



80 MCGs of parklands
enough footpaths to reach Sydney
enough drains to reach Mildura
enough roads to reach South Australia
\$170m of town planning projects
2,000 food safety inspections
3,400 off-street car spaces
11,000 tonnes of recycling
40,000 tonnes of waste
one million library loans
care for 4,800 elderly
services for 5,000 children
6,200 immunisations
44 school crossings
46,000 street trees
8,500 street lights
45 sportsgrounds
45 playgrounds
and much more

Enquiries to: Michelle Yu
Telephone No.: 9524 3333
Facsimile No.: 9523 0339

22 May 2012

Damian Rogers Architecture
153 Nelson Place
WILLIAMSTOWN VIC 3016

Dear Sir/Madam

**AMENDED PLANS – CONDITION OF PERMIT
PLANNING PERMIT NO.: GE/PP-24488/2012
ENQUIRY NO.: GE/ENQ-14399/2012
PROPERTY: 12 LONDON STREET BENTLEIGH VIC 3204**

I refer to the above Planning Permit and to your request of 2 May 2012 for approval of amended plans of the proposal.

I advise that the submitted amended plans showing:

- The height of both garages reduced to 3 metres (including parapets).
- A tandem car space shown on the plan for both dwellings.
- Dwelling 1 must be setback a minimum of 15.84m from the rear boundary. Any consequential changes to be to the satisfaction of the Responsible Authority.
- Dwelling 2 must be setback a minimum of 13.84m from the rear boundary. Any consequential changes to be to the satisfaction of the Responsible Authority.
- The brick party wall at the rear to measure a maximum height of 3 metres.
- Provision of obscure glazing/screening 1.7 metres above finished floor level for the master bedroom of both dwellings or otherwise, to the satisfaction of the Responsible Authority.

are considered to satisfy Condition No. 1 of the above Permit and have been approved under powers of delegation from Council.

Please note that the following conditions of Planning Permit No. GE/PP-24488/2012 remain outstanding:

- Condition 2 – Landscape Plan

The enclosed endorsed plans are now the endorsed plans referred to in Condition No. 7 of Planning Permit No. GE/PP-24488/2012.

Any additional amendments/modifications included on the plans and not detailed in this letter do not form part of this approval.

