

Our ref: PA2010/2849

21 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 9A 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. The Stage 9A and 9B Lot Density Schedules are also satisfactory to Council and has been approved.

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 9A

PS 728887R version G

MELTON PLANNING SCHEME	
This plan is endorsed as satisfying condition	
1071	
No. _____ of Planning Permit No. PA2010/2849	
(PLAN 1 OF 6)	
	21/11/2014
Signature of Responsible Authority	Date

ref: 2705909BG  
date: 11/11/2014  
version: G

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**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. 10711 of Planning Permit No. PA2010/2849

(Plans 2 of 6)





21/11/2014

Signature of Responsible Authority

DATE BUILDING ENVELOPES

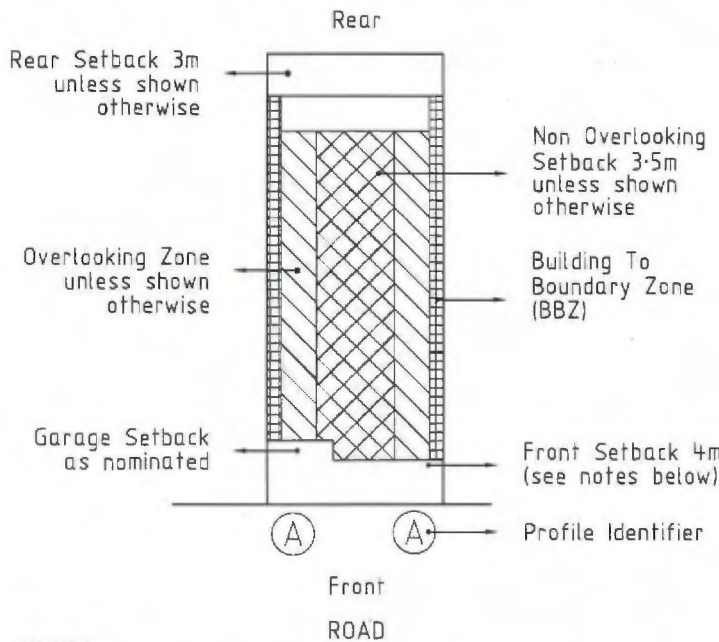
## LEGEND

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

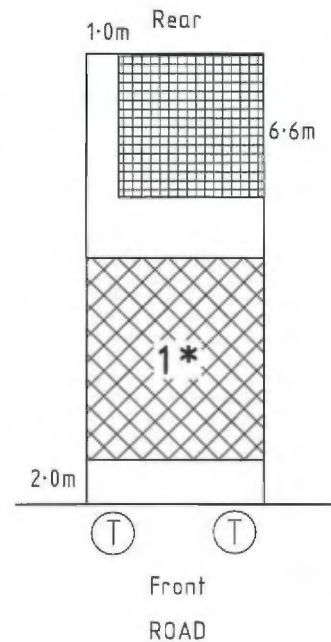
-  Single storey Building Envelope (wall height not exceeding 3.6m)
-  Building to Boundary Zone
-  Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking
-  Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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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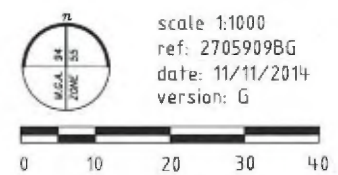


STAGE 9A  
BUILDING ENVELOPES



**MELTON PLANNING SCHEME**  
 This plan is endorsed as satisfying condition  
 No. 10411 of Planning Permit No. P27019/2804  
 (Plan 3 of 6)  
 Signature of Responsible Authority: \_\_\_\_\_ Date: 21/11/2014

- 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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PROFILE DIAGRAMS

MELTON PLANNING SCHEME

This plan is endorsed as satisfying condition

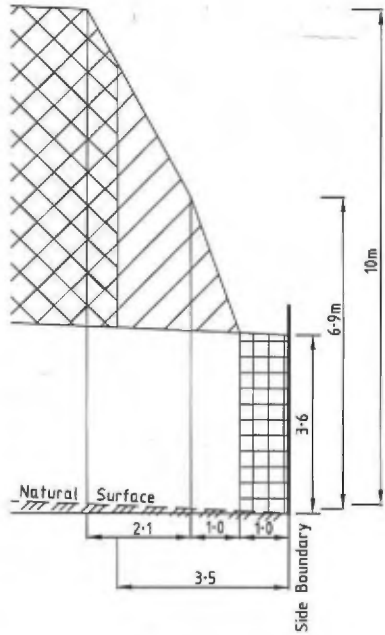
No. <sup>10711</sup> of Planning Permit No. PA2010/1844

(DRAW 4 of 6)

