

Town Planning & Services

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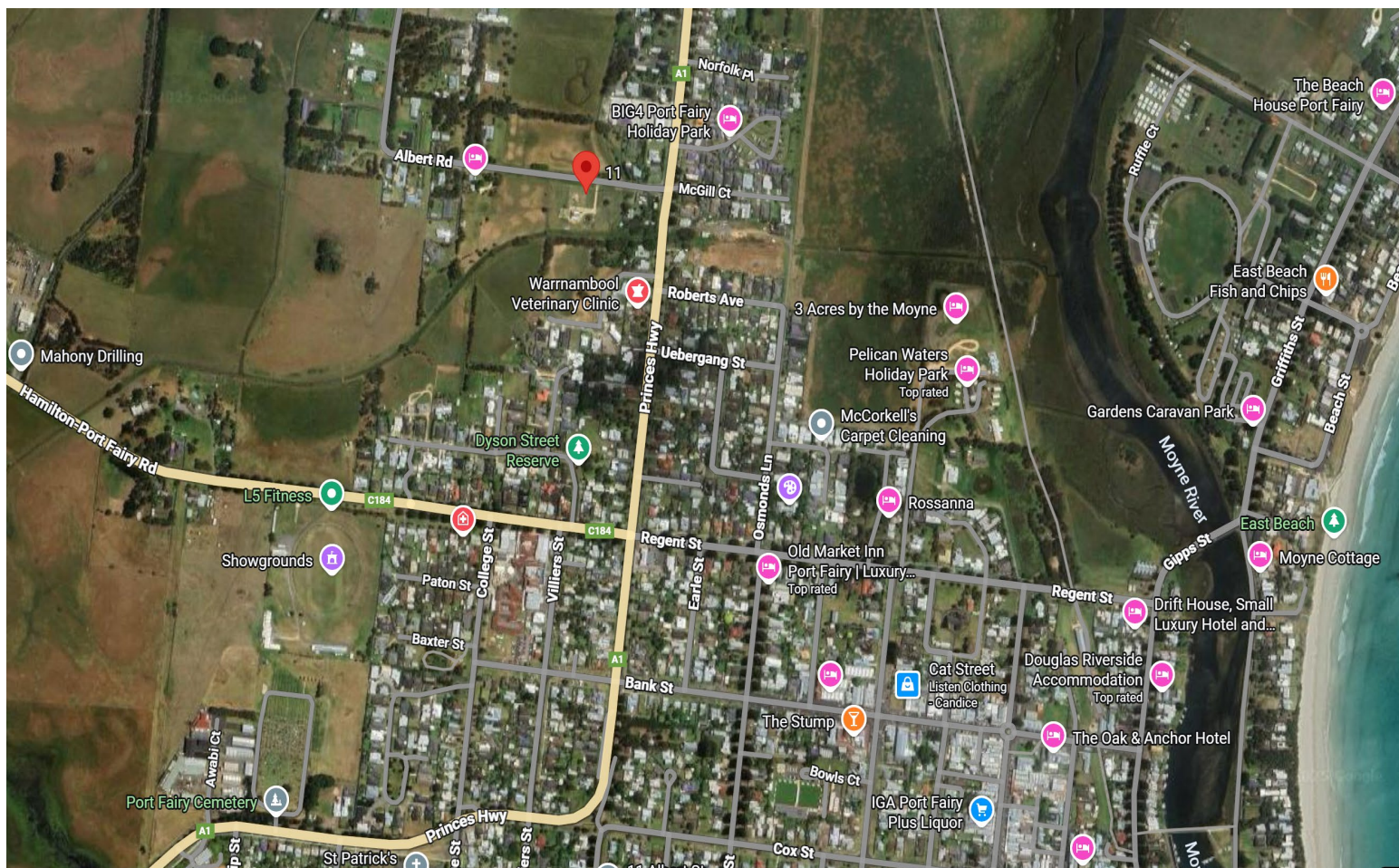
Planning Report

Lot 1 TP 019803S - 11 Albert Road Port Fairy 3284.

Development of an outbuilding (shed).

Report prepared by Glenn Reddick

05/12/25



DISCLAIMER

Although Lifestyle Town Planning and Services have taken all reasonable steps to ensure that an accurate document has been prepared, the company accepts no liability for any damages or loss incurred as a result of reliance placed upon the report and its contents.

DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for construction of an outbuilding at 11 Albert Road Port Fairy 3284.

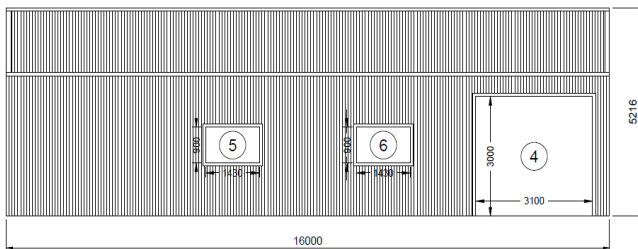
1. PROPOSAL

It is proposed to construct a detached outbuilding (storage shed) to be used in conjunction with the existing dwelling. The shed will be “side on” to the road and slightly setback from the front of the existing dwelling accessed from the existing driveway.

