

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



The application reference number is:
P2026/1493

The applicant for the permit is:

The Land affected by the application is located at:
**18 ALVERSTONE GROVE MOUNT ELIZA VICTORIA
3930 LOT 65 LP 81823 VOL 8763 FOL 550**

The application is for a permit to:
**DEVELOPMENT OF A NEW DWELLING & VEGETATION
REMOVAL**

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 (DDO18)	CONSTRUCT A BUILDING OR CONSTRUCT OR CARRY OUT WORKS
CLAUSE 42.02-2 (VPO1)	REMOVE, DESTROY OR LOP ANY VEGETATION SPECIFIED IN A SCHEDULE TO THIS OVERLAY

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

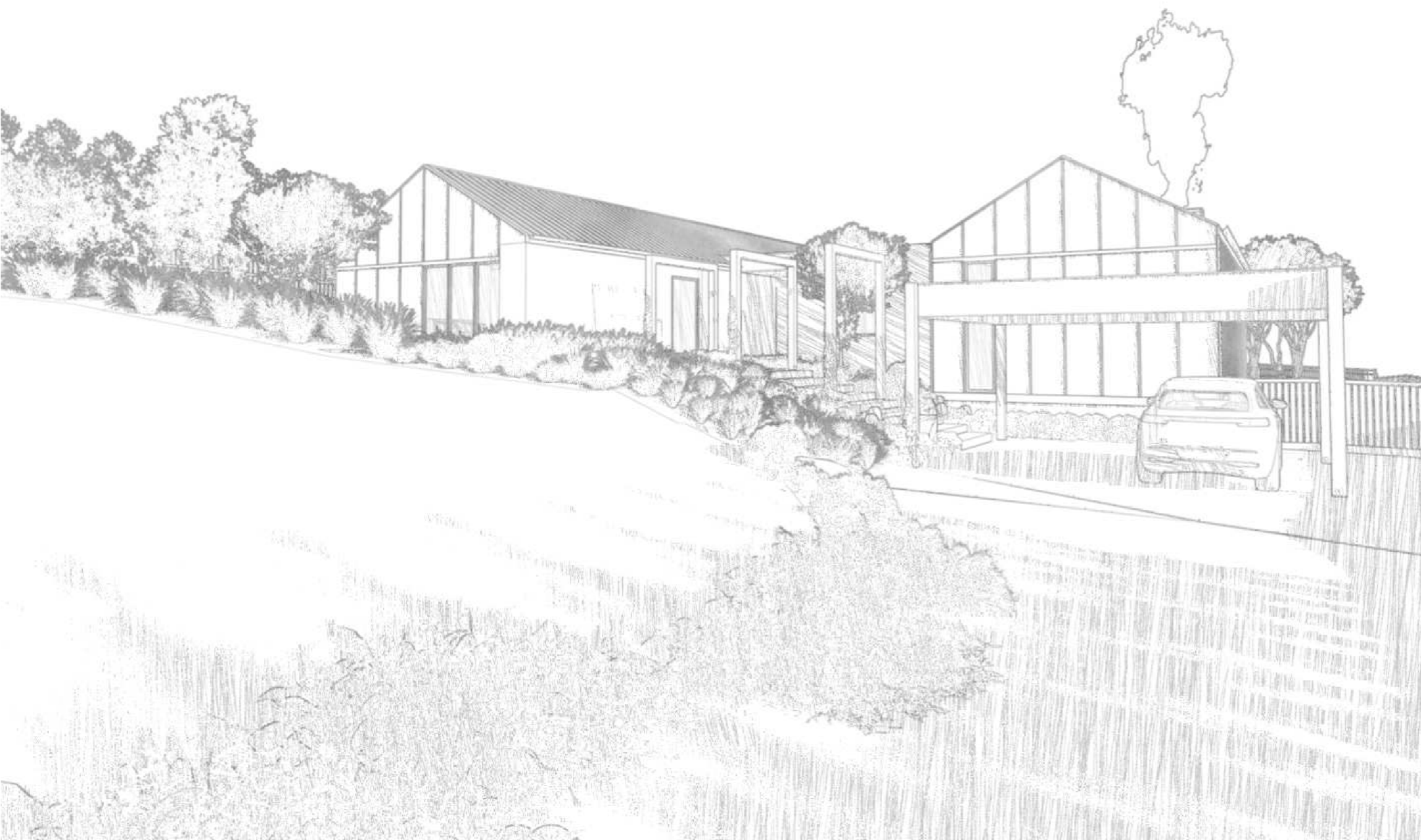
The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application

