

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	9 Maravito Terrace EAGLE POINT VIC 3878 Lot: 47 PS: 704049
The application is for a permit to:	Buildings and works for a dwelling and ancillary 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 (DDO 11)	Construct a building or carry out works where total building footprint exceeds 300 sqm.
The applicant for the permit is:	R M Paxton & A W Lock
The application reference number is:	5.2026.270.1

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

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

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

An objection must

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

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

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

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 14 August 2026 10:21 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 9-Maravito-Terrace-Eagle-Point-(ID421506284)-Vicplan-Planning-Property-Report.pdf; Sketch 8 - LOCK.pdf; Lock Planning Application.docx; Site works drawing.pdf; Shed Floor Plan & Elevations.pdf; Proposed Contract of Sale - 9 Maravito Terrace, Eagle Point.pdf; Title.pdf; Planning_Permit_Application_2026-08-14T10-21-07_36337424_0.pdf

Planning Permit Application

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

Applicant name: Alan Lock & Renee Paxton

Email address:

Postal address :

Preferred phone number:

Street number: 9

Street name: Maravito Terrace

Town: Eagle Point

Post code: 3878

Lot number: 47

Plan number: PS704049

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

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

Existing conditions : Vacant Land.

Description of proposal : Construction of a dwelling and detached colorbond shed.

Estimated cost of development: \$600,000

Has there been a pre-application meeting: No

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

Covenants agreements: [Proposed Contract of Sale - 9 Maravito Terrace, Eagle Point.pdf](#)

Plans: [Sketch 8 - LOCK.pdf](#)

Planning report: [9-Maravito-Terrace-Eagle-Point-\(ID421506284\)-Vicplan-Planning-Property-Report.pdf](#)

ExtraFile: 3

1. Supporting information/reports: [Shed Floor Plan & Elevations.pdf](#)

2. Supporting information/reports: [Site works drawing.pdf](#)

3. Supporting information/reports: [Lock Planning Application.docx](#)

Invoice Payer:

Address for Invoice:

Invoice Email:

Primary Phone Invoice:

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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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 11545 FOLIO 492

Security no : 124137553113A
Produced 13/08/2026 12:20 PM

LAND DESCRIPTION

Lot 47 on Plan of Subdivision 704049U.
PARENT TITLE Volume 11525 Folio 581
Created by instrument PS704049U Stage 3 13/01/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS704049U 13/01/2015

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
AJ521062W 29/02/2012

DIAGRAM LOCATION

SEE PS704049U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
BA325551S (E) TRANSFER CONTROL OF ECT	Completed	20/04/2026

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

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

Street Address: 9 MARAVITO TERRACE EAGLE POINT VIC 3878

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

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Document Type	Plan
Document Identification	PS704049U
Number of Pages (excluding this cover sheet)	6
Document Assembled	11/03/2026 10:35

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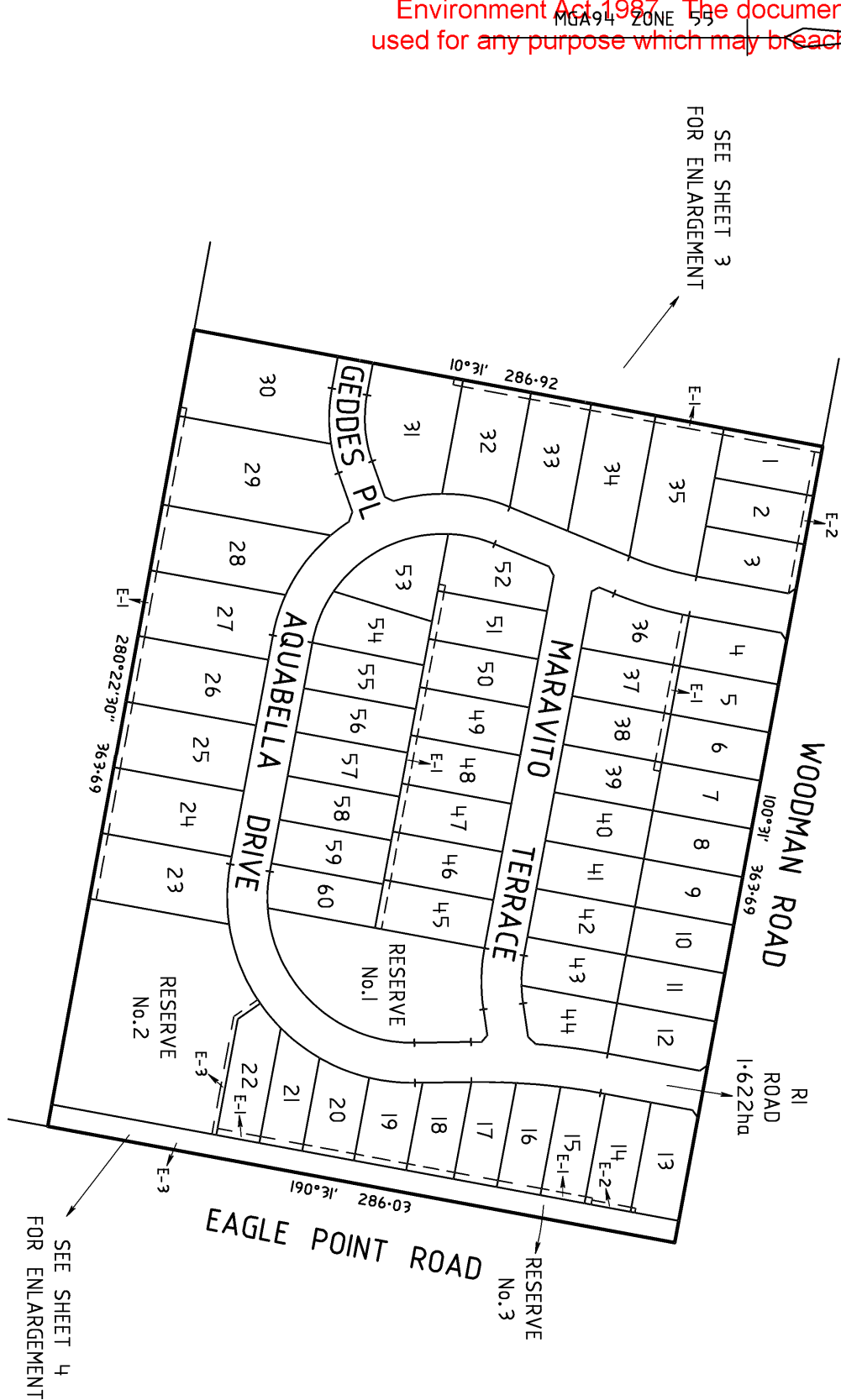
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PLAN OF SUBDIVISION		STAGE No.	LR USE ONLY	Plan Number
LOCATION OF LAND PARISH: BAIRNSDALE TOWNSHIP: _____ SECTION: A CROWN ALLOTMENT: 39, 40, 41 & (PART) 42 CROWN PORTION: _____ TITLE REFERENCES: VOL IIII5 FOL 095 LAST PLAN REFERENCE: LOT B - PS528624R POSTAL ADDRESS: 24 EAGLE POINT ROAD, (At time of subdivision) EAGLE POINT, 3878 MGA 84 CO-ORDINATES: E 559 500 (Of approx. centre of land in plan) N 5805 600 ZONE: 55		EDITION 3 PS704049U COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 151/2011/CRT 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 Subdivision Act 1988 has has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in stage Council Delegate <i>[Signature]</i> Council seal Date 04/10/2013 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council seal Date / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
RI RESERVE No. 1 RESERVE No. 2 RESERVE No. 3	EAST GIPPSLAND SHIRE COUNCIL EAST GIPPSLAND SHIRE COUNCIL EAST GIPPSLAND SHIRE COUNCIL EAST GIPPSLAND SHIRE COUNCIL			
NOTATIONS				
STAGING This is / is not a staged subdivision Planning Permit No 727/2010/P				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: THIS PLAN IS / IS NOT BASED ON SURVEY THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 350 & 466				
EASEMENT INFORMATION				LR USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
				RECEIVED ☒
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & SEWERAGE	3m	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND REGION WATER AUTHORITY
E-3	POWERLINE	SEE DIAG.	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	SPI ELECTRICITY PTY LTD
THIS IS A LAND VICTORIA COMPILED PLAN FOR DETAILS SEE MODIFICATION TABLE HEREIN				
SHEET 1 OF 5 SHEETS				
Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 5162 5011			LICENSED SURVEYOR MICHAEL JOSEPH SADLER SIGNATURE <i>[Signature]</i> DATE 2 / 8 / 2013. REF 14502 VERSION 6	
			DATE 04 / 10 / 2013 COUNCIL DELEGATE SIGNATURE <i>[Signature]</i> ORIGINAL SHEET SIZE A3	

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PS 704049U

Crowther & Sadler Pty Ltd.

LICENSED SURVEYORS & TOWN PLANNERS

162 MACLEOD STREET, BAIRNSDALE, VIC., 3875

TELEPHONE (03) 5182 8011

SCALE

20 0 20 40 60 80 100

LENGTHS ARE IN METRES

ORIGINAL SCALE 1:2000

LICENSED SURVEYOR

MICHAEL JOSEPH SADLER

DATE / /

DIGITALLY SIGNED BY LICENSED SURVEYOR:

