Amendment to Planning Application

(Section 50 or 57A Application)

- Use this form if you have an existing application with Council that you would like to change before Council makes its decision. This form can be used before or after an application has been notified, but not after Council has made a determination in respect of the application.

CURRENT APPLICATION DETAILS

Planning Permit Application No.:	046-24
Address:	44 Denyers Rd Bowenvale
What was the original proposal	Build House and shed

THE AMENDMENT PROPOSED

This application is being lodged (tick one):	Prior to notification commencing (Section 50 of the *Planning and Environment Act 1987*) ☐ After notification has commenced (Section 57A of the *Planning and Environment Act 1987*) ☑
What changes are you seeking to make to the current application? *Detail any changes sought to the plans or any other documents previously submitted with the Planning Permit Application.* *Attach a supplementary page if more space is required.*	Changes to current shed layout and size

APPLICANT DETAILS *** please enter a valid email address**

Name:	Gary & Sherri Waterhouse		
Organisation (if applicable):			
Postal Address:	[redacted]	Postcode:	
Telephone No.	[redacted]		
***Email Address**			

DECLARATION:

I declare that all information given is true and correct.	Owner/ Applicant signature: GW	Date: 19/5/2026

If you have any further enquiries please contact Central Goldfields Shire Council Planning Department on ***(03) 5461 0610.***

GENERAL NOTES:

THE OWNER, BUILDER AND/OR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND ANY SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND RESCODE REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION

1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS. THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT. FOOTINGS ARE TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED I THE SOIL REPORT. WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS

2. LEVELS RELATING TO GROUND LEVELS ARE APPROXIMATE ONLY & ARE TO BE CHECKED & VERIFIED ON SITE BY THE BUILDER PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

3. STORMWATER SHALL BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

4. SEWER OR SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY REQUIREMENTS.

5. FOOTINGS ARE NOT TO ENCROACH OVER ANY TITLE BOUNDARIES AND/OR EASEMENT LINES.

6. FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEELWORK, BRICK CAVITY TIES, STEEL LINTELS ETC. THAT ARE IMBEDDED OR FIXED TO MASONRY BE PROTECTED IN ACCORDANCE WITH A.S. 3700-2018, HOT DIP GALVANIZED, STAINLESS STEEL OR CADMIUM COATED

7. BUILDING SETBACKS ARE FROM TITLE LINE (NOT FENCE LINE) REFER TITLE RE-ESTABLISHMENT PLAN FOR CORRECT OFF SETS IN RELATION TO FENCE LINES

8. ALL WET AREAS ARE TO COMPLY WITH NCC 10.2.1 OR A.S.3740-2021. WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800MM ABOVE FLOOR LEVEL TO ANY SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75MM OF THE WALL.
   A. WATERPROOFING TO HOBLESS SHOWER TO COMPLY WITH CLAUSE 3.13.5 OF AS3740-2021

9. RISERS -190MM MAXIMUM, 115MM MINIMUM. GOING -355MM MAXIMUM, 240MM MINIMUM. RISERS AND TREADS ARE TO BE CONSTANT IN SIZE THRU-OUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING.
   ENSURE A MAXIMUM GAP BETWEEN RISERS IS NOT TO EXCEED 125MM OR USE CLOSED RISERS. PROVIDE CONTINUOUS HAND RAILING 1000MM MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000MM OR GREATER ABOVE GROUND LEVEL. HANDRAILS ARE TO BE A MINIMUM OF 865MM ABOVE STAIR NOSING AND LANDINGS. MAXIMUM GAP BETWEEN BALUSTERS SHALL BE 125MM

10. SMOKE ALARMS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH NCC 2022 - PART 9.5 & AS3786-2014, AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD-WIRED WITH A BATTERY BACK-UP INTERCONNECTED A MINIMUM FLOW RATE OF EXHAUST FANS WITHIN BATHROOM OR SANITARY COMPARTMENTS ARE TO BE 25 L/s AND A MINIMUM FLOW RATE FOR RANGEHOODS OR LAUNDRIES OF 40L/s DUCTED DIRECTLY TO THE OUTSIDE AIR

11. BUILDING SEALING TO BE IN ACCORDANCE WITH NCC PARTS 13.4.2 - 13.4.7
    A. CLOTHES DRYER NOT PART OF CONTRACT WITH JG KING.
       OWNER TO BE AWARE THAT IF INSTALLED TO BE VENTED TO OUTSIDE AIR

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

13. CORROSION PROTECTION TO EXPOSED STRUCTURAL STEEL TO COMPLY WITH NCC 6.3.9

SPECIFICATION NOTES:

SITE & SOIL
REQUIRED FILL & COMPACTION TO BE IN ACCORDANCE WITH A.S.2870-2011

ALLOWABLE BEARING PRESSURE OF SOIL:
- UNDER STRIP OR PAD FOOTINGS - 100kPa
- UNDER SLAB OR BEAMS - 50kPa

BRICKWORK:
PROVIDE WALL-TIES TO BRICKWORK AT A MAXIMUM OF 600MM IN EACH DIRECTION AND WITHIN 300MM OF ANY ARTICULATION JOINTS. FOR PERPS AND BEDS JOINTS SPACINGS (REFER TO NCC 2022 PART 5.6.5) WEEPHOLES TO BE IN ACCORDANCE WITH AS 3700 CLAUSE 4.7.2

STEEL FRAME:
ALL STEEL STRUCTURE TO COMPLY WITH AS4100-1998. COMPOSITE STRUCTURES TO COMPLY WITH AS2327-2017. COLD FORMED STEEL STRUCTURES TO COMPLY WITH AS4600-2018.

FOR STRUCTURAL DETAILS REF. BHP HOUSE WALL FRAMING DESIGN MANUAL.

FOR ACTUAL CONFIGURATION & RACKING CAPACITY OF EACH TYPE OF BRACED PANEL REFER TO THE BHP HOUSE FRAMING MANUAL.

WALL FRAMES DESIGNED & CONSTRUCTED IN ACCORDANCE WITH WIND LOADING AS SPECIFIED IN TITLE PANEL

WALL LINTELS & SUPPORT STUDS :
FOR ALL EXTERNAL PERIMETER LOAD-BEARING LINTELS AND THEIR SUPPORTING STUDS REFER TO THE ENGINEERS DETAILS AND DRAWINGS AND TO GENERAL SPECIFICATIONS CARPENTERS TO ALLOW 45MM DOOR STUD AT WALL JUNCTIONS.

INTERNAL DOORS:
ALL INTERNAL DOORS ARE TO BE 2040mm HIGH UNLESS NOTED OTHERWISE ON THE PLAN.

WC DOORS:
HINGED DOORS THAT OPEN INWARDS TOWARDS THE PAN BUT THE EDGE OF THE DOOR IS A MINIMUM OF 1200MM AWAY FROM THE PAN AT ITS NEAREST POINT, MUST HAVE DEMOUNTABLE HINGES TO ALLOW EASY REMOVAL OF THE DOOR FROM THE OUTSIDE THE WC COMPARTMENT.

GUTTERS AND DOWNPIPES
BOX GUTTERS MUST BE FLASHED AT THE GUTTER ROOF JUNCTION WITH NON COMBUSTIBLE MATERIAL. NO MATERIAL REQUIREMENTS FOR STANDARD GUTTERS & DOWNPIPES.

TEMPORARY DOWNPIPES ARE TO BE USED DURING CONSTRUCTION.

FLOORING & FOOTINGS:
FINISHED FLOOR LEVELS ARE NOMINAL ONLY AND SHOULD BE CONFIRMED PRIOR TO START OF WORK. READ IN ACCORDANCE WITH THE SOIL REPORT REQUIREMENTS. READ IN CONJUNCTION WITH THE ENGINEERS DETAILS FOR ALL FOOTING SIZE & DETAILS. PLEASE NOTE MINIMUM FOUNDING DEPTH TO BE DETERMINED AS "NOTED" IN THE SOIL REPORT.

ALL CONCRETE TO HAVE A STRENGTH OF 20MPa

ALL SLAB, BEAM & FOOTING CONCRETE REINFORCEMENT TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS A.S.2870.1-2011

LAPPING & SUPPORT OF REINFORCEMENT TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS A.S.2870.1-2011

POLYTHENE MEMBRANE TO BE LAPPED A MINIMUM OF 200mm AT JOINTS & SHALL BE TAPPED AROUND PIPES WHICH PENETRATE THE SLAB

TOP SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED FROM THE SURROUNDING AREA.

ROOFING:
ROOF STRUCTURE DESIGNED IN ACCORDANCE WITH WIND LOADING AS SPECIFIED IN THE TITLE PANEL CEILING BATTENS TO BE 25mm *TOP HAT* SECTION. ROOFING MATERIAL AS NOTED ON ELEVATIONS & PLAN REFER TO BUILDING CONTRACTS FOR DOWNPIPE SPECIFICATIONS. ROOFING TO BE IN ACCORDANCE WITH AS 3500.3 - 2021

TILED ROOF: TILED ROOFS TO BE FULLY SARKED BELOW THE ROOF BATTENS COVERING THE ENTIRE ROOF INCLUDING THE RIDGE AND BE INSTALLED SO THAT THERE ARE NO GAPS AT FASCIAS, GUTTERS, VALLEYS ETC.

SHEET ROOF: COLORBOND ROOFS TO BE FULLY SARKED (BELOW OR ABOVE THE ROOF BATTENS) COVERING THE ENTIRE ROOF INCLUDING THE RIDGE AND BE INSTALLED SO THAT THERE ARE NO GAPS AT FASCIAS, GUTTERS, VALLEYS ETC.

DETACHED ROOFS : ROOF STRUCTURES AS PER DETAILS COMPLY *(VERANDAHS ETC.)* (NO LINING REQUIRED)

ROOF PENETRATIONS: SKYLIGHTS TO COMPLY WITH AS3959-2018. PRODUCT DETAILS AND PROOF OF COMPLIANCE TO BE PROVIDED IF SKYLIGHT REQUIRED. EVAPORATIVE COOLERS TO BE FITTED WITH BUTTERFLY CLOSER'S AT OR NEAR THE CEILING.

WINDOWS & DOORS:
ALL GLAZING SHALL CONFORM TO AS1288-2021 & AS 2047-2014.
WINDOW SIZES SHOWN ARE NOMINAL DEPENDING ON THE WINDOW MANUFACTURERS CLOSEST STANDARD SPECIFICATIONS.

1. ALL GLAZING IS TO BE IN ACCORDANCE WITH AS1288-2021.
2. READ IN CONJUNCTION WITH THE WINDOW SCHEDULE & ELEVATIONS.
3. ALL EXTERNAL DOORS ARE TO FITTED WITH WEATHER STRIPS.
4. 'F' DENOTES FIXED GLAZING, 'D' DENOTES OPENABLE SASH.

NOTE: THESE HEIGHTS MAY VARY SLIGHTLY ACCORDING TO DIFFERENCES IN BRICK SIZES

ALL EXTERNAL WINDOWS & GLAZED DOORS TO BE ALUMINUM FRAMED UNLESS NOTED OTHERWISE.

GARAGE PASSAGE DOORS TO BE FITTED WITH DRAFT SEAL AS PER 13.4.4 OF THE NCC 2022

ALL CAVITY SLIDING DOORS TO BE FLUSH JAMB TYPE. STANDARD STUD OPENING TO BE WIDENED BY 50MM TO ACCOMODATE

WALLING:
FOR STRUCTURAL DETAILS REFER TO BHP HOUSE WALL FRAMING DESIGN MANUAL. FOR ACTUAL CONFIGURATION & RACKING CAPACITY OF EACH TYPE OF BRACED PANEL REFER TO THE NASH STANDARD RESIDENTIAL & LOW - RISE STEEL FRAMING PARTS 1 & 2. WALL FRAMES DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH WIND LOADINGS SPECIFIED IN THE TITLE PANEL.

WALL SARKING MATERIAL TO COMPLY WITH AS/NZS 4200.1 AND NCC CLAUSE 10.8.1 (2022) AND TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 4200.2

LININGS:
EAVES TO BE CONSTRUCTED WITH 4.5MM FC SHEET WITH PVC JOINERS. FASCIAS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE STEEL. GABLES TO COMPLY WITH THE CONSTRUCTION OF EXTERNAL WALLS ABOVE.

HEATING AND COOLING:
ALL HEATING & COOLING UNITS, SIZES, TYPES & LOCATIONS ARE TO BE CONFIRMED BETWEEN THE BUILDER & THE SUPPLIER. ALL HEATING & COOLING DUCTS & VENT LOCATIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF BUILDING TO DETERMINE IF ANY ADDITIONAL RISER DUCTS ARE REQUIRED. ALL HEATING & COOLING POINTS LOCATIONS, MAY VARY FROM PLAN TO PLAN.

GEOTECHNICAL:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH A GEOTECHNICAL REPORT. IT IS THE BUILDERS'S RESPONSIBILITY TO OBTAIN SUCH REPORTS PRIOR TO COMMENCEMENT OF WORKS. FULL HEIGHT CONTROL JOINTS (FOOTING TO EAVES) AT 5m MAX CTRS UNLESS OTHERWISE STATED IN THE SOIL REPORT. REFER TO SOIL REPORT.

LINTEL NOTES:
BUILDER IS TO NOTE THAT LINTELS SELECTED BY THE ENGINEER ARE DESIGNED TO CARRY ONLY STANDARD TILE ROOFING & TRUSS LOADS WHERE ARE AT 600mm MAXIMUM CTRS. IF ANY GIRDER TRUSSES ARE LOCATED DIRECTLY ON ANY LINTELS. TRUSS MANUFACTURER AND / OR BUILDER IS TO REFER TO THE ENGINEER TO CONFIRM IF LINTEL & SUPPORTING STUDS ARE ADEQUATE. ENGINEER'S DRAWINGS TAKE PRECEDENCE OVER NOMINAL SIZES INDICATED ON THESE PLANS.

ALL STEEL AND MORTAR TO BE IN ACCORDANCE WITH SECTION 5 OF AS 3700-2018.

ALL WORKS INCLUDING BRICKS, BRICKWORK, CONCRETE, SLABS & FOOTINGS OF THE RELEVANT AUSTRALIAN STANDARDS.

BAL REQUIREMENT NOTES: BAL 19

SUB FLOOR (POSTS, STUMPS COLUMNS)
ENCLOSED: NO REQUIREMENT. BRICK & PIER SUBFLOOR WALLS COMPLY
UNENCLOSED: NO REQUIREMENT.

FLOORS (BEARERS, JOISTS AND FLOORING)
ENCLOSED: NO REQUIREMENT
UNENCLOSED: NO REQUIREMENT

DECKS, STEPS, RAMPS AND LANDINGS ETC.
ENCLOSED SUBFLOOR SPACE - NO SPECIAL REQUIREMENTS FOR MATERIALS EXCEPT WITHIN 400MM OF GROUND. NO SPECIAL REQUIREMENTS FOR SUPPORTS OR FRAMING. DECKING TO BE NON-COMBUSTIBLE OR BUSFIRE RESITANT WITHIN 300MM HORIZTONTALLY AND 400MM VERTICALLY FROM GLAZED ELEMENT. VERANDAH/ALRESCO POSTS TO BE ON 75MM STIRRUPS OR INCLUDE BUSHFIRE RESISTANT TIMBER.

BALUSTRADES, HANDRAILS OR OTHER BARRIERS
NO REQUIREMENT

EXTERNAL WALLS
PARTS LESS THAN 400MM ABOVE GROUND OR DECKS ETC TO BE OF NON-COMBUSTIBLE MATERIAL, 6MM FIBRE CEMENT CLAD OR BUSHFIRE RESISTANT/NATURALLY FIBRE RESISTANT TIMBER. NO GAP GREATER THAN 2MM.

WINDOWS INCLUDING DOOR SIDELITES & GLAZED PANELS WITHIN DOORS
PROTECTED BY BUSHFIRE SHUTTER, COMPLETELY SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR 4MM GRADE A SAFTEY GLASS OR GLASS BLOCKS WITHIN 400MM OR GROUND, DECK, ETC. OPENABLE PORTION METAL SCREENED WITH FRAME OF METAL OR METAL REINFORCED PVC-U OR BUSHFIRE RESISTING TIMBER. NO GAP GREATER THAN 2MM.

EXTERNAL DOORS
PROTECTED BY BUSHFIRE SHUTTER, OR SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR GLAZED WIT 5MM TOUGHENED GLASS, NON-COMBUSTIBLE OR 35MM SOLID TIMBER FOR 400MM ABOVE THRESHOLD, METAL OR BUSHFIRE RESISTING TIMBER FRAMED FOR 400MM ABOVE GROUND, DECKING, ETC. TIGHT FITTING WITH WEATHER STRIPS AT BASE. GARAGE DOORS TO BE PROTECTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BUSHES WITH NO GAP GREATER THAN 2MM.

ROOFS
NON-COMBUSTIBLE COVERINGS, ROOF/WALL JUNCTION SEALED. ROOF TO BE FULLY SARKED. NO GAP GREATER THAN 2MM.

ENERGY EFFICIENCY DETAILS:

ENERGY RATING SUPPLIED BY: R & C

REV.	DATE	DESCRIPTION	DR	CHK
1	19/05/2026	CONTRACT PLANS (NHE-3, SURVEY, & PSI)	JU	AM

ALPHA COLLECTION

BRUNSWICK 27

FACADE: NEO

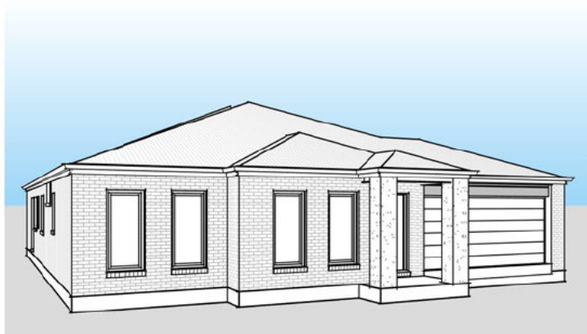
CLIENT: GARY ROBERT WATERHOUSE & SHERRIE PAMELA ANN WATERHOUSE

ADDRESS: LOT CA8, SEC4A, 44 DENYERS ROAD

SUBURB: BOWENVALE VIC 3465

JOB No: 2603BER002 **SHEET No:** 01 of 21

JG KING HOMES



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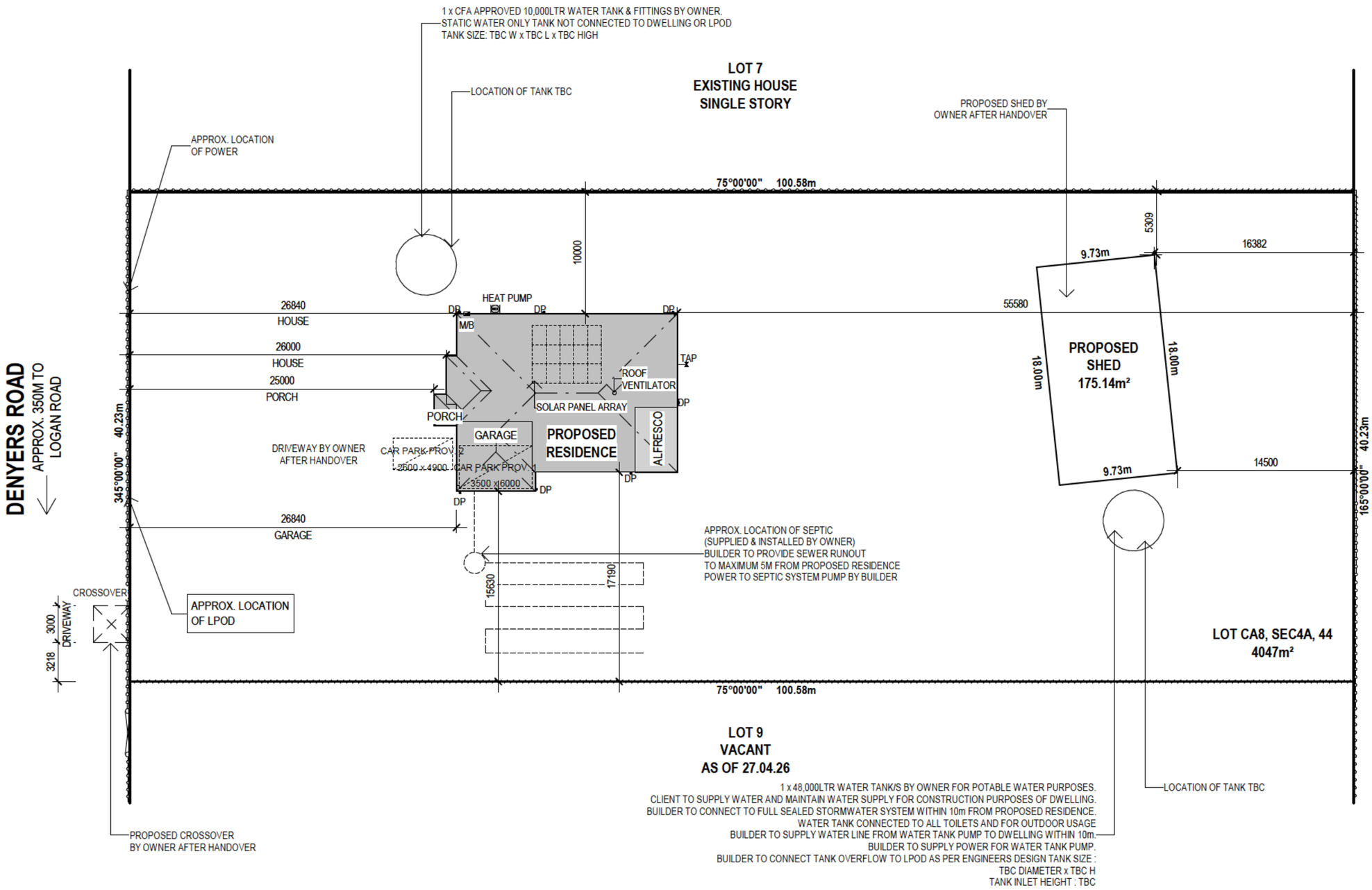


FULL SITE PLAN

SCALE: 1 : 350

SITING INFORMATION

SITE AREA	BUILDING AREA	SITE COVERAGE
4047 M²	254.31 M²	6.28 %
PAVING AREA	BLDG+PAV AREA	PERMEABILITY
TBC M²	254.31 M²	93.72 %
GARDEN AREA	GARDEN PER.	POS
3792.03 M²	93.70 %	2687.09 M²

HOUSE INFORMATION

SITE RL :	TBC
HOUSE FFL	GARAGE FFL
TBC	TBC
SLAB TYPE	SLAB HEIGHT
WAFFLE	TBC

SITE INFORMATION

TBC

GENERAL NOTES

NOTE
IT IS THE OWNERS RESPONSIBILITY TO ENSURE AN ELECTRICAL PIT HAS BEEN INSTALLED ADJACENT TO THE PROPERTY PRIOR TO CONSTRUCTION.

