

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	6 Montrose Court EAGLE POINT VIC 3878 Lot: 9 PS: 847910
The application is for a permit to:	Buildings and Works for a Dwelling and Outbuildings
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)	Construct a building or construct or carry out works.
The applicant for the permit is:	Colmac Homes
The application reference number is:	5.2025.369.1

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: Tuesday, 11 November 2025 3:13 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: MCF_AA8553.pdf; Shed Floor Plan & Elevations.pdf; Full Title.pdf; Preliminary 3 -
 5.pdf; 6-Montrose-Court-Eagle-Point-(ID433773501)-Vicplan-Planning-
 Property-Report.pdf; Planning_Permit_Application_2025-11-11T15-12-30_28828231_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 Armstrong

Business trading name: Colmac Homes

Email address: Alan@colmachomes.com.au

Postal address : PO BOX 509 SALE VIC 3850

Preferred phone number: 0351430399

Secondary phone number:

Owner's name:

Owner's postal address:

Street number: 6

Street name: Montrose Court

Town: Eagle Point

Post code: 3878

Lot number: 9

Plan number: 847910

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

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

Existing conditions : Vacant Land

Description of proposal : New Residential House with Sheds

Estimated cost of development: 586000

Has there been a pre-application meeting: No

ExtraFile: 1

Invoice Payer: Colmac Homes

Address for Invoice: 3-5 Northland Drive SALE VIC 3850

Invoice Email: Alan@colmachomes.com.au

Primary Phone Invoice: 0351430399

Invoice Secondary Phone:

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Covenants agreements: [MCP AA8553.pdf](#)

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

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

Plans: [Preliminary 3 -](#)

Planning report: [6-Montrose-Court-Eagle-Point-\(ID433773501\)-Vicplan-Planning-Property-Report.pdf](#)

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

Page 1 of 3

VOLUME 12400 FOLIO 486

Security no : 124127728219H
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LAND DESCRIPTION

Lot 9 on Plan of Subdivision 847910K.
PARENT TITLE Volume 12358 Folio 104
Created by instrument PS847910K 07/09/2022

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT T389084K 02/11/1994

COVENANT AW097180M 26/09/2022
Expiry Date 31/12/2050

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
AU996004N 08/11/2021

DIAGRAM LOCATION

SEE PS847910K 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: 6 MONTROSE COURT EAGLE POINT VIC 3878

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END



Department of Environment, Land, Water & Planning

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Status	Registered	Dealing Number	AW097180M
Date and Time Lodged	26/09/2022 02:26:33 PM		

Lodger Details

Lodger Code	18440T
Name	
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

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

Privacy Collection Statement

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Land Title Reference

12400/486

Transferor(s)

Name	ROWELLAN PARK PTY LTD
ACN	649171479

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 280000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Given Name(s)	
Family Name	
Address	
Street Number	
Street Name	
Street Type	



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Locality
State
Postcode

Covenants

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

Burdened land	the Land
Benefited land	MCP: AA8553
Restrictive covenant	MCP: AA8553
Expiry Date	31/12/2050

Duty Transaction ID 5539073

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

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	
Signer Name	PETER BRIAN NANSCAWEN
Signer Organisation	NANSCAWEN LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	26 SEPTEMBER 2022

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	ROWELLAN PARK PTY LTD
Signer Name	ROHAN MICHAEL HUBBARD
Signer Organisation	WARREN GRAHAM AND MURPHY PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	26 SEPTEMBER 2022

File Notes:



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Status	Registered	Dealing Number	AU996004N
Date and Time Lodged	08/11/2021 03:37:41 PM		

Lodger Details

Lodger Code	20126M
Name	STEFANIE DONNA SUMMERS
Address	
Lodger Box	
Phone	
Email	
Reference	PLANOLOGY - 31 BOYD

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction	VICTORIA
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Estate and/or Interest

FEE SIMPLE

Land Title Reference

10096/142

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	EAST GIPPSLAND SHIRE COUNCIL
Address	
Street Number	273
Street Name	MAIN
Street Type	STREET
Locality	BAIRNSDALE
State	VIC
Postcode	3875

Additional Details



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Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	EAST GIPPSLAND SHIRE COUNCIL
Signer Name	ERIC JAMES CABUANG
Signer Organisation	STEFANIE DONNA SUMMERS
Signer Role	CONVEYANCING PRACTICE
Execution Date	08 NOVEMBER 2021

File Notes:

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Agreement under section 173 of the Planning and Environment Act 1987

31 Boyd Court, Eagle Point

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Information Table

Date of Agreement: 26 October 2021

Parties

Name	East Gippsland Shire Council
Short form name	Council
Notice details	273 Main Street, Bairnsdale, Victoria
Name	Trevor Andrew Bird
Short form name	Owner
Notice details	31 Boyd Court, Eagle Point, Victoria
Name	Karen Anne Bird
Short form name	Owner
Notice details	31 Boyd Court, Eagle Point, Victoria

Background

- A. Council is the responsible authority pursuant to the Act for the Planning Scheme.
- B. The Subject Land is subject to the Planning Scheme.
- C. The Owner is the registered proprietor of the Subject Land.
- D. Council has granted the Planning Permit authorising the 13 lot subdivision adjoining a road with the Road Zone – Category 1 under the Scheme. This Agreement is to give effect to condition 4 of the Planning Permit.
- E. The parties enter into this Agreement to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

Agreed Terms

1. Defined Terms

In this Agreement:

Act means the *Planning and Environment Act 1987*.

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

Current Address for Service

for Council means the address shown on page 2 of this Agreement, or any other address listed on Council's website; and

for the Owner means the address shown on page 2 of this Agreement or any other address provided by the Owner to Council for any purpose relating to the Subject Land.

Current Email Address for Service

for Council means feedback@egipps.vic.gov.au, or any other principal office email address listed on Council's website; and

for the Owner means any email address provided by the Owner to Council for the express purpose of electronic communication regarding this Agreement or any other email address provided by the Owner to Council for any purpose relating to the Subject Land.

Dependent Persons Unit has the same meaning as in the Planning Scheme.

Dwelling has the same meaning as in the Planning Scheme but not include an outbuilding associated with a Dwelling or a Dependent Persons Unit.

Endorsed Plan means the plan endorsed with the stamp of Council from time to time as the plan which forms part of the Planning Permit. A copy of the Endorsed Plan is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

Existing Vegetation means any vegetation within 8 metres of the southern boundary of the Subject Land.

Lot means the land contained in a proposed lot shown on the Endorsed Plan.

Lots 1-12 means the land contained in lots 1 to 12 inclusive as shown on the Endorsed Plan and any reference to the Lots 1-12 in this Agreement includes a reference to any lot created by the subdivision of the Lots 1-12 or any part of it.

Lot 13 means the land contained in lot 13 as shown on the Endorsed Plan and any reference to the Lot 13 in this Agreement includes a reference to any lot created by the subdivision of the Lot 13 or any part of it.

Notice means any notice, demand, consent, approval or communication under this agreement.

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

Party or parties means the Owner and Council but does not include a person who has transferred or otherwise disposed of all of their interests in the Subject Land.

Planning Permit means planning permit no. 319/2019/P/A, as amended from time to time, issued by Council on 4 January 2021. A copy of the Planning Permit is available for inspection at Council offices during normal business hours upon giving Council reasonable notice.

Planning Scheme means the East Gippsland Planning Scheme.

Statement of Compliance means a statement of compliance issued by Council under the *Subdivision Act 1988*.

Subject Land means the land situated at 31 Boyd Court, Eagle Point being the land contained in certificate of title volume 10096 folio 142 and any reference to the Subject Land in this Agreement includes a reference to any lot created by the subdivision of the Subject Land or any part of it.

2. Interpretation

In this Agreement unless the context admits otherwise:

- 2.1 The singular includes the plural and vice versa.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.4 If a Party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
- 2.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.7 The introductory clauses to this Agreement form part of this Agreement.
- 2.8 The Owner's obligations take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land.
- 2.9 Any reference to a clause, page, condition, attachment or term is a reference to a clause, page, conditions, attachment or term of this Agreement.

3. Section 173 Agreement

3.1 Purposes

The Parties acknowledge and agree that the purposes of this Agreement are to:

- 3.1.1 to prevent the further subdivision of Lots 1-12;
- 3.1.2 to ensure that the minimum lot size of any lot that might be created by the further subdivision of Lot 13 is not less than 4000 square metres;
- 3.1.3 give effect to the terms of the Planning Permit; and
- 3.1.4 achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

3.2 Reasons for agreement

The Parties acknowledge and agree that this Agreement has been entered into for the following reasons:

- 3.2.1 Council would not have approved the Planning Permit without the condition requiring this Agreement; and
- 3.2.2 the Owner has elected to enter into this Agreement in order to take the benefit of the Planning Permit.

4. Agreement required

The Parties agree that this Agreement will continue to be required unless Council confirms in writing that it is no longer required.

5. Owner's Specific Obligations

The Owner covenants and agrees that:

5.1 Access

- 5.1.1 a Lot must not have a direct vehicle access to or from Paynesville Road;

5.2 Vegetation

- 5.2.1 it must retain and maintain the Existing Vegetation to the satisfaction of Council;

5.3 Subdivision

- 5.3.1 regardless of any rights conferred by the Planning Scheme, Lots 1-12 must not be subdivided so as to create an additional Lot;

- 5.3.2 any lot created by any further subdivision of lot 13 must not have an area that is less than 4,000 square metres; and

5.4 No more than one dwelling

- 5.4.1 no more than one Dwelling may be constructed on each Lot.

6. Further Obligations of the Owner

6.1 Notice and Registration

The Owner further covenants and agrees that the Owner will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

6.2 Further actions

The Owner:

- 6.2.1 must do all things necessary to give effect to this Agreement;
- 6.2.2 consents to Council applying to the Registrar of Titles to record the Agreement on the Certificate of Title to the Subject Land in accordance with section 181 of the Act; and
- 6.2.3 agrees to do all things necessary to enable Council to do so, including:
- (a) signing any further agreement, acknowledgement or document; and
 - (b) obtaining all necessary consents to enable the recording to be made.

6.3 Council's Costs to be Paid

The Owner must pay to Council, within 14 days after a written request for payment, Council's costs and expenses (including legal expenses) relating to this Agreement, including:

- 6.3.1 preparing, drafting, finalising, signing, recording and enforcing this Agreement;
- 6.3.2 preparing, drafting, finalising and recording any amendment to this Agreement; and
- 6.3.3 preparing, drafting, finalising and recording any document to give effect to the ending of this Agreement.

6.4 Interest for overdue money

- 6.4.1 The Owner must pay to Council interest in accordance with section 120 of the *Local Government Act 2020* on any amount due under this Agreement that is not paid by the due date.
- 6.4.2 If interest is owing, Council will apply any payment made to interest and any balance of the payment to the principal amount.

7. Agreement under section 173 of the Act

Without limiting or restricting the respective powers to enter into this Agreement, and insofar as it can be so treated, this Agreement is made as a deed in accordance with section 173 of the Act.

8. Owner's Warranties

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

9. Successors in Title

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

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

10. General

10.1 Notices

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

- 10.1.1 personally on the other Party;
- 10.1.2 by leaving it at the Party's Current Address for Service;
- 10.1.3 by posting it by prepaid post addressed to that Party at the Party's Current Address for Service;
- 10.1.4 by facsimile to the Party's Current Number for Service; or
- 10.1.5 by email to the Party's Current Email Address for Service.

10.2 Service of Notice

A notice or other communication is deemed served:

- 10.2.1 if delivered, on the next following business day;
- 10.2.2 if posted, on the expiration of 7 business days after the date of posting;
- 10.2.3 if sent by email, the day on which it is sent.

10.3 No Waiver

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

10.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.

10.5 No fettering of Council's powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

10.6 Inspection of documents

A copy of any planning permit, document or plan referred to in this Agreement is available for inspection at Council's offices during normal business hours upon giving Council reasonable notice.

10.7 Governing law

This Agreement is governed by and will be construed in accordance with the laws of the State of Victoria.

11. Commencement of Agreement

This Agreement commences on the date specified on page one or if no date is specified on page one, the date the Planning Permit was issued.

SIGNED, SEALED AND DELIVERED as an agreement under Division 2 of Part 9 of the Act and as a Deed between the Parties.

The Common Seal of the East Gippsland Shire Council was hereunto affixed on the 26 day of October 2021 in the presence of:

.....

Chief Executive

Witness



Signed Sealed and Delivered by Trevor Andrew Bird in the presence of:

.....

 Witness

)
)

Signed Sealed and Delivered by Karen Anne Bird in the presence of:

.....

 Witness

)
)



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VICTORIAN LAND TITLES OFFICE

Transfer of Land Containing a
Covenant and/or Easement

Section 45 Transfer of Land Act 1958

Lodged at the Land Titles Office by:

Name: ~~WARREN GRAHAM & MURPHY~~

Phone: (051) 55 1286

Ref: JCH:mg Customer Code 1716W

021194 0920 45 75 T389084K

MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

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 easement 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 easement reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land (Title)

CERTIFICATE OF TITLE VOLUME 10096 FOLIO 142

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

ALL MY ESTATE IN FEE SIMPLE

Consideration

SEVENTY FIVE THOUSAND DOLLARS (\$75,000.00)

Transferor (Full name)

COLIN JOHN BOYD

Transferee (Full name and address for future notices including postcode)

RONALD WILLIAM CUTTRISS
of 34-48 Lake Bunga Beach Road, Lake Bunga 3909 as sole proprietor

Directing Party (Full name)

NIL

Creation and/or Reservation of Easement and/or Covenant

(see reverse)

Land Titles Office Use Only

T2



Licence No. 29261

Stamp Duty

Trn 070740796 Cdb 52 03/10/94
Ref 1050 Amt \$1,600.00
Stamp Duty, Victoria
166771815646177

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ORDER TO REGISTER

To the Registrar of Titles

Please register this dealing and upon completion issue the documents as follows :-

Signed.....

Firm's Name.....

Customer code.....

Creation and/or Reservation of Easement and/or Covenant (continuation if necessary)

Dated: 19/10/1994

Execution and Attestation

SIGNED by the said COLIN JOHN BOYD
in the presence of:

)
)

..... Witness

SIGNED by the said RONALD WILLIAM
CUTTRISS in the presence of:

) RC
) X

..... Witness

See Annexure Sheet marked "A"

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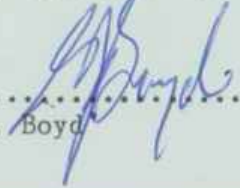
VICTORIAN LAND TITLES OFFICE

Annexure Sheet

See notes on reverse

This is the annexure marked "A" referred to in instrument of Transfer dated 19.10.94 between C.J. BOYD and R.W. CUTTRISS

Signatures of parties

X  C.J. Boyd

RC X  R.W. Cuttriss

Panel Heading

And the Transferee with the intent that the benefit of this covenant shall until the 31st December 2012 be attached to and run at law and in equity with every Lot on Plan of Subdivision No. 319780S other than the Lot now transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the land now transferred does for himself and his transferees, executors, administrators and assignees and as separate covenant with the Transferor and other the registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 319780S or any part or parts of it (other than the lot(s) now transferred) that the Transferee shall not at any time erect or build or cause or suffer to be erected or built on the lot(s) now transferred or any part or parts of any one lot(s) more than one main building being a dwelling house and outbuildings relating to that dwelling house unless:-

- (i) the dwelling house shall be constructed of new material; and
- (ii) sixty (60%) per centum of the external walls (excluding windows) of the dwelling house shall be constructed of brick, brick veneer, stone or like material; and
- (iii) the roof of the dwelling house and the roof and walls of any out building shall be constructed of some material other than cement sheet or unpainted or exposed metal; and
- (iv) in respect of Lots 3 to 13 no dwelling house and any outbuilding shall be positioned on the land within a distance of 30 metres from the front of the land, or within a distance of 10 metres of any other boundaries of the land and in respect of Lots 1 and 2 no dwelling house any any outbuilding shall be positioned on the land within a distance of 15 metres from the front of the land, or within a distance of 5 metres of any other boundaries of the land.
- (v) no storage tank or tanks shall be mounted other than underground or at a level where the base of the tank shall be not higher than the floor level of the dwelling house unless such tank or tanks is screened from view from any roadway or reserve.

