

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.

# MELTON PLANNING SCHEME





This plan is endorsed as satisfying condition  
 No. 10711 of Planning Permit No. PA2010/2849  
 (PLAN 2 OF 6)

Signature of Responsible Authority  Date 13/11/2014

## BUILDING ENVELOPES

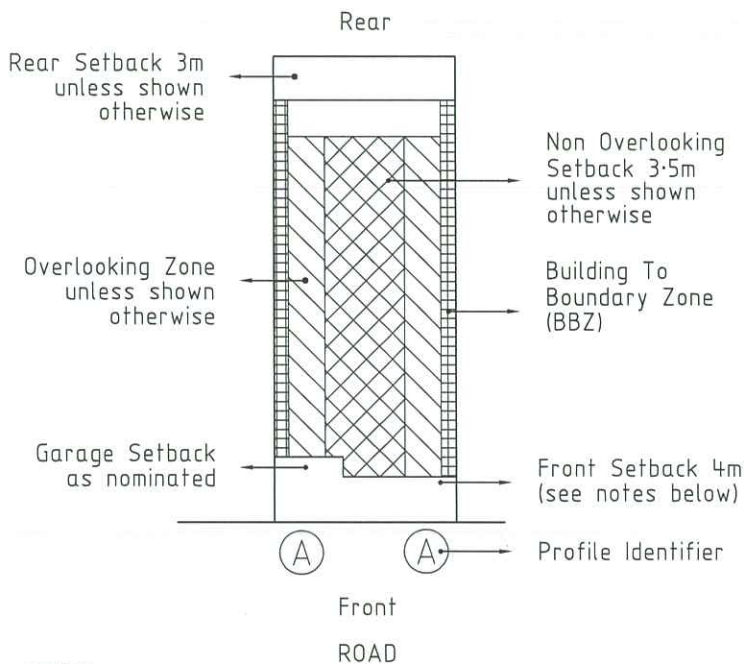
### LEGEND

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

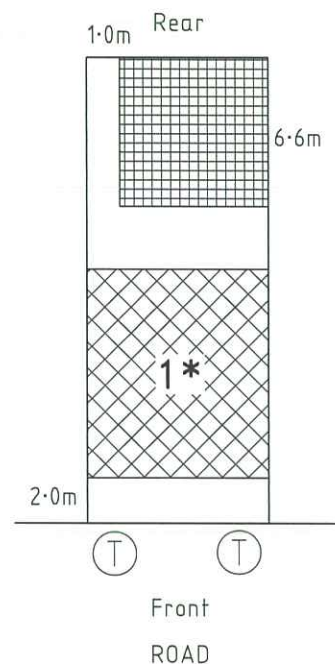
-  Single storey Building Envelope (wall height not exceeding 3.6m)
-  Building to Boundary Zone
-  Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking
-  Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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: '\*'

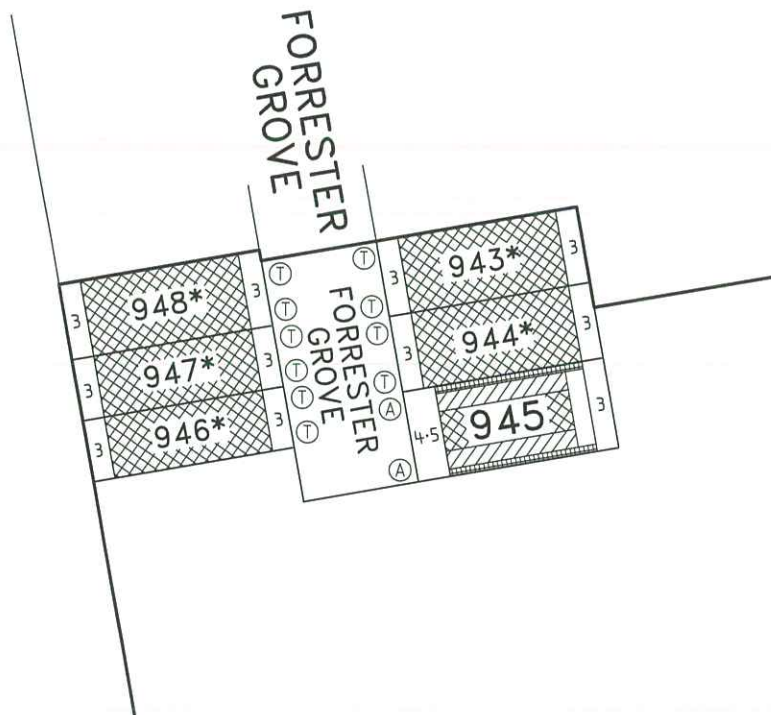
- With the exception of garages with access from a laneway, garages must be located or setback behind the front facade of the home.
- Garages setback between 5.0m and 3.9m behind the front street building line are not permitted.
- Minimum private open space required is 25 square metres with a 3m minimum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

