

Our ref: PA2010/2849

RECEIVED
14 NOV 2014
BY: TP

13 November 2014

Celia Konstas
Mesh Planning
Level 1/6, Riverside Quay
Southbank VIC 3006

Dear Celia,

Planning Permit

No. PA2010/2849
Land: 107-165 Beattys Road, Plumpton,
Proposal: Condition plans associated with a residential subdivision

I refer to the Building Envelope Plans - Stages 9B and 9C submitted under conditions 10 and 11 of the above planning permit.

I wish to advise that the plans are satisfactory to Council and have been endorsed.

Copies of the endorsed plans are enclosed.

If you have any queries regarding this matter please contact me on 9747 7140.

Yours Sincerely,



Isen Goga
Major Developments Planner

Encl.


BUILDING ENVELOPES

FOR

ASPIRE ESTATE

STAGE 9B

PS 731956F version C

MELTON PLANNING SCHEME	
This plan is endorsed as satisfying condition	
No. <u>1011</u>	of Planning Permit No. <u>PA2010/2849</u>
<u>(Plan 1 of 6)</u>	
	<u>13/11/2014</u>
Signature of Responsible Authority	Date

ref: 2789609BC
date: 15/10/2014
version: C

Bosco Jonson Pty Ltd
A.B.N 95 282 532 642
P.O. Box 5075, South Melbourne, Vic 3205
16 Eastern Road, South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992



MELTON PLANNING SCHEME

This plan is endorsed as satisfying condition

No. 1041 of Planning Permit No. PA2010/2849

CPlan 2 of 6





13/11/2014

Signature of Responsible Authority Date

BUILDING ENVELOPES

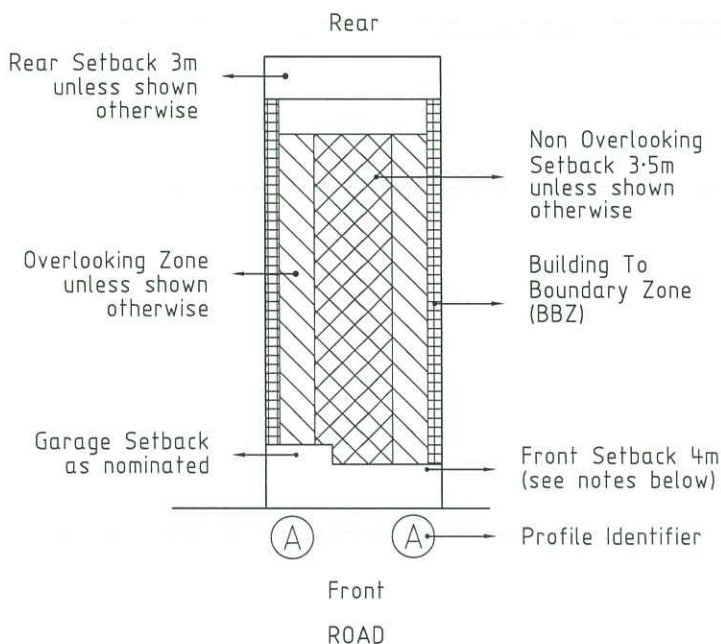
LEGEND

Refer "Diagrams and Plans" in this document for further definitions

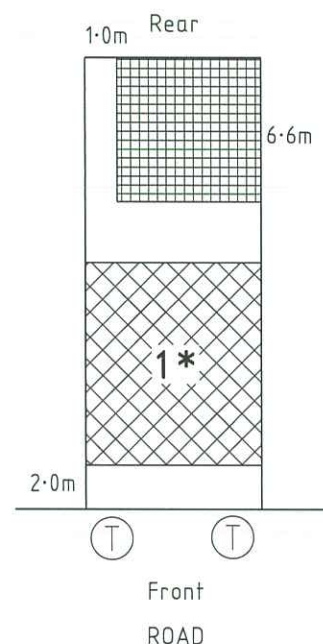
-  Single storey Building Envelope (wall height not exceeding 3.6m)
-  Building to Boundary Zone
-  Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking
-  Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

The registered proprietor or proprietors of the lot are required to build in accordance with the approved building envelopes shown hereon and in the "Profile Diagrams" in this document.

