

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



The application reference number is:
P2026/1513

The applicant for the permit is:



The Land affected by the application is located at:
**40 GOMMS ROAD SOMERVILLE VICTORIA 3912
LOT 6 LP 144728 VOL 09548**

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

The Responsible Authority will not decide on the application before:

14 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 32.03-1 (LDRZ)	Section 2 use (more than one dwelling)
Clause 32.03-4 (LDRZ)	Construct or carry out a building or works associated with a use in Section 2
Clause 43.02-2 (DDO6)	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

Drawing List

A01	Content Page	None
A03	Ext Site Plan & Neighbourhood	None
A04	Propose Site Plan	A
A05	Propose Septic Design	None
A06	Shadow Analysis	None
A10	Propose Floor Plan	A
A15	Elevation	A

PROPERTY DETAILS

Address: **40 GOMMS ROAD SOMERVILLE 3912**

Lot and Plan Number: **Lot 6 LP144728**

Standard Parcel Identifier (SPI): **6\LP144728**

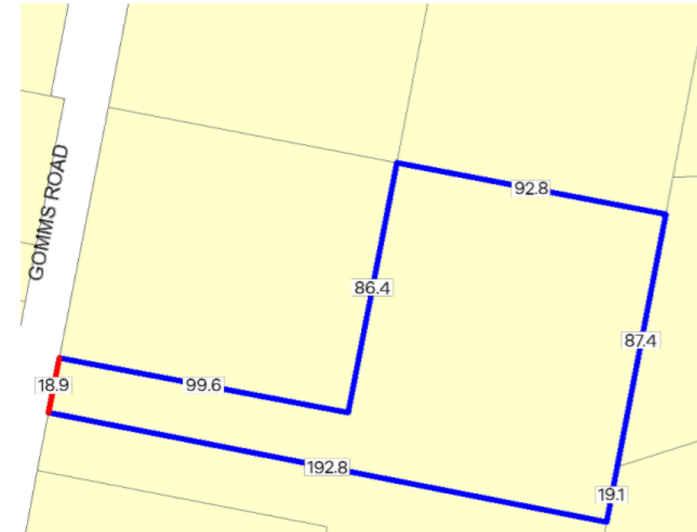
Local Government Area (Council): **MORNINGTON PENINSULA**

Council Property Number: **91854**

Directory Reference: **Melway 107 C11**

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 11792 sq. m (1.18 ha)
Perimeter: 597 m
 For this property:
 - Site boundaries (blue line)
 - Road frontages (red line)

Dimensions for individual units are as shown on the plan.
 Calculating the area from the area shown above

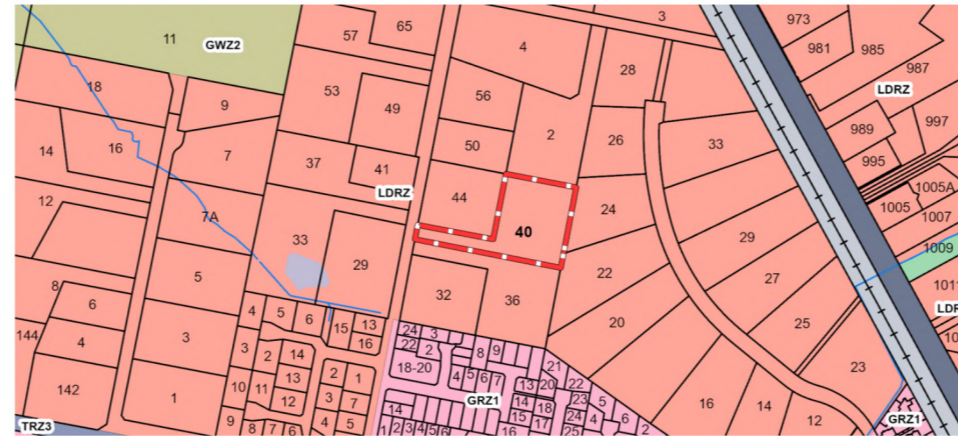
For more accurate dimensions refer to [Title and Property Certificate](#)

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Planning Zones

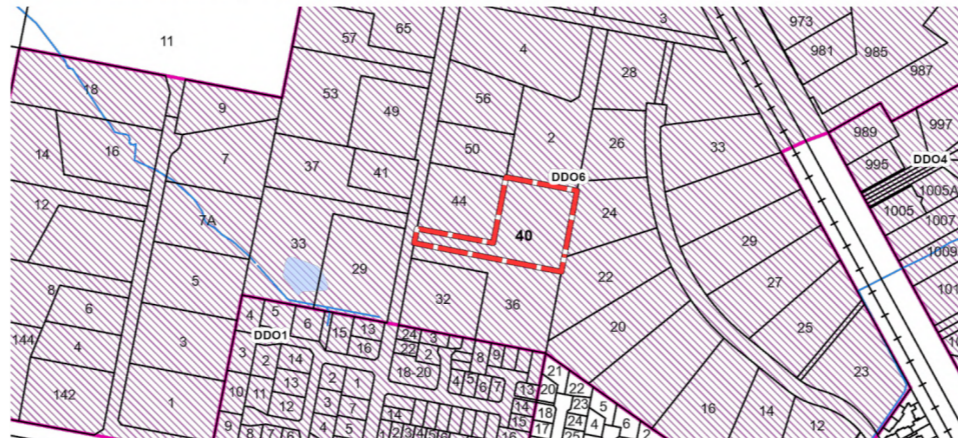
[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)
[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)



Planning Permit Trigger: Clause 32.03-1. [Use] 2 Dwellings. Section 2 - Permit Required
 Must result in no more than two dwellings on the lot
 Clause 32.03-2 Dwelling **must connect to reticulated sewerage; potable water & electricity.**
 Clause 32.03-4 Not VicSmart.

