

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	39 Houghton Crescent EAGLE POINT VIC 3878 Lot: 52 PS: 808314
The application is for a permit to:	Buildings and works (dwelling)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
43.02-2	Buildings & Works
The applicant for the permit is:	W C Geisler & A J Geisler
The application reference number is:	5.2026.224.1

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

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

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

An objection must

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

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

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 17 July 2026 2:50 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Land Title.pdf; 2605BDR008 - Planning Plans.pdf; Covering Letter - 39 Houghton Crescent Planning Permit.docx; Planning_Permit_Application_2026-07-17T14-49-55_35620940_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:

Email address:

Postal address :

Preferred phone number:

Secondary phone number:

Street number: 39

Street name: Houghton Crescent

Town: Eagle Point

Post code: 3878

Lot number: Lot 52 on Plan of Subdivision 808314X

Other Legal Description: Volume 12288 Folio 154

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 : Vacant residential lot of 803m² within an established residential subdivision (Lot 52 PS808314X). The land is cleared with no existing buildings or works. All services (water, sewer, power) are available to the lot.

Description of proposal : Construction of a two-storey dwelling (JG King Homes "Spencer 35") with attached double garage, alfresco and balcony. A permit is required because the proposed overall building height of approximately 8.21m exceeds the 7.5m maximum specified under Design and Development Overlay Schedule 11 (DDO11). The dwelling otherwise complies with the General Residential Zone: 27.64% site coverage, 68.52% permeability, front setback of approx. 6.1m and rear

setback of approx. 12.7m, constructed to BAL 12.5. The proposal does not breach the registered restriction on PS808314X and satisfies Section 173 Agreement AK796785G via a 10,644L rainwater tank connected to all toilets, laundry and garden tap. Estimated cost of development: \$600,000. Refer to attached covering letter for further detail

Estimated cost of development: \$600,000

Has there been a pre-application meeting: No

Full copy of Title: [Land Title.pdf](#)

Plans: [2605BDR008 - Geisler - Planning Plans.pdf](#)

Planning report: [Covering Letter - 39 Houghton Crescent Planning Permit.docx](#)

Invoice Payer: \

Address for Invoice:

Invoice Email:

Primary Phone Invoice

Invoice Secondary Phone

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 12288 FOLIO 154

Security no : 124136719523C
Produced 17/07/2026 02:44 PM

LAND DESCRIPTION

Lot 52 on Plan of Subdivision 808314X.
PARENT TITLE Volume 12179 Folio 723
Created by instrument PS808314X Stage 3 25/02/2021

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS808314X 25/02/2021

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
AK796785G 20/12/2013

DIAGRAM LOCATION

SEE PS808314X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
--------	--------	------

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

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

Street Address: 39 HOUGHTON CRESCENT EAGLE POINT VIC 3878

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

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Document Type	Plan
Document Identification	PS808314X
Number of Pages (excluding this cover sheet)	8
Document Assembled	05/08/2026 16:27

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EDITION 3 PS 808 314 X

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL

PLAN OF SUBDIVISION

LOCATION OF LAND

PARISH: BAIRNSDALE

TOWNSHIP: _____

SECTION: A

CROWN ALLOTMENT: 57 & 58

CROWN PORTION: _____

TITLE REFERENCE: VOL 10827 FOL 857
VOL 10827 FOL 858

LAST PLAN REFERENCE: LOT 1 & 2 ON TP846525F

POSTAL ADDRESS:
(at time of subdivision) 65 EAGLE POINT ROAD,
EAGLE POINT 3878

MGA CO-ORDINATES: E: 559 850 **ZONE:** 55
(of approx centre of land in plan) N: 5805 240 **GDA 94**

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
R1 ROAD	EAST GIPPSLAND SHIRE COUNCIL
R2 ROAD	EAST GIPPSLAND SHIRE COUNCIL
R3 ROAD	EAST GIPPSLAND SHIRE COUNCIL
R4 ROAD	EAST GIPPSLAND SHIRE COUNCIL
RESERVE No.1	EAST GIPPSLAND SHIRE COUNCIL
RESERVE No.2	AUSNET ELECTRICITY SERVICES PTY LTD
RESERVE No.3	EAST GIPPSLAND SHIRE COUNCIL
RESERVE No.4	EAST GIPPSLAND SHIRE COUNCIL

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:

This plan is based on survey.

STAGING:

This is a staged subdivision.
Planning Permit No. 471/2016/P

This survey has been connected to permanent marks No(s). 374 & 375

In Proclaimed Survey Area No.

NOTATIONS

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND REGION WATER AUTHORITY
E-3	DRAINAGE & SEWERAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY

Crowthen & Sadler Pty. Ltd.

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

SURVEYORS FILE REF: 17482

PAUL ANTHONY DWYER, VERSION 1

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7 SHEETS

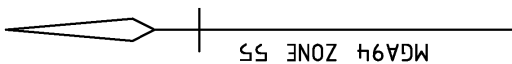
THIS IS A LAND USE VICTORIA
COMPILED PLAN
FOR DETAILS SEE MODIFICATION TABLE HERE

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PS 808314X

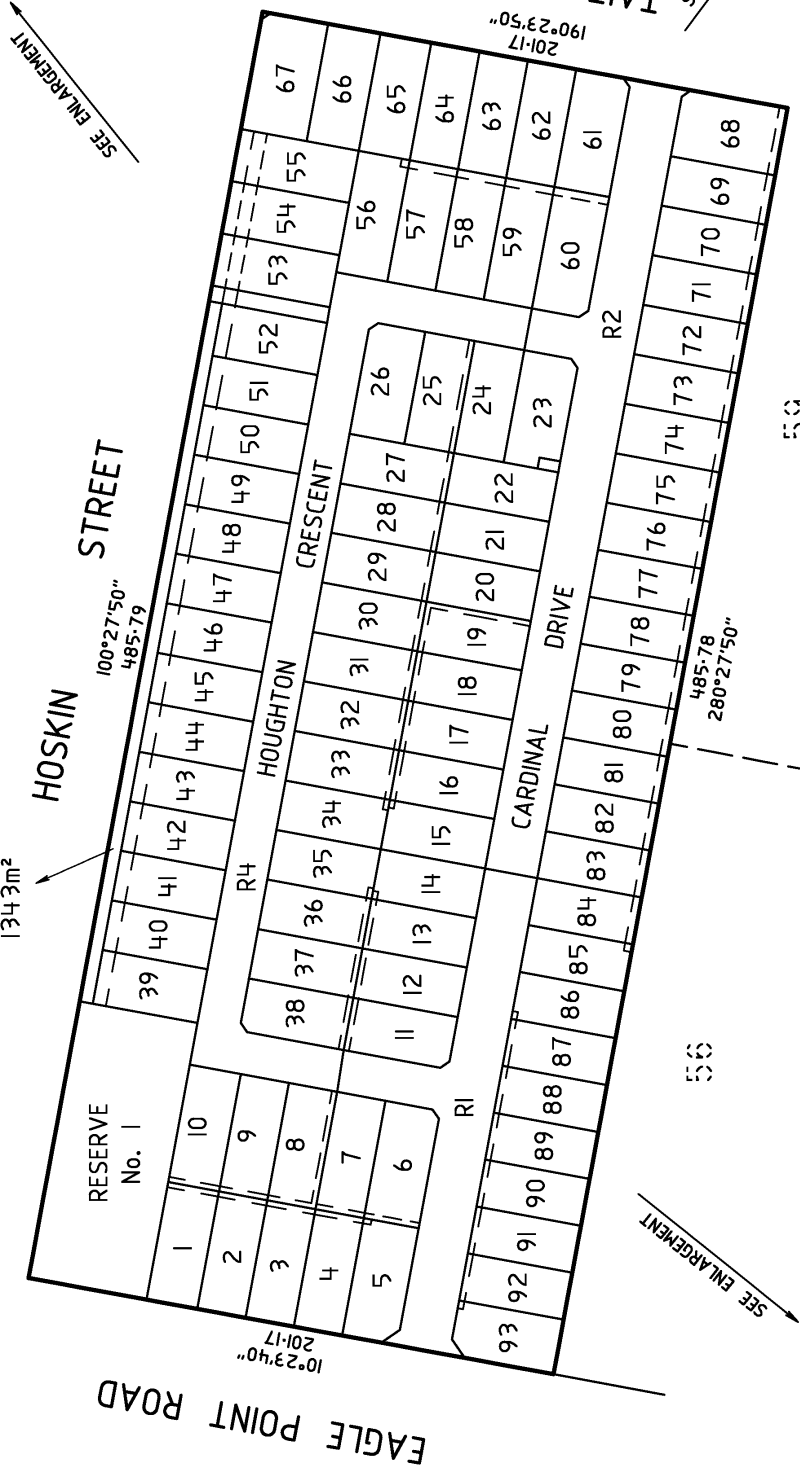


FOR ENLARGEMENT
SEE SHEET 4

SEE ENLARGEMENT

RESERVE No.3
FOR CONSERVATION PURPOSES
1343m²

FOR ENLARGEMENT
SEE SHEET 5



SEE ENLARGEMENT

FOR ENLARGEMENT
SEE SHEET 3

FOR ENLARGEMENT
SEE SHEET 6

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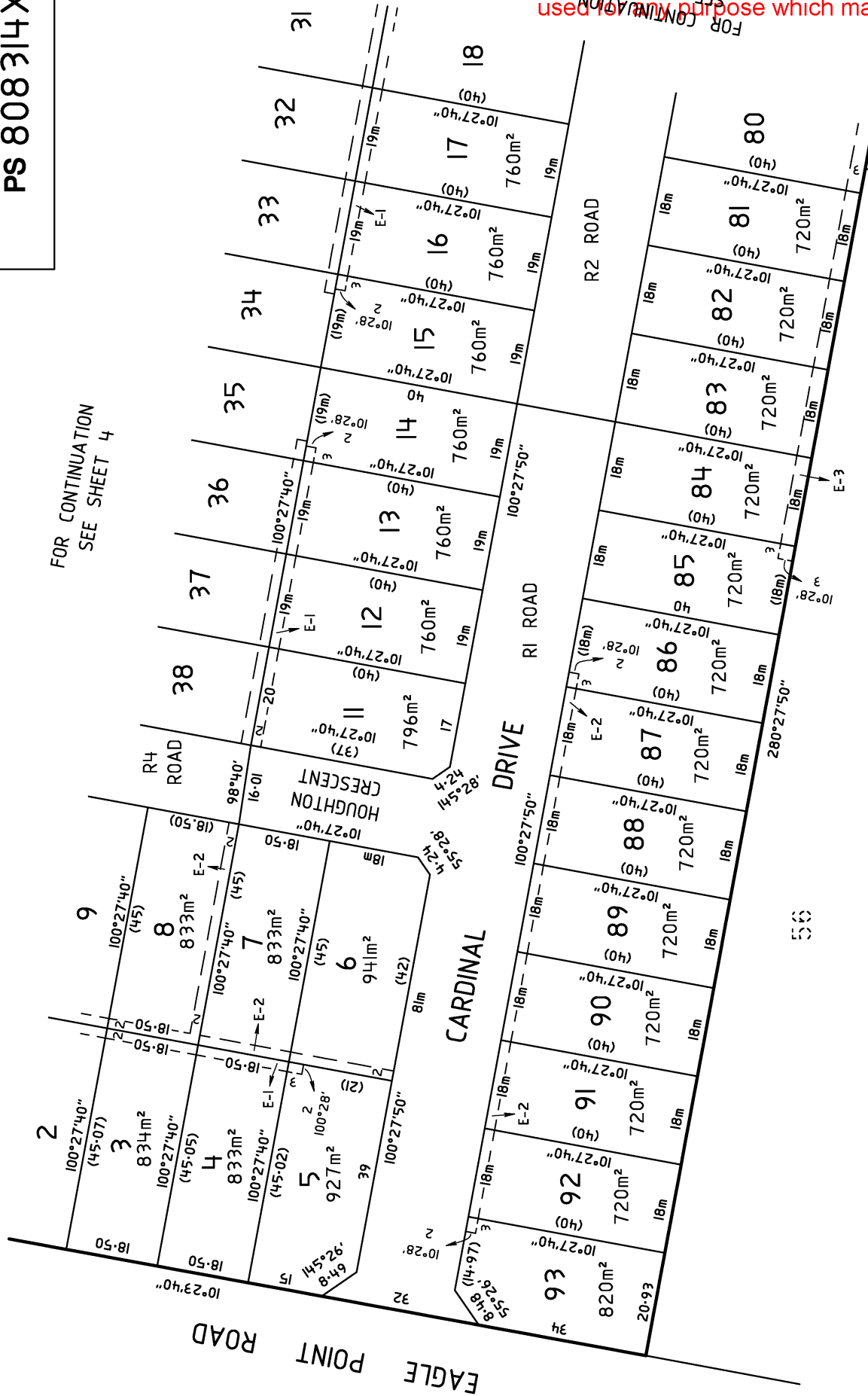
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1:800

LENGTHS ARE IN METRES

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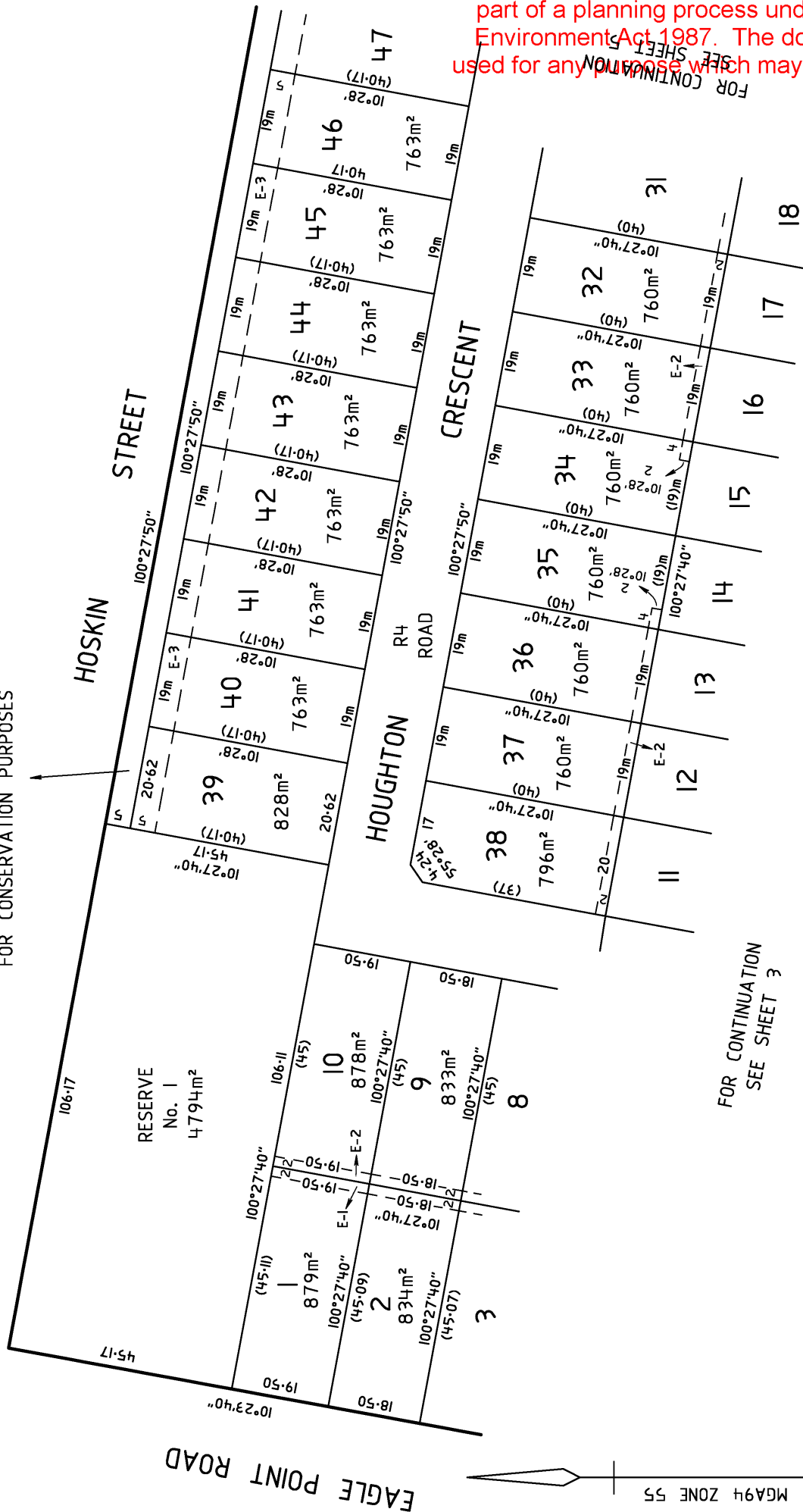
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PS 808314X

RESERVE No. 3
FOR CONSERVATION PURPOSES



FOR CONTINUATION
SEE SHEET 3

FOR CONTINUATION
SEE SHEET 5

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PS 808 314X

RESERVE No.3
FOR CONSERVATION PURPOSES

HOSKIN STREET

RESERVE No.4
271m²

FOR CONTINUATION
SEE SHEET 4

MG94 ZONE 55

HOUGHTON ROAD

CRESCENT

R4

R3 ROAD

FOR CONTINUATION
SEE SHEET 3

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FOR CONTINUATION
SEE SHEET 5

FOR CONTINUATION
SEE SHEET 3

MGA94 ZONE 55

STREET

DRIVE

CARDINAL

RESERVE

No. 2

34m²

R2 ROAD

R4 ROAD

HOUGHTON CRESCENT

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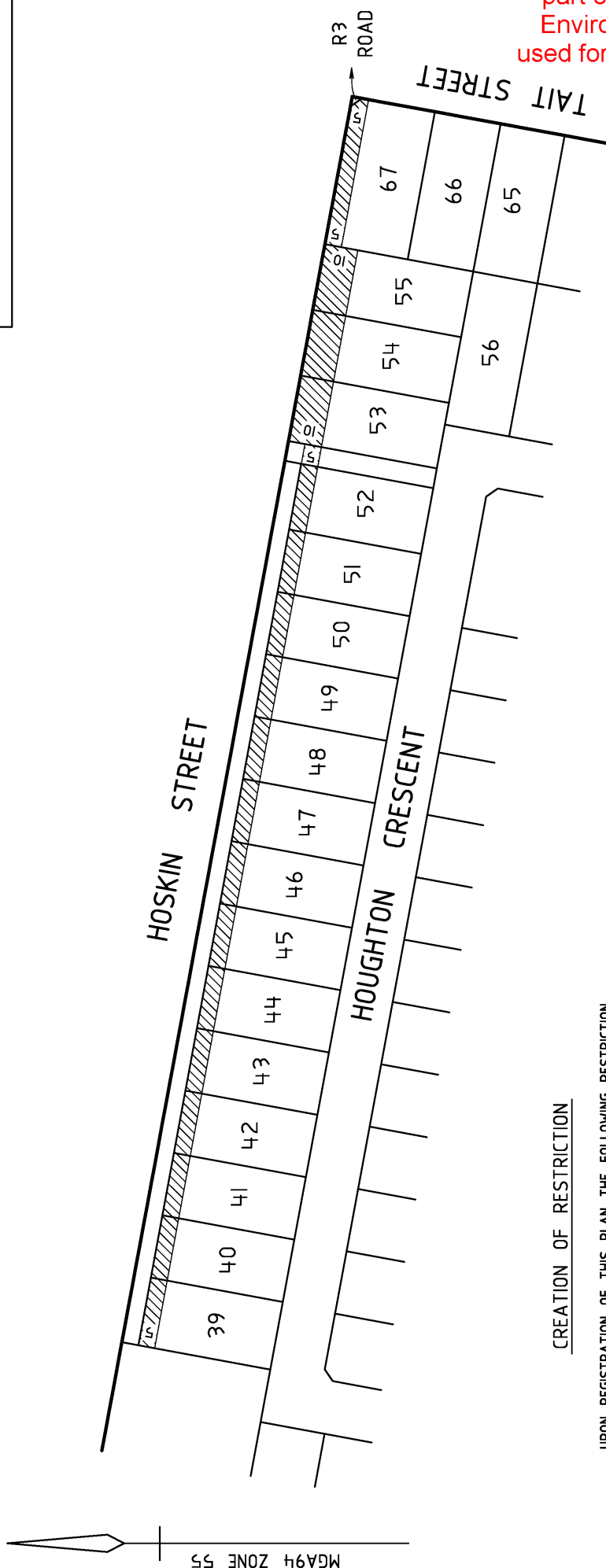
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PS 8083/4X



CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION
IS TO BE CREATED AS DIRECTED IN PLANNING PERMIT NO. 120/2009/P
ISSUED BY EAST GIPPSLAND SHIRE COUNCIL

LAND TO BENEFIT:

LOTS 1-38 & LOTS 53-93 INCLUSIVE ON THIS PLAN

LAND TO BE BURDENED:

LOTS 39-55 INCLUSIVE & LOT 67 ON THIS PLAN

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOTS ON THIS PLAN OF SUBDIVISION SHALL NOT CONSTRUCT ANY BUILDING WITHIN THE AREA SHOWN HATCHED.

Crowther & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS

152 MACLEOD STREET, BAIRNSDALE, VIC., 3875

U.S. (03) 5152 5011 E. contact@growthradler.com.au

PAUL ANTHONY DWYER, VERSION I

SURVEYORS REF 17492	SCALE 1:1250
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RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
PS808314X

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AK796785G

2012/2013 116 173

Section 181

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

Planning and Environment Act 1987

Lodged by:

Name: Macpherson + Kelley Lawyers Pty Ltd
Phone: 9794 2600
Address: 40-42 Scott Street, Dandenong 3175
Ref: PRM:CV 226163
Customer Code: 1161S

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.

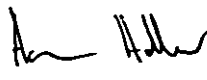
Land: Certificate of Title Volume 10827 Folio 857 and Volume 10827 Folio 858

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

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

A copy of the Agreement is attached to this Application.

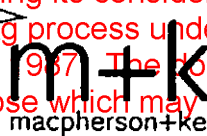
Signature for the Authority:


Aaron Hallow, Manager Development

Date: 13/12/2013

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AK796785G

20/12/2013

\$113

173



**AGREEMENT UNDER SECTION
173 OF THE PLANNING AND
ENVIRONMENT ACT 1987**

65 Eagle Point Road, Eagle Point, Victoria

EAST GIPPSLAND SHIRE COUNCIL
("Council")

- and -

AQUALINA PTY LTD ACN 133 932 635
("Owner")

Ref: PRM 226163

Version No: 1

V-2676744:1

Macpherson+Kelley Lawyers
Website www.mk.com.au
Email info@mk.com.au

Victoria
Melbourne
Dandenong

New South Wales
Sydney

Tasmania
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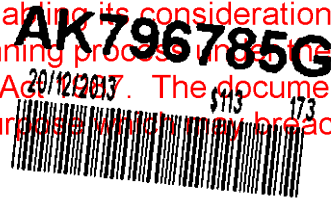
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SCHEDULE



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SCHEDULE

Item 1 Owner	AQUALINA PTY LTD ACN 133 932 635
Item 2 Land	65 Eagle Point Road, Eagle Point, Victoria being the whole of the land in Certificate of Title Volume 10827 Folio 857 and Volume 10827 Folio 858. Any reference to the Land in this Agreement includes any Lot created by the subdivision of the Land or any part of it.
Item 3 Mortgage	AG872783X
Item 4 Commencement Date	The date of this Agreement or if no date is specified the date of issue of the Permit
Item 5 Termination Date	The date on which Council provides written notice to the Owner that all the requirements of this Agreement have been fulfilled.
Item 6 Address of Council	273 Main Street, Baimsdale, Victoria 3875
Item 7 Address of Owner	Level 1, 20 Council Street, Hawthorn East 3122

DATED the *second*

day of *December*

2013

BETWEEN:

EAST GIPPSLAND SHIRE COUNCIL of 273 Main Street, Bairnsdale, Victoria 3875 ("Council")

AND:

The party referred to in Item 1 ("Owner")

RECITALS

- A. Council is the Responsible Authority for administration of the Planning Scheme under the Act.
- B. The Owner is or is entitled to be the registered proprietor of the Land.
- C. Council has issued the Permit.
- D. The Permit allows for the subdivision of the Land into ninety-three (93) lots and to remove native vegetation in accordance with the Endorsed Plans.
- E. Condition 10 of the Permit provides that prior to the issue of the statement of compliance the Owner must enter into an agreement with Council under Section 173 of the Act, to provide for the matters referred to in that condition.
- F. Council and the Owner have agreed to enter into this Agreement to:
 - (a) give effect to Condition 10 of the Permit; and
 - (b) achieve and advance the objectives of planning in the State of Victoria and the objectives of the Planning Scheme.
- G. As at the date of the Agreement the Land is encumbered by the Mortgage.

GENERAL TERMS

1. Definitions

In this Agreement the following words have the following meanings unless the contrary intention appears:

"Act" means the *Planning and Environment Act 1987 (Vic)*;

"Agreement" means this agreement

"Commencement Date" means the date in Item 4;

"Dwelling" has the same meaning as in the Planning Scheme;

"Endorsed Plans" means the plans of the Land approved by Council from time to time to form part of the Permit;

"Item" means an item in the Schedule;

AK796785G

20/12/2013 \$113 173



"Land" means the land described in Item 2;

"Lot" means any allotment created by the subdivision of the Subject Land whether in accordance with the Planning Permit or otherwise;

"Mortgage" means the mortgage described in Item 3;

"Owner" means the person referred to in Item 1, and entitled from time to time to be registered as proprietor of an estate in fee simple of the Land or any part of it; and includes a mortgagee-in-possession

"Permit" means Planning Permit Number 120/2009/P/A Amended issued on 16 August 2010 as amended on 28 September 2011 and any subsequent amendment thereto;

"Planning Approval" means any planning permit issued in accordance with the Act;

"Planning Scheme" means the East Gippsland Planning Scheme and any other planning scheme which applies to the Land and includes any planning control in the form of or similar to a planning scheme;

"Rainwater Tank" means the rainwater tank to be installed on a Lot and includes an external tap for garden irrigation.

"Schedule" means the schedule forming part of this Agreement; and

"Termination Date" means the date in Item 5.

2. Interpretation

- 2.1 Unless the context provides otherwise, the singular includes the plural and the plural includes the singular.
- 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.
- 2.4 A reference to a permit includes a reference to that permit and all amendments to that permit.
- 2.5 If the Owner comprises more than one person, this Agreement binds them jointly and each of them severally.
- 2.6 A reference to a law includes any law amending, consolidating or replacing it or any regulation made under that law.
- 2.7 All headings are for ease of reference only and are not to be taken into account in the construction or interpretation of this Agreement.
- 2.8 The recitals to this Agreement are and are taken to be part of this Agreement.
- 2.9 Any reference in this Agreement to the Council includes (where applicable) its agents, officers, employees, servants, workers and contractors.

AK796785G



3. Agreement under Section 173 of the Act

The Council and the Owner agree that, without limiting or restricting their respective powers to enter into this Agreement and as far as it may be treated, this Agreement is made as a deed under section 173 of the Act.

4. Effect of Agreement

4.1 Commencement Date

This Agreement commences on the Commencement Date.

