

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



Mornington Peninsula Shire

The application reference number is:
P26/0170

The applicant for the permit is:


The Land affected by the application is located at:
**6 BEACHURST AVENUE DROMANA VIC 3936
LOT 1 TP 180571 VOL 9117 FOL 267**

The application is for a permit to:
DEVELOP TWO DWELLINGS AND REMOVE VEGETATION

The Responsible Authority will not decide on the application before:

6 July 2026

A PERMIT IS REQUIRED UNDER THE FOLLOWING CLAUSES OF THE PLANNING SCHEME:

PLANNING SCHEME CLAUSE:	MATTER FOR WHICH A PERMIT IS REQUIRED
CLAUSE 32.08-7 (GRZ)	CONSTRUCT TWO OR MORE DWELLINGS ON A LOT
CLAUSE 43.02-2 (DDO1)	CONSTRUCT A BUILDING OR CONSTRUCT OR CARRY OUT WORKS (TWO DWELLINGS)
CLAUSE 42.02-2 (VPO1)	REMOVE, DESTROY OR LOP ANY VEGETATION SPECIFIED IN THE SCHEDULE TO THIS OVERLAY
<p>How can I find out more?</p> <p>You may look at the application and any documents that support the application at the office of the responsible authority, Mornington Peninsula Shire Council, 2 Queen Street, Mornington. This can be done during office hours and is free of charge.</p> <p>You may look at the application and any documents that support the application free of charge at: www.mornpen.vic.gov.au You may also call (03) 5950 1010 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, Mornington Peninsula Shire Council. This can be done during office hours and is free of charge. You may also scan the QR code below to view the documents that support the application.</p> 	<p>How can I make a submission?</p> <p>Any person who may be affected by the grant of the permit may object or make other submissions to the responsible authority.</p> <p>An objection must be made to the responsible authority in writing, include the reasons for the objection and state how the objector would be affected.</p> <ul style="list-style-type: none"> • Include the objector's full name, relevant postal address, phone number & email address • Specify the planning application number <p>Lodge online at www.mornpen.vic.gov.au; Or mail to: Planning Services Team, Mornington Peninsula Shire, Private Bag 1000, Rosebud 3939</p> <p>The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application</p> <p>If you object, the responsible authority will tell you its decision.</p>

Privacy Notification: The personal information provided in an objection is collected for planning purposes in accordance with the Planning & Environment Act 1987 (the Act). The public may view an objection in accordance with Section 57 of the Act whilst the planning application is current

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Site Levels (AHD)

All Levels to Australian Height Datum (AHD). Refer to Title Reestablishment and Feature Survey prepared by Raven Land Surveyors P/L (File Ref. 8261)

NOTE: All levels shown to Australian Height Datum (AHD)

Visibility Splays

Pedestrian Visibility Splay (PVS) 2.0 m Wide x 2.5 m Deep. PVS to be kept at least 50% Clear of Visual Obstructions. Landscaping located within the PVS to be kept less than 0.9 m High

Landscape Notes

Landscaping is shown indicative only. Landscape Design to future detail & Subject to Council Approval

All Plantings to be Minimum 50% Native & Indigenous, in accordance with Mornington Peninsula Shire Council Landscape Guidelines

External Surfaces

- CP.01** Coloured Concrete Paving 'Fly Ash' (Impervious)
- FT.01** Floor Tiles Quarry Tiles (Impervious)
- TD.01** Timber Decking Natural Finish (Pervious)

External Lighting

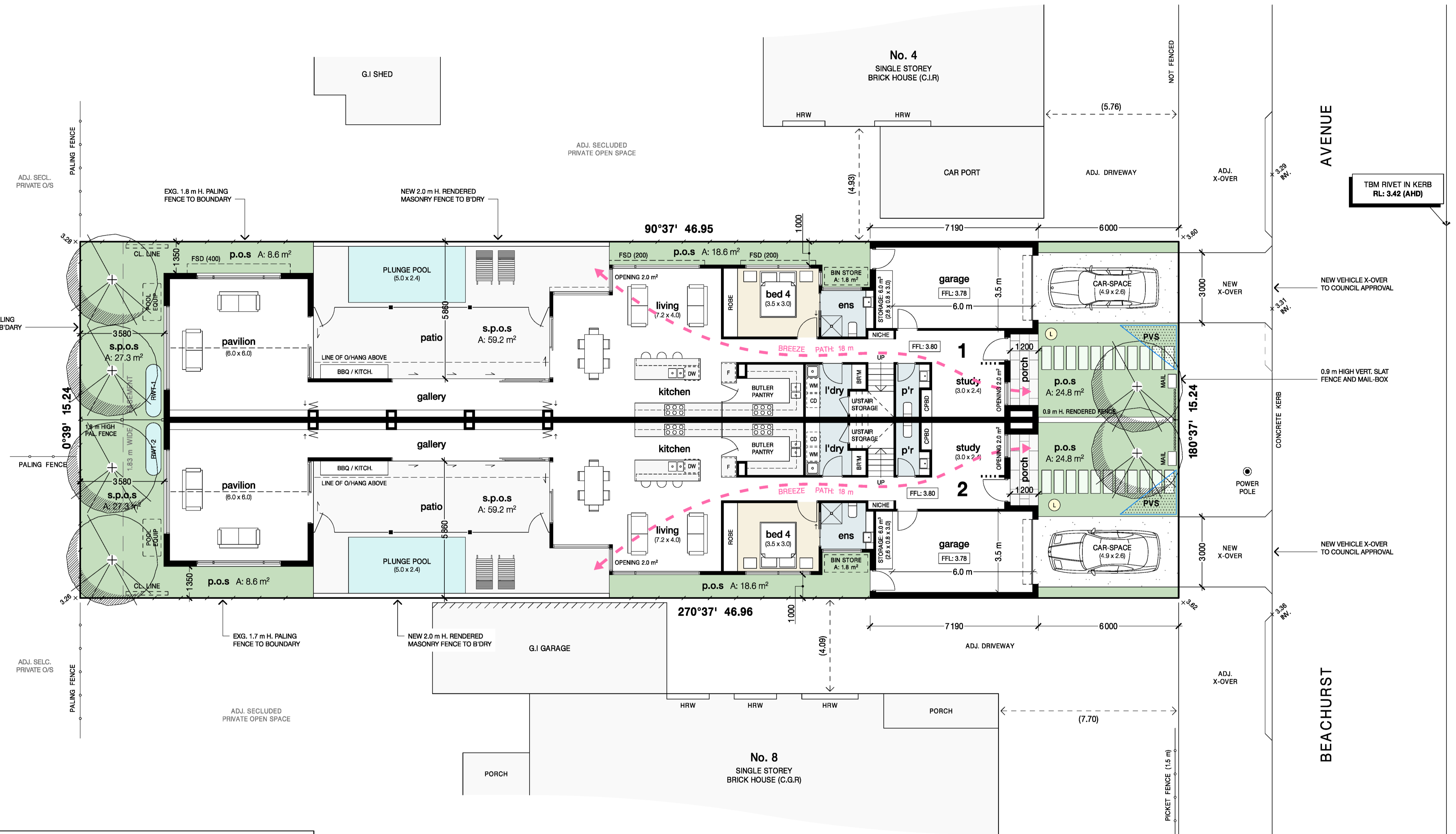
- L** External Lighting Bollards

Rainwater Tanks

REFER TO PROJECT BLUE-FACTOR RATING REPORT

- RWT-1 3,000 Litres
- RWT-2 3,000 Litres

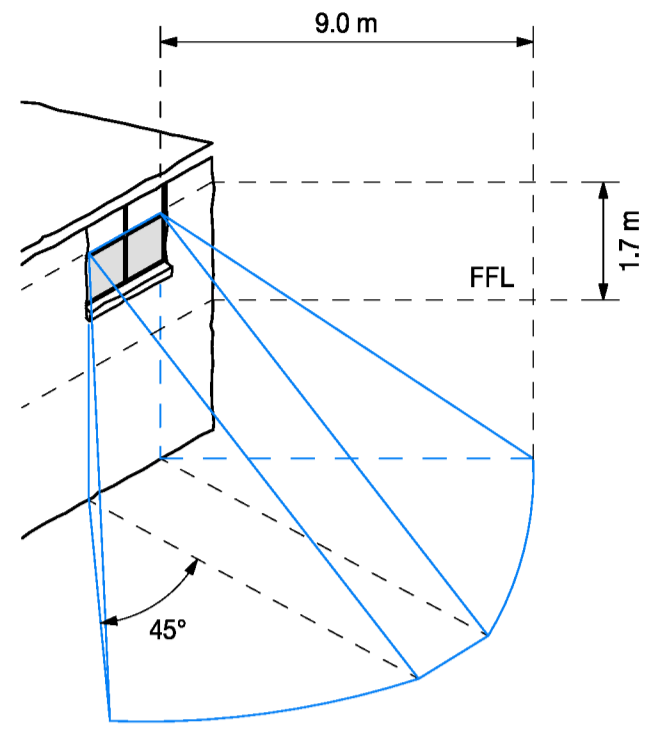
Proposal: Flood level certificates
Site location: Lot 1, 6 BEACHURST AVENUE DROMANA VIC 3936
Melbourne Water reference: MWA-1413941
Date Received: 04/05/2026
Applicable Flood Level
 The estimated flood level for this property is **3.50 metres** to Australian Height Datum (AHD). This flood level is based on a storm event that has an Annual Exceedance Probability AEP, that is, a 1% probability of being equalled or exceeded in any one year.



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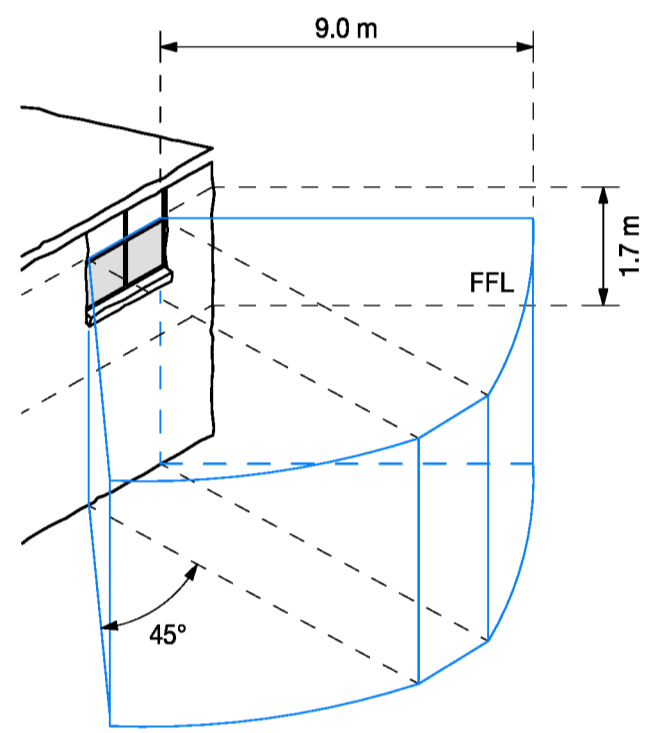
Overlooking (SPOS)

Overlooking Diagram applicable to adjoining Secluded Private Open Space



Overlooking (HRW)

Overlooking Diagram applicable to adjoining Habitable Room Windows. I.e., where not offset 1.5 m (Min.)

