ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**46 Myer Street LAKES ENTRANCE VIC 3909 Lot: 1 PS: 903404**
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**
Clause 44.04.2	Buildings and works
Clause 43.02-2	Buildings and works
The applicant for the permit is:	**Legend Homes**
The application reference number is:	**5.2026.353.1**

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.

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Planning Permit

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

- This application has an associated cost to be confirmed by a senior planning officer in accordance with the *Planning and Environment (Fees) Regulations* 2016. An invoice will be generated once the application has been assessed to confirm it is complete.
- Please provide the details of who the invoice will be made out to

Applicant details:

First name: Scott Benson/Benson Industries	Surname:
Business trading name (if applicable): Legend Homes	
Postal address:	
	Postcode: 3875
Contact number	
Email address: bairnsdale@legendhomes.com.au	

Owners details: (if not the applicant)

First name: Robert & Kaylene	Surname: Dugan
Business trading name (if applicable): N/A	
Postal address:	
	Postcode: 3851

Description of the land:

Street number: 46	Street name: Myer Street
Town: Lakes Entrance	Postcode: 3909

AND/OR

Lot number: 4	Plan number: PS903404R
Other legal description: Folio: 360	

- Other legal description may be a Crown Allotment reference, Volume/Folio, or other title descriptor.
- If the proposal relates to multiple addresses/parcels, please attach a document with a list of the owner and land description details for each additional property.

Declaration in relation to title restrictions:

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	☐ No
Will the proposal result in a breach of a registered covenant restriction or agreement?	☐ Yes	☑ No

Collection notice:
East Gippsland Shire Council collects information provided by you in this form to assess your eligibility for a planning permit application under the s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015. When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website. East Gippsland Shire Council will only disclose your personal contact information to a third-party where required to do so by law. Information shared in this situation will be in accordance with the requirements of the Privacy and Data Protection Act 2014. If incorrect information or details are provided Council will be unable to assist you with this request. For more information on Council's Privacy Policy, please visit Council's *Privacy Statement* on our website or email feedback@egipps.vic.gov.au if you have any questions. AUG 26

Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Existing conditions:

Describe how the land is currently used and developed:
Vacant Residential Land

Description of proposal:

Provide a brief description of your proposal:
Construct new brick render 3 bedroom dwelling & storage shed at rear of property

Estimated cost of development:	$ 666,022.37

- Note: You may be required to verify this estimate

Has there been a pre-application meeting:	☐ Yes	☑ No
Officer name:		
Your application reference number:		

Application requirements and supporting documents
Required:

- Title to each property subject to the application (must have been generated within the past 30 days)
- Full copy of Covenants or Section 173 agreements if applicable, and details of beneficiaries if there is a proposal which would contravene, alter, or end a covenant or restriction.
- Supporting documents which are mandatory requirements of the Planning Scheme (e.g. – Native Vegetation Removal Report, Bushfire Management Statement, Geotechnical report/waiver)
- Plans as relevant to the proposal

Suggested, or subject to requirements of the scheme

- A report responding to the relevant application requirements and the policies and objectives of the East Gippsland Planning Scheme
- Supporting information/reports which are commonly considered with similar applications (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)
- If you need more space or have more information, please attach with this form.

Declarations:

I declare that I am the applicant and that all the information in this application is true and correct and the owner(s) (if not myself) has (have) been notified of the permit application.	☑
I confirm that I have authority to use the relevant documents.	☑

Collection notice:
East Gippsland Shire Council collects information provided by you in this form to assess your eligibility for a planning permit application under the s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015. When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website. East Gippsland Shire Council will only disclose your personal contact information to a third-party where required to do so by law. Information shared in this situation will be in accordance with the requirements of the Privacy and Data Protection Act 2014. If incorrect information or details are provided Council will be unable to assist you with this request. For more information on Council's Privacy Policy, please visit Council's *Privacy Statement* on our website or email feedback@egipps.vic.gov.au if you have any questions. AUG 26

Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment* Act 1987, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.	☑
In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act* 1987, and I receive instructions to give notice to potentially affected parties, I confirm that I will destroy the instructions and personal information once the information is no longer necessary.	☑

Signature: JMcKenzie

Name: Jo McKenzie Date: 06 / 10 / 2026

Office Use Only:	
CS Stamp:	IM Stamp:

Contact Council
Phone: 03 5153 9500
Email: feedback@egipps.vic.gov.au
Website: eastgippsland.vic.gov.au
Mail: PO Box 1618, Bairnsdale VIC 3875

Customer Service Centres:
- **Bairnsdale**: 273 Main Street
- **Lakes Entrance**: 18 Mechanics Street
- **Mallacoota**: 70 Maurice Avenue
- **Omeo**: 179 Day Avenue
- **Orbost**: 1 Ruskin Street
- **Paynesville**: 55 Esplanade

Collection notice:
East Gippsland Shire Council collects information provided by you in this form to assess your eligibility for a planning permit application under the s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015. When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website. East Gippsland Shire Council will only disclose your personal contact information to a third-party where required to do so by law. Information shared in this situation will be in accordance with the requirements of the Privacy and Data Protection Act 2014. If incorrect information or details are provided Council will be unable to assist you with this request. For more information on Council's Privacy Policy, please visit Council's *Privacy Statement* on our website or email feedback@egipps.vic.gov.au if you have any questions. AUG 26

Printed 5/11/2026

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

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

VOLUME 12403 FOLIO 118

Security no : 124139298691H
Produced 06/10/2026 11:51 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 903404R.
PARENT TITLE Volume 10800 Folio 360
Created by instrument PS903404R 19/09/2022

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
KAYLENE ANNE DUGAN
ROBERT RONALD DUGAN
LOCH SPORT VIC 3851
BA110395D 11/02/2026

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
AV455657A 23/03/2022

DIAGRAM LOCATION

SEE PS903404R 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: 46 MYER STREET LAKES ENTRANCE VIC 3909

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

Printed 5/11/2026
Page 5 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**PS903404R**
Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**06/10/2026 11:51**

Copyright and disclaimer notice:
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

Delivered by LANDATA®, timestamp 06/10/2026 11:51 Page 1 of 3

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

PLAN OF SUBDIVISION

EDITION 1 PS 903404R

LOCATION OF LAND

PARISH: COLQUHOUN
TOWNSHIP: LAKES ENTRANCE
SECTION: ———
CROWN ALLOTMENT: 61 (PART)
CROWN PORTION: ———
TITLE REFERENCE: VOL 10800 FOL 360

LAST PLAN REFERENCE: LOT 2 - PS517801H

POSTAL ADDRESS: 42 MYER STREET,
(at time of subdivision) LAKES ENTRANCE, 3909

MGA2020 CO-ORDINATES: E: 587 500 ZONE: 55
(of approx centre of land in plan) N: 5807 400

Council Name: East Gippsland Shire Council

Council Reference Number: PS903404R
Planning Permit Reference: 193/2021/P
SPEAR Reference Number: S181344P

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6 of the Subdivision Act 1988: 03/05/2022

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Robert Pringle for East Gippsland Shire Council on 02/08/2022

Statement of Compliance issued: 16/08/2022

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. 193/2021/P

This survey has been connected to permanent marks No(s). 54, 59

In Proclaimed Survey Area No. NIL

NOTATIONS

THE EASEMENT E-1 ON C/T VOL 10800 FOL 360 WILL BE REMOVED UPON REGISTRATION OF THIS PLAN BY DIRECTION IN PLANNING PERMIT 193/2021/P

WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed.
For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

SURVEYORS FILE REF: 19426

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 3 SHEETS

Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (2), 21/07/2022, SPEAR Ref: S181344P

PLAN REGISTERED
TIME: 5:38 PM DATE: 9/8/2022
C.A.G.
Assistant Registrar of Titles

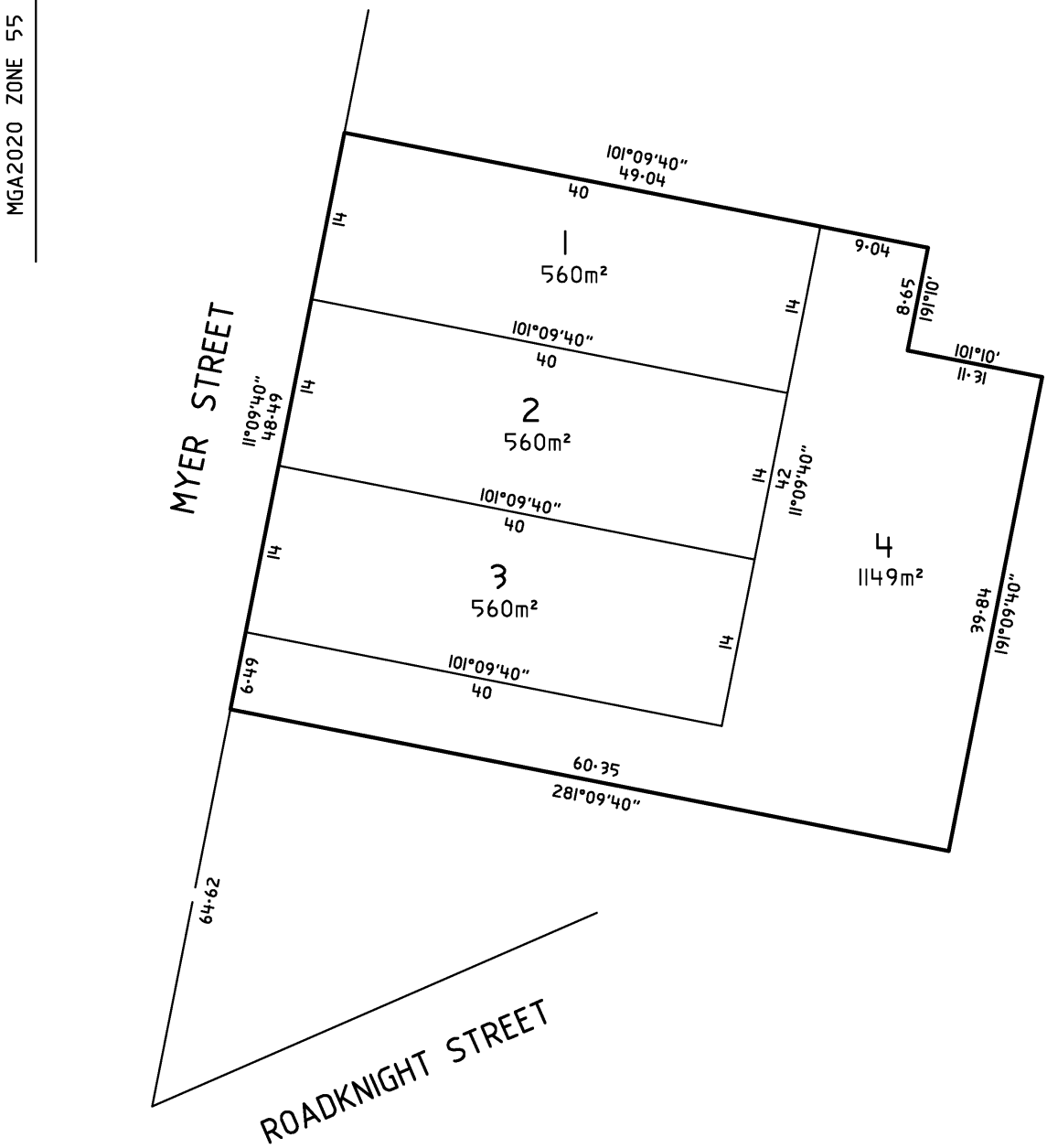
Printed 5/11/2026
Page 7 of 61

Delivered by LANDATA®, timestamp 06/10/2026 11:51 Page 2 of 3

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

PS 903404R

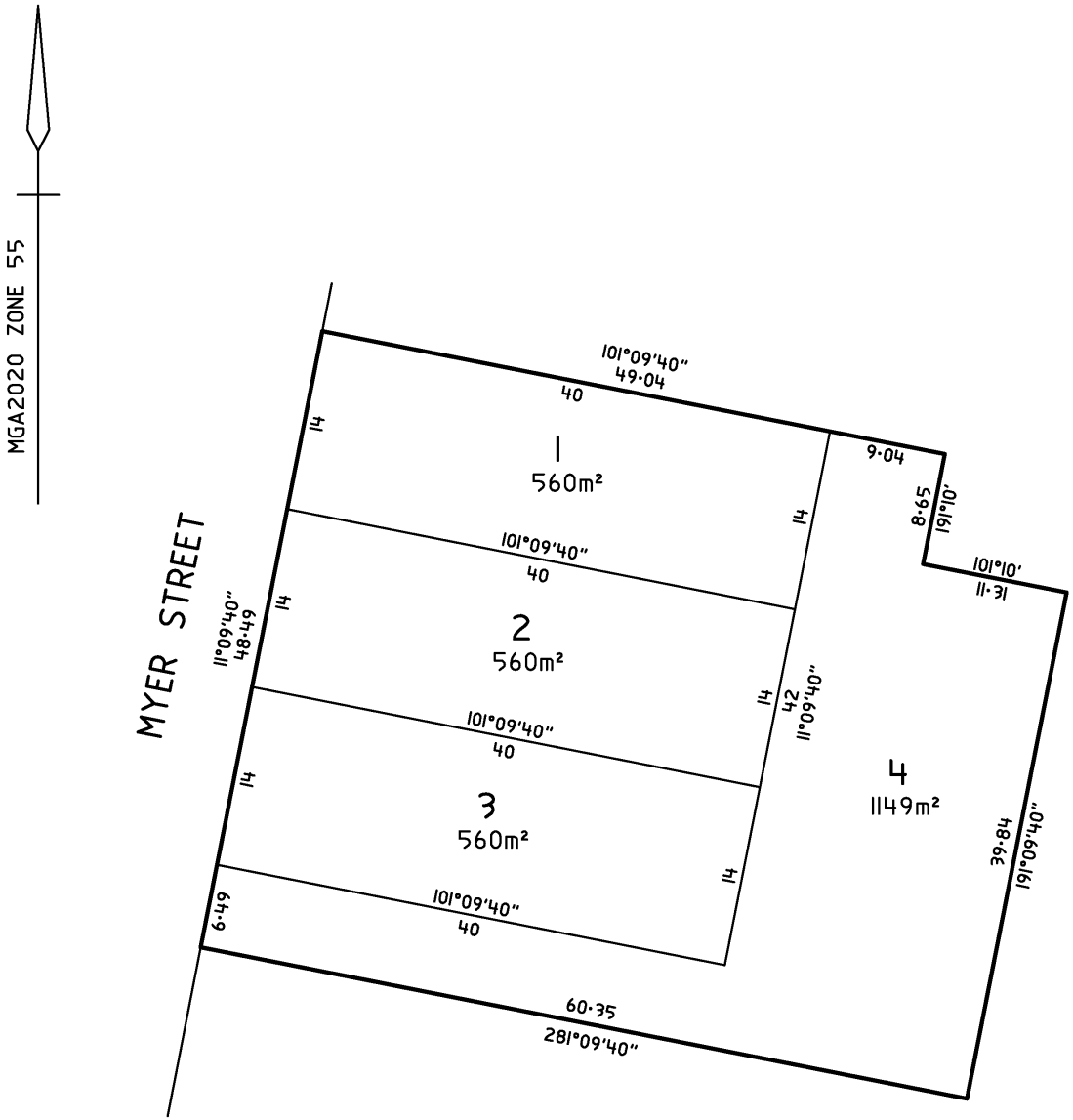
MGA2020 ZONE 55



Crowther&Sadler Pty.Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au	SURVEYORS REF 19426	SCALE 1:400	4 0 4 8 12 16 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3 / SHEET 2
	Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (2), 21/07/2022, SPEAR Ref: S181344P		Digitally signed by: East Gippsland Shire Council, 02/08/2022, SPEAR Ref: S181344P	

Printed 5/11/2026
Page 8 of 61

PS 903404R



CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

LAND TO BENEFIT:

LOTS 1 - 4 INCLUSIVE ON THIS PLAN

LAND TO BE BURDENED:

LOT 4 ON THIS PLAN

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOT 4 ON THIS PLAN SHALL NOT CONSTRUCT A DWELLING WITH A FLOOR LEVEL BELOW 2·50m AHD.

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P (03) 5152 5011 E. contact@crowthersadler.com.au

SURVEYORS REF	SCALE		ORIGINAL SHEET SIZE:	SHEET
19426	1:400	4 0 4 8 12 16 LENGTHS ARE IN METRES	A3	3

Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (2), 21/07/2022, SPEAR Ref: S181344P

Digitally signed by: East Gippsland Shire Council, 02/08/2022, SPEAR Ref: S181344P

Delivered by LANDATA®, timestamp 06/10/2026 11:51 Page 3 of 3

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Printed: 5/11/2026
Page 9 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Department of Transport and Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 15/10/2026 03:37:00 PM

Status	Registered	Dealing Number	AV455657A
Date and Time Lodged	23/03/2022 12:38:08 PM		

Lodger Details

Lodger Code	20126M
Name	STEFANIE DONNA SUMMERS
Address	
Lodger Box	
Phone	
Email	
Reference	Planology - 42 Myer

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest
FEE SIMPLE

Land Title Reference
10800/360

Instrument and/or legislation
RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	EAST GIPPSLAND SHIRE COUNCIL
Address	
Street Number	273
Street Name	MAIN
Street Type	STREET
Locality	BAIRNSDALE
State	VIC
Postcode	3875

Additional Details

Reference :Planology - 42 Myer
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Printed 5/11/2026
Page 10 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Electronic Instrument Statement

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
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	EAST GIPPSLAND SHIRE COUNCIL
Signer Name	STEFANIE SUMMERS
Signer Organisation	STEFANIE DONNA SUMMERS
Signer Role	CONVEYANCING PRACTICE
Execution Date	23 MARCH 2022

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :Planology - 42 Myer
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Printed 5/11/2026
Page 11 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Instrument**
Document Identification	**AV455657A**
Number of Pages (excluding this cover sheet)	**10**
Document Assembled	**15/10/2026 15:37**

Copyright and disclaimer notice:
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Planology
Town Planning Law

Agreement under section 173 of the Planning and Environment Act 1987

42 Myer Street, Lakes Entrance

AV455657

Delivered by LANDATA®, timestamp 15/10/2026 15:37 Page 1 of 10

Planology Pty Ltd
ACN 616 641 199

PO Box 394
Ivanhoe VIC 3079
T: 0413 748 028

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Table of Contents

1. Defined Terms 2

2. Interpretation 4

3. Section 173 Agreement 4

3.1 Purposes 4
3.2 Reasons for agreement 4

4. Agreement required 5

5. Owner's Specific Obligations 5

5.1 Stormwater Management Plan 5

6. Further Obligations of the Owner 5

6.1 Notice and Registration 5
6.2 Further actions 5
6.3 Council's Costs to be Paid 6
6.4 Interest for overdue money 6

7. Agreement under section 173 of the Act 6

8. Owner's Warranties 6

9. Successors in Title 6

10. General 7

10.1 Notices 7
10.2 Service of Notice 7
10.3 No Waiver 7
10.4 Severability 7
10.5 No fettering of Council's powers 7
10.6 Inspection of documents 8
10.7 Governing law 8
10.8 Electronic execution 8

11. Commencement of Agreement 8

AVAILABLE

Delivered by LANDATA®, timestamp 15/10/2026 15:37 Page 2 of 10

Printed 5/11/2026
Page 14 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Information Table

Date of Agreement: 25 January 2022

Parties

Name	East Gippsland Shire Council
Short form name	**Council**
Notice details	273 Main Street, Bairnsdale, Victoria
Name	A A & G R Bolding Pty Ltd
Short form name	**Owner**
Notice details	WBS Pty Ltd, 27 Service Street, Bairnsdale, Victoria

Background

A. Council is the responsible authority pursuant to the Act for the Planning Scheme.

B. The Subject Land is subject to the Planning Scheme.

C. The Owner is the registered proprietor of the Subject Land.

D. Council has granted the Planning Permit authorising the four lot subdivision of the Subject Land and the removal of an easement. This Agreement is to give effect to condition 11 of the Planning Permit.

E. The parties enter into this Agreement to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

Agreed Terms

1. Defined Terms

In this Agreement:

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.

Delivered by LANDATA®, timestamp 15/10/2026 15:37 Page 3 of 10

Printed 5/11/2026
Page 15 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Current Address for Service

for Council means the address shown on page 2 of this Agreement, or any other address listed on Council's website; and

for the Owner means the address shown on page 2 of this Agreement or any other address provided by the Owner to Council for any purpose relating to the Subject Land.

Current Email Address for Service

for Council means feedback@egipps.vic.gov.au, or any other principal office email address listed on Council's website; and

for the Owner means any email address provided by the Owner to Council for the express purpose of electronic communication regarding this Agreement or any other email address provided by the Owner to Council for any purpose relating to the Subject Land.

EGCMA means the East Gippsland Catchment Management Authority.

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. A copy of the Endorsed Plan is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

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.

Notice means any notice, demand, consent, approval or communication under this agreement.

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 the Subject Land and includes any Mortgagee-in-possession.

Party or parties means the Owner and Council but does not include a person who has transferred or otherwise disposed of all of their interests in the Subject Land.

Planning Permit means planning permit no. 193/2021/P, issued by Council on 3 August 2021, as amended from time to time. A copy of the Planning Permit is available for inspection at Council offices during normal business hours upon giving Council reasonable notice.

Planning Scheme means the East Gippsland Planning Scheme.

Stormwater Management Plan means a Stormwater Management Plan developed to the satisfaction of the EGCMA under condition 10 of the Planning Permit.

Subject Land means the land situated at 42 Myer Street, Lakes Entrance being the land contained in certificate of title volume 10800 folio 360 and any reference to the Subject Land

Delivered by LANDATA®, timestamp 15/10/2026 15:37 Page 4 of 10

Printed 5/11/2026
Page 16 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

in this Agreement includes a reference to 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.

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 form part of this Agreement.

2.8 The Owner's obligations take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land.

2.9 Any reference to a clause, page, condition, attachment or term is a reference to a clause, page, conditions, attachment or term of this Agreement.

3. Section 173 Agreement

3.1 Purposes

The Parties acknowledge and agree that the purposes of this Agreement are to:

3.1.1 give effect to the terms of the Planning Permit; and

3.1.2 achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

3.2 Reasons for agreement

The Parties acknowledge and agree that this Agreement has been entered into for the following reasons:

3.2.1 Council would not have approved the Planning Permit without the condition requiring this Agreement;

Delivered by LANDATA®, timestamp 15/10/2026 15:37 Page 5 of 10

Printed 5/11/2026
Page 17 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

3.2.2 the EGCMA would not have consented to the grant of the Planning Permit without the condition requiring this Agreement; and

3.2.3 the Owner has elected to enter into this Agreement in order to take the benefit of the Planning Permit.

4. Agreement required

The Parties agree that this Agreement will continue to be required unless Council confirms in writing that it is no longer required.

5. Owner's Specific Obligations

5.1 Stormwater Management Plan

The Owner agrees that:

5.1.1 the Stormwater Management Plan applies to all Lots; and

5.1.2 the Owner of a Lot must comply with all requirements of the Stormwater Management Plan at all times to the satisfaction of the EGCMA.

6. Further Obligations of the Owner

6.1 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.

6.2 Further actions

The Owner:

6.2.1 must do all things necessary to give effect to this Agreement;

6.2.2 consents to Council applying to the Registrar of Titles to record the Agreement on the Certificate of Title to the Subject Land in accordance with section 181 of the Act; and

6.2.3 agrees to do all things necessary to enable Council to do so, including:

(a) signing any further agreement, acknowledgement or document; and

(b) obtaining all necessary consents to enable the recording to be made.

Delivered by LANDATA®, timestamp 15/10/2026 15:37 Page 6 of 10

Printed 5/11/2026
Page 18 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

6.3 Council's Costs to be Paid

The Owner must pay to Council, within 14 days after a written request for payment, Council's costs and expenses (including legal expenses) relating to this Agreement, including:

6.3.1 preparing, drafting, finalising, signing, recording and enforcing this Agreement;

6.3.2 preparing, drafting, finalising and recording any amendment to this Agreement; and

6.3.3 preparing, drafting, finalising and recording any document to give effect to the ending of this Agreement.

6.4 Interest for overdue money

6.4.1 The Owner must pay to Council interest in accordance with section 120 of the *Local Government Act 2020* on any amount due under this Agreement that is not paid by the due date.

6.4.2 If interest is owing, Council will apply any payment made to interest and any balance of the payment to the principal amount.

7. Agreement under section 173 of the Act

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 in accordance with section 173 of the Act.

8. 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.

9. 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:

9.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and

9.2 execute a deed agreeing to be bound by the terms of this Agreement.

