



Clear Form

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.

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?:

Date: 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:

Suburb/Locality: 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.: ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.:

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.

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

 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.

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

Cost \$

 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 for information.

Existing Conditions

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.

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

Title Information

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:	Surname:
Organisation (if applicable):	
Postal Address:	If it is a P.O. Box, enter the details here:
Unit No.:	

Contact information for applicant OR contact person below	
Business phone:	
	Fax:

Contact person's details*		Same as applicant ☐
Name:		
Title:		
Organisation (if applicable): Martina Murrihy Design & Drafting P/L		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:		

Name:		Same as applicant ☐
Title:	Surname:	
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	
Owner's Signature (Optional):		Date:
		day / month / year

Information requirements

Is the required information provided?

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

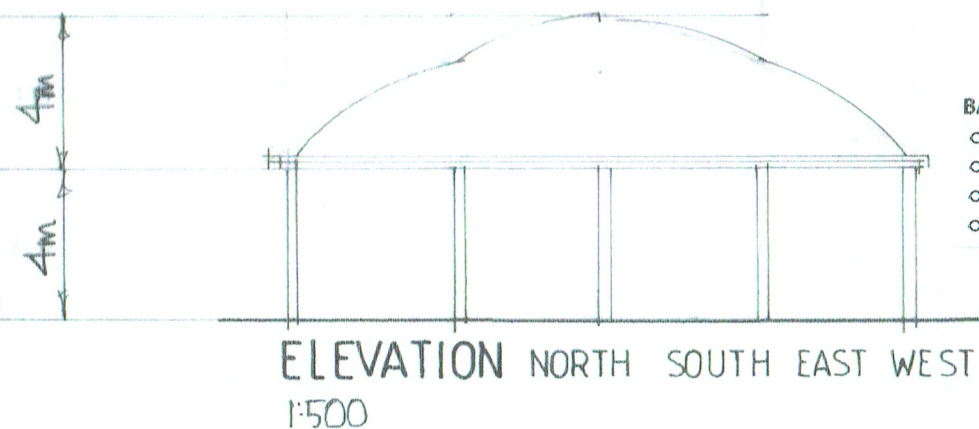
☐ Yes ☐ No

Declaration

This form must be signed by the applicant *

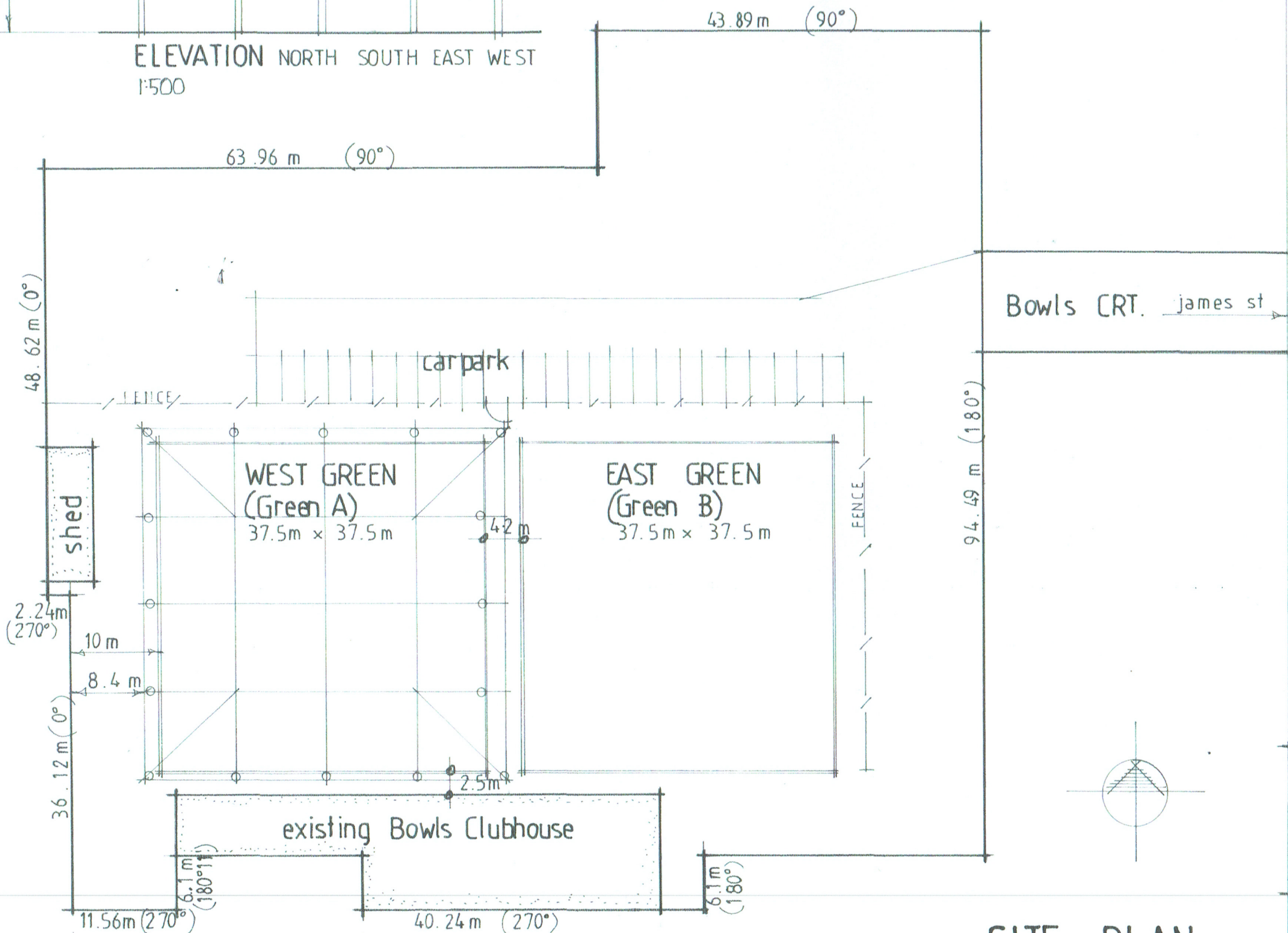
Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

