

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



The application reference number is:
P2026/1701

The applicant for the permit is:

The Land affected by the application is located at:
5 KENT ROAD RYE VICTORIA 3941
LOT 375 LP 19188 VOL 8340 FOL 529

The application is for a permit to:
DEVELOP A RETAINING WALL

The Responsible Authority will not decide on the application before:

23 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 43.02-2 (DDO4)	Construct a building or construct or carry out works (retaining wall)

How can I find out more?

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.

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.



How can I make a submission?

Any person who may be affected by the grant of the permit may object or make other submissions to the responsible authority.

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.

- Include the objector's full name, relevant postal address, phone number & email address
- Specify the planning application number

Lodge online at www.mornpen.vic.gov.au;

Or mail to: Planning Services Team, Mornington Peninsula Shire, Private Bag 1000, Rosebud 3939

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

If you object, the responsible authority will tell you its decision.

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

PROPOSED RETAINING WALLS

5 KENT ROAD, RYE VIC 3941

GENERAL NOTES

- G1. These drawings shall be read in conjunction with all other project documents, architectural and other consultants drawings and specifications and with such other written instructions as may be issued during the course of the contract. Any discrepancies shall be referred to the architect before proceeding with work.
- G2. The Engineering Drawings shall not be scaled. All dimensions shall be verified on site or obtained from the architects drawings before construction/fabrication.
- G3. Any discrepancies to be referred to the Engineer or Architect.
No responsibility will be accepted for drawing discrepancies unless the works are fully supervised by the engineer.
- G4. Workmanship, materials & construction practices shall be in strict accordance with the current relevant codes and statutory requirements.
- G5. During construction the contractor / builder shall be responsible for maintaining the structure in a stable condition and ensuring that no part is over stressed during construction activities.
- G6. All required inspections shall be confirmed 48 hours in advance of time required.
- G8. All dimensions are in millimeters, and levels are in meters unless noted otherwise
All work is to comply with all Occupational Health and Safety regulations.
- G9. Builder is to provide a Health and Safety management plan prior to commencement of any work which will include, protection of public safety of workmen, scaffold and handrail and walkway requirements, excavation shoring, lifting procedures etc..
- G10. These plans have been prepared for the exclusive use of the customer and for the purpose expressly notified to the author. any other person who uses or relies on these plans without written consent does so at own risk and no responsibility is accepted for such use and or reliance
- G11. All work shall comply with the current, relevant SAA CODES and the latest BCA / NCC. The following standards shall be read as part of these general notes and copies shall kept on site with the contract documents.
AS 1554 - SAA WELDING CODE
AS 1684 - SAA NATIONAL TIMBER FRAMING CODE
AS 1720 - SAA NATIONAL TIMBER CODE
AS 2870 - SAA RESIDENTIAL SLABS AND FOOTINGS
AS 3600 - SAA CONCRETE STRUCTURES CODE
AS 3610 - SAA FORWORK FOR CONCRETE CODE
AS 3700 - SAA MASONRY CODE
AS 3798 - SAA GUIDELINES FOR EARTHWORKS COMMERCIAL & RESIDENTIAL
AS 4100 - SAA STEEL STRUCTURES CODE
AS 4600 - SAA COLD FORMED STEEL STRUCTURES CODE
NCC 2022 - NATIONAL CONSTRUCTION CODE
- G12. Design parameters adopted for this project are as follows:

WIND LOADS (AS 1170.2: 2011)

Region	A5
Terrain Category TC	3
Shielding MS	0.9
Wind Gust Speed Vu	45 m/s
Topgraphy Mt	1
Importance Mi	1

DEAD LOADS (SUPERIMPOSED) (kPa)

Residential Roof (sheet metal with ceiling)	0.5 kPa
Residential Roof (Tiles with ceiling)	0.9 kPa
Residential Floor	0.5 kPa
Balcony Terrace Floor	1.0 kPa
Garage Floor	0.5 kPa

LIVE LOADS (kPa)

Residential Roof (sheet metal with ceiling)	0.25 kPa (min)
Residential Floor	1.5 kPa
Balcony Terrace Floor	2.0 kPa
Garage Floor	2.5 kPa

