

Premium Property Report**3846 Point Nepean Road Portsea Vic 3944**

Created On: May 2nd, 2018

DETAILSLOT/PLAN NUMBER OR CROWN DESCRIPTION
CP152596SPI (STANDARD PARCEL IDENTIFIER)
CP152596AREA
2448.79 m² ApproxCOUNCIL PROPERTY NUMBER
32960LOCAL GOVERNMENT (COUNCIL)
Mornington Peninsula**STATE ELECTORATES**LEGISLATIVE COUNCIL
Eastern Victoria RegionLEGISLATIVE ASSEMBLY
Nepean District**SCHOOLS**CLOSEST PRIVATE SCHOOLS
St Joseph's School (3891m)CLOSEST PRIVATE SCHOOLS
St Aloysius' School (7094m)CLOSEST PRIMARY SCHOOL
Sorrento Primary School (3923m)CLOSEST SECONDARY SCHOOL
Rosebud Secondary College (16701m)**COUNCIL INFORMATION - MORNINGTON PENINSULA**PHONE
03 5950 1010 (Planning Department)WEBSITE
<http://www.mornpen.vic.gov.au/>EMAIL
customerservice@mornpen.vic.gov.au

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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

VC145 The Amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by: - Amending the State Planning Policy Framework at Clause 11.05-2 to include the Yarra Ranges Localised Planning Statement. - Amending the Heritage Overlay at Clause 43.01 to make a series of corrections; - Amending the Telecommunications Facility provision at Clause 52.19 to provide clearer direction on notice and review exemptions; - The amendment also incorporates policy neutral changes involving the separation of clauses and sub-clauses within the VPP and certain local planning schemes to facilitate migration to the PSIMS system.

APPROVED 27/03/2018

C126 Authorisation No. A01542 Includes a range of items, mostly mapping and typing error rectifications, with a primary goal to reduce red-tape and update the planning scheme to achieve underlying intents.

AMENDMENT SPLIT 20/03/2018

C135 Authorisation No. A02120. Amendment requested by the Mornington Peninsula Shire to make map and ordinance (Schedule to Clause 43.01) changes to the Heritage Overlay, in particular it deletes the individual heritage place HO123 and inserts new places for HO354 to HO359. This has the effect of including all the subject land in a Heritage Overlay and changing the classification of 60-62 Main Street from an individual heritage place (HO123) to being part of a heritage precinct place (HO355).

AMENDMENT SPLIT 20/03/2018

C176 Rezones a number of properties, removes the heritage overlay from two properties and applies the Environment Significant Overlay to land in Dromana

AMENDMENT SPLIT 20/03/2018

C184 Corrects mapping anomalies and deletes redundant controls in Tyabb and Mornington

AMENDMENT SPLIT 20/03/2018

C188 Applies a new Environmental Significance Overlay Schedule over Tootgarook Wetland and a new Design and Development Overlay Schedule in part of Bittern, and updates the Scheme by correcting anomalies, recognising parks and reducing redundant provisions.

AMENDMENT SPLIT 20/03/2018

C090 Authorisation No A660 Includes 6 items affecting 13 sites which are at 7 and 11 Stony Point Road Crib Point, 818 Esplanade, Mornington, 2 St Aubins Way, 2 Leonard Court, 3440 and 3444 Point Nepean Road, Sorrento, 49 and 57 Eramosa Road, West Somerville, and coastal Crown Land adjacent to 9 Kildrummie Court and 3444 Point Nepean Road, Sorrento.

AMENDMENT SPLIT INTO PARTS 20/03/2018

C174 Applies the heritage overlay to various properties in Mount Eliza, Mornington and Mount Martha, deletes the heritage overlay from one property in Mount Eliza, inserts a new Local Area Plan Policy and amends the Cultural Heritage Areas local policy

AMENDMENT SPLIT 19/03/2018

RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

VC144 The Amendment changes the Victoria Planning Provisions and all planning schemes by: § Amending Clause 52.05 (Advertising signs) to: specify 'electronic sign' in Section 2 of Category 3 - High amenity areas (Clause 52.05-9), with a condition that the advertisement area must not exceed three square metres increase the size of the permitted maximum advertisement area of a 'promotion sign' in Section 2 of Category 3 from two to three square metres. § Amending Clauses 52.05 and 73 to replace the term 'home occupation' with 'home based business'. § Correcting minor errors in Clauses 52.05 and 62.

