

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



The application reference number is:
P2026/1560

The applicant for the permit is:

The Land affected by the application is located at:
**1 BYRON STREET MOUNT MARTHA VICTORIA 3934
LOT 30 LP 12421 VOL 7026 FOL 071**

The application is for a permit to:
**DEMOLISH EXISTING DWELLING AND DEVELOP A
SINGLE STOREY DWELLING AND FRONT FENCE**

The Responsible Authority will not decide on the application before:

23 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 (DDO2)	CONSTRUCT A BUILDING OR CONSTRUCT OR CARRY OUT WORKS
CLAUSE 43.02-2 (DDO2)	CONSTRUCT A FENCE

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

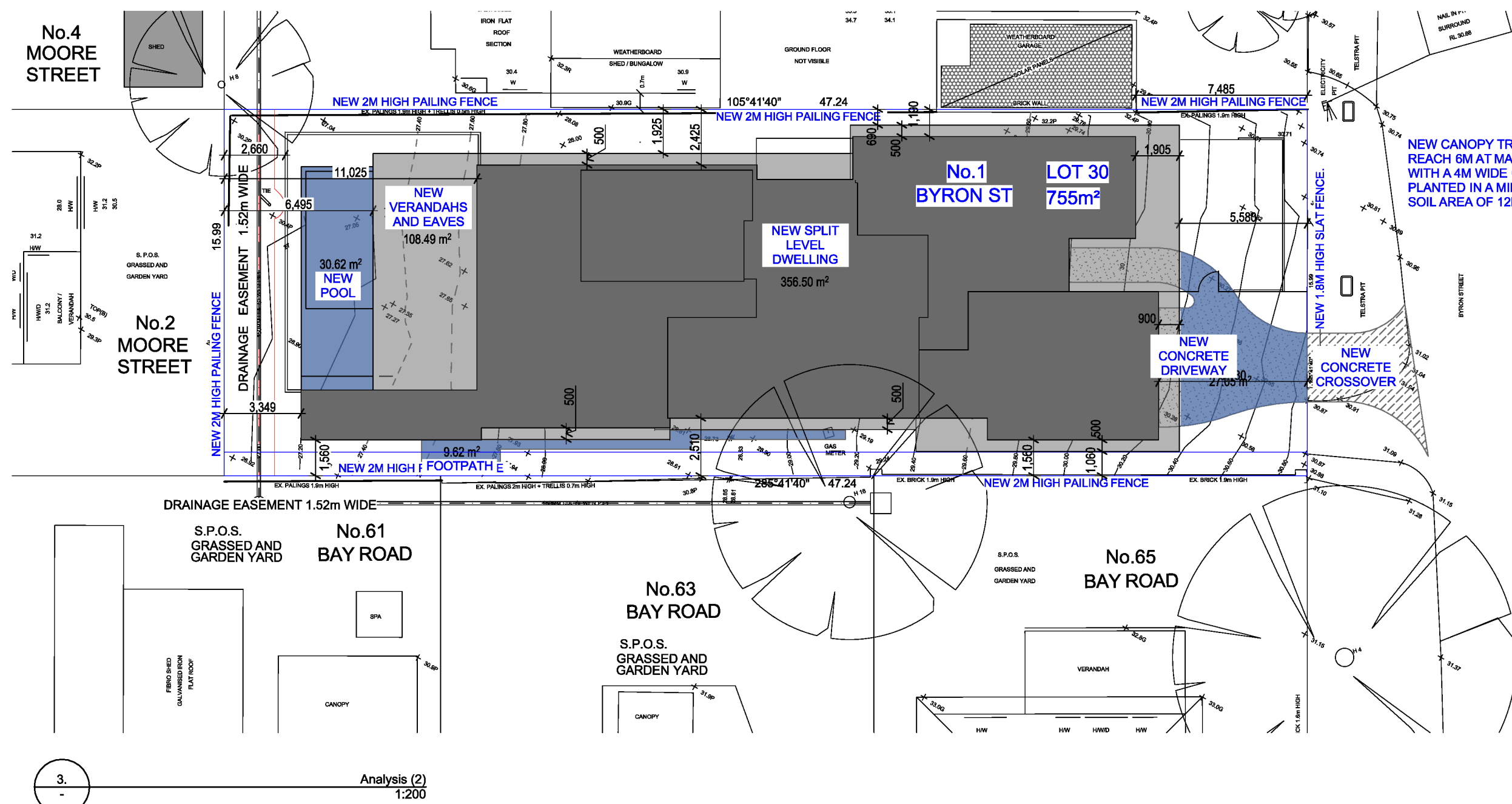
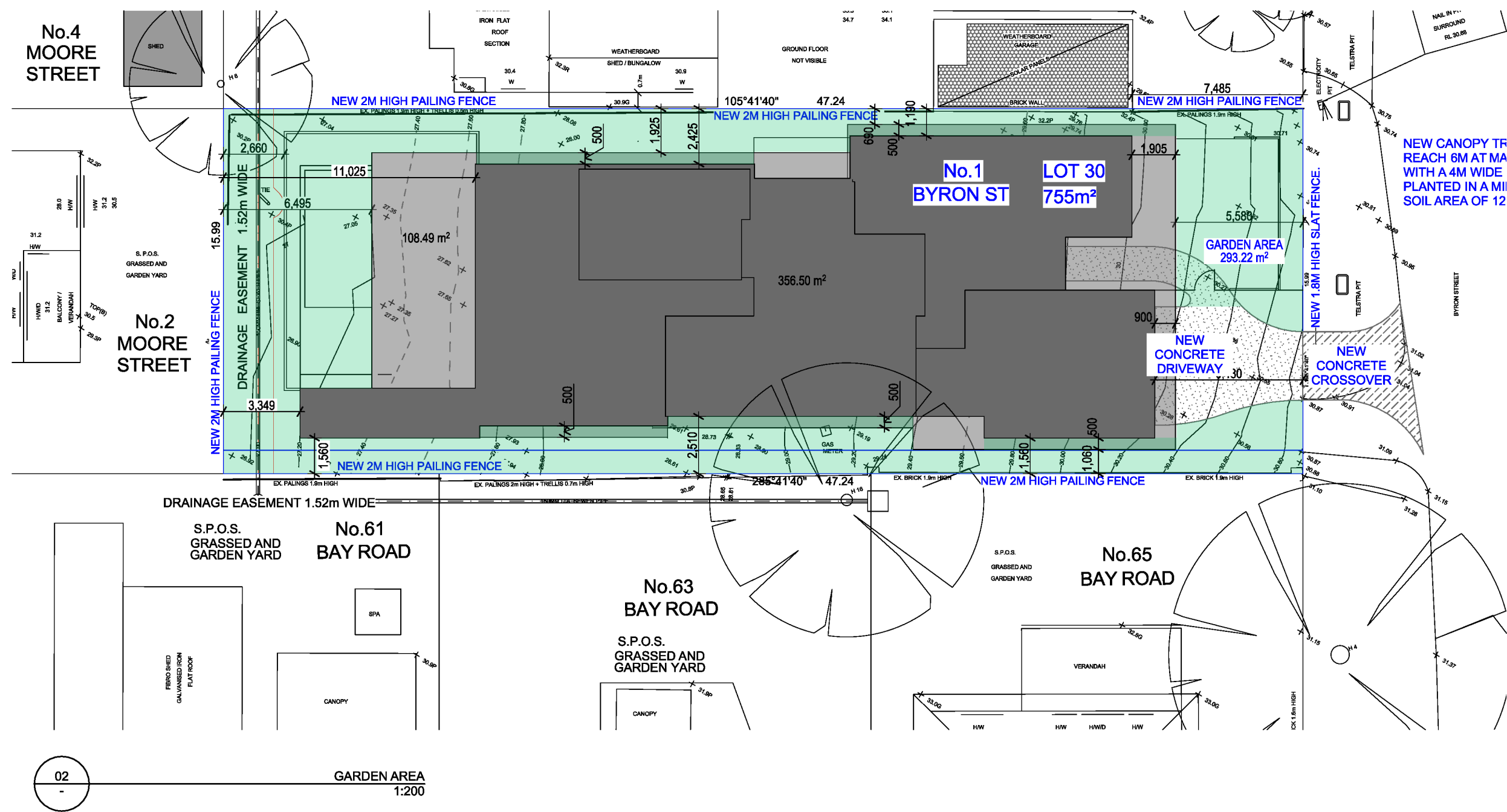
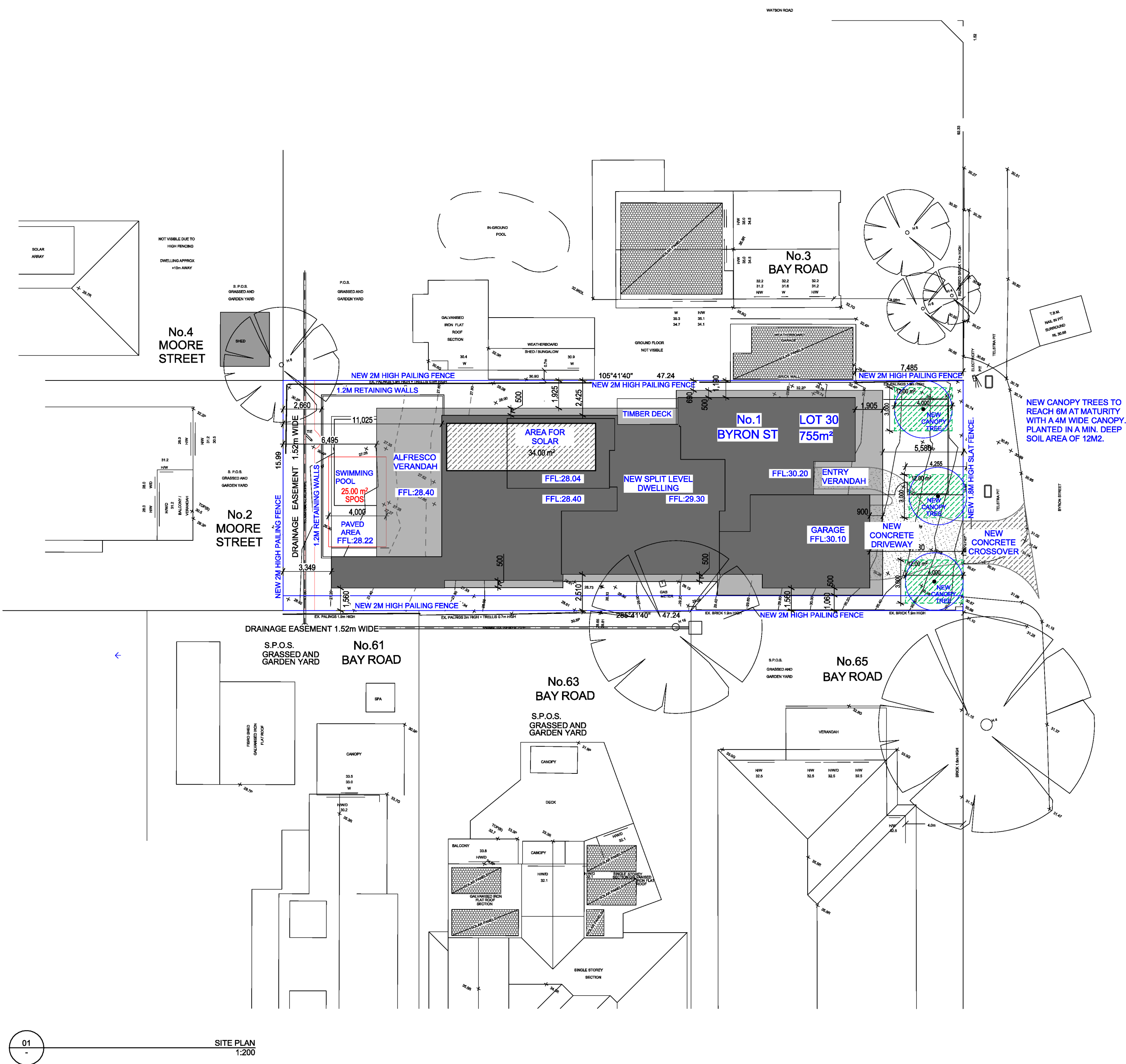
Lodge online at www.mornpen.vic.gov.au;

