

Lifestyle



Town Planning & Services

Planning Report

PC377660 – 19 Manifold Street
Port Fairy 3284.

Development of an outbuilding
(shed).

Report prepared by [REDACTED]

30/03/26

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DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for construction of an outbuilding at 19 Manifold Street Port Fairy 3284.

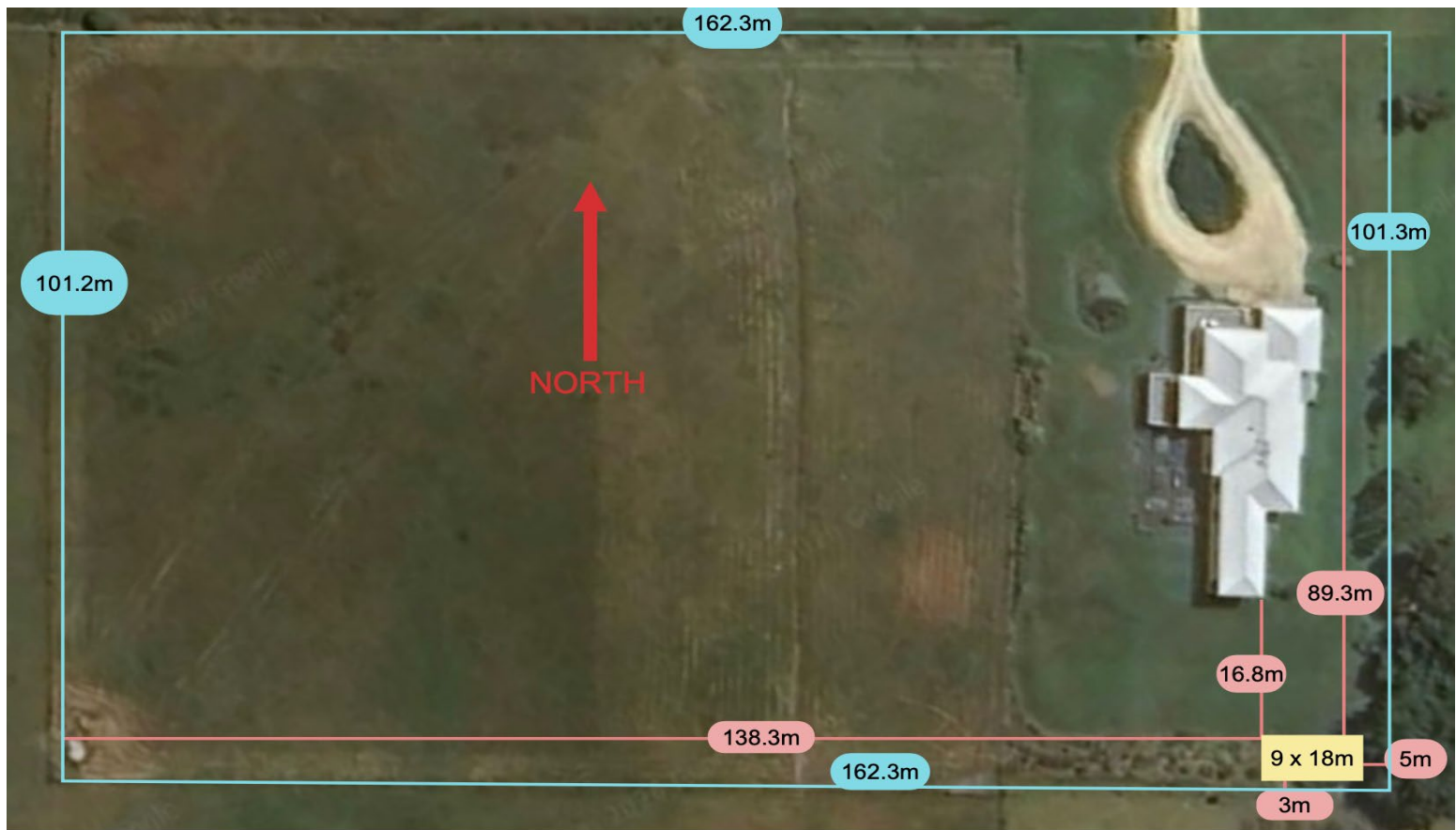
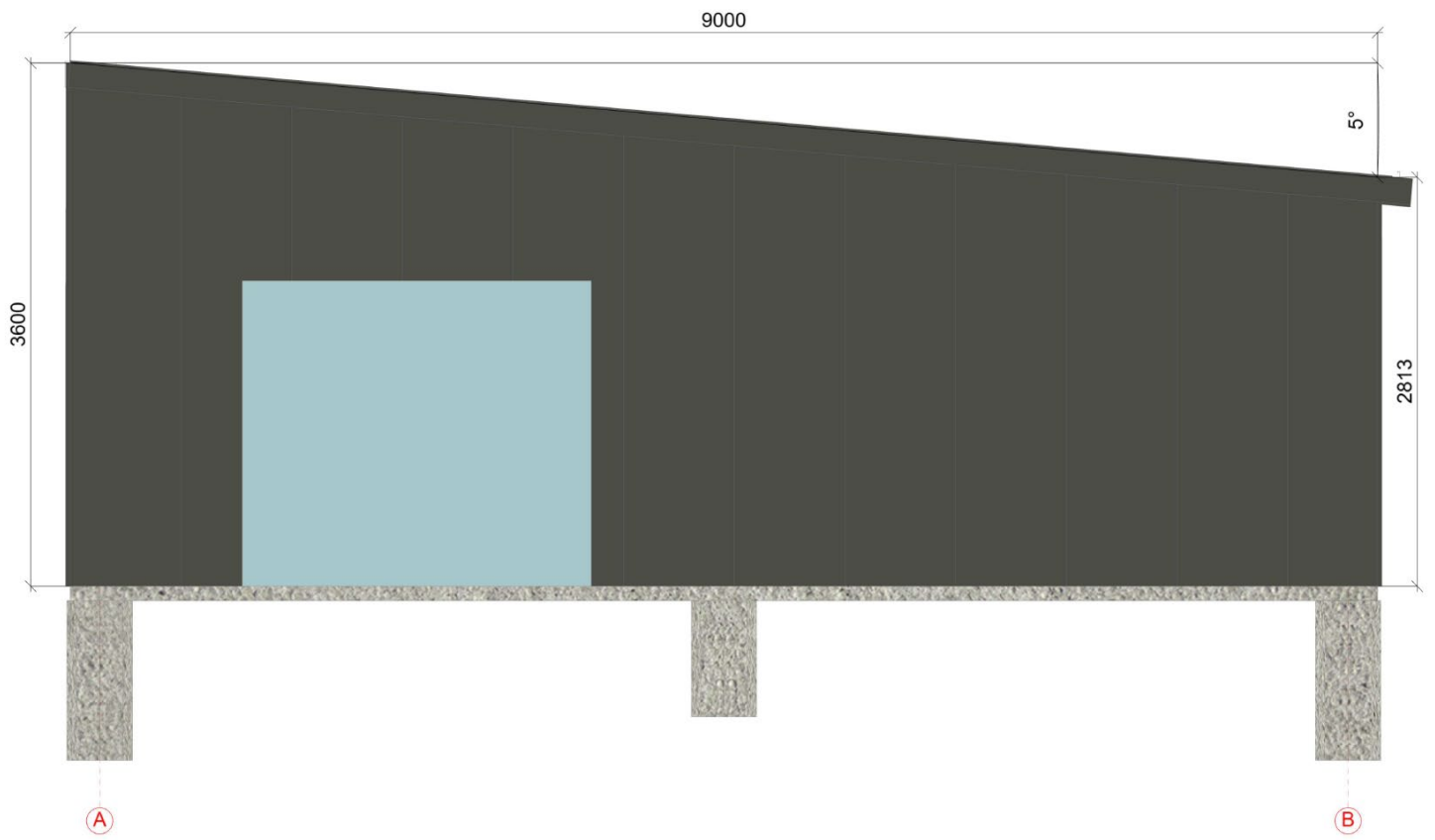
1. PROPOSAL

