

Office Use Only

VicSmart?

YES

NO

Specify class of VicSmart application:

Application No.:

Date Lodged: / /

# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (\*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

Clear Form

## Application Type

Is this a VicSmart application?\*

No  Yes

If yes, please specify which VicSmart class or classes:.....

Classes of VicSmart application are listed in zones, overlays, particular provisions and the schedule to Clause 59.15

## Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

No  Yes

If 'Yes', with whom?: Vincent Zhou

Date: 02/02/2026

day / month / year

## The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address \*

Unit No.:	St. No.:	St. Name: ALBERT ROAD
Suburb/Locality: PORT FAIRY		Postcode:

Formal Land Description \*

Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 1  Lodged Plan  Title Plan  Plan of Subdivision No.: 83/039M

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:



## The Proposal

**⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

**i** For what use, development or other matter do you require a permit? \*

Shed. 15 m x 9 m.  
 Storage. Caravan. 1  
 2 Cars.  
 domestic  
 toilet

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

**i** Estimated cost of any development for which the permit is required \*

Cost \$ 74540

**⚠** You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.

## Existing Conditions **i**

**Describe how the land is used and developed now \***

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant Land

Provide a plan of the existing conditions. Photos are also helpful.

## Title Information **i**

**Encumbrances on title \***

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.



# Applicant and Owner Details

Provide details of the applicant and the owner of the land.

## Applicant \*

The person who wants the permit.

Please provide at least one contact phone number \*

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

## Owner \*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:  Title:  First Name:  Surname:

Organisation (if applicable):

Postal Address:  If it is a P.O. Box, enter the details here:

Unit No.:  St. No.:  St. Name:

Suburb/Locality:  State:  Postcode:

**Contact information for applicant OR contact person below**

Business phone:  Email:

Mobile phone:  Fax:

**Contact person's details\*** Same as applicant

Name:  Title:  First Name:  Surname:

Organisation (if applicable):

Postal Address:  If it is a P.O. Box, enter the details here:

Unit No.:  St. No.:  St. Name:

Suburb/Locality:  State:  Postcode:

**Owner** Same as applicant

Name:  Title:  First Name:  Surname:

Organisation (if applicable):

Postal Address:  If it is a P.O. Box, enter the details here:

Unit No.:  St. No.:  St. Name:

Suburb/Locality:  State:  Postcode:

Owner's Signature (Optional):  Date:

day / month / year

## Information requirements

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

Yes  No

## Declaration

This form must be signed by the applicant \*

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Date:

day / month / year



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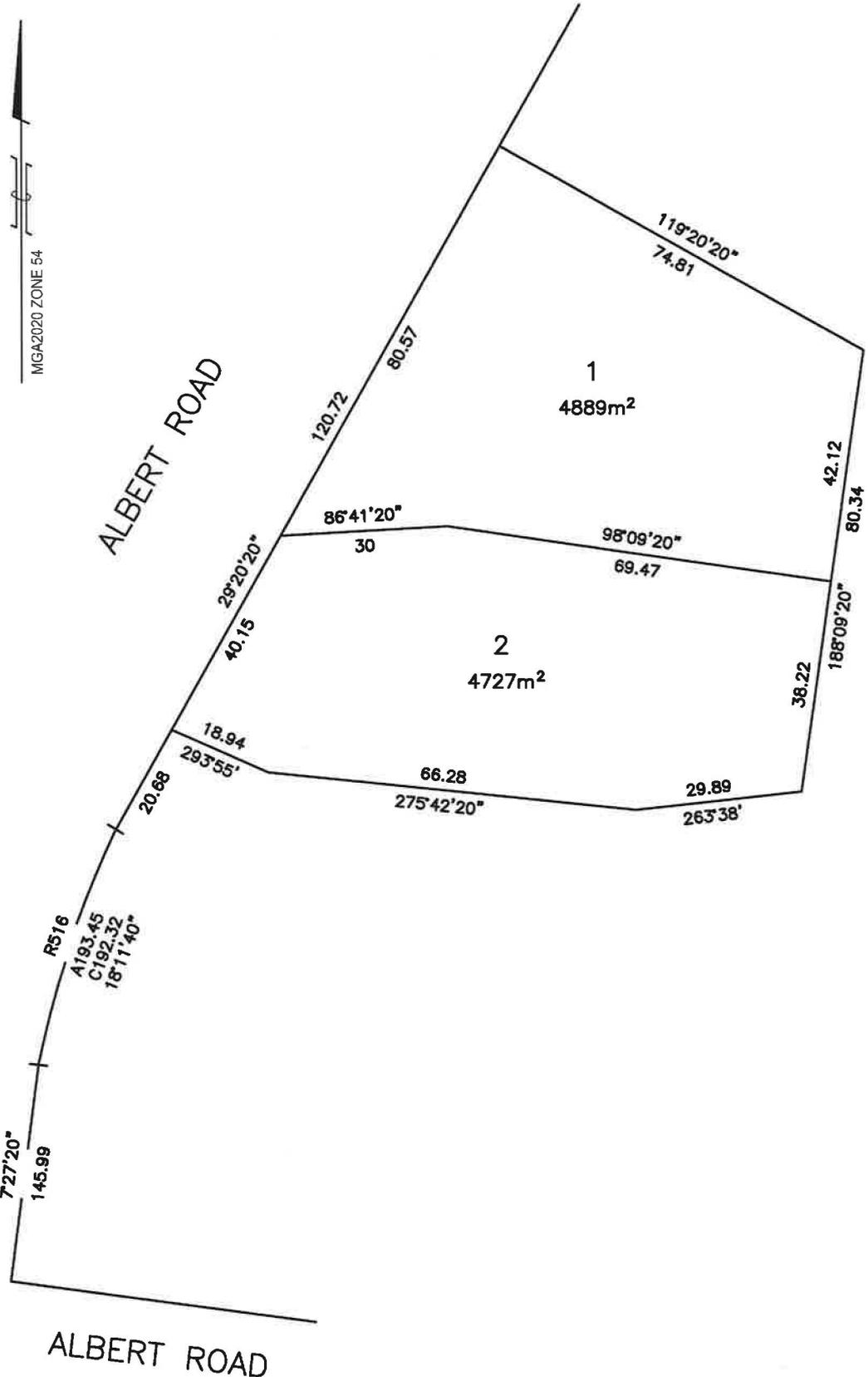
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PS 831039M



