

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	47 Boyd Court EAGLE POINT VIC 3878 Lot: 1 PS: 918822
The application is for a permit to:	Buildings and works for a single dwelling and outbuilding
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
43.02 (DDO11)	Construct a building or construct or carry out works.
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2026.110.1

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 23 April 2026 4:58 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: APPENDIX B Development Plans.pdf; APPENDIX A Copy of Plan.PDF; 26019 Planning Submission .pdf; 26019 Letter to Council.pdf; APPENDIX A Copy of Title.PDF; APPENDIX B Shed Plans.pdf; Planning_Permit_Application_2026-04-23T16-57-38_33174121_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:

Business trading name: C/- Development Solutions Victoria Pty Ltd

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale Vic 3875

Preferred phone number: 0351524858

Owner's name:

Owner's business trading name (if applicable):

Owner's postal address:

Street number: 47

Street name: Boyd Court

Town: Eagle Point

Post code: 3875

Lot number: 1

Plan number: 918822N

Other Legal Description: Vol 12594 Fol 764

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 : Development of a Dwelling and Outbuilding

Estimated cost of development: 865000

Has there been a pre-application meeting: No

Your reference number: 26019

ExtraFile: 1

Invoice Payer: Development Solutions Victoria Pty Ltd

Address for Invoice: 48 Bailey Street, Bairnsdale VIC 3875

Invoice Email: admin@devsolvic.com.au

Primary Phone Invoice: 0351524858

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Plans: [APPENDIX B Development Plans.pdf](#), [APPENDIX B Shed Plans.pdf](#)

Full copy of Title: [APPENDIX A Copy of Plan.PDF](#), [APPENDIX A Copy of Title.PDF](#)

Planning report: [26019 Planning Submission .pdf](#)

1. Supporting information/reports: [26019 Letter to Council.pdf](#)



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

VOLUME 12594 FOLIO 764

Security no : 124133807984S
Produced 15/04/2026 02:20 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 918822N.
PARENT TITLE Volume 10096 Folio 139
Created by instrument PS918822N 03/02/2025

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS918822N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
BA134994U (E)	TRANSFER CONTROL OF ECT	Completed	19/02/2026
BA152121G (E)	TRANSFER	Registered	24/02/2026

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

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

Street Address: 47 BOYD COURT EAGLE POINT VIC 3878

ADMINISTRATIVE NOTICES

NIL

eCT Control 25771D EAST VIC CONVEYANCING
Effective from 24/02/2026

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS918822N
Number of Pages (excluding this cover sheet)	2
Document Assembled	15/04/2026 14:20

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<h1>PLAN OF SUBDIVISION</h1>	<p>Council Name: East Gippsland Shire Council Council Reference Number: PS918822N Planning Permit Reference: 30/2023/P SPEAR Reference Number: S220004V</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Robert Pringle for East Gippsland Shire Council on 27/11/2023</p> <p>Statement of Compliance issued: 06/01/2025</p>
<p>LOCATION OF LAND</p> <p>PARISH: BAIRNSDALE</p> <p>TOWNSHIP: _____</p> <p>SECTION: A</p> <p>CROWN ALLOTMENT: 50 & 51 (PARTS)</p> <p>CROWN PORTION: _____</p> <p>TITLE REFERENCE: VOL 10096 FOL 139</p> <p>LAST PLAN REFERENCE: LOT 7 - PS319780S</p> <p>POSTAL ADDRESS: 51 BOYD COURT, (at time of subdivision) EAGLE POINT, 3878</p> <p>MGA2020 CO-ORDINATES: E: 559 060 ZONE: 55 (of approx centre of land in plan) N: 5805 340</p>	

VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	
NIL	NIL	
NOTATIONS		
DEPTH LIMITATION	DOES NOT APPLY	
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. 30/2023/P</p> <p>This survey has been connected to permanent marks No(s). 491</p> <p>In Proclaimed Survey Area No. NIL</p>		

EASEMENT INFORMATION

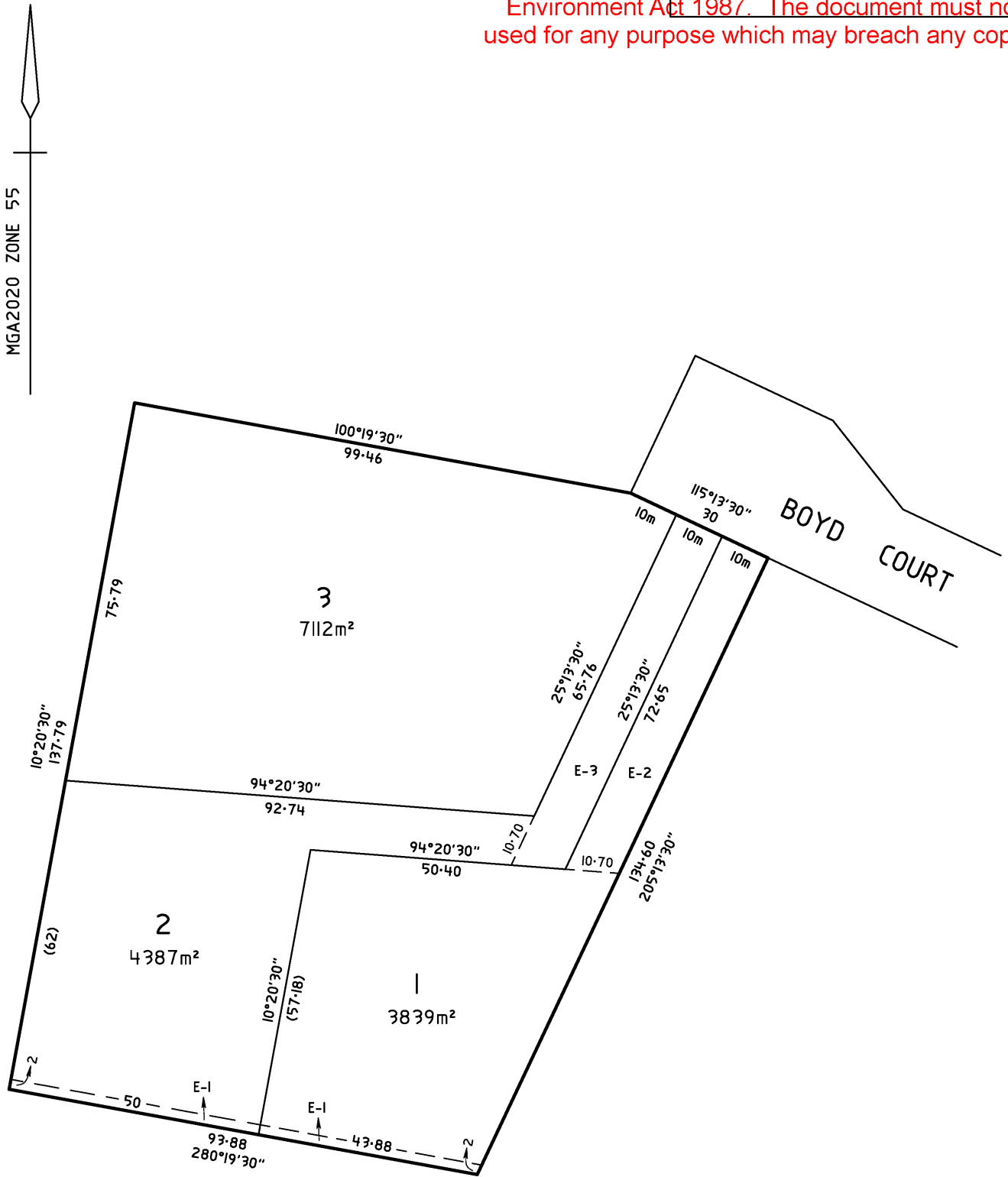
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2	PS319780S	LAND IN PS319780S
E-2	CARRIAGEWAY	SEE DIAG.	THIS PLAN	LOT 2 ON THIS PLAN
E-3	CARRIAGEWAY	SEE DIAG.	THIS PLAN	LOT 1 ON THIS PLAN

