

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	578 Lindenow-Glenaladale Road LINDENOW SOUTH VIC 3875 Lot: 7 PS: 620115
The application is for a permit to:	Use and development of a second dwelling
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.03-1	Use of more than one dwelling on a lot
32.03-4	Buildings and works associated with a section 2 use (second dwelling)
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2026.198.1

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

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

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

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

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

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
---	---

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



April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Tuesday, 30 June 2026 1:25 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: APPENDIX A Building Envelope Plan.pdf; APPENDIX A Copy of Title.PDF; APPENDIX B Colour Schedule.pdf; APPENDIX A Plan of Subdivision.PDF; APPENDIX A Agreement AG535758E.PDF; APPENDIX B Development Plans.pdf; APPENDIX C Land Capability Assessment.pdf; Letter to Council.pdf; 26035 Planning Submission.pdf; Planning_Permit_Application_2026-06-30T13-24-30_35034886_0.pdf

Planning Permit Application

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

Applicant name:

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

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale VIC 3875

Preferred phone number: 0351524858

Owner's name:

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

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

Street number: 578

Street name: Lindenow-Glenaladale Road

Town: Lindenow South

Post code: 3875

Lot number: 7

Plan number: 620115A

Other Legal Description: Vol 11165 Fol 432

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: Yes

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

Existing conditions : Contains an existing dwelling and an associated outbuilding

Description of proposal : Use and Development of a Second Dwelling and Alteration of Access to a Transport Zone 2

Estimated cost of development: \$380,000

Has there been a pre-application meeting: No

Your reference number: 26035

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

Covenants agreements: [APPENDIX A Building Envelope Plan.pdf](#), [APPENDIX A Agreement AG535758E.PDF](#)

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

Planning report: [26035 Planning Submission.pdf](#)

ExtraFile: 2

1. Supporting information/reports: [APPENDIX C Land Capability Assessment.pdf](#)

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

Invoice Payer: Development Solutions Victoria Pty Ltd

Address for Invoice: 48 Bailey Street, Bairnsdale VIC 3875

Invoice Email: admin@devsolvic.com.au

Primary Phone Invoice: 0351524858

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

Page 1 of 3

VOLUME 11165 FOLIO 432

Security no : 124136047365H
Produced 30/06/2026 10:20 AM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 620115A.
PARENT TITLE Volume 07630 Folio 040
Created by instrument PS620115A 21/10/2009

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

AGREEMENT Section 173 Planning and Environment Act 1987
AG535758E 29/05/2009

DIAGRAM LOCATION

SEE PS620115A 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: 578 LINDENOW-GLENALADALE ROAD LINDENOW SOUTH VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

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Number of Pages (excluding this cover sheet)	2
Document Assembled	30/06/2026 10:20

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PS620115A
12/10/2009 1633:60 PS

PLAN OF SUBDIVISION				STAGE No. <u>1</u> TO USE ONLY EDITION 1
LOCATION OF LAND PARISH: COONGULMERANG TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 162 ^B (PART) CROWN PORTION: _____ TITLE REFERENCES: VOL 7630 FOL 040 LAST PLAN REFERENCE: LOT 3 ON LP22655 POSTAL ADDRESS: 574 LINDENOW - GLENALADALE ROAD, (At time of subdivision) LINDENOW SOUTH, 3875 MGA 94 CO-ORDINATES: E 538 280 (Of approx. centre of land in plan) N 5812 940 ZONE: 55			COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 145/2008/CRT 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 11 / 09 / 2008 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 Subdivision Act 1988 has has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in stage Council Delegate Council seal Date 11 / 09 / 2008 Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate <i>Ann Hiller</i> Council seal Date 13 / 07 / 2009	
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER		COUNCIL / BODY / PERSON		
NOTATIONS				
STAGING This is / is not a staged subdivision Planning Permit No 26/2007/P				
DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE				
SURVEY: THIS PLAN IS / IS NOT BASED ON SURVEY THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 32 & 38				
EASEMENT INFORMATION				LR USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
				RECEIVED X DATE 12 / 10 / 2009
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	3	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	SPI ELECTRICITY PTY LTD
E-2	DRAINAGE	2	THIS PLAN	LOT 3 ON THIS PLAN
				LR USE ONLY PLAN REGISTERED TIME 11:29AM DATE 21/ 10 / 2009 GHI Assistant Registrar of Titles
				SHEET 1 OF 2 SHEETS
Crowther & Sadler Pty Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3876 TELEPHONE (03) 6162 5011			LICENSED SURVEYOR MICHAEL JOSEPH SADLER SIGNATURE <i>Michael Joseph Sadler</i> DATE 13 / 10 / 2008 REF 12082 VERSION 4	<i>Ann Hiller</i> DATE 13 / 07 / 2009 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

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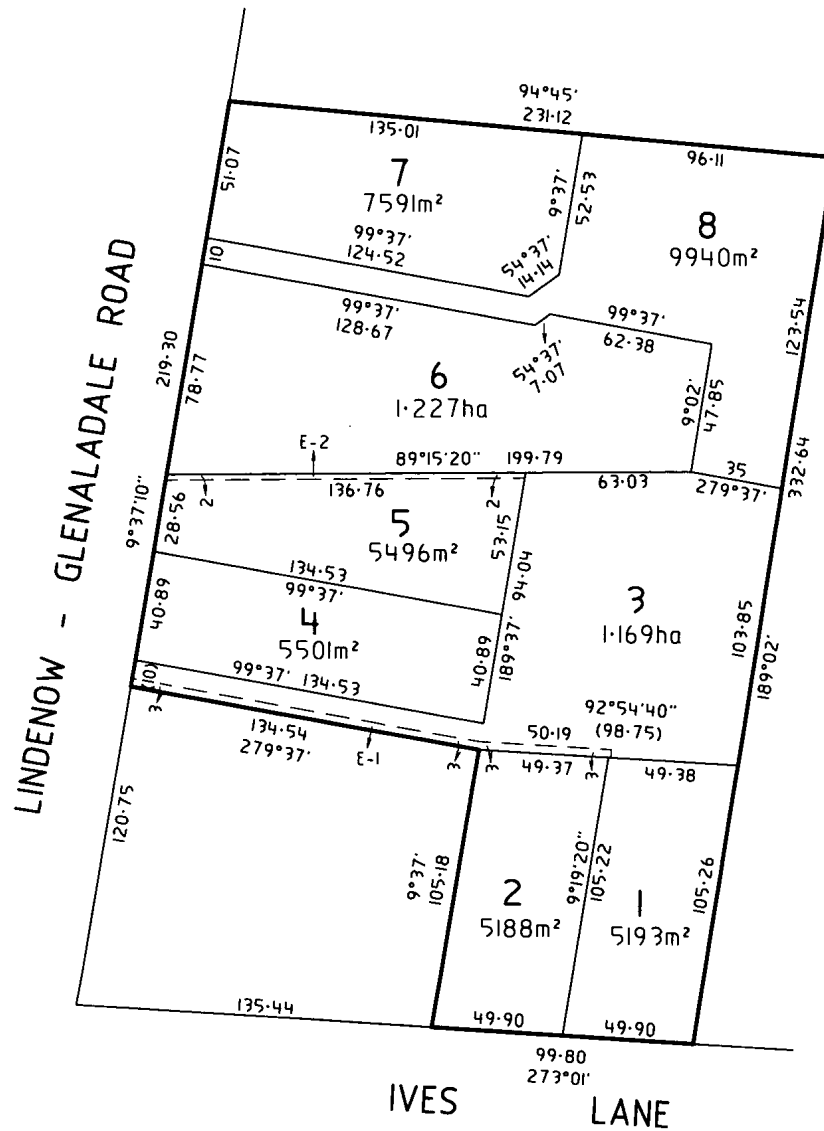
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 62015A

MGA94 ZONE 55



Crowther & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5162 6011

ORIGINAL	SCALE	20	0	20	40	60	80
SHEET SIZE A3	1:2000	LENGTHS ARE IN METRES					

LICENSED SURVEYOR

SIGNATURE

REF 12082

MICHAEL JOSEPH SADLER

DATE

VERSION 4

SHEET 2 OF 2 SHEETS

DATE

COUNCIL DELEGATE SIGNATURE

Printed 2/09/2026
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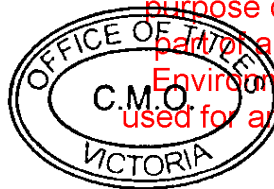
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Document Identification	AG535758E
Number of Pages (excluding this cover sheet)	10
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Section 181

**APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING
OF A RECORDING OF AN AGREEMENT**

Planning & Environment Act 1987

Privacy Collection Statement

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

Lodged by:

Name: Warren Graham & Murphy
Phone: (03) 5152-2661
Address: 119 Main Street, Bairnsdale
Ref: ACT:mm:0184/05
Customer Code: 1716W

The Authority having made an agreement referred to in Section 181(1) of the **Planning and Environment Act 1987** requires a recording to be made in the Register for the land.

Land: Certificate of Title Volume 7630 Folio 040

Authority: East Gippsland Shire Council, Corporate Centre, 273 Main Street, Bairnsdale, 3875

Section and Act under which agreement made: Section 173 of the Planning & Environment Act 1987

A copy of the Agreement is attached to this Application.

Signature for the Authority:

Aaron Hallow

Name of Officer:

ARON HALLOW - MANAGER DEVELOPMENT
(full name)

Date:

15 MAY 2009

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AG535758E



Date 20 / 05 /2009

Agreement under Section 173 of the Planning and Environment Act 1987

**Subject Land: 574 Lindenow-Glenaladale Road, LINDENOW SOUTH
(Lot 3 PS 22655)**

**East Gippsland Shire Council
and**

**HELEN MAUD LOWE and HAROLD WALTER LOWE [As Legal Personal
Representatives of MAUD LOWE (deceased)]**

AG535738E



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Agreement under Section 173 of the Planning and Environment Act 1987

DATE 20 / 05 /2009

AG535758E



BETWEEN

EAST GIPPSLAND SHIRE COUNCIL of Corporate Centre, 273 Main Street, Bairnsdale in the State of Victoria (**Council**)

AND

HELEN MAUD LOWE of 574 Lindenow-Glenaladale Road, Lindenow South in the said State and **HAROLD WALTER LOWE** of 72 Dorchester Street, Craigieburn in the said State [As Legal Personal Representatives of **MAUD LOWE** (deceased)] (**Owner**)

RECITALS

- A. Council is the Responsible Authority pursuant to the Act for the Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. On 8th of November, 2007 Council issued Planning Permit No. 26/2007/P (**Planning Permit**) allowing the Subject Land to be subdivided into eight (8) lots in accordance with the Endorsed Plan. Condition 4 of the Planning Permit requires the Owner to enter into this Agreement to provide for the matters set out in that condition. A copy of the Planning Permit is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

- D. Condition 4 of the Planning Permit provides that:

"Before the issue of a Statement of Compliance, the owner of the land must enter into an agreement with the responsible authority in accordance with Section 173 of the Planning and Environment Act 1987 which will covenant that the owner must not build, construct or erect or cause or permit to be built, constructed for erected any building on the subject land outside the building envelopes within Lots 1, 2, 3, 4, 5, 7 and 8 created by Planning Permit 26/2007/P without the prior written consent of the responsible authority.

The agreement will bind the applicant as the owner and shall run with the land so that all successors in title are bound by the agreement. This Agreement will be prepared by the applicant, at the applicant's cost and to the satisfaction of the responsible authority and shall be registered on title in accordance with Section 181 of the Planning and Environment Act 1987".

- E. As at the date of this Agreement, the Subject Land is encumbered by Mortgage No. AE247140Y in favour of the Mortgagee. The Mortgagee has consented to the Owner entering into this Agreement with respect to the Subject Land.
- F. The parties enter into this Agreement:
 - F.1 to give effect to the requirements of the Planning Permit; and
 - F.2 to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.



THE PARTIES AGREE

1. DEFINITIONS

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

Act means the *Planning and Environment Act 1987*.

Agreement means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement.

Building has the same meaning as in the Act and includes dwellings, swimming pools, carports and tennis courts.

Building Envelope means any area delineated and identified on the Endorsed Plan as a 'building envelope' or the like.

Endorsed Plan means the plan endorsed with the stamp of Council from time to time as the plan which forms part of the Planning Permit.

lot means a lot on the Endorsed Plan.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession.

party or parties means the Owner and Council under this Agreement as appropriate.

Planning Scheme means the East Gippsland Planning Scheme and any other planning scheme that applies to the Subject Land.

Subject Land means the land situated at 574 Lindenow-Glenaladale Road, Lindenow South being the land referred to in Certificate of Title Volume 7630 Folio 040 and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

2. INTERPRETATION

In this Agreement unless the context admits otherwise:

2.1 The singular includes the plural and vice versa.

2.2 A reference to a gender includes a reference to each other gender.

2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.

2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.

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- 2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
- 2.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.7 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
- 2.8 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

3. SPECIFIC OBLIGATIONS OF THE OWNER

The Owner covenants and agrees that the Owner will not build, construct or erect or cause or permit to be built, constructed or erected any Building on the Subject Land or on any part of the Subject Land, outside a Building Envelope without the prior written consent of Council.

4. FURTHER OBLIGATIONS OF THE OWNER

4.1 Notice and Registration

The Owner further covenants and agrees that the Owner will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

4.2 Further actions

The Owner further covenants and agrees that:

- 4.2.1 the Owner will do all things necessary to give effect to this Agreement;
- 4.2.2 the Owner will make application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with Section 181 of the Act and do all things necessary to this to be done including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that section.

4.3 Council's Costs to be Paid

The Owner further covenants and agrees that the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until paid will remain a debt due to Council by the Owner.



5. AGREEMENT UNDER SECTION 173 OF THE ACT

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed pursuant to the Planning Permit.

6. OWNER'S WARRANTIES

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

7. SUCCESSORS IN TITLE

Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:

- 7.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- 7.2 execute a deed agreeing to be bound by the terms of this Agreement.

8. GENERAL MATTERS

8.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

- 8.1.1 by delivering it personally to that party;
- 8.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- 8.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

8.2 Service of Notice

A notice or other communication is deemed served:

- 8.2.1 if delivered, on the next following business day;
- 8.2.2 if posted, on the expiration of 7 business days after the date of posting; or
- 8.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.



8.3 No Waiver

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

8.4 Severability

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

8.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

9. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

SIGNED, SEALED AND DELIVERED as a Deed by the parties on the date set out at the commencement of this Agreement.

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The Common Seal of the East Gippsland Shire Council was hereunto affixed on the 20th day of May 2009 in the presence of:

.....
.....

Chief Executive

.....
.....

Witness

Signed sealed and delivered by the said
HELEN MAUD LOWE
in the presence of:

.....
.....(witness)

.....
.....

Signed sealed and delivered by the said
HAROLD WALTER LOWE
in the presence of:

.....
.....(witness)

.....
.....

AG535758E

29/05/2009 \$99.90 173
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CONSENT OF MORTGAGEE

GIPPSLAND SECURED INVESTMENTS LIMITED (ACN 004 860 057), the Mortgagee under registered Mortgage AE247140Y, being land comprised in Certificate of Title Volume 7630 Folio 040 HEREBY CONSENTS to the registration of the within Section 173 Agreement

DATED this 12th day of May 2009

EXECUTION OF MORTGAGEE

THE COMMON SEAL OF GIPPSLAND SECURED INVESTMENTS LIMITED
was affixed in the presence of authorised persons



Director

Peter Milton Murphy
(full name)
119 Main Street Bairnsdale
(usual address)

Director

Glenn Andrew Sanford
(full name)
119 Main Street Bairnsdale
(usual address)

Please register and issue titles to Warren Graham & Murphy, 119 Main Street, Bairnsdale 3875

Signed: _____ Customer Code 1716W

JUN
20
26

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APPLICATION FOR PLANNING PERMIT

USE AND DEVELOPMENT OF A SECOND DWELLING AND ALTERATION OF ACCESS TO A TRANSPORT ZONE 2

578 LINDENOW-GLENALADALE ROAD, LINDENOW SOUTH

REF: 26035

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APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Development Plans
C	Land Capability Assessment

DOCUMENT REVISION

1	Draft Report	26/06/2026
2	Final Report	29/06/2026

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the applicant for this planning permit application for the use and development of a second dwelling and the alteration of access to a Transport Zone at 578 Lindenow-Glenaladale Road, Lindenow South.

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.

A planning permit is required for the proposed second dwelling under the provisions of the Low Density Residential Zone and Clause 52.29 for the alteration of access to a Transport Zone 2.

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

Address	578 Lindenow-Glenaladale Road, Lindenow South
Site Description	Lot 7 on Plan of Subdivision 620115A
Title Particulars	Vol 11165 Fol 432
Site Area	7591m ²
Proposal	Use and Development of a Second Dwelling and Alteration of Access to a Transport Zone 2
Planning Scheme	East Gippsland Planning Scheme
Zone	Low Density Residential Zone
Overlays	Not Applicable
Aboriginal Cultural Heritage	Yes
Permit Triggers	Clause 32.03-1 Low Density Residential Zone – Use Clause 32.03-4 Low Density Residential Zone – Buildings and Works Clause 52.29-2 Land Adjacent to the Principal Road Network – Permit Requirement
Notice	Exempt from notice at Clause 52.29-5
Referrals	Department of Transport
Bushfire Prone Area	Yes
Work Authority Licence	None within 500 metres of the site
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 Housing – Clause 16 Low Density Residential Zone – Clause 32.03 Bushfire Planning – Clause 53.02 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 578 Lindenow-Glenaladale Road, Lindenow South. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is affected by a Section 173 agreement registered as AG535758E.

Agreement AG535758E

The agreement restricts buildings or structures from being constructed outside the designated building envelope without the prior written consent of the Council.

The proposed development will be located outside the approved building envelope, however a request for consent will be submitted to Council concurrently with this planning application.

The site is irregular in shape with a total area of approximately 7591m² and contains an existing dwelling and an associated outbuilding.

The site is relatively flat in nature and contains scattered vegetation throughout.

Access is existing via a gravel crossover and driveway along the southern portion of the western boundary connecting directly to Lindenow-Glenaladale Road.

Lindenow-Glenaladale Road is a bitumen sealed road with grassed shoulders and open swale drains. The road is identified as a Transport Zone 2 traversing in a north to south direction.

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



Figure 1 – Locality Plan – 578 Lindenow-Glenaladale Road, Lindenow South (source: mapshare.vic.gov.au)



Figure 2 – 578 Lindenow-Glenaladale Road, Lindenow South (source: mapshare.vic.gov.au)

Surrounds

The land in this locality is a combination of residential, farming and public land.

Adjoining the northern and southern boundary of the subject site is vacant land. Adjoining the eastern boundary is land containing an existing dwelling and associated facilities. Adjoining the western boundary is Lindenow-Glenaladale Road.

The subject site is located to the south of the Lindenow South settlement within an existing low density residential area.

Lindenow South is a small rural settlement within East Gippsland that is located approximately 26 kilometres west of the central business district of Bairnsdale.

Lindenow South contains limited community and commercial services. Some limited community services are available a short vehicle distance in Lindenow, approximately 4.5 kilometres north of the subject site, with a larger suite of services and facilities available further afield in Bairnsdale.

The subject site in relation to Lindenow and surrounding land is shown in the aerial photograph below.



ADVERTISED

Photograph 1 – Aerial Photograph of the subject site and surrounding land
– 578 Lindenow-Glenaladale Road, Lindenow South (source: dpi.vic.gov.au)
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Photograph 2 – Subject site at 578 Lindenow-Glenaladale Road, Lindenow South.



Photograph 4 – Existing dwelling on subject site.



Photograph 6 – Subject site facing north showing proposed location for second dwelling.



Photograph 3 – Existing crossover and driveway access to subject site.



Photograph 5 – Existing outbuilding and water tanks on subject site.



Photograph 7 – Subject site facing east showing proposed location for second dwelling.

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Photograph 8 – Subject site facing south showing proposed location for second dwelling.



Photograph 10 – Neighbouring property adjoining the northern boundary at 582 Lindenow-Glenaladale Road, Lindenow South.



Photograph 12 – Lindenow-Glenaladale Road facing north.



Photograph 9 – Subject site facing southwest toward Lindenow-Glenaladale Road.



Photograph 11 – Neighbouring property adjoining the southern boundary at 580 Lindenow-Glenaladale Road, Lindenow South.



Photograph 13 – Lindenow-Glenaladale Road facing south.

3. THE PROPOSAL

This application seeks approval for use and development of a second dwelling and the alteration of access to a Transport Zone 2 under the provisions of the Low Density Residential Zone and Clause 52.29. The proposed development plans are contained in **Appendix B**.

The proposed second dwelling will be located in the eastern portion of the site with a setback of approximately 15.29 metres from the northern boundary, 43.74 metres from the eastern boundary, 20.82 metres from the southern boundary, 9.32 metres from the existing dwelling and 77.12 metres from the western boundary being Lindenow-Glenaladale Road.

The proposed dwelling will be single storey and will have a total building footprint of approximately 196.14m². The overall height will be 5 metres.

The finished material of the proposed second dwelling will include face brickwork and the roof will be finished with Colorbond metal roof sheeting. An extract of the western elevation is provided to the right and in **Appendix B**.

The subject site contains an existing access point in the southern portion of the western

boundary directly from Lindenow-Glenaladale Road via a gravel crossover and driveway which will be used for access to the proposed second dwelling and continue to be used for the existing dwelling. Lindenow Glenaladale Road is identified as a Transport Zone 2.

The subject site is connected to all available services, the proposed second dwelling will be connected to reticulated water, electricity, telecommunications and the existing road network. Wastewater will be treated and retained on site via a secondary treatment septic system as recommended within the Land Capability Assessment contained in **Appendix C**. The proposed new wastewater system will be connected to both the existing and proposed dwelling.

No vegetation removal will be required to facilitate the proposed second dwelling and only minor earthworks will be required to create a level building surface.

A Section 173 Agreement is registered on the title which restricts the construction of buildings and works outside the building envelope without the prior written consent of Council. The proposed second dwelling will be located outside the approved building envelope and therefore consent will be sought from Council concurrently with this planning application.

Dwelling justification and Use

The proposed second dwelling will serve as the primary residence of the landowner, who seeks to remain on-site in close proximity to his mother who will continue to occupy the existing dwelling. This arrangement enables the landowner to provide support and care for his mother, who is of retirement age, while maintaining the independence and privacy of both households. Both dwellings will be used for residential purposes.

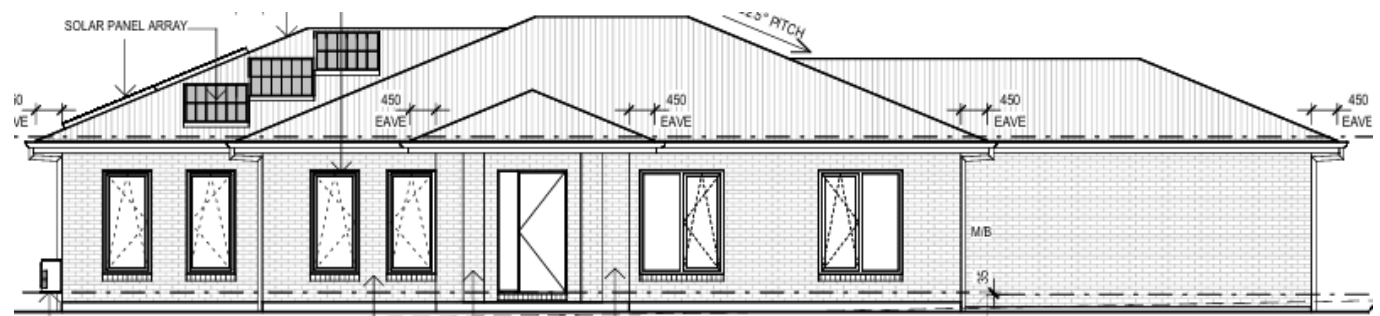


Figure 3 – Western Elevation – JG King Homes

4. ZONES AND OVERLAYS

Low Density Residential Zone

The purpose of the Low Density Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

An extract of the Low Density Residential Zone Map is provided in **Figure 4**.

Clause 32.03-1 provides a permit is required for the use of more than one dwelling on a lot and must meet the requirements of Clause 32.03-2. The proposed second dwelling meets the requirements of Clause 32.03-2.

Clause 32.03-4 provides a permit is required for buildings and works associated with a Section 2 use. As such a permit is required for the use and development under the provisions of the Low Density Residential Zone, the relevant decision guidelines are addressed in Section 6 of this submission.

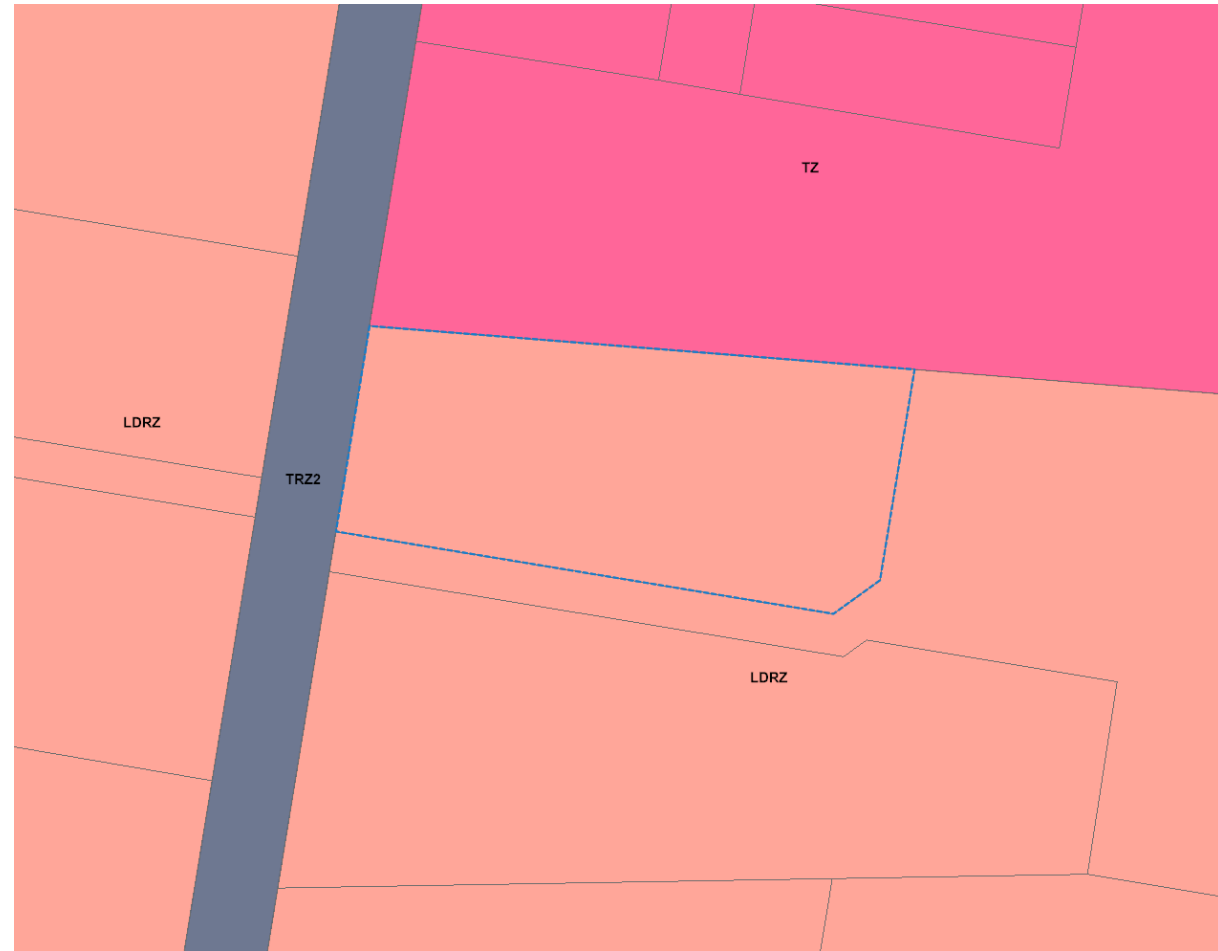


Figure 4 – Low Density Residential Zone – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

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

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

An extract of the Aboriginal Cultural Heritage Map is provided in **Figure 5**.