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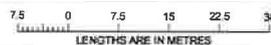


**VINCENT LAND SURVEYING**

A.B.N. 96 098 938 138

482 RAGLAN PARADE, WARRNAMBOOL 3280  
PHONE (03) 55 629211

SCALE  
1:750



ORIGINAL SHEET  
SIZE: A3

SHEET 2



# Imaged Document Cover Sheet

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5. Condition 5 of the Permit requires that:

*"Before the issue Statement of Compliance under the Subdivision Act 1988, the owner of the land must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority. The agreement must be in a form to the satisfaction of the Responsible Authority, and the applicant must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's reasonable costs and expenses (including legal expenses) incidental to the preparation, registration and enforcement of the agreement. The agreement must contain covenants to be registered on the Title of the property so as to run with the land, and must provide for the following:*

- a) No building is to be constructed within 7 metres of the declared boundary of the Public Acquisition Overlay (PAO1).  
the agreement will be registered on Title in accordance with Section 181 of the Planning and Environment Act 1987.*

6. The Owner and Council enter into this agreement in satisfaction of condition 5 of the Permit.

**BY THIS AGREEMENT IT IS AGREED AND COVENANTED:**

**1. OPERATION**

- 1.1 This agreement is made pursuant to Section 173 of the Act.  
1.2 This agreement shall come into force on execution by both parties  
1.3 The covenants of this agreement shall run with the land.

**2. INTERPRETATION**

**2.1 LOT**

In this agreement "lot" means any and each lot shown on the subdivision plan.

**2.2 OWNER**

In this agreement the word "Owner" unless the contrary intention appears, shall be deemed to include its successors assigns and transferees and the obligations imposed on and assumed by shall Steven Murray Quinn and Colleen Norah Quinn be binding on the successors transferees purchasers mortgagees assigns of Steven Murray Quinn and Colleen Norah Quinn & any other person obtaining possession of the whole or part of the land as if each of those successors separately executed this agreement; and

AX352798M

**10. FURTHER DOCUMENTATION AND ACTION**

Each of the parties shall sign and execute all such further documents and deeds and do all acts and things as the other party reasonably shall require for giving effect to this agreement.

**11. DISPUTE**

Should any dispute or difference arise between the parties with respect to the interpretation of this agreement, its application, such dispute or difference shall be determined by a person appointed by the parties by agreement, or failing agreement, by a person qualified in the area of the dispute or difference and appointed by the Secretary as defined in the Act.

**EXECUTED AS A DEED**

The COMMON SEAL of the MOYNE SHIRE COUNCIL) was hereunto affixed in the presence of: )

.....  
Chief Executive Officer

.....  
Councillor



**SIGNED, SEALED  
and DELIVERED BY:  
STEVEN MURRAY QUINN** )  
in the presence of: )

*L. C. O. Fitzgibbon*  
(witness)

*St Quinn*  
.....

**SIGNED, SEALED  
and DELIVERED BY  
COLLEEN NORAH QUINN** )  
in the presence of: )

*L. C. O. Fitzgibbon*  
(witness)

*Colleen Quinn*  
.....