<p>Crowthier & Sadler Pty. Ltd.</p> <p>LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 6162 6011 E. contact@crowthiersadler.com.au</p>	<p>SURVEYORS FILE REF: 20361</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 2 SHEETS</p>
	<p>Digitally signed by: Paul Anthony Dwyer, Licensed Surveyor, Surveyor's Plan Version (1), 04/10/2023, SPEAR Ref: S220004V</p>		<p>Land Use Victoria Plan Registered 09:52 AM 03/02/2025 Assistant Registrar of Titles</p>

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PS 91882 2N



MGA2020 ZONE 55

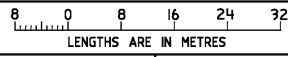
BOYD COURT

Crowthor & Sadler Pty. Ltd.

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SURVEYORS REF
20361

SCALE
1:800



ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: Paul Anthony Dwyer, Licensed Surveyor,
Surveyor's Plan Version (1),
04/10/2023, SPEAR Ref: S220004V

Digitally signed by:
East Gippsland Shire Council,
27/11/2023,
SPEAR Ref: S220004V

Printed 21/05/2026

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APPLICATION FOR PLANNING PERMIT

DEVELOPMENT OF A DWELLING AND OUTBUILDING

47 BOYD COURT, EAGLE POINT

REF: 26019

CONTENTS

1	Introduction	4
2	Site Context	5
3	The Proposal	10
4	Zones and Overlays	12
5	Planning Assessment	16
6	Conclusion	18

APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Development Plans

DOCUMENT REVISION

1	Draft Report	KAS	22/04/2026
2	Final Report	CMC	23/04/2026

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the owner of land and the applicant for this planning permit application for the development of a dwelling and outbuilding 47 Boyd Court, Eagle Point.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and delivers an assessment against the provisions of the East Gippsland Planning Scheme.

Planning approval is required for the proposed development of a dwelling and outbuilding under the provisions of the Design and Development Overlay as the total building footprint will exceed 300m².

The proposal will result in a new residential dwelling and outbuilding within an existing residential area of Eagle Point.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate development in this location and will result in a positive planning outcome.

Address	47 Boyd Court, Eagle Point
Site Description	Lot 1 on Plan of Subdivision 918822N
Title Particulars	Vol 12594 Fol 764
Site Area	3,839m ²
Proposal	Development of a Dwelling and Outbuilding
Planning Scheme	East Gippsland Planning Scheme
Zone	Low Density Residential Zone – Schedule 1
Overlays	Design and Development Overlay – Schedule 11
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 43.02-2 Design and Development Overlay - Buildings and Works
Notice	No exemptions available
Referrals	No referrals required
Work Authority Licence	Not applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Coastal settlements – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 Housing – Clause 16 Design and Development Overlay - Clause 43.02 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 47 Boyd Court, Eagle Point. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements. There is an existing drainage easement located along the southern boundary of the site and an existing carriageway easement used for site access on the northern portion of the site.

The site is irregular in shape with a total area of approximately 3,839m² and is currently vacant land.

The site is gently flat in nature and contains scattered vegetation, with dense vegetation along the eastern boundary.

Access to the subject site is currently provided via a carriageway easement over 49 Boyd Court, Eagle Point. This access consists of a bitumen crossover and gravel driveway located on the eastern portion of the northern boundary, directly connecting to Boyd Court. Boyd Court is a bitumen sealed road with grassed shoulders, traversing in an east to west direction adjoining the northern boundary of the subject site.

Details of the site are depicted in the photographs provided below.

The subject site in relation to Eagle Point as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.



Figure 1 – Locality Plan – 47 Boyd Court, Eagle Point (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 47 Boyd Court, Eagle Point (source: mapshare.vic.gov.au)

Surrounds

The land in this locality is mostly developed with existing residential development.

Adjoining the northern boundary is Boyd Court and further low-density residential development. Adjoining the eastern, southern and western boundaries is land containing existing residential development and associated facilities.

Eagle Point is a coastal locality within the East Gippsland Shire, surrounded by the Gippsland Lakes. Eagle Point is located approximately 5.4 kilometres northeast of Paynesville and approximately 14.6 kilometres southeast of Bairnsdale.

Eagle Point has limited community facilities and no commercial services. Paynesville offers a basic level of commercial and community services whilst Bairnsdale offers a full range of services and facilities.

The subject site in relation to Eagle Point is shown in the aerial photograph below.



Photograph 1 – Aerial Photograph of the subject site and surrounding land – 47 Boyd Court, Eagle Point (source: <https://maps.land.vic.gov.au/lassi/>)
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Photograph 2 – Subject site at 47 Boyd Court, Eagle Point.



Photograph 4 – Location of proposed gravel driveway facing north.



Photograph 6 – Subject site facing east.



Photograph 3 – Existing gravel driveway access via carriageway easement.



Photograph 5 – Location of proposed outbuilding facing north.



Photograph 7 – Subject site facing south.



Photograph 8 – Location of proposed dwelling facing west.



Photograph 10 – Neighbouring property along the eastern boundary at 45 Boyd Court, Eagle Point



Photograph 12 – Neighbouring property along the western boundary at 51 Boyd Court, Eagle Point.



Photograph 9 – Southeastern portion of the subject site facing north.



Photograph 11 – Neighbouring property along the western boundary at 49 Boyd Court, Eagle Point.



Photograph 13 – Neighbouring property across the road at 44 Boyd Court, Eagle Point.

3. THE PROPOSAL

This application seeks approval for the development of a dwelling and outbuilding under the provisions of the Design and Development Overlay. The proposed development plans are contained in **Appendix B**.

Dwelling

The proposed dwelling will be located in the northwestern portion of the subject site with a setback of 7 metres to the northern boundary and 12.45 metres to the western boundary.

The building footprint of the proposed dwelling is 372.28m² including the garage, portico, and alfresco area. The proposed dwelling will have an overall height of approximately 5.8 metres.

The finished colours and materials of the proposed dwelling will include a combination of face brickwork in grey and James Hardie Linea cladding with the finish of light to mid grey. The roofing, fascia and gutters will be finished with a mid-grey colour. An extract from the plans showing the site plan and north elevation is provided in **Figures 3 and 4** as well as in **Appendix B**.

Outbuilding

The proposed outbuilding will be located in the eastern portion of the site and will have a setback of 6.15 metres to the eastern boundary, and 8 metres from the proposed dwelling.

The proposed outbuilding will be 7.5 metres long by 7.5 metres wide. The overall height will be approximately 4 metres. The total building footprint will be 56m².