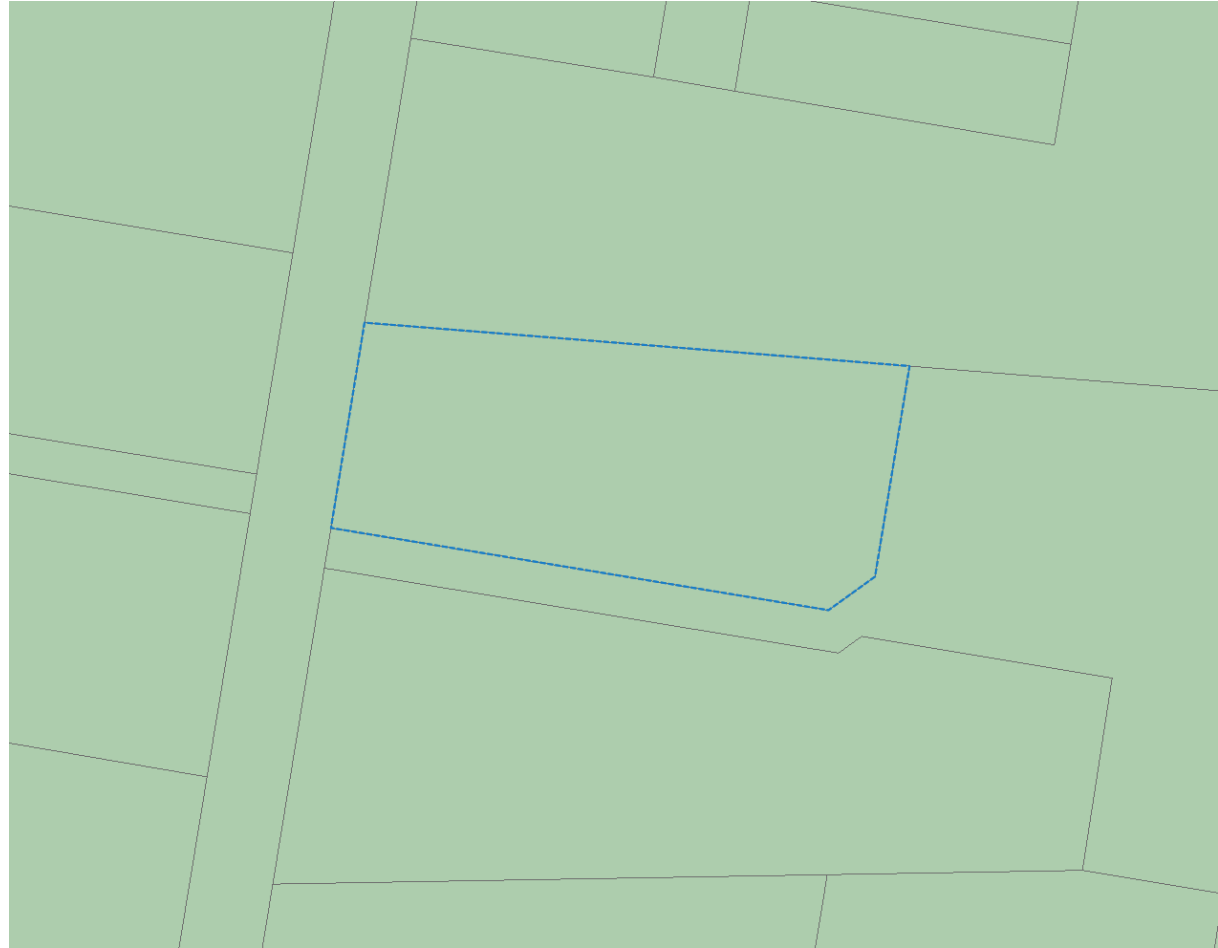


Figure 5 – Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

Bushfire Planning

The purpose of bushfire planning is:

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

An extract of the Bushfire Prone Area map is provided in **Figure 6**.

The subject site is located within a Bushfire Prone Area and is not affected by a Bushfire Management Overlay. As a permit is required under the Low Density Residential Zone for the construction of a second dwelling, the decision

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



Figure 6 – Bushfire Prone Area – (source - mapshare.vic.gov.au)

5. OTHER PLANNING CONSIDERATIONS

Clause 52.29 – Land Adjacent to the Principal Road Network

The purpose of the Land Adjacent to the Principal Road Network is:

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*

Clause 52.29-2 requires a permit to create or alter access to a road in a Transport Zone 2 (TRZ2).

The subject site adjoins Lindenow-Glenaladale Road along the western boundary, which is identified as a TRZ2. Existing vehicle access is located in the southern portion of the western boundary and will remain unchanged.

No new access is proposed, nor are any physical alterations to the existing access arrangements required as part of this application. While the proposed second dwelling may result in an increase in vehicle movements to and from the site, access will

continue to be provided via the existing crossover.

Given the minor but potential additional traffic movements generated by the proposed second dwelling, a permit is triggered under the provisions of Clause 52.29. The relevant decision guidelines at Clause 52.29-6 are addressed in Section 6 of this submission.

6. PLANNING ASSESSMENT

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

- The proposal is consistent with the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework, including **Clause 11** Settlement by providing for an additional dwelling within an established residential area.
- The proposal will result in an additional dwelling that has been appropriately designed and sited to complement the low-density residential character of the area. The scale, setbacks and layout ensure the development integrates appropriately with surrounding residential development.
- The proposal will contribute to a high standard of environmental sustainability, urban design and residential amenity through appropriate siting and dwelling design, consistent with the objectives of **Clause 15**. No vegetation is required to be removed to facilitate the proposal.
- **Clause 02.03-1** identifies Lindenow as a settlement category of a town. Lindenow

South is a small rural settlement approximately 5 kilometres southwest of Lindenow.

- The subject site and existing dwelling are currently connected to all available services and the proposed second dwelling will be connected to all available services and infrastructure including reticulated water, electricity, telecommunications and a good quality road network. Wastewater for both the existing dwelling and second dwelling will be treated and retained within the allotment boundaries via a new secondary treatment septic system as recommended in the Land Capability Assessment contained in **Appendix C**. The existing septic system and absorption trenches currently servicing the existing dwelling will require decommissioning and removal to facilitate the proposed second dwelling.
- The proposal meets the objectives of **Clause 16** by providing an additional dwelling that will be used for residential purposes.
- The proposal is consistent with the decision guidelines of the Low Density Residential Zone at **Clause 32.03-6** which seeks to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

The proposal seeks approval for the use and development of a second dwelling, which will serve as the primary residence of the landowner. The existing dwelling will continue to be occupied by the landowner's mother who is of retirement age. The arrangement enables the landowner to reside on-site in close proximity to his mother, providing support and care while maintaining the independence and privacy of both households. Both the existing dwelling and proposed second dwelling will be used for residential purposes and will have appropriate setbacks from all boundaries.

- Access is existing in the southern portion of the western boundary directly from Lindenow-Glenaladale Road via a gravel crossover and driveway that will remain unchanged.
- There is a Section 173 Agreement registered on title as AG535758E that restricts development outside the approved building envelope without written consent from Council. The proposed second dwelling will be partly located outside the approved building envelope and as such we intend to seek written approval from Council concurrently with this application.
- This submission has addressed the relevant decision guidelines of **Clause 52.29** Land

adjacent to the Principal Road Network. The subject site adjoins the Lindenow-Glenaladale Road along the western boundary which is identified as a Transport Zone 2 and forms part of the Principal Road Network. An existing gravel crossover and driveway is located in the southern portion of the western boundary and currently provides vehicle access to the site for the existing dwelling. It is proposed that the existing access arrangement will be retained and shared by both dwellings. No physical alteration to the existing access point is proposed as part of this application.

- The proposed second dwelling will generate a minor increase in vehicle movements. This level of traffic generation is considered minimal and will not adversely impact the operation or safety of Lindenow-Glenaladale Road. The existing access point is considered adequate to accommodate the potential minor increase in vehicle movements without any upgrade or alteration being required.
- The proposal will not result in any change to the physical characteristics of the existing access and the safety of the access point.
- The proposal is consistent with the objectives of **Clause 13.02** and the decision guidelines of **Clause 53.02-6**, which seek to strengthen the resilience of settlements

and communities to bushfire through risk based planning that prioritises the protection of human life. The subject site is not affected by a Bushfire Management Overlay. The proposed second dwelling will be located within an established Low Density residential area of Lindenow South. Bushfire construction requirements will be addressed at building permit stage in accordance with the applicable Bushfire Attack Level (BAL) rating. No vegetation is required to be removed to facilitate the proposed second dwelling or an appropriate defendable space. The site has direct access to Lindenow-Glenaladale Road which provides for an appropriate access point in the event of a bushfire emergency. The subject site is connected to reticulated water supply which is considered adequate to meet static water supply requirements for the proposed second dwelling. It is considered that bushfire risks associated with the site can be managed through the building permit process.

- This submission has addressed the relevant decision guidelines of **Clause 65**, and the proposed development supports the orderly planning of the area whilst appropriately considering potential impacts on the environment, surrounding residential amenity and human health.

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

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

7. CONCLUSION

This submission is in support of a planning permit application for the use and development of a second dwelling and alteration of access to a Transport Zone 2 at 578 Lindenow-Glenaladale Road, Lindenow South.

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

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the Low Density Residential Zone.
- The design of the proposed dwelling is complementary to the existing surrounding development and is consistent with the character of the area.

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

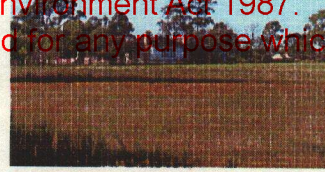
Development Solutions Victoria

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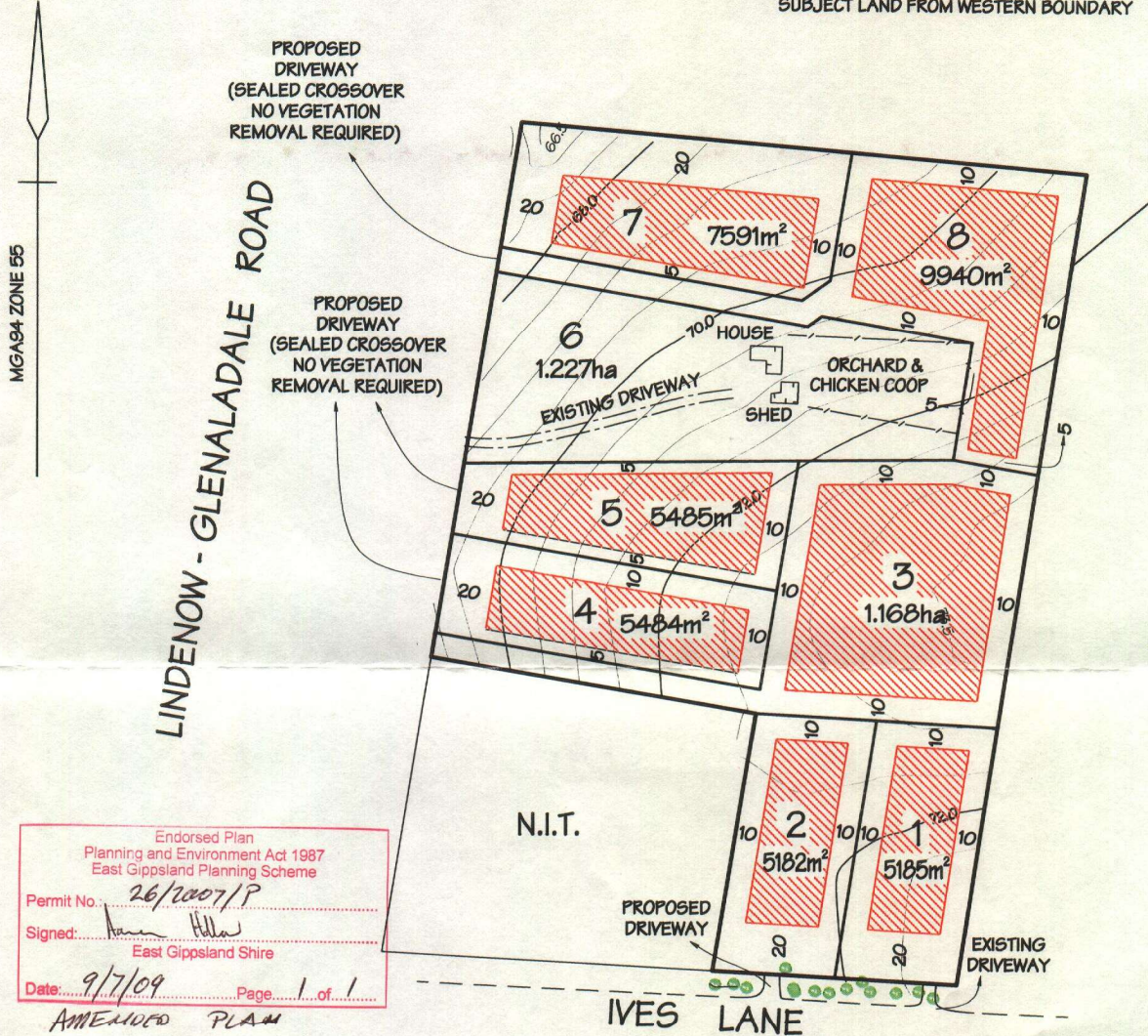
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VIEW OF EXISTING DWELLING ON
SUBJECT LAND FROM WESTERN BOUNDARY

BUILDING ENVELOPE PLAN

PARISH OF COONGULMERANG
CROWN ALLOTMENT 126 (PART)
LOT 3 ON LP 22655
C/T VOL 7630 FOL 040



Endorsed Plan
Planning and Environment Act 1987
East Gippsland Planning Scheme
Permit No. 26/2007/P
Signed: [Signature]
East Gippsland Shire
Date: 9/7/09 Page 1 of 1

AMENDED PLAN



VIEW FROM NORTH-WEST CORNER OF SUBJECT LAND



DENOTES LOCATION OF BUILDING ENVELOPES
AS REGISTERED IN LEGAL AGREEMENT AF680741T



VIEW FROM SOUTH-EAST CORNER OF SUBJECT LAND

Crowthier & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5162 5011

N:\Data 2008\12082 Estate of Maude Lowe\12082 Bld env3.pro

NOTATIONS

DIMENSIONS ARE SUBJECT TO SURVEY
AREAS ARE APPROXIMATE ONLY
CONTOUR INTERVAL 0.5m
HEIGHTS ARE TO A.H.D. DATUM

ESTATE OF MAUDE LOWE

LINDENOW - GLENALADALE ROAD, LINDENOW SOUTH

SCALE 1:2000
VERSION 3 (7/10/2008)

SURVEYORS REF.

Printed 2/09/2026

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Dwelling 578 Lindenow-Glenaladale Rd Lindenow South Client: JG King Homes Checked:	Date: 18 May 2026 Designed: SJA Job No.: 468819 Page No.: 1 of 14

LAND CAPABILITY ASSESSMENT ON-SITE DOMESTIC WASTEWATER



578 Lindenow-Glenaladale Rd, Lindenow South

1.0 INTRODUCTION

SAC were engaged to undertake an LCA for the purpose of on-site domestic wastewater management of the Proposed Dwelling at 578 Lindenow-Glenaladale Rd, Lindenow South. The field investigation and report have been undertaken by suitable experienced staff.

The assessment was completed in accordance with the Environment Protection Authority's *Guideline for Onsite Wastewater Management (May 2024)*, guidelines for *Land Capability Assessment For On-Site Wastewater Management* (EPA Publication No. 746.1, March 2003), *On-Site Domestic Wastewater Management* (AS/NZS 1547:2012) and East Gippsland Shires *DWMP*.

Information and results are presented in table form for clear data presentation and ease of identification of key points. **Detailed recommendations presented on page 7 of the report. LCA is to be read in conjunction with Site Features Plan 468819-LC1.**

Subject Land	578 Lindenow-Glenaladale Rd, Lindenow South
Client	JG King Homes
Email Address	andrewflanagan@jgkinghomes.com.au
Contact	Mobile: 0419 421 329
Map Reference	Vicroads 83 H7
Municipality	East Gippsland Shire Council
Proposed Development	Assume a 4 Bedroom Residence (Potential Occupancy = No. of Bedrooms + 1) ¹
Design Flow	150 L/person/day ² (for reticulated water supply with WELS ³ fixtures & fittings)
Anticipated Wastewater Load	750 L/day
Treatment System Required	Secondary treated effluent to minimum 20/30 standard (ie. AWTS ⁴ or sand filter)
Disposal System Required	Sub-surface irrigation – Area of 150m ²

¹ As identified in Victorian EPA Guideline for Onsite Wastewater Management, May 2024 (Section 4.2.1)

² As identified in Victorian EPA Guideline for Onsite Wastewater Management, May 2024 (Table 4-1)

³ WELS – Water Efficiency Labelling Scheme.

⁴ AWTS – Aerated Wastewater Treatment System (EPA approved)

468819 LCA

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2.0 PURPOSE/SCOPE OF ASSESSMENT

Purpose and Scope of Assessment	Broad-scale assessment for subdivisational purposes (often requires further lot-specific assessment at later date)	☐
	Detailed investigation for lot-specific management requirements	☒

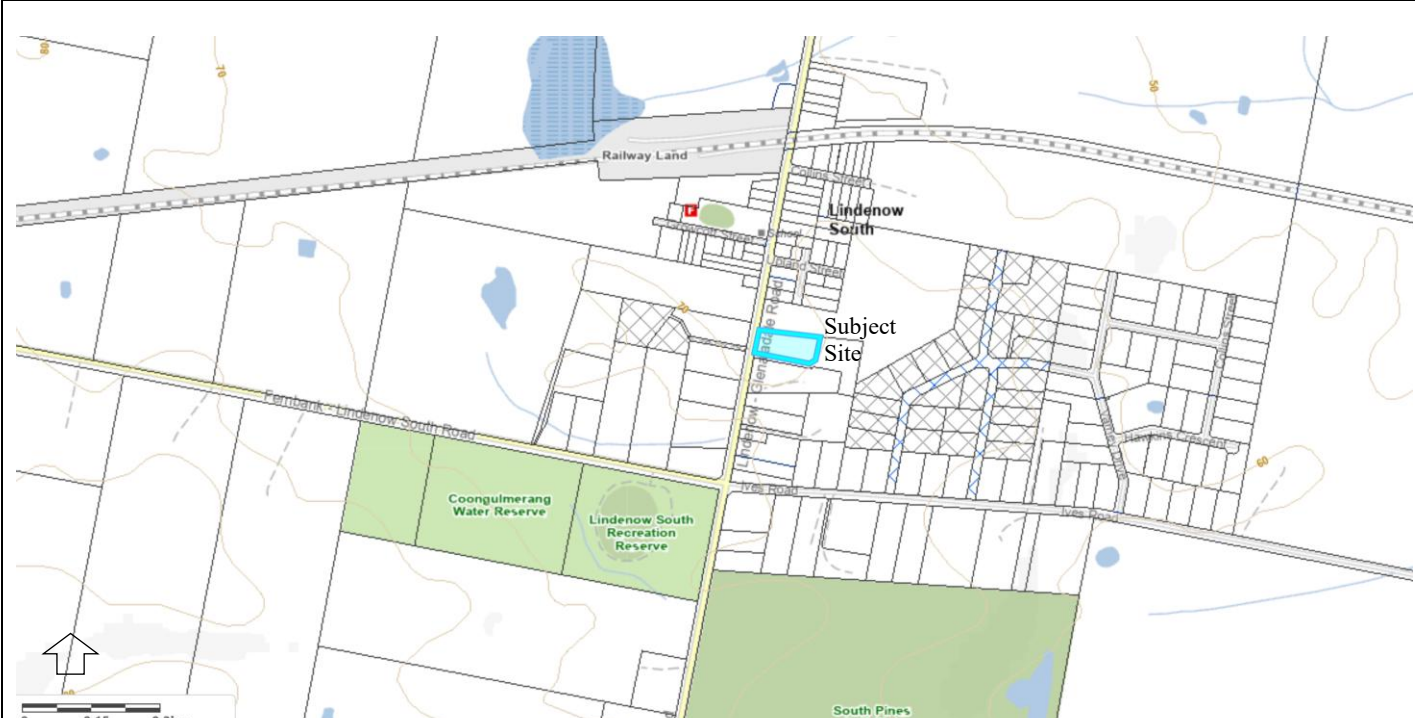


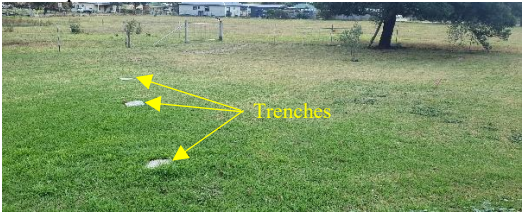
Figure 1: Locality Plan



Figure 2: Aerial view of subject site (approximate title boundaries shown)

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3.0 SITE KEY FEATURES

Criteria / Feature	Description	Implications for Wastewater Management
Allotment/s		
Title details	Lot 7, PS 620115	Council Property No: 94041
No. of Lots Proposed	1	
Lot size (EPA recommended minimum lot size = 1.0 ha)	7591 m ²	Less than the EPA recommended 1.0 ha. Will require well managed and designed disposal system (refer to criteria outlined in Recommendations)
Dwelling Usage	Likely to be permanent	
Adjoining Lot sizes	Residential lots 9940m ² – 1.227ha in size.	Overall volume of wastewater being disposed to land in the local district is moderate.
Current Land Use	Existing dwelling previously utilized a septic tank and ground absorption trenches for disposal of wastewater on-site. (Refer site features plan for location.) 	The existing effluent disposal field will have to be decommissioned and removed to allow for new dwelling development. 
Infrastructure		
Zoning & Overlays	Township Zone (TZ)	
Nearest Reticulated Sewer	Township of Lindenow South	Not feasible to connect to reticulated sewer. The area is unlikely to be sewered in the short to medium term future.
Reticulated Water	Available on existing allotment	Increases the risk of excessive water usage by future dwellings.
Power	Available on existing allotment	Allows ready use of wastewater treatment plant
Land Features		
Geology	Qd2 (Qpd) – Quaternary Non-Marine (Aeolian) deposits consisting of Aeolian: dune deposits: sand, clay, calcareous sand. (from 1:250,000 Geological Map Series BAIRNSDALE)	Observed Soils dominated by loamy sands, overlying deep inland dune sands 
Elevation	Approx 72m AHD	
Landscape Elements	High level gently undulating plain landform	
Fill	Natural soil profiles were observed throughout the site. No fill was observed.	No filling is proposed in the effluent management area.
Aspect	The site is generally flat	Increases sun exposure for improved efficiency of effluent disposal field
River/Stream Catchment	No creeks or waterways in allotment	Risk is reduced
Dams/Surface Water	Swampy pond at northwest corner of property	Necessary setbacks are easily achieved
Rock Outcrop	None	Reduces limitations and maximises efficiency of effluent disposal field
Erosion	No evidence of sheet or rill erosion.	The erosion hazard is low.
Vegetation	Grass/Lawn	No vegetation clearing required for establishment of effluent disposal field or dwelling development

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	Client: JG King Homes	Job No.: 468819
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Criteria / Feature	Description	Implications for Wastewater Management
Land Features (cont'd)		
Climate	Temperate	Reduces variation in efficiency of effluent field
Solar Exposure	High	Increases efficiency of effluent disposal field
Recommended Buffer Distances	All buffer distances recommended in Table 4-10 of <i>EPA Guideline for Onsite Wastewater Management, (May 2024)</i> are achievable and do not significantly limit siting of the LAA in this case	
Available Land Application Area (LAA)	Considering all site constraints and the buffers mentioned above, the site has adequate land that is suitable and available for land application of treated effluent.	By using a system that provides secondary treatment and pressurized sub-surface irrigation, there will be ample protection for surface and groundwater

4.0 SOIL ASSESSMENT & CONSTRAINTS

The sites soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

4.1 Published Soils Information

Soils of the site have been mapped and described in Sustainable Soil Management “*A reference manual to the major agricultural soils of the Bairnsdale and Dargo regions*”, and are described as belonging to the Fernbank (texture contrasts soils) with Perry (deep sandy soils) (Fe/Py) map unit. This unit occurs on high level gently undulating plains with areas of longitudinal dunefields and is comprised of fluvial sediments deposited in the Pleistocene period. The majority of the land is used for grazing.

The Perry (Py) map unit as found on the subject site, comprises inland Pleistocene sand hills and dunes, most likely formed from sands blown from streams by prevailing westerly winds. In general these soils are low in clay and organic matter, with the profiles dominated by fine to medium, well sorted sand textures throughout. Usually there is an horizon of iron and/or organic matter accumulation before 1m. Often this comprises nodules of iron cemented sands and may form a discontinuous pan.

4.2 Soil Survey and Analysis

A Soil survey was carried out at the site to determine suitability for application of treated effluent. Subsoil investigations were conducted at two locations, as shown on the Site Features Plan, using a hand auger (B1-2). This was sufficient to adequately characterise the soils, as only minor variation would be expected throughout the area of interest.

Samples of all discrete soil layers for test bore 1 were collected for subsequent laboratory analysis of pH⁵, electrical conductivity⁶ and Emerson Aggregate Class⁷. The soil profile of bore 2 is detailed below.

	Depth (m)	Description	Horizon	
	0.0 0.1	TOPSOIL: Dark Grey/Brown Dry Sandy Loam	A1	
	0.2 0.3 0.4 0.5 0.6 0.7 0.8	SAND: Grey/Brown Moist Dense Silty paler with depth	A2	
	0.9 1.0+	SAND: Yellowish Brown Moist Dense Cemented Sands with coffee rock fragments	A3	

⁵ The pH of 1:5 soil/water suspensions was measured using a Merck pH strip

⁶ EC (dS m⁻¹) was calculated by measuring the electrical conductivity of 1:5 soil water suspension.

