

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



THE APPLICATION REFERENCE NUMBER IS:
P2026/2353

THE APPLICANT FOR THE PERMIT IS:

THE LAND AFFECTED BY THE APPLICATION IS LOCATED AT:
25 PIER STREET RYE VICTORIA 3941
LOT 123 LP 28648 VOL 12626 FOL 895

THE APPLICATION IS FOR A PERMIT TO:
DEVELOP A DWELLING AND REMOVE VEGETATION

THE RESPONSIBLE AUTHORITY WILL NOT DECIDE ON THE APPLICATION BEFORE:

12 OCTOBER 2026

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

PLANNING SCHEME CLAUSE:	MATTER FOR WHICH A PERMIT IS REQUIRED
CLAUSE 42.02-2 (VPO1)	REMOVE, DESTROY OR LOP ANY VEGETATION.
CLAUSE 43.02-2 (DDO4)	CONSTRUCT A BUILDING OR CONSTRUCT OR CARRY OUT WORKS.

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.

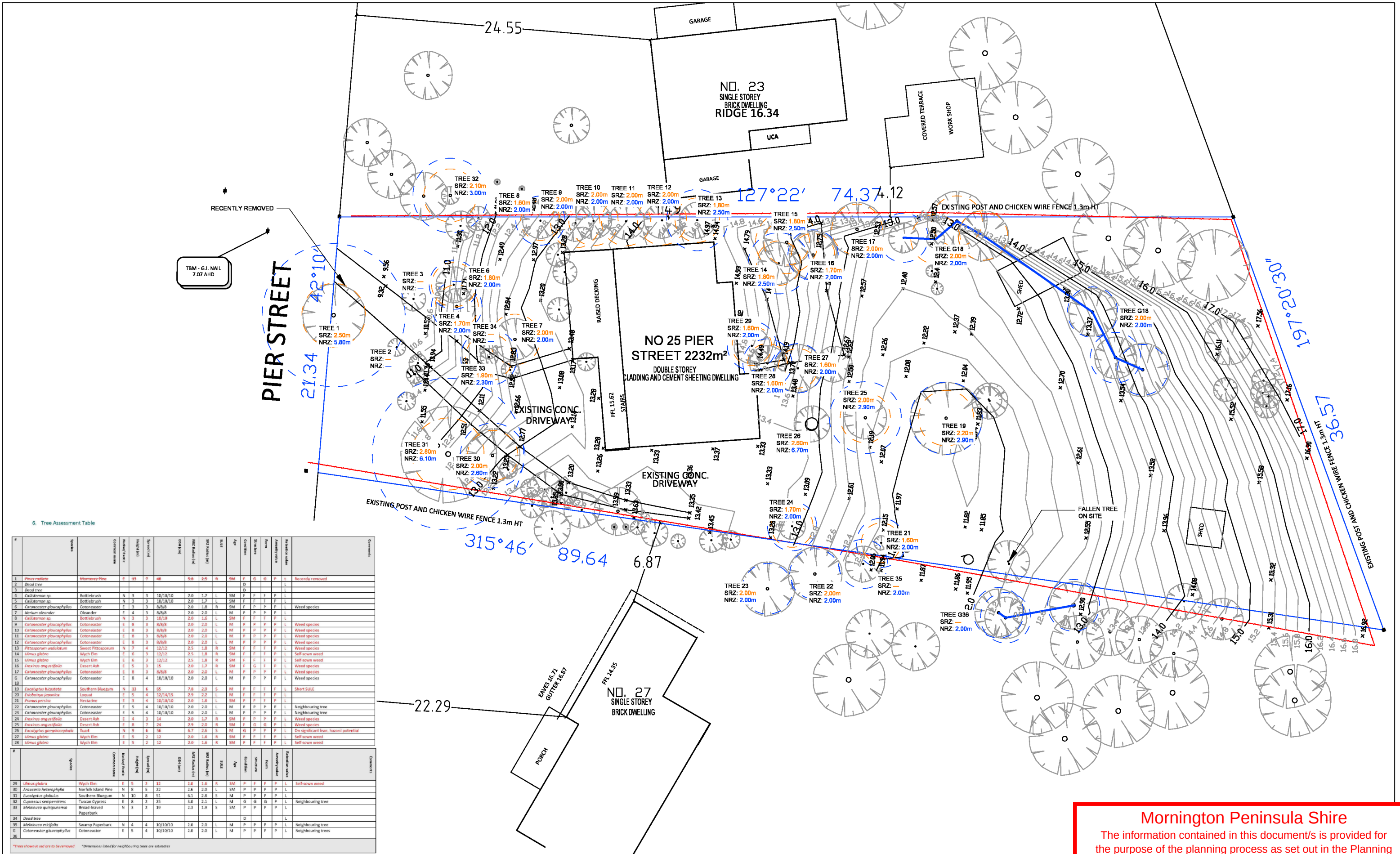
Drafting Table Notes:	
NO:	Description:
1	Site plans and floor plan and external elevations.
2	Changes as per mark up and additional items related to town planning matters.
3	Arborist updates to plan as per instructions received.
4	Changes as per latest mark-up supplied by the builder
5	Council RFI changes

