Land Subject to Inundation Overlay Map is provided in **Figure 7**.

Clause 44.04-2 provides a permit is required to construct a building or to construct or carry out works. The schedule provides in 3.0 a permit is not required for a carport associated with an existing dwelling. On this basis, a permit is required for the proposed extension, however a permit will not be required for the carport. The relevant decision guidelines are addressed below in Section 5.

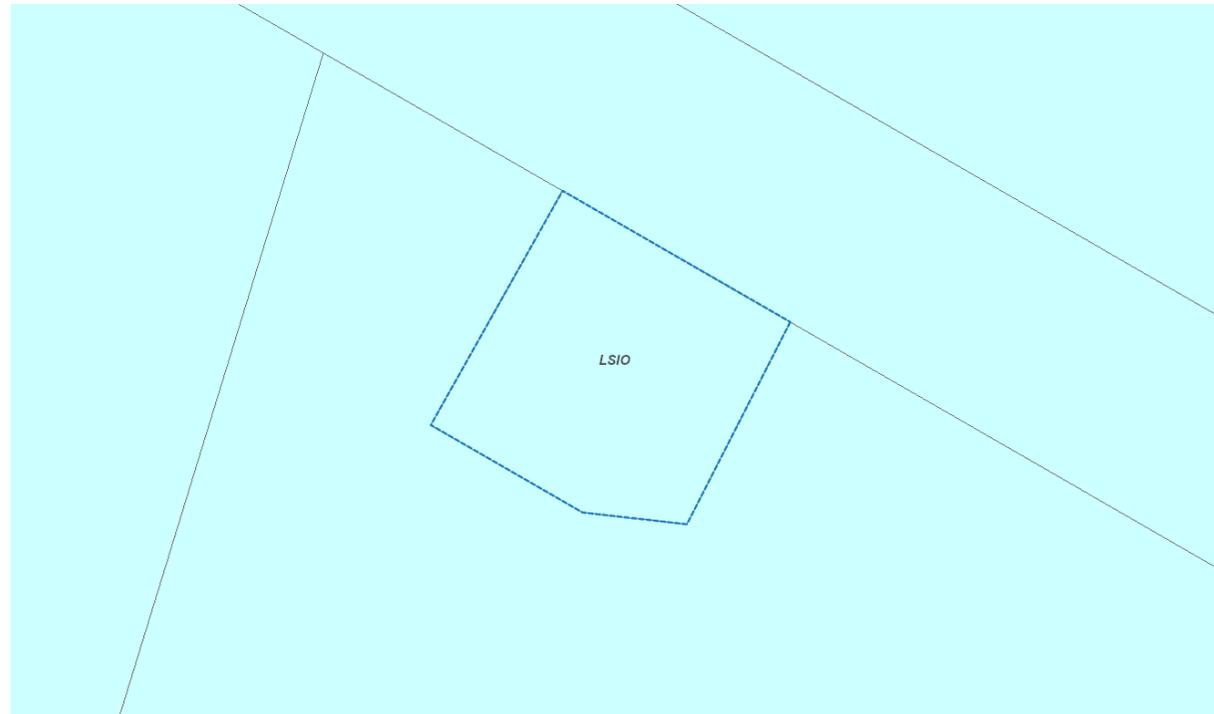


Figure 7 – Land Subject to Inundation Overlay – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

Additionally, buildings and works associated with a carport and existing dwelling are an exempt activity, and as such a Cultural Heritage Management Plan is not required.

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5. PLANNING ASSESSMENT

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

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing additions and alterations that have been designed to be respectful of the existing dwelling, surrounding development and the environment.
- The proposed buildings and works associated with the extension and carport are designed to enhance the existing dwelling by providing additional living space and a new covered parking area, improving comfort, functionality, and weather protection for the residents.
- The proposal will support a high level of environmental sustainability, urban design, and amenity by designing the proposed additions and alterations to meet the constraints of the land, therefore reducing any potential negative environmental impacts as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 12** and **Clause 13**.
- No vegetation removal is required as a result of the proposal and this matter is therefore not addressed further.
- **Clause 02.03-1** identifies Iguana Creek as a rural settlement. The subject site and existing dwelling are indicative of the type of development within this locality where it appears common that dwellings have been excised from surrounding farms.
- This application is seeking approval for buildings and works associated with the proposed additions and alterations to an existing dwelling and development of a carport. The dwelling is connected to all available services and infrastructure including electricity, telecommunications and a good quality road network, all of which will remain unchanged. Water is provided via an existing water tank located in the western portion of the site and wastewater is treated and retained within the allotment boundaries via the existing septic system. A Plumber's Report contained in **Appendix C** confirms the suitability of the existing septic system for the proposed additions and alterations.
- The importance of protecting agricultural land is recognised in **Clause 14**, it also seeks to ensure land is managed sustainably. The subject site is not of a size that would support viable agricultural practices.
- The proposal responds to the decision guidelines of the Farming Zone at **Clause 35.07-6**, which seeks to protect and enhance agricultural land. The site is located within a locality characterised by some rural residential development with mostly larger allotments used for agricultural activities. Given the existing use and surrounding development, the proposal is unlikely to impact surrounding agricultural activities. It is acknowledged that the proposed setbacks for the development will be minimal to the surrounding agricultural uses however given the existing dwelling and surrounding uses have been coexisting for many years these proposed changes are not likely to generate any adverse impacts.
- The proposed additions and alterations will be located within 100 metres of an existing dwelling and within 20 metres of a road. These setbacks are detailed in the plans contained in **Appendix B**. The proposed development is not expected to have any detrimental impact on the existing road network.
- The proposal is consistent with the decision guidelines of the Environmental Significance Overlay at **Clause 42.01-5**,

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- which seeks to identify areas where development may be affected by environmental constraints.
- Schedule 2 to the Environmental Significance Overlay seeks to protect areas of high quality agricultural land. While the site is identified as prime agricultural land, the subject site is a small residential sized allotment that is already developed with an existing dwelling and is not of a size or configuration capable of supporting meaningful or sustainable agricultural production.
 - The proposed additions and alterations to the dwelling, together with the carport, are relatively minor in scale, contained within the established lot and do not result in any further fragmentation or loss of productive agricultural land.
 - The development does not compromise the identified environmental significance of the overlay, will not prejudice the preservation of high quality agricultural land for agricultural purposes, and therefore does not undermine the ongoing protection of larger agricultural holdings in the surrounding area.
 - The proposal is generally consistent with the decision guidelines of the Land Subject to Inundation Overlay at **Clause 44.04-8**

which seeks to minimise the potential flood risk to life, health and safety.

- The proposed buildings and works associated with the extension and carport will result in a modest increase in building footprint of 69.6m² including the carport. This will ensure that there will be minimal to no impact on flood storage or flows.
- Preliminary advice has been sought from the relevant floodplain management authority. Advice from East Gippsland Catchment Management Authority confirms that the Land Subject to Inundation Overlay overestimates the flood hazard in this area and that the proposed extension and carport are appropriate in this location.
- The proposal is not expected to increase flood risk or adversely affect flood flows or velocities.
- The proposed additions and alterations are unlikely to impact nearby waterways including the Mitchell River to the east and Iguana Creek to the west, particularly given the existing development on the site and surrounding land.
- Drainage from the proposed additions and alterations will be directed to the existing water tank in the first instance, with overflow directed to a legal point of

discharge to the satisfaction of the responsible authority.

- The increase in floor area is unlikely to result in adverse impacts given the size of the existing dwelling. The development is respectful of the allotment size and rural setting, and the additions will align comfortably with the existing character of Iguana Creek without creating visual bulk or noticeably changing how the property appears from neighbouring properties or surrounding roads.
- This submission has addressed the decision guidelines of **Clause 65**, and the proposal supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area.
- Access to the site is existing via an informal crossover and driveway located in the northern portion of the site along the eastern boundary from Fernbank–Glenaladale Road. This access will remain unchanged and no additional access points are proposed. T
- here are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.

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6. CONCLUSION

This submission is in support of a planning permit application for additions and alterations to an existing dwelling and development of a carport at 1850 Fernbank – Glenaladale Road, Iguana Creek.

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

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is generally consistent with the objectives of the Farming Zone, Environmental Significance Overlay and Land Subject to inundation Overlay.
- The hazards associated with flooding can be reduced to an acceptable level.
- The design of the additions and alterations are complementary to the existing dwelling, surrounding development and are consistent with the character of the area.

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

Development Solutions Victoria

Disclaimer:

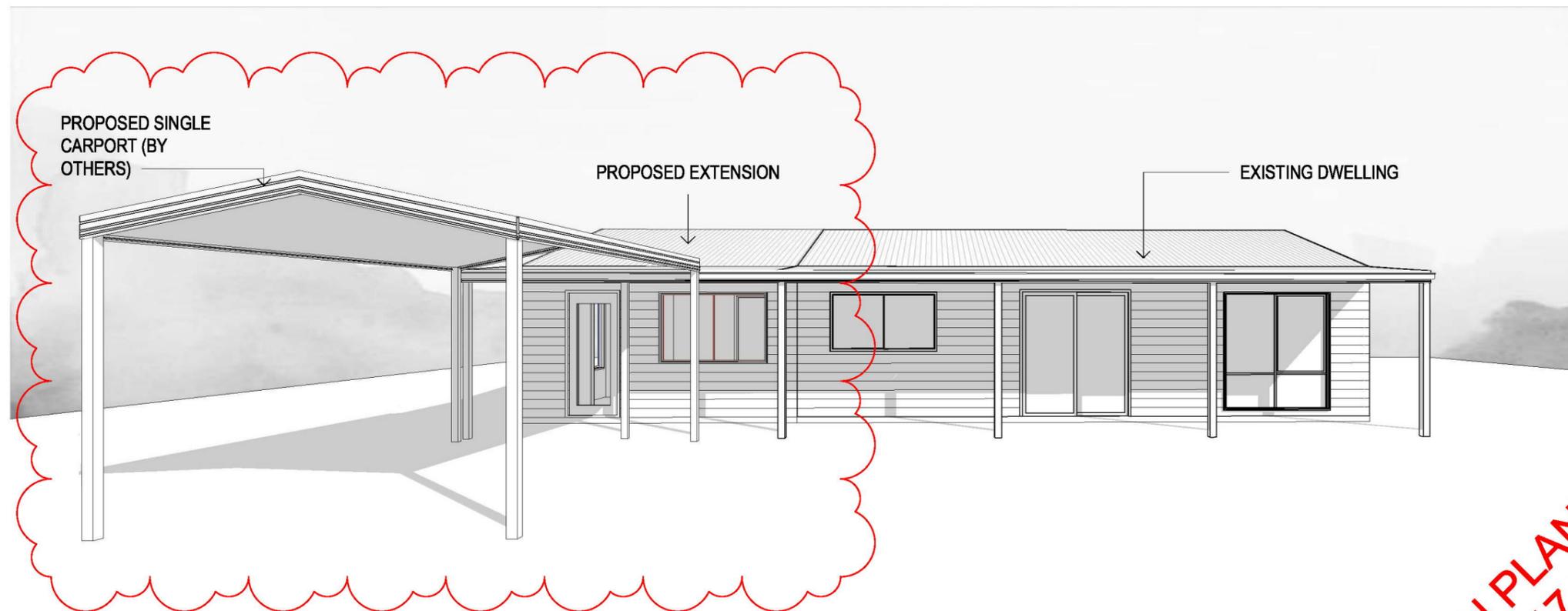
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SITE CLASSIFICATION: *
 IN ACCORDANCE WITH AS2870-2011
 WIND CLASSIFICATION: N*
 IN ACCORDANCE WITH AS4055-2012

ALTERATIONS AND ADDITIONS

1850 FERNBANK-GLENALADALE ROAD IGUANA CREEK



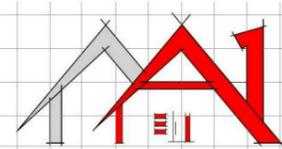
**TOWN PLANNING
 ISSUE 17.02.2026**

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BAL **

AS. 3959 Construction of Buildings In Bushfire Prone Areas

Issue	Amendment	Date
A	DIST. TO ADJ. DWELLING	11.02.2026
B	COLOURS, CARPORT SIZE	12.02.2026
C	FRIDGE, AREAS, DISTANCES	17.02.2026
-	-	-
-	-	-
-	-	-