⁷ Appendix C shows photographic results of Emerson Aggregate Test (Slaking/Dispersion)

468819 LCA

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Dwelling 578 Lindenow-Glenaladale Rd Lindenow South	Date: 18 May 2026 Designed: SJA
	Client: JG King Homes	Job No.: 468819
	Checked:	Page No.: 5 of 14

Soil Features: TEST BORE B1			
Soil Horizon	A1	A2	A3
Depth (mm)	0-200	200-700	700+
Boundary Type		Gradual	Gradual
Field Texture Grade ⁸	LS	LS	CS
Structure	Weak	Weak	Weak
pH	7	7	7
EC (dS m ⁻¹)	0.00	0.00	0.01
Dominant Colour	7.5 YR 3/1 Very Dark Grey	10 YR 5/2 Greyish Brown	10 YR 5/8 Yellowish Brown
Mottles	None	None	None
Dispersion	5	5	5
Coarse Fragments (% Volume)	None	None	None
Soil Category⁹ (AS/NZ1547:2012)	2a	2a	2a
Design Irrigation Rate ¹⁰ (DIR mm/day)	5	5	5
Design Loading Rate ¹¹ (DLR mm/day)	NR	NR	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dry Sandy Loam	A1	
0.1			
0.2	SAND: Moist Dense	A2	
0.3			
0.4	paler with depth		
0.5			
0.6			
0.7	SAND: Dry Dense Cemented Clayey	A3	
0.8	With coffee rock fragments		
0.9			
1.0	Paler with depth		
1.2			
1.5+			

Soil Bore Log Profile

Test Bore 1

⁸ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁹ As identified in Victorian EPA Guideline for Onsite Wastewater Management, (May 2024) Table 4-9

¹⁰ For sub-surface irrigation (Refer Table M1 of AS/NZS 1547:2012)

¹¹ For absorption trenches/beds

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5.0 LAND CAPABILITY ASSESSMENT MATRIX

Land features	Land capability class rating				
	Very good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)
General characteristics					
Site drainage	No visible signs of dampness	Moist soil, but no water in pit		Visible signs of dampness	Water ponding on surface
Runoff	None	Low	Moderate	High - diversionary structures req'd	Very High - diversion not practical
Flood/inundation potential (yearly return exceedence)	Never		< 1 in 100	< 1 in 30	> 1 in 20
Proximity to watercourses	> 60m				< 60m
Slope (%)	0 - 2	2 - 8	8 - 12	12 - 20	> 20
Landslip	None Evident		Low potential for failure	High potential for failure	Present or past failure
Seasonal water table depth (m) (incl. perched water tables)	>5	5 - 2.5	2.5 - 2.0	2.0 - 1.5	< 1.5
Rock Outcrop (% of land surface containing rocks > 200mm)	0	< 10%	10-20%	20-50%	>50%
Vegetation Type	Turf or pasture				Dense forest with little understorey
Average Rainfall (mm/yr)	< 450	450 - 650	650 - 750	750 - 1000	> 1000
Pan Evaporation (mm/yr)	> 1500	1250 - 1500	1000 - 1250	-	< 1000
Fill	No Fill		Fill present		
Soil profile characteristics*					
Structure	High	Moderate	Weak	Massive	Single Grained
Profile depth (of limiting Horizon B1)	> 2.0m	1.5m - 2.0m	1.5m - 1.0m	1.0m - 0.5m	< 0.5m
Soil permeability category ¹²	2 and 3	4		5	1 and 6
Presence of mottling	None		Some		Extensive
Coarse Fragments (% volume)	<10	10-20	20-40		>40
pH	6 - 8		4.5 - 6		<4.5, >8
Emerson Aggregate Test (dispersion/slaking)	4, 6, 8	5	7	2, 3	1
Salinity (dS/m) (Electrical Conductivity)	<0.3	0.3 - 0.8	0.8 - 2	2 - 4	>4
Overall Site Rating¹³			Fair		3

* relevant to the sites most restrictive soil layer(s)

¹² Refer Table 5.1 (Determination of Soil Category) of AS/NZS 1547:2012

¹³ A description of each Land Capability Class Rating is provided in Appendix A. 468819 LCA

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6.0 CONCLUSION

This LCA has been prepared to accompany a development application to East Gippsland Shire Council for a Proposed Dwelling and associated necessary wastewater management system. As such, this report provides recommendations for treatment and land application systems that are appropriate to the land capability.

Note: The presence of highly permeable and weakly structured (Category 2a) soils results in the site being unsuitable for Primary treatment only (i.e. effluent disposal via septic tank and absorption trenches). This is due to the low nutrient retention capacities of these soils and the associated high risk of excessive levels of pathogens and nutrients moving rapidly through the soil profile and negatively impacting the groundwater.

The following section provides an overview of a suitable system, with sizing and design considerations. **Detailed design for the system is beyond the scope of this study, but should be undertaken at the time of building application and submitted to Council.**

7.0 RECOMMENDATIONS

It is recommended based on this LCA, that if the development of a Proposed Dwelling on 578 Lindenow-Glenaladale Rd, at the location indicated on the Site Features Plan 468819 - LC1:

- Install a system that provides secondary treatment with disinfection to meet EPA requirements for irrigation. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS. Several suitable options are available, including aerated wastewater treatment systems (AWTS) and single pass sand filters. Either of these options is capable of achieving the desired level of performance and final selection is the responsibility of the property owner, who will forward details to Council for approval.
- On-site disposal of domestic wastewater should occur within the proposed Land Application Area (refer Site Features Plan 468819 - LC1). The client is allowed flexibility in selecting the final location and configuration of the irrigation system, provided it remains within this envelope and in accordance with the relevant codes/standards.
- Calculation of Irrigation Area based on AS/NZ 1547 equation $A=Q/DIR$

	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Q (L/day)	450	600	750	900
DIR (mm/day)	5	5	5	5
Irrigation Area (m²)	90	120	150	180
Max ww storage depth	6mm	6mm	6mm	6mm
Note: Maximum wet weather storage depth of less than 10mm required (refer Appendix B for full details)				

- Minimum setbacks and buffer distances must be obtained when establishing effluent disposal envelopes, as per *EPA Guideline for Onsite Wastewater Management, (May 2024)*.
- The owner shall consult an irrigation expert familiar with wastewater irrigation equipment, to help design and install the irrigation system. The irrigation plan must ensure good, even application of effluent.

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	Client: JG King Homes	Job No.: 468819
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8.0 MANAGEMENT PROGRAM

8.1 Installation Issues

To ensure the satisfactory installation and operation of the AWTS & sub-surface irrigation, the following measures are to be implemented:

- Construction of a shallow table or cut-off drain along the high sides of the effluent disposal area, extending to below the field;
- Overflow from any water storage tanks to be directed into a table drain, or equivalent, to discharge below the effluent disposal field in a manner to avoid scouring or washing away downstream of the discharge point;
- Stormwater flows from the roof must be discharged at a point well clear of the effluent disposal field and runoff from paved surfaces and driveways must be directed away from the disposal site.
- Installation of the sub-surface irrigation system to be undertaken when the soils are dry or moist, not when the ground is saturated;
- Sub-surface irrigation system to be designed to minimise root intrusion from trees;
- Sub-surface irrigation system to utilise pressure dosing to ensure effluent is applied uniformly throughout the effluent disposal area.

8.2 Ongoing Management & Maintenance Issues

To ensure the satisfactory ongoing performance of the proposed AWTS & sub-surface irrigation, the owners/occupiers will need to ensure that:

- No buildings or impermeable surfaces are constructed on or over the effluent disposal areas;
- Heavy equipment is kept away from effluent disposal areas whilst the soil is saturated;
- The effluent disposal field is maintained as a grassed area, or planted out with shrubs that tolerate wet conditions, have high evapo-transpiration capacity and can tolerate phosphorus levels typically found in treated effluent;
- Trees and/or thick shrubs **are not** to be planted out along the northern or western edges of the effluent disposal areas to prevent exposure to both wind and sun.

The installer of the AWTS & sub-surface irrigation is to ensure that the owners/occupants are aware of and fully understand their responsibilities in relation to operating the treatment system, maintenance requirements and what should be done in the event of any problems. The satisfactory ongoing performance and longevity of the AWTS & sub-surface irrigation can be enhanced by:

- Ensuring that maintenance requirements are undertaken regularly in accordance with the systems' requirements and that both they and future owners/occupiers are aware of the systems capabilities, limitations and ongoing requirements;
- Using biodegradable soaps, low phosphorous detergents and detergents that have low salt, sodium and chlorine levels;
- Limiting the use of germicides (such as strong detergents, disinfectants, toilet cleaners, whiteners and bleaches);
- Not flushing disposable nappies, sanitary napkins or other hygiene products into the systems;
- Not flushing chemicals, paint or similar substances into the systems.
- Fats, oils, milk, tea leaves, coffee grounds and other kitchen food liquids, particles and scraps should be composted in a compost bin. These organic wastes **SHOULD NOT** be disposed of into the onsite wastewater treatment system.

NOTE: This report and associated plan(s) does not constitute a Septic Tank Permit. Such a permit should be obtained separately from the Environmental Health Department of East Gippsland Shire Council after development approval is obtained and prior to plumbing works commencing.

APPENDIX A

Capability Class	Degree of Limitation	General Description
Rating 1	None to Very Slight	The Proposed Dwelling is suitable for on-site disposal of septic tank discharge. The limitations or environmental hazard from long-term use are considered very slight. Standard performance measures for design, installation and management should prove satisfactory.
Rating 2	Slight	The site has been identified as generally suitable for on-site effluent disposal but there is a slight associated environmental hazard expected. One or more land limitations are present, which may not be compatible with 'straight forward' conventional on-site disposal. The wastewater management program will require careful planning, adherence to specifications and adequate supervision.
Rating 3	Moderate	The site has only a fair capability for on-site effluent disposal with a moderate associated environmental risk always present. Very careful site selection, preparation and specialized design will be required to address the identified land constraints. A management program should be delivered to the responsible authority with the development application and prior to earthworks commencing. It is recommended that, in order to achieve BPEM, wastewater-processing systems which can attain a higher level of treatment with basic monitoring should be considered as an alternative to standard conventional trench disposal.
Rating 4	High	Areas have a poor capability rating with a high associated environmental risk. Considerable difficulties are expected during siting and installation of the wastewater treatment system and during routine operation. A very high Engineering input and close supervision would be needed to minimize the environmental impact. Alternative wastewater processing systems capable of consistently producing a high quality secondary effluent (such as aerated wastewater treatment plants) together with a close monitoring program should be seriously investigated and adopted.
Rating 5	Severe	Areas have a very poor capability and there is severe associated environmental risk. The areas are not generally considered suitable for disposal of septic tank effluent by trench systems. The high levels of Engineering input and management needed at all stages are unlikely to adequately address the identified land constraints and achieve a sustainable outcome. Reticulated sewerage is usually the only acceptable option.



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Lindenow South

Client: JG King Homes

Checked:

Date: 18 May 2026

Designed: SJA

Job No.: 468819

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APPENDIX B

Bairnsdale 085279

Mean

Source: AS1547-1994 - Table G1

Evap.data

Bairnsdale 084100

average Pan evaporation

(Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1			2	3	4	5	6	7	8	9
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal	Effluent	Size of
	per	Eo		+Cf*Eo	P	Rainfall		rate/month	applied	area
	month	(B.Met)				Re=(1-r)P	5	(Et-Re)+	per month	(8)/(7)
								LTAR*N	450	
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.6	204.3	174	48.9	36.7	155	292.0	13950	48
Feb	28	6.1	170.0	144	50.8	38.1	140	246.4	12600	51
Mar	31	4.8	148.8	126	44.7	33.5	155	248.0	13950	56
Apr	30	3.7	109.8	66	55.8	41.9	150	174.0	13500	78
May	31	2.6	80.0	48	47.3	35.5	155	167.5	13950	83
Jun	30	2.4	70.8	42	59.7	44.8	150	147.7	13500	91
Jul	31	2.4	73.8	44	49.1	36.8	155	162.4	13950	86
Aug	31	3.0	93.0	56	36.3	27.2	155	183.6	13950	76
Sep	30	3.8	114.9	69	52.7	39.5	150	179.4	13500	75
Oct	31	4.7	144.8	123	60	45.0	155	233.1	13950	60
Nov	30	5.5	165.9	141	80.9	60.7	150	230.3	13500	59
Dec	31	6.3	195.9	167	59	44.3	155	277.3	13950	50
Totals			1571.9	1201	645.2	483.9				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	increase	computed	reset if	equivalent
	area	rate	rate		depth of	depth	depth	depth	Et deficit	storage
	(m2)	(8)/(2)	per month		stored	effluent	effluent	effluent	<0	10 x area
		(mm)	(mm)	(mm)	(5)/porosity	month	+(6)	(mm)	(mm)	(L)
Dec								0.0	0	
Jan	90	155	292	-137	-342	0	-342	-342	0	0
Feb		140	246	-106	-266	0	-266	-266	0	0
Mar		155	248	-93	-232	0	-232	-232	0	0
Apr		150	174	-24	-60	0	-60	-60	0	0
May		155	168	-13	-31	0	-31	-31	0	0
Jun		150	148	2	6	0	6	6	6	155
Jul		155	162	-7	-19	6	-19	-13	0	0
Aug		155	184	-29	-71	0	-71	-71	0	0
Sep		150	179	-29	-74	0	-74	-74	0	0
Oct		155	233	-78	-195	0	-195	-195	0	0
Nov		150	230	-80	-201	0	-201	-201	0	0
Dec		155	277	-122	-306	0	-306	-306	0	0
Jan		155	292	-137	-342	0	-342	-342	0	0
Feb		140	246	-106	-266	0	-266	-266	0	0
Mar		155	248	-93	-232	0	-232	-232	0	0
Apr		150	174	-24	-60	0	-60	-60	0	0
May		155	168	-13	-31	0	-31	-31	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Porosity in disposal area = **40%**

Variables Table

Runoff Coeff = **0.25** percentage runoff

Summer Crop Factor = **0.85** crop transpiration rate Oct-Mar

Winter Crop Factor = **0.6** crop transpiration rate -Apr-Sep

LTAR = **5** L/m2/day

FLOWs = **450** L/day

Estimated area of effluent drainfield = **90** square metres

Maximum depth of stored effluent = **6** mm depth

Water Balance Model for 2 bedroom dwelling
(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)



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Lindenow South

Client: JG King Homes

Checked:

Date: 18 May 2026

Designed: SJA

Job No.: 468819

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APPENDIX B (cont'd)

Bairnsdale 085279

Mean

Source: AS1547-1994 - Table G1

Evap.data

Bairnsdale 084100

average Pan evaporation

(Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1			2	3	4	5	6	7	8	9
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal	Effluent	Size of
	per	Eo		+Cf*Eo	P	Rainfall		rate/month	applied	area
	month	(B.Met)				Re=(1-r)P	5	(Et-Re)+	per month	(8)/(7)
								LTAR*N	600	
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.6	204.3	174	48.9	36.7	155	292.0	18600	64
Feb	28	6.1	170.0	144	50.8	38.1	140	246.4	16800	68
Mar	31	4.8	148.8	126	44.7	33.5	155	248.0	18600	75
Apr	30	3.7	109.8	66	55.8	41.9	150	174.0	18000	103
May	31	2.6	80.0	48	47.3	35.5	155	167.5	18600	111
Jun	30	2.4	70.8	42	59.7	44.8	150	147.7	18000	122
Jul	31	2.4	73.8	44	49.1	36.8	155	162.4	18600	115
Aug	31	3.0	93.0	56	36.3	27.2	155	183.6	18600	101
Sep	30	3.8	114.9	69	52.7	39.5	150	179.4	18000	100
Oct	31	4.7	144.8	123	60	45.0	155	233.1	18600	80
Nov	30	5.5	165.9	141	80.9	60.7	150	230.3	18000	78
Dec	31	6.3	195.9	167	59	44.3	155	277.3	18600	67
Totals			1571.9	1201	645.2	483.9				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial area (m2)	application rate (8)/(2)	Disposal rate per month (above)	(3)-(4)	Increase depth of stored effluent (5)/porosity	Starting depth of effluent for month	increase depth of effluent	computed depth of effluent (X)	reset if Et deficit <0	equivalent storage 10 x area
		(mm)	(mm)	(mm)	(5)/porosity	month	+(6)	(mm)	(mm)	(L)
Dec								0.0	0	
Jan	120	155	292	-137	-342	0	-342	-342	0	0
Feb		140	246	-106	-266	0	-266	-266	0	0
Mar		155	248	-93	-232	0	-232	-232	0	0
Apr		150	174	-24	-60	0	-60	-60	0	0
May		155	168	-13	-31	0	-31	-31	0	0
Jun		150	148	2	6	0	6	6	6	207
Jul		155	162	-7	-19	6	-19	-13	0	0
Aug		155	184	-29	-71	0	-71	-71	0	0
Sep		150	179	-29	-74	0	-74	-74	0	0
Oct		155	233	-78	-195	0	-195	-195	0	0
Nov		150	230	-80	-201	0	-201	-201	0	0
Dec		155	277	-122	-306	0	-306	-306	0	0
Jan		155	292	-137	-342	0	-342	-342	0	0
Feb		140	246	-106	-266	0	-266	-266	0	0
Mar		155	248	-93	-232	0	-232	-232	0	0
Apr		150	174	-24	-60	0	-60	-60	0	0
May		155	168	-13	-31	0	-31	-31	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Porosity in disposal area **40%**

Variables Table

Runoff Coeff = 0.25 percentage runoff

Summer Crop Factor = 0.85 crop transpiration rate Oct-Mar

Winter Crop Factor = 0.6 crop transpiration rate -Apr-Sep

Change as required

LTAR = 5 L/m2/day

FLOWs = 600 L/day

Estimated area of effluent drainfield = 120 square metres

Maximum depth of stored effluent = 6 mm depth

Water Balance Model for 3 bedroom dwelling
(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)



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Lindenow South

Client: JG King Homes

Checked:

Date: 18 May 2026

Designed: SJA

Job No.: 468819

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APPENDIX B (cont'd)

Bairnsdale 085279

Mean

Source: AS1547-1994 - Table G1

Evap.data

Bairnsdale 084100

average Pan evaporation

(Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1			2	3	4	5	6	7	8	9
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal	Effluent	Size of
	per	Eo		+Cf*Eo	P	Rainfall		rate/month	applied	area
	month	(B.Met)				Re=(1-r)P	5	(Et-Re)+	per month	(8)/(7)
								LTAR*N	750	
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.6	204.3	174	48.9	36.7	155	292.0	23250	80
Feb	28	6.1	170.0	144	50.8	38.1	140	246.4	21000	85
Mar	31	4.8	148.8	126	44.7	33.5	155	248.0	23250	94
Apr	30	3.7	109.8	66	55.8	41.9	150	174.0	22500	129
May	31	2.6	80.0	48	47.3	35.5	155	167.5	23250	139
Jun	30	2.4	70.8	42	59.7	44.8	150	147.7	22500	152
Jul	31	2.4	73.8	44	49.1	36.8	155	162.4	23250	143
Aug	31	3.0	93.0	56	36.3	27.2	155	183.6	23250	127
Sep	30	3.8	114.9	69	52.7	39.5	150	179.4	22500	125
Oct	31	4.7	144.8	123	60	45.0	155	233.1	23250	100
Nov	30	5.5	165.9	141	80.9	60.7	150	230.3	22500	98
Dec	31	6.3	195.9	167	59	44.3	155	277.3	23250	84
Totals			1571.9	1201	645.2	483.9				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial area (m2)	application rate (8)/(2) (mm)	Disposal rate per month (above) (mm)	(3)-(4) (mm)	Increase depth of stored effluent (5)/porosity (mm)	Starting depth of effluent for month	increase depth of effluent +(6)	computed depth of effluent (X) (mm)	reset if Et deficit <0 (mm)	equivalent storage 10 x area (L)
Dec								0.0	0	
Jan	150	155	292	-137	-342	0	-342	-342	0	0
Feb		140	246	-106	-266	0	-266	-266	0	0
Mar		155	248	-93	-232	0	-232	-232	0	0
Apr		150	174	-24	-60	0	-60	-60	0	0
May		155	168	-13	-31	0	-31	-31	0	0
Jun		150	148	2	6	0	6	6	6	258
Jul		155	162	-7	-19	6	-19	-13	0	0
Aug		155	184	-29	-71	0	-71	-71	0	0
Sep		150	179	-29	-74	0	-74	-74	0	0
Oct		155	233	-78	-195	0	-195	-195	0	0
Nov		150	230	-80	-201	0	-201	-201	0	0
Dec		155	277	-122	-306	0	-306	-306	0	0
Jan		155	292	-137	-342	0	-342	-342	0	0
Feb		140	246	-106	-266	0	-266	-266	0	0
Mar		155	248	-93	-232	0	-232	-232	0	0
Apr		150	174	-24	-60	0	-60	-60	0	0
May		155	168	-13	-31	0	-31	-31	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Variables Table	Porosity in disposal area	40%
	Runoff Coeff =	0.25 percentage runoff
	Summer Crop Factor =	0.85 crop transpiration rate Oct-Mar
	Winter Crop Factor =	0.6 crop transpiration rate -Apr-Sep
Change as required	LTAR =	5 L/m2/day
	FLows =	750 L/day
Estimated area of effluent drainfield =	150	square metres
Maximum depth of stored effluent =	6	mm depth

Water Balance Model for 4 bedroom dwelling
(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)



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Lindenow South

Client: JG King Homes

Checked:

Date: 18 May 2026

Designed: SJA

Job No.: 468819

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APPENDIX B (cont'd)

Bairnsdale 085279

Mean

Source: AS1547-1994 - Table G1

Evap.data

Bairnsdale 084100

average Pan evaporation

(Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1	2	3	4	5	6	7	8	9
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal
	per	Eo		+Cf*Eo	P	Rainfall		rate/month
	month	(B.Met)				Re=(1-r)P	5	(Et-Re)+
								LTAR*N
		mm	mm	mm	mm	mm	mm	per month
								900
								L
								m2
Jan	31	6.6	204.3	174	48.9	36.7	155	292.0
Feb	28	6.1	170.0	144	50.8	38.1	140	246.4
Mar	31	4.8	148.8	126	44.7	33.5	155	248.0
Apr	30	3.7	109.8	66	55.8	41.9	150	174.0
May	31	2.6	80.0	48	47.3	35.5	155	167.5
Jun	30	2.4	70.8	42	59.7	44.8	150	147.7
Jul	31	2.4	73.8	44	49.1	36.8	155	162.4
Aug	31	3.0	93.0	56	36.3	27.2	155	183.6
Sep	30	3.8	114.9	69	52.7	39.5	150	179.4
Oct	31	4.7	144.8	123	60	45.0	155	233.1
Nov	30	5.5	165.9	141	80.9	60.7	150	230.3
Dec	31	6.3	195.9	167	59	44.3	155	277.3
Totals			1571.9	1201	645.2	483.9		

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	increase	computed	reset if	equivalent
	area	rate	rate		depth of	depth	depth	depth	Et deficit	storage
	(m2)	(8)*(2)	per month		stored	effluent	effluent	effluent	<0	10 x area
		(above)	(mm)	(mm)	effluent	for		(X)		
		(mm)	(mm)	(mm)	(5)/porosity	month	+(6)	(mm)	(mm)	(L)
Dec								0.0	0	
Jan	180	155	292	-137	-342	0	-342	-342	0	0
Feb		140	246	-106	-266	0	-266	-266	0	0
Mar		155	248	-93	-232	0	-232	-232	0	0
Apr		150	174	-24	-60	0	-60	-60	0	0
May		155	168	-13	-31	0	-31	-31	0	0
Jun		150	148	2	6	0	6	6	6	310
Jul		155	162	-7	-19	6	-19	-13	0	0
Aug		155	184	-29	-71	0	-71	-71	0	0
Sep		150	179	-29	-74	0	-74	-74	0	0
Oct		155	233	-78	-195	0	-195	-195	0	0
Nov		150	230	-80	-201	0	-201	-201	0	0
Dec		155	277	-122	-306	0	-306	-306	0	0
Jan		155	292	-137	-342	0	-342	-342	0	0
Feb		140	246	-106	-266	0	-266	-266	0	0
Mar		155	248	-93	-232	0	-232	-232	0	0
Apr		150	174	-24	-60	0	-60	-60	0	0
May		155	168	-13	-31	0	-31	-31	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Porosity in disposal area

Variables Table

Runoff Coeff = 0.25 percentage runoff

Summer Crop Factor = 0.85 crop transpiration rate Oct-Mar

Winter Crop Factor = 0.6 crop transpiration rate -Apr-Sep

Change as required

LTAR = 5 L/m2/day

FLAWS = 900 L/day

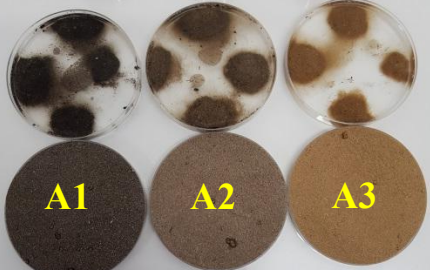
Estimated area of effluent drainfield = 180 square metres

Maximum depth of stored effluent = 6 mm depth

Water Balance Model for 5 bedroom dwelling
(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

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	Client: JG King Homes	Job No.: 468819
	Checked:	Page No.: 13 of 14

APPENDIX C

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B1		
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade			
A1	Extremely	None	None	None	5	LS			
A2	Extremely	None	None	None	5	LS			
A3	Extremely	Slight	Slight	Slight	15	CS			

Emerson's Aggregate Testing & pH Testing

NONE SLIGHT MODERATE VERY EXTREMELY

APPENDIX D

Soil Category	Field Texture Grade		Behaviour of moist blobs	Ribbon length (mm)	Approx clay content %
1	S	Sand	coherence nil to very slight, cannot be moulded; sand grains of medium size; single sand grains stick to fingers	nil	< 5%
2	LS	Loamy sand	slight coherence; sand grains of medium size; can be sheared between thumb and forefinger to give minimal ribbon of about 5mm	about 5	about 5%
	CS	Clayey sand	slight coherence; sand grains of medium size; sticky when wet; many sand grains stick to fingers; discolours fingers with clay stain	5 - 15	5% to 10%
	SL	Sandy loam	bolus coherent but very sandy to touch; will form ribbon; dominant sand grains of medium size and readily visible	15 - 25	10% to 20%
3	FSL	Fine sandy loam	as for sandy loams, except that individual sand grains are not visible, although they can be heard and felt	15 - 25	10% to 20%
	L	Loam	bolus coherent and rather spongy; smooth feel when manipulated but with no obvious sandiness or "silkeness"; may be somewhat greasy to touch if much organic material present	25	about 25%
	ZL	Silty loam	coherent bolus, very smooth to silky when manipulated, will form a very thin ribbon and dries out rapidly	25	10% to 25%
4	SCL	Sandy clay loam	strongly coherent bolus, sandy to touch; medium size sand grains visible in finer matrix	25 - 40	20% to 30%
	FSCL	Fine sandy clay loam	as for sandy clay loam, except that individual sand grains are not visible although they can be heard and felt.	40 - 50	20% to 30%
	CL	Clay loam	coherent plastic bolus, smooth to manipulate	40 - 50	30% to 35%
	ZCL	Silty clay loam	as for clay loams but not spongy; very smooth and silky; dries out rapidly	40 - 50	30% to 35%
	SC	Sandy clay	plastic bolus; fine to medium sand can be seen, felt or heard in clayey matrix	50 - 75	35% to 40%
5	SiC	Silty clay	plastic bolus; smooth and silky to manipulate; long but very fragmentary ribbon; dries out rapidly	50 - 75	30% to 40%
	LC	Light clay	plastic bolus; smooth to touch; slight resistance to shearing between thumb and forefinger	50 - 75	35% to 40%
	LMC	Light medium clay	plastic bolus; smooth to touch; slight to moderate resistance to ribboning shear	75	40% to 45%
6	MC	Medium clay	smooth plastic bolus; handles like plasticine and can be moulded into rods without fracture; has moderate resistance to ribboning shear	> 75	45% to 55%
	HC	Heavy clay	smooth plastic bolus; handles like stiff plasticine; can be moulded into rods without fracture; has firm resistance to ribboning shear	> 75	50% +

Soil Texture Grade Table (International System, soil sieved < 2mm) & Table E1 (Assessment of Soil Textures) pg 106 of AS/NZS 1547:2012

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	Client: JG King Homes Checked:	Job No.: 468819 Page No.: 14 of 14

9.0 REFERENCES

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Environment Protection Authority (Mar 2013). Publication No. 746.1, *Land Capability Assessment For On-Site Wastewater Management*.

