

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



The application reference number is:
P2026/1285

The applicant for the permit is:

The Land affected by the application is located at:
89-91 NINTH AVENUE ROSEBUD VICTORIA 3939
LOT 40 BLOCK H1 LP 5108 LOT 41 BLOCK H1 LP 5108

The application is for a permit to:
DEVELOPMENT OF THREE DWELLINGS AND ASSOCIATED WORKS

The Responsible Authority will not decide on the application before:

6 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 32.08-7 (GRZ1)	CONSTRUCTION OF TWO OR MORE DWELLINGS ON A LOT

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



Mornington Peninsula Shire
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LOT 40 (NO. 89) NINTH AVENUE, ROSEBUD VIC. 3939

DRAWING LIST

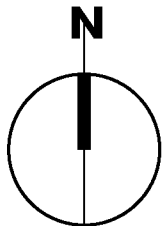
SHEET No.	SHEET NAME
TP00	COVER SHEET
TP01	NEIGHBOURHOOD & SITE DESCRIPTION
TP02	DESIGN RESPONSE PLAN
TP03	GROUND FLOOR AND SITE PLAN
TP04	FIRST FLOOR AND SITE PLAN
TP05	WSUD PLAN
TP06	ELEVATIONS
TP07	ELEVATIONS
TP08	SHADOWCAST_9AM-12PM_SEPTEMBER 22ND
TP09	SHADOWCAST_1PM-3PM_SEPTEMBER 22ND
TP10	CLAUSE 55 REFERENCE



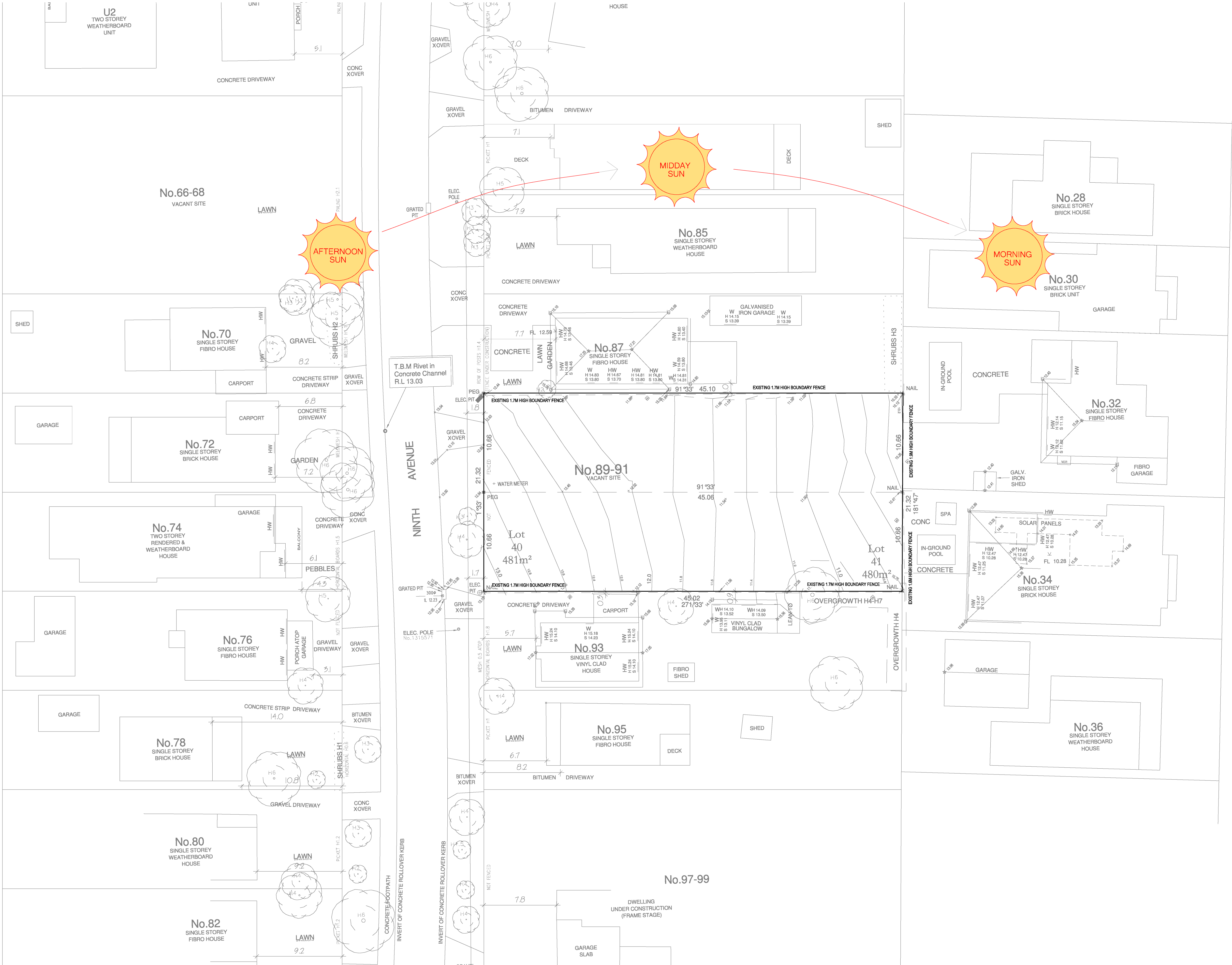
Revision

REV.	DESCRIPTION	DATE	DRAWN	CHECKED

COVER SHEET
Lot 40 (No.89) Ninth Avenue,
Rosebud Vic. 3939



758307/758308/758309	
Date	19/03/2026
Scale	@ A1
Drawn	SS
Rev No.	TP00



NEIGHBOURHOOD & SITE DESCRIPTION

THE SUBJECT STREET AND THE SURROUNDING NEIGHBOURHOOD IS GENERALLY COMPRISED OF SINGLE & DOUBLE STOREY BRICK & WEATHERBOARD DWELLINGS WITH PITCHED TILED ROOFS.

NEW & RECENT DEVELOPMENT IS COMMON THROUGHOUT THE AREA WITH EVIDENCE NEARBY OF UNIT DEVELOPMENTS, FRONT & BACKS AND DUPLEX TYPE FORMS. BUILDING MATERIALS ARE MIXED WITH DEVELOPMENT FOSTERING CONTEMPORARY MATERIALS THAT COMPLIMENT NEIGHBOURHOOD CHARACTER.

FRONT FENCES ARE UBIQUITOUS & GENERALLY LOW FORM WITH PREDOMINANTLY BRICK CONSTRUCTION TYPE BUT ALSO INCLUDING TIMBER PALING, PICKET AND RENDERED.

STREET

SPRAY

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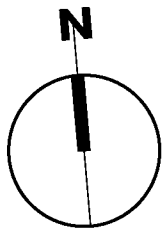
Revision

REV	DESCRIPTION	DATE	DRAWN	CHECKED

NEIGHBOURHOOD & SITE DESCRIPTION

Lot 40 (No.89) Ninth Avenue,
Rosebud Vic. 3939

19-05-2026 | 9:41 PM PDT



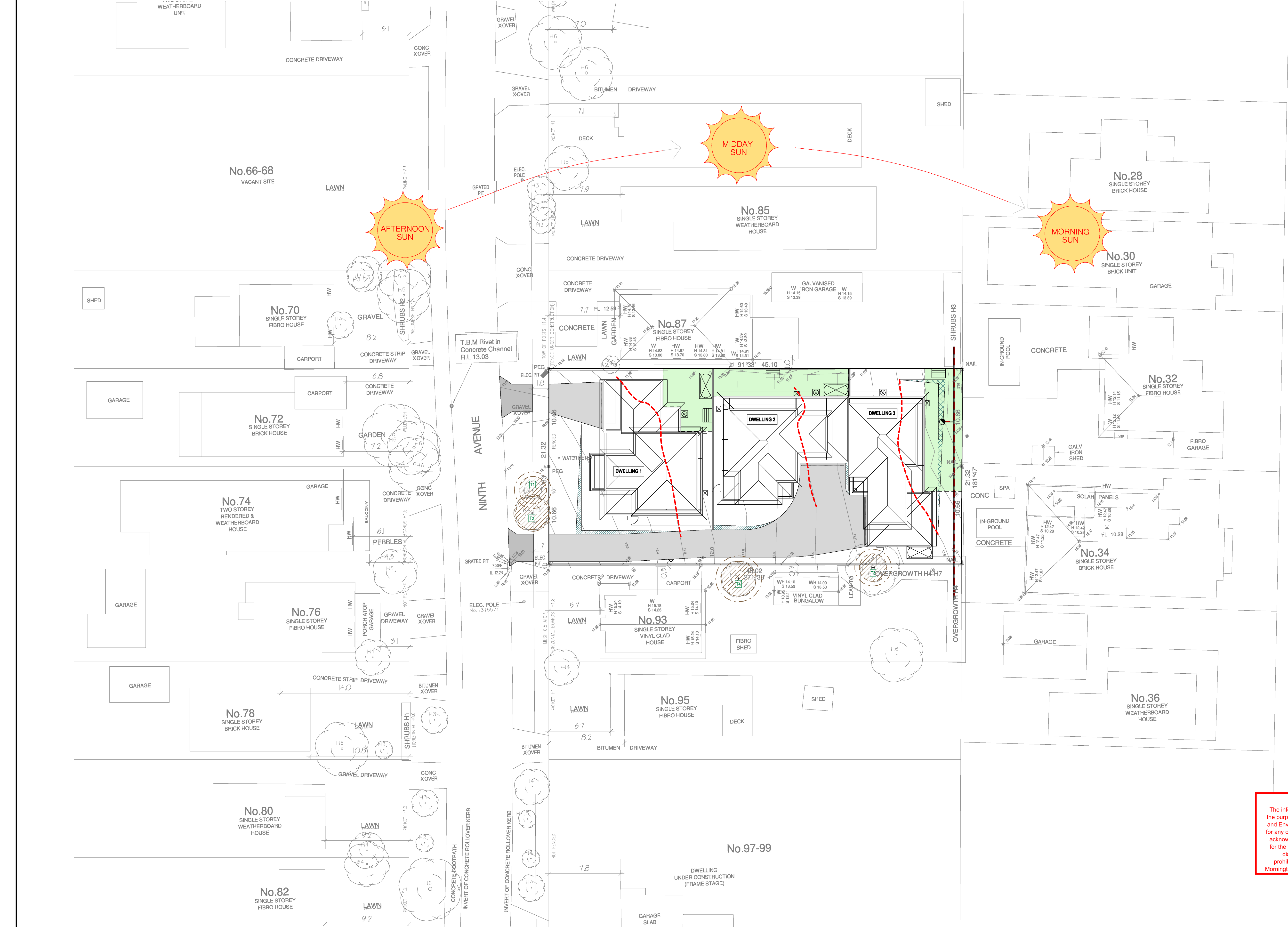
758307/758308/758309

Date 19/03/2026
Scale 1:200 @ A1
Drawn SS

TP01
Rev No. A



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LEGEND:

METER LOCATIONS.

2.0m BY 2.5m CORNER SPLAY,
50% CLEAN OF VISUAL
OBSTRUCTIONS LESS THAN
900mm HIGH.

SOLAR HOT WATER SYSTEM.

RUBBISH / RECYCLE BINS.

CLOTHESLINE.

STEPPING STONES / PAVERS.

DRIVEWAYS / HARD PAVING.

FINISHED SURFACE LEVELS.

EXISTING TREE.

TREE TO BE REMOVED.

PROPOSED CANOPY TREE.

GRASSES / SMALL PLANTS.

SMALL TREE / SHRUB.

TREE PROTECTION ZONE.

STRUCTURAL ROOT ZONE.

IMPORTANT NOTES

ALL NOMINATED OVERLOOKING WINDOWS WILL HAVE FIXED AND MANUFACTURED OBSCURE GLASS UP TO 1.7m ABOVE FFL IN ACCORDANCE WITH CLAUSE 55.04-6.

ALL LEVELS ARE TO A.H.D.

PROPOSED INTERNAL FENCING TO BE 1.8m HIGH TIMBER PALINGS UNLESS OTHERWISE NOTED.

ALL BOUNDARY FENCES ARE EXISTING AND ARE TO REMAIN (EXCEPT WHERE WALL PROPOSED ON BOUNDARY).

ALL LANDSCAPING SHOWN IS CONCEPTUAL AND INDICATIVE ONLY.

6.00m³ CUBIC METERS OF STORAGE IS PROVIDED WITHIN GARDEN SHED UNLESS OTHERWISE NOTED.

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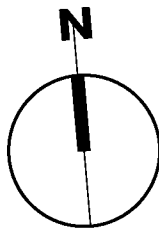
Revision

REV.	DESCRIPTION	DATE	DRAWN	CHECKED

DESIGN RESPONSE PLAN

Lot 40 (No.89) Ninth Avenue,
Rosebud Vic. 3939

19-05-2026 | 9:41 PM PDT

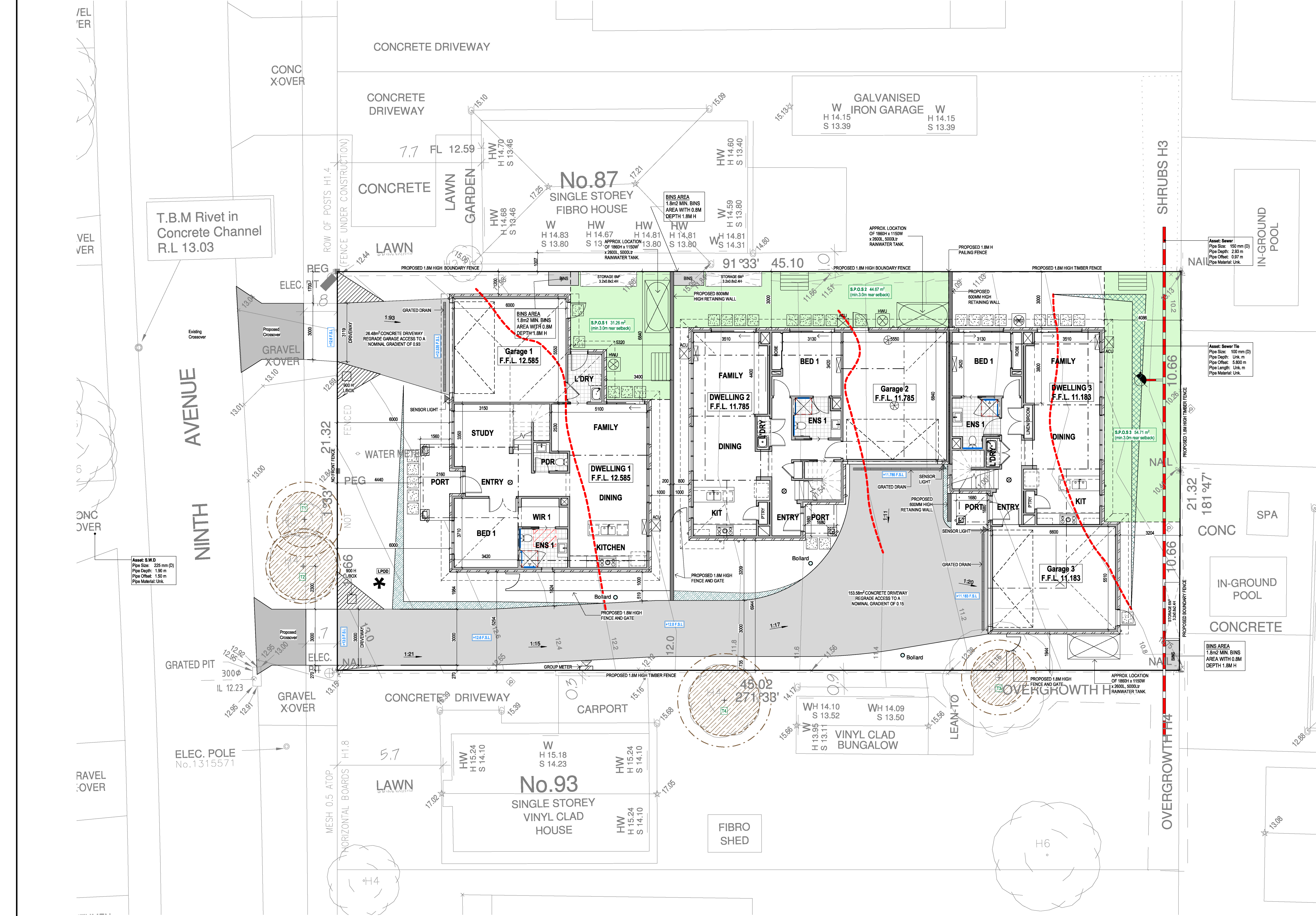


758307/758308/758309

Date 19/03/2026
Scale 1:200 @ A1
Drawn SS

TP02

Rev No. A



LEGEND:

- METER LOCATIONS.
- 2.0m BY 2.5m CORNER SPLAY, 50% CLEAN OF VISUAL OBSTRUCTIONS LESS THAN 900mm HIGH.
- SOLAR HOT WATER SYSTEM.
- RUBBISH / RECYCLE BINS.
- CLOTHESLINE.
- STEPPING STONES / PAVERS.
- DRIVEWAYS / HARD PAVING.
- FINISHED SURFACE LEVELS.
- EXISTING TREE.
- TREE TO BE REMOVED.
- PROPOSED CANOPY TREE.
- GRASSES / SMALL PLANTS.
- SMALL TREE / SHRUB.
- TREE PROTECTION ZONE.
- STRUCTURAL ROOT ZONE.

IMPORTANT NOTES

- ALL NOMINATED OVERLOOKING WINDOWS WILL HAVE FIXED AND MANUFACTURED OBSCURE GLASS UP TO 1.7m ABOVE FFL IN ACCORDANCE WITH CLAUSE 55.04-6.
- ALL LEVELS ARE TO A.H.D.
- PROPOSED INTERNAL FENCING TO BE 1.8m HIGH TIMBER PALINGS UNLESS OTHERWISE NOTED.
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- 6.00m³ CUBIC METERS OF STORAGE IS PROVIDED WITHIN GARDEN SHED UNLESS OTHERWISE NOTED.

SCHEDULE OF AREAS

NO OF PROPOSED DWELLINGS		3
AREA ANALYSIS		
SITE AREA		961.00 m²
SITE COVERAGE		410.87 m² 42.75%
DRIVEWAY		150.92 m² 15.70%
PERMEABILITY ANALYSIS		
PERMEABLE AREA		399.21 m² 41.54%
GARDEN AREA		351.62 m² 36.59%
DWELLING 1		
GROUND FLOOR (BUILDING FOOTPRINT)		147.56 m² 15.35%
FIRST FLOOR		69.60 m²
BEDROOMS		4
ALLOCATED CAR PARKING		2
S.P.O.S & P.O.S		31.26 m²
DWELLING 2		
GROUND FLOOR (BUILDING FOOTPRINT)		135.33 m² 14.08%
FIRST FLOOR		78.47 m²
BEDROOMS		4
ALLOCATED CAR PARKING		2
S.P.O.S & P.O.S		44.67 m²
DWELLING 3		
GROUND FLOOR (BUILDING FOOTPRINT)		127.98 m² 13.32%
FIRST FLOOR		78.96 m²
BEDROOMS		4
ALLOCATED CAR PARKING		2
S.P.O.S & P.O.S		54.71 m²

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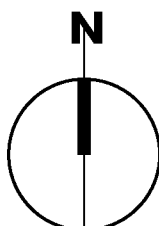
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Revision

REV.	DESCRIPTION	DATE	DRAWN	CHECKED

GROUND FLOOR AND SITE PLAN

Lot 40 (No.89) Ninth Avenue,
Rosebud Vic. 3939

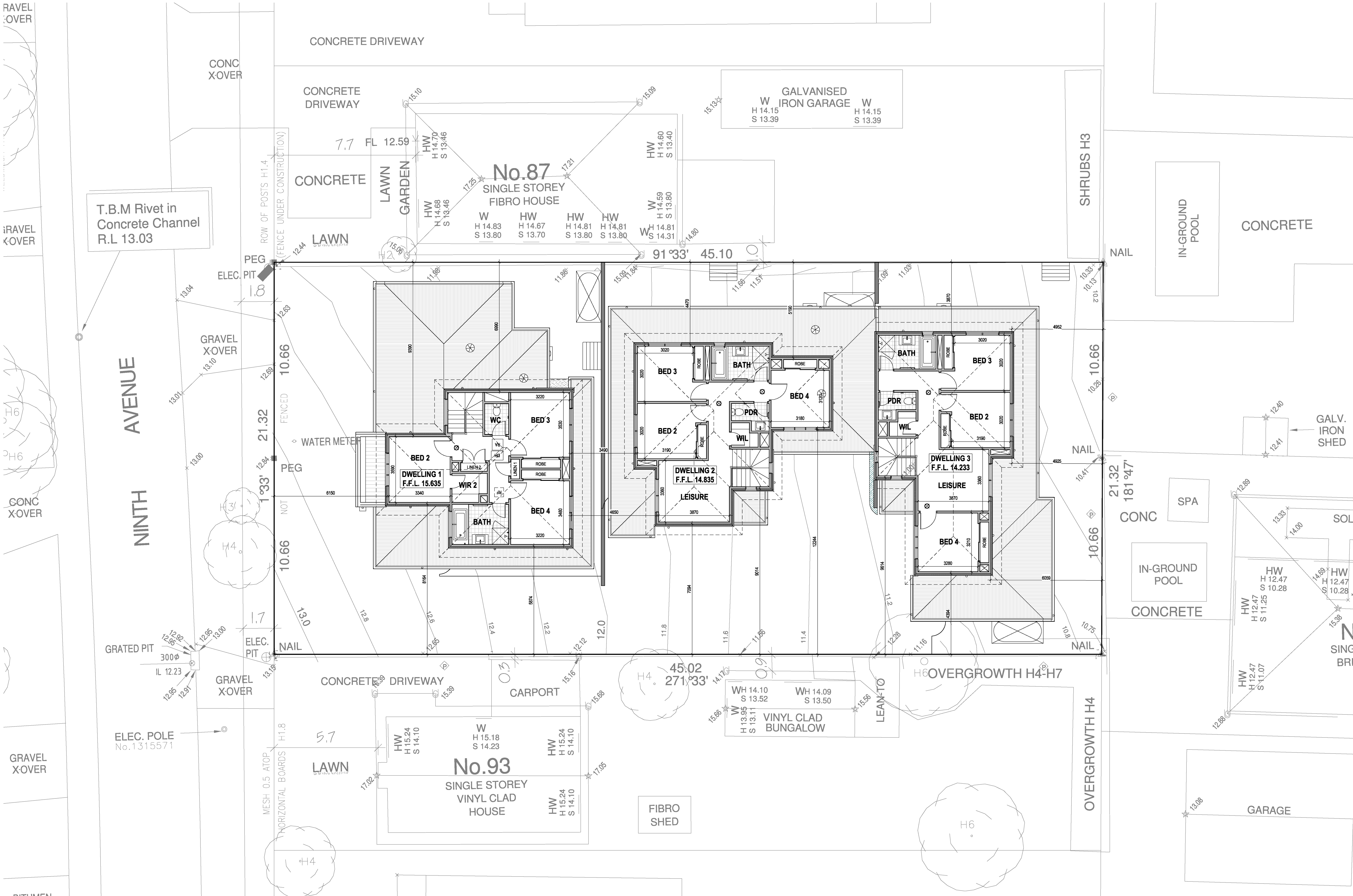


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Date 19/03/2026
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TP03