NOTE
OWNER TO SUPPLY AND INSTALL AN ALL-WEATHER ACCESS TRACK WITH DIMENSIONS & TURNING CIRCLE TO SUIT HEAVY CONSTRUCTION VEHICLES PRIOR TO SITE START

TERMITE TREATMENT REQUIRED

PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660

TOWN PLANNING REQUIRED

SITING SUBJECT TO TOWN PLANNING APPROVAL

BUSHFIRE ATTACK LEVEL (BAL)

BAL 19 INCREASING LEVELS OF EMBER ATTACK AND BURNING DEBRIS IGNITED BY WINDBRONE EMBERS TOGETHER WITH INCREASING HEAT FLUX BETWEEN 12.5 AND 19 KW/M²

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

WIND SPEED INFORMATION

TBC

SITE DRAINAGE INFORMATION

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

GRADE ALL SURFACES AWAY FROM FOOTINGS WITH A MIN 1:20 FALL

PROVIDE TEMPORARY DOWNPIPES CONNECTED TO STORMWATER AS SOON AS THE ROOF CLADDING IS COMPLETE. DURING CONSTRUCTION DOWNPIPES MAY BE REMOVED FOR OPERATION PROCEDURES

ALL STORMWATER DRAINS ARE TO BE CONNECTED TO THE NOMINATED LEGAL POINT OF DISCHARGE

REFER TO ENGINEERS DESIGN FOR STORMWATER DRAINAGE DESIGN AND LAYOUT

SURVEY LEGEND

S	SEWER MANHOLE	T	WATER TAP
E	ELECTRICITY PIT	WM	WATER METER
EC	ELECTRICITY CABINET		POWER POLE
	TBM		P.S.M.
WV	WATER VALVE	FH	FIRE HYDRANT
	LIGHTPOLE	FP	FIRE PLUG
GP	GRATED PIT	SV	SEWER VENT
SEP	SIDE ENTRY PIT	IS	SEWER INSPECTION SHAFT
JP	JUNCTION PIT		SIGN
UNK	UNKNOWN PIT	GV	GAS VALVE
	TELSTRA PIT		EVERGREEN TREE HEIGHT 5m SPREAD 3m
G	GAS METER		

LEGEND

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

REFER TO FENCES NOTE FOR HEIGHT & MATERIAL SPECIFICATIONS

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

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

NORTH DIRECTION

CLIENT ACKNOWLEDGEMENT

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

CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE

FULL SITE PLAN

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	RH	D
FACADE NAME		
NEO		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
As indicated	A3	2026

"THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD"

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

ALPHA COLLECTION

BENDIGO

JG KING HOMES

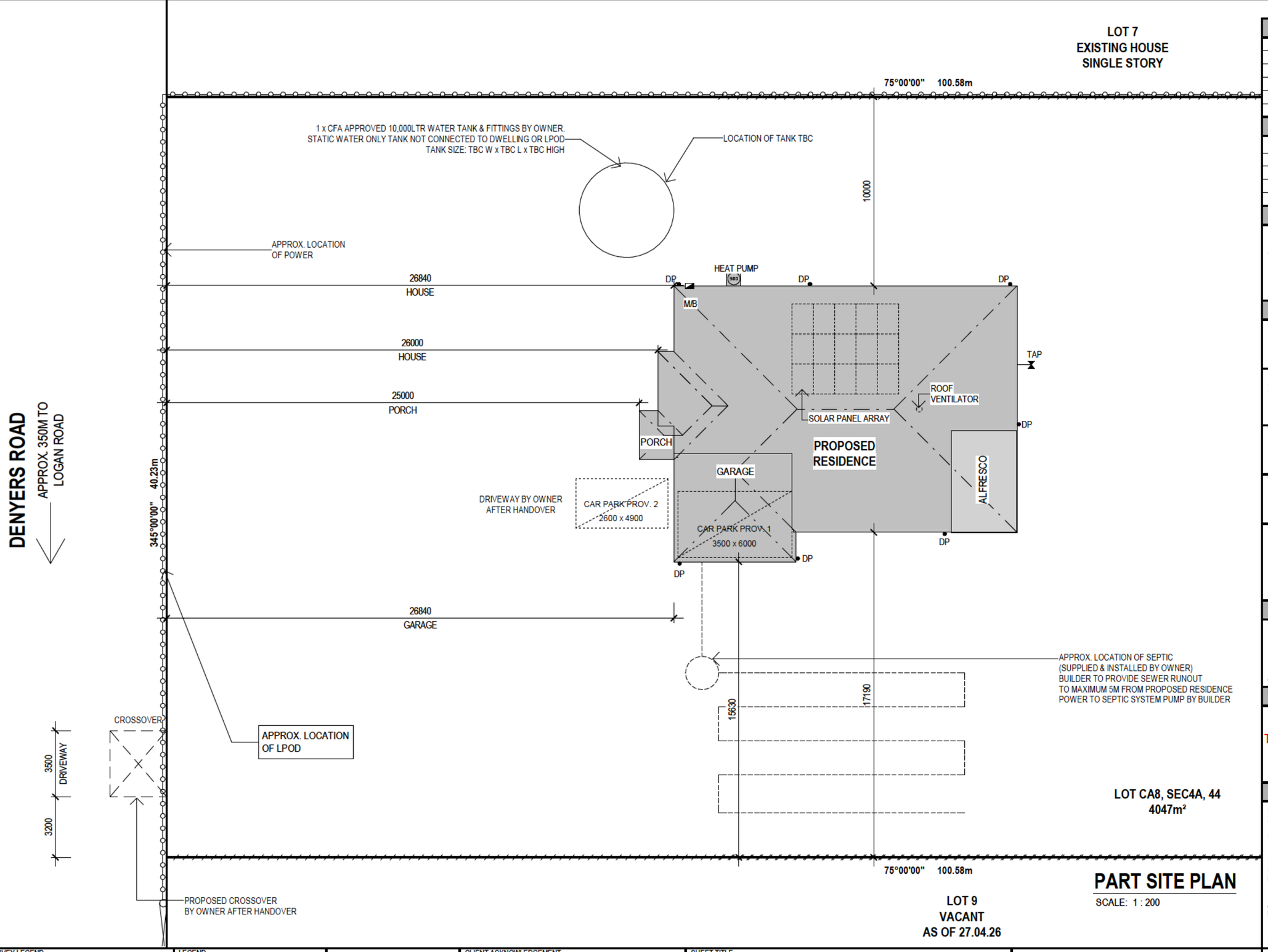
17 HIGH STREET,
KANGAROO FLAT, VIC 3555
T(03) 5447 9888

CLIENT
GARY ROBERT WATERHOUSE & SHERRIE PAMELA ANN WATERHOUSE

ADDRESS
LOT CA8, SEC4A, 44 DENYERS ROAD

SUBURB
BOWENVALE VIC 3465

JOB NO		JOB DATE
2603BER002		19/05/2026
DRAWN	CHECKED	PROJECT STAGE
JU	AM	CONTRACT
MASTER RELEASE DATE	SHEET NO	TOTAL NO
16/05/2024	02 of	21



PART SITE PLAN

SCALE: 1 : 200

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	TBM		P.S.M.
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- PROPOSED WING FENCE
- PROPOSED FRONT FENCE
- EXISTING FENCE

REFER TO FENCES NOTE FOR HEIGHT & MATERIAL SPECIFICATIONS

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- METER BOX POSITION
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FACADE NAME		
NEO		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 200	A3	2026

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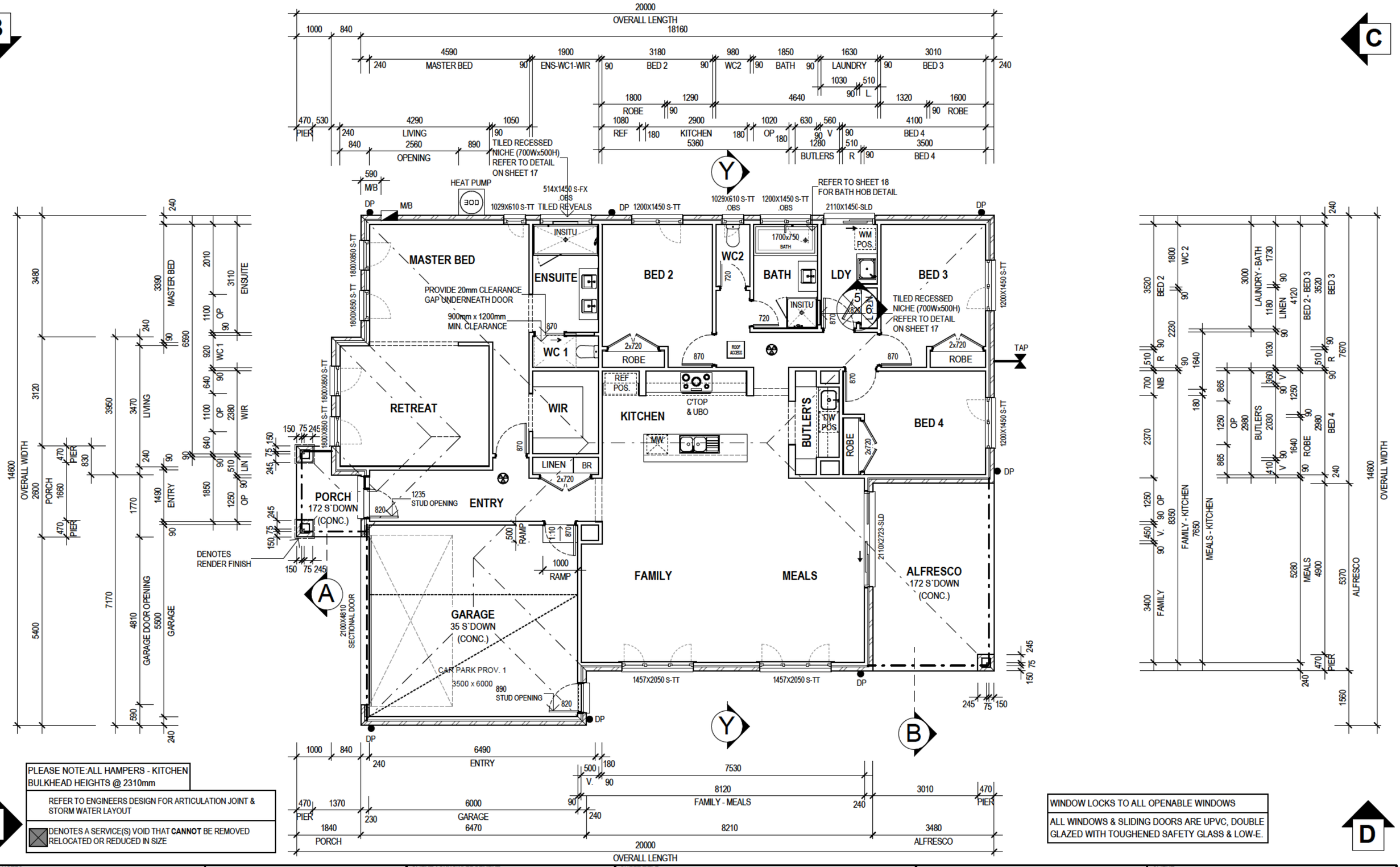
ALPHA COLLECTION
BENDIGO
JG KING HOMES
17 HIGH STREET,
KANGAROO FLAT, VIC 3555
T(03) 5447 9888

CLIENT

GARY ROBERT WATERHOUSE & SHERRIE PAMELA ANN WATERHOUSE

ADDRESS
LOT CA8, SEC4A, 44 DENYERS ROAD
SUBURB
BOWENVALE VIC 3465

JOB NO		JOB DATE
2603BER002		19/05/2026
DRAWN	CHECKED	PROJECT STAGE
JU	AM	CONTRACT
MASTER RELEASE DATE	SHEET NO	TOTAL NO
16/05/2024	03 of	21



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

REFER TO ENGINEERS DESIGN FOR ARTICULATION JOINT & STORM WATER LAYOUT

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

WINDOW LOCKS TO ALL OPENABLE WINDOWS

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

GENERAL NOTES

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

DP DENOTES DOWNPIPE LOCATIONS

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

DENOTES BEAM AS PER ENGINEERING SPECIFICATIONS

M/B : METER BOX HWS : HOT WATER SYSTEM
G : GAS METER IHWS : INSTANTANEOUS HOT WATER SYSTEM

DOORS: # DENOTES 2340H DOORS
SL : SLIDING ST : STACKER BI : BIFOLD

WINDOWS: TT : TILT&TURN AW : AWNING FX : FIXED TL : TILT TR : TURN
OBS : OBSCURE GLAZING SAFE : SAFETY GLASS
S : STANDARD T : *T* SERIES H : *H* SERIES F : *F* SERIES M : *M*SERIES
B : *B*SERIES T1/T2/H1 : EQUAL PANELS H2 : EQUAL/850mm OPENABLE PANEL
F1 : 610mm OPENABLE PANEL F2 : 850mm OPENABLE PANEL

AREAS TABLE

GROUND FLOOR	195.44	M²	21.04 SQ²
FIRST FLOOR	0.00	M²	0.00 SQ²
SUB TOTAL(FLOOR)	195.44	M²	21.04 SQ²
GARAGE	36.09	M²	3.88 SQ²
PORCH	4.09	M²	0.44 SQ²
ALFRESCO	18.69	M²	2.01 SQ²
BALCONY	0.00	M²	0.00 SQ²
SUB TOTAL(OTHER)	58.86	M²	6.34 SQ²
TOTAL	254.31	M²	27.37 SQ²

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE

GROUND FLOOR PLAN

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	RH	D
FACADE NAME		
NEO		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 100	A3	2026

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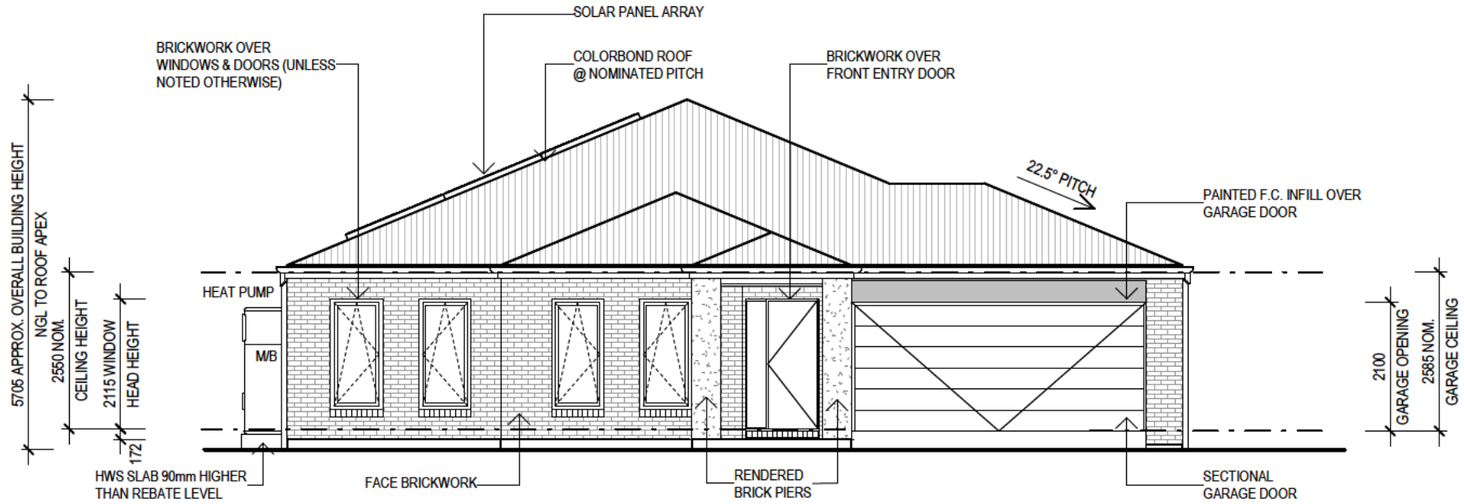
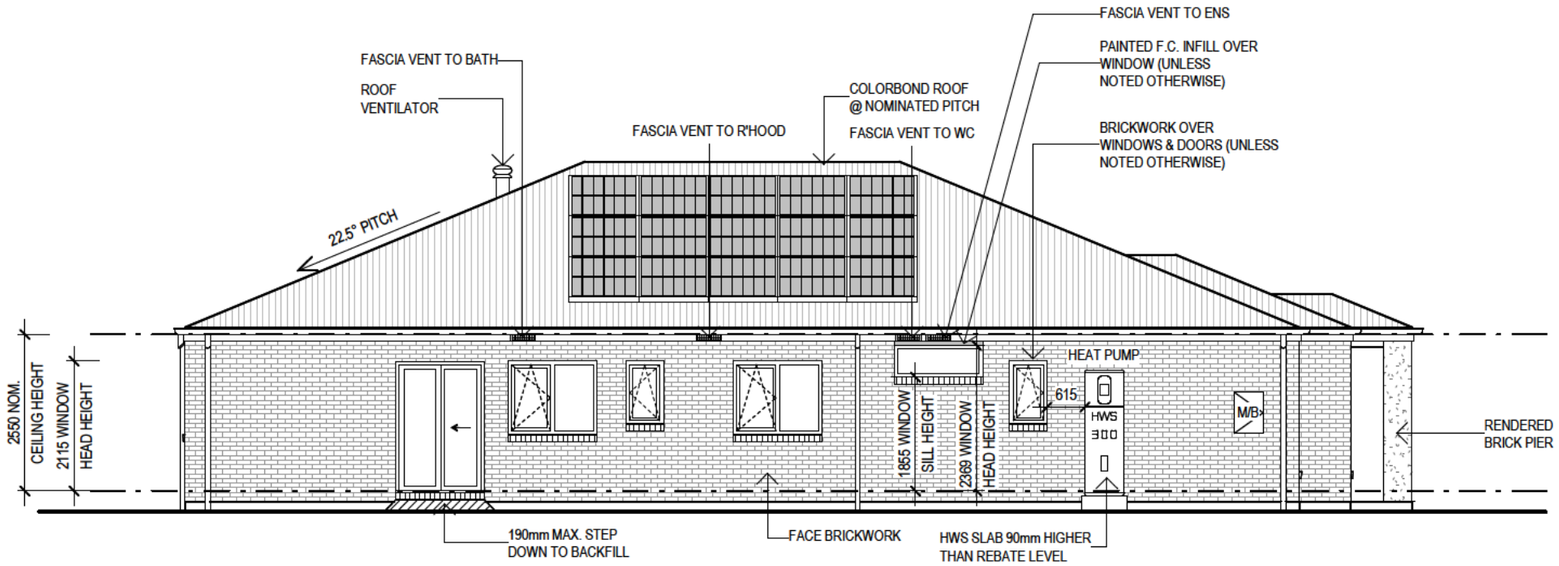
2603BER002		19/05/2026
DRAWN	CHECKED	PROJECT STAGE
JU	AM	CONTRACT
MASTER RELEASE DATE	SHEET NO	TOTAL NO
16/05/2024	04 of	21



ELEVATION A

SCALE: 1 : 100



ELEVATION B

SCALE: 1 : 100

GENERAL NOTES

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

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE
ELEVATIONS

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	RH	D

FACADE NAME: NEO

SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 100	A3	2026

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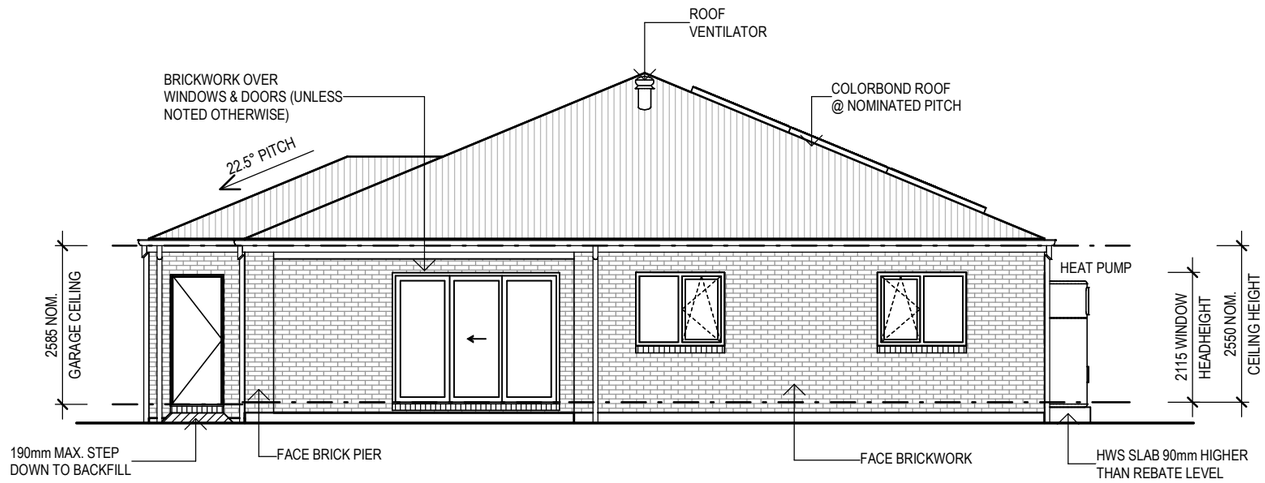
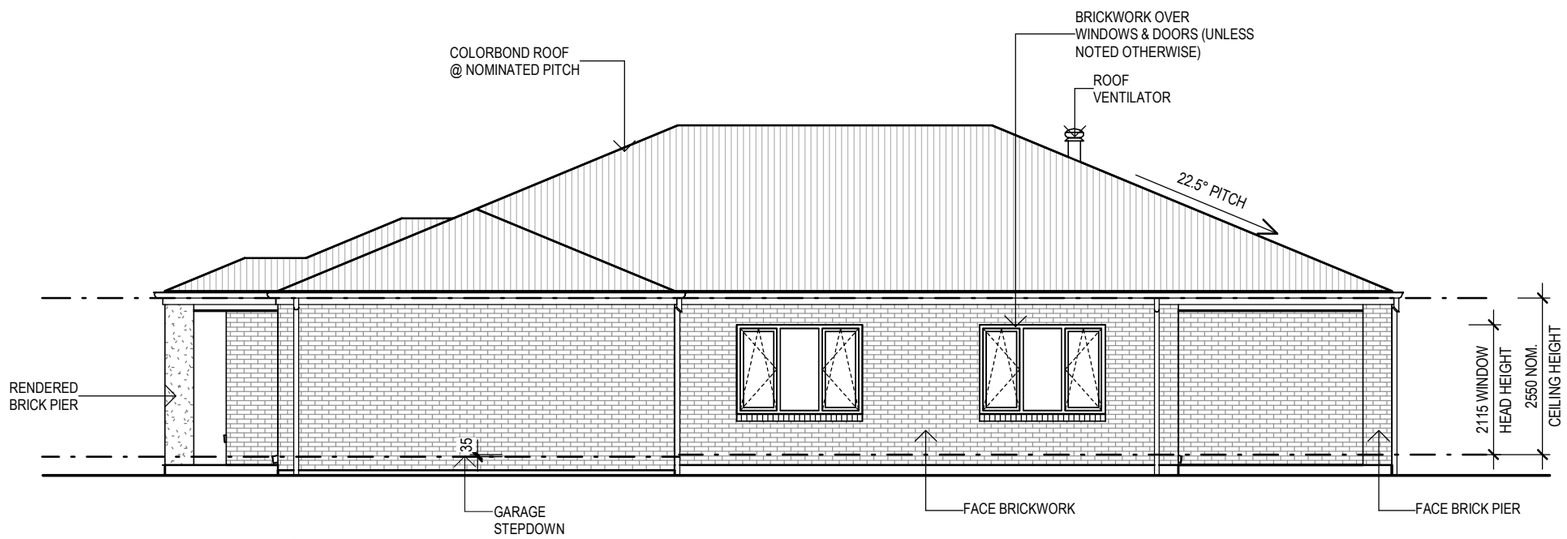
JU	AM	CONTRACT
MASTER RELEASE DATE	SHEET NO	TOTAL NO
16/05/2024	05 of	21



ELEVATION C

SCALE: 1 : 100



ELEVATION D

SCALE: 1 : 100

GENERAL NOTES

- WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST BRICK COURSE (UNLESS NOTED OTHERWISE)
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CLIENT 1: **DATE 1:**

CLIENT 2: **DATE 2:**

JGK BUILDER: **DATE 3:**

SHEET TITLE

ELEVATIONS

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	**RH**	**D**
FACADE NAME		
NEO		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 100	**A3**	**2026**

