

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	16 Yalca Mews EAGLE POINT VIC 3878 Lot: 16 PS: 613303
The application is for a permit to:	Buildings and works for a dwelling and outbuilding
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
43.02-2	To construct a building or carry out works
44.04-2	To construct a building or carry out works
The applicant for the permit is:	Colmac Homes
The application reference number is:	5.2026.98.1

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

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

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

An objection must

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

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

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 7 May 2026 9:59 AM
To: Planning Unit Administration
Subject: Amend a Planning Permit Application
Attachments: Shed specifications.pdf; Full Title.pdf; Full Set 1 - HALL.pdf; Amend_a_Planning_Permit_Application_2026-05-07T09-58-56_33456230_0.pdf; attachment_errors.txt

Amend a Planning Permit Application

A request to "Amend a planning permit application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Colmac Homes

Email address: alan@colmachomes.com.au

Postal address : PO Box 509 Sale Vic 3850

Preferred phone number: 0351430399

Owner's name:

Owner's postal address:

Street number: 16

Street name: Yalca Mews

Town: Eagle Point

Post code: 3878

Lot number: 16

Plan number: 613303P

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

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

Description of proposal : Residential House and Shed Please add on shed to current planning permit 5.2026.98.1

Under which section of the Act is the amendment to the application made?: s57A Amendment by applicant after notice is given

Revised estimated cost of development: \$560,000

Existing conditions : vacant land - owner wants to build a house and shed on the land

ExtraFile: 1

Invoice Payer:

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Plans: [Shed specifications.pdf](#), [Full Set 1 - HALL.pdf](#), [Shed specifications.pdf](#)

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

1. Supporting information/reports: [Full Set 1 - HALL.pdf](#)

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

VOLUME 12371 FOLIO 652

Security no : 124132032299K
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LAND DESCRIPTION

Lot 16 on Plan of Subdivision 613303P.
PARENT TITLE Volume 11368 Folio 966
Created by instrument PS613303P Stage 2 04/05/2022

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

AGREEMENT Section 173 Planning and Environment Act 1987
AU995999P 08/11/2021

DIAGRAM LOCATION

SEE PS613303P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AZ998269U (E)	TRANSFER Registered	09/01/2026

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

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

Street Address: 16 YALCA MEWS EAGLE POINT VIC 3878

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END



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Document Type	Plan
Document Identification	PS613303P
Number of Pages (excluding this cover sheet)	6
Document Assembled	10/02/2026 13:12

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EDITION 2 PS 613303P

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL

APPLIES TO MASTER PLAN (STAGE 1) ONLY

PLAN OF SUBDIVISION

LOCATION OF LAND

PARISH: BAIRNSDALE
TOWNSHIP: _____
SECTION: _____
CROWN ALLOTMENT: 142A & 142B (PARTS)
CROWN PORTION: _____
TITLE REFERENCE: VOL 11049 FOL 425

LAST PLAN REFERENCE: LOT Z ON PS600905G

POSTAL ADDRESS: 99 BAY ROAD,
(at time of subdivision) EAGLE POINT 3878

MGA94 CO-ORDINATES: E: 560 800 **ZONE:** 55
(of approx centre of land N: 5805 250
in plan)

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
RI ROAD	EAST GIPPSLAND SHIRE COUNCIL
RESERVE No. 1	SECRETARY TO THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT
RESERVE No. 2	EAST GIPPSLAND SHIRE COUNCIL

NOTATIONS

THAT PART OF THE DRAINAGE EASEMENT CREATED IN LP51890 SHOWN E-1 & E-4 ON PS600905G WILL BE REMOVED UPON THE REGISTRATION OF THIS PLAN BY DIRECTION IN PLANNING PERMIT 509/2004/P
 LOTS 21 - 31 HAVE BEEN OMITTED FROM THIS PLAN

NOTATIONS

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE

SURVEY:
 This plan is based on survey.

STAGING:
 This is a staged subdivision.
 Planning Permit No. 509/2004/P

 This survey has been connected to permanent marks No(s). 19, 352, 374, 375
 417, 463 & 468

 In Proclaimed Survey Area No. NIL

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-6, E-10, E-16	DRAINAGE	1.83	LP51890	LAND IN LP51890
E-2	DRAINAGE	2	INST L766540R	SHIRE OF BAIRNSDALE
E-3	DRAINAGE & SEWERAGE	SEE DIAG	PS600905G	EAST GIPPSLAND REGION WATER AUTHORITY & EAST GIPPSLAND SHIRE COUNCIL
E-5, E-6	DRAINAGE	SEE DIAG	PS600905G	EAST GIPPSLAND SHIRE COUNCIL
E-7, E-8, E-15	DRAINAGE	1.17	PS600905G	EAST GIPPSLAND SHIRE COUNCIL & LAND IN C/T VOL 8980 FOL 519
E-8, E-10, E-11	SEWERAGE	SEE DIAG	PS600905G	EAST GIPPSLAND REGION WATER AUTHORITY
E-12, E-17	DRAINAGE	2	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL
E-13, E-15, E-16, E-17	SEWERAGE	SEE DIAG	THIS PLAN	EAST GIPPSLAND REGION WATER CORPORATION
E-14	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	2	THIS PLAN	EAST GIPPSLAND REGION WATER CORPORATION

Crowthier & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 P. (03) 6162 6011 E. contact@rowthiersadler.com.au

SURVEYORS FILE REF: 12918

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 5 SHEETS

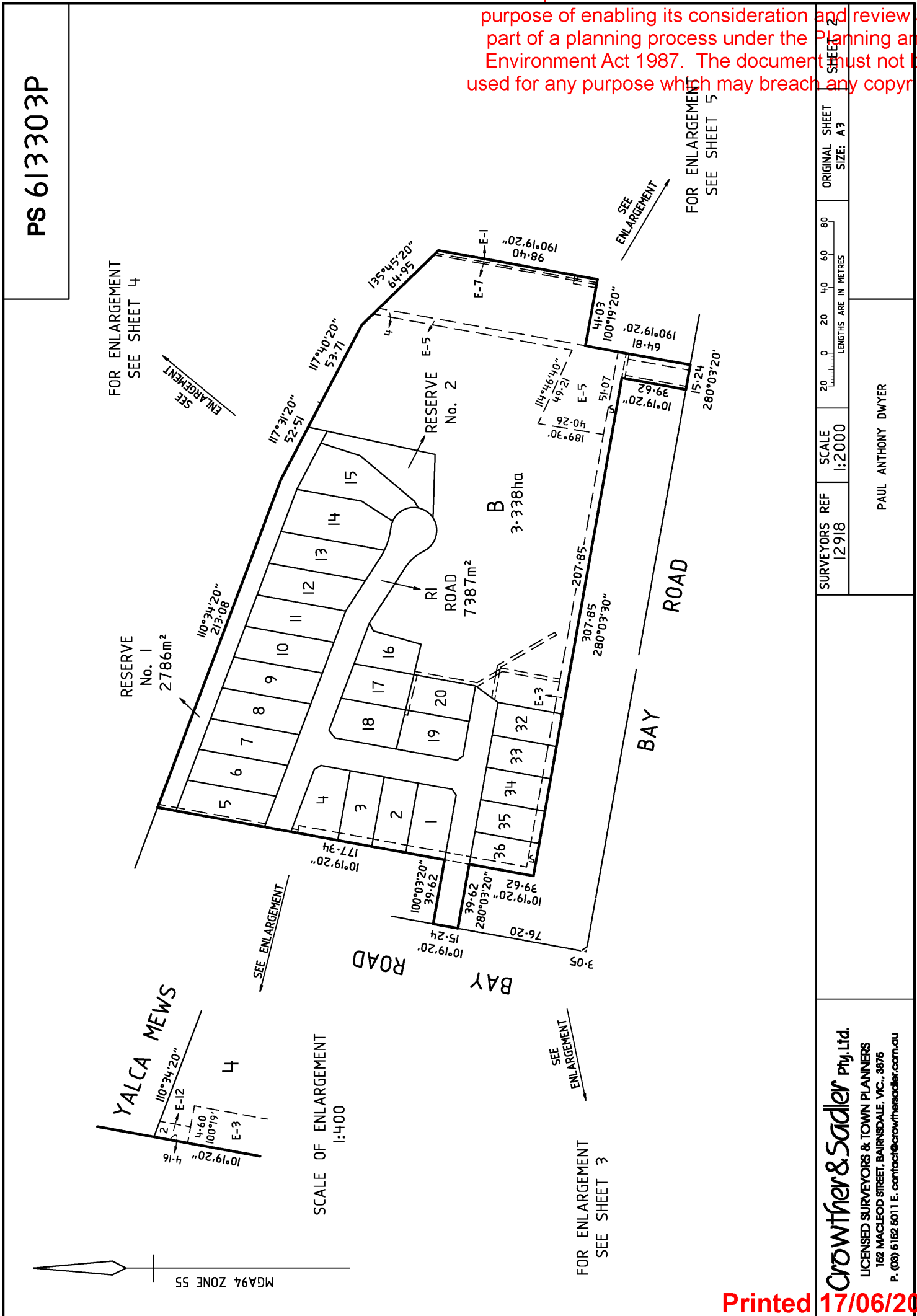
PAUL ANTHONY DWYER

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

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PS 613303P



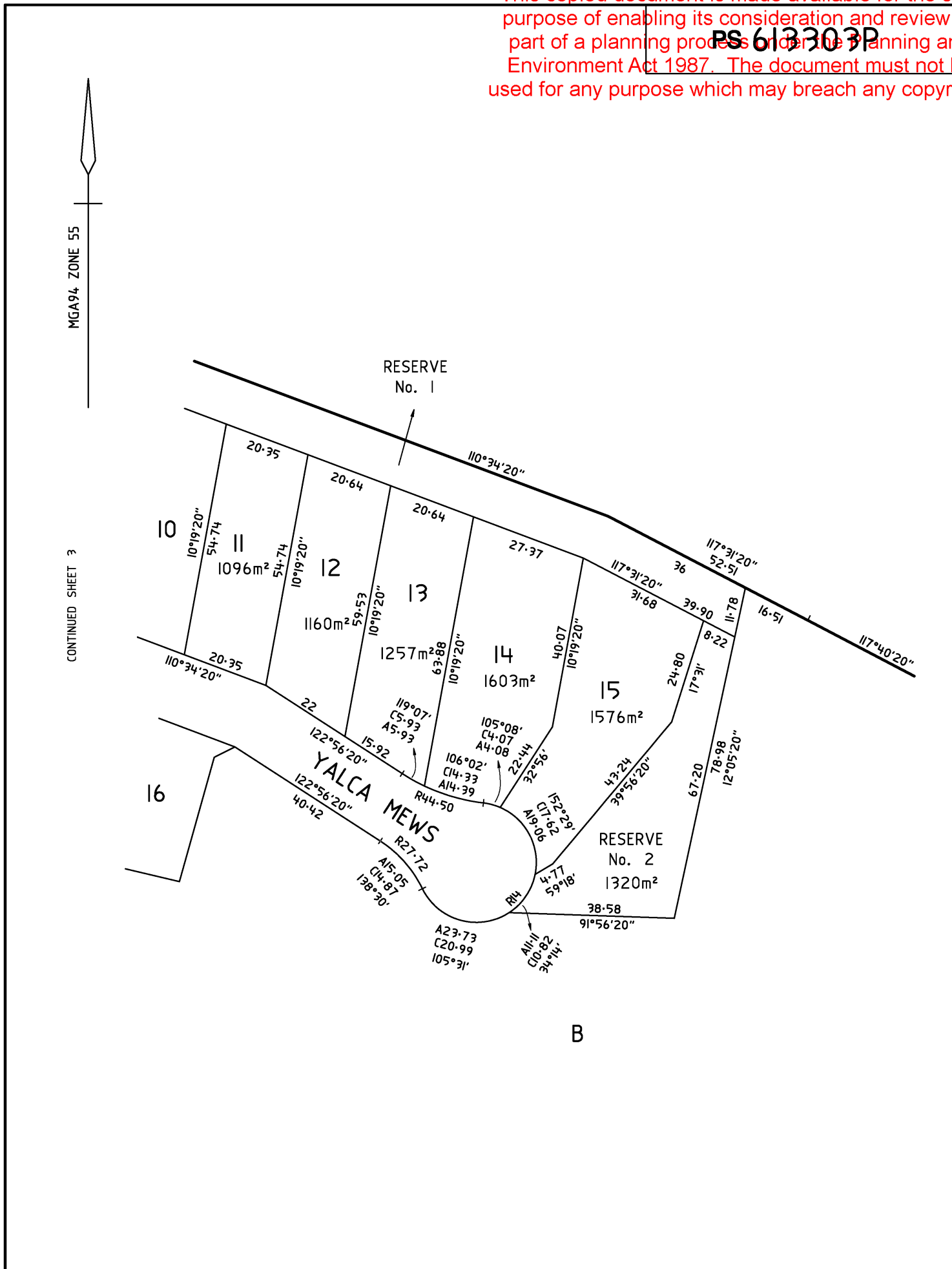
ORIGINAL SHEET	SIZE: A3	80	60	40	20	0
LENGTHS ARE IN METRES						
SURVEYORS REF	SCALE	12918	1:2000			
PAUL ANTHONY DWYER						

SHEET 2

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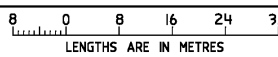
PS 613303P



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SCALE
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SHEET 4

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Produced 10/02/2026 01:12:41 PM

Status	Registered	Dealing Number	AZ998269U
Date and Time Lodged	09/01/2026 12:06:20 PM		

Lodger Details

Lodger Code	16977H
Name	
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction	VICTORIA
--------------	----------

Privacy Collection Statement

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Land Title Reference

12371/652

Transferor(s)

Given Name(s)	JOANNE RUTH
Family Name	KISKOMAROMI
Given Name(s)	PAUL
Family Name	KISKOMAROMI

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 275000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Given Name(s)	ANN-MAREE
Family Name	HALL
Address	





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Electronic Instrument Statement

Street Number
Street Name
Street Type
Locality
State
Postcode

Duty Transaction ID
6483659

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee 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 law and any Prescribed Requirement.

Executed on behalf of	ANN-MAREE HALL
Signer Name	BENJAMIN JOHN CLARK
Signer Organisation	EAST VIC CONVEYANCING
Signer Role	CONVEYANCING PRACTICE
Execution Date	09 JANUARY 2026

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor 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 law and any Prescribed Requirement.

Executed on behalf of	JOANNE RUTH KISKOMAROMI PAUL KISKOMAROMI
Signer Name	SHONTELLE LOUISE DAVENPORT
Signer Organisation	COPPARD LAW PTY LTD
Signer Role	LAW PRACTICE
Execution Date	08 JANUARY 2026

File Notes:
NIL

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Statement End.



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Status	Registered	Dealing Number	AU995999P
Date and Time Lodged	08/11/2021 03:37:16 PM		

Lodger Details

Lodger Code	20126M
Name	STEFANIE DONNA SUMMERS
Address	
Lodger Box	
Phone	
Email	
Reference	PLANOLOGY - 17 SEAGR

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction VICTORIA

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Estate and/or Interest

FEE SIMPLE

Land Title Reference

11368/966

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





Department of Transport and Planning

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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	ERIC JAMES CABUANG
Signer Organisation	STEFANIE DONNA SUMMERS
Signer Role	CONVEYANCING PRACTICE
Execution Date	08 NOVEMBER 2021

File Notes:

NIL

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Statement End.



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Planology
Town Planning Law

Agreement under section 173 of the Planning and Environment Act 1987

17 Seagreen Close, Eagle Point

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Information Table

Date of Agreement: 26 October 2021

Parties

Name	East Gippsland Shire Council
Short form name	Council
Notice details	273 Main Street, Bairnsdale, Victoria
Name	David Frederick Lawrence
Short form name	Owner
Notice details	17 Seagreen Close, Eagle Point, Victoria
Name	Margaret Lawrence
Short form name	Owner
Notice details	17 Seagreen Close, Eagle Point, 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 subdivision of the Subject Land. This Agreement is to give effect to condition 8 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*.

AEP means Annual Exceedance Probability.

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

CMA means the East Gippsland Catchment Management Authority.

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.

Dwelling has the same meaning as in the Planning Scheme.

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 1 means lot 1 on the Endorsed Plan.

Minimum Unenclosed Area means an unenclosed area of at least 50% to allow for the free passage of floodwaters underneath the building.

Flood Protection Level means the 1% AEP flood level as determined by the CMA plus an additional 300mm.

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. 78/2021/P, issued by Council on 12 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.

Subject Land means the land situated at 17 Seagreen Close, Eagle Point being the land contained in certificate of title volume 11368 folio 966 and any reference to the Subject Land 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 Council has entered into this Agreement for the following reasons:

- 3.2.1 the CMA would not have consented to the grant of the Planning Permit without the condition requiring this Agreement; and
- 3.2.2 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 Finished floor level

The Owner agrees that:

- 5.1.1 the finished floor level of any Dwelling on Lot 1 must be constructed at or above the Flood Protection Level;
- 5.1.2 in order to raise the finished floor level of any Dwelling on Lot 1 to the level required under clause 5.1.1, stumps rather than fill must be used; and
- 5.1.3 if the sub-floor of any Dwelling on Lot 1 is to be enclosed, it must meet the Minimum Unenclosed Area;

all to the satisfaction of the CMA and Council.

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.

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.

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 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.