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.	
	day / month / year



BARREL VAULT MEMBRANE STRUCTURE:

- High light transmission fabric as roofing
- Fully birdproof design
- Fully Waterproof, including eaves guttering & downpipes
- Clear Span steel design as the structure including columns



SITE PLAN

1:500



MARTINA MURRIHY

6 Gratton Street
PORT FAIRY Vic 3284
M: 0429 195508

Design & Drafting

E: martina.murrihy13@gmail.com R: DPAO 1821

D: SEPT. 2026

**PROPOSED Cover Over Green
AT Port Fairy Bowls Club
3 Bowls Court PORT FAIRY**

42m PROPOSED COVER OVER GREEN

37.5m EXISTING GREEN - West.

4.2m

1600mm

FENCE

WEST GREEN
(Green A)

EAST GREEN
(Green B)

40m PROPOSED COVER OVER GREEN

37.5m EXISTING GREEN

3.3m

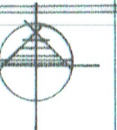
5m

800mm

2.5m

existing Bowls Clubhouse

GROUND
PLAN 1:200



MSC PLANNING

Address: 3 & 3a Bowls Court PORT FAIRY TP949937G & TP949938E
Application: NEW Permit Application
Proposal: Building & works to Construct permanent cover to a Bowling Green
Client: Port Fairy Bowls Club
Land Owner: Moyne Shire Council