A1 BUILDING DESIGN AND DRAFTING
 121 Macleod Street, Bairnsdale Victoria
 3875 Mob.: 0438 560 215

Date: JANUARY 2026	Title: COVER		
A3 Scale:	Client:		
Checked: MEAGHAN GAMBLE DPAD2468	Project: ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875		
Drawn: PM	Job No: 18307	Revision: C	Drawing No: 0FS
Plot Date: 17/02/2026 5:12:44 PM	Date:		
Client Approval Signature:			

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PROPERTY REPORT:

ADDRESS: 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875
LOT: 2/LP91086
COUNCIL: EAST GIPPSLAND
COUNCIL PROPERTY No.: 2397
PLANNING ZONES / OVERLAYS:
 FARMING ZONE (FZ)
 ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
 LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

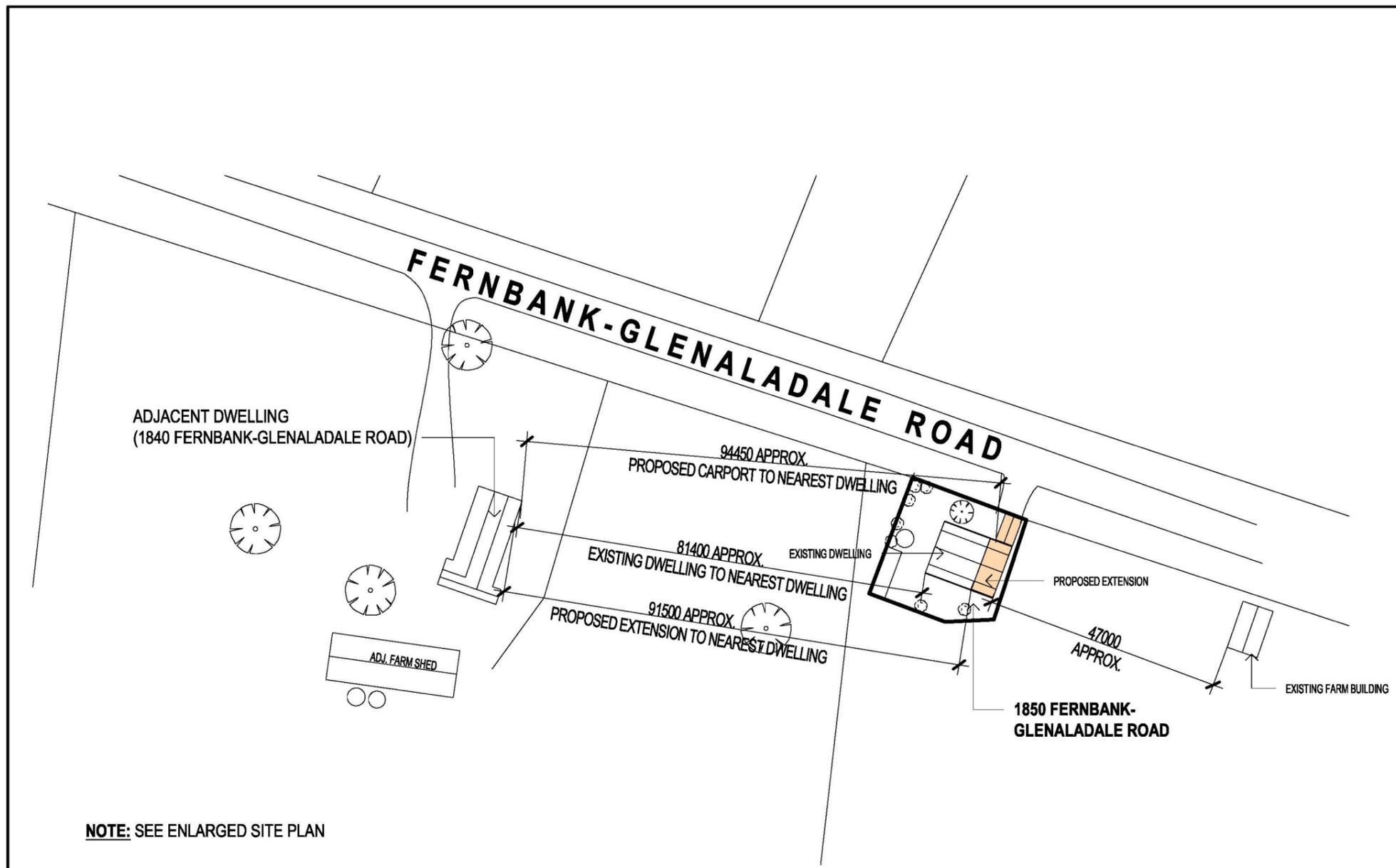
DOWN PIPE LOCATION AND NUMBER TO BE CONFIRMED BY PLUMBER ON SITE.
 STORM WATER CONNECTED TO LEGAL POINT OF DISCHARGE.

SITE LEVELS BY :

1. ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.
2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS
3. INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS
4. THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND / OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERPINNING OF ANY BUILDING AND ITS FOOTING SYSTEM.
5. STORMWATER: 100 DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1 : 100 AND CONNECTED TO LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.

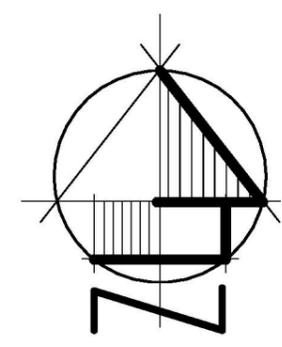
NOTE:

- ALL DOWN PIPES TO BE CONNECTED FROM GUTTERS TO LEGAL POINT OF DISCHARGE
- ALL NEW FRAMING TO COMPLY WITH AS 1684 AND THE BUILDING CODE OF AUSTRALIA 2016(CLASS 1-10 BUILDINGS)
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS, SETBACK, LEVELS AND SPECIFICATIONS AND ALL RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE BUILDER FOR CLARIFICATION. THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW / AND OF EXISTING STRUCTURES DURING THE WORKS
- BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR DEMOLITION / CONSTRUCTION WORKS.



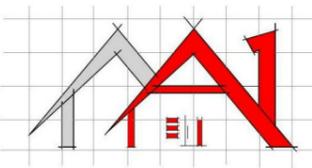
NOTE: SEE ENLARGED SITE PLAN

OVERALL SITE PLAN
 Scale: 1 : 1000



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Issue	Amendment	Date
A	DIST. TO ADJ. DWELLING	11.02.2026
B	COLOURS, CARPORT SIZE	12.02.2026
C	FRIDGE, AREAS, DISTANCES	17.02.2026
-	-	-
-	-	-
-	-	-



A1 BUILDING DESIGN AND DRAFTING
 121 Macleod Street, Bairnsdale Victoria
 3875 Mob.: 0438 560 215

Date:	JANUARY 2026
A3 Scale:	1 : 1000
Checked:	MEAGHAN GAMBLE DPAD2468
Drawn:	PM
Plot Date:	17/02/2026 5:12:45 PM
Client Approval Signature:	
Date:	

Title: OVERALL SITE PLAN			
Client:			
Project: ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875			
Job No:	18307	Revision:	C
Drawing No:		A01	

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LOT: 2/LP91086
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COUNCIL PROPERTY No.: 2397
PLANNING ZONES / OVERLAYS:
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 ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
 LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

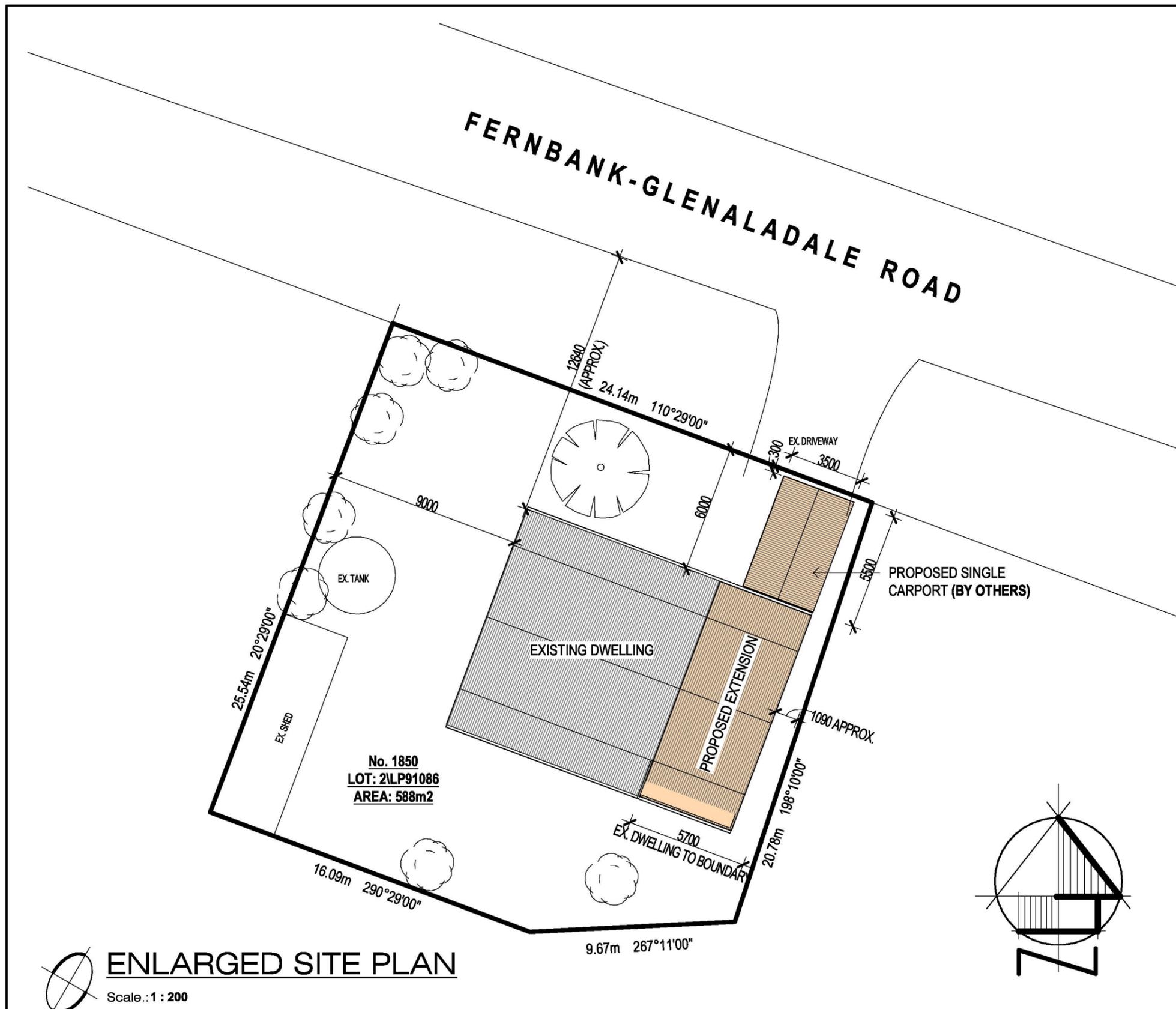
DOWN PIPE LOCATION AND NUMBER TO BE CONFIRMED BY PLUMBER ON SITE.
 STORM WATER CONNECTED TO LEGAL POINT OF DISCHARGE.

SITE LEVELS BY :

1. ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.
2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS
3. INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS
4. THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND / OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERPINNING OF ANY BUILDING AND ITS FOOTING SYSTEM.
5. STORMWATER: 100 DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1 : 100 AND CONNECTED TO LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.

NOTE:

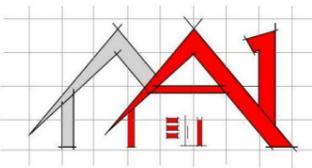
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- BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR DEMOLITION / CONSTRUCTION WORKS.



