



COMMITTED TO A
SUSTAINABLE
PENINSULA



Application for a Planning Permit

Use this form to make an application for a planning permit and to provide the information required by Regulation 12 of the *Planning and Environment Act 1987*.

Supplementary information requested in this form should be provided as an attachment.

Private notice

All information collected as part of this permit application will be available for public inspection in accordance with Section 51 of the *Planning and Environment Act 1987*. If you fail to provide this information, your application may not be processed. The information collected about you as part of this process will be made available at your request.

Please print clearly in black pen

MORNINGTON PENINSULA Shire	
RECEIVED	27 APR 2012
MAIN FILE	
OFFICER/S	
XREF P12/0666	

Council help with the application

Contact council on (03) 5950 1010 to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

1. Has there been a pre-application meeting with a council officer?

☐ Yes

☒ No

If yes, with whom?:

Date:

The land

2. Address of the land

Street No: 3	Street Name: PENNY LANE
Lot No: 4	On LP/PS No: PS 348585 B
Suburb: MCCRAE	Postcode: 3930

3. Title Information

☒ Attach a full, current copy of title information for each individual parcel of land.

4. Describe how the land is currently being used

eg. Single dwelling, three dwellings, shop, factory, medical centre with two practitioners, licensed restaurant with 80 seats.

A plan and photos of the existing conditions are helpful.

RESIDENTIAL - SINGLE DWELLING

The proposal

5. Provide details of what you want to do with the land.

The details must clearly convey the nature of the proposal. This will be used in any notice about the application. Attach additional information if there is insufficient room.

TO CONSTRUCT A CARPORT & STORE

6. Covenants and other restrictions on title?
Check on title information: Covenants, section 173 agreements and other restrictions are identified on the certificate of title.

Is the land affected by a registered covenant, section 173 agreement or restriction on title eg easement or building envelope?

☒ No, go to 7

☐ Yes, Attach a copy of the registered covenant or section 173 agreement.

Does the proposal breach, in any way, the registered covenant, section 173 agreement or restriction on title?

☐ No, go to 7

Note

Council must not grant a permit that authorises anything that would result in a breach of a registered restrictive covenant (sections 61(4) and 62 of the *Planning and Environment Act 1987*).

Contact council for advice.

7. Additional information about the proposal.

☒ Attach additional information provided details of the proposal, including:

- ☐ Any information required by the planning scheme, requested by council or outlined in councils Fact File 'Application Information Requirements', including plans and their scale, quantity and level of detail
- ☐ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

Supporting information (attachments – plans / drawing / reports)

8. List the documents you are attaching to support this planning permit application including the title, plans, etc.

	Quantity	Document	Document date
a)	3	SITE PLAN & PHOTOS	24 / 04 / 2012
b)	3	PROPOSED PLAN & ELEVATIONS	24 / 04 / 2012
c)	1	COPY OF TITLE & P.O.S.	24 / 04 / 2012
d)	1	RESCODE ASSESSMENT	24 / 04 / 2012
e)	1	PROPERTY INFO CERTIFICATE	02 / 04 / 2012
f)			
g)			
h)			
i)			
j)			
k)			
l)			

Costs of buildings and works / permit fee

9. If a permit is required to undertake development, state the estimated cost of the proposed development. This is used to assess the amount of any fee you may have to pay.

Commercial in Confidence

Write 'NIL' if you intend to change the use in an existing building on the land
! Note You may be required to verify this estimate.

Applicant and owner details

10. Provide details of the contact, applicant and owner of the land.

Applicant

The person you want council to communicate with about the application.

Name:	
Organisation:	WESTERN PORT BUILDING DESIGN
Postal Address:	13 LANDSCAPE COURT BALMARRING
Postcode:	3926
Contact phone:	
Mobile phone:	Irrelevant and Sensitive
Email:	Irrelevant and Sensitive
Fax:	

Owner

The person or organisation who owns the land.

