

MOYNE SHIRE COUNCIL

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	80 Albert Road PORT FAIRY Lot 1 PS 702199K
The application is for a Permit to:	Buildings and works to construct and carry out works for an extension to an existing dwelling.
The applicant for the Permit is:	Kristen Sheehan C/- Martina Murrihy Design & Drafting
The application reference number is:	PL26/172
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Moyne Shire Council – Port Fairy Office Planning Department, Princes Street, PORT FAIRY, 3284. OR – View proposed plans here www.moyne.vic.gov.au/planningnotices

This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the Permit may object or make other submissions to the Responsible Authority.

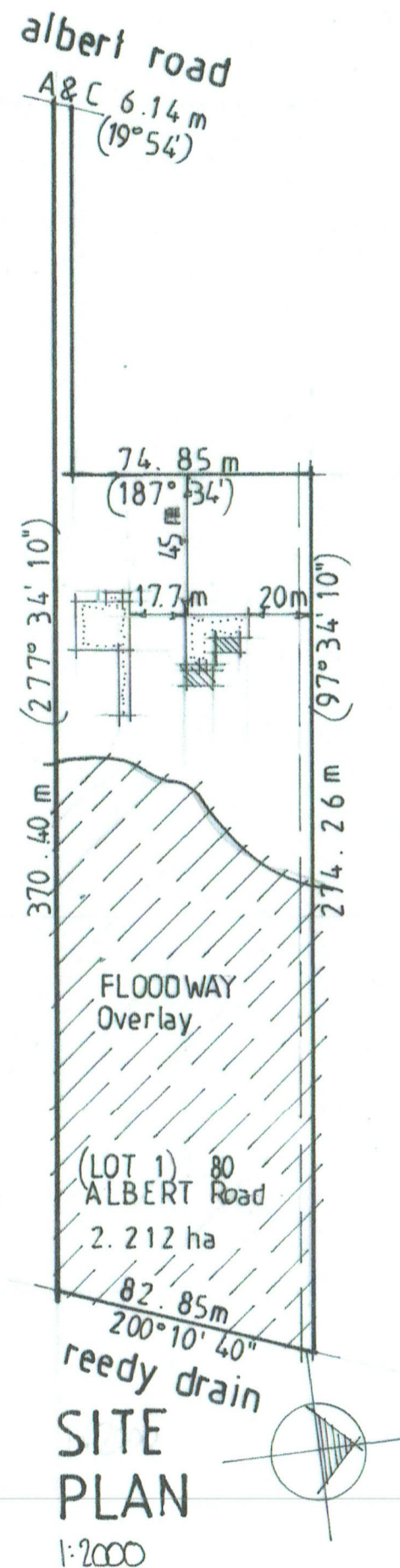
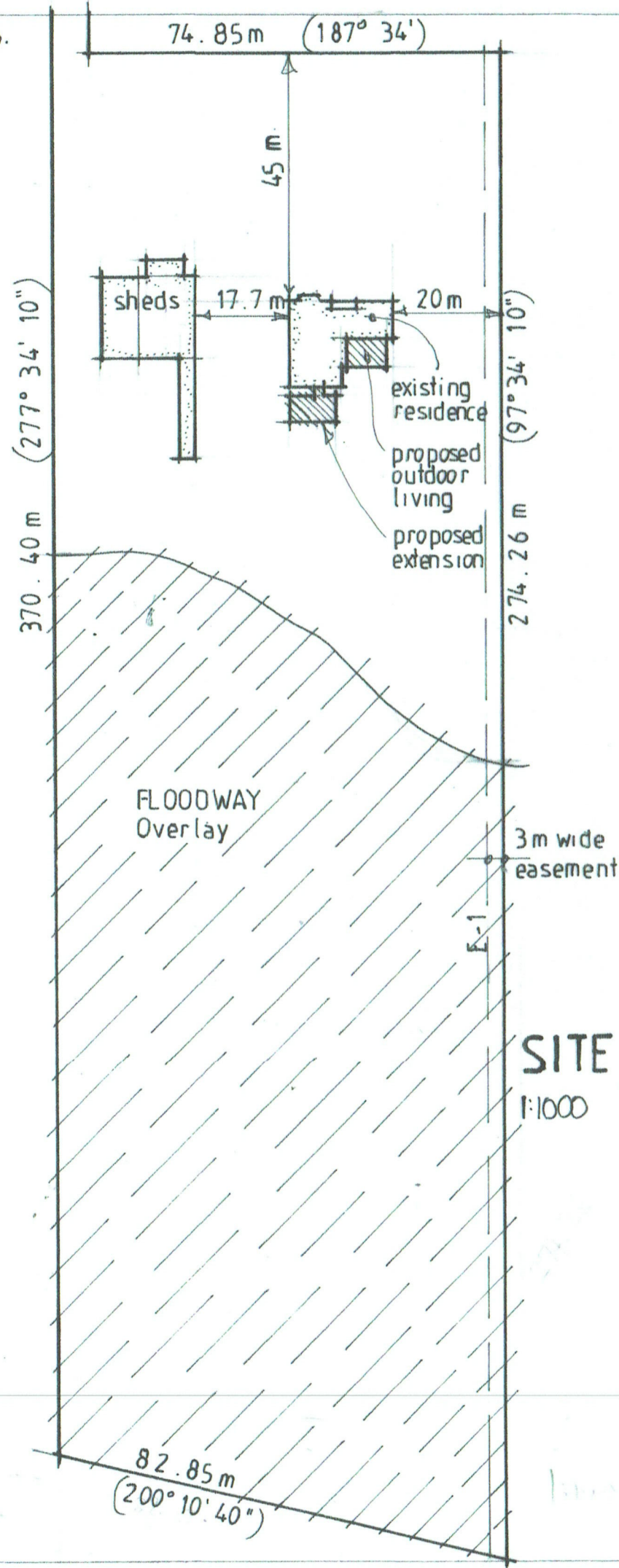
An objection must:

- be sent to the Responsible Authority in writing,
- include the reasons for the objection, and
- state how the objector would be affected.

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Thursday 22 October 2026
--	---------------------------------

If you object, the Responsible Authority will tell you its decision.