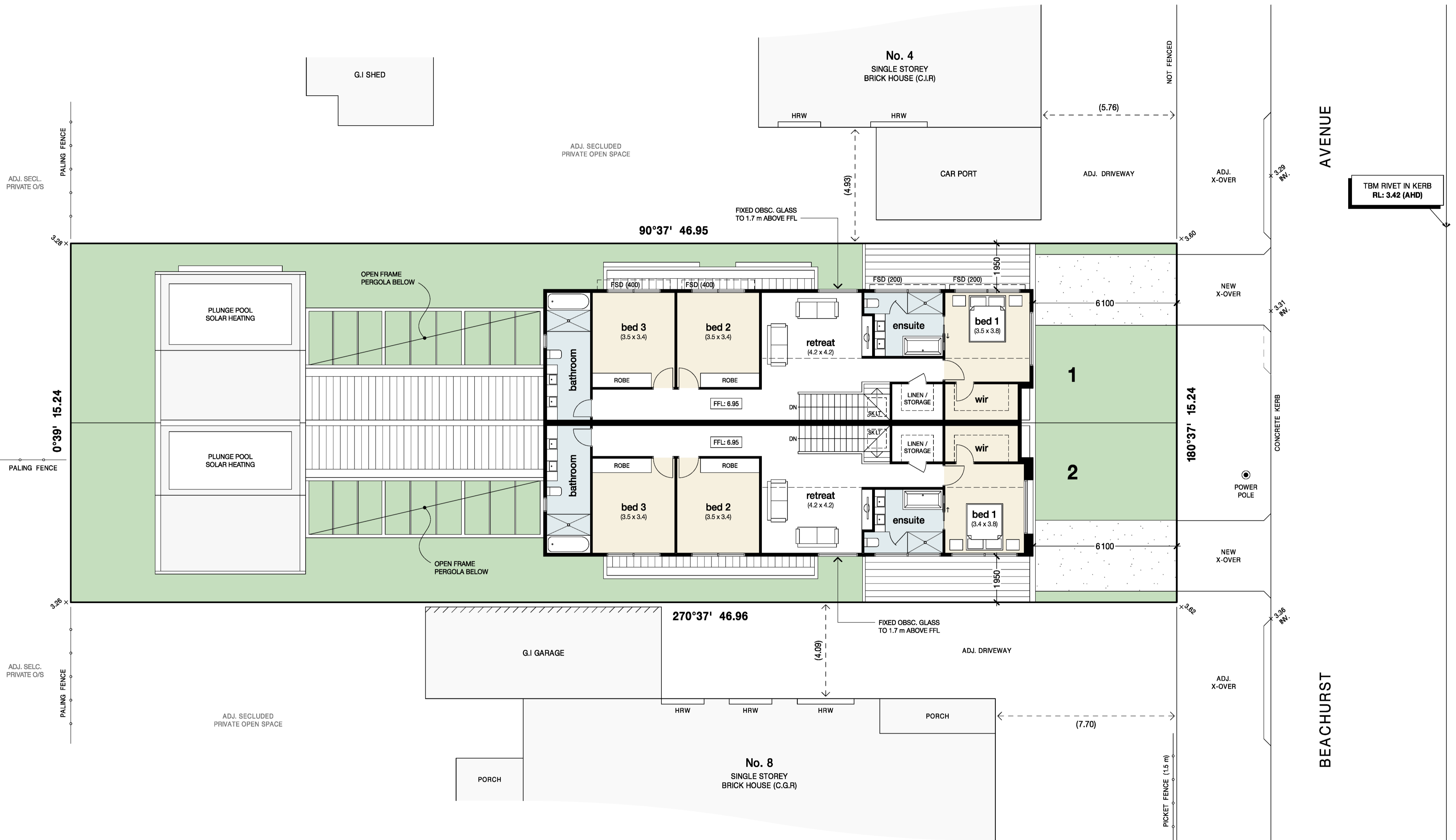
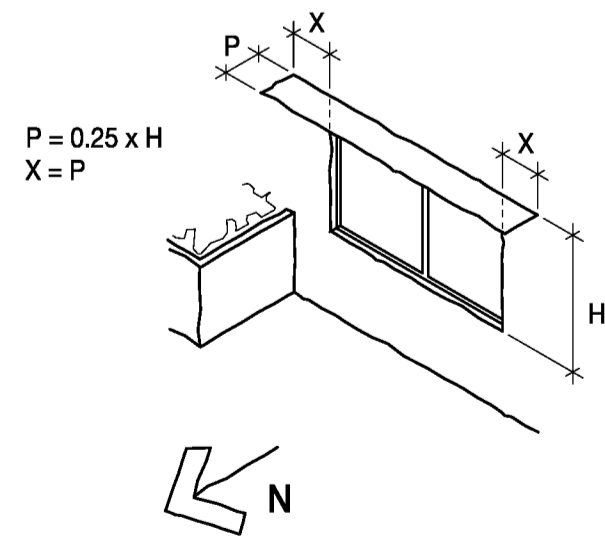


Overlooking Key

- OG.01** Obscure Glazing (to Bathroom Windows)
- OG.17** Obscure Glazing to 1.7 m High above Finished Floor Level (FFL)
- WS.17** Window Sill to 1.7 m High above Finished Floor Level (FFL)
- SC.17** Permanent, Fixed & Durable Panel Screen (must be not more than 25% Transparent) to 1.7 m High above Finished Floor Level (FFL)

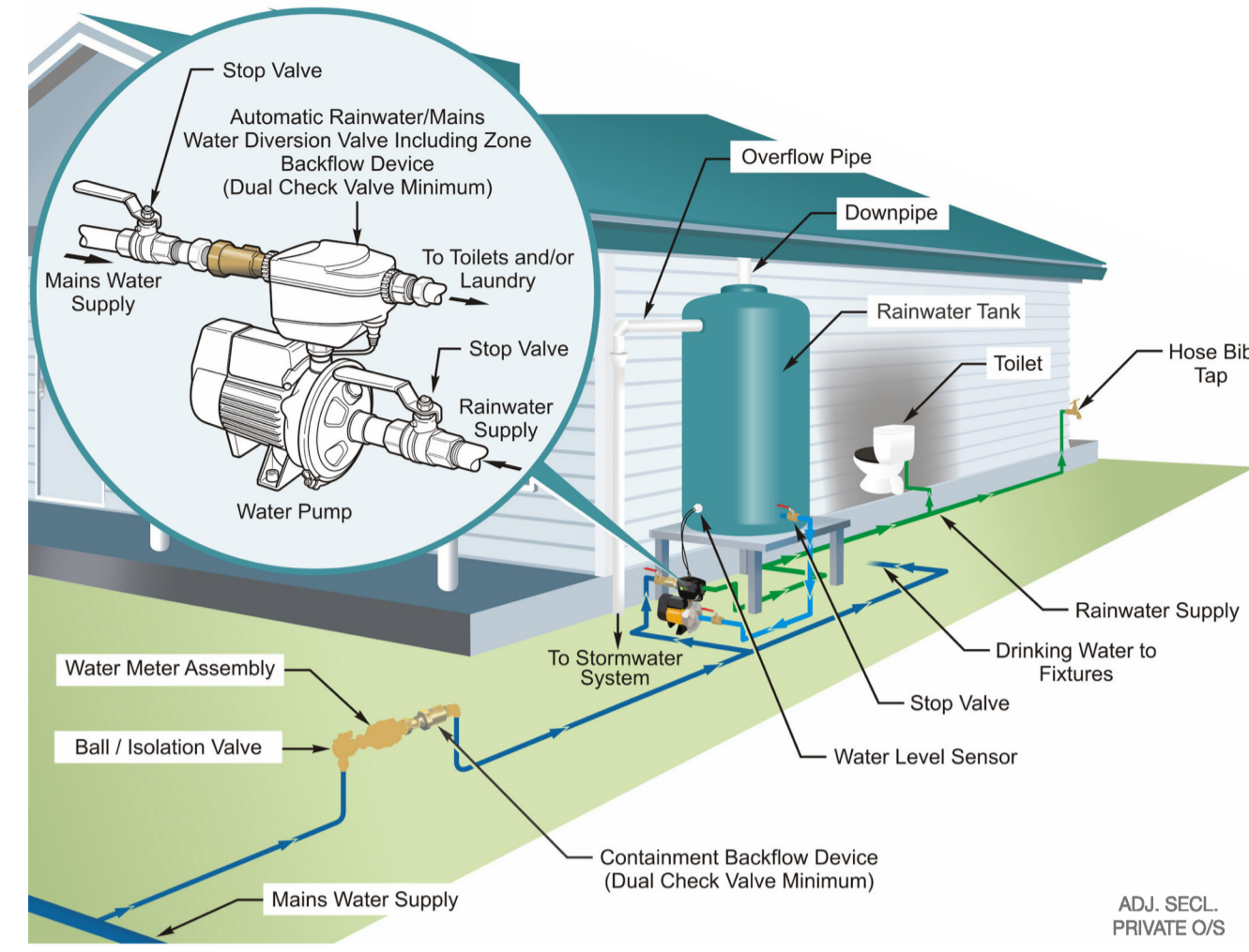
Fixed Shading Device (FSD)

Fixed Horizontal Shading Device with minimum Depth (P) of 0.25 times the window Height (H)



File Ref: 25118 TP_B.pdf Plot Date: 19.05.2026 Time: 11:38am

RWT Installation Guide



Rooftop Solar Energy Generation Area

Dwelling / Bed No.	Minimum Roof Area
1 (4 Bedrooms)	34 square metres
2 (4 Bedrooms)	34 square metres

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WSUD Legend

- RWT: Rainwater Tank connected to WCs, Garden Tap, and Laundry
- Extent of Roof Area directed to RWT (Rainwater Tank)
- Driveway Area Concrete Paving (Untreated)
- Driveway Area (Concrete Paving) to Envisis Sentinel pits

STORM Rating Report

Project # 1D73790F
 Beachurst Road
 6 Beachurst Ave, Dromana VIC 3936, Australia
 18 May 2026 5:05 p.m.

