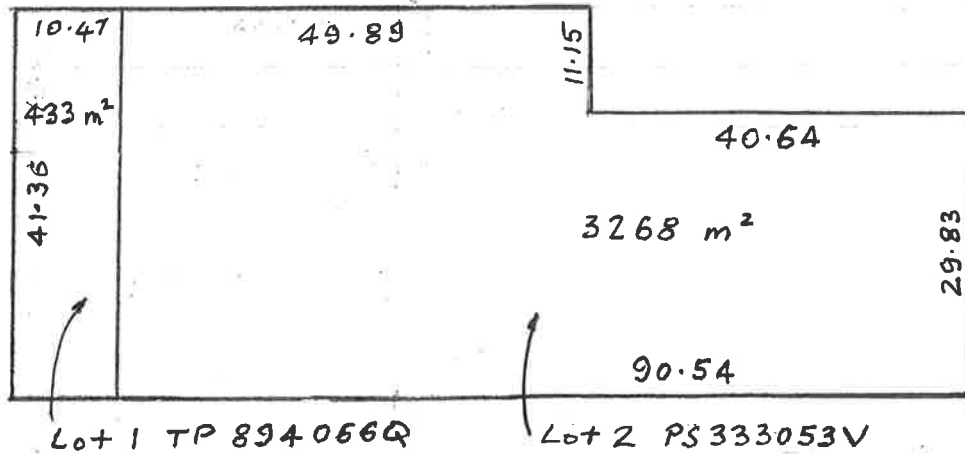


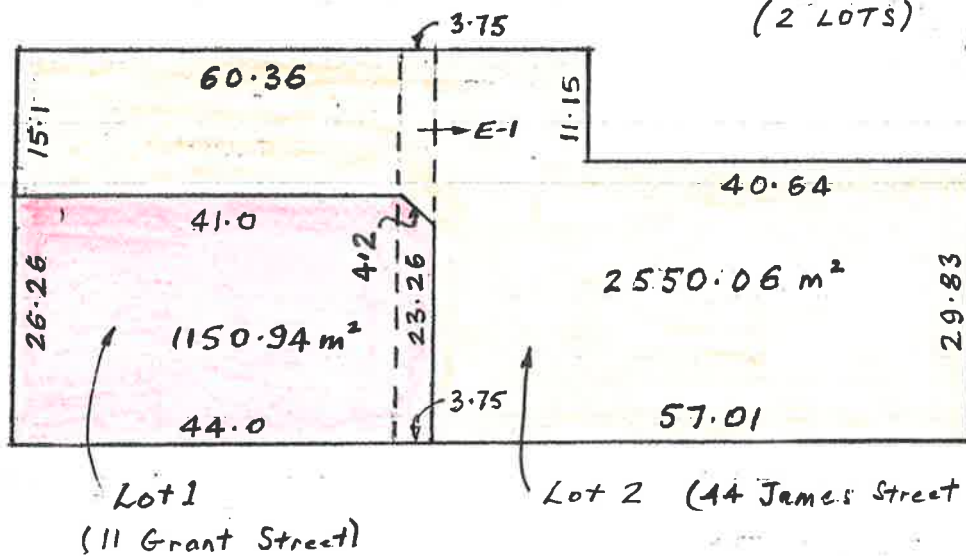
GRANT STREET



JAMES STREET

EXISTING CONDITIONS
(2 LOTS)

