

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



THE APPLICATION REFERENCE NUMBER IS:
P26/0186

THE APPLICANT FOR THE PERMIT IS:

THE LAND AFFECTED BY THE APPLICATION IS LOCATED AT:
59 ROBOROUGH AVENUE MOUNT ELIZA VIC 3930
LOT 597 LP 10716 VOL 8874 FOL 770

THE APPLICATION IS FOR A PERMIT TO:
ADDITIONS TO ALTERATION TO EXISTING

THE RESPONSIBLE AUTHORITY WILL NOT DECIDE ON THE APPLICATION BEFORE:

20 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 43.02-2	TO CONSTRUCT A BUILDING OR CONSTRUCT OR CARRY OUT WORKS.
CLAUSE 42.02-2	TO REMOVE, DESTROY, OR LOP VEGETATION.

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.



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

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.

TOWN PLANNING SUBMISSION
ALTERATIONS & ADDITIONS

PROJECT ADDRESS
59 ROBOROUGH AVENUE, MOUNT ELIZA 3142

DRAWING LIST

- 01 - EXISTING SITE LAYOUT PLAN
- 02 - PROPOSED DESIGN RESPONSE PLAN
- 03 - EXISTING GROUND FLOOR PLAN
- 04 - EXISTING ELEVATIONS
- 05 - EXISTING ELEVATIONS
- 06 - PROPOSED GROUND DEMOLITION PLAN
- 07 - PROPOSED DEMOLITION ELEVATIONS
- 08 - PROPOSED DEMOLITION ELEVATIONS
- 09 - PROPOSED GROUND FLOOR PLAN
- 10 - PROPOSED ELEVATIONS AND COULOURS MATERIALS
- 11 - PROPOSED ELEVATIONS AND COULOURS MATERIALS

Mornington Peninsula Shire

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THERE IS NO CONTAMINATED SOILS AND/OR FILLED AREAS TO OUR KNOWLEDGE ON THE SUBJECT SITE BUT WOULD REQUIRE INVESTIGATION BY A GEOTECHNICAL ENGINEER TO ASSESS.



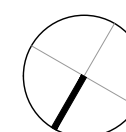
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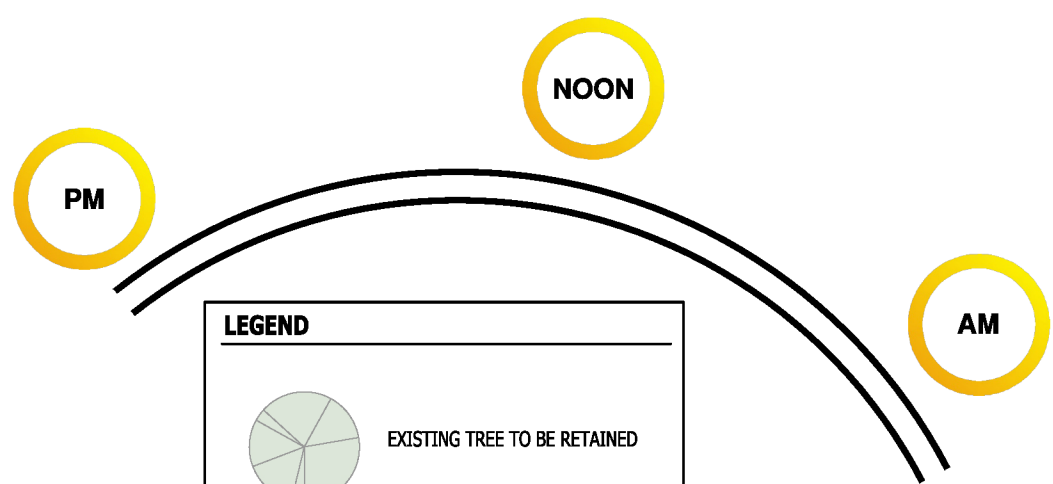
Client:
CRESTCON BUILDING GROUP

Project Address:
59 ROBOROUGH AVENUE, MOUNT ELIZA

Drawn: CW
Checked: CW
Revision:

01





LEGEND

 EXISTING TREE TO BE RETAINED

NOTE:

ALL LEVELS ARE TO A.H.D. REFER TO SITE SURVEY AND SITE RE-ESTABLISHMENT FOR ADDITIONAL DETAILS.

THERE HAVE BEEN NO SIGNIFICANT TREES REMOVED FROM THE SITE WITHIN THE PAST 12 MONTHS

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 EXISTING DWELLING INCLUDING WALLS, WINDOWS, ROOF, SUB-FLOOR ETC. TO REMAIN AS DIRECTED BY OWNER.

PLANNING PERMIT REQUIRED FOR:

- COLOURS & MATERIALS WITH A LIGHT REFLECTANCE VALUE (L.R.V.) OF 40% OR GREATER
- BUILDINGS AND WORKS WITHIN 10 METRES OF THE PUBLIC PARK AND RECREATION ZONE.

ARBORIST REPORT NOTE:

AS PER ARBORIST REPORT, TREE PROTECTION MEASURES OUTLINED IN THE REPORT ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS AND REQUIREMENTS DETAILED IN THE REPORT.