REF 15734

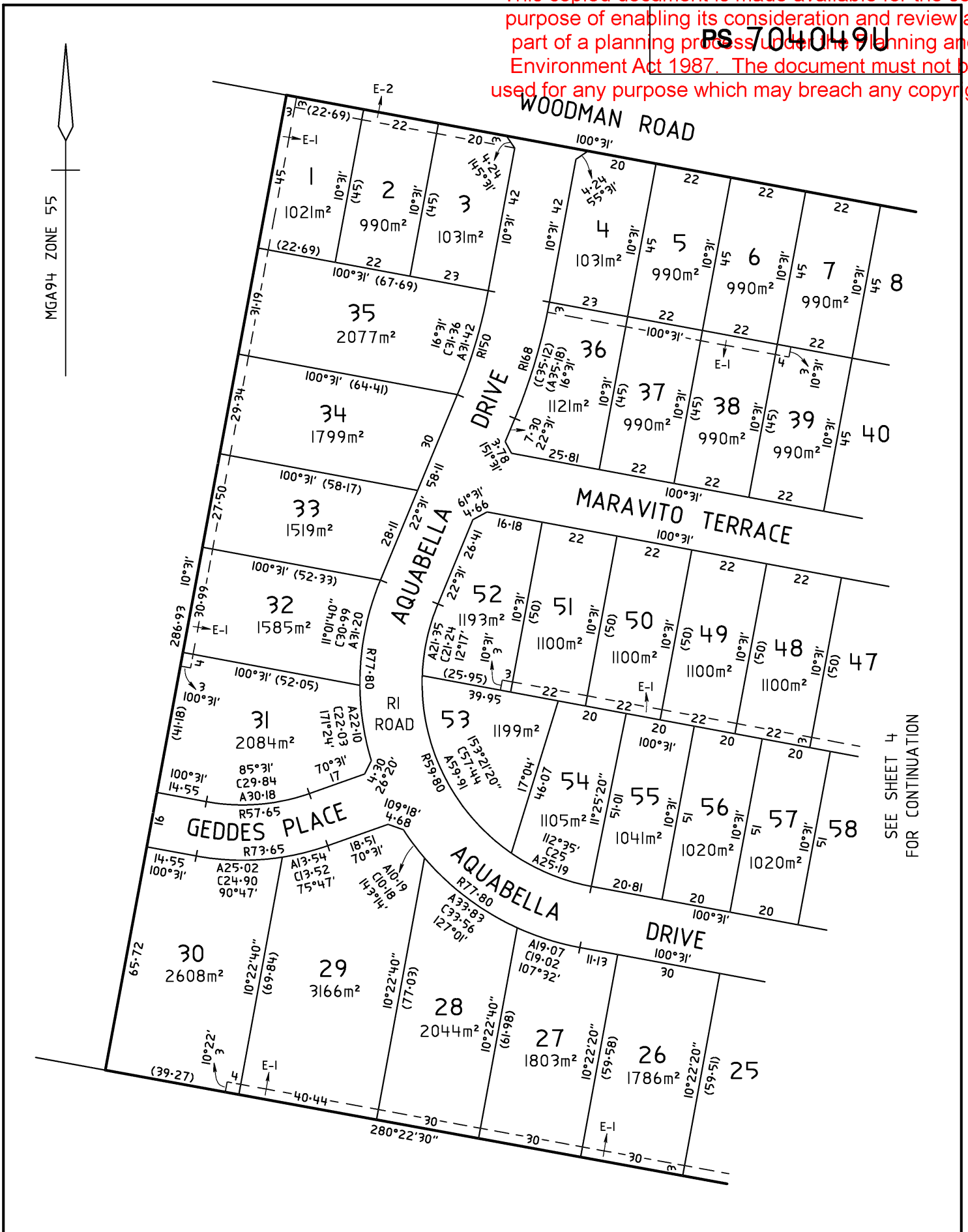
VERSION 1

SHEET 2 OF 5 SHEETS

ORIGINAL SHEET SIZE A3

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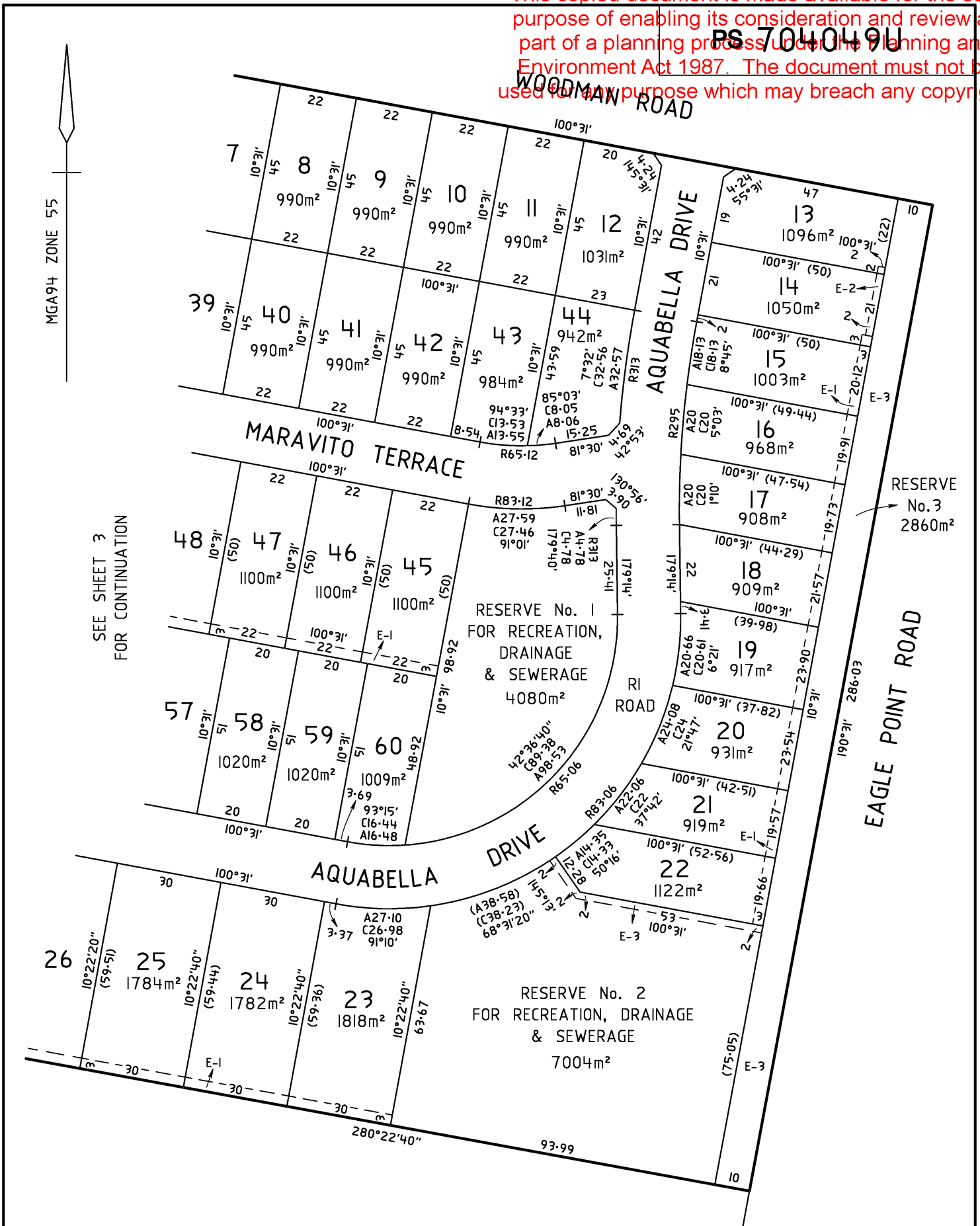
SEE SHEET 4
FOR CONTINUATION

Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 5152 5011	SCALE 10010203040 LENGTHS ARE IN METRES		ORIGINAL SCALE 1:1000	SHEET 3 OF 5 SHEETS
	LICENSED SURVEYOR DIGITALLY SIGNED BY LICENSED SURVEYOR:			ORIGINAL SHEET SIZE A3
	REF 15734	VERSION 1	DATE / /	Printed 8/10/20

Printed 8/10/2026

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PS 704049U



Crowthier & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 TELEPHONE (03) 5152 5011

SCALE
 10 0 10 20 30 40
 LENGTHS ARE IN METRES

ORIGINAL
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SHEET 4 OF 5 SHEETS
 ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR MICHAEL JOSEPH SADLER
 DIGITALLY SIGNED BY LICENSED SURVEYOR:
 REF 15734 VERSION 1 DATE / /

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PS 704049U

CREATION OF RESTRICTION 'A'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT

LOTS 1 TO 60 (ALL INCLUSIVE)

LAND TO BE BURDENED

LOTS 1, 16, 23, 34, 38 TO 42 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR ERECT OR ALLOW TO BE BUILT OR ERECTED ANY BUILDING OR STRUCTURE, OTHER THAN A BUILDING OR STRUCTURE WHICH SHALL BE BUILT OR ERECTED IN ACCORDANCE WITH THE PROVISIONS OF THE MEMORANDUM OF COMMON PROVISIONS (MCP) RETAINED BY THE REGISTRAR OF TITLES REGISTERED IN DEALING No **AA2225** WHICH MEMORANDUM OF COMMON PROVISIONS IS INCORPORATED INTO AND BY THIS PLAN.

THIS CREATION OF RESTRICTION SHALL EXPIRE 25 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'B'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT

LOTS 2 TO 15 (BOTH INCLUSIVE), 17 TO 22 (BOTH INCLUSIVE),
25 TO 33, 35, 36, 37, 43 TO 60 (ALL INCLUSIVE)

LAND TO BE BURDENED

LOTS 6 TO 10 (BOTH INCLUSIVE), 13, 14, 15, 25 & 26

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR ERECT OR ALLOW TO BE BUILT OR ERECTED ANY BUILDING OR STRUCTURE, OTHER THAN A BUILDING OR STRUCTURE WHICH SHALL BE BUILT OR ERECTED IN ACCORDANCE WITH THE PROVISIONS OF THE MEMORANDUM OF COMMON PROVISIONS (MCP) RETAINED BY THE REGISTRAR OF TITLES REGISTERED IN DEALING No **AA2225** WHICH MEMORANDUM OF COMMON PROVISIONS IS INCORPORATED INTO AND BY THIS PLAN.

THIS CREATION OF RESTRICTION SHALL EXPIRE 25 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'C'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT

LOTS 2 TO 5, 11, 12, 17 TO 22, 27 TO 33, 35, 36, 37, 43 TO 60 (ALL INCLUSIVE)

LAND TO BE BURDENED

LOTS 2 TO 5, 11, 12, 17 TO 22, 27 TO 33, 35, 36, 37, 43 TO 60 (ALL INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR ERECT OR ALLOW TO BE BUILT OR ERECTED ANY BUILDING OR STRUCTURE, OTHER THAN A BUILDING OR STRUCTURE WHICH SHALL BE BUILT OR ERECTED IN ACCORDANCE WITH THE PROVISIONS OF THE MEMORANDUM OF COMMON PROVISIONS (MCP) RETAINED BY THE REGISTRAR OF TITLES REGISTERED IN DEALING No **AA2225** WHICH MEMORANDUM OF COMMON PROVISIONS IS INCORPORATED INTO AND BY THIS PLAN.

