

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



The application reference number is:
P2026/1588

The applicant for the permit is:

The Land affected by the application is located at:
22-24 DALGLEISH AVENUE ROSEBUD VICTORIA 3939
LOT 37 LP 14122 VOL 6616 FOL 200

The application is for a permit to:
DEVELOP TWO DWELLINGS

The Responsible Authority will not decide on the application before:

13 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)	CONSTRUCT 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;

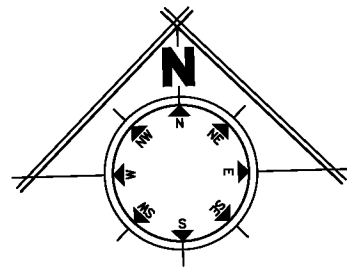
Or mail to: Planning Services Team, Mornington Peninsula Shire, Private Bag 1000, Rosebud 3939

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

EXISTING CONDITIONS



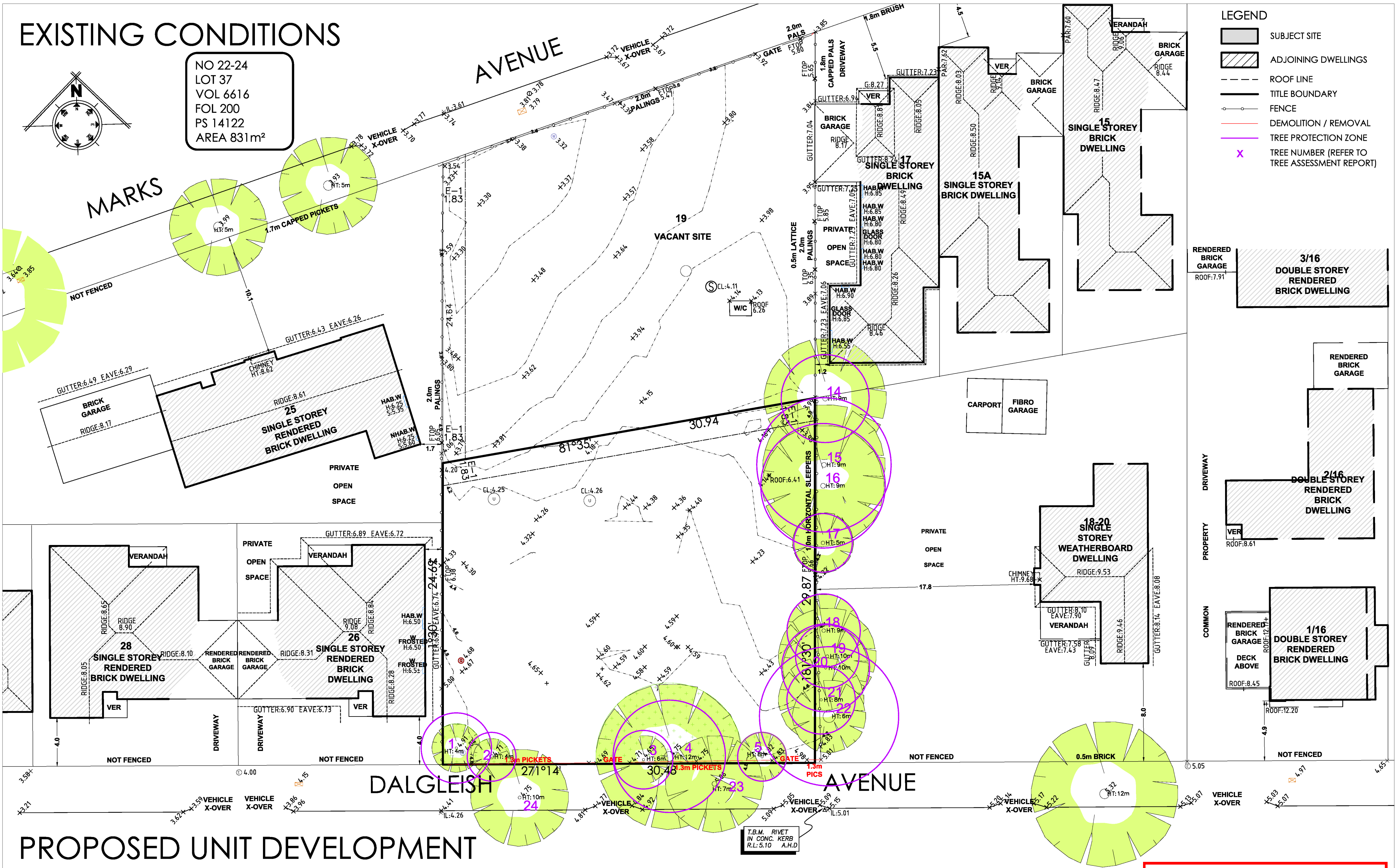
NO 22-24
LOT 37
VOL 6616
FOL 200
PS 14122
AREA 831m²

MARKS

AVENUE

VACANT SITE

- LEGEND
- SUBJECT SITE
 - ADJOINING DWELLINGS
 - ROOF LINE
 - TITLE BOUNDARY
 - FENCE
 - DEMOLITION / REMOVAL
 - TREE PROTECTION ZONE
 - TREE NUMBER (REFER TO TREE ASSESSMENT REPORT)



PROPOSED UNIT DEVELOPMENT
22-24 DALGLEISH AVENUE , ROSEBUD

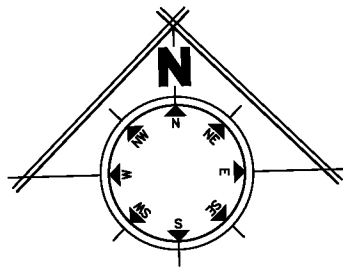
Project: Proposed Unit Development		Client:	Job No.
Drawn By: SA	Issue: A..	Address: 22-24 Dalgleish Avenue	567 TP
Date: September 2020	Sheet No: 1 of 8	Rosebud VIC 3939	To be printed at A2

Date	Amendments	Issue
06/05/2025	Original drawing issue	A

Mornington Peninsula Shire

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SITE CONTEXT



NO 22-24
LOT 37
VOL 6616
FOL 200
PS 14122
AREA 831m²

MARKS

AVENUE

VACANT SITE

Proposed 2.0m Paling Fence

DALGLEISH

AVENUE

- LEGEND
- PROPOSED DWELLING
 - ADJOINING DWELLINGS
 - ROOF LINE
 - TITLE BOUNDARY
 - FENCE
 - TREE PROTECTION ZONE
 - TREE NUMBER (REFER TO TREE ASSESSMENT REPORT)
 - WATER METER
 - MAILBOX

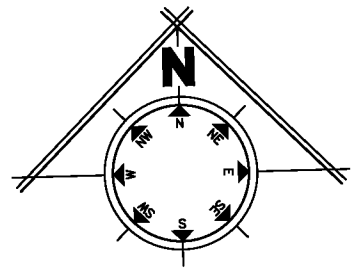
STORMWATER MANAGEMENT
Each dwelling is to be provided with a 3000 litre water tank fed from the roof.
The water tank is to be connected to all toilets for flushing and a tap for garden watering.