Design & Drafting

E: martina.murrihy13@gmail.com

MARTINA MURRIHY

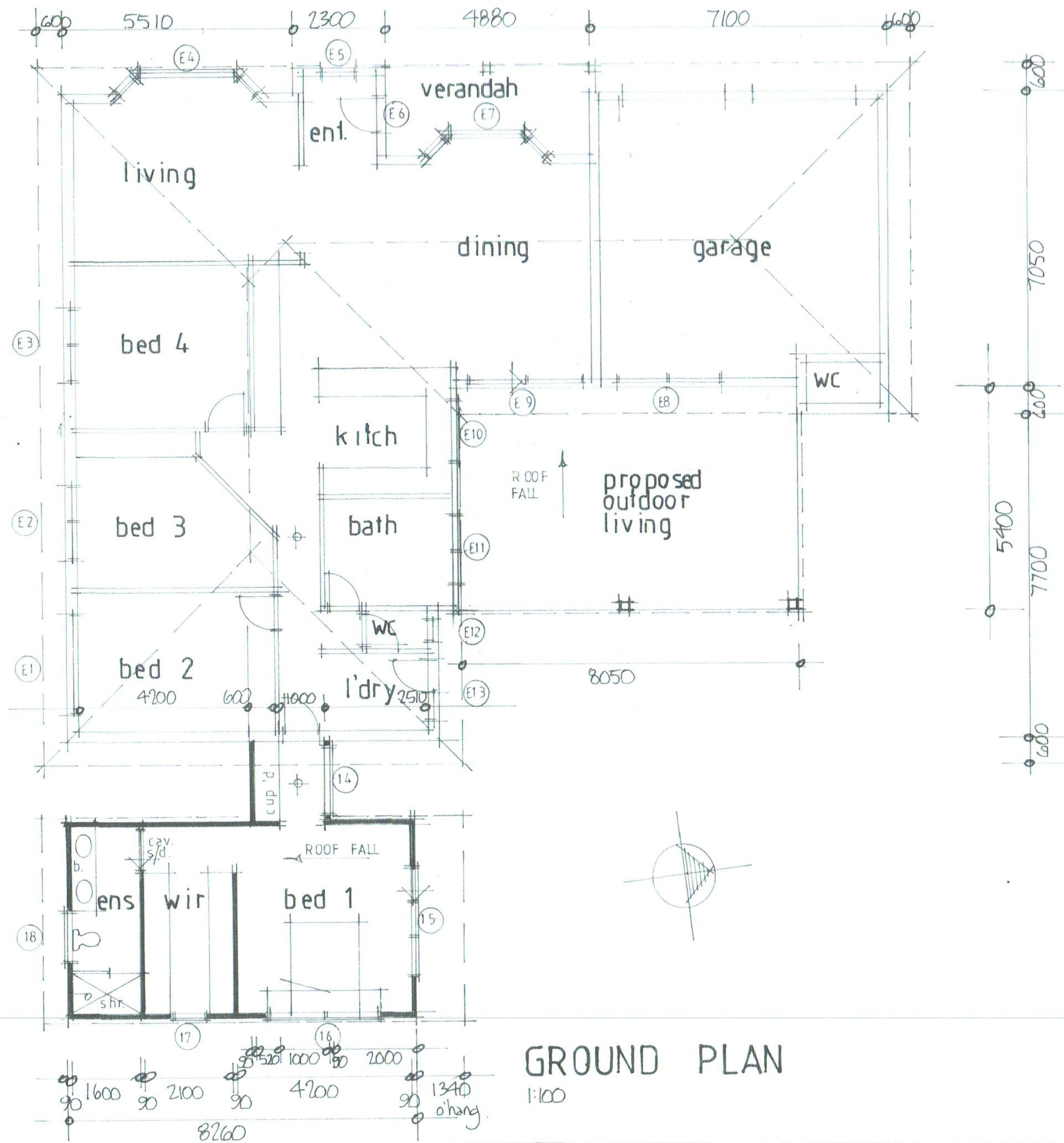
6 Gratton Street
PORT FAIRY Vic 3284

M: 0429 195 508

R: DPAD 18 21

D: SEPT. 2026

**PROPOSED EXTENSION
AT 80 Albert road PORT FAIRY
FOR [REDACTED]**



WINDOW/DOOR SCHEDULE:

Glass in Buildings as AS 1288:2021.

Frames ALUMINIUM - Double Glazed - Colour: Dark

(E = Existing windows to be updated)

E1 BED-2 Sliding Window 2400mm wide x 600mm high
(Carpet on Slab)

E2 BED-3 Sliding Window 1800mm wide x 1800mm high
(Carpet on Slab)

E3 BED-4 Sliding Window 1800mm wide x 1800mm high
(Carpet on Slab)

E4 LIVING Bay Window - Sliding Window 2400mm wide x 1800mm high with 600mm wide x 1800mm high fixed in 45-degree angle (Slab)

E5 ENTRY Fixed Window 850mm wide x 1800mm high (Slab)

E6 FRONT DOOR Solid Timber 820mm wide x 2040mm high (*Slab*)

E7 DINING Bay Window - Sliding Window 2400mm wide x 1800mm high with 600mm wide x 1800mm high fixed in 45-degree angle (Slab)

E8 GARAGE Sliding Window 2400mm wide x 2100mm high (*Slab*)

E9 DINING Glass Sliding Door 2700mm wide x 2100mm high (Slab)

E10 KITCHEN Sliding Window 1450mm wide x 1200mm high (*Slab*)

E11 BATH Sliding Window 1700mm wide x 600 high (Tiles on Slab)

E12 WC Sliding Window 600mm wide x 600 high (*Tiles on Slab*)

E13 L'DRY Door/Window combo - Door 820mm wide x 2100mm high, Window Sliding 600mm wide x 1000mm high (*Slab*)

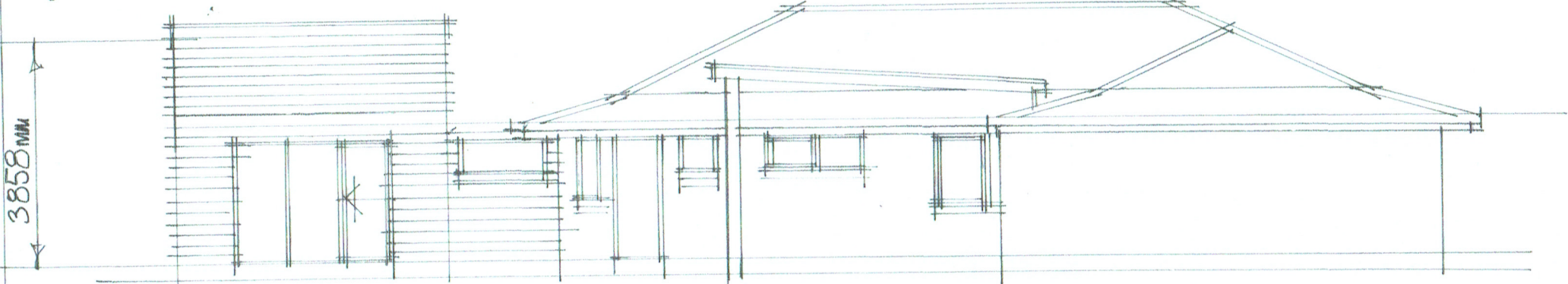
14 LINK Fixed Window 1700mm wide x 600mm high (Slab)

