

# NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<b>The land affected by the application is located at:</b>	<b>16 Princes Highway CANN RIVER VIC 3890 Lot: 2 LP: 66987</b>
<b>The application is for a permit to:</b>	<b>Use of the land for a food and drink premises</b>
<b>A permit is required under the following clauses of the planning scheme:</b>	
<b>Planning Scheme Clause</b>	<b>Matter for which a permit is required</b>
32.05-2 (TZ)	Use of the land for a food and drink premises
<b>The applicant for the permit is:</b>	<b>J Maragos</b>
<b>The application reference number is:</b>	<b>5.2025.221.1</b>

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.

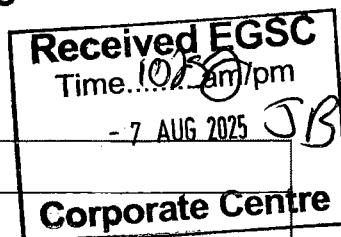
<b>The Responsible Authority will not decide on the application before:</b>	<b>Subject to the applicant giving notice</b>
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If you object, the Responsible Authority will tell you its decision.



# Application to Amend a Planning Permit

s72 Planning and Environment Act 1987; r14 Planning and Environment Regulations 2015



## Applicant details:

Applicant name: <b>JIMMY MARACOS</b>	
Business trading name (if applicable):	
Email address:	
Postal address:	
Postcode: <b>3890</b>	
Preferred phone number	Secondary number:

## Owners Details: (if not the applicant)

Owner name:	
Business trading name (if applicable):	
Postal address:	
Postcode:	

## Description of the Land:

Street number: <b>16</b>	Street name: <b>PRINCESS HWY</b>
Town: <b>CANN RIVER</b>	Postcode: <b>3890</b>

AND/OR

Lot Number:	Plan Number:
Other Legal Description:	

Other legal description may be a Crown Allotment reference, Volume/Folio, or other title descriptor. If the proposal relates to multiple addresses/parcels, please attach a document with the details of the additional land included, including Ownership detail.

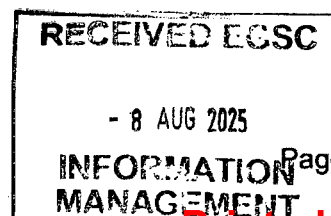
## Declaration in relation to Title Restrictions:

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

## Existing Permit

Planning permit to be amended (reference number): <b>5-2025-221-1</b>	
Original estimated cost of development:	\$ <b>30-50K</b>
Revised cost of development as a result of the amendment:	\$ <b>30-50K</b>

Notes: You can ask Council for the original estimate provided with the original application.  
You may be required to verify this estimate



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Printed 19/08/2025

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# Application to Amend a Planning Permit

s72 Planning and Environment Act 1987; r14 Planning and Environment Regulations 2015

## The Amendment

The application is to amend the existing planning permit by (select all that apply):

<input checked="" type="checkbox"/>	Adding, changing, or deleting a matter for which the permit is required
<input checked="" type="checkbox"/>	Deleting or amending conditions
<input checked="" type="checkbox"/>	Changes to plans
<input type="checkbox"/>	Adding or removing land from the existing permit

## Existing conditions:

Describe how the land is used and developed currently:

PLEASE SEE ATTACHED LETTER + PLANS.

Has there been a pre-application meeting: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Officer name: MATT BLOW
Your application reference number: S.2025.221.1	

## Application requirements and supporting documents

### Required:

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

### Suggested, or subject to requirements of the scheme

- A report responding to the relevant application requirements and the policies and objectives of the East Gippsland Planning Scheme
- Supporting information/reports which are commonly considered with similar applications (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

If you need more space or have more information, please attach with this form.

## Payment of Application Fees

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

Who is the invoice to be made out to?