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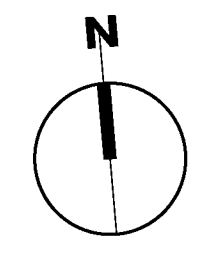


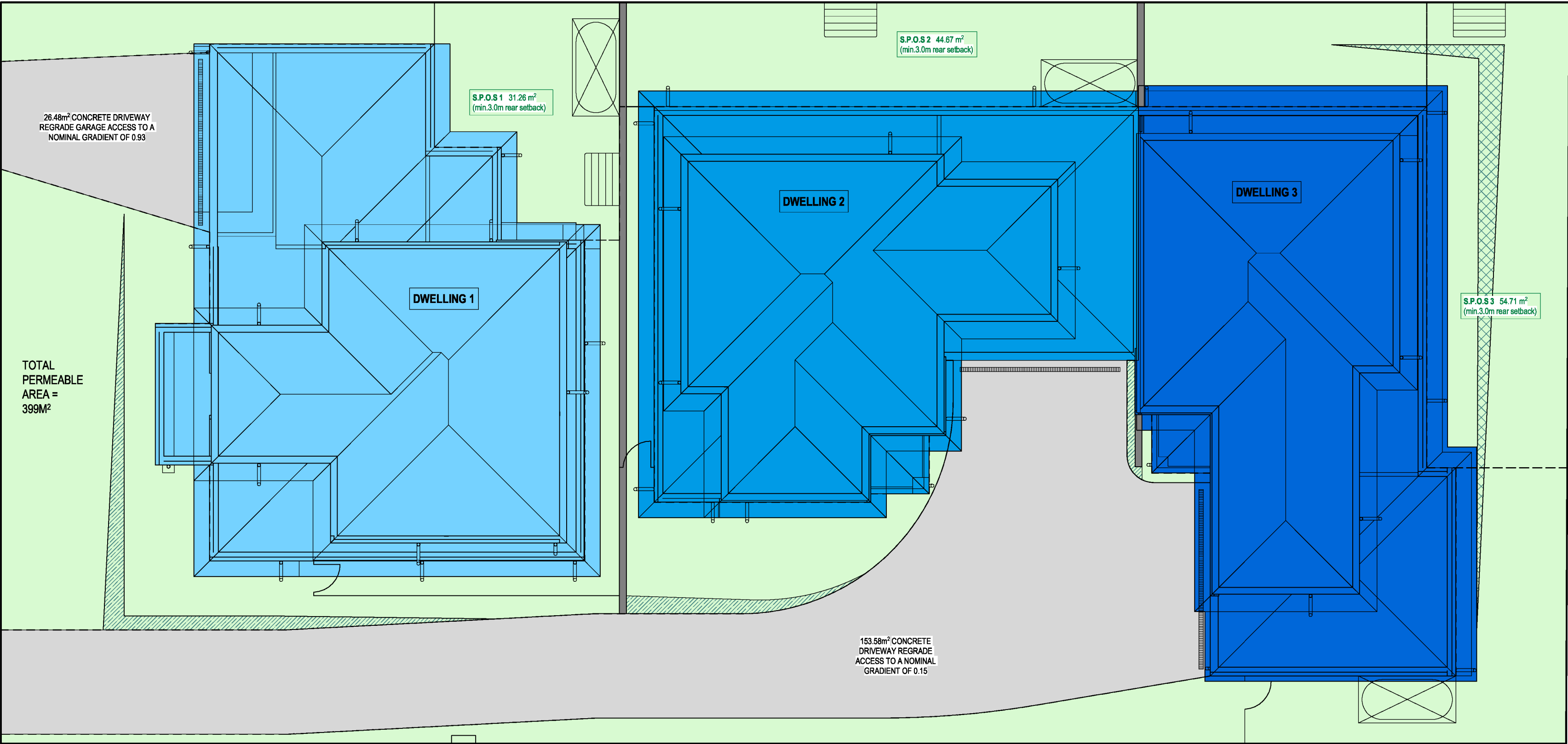
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FIRST FLOOR AND SITE PLAN

Lot 40 (No.89) Ninth Avenue,
Rosebud Vic. 3939





RAINWATER COLLECTION ON SUBJECT SITE (961m²) :

- THE RAINWATER FROM DWELLING 1 ROOF CATCHMENT AREA OF 169.9m² IS TO BE COLLECTED AND DISCHARGE VIA FULLY CHARGED SYSTEM INTO A 5000LT CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO ALL TOILET FLUSHING.
- THE RAINWATER FROM DWELLING 2 ROOF CATCHMENT AREA OF 158.87m² IS TO BE COLLECTED AND DISCHARGE VIA FULLY CHARGED SYSTEM INTO A 5000LT CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO ALL TOILET FLUSHING.
- THE RAINWATER FROM DWELLING 3 ROOF CATCHMENT AREA OF 158.28m² IS TO BE COLLECTED AND DISCHARGE VIA FULLY CHARGED SYSTEM INTO A 5000LT CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO ALL TOILET FLUSHING.
- PERMEABLE GROUND 399.21m² (41.54%)
- 180.06m² NON PERMEABLE DRIVEWAY TO STORM WATER SYSTEM - NO TREATMENT

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Project # 49AA56E7 - 758307/308/309 - Wang
lot 40/89 Ninth Ave, Rosebud VIC 3939, Australia
12 January 2026 8:51 a.m.

BLUE FACTOR.

758307/308/309 - Wang

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

102%
SCORE

Project details

Name	758307/308/309 - Wang
Street address	lot 40/89 Ninth Ave, Rosebud VIC 3939, Australia
Municipality	Mornington Peninsula
Site area	961 m²
Planning Number	Not Applicable

Unit 1

Unit 1 Roof, 169.9m2

Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 5,

Unit 1 Residential Townhouse, 4 bedroom(s)

Unit 2

Unit 2 Roof, 158.87m2

Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 5,

Unit 2 Residential Townhouse, 4 bedroom(s)

Unit 3

Unit 3 Roof, 158.28m2

Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 5,

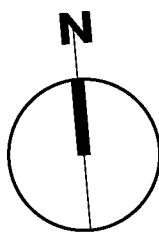
Unit 3 Residential Townhouse, 4 bedroom(s)

Revision

REV.	DESCRIPTION	DATE	DRAWN	CHECKED

WSUD PLAN

Lot 40 (No.89) Ninth Avenue,
Rosebud Vic. 3939



758307/758308/758309
Date 19/03/2026
Scale 1:100 @ A1
Drawn SS

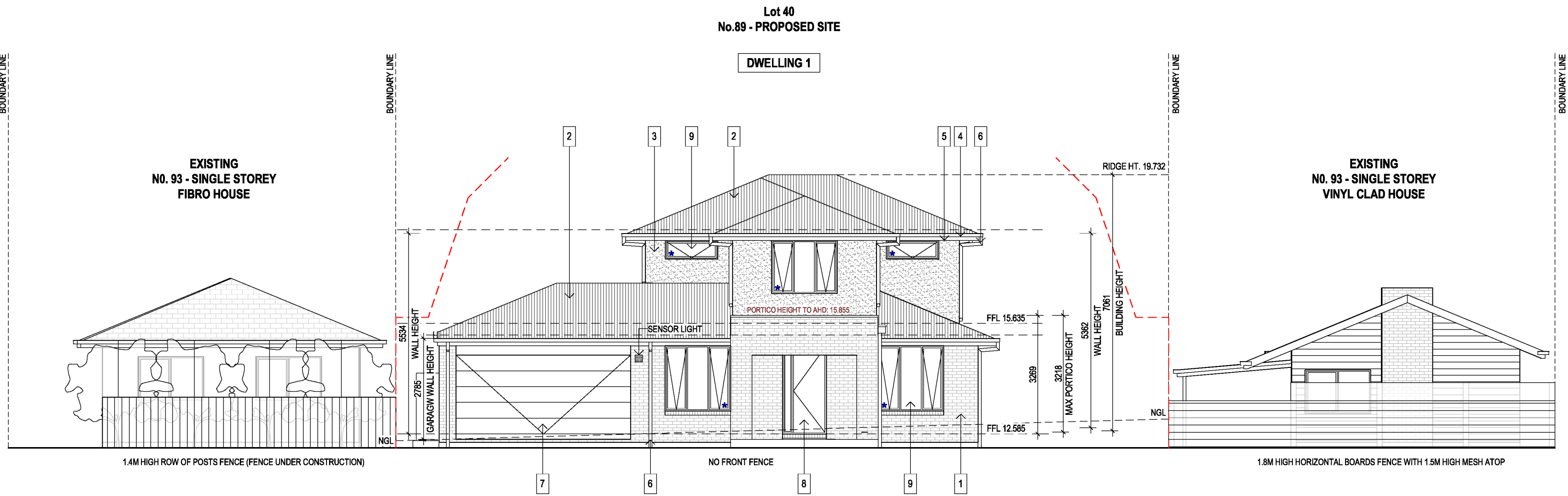
TP05

Rev No.

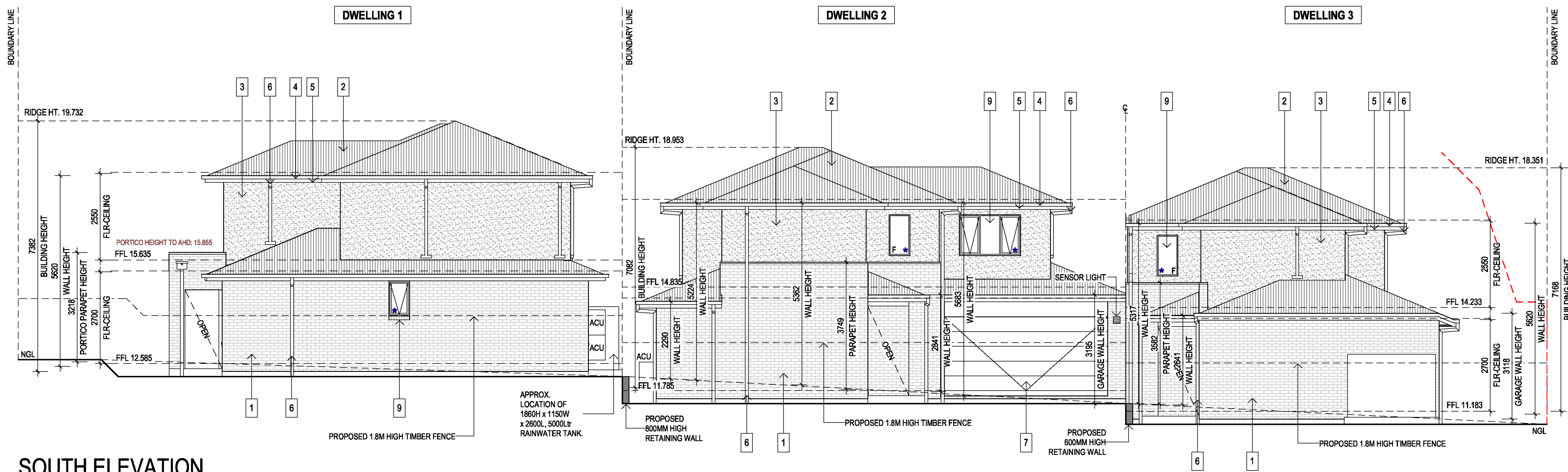
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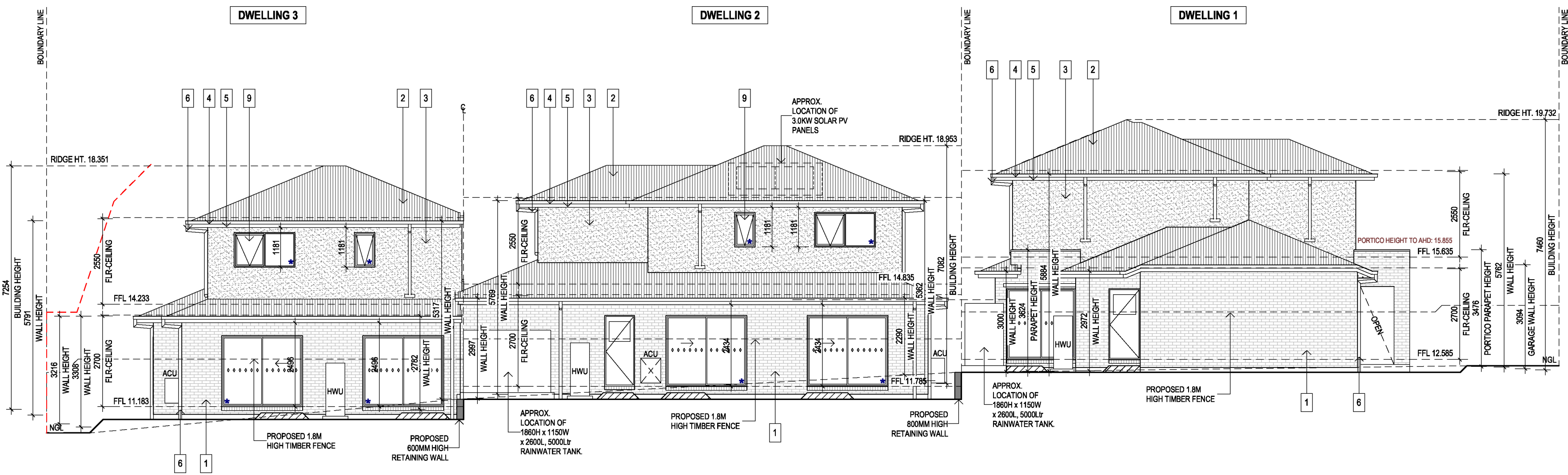
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WEST ELEVATION NINTH AVENUE



SOUTH ELEVATION



NORTH ELEVATION

IMPORTANT NOTES

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MATERIALS

- 1 SELECTED BRICKWORK
- 2 ROOF CLADDING
- 3 RENDER
- 4 GUTTER
- 5 FASCIA
- 6 DOWN PIPES
- 7 PANEL LIFT GARAGE DOOR
- 8 FRONT ENTRY DOOR
- 9 ALUMINIUM WINDOW FRAMES
- 10 WALL CLADDING

* DENOTES DOUBLE GLAZING

DENOTES FIXED OBSCURE GLAZING WITHIN 1.7M ABOVE FFL COMPLIANT WITH STANDARD B22

DENOTES OPENABLE WINDOWS

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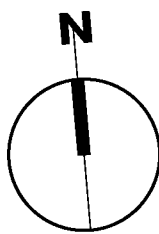
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ELEVATIONS

Lot 40 (No.89) Ninth Avenue,
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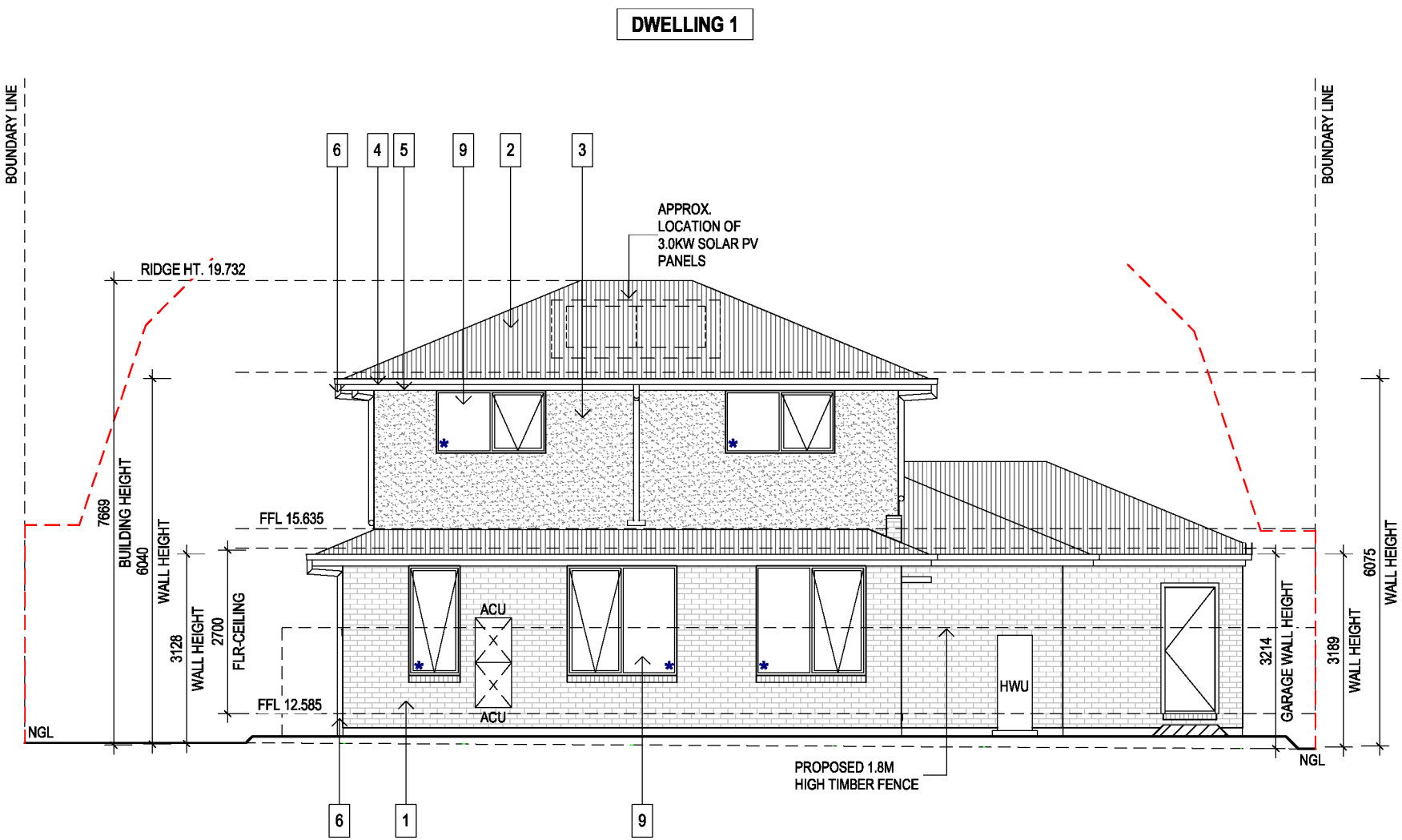
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Date 19/03/2026
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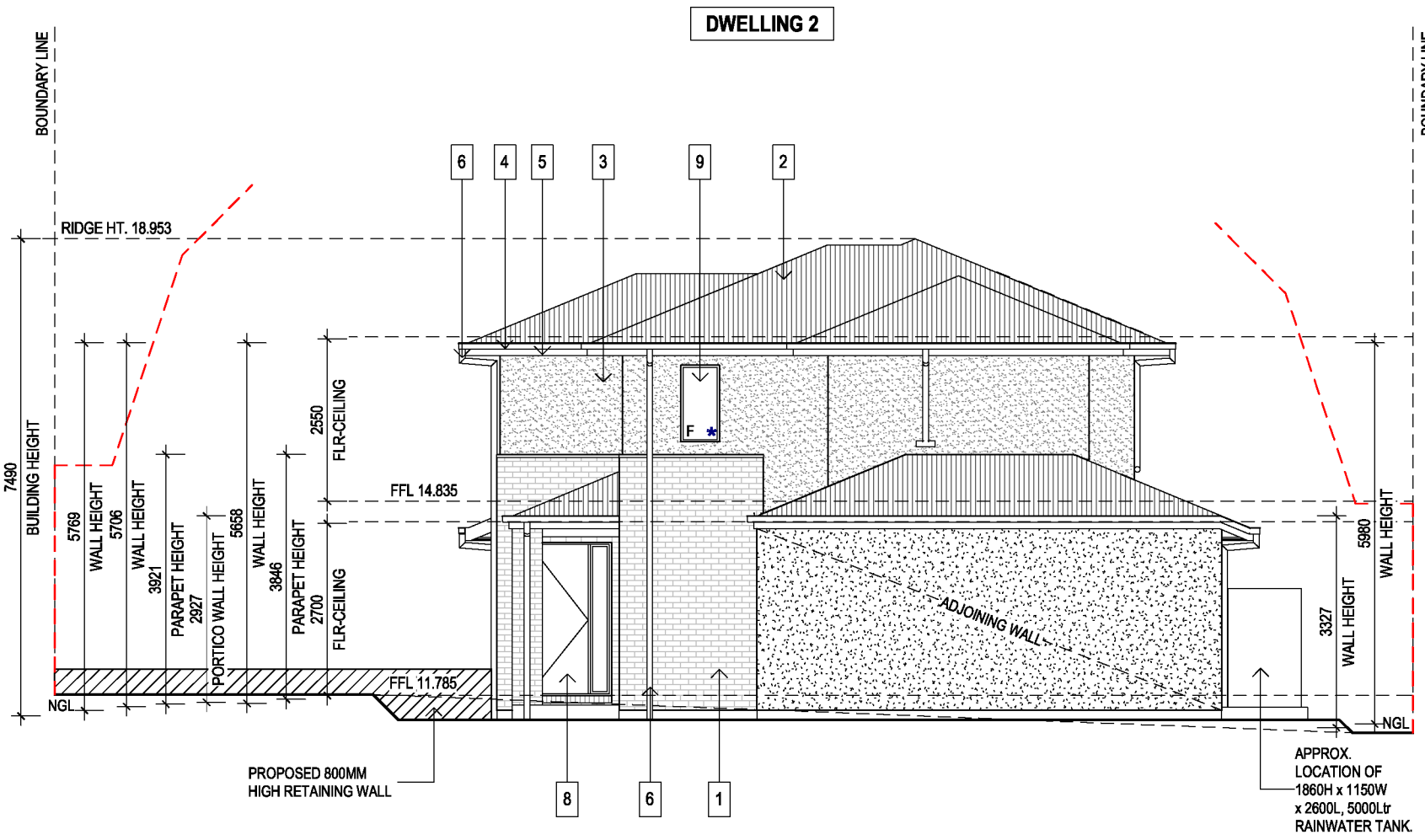
TP06

Rev No.