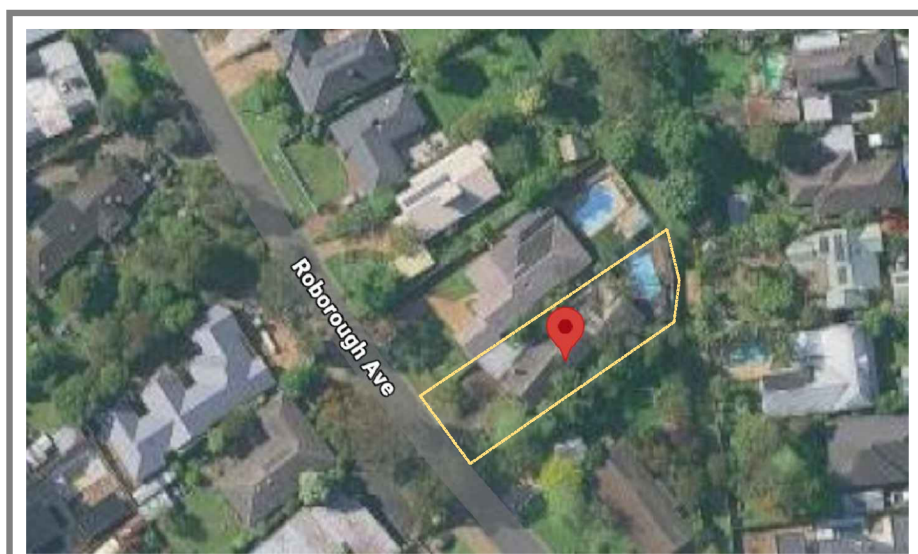
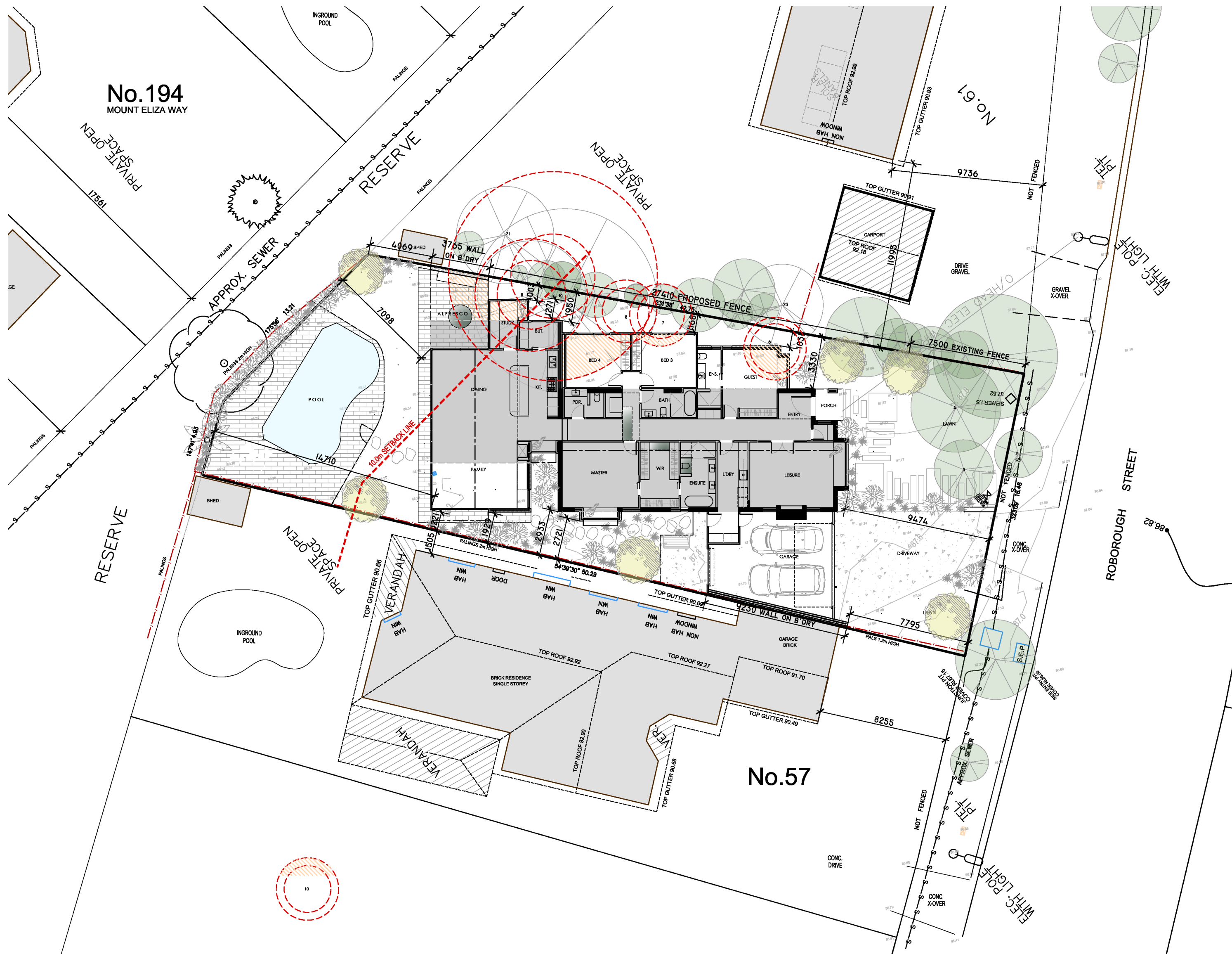
DEVELOPMENT SUMMARY

SITE AREA:	818 sqm.
SITE COVERAGE:	352.75 sqm. 43.12 %
PERMEABILITY:	465.25 sqm. 56.88 %
GARDEN AREA:	465.25 sqm. 56.88 %

DWELLING AREAS

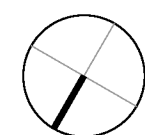
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TOTAL DWELLING	352.75 sqm.
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SITE LOCATION
NOT TO SCALE