The finished colours and material of the proposed outbuilding will include monoclad wall cladding in Colorbond Shale Grey and corrugated roof sheeting in the colour Colorbond Wallaby.



Figure 3 – North Elevation – JG King Homes

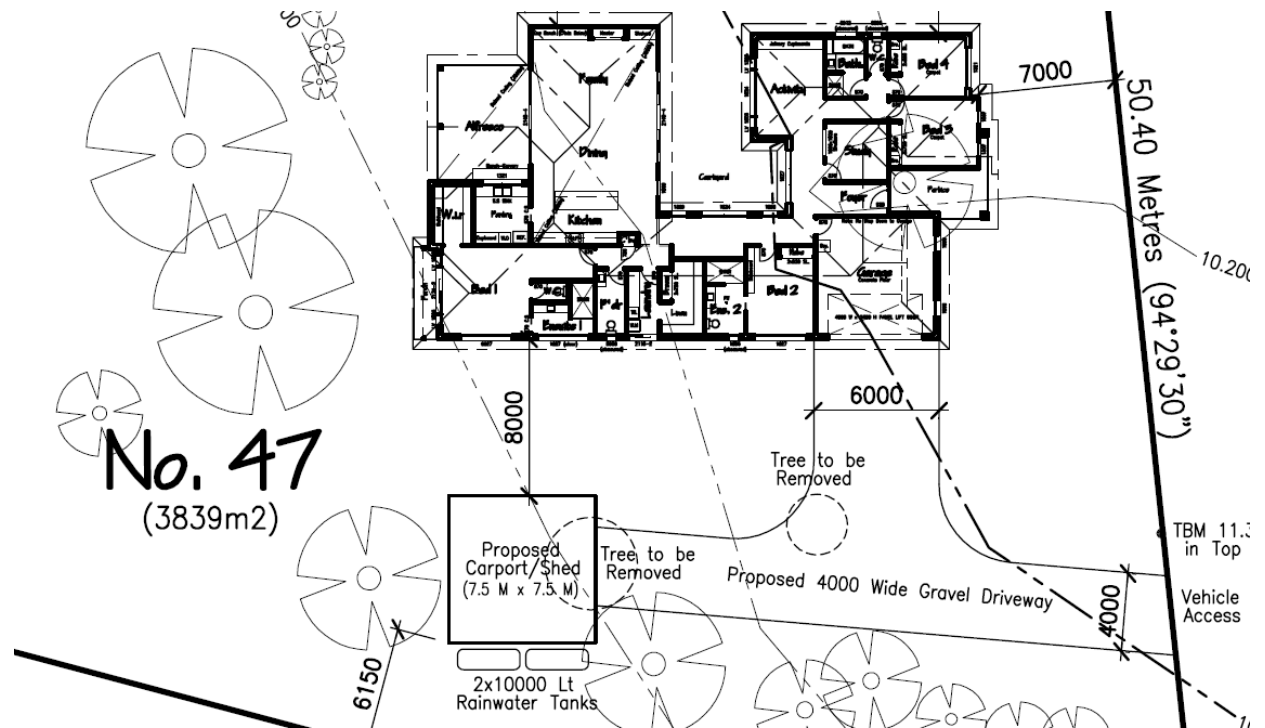


Figure 4 – Site Plan – JG King Homes

The proposed outbuilding will be used to store maintenance equipment associated with the upkeep of the site. An extract from the outbuilding plans showing the Endwall Exterior Elevation is provided in **Figure 5** as well as in **Appendix B**.

Vehicle access to the site is proposed in the eastern portion of the northern boundary, directly from Boyd Court via the existing gravel driveway contained within the carriageway easement over the adjoining land at 49 Boyd Court.

Drainage from the proposed dwelling and outbuilding will be directed to the proposed two 10,000L rainwater tanks in the first instance with overflow directed to the legal point of discharge to the satisfaction of the responsible authority.

The subject site has access to an appropriate level of services and infrastructure including, reticulated water, sewerage, electricity, telecommunications and a good quality road network. The proposed dwelling will connect to all available services.

Earthworks are proposed to create a level building surface and will not exceed 1 metre in depth. Three trees are proposed to be removed from the site. It is understood that these trees are non-native species; however, should any of

the trees be native, an exemption is available under Clause 52.17 of the East Gippsland Planning Scheme for their removal, based on the site area. Clause 52.37 – Canopy Trees has also been reviewed and is not applicable, as the site is located within a low-density residential area where the provisions of this clause do not apply. Accordingly, a planning permit is not required for the removal of the identified trees, and this matter is not discussed further in this report.

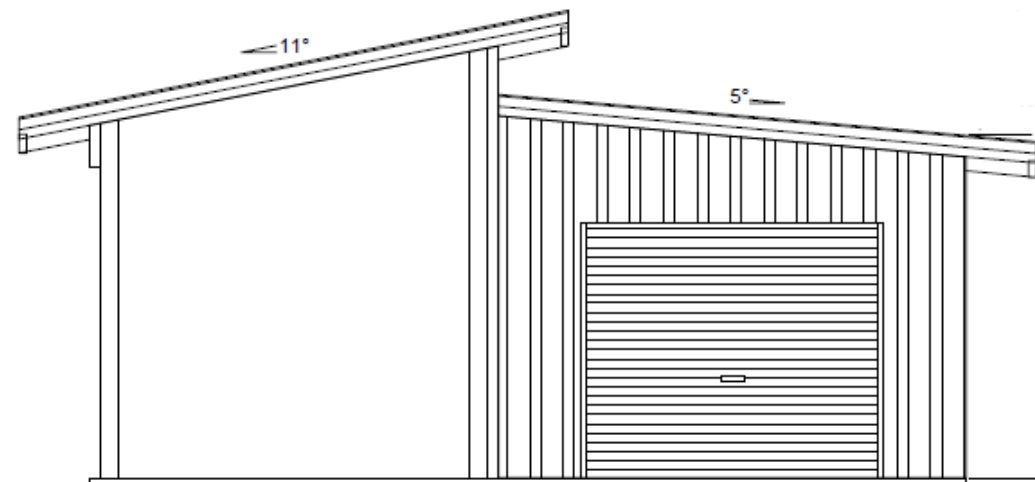


Figure 5 – Endwall Exterior Elevation – Rivera Barns and Garages

4. ZONES AND OVERLAY

Low Density Residential Zone – Schedule 1

The purpose of the Low Density Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

An extract of the Low-Density Residential Zone Map is provided in **Figure 6**.

Clause 32.03-1 of the Low-Density Residential Zone provides a permit is not required for the Development of a Dwelling if it is the only dwelling on the lot and meets the requirements of Clause 32.03-2. This proposal meets the requirements of Clause 32.03-2 which requires any dwelling to be connected to reticulated sewerage, water and electricity or have a suitable alternative. The proposed dwelling will be connected to each of these services and as such, no planning permit is required and therefore this is not addressed further.