The Transferee further covenants:-

- (vi) not to erect or build or cause or suffer to be erected or built on any lot hereby sold or on any boundary or part thereof -
 - (a) any fence clad with sheet metal; or
 - (b) any paling fence any part of which shall be sited within 4.5 metres of any road reserve abutting the Lot; or
 - (c) any boundary fence which shall be constructed of other than with treated pine posts, steel droppers and wire;
- (vii) not to store or site nor to cause or permit to be stored or sited on the any lot any caravan or boat or any commercial motor vehicle or any tractor or farm equipment or any motor car, car body or parts within 12 metres of any road reserve abutting any the lot unless the same shall be housed in an outbuilding or screened from view from any roadway or reserve;

(continue on reverse)

Land Titles Office Use Only

A1



Licence N 20261

Continuation

- (viii) use or permit to be used any lot(s) or any part thereof for the purpose of commercial breeding, or boarding of or training kennels for cats or dogs or for the purpose of keeping poultry, pigeons or pigs.

NOTES

1. If there is insufficient space to accommodate the required information in a panel, or on the reverse of the parent instrument insert the words "See Annexure A" (or as the case may be) and enter all the information on the annexure sheet under the appropriate panel heading.
2. If multiple copies of the instrument are lodged, original annexure sheets must be attached to each. Annexure sheet(s) attached to the original must be typed or legibly written in ink. The use of self correcting typewriter ribbon or correction fluid is not permitted. Text contained in annexure sheet(s) attached to the duplicate may be a copy of the original. The signature of all parties must be in ink on both the original and any copy.
3. The annexure sheet must be properly identified, signed by the parties to the instrument to which it is annexed and properly attached to the instrument.

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Number of Pages (excluding this cover sheet)	4
Document Assembled	03/09/2025 09:34

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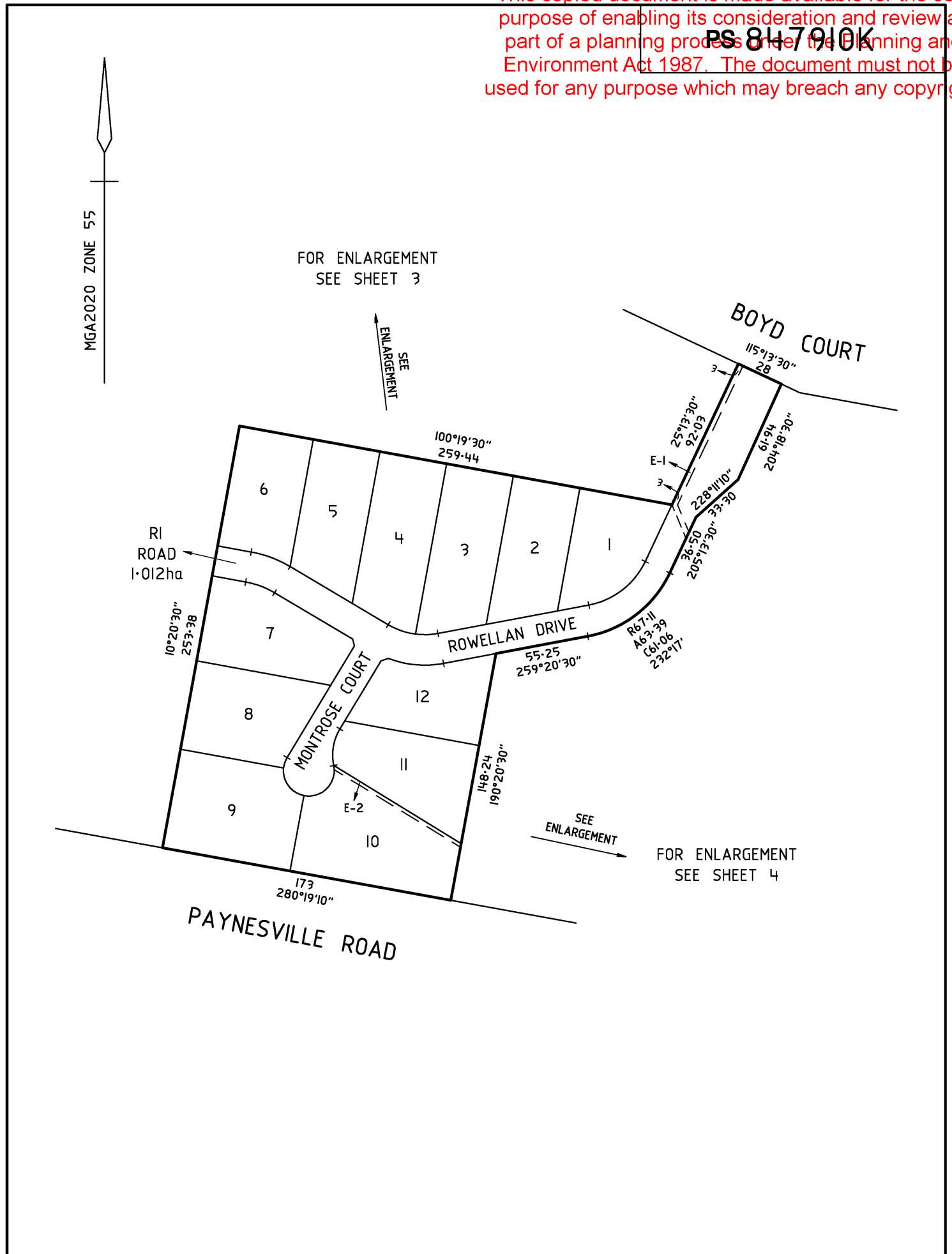
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PLAN OF SUBDIVISION				EDITION 1 PS 847910K	
LOCATION OF LAND PARISH: BAIRNSDALE TOWNSHIP: _____ SECTION: A CROWN ALLOTMENT: 51, 52 & 53 (PARTS) CROWN PORTION: _____ TITLE REFERENCE: VOL 12358 FOL 104 LAST PLAN REFERENCE: LOT B - PS847909T POSTAL ADDRESS: BOYD COURT, (at time of subdivision) EAGLE POINT, 3878 MGA2020 CO-ORDINATES: E: 559 070 ZONE: 55 (of approx centre of land in plan) N: 5805 140				Council Name: East Gippsland Shire Council Council Reference Number: PS847910K Planning Permit Reference: 319/2019/P SPEAR Reference Number: S173019E Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Robert Pringle for East Gippsland Shire Council on 01/03/2022 Statement of Compliance issued: 31/08/2022	
VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON				
RI ROAD	EAST GIPPSLAND SHIRE COUNCIL				
NOTATIONS					
DEPTH LIMITATION	DOES NOT APPLY				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. 319/2019/P This survey has been connected to permanent marks No(s). 374 & 485 In Proclaimed Survey Area No. NIL					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	DRAINAGE	3	PS319780S	LAND IN PS319780S	
E-2	DRAINAGE	2	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL	
Crowthier & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 6162 6011 E. contact@growthierandsadler.com.au		SURVEYORS FILE REF: 19398		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4 SHEETS
Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (3), 17/12/2021, SPEAR Ref: S173019E		PLAN REGISTERED TIME: 4:52PM DATE: 7/09/2022 B. HENLEY Assistant Registrar			

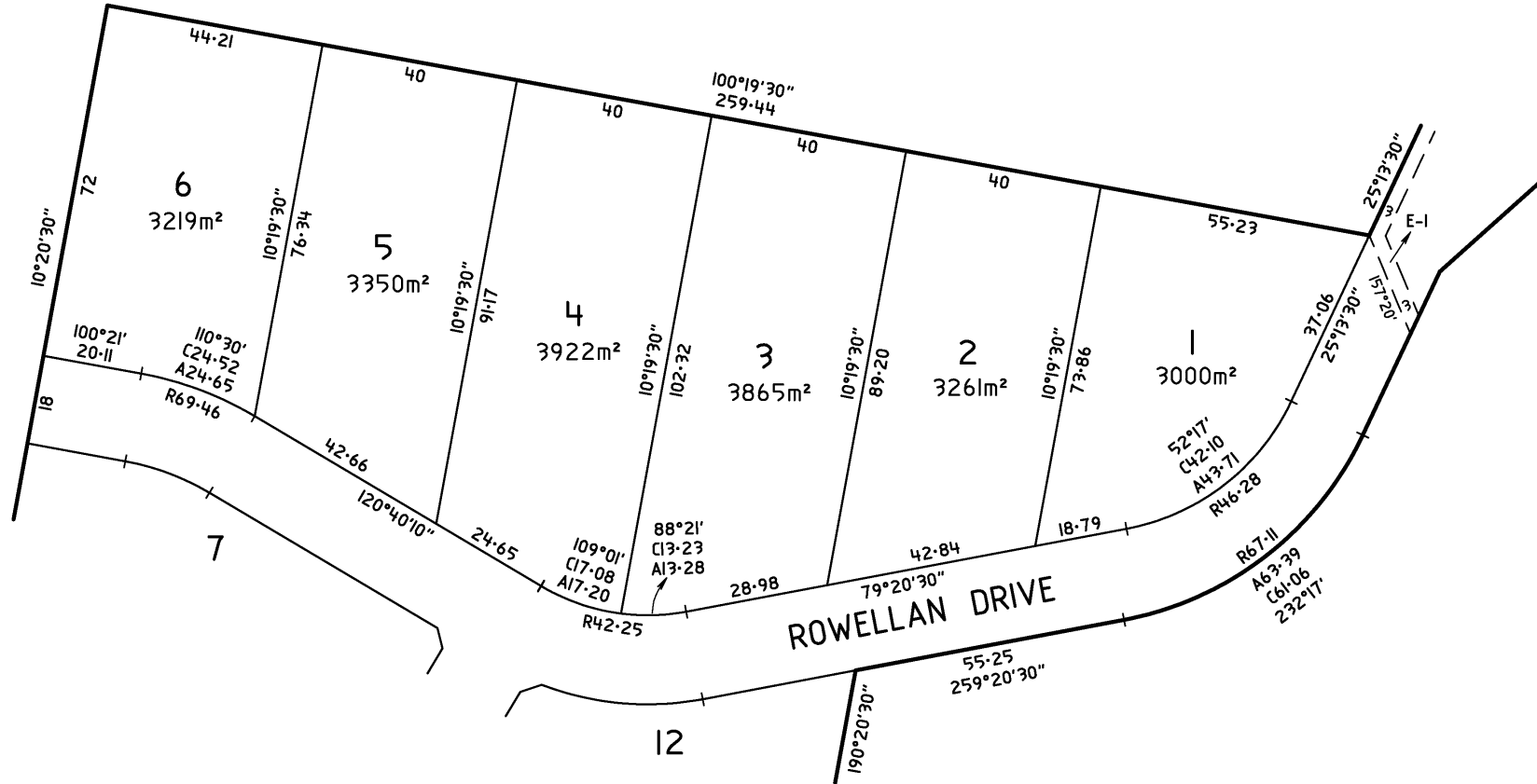
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PS 847910K



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	Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (3), 17/12/2021, SPEAR Ref: S173019E		Digitally signed by: East Gippsland Shire Council, 01/03/2022, SPEAR Ref: S173019E		

PS 847910K



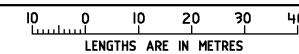
SEE SHEET 4
FOR CONTINUATION

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162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5162 5011 E. contact@crowthersadler.com.au

SURVEYORS REF
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SCALE
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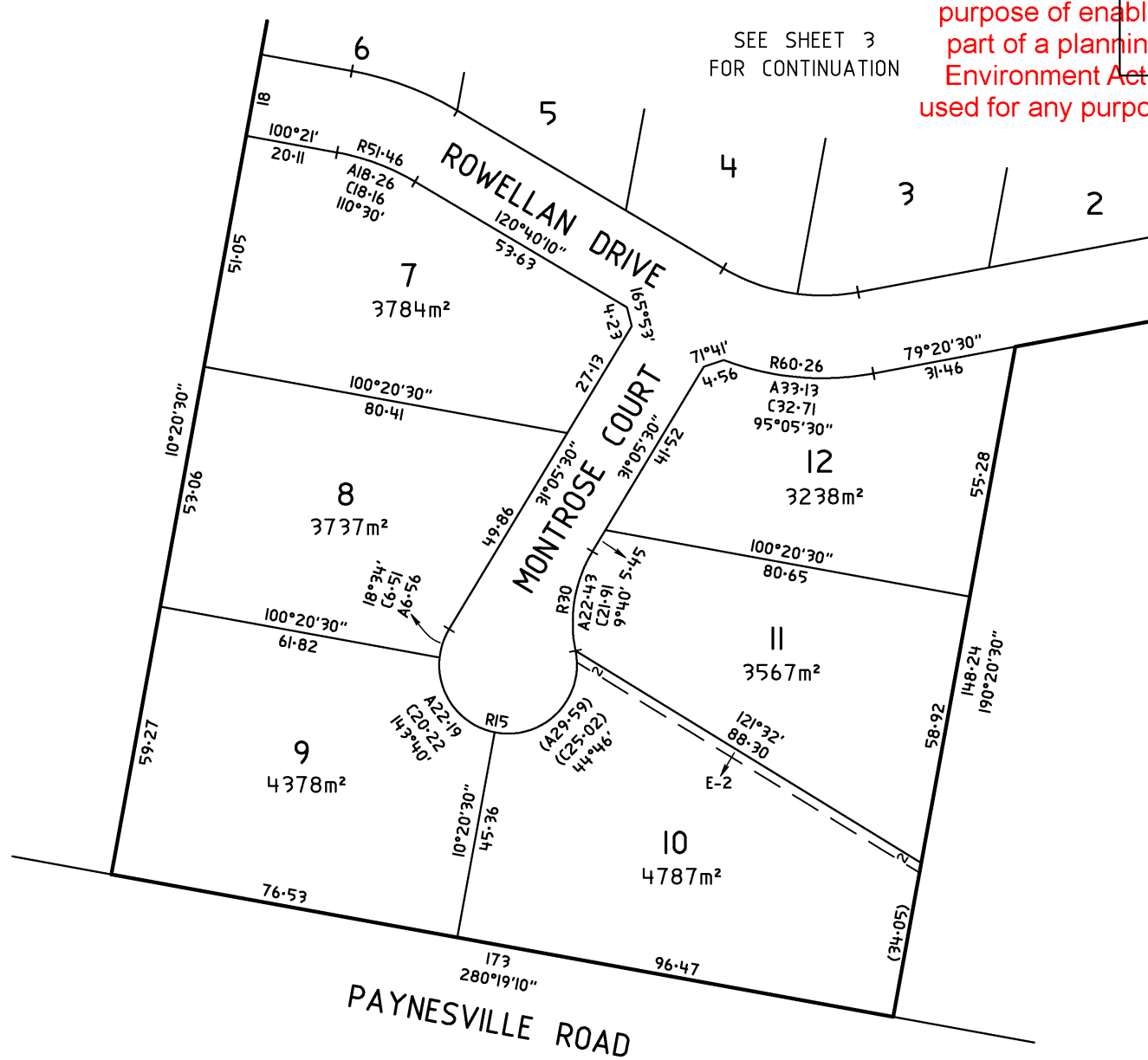
SHEET 3

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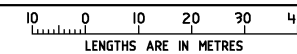
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SHEET 4

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East Gippsland Shire Council,
01/03/2022,
SPEAR Ref: S173019E

**Memorandum of common provisions
Restrictive covenants in a transfer
Section 91A Transfer of Land Act 1958**

AA8553

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Name:	Warren Graham & Murphy
Phone:	03 5152 2661
Address:	119 Main Street, Bairnsdale 3875
Reference:	RMH 1069721
Customer code:	21210T

This memorandum contains provisions which are intended for inclusion in transfers of land under the Transfer of Land Act 1958 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply to the transfer:

Burdened land: The land hereby transferred

Benefited land: Lots 1 – 12 on Plan of Subdivision 847910K

The benefited land does not include the land being transferred.

