

Form 2

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	15 Yalca Mews EAGLE POINT 3878 Lot: 10 PS: 613303
The application is for a permit to:	Buildings and Works for an Outbuilding
The applicant for the permit is:	A M Simonis & G P Simonis
The application reference number is:	5.2023.470.1
You may look at the application and any documents that support the application on the website of the responsible authority.	COVID-19 Omnibus (Emergency Measures) Bill 2020 now modifies the requirement of Form 2 so that <i>Planning documents previously required to be physically available to view at local government offices are now only required to be available for online inspection.</i>

This can be done anytime by visiting the following website:

<https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

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

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

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.

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

Page 1 of 3

VOLUME 11368 FOLIO 951

Security no : 124106732629C

Produced 08/06/2023 07:26 PM

**LAND DESCRIPTION**

Lot 10 on Plan of Subdivision 613303P.  
PARENT TITLE Volume 11049 Folio 425  
Created by instrument PS613303P 10/08/2012

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors

**ENCUMBRANCES, CAVEATS AND NOTICES**

COVENANT AM530485P 04/02/2016

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.

**DIAGRAM LOCATION**

SEE PS613303P FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 15 YALCA MEWS EAGLE POINT VIC 3878

DOCUMENT END

# Imaged Document Cover Sheet

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

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

Document Type	<b>Instrument</b>
Document Identification	<b>AM530485P</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>12/07/2023 08:31</b>

**Copyright and disclaimer notice:**

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

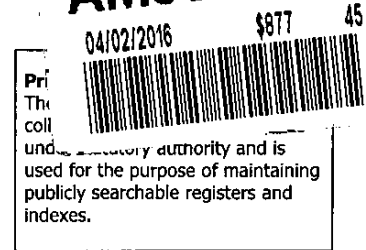
The document is invalid if this cover sheet is removed or altered.

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

# Transfer of Land

## Creating an Easement and/or Restrictive Covenant

### Section 45 Transfer of Land Act 1958



Lodged by

Name:

Phone:

Address:

Reference:

Customer Code:

Tony Simonis

8 Fox Rd. NARRE WARREN Nth. Vic 3804

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio)

11368/951

Estate and Interest: (e.g. "all my estate in fee simple")

All my estate in fee simple

Consideration:

Three hundred thousand dollars. (\$300,000.00)

Transferor: (full name)

EWEN REGINALD LOGAN AND BETTY LOGAN

Transferee: (full name and address including postcode)

ANTONIUS MECHTILDUS SIMONIS and GAIL PATRICIA SIMONIS both of 8 Fox Rd, Narre Warren Nth, Vic. 3804

Directing Party: (full name)

Creation and/or Reservation of Easement and/or Restrictive Covenant

The Transferee with the intent that the benefit of the covenant, will until 31 December 2040 be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. PS613303P (other than the land hereby transferred) (Plan of Subdivision) and that the burden of the covenant annexes to and run at law and in equity with the land hereby transferred (Land) and that the covenant be noted and appear on every Certificate of Title for the Land as an encumbrance affecting the Land Covenants with the Transferor and other registered proprietor or proprietors for the time being of the land comprised in the Plan of Subdivision that the Transferee will not:

(a) erect, place, permit, licence or authorise on the Land any building other than a dwelling house built only of new materials save for second-hand bricks;

30800812A

Duty Use Only

# T2

Page 1 of 2

**THE BACK OF THIS FORM MUST NOT BE USED**

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

**Printed 23/11/2023**

**Page 4 of 12**

ADVERTISED

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



# Transfer of Land

## Creating an Easement and/or Restrictive Covenant

### Section 45 Transfer of Land Act 1958

Dated: 30. 11. 2015  
Parties:

Signatures of the Parties

- (b) erect, place, permit, licence or authorise on the Land any outbuilding constructed other than of new materials of the same type and colours as described above unless such materials are painted with at least two coats of first quality paint in natural tonings;
- (c) permit or authorise any part of the Land to be used for the purposes of the drying of clothes, storage of garbage, or housing of gas, fuel or water tanks, or similar uses unless such areas are screened from public view from adjoining roadways and reserves; or
- (d) permit or authorise any part of the Land to be further subdivided so as to create any additional allotments.