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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 26. day of October 2021 in the presence of:



.....
[Signature]

Chief Executive

.....
[Signature]

Witness

Signed Sealed and Delivered by David Frederick Lawrence in the presence of:

) *[Signature]*

.....
[Signature]

Witness

Signed Sealed and Delivered by Margaret Lawrence in the presence of:

) *[Signature]*

.....
[Signature]

Witness



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 09 April 2026 02:12 PM

PROPERTY DETAILS

Address: **16 YALCA MEWS EAGLE POINT 3878**
 Lot and Plan Number: **Lot 16 PS613303**
 Standard Parcel Identifier (SPI): **16\PS613303**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **101125**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 685 M5**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **East Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

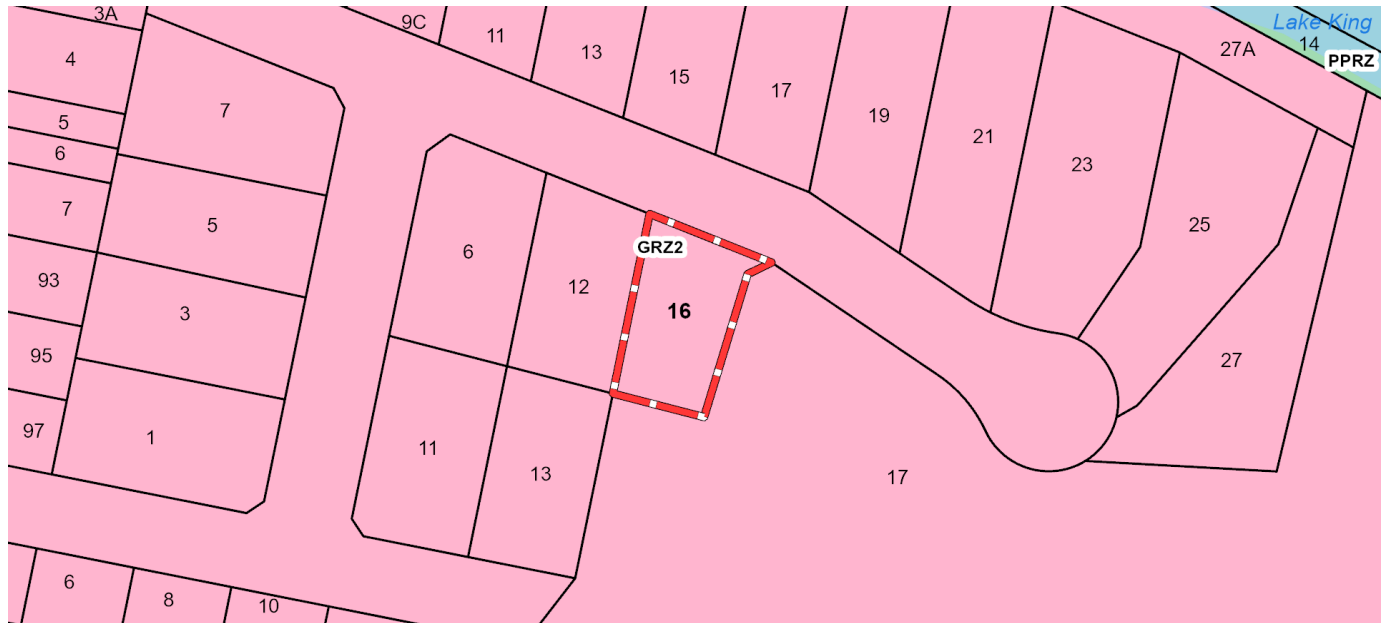
Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**
 Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 2 \(GRZ2\)](#)



GRZ - General Residential PPRZ - Public Park and Recreation Water area

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

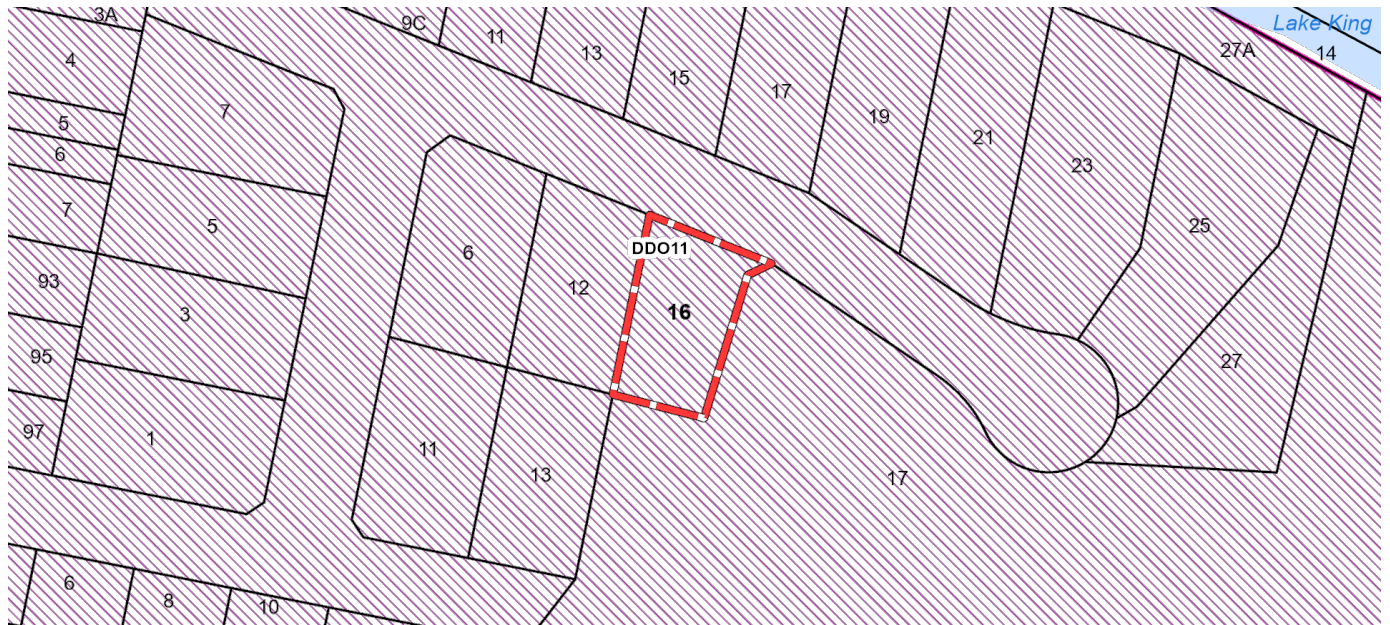
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Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 (DDO11)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



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Further Planning Information

Planning scheme data last updated on 9 April 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT

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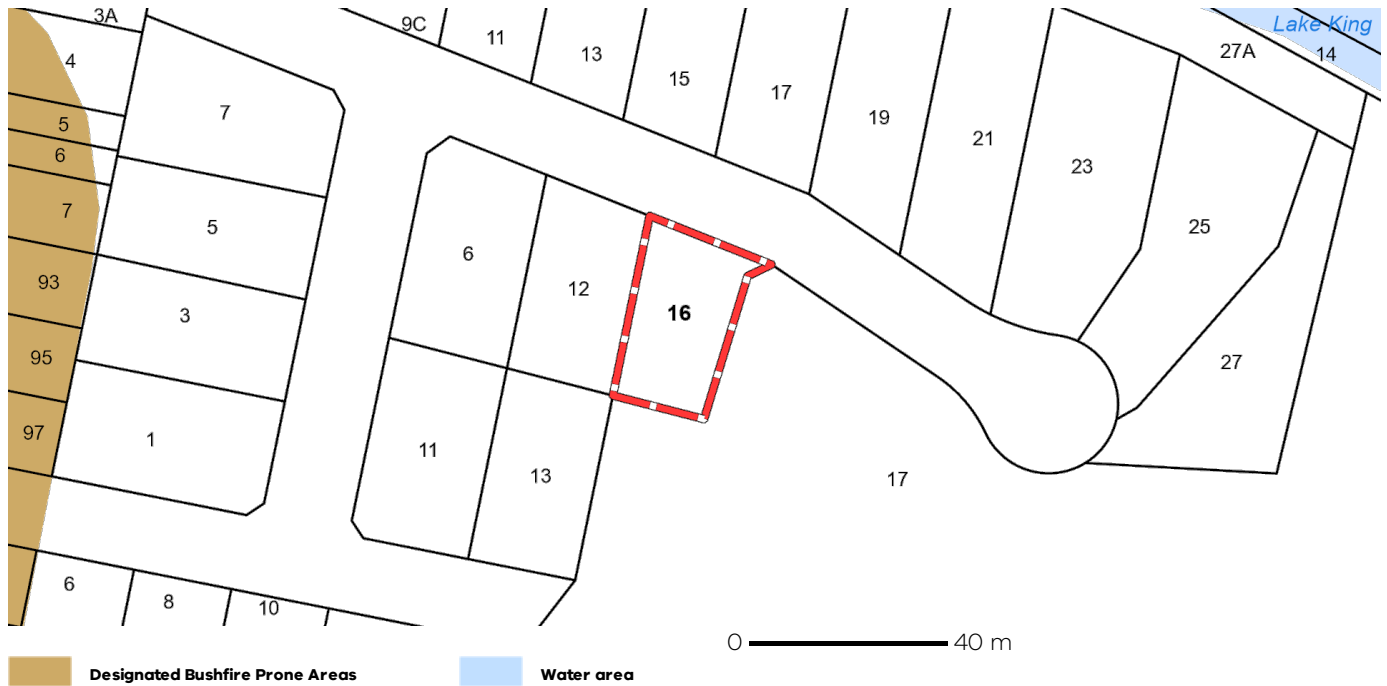


Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](http://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://www.environment.vic.gov.au)

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SIMON ANDERSON CONSULTANTS

7 Mar 2026

SITE CLASSIFICATION AND SOIL REPORT

Colmac Homes

Residence - Lot 16 (No.16) Yalca Mews, Eagle Point

SITE CLASSIFICATION: P
IN ACCORDANCE WITH AS2870-2011
WIND CLASSIFICATION: N2
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.



Colmac Homes, Lot 16 (No.16) Yalca Mews, Eagle Point

GENERAL

This Soil Investigation consists of the drilling of 2 boreholes on proposed site area using a mechanical drilling rig. 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. The site is generally flat and is well elevated above the property to the east of the subject site. **NOTE: Soil bores reveal that 1.4m or more of fill exist in the vicinity of bore #1 and #2 but the exact fill depth and area has not been established.**

GEOLOGY

Qm1 (Qrm); Quaternary Non-Marine (Paludal) Deposits consisting of Paludal: lagoon and swamp deposits: silt, clay.

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.

RECOMMENDED FOUNDING MATERIAL (RFM) FOR FOOTINGS

Stiff, Natural, Sandy Silty Clay at varying depths below existing surface. **Bearing Capacity 120kPa**

RECOMMENDATIONS

Problem (P) Sites

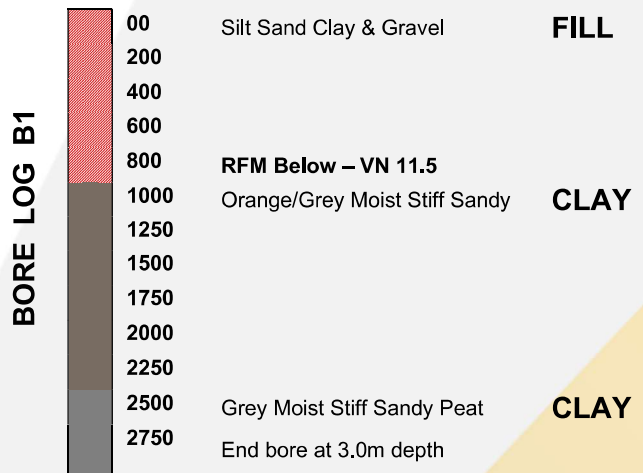
It is recommended that basic footings and slab details be designed by an experienced Structural Engineer.

WIND CLASSIFICATION

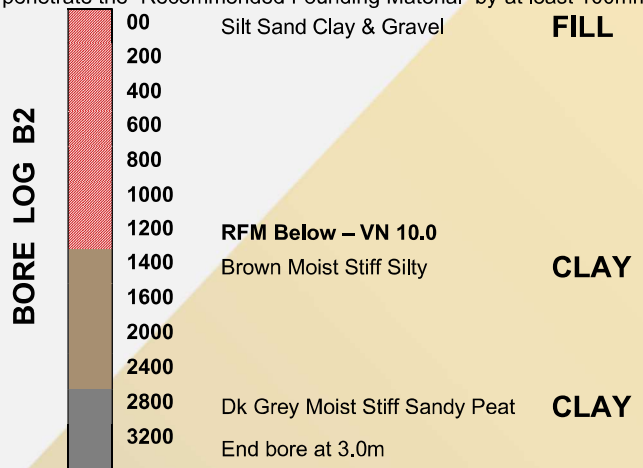
N2 In accordance with AS – 4055

BAL ASSESSMENT

BAL-12.5 In accordance with AS-3959, Section 2.2 (Method 1) and bushfire regulations released on 8 September 2011.



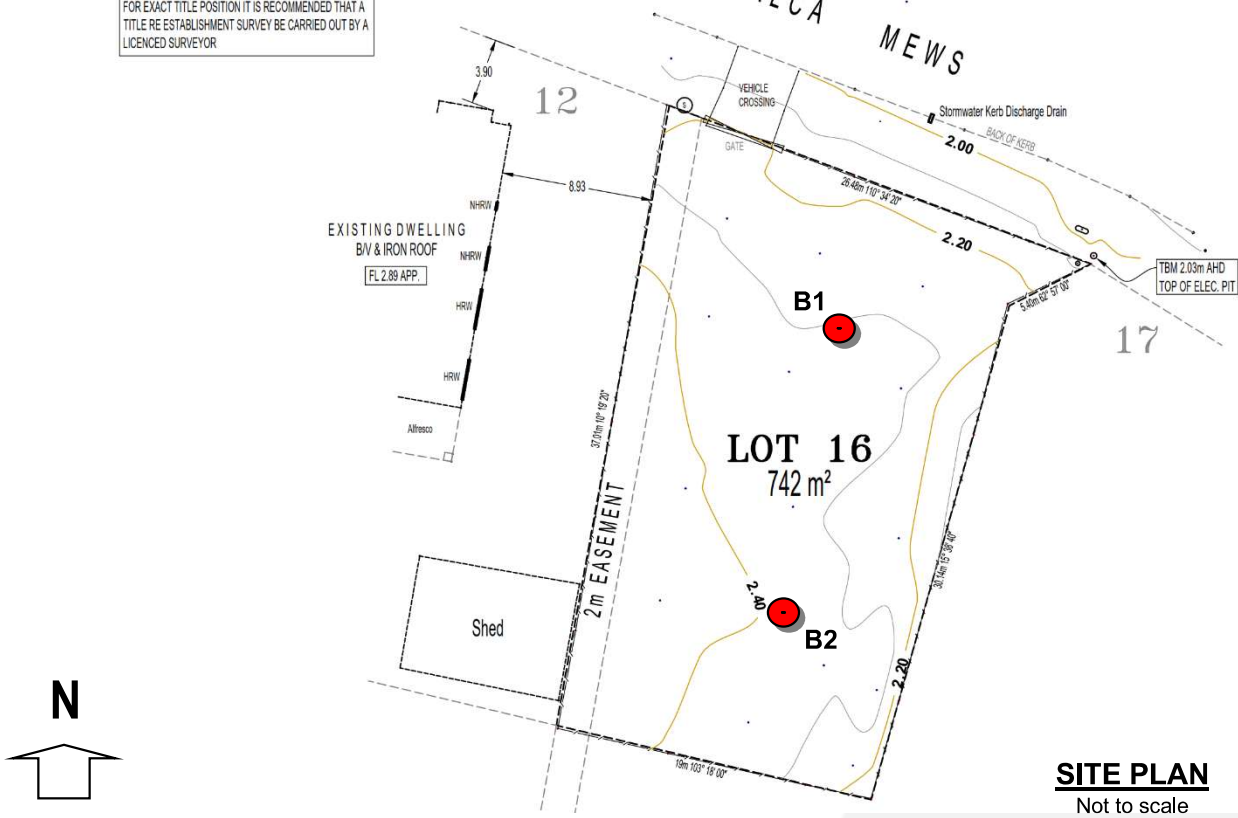
Note: Depths noted may vary if the site is cut and/or filled. All footings should penetrate the "Recommended Founding Material" by at least 100mm.



Colmac Homes, Lot 16 (No.16) Yalca Mews, Eagle Point

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PLEASE NOTE:
TITLES BOUNDARIES SHOWN MAY NOT REPRESENT EXACT TITLE POSITION.
FOR EXACT TITLE POSITION IT IS RECOMMENDED THAT A TITLE RE ESTABLISHMENT SURVEY BE CARRIED OUT BY A LICENCED SURVEYOR



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 cause 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.

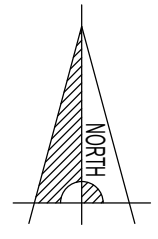
EXCAVATIONS

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

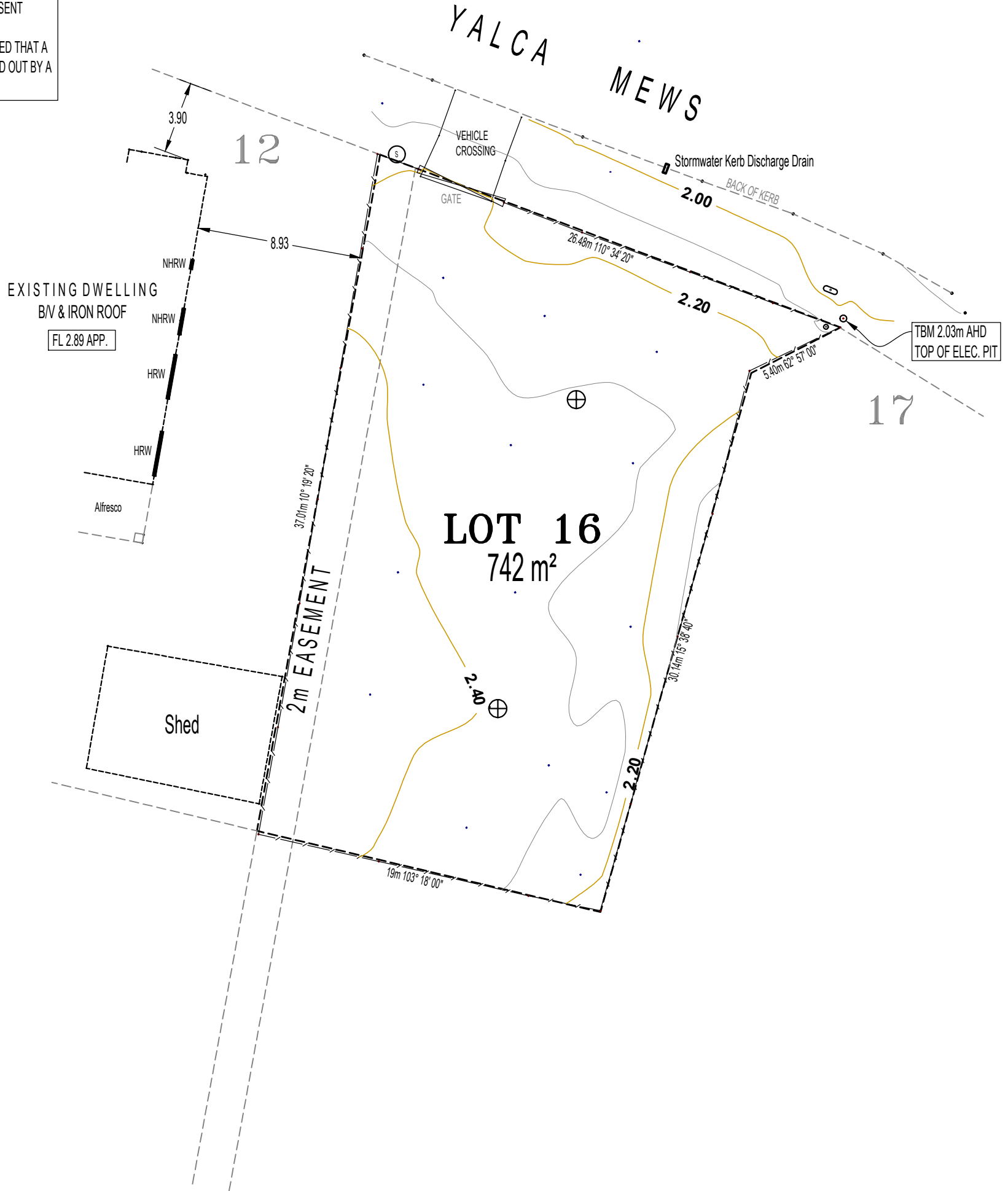
The owners attention is drawn to the "Foundation Maintenance and Footing Performance: A Homeowners Guide" by CSIRO publishing. Freecall 1800 645 051 or <http://www.publish.csiro.au/pid/7076.htm> to purchase.

