



MORNINGTON
PENINSULA
Shire

PLANNING FILE



Date complete
to records 2/1/02/02

Permit No

P02/2535 PIN 44715

P02/2536

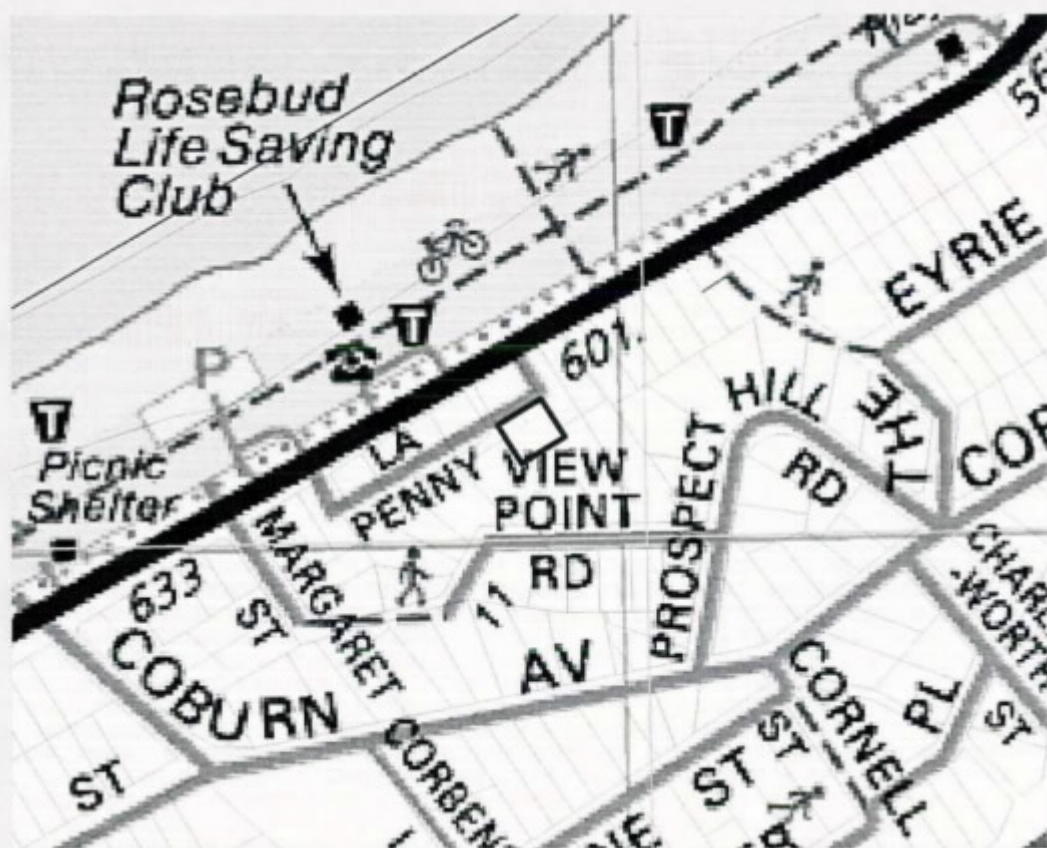
COMPLETED
2/2/02

~~RT.~~ AM

ADDRESS

3 PENNY LANE MCCRAE





I hereby authorise Mornington Peninsula Shire Council, Statutory Planning Unit, to undertake the necessary advertising requirements on my behalf.

ABN: 53 159 890 143

- i) Carry out advertising on my behalf
 ii) Forward A4 size drawings with all advertising letters sent

YES/NO
 YES/NO

P. 00/2535

Property Address 3 Perry

Lane, New

Officer R. T

Contact Number (03) 5986 0... 970

Name (Printed): U. Dimopoulos

Signature:  Personal Information

Please DO NOT send any money until a remittance request has been received
Please phone our Planning Enquiry Line for further assistance on 59 86 0176

***** Please forward remittance to PO Box 1000, Rosebud 3939 or Fax on 5986 0841 *****
 Planning & Environment Group are located at Queen Street, Mornington

563695

71679000

PIN44715 Ref: P02/2535 : Direct Dial Anthony Matthews on (03) 5986 0970: Fax: (03) 5986 0841

17 February, 2003

Longbeach Drafting
1st Floor, 1621 Point Nepean Rd
ROSEBUD WEST 3940

Dear Sir/Madam

**DWELLING ADDITIONS AND DECK
PLANNING APPLICATION P 02/2535
3 PENNY LANE, MCCRAE**

I refer to the above application, which has been considered and approved.

Attached is a copy of the Planning Permit subject to the stated conditions - together with the endorsed plans.

If you have any further questions I will be pleased to assist.

Yours faithfully

Personal Information

**Anthony Matthews
DEVELOPMENT PLANNER**

Form 4

**PLANNING
PERMIT**

Permit No: **P 02/2535**
Planning Scheme: Mornington Peninsula
Responsible Authority: Mornington Peninsula Shire

ADDRESS OF THE LAND:

**3 PENNY LANE, MC CRAE
 LOT 4, PS. 348585 (Vol 10283 Fol 265)**

THE PERMIT ALLOWS:

**THE DEVELOPMENT OF ADDITIONS TO AN EXISTING DWELLING (DECK
 AND ROOF TO EXISTING VERANDAH) AND A CARPORT AND
 ASSOCIATED WORKS IN ACCORDANCE WITH THE ENDORSED PLANS.**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**Conditions Nos. 1 to 4 inclusive**

1. The layout of the land, the size and type of the proposed buildings and works, including the materials of construction, on the endorsed plan must not be altered or modified without the consent of the Responsible Authority.
2. All disturbed surfaces on the land resulting from the development must be revegetated and stabilised to the satisfaction of the Responsible Authority.
3. The materials and colour of the exterior finish of the building must be in accordance with the endorsed plans unless with the further permission of the Responsible Authority.
4. This permit will expire if one of the following applies:
 - The development is not started within two years of the date of this permit.
 - The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the above periods if a request is made in writing before the permit expires or within the following three months.

Date Issued: 17 February, 2003

**Signature For The
 Responsible Authority:**
 Anthony Matthews - Development Planner

Personal Information

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.)

WHEN DOES A PERMIT BEGIN?

A permit operates:

* from the date specified in the permit, or

* if no date is specified, from:

- (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
- (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if-
 - * the development or any stage of it does not start within the time specified in the permit; or
 - * the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - * the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if-
 - * the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
 - * the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if-
 - * the development or any stage of it does not start within the time specified in the permit; or
 - * the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - * the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - * the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision-
 - * the use or development of any stage is to be taken to have started when the plan is certified; and
 - * the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

