

PA. 4

RITCHIE STREET

PORT FAIRY



PROPERTY DETAILS

LOT: LOT 1 - TP821544
PLANNING SCHEME: MOYNE
PLANNING ZONE: NRZ - NEIGHBOURHOOD RESIDENTIAL

PLANNING OVERLAYS

DESIGN AND DEVELOPMENT OVERLAY - DD05
EROSION MANAGEMENT OVERLAY - SCHEDULE 1
ABORIGINAL CULTURE HERITAGE

DRAWING LIST

- TP 000 COVER SHEET
- TP 001 AERIAL PHOTO - CONTEXT PLAN
- TP 002 AERIAL PHOTO - SITE PLAN
- TP 003 EXISTING SITE PHOTOS
- TP 010 SITE PLAN - EXISTING CONDITIONS
- TP 011 SITE PLAN - PROPOSED CONDITIONS
- TP 012 STREET ELEVATIONS
- TP 020 DEVELOPMENT SUMMARY
- TP 090 EXISTING GROUND FLOOR PLAN
- TP 100 PROPOSED BASEMENT PLAN
- TP 101 PROPOSED GROUND FLOOR PLAN
- TP 102 PROPOSED FIRST FLOOR

- TP 200 ELEVATIONS - NORTH & SOUTH
- TP 201 ELEVATIONS - EAST & WEST
- TP 250 SECTIONS A & B
- TP 251 SECTIONS C & D
- TP 300 SHADOW DIAGRAMS - 9AM
- TP 301 SHADOW DIAGRAMS - 10AM
- TP 302 SHADOW DIAGRAMS - 11AM
- TP 303 SHADOW DIAGRAMS - 12PM
- TP 304 SHADOW DIAGRAMS - 1PM
- TP 305 SHADOW DIAGRAMS - 2PM
- TP 306 SHADOW DIAGRAMS - 3PM
- TP 400 MATERIAL SCHEDULE
- TP 500 CUT & FILL DIAGRAM

24.03.25				B	RFI RESPONSE	MT
13.02.25				A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS				

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PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284

MOYNE SHIRE

STATUS

TOWN PLANNING

TITLE

COVER SHEET

DRAWING NO.	DATE PUBLISHED
TP 000	24/03/2025
	SCALE (A2)
	AS INDICATED

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LEGEND

- 1 SUBJECT SITE: 4 RITCHIE STREET
- 2 RITCHIE STREET: RESIDENTIAL STREET
- 3 HANLEY COURT: RESIDENTIAL STREET
- 4 BEACH STREET: RESIDENTIAL STREET
- 5 GRIFFITHS STREET: RESIDENTIAL STREET
- 6 BOURNE AVENUE: RESIDENTIAL STREET
- 7 CASTWOOD PLACE: RESIDENTIAL STREET
- 8 EAST BEACH
- 9 PORT FAIRY GARDENS OVAL
- 10 GARDENS CARAVAN PARK
- 11 700M TO MOYNE RIVER
- 12 1.8KMS TO PORT FAIRY CENTRE

13.02.25	A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS	

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[REDACTED]

PROJECT
4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS
TOWN PLANNING

TITLE
AERIAL PHOTO - CONTEXT PLAN

DRAWING NO.	DATE PUBLISHED
TP 001	24/03/2025
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LEGEND

- 1 SUBJECT SITE: 4 RITCHIE STREET
- 2 6 RITCHIE STREET
- 3 2 RITCHIE STREET
- 4 129 BEACH STREET
- 5 127 BEACH STREET
- 6 162 GRIFFITHS STREET
- 7 168 GRIFFITHS STREET
- 8 166 GRIFFITHS STREET
- 9 164 GRIFFITHS STREET
- 10 162 GRIFFITHS STREET
- 11 169A GRIFFITHS STREET
- 12 1A/B HANLEY COURT
- 13 2 A/B HANLEY COURT

13.02.25 A TP SUBMISSION 1 MT
DATE REV COMMENTS

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PROJECT
4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS
TOWN PLANNING

TITLE
AERIAL PHOTO - SITE PLAN

DRAWING NO. DATE PUBLISHED
TP 002 24/03/2025
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SUBJECT SITE: NO.4 RITCHIE STREET FRONT ON



SUBJECT SITE: LOOKING SOUTH-WEST FROM THE CORNER OF RITCHIE STREET AND BEACH STREET TO NO.4 RITCHIE STREET



SUBJECT SITE: LOOKING SOUTH-EAST FROM NO.6 RITCHIE STREET TOWARDS NO.4 RITCHIE STREET



NO. 6 RITCHIE STREET - ADJACENT TO SUBJECT SITE



NO. 2 RITCHIE STREET - ADJACENT TO SUBJECT SITE



SUBJECT SITE: NO. 162 GRIFFITHS STREET AT THE REAR OF NO.4 RITCHIE STREET



SUBJECT SITE: NO 6. RITCHIE STREET LOOKING SOUTH-WEST FROM NO.4 RITCHIE STREET



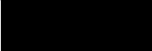
SUBJECT SITE: NO. 129 & 127 BEACH STREET LOOKING SOUTH-EAST FROM NO.4 RITCHIE STREET



SUBJECT SITE: FROM NO.4 RITCHIE STREET LOOKING NORTH-EAST TOWARDS INTERSECTION OF RITCHIE STREET, HAMLEY COURT & BEACH STREET

13.02.25	A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS	

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PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS

TOWN PLANNING

TITLE

EXISTING SITE PHOTOS

DRAWING NO.	DATE PUBLISHED
TP 003	24/03/2025
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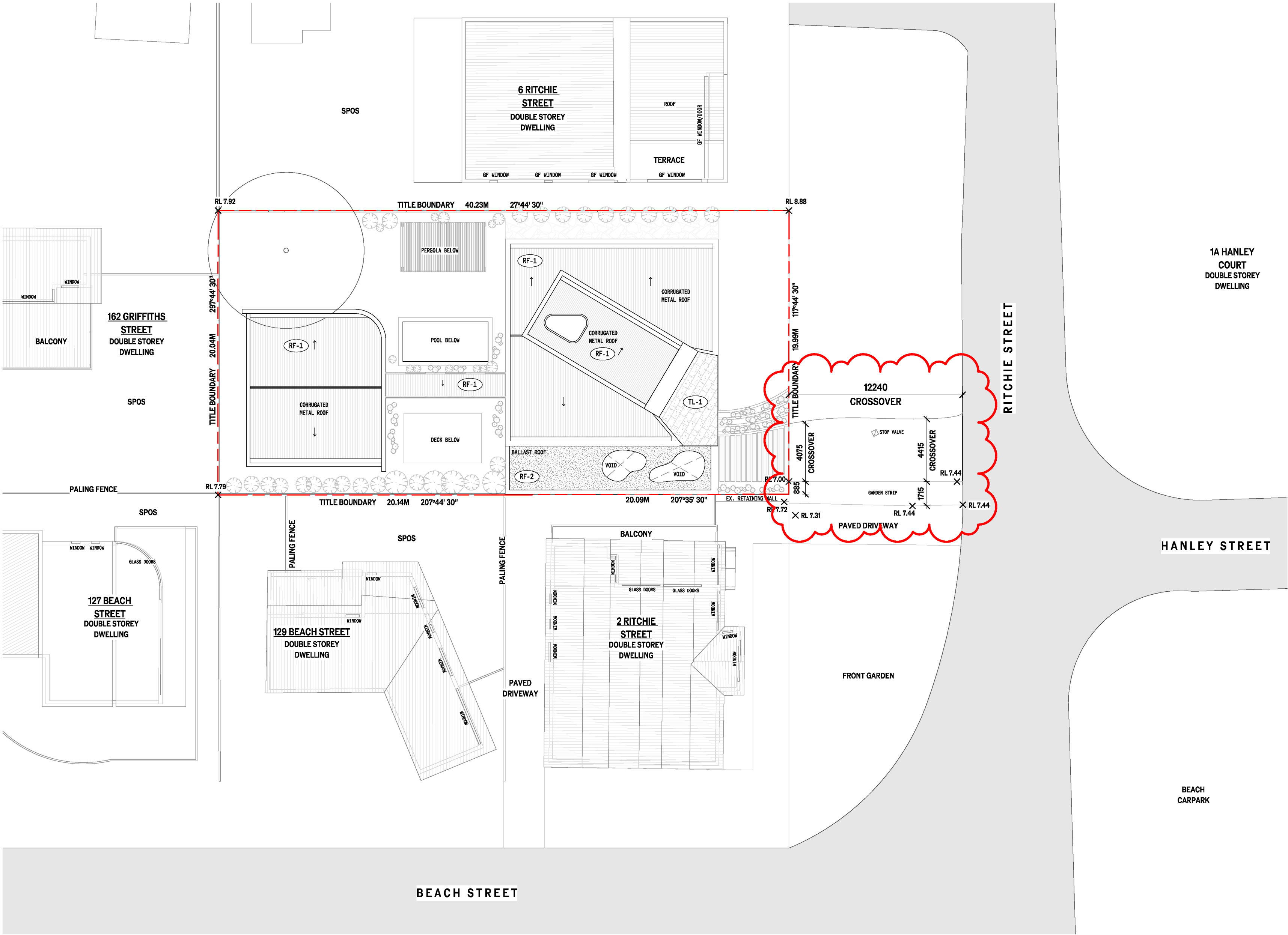
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1 EXISTING SITE PLAN
1 : 200 @ A2

28.04.25	C	RFI RESPONSE	MT
24.03.25	B	RFI RESPONSE	MT
13.02.25	A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS	
CLIENT			
PROJECT			
4 RITCHIE STREET, PORT FAIRY - VIC 3284			
MOYNE SHIRE			
STATUS			
TOWN PLANNING			
TITLE			
SITE PLAN - EXISTING CONDITIONS			
DRAWING NO.	DATE PUBLISHED		
TP 010	24/03/2025		
	SCALE (A2)		
	AS INDICATED		



24.03.25	B	RFI RESPONSE	MT
13.02.25	A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS	

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PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS

TOWN PLANNING

TITLE

SITE PLAN - PROPOSED CONDITIONS

DRAWING NO.

24/03/2025

SCALE (A2)

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1 EXISTING RITCHIE STREET ELEVATION
1 : 150 @ A1



2 PROPOSED RITCHIE STREET ELEVATION
1 : 150 @ A1

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DATE	REV	COMMENTS	

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PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS

TOWN PLANNING

TITLE

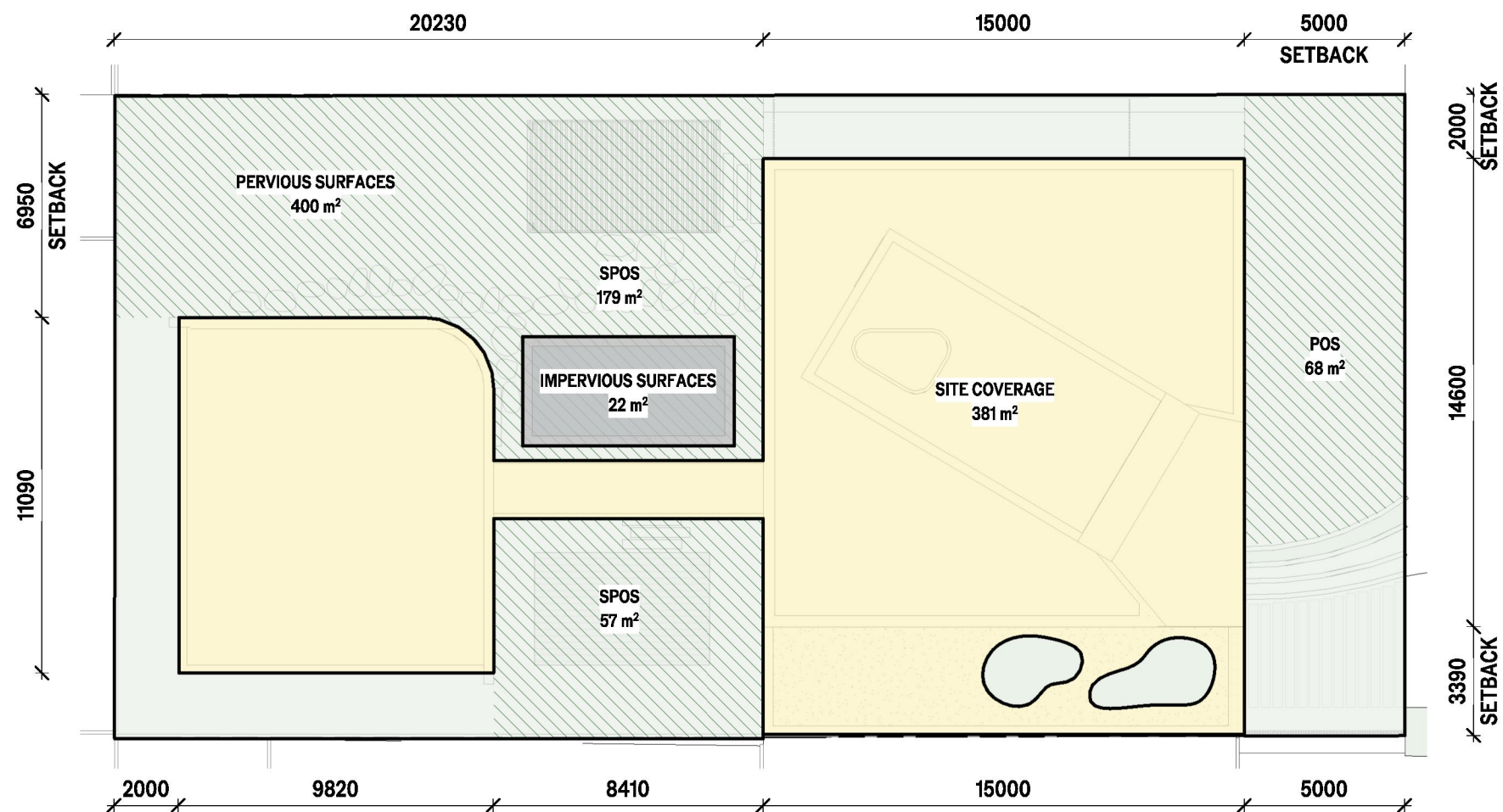
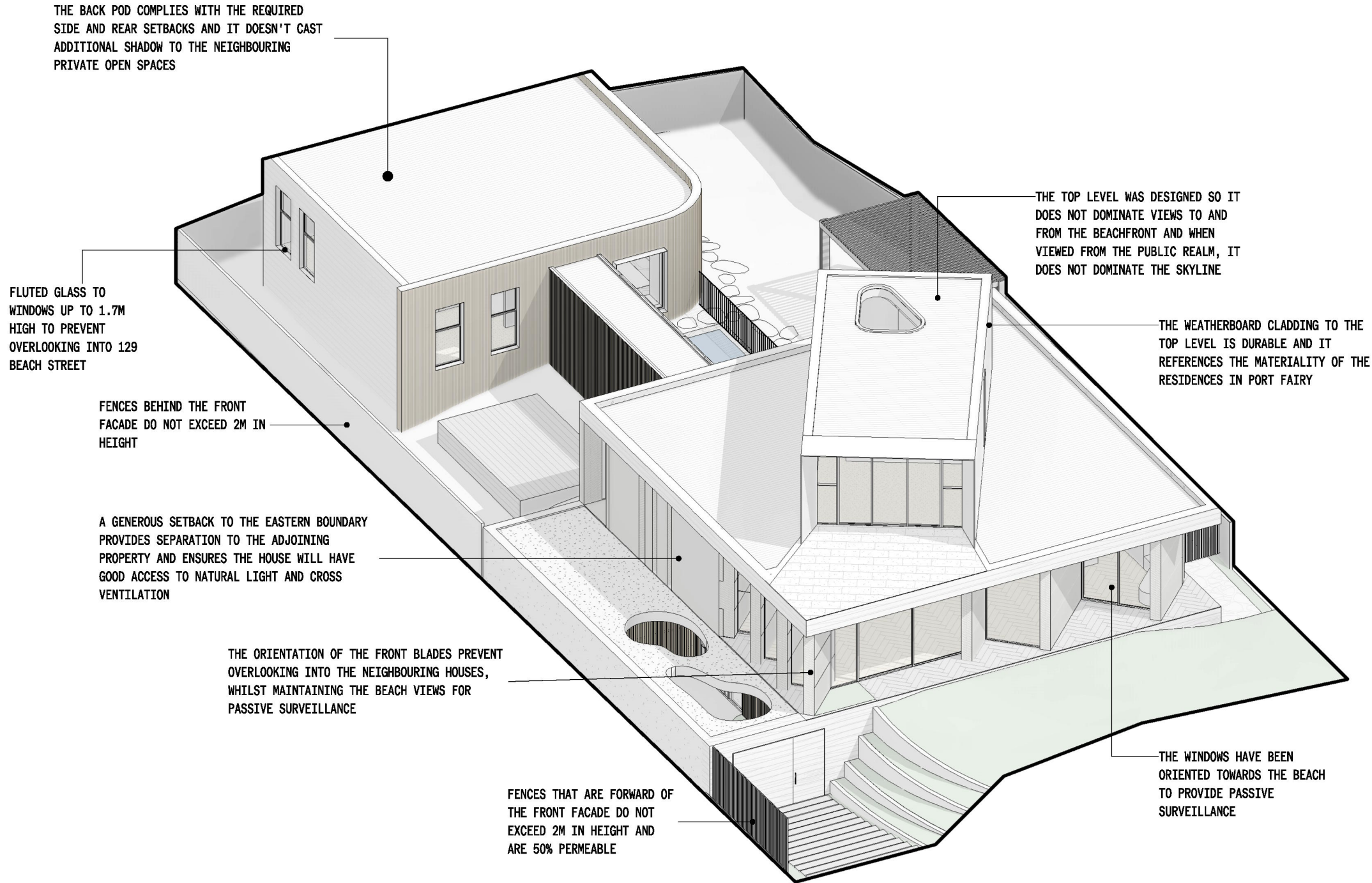
STREET ELEVATIONS