☐ Same as applicant

Where the owner is different from the applicant please provide the name of the person or organisation who owns the land.

Name:
Organisation (if applicable):

Information checklist

11. Have you

- ☒ Filled in the form completely?
☐ Paid or included the application fee? (Contact council to determine the appropriate fee).
☒ Attached all necessary supporting information and documents?

Declaration

12. This form must be signed

! Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that all the information in this application is true and correct and the owner (if not myself) has been advised of the permit application.

Name: RYAN WILCOX

I am the: (tick all that apply)

- ☐ Owner
☒ Applicant

Irrelevant & Sensitive

Signature: _____

Date: 24 / 04 / 2012

Agent

If you are an agent for the applicant or owner and not the contact as well, please provide your details.

Organisation (if applicable): _____

Postal Address: _____

Postcode: _____

Lodgement

Lodge the completed and signed form and all documents with:

Mail: ☐
 Mornington Peninsula Shire
 Private Bag 1000
 Rosebud, 3939

In Person: ☒

The Sustainable Environment Group is located at the Mornington Office, Queen Street, Mornington. You can also lodge your application, with Councils Customer Service Staff, at the following offices;
 Rosebud Office: Besgrove Street, Rosebud
 Hastings Office: Marine Parade, Hastings
 Somerville Office: Edward Street, Somerville

For help or more information

Telephone: ■ Planning Support (03) 5950 1010 and Fax: (03) 5950 1910
 Email: custserv@mornpen.vic.gov.au
 Website: www.mornpen.vic.gov.au

Office Use Only

Application No: _____ Fee: \$ _____

Date Lodged: _____ Receipt No: _____

Date Allocated: _____ Allocated to: _____

P12/0666

27/4 - 25/5

Land

Land No: 447151 Legal Description: Lot 4 PS 341,85 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
Planning	Plan1	Planning #1	Current
Planning	Plan2	Planning #2	Current
Planning	Plan3	Planning #3	Current

Associations:

- 6 - Certificate Application
- 1 - Related Property
- 7 - 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 Des: Lot 4 PS 341,85 Vol 10283 Fol 265
 Owners: Lindsay B Wells (OwnOcc) & Ann Wells (OwnOcc)



DPAD 24177

BDAV No. 1448

Western Port Building Design

m: 0407 871157 e: wpbdoffice@gmail.com

TOWN PLANNING APPLICATION

PROPOSED CARPORT

AT

3 PENNY LANE MCCRAE

RESCODE ASSESSMENT

PROPOSED CARPORT @ 3 PENNY LANE McCRAE

54.02 NEIGHBOURHOOD CHARACTER

54.02-1 Neighbourhood character objective

Standard A1

The design is appropriate to the neighbourhood. The neighbourhood has a mixture of dwelling types, styles and sizes. The area is a beachside community consisting of permanent and holiday residences. The dwellings within the neighbourhood reflect the area and their use, with a mixture of materials, building form and styles being adopted.

This proposal is in keeping with the beach side character of the area.

The proposal respects the site and responds to its features by utilising existing hard stand concrete driveway, not adding to the dominant height of the existing dwelling on site and reducing the visual impact of existing high blockwork walls.

54.02-2 Integration with the street objective

Standard A2

The proposal integrates with the street by its existing frontage to the street and existing driveway.

54.03 SITE LAYOUT AND BUILDING MASSING

54.03-1 Street setback objective

Standard A3

The setback of this proposal is 2.6m.

54.03-2 Building height objective

Standard A4

The maximum building height of this proposal is 3.6m.

54.03-3 Site coverage objective

Standard A5

Proposed site coverage is 42%.

54.03-4 Permeability objective

Standard A6

Proposed site permeability is 50%.

54.03-5 Energy efficiency protection objectives

Standard A7

The existing dwelling is oriented to north.

54.03-6 Significant trees objectives

Standard A8

No vegetation will be removed within this proposal.