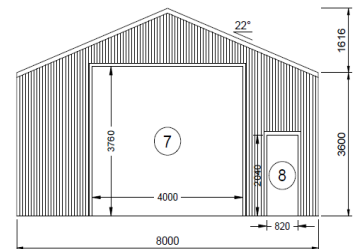
The shed will be of prefabricated steel construction on a concrete slab comprising 16m x 8m (approximately 128 sqm) and will stand at a maximum height of approximately 5.2m (3m to eaves height). The building will be finished in Colorbond cladding of “Off White” coloured walls and roof. The building is open plan internally with three 3m high roller shutter doors on the western elevation, a further roller shutter door and two windows at the back (eastern elevation), a personnel door and roller shutter door on the northern elevation facing the road.

The shed is setback approximately 51m from the front boundary (Albert Road) and approximately 30m from the western boundary, 3m off the southern boundary and 3m offset from the western edge of the dwelling. There is no significant vegetation removal required.

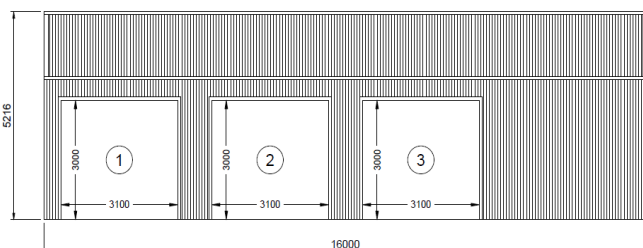
Excerpts from the plans submitted are shown below including elevations and site plan.



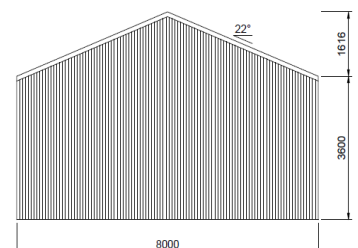
2 LEFT ELEVATION
2 SCALE: 1:100



3 REAR ELEVATION
2 SCALE: 1:100



1 RIGHT ELEVATION
2 SCALE: 1:100



4 FRONT ELEVATION
2 SCALE: 1:100

Site plan



1 Site Plan
1:200



All measurements provided are estimates derived from the scaling of aerial imagery and should be considered approximate.

2. SITE ANALYSIS

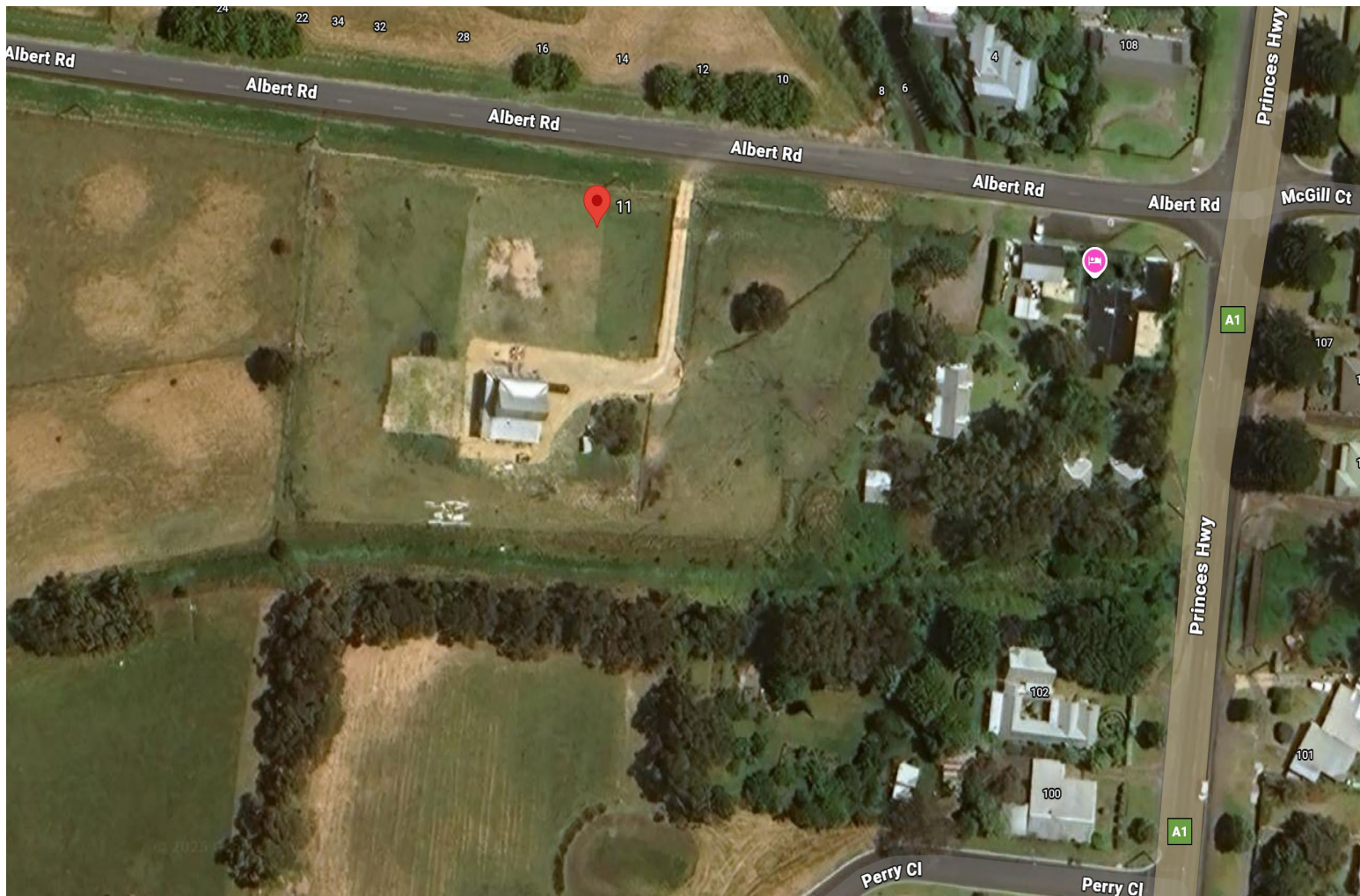
The site extends to approximately 8,289 square metres with frontage to Albert Road on the northern outskirts of Port Fairy. The site is generally flat, occupied by a single two storied detached dwelling finished in weather boards with a pitched corrugated iron roof covering with a crushed road driveway and car parking thereto.