BULK EXCAVATIONS

- B1. All levels, batters, contours lines and locations of all services are indicative and only shall be verified by the contractor on site prior to any construction.
- B2. The contractor shall notify the service authorities and arrange disconnection or supply of any services that are that are applicable.
- B3. The contractor must facilitate the disconnection or sealing off any services and drains as required to completed the works, all services that are to remain are to be protected at all times during construction and remain undamaged and given adequate protect as required.
- B4. The contractor shall provide effective diversion or removal of all surface water on site.
- B5. The contractor shall provide all required environmental treatment of runoff from the site
- B6. Bulk excavation shall be carried out in accordance with the plans. Excess excavation shall be the responsibility / liability of the contractor unless approved by the superintendent. Excess excavation shall be backfilled by the contractor with
- B7. Bulk excavation batters around the perimeter of the site shall be 1V : 1.5H (UNO)

FOUNDATION

- F1. Work and material must comply with AS2870 & AS3798.
- F2. Founding depths or reduced levels to underside of footings shown on the drawings are for tendering purposes only. All excavations shall be approved by the engineer before placement of blinding concrete and / or reinforcement.
- F3. Refer to the geotechnical report for site classification in accordance with AS.2870
- F4. If site excavations reveal sub surface conditions varying from those documented the geotechnical engineer shall be contacted immediately to carry out further testing to confirm or revise their conclusions and recommendations.
- F5. Existing adjacent footings shall not be undermined, new footing depth shall match but not exceed the existing footing, in the event that under pining is required please contact this office.
- F6. Strip all topsoil and vegetation from slab site. Particular attention should be paid to cast-in fixtures, conduits, under slab services etc. Unless specified as "suspended" filling under all concrete slabs on ground shall be as follows :-
The 50mm immediately below the slab shall be an approved sand of maximum particle size of 1.0mm and thoroughly compacted. Below this, where required to build up to correct level, or to replace subgrade, the fill shall be an approved gravel, fine crushed rock, and site derived or other imported material. All materials are to be placed and compacted in 150 thick layers to 98% standard compaction. Compaction is to be carried out at optimum moisture content. Geotech testing of compaction is to be provided.
- F7. Concrete slabs cast on ground including where cast on cardboard formers shall have a 0.2mm polythene membrane under the whole surface lapped 300mm under and taped at all edges.
- F8. Refer to architects specification and details for termite protection requirements.
- F9. The ground surrounding the slab shall have its surface at least 150mm lower than the slab surface and be graded away from the slab edge to the site drainage system.
- F10. Owners shall maintain the slab as noted in appendix 'B' of AS2870 and in the C.S.I.R.O. publication "guide to homeowners on foundation maintenance and footing performance." It is the builders responsibility to ensure that the owner is informed of these requirements.