Invoice Recipient (Payer): JIMMY MARACOS	
Address 2911 TAMBOON R.D. CANN RIVER	
	Postcode: 3890
Email Address: jmemcorp21@gmail.com	
Preferred Phone Number: 0417399260	Secondary Number:

# Application to Amend a Planning Permit

s72 Planning and Environment Act 1987; r14 Planning and Environment Regulations 2015

## Privacy Statement

The East Gippsland Shire Council asks for details about you to make decisions on planning permit applications. The information you give to us on this form is used for your application and is required for Council to make its decision under the *Planning and Environment Act 1987*. Sometimes we may provide a copy of this application form to another person, but only if it is for a legitimate purpose that is related to the planning process, or we are allowed by law, or to protect people or property. If your information is put onto Council's website or provided to another person, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. For instance, if requested by another person, after deciding that it is requested for a legitimate purpose, Council will obtain an undertaking from the recipient confirming how they will use your personal information and that they will destroy it once used.

You may ask for more information about Council's Privacy Policy by contacting our Privacy Officer on 03 5153 9500 or e-mail [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au). You can gain access to information you provided to us through the *Freedom of Information Act 1982*, more information about FOI is available on Council's website.

## Declarations:

- ☒ I declare that I am the applicant and that all the information in this application is true and correct and the owner(s) (if not myself) has (have) been notified of the amended permit application.
- ☒ I confirm that I have authority to use the relevant documents.
- ☒ In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.
- ☒ In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, and I receive instructions to give notice to potentially affected parties, I confirm that I will destroy the instructions and personal information once the information is no longer necessary.
- ☒ I accept the East Gippsland Shire Council Privacy Statement.

Applicant signature

Name:

MARACOS

Date: 4/8/2025

## Contact Council



03 5153 9500



[feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)



[eastgippsland.vic.gov.au](http://eastgippsland.vic.gov.au)



PO Box 1618, Bairnsdale 3875

## Customer Service Centres:

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



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

Page 1 of 1

VOLUME 08539 FOLIO 281

Security no : 124124610611M  
Produced 20/05/2025 03:24 PM

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 066987.

PARENT TITLES :

Volume 05415 Folio 846      Volume 07165 Folio 871

Created by instrument LP066987 16/03/1965

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

A & T MARAGOS SUPERANNUATION INVESTMENTS PTY LTD

AY032776A 24/05/2024

**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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP066987 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: 16 PRINCES HIGHWAY CANN RIVER VIC 3890

**ADMINISTRATIVE NOTICES**

NIL

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>LP066987</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>20/05/2025 15:24</b>

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SUBDIVISION  
PLAN OF SURVEY OF

LP66987  
EDITION 1  
APPROVED 25/1/65

PART OF CROWN ALLOTMENT 1 — SEC 8.

& PART OF FORMER GOVERNMENT ROAD.

TOWNSHIP OF CANN RIVER.

PARISH OF NOORINBEE.

REF. 634.