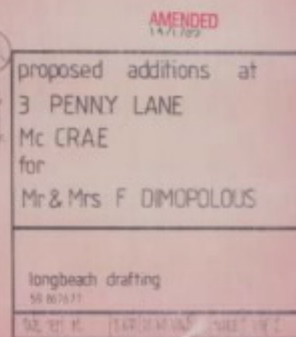
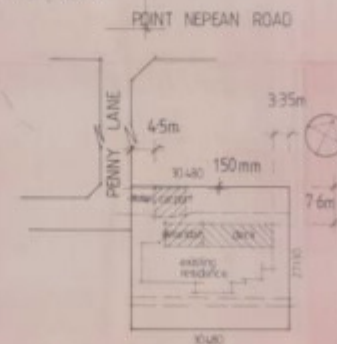
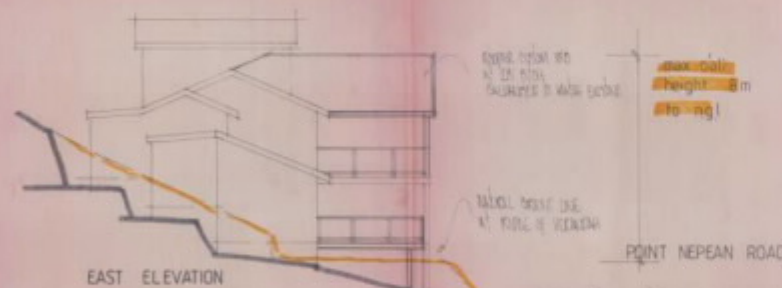
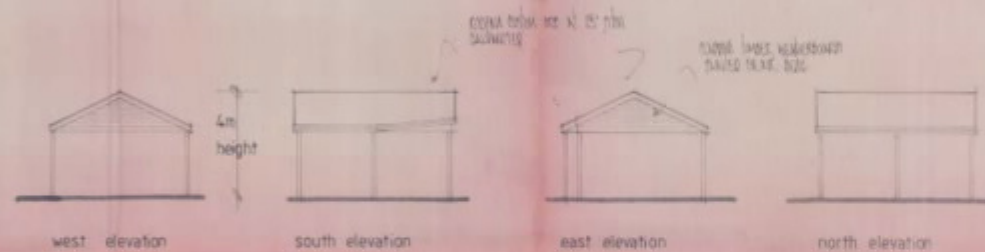
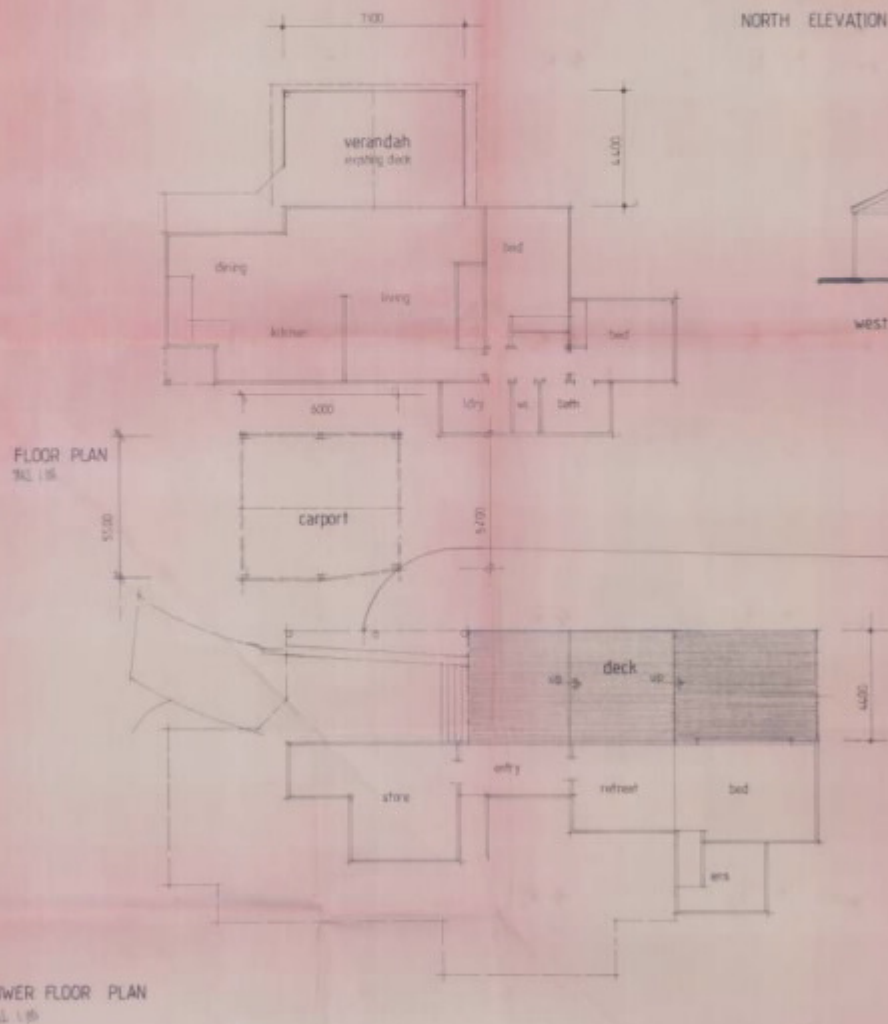
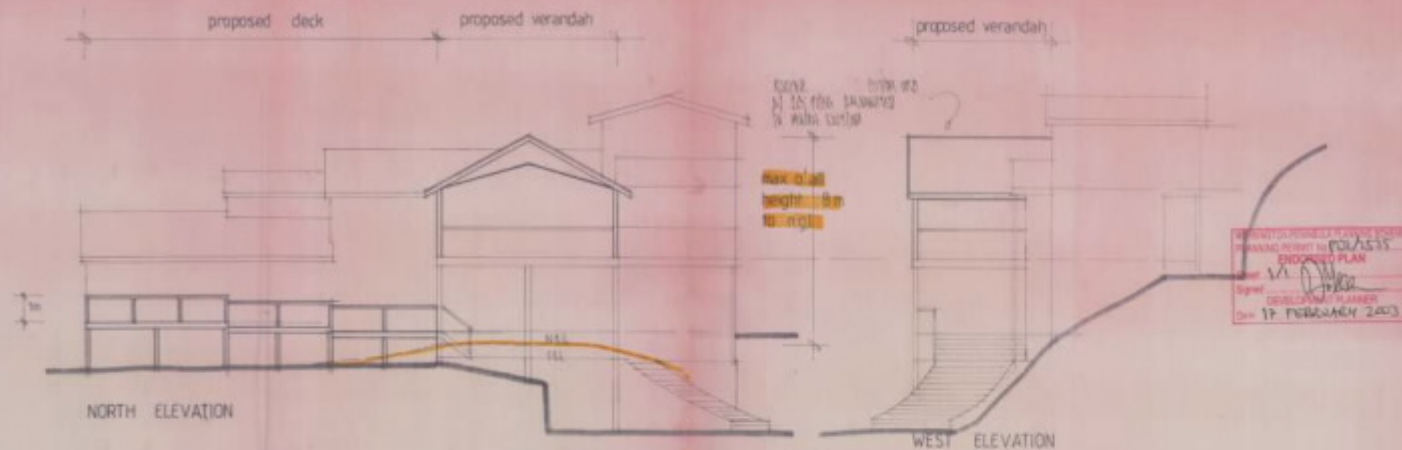
WHAT ABOUT APPEALS?

- * The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in which case no right of appeal exists.
- * An appeal must be lodged within 60 days after the permit was issued, unless a Notice of Decision to grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- * An appeal is lodged with the Victorian Civil and Administrative Tribunal.
- * An appeal must be made on a Notice of Appeal form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the prescribed fee.
- * An appeal must state the grounds upon which it is based.
- * An appeal must also be served on the Responsible Authority.
- * Details about appeals and the fees payable can be obtained from the

Victorian Civil and Administrative Tribunal
Planning Division
7th Floor, 55 King Street,
Melbourne, 3000.
Phone: (03) 9628-9777

Fax: (03) 9628-9789

DX 210160





Delegate Report – P 02/2535

Statutory Planning Department – Mornington

Prepared By	Anthony Matthews – Development Planner
Manager	Ray Webb
Date	17 February, 2003
Application Received	11 October, 2002
Applicant	Longbeach Drafting
App. Description	Dwelling additions and carport
Land Address	3 Penny Lane MCCRAE VIC 3938
Land Number	44715
Planning Scheme	Mornington Peninsula Shire
Zoning	Residential 1
Overlays	DDO 3, ESO 25, VPO 1
App. Fee Paid	I&S
Advertising Fee Paid	

Summary

Proposal/Permit Trigger	Dwelling additions and carport pursuant to DDO 3 & ESO 25.
Key issues	Building height, streetscape, coastal landscape
Advertising	Mail to surrounding owner/occupiers.
Referrals S. 55	Nil
Referrals – other	Nil
Objections	Nil
Recommendation	That the application be approved as submitted.

Background / Proposal

History / Previous Permits

- Planning Permit P 544/96 issued on 5 July 1996 for renovations and additions to the existing dwelling and the erection of a garage.
- Planning Permit P 980801 issued on 7 August 1998 for additions and alterations to the existing dwelling.

Existing Conditions

The land is a 30.48 m x 27.13 m with an 8 m frontage to the 'U'-shaped Penny Lane – which is an un-constructed poorly formed road. The land rises steeply from front to back and there is an existing multi-level double storey weatherboard dwelling. There are significant views of Port Phillip Bay to the north.

Adjoining Properties

- North - 607 Point Nepean Rd: Single storey brick dwelling on a flat block with a floor level set well below the subject site and large shed constructed on the boundary common with the subject site.
- South - 10 View Point Rd: Two storey brick dwelling sited well behind and well above the level of the subject dwelling. This house cannot be clearly seen from the subject site.
- Nth-east - 605 Point Nepean Rd: Two storey cement sheet dwelling that is sited approx. in line with the subject dwelling on a steeply sloping block.

Proposal Outline

The proposal has the following components:

- Construction of a pitched roof over the existing upper floor verandah. This structure is already existing without a planning permit.
- Construction of a 5.5 m (tapered to 5.2 m) x 6.0 m open carport with gable ends and pitched roof.
- Construction of a 13.5 m (scaled) x 4.4 m timber deck that is stepped at three levels.

Each of the above is to occur in the north side of the dwelling.

	Development Details	Compliance/Variation
Materials	Colorbond roof to match existing (carport & verandah roof). Timber weatherboard gable infill in 'beige' finish to carport	Complies: DDO 3 Complies: DDO 3
Siting	4.5 m front setback to carport 150 mm north setback to carport 6.5 m (scaled) front setback to verandah roof 7.6 m north setback to deck	Variation: 7.5 m, DDO 3 Complies: Res Code Variation: 7.5 m, DDO 3 Complies: Res Code
Wall height	Not applicable – no wall structures proposed	N/a
Overall height	4.0 m max. overall height to carport 8.0 m max. overall height to verandah roof 2.9 m (scaled) max. overall height to balustrade of deck	Complies: 6.0 m, DDO 3 Variation: 6.0 m, DDO 3 Complies: 6.0 m, DDO 3
Works	No site cut or fill proposed (all existing)	
Vegetation	No trees are proposed to be removed	

The proposal originally included a spa within the deck which has since been omitted from the application and plans.

Advertising

The application was advertised by sending a notice to the owners and occupiers of surrounding land. Three submissions were received – 2 objecting to the proposal and a third who indicated they were not objecting subject to specific conditions. Each of these parties has now withdrawn their objection/submission and there are no outstanding objections at the time of writing. (Aus Info checked at 10.00 am on 17 February, 2003).

Consideration / Analysis

Relevant Planning Controls

The land is zoned Residential 1 and is subject to the following overlays:

- Design and Development Overlay – Schedule 3: Coast and landscape design
- Environmental Significance Overlay – Schedule 25: Port Phillip coastal area.
- Vegetation Protection Overlay – Schedule 1: Township vegetation

A permit is required under DDO 3 to vary the front setback and building height restrictions and a permit is required for all buildings and works under ESO 25. A permit is not required under the zone or VPO 1.

Consideration

	Policy/Provision	Response
State Planning Policy	19.03 – Design and built form	Complies as the design of the proposal is consistent with the existing dwelling and surrounding development and there is no significant impact on adjoining properties.
Local Planning Policy	21.07-2 – Local area character 22.13 – Township environment	Complies as the siting, height & design is consistent with the existing dwelling and surrounding pattern of development & no significant impact on township vegetation.
Other	54 – One dwelling on a lot	Refer to assessment below

Design and Development Overlay – Schedule 3: Coast and landscape design

A permit is required under Clause 43.02-2 of the Design and Development Overlay to construct a building or construct or carry out works (among other things) unless a Schedule to the overlay specifically states a permit is not required. Dwelling additions and outbuildings are exempt from this requirement under DDO 3 where the General & Mandatory Requirements are satisfied. The proposal requires a permit under DDO 3 as the front setback and building height regulations of DDO 3 are sought to be varied. The proposal (including the variations) is consistent with the objectives and decision guidelines of DDO 3 to the extent that:

- The siting of the structures is significantly constrained by the topography of the site and the location of existing development on the land.
- The siting of the structures will not have a detrimental impact on the streetscape having regard to other examples of reduced setbacks to development fronting Penny Lane and the location of the existing development on the land.
- The height of the verandah roof is fully consistent with other parts of the existing dwelling on the land and the addition of the roof (which is existing) does not result in a significant increase to the visual bulk of the development.
- The height of the verandah roof is exacerbated by the natural slope of the land.
- The height of the verandah roof complies with the 8.0 m Mandatory Requirement having regard to the pre-existing natural ground level of the site.