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT



NOTES

- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 150mm of the boundary.
- The setback to a side street boundary for a corner lot is 2m unless noted otherwise.
- Porches and verandahs can encroach into the front setback by up to 1.5m at heights of up to 4.5m for a single storey home and heights of up to 9m for a two-storey home.

ADDITIONAL NOTATION FOR LOTS MARKED '*'

- With the exception of garages with access from a laneway, garages must be located or setback behind the front facade of the home.
- Garages setback between 5.0m and 3.9m behind the front street building line are not permitted.
- Minimum private open space required is 25 square metres with a 3m minimum width.
- Maximum building site coverage of 70% is permitted.

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STAGE 9B
BUILDING ENVELOPES

MELTON PLANNING SCHEME

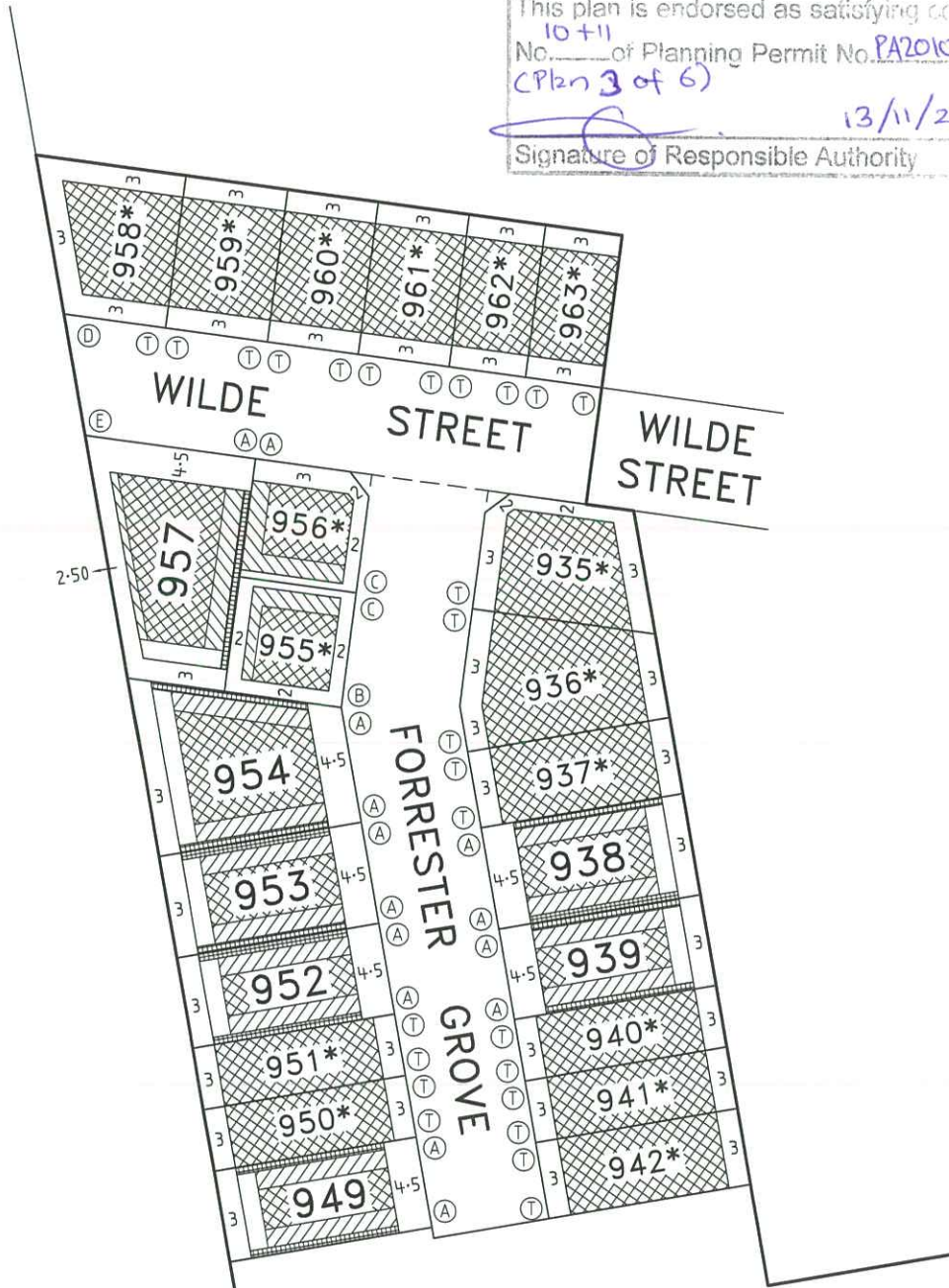
This plan is endorsed as satisfying condition