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

TOWN PLANNING APPLICATION

18 ALVERSTONE GROVE,
MOUNT ELIZA, 3930.

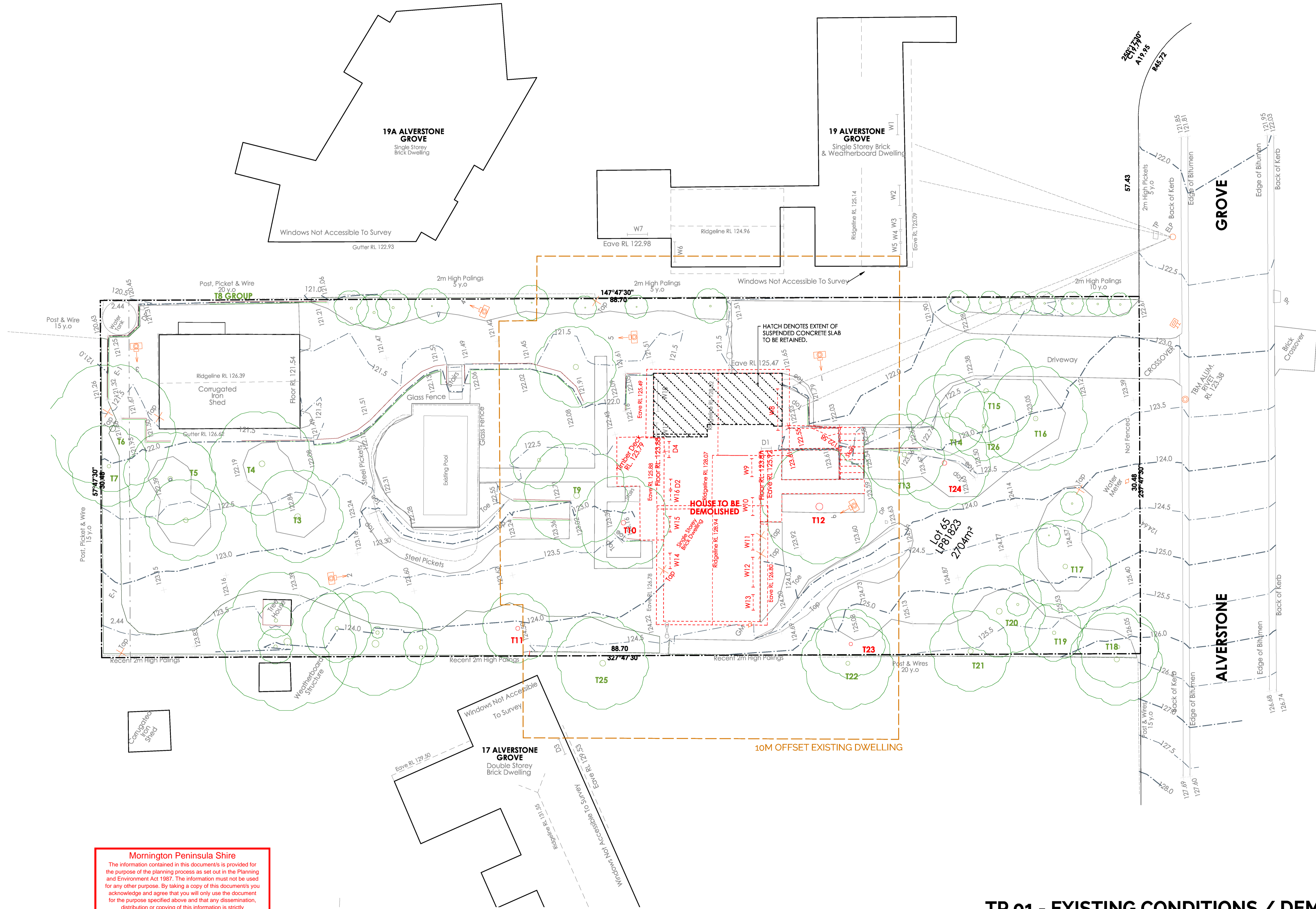


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- TP.04 // ELEVATIONS
- TP.05 // MATERIALS AND RENDERS

Mornington Peninsula Shire

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TP.01 - EXISTING CONDITIONS / DEMOLITION

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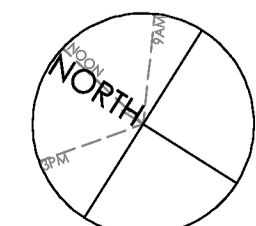
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REVISIONS + SCHEDULE

A

A - PERMIT APPLICATION

ORIENTATION

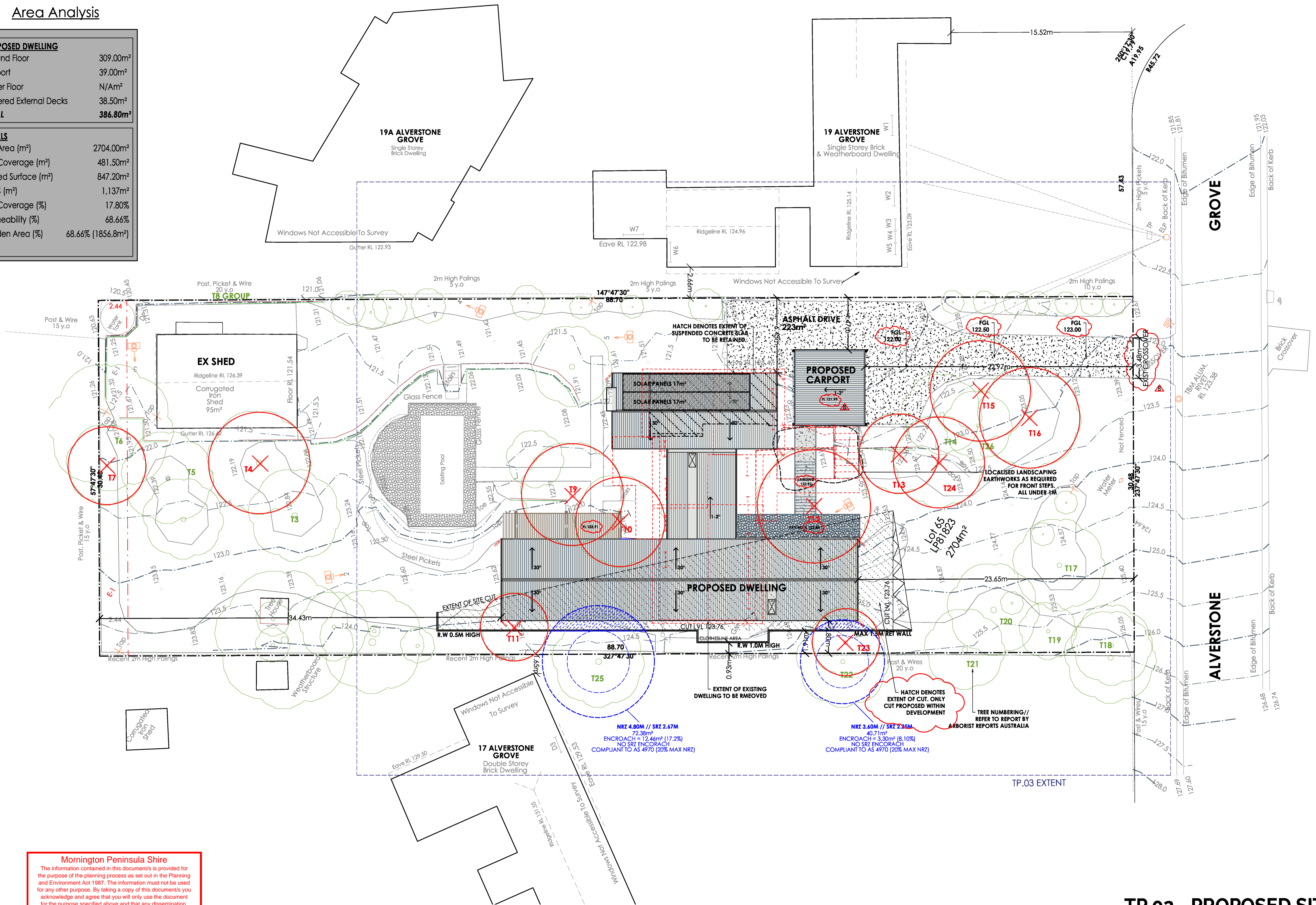


PROJECT	PROPOSED SINGLE STOREY DWELLING
SITE ADDRESS	18 ALVERSTONE GROVE, MOUNT ELIZA, 3930
CLIENT DETAILS	
SCALE	1:150 (A1)
PROJECT STAGE	TOWN PLANNING

Area Analysis

PROPOSED DWELLING	
Ground Floor	309.00m ²
Carport	39.00m ²
Upper Floor	N/A m ²
Covered External Decks	38.50m ²
TOTAL	386.80m²

TOTALS	
Site Area (m ²)	2704.00m ²
Site Coverage (m ²)	481.50m ²
Sealed Surface (m ²)	847.20m ²
SPOS (m ²)	1,137m ²
Site Coverage (%)	17.80%
Permeability (%)	68.66%
Garden Area (%)	68.66% (1856.8m ²)



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TP.02 - PROPOSED SITE PLAN

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A	A - PERMIT APPLICATION				

18 ALVERSTONE GROVE

SITE PLAN NOTES:

STORMWATER - 90PVC

BEFORE EXCAVATING OR UNDERTAKING WORKS ALL CONTRACTORS SHOULD CONFIRM LOCATION OF SERVICES AND ASSETS WITHIN / AROUND THE SITE. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ANY SPECIAL PERMITS REQUIRED & ALL REASONABLE MEASURES ARE TAKEN TO ENSURE NO DAMAGE OCCURS. ALL DAMAGE MUST BE REPORTED TO APPLICABLE AUTHORITIES IMMEDIATELY.