APPROVED 27/02/2018

C209 The amendment facilitates the redevelopment of the Sorrento Ferry Terminal by amending the Schedule to Clause 52.03 and Clause 81.01 to include Incorporated Document "Searoad Ferries – Sorrento Terminal Building and Associated Uses and Works, Incorporated Document, October 2017"

APPROVED WITH CHANGES 19/02/2018

PROPOSED PLANNING SCHEME AMENDMENTS

C210 The Amendment seeks to rezone land at 1 and 73 Creswell Street (except 2 Creswell Street) and 1-3 Cooma Street, Crib Point from Industrial 3 Zone to the Neighbourhood Residential Zone Schedule 1 and applies the Development Contributions Plan Overlay Schedule 1 and the Environmental Audit Overlay to land potentially contaminated. The amendment also deletes the redundant Restructure Overlay on the land.

PANEL HEARING 27/03/2018

C216 Apply the Land Subject to Inundation Overlay to land identified by Melbourne Water as vunerable due to hazards (various), insert a new Reference Document 'Planning for Sea Level Rise Guidelines for Port Phillip and Westernport Region (Melbourne Water February 2017) and make associated changes to the Municipal Strategic Statement

EXHIBITION 15/03/2018

C206 The amendment implements recommendations of the Rosebud Activity Centre Structure Plan, September 2016 by giving it statutory effect, with the intention to guide future land use and development in the Rosebud activity centre.

SUBMITTED TO THE DEPARTMENT FOR APPROVAL 24/11/2017

C190 The amendment implements recommendations of Hastings Town Centre Structure Plan, November 2014 by giving it a statutory effect, with the intention to guide future land use and development in the Hastings activity centre.

SUBMITTED TO THE DEPARTMENT FOR APPROVAL 24/11/2017

C184 Rezones surplus South East Water land at 57 Kunyung Road, Mount Eliza from Public Use Zone – Schedule 1 (PUZ1) to Neighbourhood Residential Zone – Schedule 1 (NRZ1); applies the Environmental Audit Overlay (EAO) to the site and introduces an Incorporated Document in the Schedule at Clause 52.03.

WAITING ON COUNCIL 04/10/2016

C184 Replaces the Design and Development Overlay Schedule 7 (DDO7) with Development Plan Overlay Schedule 19 (DPO19) and Design and Development Overlay Schedule 22 (DDO22) at at 141-173 Bungower Road, Mornington, 61 Baldock Road, Mornington and part of 71 Baldock Road, Mornington.