10+11
No. of Planning Permit No. PA2010/2849

(Plan 3 of 6)

13/11/2014

Signature of Responsible Authority Date



Notations:

1. The Building Envelopes on this plan are shown enclosed by continuous thick lines.
2. This diagram is to be read in conjunction with "Profile Diagrams" in this document.
3. Profile types (A), (B), (C), (D), (E) & (T) are contained in "Profile Diagrams" in this document.



scale 1:1000
ref: 2789609BC
date: 15/10/2014
version: C



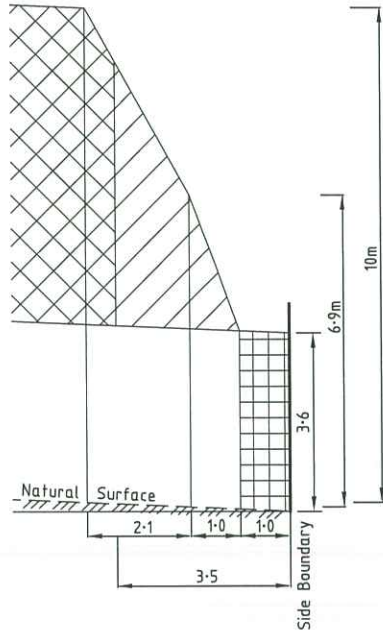
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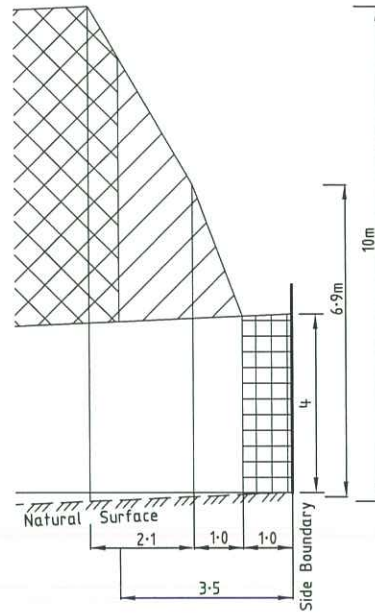