Project: Proposed Unit Development		Client:	Job No.
Drawn By: SA	Issue: A..	Address: 22-24 Dalglish Avenue Rosebud VIC 3939	567 TP
Date: September 2020	Sheet No: 2 of 8	To be printed at A2	

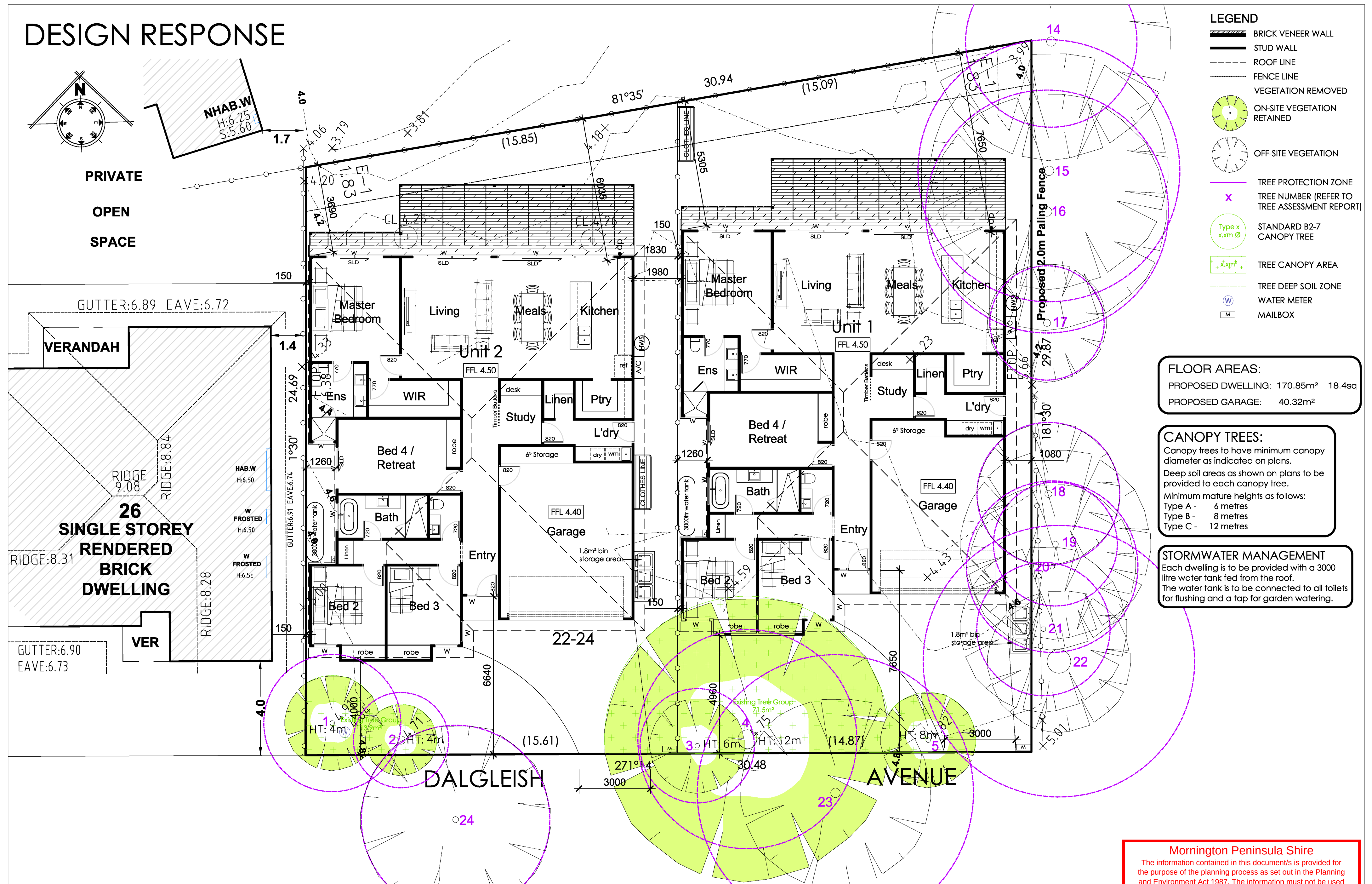
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DESIGN RESPONSE



PRIVATE
OPEN
SPACE



FLOOR AREAS:
PROPOSED DWELLING: 170.85m² 18.4sq
PROPOSED GARAGE: 40.32m²

CANOPY TREES:
Canopy trees to have minimum canopy diameter as indicated on plans.
Deep soil areas as shown on plans to be provided to each canopy tree.
Minimum mature heights as follows:
Type A - 6 metres
Type B - 8 metres
Type C - 12 metres