Planning Overlays

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6 \(DDO6\)](#)



Planning Permit Trigger: Clause 43.02-2. Permit required to construct a second dwelling.
 Clause 43.02s6-2.0 Compliance requirement. Clause 54. Max 8m high. No more than 2 storeys. Excavation & filling max 1m. 25m away from road frontage. 10m away from other boundaries. Neighbourhood materials (brick, masonry, weatherboards). Colour muted tones. Not a moveable or relocated structure.

[EROSION MANAGEMENT OVERLAY \(EMO\)](#)
[EROSION MANAGEMENT OVERLAY - SCHEDULE 7 \(EMO7\)](#)



EMO - Erosion Management Overlay **Railway line**

Clause 44.01s7-3.0. Permit not required to construct on ground slope not exceeding 17%, and do not exceed 0.6m excavation or fill. - **Not Trigger, Refer Page A03**



Planning Overlays

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)
[VEGETATION PROTECTION OVERLAY - SCHEDULE 1 \(VPO1\)](#)



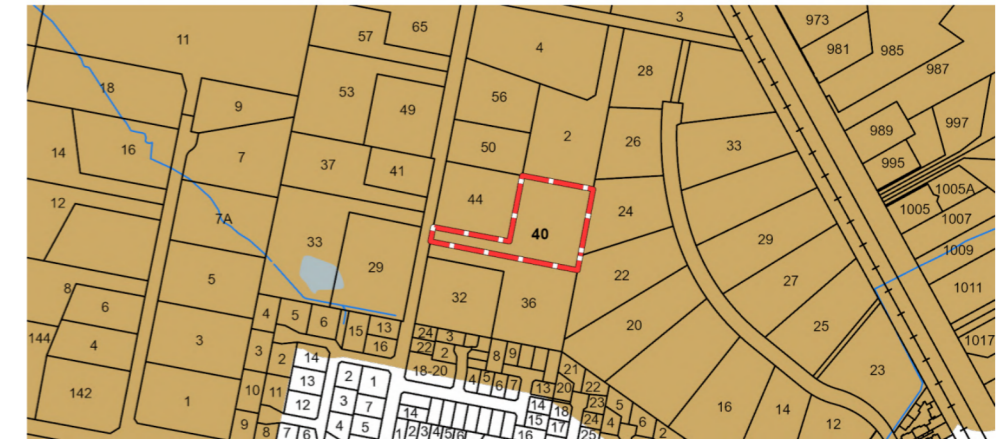
Planning Permit Trigger: Clause 42.02s1-3.0 A permit is required to remove vegetation.

Designated Bushfire Prone Areas

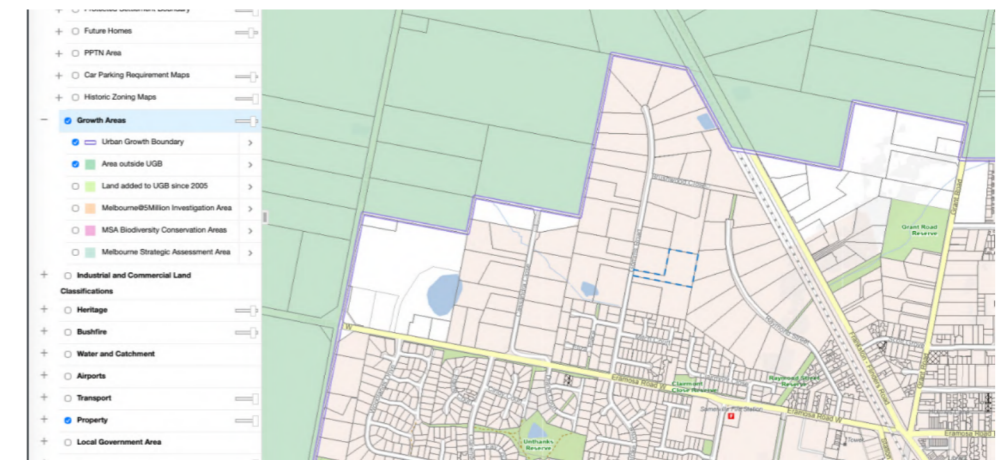
This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.