Delivered by LANDATA®, timestamp 15/10/2026 15:37 Page 7 of 10

Printed 5/11/2026
Page 19 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

10. General

10.1 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:

10.1.1 personally on the other Party;

10.1.2 by leaving it at the Party's Current Address for Service;

10.1.3 by posting it by prepaid post addressed to that Party at the Party's Current Address for Service;

10.1.4 by facsimile to the Party's Current Number for Service; or

10.1.5 by email to the Party's Current Email Address for Service.

10.2 Service of Notice

A notice or other communication is deemed served:

10.2.1 if delivered, on the next following business day;

10.2.2 if posted, on the expiration of 7 business days after the date of posting;

10.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day; or

10.2.4 if sent by email, the day on which it is sent.

10.3 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.

10.4 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.

10.5 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

Delivered by LANDATA®, timestamp 15/10/2026 15:37 Page 8 of 10

Printed 5/11/2026
Page 20 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

10.6 Inspection of documents

A copy of any planning permit, document or plan referred to in this Agreement is available for inspection at Council's offices during normal business hours upon giving Council reasonable notice.

10.7 Governing law

This Agreement is governed by and will be construed in accordance with the laws of the State of Victoria.

10.8 Electronic execution

Each party consents to the signing of this Agreement by electronic means. The parties agree to be legally bound by this Agreement signed in this way.

11. Commencement of Agreement

This Agreement commences on the date specified on page one or if no date is specified on page one, the date the Planning Permit was issued.

AV455657

Delivered by LANDATA®, timestamp 15/10/2026 15:37 Page 9 of 10

Printed 5/11/2026
Page 21 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SIGNED, SEALED AND DELIVERED as an agreement under Division 2 of Part 9 of the Act and as a Deed between the Parties.

The Common Seal of the **East Gippsland Shire Council** was hereunto affixed on the 25. day of January 2022. in the presence of:

..... Chief Executive

..... Witness



Executed by A A & G R Bolding Pty Ltd **ACN** 103 386 796 in accordance with s127(1) of the *Corporations Act 2001*:

.....
Director
Print Name:
Alan Bolding.

.....
Director/Secretary
Print Name:
Gary Bolding

AV455671

Delivered by LANDATA®, timestamp 15/10/2026 15:37 Page 10 of 10

Printed 5/11/2026
Page 22 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

EAST GIPPSLAND CATCHMENT MANAGEMENT AUTHORITY

OFFICIAL

574 Main Street
(PO Box 1012)
Bairnsdale Vic 3875

EGCMA Ref: EGCMA-F-2025-00286
Document No: 1
Date: 19 December 2025

Rob Dugan

Dear Rob,

Application Number (CMA Ref): EGCMA-F-2025-00286

Property: **Street:** 46 Myer Lakes Entrance Vic 3909
Cadastral: Lot 1 PS903404, Parish of Colquhoun

Thank you for your enquiry received at the East Gippsland Catchment Management Authority ('the EGCMA') on 15 December 2025. The EGCMA understands you require flood advice for potential purchase of the property and construction of a dwelling and shed on a concrete slab.

Flood mapping available to the EGCMA in this area is from the *Gippsland Lakes Flood Level Modelling Project* (2004). This flood study mapped the 1% Annual Exceedance Probability (AEP) flood event (commonly known as the 1 in 100 year flood) which is shown in Figure 1 in the explanatory report.

Figure 1 and Table 1 in the explanatory report show that the property is not likely to be subject to inundation during a 1% AEP flood event under current climatic conditions. Under future (year 2100) conditions the entire property is likely to be subject to inundation from the Gippsland Lakes.

The Land Subject to Inundation Overlay in East Gippsland does not accurately reflect the best available information relating the flooding, however the presence of the overlay will still trigger the need for a planning permit.

A new or replacement single dwelling in a residential zone is viable regardless of the flood hazard.

The 1% AEP flood level under current climatic conditions is 1.8 metres Australian Height Datum (AHD). Under future climatic conditions this level increases to 2.6 metres AHD.

The applicable 1% AEP flood level for this property is currently 1.8 metres AHD.

If you apply for a planning permit, the EGCMA would be **unlikely to object** to the proposal subject but not limited to the following:

1. The finished floor level of the dwelling must be a minimum of 2.3 metres Australian Height Datum. This is referred to as the Nominal Flood Protection Level.

Printed 5/11/2026
Page 23 of 61

ADVERTISED
OFFICIAL
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

2. The finished floor level of the shed must be no lower than the existing ground surface level.

3. All electrical outlets must be fixed above the Nominal Flood Protection Level of 2.3 metres Australian Height Datum.

4. Any high value and/or hazardous materials must be stored at or above the Nominal Flood Protection Level of 2.3 metres Australian Height Datum.

Please note: The EGCMA has provided this advice as preliminary information only which has been based on the information you have provided. Any flood level advice provided is based on the most accurate information currently available and may change if new information becomes available.

The EGCMA can provide further information regarding any proposed development of the property in response to a planning permit application referred by the East Gippsland Shire Council in accordance with the *Planning and Environment Act 1987*.

Please refer to the attached **explanatory report** for further detail.

Should you have any queries, please do not hesitate to contact Penny Phillipson on 1300 094 262 or email planning@wgcma.vic.gov.au. To assist the EGCMA in handling any enquiries please quote **EGCMA-F-2025-00286** in your correspondence with us.

Yours sincerely,



Adam Dunn
Gippsland Floodplain Officer

Cc: East Gippsland Shire Council

The information contained in this correspondence is subject to the disclaimers and definitions attached.

Printed 5/11/2026
Page 24 of 61

ADVERTISED
OFFICIAL
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

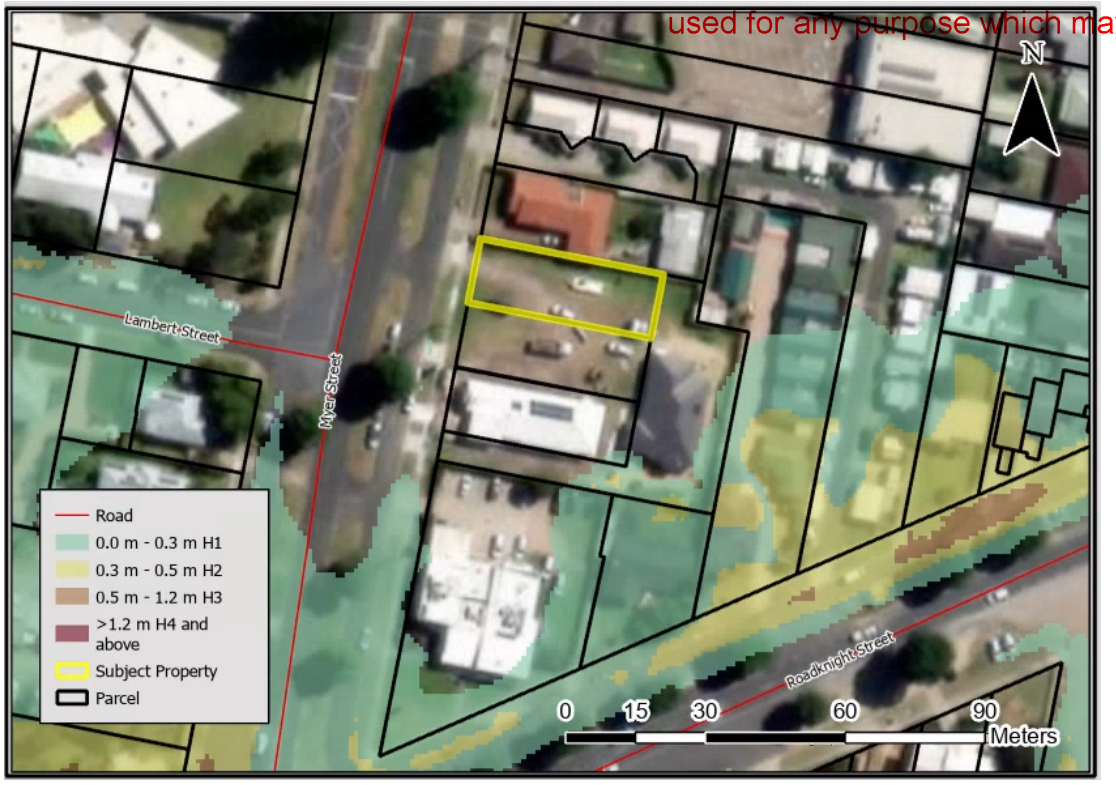


Figure 1 – 1% AEP flood extent under current climatic conditions

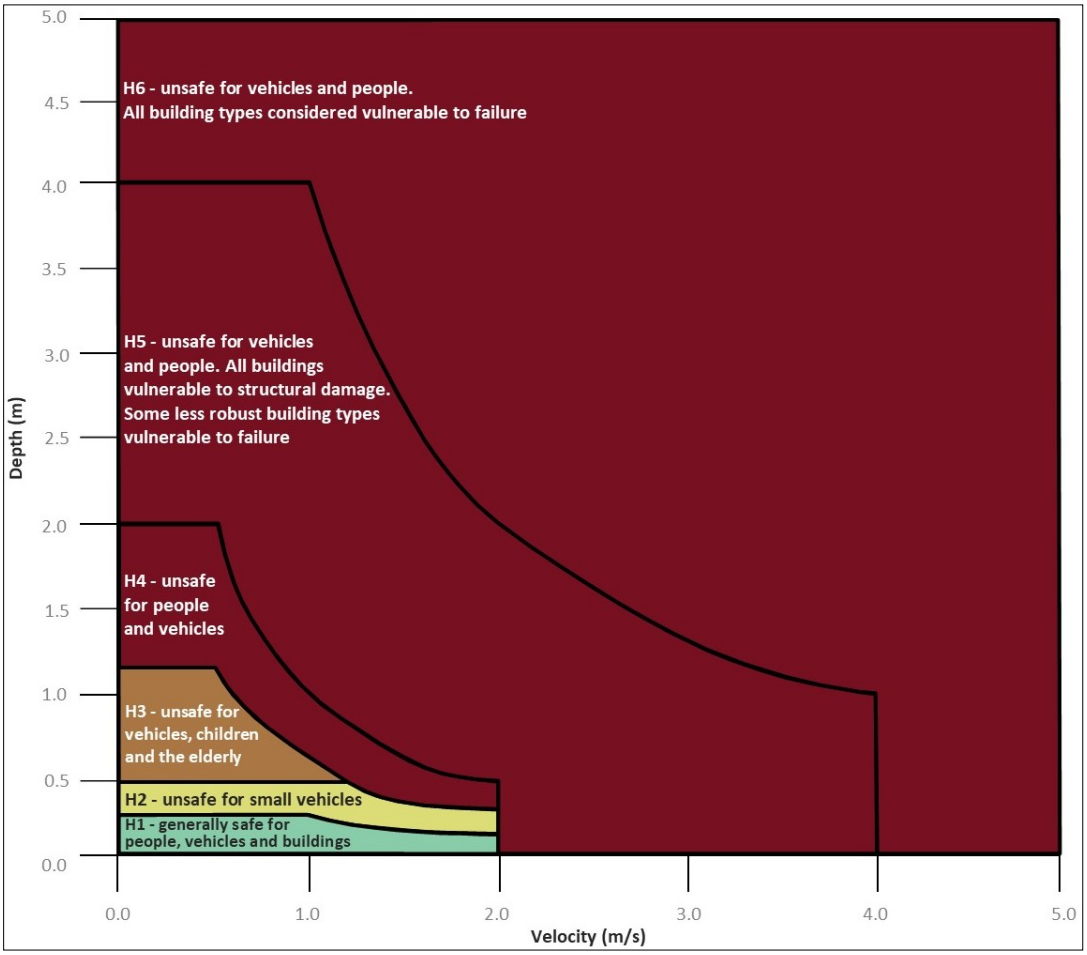


Figure 2 – General flood hazard vulnerability curve (AIDR, 2017)

Printed 5/11/2026
Page 25 of 61

ADVERTISED
OFFICIAL
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Table 1 – Flood Data

	Current conditions	2100 conditions
1% AEP flood level – property (See definitions at the end of this letter for definition of m AHD)	1.8 m AHD	2.6 m AHD
Lowest land elevation – property	1.9 m AHD	
Highest land elevation – property	2.1 m AHD	
Lowest land elevation – road (evacuation route)	1.8 m AHD	
FLOOD DEPTH		
Minimum depth of flooding on property	0.0 m	0.5 m
Maximum depth of flooding on property	0.0 m	0.7 m
Percentage of property flooded	0%	100%
Maximum flood depth on road (evacuation route)	0 m	0.8 m
FLOOD VELOCITY		
Maximum flow velocity for the purposes of the National Construction Code (Construction of Buildings in Flood Hazard Areas)	<1.5 m/s	<1.5 m/s
HAZARD ASSESSMENT **(See Figure 2 above for definition of hazard categories)**		
Hazard category – property	**H1**	**H3**
Hazard category – road	**H1**	**H3**

1% AEP Flood Level Determination

Floods are classified by the frequency at which they are likely to occur. In Victoria, all proposals for development on floodplains are assessed against a flood that, on average, will occur once every 100 years. A flood of this size has a 1% chance of occurring in any given year and is known as either the 100 year Average Recurrence Interval (ARI) flood or the 1% AEP flood.

Please note that the 1% AEP flood is the minimum standard for planning in Victoria and is not the largest flood that could occur. There is always a possibility that a flood larger in height and extent than the 1% AEP flood may occur in the future.

Flood levels for the 1% AEP flood event have been declared for this area under the *Water Act 1989*. The declared 1% AEP flood level for this location is 1.8 metres AHD, which was obtained from the *Gippsland Lakes Flood Level Modelling Project* (2004).

Victorian Government policy requires that coastal communities plan for mean sea level rise of not less than 0.8 metres by the year 2100.

The 1% AEP flood level for Lakes Entrance is likely to increase by 0.8 metres to 2.6 metres AHD by 2100.

The *Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise* (DSE, 2012) outlines the Victorian Government response to the likely impacts of possible sea level rise. The guidelines include policy direction allowing agreement between councils and catchment management authorities on appropriate flood level for anticipated sea level rise.

In April 2017, the East Gippsland Shire Council adopted version 4 of the *Coastal Inundation and Erosion Planning Policy*. The policy adopts the existing 1% AEP flood level as the benchmark flood level against which to assess infill development.

The applicable 1% AEP flood level for this property is 1.8 metres AHD.

The EGCMA holds no information in relation to the arrangement and capacity of stormwater drainage infrastructure in the area and recommends that you contact Council for more information.

Printed 5/11/2026
Page 26 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.
OFFICIAL

Flood Hazard Assessment
In accordance with EGCMA policy, development of a new or replacement single dwelling in a residential zone is viable regardless of the flood hazard. Because of this, the proposed development is viable subject to addressing the requirements listed in the cover letter.

Floor Levels and Freeboard
Freeboard refers to a height above a defined flood level and is typically used to provide a factor of safety to compensate for effects such as wave action and to provide protection from flooding which is marginally above the defined flood level. As a minimum, freeboard levels should be 0.3 metres above the 1% AEP flood level.

The EGCMA will include an additional freeboard allowance of 0.2 metres to allow for uncertainty around sea level rise. The Nominal Flood Protection Level for this development will be the existing 1% AEP flood level plus the existing freeboard allowance of 0.3 metres plus an additional freeboard allowance for sea level rise of 0.2 metres.

Velocity
For the purposes of the *National Construction Code – Construction of buildings in flood hazard areas* (ABCB, 2012.3), the EGCMA has determined that the maximum flow rate of flood water (velocity) will be below 1.5 metres per second during a 1% AEP flood event.

Please note that flooding may be associated with the local council drainage systems. The EGCMA does not have any information in relation to flow velocities associated with the local council drainage system.

Printed 5/11/2026
Page 27 of 61

ADVERTISED
OFFICIAL This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Decision Guidelines

The EGCMA assesses all applications against the following national, state, and local policies, guidelines, and practice notes:

1. *Australian Disaster Resilience Guideline 7-3 Flood Hazard* (AIDR, 2017)
2. *Victorian Floodplain Management Strategy* (Victoria State Government, 2016)
3. Council Planning Schemes including the:
    i. Planning Policy Framework
    ii. Local Planning Policy Framework
    iii. Relevant Zones and Overlays
4. *Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise* (DSE, 2012)
5. *PPN11: Applying for a Planning Permit under the Flood Provisions* (DELWP, 2015)
6. *East Gippsland Waterway Strategy* (EGCMA, 2014-2022)
7. *East Gippsland Regional Catchment Strategy* (EGCMA, 2022)
8. *East Gippsland Floodplain Management Strategy* (EGCMA, 2017)

Definitions

1. **Annual Exceedance Probability (AEP)** is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of Average Recurrence Interval.

   Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

2. **Australian Height Datum (AHD)** is the adopted national height datum that generally relates to height above mean sea level. The elevation is in metres.

3. **Average Recurrence Interval (ARI)** is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as, or larger than, the design flood event. For example, floods with a discharge as large as, or larger than, the 100 year ARI flood will occur on average once every 100 years.

4. **Finished Floor Level** is the level of the top layer of the floor. This is the layer of floor that you will see and walk on.

5. **Flood Resistant Materials** are materials used in building construction that are capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. Some examples of this are concrete, metal, brick and some timber. Avoid using materials like carpet, plaster and some timber.

6. **Nominal Flood Protection Level (NFPL)** is the minimum height required to protect a building or its contents, which includes a freeboard above the 1% AEP flood level.

Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the EGCMA's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the EGCMA's GIS has been done in good faith and in accordance with the information given to the EGCMA by the applicant(s) and/or the local government authority.

2. While every endeavour has been made by the EGCMA to identify the proposed development location on its GIS using VicMap Parcel and Address data, the EGCMA accepts no responsibility for, or makes no warranty regarding, the accuracy or naming of this proposed development location according to its official land title description.

3. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the EGCMA disclaims all liability and responsibility

Printed 5/11/2026
Page 28 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.

4. This letter has been prepared for the sole use by the party to whom it is addressed, and no responsibility is accepted by the EGCMA regarding any third-party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the EGCMA's written approval of the form and context in which it would appear.

5. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

6. Please note that land levels provided by the EGCMA are an estimate only and should not be relied on by the applicant. Prior to any detailed planning or building approvals, a licensed surveyor should be engaged to confirm the above levels.

7. The flood information provided in this letter is generally more up to date than the Flood Overlay (FO) or Land Subject to Inundation Overlay (LSIO). This is because the EGCMA continually updates its flood information whenever new information becomes available. The overlays mentioned above are maintained by Council and are often out of date (by years in some areas).

Printed 5/11/2026
Page 29 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Thank you for your correspondence dated 12 October 2026 requesting additional information in relation to the above planning application.

We have reviewed the registered Certificate of Title, Section 173 Agreement, approved subdivision documentation, endorsed stormwater management design and proposed residential working drawings.

Please find our responses to the four items raised below.

1. Copy of the Section 173 Agreement

Please find attached a copy of the registered Section 173 Agreement, Instrument AV455657A, registered on 23 March 2022 and recorded on Certificate of Title Volume 12403 Folio 118.

2. Compliance with the Section 173 Agreement

Having reviewed the registered Section 173 Agreement, we understand that the agreement relates specifically to stormwater management requirements associated with the original four-lot subdivision approved under Planning Permit 193/2021/P.

In particular, Clause 5.1 of the agreement requires:

- The Stormwater Management Plan to apply to all lots within the subdivision.
- Each lot owner to comply with the requirements of the Stormwater Management Plan to the satisfaction of the East Gippsland Catchment Management Authority (EGCMA).

We note that the agreement does not otherwise impose a specific restriction preventing the construction of a dwelling on Lot 1.

The proposed development is for a single residential dwelling on an existing registered allotment created under Plan of Subdivision PS903404R.

We have included endorsed Stormwater Retention and Rain Garden Design, Drawing No. 2533/001-A, endorsed by East Gippsland Shire Council.

The proposed development is intended to incorporate the applicable stormwater management requirements for Lot 1, including the necessary stormwater retention, treatment and discharge arrangements in accordance with the endorsed design and relevant authority requirements.

On this basis, we consider that the proposal can be undertaken consistently with the obligations imposed by the registered Section 173 Agreement.

Accordingly, we do not consider that a modification or removal of the Section 173 Agreement is necessary for the proposed dwelling.

3. Natural Ground Levels and Finished Floor Levels – AHD

The proposed working drawings identify the dwelling Finished Floor Level as RL 2.50 m AHD.

The revised elevation drawings are to identify the Natural Ground Levels (NGL) and relevant Finished Floor Levels referenced to Australian Height Datum (AHD), allowing Council to assess the proposed building height and its relationship to the existing ground levels.

4. Revised Site Plan – Outbuilding Reference

The proposed application relates to the construction of the new dwelling and Outbuildings.

The site plan has been revised to remove references to the proposed outbuilding/storage shed, as requested. Please include the outbuildings in this Planning Application.

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Supporting Documentation

The following documents are provided in support of our response:

1. Registered Section 173 Agreement – Instrument AV455657A.
2. Certificate of Title – Volume 12403 Folio 118.
3. Registered Plan of Subdivision – PS903404R.
4. Endorsed Stormwater Retention and Rain Garden Design – Drawing 2533/001-A.
5. Legend Homes Working Drawings – Project 26011, Revision 2
6. Shed Floor Plan and Elevations

We trust the above addresses Council's request for additional information and assists with progressing the planning application.

Should Council require any further clarification regarding the Section 173 Agreement or stormwater management requirements, please let us know.

We appreciate your assistance and look forward to progressing the application.

Kindly,

Jo McKenzie
Customer and Project Support Advisor

115 Main St, Bairnsdale VIC 3875

(03) 5152 5507
www.legendhomes.com.au



My Working Hours: Tue - Fri 9am - 3pm
Emails received outside these hours will be responded to on my next working day

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Your Reference: 19426
Contact: Susan Fitton
Our Reference: 193/2021/P
Telephone No: (03) 5153 9500
Email: feedback@egipps.vic.gov.au

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

10 November 2021

Crowther & Sadler Pty Ltd
PO Box 722
BAIRNSDALE VIC 3875

Dear Sir or Madam,

Planning Application Number: 193/2021/P
Proposal: Four Lot Subdivision and the Removal of Easement (E-1)
Location: 42 Myer Street LAKES ENTRANCE
Lot 2 PS 517801

The plans submitted in accordance with condition 2 of the above permit have been approved and endorsed as part of the permit.

Your copy of the endorsed plan to be attached to the original permit is enclosed.