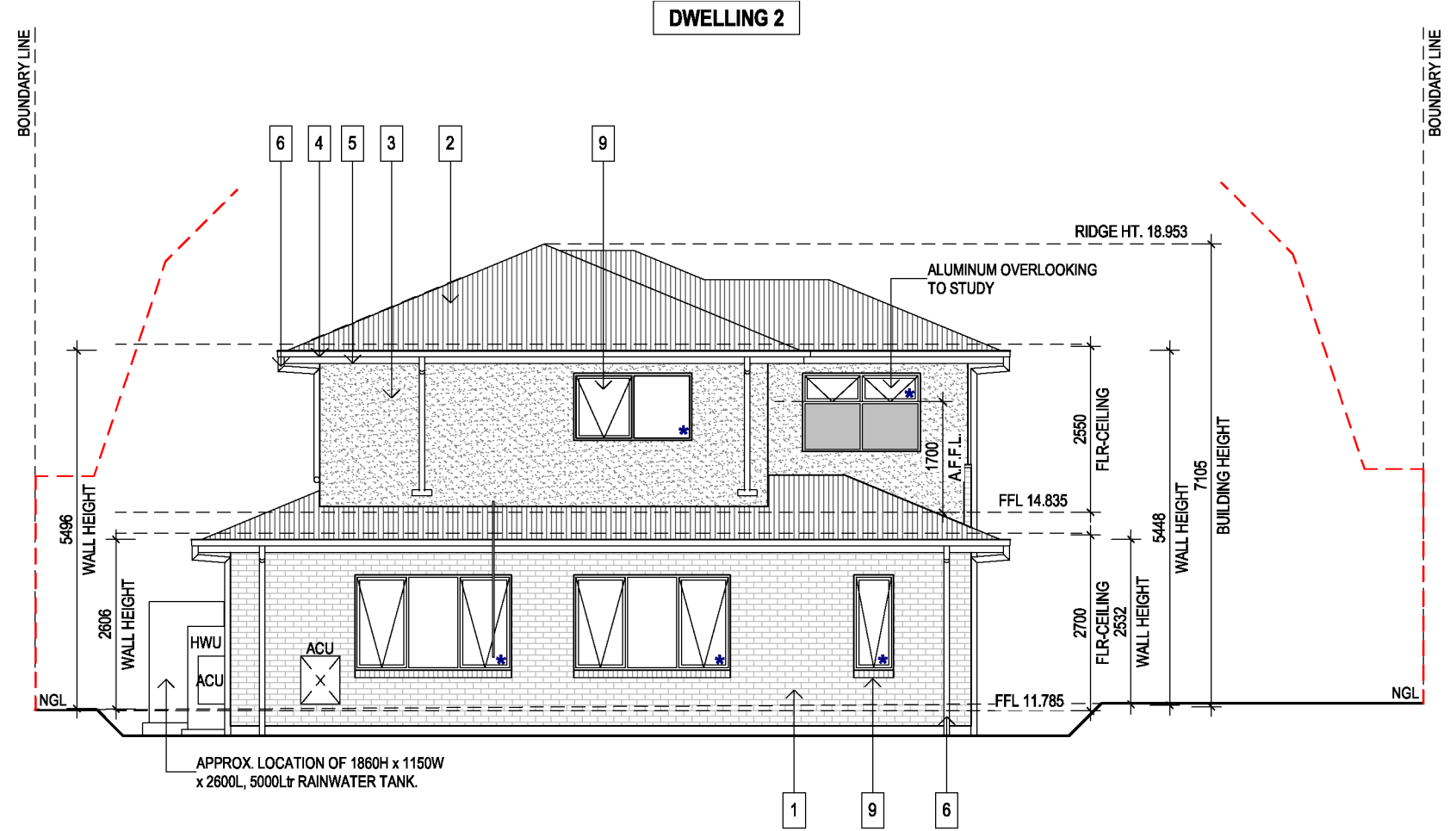
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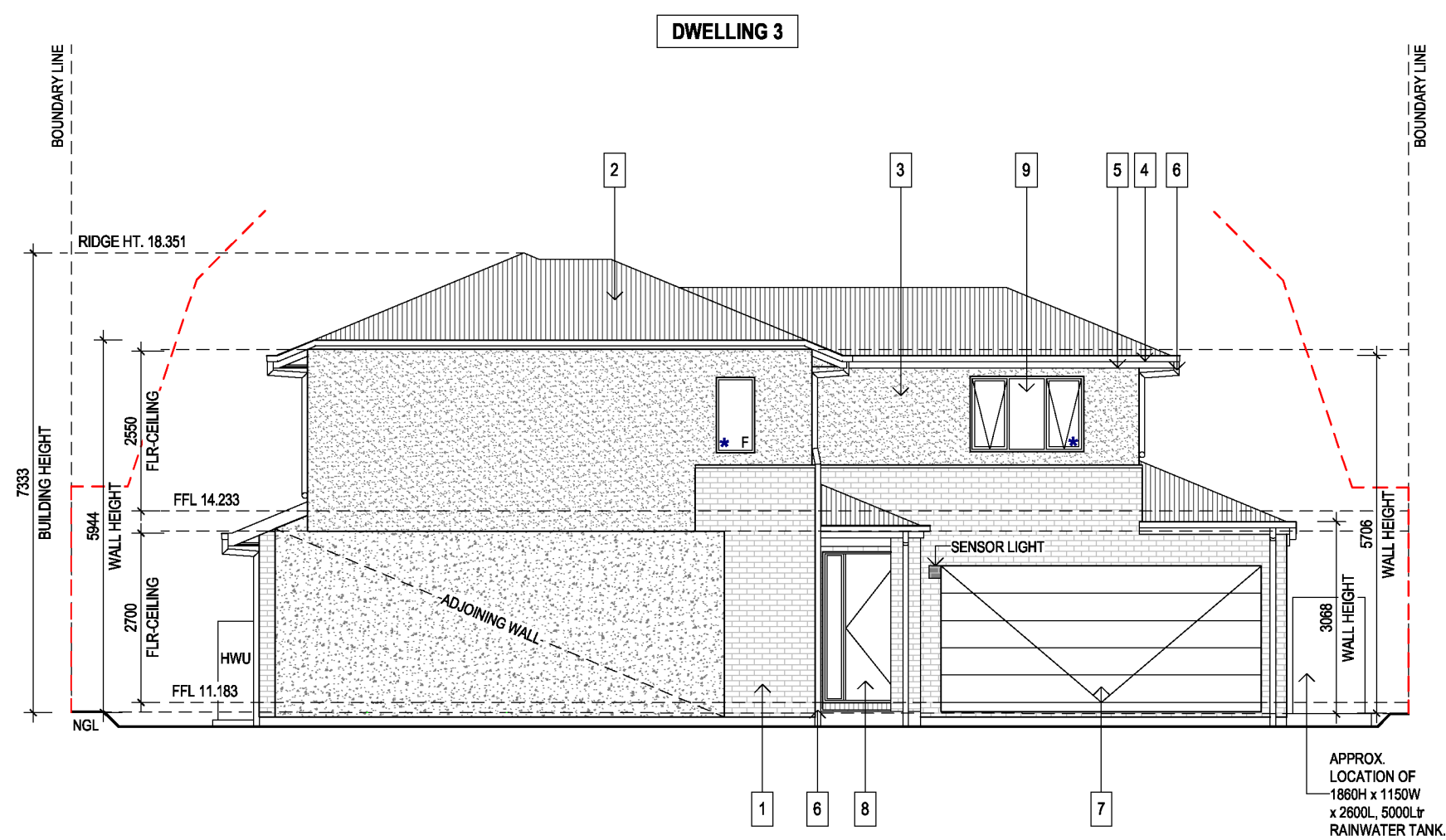
EAST ELEVATION DWELLING 1



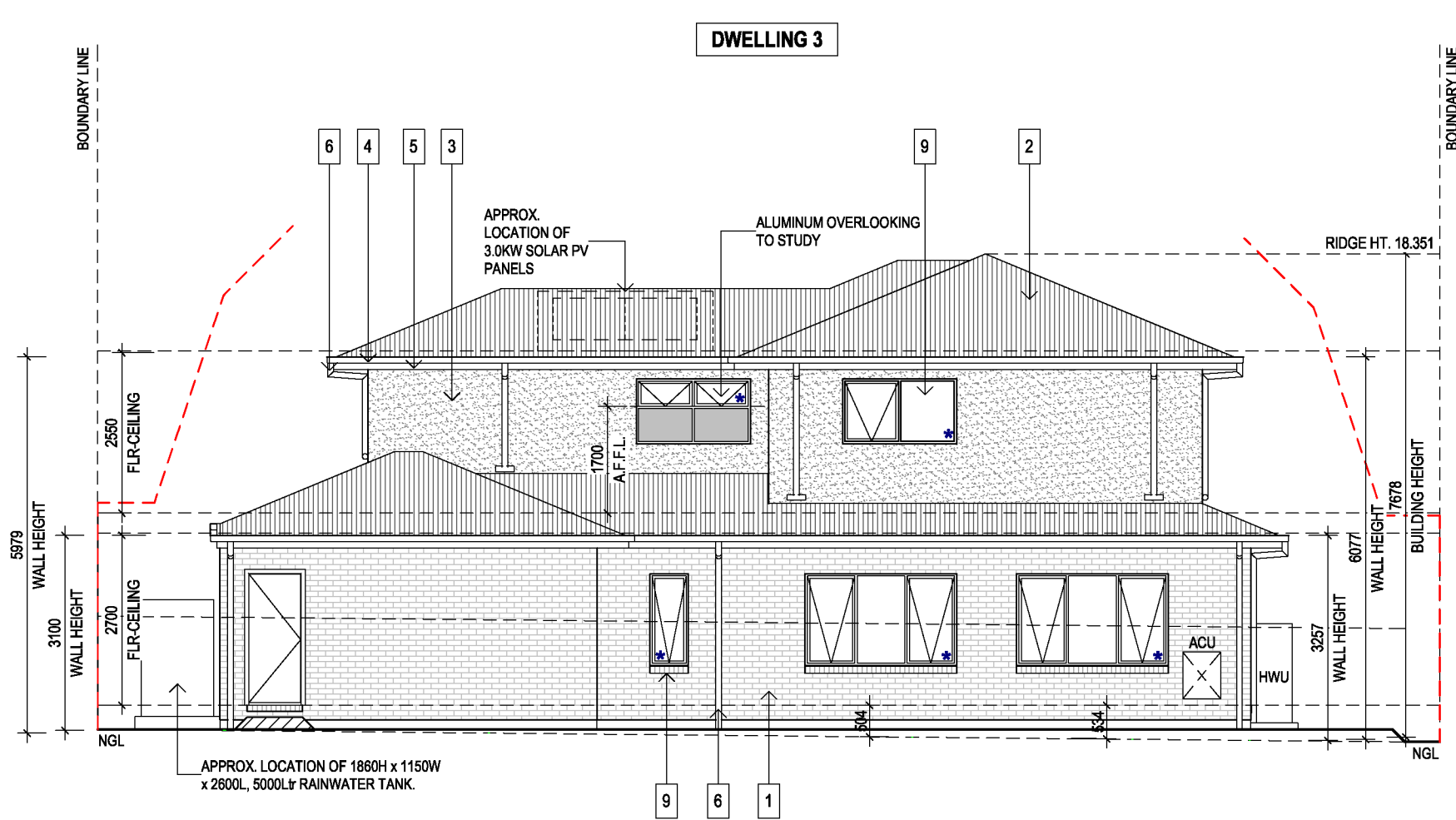
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WEST ELEVATION DWELLING 2



WEST ELEVATION DWELLING 3



EAST ELEVATION DWELLING 3

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DENOTES FIXED OBSCURE GLAZING WITHIN 1.7M ABOVE FFL COMPLIANT WITH STANDARD B22

DENOTES OPENABLE WINDOWS

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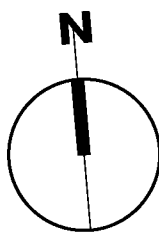


Revision

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ELEVATIONS

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Rosebud Vic. 3939



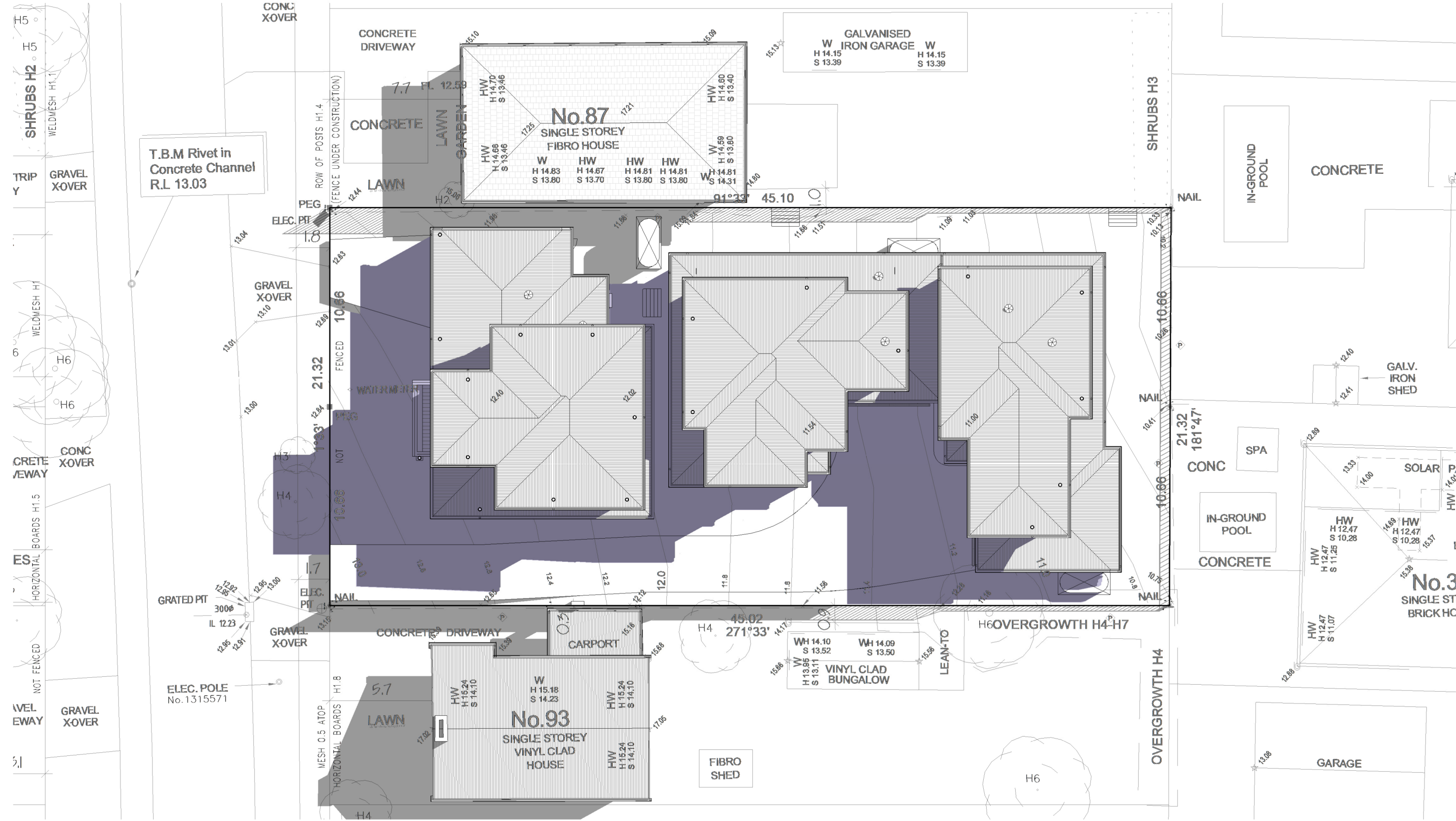
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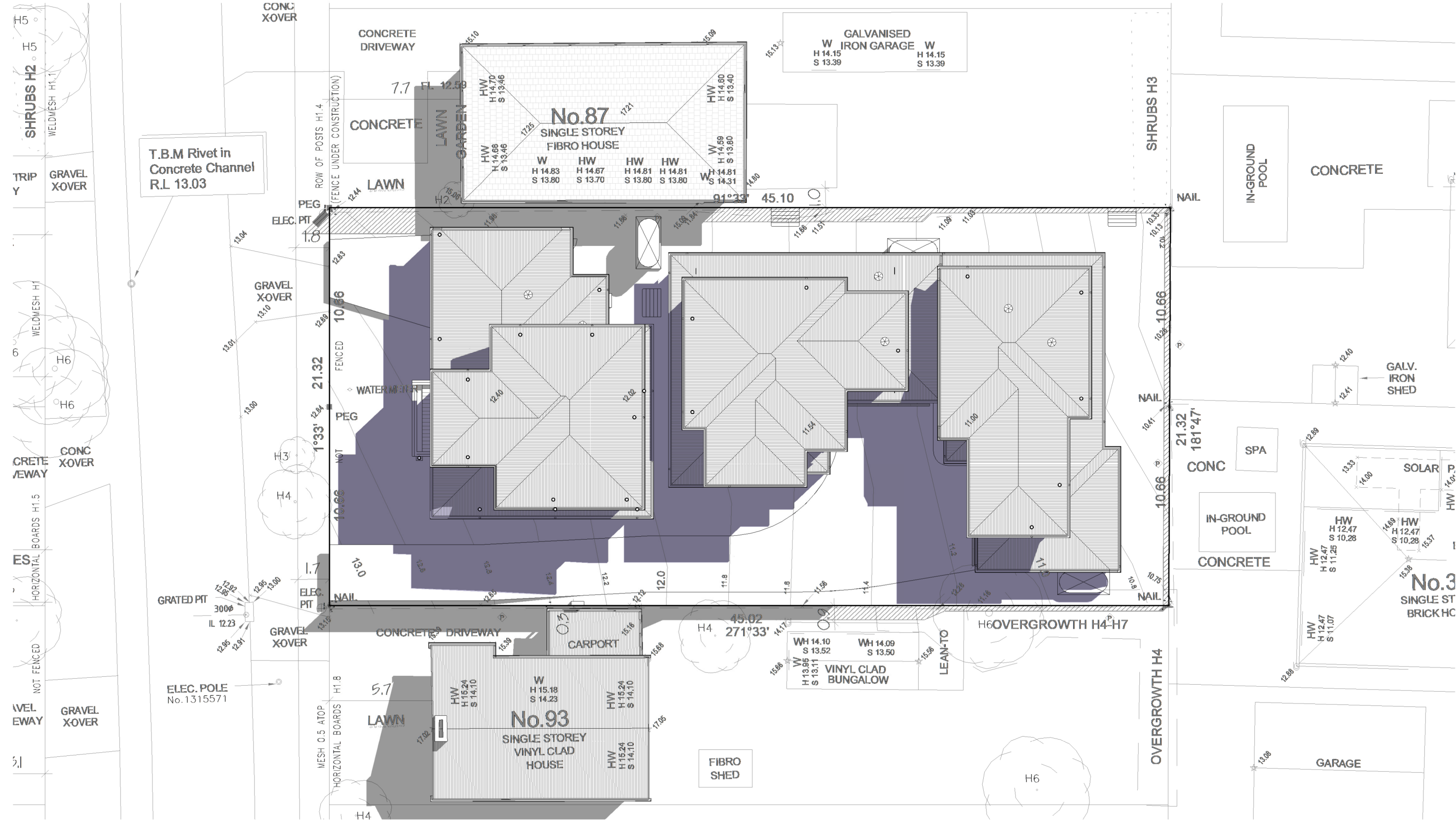
TP07

Rev No.

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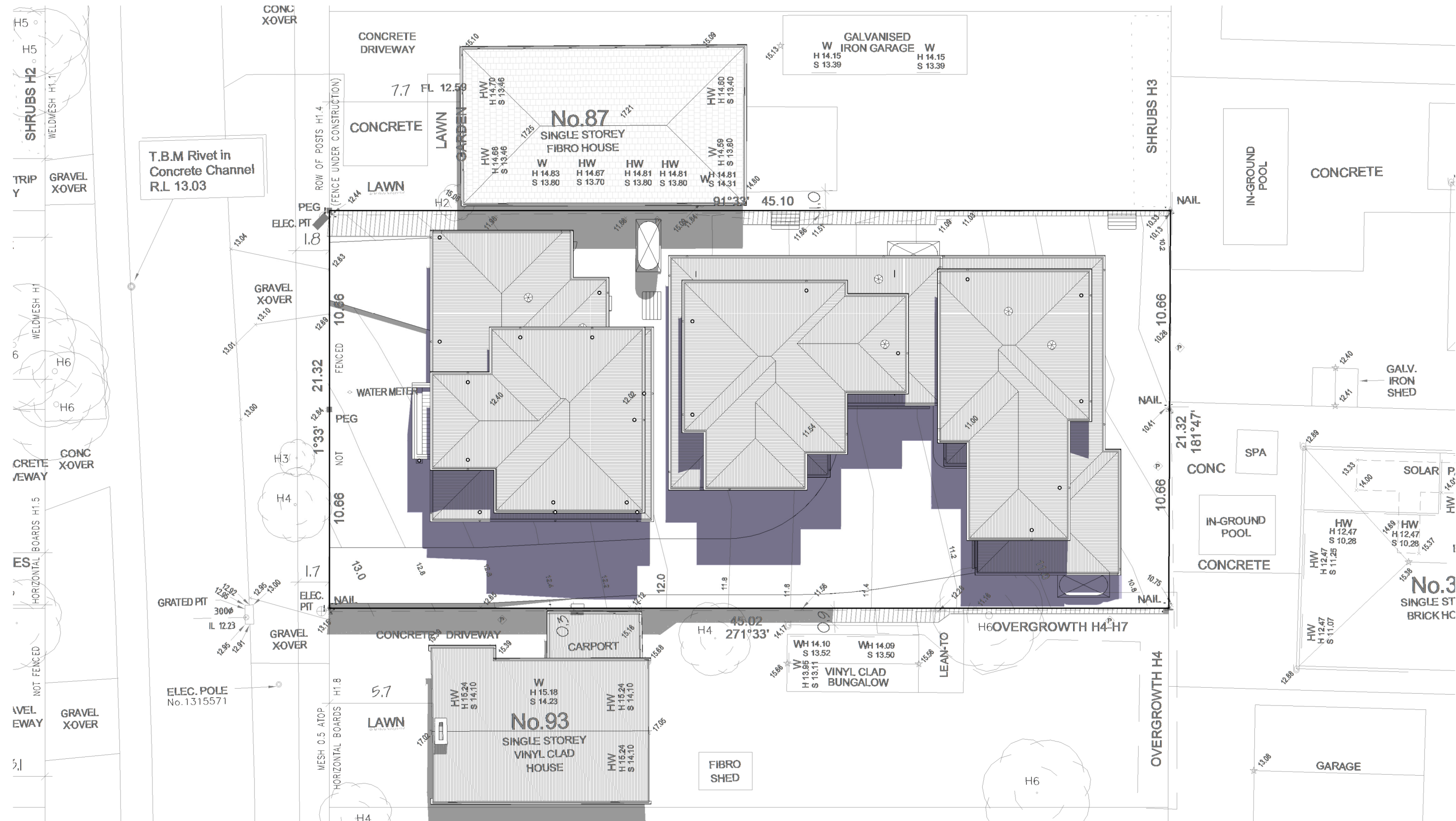
SHADOWCAST @ 9AM
1 : 200



SHADOWCAST @ 10AM
1 : 200



SHADOWCAST @ 11AM
1 : 200



SHADOWCAST @ 12PM
1 : 200

- HATCH DENOTES EXTENT OF SHADOW CAST BY PROPOSED BUILDING.
- HATCH DENOTES EXTENT OF SHADOW CAST BY EXISTING BUILDINGS
- HATCH DENOTES EXTENT OF SHADOW CAST BY EXISTING FENCE

- HATCH DENOTES EXTENT OF ADDITIONAL SHADOW CAST BY PROPOSED BUILDING.