- The external cladding of the additions and carport is consistent with the existing development on the land.
- There will be no impact on shared viewlines.
- The proposal will not result in a significant loss of amenity to any person.

Environmental Significance Overlay – Schedule 25: Port Phillip coastal area

A permit is required under Clause 42.01-2 of the Environmental Significance Overlay to construct a building or construct or carry out works (among other things) unless a Schedule to the overlay specifically states a permit is not required. Schedule 25 does not exempt the buildings and works proposed and therefore a permit is required. The proposal is consistent with the environmental objectives of ESO 25 to the extent that:

- The proposal is very minor in the context of the existing development on the land.
- The proposal does not increase the visual impact of the proposal in terms of its relationship to the Port Phillip Bay coastal environs.
- The external colours of the building are consistent with the existing development.

Res Code – Clause 54: One dwelling on a lot

DDO 3 specifies that an application to construct a building or construct or carry out works associated with one dwelling on a lot must comply with the objectives and standards of Clause 54 (with some standards being exempt). Most of the Res Code requirements are not applicable or are easily satisfied. The following table provides an assessment against the most relevant objectives/standards to this application. All other objectives/standards are deemed to be met.

Objective	Standard	Response	Met?
54.03-1: Street setback	A3 – N/A	The setback is consistent with the existing character of the area as assessed against DDO3	Yes
54.03-2: Building height	A4 – N/A	The building height is consistent with the existing character of the area as assessed against DDO 3	Yes
54.03-7: Parking	A9	The standard is well met and will satisfy the objective.	Yes
54.04-1: Side and rear setbacks	A10 – N/A	The standard and objective is easily met	Yes
54.04-2: Walls on boundaries	A11	The standard and objective is easily met.	Yes
54.04-3: Daylight to existing windows	A12	There are no adjacent habitable room windows within 9 m of the proposed development.	Yes
54.04-4: North-facing windows	A13	There are no adjacent north-facing habitable room windows within 9 m of the proposed development.	Yes
54.04-5: Overshadowing open space	A14	Shadowing will be limited and will easily satisfy the standard and objective.	Yes
54.04-6: Overlooking	A15	The difference in ground levels and setback of the deck from adjacent boundaries will ensure there is no direct overlooking of secluded private open spaces or habitable room windows.	Yes

Conclusion

The proposal is consistent with State and local planning policies and the objectives and decision guidelines of DDO 3 and ESO 25. The building works are relatively minor in the context of the existing development on the land and there will be no adverse impact on the coastal landscape, streetscape or amenity of surrounding property owners.

Recommendation

The application for the development of additions to an existing dwelling (deck and roof to existing dwelling) and a carport and associated works is recommended for approval and Planning Permit P 02/2535 issued subject to the attached conditions.

Personal Information

Anthony Matthews
Development Planner

Approved: 17 February, 2003

DRAFT CONDITIONS

Planning Application: P 02/2535
Property Address: 3 Penny Lane, McCrae

1. The layout of the land, the size and type of the proposed buildings and works, including the materials of construction, on the endorsed plan must not be altered or modified without the consent of the Responsible Authority.
2. All disturbed surfaces on the land resulting from the development must be revegetated and stabilised to the satisfaction of the Responsible Authority.
3. The materials and colour of the exterior finish of the building must be in accordance with the endorsed plans unless with the further permission of the Responsible Authority.
4. This permit will expire if one of the following applies:
 - The development is not started within two years of the date of this permit.
 - The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the above periods if a request is made in writing before the permit expires or within the following three months.

555839

70044000

AA Robert STENT

MORNINGTON
PENINSULA

Shire

ABN 53 159 890 143

Private Bag 1000
Bessgrove Street
Rosebud 3939

www.mornpen.vic.gov.au

Tel 1300 850 600
Fax (03) 5986 6696
DX 30059

Ref: P02/2535: Direct Dial Anthony Matthews on (03) 5986 0970. Fax (03) 5986 0841

07 January, 2003

John d'Helin
67 Wheatland Road
Malvern 3144AA. ANTHONY
MATTHEWS

Dear Sir / Madam

PLANNING APPLICATION P02/2535**3 PENNY LANE MCCRAE****DEVELOPMENT OF DWELLING ADDITIONS (DECK INCORPORATING A SPA),
CARPORT, VERANDAH AND ASSOCIATED WORKS IN ACCORDANCE WITH THE
SUBMITTED PLANS**

Council has received your submission to the above planning permit application.

After the required advertising procedures have been completed, Council will further consider the application.

If a Planning Application Conference is held you will be invited to attend to discuss your submission with Council representatives and the applicants prior to Council determining the application.

You will be advised of Council's decision on this matter.

If you have any queries in relation to the above or require further information, please contact Anthony Matthews on the telephone number above.

If you have any questions I will be pleased to assist.

Yours faithfully

Personal Information

Anthony Matthews
DEVELOPMENT PLANNER

Robert

See my comments sent
by email

P02/2535

The Sustainable Environment Group is located at the Mornington Office
Queen Street, Mornington

ANTHONY

I HAVE SHOWN ME PLANS OF DECK.
I HAVE NO OBJECTION PROVIDED
SPD IS NOT INCLUDED

Personal Information

JOHN d'HELIN

547606

7091800

MORNINGTON PENINSULA Shire	
RECEIVED	17 JAN 2003
MAIN FILE	44715
OFFICER	AM
XREF	
605 Pt Nepean Road P02/2535	
FYI	

605 Pt Nepean Road
McCRAE, Vic. 3938.

**Monday,
13th January, 2003**

F & V Dimopoulos,
3 Penny Lane,
McCRAE, Vic. 3938.

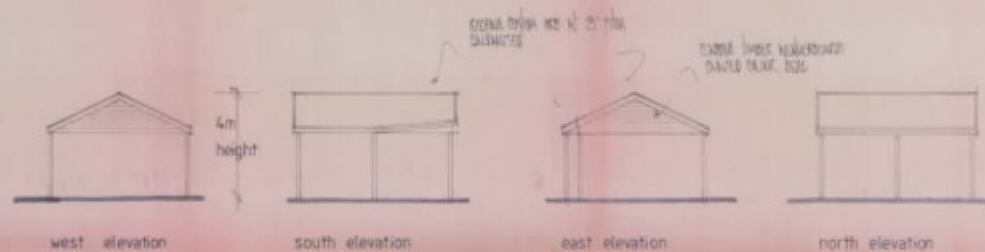
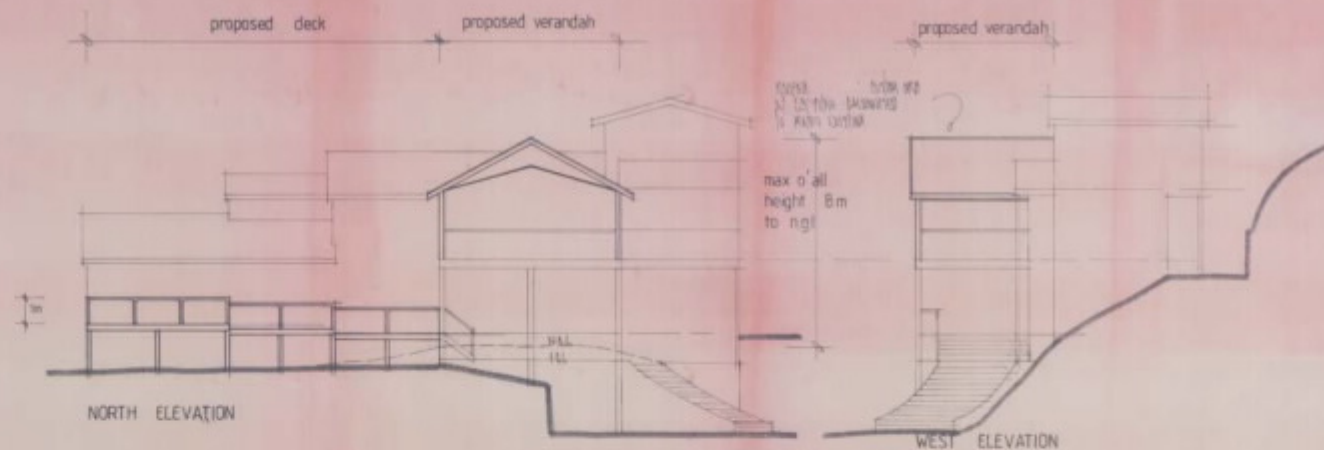
Dear Sir and Madam,

As the spa will no longer be installed in the outside deck, I withdraw my objection to it as per Planning Application P02/2535.