Dated: ER Logan

Execution and attestation:

Signed by Ewen Reginald LOGAN  
in the presence of:

Elena H.  
Betty Logan

Signed by Betty LOGAN  
in the presence of:

Elena H.

Signed by Antonius Mechtildus SIMONIS  
in the presence of:

AM

AM

Signed by Gail Patricia SIMONIS  
in the presence of:

AM

AM

30800812A

# T2

Page 2 of 2

THE BACK OF THIS FORM MUST NOT BE USED

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

Printed 23/11/2023  
Page 5 of 12



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

Site Calculations	
SITE AREA	1,078.09m <sup>2</sup>
EXISTING FLOOR AREA	0.00m <sup>2</sup>
PROPOSED AREA	72.00m <sup>2</sup>



Disrupted by Canibuild.



Client Name		Client Email	Client Phone	Signature	Client Name		Client Email	Client Phone	Signature				
<div>Copyright Statement</div> <p>This plan always remains the copyright of designer &amp; shall not be used other than for the project work intended without written authority. No part may be produced by any other exclusive right be exercised without permission legal enforcement will be taken on copyright infringement.</p> <div>Disclaimer</div> <p>This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.</p> <div>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.</div>					Generated by Lisa M Clydesdale lisa@smartsteeldesigns.com		Phone +61404848716		Sheet Name Site Plan		Sheet no. 1	Lic no.	Job no.
					Property Details 15 Yalca Mews, Eagle Point, VIC 3878, Australia Lot/DP: 10\PS613303		Design 12 x 6		Printed 23/11/2023 Page 6 of 12			Scale 1:500@A3	
												1 <sup>st</sup> version date: 16/10/2023	



Site Calculations	
SITE AREA	1,078.09m <sup>2</sup>
EXISTING FLOOR AREA	0.00m <sup>2</sup>
PROPOSED AREA	72.00m <sup>2</sup>