4.2 Planning objectives

The parties acknowledge that the provisions of this Agreement are intended to achieve or to advance (or both) the objectives of planning in Victoria and the objectives of the Planning Scheme and any matters incidental to those objectives.

4.3 Binding covenants

The obligations of the Owner under this Agreement take effect as covenants which are annexed to and run at law and equity with the Land to bind the Owner and each successor, assignee or transferee of the Owner, the registered proprietor, the mortgagee in possession and the beneficial owner for the time being of the Land and every part of the Land.

5. Successors in Title

Without limiting the operation or effect of this Agreement, the Owner must, until such time as a memorandum of this Agreement is registered on the title to the Land, procure that the Owner's successors in title:

- 5.1 give effect to and do all acts and sign all documents which may be required for the Owner's successors to give effect to this Agreement; and
- 5.2 execute a deed agreeing to be bound by the terms of this Agreement as if the Owner's successors were named as the Owner under this Agreement.

6. Covenants of the Owner

The Owner covenants and agrees that:

6.1 RainwaterTank

Except with the prior written consent of Council, in the event that the development of a lot includes the construction of a Dwelling

- 6.1.1 the Owner of the Lot must, must at the Owner's full cost, install and maintain a Rainwater Tank on the Lot with

- (a) a minimum storage capacity of 10,000 litres;
- (b) an external tap for garden irrigation purposes; and

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- 6.1.2 the rainwater Tank must collect all rainwater run - off from the roof of the Dwelling and must be used as the primary water source for all ;
 - (a) toilet flushing; and
 - (b) laundry services.
- 6.2 must bring this Agreement to the attention of any mortgagee of the Land and of any assignee, transferee, lessee, licensee or occupier of the Land;
- 6.3 warrants that there are no mortgages, liens, charges or other encumbrances or leases or any rights of any person other than the Owner affecting the Land not disclosed by the usual searches or notified to Council in writing before the Commencement Date;
- 6.4 warrants that no part of the Land is subject to any rights obtained by adverse possession or to any easements or rights described or referred to in Section 42 of the *Transfer of Land Act 1958 (Vic)*;
- 6.5 consents and agrees to Council making application to the Registrar of Titles to record this Agreement on the certificate of title to the Land in the register in accordance with Section 181 of the Act and to do all things necessary to enable the recording to be made in the register, including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator; and
- 6.6 indemnifies and keeps indemnified Council against all costs, expenses, losses or damages which Council may sustain, incur or suffer or be or become liable for in respect of any suit, action, proceeding, judgment or claim brought by any person arising from or referable to the matters referred to in this Agreement or any breach of this Agreement,

all to the satisfaction of Council.

7. Costs

The Owner must pay, on demand, Council's costs and expenses (including legal and other consultants' expenses) of and incidental to:

- 7.1 the negotiation, preparation, execution, registration and enforcement or attempted exercise or enforcement of this Agreement or the ending of this Agreement as contemplated by Clause 14;
- 7.2 the administration and supervision of this Agreement by Council, except for administration and supervision which Council is obliged to carry out under its statutory duties; and
- 7.3 any request by the Owner for Council's consent or approval under this Agreement.

8. Notices

- 8.1 A notice or other communication required or allowed to be served by a party on another party must be in writing and must be served:



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- (a) by delivering it personally to that party;
- (b) by sending it by prepaid post addressed to that party at the address set out in Item 6 or Item 7 (as the case may be) or as subsequently notified to each party from time to time; or
- (c) by sending it by fax.

8.2 A notice or other communication is taken to be served:

- (a) if personally delivered, on the next business day following delivery;
- (b) if posted, on the expiry of two business days after the date of posting; or
- (c) if sent by fax, at the time recorded by the fax machine of the party sending the transmission, provided that:

AK796785G



- (i) the transmission is successful and has been transmitted in its entirety; and
- (ii) if the time recorded is after 5.00pm, the time is taken to be 9.00am on the first business day following transmission.

9. Further Assurance

Each party to this Agreement must sign and execute all further documents and do all acts and things as may be required by Council to give effect to the terms and conditions in this Agreement.

10. No Fettering of Council's Powers

The Owner acknowledges that this Agreement does not fetter, limit or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the grant of any Planning Approval or certification of any plans of subdivision applicable to the Land or relating to any use or development of the Land.

11. 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 does not in any way amount to a waiver of any of the rights or remedies of Council under this Agreement.

12. Severability

If a court, arbitrator, tribunal or other competent authority determines that any part of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement remain operative.

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13. Governing Law

This Agreement takes effect, is governed by and to be construed in accordance with the laws from time to time in force in the State of Victoria.

14. Ending of Agreement

14.1 This agreement ends on the Termination Date.

14.2 As soon as reasonably practicable after this Agreement has ended Council may (but is not obliged) at the request and cost of the Owner make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement in the register.

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AK796785G

20/12/2013 \$113 173



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AK796785G

20/12/2013 \$13 173



EXECUTED as a Deed:

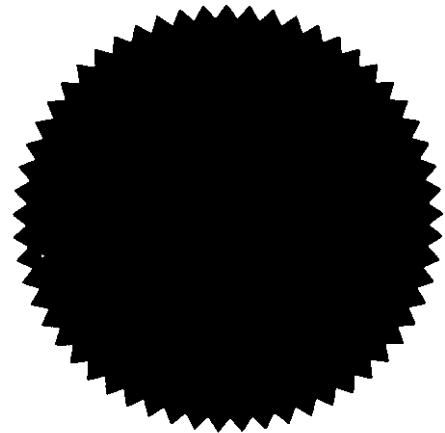
THE COMMON SEAL of the EAST
GIPPSLAND SHIRE COUNCIL was affixed on
behalf of the Council in the presence of a
Councillor and the Chief Executive Officer

Councillor

Name of Councillor

Chief Executive Officer

Steve Kozlowski
Name of Chief Executive Officer 02/12/13



EXECUTED by AQUALINA PTY LTD (ACN 133
932 635) in accordance with the Corporations Act

Signature of Director

MICHAEL JOSEPH CORCORIS

Name of Director

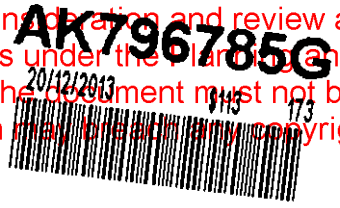
Signature of Director

MARK ANTHONY REDFORD

Name of Director

ADVERTISED

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MORTGAGEE CONSENT

RMBL INVESTMENTS LIMITED as mortgagee under registered mortgage number AG872783X, consents to this Agreement.

EXECUTED by RMBL INVESTMENTS LIMITED)
(ACN) in accordance with the *Corporations Act*)

A handwritten signature in black ink, appearing to read 'Surinder Gurdial', written over a dotted line.

Signature of Director

Surinder Gurdial

Name of Director

A handwritten signature in black ink, appearing to read 'Colin Henry Madden', written over a dotted line.

Signature of Director/Secretary

COLIN HENRY MADDEN

Name of Director/Secretary

Delivered by LANDATA® timestamp 25/09/2023 11:05 Page 1 of 2

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Subdivision or consolidation
Section 22 Subdivision Act 1988



Lodged by *The Corcon's Group*
Name: ~~MACPHERSON KELLEY LAWYERS~~
Phone: ~~8615 9900~~
Address: ~~LEVEL 22, 114 WILLIAM STREET MELBOURNE~~
Reference: AQUALINA P/L
Customer code: *20331L*

The applicant applies for registration of the plan.

Land: (volume and folio)

VOLUME 10827 FOLIOS 857 AND 858

Applicant: (full name and address, including postcode)

AQUALINA PTY LTD ACN 133 932 635 OF LEVEL 1, 20 COUNCIL STREET, HAWTHORN EAST 3123

Plan no.: 808314X SPEAR no.: (if applicable) S103779V Stage no.: (if applicable) *1*

Council in which land is located: EAST GIPPSLAND SHIRE COUNCIL

Signing:

35271702A

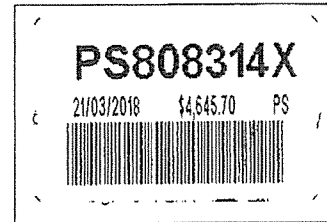
22SA

Page 1 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

Subdivision or consolidation
Section 22 Subdivision Act 1988



Certifications

1. The Certifier has taken reasonable steps to verify the identity of the applicant.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of AQUALINA PTY LTD

Signer Name ELIANE HUYNH

Signer Organisation

Signer Role LICENSED CONVEYANCER

Signature

A handwritten signature in black ink, appearing to be 'Eliane Huynh', written over a horizontal line.

Execution Date 08/03/2018

35271702A

22SA

Page 2 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

17 July 2026

Statutory Planning Department

East Gippsland Shire Council

273 Main Street

Bairnsdale VIC 3875

Dear Sir/Madam,

**RE: Planning Permit Application – Construction of a Two-Storey Dwelling
39 Houghton Crescent, Eagle Point VIC 3878 (Lot 52 PS808314X, Vol 12288 Folio 154)**

Please find enclosed our application for a planning permit for the construction of a two-storey dwelling (JG King Homes "Spencer 35") on the above vacant residential lot. We understand this application may be eligible for assessment under the VicSmart stream, as discussed with Robert of Council's planning team.

Why a permit is required

The land is within the General Residential Zone (GRZ1) and is subject to Design and Development Overlay Schedule 11 (DDO11), which specifies a maximum building height of 7.5 metres. The proposed dwelling has an overall height of approximately 8.21 metres to the roof apex, and a permit is therefore sought for the variation to this height requirement. No other permit triggers apply.

Why the height variation is appropriate

- The exceedance is modest (approximately 0.7 metres) and results from a conventional two-storey dwelling with a 22.5-degree pitched Colorbond roof, rather than any unusual built form.
- The dwelling is sited centrally on the 803 m² lot with generous setbacks — approximately 6.1 m to the front boundary and 12.7 m to the rear — well in excess of ResCode minimums, so any additional visual bulk is substantially mitigated.
- Site coverage is only 27.64% with 68.52% permeability, maintaining an open, landscaped character consistent with the estate.
- Given the lot orientation and separation distances, the additional height causes no unreasonable overshadowing of adjoining secluded private open space, and habitable-room windows and the first-floor balcony are oriented to avoid direct overlooking within 9 metres of neighbouring habitable windows and private open space.
- Two-storey dwellings are an established and emerging part of the character of this recently developed estate, and the proposal presents an articulated facade with rendered masterwall, face brickwork and varied rooflines.

Title matters

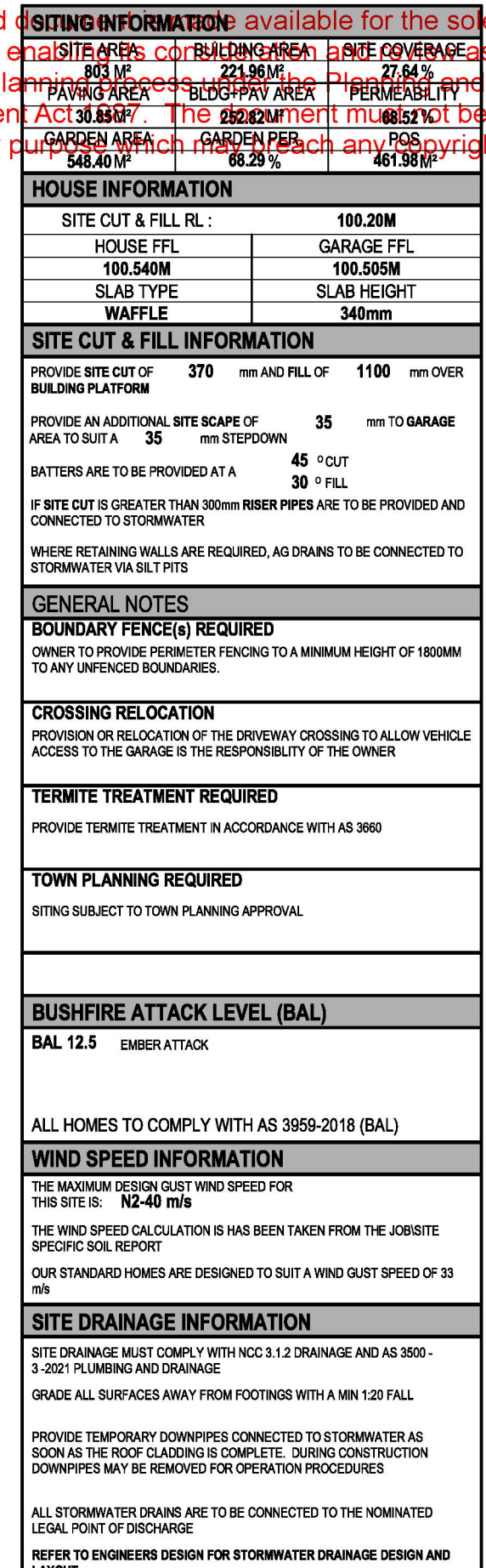
- The proposal does not breach the restriction registered on PS808314X (which prohibits buildings within the hatched restriction area fronting Hoskin Street); the dwelling is sited wholly outside that area.
- The dwelling satisfies Section 173 Agreement AK796785G through a 10,644-litre rainwater tank, poured with the house slab and connected to all toilets, the washing machine cold tap and an external garden tap.
- The land is within a designated bushfire prone area and the dwelling will be constructed to BAL 12.5 in accordance with AS 3959-2018.

Enclosures

- Current Register Search Statement, Plan of Subdivision PS808314X and registered instruments (restriction and Section 173 Agreement AK796785G)
- Site plan (JG King drawing 2604BDR008, sheet 02, 1:200)
- Ground and first floor plans (sheets 06–07)
- Elevations (sheets 08–09)

The estimated cost of development is \$600,000. We would be grateful if the application could be considered under the VicSmart provisions, and we are happy to provide any further information required. Please contact us on the details above.

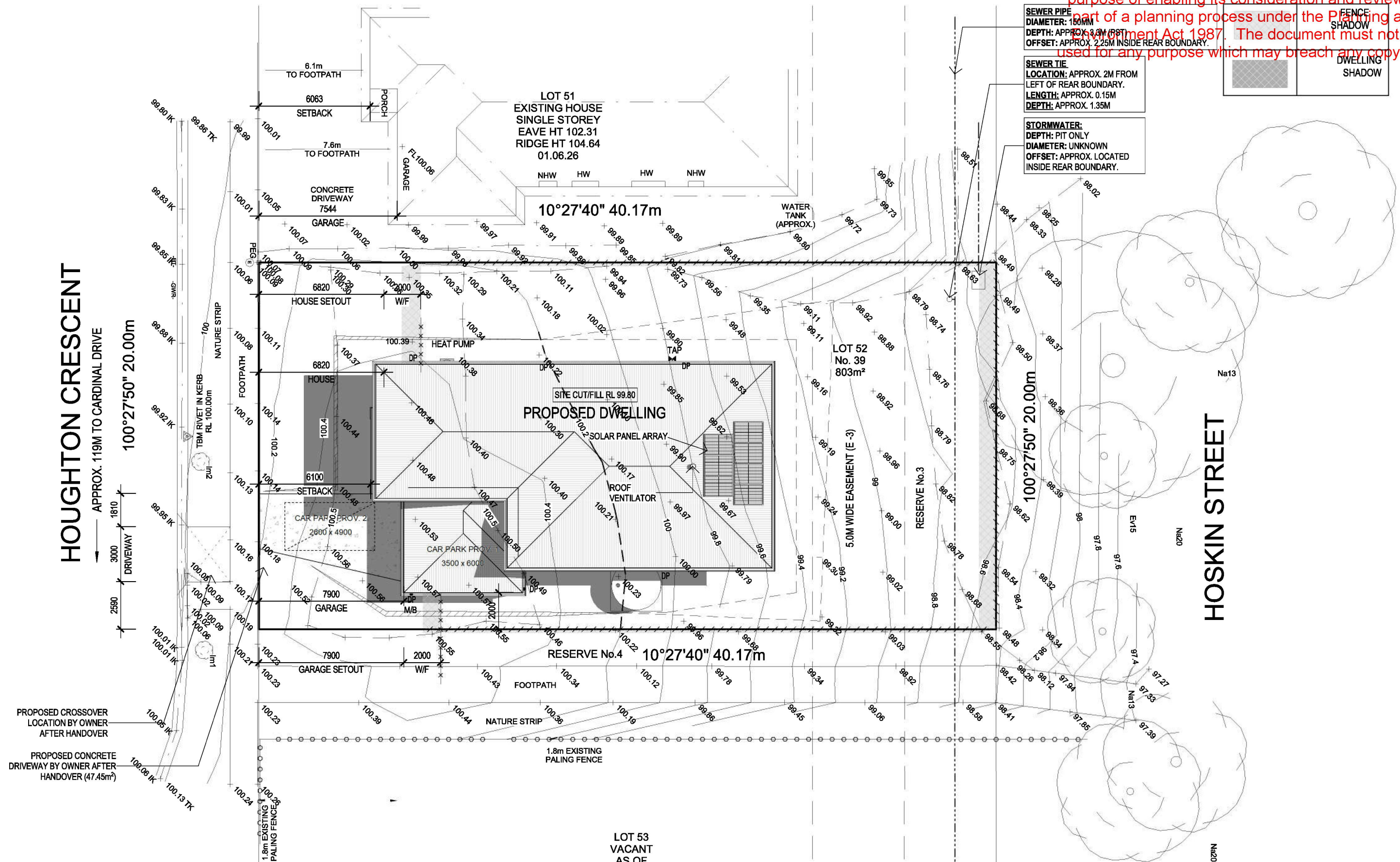
Yours faithfully,



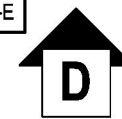
CLIENT ACKNOWLEDGEMENT		SHEET TITLE	
I / WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.		SITE PLAN	
CLIENT 1:	DATE 1:	HOUSE NAME	HAND CATEGOR
		SPENCER 35	LH
		FACADE NAME	
		MANCHESTER	
CLIENT 2:	DATE 2:	SHEET SCALE	ORIGINAL SHEET SIZE COPYRIG
		1 : 200	A3 20
JGK BUILDER:	DATE 3:	*THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD* DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	

 ALPHA COLLECTION BAIRNSDALE JG KING HOMES 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT	
	ADDRESS	
	LOT 52, No.39 HOUGHTON CRESCENT	
	SUBURB	
	EAGLE POINT VIC 3878	
	JOB NO	JOB DATE
	2604BDR008	01/07/2026
DRAWN	CHECKED	PROJECT STAGE
M-07	DH	CONTRACT
MASTER RELEASE DATE	SHEET NO. of TOTAL	
25/07/2024	Printed 9/08/2024 02 of 33	

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SURVEY LEGEND (S) SEWER MANHOLE (E) ELECTRICITY PIT (EC) ELECTRICITY CABINET (TBM) TBM (WV) WATER VALVE (LP) LIGHTPOLE (GP) GRATED PIT (SEP) SIDE ENTRY PIT (JP) JUNCTION PIT (UNK) UNKNOWN PIT (TEL) TELSTRA PIT (G) GAS METER (T) WATER TAP (WM) WATER METER (P) POWER POLE (P.S.M.) P.S.M. (FH) FIRE HYDRANT (FP) FIRE PLUG (SV) SEWER VENT (SIS) SEWER INSPECTION SHAFT (SIGN) SIGN (GV) GAS VALVE (ET) EVERGREEN TREE (H) HEIGHT 5m (S) SPREAD 3m		LEGEND --- PROPOSED FENCE --- PROPOSED WING FENCE --- PROPOSED FRONT FENCE --- EXISTING FENCE --- REFER TO FENCES NOTE FOR HEIGHT & MATERIAL SPECIFICATIONS --- 100mm DIA. UPVC SEWER PIPE [] METER BOX POSITION [] EXTERNAL TAP NOTE: 1 x EXTERNAL TAP TO BE WALL MOUNTED BY BUILDER. 1 x EXTERNAL TAP LOCATED NEXT TO WATER METER (LOCATION TBC)		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 SITE PLAN SHADOW 12PM HOUSE NAME: SPENCER 35 HAND: LH CATEGORY: E FACADE NAME: MANCHESTER SHEET SCALE: 1 : 200 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026 THIS WORK IS OWNED EXCLUSIVELY BY J.G. 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 J.G. KING HOMES PTY LTD. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS.		ALPHA COLLECTION BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499		CLIENT ADDRESS: LOT 52, No.39 HOUGHTON CRESCENT SUBURB: EAGLE POINT VIC 3878 JOB NO: 2604BDR008 JOB DATE: 01/07/2026 DRAWN: M-07 CHECKED: DH PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 25/07/2024	
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DP

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

DP

DENOTES DOWNPIPE LOCATIONS

DP

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

DP

DENOTES BEAM AS PER ENGINEERING SPECIFICATIONS

M/B : METER BOX

HWS : HOT WATER SYSTEM

G : GAS METER

IHW : 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/T2M1 : EQUAL PANELS

H2 : EQUAL/850mm OPENABLE PANEL

F1 : 610mm OPENABLE PANEL

F2 : 650mm OPENABLE PANEL

AREAS TABLE

GROUND FLOOR	139.41 M²	15.01 SQm
FIRST FLOOR	141.02 M²	15.18 SQm
SUB TOTAL(FLOOR)	280.43 M²	30.18 SQm
GARAGE	36.17 M²	3.89 SQm
PORCH	5.58 M²	0.60 SQm
ALFRESCO	40.80 M²	4.39 SQm
BALCONY	38.46 M²	4.14 SQm
SUB TOTAL(OTHER)	121.02 M²	13.03 SQm
TOTAL	401.45 M²	43.21 SQm

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

HAND

CATEGORY

SPENCER 35

LH

E

FACADE NAME

MANCHESTER

SHEET SCALE

ORIGINAL SHEET SIZE

COPYRIGHT

1 : 100

A3

2026

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

ALPHA

COLLECTION

JG KING HOMES

101 MAIN STREET,
BAIRNSDALE VIC 3875
T 0439 885 499

ADDRESS

LOT 52, No.39 HOUGHTON CRESCENT

SUBURB

EAGLE POINT VIC 3878

JOB NO

2604BDR008

DRAWN

M-07

MASTER RELEASE DATE

25/07/2024

JOB DATE

01/07/2026

CHECKED

DH

PROJECT STAGE

CONTRACT

SHEET NO

06

OF

33

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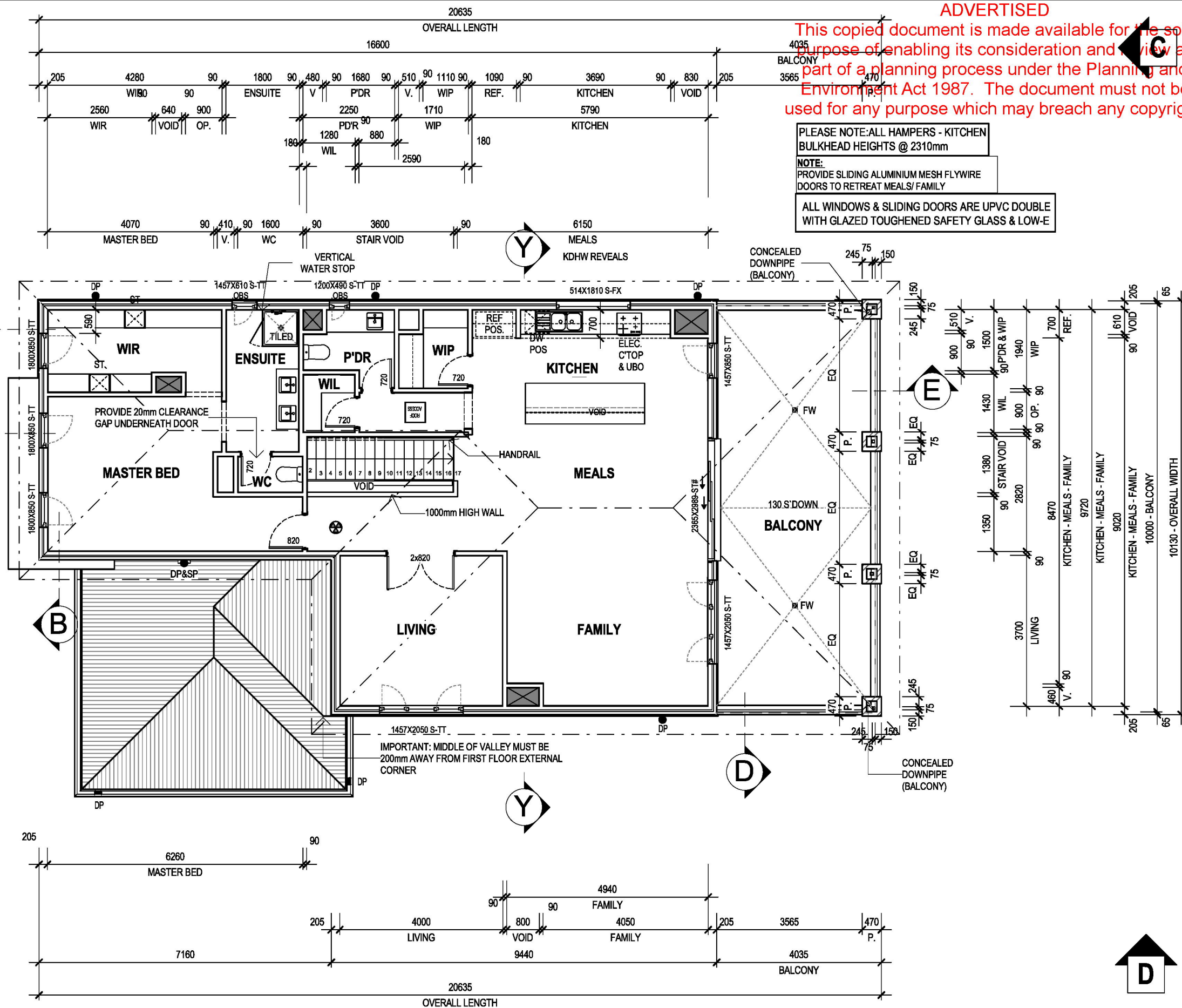
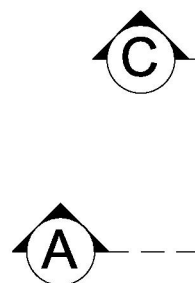
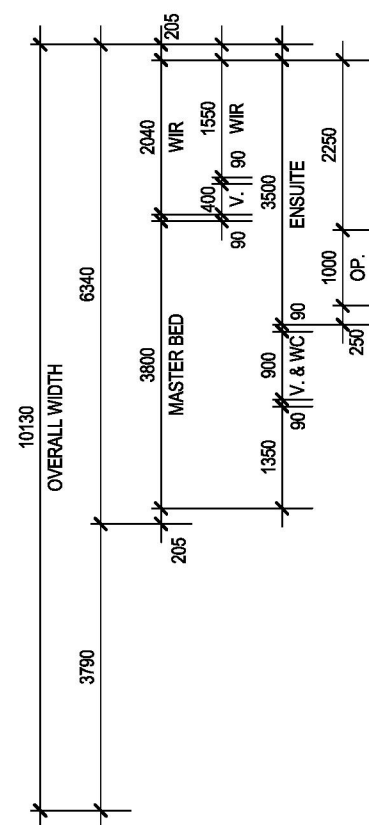
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OPENABLE BEDROOM WINDOWS WITH A SILL LEVEL LOWER THAN 1.7M FROM FFL OR THE OUTSIDE SURFACE BELOW IS 2M OR GREATER THE OPENING MUST BE RESTRICTED SO THAT A 125MM SPHERE CANNOT PASS THROUGH