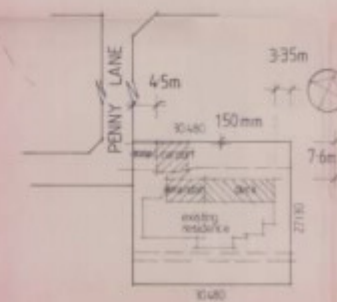
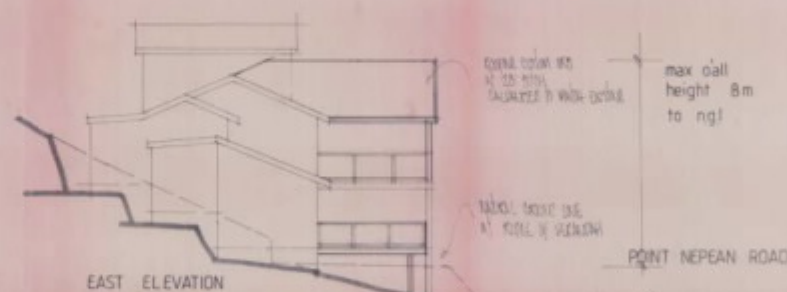
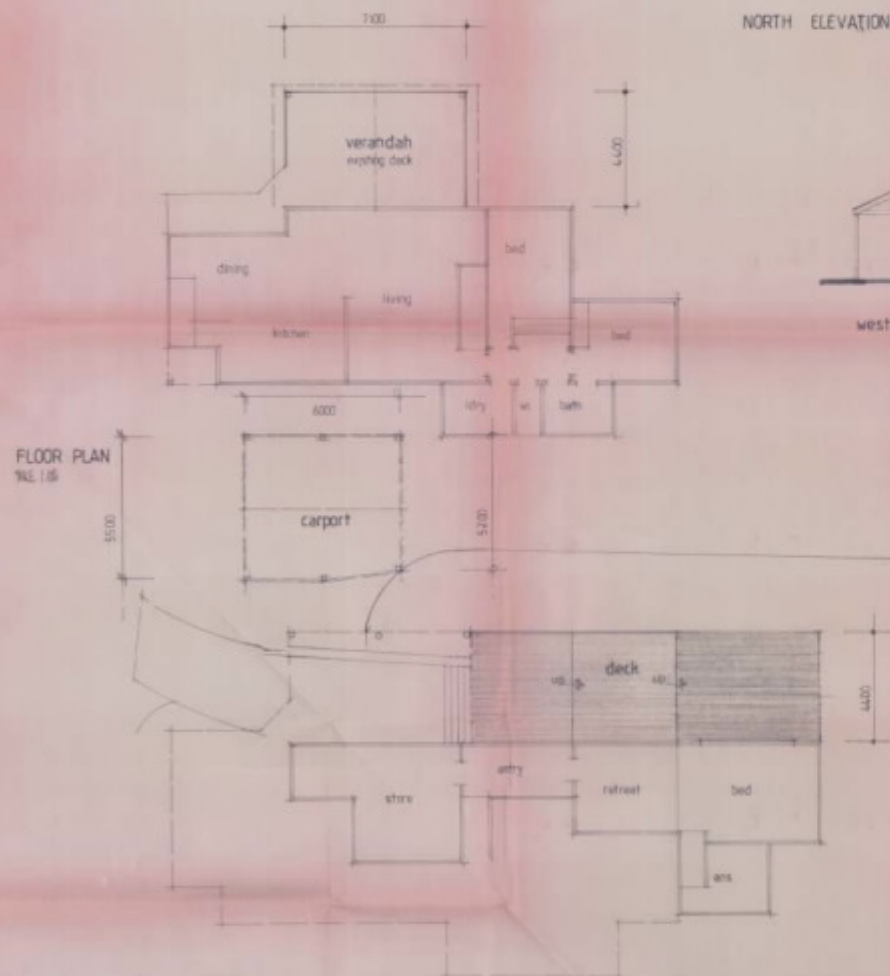
Yours faithfully,

Personal Information

H. Burrage.



AMENDED PLAN 14/7/05
 1. 25% FLATROOF
 2. TYPICAL EXISTING LINE AT VERANDAH
 3. MAXIMUM GALL HEIGHT 8m



<p>AMENDED 14/7/05</p> <p>proposed additions at 3 PENNY LANE Mc CRAE for Mr & Mrs F DIMOPOLOUS</p>	
<p>longbeach drafting 50 807577</p>	
<p>DATE: 14/7/05</p>	<p>DRAWN BY: [signature]</p>

542964

3.1.03	
MORNINGTON PENINSULA Shire	
RECEIVED	- 3 JAN 2003
FILE	44715
STAFF	RT/Am
REF	P02 2535

To: Rosemary Tawfik
or Joanne (Development Planners)

From: Mr & Mrs F. Dimopoulos.

RE: Planning Application P02/2535
Objection Letter from
R. Stewart.

1/ We are prepared to pay for landscaping,
consisting of.

Shoppers for Retaining wall as the
corner of where our property
meets Mr Stewarts.

2/ We will supply mulch.

3/ we will pay for 10 Daisya plants
for ground cover.

As far as we can see the front entrance
of the house that meets Mr Stewarts
access to his home is the only area that
actually affects him.

This will bring Value to his land, and will be in
a much better condition than it originally
was.

(Photographs of original and
existing state as shown).

Dimopoulos

Thanking you

Mr & Mrs Dimopoulos

3-1-03

To Rosemary Tawfik
or Jeanne (Development Planners)

From: Mr & Mrs Dimopoulos,

RE: Planning Application P02/2535
objection letter from
Helen C. Burrage.

We hereby withdraw the application
for a Spa and the
front Deck.

Yours faithfully,

Mr & Mrs Dimopoulos



Personal Information

Ref: Rosemary Tawfik Direct Dial (03) 5986 0970: Fax: (03) 5986 0841



ABN 53 159 890 143

Private Bag 1000
Besgrove Street
Rosebud 3939

www.mornpen.vic.gov.au

Tel 1300 850 600
Fax (03) 5986 6696
DX 30059

30 December, 2002

Mr and Mrs F Dimopoulos
1/58 Greenvalley Crescent
HAMNPTON PARK VIC 3976

Dear Sir/Madam

PLANNING APPLICATION P02/2535
3 PENNY LANE MCCRAE
DEVELOPMENT OF DWELLING ADDITIONS (DECK INCORPORATING
A SPA), CARPORT, VERANDAH AND ASSOCIATED WORKS IN
ACCORDANCE WITH THE SUBMITTED PLANS

I refer to the above application and advise that the advertising is now complete. Attached is a copy of all objections submitted to the application.

The following outlines the options now available to continue the assessment of the application.

1. **Planning Application Conference (PAC)**
This option involves Council organising a meeting for all concerned parties to discuss any issues relating to the application. The external processor will chair this meeting with Council overseeing the meeting. A 10-day period must be provided prior to the meeting to allow sufficient time to notify all parties.
2. **External Negotiations**
This options involves you contacting the objectors and discussing the issues independently. Council is not involved in this process
3. **Decision**
A final assessment report is submitted (including draft conditions) and Council's Delegate Committee will make a decision on the application.

Please advise at your earliest convenience how you wish to proceed with the application.

Yours faithfully

Personal Information

 **Rosemary Tawfik**
DEVELOPMENT PLANNER

541141

MORNINGTON PENINSULA Shire	
RECEIVED	27 DEC 2002
MAIN FILE	44715
RT	
PO2/2535	
PTI	

HAYBALL LEONARD STENT PTY LTD ARCHITECTS

DIRECTORS: LEN HAYBALL, RICHARD LEONARD, ROBERT STENT ACN 006 394 261

R. Skent
10 Viewpoint
Mc Crae
27.12.02

HAYB
ALL
LEO
NARD
STENT

Mornington Peninsula Shire
Application PO 2/2535.
3 Penny Lane
Mc Crae



30/12/02
RC

acknowledged

SUITE 4
135 STURT STREET
SOUTHBANK
VICTORIA
AUSTRALIA 3006
TELEPHONE NUMBER
03 9699 3644
FACSIMILE NUMBER
03 9699 3708
EMAIL ADDRESS
hayball@hayball.com.au
WEB SITE
www.hayball.com.au

We object to the planning application as follows

1. The applicant has carried out building works which have
 - i) been constructed over the boundary to our property and Penny Lane
 - ii) have not been approved by planning permit
2. The works described will be excessive in height
3. No details of lands capping or its reinstatement is indicated.

Robert Stent

538620

605 Pt. Nepean Road
McCRAE, Vic. 3938
Phone: 5986-2648
Mobile: 0409 407-150

acknowledged
JT 20/12/02

10 DEC 2002

44715
RT

P02.2535

c.c. Building Inspector
16th December, 2002.

SUBMISSION

PLANNING APPLICATION P02/2535
3 Penny Lane, McCrae

REASONS FOR MY OBJECTION:

1. I object to the part of the application that involves the VERANDAH. I have viewed the documents that support the application (the plans¹) and object to the fact that **this appears to be a retrospective application for a permit. The verandah already exists**, though it has never been finished as part of the ridge and some downpipes are missing.

2. I object to the deck incorporating a spa. The plan should be amended to include a screen of appropriate materials. The screen should be at the east end of the deck, to the width of the deck, and to a height of 1800mm.

HOW I WILL BE AFFECTED BY THE GRANTING OF A PERMIT:

1. Everyone is affected if people are allowed to break the rules and get away with it. Penalties should be mandatory, otherwise other people are encouraged to do the same thing. People who obey the rules and apply for permits **before** they build are disadvantaged.

2. The deck incorporating a spa has a full view of my west-facing sliding glass door and this will interfere with my privacy.

Yours faithfully,

Personal Information

Helen C. Burrage.

HAND DELIVERED MAIL

Hand

¹A copy of these plans was **not** included with your letter.

543850

John d'Helin

Personal Information

acknowledged



RC 7/1103

Mornington Peninsula Shire
Private Bag 1000
Besgrove Street
Rosebud 3939.

Att Rosemary Tawfik
Development Planner

PLANNING APPLICATION P02/2535

Dear Madam,

MORNINGTON PENINSULA Shire Council	
RECEIVED	-6 JAN 2003
MAIN FILE	44715
OFFICER/S	AM

3 January 2003

I have no objection to the proposal provided that that adequate noise abatement procedures & restrictions on light spill are incorporated in the design.

I refer to AAT of Victoria Planning Division Appeal No 1997/26019 in respect of the adjoining property at 613-615 Point Nepean Road, McCrae. In her determination Dr. Sylvia Mainwaring, Member recognised the properties above Penny Lane could be adversely affected by external noise & light spill from any upward facing lights.

I would suggest that any permit be subject to the following conditions (or similar):

Pumps, filters & blowers associated with the spa are located under the existing dwelling.

The spa is covered by a roof or canopy to act as a noise & light barrier to protect the existing peace & quiet (amenity) of the properties above.

No upward facing lights.

Sound barriers on the sides to protect the properties to the east & west of the proposed additions.

Yours faithfully,

John d'Helin

PS My property is at 16 Viewpoint Road which overlooks No 3 Penny Lane.

Phone

Irrelevant & Sensitive

Mobile

Irrelevant & Sensitive

Email:

Irrelevant & Sensitive

-6 JAN 2003

Anthony,

File has been reallocated to you (as per discussion with PB on 2.1.03) as you are aware of history of this application.

RT received application for proposed dwelling additions (deck, veranda & carport) on the possibly as a result of potential refusal of minor amendments of original application P98/0501

RT made service requests to Enforcement as she discovered veranda was existing during site inspection.