PROPOSED NEW DWELLING AT

NO. 25 PIER STREET

Mornington Peninsula Shire

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6. Tree Assessment Table														
#	Species	Common Name	Condition	Height (m)	Spread (m)	SRZ (m)	SRZ (m)	SRZ (m)	SRZ (m)	SRZ (m)	SRZ (m)	SRZ (m)	SRZ (m)	SRZ (m)
1	Platanus radiata	Montgomery Pine	E	33	2	46	6.6	2.6	2	SM	E	G	P	Recently removed
2	Dead tree													
3	Dead tree													
4	Callistemon sp.	Bottlebrush	N	3	3	10/10/10	2.0	1.7	L	SM	F	F	P	L
5	Callistemon sp.	Bottlebrush	N	3	3	10/10/10	2.0	1.7	L	SM	F	F	P	L
6	Cotoneaster glaucocephalus	Cotoneaster	E	3	3	8/8/8	2.0	1.8	R	SM	F	P	P	L
7	Nerium oleander	Oleander	E	4	3	8/8/8	2.0	2.0	L	M	P	P	P	L
8	Callistemon sp.	Bottlebrush	N	3	3	10/10/10	2.0	1.6	L	SM	F	F	P	L
9	Cotoneaster glaucocephalus	Cotoneaster	E	3	3	8/8/8	2.0	2.0	L	M	P	P	P	L
10	Cotoneaster glaucocephalus	Cotoneaster	E	3	3	8/8/8	2.0	2.0	L	M	P	P	P	L
11	Cotoneaster glaucocephalus	Cotoneaster	E	3	3	8/8/8	2.0	2.0	L	M	P	P	P	L
12	Cotoneaster glaucocephalus	Cotoneaster	E	3	3	8/8/8	2.0	2.0	L	M	P	P	P	L
13	Pittosporum undulatum	Sweet Pittosporum	N	7	4	12/12	2.5	1.8	R	SM	F	F	P	L
14	Ulmus glabra	Wych Elm	E	6	3	12/12	2.5	1.8	R	SM	F	F	P	L
15	Ulmus glabra	Wych Elm	E	6	3	12/12	2.5	1.8	R	SM	F	F	P	L
16	Freximus angustifolia	Desert Ash	E	5	3	15	2.0	1.7	R	SM	F	G	P	L
17	Cotoneaster glaucocephalus	Cotoneaster	E	3	3	8/8/8	2.0	2.0	L	M	P	P	P	L
18	Cotoneaster glaucocephalus	Cotoneaster	E	3	3	10/10/10	2.0	2.0	L	M	P	P	P	L
19	Eucalyptus bicolorata	Southern Bluegum	N	13	6	05	7.8	2.9	S	M	P	F	F	L
20	Freximus angustifolia	Desert Ash	E	5	4	12/14/15	2.9	2.2	L	M	P	F	F	L
21	Phoradendron	Necklace	E	3	4	10/10/10	2.0	1.6	L	SM	F	F	P	L
22	Cotoneaster glaucocephalus	Cotoneaster	E	5	4	10/10/10	2.0	2.0	L	M	P	P	P	L
23	Cotoneaster glaucocephalus	Cotoneaster	E	5	4	10/10/10	2.0	2.0	L	M	P	P	P	L
24	Freximus angustifolia	Desert Ash	E	4	3	24	2.0	1.7	R	SM	P	P	P	L
25	Freximus angustifolia	Desert Ash	E	3	3	24	2.0	1.7	R	SM	P	P	P	L
26	Eucalyptus globulus	Tuart	N	9	6	06	6.7	2.6	S	M	G	P	P	L
27	Ulmus glabra	Wych Elm	E	5	2	12	2.0	1.6	R	SM	P	P	P	L
28	Ulmus glabra	Wych Elm	E	5	2	12	2.0	1.6	R	SM	P	P	P	L
29	Ulmus glabra	Wych Elm	E	5	2	12	2.0	1.6	R	SM	P	P	P	L
30	Aracaria heterophylla	Norfolk Island Pine	N	8	5	22	2.6	2.0	L	SM	P	P	P	L
31	Eucalyptus globulus	Southern Bluegum	N	10	8	01	6.1	2.8	S	M	P	P	P	L
32	Cupressus sempervirens	Tuscan Cypress	E	8	2	25	3.0	2.1	L	M	G	P	P	L
33	Miniflorae quinquenaria	Broad-leaved Paperbark	N	3	2	10	2.3	1.0	S	SM	P	P	P	L
34	Dead tree													
35	Ulmiflorae angustifolia	Swamp Paperbark	N	4	4	10/10/10	2.0	2.0	L	M	P	P	P	L
36	Cotoneaster glaucocephalus	Cotoneaster	E	5	4	10/10/10	2.0	2.0	L	M	P	P	P	L

*Trees shown in red are to be removed
*Dimensions listed for neighbouring trees are estimates

NOTE: SITE BEARINGS, LEVELS AND DIMENSIONS AS PER SURVEY REF NO: DATED: BY:	PROPOSED: SINGLE STOREY DWELLING ADDRESS: 25 PIER STREET RYE VIC 3941	CLIENT: EXISTING SITE PLAN SCALE 1:200 @ A2 SHEET
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Mornington Peninsula Shire

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NOTE:
TREES PROPOSED FOR REMOVAL
AS INDICATED BY LEGEND:

NOTE:
ITEMS TO BE DEMOLISHED ON SITE
AS INDICATED BY RED LINE

NOTE:
ALL LOT BOUNDARY FENCES ARE
EXISTING AND ARE TO REMAIN
UNCHANGED IN THIS APPLICATION,
EXCEPT WHERE NECESSARY TO
COMPLY WITH CORNER SPLAY
REQUIREMENTS.

