FORM 2

Regulation 16

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

Mornington Peninsula Shire

The application reference number is:
P2026/1712

The applicant for the permit is:

The Land affected by the application is located at:
759-760 ESPLANADE MORNINGTON VICTORIA 3931
LOT 1 TP 428942 VOL 8692 FOL 906

The application is for a permit to:
DEVELOP A TWO-STOREY DWELLING AND REMOVE VEGETATION

The Responsible Authority will not decide on the application before:

25 SEPTEMBER 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 (DDO2)	Construct a building or construct or carry out works (Single dwelling)
Clause 42.02-2 (VPO1)	Remove, destroy or lop any vegetation specified in the 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*

DOUBLE STOREY RESIDENCE.
BALCONY
Nº 3-1
BRICK GARAGES.
3 STOREY MULTI-UNIT DEVELOPMENT.
BALCONY
LOW BRICK WITH HEDGE
ELEC. POLE WITH TRANSFORMER.
PAVING
ELEC. POLE.
STAY
KING STREET.
DOUBLE STOREY RESIDENCE
Nº 2A.
BALCONY
UPPER H. WIN.
LOWER H. WIN.
UPPER H. W
LOWER H. WIN
5.1
1.8H FENCE PLUS 0.5H TRELLIS.
ELEC. PIT.
CONC. X-OVER
TEL. PIT.
JUNCTION PIT.
1.4
4.0M NEW CROSSING.
TEL. PITS
2.0
CONCRETE FOOT PATH
GARAGE
R'DOOR
HAB. WINS
R'DOOR
D.
DOUBLE STOREY RESIDENCE.
H.W.
UPPER H.W.&D.
BALCONY
HAB. W
Nº 2.
3.2
14.0
16.30
2.98
176° 25'
2.0M CAPPED PALINGS.
DRIVEWAY
CONC.
16.10
4.0
14.7
65'
2.0M CAPPED PALINGS.
3.3
17.62
15.40
9.0 PAD.
W. 1.8H SILL
W. E.S.
FIRST FLOOR OVER.
0.2
15.20
2.0
PROPOSED TWO STOREY RESIDENCE.
GND. FLOOR F.L. 15.50
FIRST FLOOR OVER.
19.93
1.9M CAPPED PALINGS. EXISTING.
3.0
14.48
EXIST. WATER METER
EXISTING 1.9M CAPPED PALINGS.
12.2
14.61
10.73
R 10.00
A 16.80
C 15.25
A 90 39
14.55
7.25
14.15
T.B.M. BRASS BOLT IN CONC. FOOT PATH R.L. 14.13
ESPLANADE
TEL. PITS.
SIDE ENTRY PIT
JUNCTION PIT.
GRATED PIT.
JUNCTION PIT.
GRAVEL X-OVER
Nº 761 - 763.
LOW BRICK WITH HEDGE
CONC. FOOT PATH.
NORTH.
RETAINED VIEW LINES TO BAY
W.C.
SHED
16.1
TO BE REMOVED
METAL SHED.
METAL SHED
1.9M CAPPED PALINGS.
EXIST. HOUSE TO BE REMOVED.
2' SUBDIVISION.
86° 32'
30.08
VER.
GARAGE
266° 32'
38.86
HAB. WIN. GND. FL.
HAB. WIN. GND. FL.
DOUBLE STOREY BRICK RESIDENCE
2.6
RETAINED VIEW LINES TO BAY.
PROPOSED 1.9M CAPPED PALINGS
15.1
6.0
EXISTING PALM TO BE RELOCATED
14.78
1.9M CAPPED PALINGS.
14.0
355° 31'
CONCRETE
ELEC. PIT.
SIGN.
ELEC. POLE.
CONC. X-OVER
Nº 759
Nº 760
Nº 758
Nº 757
9.2
10.1
7.6
TI TREE BRUSH FENCE
CONC. FOOT PATH.
CONC. X-OVER.
SINGLE STOREY BRICK RESIDENCE
LOW BRICK.

SITE PLAN.

REVISED 7.7.26 – SITE LINES-VIEW.

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NEW RESIDENCE AT 760 ESPLANADE MORNINGTON.

DATE 6.3.26
SCALE 1:200 @ A3
DRAWING 1.

