

Our ref: PA2010/2849

25 September 2014

Ms Stephanie Baker
Mesh Planning
Level 1/6, Riverside Quay
Southbank VIC 3006



Dear Stephanie,

Planning Permit

No. PA2010/2849
Land: 107-165 Beattys Road, Plumpton
Proposal: Amended Stage 6 building envelope plans associated with a Multi – Lot Staged Residential Subdivision

I refer to your letter dated 15 September 2014 submitting amended Stage 6 building envelopes plans under the above planning permit.

I wish to advise that the revised building envelope plans have now been endorsed by Council and copies 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 6

PS 646729R version J

MELTON PLANNING SCHEME	
This is the amended plan referred to in	
Planning Permit No. <u>PA2010/2849</u>	
Plan <u>1</u> of <u>6</u> (CONDITION 4)	
	<u>25/9/2014</u>
Signature of Responsible Authority	Date

ref: 2705906BE
date: 15/09/2014
version: E

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
Tel 03) 9699 1400 Fax 03) 9699 5992



MELTON PLANNING SCHEME

This is the amended plan referred to in

Planning Permit No. PA2010/2849

Plan 2 of 6 (CONSTRUCTION)

25/9/2014


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)

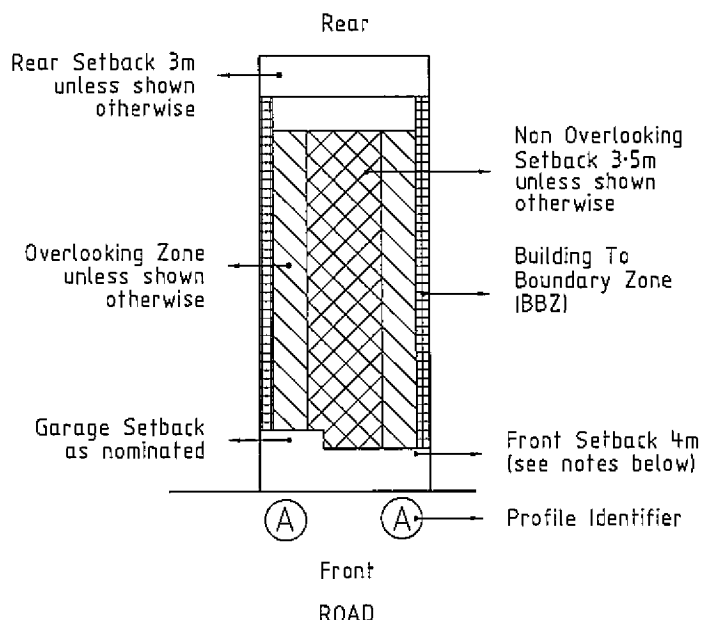
 Building to Boundary Zone

 Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking

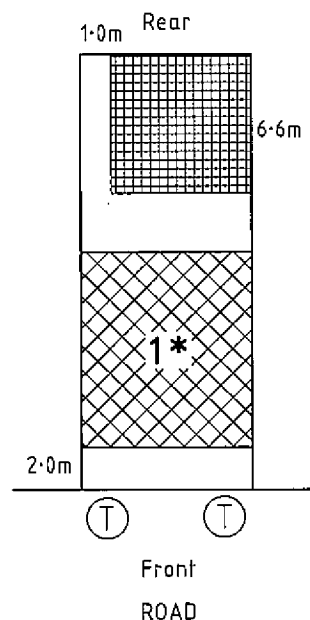
 Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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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MELTON PLANNING SCHEME