PLEASE NOTE: ALL HAMPER - KITCHEN BULKHEAD HEIGHTS @ 2310mm

NOTE: PROVIDE SLIDING ALUMINIUM MESH FLYWIRE DOORS TO RETREAT MEALS/ FAMILY

ALL WINDOWS & SLIDING DOORS ARE UPVC DOUBLE WITH GLAZED TOUGHENED SAFETY GLASS & LOW-E



REFER TO ENGINEERS DESIGN FOR ARTICULATION JOINT & STORM WATER LAYOUT

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

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

A

D

GENERAL NOTES	
	DENOTES HARDWIRED INTERCONNECTED SMOKE ALARM(S) WITH BATTERY BACKUP AS PER NCC 2022 - PART 9.5 & TO COMPLY WITH AS3786
	DENOTES DOWNPIPE LOCATIONS
	DENOTES BEAM AS PER ENGINEERING SPECIFICATIONS
	M/B : METER BOX HWS : HOT WATER SYSTEM G : GAS METER I/HWS : INSTANTANEOUS HOT WATER SYSTEM # : DENOTES 2340H DOORS ST : STACKER BI : BIFOLD SL : SLIDING AW : AWNING FX : FIXED TL : TILT TR : TURN TT : TILT&TURN AW : AWNING FX : FIXED TL : TILT TR : TURN OBS : OBSOLETE 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 P1 : 610mm OPENABLE PANEL P2 : 850mm OPENABLE PANEL

AREAS TABLE			
GROUND FLOOR	139.41	M ²	15.01
FIRST FLOOR	141.02	M ²	15.18
SUB TOTAL(FLOOR)	280.43	M ²	30.18
GARAGE	36.17	M ²	3.89
PORCH	5.58	M ²	0.60
ALFRESCO	40.80	M ²	4.39
BALCONY	38.46	M ²	4.14
SUB TOTAL(OTHER)	121.02	M ²	13.03
TOTAL	401.45	M ²	43.21

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		
FIRST FLOOR PLAN		
HOUSE NAME	HAND	CATEGORY
SPENCER 35	LH	E
FACADE NAME		
MANCHESTER		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 100	A3	2026
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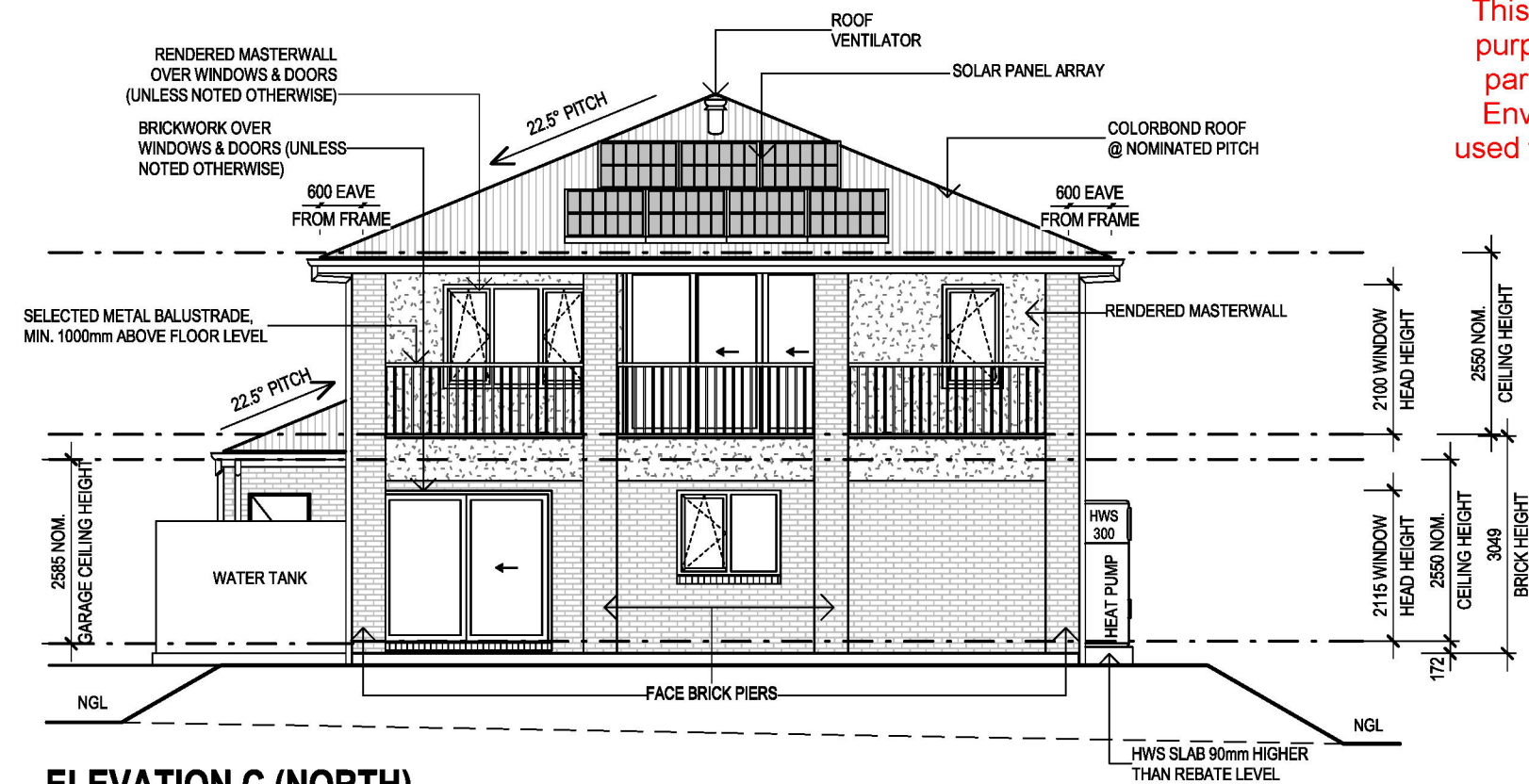


CLIENT	
ADDRESS	LOT 52, No.39 HOUGHTON CRESCENT
SUBURB	EAGLE POINT VIC 3878
JOB NO	2604BDR008
JOB DATE	01/07/2026
DRAWN	M-07
CHECKED	DH
CONTRACT	25/07/2024
MASTER RELEASE DATE	25/07/2024

Printed 19/08/2026

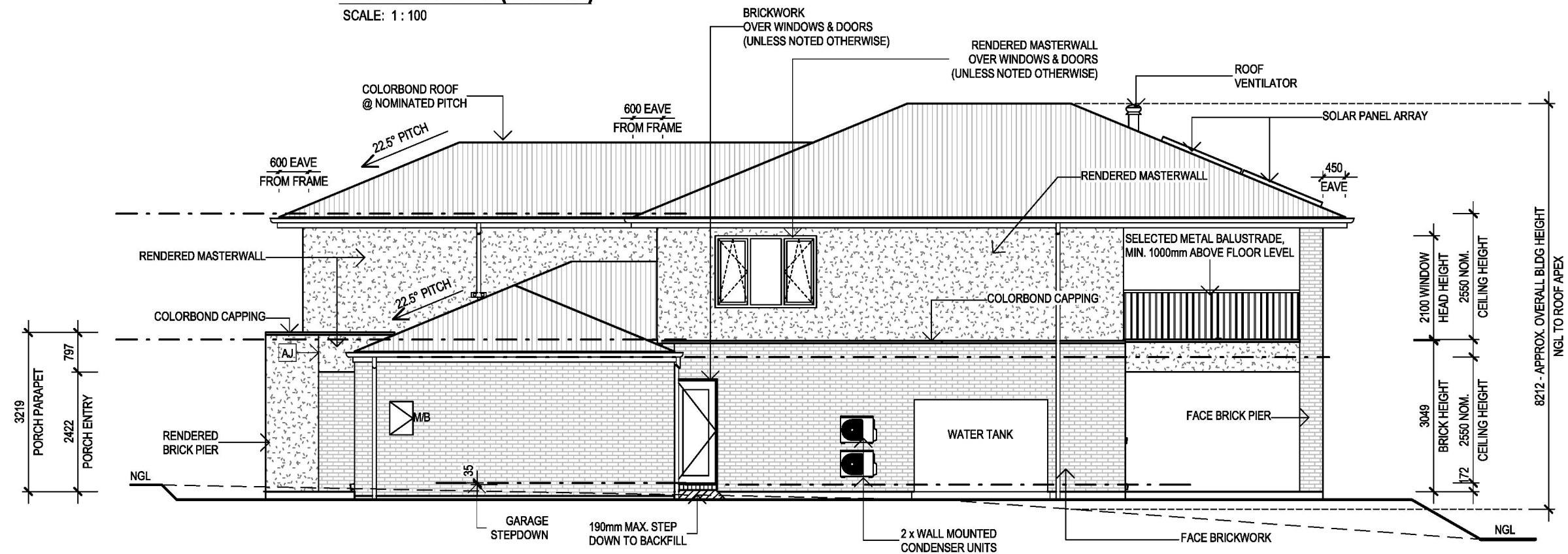
Page 37 of 65

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ELEVATION C (NORTH)

SCALE: 1 : 100

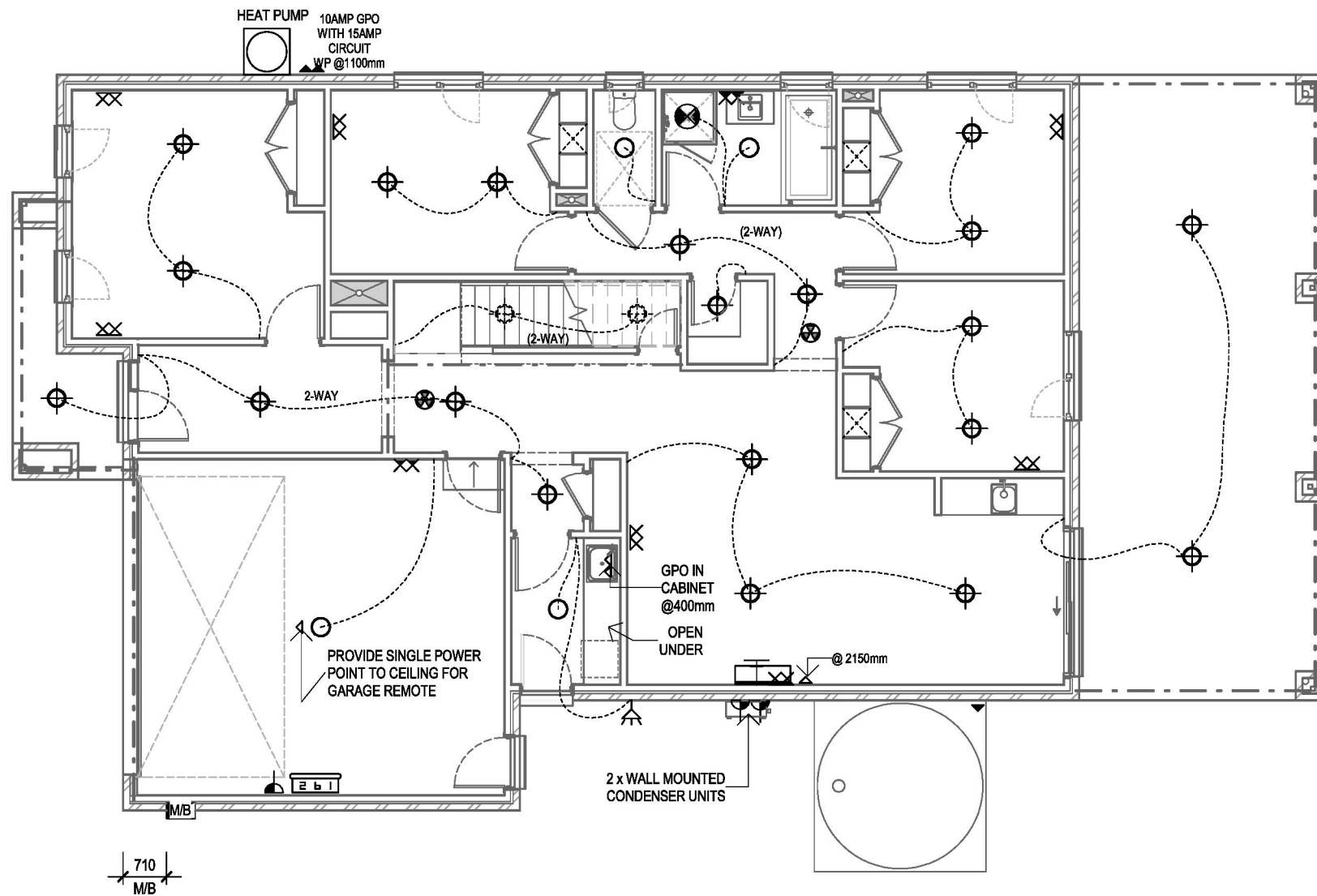


ELEVATION D (EAST)

SCALE: 1 : 100

GENERAL NOTES - WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST BRICK COURSE (UNLESS NOTED OTHERWISE) - ALL GLAZING TO COMPLY WITH A.S. 1288 - 2021 (REFER TO ENERGY RATING FOR ALL GLAZING VALUES.) & A.S.2047-2014 - HWS : HOT WATER SYSTEM IHWS : INSTANTANEOUS HOT WATER SYSTEM MB : METER BOX G : GAS METER		CLIENT ACKNOWLEDGEMENT I/WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 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: SPENCER 35 HAND: LH CATEGORY: E FACADE NAME: MANCHESTER SHEET SCALE: 1 : 100 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026 THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING 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	ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS: LOT 52, No.39 HOUGHTON CRESCENT SUBURB: EAGLE POINT VIC 3878 JOB NO: 2604BDR008 JOB DATE: 01/07/2026 DRAWN: M-07 CHECKED: DH PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 25/07/2024
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**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	315
Class 10 Building (3W/m²) Garage/Carport	10
External Lighting (4W/m²) Verandah/Porch/Alfresco/Balcony	35
Total	360

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

LEGEND OF SYMBOLS		FITTING WATTAGE	QTY
	DOUBLE GPO-INTERNAL @ 300 mm	N/A	15
	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	1
	DIRECT WIRE (APPLIANCE)	N/A	4
	CEILING LIGHT BATTEN HOLDER	10W	9
	LED DOWN LIGHT	7W	40
	LIGHT (EXTERNAL)-MIN. 40LW HT. VARIES (1978mm FROM FINISH FLOOR LEVEL)	10W	1
	2-WAY LIGHT SWITCH	N/A	4
	SMOKE ALARM	N/A	3
	HOT WATER SERVICE (HEAT PUMP)	N/A	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 1.8 M OF ROOF ACCESS, INCLUDED IN VALUES ABOVE)	N/A	1
	SPLIT SYSTEM AIR CONDITIONER	N/A	2
	SOLAR POWER INVERTER (INCLUDES POWER SUPPLY)	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 - GROUND FLOOR	
HOUSE NAME	HAND
SPENCER 35	LH
FACADE NAME	CATEGORY
MANCHESTER	E
SHEET SCALE	ORIGINAL SHEET SIZE
1 : 100	A3
COPYRIGHT	
2026	
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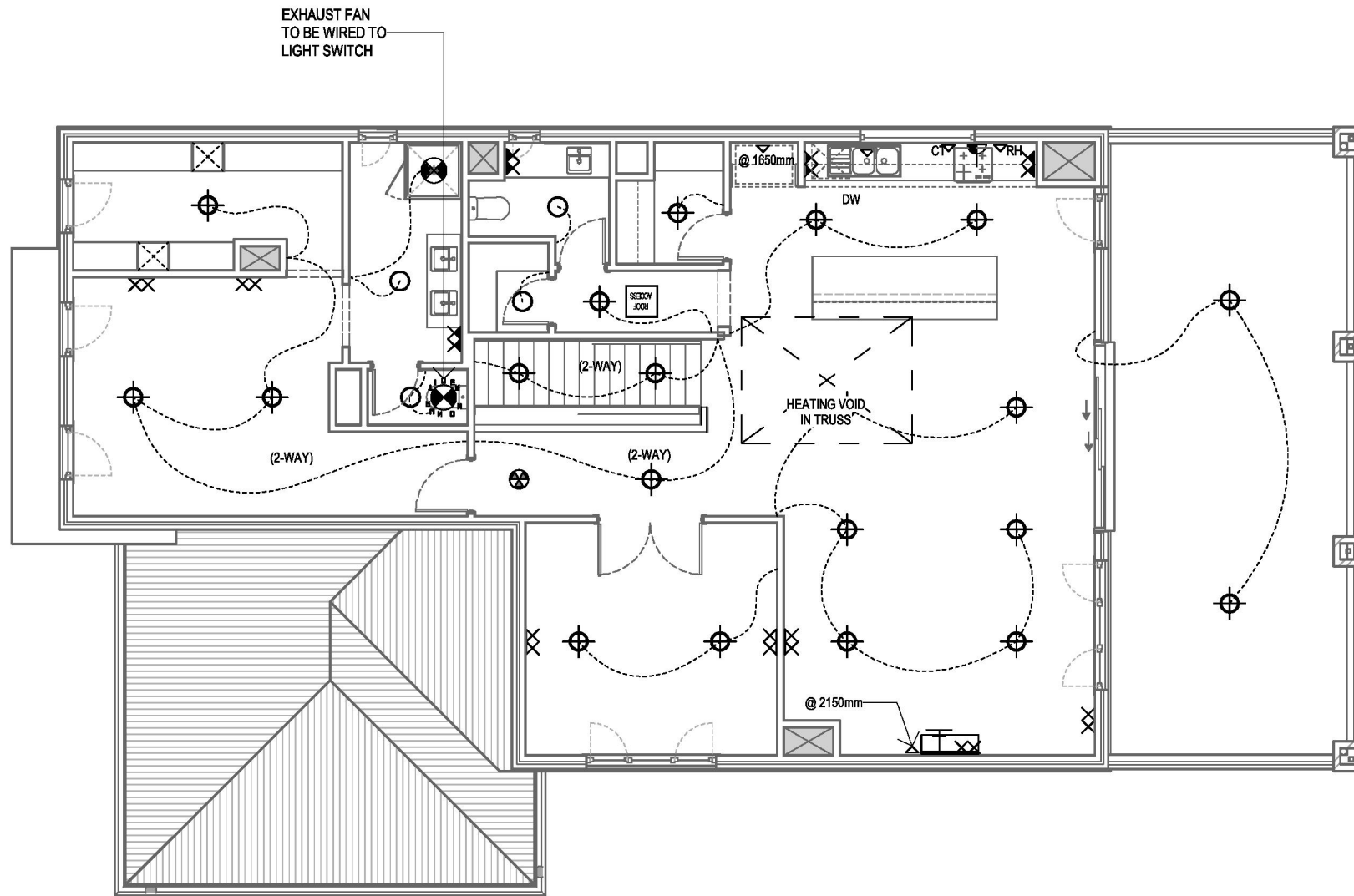
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BAIRNSDALE	
101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	

CLIENT	
ADDRESS	
LOT 52, No.39 HOUGHTON CRESCENT	
SUBURB	
EAGLE POINT VIC 3878	
JOB NO	JOB DATE
2604BDR008	01/07/2026
DRAWN	CHECKED
M-07	DH
MASTER RELEASE DATE	CONTRACT
25/07/2024	19/08/2026

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	HOT WATER SERVICE (HEAT PUMP)	N/A	1
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	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 1.8 M OF ROOF ACCESS, INCLUDED IN VALUES ABOVE)	N/A	1
	SPLIT SYSTEM AIR CONDITIONER	N/A	2
	SOLAR POWER INVERTER (INCLUDES POWER SUPPLY)	N/A	1



ARTIFICIAL LIGHTING

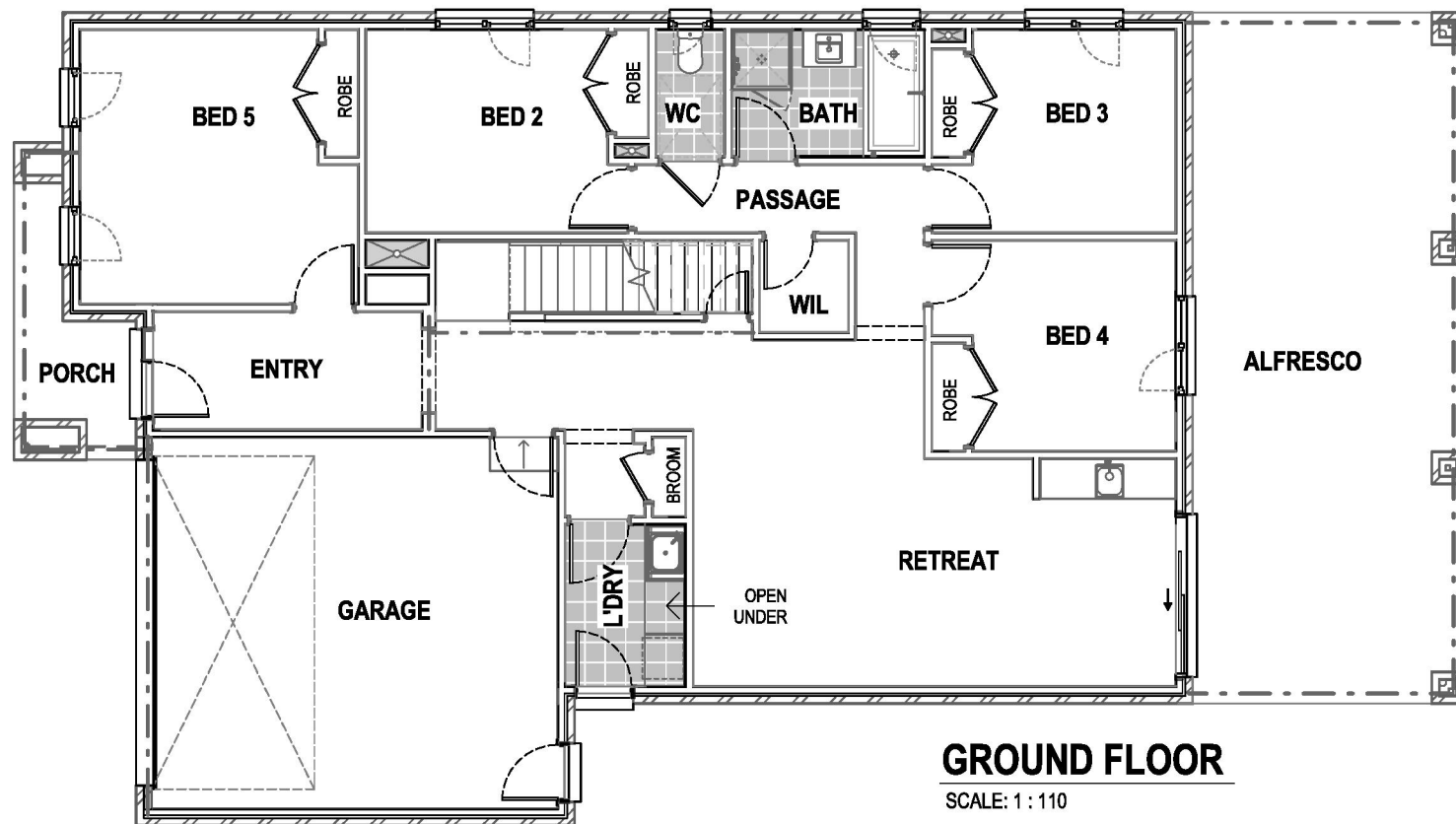
IN ACCORDANCE WITH NCC BUILDING CODE OF AUSTRALIA VOLUME 2 PART 2.12.5.5

Lighting Location	Actual
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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 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. <table><tr><td>CLIENT 1:</td><td>DATE 1:</td></tr><tr><td>CLIENT 2:</td><td>DATE 2:</td></tr><tr><td>JGK BUILDER:</td><td>DATE 3:</td></tr></table>	CLIENT 1:	DATE 1:	CLIENT 2:	DATE 2:	JGK BUILDER:	DATE 3:	SHEET TITLE ELECTRICAL - FIRST FLOOR <table><tr><td>HOUSE NAME</td><td>HAND</td><td>CATEGORY</td></tr><tr><td>SPENCER 35</td><td>LH</td><td>E</td></tr><tr><td colspan="3">FACADE NAME</td></tr><tr><td colspan="3">MANCHESTER</td></tr><tr><td>SHEET SCALE</td><td>ORIGINAL SHEET SIZE</td><td>COPYRIGHT</td></tr><tr><td>1 : 100</td><td>A3</td><td>2026</td></tr></table> *THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD.* DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	HOUSE NAME	HAND	CATEGORY	SPENCER 35	LH	E	FACADE NAME			MANCHESTER			SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT	1 : 100	A3	2026	ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS LOT 52, No.39 HOUGHTON CRESCENT SUBURB EAGLE POINT VIC 3878 <table><tr><td>JOB NO</td><td>JOB DATE</td></tr><tr><td>2604BDR008</td><td>01/07/2026</td></tr><tr><td>DRAWN</td><td>CHECKED</td></tr><tr><td>M-07</td><td>DH</td></tr><tr><td>MASTER RELEASE DATE</td><td>CONTRACT</td></tr><tr><td>25/07/2024</td><td></td></tr></table>	JOB NO	JOB DATE	2604BDR008	01/07/2026	DRAWN	CHECKED	M-07	DH	MASTER RELEASE DATE	CONTRACT	25/07/2024	
CLIENT 1:	DATE 1:																																							
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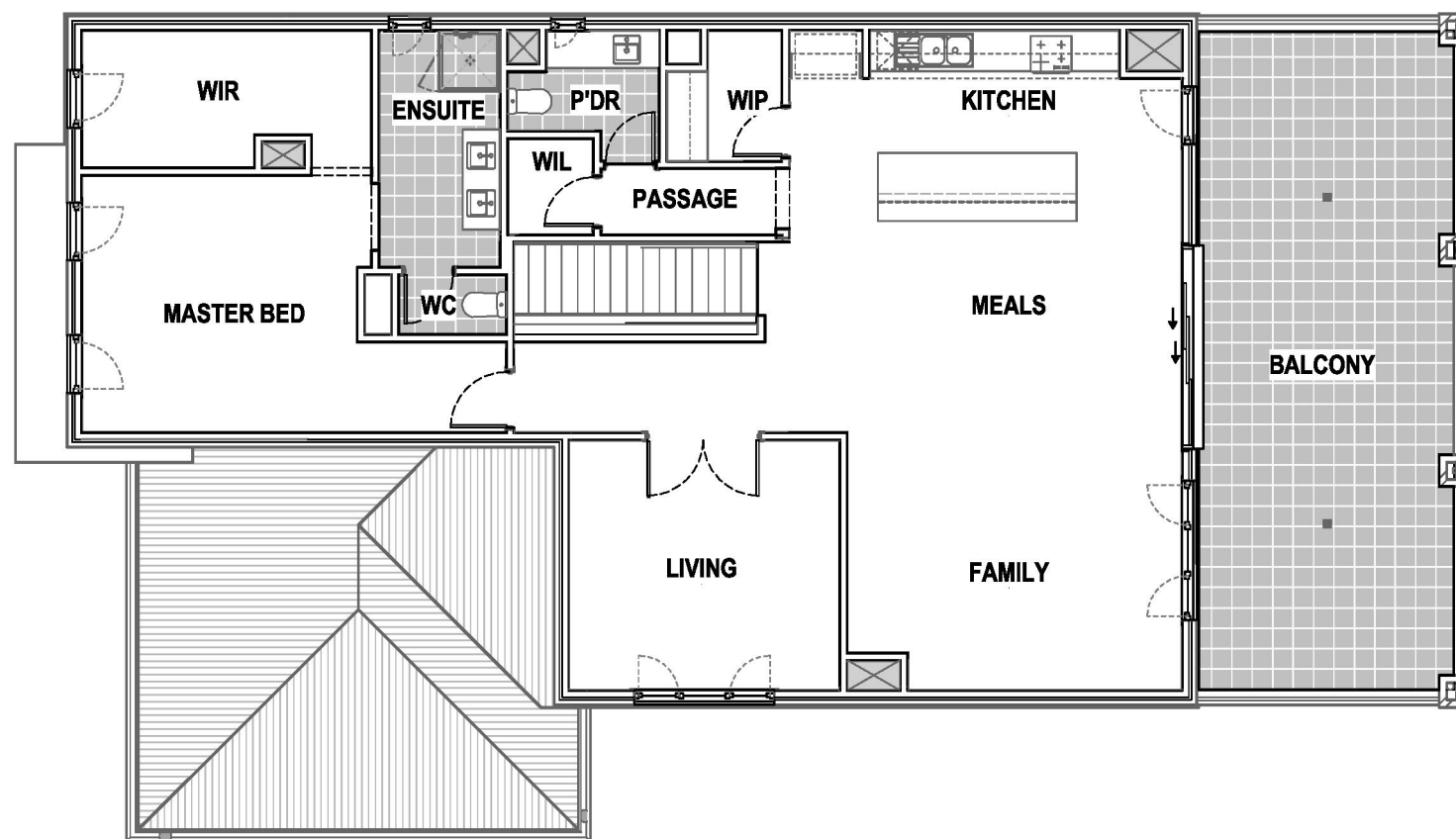
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**FLOOR COVERING SCHEDULE**