The land is mainly grassed with a selection of planted shrubs and plans.

The site is enclosed by post and wire farm style fencing with the shed site is flat and grassed as shown overleaf along with photos of the dwelling and site area.

The site backs onto Reedy Creek.

Aerial image



Dwelling and shed site looking south from Albert Road



Proposed shed site Looking west



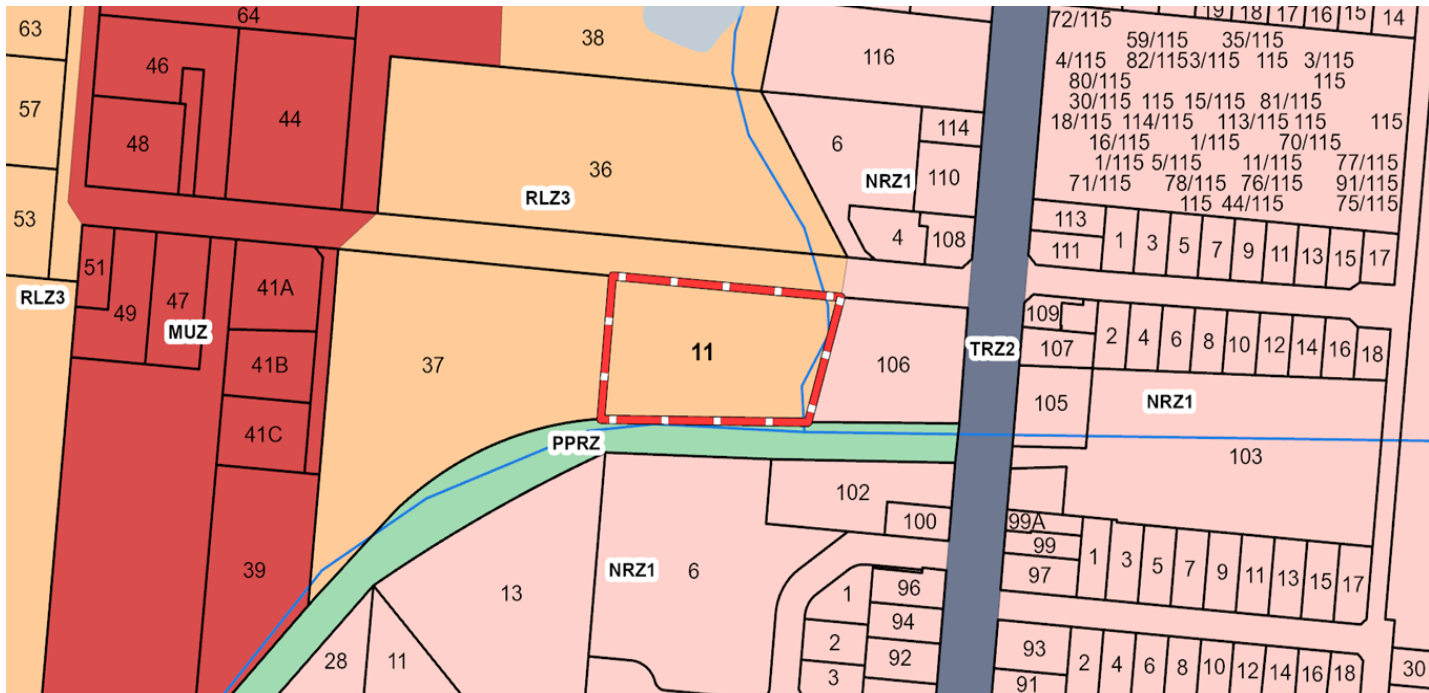
Proposed shed site



3. PLANNING CONTROLS

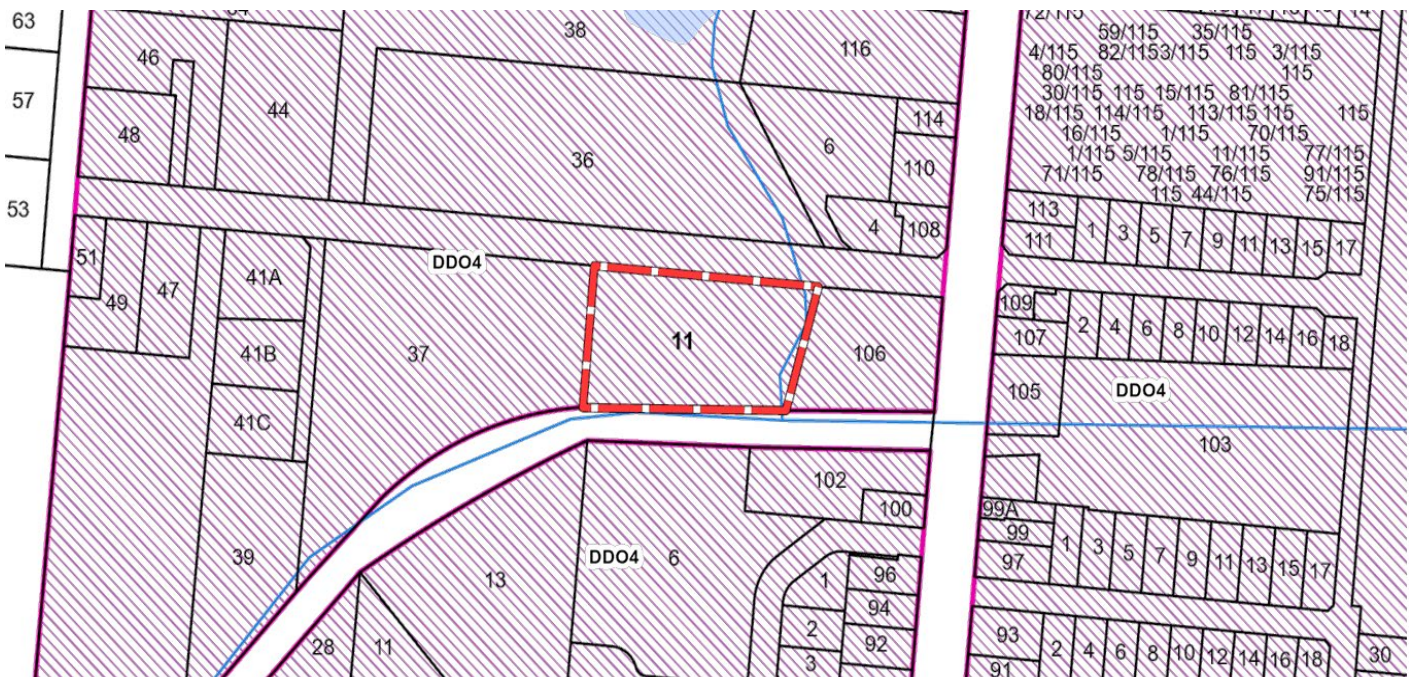
Zone

The site is located in the Rural Living Zone Schedule 3 (RLZ3).



Overlays

Design Development Overlay Schedule 4 (DDO4).