It is proposed to construct a detached outbuilding (storage shed) to be used for domestic storage (class 10a under the building regulations) in conjunction with the existing dwelling. The shed will be setback behind the existing dwelling accessed from the existing driveway and will have the longest side facing north.

The shed will be of prefabricated steel construction on a concrete slab comprising 18m x 9m (approximately 162 sqm) and will stand at a maximum height of approximately 3.6m with an angled roof at a height of 2.81m at the lowest point. The building will be finished in Colorbond cladding of "Woodland Grey" coloured walls and roof. The building is open plan internally with two roller shutter doors, personnel door and glazed doors on the northern elevation, and a roller shutter door on the western and southern sides. The shed is setback approximately 89.3m from the front (north) boundary (Manifold Street) and approximately 5m from the eastern boundary, 3m off the southern boundary and 16.8m offset from the southern 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. SITE ANALYSIS

The site extends to approximately 1.64 ha with frontage to Manifold Street on the eastern outskirts of Port Fairy. The site is generally flat, occupied by a single storied detached dwelling finished in weather boards with a pitched corrugated iron roof covering with a crushed road driveway and car parking thereto. The dwelling is elevated from ground level on timber piles for flood protection.

The land is mainly grassed with a selection of planted shrubs and plants and a fenced paddock for grazing.

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.

There are well spaced dwellings on abutting allotments to the south of the subject site as shown below.

Aerial image



Dwelling frontage looking west



Proposed shed site looking east



Proposed shed site looking west



3. PLANNING CONTROLS

Zone

The site is located in 2 zones - the Neighbourhood Residential Zone Schedule 1 (NRZ1) and the Farming Zone. The site for the shed in is the NRZ1.



Permit requirements

- No permit is required under the NRZ1 as the lot exceeds 300 sqm.
- A permit is required under the DDO3 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 Cultural Heritage Management plan is not required as the shed is exempt under the Aboriginal Heritage Regulations 2018.

4. RESTRICTIONS ON TITLE

Agreement AZ545381F – excerpt below.

3. ACKNOWLEDGEMENT & AGREEMENT

The Owner:

- 3.1 acknowledges that the property is subject to inundation risks as identified in the Port Fairy Local Floodplain Management Plan;
- 3.2 accepts all risk and liability that might arise from the inundation of the site;
- 3.3 agrees not to erect any additional or alternate building (including any outbuilding) unless such building has the written approval of the Moyne Shire Council and Glenelg Hopkins Catchment Management Authority (GHCMA); and
- 3.4 agrees that the land comprised of Lot 21 on TP 802201G and Lot 22 on TP 802201G must not be further subdivided.

ASSESSMENT

The proposal is not in breach of the agreement, in fact the proposal is lodged in accordance with the agreement to ensure consent is obtained for the proposed outbuilding.

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 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY PORT FAIRY SETTLEMENT APPROACHES

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 60 per cent.

ASSESSMENT

Site coverage and permeability is well less than the required 40% and 60% of the site area.

Building Massing

Buildings should be articulated so that the overall bulk and mass of the building does not dominate views of the Belfast Lough or hills to the west of the township.

Any part of a new building or extension should:

- *Provide a change in the building plane at least every 15 metres for facades visible from streets or from the Belfast Lough.*
- *Have a maximum total building width at the street frontage of 30 metres.*

ASSESSMENT

The building will be barely noticeable from the Belfast Lough and does not have a width in excess of 30m.

Building Height

Building height should not exceed 7 metres.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

If the land is in a Floodway Overlay, Land Subject to Inundation Overlay or is liable to inundation, the maximum building height specified in this schedule 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.

ASSESSMENT

Building height is 3.6m being less than 7m.

Building Setbacks

The setback of new buildings and extensions should provide a balance between buildings and landscape.

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

- *20 metres from a street boundary.*
- *10 metres from a side boundary.*

ASSESSMENT

The outbuilding is setback in excess of 20m (89m) from the front title boundary. Whilst the side setback is not 10m, in this instance the shed siting is sufficiently distanced from the existing dwelling and abutting houses to provide an open and spacious character desired by the setback objective.

Outbuildings and Car Parking

Driveways should be constructed with a permeable surface.

Garages should have a maximum external width of 6.5 metres.

Garages should be sited at least 1 metre behind the main building façade (excluding porticos and projecting windows).

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

ASSESSMENT

The driveway is existing and is permeable. The outbuilding is not strictly a garage and is setback well behind the dwelling.

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.*
- *Reflective materials should be avoided.*
- *Non-reflective materials should be used for roofs.*

ASSESSMENT

The shed is constructed of non-reflective Colorbond which is traditionally used for this type of building.

Landscaping and Fencing

Front fencing and landscaping should reflect the 'buildings in landscape' character of the area.

Landscaping should provide a vegetated foreground that matures to a height greater than the fence and provides a landscape screen to the building.

Fences forward of the front façade or parallel to the street frontage should be at least 50 per cent visually permeable.

High solid fences should not be constructed adjoining areas of environmental significance such as wetlands or the Belfast Lough.

Service boxes and storage areas should be located where they are not visible from the street or visually screened using quality materials or landscaping.

ASSESSMENT

There is no landscaping or fencing required.