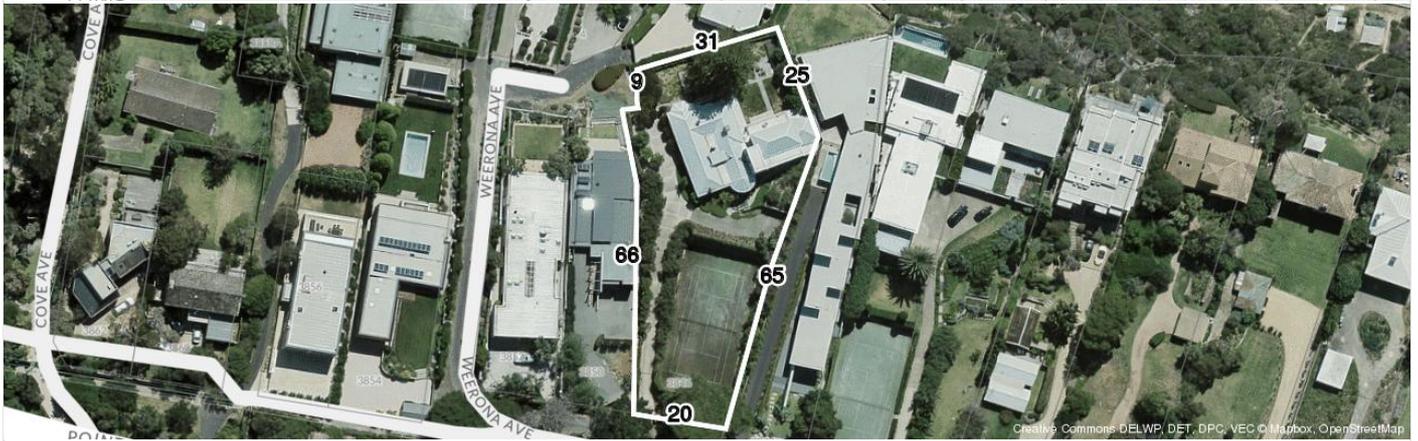
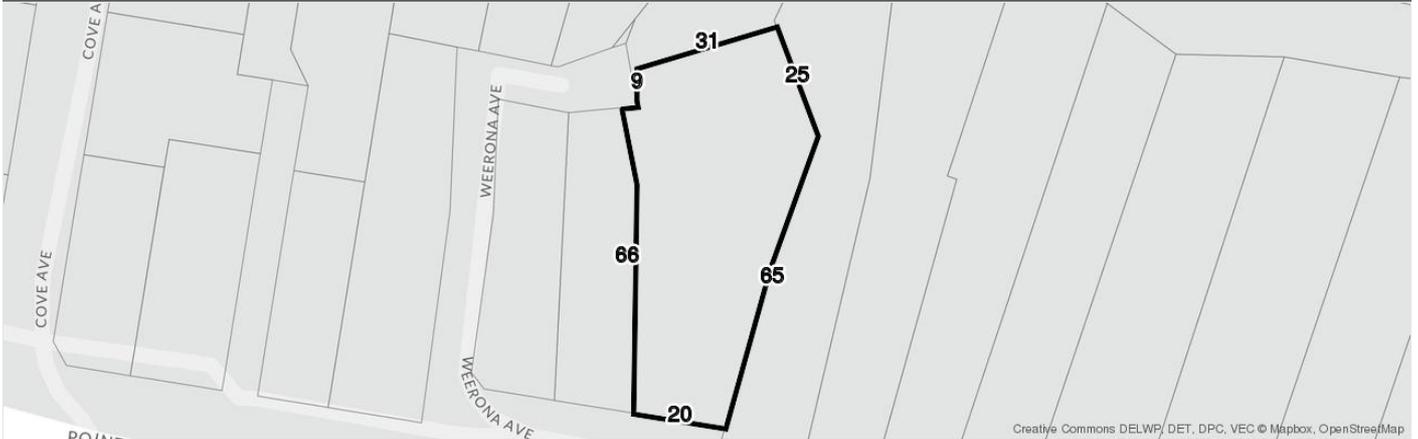
PANEL REPORT TO PLANNING AUTHORITY 04/10/2016

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SITE DIMENSIONS



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PLANNING ZONE



GRZ1 - General Residential Zone - Schedule 1

To encourage development that respects the neighbourhood character of the area. To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. To allow educational, recreational, religious, community and a limited range of other non- residential uses to serve local community needs in appropriate locations.

[General Residential Zone](#) ▶

[Schedule 1 to the General Residential Zone](#) ▶

For confirmation and detailed advice about this planning zone, please contact Mornington Peninsula council on **03 5950 1010**.

OTHER PLANNING ZONES IN THE VICINITY:

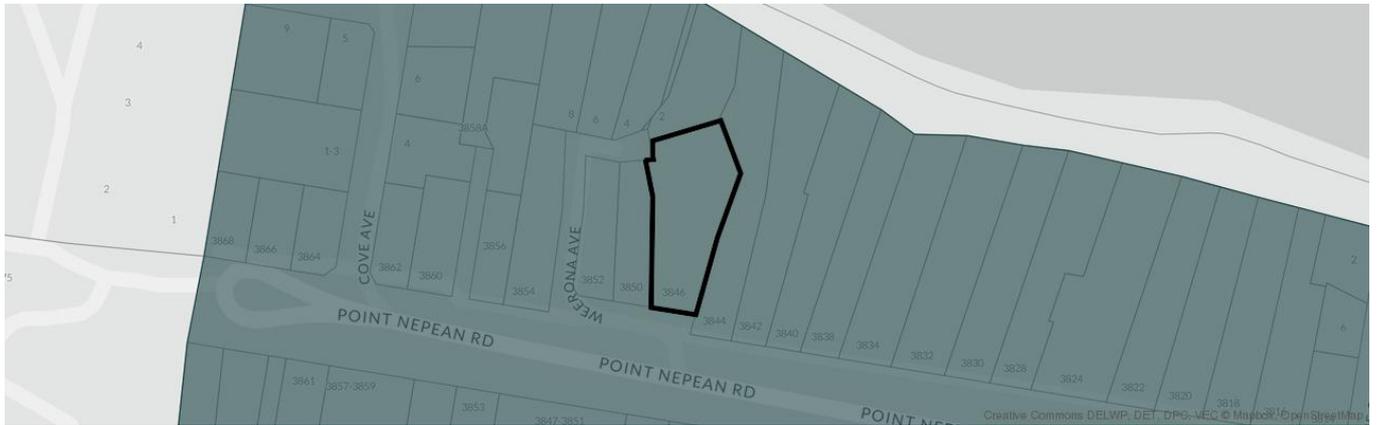
- GRZ - General Residential Zone
- PPRZ - Public Park And Recreation Zone
- PCRZ - Public Conservation And Resource Zone
- RDZ1 - Road Zone

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PLANNING OVERLAYS



■ VPO1 - Vegetation Protection Overlay - Schedule 1

To protect areas of significant vegetation. To ensure that development minimises loss of vegetation. To preserve existing trees and other vegetation. To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance. To maintain and enhance habitat and habitat corridors for indigenous fauna. To encourage the regeneration of native vegetation.

[Vegetation Protection Overlay](#) ▶

[Schedule 1 to the Vegetation Protection Overlay](#) ▶

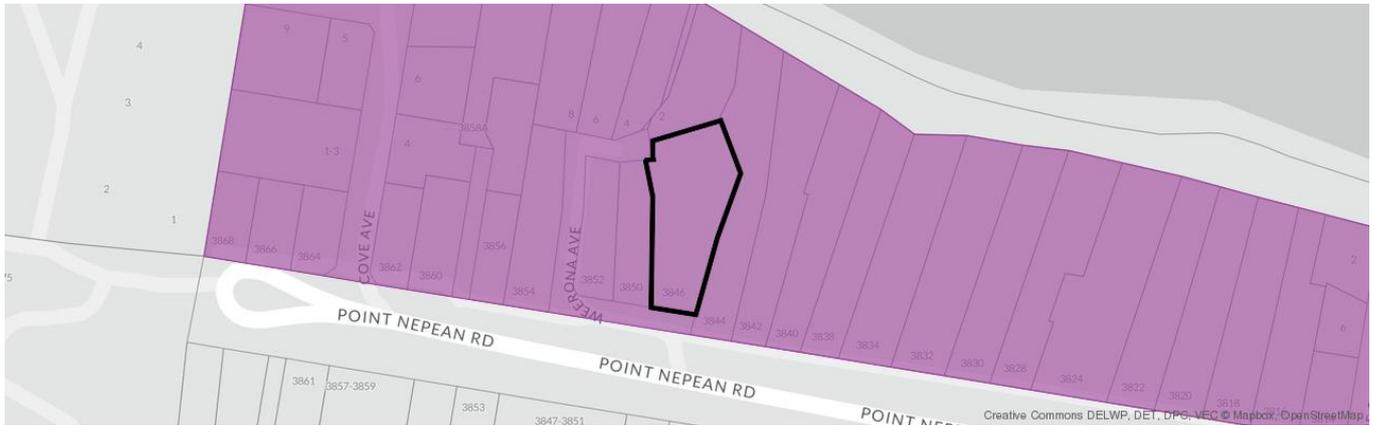
For confirmation and detailed advice about this planning overlay, please contact Mornington Peninsula council on **03 5950 1010**.

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PLANNING OVERLAYS



■ DDO3 - Design And Development Overlay - Schedule 3 - Traffic Conflict Frontage

To identify areas which are affected by specific requirements relating to the design and built form of new development.