LOCATION	MATERIAL	AREA
ENTRY	N/A	7.01 m²
RETREAT - BROOM	N/A	37.0 m²
GF PASSAGE - WIL	N/A	8.02 m²
MASTER BED - WIR	N/A	26.94 m²
BED 5 - WIR	N/A	16.57 m²
BED 2	N/A	11.98 m²
BED 3	N/A	10.58 m²
BED 4	N/A	11.15 m²
LAUNDRY	TILES	3.90 m²
STAIRS	VINYL	5.16 m²
MEALS - FAMILY - KITCHEN - WIP	N/A	51.34 m²
LIVING	N/A	14.95 m²
FF PASSAGE - WIL	N/A	10.68 m²
POWDER	TILES	2.72 m²
ENSUITE - WC	TILES	7.24 m²
BALCONY	TILES	35.92 m²
BATH	TILES	3.54 m²
WC	TILES	1.96 m²

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

NOTE:
CLIENT TO PROVIDE OWN FLOORING AFTER HANDOVER

**GENERAL NOTES**

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

FLOOR FINISHES LEGEND

	CARPET		TILES
	VINYL		LAMINATE
	FLOOR BOARDS		

CLIENT ACKNOWLEDGEMENT

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

SHEET TITLE**FLOOR FINISHES PLAN**

HOUSE NAME: **SPENCER 35** HAND: **LH** CATEGORY: **E**
FACADE NAME: **MANCHESTER**
SHEET SCALE: **1:110** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

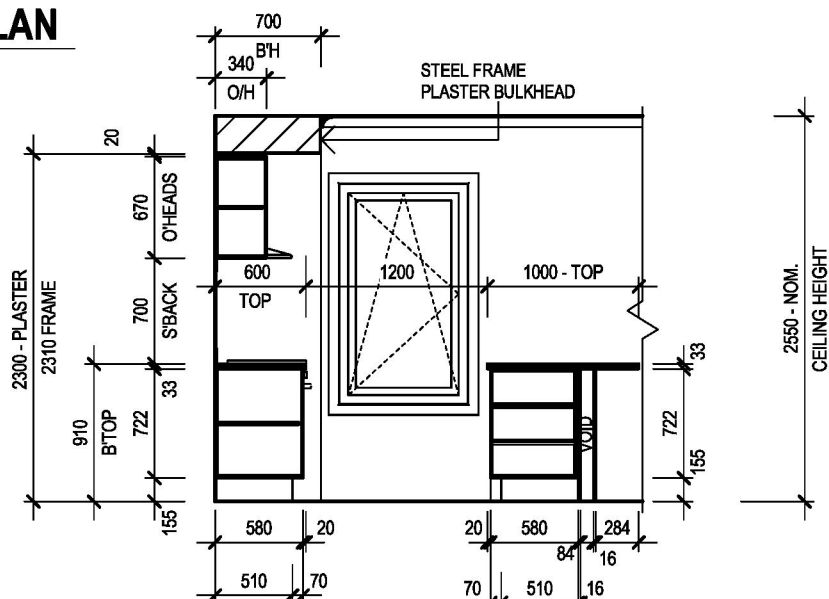
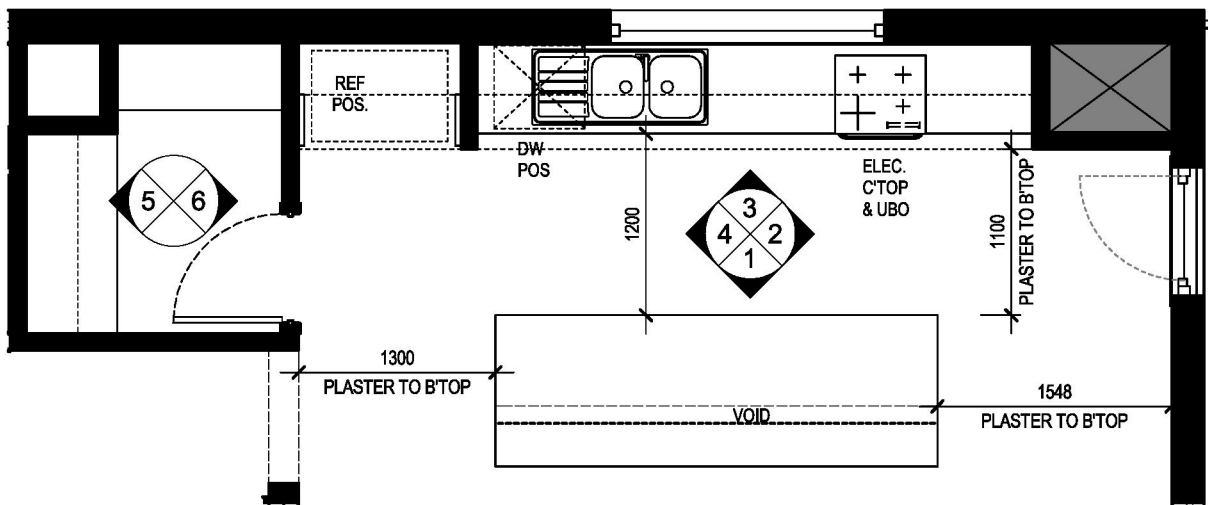
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**CLIENT**

ADDRESS: **LOT 52, No.39 HOUGHTON CRESCENT**
SUBURB: **EAGLE POINT VIC 3878**
JOB NO: **2604BDR008** JOB DATE: **01/07/2026**
DRAWN: **M-07** CHECKED: **DH** PROJECT STAGE: **CONTRACT**
MASTER RELEASE DATE: **25/07/2024** SHEET NO: **12** of **35**

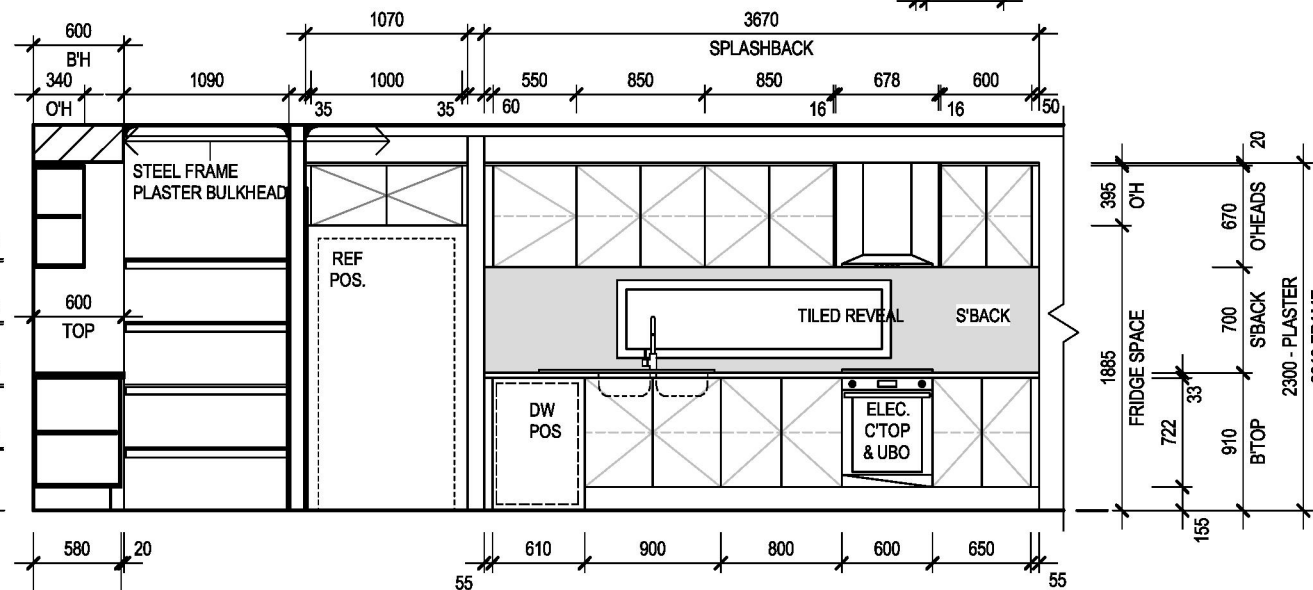
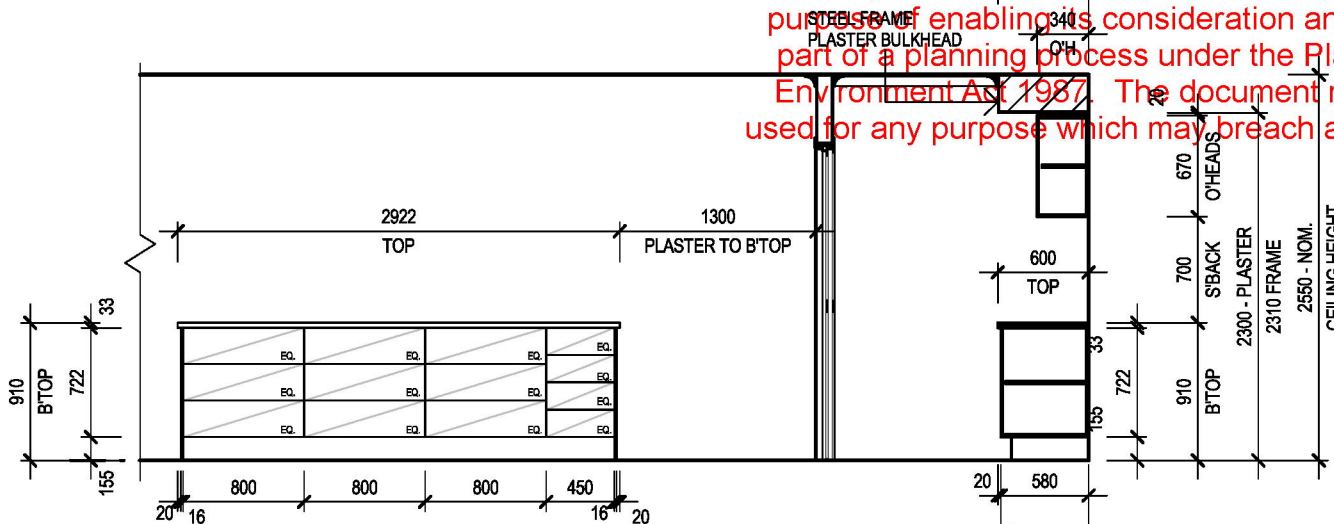
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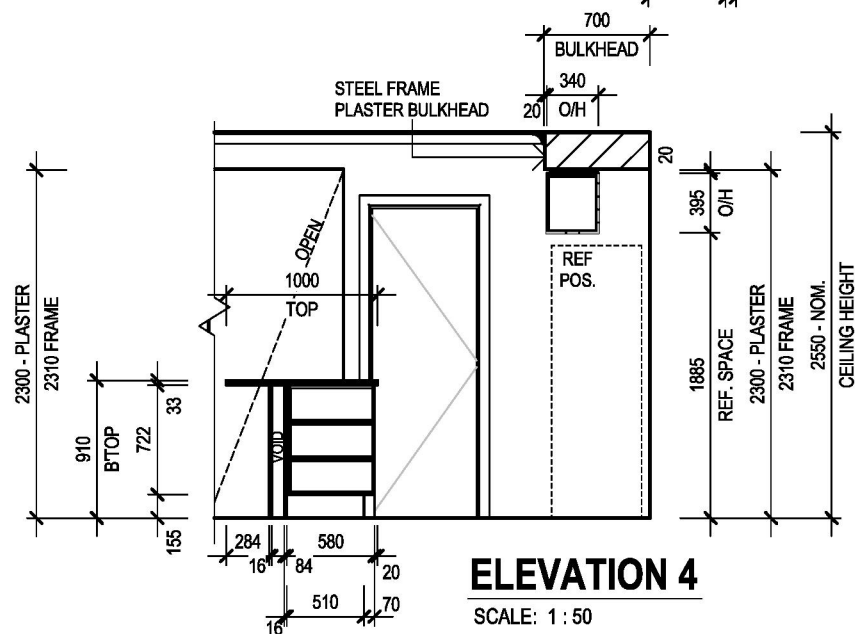
ELEVATION 1

SCALE: 1 : 50



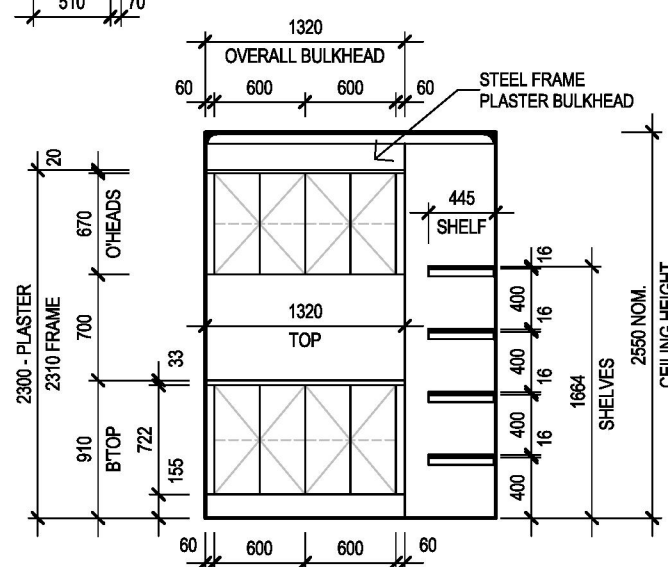
ELEVATION 3

SCALE: 1 : 50



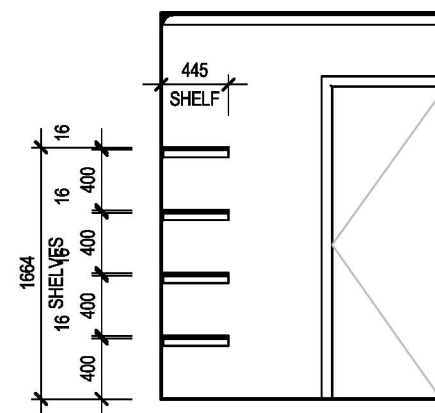
ELEVATION 4

SCALE: 1 : 50



ELEVATION 5

SCALE: 1 : 50



ELEVATION 6

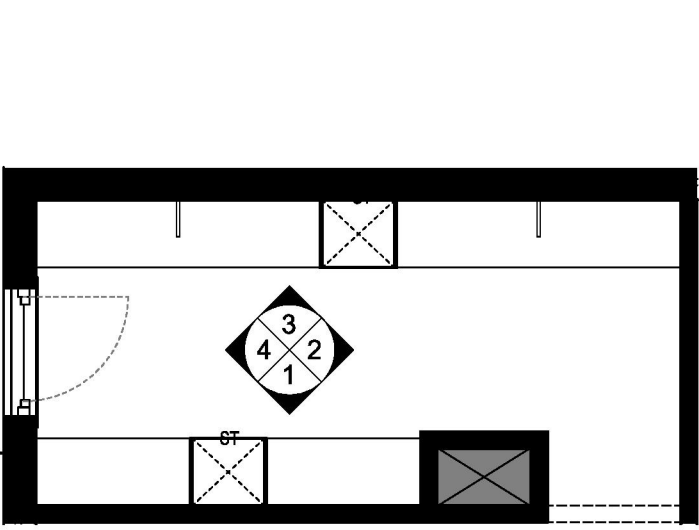
SCALE: 1 : 50

GENERAL NOTES - ALL TILE & CABINETRY DIMENSIONS ARE APPROXIMATE ONLY & MAY ALTER TO SUIT - ALL INTERNAL ELEVATIONS ARE DIMENSIONED FROM PLASTER NOT FRAME - REFER TO COLOUR DOCUMENTATION FOR HANDLE LOCATIONS WHERE APPLICABLE		CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS 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 KITCHEN & WIP INTERNALS HOUSE NAME: SPENCER 35 HAND: LH CATEGORY: E FACADE NAME: MANCHESTER SHEET SCALE: 1 : 50 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026 THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING 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	ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS: LOT 52, No.39 HOUGHTON CRESCENT SUBURB: EAGLE POINT VIC 3878 JOB NO: 2604BDR008 JOB DATE: 01/07/2026 DRAWN: M-07 CHECKED: DH PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 25/07/2024
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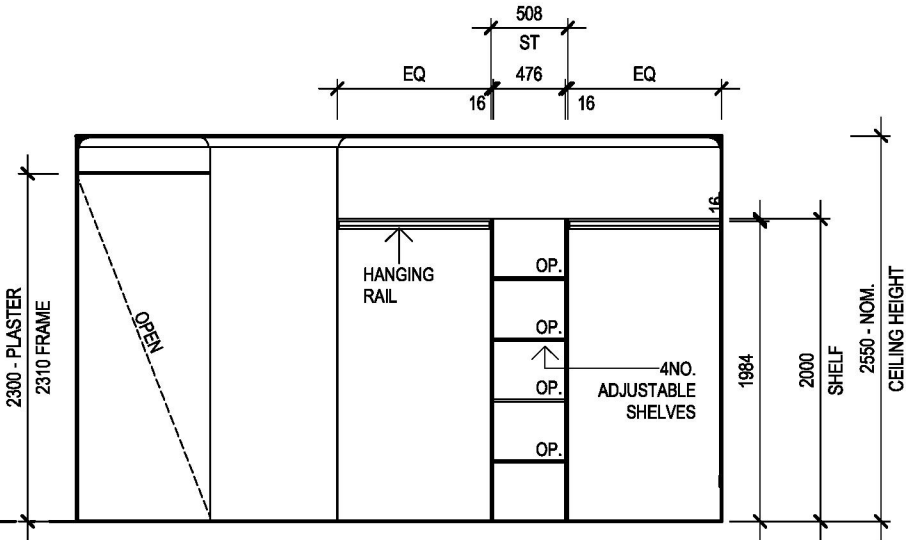


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DRAWN _____ CHECKED _____ PROJECT STAGE _____
M-07 DH CONTRACT
MASTER RELEASE DATE _____ SHEET 19 OF 33
25/07/2024

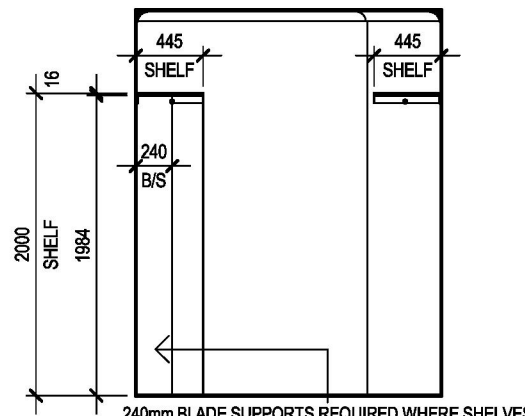
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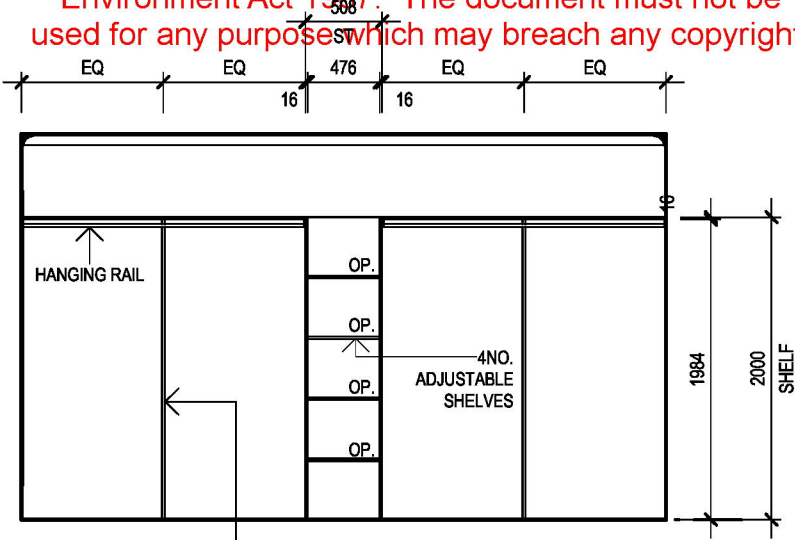
WIR PLAN
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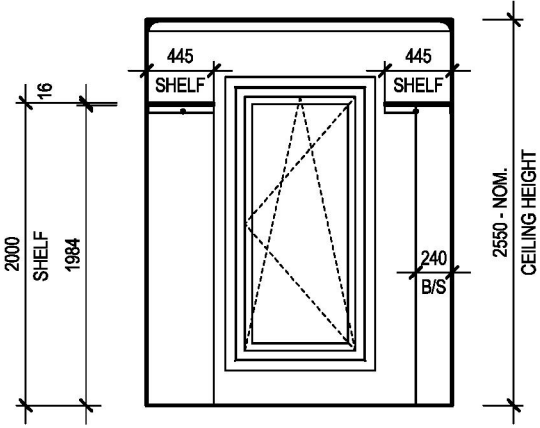
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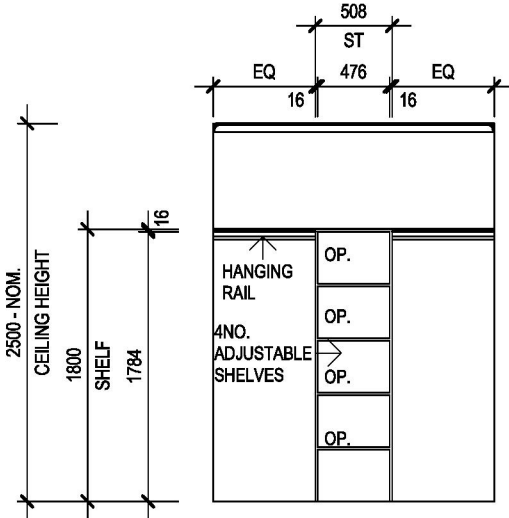
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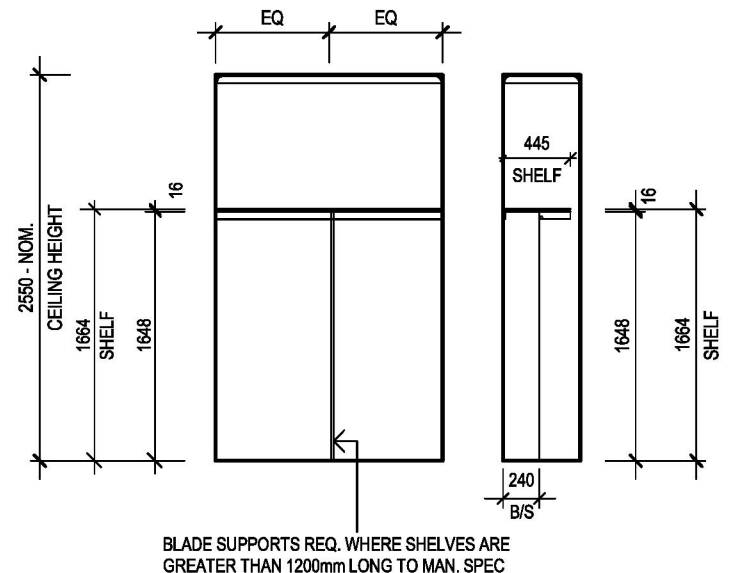
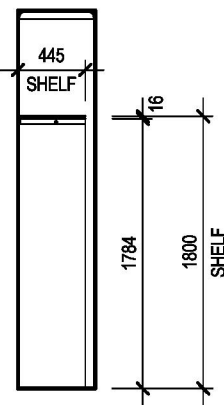
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SCALE: 1 : 50