STORMWATER - SINGLE DWELLING

ALL DOWNPIPES CONNECTED TO L.P.D VIA 90mm upvc STORMWATER

RETAINING WALLS & CUTS

ALL SITE WORKS AND RETAINING WALLS TO BE COMPLETED PRIOR TO COMMENCEMENT OF DWELLING CONSTRUCTION

WORKS WITHIN TITLE B'DRY / SET OUT

ALL WORKS TO BE CONTAINED WHOLLY WITHIN TITLE B'DRY. IT IS RECOMMENDED A REG. SURVEY PEG THE SITE AND PROPOSED WORKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL SITING DISCREPANCIES MUST BE DOCUMENTED AND COMMUNICATED TO DESIGNER / SURVEYOR PRIOR TO COMMENCING SET OUT / WORKS.

ANGLE OF REPOSE

PLEASE NOTE ANGLE OF REPOSE. REFER TO ASSET S.D.O. / FOOTING PLAN WITH ANGLE OF REPOSE DETAIL / ENG. COMPS

2000L WATER TANK

2000L WATER TANK CONNECTED TO FLUSHING TOILET CISTERNS. OVERFLOW CONNECTED TO L.P.D AS SPECIFIED ON COUNCIL PROPERTY INFO

NO WORKS IN EASEMENT

NO SITE WORKS TO BE UNDERTAKEN WITHIN PRESCRIBED EASEMENT.

ROAD RESERVE & CROSSOVER

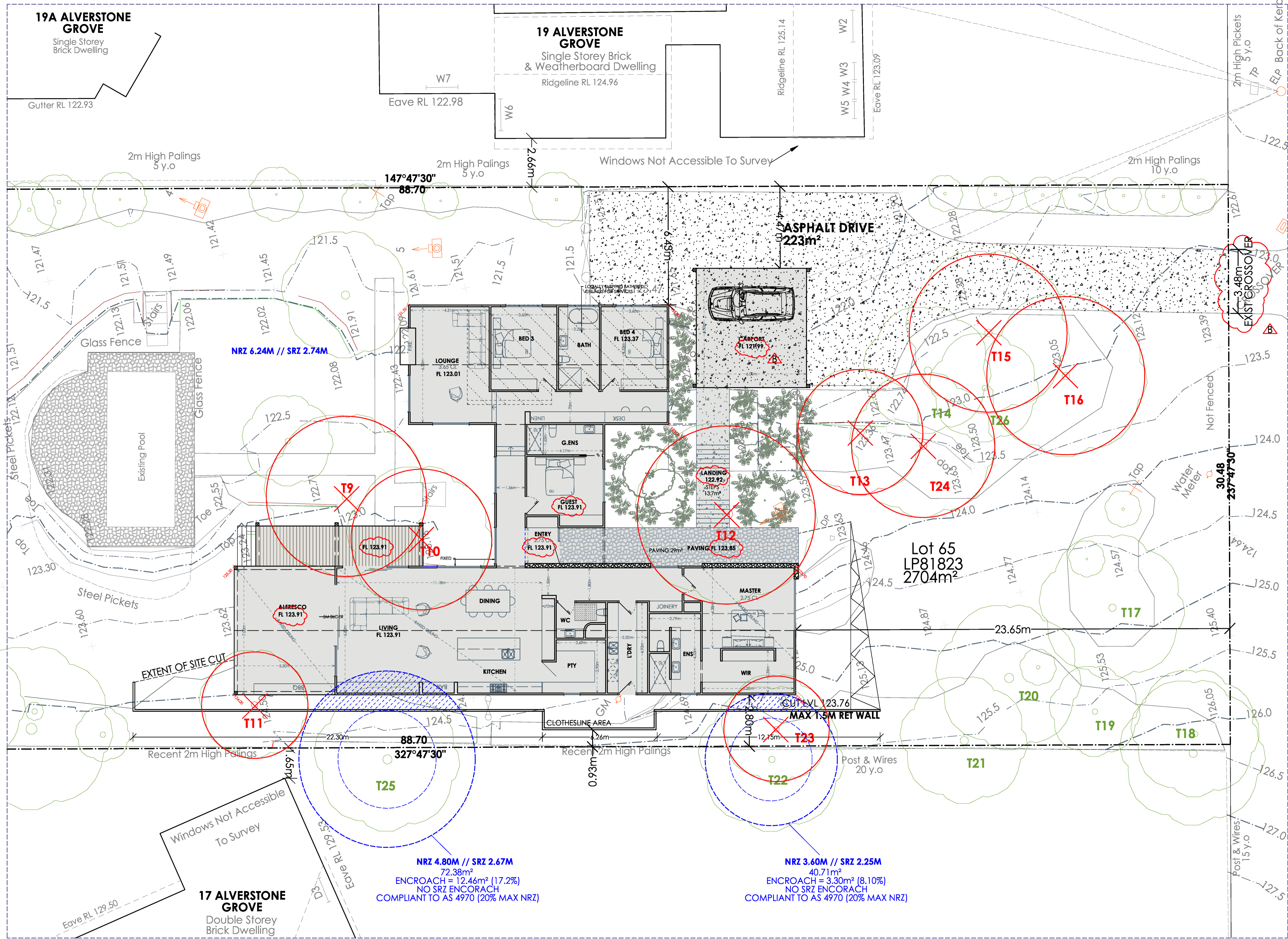
ALL WORKS TAKING PLACE WITHIN THE ROAD RESERVE AND FOOTPATH MAY REQUIRE A ROAD OPENING PERMIT OR SIMILAR FROM COUNCIL. DEPOSITS FOR ASSET PROTECTION OR SIMILAR MAY ALSO BE NECESSARY AND IT IS THE OWNERS RESPONSIBILITY TO ENSURE ALL WORKS MEET COUNCIL SPEC. AND REQUIREMENTS. ALL WORKS MUST BE UNDERTAKEN IN A SAFE MANNER WITH REGARD TO OH&S AND THE GENERAL PUBLIC.

OHS & SITE SAFETY

ALL WORKS MUST BE UNDERTAKEN IN A SAFE MANNER WITH REGARD TO OH&S AND THE GENERAL PUBLIC. ALL TRADES MUST FAMILIARISE THEMSELVES WITH SITE SPECIFIC REQUIREMENTS PRIOR TO SITE ENTRY. ANY INCIDENTS MUST BE RECORDED AND REPORTED IMMEDIATELY TO THE SITE MANAGER. A SITE SIGN MUST BE INSTALLED AT POINTS OF ENTRY DESIGNATING EMERGENCY CONTACT DETAILS, BUILDERS DETAILS & CONTACT AND THE DETAILS OF THE REGISTERED BUILDING SURVEYOR.