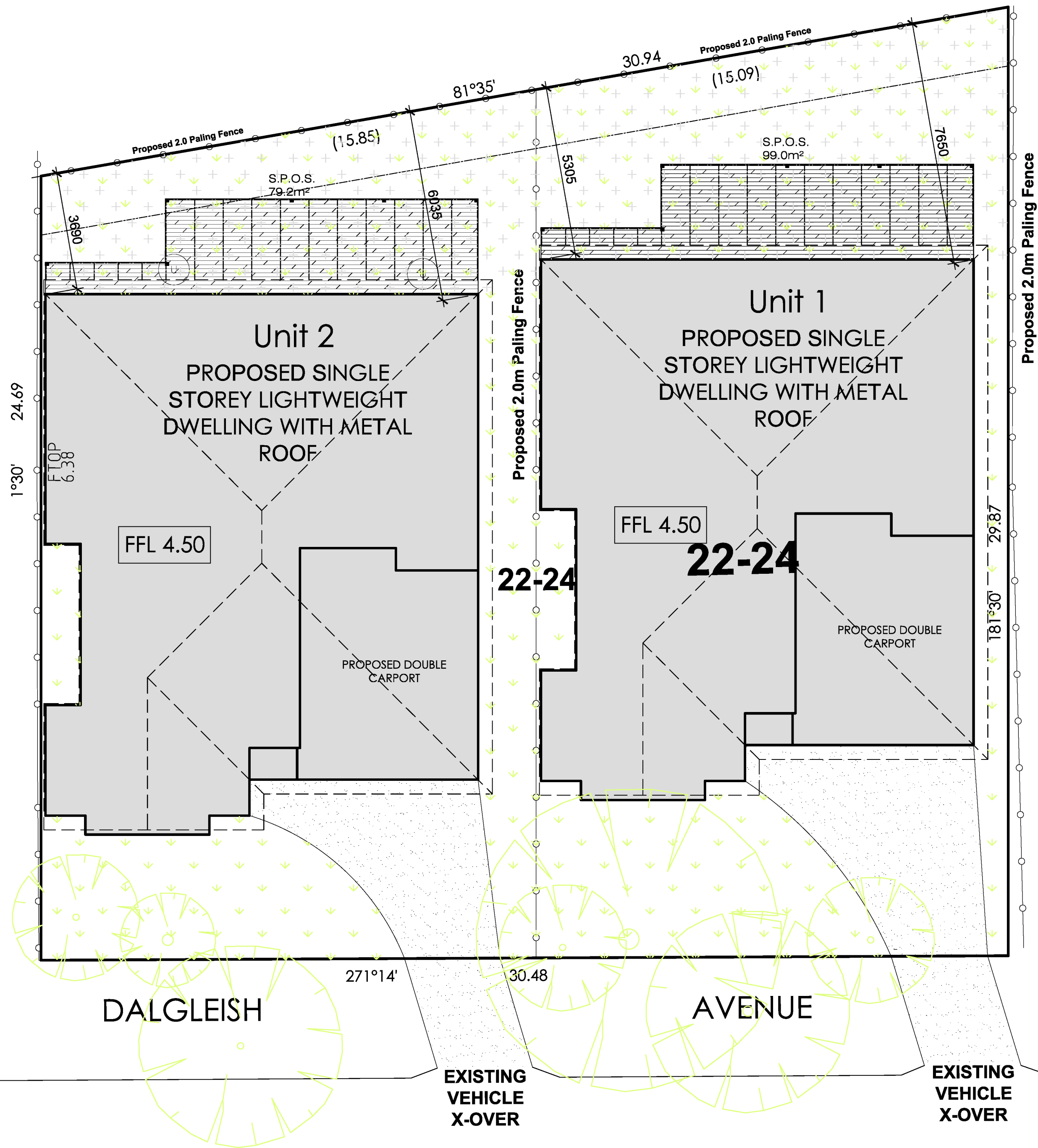
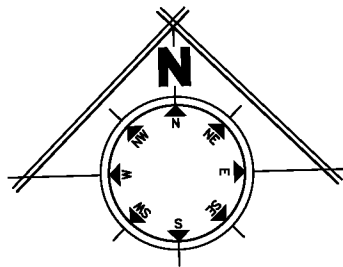
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SITE ANALYSIS



- LEGEND
- BUILDING COVER
 - COVERED AREAS
 - PAVED AREAS
 - S.P.O.S.
 - GARDEN AREAS

NO 22-24
LOT 37
VOL 6616
FOL 200
PS 14122
AREA 831m²

SITE ANALYSIS - 22-24 DALGLEISH AVENUE			
	UNIT 1	UNIT 2	TOTAL
SITE AREA	425.3m²	406.1m²	831.4m²
BUILDING FOOTPRINT	211.2m²	211.2m²	422.4m²
COVERED AREAS	1.5m²	1.5m²	3.0m²
TOTAL BUILDING COVER	212.7m²	212.7m²	425.4m²
% COVERAGE (A5)	50.0%	52.4%	51.1%
HARD PAVING	34.1m²	28.0m²	62.1m²
TOTAL SEALED SURFACES	246.8m²	240.7m²	487.5m²
% PERMEABILITY (A6)	42.0%	40.7%	41.4%
P.O.S INCL S.P.O.S (A17)	148.4m²	121.2m²	269.6m²
S.P.O.S (A17)	98.9m²	79.2m²	178.1m²
% P.O.S (A17)	34.9%	29.8%	32.4%
GARDEN AREA	177.3m²	163.8m²	341.1m²
% GARDEN AREA	41.7%	40.3%	41.0%

Project: Proposed Unit Development	
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Date: September 2020	Sheet No: 4 of 8

Client:	Job No.
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Rosebud VIC 3939	To be printed at A2