MELWAY REF.
2M, GB



Mornington Peninsula Shire

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CONTEXT LAN

01-23

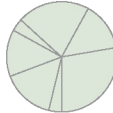
02

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LEGEND

EXISTING TREE TO BE RETAINED



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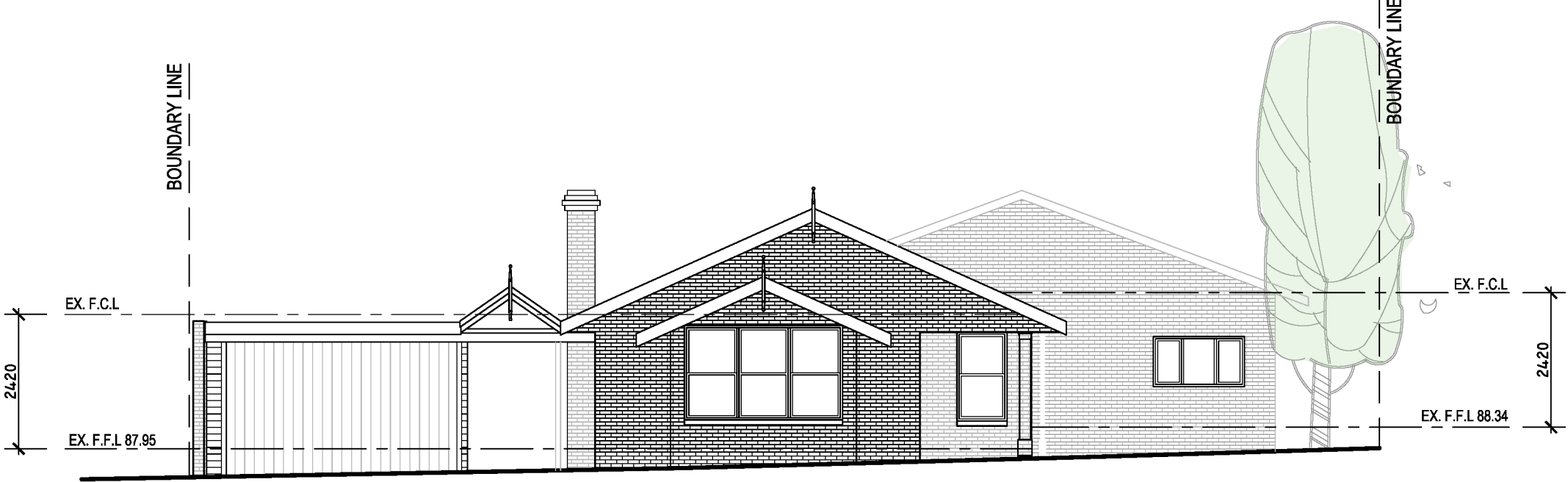
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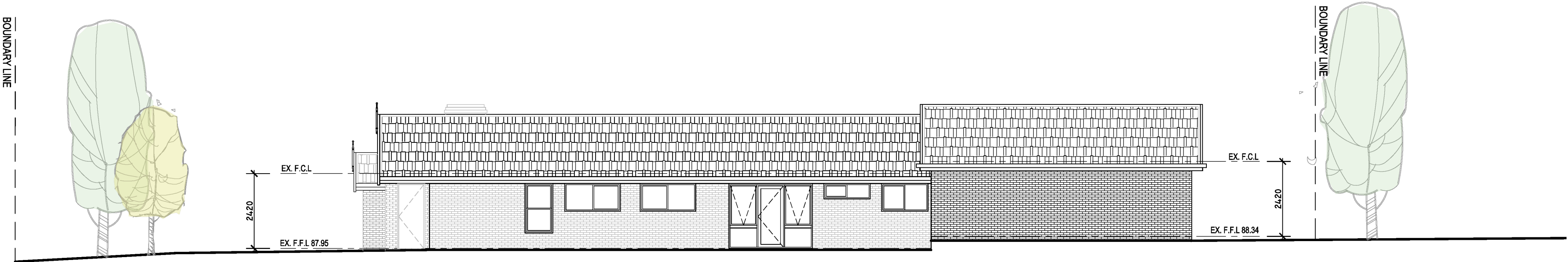
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EXISTING SOUTHWEST ELEVATION

SCALE 1:100



EXISTING SOUTHEAST ELEVATION

SCALE 1:100

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EXISTING ELEVATIONS

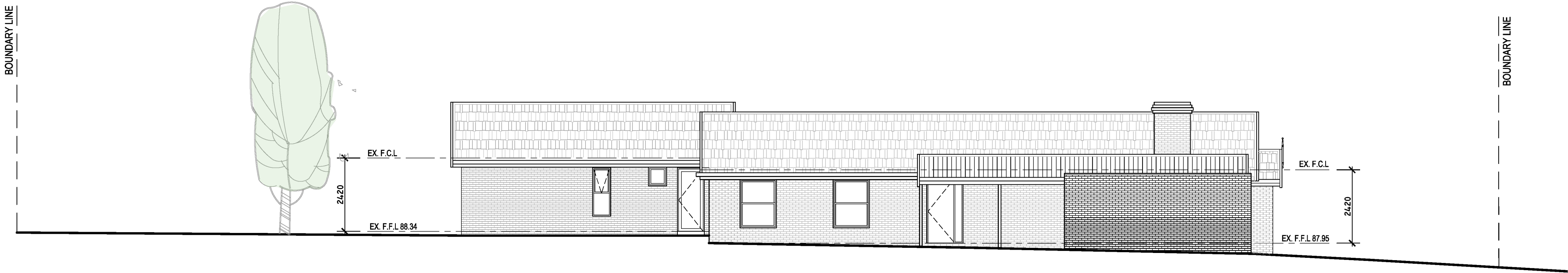
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EXISTING NORTHEAST ELEVATION
SCALE 1:100



EXISTING NORTHWEST ELEVATION
SCALE 1:100

EXISTING ELEVATIONS

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LEGEND

 EXISTING TREE TO BE RETAINED

 EXISTING TREE TO BE REMOVED

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DEMOLITION NOTE:
DEMOLISH EXISTING AREAS AS INDICATED IN RED - INCLUDING BUT NOT LIMITED TO WALLS, WINDOWS, DOORS, FLOORING, SUB FLOOR AND ROOF STRUCTURES. RETAIN ANY ITEMS AS DIRECTED BY OWNERS.