NOTES:
 DENOTES NATURAL SURFACE LEVEL 10.23
 DENOTES FLOOR LEVEL [FL 12.00 APP.]
 ALL LENGTHS ARE IN METRES
 DENOTES HABITABLE ROOM WINDOW HRW
 DENOTES NON HABITABLE ROOM WINDOW (UPPER FLOOR & SILL R.L. WHERE NOTED) NHRW
 CONTOUR INTERVAL IS 0.10m
 LEVELS ARE TO AUSTRALIAN HEIGHT DATUM
 VIDE BAIRNSDALE PM 19 HEIGHT 1.834m AHD



ALL EXISTING SERVICES ARE TO BE LOCATED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

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SITE FEATURES PLAN

SCALE 1:250

- Title Peg
- ⊕ Soil Bore
- Electricity Pit
- PVC Riser
- ⊙ Sewer Pit
- Light/Power Pole
- Junction Pit
- ▣ Grated Pit
- Telecom Pit
- ▣ Stop Valve
- Fire Plug
- ▣ Water Meter
- ⊙ Gas Meter

- - - - - TITLE BOUNDARY (APPROX)
- - - - - BATTER TOP & TOE
- - - - - OPEN EARTH DRAIN INVERT
- - - - - POST & WIRE FENCE
- - - - - 1.95H TIMBER PALING/STEEL SHEET FENCE

REV	DESCRIPTION	CHKD	DATE	Design:	Project:	Job No:
-	-	-	-	Drawn: JDP	SITE ANALYSIS	468769
-	-	-	-	Checked: SJA	Lot 16 (No.16) Yalca Mews, Eagle Point	Drawing No: SA1
-	-	-	-	Date: 7 Mar 2026	Client: Colmac Homes	Revision No: -

Simon Anderson Consultants
 CIVIL | STRUCTURAL | PROJECT ENGINEERS

P.O. Box 1700 111 Main St, Bairnsdale
 T: 03 5153 1500
 ACN 073 392 266
 bairnsdale@simonandersonconsultants.com.au



PROPOSED RESIDENCE FOR

No.16 (LOT 16) YALCA MEWS EAGLE POINT

CUSTOM DESIGN

© Copyright Colmac Homes

-Photo rendering is for illustrative purposes only, Refer to sales consultant for inclusions list

COLMAC HOMES

"Our Family Business, Building your Family Home"

CLIENT INITIALS:

BUILDER INITIALS:

DATE:

PHONE: (03) 5143 0399 FAX: (03) 5143 0933

No.3-5 (LOT 13) NORTHLAND DRIVE, SALE 3850

www.colmachomes.com.au

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JOB NO.:	DRAWN:	DATE:	SHEET:
-FS01	D.M.P.	6/05/26	Printed 17/06/2026

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PROPOSED RESIDENCE FOR
No.16 (LOT 16) YALCA MEWS
EAGLE POINT

COLMAC HOMES
"Our Family Business, Building your Family Home"

CUSTOM DESIGN

1. DWELLING:	188.94 m2	20.34 sq
2. GARAGE:	39.45 m2	4.25 sq
3. ALFRESCO:	16.30 m2	1.75 sq
4. PORCH:	5.11 m2	0.55 sq
6. TOTAL:	249.55 m2	26.86 sq
#. LOT SIZE:	- 742m2	

LEGEND

- DP DENOTES COLORBOND DOWNPIPE LOCATION
- DP DENOTES 100mm PVC DOWNPIPE LOCATION
- (DGL) DENOTES DOUBLE GLAZED WINDOWS & DOORS
- (A+) DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
- Denotes REINFORCEMENT TO SELECTED WC BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
- Denotes WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

CLIENT INITIALS:
BUILDER INITIALS:
DATE:



SITE PLAN
PHONE: (03) 5143 0399 FAX: (03) 5143 0933
No.3-5 (LOT 13) NORTHLAND DRIVE, SALE, VICTORIA 3850
www.colmachomes.com.au
SCALE: 1:200 AT A3
DATE: 17/06/2026
DRAWN: D.M.P.
JOB No.: F501
SHEET: 1 OF 1

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NOTES :

ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY THEY ARE DISCOVERED.

FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.

FOUNDATION SOIL CLASSIFICATION HAS BEEN ADOPTED AS CLASS 'P'. HOWEVER THIS COMPANY TAKES NO RESPONSIBILITY FOR THIS ASSUMPTION. PLEASE REFER TO THE ENGINEERS SOIL INVESTIGATION REPORT AND ANY ASSOCIATED DRAWINGS.

ALL WATER PLUMBING & SEWER CONNECTIONS TO WATER BOARD REQUIREMENTS. WATER SAVING MEASURES TO ACHIEVE A 5 STAR PLUMBING RATING, INCLUDING A FLOW RATE RANGE OF 7.5 TO 9.0 LITRES/MIN TO SHOWERHEADS, BASIN TAPS, KITCHEN SINK AND LAUNDRY TROUGH.

STORMWATER TO BE DISCHARGED CLEAR OF BUILDING VIA 100mm PVC PIPE AS PER LOCAL COUNCIL REQUIREMENTS. SOLAR WATER HEATING SYSTEM MUST HAVE AN ENERGY PERFORMANCE OF 60% SOLAR GAIN. IF RAINWATER TANK FOR SANITARY FLUSHING IS INSTALLED THEN IT MUST HAVE A MIN. CAPACITY OF 2000 LITRES, HAVE A CATCHMENT AREA FROM ROOF OF 50m² AND MUST BE CONNECTED TO ALL FLASHING SYSTEMS.

WINDOWS ARE 'DYNAMIC' ALUMINIUM SLIDING U.N.O. SLIDING DOORS ARE ALUMINIUM, FLY SCREENS TO ALL OPENABLE WINDOWS & SASH LOCKS ALL GLAZING TO AS1288 - CAT.2. ALL GLAZING BELOW 750mm ABOVE FLOOR LEVEL MUST BE GRADE 1 SAFETY GLASS. GLAZING TO BATHROOM TO BE OBSCURE SAFETY GLASS.

ALL NEW DOOR HARDWARE SHALL COMPLY WITH AS1428.1 & LOCATED AT A HEIGHT BETWEEN 900-1100mm ABOVE FLOOR LEVEL. TOILET DOORS TO BE FITTED WITH LIFT OFF HINGES WHERE PAN IS 1200 WITHIN DOOR.

SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACK UP AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND AS3786. BATTERY POWERED IN THE CASE OF EXTENSIONS ETC.

SELF CLOSING EXHAUST FANS THROUGHOUT, ALL MECHANICAL VENTILATION DUCTED TO NEAREST EAVE OR RIDGE LINE

ALL ROOFING VENTILATION TO MEET CURRENT NCC REQUIREMENTS AS PER SECTION 10.8.3.

ALL NEW CONSTRUCTION SHALL COMPLY WITH CURRENT INSULATION REQUIREMENTS. TIMBER FRAMING SHALL COMPLY WITH THE CURRENT TIMBER FRAMING MANUAL & AS1684 ALL TIMBER FRAMING & TRUSSES TO BE 'FRAMESURE H2 LSOP TERMITE TREATED BLUE 'MGP10 PINE' TO SATISFY THE REQUIREMENTS OF AS3660.1 TERMITE MANAGEMENT.

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH CURRENT S.A.A. CODES.

BUSHFIRE ATTACK LEVEL (B.A.L.): 12.5
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 -VIC (CURRENT)
CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959 -VIC (CURRENT)
DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

MATERIAL QUANTITIES

FLOORS	
CARPET	49.32 m2
TILES	30.10 m2
VINYL PLANK	84.89 m2
TOTAL EXTERNAL CONCRETE	
PLAIN CONC.	94.75 m2
WALLS / CEILING:	
10mm PLASTERBOARD:	- 830m2
ROOF QUANTITY	
ROOF PITCH:	27.00°
ROOF SHEETING: (m2)	289.28
RIDGE:	15,732
HIP:	46,394
VALLEY:	17,652
FASCIA / GUTTER	63,827
DOWNPIPES: (COLORBOND)	- 8

SUSTAINABILITY REQUIREMENTS:

(REFER TO 7 STAR ENERGY RATING DOCUMENT)

FOUNDATION:

- CONCRETE SLAB ON GROUND WITH BORED PIERS

INSULATION:

- R2.0 BATTS (CSR BRADFORD) BETWEEN STUDS (DWELLING ONLY) WITH SISALATION TO ALL EXTERNAL WALLS ONLY, R2.0 BATTS TO GARAGE INTERNAL WALL.
- R4.1 BATTS (CSR BRADFORD) TO CEILING (DWELLING ONLY) WITH 420W - R2.0 BATTS TO PERIMETER OF DWELLING (ABOVE EXTERNAL WALLS ONLY) INCLUDE SARKING UNDER ROOF LINE, 300mm WIDE WOOL TO HIPS VALLEYS & RIDGES
- R1.1 'FOAMEX' STYROBOARD EPS (50mm THICK) UNDER SLAB INSULATION TO DWELLING
- SEAL ALL GAPS AND CRACKS

WINDOWS:

- ALL GLAZING TO BE DYNAMIC ALUMINIUM FRAMED DOUBLE GLAZED WITH FLYSCREENS

APPLIANCES:

- FISHER & PAYKEL 900mm INDUCTION COOKTOP ON BENCH
- FISHER & PAYKEL 900mm BUILT-IN ELECTRIC OVEN
- FISHER & PAYKEL 900mm CONCEALED RANGEHOOD
- FISHER & PAYKEL 600mm DISHWASHER

HEATING / COOLING:

- 1x 7kw 'RINNAI T-SERIES' INVERTER SPLIT SYSTEM AIR CONDITIONER TO FAMILY ROOM

HOT WATER SERVICE:

- 'RINNAI' ENVIROFLOW HEAT PUMP (VE-MID) HOT WATER SERVICE WITH 300L STORAGE TANK.

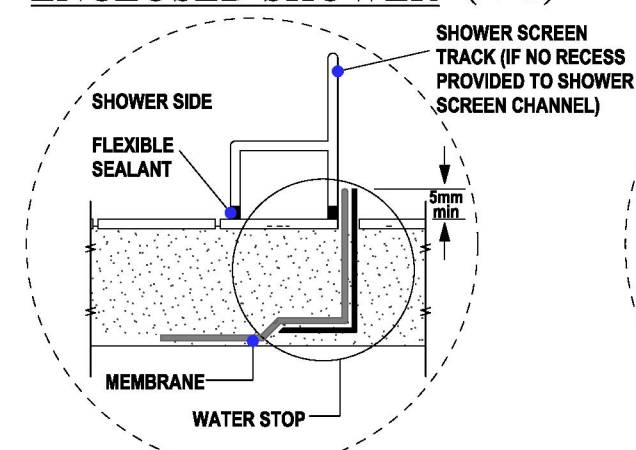
SOLAR POWER SYSTEM:

- SOLAR 'SUNGROW' 5kw INVERTOR WITH 14 x 470watt TW SOLAR PANELS (6.58kw TOTAL)

AREA ANALYSIS :

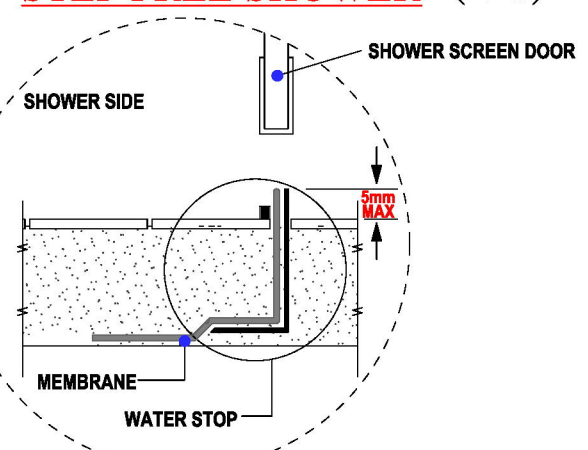
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4. PORCH:	5.11 m2	0.55 sq
6. TOTAL:	249.55 m2	26.86 sq
#. SHED (BY OWNER):	80.00 m2	8.61 sq
#. LOT PAVEMENT: (OPEN)	58.76 m2	APPROX
#. LOT SIZE:	- 742m2	
COMPLIANCE STANDARDS		
#. SITE COVERAGE:	- 44.41%	
#. PERMEABLE SURFACE:	- 47.67%	
#. STREET SETBACK:	- 4.00m	
#. BUILDING HEIGHT:	- 5.87m	
#. CAR PARKING:	- 3	

WATER-STOP FOR ENCLOSED SHOWER - (NTS)



(MUST COMPLY WITH MINIMUM REQUIREMENTS FOR THE TREATMENT OF A SHOWER AREA AS SPECIFIED IN AS 3740)

WATER-STOP FOR STEP FREE SHOWER - (NTS)



(MUST COMPLY WITH MINIMUM REQUIREMENTS FOR THE TREATMENT OF A SHOWER AREA AS SPECIFIED IN AS 3740)

WIND TERRAIN: - N2 IN ACCORDANCE WITH AS4055

WINDOW SPECS: (DYNAMIC WINDOWS)

WINDOW TYPE:	FRAME TYPE:	GLAZING TYPE:	U-VALUE	SHGC
SLIDING WINDOW	ALUMINIUM	<u>DOUBLE GLAZED</u>	4.09	0.56
AWNING WINDOW	ALUMINIUM	<u>DOUBLE GLAZED</u>	4.18	0.58
FIXED WINDOW	ALUMINIUM	<u>DOUBLE GLAZED</u>	3.31	0.69
SLIDING DOOR	ALUMINIUM	<u>DOUBLE GLAZED</u>	3.83	0.62
HINGED DOOR	ALUMINIUM	<u>DOUBLE GLAZED</u>	3.82	0.50

PROPOSED RESIDENCE FOR
 No.16 (LOT 16) YALCA MEWS
 EAGLE POINT

COLMAC HOMES
 "Our Family Business, Building your Family Home"
 DB-U 22425

CUSTOM DESIGN

1. DWELLING:	188.94 m2	20.34 sq
2. GARAGE:	39.45 m2	4.25 sq
3. ALFRESCO:	16.30 m2	1.75 sq
4. PORCH:	5.11 m2	0.55 sq
6. TOTAL:	249.55 m2	26.86 sq
#. LOT SIZE:	- 742m2	

LEGEND

- DP DENOTES COLORBOND DOWNPIPE LOCATION
- DP DENOTES 100mm PVC DOWNPIPE LOCATION
- (DG) DENOTES DOUBLE GLAZED WINDOWS & DOORS
- (A+) DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
- Denotes REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
- Denotes WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

CLIENT INITIALS:
BUILDER INITIALS:
DATE:
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NOTES & AREAS

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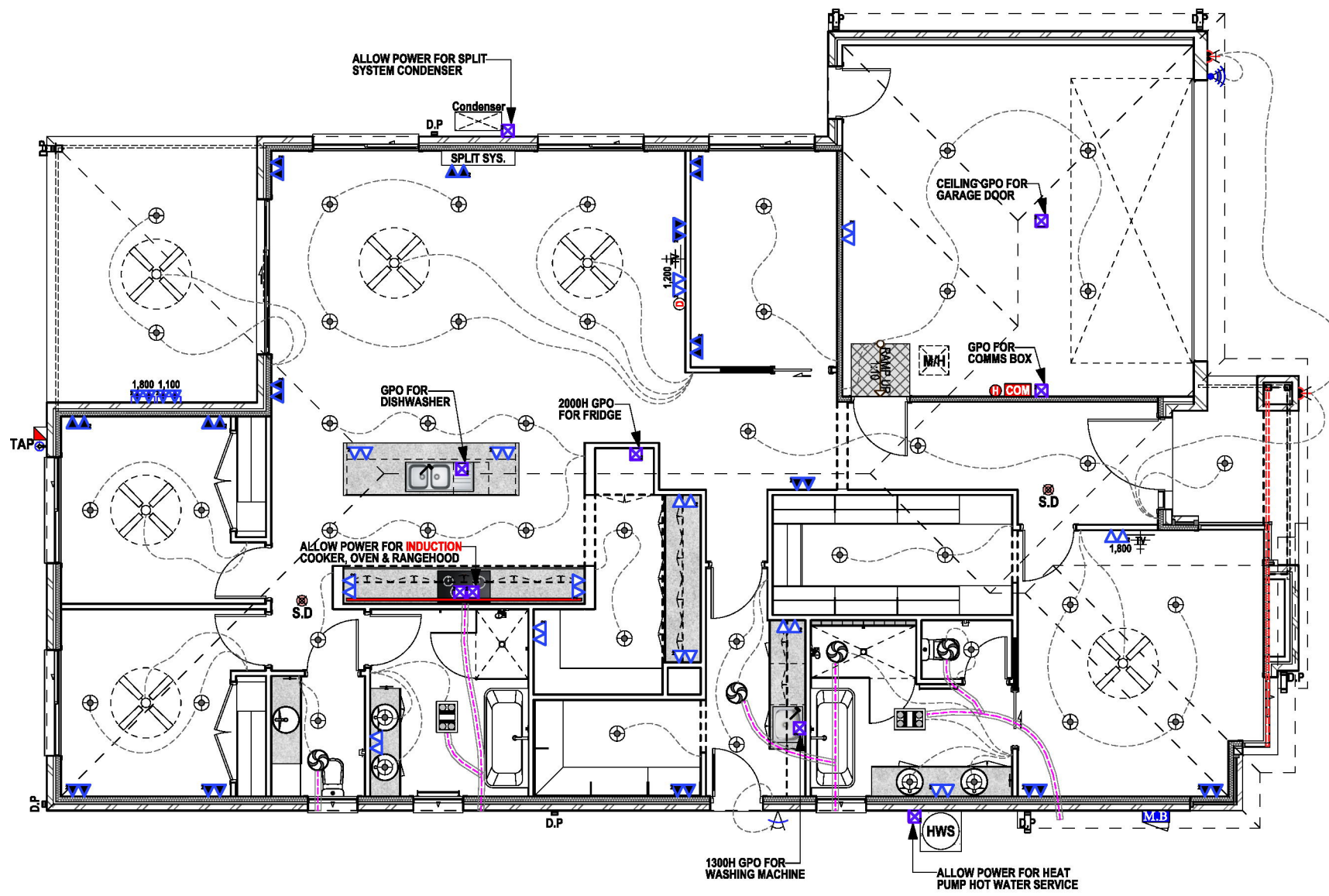
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SINGLE PHASE POWER

ELECTRICAL LEGEND		
DESCRIPTION	SYM.	QTY
1: GPO DBL - 300 HIGH		14
1: GPO DBL - 1100 HIGH		13
1a: GPO DBL - OTHER		9
1a: GPO DBL (EXTERNAL) - 1100 HIGH		2
2: 9W LED DOWNLIGHT (92mm CUT OUT)		46
2: HEAT & FAN LIGHT (4 GLOBE)		2
2: LED LIGHT STRIP (UNDER OVERHEADS)		1
2a: EXTERNAL WALL LIGHT (1900H APPROX ABOVE F.L.)		2
2a: SINGLE PARA FLOOD LIGHT		1
3: SMOKE DETECTOR (300mm min CLEARANCE)		2
4: EXHAUST FAN (SEALED)		4
5: EXHAUST DUCT		7
6: EXTERNAL MOTION SENSOR		1
6: TV POINT		2
7: DATA POINT (RETURNS TO HOME POINT)		1
7: HOME DATA POINT		1
8: COMMUNICATION BOX		1
9: JUNCTION BOX		1
9: METER BOX		1
11: HOT WATER SERVICE (HEAT PUMP)		1
13: CEILING FAN		6



PLEASE REFER TO COLOUR SELECTION DOCUMENTS FOR ELECTRICAL SPECS. (THIS PLAN MAY DIFFER DUE TO LEGISLATION & STRUCTURAL OBSTRUCTIONS ETC.)