ELEVATION 4
SCALE: 1 : 50

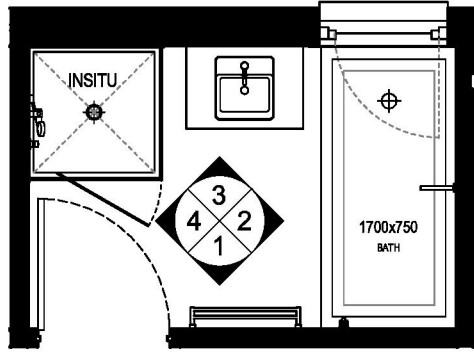


ROBE - TYPICAL
SCALE: 1 : 50



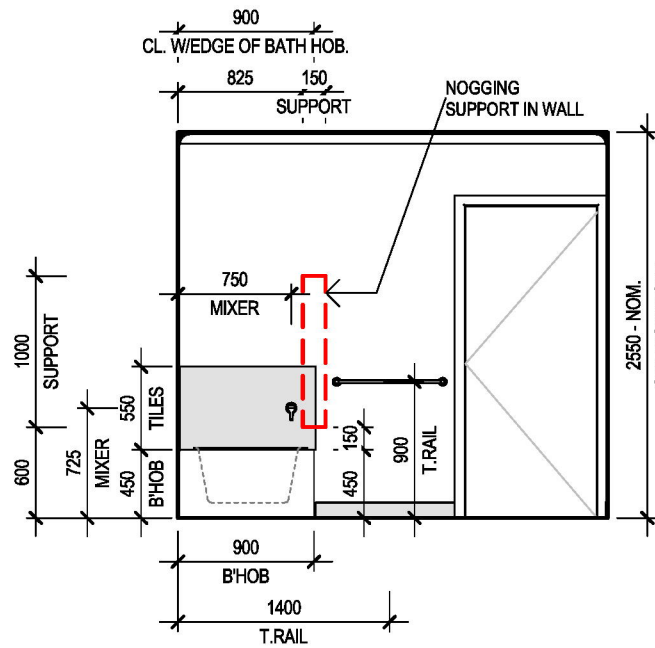
BROOM - TYPICAL
SCALE: 1 : 50

GENERAL NOTES - ALL TILE & CABINETRY DIMENSIONS ARE APPROXIMATE ONLY & MAY ALTER TO SUIT - ALL INTERNAL ELEVATIONS ARE DIMENSIONED FROM PLASTER NOT FRAME - REFER TO COLOUR DOCUMENTATION FOR HANDLE LOCATIONS WHERE APPLICABLE		CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES. CLIENT 1: DATE 1: CLIENT 2: DATE 2: JGK BUILDER: DATE 3:	SHEET TITLE WIR INTERNALS & TYPICAL DETAILS HOUSE NAME: SPENCER 35 HAND: LH CATEGORY: E FACADE NAME: MANCHESTER SHEET SCALE: 1 : 50 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026 *THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING 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	ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS: LOT 52, No.39 HOUGHTON CRESCENT SUBURB: EAGLE POINT VIC 3878 JOB NO: 2604BDR008 JOB DATE: 01/07/2026 DRAWN: M-07 CHECKED: DH PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 25/07/2024
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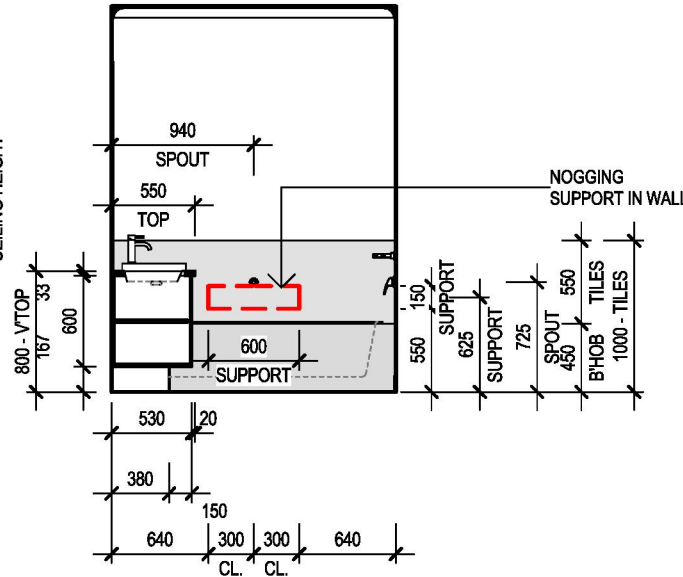
BATHROOM PLAN

SCALE: 1 : 50



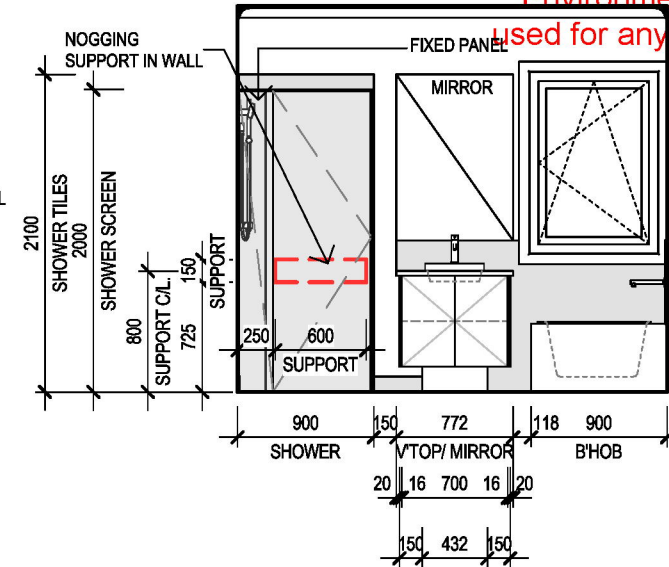
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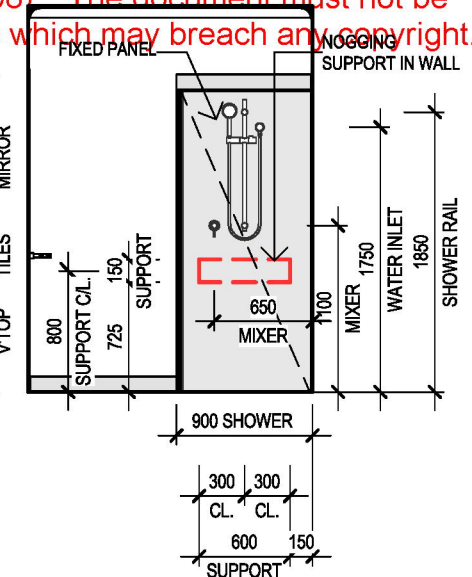
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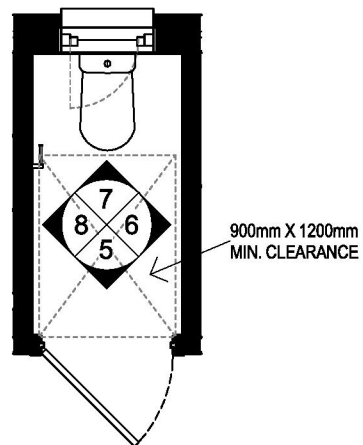
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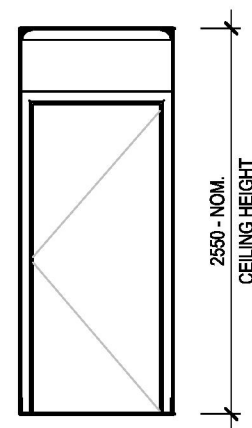
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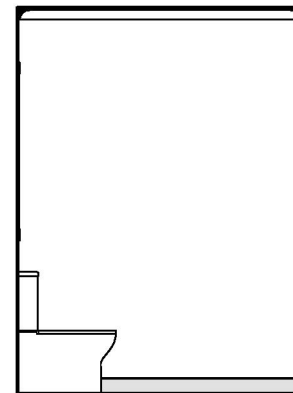
WC PLAN

SCALE: 1 : 50



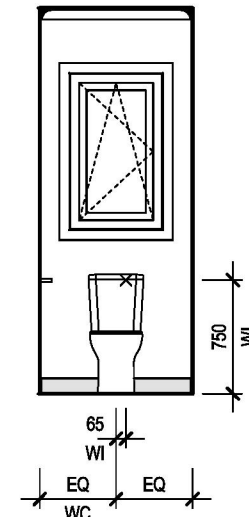
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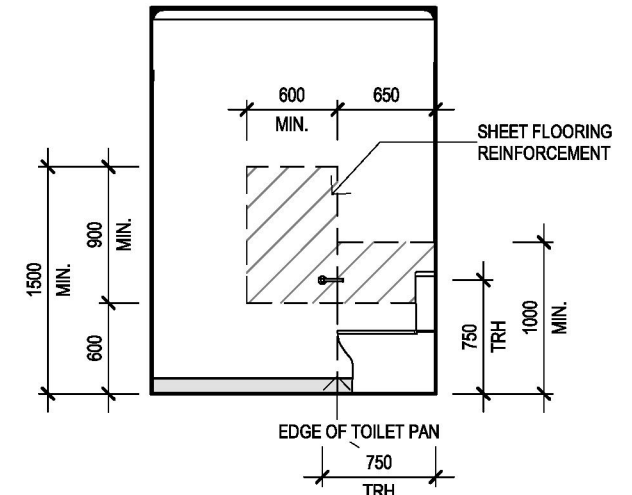
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SCALE: 1 : 50



ELEVATION 7

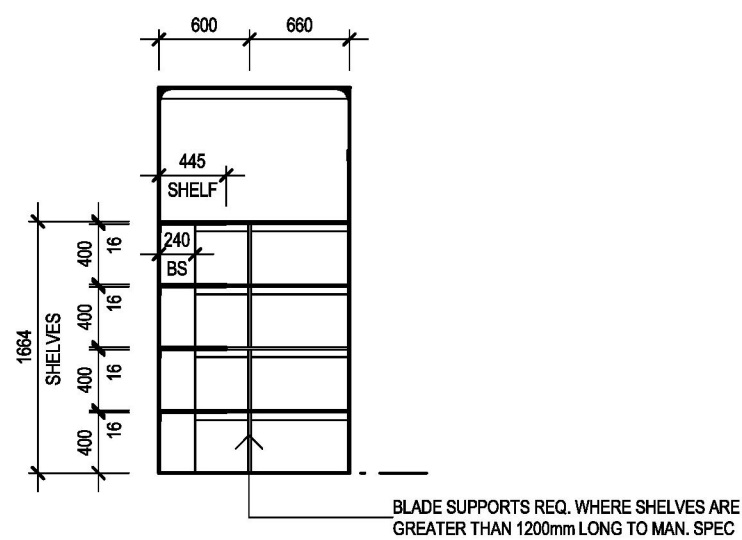
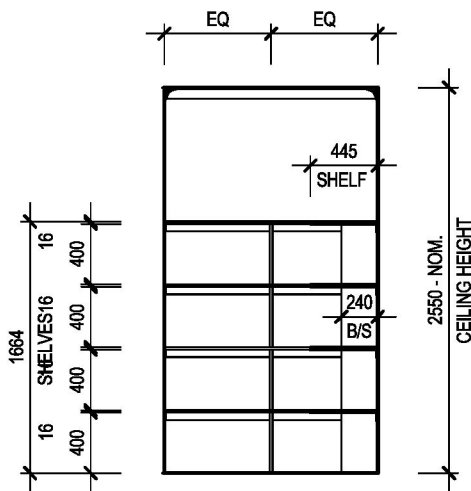
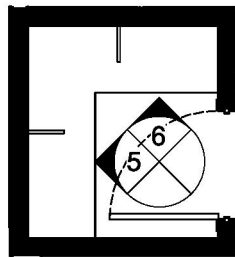
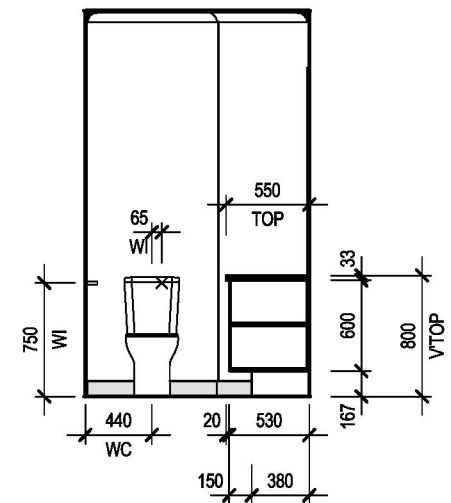
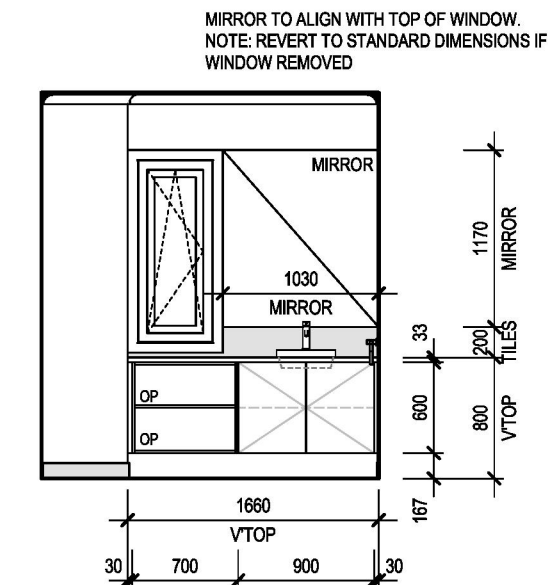
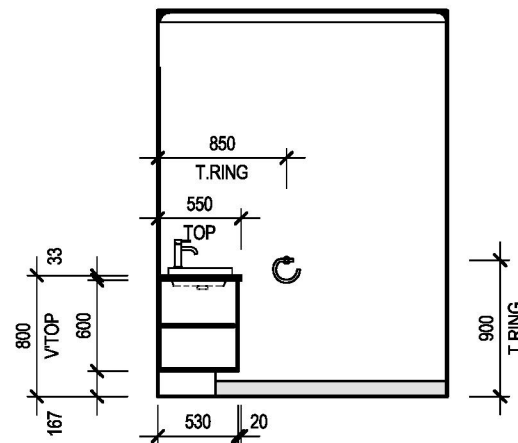
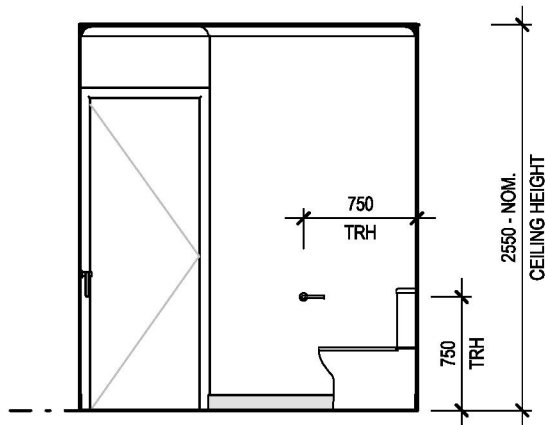
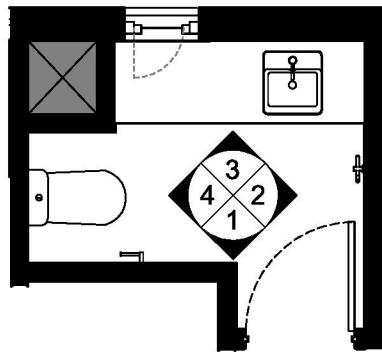
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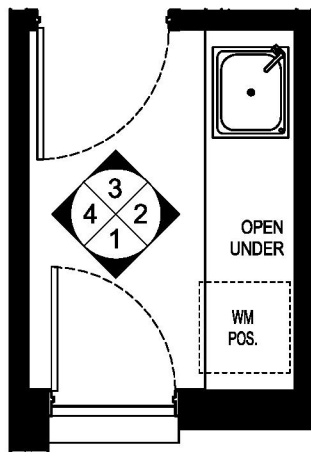
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SCALE: 1 : 50

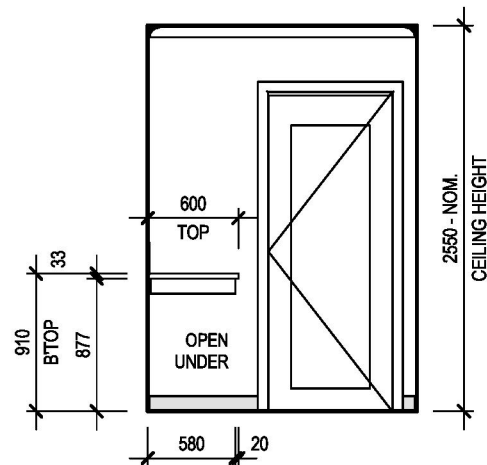
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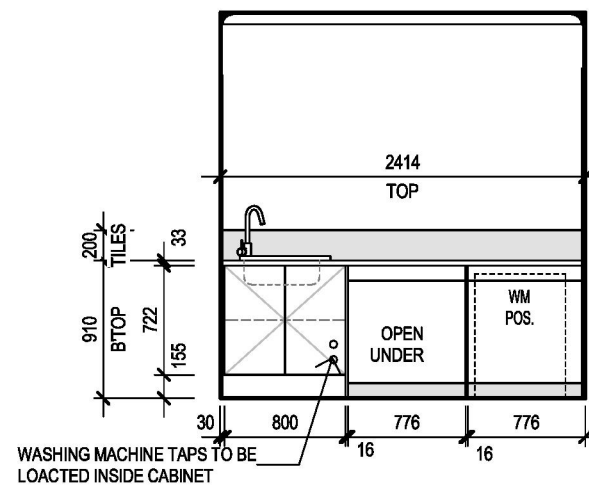
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**LAUNDRY PLAN**

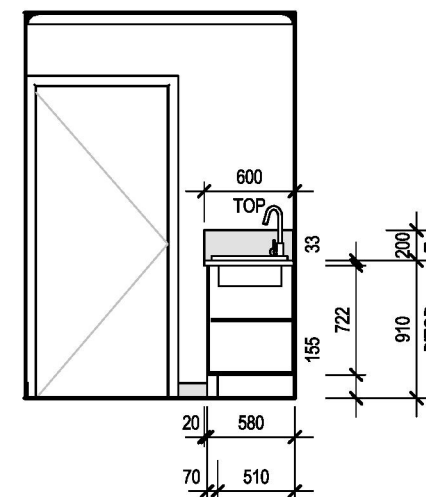
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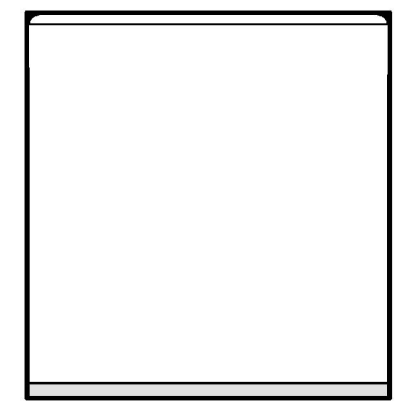
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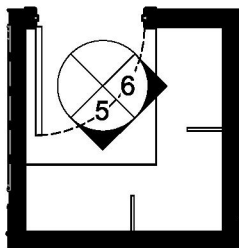
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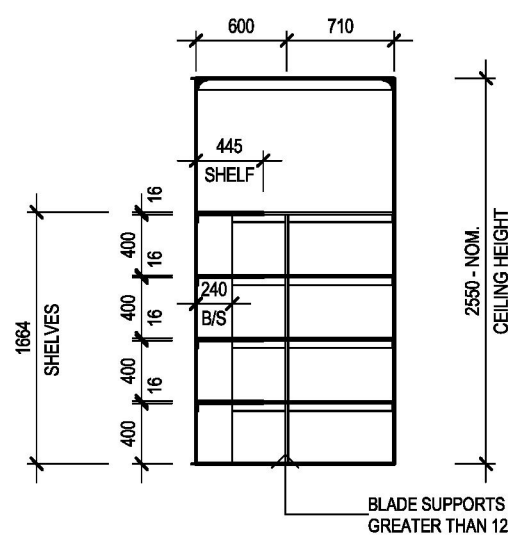
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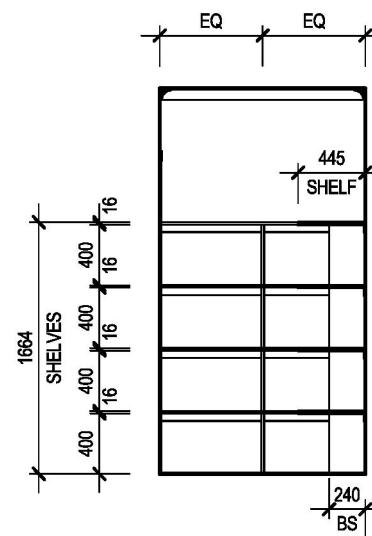
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**WIL PLAN (GF)**

SCALE: 1 : 50

**ELEVATION 5**

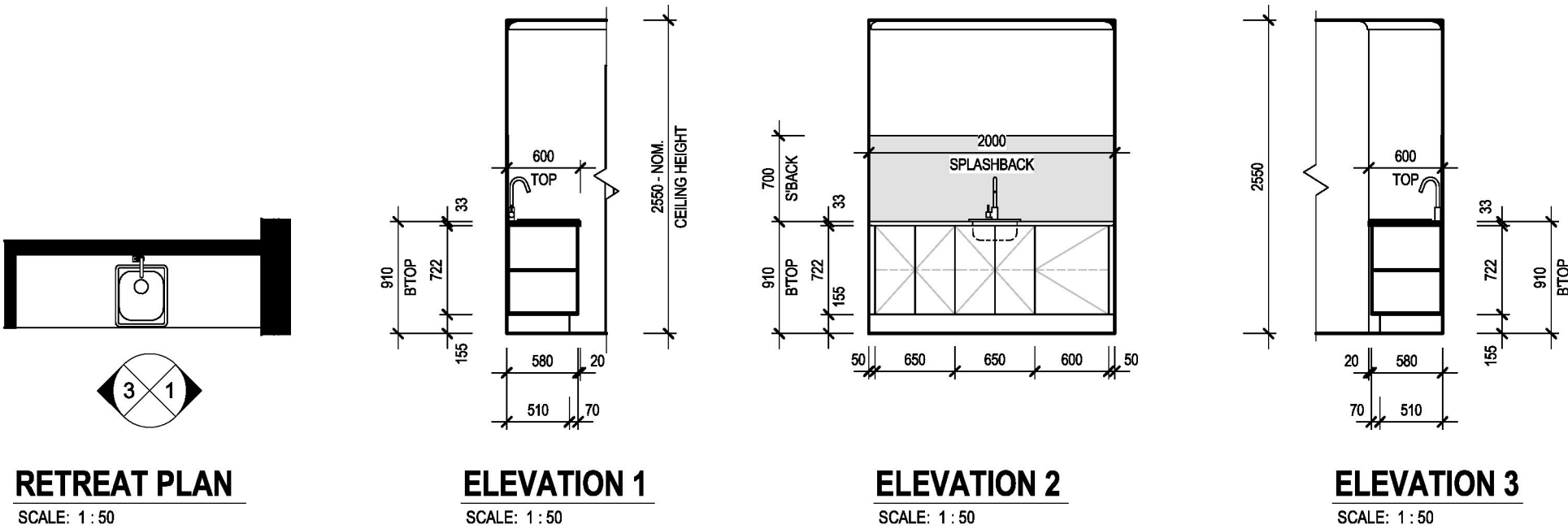
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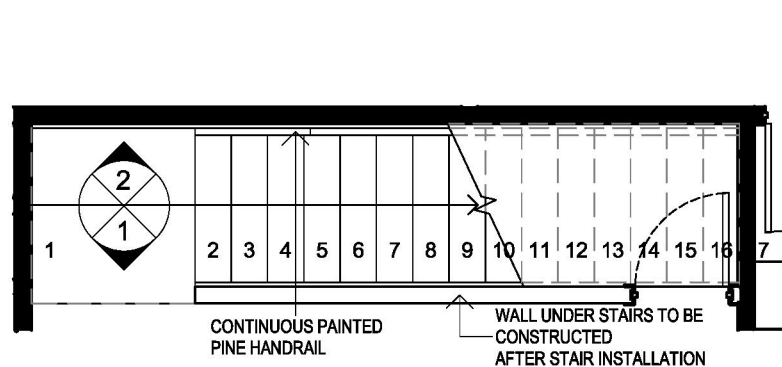
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BLADE SUPPORTS REQ. WHERE SHELVES ARE GREATER THAN 1200mm LONG TO MAN. SPEC

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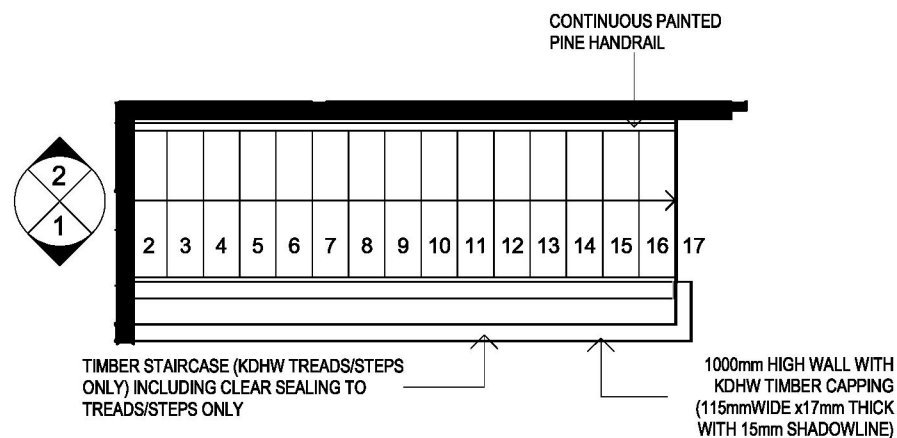


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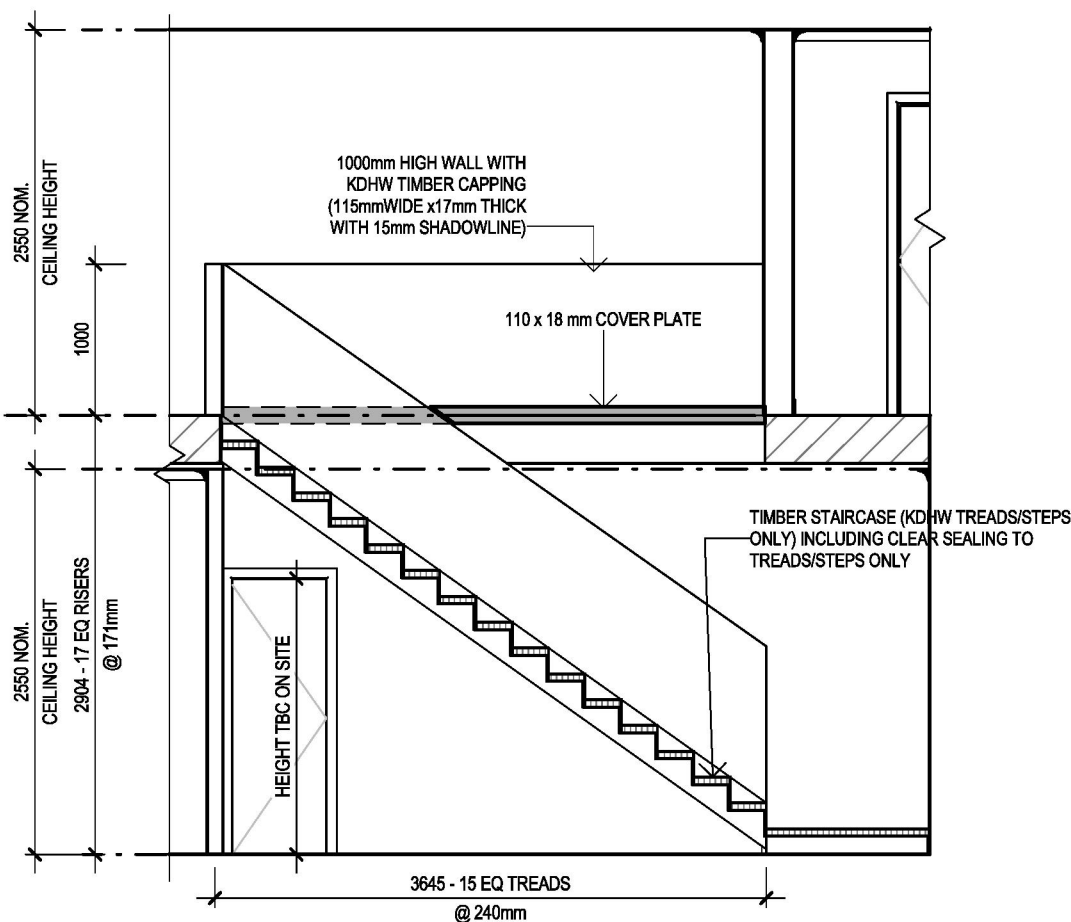
GROUND FLOOR STAIRS