CONCRETE / REINFORCEMENT

- C1. All workmanship and materials shall be in accordance with AS3600
- C2. Concrete properties UNLESS NOTED OTHERWISE shall be as follows:-
Pad Footings/ Raft Slabs 25 MPa
Suspended beams & slabs 32 MPa
Columns 40 MPa
Precast Panels / Walls 40 MPa
- C3. Splices in reinforcement shall be made only at the locations and to details shown on the structural drawings. Where splices are not shown but approved by the engineer, the splice shall conform to AS3600 provisions. Trench mesh reinforcement in strip footings or slab ribs is to be fully lapped at all intersections and corners.
- C4. Minimum Concrete cover UNLESS NOTED OTHERWISE shall be as follows :-
TYPE INTERNAL FACES EXTERNAL FACES
Strip footings - 50mm cover
Suspended beams 25mm cover 40mm cover
Suspended Slabs 25mm cover 40mm cover
Slab on Ground 30mm cover 40mm cover
Columns 40mm cover 40mm cover
Precast Panels 25mm cover 25mm cover
- C5. Where reinforcement is continuous through a pour break, scabble and cement slurry the old face before pouring against it.
- C6. Conduits, pipes etc, must not be placed within the concrete cover.
- C7. Concrete slabs shall be moist cured for a minimum of 7 days immediately after concreting. Backprops shall remain in place until 28 days after casting of the slab.
- C8. Formwork and props shall be designed by the contractor in accordance with AS 3610 Transfer all propping forces on to the ground or foundations.
- C9. All reinforcement shall be supported by approved bar chairs, spacers or ties as required to provide adequate support during concrete placement.
- C10. All formwork, including stripping of formwork, shall conform to AS3610.
- C11. Construction joints shall be properly formed and used only where approved by the engineer.
- C12. Admixtures are not to be used unless approved by the engineer.
- C13. Welding of reinforcement shall not be permitted without the approval of the engineer.
- C14. Reinforcement is shown diagrammatically and not necessarily shown in true projection
- C15. Provide 3 N12 x 2000 long diagonally across the corners of openings and re-entrant corners of slabs tied under the top fabric.
- C16. Concrete floor cracking due to shrinkage is inevitable. Such cracking generally occurs in the initial 18 month period following construction and will not affect the long term structural performance of the slab. Brittle floor tiles should be fastened with a flexible adhesive.
- C17. Symbols on the drawing for the reinforcement are as follows:
F - Hard drawn steel wire reinforcing fabric to AS4671.
N - Grade 500 MPa deformed reinforcing bars to AS4671.
R - Grade 250 MPa plain reinforcing bars to AS4671.
S - Structural grade deformed bars to AS4671.
W - Hard drawn steel wire reinforcing wire to AS4671.
TM - Hard drawn steel trench mesh to AS4671.
SL or RL - Slab mesh grade 500 fabric.
- C18. Construction joints shall be properly formed and used only where approved or permitted by the engineer.
- C19. Concrete must be separated from supporting brickwork by two layers of a suitable de-bonding membrane.
- C20. All props & formwork to slabs & beams shall be removed before construction of any masonry walls or partitions on the floor.
- C21. All non load bearing walls shall be kept clear of the underside side of slabs and beams above 20mm unless noted otherwise. Vertical faces of concrete elements shall be isolated by at least 10mm from adjacent masonry surfaces.
- C22. No loads including building materials and supplies shall be placed on a suspended concrete element until the concrete of that element has achieve design strength. Back propping may be required refer to the engineer. Trench mesh in beams to be laid continuously with each layer being lapped for its full width at intersections and for a minimum of 500mm at splices. The trench mesh shall be overlapped by the width of the fabric at T & L junctions.

STRUCTURAL STEELWORK

- S1. All workmanship and materials shall be in accordance with AS4100 and or AS1250.
- S2. Welding shall be performed by an experienced operator in accordance with AS 1554
- S3. High strength bolting shall be in accordance with AS.1511
- S4. Copies of shop drawings shall be submitted to the engineer for review not less than 14 days prior to commencement of fabrication with all variations clearly marked. Review does not include checking of dimensions.
- S5. Provide minimum 150mm end bearing for beams on masonry unless noted otherwise.
- S6. The contractor shall provide and leave in place until permanent bracing elements are constructed such temporary bracing as is necessary to stabilize the structure during erection.
- S7. Camber to structural steel roof beams trusses and portals etc, to be 2mm for every 1m for beams with a clear span over 6.0m unless noted otherwise.
- S8. All welds to be 6mm CFW continuous fillet weld, unless noted otherwise
- S9. All cleat plates to be 10mm thick, unless noted otherwise
- S10. Bolting tightening procedure /S snug tight, /TF tension friction, /TB tension bearing.
- S11. All steelwork nominated as 'galvanised' shall be hot dipped galvanised to AS 4680
- S12. Steelwork encased in concrete shall be wrapped with F41 fabric unless noted otherwise
- S13. Steel work shall be thoroughly wire brushed and given two shop coats of approved primer except that none shall be applied at contact surfaces where TF, TB bolts are used
- S14. Steel work framing must be protected from corrosion where required in accordance with Part 6.3.9 & Tables 6.3.9a, 6.3.9b, 6.3.9c of the NCC, ABCB housing provisions.
- S15. Steel work shall be protected below ground with 75mm clear cover of 20MPa concrete, unless noted otherwise