THIS CREATION OF RESTRICTION SHALL EXPIRE 25 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 5152 5011	SCALE  LENGTHS ARE IN METRES		SHEET 5 OF 5 SHEETS
	LICENSED SURVEYOR MICHAEL JOSEPH SADLER DIGITALLY SIGNED BY LICENSED SURVEYOR: REF 15734 VERSION 1 DATE / /		ORIGINAL SCALE ORIGINAL SHEET SIZE A3
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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

MASTER PLAN (STAGE 1) REGISTERED DATE 17/10/2013 TIME 8:42 am

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
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[illegible]

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Application by a Responsible Authority for the making of a Recording of an Agreement

Section 181 Planning and Environment Act 1987

Form 18

Lodged by:

Name: MADDOCKS
Phone: 9288 0555
Address: Level 6, 140 William Street, Melbourne, Victoria, 3000
Ref: KAL:LMR:BMS:5883029
Customer Code: 1167E

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

Land: Volume 11115 Folio 095

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

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

A copy of the Agreement is attached to this Application

Date: 24/02/2012

Signature for Responsible Authority:

Name of officer:

Aaron Hollow

Position held:

Manager Development

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Section 173 Agreement

East Gippsland Shire Council

Eagle Point Developments Pty Ltd (ACN 142 875 652)

GADENS LAWYERS DANDENONG

62 Robinson Street

DANDENONG VIC 3175

T +61 3 8738 6000

F +61 3 8738 6020

Ref: RXD:21106338

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Section 173 Agreement

Dated 14/02/2012

Parties

1. **East Gippsland Shire Council** of 273 Main Street Bairnsdale in the State of Victoria (**the Responsible Authority**)

and

2. **Eagle Point Developments Pty Ltd** ACN 142 875 652 the registered of which is c/- Hamilton Morello Pty Ltd, Level 1, 852 Canterbury Road, Box Hill in the State of Victoria (**the Owner**)

(**the Parties**)

Background

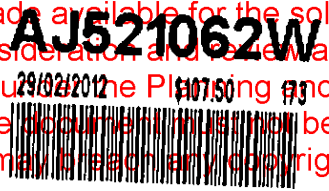
- A. The Responsible Authority is responsible for the administration and enforcement of the East Gippsland Planning Scheme pursuant to the provisions of the Act.
- B. The Owner is the registered proprietor or entitled to be registered as the proprietor of an estate in fee simple of the land described in Certificate of Title Volume 11115 Folio 095 being Lot B Plan of Subdivision No. 528624R and known as 24 Eagle Point Road, Eagle Point 3878 (**the Land**).
- C. On 2 November 2011, the Responsible Authority issued Planning Permit No. – 727/2010P for the subdivision of the Land into 60 lots and the removal of native vegetation in accordance with the Endorsed Plans (**the Planning Permit**).
- D. Paragraph 3 of the Planning Permit provides as follows:

"The owner agrees that once the subdivision authorised by the Planning Permit is registered, the Subject Land may not be further subdivided in any way so as to increase the number of lots."
- E. The parties enter into this Agreement to facilitate the requirements referred to in Recital D above and to achieve and advance the objectives of planning in Victoria.

Operative provisions

1. Definitions and Interpretation

Words used in this Agreement and the rules of interpretation that apply are set out and explained in the definitions and interpretation clause .



1.1 Definitions

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

the Act means the *Planning and Environment Act 1987*;

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

Business Day means Monday to Friday excluding public holidays in Victoria;

Endorsed Plan means the plan or plans endorsed from time to time with the stamp of the Responsible Authority as the plans which form part of the Planning Permit;

Land means the land described in Recital B;

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

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

Parties means the parties to this Agreement and **Party** means one of them;

Plan of Subdivision means the proposed Plan of Subdivision PS704049U (or any replacement plan) subdividing the Land and approved by the Responsible Authority in accordance with the Planning Permit.

Planning Permit means the Planning Permit described in Recital C including the plans endorsed under it;

Planning Scheme means the East Gippsland Planning Scheme and any successor instrument or other planning scheme which applies to the Land;

Responsible Authority means East Gippsland Shire or its successor as the authority responsible for administering and enforcing the Planning Scheme and includes its agents, officers, employees, servants, workers and contractors;

Tribunal means the Victorian Civil and Administrative Tribunal;

Works means any of the works authorised under the Planning Permit.

1.2 Interpretation

(a) In this Agreement, unless the context indicates otherwise

words or terms not defined in this Agreement but defined in the Act, the Planning Scheme or the Planning Permit have the same meaning in this Agreement, unless the context requires otherwise. This Agreement must be interpreted having regard to the provisions of the Planning Permit, the Planning Scheme and the Act.



- (b) Where, in this Agreement, the Responsible Authority may exercise any power, duty or function, that power may be exercised on behalf of the Responsible Authority by an authorised or delegated officer.
- (c) The singular includes the plural and the plural includes the singular.
- (d) A reference to a gender includes a reference to each other gender.
- (e) A reference to a person includes a reference to a firm, corporation or other corporate body and their successors in law.
- (f) If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- (g) A reference to a statute includes any subordinate instruments made under that statute.
- (h) A reference to a statute includes any statutes amending, consolidating or replacing that statute.
- (i) All headings are for ease of reference only and shall not be taken into account in the construction or interpretation of this Agreement.
- (j) The recitals to this Agreement are and will be deemed to form part of this Agreement including any terms defined within the recitals.
- (k) A reference to the Responsible Authority includes its agents, officers, employees, servants, workers and contractors.
- (l) The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Land provided that if the Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

2. Owner's Covenants

- 2.1 The Owner covenants and agrees that once the Plan of Subdivision is registered, the Owner will not further subdivide the Land or any part of the Land so as to in any way increase the number of lots.

3. Further obligations of the Owner

The Owner further agrees that:

3.1 Registration of Agreement

The Owner will do all things necessary to enable the Responsible Authority to make an application to the Registrar of Titles to make a recording of this Agreement on the Certificate of Title to the Land in accordance with Section 181 of the Act, including the signing of any further agreement, acknowledgment or other document or obtaining the consent of any mortgagee or caveator.

AJ521062W

29/02/2012 \$107.50 173





3.2 Successors in Title

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

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

4. Further assurance

The parties to this Agreement must do or cause to be done all things that are reasonably necessary to give effect to this Agreement.

5. Agreement under section 173 of the Act

The parties acknowledge and agree that this Agreement is made pursuant to Section 173 of the Act.

6. Planning objectives

The parties acknowledge that the provisions of this Agreement are intended to achieve or advance the objectives of Planning in Victoria and the objectives of the Planning Scheme.

7. Responsible Authority's costs to be paid

The Owner must pay the reasonable costs of the Responsible Authority of and incidental to the preparation, review, execution and registration of this Agreement.

8. General matters

8.1 Service of notice

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

- (a) by delivering it personally on that party; or
- (b) by sending it by pre paid post, addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- (c) by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or pre paid post.

8.2 Time of service

A notice or other communication is deemed served:

- (a) if delivered personally, on the next following business day;
- (b) if posted within Australia to an Australian address, two (2) business days after the date of posting and in any other case, seven (7) business days after the date of posting;
- (c) if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that day;
- (d) if received after 6.00 pm in the place of receipt or on a day which is not a business day, at 9.00 am on the next business day.

8.3 No waiver

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

8.4 Jurisdiction

For the purposes of this Agreement, the parties acknowledge that they are subject to the jurisdiction of the Act and the Victorian Courts for the enforcement of this Agreement.

8.5 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 shall be severed and the other provisions of this Agreement shall remain operative.

8.6 No fettering of Responsible Authority's powers

The parties acknowledge and agree that this Agreement does not fetter or restrict the power or discretion of the Responsible Authority 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 Land or relating to any use or development of the Land.

9. Commencement and ending of Agreement

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement or if this Agreement is not dated, from the date the Planning Permit was issued.

IN CONFIRMATION of their agreement the parties have executed this Agreement.

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Executed as a deed.

THE COMMON SEAL of the EAST GIPPSLAND SHIRE CITY COUNCIL was hereunto affixed on the 14th day of February, 2012 in the presence of:



Chief Executive Officer



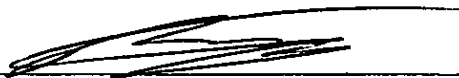
Witness



AJ521062W



COMPANY EXECUTION ON BEHALF of EAGLE POINT DEVELOPMENTS PTY LTD ACN 142 875 652 in accordance with section 127 of the *Corporations Act*:



Signature of Director

BENEDETTO DABACO

Name of Director (Block Letters)



Signature of Director/Secretary

JOHN DABACO

Name of Director/Secretary (Block Letters)

Imaged Document Cover Sheet

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Memorandum of Common Provisions

Section 91A Transfer of Land Act 1958

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publicly searchable registers and indexes.			

Lodged by

Name: Rowson Brasse Lawyers

Phone: 9095 7845

Address: Suite, 37 Princes Hwy, Dandenong 3175

Reference: WR:LB

Customer Code: 4614P

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions

Introduction

- A No buildings or works may be constructed or carried out on a lot other than in conformity with this Memorandum unless prior written approval is obtained from Eagle Point Developments Pty Ltd.
- B The requirements in this Memorandum apply in addition to the requirements in the Regulations and the Planning Scheme. In the event of conflict or inconsistency, the provisions of this Memorandum shall prevail, to the extent that such conflict or inconsistency is lawful.

ALL THOSE PROVISIONS IN THE ATTACHED PAGES NUMBERED 2 TO 5 (INCLUSIVE)

30800812A

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1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

Page 1 of 5

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Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Printed 8/10/2026
Page 24 of 45

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30/07/2015

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Memorandum of Common Provisions

Section 91A Transfer of Land Act 1958

1. Text of restrictions

The matters which are restricted are:

1.1 No Further Subdivision

No lot can be further subdivided so as to increase the number of lots on the Plan of Subdivision PS704049U from the number of lots as at the date of registration of Plan of Subdivision PS704049U.

1.2 One Dwelling

Not more than one dwelling may be constructed or permitted to be constructed on a lot.

Subject to compliance with the Planning Scheme, a dependent person's unit may be constructed on a lot. The dependent person's unit must, to the extent possible, be designed, constructed and maintained in all ways similar to the principal dwelling.

1.3 Relocated Homes

Relocated homes are not permitted to be constructed on any lot.

1.4 Extraction of Soil

The extraction or removal of any soil, gravel or earth or other materials from the lot, other than for the purpose of excavating for the foundations of a building or of a swimming pool or for gardening, landscaping or the construction of a driveway is prohibited.

1.5 Offensive or Noxious Use

No lot may be used or permitted to be used for any offensive, noxious or unlawful purpose.

1.6 Prohibited Uses

In addition to paragraph 1.5, no lot may be used for the for the following purposes:

- (a) commercial breeding;
- (b) boarding of or training kennels for cats or dogs;
- (c) the keeping of poultry or pigeons; or
- (d) the parking, garaging or servicing of any motor vehicle in excess of 5 tonnes gross mass (GVM) unless:
 - (i) it is for the purpose of loading or unloading of goods;
 - (ii) the vehicle is a construction vehicle engage in construction works on that lot;
 - (iii) the vehicle is a caravan or similar vehicle and does not exceed 2.5 metres in height and is screened from view from any adjoining roadway.

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Memorandum of Common Provisions

Section 91A Transfer of Land Act 1958

1.7 Gardens and landscaping

The street frontage area of each lot must be cleared of any waste building material and landscaped in accordance with the succeeding paragraphs within 3 months after an Occupancy Permit is issued for the dwelling on that lot.

All gardens and landscaped areas visible from streets or parks must be well maintained and all parts of the lot which are not built upon or paved must be landscaped with grass, garden beds, shrubs and trees.