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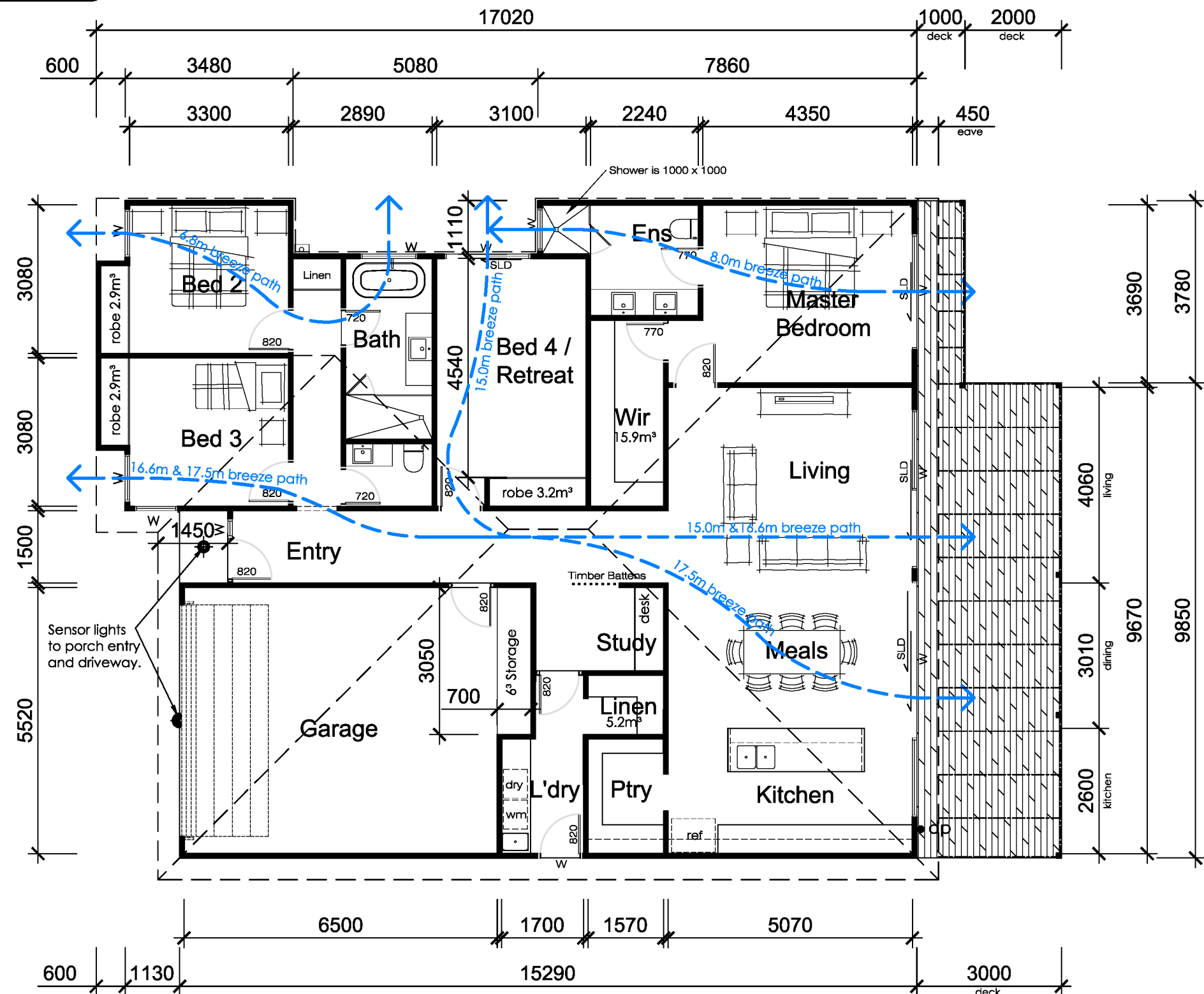


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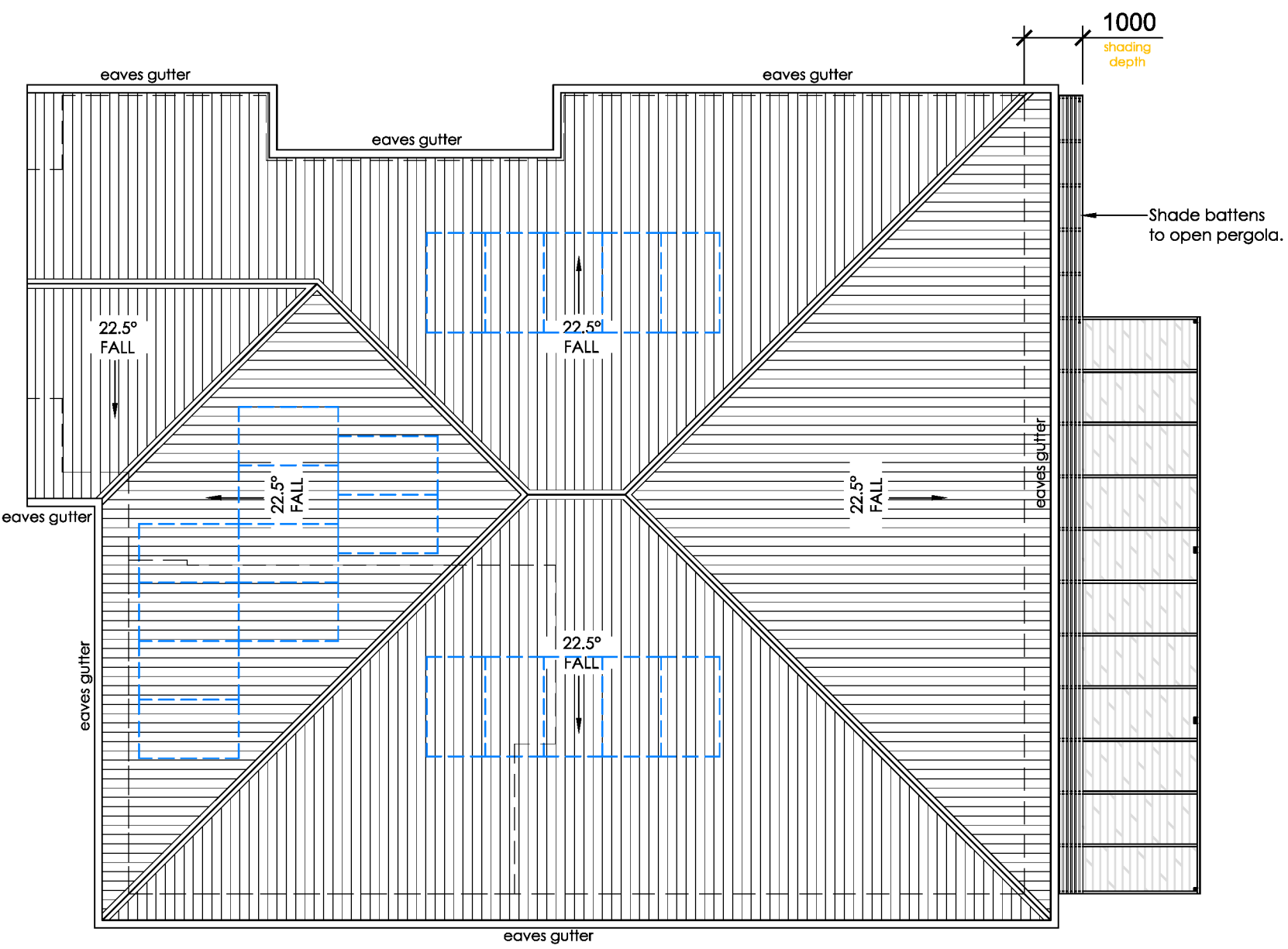
PLANS AND STREETSCAPES

FLOOR AREAS:		
PROPOSED DWELLING:	172.0m ²	18.5sq
PROPOSED GARAGE:	39.2m ²	
PROPOSED DECK:	33.3m ²	



STORMWATER MANAGEMENT
The stormwater from 19 Marks Avenue and 22-24 Dalgleish Avenue is to be to a unified on-site detention system (OSD) in accordance with approved civil design plans.
Each dwelling is to be provided with a 3000 litre water tank fed from the roof.
The water tank is to be connected to all toilets for flushing and a tap for garden watering.