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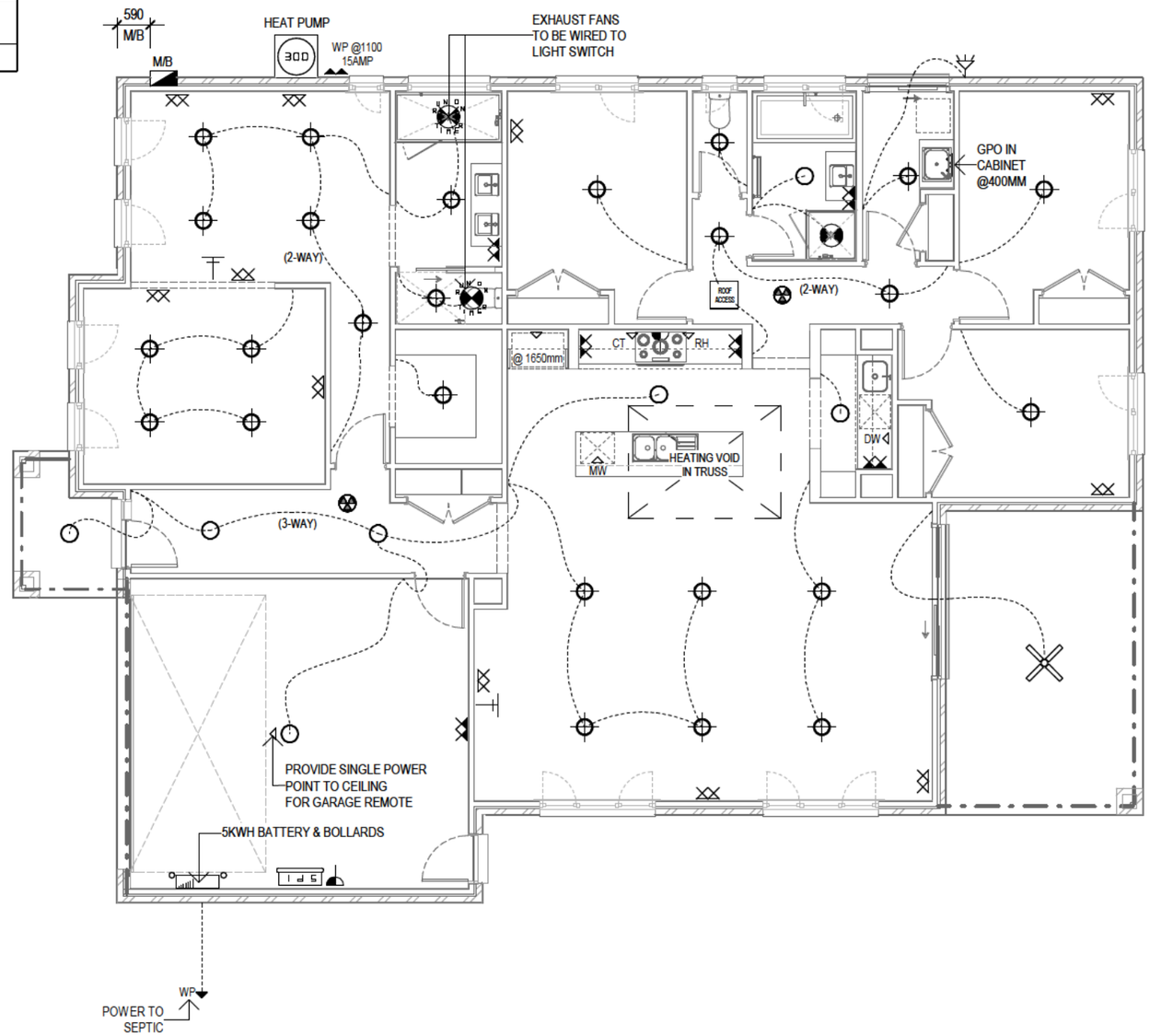
MASTER RELEASE DATE	SHEET NO	TOTAL NO
16/05/2024	06 of	21

ARTIFICAL LIGHTING

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

Lighting Location	Actual
Class 1 Building (5W/m²) Residence	225
Class 10 Building (3W/m²) Garage/Carport	10
External Lighting (4W/m²) Verandah/Porch/Alfresco/Balcony	10
Total	**245**

LOCATIONS ARE SUBJECT TO CHANGE ON SITE, DUE TO REGULATIONS & CONSTRUCTION REQUIREMENTS
HEATING & COOLING BY OWNER AFTER HANDOVER
PROVIDE DIGITAL TV ANTENNA INCLUDING BOOSTER/AMPLIFIER AND POWER POINT



LEGEND OF SYMBOLS	FITTING WATTAGE	QTY
DOUBLE GPO-INTERNAL @ 300 mm	N/A	12
DOUBLE GPO-INTERNAL @ 1100 mm	N/A	6
SINGLE GPO-INTERNAL (HEIGHT VARIES)	N/A	6
DOUBLE GPO-INTERNAL (HEIGHT VARIES)	N/A	1
SINGLE GPO WEATHER PROOF - EXTERNAL (HEIGHT VARIES)	N/A	1
DOUBLE GPO WEATHER PROOF - EXTERNAL (HEIGHT VARIES)	N/A	1
DIRECT WIRE (APPLIANCE)	N/A	2
CEILING LIGHT BATTEN HOLDER	10W	8
LED DOWN LIGHT	7W	25
LIGHT (EXTERNAL)-MIN. 40L/W HT. VARIES (1978mm FROM FINISH FLOOR LEVEL)	10W	1
4-BLADE CEILING FAN (NO LIGHT) (ALFRESCO)	N/A	1
(2-WAY) 2-WAY LIGHT SWITCH	N/A	2
(3-WAY) 3-WAY LIGHT SWITCH	N/A	1
SMOKE ALARM	N/A	2
HWS HOT WATER SERVICE (HEAT PUMP)	N/A	1
EXHAUST FAN (SELF CLOSING)	N/A	1
EXHAUST FAN (10min. RUN ON TIMER)	N/A	2
METER BOX	N/A	1
T.V. COAXIAL POINT @300mm	N/A	2
HEATING VOID IN TRUSS INCLUDING BATTEN LIGHT & DOUBLE POWER POINT (INCLUDED IN VALUES ABOVE) **EXACT LOCATION SUBJECT TO CONTRACTORS DISCRETION	N/A	1
ROOF ACCESS (PROVIDE SINGLE BATTEN LIGHT WITHIN 1.6 M OF ROOF ACCESS, INCLUDED IN VALUES ABOVE)	N/A	1
SOLAR POWER INVERTER (INCLUDES POWER SUPPLY)	N/A	1
SOLAR BATTERY & BOLLARDS	5KWH	1

GENERAL NOTES

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

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE
ELECTRICAL PLAN

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	RH	D
FACADE NAME		
NEO		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 100	A3	2026

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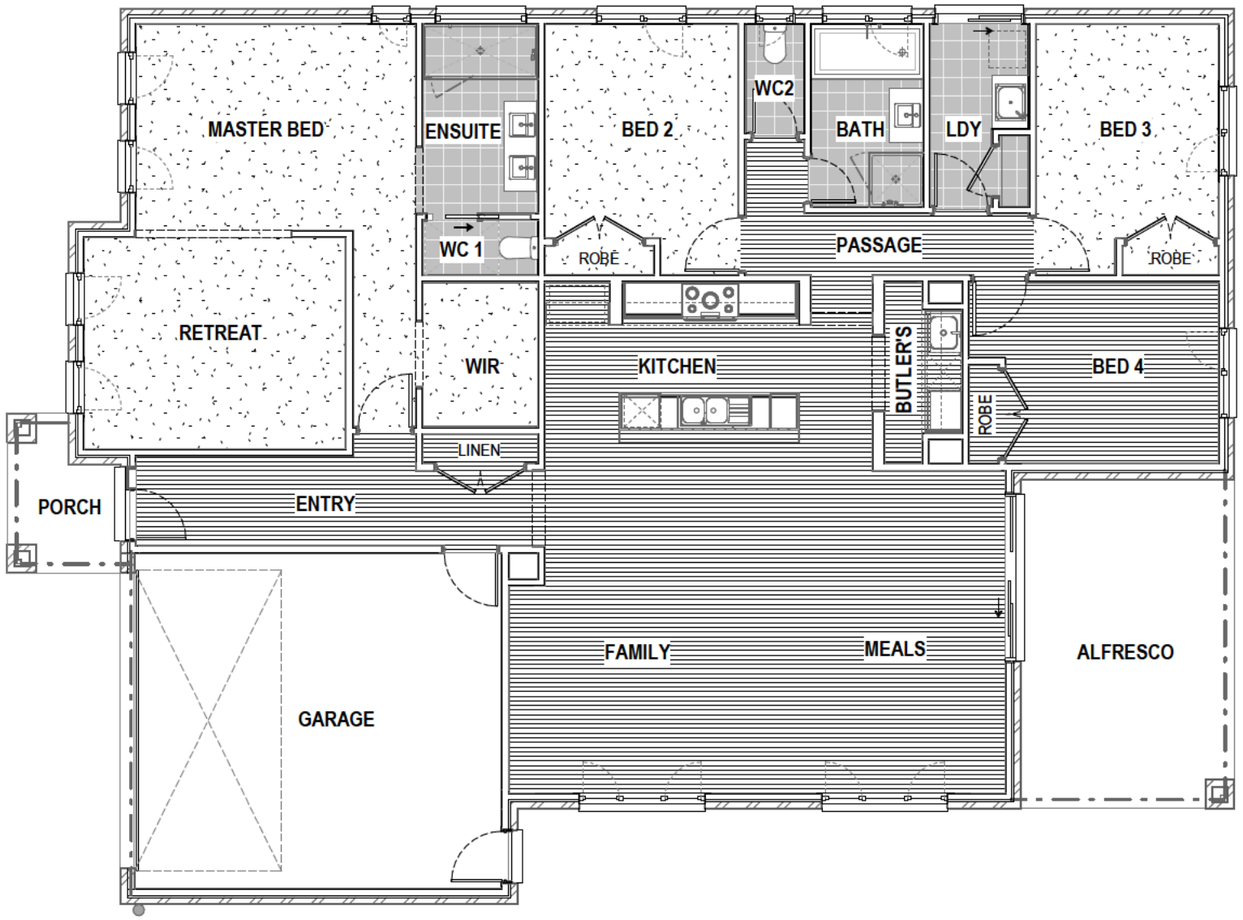
MASTER RELEASE DATE	SHEET NO	TOTAL NO
16/05/2024	07 of	21

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

FLOOR COVERING SCHEDULE

LOCATION	MATERIAL	AREA
ENTRY - HALL - LINEN	LAMINATE	10.90 m²
FAMILY - MEALS - KITCHEN - BUTLER'S	LAMINATE	57.01 m²
MASTER BED - WIR - RETREAT	CARPET	38.30 m²
BED 2	CARPET	12.89 m²
BED 3	CARPET	12.22 m²
BED 4	LAMINATE	12.00 m²
PASSAGE	LAMINATE	6.97 m²
ENSUITE - WC1	TILES	7.28 m²
BATH	TILES	3.64 m²
LAUNDRY - LINEN	TILES	4.30 m²
WC2	TILES	1.74 m²



GENERAL NOTES

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

FLOOR FINISHES LEGEND

CARPET	TILES
VINYL	LAMINATE
FLOOR BOARDS	

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE

FLOOR FINISHES PLAN

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	RH	D
FACADE NAME		
NEO		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
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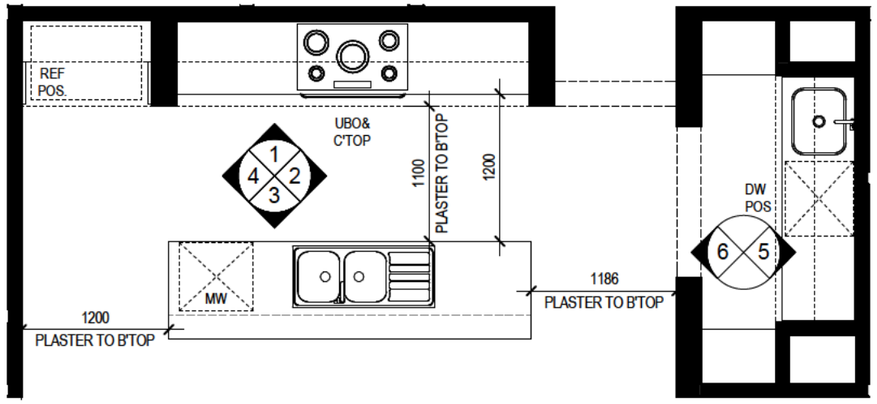
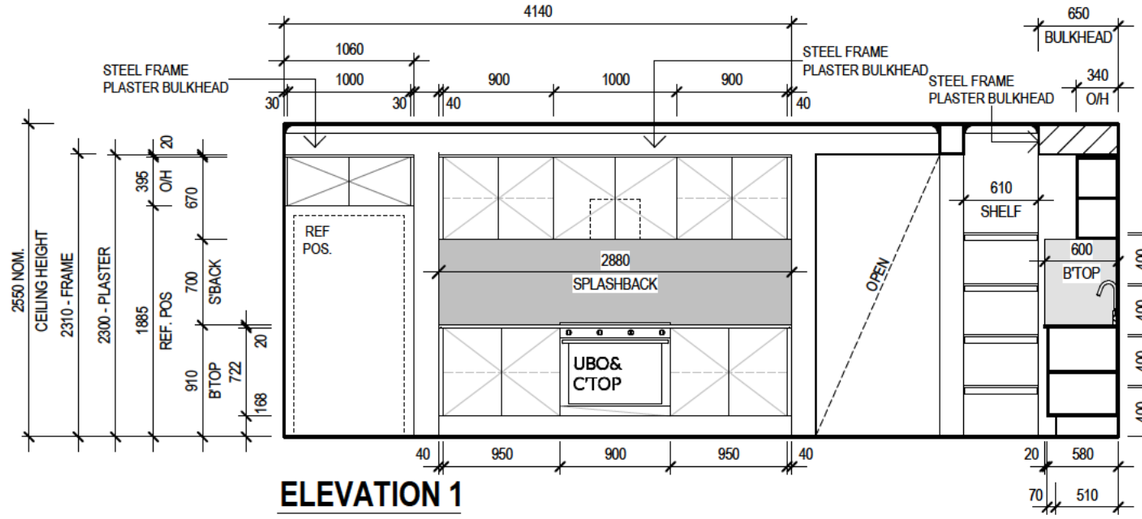


KITCHEN & BUTLER'S PLAN

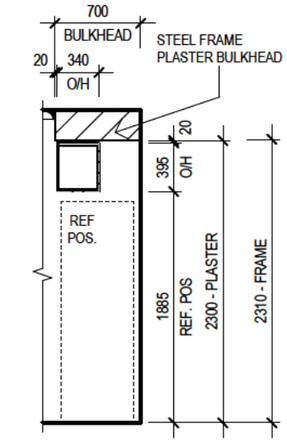
SCALE: 1 : 50

REFER TO SHEET 16 FOR KITCHEN JOINERY BULKHEAD DETAIL



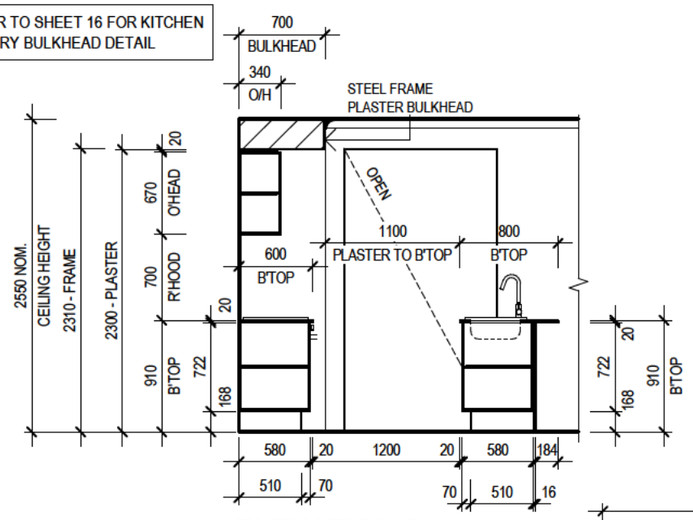
ELEVATION 1

SCALE: 1 : 50



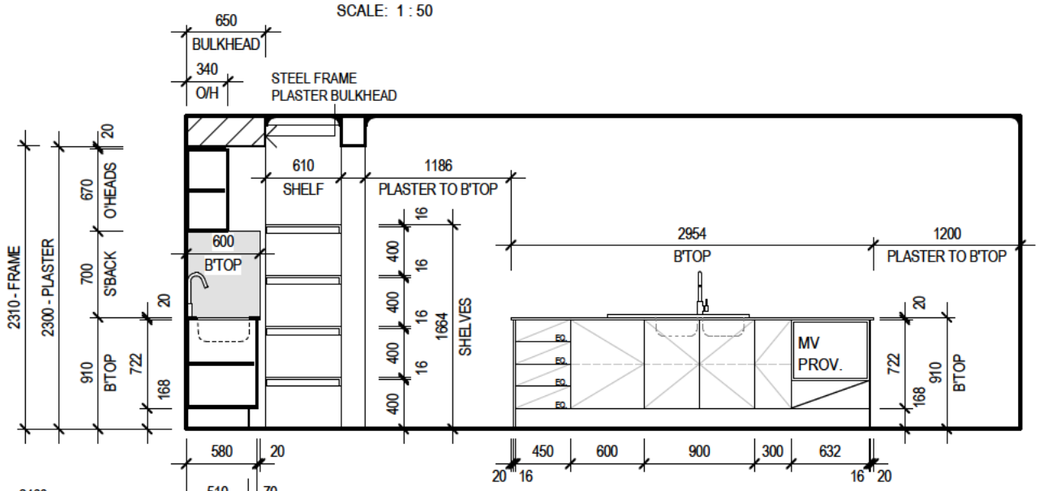
ELE 4 REF. SPACE

SCALE: 1 : 50



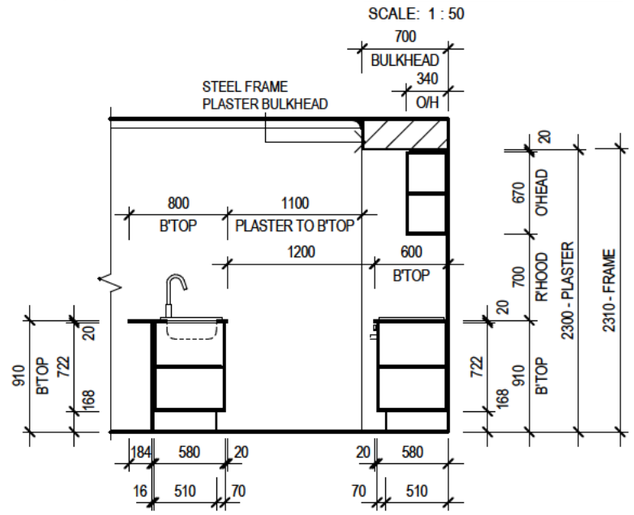
ELEVATION 2

SCALE: 1 : 50



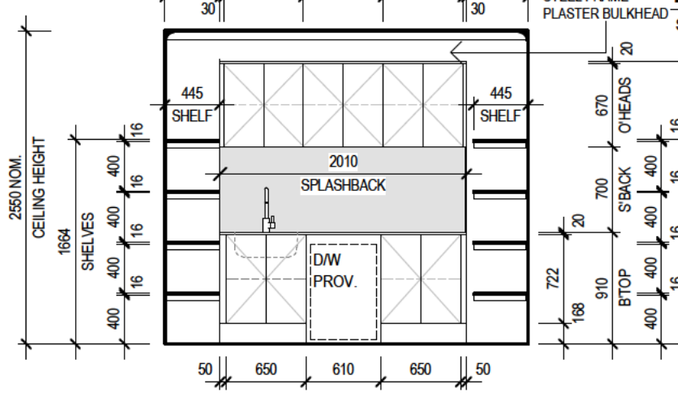
ELEVATION 3

SCALE: 1 : 50



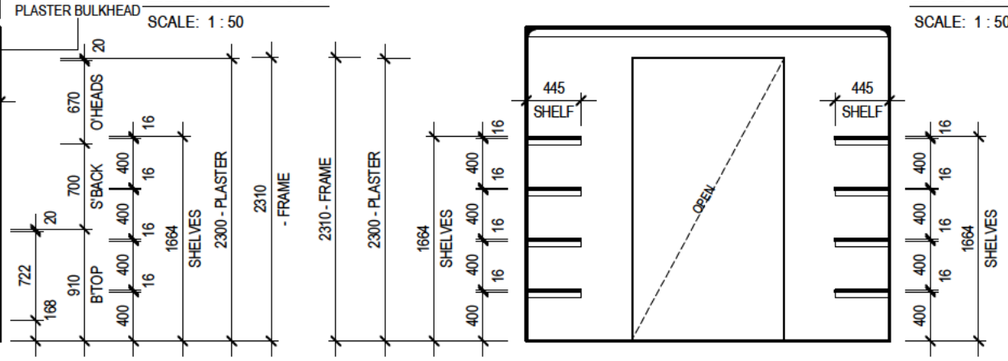
ELEVATION 4

SCALE: 1 : 50



ELEVATION 5

SCALE: 1 : 50



ELEVATION 6

SCALE: 1 : 50

GENERAL NOTES

- ALL TILE & CABINETRY DIMENSIONS ARE APPROXIMATE ONLY & MAY ALTER TO SUIT
- ALL INTERNAL ELEVATIONS ARE DIMENSIONED FROM PLASTER NOT FRAME
- REFER TO COLOUR DOCUMENTATION FOR HANDLE LOCATIONS WHERE APPLICABLE

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE

KITCHEN & BUTLER'S INTERNALS

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	RH	D
FACADE NAME		
NEO		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 50	A3	2026

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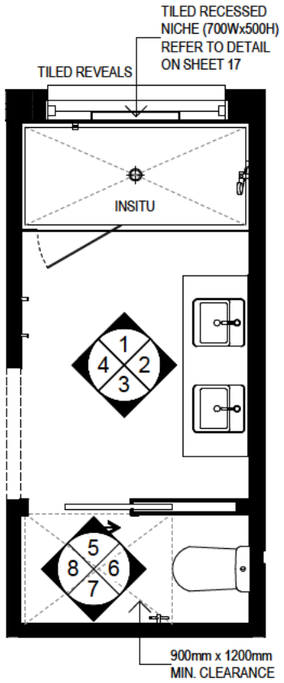
LOT CA8, SEC4A, 44 DENYERS ROAD

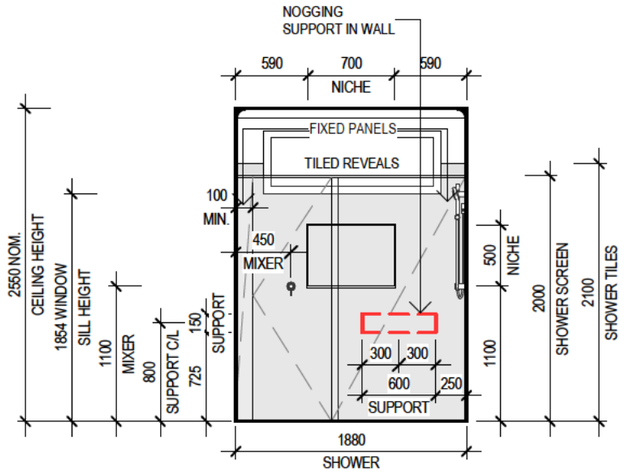
SUBURB
BOWENVALE VIC 3465

JOB NO		JOB DATE
2603BER002		19/05/2026
DRAWN	CHECKED	PROJECT STAGE
JU	AM	CONTRACT
MASTER RELEASE DATE	SHEET NO	TOTAL NO
16/05/2024	09 of	21