1.8 Bins and Compost

Storage areas for garbage bins must be accommodated within the garage or an enclosed and screened area. Compost bins must not be visible from the street.

1.9 Front Fence and Setback

Where fences are constructed on a Setback, the area between the fence line and the street boundary must be landscaped with appropriate vegetation.

Front fences must not exceed 1.5 metres in height.

Front fences must be constructed of any one or more of the following materials:

- (a) timber pickets or boards; and/or
- (b) wrought iron; and/or
- (c) bricks, concrete or masonry that are bagged and painted or finished with an approved permanent render-like coating, although exceptions may apply to clay brickwork.

1.10 Side and Rear Fences

The height of side and rear fences of each Lot must be between 1.2 metres and 1.8 metres.

1.11 Built Form

Any dwelling erected on a lot must be built only of new materials and must not have the external wall area (exclusive of window areas) constructed of any material other than:

- (a) bricks, concrete or masonry that are bagged and painted or finished with a permanent render-like coating, although exceptions may apply to clay brickwork;
- (b) painted boards, with coverage no greater than 180 mm in width;
- (c) natural stone or look alike masonry products in natural colours;
- (d) flat sheet harditex or similarly specified materials finished with "flo-coat" or similar style permanent render-like coating; or
- (e) colourbond or similar metal can be used on house rooves, garage rooves, garage doors and window shutters.

All buildings exposed to public view from the street must be designed, constructed and maintained in all ways similar to

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Memorandum of Common Provisions

Section 91A Transfer of Land Act 1958

the principal building on the lot.

Where detached garages or carports are constructed they shall be of the same material as the dwelling or of colourbond or similar material.

Airconditioning units must not be visible from the Primary Frontage. This requires;

- Units to be located in the rear 50% of roof area
- For corner lots in the rear 50% of roof area and not on roof area facing the Secondary Frontage.

1.12 Minimum Dwelling Size

Each dwelling constructed on a lot must have a Floor Area of at least 150.0 square metres.

1.13 Parking of Heavy Vehicles

No plant, machinery, recreational or commercial vehicle, caravan, boat, box trailer, boat trailer, commercial trailer or car trailer shall be left or parked on the roadway, naturestrip or footpath.

1.14 Temporary structures

Builders structures such as site sheds, site toilets and power generators are permitted as necessary on allotments during the course of construction and must be removed upon completion of construction.

1.15 Rubbish disposal and allotment maintenance

The owner is to ensure rubbish, including building materials and site excavation material is to be stored in the correct bins and collected promptly. Dumping of rubbish including building materials and site excavation materials on vacant allotments is not permitted. Owners must not allow grass on vacant allotments to exceed 300 mm in height.

2. Definitions and Interpretations

2.1 In this Memorandum:

- (a) "Floor Area" means the useable enclosed floor area of a dwelling after deducting veranda, carport, garage and exterior walls.
- (b) "Planning Scheme" means the East Gippsland Planning Scheme.
- (c) "Primary Frontage" means, for each lot, the shortest boundary of that lot which abuts a street.
- (d) "Secondary Frontage" means the boundary of a lot (other than the Primary Frontage) which abuts a street.
- (e) "Setback" means the minimum distance which a wall face is required to be from a property boundary measured as the horizontal distance between the proposed wall and the boundary. All structures (including porches, verandas, carports and garages) must comply with the setback requirement unless specifically exempted in this Memorandum.

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Memorandum of Common Provisions

Section 91A Transfer of Land Act 1958

2.2 General definitions

If not defined above, the words below shall have the meaning attributed to them in the document identified.

(a) In the Building Act 1993:

- (i) Building
- (ii) Occupancy Permit
- (iii) Lot
- (iv) Owners

(b) In the Planning Scheme:

- (i) Frontage (Clause 72)
- (ii) Dwelling (Clause 74)
- (iii) Sign (Clause 52)

2.3 Street

For the purposes of determining street Setbacks, street means any road other than a footway or carriageway easement.

2.4 On the boundary

A Setback of up to 150 millimetres from the lot/property boundary is deemed to be on the boundary.

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Construction of a dwelling and detached colorbond shed with a footprint exceeding 300m².

Lot 47 (9) Maravito Terrace, Eagle Point.

Provided with this application:

- Copy of title in the owners name.
- Copy of contract of sale containing information on Covenants and Section 173 agreement.
- Sketch set showing proposed site plan, floorplan and elevations for the dwelling. Also showing the location of the proposed colorbond shed.
- Site works drawing with spot levels.
- Sketch plan information on the proposed colorbond shed.

Neighbourhood and Site Description:

The allotment is an 1100m² rectangular block within a well established residential subdivision in the middle of Eagle Point. The block is cleared and requires no vegetation removal to facilitate the build. Nearby houses are of a similar nature to the proposed construction. The proposed construction will compliment the existing standard of the subdivision. The site has a slight fall to the rear of the allotment (see spot levels on attached documentation). The intent is to import about 400mm of fill to the rear of the site to provide a level build platform. No cut of the site will be required. A retaining wall will be constructed at the back left corner of the build site for backfilling against in the low corner.

The Dwelling:

Brick veneer home on a slab with a total build footprint of 337.25m². Monument colorbond roof, gutters and fascia, Monument windows, PGH Kurrajong brick to the majority of the build. Some use of rendering to provide some relief on the front façade.

The Shed:

18 x 9m Colorbond Shed (details provided). Colour will be Monument. Footprint 162m².

Summary:

This project is consistent with the existing standard of construction within the estate that it will be located. The combination of dwelling and detached shed is quite common within this estate. The allotment is large (1100m²) for a standard estate style allotment and will easily accommodate a total build footprint of 499m², with over half of the allotment remaining undeveloped. We look forward to your prompt consideration of this application.

PLANNING PROPERTY REPORT

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From www.planning.vic.gov.au at 10 July 2026 02:06 PM

PROPERTY DETAILS

Address: **9 MARAVITO TERRACE EAGLE POINT 3878**
 Lot and Plan Number: **Lot 47 PS704049**
 Standard Parcel Identifier (SPI): **47\PS704049**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **97184**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 84 C8**

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**
 OTHER
 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 \(GRZ2\)](#)



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

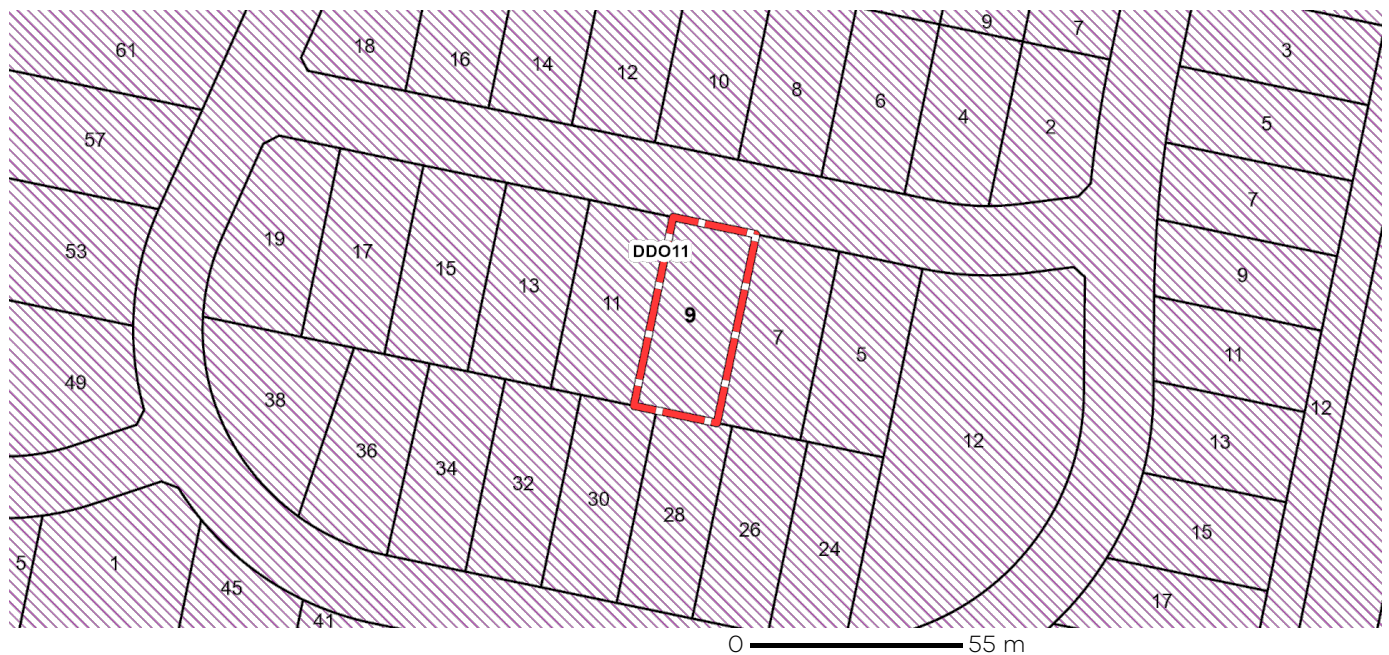
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Planning Overlay

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 \(DDO11\)](#)



 DDO - Design and Development Overlay

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

Further Planning Information

Planning scheme data last updated on 9 July 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

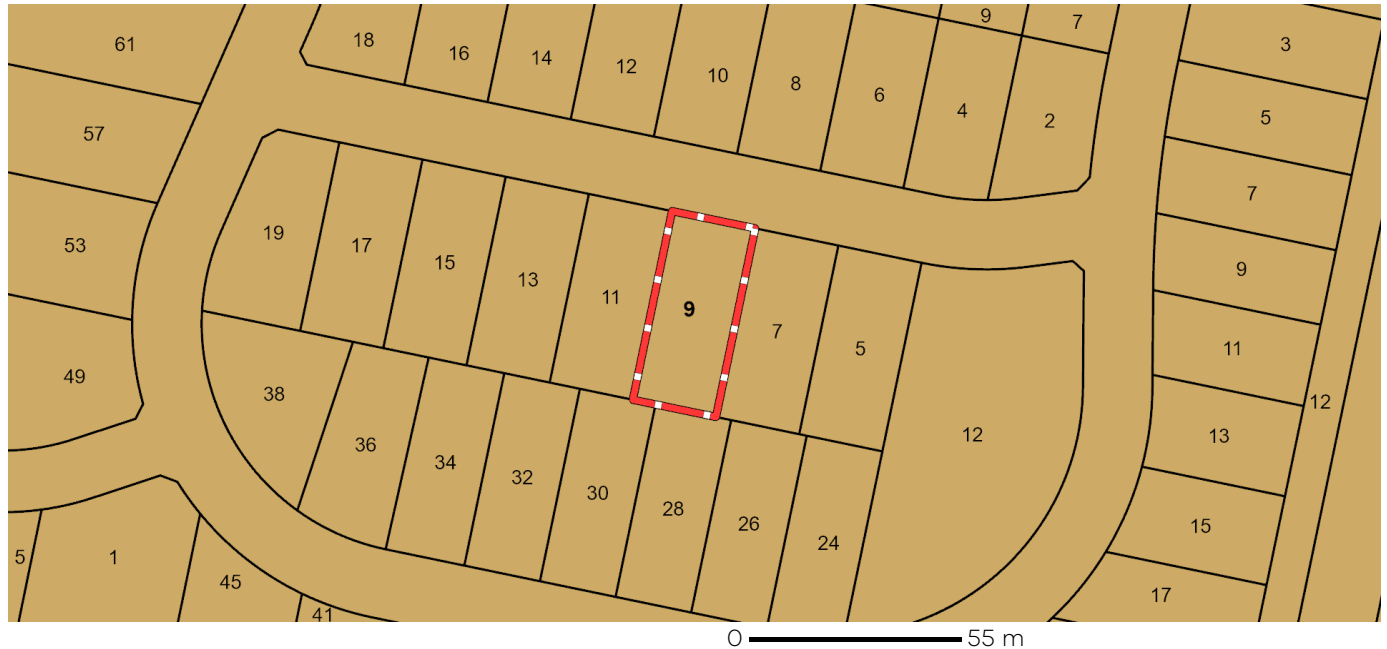
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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). 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://Native%20vegetation%20(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://NatureKit%20(environment.vic.gov.au))