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DWELLING AREAS

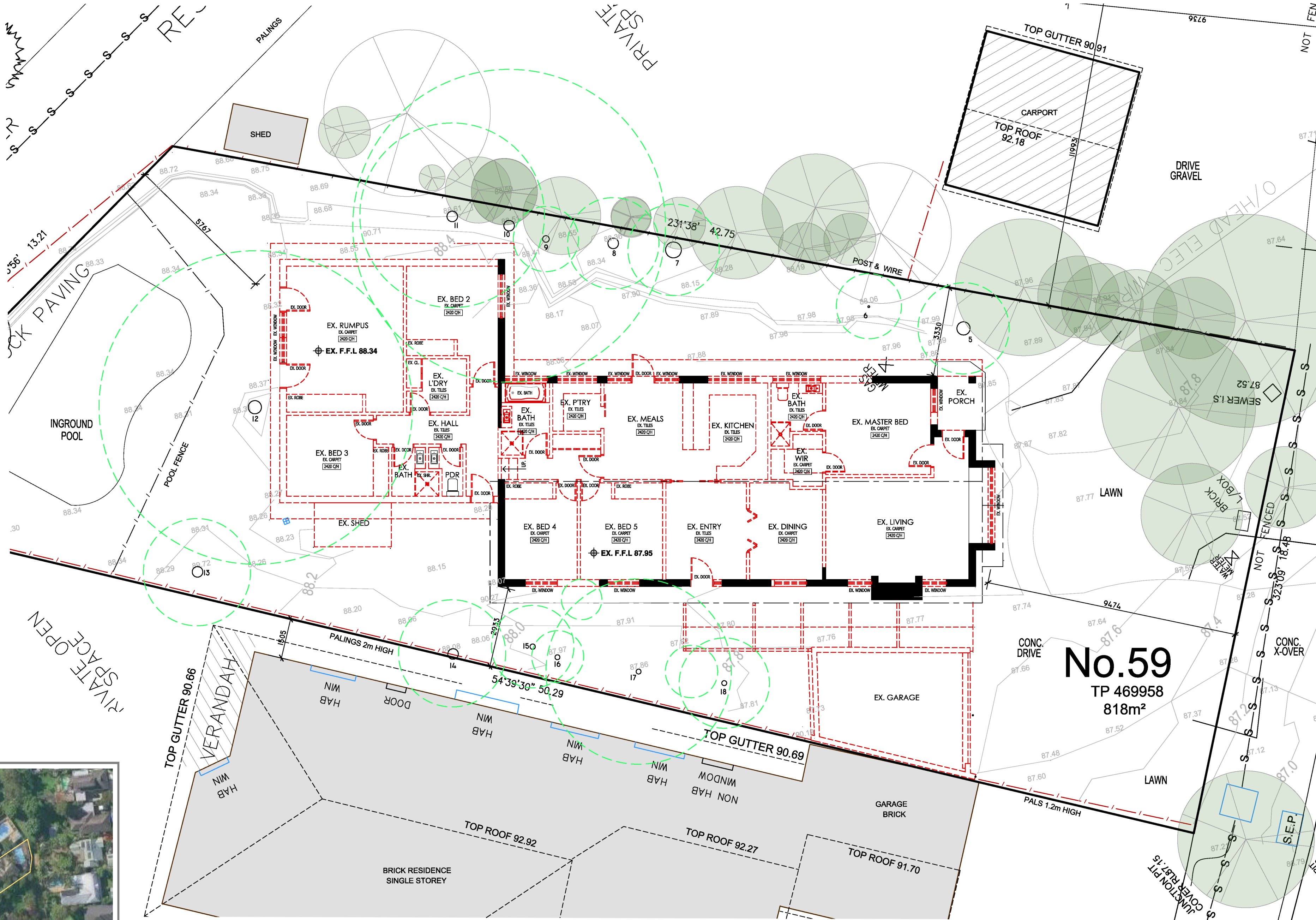
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GROUND FLOOR PLAN

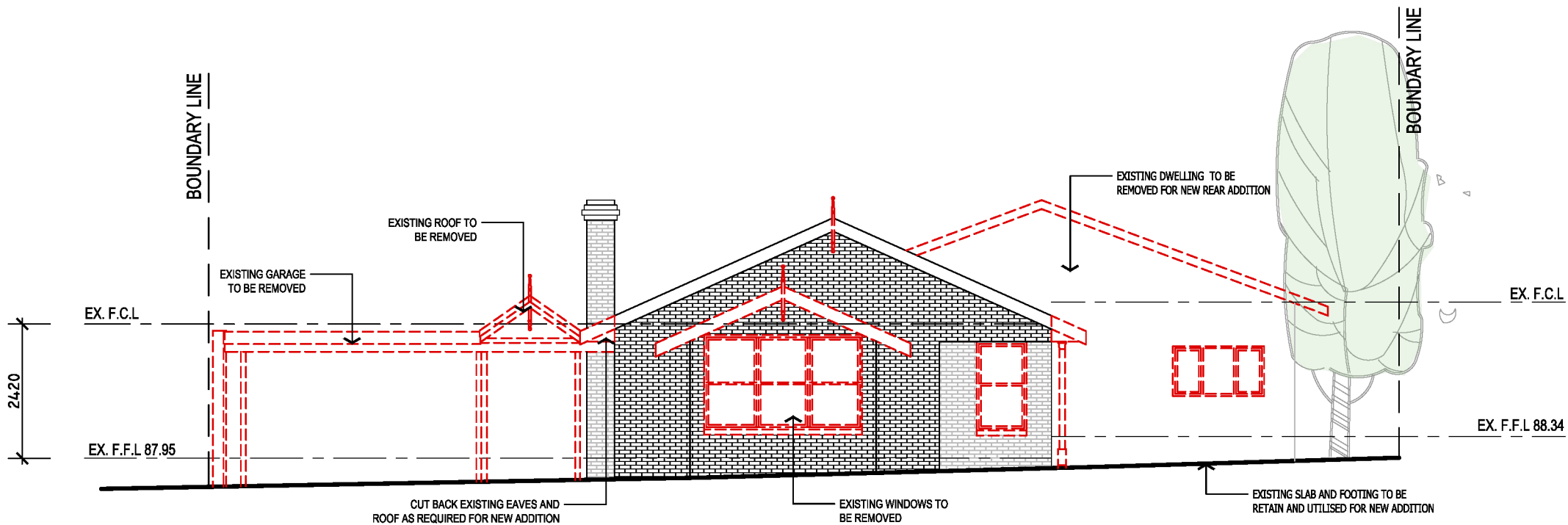
Drawn:	CW	01-23
Checked:	CW	06
Revision:		

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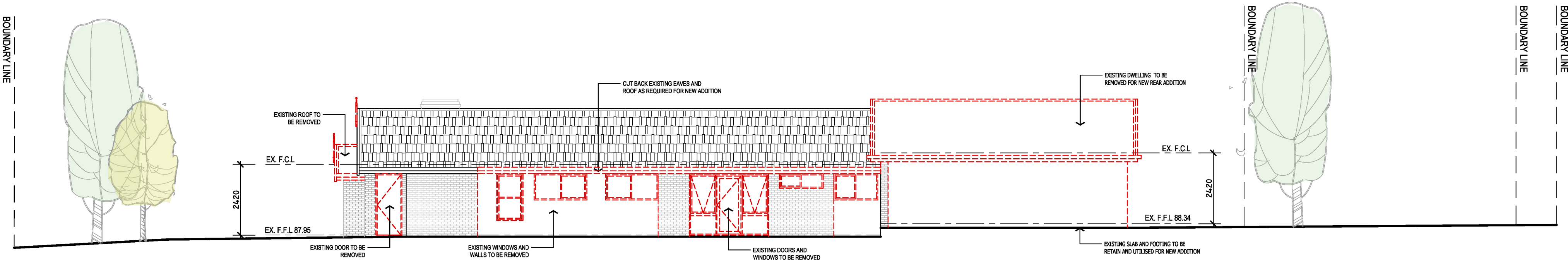
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DEMOLITION SOUTHWEST ELEVATION