ENLARGED SITE PLAN
 Scale: 1 : 200

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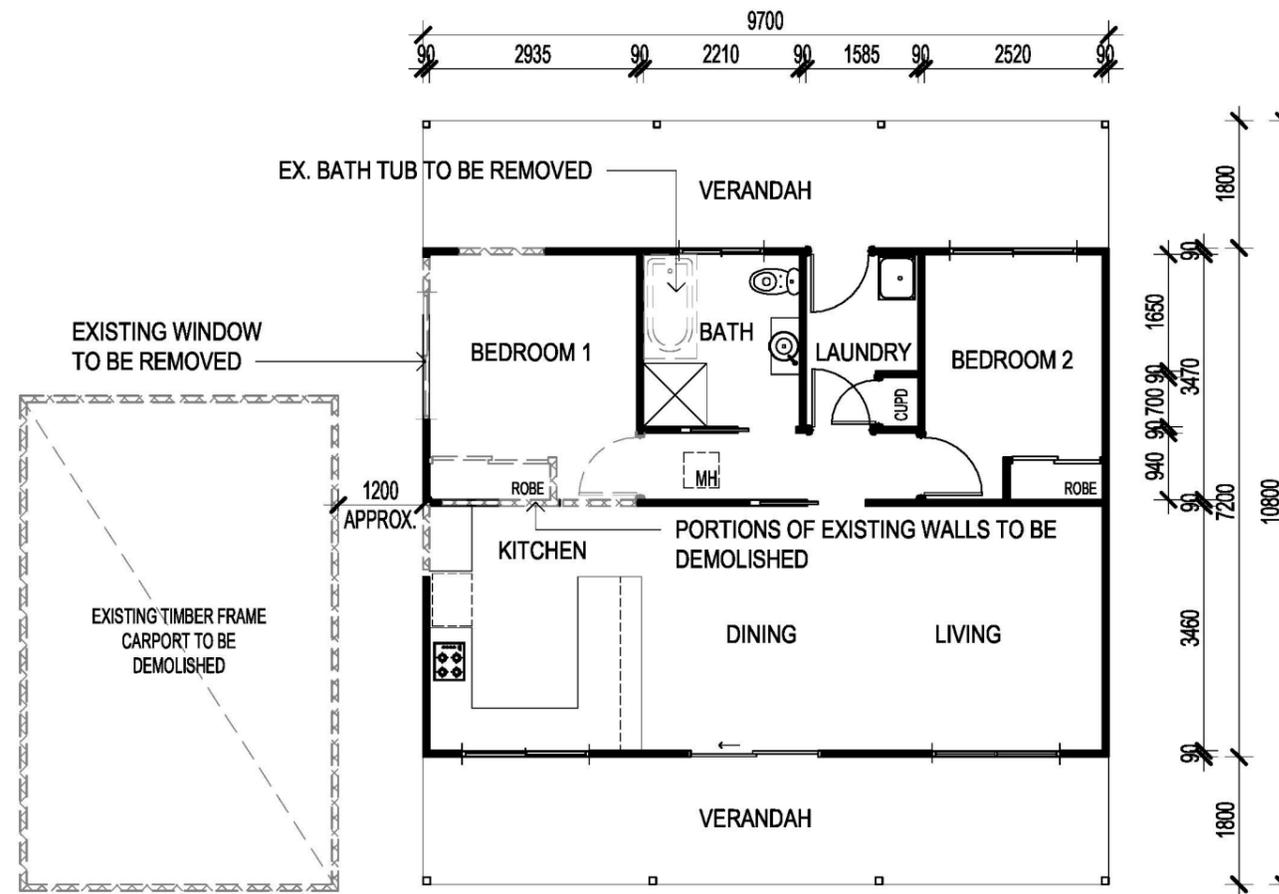
Issue	Amendment	Date
A	DIST. TO ADJ. DWELLING	11.02.2026
B	COLOURS, CARPORT SIZE	12.02.2026
C	FRIDGE, AREAS, DISTANCES	17.02.2026
-	-	-
-	-	-
-	-	-



A1 BUILDING DESIGN AND DRAFTING
 121 Macleod Street, Bairnsdale Victoria
 3875 Mob.: 0438 560 215

Date:	JANUARY 2026
A3 Scale:	1 : 200
Checked:	MEAGHAN GAMBLE DPAD2468
Drawn:	PM
Plot Date:	17/02/2026 5:12:46 PM
Client Approval Signature:	
Date:	

Title:	ENLARGED SITE PLAN		
Client:			
Project:	ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875		
Job No:	18307	Revision:	C
Drawing No:	A02		



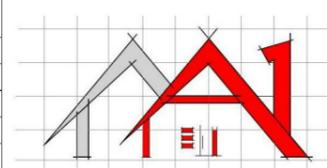
FLOOR PLAN - EXISTING AND DEMOLITION

Scale: 1 : 100

TOWN PLANNING
ISSUE 17.02.2026

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B	COLOURS, CARPORT SIZE	12.02.2026
C	FRIDGE, AREAS, DISTANCES	17.02.2026
-	-	-
-	-	-
-	-	-

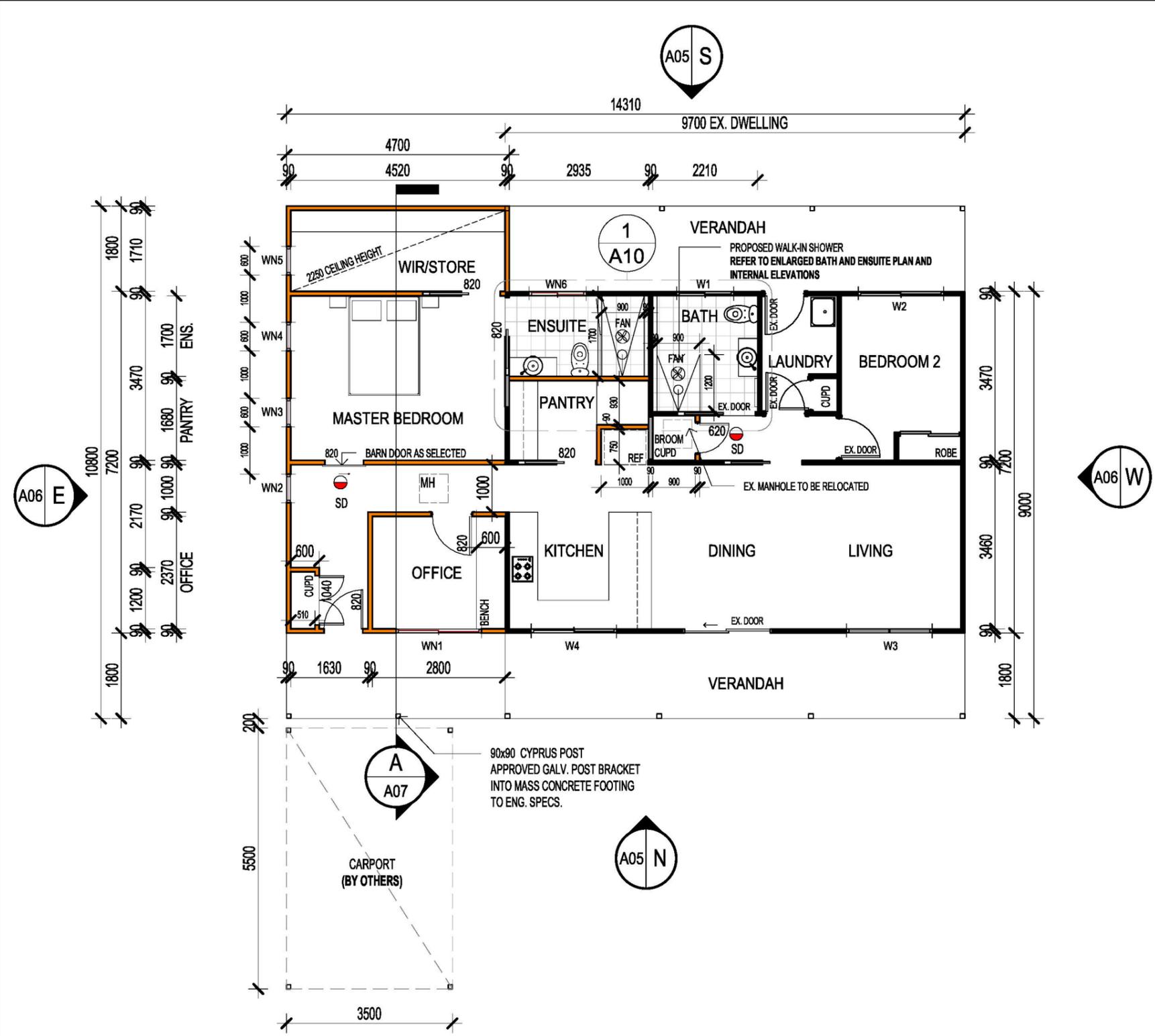


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Date:	JANUARY 2026
A3 Scale:	1 : 100
Checked:	MEAGHAN GAMBLE DPAD2468
Drawn:	PM
Plot Date:	17/02/2026 5:12:46 PM
Client Approval Signature:	
Date:	

Title: GROUND FLOOR PLAN - EXISTING AND DEMOLITION			
Client:			
Project: ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875			
Job No:	18307	Revision:	C
Drawing No:		A03	

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DENOTES: APPROVED
SMOKE DETECTOR/ALARM

EXHAUST FAN (SEALED)

DOORS TO SANITARY COMPARTMENTS MUST BE OPENABLE, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE TO COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF 1.2m BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENTS AND THE NEAREST PART OF THE DOORWAY. SANITARY COMPARTMENTS TO COMPLY WITH BCA CLAUSE 3.8.3.4

SMOKE ALARM TO BE PROVIDED IN ACCORDANCE WITH AS 3786. REFER TO FLOOR PLAN FOR LOCATIONS. SMOKE ALARMS TO BE INTERCONNECTED.

SMOKE DETECTOR / ALARM
Smoke alarms must meet the Australian Standard AS 3786-1993 required by the *Building Regulations 2006* (the Regulations).
In all new residential buildings, constructed on or after 1 August 1997, the smoke alarms must be connected directly to the consumer power mains as well as having a battery back-up.

DOWN PIPES / STORMWATER TO LEGAL POINT OF DISCHARGE

NOTE:
ALL CEILING EXHAUST FANS ARE TO DISCHARGE TO OUTSIDE AIR OR TO THE ROOF SPACE ONLY IF THAT SPACE IS MECHANICALLY VENTED (IE. WHIRLYBIRD ROTARY VENTILATOR)

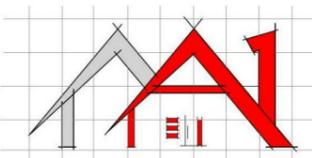
TOWN PLANNING
ISSUE 17.02.2026

FLOOR PLAN - PROPOSED

Scale: 1 : 100

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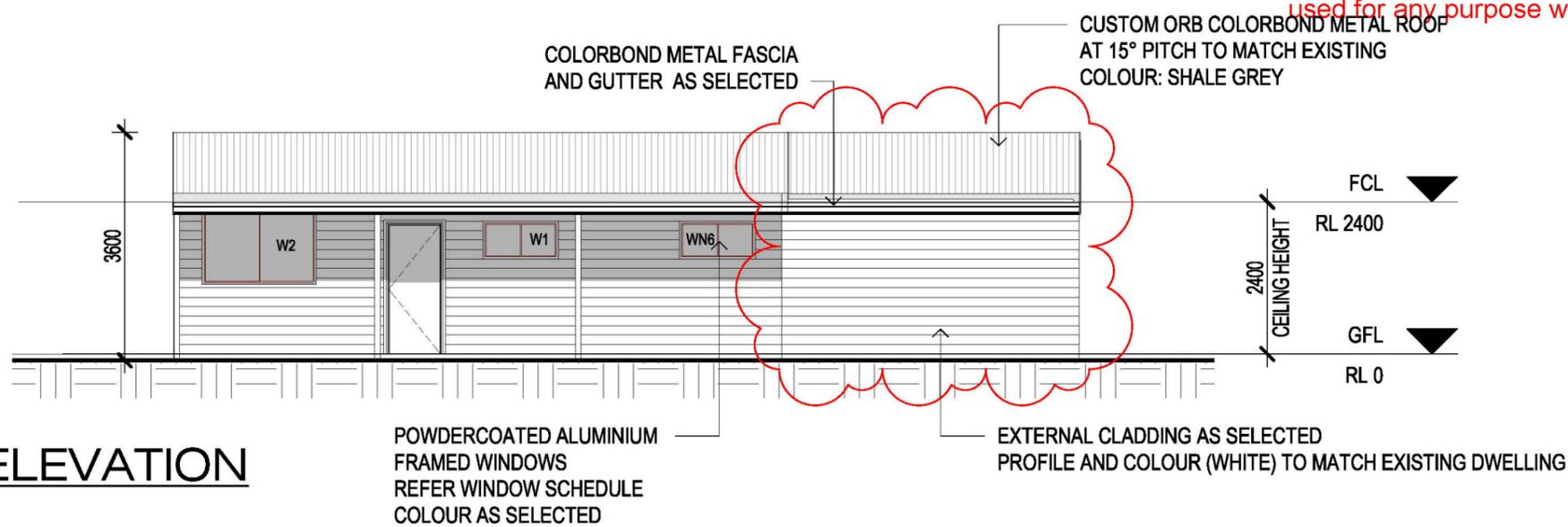
Issue	Amendment	Date
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-	-	-
-	-	-