Area Analysis

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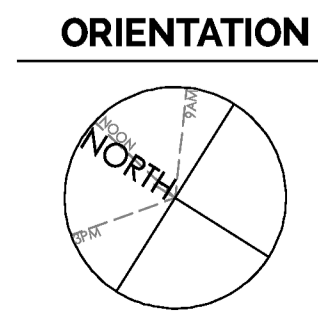
TP.03 EXTENT
TP.03 - PROPOSED LOWER FLOOR

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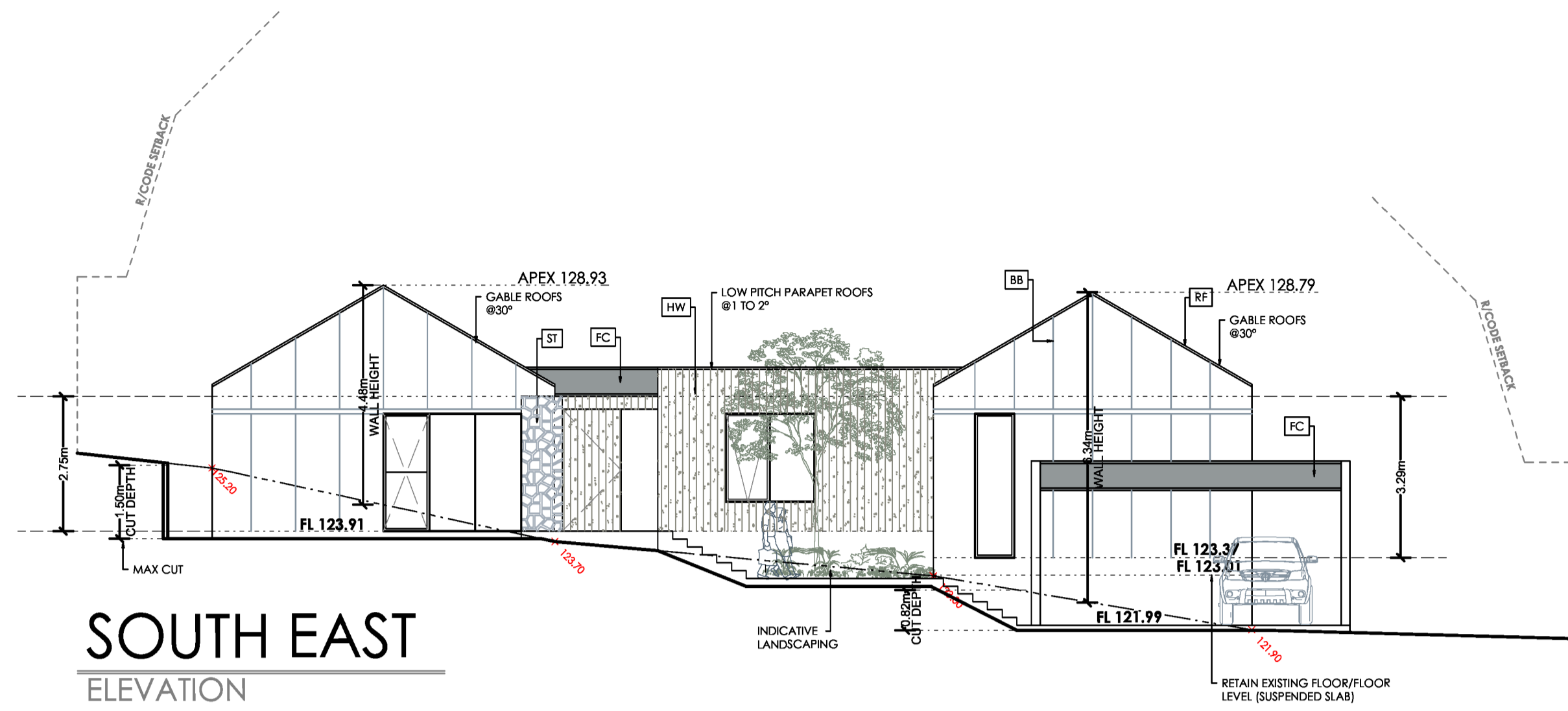
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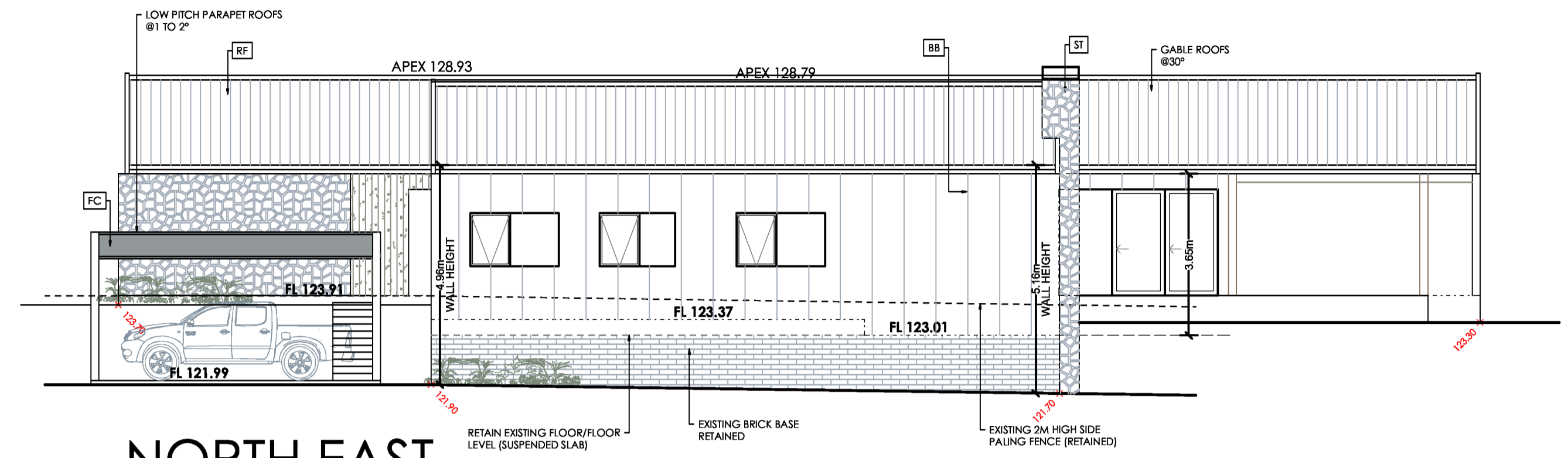
A	A - PERMIT APPLICATION
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PROJECT	PROPOSED SINGLE STOREY DWELLING
SITE ADDRESS	18 ALVERSTONE GROVE, MOUNT ELIZA, 3930
CLIENT DETAILS	
SCALE	1:2000
PROJECT STAGE	TOWN PLANNING