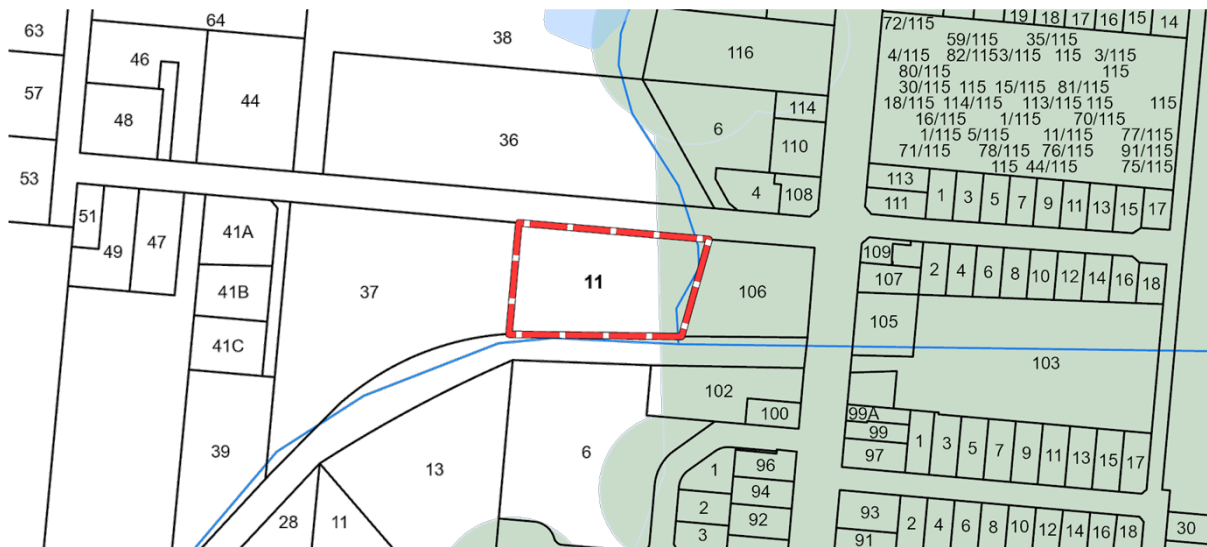


The map shows a residential area with various lots and streets. A red dashed line outlines a specific area, and a blue line indicates a proposed road or path. The map is labeled with 'DPO4' and '11'.

Lot numbers visible on the map include: 63, 57, 53, 46, 44, 48, 38, 36, 116, 114, 110, 6, 4, 108, 51, 49, 47, 41A, 41B, 41C, 37, 11, 106, 102, 100, 6, 13, 28, 11, 96, 94, 92, 1, 2, 3, 93, 91, 72/115, 59/115, 35/115, 4/115, 82/115, 3/115, 80/115, 30/115, 115, 15/115, 81/115, 18/115, 114/115, 113/115, 115, 16/115, 1/115, 70/115, 1/115, 5/115, 11/115, 77/115, 71/115, 78/115, 76/115, 91/115, 115, 44/115, 75/115, 113, 111, 1, 3, 5, 7, 9, 11, 13, 15, 17, 109, 107, 2, 4, 6, 8, 10, 12, 14, 16, 18, 105, 103, 99A, 99, 97, 1, 3, 5, 7, 9, 11, 13, 15, 17, 93, 91, 2, 4, 6, 8, 10, 12, 14, 16, 18, 30.

Other

The site is partly within an area of Aboriginal Heritage Area.



Permit requirements

- No permit is required under the RLZ3 as the shed is less than 250 sqm (128 sqm).
- A permit is required under the DDO4 at **Clause 43.02-2** for buildings and works to construct a shed.
- A permit is required for buildings and works under the Floodway Overlay at **Clause 43.03-2**.
- A Development Plan is not required to be prepared prior to the issue of a permit for an outbuilding under **Clause 43.04 -2**.
- A permit is required for buildings and works under the LSIO4 at **Clause 44.04-2**.

A Cultural Heritage Management plan is not required as the shed is exempt under the Aboriginal Heritage Regulations 2018.

4. RESTRICTIONS ON TITLE

None

5. PLANNING ASSESSMENT

Clause 43.02

DESIGN AND DEVELOPMENT OVERLAY

Purpose

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.

Clause 43.02-6

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The design objectives of the relevant schedule to this overlay.*
- *The provisions of any relevant policies and urban design guidelines.*
- *Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.*
- *Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking*
- *Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Any other matters specified in a schedule to this overlay.*

SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY PORT FAIRY RESIDENTIAL AREAS

Site Coverage and Permeability

The site area covered by buildings should not exceed 40 per cent.

The site area covered by permeable surfaces should be at least 50 per cent.

Building Massing

Buildings should be articulated to respect the character and rhythm of the surrounding area.

Building Height and Siting

Buildings on ridgelines or dune areas should be sited so that the bulk and mass of the buildings do not dominate the skyline.

If the land is in a Floodway Overlay, Land Subject to Inundation Overlay or is liable to inundation, the maximum building height specified in the zone or a schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Building Setbacks

Any part of a new building or extension should be set back:

- *At least 6 metres from the front boundary.*
- *From any side boundary, a distance of at least 3 metres between buildings on adjacent properties within 10 metres of the front boundary.*

Frontage Presentation

Buildings should provide an active edge to the street and enable passive surveillance.

Outbuildings and Car Parking

Garages should have a maximum external width of 6.5 metres.