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



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SITE ANALYSIS
Site Area: 755 m²
Proposed Dwelling: 356.48 m²
Proposed Verandah & Eaves: 111.42m²
Site Coverage: 467.90 m² (61.97%)

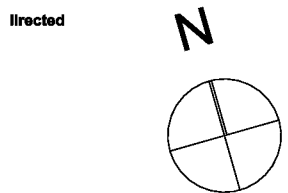
Hard surfaces: 67.29 m²
Site Permeability: 219.81 m² (29.11%)
Garden Area: 293.22 m² (38.83%)

NOTE
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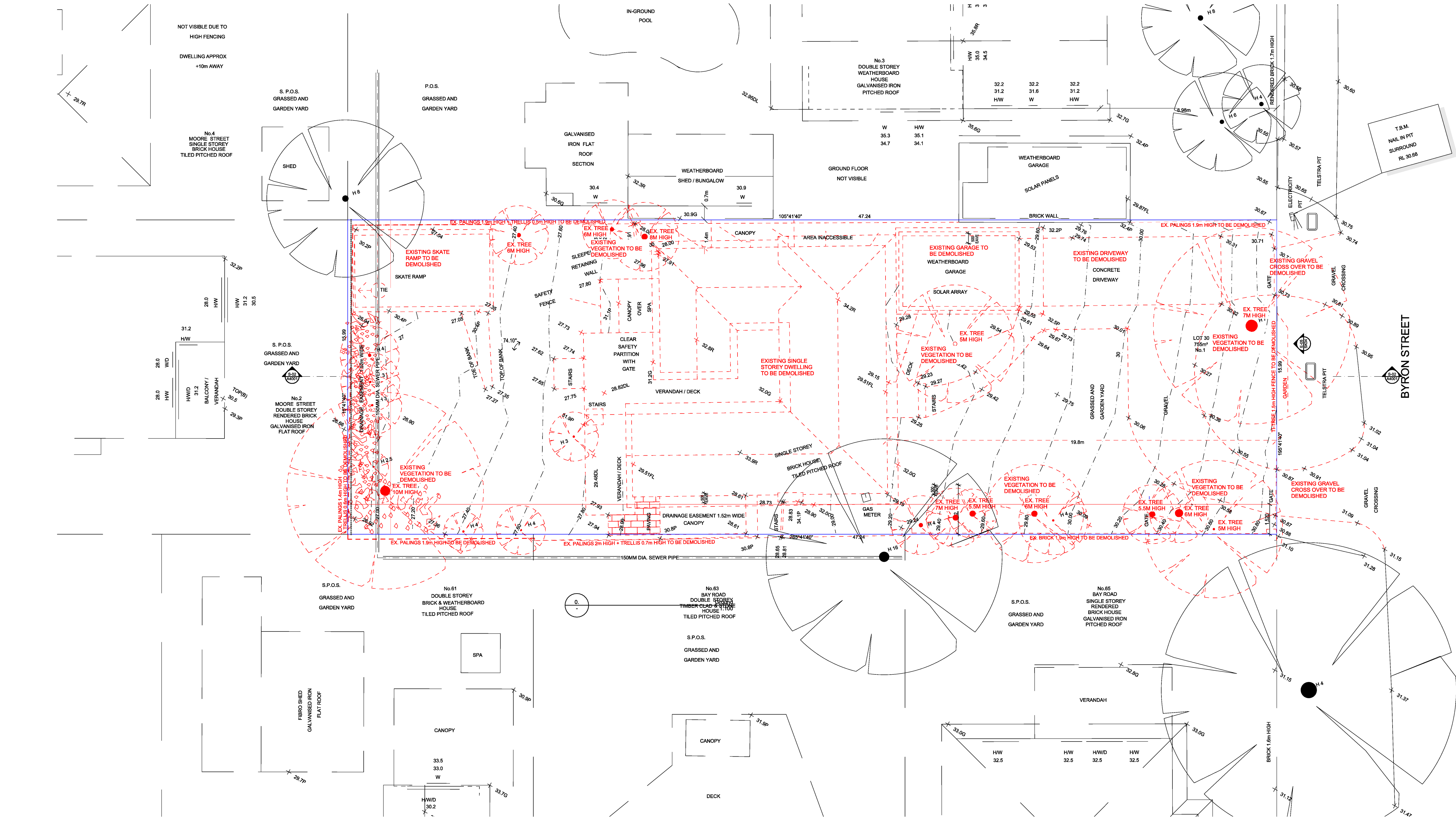
RevID	CHD	Change Name	Date



DRAWING TITLE :
Proposed Site Conditions

PROJECT NAME :
New Dwelling

DRAWING NO.
SK01
REVISION NO.