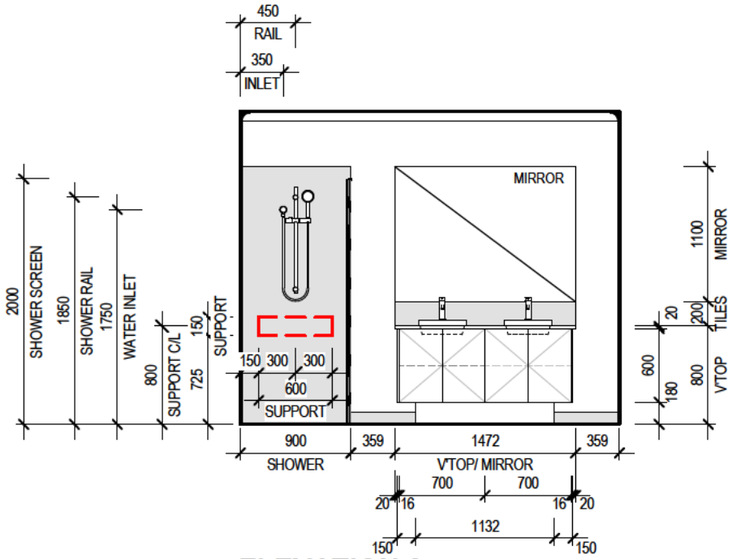
ENSUITE & WC1 PLAN

SCALE: 1 : 50



ELEVATION 1

SCALE: 1 : 50



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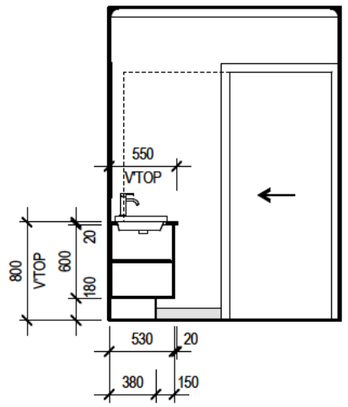

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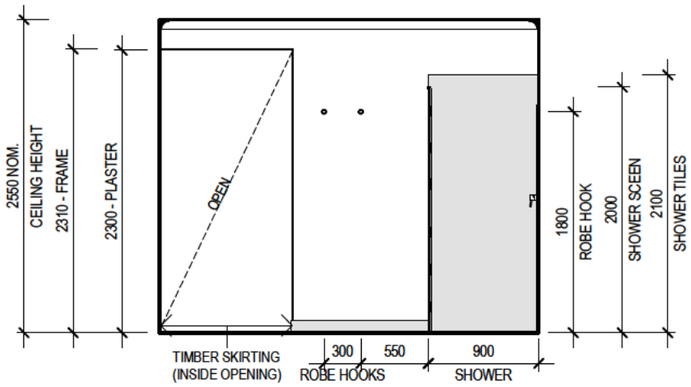

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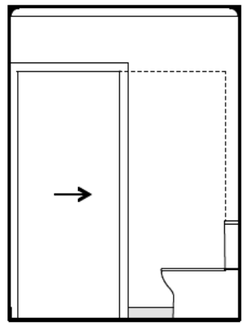

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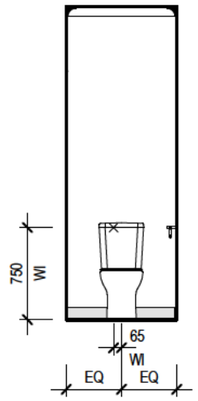

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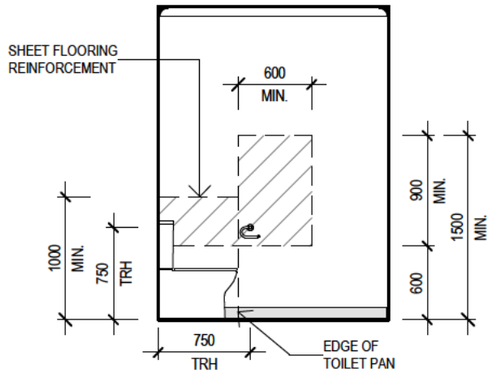
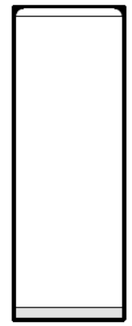
SCALE: 1 : 50



ELEVATION 7

SCALE: 1 : 50



ELEVATION 8

SCALE: 1 : 50

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE

ENSUITE & WC1 INTERNALS

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	RH	D

FACADE NAME: NEO

SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 50	A3	2026

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17 HIGH STREET, KANGAROO FLAT, VIC 3555
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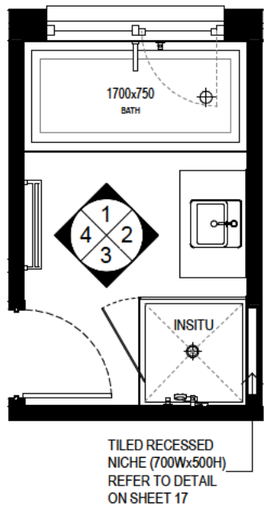
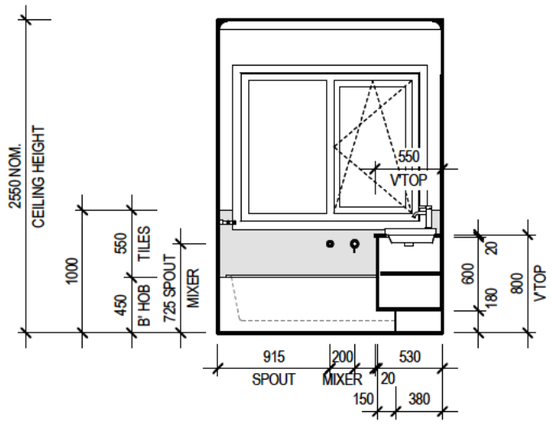


BATH PLAN

SCALE: 1 : 50



ELEVATION 1

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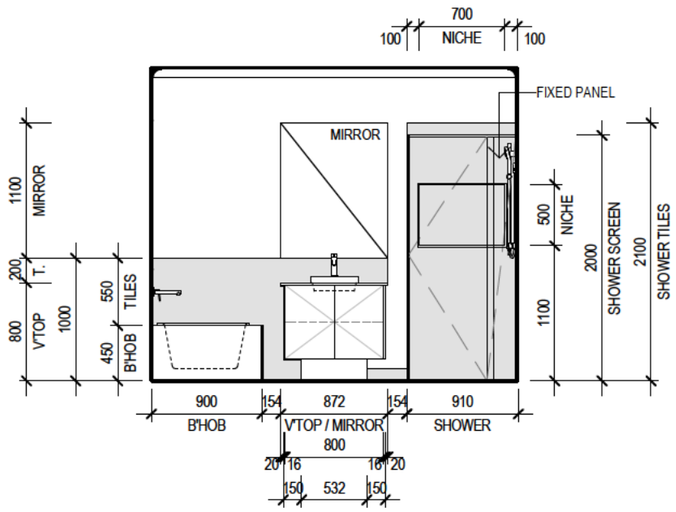
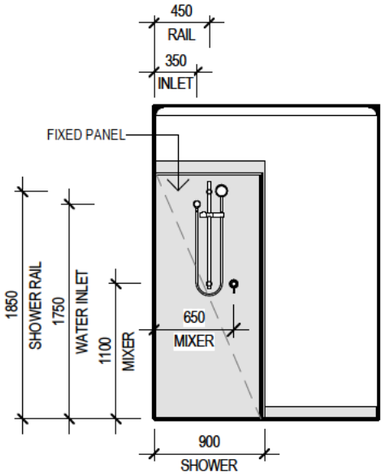


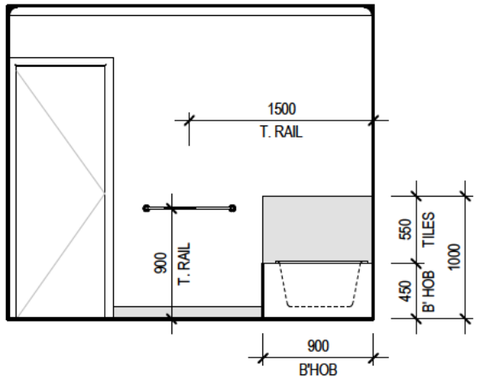
ELEVATION 2

SCALE: 1 : 50



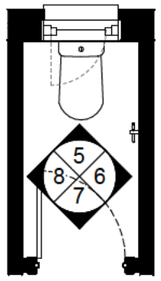
ELEVATION 3

SCALE: 1 : 50



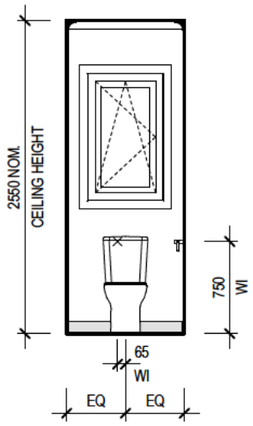
ELEVATION 4

SCALE: 1 : 50



WC2 PLAN

SCALE: 1 : 50



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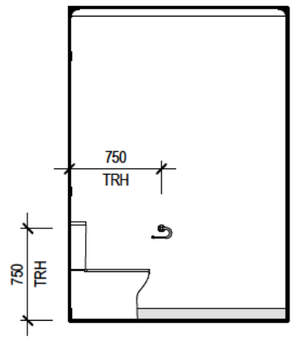
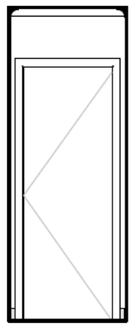


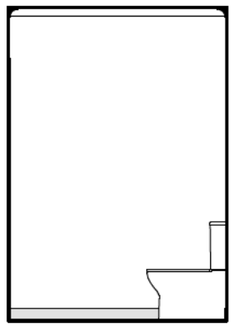
ELEVATION 6

SCALE: 1 : 50



ELEVATION 7

SCALE: 1 : 50



ELEVATION 8

SCALE: 1 : 50

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE

BATHROOM & WC2 INTERNALS

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	RH	D

FACADE NAME: NEO

SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 50	A3	2026

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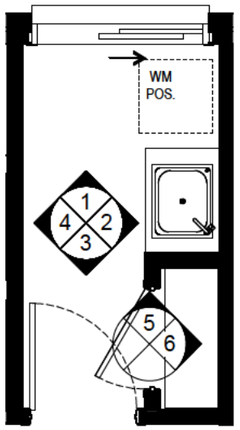
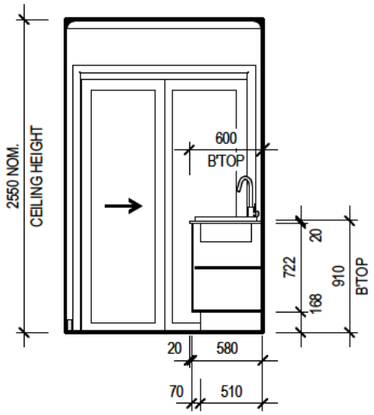


LAUNDRY PLAN
SCALE: 1 : 50



ELEVATION 1
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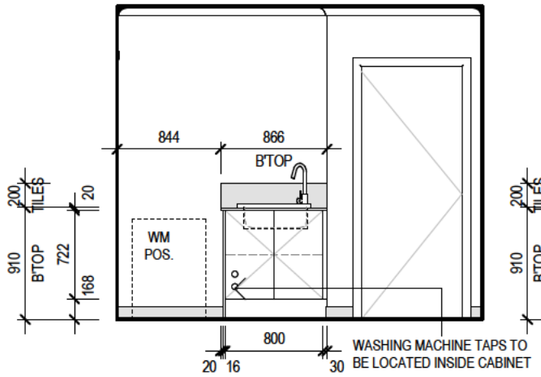

ELEVATION 2
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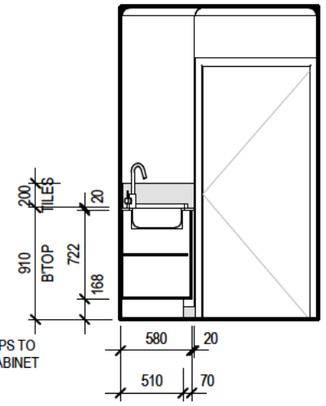

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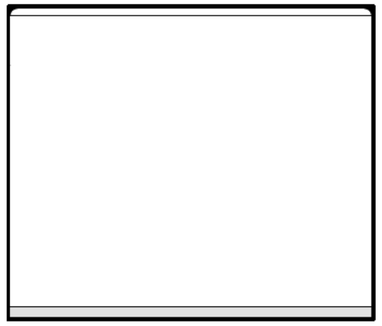

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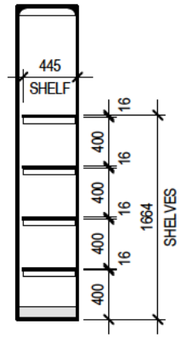

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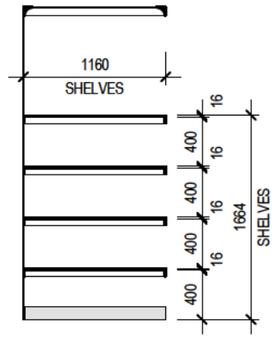

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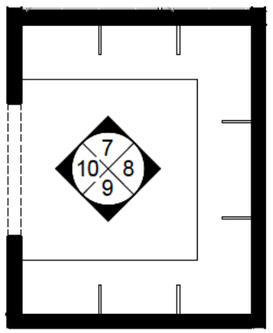
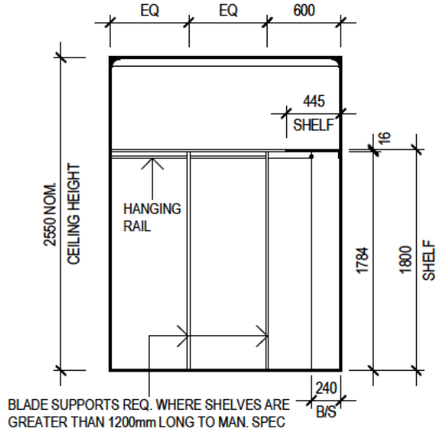


WIR PLAN
SCALE: 1 : 50



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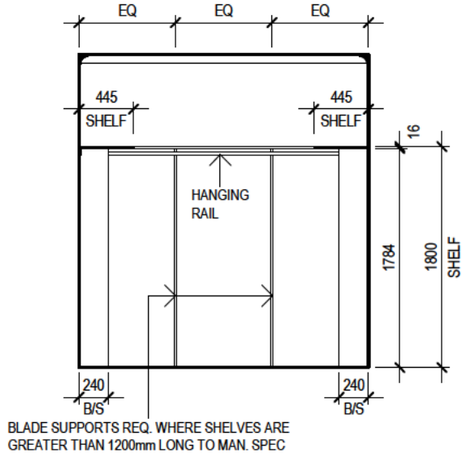
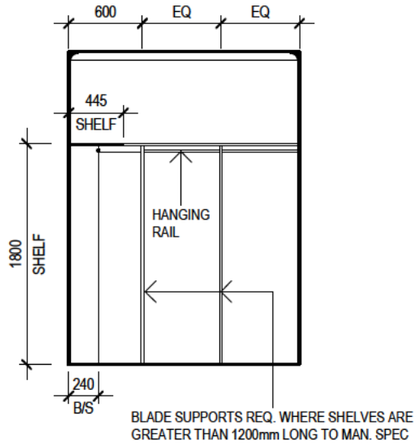


ELEVATION 8
SCALE: 1 : 50



ELEVATION 9
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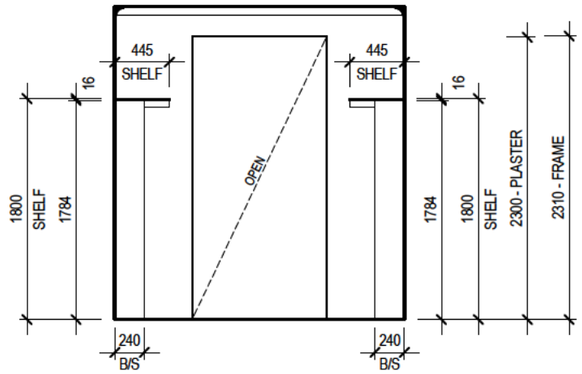

ELEVATION 10
SCALE: 1 : 50

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SHEET TITLE
LAUNDRY & WIR INTERNALS

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	RH	D
FACADE NAME		
NEO		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 50	A3	2026

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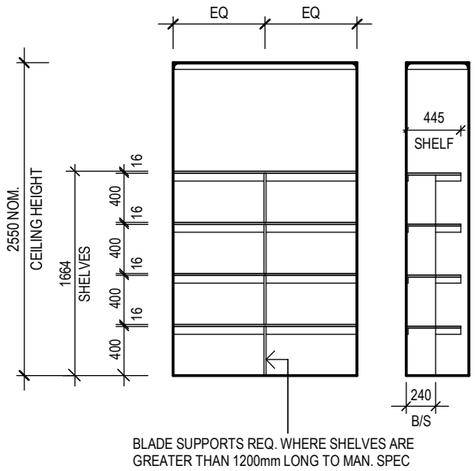
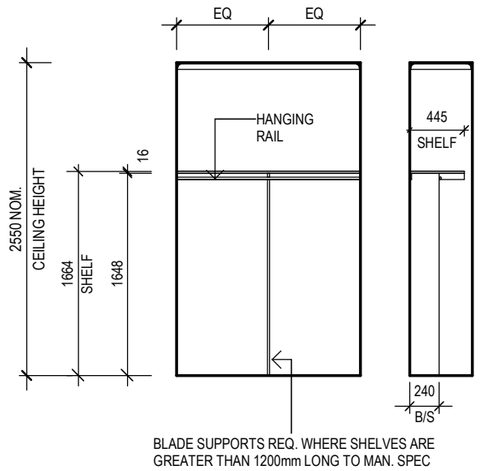


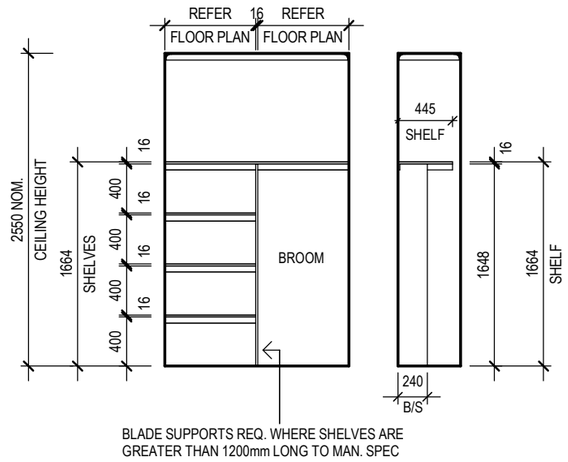
LINEN - TYPICAL

SCALE: 1 : 50



ROBE - TYPICAL

SCALE: 1 : 50



LINEN-BROOM - TYPICAL

SCALE: 1 : 50

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CLIENT 2: **DATE 2:**

JGK BUILDER: **DATE 3:**

SHEET TITLE

TYPICAL DETAILS

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	**RH**	**D**

FACADE NAME

NEO

SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 50	**A3**	**2026**

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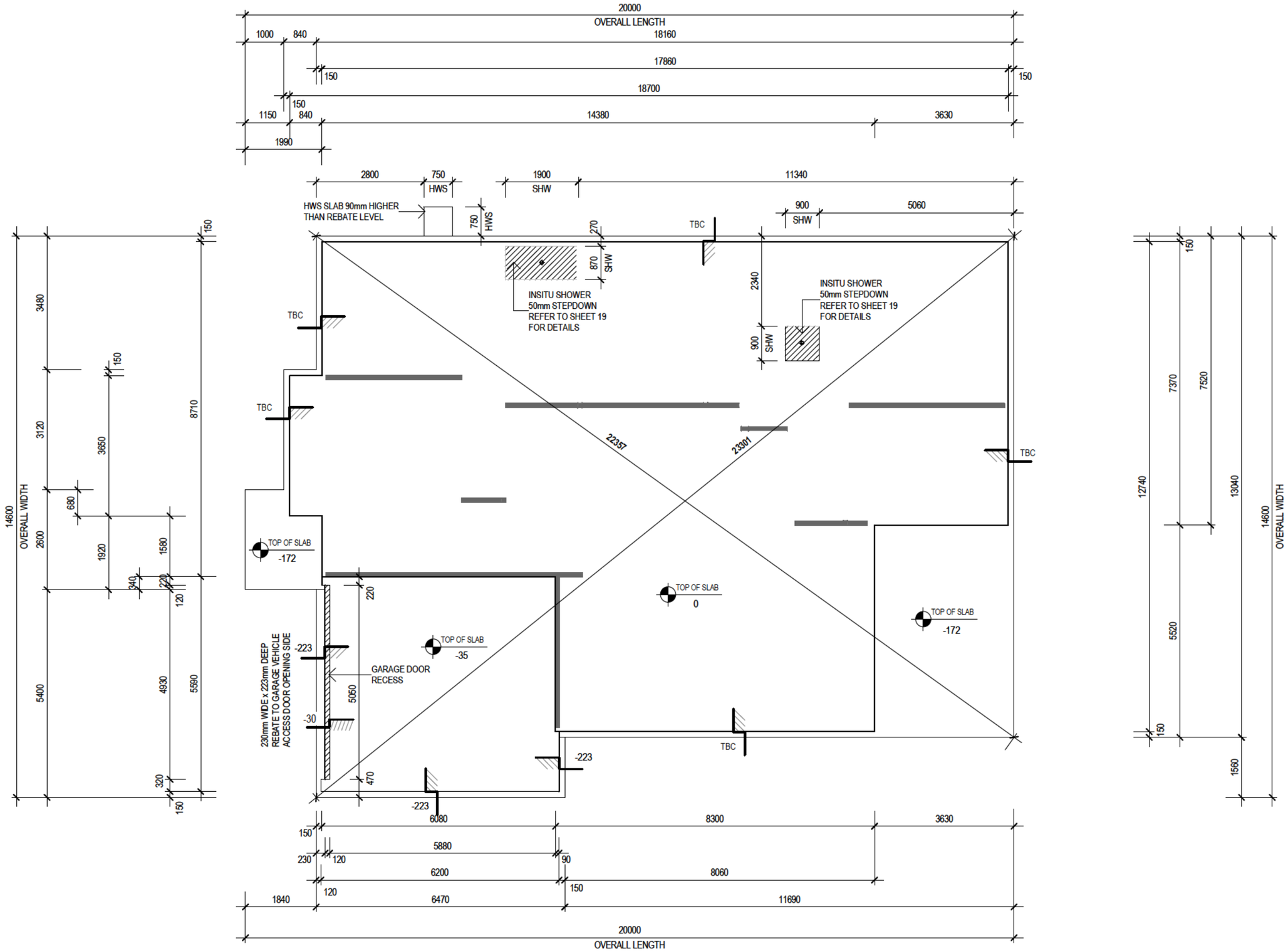

GENERAL NOTES

LEGEND

- DENOTES INSITU SHOWER 50mm STEPDOWN WITH 100mm PIPE. REFER TO DETAILS
- DENOTES STRUCTURAL BEAM TO ENGINEERS DESIGN
- DENOTES STEPDOWN
- DENOTES STRUCTURAL COLUMN
- DENOTES FIRST FLOOR POINT LOAD
- DENOTES LOAD BEARING WALL
- DENOTES SPOT ELEVATION

CLIENT ACKNOWLEDGEMENT

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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE

SLAB LAYOUT PLAN

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	RH	D

FACADE NAME: NEO

SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 100	A3	2026

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ALPHA COLLECTION

BENDIGO

JG KING HOMES

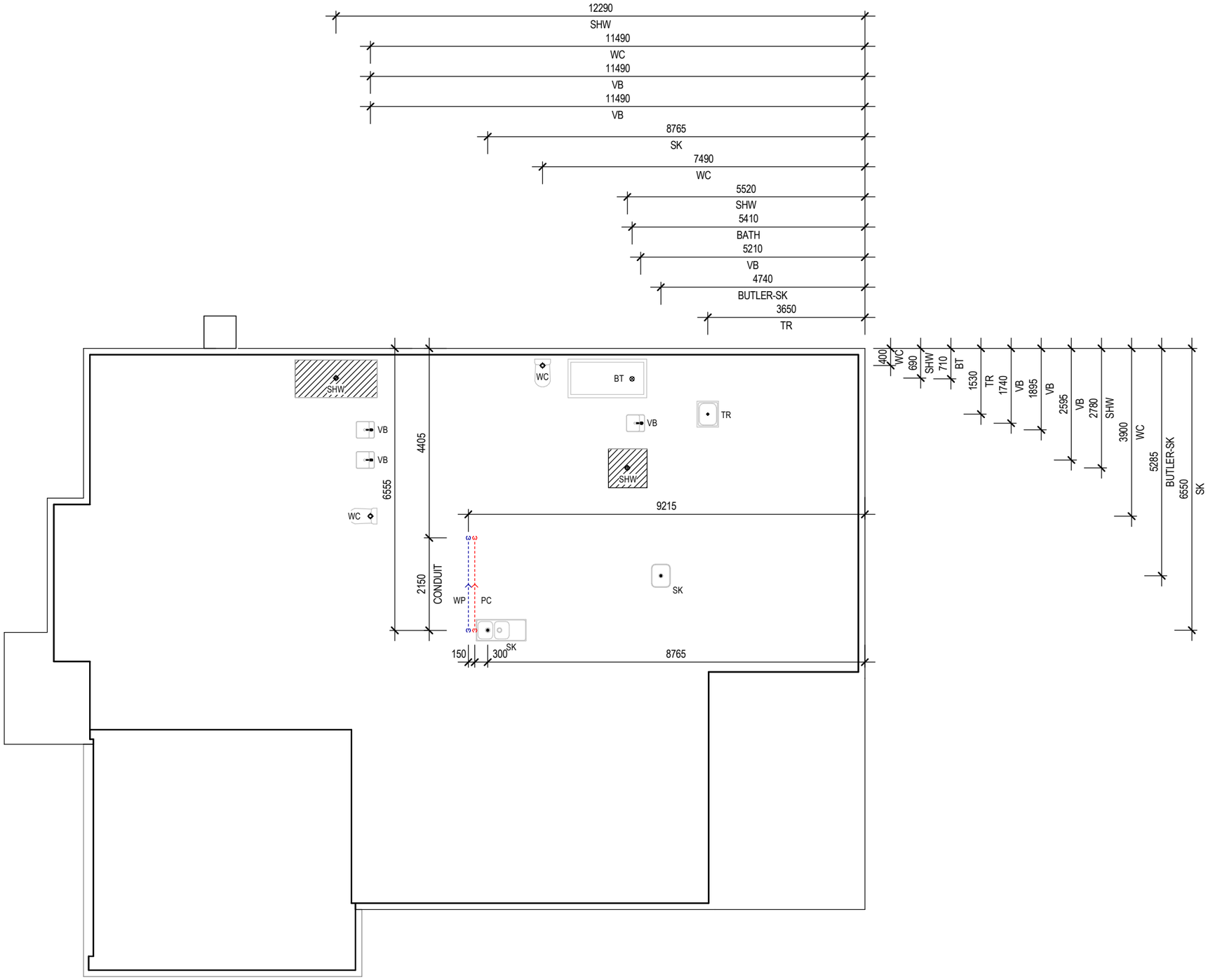
17 HIGH STREET,
KANGAROO FLAT, VIC 3555
T(03) 5447 9888

CLIENT
GARY ROBERT WATERHOUSE & SHERRIE PAMELA ANN WATERHOUSE

ADDRESS
LOT CA8, SEC4A, 44 DENYERS ROAD

SUBURB
BOWENVALE VIC 3465

JOB NO		JOB DATE
2603BER002		19/05/2026
DRAWN	CHECKED	PROJECT STAGE
JU	AM	CONTRACT
MASTER RELEASE DATE	SHEET NO	TOTAL NO
16/05/2024	14 of	21



GENERAL NOTES

LEGEND

SHW	DENOTES SHOWER OUTLET
WP / PC	DENOTES POWER/WATER CONDUIT
WC	DENOTES TOILET SUITE OUTLET
BT	DENOTES BATH TUB OUTLET
VB	DENOTES VANITY BASIN OUTLET
TR	DENOTES LAUNDRY THROUGH OUTLET
SK	DENOTES KITCHEN SINK OUTLET

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SHEET TITLE

PLUMBING LAYOUT

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	RH	D
FACADE NAME		
NEO		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 100	A3	2026

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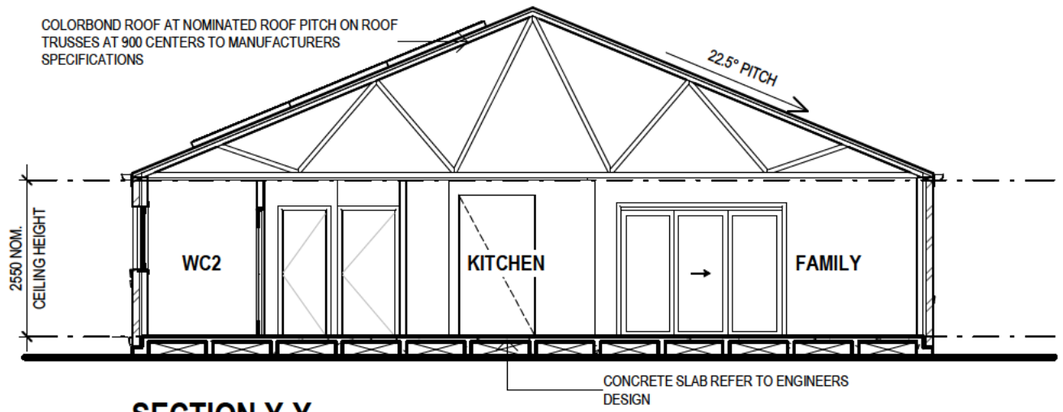
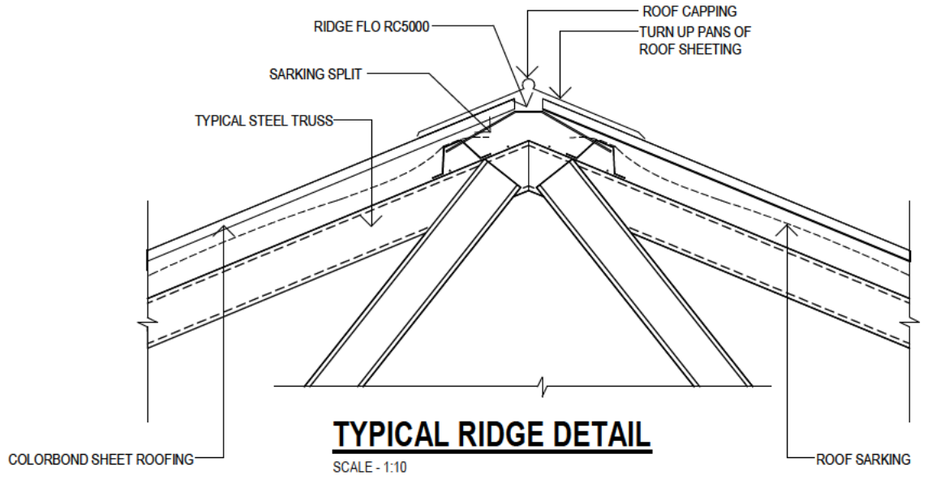


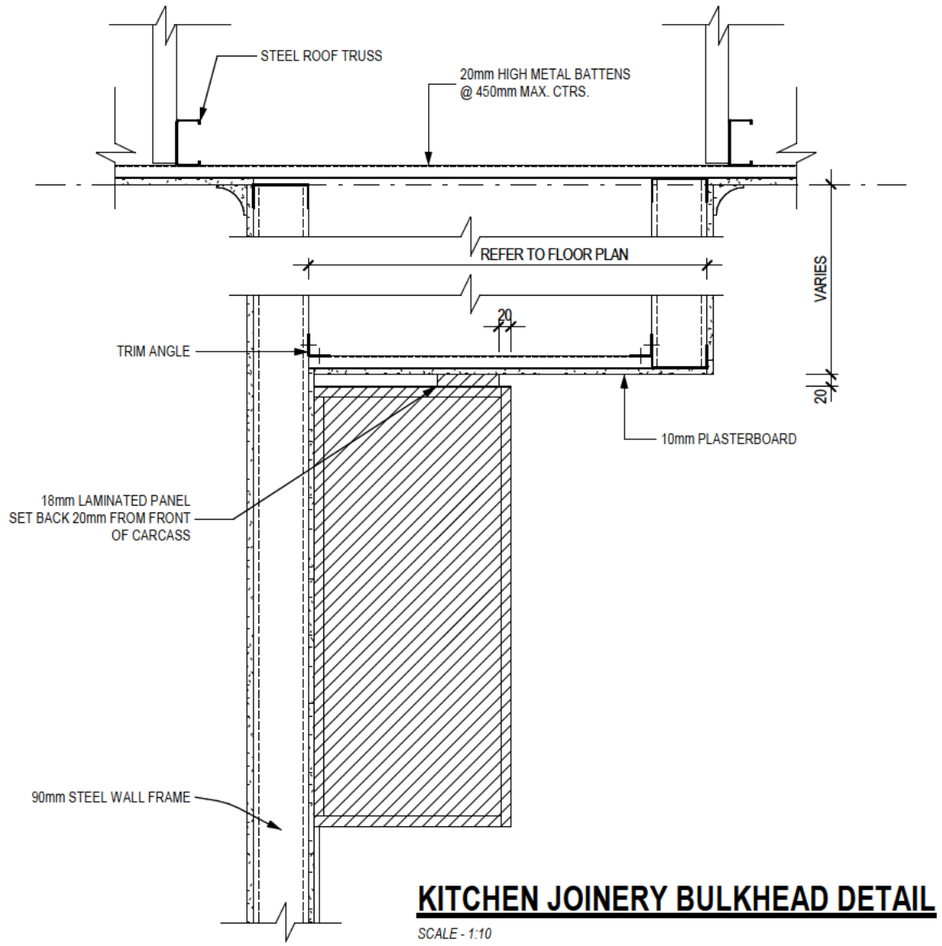
SECTION Y-Y

SCALE: 1 : 100



TYPICAL RIDGE DETAIL

SCALE - 1:10



KITCHEN JOINERY BULKHEAD DETAIL

SCALE - 1:10

GENERAL NOTES

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JGK BUILDER: DATE 3:

SHEET TITLE

SECTION/DETAILS

HOUSE NAME	HAND	CATEGORY
BRUNSWICK 27	RH	D
FACADE NAME		
NEO		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
As indicated	A3	2026

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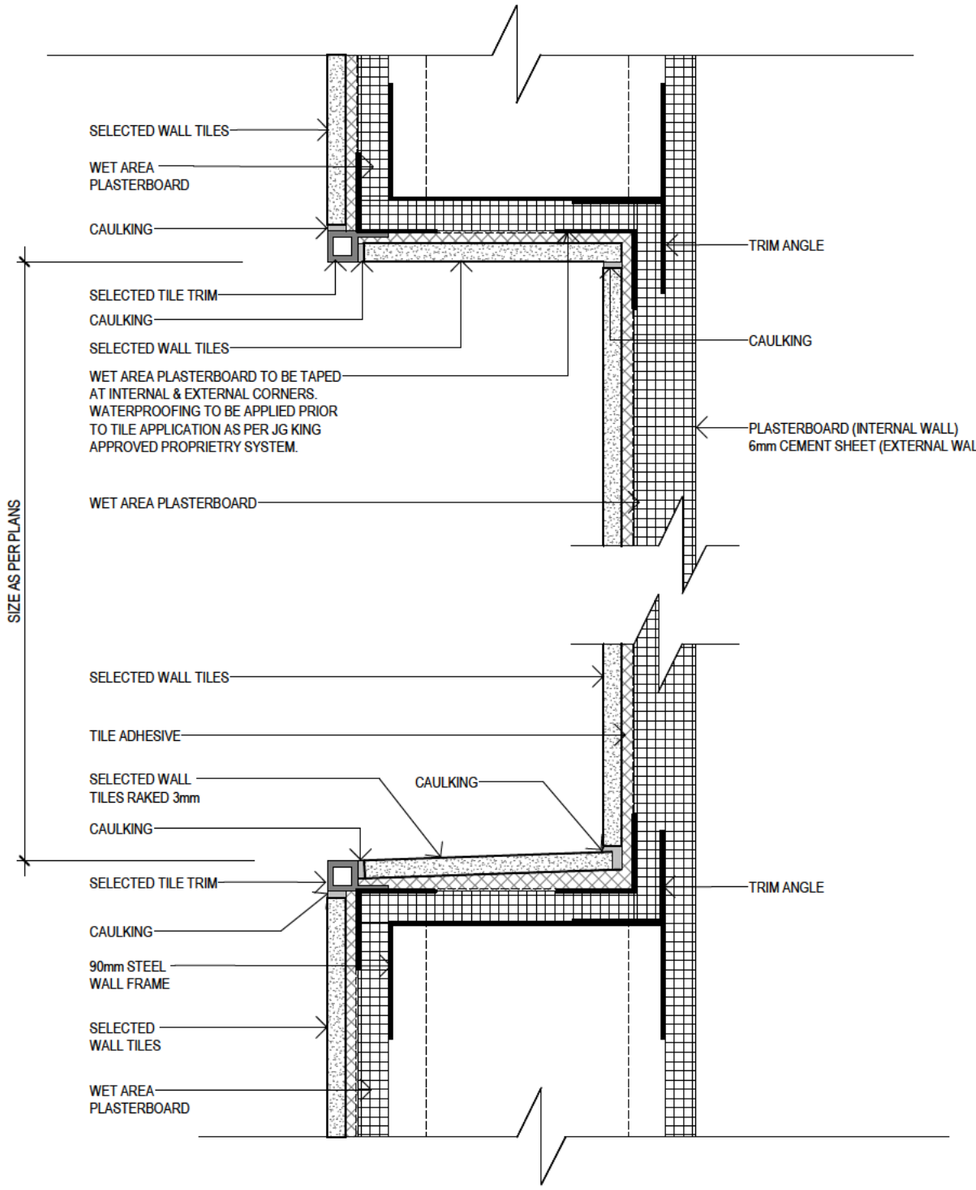
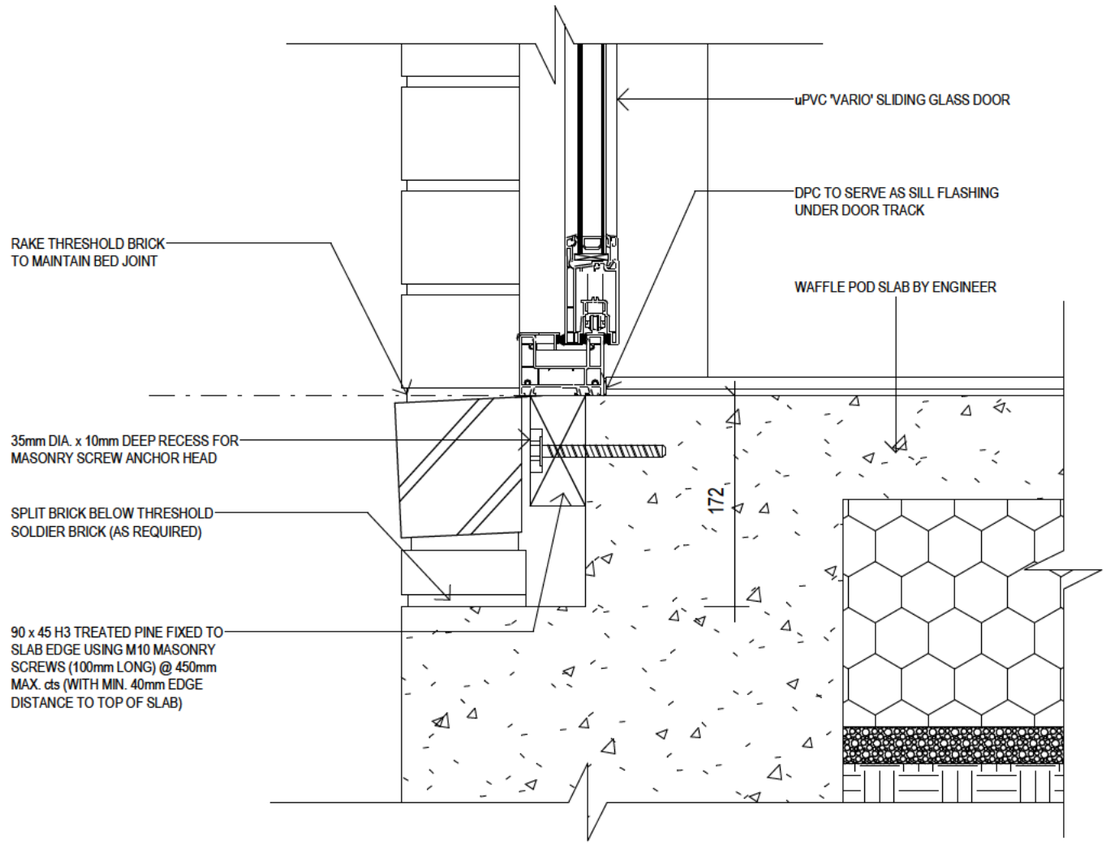


TILED SHOWER NICHE DETAIL

SCALE 1:2



'VARIO' SLIDING DOOR SILL SUPPORT DETAIL - SLAB

SCALE: 1:5

GENERAL NOTES

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SECTION/DETAILS

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FACADE NAME: NEO

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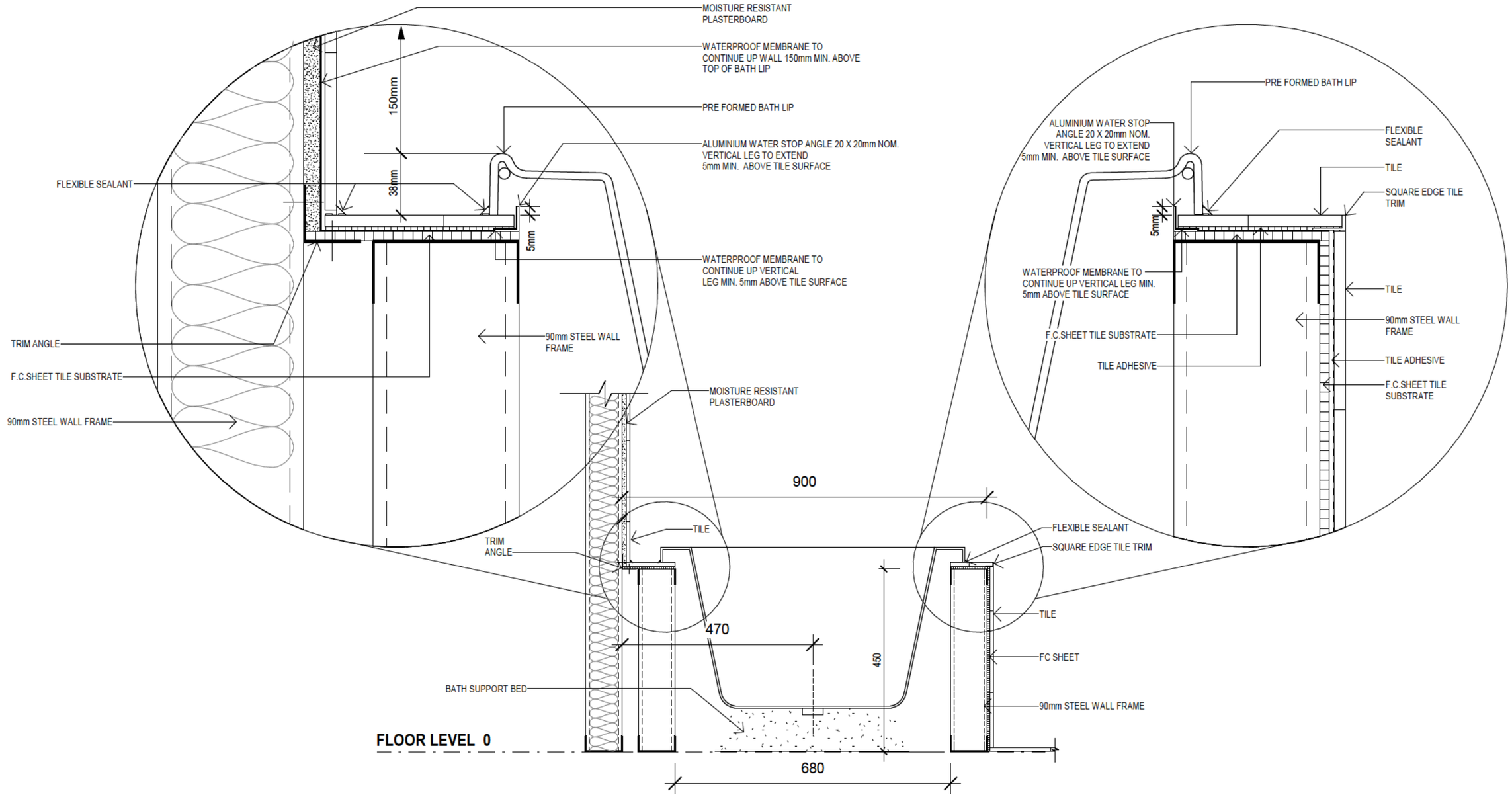

TYPICAL BATH HOB DETAIL

BASE ACRYLIC 1700x750x400 INSET BATH

SCALE - 1:10

GENERAL NOTES

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T(03) 5447 9888

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ADDRESS: LOT CA8, SEC4A, 44 DENYERS ROAD

SUBURB: BOWENVALE VIC 3465

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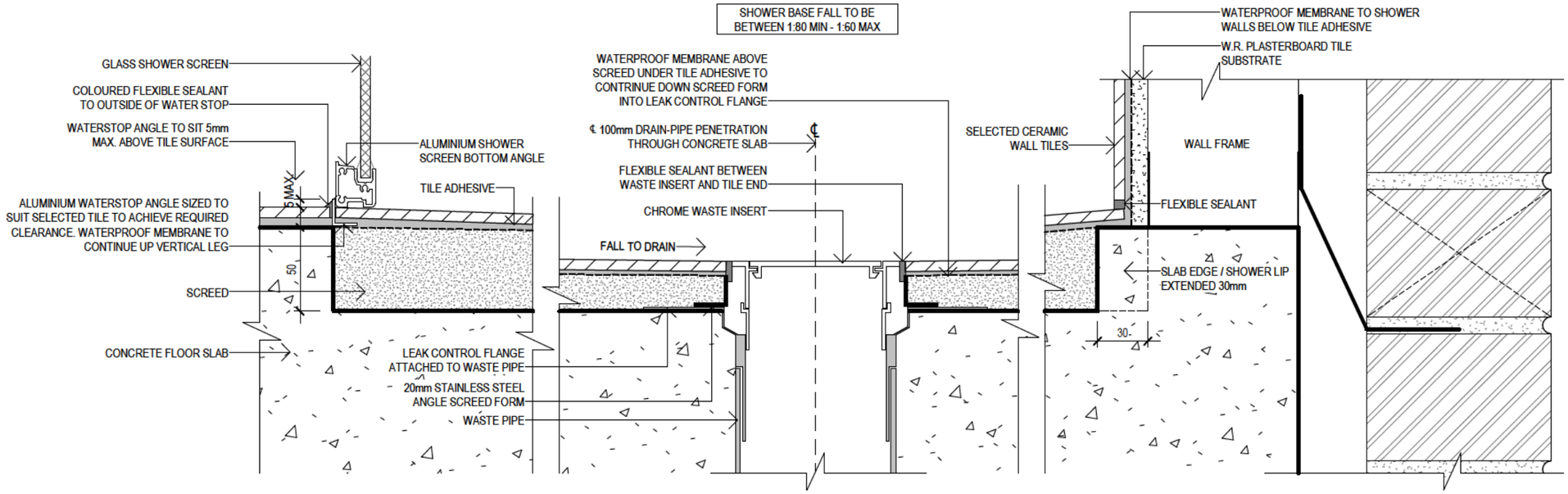
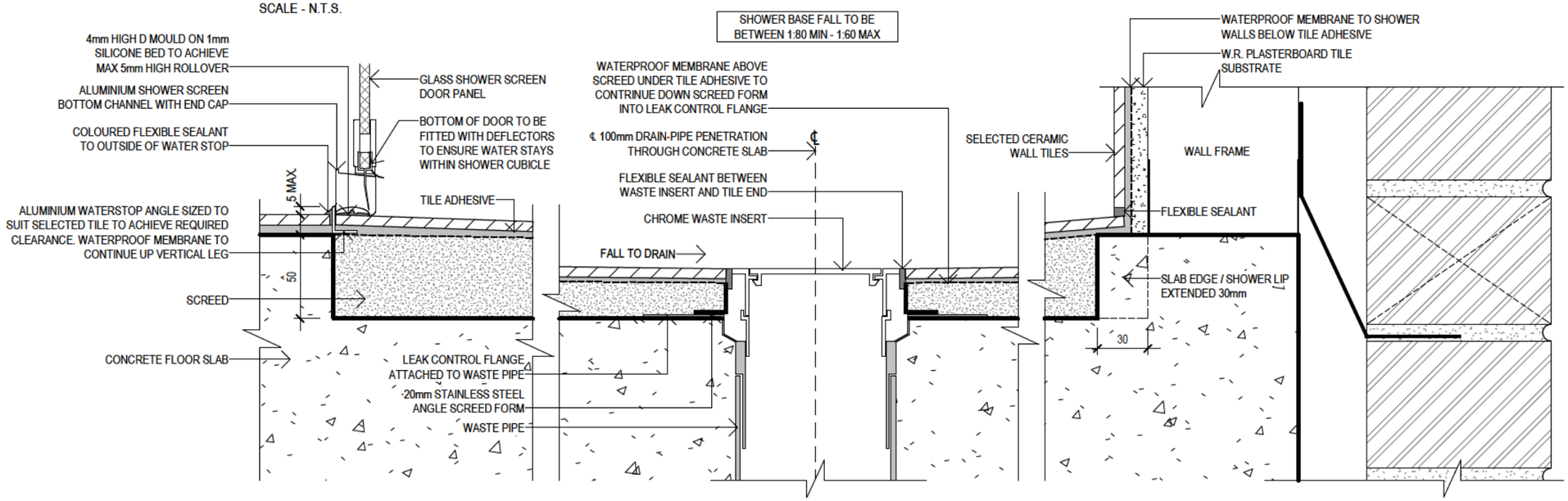


RECESSED TILED (INSITU) SHOWER BASE ON EXTERNAL CONCRETE SLAB (SCREEN SECTION)

SCALE - N.T.S.