Covenants: Definitions (if any):
Nil

Covenants:

The Transferees will not:

1. Erect, place, permit, licence or authorise or allow to remain on the said Lot more than one dwelling together with the usual outbuildings and such dwelling shall contain a floor area of not less than 150 square metres within the outer walls thereof (calculated by including the area of any carport or garage) and shall be built only of new materials (save for second hand bricks, mud bricks or rammed earth) and the roof of any dwelling or outbuildings thereon shall not be constructed of cement sheet nor of unpainted or exposed metal and the walls of any dwelling or outbuildings shall be painted so as not to permit any unpainted metal to be visible;
2. Erect, place, permit, licence or authorise on the said lot any outbuildings built with other than new materials of the same type as the main dwelling house or colour bonded material or zincalume;
3. No allotment on the development shall be occupied for residential purposes either temporarily or permanently until a Certificate of Occupancy is issued for the dwelling erected on the site unless temporary accommodation is required for the duration of the construction period of the dwelling no longer than twelve (12) months;
4. Use or permit to be used the said land or any part thereof for the purpose of the parking or storage of any

35392012A

V3

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.

91ATLA

Page 1 of 2

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Memorandum of common provisions

Section 91A Transfer of Land Act 1958

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motor vehicles, other than vehicles for regular domestic or business use.

5. Use or permit the use of the said land or any building thereon for the purpose of commercial breeding, boarding or training kennels for cats, dogs or to keep poultry in excess of twenty birds or for pig farming.
6. Use on the land or permit to be used on the land any unregistered motor bikes, unregistered motor vehicle or other unregistered motorised recreational vehicle.

Expiry: 31/12/2050

91ATLA

V3

Page 2 of 2

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 28 July 2025 02:57 PM

PROPERTY DETAILS

Address: **6 MONTROSE COURT EAGLE POINT 3878**
 Lot and Plan Number: **Lot 9 PS847910**
 Standard Parcel Identifier (SPI): **9\PS847910**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **101422**
 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

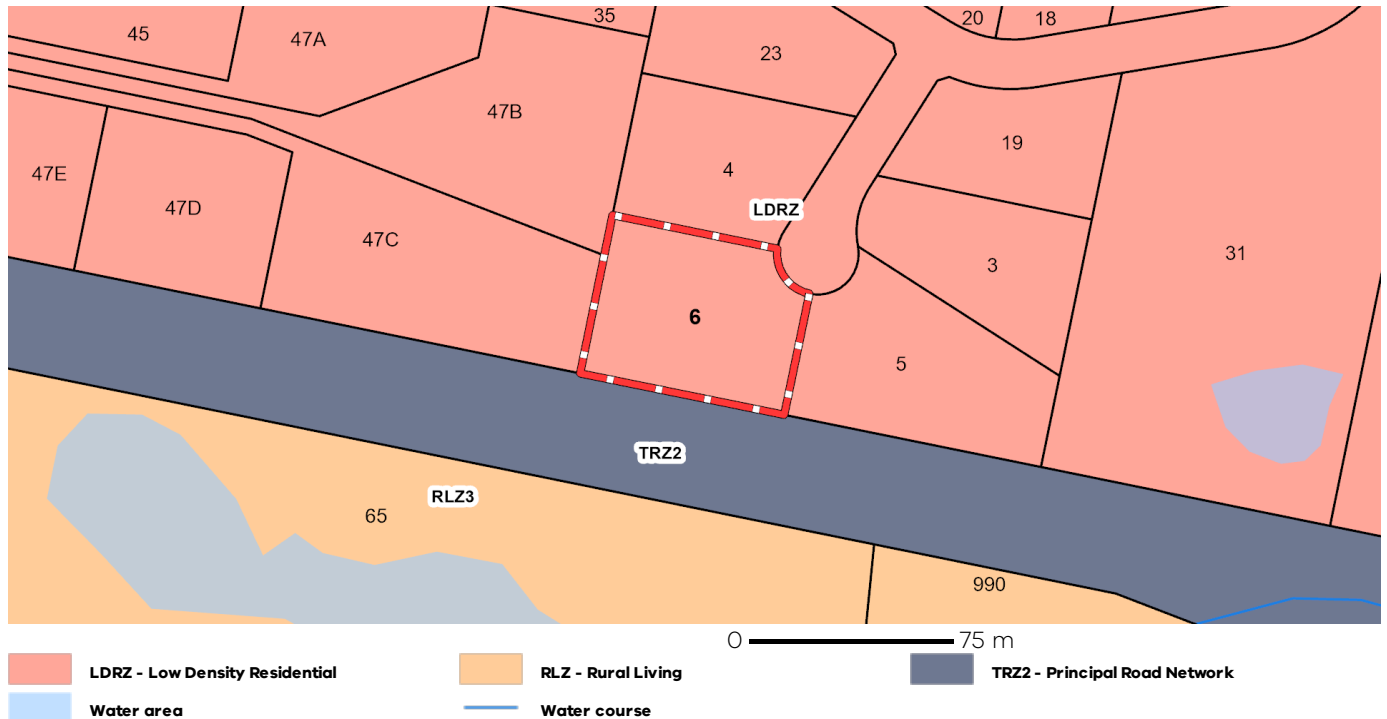
Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**
 OTHER
 Registered Aboriginal Party: **Gunaikurnai Land and Waters**
 Aboriginal Corporation
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)



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

PLANNING PROPERTY REPORT

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Planning Overlays

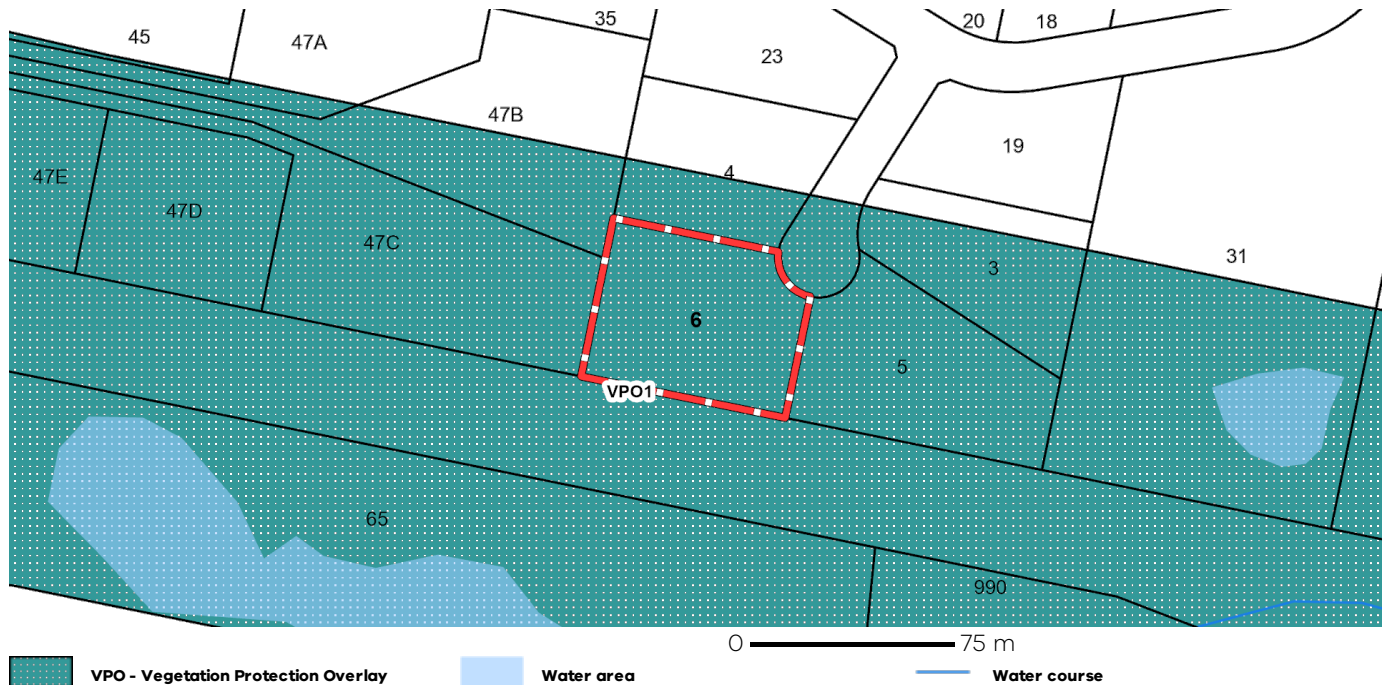
DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 (DDO11)



VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)



PLANNING PROPERTY REPORT

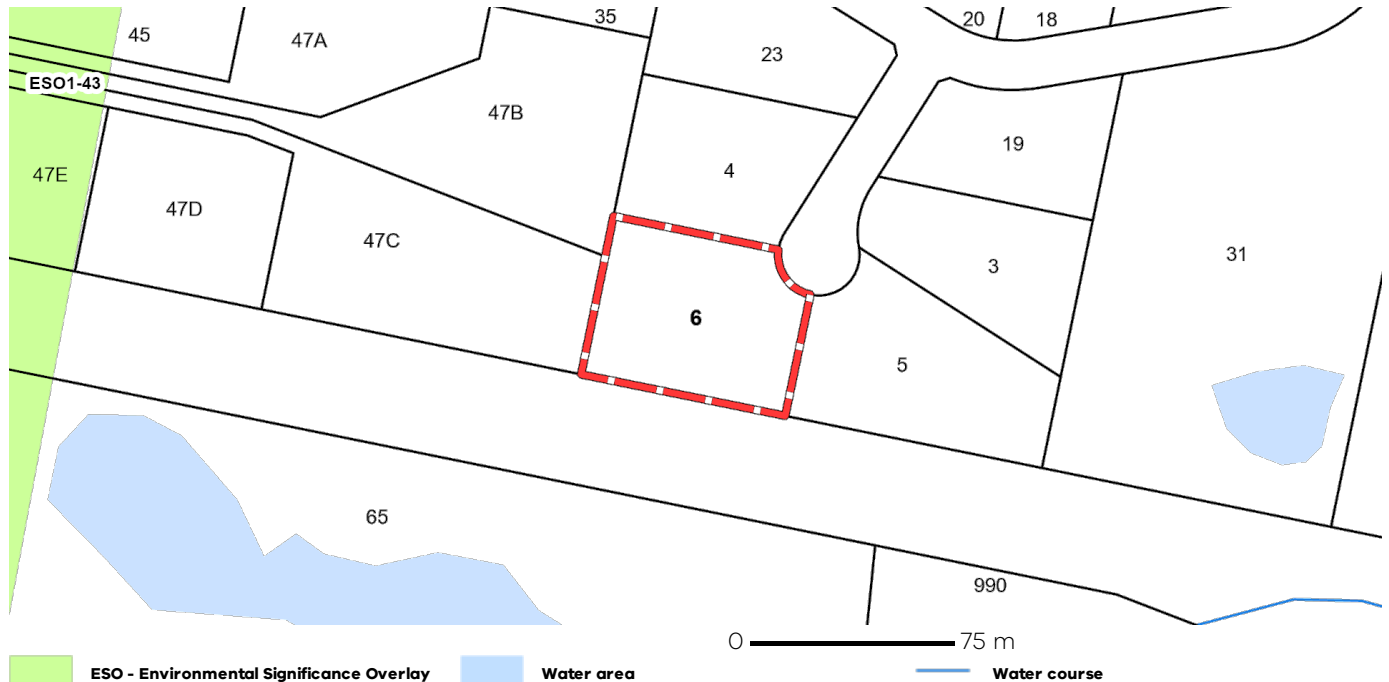
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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



Further Planning Information

Planning scheme data last updated on 24 July 2025.

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.maps.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 the region 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 Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://nativevegetation.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 \(environment.vic.gov.au\)](https://naturekit.environment.vic.gov.au/)

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The diagram illustrates the foundation plan and member layout for a structure. The overall dimensions are 17000 (SIDEWALL) by 6000 (ENDWALL). The plan is divided into three bays, each 4000 units wide, and one bay 5000 units wide. The structure is supported by four columns (C1, C2, C3, C4) and two walls (W1, W2). The foundation is shown as a series of rectangular footings. The layout includes various members and nodes, with labels such as 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The diagram also shows the location of various members and nodes, with labels such as 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

C1	C15024
C2	C15015
C3	2C15019
C4	C15012





NORTHERN CONSULTING

engineers

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 Ragn. No. 2558980

Registered Professional Engineer (Civil & Structural) QLD Ragn. No. 9985

Registered Certifying Engineer (Structural) N.T. Ragn. No. 116373ES

Registered Engineer - (Civil) VIC Ragn. No. PE0002216

Registered Engineer - (Civil) TAS Ragn. No. CC5648M

Registered on the NPER in the areas of practice
of Civil & Structural National Professional
Engineers Register

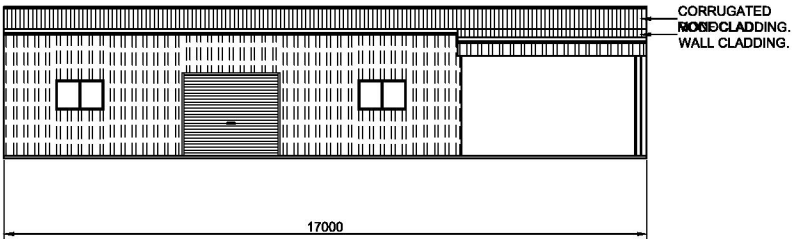
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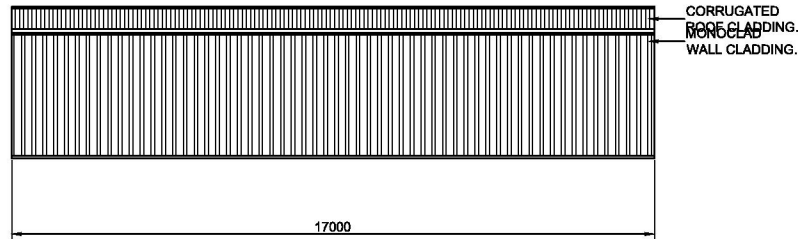
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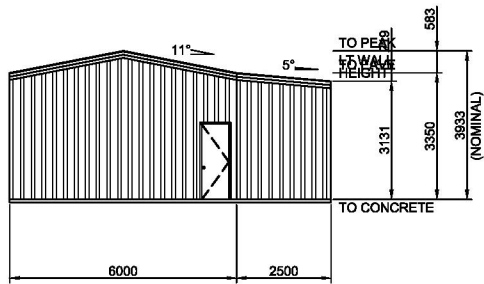
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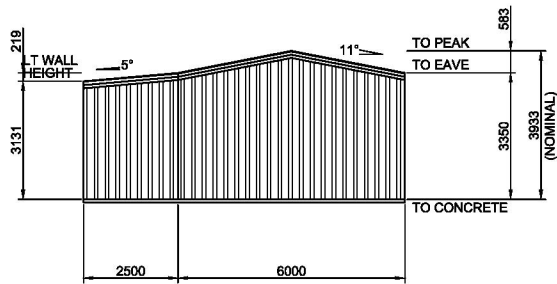
1 SIDEWALL EXTERIOR ELEVATION
7 SCALE: 1 = 200



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	DUNE
ROOF	DUNE
ROLLER DOOR	DUNE
P.A. DOOR	DUNE
WINDOW	DUNE
DOWNPIPE	DUNE
GUTTER	DUNE
CORNER FLASHING	DUNE
BARGE FLASHING	DUNE
OPENING FLASHING	DUNE

7 OF 7

SHEET

JOB NO.