- LEGEND**
- STUD WALL
 - ROOF LINE
 - OVERHEAD/HIDDEN CUSTOM ORB SHEET
 - METAL ROOFING
 - PROVISION FOR PV PANEL (1.7m x 1.0m)



Proposed Roof Plan
Scale - 1:100

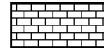


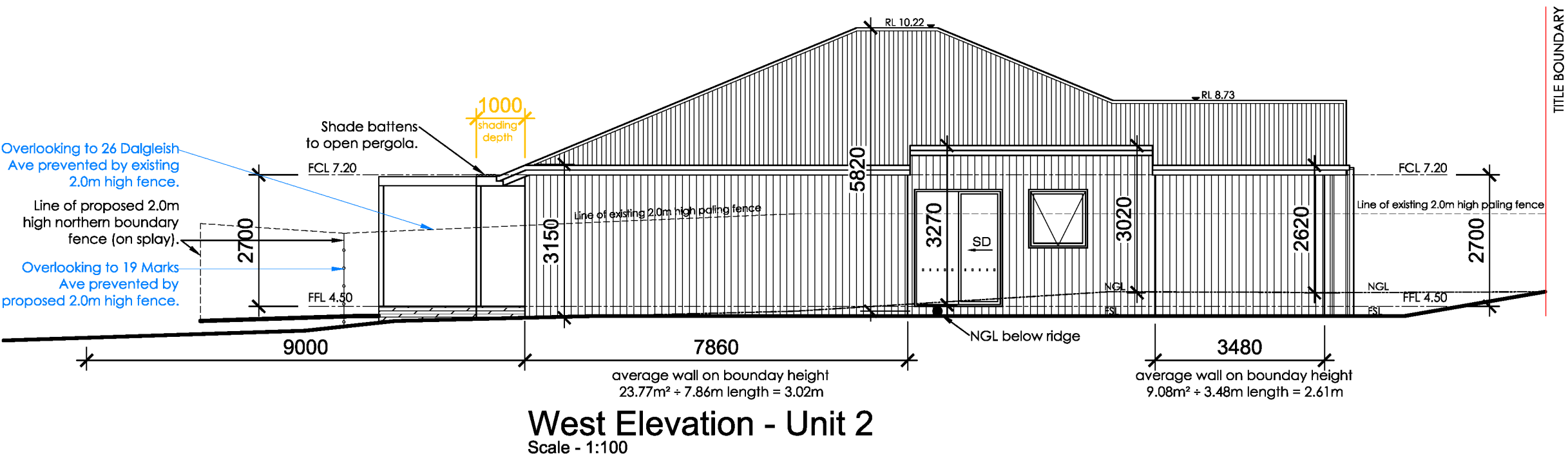
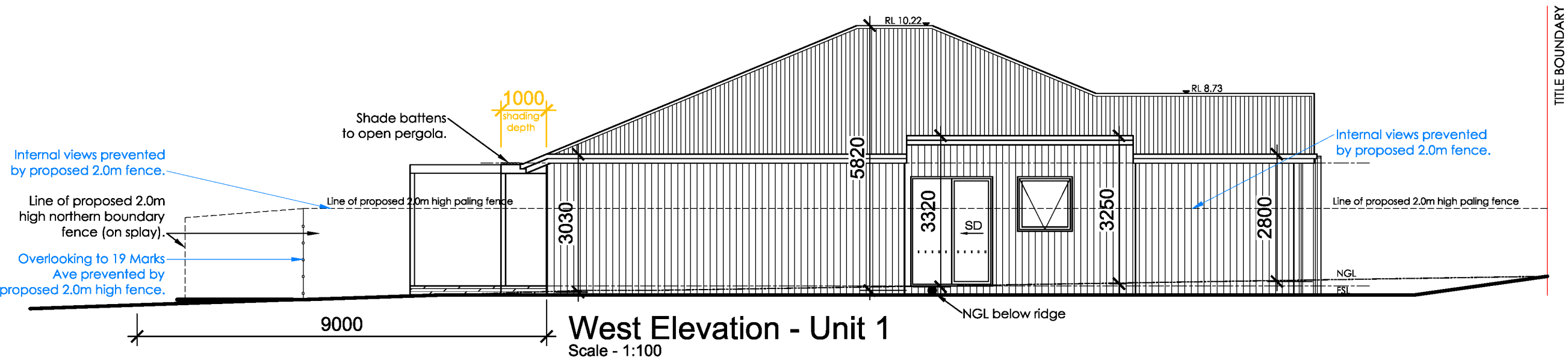
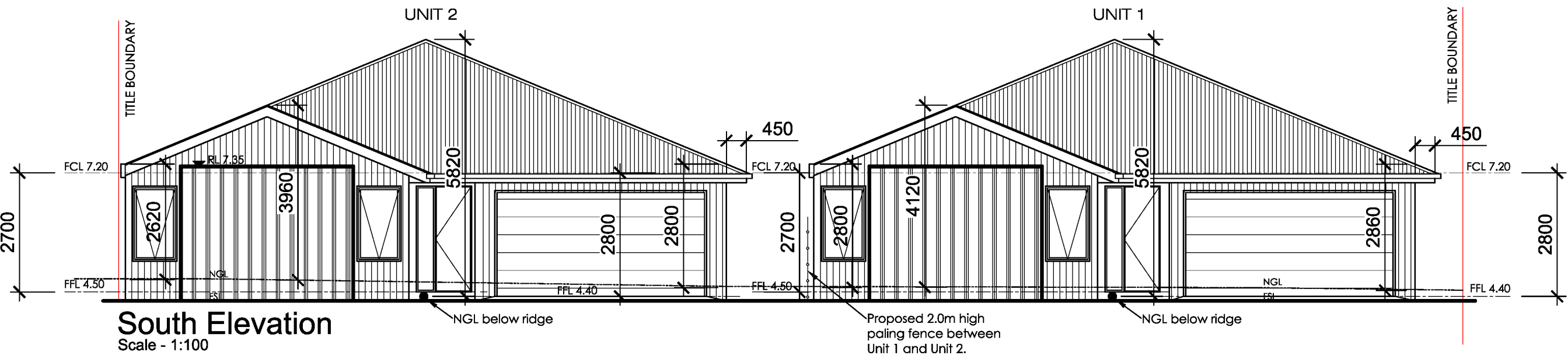
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ELEVATIONS