54.03-7 Parking objective**Standard A9**

Adequate car parking is provided on site. The proposal will provide cover for the existing parking.

54.04 AMENITY IMPACTS**54.04-1 Side and rear setback objectives****Standard A10**

Side and rear offsets are in compliance with Rescode.

54.04-2 Walls on boundaries objective**Standard A11**

No walls are proposed on boundaries.

54.04-3 Daylight to existing windows**Standard A12**

Adequate daylight is available to all existing habitable room windows.

54.04-4 North Facing windows objective**Standard A13**

Adequate solar access is available to all existing north facing habitable room windows.

54.04-5 Overshadowing open space objective**Standard A14**

Existing private open space will not be impacted by this proposal.

54.04-6 Overlooking objective**Standard A15**

Existing overlooking opportunities will be not be increased as part of this proposal.

54.05 ON-SITE AMENITY AND FACILITIES**54.05-1 Daylight to new windows objective****Standard A16**

Adequate daylight is provided to habitable room windows.

54.05-2 Private open space objective**Standard A17**

Private open space is in excess of 40m².

54.05-3 Solar Access to open space objective**Standard A18**

Private open space is located on the north side of the dwelling and receives solar access all day.

54.06 DETAILED DESIGN

54.06-1 Detailed design objective ***Standard A19***

The design and detail of this proposal is in keeping with the neighbourhood character. Materials and colours familiar to the existing dwelling will be used. The roof will be pitched to match existing roof. Colours will generally be muted tones and non reflective.

54.06-2 Front fence objective ***Standard A20***

New gates are proposed to the carport, 1.6m high of timber batten construction.

Property Report

 from www.land.vic.gov.au on 02 April 2012 08:53 AM

Address: 3 PENNY LANE MCCRAE 3938

Lot and Plan Number: Lot 4 PS348585

Standard Parcel Identifier (SPI): 4\PS348585

Local Government (Council): MORNINGTON PENINSULA **Council Property Number:** 57476

Directory Reference: Melway 159 A9

**This property is in a designated bushfire prone area.
Special bushfire construction requirements apply.**

Further information about the building control system and building in bushfire prone areas can be found on the Building Commission website www.buildingcommission.com.au

State Electorates

Legislative Council: EASTERN VICTORIA (2005)

Legislative Assembly: NEPEAN (2001)

Utilities

Rural Water Business: Southern Rural Water

Metro Water Business: South East Water Limited

Melbourne Water: inside drainage boundary

Power Distributor: UNITED ENERGY (Information about [choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: RESIDENTIAL 1 ZONE (R1Z)
SCHEDULE TO THE RESIDENTIAL 1 ZONE

Planning Overlays: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 25 (ESO25)
VEGETATION PROTECTION OVERLAY (VPO)
VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)

Planning scheme data last updated on 29 March 2012.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the [local council](#) or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