FD8D101589

DATE

7/10/2025

CHECKED

TM

DRAWN

FDB

STEEL BUILDING BY

FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES

(CONTACT)

03 5153 1455

FOR

AT

6 MONTROSE COURT

EAGLE POINT

SHED SAFE

accredited

FAIR DINKUM BUILDS

0

NORTHERN CONSULTING

engineers

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 7/10/2025

Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

Colour Selection & Specifications

Date: 3/10/2025

Site Address: 6 (Lot 9) Montrose Court, Eagle Point VIC 3878

Home Design: Matisse 280 - PLATINUM INCLUSIONS

Name of Owner/s: _____

Contact Details:

() _____

(Email) _____

Current Address:

Lot:	9	Plan of Subdivision:	847910K
Volume:		Folio:	

EXTERNAL			
BRICKS	Supplier:	PGH	Range / Name: LABASSA
CAULKING - Articulated Join In Bricks		Colour:	WARM BROWN
MORTAR	Colour:	OFF WHITE/IVORY	Joint: ROLLED
EXTERNAL RENDER	Location:	-Portico pillars	Colour: AS PER EXTERNAL PAINTING
		-Facebrick	
TIMBER	Type:	-LOSP posts	Colour: AS PER EXTERNAL PAINTING
CEILING HEIGHT	Height:	2550mm	
FRAME	Supplier:	Dahlsens	Type: H2 LOSP TERMITE TREATED BLUE MGP10 STRUCTURAL 90X35 PINE AT 450MM CENTRES
SITE WORKS INCLUSIONS	Notes:	-Provision for additional steel & concrete to raise the slab to a height of 500mm -Provision for water tapping & standard in-town lead in -Provision for 120L/M of stormwater -PC sum for pressure sewer install & power to the pump -Provision for 3x sides of temporary fence hire for the duration of the build only -Provision for 1x load of rock for a construction vehicle driveway	
SLAB INSULATION	Type:	R1.1	
ROOFING			
ROOF & WHIRLYBIRD	Type of Roof:	Colourbond	Colour: DUNE
RANGEHOOD ROOF VENT	Supplier:	Stoddarts	Type: 150mm low-profile colourbond roof vent
			Note: Only available in 3x colours
			Colour: SURFMIST
ANTI-CON	Type:	60mm Anticon Blanket to main roof – as per quote	AS PER INSULATION
GUTTERING	Supplier:	Colourbond	Colour: DUNE
FASCIA	Supplier:	Colourbond	Colour: DUNE
DOWNPIPES	Supplier:	PVC Round & Painted	Colour: DUNE CB Colour

Owners Initials:

Owners Initials:

WINDOWS & EXTERNAL DOORS					
WINDOWS & SLIDING DOORS	Supplier:	DYNAMIC	Colour:	DUNE	
			NOTE:	Aluminum angles will be used between window/doors jams to bottom of lintel where required.	
GLAZING	Type	AS PER PLANS	Ensuite:	TRANSLUCENT	
			Bathroom:	TRANSLUCENT	
			Powder:	N/A	
			Entry Sidelights:	N/A	
			Laundry:	CLEAR	
WINDOW FLYSCREENS	Supplier:	DYNAMIC	Colour:	DUNE	
SECURITY OR FLYSCREEN DOORS	Supplier:	GIPPSLAND SECURITY DOORS	Location:	ALFRESCO – Sliding FRONT ENTRY – Swinging LAUNDRY - Swinging	
*variation			Type:	ALU-GARD	
			Colour:	DUNE	
FRONT GARAGE DOOR	Supplier:	B & D Doors	Type:	PANELIFT – TIMBER GRAIN	
			Profile:	Seville	
			Colour:	CAOBA	
				Cinder Seal for BAL Levels 12.5 +	
FRONT DOOR	Type:	Corinthian 2040 x 1200mm AWOWS 5G	Sikkens Stain:	MERBAU (Try to make a match to garage door)	*Dark Colours to any external doors void warranty *All 820mm swinging doors include Raven RP3 Automatic Weather Seal Anodised Silver
	Glass Type:	CLEAR			
	Entry Frame:	-With matching timber door jamb			
LAUNDRY DOOR	Type:	-FULL ALUMINIUM GLAZED Comes with own door handle	Colour:	DUNE	
			Glass Type:	CLEAR	
REAR GARAGE DOOR	Type:	DURACOTE FLUSH	Paint Colour:	DUNE Colourbond Colour	
					*Please note - Dark coloured paint on any external door will VOID WARRANTY
			Initial if applicable	Owners Initials:	
				Owners Initials:	
FRONT ENTRY DOOR HANDLE	Front Door STYLE:	MECHANICAL ENTRY LOCKSET	Handle Style:	GLIDE L4	Finish: CHROME
OTHER ENTRY DOOR HANDLES	Style:	MECHANICAL ENTRY LOCKSET	Handle Style:	GLIDE L4	
	Locations:	-Internal Garage Door -External Garage Door	Finish:	CHROME	

Owners Initials:

Owners Initials:

EXTERNAL PAINTING

EXTERNAL PAINTING

Supplier: WATTYL

Area	Colour
Porch Ceiling:	Ceiling White
Alfresco Ceiling:	Ceiling White
Eaves:	Ceiling White
Render to portico pillars:	JASPER COLOURBOND COLOUR
Render to facebrick:	DUNE COLOURBOND COLOUR
Spotted gum to portico infill:	Sikken Stain: MERBAU (Try to make a match to garage door)
Alfresco posts:	DUNE COLOURBOND COLOUR

CONCRETING

CONCRETE Driveway and Paths

Location:	Driveway	Type:	BY OWNER
Location:	Crossover	Type:	BY OWNER
Location:	Front Porch Inc Garage Layback	Type:	BY COLMAC – Plain
Location:	Alfresco	Type:	BY COLMAC – Plain
Location:	Path to ALL sides	Type:	BY COLMAC - Plain

EXTERNAL PLUMBING

SEPTIC SYSTEM

Supplier: EAST GIPPSLAND WATER

Type: PRESSURE SEWER SYSTEM

-Owner will purchase main infrastructure from EGW who will supply for install by approved EGW contractor

-Colmac to supply power to the pump

HOT WATER
*variation

Supplier:

REECE ONSITE

Type:

Rinnai ENVIROFLO GR Series Electric Integrated Heat Pump HWS - 300Lt storage tank
Note: 3-phase power

RAIN WATER TANKS

Supplier: REECE
Type: MELRO Round Tank
Size: 3,000Lt SLIMLINE

Colour: DUNE

How Many: 1x

Notes: -Connected to toilets & laundry for retention purposes

-With rain to mains

pump

Pump Type: Confirm pump code with Paul

1906777

OTHER EXTERNAL

LANDSCAPING

Supplier: BY OWNER

Type:

CLOTHES LINE

Supplier: BY OWNER

Type:

Colour:

LETTER BOX

Supplier: BY OWNER

Type:

Colour:

FENCING

Supplier: BY OWNER

Type:

NOTE:

Owners Initials:

Owners Initials:

INTERNAL DOORS & DOOR FURNITURE

DOORS **Supplier:** Hume Doors **Style:** FLUSH PANEL **Size:** 2040mm

ROBE DOORS **Supplier:** Hume Doors **Type:** FLUSH PANEL

*Please note – 720mm/820mm cavity sliding door ILO opening to wet areas & garage (Bathroom, Ensuite, laundry, garage) **VOIDS ALL WARRANTY**

Owners Initials:

Initial if applicable Owners Initials:

DOOR **Supplier:** Lockwood **Handle:** GLIDE L4
FURNITURE **Finish:** CHROME

SLIDING DOOR HANDLES	Type:	Flush Pull Handle	Handle:	ROUND
	Locations:	-WIL, 2x Lounge, WIP, 2x Rumpus, Powder, Laundry	Finish:	CHROME

HINGES **Finish:** CHROME

PRIVACY SETS	Supplier: Lockwood	Handle: GLIDE L4
*variation	Qty: 2x	Finish: CHROME
		Locations: POWDER – Sliding
		MASTER – Swinging
		BATHROOM - Swinging

INTERNAL PAINTING

PAINTING **Supplier:** **WATTYL**

Area: Colour:

Ceiling & Cornice: CEILING WHITE Watty! Aqua Prep Acrylic Sealer Undercoat (Low VOC)
Solver Maxi Ceiling White Flat Acrylic

Internal Doors & Robes: **DHIMBA** Wattyl Aqua Prep Acrylic Sealer Undercoat (Low VOC)
Wattyl AQUA TRIM

Skirtings & Architraves: **DHIMBA** Wattyl Aqua Prep Acrylic Sealer Undercoat (Low VOC)
Wattyl AQUA TRIM

Walls: **DHIMBA** Wattyl Aqua Prep Acrylic Sealer Undercoat (Low VOC)
Wattyl ID Advanced Low Sheen

Owners Initials:

Owners Initials:

HEATING & COOLING

HEATING /
COOLING

Supplier: TANJIL

Type: **To suit 3-PHASE**

Control System: RINNAI 24kw Ducted Inverter Reverse Cycle System

DINLR24Z7 (indoor) DONSR24Z9 (outdoor)

-Inc12x square ceiling outlets, 2x zone dampers, hinged filtered return air grill and a hard wired backlite controller.

WOOD HEATER

Supply & Install: Sale Heating & Leisure

Type: JINDARA – KIMBERLEY (240m2)

Hearth: See 'Tiles Section'

ELECTRICAL

ELECTRICAL

Supplier: Boltz Electrical

Supply: **3 - PHASE**

LED Lights: Warm White SAL 9WATT LED Downlights / Baton Lights – refer to electrical plan

Switches & Powerpoints (GPO): Legrand Excel Life Matt White

Other Notes: -Power to the shed & sub-board to the garage

variation*2x** Martec Fortress Pro Round 18W Tricolour LED Security Flood Lights – No sensors**2x** OWNER SUPPLIED External pillar light fittings – Fitted By Colmac

SOLAR

Supplier: **BY OWNER**

Type:

COMMUNICATION & TV ANTENNA

NBN SERVICES

Supplier: Powered Solutions

Note: BASIC COMMUNICATION PACKAGE

Service Available: - Communication Box to dwelling (Garage) including 1x data point, 1x GPO to NBN box, conduit from power pit to house, Conduit from side of house to NBN location.

Fixed to the premise (FTTP) or Fixed to the node (FTTN)

Items Not Included: NBN Connection including fibre optic cable, Net Work Terminate (NTD), Premise Connection Device (PCD), modem, network equipment and related connection fees from NBN Co & retailer.

TV ANTENNA

Supplier: **BY OWNER**

Note:

INSULATION

Supplier: CSR Bradford

EXTERNAL WALLS

Type: R2 BATTS

Upgrade: **N/A**

CEILING

Type: R4.1 BATTS

Upgrade: **N/A**

GARAGE CEILING

Type: R4.1 BATTS

Upgrade: **YES**

ALFRESCO CEILING

Type: R4.1 BATTS

Upgrade: **YES**

Owners Initials:

Owners Initials:

PLASTER & SKIRTING/ARCHITRAVES

CORNICE

Location: ALL

Style: Symphony 75mm

Upgrade:

PLASTER UPGRADES

Location: ENSUITE & BATHROOM

Type: SQUARE SET FINISH

Notes:

SKIRTING & ARCHITRAVES

Location: ALL

Style: COLONIAL 67mm

Upgrade:

CABINETRY

CABINETRY DOORS & DRAWERS

Supplier:

CABINET CONNECTIONS

NOTE:

NOTE- All cabinetry size, panels & joinery may alter on site during construction after cabinetry final measure.

SELECTION & EDGE PROFILE

FINISH

Location:

Kitchen- Island Bench Base:

1x set of 3 Pot Drawers-Shallow top drawer with large cutlery tray

1x Dual Bin Drawer

WHITE

Laminate with ABS

SILK

Kitchen - Island Bench Back Panel:

WHITE

Laminate with ABS

SILK

Kitchen - Oven Bench Base:

1x set of 3 Pot Drawers

WHITE

Laminate with ABS

SILK

Kitchen - Oven Bench Overhead:

CONCEALED RANGEHOOD

WHITE

Laminate with ABS

SILK

Kitchen - Wall Oven Tower:

1x Set of 2 drawers

BUILT IN OVEN

Colourmatched microwave space

WHITE

Laminate with ABS

SILK

Kitchen - Fridge Overhead:

WHITE

Laminate with ABS

SILK

WIP-Bench Base:

WHITE

Laminate with ABS

SILK

WIP-Bench Overhead:

WHITE

Laminate with ABS

SILK

Ensuite:

Centre vanity between the bath & shower – leave space on either side so its not hard up against the hob

WHITE

Laminate with ABS

SILK

Bathroom:

WHITE

Laminate with ABS

SILK

Powder:

WHITE

Laminate with ABS

SILK

*variation

Owners Initials:

Owners Initials:

		<u>Laundry-Bench Base:</u>	WHITE WASHED OAK Laminate with ABS	NATURAL
		<u>Laundry – Bench Overhead inc Tall Cupboard:</u>	WHITE WASHED OAK Laminate with ABS	NATURAL
BENCHTOPS	Supplier:	CABINET CONNECTIONS		
	NOTE:	All Joins in Laminate & Stone Benchtops will be at Cabinet Makers discretion	SELECTION & EDGE PROFILE	FINISH
	Location:	<u>Kitchen –</u> BUILT IN INDUCTION COOKTOP	SUGAR RUSH STONE AMBASSADOR Edge Profile Thickness: 40mm	
		<u>WIP:</u>	SUGAR RUSH STONE AMBASSADOR Edge Profile Thickness: 40mm	
*variation		<u>Ensuite –</u>	CATALANA MARBLE Laminate 10mm / 10mm 180° Rolled Edge With SQUARE end	NATURAL
*variation		<u>Bathroom –</u>	CATALANA MARBLE Laminate 10mm / 10mm 180° Rolled Edge With SQUARE end	NATURAL
		<u>Laundry –</u>	RAW COTTON Laminate 8mm / 8mm 180° Rolled Edge	NATURAL
*variation		<u>Powder -</u>	CATALANA MARBLE Laminate 10mm / 10mm 180° Rolled Edge	NATURAL
*variation		<u>Master - WIR – All drawer/shelves/doors</u> -Inc 2x tall doors over drawer / shelf towers & additional top shelf to both sides making 2 shelves above	CLASSIC OAK Laminate Wardrobe Series	NATURAL

KICKRAIL

Supplier: Via CABINET CONNECTIONS

Selections: MATCH CUPBOARDS
 Kitchen : WHITE SF
 WIP: WHITE SF
 Bathroom : WHITE SF
 Ensuite: WHITE SF
 Powder: WHITE SF
 Laundry: WHITE WASHED OAK NF

Owners Initials:

Owners Initials:

**CABINETS
DOOR HANDLES****Supplier:** Via CABINET CONNECTIONS**Room / Range / Colour:** To Kitchen & WIP – PRATO Range – Dull Brushed Nickel**Code/Size:** Pot drawers – PB978.256.DBR

Base Cupboards – PB978.160.DBR – Horizontal & centre to cupboard profile

Overhead cupboards – PB978.160.DBR – Horizontal & centre to cupboard profile

Bin drawer - PB978.160.DBR

To Ensuite / Bathroom / Powder - PRATO Range – Dull Brushed Nickel

Cupboards - PB978.160.DBR – Horizontal & centre to cupboard profile

To Laundry - PRATO Range – Dull Brushed Nickel

Cupboards - PB978.160.DBR – Horizontal & centre to cupboard profile

Tall Cupboard - PB978.256.DBR

To Master WIR – Tall cupboards - PRATO Range – Dull Brushed Nickel

Tower cupboards - PB978.256.DBR

APPLIANCES**KITCHEN
APPLIANCES****Supplier:** REECE ONSITE**Oven:** 596mm FISHER & PAYKAL Series 5 Electric multifunction Oven – Black – OB60SC7LEB1**Cooktop:** 900mm FISHER & PAYKAL Built in Series 7 INDUCTION Cooktop – CI904CTB1**Rangehood:** 900mm FISHER & PAYKAL Series 5 Inbuilt Rangehood – HP90ICSX4 - Silver**Dishwasher:** FISHER & PAYKAL 597mm Series 5 Freestanding Dishwasher - DW60FC1X2**Sink:** Franke FLASH FLX621 SS Double Bowl RHB**WIP Sink:** Franke BCX611RHD Bell Top mount sink – SB with drainer - 11363**Sink Tapware:** 2x TEVA Chrome Sink Mixer – with side lever**INTERNAL PLUMBING****LAUNDRY****Supplier:** REECE ON SITE**Trough:** 45L Inset Base Laundry Trough**Cabinetry:** Refer to Laundry Cabinetry Specifications**Tapware:** TEVA Chrome Sink Mixer – with side leverWashing Machine Taps **BELOW in cupboard**

Owners Initials:

Owners Initials:

SANITARYWARE, TAPWARE & ACCESSORIES

ENSUITE		Quantity	Product Code	Item	Product	Radii Round Chrome Accessories ARLO Chrome Tapware Range
*variation	Sanitaryware	1	9509219	Shower	Tiled INSITUE Shower Base with LEDGE	
		2		Basin	Kado Lux Round	
		1		Toilet	Domaine Rimless Wall faced Soft Close	
		1		Bath	Decina cool FREESTANDING bath 1790	
	Tapware	1		Shower	LEXI TWIN Shower	
		1		Shower	ARLO Shower Mixer	
		2		Basin	ARLO Basin Mixer	
		1		Bath	ARLO Shower Mixer	
		1		Bath	ARLO Bath Wall Outlet	
	Accessories	1			Radii ROUND Single Towel Rail	
		1			Radii ROUND Toilet Roll Holder	
		1			Radii ROUND Robe Hook	
		1			Radii ROUND Towel Ring	
BATHROOM		Quantity	Product Code	Item	Product	Radii Round Chrome Accessories ARLO Chrome Tapware Range
	Sanitaryware	1		Bath	Alpha 1675 x 765mm	
		1		Basin	Kado Lux Round	
		1		Shower	Tiled INSITUE Shower Base with NICHE	
	Tapware	1		Shower	PINA Rail Shower	
		1		Shower	ARLO Shower Mixer	
		1		Basin	ARLO Basin Mixer	
		1		Bath	ARLO Shower Mixer	
		1		Bath	ARLO Bath Wall Outlet	
	Accessories	1			Radii ROUND Single Towel Rail	
		1			Radii ROUND Robe Hook	
		1			Radii ROUND Towel Ring	
POWDER		Quantity	Product Code	Item	Product	Radii Round Chrome Accessories ARLO Chrome Tapware Range
	Sanitaryware	1			Domaine Rimless Wall faced Soft Close	
		1			Kado Lux Round	
	Tapware	1			ARLO Basin Mixer	
	Accessories	1			Radii ROUND Toilet Roll Holder	
		1			Radii ROUND Towel Ring	

Owners Initials:

Owners Initials:

OTHER INTERNAL

SHOWER SCREENS	Supplier: MARZ GLASS	Type: -Bathroom: - Semi Frameless -Ensuite: - Semi Frameless (No step max 5mm) Colour: CHROME
ROBE SHELVEING	Supplier: Cabinet Connections	Type: Drawer and Shelf fit-out to all robes Note: See cabinetry for master WIR
MIRRORS	Supplier: MARZ GLASS	Type: Polished Edge
GLASS SPLASHBACK	Supplier: DYNAMIC WINDOWS	Type: OPTI-GLASS inc 5x GPO cuts Location: KITCHEN & WIP Colour: DULUX paint colour : SANDY DAY

FLOORING

CARPETS	Supplier: CARPET COUNTRY Locations: Master inc WIR, Lounge, Study, Bed 2, Bed 3, Bed 4, Rumpus	Style/Range: CAT 4 – PACIFIC Colour: WHITE DUCK Underlay: STEPLUX
Please Note: Patterned carpet with directional designs may be subject to pattern distortion. Exact pattern match cannot be guaranteed		
OTHER FLOORING	Supplier: CARPET COUNTRY Locations: Entry, WIL, WIP, Kitchen, meals, Family, Hallways	Style/Range: KARNDEAN LONGBOARD Colour: PURE FABRIC OAK Code: # LLP329

FLOOR / WALL TILES

Location	Supplier: BEAUMONT TILES
TRIM COLOUR	Colour: BRUSHED Throughout as required

Note- Tile cuts will be the discretion of the tiler on site.

ENTRY, KITCHEN, WIP, FAMILY / MEALS	DETAILS	Range
To Kitchen SPLASH	See 'Glass Splashback 'section	
To WIP Splash	See 'Glass Splashback 'section	
To Hearth	-1x Piece of black stone – 1.2m x 1.2m with corners cut	

ENSUITE	DETAILS	Range
To FLOOR Inc Shower Base & WC	NAME: INFINITE GREIGE MATT #1235661 450X450 GROUT: # 295 OLIVE	G
To Shower Walls Inc Niche	NAME: BORAIE MARBLE GREIGE POLISHED #1277455 300X600 (Vertical Stacked) GROUT: # 295 OLIVE	G

Owners Initials:

Owners Initials:

To WEST wall, EAST wall	NAME: BORAIE MARBLE GREIGE POLISHED #1277455 300X600 (Vertical Stacked) GROUT: # 295 OLIVE	G
FULL HEIGHT FLOOR TO CEILING TILING-SQUARE SET PLASTER FINISH		
To NORTH wall	NAME: VOYAGE PUMICE GLOSS #1270987 100X300 (Vertical Stacked) GROUT: # 241 MISTY GREY	G
FULL HEIGHT FLOOR TO CEILING TILING-SQUARE SET PLASTER FINISH		
BATHROOM	DETAILS	Range
To FLOOR Inc Shower Base	NAME: BELGA IVORY MATT #79934 450X450 GROUT: # 285 MUDBERRY	G
To Shower Walls Inc Niche	NAME: BELGA IVORY SHINE #1000557 450X450 GROUT: # 285 MUDBERRY	G
To WEST wall, EAST wall	NAME: BELGA IVORY SHINE #1000557 450X450 GROUT: # 285 MUDBERRY	G
FULL HEIGHT FLOOR TO CEILING TILING-SQUARE SET PLASTER FINISH		
To Bath Hob FACE, TOP & SPLASH – ALL NORTH wall	NAME: VOYAGE PUMICE GLOSS #1270987 100X300 (Vertical Stacked) GROUT: # 241 MISTY GREY	G
FULL HEIGHT FLOOR TO CEILING TILING-SQUARE SET PLASTER FINISH		
POWDER	DETAILS	
To FLOOR	NAME: BELGA IVORY MATT #79934 450X450 GROUT: # 285 MUDBERRY	G
To Vanity Splash	NAME: VOYAGE PUMICE GLOSS #1270987 100X300 (Vertical Stacked) GROUT: # 241 MISTY GREY	G
LAUNDRY	DETAILS	Range
To FLOOR	NAME: BELGA IVORY MATT #79934 450X450 GROUT: # 285 MUDBERRY	G
To Splash	NAME: VOYAGE PUMICE GLOSS #1270987 100X300 (HORIZONTAL Stacked) GROUT: # 241 MISTY GREY	G
BLINDS		
ROLLER BLINDS	Supplier: BY OWNER Locations:	

Owners Initials:

Owners Initials:



PROPOSED RESIDENCE FOR

No.6 (LOT 9) MONTROSE COURT 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

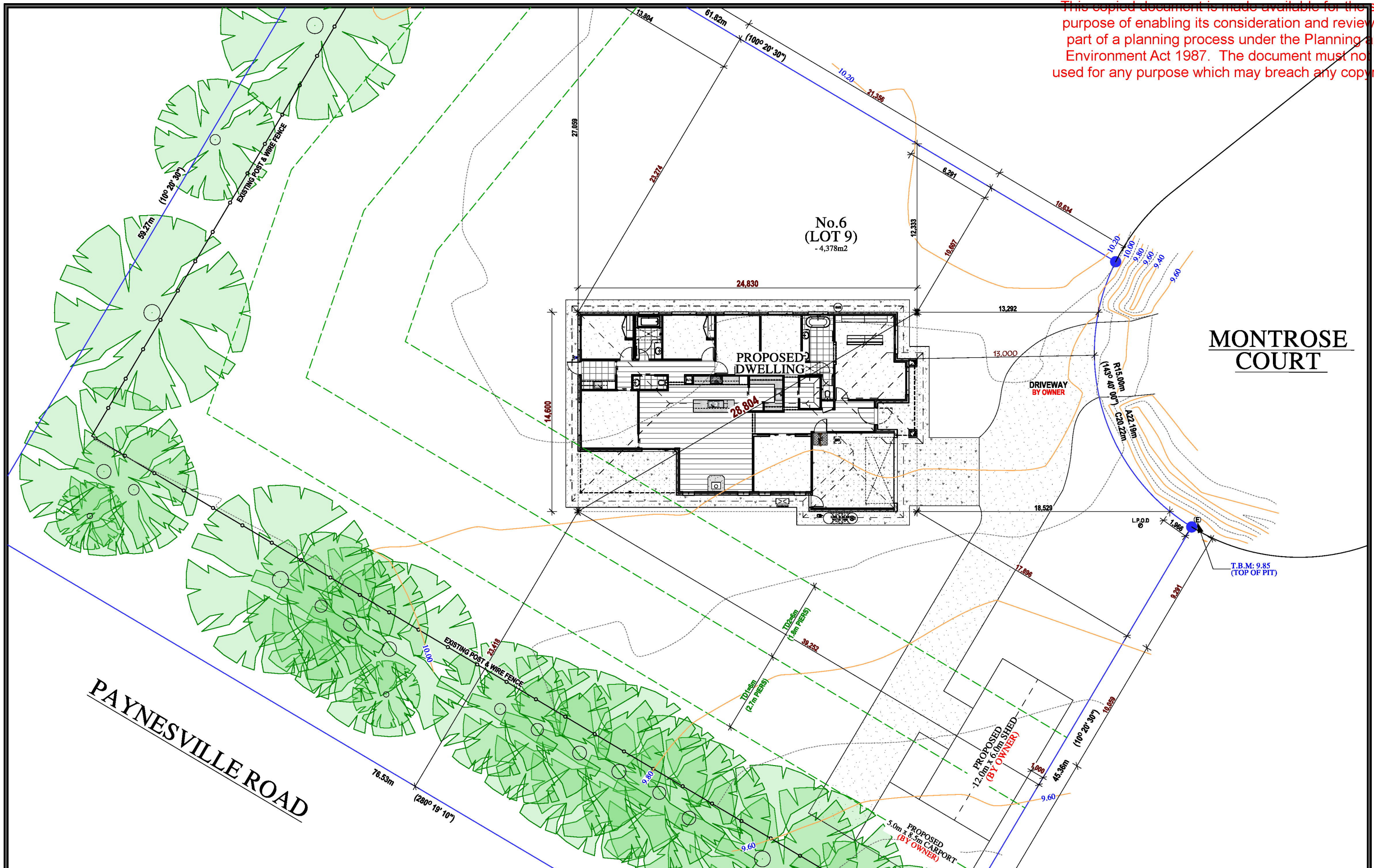
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_____	D.M.P.	18/11/25	Printed 027/11/2025

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PROPOSED RESIDENCE FOR

No.6 (LOT 9) MONTROSE COURT
EAGLE POINT

COLMAC HOMES

"Our Family Business, Building your Family Home"

DB-U 22425

MATISSE 280

1. DWELLING:	261.52 m ²	28.15 sq
2. GARAGE:	36.52 m ²	3.93 sq
3. ALFRESCO:	23.04 m ²	2.48 sq
4. PORCH:	8.43 m ²	0.91 sq
5. TOTAL:	329.51 m ²	35.47 sq
#. LOT SIZE:	- 4,378m ²	

DP	DENOTES COLORBOND DOWNPIPE LOCATION
DP	DENOTES 100mm PVC DOWNPIPE LOCATION
(DG)	DENOTES DOUBLE GLAZED WINDOWS & DOORS
(A+)	DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
REINFORCEMENT	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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SITE PLAN

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

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

www.colmachomes.com.au

SCALE:
1:250 AT A3

DATE:
18/11/25

DRAWN:
D.M.P.

JOB No.:

SHEET:

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PROPOSED RESIDENCE FOR

No.6 (LOT 9) MONTROSE COURT
EAGLE POINT

COLMAC HOMES

"Our Family Business, Building your Family Home"

DB-U 22425

MATISSE 280

1. DWELLING:	261.52 m2	28.15 sq
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4. PORCH:	8.43 m2	0.91 sq
5. TOTAL:	329.51 m2	35.47 sq
#. LOT SIZE:	- 4,378m2	

LEGEND

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

CLIENT INITIALS:

BUILDER INITIALS:

DATE:

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LOCATION PLAN

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

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

www.colmachomes.com.au

SCALE:
1:500 AT A3

DATE:
18/11/25

DRAWN:
D.M.P.

JOB No.:

SHEET:
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LANDSCAPE LEGEND	
SYMBOL	GROUND COVER
	DRIVEWAY / CONCRETE PAVING
	CRUSHED ROCK / GRAVEL
	GARDEN BED (MULCH)
	LAWN / GRASS
	GALV. STEEL RAISED VEGGIE BED (SIZE: 3.20m L x 0.80m W x 0.45m H)
TREES	
	'CAPITAL' ORNAMENTAL PEAR (<i>Pyrus calleryana</i>) (MATURE SIZE: 10m H x 3m W)
	OCTOBER GLORY MAPLE (<i>Acer Rubrum</i>) (MATURE SIZE: 12m H x 9m W)
	STELLA CHERRY (<i>Prunus avium</i>) (MATURE SIZE: 5m H x 2m W)
	SANTA ROSA PLUM (<i>Prunus salicina</i>) (MATURE SIZE: 4m H x 3m W)
	BLACK GENOA FIG (<i>Ficus carica</i>) (MATURE SIZE: 4m H x 4m 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)

NOTE: ALL LANDSCAPING IS BY OWNER

PROPOSED RESIDENCE FOR
No.6 (LOT 9) MONTROSE COURT
EAGLE POINT

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

MATISSE 280			
1. DWELLING:	261.52 m2	28.15 sq	
2. GARAGE:	36.52 m2	3.93 sq	
3. ALFRESCO:	23.04 m2	2.48 sq	
4. PORCH:	8.43 m2	0.91 sq	
5. TOTAL:	329.51 m2	35.47 sq	
#. LOT SIZE:	- 4,378m2		

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

CLIENT INITIALS:
BUILDER INITIALS:
DATE:



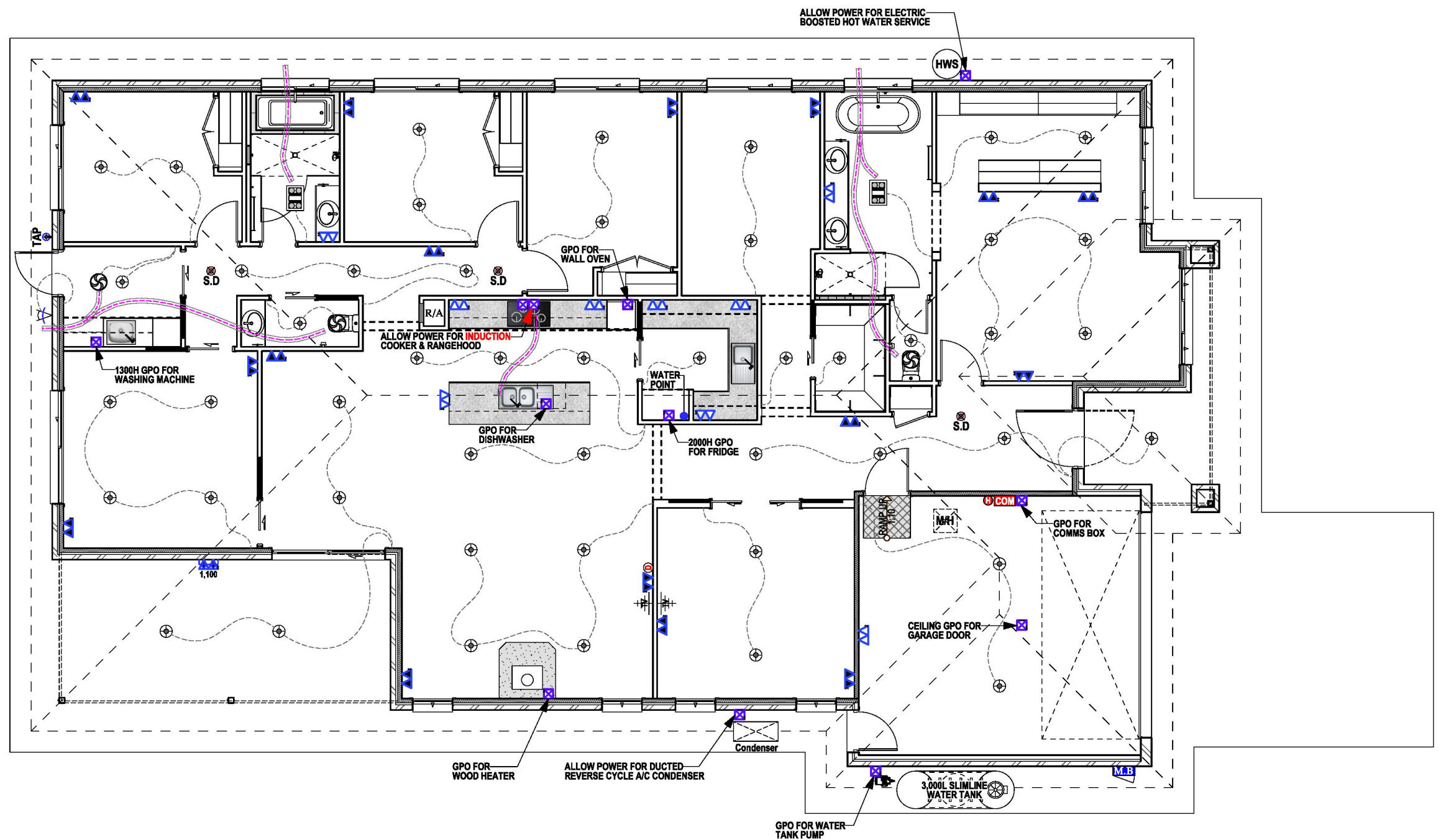
LANDSCAPING PLAN		
PHONE: (03) 5143 0399 FAX: (03) 5143 0933	DRAWN: D.M.P.	
No.3-5 (LOT 13) NORTHLAND DRIVE, SALE, VICTORIA 3850	JOB No.:	
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3 PHASE POWER