FINISHES SCHEDULE		
	BRICK	WINDOWS & DOORS - DARK GREY All materials and colours to have an LRV of <40
	VERTICAL CLADDING 1	
	VERTICAL CLADDING 2	
	CUSTOM ORB ROOFING	

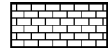


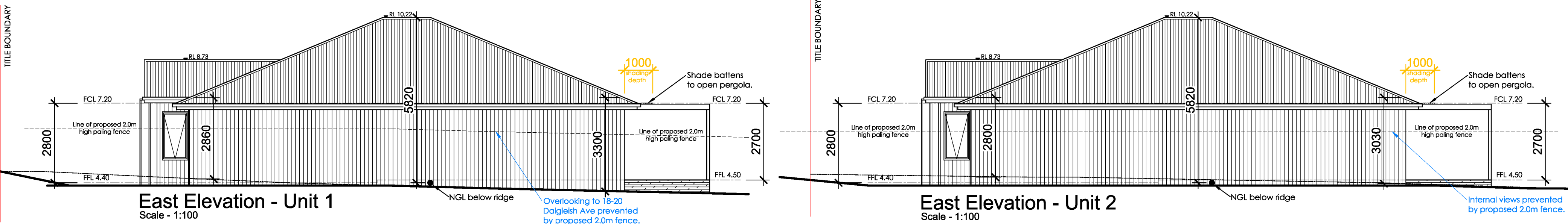
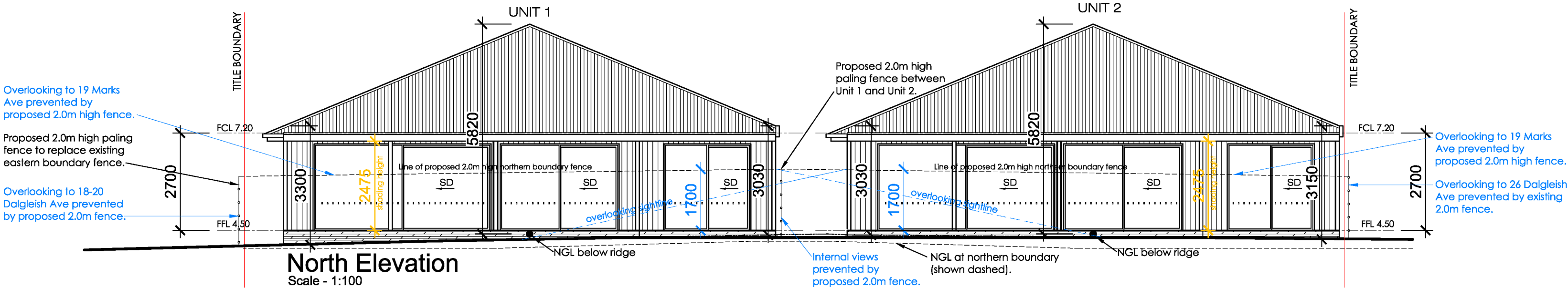
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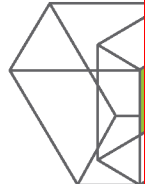