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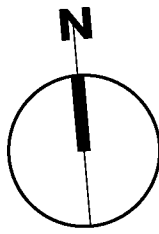
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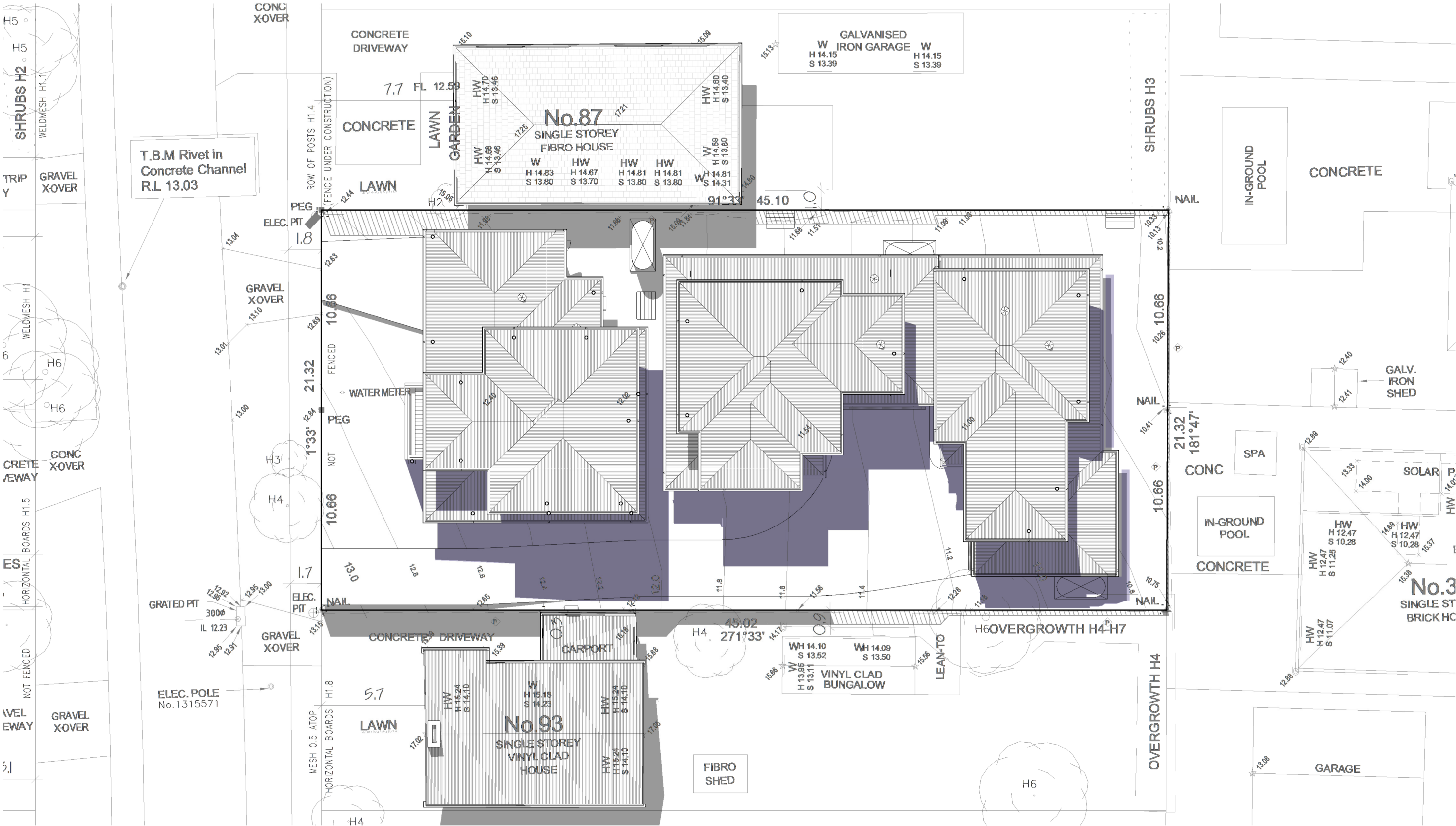
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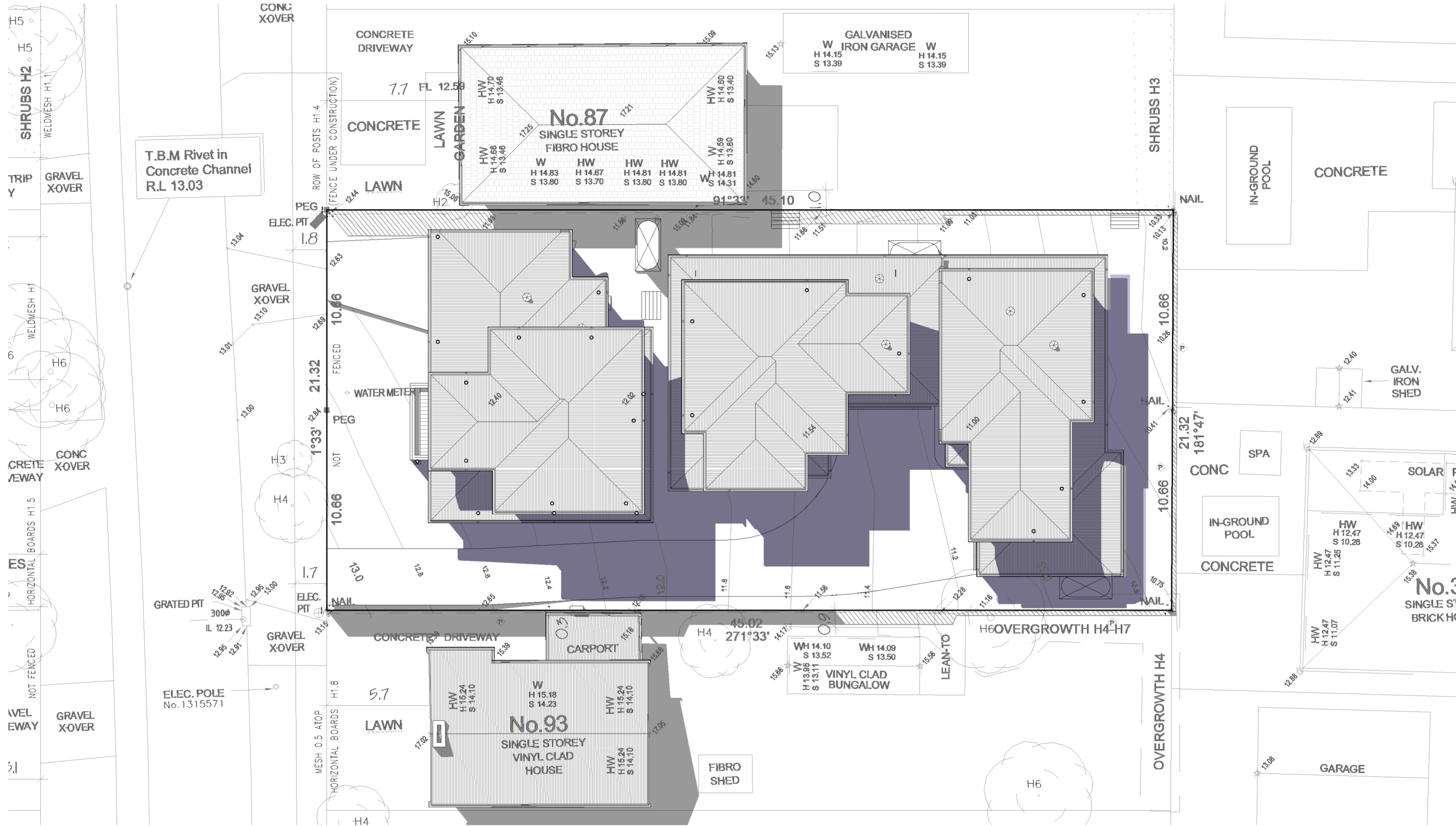
SHADOWCAST_9AM-12PM_SEPTMBER 22ND

Lot 40 (No.89) Ninth Avenue,
Rosebud Vic. 3939





SHADOWCAST @ 1PM
1 : 200



SHADOWCAST @ 2PM
1 : 200



SHADOWCAST @ 3PM
1 : 200

- HATCH DENOTES EXTENT OF SHADOW CAST BY PROPOSED BUILDING.
- HATCH DENOTES EXTENT OF SHADOW CAST BY EXISTING BUILDINGS
- HATCH DENOTES EXTENT OF SHADOW CAST BY EXISTING FENCE
- HATCH DENOTES EXTENT OF ADDITIONAL SHADOW CAST BY PROPOSED BUILDING.

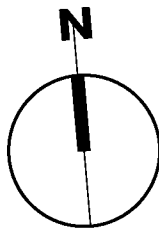


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Revision

REV.	DESCRIPTION	DATE	DRAWN	CHECKED

SHADOWCAST_1PM-3PM_SEPTMBER 22ND
Lot 40 (No.89) Ninth Avenue,
Rosebud Vic. 3939

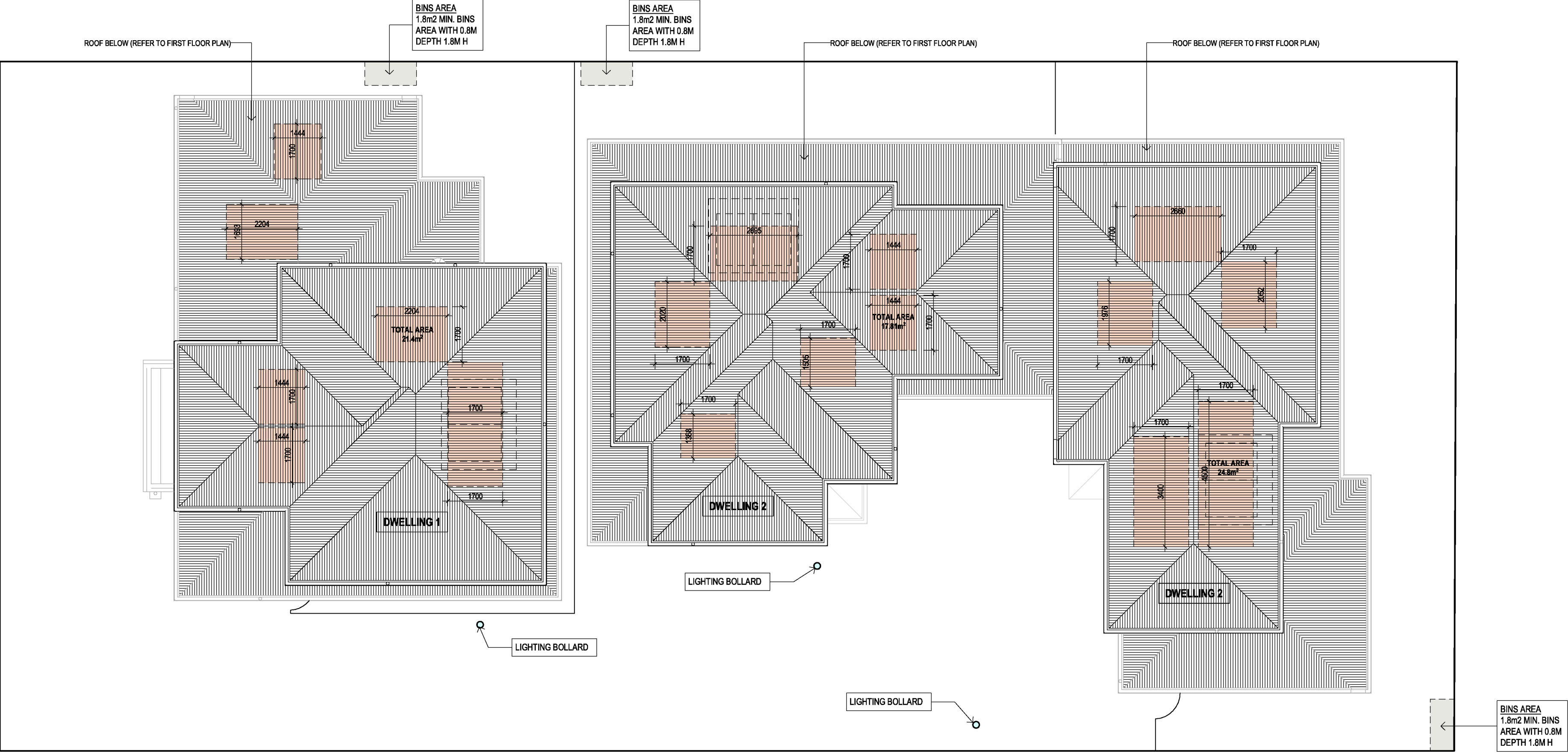




Mornington Peninsula Shire
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TOTAL GARDEN AREA
351.621m²
(36.59%)

GROUND FLOOR PLAN GARDEN
1 : 100



	TREES DEEP SOIL AREA FOR TREES TYPES A, B, & C
	1.8m ² MIN. BINS AREA WITH 0.8m DEPTH 1.8mH
	FIXED HORIZONTAL SHADING WITH A MIN. HORIZONTAL DEPTH OF 0.25 TIMES THE WINDOW HEIGHT.
	1.44m ² MIN. AREA WITH 1.2m MIN. DIMENSION OVER ENTRY DOOR
	MINIMUM BEDROOMS AREA DIMENSION
	MINIMUM ROBE AREA
	MINIMUM LIVING AREA DIMENSION
	INTERNAL WASTE AND RECYCLING STORAGE: 0.45X0.45X0.04=0.08 CUBIC METRES
	MINIMUM 34m ² OF SOLAR ENERGY PROVISION TO NORTH / EAST / WEST ELEVATIONS
	CROSSFLOW VENTILATION PATH

SITE PLAN - ROOF PLAN
1 : 100

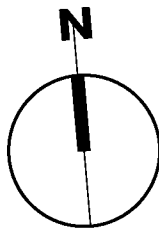


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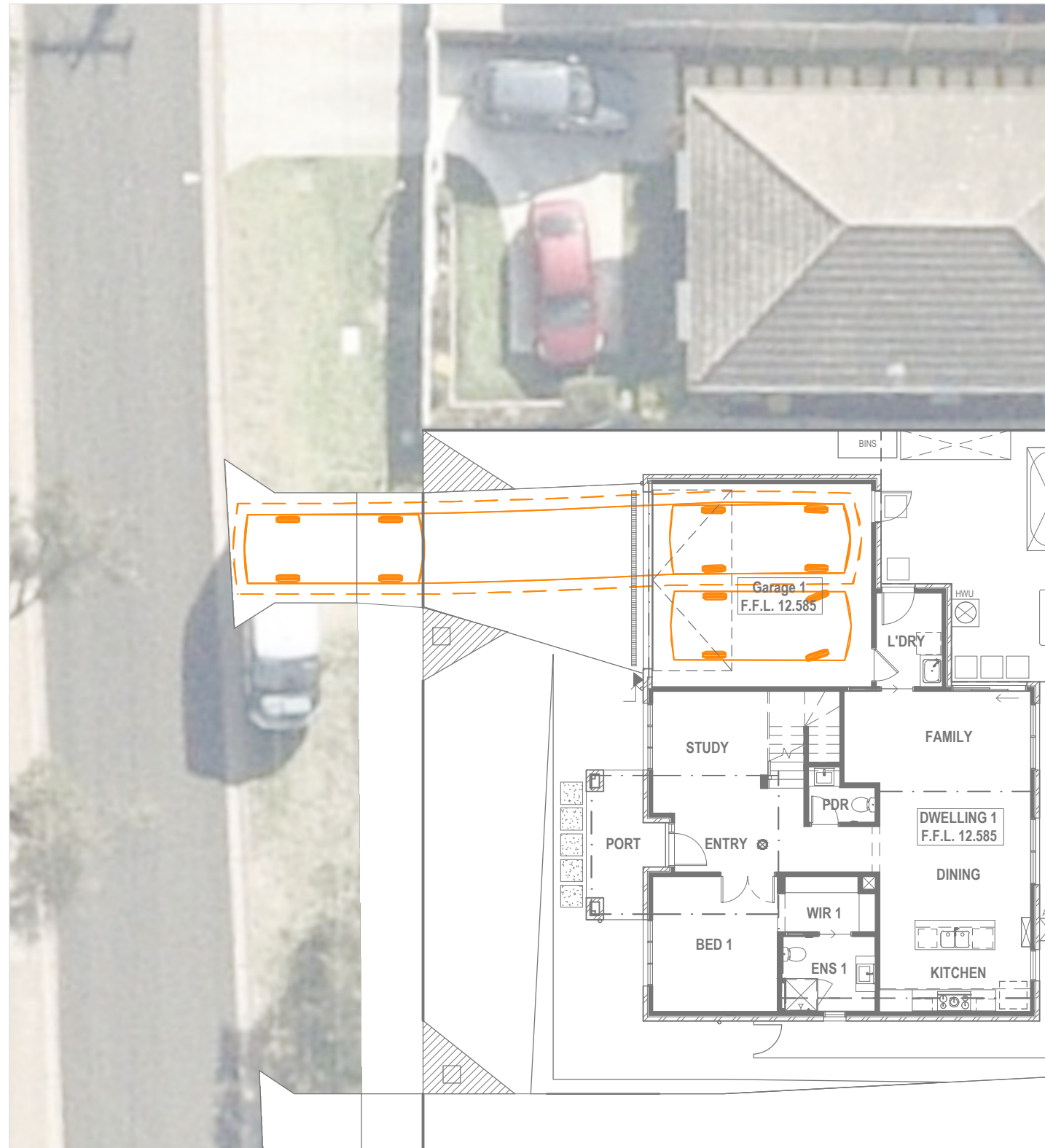
Revision

REV.	DESCRIPTION	DATE	DRAWN	CHECKED

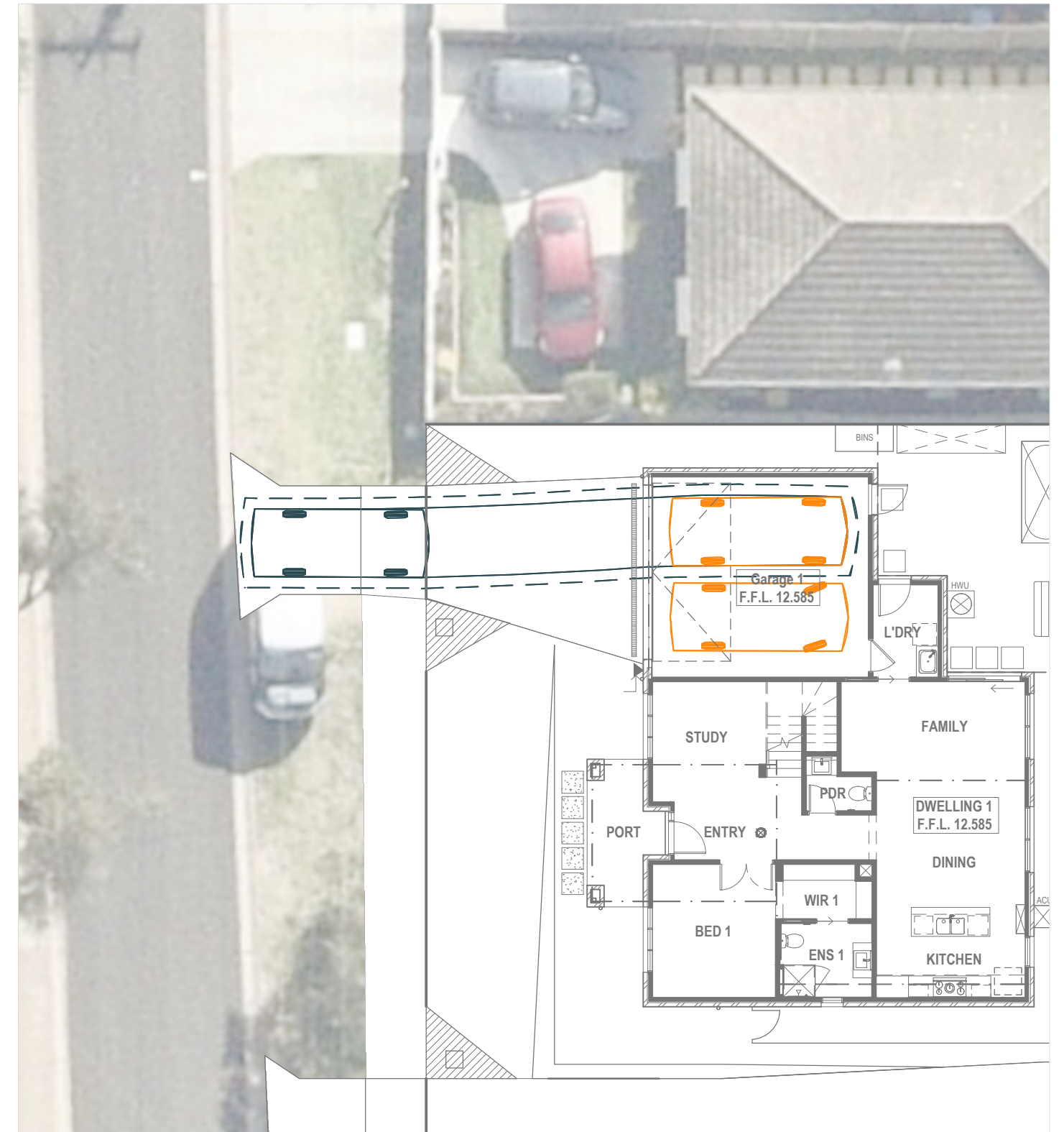
CLAUSE 55 GARDEN AREA
Lot 40 (No.89) Ninth Avenue,
Rosebud Vic. 3939



