

Gary R Cooper Drafting



8th April, 2025

Moyne Shire Council
P O Box 51
Port Fairy, Vic.
3284

Property at : Koroit – Port Fairy Road, Crossley.
Our Ref : 24-35
Your Ref : PL25/015 & PL21/334

Attention : 
Dear Vincent

I refer to the Application for Planning Permit for construction and use of a dwelling, storage shed and studio at the property detailed above and, after correspondence with yourself, a later Application to amend earlier planning permit PL21/334 granted for a similar development by a previous owner of the land. In response to your email of 3rd March, 2025, and after discussion with the current owner a revised Application to Amend a Planning Permit is submitted to amend planning permit PL21/334. Due to insufficient room on the application form and the complex nature and planning history of the proposed development of the land this letter is in support of the application and addresses matters outlined in your email.

It is requested that application for planning permit PL25/015 be withdrawn.

A request for an extension of time for planning permit PL21/334 for a further period of 2 years is made. The extension of time is due to the change in ownership of the land, time taken to prepare plans for a redesigned dwelling and outbuildings and the anticipated time for permit processing and construction being likely to surpass the expiry date of the current permit.

The owner has provided an estimated cost of the proposed development as \$600,000 which is less than the estimated cost of development of the original PL21/334 application of \$1,000,000.

The revised application to amend a planning permit is now updated and the 'amended proposal' details are : application to amend planning application PL21/334, relocation and redesign of the dwelling, change of proposed use and development, relocation and redesign of outbuildings and to retain existing earthworks and retaining walls and existing shed within 100 metres of neighbouring dwellings.

I have been advised by the owner that substantial breaks allowing flow of surface water have been created in the raised earthwork areas. The owner also advised that the vehicular access directly to Koroit – Port Fairy Road will be abandoned and the boundary fence reinstated. Vehicular access will be via Bennets Lane leading to Koroit – Port Fairy Road.

The revised plans submitted show proposed septic tank and effluent disposal areas. Colours and materials of the external surfaces of buildings are shown on plans and elevations. The proposed shed will be used to store ride on mower and other equipment required for the maintenance of the property and also storage of the owners caravan, boat, motorbike and trailers.

I trust the information is sufficient for the application to be processed and for the permit to be amended.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Cooper'.

Gary Cooper – A.D. 2139

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Warrambool VIC 3280