SOUTH EAST
ELEVATION



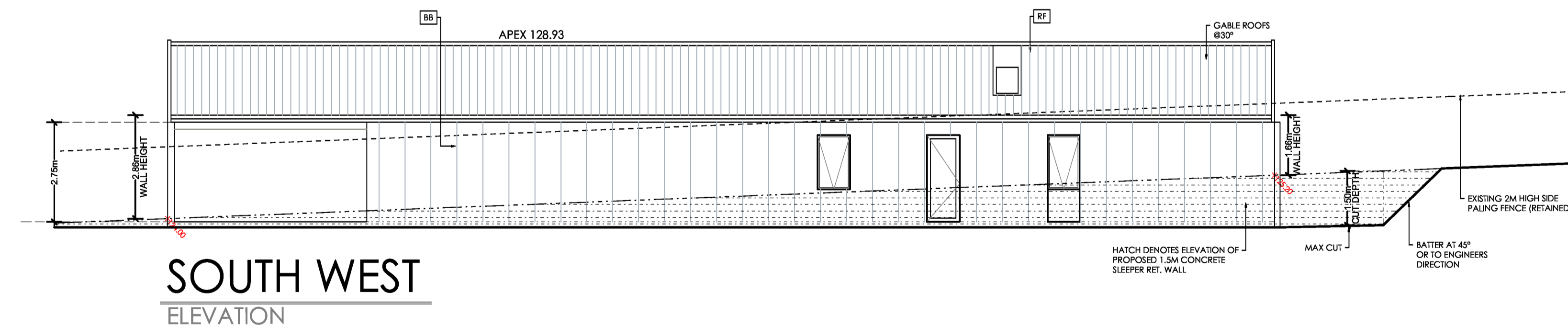
NORTH EAST
ELEVATION



MATERIALS



NORTH WEST
ELEVATION



SOUTH WEST
ELEVATION

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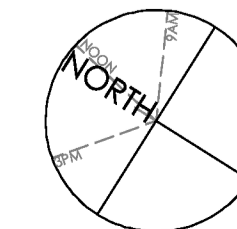
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REVISIONS + SCHEDULE

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A - PERMIT APPLICATION

ORIENTATION



TP.04 - PROPOSED ELEVATIONS

PROJECT	PROPOSED SINGLE STOREY DWELLING
SITE ADDRESS	18 ALVERSTONE GROVE, MOUNT ELIZA, 3930
CLIENT DETAILS	COLETT
SCALE	1:100 (A1)
PROJECT STAGE	TOWN PLANNING



MATERIALS

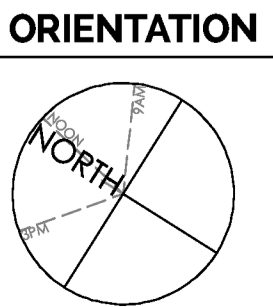


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REVISIONS + SCHEDULE

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CLIENT DETAILS	
SCALE	1:100 (A1)
PROJECT STAGE	TOWN PLANNING

TP.05 - MATERIALS & RENDERS

TOWN PLANNING REPORT

18 ALVERSTONE GROVE,
MT ELIZA, 3930

Proposed Split Level Dwelling

Mornington Peninsula Shire

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1.0- INTRODUCTION

1.1 – The Site

The proposal is for a New split level Dwelling on an allotment of 2704m² - on a rectangular block with a frontage width of 30.44m. The site rises from the street, towards the North West corner. The site is currently occupied by a single dwelling, and a recent shed and pool that will be retained.

1.2 – Neighbouring Properties

The area is generally single storey dwellings, with generous front setbacks. The adjacent site to the east has been subdivided, whilst the site to the west is a single dwelling.

1.3 – Planning Controls

Planning Zone:

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlays:

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 18 (DDO18)

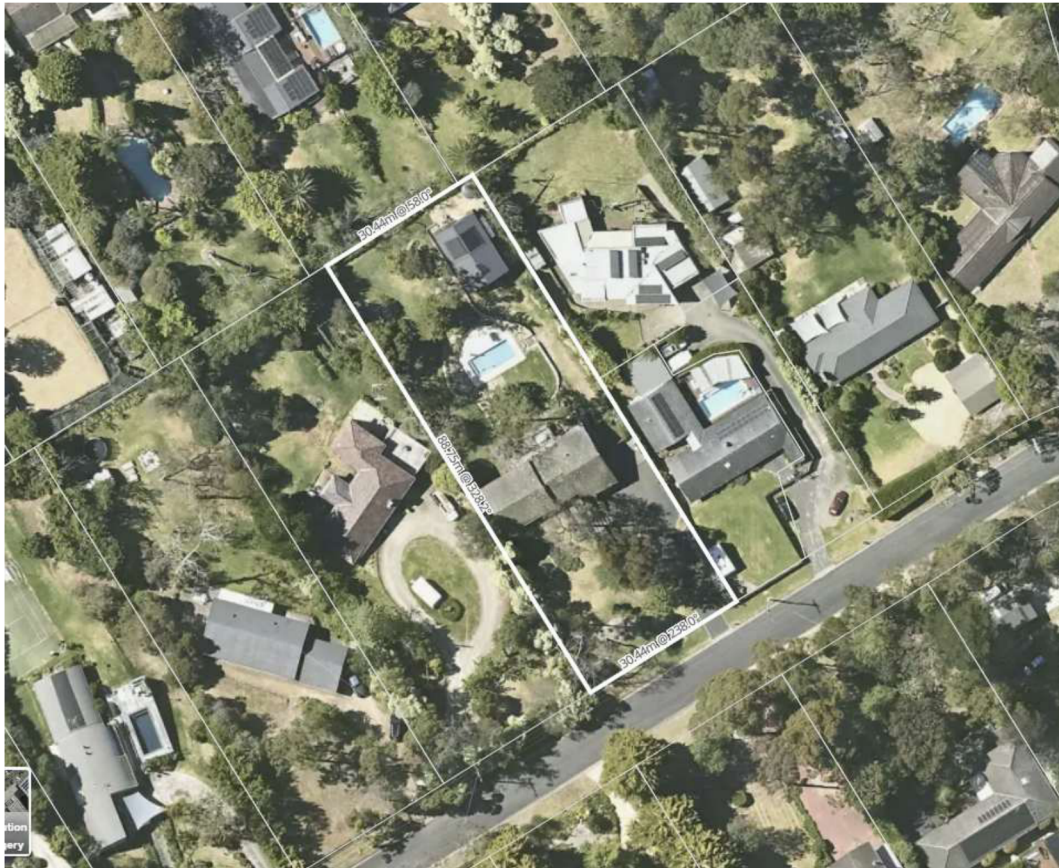
VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY – SCHEDULE 7 (EMO7)

1.4 – Site Visual



2.0 – SURROUNDING DEVELOPMENT / NEIGHBOURHOOD CHARACTER

The subject site at 18 Alverstone Grove, Mount Eliza is located within an established residential neighbourhood characterised by a consistent low-density suburban pattern. Development in the immediate surrounds predominantly comprises single and double-storey detached dwellings set within generous garden allotments, reflecting the area's long-standing suburban character and coastal township setting.

Built form is varied in architectural style, ranging from older brick veneer homes to more contemporary dwellings, yet maintains a cohesive rhythm through similar setbacks, landscaped front gardens, and a generally open streetscape.

Alverstone Grove is a quiet, local access street with minimal through traffic, contributing to a high level of residential amenity. The streetscape is defined by mature vegetation, including established canopy trees and well-maintained private gardens, which provide a leafy and informal character. Vehicle crossovers and driveways are unobtrusive, and on-street parking is intermittent.