15 BED-1 Glass Sliding Door 2700mm wide x 2100mm high (Slab)

16 BED-1 Sliding Window 2700mm wide x 600mm high (Slab)

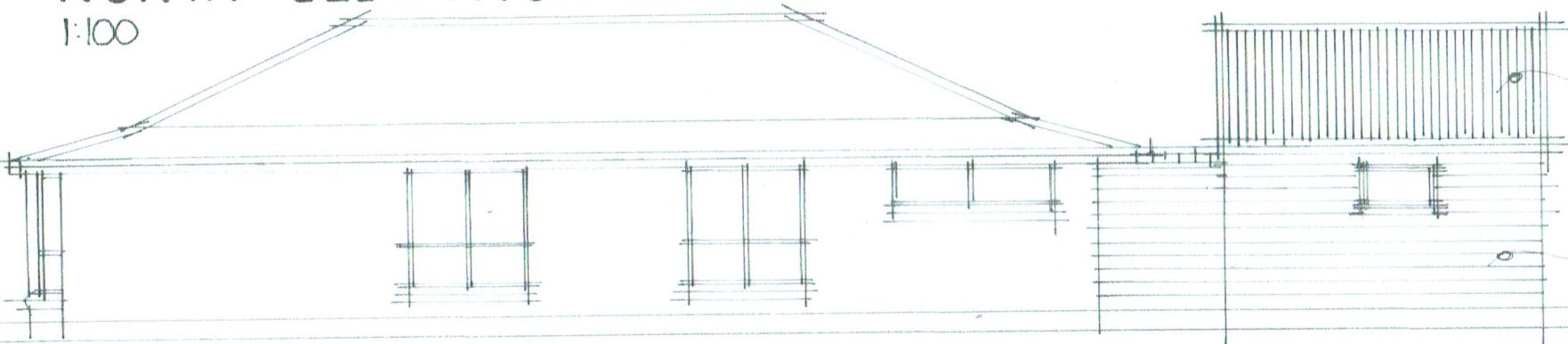
17 WIR Awning Window 600mm wide x 2000mm high (Slab)

18 ENS Sliding Window 1200mm wide x 600mm high (*Slab*)



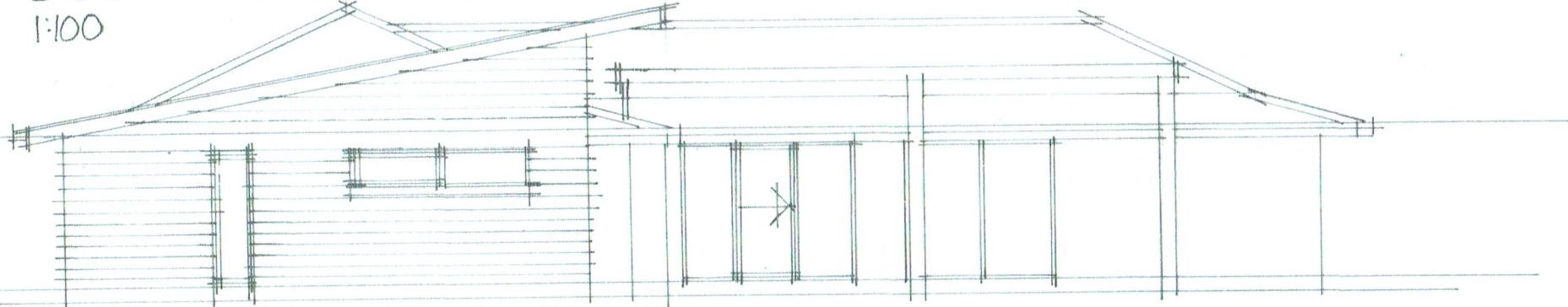
NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100



EAST ELEVATION

1:100

Colorbond Corrugated
iron roofing
as selected by
proprietor.

Weatherboards to
external walls.

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Document Identification	AK770719R
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Application by a responsible authority for the making
of a recording of an agreement

Section 181 Planning and Environment Act 1987

AK770719R

10/12/2013

\$113

173



indexes.

Lodged by

Name: Taits Legal

Phone: 5568 1402

Address: 38 Bank Street Port Fairy 3284

Reference: [REDACTED]

Customer Code: 0664U

The responsible authority having made an agreement referred to in Section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register.

Land: Certificates of Title Volume 10512 Folios 548 & 549

Responsible authority: Moyne Shire Council

Section and Act under which agreement made: Section 173 of the Planning & Environment Act 1987

A copy of the agreement is attached to this application:

Date: 25 November 2013

Signature for responsible authority: [REDACTED]

Name of officer: [REDACTED]

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AGREEMENT PURSUANT TO SECTION 173 PLANNING & ENVIRONMENT ACT

RESPONSIBLE AUTHORITY

MOYNE SHIRE COUNCIL

THE OWNER

LAND AFFECTED

80 ALBERT ROAD PORT FAIRY

DATED

REGISTRATION PARTICULARS

A Memorandum of this agreement was lodged in the Office of Titles pursuant to
Section 181 of the Planning & Environment Act 1987 on ____/____/20____

DEALING NO.

MOYNE SHIRE COUNCIL

PLANNING & ENVIRONMENT ACT

- and -

AGREEMENT PURSUANT TO SECTION 173

[REDACTED]

[REDACTED]

80 Albert Road Port Fairy

Being the land described in Certificates of Title Volume 10512
Folios 548 & 549

THIS AGREEMENT is made on the 25 day of November 2013

BETWEEN:

The Responsible Authority: **MOYNE SHIRE COUNCIL** ("the Council")

of Princes Street Port Fairy

The Owner:

[REDACTED]
of 80 Albert Road PORT FAIRY 3284 ("the Owner")

AK770719R



WHEREAS

1. The Owner is the registered proprietor of the land described in Certificates of Title Volume 10512 Folios 548 & 549 ("the land").
2. The land is affected by the provisions of the Moyne Planning Scheme ("the Scheme").
3. The Council is the responsible authority under the Planning & Environment Act 1987 ("the Act") for the purposes of the Scheme.
4. Pursuant to Planning Permit No: PL08/236 the Council has allowed the owner re-alignment of the boundaries and creation of one (1) additional Lot. ("the permit")
5. Condition 5 of the Planning permit provides:-

Prior to the Statement of Compliance being released for this subdivision, the owner must enter into an agreement with the responsible authority made pursuant to Section 173 of the *Planning and Environment Act 1987*, and make application to the Registrar of Titles to have the agreement registered on the title to the land under Section 181 of the Act which provides that:

- a) *The owner of each lot created agrees that the land must not be further subdivided so as to increase the number of lots.*
- b) *The owner of each lot acknowledges that parts of the lot and the road access to the lot via Goldies Lane and Albert Road may be liable to flood during 1% AEP flood events or from increased severity of flooding due to climate change, and that each owner should obtain sufficient information from the Glenelg Hopkins Catchment Management Authority to develop an appropriate flood response plan for the lot that focuses on depths of safe access, and addresses essential steps of 1. Prepare, 2. Evacuate and 3. Relocate.*
- c) *The owners of both Lot 1 and Lot 2 accepts the following requirements for the construction of a dwelling or other development:*
 - *All future buildings and development on the lots must be set back a distance determined by Council from the boundary of the Public Acquisition Overlay.*

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- *All domestic wastewater from a dwelling or other development constructed on the site must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970. The wastewater must be treated to a 20/30 standard and disposed of on site within a designated wastewater envelope in accordance with a land Capability Assessment and to the requirements of Council's Environmental Health Officer to the satisfaction of the Responsible Authority.*
- *The wastewater system must be maintained at all times including compliance monitoring in accordance with the EPA Certificate of Approval to the satisfaction of the Responsible Authority.*
- *No buildings or vehicle access may be constructed over the effluent disposal area to be set aside on the lot for the disposal of wastewater.*
- *Stormwater from any buildings or other development on the lot must be retained on each lot to the satisfaction of the responsible authority.*
- *Access to any dwelling or other buildings on the lot must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.*
- *Any dwelling on the lot must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.*
- *Any dwelling on the lot must be connected to a reticulated electricity supply or have an alternative energy source.*

The owner must pay the reasonable costs of preparation, execution and registration of the section 173 agreement.