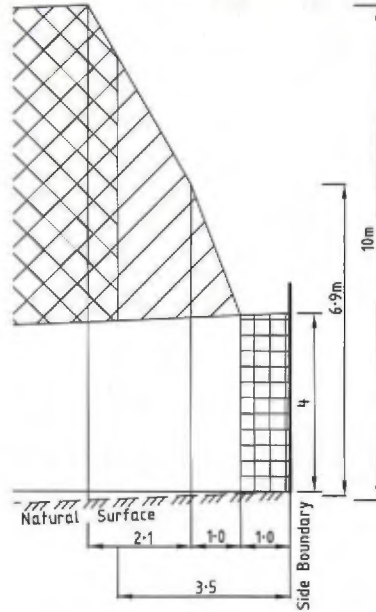
21/11/2014

Signature of Responsible Authority Date

(A) Profile

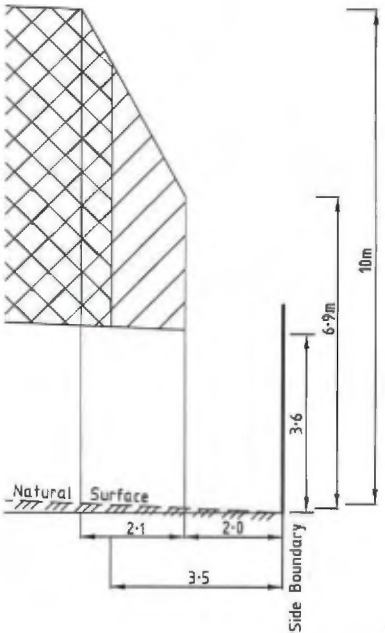


Natural surface rising from side boundary

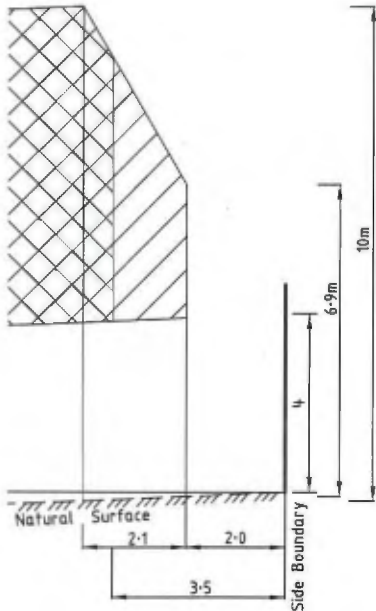


Natural surface falling from side boundary

(B) Profile



Natural surface rising from side boundary



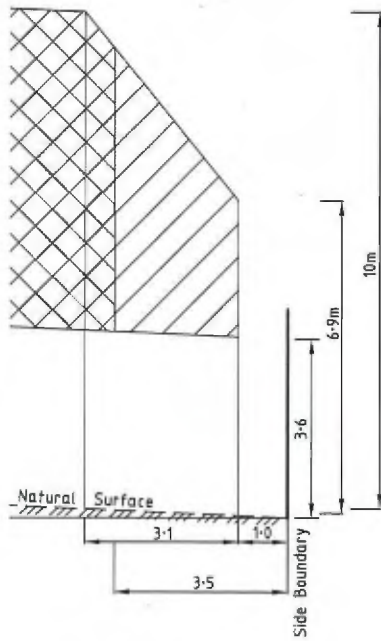
Natural surface falling from side boundary



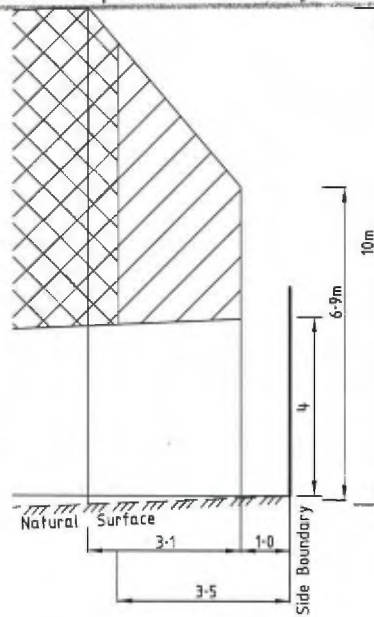
PROFILE DIAGRAMS

**MELTON PLANNING SCHEME**  
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 (PLAN 5 of 6)  
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**(C) Profile**