03/10/2024

C69moyn

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 responds to the landscape and visual setting of this precinct and measures taken to reduce visual dominance.*
- *Whether the site coverage of buildings and impermeable surfaces are consistent with the natural and open character of Belfast Lough and the hillsides.*
- *The design response of any flood mitigation works.*

ASSESSMENT

The shed will be accessed directly from Manifold Street off the existing driveway and will be situated behind the existing dwelling. The shed is well distanced from adjoining properties and will be used for domestic equipment storage 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 60%.

There are no vistas or landscape features impacted by the shed as it is of modest height (3.6m plus stump height) and well setback from boundaries and collocated with the existing dwelling. The proposal has had pre application support of the CMA subject to conditions with no other environmental impacts envisaged. The building will be finished in muted Colorbond colours of “Woodland Greay” to fit with its surroundings.

There is no significant vegetation for removal.

SCHEDULE 6

03/10/2024

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SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

PORT FAIRY GRIFFITHS STREET AND WHARF PRECINCT

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 along the frontage so that the overall bulk and mass of the building does not compromise the characteristic scale and streetscape rhythm of the precinct.

Building height and massing should allow for equitable view sharing of the Moyne River estuary with nearby properties.

Building Height

Building height should not exceed 8 metres.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

If the land is in a Floodway Overlay, Land Subject to Inundation Overlay or is liable to inundation, the maximum building height specified in this schedule 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 2 metres from any side boundary.*
- *At least 4.5 metres from the street boundary unless the rear boundary of the property is adjacent to the Moyne River Reserve.*

If the rear boundary of the property is adjacent to the Moyne River Reserve, the building should be set back:

- *From the property frontage at least the average of the front setbacks of the buildings on the two immediately adjoining properties.*

- *From the rear boundary 4.5 metres or the average of the rear setbacks of the buildings on adjoining properties, whichever is greater.*

The first floor of a building should be set back by a minimum of 3 metres behind the ground floor facade to a street and/or the Moyne River to reduce visual bulk.

Frontage Presentation

Buildings should provide an active frontage and support passive surveillance to the Moyne River.

Ground floor and first floor habitable room windows should be orientated towards Griffiths Street or Gipps Street.

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.*
- *Reflective materials should be avoided.*
- *Non-reflective materials should be used for roofs.*

Outbuildings and Car Parking

Driveways should be constructed of a permeable material.

Garages structures should have an external maximum width of 6.5 metres.

Garages, outbuildings and areas allocated for parking vehicles should be:

- *Sited to minimise visibility from the street.*
- *Set back at least 1 metre behind the front wall of a building (excluding porticos and projecting windows).*
- *Designed to respect the character of the area.*

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

Landscaping and Fencing

A fence forward of the front façade of the building and/or within 5 metres of any Moyne River frontage should:

- *Not exceed 1.2 metres in height.*
- *Be at least 50 percent permeable.*

Landscaping should be provided between dwellings and street frontages and along any driveway associated with a 'battle-axe' subdivision to soften built form and hard surfacing.

Landscaping should utilise indigenous species wherever possible.

Service boxes and storage areas should be located where they are not visible from the street or visually screened using quality materials or landscaping.

6.0

03/10/2024

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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.*
- *The integration of the design response with any heritage considerations.*
- *Whether the design responds to the landscape and visual setting of this precinct.*
- *Whether the building setbacks provide a balance between buildings and landscape.*
- *Whether garages, outbuildings and areas allocated for parking vehicles have been sited and designed to minimise visibility from the street.*
- *Whether the building materials and colours minimise the visual impact of buildings and respect the character of the area.*
- *Whether front fencing and landscaping reflects the seaside character of the area and provide opportunities for passive surveillance to the street.*
- *Whether battle-axe subdivisions provide sufficient space along driveways to accommodate landscaping.*

ASSESSMENT

Refer to the previous assessment which covers the above.