Yours sincerely

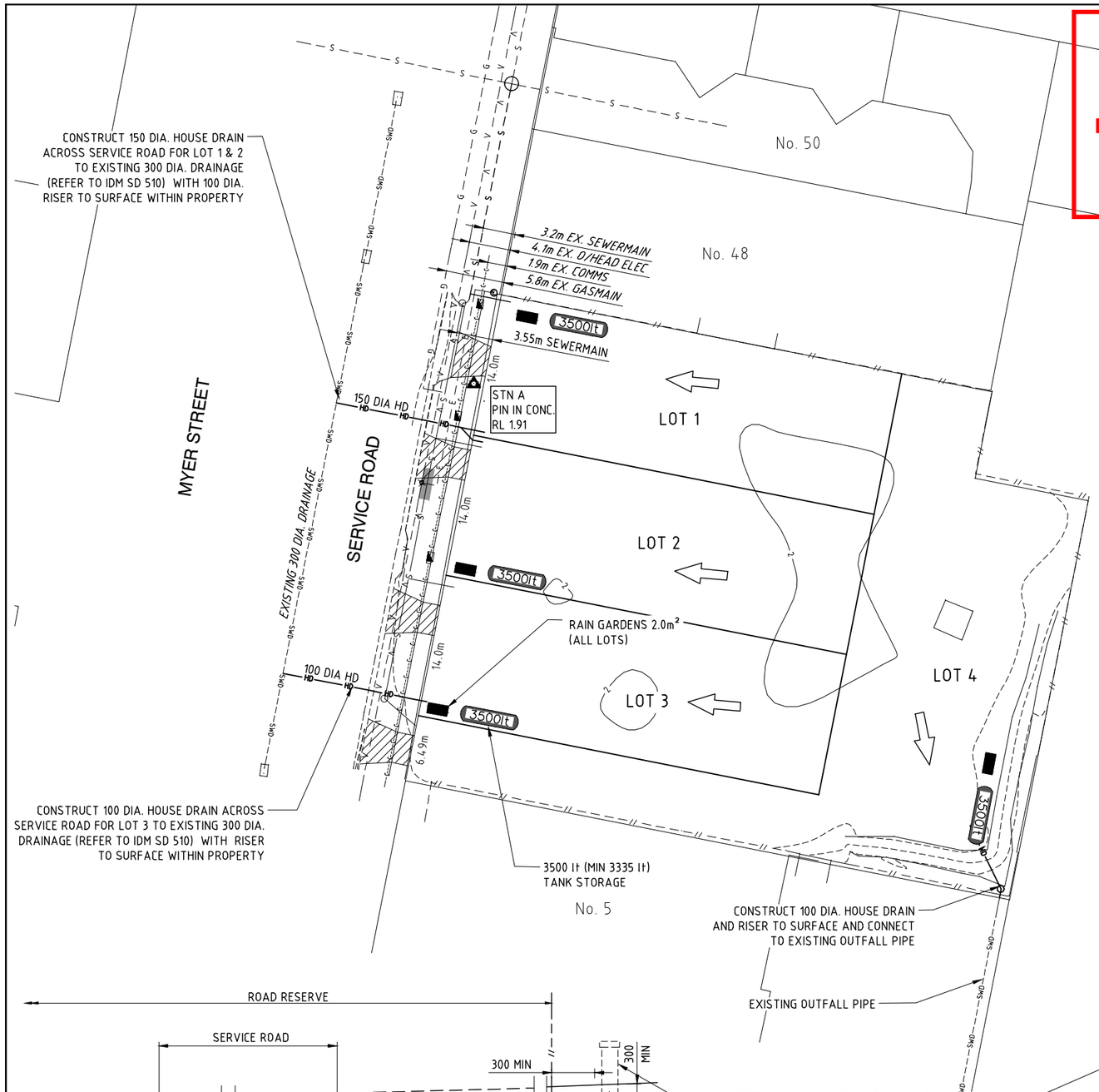
SUSAN FITTON
Contract Senior Land Use Planner

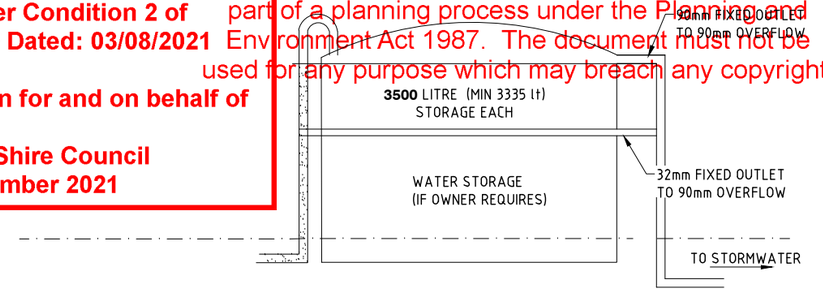
Printed 5/11/2026
Page 32 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

EAST GIPPSLAND PLANNING SCHEME
Plan Endorsed under Condition 2 of Permit No: 193/2021/P Dated: 03/08/2021

Endorsed by Susan Fitton for and on behalf of the East Gippsland Shire Council
Date: 10 November 2021

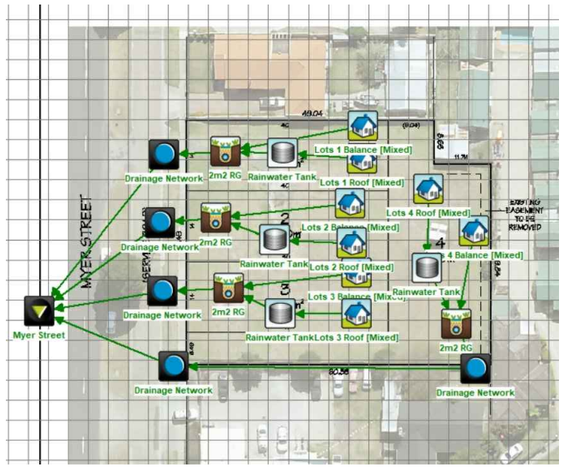




RAINWATER TANK SYSTEM
STORMWATER DETENTION DETAIL (TYPICAL)
NOT TO SCALE

	Sources	Residual Load	% Reduction	% Best Practice
Flow (ML/yr)	0.925	0.7	24.3	
Total Suspended Solids (kg/yr)	1.78E+02	32.4	81.8	≥80
Total Phosphorus (kg/yr)	0.368	0.174	52.8	≥45
Total Nitrogen (kg/yr)	2.61	1.14	56.4	≥45
Gross Pollutants (kg/yr)	33.3	0.00E+00	100	≥70

MUSIC OUTPUT RESULTS



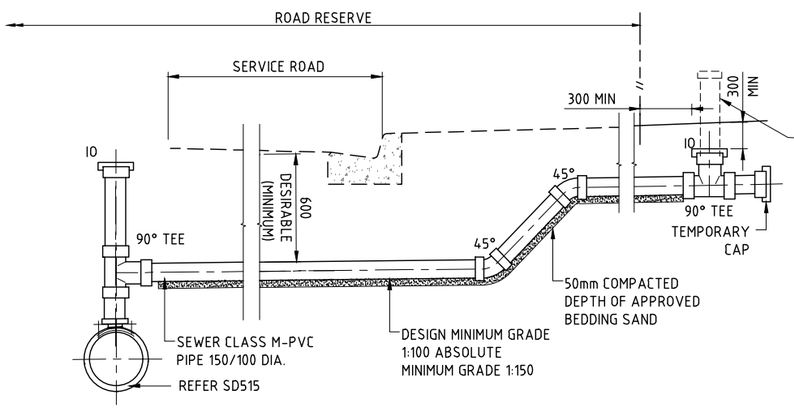
MUSIC SCHEMATIC
NOT TO SCALE

NOTES:

1. THE STORMWATER DETENTION FOR THE SITE IS APPROX. 13,339 LITRES (3500. LITRES EACH FOR ALL LOTS 1- 4). MINIMUM DETENTION FOR EACH LOT IS 3335 LITRES.
2. LOCATION OF THE RAINWATER TANK/S WITH THE REQUIRED DETENTION MAY BE LOCATED ANYWHERE ON ALLOTMENT EXCEPT WITHIN EASEMENTS
3. 4 No. RAIN GARDENS (APPROX 2.0m²) WILL BE REQUIRED TO TREAT WATER BEFORE ENTERING PROPOSED OUTFALLS. (INDICATIVE LOCATIONS ARE SHOWN) ALL RAIN GARDENS TO BE MAINTAINED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

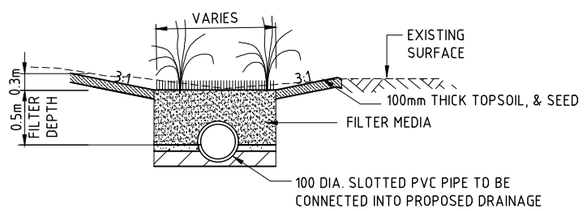
LEGEND:

- EXISTING EDGE OF SEAL
- EXISTING KERB
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWER
- EXISTING WATERMAIN
- EXISTING GASMAIN
- EXISTING ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING TELSTRA
- FALL OF LAND



OUTFALL DIRECT TO PIPE
(UNDER ROAD PAVEMENT)

HOUSE DRAIN UNDER ROAD PAVEMENT (SD510)
NOT TO SCALE



RAIN GARDEN CONSTRUCTION - 2.0m2 LOT DETAIL
NOT TO SCALE

CROSSCO ENGINEERING & ENVIRONMENTAL CONSULTANTS

Crossco Consulting Pty Ltd
ABN: 88 135 548 110
154 Macleod St
P.O. Box 858
Bairnsdale Vic 3875
Tel:(03) 51526298
Fax (03) 51527222
Email: consult@crossco.com.au

ALAN BOLDING

42 MYER STREET, LAKES ENTRANCE

PROPOSED SITE DRAINAGE PLAN

DRAWING No.

2533/001-A

DATE: 4 NOVEMBER 2021

Printed 5/11/2026
Page 33 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SIMON ANDERSON CONSULTANTS

16 April 2026

SITE CLASSIFICATION AND SOIL REPORT

Legend Homes

Proposed Residence - 46 Myer St, Lakes Entrance

SITE CLASSIFICATION: **P**
IN ACCORDANCE WITH AS2870-2011

WIND CLASSIFICATION: **N1**
IN ACCORDANCE WITH AS4055-2012

BAL RATING: **N/A**
This property is not in a designated bushfire prone area. No special bushfire construction requirements apply.



Printed 5/11/2026
Page 34 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

GENERAL
This Soil Investigation consists of the drilling of 2 boreholes on proposed site area using an auger. Disturbed soil samples collected have been subject to visual examination and classification.

SITE DESCRIPTION
This allotment is vacant land with a well-established grass cover and no trees. Throughout the years the site has had sheds and buildings removed and bitumen sealed driveways deteriorate. The site is generally flat and drainage is considered poor. **NOTE:** Soil bores reveal that 400mm or more of fill exist in the vicinity of bore #1 and #2 but the exact fill depth and area has not been established. **NOTE ALSO:** Any disturbed or soft soils created by the removal of trees, existing services or footings, should be removed and replaced with compacted granular fill or cemented-stabilised sand.

GEOLOGY
Qdl1 ***(Qrd);*** Quaternary Marine, Non-Marine (Coastal) Deposits consisting of Aeolian: coastal and inland dunes: dune sand, some swamp deposits.

SITE CLASSIFICATION
Samples from bores show the classification of the site to be **PROBLEM CLASS (P)** in accordance with **AS 2870 - 2011 "RESIDENTIAL SLABS AND FOOTINGS"**. This is due to the presence of FILL.
NOTE: These classifications are based on limited bores and should conditions vary after site excavation classification should be reassessed.

In the absence of the existing site fill described above, the site classification would be considered as **SLIGHTLY REACTIVE CLASS (S)** in accordance with **AS 2870-2011 "RESIDENTIAL SLABS AND FOOTINGS"**.

RECOMMENDED FOUNDING MATERIAL (RFM) FOR FOOTINGS
Dense, Natural, Sand at varying depths below existing surface. **Bearing Capacity 120kPa**

RECOMMENDATIONS
Problem (P) Sites
It is recommended that basic footings and slab details be designed by an experienced Structural Engineer.



BORE LOG B1

00	Silt Sand & Gravel	**FILL**
100		
200	Black Moist Loamy	**SAND**
300	**RFM Below**	
400	Grey Dry Dense	**SAND**
500		
600		
700		
800	Grey/Brown Moist Dense	**SAND**
900		
1000	Dk Brown Moist Very Dense	**SAND**
1100	Cemented Sands	
1200	Wet soils at depth.	

Note: Depths noted may vary if the site is cut and/or filled. All footings should penetrate the "Recommended Founding Material" by at least 100mm.



BORE LOG B2

00	Sand Silt & Gravel	**FILL**
100		
200		
300		
400	**RFM Below**	
500	Grey Dry Dense	**SAND**
600		
700	Grey/Brown Moist Dense	**SAND**
800		
900	Dk Brown Moist Very Dense	**SAND**
1000	Cemented Sands, Coffee Rock	
1100	Wet soils at depth	
1200		

This Soil Report is for the sole use of Legend Homes and cannot be transferred, reproduced, or distributed without prior written consent from Simon Anderson Consultants. Any unauthorised use of this information is strictly prohibited.

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



SITE PLAN
Not to scale

MAINTENANCE

Changes in subsoil moisture can cause expansion and contraction in varying degrees to clays. It is important that the Owner take steps to maintain relatively constant moisture conditions in the subsoil. The Owner should be made aware of the following:
On clay sites trees and shrubs can case substantial drying of the subsoil and possible shrinkage of the clay. Droughts or long dry spells in conjunction with trees and shrubs can cause damage. The planting of trees and shrubs at reasonable distances from the building can reduce the risk of damage. Trees should be avoided on reactive clay sites.
Plumbing and drainage lines should be maintained in good order on the site and should leaks occur prompt repairs are necessary to avoid saturation of the foundations. Also garden watering, in particular by fixed irrigation systems should be controlled. Proper garden maintenance should produce year round uniform subsoil moisture.

SUBSOIL DRAINAGE

The installation of subsoil drainage systems on poorly drained reactive clays sites can stabilise moisture conditions.

CRACKING

Minor cracking of brickwork will occur in a significant number of buildings on reactive clay sites. Footing systems that completely protect a building from cracking under all circumstances is both impossible and would be uneconomical to design.

DETAILS

Various construction and architectural details can be adopted to reduce the effects of ground movement these are:

1. Articulation of brickwork.
2. Subsoil drainage.
3. Proper drainage of ground surface to avoid ponding of water against buildings.
4. Flexible plumbing connections.

EXCAVATIONS

Any excavations required parallel to the footing shall be kept at a suitable distance to avoid undermining of the footing.
Service trenches shall be filled with compacted natural site material to prevent the soil moisture moving into the trench backfill.

NOTE

The owners attention is drawn to the *"Foundation Maintenance and Footing Performance: A Homeowners Guide"* by CSIRO publishing.
Freecall 1800 645 051 or http://www.publish.csiro.au/pid/7076.htm to purchase.

This Soil Report is for the sole use of Legend Homes and cannot be transferred, reproduced, or distributed without prior written consent from Simon Anderson Consultants. Any unauthorised use of this information is strictly prohibited.

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

LEGEND HOMES

PROPOSED NEW RESIDENCE

For

ROBERT & KAYLENE DUGAN

At

LOT.1 (No.46) MYER STREET, LAKES ENTRANCE 3909.

WORKING DRAWINGS

' REVISION 2'

26011

Design Matters National
The peak body for the building design profession
Member

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

BENSON INDUSTRIES

Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

GENERAL NOTES *(NCC 2022 BCA Vol 2)*

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- *Protective outriggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property or when required by the relevant building surveyor and/or council.*
- *Where required by council, the builder shall construct a temporary crossing placed over the footpath.*
- *All practicable measures shall be implemented to minimise waste to landfill. The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler. Materials shall not be burned on site.*
- *A site management plan shall be implemented from the commencement of works, to control sediment run-off in accordance with [insert relevant state/council guidelines or regulation]. Silt fences shall be provided to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and 'silt stop' filter bags or equivalent shall be placed over all storm water entry pits. Erosion control fabric shall be placed over garden beds to prevent surface erosion.*
- *Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.*
- *Waste materials shall not be placed in any street, road or right of way.*
- *Earthworks (unretained) shall not exceed 2m.*
- *Cut and fill batters shall comply with BCA Table 3.2.1.*

PROTECTION OF THE BUILDING FABRIC

- *The builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.*
- *Windows, doors and service penetrations shall be flashed all around.*
- *All pliable membranes shall be installed to comply and be in accordance with BCA 10.8.1*
- *Gutters and drainage shall be supplied and installed in accordance with AS3500.3.*
- *Anti-ponding devices/boards shall be installed according to BCA 7.3.5.*
- *Dampcourses with weepholes and cavity flashings shall be installed in accordance with AS4773.2.*
- *Surfaces around the perimeter of a residential slab shall fall away from that slab by not less than 50mm over the first 1m. Where not stipulated in the geotechnical report, freeboard shall be not less than 50mm from an impermeable surface or 150mm from a permeable surface.*
- *Subfloor vents shall be located >600mm from corners and be installed below bearers. Such vents shall provide a rate per 1000mm run of external or internal cross walls of:*
  - *7,500mm² clear ventilation where particle board flooring is used; or*
  - *6,000mm² for other subfloor types.*
- *[Where a building other than detached class 10 is located in a termite-prone area] the building shall be provided with a termite management system compliant with AS3660.1 or AS3660.2.*
- *In saline or industrial environments, masonry units, mortar, and all built-in components shall comply with the durability requirements of Table 4.1 of AS4773.1, Part 1: Design.*
- *Building tie-downs shall be appropriate for the site wind classification and provided in accordance with BCA 5.6.6.*
- *Corrosion protection shall be suited to the site context and provided for built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1 Masonry in Small Buildings, Part 1: Design.*
- *Sheet roofing shall be protected from corrosion in a manner appropriate to the site context, in accordance with BCA Table 7.2.2a.*
- *Single leaf masonry walls shall be weatherproofed per BCA 5.7.6.*
- *[In climate zones 6, 7 and 8] Unless excluded by BCA 10.8.3(2) roofs shall be provided with ventilation openings per BCA 10.8.3.*
- *External waterproofing for on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building shall comply with BCA H2D8.*
- *Waterproofing of wet areas - being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like - shall be provided in accordance with BCA 10.2.*
- *Balcony waterproofing shall be installed in accordance with AS4654.1 & AS4654.2.*

GLAZING

- *Glazed units shall be installed in accordance with BCA 8.3.2.*
- *Fully framed glazing installed in the perimeter of buildings shall comply with BCA 8.3.3.*
- *Glass - including, but not limited to, windows, doors, screens, panels, splashbacks and barriers - shall comply with BCA 3.3.3.*
- *Glazing subject to human impact shall comply with BCA 8.4.*

FOOTINGS

- *Footings shall not, under any circumstance, encroach over title boundaries or easement lines.*
- *Where concrete stumps are to be used, these shall be:*
  - *100 x 100mm (1x 5mm HD wire) if up to 1400mm long*
  - *100 x 100mm (2x 5mm HD wires) if 1401mm to 1800mm long*
  - *125 x 125mm (2x 5mm HD wires) if 1801mm to 3000mm long.*
- *100mm x 100mm stumps that exceed 1200mm above ground level shall be braced where no perimeter base brickwork is provided.*
- *All concrete footings shall be founded at a depth to a minimum required bearing capacity and/or in accordance with recommendations contained in soil report (or otherwise at engineer's discretion).*

Stormwater and sewers

- *[insert] mm dia. Class 6 UPVC stormwater line min grade 1:100 shall be connected to the legal point of discharge to the relevant authority's approval. Provide inspection openings at 9m centres and at each change of direction.*
- *Covers to underground stormwater drains shall be not less than:*
  - *100mm under soil*
  - *50mm under paved or concrete areas*
  - *100mm under unreinforced concrete or paved driveways*
  - *75mm under reinforced concrete driveways*
- *The builder and subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings, footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.*

Safety of building users

- *Where stairs, ramps and balustrades are to be constructed, these shall comply with all provisions of BCA 11.2.*
- *Other than spiral stairs:*
  - *Risers shall be 190mm max and 115mm min*
  - *Goings shall be 355mm max and 240mm min*
  - *2r+g shall be 700mm max and 550mm min*
  - *There shall be less than 125mm gap between open treads.*
- *All treads, landings and the like shall have a slip resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.*
- *Barriers shall be provided where it is possible to fall 1m or more from the level of the trafficable surface to the surface beneath. Such barriers (other than tensioned wire barriers) shall be:*
  - *1000mm min above finished stair level (FSL) of balconies, landings etc; and*
  - *865mm min above FSL of stair nosing or ramp; and*
  - *vertical, with gaps of no more than 125mm.*
- *Where the floor below a bedroom window is 2m or more above the surface beneath, the window shall comply with BCA Clause 11.3.7.*
- *Where the floor below a window other than in a bedroom is 4m or more above the surface beneath, the window shall comply with BCA Clause 11.3.8.*
- *Where a bedroom window is 2m or more above the surface beneath, or it is possible to fall 4m or more from the level of any trafficable surface to the surface beneath, any horizontal element within a barrier between 150mm and 760mm above the floor shall not facilitate climbing.*
- *Handrails shall be continuous, with tops set >865mm vertically above stair nosing and floor surface of ramps.*
- *Wire barriers shall comply with BCA 11.3.4 and 11.3.6.*
- *A glass barrier or window serving as a barrier shall comply with BCA H1D8.*
- *Class 1 buildings with air permeability of not more than 5 m³/hr.m² at 50 Pa shall be provided with a mechanical ventilation system complying with H6V3.Inward-opening swing doors to fully enclosed sanitary compartments shall comply with BCA Clause 10.4.2.*
- *All shower walls and walls adjacent to toilet shall be braced with 12mm ply for future grab rails or supply noggings with a thickness of at least 25mm in accordance with recommendations of Liveable Housing Design Guidelines.*
- *Flooring in wet areas, laundry and kitchen shall be slip resistant.*
- *Door hardware shall be installed 900mm - 1100mm above the finished floor.*
- *There shall be a level transition between abutting internal surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).*
- *Power points shall not be installed lower than 300mm above finished floor level.*
- *All electrical penetrations shall be sealed using material appropriate to the rating of the cable and/or device.*
- *Only stamped IC4-rated downlights shall be installed and insulation shall not be penetrated for downlights.*
- *Ductwork for exhaust fans and heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA 13.7.4.*
- *Exhaust from a bathroom, sanitary compartment or laundry shall be discharged directly via an insulated shaft or R1 insulated ducting to outdoor air. Minimum flow rates shall be:*
  - *40 l/s for kitchen & laundry*
  - *25 l/s for bathroom or sanitary compartment.*
- *An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with BCA 10.6.2(a) shall be interlocked with the room's light switch; and include a 10 minute run-on timer.*
- *Exhaust fans, rangehoods and the like shall be installed with self-closing dampers.*
- *Balcony waterproofing shall be installed in accordance with AS4654.1 & AS4654.2.*

SERVICES

- *Solar collector panel locations are indicative only. Location and size are dependent on manufacturer's requirements and selection.*
- *Ductwork for heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA Table 3.*

TIMBER FRAMING

- *Standard timber roofing and wall framing shall be provided in accordance with AS1684 (Residential Timber-Framed Construction) and all relevant supplements.*

Electrical

- *Smoke detectors shall be fitted where none are present, or where existing are non-compliant with AS3786.*
- *New smoke detectors shall be interconnected; mains-powered; and located and installed per BCA 9.5.2 and 9.5.4.*
- *In a Class 10a private garage, an alternative alarm may be installed per BCA 9.5.1(b).*
- *Light switches shall be positioned in a consistent location 900mm - 1100mm above the finished floor level; horizontally aligned with the door handle at the entrance to a room.*

SITE ENVIRONMENT DESIGN INFORMATION

Site Bushfire Attack Assessment (simplified method)

Reference document 'AS 3959-2018 construction of buildings in bush fire prone areas'
Relevant Fire Danger Index (FDI)- 100
Predominate vegetation:-
Classification- N/A
Type- N/A
Distance of site from predominate vegetation- N/A
Effective slope of land- 0.0°
Determination of Bushfire Attack Level ***BAL 12.5***

Site Classification

Site classification as Class: TBA
Refer to soil report No: TBA
By: TBA

Design gust wind speed / wind classification

Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of ***N3*** *(subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.*

Climate Zone

Climate zone for thermal design / thermal performance assessment : Zone 6.

Corrosion protection of built-in structural members

Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1-2010 Masonry in Small Buildings Part 1: Design suitable for an Environment Classification of N/A.

Corrosion protection for sheet roofing

Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1.1a suitable for an Environment Classification of N/A.