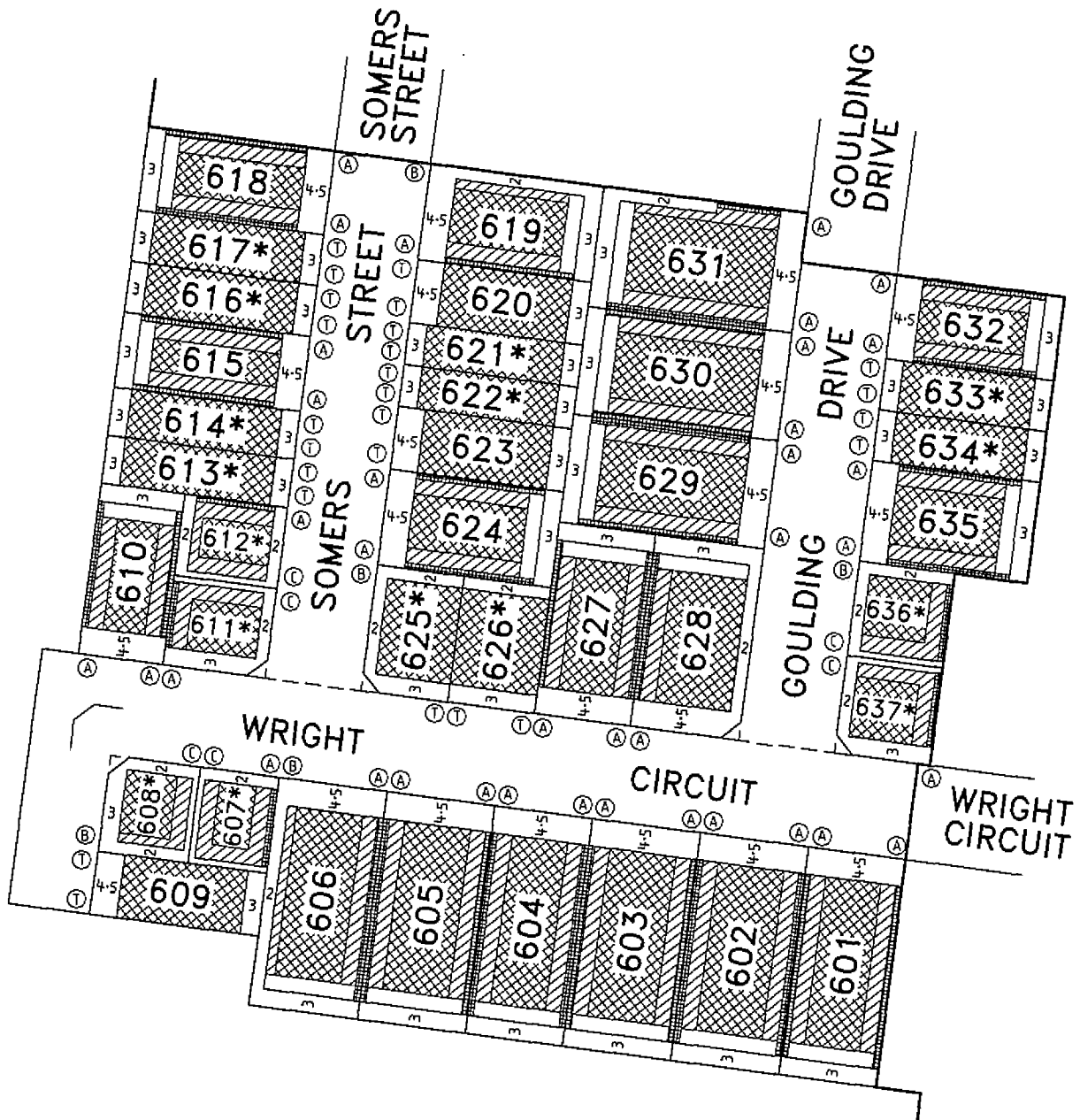
This is the amended plan referred to in

Planning Permit No. PA1010/2014

Plan 3 of 6 (CONDITION 4)

Signature of Responsible Authority _____ Date 25/9/2014

STAGE 6 BUILDING ENVELOPES



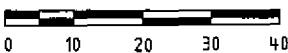
Notations:

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) & (T) are contained in "Profile Diagrams" in this document.