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 [REDACTED] its successors assigns and transferees and the obligations imposed on and assumed by [REDACTED] shall be binding on the successors transferees purchasers mortgagees assigns of [REDACTED] and any person obtaining possession of the whole or part of the land as if each of those successors separately executed this agreement; and

If the Owner holds the land in a trust capacity, "Owner" shall include the beneficiaries of the trust in relation to which it holds such land. Where such trust relationship exists the Owner in executing this agreement does so intending to assume not only personal liability, but also to bind the trust for which it acts as trustee.

If the Owner is constituted by more than one person any obligation imposed by this agreement on the Owner shall be imposed on those persons jointly and severally.

2.3. COUNCIL

In this agreement the word "Council" shall include the Council's successors and its successors as responsible authority for Planning control in the area in which the land is situate.

2.4. In this agreement, unless the context otherwise requires:

- 2.4.1. Words denoting the singular number shall include the plural and vice versa.
- 2.4.2. Words denoting any gender shall include all genders.
- 2.4.3. Where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have corresponding meanings.
- 2.4.4. Words denoting natural persons shall include corporations and vice versa.
- 2.4.5. References to clauses and schedules are to clauses of and schedules to this agreement.
- 2.4.6. Headings are for convenience only and do not affect interpretation.
- 2.4.7. References to any party to this agreement or any other agreement or instrument shall include the party's successors and permitted assigns.
- 2.4.8. Reference to any agreement or instrument shall be also to such agreement or instrument as amended, novated, supplemented, varied or replaced from time to time.
- 2.4.9. References to any legislation or to any provision of any legislation shall include any modification or re-enactment of that legislation and any legislative provision substituted for, and all regulations and statutory instruments issued under such legislation or provision.
- 2.4.10. References to dollars and "\$" shall be taken as referring to amounts in Australian currency.
- 2.4.11. As the case may be, a reference to a right or obligation of any two or more persons confers that right, or imposes that obligation, jointly and severally.

3. AGREEMENT

In order to reflect the requirements of Condition 5 of the planning permit the Owner agrees that:

- a) *The owner of each lot created agrees that the land must not be further subdivided so as to increase the number of lots;*
- b) *The owner of each lot acknowledges that parts of the lot and the road access to the lot via Goldies Lane and Albert Road may be liable to flood during 1% AEP flood events or from increased severity of flooding due to climate change, and that each owner should obtain sufficient information from the Glenelg Hopkins Catchment Management Authority to develop an appropriate flood response plan for the lot that focuses on depths of safe access, and addresses essential steps of 1. Prepare, 2. Evacuate and 3. Relocate.*
- c) *The owners of both Lot 1 and Lot 2 accepts the following requirements for the construction of a dwelling or other development:*
 - *All future buildings and development on the lots must be set back a distance determined by Council from the boundary of the Public Acquisition Overlay.*
 - *All domestic wastewater from a dwelling or other development constructed on the site must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment*



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Protection Act 1970. The wastewater must be treated to a 20/30 standard and disposed of on site within a designated wastewater envelope in accordance with a land Capability Assessment and to the requirements of Council's Environmental Health Officer to the satisfaction of the Responsible Authority.

- The wastewater system must be maintained at all times including compliance monitoring in accordance with the EPA Certificate of Approval to the satisfaction of the Responsible Authority.*
- No buildings or vehicle access may be constructed over the effluent disposal area to be set aside on the lot for the disposal of wastewater.*
- Stormwater from any buildings or other development on the lot must be retained on each lot to the satisfaction of the responsible authority.*
- Access to any dwelling or other buildings on the lot must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.*
- Any dwelling on the lot must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.*
- Any dwelling on the lot must be connected to a reticulated electricity supply or have an alternative energy source.*

4. REGISTRATION

The parties shall do all things necessary to enable the Council to register this agreement pursuant to Section 181 of the Act.

5. DISCLOSURE

The Owner shall not sell mortgage or part with possession of the land or any part of it without first disclosing to its successors the existence and the nature of this agreement.

6. COSTS OF AGREEMENT

The Owner forthwith on demand shall pay to the Council the Council's costs and expenses (as between the solicitor and own client) of and incidental to this agreement and of anything consequent on it or in furtherance of it.

7. NOTICES

Any notice required under this agreement may be served by delivering it to the Owner at its last known address within the rating records of the Council. Any notice posted shall be deemed to have been served at the expiration of twenty-four hours from the time of posting.

8. SUCCESSORS BOUND

Without limiting the operation or effect which this agreement has apart from this sub-clause, the Owner shall ensure that its successors:-

- 8.1. Give effect to and do all acts and sign all documents which are required of them to give effect to this agreement; and
- 8.2. Execute under seal a deed agreeing to be bound by the terms of this agreement.

The obligation imposed on the Owner by sub-clause 1 of this clause shall cease for such time as there appears in the register book at the office of the Registrar of Titles a memorandum of this agreement.

9. DEFAULT

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If the Owner fails to comply with this agreement the Council may serve on the Owner or on the owner of a lot in respect of which there has been failure of compliance a notice in writing specifying the works, matters and things ("the Remedial Works") in respect of which the relevant owner is in default. If such default continues for thirty days after the service of such notice the Council by its employees or contractors may enter upon the land and cause the Remedial Works to be done.

A notice served on the Owner pursuant to this clause may set out the costs (as estimated by the Council) of carrying out the Remedial Works. If the Owner does not comply with the notice within thirty days the Council may serve on the Owner a demand in writing for the amount of the estimated costs. The amount then shall become a debt due and payable by the relevant owner to the Council.

As soon as practicable after the completion of the Remedial Works the Council shall certify the actual costs of the Remedial Works. The difference between a sum paid to the Council as the estimated costs, and the actual costs, shall be paid by the relevant owner to the Council or if there is excess, repaid by the Council to the relevant owner.