SCALE: 1 : 50



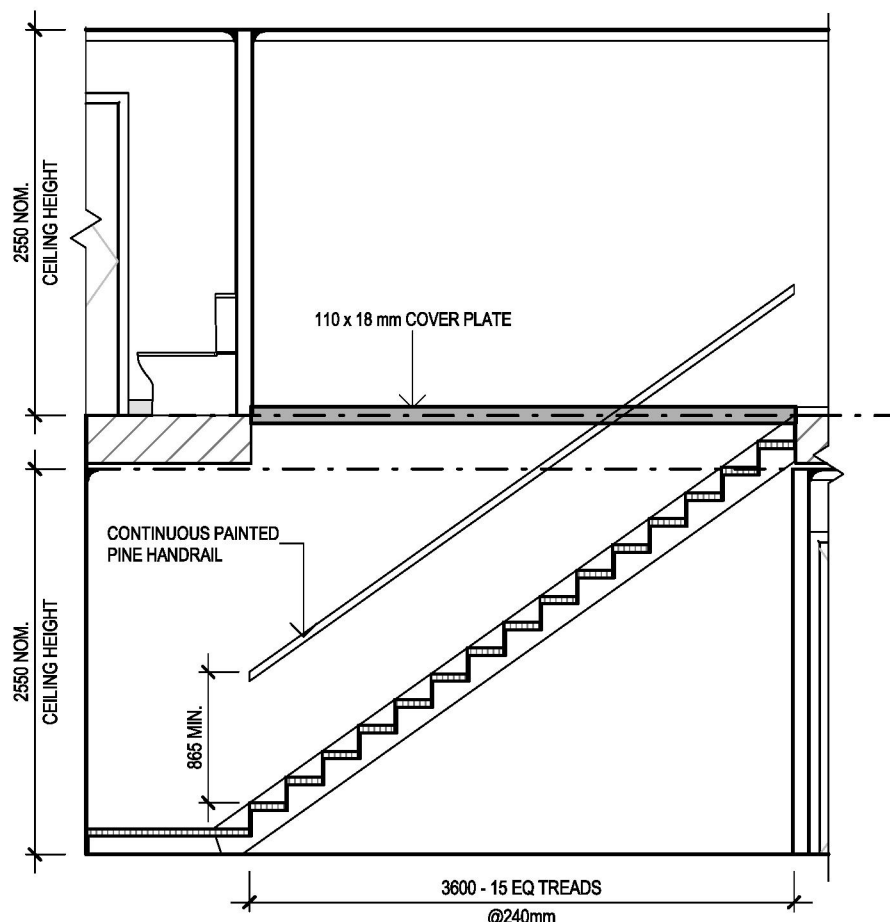
FIRST FLOOR STAIRS

SCALE: 1 : 50



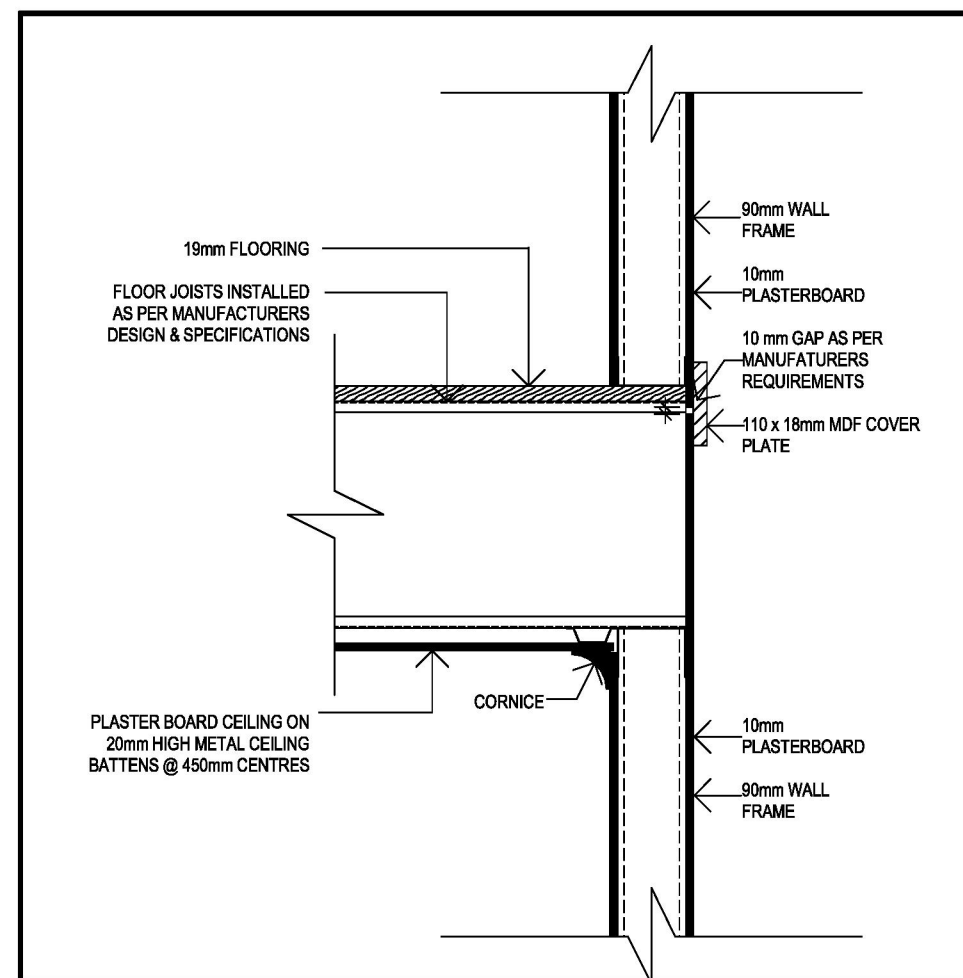
ELEVATION 1

SCALE: 1 : 50



ELEVATION 2

SCALE: 1 : 50

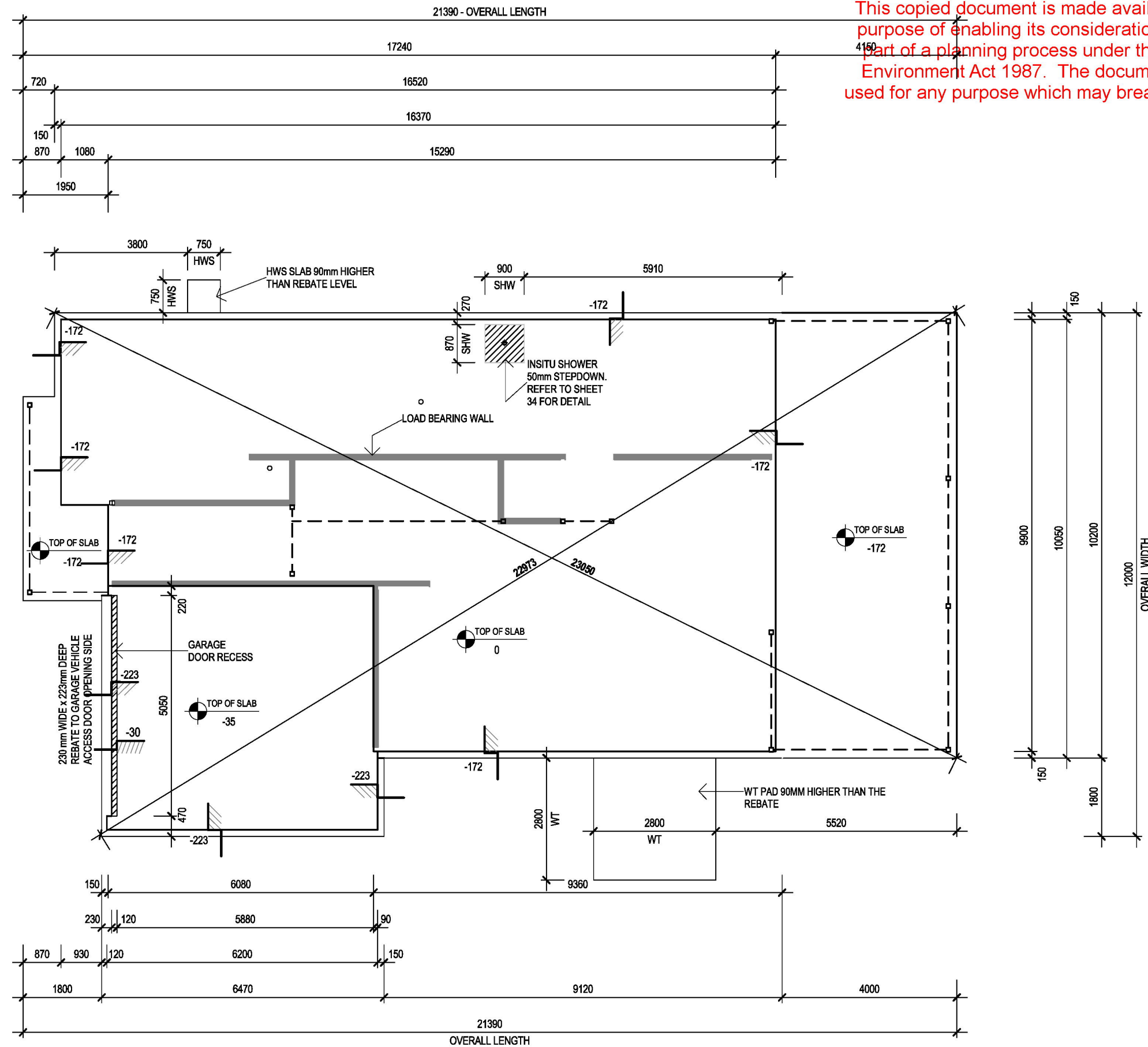


PLASTER CONTROL JOINT

SCALE: 1 : 10

GENERAL NOTES		CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 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 STAIRS INTERNALS HOUSE NAME SPENCER 35 HAND LH CATEGORY E FACADE NAME MANCHESTER 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	 ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS LOT 52, No.39 HOUGHTON CRESCENT SUBURB EAGLE POINT VIC 3878 JOB NO 2604BDR008 JOB DATE 01/07/2026 DRAWN M-07 CHECKED DH PROJECT STAGE CONTRACT MASTER RELEASE DATE 25/07/2024 Printed 19/08/2026 Page 50 of 65
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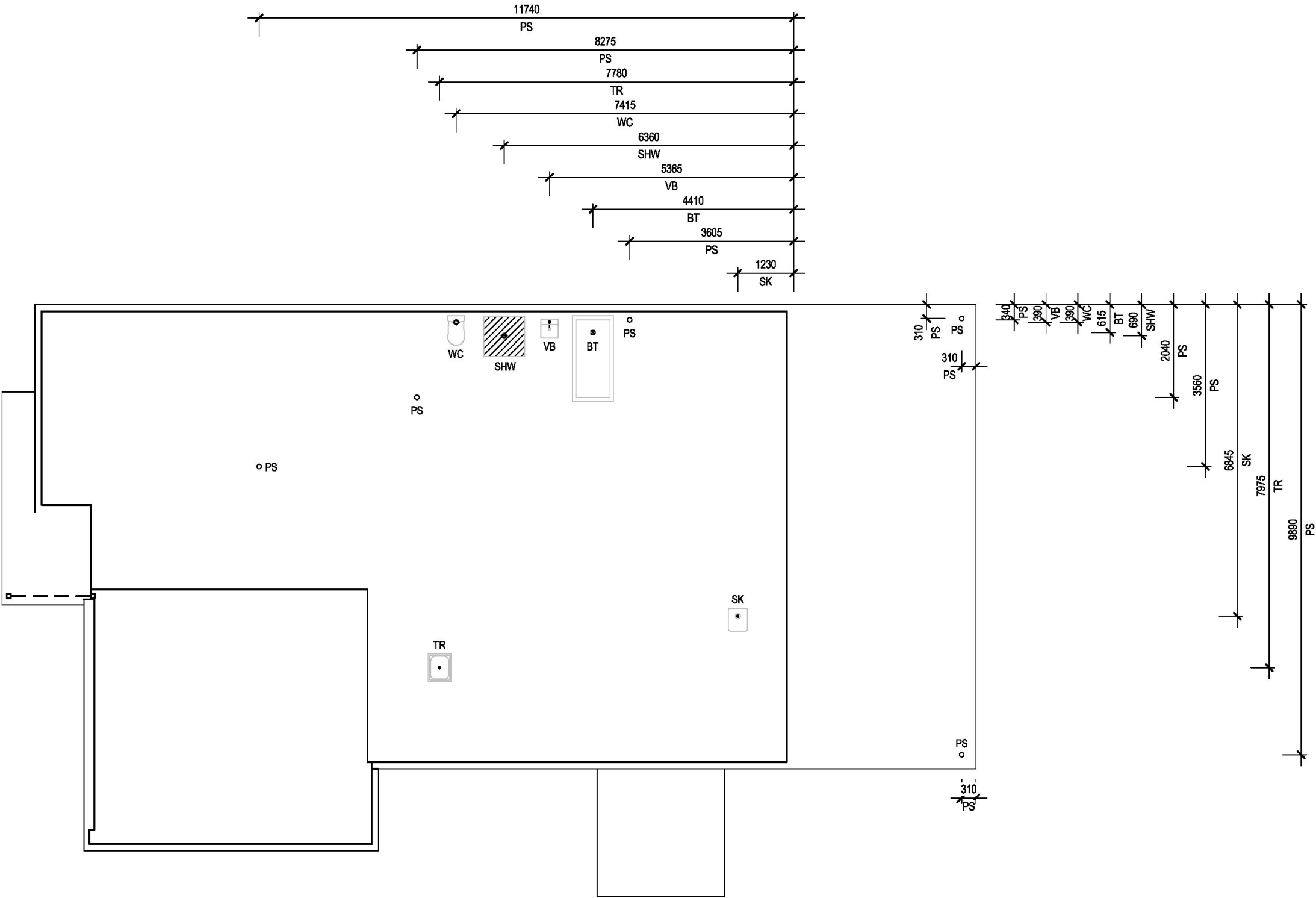
NOTE:

- ENGINEERED BEAM
- ENGINEERED POINT LOAD
- TD → ROOF TRUSS DIRECTION
- JD → FLOOR JOIST DIRECTION
- BD → BALCONY JOIST DIRECTION

NOTE:
ALL EXTERNAL WALLS TO BE LOAD BEARING

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 SLAB LAYOUT - GF HOUSE NAME: SPENCER 35 HAND: LH CATEGORY: E FACADE NAME: MANCHESTER SHEET SCALE: 1 : 100 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026 THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING 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	 ALPHA COLLECTION JG KING HOMES 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS: LOT 52, No.39 HOUGHTON CRESCENT SUBURB: EAGLE POINT VIC 3878 JOB NO: 2604BDR008 JOB DATE: 01/07/2026 DRAWN: M-07 CHECKED: DH PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 25/07/2024 SHEET NO: 21 OF 35
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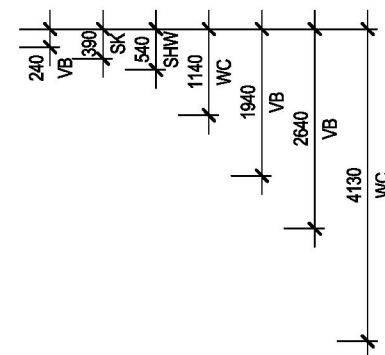
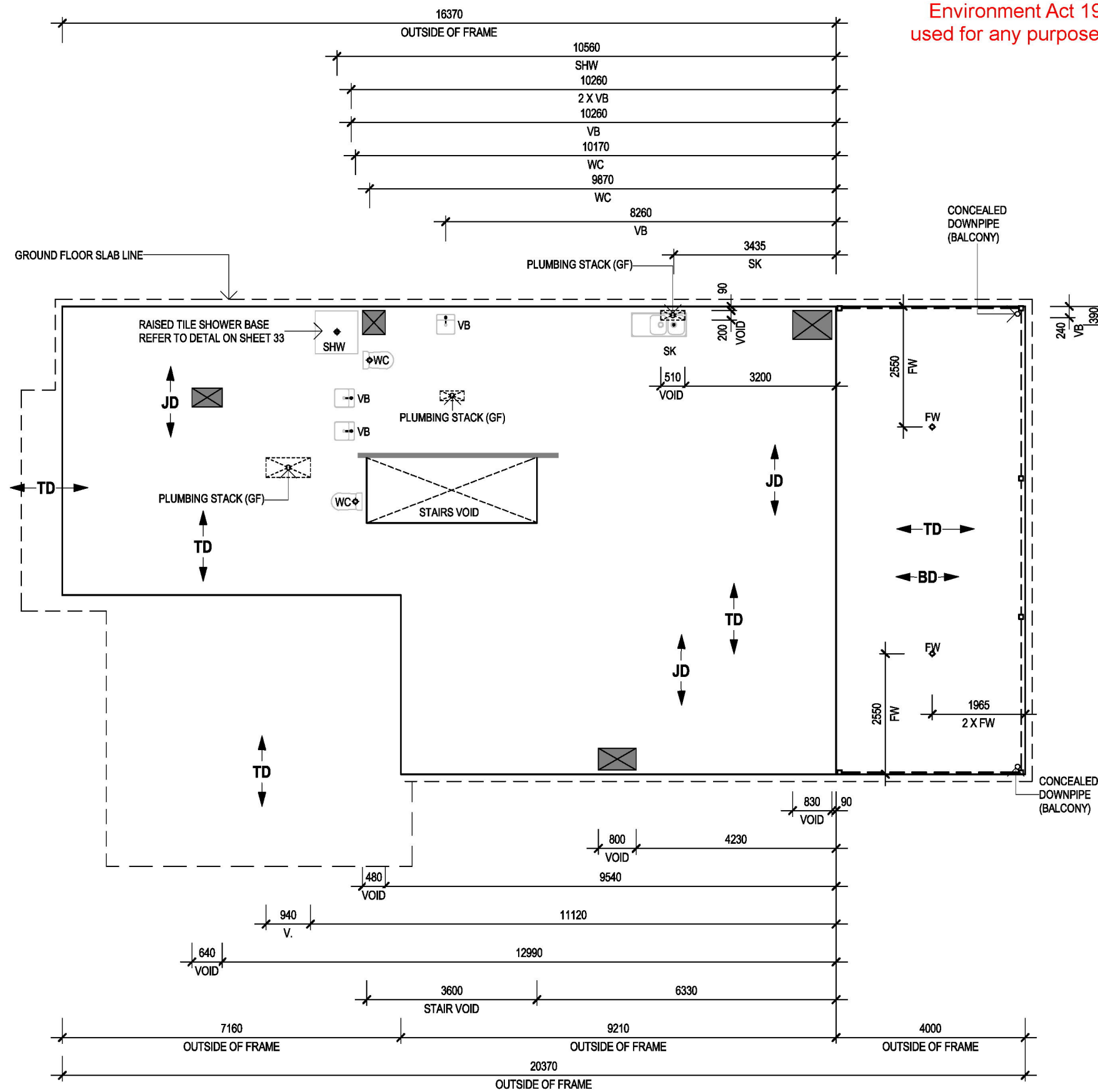
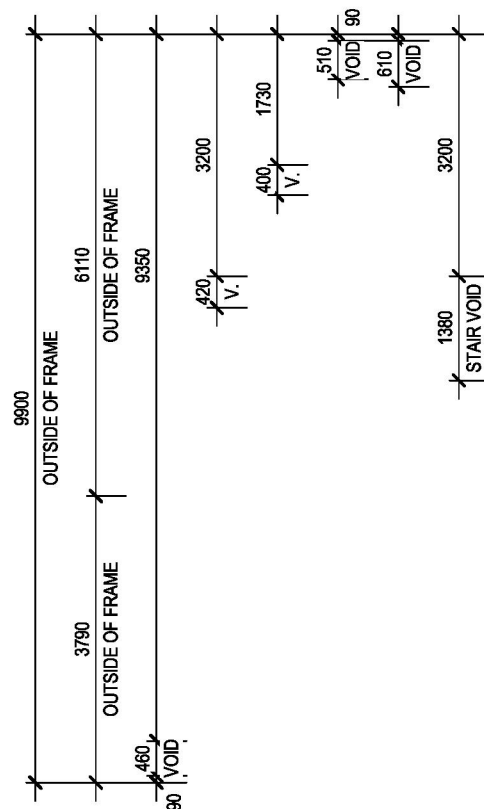
GENERAL NOTES	LEGEND SHW DENOTES SHOWER OUTLET WP PC DENOTES POWERWATER CONDUIT WC DENOTES TOILET SUITE OUTLET BT DENOTES BATH TUB OUTLET VB DENOTES VANITY BASIN OUTLET TR DENOTES LAUNDRY THROUGH OUTLET SK DENOTES KITCHEN SINK OUTLET	CLIENT ACKNOWLEDGEMENT I / WE AGREE THAT THIS CONTRACT DRAWING SET 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 - GF HOUSE NAME SPENCER 35 HAND LH CATEGORY E FACADE NAME MANCHESTER SHEET SCALE 1 : 100 ORIGINAL SHEET SIZE A3 COPYRIGHT 2026 *THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING) WITHOUT THE WRITTEN PERMISSION OF 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 52, No.39 HOUGHTON CRESCENT SUBURB EAGLE POINT VIC 3878 JOB NO 2604BDR008 JOB DATE 01/07/2026 DRAWN M-07 CHECKED DH PROJECT STAGE CONTRACT MASTER RELEASE DATE 25/07/2024
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NOTE:

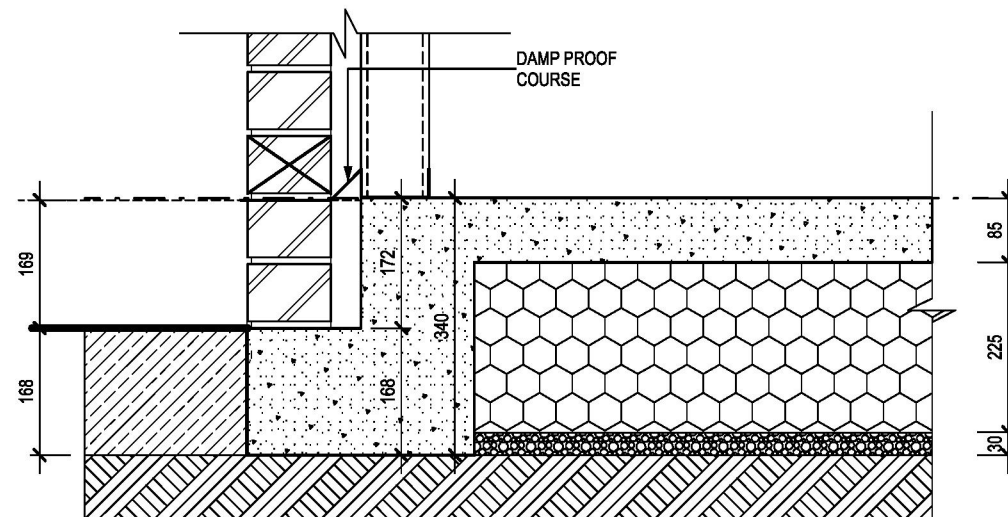
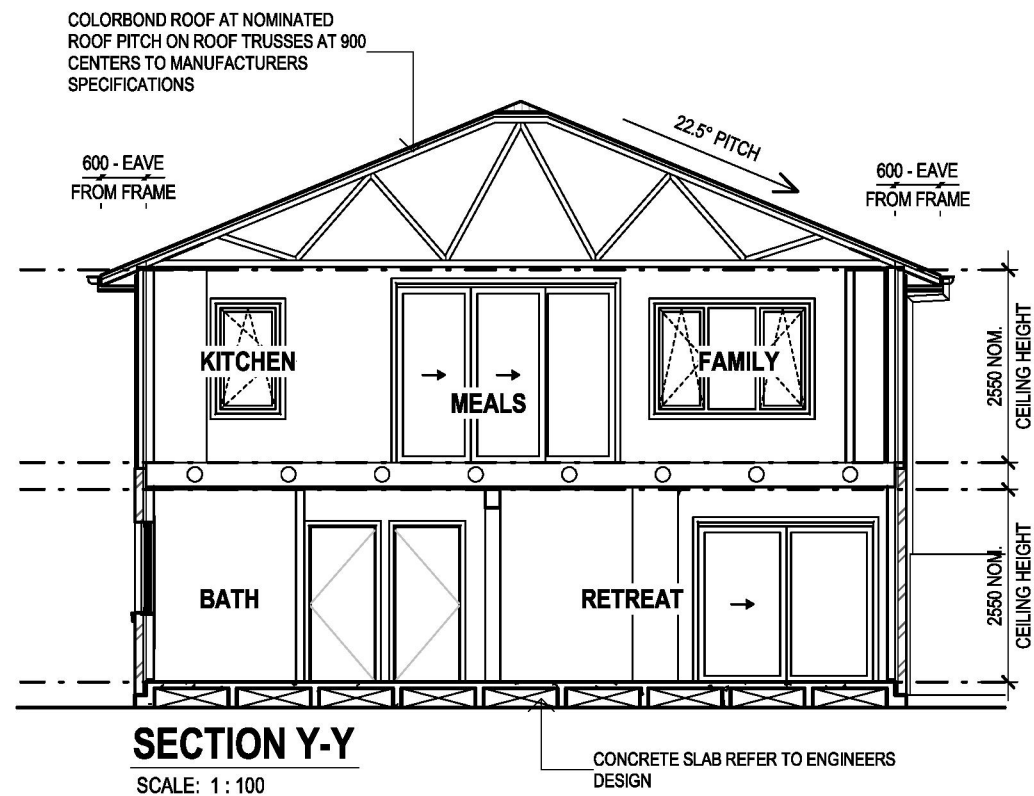
- ENGINEERED BEAM
- ENGINEERED POINT LOAD
- TD ROOF TRUSS DIRECTION
- JD FLOOR JOIST DIRECTION
- BD BALCONY JOIST DIRECTION