The Building Envelope for Lot 631 is partially defined by an easement. Please see Stage 6 Plan of Subdivision, PS646729R, for details.



scale 1:1000
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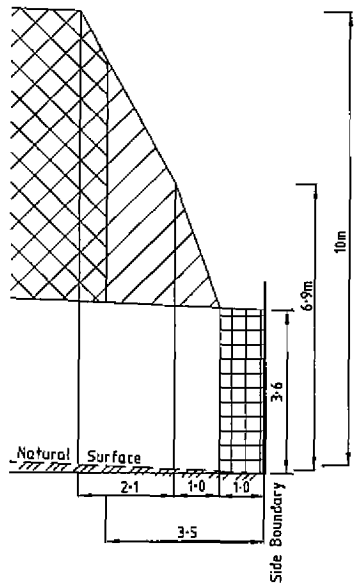
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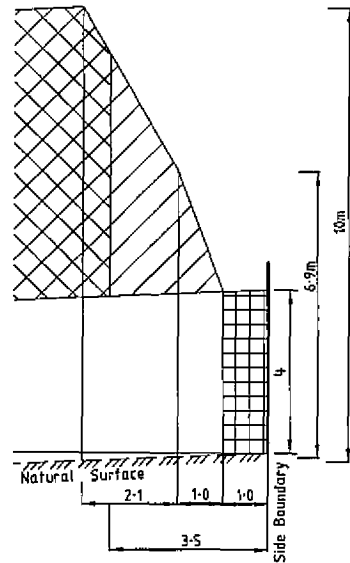
PROFILE DIAGRAMS

MELTON PLANNING SCHEME	
This is the amended plan referred to in	
Planning Permit No. <u>PA2010/2849</u>	
Plan <u>4</u> of <u>6</u> (Completion 4)	
25/9/2014	
Signature of Responsible Authority	Date

(A) Profile

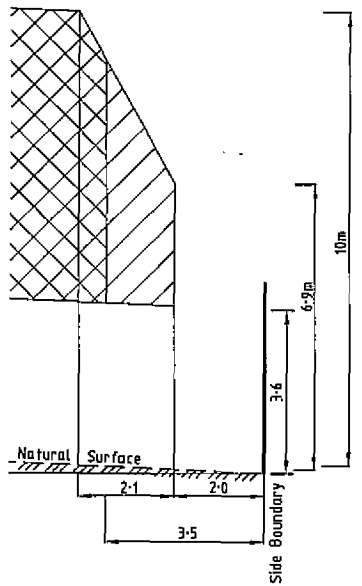


Natural surface rising from side boundary

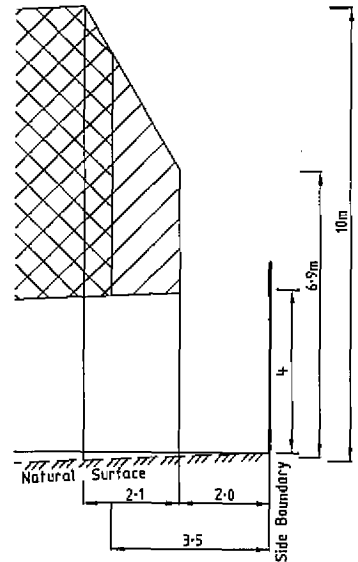


Natural surface falling from side boundary

(B) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary



MELTON PLANNING SCHEME

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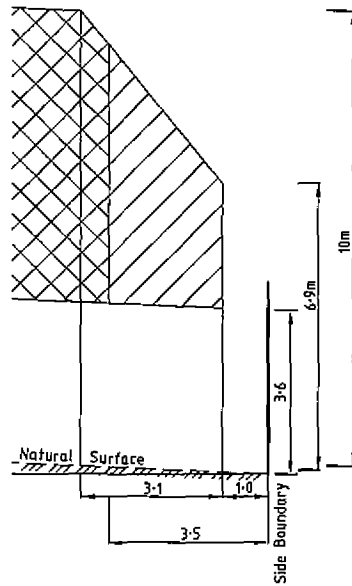
Plan S of 6 (Condition 4)