ALL NEW PROPOSED FENCING WILL
BE NEW BOUNDARY FENCING
BETWEEN UNIT 1 & 2
RESPECTFULLY.

RECENTLY REMOVED

TBM - G.I. NAIL
7.07 AHD

PIER STREET

21.34

12°10'

TREE 1
SRZ: 2.50m
NRZ: 5.80m

TREE 2
SRZ:
NRZ:

TREE 3
SRZ:
NRZ:

TREE 4
SRZ: 1.70m
NRZ: 2.00m

TREE 5
SRZ: 1.80m
NRZ: 2.00m

TREE 6
SRZ: 1.80m
NRZ: 2.00m

TREE 7
SRZ: 2.00m
NRZ: 2.00m

TREE 8
SRZ: 1.80m
NRZ: 2.00m

TREE 9
SRZ: 2.00m
NRZ: 2.00m

TREE 10
SRZ: 2.00m
NRZ: 2.00m

TREE 11
SRZ: 2.00m
NRZ: 2.00m

TREE 12
SRZ: 2.00m
NRZ: 2.00m

TREE 13
SRZ: 1.80m
NRZ: 2.50m

TREE 14
SRZ: 1.80m
NRZ: 2.50m

TREE 15
SRZ: 1.80m
NRZ: 2.50m

TREE 16
SRZ: 1.70m
NRZ: 2.00m

TREE 17
SRZ: 2.00m
NRZ: 2.00m

TREE 18
SRZ: 2.00m
NRZ: 2.00m

TREE 19
SRZ: 2.20m
NRZ: 2.90m

TREE 20
SRZ: 2.00m
NRZ: 2.00m

TREE 21
SRZ: 1.80m
NRZ: 2.00m

TREE 22
SRZ: 2.00m
NRZ: 2.00m

TREE 23
SRZ: 2.00m
NRZ: 2.00m

TREE 24
SRZ: 1.70m
NRZ: 2.00m

TREE 25
SRZ: 2.00m
NRZ: 2.90m

6. Tree Assessment Table

#	Species	Common Name	Native Plant?	Height (m)	Spread (m)	DBH (cm)	SRZ Radius (m)	SRZ Circumference (m)	SRZ Area (m²)	Age	Health	Form	Structure	Assessment	Retention Status	Comments
1	<i>Pinus radiata</i>	Monterey Pine	E	33	7	48	5.9	37.5	351	SM	F	G	P	L	Recently removed	
2	<i>Dead tree</i>															
3	<i>Callistemon sp.</i>	Bottlebrush	N	3	3	10/10/10	2.0	12.6	100	SM	F	F	P	L		
4	<i>Callistemon sp.</i>	Bottlebrush	N	3	3	10/10/10	2.0	12.6	100	SM	F	F	P	L		
5	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	E	3	3	8/8/8	2.0	12.6	100	SM	F	P	P	L	Weed species	
6	<i>Nerium oleander</i>	Oleander	E	4	3	8/8/8	2.0	12.6	100	SM	F	P	P	L		
7	<i>Callistemon sp.</i>	Bottlebrush	N	3	3	10/10/10	2.0	12.6	100	SM	F	F	P	L		
8	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	E	3	3	8/8/8	2.0	12.6	100	SM	F	P	P	L	Weed species	
9	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	E	3	3	8/8/8	2.0	12.6	100	SM	F	P	P	L	Weed species	
10	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	E	3	3	8/8/8	2.0	12.6	100	SM	F	P	P	L	Weed species	
11	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	E	3	3	8/8/8	2.0	12.6	100	SM	F	P	P	L	Weed species	
12	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	E	3	3	8/8/8	2.0	12.6	100	SM	F	P	P	L	Weed species	
13	<i>Pittosporum undulatum</i>	Sweet Pittosporum	N	7	4	12/12	2.5	15.8	158	SM	F	F	P	L	Weed species	
14	<i>Ulmus glabra</i>	Wych Elm	E	6	3	12/12	2.5	15.8	158	SM	F	F	P	L	Self-sown weed	
15	<i>Ulmus glabra</i>	Wych Elm	E	6	3	12/12	2.5	15.8	158	SM	F	F	P	L	Self-sown weed	
16	<i>Fraxinus angustifolia</i>	Desert Ash	E	3	3	15	2.0	12.6	100	SM	F	G	P	L	Weed species	
17	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	E	3	3	8/8/8	2.0	12.6	100	SM	F	P	P	L	Weed species	
18	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	E	3	3	8/8/8	2.0	12.6	100	SM	F	P	P	L	Weed species	
19	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	E	3	3	8/8/8	2.0	12.6	100	SM	F	P	P	L	Weed species	
20	<i>Eucalyptus blaxlandii</i>	Southern Bluegum	N	33	6	65	7.8	49.3	384	SM	F	F	P	L	Short SALE	
21	<i>Eucalyptus sp.</i>	Local	E	3	4	12/14/15	2.5	15.8	158	SM	F	F	P	L		
22	<i>Fraxinus persea</i>	Neotropical	E	3	4	10/10/10	2.0	12.6	100	SM	F	F	P	L		
23	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	E	3	4	10/10/10	2.0	12.6	100	SM	F	P	P	L	Neighbouring tree	
24	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	E	3	4	10/10/10	2.0	12.6	100	SM	F	P	P	L	Neighbouring tree	
25	<i>Fraxinus angustifolia</i>	Desert Ash	E	3	3	24	2.0	12.6	100	SM	F	G	P	L	Weed species	
26	<i>Fraxinus angustifolia</i>	Desert Ash	E	3	3	24	2.0	12.6	100	SM	F	G	P	L	Weed species	
27	<i>Eucalyptus gomphocephala</i>	Tuart	N	3	6	56	6.7	42.5	318	SM	F	P	P	L	On significant lean, hazard potential	
28	<i>Ulmus glabra</i>	Wych Elm	E	3	2	12	2.0	12.6	100	SM	F	P	P	L	Self-sown weed	
29	<i>Ulmus glabra</i>	Wych Elm	E	3	2	12	2.0	12.6	100	SM	F	P	P	L	Self-sown weed	
30	<i>Ardisia cuneata</i>	Heath Island Pine	N	8	5	22	2.6	16.3	133	SM	F	P	P	L		
31	<i>Callistemon glaucophyllus</i>	Southern Bottlebrush	N	3	3	10/10/10	2.0	12.6	100	SM	F	F	P	L		
32	<i>Cupressus sempervirens</i>	Tuscan Cypress	E	3	2	25	3.0	18.8	150	SM	F	G	P	L	Neighbouring tree	
33	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	N	3	2	19	2.3	14.5	110	SM	F	P	P	L		
34	<i>Dead tree</i>															
35	<i>Melaleuca ericifolia</i>	Swamp Paperbark	N	4	4	10/10/10	2.0	12.6	100	SM	F	P	P	L	Neighbouring tree	
36	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	E	3	4	10/10/10	2.0	12.6	100	SM	F	P	P	L	Neighbouring trees	