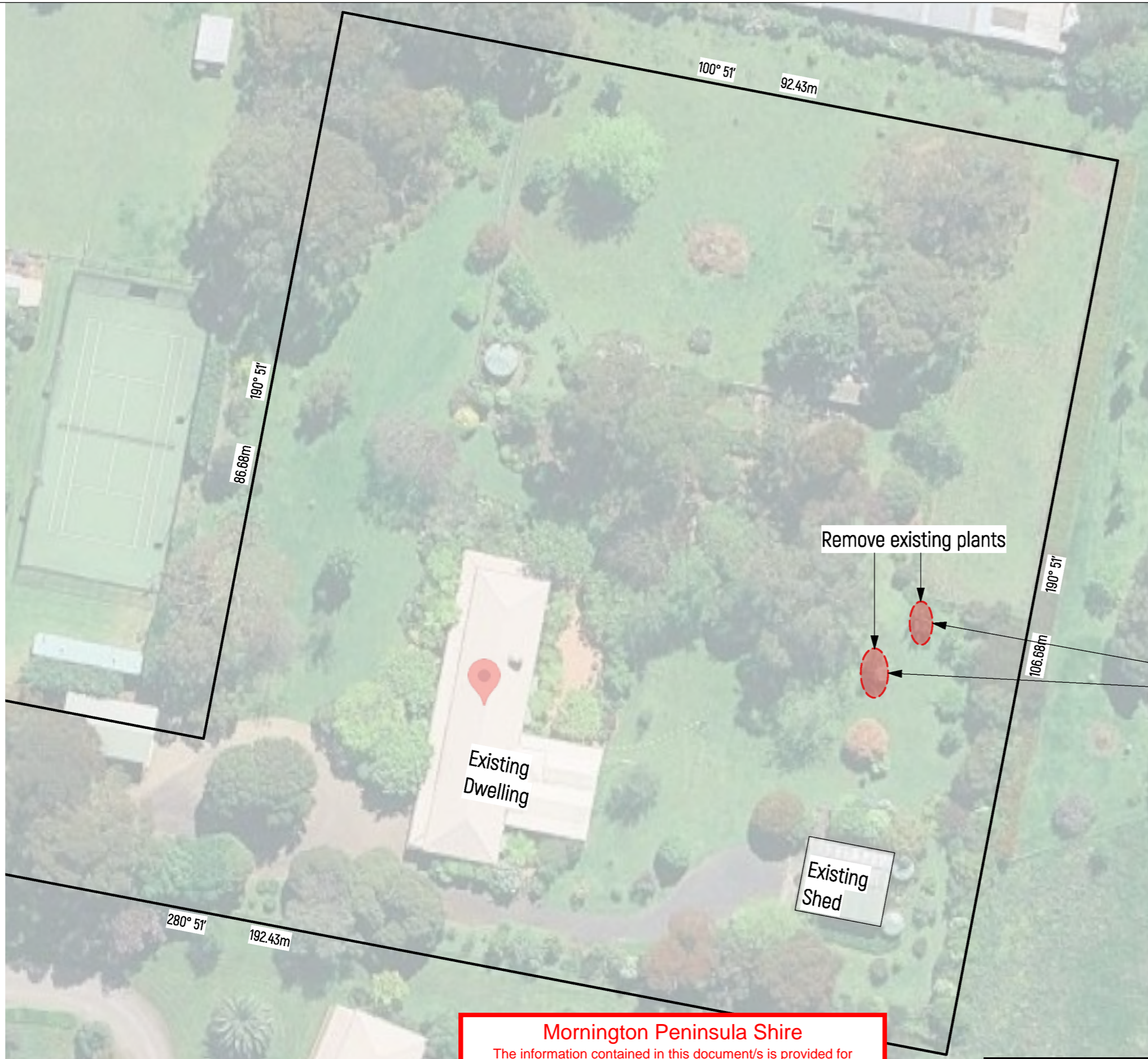


Planning permit not required. New building to be designed with a bushfire risk assessment and protected accordingly.

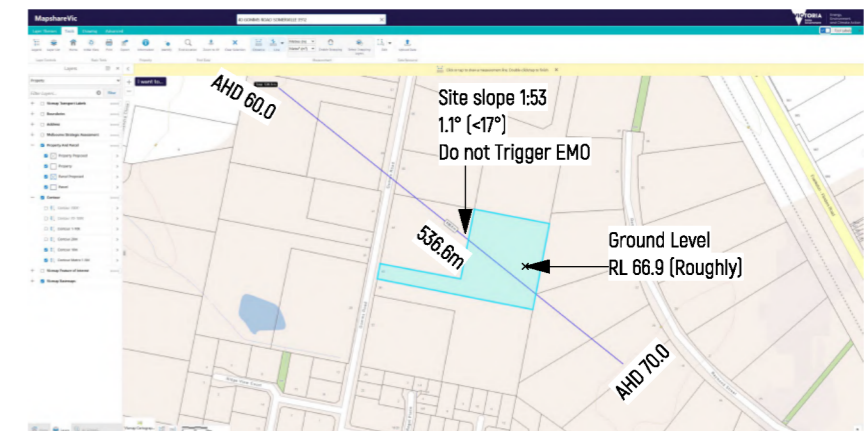


Within Urban Growth Boundary

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Second Dwelling		P2604C
ADDRESS	40 Gomms Rd, Somerville		DATE # 4/27/2026 SCALE @ A3
DWG	Content Page	DRAWN TT CHKD TT	DWG # A01 REVISION



1 Existing Locality Plan
Scale: 1:2000



Site slope does not exceed 17°. Clause 44.01 Erosion Management Overlay is not triggered.



Apple and Apricot trees identified on site 26/04/2026. Tree trunk circumference < 0.35m.