TIMBER

- T1. All structural timber elements, construction & connections shall be in accordance with AS.1720- timber engineering code
- T2. All residential timber framing, bracing & connections shall be in accordance with AS1684- 2010 Residential Timber Framed Construction
- T3. Roof truss installation and bracing shall comply with AS4440
- T4. Provide double stud support to each end of all beams and lintels unless shown otherwise.
- T5. The minimum dimensions of the timber elements installed shall not be less than those specified in engineering computations, drawings or sketches. Any discrepancies with architectural documentation shall be clarified by the engineer
- T6. All multiple members to be laminated in accordance with AS1684-2010.
- T7. All bolted connections shall use washers under bolt head and nut. All external bolts, nuts and washers shall be hot dipped galvanized. No knots or defects shall occur within 150mm of bolt group or connectors.
- T8. All external timbers shall be durable, suitable for external use and comply with the appropriate hazard level for specific service conditions.
- T9. Glued laminated beams shall be manufactured in accordance with AS1328.
- T10. No penetrations or chases other than those shown on the structural drawings shall be made in timber members without prior approval of the engineer.

MASONRY

- M1. All brickwork and blockwork shall be constructed in accordance with AS.3700, AS4773.1 & AS4773.2
- M2. The unconfined compressive strength of a brick unit to be minimum of 15MPa and compressive strength of masonry to be a minimum of 5.4MPa
- M3. The mortar mix for brickwork shall be 1:1.6: (Portland cement : Lime : Sand)
- M4. Articulated joints are required in masonry walls to accommodate minor footing movements. Joints shall comply with the details given in the cement and concrete association of Australia - technical note 61 "articulated walling". Articulation joints should be placed approximately 3m from major corners and should align with window and door openings if they occur within 2m to 4m of the corner. Articulation should also be provided between different forms of building materials, between new and existing constructions and above the interface of different footing types.
- M5. All wall ties must be provided @ 600 cts max horizontally & vertically with 300mm max from edge of wall ans shall consist of 3.1mm diameter and galvanised unless noted otherwise
- M5. Masonry is to be fitted to adjacent concrete and/or steel supporting member with 3/3 masonry anchors or equivalent @ 600 cts maximum vertically and MFA 4/M masonry anchors or equivalent at 1000mm cts horizontally unless noted otherwise.
- M7. Masonry is not to be erected off suspended formwork unless formwork and falsework systems providing support has been removed.
- M8. No attachments ie.signage, awnings, flag poles balustrade etc, to masonry walls are allowed unless written approval by the engineer.
- M9. The contractor is responsible to all temporary supports, bracing, propping, needling etc. required for masonry walls.