PROPOSED RESIDENCE FOR

No.9 (LOT 47) MARAVITO TERRACE EAGLE POINT

MATISSE 280

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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

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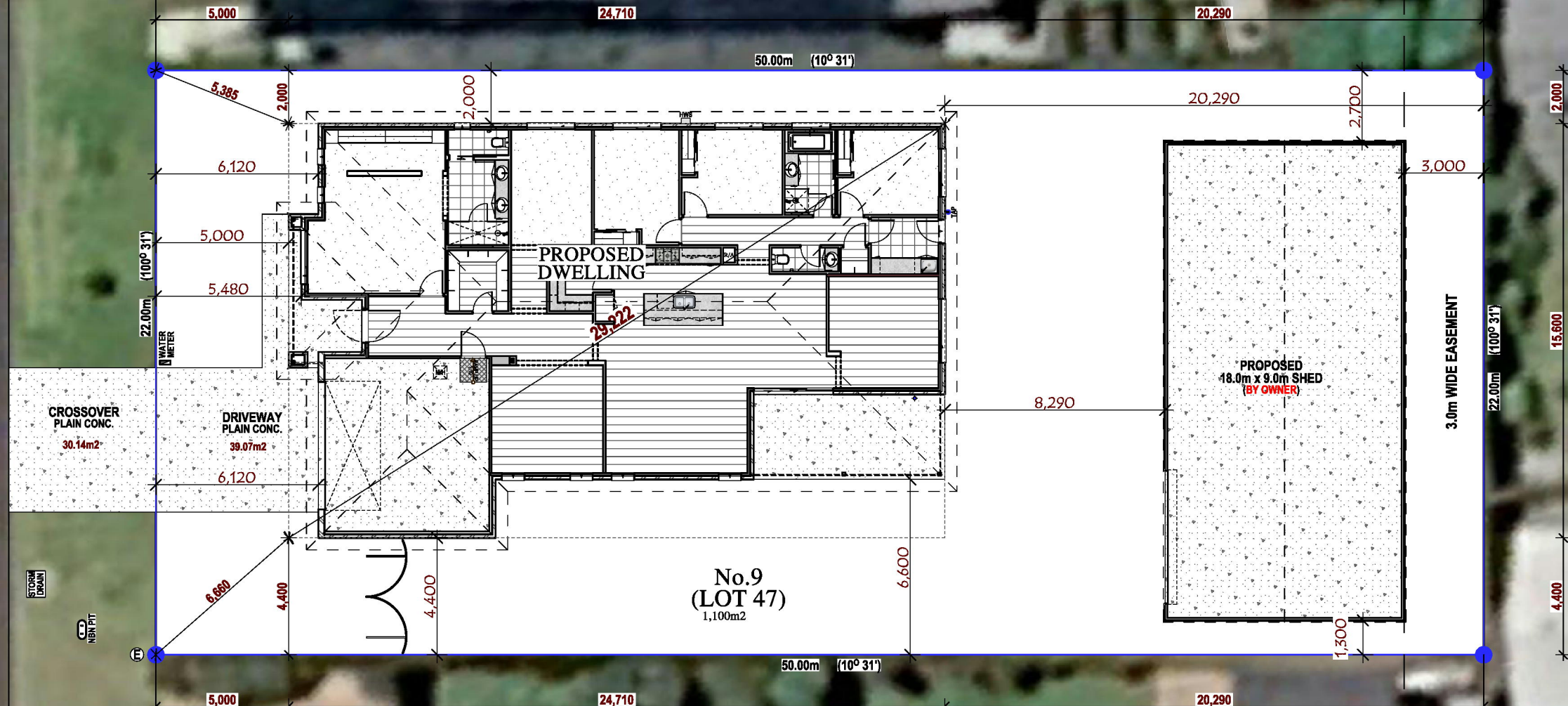
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MARAVITO TERRACE



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No.9 (LOT 47) MARAVITO TERRACE
EAGLE POINT

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DB-U 22425

MATISSE 280

1. DWELLING:	262.20 m2	28.22 sq
2. GARAGE:	44.39 m2	4.78 sq
3. ALFRESCO:	23.04 m2	2.48 sq
4. PORCH:	7.62 m2	0.82 sq
6. TOTAL:	337.25 m2	36.30 sq

#. LOT SIZE: 1,100m2

LEGEND

- DP DENOTES COLORBOND DOWNPIPE LOCATION
- DP DENOTES 100mm PVC DOWNPIPE LOCATION
- (DG) DENOTES DOUBLE GLAZED WINDOWS & DOORS
- ▲ DENOTES MASONRY ARTICULATION JOINT
- REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
- REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS

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SITE PLAN

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DATE:
4/10/2026

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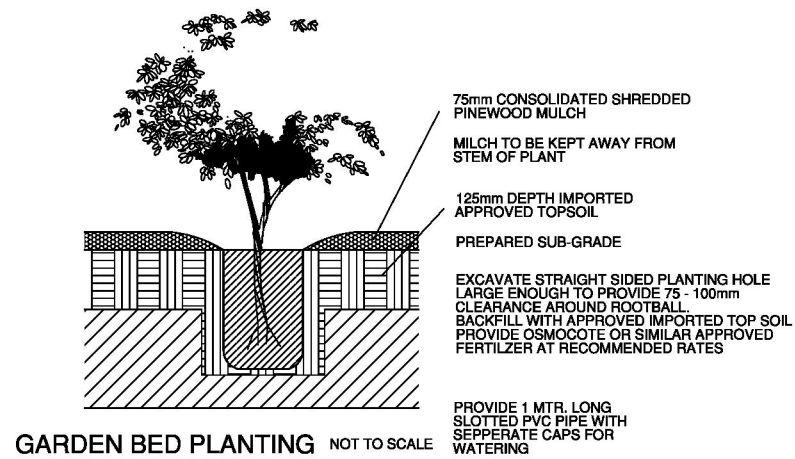
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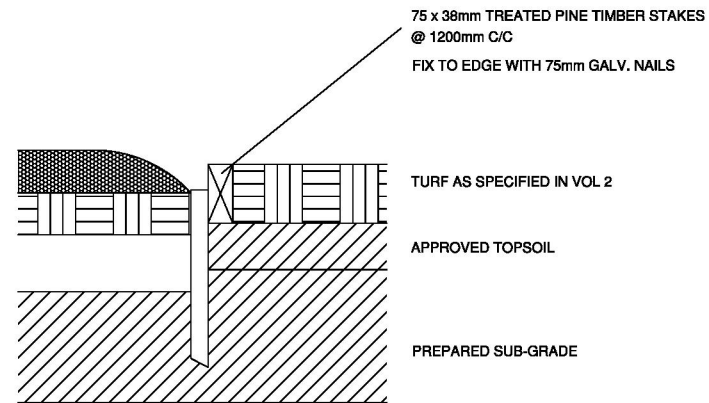
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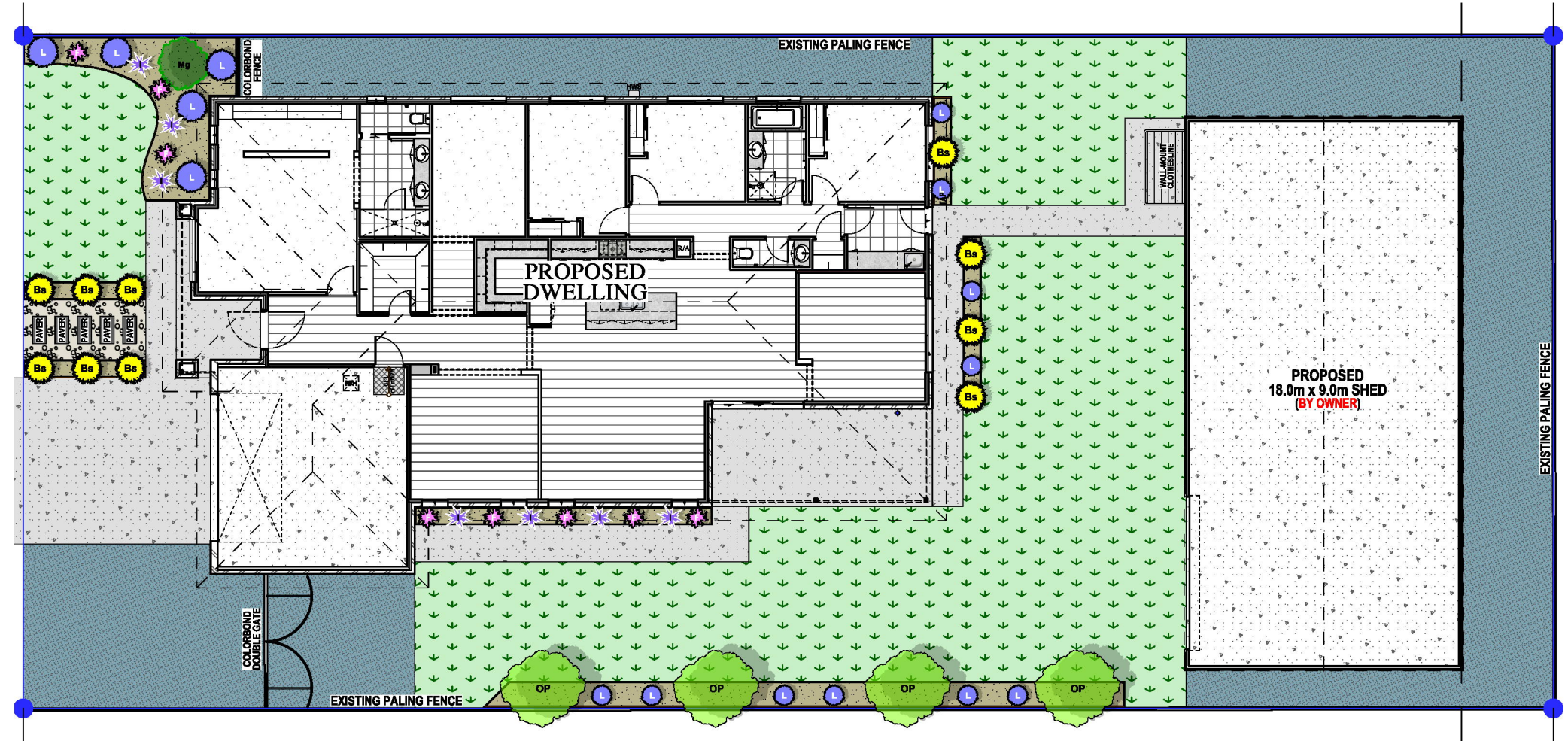
GARDEN BED PLANTING NOT TO SCALE