2 Existing Site Plan
Scale: 1:500

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ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Second Dwelling		P2604C
ADDRESS	40 Gomms Rd, Somerville		DATE # 4/29/2026 SCALE @ A3 As Noted
DWG	Ext Site Plan & Neighbourhood		DWG # A03
	CHKD	TT	REVISION



1 Propose Locality Plan
Scale: 1:2000

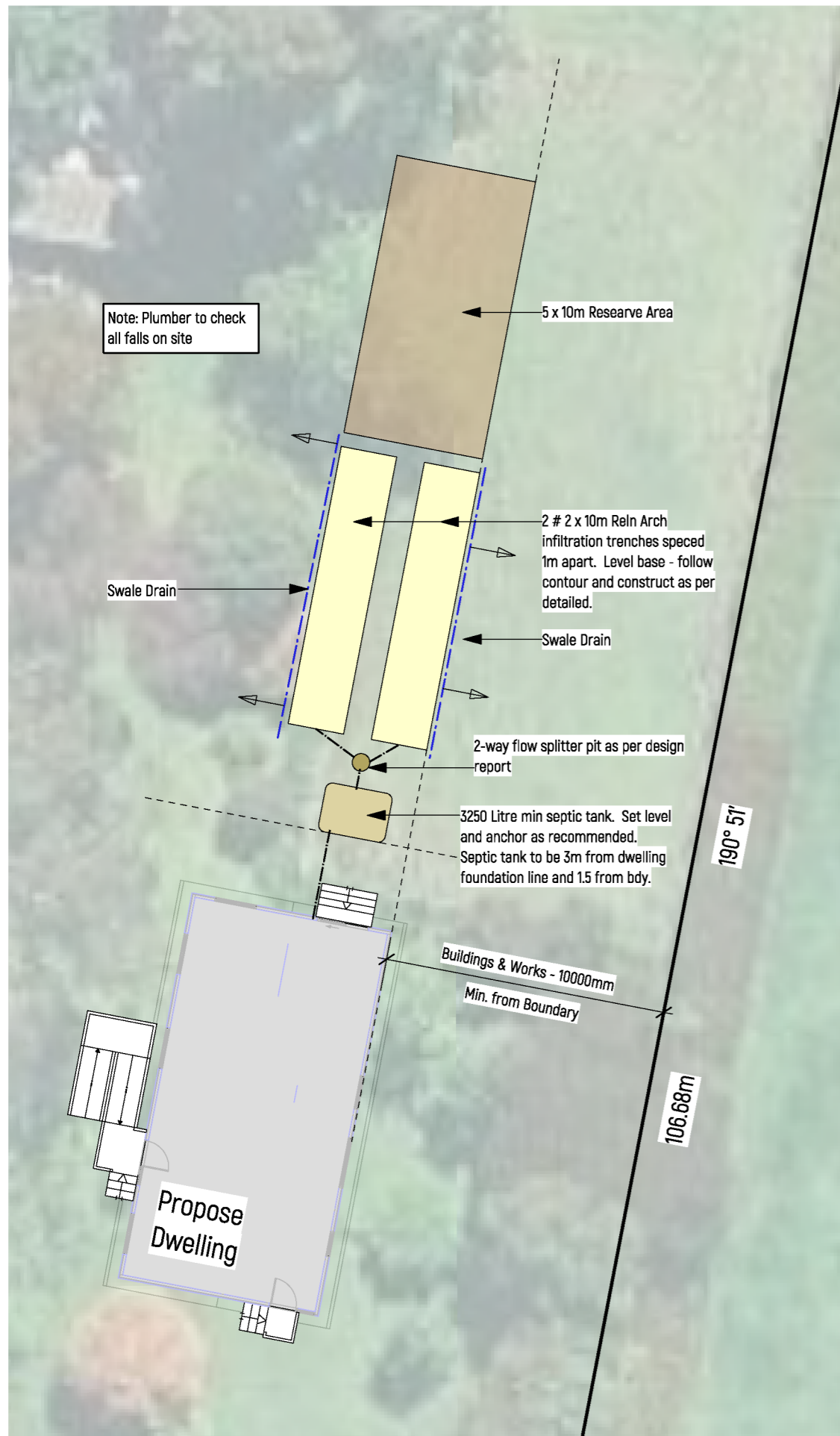
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2 Propose Site Plan
Scale: 1:500

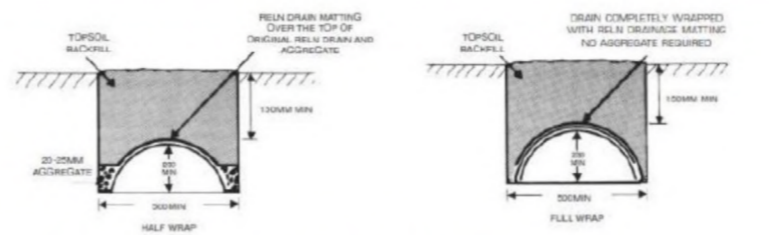


A		6/2/2026		Show the carpark space and floor level, add a footpath to the second dwelling, amend the second dwelling entry ramp & stairs outside Bed 1.	
ISSUE	DATE	REVISION			
PROJECT	Proposed Second Dwelling			PROJECT #	P2604C
ADDRESS	40 Gomm's Rd, Somerville			DATE #	4/29/2026
DWG	Propose Site Plan			SCALE @ A3	As Noted
				DRAWN	TT
				CHKD	TT
				REVISION	A



1 Septic Design
Scale: 1:200

Method of Installations



1. Dig trenches to suit your Rein Drain installation. Trenches should be level along the contour of the land to provide a uniform loading of liquid to the soil. Trenches must be at least 100 mm deeper than the top of the Rein Drain and deep enough to allow the required fall for pipework. On sloping land the first trench of Rein Drain should be fully utilised before overflowing into the next Rein Drain trench.
2. Where required, cut an inlet hole suitable to accept the 100mm effluent inlet pipe in the top of the Rein Drain.
3. Completely wrap Rein Drain in Rein Drain Matting (2m x 6m pack) and lay Rein Drain in trench. Ensure each length of Rein Drain overlaps to join. (Alternatively Rein Drain can be laid straight into the base of the trench), 20mm-40mm size aggregate laid along outside edge of drain to cover drainage slots then half wrap with Rein Drain Matting (2000mm x 6m pack).
4. Fit Rein Drain End Caps at each end. Cover End Caps with Rein Drain Matting.
5. Install inlet pipe to Rein Drain.
6. Cover trench with topsoil making suitable allowance for settlement.
7. Rein Drain Matting makes trench or slot drains impervious to external fines. Therefore Rein Drain Matting can extend the life of your effluent drainage system.
8. Saves time and money, when Original Rein Drain is completely wrapped in Rein Drain Matting, aggregate/blue metal **is not** required.