154% SCORE

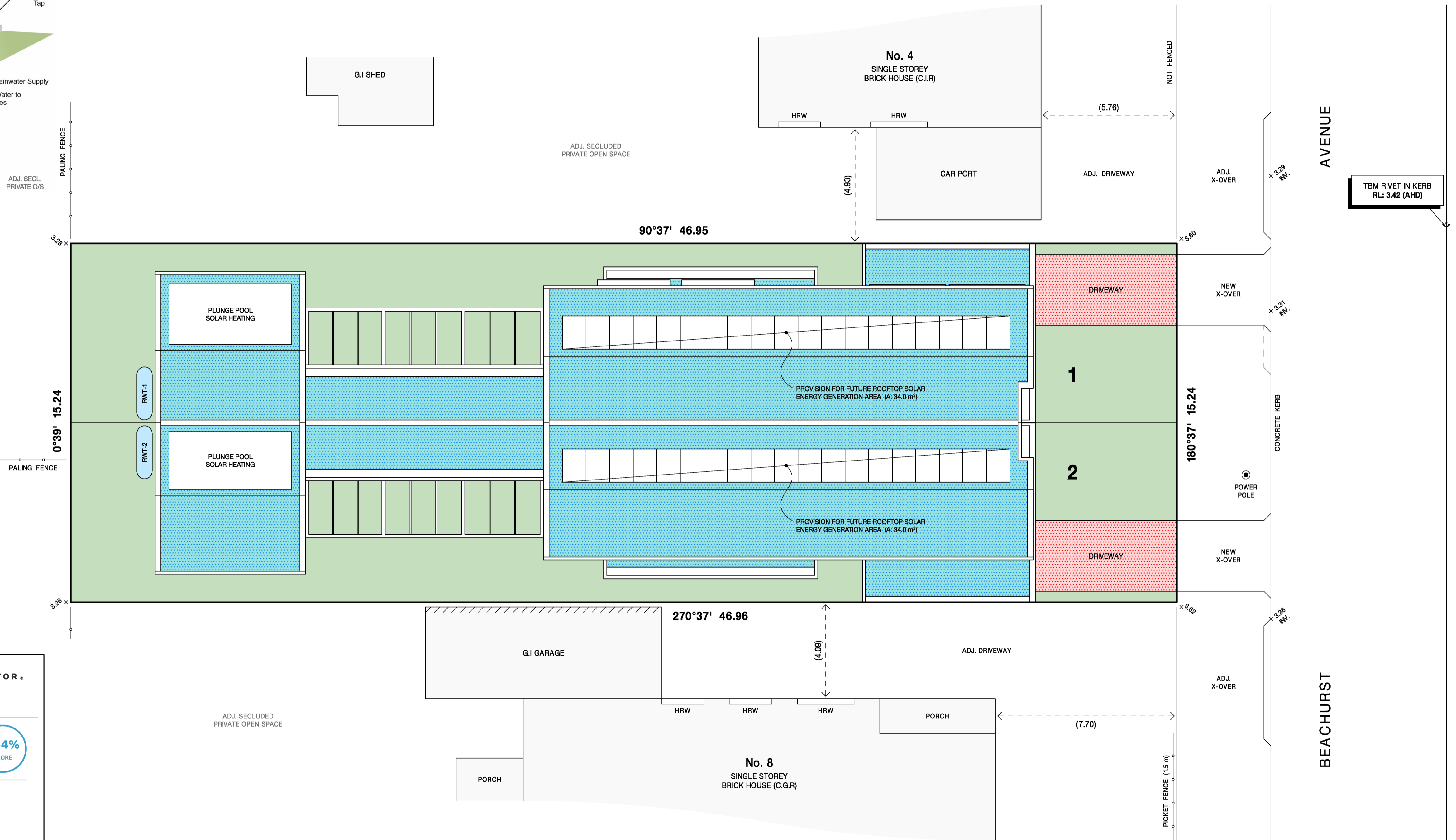
The proposed stormwater treatments comply with all the relevant objectives for management of stormwater flows on-site.

Project details

Name	Beachurst Road
Project ID	1D73790F
Street address	6 Beachurst Ave, Dromana VIC 3936, Australia
Municipality	Mornington Peninsula
Site area	716 m ²
Planning Number	P26/0170

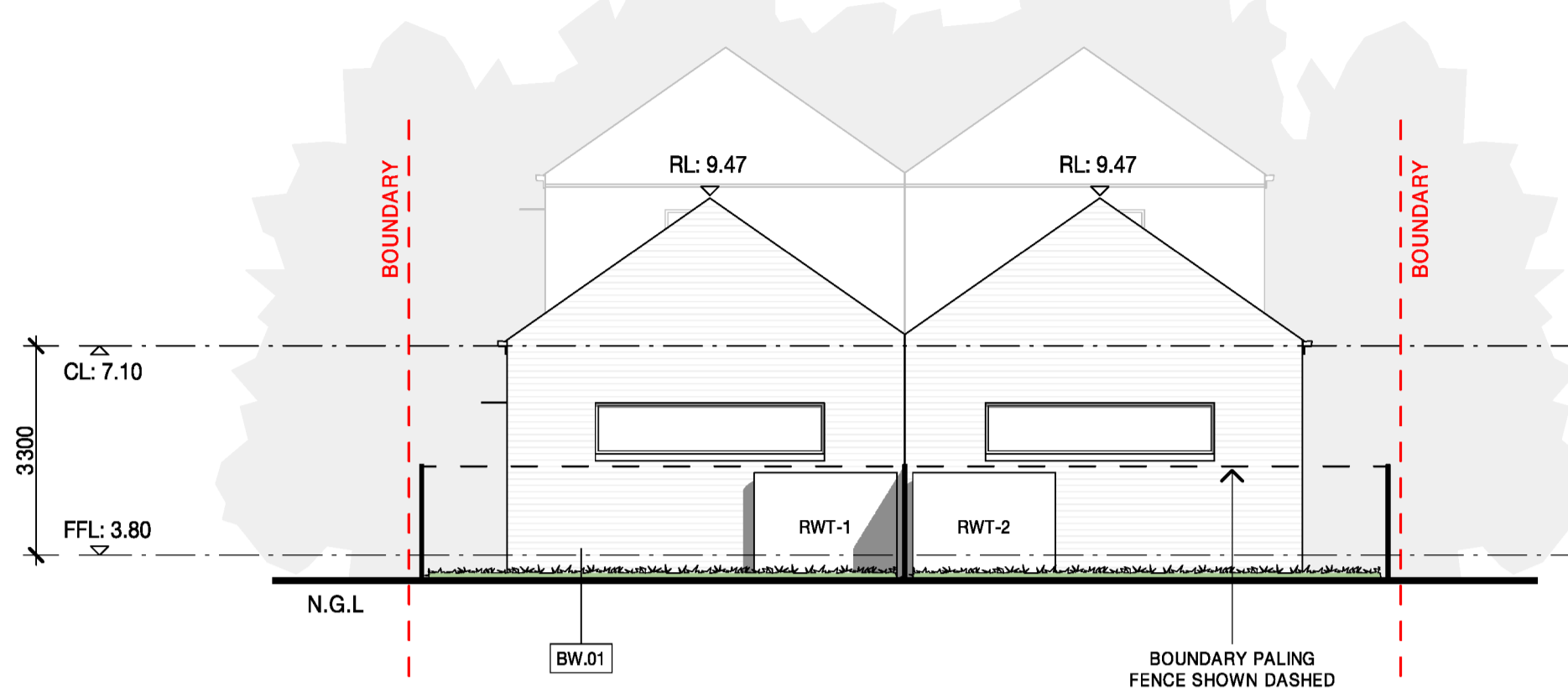
Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	45%	>26%	✓
Mean annual runoff volume infiltrated or filtered (%)	14%	>10%	✓
Total suspended solids (%)	80%	>80%	✓
Total phosphorus (%)	74%	>45%	✓
Total nitrogen (%)	69%	>45%	✓
Total gross pollutants (%)	93%	>70%	✓

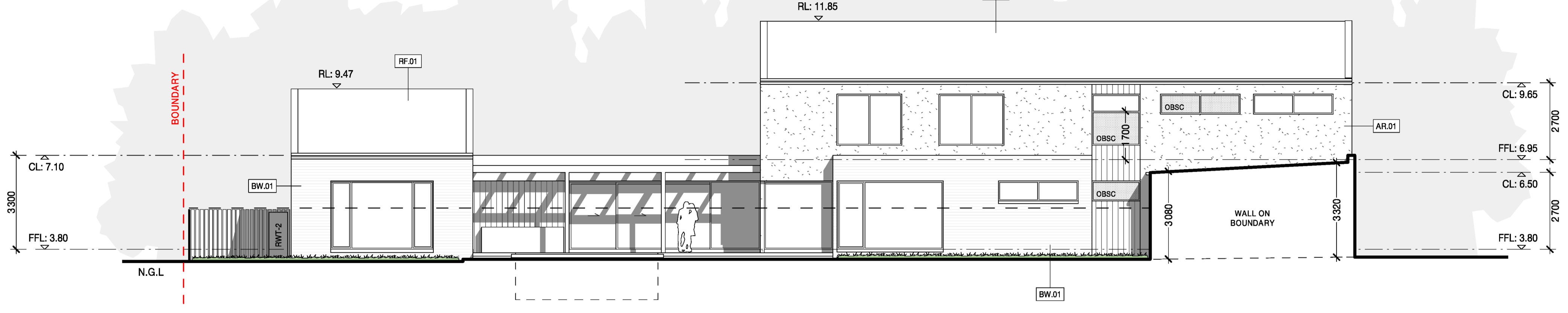


NOTE Stormwater Management System designed to direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the Legal Point of Discharge as per Standard B5-1