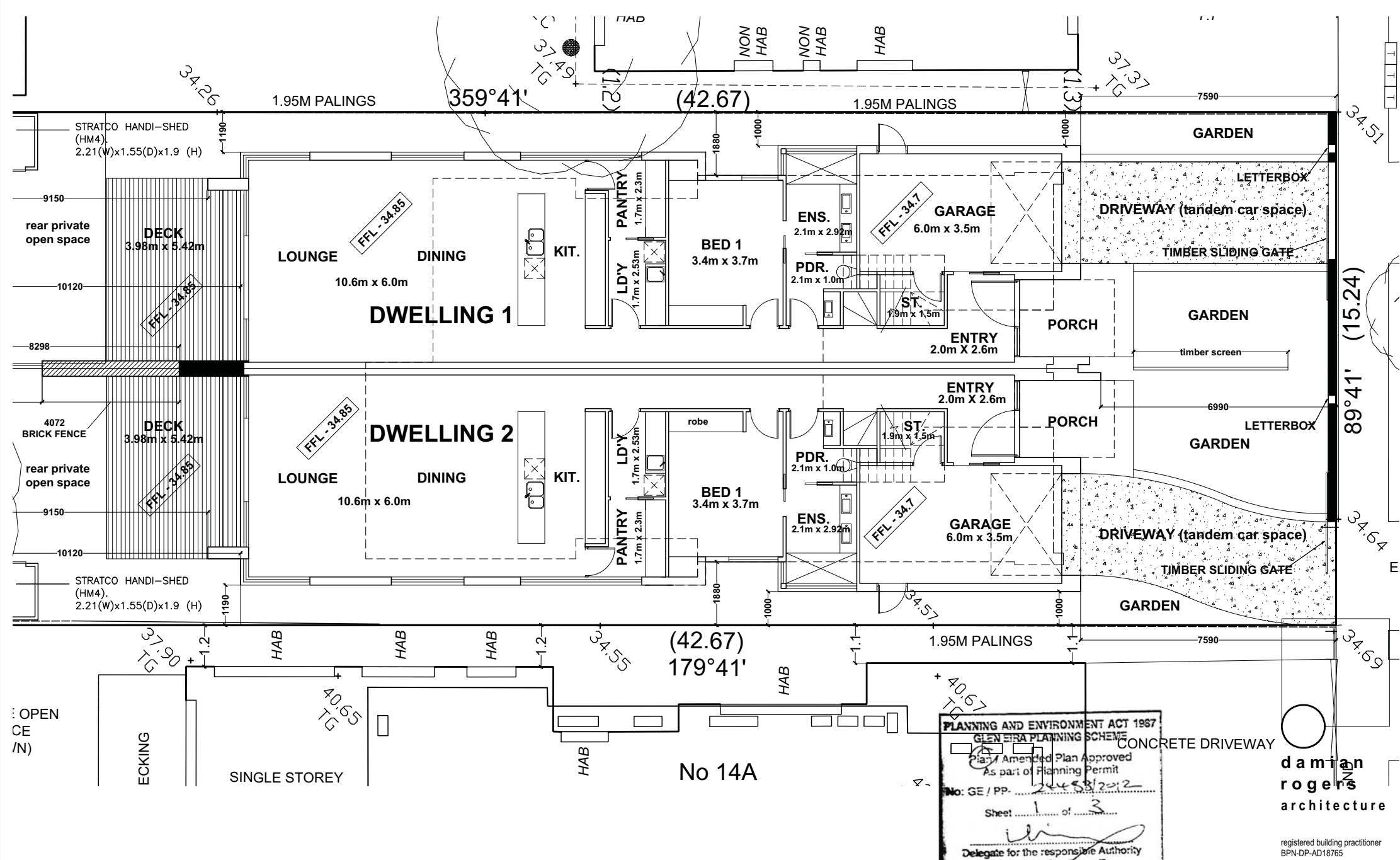
If you have any queries in relation to this permit, please contact the Statutory Planning Department.

Yours faithfully



**MICHELLE YU
TOWN PLANNER**

Encl.



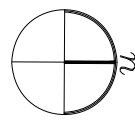
PLANNING AND ENVIRONMENT ACT 1987
 GLEN EIRA PLANNING SCHEME
 Plan Amended Plan Approved
 As part of Planning Permit
 No: GE/PP... 24453/2012
 Sheet 1 of 3
 Delegate for the responsible Authority