Always consult your local authorities when installing drainage systems.
Australian Standards 1547 requires matting is used on all effluent disposal systems.
Do not subject to vehicular traffic.

Technical Specifications. Approximate sizes:

	Jumbo (410mm)	Large Drain (350mm)	Standard Drain (230mm)
Height	410mm	350mm	230mm
Length	1520mm	1520mm	1520mm
External Width	550mm	584mm	515mm
Internal Width	460mm	533mm	460mm
Storage Capacity	260 Litres	227 Litres	120 Litres
Weight	21kg per bundle of 10	19kg per bundle of 10	22kg per bundle of 10
	Large End Cap	Large End Cap	Standard End Cap
Height	425mm	365mm	230mm
Width	550mm	550mm	540mm

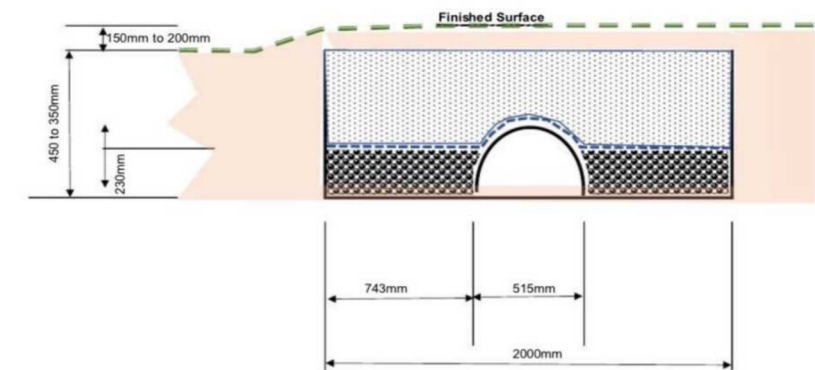


Figure 1 - Conventional Rein Arch Infiltration Trench with Critical Construction Dimensions
(ref Figure L2 AS/NZS 1547:2012)



Figure 3 Adjustable Polylok weirs in place - adjust by turning tab on Rotoflow.

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ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Second Dwelling		P2604C
ADDRESS	40 Gomm's Rd, Somerville	DATE # 4/29/2026 SCALE @ A3 As Noted	DWG # A05
DWG	Propose Septic Design	DRAWN TT CHKD TT	REVISION