DRAWING REGISTER

DWG No.	DRAWING TITLE
S1	GENERAL NOTES & DRAWING REGISTER
S2	SITE LAYOUT & RET. WALL PLANS & DETAILS

Revision	Date	Comments
A	15.05.26	FOR CONSTRUCTION ISSUE

JMD

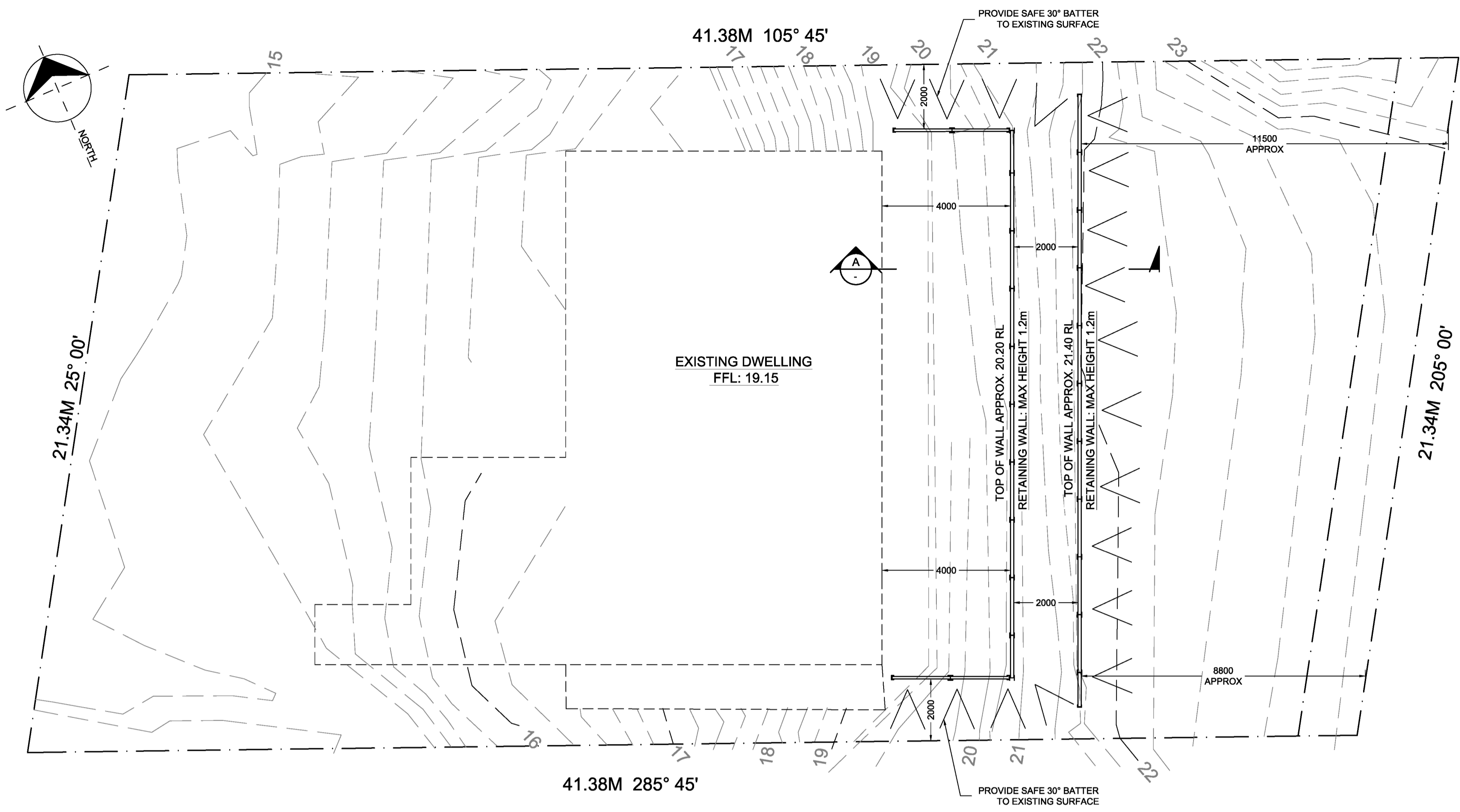
Project:
PROPOSED RETAINING WALLS

Address:
5 KENT ROAD, RYE VIC 3941

Drawing:
GENERAL NOTES & DRAWING REGISTER

PROJECT NO. JMD_1301			
Date: MAY 2026	Drawn: JF	DWG No: S1	REV A
Scale: 1:100 @ A1	Design: JF		

Mornington Peninsula Shire
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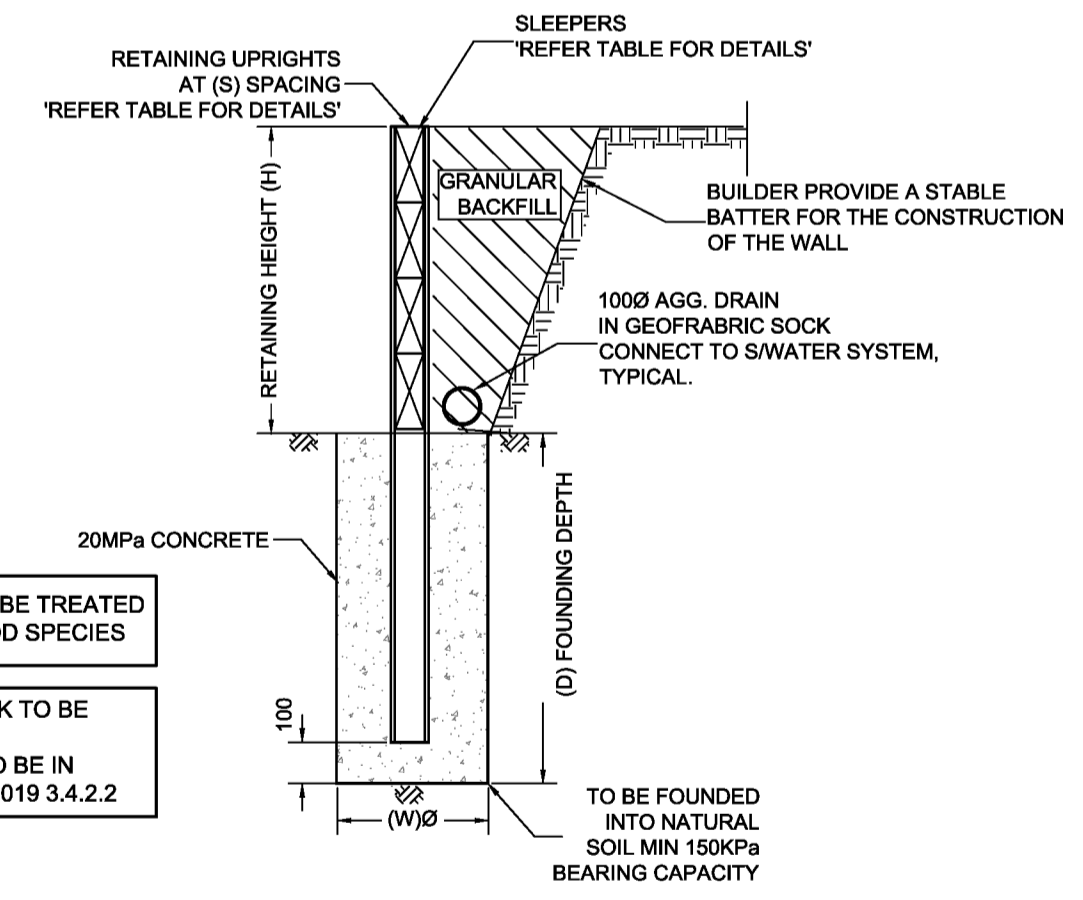