GRANT STREET



JAMES STREET

PROPOSED 2-LOT SUBDIVISION

J. PROPOSED SUBDIVISION

11-13 GRANT STREET & 44 JAMES STREET, PORT FAIRY

Scale 1:800 Distances in metres

16/3/2026

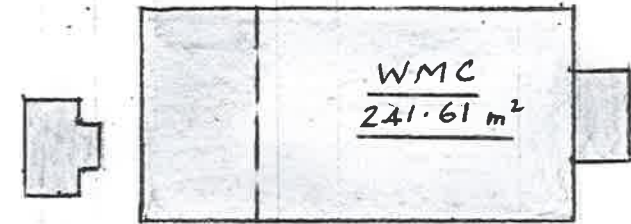
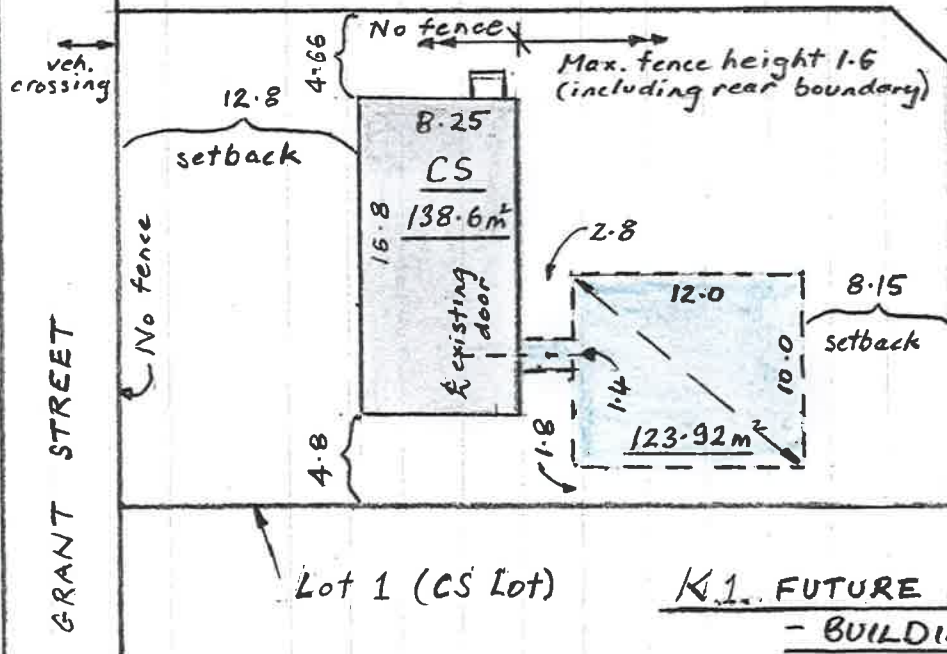


Extent of planning
scheme mapped L5104

Notes

Requirement 1A. This plan depicts maximum ground-level envelope for a single-storey dwelling/garage extension within Lot 1 (CS Lot)!

2. Requirements 1B to 5 (inclusive) are shown on Appendix K2.



Lot 2 (WMC Lot)

K1. FUTURE DEVELOPMENT WITHIN LOT 1 (CS LOT)
- BUILDING ENVELOPE & DESIGN GUIDELINES

Scale 1:400

Distances in metres

16/3/2026

K2. Future Development Within Common School Lot - Building Envelope and Design Guidelines

- **Requirement 1B**

CS lot - Lot area 1150.94 sq m,

- Maximum building plan area (after dwelling extension) 262.5 sq m
- Plot ratio 22.8 %
- Maximum roof level for dwelling extension 6.65 m AHD (existing CS 12.52 m AHD)
- Floor level for dwelling extension 3.8 m AHD (existing CS 4.36 m AHD)

- **Requirement 2**

The extended detached dwelling within the CS lot (No. 11 Grant Street) must be a well-designed companion building which defers to the registered heritage place.

Such future dwelling extension must be single storey and in accordance with the maximum 3-dimensional building envelope and floor levels set out in Requirements 1A, 1B.

The dwelling extension for the CS lot must have a flat (unpitched) roof, with profiled, colour-coated, flat troughed sheet steel cladding.

A respectful, high quality design approach must be applied to architectural expression and form and to external materials, finishes and colours.

- **Requirement 3**

Apart from the existing Common School building and the future dwelling extension, no other buildings or structures to be erected within the CS lot other than minor, low profile garden furniture and part boundary fencing (also refer Requirement 4).