28/9/2014

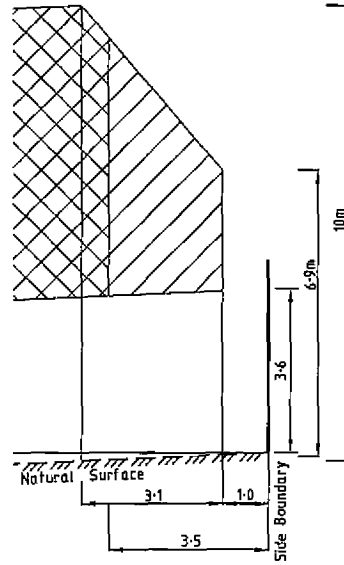
Signature of Responsible Authority _____ Date _____

PROFILE DIAGRAMS

C Profile

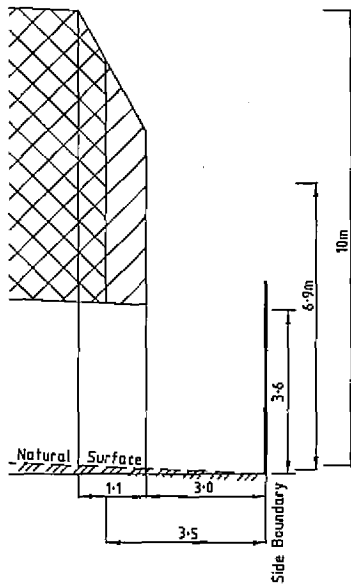


Natural surface rising from side boundary

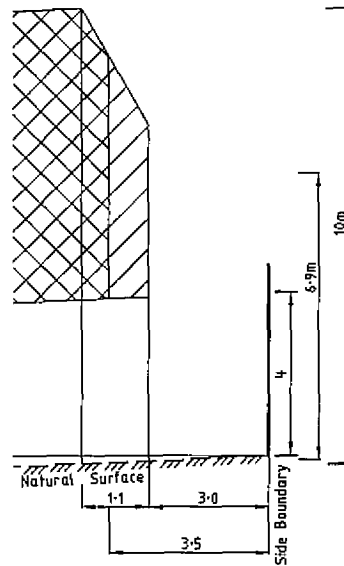


Natural surface falling from side boundary

D Profile



Natural surface rising from side boundary

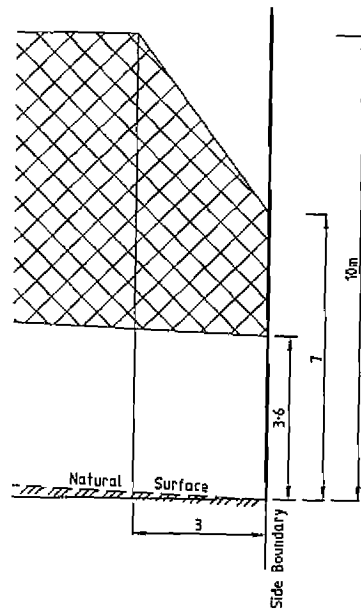


Natural surface falling from side boundary

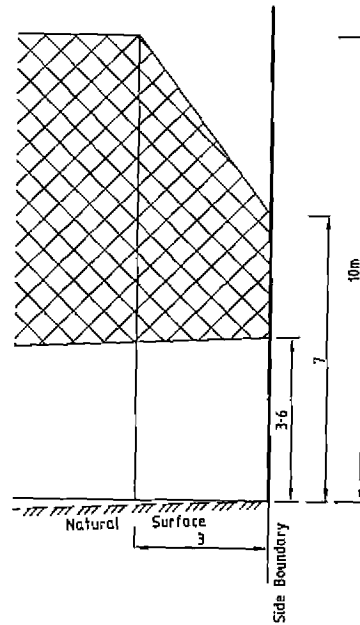


PROFILE DIAGRAMS

Ⓣ Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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