TIMBER GARDEN EDGE NOT TO SCALE

LANDSCAPE LEGEND

SYMBOL	GROUND COVER
	DRIVEWAY / CONCRETE PAVING
	CRUSHED ROCK / GRAVEL
	PEBBLES / RIVER ROCKS
	GARDEN BED (MULCH)
	LAWN / GRASS
TREES	
	'CAPITAL' ORNAMENTAL PEAR (<i>Pyrus calleryana</i>) (MATURE SIZE: 10m H x 3m W)
SHRUBS	
	MAGNOLIA EXMOUTH (<i>Magnolia grandiflora Exmouth</i>) (MATURE SIZE: 12m H x 5m W)
	NATIVE IRIS (<i>Patersonia occidentalis</i>) (MATURE SIZE: 60cm H x 50cm W)
	NATIVE FLAX (<i>Dianella caerulea 'Little Jess'</i>) (MATURE SIZE: 40cm H x 40cm W)
	LAVENDER (<i>Lavandula Angustifolia</i>) (MATURE SIZE: 1m H x 1m W)
	DWARF BANKSIA (<i>Banksia spinulosa</i>) (MATURE SIZE: 80cm H x 1m W)



PROPOSED RESIDENCE FOR

No.9 (LOT 47) MARAVITO TERRACE
EAGLE POINT

COLMAC HOMES

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DB-U 22425

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DP	DENOTES COLORBOND DOWNPIPE LOCATION
DP	DENOTES 100% PVC DOWNPIPE LOCATION
(DGL)	DENOTES DOUBLE GLAZED WINDOWS & DOORS
▲	DENOTES MASONRY ARTICULATION JOINT
REINFORCEMENT	DENOTES REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
REINFORCEMENT	DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

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LANDSCAPING PLAN

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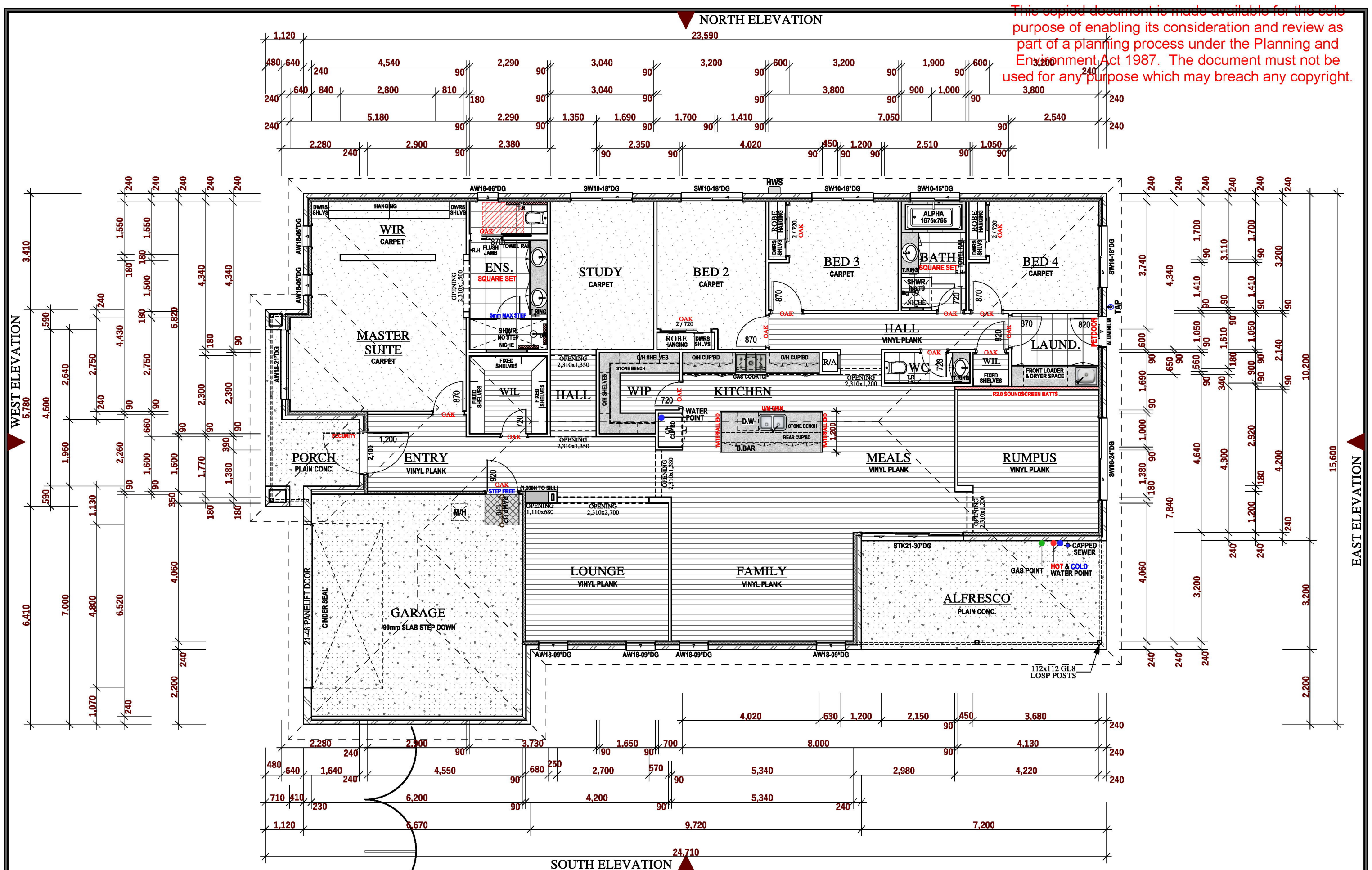
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PROPOSED RESIDENCE FOR

No.9 (LOT 47) MARAVITO TERRACE
EAGLE POINT

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- REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2

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FLOOR PLAN

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SALE, VICTORIA 3850

www.colmachomes.com.au

SCALE:
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NORTH ELEVATION



WEST ELEVATION

PROPOSED RESIDENCE FOR

No.9 (LOT 47) MARAVITO TERRACE

EAGLE POINT

COLMAC HOMES

"Our Family Business, Building your Family Home"

DB-U 22425

MATISSE 280

1. DWELLING:	262.20 m2	28.22 sq
2. GARAGE:	44.39 m2	4.78 sq
3. ALFRESCO:	23.04 m2	2.48 sq
4. PORCH:	7.62 m2	0.82 sq
6. TOTAL:	337.25 m2	36.30 sq
#. LOT SIZE:	1,100m2	

LEGEND

— DP	DENOTES COLORBOND DOWNPIPE LOCATION
⊙ DP	DENOTES 100mm PVC DOWNPIPE LOCATION
(*DG)	DENOTES DOUBLE GLAZED WINDOWS & DOORS
▲	DENOTES MASONRY ARTICULATION JOINT
▨	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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ELEVATIONS

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No.3-5 (LOT 13) NORTHLAND DRIVE,
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SOUTH ELEVATION



EAST ELEVATION

PROPOSED RESIDENCE FOR

No.9 (LOT 47) MARAVITO TERRACE

EAGLE POINT

COLMAC HOMES

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DB-U 22425

MATISSE 280

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6. TOTAL:	337.25 m2	36.30 sq

#. LOT SIZE: 1,100m2

LEGEND

— DP	DENOTES COLORBOND DOWNPIPE LOCATION
⊙ DP	DENOTES 100mm PVC DOWNPIPE LOCATION
(*DG)	DENOTES DOUBLE GLAZED WINDOWS & DOORS
▲	DENOTES MASONRY ARTICULATION JOINT
-----	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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INTERNAL DOOR SCHEDULE

ID	ROOM	TYPE	WIDTH	HEIGHT	HUNG	QTY	PLAN VIEW	ELEVATION VIEW	LOCK
OAK									
	BATH	Standard	720	2,040	L	1			
	BED 2	Closet Slider	2/720	2,040	R	1			
	BED 2	Standard	870	2,040	R	1			
	BED 3	Closet Slider	2/720	2,040	R	1			
	BED 3	Standard	870	2,040	R	1			
	BED 4	Closet Slider	2/720	2,040	R	1			
	BED 4	Standard	870	2,040	R	1			
	ENS.	Cavity Slider	870	2,040	L	1			
	GARAGE	Standard	920	2,040	R	1			LOCK SET
	LAUND.	Standard	870	2,040	R	1			

ID	ROOM	TYPE	WIDTH	HEIGHT	HUNG	QTY	PLAN VIEW	ELEVATION VIEW	LOCK
	MASTER	Standard	870	2,040	L	1			
	WC	Standard	720	2,040	R	1			
	WIL	Standard	720	2,040	L	1			
	WIL	Standard	820	2,040	L	1			
	WIP	Standard	720	2,040	R	1			

PROPOSED RESIDENCE FOR

No.9 (LOT 47) MARAVITO TERRACE
EAGLE POINT**COLMAC HOMES**

"Our Family Business, Building your Family Home"

DB-U 22425

MATISSE 280

1. DWELLING:	262.20 m2	28.22 sq
2. GARAGE:	44.39 m2	4.78 sq
3. ALFRESCO:	23.04 m2	2.48 sq
4. PORCH:	7.62 m2	0.82 sq
6. TOTAL:	337.25 m2	36.30 sq

#. LOT SIZE: 1,100m2

LEGEND

DP	DENOTES COLORBOND DOWNPIPE LOCATION
DP	DENOTES 100mm PVC DOWNPIPE LOCATION
(*DG)	DENOTES DOUBLE GLAZED WINDOWS & DOORS
▲	DENOTES MASONRY ARTICULATION JOINT
REINFORCEMENT	DENOTES REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
WC CIRCULATION SPACE	DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