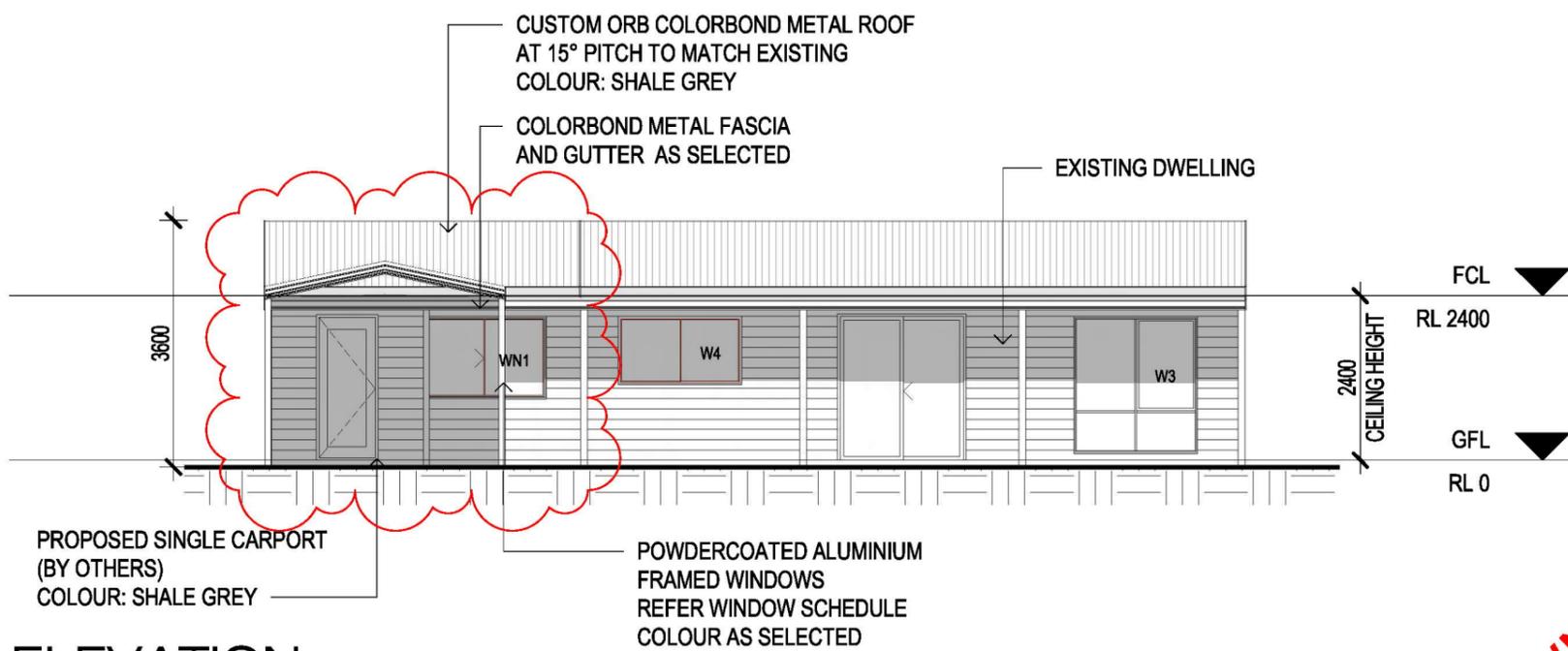
A1 BUILDING DESIGN AND DRAFTING
121 Macleod Street, Bairnsdale Victoria 3875 Mob.: 0438 560 215

Date:	JANUARY 2026
A3 Scale:	1 : 100
Checked:	MEAGHAN GAMBLE DPAD2468
Drawn:	PM
Plot Date:	17/02/2026 5:12:47 PM
Client Approval Signature:	
Date:	

Title: GROUND FLOOR PLAN - PROPOSED			
Client:			
Project: ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875			
Job No:	18307	Revision:	C
Drawing No:		A04	



SOUTH ELEVATION
Scale.: 1 : 100

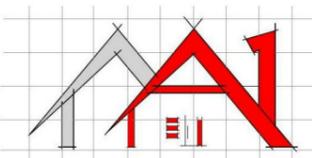


NORTH ELEVATION
Scale.: 1 : 100

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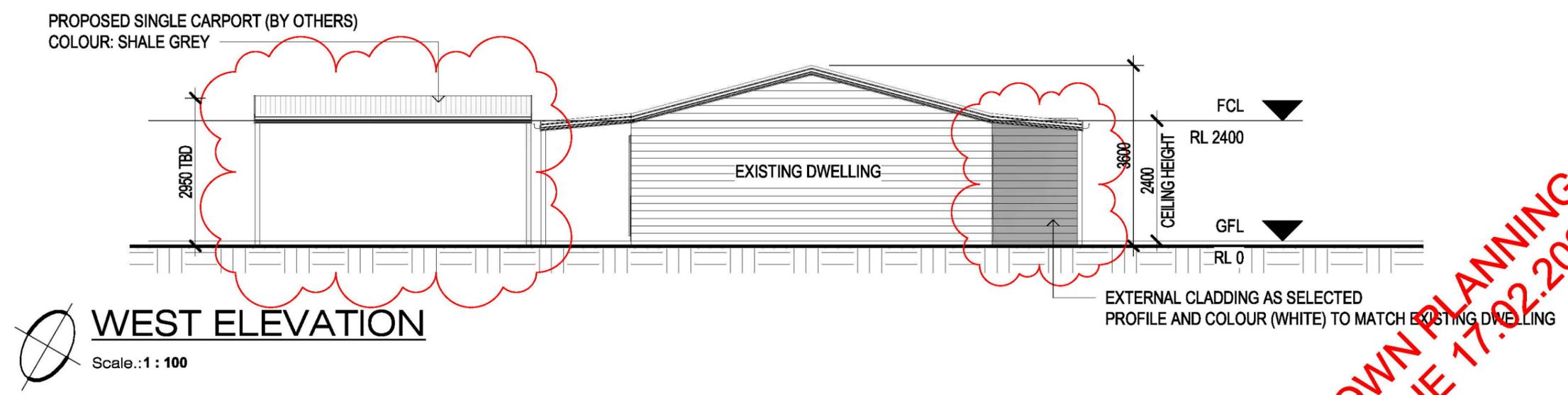
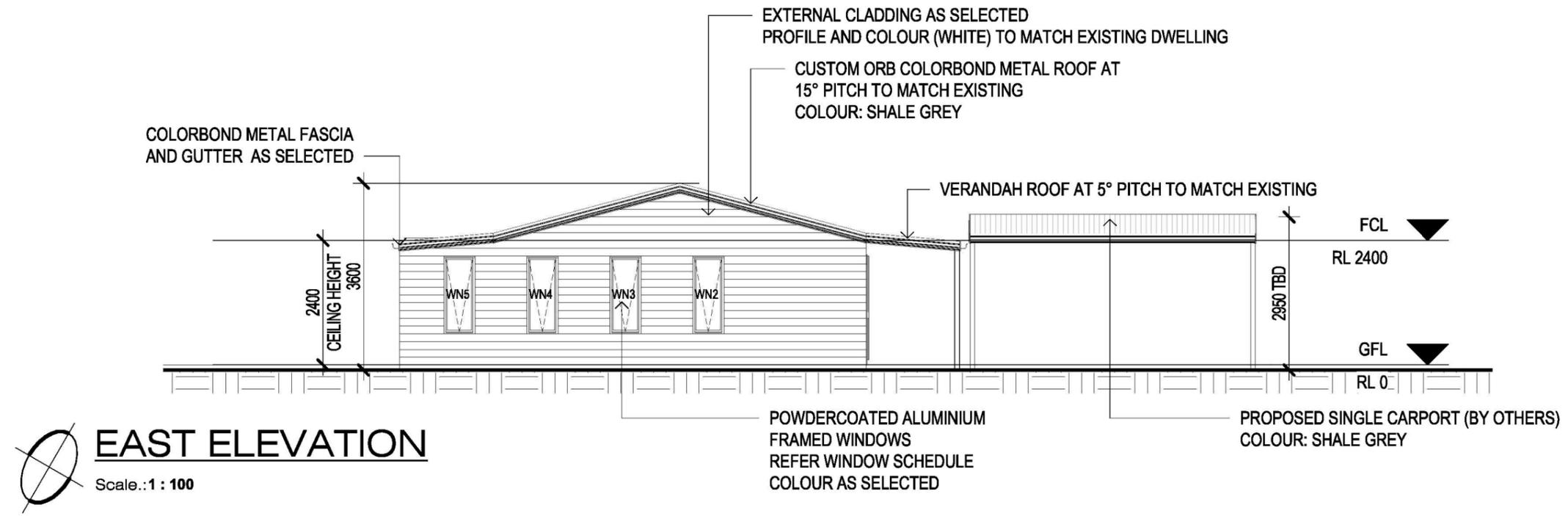
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121 Macleod Street, Bairnsdale Victoria
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Date:	JANUARY 2026
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Drawn:	PM
Plot Date:	17/02/2026 5:12:48 PM
Client Approval Signature:	
Date:	

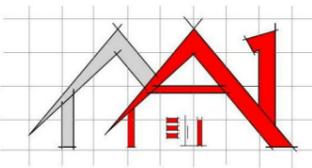
Title: ELEVATIONS			
Client:			
Project: ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875			
Job No:	18307	Revision:	C
Drawing No:		A05	



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ISSUE 17.02.2026

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**A1 BUILDING DESIGN
AND DRAFTING**
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Date:	

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Client:			
Project: ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875			
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Drawing No:		A06	

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- 10.8.3 VENTILATION OF ROOF SPACES 2019:3.7.4
- (1) IN CLIMATE ZONES 6, 7 AND 8, A ROOF MUST HAVE A ROOF SPACE THAT IS LOCATED—IMMEDIATELY ABOVE THE PRIMARY INSULATION LAYER; OR IMMEDIATELY ABOVE SARKING WITH A VAPOUR PERMEANCE OF NOT LESS THAN 1.14 MG/N.S, WHICH IS IMMEDIATELY ABOVE THE PRIMARY INSULATION LAYER; OR IMMEDIATELY ABOVE CEILING INSULATION THAT MEETS THE REQUIREMENTS OF 13.2.3(3) AND 13.2.3(4); AND HAS A HEIGHT OF NOT LESS THAN 20 MM; AND IS EITHER — VENTILATED TO OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS IN ACCORDANCE WITH TABLE 10.8.3; OR LOCATED IMMEDIATELY UNDERNEATH THE ROOF TILES OF AN UNSARKED TILED ROOF.
 - (2) THE REQUIREMENTS OF (1) DO NOT APPLY TO A - CONCRETE ROOF; OR ROOF THAT IS MADE OF STRUCTURAL INSULATED PANELS; OR ROOF THAT IS SUBJECT TO BUSHFIRE ATTACK LEVEL FZ REQUIREMENTS IN ACCORDANCE WITH AS 3959.