NEW 4.0 CROSSING

EXISTING FENCE LINE

EXIST. FOOT PATH

TEL. PITS

TELECOM PITS

TEL PIT.

5.0 OPENING.

FIN. 15.30

400 RETAINING WALL

LANDCRUISER

EXIST. DATE PALMS TO BE REMOVED.

NORTH.

4.0 WIDE CANOPY TREE AREA

EAVE

PATIO 4.8 x 3.8

LIVING 2. 6.1 x 5.0

STUDY 3.7 x 3.0

E.S.

BED 4 4.3 x 3.9

L'DRY 3.1 x 2.1

1.1 WIDE

5.3 OPENING.

LIFT MACHINE CABINET.

SLAB FLOOR 15.425

x 15.35 FIN.

FLOOR 15.50

DN 150

VERTICAL TIMBER SLATS.

PORCH 15.35

ENTRY 3.5 x 2.5

CEILING BULKHEAD

1.2 W

UP 1.2 W

RAMP UP 7S.

LIFT 1400 x 1100

1.2 WIDE

1.2 x 1.2

COATS

LANDCRUISER DIMS 4950 x 1950

GARAGE 10.5 x 11.0 (6.8)

PERGOLA OVER.

FLOOR 15.25

POOL EQUIP. 4.0 x 3.3 (POOL OVER)

BED 2. 3.8 x 3.4

E.S.

E.S.

BED 3. 3.8 x 3.4

x 15.40 FIN.

4.0M WIDE CANOPY TREE AREA 4.0

PERIMETER OVER

EXISTING DATE PALM TO BE RELOCATED

TIMBER SLAT FENCE & GATE

HYDRONIC PANEL HTG. SYSTEM

CLOTHES LINE

ISOL. ELEC H.W. UNIT WITH GAS BOOSTER

EXIST. VER.

GLAZED DOOR

EXISTING DATE PALM LOCATION.

EXIST. VERANDAH

EXIST. HOUSE

GROUND FLOOR PLAN.

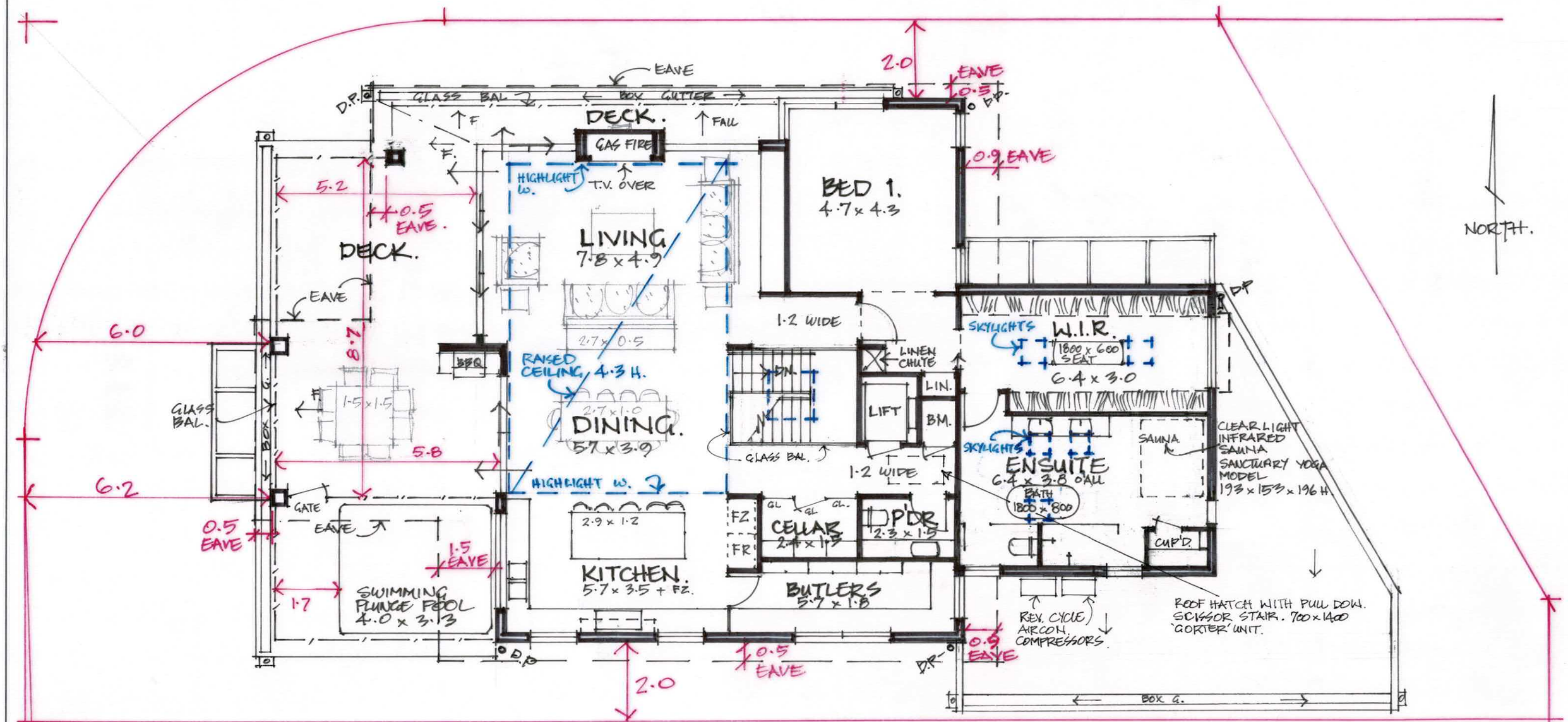
REISSUE 7.7.26
REV. 6.3.26
REV. 27.1.26
REV. 17.1.26 – STAIR, GARAGE, RETAIN. WALLS
REV. 12.1.26 – CONTOURS.
REV. 10.12.25 – MINOR TO MATCH ELEVATIONS.