PROPOSED RESIDENCE FOR
No.16 (LOT 16) YALCA MEWS
EAGLE POINT

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DB-U 22425

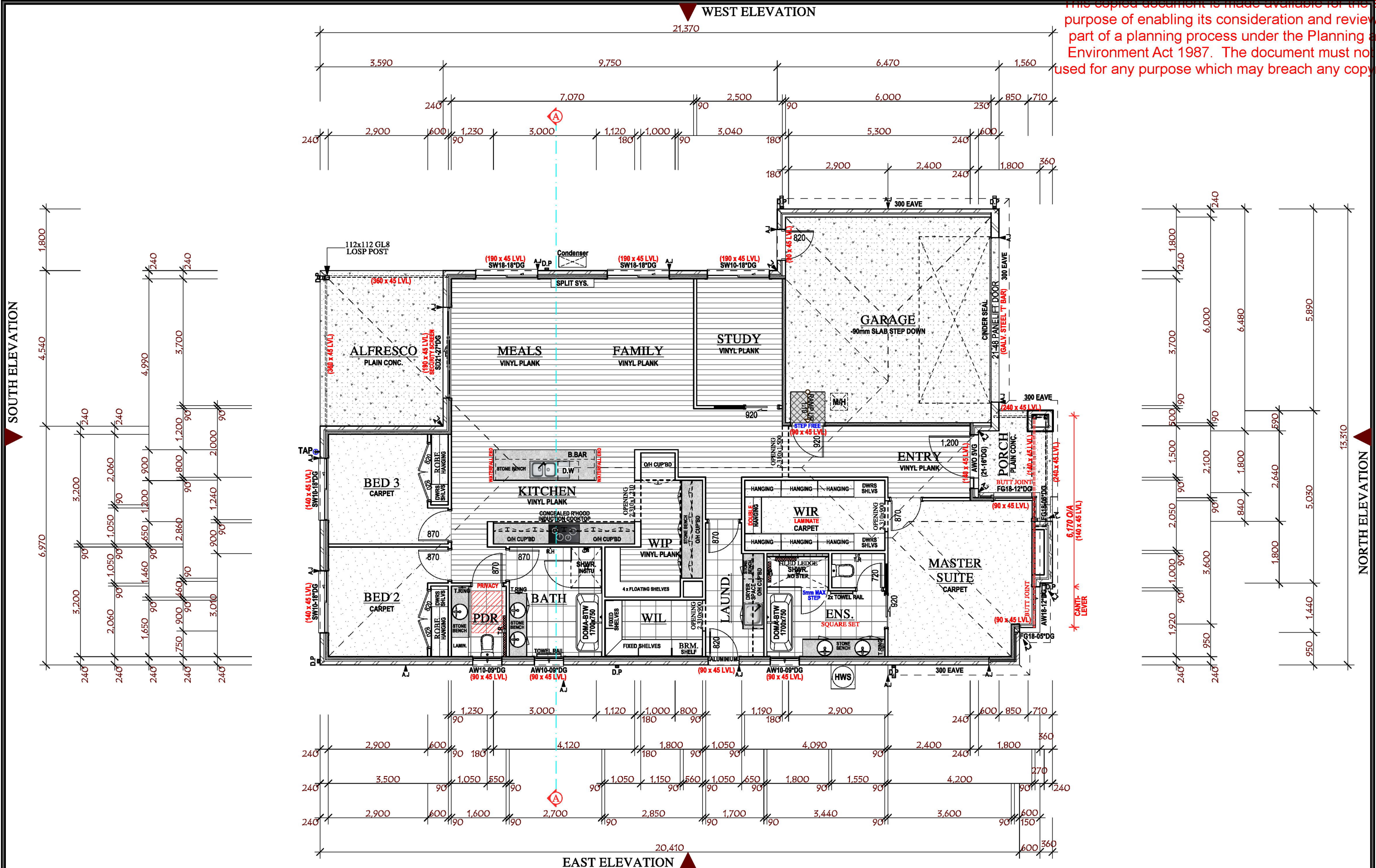
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4. PORCH:	5.11 m2	0.55 sq
6. TOTAL:	249.55 m2	26.86 sq
#. LOT SIZE:	- 742m2	

LEGEND	
	DENOTES COLORBOND DOWNPIPE LOCATION
	DENOTES 1000P PVC DOWNPIPE LOCATION
	DENOTES DOUBLE GLAZED WINDOWS & DOORS
	DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
	DENOTES REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
	DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

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ELECTRICAL LAYOUT
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PROPOSED RESIDENCE FOR
No.16 (LOT 16) YALCA MEWS
EAGLE POINT

COLMAC HOMES
"Our Family Business, Building your Family Home"

CUSTOM DESIGN

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4. PORCH:	5.11 m2	0.55 sq
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# LOT SIZE:	- 742m2	

LEGEND

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- DP DENOTES 100mm PVC DOWNPIPE LOCATION
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FLOOR PLAN

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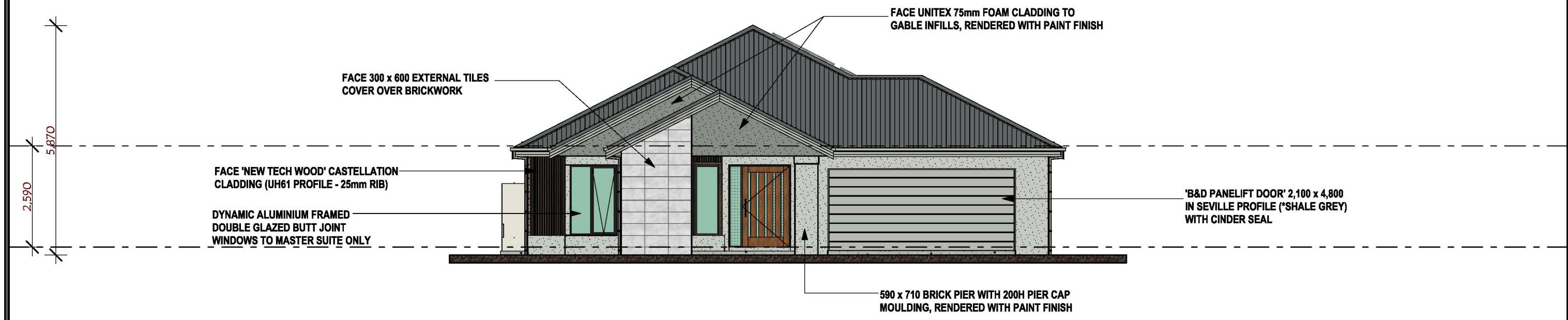
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EAST ELEVATION



NORTH ELEVATION

PROPOSED RESIDENCE FOR
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EAGLE POINT

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LEGEND	
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WEST ELEVATION



SOUTH ELEVATION

PROPOSED RESIDENCE FOR

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EAGLE POINT

COLMAC HOMES

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DB-U 22425

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#. LOT SIZE:	- 742m2	

LEGEND

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NOTE: ALL MECHANICAL VENTILATION DUCTED TO NEAREST EAVE OR RIDGE

COLORBOND ROOF SHEETING (BASALT) @ 27.00° ROOF PITCH

75 x 40 LYSAGHT TOPSPAN® 40 BATTEN SYSTEM @ 900 CRS, BATTEN TIES @ 1800 CRS STAGGERED

R4.1 BATTS (CSR BRADFORD) TO CEILING (DWELLING ONLY) WITH 420W - R2.0 BATTS TO PERIMETER OF DWELLING (ABOVE EXTERNAL WALLS ONLY)

COLORBOND GUTTERING FIXED TO 185 DEEP COLORBOND METAL FASCIA

ALL LINTELS TO BE HYSpan LVL, SIZES AS PER SCHEDULE

DYNAMIC ALUMINIUM FRAMED DOUBLE GLAZED AWNING WINDOWS WITH FLYSCREENS & SASH LOCKS

90mm MGP10 BLUEFRAME WALLS
2 No 90 x 35 TOP PLATES
90 x 35 STUDS @ 450 CRS.
1 No ROW OF 90 x 35 NOGGINGS
90 x 35 BOTTOM PLATES

0.2mm POLYTHENE MOISTURE BARRIER OVER MIN. 50mm DEPTH COMPACTED BEDDING SAND

R1.1 'FOAMEX' STYROBOARD EPS (50mm THICK) UNDER SLAB INSULATION TO DWELLING, BETWEEN SLAB & MOISTURE BARRIER

RIDGEFLO™ (RC5000) INSTALLED OVER SARKING & ON TOP OF BATTS AT RIDGE

PREFABRICATED BLUEFRAME TIMBER ROOF TRUSSES @ 900 CRS. FABRICATED AND FASTENED TO MANUFACTURERS SPECIFICATIONS PROVIDE BRACING AS REQUIRED

SISALATION DRAPED OVER ROOF BATTS

METAL PLASTER BATTS @ 450 CRS.

EAVEFLO™ (EG7000) INSTALLED BEHIND FASCIA & FIXED TO TOP OF TRUSSES

10mm PLASTERBOARD TO WALLS AND CEILINGS

FACE 'PGH' BRICKWORK (BLACK ASH) WITH IVORY CEMENT & ROLLED JOIN

R2.0 BATTS (CSR BRADFORD) BETWEEN STUDS (DWELLING ONLY) WITH SISALATION TO ALL EXTERNAL WALLS ONLY, R2.0 BATTS TO GARAGE INTERNAL WALL.

FOR CONCRETE SLAB DESIGN REFER TO GEO-TECHNICAL ENGINEERS REPORT AND RECOMMENDATIONS.

LINTELS - UP TO 7.0m ROOF LOAD WIDTH

SHEET ROOFING	
SPAN	MATERIAL
UP TO 1200	90 x 45 LVL HYSpan
OVER 1200 TO 1800	140 x 45 LVL HYSpan
OVER 1800 TO 2400	190 x 45 LVL HYSpan
OVER 2400 TO 3000	240 x 45 LVL HYSpan
OVER 3000 TO 3600	300 x 63 LVL HYSpan

BRICKWORK LINTELS

BRICKWORK	CLEAR SPAN OF OPENING (mm)							
	1000	1200	1500	1800	2100	2400	2700	3000
500	75 x 75 x 6							
1000	75 x 100 x 6							
1500	75 x 100 x 6			100 x 100 x 6		150 x 90 x 8		150 x 100 x 10
2000	75 x 100 x 6			100 x 100 x 6		150 x 90 x 8		150 x 100 x 10
2500	75 x 100 x 6			100 x 100 x 6		150 x 90 x 8		150 x 100 x 10
3000	75 x 100 x 6			100 x 100 x 6		150 x 90 x 8		150 x 100 x 10

NOTE: FIRST DIMENSION CORRESPONDS TO THE VERTICAL LINTEL LEG FOR ANY SPANS OUTSIDE THIS TABLE AN ENGINEER MUST BE CONSULTED

OR REFER TO MANUFACTURERS DETAILS

PROPOSED RESIDENCE FOR
No.16 (LOT 16) YALCA MEWS
EAGLE POINT

COLMAC HOMES
"Our Family Business, Building your Family Home"

CUSTOM DESIGN

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6. TOTAL:	249.55 m2	26.86 sq
#. LOT SIZE:	- 742m2	

LEGEND

- DP DENOTES COLORBOND DOWNPIPE LOCATION
- DP DENOTES 100mm PVC DOWNPIPE LOCATION
- (DG) DENOTES DOUBLE GLAZED WINDOWS & DOORS
- (A+) DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
- DENOTES REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
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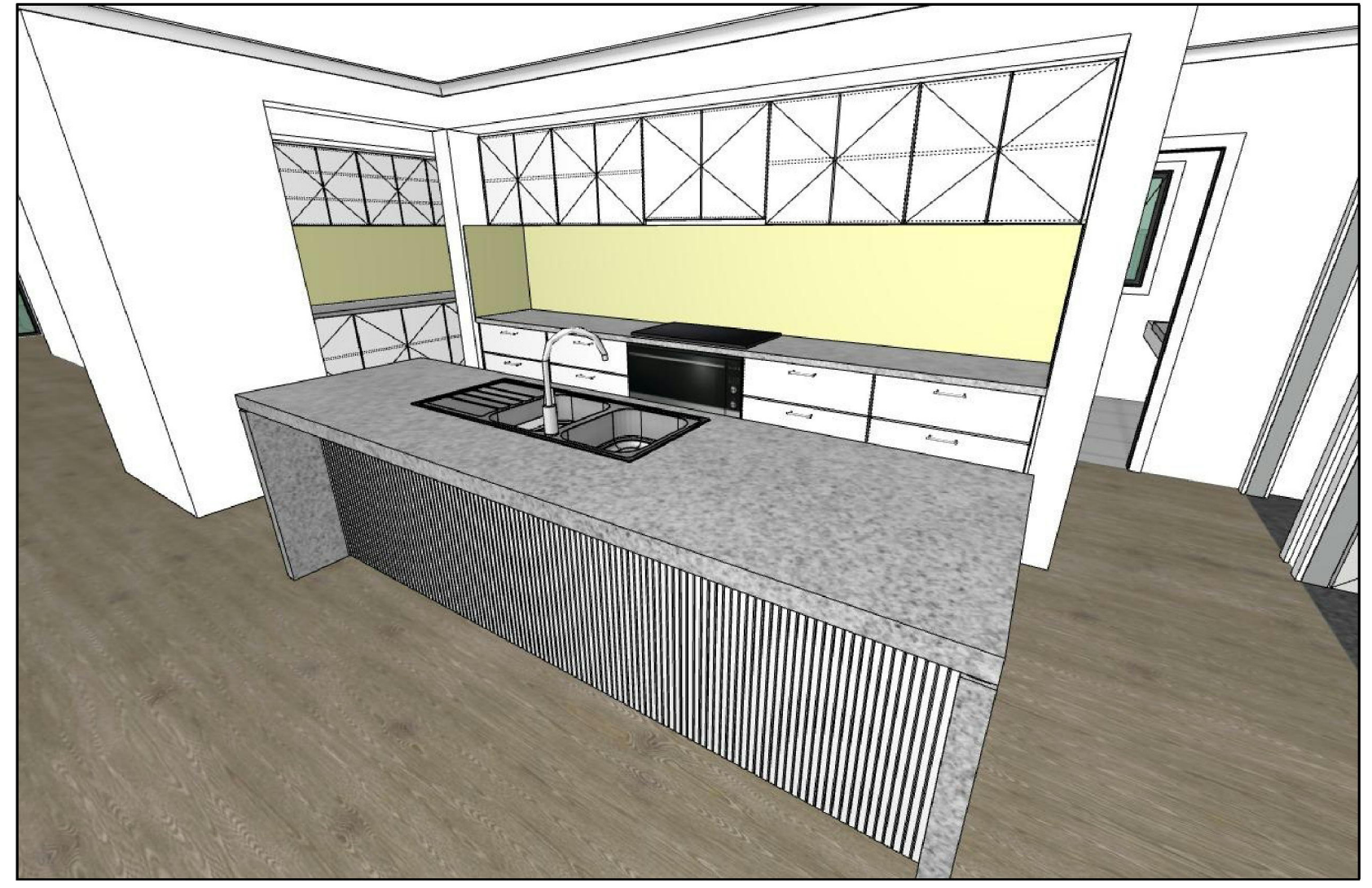
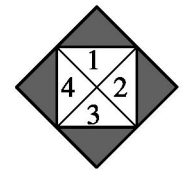
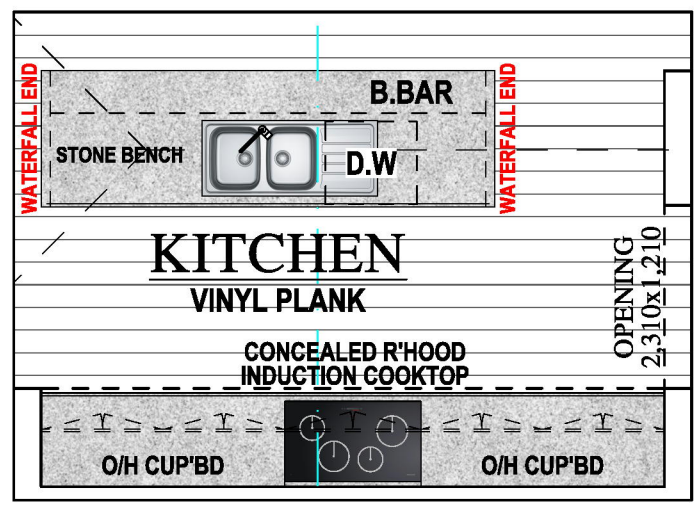
SECTION A - A