Garages should be sited at least 1 metre behind the front wall of a building (excluding porticos and projecting windows).

Driveways should be constructed with a permeable surface where practicable.

Where double garages are provided these should be accessed by a single width crossover.

Design Detailing

When constructing new buildings or extensions or carrying out works:

- *Natural materials such as timber or stone should be used.*
- *Unrendered brickwork or blockwork should be avoided to a street facing facade.*
- *Reflective materials should be avoided.*
- *Non-reflective materials should be used for roofs.*

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- *Whether the design responds to the building and works requirements contained within this schedule.*
- *Whether the design and siting of buildings retains the established development pattern of the area.*
- *Whether adequate space is available between buildings to avoid boundary to boundary development and to maintain a landscaped garden setting.*
- *Whether the building is articulated to minimise the scale and bulk of the building.*
- *Whether the building materials and colours respect the character of surrounding dwellings.*
- *Whether garages, outbuildings and parking areas have been sited to minimise visibility from the street.*

ASSESSMENT

The shed will be accessed directly from Albert Road Street off the existing driveway and will be situated slightly behind the existing dwelling. The shed is well distanced from adjoining properties and will be used for domestic equipment in conjunction with the dwelling and is therefore not anticipated to cause amenity or land use conflicts.

Site coverage does not exceed 40%, permeability is at least 50%.

The shed is side on to the road to minimise its prominence and is in muted colours.

There are no vistas or landscape features impacted by the shed as it is of modest height (5.2m) is well setback from boundaries and collocated with the existing dwelling. The proposal has the support of the CMA subject to conditions with no other environmental impacts envisaged. The building will be finished in muted Colorbond colours of “Off white” to fit with its surroundings.

There is no significant vegetation for removal.

Clause 43.04

DEVELOPMENT PLAN OVERLAY

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

PORT FAIRY GROWTH AREAS

Requirement before a permit is granted

A permit may be granted to construct a building or construct or carry out works before a Development Plan has been prepared to the satisfaction of the responsible authority for:

- *Buildings and works associated with the use of the land for agricultural purposes.*
- *One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.*
- *Minor extensions, additions or modifications to an existing dwelling.*

The land may be developed in stages.

A Development Plan for any one stage of the development may be approved and a permit for that stage may be issued prior to the approval of a development plan for any other stage of the development.

ASSESSMENT

The proposal does not require the approval of a development plan as it is associated with a dwelling on the lot.

Clause 44.03

FLOODWAY OVERLAY

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.

To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.

To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

Clause 44.03-7

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The local floodplain development plan or flood risk report.*
- *Any comments of the relevant floodplain management authority.*
- *The Victorian River Health Strategy (2002) and any relevant regional river health strategy and associated wetland plan.*
- *Any other matters specified in a schedule to this overlay.*

SCHEDULE 3 TO CLAUSE 44.03 FLOODWAY OVERLAY

PORT FAIRY RIVERINE AND COASTAL INFLUENCED INUNDATION AREAS

5.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- *The contents of the Port Fairy Local Floodplain Development Plan 2023 Incorporated Document.*
- *The context of the proposed development having regard to the longer term impacts of riverine and coastal flooding.*

ASSESSMENT

The application was referred to the CMA pre application who provided conditional support. The building is not a habitable building therefore the flood risk is considered manageable subject to conditions.

Refer to preapplication advice below.

CMA Reference:	GHCMA-F-2025-00761
Property Address:	11 Albert Road Port Fairy 3284
Cadastral:	Lot 2 TP19803, Parish of Belfast
Zone(s):	Rural Living Zone - Schedule 3
Overlay(s):	Design And Development Overlay - Schedule 4, Development Plan Overlay - Schedule 4, Land Subject To Inundation Overlay - Schedule 4, Floodway Overlay - Schedule 3

Thank you for your application which we received on 23 October 2025. The CMA understands that you seek advice regarding a construction of a shed.

Please note that information in this report must be read in conjunction with the information provided in the Definitions and Disclaimers section on the final page.

The following table summarises flood information relevant to the application. Unless stated otherwise, the 1% AEP flood level, depth and hazard information accounts for the effects of climate change according to the best available information - consistent with local and state planning policy.

Flood Information Summary

Item	Best Available Information
1% AEP flood level	4.34 m AHD
Nominal Flood Protection Level	4.64 m AHD
1946 Flood Level	4.91 m AHD
Minimum depth of flooding on site – 1% AEP	0.00m
Maximum depth of flooding on site – 1% AEP	2.04m
Property Hazard category – 1% AEP	Low to Extreme
Maximum depth of flooding on access – 1% AEP	0.45m
Access Hazard category – 1% AEP	Medium

This location is within the floodplain of Reedy Creek. Regarding the risk, it must be noted that the worst flood yet recorded at this location occurred in March 1946. The worst recorded flood to affect the property occurred in 1946 when flood levels reached approximately 4.91 metres AHD. This flood was considered in the order of a 0.1% AEP flood event. Revised hydrology estimates from investigations completed in 2024 in neighbouring catchments indicate that this flood is now considered to have been in the order of a 0.7% AEP event and will likely be a more frequent event estimated at a 1.7% AEP event by the year 2100.