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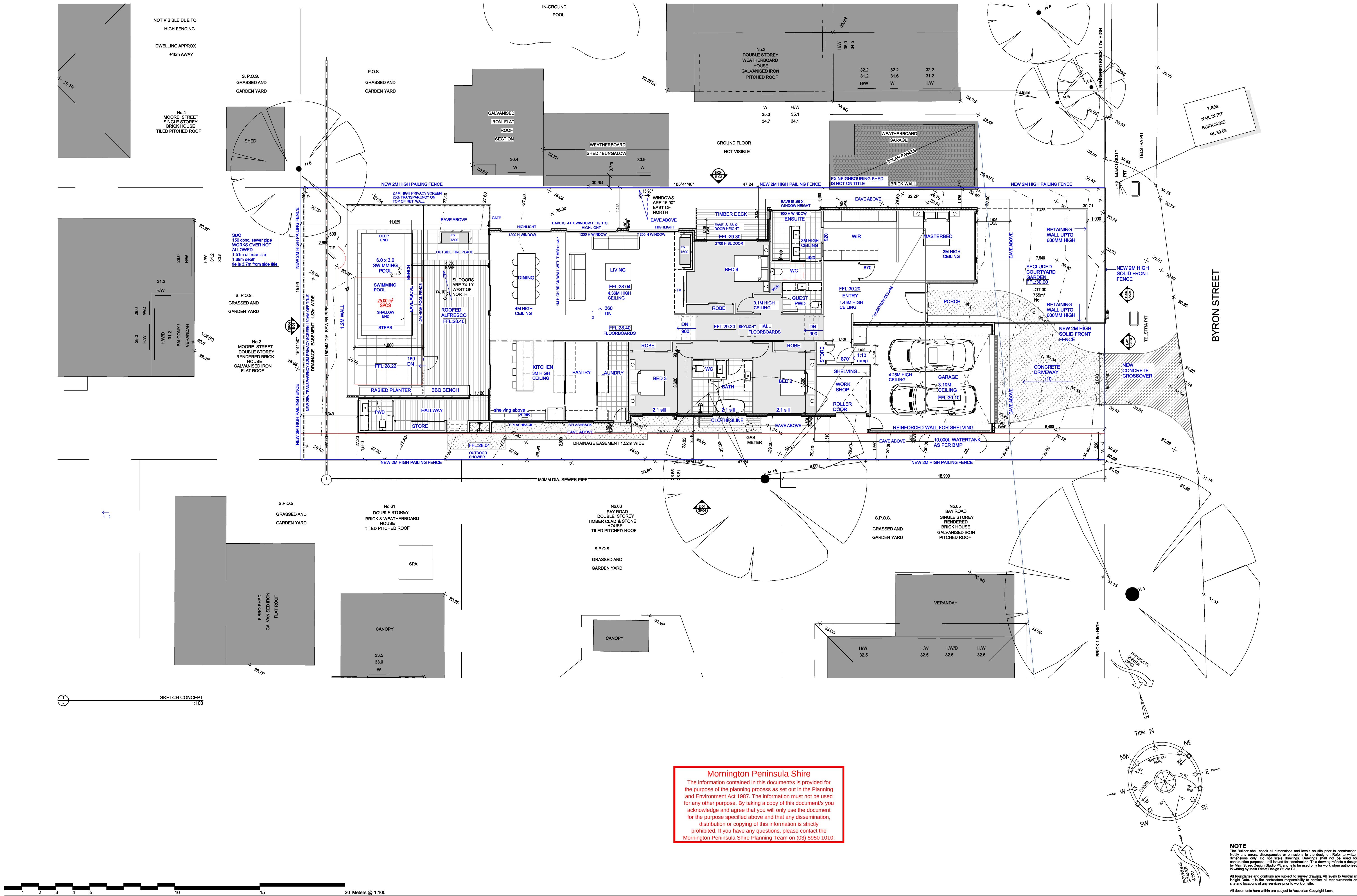
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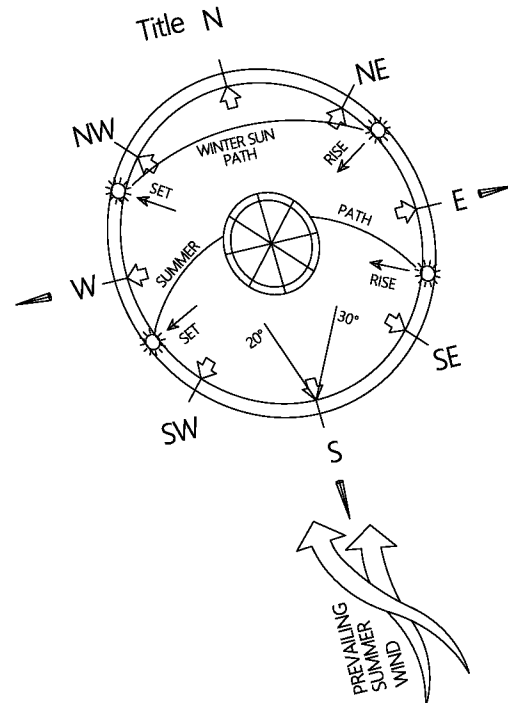
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RevID	CHD	Change Name	Date

DRAWING TITLE :	Demolition Plan	DRAWING NO.	SK02
PROJECT NAME :	New Dwelling	REVISION NO.	