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NOTE: Photo rendering is for illustrative purposes only, Refer to sales consultant for inclusions list

NOTE: ALL TILES & CABINETRY DIMENSIONS, SIZE, PANELS & JOINERY ARE APPROX. MAY ALTER ON-SITE DURING CONSTRUCTION AFTER CABINETRY FINAL MEASURE

PROPOSED RESIDENCE FOR
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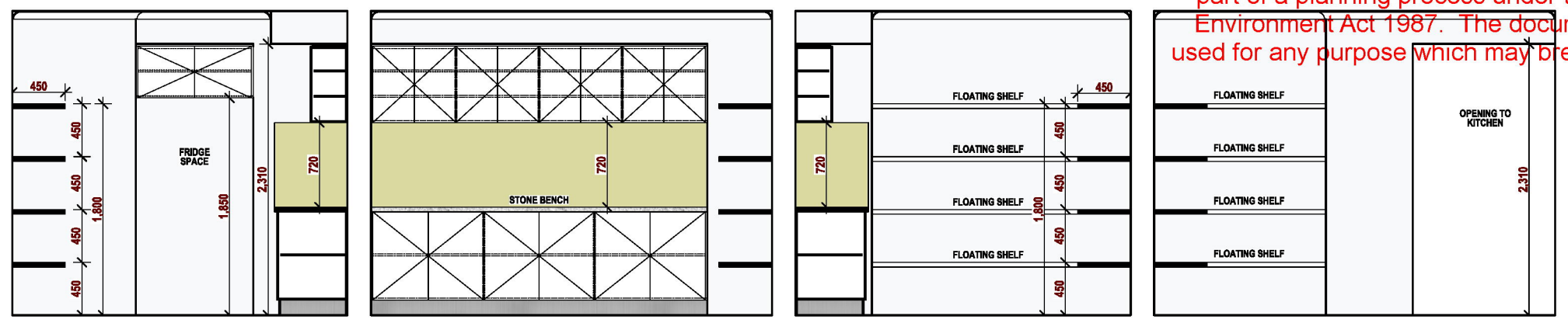
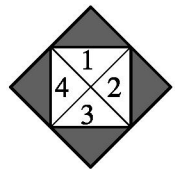
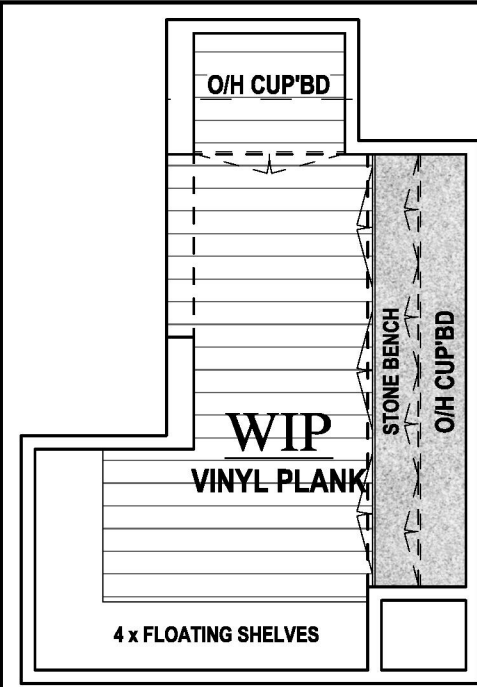
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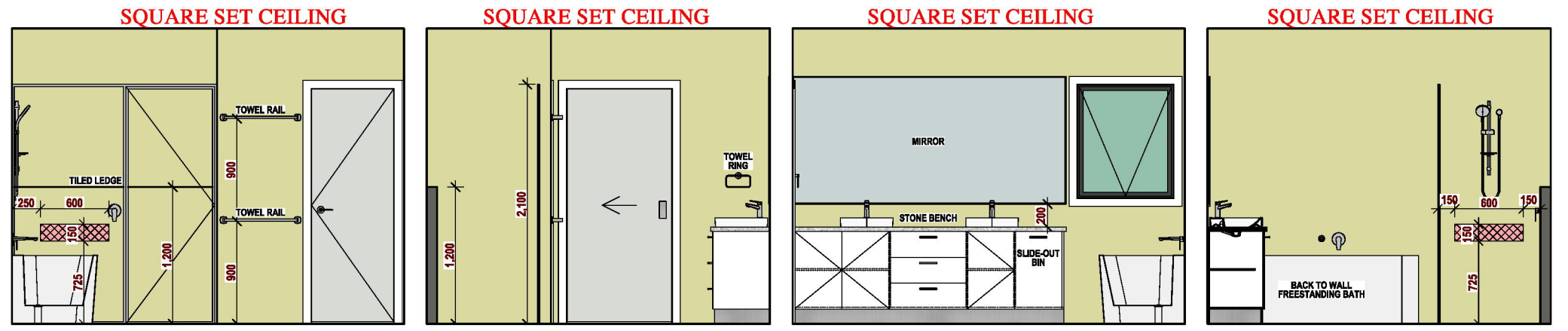
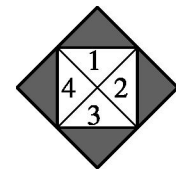
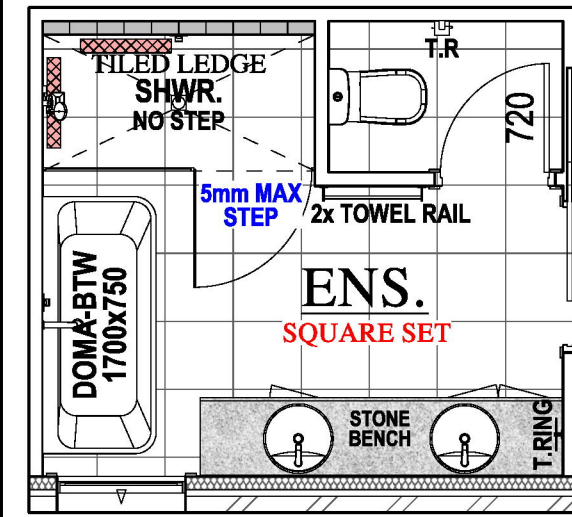


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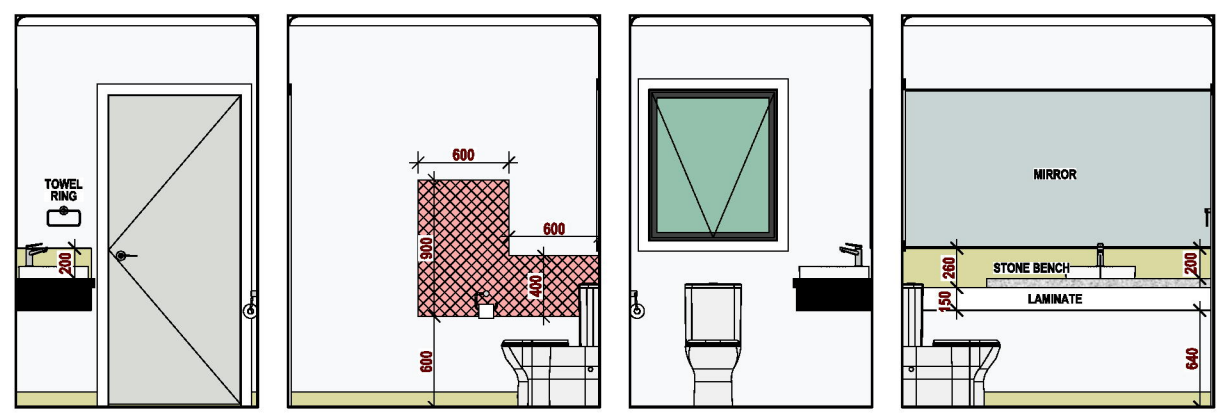
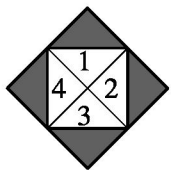
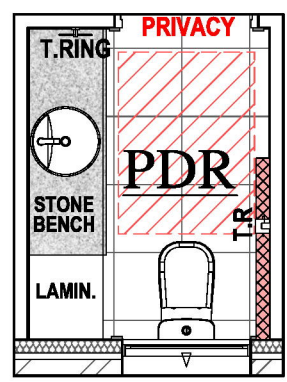


01 02 03 04



01 02 03 04

NOTE: ALLOW REINFORCEMENT IN WALLS WHERE HATCHED - FOR GRAB RAIL PROVISIONS



01 02 03 04

NOTE: ALL TILES & CABINETS DIMENSIONS, SIZE, PANELS & JOINERY ARE APPROX. MAY ALTER ON-SITE DURING CONSTRUCTION AFTER CABINETS FINAL MEASURE

PROPOSED RESIDENCE FOR
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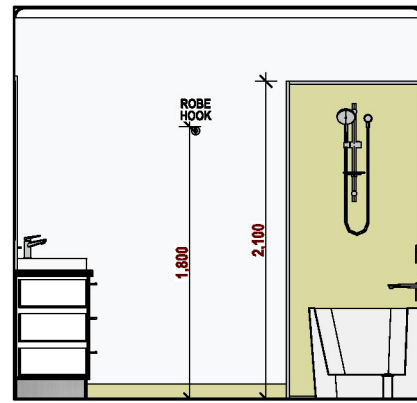
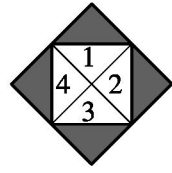
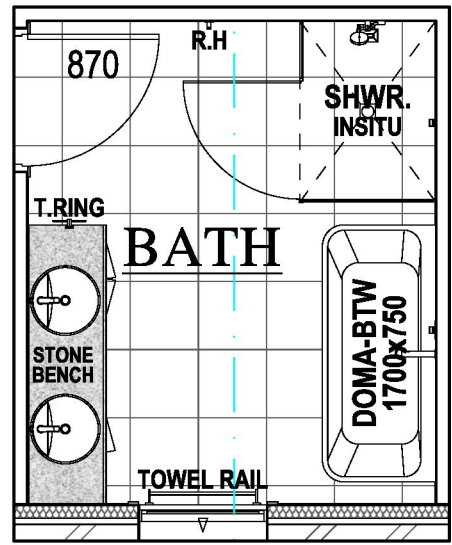
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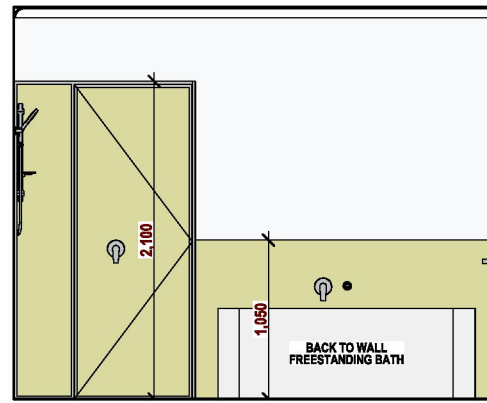
JOINERY DETAILS	
PHONE: (03) 5143 0399	FAX: (03) 5143 0933
No.3-5 (LOT 13) NORTHLAND DRIVE, SALE, VICTORIA 3850	
www.colmachomes.com.au	
SCALE: 1:50 AT A3	DATE: 17/06/2026
	SHEET: F501

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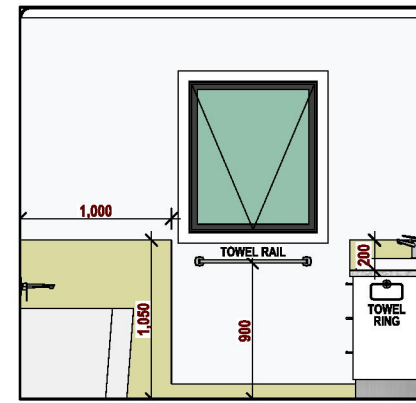
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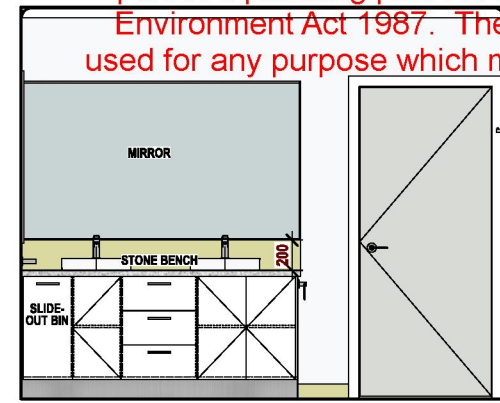
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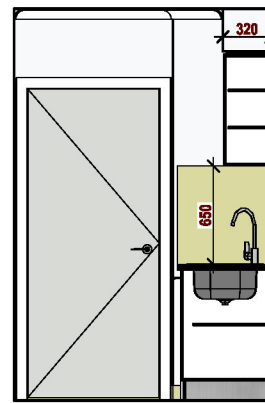
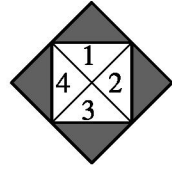
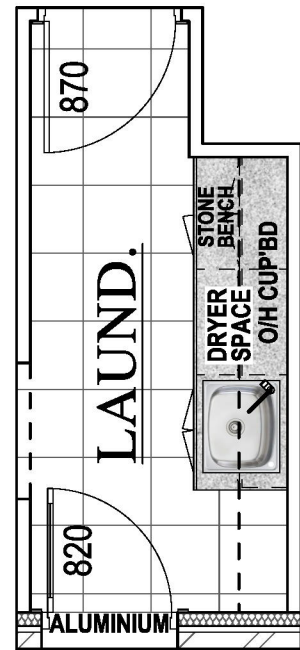
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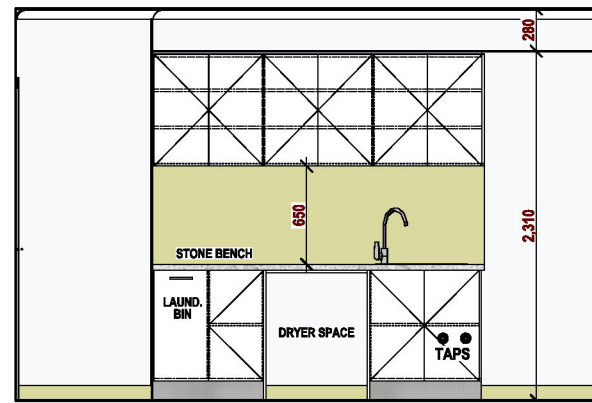
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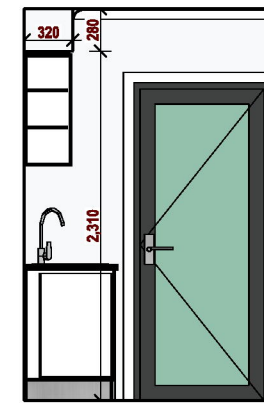
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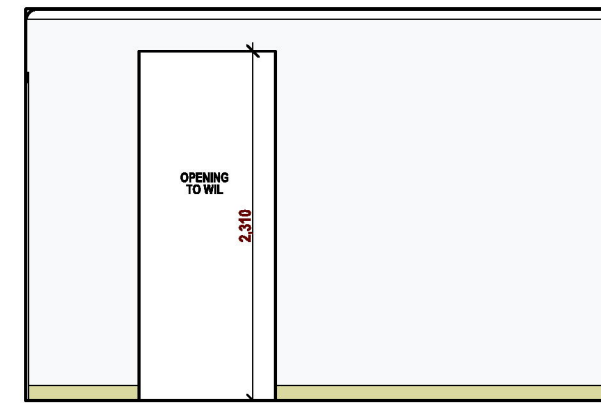
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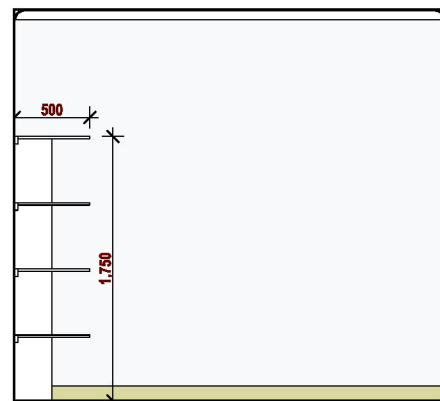
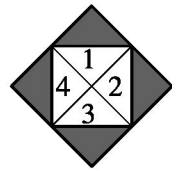
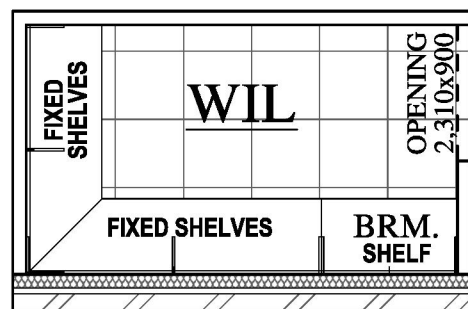
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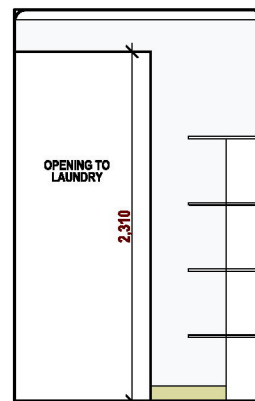
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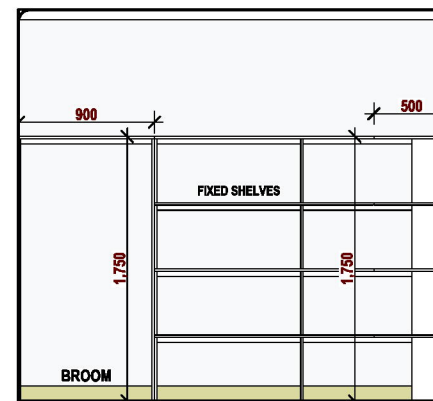
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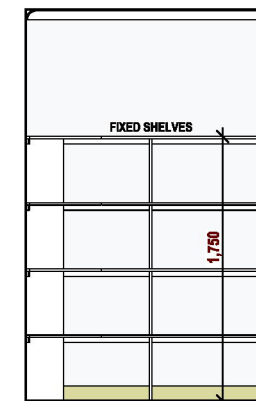
01



02



03



04

NOTE: ALL TILES & CABINETRY DIMENSIONS, SIZE, PANELS & JOINERY ARE APPROX. MAY ALTER ON-SITE DURING CONSTRUCTION AFTER CABINETRY FINAL MEASURE

PROPOSED RESIDENCE FOR
No.16 (LOT 16) YALCA MEWS
EAGLE POINT

COLMAC HOMES

"Our Family Business, Building your Family Home"

DB-U 22425

CUSTOM DESIGN

1. DWELLING:	188.94 m2	20.34 sq
2. GARAGE:	39.45 m2	4.25 sq
3. ALFRESCO:	16.30 m2	1.75 sq
4. PORCH:	5.11 m2	0.55 sq
6. TOTAL:	249.55 m2	26.86 sq
#. LOT SIZE:	- 742m2	

LEGEND

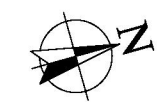
- DP DENOTES COLORBOND DOWNPIPE LOCATION
- DP DENOTES 100mm PVC DOWNPIPE LOCATION
- (DG) DENOTES DOUBLE GLAZED WINDOWS & DOORS
- (A+) DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
- REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
- DENOTES WC CIRCULATION SPACE (1200 x 900mm) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

CLIENT INITIALS:

BUILDER INITIALS:

DATE:

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JOINERY DETAILS

PHONE: (03) 5143 0399 FAX: (03) 5143 0933

No.3-5 (LOT 13) NORTHLAND DRIVE, SALE, VICTORIA 3850

www.colmachomes.com.au

DRAWN: D.M.P.