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NEW RESIDENCE AT
760 ESPLANADE MORNINGTON.

DATE 5.12.25
SCALE 1:100
DRAWING 2.



FIRST FLOOR PLAN.

REV. 7.7.26 — EAVE DIMENSIONS
REV. 6.3.26
REV. 27.1.26
REV. 17.1.26 — STAIR, ENSUITE.
REV. 10.12.25 — MINOR TO MATCH ELEVATIONS.

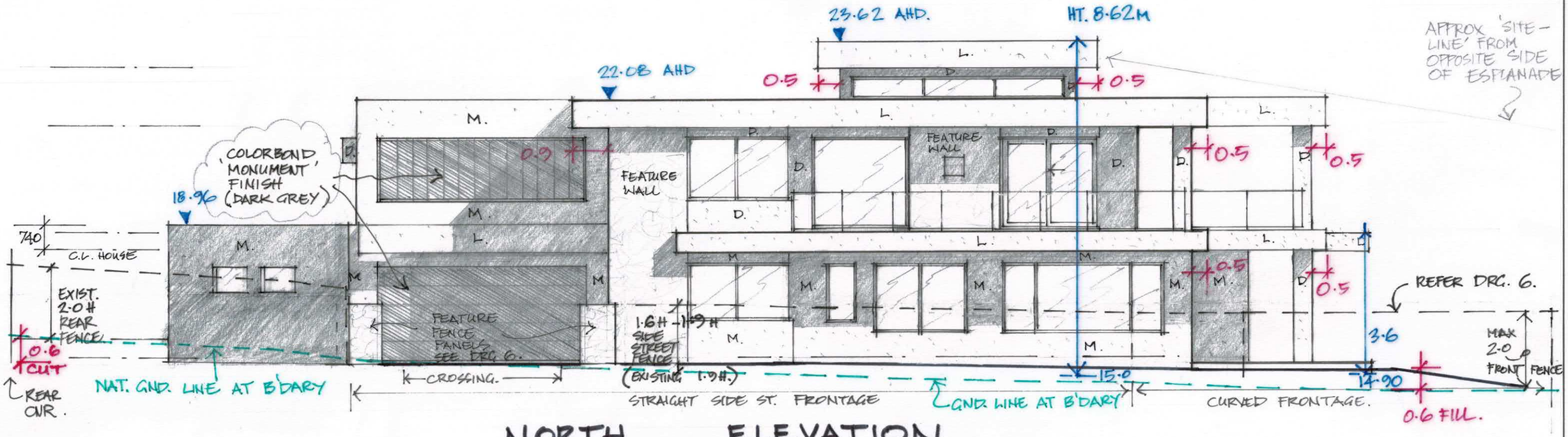