RETAINING WALL SITE LAYOUT PLAN
SCALE 1:100

- ALL EXPOSED TIMBER TO BE TREATED OR A DURABLE HARDWOOD SPECIES
- ALL EXPOSED STEEL WORK TO BE HOT DIPPED GALVANISED PROTECTIVE COATINGS IN ACCORDANCE WITH PARTS 3.9 & TABLES 6.3.9a, 6.3.9b & 6.3.9c OF THE NCC, ACBC HOUSING PROVISIONS
- ALL TIMBER FRAMING & BRACING NOT SPECIFIED TO BE IN STRICT ACCORDANCE WITH THE RESIDENTIAL TIMBER FRAMING CODE AS.1684 2010
- SITE CLASSIFICATION ASSUMED CLASS 'S' FOR FOUNDING DEPTHS AND MATERIALS

Mornington Peninsula Shire

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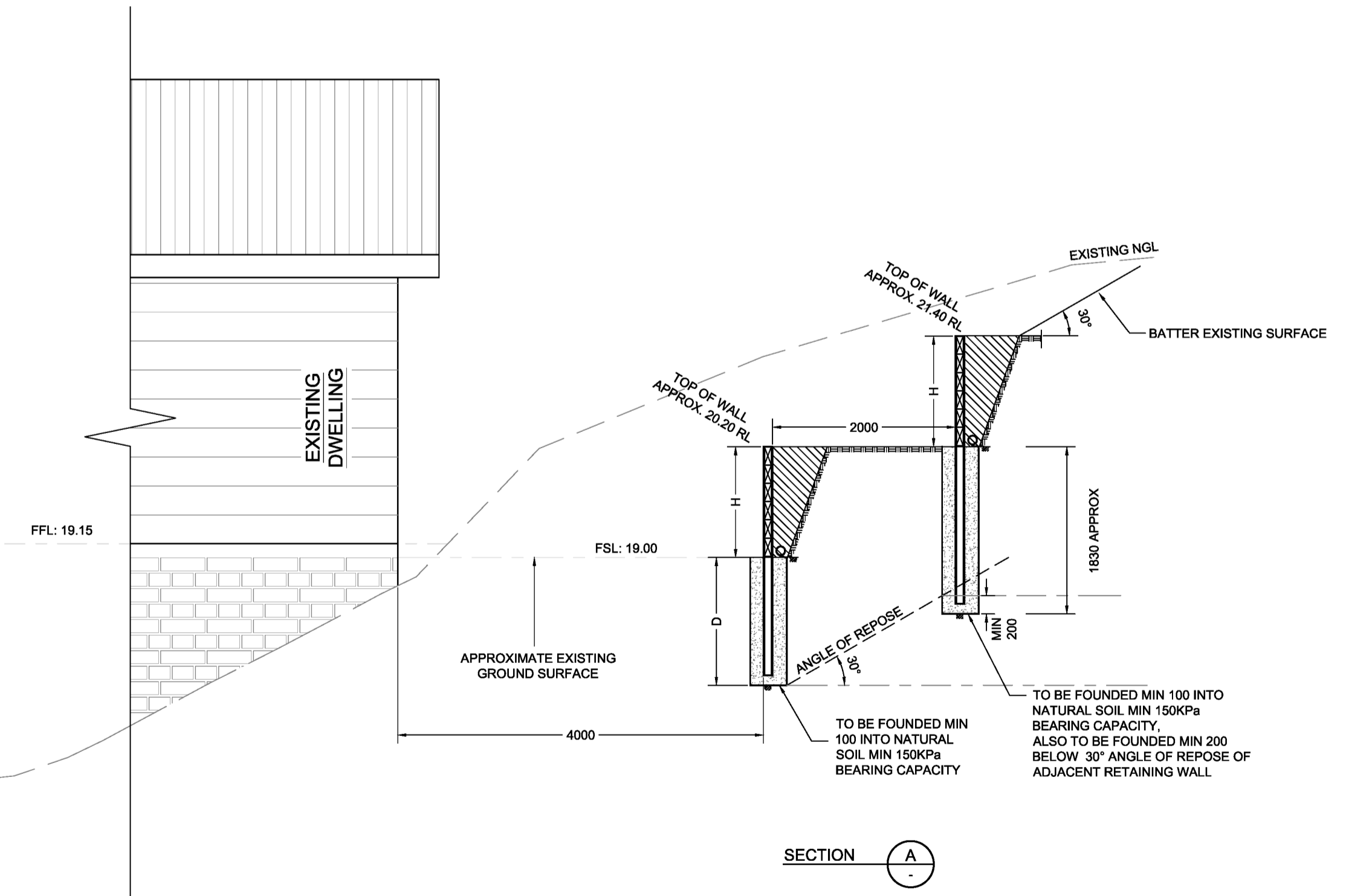
SECTION THROUGH TYPICAL SLEEPER RETAINING WALL
SCALE 1:20

- ALL EXPOSED TIMBER TO BE TREATED OR A DURABLE HARDWOOD SPECIES
- ALL EXPOSED STEEL WORK TO BE HOT DIPPED GALVANISED PROTECTIVE COATINGS TO BE IN ACCORDANCE WITH NCC 2019 3.4.2.2

TIMBER SLEEPERS CAN BE SUBSTITUTED FOR 200 x 30 CONCRETE SLEEPERS TO MANUFACTURES DESIGN & DETAILS

SLEEPER RETAINING WALL SCHEDULE (STEEL UPRIGHTS)					
HEIGHT (H)	UPRIGHT	MAX SPACING (S)	SLEEPERS	FOOTING DEPTH (D)	FOOTING SIZE (D)
600mm	100 UC 14.8	1800mm MAX CRS	200 x 75 T/PINE H4 TREATED	800mm DEEP	450mm Ø
800mm	100 UC 14.8	1800mm MAX CRS	200 x 75 T/PINE H4 TREATED	1000mm DEEP	450mm Ø
1000mm	100 UC 14.8	1800mm MAX CRS	200 x 75 T/PINE H4 TREATED	1200mm DEEP	450mm Ø
1200mm	100 UC 14.8	1800mm MAX CRS	200 x 75 T/PINE H4 TREATED	1400mm DEEP	450mm Ø

NOTE: - ALL EXPOSED STEEL WORK TO BE HOT DIPPED GALVANISED
- CONCRETE SLEEPERS TO MANUFACTURES SPECIFICATION



SECTION THROUGH SLEEPER RETAINING WALLS
SCALE 1:50

Revision	Date	Comments
A	15.05.26	FOR CONSTRUCTION ISSUE

JMD

Client:
TERESA CANDIDO

Address:
5 KENT ROAD, RYE VIC 3941

Drawing:
SITE LAYOUT & RET. WALL PLANS & DETAILS

PROJECT NO. **JMD_1301**
Date: **MAY 2026** Drawn: **JF** DWG No: **REV**
Scale: **1:100 @ A1** Design: **JF** **S2** **A**