Application was advertised with 2 objections received. Applicant advised in P98.

Applicant came to office on 2.1.03 & spoke to DB who lodged a letter in response to objections concerning (as attached). Possible withdrawal.

Called Mrs. Venette Dimpas on 2.1.03 & advised that applicant would, next week, be handled by you. Applicant apparently has photos of site prior to construction of dwelling & would like to meet with you.

Please speak to CK (Enforcement) as views of enforcement may be involved by any permit being waived for the veranda.

Jo 3.1.03

Sent 3:06 30/12/02.

Joanne Hartsias

Personal Information

To: Christopher King
Subject: 3 Penny Lane McCrae

Good afternoon Chris,

I have taken the file from your desk. I have requested the property file as this dwelling has a bit of a history.

I'll let you know what I find.

Cheers

Jo
ext 815

Ref: Rosemary Tawfik Direct Dial (03) 5986 0970: Fax: (03) 5986 0841

30 December, 2002

Mr and Mrs F Dimopoulos
1/58 Greenvalley Crescent
HAMNPTON PARK VIC 3976

Dear Sir/Madam

**PLANNING APPLICATION P02/2535
3 PENNY LANE MCCRAE
DEVELOPMENT OF DWELLING ADDITIONS (DECK INCORPORATING
A SPA), CARPORT, VERANDAH AND ASSOCIATED WORKS IN
ACCORDANCE WITH THE SUBMITTED PLANS**

I refer to the above application and advise that the advertising is now complete.
Attached is a copy of all objections submitted to the application.

The following outlines the options now available to continue the assessment of the application.

1. Planning Application Conference (PAC)
This option involves Council organising a meeting for all concerned parties to discuss any issues relating to the application. The external processor will chair this meeting with Council overseeing the meeting. A 10-day period must be provided prior to the meeting to allow sufficient time to notify all parties.
2. External Negotiations
This options involves you contacting the objectors and discussing the issues independently. Council is not involved in this process
3. Decision
A final assessment report is submitted (including draft conditions) and Council's Delegate Committee will make a decision on the application.

Please advise at your earliest convenience how you wish to proceed with the application.

Yours faithfully

Personal Information

 **Rosemary Tawfik
DEVELOPMENT PLANNER**

Ref: Rosemary Tawfik Direct Dial (03) 5986 0970: Fax: (03) 5986 0841

30 December, 2002

LONGBEACH DRAFTING
FL 1 1621 Point Nepean Rd
ROSEBUD WEST VIC 3940

Dear Sir/Madam

PLANNING APPLICATION P02/2535
3 PENNY LANE MCCRAE
DEVELOPMENT OF DWELLING ADDITIONS (DECK INCORPORATING
A SPA), CARPORT, VERANDAH AND ASSOCIATED WORKS IN
ACCORDANCE WITH THE SUBMITTED PLANS

I refer to the above application and advise that the advertising is now complete. Attached is a copy of all objections submitted to the application.


The following outlines the options now available to continue the assessment of the application.

1. Planning Application Conference (PAC)
This option involves Council organising a meeting for all concerned parties to discuss any issues relating to the application. The external processor will chair this meeting with Council overseeing the meeting. A 10-day period must be provided prior to the meeting to allow sufficient time to notify all parties.
2. External Negotiations
This options involves you contacting the objectors and discussing the issues independently. Council is not involved in this process
3. Decision
A final assessment report is submitted (including draft conditions) and Council's Delegate Committee will make a decision on the application.

Please advise at your earliest convenience how you wish to proceed with the application.

Yours faithfully

Personal Information

 **Rosemary Tawfik**
DEVELOPMENT PLANNER

FILE NOTE



MORNINGTON
PENINSULA

Shire

PHONE/COUNTER DISCUSSION

30.12.02

OFFICER: JH

DATE: 1:45pm

APPLICATION NO: P02/233

FILE NO:

SUBJECT:

RE:

Spoke to V. Dimopoulos

Advised Mrs. Dimopoulos that RT was on leave until the 10.1.03 & that I had reviewed the file.

Advised that a request had been made to the Shire's Enforcement Unit to investigate the illegal verandah. It advised that this issue had not been resolved to date.

Mrs. Dimopoulos advised that she was not aware at the time the house was built that the verandah was an illegal element.

It advised that it was acknowledged that a planning application was being applied for now which would be in with the legality of the deck. Advised that further consultation would be undertaken with the enforcement officer holding the case.

Advised Mrs. Dimopoulos I would call her on Friday 3/1/03 for an update.

FILE NOTE



MORNINGTON
PENINSULA

Shire

PHONE/COUNTER DISCUSSION

OFFICER: JH

30-12-02
DATE: 2:00pm

APPLICATION NO: P02/2535

FILE NO:

SUBJECT:

RE:

Called Mrs. Dimpoulos & advised that there was 2 objections to the application.

Advised copies of objection would be sent in the mail as well as an option of holiday - etc.

Mrs Dimpoulos advised that her husband would be in contact with me.

Spoke to Mr. Dimpoulos at 2:10pm 30-12-02 and was advised that the wife of the spa owner resolved by the spa being deleted from plan. Mr. Dimpoulos also advised that landscaping would be no issue.

JH advised the application had yet to be determined. As such if a permit (P000) was to be issued the matter of the deck & landscaping would need to be considered.

JH advised Mr. Dimpoulos would receive a letter shortly in regards to the next step of the planning process.

Personal Information

30-12-02

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at:

3 Penny Lane MCCRAE
Lot 4 PS 348585 Vol 10283 Fol 265

The application is for a permit to:

THE DEVELOPMENT OF DWELLING ADDITIONS (DECK INCORPORATING A SPA), A CARPORT, VERANDAH & ASSOCIATED WORKS.

You may look at the application and any documents that support the application at the office of the Responsible Authority.

MORNINGTON PENINSULA SHIRE COUNCIL

Rosebud Office – Besgrove Street, Rosebud
Mornington Office – Queen Street, Mornington

This can be done during office hours (8.30a.m. – 5.00 p.m. Monday to Friday) and is free of charge.

The application reference number is: P02/2535

ANY PERSON WHO MAY BE AFFECTED BY THE GRANTING OF THE PERMIT MAY OBJECT OR MAKE OTHER SUBMISSIONS TO THE RESPONSIBLE AUTHORITY

Your objection must

- specify the Application Number
- be in writing
- include the reasons for the objection and state how the objector would be affected
- be sent to the Responsible Authority:

Chief Executive, Mornington Peninsula Shire Council, Private Bag 1000, Rosebud, 3939

If you object, the Responsible Authority will tell you its decision.

The Applicant for the Permit is

LONGBEACH DRAFTING

Signature

ROSEMARY TAWFIK-DEVELOPMENT PLANNER

The Responsible Authority will not decide on the application before

20TH DECEMBER 2002

24



SUBMISSION.

BY HAND. 17/12/02

ROSEMARY TAWFIK,
Development Planner,
Mornington Peninsula Shire,
Begrove St.
ROSEBUD,

3 9 3 9

557587

70424000

Robert Stent
10 Viewpoint Road
McCrae VIC 3938
C/- Suite 4, 135 Sturt Street
Southbank VIC 3006

31st January, 2003

Anthony Matthews
Development Planner
Mornington Peninsula Shire
Private Bag 1000
Besgrove Street
Rosebud VIC 3938

MORNINGTON PENINSULA Shire	
RECEIVED	05 FEB 2003
APPLICATION	44715.
OFFICER	A. MATHEWS

Dear Sir,

Re: Planning application P02/2535 - 3 Penny Lane, McCrae

We write in regard to the above Application.

We have been provided with assurances from the owner and applicant for the above property that they will rectify (at their own expense) any works which have been constructed on our property. Whilst we note that the applicant is seeking a planning permit for works presently completed and constructed, we withdraw our objection to the application.

Yours sincerely

Personal Information

Robert Stent

- 5 FEB 2003

70430 000

Robert Stent
10 Viewpoint Road
McCrae VIC 3938
C/- Suite 4, 135 Sturt Street
Southbank VIC 3006

31st January, 2003

Anthony Matthews
Development Planner
Mornington Peninsula Shire
Private Bag 1000
Resgrove Street
Rosebud VIC 3938

Dear Sir,

Re: Planning application P02/2535 - 3 Penny Lane, McCrae

We write in regard to the above Application.

We have been provided with assurances from the owner and applicant for the above property that they will rectify (at their own expense) any works which have been constructed on our property. Whilst we note that the applicant is seeking a planning permit for works presently completed and constructed, we withdraw our objection to the application.

Yours sincerely

Personal Information

Robert Stent

MORNINGTON PENINSULA Shire

RECEIVED	05 FEB 2003
44715.	
OFFICER'S	AM
XREF	P02/2535.
FM	

541141

7177100

MORNINGTON PENINSULA Shire	
RECEIVED	27 DEC 2002
MAIN FILE	44715
	RT
REF	P02/2535
PTI	

HAYBALL LEONARD STENT PTY LTD ARCHITECTS
DIRECTORS: LEN HAYBALL, RICHARD LEONARD, ROBERT STENT ACN 006 394 261

R. Stent
10 Viewpoint
McCrae
27.12.02.

HAYB
ALL
LEO
NARD
STENT

Mornington Peninsula Shire
Application P02/2535.
3 Penny Lane
McCrae



30/12/02
RC

acknowledged

SUITE 4
135 STURT STREET
SOUTHBANK
VICTORIA
AUSTRALIA 3006
TELEPHONE NUMBER
03 9699 3644
FACSIMILE NUMBER
03 9699 3708
EMAIL ADDRESS
hayball@hayball.com.au
WEB SITE
www.hayball.com.au

We object to the planning application
as follows.

1. The applicant has carried out building works which have
 - i) been constructed over the boundary to our property and Penny Lane
 - ii) have not been approved by planning permit
2. The works described will be excessive in height
3. No details of lands capping or its reinstatement is indicated.

Robert Stent.

541 674

81368000

605 Pt. Nepean Road
McCRAE, Vic. 3938
Phone: 5986-2648
Mobile: 0409 407-150

acknowledged
JT 20/12/02

c.c. Building Inspector
16th December, 2002.