758307/758308/758309
Date 19/03/2026
Scale 1 : 100 @ A1
Drawn SS
Rev No. TP11
A



Entry Manoeuvre



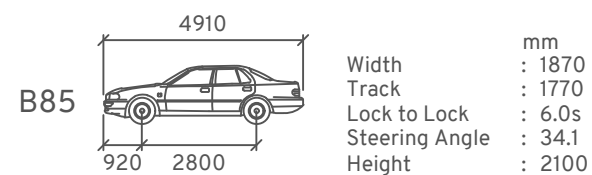
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Mornington Peninsula Shire

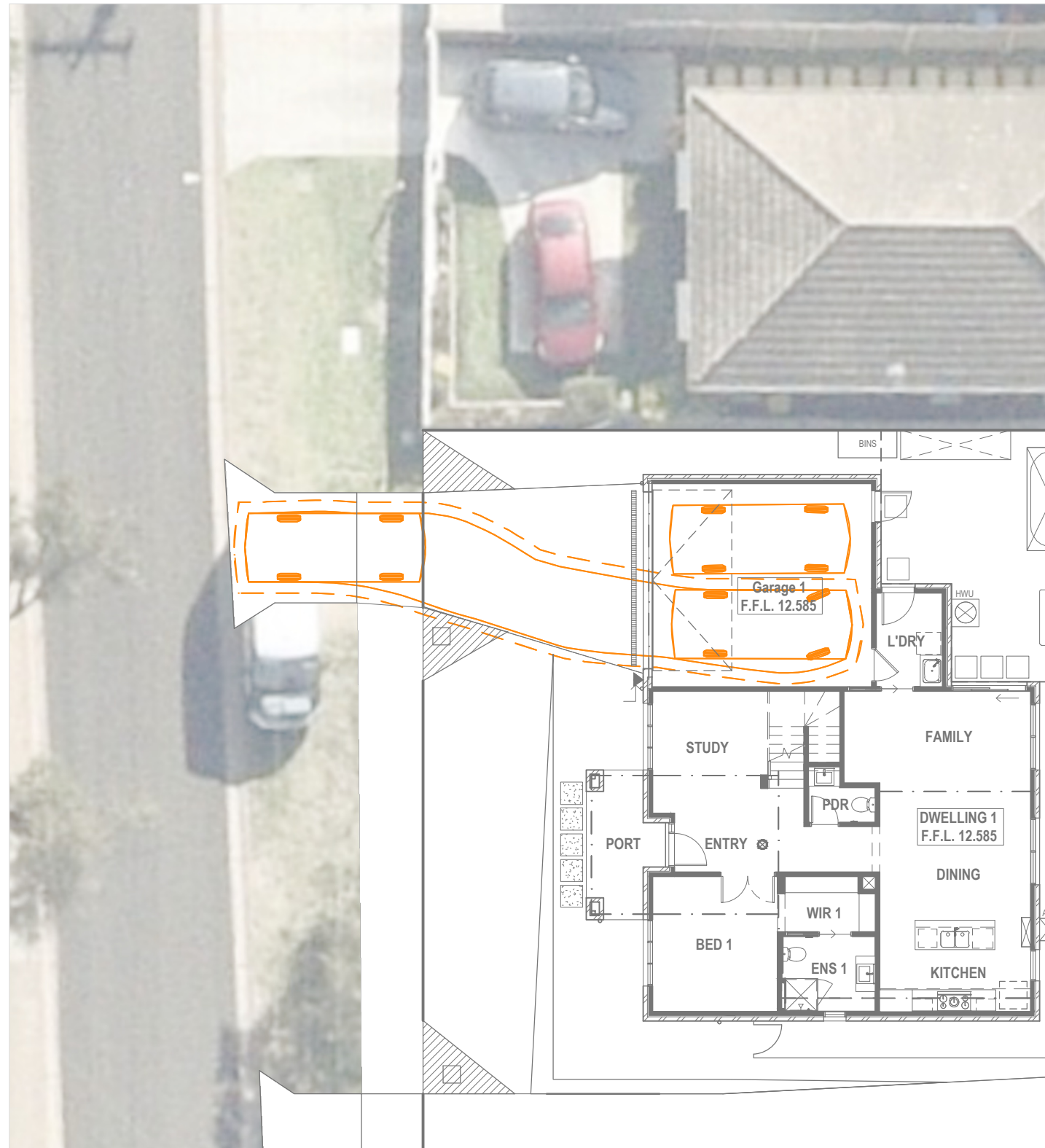
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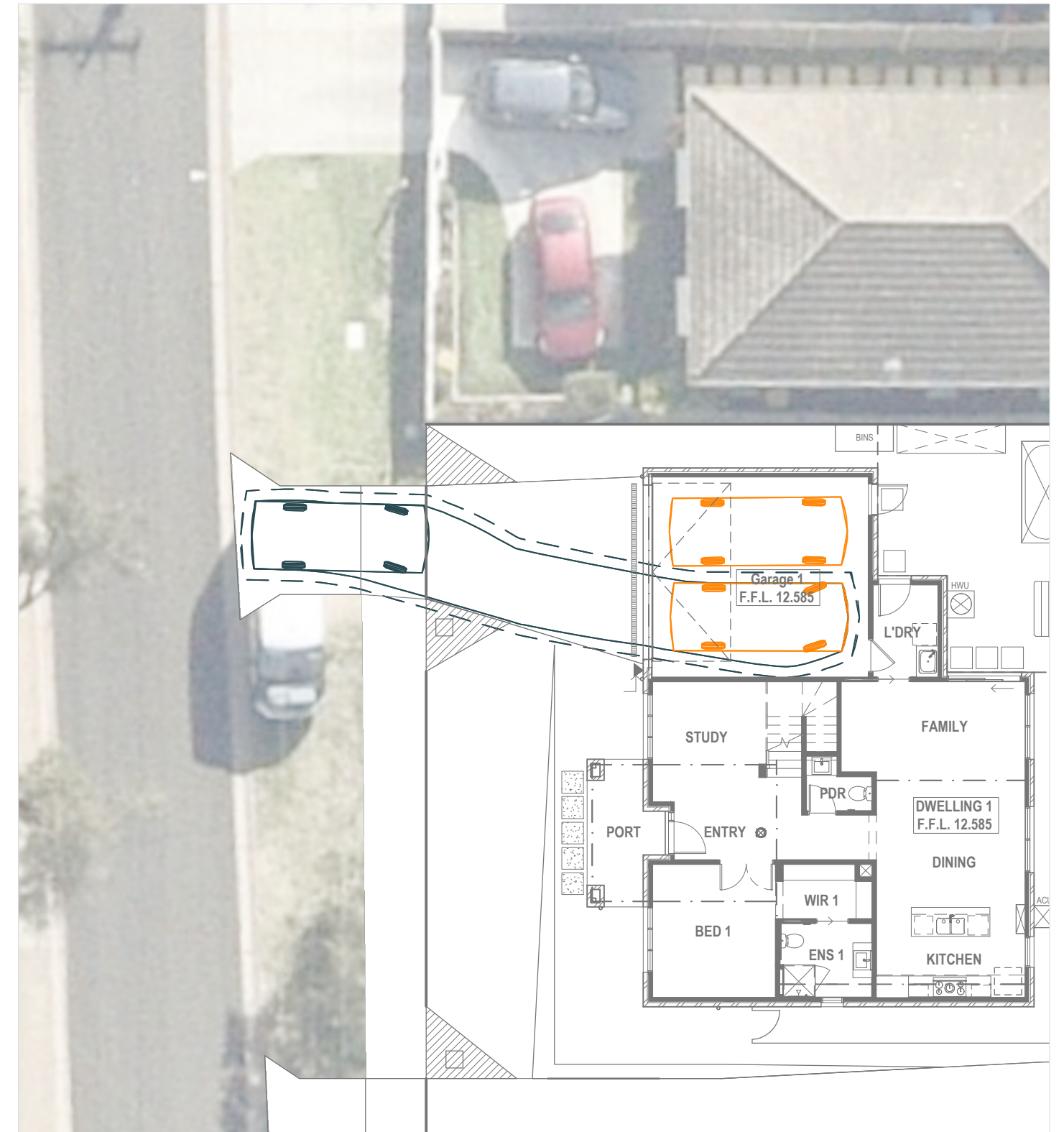
89 Ninth Avenue, Rosebud
Residential Development
Swept Path Assessment - Dwelling 1

DRAWN: SE
DATE: 18/05/2026
DWG NO: 1684 S01A
SCALE at A3: 1:150

Amber 01



Entry Manoeuvre



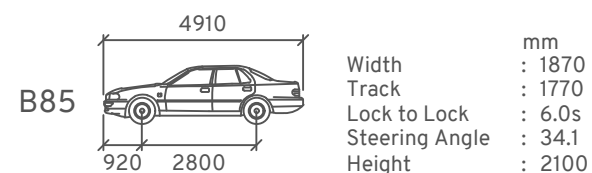
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Mornington Peninsula Shire

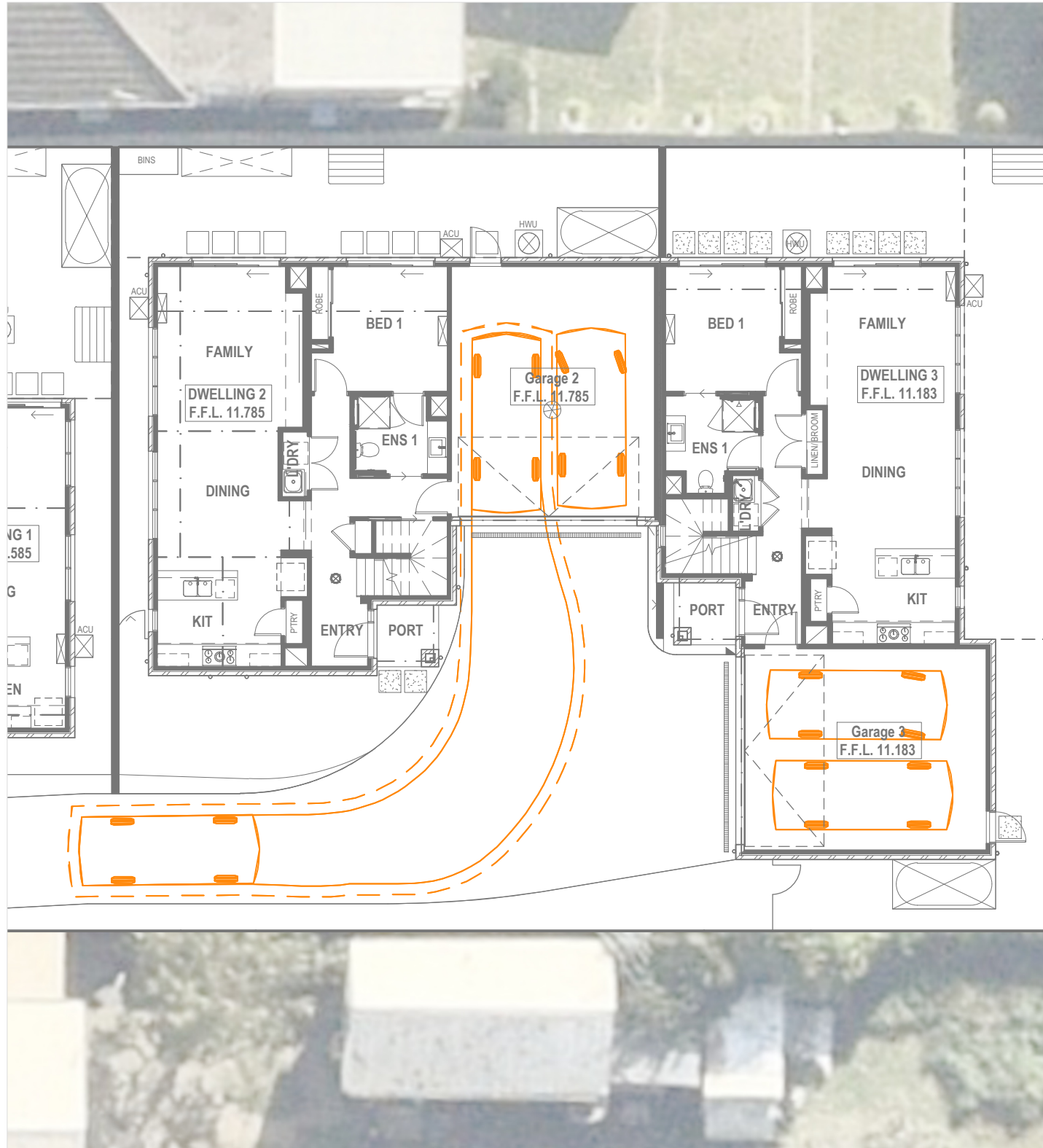
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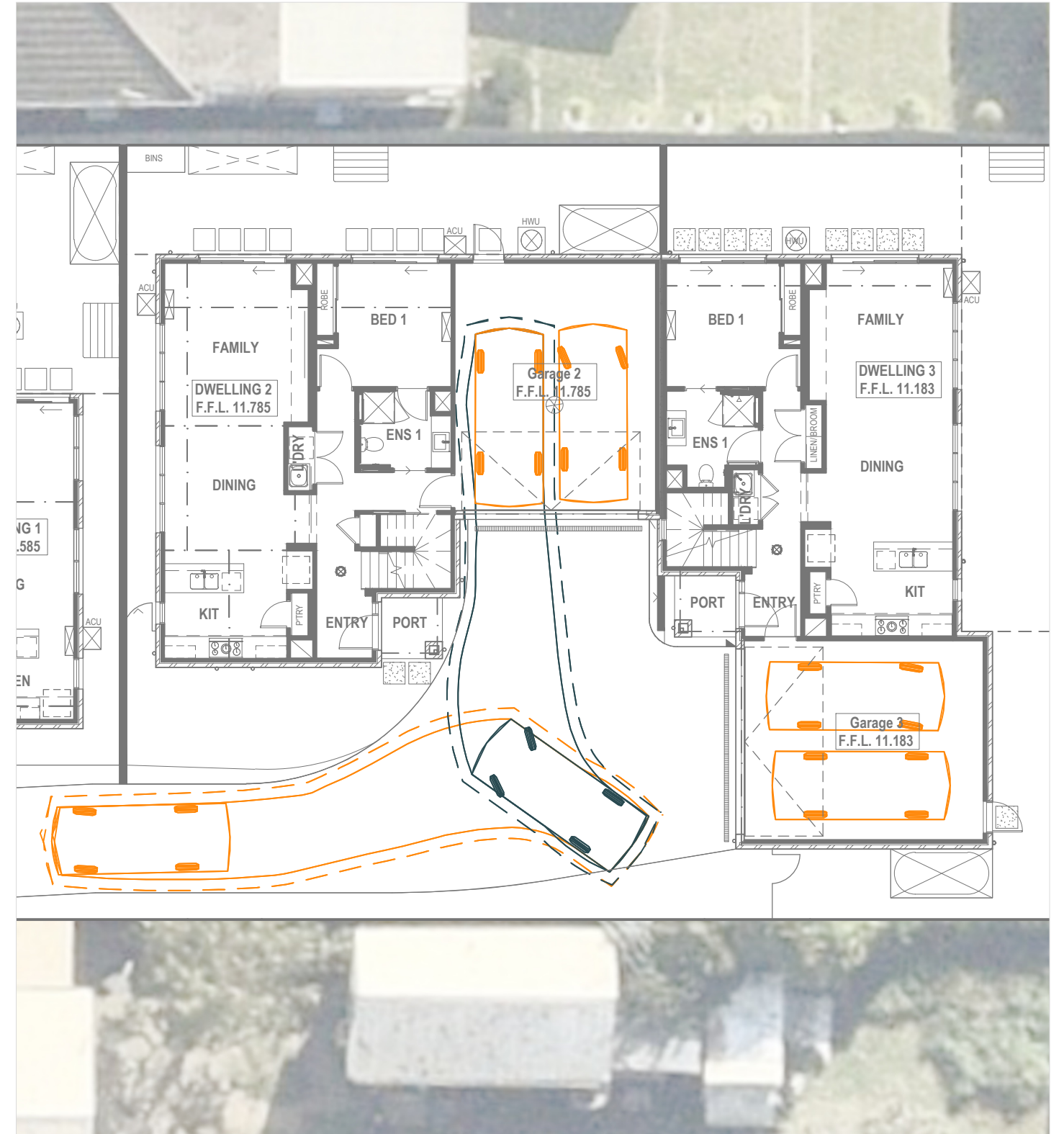
89 Ninth Avenue, Rosebud
Residential Development
Swept Path Assessment - Dwelling 1

DRAWN: SE
DATE: 18/05/2026
DWG NO: 1684 S01A
SCALE at A3: 1:150

Amber 02



Entry Manoeuvre



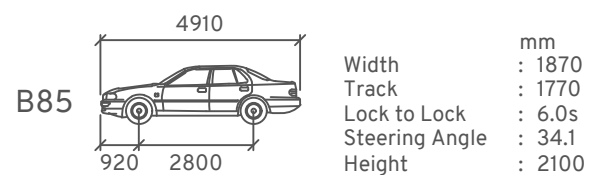
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Mornington Peninsula Shire

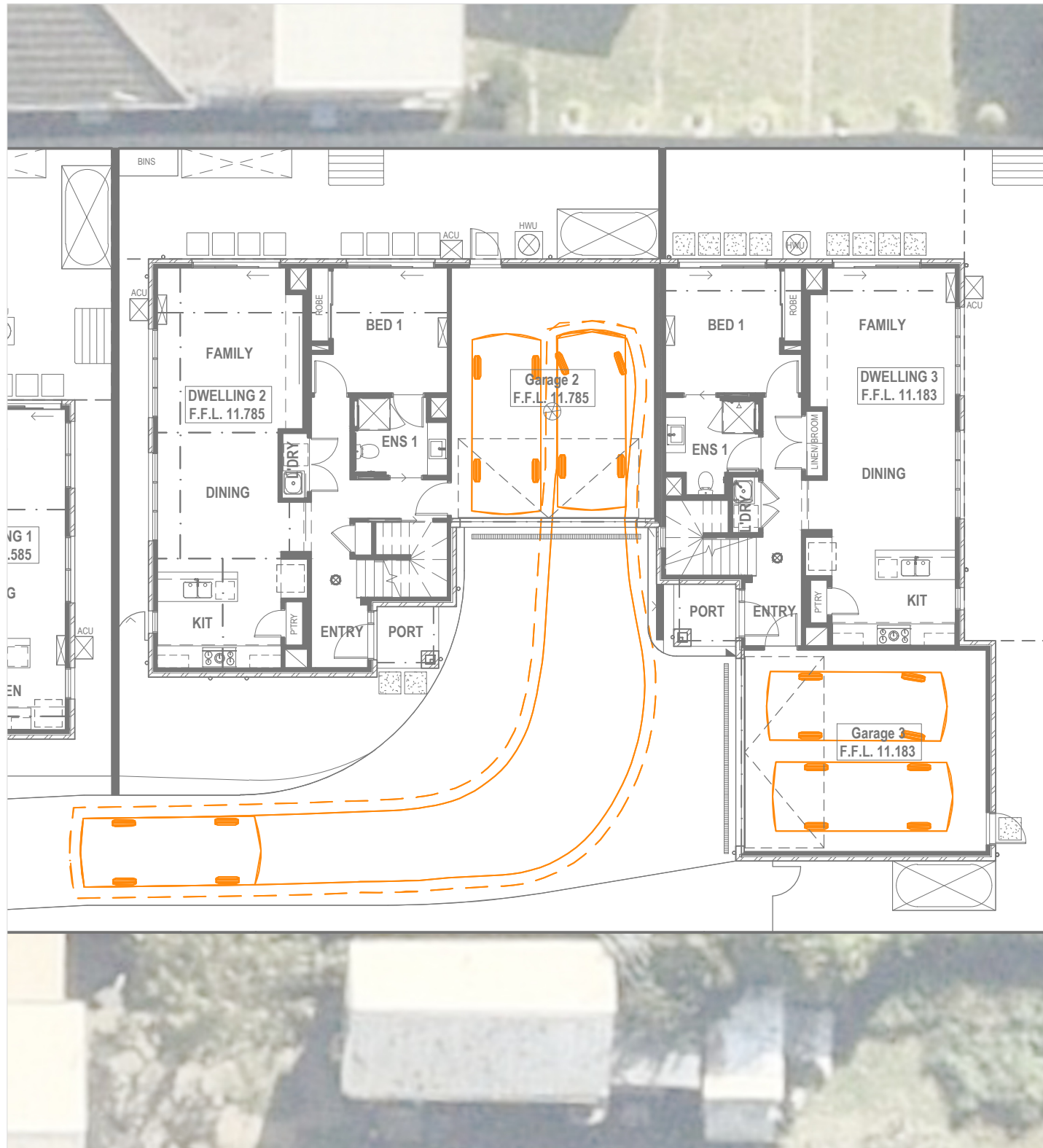
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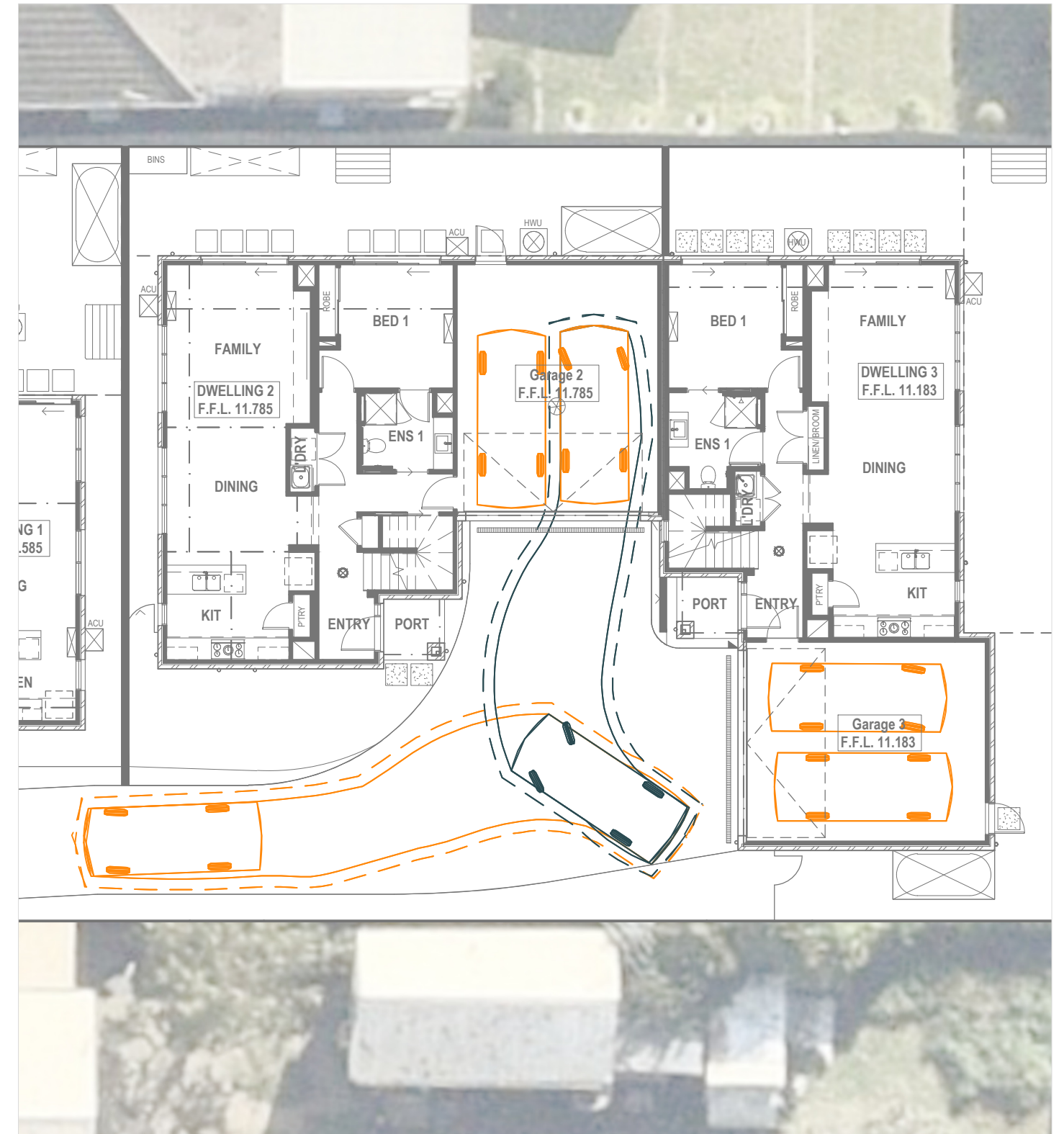
89 Ninth Avenue, Rosebud
Residential Development
Swept Path Assessment - Dwelling 2