SCALE 1:100



DEMOLITION SOUTHEAST ELEVATION

SCALE 1:100

PROPOSED DEMOLITION ELEVATIONS

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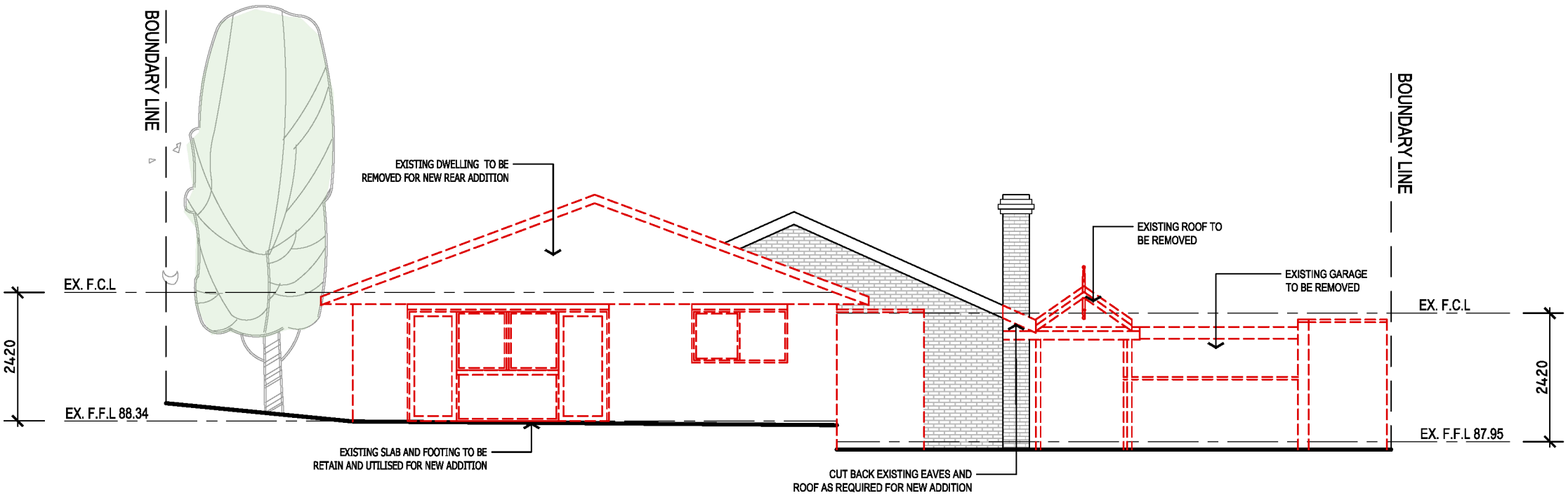
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Revised: _____

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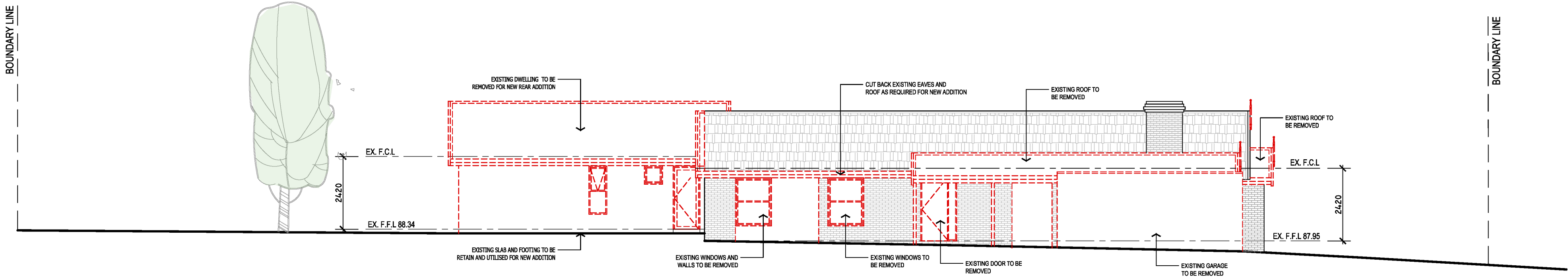
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PROPOSED DEMOLITION ELEVATIONS

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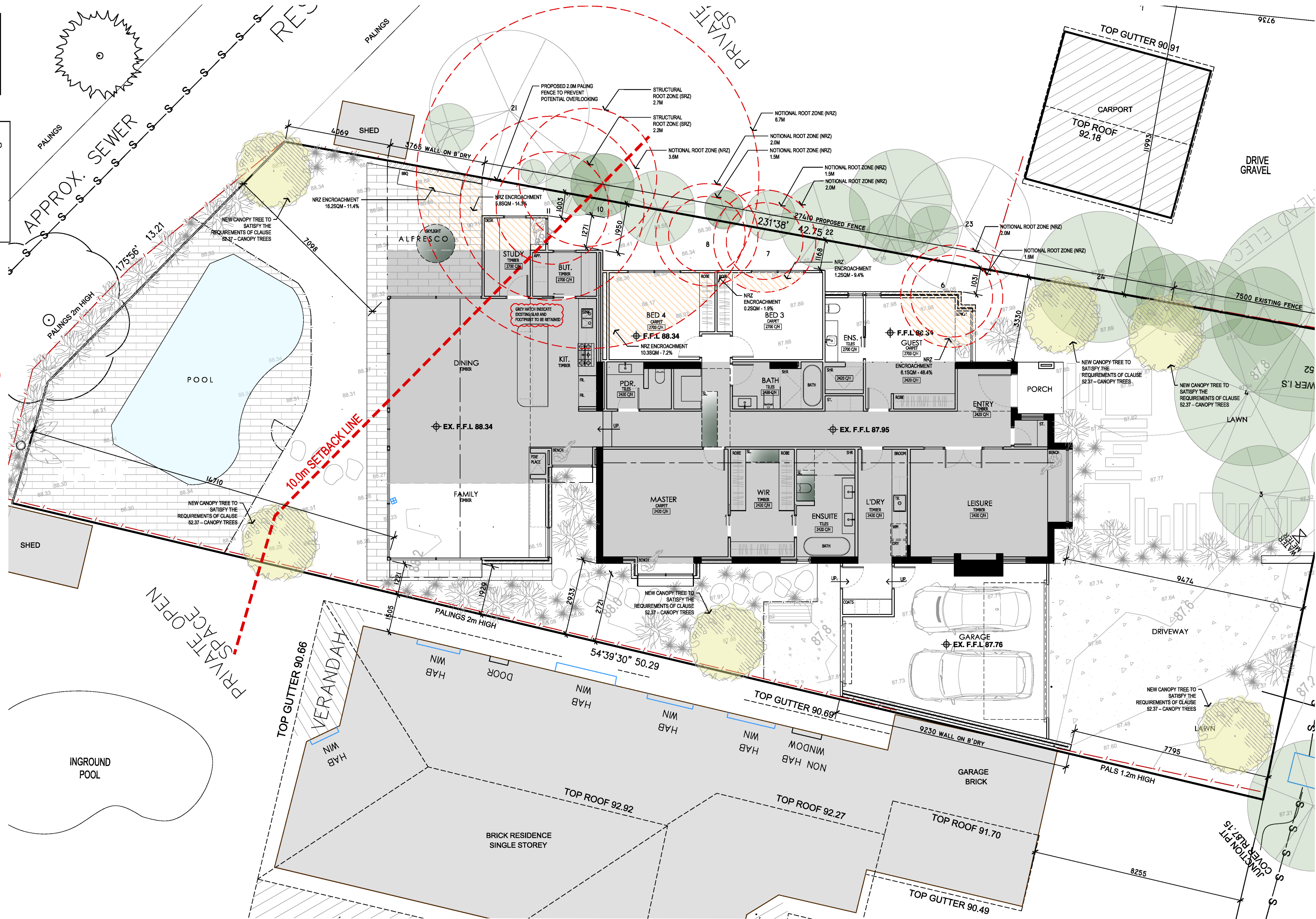
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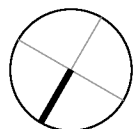
TOTAL DWELLING	352.75 sqm.
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GROUND FLOOR SITE LAYOUT PLAN