*Trees shown in red are to be removed *Dimensions listed for neighbouring trees are estimates

NOTE:
SITE BEARINGS, LEVELS AND
DIMENSIONS AS PER SURVEY
REF NO:
DATED:
BY:

PROPOSED:
SINGLE STOREY
DWELLING

CLIENT:
PAUL AND HEATHER

PROPOSED DEMOLITION PLAN
SCALE 1:200 @ A2 SHEET



Mornington Peninsula Shire
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NOTE:
TREES PROPOSED FOR REMOVAL
AS INDICATED BY LEGEND:



SITE NOTE:
SITE CUT: 13.178
SITE FILL: 13.178

WIND CLASS: TBC
SOIL CLASS: TBC
BAL RATING: TBC

SITE ANALYSIS
LOT AREA: 2232sqm

PROPOSED DWELLING
FIRST FLOOR: 244.87sqm
PORCH: 2.01sqm
GARAGE: 54.70sqm
ALFRESCO: 21.83sqm
CONCRETE PAD: 5.47sqm
DECKING: 15.45sqm
SHED: 55.00sqm
TOTAL FOOTPRINT AREA: 398.83sqm

SITE COVERAGE:

TOTAL SITE COVERAGE: 398.83sqm
Site Coverage Calculation = $(398.83 \times 100) / 2232 = 17.87\%$
(Site coverage achieves a total of 17.87%, Complies as it does not exceed maximum site coverage of 80%)

PERMEABILITY:

Driveway: 265.80sqm
Total Building Foot Print: 398.83sqm
TOTAL PERVIOUS SURFACES = $2232 - (265.80 + 398.83) = 1567.27\text{sqm}$
Calculation = $(1567.27 \times 100) / 2232 = 70.22\%$ of PERVIOUS SURFACES LEAVING US WITH 29.78% ONLY OF IMPERVIOUS SURFACES
(70.22% exceeds the 20% of pervious surfaces required as per RESCODE and complies)

GARDEN AREA CALCULATION

LOT AREA: 2232sqm
PROPOSED DWELLING & FOOTPRINT (including eaves): 398.83sqm
DRIVEWAY: 265.80sqm