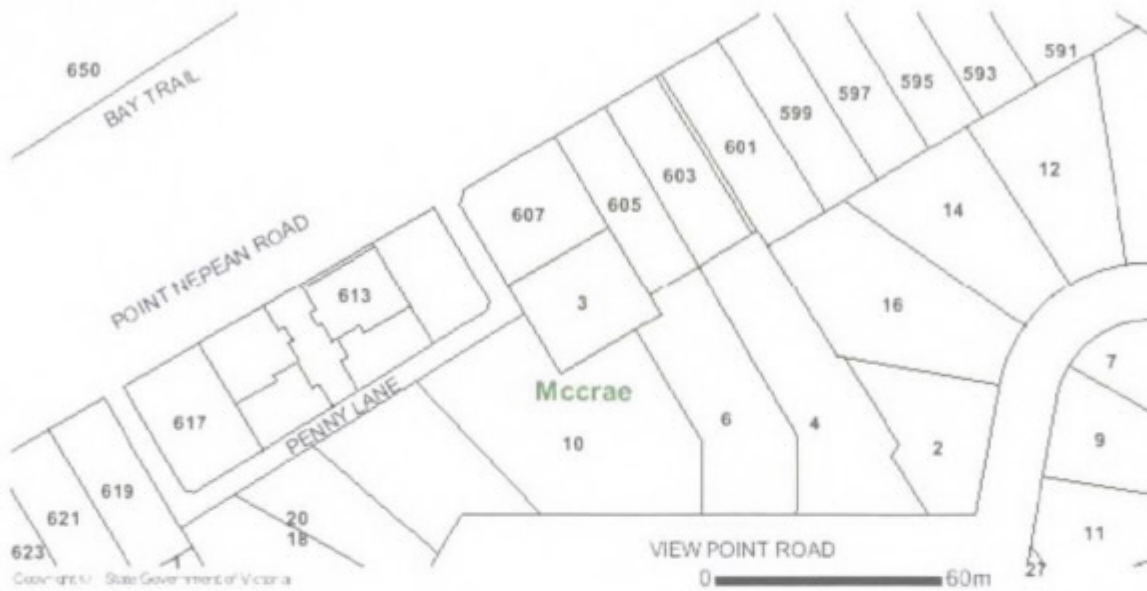
To obtain a Planning Certificate go to [Titles and Property Certificates](#)

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.dpcd.vic.gov.au/planning

Area Map



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3-PENNY-LANE-MCCRAE-BASIC-PROPERTY-REPORT

VOLUME 10283 FOLIO 265

Security no : 124041558996G
Produced 24/04/2012 05:23 am

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 348585B.
PARENT TITLE Volume 10052 Folio 415
Created by instrument PS348585B 23/05/1996

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 99 of a total of 100 equal undivided shares
Sole Proprietor
LINDSAY BENEDICT WELLS of 3 PENNY LANE MCCRAE VIC 3938
As to 1 of a total of 100 equal undivided shares
Sole Proprietor
ANN WELLS of 3 PENNY LANE MCCRAE VIC 3938
AJ058909S 08/07/2011

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ058910J 08/07/2011
PERPETUAL LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS348585B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 3 PENNY LANE MCCRAE VIC 3938

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Victoria.

Document Type	plan
Document Identification	PS348585B
Number of Pages (excluding this cover sheet)	1
Document Assembled	24/04/2012 09:33

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The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION		STAGE No —	LTO USE ONLY EDITION 1	PLAN NUMBER PS 348585 B
LOCATION OF LAND PARISH: WANNAEUE TOWNSHIP: — SECTION: B CROWN ALLOTMENT: — CROWN PORTION: 1 (PART) LTO BASE RECORD: TITLE REFERENCES: VOL.10052 FOL. 414 VOL.10052 FOL. 415 LAST PLAN REFERENCE: PS.310930Y LOTS 1 & 2 POSTAL ADDRESS: 607-609 POINT NEPEAN AMG Co-ordinates ROAD, MCCRAE N 575 3600 ZONE 55 (of approx. centre of plan) E 319400		COUNCIL CERTIFICATION AND ENDORSEMENT MORNINGTON COUNCIL NAME: PENINSULA REF: 52153/95 1. This plan is certified under section 6 of the Subdivision Act 1988 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (ii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 15/12/95 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 7/5/96 LTO USE ONLY PLAN REGISTERED TIME 5:00 PM DATE 23/5/96 Assistant Registrar of Titles
VESTING OF ROADS OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
EASEMENT INFORMATION				
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THE PLAN.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted in Favour Of
E-1	DRAINAGE	1.52	L.P. 11038	LOTS IN L.P. 11038

POINT NEPEAN ROAD

WATSONS PTY. LTD.