DRAWN: SE
DATE: 18/05/2026
DWG NO: 1684 S01A
SCALE at A3: 1:150

Amber 03



Entry Manoeuvre



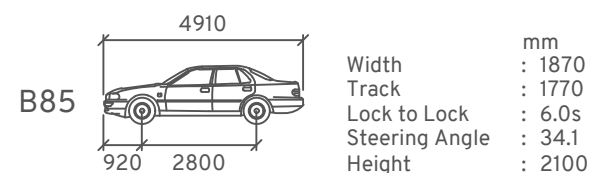
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Mornington Peninsula Shire

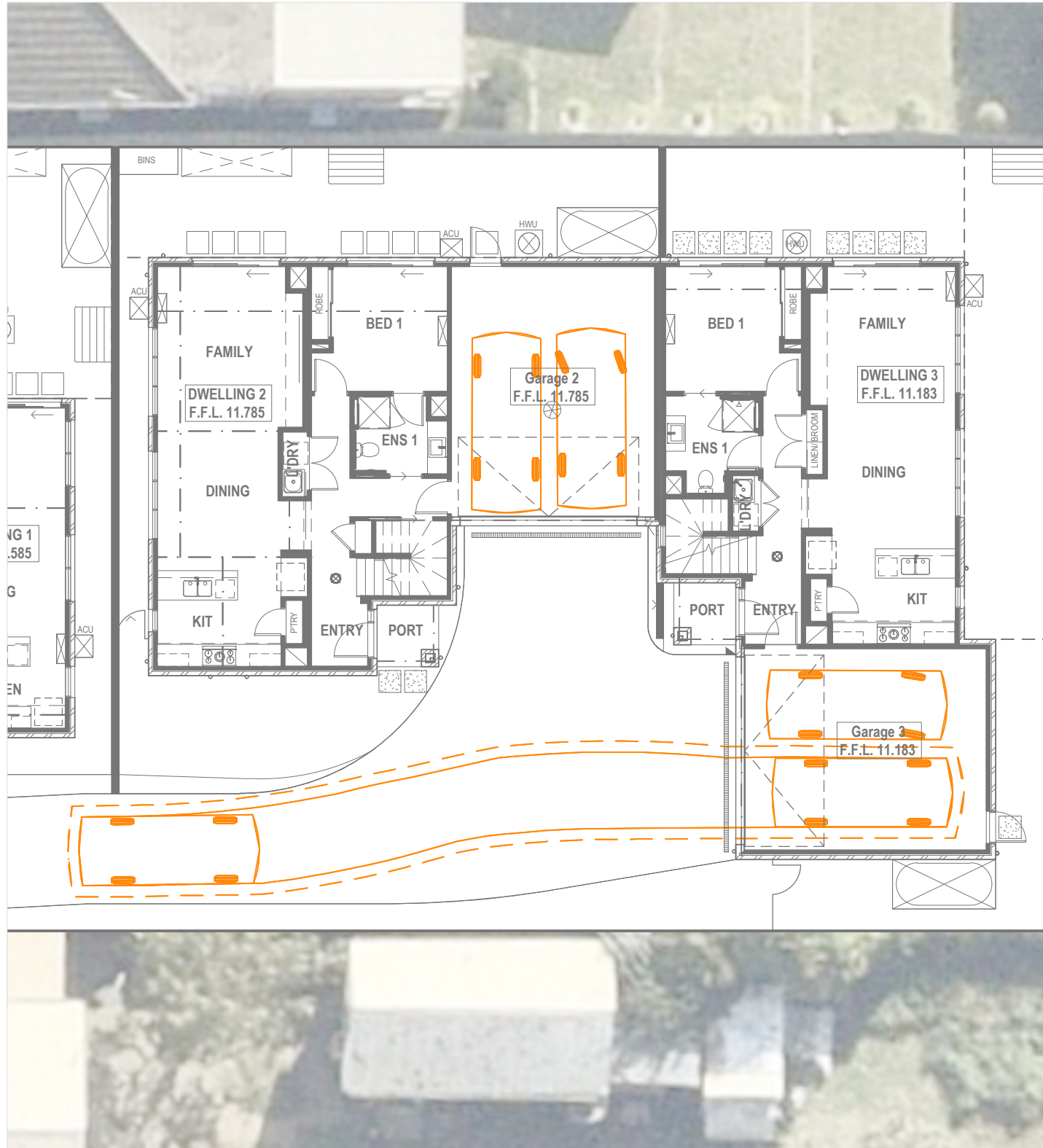
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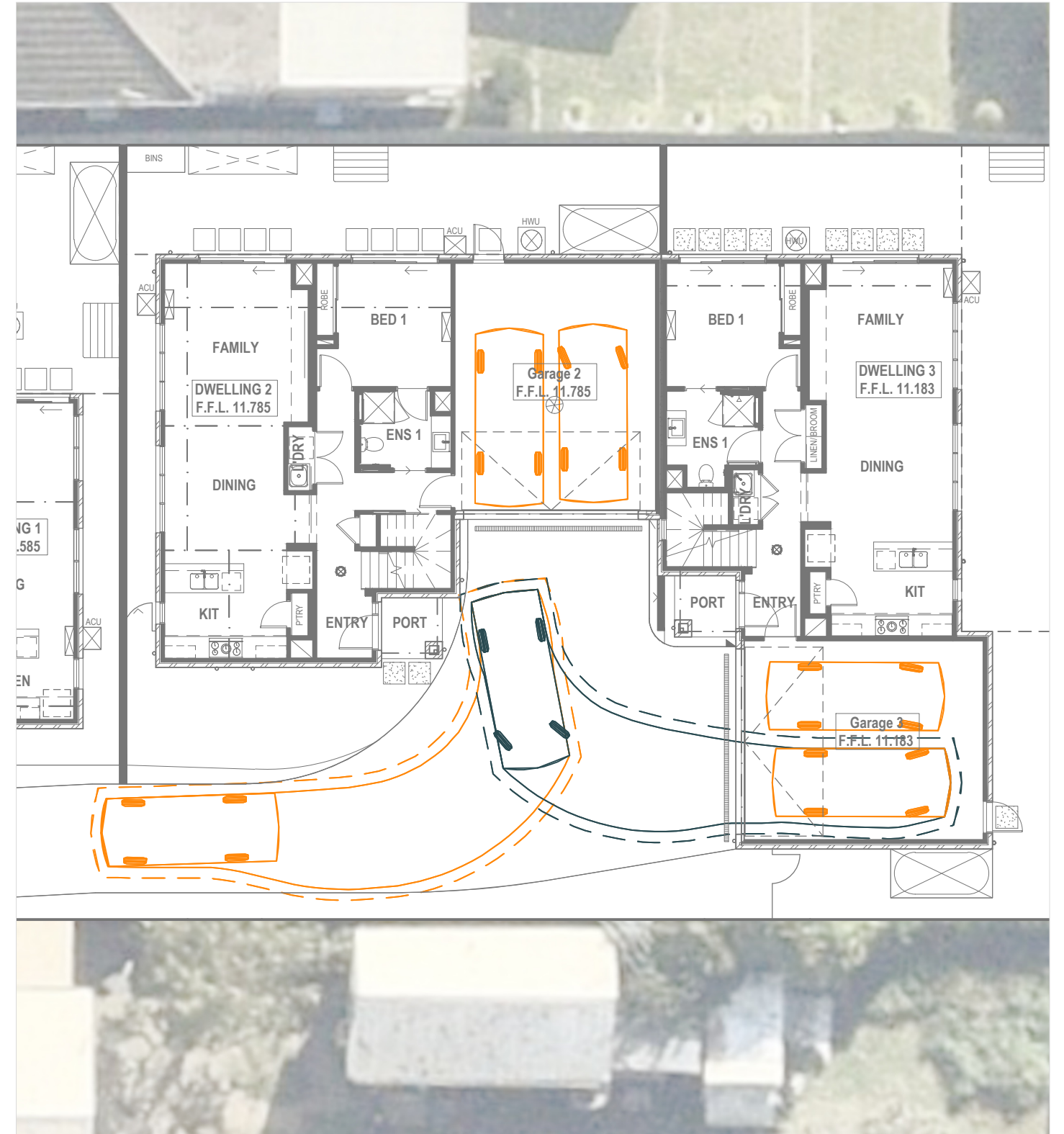
89 Ninth Avenue, Rosebud
Residential Development
Swept Path Assessment - Dwelling 2

DRAWN: SE
DATE: 18/05/2026
DWG NO: 1684 S01A
SCALE at A3: 1:150

Amber 04



Entry Manoeuvre



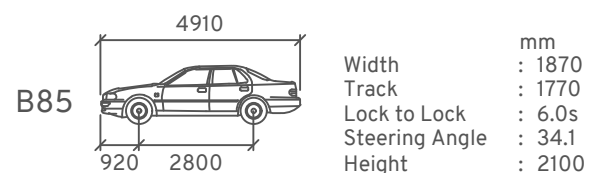
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Mornington Peninsula Shire

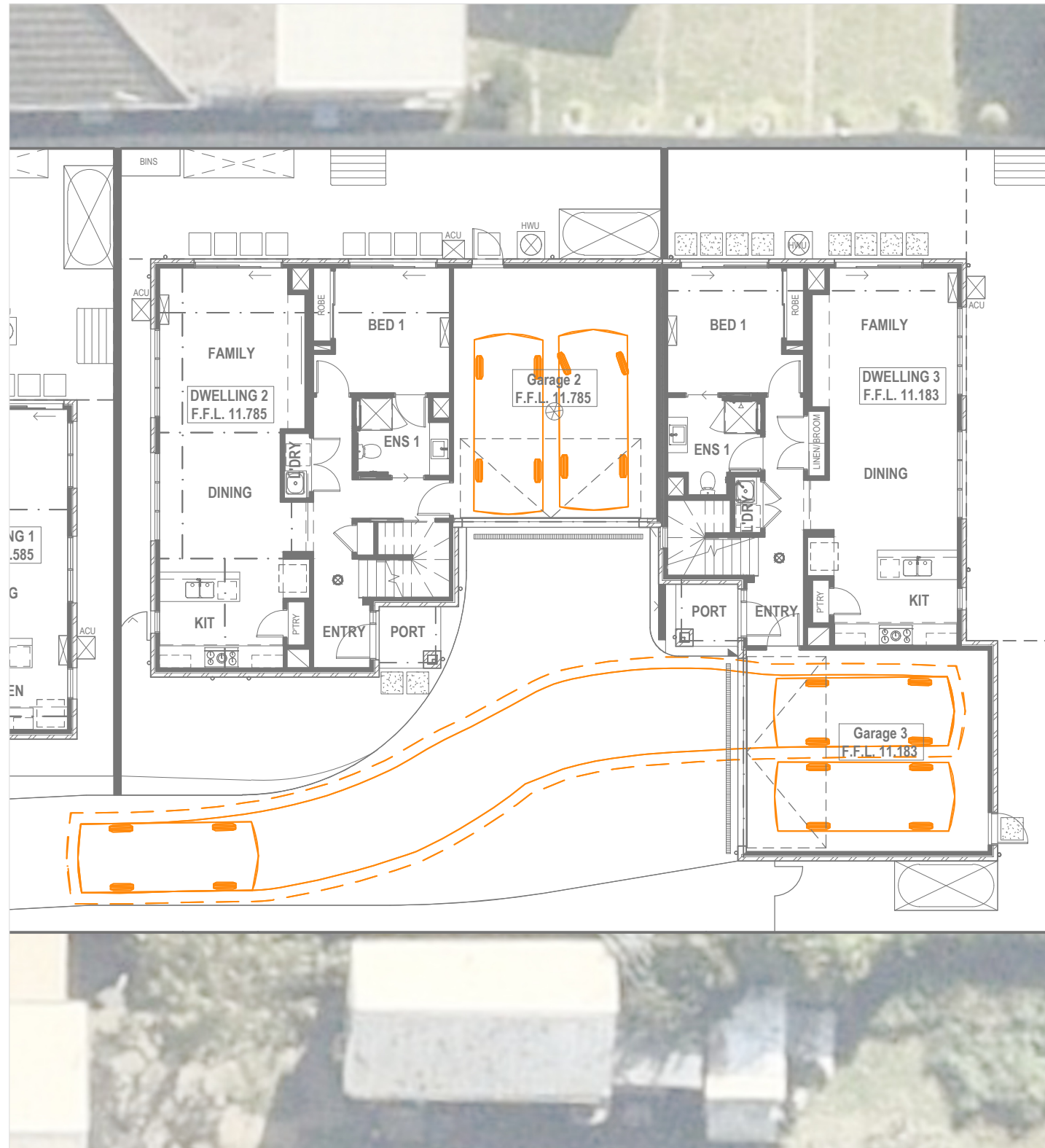
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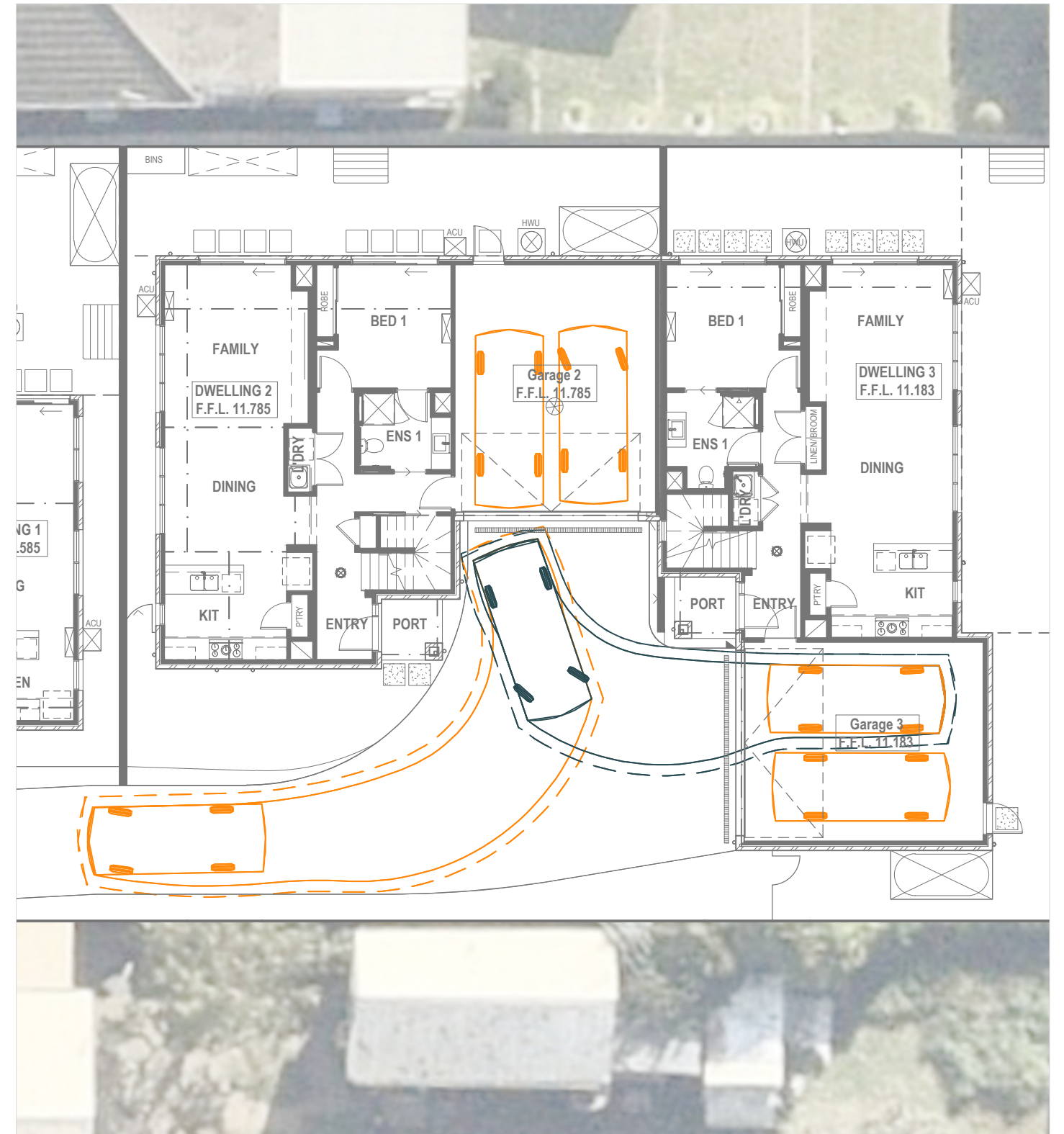
89 Ninth Avenue, Rosebud
Residential Development
Swept Path Assessment - Dwelling 3

DRAWN: SE
DATE: 18/05/2026
DWG NO: 1684 S01A
SCALE at A3: 1:150

Amber 05



Entry Manoeuvre



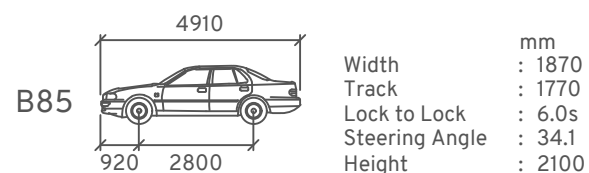
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Mornington Peninsula Shire