ref: 2789699BA  
 date: 16/10/2014  
 version: A

**Bosco Jonson Pty Ltd**  
 A.B.N 15 169 138 827  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road, South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



STAGE 9C  
BUILDING ENVELOPES



**MELTON PLANNING SCHEME**  
 This plan is endorsed as satisfying condition  
 No. 1041 of Planning Permit No. PA2010/2349  
 (PLAN 3 OF 6)  
 Signature of Responsible Authority [Signature] Date 13/11/2014

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.

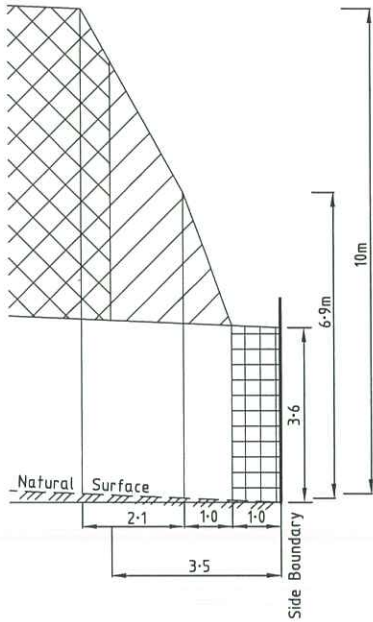


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 date: 16/10/2014  
 version: A