Environment Protection Authority (1991). Publication 168, *Guidelines for Wastewater Irrigation*.

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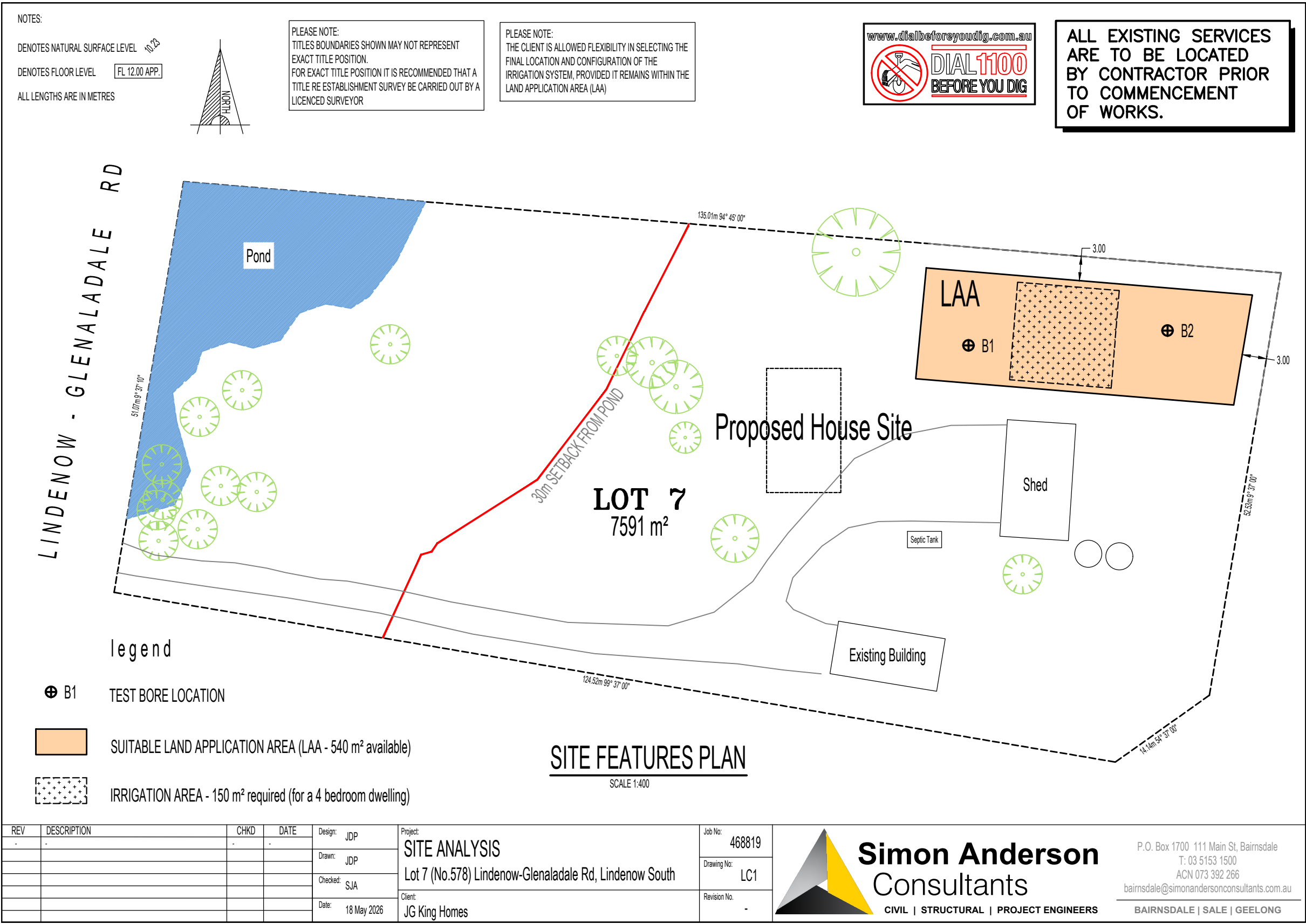
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McDonald, R.C., Isbell, R.F., Spreight, J.G., Walker, J and Hopkins, M.S. (1990). *Australian Soil and Land Survey: Field Handbook. Second Addition*. Inkata Press, Melbourne.

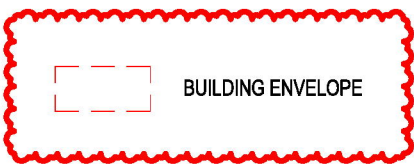
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Victorian Resources Online; <http://vro.depi.vic.gov.au/dpi/vro/vrosite.nsf/pages/vrohome>

Munsell Soil-Color Charts (2009 Year Revised / 2012 Production)



Siting Information		
SITE AREA	BUILDING AREA	SITE COVERAGE
7591 M ²	196.14 M ²	2.58 %
PAVING AREA	BLDG+PAV AREA	PERMEABILITY
N/A M ²	196.14 M ²	97.42 %
GARDEN AREA	GARDEN PER	POS
N/A M ²	N/A M ²	N/A M ²



HOUSE INFORMATION	
SITE CUT & FILL RL :	100.00MM
HOUSE FFL 100.340M	GARAGE FFL 100.305M
SLAB TYPE WAFFLE	SLAB HEIGHT 340mm

IF SITE CUT IS GREATER THAN 300mm RISER PIPES ARE TO BE PROVIDED AND CONNECTED TO STORMWATER

WHERE RETAINING WALLS ARE REQUIRED, AG DRAINS TO BE CONNECTED TO STORMWATER VIA SILT PITS

TOWN PLANNING PERMIT REQUIRED SITING SUBJECT TO TOWN PLANNING APPROVAL
ALL WEATHER ACCESS ROAD OWNER TO SUPPLY AND INSTALL AN ALL-WEATHER ACCESS TRACK WITH DIMENSIONS & TURNING CIRCLE TO SUIT HEAVY AND CONSTRUCTION VEHICLES PRIOR TO SITE START

BUSHFIRE ATTACK LEVEL (BAL)	
BAL 12.5	EMBER ATTACK

SITE DRAINAGE INFORMATION	
SITE DRAINAGE MUST COMPLY WITH NCC 3.1.2 DRAINAGE AND AS 3500 - 3 - 2021 PLUMBING AND DRAINAGE GRADE ALL SURFACES AWAY FROM FOOTINGS WITH A MIN 1:20 FALL	

CLIENT			
ADDRESS			
LOT 7, 578 LINDENOW-GLENALADALE ROAD			
SUBURB			
LINDENOW SOUTH VIC 3875			
JOB NO		JOB DATE	
2601BDR002		25/03/2026	
DRAWN	CHECKED	PROJECT STAGE	
M-18	MF	CONTRACT	
MASTER RELEASE DATE		SHEET NO	
06/06/2024		02 of 19	

LEGEND

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

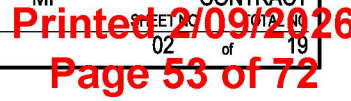
REFER TO FENCES NOTE FOR HEIGHT & MATERIAL SPECIFICATIONS

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

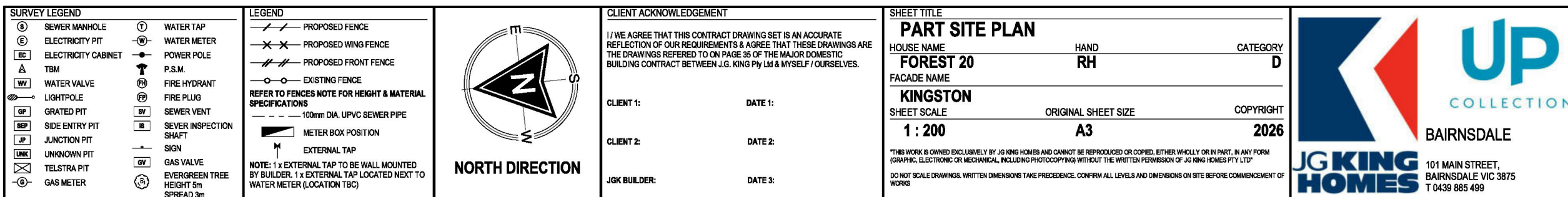
NOTE: 1 x EXTERNAL TAP TO BE WALL MOUNTED BY BUILDER. 1 x EXTERNAL TAP LOCATED NEXT TO WATER METER (LOCATION TBC)



SHEET TITLE		
FULL SITE PLAN		
HOUSE NAME	HAND	CATEGORY
FOREST 20	RH	D
FACADE NAME		
KINGSTON		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1:700	A3	2026
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SITING INFORMATION			
SITE AREA	BUILDING AREA	SITE COVERAGE	
7591 M ²	196.14 M ²	2.58 %	
PAVING AREA	BLDG PAV AREA	PERMEABILITY	
NA M ²	196.14 M ²	97.42 %	
GARDEN AREA	GARDEN PER	POS	
NA M ²	NA %	NA M ²	



HOUSE INFORMATION	
SITE CUT & FILL RL :	100.00MM
HOUSE FFL	GARAGE FFL
100.340M	100.305M
SLAB TYPE	SLAB HEIGHT
WAFFLE	340mm

PROVIDE SITE CUT OF **300** mm AND FILL OF **200** mm OVER BUILDING PLATFORM

PROVIDE AN ADDITIONAL SITE SCAPE OF **35** mm TO GARAGE AREA TO SUIT A **35** mm STEPDOWN

BATTERS ARE TO BE PROVIDED AT A **45** ° ANGLE CUT AND **30** ° ANGLE FILL

IF SITE CUT IS GREATER THAN 300mm RISER PIPES ARE TO BE PROVIDED AND CONNECTED TO STORMWATER

WHERE RETAINING WALLS ARE REQUIRED, AG DRAINS TO BE CONNECTED TO

GENERAL NOTES
TERMITE TREATMENT REQUIRED

TOWN PLANNING PERMIT REQUIRED

ALL WEATHER ACCESS ROAD
OWNER TO SUPPLY AND INSTALL AN ALL-WEATHER ACCESS TRACK WITH
DIMENSIONS & TURNING CIRCLE TO SUIT HEAVY AND CONSTRUCTION

- PROVIDE 3 PHASE POWER UPGRADE INCLUDING UPGRADED METER BOX.
- OWNER TO ENSURE THAT THREE PHASE POWER IS AVAILABLE FROM THE RELEVANT ENERGY PROVIDERS TO ELECTRICITY PIT AND MUST BE MADE AVAILABLE TO PIT PRIOR TO SITE START
- OWNER TO PROVIDE EXTERNAL ELECTRICAL SUB BOARD INCLUDING RUNNING, TO THE POSITION MARKED ON THE PLAN AFTER SETOUT, SO THAT ACCURATE POSITIONING IS POSSIBLE, TO THE TIMING OF THE CONSTRUCTION SUPERVISOR BEFORE SLAB POUR.
- BOUNDARY FENCE(S) - 1.2M EXISTING POLE & WIRE FENCE

BAL 12.5	EMBER ATTACK
-----------------	--------------

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

THE MAXIMUM DESIGN GUST WIND SPEED FOR THIS SITE IS: **N2 - 40 m/s**

OUR STANDARD HOMES ARE DESIGNED TO SUIT A WIND GUST SPEED OF 33 m/s

SITE DRAINAGE MUST COMPLY WITH NCC 3.1.2 DRAINAGE AND
AS 3500 - 3 - 2021 PLUMBING AND DRAINAGE

PROVIDE TEMPORARY DOWNPIPES CONNECTED TO STORMWATER AS

ALL STORMWATER DRAINS ARE TO BE CONNECTED TO THE NOMINATED

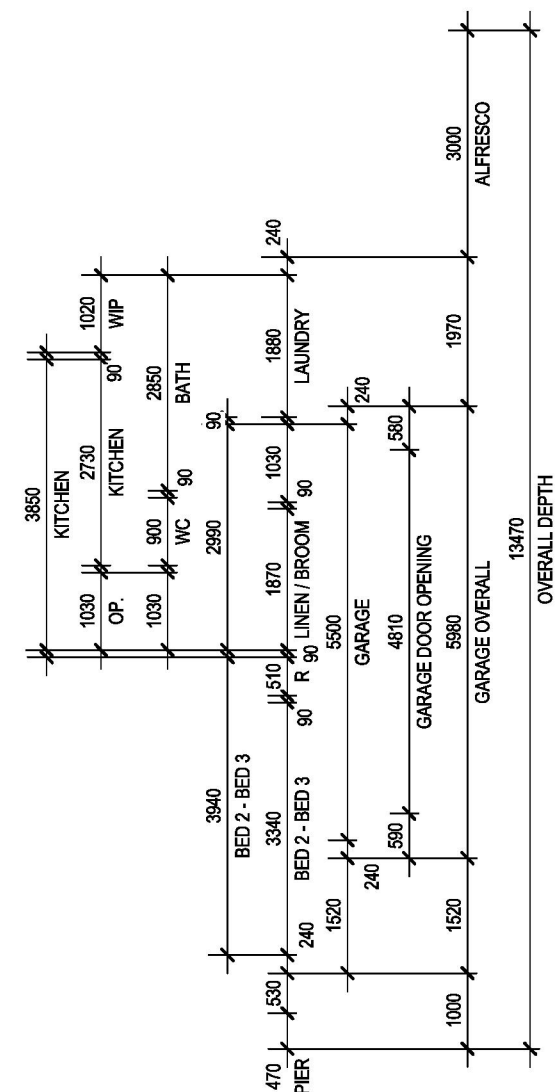
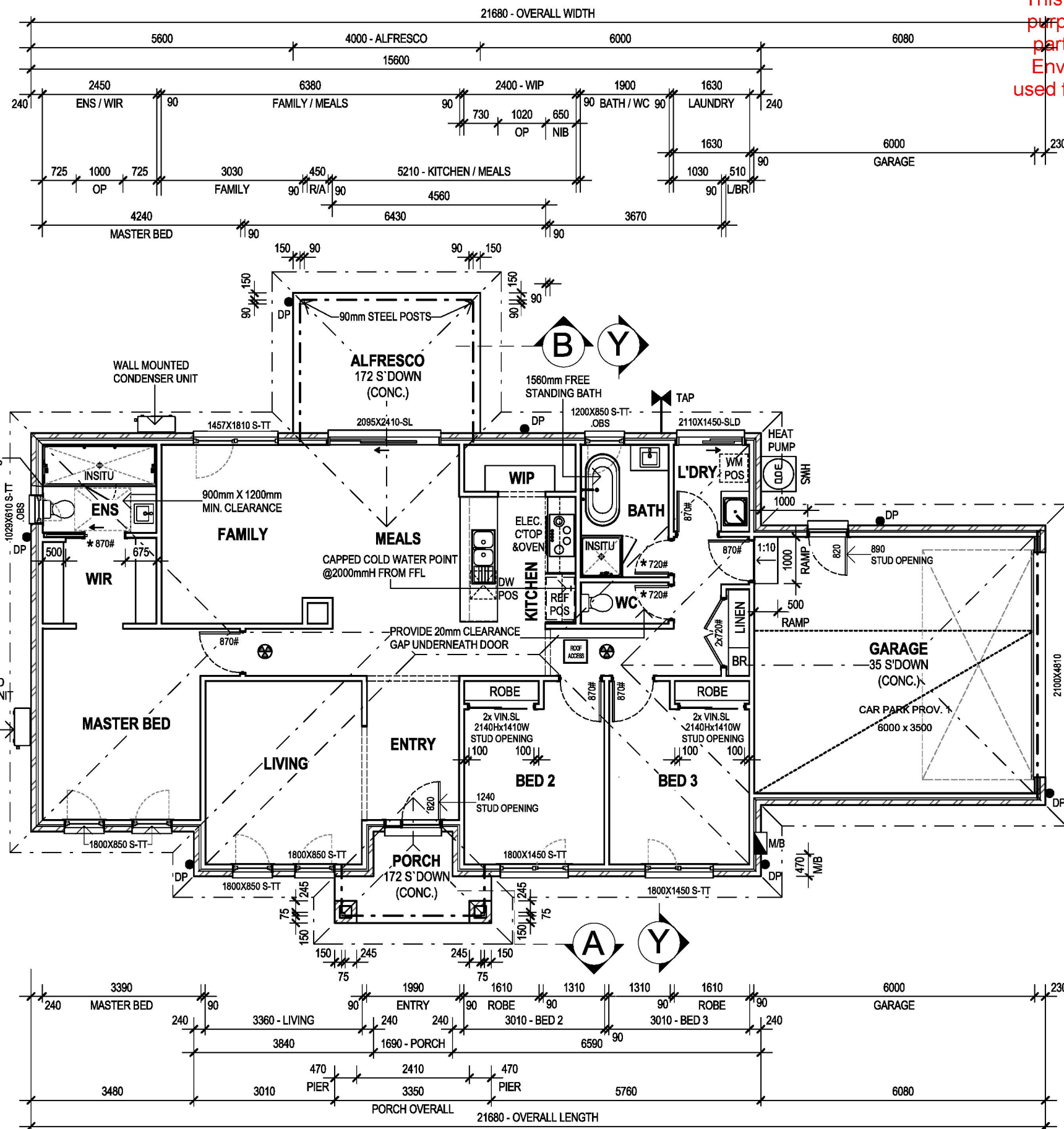
REFLECT TO EMPLOYERS DESIGN FOR OPTIMIZATION OF SERVICE DESIGN AND LAYOUT
CLIENT

ADDRESS
LOT 7 578 LINDENOW-GLENALDALE ROAD

JOB NO	JOB DATE
2601BDB003	25/03/2026

Printed 2/09/2022

Page 6 of 12



GENERAL NOTES



DP

DENOTES HARDWIRED INTERCONNECTED SMOKE ALARM(s) WITH BATTERY BACKUP AS PER NCC 2022 - PART 9.5 & TO COMPLY WITH AS53786

DENOTES DOWNPIPE LOCATIONS

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

DENOTES BEAM AS PER ENGINEERING SPECIFICATIONS

M/B : METER BOX HWS : HOT WATER SYSTEM

G : GAS METER IHWS : INSTANTANEOUS HOT WATER SYSTEM

DOORS: # : DENOTES 2340H DOORS

SL : SLIDING ST : STACKER BI : BIFOLD

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

OBS : OBSCURE GLAZING SAFE : SAFETY GLASS

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

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

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

AREAS TABLE

GROUND FLOOR	141.92 M²	15.28 SQ²
FIRST FLOOR	0.00 M²	0.00 SQ²
SUB TOTAL(FLOOR)	141.93 M²	15.28 SQ²
GARAGE	37.26 M²	4.01 SQ²
PORCH	4.96 M²	0.53 SQ²
ALFRESCO	12.00 M²	1.29 SQ²
BALCONY	0.00 M²	0.00 SQ²
SUB TOTAL(OTHER)	54.22 M²	5.84 SQ²
TOTAL	196.14 M²	21.11 SQ²

CLIENT ACKNOWLEDGEMENT

I / WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.

CLIENT 1:

DATE 1:

CLIENT 2:

DATE 2:

JGK BUILDER:

DATE 3:

SHEET TITLE

GROUND FLOOR PLAN

HOUSE NAME

FOREST 20

FACADE NAME

KINGSTON

SHEET SCALE

1 : 100

ORIGINAL SHEET SIZE

A3

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UP
COLLECTION

BAIRNSDALE

101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT

ADDRESS

LOT 7, 578 LINDENOW-GLENALADALE ROAD

SUBURB

LINDENOW SOUTH VIC 3875

JOB NO

2601BDR002

DRAWN

CHECKED

PROJECT STAGE

M-18

MASTER RELEASE DATE

06/06/2024

JOB DATE

25/03/2026

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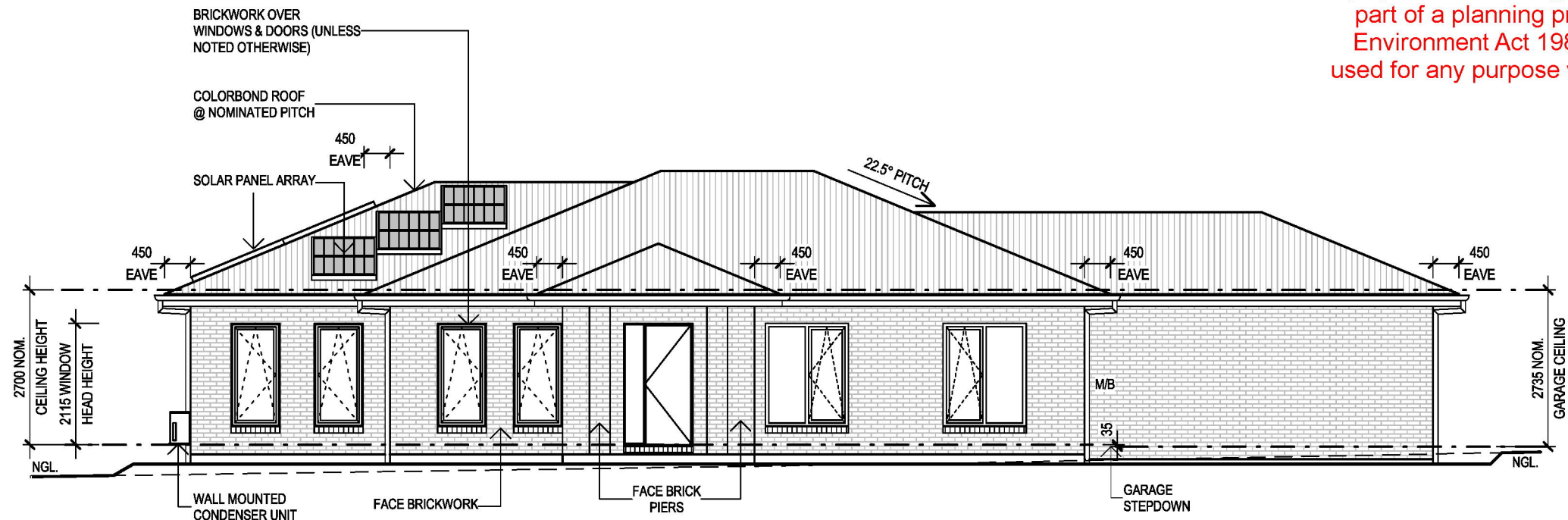
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SHEET NO

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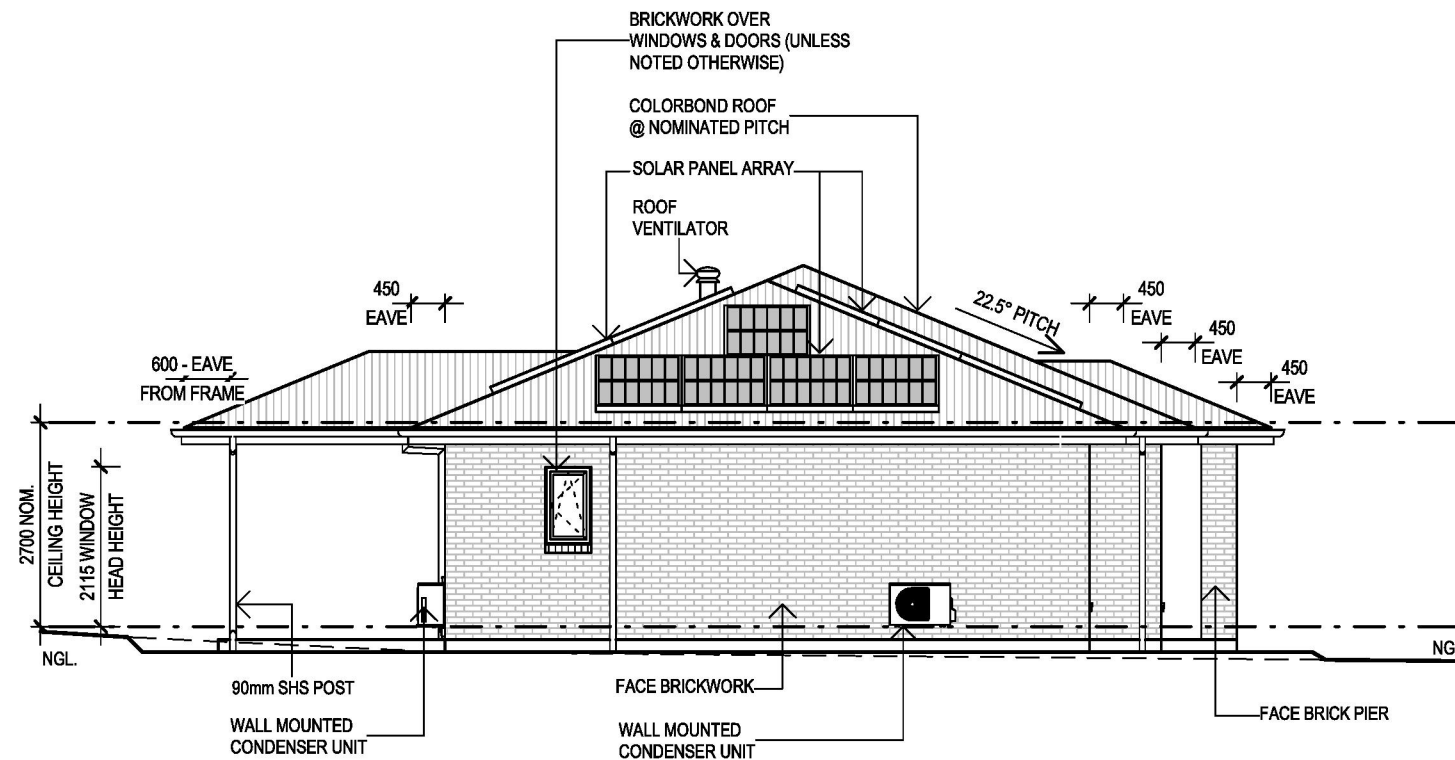
OF