ENGINEERS
SURVEYORS • TOWN PLANNERS
5 MAIN ST. MORNINGTON 3931
059 75 4644

SCALE

0 5 10 15 20 25

LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET
1:500 S27
A3

LICENSED SURVEYOR (PRINT) Ian Thomas Muir

SIGNATURE DATE 31/10/95

REF 29188 A VERSION 1

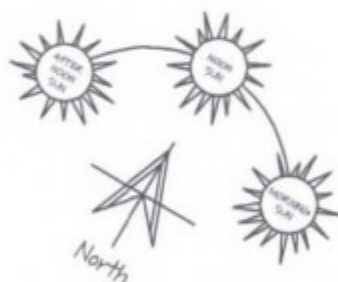
Sheet 1 of 1 Sheet

DATE 15/12/95

COUNCIL DELEGATE SIGNATURE

PENNY LANE
(CONCRETE)

PENNY LANE
(NOT SEALED)



SITE STATISTICS:

SITE AREA = 827sqm
PROPOSED SITE COVERAGE RATIO = 42%
PROPOSED SITE PERMEABILITY = 50%
CARSPACES = 2 / 1 COVERED
PRIVATE OPEN SPACE = >40sqm



DPAD 24177

BDAV No. 1448

Western Port Building Design

m: 0407 871157 e: wpbdoffice@gmail.com

TOWN PLANNING DRAWING
NOT FOR CONSTRUCTION

CLIENT: B WELLS

ADDRESS: 3 PENNY LANE McCRAE

PROJECT: PROPOSED CARPORT

EXISTING SINGLE
STOREY DWELLING
NO. 607

EXISTING SHED

RETAINING WALL

30.48 239°24'

1. BH TIMBER PALING FENCE

RETAINING WALL

PRIVATE OPEN SPACE

RETAINING WALL

LANDSCAPED AREA

EXISTING DECK

EXISTING DOUBLE
STOREY DWELLING
NO. 3

EASEMENT 1.52 WIDE

30.48 239°24'