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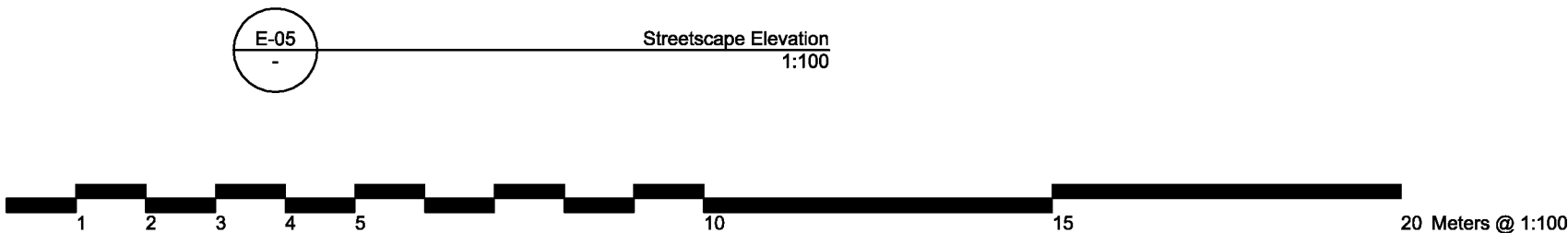
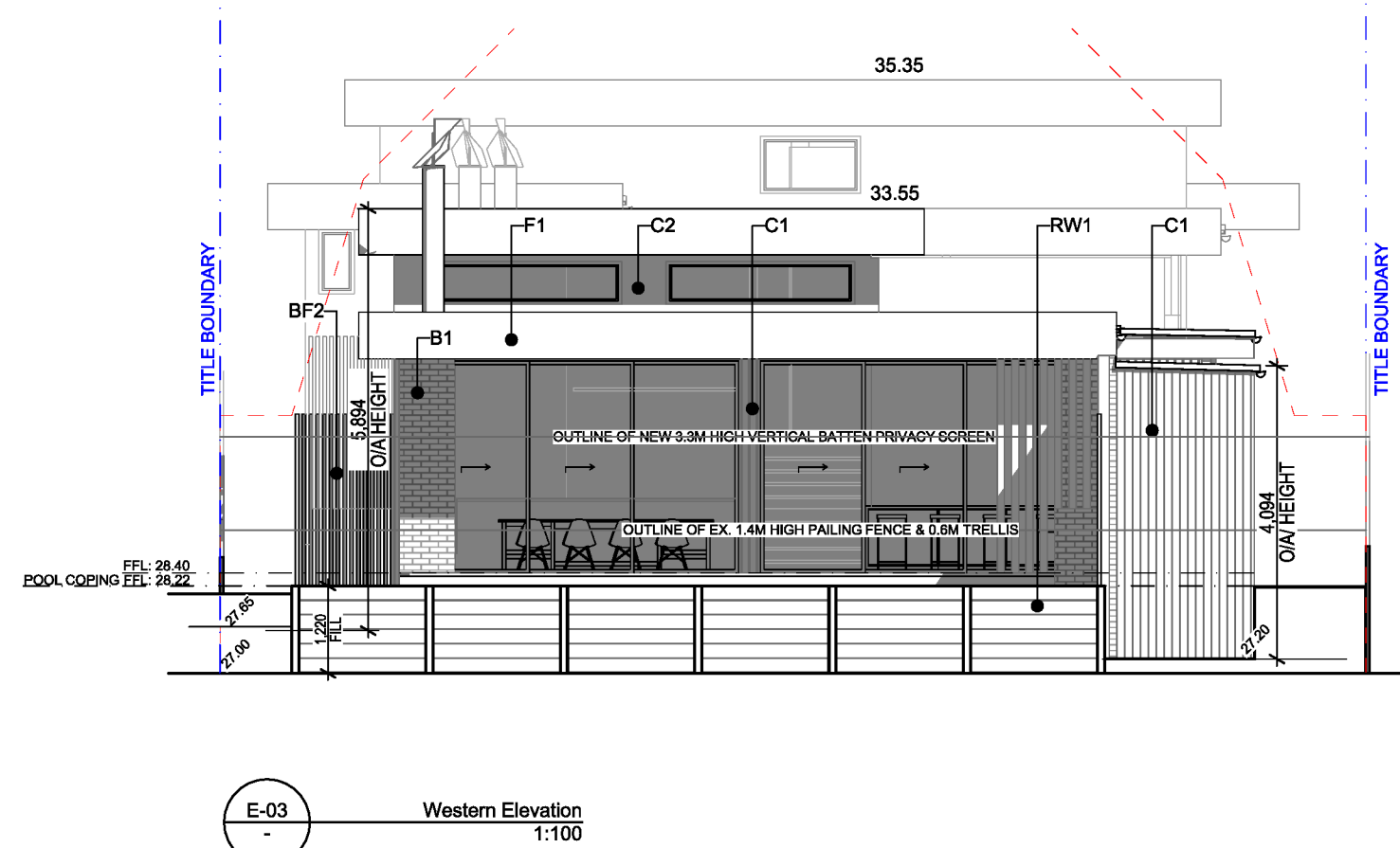
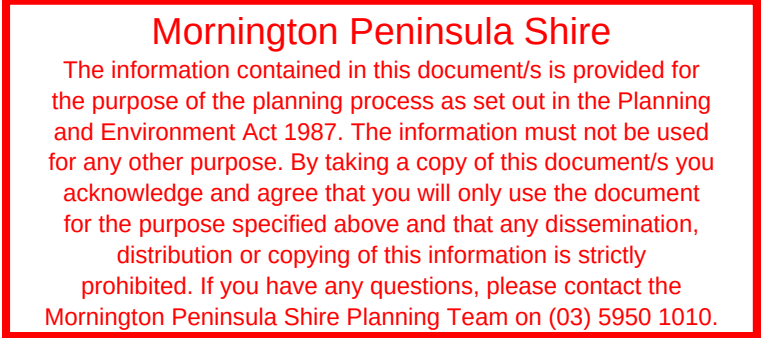


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DRAWING TITLE :	Proposed Floorplan	DRAWING NO.	SK03
PROJECT NAME :	New Dwelling	REVISION NO.	