DRAWING NO.	DATE PUBLISHED
TP 012	24/03/2025
	SCALE (A2)
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1 SITE DIAGRAM
1 : 200 @ A1

LEGEND

- PERVIOUS
- IMPERVIOUS
- SITE COVERAGE
- PRIVATE OPEN SPACE

PROPERTY INFORMATION

SITE AREA: 806 m²

PROPOSAL TYPE: 3 STOREY DWELLING

PARKING PROVISION: 2 CARS

CLAUSE 54 & DDO 5 COMPLIANCE

	REQUIRED	PROPOSED
SITE COVERAGE (A5):	40% max. (322 m ²)	46% (381m ²)
GARDEN AREA:	35% min. (282 m ²)	48% (390 m ²)
PERMEABILITY (A6):	50% min. (403 m ²)	50% (400m2)
POS (A17):	80 m ²	304 m ²
SPOS (A17):	25 m ²	236 m ²

13.02.25	A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS	

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PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284

MOYNE SHIRE

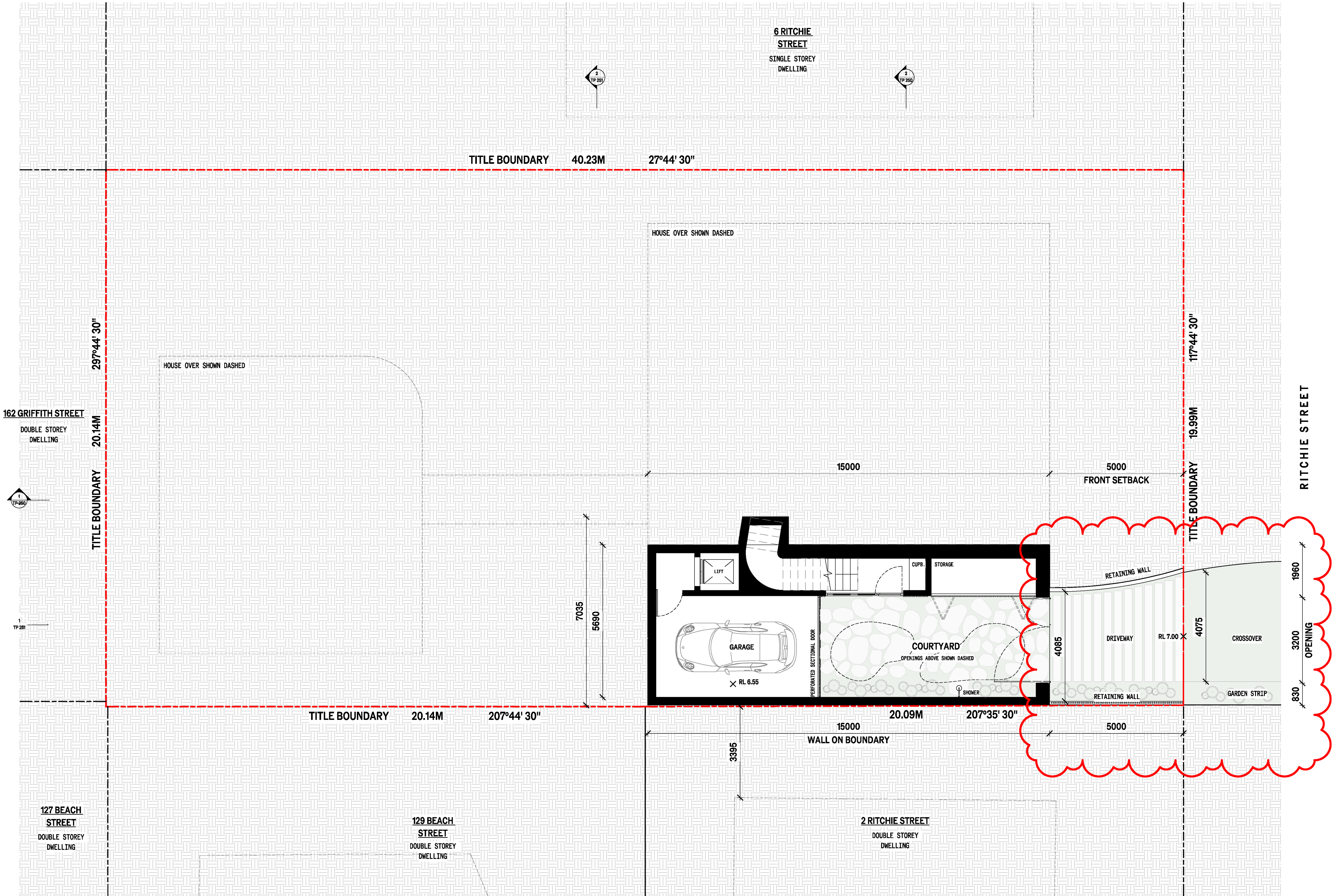
STATUS

TOWN PLANNING

TITLE

DEVELOPMENT SUMMARY

DRAWING NO.	DATE PUBLISHED
TP 020	24/03/2025
	SCALE (A2)
	AS INDICATED

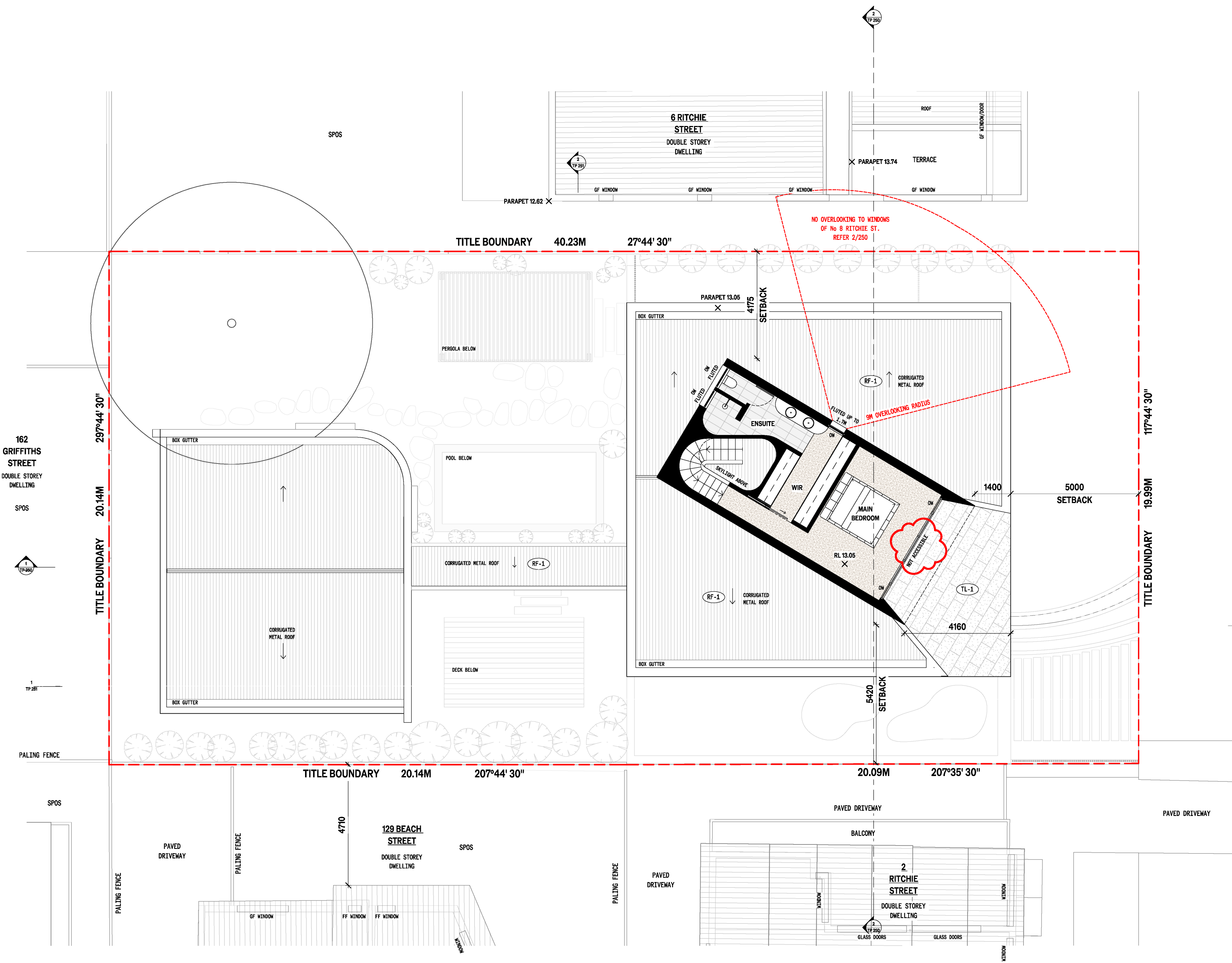


24.03.25	B	RFI RESPONSE	MT
13.02.25	A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS	
CLIENT			
PROJECT			
4 RITCHIE STREET, PORT FAIRY - VIC 3284			
MOYNE SHIRE			
STATUS			
TOWN PLANNING			
TITLE			
PROPOSED BASEMENT PLAN			
DRAWING NO.	DATE PUBLISHED		
TP 100	24/03/2025		
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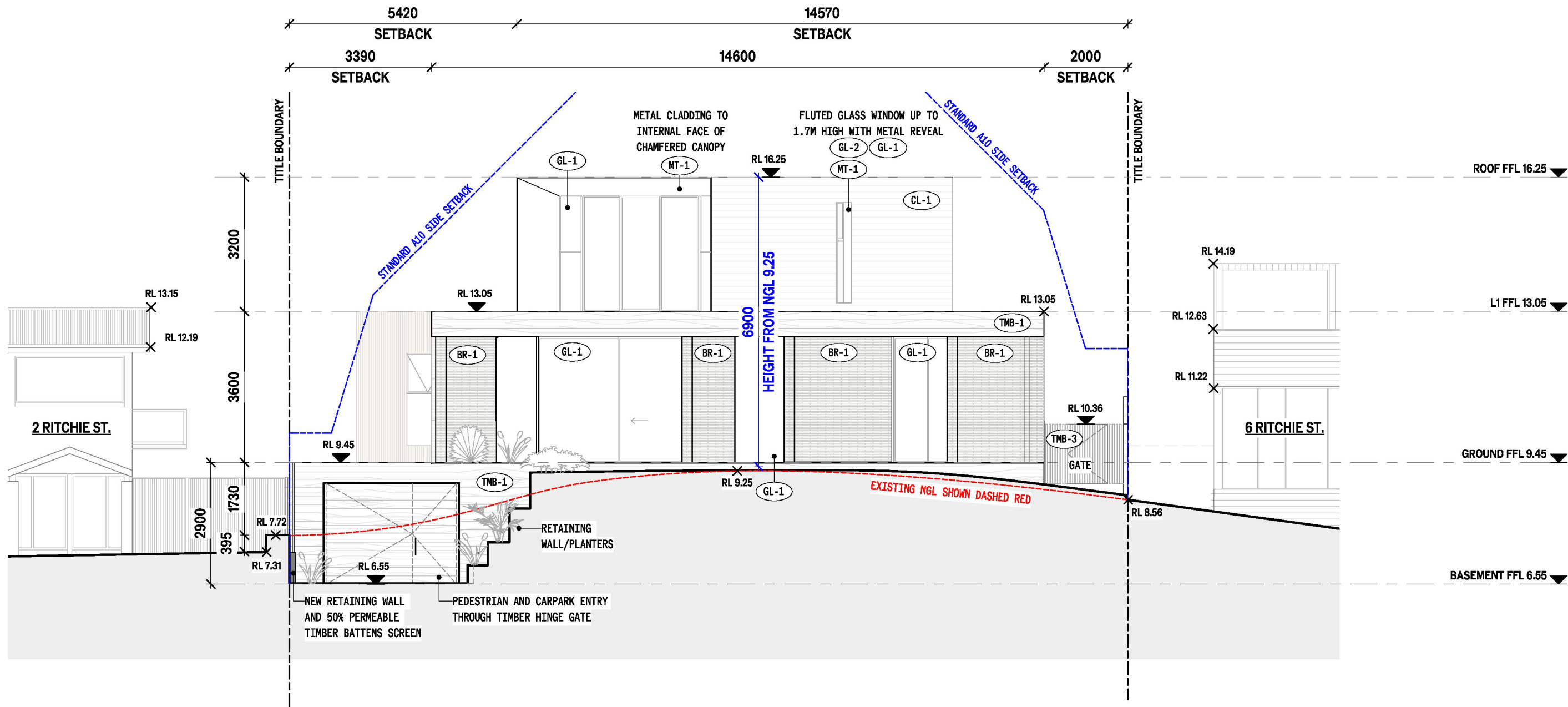


1	TP 251			
24.03.25	B	RFI RESPONSE		MT
13.02.25	A	TP SUBMISSION 1		MT
DATE	REV	COMMENTS		
CLIENT				
PROJECT				
4 RITCHIE STREET, PORT FAIRY - VIC 3284				
MOYNE SHIRE				
STATUS				
TOWN PLANNING				
TITLE				
PROPOSED FIRST FLOOR				
DRAWING NO.	DATE PUBLISHED		SCALE (A2)	
TP 102	24/03/2025		AS INDICATED	

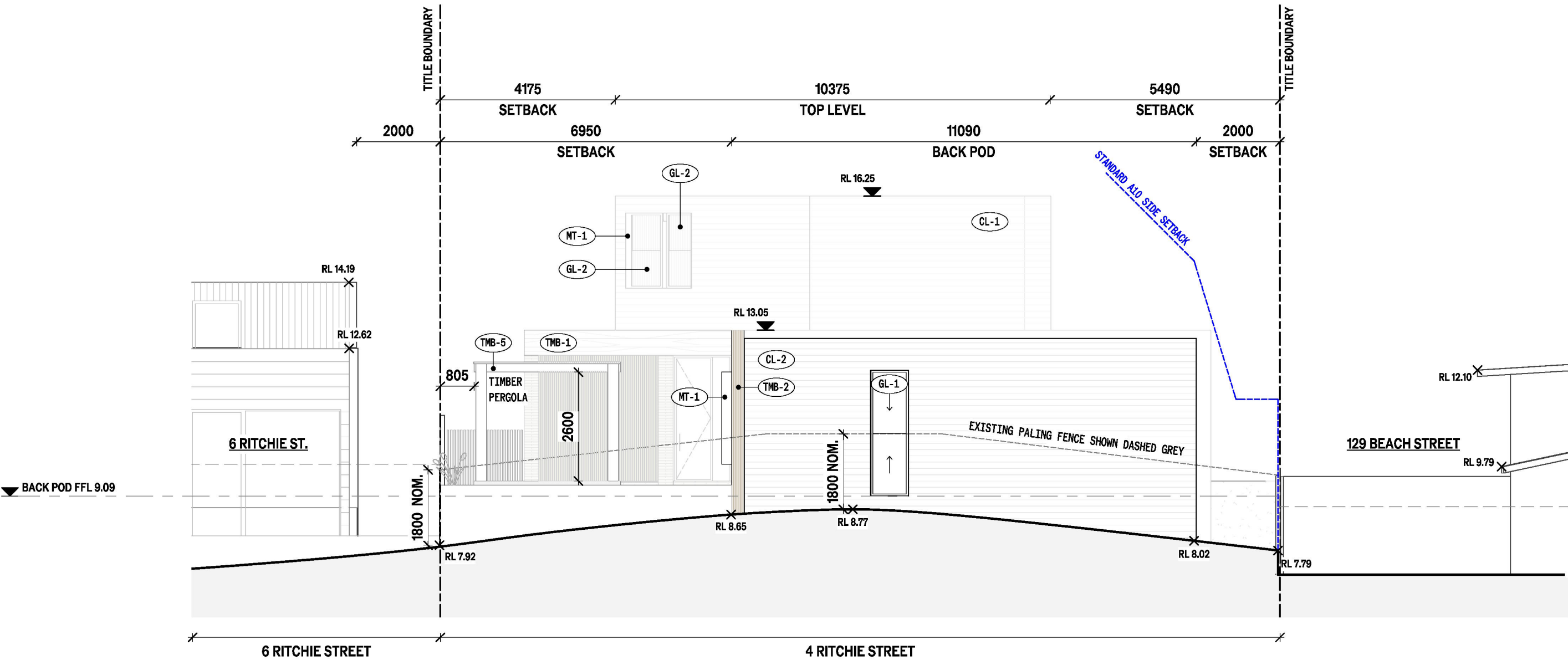
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1 PROPOSED NORTH ELEVATION
1 : 100 @ A2



3 PROPOSED SOUTH ELEVATION
1 : 100 @ A2

MATERIALS LEGEND:

BR-1	LIGHT COLOURED BRICK W/ RENDER
CL-1	OFF-WHITE FIBRE CEMENT CLADDING
CL-2	LIGHT GREY FIBRE CEMENT CLADDING
GL-1	CLEAR GLASS
GL-2	FLUTED GLASS
MT-1	LIGHT GREY ALUMINIUM REVEAL
RN-1	LIGHT GREY RENDER
RF-1	LIGHT GREY CORRUGATED METAL ROOF
RF-2	BALLAST ROOF
ST-1	DRY STONE RETAINING WALLS
TL-1	DARK GREY PAVERS
TMB-1	AGED TIMBER BOARDS (HORIZONTAL)
TMB-2	AGED TIMBER BATTENS CLADDING
TMB-3	TIMBER BATTEN GATES
TMB-4	TIMBER STEPS
TMB-5	TIMBER PERGOLA

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DATE	REV	COMMENTS	

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PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS

TOWN PLANNING

TITLE

ELEVATIONS - NORTH & SOUTH

DRAWING NO.