10. COUNCIL AS ATTORNEY FOR OWNER

The Owner hereby appoints the Council as its attorney to do all things the Owner is capable of doing for the purposes of giving effect to this agreement or necessary to give effect to any of the duties or obligations imposed on the Owner pursuant to this agreement and hereby authorizes the Council to do and will ratify whatever the Council lawfully shall do or cause to be done under this power of attorney.

11. RELEASE

On a person ceasing to own any part of the land that person shall be released from the obligations of that person as an owner under this agreement, save to the extent that any right has arisen against such owner prior to such cessation.

12. 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.

13. DISPUTE

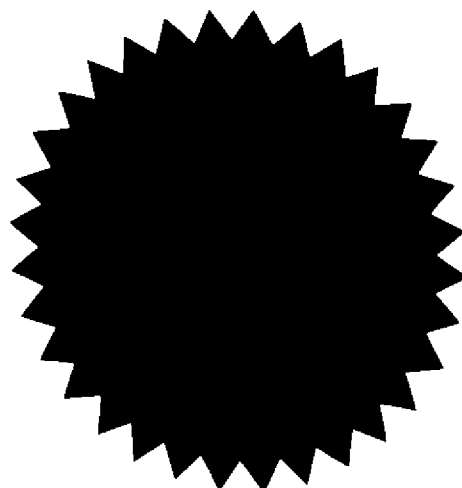
If any dispute or difference arises between the parties with respect to the interpretation of this agreement, or its application, such dispute or difference shall be determined by a person appointed by the parties by agreement, or failing agreement, by a person qualified in the area of the dispute or 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
 this 29th day of November 2013
 in the presence of:

Councillor

Chief Executive Officer



Imaged Document Cover Sheet

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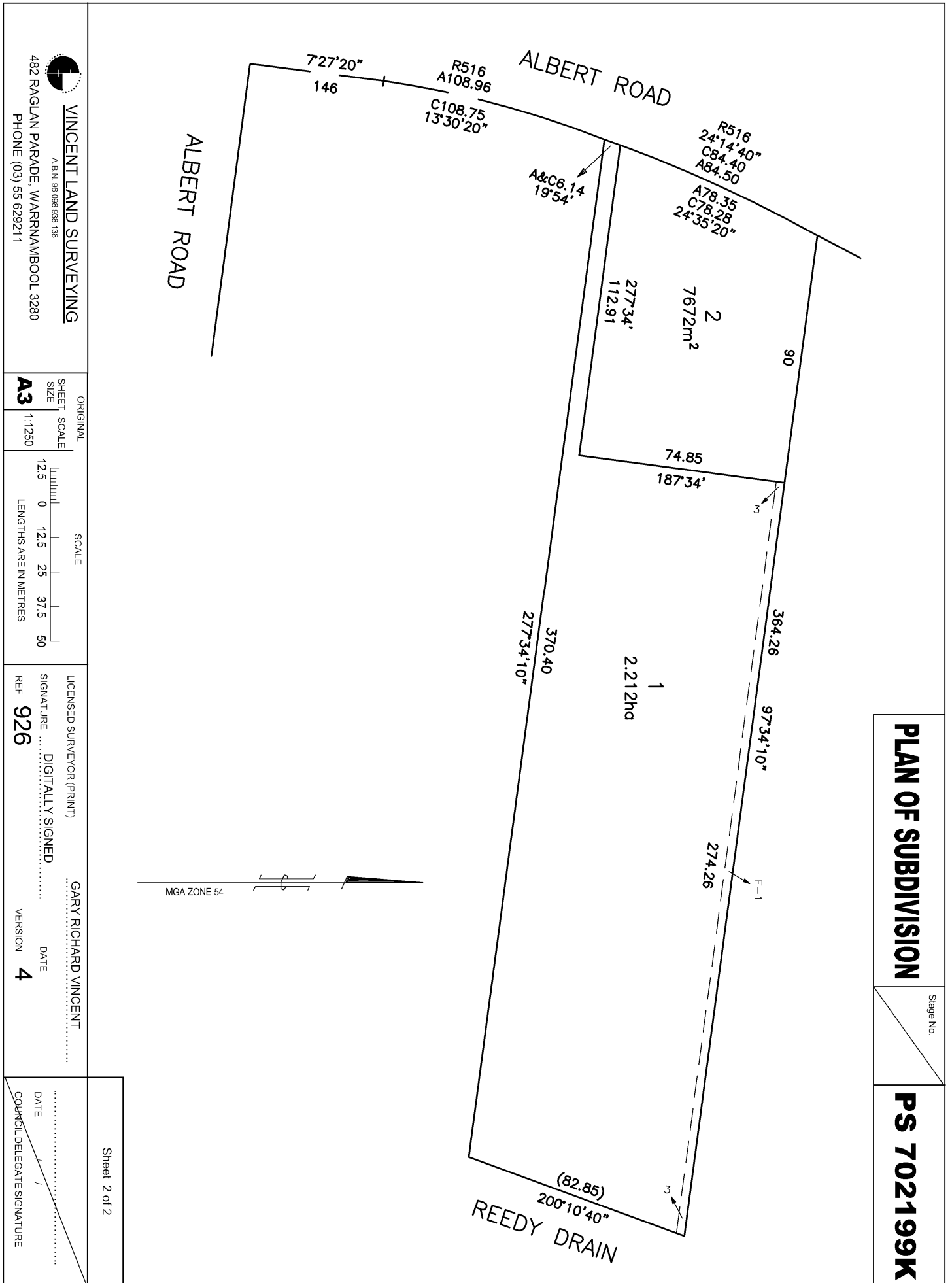
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PLAN OF SUBDIVISION				Stage No. /	LR use only EDITION 1	PS 702199K
Location of Land Parish: BELFAST Township: _____ PART OF ATKINSONS CROWN SPECIAL SURVEY Title Reference: VOL.10512 FOL 548 VOL.10512 FOL 549 Last Plan Reference: LOTS 1 & 2 ON TP16989Q Postal Address: 80 ALBERT ROAD PORT FAIRY 3284 MGA Co-ordinates: E 607 200 (Of approx. centre of plan) N 5 752 120 Zone 54				Council Certification and Endorsement Council Name: MOYNE SHIRE COUNCIL Ref: THIS IS A SPEAR PLAN		
Vesting of Roads or Reserves						
Identifier		Council/Body/Person				
NIL		NIL				
Notations						
Depth Limitation: Does not apply				Staging This is not a staged subdivision Planning Permit No.		
				Survey:- This plan is based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). 67, 101 & 117 In proclaimed Survey Area no. _____		
Easement Information					LR use only Statement of Compliance / Exemption Statement Received ☒ Date 6/5/2014	
Legend: E - Encumbering Easement or Condition in Crown Grant in Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)					LR use only PLAN REGISTERED TIME 4:05pm DATE 14/5/2014 Anthony Campbell Assistant Registrar of Titles	
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1	DRAINAGE	3	THIS PLAN	LOT 2 ON THIS PLAN		
 VINCENT LAND SURVEYING A.B.N. 96 098 938 138 482 RAGLAN PARADE, WARRNAMBOOL 3280 PHONE (03) 55 629211				LICENSED SURVEYOR (PRINT) GARY RICHARD VINCENT SIGNATURE DIGITALLY SIGNED DATE REF 926 VERSION 4		
Sheet 1 of 2 sheets Original sheet size A3						