ELECTRICAL LEGEND		
DESCRIPTION	SYM.	QTY
1: GPO DBL - 300 HIGH		16
1: GPO DBL - 1100 HIGH		9
1a: GPO DBL - OTHER		12
1a: GPO DBL (EXTERNAL) - 1100 HIGH		1
2: 9W LED DOWNLIGHT (92mm CUT OUT)		48
2: HEAT & FAN LIGHT (4 GLOBE)		2
2a: SINGLE PARA FLOOD LIGHT		1
3: SMOKE DETECTOR (300mm min CLEARANCE)		3
4: EXHAUST FAN (SEALED)		3
5: EXHAUST DUCT		6
6: TV POINT		2
7: DATA POINT (RETURNS TO HOME POINT)		1
7: HOME DATA POINT		1
8: COMMUNICATION BOX		1
9: METER BOX		1
11: HOT WATER SERVICE (ELECTRIC)		1



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

PROPOSED RESIDENCE FOR

No.6 (LOT 9) MONTROSE COURT
EAGLE POINT

COLMAC HOMES

"Our Family Business, Building your Family Home"

DB-U 22425

MATISSE 280

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5. TOTAL:	329.51 m2	35.47 sq
#. LOT SIZE:	- 4,378m2	

LEGEND

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

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ELECTRICAL LAYOUT

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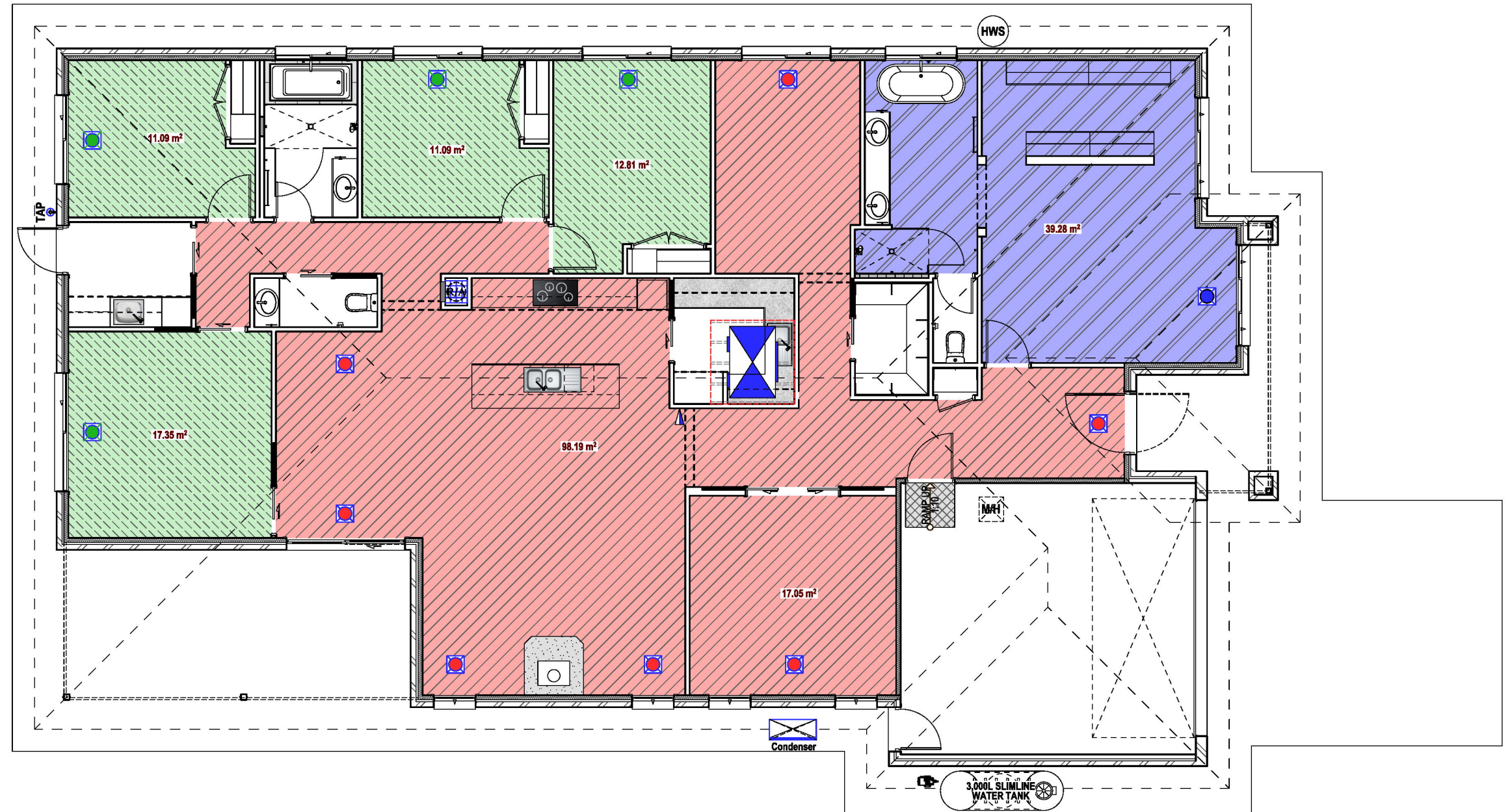
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3 PHASE POWER

HEATING / COOLING LEGEND

DESCRIPTION	SYM.	QTY
1: DUCTED REVERSE CYCLE A/C		1
3: DUCT OUTLET (COMMON ZONE)		7
3: DUCT OUTLET (ZONE 1)		1
3: DUCT OUTLET (ZONE 2)		4
5: CENTRAL CONTROL - 1500H		1
5: RETURN AIR (1200H x 400W GRILL)		1
6: REF. COOLING CONDENSER		1



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#. LOT SIZE:	- 4,378m2	

LEGEND

DP	DENOTES COLORBOND DOWNPIPE LOCATION
DP	DENOTES 100% PVC DOWNPIPE LOCATION
(*)DG	DENOTES DOUBLE GLAZED WINDOWS & DOORS
(*)A+	DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
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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HEATING & COOLING

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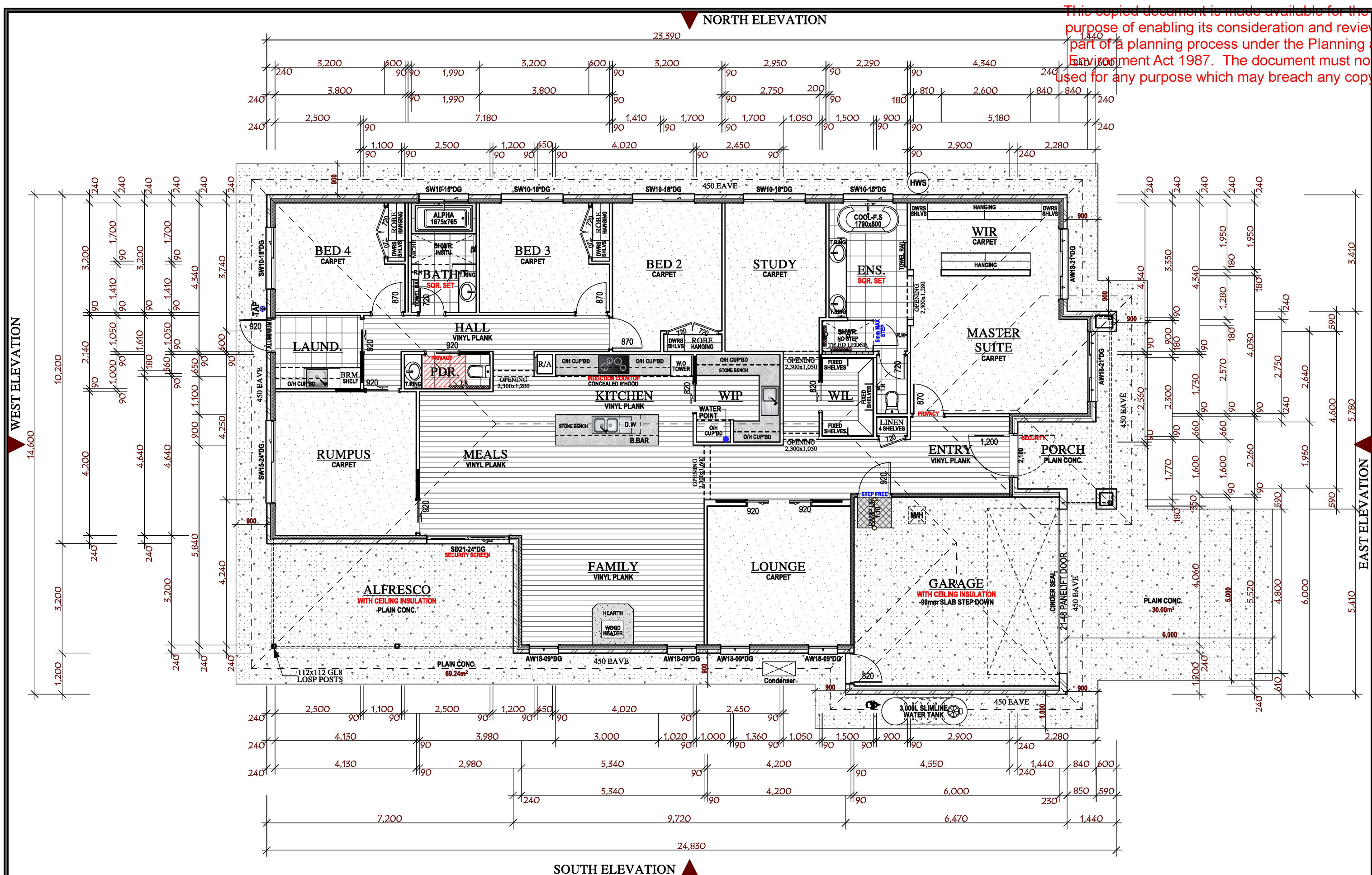
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PROPOSED RESIDENCE FOR

No.6 (LOT 9) MONTROSE COURT

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#. LOT SIZE: - 4,378m2

LEGEND

DP DENOTES COLORBOND DOWNPIPE LOCATION

DP DENOTES 1000 PVC DOWNPIPE LOCATION

(DGL) DENOTES DOUBLE GLAZED WINDOWS & DOORS

(A+) DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS

REINFORCEMENT TO SELECTED WALLS TO COMPLY WITH NCC 4.2 REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS

REINFORCEMENT TO SELECTED WALLS TO COMPLY WITH NCC 4.2

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FLOOR PLAN

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SOUTH ELEVATION



EAST ELEVATION

PROPOSED RESIDENCE FOR

No.6 (LOT 9) MONTROSE COURT
EAGLE POINT

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LEGEND

— DP

● DP

(*)DG

(*)A+

DENOTES COLORBOND DOWNPIPE LOCATION

DENOTES 1000P PVC DOWNPIPE LOCATION

DENOTES DOUBLE GLAZED WINDOWS & DOORS

DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS

DENOTES REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS

DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

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NORTH ELEVATION



WEST ELEVATION

PROPOSED RESIDENCE FOR

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EAGLE POINT

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DB-U 22425

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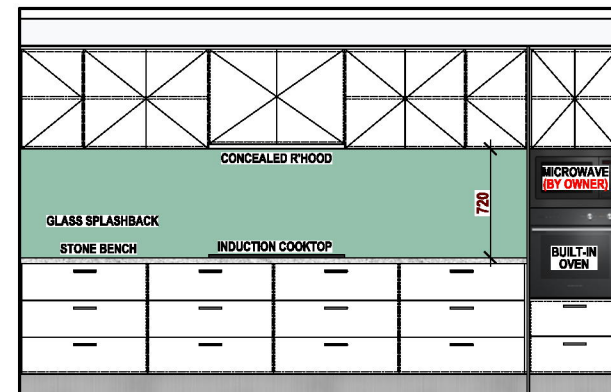
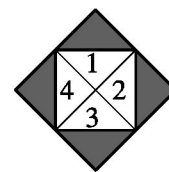
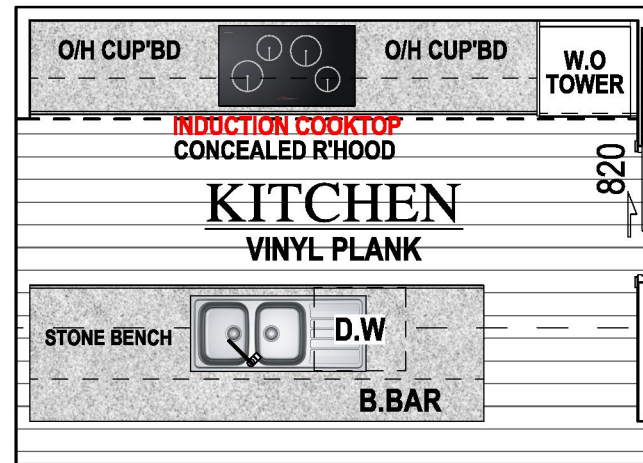
LEGEND	
— DP	DENOTES COLORBOND DOWNPIPE LOCATION
● DP	DENOTES 1000 PVC DOWNPIPE LOCATION
(*DG)	DENOTES DOUBLE GLAZED WINDOWS & DOORS
(*A+)	DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
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www.colmachomes.com.au	SHEET: 9
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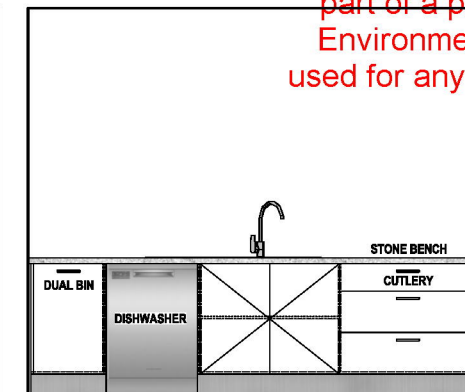
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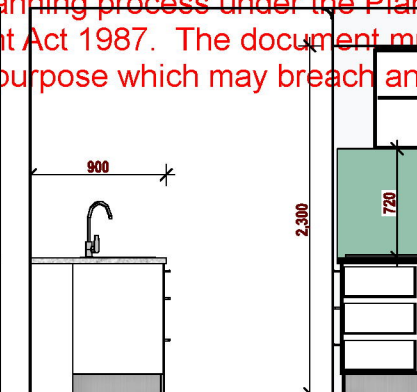
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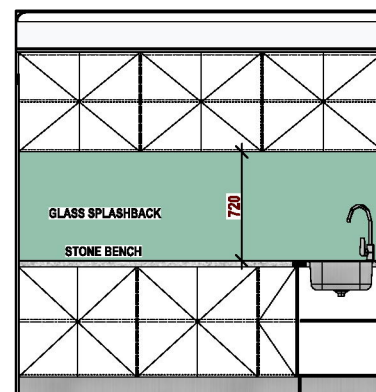
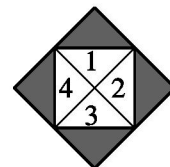
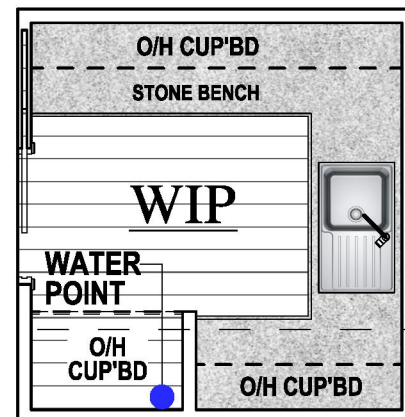
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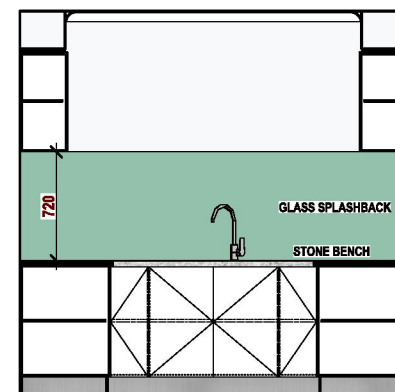
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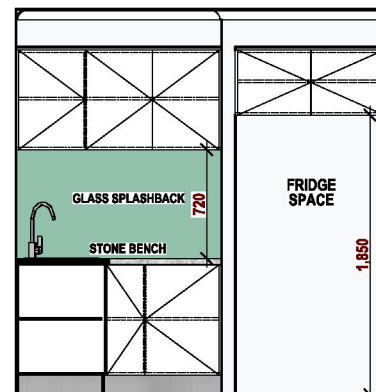
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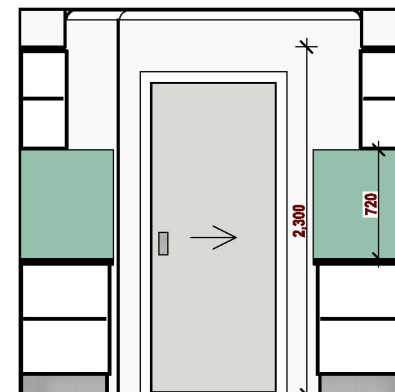
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02