24/03/2025

TP 200

SCALE (A2)

AS INDICATED

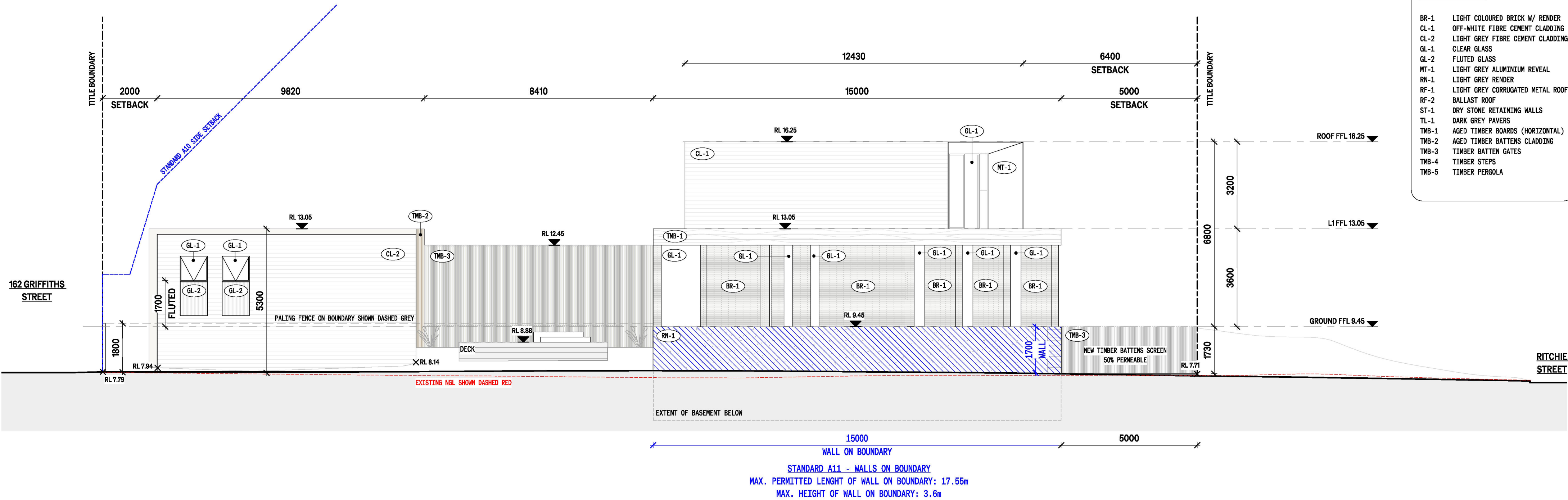
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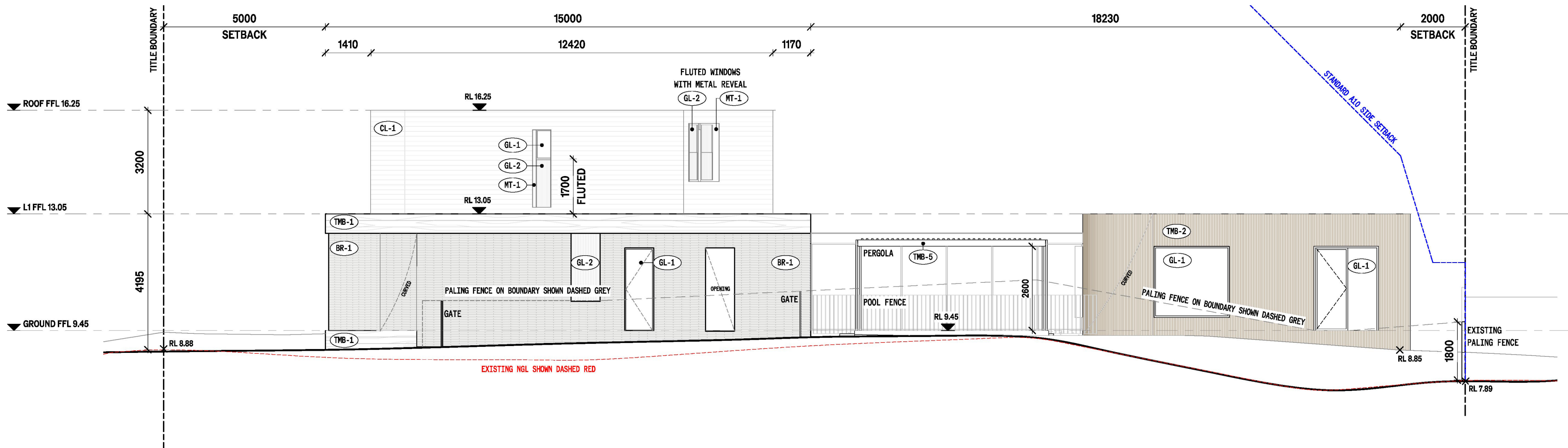
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1 PROPOSED EAST ELEVATION
1 : 100 @ A1



2 PROPOSED WEST ELEVATION
1 : 100 @ A1

MATERIALS LEGEND:

- BR-1 LIGHT COLOURED BRICK W/ RENDER
- CL-1 OFF-WHITE FIBRE CEMENT CLADDING
- CL-2 LIGHT GREY FIBRE CEMENT CLADDING
- GL-1 CLEAR GLASS
- GL-2 FLUTED GLASS
- MT-1 LIGHT GREY ALUMINIUM REVEAL
- RN-1 LIGHT GREY RENDER
- RF-1 LIGHT GREY CORRUGATED METAL ROOF
- RF-2 BALLAST ROOF
- ST-1 DRY STONE RETAINING WALLS
- TL-1 DARK GREY PAVERS
- TMB-1 AGED TIMBER BOARDS (HORIZONTAL)
- TMB-2 AGED TIMBER BATTENS CLADDING
- TMB-3 TIMBER BATTEN GATES
- TMB-4 TIMBER STEPS
- TMB-5 TIMBER PERGOLA

13.02.25 A TP SUBMISSION 1 MT
DATE REV COMMENTS

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PROJECT
4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS
TOWN PLANNING

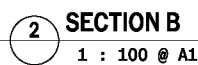
TITLE
ELEVATIONS - EAST & WEST

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TP 201 24/03/2025
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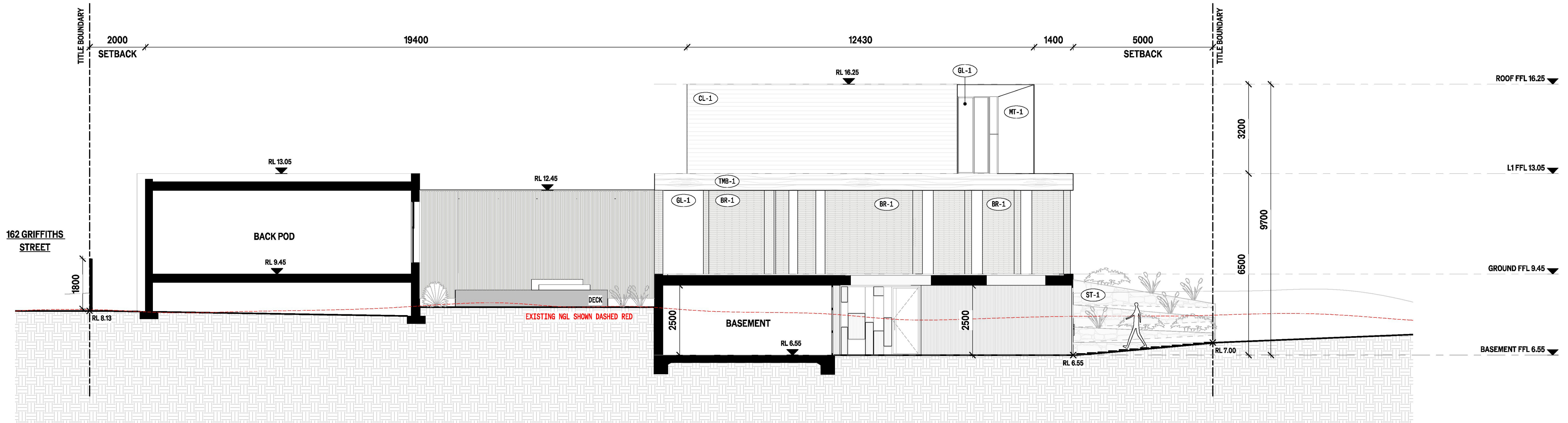
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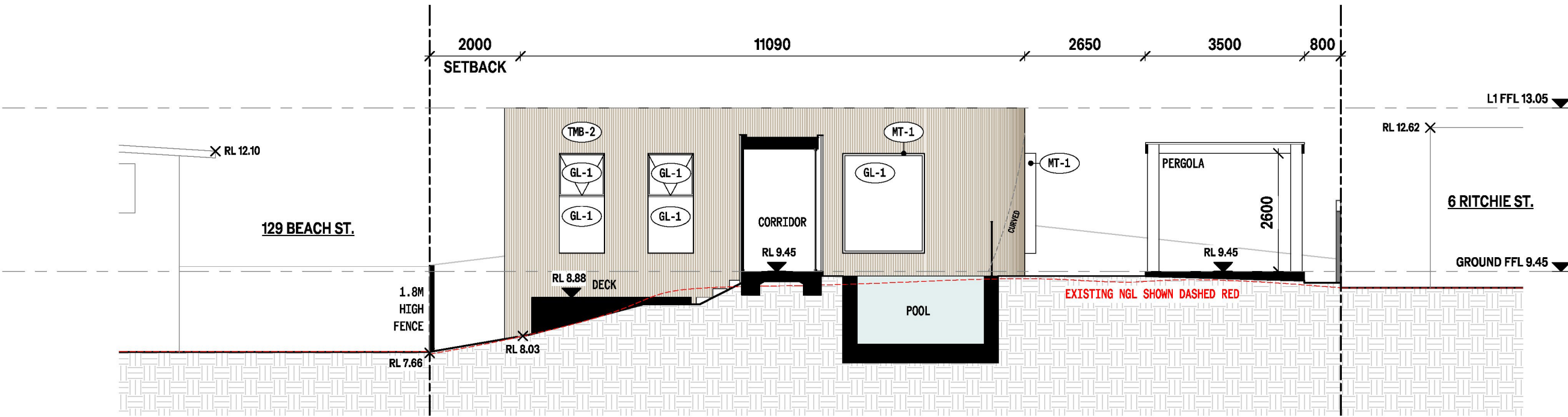
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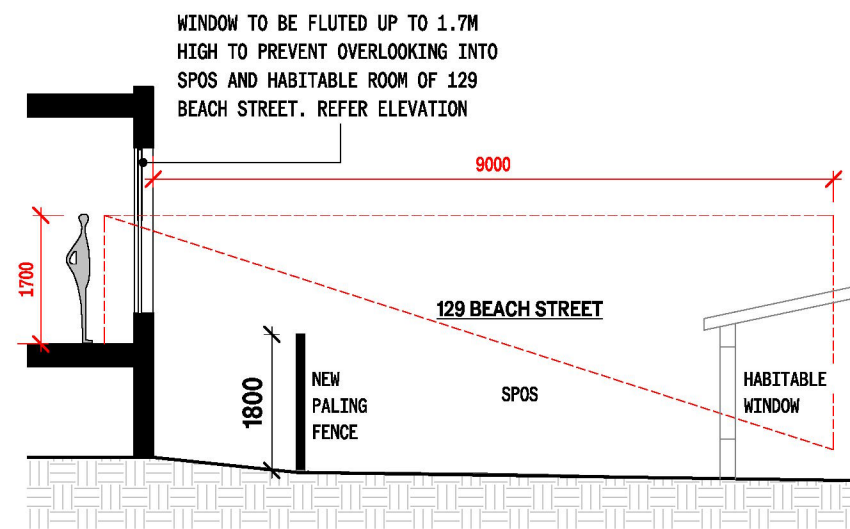
PANDOLFINI