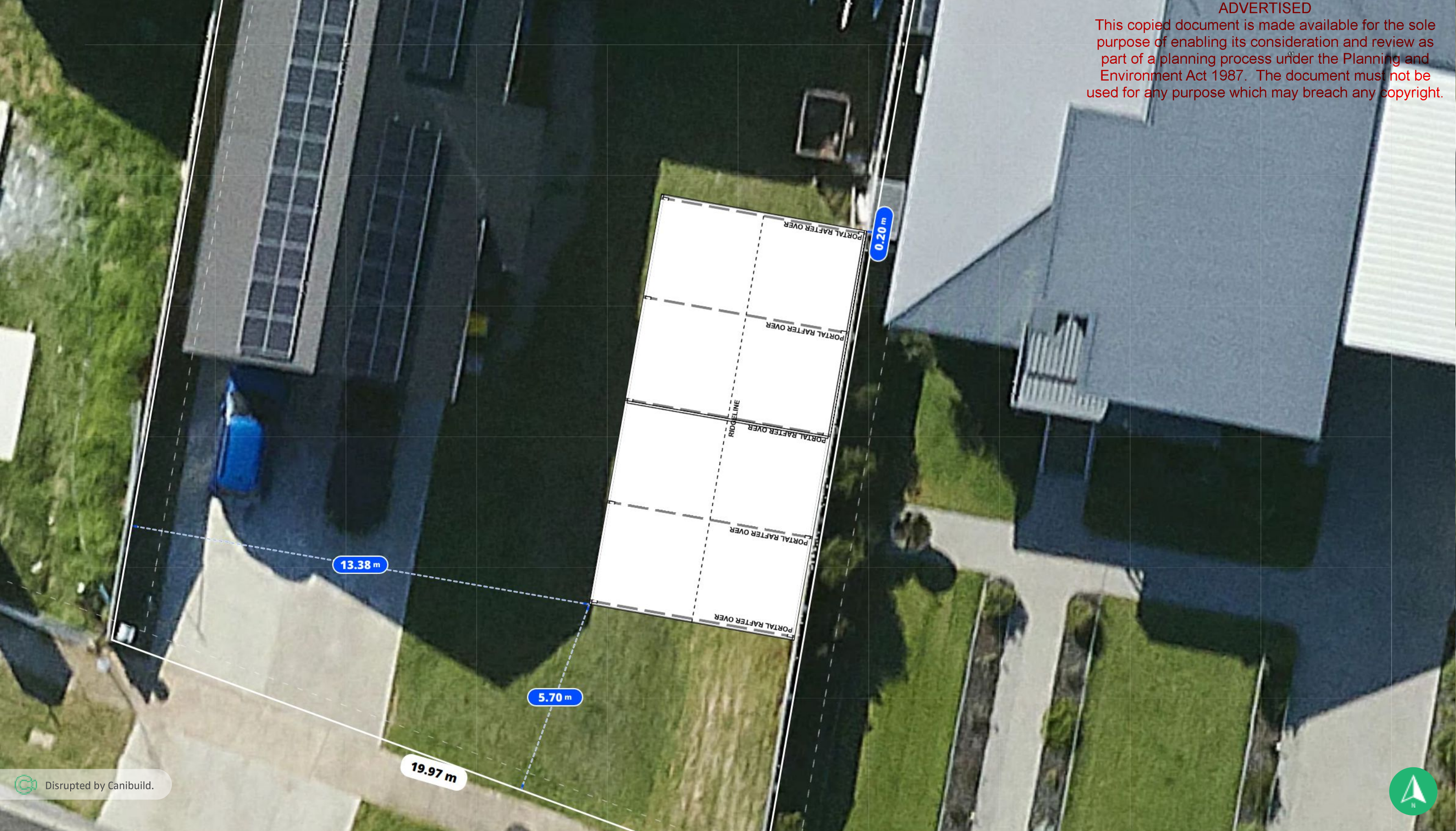
Client Name	Client Email	Client Phone	Signature	Client Name	Client Email	Client Phone	Signature
-------------	--------------	--------------	-----------	-------------	--------------	--------------	-----------

<div>Copyright Statement</div> <div>This plan always remains the copyright of designer &amp; shall not be used other than for the project work intended without written authority. No part may be produced by any other exclusive right be exercised without permission legal enforcement will be taken on copyright infringement.</div> <div>Disclaimer</div> <div>This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.</div> <div>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.</div>	<div>Generated by Lisa M Clydesdale</div> <div>lisa@smartsteeldesigns.com</div> <div>Phone +61404848716</div>	<div>Sheet Name</div> <div>Site Plan</div>	<div>Sheet no.</div> <div>2</div>	<div>Lic no.</div>	<div>Job no.</div>
	<div>Property Details</div> <div>15 Yalca Mews, Eagle Point, VIC 3878, Australia</div> <div>Lot/DP: 10\PS613303</div>	<div>Design</div> <div>12 x 6</div>			<div>Scale</div> <div>1:200 @A3</div>
		<div>1<sup>st</sup> version date:</div> <div>16/10/2023</div>	<div>Current version date:</div> <div>27/10/2023</div>		<div>Version #</div> <div>4</div>

Printed 23/11/2023  
Page 7 of 12







Disrupted by Canibuild.