[Design And Development Overlay](#) ▶

[Schedule 3 to the Design and Development Overlay](#) ▶

For confirmation and detailed advice about this planning overlay, please contact Mornington Peninsula council on 03 5950 1010 .

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PLANNING OVERLAYS

**■** ESO25 - Environmental Significance Overlay - Schedule 25

To identify areas where the development of land may be affected by environmental constraints. To ensure that development is compatible with identified environmental values.

[Environmental Significance Overlay](#) ▶

[Schedule 25 to the Environmental Significance Overlay](#) ▶

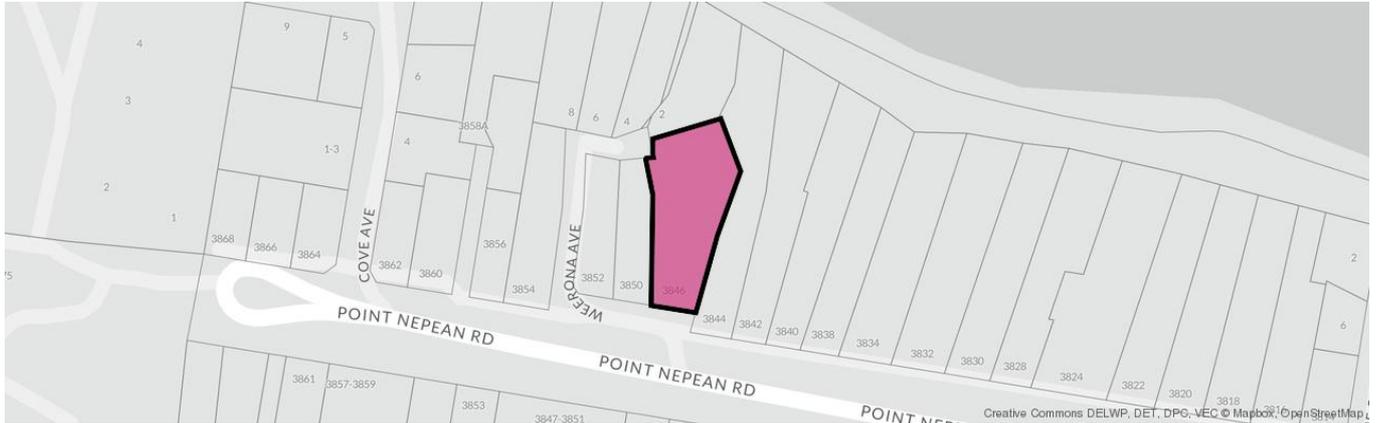
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PLANNING OVERLAYS



To conserve and enhance heritage places of natural or cultural significance. To conserve and enhance those elements which contribute to the significance of heritage places. To ensure that development does not adversely affect the significance of heritage places. To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

[Heritage Overlay ▶](#)

[Schedule to the Heritage Overlay ▶](#)

For confirmation and detailed advice about this planning overlay, please contact Mornington Peninsula council on **03 5950 1010**.

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OTHER OVERLAYS IN THE VICINITY



- BMO - Bushfire Management Overlay
- DDO - Design And Development Overlay
- ESO - Environmental Significance Overlay
- HO - Heritage Overlay

For confirmation and detailed advice about these planning overlays, please contact Mornington Peninsula council on 03 5950 1010.