Table 10.8.3 Roof space ventilation requirements

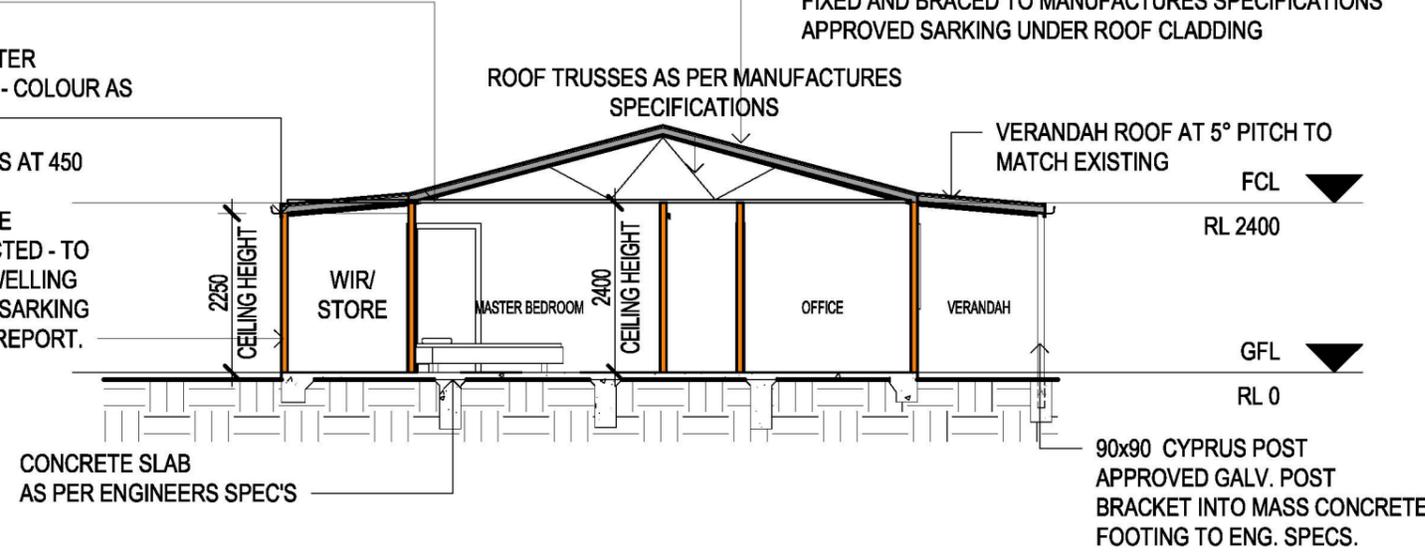
Roof pitch	Ventilation openings
< 10°	25,000 mm ² /m provided at each of two opposing ends
≥ 10° and < 15°	25,000 mm ² /m provided at the eaves and 5,000 mm ² /m at high level
≥ 15° and < 75°	7,000 mm ² /m provided at the eaves and 5,000 mm ² /m at high level, plus an additional 18,000 mm ² /m at the eaves if the roof has a cathedral ceiling

35x70 MGP10 CEILING BATTENS AT 450 MAX. CTS. (ALT. LYSAGHTS STEEL BATTENS)
10mm PLASTER BOARD TO CEILING, GLUED AND SCREWED IN ACCORDANCE TO MANUFACTURES SPECIFICATIONS.

115 QUADRANT GUTTER COLORBOND FINISH - COLOUR AS SELECTED

90 X 45 MGP10 STUDS AT 450 MAXIMUM CENTRES REFER TO SCHEDULE CLADDING AS SELECTED - TO MATCH EXISTING DWELLING BULK INSULATION & SARKING REFER TO ENERGY REPORT.

15° ROOF PITCH - METAL ROOF SHEETING, INSTALLED TO MANUFACTURES SPECIFICATIONS, COLORBOND FINISH - COLOUR: SHALE GREY.
FIXED TO 45 x 70 MGP10 ROOFING BATTENS AT 900 CTS. ALT. 40mm APPROVED STEEL ROOF BATTENS AS PER BCA)
ROOF TRUSSES AT 900 MAX. CTS. FIXED AND BRACED TO MANUFACTURES SPECIFICATIONS APPROVED SARKING UNDER ROOF CLADDING



Section A - A
Scale: 1 : 100

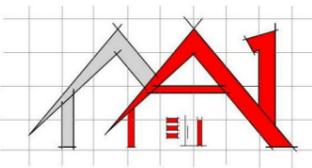
WINDOW NOTES:
ALL GLAZING TO BE IN ACCORDANCE WITH AS.1288
CONTRACTOR TO CONFIRM SIZES WITH OWNERS PRIOR ORDERING AND INSTALLATION.
ALL WINDOWS TO BE SECURELY FLASHED AND SEALED ALL AROUND.
ALL WINDOWS HEAD HEIGHTS TO BE 2100mm ABOVE FFL. UNLESS OTHERWISE NOTED.
ALL OPENING WINDOWS TO BE SUPPLIED WITH MATCHING REMOVABLE FLYSCREENS
ALL INTERNAL DOORS TO BE 2100mm HIGH UNLESS OTHERWISE NOTED.
PROVIDE FLASHING OVER WINDOW, EXTENDING 300mm MIN PAST OPENING AND BUILD INTO JOINT ABOVE LINTEL AND CARRY ACROSS CAVITY & FIX TO STUD WORK - 150mm HIGH MIN.
CONTRACTOR TO CONFIRM ALL LOCKS WITH OWNERS AND ENSURE INSTALLATION AS PER MANUFACTURES SPECIFICATION.
GRADE 'A' SAFTEY GLASS TO WINDOWS IN WET AREAS TO MEET CURRENT STANDARDS.

WINDOW SCHEDULE							
MARK	LOCATION	WINDOW STYLE	HEIGHT	WIDTH	MATERIAL	GLAZING	REMARKS
1	BATH	SLIDING	600	1200			EXISTING
2	BEDROOM 2	SLIDING	1200	1800			EXISTING
3	LIVING	SLIDING	2000	1810			EXISTING
4	KITCHEN	SLIDING	1000	1800			EXISTING
5	EX. BEDROOM 1	SLIDING	1200	1800			EXISTING - TO BE REMOVED
N1	OFFICE	SLIDING	1200	1800			
N2	HALLWAY	AWNING	1500	600	PC ALUMINIUM		
N3	MASTER BEDROOM	AWNING	1500	600	PC ALUMINIUM		
N4	MASTER BEDROOM	AWNING	1500	600	PC ALUMINIUM		
N5	WIR/STORE	AWNING	1500	600	PC ALUMINIUM		
N6	ENSUITE	SLIDING	600	1200	PC ALUMINIUM		TO MATCH EXISTING BATH WINDOW

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ISSUE 17.02.2026

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Issue	Amendment	Date
A	DIST. TO ADJ. DWELLING	11.02.2026
B	COLOURS, CARPORT SIZE	12.02.2026
C	FRIDGE, AREAS, DISTANCES	17.02.2026
-	-	-
-	-	-
-	-	-



A1 BUILDING DESIGN AND DRAFTING
121 Macleod Street, Bairnsdale Victoria 3875 Mob.: 0438 560 215

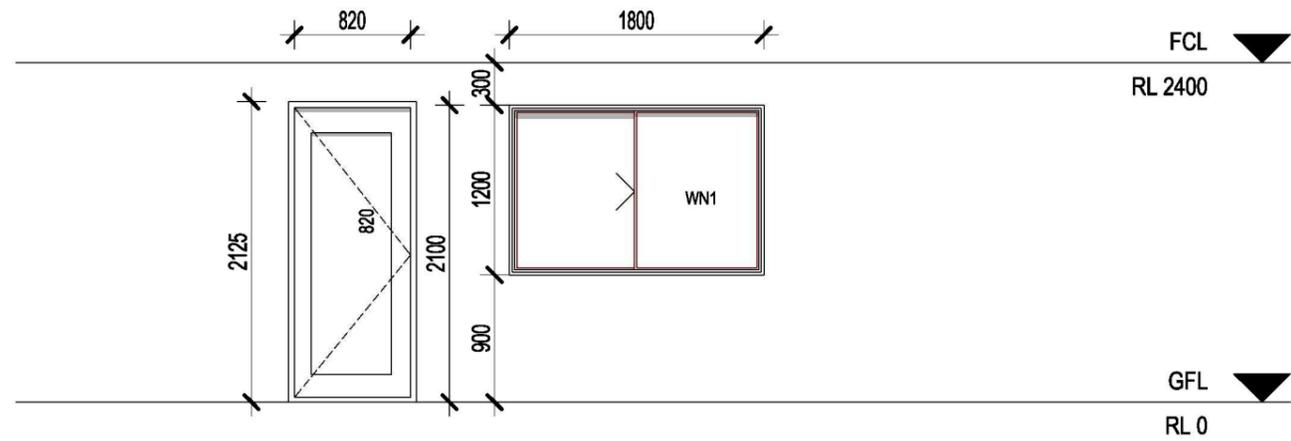
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A3 Scale:	1 : 100
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Plot Date:	17/02/2026 5:12:50 PM
Client Approval Signature:	
Date:	

Title: SECTION & WINDOW SCHEDULE			
Client:			
Project: ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875			
Job No:	18307	Revision:	C
Drawing No:		A07	

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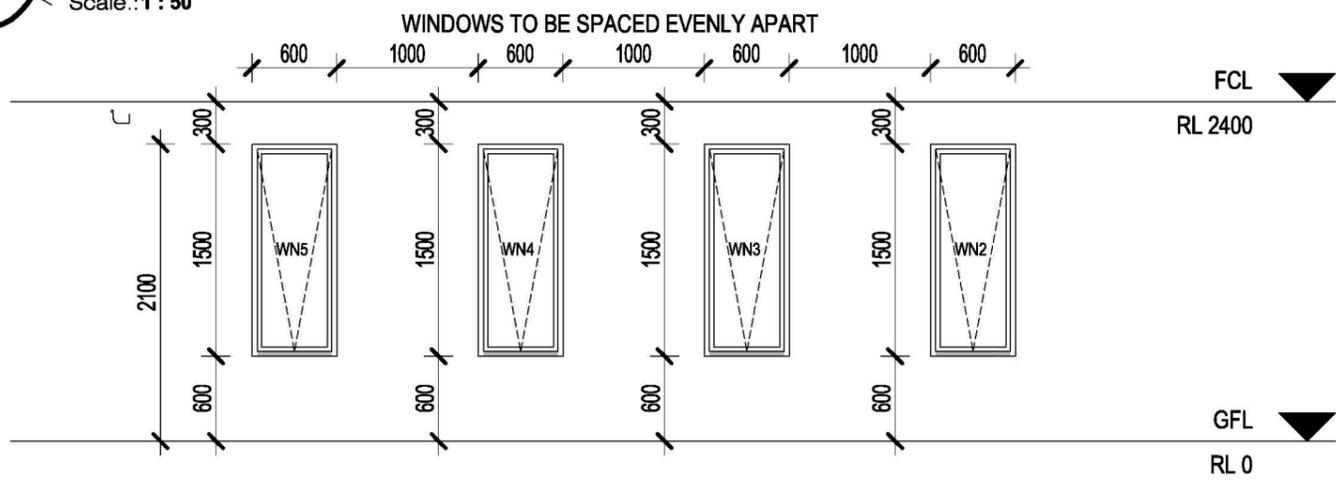
DOORS AND WINDOWS:

- VERIFY ALL SIZES AND POSITIONS ON SITE PRIOR TO ORDERING AND INSTALLATION OF ALL WINDOWS AND DOORS.
- SIZES OF ALL LINTELS SHALL BE VERIFIED
- ALL GLASS AND THICKNESS IN ACCORDANCE WITH AS1288