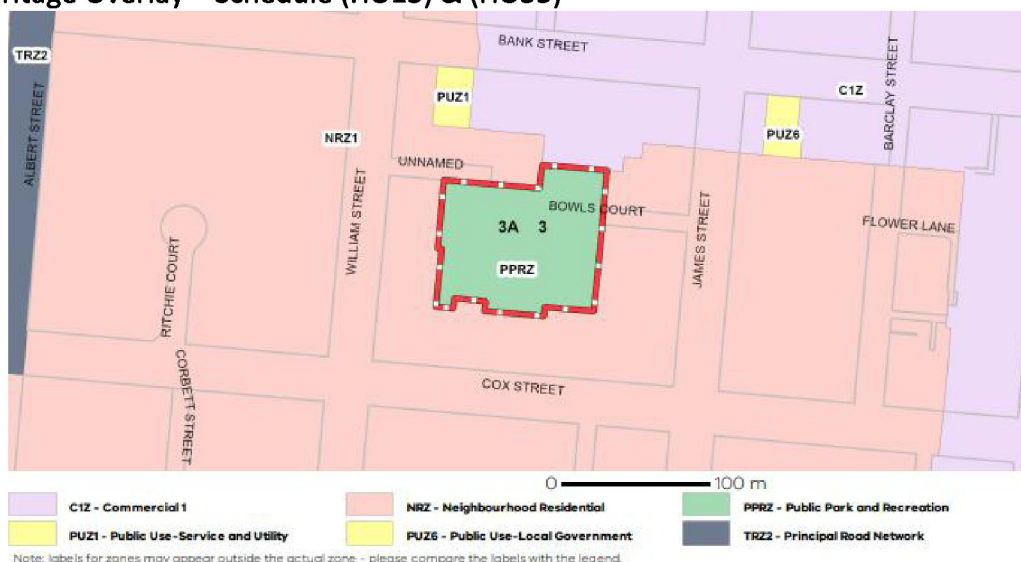
NEIGHBOURHOOD and SITE DESCRIPTION

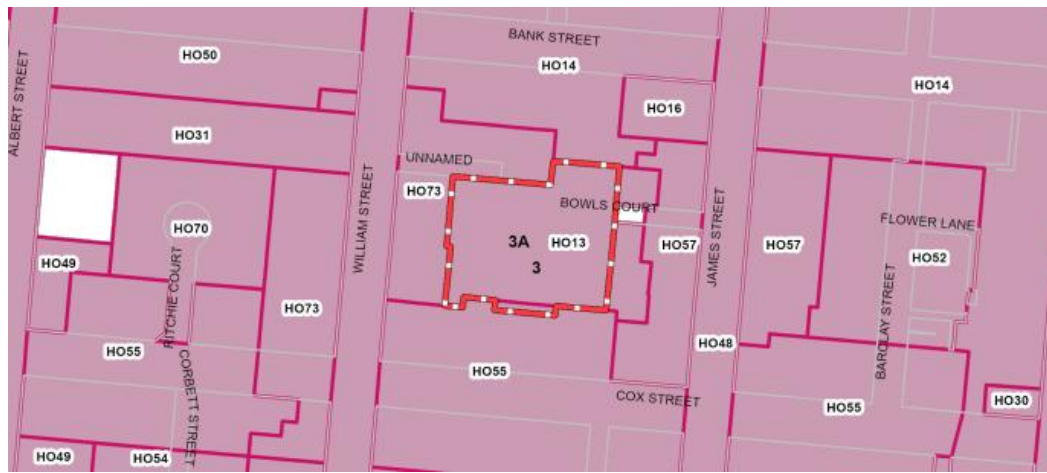
In relation to the neighbourhood:

- This neighbourhood encompassing the Port Fairy Bowls Club is located centrally bounded by the streets of James, Bank, William & Cox Streets which form the main grid of Port Fairy. The access street to the Bowls Club is called Bowls Court & is off James Street.
- The neighbours are generally the rear of residential sites excepting some storage sheds that are used by Moyne Shire Council on the east side of the Bowls Club.

In relation to the site:

- This site of 3 Bowls Court Port Fairy is an irregular shape & bounded by the rear of a number of mostly residential sites & by a MSC site that has overlay of EAO – Environmental Audit Overlay.
- This site is home to the Port Fairy Bowls Club which encompasses 2 bowling greens & the Clubhouse which is on the southern side of the site. There is a formal carpark for members & visitors parking.
- The site is very well maintained & functional; the Clubhouse is a newish building, built to purpose in approx. 2020/2021. It also offers a very welcome space for the wider community to utilise for events such as birthdays, weddings & funerals.
- This site Planning Information & Overlays:
 - Public Park & Recreation Zone (PPRZ) & Schedule to the PPRZ
 - Heritage Overlay – Schedule (H013) & (H055)





- Other Overlays in the vicinity not directly affecting this land (pic below):
 - Design & Development Overlay DDO
 - Environmental Audit Overlay EAO

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)



0 100 m

DDO - Design and Development Overlay EAO - Environmental Audit Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend



The PROPOSAL:

The Port Fairy Bowls Club wishes to propose constructing permanent cover over the WEST bowling Green at Bowls Court Port Fairy.

Covering bowling greens has proved very successful & worthwhile at nearby City Memorial Bowls Club Cramer Street Warrnambool.

Covering bowling greens in the climate of southwest Victoria ensures extended usage with protection against inclement weather & also provides protection against the sun & UV during the summer.

The PF Bowls Club is an older demographic with the membership averaging 75 years of age for up to 100 members plus visitors.

The emotional and ongoing interaction between this age group is very important to the community members it represents - the permanent green cover will allow this older generation to continue its contact with one another for 12-months of the year instead of just 5 months.

The proposal & details of the structure is supported by the company called "Greenline" who are professionals in the field.

The structure is to be a maximum of 8m high in the centre in a barrel vault membrane system being fully steel enabling a clear span with waterproof roofing including guttering & downpipes to a height of 4m.