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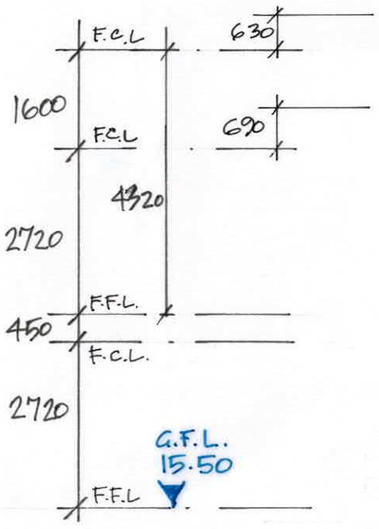
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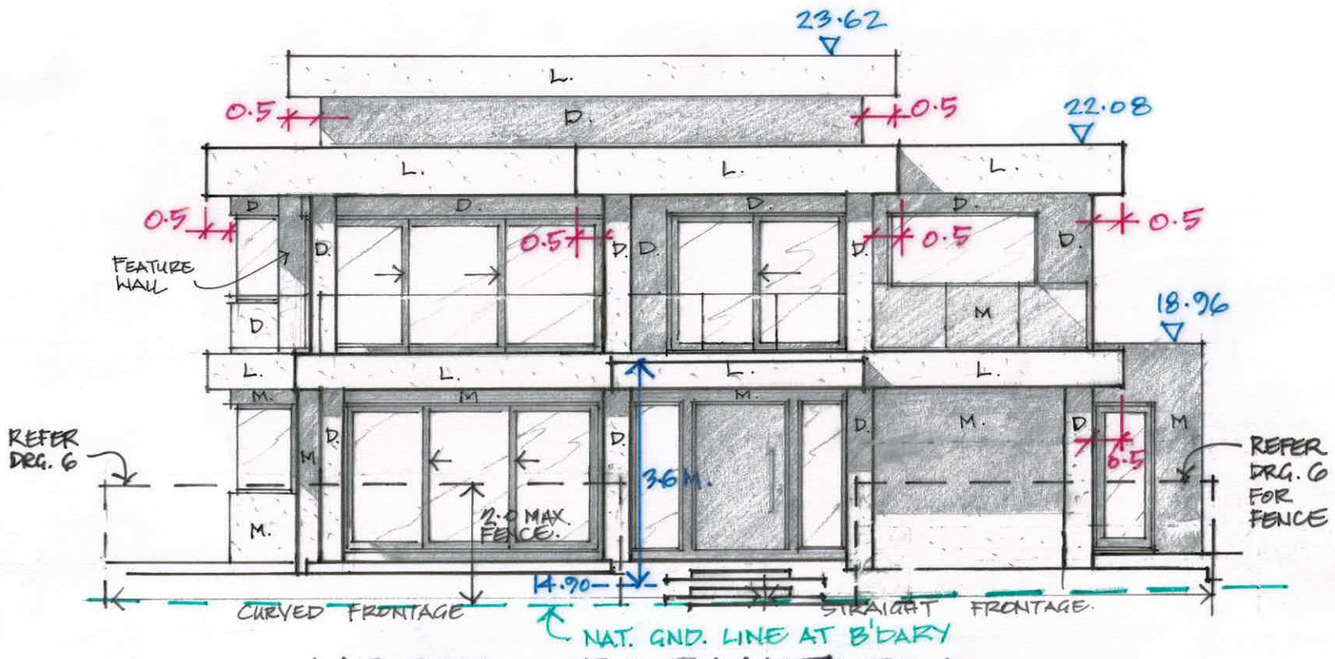
NEW RESIDENCE AT
760 ESPLANADE MORNINGTON.

DATE 5.12.25
SCALE 1:100
DRAWING 3.



NORTH ELEVATION.





WEST ELEVATION.