1 SECTION C
1 : 100 @ A2



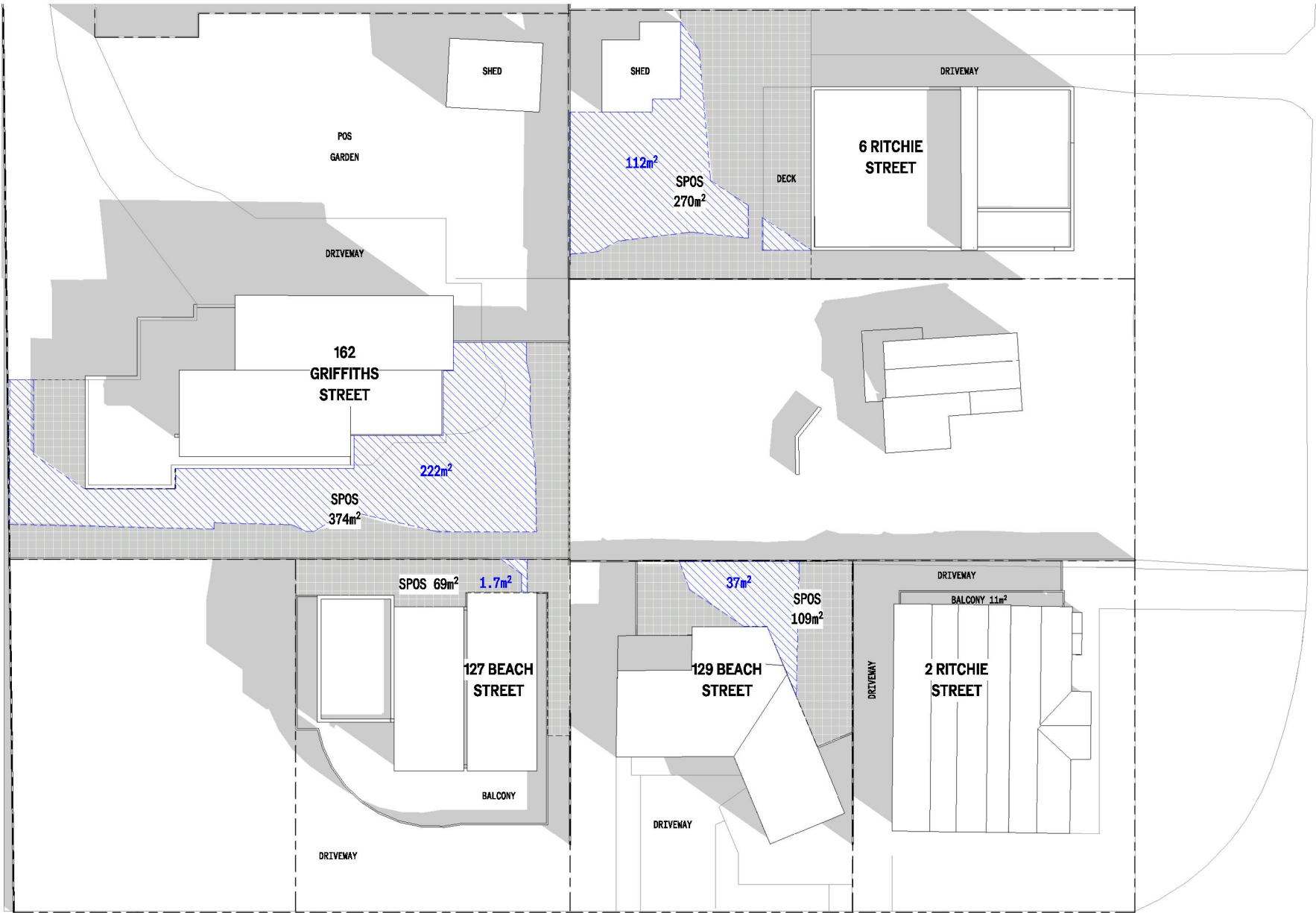
2 SECTION D
1 : 100 @ A2



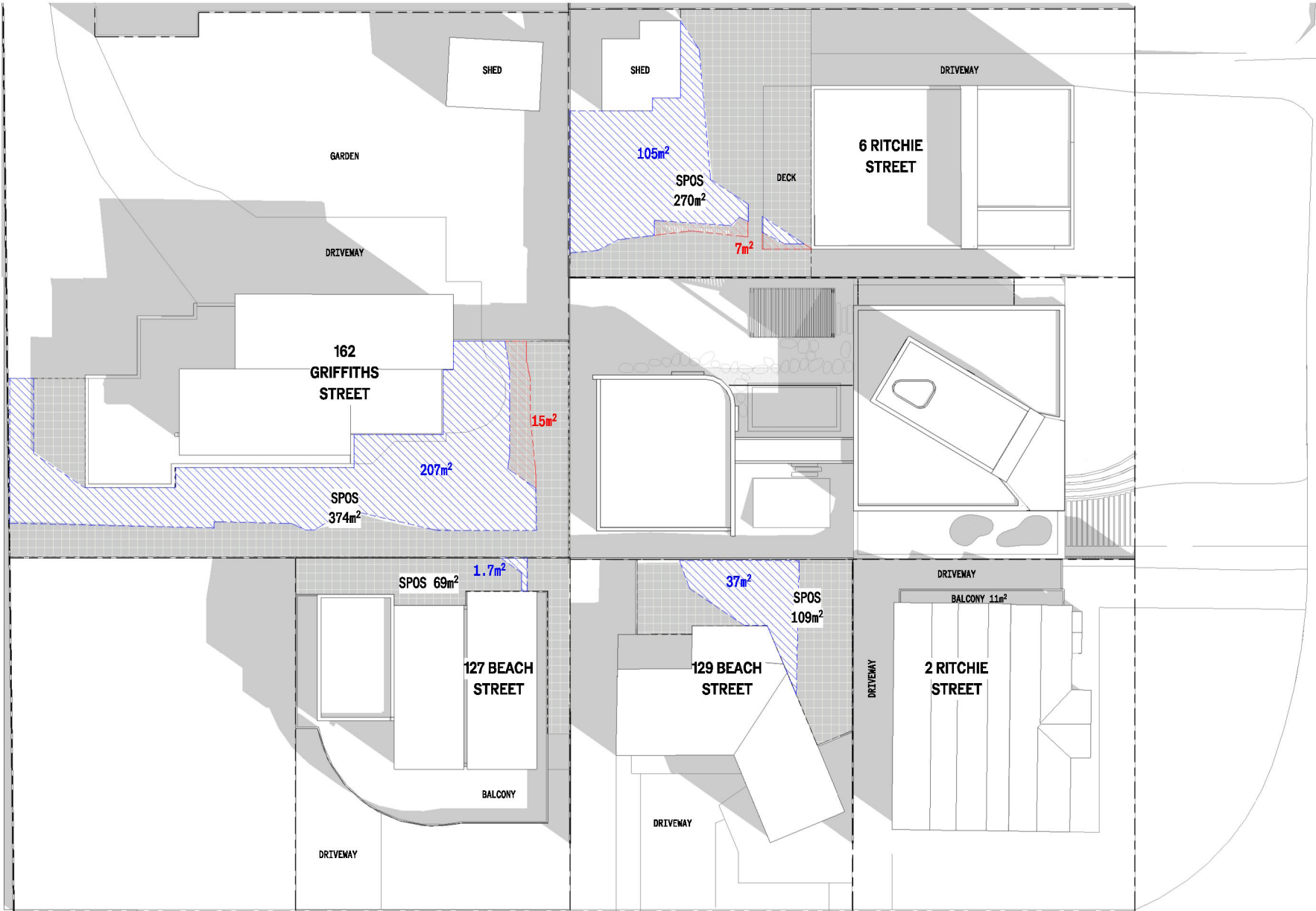
3 SECTION E
1 : 100 @ A2

13.02.25	A	TP SUBMISSION 1	MT
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CLIENT			
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4 RITCHIE STREET, PORT FAIRY - VIC 3284			
MOYNE SHIRE			
STATUS			
TOWN PLANNING			
TITLE			
SECTIONS C & D			
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TP 251		24/03/2025	
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1 EXISTING SHADOWS 9AM SEPT 22ND EQUINOX
1 : 400 @ A1



2 PROPOSED SHADOWS 9AM SEPT 22ND EQUINOX
1 : 400 @ A1

SHADOW CAST - 2 RITCHIE STREET

TOTAL SPOS AREA: 11m² (BALCONY)

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	0m²	0.6m²	10m²	8m²	5m²	2m²	0m²
PROPOSED UNSHADOWED SPOS	0m²	0.6m²	10m²	8m²	5m²	2m²	0m²

No additional shadow cast

SHADOW CAST - 129 BEACH STREET

TOTAL SPOS AREA: 109m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	37m²	65m²	84m²	84m²	81m²	77m²	72m²
PROPOSED UNSHADOWED SPOS	37m²	65m²	84m²	84m²	81m²	70m²	52m²

Min. 40m² receiving 5 hours of sunlight

SHADOW CAST - 127 BEACH STREET

TOTAL SPOS AREA: 69m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	1.7m²	11m²	42m²	38m²	27m²	13m²	13m²
PROPOSED UNSHADOWED SPOS	1.7m²	11m²	42m²	38m²	27m²	13m²	13m²

No additional shadow cast

SHADOW CAST - 162 GRIFFITHS STREET

TOTAL SPOS AREA: 374m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	222m²	287m²	324m²	311m²	285m²	249m²	201m²
PROPOSED UNSHADOWED SPOS	207m²	276m²	322m²	310m²	285m²	249m²	201m²

Min. 40m² receiving 5 hours of sunlight

SHADOW CAST - 6 RITCHIE STREET

TOTAL SPOS AREA: 270m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	112m²	178m²	223m²	218m²	214m²	215m²	217m²
PROPOSED UNSHADOWED SPOS	105m²	178m²	223m²	218m²	214m²	215m²	217m²

Min. 40m² receiving 5 hours of sunlight

LEGEND

	SPOS		ADDITIONAL SHADOWED AREA
	EXISTING UNSHADOWED AREA		ADDITIONAL UNSHADOWED AREA

13.02.25	A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS	

CLIENT

PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS

TOWN PLANNING

TITLE

SHADOW DIAGRAMS - 9AM

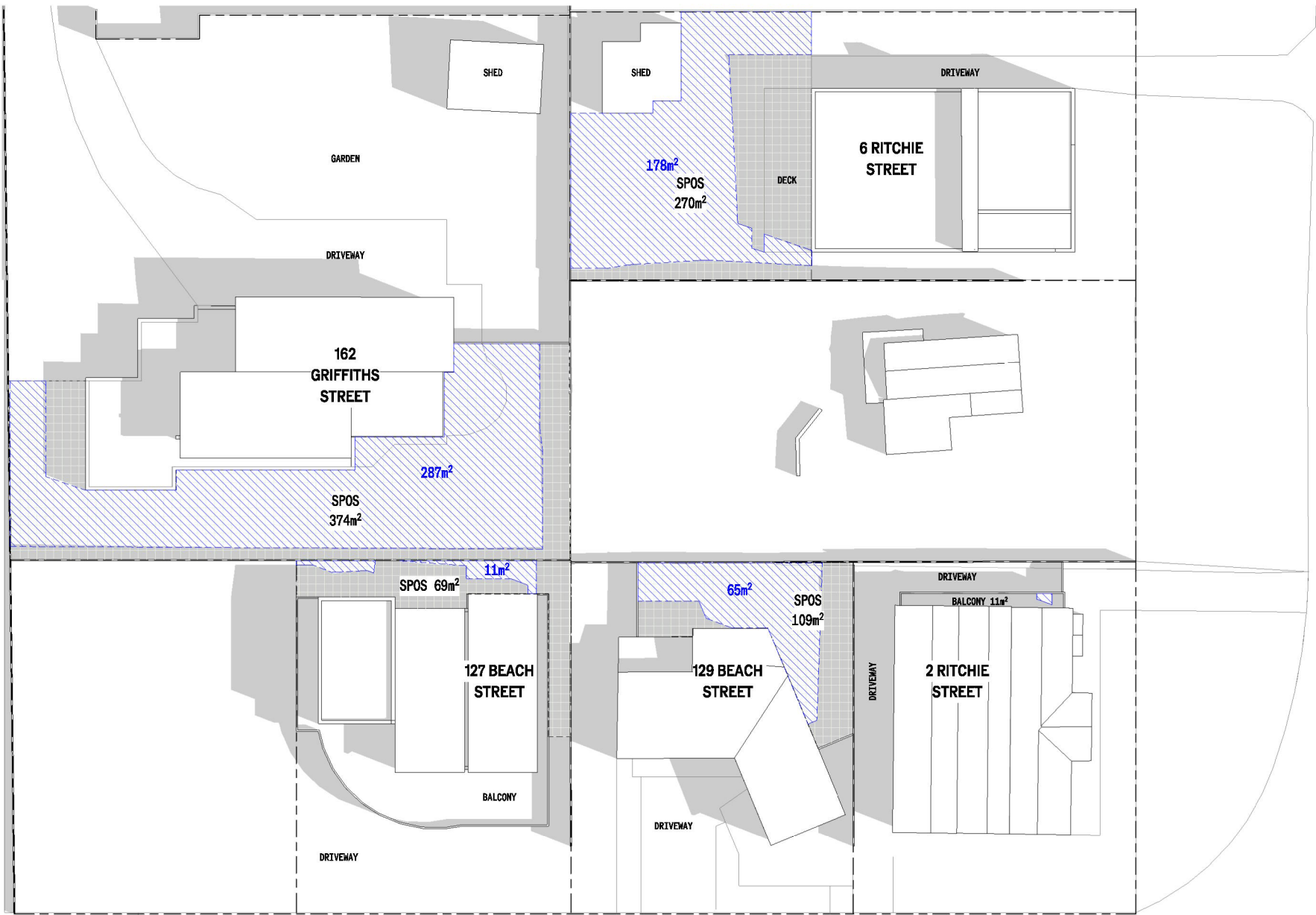
DRAWING NO.	DATE PUBLISHED
TP 300	24/03/2025

SCALE (A2)	AS INDICATED
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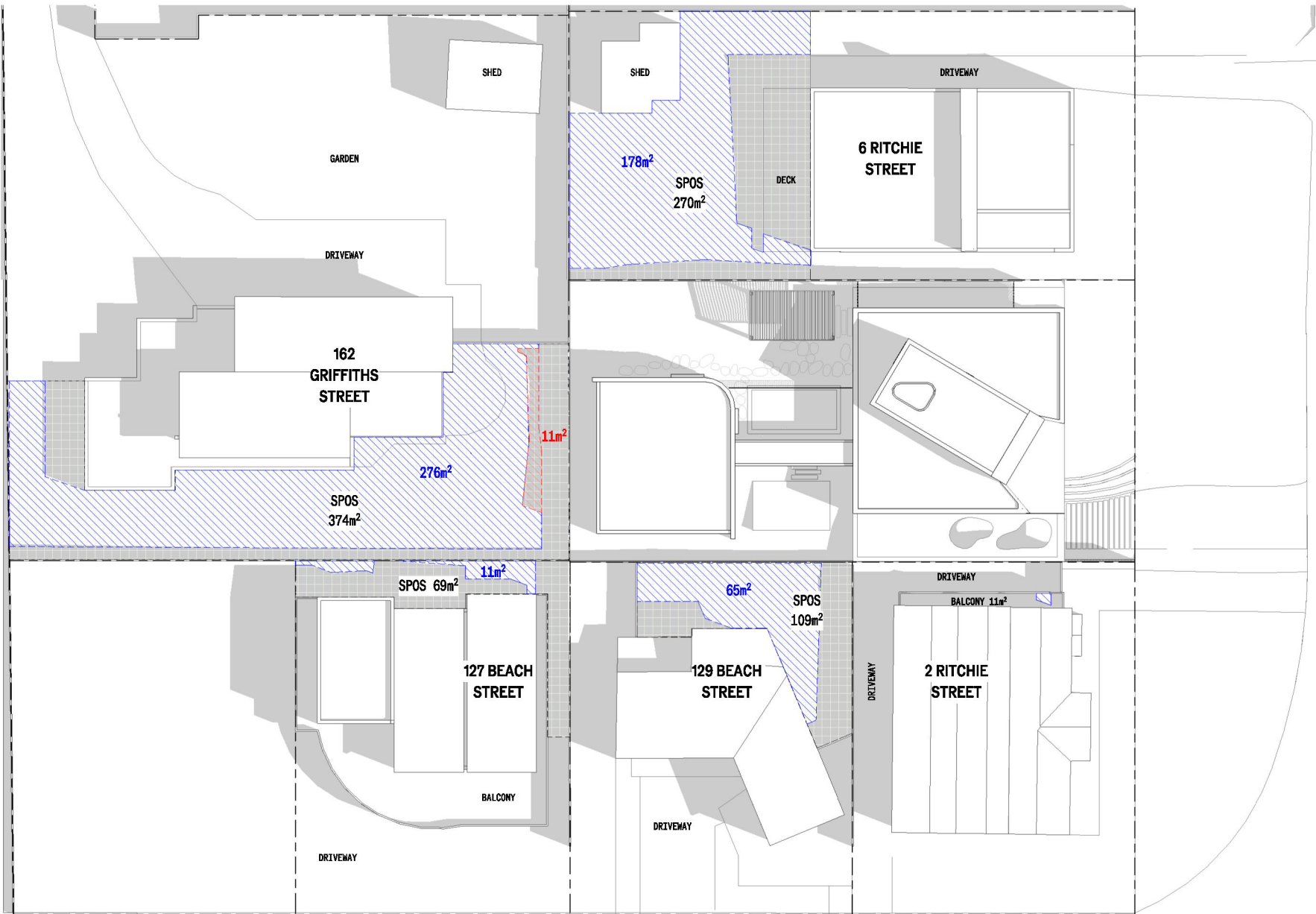
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1 EXISTING SHADOWS 10AM SEPT 22ND EQUINOX
1 : 400 @ A1



2 PROPOSED SHADOWS 10AM SEPT 22ND EQUINOX
1 : 400 @ A1

SHADOW CAST - 2 RITCHIE STREET

TOTAL SPOS AREA: 11m² (BALCONY)

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	0m ²	0.6m ²	10m ²	8m ²	5m ²	2m ²	0m ²
PROPOSED UNSHADOWED SPOS	0m ²	0.6m ²	10m ²	8m ²	5m ²	2m ²	0m ²

No additional shadow cast

SHADOW CAST - 129 BEACH STREET

TOTAL SPOS AREA: 109m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	37m ²	65m ²	84m ²	84m ²	81m ²	77m ²	72m ²
PROPOSED UNSHADOWED SPOS	37m ²	65m ²	84m ²	84m ²	81m ²	70m ²	52m ²

Min. 40m² receiving 5 hours of sunlight

SHADOW CAST - 127 BEACH STREET

TOTAL SPOS AREA: 69m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	1.7m ²	11m ²	42m ²	38m ²	27m ²	13m ²	13m ²
PROPOSED UNSHADOWED SPOS	1.7m ²	11m ²	42m ²	38m ²	27m ²	13m ²	13m ²

No additional shadow cast

SHADOW CAST - 162 GRIFFITHS STREET

TOTAL SPOS AREA: 374m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	222m ²	287m ²	324m ²	311m ²	285m ²	249m ²	201m ²
PROPOSED UNSHADOWED SPOS	207m ²	276m ²	322m ²	310m ²	285m ²	249m ²	201m ²

Min. 40m² receiving 5 hours of sunlight

SHADOW CAST - 6 RITCHIE STREET

TOTAL SPOS AREA: 270m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	112m ²	178m ²	223m ²	218m ²	214m ²	215m ²	217m ²
PROPOSED UNSHADOWED SPOS	106m ²	178m ²	223m ²	218m ²	214m ²	215m ²	217m ²

Min. 40m² receiving 5 hours of sunlight

LEGEND

	SPOS		ADDITIONAL SHADOWED AREA
	EXISTING UNSHADOWED AREA		ADDITIONAL UNSHADOWED AREA

13.02.25	A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS	

CLIENT

PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS

TOWN PLANNING

TITLE

SHADOW DIAGRAMS - 10AM

DRAWING NO.