Mornington Peninsula Shire

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LEGEND

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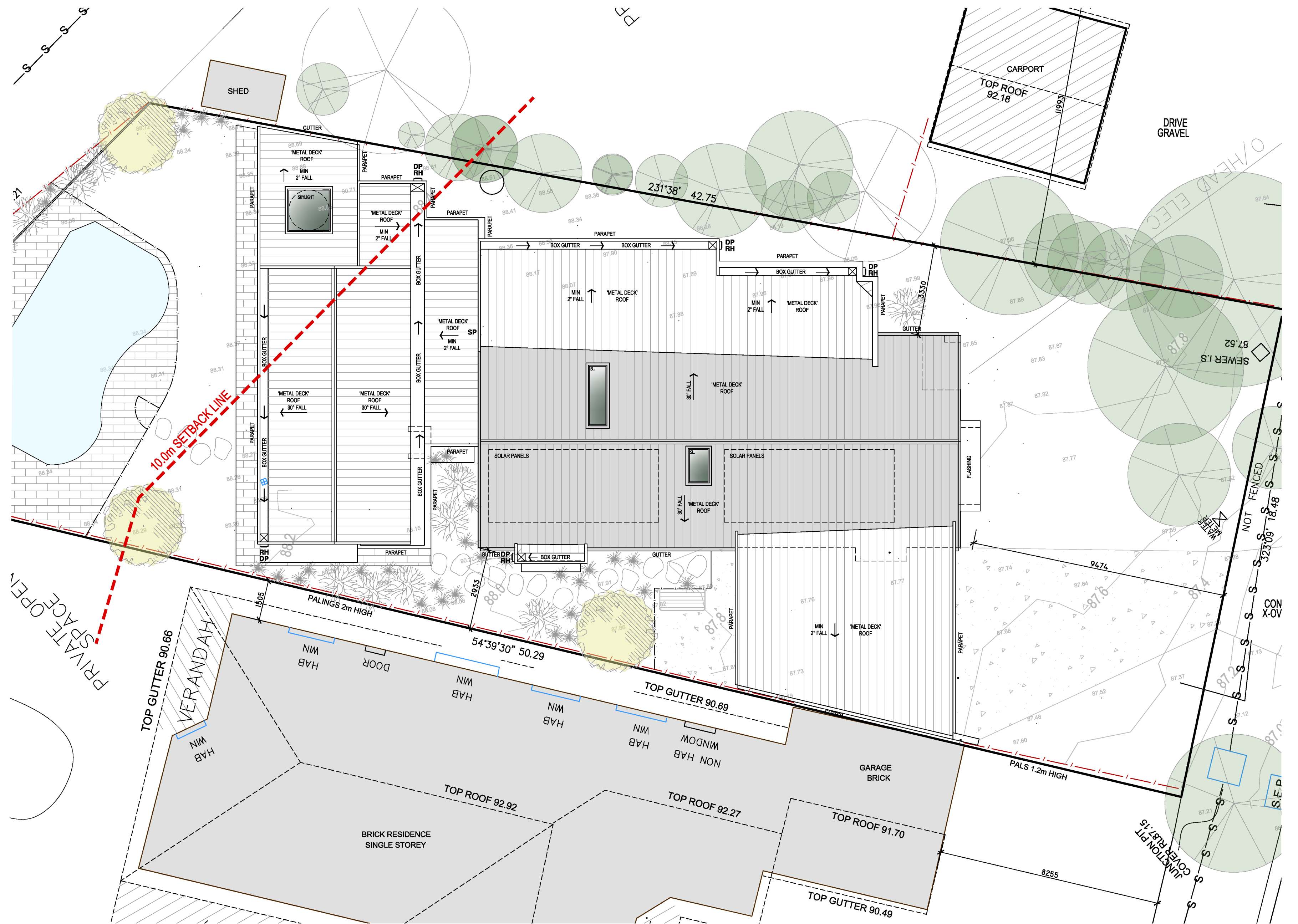
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EXTERIOR SELECTION

A



SELECTED RENDER

ACRYLIC RENDER
DULUX - 'PALE TENDRIL HALF'
(OR SIMILAR)