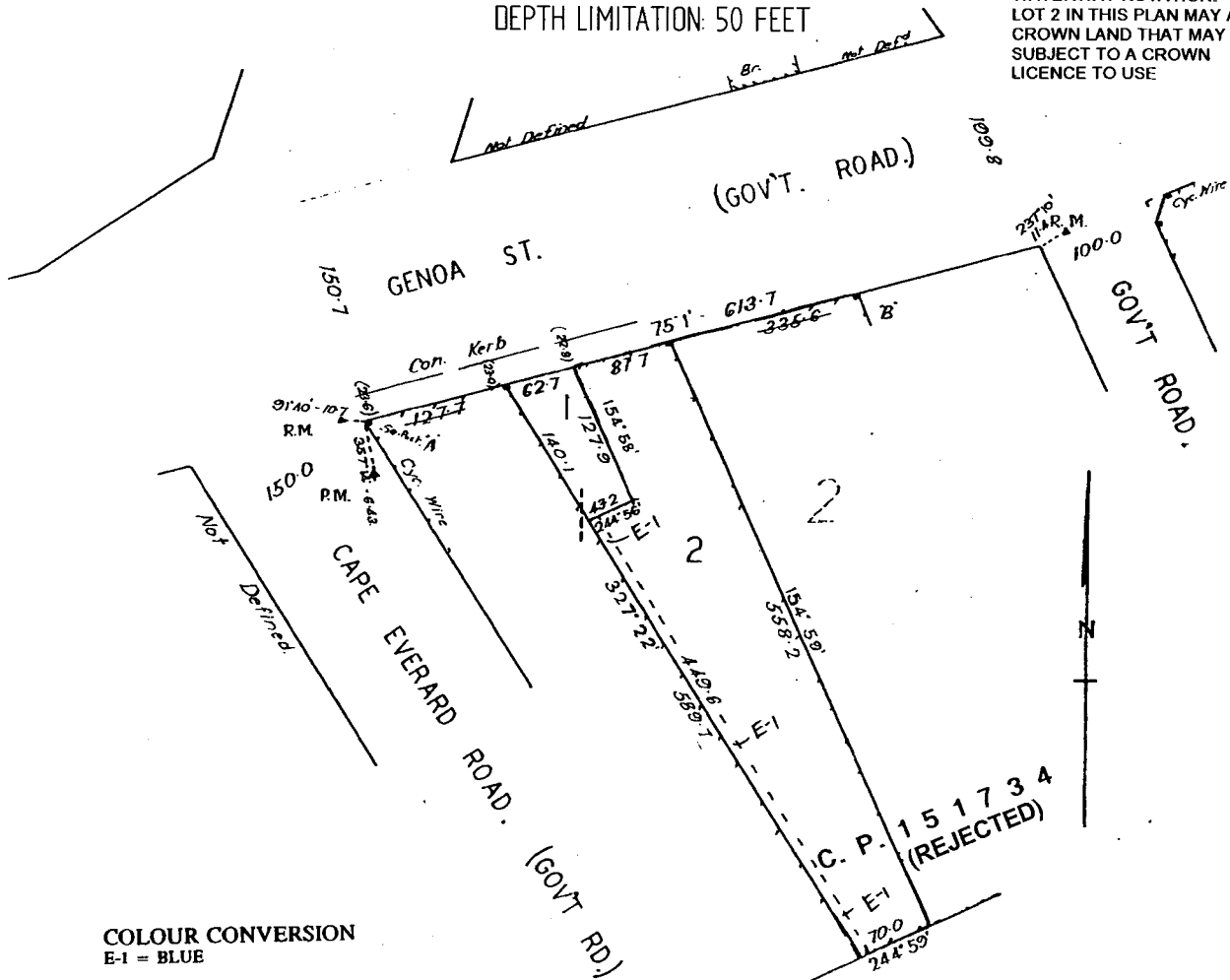
COUNTY OF CROAJINGOLONG.

Scale inch = chain.

DEPTH LIMITATION: 50 FEET

NOTATIONS

WATERWAY NOTATION:  
LOT 2 IN THIS PLAN MAY ABUT  
CROWN LAND THAT MAY BE  
SUBJECT TO A CROWN  
LICENCE TO USE



COLOUR CONVERSION  
E-1 = BLUE

A.B. Datum 75.1'

The land coloured Blue is appropriated or set  
apart for Drainage purposes and is 91links wide.

R.M's are Iron Spikes.

WARNING: THE IMAGE OF THIS PLAN HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN.

FOR APPROPRIATIONS, ETC,  
SEE BACK HEREOF



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~~5415~~ ~~846~~  
CERTIFICATE OF TITLE V. 7165 F. 871  
LODGED BY MOSLEY & PALMER  
DEALING No. \_\_\_\_\_ DATE 23-11-'64  
DECLARED BY R. S. ARMSTRONG 23-7-'64  
CONSENT OF COUNCIL SHIRE OF ORBOST  
9-10-'64