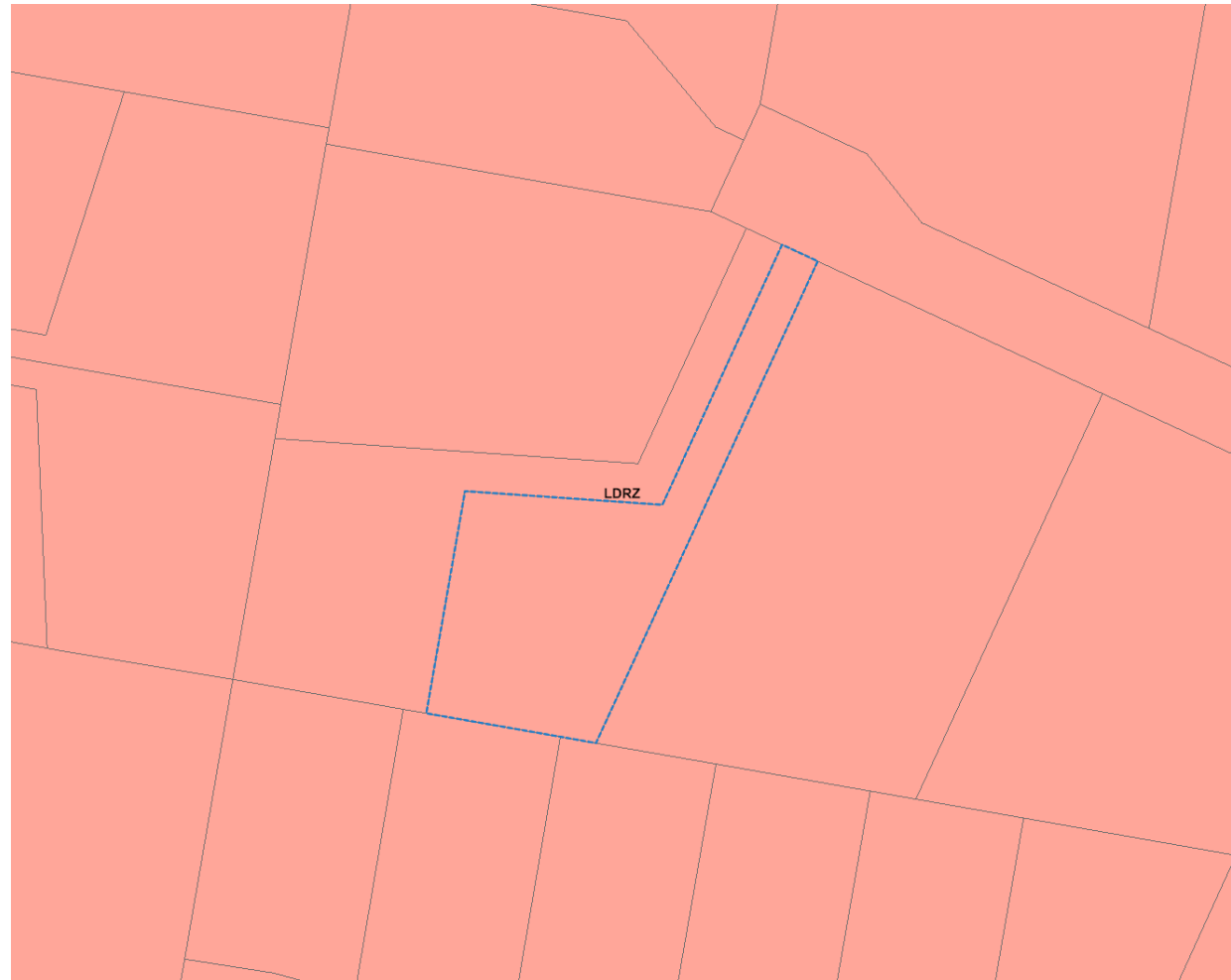


Figure 6 – Low-Density Residential Zone – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11

The purpose of the Design and Development Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

An extract of the Design and Development Overlay Map is provided in **Figure 7**.

Clause 43.02-2 – Buildings and works provides a permit is required to construct a building or construct or carry out works. The schedule provides a permit is required for a building exceeding 7.5 metres in height and for a building with a footprint greater than 300m².

The total building footprint will exceed 300m² in area, and as such planning approval is required for the development of a dwelling and outbuilding under the provisions of the Design and Development Overlay. The relevant decision guidelines and schedule are addressed in Section 5 of this submission.



Figure 7 – Design and Development Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11 continued:

Schedule 11 to the Design and Development Overlay relates to Residential Development in Coastal Settlements and contains the following design objectives:

- *To protect and manage the township character of coastal settlements.*
- *To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.*
- *To ensure that new development is designed to minimise visual impacts on the natural landscape.*
- *To ensure that new development is visually and physically integrated with the site and surrounding landscape.*
- *To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.*
- *To protect the vegetated character of the landscape, particularly where it is a*

dominant visual and environmental feature.

- *To ensure that the scale and character of existing development in areas fronting Marine Parade in Marlo and on the lake frontage at Newlands Arm is preserved and that any new development should be consistent with the prevailing development form and height to retain the existing character and view corridors.*
- *To ensure that the subdivision of land within the Newlands Arm Estate is consistent with the Newlands Arm Estate Restructure Plan, Version 7 (March 2017).*

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity and as such does not require the preparation of a Cultural Heritage Management Plan. This is not addressed further.

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed development is appropriate for the following reasons:

- The proposal satisfies the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10**, providing for an appropriate residential dwelling and outbuilding that is respectful of the existing surrounding development and the environment.
- The proposal achieves a high standard of environmental sustainability, urban design and amenity by designing the dwelling and outbuilding to respond to the constraints of the site, particularly its gently undulating nature. This approach minimises potential environmental impacts and meets the objectives of relevant Clauses, including **Clause 02.03** and **Clause 11**.
- **Clause 02.03-1** identifies Eagle Point as a coastal settlement. Eagle Point is a small, consolidated township distinct from Paynesville, comprising a permanent residential community as well as a holiday and recreation destination.
- The proposed dwelling and outbuilding will be connected to all available services and infrastructure, including reticulated water, sewerage, electricity, telecommunications, and a quality road network.
- Drainage from the proposed dwelling and outbuilding will be directed to the water tank in the first instance, with overflow discharged to the legal point of discharge to the satisfaction of the responsible authority.
- The proposal satisfies the objectives of **Clause 16** by providing an additional dwelling within an existing, predominantly developed residential area, thereby supporting additional housing provision.
- The proposal is consistent with the decision guidelines of the Design and Development Overlay at **Clause 43.02-6**, which seeks to identify areas subject to specific design and built form requirements for new development.
- The proposed dwelling and outbuilding will result in an appropriate development for residential use. Planning approval is required as the proposed building footprint exceeds 300m². The dwelling is located in the north-western portion of the site, with the outbuilding positioned to the east of the dwelling, as shown on the proposed plans. Both structures will maintain appropriate setbacks from property boundaries and surrounding development.
- The proposed development will not be visible from Lake King or any surrounding waterways, particularly given the existing surrounding development, vegetation, and topography of the area.
- The proposed colours of the dwelling and outbuilding have been selected to ensure the development is not visually intrusive and will integrate well with the surrounding environment. The surrounding area is predominantly residential, containing dwellings of varying heights, styles, and setbacks. The proposed finishes are low reflective and muted in tone. A visual description of the proposed colours is provided in Section 3 of this submission.
- The proposal is consistent with many others in the locality and represents an appropriate residential development that respects the significant surrounding landscape.
- **Schedule 11** relates to residential development in coastal settlements and requires consideration of the development's impact on the landscape.
- The roof form of the proposed development will sit below the tree canopies along the southern and eastern boundaries and will be set an appropriate distance from surrounding waterways.