PROFILE DIAGRAMS

(A) Profile

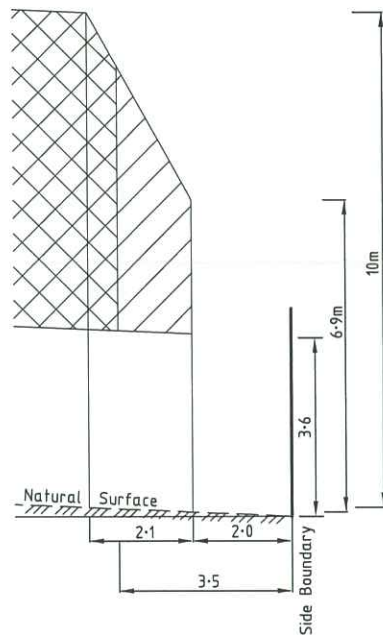


Natural surface rising from side boundary

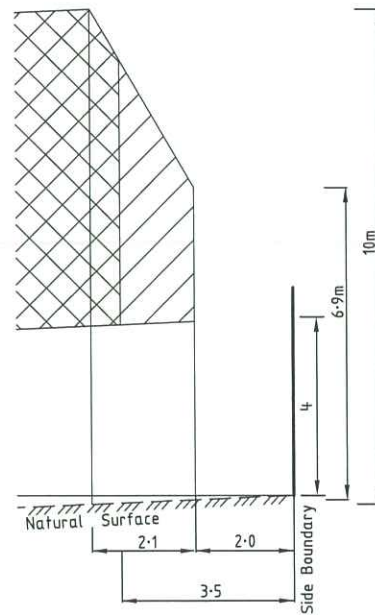


Natural surface falling from side boundary

(B) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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MELTON PLANNING SCHEME	
This plan is endorsed as satisfying condition	
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<u>CPlan 4 of 6</u>	
<u>13/11/2014</u>	
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Signature of Responsible Authority	Date

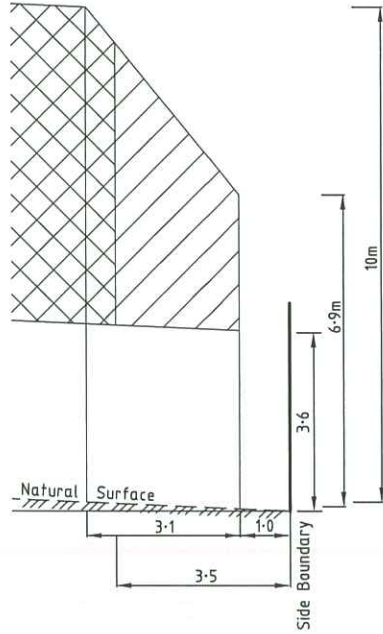
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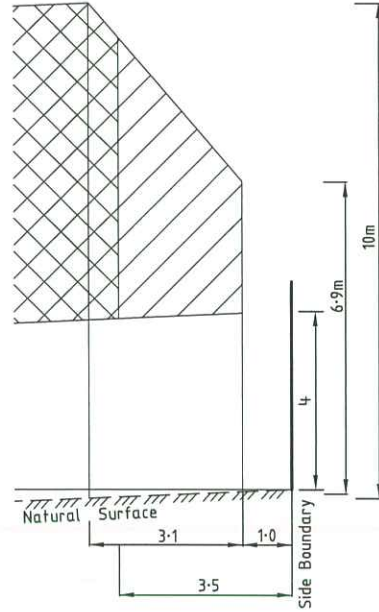