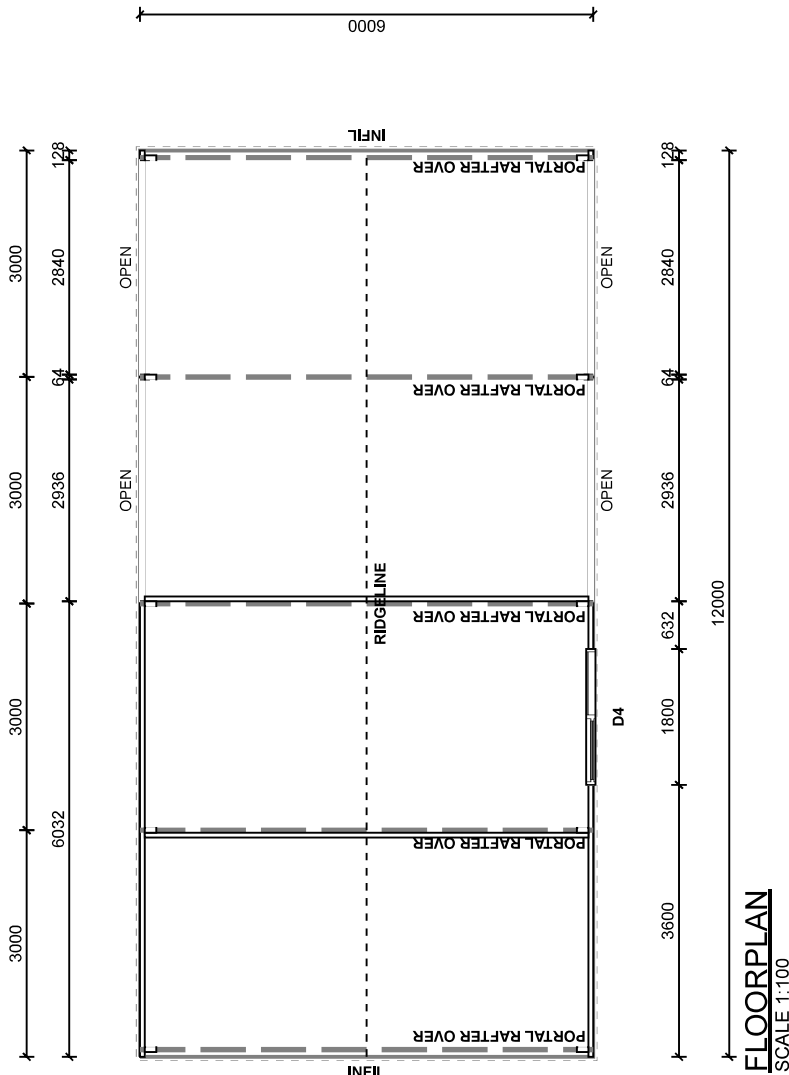


Client Name		Client Email		Client Phone		Signature			
<div>Copyright Statement</div> <p>This plan always remains the copyright of designer &amp; shall not be used other than for the project work intended without written authority. No part may be produced by any other exclusive right be exercised without permission legal enforcement will be taken on copyright infringement.</p> <div>Disclaimer</div> <p>This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.</p> <p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.</p>				Generated by Lisa M Clydesdale lisa@smartsteeldesigns.com		Phone +61404848716			
				Sheet Name Site Plan		Sheet no. 3		Lic no.	
				Design 12 x 6		Scale 1:100@A3			
				1 <sup>st</sup> version date: 16/10/2023		Current version date: 27/10/2023		Version # 4	
Job no.									


Printed 23/11/2023  
Page 8 of 12




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



**FLOORPLAN**  
SCALE 1:100



**SmartSteel Designs**  
63 Princes Way  
Yarragon, 3823  
P: 03 5634 2997  
F: 03 5634 2199



**SmartSteel Designs**  
63 Princes Way  
Yarragon, 3823  
P: 03 5634 2997  
F: 03 5634 2199

Copyright © 2019 by A-Line Building Systems Pty Ltd.  
The concepts and information contained in this document are the intellectual property of A-Line Building Systems Pty Ltd. Use or copying of the document in whole or in part without written permission of A-Line Building Systems Pty Ltd constitutes an infringement of copyright

client  
**Tony Simonis**

project  
**Proposed Garage: Eco  
15 Yaka Mews  
Eagle Point, VIC, 3878**

drawing Name: **Floor Plan**

drawing Number: **SSD - 14848J - 1**

date: **27/10/2023**

scale: **1:100**

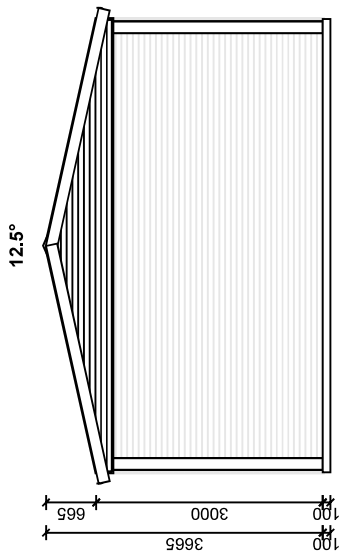
sheet size: **A4**

all dimensions in millimetres U.N.O.