AUTHORITIES / CONSULTANTS

Municipality Name: EAST GIPPSLAND SHIRE Ph. (03) 5153 9500
Sewerage Authority Name: EAST GIPPSLAND WATER Ph. 1800 671 841

Thermal Performance
Assessor *Name: Elite Energy Assessments*

Design Matters National
The peak body for the building design profession
Member

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email: scott@bensonin.com.au

CLIENT SIGNITURE: | BUILDERS SIGNITURE

BENSON INDUSTRIES

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2'
DRAWING TITLE: GENERAL NOTES-SHEET 1
PROJECT NUMBER: 26011
DRAWING NUMBER: A-1

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © AND MAY NOT BE USED OR REPRODUCED WITHOUT PERMISSION. IF PERMISSION IS GRANTED, ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC-DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Figure 3.3 Continuous path to a dwelling entrance from an exclusive use car parking space (Clause 1.1(1)(c) in the Standard)

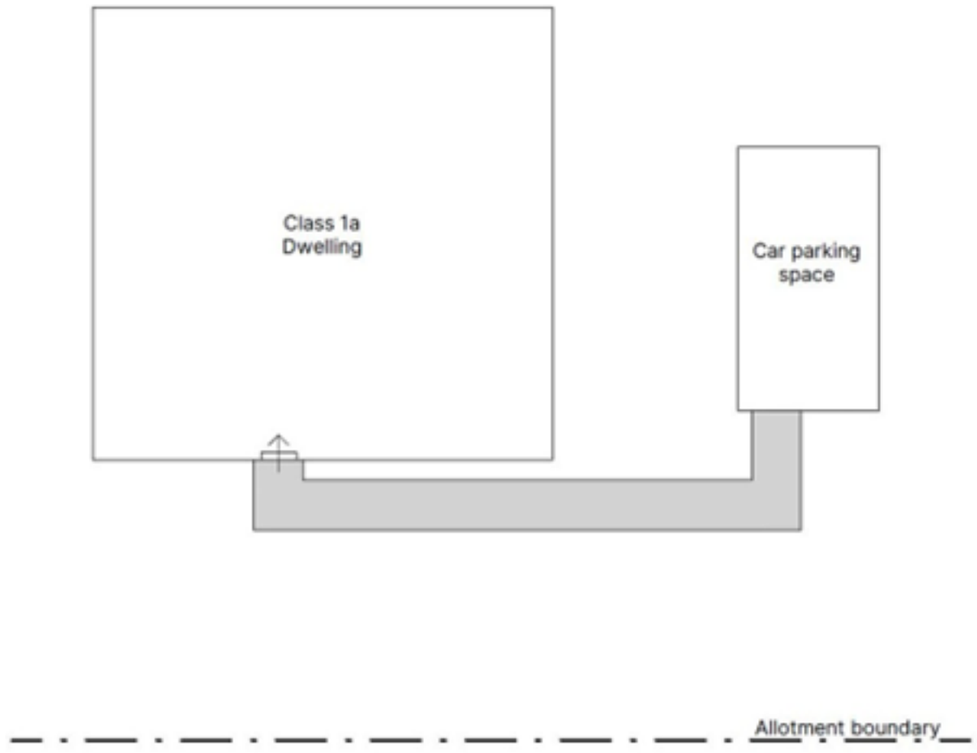


Figure note: Suitable for many applications including steep sites and large allotments.
The requirements for a step-free access path from the allotment boundary, or a car parking space for the exclusive use of the occupants, include the following:

- *connection between the dwelling entrance door (that complies with Part 2 dwelling entrance) and the car parking space or allotment boundary*
- *step-free*
- *minimum 1000 mm wide*
- *crossfall of 1:40 or shallower*
- *gates within the access path (if provided) have a minimum clear opening width of 820 mm*
- *ramps (other than step ramps), if necessary, must comply with the following:*
  - *minimum 1000 mm wide*
  - *gradient between 1:14 and 1:20 (maximum distance between landings dependent on gradient)*
  - *minimum 1200 mm long landing top and bottom with a crossfall shallower than 1:40.*
- *a single step ramp, if provided, must comply with the following:*
  - *minimum 1000 mm wide, or the width of the access path if greater than 1000 mm*
  - *maximum gradient of 1:10*
  - *maximum height of 190 mm*
  - *maximum length 1900 mm.*

Where it is nominated to provide step-free access from an attached Class 10a garage or carport, the connecting door is to comply with Part 2 Dwelling entrance. In this instance, it is not necessary to provide an additional entrance door that complies with Part 2.

4.3.2 Threshold

Clause 2.2 of the Standard provides 4 options for complying with the threshold requirements for an entrance door subject to Clause 2.1.
These are:

(1) provide a level threshold, or
(2) have a door sill threshold height no more than 5 mm (with rounded or bevelled edge), or
(3) provide a ramped threshold (maximum 1:8 gradient) within the depth and width of the door jamb, between the entry landing and the inside floor level, or
(4) where the requirements of the above three points cannot meet the weatherproofing requirements of the NCC-
  (a) for external entrance doors containing a raised door sill, have no lip or upstand greater than 15mm within the sill profile, and
  (b) have no more than 5 mm height difference between the edge of the top surface of the sill and the adjoining finished floor surface level.

Figure 4.2, Figure 4.3, Figure 4.4, and Figure 4.5 illustrate how each of the 4 options could be applied in practice.

4.3.3 Landing area

Clause 2.3 (Landing area) states that an entrance door subject to Clause 2.1 (Clear opening width) must have a space of at least 1200 mm x 1200 mm on the external side of the door with a crossfall gradient no steeper than 1:40. Access to this door must be unobstructed, other than by a gate or screen door.
However, Clause 2.3 does not apply to an entrance door that 'serves an appurtenant Class 10a garage or carport' in accordance with Clause 1.1. This means that where the step-free dwelling access is provided from the garage or carport, the 1200 mm x 1200 mm landing area is not required.
An access path to the accessible entrance must comply with Clause 1.2 (Parking space incorporated into step-free access path), as the carport or garage will form part of the access path.

4.3.4 Weatherproofing for an external step-free entrance

Clause 2.4 sets out several requirements for weatherproofing external step-free entrances. These include:

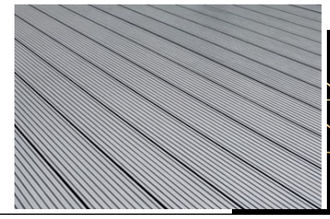
- *A channel drain to be provided for the width of the entrance, where the external surface of the entrance is impermeable. This channel drain also needs to meet the requirements of H2D2 (Drainage) of Volume Two. The channel drain should be designed and constructed in a way to enable it to be inspected and cleaned. This will assist for the purposes of termite inspection (where applicable, see AS 3660.1) and keeping the drain clear (which is particularly important in bushfire prone areas).*
- *Where the external entrance area surface is decking or another permeable surface, the drainage surface below also needs to meet the requirements of H2D2 (Drainage) of Volume Two, and AS 3959 (for designated bushfire prone areas).*
- *A roof covering the landing area (no smaller than 1200 mm x 1200 mm) where the area is also provided with a fall away from the building shallower than 1:40. Note any posts, columns, or other supports for the roof cover must not obstruct the minimum 1200 mm x 1200 mm space required for the landing area in front of the entry door, as per Clause 1.1(4).*

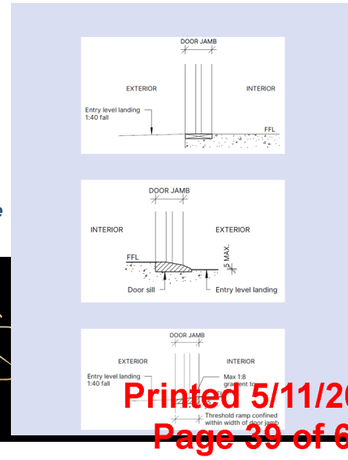
Figure 4.6, Figure 4.7 and Figure 4.8 illustrates examples of these requirements.

Figure 4.6 Channel drain at entrance door



Figure 4.7 Permeable decking surface





LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email:
scott@bensonin.com.au

CLIENT SIGNITURE:

BUILDERS SIGNITURE

BENSON INDUSTRIES

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2'
DRAWING TITLE: GENERAL NOTES-SHEET 2
PROJECT NUMBER: 26011
DRAWING NUMBER: A-2

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SHOWER NOTES:

What does the ABCB Livable Housing Design Standard require?

- *At least one shower must have a hobless and step-fee entry*
- *A lip not more than 5 mm in height may be provided for water retention purposes*

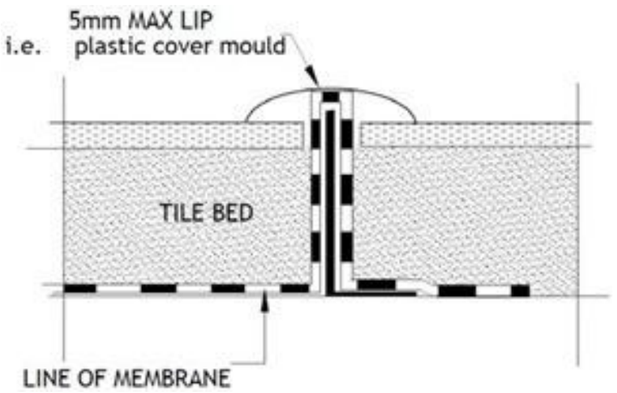
How is this achieved?
Step free and hobless shower

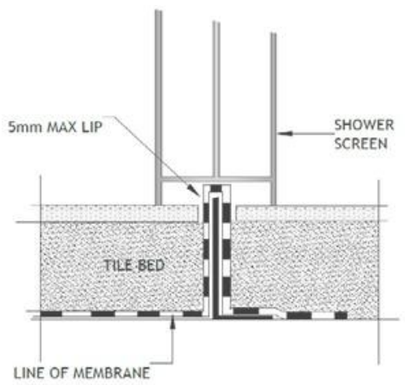
This means that the hobless and step- free shower can be located either on the ground or entry level or the first-floor level or any other level.
To comply with the ABCB Standard the following is required:

- *The shower cannot have hobs or step-downs (see Figure 1)*
- *There is no minimum size or minimum size opening to the shower, only as mentioned earlier the room to the shower must comply with the minimum door width and threshold requirements*

It is important to note that the entry floor to the shower is required to be step-free and hobless but a hob to a non-entry side of the shower is allowed.

Can a shower screen be installed?
The ABCB Standard is silent on shower screens but does refer to AS 3740 and Part 10.2 of the ABCB Housing Provisions for information that includes specific requirements for waterproofing a hobless, step-free shower area.
AS 3740 and Part 10.2 provide details where a shower screen is installed over a waterstop angle via an inverted channel but does not provide any details in relation to the shower screen base or bottom channel height etc.
You would need to consult with the relevant building surveyor or certifier in relation to shower screens where there is an inverted channel at the base, as this is an interpretation issue
If a shower screen is not used another method to cover the protruding waterstop angle may be to use a cover strip or similar over the protruding waterstop angle.
Again, it is important to note that this required shower does not have to be on the entry or ground level of the dwelling



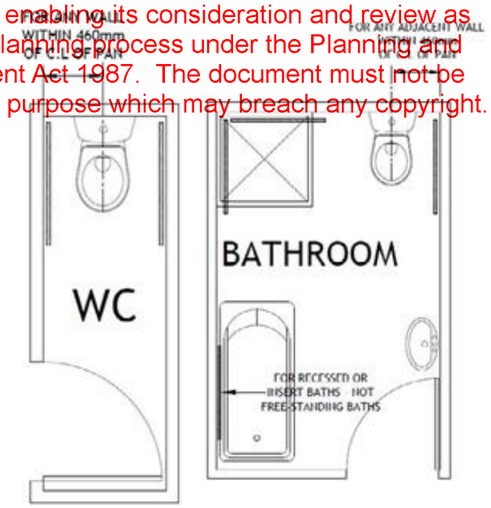


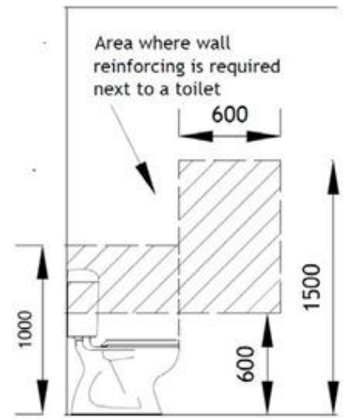
REINFORCEMENT OF BATHROOM AND SANITRY COMPARTMENT WALLS NOTES:

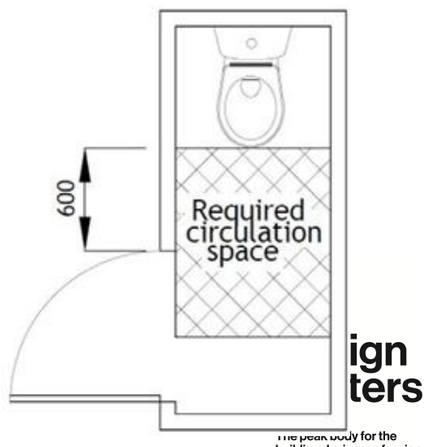
What does the ABCB Livable Housing Design Standard require?

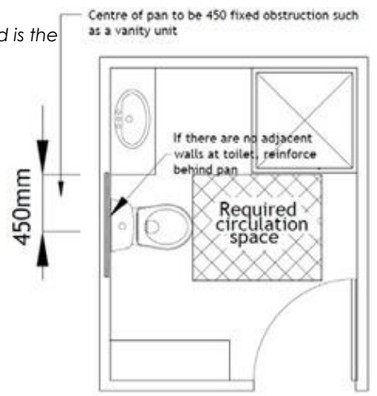
1. *Reinforcing to walls for future grab rail installation must be provided to any:*
   - *sanitary compartment required to comply with the ABCB Standard; and*
   - *bathroom containing a shower required to comply with the ABCB Standard or bath (if provided), other than a freestanding bath where the bath is in a room that also contains a shower required to comply with the ABCB Standard*
   - *Where the wall supporting the reinforcement includes a cavity slider, it must be designed and constructed in way to support loads imposed by reinforcement, linings and the future provision of handrails*
2. *These requirements need not be complied with if the walls of the room are constructed of concrete, masonry, or another material capable of supporting grabrails without additional reinforcement*
3. *Reinforcing must be provided in:*
   - *walls surrounding a bath where required; and*
   - *shower walls for a shower that is required to comply with the ABCB Standard; and*
   - *a wall adjacent to a toilet pan; and*
   - *a wall behind a toilet pan.*
4. *Reinforcing need only be provided across the available width of the shower wall or wall adjacent to a bath where the wall:*
   - *is narrower than the width of the area required to be provided with reinforcing; or*
   - *terminates at a windowsill lower than the height or the area required to be provided with reinforcing*
5. *Reinforcing must be constructed using one of the following materials:*
   - *a minimum of 12 mm thick structural grade plywood, or similar*
   - *timber noggings with a minimum thickness of 25 mm*
   - *light gauge steel framing noggings or metal plate in accordance with the NASH Standard*

How is this achieved?
Bathroom, shower, and toilet walls must be 'reinforced' to provide for the future installation of grab rails if required.
This means that the ABCB Standard does not require grab rails to be installed, only that provision is made for them to be installed when and if required in the future by the building owner or occupier.
Reinforcing of walls is only required in a sanitary compartment (toilet) that needs to comply with the ABCB Standard as we have previously discussed.
It also needs to be provided in a bathroom with a shower that needs to comply with the ABCB Standard and if that same bathroom contains a bath, other than a free-standing bath, reinforcing of walls is also required adjacent to the bath.
'Reinforcement of walls' simply means to provide adequate noggings or sheeting in the required areas to allow for future grab rails.
This can be achieved using:
A minimum of 12 mm thick structural grade plywood, or similar
Timber noggings with a minimum thickness of 25 mm, any stress grade
Light gauge steel framing noggings or metal plate in accordance with the NASH Standard (The NASH Standard is the Standard for steel house framing)
The positions for wall reinforcing are provided in detail in the ABCB Standard and Figure 1 below indicates where it is required.
You must refer to the ABCB Standard for further dimensions and details.









ign
ters
The peak body for the building design profession
Member

LEGEND HOMES	BENSON INDUSTRIES	**PROJECT:** PROPOSED NEW RESIDENCE **CLIENT:** ROBERT & KAYLENE DUGAN LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909
BENSON INDUSTRIES Reg: DB-U7132 P.O. BOX 1526 Sale VIC 3850 Mobile: 0418 517 620 Phone: (03) 5144 7669 Email: scott@bensonin.com.au	**REVISION NUMBER:** ' REVISION 2' **PROJECT NUMBER:** 26011 **DRAWING NUMBER:** A-3	**DRAWING TITLE:** GENERAL NOTES-SHEET 3 ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS. **DRAWN BY:** LUKE CARUBIA **DATE:** 22/10/2026 **SCALE:** AS NOTED @ A3
CLIENT SIGNITURE:	BUILDERS SIGNITURE	

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Waterproofing Solutions

When contemplating waterproofing of wet areas, generally, in Class 1 buildings, two alternative compliance pathways exist to satisfy Performance Requirement H4P1 for materials and the installation of wet area components and systems:

a. building elements in wet areas are water resistant or waterproof in accordance with clauses 10.2.1 to 10.2.6 of the ABCB Housing Provisions; and

b. they comply with either AS 3740 and clause 10.2.12 of the ABCB Housing Provisions; or

10.2.7 to 10.2.32 of the ABCB Housing Provisions.

Figure 1-1 describes the alternative pathways to comply with H4P1.

In a Class 1 buildings the NCC provides the option of using both AS 3740 and the NCC Housing Provisions clauses that override AS 3740 to satisfy the NCC Performance Requirements. In Class 2 buildings AS 3740 is the only waterproofing solution.

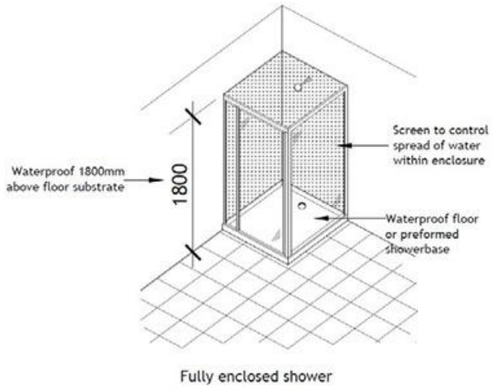
The difference may seem perplexing as both are DTS pathways, but depending on the Class of building, differences in desired materials, configuration and other NCC requirements will interact with design choices.

One example is the installed location of a shower rose or choice to use a handheld shower rose. This choice may change the obligations below when applying the NCC Housing Provisions such as the extent of waterproofing, suitability of materials, or the need for floor wastes. This decision should be highlighted to clients early in the design process and the implications are discussed under each of the sections below.

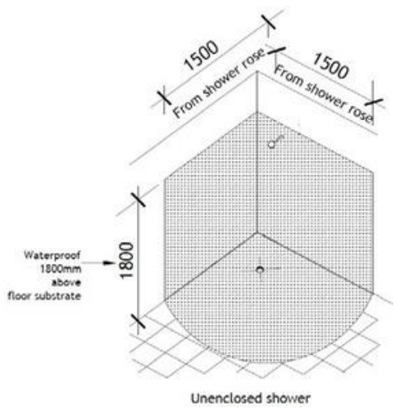
Extent of Waterproofing

A shower area is defined by a shower screen that controls the spread of water within the enclosure. AS 3740 considerers wet areas bathroom areas outside of an unenclosed shower area a Category 1 (high risk) or Category 2 (moderate risk). If the screen will not control the spread of water within the enclosure, an area measured as an ark 1500mm from the shower rose must be waterproof.

As noted earlier the new waterproofing requirements under NCC 2022 Housing Provisions require shower walls to be waterproof to a height of not less than 1800mm.



Fully enclosed shower



Unenclosed shower

Notes:

1. *If the shower rose is ceiling mounted, the measurement is taken from the position of the shower rose in the ceiling.*
2. *Floor and Wall junctions where preformed shower bases are used are required to have an upturn lip and be recessed into a wall under the NCC Housing Provisions Standard. See 10.2.19.*

Placement of the waterstop angle for an unenclosed shower

The NCC Figure 10.2.2(b) depicts the requires the extent of waterproofing for an unenclosed shower to be 1500mm from the shower rose connection at the wall.

An AS 3740 pathway would allow a waterstop angle to terminate 1500mm from the shower rose connection at the substrate for an unenclosed shower.

However, when using the NCC Housing Provisions pathway (10.2.7 to 10.2.32), clause 10.2.18 requires a waterstop be installed a minimum horizontal distance of 1500 mm from the shower rose. Therefore, having regard for clause 10.2.18 first will dictate where a waterstop angle is required to terminate, the extent of the waterproofing and the need for an additional floor waste to be installed.

Examples

The below are popular shower designs for unenclosed showers and fixed screens showing the interaction between the extent of waterproofing, location of waterstops and floor waste alternatives.

Figure (a) below shows a shower with a fixed panel screen that does not extend 1500mm from the shower rose. This would be considered an unenclosed shower under the Housing Provisions. Likewise AS 3740 would not allow a Category 3 (low risk and no fall) to adjoin a Category (high risk) unenclosed shower area. The figure shows the option of providing a floor waste close to the shower rose and an additional floor waste within the ark that constitutes unenclosed shower.

A waterstop angle must positioned at 1500mm from the edge of the shower rose shower head and shows the practical position a waterstop would terminate through grout lines in the tiles.

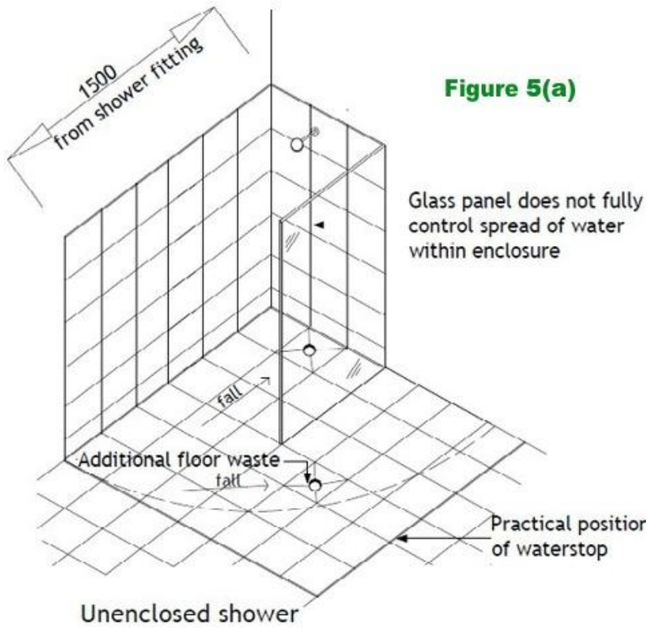


Figure 5(a)

Unenclosed shower

Figure (b) shows a shower enclosure with a screen that extends 1020mm. This shower enclosure constitutes an unenclosed shower as the screen doesn't control the water from the shower rose within the enclosure.

The position of the waterstop angle is therefore required to be 1500mm from the fixed shower rose under the Housing Provisions.

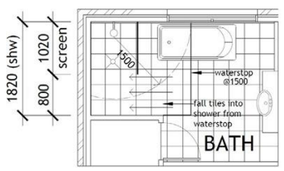
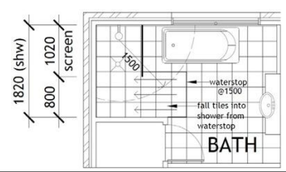


Figure 5(b)

Figure (c) shows a more practical design for this shower where the waterstop is positioned beneath the shower screen panel and then at 1500mm from the shower rose at the opening and then returning back to the stop at the screen.



Design Matters National
The peak body for the building design profession
Member

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email: scott@bensonin.com.au

CLIENT SIGNITURE: | BUILDERS SIGNITURE:

BENSON INDUSTRIES

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2'
DRAWING TITLE: GENERAL NOTES-SHEET 4
PROJECT NUMBER: 26011
DRAWING NUMBER: A-4

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC-DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Part 10.8 Condensation management

-10.8.1External wall construction

(1)Where a pliable building membrane is installed in an external wall, it must—

comply with AS 4200.1; and
be installed in accordance with AS 4200.2; and
be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
(2)Where a pliable building membrane, sarking-type material or insulation layer is installed on the exterior side of the primary insulation layer of an external wall it must have a vapour permeance of not less than—

in climate zones 4 and 5, 0.143 µg/N.s; and
in climate zones 6, 7 and 8, 1.14 µg/N.s.
(3)Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

Explanatory information
10.8.1(2) requires some wall materials on the external side of the primary insulation layer to have a minimum level of vapour permeance. Vapour permeance is measured in µg/N.s (micrograms per newton-second).

Class 3 and Class 4 vapour control membranes (as defined by clause 5.3.4 of AS 4200.1) meet the vapour permeance requirements of 10.8.1(2)(a), while Class 4 vapour control membranes meet the vapour permeance requirements of 10.8.1(2)(b).

Open-cell insulation, such as mineral wool or fibreglass, typically has a high vapour permeance, while closed-cell insulation such as polystyrene typically has a low vapour permeance. Many foil-faced insulation products have a low vapour permeance.

-10.8.2 Exhaust systems

(1)An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—

25 L/s for a bathroom or sanitary compartment; and
40 L/s for a kitchen or laundry.
(2)Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.

(3)Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.

(4)An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must—

be interlocked with the room's light switch; and
include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.
(5)Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (1) must be provided with make-up air—

via openings to an adjacent room with a free area of 14,000 mm2; or
in accordance with AS 1668.2.
(6)Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (3) must be provided with make-up air in accordance with AS 1668.2.

Explanatory information
A range hood installed in a kitchen must comply with 10.8.2(2).

10.8.2(3) requires venting clothes dryers to be provided with exhaust ducting directly from the clothes dryer to outdoor air. This requirement only applies to venting clothes dryers and not other types of clothes dryers, such as condensing clothes dryers.

10.8.2(5) and 10.8.2(6) requires some rooms that have exhaust systems and are not naturally ventilated (e.g. rooms without openable windows) to be provided with make-up air. The make-up air openings required by 10.8.2(5)(a) are based on the minimum flow rates of 10.8.2(1). An opening with a free area of 14,000 mm2 can by achieved by a 20 mm undercut to a 700 mm wide door. If the exhaust flowrates exceed the minimum flowrates of 10.8.2(1), additional make-up air openings may be required for the correct operation of the exhaust system.