Plan of Subdivision PS702199K
Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S017990M
Plan Number: PS702199K
Responsible Authority Name: Moyne Shire Council
Responsible Authority Reference Number 1: SUB11/0058
Surveyor's Plan Version: 4

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by Council Delegate: 
Organisation: Moyne Shire Council
Date: 07/02/2014



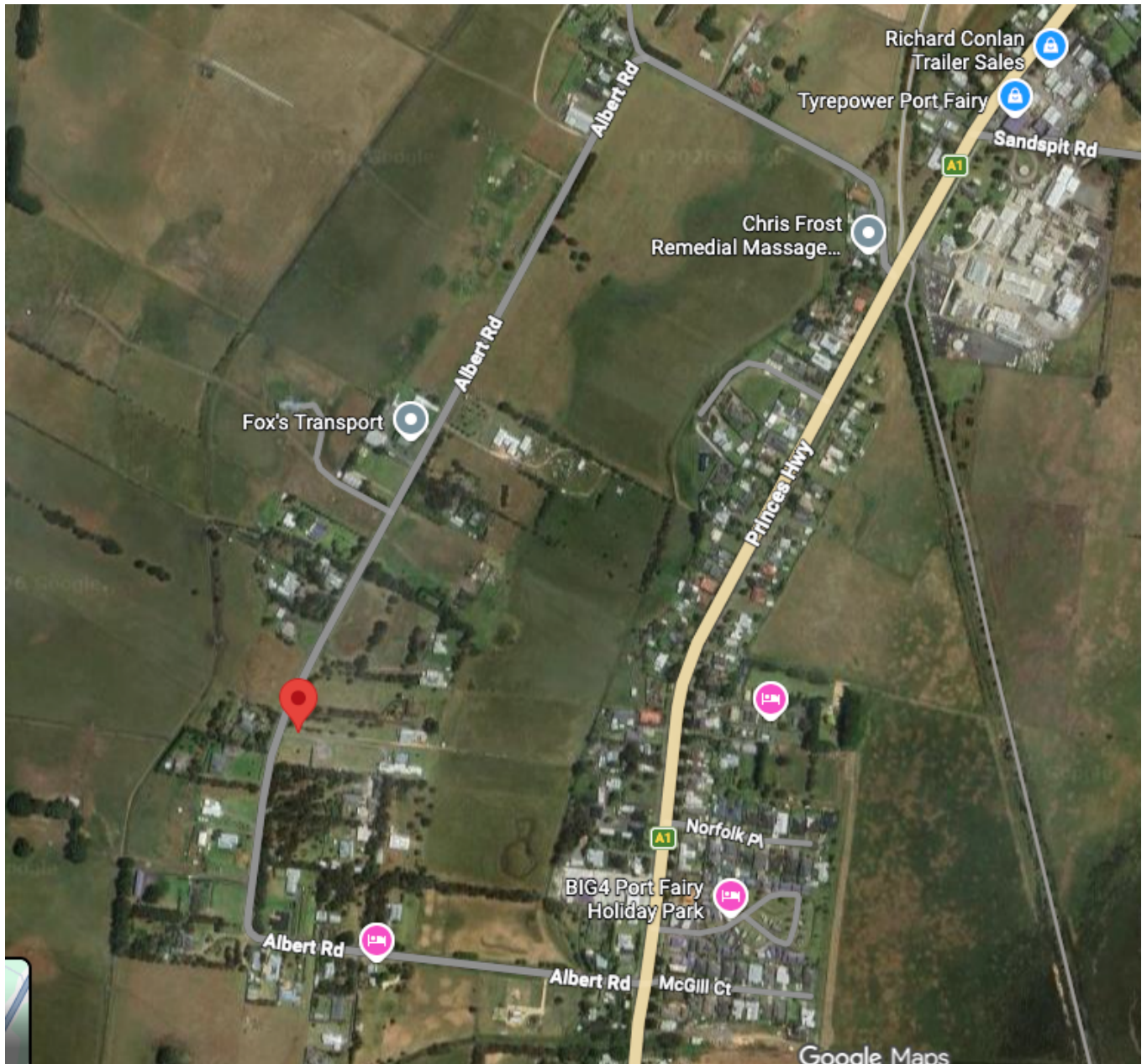
MSC PLANNING

Address: 80 Albert Road, Port Fairy (PS702199K)
Application: NEW Permit Application
Proposal: Building & works to Construct an Extension to Residence & Outdoor Living
Client: [REDACTED]

NEIGHBOURHOOD and SITE DESCRIPTION

In relation to the neighbourhood:

- The Albert Road precinct is situated in a northwest direction from the town of Port Fairy, just minutes in a vehicle from the CBD – it is zoned mixed use & rural living. Albert Road is accessible from the Princes Highway running in a north-south direction for the majority & connects each end with the highway. The roadway is sealed & single + wide without kerb & channel.
- Features of this neighbourhood are large, residential lifestyle acreages with privacy & family living predominant.
- Residences are essentially single storey & are mostly permanent living – styles & ages of the homes vary. There are some local home businesses based in this neighbourhood such as some in the building industry.
- This neighbourhood Planning Information:
 - Mixed Use Zone (MUZ) – Schedule to the Mixed Use Zone (MUZ)
 - Rural Living Zone (RLZ) – Schedule 3 (RLZ3)
 - Design & Development Overlay (DDO) – Schedule 4 (DDO4)
 - Development Plan Overlay (DPO) – Schedule 4 (DPO4)
 - Floodway Overlay (FO) – Schedule 3 (FO3)
 - Land Subject to Inundation Overlay (LSIO) – Schedule 4 (LSIO4)
 - Public Acquisition Overlay (PAQ) – PS Map Ref PAQ1 Schedule (PAQ1)