03



04



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

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PROPOSED RESIDENCE FOR

No.6 (LOT 9) MONTROSE COURT
EAGLE POINT

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DB-U 22425

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LEGEND

DP	DENOTES COLORBOND DOWNSIDE LOCATION
DP	DENOTES 100% PVC DOWNSIDE LOCATION
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	DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

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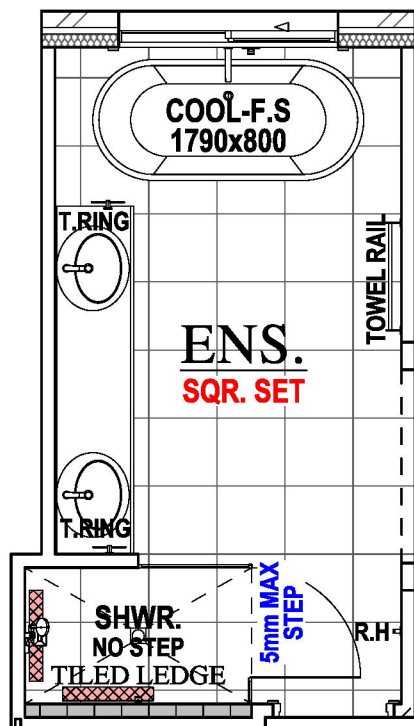
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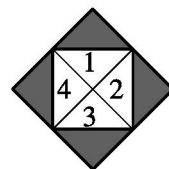
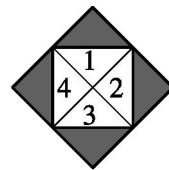
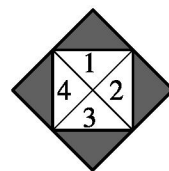
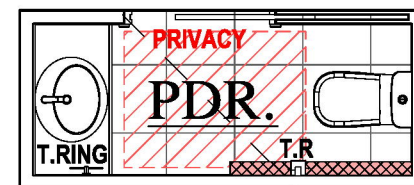
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JOB No.:

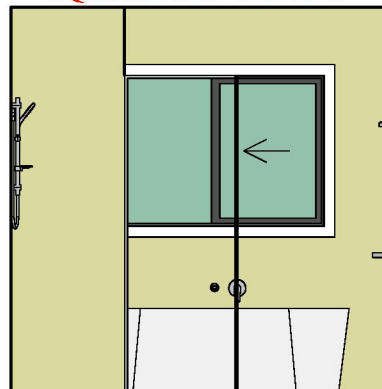
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NOTE: ALLOW REINFORCEMENT IN WALLS WHERE HATCHED - FOR GRAB RAIL PROVISIONS

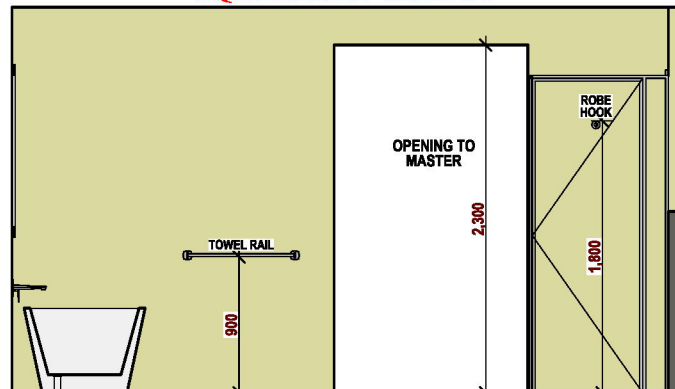


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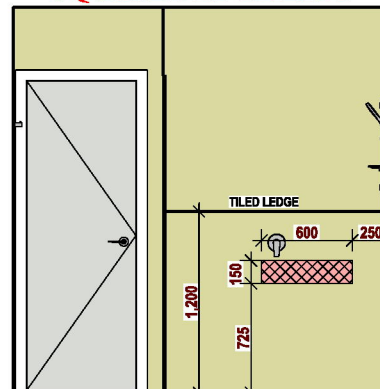
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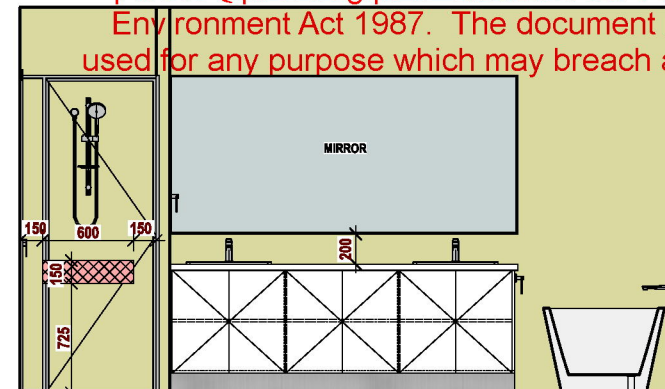


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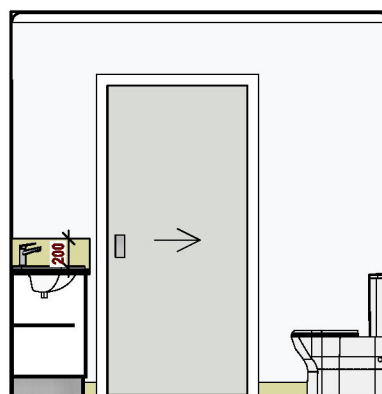
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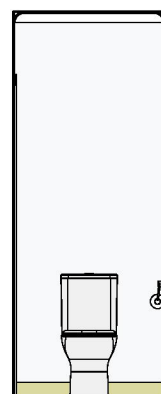
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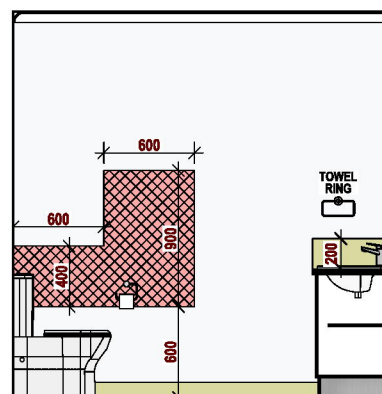
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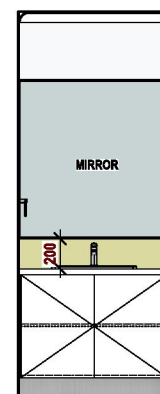
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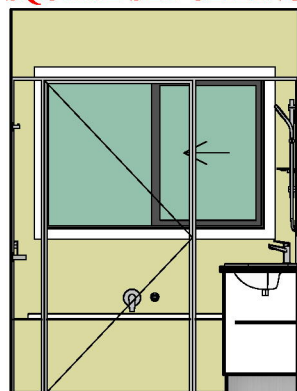


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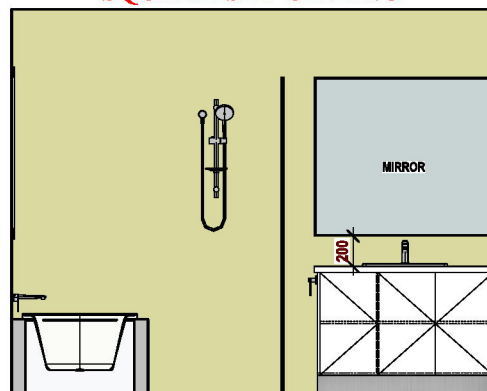
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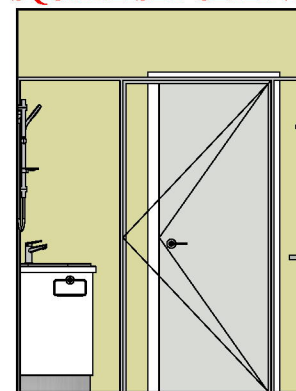
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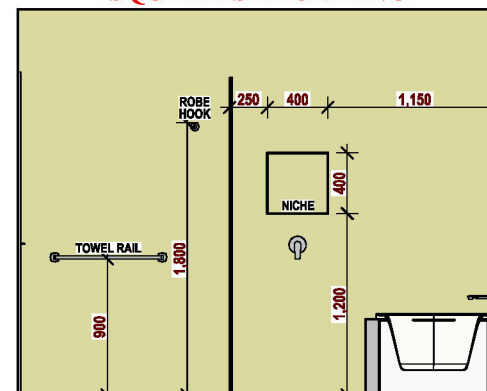
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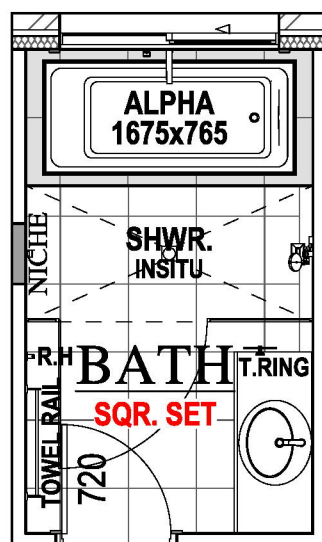


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SQUARE SET CEILING



04



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PROPOSED RESIDENCE FOR

No.6 (LOT 9) MONTROSE COURT
EAGLE POINT

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DB-U 22425

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LEGEND

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DP	DENOTES 100mm PVC DOWNPIPE LOCATION
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(A+)	DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
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CLIENT INITIALS:

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JOINERY DETAILS

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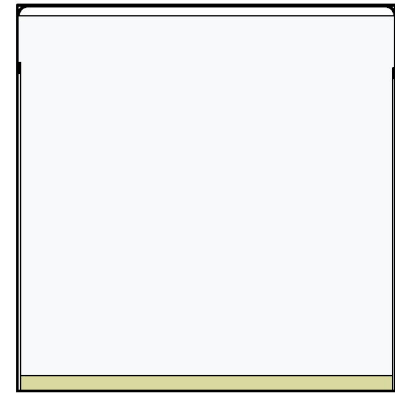
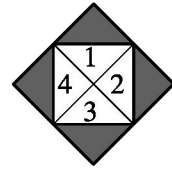
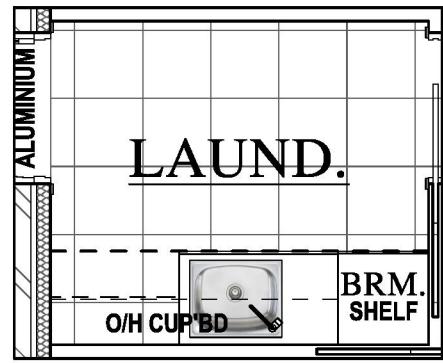
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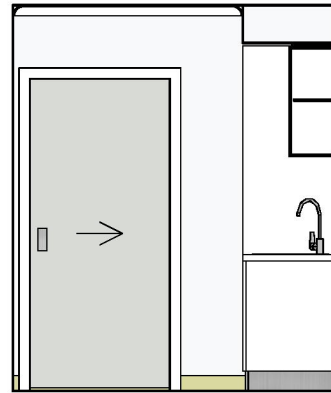
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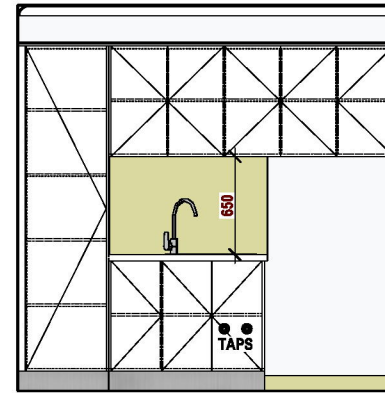
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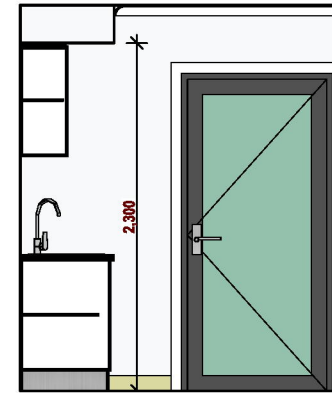
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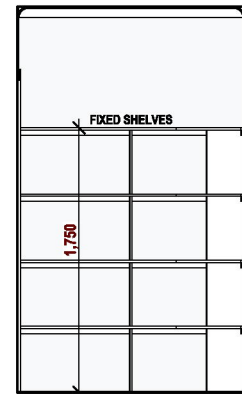
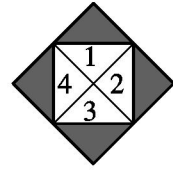
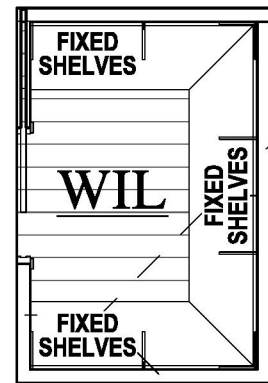
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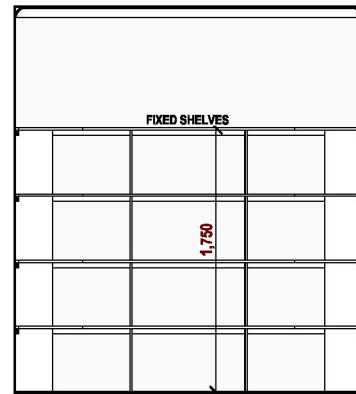
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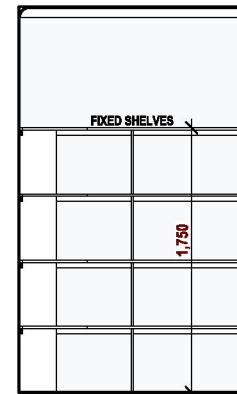
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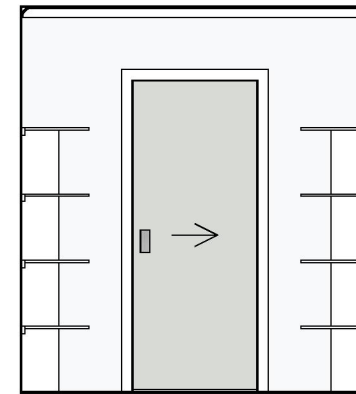
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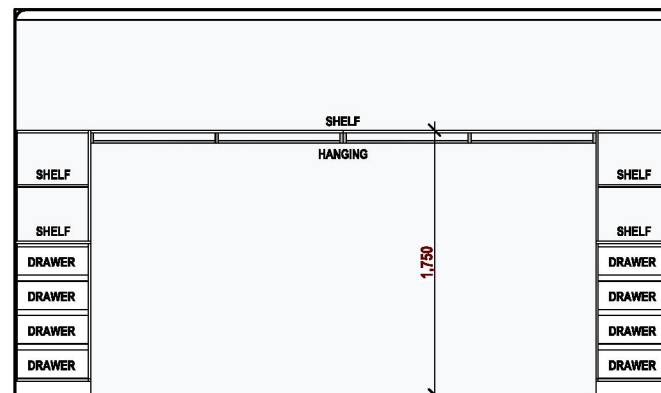
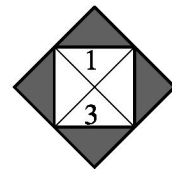
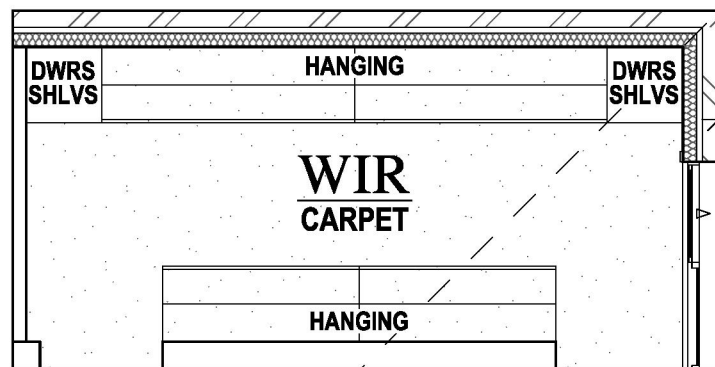
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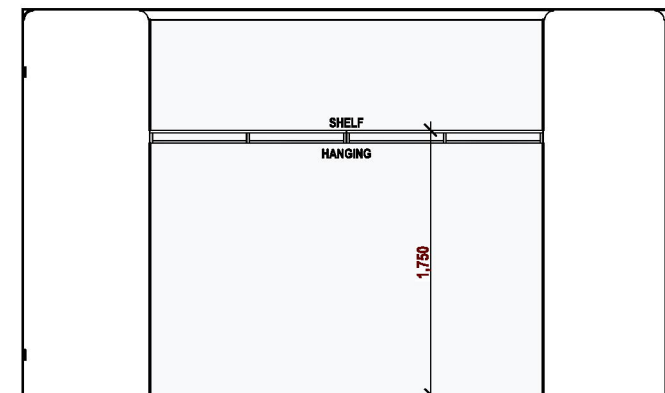
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04