PROFILE DIAGRAMS

(C) Profile

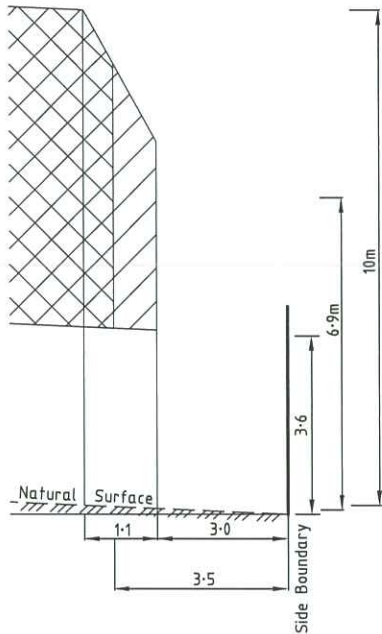


Natural surface rising from side boundary

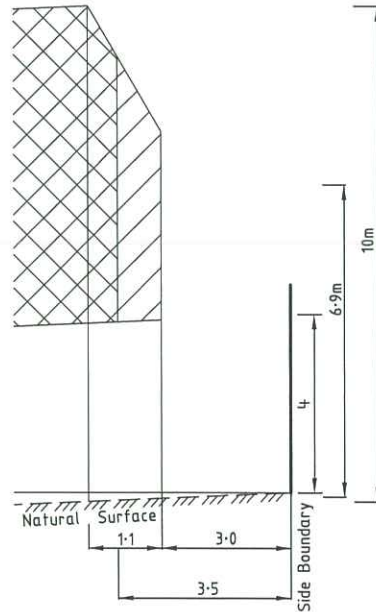


Natural surface falling from side boundary

(D) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

ref: 2789609BC
date: 15/10/2014
version: C

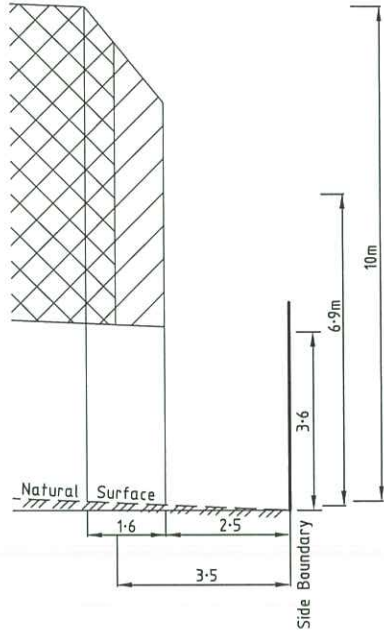
MELTON PLANNING SCHEME
This plan is endorsed as satisfying condition
No. 10711 of Planning Permit No. PA2010/2849
(PLAN 5 OF 6)
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13/11/2014
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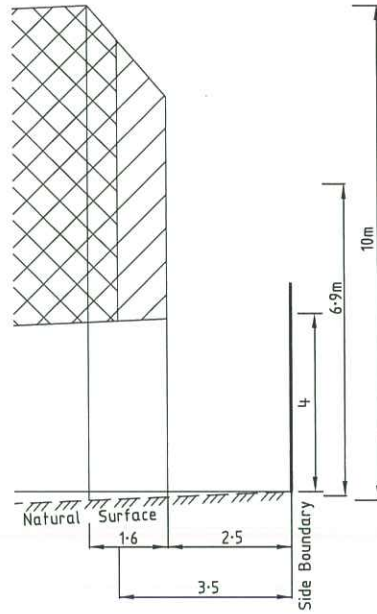


PROFILE DIAGRAMS

(E) Profile

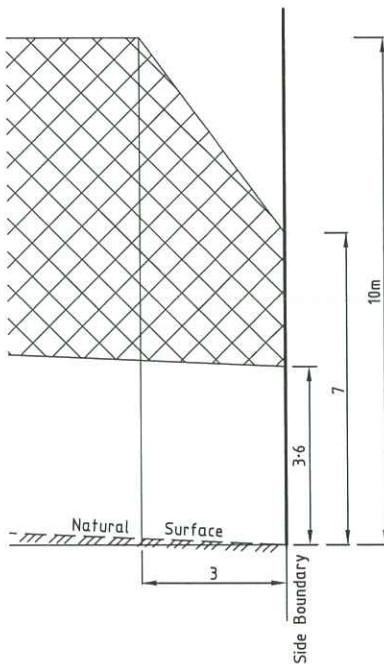


Natural surface rising from side boundary

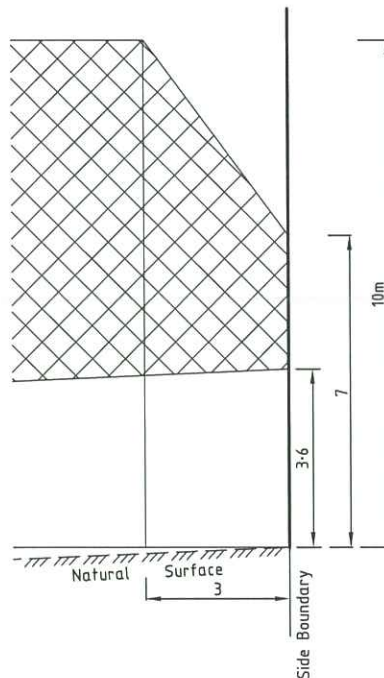


Natural surface falling from side boundary

(T) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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version: C

MELTON PLANNING SCHEME

This plan is endorsed as satisfying condition
No. 10+1 of Planning Permit No. PA2010/2849
(Plan 6 of 6)

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13/11/2014

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