- The scale of the development is considered appropriate for the location and is consistent with surrounding development.
- The vegetated character of the landscape is an important feature of the locality. It is noted that the removal of three insignificant trees is required to facilitate the development. The proposal avoids the removal of any significant native vegetation, with the siting of the dwelling carefully designed to respond to and retain the majority of the existing vegetation on the site.
- No additional planting beyond basic landscape gardens is proposed at this time, particularly given the bushfire-prone nature of the area.
- This submission has addressed the requirements of the East Gippsland Planning Scheme, including the Design and Development Overlay and the decision guidelines of Clause 65. The proposed development supports orderly planning of the area while considering potential impacts on the environment, human health, and the amenity of the area.
- Access to the dwelling is proposed via the existing carriageway easement from the northern boundary, traversing in a north-south direction, and the driveway as shown on the proposed plans. There will be no adverse impact on the existing road network, and the additional traffic generated by the proposal is unlikely to result in any significant impact.
- There are no aspects of this proposal that are likely to cause or contribute to land degradation, salinity, or reduced water quality.

6. CONCLUSION

This submission is in support of a planning permit application for the development of a dwelling and outbuilding at 47 Boyd Court, Eagle Point.

The relevant provisions of the East Gippsland Planning Scheme have been addressed, and it has been ascertained that the proposed development is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the Design and Development Overlay.
- The design of the proposal is complementary to the existing surrounding development and is consistent with the character of the area.

It is requested that a planning permit be granted for this development.