SUBMISSION

PLANNING APPLICATION P02/2535
3 Penny Lane, McCrae

Shire Council	
RECEIVED	10 DEC 2002
REF No	44715
STATUS	RT

P02/2535

REASONS FOR MY OBJECTION:

1. I object to the part of the application that involves the VERANDAH. I have viewed the documents that support the application (the plans¹) and object to the fact that **this appears to be a retrospective application for a permit. The verandah already exists**, though it has never been finished as part of the ridge and some downpipes are missing.

2. I object to the deck incorporating a spa. The plan should be amended to include a screen of appropriate materials. The screen should be at the east end of the deck, to the width of the deck, and to a height of 1800mm.

HOW I WILL BE AFFECTED BY THE GRANTING OF A PERMIT:

1. Everyone is affected if people are allowed to break the rules and get away with it. Penalties should be mandatory, otherwise other people are encouraged to do the same thing. People who obey the rules and apply for permits **before** they build are disadvantaged.

2. The deck incorporating a spa has a full view of my west-facing sliding glass door and this will interfere with my privacy.

Yours faithfully,

Personal Information

Helen C. Burrage.

HAND DELIVERED MAIL

17 DEC 2002

Rbw

¹A copy of these plans was **not** included with your letter.

538615

COPY

7126000

605 Pt. Nepean Road
McCRAE, Vic. 3938
Phone: 5986-2648
Mobile: 0409 407 150

PHOTO. ENCLOSED

c.c. Building Inspector ✓
16th December, 2002.

SUBMISSION

PLANNING APPLICATION P02/2535
3 Penny Lane, McCrae

MORRINGTON PENINSULA Shire Council	
RECEIVED	18 DEC 2002
MAIN TITLE	44715
DETAILS	RT
ALIAS	P02/2535

REASONS FOR MY OBJECTION:

1. I object to the part of the application that involves the VERANDAH. I have viewed the documents that support the application (the plans¹) and object to the fact that **this appears to be a retrospective application for a permit. The verandah already exists**, though it has never been finished as part of the ridge and some downpipes are missing.
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2. The deck incorporating a spa has a full view of my west-facing sliding glass door and this will interfere with my privacy.

Yours faithfully,

Personal Information

Helen C. Burrage.

HAND DELIVERED MAIL

17 DEC 2002 Rbur

¹A copy of these plans was **not** included with your letter.

16/12/02

3 Penny Lane, McCRAE.

VERANDAH

Permit Applied

for in

P02/2535.

DATED 6/12/02

BUILT? C. 1999

PROPERTY
BOUNDARY -
W. EDGE OF STEPS?← STONE WALL
PERMIT!← STONE WALL
PROTRUDING ~~FROM~~
INTO PENNY LANE

ERECTED NOV. 2002

539156

24/12/02
RC

71500000

605 Pt. Nepean Road
McCRAE, Vic. 3938
Phone: 5986-2648
Mobile: 0409 407 150

c.c. Building Inspector
16th December, 2002.

Chief Executive,
Mornington Peninsula Shire Council,
Private Bag 1000,
ROSEBUD, Vic. 3939.

MORNINGTON PENINSULA Shire Council	
RECEIVED	20 DEC 2002
MAIN FILE	44715
OFFICERS	RT
REF	P02/2535
FYI	

SUBMISSION

PLANNING APPLICATION P02/2535 3 Penny Lane, McCrae

REASONS FOR MY OBJECTION:

1. I object to the part of the application that involves the VERANDAH. I have viewed the documents that support the application (the plans¹) and object to the fact that **this appears to be a retrospective application for a permit. The verandah already exists**, though it has never been finished as part of the ridge and some downpipes are missing.
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Yours faithfully,

Personal Information

Helen C. Burrage.

¹A copy of these plans was **not** included with your letter.

20 DEC 2002



3 Penny Lane

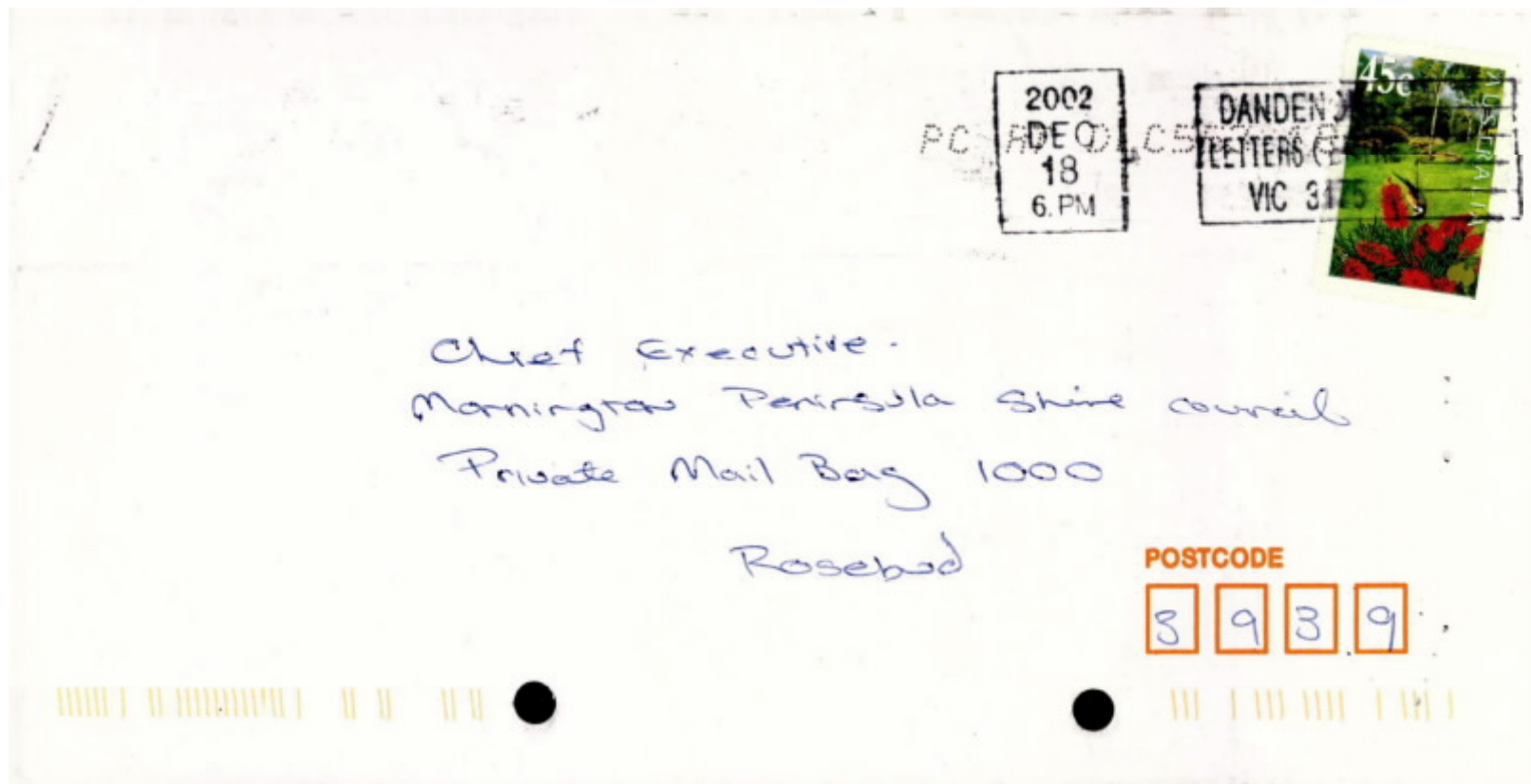
Hornington Peninsula Shire
 3100, 53 150 000 1 13
 Private Bag 1000
 Rosebud 3909

(R.T.)

TAX INVOICE
OFFICIAL RECEIPT

PO2/2535 **HB**

Qty	App/Ref	Reference	Amount
1		3100 53 150 000 1 13	250.00
50	Receipt	PO2/2535	25.00
50	Receipt		25.00
Total Receipts			
Total Amount			\$50.00
Includes GST 10%			\$5.00
Amounts Transferred			
Cheque			25.00
Credit Card			25.00
Total			\$50.00
Total Receipts			\$50.00
Total Amount			\$50.00



RE Planning Application

P02/2535

Longbeach Drafting

RE FOTI + Use of the Dimpoulos

3 Perry Lane

MC CRAE

19 DEC

AIC-86



MORNINGTON PENINSULA

PIN44715 Ref: P02/2535 : Direct Dial Rosemary Tawfik on (03) 5986 0970: Fax: (03) 5986 0843

Shire

ABN 53 159 890 143

Private Bag 1000

Besgrove Street

Rosebud 3939

www.mornpen.vic.gov.au

Tel 1300 850 600

Fax (03) 5986 6696

DX 30059

6 December, 2002

LONGBEACH DRAFTING
FL 1 1621 Point Nepean Rd
ROSEBUD WEST VIC 3940

Dear Sir/Madam,

**PLANNING APPLICATION P02/2535
DEVELOPMENT OF DWELLING ADDITIONS (DECK INCORPORATING
A SPA), CARPORT, VERANDAH AND ASSOCIATED WORKS IN
ACCORDANCE WITH THE SUBMITTED PLANS
3 Penny Lane MCCRAE**

I refer to the above application received on 11/10/2002.

In accordance with your instructions, Council has notified the owners and occupiers of allotments adjoining the site that may be affected by the proposal.

I enclose a copy of the advertising material sent on your behalf and a list of residents who have been notified.

Council will determine the application and advise of the decision in writing when advertising has been satisfactorily completed and the prescribed fee of **I&S** (refer to the remittance advice) has been received.

If you have any questions, I will be pleased to assist.