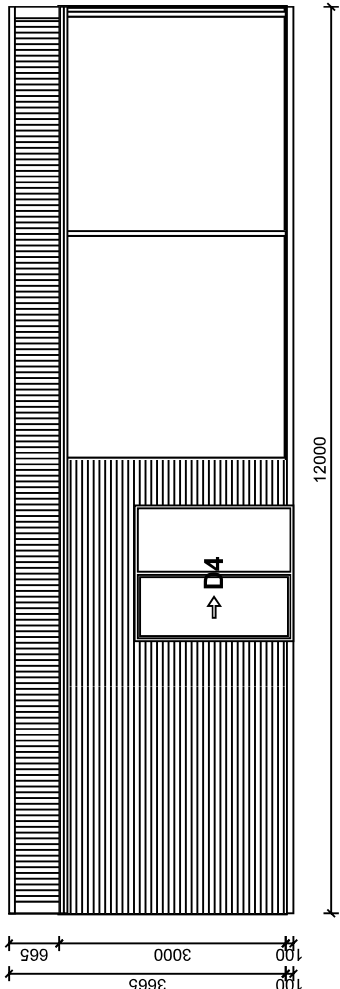
OPENING SCHEDULE			
MARK	TYPE	HEIGHT	DESCRIPTION
D4	ALUM. SLIDING DOOR	2100	COLORBOND® MONUMENT ALUM. SLIDING DOOR



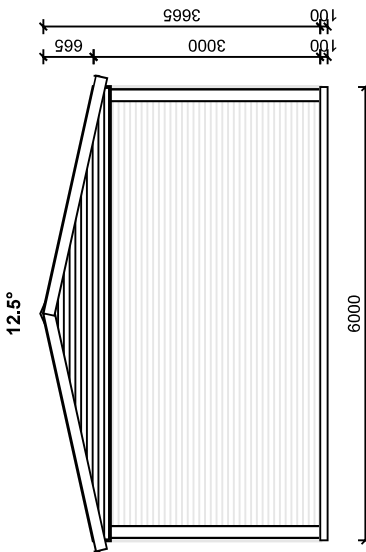
This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