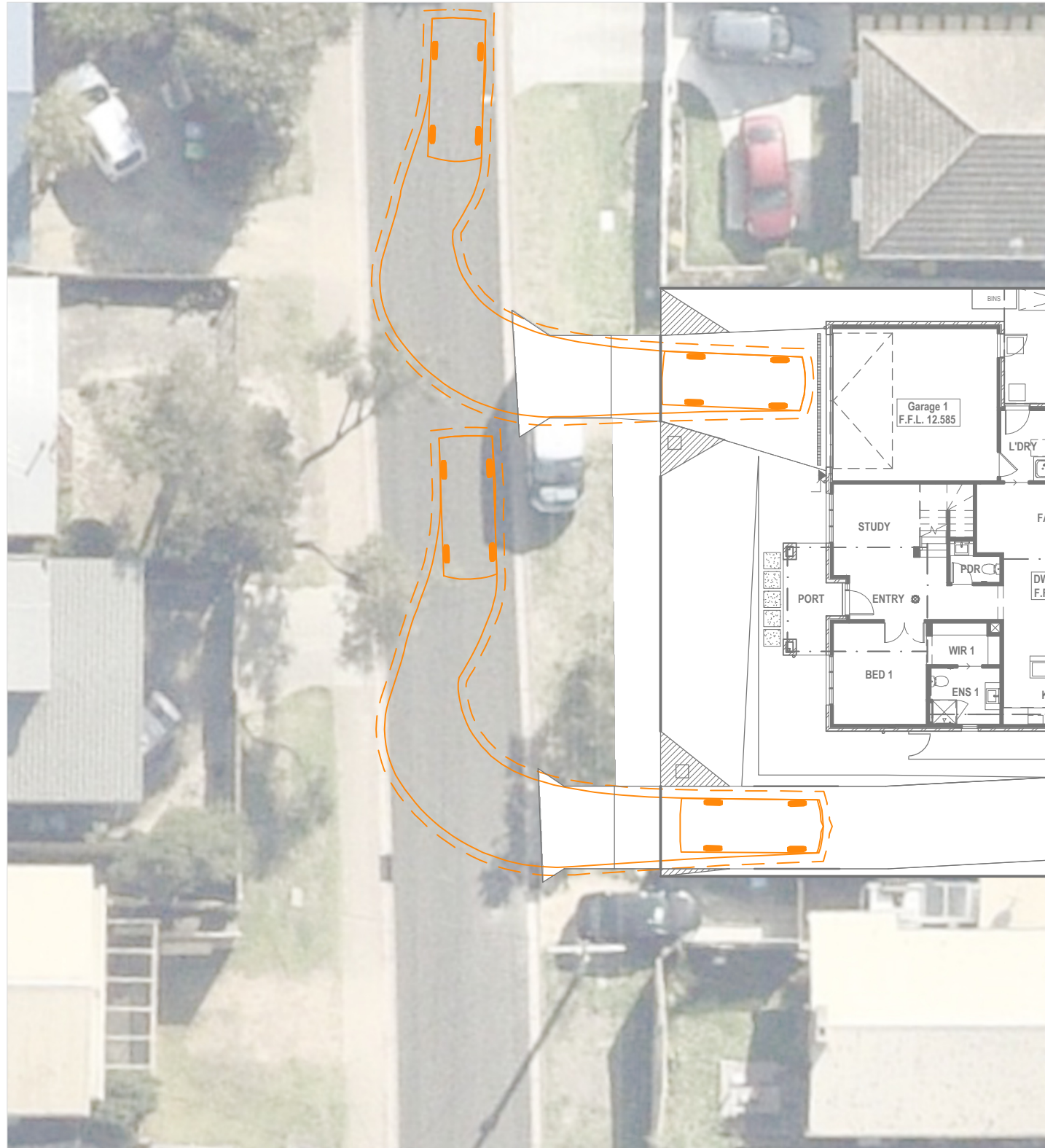
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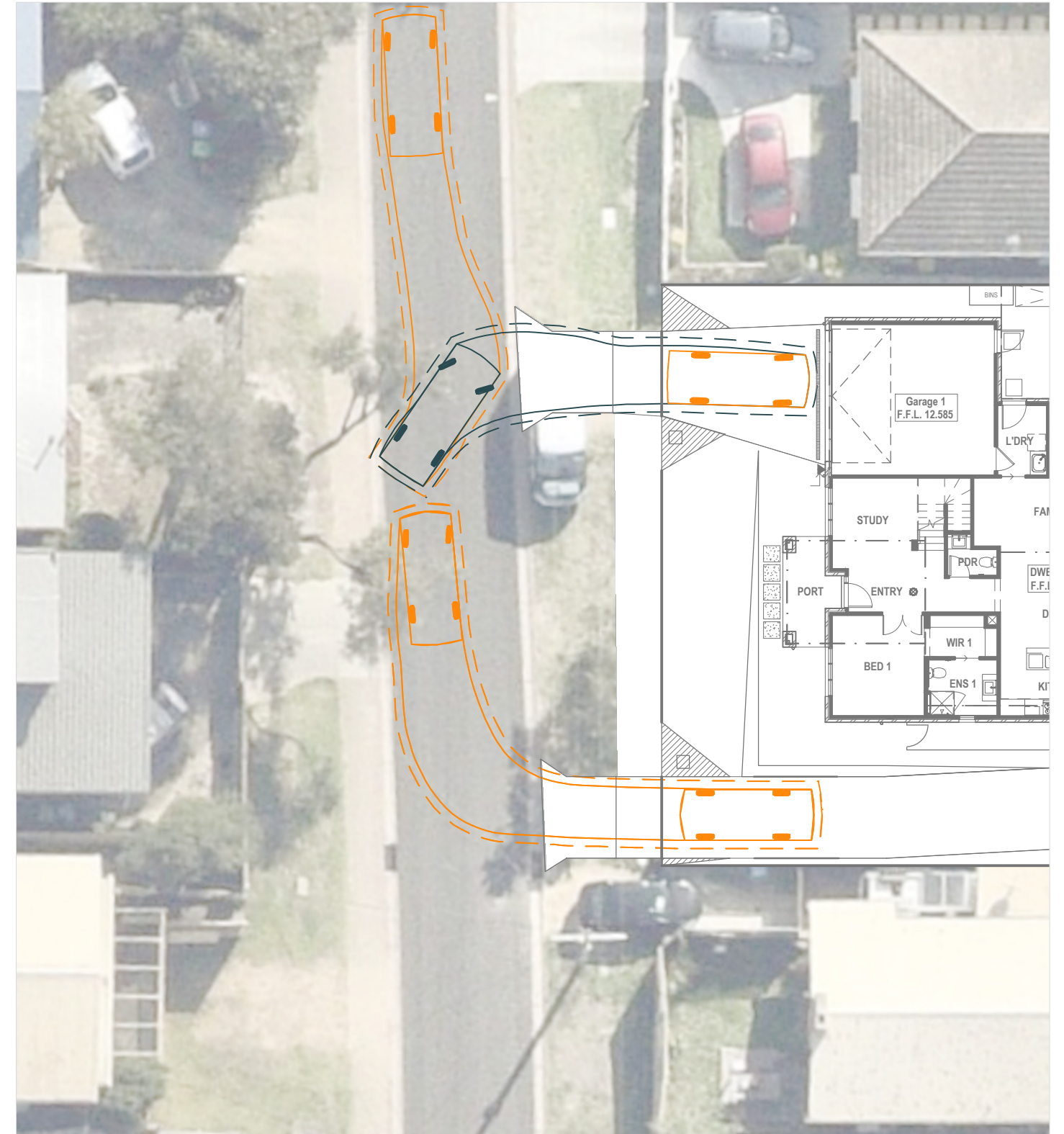
89 Ninth Avenue, Rosebud
Residential Development
Swept Path Assessment - Dwelling 3

DRAWN: SE
DATE: 18/05/2026
DWG NO: 1684 S01A
SCALE at A3: 1:150

Amber 06



Entry Manoeuvre



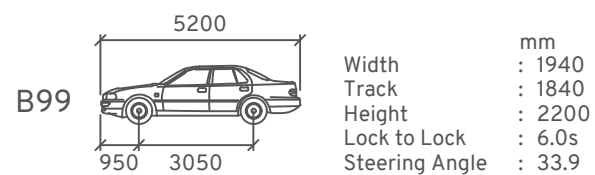
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Mornington Peninsula Shire

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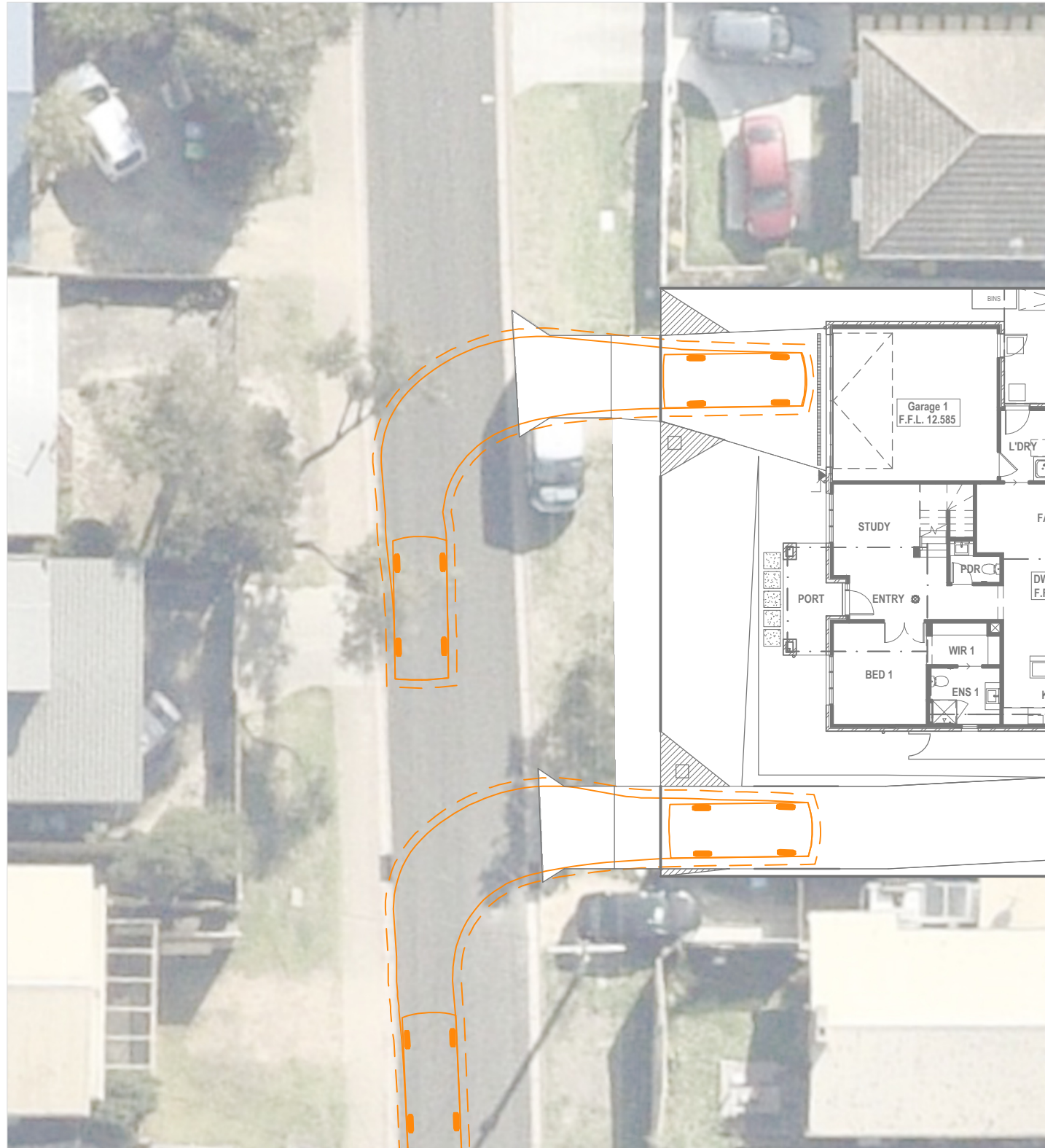
89 Ninth Avenue, Rosebud

Residential Development

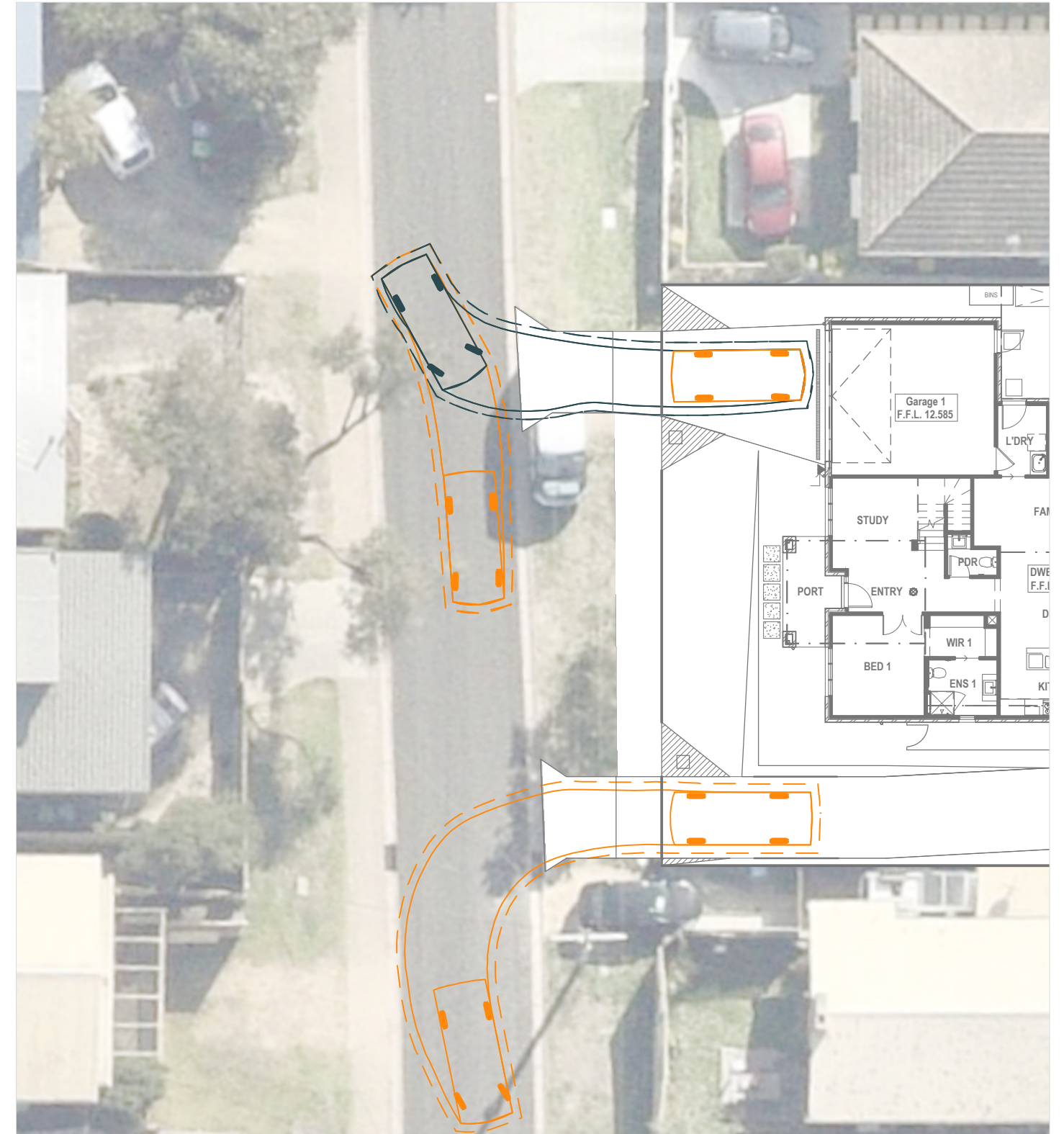
Swept Path Assessment - Crossover Access from North

DRAWN: SE
DATE: 18/05/2026
DWG NO: 1684 S01A
SCALE at A3: 1:200

Amber 07



Entry Manoeuvre



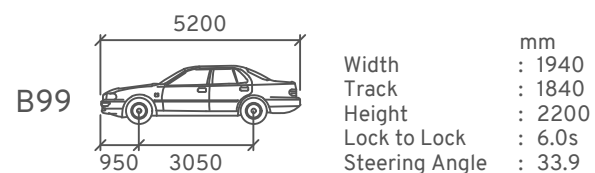
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Mornington Peninsula Shire

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89 Ninth Avenue, Rosebud

Residential Development

Swept Path Assessment - Crossover Access from South

DRAWN: SE
DATE: 18/05/2026
DWG NO: 1684 S01A
SCALE at A3: 1:200

Amber 08

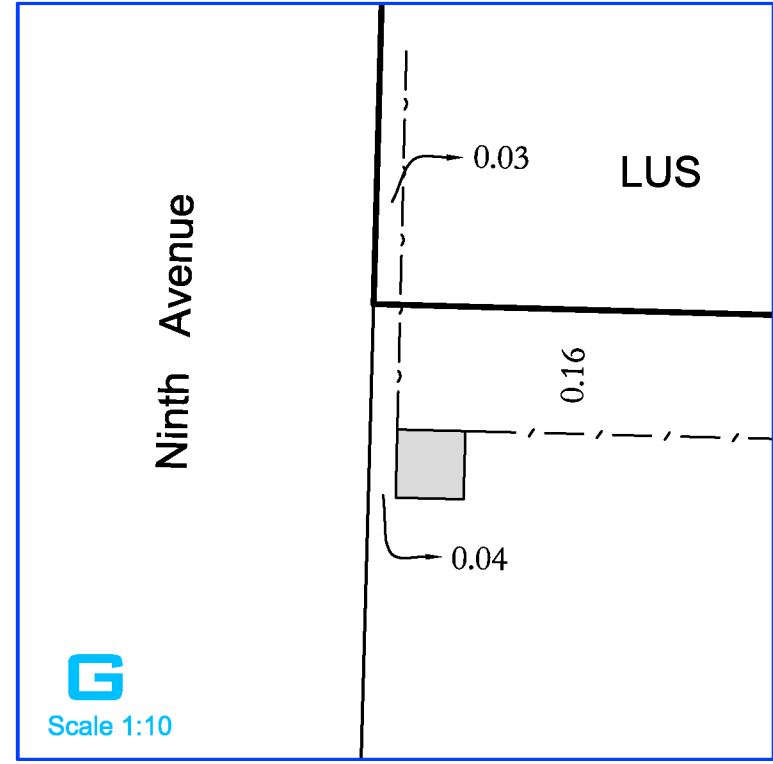
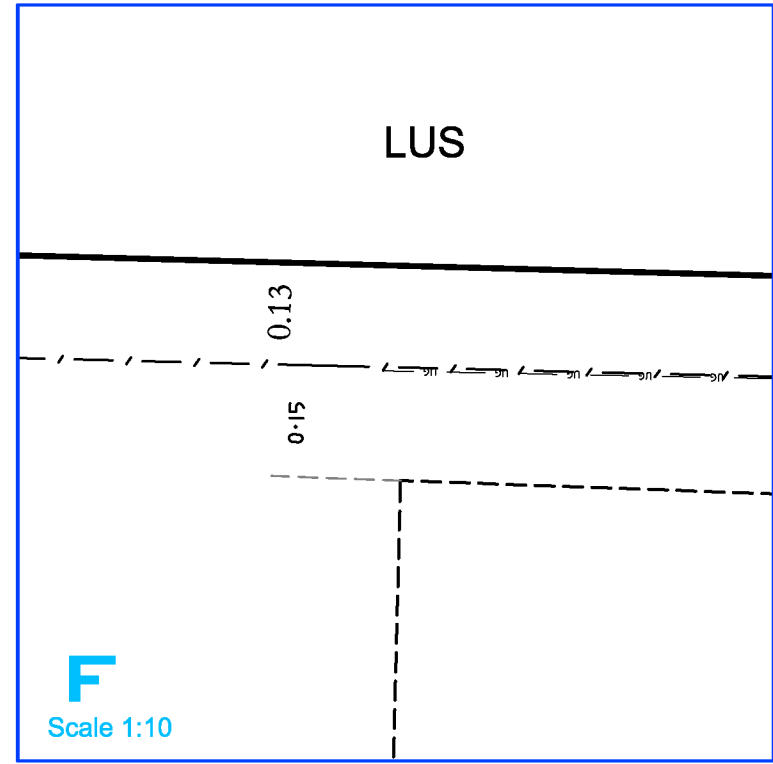
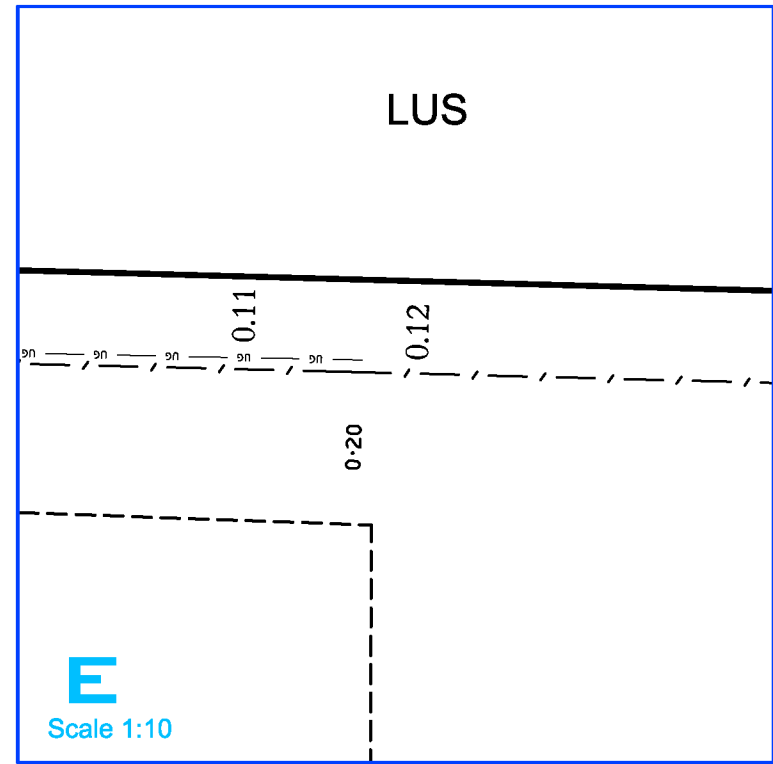
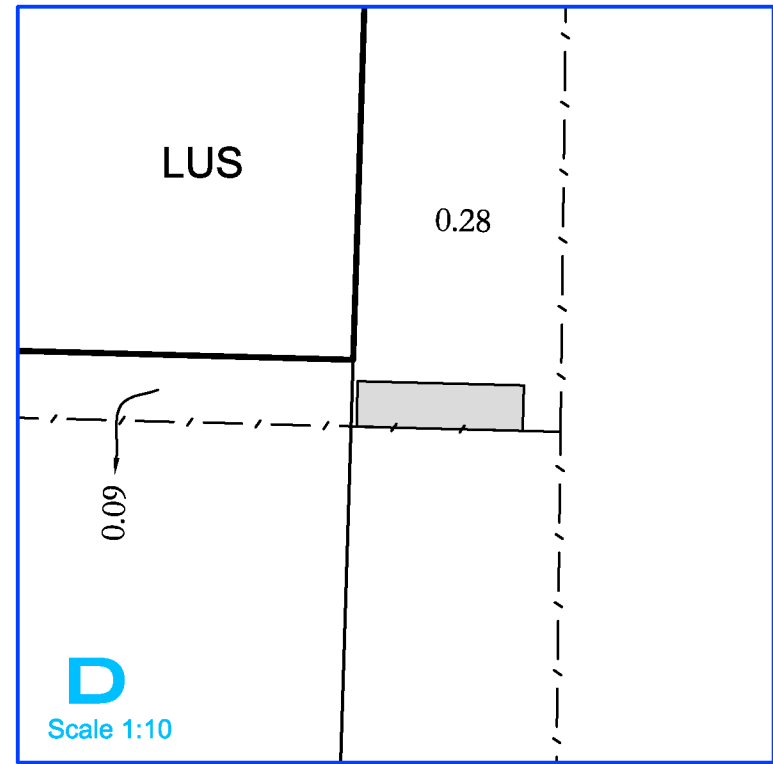
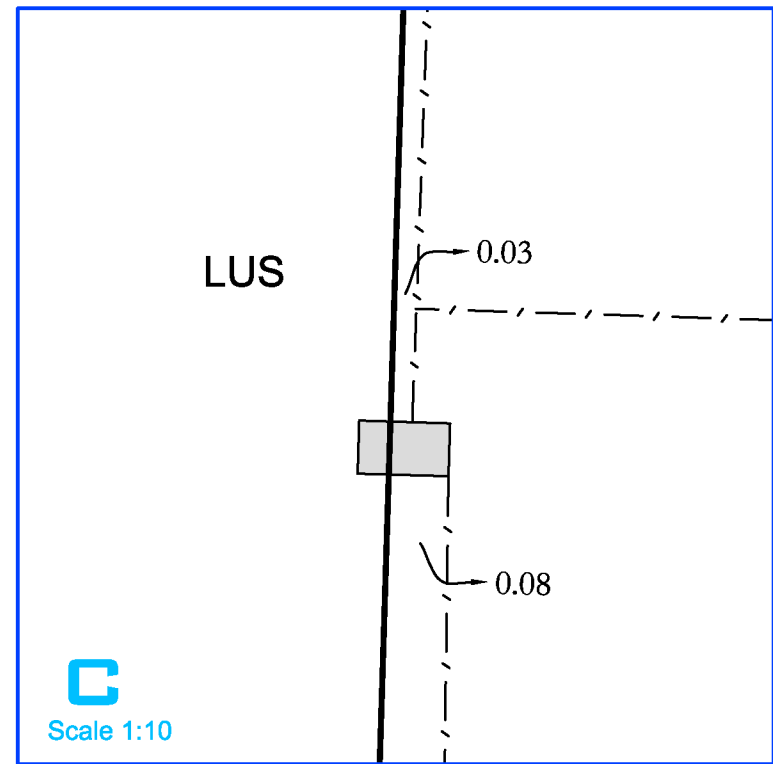
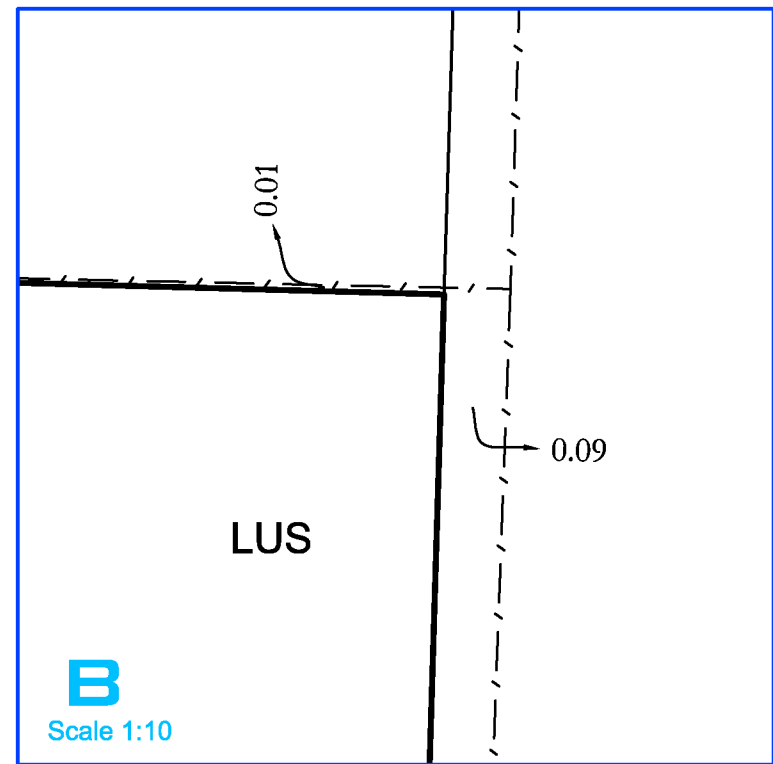
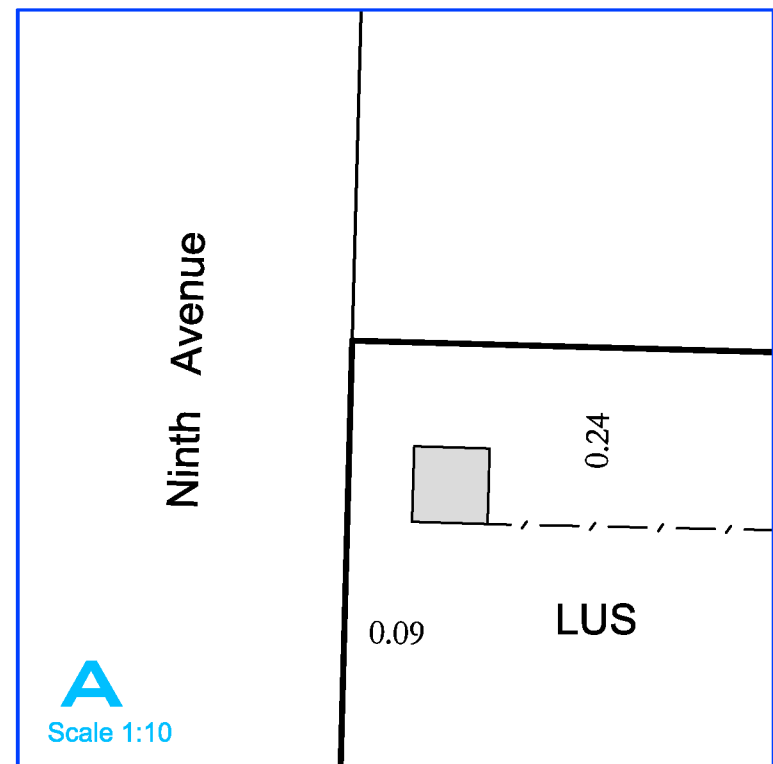