Glenelg Hopkins



CMA

The CMA's estimate of the 1% AEP flood level for this property is 4.34 metres AHD. This level comes from the 2021 Moyne Planning Scheme Amendment C69 Flood Risk Mapping. During 1% AEP floods the majority of the property would be subject to inundation by Reedy Creek as indicated by the blue shading in Figure 1.

The proposed development could be supported subject, but not limited, to the following conditions:

1. The floor level of the shed shall be finished no higher than 150mm above the natural ground surface.
2. Provision shall be made for the free passage of floodwater through the shed with openings on the east and west sides to minimise damage to the structure using doors and / or flood vents.
3. All electrical outlets and fixtures shall be finished at or above the nominal flood protection level (NFPL) of 4.64m AHD.
4. Water resistant building materials shall be used for the structure and contents up to the NFPL.

The above listed conditions should not be considered as final. Variation and/or addition to the above list may occur depending on the details of any application referred to the CMA and also on the best available flood risk information available to the CMA at the time any application is received.

In addition to flooding of the property itself, it must be noted that access to the property will be cut by floodwater ranging in depth up to approximately 0.45m. This would pose a medium level of hazard to anyone trying to gain access to or escape from the property during a flood of this magnitude.

The above information relates only to the estimated extent of 1% AEP floods in Reedy Creek. The CMA holds no information as to potential for flooding of this property as a result of other factors such as storm water ponding. No assessment of risks beyond riverine flooding was undertaken in the provision of the information in this letter.

Contact us at planning@ghcma.vic.gov.au or on 03 5571 2526 should you have any queries. Please quote **GHCMA-F-2025-00761** to assist the CMA in handling your enquiry.

Yours sincerely,

Waterway Planning Manager

Figure 1: Location of property with 1% AEP Flood depths, 2021 Moyne Planning Scheme Amendment C69 Flood Risk Mapping. Proposed shed location shown in yellow.

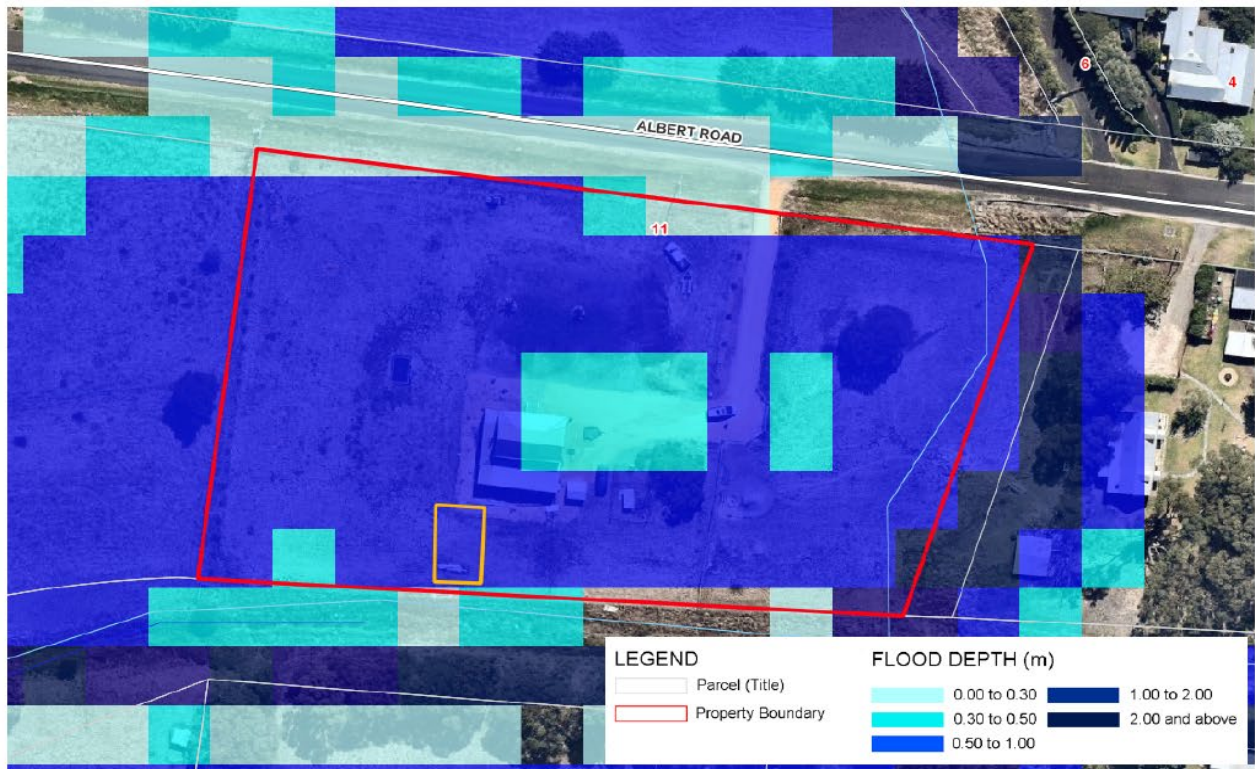


Figure 2: Location of property with flood related overlays.