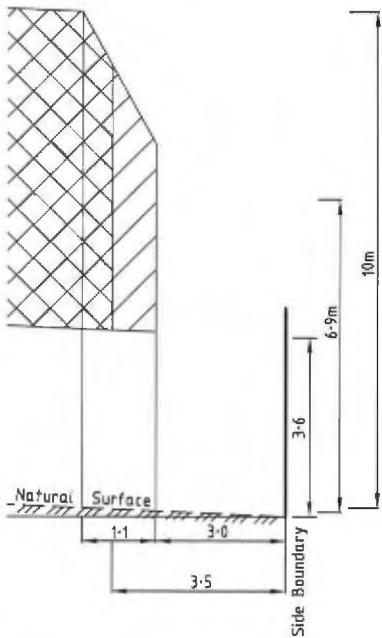


Natural surface rising from side boundary

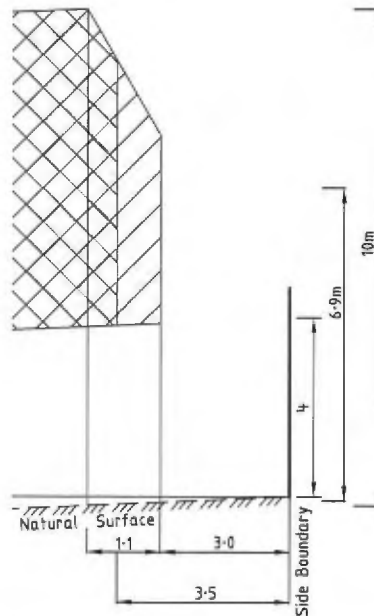


Natural surface falling from side boundary

**(D) Profile**



Natural surface rising from side boundary

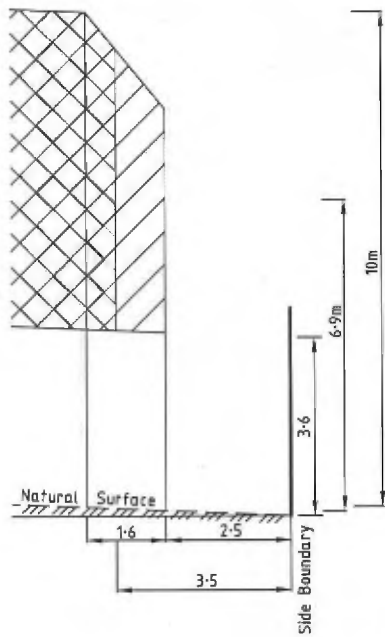


Natural surface falling from side boundary

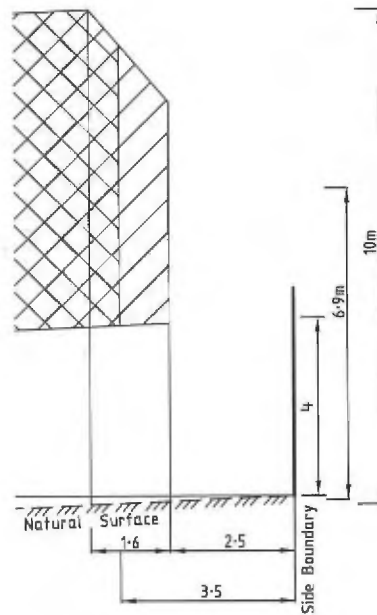


PROFILE DIAGRAMS

(E) Profile

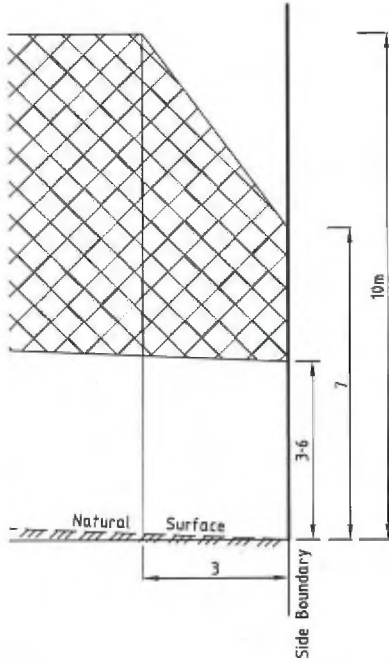


Natural surface rising from side boundary

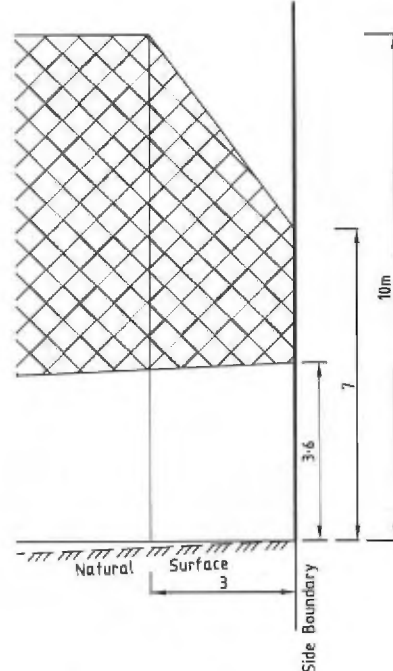


Natural surface falling from side boundary

(T) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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**MELTON PLANNING SCHEME**  
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