LRV 70

B

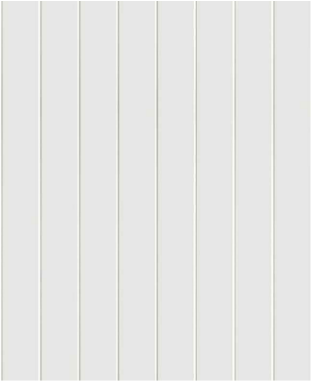


SELECTED FACE BRICK

KRAUSE BRICKS - STANDARD
76MM PRESSED BRICK
'GHOST'
(OR SIMILAR)

LRV 42-48

C



SELECTED LIGHTWEIGHT CLADDING

VERTICAL WEATHERTEX 75MM
FINISH - 'SMOOTH'
(OR SIMILAR)
DULUX - 'PALE TENDRIL HALF'
(OR SIMILAR)

LRV 70

D



SELECTED SHIPLAP CLADDING

SHIPLAP CLADDING - NATURAL
TIMBER 'BLACKBUTT'
(OR SIMILAR)

LRV 30

E



SELECTED CANOPY/ INFILL CLADDING

JAMES HARDIE - MATRIX CLADDING
DULUX - 'PALE TENDRIL HALF'
(OR SIMILAR)

LRV 70

F



SELECTED METAL DECK ROOFING, CAPPINGS, DOWNPIPES, RAINHEADS & FASCIAS

COLORBOND - 'SURFMIST'
(OR SIMILAR)

LRV 70

G



SELECTED STEEL WINDOWS AND DOORS

ALLUMINIUM WINDOWS -
DUNE
(OR SIMILAR)

LRV 40

H



SELECTED PAVING

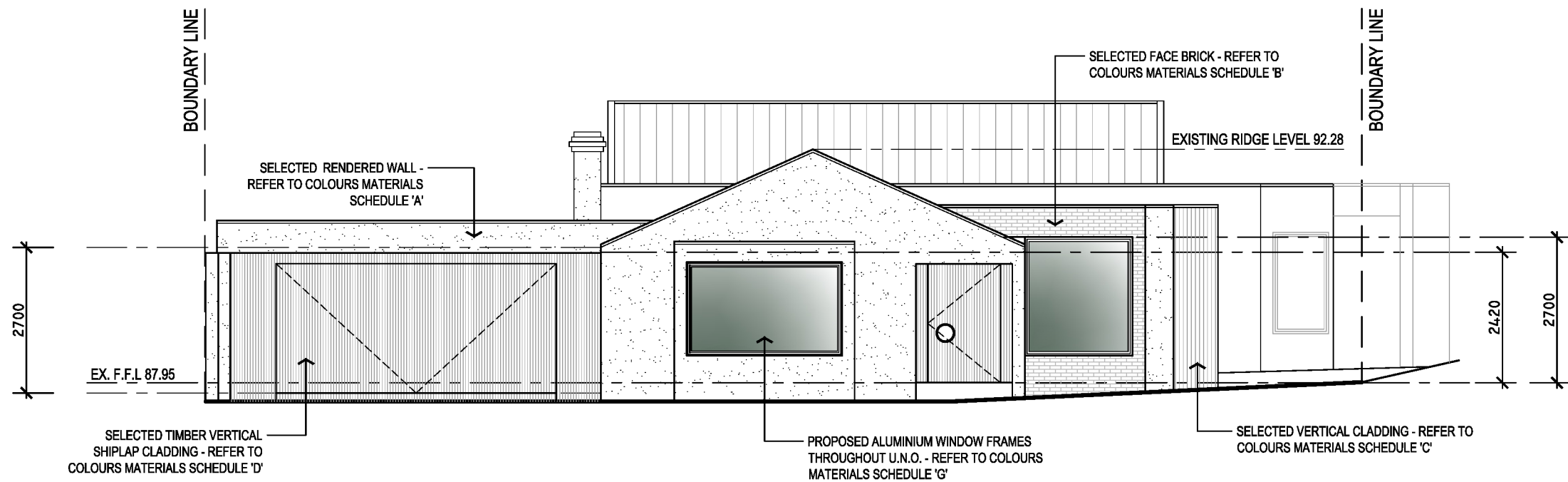
RMS TRADERS
TRAVERTINE - TUSCAN CRAZY
PAVING
(OR SIMILAR)

LRV 45

*Selected downpipes & rainhead to match selected wall finish. Colours are CAD derived and are indicative only. Refer to manufacturer specification for exact colour. If this specification is unavailable, a similar colour is to be substituted.

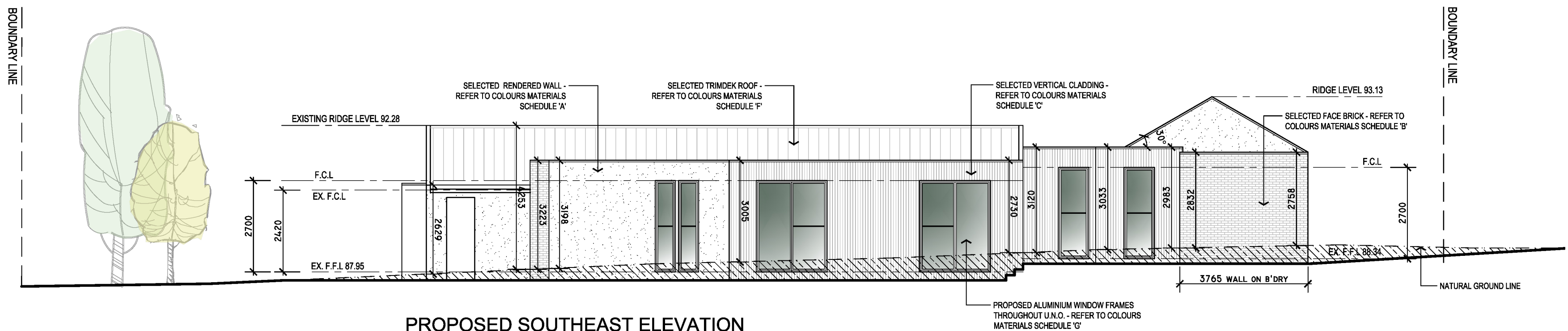
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PROPOSED SOUTHWEST ELEVATION

SCALE 1:100



PROPOSED SOUTHEAST ELEVATION

SCALE 1:100

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PROPOSED ELEVATIONS

EXTERIOR SELECTION

A



SELECTED RENDER

ACRYLIC RENDER
DULUX - 'PALE TENDRIL HALF'
(OR SIMILAR)