Building For:

86 Albert rd Port Fairy

Job Number: 100031

Produced by:

Fair Dinkum Builds South West Sheds

Phone: 03 5561 1438

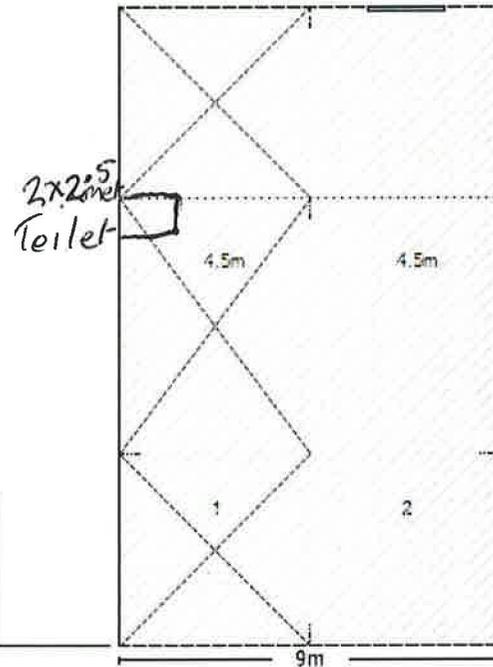
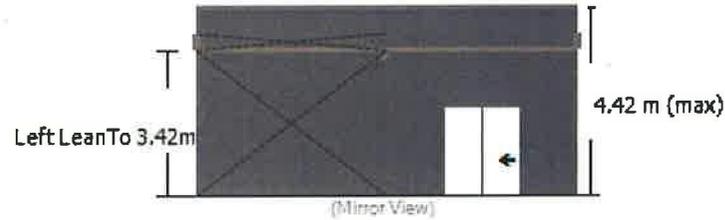
Color bond

Walls and Roof

Ironstone

Gutters + Roller doors

Bassalt



Left End



10.5m

4.5m

Right End



**QUOTE NUMBER**

100031

**Quote Valid for 30 Days**

15/01/2026

Dear Steven Quinn,

Thank you for considering our services. We are delighted to provide you with a quote for your new steel building.

As a local distributor of sheds, we understand the importance of offering practical and cost-effective solutions without compromising on quality. Our goal is to provide you with the best sheds, meeting your needs while staying within your budget. With our experience, we are well-versed in local conditions, council requirements, and collaborating with local trades.

Fair Dinkum Builds South West Sheds has a proven track record of over 20 years, having sold over 2,000 sheds locally through South West Victoria. This extensive experience speaks volumes about the reliability and trustworthiness of our products.

When it comes to the materials used in our sheds, we work exclusively with high-quality Australian BlueScope® Steel.

Additionally, we are ShedSafe accredited, assuring you that your shed will meet the rigorous standards of the Building Code of Australia (BCA). Your safety and satisfaction are of utmost importance to us.

To ensure a precise fit and functionality, we employ advanced design and engineering software. This enables us to customise your building according to your site and specific requirements. Whether you choose to have us construct the shed for you or opt for a supplied kit, we are committed to ensuring your satisfaction throughout the entire process, from design to the final product.

We appreciate your interest in our services and look forward to the opportunity to serve you. If you have any questions or require further clarification, please don't hesitate to reach out.

**Fair Dinkum Builds, Australia's most trusted name in sheds and more!**

**CUSTOMER DETAILS**

**BUILDING SUMMARY**

**Dimensions:**

Span	10.5m
Length	9m
Bay Width	4.5m x 2 bay(s) at 5.25m each
Height to the lowest eave	3.5m
Roof Pitch	5Deg Monopitch
Left Lean-to	Left LeanTo of Span 4.5m. and eave height of 3.425m for 2 bays from the Front. Pitch is 5Deg. Drop is 0.6m
Right Lean-to	

**DESIGN FACTORS**

Importance Level	2
Wind Region	Reg A
Terrain Category	TCat 2.5
Topography	1
Shielding Factor	1
Internal Pressure Co-efficient	-0.63, 0.72
Site wind speed in m/s	40.7

Regards,

*Jo Wilkinson*  
**Office/Sales Manager**

	Ex GST	Inc GST
<b>Kit Only Price*</b>	<b>\$35,363.00</b>	<b>\$38,900.00</b>
<b>FULLY CONSTRUCTED PRICE*</b>		<b>\$74,540.00</b>

\*Subject to any further supplier price increases

88 Horne Road, Warrnambool VIC 3280

P: 03 5561 1438 E: southwestsheds@fdbuilds.com.au

**fairdinkumbuilds.com.au | 1800 033 284**

South West Sheds and Homes Pty Ltd, ABN 73 446 775 903, trading as Fair Dinkum Builds South West Sheds.