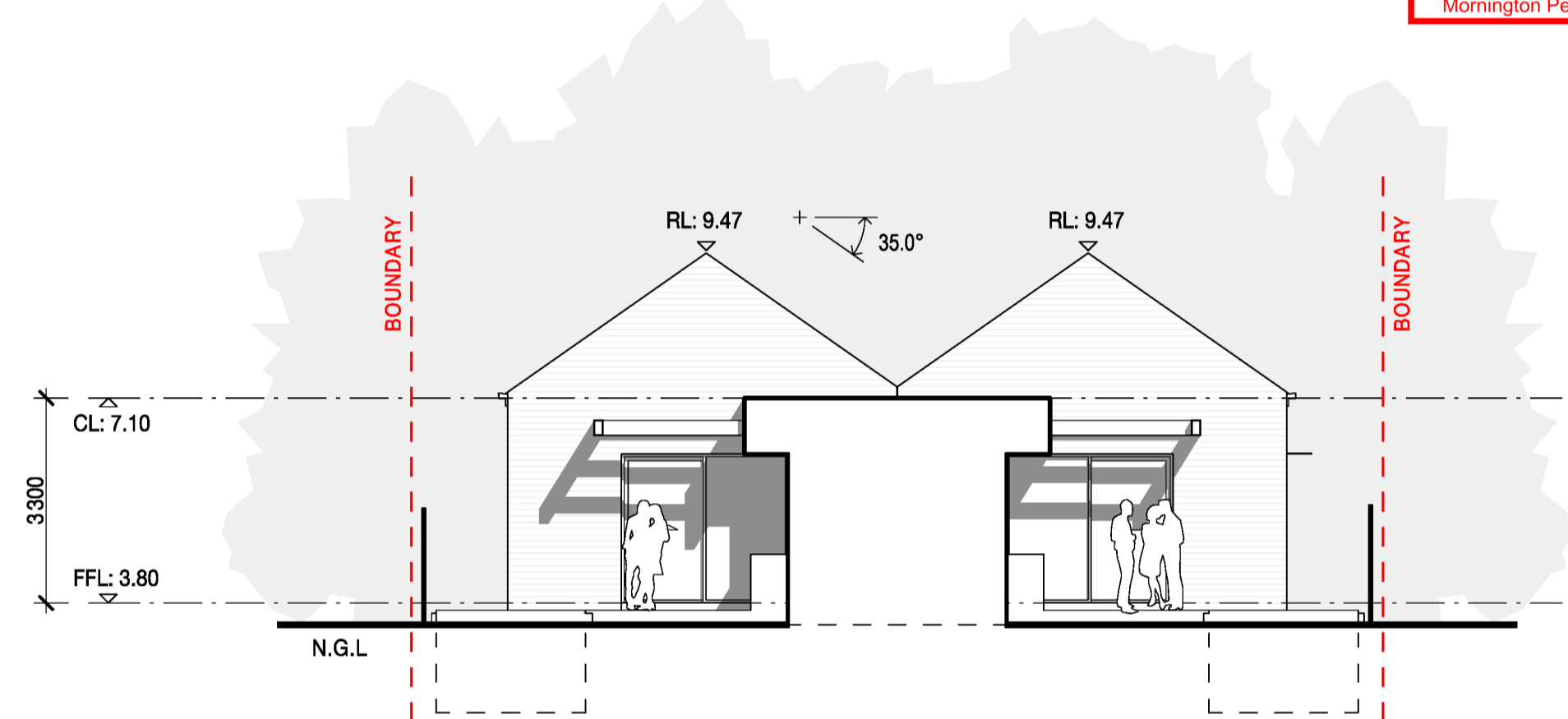
West Elevation



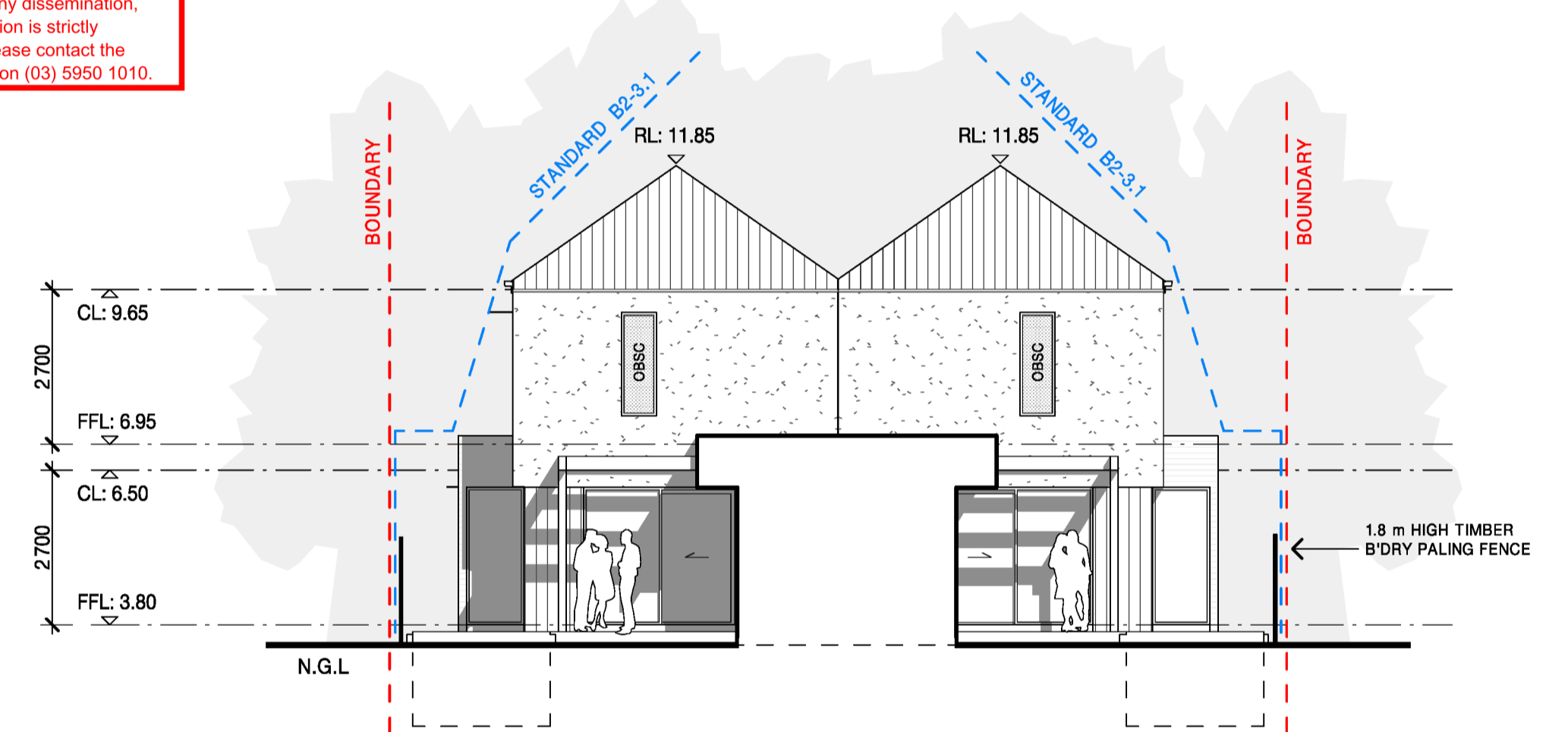
South Elevation

Finishes Schedule	
	RF.01 Metal Deck Roofing Colorbond 'Basalt'
	CB.01 Fascia & Gutters Colorbond 'Monument'
	CL.01 Wall Panel Cladding Dulux 'Dune'
	AR.01 Applied Render Finish Dulux 'White Duck Quarter'
	AR.02 Applied Render Finish Dulux 'Bleached Lichen'
	BW.01 Face Brickwork Krause 'Ghost'
	GD.01 Garage Door Colorbond 'Monument'

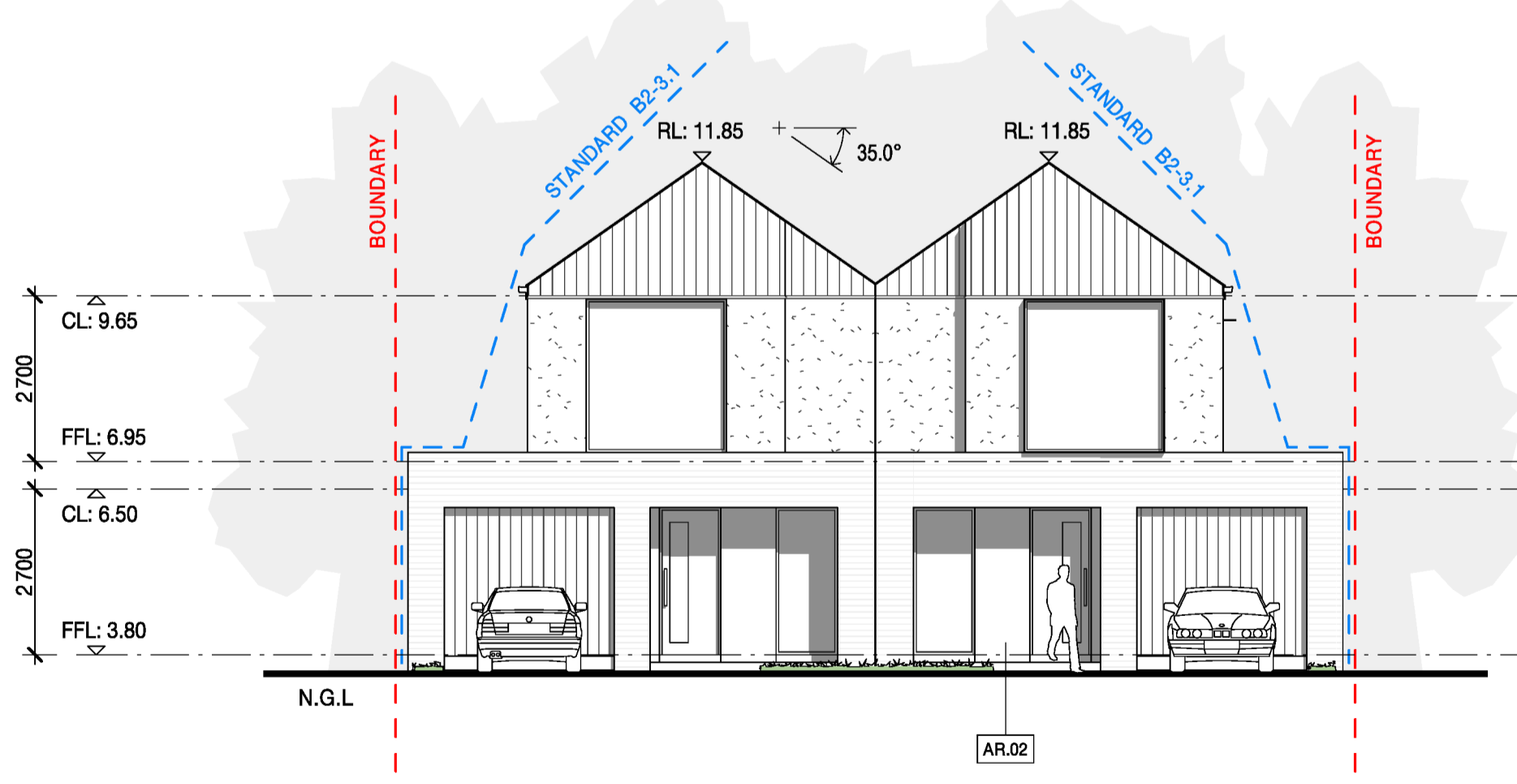
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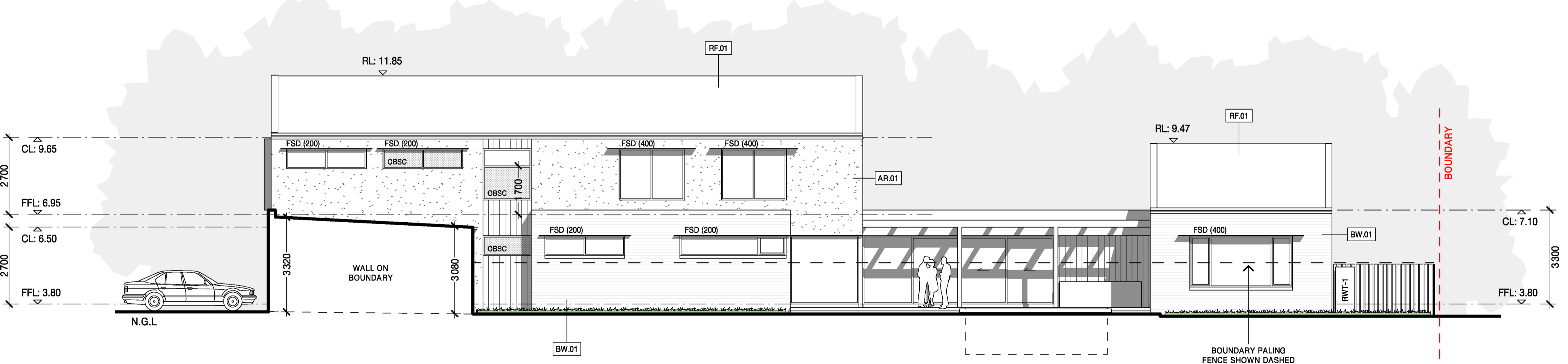
East Elevation