DATE PUBLISHED

TP 301

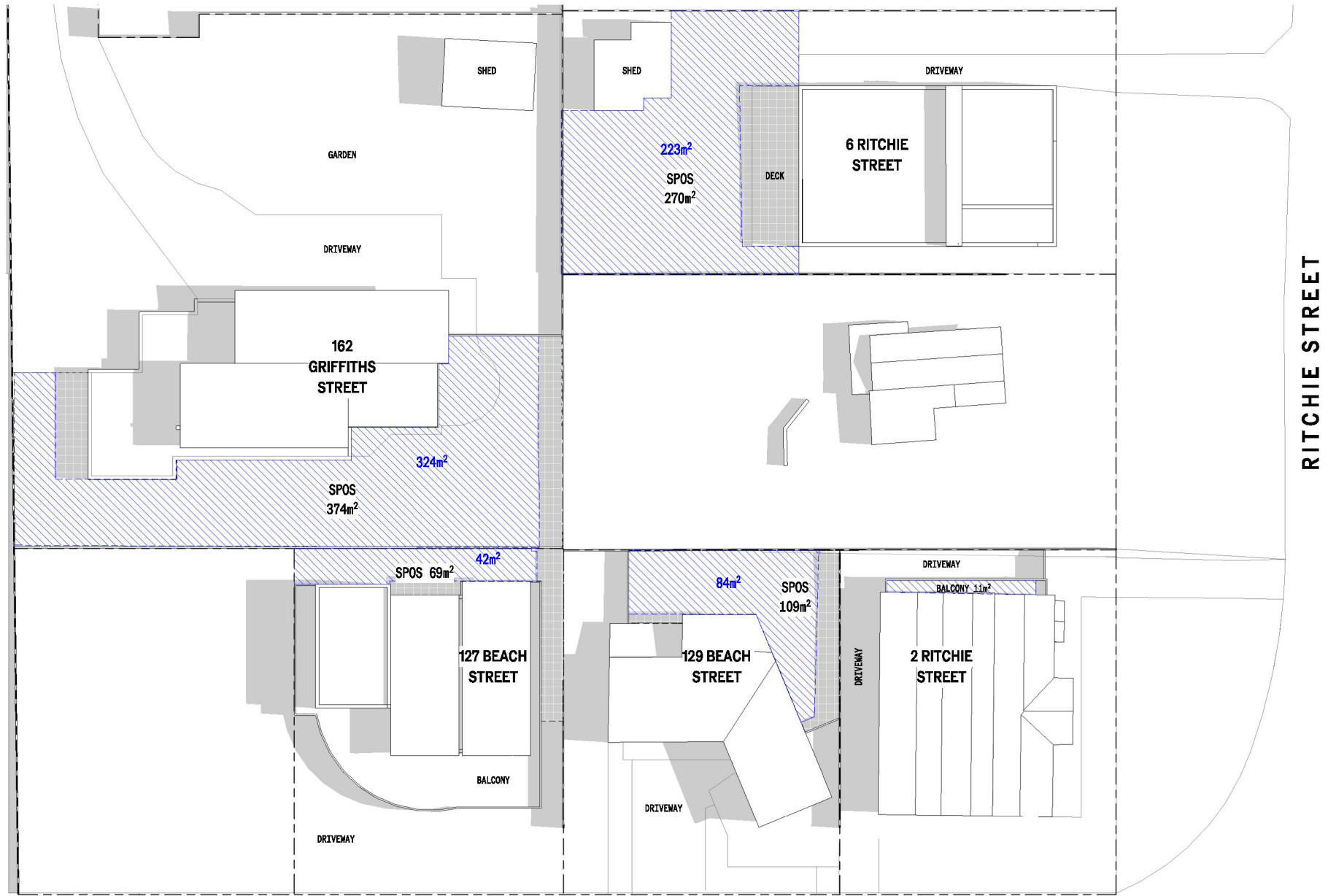
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AS INDICATED

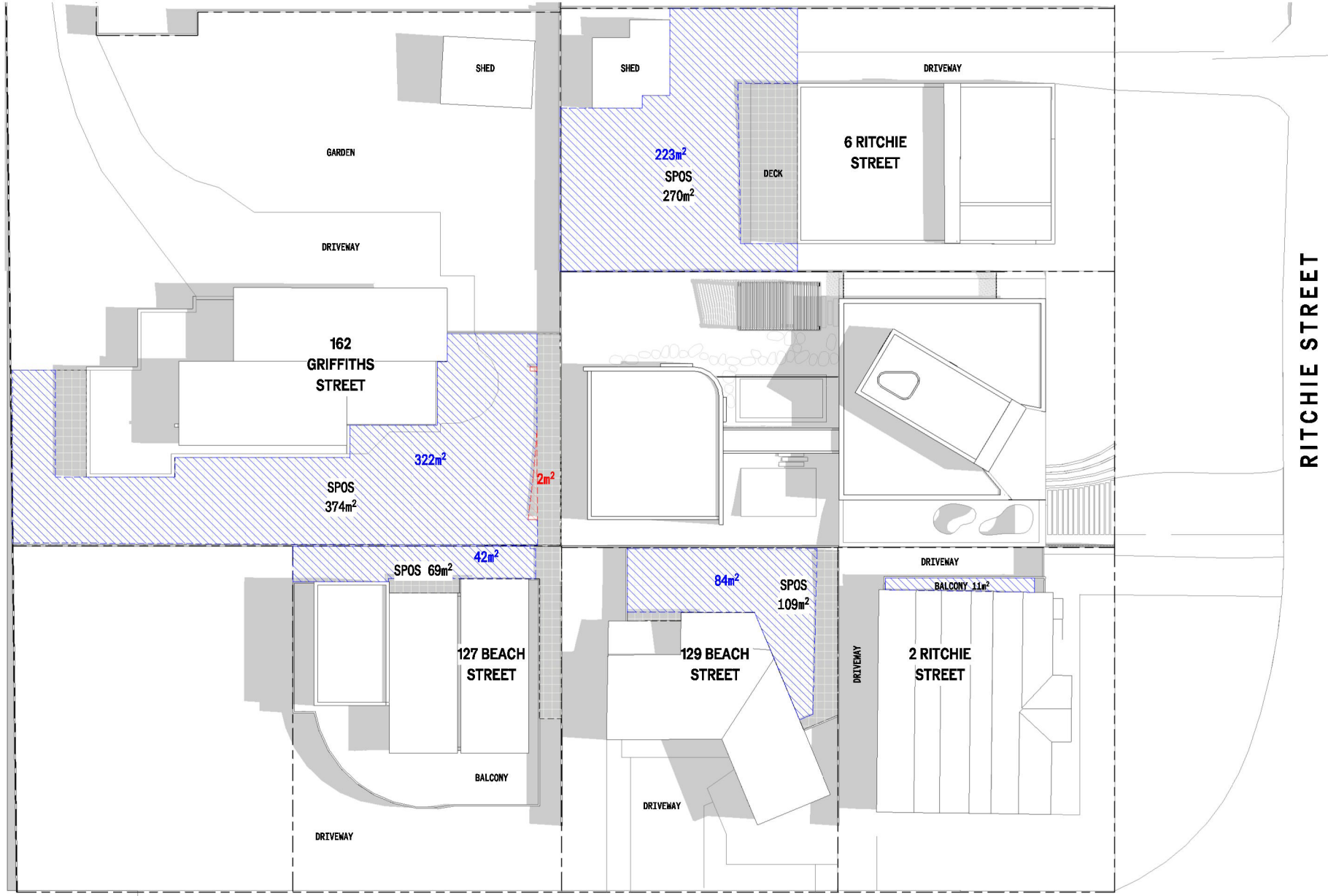
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1 EXISTING SHADOWS 11AM SEPT 22ND EQUINOX
1 : 400 @ A1



2 PROPOSED SHADOWS 11AM SEPT 22ND EQUINOX
1 : 400 @ A1

SHADOW CAST - 2 RITCHIE STREET

TOTAL SPOS AREA: 11m² (BALCONY)

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	0m²	0.6m²	10m²	8m²	5m²	2m²	0m²
PROPOSED UNSHADOWED SPOS	0m²	0.6m²	10m²	8m²	5m²	2m²	0m²

No additional shadow cast

SHADOW CAST - 129 BEACH STREET

TOTAL SPOS AREA: 109m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	37m²	65m²	84m²	84m²	81m²	77m²	72m²
PROPOSED UNSHADOWED SPOS	37m²	65m²	84m²	84m²	81m²	70m²	52m²

Min. 40m² receiving 5 hours of sunlight

SHADOW CAST - 127 BEACH STREET

TOTAL SPOS AREA: 69m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	1.7m²	11m²	42m²	38m²	27m²	13m²	13m²
PROPOSED UNSHADOWED SPOS	1.7m²	11m²	42m²	38m²	27m²	13m²	13m²

No additional shadow cast

SHADOW CAST - 162 GRIFFITHS STREET

TOTAL SPOS AREA: 374m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	222m²	287m²	324m²	311m²	285m²	249m²	201m²
PROPOSED UNSHADOWED SPOS	207m²	276m²	322m²	310m²	285m²	249m²	201m²

Min. 40m² receiving 5 hours of sunlight

SHADOW CAST - 6 RITCHIE STREET

TOTAL SPOS AREA: 270m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	112m²	178m²	223m²	218m²	214m²	215m²	217m²
PROPOSED UNSHADOWED SPOS	106m²	178m²	223m²	218m²	214m²	215m²	217m²

Min. 40m² receiving 5 hours of sunlight

LEGEND

	SPOS		ADDITIONAL SHADOWED AREA
	EXISTING UNSHADOWED AREA		ADDITIONAL UNSHADOWED AREA

13.02.25	A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS	

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PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS

TOWN PLANNING

TITLE

SHADOW DIAGRAMS - 11AM

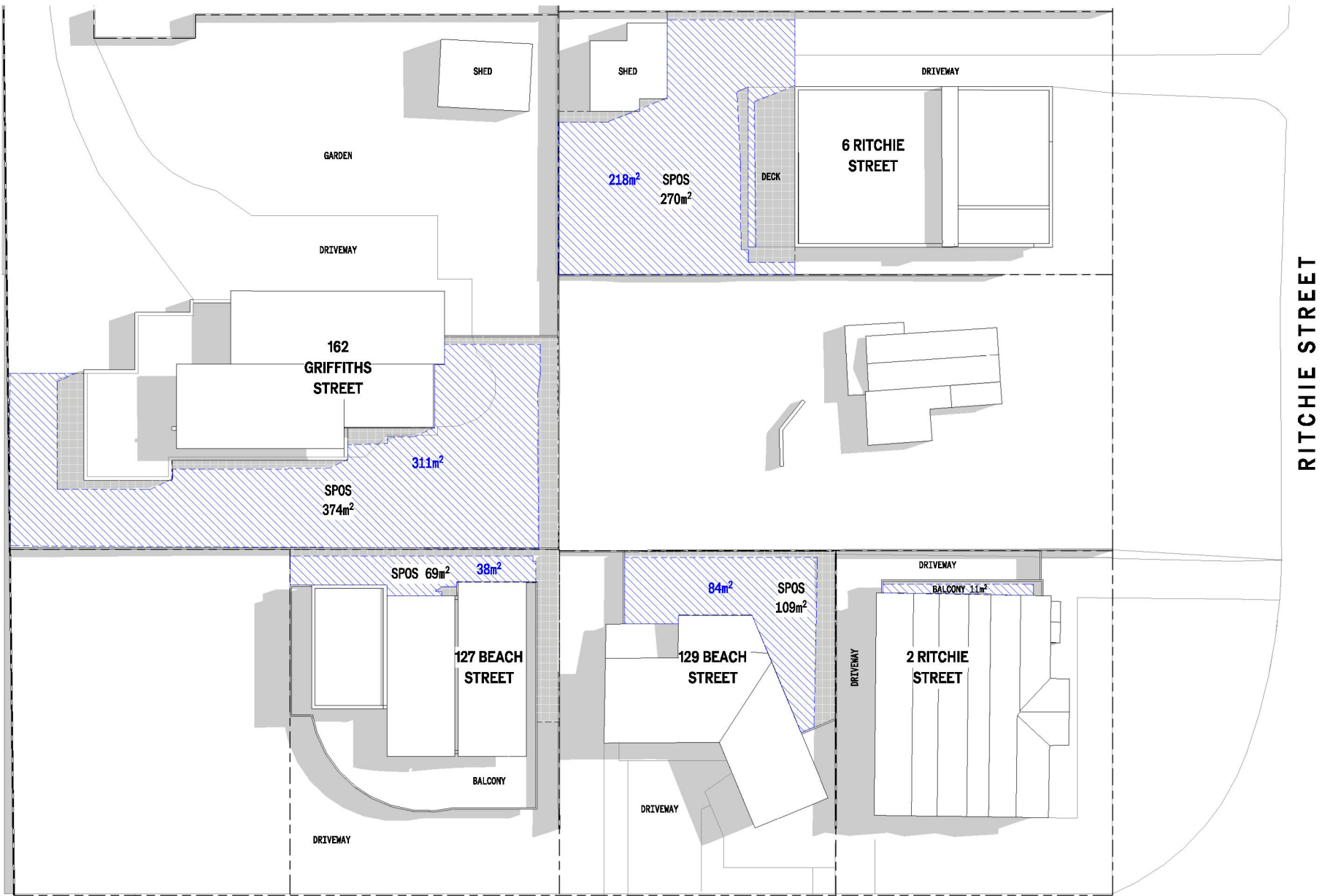
DRAWING NO.	DATE PUBLISHED
TP 302	24/03/2025

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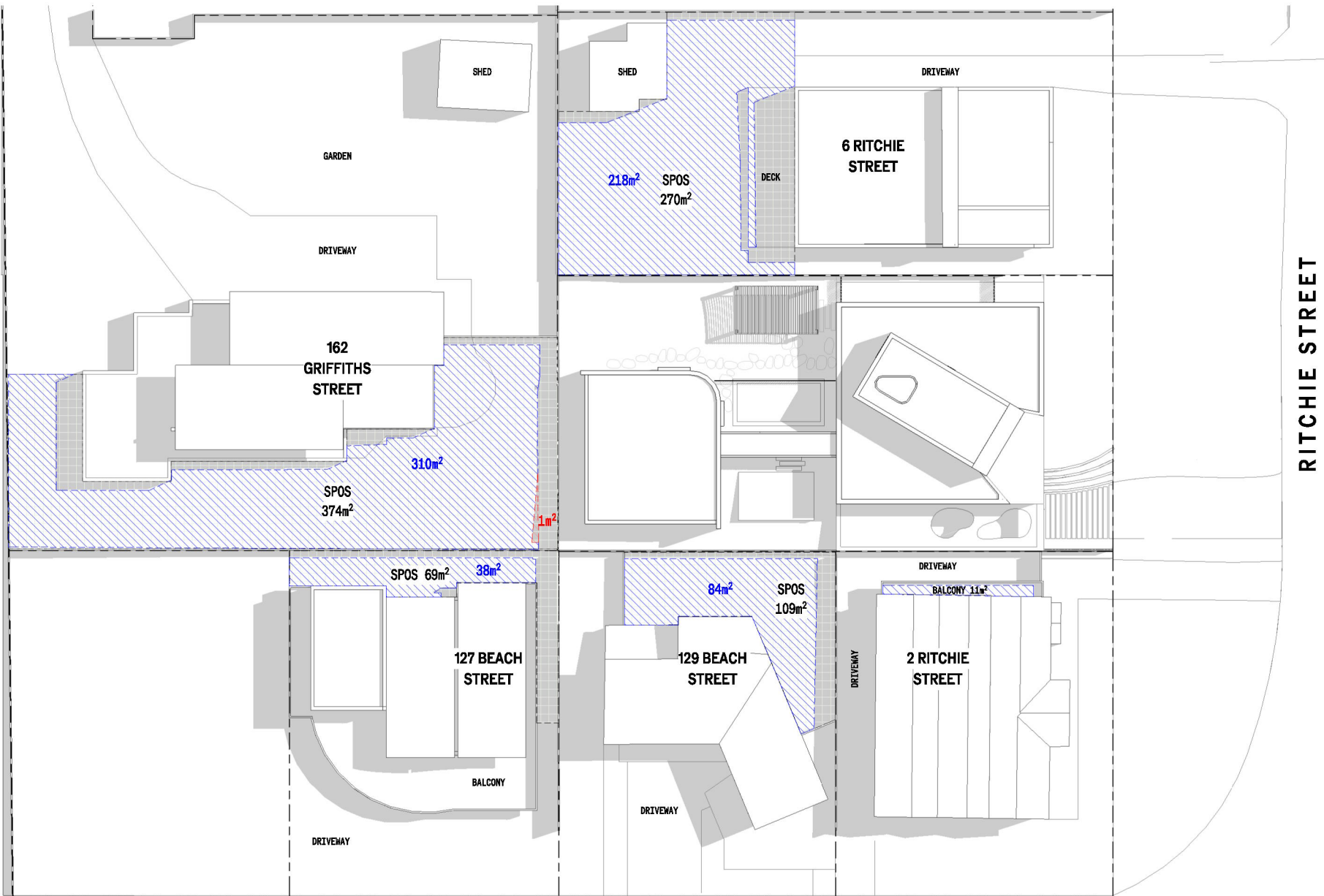
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PANDOLFINI



1 EXISTING SHADOWS 12PM SEPT 22ND EQUINOX
1 : 400 @ A1



2 PROPOSED SHADOWS 12PM SEPT 22ND EQUINOX
1 : 400 @ A1

SHADOW CAST - 2 RITCHIE STREET

TOTAL SPOS AREA: 11m² (BALCONY)

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	0m²	0.6m²	10m²	8m²	5m²	2m²	0m²
PROPOSED UNSHADOWED SPOS	0m²	0.6m²	10m²	8m²	5m²	2m²	0m²

No additional shadow cast

SHADOW CAST - 129 BEACH STREET

TOTAL SPOS AREA: 109m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	37m²	65m²	84m²	84m²	81m²	77m²	72m²
PROPOSED UNSHADOWED SPOS	37m²	65m²	84m²	84m²	81m²	70m²	52m²

Min. 40m² receiving 5 hours of sunlight

SHADOW CAST - 127 BEACH STREET

TOTAL SPOS AREA: 69m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	1.7m²	11m²	42m²	38m²	27m²	13m²	13m²
PROPOSED UNSHADOWED SPOS	1.7m²	11m²	42m²	38m²	27m²	13m²	13m²

No additional shadow cast

SHADOW CAST - 162 GRIFFITHS STREET

TOTAL SPOS AREA: 374m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	222m²	287m²	324m²	31m²	285m²	249m²	201m²
PROPOSED UNSHADOWED SPOS	207m²	276m²	322m²	310m²	285m²	249m²	201m²

Min. 40m² receiving 5 hours of sunlight

SHADOW CAST - 6 RITCHIE STREET

TOTAL SPOS AREA: 270m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	112m²	178m²	223m²	218m²	214m²	215m²	217m²
PROPOSED UNSHADOWED SPOS	106m²	178m²	223m²	218m²	214m²	215m²	217m²