1 9am at 22 Sept
Scale: 1:200

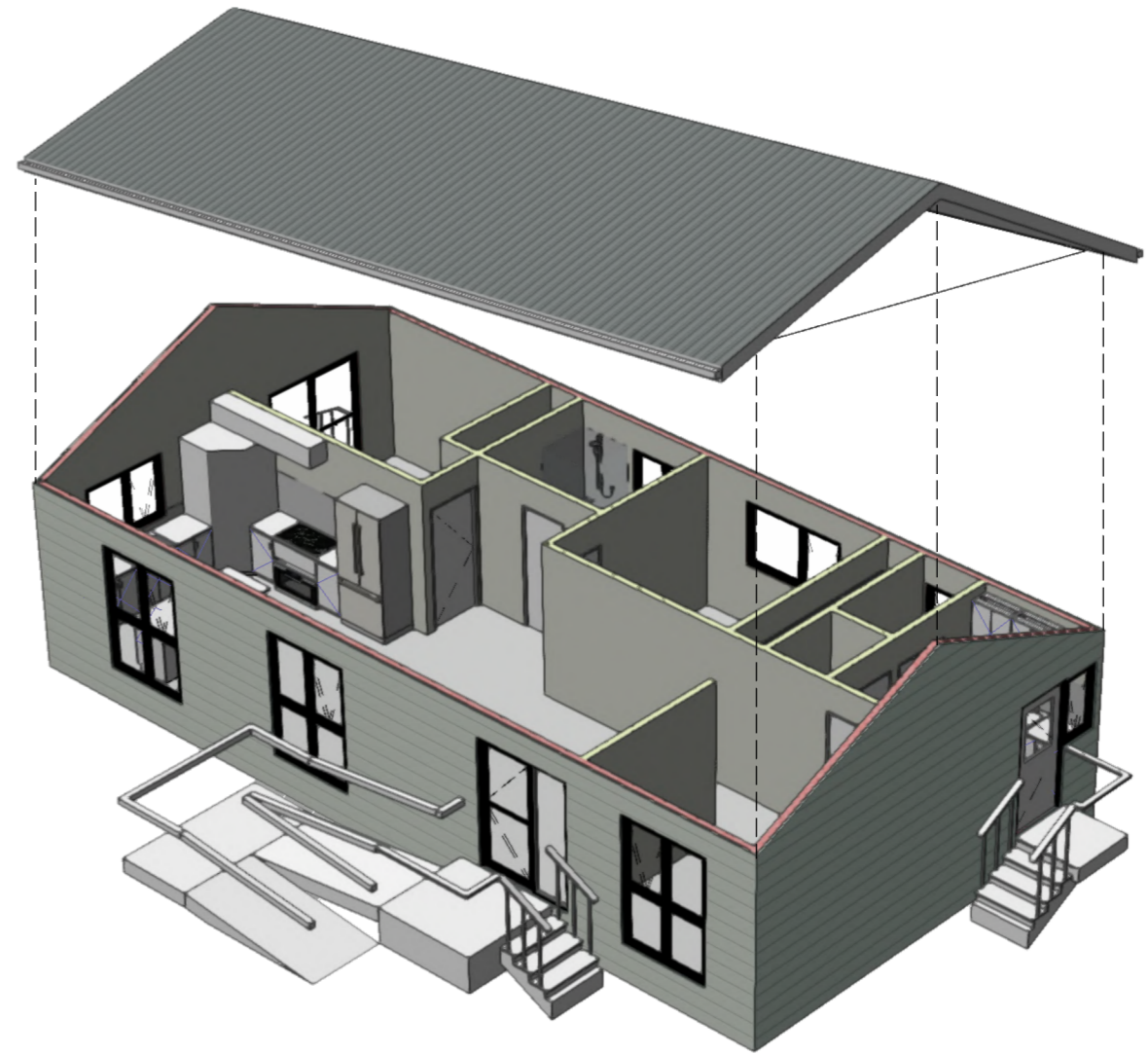
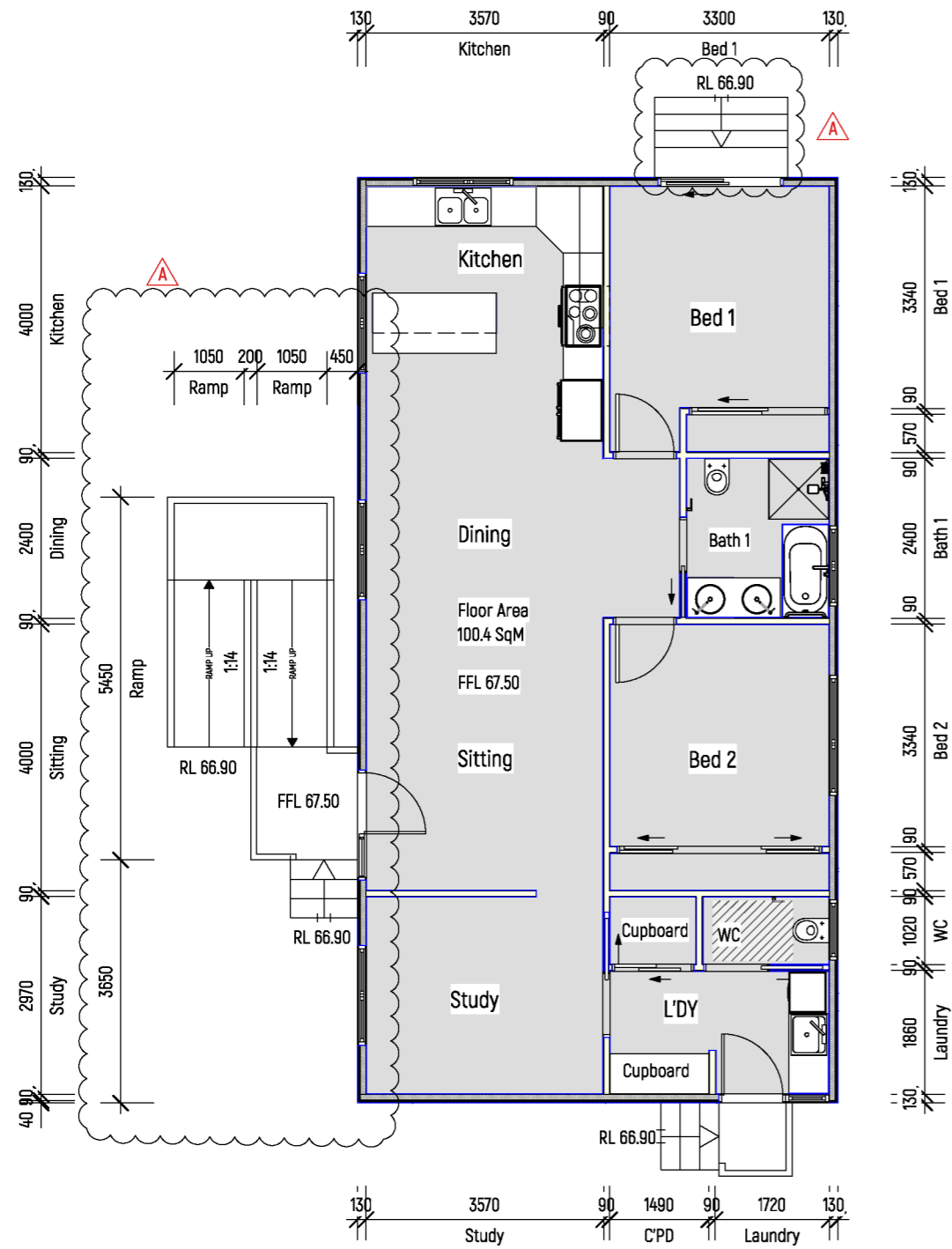
2 3pm at 22 Sept
Scale: 1:200

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ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Second Dwelling		P2604C
ADDRESS	40 Gomms Rd, Somerville	DATE # 4/29/2026	DWG # A06
DWG	Shadow Analysis	SCALE @ A3 1:200	
		DRAWN TT	
		CHKD TT	REVISION