REV. 7.7.26 – EAVE DIM.S, PANEL TO NTH. ELEV.
REV. 6.3.26
REISSUE 27.1.26
REV. 17.1.'26

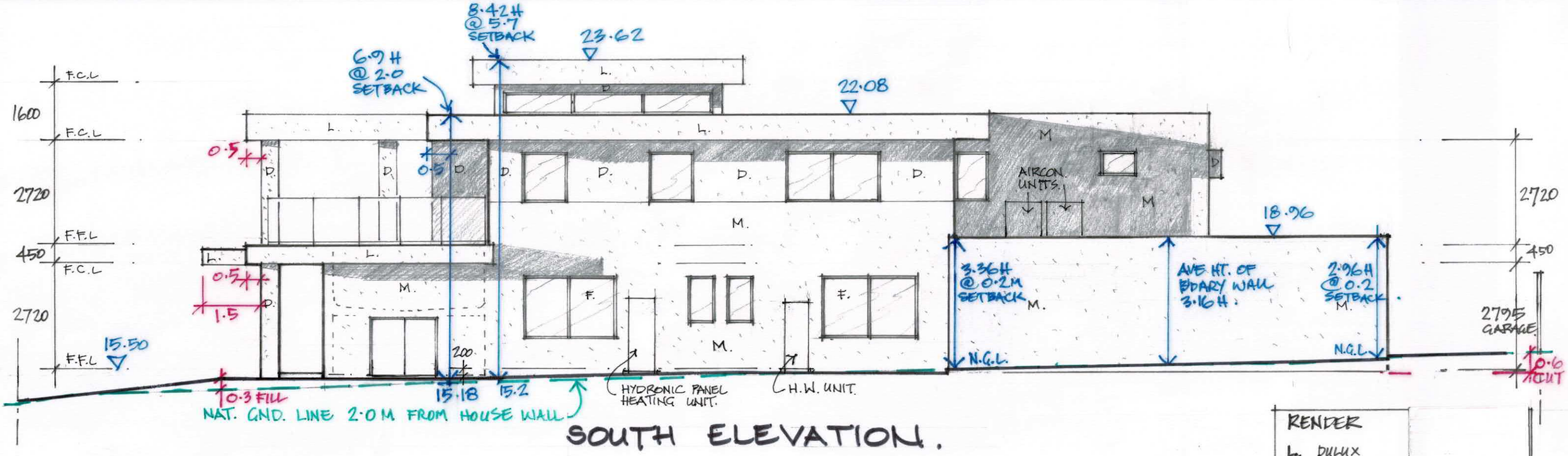
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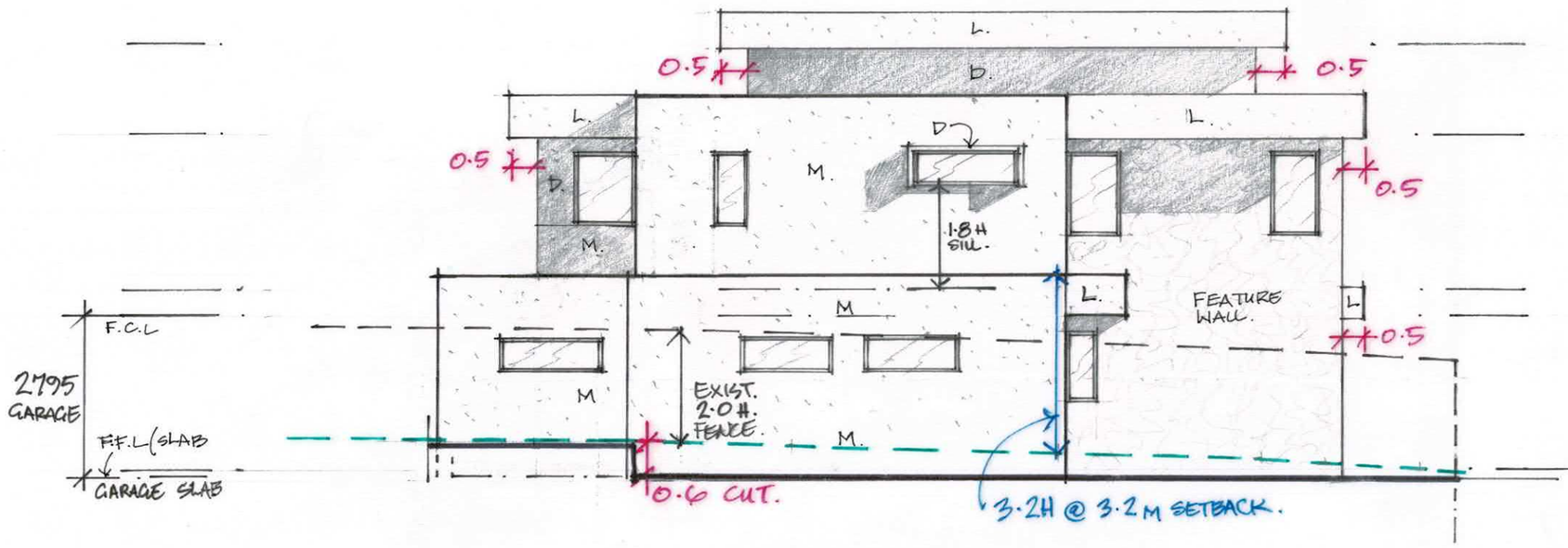
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NEW RESIDENCE AT 760 ESPLANADE MORNINGTON.