CLIENT INITIALS:

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DATE:

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SCHEDULES

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

No.3-5 (LOT 13) NORTHLAND DRIVE,
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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	SW10-15*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	1,000	1,450	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
BED 4	SW10-18*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	1,000	1,810	1			*MONUMENT	2,100	1,100	Glass - CLEAR
ENS.	AW18-06*DG	DYNAMIC	ALUMINIUM	AWNING	DOUBLE GLAZED	1,800	610	1			*MONUMENT	2,100	300	Glass - TRANSLUCENT
ENTRY	1200	DYNAMIC - HUME	ALUMINIUM	XS24	-	2,100	1,280	1			*MONUMENT	2,100	0	Glass - CLEAR
FAMILY	AW18-09*DG	DYNAMIC	ALUMINIUM	AWNING	DOUBLE GLAZED	1,800	850	2			*MONUMENT	2,100	300	Glass - CLEAR
LAUND.	ALUMINIUM	DYNAMIC	ALUMINIUM	GLAZED DOOR	DOUBLE GLAZED	2,100	900	1			*MONUMENT	2,100	0	Glass - CLEAR
LOUNGE	AW18-09*DG	DYNAMIC	ALUMINIUM	AWNING	DOUBLE GLAZED	1,800	850	2			*MONUMENT	2,100	300	Glass - CLEAR
MASTER	AW18-06*DG	DYNAMIC	ALUMINIUM	AWNING	DOUBLE GLAZED	1,800	610	1			*MONUMENT	2,100	300	Glass - CLEAR
MASTER	AW18-21*DG	DYNAMIC	ALUMINIUM	AWNING	DOUBLE GLAZED	1,800	2,050	1			*MONUMENT	2,100	300	Glass - CLEAR
MEALS	STK21-30*DG	DYNAMIC	ALUMINIUM	STACK SLIDING	DOUBLE GLAZED	2,100	3,000	1			*MONUMENT	2,100	0	Glass - CLEAR
RUMPUS	SW06-24*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	600	2,410	1			*MONUMENT	2,100	1,500	Glass - CLEAR
STUDY	SW10-18*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	1,000	1,810	1			*MONUMENT	2,100	1,100	Glass - CLEAR
WIR	AW18-06*DG	DYNAMIC	ALUMINIUM	AWNING	DOUBLE GLAZED	1,800	610	1			*MONUMENT	2,100	300	Glass - CLEAR

PROPOSED RESIDENCE FOR

No.9 (LOT 47) MARAVITO TERRACE
EAGLE POINT

COLMAC HOMES

"Our Family Business, Building your Family Home"

DB-U 22425

MATISSE 280

1. DWELLING:	262.20 m2	28.22 sq
2. GARAGE:	44.39 m2	4.78 sq
3. ALFRESCO:	23.04 m2	2.48 sq
4. PORCH:	7.62 m2	0.82 sq
6. TOTAL:	337.25 m2	36.30 sq

#. LOT SIZE: 1,100m2

LEGEND

- DP DENOTES COLORBOND DOWNPIPE LOCATION
- DP DENOTES 100% PVC DOWNPIPE LOCATION
- (*DG) DENOTES DOUBLE GLAZED WINDOWS & DOORS
- ▲ DENOTES MASONRY ARTICULATION JOINT
- 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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SCHEDULES

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1/3

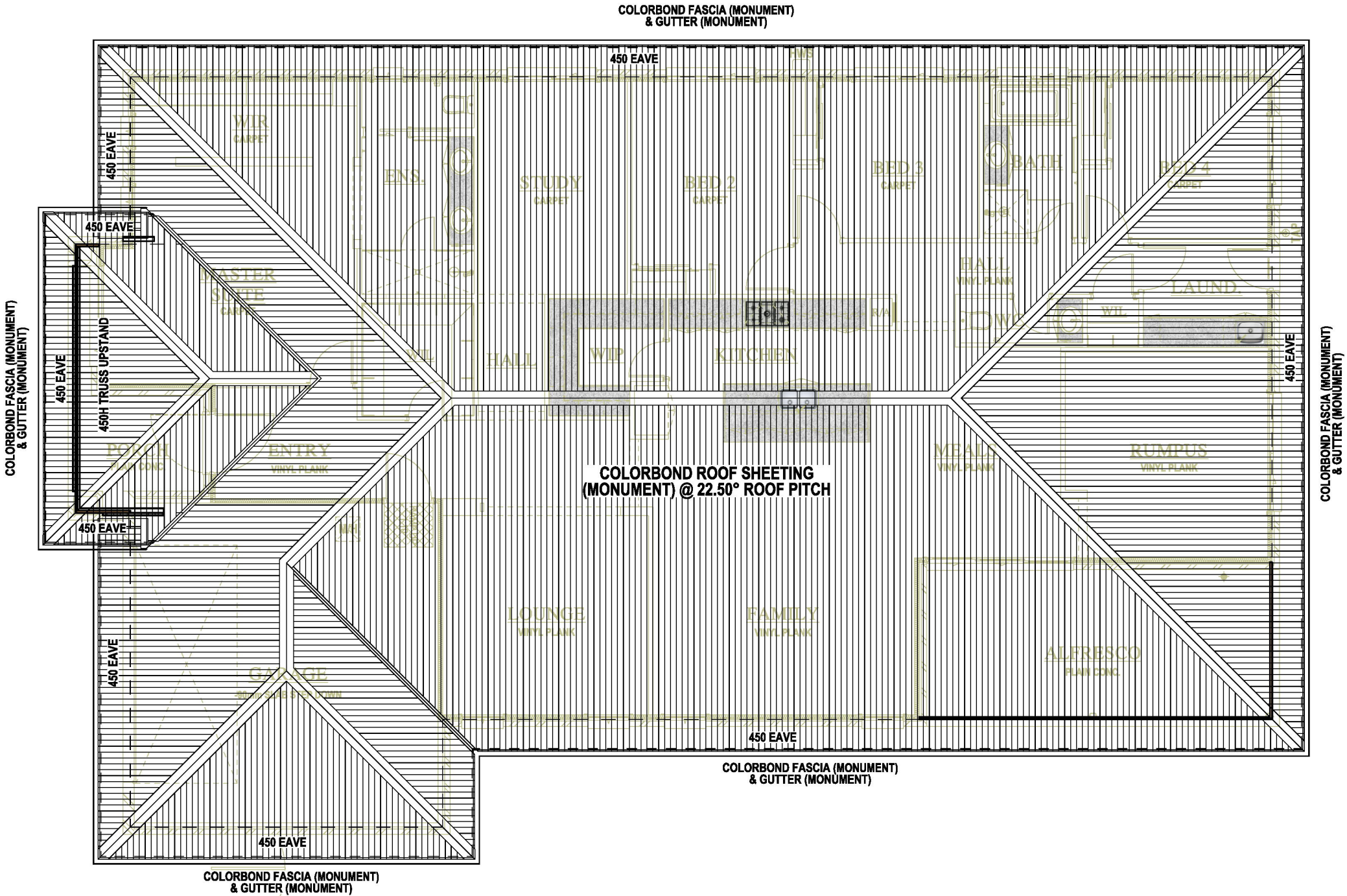
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NOTE: ROOFING VENTILATION TO MEET CURRENT NCC REQUIREMENTS AS PER SECTION 10.8.3.
(EAVEFLO™ & RIDGEFLO™ VENTILATION SYSTEM TO BE INSTALLED AS PER MANUFATURERS SPECIFICATIONS)
-EAVEFLO™ (EG7000) INSTALLED BEHIND FASCIA & FIXED TO TOP OF TRUSSES
-RIDGEFLO™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

COLORBOND ROOF				
TYPE	PITCH	PROFILE	ROOFING	FASCIA & GUTTER
MAIN ROOF	22.50	CUSTOM CORE	MONUMENT	MONUMENT

WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

PROPOSED RESIDENCE FOR
No.9 (LOT 47) MARAVITO TERRACE
EAGLE POINT

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

DB-U 22425

MATISSE 280			
1. DWELLING:	262.20 m2	28.22 sq	
2. GARAGE:	44.39 m2	4.78 sq	
3. ALFRESCO:	23.04 m2	2.48 sq	
4. PORCH:	7.62 m2	0.82 sq	
6. TOTAL:	337.25 m2	36.30 sq	
#. LOT SIZE:	1,100m2		

LEGEND	
DP	DENOTES COLORBOND DOWNPIPE LOCATION
DP	DENOTES 100mm PVC DOWNPIPE LOCATION
(DGL)	DENOTES DOUBLE GLAZED WINDOWS & DOORS
▲	DENOTES MASONRY ARTICULATION JOINT
REINFORCEMENT	DENOTES REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
WC CIRCULATION SPACE	DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

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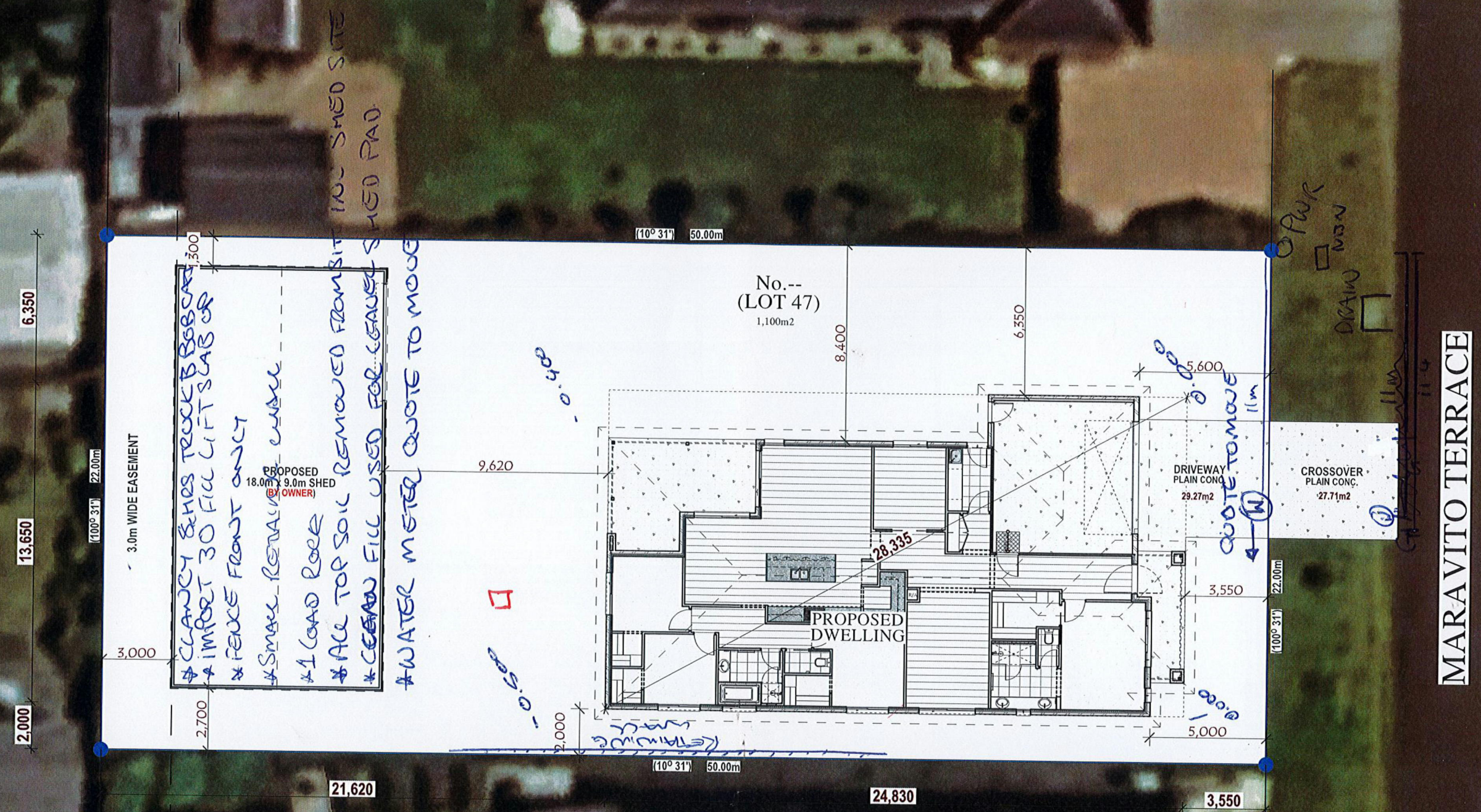
ROOF PLAN