TOTAL = 864.73sqm

AREA CALCULATION = $(864.73 \times 100) / 2232 = 38.76\%$

THIS LEAVES US WITH A MINIMUM OF 70.22% OF GARDEN AREA EXCEEDING THE REQUIRED 35% GARDEN AREA

6. Tree Assessment Table

Species	Common Name	Height (m)	Spread (m)	Age	Health	SRZ (m)	NRZ (m)	Comments
1. <i>Pinus radiata</i>	Monterey Pine	8.5	2.4	5.8	2.5	8	10	Recently removed
2. <i>Dead tree</i>								
3. <i>Callistemon sp.</i>	Bottlebrush	3	3	10/10/10	2.0	2.7	L	SM
4. <i>Callistemon sp.</i>	Bottlebrush	3	3	10/10/10	2.0	2.7	L	SM
5. <i>Callistemon sp.</i>	Bottlebrush	3	3	10/10/10	2.0	2.7	L	SM
6. <i>Cotoneaster glaucophyllus</i>	Cotoneaster	3	3	8/8/8	2.0	2.0	L	SM
7. <i>Nerium oleander</i>	Oleander	4	3	8/8/8	2.0	2.0	L	SM
8. <i>Callistemon sp.</i>	Bottlebrush	3	3	10/10/10	2.0	2.7	L	SM
9. <i>Cotoneaster glaucophyllus</i>	Cotoneaster	3	3	8/8/8	2.0	2.0	L	SM
10. <i>Cotoneaster glaucophyllus</i>	Cotoneaster	3	3	8/8/8	2.0	2.0	L	SM
11. <i>Cotoneaster glaucophyllus</i>	Cotoneaster	3	3	8/8/8	2.0	2.0	L	SM
12. <i>Cotoneaster glaucophyllus</i>	Cotoneaster	3	3	8/8/8	2.0	2.0	L	SM
13. <i>Platanus orientalis</i>	Seventy Platanus	7	4	12/12	2.5	3.8	R	SM
14. <i>Ulmus glabra</i>	Wych Elm	6	3	12/12	2.5	3.8	R	SM
15. <i>Ulmus glabra</i>	Wych Elm	6	3	12/12	2.5	3.8	R	SM
16. <i>Fraxinus angustifolia</i>	Desert Ash	5	3	15	2.0	3.7	R	SM
17. <i>Cotoneaster glaucophyllus</i>	Cotoneaster	3	3	8/8/8	2.0	2.0	L	SM
18. <i>Cotoneaster glaucophyllus</i>	Cotoneaster	3	3	10/10/10	2.0	2.0	L	SM
19. <i>Eucalyptus bicolorata</i>	Southern Bluegum	10	6	15	7.8	2.9	S	M
20. <i>Eucalyptus bicolorata</i>	Southern Bluegum	10	6	15	7.8	2.9	S	M
21. <i>Pinus radiata</i>	Monterey Pine	8.5	2.4	5.8	2.5	8	10	Recently removed
22. <i>Cotoneaster glaucophyllus</i>	Cotoneaster	3	3	10/10/10	2.0	2.0	L	SM
23. <i>Cotoneaster glaucophyllus</i>	Cotoneaster	3	3	10/10/10	2.0	2.0	L	SM
24. <i>Fraxinus angustifolia</i>	Desert Ash	5	3	15	2.0	3.7	R	SM
25. <i>Fraxinus angustifolia</i>	Desert Ash	5	3	15	2.0	3.7	R	SM
26. <i>Eucalyptus gemmiparva</i>	Swamp Paperbark	4	4	10/10/10	2.0	2.0	L	SM
27. <i>Ulmus glabra</i>	Wych Elm	6	3	12/12	2.5	3.8	R	SM
28. <i>Ulmus glabra</i>	Wych Elm	6	3	12/12	2.5	3.8	R	SM

*Trees shown in red are to be removed. *Dimensions listed for neighbouring trees are estimates

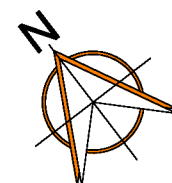
NOTE:

SITE BEARINGS, LEVELS AND
DIMENSIONS AS PER SURVEY
REF NO:
DATED:
BY:

PROPOSED:
SINGLE STOREY
DWELLING

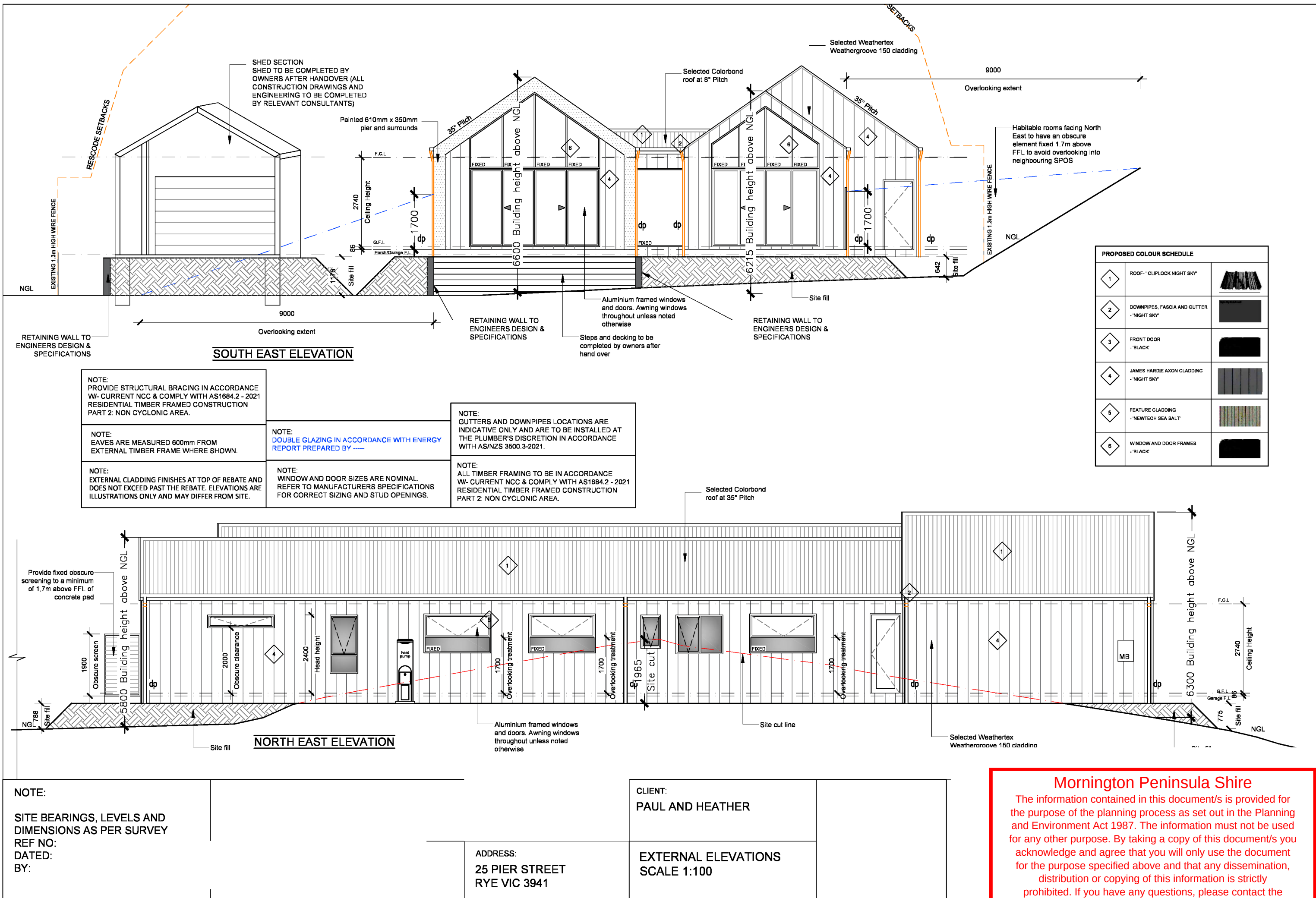
ADDRESS:
25 PIER STREET
RYE VIC 3941

PROPOSED DEMOLITION PLAN
SCALE 1:200 @ A2 SHEET



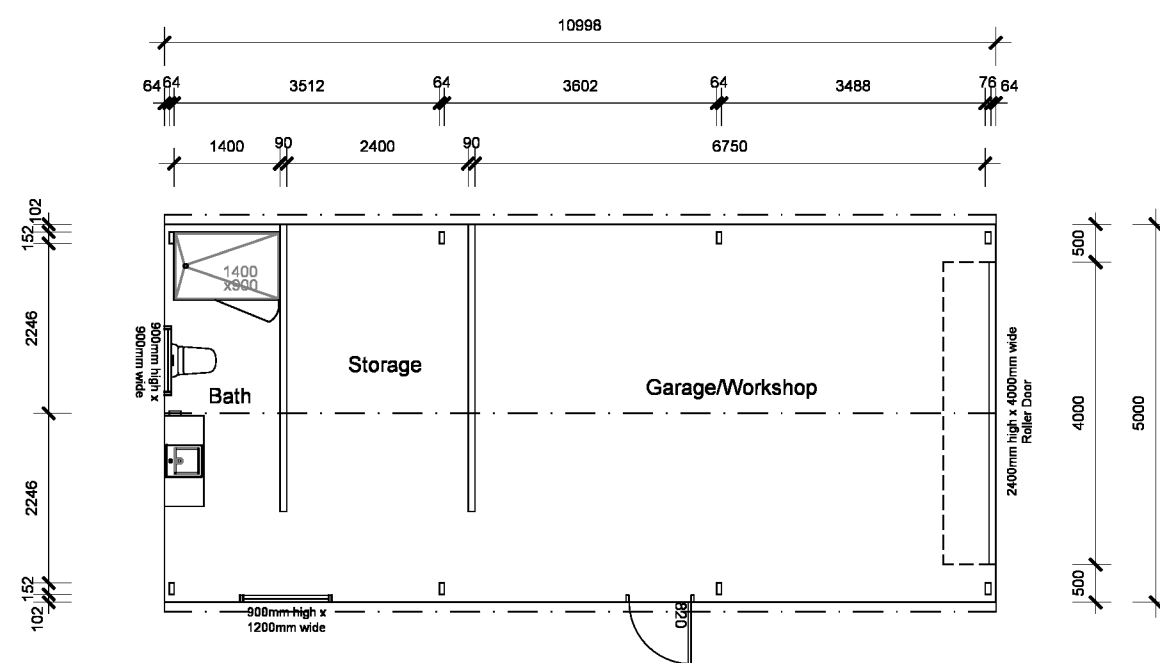