Port Fairy's existing Bowling Green dimensions are 37.5m wide & 37.5m long with a total area of 1406.24m/s per green.

So, the permanent Cover is to be: 42m x 40m, a total of 1680m/s over the Bowling Green on the WEST.

Heights are 8m total with 4m the lower height at the gutter.

This size provides approx. 2m between the existing green & the new post locations.

Noting that some of the pics included below indicate both Greens to have permanent cover – at this time just the west side Green is to be covered: this is a funding decision.

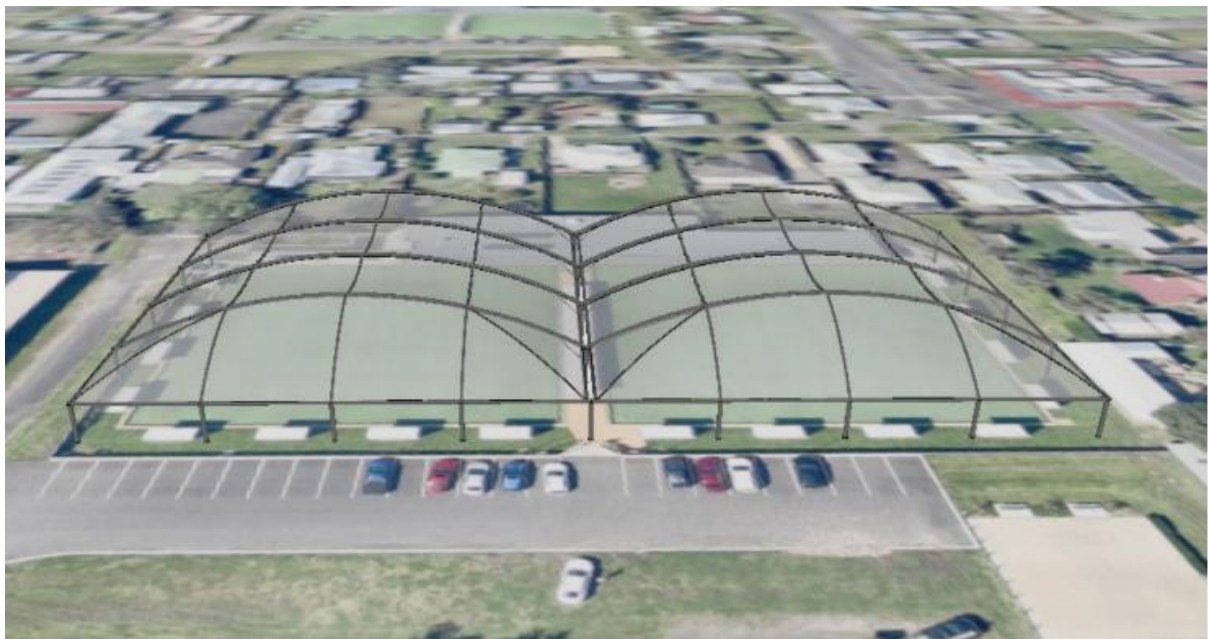


Existing Green Sizes - 37.5m x 37.5m = 1406.25m/s.

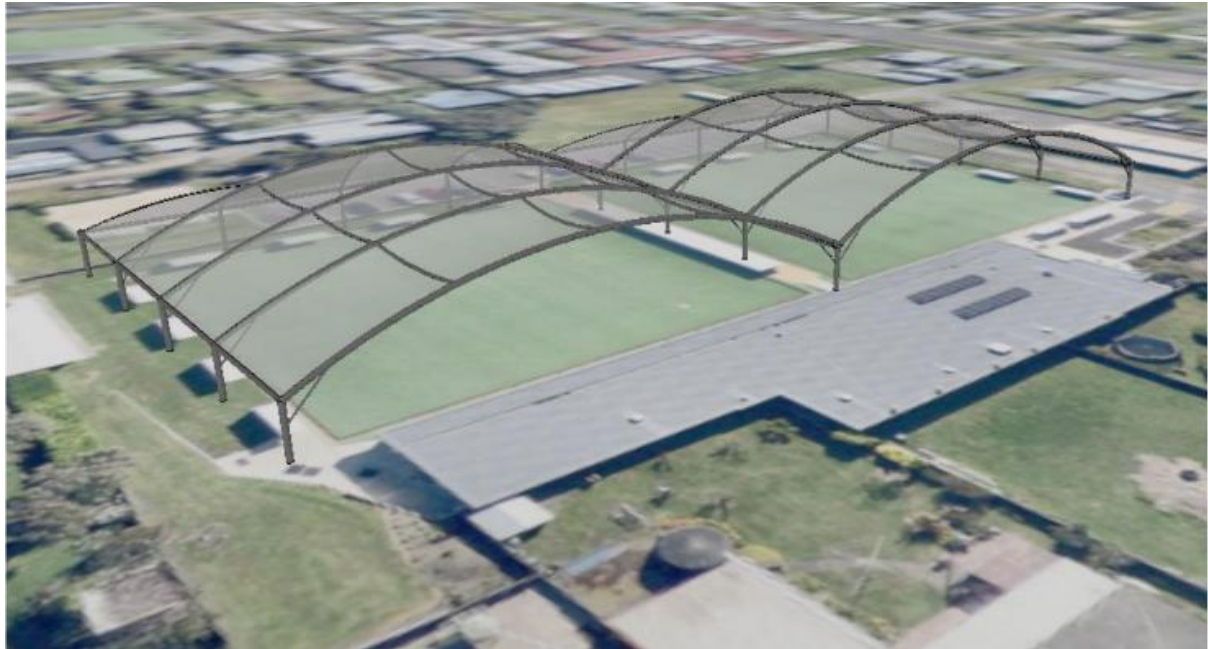
NOTE: Cover is proposed to west Green ONLY – left in this pic.