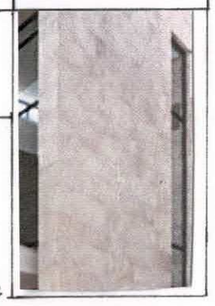
DATE 10.12.25
SCALE 1:100
DRAWING 4.



SOUTH ELEVATION.



EAST ELEVATION.

RENDER	
L. DULUX 'WHITE ON WHITE'	
M. DULUX 'PHANTOM WHITE'	
D. DULUX 'SANDY BAY'	
WINDOW FRAMES, BALUSTRADE HANDRAIL, AND GARAGE DOOR	COLORBOND 'MONUMENT' (DARK GREY)
FRONT DOOR VERTICAL BOARDS	NATURAL CEDAR
FEATURE STONE – SOFT BEIGE TONES	

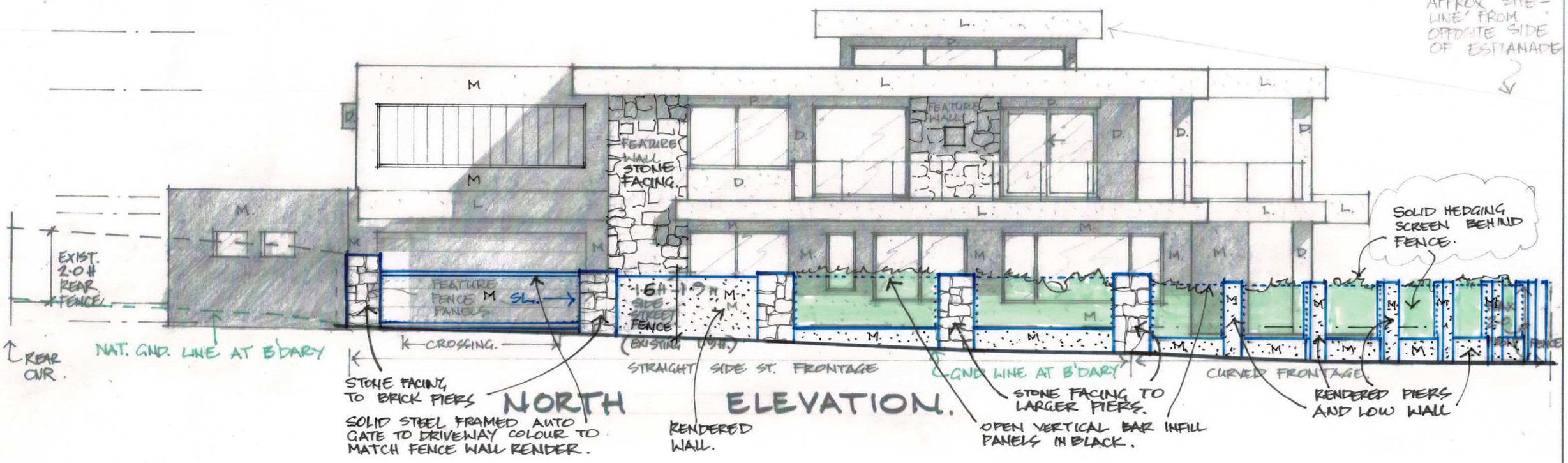
REV. 7.7.26 – EAVE DIM.'S
REV. 6.3.26
REV. 27.1.26
REV. 17.1.26