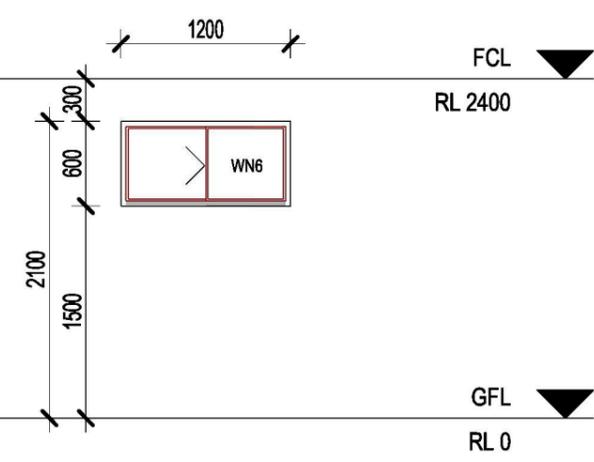
NORTH WINDOWS

Scale.: 1 : 50



EAST WINDOWS

Scale.: 1 : 50

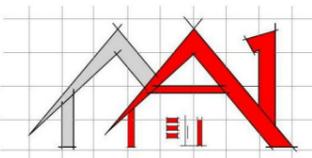


SOUTH WINDOWS

Scale.: 1 : 50

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Date:	

Title: WINDOWS			
Client:			
Project: ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875			
Job No:	18307	Revision:	C
Drawing No:		A08	

TOWN PLANNING
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HEIGHTS OF GPO'S
 GENERAL - 300mm ABOVE F.F.L.
 KITCHEN - 1100mm ABOVE F.F.L. (BENCH)
 FRIDGE LOCATION - 1100mm ABOVE F.F.L.
 DISHWASHER LOCATION - 750mm ABOVE F.F.L.
 RANGEHOOD LOCATION - 2200mm ABOVE F.F.L.
 COOKTOP LOCATION - 750mm ABOVE F.F.L.
 BATH / EN'S - 1100mm ABOVE F.F.L.
 LAUNDRY - 1100mm ABOVE F.F.L.
 WALL OVEN 15AMP POWER POINT DIRECT WIRED

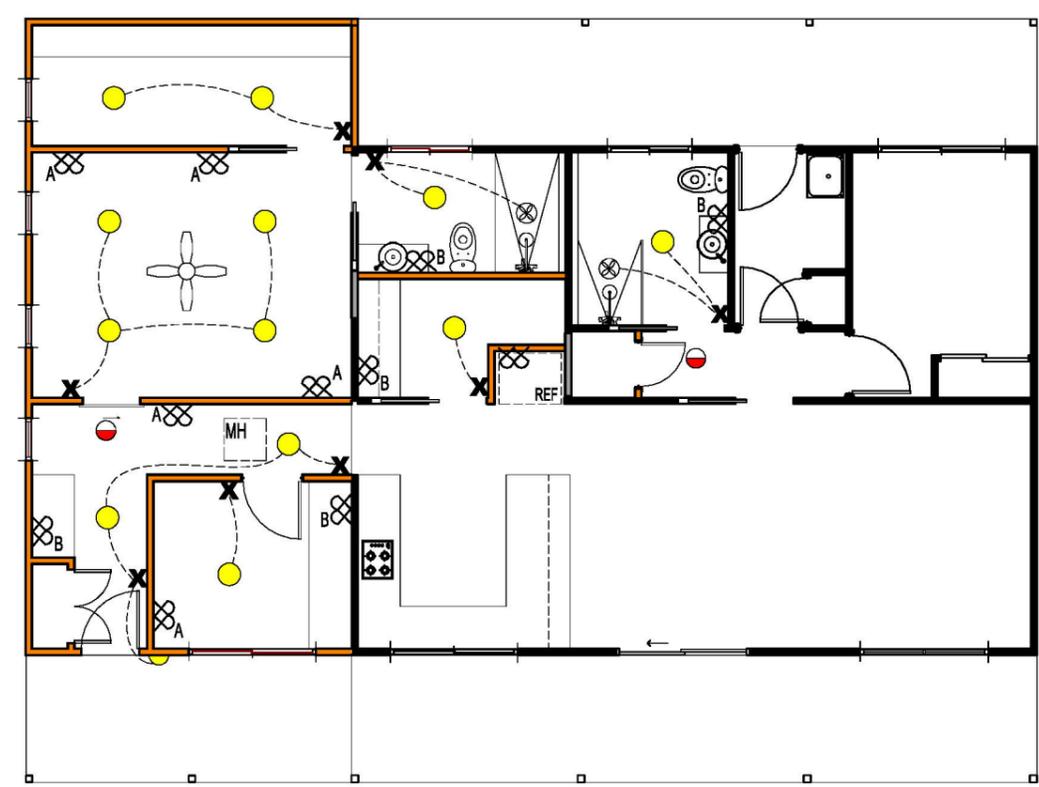
LIGHT SWITCHES TO BE LOCATED 1100mm ABOVE F.F.L.
 LIGHT SWITCH FOR HEATING UNIT 1500mm ABOVE F.F.L.
 WITHIN CLOSE PROXIMITY OF MANHOLE.

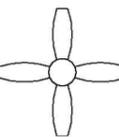
GARAGE REMOTE LOCATIONS:
 ROLLER DOOR - LOCATE ON WALL 1800mm ABOVE F.F.L.
 PANEL DOOR - LOCATE ON CEILING 3.20m, C.L. DOOR.

NOTE: LIGHTING COMPLIANCE TO BE CONFIRMED PRIOR TO COST./ FINAL INSP. AS PER BELOW:
 5W/sqm - CLASS 1 BUILDING (RESIDENCE)
 4W/sqm - VERANDAH / BALCONY CLASS 1 BLG.
 3W/sqm - CLASS 10 BUILDING (GARAGE)
 PENETRATIONS TO CEILINGS TO COMPLY WITH PART 3.12.1.2(e)
 IF LIGHTING LAYOUT/DESIGN DIFFERS FROM WHAT ENDORSED A REVISED RATING IS REQUIRED.

LOCATION OF ALL ELECTRICAL POINTS ARE APPROXIMATE ONLY, AND ARE SUBJECT TO POSITION OF STRUCTURAL MEMBERS ON PLAN.
 SOLAR HOT WATER SERVICE INCLUDING SOLAR PANELS INSTALLED AS PER MANUFACTURER'S SPECIFICATION.

PROVIDE TELEPHONE CABLING FROM STREET TO HOUSE.
 PROVIDE T.V. ANTENNA CONNECTED TO T.V. POINTS.
 PROVIDE SINGLE GPO AND COLD WATER POINT IN CEILING FOR EVAPORATIVE COOLING UNIT.

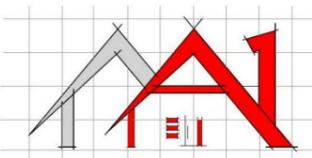


-  CEILING FAN
-  SWITCH PANEL (D-WITH DIMMER)
-  LIGHT POINT (LED)
-  EXTERNAL WALL LIGHT
-  DOUBLE FLUORESCENT T28
-  CEILING MOUNTED EXHAUST FAN (SEALED)
-  SMOKE DETECTOR (HARD WIRED)
-  PHONE POINT
-  METER BOX (EXTERNAL)
-  EXTERNAL WEATHERPROOF GPO
-  DOUBLE WALL MOUNTED GPO ABOVE BENCH HEIGHT
-  DOUBLE WALL MOUNTED GPO 200 ABOVE FLOOR LEVEL
-  HOT WATER SYSTEM
-  MAN HOLE ACCESS
-  TELEVISION COAXIAL POINT 200mm ABOVE FL

 **ELECTRICAL / LIGHTING PLAN**
 Scale: 1 : 100

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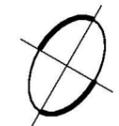
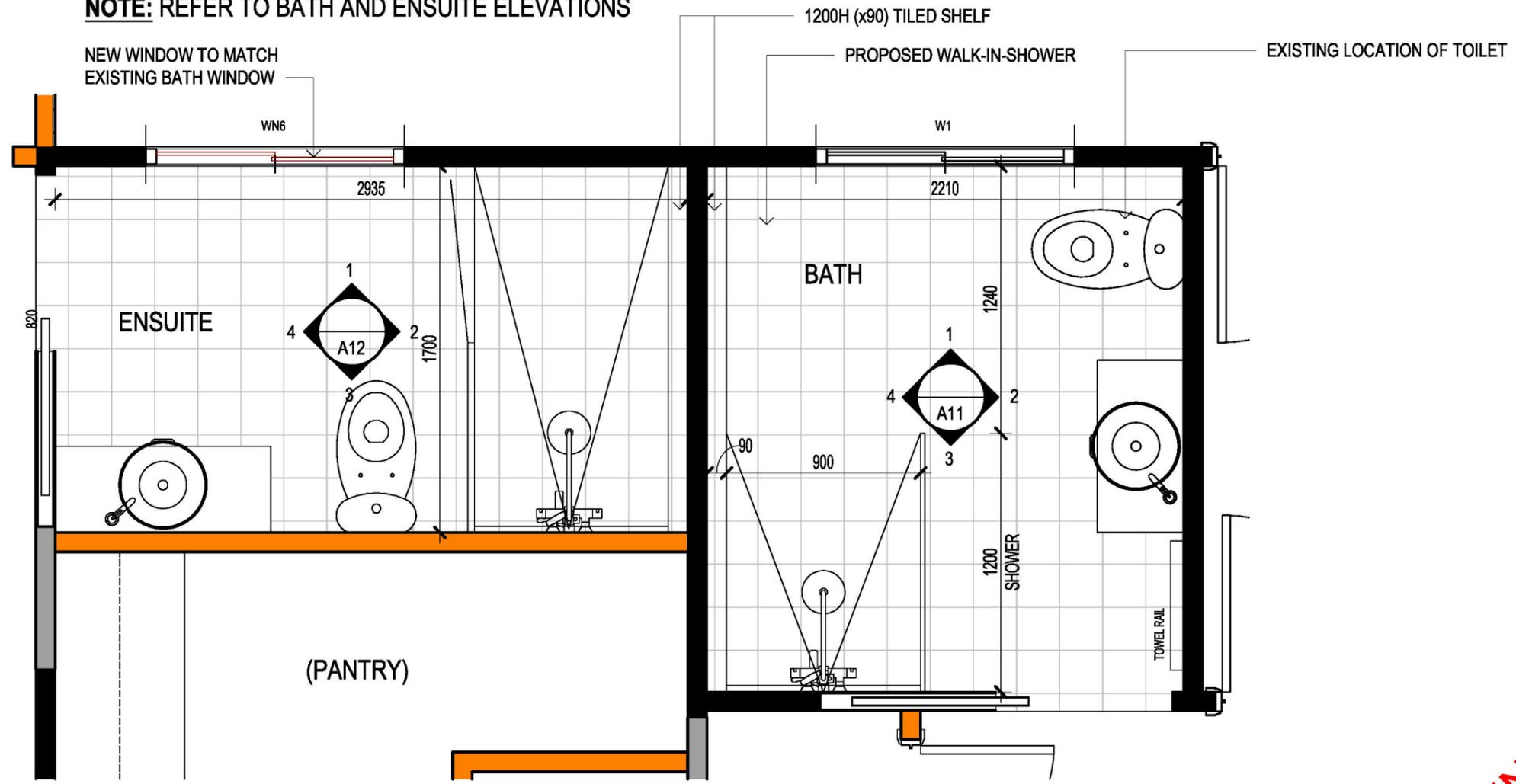
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Client Approval Signature:	
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Title: ELECTRICAL PLAN			
Client:			
Project: ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875			
Job No:	18307	Revision:	C
Drawing No:		A09	