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

SCALE - N.T.S.

GENERAL NOTES

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SECTION/DETAILS

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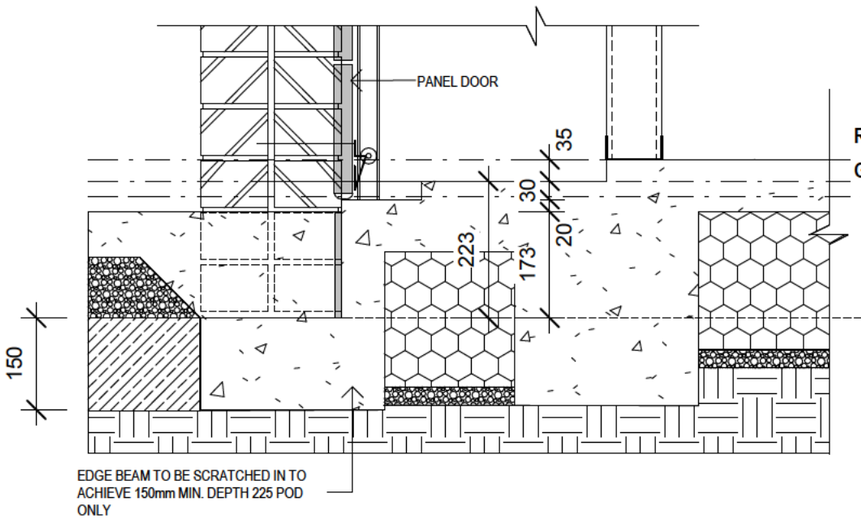
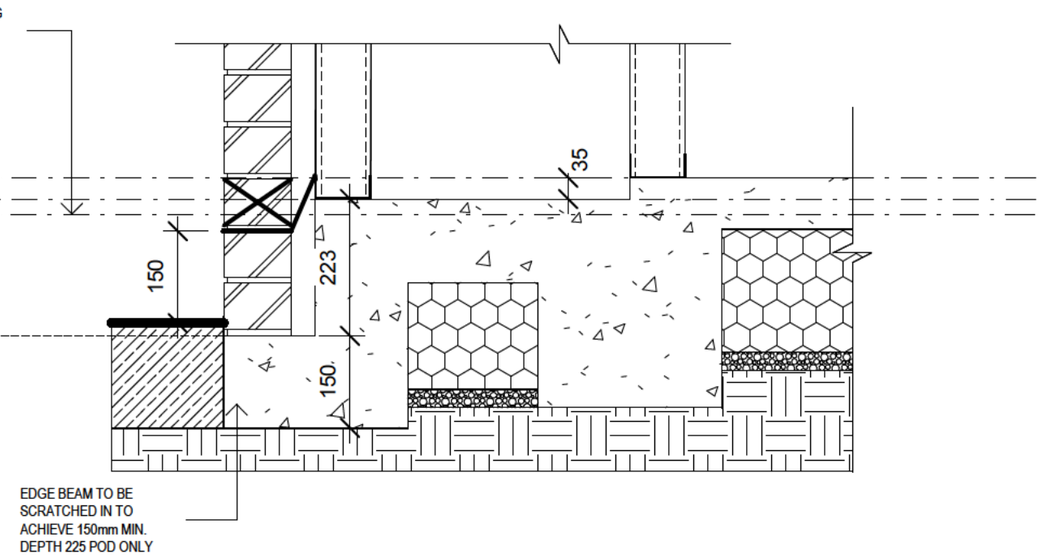
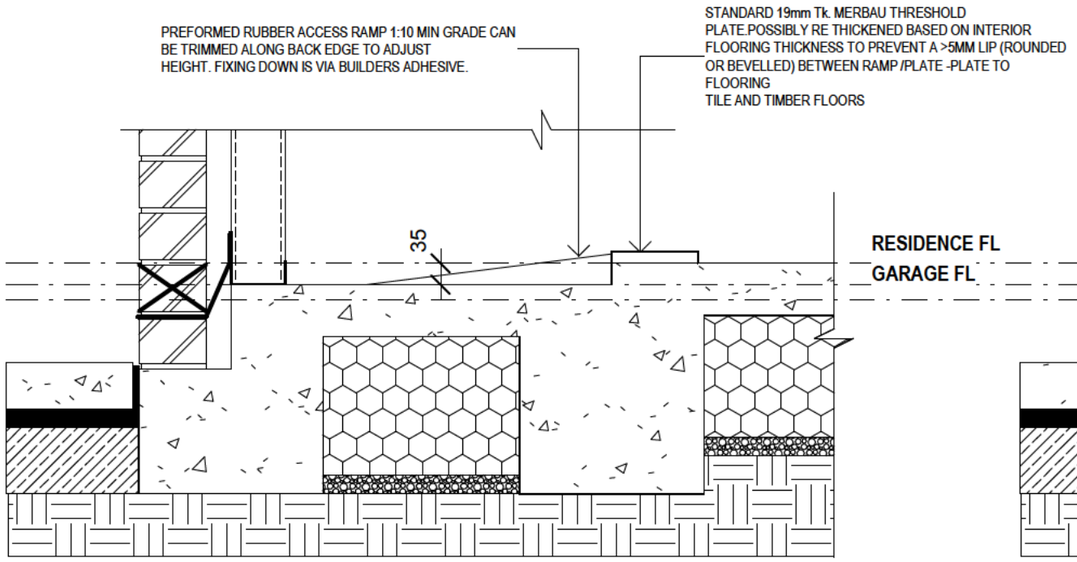
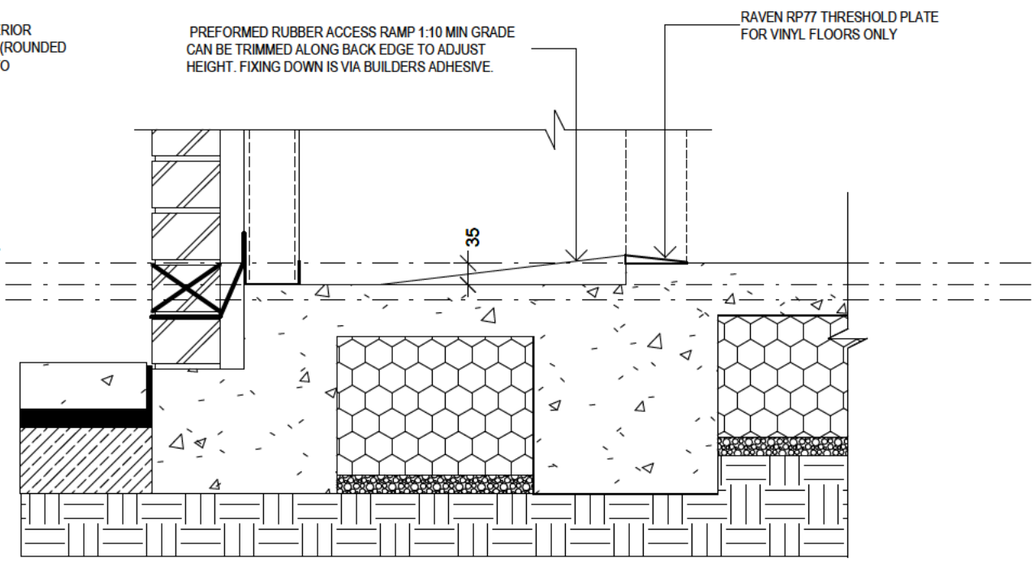


GARAGE STEPDOWN AND ACCESS (WITH PORCH PAVING INCLUDED) 225 & 300 POD



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





GARAGE STEPDOWN THRESHOLD/RAMP DETAIL

GENERAL NOTES

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SECTION/DETAILS

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FACADE NAME		
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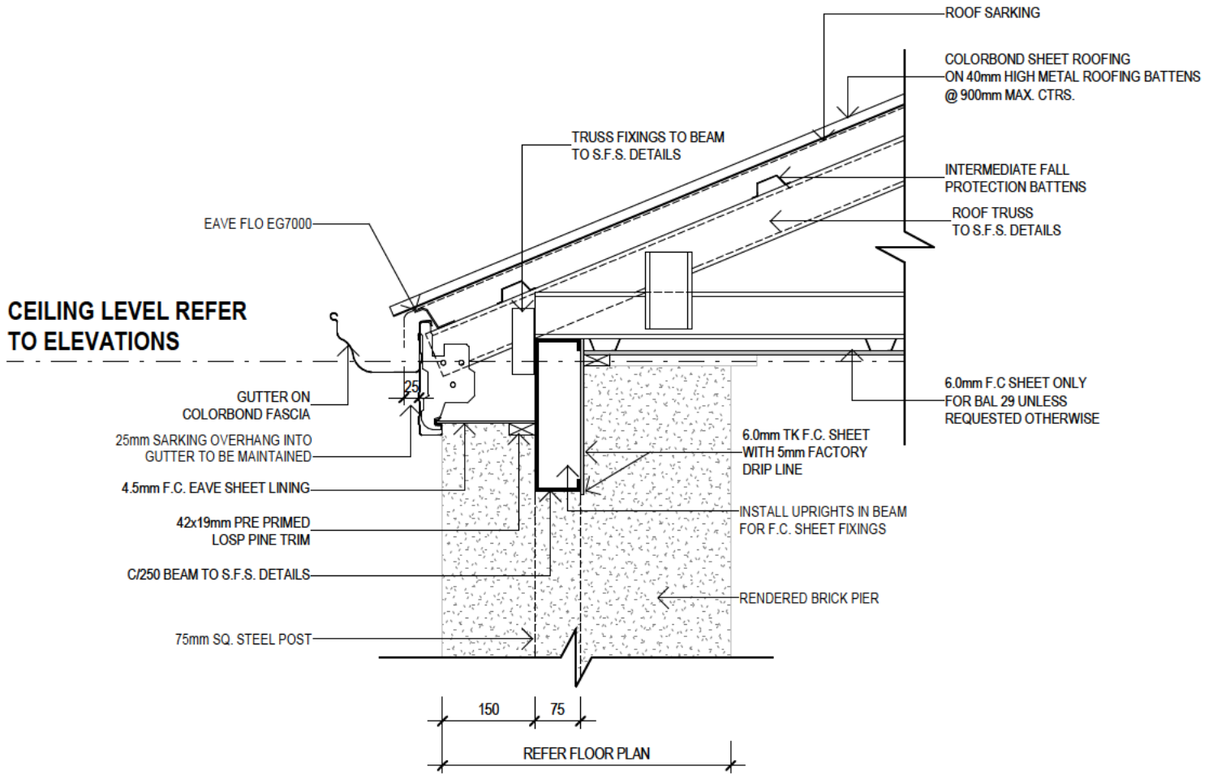
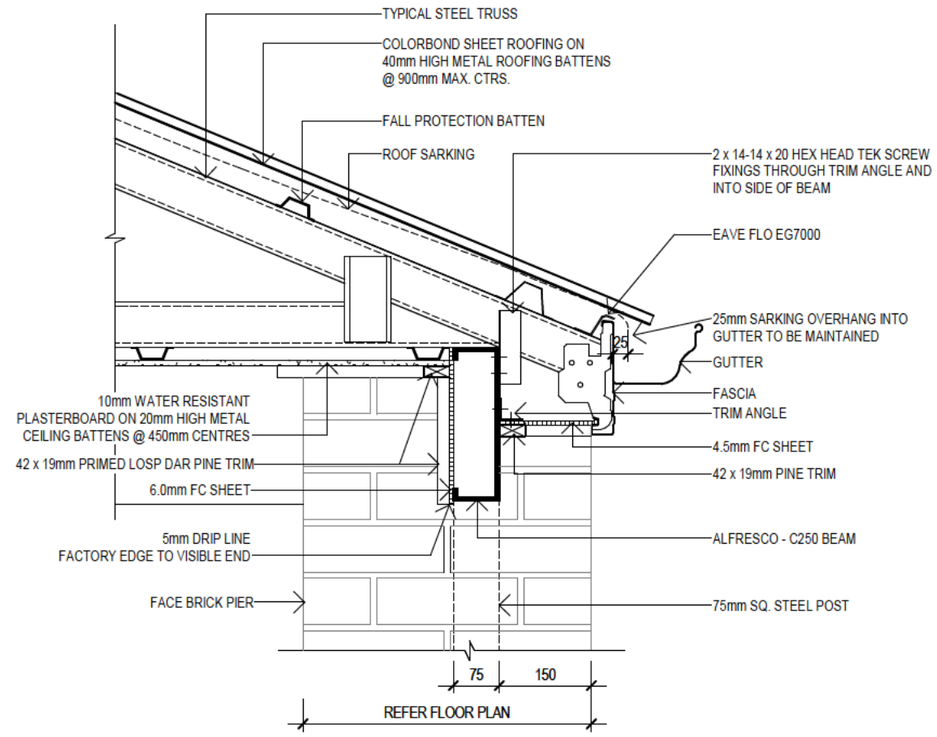


SECTION A - PORCH

NEO FACADE

SCALE - 1:10



SECTION B - ALFRESCO

SHEET ROOF (BRICK PIER SARKING)

SCALE - 1:10

GENERAL NOTES

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E. info@edcstruct.com.au
M. 0416 797 422
www.edcstruct.com.au

Building Act 1993
Section 238(1)(a)
Building Regulations 2018
Regulation 126

CERTIFICATE OF COMPLIANCE FOR PROPOSED BUILDING WORK

This certificate is issued to: Relevant Building Surveyor / Certifier

Postal address: Postcode:

Email:

Customer's name: Gary Waterhouse

Email: gary@raffertythewrecker.com

This certificate is issued in relation to the proposed building work at:
Lot 8 & 9, 44 Denyers Road, Bowenvale VIC

Postcode: 3465

Nature of proposed building work: Construction of a **Class 10a Building.**

***Storeys contained:** single storey

***Effective height:** 4m eave height

***Type of construction, light weight shed**

BCA 2022 Applicable to Certificate

Building class

BCA Classification **10a**

Prescribed class of building work for which this certificate is issued:

Design or part of the design of building work relating to *Structural matter:

Structural Steel portal frames and cladding, concrete pad footings and slab.

9.5m width, 18m long, 4 bays with max bay spacing 4.5m. 11 deg roof. Gable Garage.

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E. info@edcstruct.com.au
M. 0414 797 422
www.edcstruct.com.au

Documents setting out the design that is certified by this certificate

Document no.	Document date	Type of document (e.g. drawings, computations, specifications, calculations etc.)	Number of pages	Prepared by
3131244439	13/01/2026	STRUCTURAL DRAWINGS	10	Best Sheds P/L

The design certified by this certificate complies with the following provisions of Building Act 1993, Building Regulations 2018 or National Construction Code

Act, Regulation or NCC NCC 2022 Vol. 2	Section, Regulation, Part, Performance Requirement or other provision Part 3.11
AS/NZ1170.0 - 2002	General principles
AS/NZ1170.1 - 2002	Permanent, Imposed & other actions
AS1170.2 - 2021	Wind actions
AS3600 – 2018	Concrete Structures
AS/NZ4600 - 2018	Steel Cold Formed Structures
AS4100-2020	Steel Structures
AS2870-2011	Residential Slab and Footings

*I prepared the design, or part of the design, set out in the documents listed above.

*I certify that the design set out in the documents listed above complies with the provisions set out above.

*I believe that I hold the required skills, experience and knowledge to issue this certificate and can demonstrate this if requested to do so.

***Engineer**

Name: Camilo Pineda Moreno

Address: PO BOX 5, Avondale Heights

Email: camilo@edcstruct.com.au

Building practitioner registration category and class: PE

Building practitioner registration no.: PE0003976

Date of issue of certificate: 13 January 2026

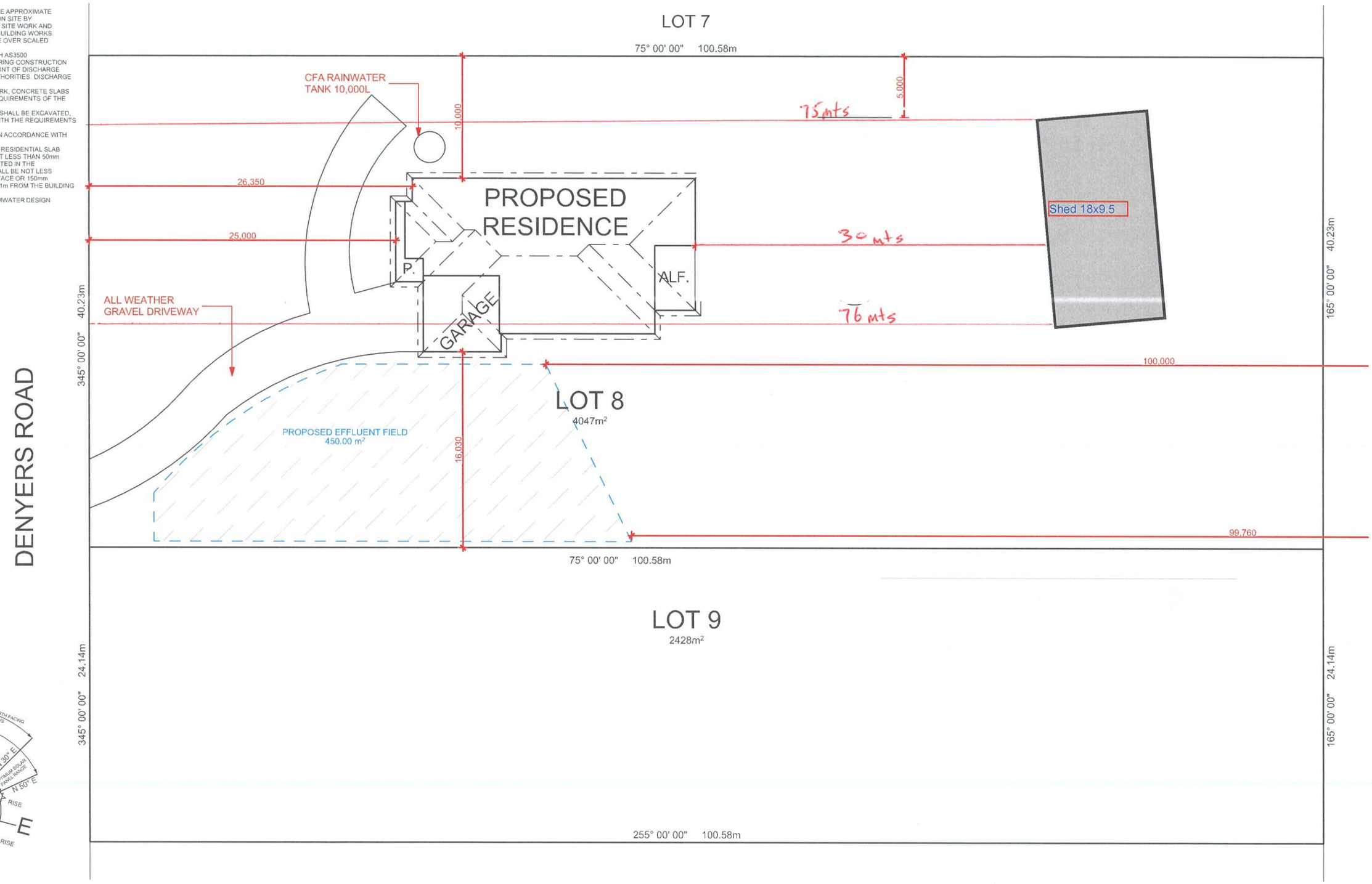
Signature:

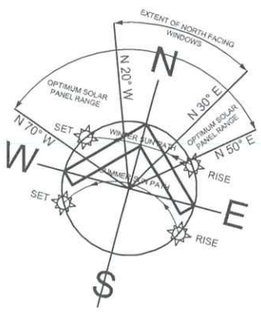
[redacted]

REGISTERED
Building Practitioner
plus CPD

SITE GENERAL NOTES

1. LEVELS RELATING TO GROUND LEVELS ARE APPROXIMATE ONLY & ARE TO BE CHECKED & VERIFIED ON SITE BY THE BUILDER AFTER COMPLETION OF ANY SITE WORK AND / OR PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. STORMWATER DRAINAGE TO COMPLY WITH AS3500
3. TEMPORARY DOWNPIPES TO BE USED DURING CONSTRUCTION
4. STORM WATER TO BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTORY OF THE LOCAL AUTHORITIES. DISCHARGE RATE TO BE DETERMINED BY COUNCIL.
5. ALL WORKS INCLUDING BRICKS, BRICKWORK, CONCRETE SLABS & FOOTINGS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.
6. SITE SERVICES (POWER, WATER, GAS etc) SHALL BE EXCAVATED, LAID AND BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES.
7. REQUIRED FILL AND COMPACTION TO BE IN ACCORDANCE WITH A.S. 2870 - 2011
8. 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 THE FIRST 1m FROM THE BUILDING AS PER NCC 3.1.3.3
9. REFER TO CIVIL ENGINEERING FOR STORMWATER DESIGN





SITE PLAN

SCALE1:300

DATE	AMENDMENT	STATUS
30/09/22	PLANNING COMPLETED (SITING)	PL
21/06/24	AMENDED PLANNING COMPLETED (SITING)	RWK

FLOOD PRONE AREA:	TBC
TERMITE PRONE AREA:	TBC
BUSHFIRE PRONE AREA	YES / NO
B.A.L. REQUIREMENTS:	TBC
WIND SPEED IF AVAILABLE:	N?
ALPINE AREA:	NO

AREAS	
GROUND FLOOR:	237.29
GARAGE:	38.73
PORCH:	7.73
ALFRESCO:	17.40
SHED:	171.0
TOTAL	355.15 m²
SITE AREA	6475m²
SITE COVERAGE	5.5%

PLANNING ISSUE

PROPOSED RESIDENCE FOR
G & S Waterhouse
LOT 8 & 9, No.44 **DENYERS ROAD, BOWENVALE**

DRAWN:	DATE:	CHECKED:	DATE:	JOB NUMBER: 0524IBD520	SHEET:

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ORIGINAL PAPER SIZE: A3

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ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED "39.13m/s", WIND REGION "A5", TERRAIN CATEGORY "2.5", IMPORTANCE LEVEL "2"
Internal Pressure: 0.5
Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: Gary Waterhouse
Site Address: Lot 8 & 9, 44 Denyers Road, Bowenvale VIC 3465

Main Building: Span: 9.5, Length: 18, Height: 4, Roof Pitch: 11 degrees
The length being comprised of 4 bays, the largest bay is 4.5m bays.
Left LeanTo: NA
Right LeanTo: NA

Total Kit Weight: 4626.99kg

INTERNAL PORTALS	
Column:	C25019
Rafter:	C25019
Knee Brace:	C15024
Knee Brace Length:	2500
Apex Brace:	NA
Apex Brace Length:	NA

END PORTALS	
Column:	C25019
Rafter:	C25019
Knee Brace:	NA
Knee Brace Length:	NA
Apex Brace:	NA
Apex Brace Length:	NA
Endwall Mullion:	C25019

LEFT LEAN TO PORTALS	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

RIGHT LEAN TO PORTALS	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS					
Eave Purlin:	TH120100				
Side Wall Girts:	TH120100	Max Spacing:	1250	Overlap:	10%
Front End Wall Girts:	TH120100	Max Spacing:	1250	Overlap:	10%
Back End Wall Girts:	TH120100	Max Spacing:	1250	Overlap:	10%
Roof Purlins:	TH120100	Max Spacing:	1250	Overlap:	10%

NOTE: Girt spacing will vary to a maximum 1.25m where window/s are located.