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PROPOSED RESIDENCE FOR

No.-- (LOT 47) MARAVITO TERRACE
EAGLE POINT

COLMAC HOMES

"Our Family Business, Building your Family Home"

DB-U 22425

MATISSE 280

1. DWELLING:	212.96 m2	22.92 sq
2. GARAGE:	42.48 m2	4.57 sq
3. ALFRESCO:	25.13 m2	2.70 sq
4. PORCH:	9.33 m2	1.00 sq
6. TOTAL:	289.90 m2	31.20 sq
#. LOT SIZE:	1,100m2	

LEGEND

DP	DENOTES COLORBOND DOWNPIPE LOCATION
DP	DENOTES 1000 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

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SITE PLAN

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P.D.

JOB No.:

Printed 8/10/2026

Page 42 of 45

April McDonald

From:
Sent: Friday, 4 September 2026 3:43 PM
To: Planning Unit Administration
Subject: Fwd: Attn - Robert Buckmaster - Planning Permit Application - 5.2026.270.1 - 9 Maravito Terrace, Eagle Point.

EXTERNAL EMAIL: This email has originated from outside of the East Gippsland Shire Council network. Do not click links or open attachments unless you recognise the sender and know the content is safe. Contact ICT ServiceDesk if you are unsure.

Hi Robert,

Please see attached the following:

1. Memorandum of Common Provisions document as requested.
2. Landscaping Plan – as part of amended sketch 8.

Schedule of colours and finishes:

House:

1. Roof – Colorbond Monument.
2. Gutter – Colorbond Monument.
3. Fascia – Colorbond Monument.
4. Aluminium powdercoat windows – Monument.
5. Panel lift garage door – Colorbond Monument.
6. External face brickwork – PGH Kurrajong.
7. External Rendered surfaces – Painted in Colorbond Monument.
8. Front door – Sickens stain (Timber look).

Shed:

1. Totally Colorbond Monument – All external finishes.

We look forward to your continued assessment of our application.

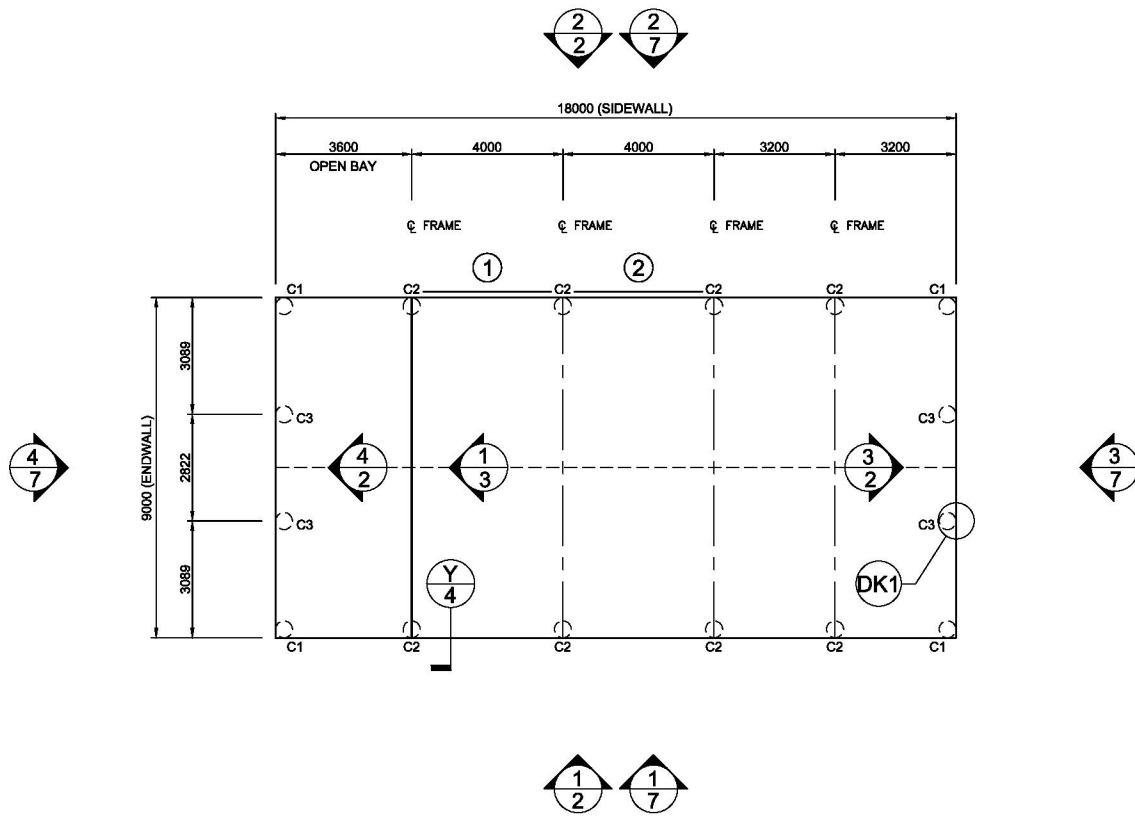
Regards,
Alan Lock.

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1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1 = 200

MEMBER LEGEND

C1	C20015
C2	2C20015
C3	C15015

FOR INTERNAL WALLS USE MULLION SPECIFICATIONS

1 OF 7

SHEET

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FD8D101285

DATE
13/8/2026

CHECKED
TM

DRAWN
FDB

STEEL BUILDING BY
FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES
(CONTACT)
03 5153 1255
FOR
AT
9 MARAVITO TERRACE
EAGLE POINT

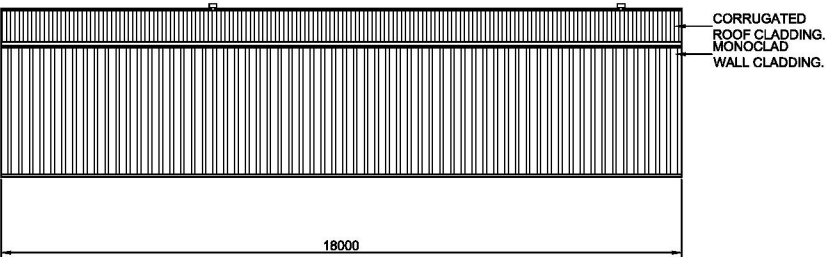
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56
Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS
Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature
Date 13/8/2026
Registered on the NPER in the areas of practice
of Civil & Structural National Professional
Engineers Register

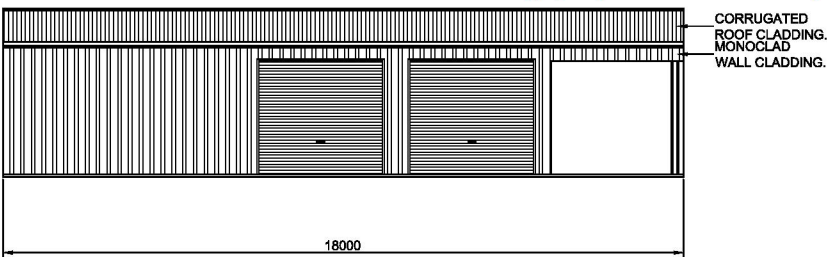
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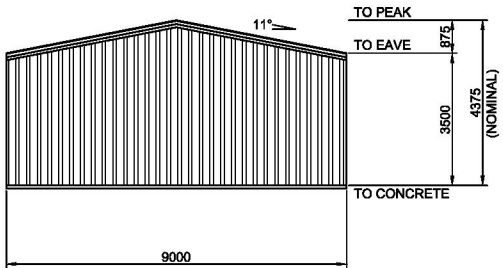
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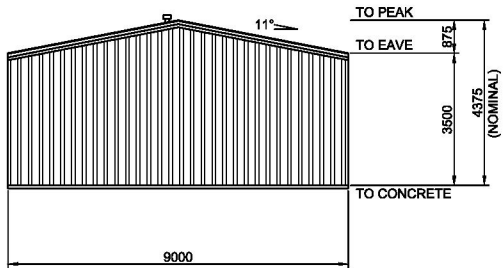
1 SIDEWALL EXTERIOR ELEVATION
7 SCALE: 1 = 200



2 SIDEWALL EXTERIOR ELEVATION
7 SCALE: 1 = 200



4 ENDWALL EXTERIOR ELEVATION
7 SCALE: 1 = 200



3 ENDWALL EXTERIOR ELEVATION
7 SCALE: 1 = 200

BUILDING COLOURS	
WALL	MONUMENT
ROOF	MONUMENT
ROLLER DOOR	MONUMENT
ROOF VENT	MONUMENT
DOWNPIPE	MONUMENT
GUTTER	MONUMENT
CORNER FLASHING	MONUMENT
BARGE FLASHING	MONUMENT
OPENING FLASHING	MONUMENT

7 OF 7

SHEET

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DATE
13/8/2026

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STEEL BUILDING BY
FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES
(CONTACT)
02 5152 1255
FOR
AT
9 MARAVITO TERRACE
EAGLE POINT

Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56
Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS
Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature
Date 13/8/2026
Registered on the NPER in the areas of practice
of Civil & Structural National Professional
Engineers Register

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