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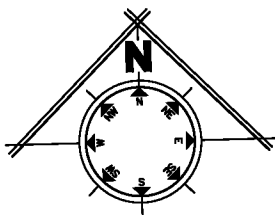
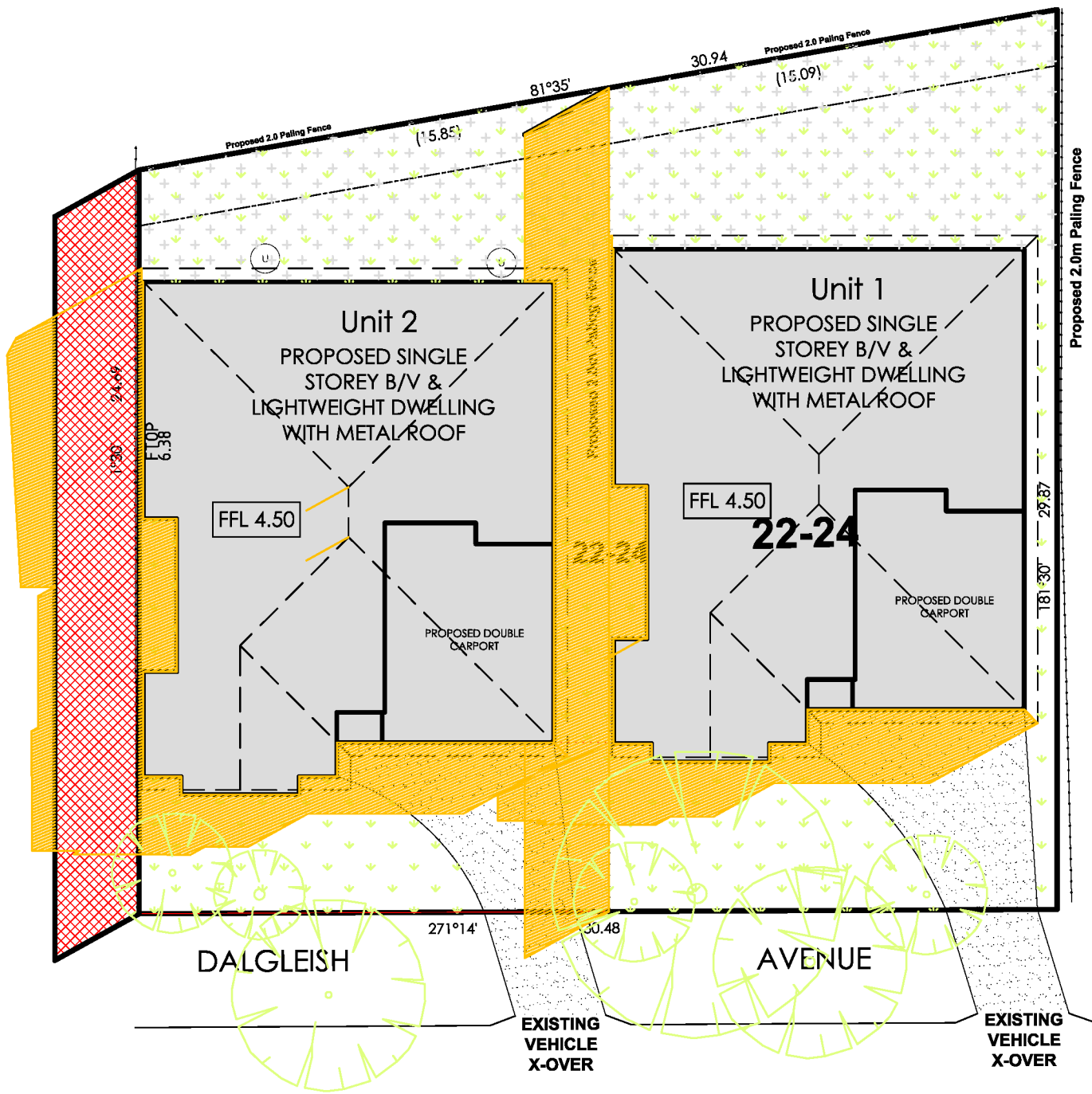
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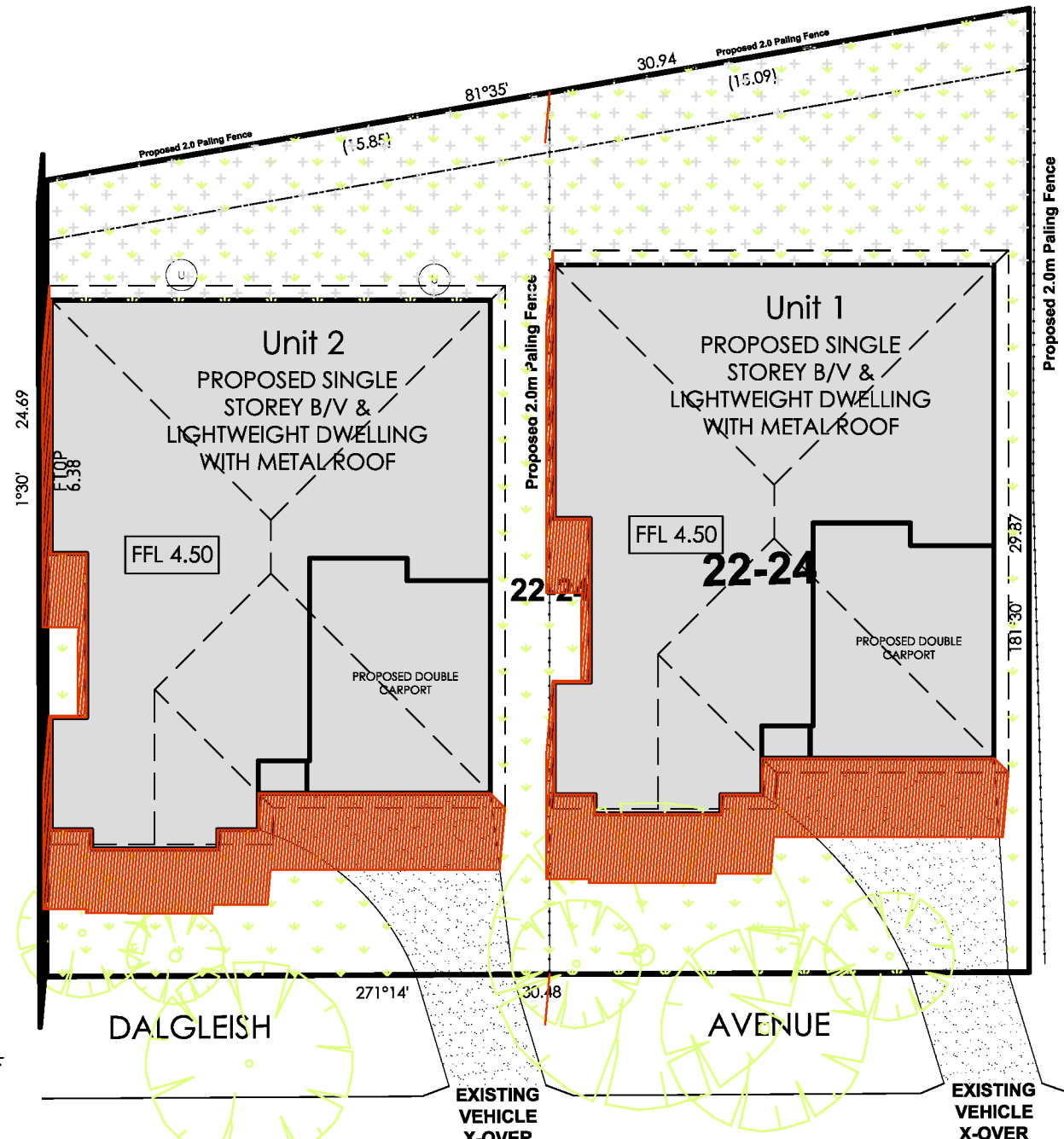
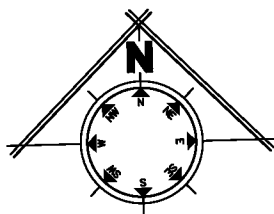
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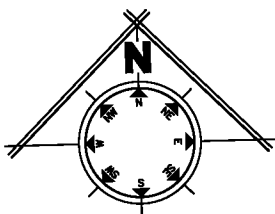
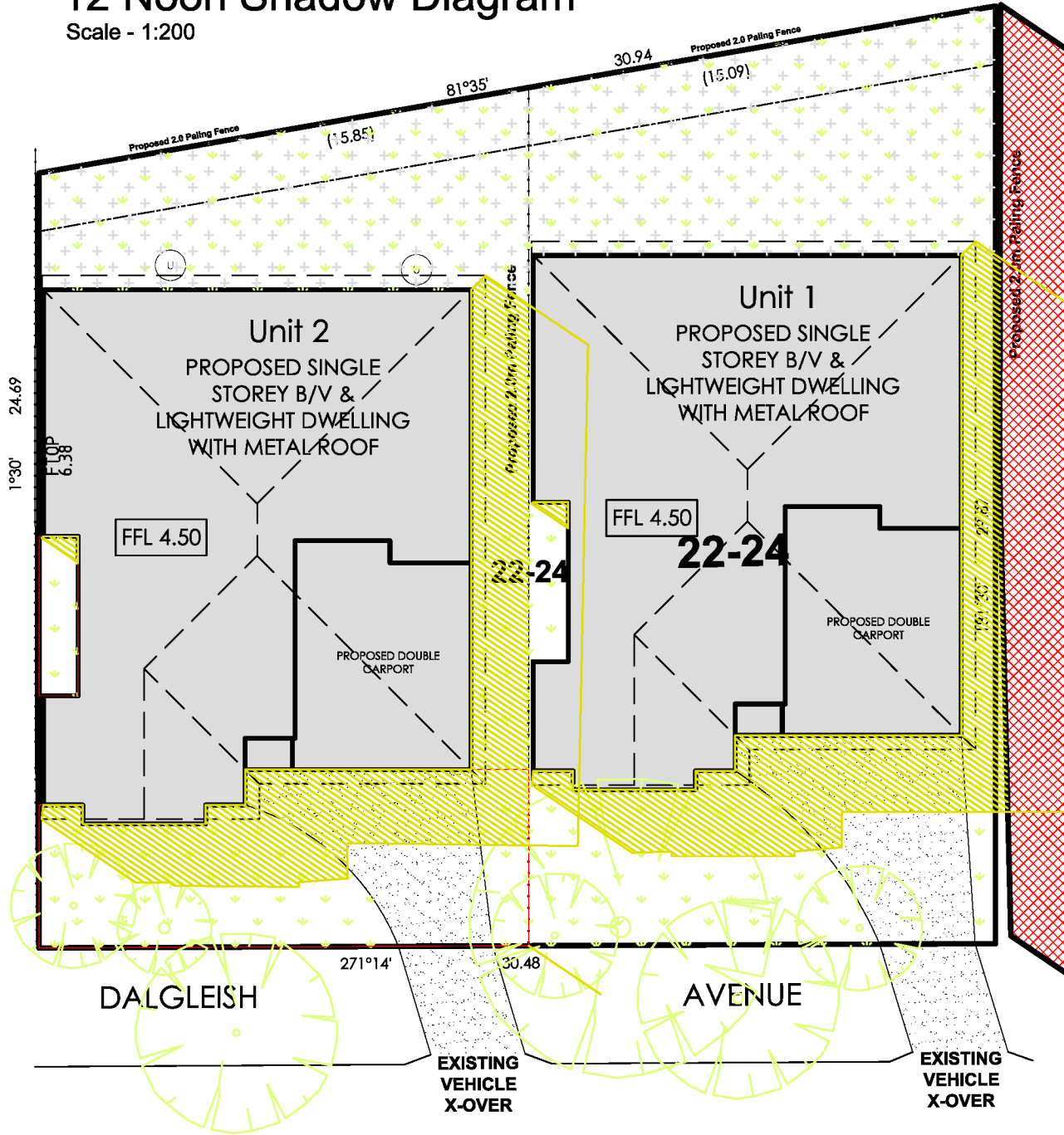
SHADOW DIAGRAMS