FASTENERS	
Sleeve Anchor Bolts:	M16x105 Sleeve Anchor
Frame Bolts:	M16x45 Purlin Assembly Zinc (Mild)
Frame Screws:	Frame Screw 14x14x22
Cross Bracing Strap:	32mm x 1.2 strap
Open Bay Header Height:	NA

COLOUR SCHEDULE	
Roof Sheets:	Monolith
External Wall Sheets:	Monolith
Roller Doors:	Monolith
Flashings:	Monolith
PA Doors:	Monolith
Windows:	NA

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES
This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING
The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"-"P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2018 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

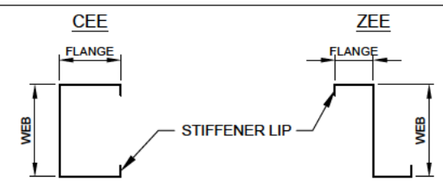
CONSTRUCTION
Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

GENERAL
The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only.

SNOW LOAD
Following conditions only apply to buildings with snow loading:
No maintenance or roof traffic permitted on the roof while there is snow present.
No other structure to be erected within 500mm of the gutters of this building.

COMPONENT DIAGRAM



TYP. = TYPICAL U.N.O. = UNLESS NOTED OTHERWISE

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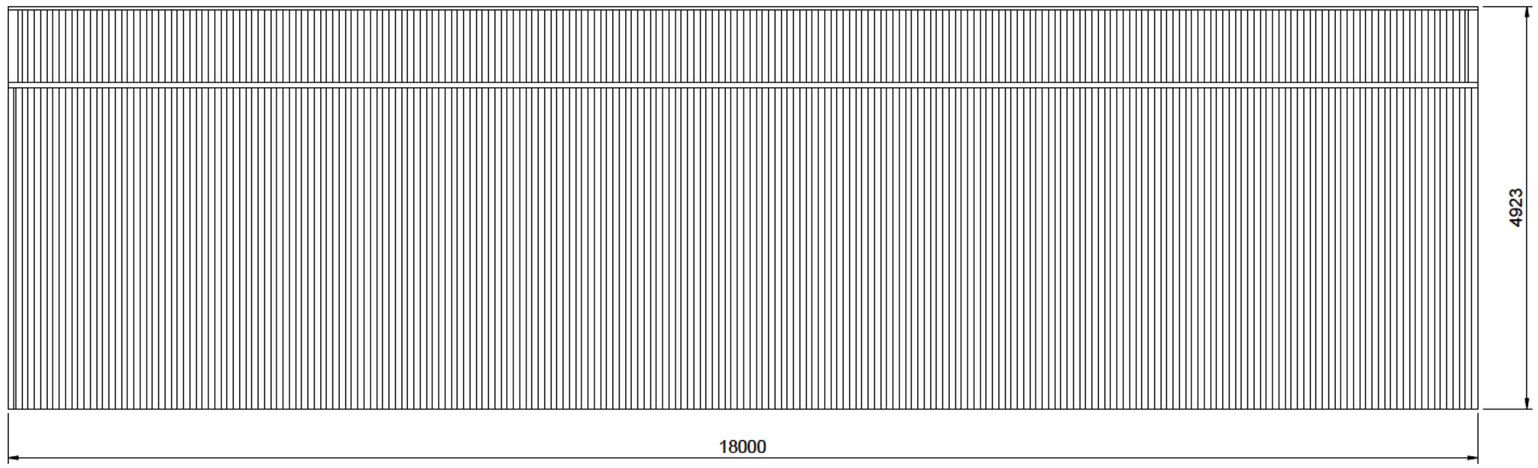
Signatur [redacted] 3.01.2026

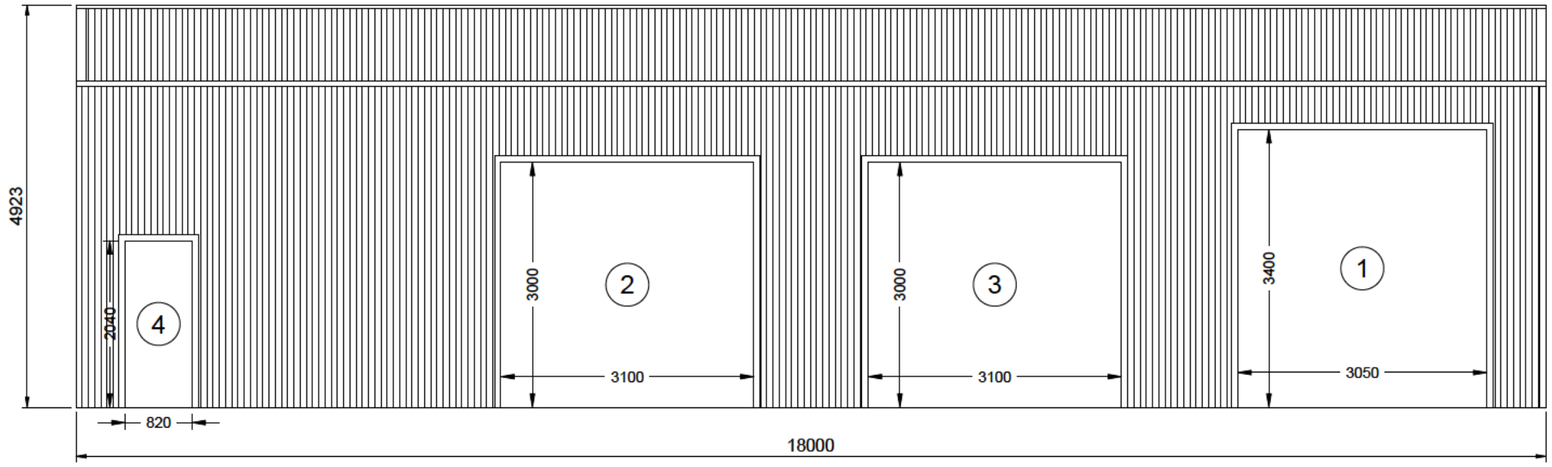
Customer Name: Gary Waterhouse
Site Address: Lot 8 & 9, 44 Denyers Road
Bowenvale,
VIC, 3465

DATE 13-01-2026
JOB NO. 3131244439
SHEET 1 of 10



2/2 LEFT ELEVATION

SCALE: 1:75



1/2 RIGHT ELEVATION

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Date: 13.01.2026

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DATE 13-01-2026
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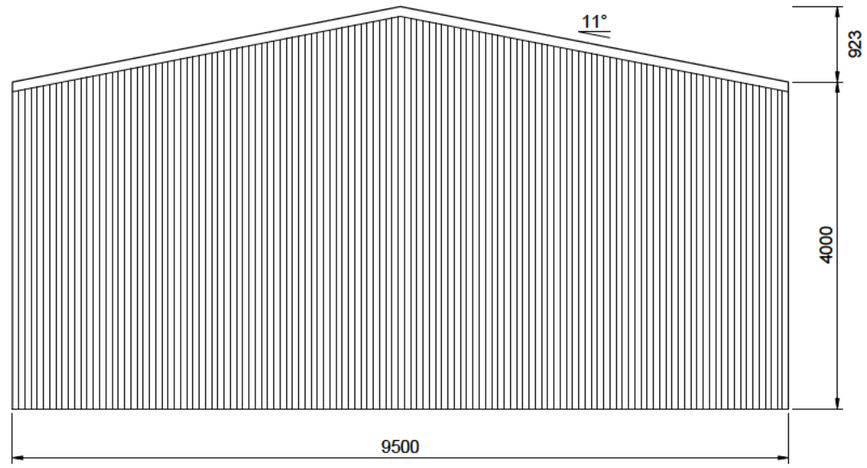
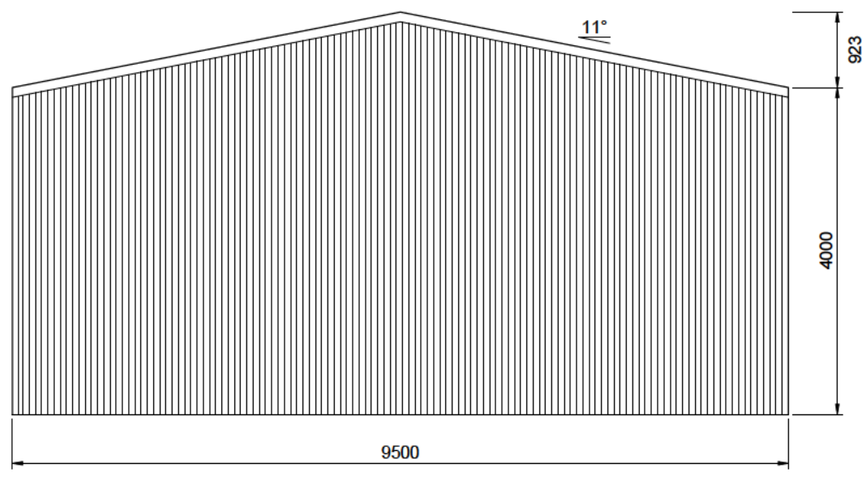
SHEET 2 of 10



1/3 REAR ELEVATION

SCALE: 1:75



2/3 FRONT ELEVATION

SCALE: 1:75

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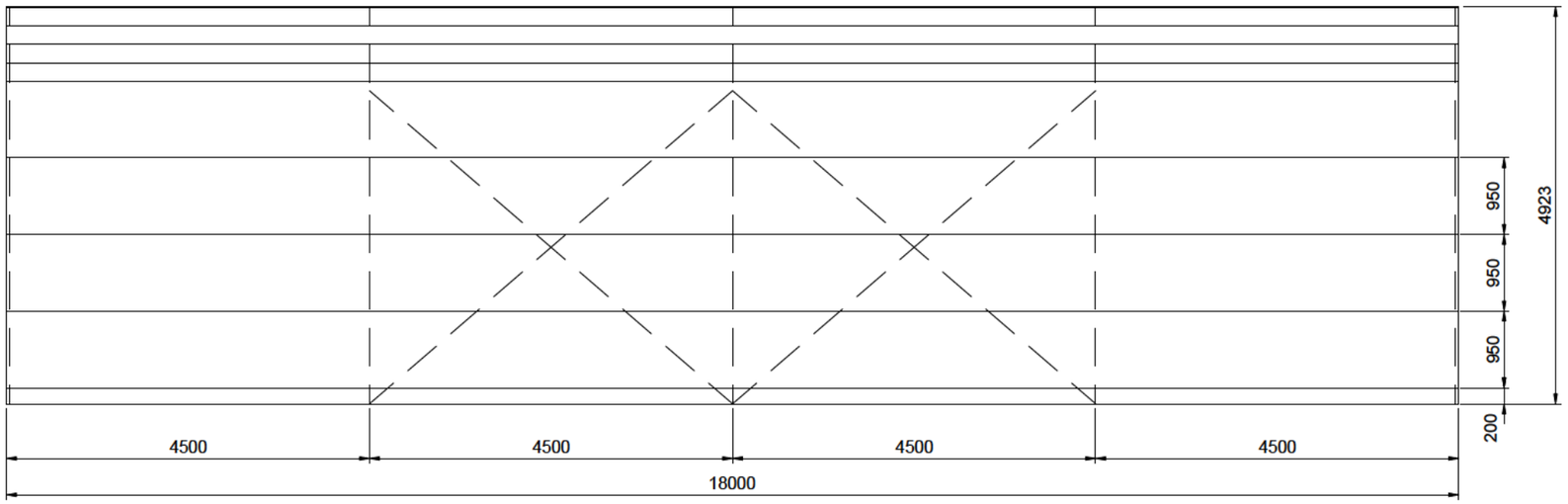
JOB NO. 3131244439
SHEET 3 of 10



2/4 LEFT ELEVATION

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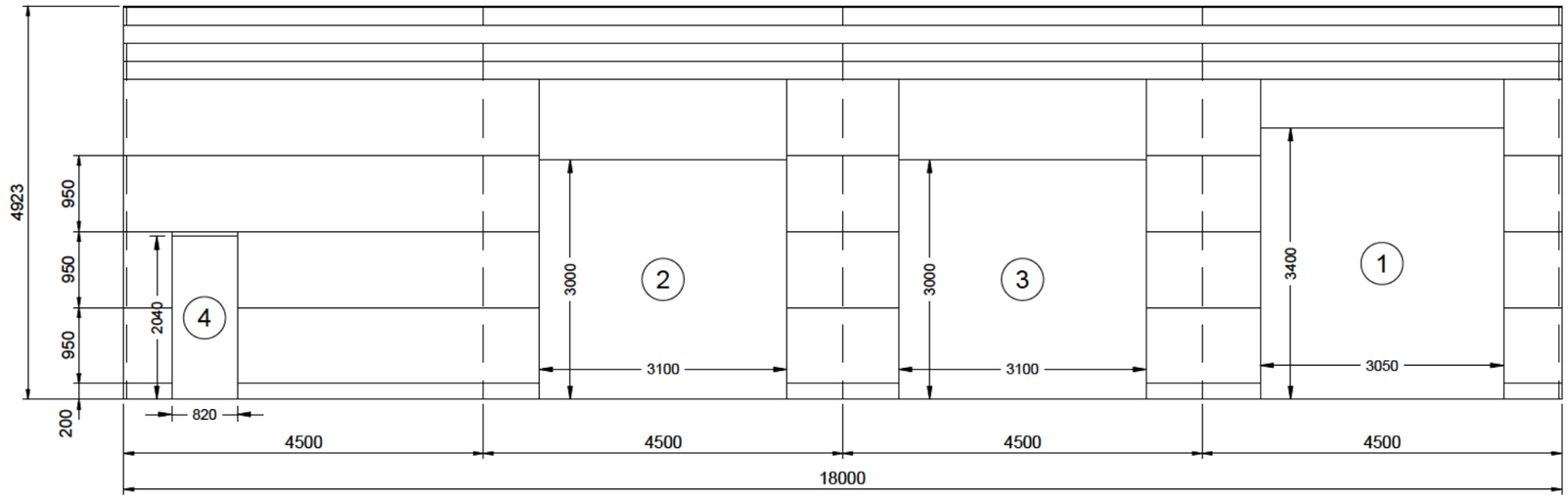

1/4 RIGHT ELEVATION

SCALE: 1:75

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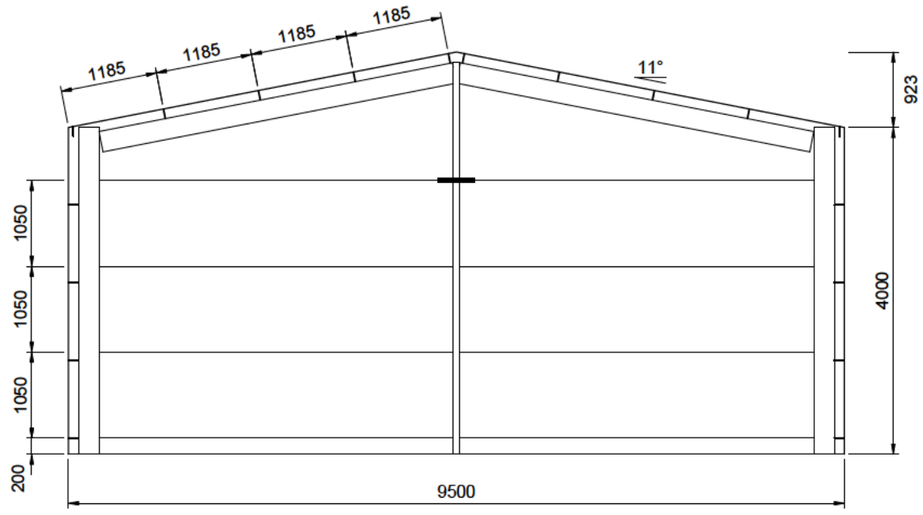
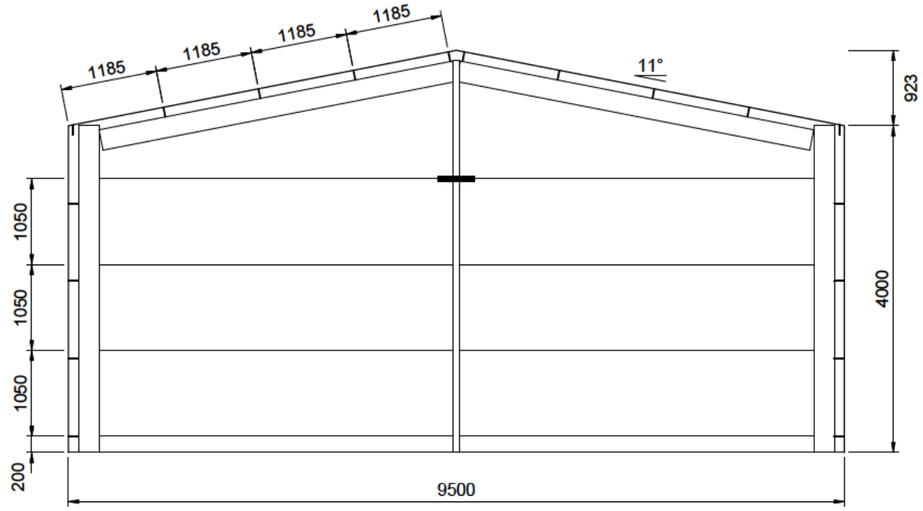
JOB NO. 3131244439
SHEET 4 of 10



1/5 REAR ELEVATION

SCALE: 1:75 FRAME #5



2/5 FRONT ELEVATION

SCALE: 1:75 FRAME #1

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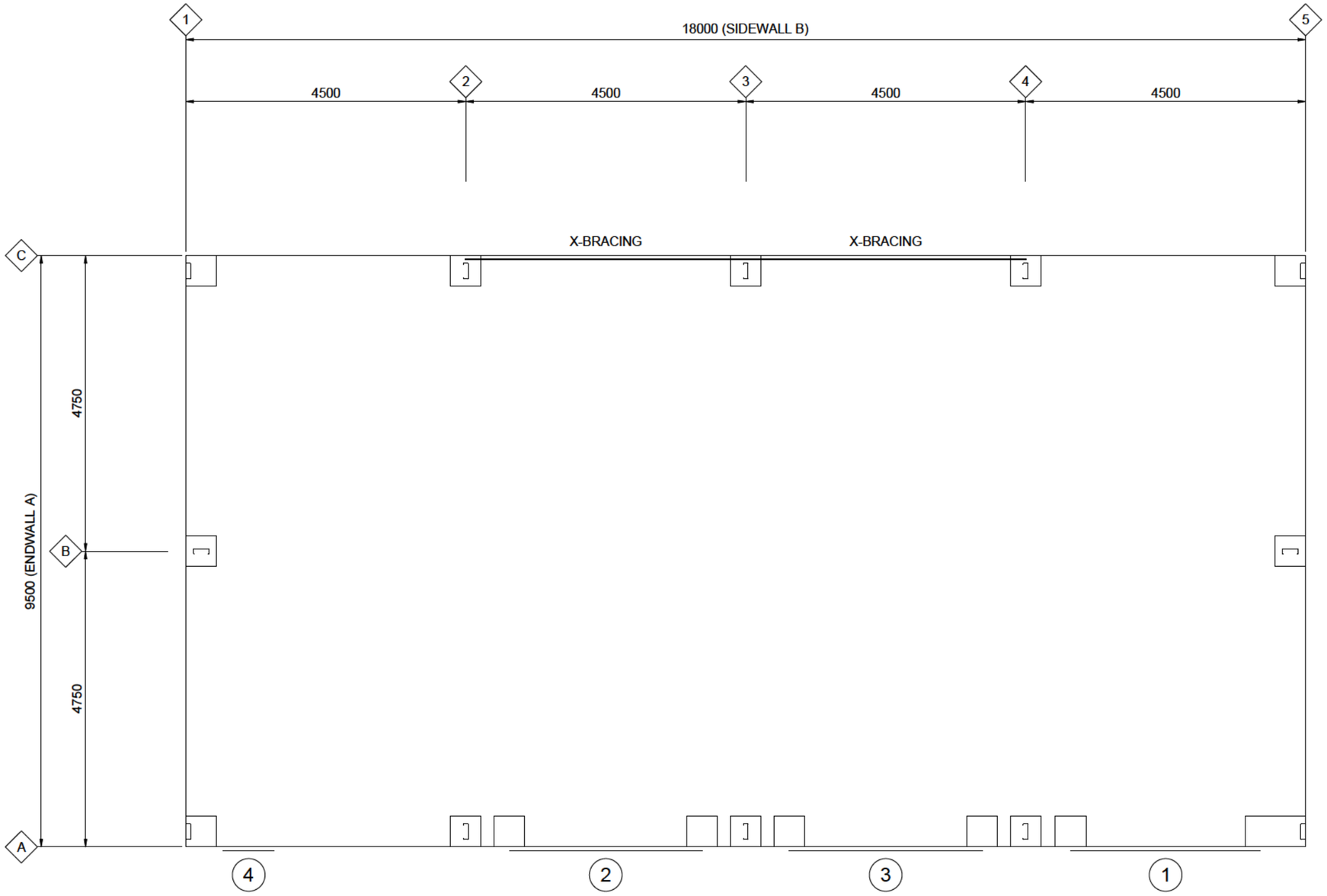
SHEET 5 of 10