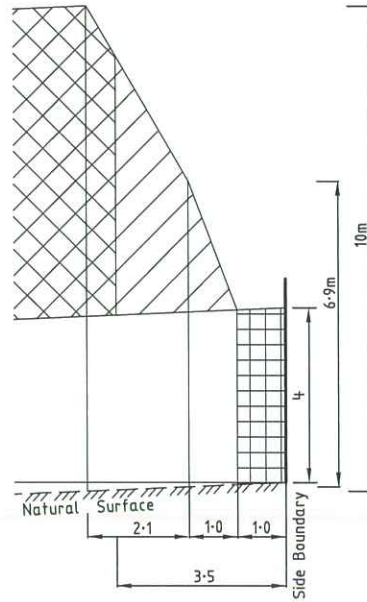


# PROFILE DIAGRAMS

## (A) Profile

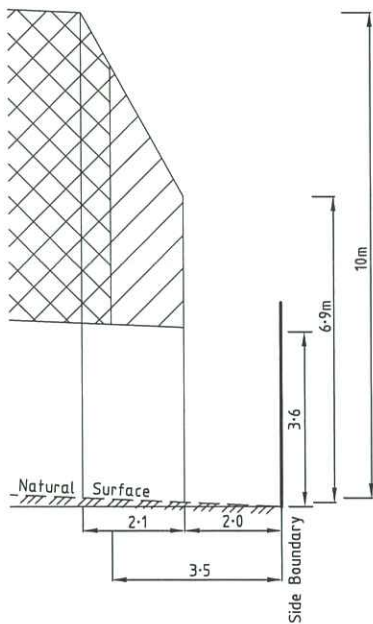


Natural surface rising from side boundary

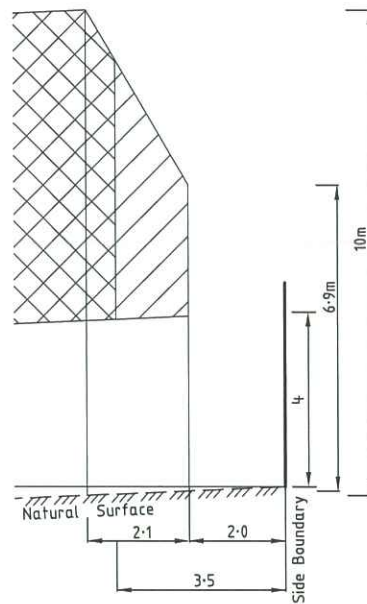


Natural surface falling from side boundary

## (B) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

ref: 2789699BA  
date: 16/10/2014  
version: A

**MELTON PLANNING SCHEME**

This plan is endorsed as satisfying condition

No. 1011 of Planning Permit No. PA2010/2849

(Plan 4 of 6) page 4

[Signature] 13/11/2014

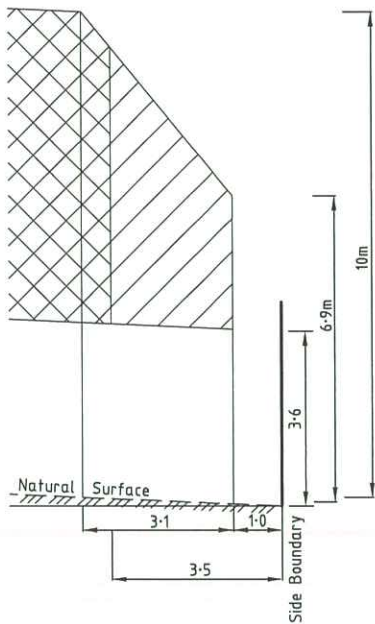
Signature of Responsible Authority Date

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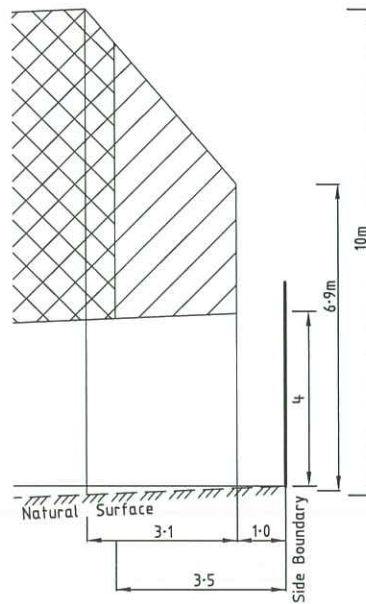