RevID	CHD	Change Name	Date

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NOTE

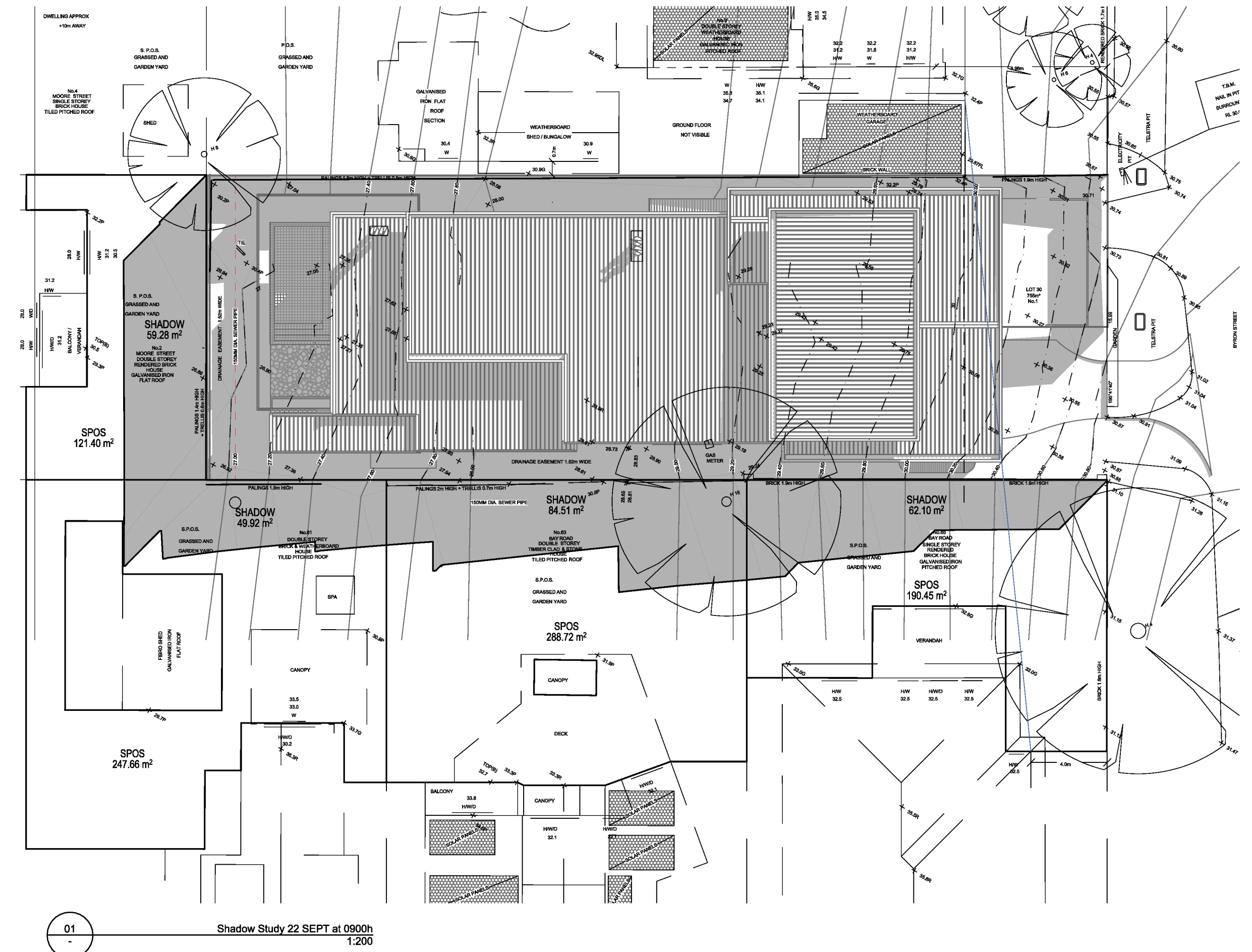
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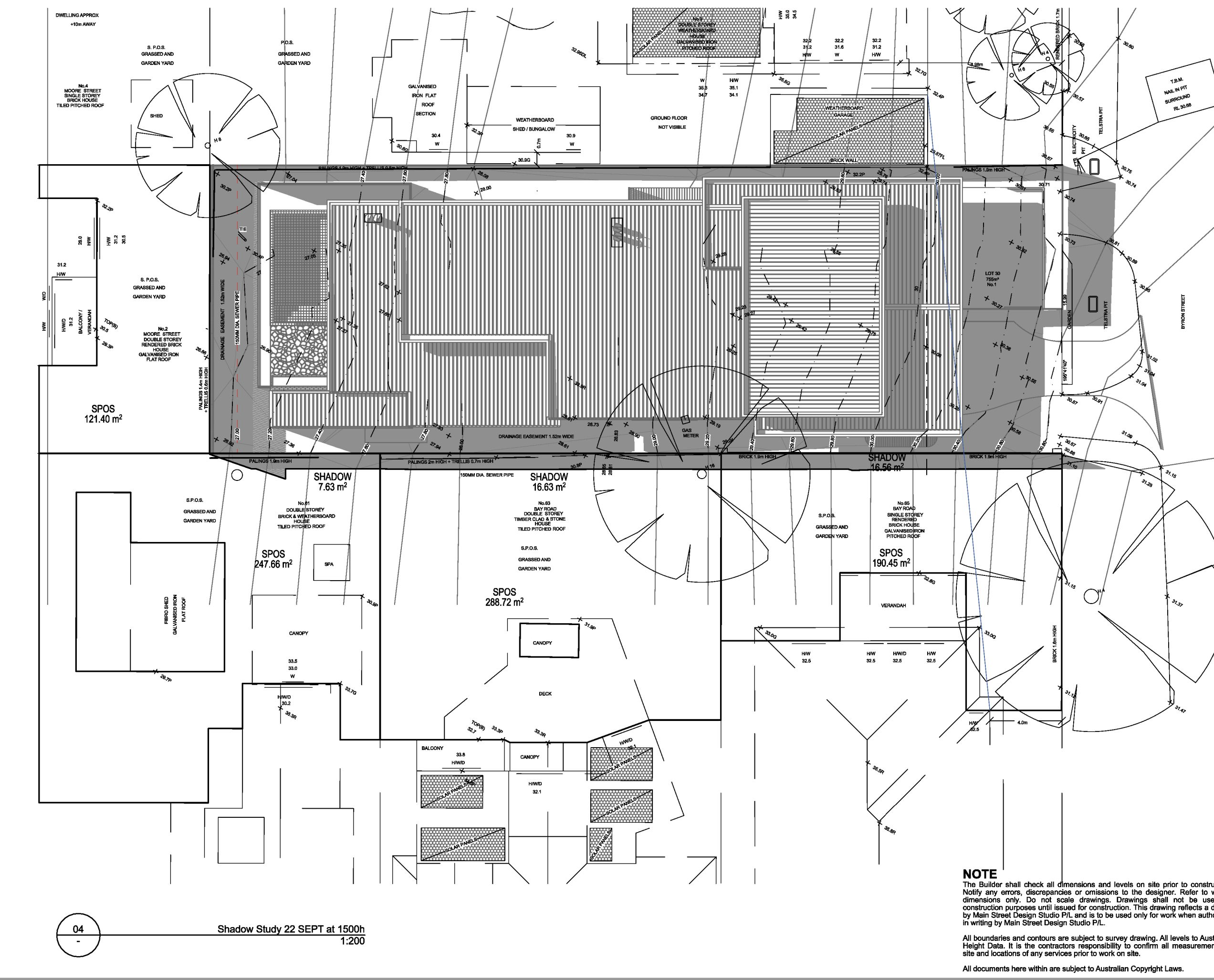
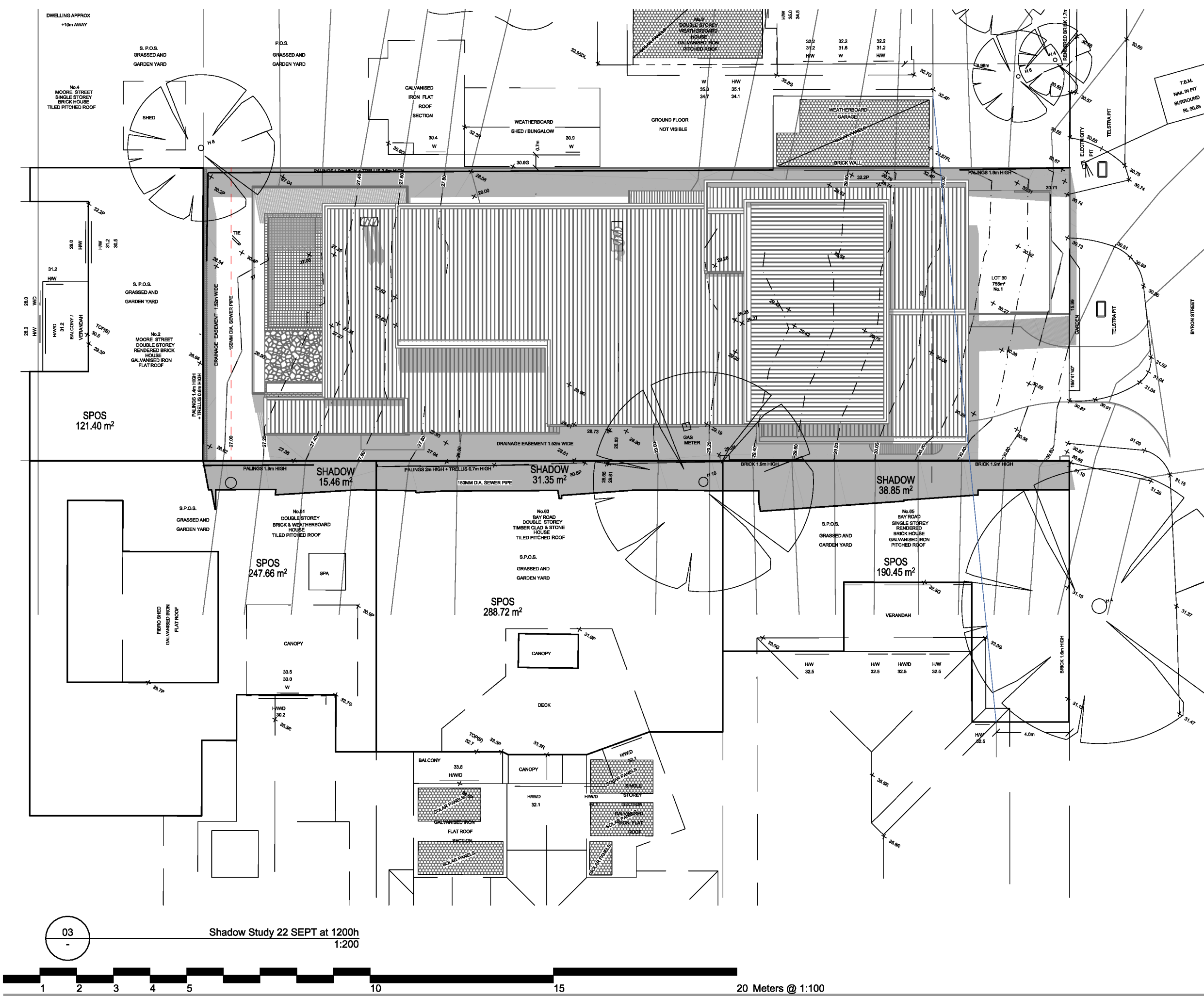
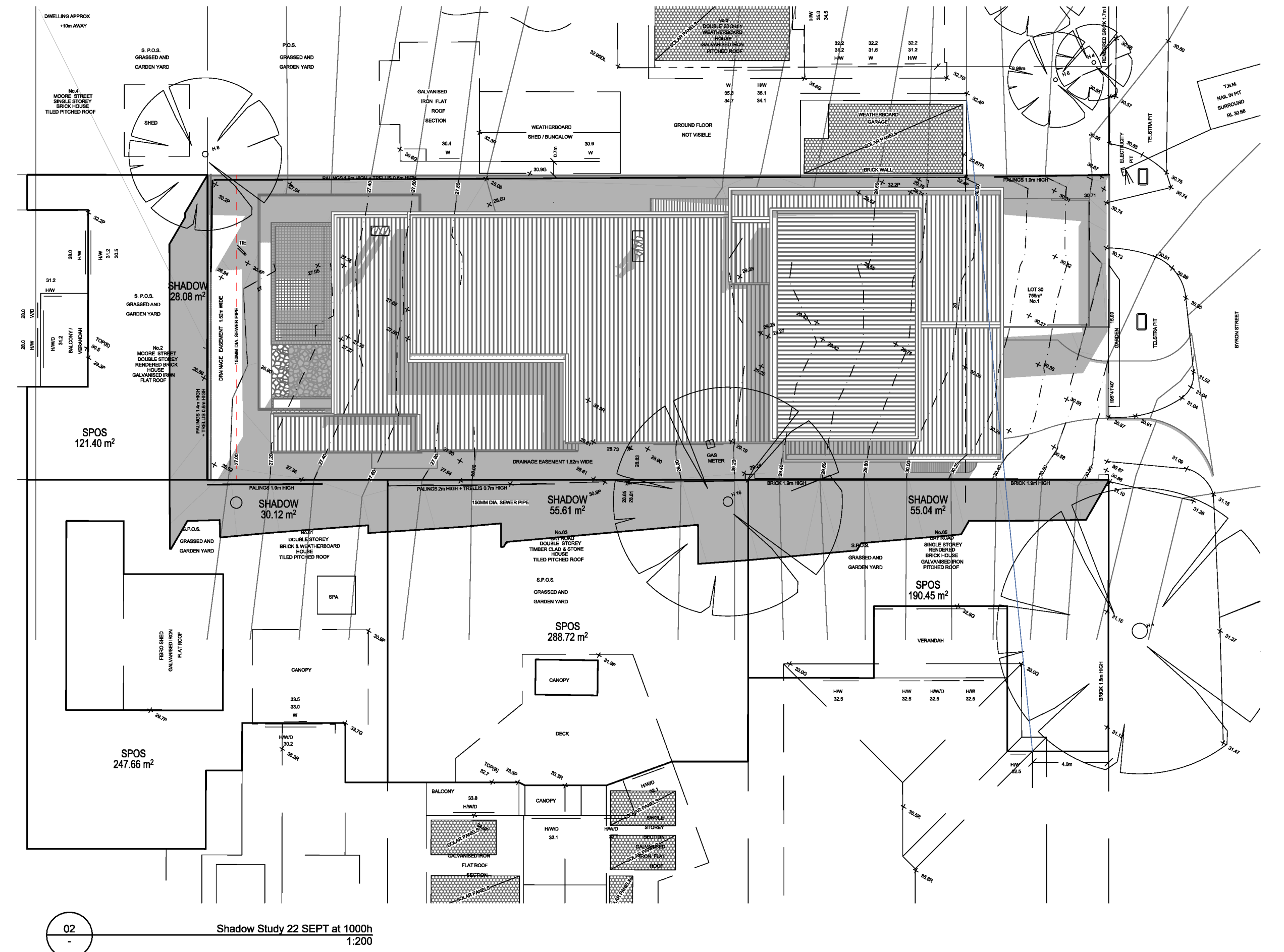
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REVISION NO.