Albert Road PORT FAIRY



80 Albert Road PORT FAIRY

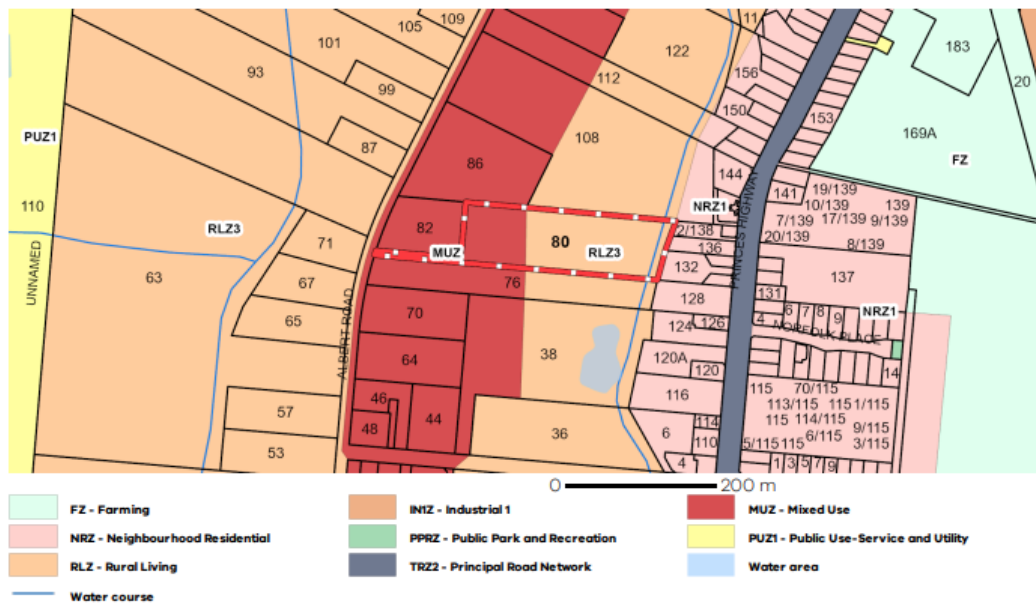
Planning Zones

[MIXED USE ZONE \(MUZ\)](#)

[SCHEDULE TO THE MIXED USE ZONE \(MUZ\)](#)

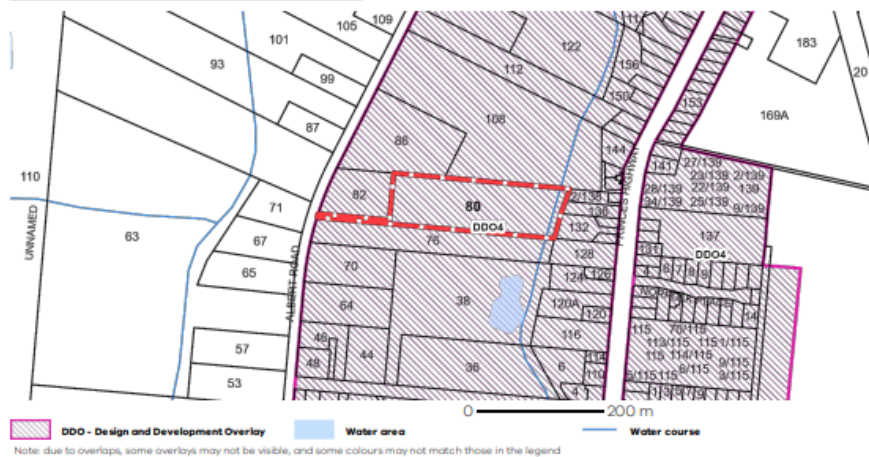
[RURAL LIVING ZONE \(RLZ\)](#)

[RURAL LIVING ZONE - SCHEDULE 3 \(RLZ3\)](#)



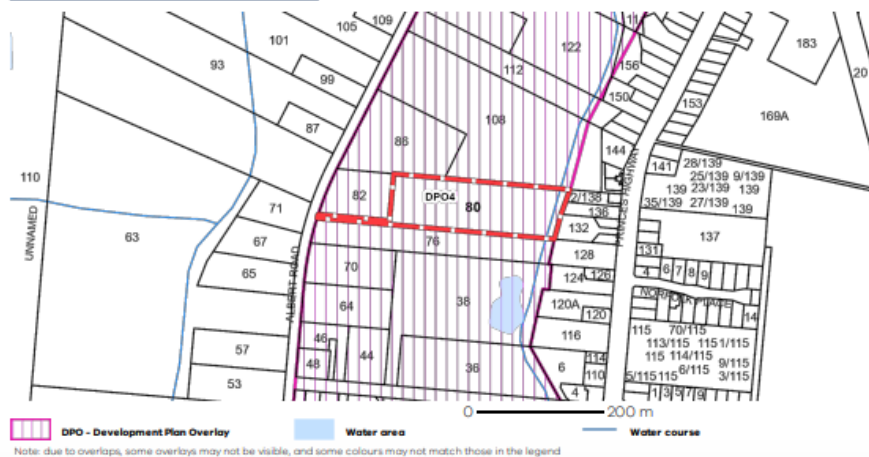
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 4 \(DDO4\)](#)

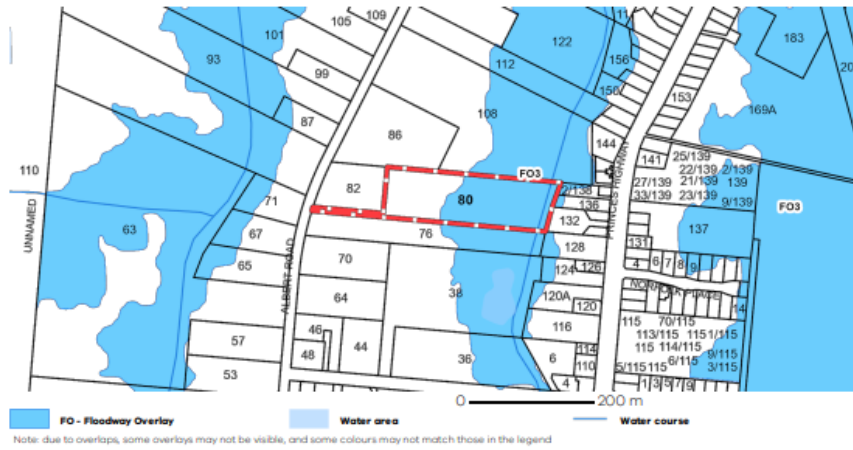


[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

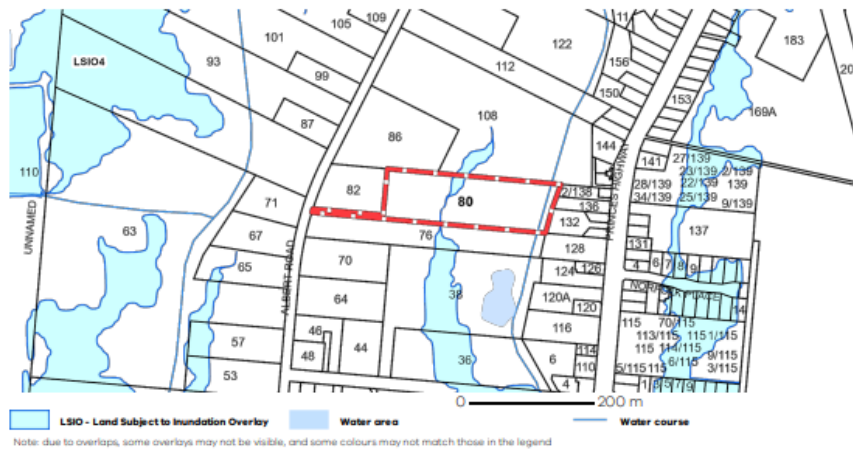
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 4 \(DPO4\)](#)