- **Requirement 4**

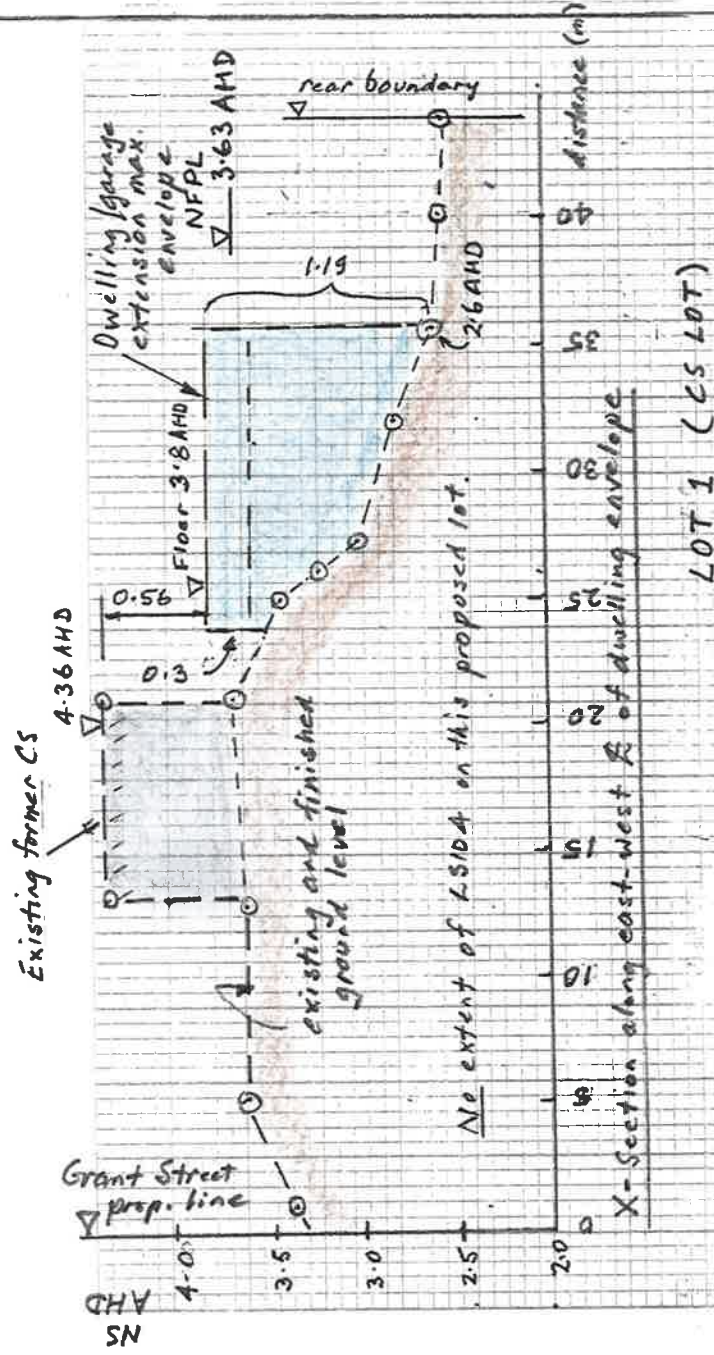
No fence along the CS lot street property line or along the northern boundary of the CS lot within 21.05 m of such street property line. A timber slatted fence up to 1.6 m height may be erected along the eastern boundary and the balance of the northern boundary, with details to form part of heritage and planning permit applications for the CS dwelling extension.

- **Requirement 5**

Apart from within 2.0 m of the southern boundary of the CS lot, no trees or shrubs are permitted to be planted which will exceed 1.6 m in height at maturity within the remaining (majority) part of the CS lot.

Notes:

- a) The above proposed covenant provisions as to CS lot development within the place are stated as partly in the positive and partly in the negative, but recognising that some legal drafting amendments may be necessary before public notice of the proposal is given under s137 of the HA.
- b) Following Heritage Council consideration of any submissions and a decision in favour of the proposal under s138 of the HA, the land owner must make application to the Registrar of Titles for recording on the relevant folio of the Register (as if it is a restrictive covenant) under ss140, 141 of the HA and s88(1) of the Transfer of Land Act 1958.



L. ELEVATION PLAN PURSUANT TO PART 5.0.6) OF
 INCORPORATED DOCUMENT 'PORT FAIRY LOCAL
 FLOODPLAIN DEVELOPMENT PLAN 2023'

Scales Horizontal 1:300
 Vertical 1:40

16/3/2026