19



ELEVATION A

SCALE: 1 : 100



ELEVATION B

SCALE: 1 : 100

GENERAL NOTES

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

IHWS : INSTANTANEOUS HOT WATER SYSTEM

M/B : METER BOX

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE

ELEVATIONS

HOUSE NAME HAND CATEGORY
FOREST 20 **RH** **D**

FACADE NAME
KINGSTON

SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT
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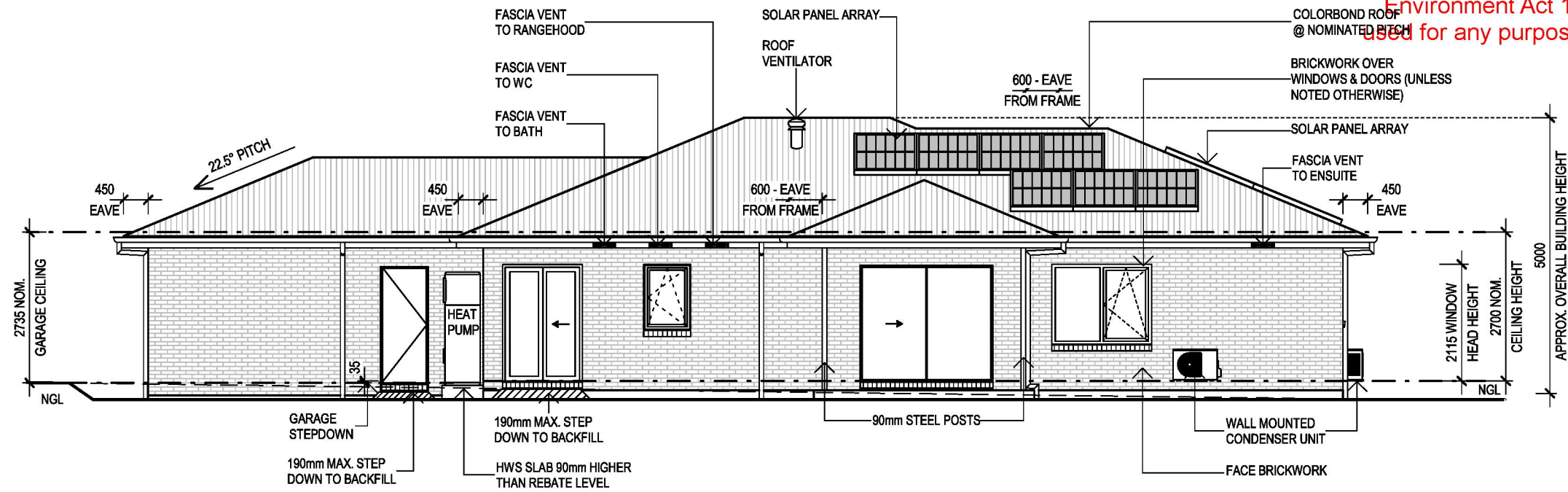
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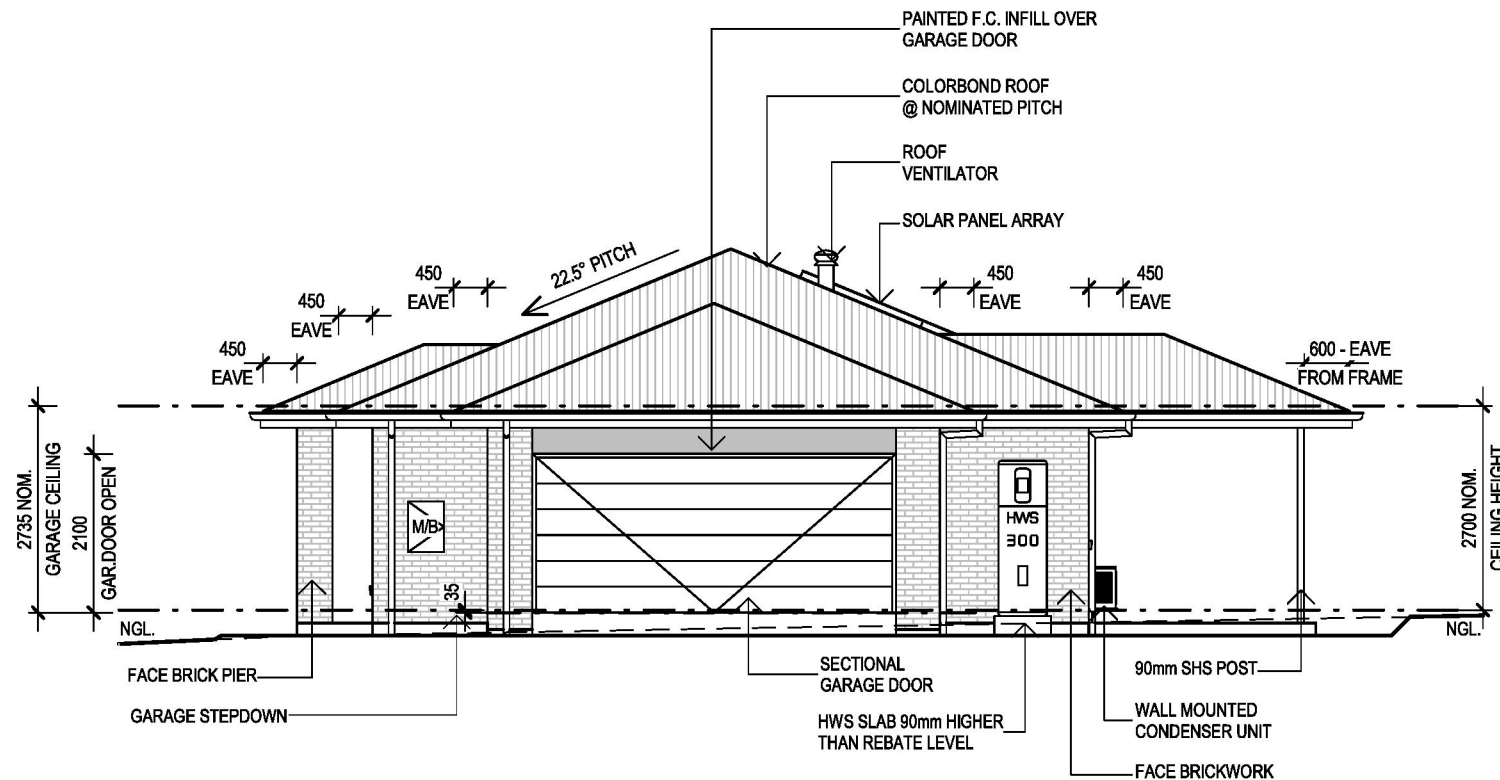
ADDRESS
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SUBURB
LINDENOW SOUTH VIC 3875

JOB NO. JOB DATE
2601BDR002 **25/03/2026**
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MASTER RELEASE DATE
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ELEVATION C

SCALE: 1 : 100

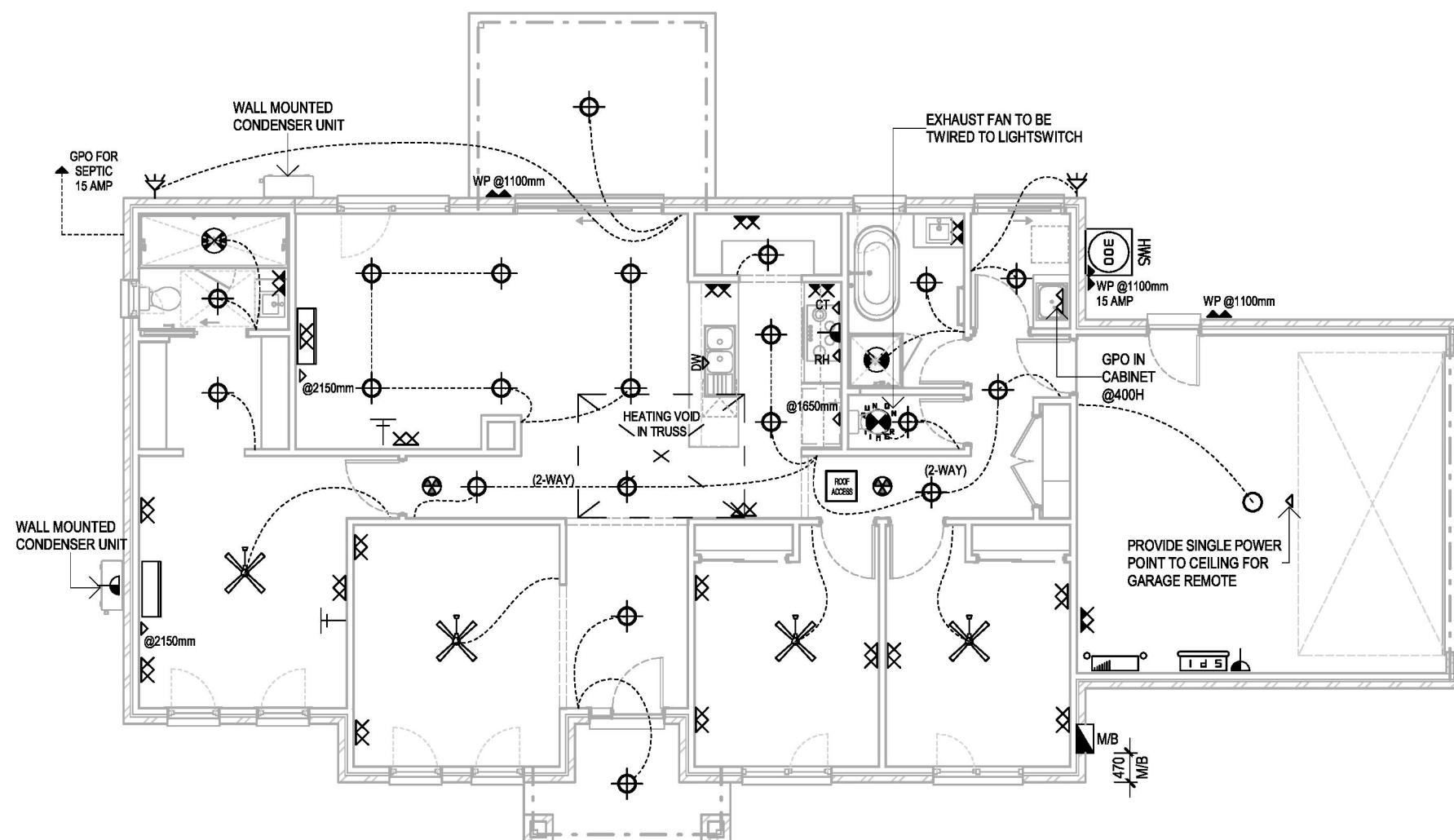


ELEVATION D

SCALE: 1 : 100

GENERAL NOTES - WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST BRICK COURSE (UNLESS NOTED OTHERWISE) - ALL GLAZING TO COMPLY WITH A.S. 1288 - 2021 (REFER TO ENERGY RATING FOR ALL GLAZING VALUES.) & A.S.2047-2014 - HWS : HOT WATER SYSTEM IHW : INSTANTANEOUS HOT WATER SYSTEM M/B : METER BOX G : GAS METER		CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES. CLIENT 1: _____ DATE 1: _____ CLIENT 2: _____ DATE 2: _____ JGK BUILDER: _____ DATE 3: _____	SHEET TITLE ELEVATIONS HOUSE NAME: FOREST 20 HAND: RH CATEGORY: D FACADE NAME: KINGSTON SHEET SCALE: 1 : 100 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026 *THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD* DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	 UP COLLECTION BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS: LOT 7, 578 LINDENOW-GLENALADALE ROAD SUBURB: LINDENOW SOUTH VIC 3875 JOB NO: 2601BDR002 JOB DATE: 25/03/2026 DRAWN: M-18 CHECKED: MF PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 06/06/2024
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NOTE:
PROVIDE 6.6KW + 5KWH BATTERY SOLAR PV SYSTEM INCLUDING:
1x 5kwh BATTERY
15x 440W SOLAR PANELS
5KW SINGLE PHASE WIFI INVERTER
CONSUMPTION/PRODUCTION MONITORING
SINGLE PHASE CONNECTION

NOTE:
LOCATIONS ARE SUBJECT TO CHANGE ON SITE DUE TO REGULATIONS AND CONSTRUCTION REQUIREMENTS

NOTE:
PROVIDE 3 PHASE POWER SUPPLY INCLUDING UPGRADED METERBOX

NOTE:
PROVIDE DIGITAL TV ANTENNA INCLUDING BOOSTER/AMPLIFIER & POWER POINT BY BUILDER.

ARTIFICIAL LIGHTING

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

Lighting Location	Actual
Class 1 Building (5W/m²) Residence	173
Class 10 Building (3W/m²) Garage/Carport	10
External Lighting (4W/m²) Verandah/Porch/Alfresco/Balcony	14
Total	197

LEGEND OF SYMBOLS		FITTING WATTAGE	QTY
	DOUBLE GPO-INTERNAL @ 300 mm	N/A	16
	DOUBLE GPO-INTERNAL @ 1100 mm	N/A	6
	SINGLE GPO-INTERNAL (HEIGHT VARIES)	N/A	7
	DOUBLE GPO-INTERNAL (HEIGHT VARIES)	N/A	1
	SINGLE GPO WEATHER PROOF - EXTERNAL (HEIGHT VARIES)	N/A	1
	DOUBLE GPO WEATHER PROOF - EXTERNAL (HEIGHT VARIES)	N/A	3
	DIRECT WIRE (APPLIANCE)	N/A	3
	CEILING LIGHT BATTEN HOLDER INCLUDING 1X IN ROOF SPACE	10W	2
	LED DOWN LIGHT	7W	21
	CEILING FAN WITH LIGHT	10W	4
	LIGHT (EXTERNAL)-MIN. 40L/W HT. VARIES (1978mm FROM FINISH FLOOR LEVEL)	10W	2
	2-WAY LIGHT SWITCH	N/A	2
	SMOKE ALARM	N/A	2
	HOT WATER SERVICE		1
	EXHAUST FAN (SELF CLOSING)	N/A	2
	EXHAUST FAN (10min RUN ON TIMER)	N/A	1
	METER BOX	N/A	1
	T.V. COAXIAL POINT @300mm	N/A	2
	HEATING VOID IN TRUSS INCLUDING DOUBLE POWER POINT (INCLUDED IN VALUES ABOVE) **EXACT LOCATION SUBJECT TO CONTRACTORS DISCRETION	N/A	1
	ROOF ACCESS (PROVIDE SINGLE BATTEN LIGHT WITHIN 1.6 M OF ROOF ACCESS, INCLUDED IN VALUES ABOVE)	N/A	1
	SOLAR POWER INVERTER (INCLUDES POWER SUPPLY)	N/A	1
	SPLIT SYSTEM AIR CONDITIONER	N/A	2
	SOLAR BATTERY & BOLLARDS	N/A	1

GENERAL NOTES

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

CLIENT ACKNOWLEDGEMENT

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CLIENT 1:

DATE 1:

CLIENT 2:

DATE 2:

JGK BUILDER:

DATE 3:

SHEET TITLE

ELECTRICAL

HOUSE NAME HAND CATEGORY

FOREST 20 RH D

FACADE NAME

KINGSTON

SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT

1 : 100 A3 2026

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CLIENT

ADDRESS

LOT 7, 578 LINDENOW-GLENALADALE ROAD
SUBURB
LINDENOW SOUTH VIC 3875

JOB NO

2601BDR002

DRAWN

M-18

MASTER RELEASE DATE

06/06/2024

JOB DATE

25/03/2026

PROJECT STAGE

CONTRACT

07 of 19

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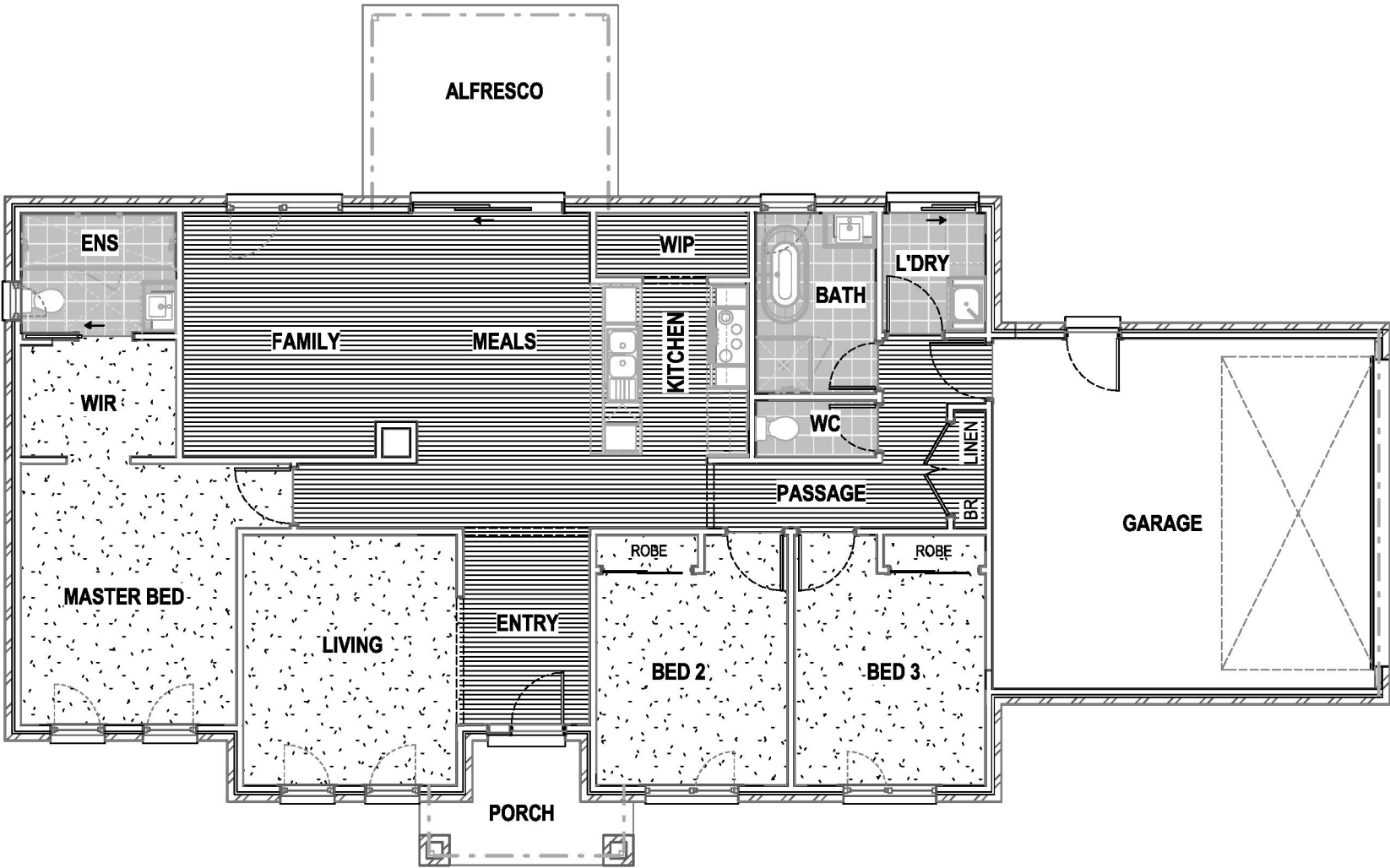
Page 58 of 72

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FLOOR COVERING SCHEDULE

LOCATION	MATERIAL	AREA
ENTRY	LAMINATE	12.70 m²
FAMILY - MEALS - KITCHEN - WIP	LAMINATE	31.75 m²
PASSAGE - LINEN - BROOM	LAMINATE	7.82 m²
LIVING	CARPET	13.20 m²
MASTER BED - WIR	CARPET	19.24 m²
BED 2	CARPET	11.68 m²
BED 3	CARPET	11.67 m²
ENSUITE	TILES	4.38 m²
L'DRY	TILES	2.59 m²
BATH	TILES	4.72 m²
WC	TILES	1.68 m²

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



GENERAL NOTES

- THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 3958.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY
- FLOOR FINISHES AS SHOWN ARE INDICATIVE ONLY & ARE NOT A TRUE REPRESENTATION OF FINISHED FLOOR COVERINGS
- NOTE : FLOOR TILE AREA IS EXCLUDING SKIRTING TILES

FLOOR FINISHES LEGEND

	CARPET		TILES
	VINYL		LAMINATE
	ENG. TIMBER FLOORING		

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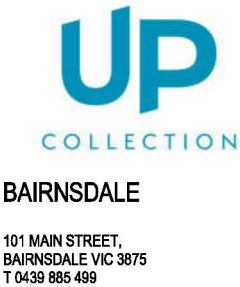
CLIENT 1: DATE 1:
CLIENT 2: DATE 2:
JGK BUILDER: DATE 3:

SHEET TITLE

FLOOR FINISHES

HOUSE NAME FOREST 20 HAND RH CATEGORY D
FACADE NAME KINGSTON
SHEET SCALE 1 : 100 ORIGINAL SHEET SIZE A3 COPYRIGHT 2026

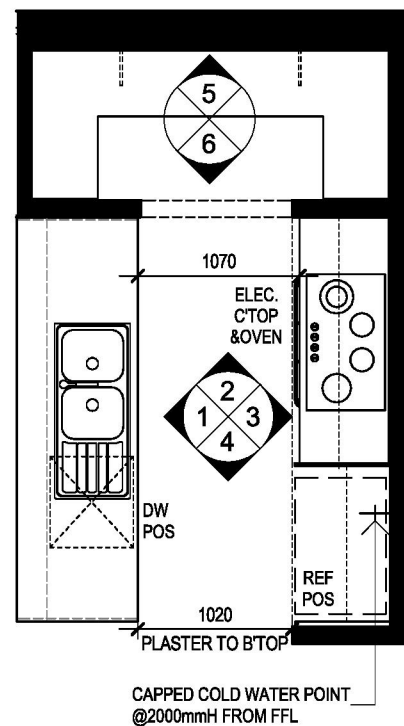
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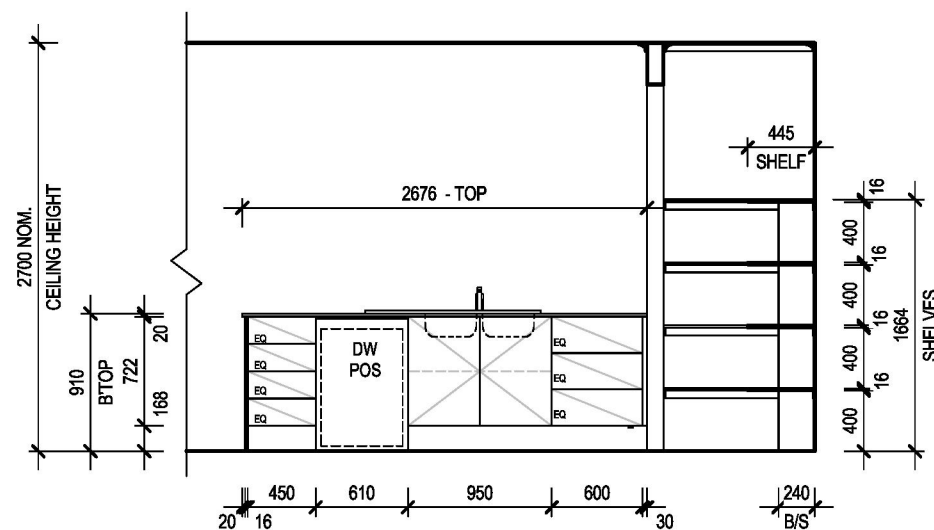
ADDRESS LOT 7, 578 LINDENOW-GLENALADALE ROAD
SUBURB LINDENOW SOUTH VIC 3875
JOB NO 2601BDR002 JOB DATE 25/03/2026
DRAWN M-18 CHECKED MF PROJECT STAGE CONTRACT
MASTER RELEASE DATE 06/06/2024 SHEETS 08 of 19

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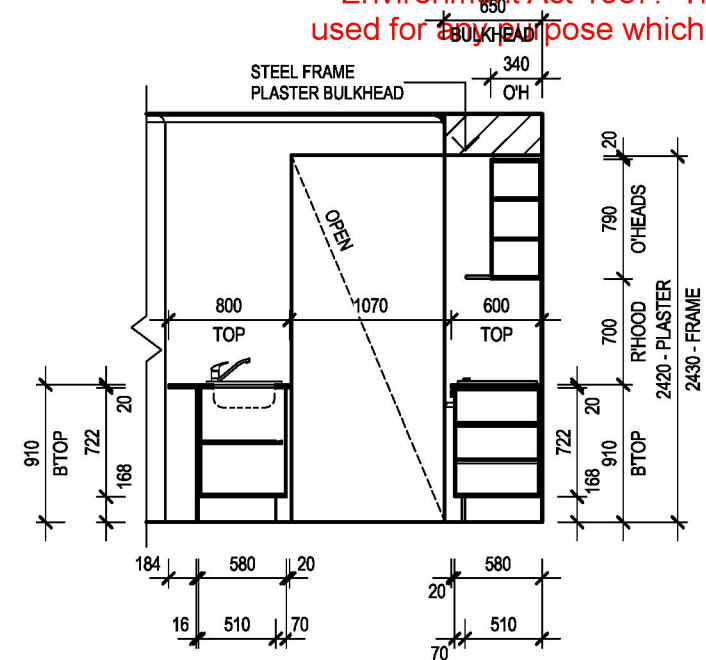
KITCHEN & WIP PLAN