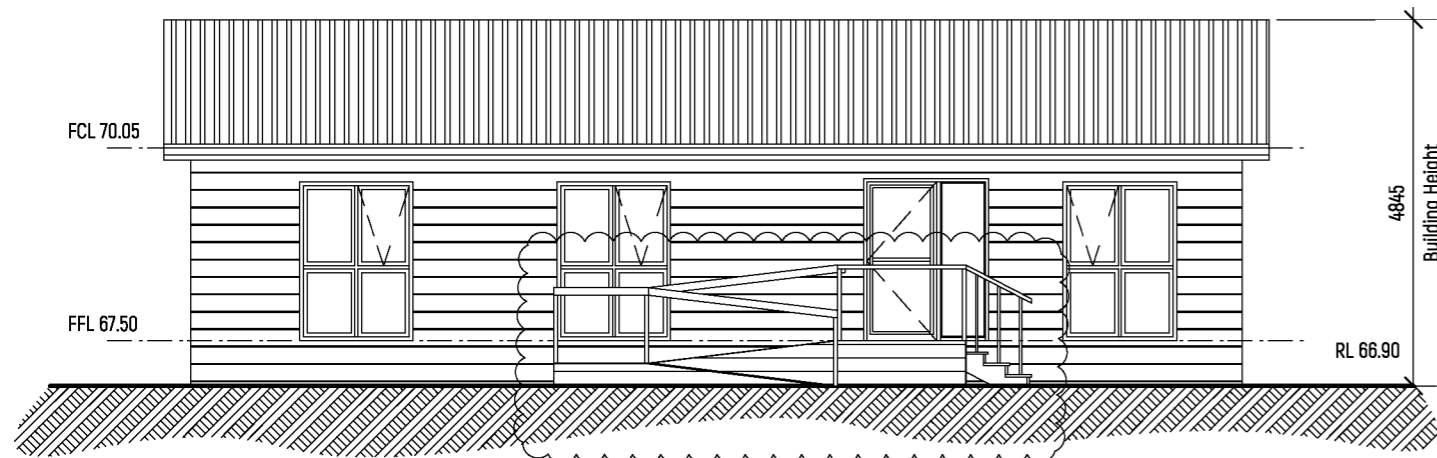


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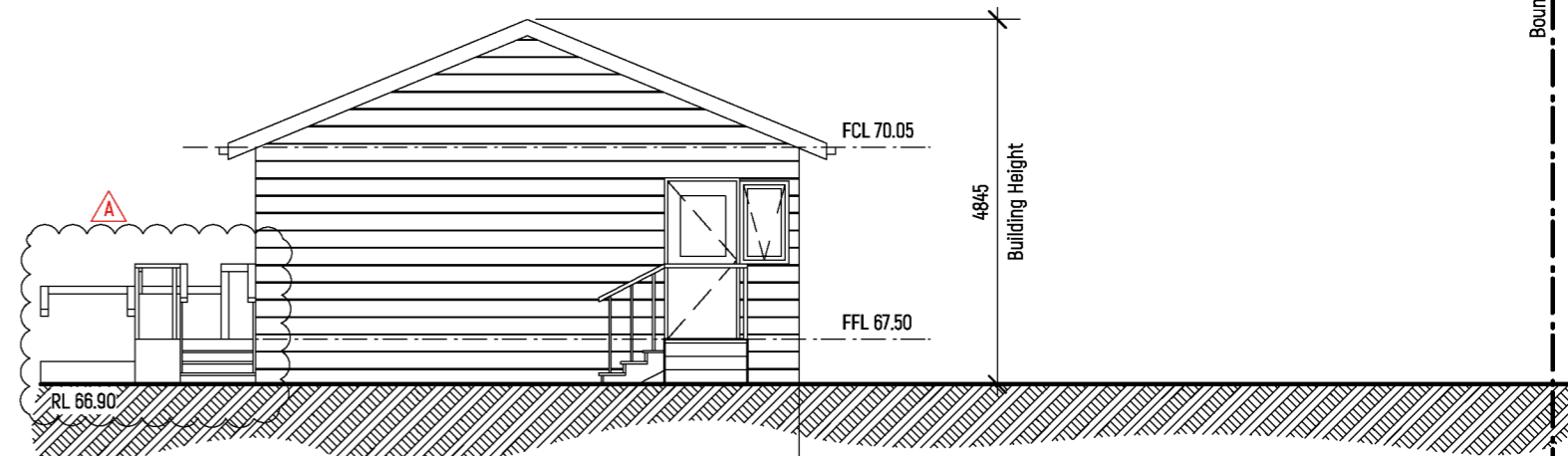
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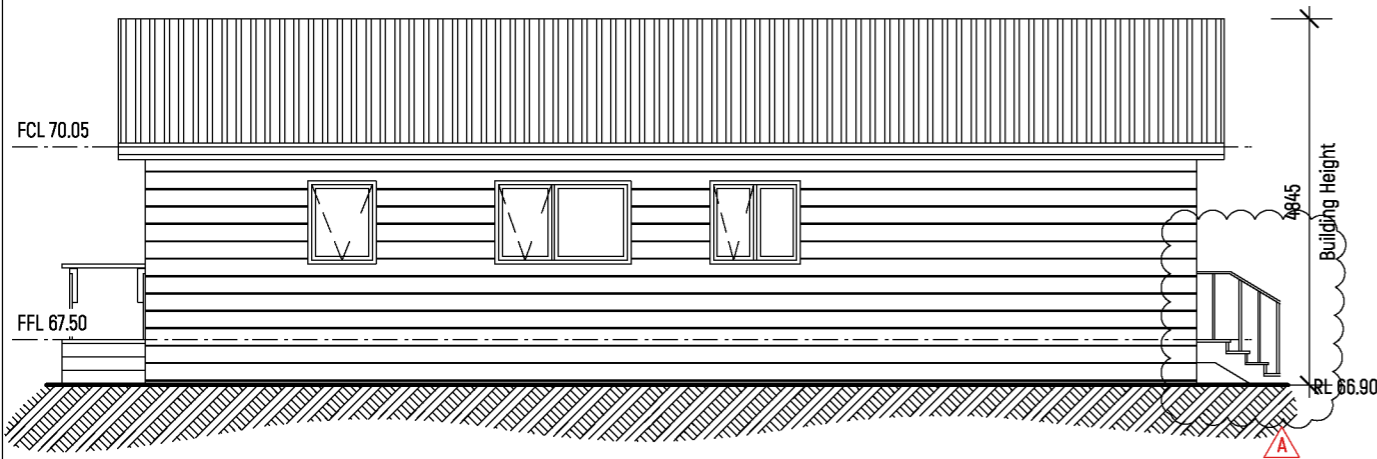
A		6/2/2026	Amend the second dwelling entry ramp & stairs outside Bed 1.	
ISSUE	DATE	REVISION		PROJECT #
PROJECT	Proposed Second Dwelling			P2604C
ADDRESS	40 Gomms Rd, Somerville		DATE #	5/1/2026
DWG	Propose Floor Plan		SCALE @ A3	1:200
	DRAWN	TT	DWG #	A10 A
	CHKD	TT	REVISION	A