Yours faithfully

Personal Information

**Rosemary Tawfik
DEVELOPMENT PLANNER**

To: Chief Executive
Mornington Peninsula Shire Council
Private Bag 1000
ROSEBUD 3939

Attention: Development Planning Officer (Rosemary Tawfik)

REMITTANCE ADVICE

Please find enclosed payment of **I&S** for the service and preparation of:

- Notification to adjoining land owners / occupier
- The preparation and publication of the public notice

**THIS FEE MUST BE PAID BEFORE A DECISION ON THE APPLICATION
WILL BE MADE**

Planning Application: P02/2535
Applicant: LONGBEACH DRAFTING
Address of Land: 3 Penny Lane MCCRAE

Account Code 86



**MORNINGTON
PENINSULA**

Shire

ABN 53 159 890 143

Private Bag 1000

Besgrove Street

Rosebud 3939

www.mornpen.vic.gov.au

Tel 1300 850 600

Fax (03) 5986 6696

DX 30059

Ref: P02/2535: Direct Dial on (03) 5986 0970: Fax (03) 5986 0841

6 December, 2002

DUSAN SIEGER & PATRICIA M SIEGER
603 Point Nepean Rd
MCCRAE VIC 3938

Dear Sir / Madam

PLANNING APPLICATION P02/2535

3 Penny Lane MCCRAE

**DEVELOPMENT OF DWELLING ADDITIONS (DECK INCORPORATING
A SPA), CARPORT, VERANDAH AND ASSOCIATED WORKS IN
ACCORDANCE WITH THE SUBMITTED PLANS**

As you may be affected by the above proposal you are invited to inspect the application at the Municipal Offices indicated on the attached Notice.

Should you wish to make a formal submission then it should be forwarded to Council by the date on the notice. Please note that your submission will be placed on file and is required to be made available for public inspection.

Your submission must be in writing, stating reasons for the submission, and how you will be affected by the granting of any permit.

Also submissions made primarily to secure or maintain direct commercial advantage may be rejected. In the case of multiple signatories to an objection, official correspondence will normally be directed only to the first signatory.

Statutory Planning Officers will be pleased to advise on planning procedures and matters that may be considered in the assessment of the application.

If you wish to discuss this proposal in detail please contact me on the above.

Yours faithfully

Personal Information

Rosemary Tawfik
DEVELOPMENT PLANNER

*The Sustainable Environment Group is located at the Mornington Office
Queen Street, Mornington*

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at:

3 Penny Lane MCCRAE
Lot 4 PS 348585 Vol 10283 Fol 265

The application is for a permit to:

DEVELOPMENT OF DWELLING ADDITIONS (DECK INCORPORATING A SPA), CARPORT, VERANDAH AND ASSOCIATED WORKS IN ACCORDANCE WITH THE SUBMITTED PLANS

You may look at the application and any documents that support the application at the office of the Responsible Authority.

MORNINGTON PENINSULA SHIRE COUNCIL

Rosebud Office – Besgrove Street, Rosebud
Mornington Office – Queen Street, Mornington

This can be done during office hours (8.30a.m. – 5.00 p.m. Monday to Friday) and is free of charge.

The application reference number is: P02/2535

ANY PERSON WHO MAY BE AFFECTED BY THE GRANTING OF THE PERMIT MAY OBJECT OR MAKE OTHER SUBMISSIONS TO THE RESPONSIBLE AUTHORITY

Your objection must

- specify the Application Number
- be in writing
- include the reasons for the objection and state how the objector would be affected
- be sent to the Responsible Authority:

**Chief Executive, Mornington Peninsula Shire Council, Private Bag 1000,
Rosebud, 3939**

If you object, the Responsible Authority will tell you its decision.

The Applicant for the Permit is

LONGBEACH DRAFTING

Signature

ROSEMARY TAWFIK - DEVELOPMENT PLANNER

The Responsible Authority will not decide on the application before

24 DECEMBER 2002

Address	Owners	Property Type	Legal Desc	Default Postal Address
BLUE-WATERS 603 Point Nepean Rd MCCRAE VIC 3938	DUSAN SIEGER & PATRICIA M SIEGER	Dwelling	11 LP11038 & PT FORMER RIGHT-OF- WAY	603 Point Nepean Rd MCCRAE VIC 3938 ✓
605 Point Nepean Rd MCCRAE VIC 3938	HELEN C BURRAGE	Dwelling	10 LP11038	605 Point Nepean Rd MCCRAE VIC 3938 ✓
607-609 Point Nepean Rd MCCRAE VIC 3938	DONALD I WILSON & KATHRYN WILSON	Dwelling	L3 PS348585	607-609 Point Nepean Rd MCCRAE VIC 3938 ✓
611 Point Nepean Rd MCCRAE VIC 3938	MARIE-LOUISE BUCKLEY	ShopDwelli	7 LP11038 CP1 OF B P/WANNAEUE	51 Clarendon St DROMANA VIC 3936 ✓
	The Occupiers			611 Point Nepean Rd MCCRAE VIC 3938 ✓
4 View Point Rd MCCRAE VIC 3938	JAMES R BENDELL & JENNIFER E BENDELL	ResVacantL	PC353964	3 Lake View Dr SAFETY BEACH VIC 3936 ✓
6 View Point Rd MCCRAE VIC 3938	CHARLES A PUGH & PAMELA M PUGH	ResVacantL	2 LP114212 P/WANNAEUE	3/4 CATHERINE STREET MCCRAE VIC 3938 ✓
10-12 View Point Rd MCCRAE VIC 3938	ALAN T STENT & LORAYNE M STENT	Dwelling	CP109563 P/WANNAEUE	10 View Point Rd MCCRAE VIC 3938 ✓
14-16 View Point Rd MCCRAE VIC 3938	JOHN D'HELIN	Dwelling	CP109562	67 Wheatland Rd MALVERN VIC 3144 ✓
	The Occupants			14-16 View Point Rd MCCRAE VIC 3938 ✓

ADVERTISING CHECKLIST

Planning Application Number: P02/2535

Address: 3 Penny Lane McCrae

The application is for a permit to:

Development of dwelling additions
including incorporating a spa, a carport &
verandah & associated works.

Council, being of the opinion that the proposal may cause material detriment, directs that, the application be advertised in the manner specified hereunder:

Advertising Authorisation Slip Received:

Yes

☒

No

☐

Sign to be sited and marked with an "X" on the attached base map

Yes

☒

No

☒

1 sign

☐

2 signs

☐

Letters to owners/occupants of the properties, as marked with an "O" on the attached base map

Yes

☒

No

☐

Newspaper please specify

Yes

☐

No

☒

Independent

☐

Leader

☐

Local

☐

Plans to be sent? As indicated on blue form

Yes

☐

No

☒

A4

☐

A3

☐

Remittance Advice - moneys received?

Yes

☐

No

☐

moneys required? \$ _____ Admin to calculate

Planners Name: R Tawak Signed: _____

Personal Information

Date: 2/12/02.

Office Use Only

Names & Addresses

Initial:

JT

Date:

3/12/02

Printed Up

Initial:

HB

Date:

5/12

Copied Up

Initial:

J

Date:

J

Collated

Initial:

J

Date:

J

Written Sign

Initial:

J

Date:

J

Passed to Planner

Initial:

J

Date:

J

FILE NOTE



MORNINGTON
PENINSULA

Shire

PHONE/COUNTER DISCUSSION

OFFICER:

DATE: 18/11/02

APPLICATION NO:

FILE NO:

SUBJECT:

18:22

RE:

~~Site~~ Plans require dimensising

• 59867677.

David Murphy
Long Beach (Proplying)

~ Site inspection

~ 004.

Front,

2/12/02

North: SSBV pitched roof.

South: Property not visible

East: 2 Storey ~~wooden~~ fibre glass
Entrance (Window) works been
done on
house

West: property not visible

FILE NOTE



MORNINGTON
PENINSULA

Shire

PHONE/COUNTER DISCUSSION

OFFICER: DATE:

APPLICATION NO: FILE NO:

SUBJECT:

RE:

- Floor levels of existing.
- If over 8m - definition from strategic.
- S54 - Dimensions -

DD03
ES025

Ref: P02/2535 - Direct Dial Rosemary Tawfik on (03) 5986 0970 ; Fax (03) 5986 0041

18 October, 2002

Longbeach Drafting
FL 1 1621 Point Nepean Rd
Rosebud West VIC 3940

Dear Sir/Madam,

**PLANNING APPLICATION: P02/2535
DWELLING ADDITIONS
3 Penny Lane MCCRAE VIC 3938**

Your application for a planning permit has been received by Council and allocated to Rosemary Tawfik, Development Planner, for assessment.

Due to the large volume of applications currently being received, Council is experiencing a delay in the processing of applications. Over the past few months Council has processed approximately 50% of applications within 60 days. I apologise for any inconvenience this may cause.

Statutory and Internal processes may prevent Rosemary Tawfik from contacting you within the next three weeks, however please be assured your application is being assessed.

Thereafter, if you have any queries regarding your application please contact Rosemary Tawfik on the above telephone number and quote the application number.

Yours faithfully

Personal Information

**Ray Webb
Manager Statutory Planning**

514222

7132800

PIN 44715Ref: Planning Support. Direct Dial: (03) 5986 0176; Fax: (03) 5986 0841

15 October, 2002

LONGBEACH DRAFTING
FL 1 1621 Point Nepean Rd
ROSEBUD WEST VIC 3940

Dear Sir/Madam

RE: PLANNING AND ENVIRONMENT (RESTRICTIVE COVENANTS) ACT 2000
3 Penny Lane MCCRAE VIC 3938
PLANNING APPLICATION P02/2535
DWELLING ADDITIONS

I refer to your Planning Application received by Council on 11/10/2002.

The Planning and Environment (Restrictive Covenants) Act 2000 came into operation on 13 December 2000. This Act applies to your application and may affect the decision on your application.

The purpose of this letter is to request that you provide the Statutory Planning Unit with a copy of the current Certificate of Title affecting the parcel/s of land pertaining to your application. The Certificate of Title is required to show the current owners details, along with the submission of any covenants that may affect the land.

To obtain a current copy of the Certificate of Title (and/or covenant if applicable), you may:

- Apply through the Statutory Planning Unit – a fee of **I&S** per title is applicable. Attached is an application form required to be completed, or
- Contact Land Victoria on (03) 9603 5555. If you are calling from an STD area you may phone (03) 9603 5374. Council cannot provide information on their schedule of fees.