TOWN PLANNING
 ISSUE 17.02.2026

NOTE: REFER TO BATH AND ENSUITE ELEVATIONS



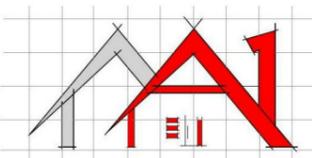
BATHROOM ENSUITE ENLARGED PLAN

Scale: 1 : 25

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ISSUE 17.02.2026

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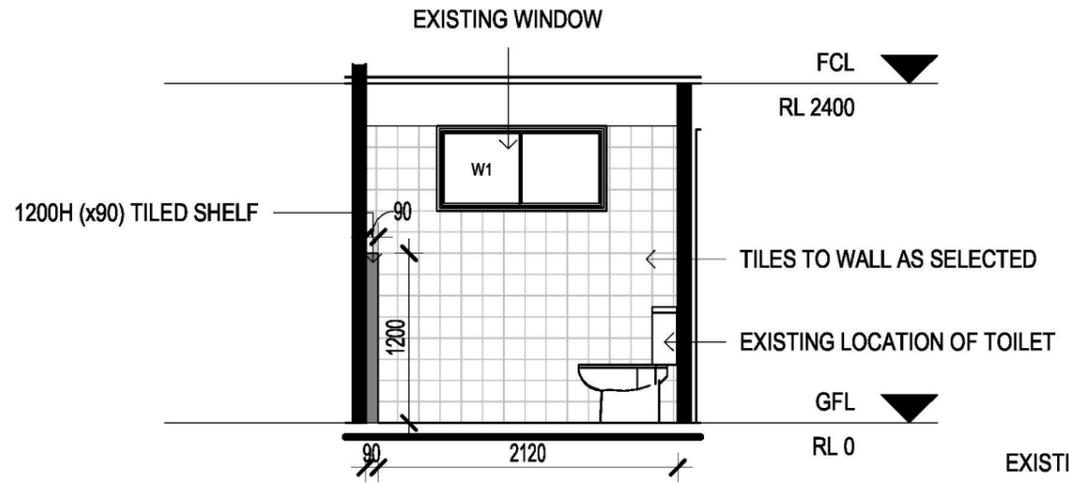
Issue	Amendment	Date
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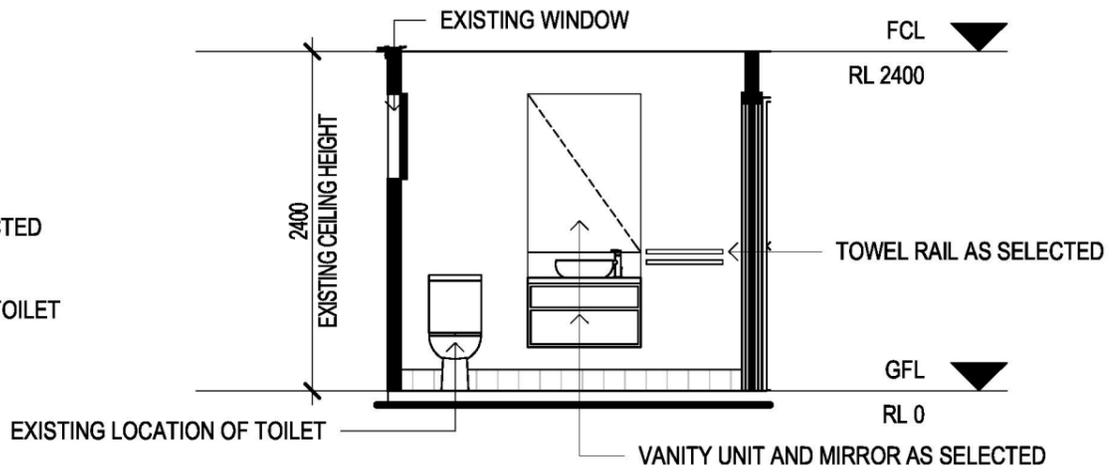
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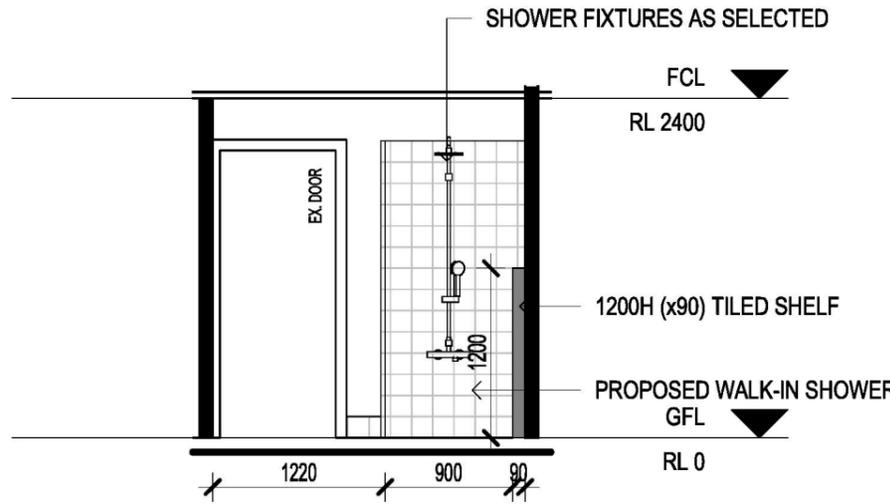
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Client:			
Project: ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875			
Job No:	18307	Revision:	C
Drawing No:		A10	



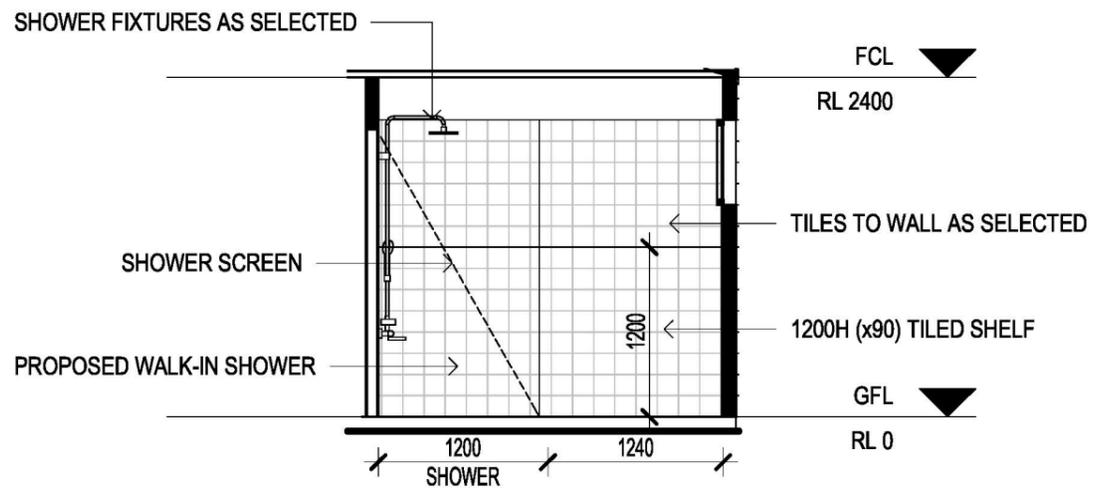
BATH ELEVATION 1
Scale.:1 : 50



BATH ELEVATION 2
Scale.:1 : 50



BATH ELEVATION 3
Scale.:1 : 50

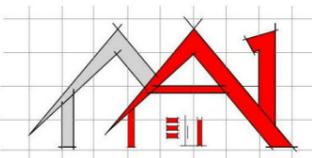


BATH ELEVATION 4
Scale.:1 : 50

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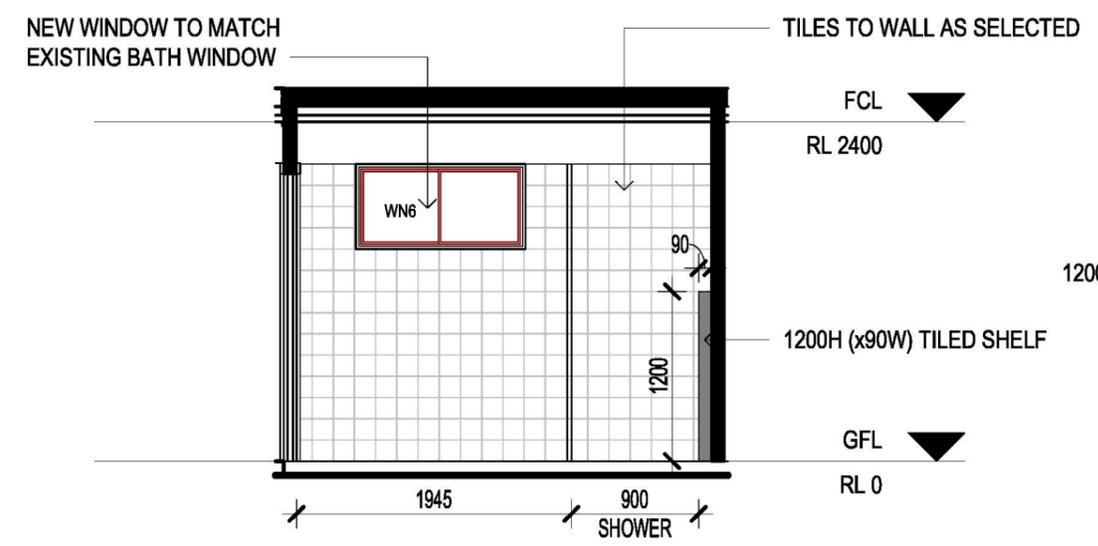
Issue	Amendment	Date
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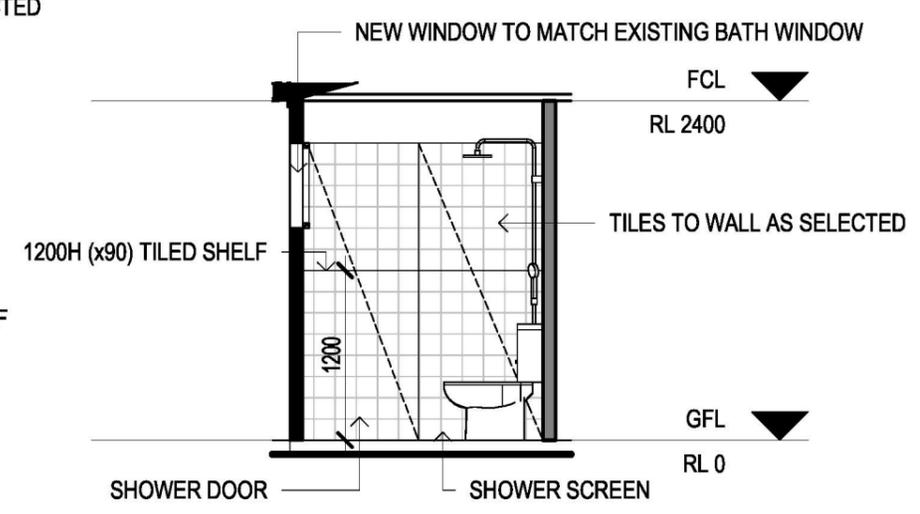
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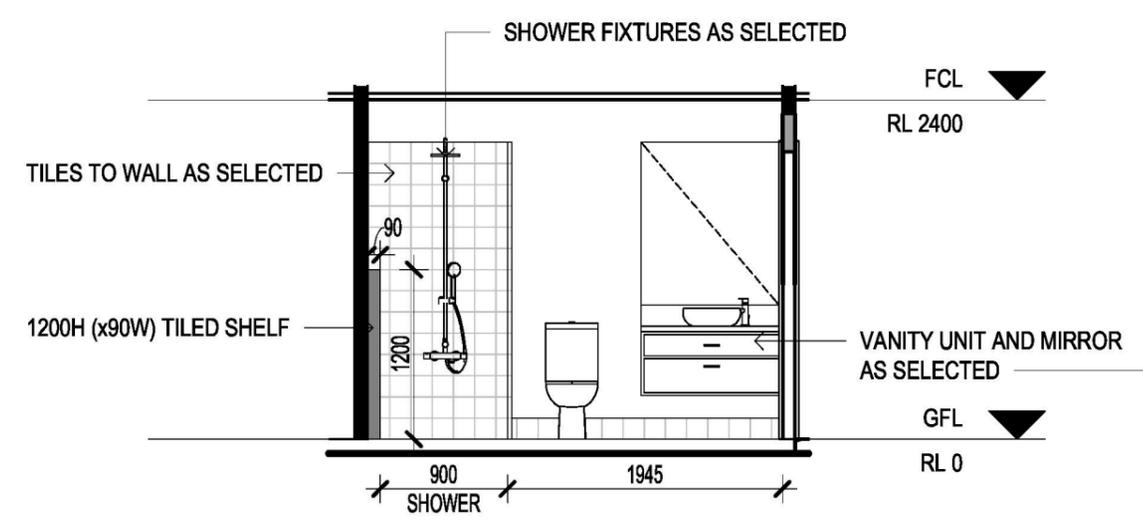
Title: BATHROOM - INTERIOR ELEVATIONS			
Client:			
Project: ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875			
Job No:	18307	Revision:	C
Drawing No:		A11	