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DRAWING TITLE :

Shadow Diagrams

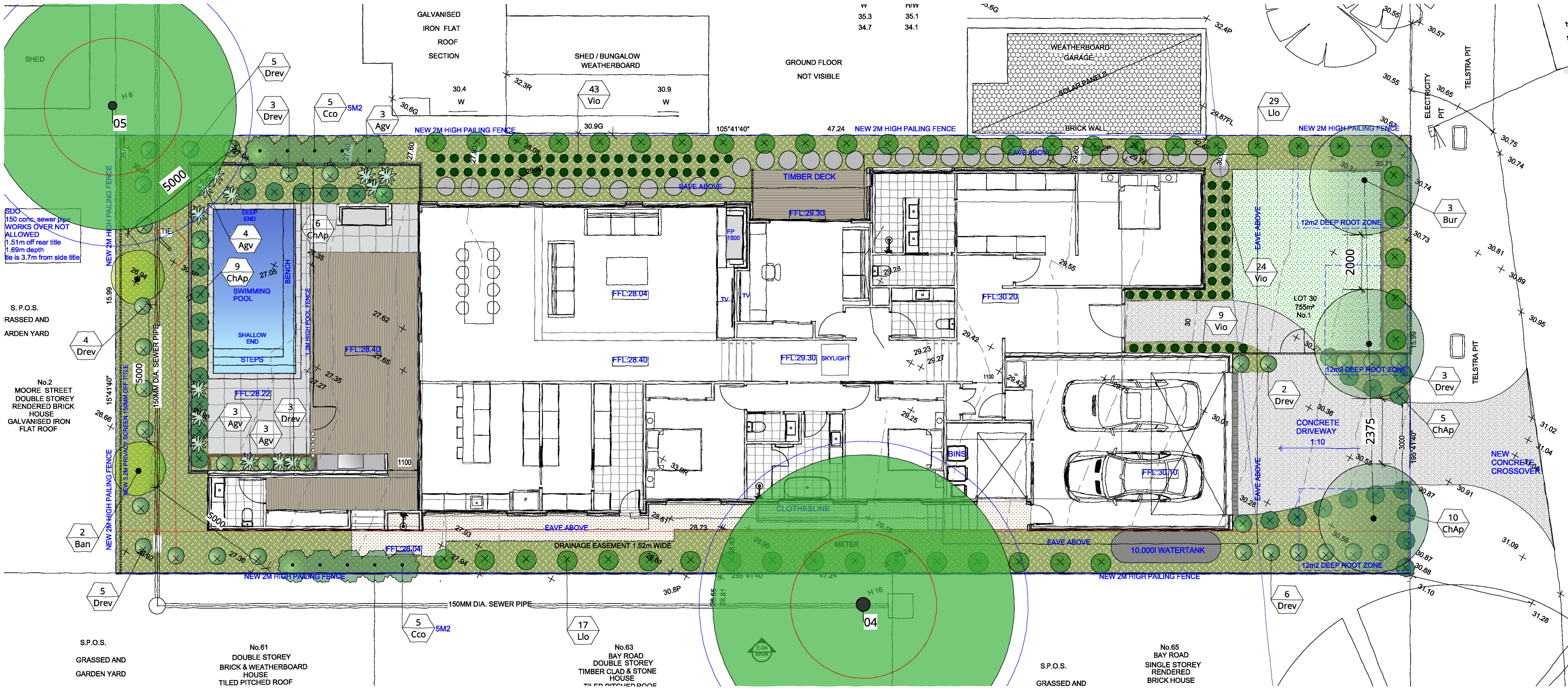
PROJECT NAME :

New Dwelling

DRAWING NO.

SK05

REVISION NO.



LANDSCAPE SPECIFICATION

1 Topsoil
Place topsoil to depths as specified in details.

Site.
Site topsoil to be used where available. Fully screen for rocks, stones, etc. to ensure it is clean and of the best possible quality.

Imported.
Imported including 10% compost screened sandy loam shall be free of weed, seed, stone, rubble etc conforming to the following physical characteristics:

Texture	light to medium, lacking cohesion when moist;
Acidity	pH 5.5 to 7.5;
Soluble salts	less than 500ppm;
Particle size	silt and clay fraction (passing through a 0.625 screen) to be less than 20%;
Hydraulic conductivity	greater than 50mm per hour

Addition of organic matter.
The above sandy loam to be mixed 10% by volume with an approved organic matter (e.g. pulverised manure, mushroom compost, but not pinebark). Mixing by supplier preferred, but careful hand-mixing in small lots (maximum 2cum) will be acceptable, to be done before placing. Final pH 5.5 to 7.5.

Placement
Spread soil in layers and lightly tamp to ensure its proper consolidation. Any later subsidence in finished surface levels will require rectification. Rake surface to medium tilth in readiness for planting or grassing.

2 PLANTS & PLANTING

2.1 Plant material
Provide plant material, fertilisers, stakes and labour to plant garden beds as depicted and scheduled on agreed landscape drawings.