-10.8.3 Ventilation of roof spaces

(1)In climate zones 6, 7 and 8, a roof must have a roof space that—

is located—
immediately above the primary insulation layer; or
immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
immediately above ceiling insulation that meets the requirements of 13.2.3(3) and 13.2.3(4); and
has a height of not less than 20 mm; and
is either—
ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
located immediately underneath the roof tiles of an unsarked tiled roof.
(2)The requirements of (1) do not apply to a—

concrete roof; or
roof that is made of structural insulated panels; or
roof that is subject to Bushfire Attack Level FZ requirements in accordance with AS 3959.
Explanatory information
Explanatory Figure 10.8.3 is an example of a roof space with low level ventilation.

Figure 10.8.3 (explanatory) Example of roof space with low level ventilation

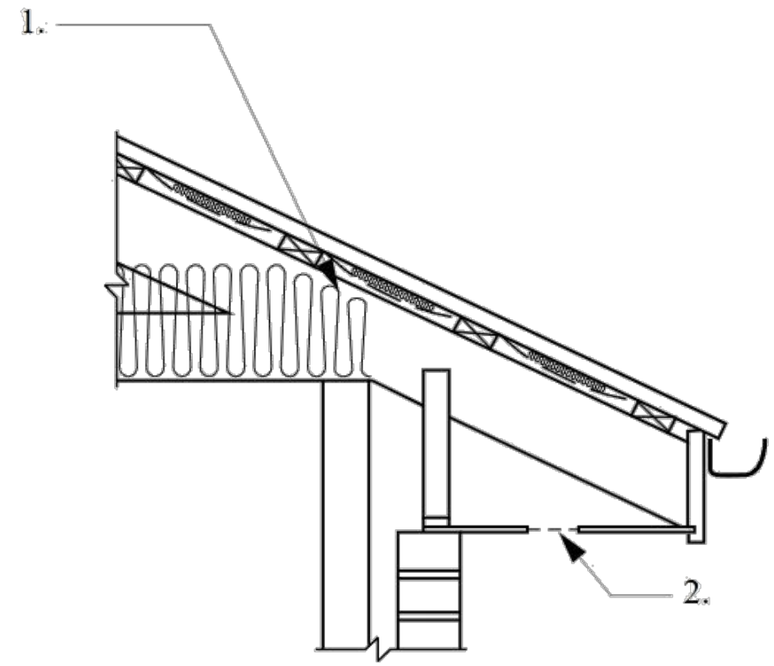


Figure Notes:

(1) Minimum 20 mm gap maintained between insulation and sarking.
(2) Eave ventilation opening in accordance with Table 10.8.3.

Roof pitch	Ventilation openings
< 10°	*25,000 mm2/m provided at each of two opposing ends*
≥ 10° and < 15°	*25,000 mm2/m provided at the eaves and 5,000 mm2/m at high level*
≥ 15° and < 75°	*7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling*

Design Matters National
The peak body for the building design profession
Member

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email: scott@bensonin.com.au

CLIENT SIGNATURE: | BUILDERS SIGNATURE

BENSON INDUSTRIES

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2'
DRAWING TITLE: GENERAL NOTES-SHEET 5
PROJECT NUMBER: 26011
DRAWING NUMBER: A-5

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC-DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

OPEN FIREPLACE CONSTRUCTION

AN OPEN FIREPLACE, OR SOLID-FUEL BURNING APPLIANCE IN WHICH THE FUEL-BURNING COMPARTMENT IS NOT ENCLOSED MUST HAVE—

(A)
ALL MASONRY CONSTRUCTED IN ACCORDANCE WITH PART 3.3; AND

(B)
A HEARTH CONSTRUCTED OF STONE, CONCRETE, MASONRY OR SIMILAR NON-COMBUSTIBLE MATERIAL SO THAT—

(I)
IT EXTENDS NOT LESS THAN 300 MM BEYOND THE FRONT OF THE FIREPLACE OPENING AND NOT LESS THAN 150 MM BEYOND EACH SIDE OF THAT OPENING; AND

(II)
ITS UPPER SURFACE DOES NOT SLOPE AWAY FROM THE BACK HEARTH; AND

(III)
COMBUSTIBLE MATERIAL, SUCH AS FLOORING OR FRAMING MEMBERS BELOW THE HEARTH, IS SITUATED NOT LESS THAN 150 MM FROM THE UPPER SURFACE OF THE HEARTH (SEE FIGURE 3.10.7.1); AND

(C)
WALLS FORMING THE SIDES AND BACK OF THE FIREPLACE UP TO A HEIGHT OF 300 MM ABOVE THE UNDERSIDE OF THE ARCH OR LINTEL WHICH—

(I)
ARE CONSTRUCTED IN 2 SEPARATE LEAVES OF SOLID MASONRY NOT LESS THAN 180 MM THICK, EXCLUDING ANY CAVITY; AND

(II)
DO NOT CONSIST OF CONCRETE BLOCK MASONRY IN THE CONSTRUCTION OF THE INNER LEAF; AND

(III)
ARE CONSTRUCTED OF MASONRY UNITS WITH A NET VOLUME, EXCLUDING CORED AND SIMILAR HOLES, NOT LESS THAN 75% OF THEIR GROSS VOLUME, MEASURED ON THE OVERALL RECTANGULAR SHAPE OF THE UNITS, AND WITH AN ACTUAL THICKNESS OF NOT LESS THAN 100 MM; AND

(D)
THE FIREPLACE MUST BE CONSTRUCTED ON FOOTINGS COMPLYING WITH 3.2.5.5.

CHIMNEY CONSTRUCTION

THE CONSTRUCTION OF A CHIMNEY MUST COMPLY WITH PART 3.3 AND THE FOLLOWING:

(A)
THE WALLS OF THE CHIMNEY ABOVE THE LEVEL REFERRED TO IN 3.10.7.2(C) MUST BE LINED INTERNALLY TO A THICKNESS OF NOT LESS THAN 10 MM WITH COMPOSITION MORTAR PARGING.

(B)
THE CHIMNEY OR FLUE MUST TERMINATE NOT LESS THAN 300 MM ABOVE THE HIGHEST PART OF THE BUILDING WITHIN A HORIZONTAL DISTANCE OF 3.6 M OF THE CHIMNEY OR FLUE (SEE FIGURE 3.10.7.2).

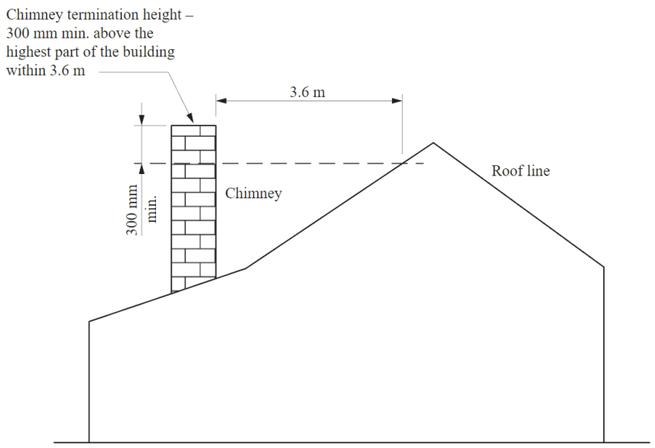


FIGURE 3.10.7.2 SECTION SHOWING HEIGHT AND POSITION OF CHIMNEY

INSTALLATION OF INSERT FIREPLACES AND FLUES

AN INSERT FIREPLACE AND FLUE MUST COMPLY WITH THE FOLLOWING:

(A)
THE INSERT FIREPLACE MUST BE TESTED AND PASSED THE TESTS REQUIRED BY AS/NZS 2918.

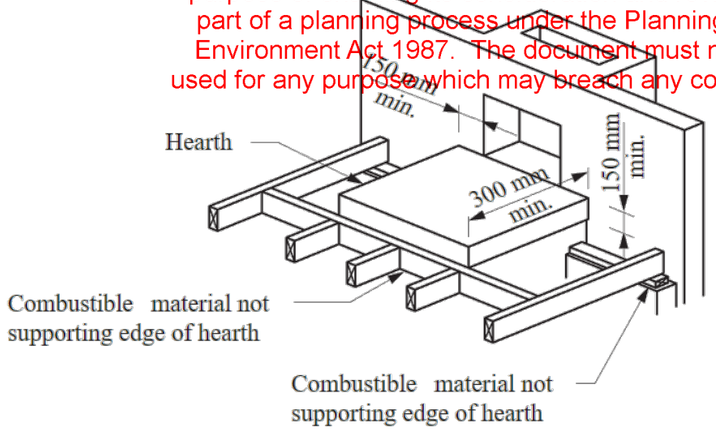
(B)
THE INSERT FIREPLACE MUST BE FITTED INTO A MASONRY FIREPLACE (INCLUDING CHIMNEY) CONSTRUCTED IN ACCORDANCE WITH PART 3.3.

(C)
THE FLUE MUST BE DOUBLE SKIN AND HAVE BEEN TESTED AND PASS THE TESTS REQUIRED BY AS/NZS 2918.

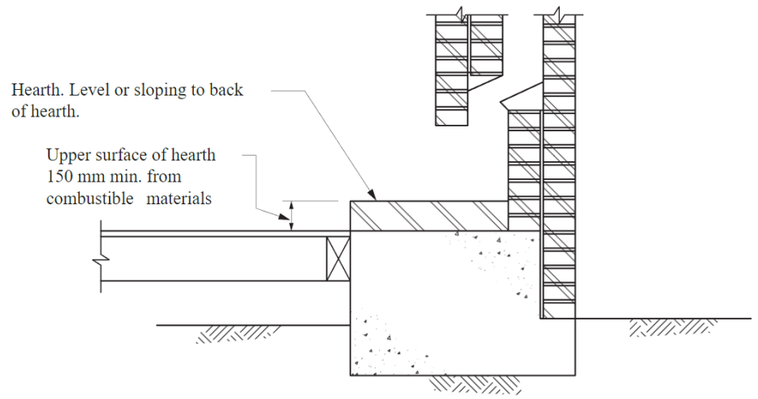
(D)
THERE MUST BE A CLEARANCE OF 50 MM BETWEEN THE OUTER FLUE AND ADJACENT MATERIALS.

(E)
THE FLUE MUST TERMINATE IN ACCORDANCE WITH FIGURE 3.10.7.2.

(F)
THE HEARTH MUST BE CONSTRUCTED IN ACCORDANCE WITH 3.10.7.2(B) AND (D).



(a) VIEW A



(b) VIEW B

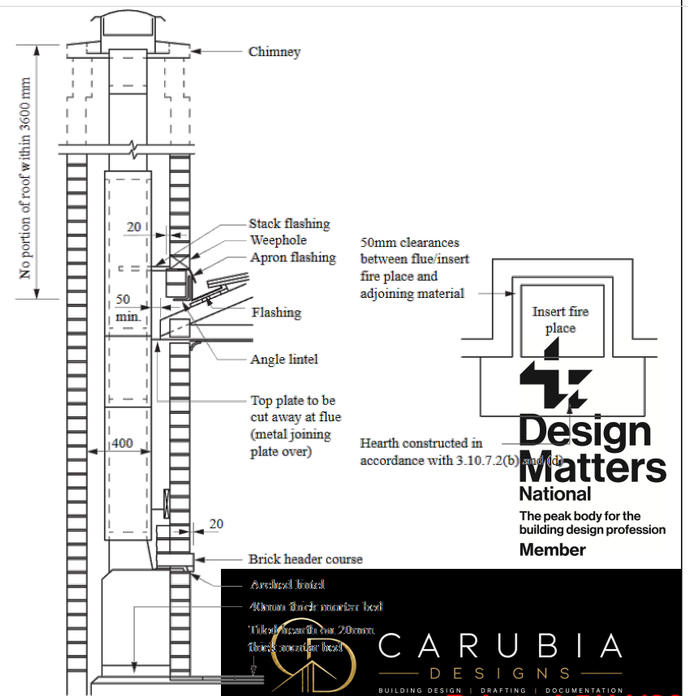


FIGURE 3.10.7.3 TYPICAL INSTALLATION OF FIREPLACE FLUE INSERTS

LEGEND HOMES BENSON INDUSTRIES Reg: DB-U7132 P.O. BOX 1526 Sale VIC 3850 Mobile: 0418 517 620 Phone: (03) 5144 7669 Email: scott@bensonin.com.au	CLIENT SIGNATURE:	BUILDERS SIGNATURE	BENSON INDUSTRIES **PROJECT:** PROPOSED NEW RESIDENCE **CLIENT:** ROBERT & KAYLENE DUGAN LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909 **REVISION NUMBER:** ' REVISION 2' **DRAWING TITLE:** FIRE PLACE & CHIMNEY DETAILS **PROJECT NUMBER:** 26011 **DRAWING NUMBER:** A-6 **DRAWN BY:** LUKE CARUBIA **DATE:** 22/10/2026 **SCALE:** AS NOTED @ A3
			ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

Design Matters National
The peak body for the building design profession
Member

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

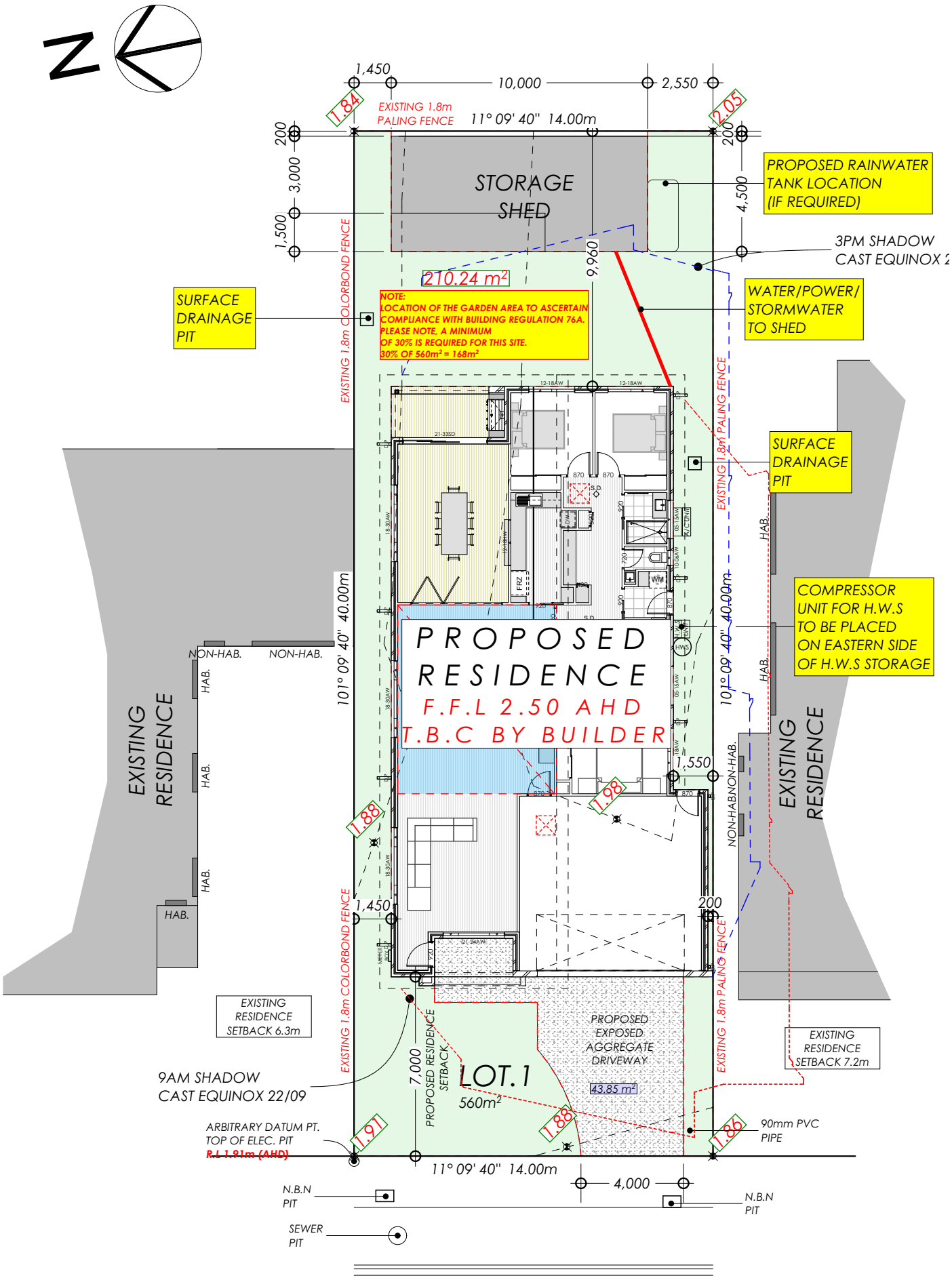
Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

BUILDING REGULATION PART 4- REFER TO SITE PLAN FOR DETAILS					
73/74	STREET SETBACK	PROPOSED FRONT SETBACK 7.0m	81	DAYLIGHT TO EXIST HAB. WINDOWS	UNAFFECTED
75	BUILDING HEIGHT	5.0m	82	EXISTING NORTH FACING WINDOWS	UNAFFECTED
76	SITE COVERAGE	SITE AREA = 560m² BUILT AREA = 263.50m² 47.05%	83	OVERSHADOWING	UNAFFECTED
77	PERMEABLE AREA	52.95%	84	OVERLOOKING	UNAFFECTED
78	CARPARKING	2- CARPORT SPACE & 2 ONSITE VISITOR SPACES	85	DAYLIGHT TO NEW WINDOWS	ALL NORTH FACING WINDOWS ARE UNAFFECTED
79	SIDE & REAR SETBACKS	1.450m SIDE SETBACK ON NORTH B'DRY	86	PRIVATE OPEN SPACE	GREATER THAN 80 m² MIN REQUIRED
80	WALLS ALONG BOUNDARIES	PROPOSED SHED (DETAILS BY OTHERS) **GARAGE WALL 200mm OFF BOUNDARY** **7.300m LENGTH - 3.367m MAX HT -3.056m AVE HT.**			

BAL 12.5 CONSTRUCTION NOTES:

- **WALLS (INCLUDING GABLES)**
AN EXTERNAL WALL SURFACE THAT IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS SHALL BE OF NON-COMBUSTIBLE MATERIAL OR MIN. 6mm FIBRE CEMENT SHEET.
- **VENTS, WEEPHOLES AND GAPS**
WHERE A CIRCULAR PROBE OF 3mm DIAMETER IS CAPABLE OF BEING PASSED THROUGH EXTERNAL VENTS, WEEPHOLES OR GAPS, THE VENTS, WEEPHOLESOR GAPS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL OR BRONZE.
- **JOINTS**
ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTTJOINTED TO PREVENT GAPS GREATER THAN 3mm. ALTERNATIVELY, SARKING TYPE MATERIAL MAY BE APPLIED OVER THE FRAME PRIOR TO FIXING ANY EXTERNAL CLADDING.
- **WINDOWS**
WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, THE GLAZING SHALL BE MIN. 4mm GRADE 'A' SAFETY GLASS OR ANNEALED GLASS. THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL OR BRONZE.
- **DOORS (EXTERNAL SIDE HUNG)**
HINGE DOORS SHALL BE SOLID TIMBER, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD. WHERE PART OF THE DOOR ASSEMBLY IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS,THAT PART OF THE DOOR ASSEMBLY SHALL BE MADE FROM BUSHFIRE RESISTING TIMBER OR METAL. WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS.
- **DOORS (SLIDING)**
ANY GLAZING INCORPORATED IN SLIDING DOORS SHALL BE GRADE 'A' SAFETY GLASS.
THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR.
- **DOORS (GARAGE)**
THE LOWER PORTION OF A VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF THE GROUND WHEN THE DOOR IS CLOSED, SHALL BE MADE FROM NON-COMBUSTIBLE MATERIAL. PANELIFT DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3mm.
- **ROOFS**
SHEET ROOFS SHALL BE FULLY SARKED. SARKING IS TO BE LOCATED DIRECTLY BELOW THE ROOF BATTENS AND COVER THE ENTIRE ROOF AREA INCLUDING THE RIDGE. ENSURE THAT THERE ARE NO GAPS THAT WOULD ALLOW THE ENTRY OF EMBERS WHERE THE
SARKING MEETS FASCIAS, GUTTERS, VALLEYS AND THE LIKE. A VERANDAH, CARPORT OR AWNING ROOF SEPERTAED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING.
- **ROOF PENETRATIONS**
ALL ROOF PENETRATIONS SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3mm. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.
- **EAVES LININGS, FASCIAS AND GABLES**
JOINTS IN EAVES LININGS, FASCIAS AND GABLES SHALL BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.
- **DECKING**
DECKING LESS THAN 300mm (MEASURED HORIZONTALLY) FROM GLAZED ELEMENTS THAT ARE LESS THAN 400mm (MEASURED VERTICALLY) FROM THE SURFACE OF THE DECK SHALL BE MADE FROM NON-COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTING TIMBER.



A — SITE PLAN
1:200

MYER STREET

141m TO NEAREST STREET INTERSECTION (ROADKNIGHT STREET)

NOTE:
ALL EASEMENTS & BOUNDARY DETAILS TO BE CONFIRMED WITH COPY OF TITLE PRIOR TO COMENCING CONSTRUCTION.