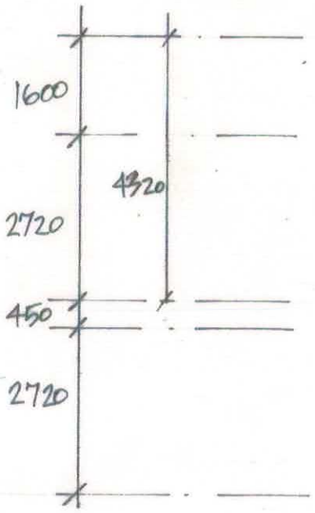
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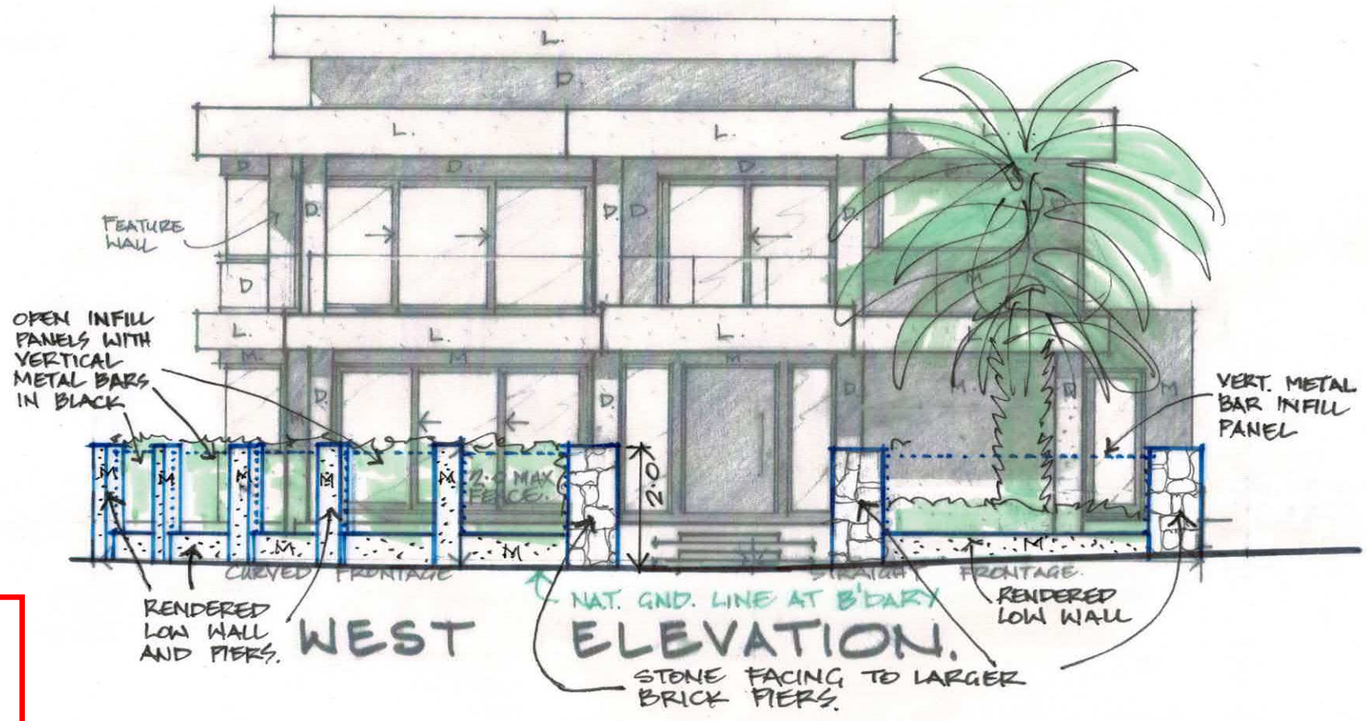
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NEW RESIDENCE AT
760 ESPLANADE MORNINGTON.

DATE 10·12·25
SCALE 1:100
DRAWING 5.







SIDE AND FRONT FENCE ELEVATIONS.