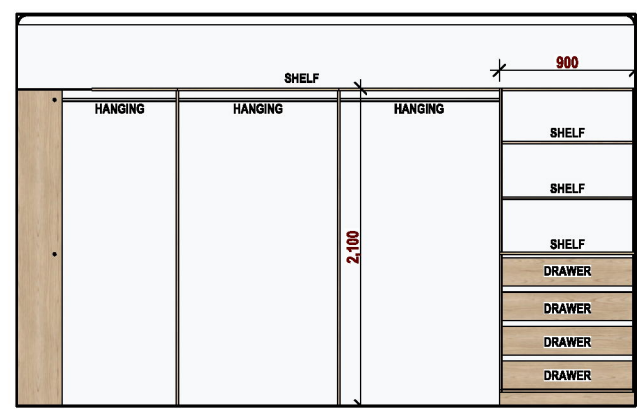
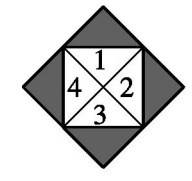
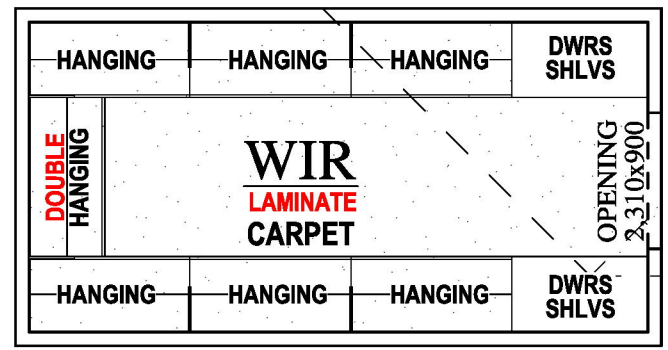
JOB No.: -F501

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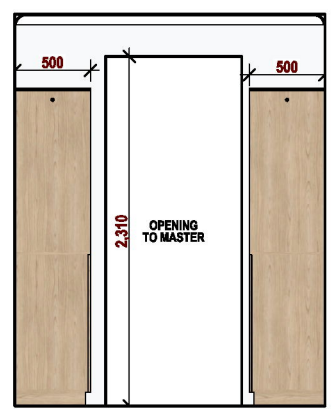
DATE: 6/06/2026

SHEET: 1/1

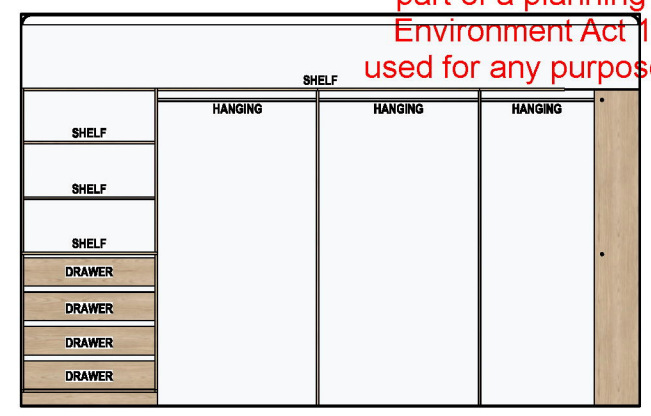
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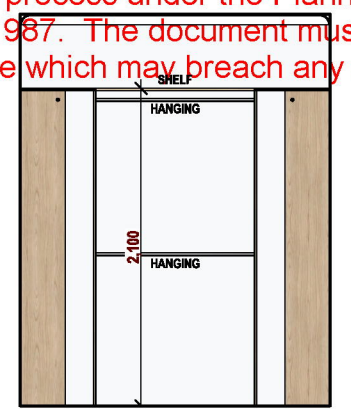
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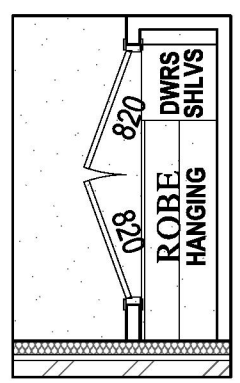
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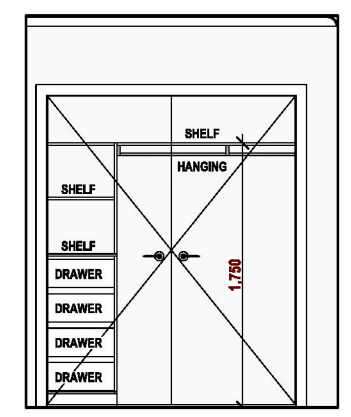
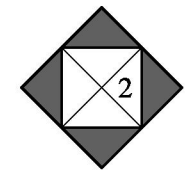
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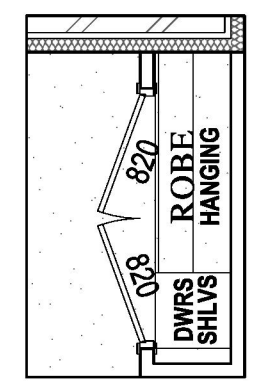
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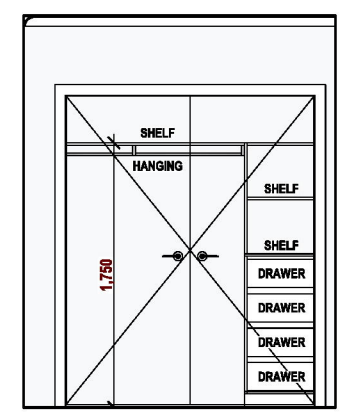
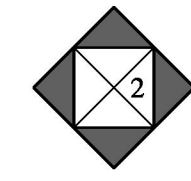
BED 2



02



BED 3



02

NOTE: ALL TILES & CABINETRY DIMENSIONS, SIZE, PANELS & JOINERY ARE APPROX. MAY ALTER ON-SITE DURING CONSTRUCTION AFTER CABINETRY FINAL MEASURE

PROPOSED RESIDENCE FOR
No.16 (LOT 16) YALCA MEWS
EAGLE POINT

COLMAC HOMES
"Our Family Business, Building your Family Home"
DB-U 22425

CUSTOM DESIGN			
1. DWELLING:	188.94 m2	20.34 sq	
2. GARAGE:	39.45 m2	4.25 sq	
3. ALFRESCO:	16.30 m2	1.75 sq	
4. PORCH:	5.11 m2	0.55 sq	
6. TOTAL:	249.55 m2	26.86 sq	
#. LOT SIZE:	- 742m2		

LEGEND	
DP	DENOTES COLORBOND DOWNPIPE LOCATION
DP	DENOTES 100% PVC DOWNPIPE LOCATION
(*DG)	DENOTES DOUBLE GLAZED WINDOWS & DOORS
(*A+)	DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
(*)	DENOTES REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
(*)	DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

CLIENT INITIALS:
BUILDER INITIALS:
DATE:
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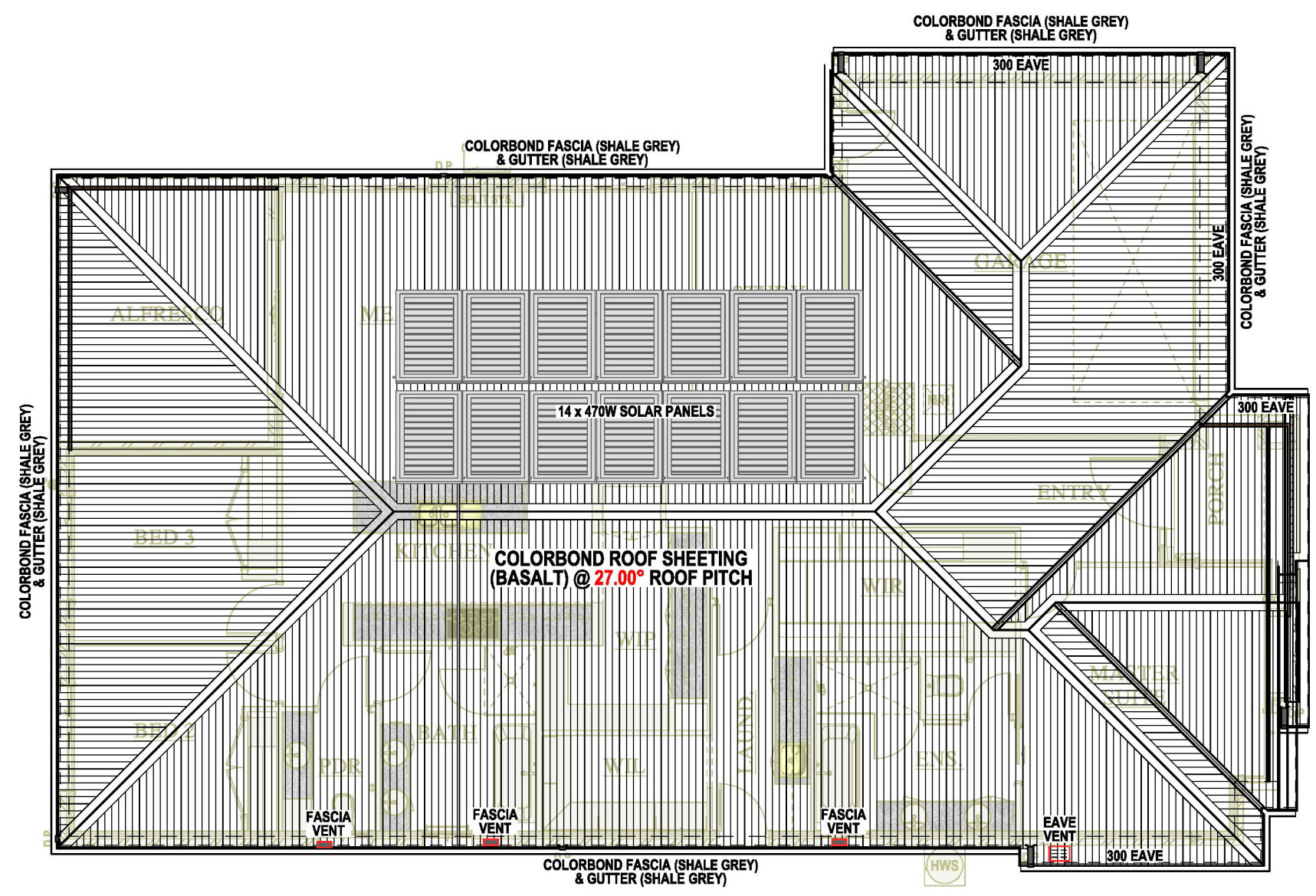


JOINERY DETAILS		
PHONE: (03) 5143 0399	FAX: (03) 5143 0933	DRAWN: D.M.P.
No.3-5 (LOT 13) NORTHLAND DRIVE, SALE, VICTORIA 3080		JOB No.: F501
www.colmachomes.com.au	SCALE: 1:50 AT A3	DATE: 17/06/2026
		SHEET: 1

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NOTE: ROOFING VENTILATION TO MEET CURRENT NCC REQUIREMENTS AS PER SECTION 10.8.3.
 (EAVEFLO™ & RIDGEFLO™ VENTILATION SYSTEM TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS)
 -EAVEFLO™ (EG7000) INSTALLED BEHIND FASCIA & FIXED TO TOP OF TRUSSES
 -RIDGEFLO™ (RC5000) INSTALLED OVER SARKING & ON TOP OF BATTENS AT RIDGE

TYPE	PITCH	ROOFING	FASCIA	GUTTER
MAIN ROOF	27.00°	COLORBOND BASALT	SHALE GREY	SHALE GREY



SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION

PROPOSED RESIDENCE FOR
 No.16 (LOT 16) YALCA MEWS
 EAGLE POINT

COLMAC HOMES
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LEGEND	
DP	DENOTES COLORBOND DOWNPIPE LOCATION
1000P DP	DENOTES 1000P PVC DOWNPIPE LOCATION
(*DG)	DENOTES DOUBLE GLAZED WINDOWS & DOORS
(*A+)	DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
(Hatched)	DENOTES REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
(Hatched)	DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

CLIENT INITIALS:
 BUILDER INITIALS:
 DATE:



ROOF PLAN
 PHONE: (03) 5143 0399 FAX: (03) 5143 0933
 No.3-5 (LOT 13) NORTHLAND DRIVE, SALE, VICTORIA 3080
 www.colmachomes.com.au

DRAWN: D.M.P.
 JOB No.: F501

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 DATE: 6/06/26
 SHEET: 1/1

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INTERNAL DOOR SCHEDULE

ID	ROOM	TYPE	WIDTH	HEIGHT	HUNG	QTY	PLAN VIEW	ELEVATION VIEW	LOCK
PRIMECOAT									
	BATH	Standard	870	2,040	R	1			
	BED 2	Standard	2/820	2,040	L	1			
	BED 2	Standard	870	2,040	L	1			
	BED 3	Standard	2/820	2,040	R	1			
	BED 3	Standard	870	2,040	R	1			
	ENS.	Cavity Slider	920	2,040	L	1			
	ENS.	Standard	720	2,040	L	1			
	LAUND.	Standard	870	2,040	L	1			
	MASTER	Standard	870	2,040	L	1			
	PDR	Standard	870	2,040	L	1			PRIVACY
SOLICORE									
	STUDY	Cavity Slider	920	2,040	R	1			
	GARAGE	Standard	920	2,040	R	1			LOCK SET

PROPOSED RESIDENCE FOR

No.16 (LOT 16) YALCA MEWS
EAGLE POINT

COLMAC HOMES

"Our Family Business, Building your Family Home"

DB-U 22425

CUSTOM DESIGN

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4. PORCH:	5.11 m2	0.55 sq
6. TOTAL:	249.55 m2	26.86 sq

#. LOT SIZE: - 742m2

LEGEND

- DP DENOTES COLORBOND DOWNPIPE LOCATION
- DP DENOTES 100mm PVC DOWNPIPE LOCATION
- (DG) DENOTES DOUBLE GLAZED WINDOWS & DOORS
- (H+) DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
- REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
- REINFORCEMENT TO SELECTED WC CIRCULATION SPACE (1200 x 900) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

CLIENT INITIALS:

BUILDER INITIALS:

DATE:

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SCHEDULES

PHONE: (03) 5143 0399 FAX: (03) 5143 0933

No.3-5 (LOT 13) NORTHLAND DRIVE,
SALE, VICTORIA 3080

www.colmachomes.com.au

DRAWN:

D.M.P.

JOB No.:

F501

SCALE:
AT A3

DATE:
6/06/2026

SHEET:
1/1

Printed 17/06/2026

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WINDOW / DOOR SCHEDULE

ROOM	ID CODE	MAKE	FRAME	TYPE	GLAZING	HEIGHT	WIDTH	QTY	PLAN VIEW	OUTSIDE VIEW	FRAME COLOUR	HEAD HEIGHT	SILL HEIGHT	GLASS TYPE
BATH	AW10-09*DG	DYNAMIC	ALUMINIUM	AWNING	DOUBLE GLAZED	1,000	850	1			*MONUMENT	2,100	1,100	Glass - TRANSLUCENT
BED 2	SW10-18*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	1,000	1,810	1			*MONUMENT	2,100	1,100	Glass - CLEAR
BED 3	SW10-18*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	1,000	1,810	1			*MONUMENT	2,100	1,100	Glass - CLEAR
ENS.	AW10-09*DG	DYNAMIC	ALUMINIUM	AWNING	DOUBLE GLAZED	1,000	850	1			*MONUMENT	2,100	1,100	Glass - TRANSLUCENT
ENTRY	(21-16*DG)	DYNAMIC - CORINTHIAN	ALUMINIUM	AWO 5VG	DOUBLE GLAZED	2,100	1,570	1			*MONUMENT	2,100	0	Glass - TRANSLUCENT
FAMILY	SW18-18*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	1,800	1,810	1			*MONUMENT	2,100	300	Glass - CLEAR
GARAGE	820	DYNAMIC - HUME	ALUMINIUM	SOLID CORE	-	2,100	900	1			*MONUMENT	2,100	0	N/A
LAUND.	ALUMINIUM	DYNAMIC	ALUMINIUM	GLAZED DOOR	DOUBLE GLAZED	2,100	900	1			*MONUMENT	2,100	0	Glass - CLEAR
MASTER	AW18-12*DG	DYNAMIC	ALUMINIUM - BUTT JOINT	AWNING	DOUBLE GLAZED	1,800	1,200	1			*MONUMENT	2,100	300	Glass - CLEAR
MASTER	FG18-05*DG	DYNAMIC	ALUMINIUM - BUTT JOINT	AWNING	DOUBLE GLAZED	1,800	470	1			*MONUMENT	2,100	300	Glass - CLEAR
MASTER	FG18-06*DG	DYNAMIC	ALUMINIUM - BUTT JOINT	AWNING	DOUBLE GLAZED	1,800	600	1			*MONUMENT	2,100	300	Glass - CLEAR
MASTER	FG18-12*DG	DYNAMIC	ALUMINIUM - BUTT JOINT	AWNING	DOUBLE GLAZED	1,800	1,200	1			*MONUMENT	2,100	300	Glass - CLEAR
MEALS	SD21-27*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	2,100	2,650	1			*MONUMENT	2,100	0	Glass - CLEAR
MEALS	SW18-18*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	1,800	1,810	1			*MONUMENT	2,100	300	Glass - CLEAR
PDR	AW10-09*DG	DYNAMIC	ALUMINIUM	AWNING	DOUBLE GLAZED	1,000	850	1			*MONUMENT	2,100	1,100	Glass - TRANSLUCENT
STUDY	SW10-18*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	1,000	1,810	1			*MONUMENT	2,100	1,100	Glass - CLEAR

PROPOSED RESIDENCE FOR

No.16 (LOT 16) YALCA MEWS
EAGLE POINT

COLMAC HOMES

"Our Family Business, Building your Family Home"

DB-U 22425

CUSTOM DESIGN

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4. PORCH:	5.11 m2	0.55 sq
6. TOTAL:	249.55 m2	26.86 sq

#. LOT SIZE: - 742m2

LEGEND

- DP DENOTES COLORBOND DOWNPIPE LOCATION
- DP DENOTES 100mm PVC DOWNPIPE LOCATION
- (*DG) DENOTES DOUBLE GLAZED WINDOWS & DOORS
- (*A+) DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
- REINFORCED DENOTES REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
- REINFORCED DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

CLIENT INITIALS:

BUILDER INITIALS:

DATE:

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SCHEDULES

PHONE: (03) 5143 0399 FAX: (03) 5143 0933

No.3-5 (LOT 13) NORTHLAND DRIVE,
SALE, VICTORIA 3080

www.colmachomes.com.au

DRAWN:

D.M.P.