Mornington Peninsula Shire

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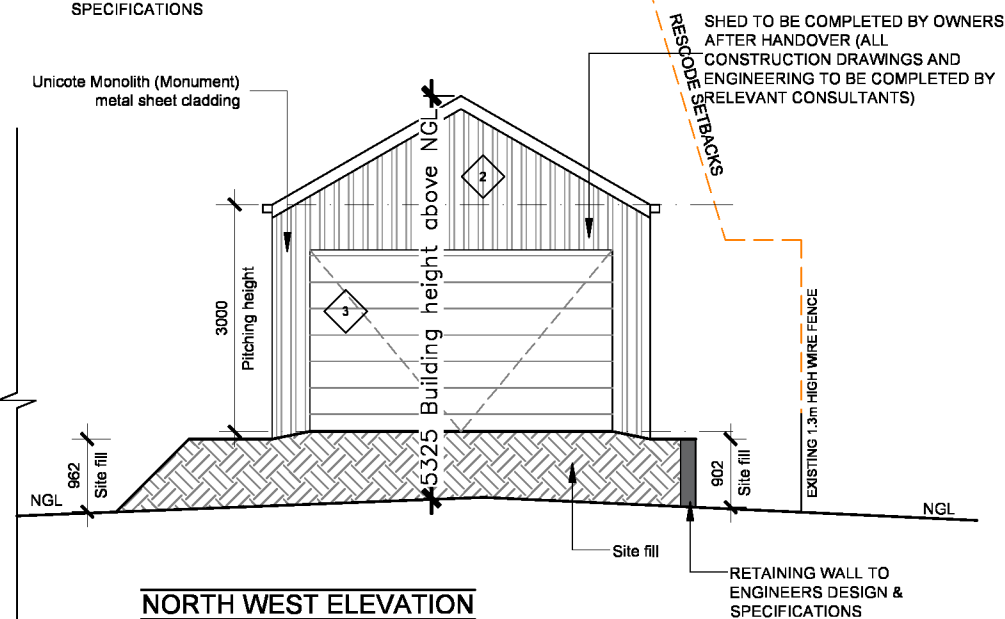
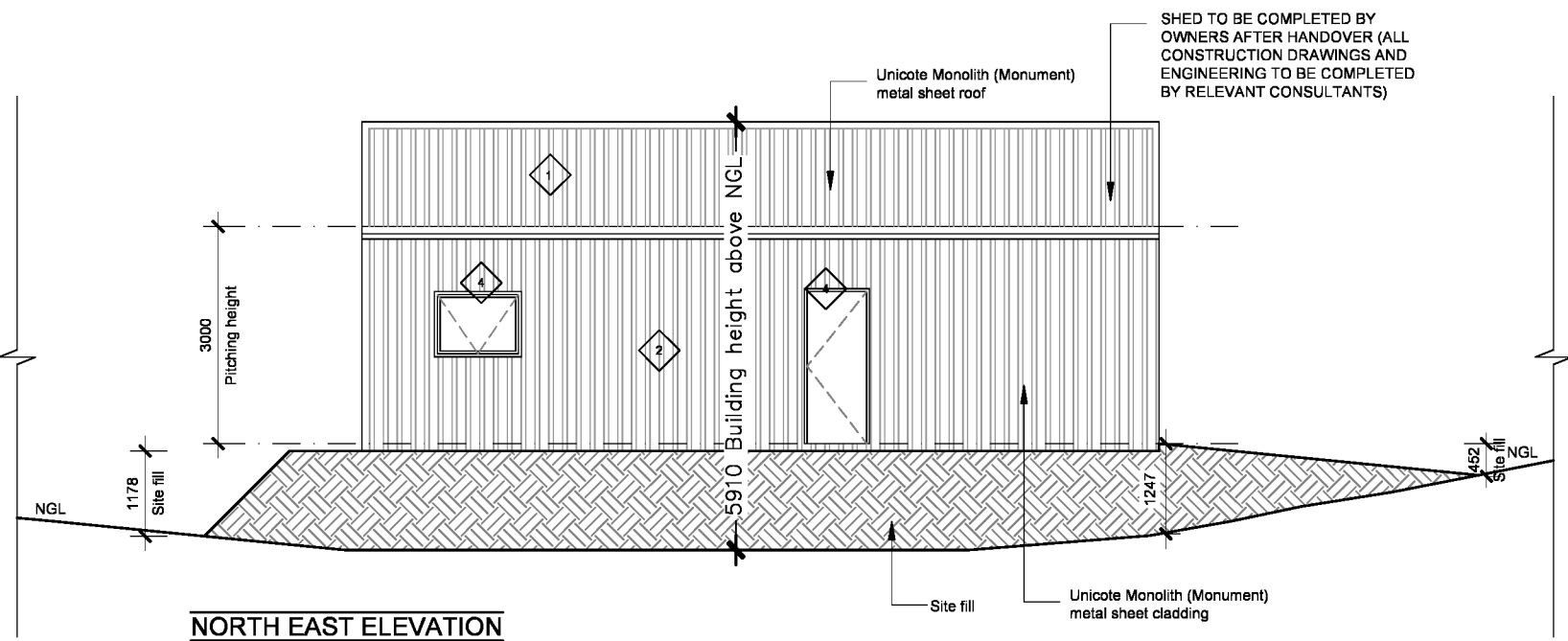
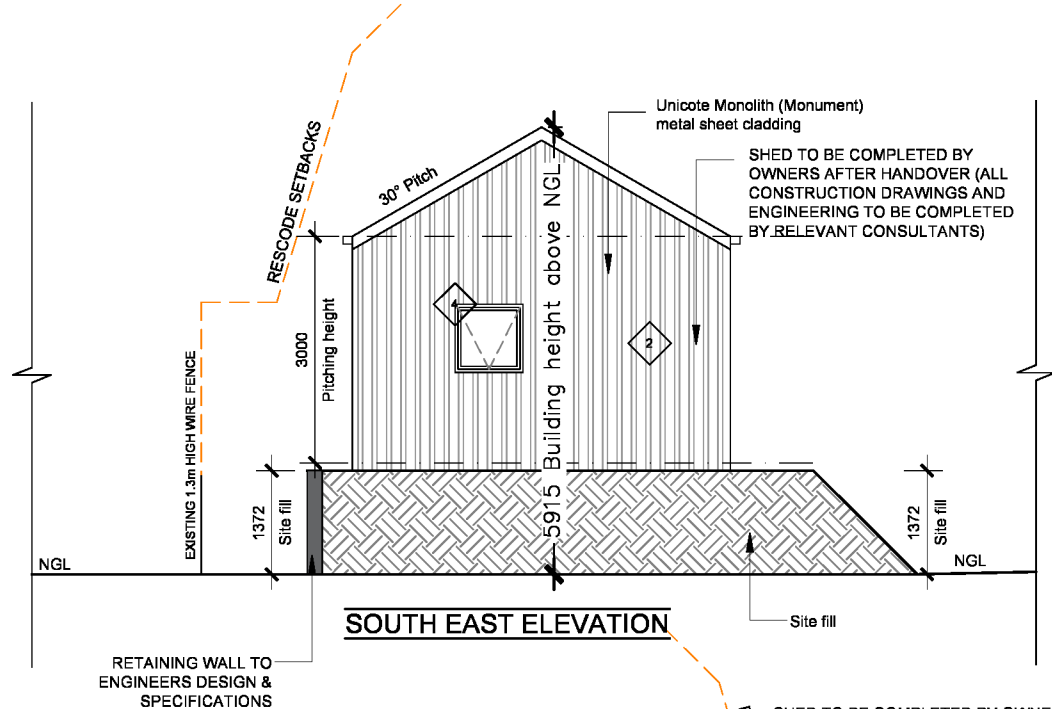