LRV 70

B

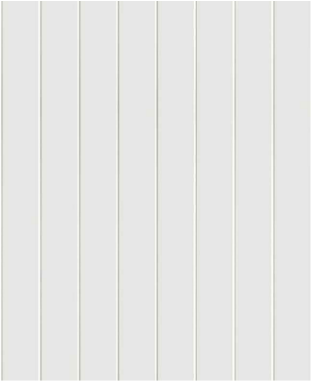


SELECTED FACE BRICK

KRAUSE BRICKS - STANDARD
76MM PRESSED BRICK
'GHOST'
(OR SIMILAR)

LRV 42-48

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VERTICAL WEATHERTEX 75MM
FINISH - 'SMOOTH'
(OR SIMILAR)

DULUX - 'PALE TENDRIL HALF'
(OR SIMILAR)

LRV 70

D



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SHIPLAP CLADDING - NATURAL
TIMBER 'BLACKBUTT'
(OR SIMILAR)

LRV 30

E



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JAMES HARDIE - MATRIX CLADDING
DULUX - 'PALE TENDRIL HALF'
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F



SELECTED METAL DECK ROOFING,
CAPPINGS,
DOWNPIPES,
RAINHEADS &
FASCIAS

COLORBOND - 'SURFMIST'
(OR SIMILAR)

LRV 70

G



SELECTED STEEL WINDOWS AND DOORS

ALLUMINIUM WINDOWS -
DUNE
(OR SIMILAR)

LRV 40

H



SELECTED PAVING

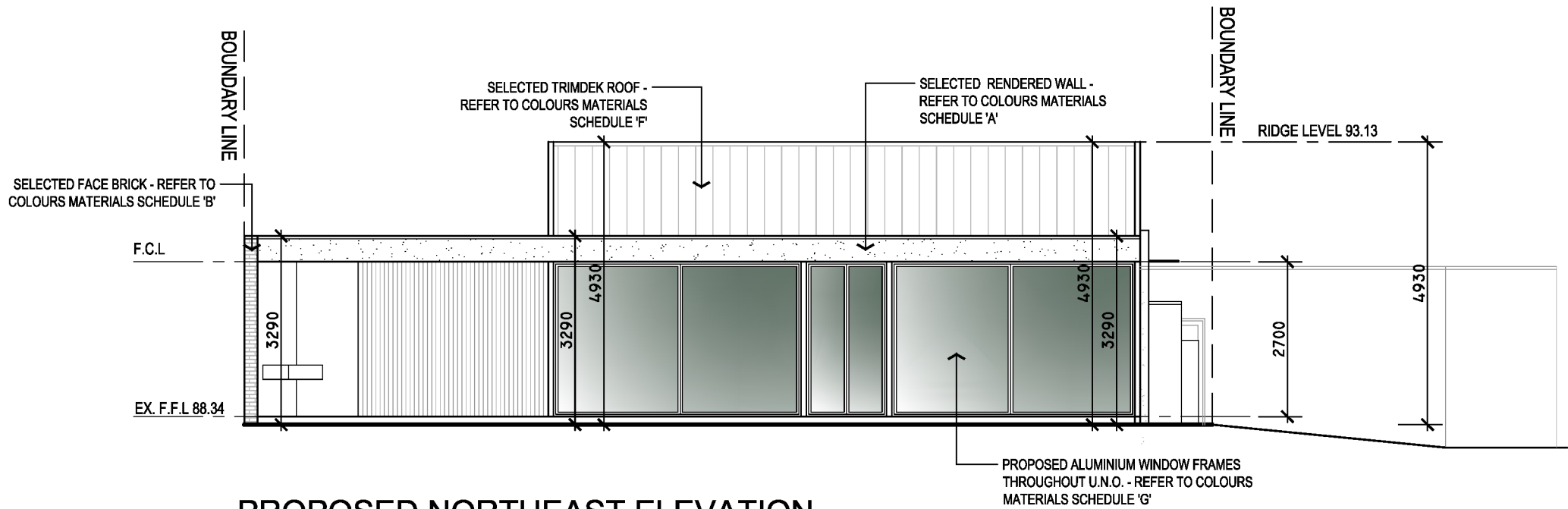
RMS TRADERS
TRAVERTINE - TUSCAN CRAZY
PAVING
(OR SIMILAR)

LRV 45

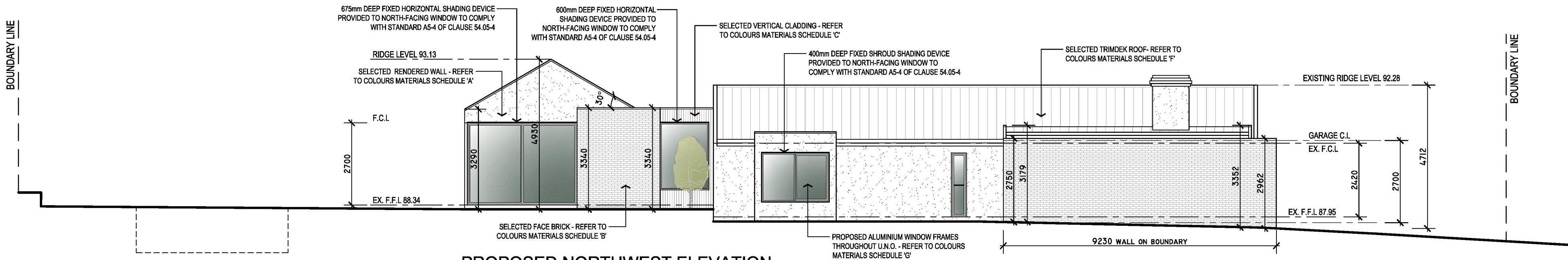
*Selected downpipes & rainhead to match selected wall finish. Colours are CAD derived and are indicative only. Refer to manufacturer specification for exact colour. If this specification is unavailable, a similar colour is to be substituted.

PLANNING PERMIT REQUIRED FOR:

- COLOURS & MATERIALS WITH A LIGHT REFLECTANCE VALUE (L.R.V.) OF 40% OR GREATER
- BUILDINGS AND WORKS WITHIN 10 METRES OF THE PUBLIC PARK AND RECREATION ZONE.



PROPOSED NORTHEAST ELEVATION
SCALE 1:100



PROPOSED NORTHWEST ELEVATION
SCALE 1:100

PROPOSED ELEVATIONS

Mornington Peninsula Shire

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