SCALE: 1 : 50



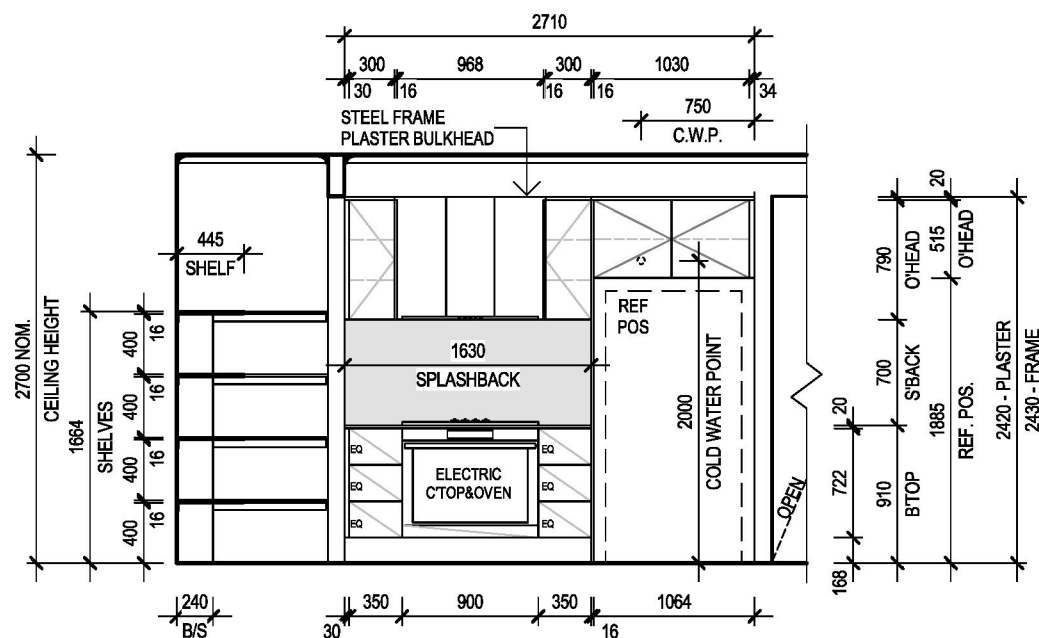
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SCALE: 1 : 50



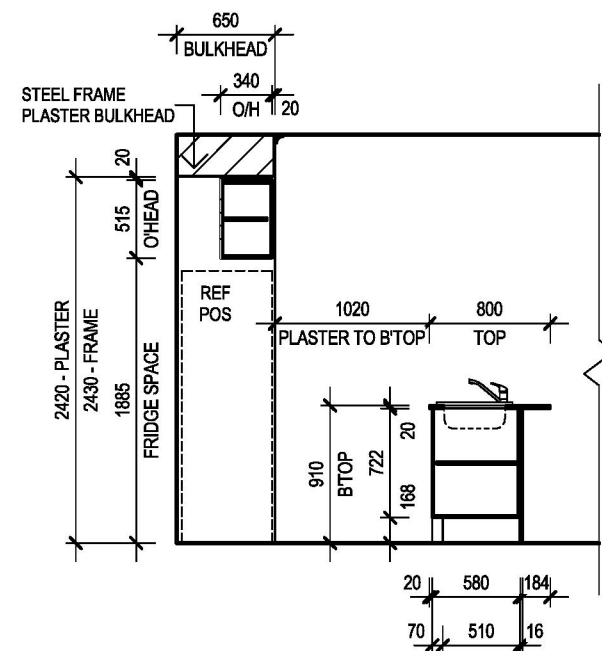
ELEVATION 2

SCALE: 1 : 50



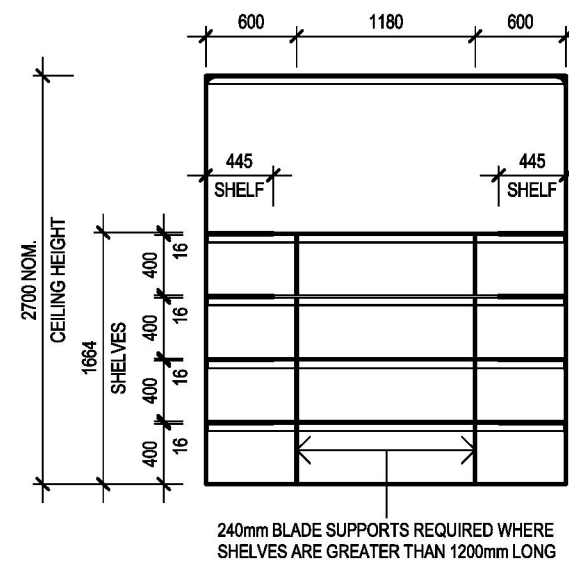
ELEVATION 3

SCALE: 1 : 50



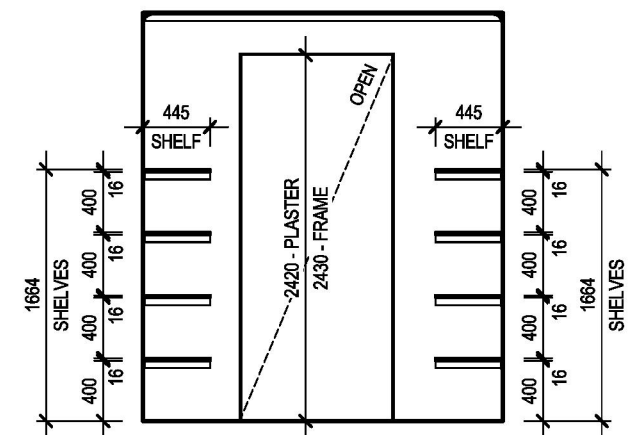
ELEVATION 4

SCALE: 1 : 50



ELEVATION 5

SCALE: 1 : 50



ELEVATION 6

SCALE: 1 : 50

GENERAL NOTES

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CLIENT 2:

DATE 2:

JGK BUILDER:

DATE 3:

SHEET TITLE

KITCHEN INTERNALS

HOUSE NAME HAND CATEGORY

FOREST 20 RH D

FACADE NAME

KINGSTON

SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT

1 : 50 A3 2026

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BAIRNSDALE

101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT

ADDRESS

LOT 7, 578 LINDENOW-GLENALADALE ROAD

SUBURB

LINDENOW SOUTH VIC 3875

JOB NO

2601BDR002

DRAWN

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MASTER RELEASE DATE

06/06/2024

JOB DATE

25/03/2026

PROJECT STAGE

CHECKED

MF

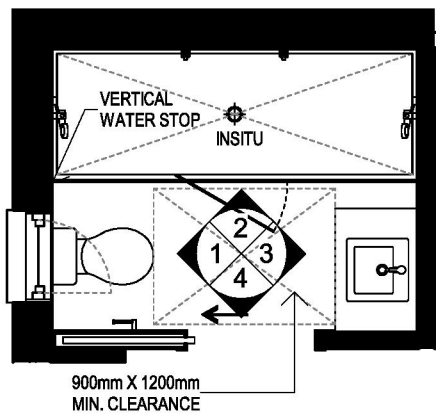
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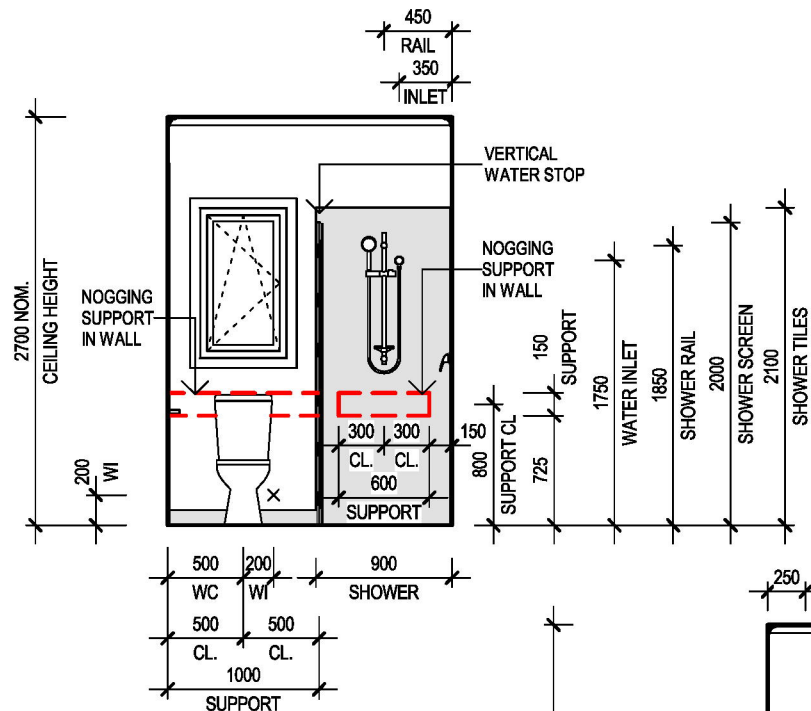
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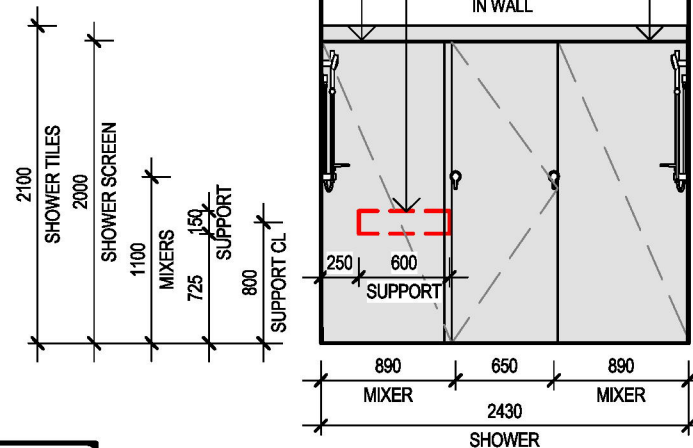
ENSUITE PLAN

SCALE: 1 : 50



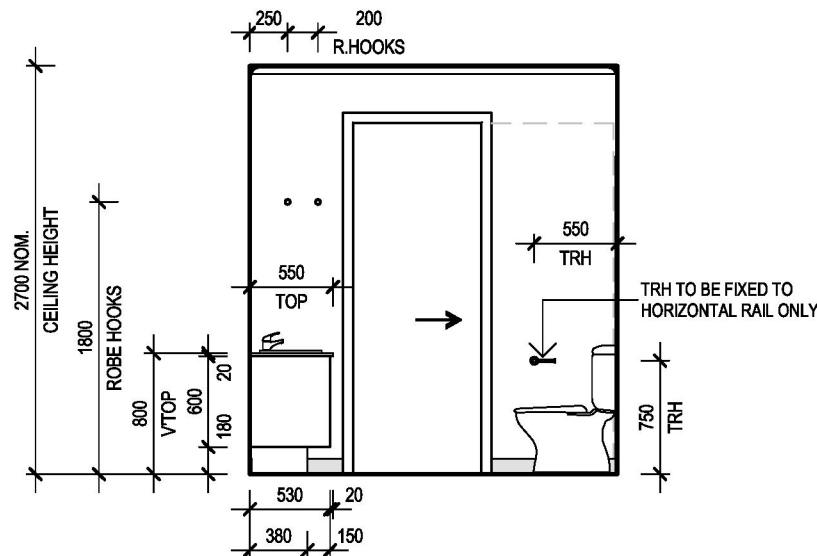
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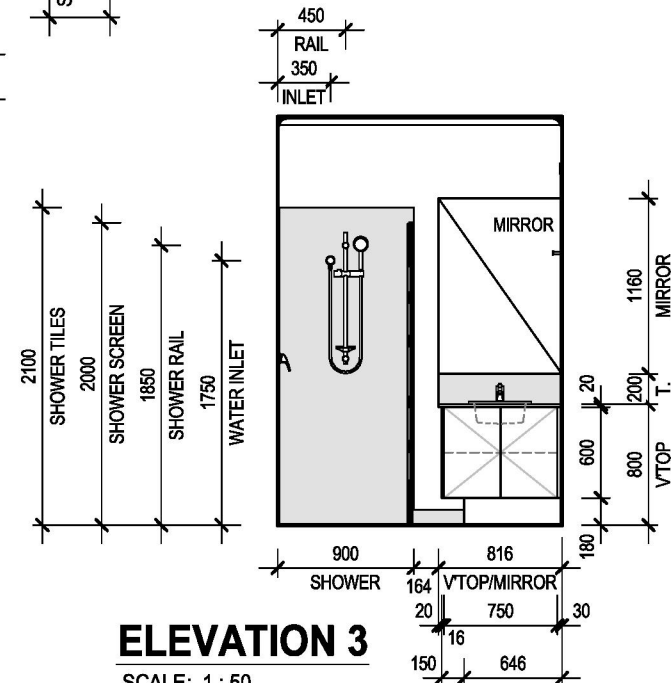
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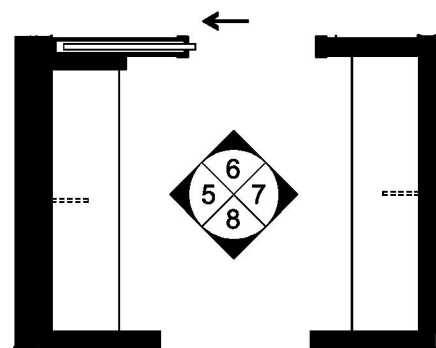
ELEVATION 4

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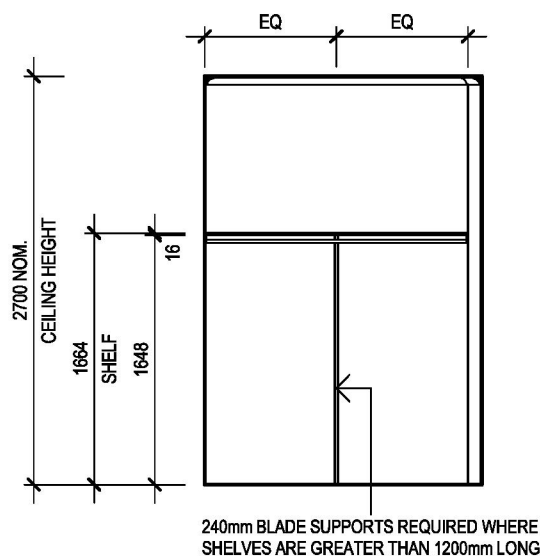
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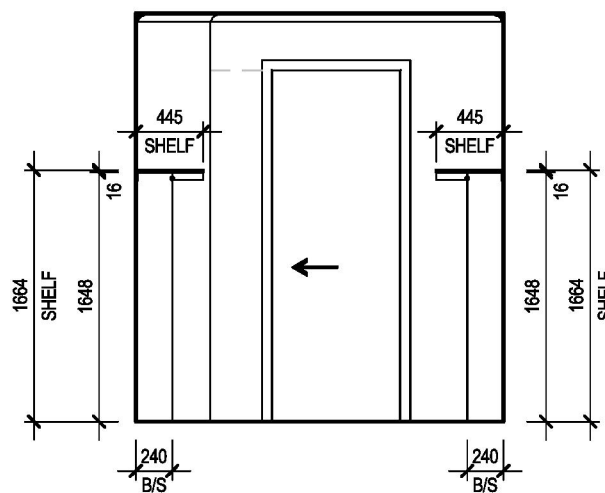
WIR PLAN

SCALE: 1 : 50



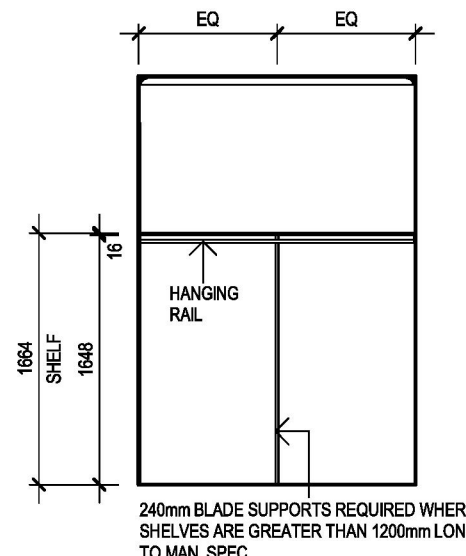
ELEVATION 5

SCALE: 1 : 50



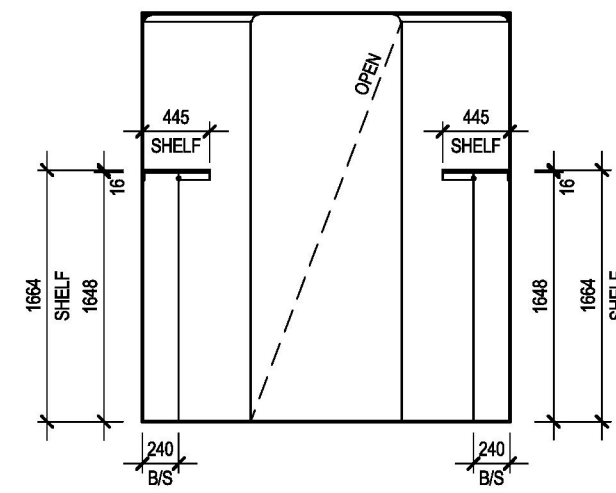
ELEVATION 6

SCALE: 1 : 50



ELEVATION 7

SCALE: 1 : 50



ELEVATION 8

SCALE: 1 : 50

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

SHEET TITLE	
HOUSE NAME	HAND
FOREST 20	RH
FACADE NAME	CATEGORY
KINGSTON	D
SHEET SCALE	ORIGINAL SHEET SIZE
1 : 50	A3
	COPYRIGHT
	2026

SHEET TITLE	
HOUSE NAME	HAND
FOREST 20	RH
FACADE NAME	CATEGORY
KINGSTON	D
SHEET SCALE	ORIGINAL SHEET SIZE
1 : 50	A3
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	2026

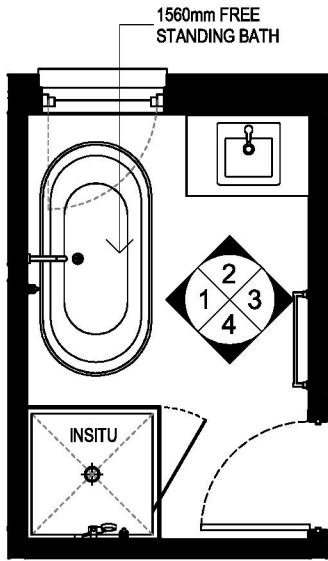
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HOUSE NAME	HAND
FOREST 20	RH
FACADE NAME	CATEGORY
KINGSTON	D
SHEET SCALE	ORIGINAL SHEET SIZE
1 : 50	A3
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SHEET TITLE	
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SHEET TITLE	
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FACADE NAME	CATEGORY
KINGSTON	D
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1 : 50	A3
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	2026

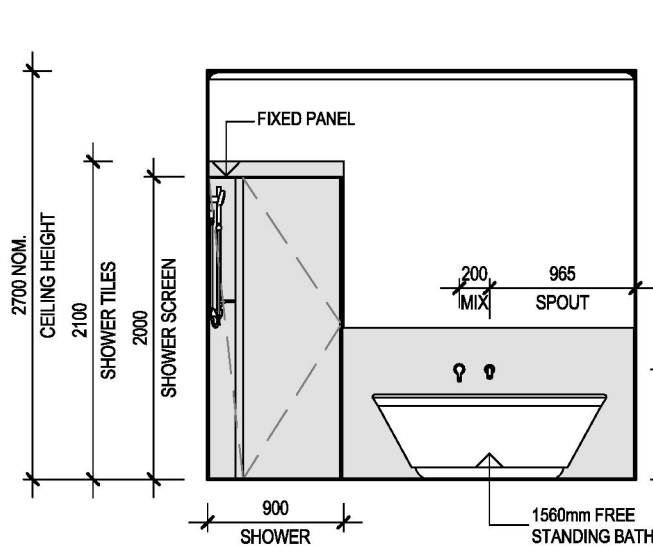
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HOUSE NAME	HAND
FOREST 20	RH
FACADE NAME	CATEGORY
KINGSTON	D
SHEET SCALE	ORIGINAL SHEET SIZE
1 : 50	A3
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	2026

SHEET TITLE	
HOUSE NAME	HAND
FOREST 20	RH
FACADE NAME	CATEGORY
KINGSTON	D
SHEET SCALE	ORIGINAL SHEET SIZE
1 : 50	A3
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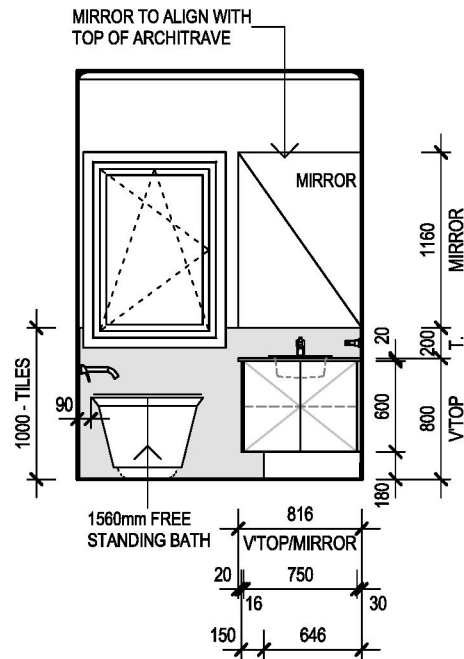
BATHROOM PLAN

SCALE: 1 : 50



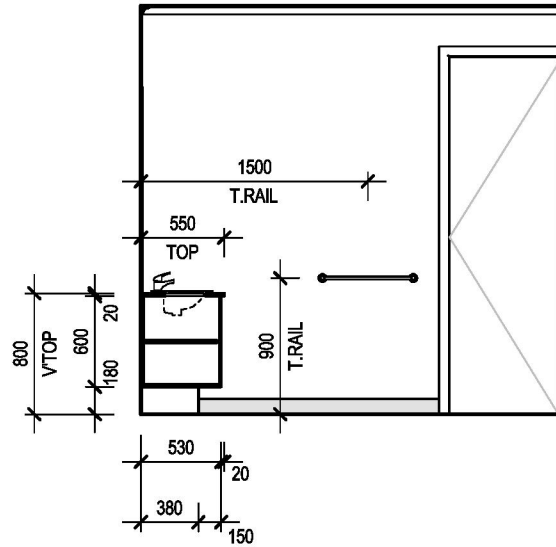
ELEVATION 1

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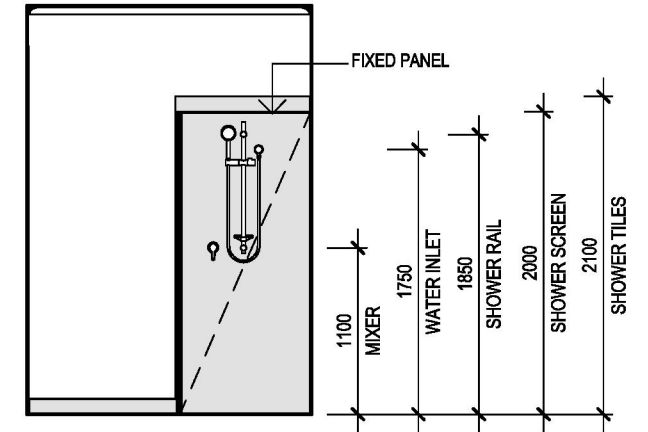
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SCALE: 1 : 50



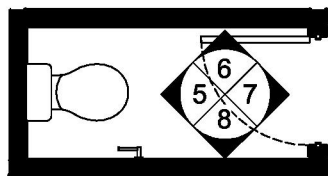
ELEVATION 3

SCALE: 1 : 50



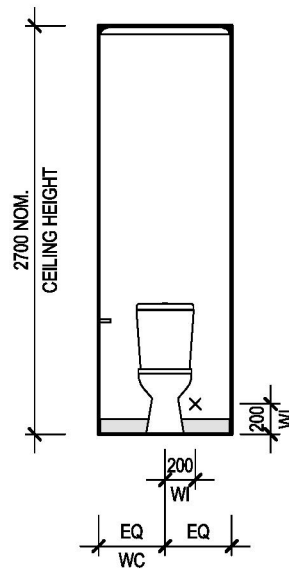
ELEVATION 4

SCALE: 1 : 50



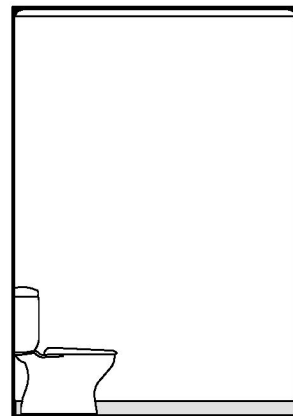
WC PLAN

SCALE: 1 : 50



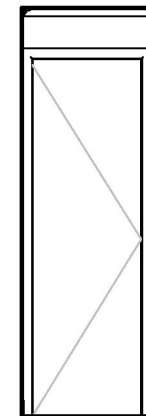
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SCALE: 1 : 50



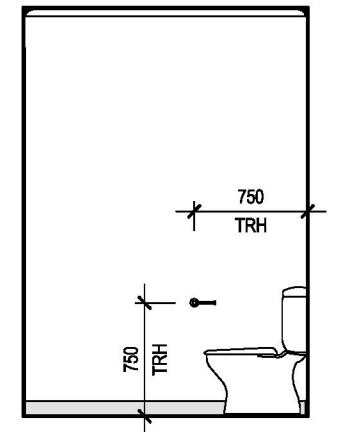
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SCALE: 1 : 50



ELEVATION 7

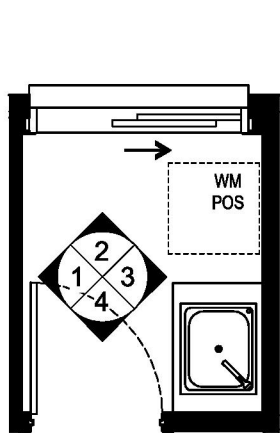
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ELEVATION 8

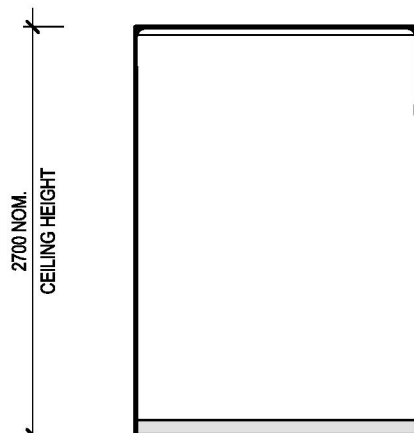
SCALE: 1 : 50

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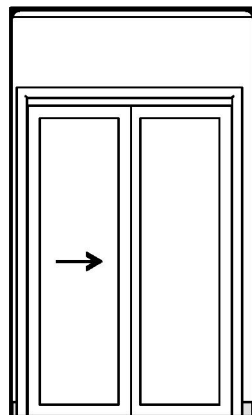
LAUNDRY PLAN