JOB No.:

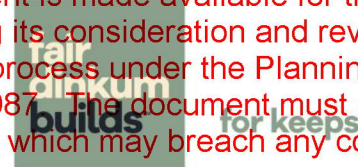
1 .L-F501

SCALE:
AT A3

DATE:
6/06/2026

SHEET:
1/1

Printed 17/06/2026



QUOTE DETAILS
101967
Prepared by Tom-B
Quote Valid for 30 Days
30/03/2026

Dear ,

Thank you for your enquiry. We are pleased to present our quote for your new steel structure.

We're one of Australia's biggest and most trusted names in sheds.

With over 24 years in business, our aim is to make the purchase of your shed/garage a simple and pleasant experience. We pride ourselves on putting you, the customer first. We understand that life can be busy and because we are a Registered Building Company, we can manage the entire job for you.

As a Fair Dinkum Builds Franchisee, we give you the confidence behind the brand name. All Fair Dinkum Builds sheds are made from quality Australian BlueScope® Steel and we are ShedSafe accredited – giving you the confidence that your shed exceeds the requirements of the National Construction Code (NCC).

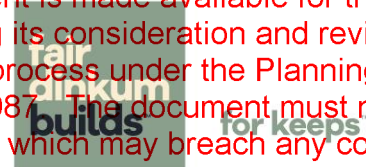
CUSTOMER DETAILS		
Customer Name:	Phone: (Email: ;
Site Address: 16 Yalca Mews	Eagle Point	3878

BUILDING SUMMARY			
Dimensions:			
Span	8m		
Length	10m		
Bay Width	4m and 6m x 2 bay(s) at 4m each		
Eave Height (to gutter):	3.5m	Apex Height:	4.28m
Roof Pitch	11Deg Gable		
Left Lean-to			
Right Lean-to			

DESIGN FACTORS	
Importance Level	2
Wind Region	Reg A
Terrain Category	TCat 1.12
Topography	1
Shielding Factor	0.87
Internal Pressure Co-efficient	-0.68, 0.74
Site wind speed in m/s	37.3

The next step: Obtaining a planning and/or building permit	Pricing Details:	
If you are happy to proceed with your steel structure, the next step is to seek council planning permission. If this is approved or not required, we can then obtain a building permit. Once the building permit is approved, we are then ready to order your kit!	Kit Only Price Delivered:	\$19,150
	Approx. Concrete Price (On a clean, clear & Level site)	\$Geoff
	Installation Price (Plus lifting/safety equipment where required)	\$5,350
Domestic Builders Insurance is a government regulation requiring registered builders to obtain insurance for jobs totalling over \$16,000.00 – this price includes the kit, concrete and labour.	Building Permit Price:	\$2,875
	Report & Consent:	\$950
	Build Over Easement:	\$130
	Total Price	\$28,455

Riviera Barns and Garages
 48 Forge Creek Road, Bairnsdale, VIC, 3875
 P: 03 5153 1455 | E: sales@rivierabarns.com.au | www.rivieragarages.com.au



BUILDING DETAILS	
Walls	COLORBOND® BASALT Vertical Monoclad TCT 0.47, CB
Roof	COLORBOND® BASALT Corrugated TCT 0.47, CB 11Deg
Gutter	COLORBOND® BASALT Quad 115 Slotted Gutter CB
Downpipe	90mm stormwater pipe to ground level
Barge	COLORBOND® BASALT
Corner Flashings	COLORBOND® BASALT
Door Flashings	COLORBOND® BASALT
Roller Door	COLORBOND® BASALT
PA Door	COLORBOND® BASALT
Glass Sliding Door	
Windows	

INCLUSIONS	
Skylights	
Roller Doors	1 x 3.10h X 5.10 CB Planetary Gear NovaTaur Commercial
Roller Door motors	
PA Doors	1 X 2040 x 820 x 35mm - Pre-Hung - Single Skin - P/C Tube Frame - 180 deg - CB
Glass sliding door	
Windows	
Insulation	
Open Bays	
Whirlybirds	
Mezzanine	
Mezzanine Stairs	
Divider Walls	

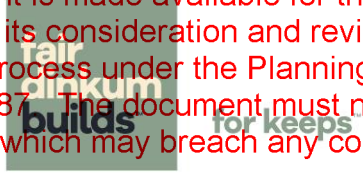
MATERIAL SPECIFICATION			
Columns	2C15024	Purlins	Z15015
Rafters	2C15015	Side Girts	Z15015
Knee/Apex Brace	C10015	End Girts	Z15015
Left Lean-to Column		Right Lean-to Column	
Left Lean-to Rafter		Right Lean-to Rafter	
Mezzanine Bearer		Mezzanine Joists	

FOOTING

Min 100mm Slab thickened locally under each column by BORED footing
 Concrete in Vertical Bored hole locally under each column 450mm x 700mm Diameter x Depth
 The above foundation details are only suitable for soil classification A.S. or M and S.B.V. 100 kPa min. For other soil types refer to a registered structural engineer.



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OPTIONAL EXTRAS

[Vermaseal](#) - \$9.50 Per Meter

[Insulation](#) - \$365 Per Roll

Rollerdoor Motor - \$615 [ATA GD0-6 v4](#) / \$800 [ATA GD0-12](#)

NOTES

All quotes are for a class 10a structure unless specifically stated otherwise. Any other class structure will require extra engineering costs.

TERMS & CONDITIONS

Site Check is a web base site classification tool specifically designed for the steel shed industry. The Australian Steel Industry (ASI) along with ShedSafe implemented this in 2019 to comply with AS1170.2 Site Check also complies with the building code of Australia and is now compulsory on every ShedSafe shed sold.

Slab inspection to confirm price can be arranged free of charge at any time.

Installation will be carried out by an independent contractor.

Payment for construction and concreting is to be paid directly to the contractor on completion of the works unless prior arrangements have been made.

Customers who are acting as Owner Builders will need to engage a builder or concreter. The concrete and installation prices are ESTIMATES ONLY and to be confirmed by customers before works begin. Prices are estimated for clean, dry, accessible site on level ground. EXTRA CHARGES will apply for cranes or any lifting or safety equipment required to do the job in accordance with WorkSafe regulations and practices. Rubbish removal after construction is to be carried out by the customer. Site must be powered or generator hire may be charged. Riviera Barns and Garages will quote door sizes only – not door opening sizes. DBI is a government requirement on all building projects totalling over \$16,000.

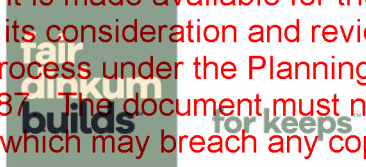
Made with
genuine
COLORBOND®
steel



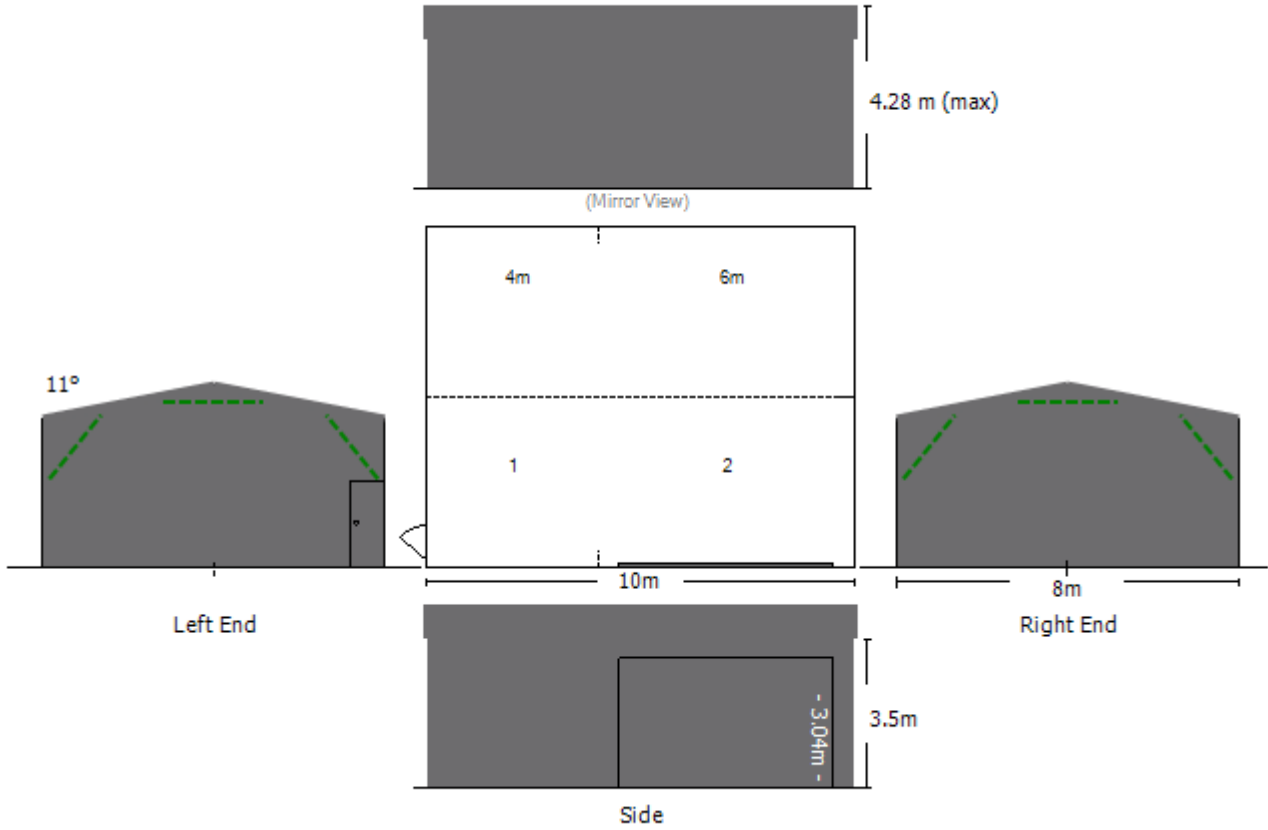
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YOUR DESIGN