Supply
All plants to be true to species and the BEST of their respective kinds supplied from approved nurseries where plants are exposed and hardened-off in the open. Plants are to have well-developed healthy root systems, be free from pests and disease, and of good form consistent with the species. Plants will be subject to inspection and acceptance by the Landscape Architect.

Plants must be handled to prevent damage during transit and be delivered to site in the accepted healthy state.

Advanced Trees
Advanced trees shall have a minimum 3.0m metre supply height (above soil level) in 150 L bag unless otherwise specified. A single straight trunk and strong and well-formed crowns in sizes as specified. All trees to have approved root barrier. For certain sites it may be appropriate for the Landscape Architect to make necessary arrangements for an advance nursery order to select and reserve specified trees in sizes for the project.

Shrubs and Groundcovers
Shrubs and groundcovers are to be supplied in 150mm pots unless otherwise specified.

2.2
Herbicide weed control: pre-planting
Remove all weeds from all planting areas before planting. Weeds can be treated with approved systemic herbicide (e.g.: active ingredient glyphosate) until eradication is achieved. Herbicide to be applied strictly in accordance with manufacturer's directions and safety regulations.

2.3 Planting procedures
Set out the plant material in accordance with the planting plan and obtain on-site approval of the Landscape Architect before planting. Planting operations are to be suspended in periods of drought, or when the soil is too wet, or during periods of frost. Planting in large areas should be staged to ensure plants in containers are not left on-site during non-working hours.
Roots of plant material must not be exposed to drying influences from sun, wind or frost. On hot or windy days, the nursery stock must be covered with damp hessian during planting operations.
Any plants found dead, damaged, missing or showing signs of poor horticultural care during the Contract period must be replaced with the same kind as specified.

Shrubs/groundcovers: Planting procedure

- Thoroughly soak each plant before planting. Clear mulch 500mm around each hole (re-spread mulch after planting).
- Dig hole into the prepared plant beds with an overall size to provide not less than 75mm of topsoil beneath and around the root system.
- If the soil is very dry, fill hole with water and allow to drain completely.
- Fertilise at the following rates:
 - 150 mm pot "Agriform" 2 tablets 1 tablet
 - or, "Osmocote Plus" 2 teaspoons
- 12-14 months (20 gm) 1 teaspoon (10 gm)
- Mix fertiliser into backfill and ensure no contact between the roots and fertiliser.
- Place plant into the centre of the hole. Backfill with topsoil and water-in.
- Set each plant plumb and level with soil surface; ensure no soil is piled up the stem.
- Remove plant labels.CC

Advanced trees: Planting procedure

- Thoroughly soak roots before planting.
- Dig hole of sufficient width, with domed bottom, to take root ball without restricting root diameter. Minimum diameter 900mm; average depth 500-600mm.
- If soil is very dry, fill hole with water and allow to drain completely.
- Cut back any damaged roots to healthy tissue.
- Fertiliser: Mix *Dynamic Lifter* or approved similar into backfill soil, 1 shovelful per tree.
- Planting: Spread roots of open-rooted stock evenly in the hole. Do not bend roots to fit the hole. Place tree into the hole to match level as grown in the nursery. Use tree trailer to position super-advanced container grown stock.
- Staking: Provide two (2) 50 x 50mm hardwood stakes per tree, set minimum 200mm from trunk. Use approved flexible ties to loosely guy tree between stakes. Note: Staking may not be required, refer Landscape Architect for site instruction.
- Backfill: Gently cover roots with approved site topsoil in 150mm layers and tamp around the perimeter of the hole with the foot to eliminate air pockets and bend root ends downwards. Ensure roots are not pressed against the bottom of the hole due to careless backfilling or lumpy soil. Firm soil gently with the foot to surface level. Shape surface soil into water saucer.
- Pruning: prune newly planted trees to remove crossed limbs, twin forks, lower branches (clean-trunk to minimum 1.2m), broken, bruised and/or dead branches with a clean cut, avoiding short stubs.

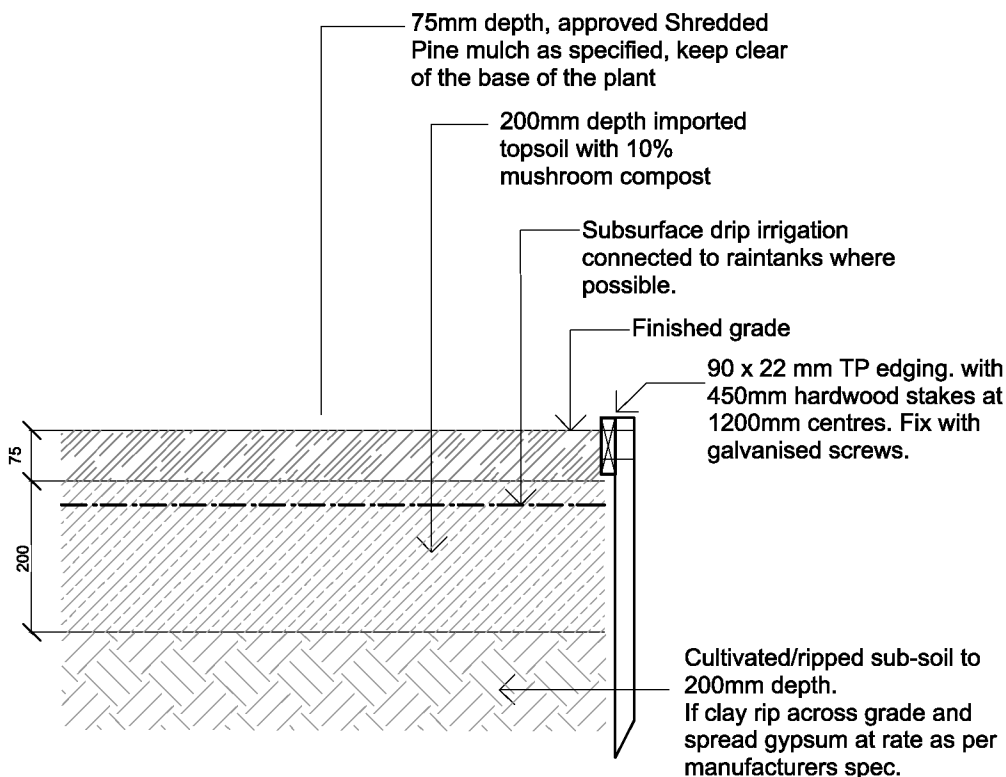
2.4 Watering-in

Arrange on-site water supply with sufficient quantities of water to satisfactorily complete watering-in of the plants and turf. Depending on the season, allow 10 litres for each shrub and groundcover, and 100 litres for each tree.

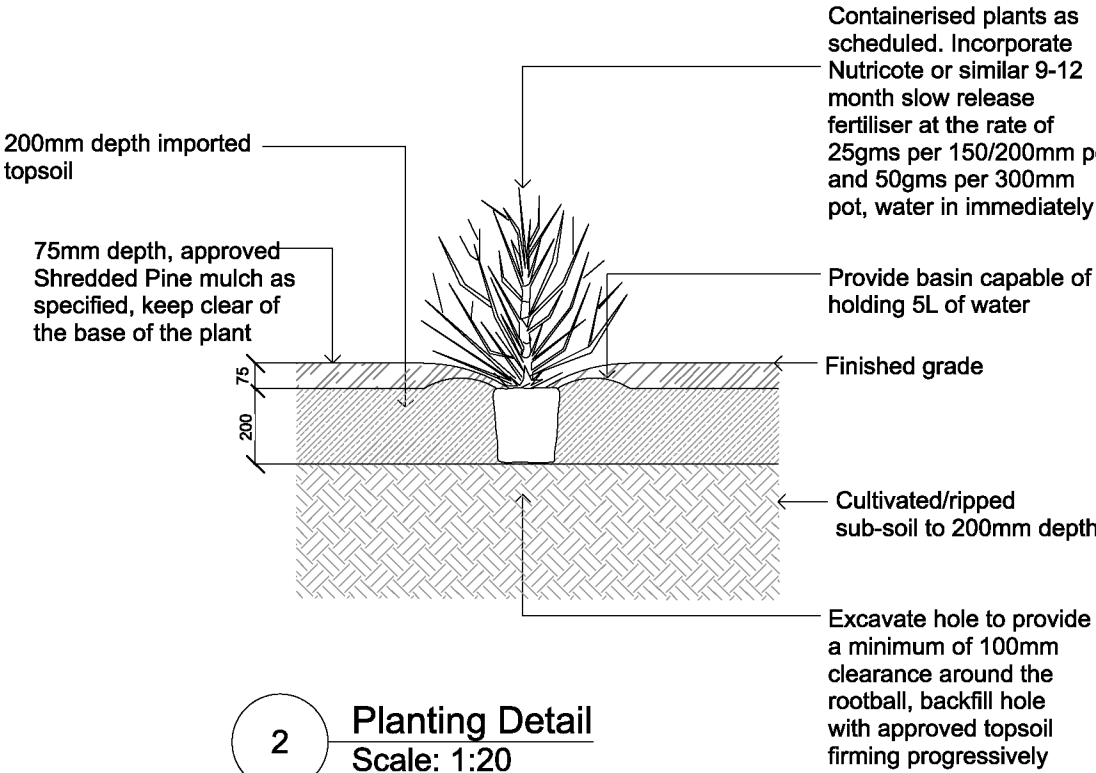
All plants to be watered during, and immediately after, planting and as required during the Establishment Period to maintain growth free of water stress.