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.*

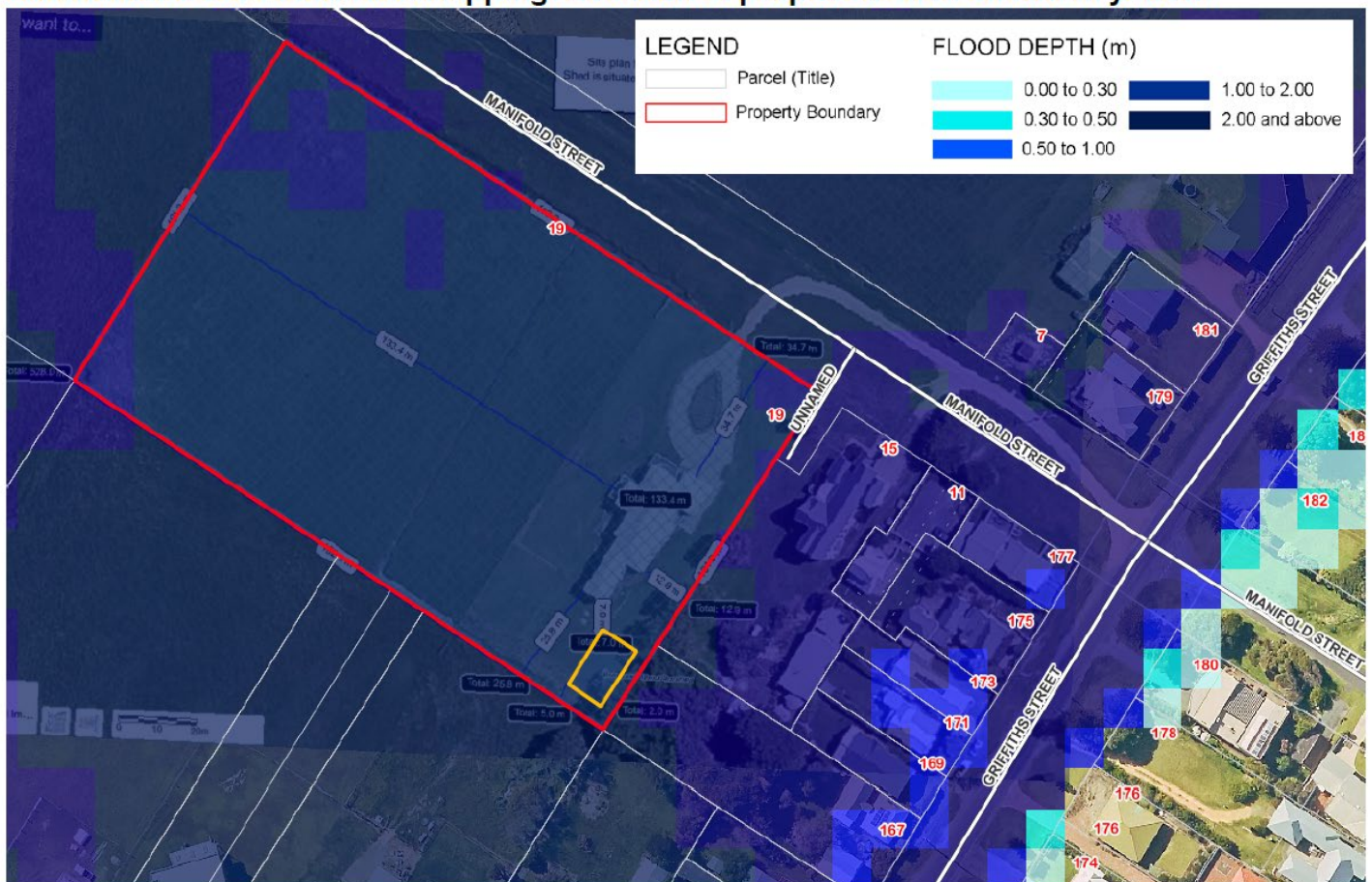
ASSESSMENT

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.



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





AEP floods the entire property would be subject to inundation by Moyne River 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 no higher than 1.2m AHD.
2. Provision shall be made for the free passage of floodwater through the shed with openings on the northeast and southwest sides using doors or flood vents to minimise damage to the structure.
3. All electrical outlets shall be finished at or above 2.5m AHD.
4. Water resistant building materials of the structure and contents shall be used for construction of the building.

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.

The property is likely to be affected by flooding in more frequent events. The CMA's estimate of the 20% AEP flood level for the property is 1.43m AHD. At this level, the floor level of the shed (if constructed no higher than 1.2m AHD) will be inundated to depths estimated up to 230mm. The CMA recommends that storage within the shed is raised where possible.

It is a general condition for electrical outlets to be finished 300mm above the 1% AEP flood level. In this case, the CMA recognises that it is impractical for outlets to be at roof height. Instead, the CMA proposes that outlets be finished at 2.5m AHD. This is likely to provide protection for flood events up to the 1% AEP present day flood level, estimated at 2.46m AHD.

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 2.16m. This would pose an extreme 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 Moyne River. 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-2026-00033** to assist the CMA in handling your enquiry.

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 an appropriate 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.