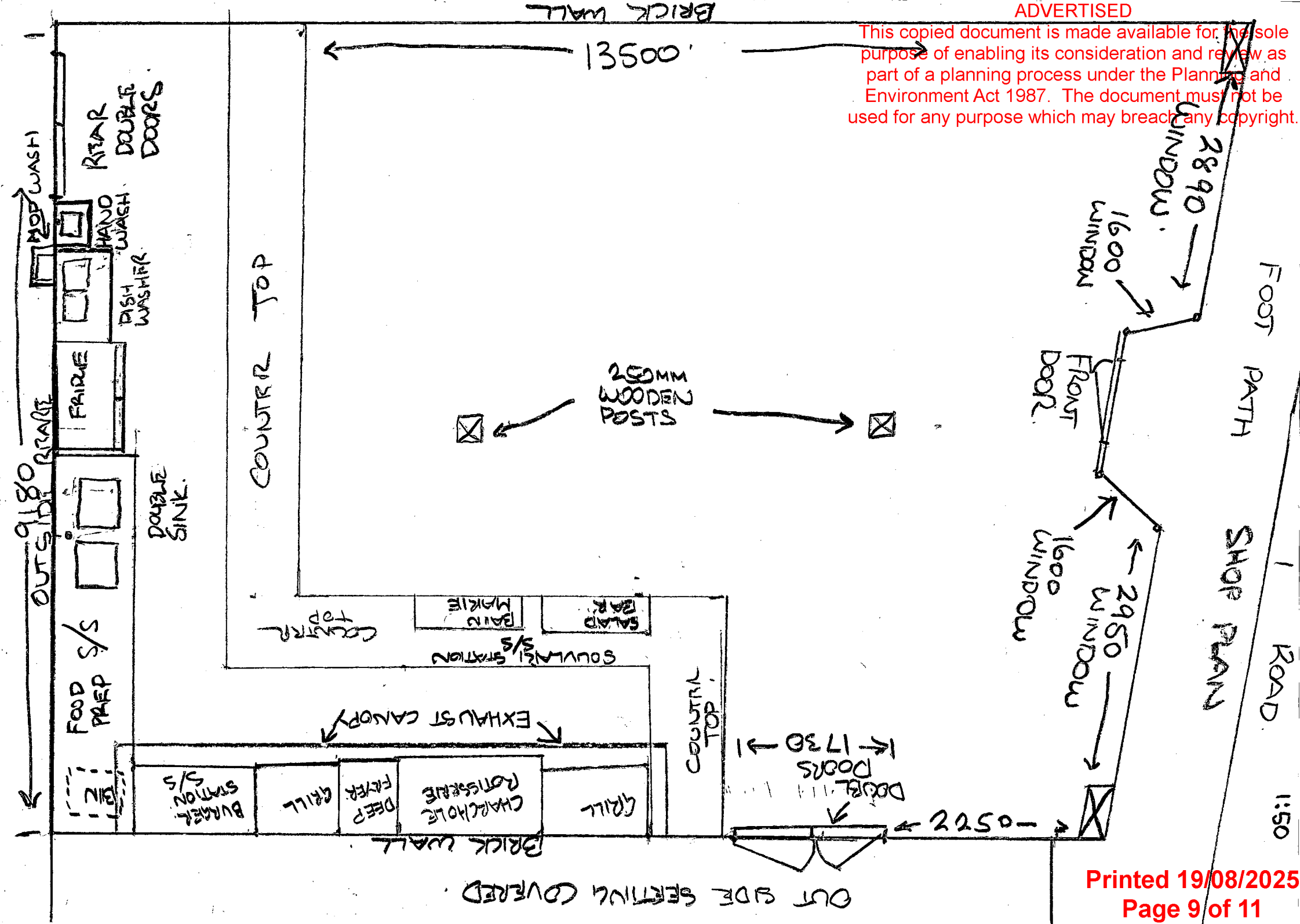
APPROVED  
~~PLAN MAY BE LODGED~~ DATE 25-1-65 TIME 3-3

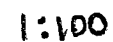
THE LAND COLORED BLUE  
IS APPROPRIATED OR SET APART  
FOR EASEMENTS OF DRAINAGE

LP ..... 66987 .....  
BACK OF SHEET ..... 1 .....



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Att:- Pettra Wood

The land at 16 Princess Hwy Cann River currently has 2 buildings on it, the main building which was a takeaway restaurant about 5 years ago, as it stands it is a blank canvas just 4 walls with a grease trap. It has a large under cover area to the left of the building and a new concreted area next to that (please see attached plans).

The second building directly behind the main building will be used for storage a new cool room will sit next to that and new toilet block behind same as per attached plans.

We are proposing a takeaway food business comprising of charcoal grilled Gyros chicken, lamb and pork as well as hamburgers steak sandwiches and chips, please see shop layout plan.

Kind Regards

Jimmy Maragos