

Mornington Peninsula Shire

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12th August 2026
Our Ref: UA25-089

Luke Camerota
Mornington Peninsula Shire Council
Private Bag 1000
Rosebud VIC 3939

PLANNING PERMIT P25/2124 – AMENDMENT REQUEST DEVELOPMENT OF A DWELLING & OUTBUILDING & ASSOCIATED WORKS NO. 23 ALLISON ROAD MOUNT ELIZA

Dear Luke,

I confirm that [REDACTED] has been engaged to act on behalf of the permit holder of Planning Permit P25/2124 and has received instructions to seek an amendment to the approved development.

The amendments to the plans to be endorsed under the Planning Permit are confirmed to include;

- a. The shed to be changed to a habitable outbuilding which includes windows and doors
- b. The addition of an unroofed pergola to the rear of the dwelling
- c. Increased paving area to rear of the dwelling

The proposed amendment which primarily involves the previously approved shed to be changed to a habitable structure, seeks minor amendments in accordance with the client's preferences while maintaining the same built form and location to that previously approved.

Previous advice from Council was that the incorporation of windows and doors into the shed would result in it being considered a habitable outbuilding.

Accordingly, as the previously approved shed openings are now proposed to be amended to windows and doors to enclose the building, the outbuilding is considered habitable. An amendment to the planning permit is therefore sought to reflect this change.

In addition to these changes, the paved area surrounding the outbuilding has been extended to the south and east and an unroofed pergola has been incorporated to the north of the dwelling. Notwithstanding these changes, the outbuilding will maintain the same built form as previously approved, and the unroofed pergola will remain unobtrusive. Its scale and design are consistent with the dwelling and outbuilding, allowing it to integrate positively with the development as a whole.

In regard to overlooking potential, this results in the same outcome as was previously assessed as part of the planning application. The south-western boundary is screened by a 1.7-metre-high fence and an existing hedge, ensuring that there are no direct views into the SPOS of the adjoining property from either the outbuilding or pergola area.



The amendments are considered to be minor and inconsequential in nature and will have minimal impact when viewed from the street or surrounding properties. They have been requested by the permit holder to enhance the property's amenity and liveability and will not affect the overall development. The changes will not significantly alter the appearance of the development and continue to respect the established local area character.

Additionally, as a result of the outbuilding use changing to habitable, the defensible space area has been increased to the rear of the site. Accordingly, the Bushfire Management Plan has been updated to reflect the changes and is attached.

The above changes are consistent with the outcomes contemplated by the Planning Permit issued and it is therefore submitted that the proposed amendment is appropriate on this basis.

To facilitate your consideration of the application, the following documentation is attached;

1. Amended Development Plans
2. Amended Bushfire Management Plan

Please do not hesitate to contact me on  or via email  if you wish to discuss any aspect of this project or the information provided.

Yours faithfully,



Town Planning Assistant