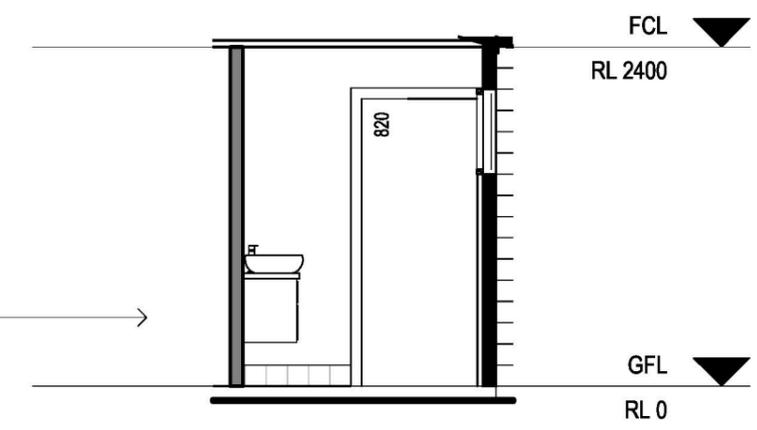
ENSUITE ELEVATION 1
Scale.: 1 : 50



ENSUITE ELEVATION 2
Scale.: 1 : 50



ENSUITE ELEVATION 3
Scale.: 1 : 50

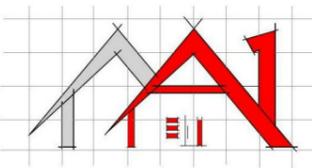


ENSUITE ELEVATION 4
Scale.: 1 : 50

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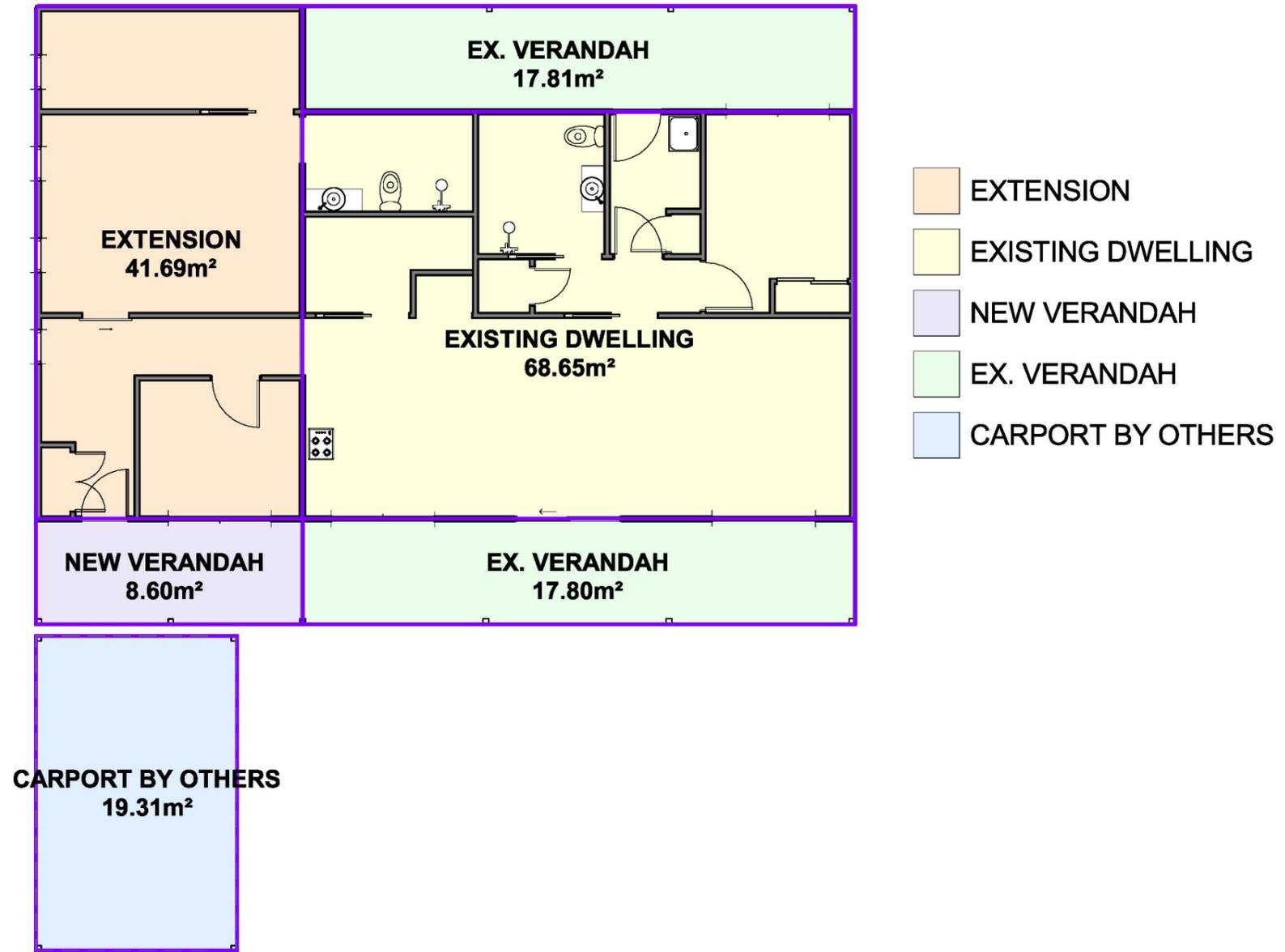
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Title: ENSUITE - INTERIOR ELEVATIONS			
Client:			
Project: ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875			
Job No:	18307	Revision:	C
Drawing No:		A12	

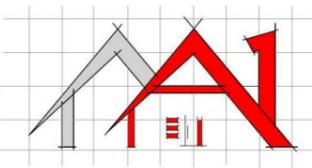


 **AREA PLAN**
Scale.: 1 : 100

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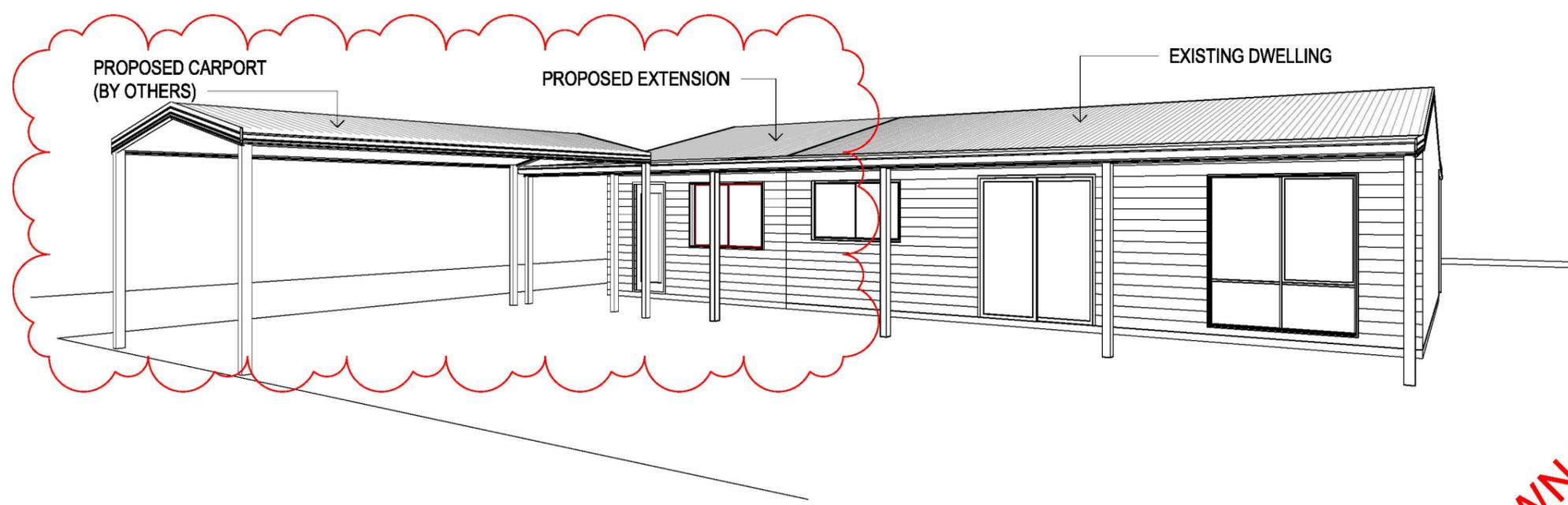
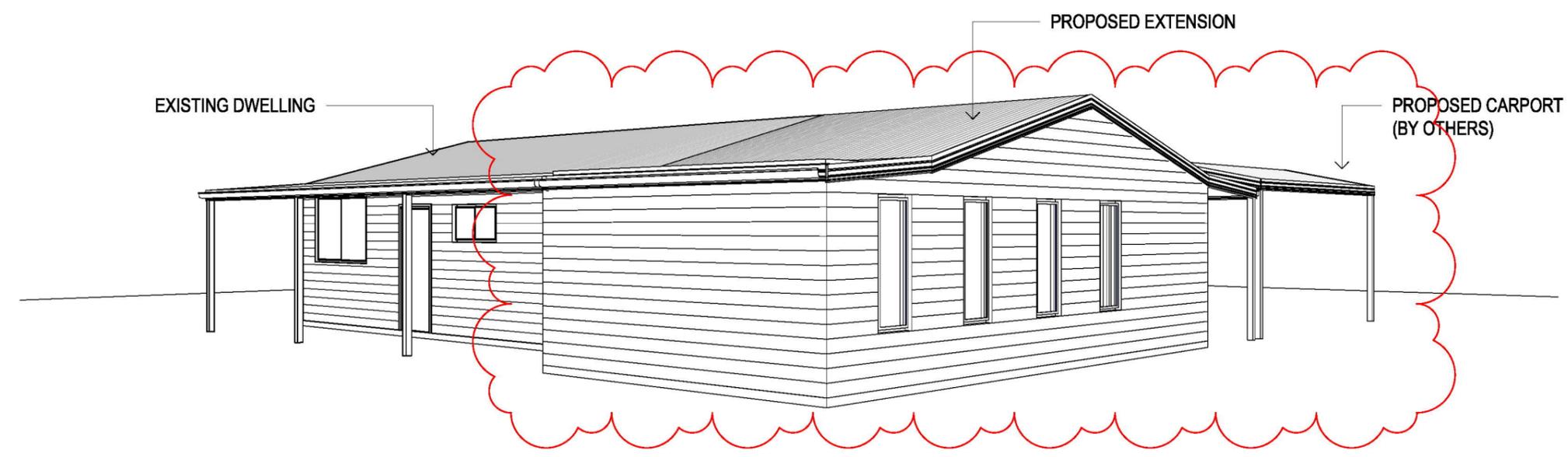


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Title: AREA PLAN			
Client:			
Project: ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875			
Job No:	18307	Revision:	C
Drawing No:		A15	

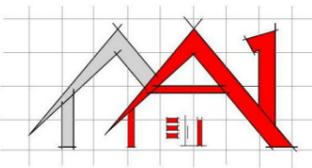
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Title:	3D VIEWS		
Client:			
Project:	ALTERATIONS AN ADDITIONS AT 1850 FERNBANK-GLENALADALE ROAD, IGUANA CREEK VIC 3875		
Job No:	18307	Revision:	C
Drawing No:	A17		