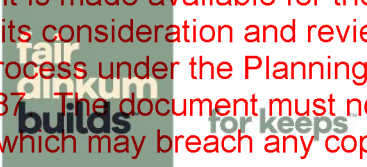
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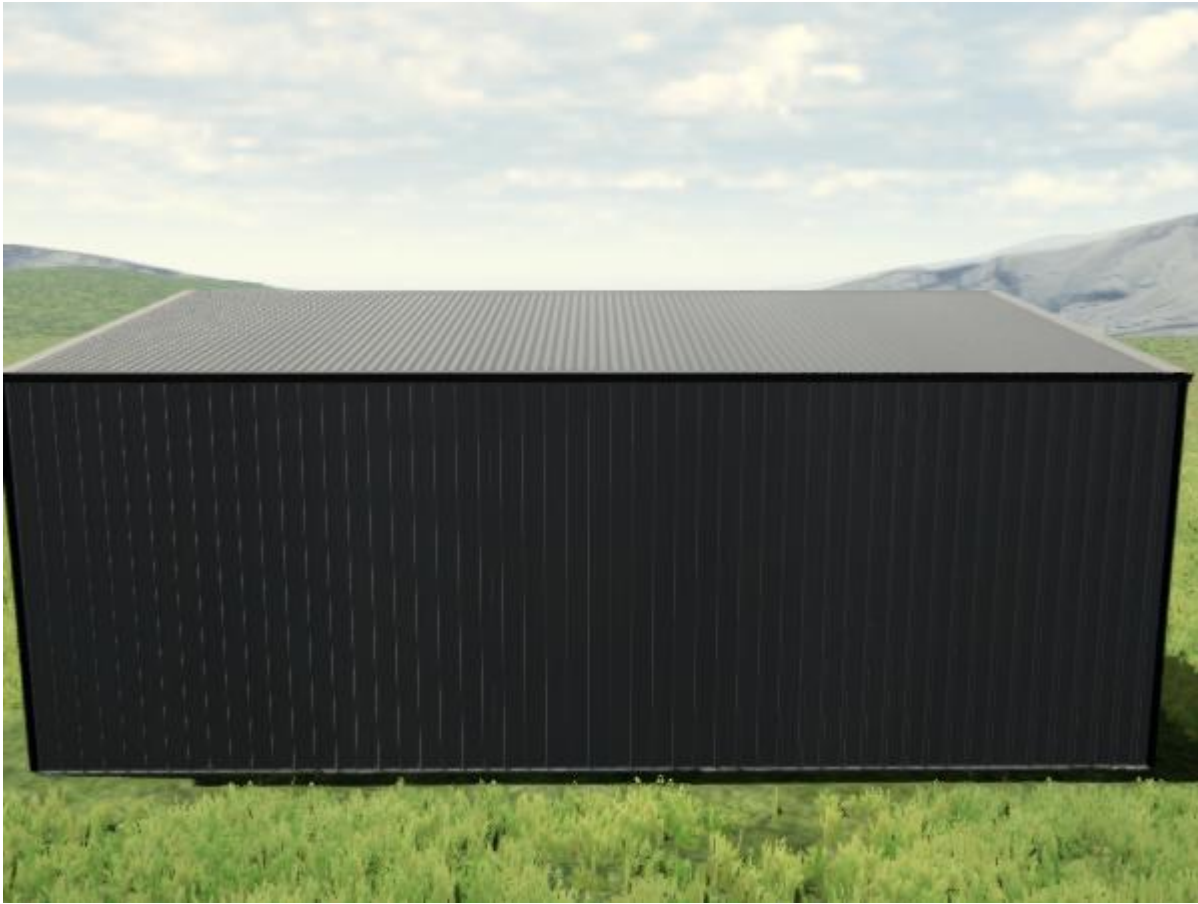
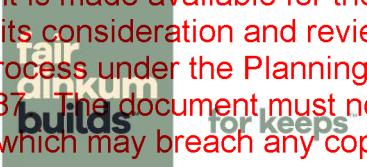
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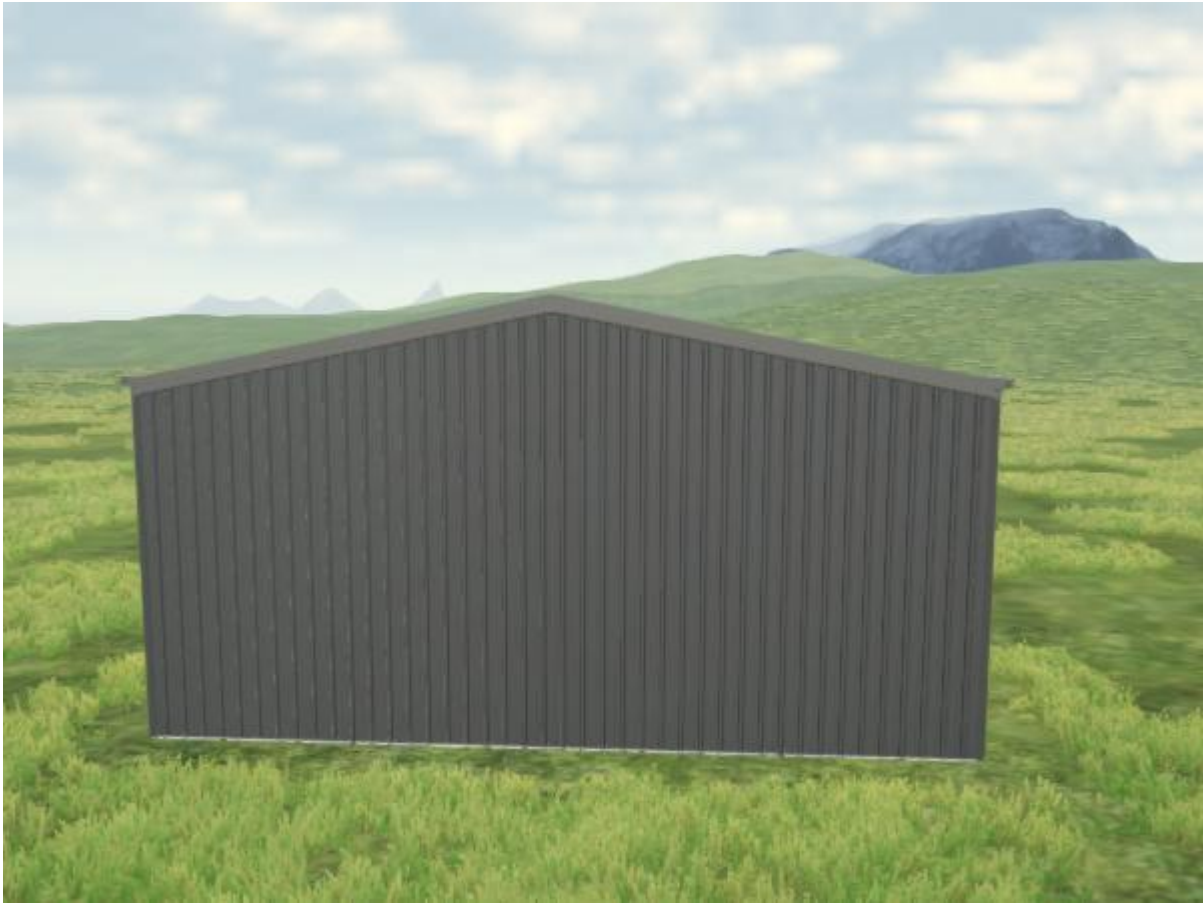
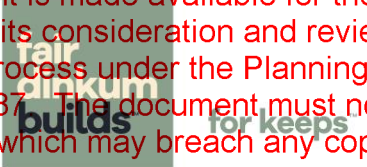
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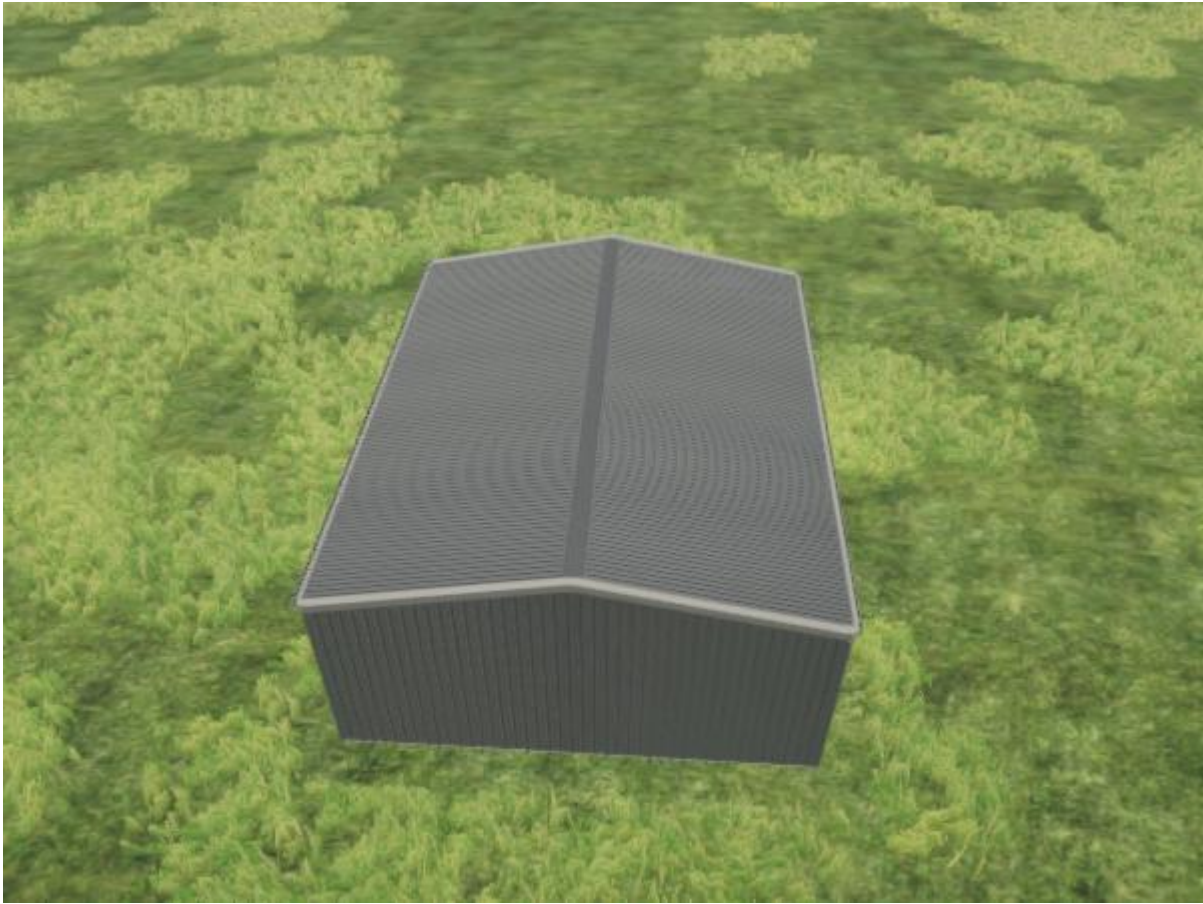
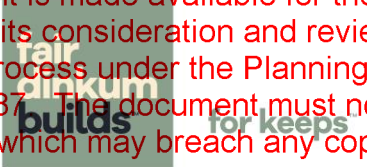
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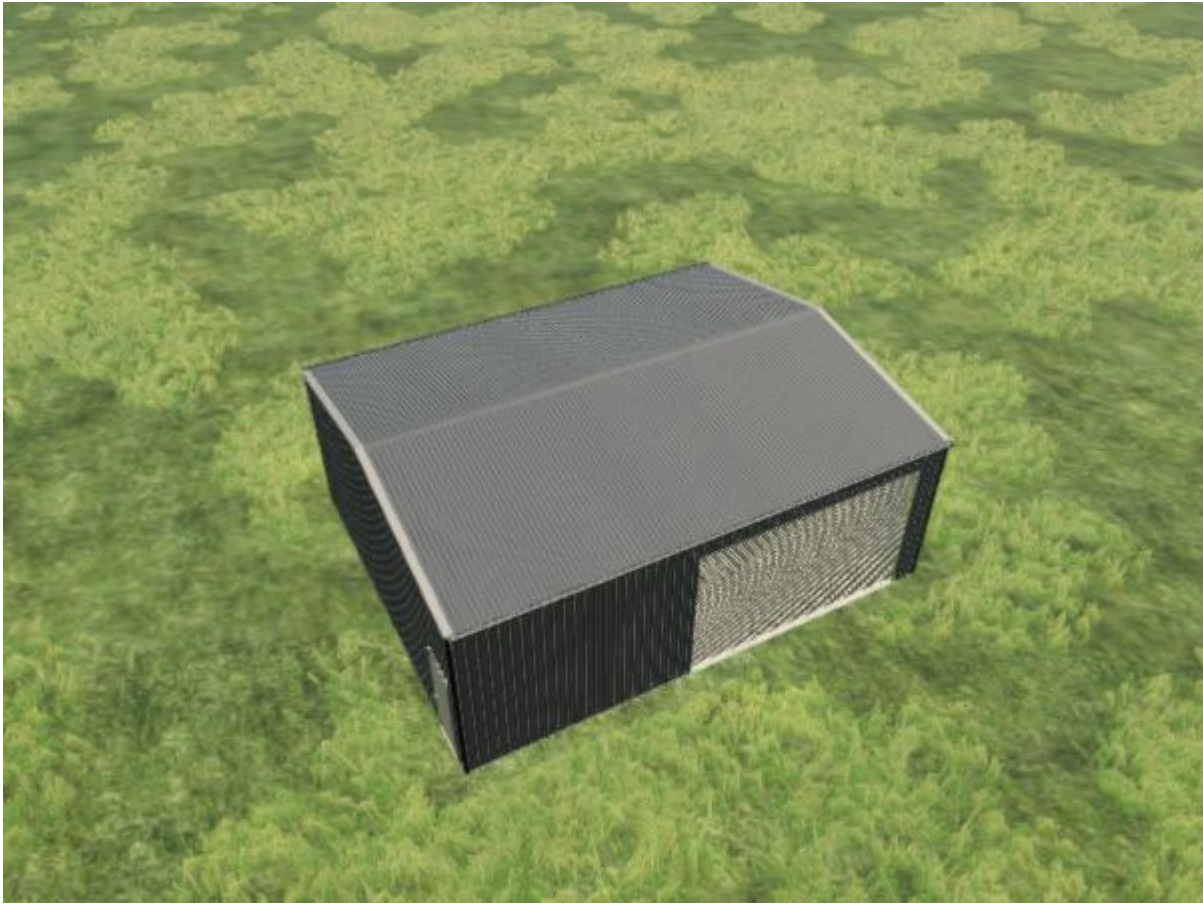
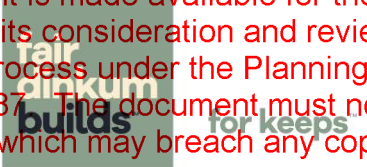
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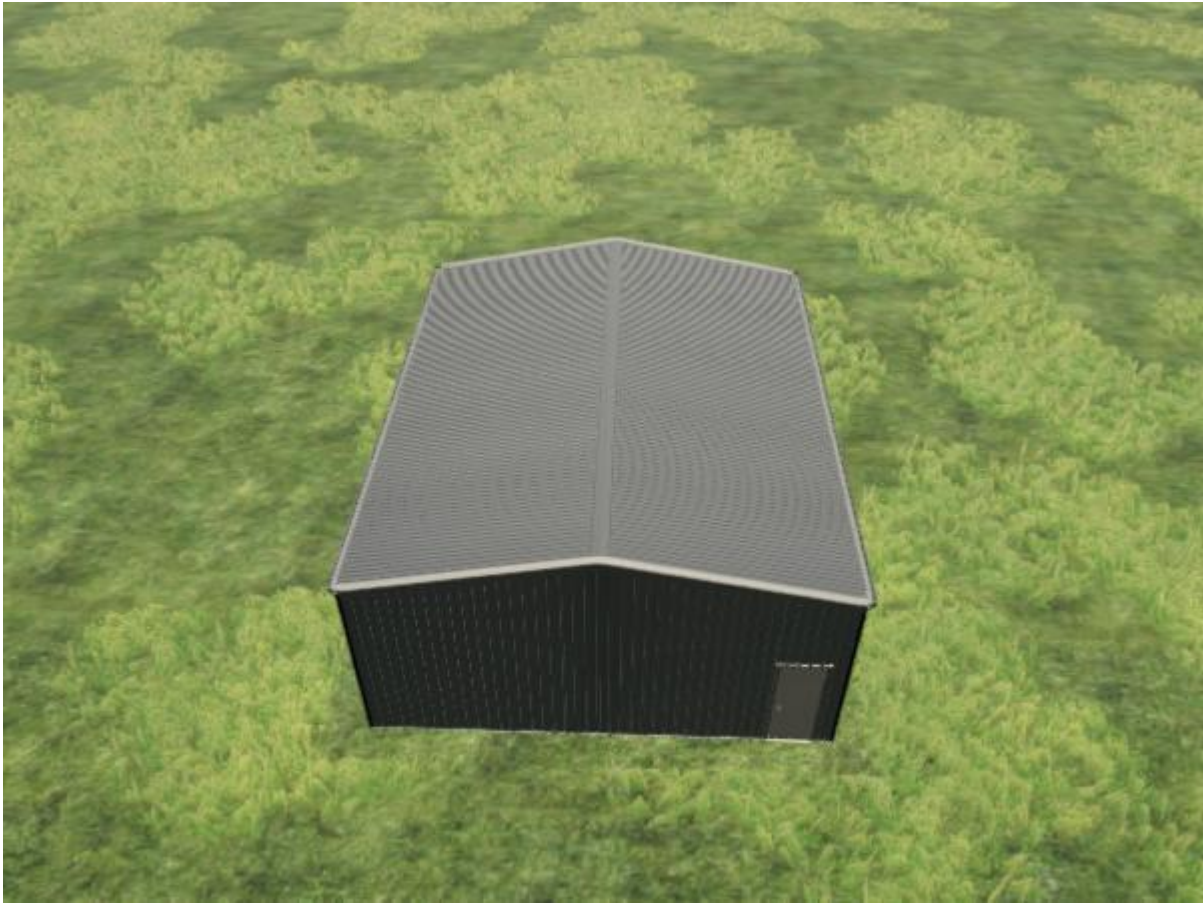
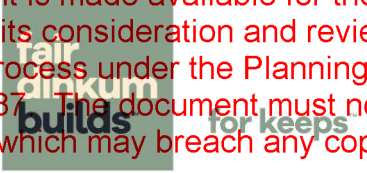
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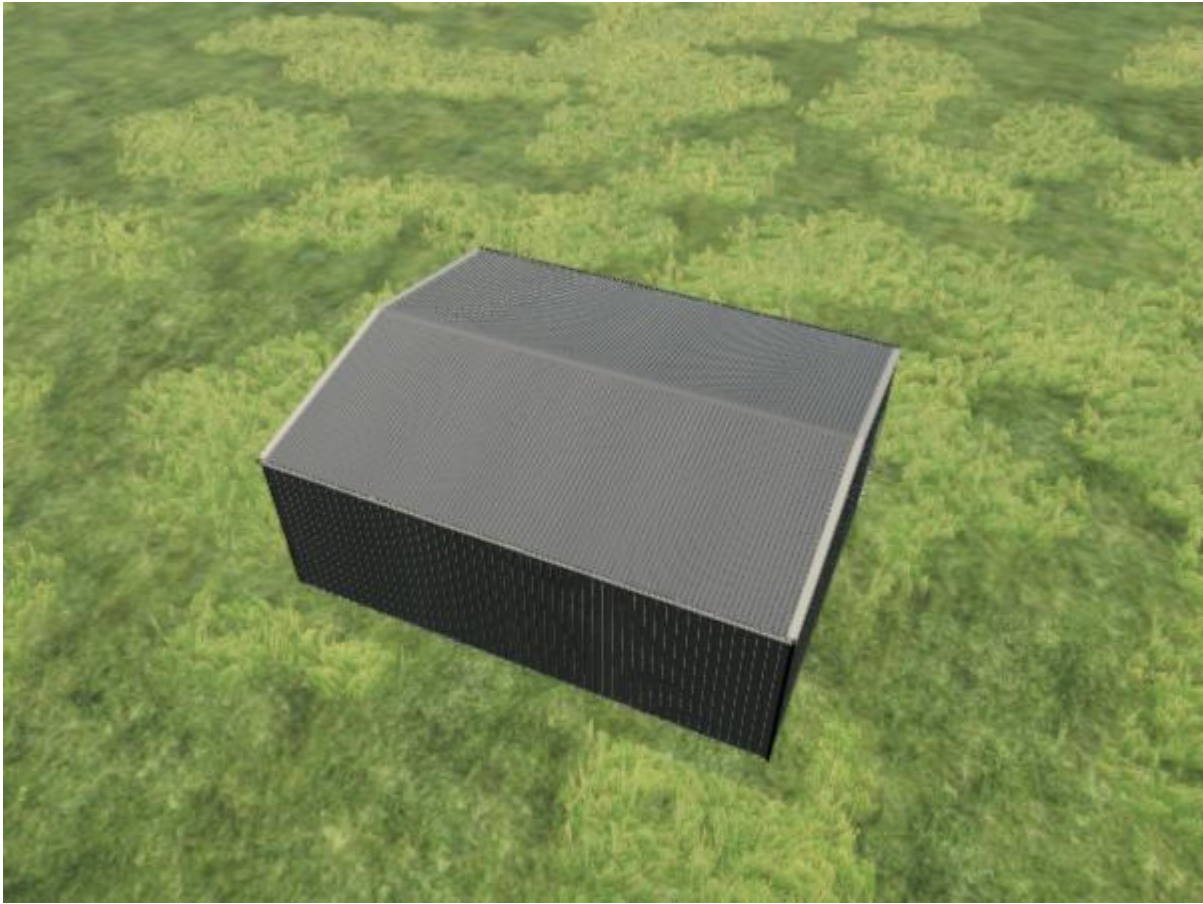
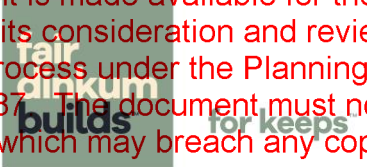
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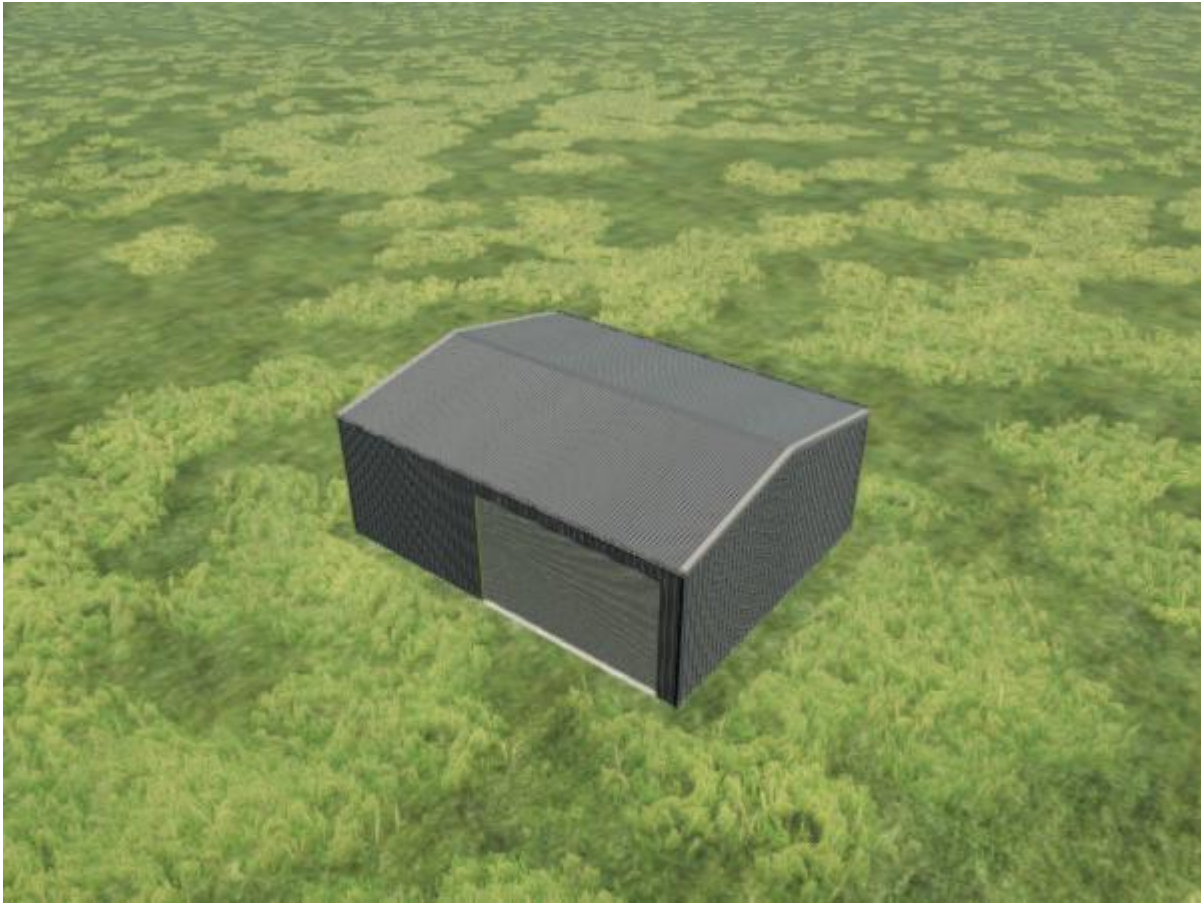
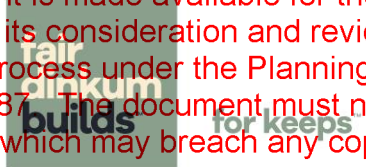
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