Min. 40m² receiving 5 hours of sunlight

LEGEND

	SPOS		ADDITIONAL SHADOWED AREA
	EXISTING UNSHADOWED AREA		ADDITIONAL UNSHADOWED AREA

13.02.25	A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS	

PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS
TOWN PLANNING

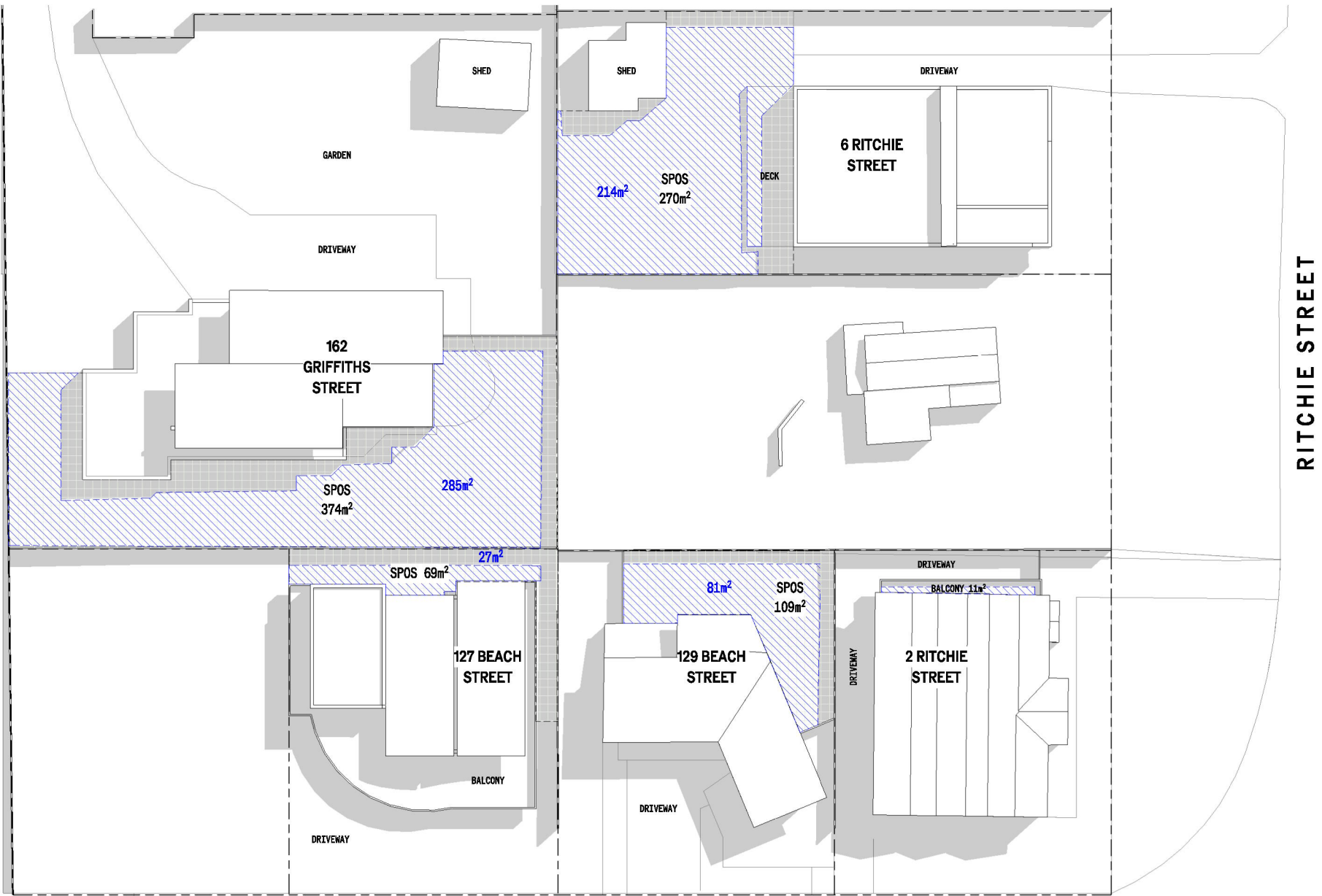
TITLE
SHADOW DIAGRAMS - 12PM

DRAWING NO.	DATE PUBLISHED
TP 303	24/03/2025
	SCALE (A2)
	AS INDICATED

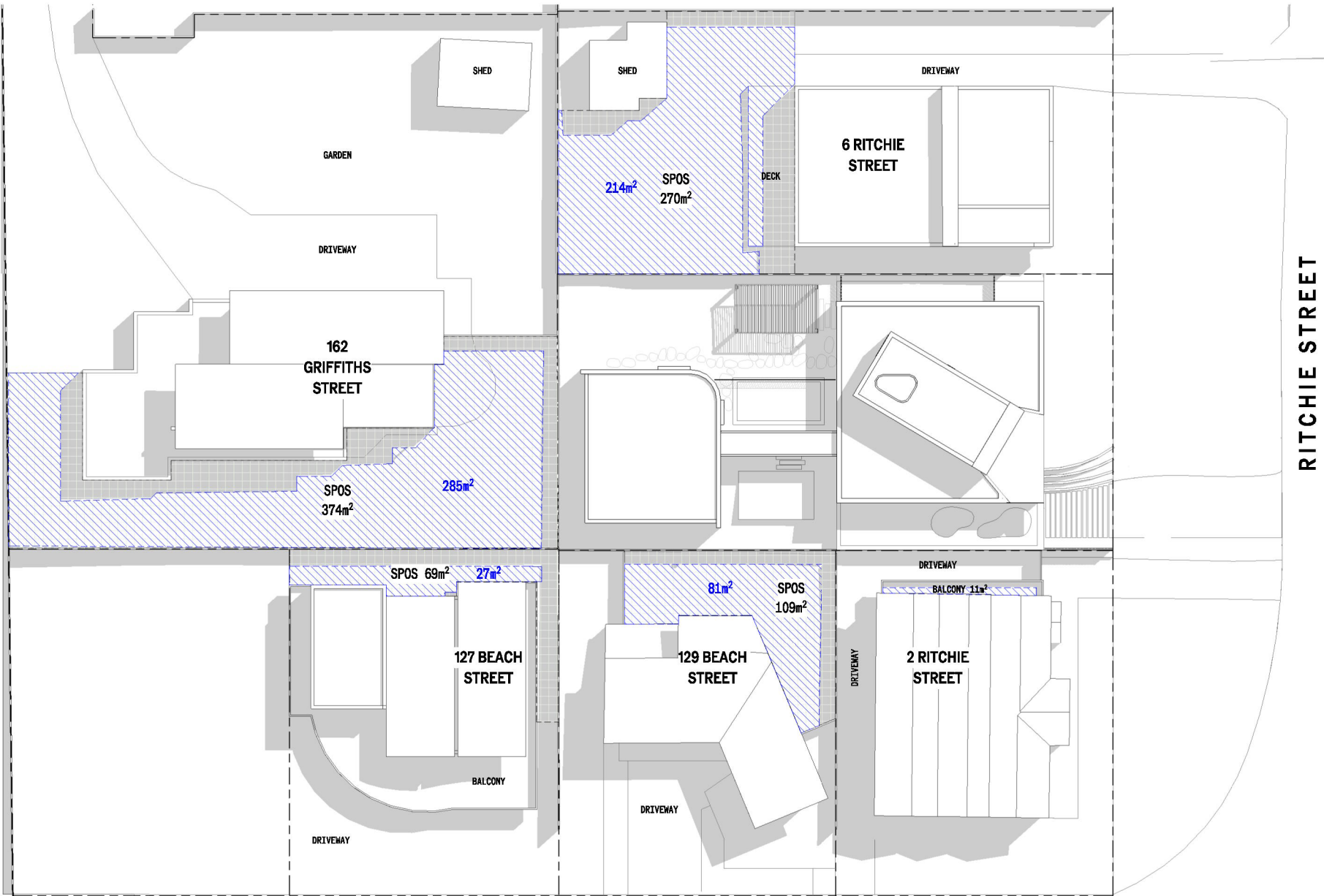
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PANDOLFINI



1 EXISTING SHADOWS 1PM SEPT 22ND EQUINOX
1 : 400 @ A1



2 PROPOSED SHADOWS 1PM SEPT 22ND EQUINOX
1 : 400 @ A1

SHADOW CAST - 2 RITCHIE STREET							
TOTAL SPOS AREA: 11m² (BALCONY)							
	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	0m²	0.6m²	10m²	8m²	5m²	2m²	0m²
PROPOSED UNSHADOWED SPOS	0m²	0.6m²	10m²	8m²	5m²	2m²	0m²
No additional shadow cast							

SHADOW CAST - 129 BEACH STREET							
TOTAL SPOS AREA: 109m²							
	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	37m²	65m²	84m²	84m²	81m²	77m²	72m²
PROPOSED UNSHADOWED SPOS	37m²	65m²	84m²	84m²	81m²	70m²	52m²
Min. 40m² receiving 5 hours of sunlight							

SHADOW CAST - 127 BEACH STREET							
TOTAL SPOS AREA: 69m²							
	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	1.7m²	11m²	42m²	38m²	27m²	13m²	13m²
PROPOSED UNSHADOWED SPOS	1.7m²	11m²	42m²	38m²	27m²	13m²	13m²
No additional shadow cast							

SHADOW CAST - 162 GRIFFITHS STREET							
TOTAL SPOS AREA: 374m²							
	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	222m²	287m²	324m²	311m²	285m²	249m²	201m²
PROPOSED UNSHADOWED SPOS	207m²	276m²	322m²	310m²	285m²	249m²	201m²
Min. 40m² receiving 5 hours of sunlight							

SHADOW CAST - 6 RITCHIE STREET							
TOTAL SPOS AREA: 270m²							
	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	112m²	178m²	223m²	218m²	214m²	215m²	217m²
PROPOSED UNSHADOWED SPOS	106m²	178m²	223m²	218m²	214m²	215m²	217m²
Min. 40m² receiving 5 hours of sunlight							

LEGEND

	SPOS		ADDITIONAL SHADOWED AREA
	EXISTING UNSHADOWED AREA		ADDITIONAL UNSHADOWED AREA

13.02.25	A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS	

CLIENT

PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS

TOWN PLANNING

TITLE

SHADOW DIAGRAMS - 1PM

DRAWING NO.

DATE PUBLISHED

TP 304
24/03/2025

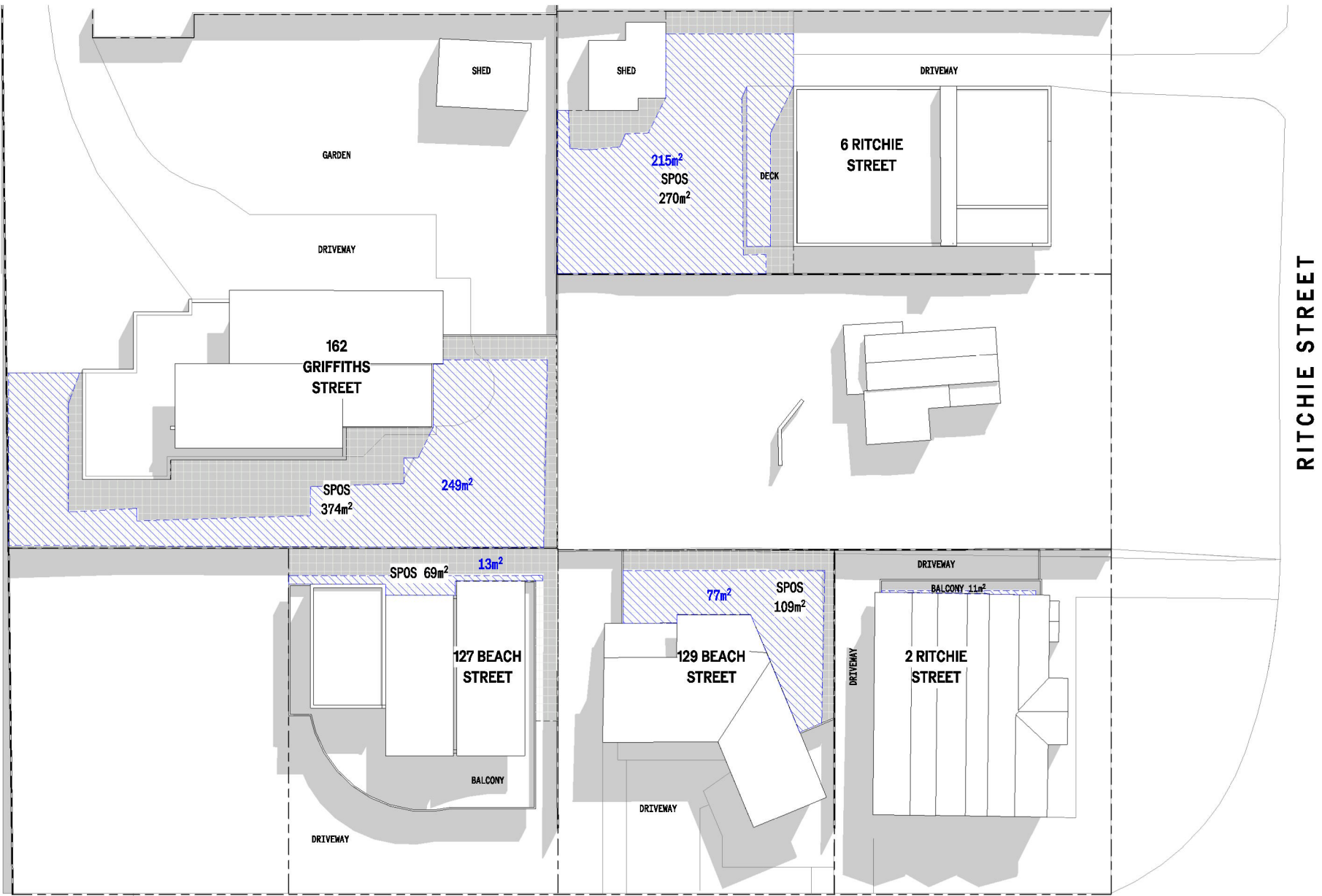
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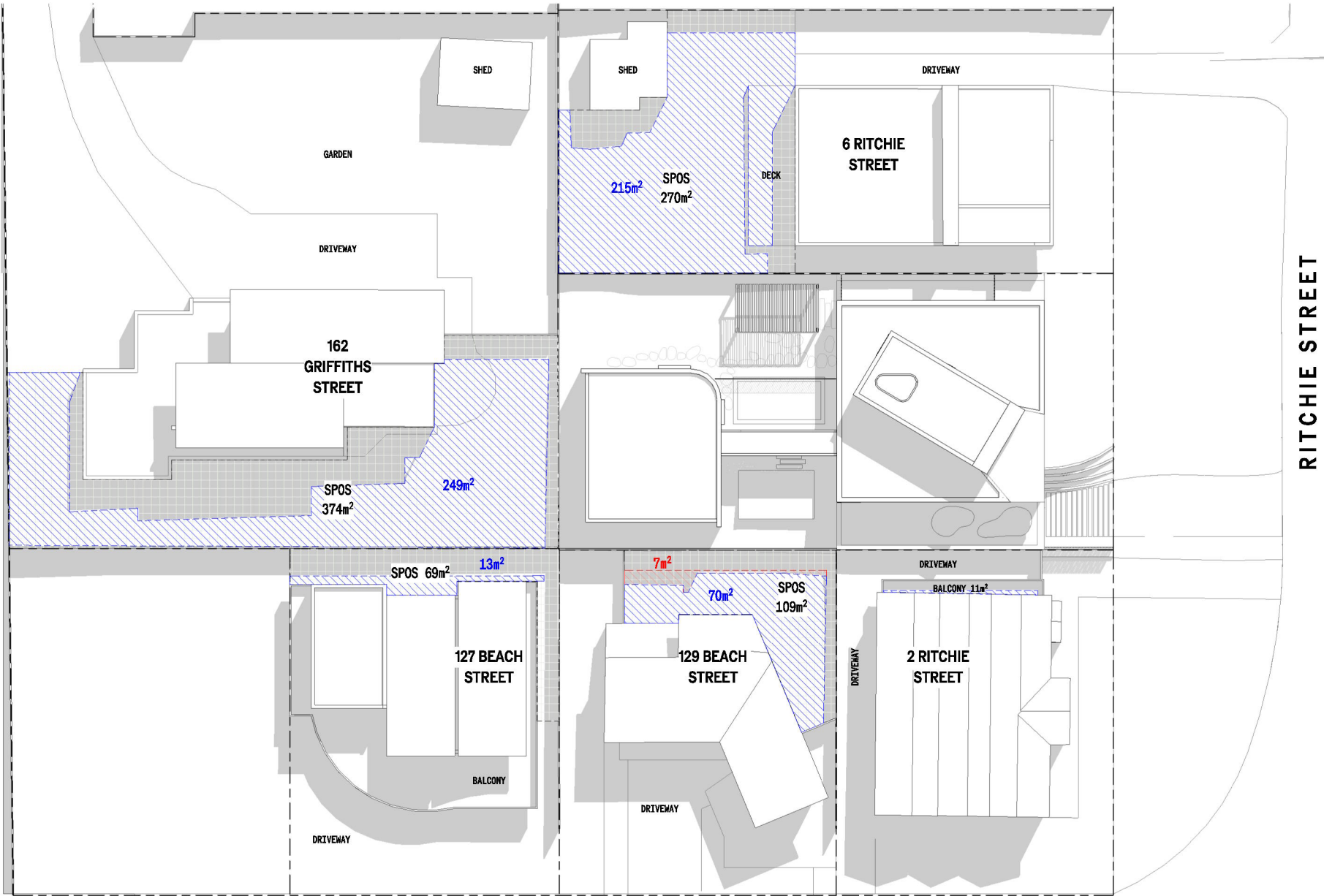
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PANDOLFINI