West Elevation

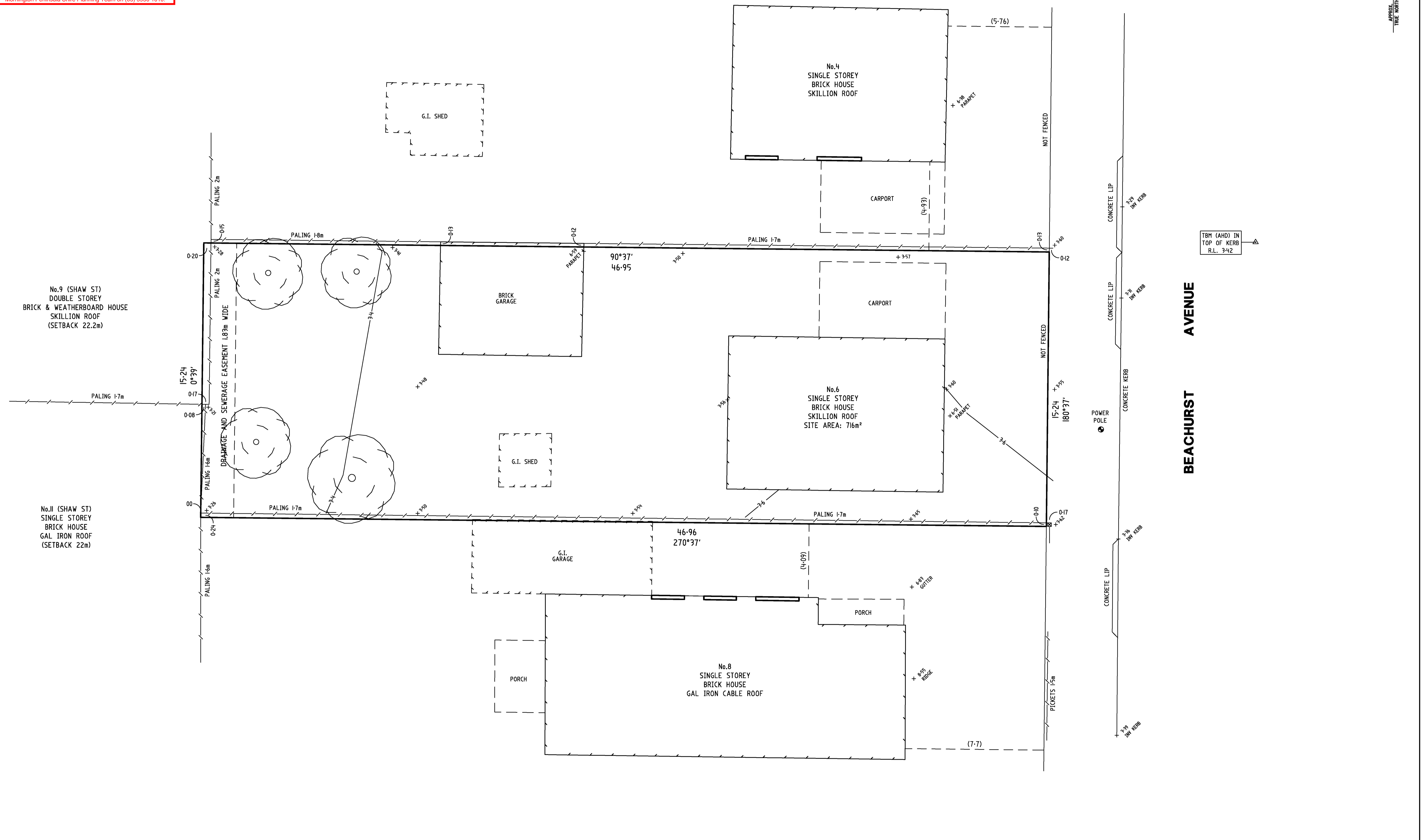


East Elevation

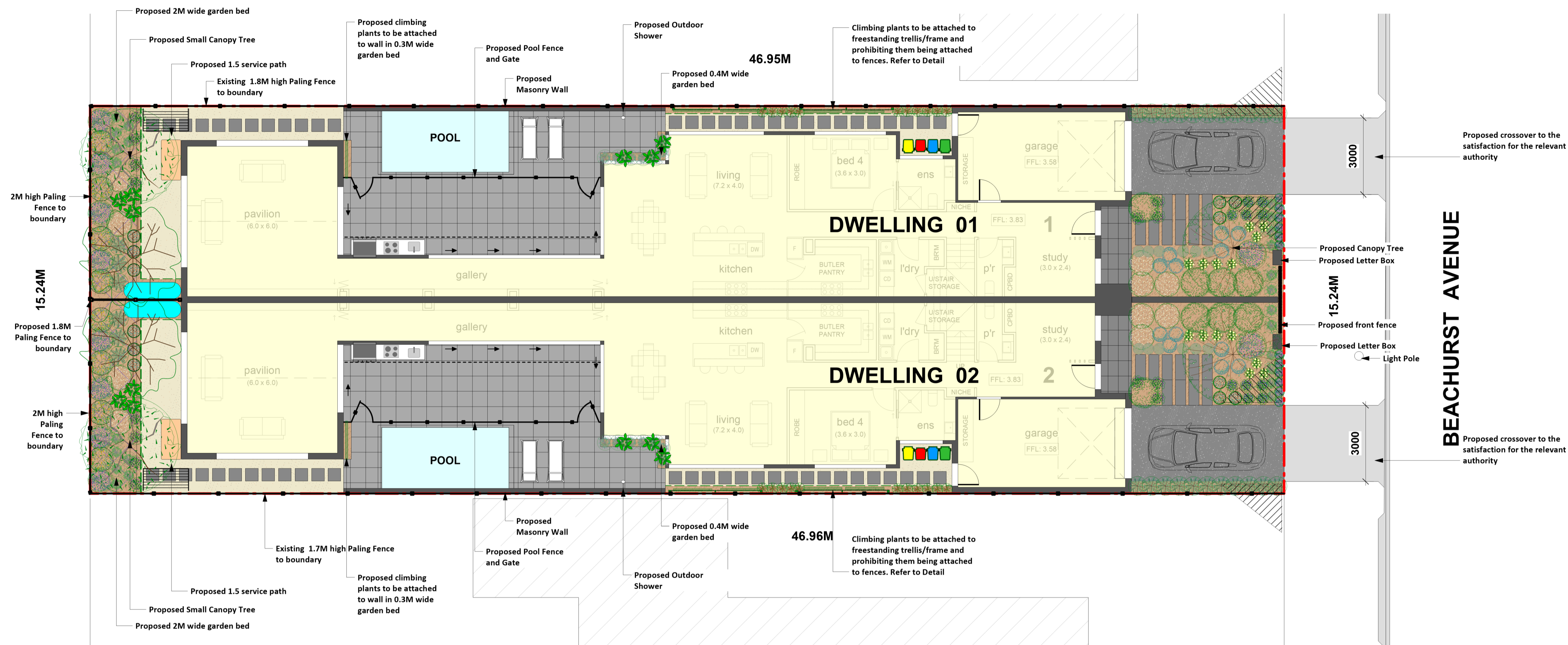


North Elevation

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NOTATIONS				PLAN OF SURVEY	
- LEVELS ARE TO AHD VIDE KANGERONG PM 252 (R.L. 4266) - CONTOUR INTERVAL = 0.2M - RELATIONSHIPS BETWEEN OCCUPATION & TITLE ARE NOT SHOWN TO SCALE - NON HABITABLE ROOM WINDOWS ARE SHOWN N/H - SETBACKS ARE FROM TITLE BOUNDARIES - DATE OF SURVEY 7/2/2017				COUNTY OF MORNINGTON PARISH OF KANGERONG PART OF CROWN ALLOTMENT 8 - SECTION 1 LOT 1 ON TP 18057H C/T VOL. 9117 FOL. 267 6 BEACHURST AVENUE, DROMANA 3936	
SURVEYORS REFERENCE		ORIGINAL		SHEET SIZE	
E	10	SCALE	1:100	A2	