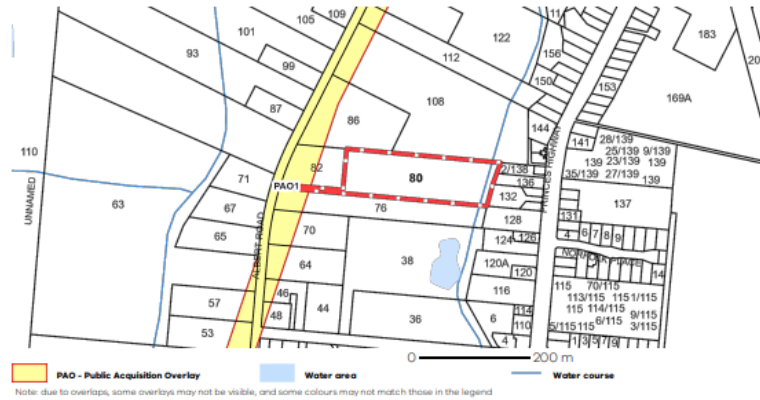
FLOODWAY OVERLAY (FO)
FLOODWAY OVERLAY - SCHEDULE 3 (FO3)



LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 4 (LSIO4)



PUBLIC ACQUISITION OVERLAY (PAO)
PUBLIC ACQUISITION OVERLAY - PS MAP REF PAO1 (SCHEDULE (PAO1))



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



In relation to the site:

- This site of 80 Albert Road Port Fairy (PS702199K) is a battle-ax style with a driveway to the main part of the site – site area is 2.212 hectares & a 3m wide easement (E-1) exists along the northern boundary. The main part of the site is nearly rectangular in shape with a single storey brick veneer residence positioned centrally. There are Sheds existing near the southern side & established trees & garden areas with maintained lawn areas. The rear of the property is made up of maintained paddocks where some cattle are living life to the full!
- The direct neighbours are all situated plus 9m from this residence –
 - West side - Lot 2 (site in front of the battle-ax) is vacant.
 - North side – 86-88 Albert Road is a similar large lifestyle property.
 - South side - 76 Albert Road is also a similar large lifestyle property.
- Good Solar access is available to this generous site.
- No contaminated or fill areas exist on site that I'm aware of.
- The site falls toward Reedy Drain in the east – noting this is in a Floodway Zone.

The PROPOSAL:

My clients are raising their family & living life at 80 Albert Road Port Fairy.

The residence has been undergoing some modernisation & upgrades internally over the last few years.

The growing family existing with one bathroom has prompted this proposal of a Master suite including bedroom, ensuite & WIR, creating a parent's retreat/wing.

A separate wing is proposed (joined by a link) at the rear of the residence.

The design detail is a skillion roofed, weatherboard clad, light-filled addition accessed directly from an extension to the passage past the laundry.

The master wing enhancement to the residence will be enormous for this family, creating a separate parent's area & in particular a 2nd bathroom.

Schedule to Clause 32.04 Mixed Use Zone (MUZ)

Schedule 3 to Clause 35.03 Rural Living Zone (RLZ3)

This proposal respects & protects the unique low scale coastal village character of Port Fairy & rural living/Mixed use zone of Albert Road.

SCHEDULE 2 to Clause 43.02 DESIGN & DEVELOPMENT OVERLAY DDO4

"Port Fairy Residential Areas"

- 1. Design Objectives:** this development continues to respect the historic scale & pattern of Port Fairy's residential areas. And to encourage residential development that responds to the traditional character of buildings within a garden setting with minimal or low, transparent front fencing.
To minimise the visual impact of carparking & outbuildings & to minimise impacts of buildings on the prominence of dunes or ridgelines. These objectives are very generalised & not all that relevant to this particular address.
- 2. Buildings & Works:**
 - **Fences** – N/A.
 - **Site Coverage & Permeability** – the combined site coverage & impermeable surfaces respect the pattern of building & open space characteristic of the area by being a large site. The buildings cover approx. 600 m/s or about 3% of the site well within the 40% maximum suggestion.
 - **Building Massing** – this proposal is articulated from the existing residence & notable different to the thus respecting the character & rhythm of the surrounding area.
 - **Building Height & siting** – Total existing building height is about 4.6m with the extension to be approx.

the same. Siting of the extension makes sense & is behind the existing residence with clear articulation between existing & proposed.

- **Building Setbacks** – the minimum setbacks to frontage & side boundaries are very easy to achieve with this spacious site.
- **Frontage Presentation** – Buildings provide an attractive edge to the street/road & enable passive surveillance.
- **Outbuildings & Carparking** – N/A with this proposal.
- **Design Detail** – building materials, form, colours & roof style: this proposal is to be unique to this build timeframe, articulated from the existing brick veneer, tiled hip/bell shaped roof & proposed to be a skillion roofed, weatherboard clad addition. The continuity between proposed & existing will be the colour choices in the external materials.
- **Landscaping & Fencing** – no change to fencing & landscaping.

3. Decision Guidelines:

The extension to the residence as discussed above responds in a positive way to buildings & works, design response to any heritage considerations, housing diversity in Port fairy, the building footprint & height responds to existing patterns & character of the area, to availability of areas of open space & landscaping.

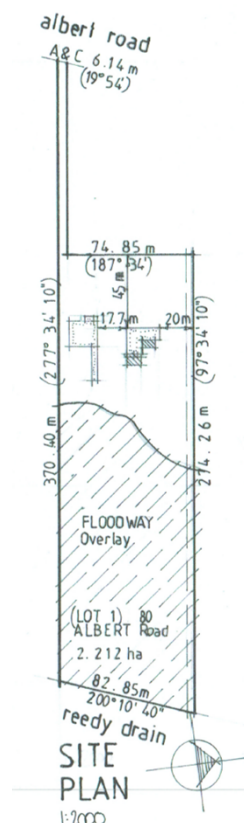
Development Plan Overlay (DPO) – Schedule 4 (DPO4) “Port Fairy Growth Areas”

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 & works associated with the use for 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 – **applies to this proposal.**

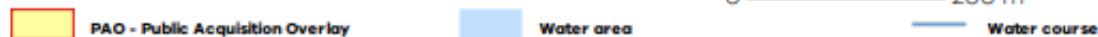
Floodway Overlay – Schedule 3 (FO3)

The siting of the existing residence & proposed extension are outside the Floodway Overlay thus the FFL of the same as the existing residence is achievable for the extension without any issues.



There is a section of this site thru the driveway that has a Public Acquisition Overlay – see below). VicRoads are the acquiring authority for a Port Fairy Bypass roadway.

PUBLIC ACQUISITION OVERLAY - PS MAP REF PA01 SCHEDULE (PA01)





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.: 80 St. Name: Albert Road

Suburb/Locality: PORT FAIRY Vic Postcode: 3284

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.: PS702199K

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? *

To construct an Extension to Residence.



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 \$98,000



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.

Existing Residence & detached sheds on site.



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:		
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:	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

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