1 EXISTING SHADOWS 2PM SEPT 22ND EQUINOX
1 : 400 @ A1



2 PROPOSED SHADOWS 2PM SEPT 22ND EQUINOX
1 : 400 @ A1

SHADOW CAST - 2 RITCHIE STREET

TOTAL SPOS AREA: 11m² (BALCONY)

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	0m ²	0.6m ²	10m ²	8m ²	5m ²	2m ²	0m ²
PROPOSED UNSHADOWED SPOS	0m ²	0.6m ²	10m ²	8m ²	5m ²	2m ²	0m ²

No additional shadow cast

SHADOW CAST - 129 BEACH STREET

TOTAL SPOS AREA: 109m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	37m ²	65m ²	84m ²	84m ²	81m ²	77m ²	72m ²
PROPOSED UNSHADOWED SPOS	37m ²	65m ²	84m ²	84m ²	81m ²	70m ²	52m ²

Min. 40m² receiving 5 hours of sunlight

SHADOW CAST - 127 BEACH STREET

TOTAL SPOS AREA: 69m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	1.7m ²	11m ²	42m ²	38m ²	27m ²	13m ²	13m ²
PROPOSED UNSHADOWED SPOS	1.7m ²	11m ²	42m ²	38m ²	27m ²	13m ²	13m ²

No additional shadow cast

SHADOW CAST - 162 GRIFFITHS STREET

TOTAL SPOS AREA: 374m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	222m ²	287m ²	324m ²	311m ²	285m ²	249m ²	201m ²
PROPOSED UNSHADOWED SPOS	207m ²	276m ²	322m ²	310m ²	285m ²	249m ²	201m ²

Min. 40m² receiving 5 hours of sunlight

SHADOW CAST - 6 RITCHIE STREET

TOTAL SPOS AREA: 270m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	112m ²	178m ²	223m ²	218m ²	214m ²	215m ²	217m ²
PROPOSED UNSHADOWED SPOS	106m ²	178m ²	223m ²	218m ²	214m ²	215m ²	217m ²

Min. 40m² receiving 5 hours of sunlight

LEGEND

	SPOS		ADDITIONAL SHADOWED AREA
	EXISTING UNSHADOWED AREA		ADDITIONAL UNSHADOWED AREA

13.02.25	A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS	

PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS
TOWN PLANNING

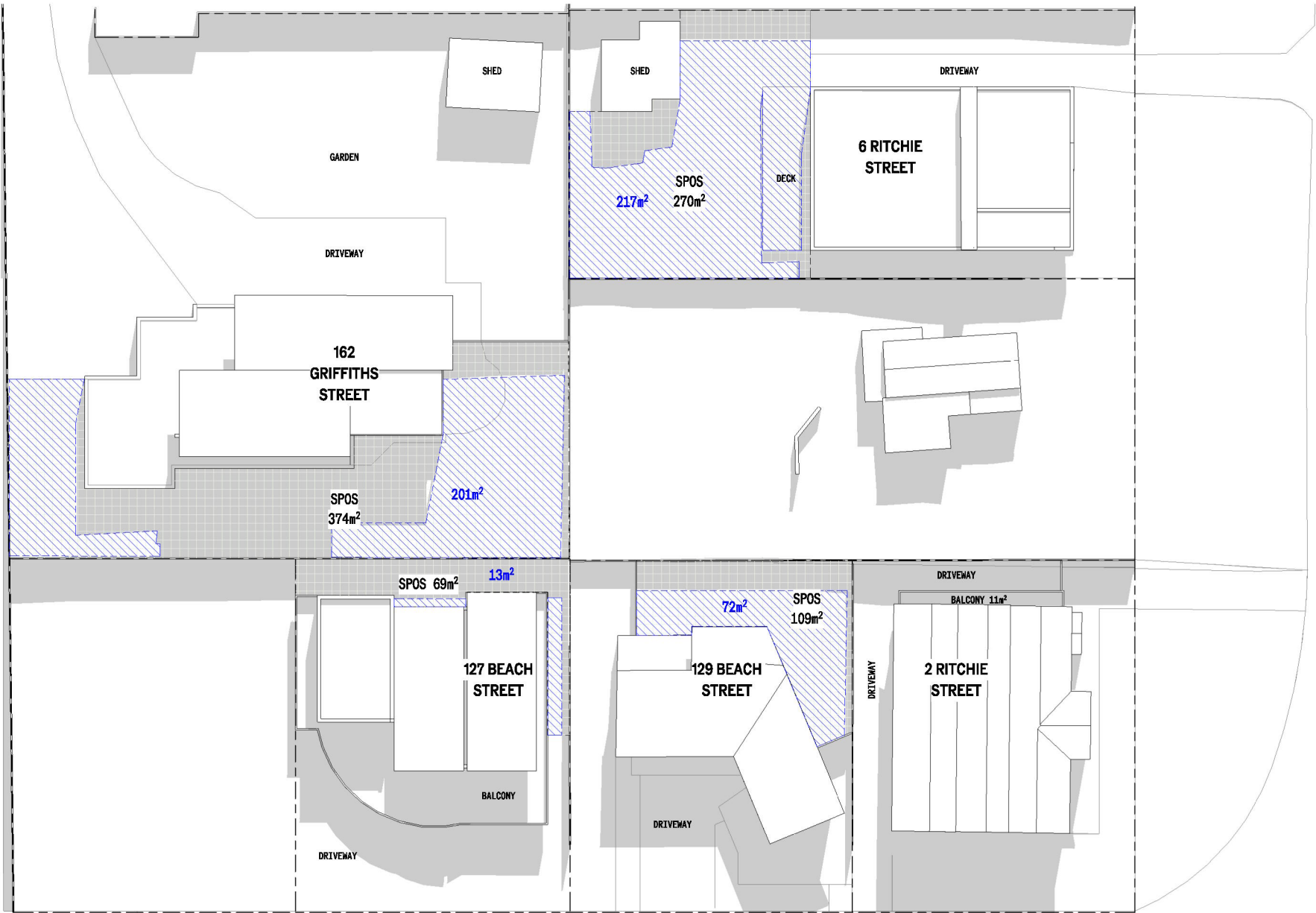
TITLE
SHADOW DIAGRAMS - 2PM

DRAWING NO.	DATE PUBLISHED
TP 305	24/03/2025
SCALE (A2)	AS INDICATED

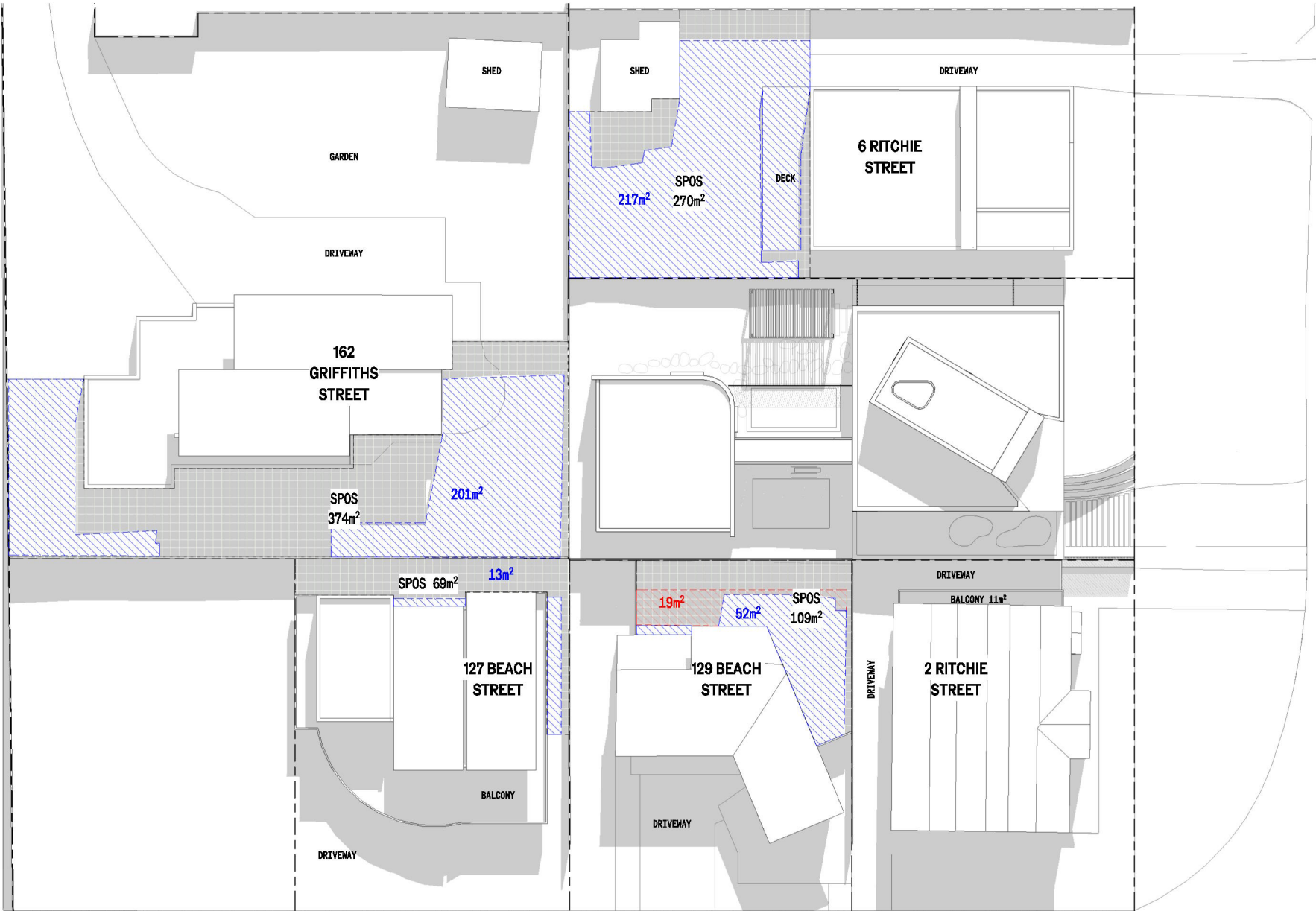
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1 EXISTING SHADOWS 3PM SEPT 22ND EQUINOX
1 : 400 @ A1



2 PROPOSED SHADOWS 3PM SEPT 22ND EQUINOX
1 : 400 @ A1

SHADOW CAST - 2 RITCHIE STREET

TOTAL SPOS AREA: 11m² (BALCONY)

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	0m²	0.6m²	10m²	8m²	5m²	2m²	0m²
PROPOSED UNSHADOWED SPOS	0m²	0.6m²	10m²	8m²	5m²	2m²	0m²

No additional shadow cast

SHADOW CAST - 129 BEACH STREET

TOTAL SPOS AREA: 109m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	37m²	65m²	84m²	84m²	81m²	77m²	72m²
PROPOSED UNSHADOWED SPOS	37m²	65m²	84m²	84m²	81m²	70m²	52m²

Min. 40m² receiving 5 hours of sunlight

SHADOW CAST - 127 BEACH STREET

TOTAL SPOS AREA: 69m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	1.7m²	11m²	42m²	38m²	27m²	13m²	13m²
PROPOSED UNSHADOWED SPOS	1.7m²	11m²	42m²	38m²	27m²	13m²	13m²

No additional shadow cast

SHADOW CAST - 162 GRIFFITHS STREET

TOTAL SPOS AREA: 374m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	222m²	287m²	324m²	311m²	285m²	249m²	201m²
PROPOSED UNSHADOWED SPOS	207m²	276m²	322m²	310m²	285m²	249m²	201m²

Min. 40m² receiving 5 hours of sunlight

SHADOW CAST - 6 RITCHIE STREET

TOTAL SPOS AREA: 270m²

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
EXISTING UNSHADOWED SPOS	112m²	178m²	223m²	218m²	214m²	215m²	217m²
PROPOSED UNSHADOWED SPOS	106m²	178m²	223m²	218m²	214m²	215m²	217m²