Notes

All building dimensions and details are to come from building drawings
 Prior to works commencing any weed growth is to be poisoned and killed with an organic modern non residual safe poison or removed by hand.
 All rubbish is to be removed from site.
 Garden and lawn areas are to be leveled to 100 mm below proposed finished levels
 A gypsum responsiveness test is to be carried out. If gypsum is required it is to be rotary hoed into sub soil to a depth of at least 100 mm at a rate of 1 kg per square metre.
 Both gardens and lawns are to have installed - 100 mm depth organic soil mix with at least 60% sandy loam and this mix is to be thoroughly rotary hoed into existing site soil.
 NOTE - when rotary hoeing in heavy soils additional ripping may be required to ensure a 'hard pan' is not created. If ripping is carried out care must be taken to ensure underground services are not damaged.
 Lawns and gardens are to be profiled correctly and are to fall to drainage points ensuring no ponding occurs. Drainage is being installed as part of the building works. All areas are to be adequately drained as necessary including paths and driveways.
 Planting holes are to be excavated 40% wider than pot size. Hard sub soil is to be fractured with a crowbar or similar tool.
 Excavated soil is to be mixed 50 : 50 with sandy loam for planting purposes.
 Trees are to be staked with two 50 mm by 50 mm hardwood stakes and secured with hessian ties nailed to stakes with galvanised nails.
 Plants are to be planted to correct heights and positions and fed to manufacturers recommended rates with Osmocote.
 Any plants requiring staking are to be staked with hardwood stakes and tied securely with webbing ties.
 All garden areas are planted and are to be mulched with an organic 20 mm pine bark or alternatively a mulch selected by the owner to a depth of 80 mm.
 Where gardens, lawns and other landscape elements meet timber edging is to be installed from 75 mm by 25 mm ACQ treated pine pegged at minimum 1.5 metre centres nailed with galvanised nails as shown on the drawing or an alternate approved substitute.
 Existing and proposed services are shown as part of building drawings.
 Manual dripline irrigation is to be installed as per Netafim's or similar methods to garden areas only where each dwelling's gardens are watered from their water source only.
 All structures including fences, letterboxes, meter boxes and landscaping shall be constructed so that accessways have a splay 2m x 2.5m clear of visual obstructions.
 All landscaping is to be maintained to the satisfaction Council

Legend

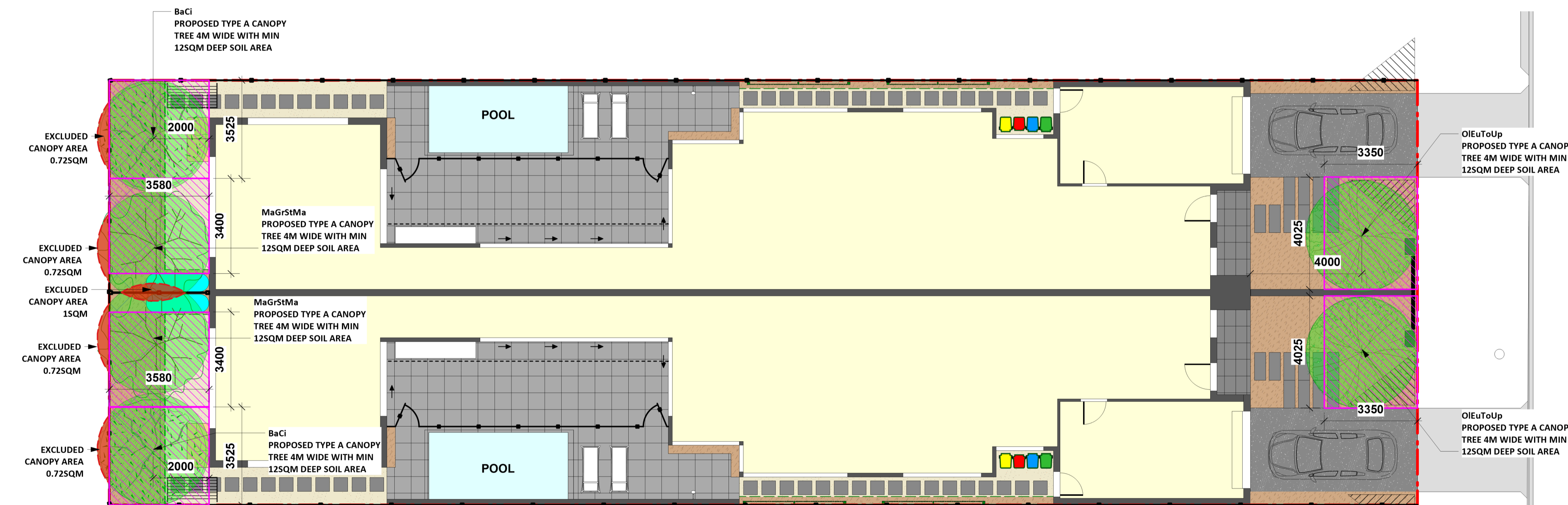
- Site Boundary
- Easement. Refer to Architectural Drawings
- Proposed Building Footprint. Refer to Architectural Drawings
- Proposed Structure Over. Refer to Architectural Drawings
- Proposed selected paving to front porch. Refer to Architectural Drawings
- Proposed selected paving to Pool Area. Refer to Architectural Drawings
- Proposed Selected Concrete Driveway. Refer to Details
- Proposed mulched gardens 75 mm depth - mulch is good quality organic mulch sourced from a sustainable resource
- Proposed Seeded lawns on 100 mm topsoil base and nature strip - nature strip to be top dressed and over sown to the satisfaction of the responsible authority
- Proposed 20mm free draining Gravel 100mm depth
- Proposed Trees. Refer to planting legend. All trees must comply with Australian Standard AS2303:2018
- Proposed planting. Refer to planting legend
- Proposed Minimum Deep Soil Area
- Excluded canopy area (3.8m2 total)
- Proposed Highlighted Canopy Area shown within the site boundary and excludes any canopy encroachment over the building footprint.
- Proposed Free standing ACQ 'kid safe' treated pine lattice climbing frame 2.4 metres high. Climbing plants to be attached to freestanding trellis/frame and prohibiting them being attached to fences. Refer to Detail
- Proposed Treat Pine Timber Edging to all garden bed and lawn interfaces
- Proposed 500 x 500mm Steppers, at 150mm spacing.
- Proposed 400 x 1000mm Steppers, at 100 - 200mm spacing.
- Proposed Clothesline location
- Proposed Bin storage
- Proposed Rain Water Tank location. Refer to Architectural Drawings
- Proposed Indicative Pool Storage. Refer to Architectural Drawings
- Site splayed area in accordance with AS 2890.1, Clause 3.2.4 to ensure safe sight distances. Objects and plants must not exceed 900 mm high

Landscape Design Plan

Scale 1 to 100 @ A1

Canopy Cover Area								
Site Area	715.7sqm							
Min Canopy Area 10%	71.5sqm							
Total Canopy Area 10.5%	75.4sqm							
Proposed Canopy Area Highlighted 10%	71.6 sqm							
ID	Botanical Name	Common Name	Tree Type	Min Deep Soil Area	Canopy Width	Mature Height	Qty	Canopy Area
BaCi	Backhousia citriodora	Lemon-scented Myrtle	A	12sqm	4000	8000	2	12.57sqm
MaGrStMa	Magnolia grandiflora	St Mary's Magnolia	A	12sqm	4000	6000	2	12.57sqm
OIEuToUp	Oleo europaea Tolleys Upright	Tolleys Upright Olive	A	12sqm	4000	7000	2	12.57sqm

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Tree Canopy Plan

Scale 1 to 100 @ A1

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REV	DATE	BY	AMENDMENTS

PROJECT: Multi Dwelling Development
 ADDRESS: 6 Beachurst Avenue DROMANA 3936
 DRAWING: Landscape Design Plan

DATE	SCALE	DRAWN	CHECKED BY
5/02/2026	1:100	GW	DM

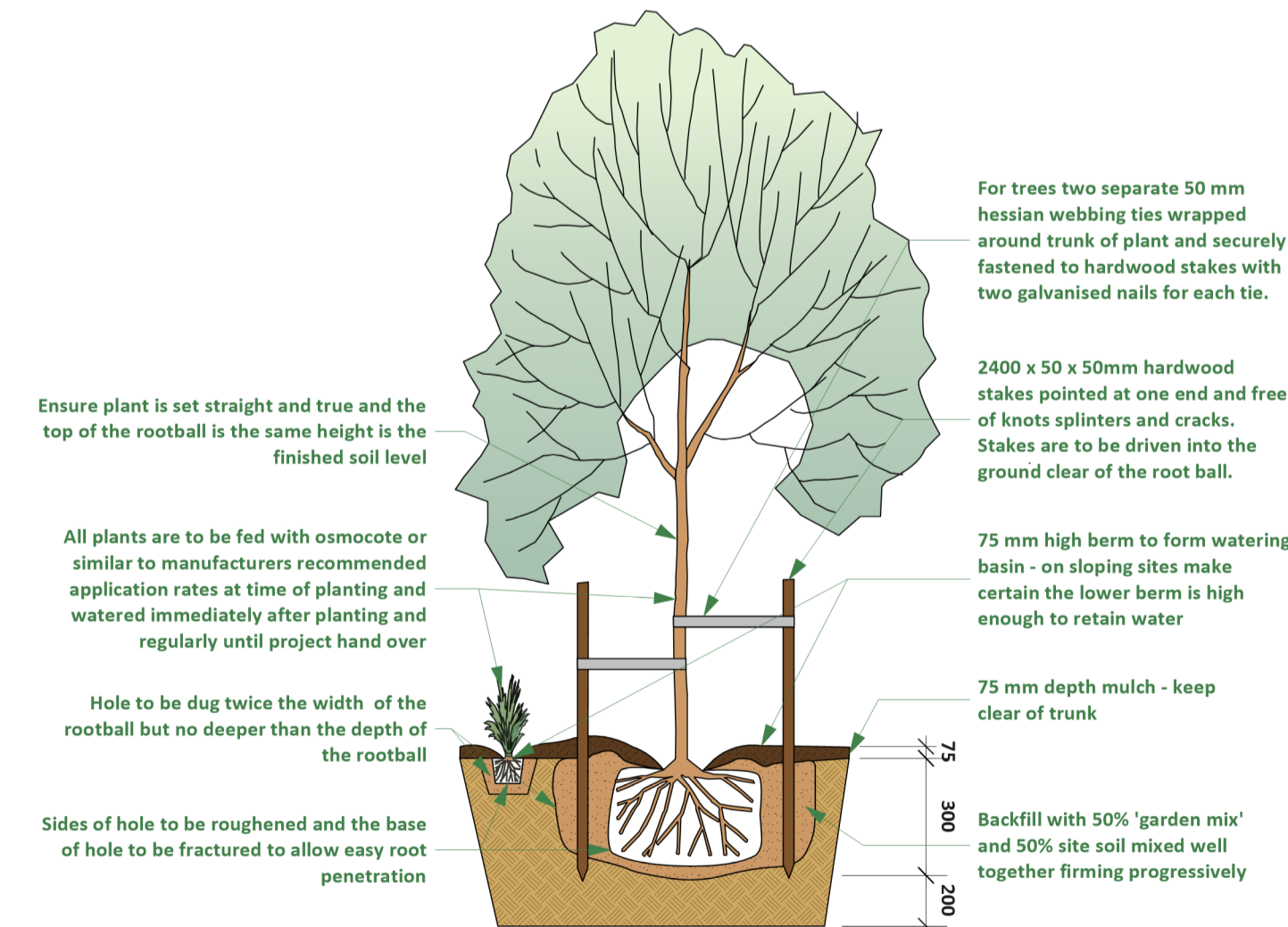
DWG NO: Sheet 01 Landscape Design
 Version: 1, Version Date: 19/05/2026