01



03

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

PROPOSED RESIDENCE FOR

No.6 (LOT 9) MONTROSE COURT
EAGLE POINT

COLMAC HOMES

"Our Family Business, Building your Family Home"

DB-U 22425

MATISSE 280

1. DWELLING:	261.52 m2	28.15 sq
2. GARAGE:	36.52 m2	3.93 sq
3. ALFRESCO:	23.04 m2	2.48 sq
4. PORCH:	8.43 m2	0.91 sq
5. TOTAL:	329.51 m2	35.47 sq
#. LOT SIZE:	- 4,378m2	

LEGEND

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

CLIENT INITIALS:

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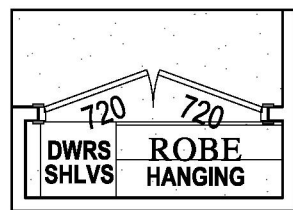
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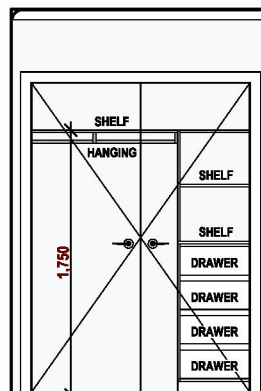
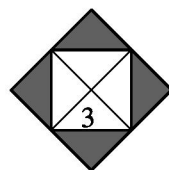
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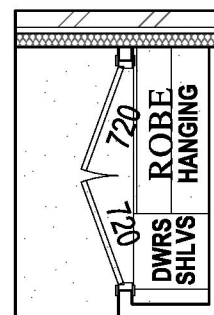
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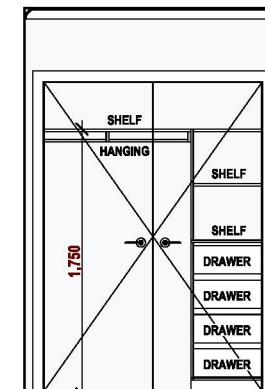
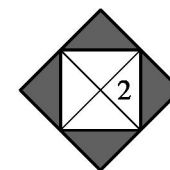
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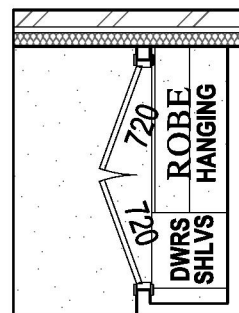
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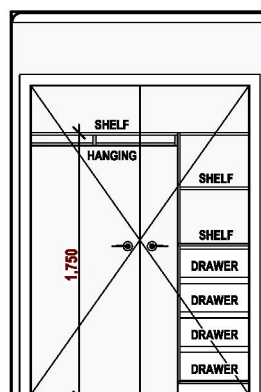
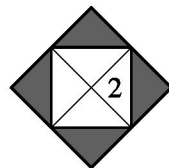
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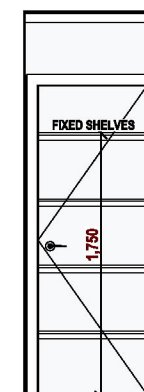
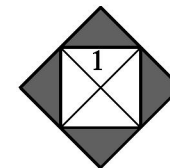
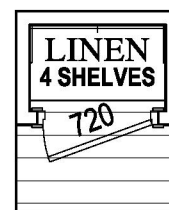
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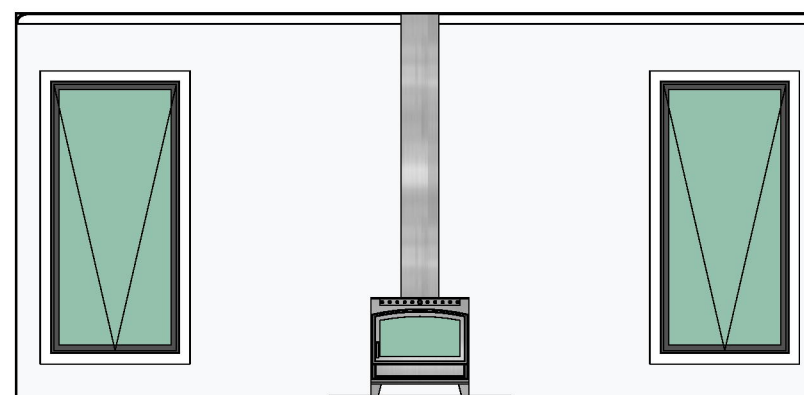
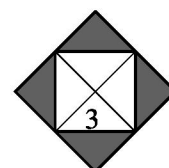
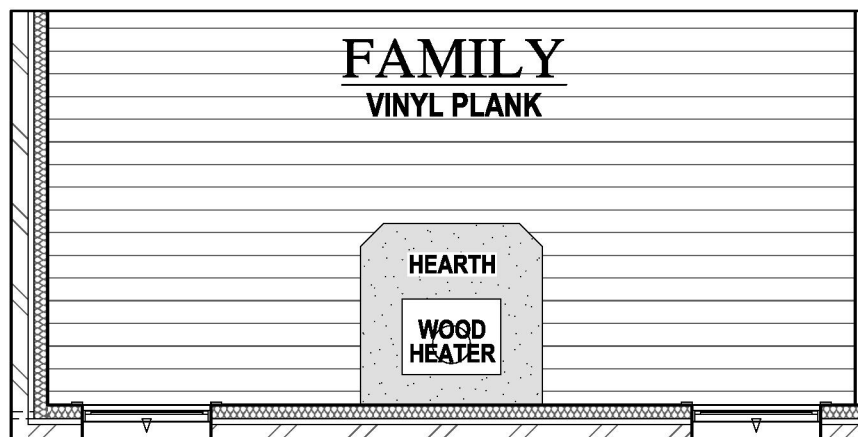
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02



01



03

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

PROPOSED RESIDENCE FOR

No.6 (LOT 9) MONTROSE COURT
EAGLE POINT

COLMAC HOMES

"Our Family Business, Building your Family Home"

DB-U 22425

MATISSE 280

1. DWELLING:	261.52 m2	28.15 sq
2. GARAGE:	36.52 m2	3.93 sq
3. ALFRESCO:	23.04 m2	2.48 sq
4. PORCH:	8.43 m2	0.91 sq
5. TOTAL:	329.51 m2	35.47 sq
#. LOT SIZE:	- 4,378m2	

LEGEND

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

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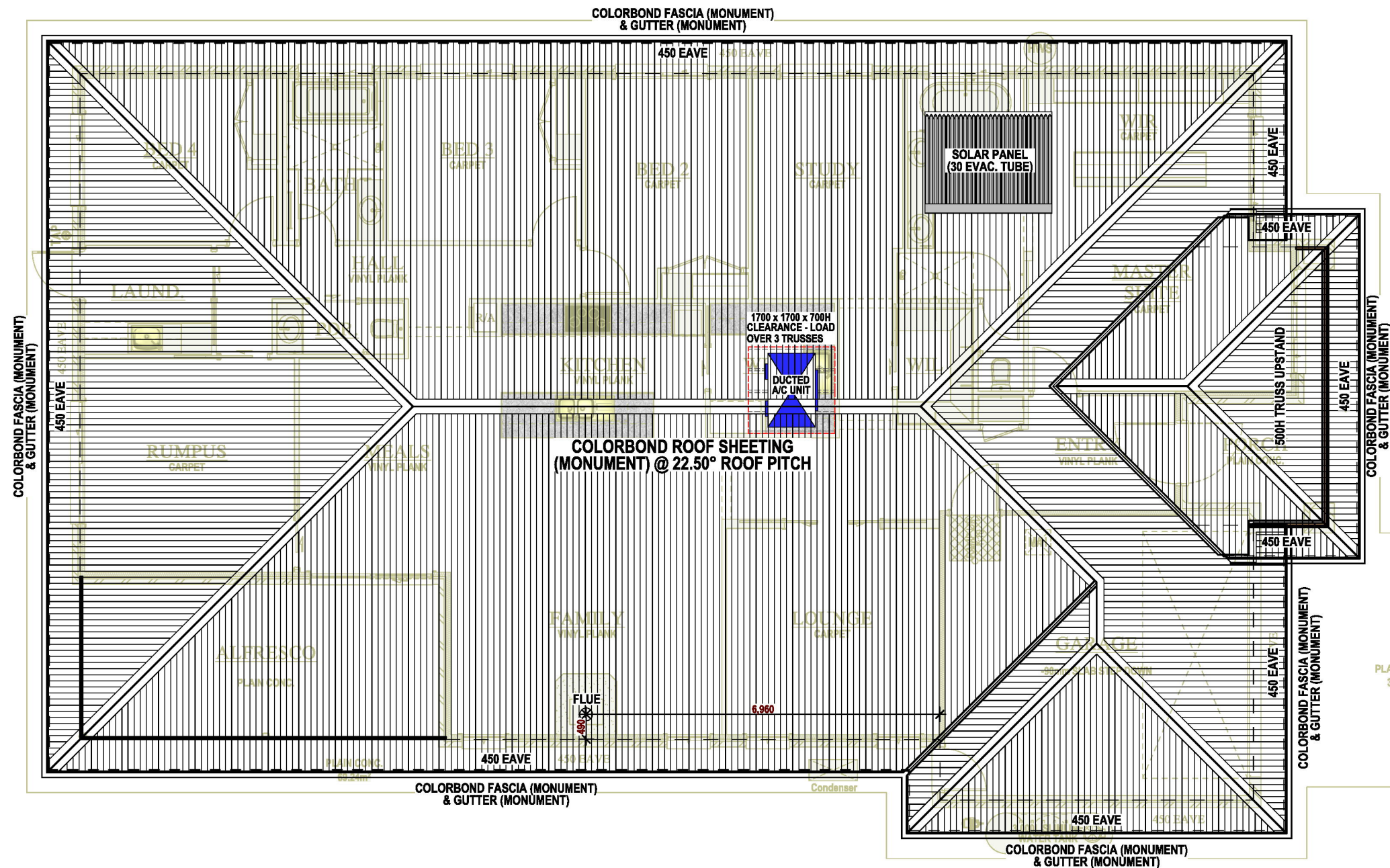
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NOTE: ROOFING VENTILATION TO MEET CURRENT NCC REQUIREMENTS AS PER SECTION 10.8.3.
(EAVEFLO™ & RIDGEFLO™ VENTILATION SYSTEM TO BE INSTALLED AS PER MANUFATURERS SPECIFICATIONS)
-EAVEFLO™ (EG7000) INSTALLED BEHIND FASCIA & FIXED TO TOP OF TRUSSES
-RIDGEFLO™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

NORTH ELEVATION

TYPE	PITCH	PROFILE	ROOFING	FASCIA	GUTTER
ROOF	22.50°	CUSTOM ORB	MONUMENT	MONUMENT	MONUMENT

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SOUTH ELEVATION

PROPOSED RESIDENCE FOR

No.6 (LOT 9) MONTROSE COURT
EAGLE POINT

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DB-U 22425

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5. TOTAL:	329.51 m2	35.47 sq
#. LOT SIZE:	- 4,378m2	

LEGEND

DP	DENOTES COLORBOND DOWNPIPE LOCATION
DP	DENOTES 100% PVC DOWNPIPE LOCATION
(*DG)	DENOTES DOUBLE GLAZED WINDOWS & DOORS
(*A+)	DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS
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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INTERNAL DOOR SCHEDULE

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

ID	ROOM	TYPE	WIDTH	HEIGHT	HUNG	QTY	PLAN VIEW	ELEVATION VIEW	LOCK
	LOUNGE	Cavity Slider	2/920	2,040	L	1			
	MASTER	Standard	870	2,040	R	1			PRIVACY
	PDR.	Cavity Slider	920	2,040	R	1			PRIVACY
	RUMPUS	Cavity Slider	920	2,040	L	2			
	WIL	Cavity Slider	820	2,040	R	1			
	WIP	Cavity Slider	820	2,040	R	1			
SOLICORE									
	GARAGE	Standard	920	2,040	L	1			LOCK SET

PROPOSED RESIDENCE FOR

No.6 (LOT 9) MONTROSE COURT

EAGLE POINT

COLMAC HOMES

"Our Family Business, Building your Family Home"

DB-U 22425

MATISSE 280

1. DWELLING:	261.52	m2	28.15	sq
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4. PORCH:	8.43	m2	0.91	sq
5. TOTAL:	329.51	m2	35.47	sq

#. LOT SIZE:

- 4,378m2

LEGEND

DP

DENOTES COLORBOND DOWNPIPE LOCATION

DP

DENOTES 100mm PVC DOWNPIPE LOCATION

(DG)

DENOTES DOUBLE GLAZED WINDOWS & DOORS

(A+)

DENOTES HIGH PERFORMANCE LOW-E DOUBLE GLAZED WINDOWS & DOORS

DENOTES REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS

DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

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DRAWN: D.M.P.

JOB No.:

SCALE: AT A3

DATE: 18/11/25

SHEET: 7

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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.	SW10-15*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	1,000	1,450	1			*MONUMENT	2,100	1,100	Glass - TRANSLUCENT
ENTRY	1200	HUME	TIMBER JAMB	XS24	-	2,100	1,280	1			STAINED	2,100	0	Glass - CLEAR
FAMILY	AW18-09*DG	DYNAMIC	ALUMINIUM	AWNING	DOUBLE GLAZED	1,800	850	2			*MONUMENT	2,100	300	Glass - CLEAR
GARAGE	820	DYNAMIC - HUME	ALUMINIUM	SOLID CORE	-	2,100	900	1			*MONUMENT	2,100	0	N/A
LAUND.	ALUMINIUM	DYNAMIC	ALUMINIUM	GLAZED DOOR	DOUBLE GLAZED	2,100	1,000	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	AW18-21*DG	DYNAMIC	ALUMINIUM	AWNING	DOUBLE GLAZED	1,800	2,050	2			*MONUMENT	2,100	300	Glass - CLEAR
MEALS	SD21-24*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	2,100	2,410	1			*MONUMENT	2,100	0	Glass - CLEAR
RUMPUS	SW15-24*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	1,500	2,410	1			*MONUMENT	2,100	600	Glass - CLEAR
STUDY	SW10-18*DG	DYNAMIC	ALUMINIUM	SLIDING	DOUBLE GLAZED	1,000	1,810	1			*MONUMENT	2,100	1,100	Glass - CLEAR

PROPOSED RESIDENCE FOR

No.6 (LOT 9) MONTROSE COURT
EAGLE POINT**COLMAC HOMES**

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MATISSE 280

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#. LOT SIZE: - 4,378m2

LEGEND

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DP	DENOTES 100mm PVC DOWNPIPE LOCATION
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