NOTE:
ALL EXTERNAL WALLS TO BE LOAD BEARING



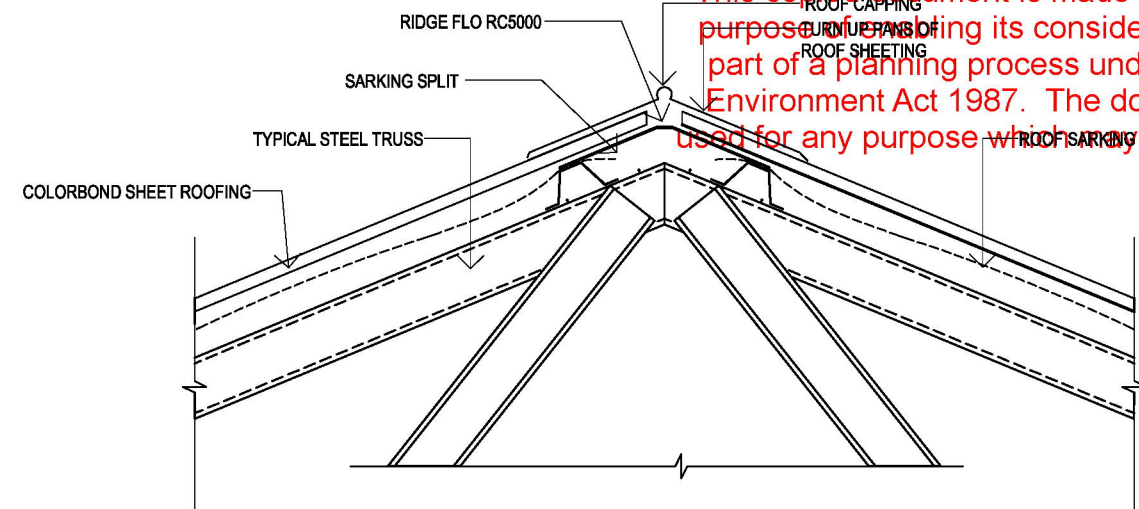
GENERAL NOTES	LEGEND - SHW DENOTES SHOWER OUTLET - WP PC DENOTES POWERWATER CONDUIT - WC DENOTES TOILET SUITE OUTLET - BT DENOTES BATH TUB OUTLET - VB DENOTES VANITY BASIN OUTLET - TR DENOTES LAUNDRY THROUGH OUTLET - SK DENOTES KITCHEN SINK OUTLET	CLIENT ACKNOWLEDGEMENT I/WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS 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 FLOOR/PLUMBING LAYOUT - FF HOUSE NAME: SPENCER 35 HAND: LH CATEGORY: E FACADE NAME: MANCHESTER SHEET SCALE: 1 : 100 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026 THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING 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	ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS: LOT 52, No.39 HOUGHTON CRESCENT SUBURB: EAGLE POINT VIC 3878 JOB NO: 2604BDR008 JOB DATE: 01/07/2026 DRAWN: M-07 CHECKED: DH PROJECT STAGE: CONTRACT MASTER RELEASE DATE: 25/07/2024
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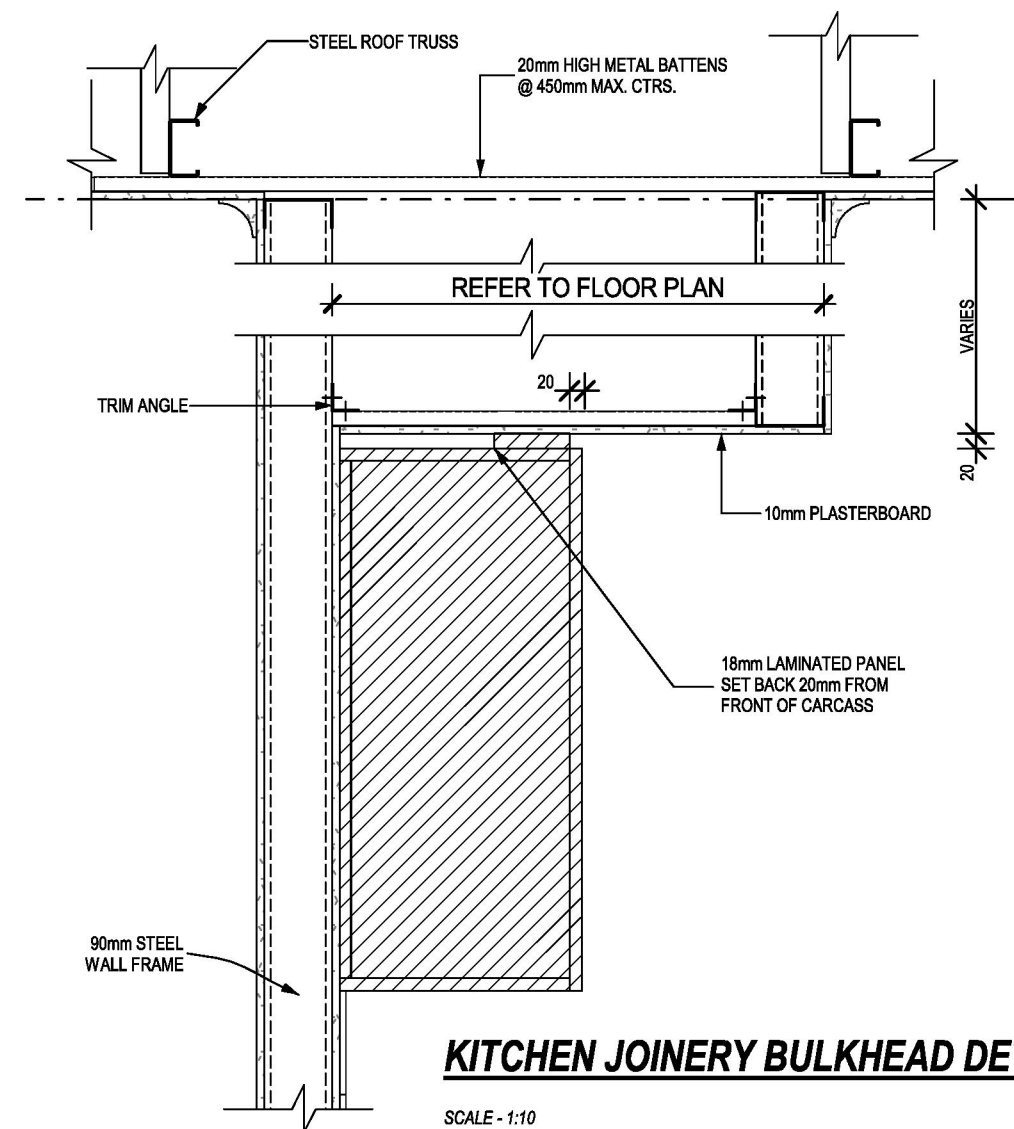
**172mm REBATE TO REMAINDER
NO EXTERNAL PAVING (225 pod)**

SCALE - 1:10



TYPICAL RIDGE DETAIL

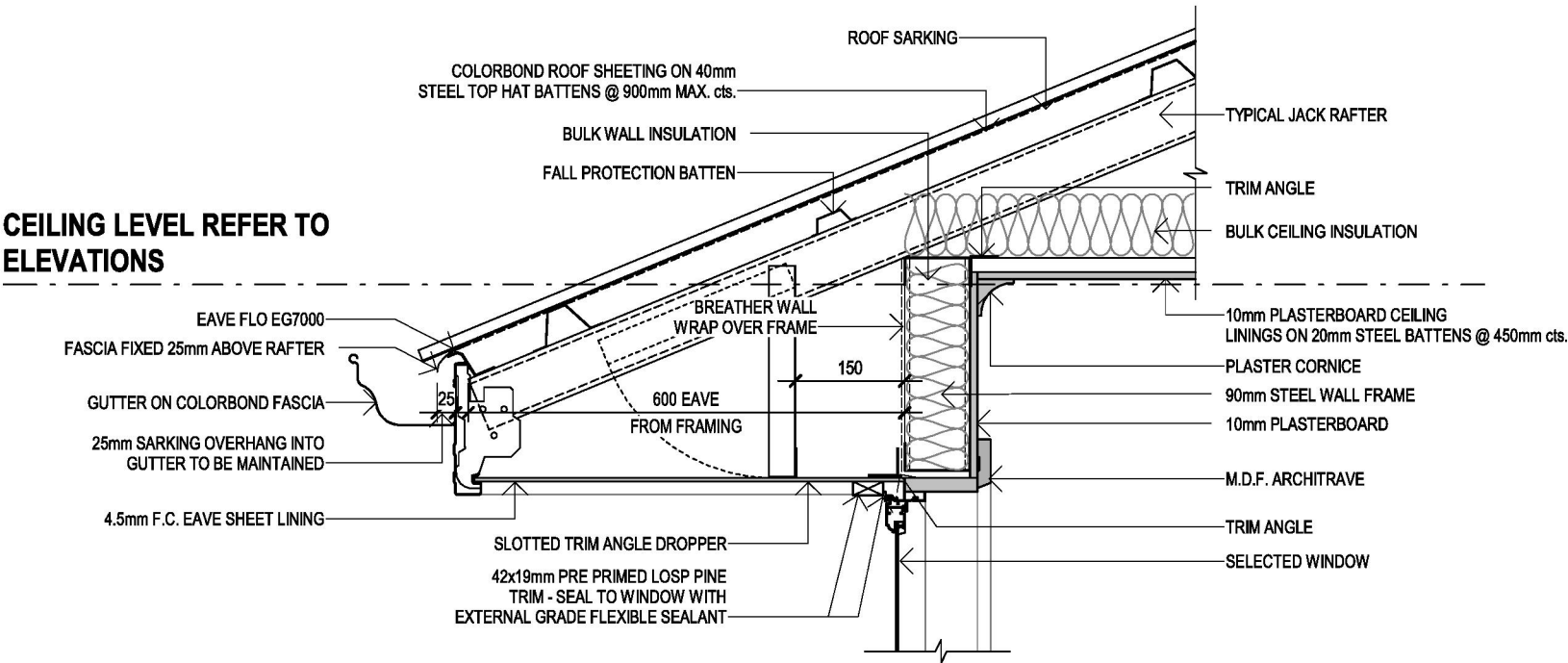
SCALE - 1:10



KITCHEN JOINERY BULKHEAD DETAIL

SCALE - 1:10

GENERAL NOTES - THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 3958.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY - FLOOR FINISHES AS SHOWN ARE INDICATIVE ONLY & ARE NOT A TRUE REPRESENTATION OF FINISHED FLOOR COVERINGS - NOTE : FLOOR TILE AREA IS EXCLUDING SKIRTING TILES		CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 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 SPENCER 35 HAND LH CATEGORY E FACADE NAME MANCHESTER 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	ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS LOT 52, No.39 HOUGHTON CRESCENT SUBURB EAGLE POINT VIC 3878 JOB NO 2604BDR008 JOB DATE 01/07/2026 DRAWN M-07 CHECKED DH PROJECT STAGE CONTRACT MASTER RELEASE DATE 25/07/2024
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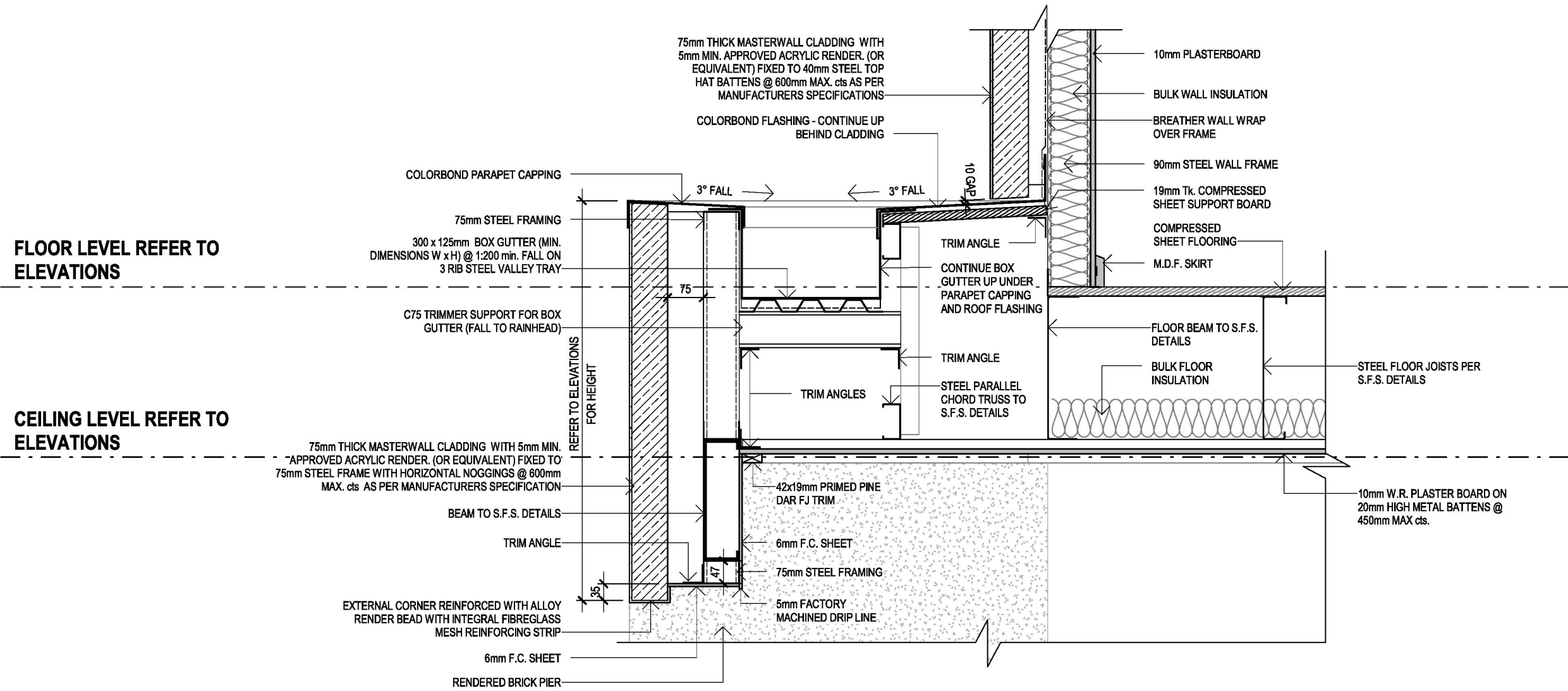
CEILING LEVEL REFER TO ELEVATIONS

SECTION A: UPPER

MANCHESTER FACADE

SCALE - 1:10

GENERAL NOTES				CLIENT ACKNOWLEDGEMENT		SHEET TITLE		ALPHA COLLECTION JG KING HOMES 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499		CLIENT	
				I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.		SECTION/DETAILS				LOT 52, No.39 HOUGHTON CRESCENT	
						HOUSE NAME		HAND		SUBURB	
						SPENCER 35		LH		EAGLE POINT VIC 3878	
						FACADE NAME				JOB NO	
						MANCHESTER				2604BDR008	
				CLIENT 1:		DATE 1:		ORIGINAL SHEET SIZE		JOB DATE	
								COPYRIGHT		01/07/2026	
								1 : 10		A3	
				CLIENT 2:		DATE 2:		2026		PROJECT STAGE	
										CONTRACT	
				JGK BUILDER:		DATE 3:				M-07	
										DH	
										MASTER RELEASE DATE	
										25/07/2024	
										25 of 35	



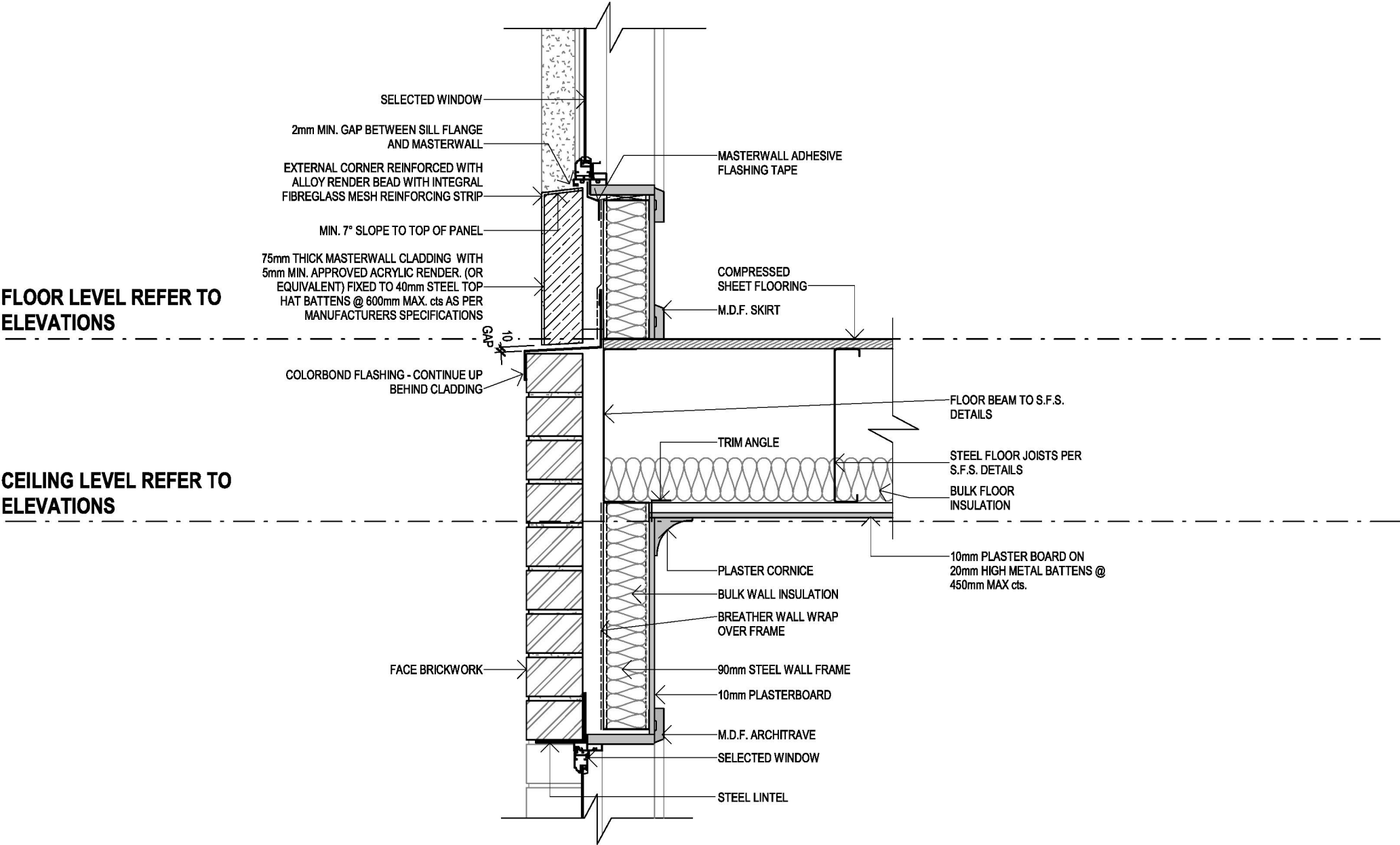
SECTION A - MIDDLE MANCHESTER FACADE

SCALE - 1:10

GENERAL NOTES		CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 36 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES. CLIENT 1: DATE 1: CLIENT 2: DATE 2: JGK BUILDER: DATE 3:	SHEET TITLE SECTION/DETAILS HOUSE NAME HAND CATEGORY SPENCER 35 LH E FACADE NAME MANCHESTER SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT 1 : 10 A3 2026 *THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD* DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	 ALPHA COLLECTION BAIRNSDALE  JG KING HOMES 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS LOT 52, No.39 HOUGHTON CRESCENT SUBURB EAGLE POINT VIC 3878 JOB NO JOB DATE 2604BDR008 01/07/2026 DRAWN CHECKED PROJECT STAGE M-07 DH CONTRACT MASTER RELEASE DATE SHEET NO. OF 25/07/2024 26 of 35
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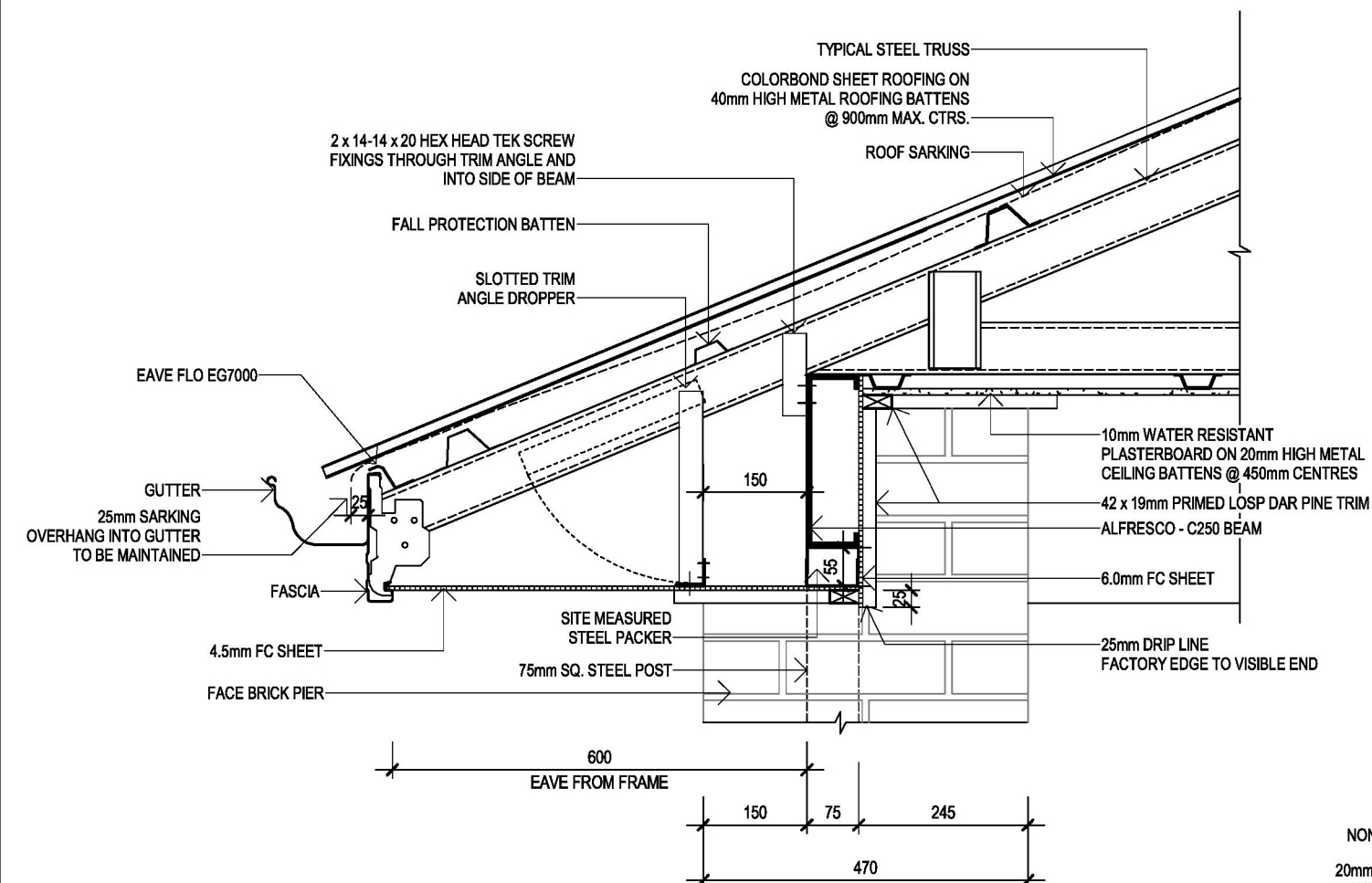
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SECTION C
MANCHESTER FACADE
SCALE - 1:10

GENERAL NOTES	CLIENT ACKNOWLEDGEMENT		SHEET TITLE		ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499		CLIENT	
	I / WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.		SECTION/DETAILS				ADDRESS	
			HOUSE NAME HAND CATEGORY				LOT 52, No.39 HOUGHTON CRESCENT	
			SPENCER 35 LH E				SUBURB	
			FACADE NAME				EAGLE POINT VIC 3878	
			MANCHESTER				JOB NO	
	CLIENT 1: DATE 1:		SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT				2604BDR008 01/07/2026	
			1 : 10 A3 2026				DRAWN CHECKED PROJECT STAGE	
	CLIENT 2: DATE 2:						M-07 DH CONTRACT	
	JGK BUILDER: DATE 3:						MASTER RELEASE DATE SHEET NO TOTAL PGS	
				25/07/2024 28 of 35				

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SECTION D - ALFRESCO/ BALCONY DETAIL

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

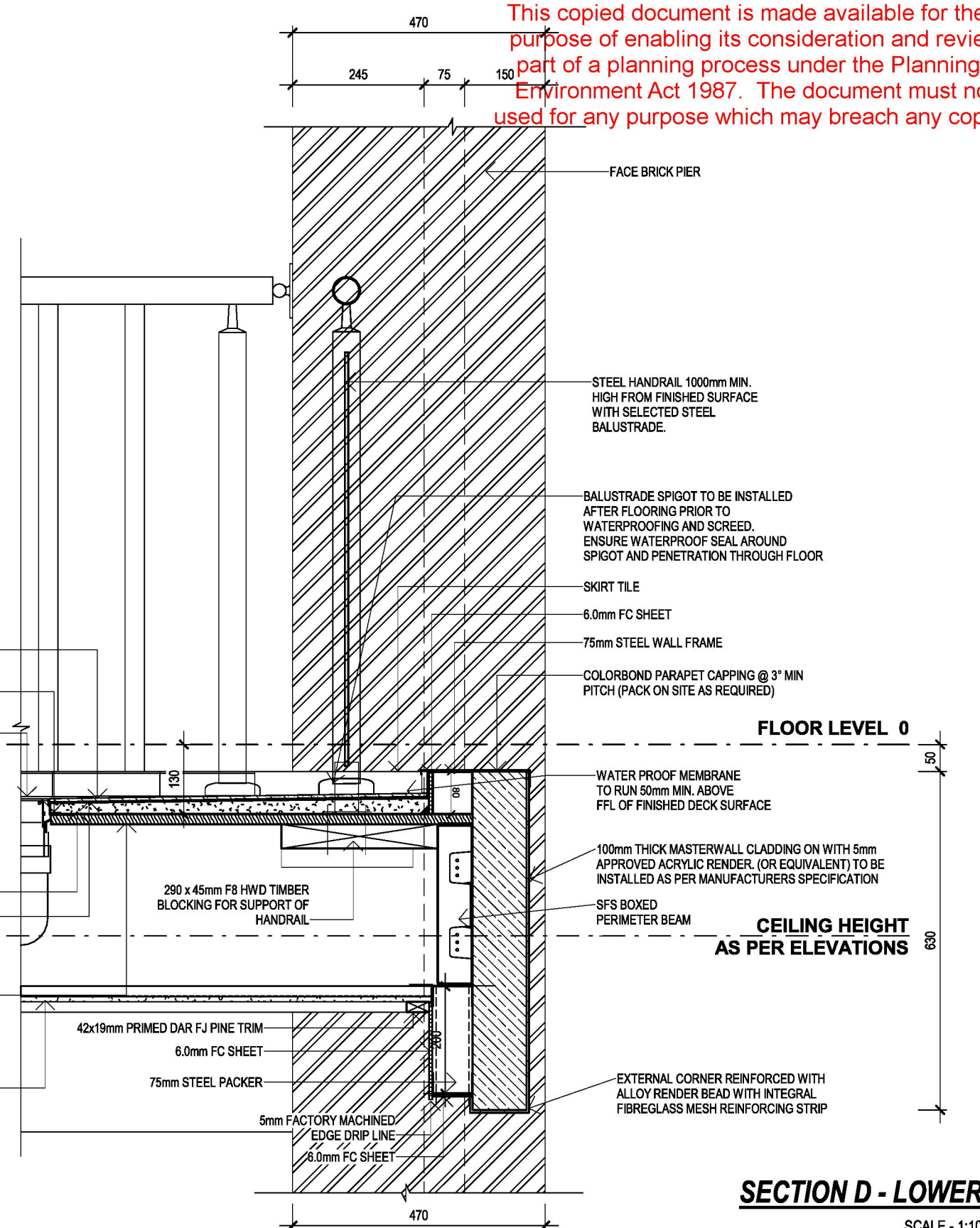
NON SLIP FLOOR TILES
20mm STAINLESS STEEL
ANGLE SCREED FORM
CHROME COLLAR
CENTRAL WASTE

SCREED SET TO 1:100 FALL TO
CENTRAL DRAIN. PROVIDE SUITABLE
WATERPROOF MEMBRANE SYSTEM
BELOW AND ABOVE SCREED
EXTENDING INTO PUDDLE FLANGE

TILE ADHESIVE

JAMES HARDIE SCYON SECURA
EXTERIOR FLOORING INSTALLED TO
MANUFACTURERS DETAILS ON STEEL
FLOOR JOIST SYSTEM

10mm W.R. PLASTERBOARD CEILING
LININGS ON 20mm STEEL BATTENS @
450mm cts.