CARUBIA DESIGNS — BUILDING DESIGN | DRAFTING | DOCUMENTATION

ONSTRUCTION CHECK FOR
RIVEWAY IF SERVICES
NCE

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email: scott@bensonin.com.au

CLIENT SIGNITURE: | BUILDERS SIGNITURE

BENSON INDUSTRIES

REVISION NUMBER: ' REVISION 2'
PROJECT NUMBER: 26011
DRAWING NUMBER: A-7
DRAWING TITLE: SITE PLAN

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

Design Matters National — The peak body for the building design profession — Member

Printed 5/11/2026
Page 44 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

ENERGY RATING REQUIREMENTS

REFER TO FIRSTRATES ENERGY RATING FOR FURTHER DETAILS

GENERAL
ALL EXTERNAL DOORS TO BE SEALED
ALL DOORS TO UNCONDITIONED ROOMS TO BE WEATHER STRIPED
ALL EXHAUST FANS TO BE SEALED
ALL DOWNLIGHTS TO BE SEALED
ALL CONSTRUCTION GAPS & CRACKS TO BE SEALED

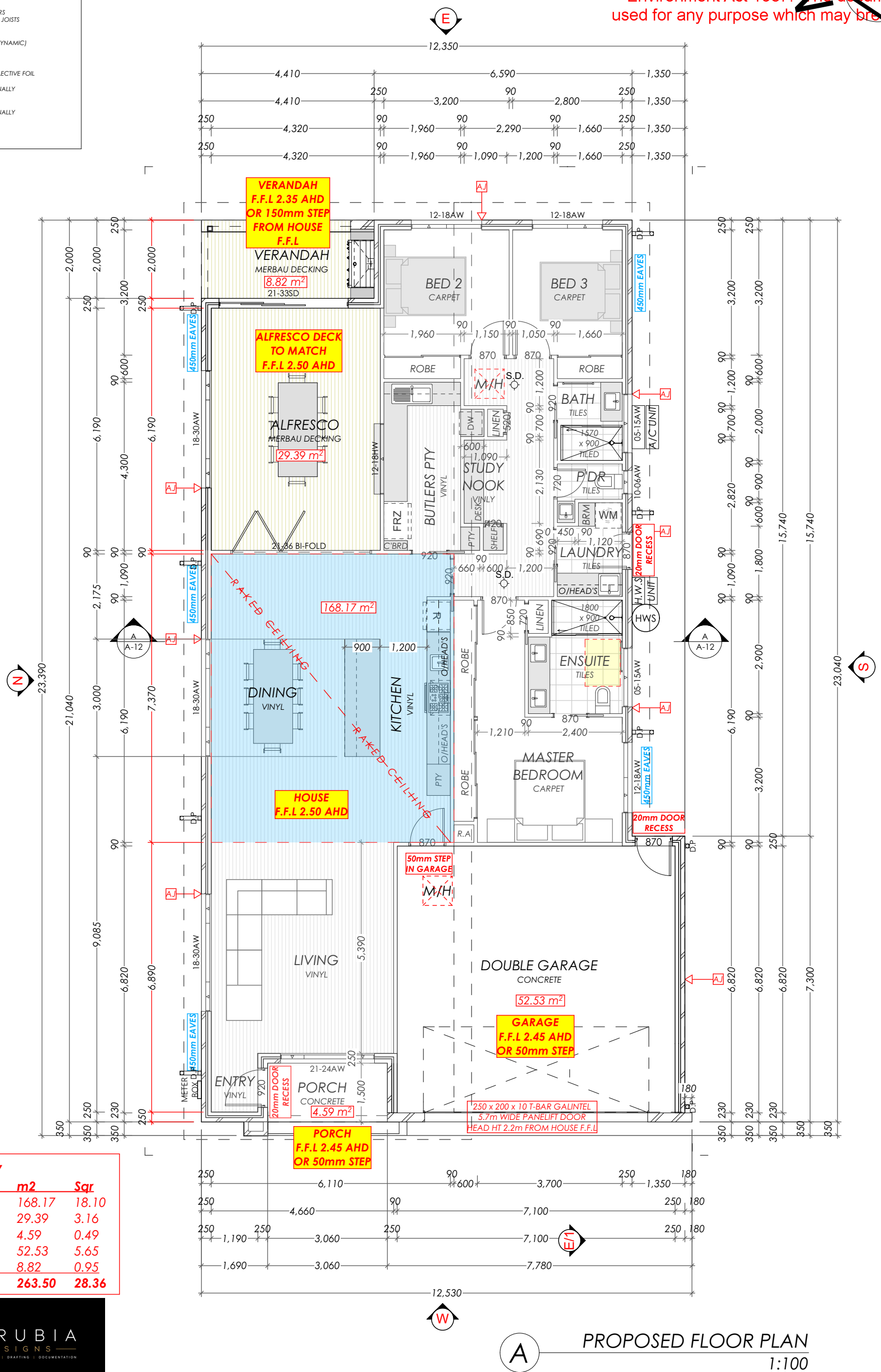
ROOF / CEILING
SHEET ROOF, FOIL SARKING OVER RAFTERS
R6.0 BULK INSULATION BETWEEN CEILING JOISTS

WINDOWS
ALUMINIUM FRAME, DOUBLE GLAZED (DYNAMIC)
REFER TO WINDOWS & DOOR SCHEDULE

EXTERNAL WALLS
DOUBLE SIDED VAPOUR PERMEABLE REFLECTIVE FOIL
FIXED TO EXTERNAL FACE OF STUDS,
R2.5 BATTS BETWEEN STUDS, LINED INTERNALLY

INTERNAL WALLS
R2.0 BATTS BETWEEN STUDS, LINED INTERNALLY

FLOOR
CONCRETE SLAB TO ENGINEERS DESIGN
50MM UNDER SLAB FOAM INSULATION



Area Summary

Zone	m2	Sqr
Living Area	168.17	18.10
Alfresco	29.39	3.16
Porch	4.59	0.49
Double Garage	52.53	5.65
Verandah	8.82	0.95
Total Area	**263.50**	**28.36**

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

A PROPOSED FLOOR PLAN
1:100

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email: scott@bensonin.com.au

CLIENT SIGNITURE:
BUILDERS SIGNITURE

BENSON INDUSTRIES

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2'
DRAWING TITLE: PROPOSED FLOOR PLAN
PROJECT NUMBER: 26011
DRAWING NUMBER: A-8

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

Design Matters National
The national body of the building design profession
Member

Printed 15/12/2026
Page 45 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

ENERGY RATING REQUIREMENTS

REFER TO FIRSTRATES ENERGY RATING FOR FURTHER DETAILS

GENERAL
ALL EXTERNAL DOORS TO BE SEALED
ALL DOORS TO UNCONDITIONED ROOMS TO BE WEATHER STRIPED
ALL EXHAUST FANS TO BE SEALED
ALL DOWNLIGHTS TO BE SEALED
ALL CONSTRUCTION GAPS & CRACKS TO BE SEALED

ROOF / CEILING
SHEET ROOF, FOIL SARKING OVER RAFTERS
R6.0 BULK INSULATION BETWEEN CEILING JOISTS

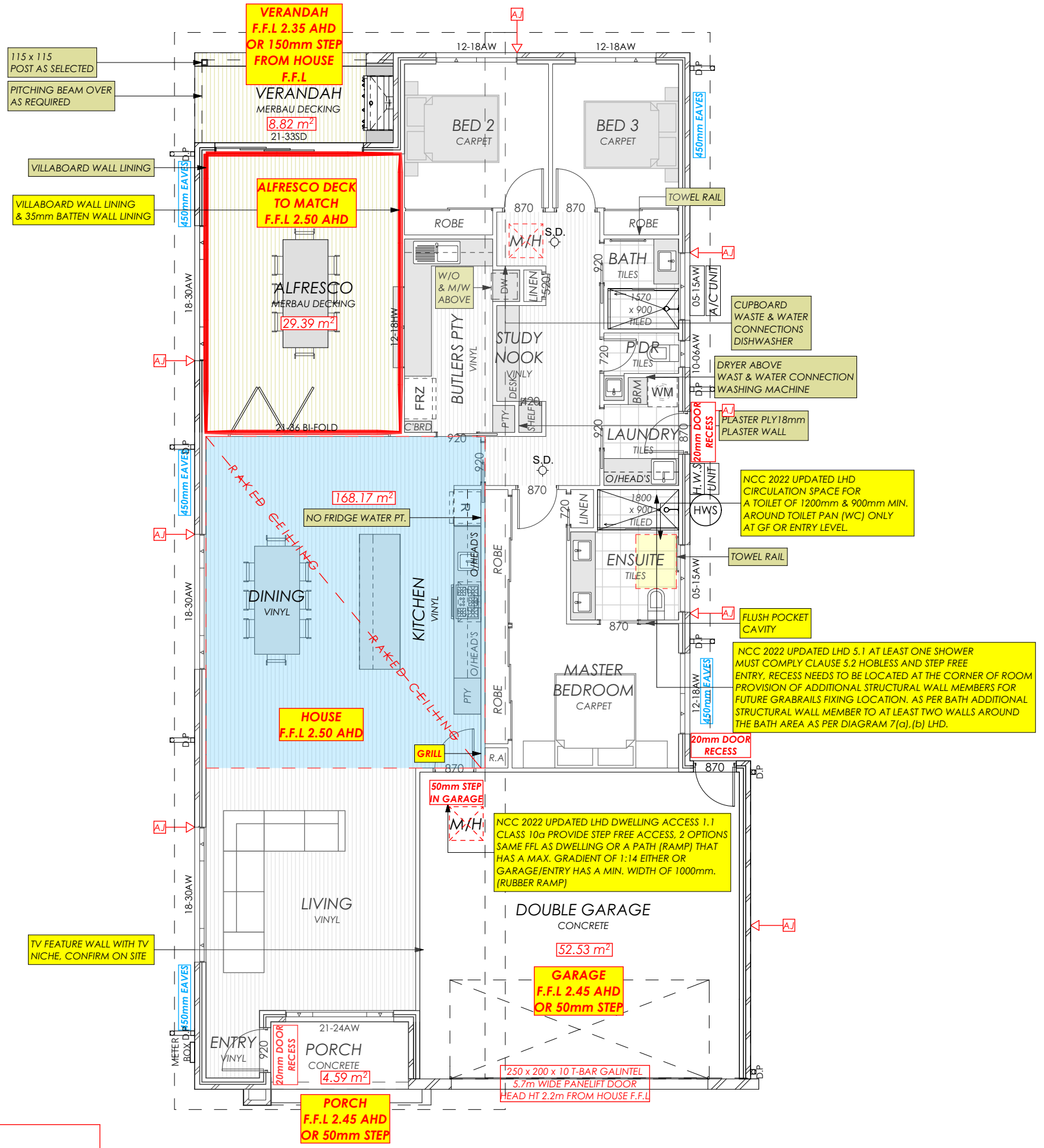
WINDOWS
ALUMINIUM FRAME, DOUBLE GLAZED (DYNAMIC)
REFER TO WINDOWS & DOOR SCHEDULE

EXTERNAL WALLS
DOUBLE SIDED VAPOUR PERMEABLE REFLECTIVE FOIL
FIXED TO EXTERNAL FACE OF STUDS,
R2.5 BATTS BETWEEN STUDS, LINED INTERNALLY

INTERNAL WALLS
R2.0 BATTS BETWEEN STUDS, LINED INTERNALLY

FLOOR
CONCRETE SLAB TO ENGINEERS DESIGN
50MM UNDER SLAB FOAM INSULATION

NOTES:
-LEVEL EAVES
-EXT. BRICK REBATE DEPTH 400mm
-TRUSS UPSTAND- RAKING RAFTER BEAMS FOOT CUT
-1 X MECCA CARE 32MM GRAB RAIL 600 BRUSHED NICKEL FOR ENSUITE
– 1 X MECCA CARE 25MM TOILET ROLL RAIL 300MM, BRUSHED NICKEL FOR ENSUITE
– 1 X MECCA CARE 25MM TOILET ROLL RAIL 300MM, BRUSHED NICKEL FOR MAIN TOILET
-INCLUDE DUCTED HEATING / COOLING
-5000 LITRE OPTIONS LENGTH WIDTH HEIGHT
-5000 LITRES SL5012A 2.80 1.20 1.87



Area Summary

Zone	m2	Sqr
Living Area	168.17	18.10
Alfresco	29.39	3.16
Porch	4.59	0.49
Double Garage	52.53	5.65
Verandah	8.82	0.95
Total Area	**263.50**	**28.36**

A PROPOSED FLOOR PLAN (NOTES)
1:100

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email:
scott@bensonin.com.au

CLIENT SIGNITURE:
BUILDERS SIGNITURE

BENSON INDUSTRIES

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2'
DRAWING TITLE: PROPOSED FLOOR PLAN (NOTES)
PROJECT NUMBER: 26011
DRAWING NUMBER: A-9

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

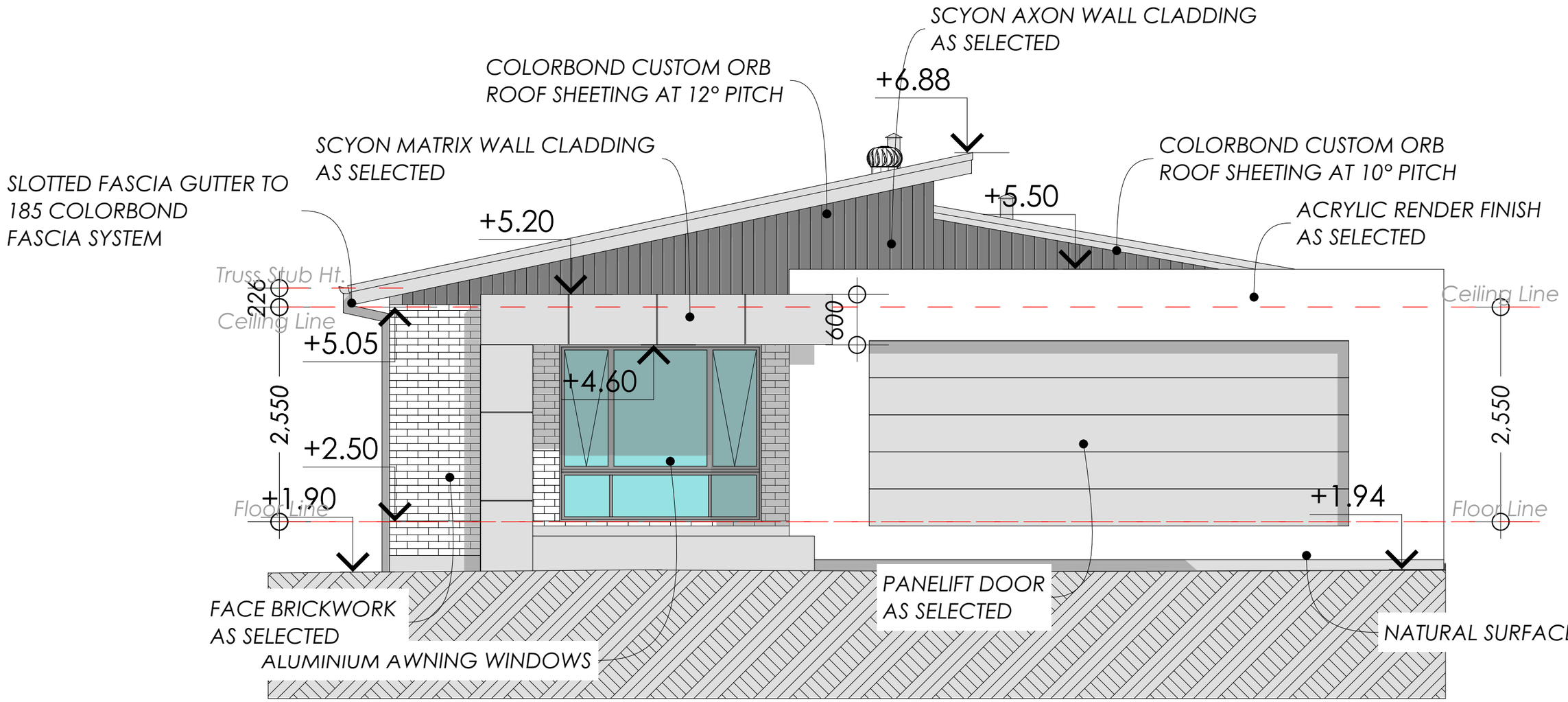
DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

Design Matters National
The voice of the building design profession
Member

Printed 5/11/2026
Page 46 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



W WEST ELEVATION
1:50

Design Matters National
The peak body for the building design profession
Member

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email:
scott@bensonin.com.au

CLIENT SIGNITURE: | BUILDERS SIGNITURE

BENSON INDUSTRIES

REVISION NUMBER: ' REVISION 2'
PROJECT NUMBER: 26011
DRAWING NUMBER: A-10

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

DRAWING TITLE: ELEVATIONS - SHEET 1

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

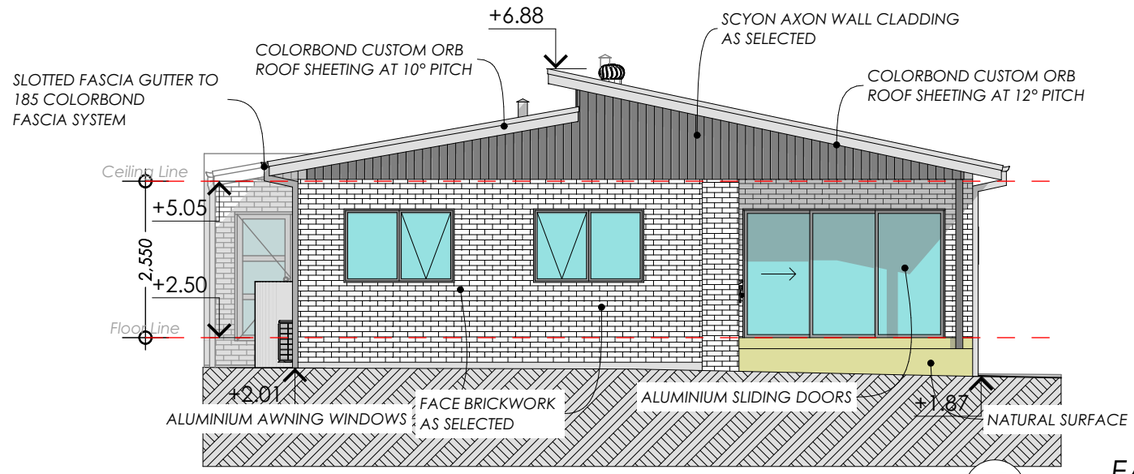
DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

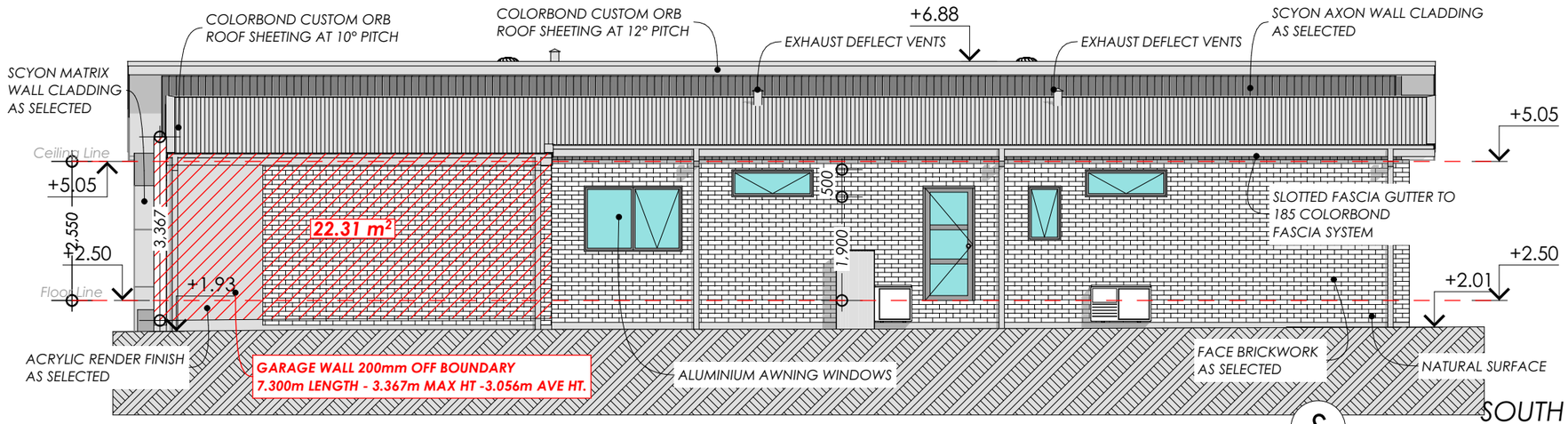
CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



E EAST ELEVATION
1:100



S SOUTH ELEVATION
1:100

Design Matters National
The peak body for the building design profession
Member

N NORTH ELEVATION
1:100

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email:
scott@bensonin.com.au

CLIENT SIGNITURE:

BUILDERS SIGNITURE

BENSON INDUSTRIES

REVISION NUMBER: ' REVISION 2'

PROJECT NUMBER: 26011

DRAWING NUMBER: A-11

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

DRAWING TITLE: ELEVATIONS - SHEET 2

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

BRICKWORK LINTELS

BRICKWORK ABOVE	CLEAR SPAN OF OPENING							
	1000	1200	1500	1800	2100	2400	2700	3000
500	75 x 75 x 6							
1000		75 x 100 x 6						
1500							150 x 9 x 8	
2000			100 x 100 x 6					
2500								150x100x10
3000							150x100x10	

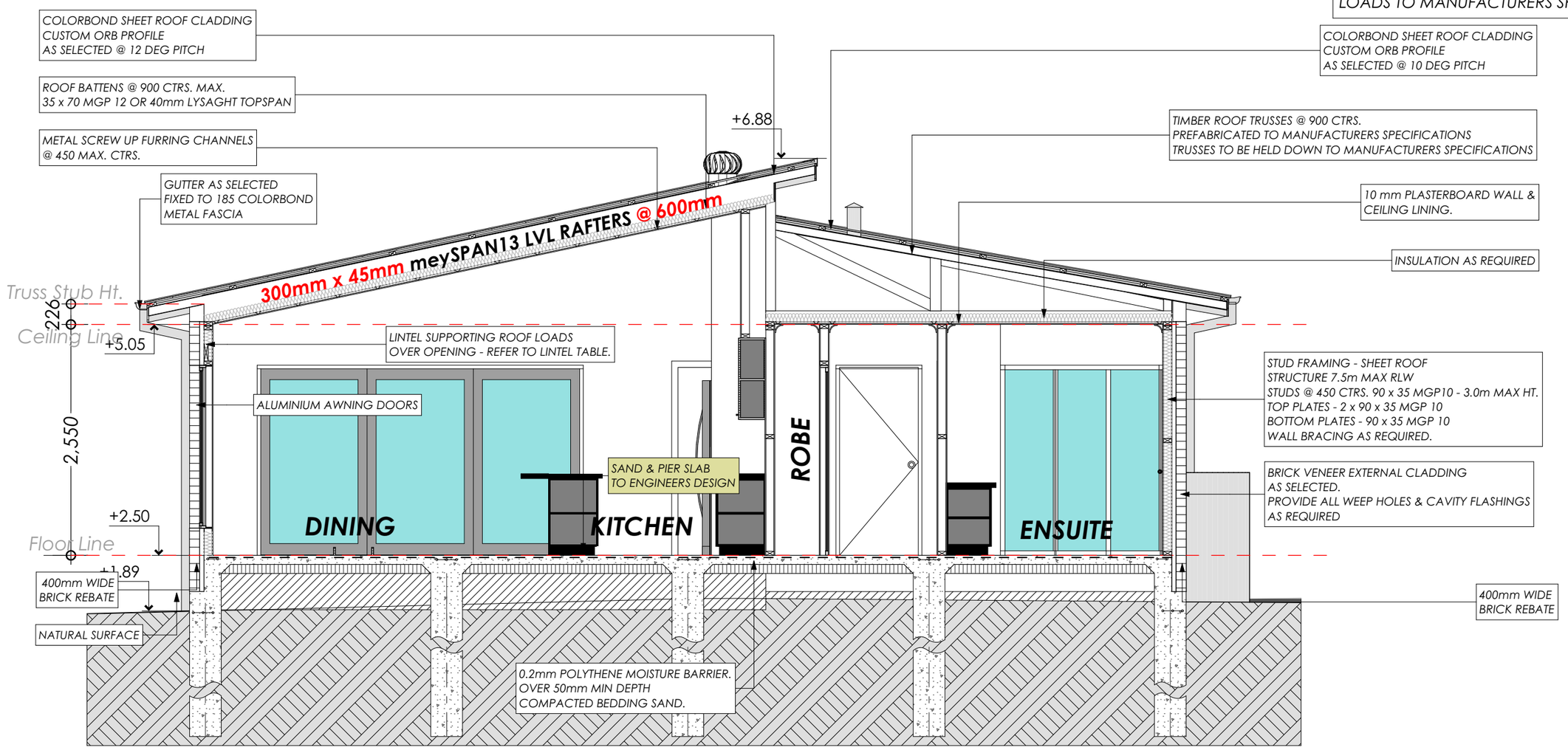
NOTE : THE FIRST DIMENSION CORRESPONDS TO THE VERTICAL LINTEL LEG.
eg. 75 x 100 x 6 LINTEL - 75mm VERTICAL LEG
LARGER SPANS OR SPANS WITH HIGHER LOADS TO ENGINEERS DESIGN.