1/6 FLOOR PLAN

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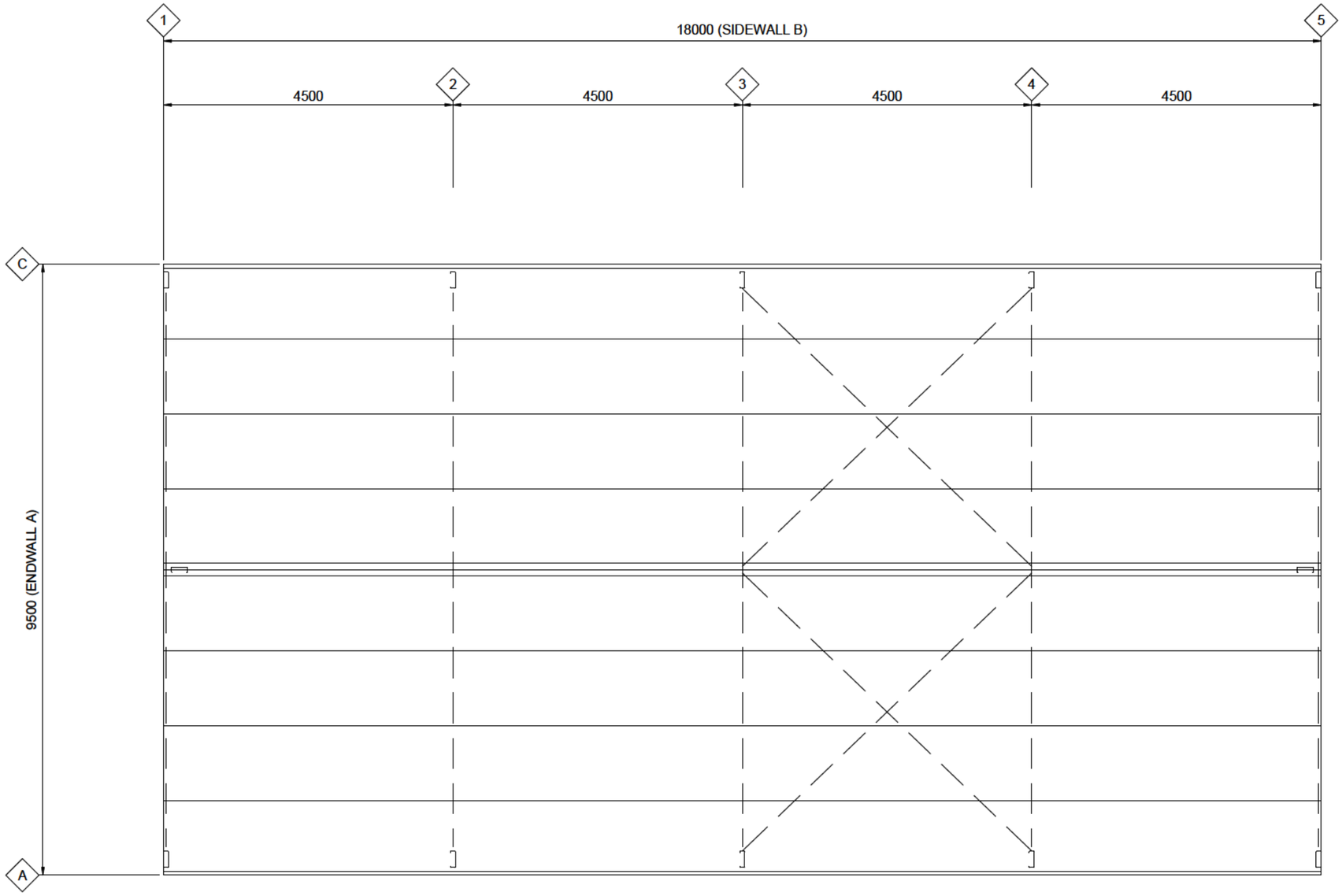
DATE 13-01-2026
JOB NO. 3131244439
SHEET 6 of 10



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7

ROOF FRAMING PLAN

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JOB NO. 3131244439
SHEET 7 of 10

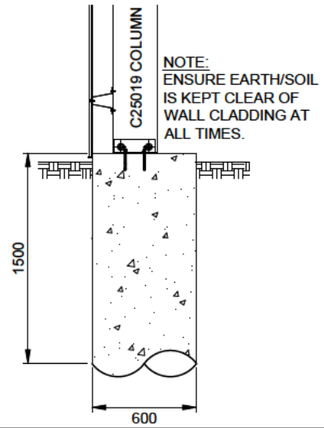
SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL
(100mm MINIMUM CONRETE SLAB INCLUDED)

SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	TRENCH MESH	ø x DEPTH	DEPTH	WIDTH
A, S, & M	SL72	---	450 x 400	---	---
M - D	SL82	L11TM3	---	300	300
H TO H - D	SL82	L11TM3	---	400	300
E TO E - D	SL82	L11TM4	---	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450ø	400	400

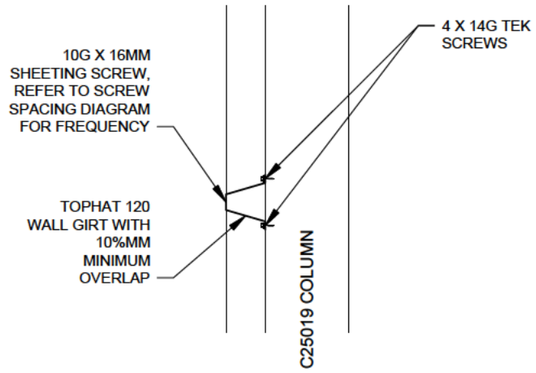
THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION

STRENGTH: 25mPa

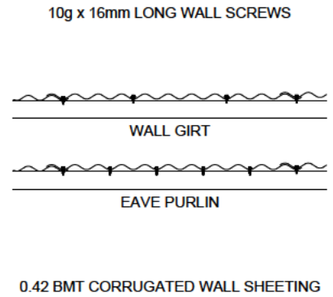
Y SLAB DETAIL



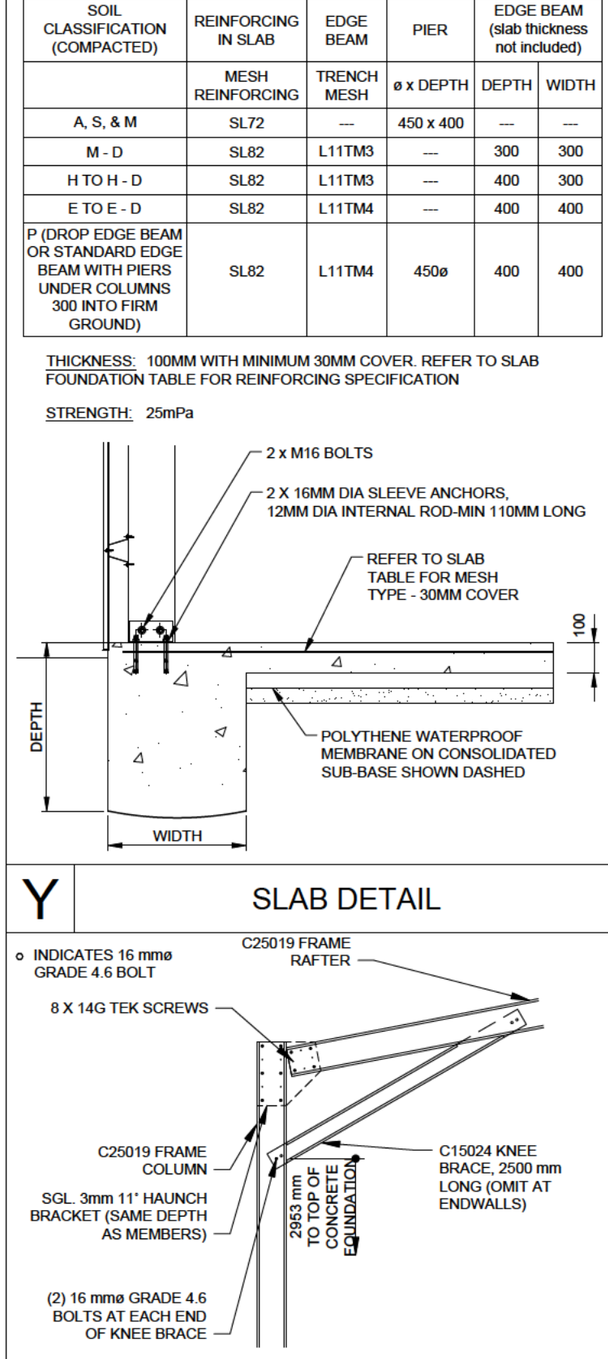
Z ALTERNATE PIER DETAIL



I ROOF SHEETING

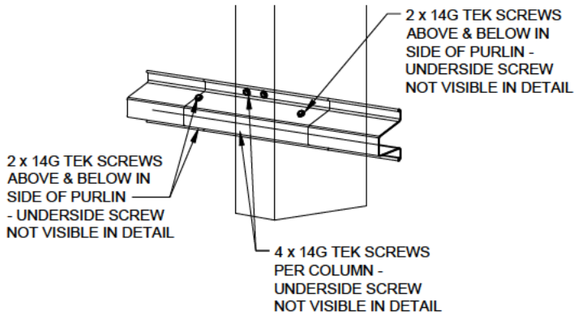


J WALL SHEETING

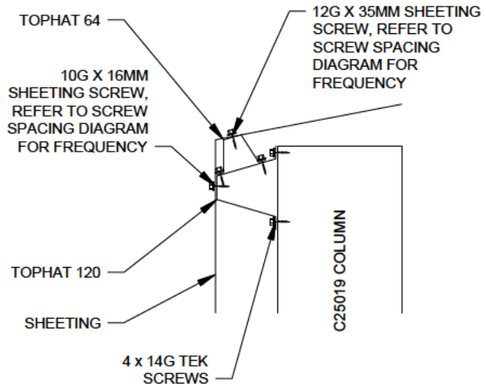


A HAUNCH CONNECTION

B APEX CONNECTION

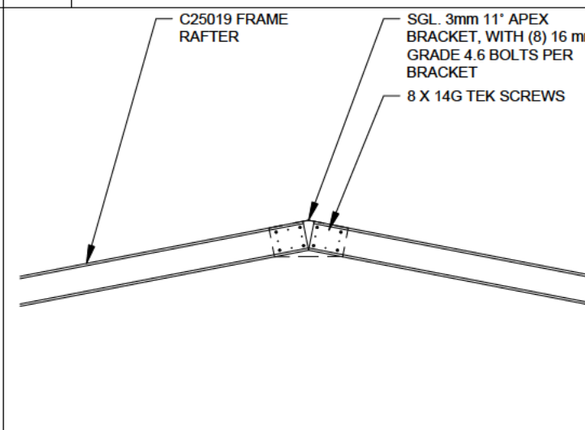


G TOP HAT CONNECTION

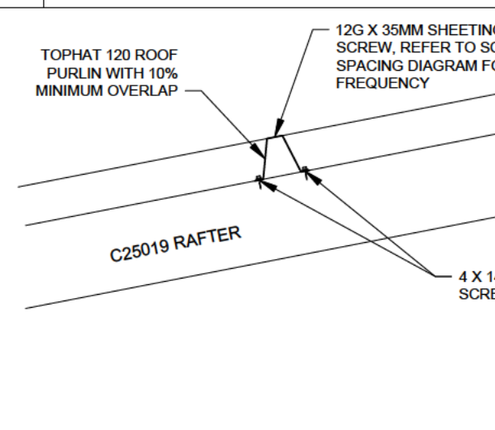


H EAVE CONNECTION

C ENDWALL MULLION TO RAFTER PEAK CONDITION



B APEX CONNECTION



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Sign [redacted] Date: 13.01.2026

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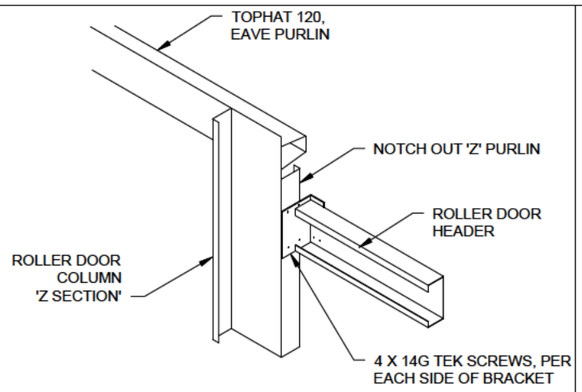
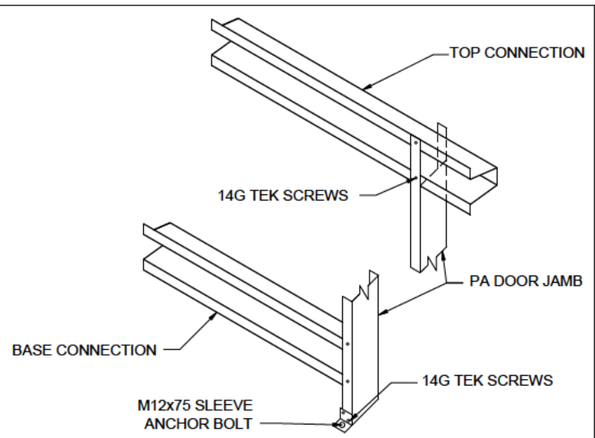
Site Address: Lot 8 & 9, 44 Denyers Road
Bowenvale,
VIC, 3465

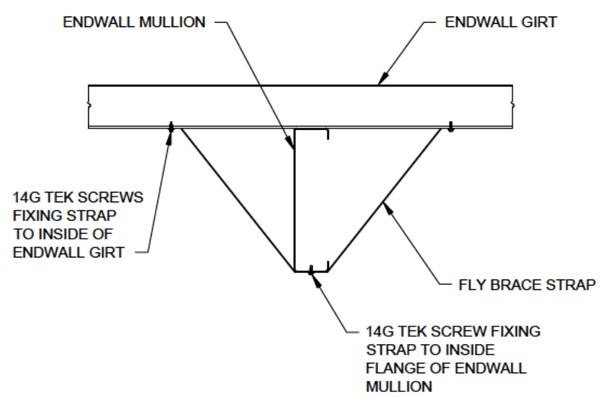
DATE 13-01-2026
JOB NO. 3131244439
SHEET 8 of 10



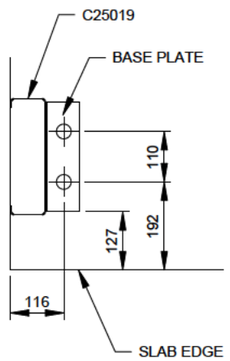
O TH120 SIDE ROLLER DOOR DETAIL



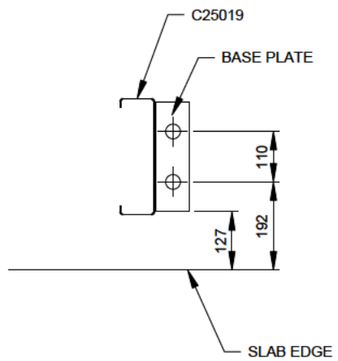
P PA DOOR STYLE CONNECTION



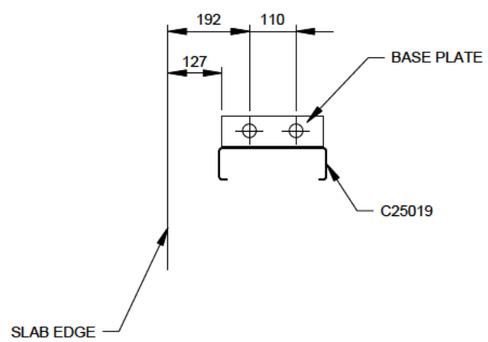
Q FLYBRACE



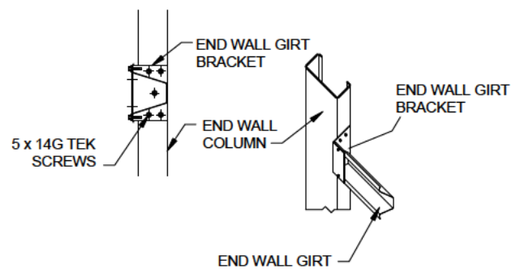
K CORNER COLUMN BASE



L INTERNAL COLUMN BASE



M ENDWALL MULLION BASE



N ENDWALL GIRT BRACKET

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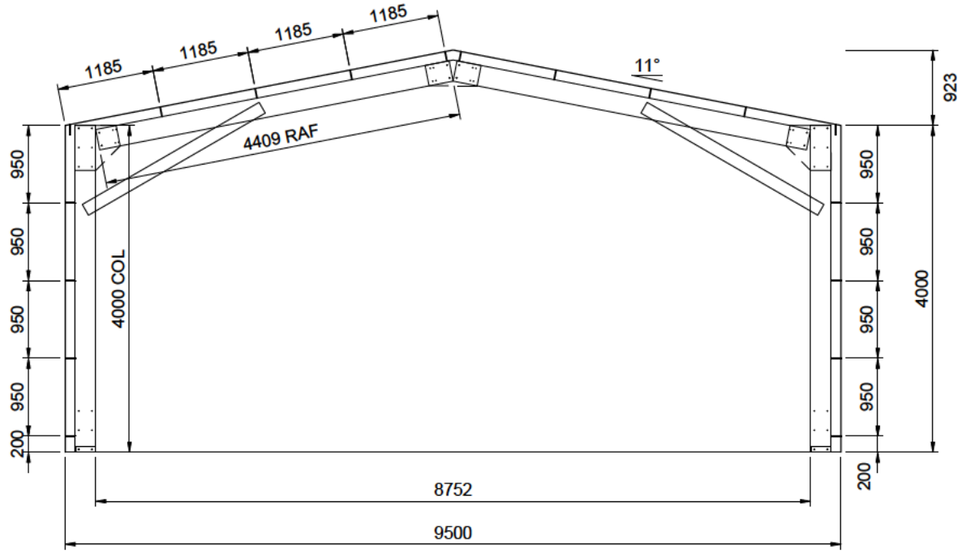
RPEQ 15562 TBP PE003976 (VIC)
Signature: [redacted] .01.2026

Customer Name: Gary Waterhouse
Site Address: Lot 8 & 9, 44 Denyers Road
Bowenvale,
VIC, 3465

DATE 13-01-2026
JOB NO. 3131244439
SHEET 9 of 10



1/10 TYP. FRAME CROSS-SECTION

SCALE: 1:75

FRAMES 2-4

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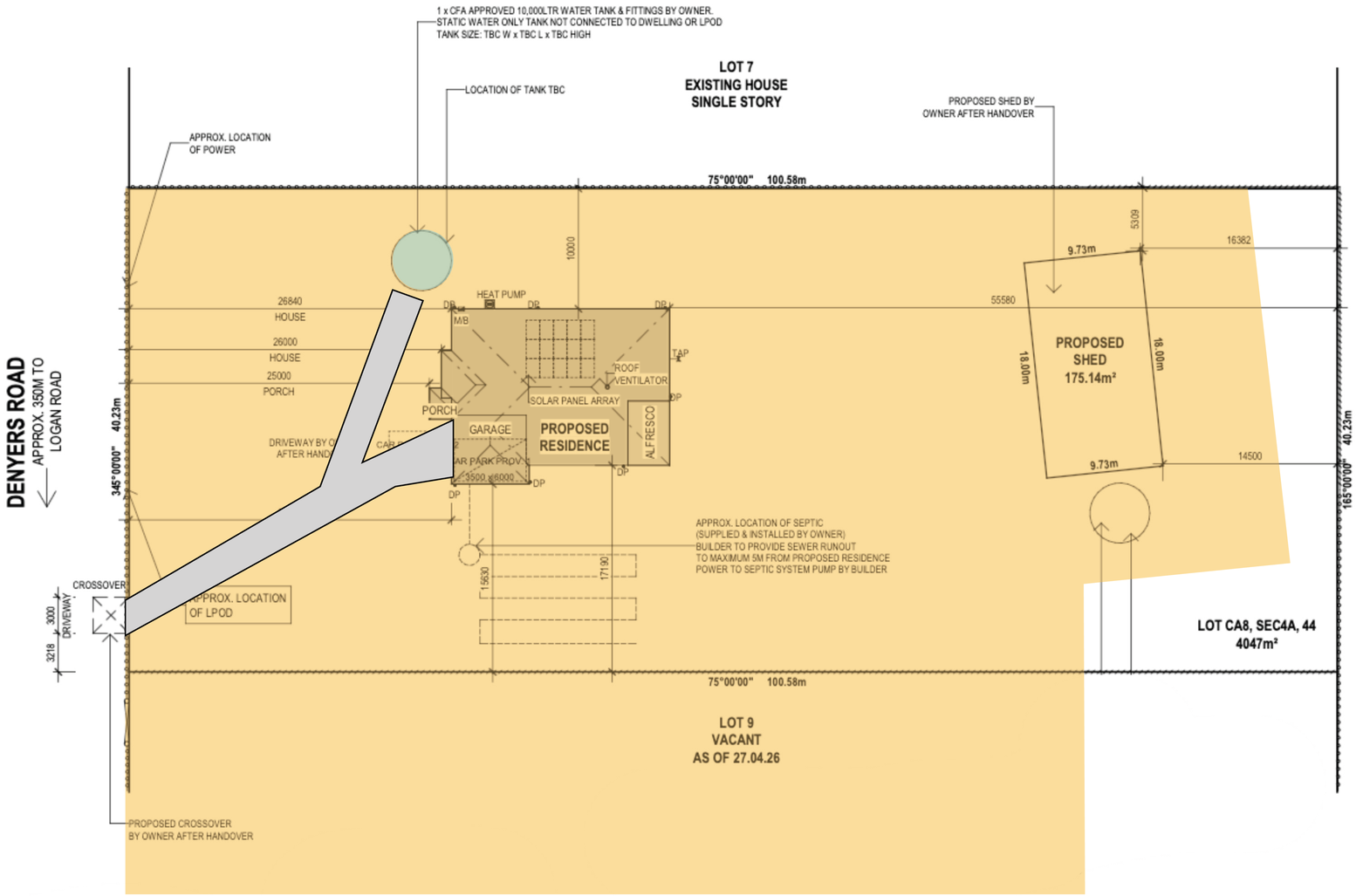
Signatu[redacted].3.01.2026

Customer Name: Gary Waterhouse
Site Address: Lot 8 & 9, 44 Denyers Road
Bowenvale,
VIC, 3465

DATE 13-01-2026
JOB NO. 3131244439
SHEET 10 of 10

BUSHFIRE MANAGEMENT PLAN

CROWN ALLOTMENT 8 & 9, SECTION 4A, 44 DENYERS ROAD, BOWENVALE



FULL SITE PLAN

SCALE: 1 : 350

LEGEND

- 10,000L water supply
- Access
- Defendable space

Bushfire Protection Measures

Mandatory Condition

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

Dwelling

a) Defendable Space

Defendable space is provided for a distance of **35 metres** around the building or to the property boundary, whichever is the lesser, and managed in accordance with the following:
- Grass must be short-cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

The building must comply to a minimum Bushfire Attack Level of **BAL-19.**

c) Water Supply

The following requirements apply:
- An effective capacity of **10,000 litres** per cabin.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting)).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access

Length of access is **more than 30 metres**. The following design and construction requirements apply:
- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1º) with a maximum grade of no more than 1 in 5 (20%) (11.3º) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1º) entry and exit angle.

Outbuilding

a) Defendable Space

Defendable space is provided for a distance of **10 metres** around the building or to the property boundary, whichever is the lesser, and managed in accordance with the following:
- Grass must be short-cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Requirement

Non-habitable outbuilding ancilliary to a dwelling **is more** than 10 metres from a dwelling and has **no** construction requirements.

Prepared by

centralvic. planning consultants

Date: 11 August 2026 v1

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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.

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

VOLUME 12044 FOLIO 494 Security no : 124134819019R
Produced 20/05/2026 10:32 AM

LAND DESCRIPTION

Crown Allotment 9 Section 4A Parish of Maryborough.
PARENT TITLE Volume 00134 Folio 747
Created by Application No. 141325F 19/12/2018

REGISTERED PROPRIETOR

[redacted]

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP966715E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

[redacted]

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

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

Street Address: 44 DENYERS ROAD BOWENVALE VIC 3465

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

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