Planting Plan

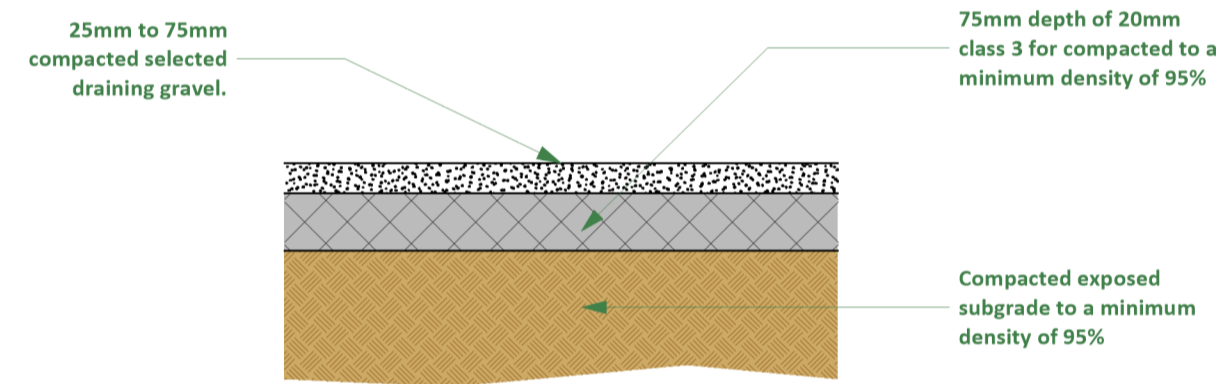
Scale 1 to 100 @ A1

ID	Qty	Botanical Name	Common Name	Scheduled Size	Height	Spread	Category
BaCl	2	Backhousia citriodora	Lemon-scented Myrtle	40 cm pot - 2000 mm high	8m	4m	Trees
MaGrStMa	2	Magnolia grandiflora St Mary's	St Mary's Magnolia	40 cm pot - 2000 mm high	6m	4m	Trees
OIEuToUp	2	Oleo europaea Tolleys Upright	Tolleys Upright Olive	40 cm pot - 2000 mm high	7m	4m	Trees
BalnFa	8	Banksia integrifolia fastigiata	Banksia integrifolia Sentinel	30 cm pot - 1500 mm high	3 m	1 m	Shrubs
CoAI	10	Correa alba	White Correa	14cm pot - 500mm	1.5 - 2 m	0.9 - 1.2 m	Shrubs
ERGISiBa	12	Eremophila glabra Silver Ball	Compact Form	14cm pot - 500mm	0.6 - 1 m	0.6 - 1 m	Shrubs
LIPr	10	Limonium perezii	Sea Lavender	14 cm pot - 150 mm high	0.3 - 0.6 m	0.3 - 0.6 m	Shrubs
PIToMIMU	8	Pittosporum tobira Miss Muffet	Dwarf Pittosporum	25 cm pot - 1100 mm high	1 - 2 m	1 - 2 m	Shrubs
SilE	12	Sprengelia reginae	Bird of Paradise	20 cm pot - 550 mm high	0.9 - 1.5m	0.9 - 1.2m	Shrubs
WeFrWYGe	2	Westringia fruticosa Wynyabie Gem	Variiegated Rosemary	25 cm pot - 750 mm high	0.9 - 1.5m	0.6 - 0.9m	Shrubs
WeNar	8	Westringia Naringa	Naringa	14 cm pot - 350 mm high	0.9 - 1.2m	0.6 - 1.2m	Shrubs
WfCb	12	Grey Box Westringia	Westringia fruticosa 'Grey Box'	14 cm pot - 250 mm high	0.30 - 0.45m	0.30 - 0.45m	Shrubs
ChAp	12	Chrysocephalum apiculatum	Yellow Buttons	14 cm pot - full in pot	0.2 - 0.3 m	0.4 - 0.5 m	Ground Covers
RoOPr	12	Rosmarinus officinalis Prostratus	Prostrate Rosemary	14 cm pot - full in pot	0.0 - 0.3m	0.6 - 0.9m	Ground Covers
ScMaCl	14	Scaevola Mauve Clusters	Mauve Clusters	14 cm pot - full in pot	0.0 - 0.3m	0.3 - 0.6m	Ground Covers
DiTaTaRe	22	Dianella tasmanica Tas Red	Tas Red	14 cm pot - 300 mm high	0.45 - 0.6m	0.3 - 0.6m	Grasses and Tufts
KnUVeDw	14	Kniphofia uvaria 'Yellow Dwarf'	Dwarf Yellow Red Hot Pokers	14 cm pot - full in pot	0.6 - 0.75m	0.6 - 0.9m	Grasses and Tufts
PeAlNa	28	Pennisetum alopecuroides Nafray	Nafray	14 cm pot - 400 mm high	0.75 - 0.9m	0.6 - 0.9m	Grasses and Tufts
PolLaEs	14	Poa labillardieri Eskdale	Poa Eskdale	14 cm pot - 450 mm high	0.6 - 0.75 m	0.3 - 0.6 m	Grasses and Tufts
PolLa	24	Poa labillardieri var. labillardieri	Common Tussock-grass	14 cm pot - 250 mm high	0.3 - 0.8 m	1.3 m	Grasses and Tufts
TrJa	30	Trachelospermum jasminoides	Star Jasmine	14 cm pot - full in pot	0.0 - 0.3m	0.9 - 1.2m	Climbers