SCALE: 1 : 50



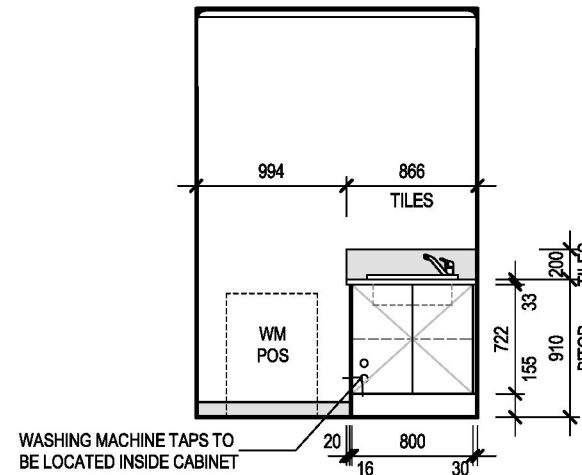
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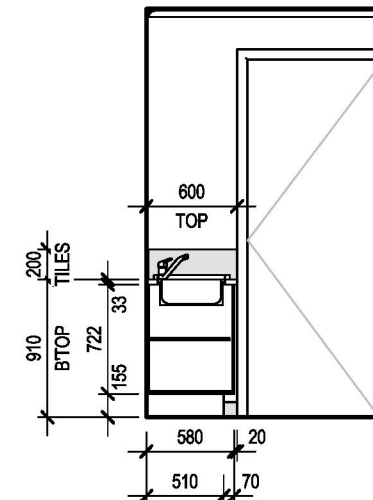
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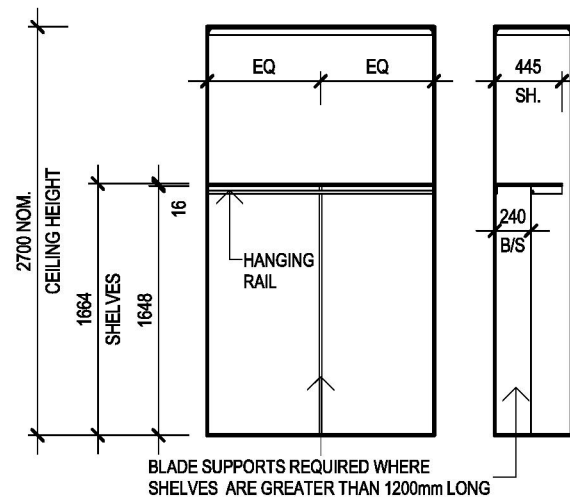
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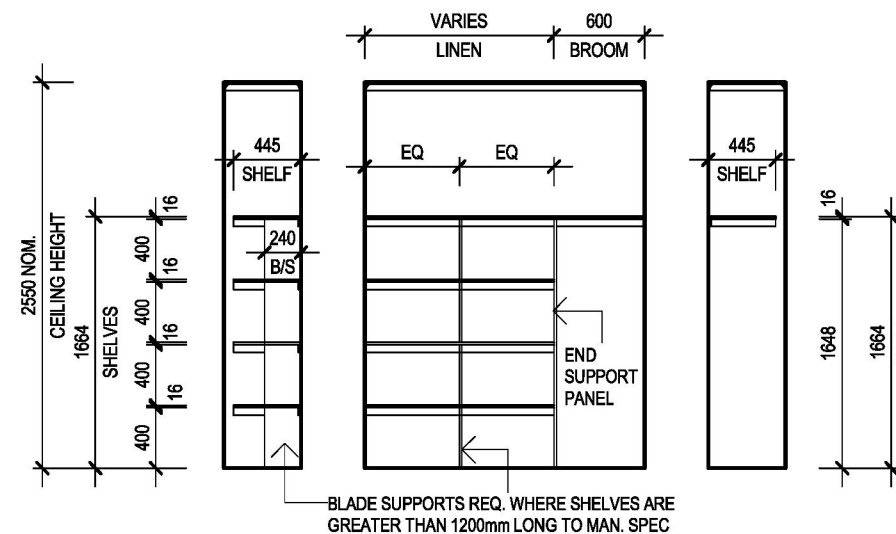
ELEVATION 4

SCALE: 1 : 50



ROBE TYPICAL

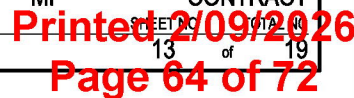
SCALE: 1 : 50



LINEN / BROOM - TYPICAL

SCALE: 1 : 50

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GENERAL NOTES

LEGEND



DENOTES INSITU SHOWER 50mm STEPDOWN WITH 100mm PIPE. REFER TO DETAILS



DENOTES STRUCTURAL BEAM TO ENGINEERS DESIGN



DENOTES STEPDOWN



DENOTES STRUCTURAL COLUMN



DENOTES FIRST FLOOR POINT LOAD



DENOTES LOAD BEARING WALL



DENOTES SPOT ELEVATION

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CLIENT 2:

DATE 2:

JGK BUILDER:

DATE 3:

SHEET TITLE

SLAB LAYOUT

HOUSE NAME

FOREST 20

FACADE NAME

KINGSTON

SHEET SCALE

1 : 100

HAND

RH

ORIGINAL SHEET SIZE

A3

CATEGORY

D

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UP COLLECTION

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BAIRNSDALE VIC 3875
T 0439 885 499

CLIENT

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JOB NO

2601BDR002

DRAWN

M-18

CHECKED

MF

PROJECT STAGE

CONTRACT

MASTER RELEASE DATE

06/06/2024

JOB DATE

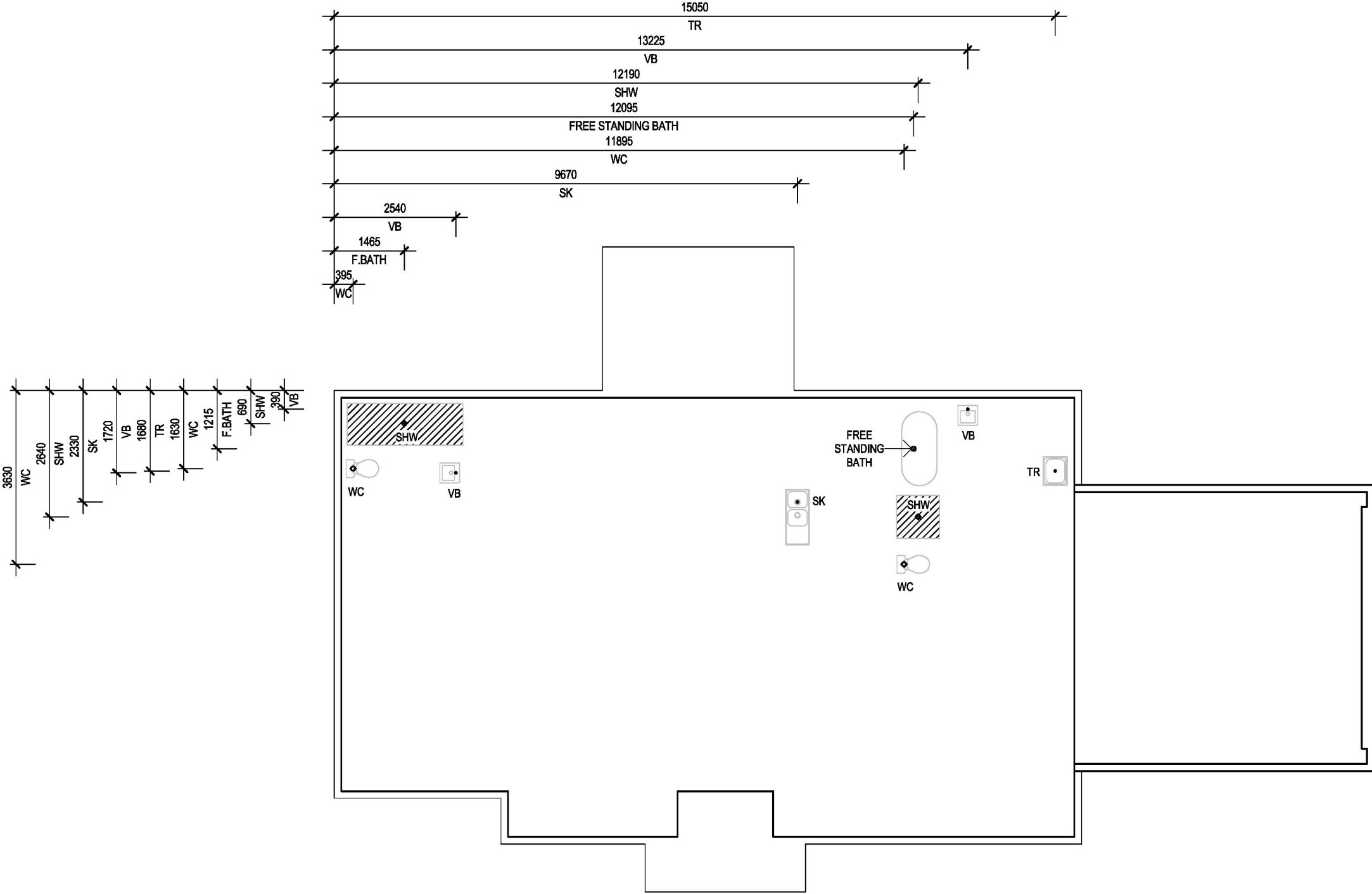
25/03/2026

Printed 27/09/2024

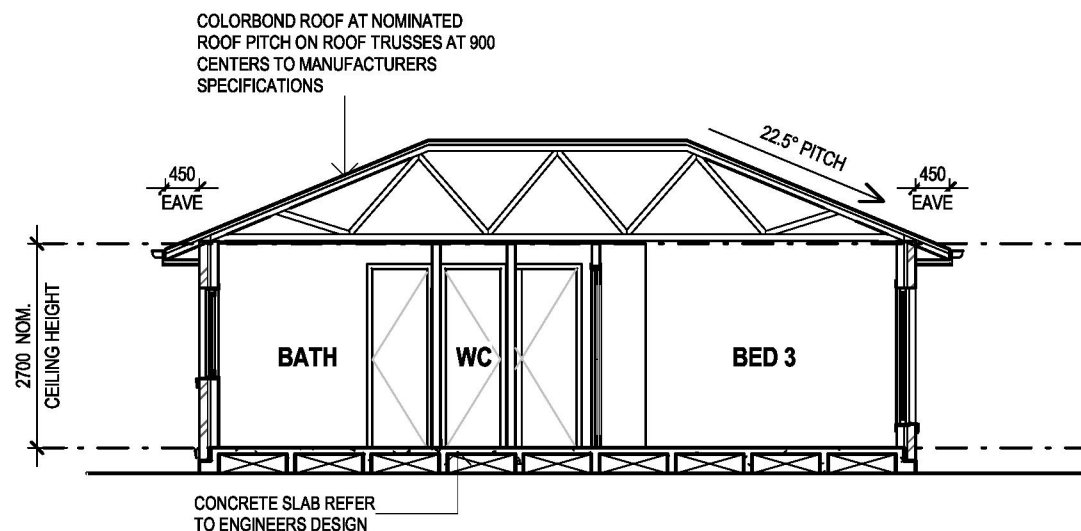
13 of 19

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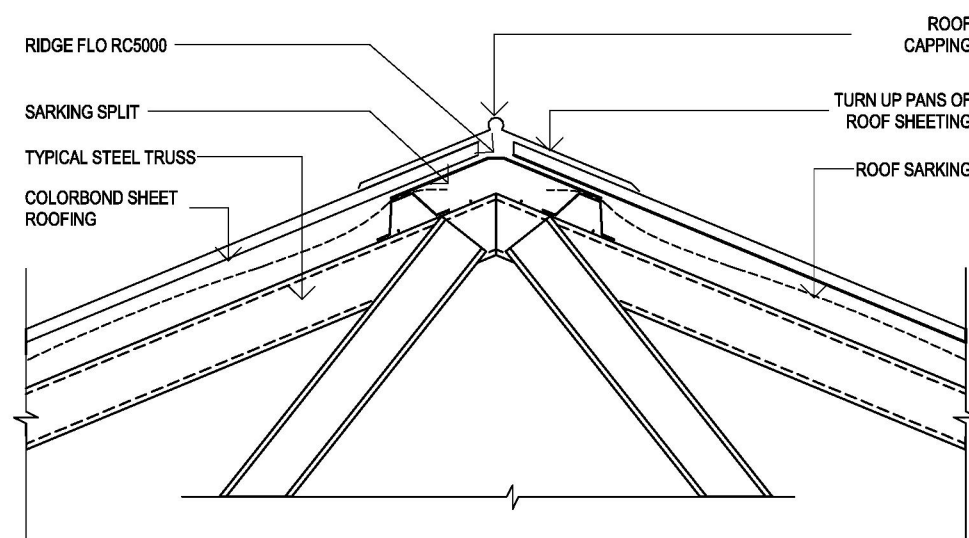


GENERAL NOTES	LEGEND - SHW DENOTES SHOWER OUTLET - WP PC DENOTES POWERWATER CONDUIT - WC DENOTES TOILET SUITE OUTLET - BT DENOTES BATH TUB OUTLET - VB DENOTES VANITY BASIN OUTLET - TR DENOTES LAUNDRY THROUGH OUTLET - SK DENOTES KITCHEN SINK OUTLET	CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES. CLIENT 1: DATE 1: CLIENT 2: DATE 2: JGK BUILDER: DATE 3:	SHEET TITLE PLUMBING LAYOUT HOUSE NAME FOREST 20 HAND RH CATEGORY D FACADE NAME KINGSTON SHEET SCALE 1 : 100 ORIGINAL SHEET SIZE A3 COPYRIGHT 2026 THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	  BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS LOT 7, 578 LINDENOW-GLENALADALE ROAD SUBURB LINDENOW SOUTH VIC 3875 JOB NO 2601BDR002 JOB DATE 25/03/2026 DRAWN M-18 CHECKED MF PROJECT STAGE CONTRACT MASTER RELEASE DATE 06/06/2024 Printed 2/09/2026 Page 65 of 72
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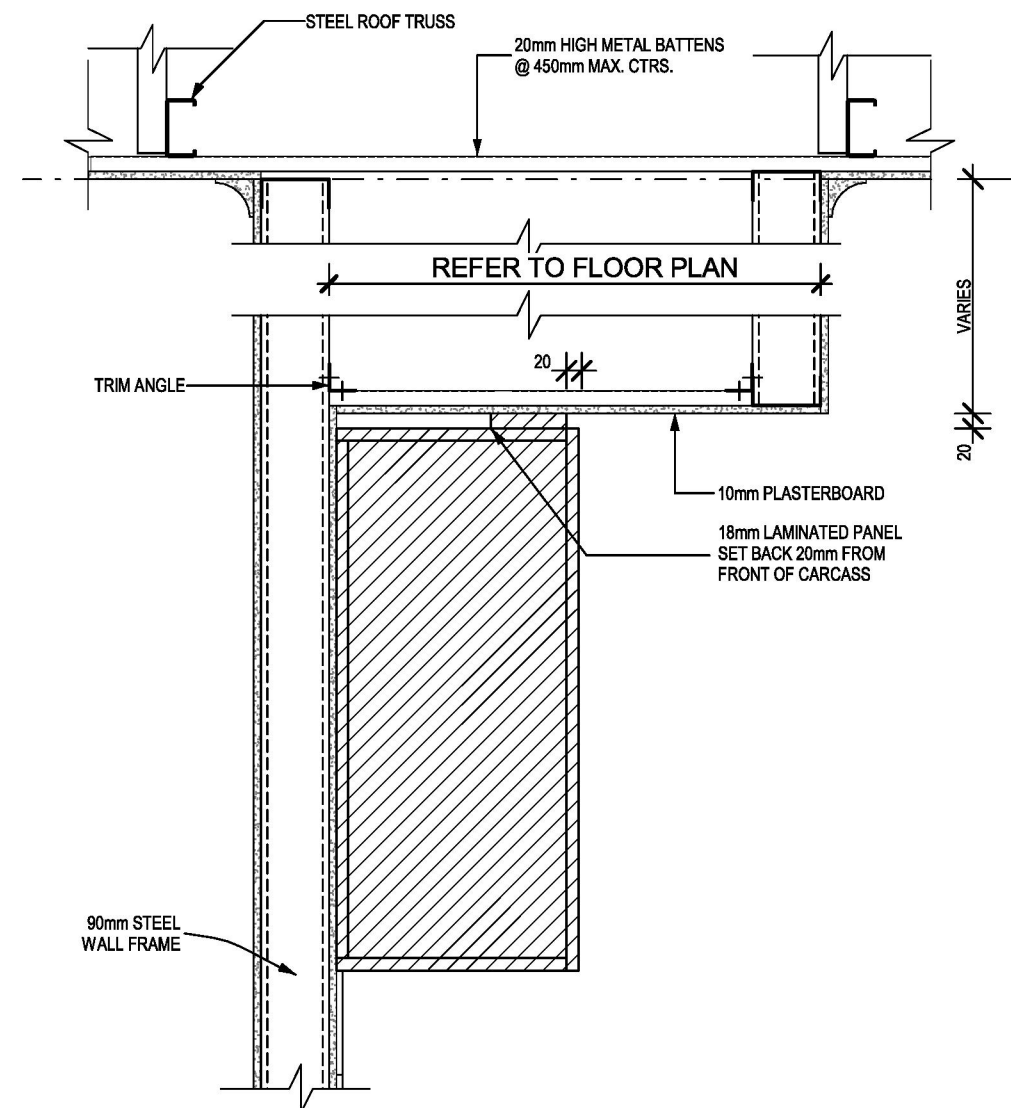
SECTION Y-Y

SCALE: 1 : 100



TYPICAL RIDGE DETAIL

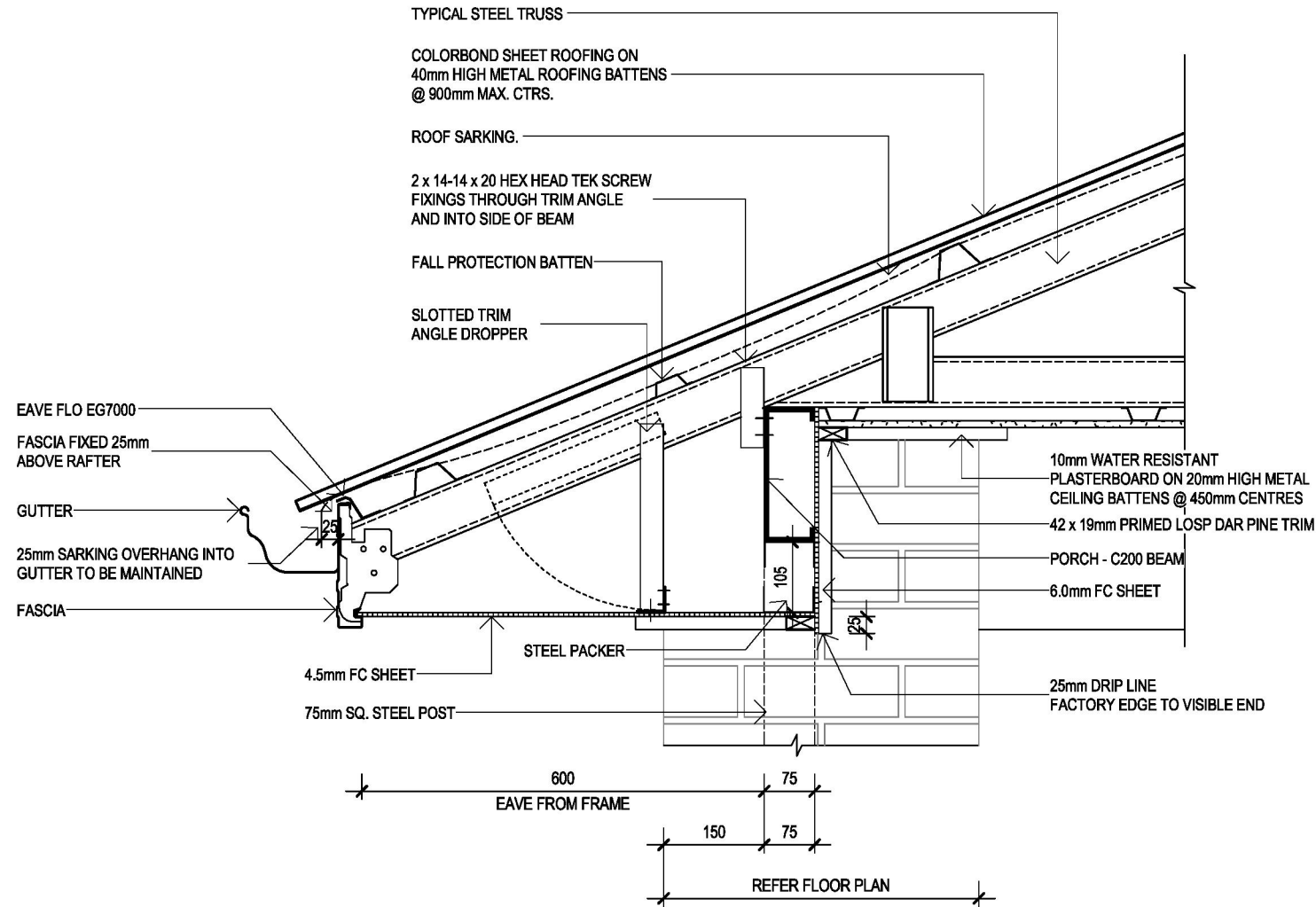
SCALE: 1 : 10



KITCHEN JOINERY BULKHEAD DETAIL

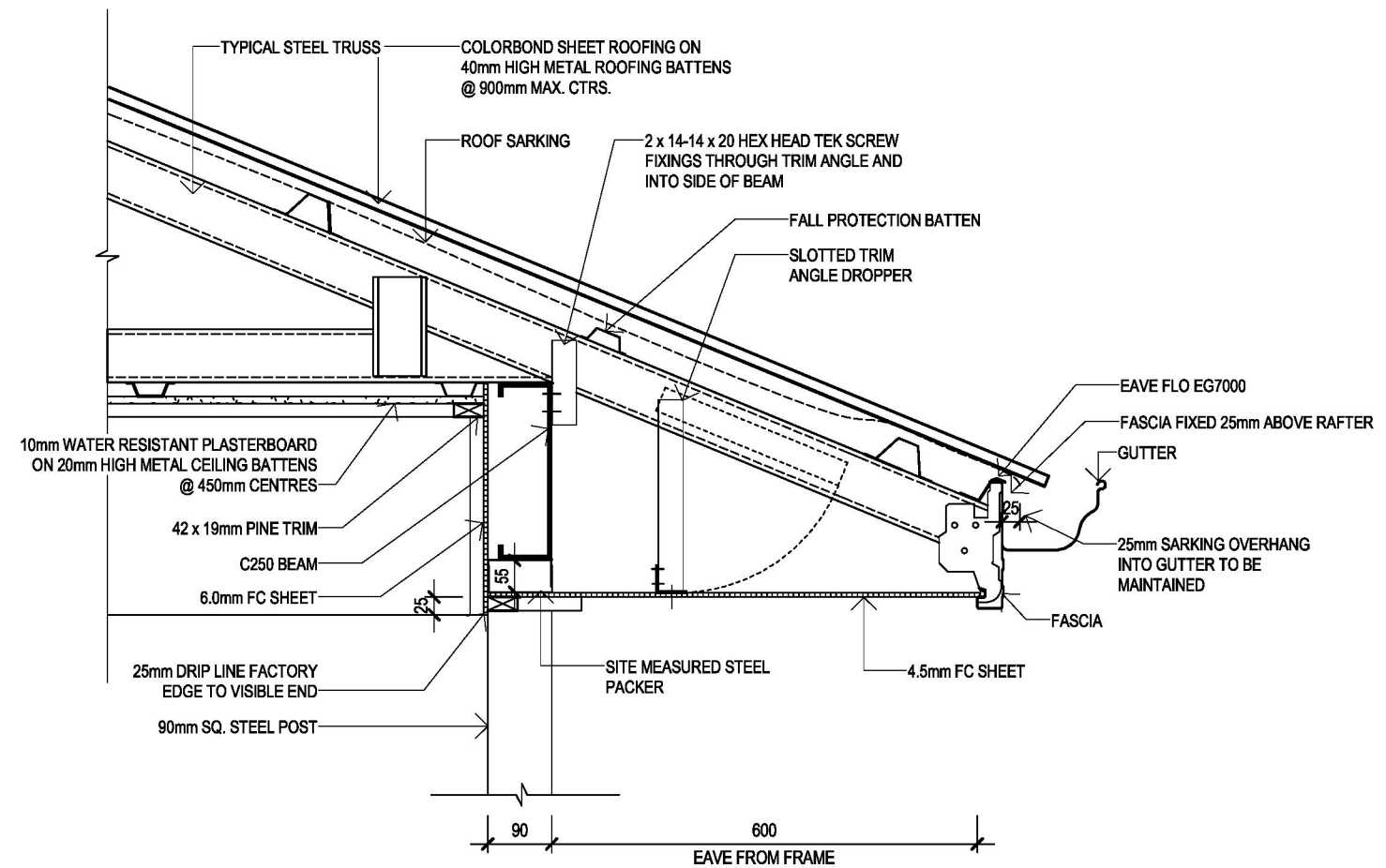
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GENERAL NOTES		LEGEND		CLIENT ACKNOWLEDGEMENT		SHEET TITLE		CLIENT					
		 DENOTES INSITU SHOWER 50mm STEPDOWN WITH 100mm PIPE. REFER TO DETAILS		I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.		SECTION/DETAILS HOUSE NAME FOREST 20 FACADE NAME KINGSTON SHEET SCALE As indicated ORIGINAL SHEET SIZE A3 COPYRIGHT 2026 *THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD* DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS		 UP COLLECTION BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499					
		 DENOTES STRUCTURAL BEAM TO ENGINEERS DESIGN											
		 DENOTES STEPDOWN											
		 DENOTES STRUCTURAL COLUMN											
		 DENOTES FIRST FLOOR POINT LOAD											
		 DENOTES LOAD BEARING WALL											
		 DENOTES SPOT ELEVATION											
		CLIENT 1:								DATE 1:			
		CLIENT 2:								DATE 2:			
		JGK BUILDER:								DATE 3:			
ADDRESS		LOT 7, 578 LINDENOW-GLENALADALE ROAD		SUBURB		LINDENOW SOUTH VIC 3875		JOB NO		JOB DATE			
2601BDR002		25/03/2026		DRAWN		PROJECT STAGE		M-18		MF		CONTRACT	
MASTER RELEASE DATE		06/06/2024		SHEET NO		TOTAL		15		of		19	



SECTION A - PORCH DETAIL

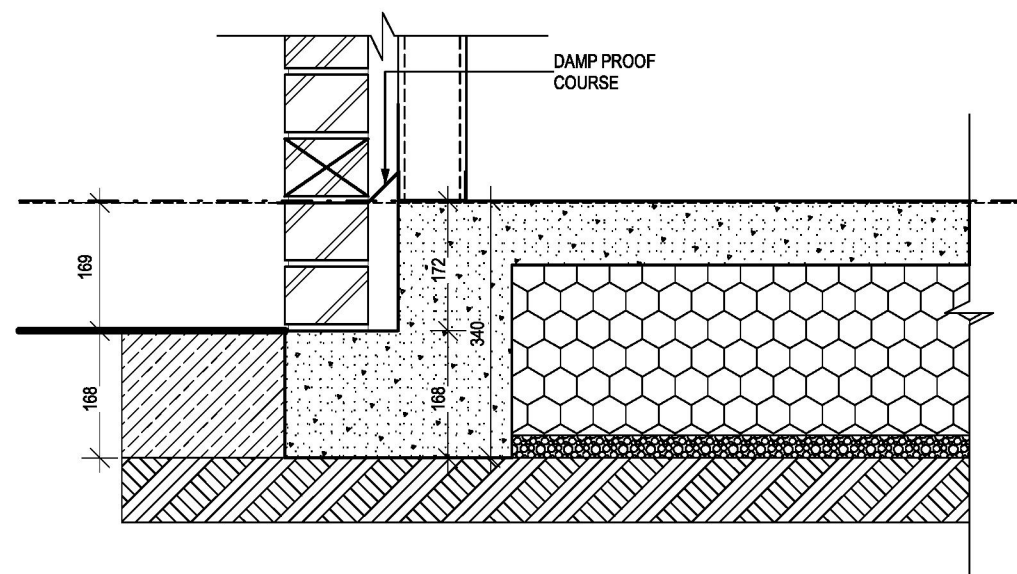
SHEET ROOF WITH EAVES (BRICK PIER SARKING)
SCALE - 1:10