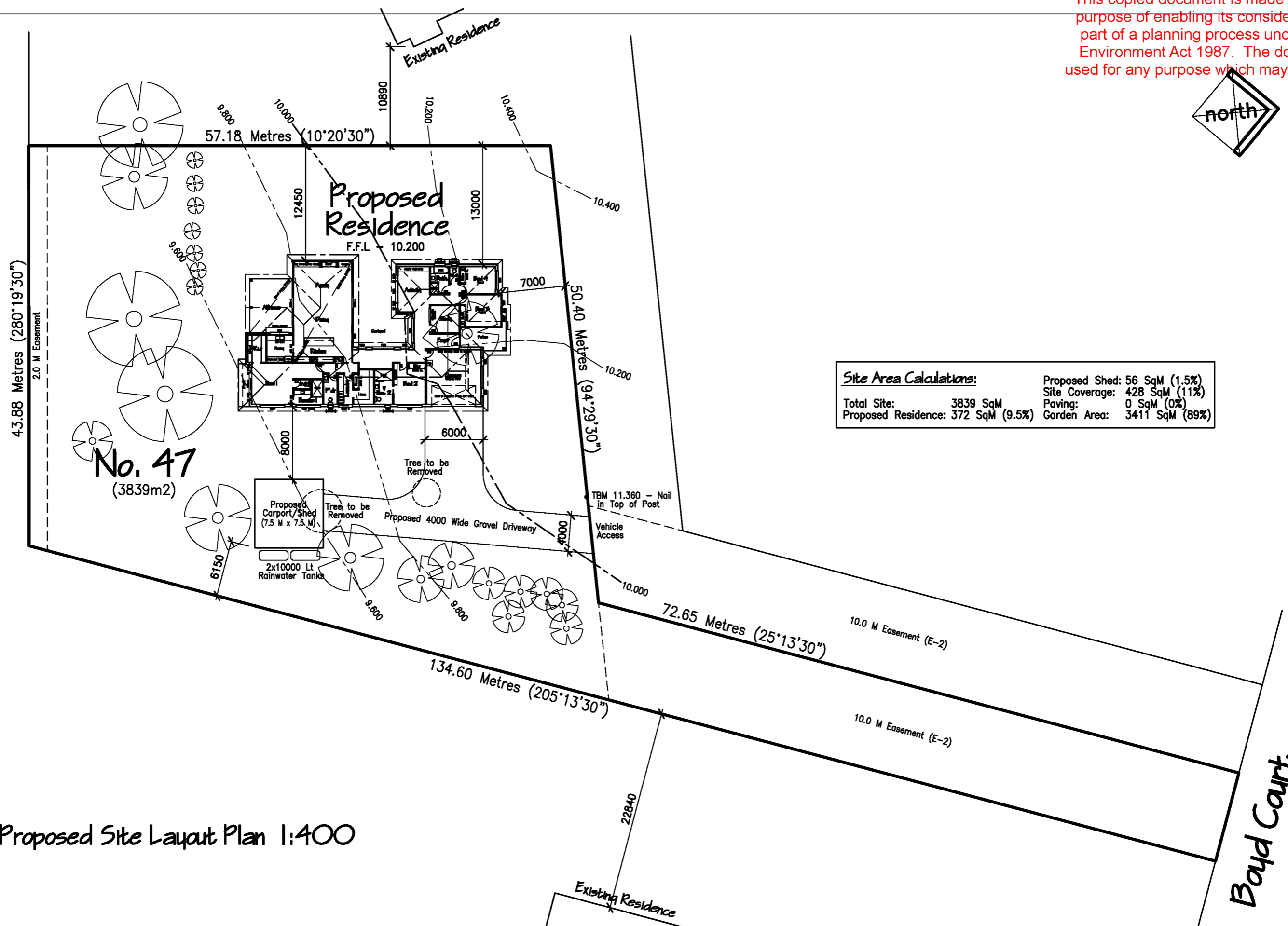
Development Solutions Victoria

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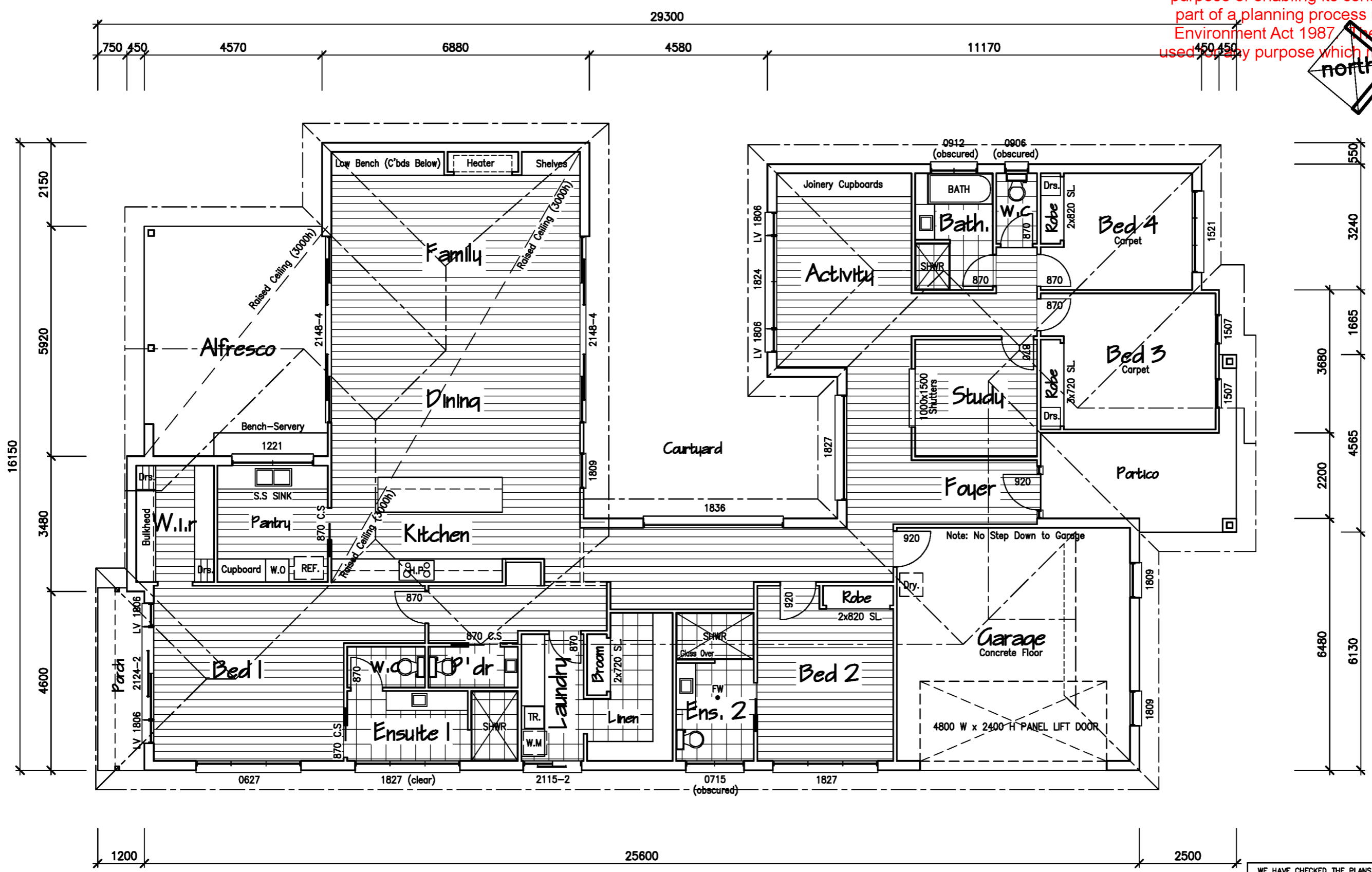
Site Area Calculations:			
Total Site:	3839 SqM	Proposed Shed:	56 SqM (1.5%)
Proposed Residence:	372 SqM (9.5%)	Site Coverage:	428 SqM (11%)
		Paving:	0 SqM (0%)
		Garden Area:	3411 SqM (89%)

Proposed Site Layout Plan 1:400

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			DRAWING TITLE: SITE PLAN - SCALE 1:400	No. 47 Boyd Court, Eagle Point	JOB NO: 260204	REV. B		WORKING DRAWINGS		
					DRAWN: CRAIG WIGHT					
					DATE: 30/3/26					

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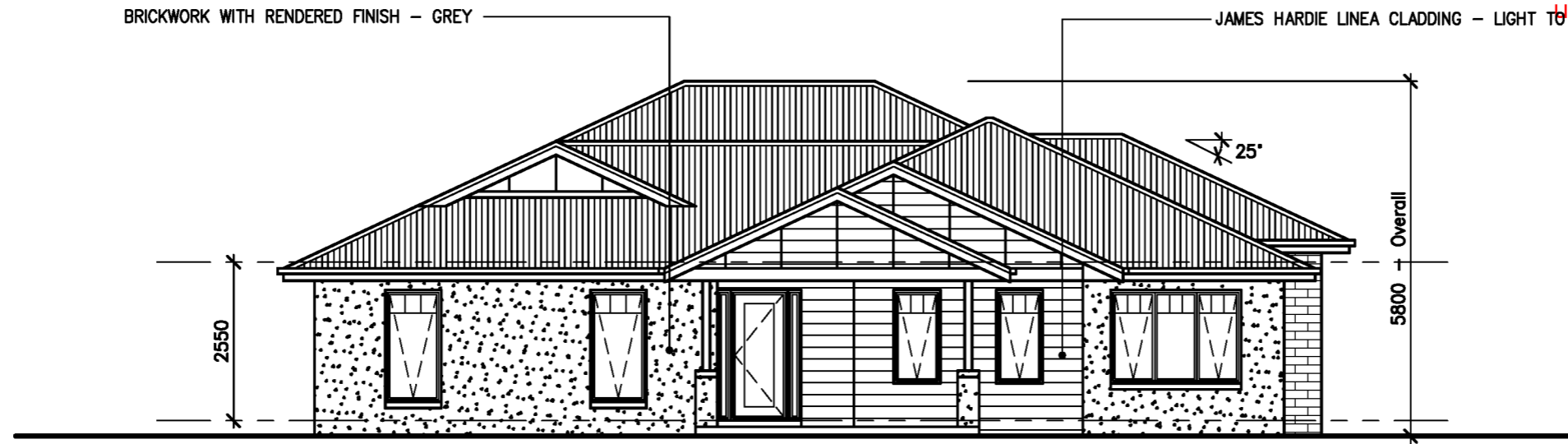
Proposed Floor Plan 1:100

WE HAVE CHECKED THE PLANS AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

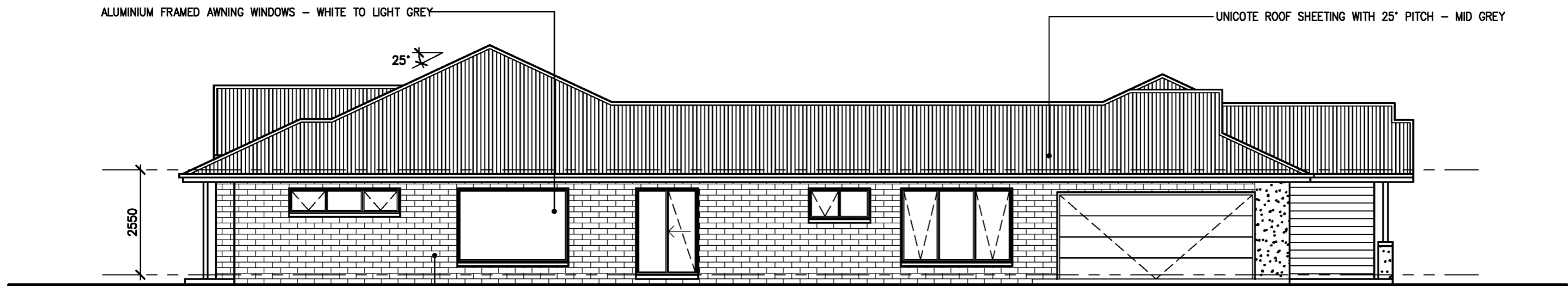
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 OWNER SIGNED: DATE:
 BUILDER SIGNED: DATE:

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			DRAWING TITLE: FLOOR PLAN - SCALE 1:100	No. 47 Boyd Court, Eagle Point	JOB NO: 260204	DRAWN: CRAIG WIGHT		REV. B	DETAILS: WORKING DRAWINGS	
						DATE: 5/5/26				