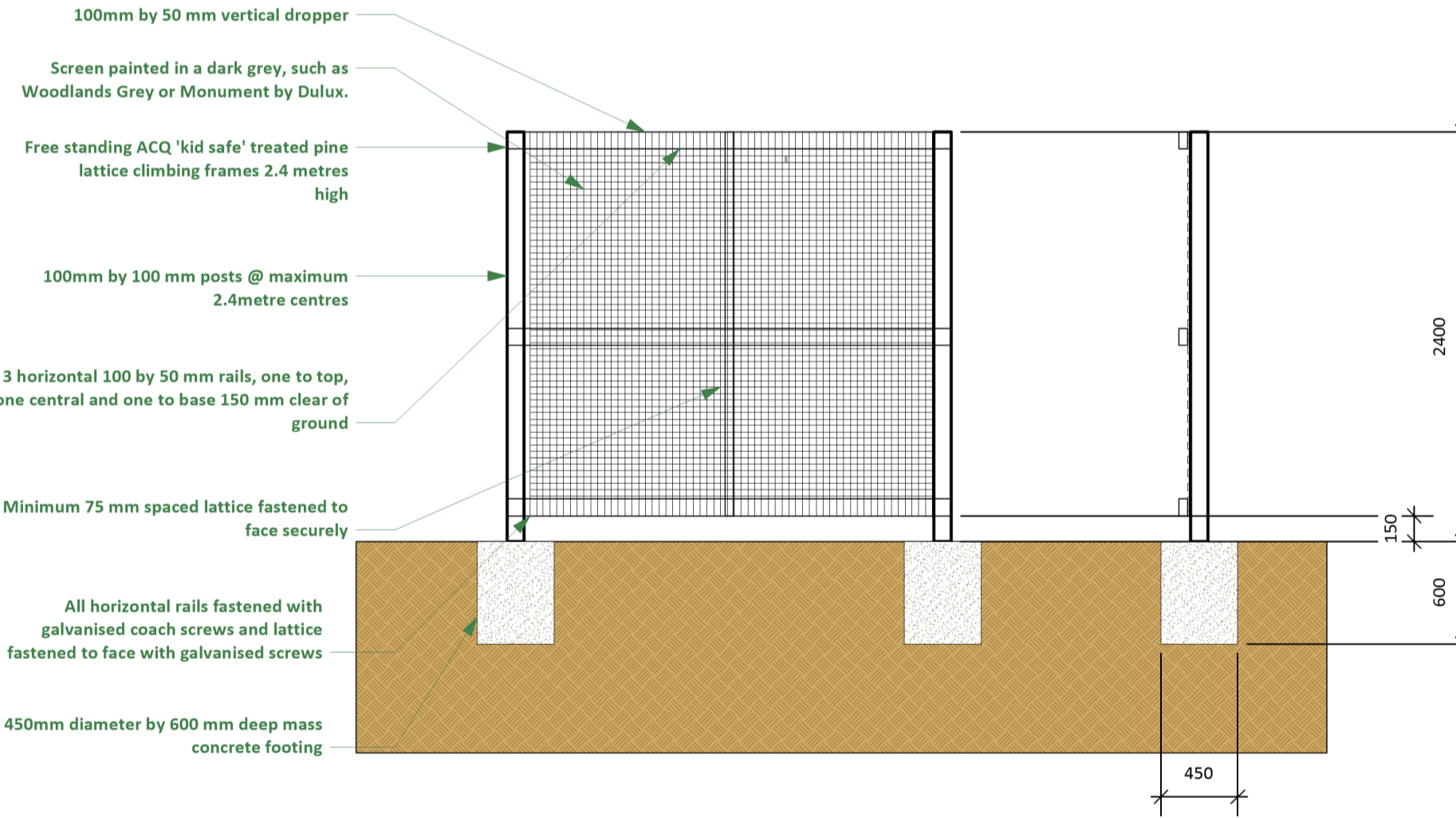
Typical Planting Detail



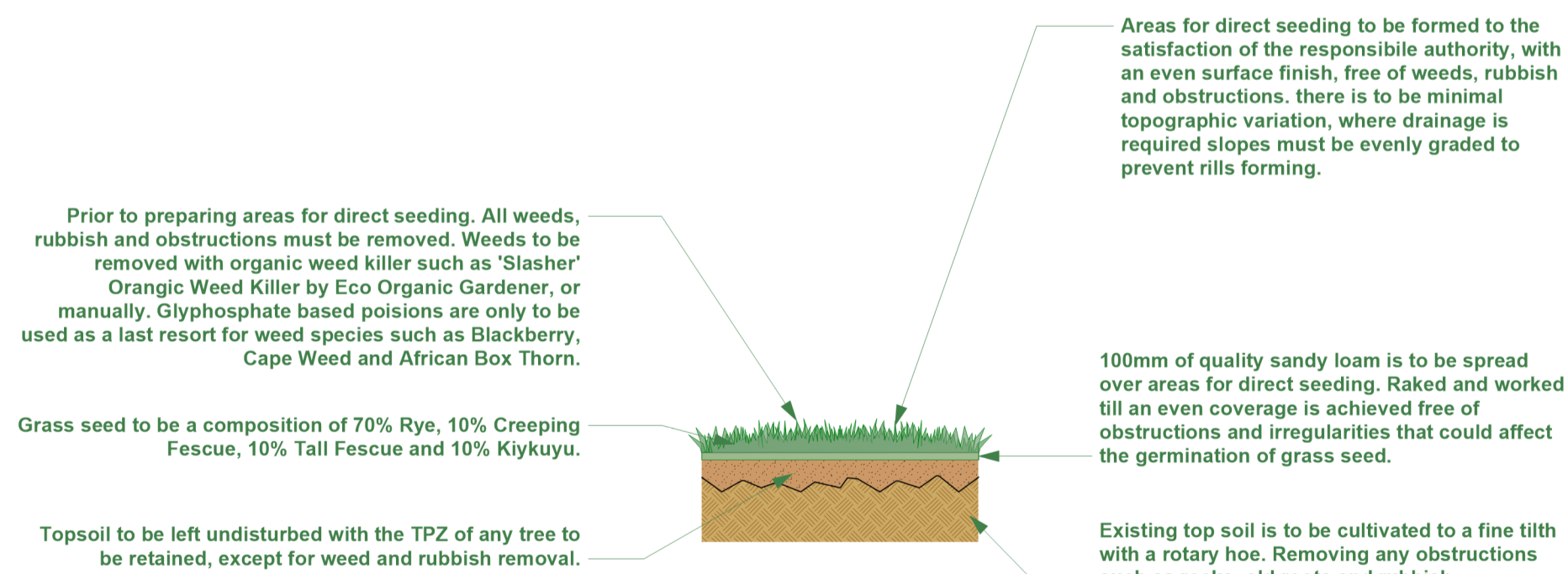
Typical Gravel Detail



Typical Free Standing Trellis Detail



Typical Lawn Detail



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- NOTE - when rotary hoeing in heavy soils additional ripping may be required to ensure a 'hard pan' is not created. If ripping is carried out care must be taken to ensure underground services are not damaged.
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- Planting holes are to be excavated 40% wider than pot size. Hard sub soil is to be fractured with a crowbar or similar tool.
- Excavated soil is to be mixed 50 : 50 with sandy loam for planting purposes.
- Trees are to be staked with two 50 mm by 50 mm hardwood stakes and secured with hessian ties nailed to stakes with galvanised nails.
- Plants are to be planted to correct heights and positions and fed to manufacturers recommended rates with Osmocote.
- Any plants requiring staking are to be staked with hardwood stakes and tied securely with webbing ties.
- All garden areas are planted and are to be mulched with an organic 20 mm pine bark or alternatively a mulch selected by the owner to a depth of 80 mm.
- Where gardens, lawns and other landscape elements meet timber edging is to be installed from 75 mm by 25 mm ACQ treated pine pegged at minimum 1.5 metre centres nailed with galvanised nails as shown on the drawing or an alternate approved substitute.
- Existing and proposed services are shown as part of building drawings.
- Manual dripline irrigation is to be installed as per Netafim's or similar methods to garden areas only where each dwelling's gardens are watered from their water source only.
- All structures including fences, letterboxes, meter boxes and landscaping shall be constructed so that accessways have a splay 2m x 2.5m clear of visual obstructions.
- All landscaping is to be maintained to the satisfaction Council

Legend

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- Proposed 400 x 1000mm Steppers, at 100 - 200mm spacing.
- Proposed Clothesline location
- Proposed Bin storage
- Proposed Rain Water Tank location. Refer to Architectural Drawings
- Proposed Indicative Pool Storage. Refer to Architectural Drawings
- Site splayed area in accordance with AS 2890.1, Clause 3.2.4 to ensure safe sight distances. Objects and plants must not exceed 900 mm high

Mornington Peninsula Shire
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REV. DATE. BY. AMENDMENTS.

NOTES

CLIENT: Vincent Aloj

PROJECT: Multi Dwelling Development

ADDRESS: 6 Beachurst Avenue DROMANA 3936

DRAWING: Planting Plan and Landscape Details

DATE: 31/12/2023 NORTH

DRAWN: GW

SCALE: 1:100

DWG NO: Sheet 02 Landscape

CHECKED BY: DM

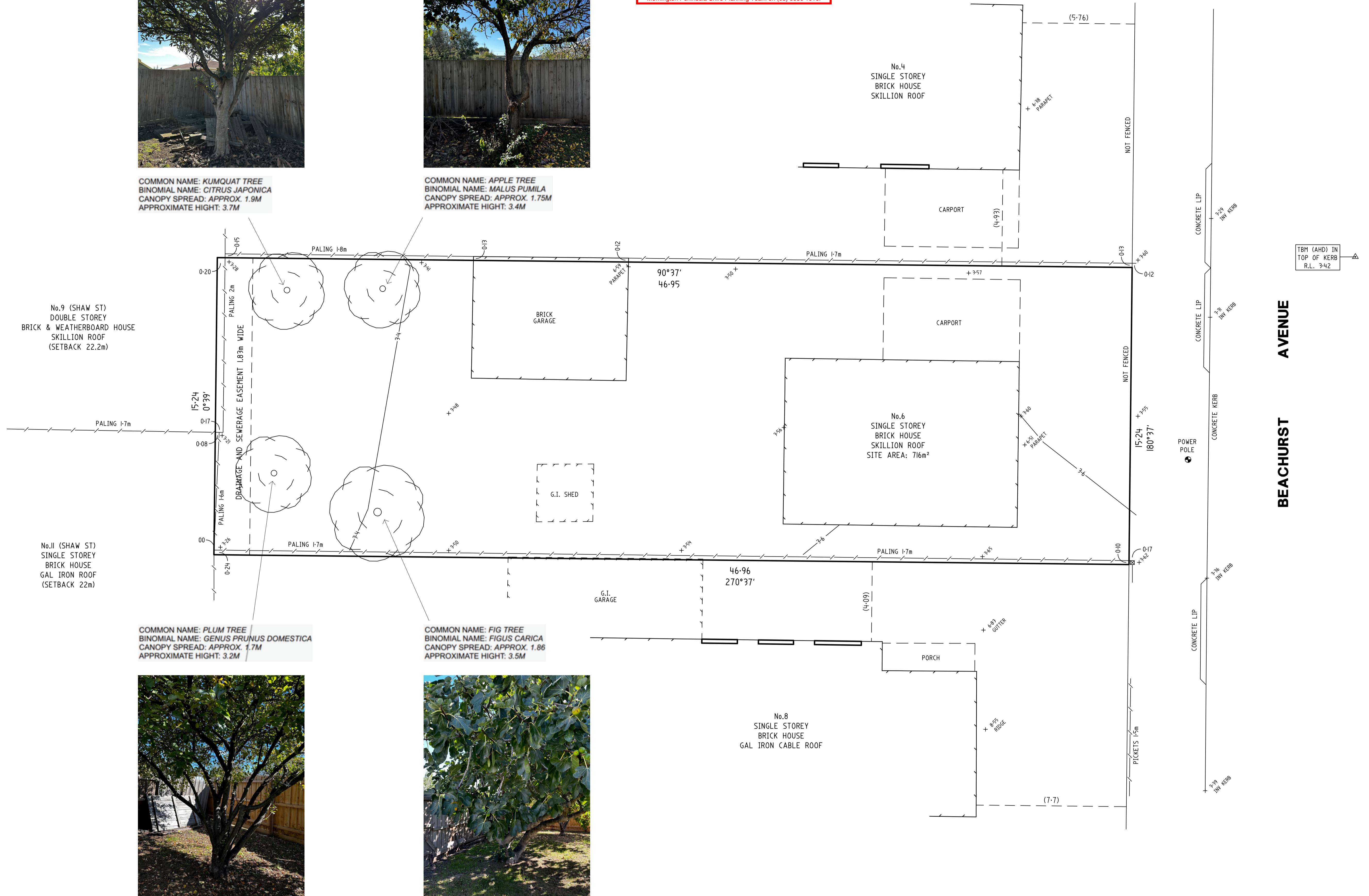
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COMMON NAME: KUMQUAT TREE
 BINOMIAL NAME: CITRUS JAPONICA
 CANOPY SPREAD: APPROX. 1.9M
 APPROXIMATE HIGHT: 3.7M



COMMON NAME: APPLE TREE
 BINOMIAL NAME: MALUS PUMILA
 CANOPY SPREAD: APPROX. 1.75M
 APPROXIMATE HIGHT: 3.4M



COMMON NAME: PLUM TREE
 BINOMIAL NAME: GENUS PRUNUS DOMESTICA
 CANOPY SPREAD: APPROX. 1.7M
 APPROXIMATE HIGHT: 3.2M

COMMON NAME: FIG TREE
 BINOMIAL NAME: FIGUS CARICA
 CANOPY SPREAD: APPROX. 1.86
 APPROXIMATE HIGHT: 3.5M