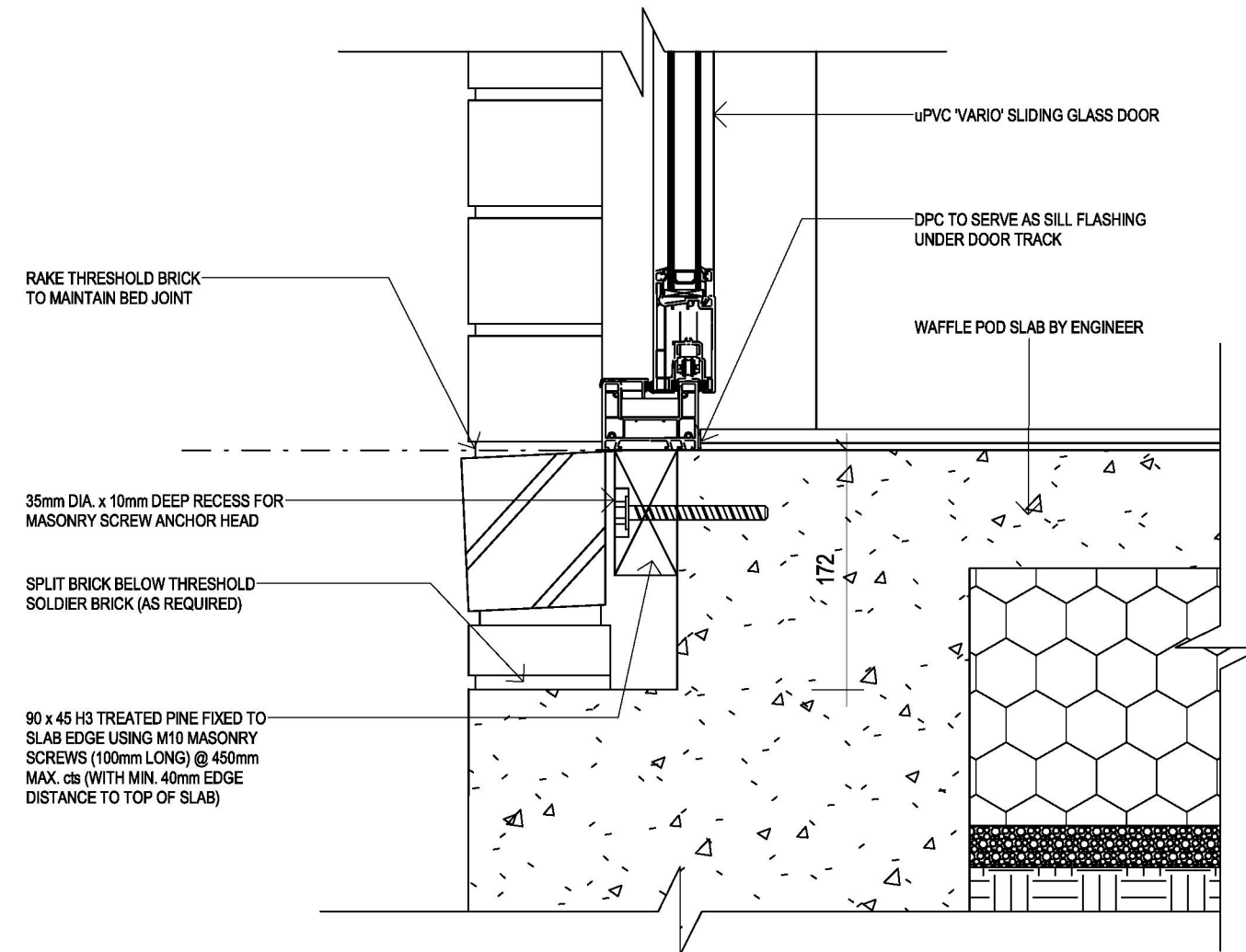
SECTION B - ALFRESCO DETAIL

SHEET ROOF WITH EAVES (90mm POST)
SCALE - 1:10

GENERAL NOTES	LEGEND - DENOTES INSITU SHOWER 50mm STEPDOWN WITH 100mm PIPE. REFER TO DETAILS - DENOTES STRUCTURAL BEAM TO ENGINEERS DESIGN - DENOTES STEPDOWN - DENOTES STRUCTURAL COLUMN - DENOTES FIRST FLOOR POINT LOAD - DENOTES LOAD BEARING WALL - DENOTES SPOT ELEVATION	CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 36 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES. CLIENT 1: _____ DATE 1: _____ CLIENT 2: _____ DATE 2: _____ JGK BUILDER: _____ DATE 3: _____	SHEET TITLE SECTION/DETAILS HOUSE NAME FOREST 20 HAND RH CATEGORY D FACADE NAME KINGSTON SHEET SCALE 1 : 10 ORIGINAL SHEET SIZE A3 COPYRIGHT 2026 *THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD* DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	  BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS LOT 7, 578 LINDENOW-GLENALADALE ROAD SUBURB LINDENOW SOUTH VIC 3875 JOB NO 2601BDR002 JOB DATE 25/03/2026 DRAWN M-18 CHECKED MF PROJECT STAGE CONTRACT MASTER RELEASE DATE 06/06/2024 16 of 19
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**172mm REBATE TO REMAINDER
NO EXTERNAL PAVING (225 pod)**

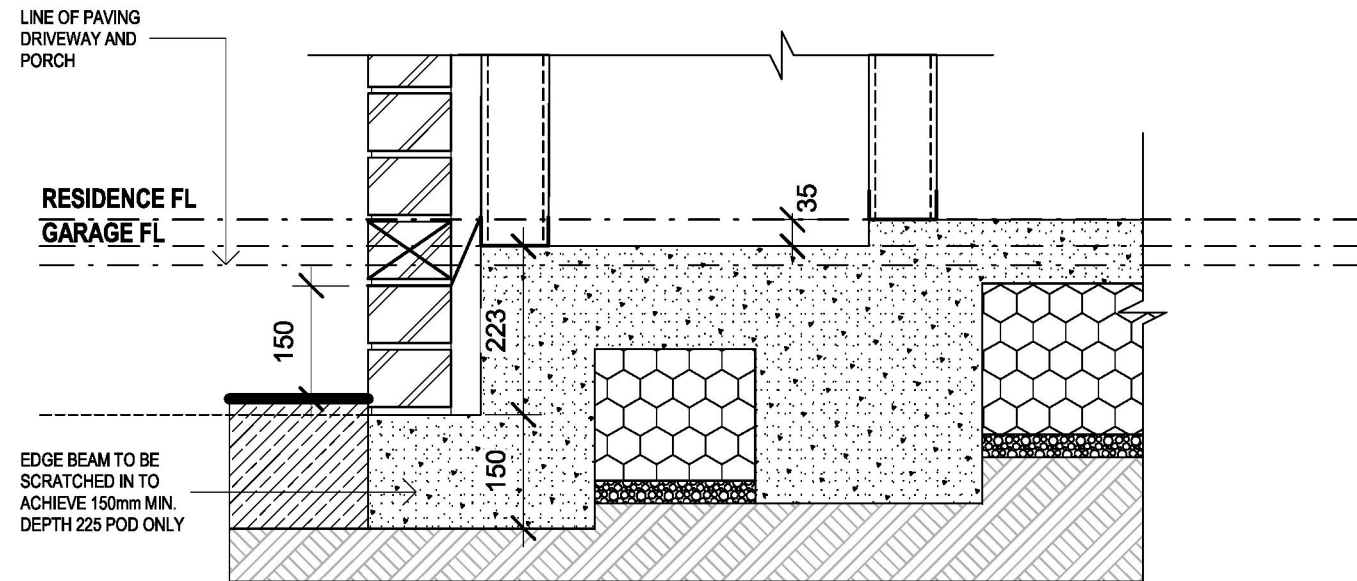


'VARIO' SLIDING DOOR SILL SUPPORT DETAIL - SLAB

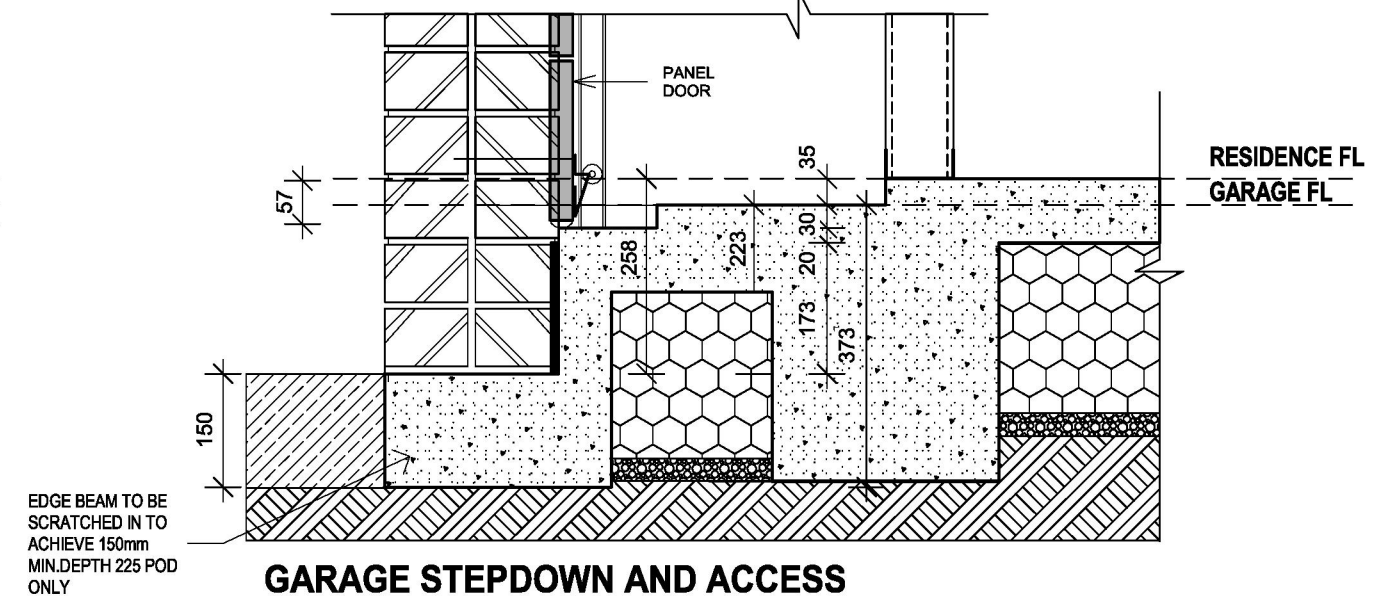
SCALE: 1:5

GENERAL NOTES		LEGEND		CLIENT ACKNOWLEDGEMENT		SHEET TITLE		CLIENT	
		 DENOTES INSITU SHOWER 50mm STEPDOWN WITH 100mm PIPE. REFER TO DETAILS		I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 36 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.		SECTION/DETAILS		ADDRESS	
		 DENOTES STRUCTURAL BEAM TO ENGINEERS DESIGN		CLIENT 1: _____ DATE 1: _____		HOUSE NAME		LOT 7, 578 LINDENOW-GLENALADALE ROAD	
		 DENOTES STEPDOWN		CLIENT 2: _____ DATE 2: _____		FACADE NAME		SUBURB	
		 DENOTES STRUCTURAL COLUMN		JGK BUILDER: _____ DATE 3: _____		KINGSTON		LINDENOW SOUTH VIC 3875	
		 DENOTES FIRST FLOOR POINT LOAD				SHEET SCALE		JOB NO	
		 DENOTES LOAD BEARING WALL				As indicated		2601BDR002	
		 DENOTES SPOT ELEVATION				ORIGINAL SHEET SIZE		DRAWN	
						A3		M-18	
						COPYRIGHT		CHECKED	
						2026		MF	
								CONTRACT	
								MASTER RELEASE DATE	
								06/06/2024	
								17 of 19	

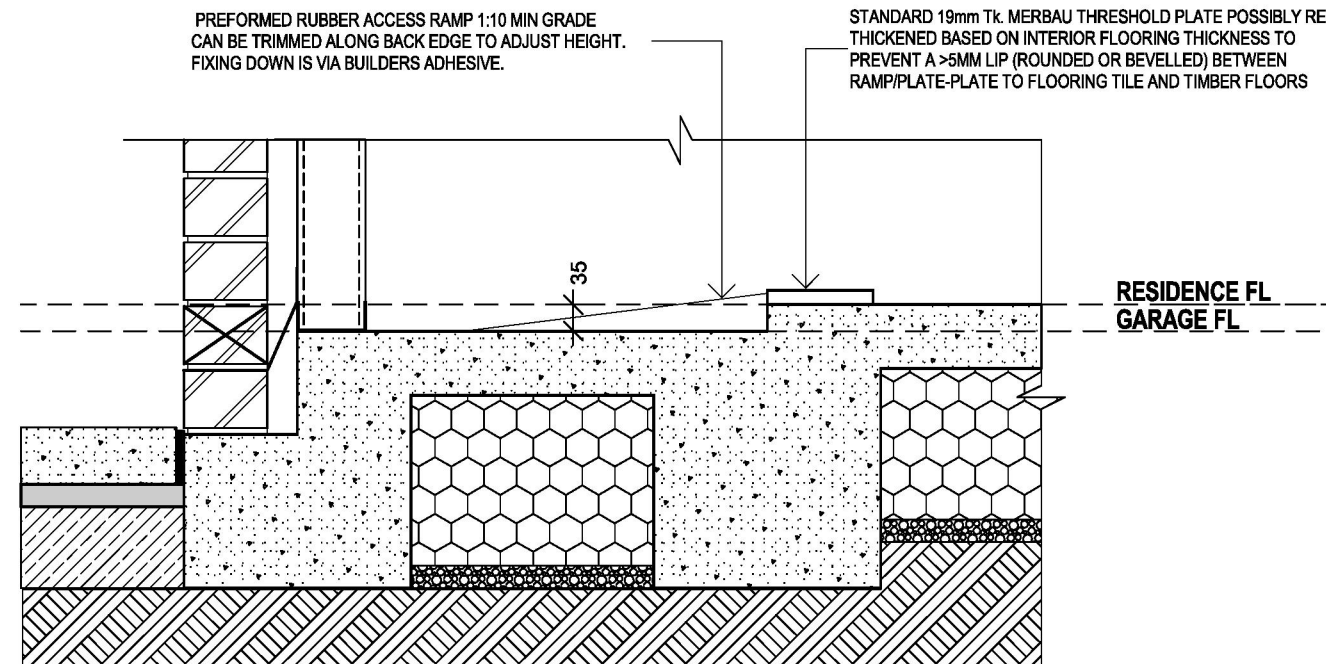




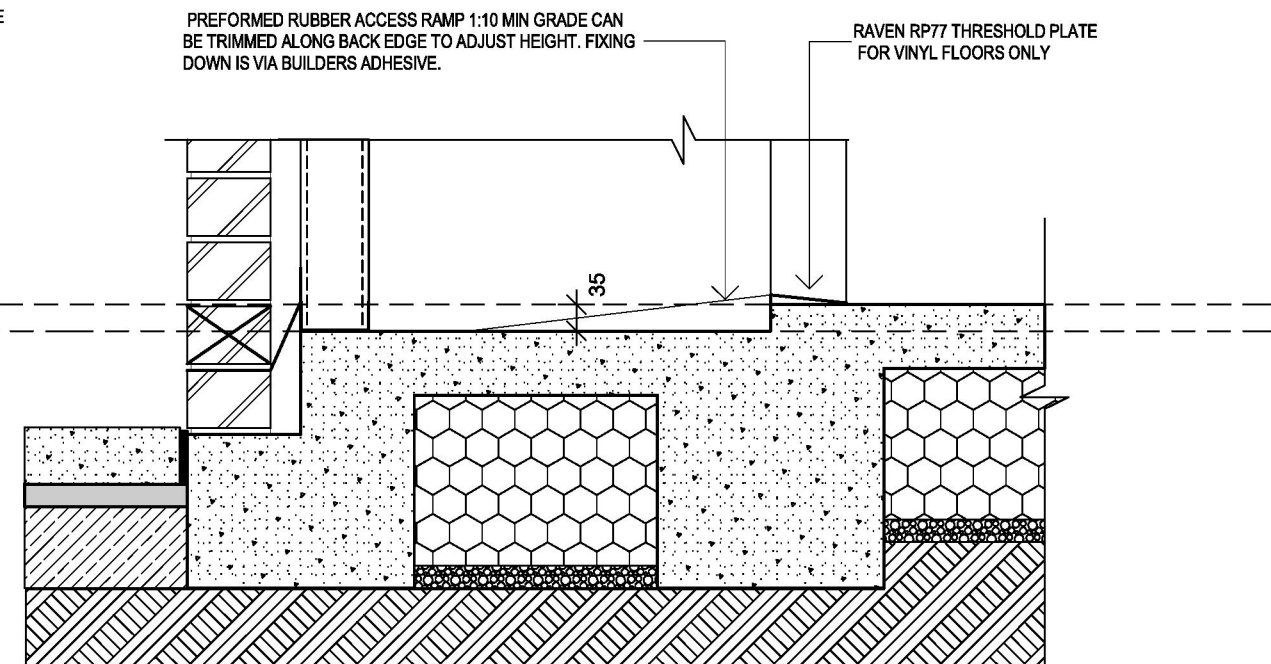
**GARAGE STEPDOWN SIDE AND REAR
REBATE AND D.P.C. NO PAVING 225 & 300 POD**



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

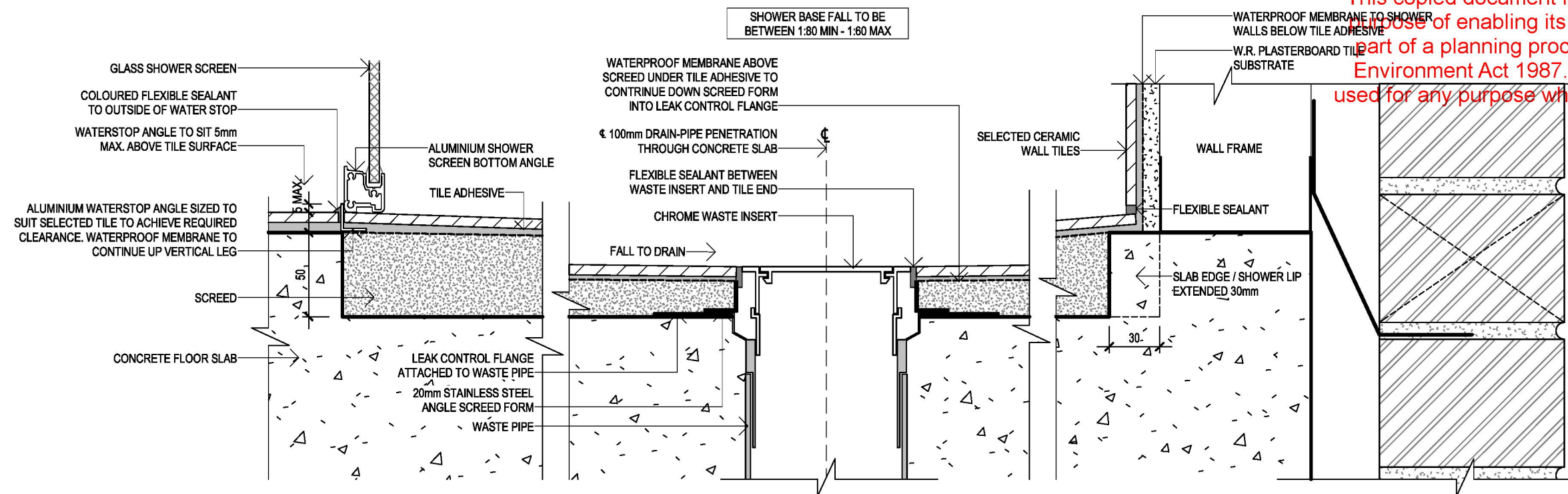


GARAGE STEPDOWN THRESHOLD DETAIL



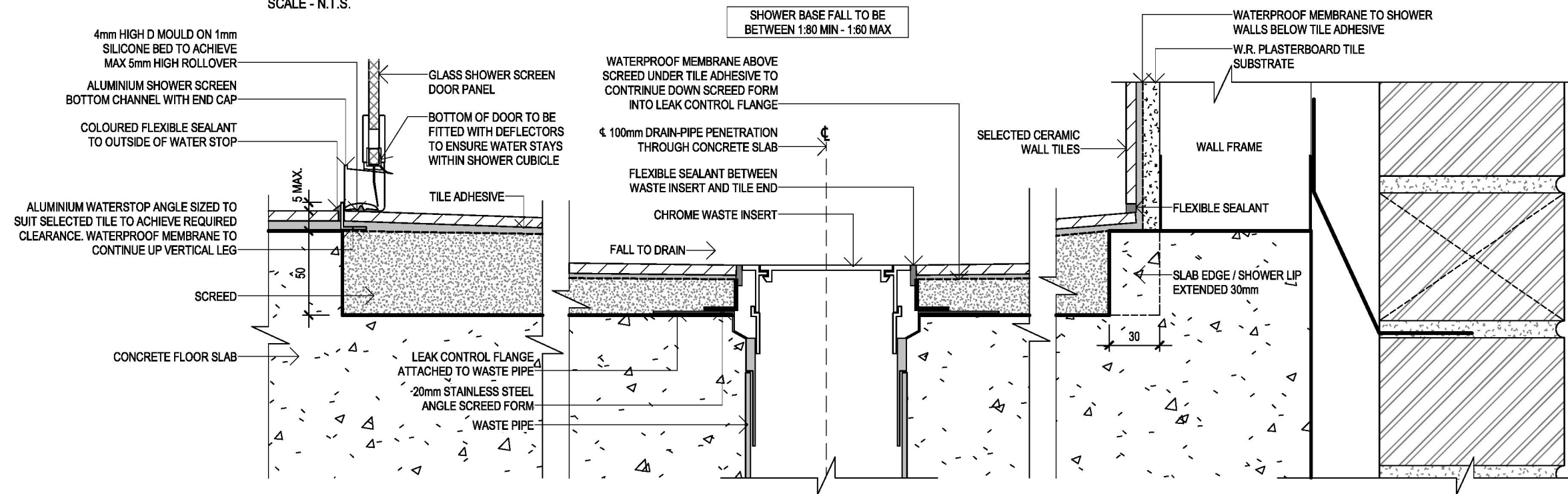
GENERAL NOTES 	LEGEND DENOTES INSITU SHOWER 50mm STEPDOWN WITH 100mm PIPE. REFER TO DETAILS DENOTES STRUCTURAL BEAM TO ENGINEERS DESIGN DENOTES STEPDOWN DENOTES STRUCTURAL COLUMN DENOTES FIRST FLOOR POINT LOAD DENOTES LOAD BEARING WALL DENOTES SPOT ELEVATION	CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 36 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES. CLIENT 1: _____ DATE 1: _____ CLIENT 2: _____ DATE 2: _____ JGK BUILDER: _____ DATE 3: _____	SHEET TITLE SECTION/DETAILS HOUSE NAME FOREST 20 HAND RH CATEGORY D FACADE NAME KINGSTON SHEET SCALE 1 : 10 ORIGINAL SHEET SIZE A3 COPYRIGHT 2026 THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS LOT 7, 578 LINDENOW-GLENALADALE ROAD SUBURB LINDENOW SOUTH VIC 3875 JOB NO 2601BDR002 JOB DATE 25/03/2026 DRAWN M-18 CHECKED MF PROJECT STAGE CONTRACT MASTER RELEASE DATE 06/06/2024
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RECESSED TILED (INSITU) SHOWER BASE ON EXTERNAL CONCRETE SLAB (SCREEN SECTION)

SCALE - N.T.S.



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

SCALE - N.T.S.

GENERAL NOTES 	LEGEND DENOTES INSITU SHOWER 50mm STEPDOWN WITH 100mm PIPE. REFER TO DETAILS DENOTES STRUCTURAL BEAM TO ENGINEERS DESIGN DENOTES STEPDOWN DENOTES STRUCTURAL COLUMN DENOTES FIRST FLOOR POINT LOAD DENOTES LOAD BEARING WALL DENOTES SPOT ELEVATION	CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES. CLIENT 1: _____ DATE 1: _____ CLIENT 2: _____ DATE 2: _____ JGK BUILDER: _____ DATE 3: _____	SHEET TITLE SECTION/DETAILS HOUSE NAME: FOREST 20 HAND: RH CATEGORY: D FACADE NAME: KINGSTON SHEET SCALE: 1:3 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026 THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS: LOT 7, 578 LINDENOW-GLENALADALE ROAD SUBURB: LINDENOW SOUTH VIC 3875 JOB NO: 2601BDR002 JOB DATE: 25/03/2026 DRAWN: M-18 CHECKED: MF PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 06/06/2024
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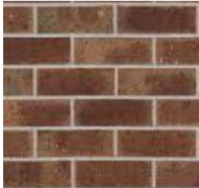
EXTERNAL MATERIAL & COLOUR SCHEDULE

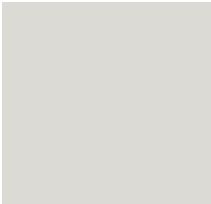
Client Name

Job address : Lot 7, 578 Lindenow-Glenaladale Road LINDENOW SOUTH

JOB Number : 2601BDR002

VERSION : #1 09/06/2026

ITEM	LOCATION	MAKE	PROFILE	COLOUR	IMAGE
Roofing/ Whirlybird	Roof	Colorbond	Corrugated	Monument	
Gutter/Fascia	Roof	Colorbond		Monument	
Downpipes	Brick walls	Colorbond		Monument	
Brick	External walls	Selkirk		Musket Haze	
Cladding	External walls	N/A	N/A	N/A	N/A
Render 1	As per Plans	N/A	N/A	N/A	N/A

ITEM	LOCATION	MAKE	PROFILE	COLOUR	IMAGE
Render 2	N/A	N/A	N/A	N/A	N/A
Windows	All elevations	Project Windows	uPVC	GRANITE GREY	
Garage Door	Garage	SteelLine	Slimline	Monument	
Door	Entry	Newington	XV10		
Door	Entry	Haymes	Painted	Aura	
Meter Box	Side elevation	Colorbond	Painted	Monument	