9am Shadow Diagram
Scale - 1:200

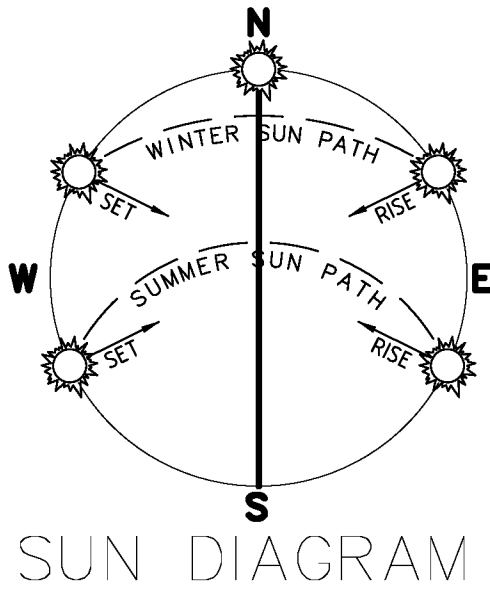


12 Noon Shadow Diagram
Scale - 1:200

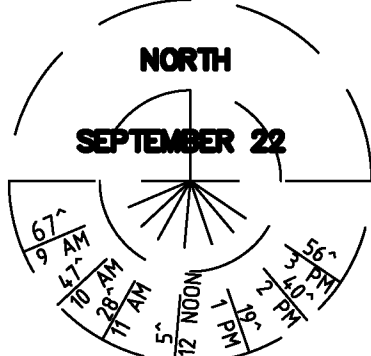


3pm Shadow Diagram
Scale - 1:200

SHADOW	TIME
	9 A.M. SEPTEMBER 22
	12 NOON SEPTEMBER 22
	3 P.M. SEPTEMBER 22
	EXISTING SHADOW



SHADOWS 22 SEPTEMBER
SUNLIGHT TO PRIVATE OPEN SPACE



EQUINOX DATUM: 22 SEPTEMBER
MELBOURNE, VICTORIA.

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH PER METRE HIGH.
9 A.M.	32°	1.60 M
10 A.M.	41°	1.15 M
11 A.M.	49°	0.87 M
12 NOON	52°	0.78 M
1 P.M.	50°	0.84 M
2 P.M.	45°	1.00 M
3 P.M.	36°	1.30 M

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