PROFILE DIAGRAMS

(C) Profile

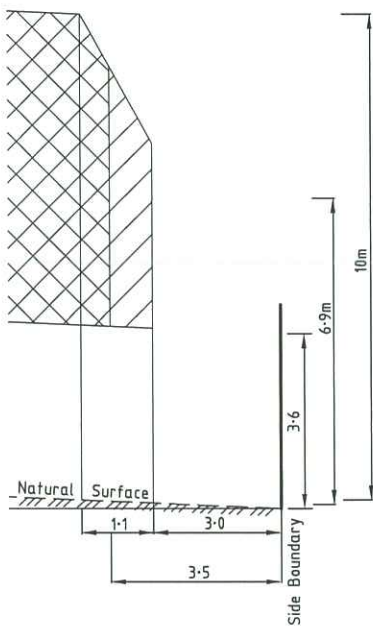


Natural surface rising from side boundary

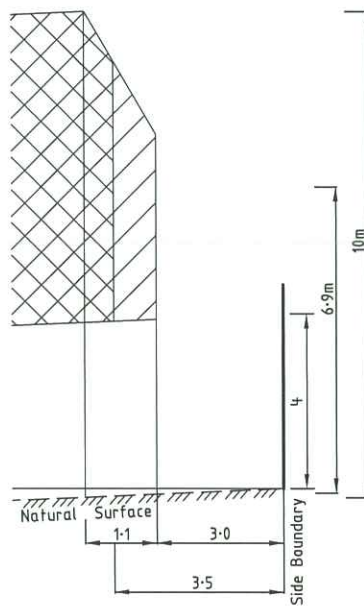


Natural surface falling from side boundary

(D) Profile



Natural surface rising from side boundary



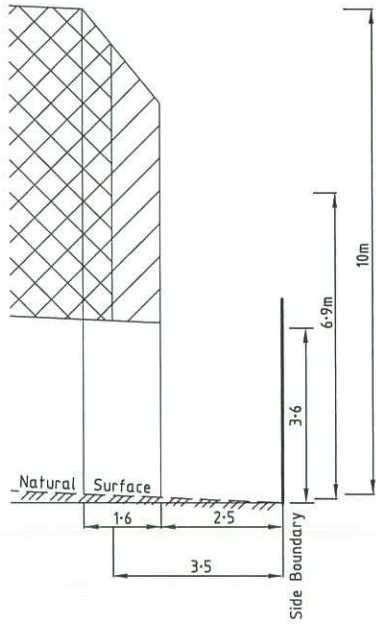
Natural surface falling from side boundary



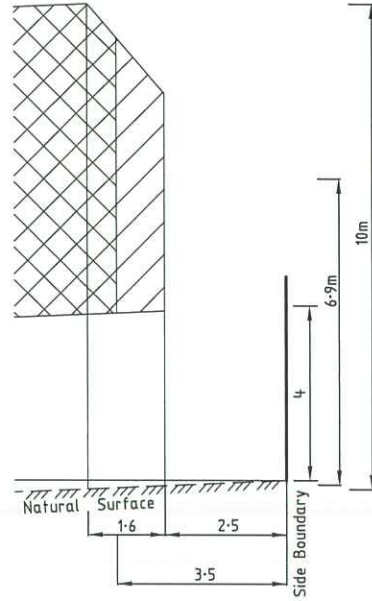
PROFILE DIAGRAMS

**MELTON PLANNING SCHEME**  
 This plan is endorsed as satisfying condition  
 No. <sup>10711</sup> of Planning Permit No. PA2010/2849  
 (PLN 6 of 6)  
 Signature of Responsible Authority \_\_\_\_\_ Date 13/11/2014

**(E) Profile**

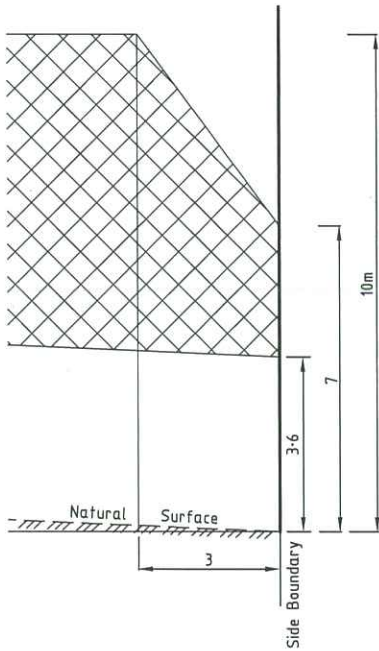


Natural surface rising from side boundary

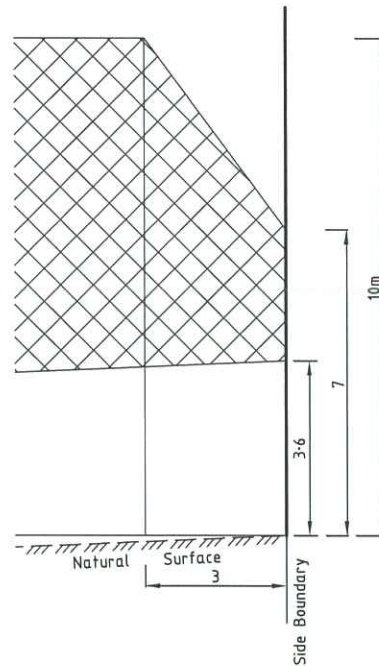


Natural surface falling from side boundary

**(T) Profile**



Natural surface rising from side boundary



Natural surface falling from side boundary




# BUILDING ENVELOPES

FOR

## ASPIRE ESTATE

### STAGE 9C

PS 734537L version A

<b>MELTON PLANNING SCHEME</b>	
This plan is endorsed as satisfying condition	
No. <u>10+11</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