Clause 44.04

LAND SUBJECT TO INUNDATION OVERLAY

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To minimise the potential flood risk to life, health and safety associated with development.

To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.

To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

Clause 44.04-8

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.*
 - Any local floodplain development plan.*
 - Any comments from the relevant floodplain management authority.*
 - The existing use and development of the land.*
 - Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.*
 - Alternative design or flood proofing responses.*
 - The susceptibility of the development to flooding and flood damage.*
 - The potential flood risk to life, health and safety associated with the development.*
- Flood risk factors to consider include:*

- *The frequency, duration, extent, depth and velocity of flooding of the site and accessway.*
- *The flood warning time available.*
- *Tidal patterns.*
- *Coastal inundation and erosion.*
- *The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.*
- *The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.*
- *The effect of the development on river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality, estuaries and sites of scientific significance.*
- *Any other matters specified in a schedule to this overlay.*

SCHEDULE 4 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY PORT FAIRY RIVERINE AND COASTAL INFLUENCED INUNDATION AREAS

5.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- *The contents of the Port Fairy Local Floodplain Development Plan 2023 Incorporated Document.*
- *The integration of innovative building or landscape measures to manage or reduce the impacts of flooding.*
- *The context of the proposed development having regard to the longer term impacts of riverine and coastal inundation.*

ASSESSMENT

The proposed shed will be designed in consideration of the Port Fairy Local Floodplain Development Plan. Excerpt below. The shed is to be sited on level ground close to the dwelling.

The application was referred to the GHCMa pre application who did not object to the proposal subject to conditions. The referral advice is submitted with the application.

New or replacement outbuildings, sheds and standalone garages (excluding open sided outbuildings or sheds) should:

□ be sited on the highest available natural ground, unless it can be demonstrated to the satisfaction of the Flood Management Authority and the responsible authority that this is not viable;

□ be designed to minimise potential structural damage caused by flooding, such as by providing openings (doors or vents) in external walls to allow free entry and drainage of floodwater, using water resistant and salt resistant (within the area prone to storm tide flooding) building materials, and installing electrical fittings above the relevant NFPL as stipulated at clause 4.5; and

□ have a floor level finished no higher than 150mm above the lowest natural ground surface within the building footprint unless the application is accompanied by written advice that an alternative floor level is acceptable, issued by the Floodplain Management Authority no more than three (3) months prior to lodgement of the application.

Planning Policy Framework

Clause 13.02-1S

Bushfire planning Policy application

This policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land that is:

- *Within a designated bushfire prone area;*
- *Subject to a Bushfire Management Overlay; or*
- *Proposed to be used or developed in a way that may create a bushfire hazard.*

Use and development control in a Bushfire Prone Area

In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:

- *Subdivisions of more than 10 lots.*
- *Accommodation.*
- *Child care centre.*
- *Education centre.*
- *Emergency services facility.*
- *Hospital.*
- *Indoor recreation facility.*
- *Major sports and recreation facility.*
- *Place of assembly.*
- *Any application for development that will result in people congregating in large numbers.*

When assessing a planning permit application for the above uses and development:

- *Consider the risk of bushfire to people, property and community infrastructure.*
- *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.*
- *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*

ASSESSMENT

The use of the shed is in conjunction with the dwelling which has fire protection measures in place such as good accessibility and a fixed water supply for firefighting. The shed is not a habitable building and therefore does not pose an increased fire risk. Building permit requirements will be met in relation to fire safety.

Clause 65.01

APPROVAL OF AN APPLICATION OR PLAN

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*

- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

This clause does not apply to a VicSmart application.

ASSESSMENT

The proposed shed is consistent with the purpose of the zone and overlay requirements. The shed is not a habitable building and poses no increased fire or flood risk.

The outbuilding is of a light colour and modest height and represents orderly planning.

6. CONCLUSION

As discussed in this report, the proposed shed is and considered an appropriate and anticipated addition to the dwelling, is appropriately sited and designed and does not adversely impact visually or otherwise on the streetscape or surrounding land uses or amenity.

The shed was approved by the CMA pre application subject to permit conditions.

It is respectfully requested that the proposal is supported by Council in its current form.