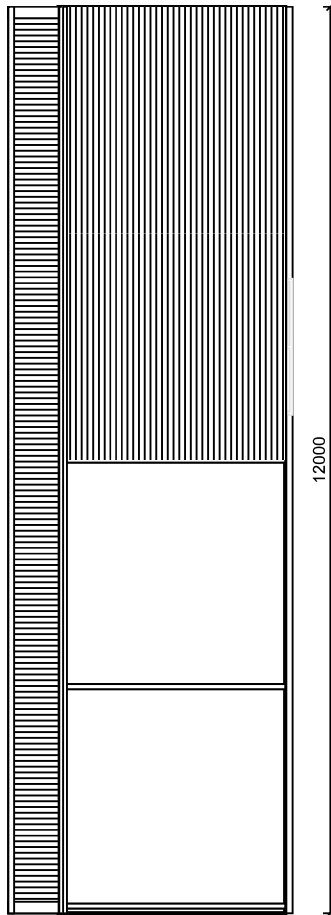
1. FRONT ELEVATION  
SCALE 1:100



2. RIGHT ELEVATION  
SCALE 1:100



3. REAR ELEVATION  
SCALE 1:100



4. LEFT ELEVATION  
SCALE 1:100



**SmartSteel Designs**  
63 Princes Way  
Yarragon, 3823  
P: 03 5634 2997  
F: 03 5634 2199



**SmartSteel Designs**  
63 Princes Way  
Yarragon, 3823  
P: 03 5634 2997  
F: 03 5634 2199

client  
Project  
Proposed Garage: Eco  
15 Yaka Mews  
Eagle Point, VIC, 3878

Drawn  
SSD - 14848J - 1

Project Number  
SSD - 14848J - 1

Date  
27/10/2023

Sheet Size  
A4

Scale  
1:100

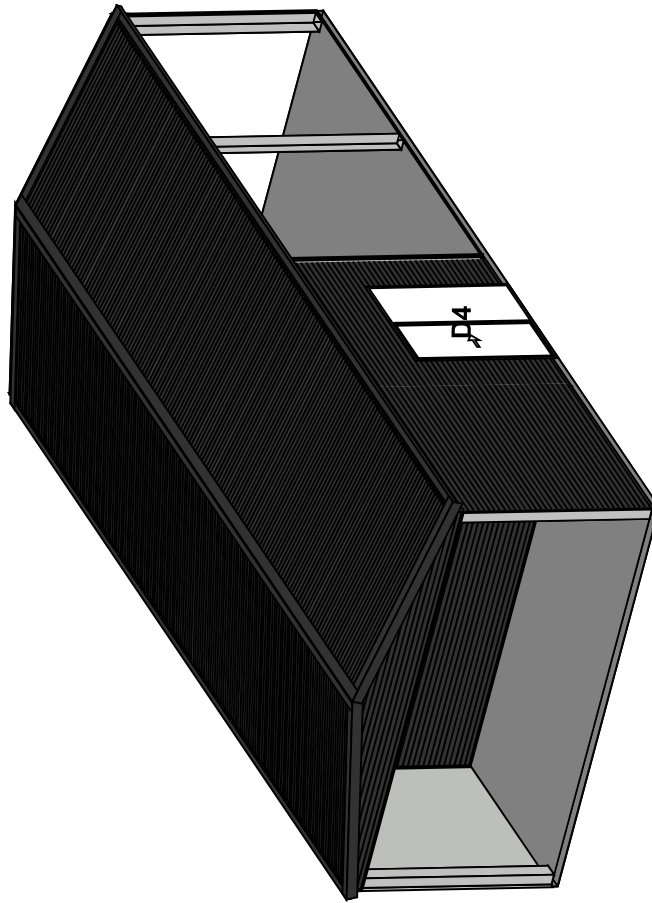
All Dimensions In Millimetres U.N.O.

Copyright © 2019 by A-Line Building Systems Pty Ltd.  
The concepts and information contained in this document are the intellectual property of A-Line Building Systems Pty Ltd. Use or copying of the document in whole or in part without written permission of A-Line Building Systems Pty Ltd constitutes an infringement of copyright.

OPENING SCHEDULE				DESCRIPTION
MARK	TYPE	HEIGHT	WIDTH	
D4	M, SLIDING DOOR	2100	1800	COLORBOND® MONUMENT ALUM. SLIDING DOOR



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



FRONT RIGHT ELEVATION  
SCALE 1:100

- COLORBOND® MONUMENT VEE RIDGE CAPPING
- COLORBOND® MONUMENT 0.47 TCT CORRUGATED ROOF CLADDING
- COLORBOND® MONUMENT GARAGE BARGE FLASHING
- COLORBOND® MONUMENT QUAD 115 EAVE GUTTER
- COLORBOND® MONUMENT 100X50 DOWNPIPE
- COLORBOND® MONUMENT 0.47 TCT CORRUGATED WALL CLADDING
- COLORBOND® MONUMENT CORNER FLASHING



**SmartSteel Designs**  
63 Princes Way  
Yarragon, 3823  
P: 03 5634 2997  
F: 03 5634 2199

client: Tony Simonis  
project: Proposed Garage: Eco  
15 Yaka Mews  
Eagle Point, VIC, 3878