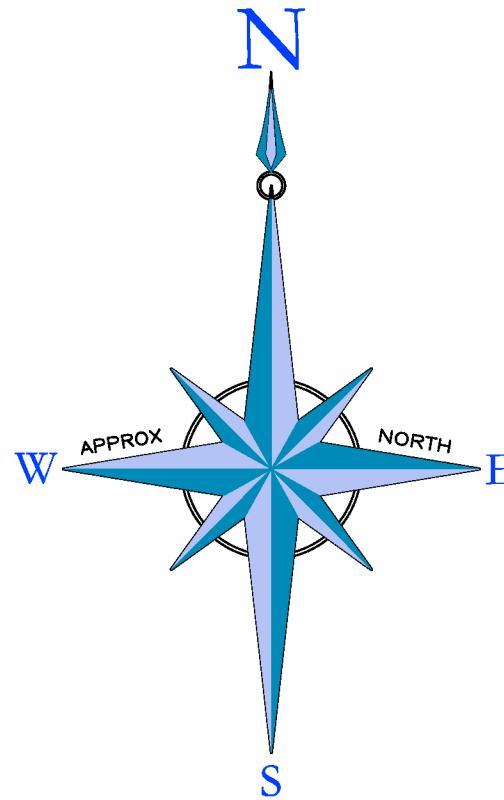
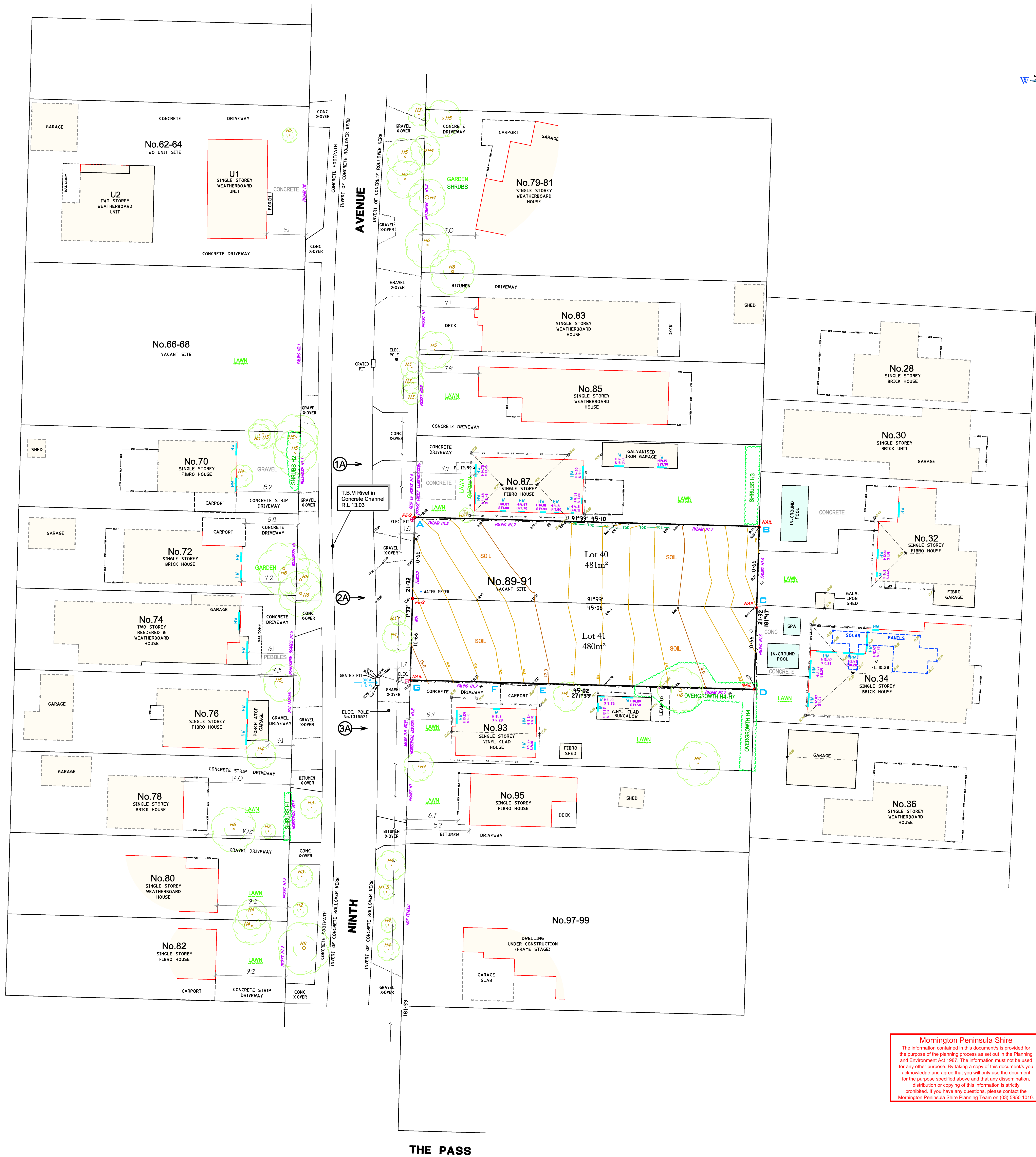
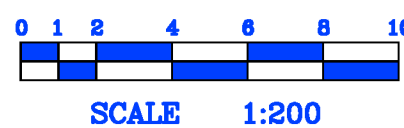
PHOTO 1A



PHOTO 2A



PHOTO 3A



LEGEND

W	WINDOW
HW	HABITABLE WINDOW
W	WINDOW (LOWER STOREY)
HW	HABITABLE WINDOW (UPPER STOREY)
W 114.23 114.00	WINDOW HEAD R.L. 48.23 SILL R.L. 45.00
H5	TREE (HEIGHT 5m)
VER	VERANDAH
TOE	TOE OF BANK
APPROX. BUILDING	APPROX. BUILDING
OVERHEAD POWERLINE	OVERHEAD POWERLINE
PALING FENCE	PALING FENCE
VERTICAL BOARDS FENCE	VERTICAL BOARDS FENCE
EDGE OF BRICK	EDGE OF BRICK
UNDERSIDE OF ROOF GUTTER	UNDERSIDE OF ROOF GUTTER
22.39	OVERHEAD RL VALUE
*	RIDGE RL
U	UNDERSIDE OF GUTTER RL
225.8 117.01	DRAINAGE PIPE DIAMETER (mm) INVERT RL
◇	SIDE OF FENCE POSTS

NOTES

ALL DATA HEREON IS AN INTEGRAL PART OF THIS PLAN AND MUST NOT BE SUBJECT TO MANIPULATION, AUGMENTATION OR REMOVAL WITHOUT THE DIRECT CONSENT OF THE MANAGEMENT OF A LINE SURVEYING.

THE RELATIONSHIP OF TITLE BOUNDARY TO BOUNDARY FENCING IS INDICATIVE ONLY. USE ONLY OFFSET VALUES. DO NOT SCALE.

THE LOCATION OF ADJACENT PROPERTIES' BUILDINGS AND FEATURES ARE INDICATIVE ONLY UNLESS OTHERWISE STATED.

TREE SPREADS AND HEIGHTS ARE APPROXIMATE ONLY UNLESS OTHERWISE STATED. SIGNIFICANT TREES ONLY ARE SHOWN.

A LINE SURVEYING ARE NOT ELECTRICITY INDUSTRY EXPERTS, AND THUS CANNOT BE HELD RESPONSIBLE FOR SITUATIONS ARISING FROM INACCURATE IDENTIFICATION OF POWER POLES.

WHILE EVERY EFFORT HAS BEEN MADE TO LOCATE ALL FEATURES AND SERVICES WITHIN THE SURVEYED AREA, A LINE SURVEYING CANNOT BE HELD RESPONSIBLE FOR FEATURES CONCEALED, BURIED, OR UNDER CONSTRUCTION AT THE TIME OF SURVEY.

DETAILS

SURVEYORS	B. METCALF	T. LEON
DRAWN	TONY CLARKE	09-03-2023
CHECKED	BRENTON METCALF	09-03-2023
CO-ORDINATES	ARBITRARY	± 50mm
LEVELS	AHD	± 20mm
CONTOUR INTERVAL	0.2m	1m INDEX

AUSTRALIAN HEIGHT DATUM DERIVED FROM
Wannabe PM 93
R.L. 13.34 (SMES 01 / 03 / 23)

REVISION A

Additional Survey		06-11-2025
SURVEYORS	R. ARNOTT	F. DEANE
REVISED	TONY CLARKE	11-11-2025
CHECKED	ROB ARNOTT	11-11-2025

REVISION A

PLAN RE-ESTABLISHMENT OF TITLE, FEATURE & LEVEL SURVEY

PROJECT 89-91 NINTH AVENUE ROSEBUD

TITLE REF VOL. 3665 FOL. 932
Lots 40 & 41 [Block H] on LP 5108

CLIENT

DATE 6 MAR 2023 SCALE 1:200

REFERENCE 124 37 SHEET A0 / 1 OF 1

Mornington Peninsula Shire

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THE PASS

Mornington Peninsula Shire

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DEEP SOIL AREAS OF AT LEAST 12sqm with a minimum dimension of 2.5m 25sqm with a minimum dimension of 3.5m

PROPOSED CANOPY COVERAGE CALCULATION 10% of Site Area (861sqm) = 86.1sqm

1 x TYPE A TREE PROPOSED 12.6sqm canopy cover 1 x TYPE A TREE PROPOSED 11.81sqm canopy cover (12.6-0.79=11.81sqm) 1 x TYPE A TREE PROPOSED 11.81sqm canopy cover (12.6-0.79=11.81sqm) 1 x TYPE A TREE PROPOSED 8.25sqm canopy cover (12.6-4.35=8.25sqm) 1 x TYPE A TREE PROPOSED 26.63sqm canopy cover (28.3-1.67=26.63sqm) 1 x TYPE A TREE PROPOSED 27.1sqm canopy cover (28.3-1.2=27.1sqm)

= 88.2sqm TOTAL CANOPY COVERAGE

SQM AREA OF CANOPY OUTSIDE OF TITLE BOUNDARY, THAT IS NOT INCLUDED IN THE SQM CANOPY CALCULATION OF THE SITE

NINTH AVENUE



STRUCTURAL ROOT ZONE

TREE PROTECTION ZONE

TREES / SHRUBS TO BE REMOVED

EXISTING TREES ADJOINING THE SITE

EXISTING TREES TO BE RETAINED

STEPPING STONES

GRAVEL OR PEBBLES

DROUGHT TOLERANT LAWN (Buffalo or similar)

COLOURED CONCRETE or EXPOSED AGGREGATE

AUTOMATIC DRIP IRRIGATION SYSTEM INSTALLED TO WATER GARDEN BEDS

TIMBER EDGING INSTALLED TO SEPARATE LAWN, GARDEN BEDS & GRAVEL / PEBBLES

ALL GARDEN BEDS TO HAVE MINIMUM 75MM LAYER OF DARK-COLOURED COMPOSTED MULCH (e.g. Black Pine Bark or Mushroom Compost)

PLANTING SCHEDULE						
	ID	Qty	Common Name	Botanical Name	Height @ Maturity (m)	Pot Size @ Install (cm)
Trees						
	Abw	2	Black Wattle	Acacia measmii (Type A)	10.0m	40 - min 2m high @ installation
	Bma	2	Silver Banksia	Banksia marginata (Type A)	10.0m	40 - min 2m high @ installation
	T'Lu'	2	Water Gum	Tristania laurina 'Luscious'	8.0m	40 - min 2m high @ installation
Shrubs & Groundcovers						
	Ca	15	White Correa	Correa alba	1.5m	1.0m
	C'DB'	18	Dusky Bells	Correa 'Dusky Bells'	0.6m	0.7m
	Cr	17	Common Correa	Correa reflexa	1.2m	1.0m
	S'P'	20	Lilly Pilly	Syzygium 'Pinnacle'	3.0m	1.0m
	Vh	7	Native Violet	Viola hederacea	0.2m	0.6m
	WWG'	4	Wynabbie Gem	Westringia 'Wynabbie Gem'	1.5m	1.0m
Grasses						
	C'BC'	21	Bronze Curis	Carex 'Bronze Curis'	0.3m	0.3m
	L'LP'	18	Little Pal	Lomandra 'Little Pal'	0.5m	0.5m
	Lio	8	Spiny-headed Mat-Rush	Lomandra longifolia	1.0m	1.0m
	Pia	43	Tussock Grass	Poa labillardieri	0.7m	0.6m

LANDSCAPE CONSTRUCTION SPECIFICATIONS

SUBGRADE PREPARATION:

Site preparation to be carried out under suitable conditions and in accordance with standard horticultural practice. The use of machinery and tools that may damage soil structure is not acceptable. Garden bed and lawn sub-grade is to be cultivated to a depth of 150mm and shaped to achieve drainage falls prior to adding topsoil. If gypsum is required, this is to be distributed and cultivated into the sub-grade as per the manufacturer's instructions. Weeds are to be removed prior to sub-grade preparation, top-soiling and planting.

SOIL PREPARATION:

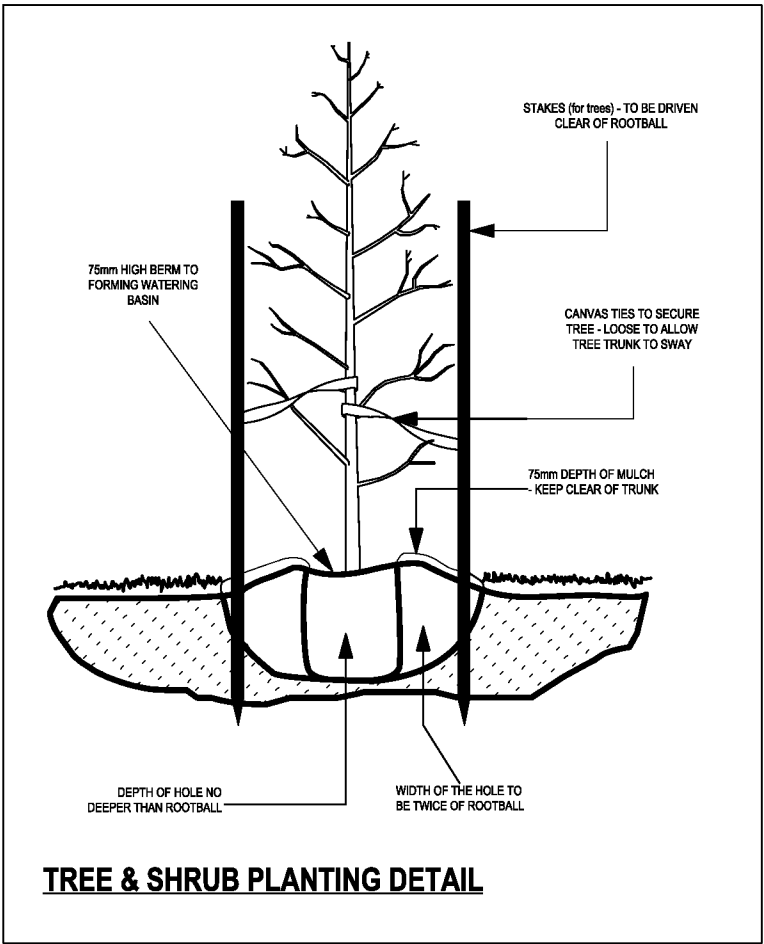
Imported topsoil is to be supplied by an approved supplier to a depth of approximately 150-300mm (as required) for garden beds. Do not spread in muddy conditions. The topsoil is to be a light to medium friable loam (capable of being compressed into a ball by hand when moist yet can be broken apart immediately after). It's PH will be 6.0 - 7.0 and free from perennial weeds and building rubble. The finished top level after settlement should be 75mm below the edging level to allow for mulch. Imported topsoil for lawn areas to be supplied to a depth of approximately 100mm (or as required).

TIMBER EDGING:

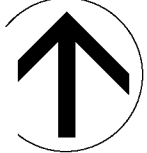
Timber edging is to be installed to separate all lawn, planting areas and Wydale topping / pebble areas. The treated pine timber (or similar) is to be 75mm x 25mm in size, secured with 300mm long stakes at 1000mm spacings.

PLANTS AND PLANTING:

Trees and plants supplied are to be healthy and free from insects, diseases and weeds. The pot sizes indicated in the plant schedule are the minimum size to be supplied and installed. When each planting area is prepared, if soil is dry, fill with water and allow to drain away completely. Plant roots are to be teased outwards if roots are matted in pot. Place plant in centre of hole and ensure that the top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Soil is to be backfilled firmly into the hole and thoroughly watered in. Trees are to be staked with two hardwood stakes driven firmly into the ground but not through the rootball. Trees are to be secured to the stakes with strong but flexible tree ties that are tight enough to support the trees in windy conditions but loose enough to stimulate good tree growth and development. The tree ties must not injure tree bark or restrict tree growth for at least the first three years of tree growth. A slow release fertiliser (e.g. Osmocote or similar) is to be applied to all garden beds as specified by the manufacturer and be kept away from the plant trunks and then watered immediately. A layer of aged organic mulch to a minimum depth of 75mm is to be applied to all planting areas after planting is completed.



Zenith Concepts Ptv Ltd



ADDRESS	89 Ninth Avenue, Rosebud	REVISION		DATE	
PROJECT	Proposed Development	DATE #	27/03/2026	DWG #	
CLIENT		SCALE @ A1	1:100		
		DRAWN	TM		
		CHECK	MM		

The builder is responsible for the setting out of the Works, the checking of all dimensions and levels on site, and the reporting of any discrepancies to the Proprietor prior to commencement of Works. Do not scale from drawings.