North Elevation 1:100



East Elevation 1:100

WE HAVE CHECKED THE PLANS AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

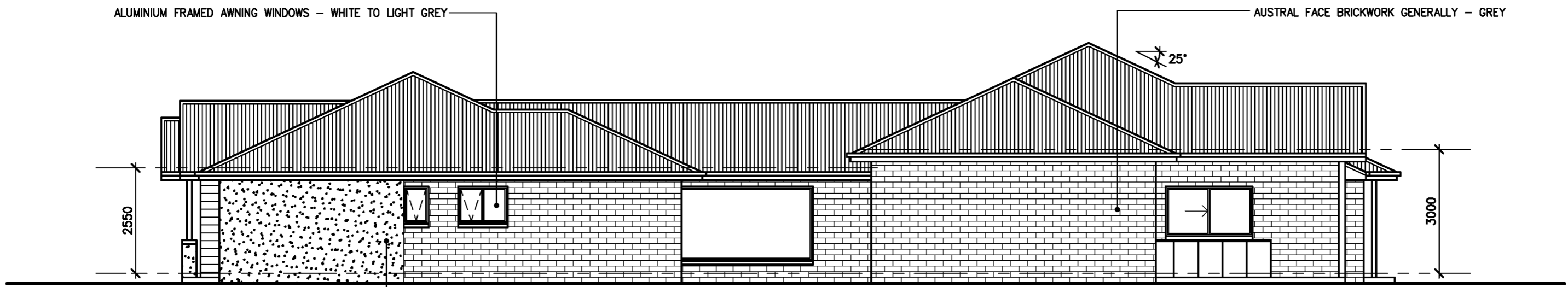
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			DRAWING TITLE: ELEVATIONS – SCALE 1:100	No. 47 Boyd Court, Eagle Point	JOB NO: 260204	DRAWN: CRAIG WIGHT		B	WORKING DRAWINGS	
					DATE: 5/5/26					



South Elevation 1:100



West Elevation 1:100

WE HAVE CHECKED THE PLANS AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

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DRAWING TITLE:
ELEVATIONS - SCALE 1:100

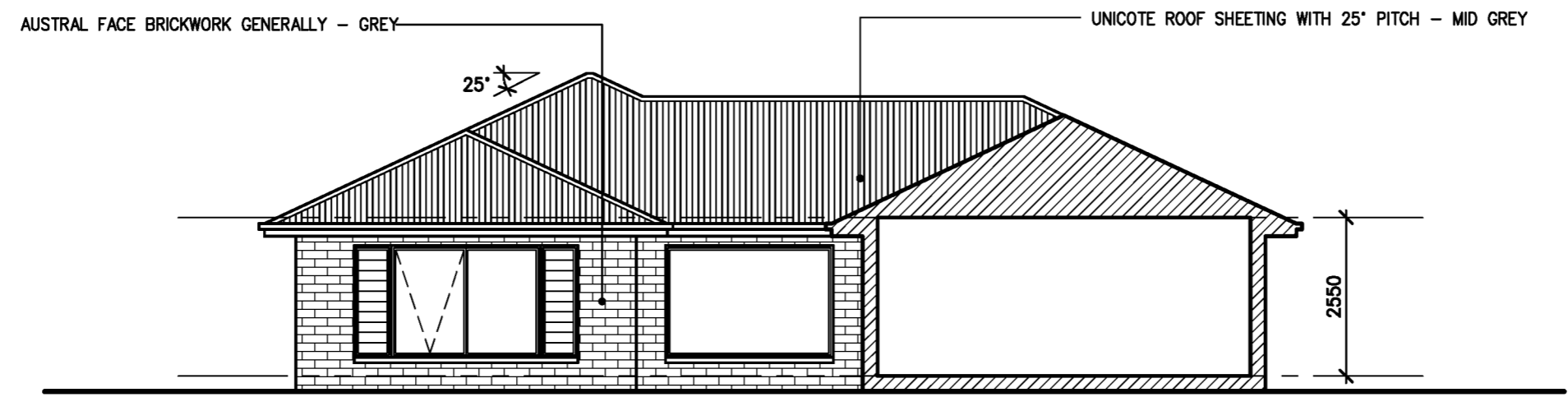
PROJECT: PROPOSED NEW RESIDENCE
No. 47
Boyd Court,
Eagle Point

PAGES: 3 OF 5
SHEET SIZE: **A3**
JOB NO: 260204
DRAWN: CRAIG WIGHT
DATE: 5/5/26

FLOOR AREAS:
INTERNAL: 285.97m2
GARAGE: 39.55m2
PORTICO: 12.87m2
ALFRESCO: 27.94m2
PORCH: 5.95m2
TOTAL: 372.28m2

REV.	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	5/5/26
B	WORKING DRAWINGS	

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Courtyard West Elevation 1:100



Courtyard East Elevation 1:100

WE HAVE CHECKED THE PLANS AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

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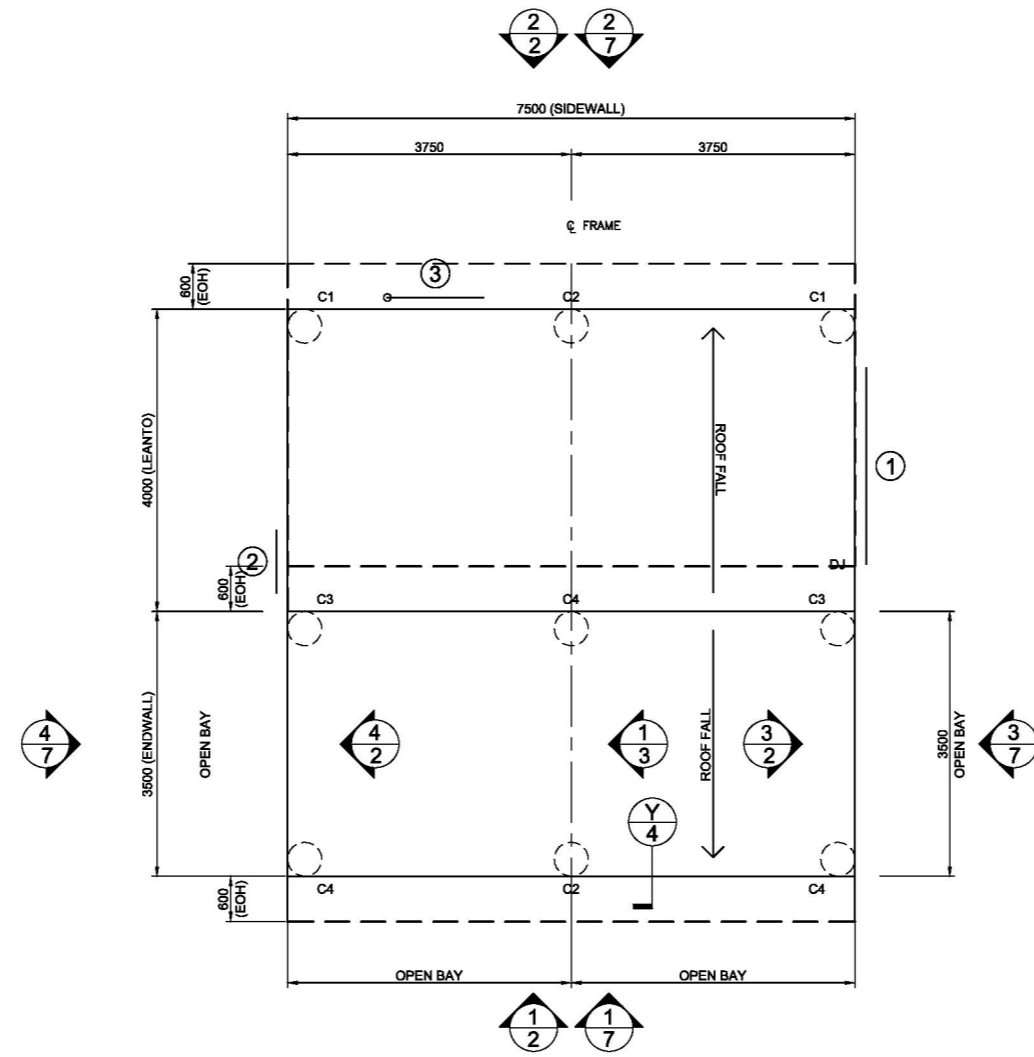
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			DRAWING TITLE: ELEVATIONS - SCALE 1:100	No. 47 Boyd Court, Eagle Point	JOB NO: 260204	DRAWN: CRAIG WIGHT		B	WORKING DRAWINGS	
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1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1 = 100