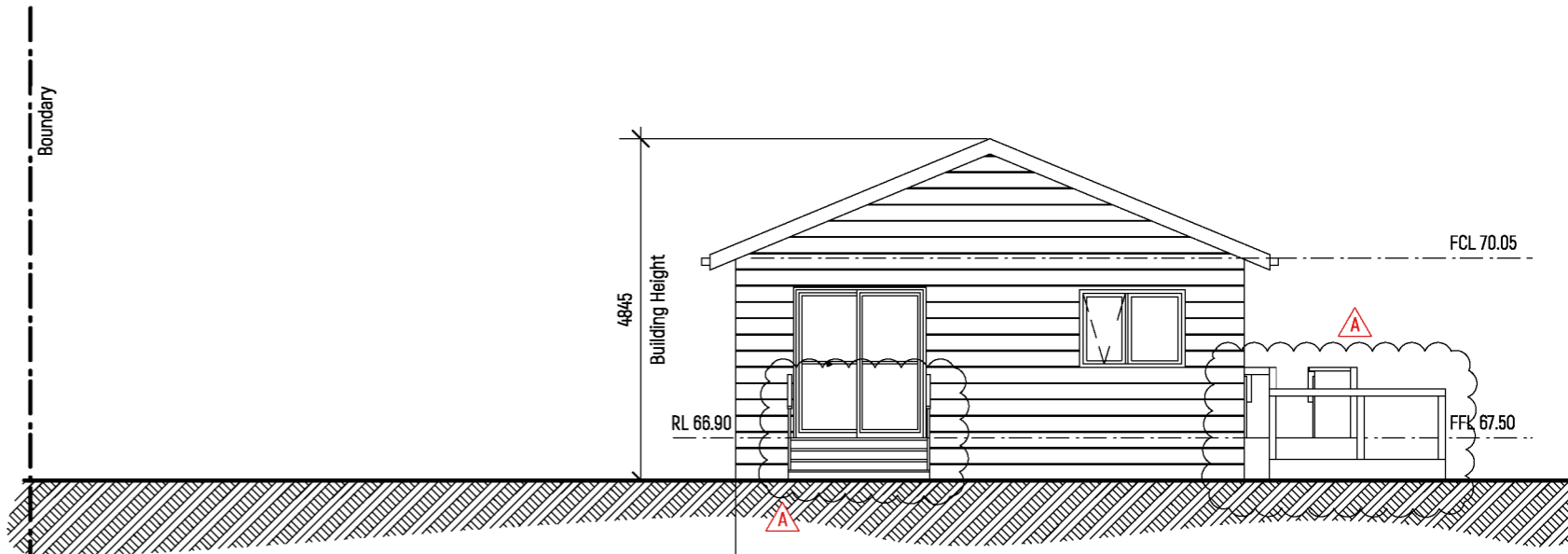
1 West Elevation
Scale: 1:100



2 South Elevation
Scale: 1:100



3 East Elevation
Scale: 1:100



4 North Elevation
Scale: 1:100

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Building materials, finishes and colours			
	Material	Finish	Colour
GF Walls	Hardie Plank (or similar)		Resene Black White
Roof	Corrugated Iron	Colorbond	Bluegum
Gutter	Colorbond		Shale Grey
Downpipe	PVC		White
Windows & Door Frame	Aluminium	Powder Coat	Monument

Legend	
FCL	Finished Ceiling Level
FFL	Finished Floor Level
RL	Reduce Level - Existing ground level

A		6/2/2026	Amend the second dwelling entry ramp & stairs outside Bed 1.	
ISSUE	DATE	REVISION		PROJECT #
PROJECT			P2604C	
ADDRESS			DATE #	DWG #
40 Gomme Rd, Somerville			5/1/2026	A15 A
DWG			SCALE @ A3	1:100
Elevation			DRAWN	TT
			CHKD	TT
			REVISION	A