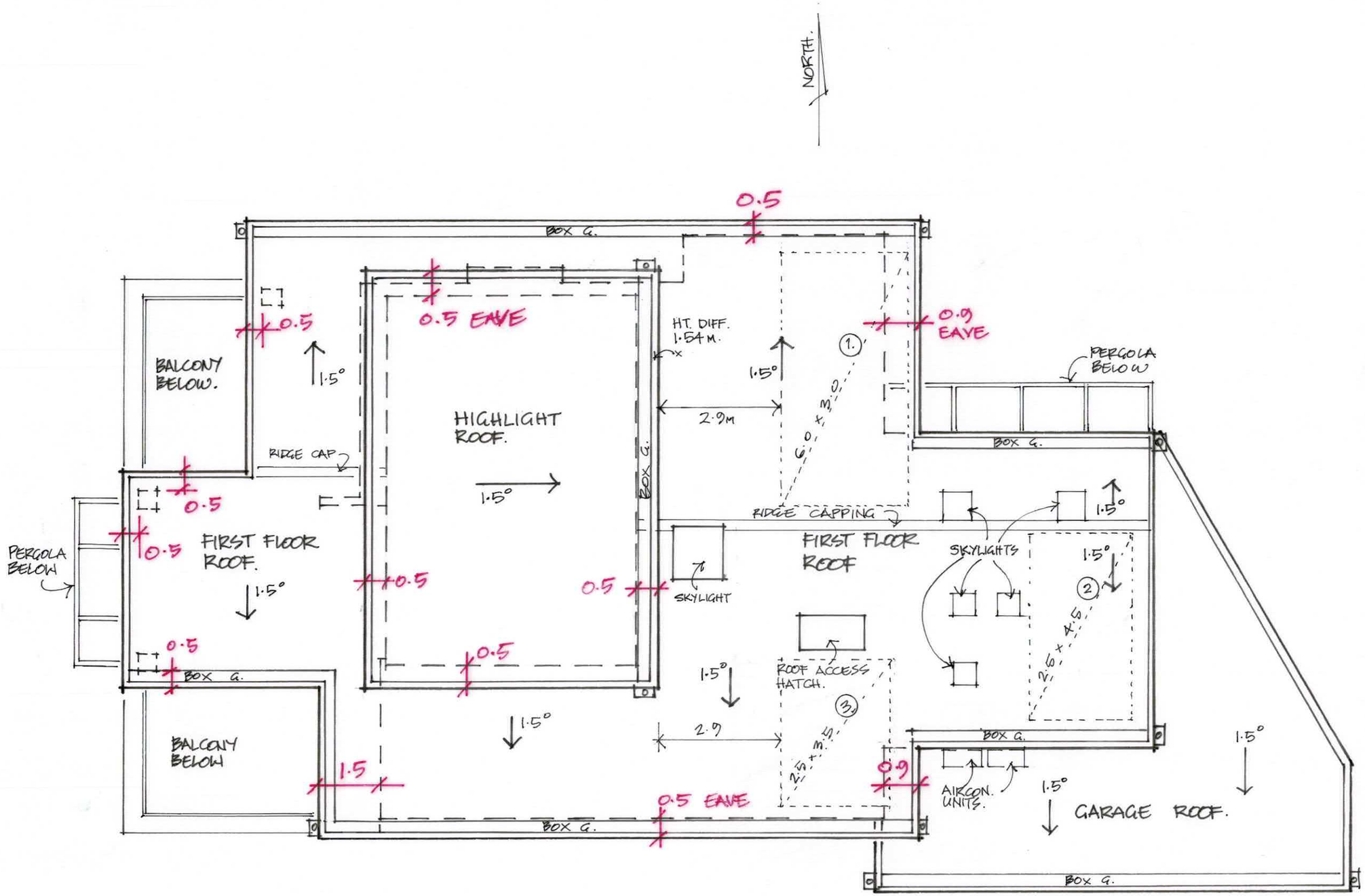
REV. 7.7.26 – HEDGING NOTE & PANEL OVER GARAGE DOOR.
REV. 6.3.26
REISSUE 27.1.26
REV. 17.1.26

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NEW RESIDENCE AT 760 ESPLANADE MORNINGTON.

DATE 10.12.25
SCALE 1:100
DRAWING 6.



ROOF PLAN.

REV. 7.7.26 — EAVE DIMENSIONS.
REV. 6.3.26

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NEW RESIDENCE AT
760 ESPLANADE MORNINGTON.

DATE 27.01.26
SCALE 1:100
DRAWING 7.
CLIENT DAVIES