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ABORIGINAL CULTURAL HERITAGE SENSITIVITY



■ Aboriginal Cultural Heritage Sensitivity

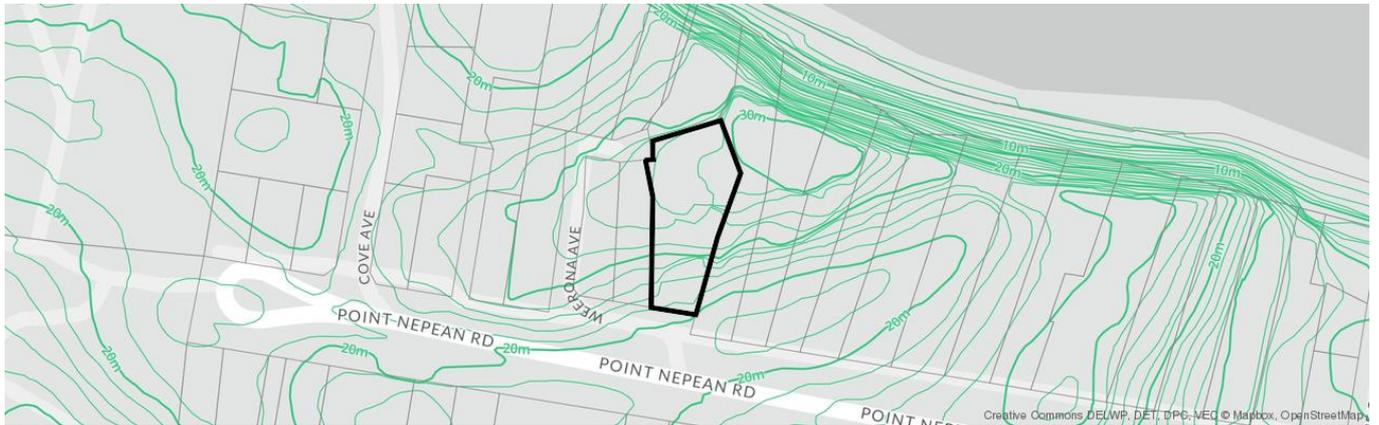
This property is within, or affected by, one or more areas of cultural heritage sensitivity. This data is provided to assist with the decisions in relation to proposed activities on the property.

For confirmation and detailed advice about the cultural sensitivity of the property, please visit the [Victorian Aboriginal Heritage Register](#) >.

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ELEVATION CONTOURS



■ 1 - 5m Contours

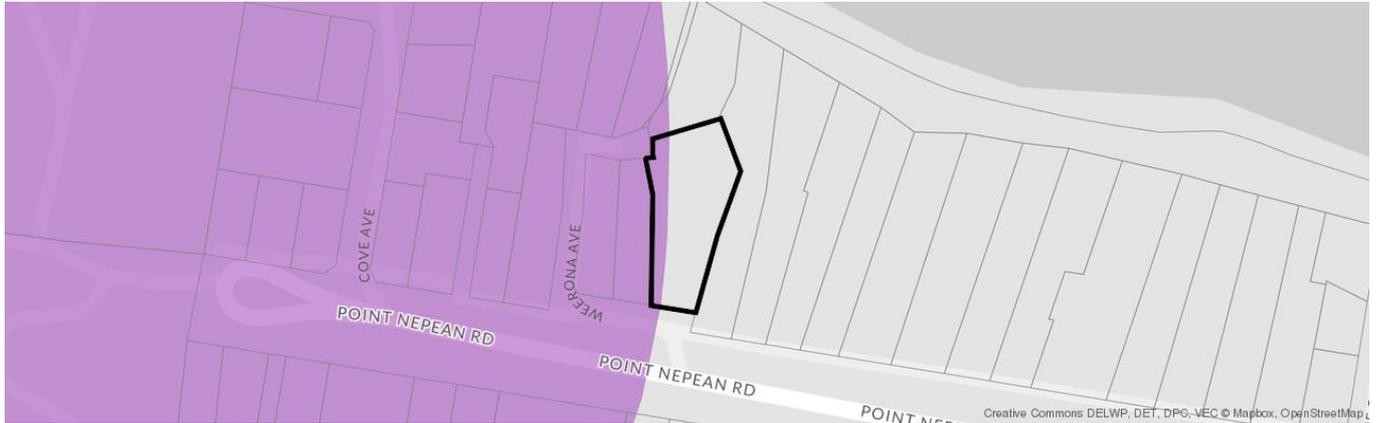
For confirmation and detailed advice about the elevation of the property, please contact Mornington Peninsula council on 03 5950 1010.

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BUSHFIRE PRONE AREA



 Bushfire Prone Area

This property is within a zone classified as a Bushfire Prone Area.

For confirmation and detailed advice about the bushfire-prone status of the property, please contact Mornington Peninsula council on 03 5950 1010 .

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