Min. 40m² receiving 5 hours of sunlight

LEGEND

	SPOS		ADDITIONAL SHADOWED AREA
	EXISTING UNSHADOWED AREA		ADDITIONAL UNSHADOWED AREA

13.02.25	A	TP SUBMISSION 1	MT
DATE	REV	COMMENTS	

CLIENT

PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS

TOWN PLANNING

TITLE

SHADOW DIAGRAMS - 3PM

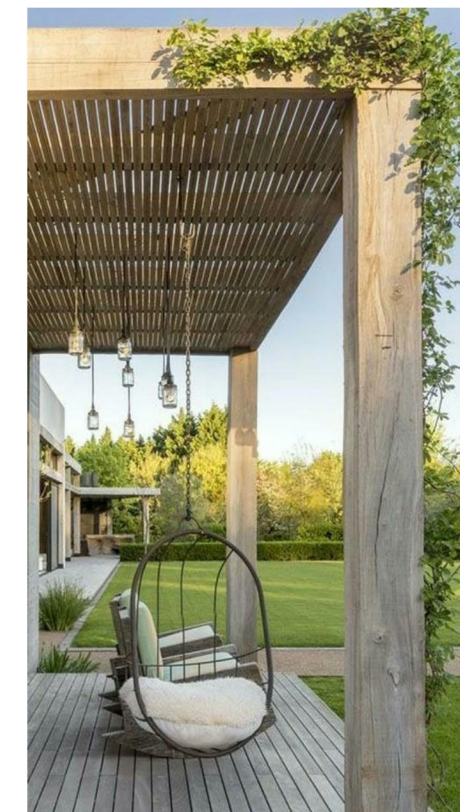
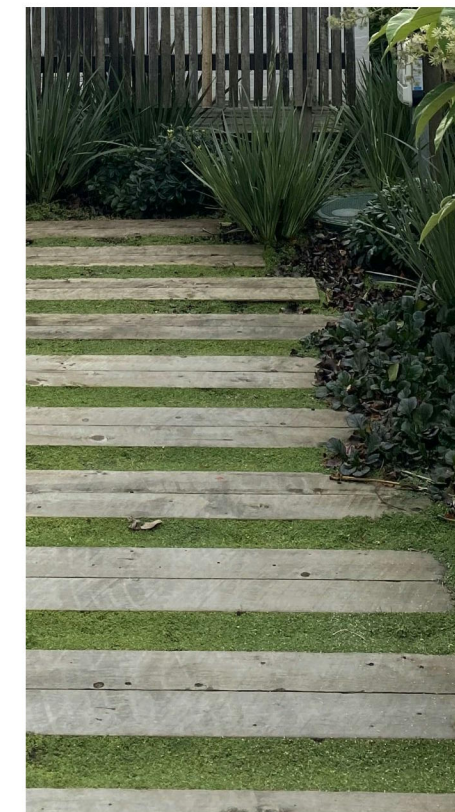
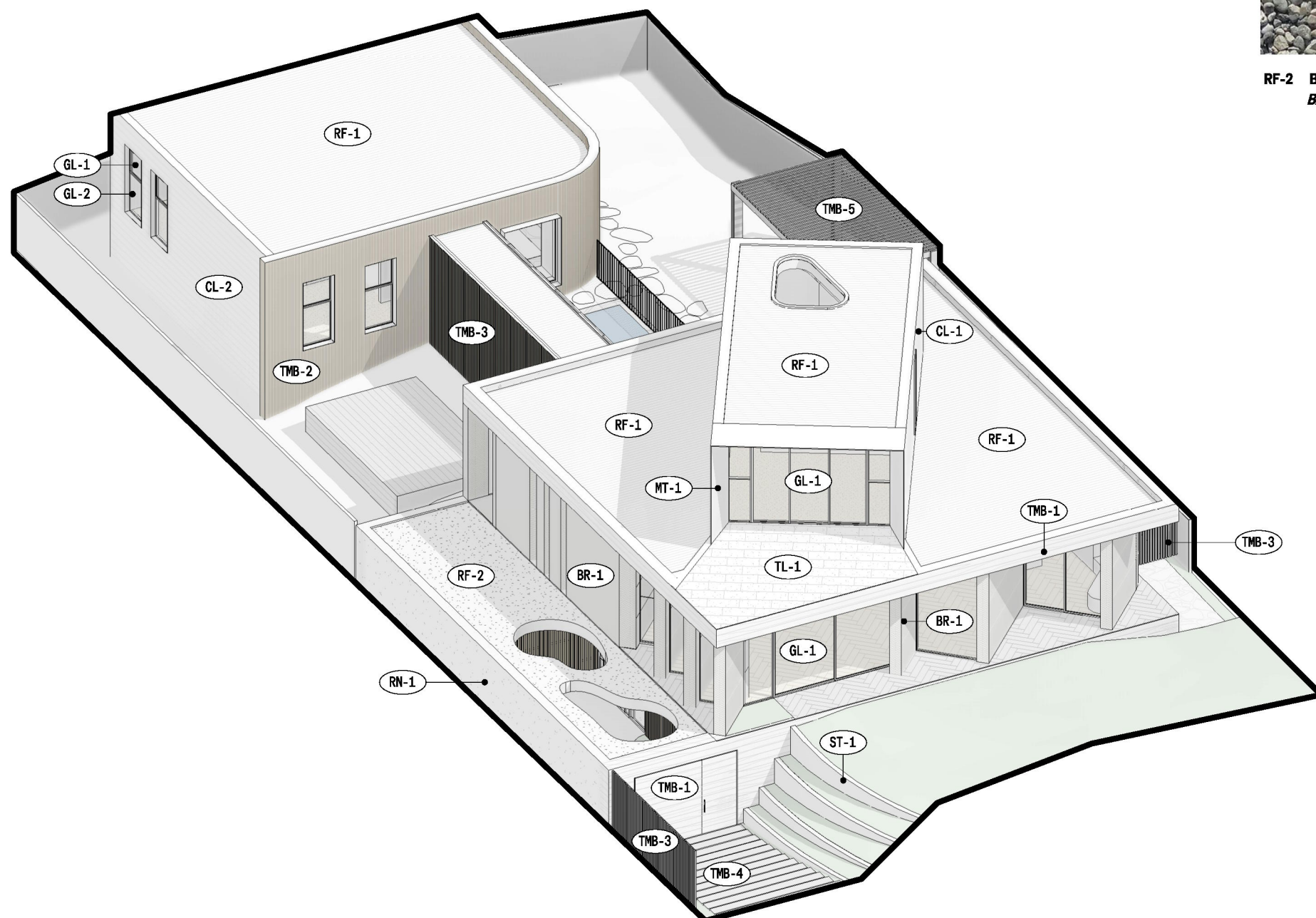
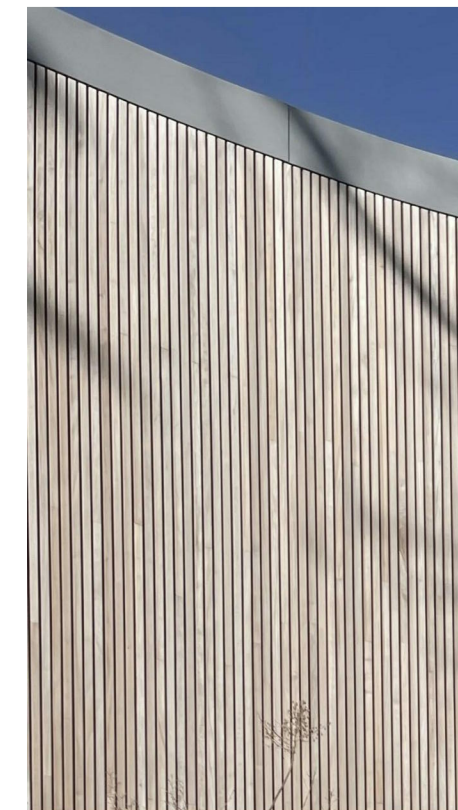
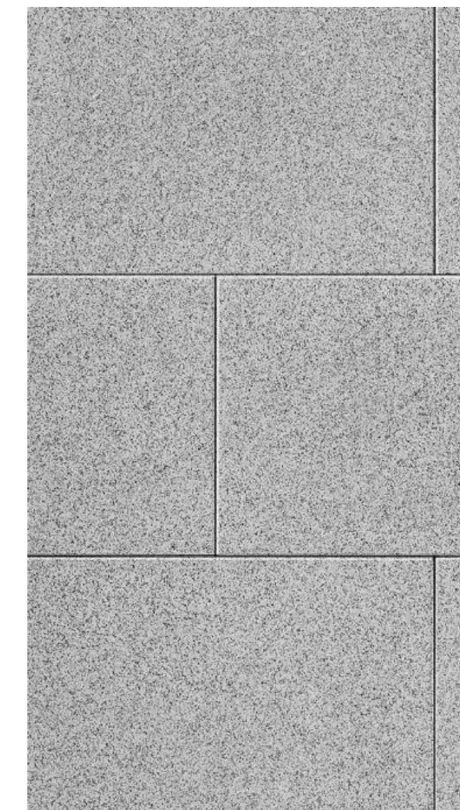
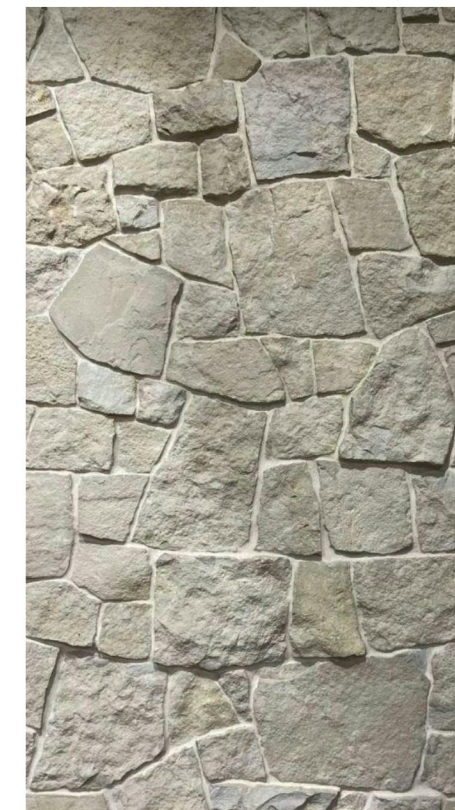
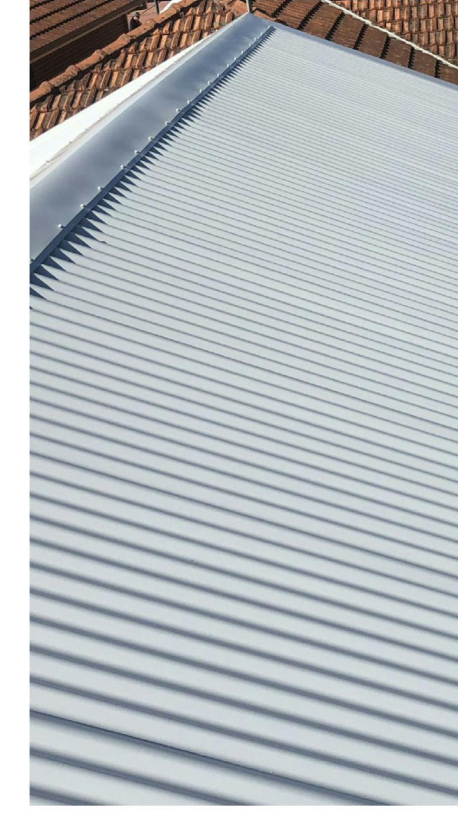
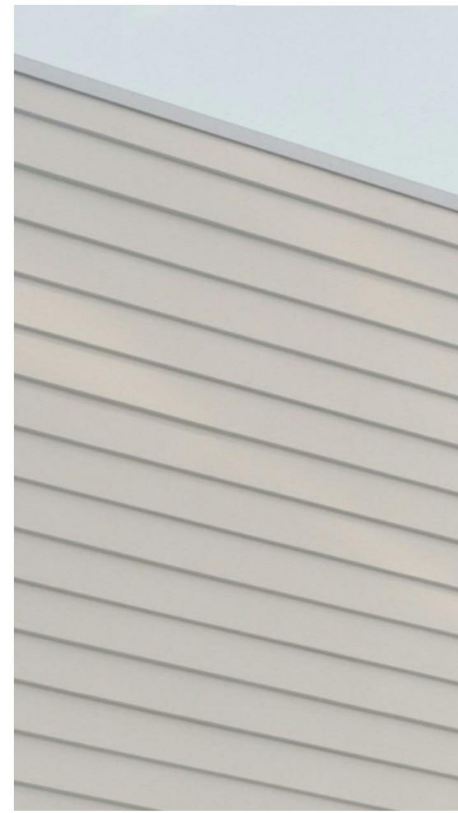
DRAWING NO.	DATE PUBLISHED
TP 306	24/03/2025

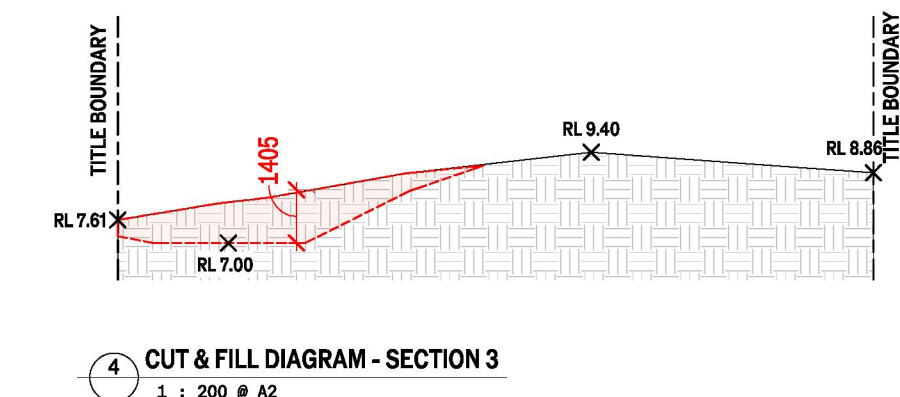
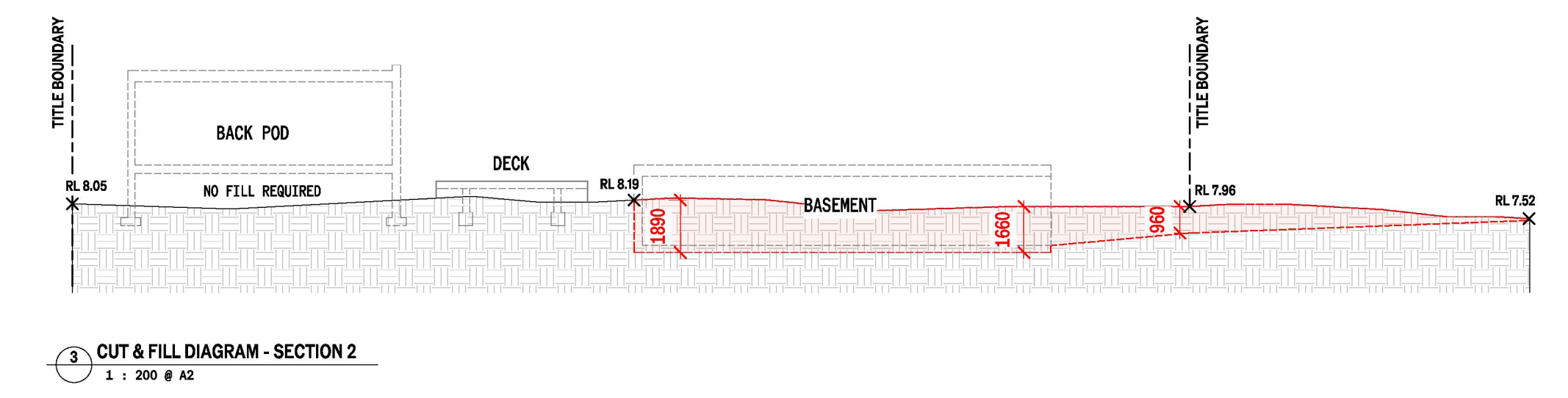
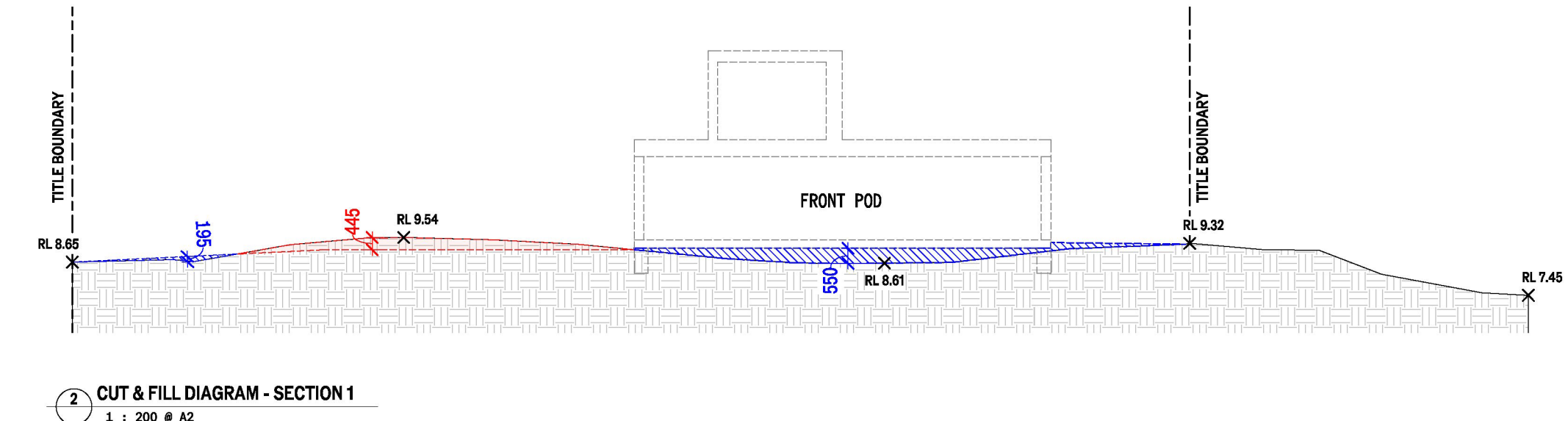
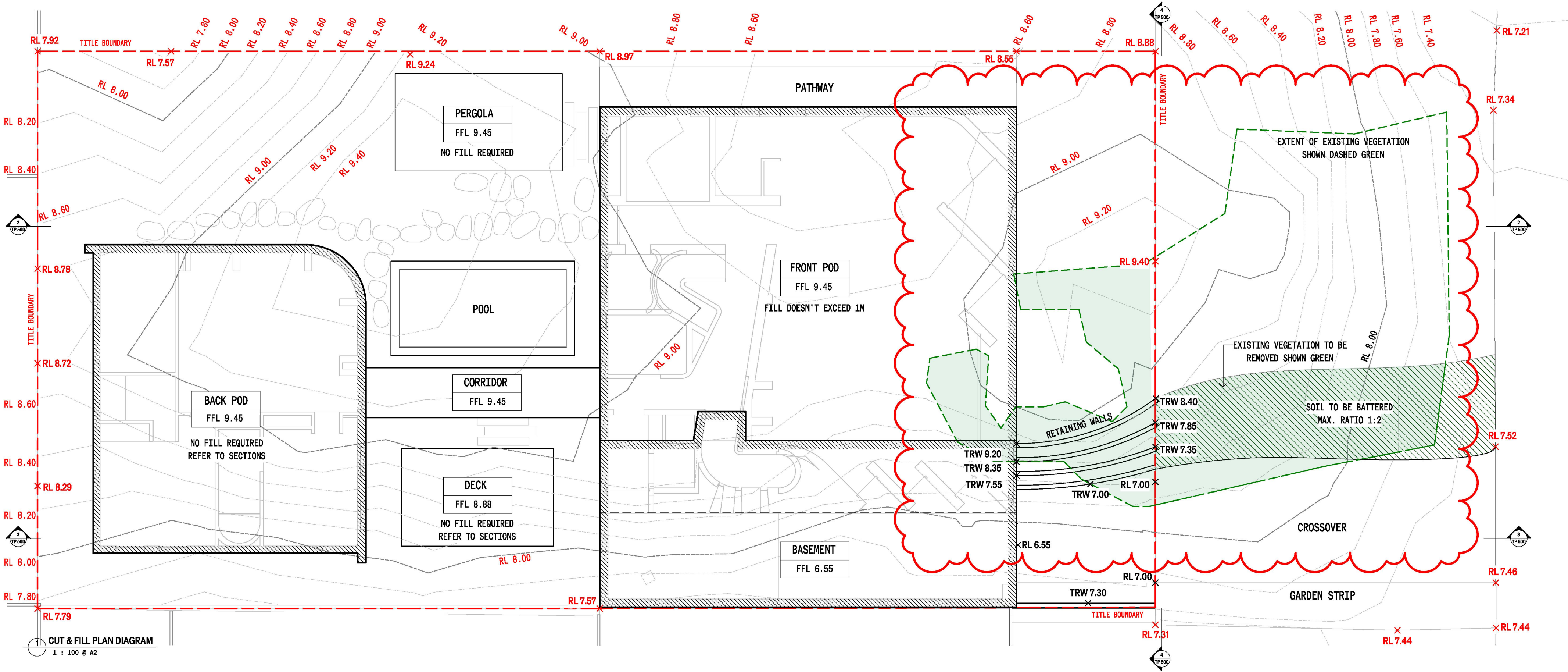
SCALE (A2)	AS INDICATED
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PANDOLFINI

[illegible]



LEGEND

- VEGETATION TO BE REMOVED
- FILL
- CUT
- BATTERED GROUND
- RL 0.00 EXISTING LEVEL
- RL 0.00 NEW LEVEL
- TRW 0.00 TOP OF RETAINING WALL
- EXISTING CONTOURS

PROJECT

4 RITCHIE STREET, PORT FAIRY - VIC 3284
MOYNE SHIRE

STATUS

TOWN PLANNING

TITLE

CUT & FILL DIAGRAM

DRAWING NO.

TP 500

DATE PUBLISHED

24/03/2025

SCALE (A2)

AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

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361 Clarendon St. South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

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