Please note that a decision cannot be made on the application until this information is received, and it is advised that we receive this information as soon as possible to enable the Statutory Planner to continue assessing your application.

In the next few days you will receive a letter confirming which officer is dealing with your application.

If you have any further queries, please call me on (03) 5986 0176.

Yours faithfully

Personal Information

RAY WEBB
MANAGER - STATUTORY PLANNING UNIT

WENTWORTH PENINSULA
Shire

PLANNING APPLICATION CHECK LIST

BASIC APPLICATION INFORMATION			
		Mandatory	Desirable
Application form completed			
Signed Correctly		✓	✓
Proposal Details		✓	✓
Land Details		✓	✓
Correct Application Fee		✓	✓
Title/Covenant details			
Full Copy of Title (Restrictive Covenants Act 200)		✓	✗
Covenant/173 Agreement Details		✓	
Three copies of plans			
Fully dimensioned			✓
Site plan/plans (details of lot boundary)			✓
Elevations, all 4 sides			✓
Floor Plan (use of each room)			✗
Building and wall height			✗
Relative Levels (including top of building and finished floor levels)			✗
Natural Ground Level			✗
Colours and finishes			✓
Site features (vegetation, Driveways etc.)			✓
Supporting argument / Report			
Against Provisions, Policy and site context/neighbourhood character			✓
Use Details			
Proposed uses			✓
Proposed use/uses			✓
Hours/days of operation			✓

Basic Response Information - against Mandatory Standards - where applicable

14 Standards - Single dwellings under an overlay, other than HO, NCO or DDO			
Response against the 14 standards		X	

20 Standards - single dwellings under a HO, NCO or Lot less than 500sqm. - BUT NOT DUE TO THE OPERATION OF AN OVERLAY, OTHER THAN A DDO. Clause 54			
Neighbourhood and site description	✓		
A Design Response	✓		
Response against the 20 standards			

34 Standards - Multi Unit housing. Clause 55			
Neighbourhood and site description	✓		
A Design Response	✓		
Response against the 34 standards	✓		

40 Standards - For residential subdivision. Clause 56			
A site and context description	✓		
A design response	✓		
Response against the 40 standards	✓		

Can the application be registered?

Yes/No

Date

Officer

Personal Information

1. Mandatory information is basic information that must be supplied with all applications. The other information listed may also be 'mandatory' dependant upon the type of application applied for. For example a dwelling application for a dwelling have information such as elevations of all four sides and a site plan.
2. If the application has been registered the above notes are used as a guide to the Delegate Officer for assessing the need for further information under Section 54 of the Act.

71328000

MORNINGTON PENINSULA SHIRE COUNCIL
APPLICATION FOR PLANNING PERMIT

Planning and Environment Act 1987 Section 47,
 Planning and Environment Regulations, Regulation 12.
 Please print clearly. Please read the notes on the back
 before completing this form.

MORNINGTON RECEIVED	11 OCT 2002
MAIN FILE	
OFFICERS	44715
ARLF	

REGULATION 12

Code 41 \$

APPLICATION NO:

P02/2535

DATE RECEIVED:

THE APPLICANT: (Who is making this application)

NAME:

LONGBEACH DRAFTING

ADDRESS:

1ST FLOOR 1621 POINT NEPEAN ROAD

ROSEBUD WEST

PHONE/BUSINESS HOURS:

59867 677

THE LAND: (Give address and Title particulars of the land and attach a sketch plan)

3 PENNY LANE M^C CRAE

THE PROPOSAL: (For what use, development or other matter do you require a permit?)

PROPOSED ADDITIONS (IE) DECK, VERANDA, CARPORT

Describe the way the land is used now:

EXISTING RESIDENCE

THE COST OF THE DEVELOPMENT:

If a permit is required to undertake development, state the estimated cost
 of the proposed development. You may be required to verify the estimate.

\$ 35,000



THE OWNER: (If the applicant is not the owner, give name and address of the owner and complete box A or B)

NAME: FOTI + VENETTA DIMOPOULOS


ADDRESS: 1/58 Green Valley crescent 3975

PHONE/BUSINESS HOURS:

97796406

A. I am the owner of the land. I have seen this application.	Owner's Signature:  Date: 29/9/02
B. I/We the Applicant declare that I/We have notified the owner about this application.	Applicant's Signature:  Date:

DECLARATION TO BE COMPLETED FOR ALL APPLICANTS:

I Declare that all information I have given is true.	Applicant's Signature:  Date: 29-9-02
--	---

HAND DELIVERED MAIL

10 OCT 2002

Mornington Peninsula Shire

ABN: 53 159 890 143

Private Bag 1000

Rosebud 3939

TAX INVOICE
OFFICIAL RECEIPT

11/10/2002 Receipt No: 214358

To LONG BEACH BUILDING DESIGN &
DRAFTING

Qty/ Applic	Reference	Amount
	041 DAA Planning	\$210.00
GL Receipt	3 PENNY LANE MCCRAE	
To GL Receipt:		

Total Amount:

Includes GST of:

Amounts Tendered

Cash

Cheque

Card

Money Order

Agency Rec

Total

Rounding

Change

I&S

Pt
C

215:24:16
mm

ProClaim (Server - PROCLAIMSRV, Database - ProClaim)

File Edit View Start Options Tools Insert Window Help

Land

Land No: 44715 Legal Description: Lot 4 PS 349585 Vol 10283 Fol 265
 Status: Current Associated Property: 3 Penny Lane MCCRAE VIC 3938

Land Detail Summary Custom Fields

Attributes ☐ Show history

centroid	centroid	Mapping Centroids	Current

Assignments

- 1 - Related Property
- 4 - Planning/Building Application
- 1 - Child Planning/Building Application

Memos

- 1 - Planning Certificate History
- 2 - Property Notation

Alias

- 1 - Property Reference Number

Record: 1 of 1 (Filtered)

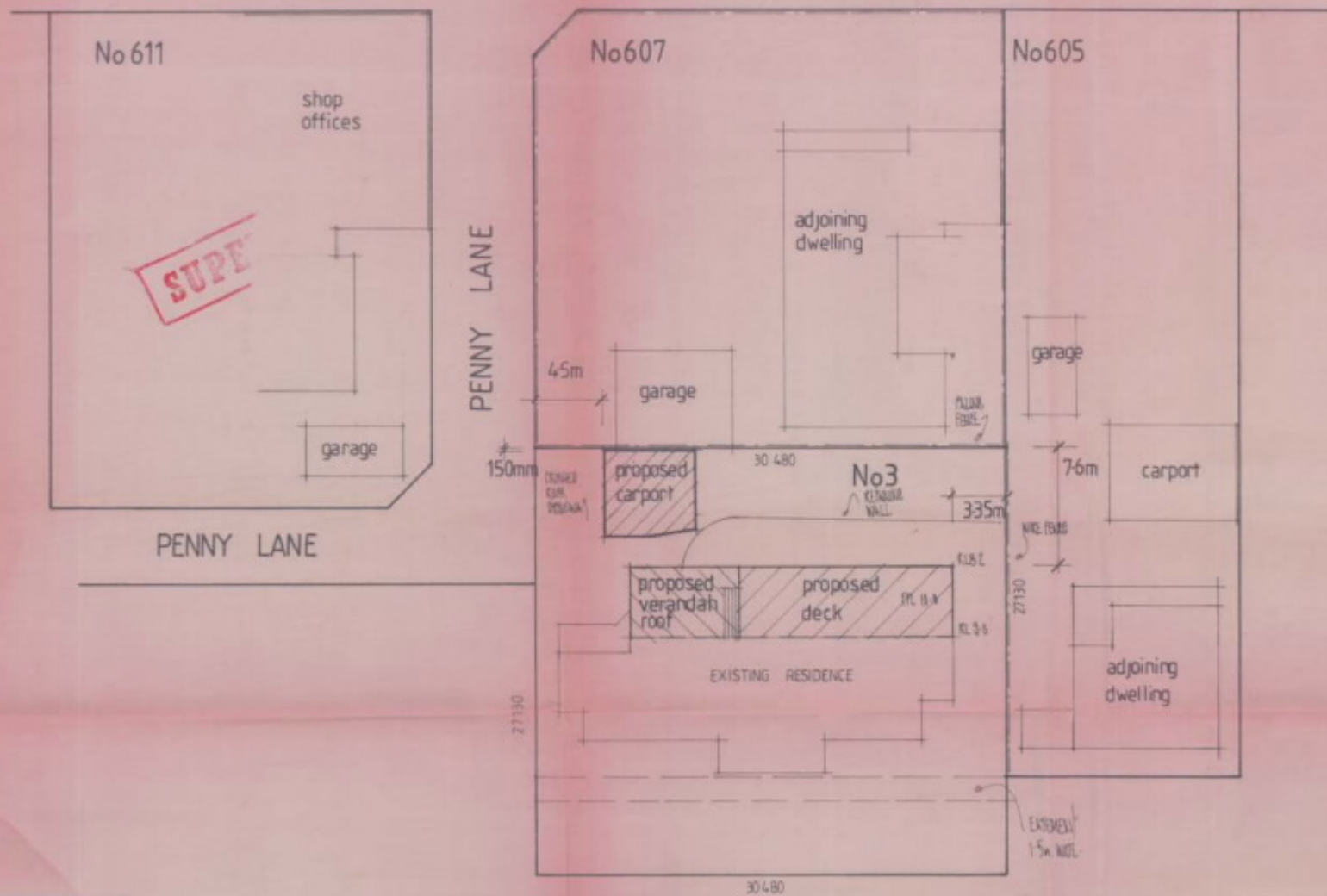
Land Header

Address: 3 Penny Lane MCCRAE VIC 3938
 Legal Desc: Lot 4 PS 349585 Vol 10283 Fol 265
 Owners: EOTL DIMAPOLLO/PS(Owned) 6-NESETTA DIMAPOLLO/PS(Owned)

NUM

Start | Inbox - Microsoft O... | ProClaim (Server ... | Microsoft Word | 941

POINT NEPEAN ROAD



SUPERSEDED

CONTEXT PLAN
PAGE 1 OF 1

SUPERSEDED
DATE

24/11/2012