LINTELS - SHEET ROOF 40kg / m^2

	6.0m RLW	9.0m RLW
1500	130x45 HYSPAN	130x45 HYSPAN
1800	130x45 HYSPAN	150x45 HYSPAN
2100	150x45 HYSPAN	150x63 HYSPAN
2400	170x63 HYSPAN	200x45 HYSPAN
2700	200x45 HYSPAN	240x45 HYSPAN
3000	240x45 HYSPAN	300x45 HYSPAN
3600	300x45 HYSPAN	300x63 HYSPAN

ALL LINTELS TO BE L.O.SP. TREATED

PLEASE NOTE LINTELS HAVE BEEN SIZED FOR UNIFORMLY DISTRIBUTED ROOF LOAD WIDTHS - LINTELS SUPPORTING GIRDER TRUSS OR POINT LOADS TO MANUFACTURERS SPECIFICATIONS



A SECTION A-A
1:50

Design Matters National
The peak body for the building design profession
Member

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email:
scott@bensonin.com.au

CLIENT SIGNITURE:

BUILDERS SIGNITURE

BENSON INDUSTRIES

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2'
DRAWING TITLE: SECTION A-A
PROJECT NUMBER: 26011
DRAWING NUMBER: A-12

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

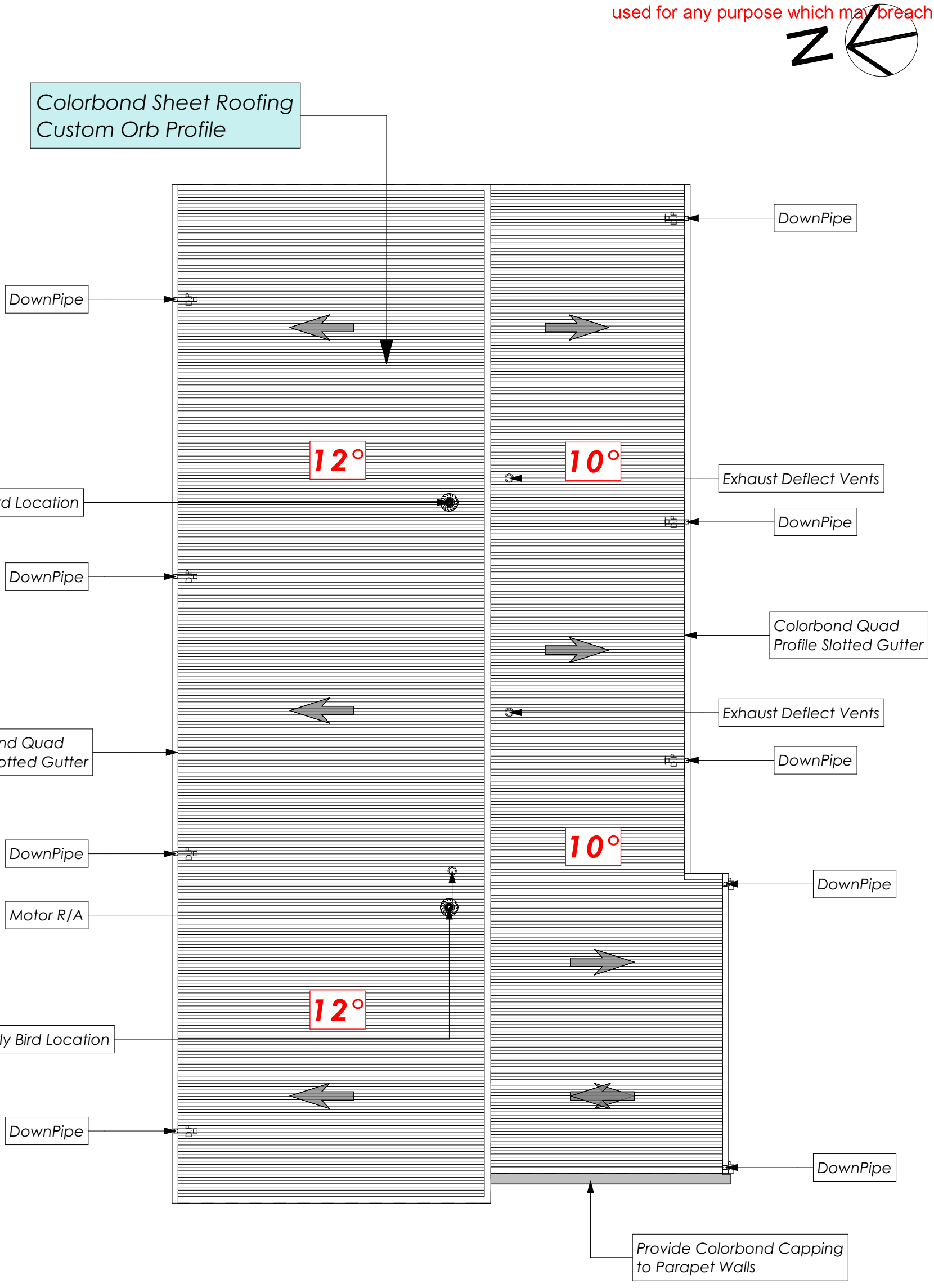
DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



A ROOF PLAN
1:100

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

LEGEND HOMES

BENSON INDUSTRIES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email:
scott@bensonin.com.au

CLIENT SIGNITURE:

BUILDERS SIGNITURE

REVISION NUMBER: ' REVISION 2'

PROJECT NUMBER: 26011

DRAWING NUMBER: A-13

DRAWING TITLE: ROOFING PLAN

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA

DATE: 22/10/2026

SCALE: AS NOTED @ A3

PROJECT: PROPOSED NEW RESIDENCE

CLIENT: ROBERT & KAYLENE DUGAN

LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

DESIGNATED BUSHFIRE PRONE AREA 12.5

CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC-DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

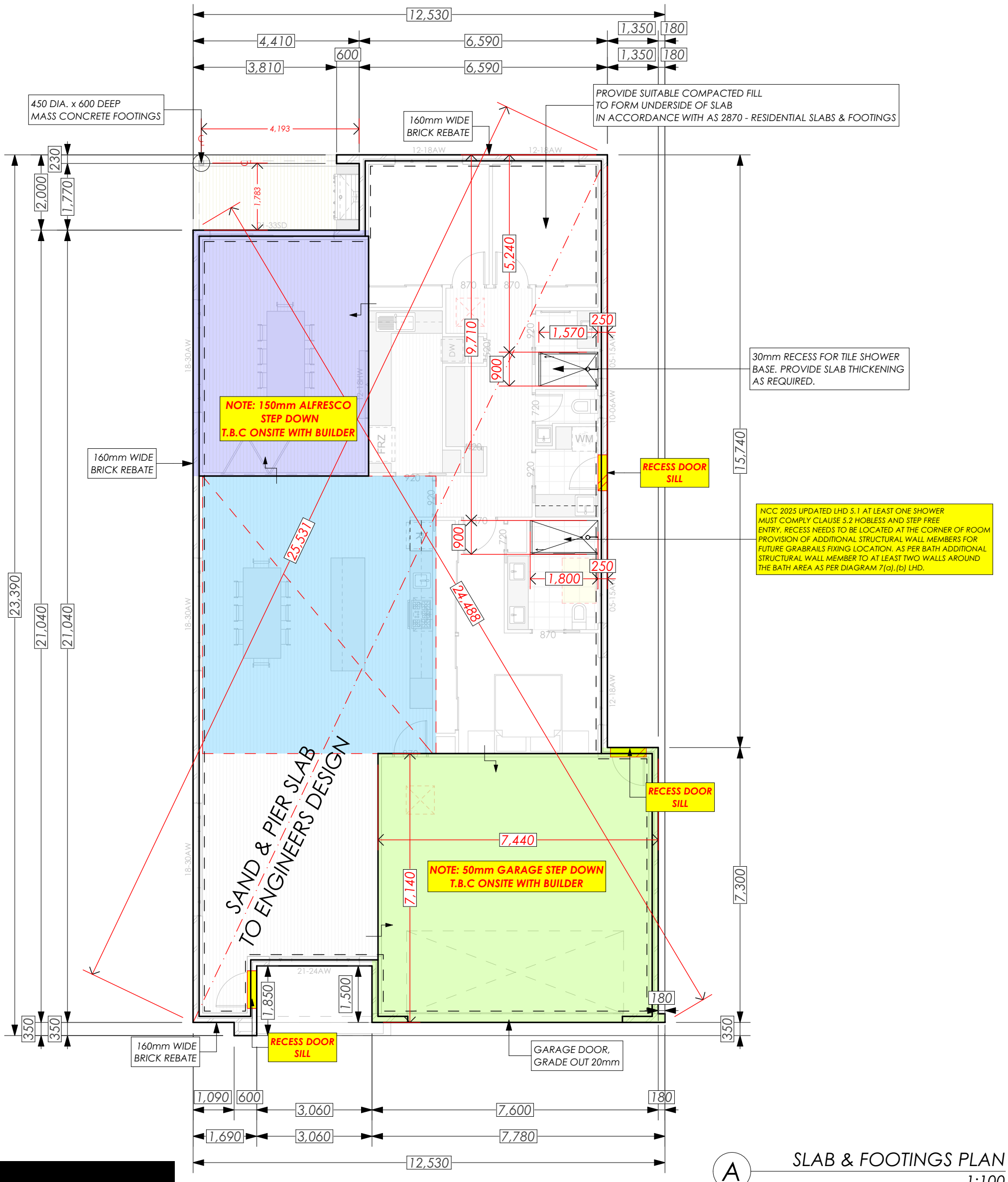
Design Matters National
The peak body for the building design profession
Member

Printed 5/11/2026
Page 50 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING, INCLUDING THE GROUND UP HILL FROM THE SLAB ON CUT AND FILL SITES, SHALL BE GRADED TO FALL 50mm AWAY FROM THE FOOTING OVER A DISTANCE OF 1m. ANY PAVING SHALL ALSO BE SUITABLY SLOPED.

NOTE:
SLABS & FOOTINGS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 2870 RESIDENTIAL SLABS & FOOTINGS BASED ON CLASS 'M' SITE CLASSIFICATION - BASED ON SOIL PROFILE IN LOCAL AREA



A SLAB & FOOTINGS PLAN
1:100

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email: scott@bensonin.com.au

CLIENT SIGNITURE:

BUILDERS SIGNITURE

BENSON INDUSTRIES

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2'
DRAWING TITLE: SLAB & FOOTINGS PLAN
PROJECT NUMBER: 26011
DRAWING NUMBER: A-14

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

Design Matters National
The peak body of the building design profession
Member

Printed 5/11/2026
Page 51 of 61

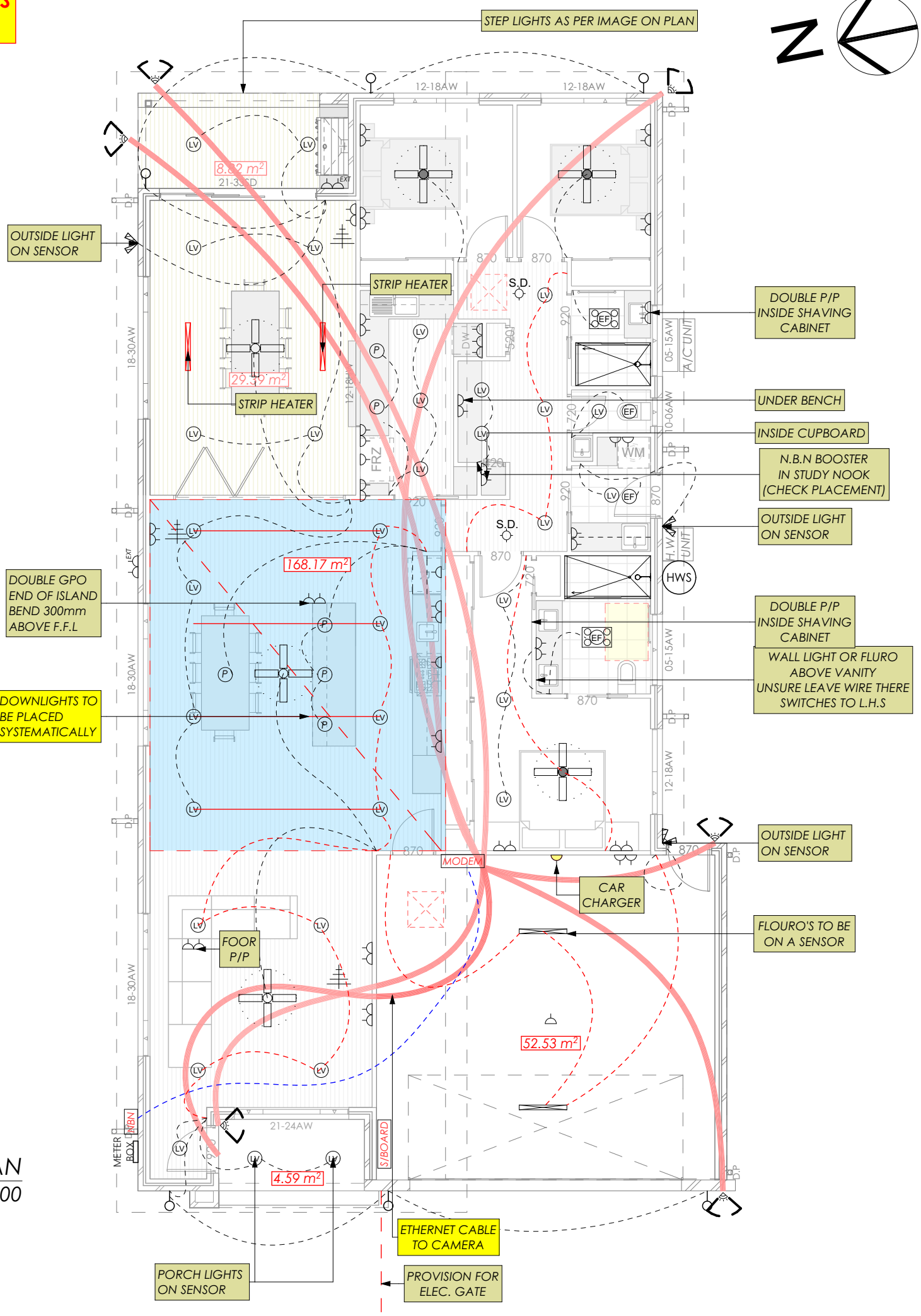
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

NOTE:
-POSITION OF ELECTRICAL POINTS SUBJECTED TO CONSTRUCTION & WET AREA CONSTRAINTS.
-MEASUREMENTS ARE APPROXIMATE ONLY.POINTS WILL BE PLACED AS CLOSE AS POSSIBLE TO LOCATION ON PLAN
-SMOKE DETECTORS ARE TO BE HARDWIRED AND INTERCONNECTED
-MECHANICAL VENTILATION MAYBE USED TO VENTILATE A SANITARY COMPARTMENT, THE CONTAMINATED AIR MUST BE DIRECTLY EXHAUSTED TO THE OUTSIDE OF THE BUILDING BY THE OF DUCTS, FLUES ROOF VENTS.

GENERAL NOTES:
-WATER & POWER TO SHED
-DIMMER SWITCHES ON DOWNLIGHTS IN LOUNGE, LIVING & AFLRESCO

ELECTRICAL LEGEND

SYMBOL	NAME	WATTAGE
METER BOX	EXISTING METER BOX	
	EXISTING HOT WATER SYSTEM	
	TV POINT	
S.D.	SMOKE DETECTOR	
P	PHONE POINT	
EF	IXL TASTIC WITH EXHAUST FAN	
	DOUBLE GPO	
EXT	EXTERNAL DOUBLE GPO	
EXT	EXTERNAL SINGLE GPO	
	SINGLE GPO	
	SECURITY CAMERA	
	SPOT LIGHT (SINGLE)	36W
	SPOT LIGHT (DOUBLE)	36W
	OUTSIDE FEATURE LIGHT	14W
LV	92mm LOW VOLTAGE DOWNLIGHT	9W
LV	125mm LOW VOLTAGE DOWNLIGHT	12W
	FLURORESCENT LIGHT	2x28W
P	PENDANT LIGHT	14W
EF	SELF SEALING EXHAUST FAN	
	HEATING DUCT OUTLET	
	CEILING FAN	
	CEILING FAN WITH LIGHT	12W
	ETHERNET CABLE	
	TYPICAL LIGHT CIRCUIT	
	2 WAY LIGHT CIRCUIT	



A ELECTRICAL PLAN
1:100

NOTE :
Electrical Power points 300mm and 1100mm Above Floor Level, Light Switches 1100mm Above Floor Level.
THE ELECTRICIAN IS TO PROVIDE SINGLE GPO'S FOR THE FOLLOWING ITEMS

REFRIGERATOR
RANGE HOOD
DISHWASHER
HOT WATER SERVICE
U/B OVEN
MICROWAVE

Artificial Lighting Specifications (Watts/M2)

Area	Area M2	Allowable wattage per M2	Total Wattage allowed
Dwelling	197.56	5	988
Porch/Verandah	13.41	4	54
Garage	75.94	3	228
TOTAL AREA	286.91	TOTAL ALLOWABLE WATTS	1269
AS PER ELECTRICAL PLAN			
HOUSE	Globe Watt allowed	No. of light outlets	Total Watts
LED Downlights - Type 1	9	30	270
Fans with Light	14	3	42
Pendant/Batten Lights	14	5	70
TOTAL HOUSE WATTAGE			382
PORCH/DECKS/BALCONY	Globe Watt allowed	No. of light outlets	Total Watts
LED Downlights - Type 1	9	4	36
TOTAL PORCH/DECKS/BALCONY WATTAGE			36
GARAGE	Globe Watt allowed	No. of light outlets	Total Watts
Double fluorescent tube light	56	2	112
TOTAL GARAGE WATTAGE			112
TOTAL WATTAGE			530
DISCREPANCY			-739

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email: scott@bensonin.com.au

CLIENT SIGNITURE: | BUILDERS SIGNITURE

BENSON INDUSTRIES

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2'
DRAWING TITLE: ELECTRICAL PLAN
PROJECT NUMBER: 26011
DRAWING NUMBER: A-15

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

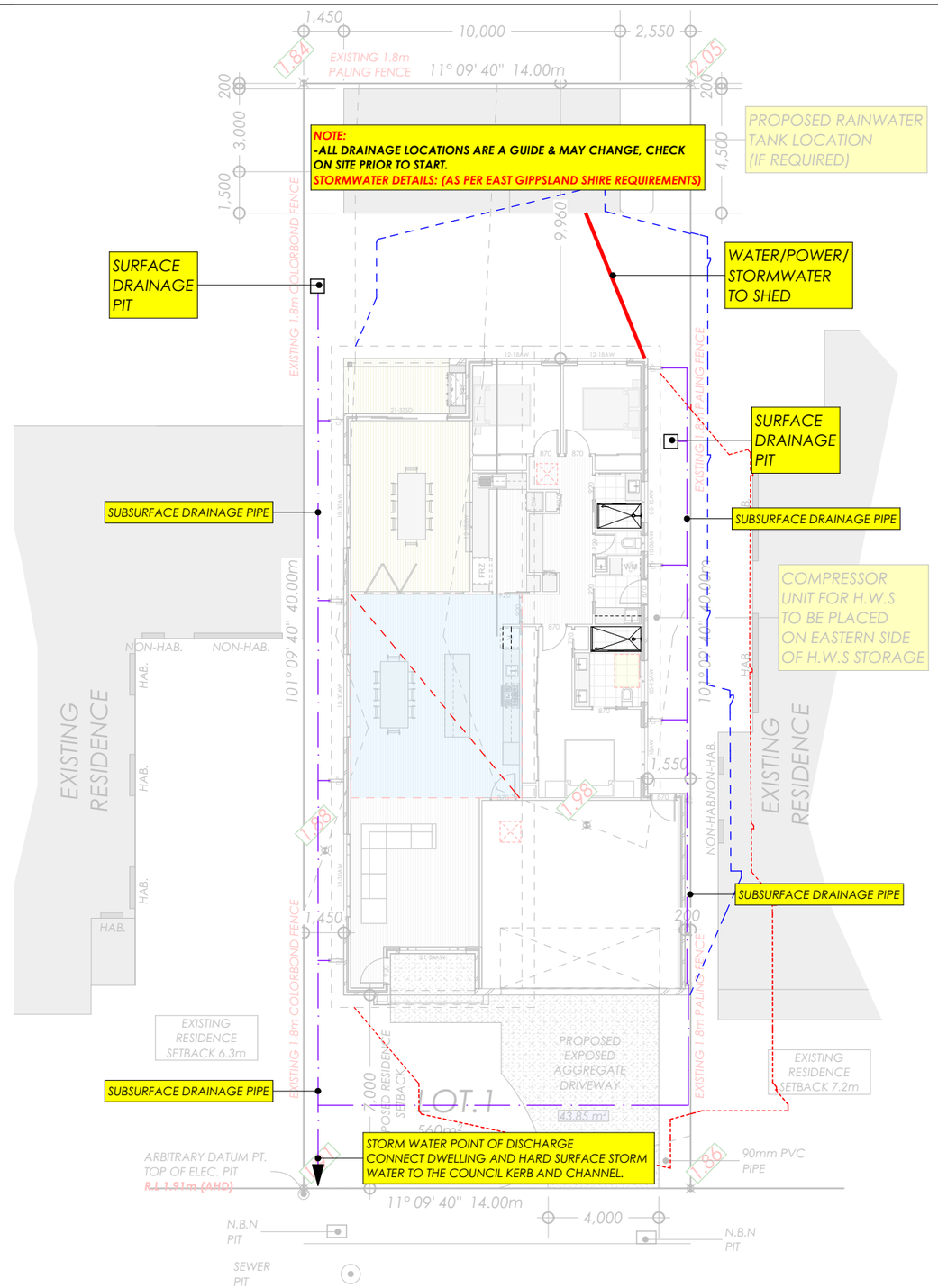
DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

Design Matters National
The peak body for the building design profession
Member

Printed: 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



A DRAINAGE PLAN
1:200

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email: scoff@bensonin.com.au

CLIENT SIGNITURE: | BUILDERS SIGNITURE

BENSON INDUSTRIES

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2'
DRAWING TITLE: DRAINAGE PLAN
PROJECT NUMBER: 26011
DRAWING NUMBER: A-16

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

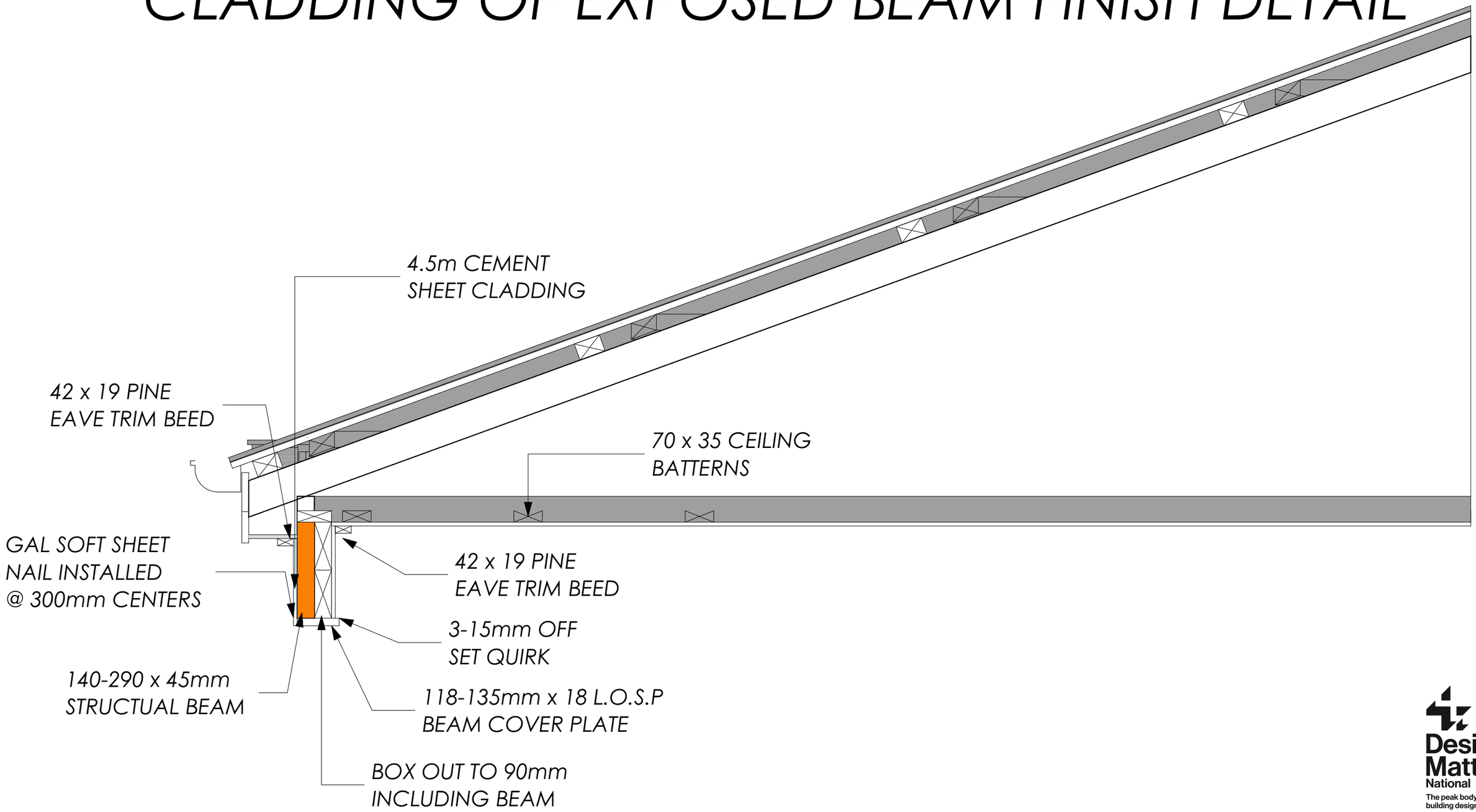
ENERGY RATERS STAMP HERE

Design Matters National
The peak body for the building design profession
Member

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

OUTDOOR/ALFRESCO/PORCH
CLADDING OF EXPOSED BEAM FINISH DETAIL



Design Matters National
The peak body for the building design profession
Member

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email:
scott@bensonin.com.au

CLIENT SIGNITURE: | BUILDERS SIGNITURE

BENSON INDUSTRIES

REVISION NUMBER: ' REVISION 2'
PROJECT NUMBER: 26011
DRAWING NUMBER: A-17

DRAWING TITLE: EXPOSED BEAM FINISH DETAIL

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

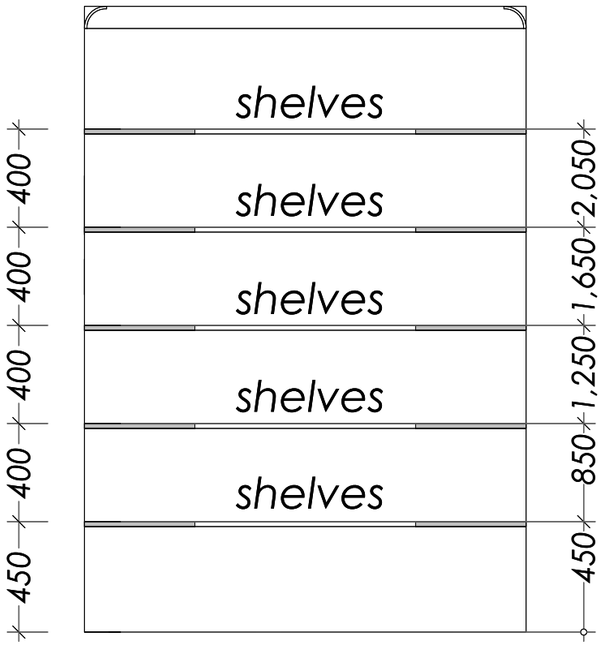
DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

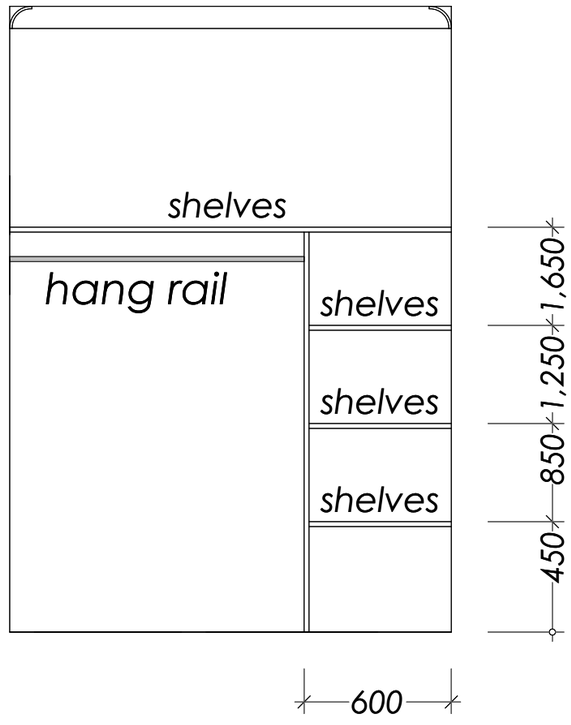
ENERGY RATERS STAMP HERE

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.