Drawing Name: ISO  
Drawing Number: SSD - 14848J - 1  
Drawing Date: 27/10/2023

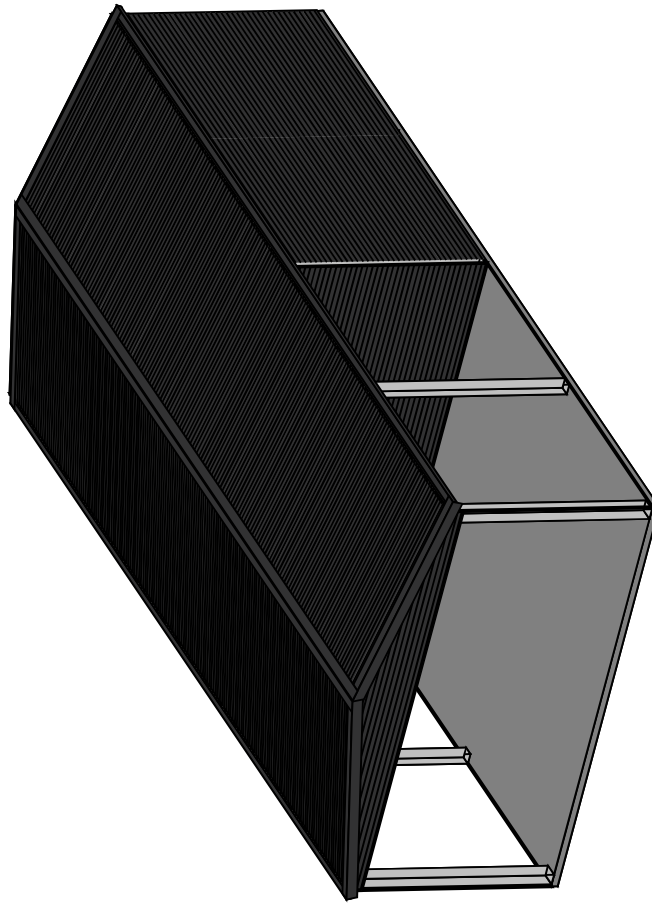
Scale: 1:100  
Sheet Size: A4  
All Dimensions In Millimetres U.N.O.

Copyright © 2019 by A-Line Building Systems Pty Ltd.  
The concepts and information contained in this document are the intellectual property of A-Line Building Systems Pty Ltd. Use or copying of the document in whole or in part without written permission of A-Line Building Systems Pty Ltd constitutes an infringement of copyright.

OPENING SCHEDULE			
MARK	TYPE	HEIGHT	WIDTH
D4	M, SLIDING DOOR	2100	1800
			COLORBOND® MONUMENT ALUM, SLIDING DOOR




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



REAR LEFT ELEVATION  
SCALE 1:100

- COLORBOND® MONUMENT VEE RIDGE CAPPING
- COLORBOND® MONUMENT 0.47 TCT CORRUGATED ROOF FLASHING
- COLORBOND® MONUMENT GARAGE BARGE FLASHING
- COLORBOND® MONUMENT QUAD 115 EAVE GUTTER
- COLORBOND® MONUMENT 100X50 DOWNPIPE
- COLORBOND® MONUMENT 0.47 TCT CORRUGATED WALL FLASHING
- COLORBOND® MONUMENT CORNER FLASHING



**SmartSteel Designs**  
63 Princes Way  
Yarragon, 3823  
P: 03 5634 2997  
F: 03 5634 2199

Copyright © 2019 by A-Line Building Systems Pty Ltd.  
The concepts and information contained in this document are the intellectual property of A-Line Building Systems Pty Ltd. Use or copying of the document in whole or in part without written permission of A-Line Building Systems Pty Ltd constitutes an infringement of copyright

client: Tony Simonis  
project: Proposed Garage: Eco  
15 Yaka Mews  
Eagle Point, VIC, 3878  
Drawing Name: ISO  
Project Number: SSD - 14848J - 1  
Drawing Number:  
Date: 27/10/2023  
Scale: 1:100  
Sheet Size: A4  
All Dimensions In Millimetres U.N.O.  
Sheet Size: 12Lx6Wx3H12.5H47x5

OPENING SCHEDULE			
MARK	TYPE	HEIGHT	WIDTH
D4	M, SLIDING DOOR	2100	1800
			COLORBOND® MONUMENT ALUM. SLIDING DOOR