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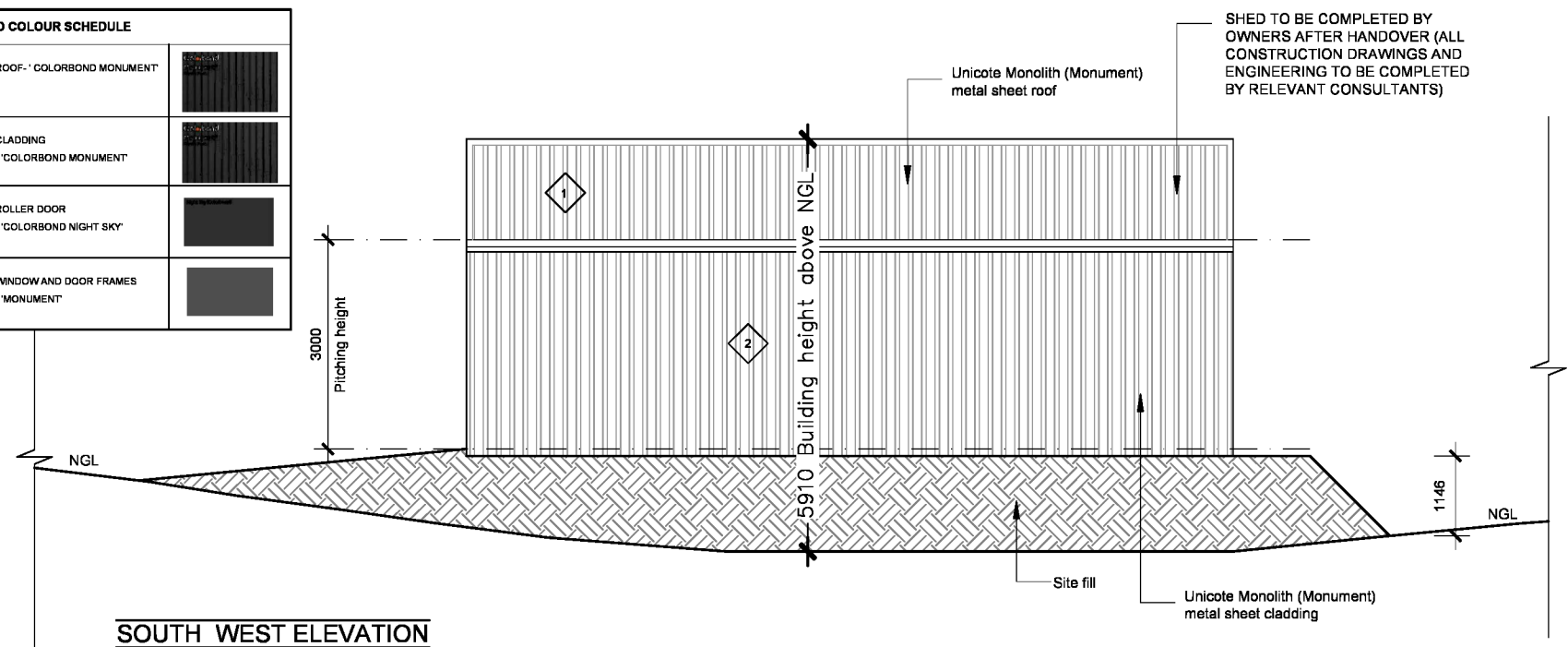
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NOTE: SITE BEARINGS, LEVELS AND DIMENSIONS AS PER SURVEY REF NO: DATED: BY:		PROPOSED: SINGLE STOREY DWELLING	CLIENT: F		Mornington Peninsula Shire The information contained in this document/s is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document/s you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this information is strictly prohibited. If you have any questions, please contact the Mornington Peninsula Shire Planning Team on (03) 5950 1010.	REV. 5
		ADDRESS: 25 PIER STREET RYE VIC 3941	SHED PLAN SCALE 1:100			Copyright in part, the information is. Civil may be document



PROPOSED COLOUR SCHEDULE	
1	ROOF - 'COLORBOND MONUMENT'
2	CLADDING - 'COLORBOND MONUMENT'
3	ROLLER DOOR - 'COLORBOND NIGHT SKY'
4	WINDOW AND DOOR FRAMES - 'MONUMENT'



NOTE:

SITE BEARINGS, LEVELS AND
DIMENSIONS AS PER SURVEY
REF NO:
DATED:
BY:

PROPOSED:

**SINGLE STOREY
DWELLING**

ADDRESS:
**25 PIER STREET
RYE VIC 3941**

**SHED ELEVATIONS
SCALE 1:100**

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