TYPICAL W.I.S/W.I.L
SCALE 1 : 25

TYPICAL ROBE FITOUT
SCALE 1 : 25

2050mm High Shelf Subject to Door Height

Design Matters National
The peak body for the building design profession
Member

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email:
scott@bensonin.com.au

CLIENT SIGNITURE:

BUILDERS SIGNITURE

BENSON INDUSTRIES

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2'
DRAWING TITLE: TYPICAL SECTION DETAIL

PROJECT NUMBER: 26011
DRAWING NUMBER: A-18

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

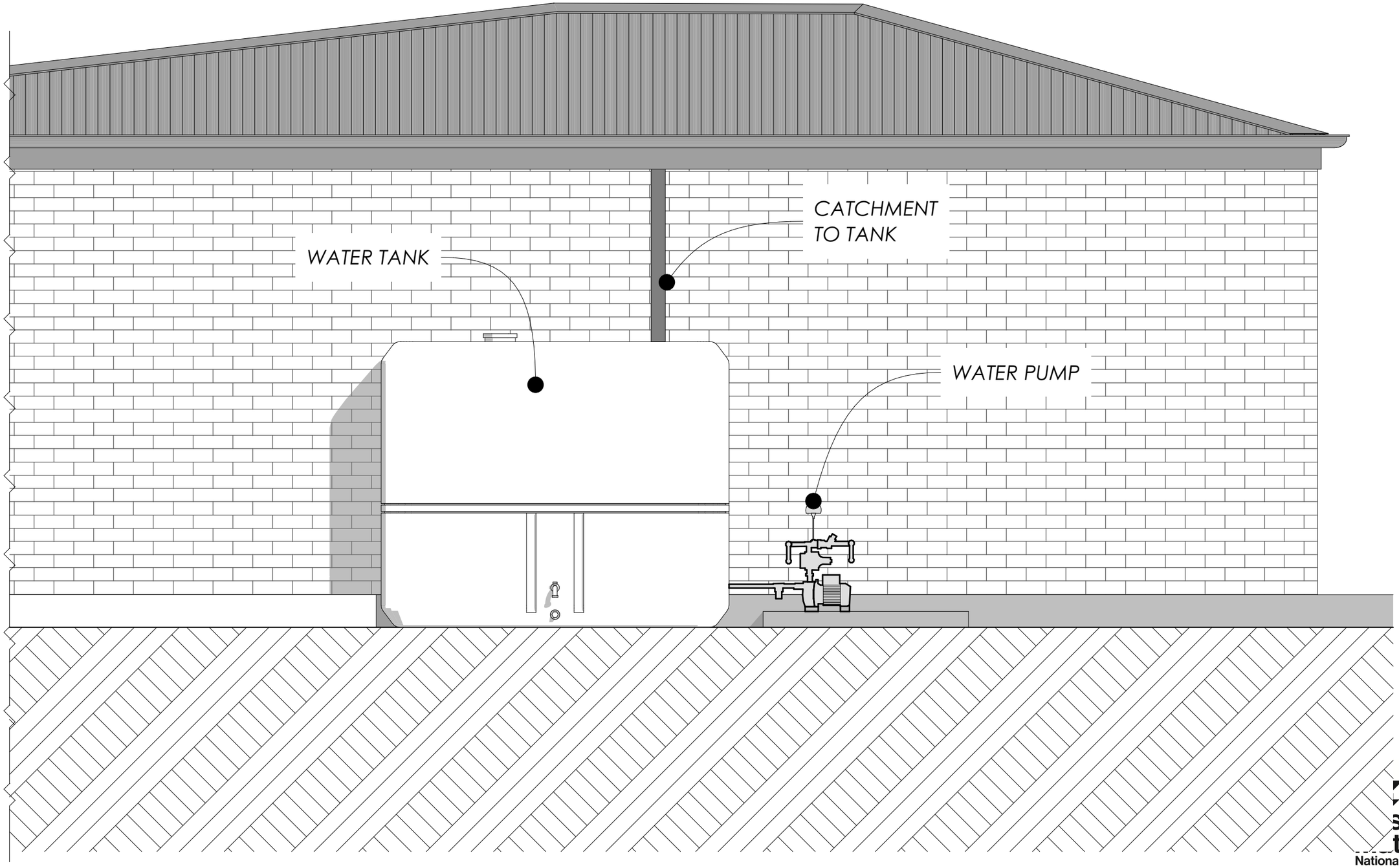
ENERGY RATERS STAMP HERE

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

WATER PUMP INSTALLATION DETAIL



Design Matters
National
The peak body for the building design profession
Member

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email:
scott@bensonin.com.au

CLIENT SIGNITURE:

BUILDERS SIGNITURE

BENSON INDUSTRIES

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

REVISION NUMBER: REVISION 2
DRAWING TITLE: WATER PUMP INSTALLATION DETAIL
PROJECT NUMBER: 26011
DRAWING NUMBER: A-19

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

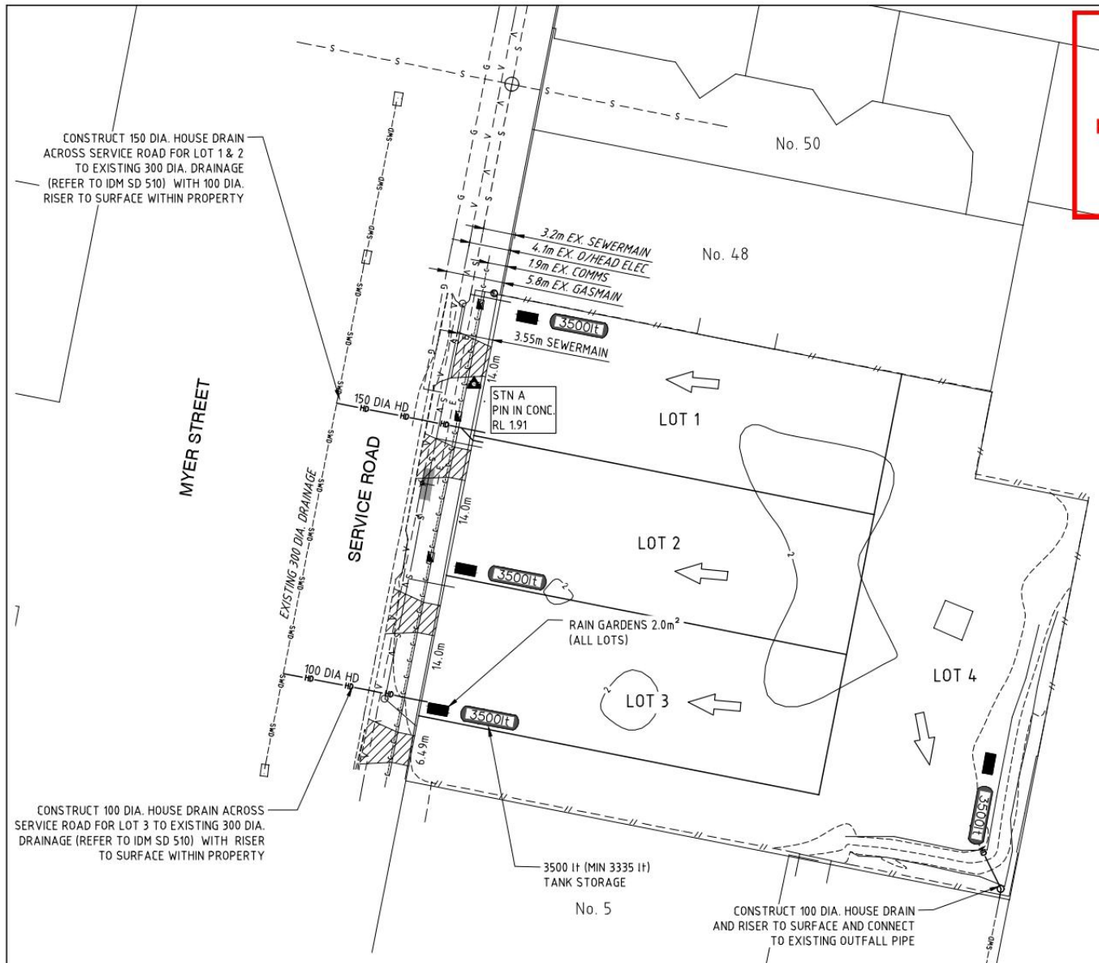
CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

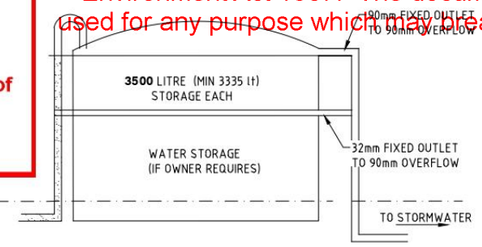
Printed 5/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

EAST GIPPSLAND PLANNING SCHEME
Plan Endorsed under Condition 2 of Permit No: 193/2021/P Dated: 03/08/2021

Endorsed by Susan Fitton for and on behalf of the East Gippsland Shire Council
Date: 10 November 2021

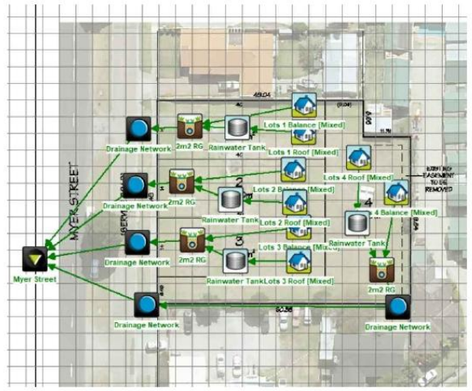




RAINWATER TANK SYSTEM
STORMWATER DETENTION DETAIL (TYPICAL)
NOT TO SCALE

	Sources	Residual Load	% Reduction	% Best Practice
Flow (ML/yr)	0.925	0.7	24.3	
Total Suspended Solids (kg/yr)	1.78E+02	32.4	81.8	≥80
Total Phosphorus (kg/yr)	0.368	0.174	52.8	≥45
Total Nitrogen (kg/yr)	2.61	1.14	56.4	≥45
Gross Pollutants (kg/yr)	33.3	0.00E+00	100	≥70

MUSIC OUTPUT RESULTS



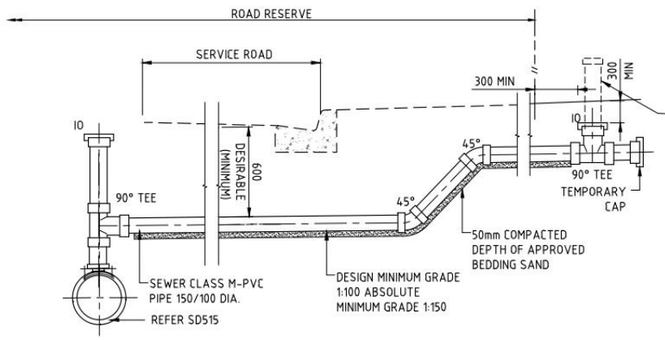
MUSIC SCHEMATIC
NOT TO SCALE

NOTES:

1. THE STORMWATER DETENTION FOR THE SITE IS APPROX. 13,339 LITRES (3500. LITRES EACH FOR ALL LOTS 1- 4). MINIMUM DETENTION FOR EACH LOT IS 3335 LITRES.
2. LOCATION OF THE RAINWATER TANK/S WITH THE REQUIRED DETENTION MAY BE LOCATED ANYWHERE ON ALLOTMENT EXCEPT WITHIN EASEMENTS
3. 4 No. RAIN GARDENS (APPROX 2.0m²) WILL BE REQUIRED TO TREAT WATER BEFORE ENTERING PROPOSED OUTFALLS. (INDICATIVE LOCATIONS ARE SHOWN) ALL RAIN GARDENS TO BE MAINTAINED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

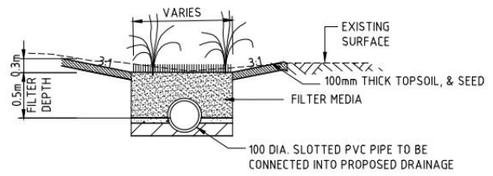
LEGEND:

- EXISTING EDGE OF SEAL
- EXISTING KERB
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWER
- EXISTING WATERMAIN
- EXISTING GASMAIN
- EXISTING ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING TELSTRA
- FALL OF LAND



OUTFALL DIRECT TO PIPE
(UNDER ROAD PAVEMENT)

HOUSE DRAIN UNDER ROAD PAVEMENT (SD510)
NOT TO SCALE



RAIN GARDEN CONSTRUCTION - 2.0m2 LOT DETAIL
NOT TO SCALE

CROSSCO ENGINEERING & ENVIRONMENTAL CONSULTANTS

Crossco Consulting Pty Ltd
ABN: 88 135 548 110
154 Macleod St
P.O. Box 858
Bairnsdale Vic 3875
Tel:(03) 51526298
Fax (03) 51527222
Email: consult@crossco.com.au

ALAN BOLDING

42 MYER STREET, LAKES ENTRANCE

PROPOSED SITE DRAINAGE PLAN

DRAWING No.
2533/001-A

DATE: 04 NOVEMBER 2021

Design Matters National
The peak body for the building design profession
Member

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email:
scott@bensonin.com.au

CLIENT SIGNATURE: | BUILDERS SIGNATURE

BENSON INDUSTRIES

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: ROBERT & KAYLENE DUGAN
LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2'
DRAWING TITLE: STORM WATER RETENTION AND RAIN GARDEN DESIGNS

PROJECT NUMBER: 26011
DRAWING NUMBER: A-20

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA
DATE: 22/10/2026
SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

Printed 5/11/2026
Page 57 of 61

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email: scott@bensonin.com.au

CLIENT SIGNITURE:

BUILDERS SIGNITURE

BENSON INDUSTRIES

REVISION NUMBER: ' REVISION 2'

PROJECT NUMBER: 26011

DRAWING NUMBER: A-21

PROJECT: PROPOSED NEW RESIDENCE

CLIENT: ROBERT & KAYLENE DUGAN

LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

DRAWING TITLE: 3D PERPECTIVE VIEWS - SHEET 1

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA

DATE: 22/10/2026

SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5

CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

Design Matters National
The peak body for the building design profession
Member

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



Design Matters National
The peak body for the building design profession
Member

LEGEND HOMES

BENSON INDUSTRIES
Reg: DB-U7132
P.O. BOX 1526
Sale VIC 3850
Mobile: 0418 517 620
Phone: (03) 5144 7669
Email:
scoff@bensonin.com.au

CLIENT SIGNITURE:

BUILDERS SIGNITURE

BENSON INDUSTRIES

REVISION NUMBER: ' REVISION 2'

PROJECT NUMBER: 26011

DRAWING NUMBER: A-22

DRAWING TITLE: 3D PERPECTIVE VIEWS - SHEET 2

PROJECT: PROPOSED NEW RESIDENCE

CLIENT: ROBERT & KAYLENE DUGAN

LOT.1 (No.46) MYER STREET LAKES ENTRANCE VIC 3909

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF LEGEND HOMES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: LUKE CARUBIA

DATE: 22/10/2026

SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 12.5

CONSTRUCTION REQUIRMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

ENERGY RATERS STAMP HERE

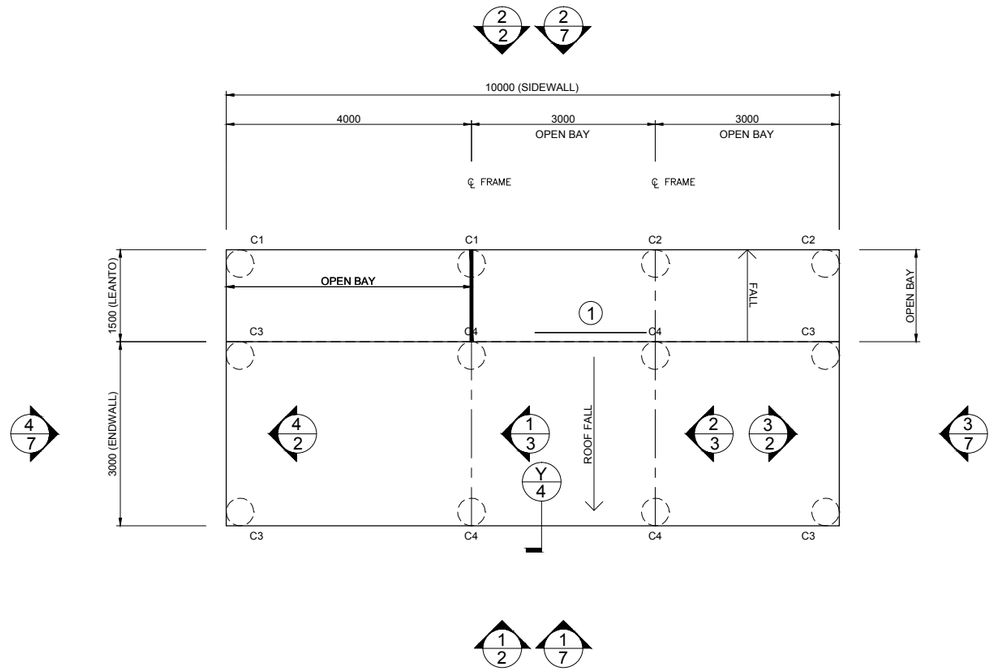
CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

Printed 5/11/2026

The design and detail shown on these drawings are applicable to this project only and may not be reproduced in whole or any part or be used for any other purpose without the written permission of FBHS (Aust) Pty Limited (FBHS) with whom copyright resides. The local distributor or franchisee you are dealing with is an authorised independent distributor or franchisee of FBHS' products and they enter into agreements with their customers on their own behalf and not as an agent for FBHS.

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

IF IN DOUBT, ASK.



1/1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1 = 100

FOR INTERNAL WALLS USE MULLION SPECIFICATIONS
SEE SHED DESIGNER LAYOUT SCREEN FOR INTERNAL OPENING POSITIONS
REFER TO SCHEDULE OF OPENINGS ON SHEET 4 FOR FULL OPENING LIST

MEMBER LEGEND

C1	C15012
C2	SHS07525
C3	C20015
C4	C20019

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

SHEET 1 OF 7
JOB NO. FDBD101936
DATE 4/8/2026
CHECKED TM
DRAWN FDB

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES
03 5153 1455
FOR
DUGAN (ROB)
AT
46 MYER STREET
LAKES ENTRANCE

SHED SAFE accredited

FAIR DINKUM BUILDS™

NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

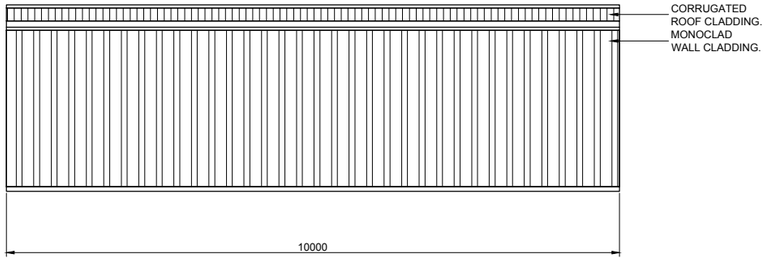
Registered Chartered Professional Engineer	Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD	Regn. No. 9985
Registered Certifying Engineer (Structural) N.T.	Regn. No. 116373ES
Registered Engineer - (Civil) VIC	Regn. No. PE0002216
Registered Engineer - (Civil) TAS	Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature .....
Date 4/8/2026
Registered on the NPER in the area of practice of Civil & Structural National Professional Engineers Register

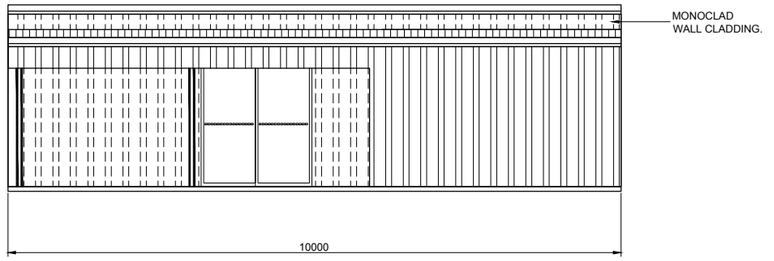
Printed 5/11/2026

The design and detail shown on these drawings are applicable to this project only and may not be reproduced in whole or any part or be used for any other purpose without the written permission of FBHS (Aust) Pty Limited (FBHS) with whom copyright resides. The local distributor or franchisee you are dealing with is an authorised independent distributor or franchisee of FBHS' products and they enter into agreements with their customers on their own behalf and not as an agent for FBHS.

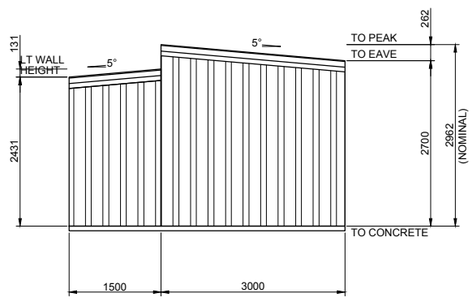
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



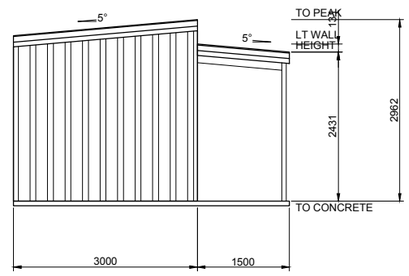
1/7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2/7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4/7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3/7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

BUILDING COLOURS

WALL	SURFMIST
ROOF	MONUMENT
P.A. DOOR	SURFMIST
GLASS SLIDING DOOR	MONUMENT
DOWNPIPE	SURFMIST
GUTTER	MONUMENT
CORNER FLASHING	SURFMIST
BARGE FLASHING	MONUMENT
OPENING FLASHING	SURFMIST

SHEET 7 OF 7
JOB NO. FDBD101936
DATE 4/8/2026
CHECKED TM
DRAWN FDB

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES
03 5153 1455
FOR
DUGAN (ROB)
AT
46 MYER STREET
LAKES ENTRANCE

FAIR DINKUM BUILDS™

SHED SAFE accredited

NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer	Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD	Regn. No. 9985
Registered Certifying Engineer (Structural) N.T.	Regn. No. 116373ES
Registered Engineer - (Civil) VIC	Regn. No. PE0002216
Registered Engineer - (Civil) TAS	Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature .....
Date 4/8/2026
Registered on the NPER in the area of practice of Civil & Structural National Professional Engineers Register

Printed 5/11/2026