The broader Mount Eliza area is recognised for its spacious residential environment, coastal influences, and strong landscape qualities. Nearby development reinforces this character, with no significant commercial or industrial uses in the immediate vicinity. Community facilities, schools, and local retail centres are accessible within a short drive, supporting a convenient yet distinctly residential setting.

Overall, the surrounding development exhibits a stable and cohesive neighbourhood character defined by low-scale built form, landscaped settings, and a quiet suburban environment, which informs and supports sensitive and contextually responsive future development.

3.0 – CLAUSE 54 ASSESSMENT

One Dwelling on a Lot (Clause 54)

54.02 NEIGHBOURHOOD CHARACTER			
54.02-1 Street setback objective	Standard A2-1 (exempt from appeal if met)	Met?	Comments
To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.	<p>Walls of buildings are set back from streets:</p> <ul style="list-style-type: none">• At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table A2-1; or• If no distance is specified in a schedule to the zone, the distance specified in Table A2-1. <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	Yes	The proposed setback of 22.97m is generous in nature, and reflects the typical arrangement in the area, with generous, landscaped front setbacks.

54.02-2 Building height objective	Standard A2-2 (exempt from appeal if met)	Met?	Comments
<p>To ensure that the height of buildings respond to the existing or preferred neighbourhood character.</p>	<p>The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.</p>	<p>Yes</p>	<p>The maximum building height is 6.72M.</p>
54.02-3 Side and rear setback objective	Standard A2-3 (exempt from appeal if met)	Met?	Comments

<p>To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</p>	<p>A new building not on or within 200mm of a boundary is set back from side or rear boundaries at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.</p> <p>Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.</p>	<p>Yes</p>	<p>Side setbacks depicted on Elevations. Large side setbacks provided.</p>
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54.02-4 Walls on boundaries objective	Standard A2-4 (exempt from appeal if met)	Met?	Comments
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<p>To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.</p>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances:</p> <ul style="list-style-type: none"> • 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or • The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>Yes</p>	<p>No walls proposed on the boundary.</p>
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54.02-5 Site coverage objective	Standard A2-5 (exempt from appeal if met)	Met?	Comments
<p>To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>The site area covered by buildings does not exceed:</p> <ul style="list-style-type: none"> • The maximum site coverage specified in a schedule to the zone; or • If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table A2-5. <p>If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table A2-5.</p>	<p>Yes</p>	<p>Site coverage is around 17.80%.</p>

54.02-6 Tree canopy objectives	Standard A2-6 (exempt from appeal if met)	Met?	Comments
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<p>To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.</p> <p>To preserve existing canopy cover and support the provision of new canopy cover.</p> <p>To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.</p>	<p>Provide a minimum number of trees as specified in Table A2-6.</p> <p>A tree must meet the following:</p> <ul style="list-style-type: none"> • Reach a height of at least 6 metres at maturity. ■ • Achieve a canopy width of at least 4 metres at maturity. • Planted in a minimum deep soil area of 12 square metres with a minimum plan dimension 2.5 metres or in a planter with a minimum volume of 12 cubic metres with a minimum depth of 0.8 metres of planter soil. <p>Existing trees to be retained meet all of the following</p> <ul style="list-style-type: none"> • Has a height of at least 5 metres, • Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, • Has a trunk that is located at least 4 metres from proposed buildings <p>Existing trees that are retained can be used to satisfy the tree canopy requirement. ■</p> <p>Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.</p>	<p>Yes</p>	<p>There is sufficient area for tree planting, and further planting will be explored with a landscape plan (conditioned)</p>
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54.02-3 Side and rear setback objective	Standard A2-3 (exempt from appeal if met)	Met?	Comments
To encourage front fence design that responds to the existing or preferred neighbourhood character.	<p>A front fence within 3 metres of a street is:</p> <ul style="list-style-type: none"> The maximum height specified in a schedule to the zone, or <p>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2-7.</p>	Yes	No front fence proposed, to keep the open landscape feel which is typical of the street.
54.02-8 Building setback for small second dwellings objective	Standard A2-8 (exempt from appeal if met)	Met?	Comments
To ensure that small second dwellings are sited to respond to the existing or preferred neighbourhood character.	<p>Walls of a small second dwelling are set back behind the front wall of the existing dwelling on the lot, facing the frontage.</p> <p>Porches, pergolas, verandahs, and eaves do not encroach into the setback of this standard.</p>	NA	The proposal is not a small second dwelling.

54.03 LIVEABILITY			
54.03-1 Street integration objective	Standard A3-1	Met?	Comments
To integrate the layout of development with the street to support the safety and amenity of residents.	Where a development fronts a street, a vehicle accessway or abuts public open space, passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and	Yes	Habitable windows are orientated, where possible, to Alverstone Grove

	<p>public open space.</p> <p>This standard does not apply to a small second dwelling.</p>		
54.03-2 Private open space objective	Standard A3-2	Met?	Comments
<p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>A dwelling or small second dwelling has private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimension is specified in a schedule to the zone, a dwelling has private open space with direct access from a living area, dining area or kitchen consisting of:</p> <ul style="list-style-type: none"> • An area of 20 per cent of the area of the lot, but not less than 25 square metres. At least one part of the private open space consists of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres width; or • A balcony with at least the area and dimensions specified in Table A3-2; or • An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. <p>If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;</p> <ul style="list-style-type: none"> • The area and dimensions specified for private open space and secluded private open space must be less than the area and 	Yes	The rear area far exceeds the minimum standard.

	<p>dimensions specified in this standard, and</p> <ul style="list-style-type: none"> The area and dimensions specified for a balcony or an area on a roof must be less than the area and dimensions specified in this standard. <p>A small second dwelling has a secluded private open space consisting of an area of 8 square metres with a minimum dimension of 1.6 metres and convenient access from a living area, dining area or kitchen.</p> <p>If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.</p> <p>Where ground level private open space is provided an area for clothes drying is provided.</p>		
54.03-3 Solar access to open space objective	Standard A3-3	Met?	Comments
To allow solar access into the secluded private open space of new dwellings.	The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.	Yes	Not Applicable
54.03-4 Daylight to new windows objectives	Standard A3-4	Met?	Comments
To allow adequate daylight into new habitable room windows.	<p>A window in an external wall of the building is provided to all habitable rooms.</p> <p>Habitable rooms in a dwelling have a window that faces:</p> <ul style="list-style-type: none"> An outdoor space clear to 	Yes	All windows have adequate light and ventilation and orientation.

	<p>the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or</p> <ul style="list-style-type: none">• A verandah provided it is open for at least one third of its perimeter; or• A carport provided it has two or more open sides and is open for at least one third of its perimeter.		
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54.03-5 Safety and accessibility for small second dwellings objective	Standard A3-5 (exempt from appeal if met)	Met?	Comments
To ensure access to a small second dwelling is safe, convenient and meets the needs of residents.	<p>A small second dwelling is provided with a clear and unobstructed path from the frontage that:</p> <ul style="list-style-type: none"> • Has a minimum width of at least 1 metre, with no encroachments. If the path is longer than 30 metres, the minimum width of the path is at least 1.8 metres. • Has a minimum clear height of at least 2 metres, with no encroachments. Has a gradient no steeper than 1 in 14. • Has a cross fall no steeper than 1 in 40. • Is sealed or has an all-weather access. 	NA	The proposal is not for a small second dwelling.