PROPOSED Cover – WEST side only (left in this pic): 42m x 40m so a total of 1680m/s.



PROPOSED Cover – WEST side only (right side of this pic)
Cover to be: 42m x 40m = 1680m/s.



PROPOSED Cover – WEST side only (left side of this pic)
Cover to be: 42m x 40m = 1680m/s.



Examples of similar other finished projects.

Public Park & Recreations Zone (PPRZ) 36.02.

As discussed above this precinct is being used as the Port Fairy Bowls Club & thus is being used in a public park & recreation way as this Zoning suggests it should be.

The proposal to construct a permanent cover over a bowling green supports & enhances this use.

Schedule to the Public Park & Recreation Zone (PPRZ).

No details specified.

Heritage Overlay HO13 & HO55.

The opening paragraph to the relevant guideline to address HO13 & HO55 “Port Fairy Residential Heritage Precincts Heritage Design Guidelines” from the MSC Planning Scheme published in June 2023 suggests:

“Design proposed building & works to harmonise with the heritage character of the precinct”

So, this precinct is predominantly the Port Fairy Bowls Club with the Clubhouse, 2 bowling greens & facilities.

The surrounding neighbours all front a street in the main grid of Port Fairy with the exception of the workshop/storage area used by Moyne Shire.

Thus, the proposed permanent cover is relevant to the precinct & will provide a very practical addition to the Port Fairy Bowls Club.

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Document Identification	TP949938E
Number of Pages (excluding this cover sheet)	1
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TITLE PLAN				EDITION 1	TP949938E
LOCATION OF LAND PARISH: BELFAST TOWNSHIP: PORT FAIRY SECTION: CROWN ALLOTMENT: ATKINSONS CROWN SPECIAL SURVEY (PT) CROWN PORTION: LAST PLAN REFERENCE: DERIVED FROM: Book 787 No. 578 DEPTH LIMITATION: NIL				NOTATIONS WARNING AS TO DIMENSIONS: ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES.	
EASEMENT INFORMATION					THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by: MS Date: 14/5/2012 Assistant Registrar of Titles
E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.					
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	
The diagram shows a rectangular lot labeled 'LOT 1'. To the left of the lot is a vertical line representing 'WILLIAM STREET'. Below the lot is a horizontal line representing 'COX STREET'. Dimensions are provided for all boundaries: the top boundary of Lot 1 is 20.12m with a bearing of 90°00'; the right boundary is 6.10m with a bearing of 180°00'; the bottom boundary is 20.12m with a bearing of 270°00'; and the left boundary is 6.10m with a bearing of 0°00'. A horizontal line segment of 91.47m is shown between William Street and the left side of Lot 1. The vertical distance from Cox Street to the top of Lot 1 is 40.23m, with a bearing of 0°00'.					
LENGTHS ARE IN METRES		SCALE —	DEALING / FILE No: AP127783D		DEALING CODE: 23
			GOVERNMENT GAZETTE No:		SHEET 1 OF 1

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Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	
LENGTHS ARE IN METRES		SCALE —	DEALING / FILE No: AP127782F		DEALING CODE: 23
GOVERNMENT GAZETTE No:				SHEET 1 OF 1	