EOH - EAVE OVERHANG, ROH - ROOF OVERHANG
DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES

MEMBER LEGEND

C1	C15012
C2	C15024
C3	C15019
C4	2C15015

1 OF 7
SHEET

JOB NO. FDBD102096
DATE 11/3/2026
CHECKED TM
DRAWN FDB

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES
FOR 03 5153 1255
AT
47 BOYD COURT
EAGLE POINT

FAIR DINKUM BUILDS

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

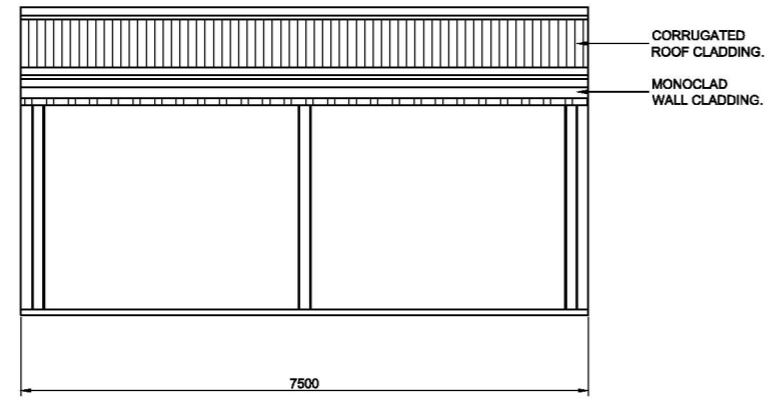
Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Rov Messer BE MIEAust RPEQ
Signature
Date 11/3/2026
Registered on the NPER in the areas of practice
of Civil & Structural National Professional
Engineers Register

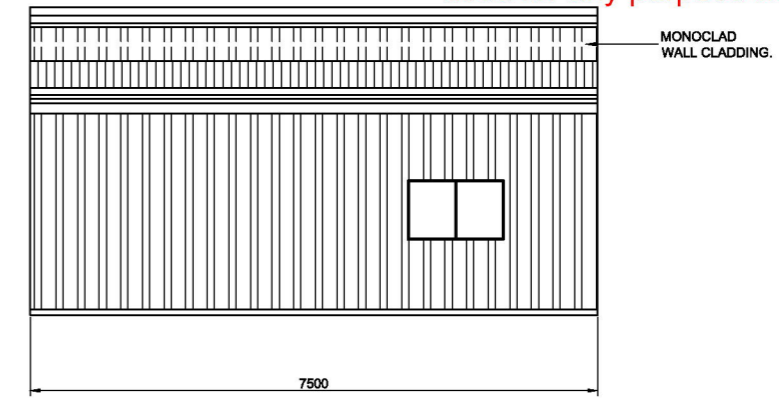
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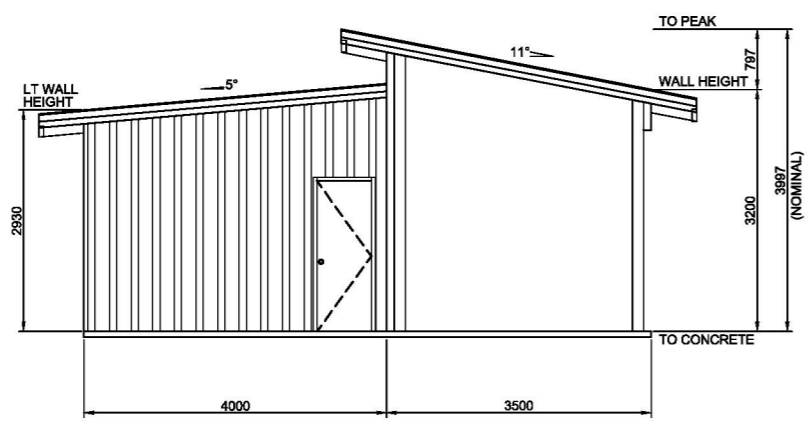
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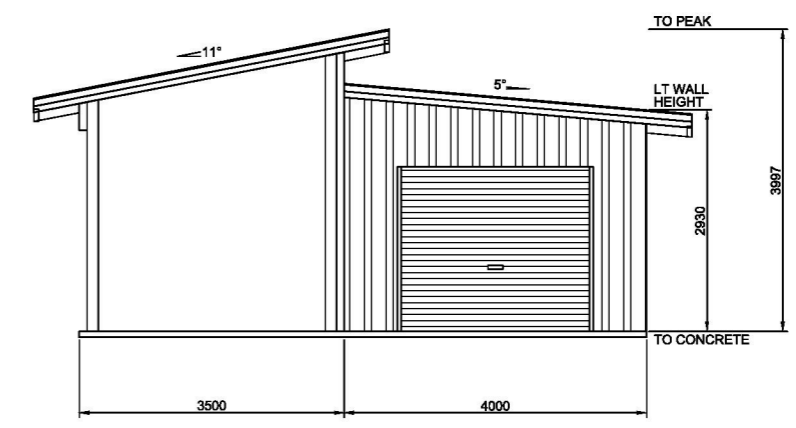
1 SIDEWALL EXTERIOR ELEVATION
 SCALE: 1 = 100



2 SIDEWALL EXTERIOR ELEVATION
 SCALE: 1 = 100



4 ENDWALL EXTERIOR ELEVATION
 SCALE: 1 = 100



3 ENDWALL EXTERIOR ELEVATION
 SCALE: 1 = 100

BUILDING COLOURS

WALL	SHALE GREY
ROOF	WALLABY
ROLLER DOOR	WALLABY
P.A. DOOR	SHALE GREY
WINDOW	MONUMENT
DOWNPIPE	WINDSPRAY
GUTTER	DOVER WHITE
CORNER FLASHING	SHALE GREY
BARGE FLASHING	DOVER WHITE
OPENING FLASHING	SHALE GREY

7 OF 7
 SHEET
 JOB NO. FDDBD102096
 DATE 11/3/2026
 CHECKED TM
 DRAWN FDB

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES
 FOR 03 5153 1455
 AT
 47 BOYD COURT
 EAGLE POINT



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 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

Mr Timothy Roy Messer BE MIEAust RPEQ
 Signature
 Date 11/3/2026
 Registered on the NPER in the areas of practice
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