54.04 EXTERNAL AMENITY			
54.04-1 Daylight to existing windows objective	Standard A4-1 (exempt from appeal if met)	Met?	Comments
To allow adequate daylight into existing habitable room windows.	<p>Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3</p>	Yes	Neighbouring dwellings are generously set back to side boundaries

	<p>metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>		
<p>54.04-2 Existing north-facing windows objective</p>	<p>Standard A4-2 (exempt from appeal if met)</p>	<p>Met?</p>	<p>Comments</p>
<p>To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.</p> <p>For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.</p>	<p>NA</p>	

54.04-3 Overshadowing secluded open space objective	Standard A4-3 (exempt from appeal if met)	Met?	Comments
<p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.</p>	NA	All neighbouring dwellings are on larger allotments with minimal overshadowing.
54.04-4 Overlooking objective	Standard A4-4 (exempt from appeal if met)	Met?	Comments
<p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>In Clause 54.04-4 a habitable room does not include a bedroom.</p> <p>A habitable room window, balcony, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p>	Yes	<p>Given the generous side setbacks, and side fencing, overlooking is complied with.</p>

	<p>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:</p> <ul style="list-style-type: none"> • Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or • Has sill heights of at least 1.7 metres above floor level; or • Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view are:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid 		
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	<p>translucent panels.</p> <ul style="list-style-type: none">• Permanent, fixed and durable.• Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>		
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54.05 – SUSTAINABILITY

54.05-1 Permeability objectives	Standard A5-1	Met?	Comments
<p>To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To contribute to urban cooling.</p>	<p>The site area covered by the pervious surfaces is at least 20 percent of the site.</p>	Yes	The pervious surfaces equate to around 68% of the area.
54.05-2 Overshadowing domestic solar energy systems objective	Standard A5-2 (exempt from appeal if met)	Met?	Comments
<p>To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</p>	<p>Any part of a new building that will reduce the sunlight at any time between 9 am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>This standard applies to an existing building in a Township Zone,</p>	Yes	<p>No Overshadowing of any roof occurs, nor any solar panel.</p>

	<p>General Residential Zone or Neighbourhood Residential Zone.</p> <p>In Clause 54.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</p>		
54.05-3 Rooftop solar energy generation area objective	Standard A5-3	Met?	Comments
<p>To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</p>	<p>In Clause 54.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.</p> <p>An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:</p> <ul style="list-style-type: none"> • Has a minimum dimension of 1.7 metres. • Has a minimum area in accordance with Table A5-3. • Is oriented to the north, west or east. • Is positioned on the top two thirds of a pitched roof. • Can be a contiguous area or multiple smaller areas. • Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. <p>This standard does not apply to a small second dwelling.</p>	Yes	<p>34m² roof area facing North/East has been provided to the north/East roof elevation.</p>

54.05-4 Solar protection to new north-facing windows objective	Standard A5-4	Met?	Comments
To encourage external shading of north facing windows to minimise summer heat gain.	<p>North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.</p> <p>This standard does not apply to a small second dwelling.</p>	Yes	There are no true north facing windows. Deep shading is provided by the alfresco & a timber shading arbor to the living room.

4.0– Response to DDO18 objectives

To recognise the character of the Mt Eliza woodland area, where substantial vegetation cover is a dominant visual and environmental feature of the local area, by ensuring site areas are large enough to accommodate development while retaining natural or established vegetation cover and to provide substantial areas for new landscaping and open space.

Response: The home is built in essentially the same siting as the current dwelling that occupies the site. Part of the existing floor structure is to be retained as part of the works.

To recognise and protect the landscape character of environmentally sensitive areas, including the National Trust recorded landscape of the Mt Eliza escarpment and to ensure the screening of buildings as part of this landscape.

Response: Not applicable to this area.

To site and design buildings in precinct 1 so that they are absorbed into the landscape in a way that emphasises a natural vegetated setting for the Mt Eliza escarpment and minimises their visibility in long range views to the escarpment and, as a second priority, shorter range streetscape views.

Response: Not applicable, site is not within precinct 1.

To encourage a vegetation-dominated landscape setting including tall tree canopies that are prominent in long range views towards and within the Mount Eliza woodland.

Response: The home is built in essentially the same siting as the current dwelling that occupies the site. Tree removal is proposed at the front of the site, where trees are currently growing on a large embankment, which has caused dangerous growth and danger to life. Refer to the arborist report.

To enhance environmental values through planting and maintaining indigenous vegetation particularly in precinct 1, along waterways and parks and in areas that broadly connect these features in the wider landscape setting.

Response: Not applicable, site is not within precinct 1 and is not visible from parks or waterway (public land)

To ensure that subdivision proposals will enable new buildings to be integrated with their site and the surrounding area in terms of the relationship to existing buildings, open space areas and the landscape.

Response: Not applicable – no subdivision proposed.

To ensure that new development has proper regard for the established streetscape and development pattern in terms of building height, scale and siting, and to protect shared viewlines where reasonable and practical.

Response *The home is a single storey/split level dwelling which occupies a similar footprint to the existing.*

To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets and properties.

Response: The home is low in height and steps with the land to avoid any perceived bulk.

To reflect the existing rhythm in the spacing of dwellings in the streetscape and to maintain a sense of spaciousness by requiring generous front and side setbacks.

Response: The home has generous front and side setbacks, making it sit comfortably within the established landscape and building pattern.

To maintain open, informal and well landscaped street frontages as a key characteristic of the area.

Response: The dwelling retains the bulk of the existing front landscaping.

To ensure that new buildings or extensions do not dominate the streetscape or wider landscape setting.

Response: The home has generous front and side setbacks, making it sit comfortably within the established landscape and building pattern.

To maintain relatively low site coverage to ensure that adequate space is available on private land for the retention and planting of vegetation.

Response: Site coverage is less than 20%

To ensure that development densities are compatible with the environmental and infrastructure capacities of the area, including the capacity of local streets, drainage systems and sewerage systems. Particular attention must be given to the impact of development on streamlines and water ways and to avoiding the development of land susceptible to stream erosion or flooding.

Response: Not applicable – single dwelling application.

To minimise the extent of earthworks in areas prone to erosion. To avoid higher densities of development in areas subject to instability and erosion or potential fire hazard.

Response: The home is built within the existing area of the existing home, with a 1.5m maximum cut proposed.

To recognise areas where a lower intensity of residential activity and traffic movement contributes to the amenity of the area.

Response: The application is for a single dwelling and would not adversely impact any traffic density or residential activity.

To recognise areas with limited access to infrastructure, services and facilities, including public transport, that are considered inappropriate for higher densities of occupation.

Response: The application is for a single dwelling and would not adversely impact any traffic density or residential activity.

To ensure that subdivision and development proposals have proper regard to heritage values.