2.5 Mulch

GARDEN BEDS:
Organic mulch to be BARK KING 12-20mm pine bark, free from slivers, soil, sawdust, clods, rocks or extraneous matter. Average depth: 100mm
Sample to be approved by Landscape Architect one week before delivery, including name/address of supplier.



1 Gardenbed Detail
Scale: 1:10



2 Planting Detail
Scale: 1:20

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Existing Trees & Shrubs

Tree No	Genus Species	Common Name	Action
04	Liquidambar styraciflua	Sweet Gum	Retain
05	Pittosporum undulatum	Sweet Pittosporum	Retain

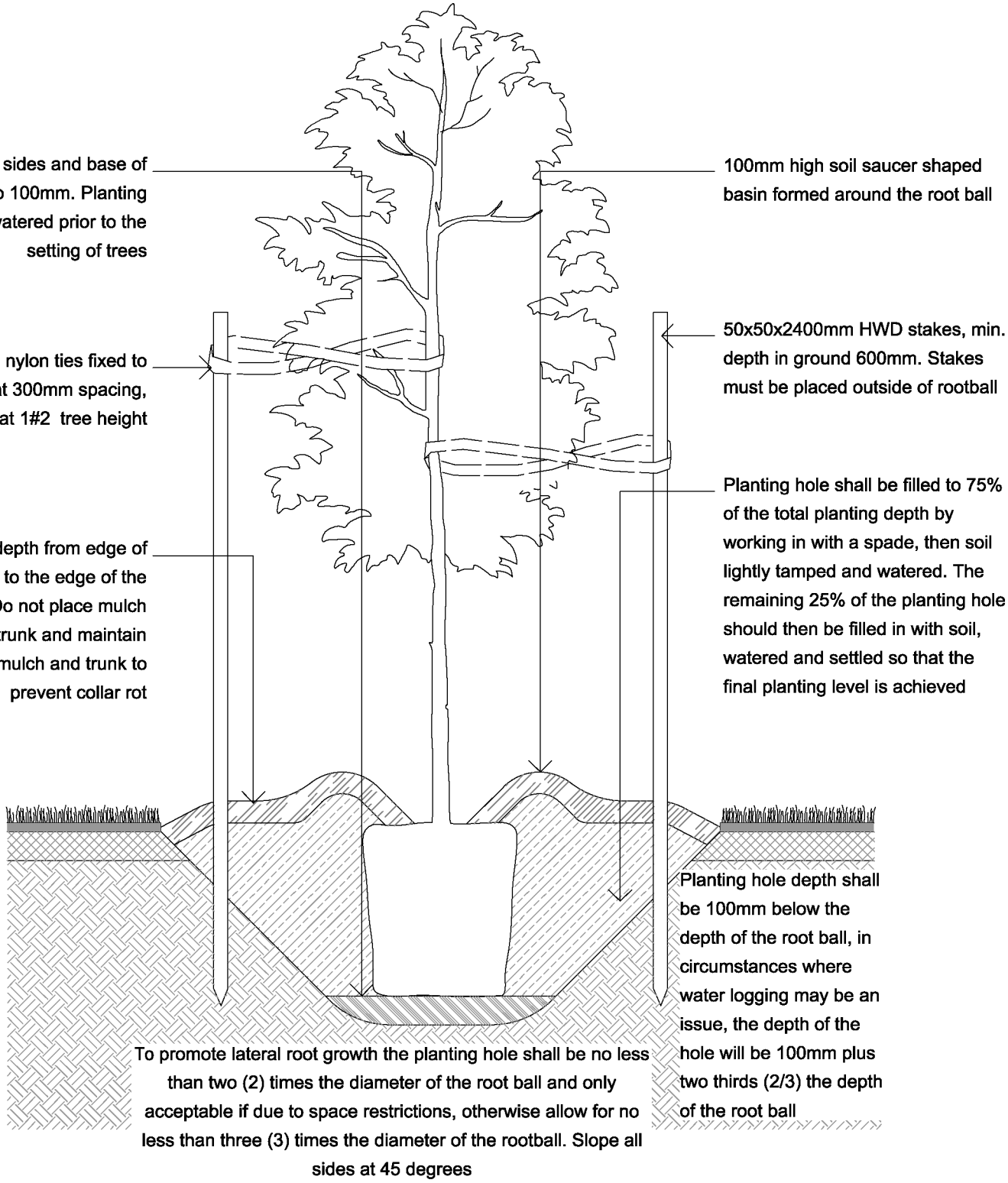
Surfaces Legend

- Mulched Gardenbed with steel edging.
- Exposed Agg. Concrete
- Compacted Gravel
- Lawn Areas
- Stepper pavers

Defendable space Management requirements:
Defendable space for a distance of 30 metres around the proposed building (or to the property boundary, whichever is the lesser distance) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.- Individual clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level

- NOTES:
- 1) Ensure all labels, wires, twine and other binding materials are removed from planting material, including root balls prior to backfilling.
 - 2) Water immediately following planting, saucer to be filled twice.
 - 3) Site to be left clean and tidy on completion of planting, remove weeds and building spoil from tree planting zone.
 - 4) Any variations to this detail to be submitted for approval prior to any planting.



3 Tree Detail
Scale: 1:20

APPLICATION ISSUE

PLANTING SCHEDULE

Proposed Plants Schedule: All tree stock used must be in accordance with AS2303-2015 Tree stock for Landscape Use

Planting breakdown:

EVC 175 'Grassy Woodland' Indigenous plants

ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees						
Bur	3	Sweet Bursaria	Bursaria spinosa	250mm Pot 1.5m high	8m	4m
Shrubs						
Ban	2	'Sentinel' Banksia	Banksia integrifolia dwarf	250mm Pot	4m	1.5m
Cco	10	Common Correa	Correa reflexa	200mm Pot	1.5 - 3m	1.2 - 2.0m
Agv	13	Swan Neck Agave	Agave attenuata	200mm Pot	0.75 - 0.9m	1.2 - 1.5m
Ground Covers						
Vio	76	Native Violet	Viola hederacea	150mm Pot	0.2m	0.5m
ChAp	30	Common Everlasting	Chryscephalum apiculatum	150mm Pot	0.0 - 0.3m	0.3 - 0.6m
Grasses						
Drev	31	Spreading Flax Lily	Dianella revoluta	150mm Pot	.5m	.5m
Llo	46	Spiny-headed Mat-Rush	Lomandra longifolia	150mm Pot	0.75 - 0.9m	0.9 - 1.2m
Total	211					

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REV. NO.	DESCRIPTION	DATE	DRAWN	CHECKED

DWG: 1	REV:	NORTH
SCALE: 1:100	STAGE: TPLC	
DATE: 05/05/26	PROJECT NO: MSDS25-997	