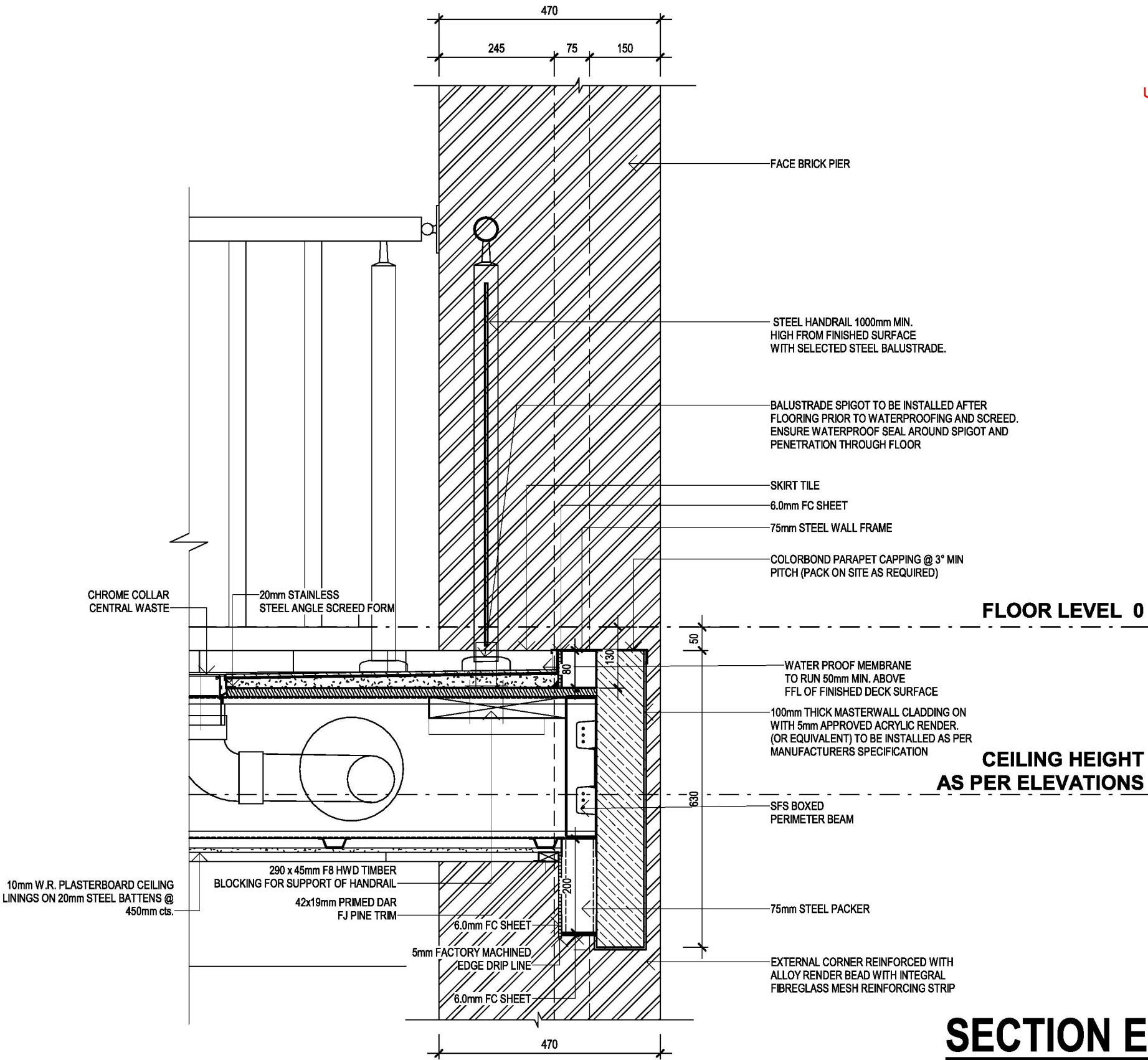


SECTION D - LOWER

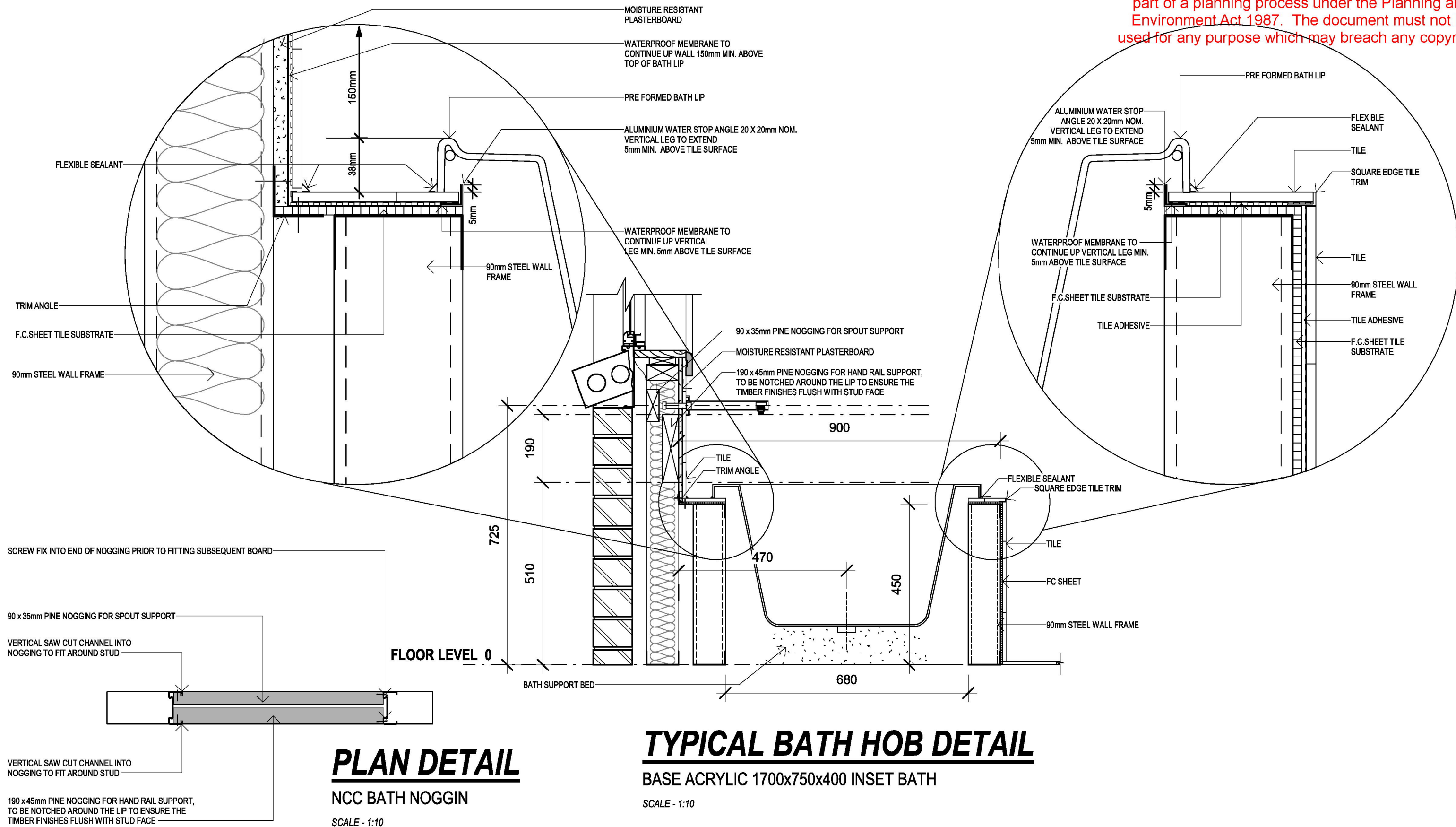
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GENERAL NOTES		CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES. CLIENT 1: DATE 1: CLIENT 2: DATE 2: JGK BUILDER: DATE 3:	SHEET TITLE SECTION/DETAILS HOUSE NAME HAND CATEGORY SPENCER 35 LH E FACADE NAME MANCHESTER SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT 1 : 10 A3 2026 THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT LOT 52, No.39 HOUGHTON CRESCENT SUBURB EAGLE POINT VIC 3878 JOB NO JOB DATE 2604BDR008 01/07/2026 DRAWN CHECKED PROJECT STAGE M-07 DH CONTRACT MASTER RELEASE DATE SHEET NO OF 25/07/2024 29 of 35
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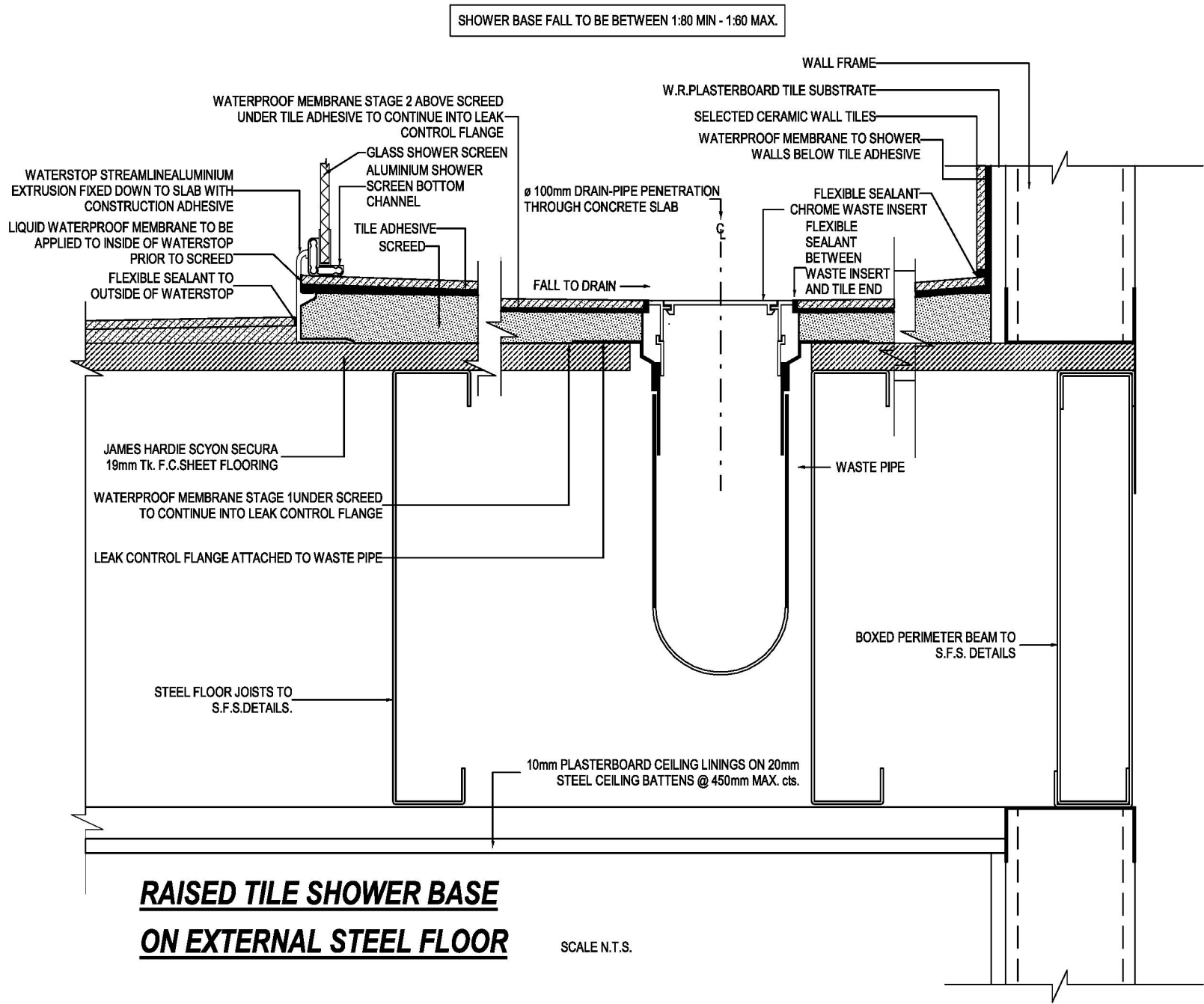
GENERAL NOTES	CLIENT ACKNOWLEDGEMENT		SHEET TITLE		  BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT	
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	CLIENT 1: DATE 1:		HOUSE NAME HAND CATEGORY			LOT 52, No.39 HOUGHTON CRESCENT	
			SPENCER 35 LH E			SUBURB	
	CLIENT 2: DATE 2:		FACADE NAME			EAGLE POINT VIC 3878	
			MANCHESTER			JOB NO	
	JGK BUILDER: DATE 3:		SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT			2604BDR008 01/07/2026	
			1 : 10 A3 2026			DRAWN CHECKED PROJECT STAGE	
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			DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS			MASTER RELEASE DATE SHEET NO TOTAL PGS	
						25/07/2024 50 of 35	



GENERAL NOTES				CLIENT ACKNOWLEDGEMENT		SHEET TITLE		ALPHA COLLECTION JG KING HOMES 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499		CLIENT	
				I / WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.		SECTION/DETAILS				ADDRESS	
						HOUSE NAME		HAND		CATEGORY	
						SPENCER 35		LH		E	
						FACADE NAME					
						MANCHESTER					
						SHEET SCALE		ORIGINAL SHEET SIZE		COPYRIGHT	
						1 : 10		A3		2026	
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						DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS					
				CLIENT 1:		DATE 1:				JOB NO	
				CLIENT 2:		DATE 2:				JOB DATE	
				JGK BUILDER:		DATE 3:				2604BDR008	
										01/07/2026	
										DRAWN	
										CHECKED	
										PROJECT STAGE	
										M-07	
										DH	
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										MASTER RELEASE DATE	
										25/07/2024	
										Printed 19/08/2026	
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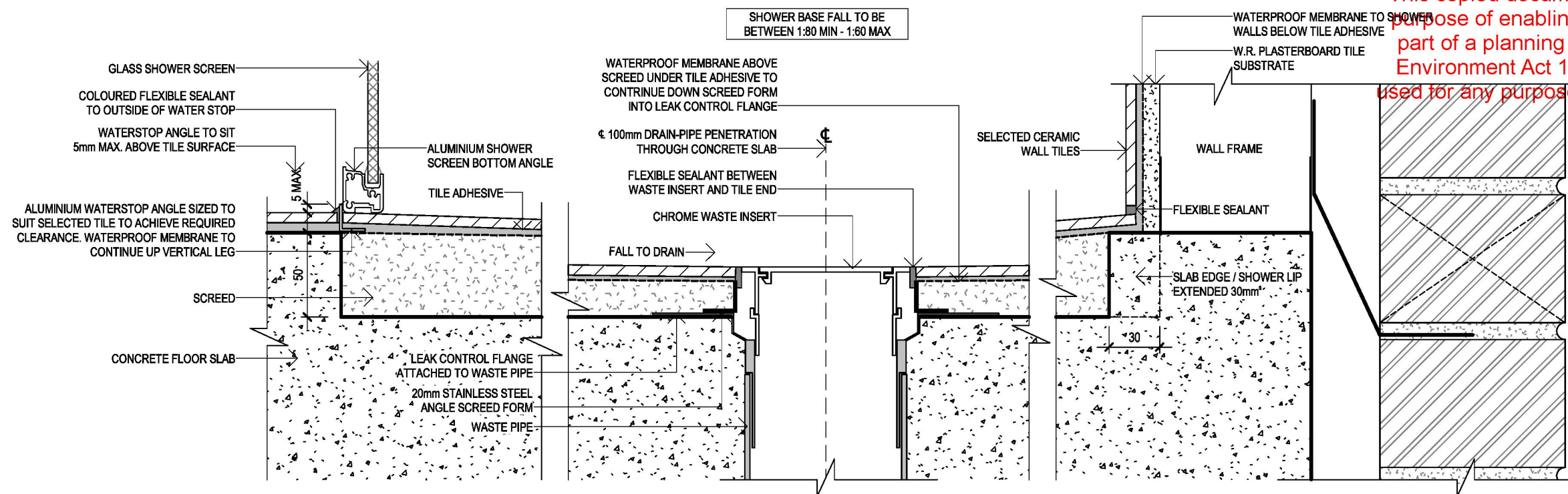


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Page 62 of 65



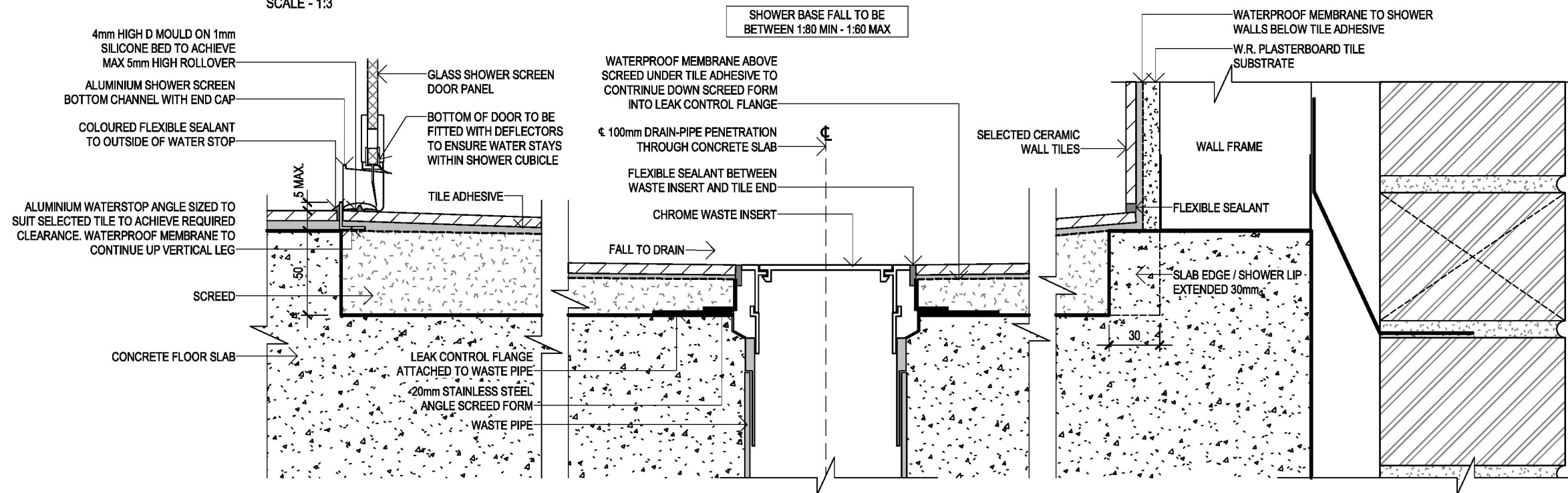
GENERAL NOTES	CLIENT ACKNOWLEDGEMENT		SHEET TITLE		 BAIRNSDALE  101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT	
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			SHEET SCALE ORIGINAL SHEET SIZE COPYRIGHT			EAGLE POINT VIC 3878	
	CLIENT 1:	DATE 1:	MANCHESTER			JOB NO	JOB DATE
			N.S.T A3 2026			2604BDR008	01/07/2026
	CLIENT 2:	DATE 2:				DRAWN	CHECKED PROJECT STAGE
						M-07 DH	CONTRACT
	JGK BUILDER:	DATE 3:	THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD			MASTER RELEASE DATE	
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RECESSED TILED (INSITU) SHOWER BASE ON EXTERNAL CONCRETE SLAB (SCREEN SECTION)

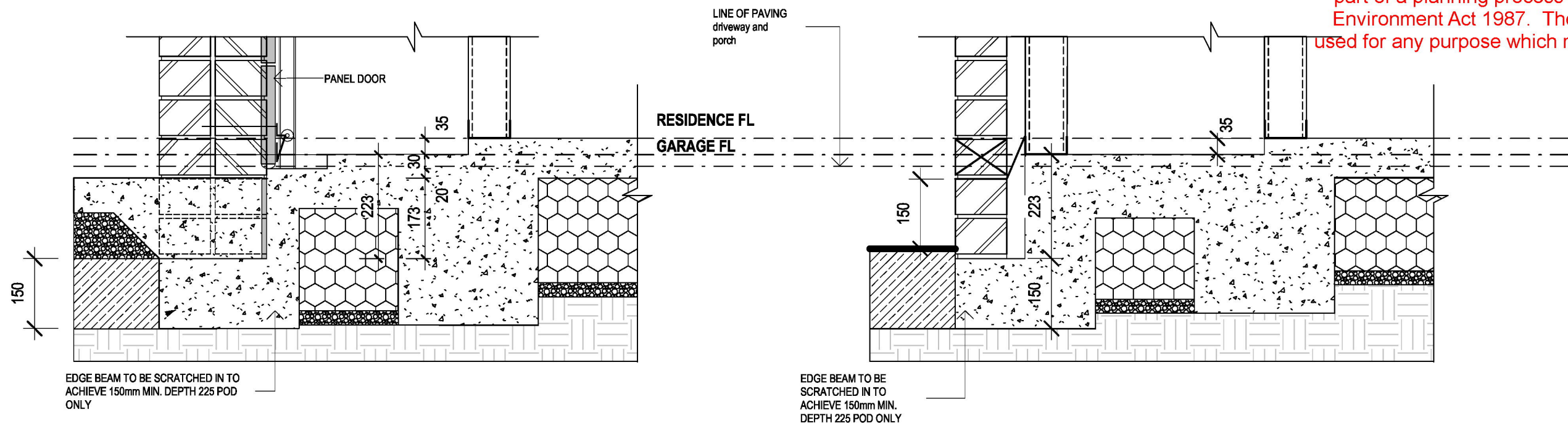
SCALE - 1:3



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

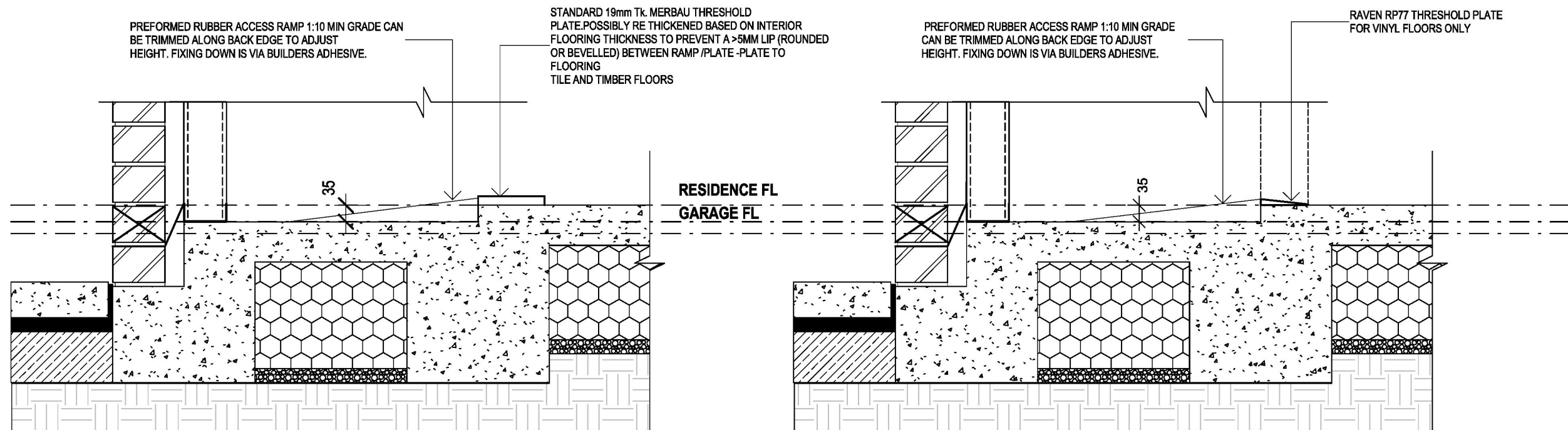
SCALE - 1:3

GENERAL NOTES 		CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES. CLIENT 1: _____ DATE 1: _____ CLIENT 2: _____ DATE 2: _____ JGK BUILDER: _____ DATE 3: _____	SHEET TITLE SECTION/DETAILS HOUSE NAME SPENCER 35 HAND LH CATEGORY E FACADE NAME MANCHESTER SHEET SCALE 1:3 ORIGINAL SHEET SIZE A3 COPYRIGHT 2026 *THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING 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	 ALPHA COLLECTION BAIRNSDALE  101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS LOT 52, No.39 HOUGHTON CRESCENT SUBURB EAGLE POINT VIC 3878 JOB NO 2604BDR008 JOB DATE 01/07/2026 DRAWN M-07 CHECKED DH PROJECT STAGE CONTRACT MASTER RELEASE DATE 25/07/2024
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GARAGE STEPDOWN AND ACCESS (WITH PORCH PAVING INCLUDED) 225 & 300 POD
SCALE 1:10

GARAGE STEPDOWN SIDE AND REAR REBATE AND D.P.C. NO PAVING 225 & 300 POD
SCALE 1:10



GARAGE STEPDOWN THRESHOLD/RAMP DETAIL
SCALE 1:10

GENERAL NOTES		CLIENT ACKNOWLEDGEMENT I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES. CLIENT 1: DATE 1: CLIENT 2: DATE 2: JGK BUILDER: DATE 3:	SHEET TITLE SECTION/DETAILS HOUSE NAME SPENCER 35 HAND LH CATEGORY E FACADE NAME MANCHESTER SHEET SCALE 1 : 10 ORIGINAL SHEET SIZE A3 COPYRIGHT 2026 THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS	ALPHA COLLECTION JG KING HOMES BAIRNSDALE 101 MAIN STREET, BAIRNSDALE VIC 3875 T 0439 885 499	CLIENT ADDRESS LOT 52, No.39 HOUGHTON CRESCENT SUBURB EAGLE POINT VIC 3878 JOB NO 2604BDR008 JOB DATE 01/07/2026 DRAWN M-07 CHECKED DH PROJECT STAGE CONTRACT MASTER RELEASE DATE 25/07/2024 Printed 19/08/2026 Page 65 of 65
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