Response: Not applicable, no subdivision proposed.

5.0– Response to DDO18 General Requirements

No building may exceed a wall height of 5.5 metres or a building height of 6 metres.

Response: Wall heights exceed the general requirement due to the slope of the land and gabled roof forms which are typical within the neighbourhood.

The difference between finished ground level and natural ground level as a result of excavation and filling must not exceed one metre and must be properly battered or retained.

Response: Cut height exceed the general requirement due to the slope of the land.

All buildings must be located at least 10 metres from any Public Park and Recreation Zone, Public Conservation and Resource Zone, Transport Zone 2 or Transport Zone 3 and at least 6 metres from any cliff edge.

Response: Not applicable to this application

A building must be setback as shown in Table 1 below. "10 metres or at least the same setback as a building on an adjoining lot sharing the same boundary but not less than 5 metres."

Response: Refer to detailed letter for substantiation to General Requirement variation. It is again noted the "General" requirement is a variable standard and a permit has been applied for.

A building containing more than one storey must not provide access to a roof area, deck, verandah or the like which has a level higher than the floor level of the upper storey.

Response: Not applicable to this application

More than half of the external wall cladding of any dwelling must consist of brick, masonry, timber, simulated weatherboards or other materials approved by the responsible authority. All cladding and trim must be coloured and maintained in muted tones of green, brown, beige or other colours approved by the responsible authority.

Response: Wall cladding are beige tones, with a darker roof profile with Stone and timber features.

Where an extension to a dwelling is proposed which does not increase the floor area by more than 25 percent, the colours may match those of the existing development. The external finish of all buildings must be of a low reflectivity (less than 40 percent reflectivity) to minimise glare and reflection of light. This requirement includes roofing materials, unless the pitch of the roof is 5 degrees or less and is not overlooked from any adjoining buildings, land or roadways. Solar panels are exempted.

Response: Not applicable to this application

A building must not be a relocated building or moveable structure such as a tramcar or the like. This does not apply to a dependent person's unit or a newly pre-fabricated building.

Response: Not applicable to this application

Site coverage must comply with Table 2 below. (Precinct 2, 10% Site Coverage, Impervious 25%)

Response: Site coverage is 25% whilst permeability is at 68.66%. The general requirement is extremely limiting and compliance would be deemed unreasonable.

6.0– Response to Clause 53.02 – Bushfire Planning

As the subject site is not within the bushfire management overlay, the response centres on a response to Clause 53.02-6.

General

The Municipal Planning Strategy and the Planning Policy Framework.

The proposal is consistent with the Municipal Planning Strategy and Planning Policy Framework of the Mornington Peninsula Planning Scheme, including Clause 13.02-1S (Bushfire Planning), which prioritises the protection of human life through risk-based planning. The site is located within an established residential settlement where single dwellings are an anticipated and appropriate form of development.

The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.

The subject site at Mount Eliza is situated within an established residential area that is subject to ongoing bushfire management by the Country Fire Authority (CFA). The local road network, proximity to emergency services, and managed nature of the surrounding residential landscape mitigate the broader bushfire risk to the proposed development.

The risk of bushfire to people, property and community infrastructure.

The risk of bushfire to people, property, and community infrastructure is considered acceptable. The proposed dwelling will be constructed in accordance with Australian Standard AS 3959-2018 at the relevant Bushfire Attack Level (BAL) determined for the site, providing appropriate structural resilience to radiant heat and ember attack. The site's position within an established suburb reduces exposure to high-intensity fire behaviour.

Whether the risk arising from the broader landscape can be mitigated to an acceptable level.

The broader landscape risk is capable of being mitigated to an acceptable level. The subject site is located in an established residential area with a modified landscape and managed vegetation. Adequate setbacks from hazardous vegetation, appropriate construction standards, and access for emergency services vehicles collectively reduce the landscape-scale risk to an acceptable level.

Whether bushfire protection measures to address the identified bushfire risk are required and can be practically implemented, including any measure set out in clause 53.02-4.

Bushfire protection measures can be practically implemented on the subject site. These include the siting and design of the dwelling to maximise separation from hazardous vegetation, construction to the applicable BAL rating under AS 3959-2018, the management of defendable space within the property boundaries, and provision of adequate access for emergency services. All required measures are capable of being implemented as part of the proposed development.

Whether bushfire protection measures can be implemented without unacceptable biodiversity impacts.

Any removal of native vegetation required to achieve defensible space will be assessed and managed in accordance with the applicable native vegetation provisions of the Mornington Peninsula Planning Scheme. The extent of vegetation removal required for bushfire protection is considered reasonable and proportionate to the risk, and can be implemented without unacceptable biodiversity impacts. Where native vegetation is removed, offsets may apply as required.

Proposed Vegetation

If vegetation is proposed, whether it will cause or contribute to the bushfire hazard or increase the risk to life, property, or community infrastructure.

Any landscaping proposed in association with the dwelling will incorporate species that are low-flammability and will not contribute to the bushfire fuel load or radiant heat exposure. Highly flammable or dense species will be avoided within the defendable space zone. Proposed vegetation will be selected and positioned to complement rather than compromise the bushfire protection measures for the dwelling.

Dwellings and Small Second Dwellings

Whether a static water supply for bushfire firefighting is required having regard to the size of the lot, proximity to a hydrant and connection to reticulated water.

The subject site is connected to the reticulated water supply available in the established suburb of Mount Eliza. Having regard to the lot size, the connection to reticulated water, and proximity to CFA hydrants within the local road network, a separate static water supply for firefighting purposes is not considered necessary. Should the relevant fire authority advise otherwise, a compliant static water supply of minimum 5,000 litres will be provided in accordance with the requirements of Clause 53.02-5.

If a vehicle accessway is greater than 30 metres in length or the relevant fire authority requires access to the static water supply on the land, whether the access design and construction requirements set out in Table 3 to clause 53.02-5 should be met.

The proposed vehicle accessway serving the dwelling is [less than 30 metres in length / to be confirmed]. Accordingly, the access design and construction requirements of Table 3 to Clause 53.02-5 [are not triggered / will be met as required]. The driveway will be of sufficient width and gradient to facilitate safe vehicle access to the dwelling.

Vulnerable People

The capacity for vulnerable occupants to evacuate.

Whether emergency management arrangements are provided and are sufficient for the site.

Whether the risk to vulnerable occupants warrants the closure of the use or development on days of elevated fire danger.

Whether measures to shelter in place are warranted and whether the measures will protect human life.

The net benefit provided to any existing vulnerable people.

These decision guidelines are not applicable to this application. The proposal is for a single private dwelling, which is expressly excluded from the vulnerable people provisions of Clause 53.02-6. The proposed

development does not involve accommodation (other than a dwelling), an education centre, hospital, indoor recreation facility, major sports and recreation facility, or place of assembly.

Subdivision

Whether each lot can achieve the setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the corresponding distance specified in Column C of that Table.

Whether a staged subdivision manages interim bushfire hazard during the construction or staging.

These decision guidelines are not applicable to this application. The proposal is for the construction of a single dwelling on an existing lot and does not involve any subdivision of land.