AERIAL PHOTO - NOT TO SCALE



VIEW FROM PENNY LANE
NORTH TO No. 607



VIEW TO No. 607 SHED FROM
No. 3 REAR YARD



VIEW ALONG PENNY LANE
TO POINT NEPEAN ROAD



No. 613 POINT NEPEAN ROAD,
PENNY LANE ACCESS



VIEW TO NO. 3 EXISTING
CONCRETE PAVEMENT &
ALONG NORTHERN SITE
BOUNDARY



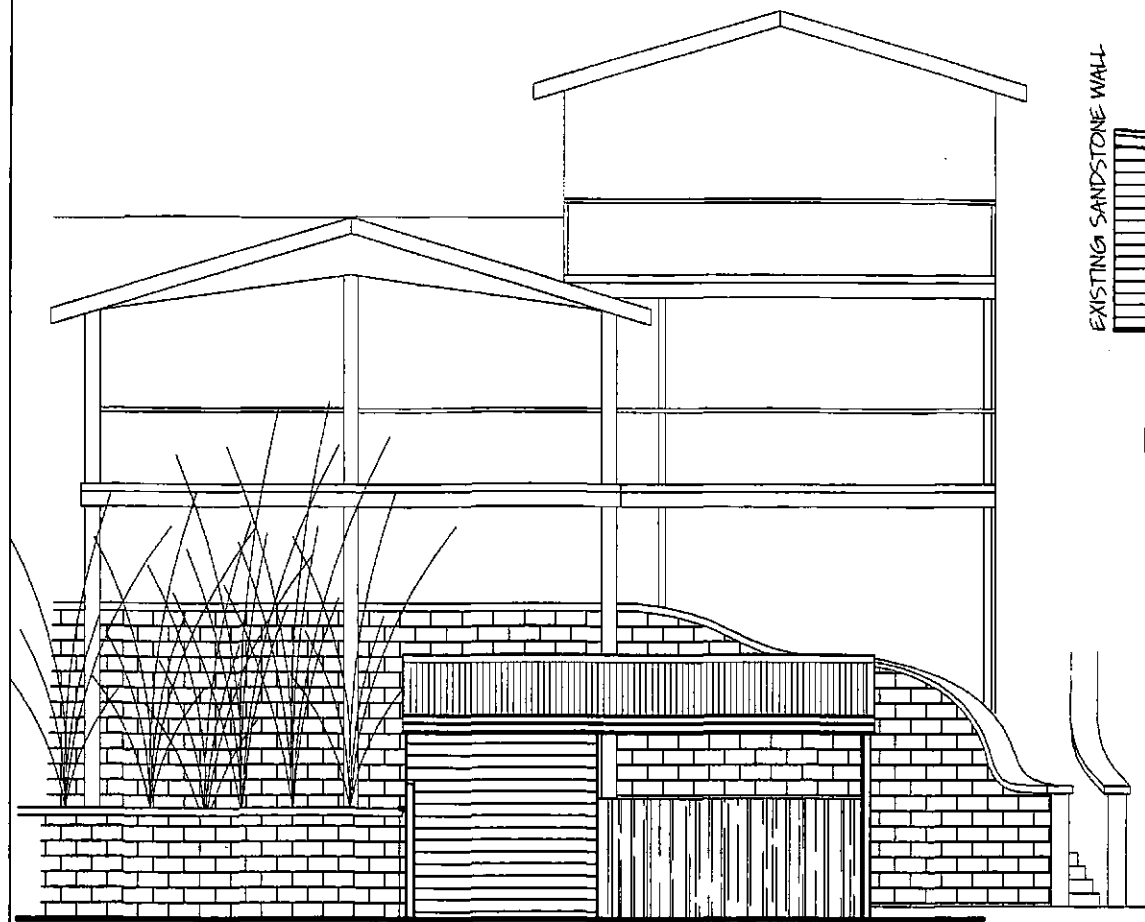
VIEW TO NO. 3 EXISTING DWELLING,
STAIR, SANDSTONE WALLS &
CONCRETE PAVEMENT



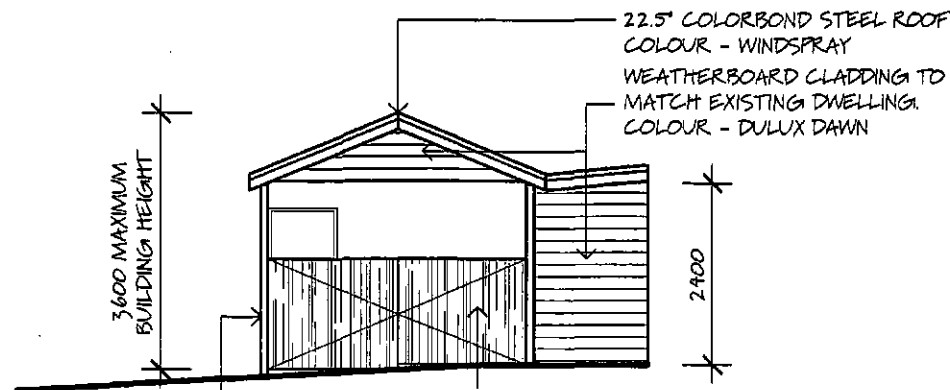
DRAWN:
DATE:
SCALE:
DWG No:
JOB No:

RW
APR 2012
1:200
1 OF 2
12-13

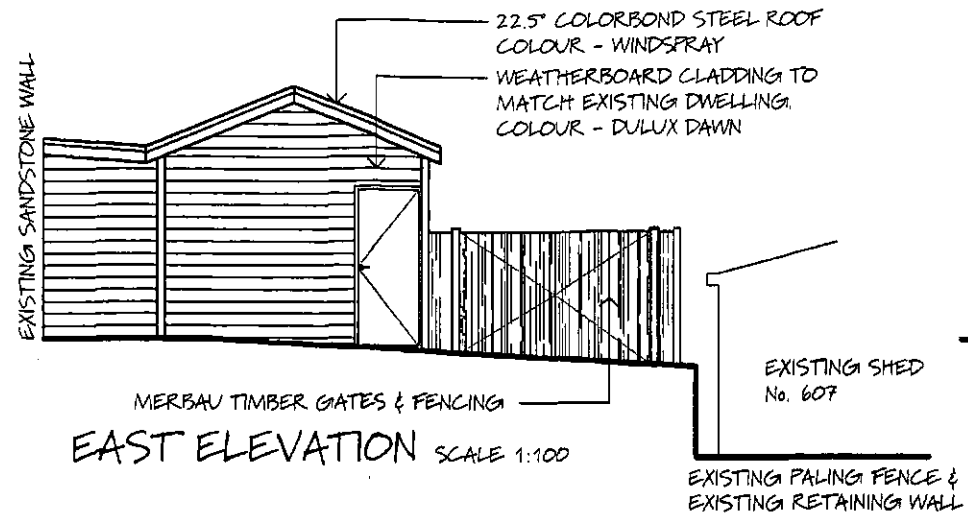




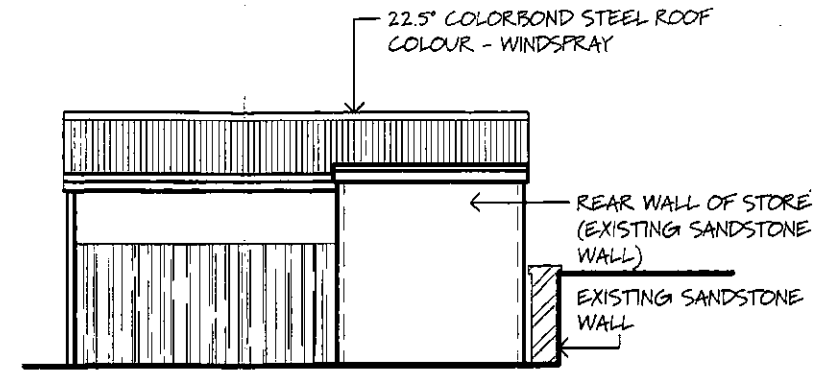
NORTH ELEVATION SCALE 1:100



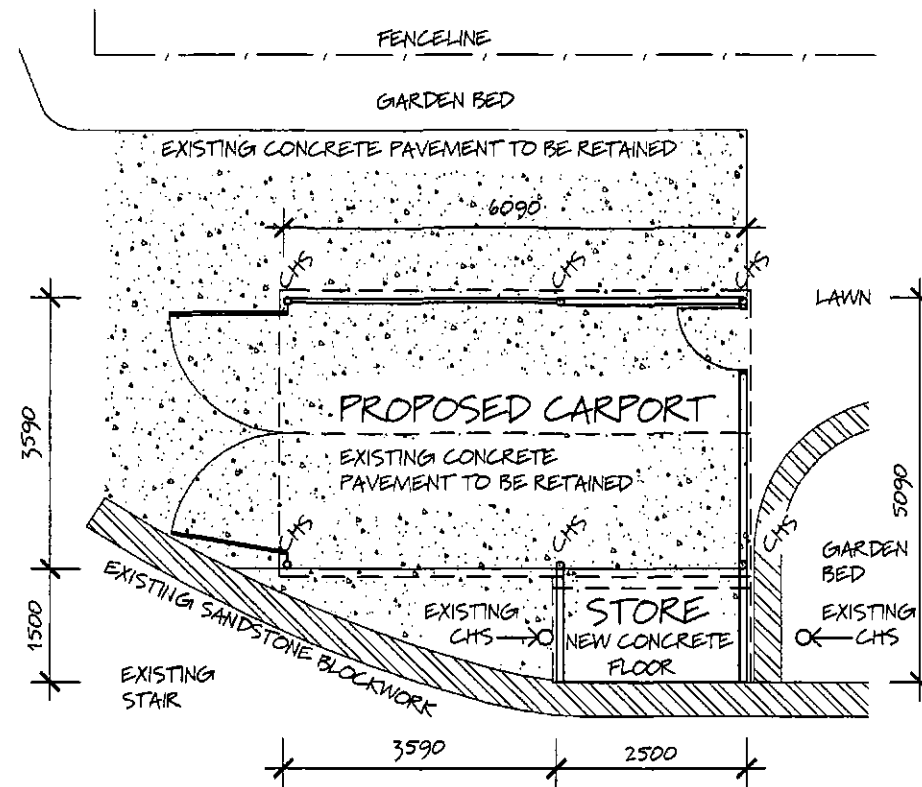
WEST ELEVATION SCALE 1:100



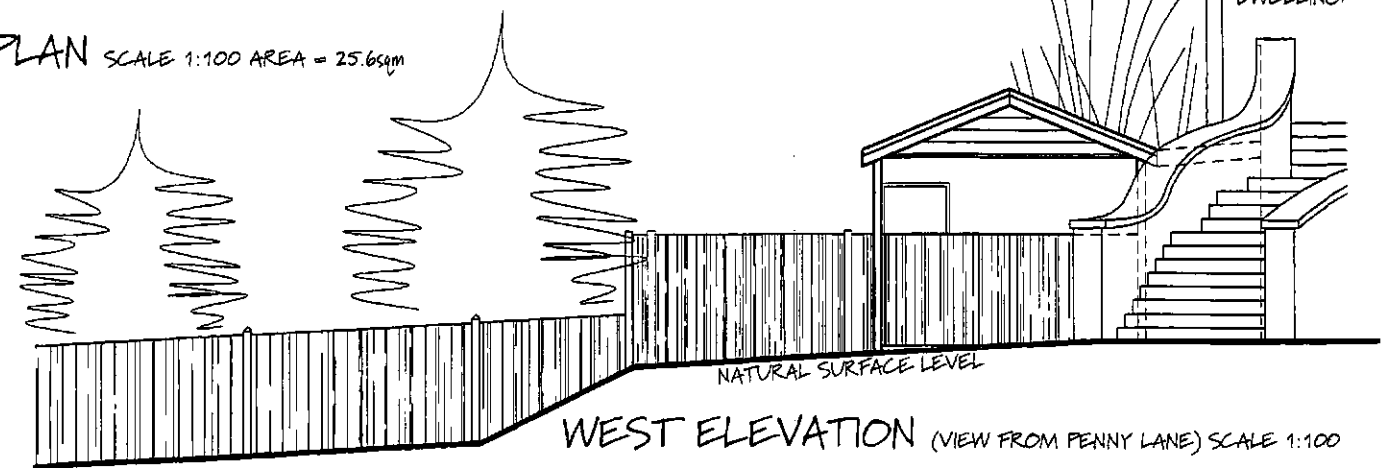
EAST ELEVATION SCALE 1:100



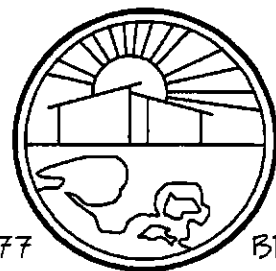
SOUTH ELEVATION SCALE 1:100



FLOORPLAN SCALE 1:100 AREA = 25.6sqm



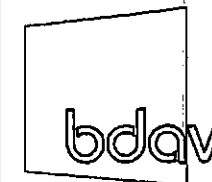
WEST ELEVATION (VIEW FROM PENNY LANE) SCALE 1:100



DPAD 24177 BDAV No. 1448
Western Port Building Design
m: 0407 871157 e: wpbdoffice@gmail.com

CLIENT: B WELLS
ADDRESS: 3 PENNY LANE MCCRAE
PROJECT: PROPOSED CARPORT

ISSUE: TOWN PLANNING APPLICATION
240412



DRAWN: RW
DATE: APR 2012
SCALE: 1:100
DWG No: 2 OF 2
JOB No: 12-13



TOWN PLANNING DRAWING
NOT FOR CONSTRUCTION