damian rogers architecture

registered building practitioner
 BPN-DP-AD18765

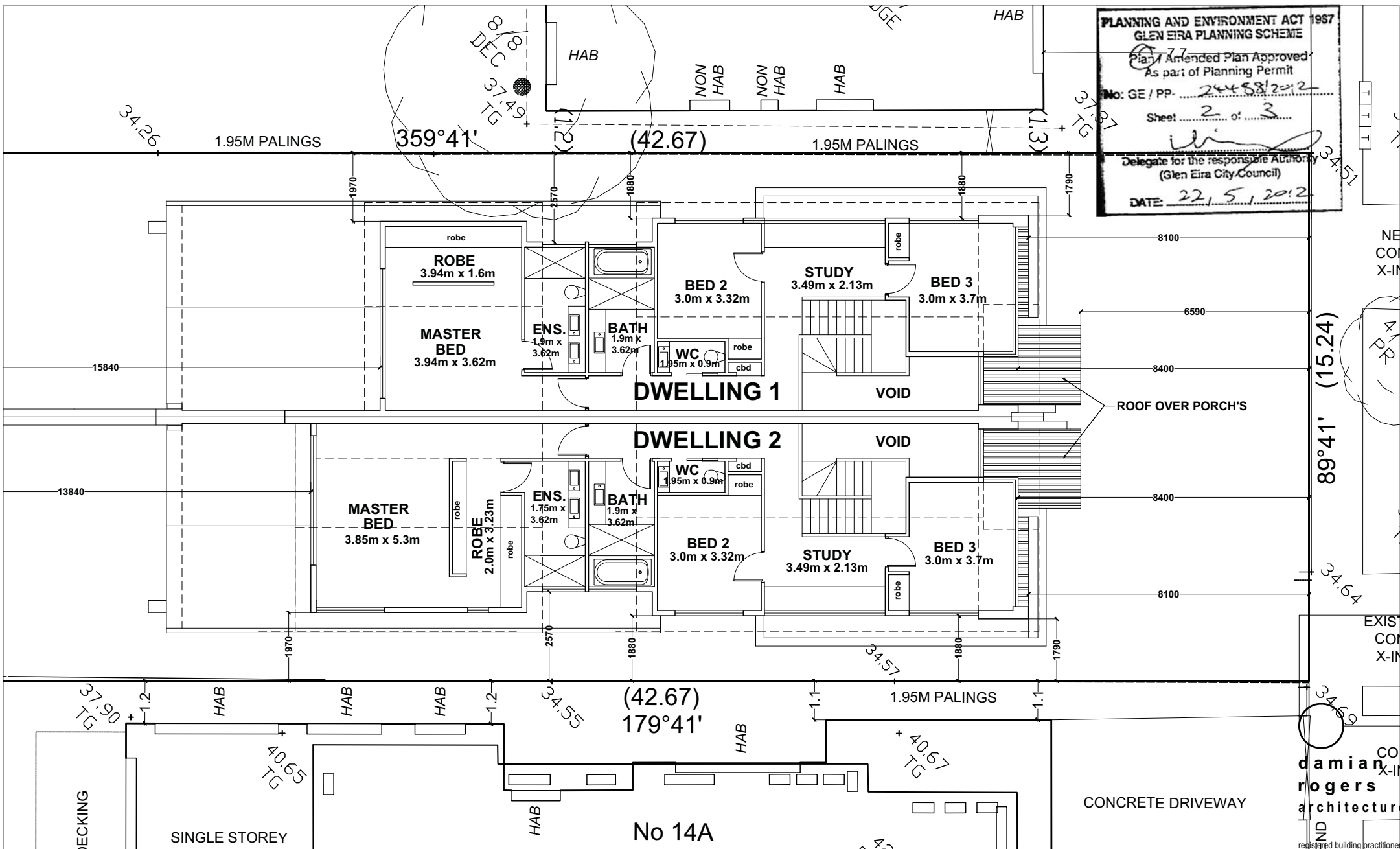
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DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. READ THIS DRAWING IN CONJUNCTION WITH ALL SPECIFICATIONS, OTHER DRAWINGS AND CONSULTANTS DETAILS. DESIGNER SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES FOUND THEREIN. ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON SITE. THE OWNERSHIP OF THE COPYRIGHT IN THIS DRAWING IS RETAINED BY DAMIAN ROGERS WHOSE WRITTEN CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION OF THE DRAWING OR ANY PART THEREOF CAN BE MADE

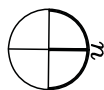


DATE: 9.7.12 CLIENT: AVMT - Allied Venture Management DRAWING TITLE: GROUND FLOOR PLAN DRAWING NUMBER: A-01
 SCALE: 1:100 SITE ADDRESS: 12 LONDON ST, BENTLEIGH

PLANNING AND ENVIRONMENT ACT 1987
 GLEN EIRA PLANNING SCHEME
 Plan / Amended Plan Approved
 As part of Planning Permit
 No: GE / PP- 24458/2012
 Sheet 2 of 3
 Delegate for the responsible Authority
 (Glen Eira City Council)
 DATE: 22.5.2012



DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. READ THIS DRAWING IN CONJUNCTION WITH ALL SPECIFICATIONS, OTHER DRAWINGS AND CONSULTANTS DETAILS. DESIGNER SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES FOUND THEREIN. ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON SITE. THE OWNERSHIP OF THE COPYRIGHT IN THIS DRAWING IS RETAINED BY DAMIAN ROGERS WHOSE WRITTEN CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION OF THE DRAWING OR ANY PART THEREOF CAN BE MADE



DATE
9.7.12

CLIENT
AVMT - Allied Venture Management

DRAWING TITLE
FIRST FLOOR PLAN

DRAWING NUMBER

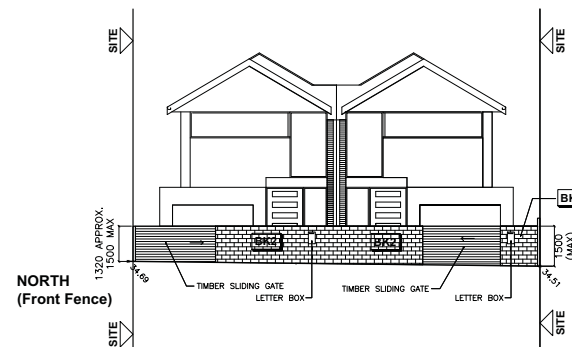
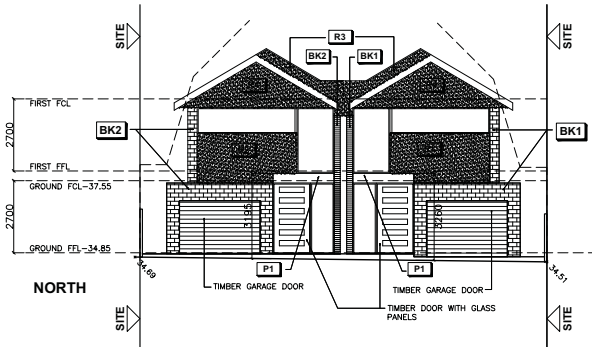
A-02

SCALE 1:100



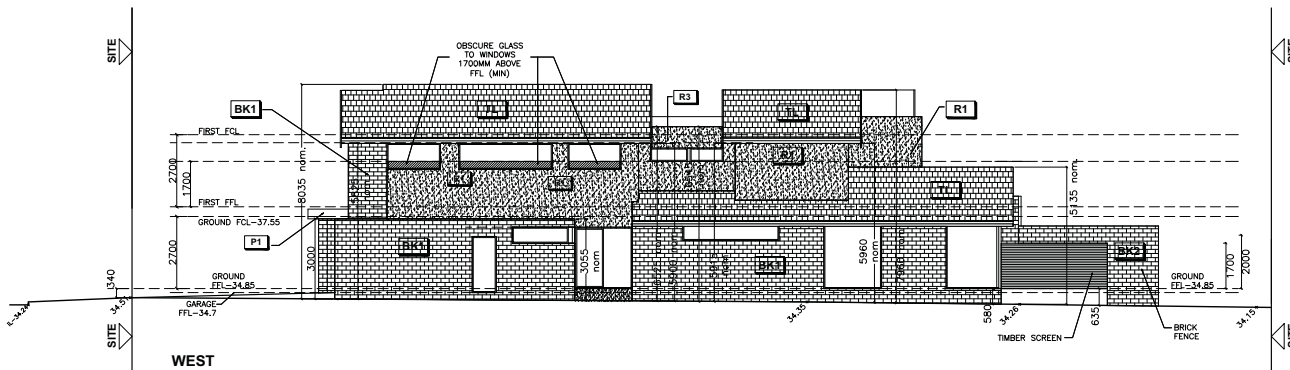
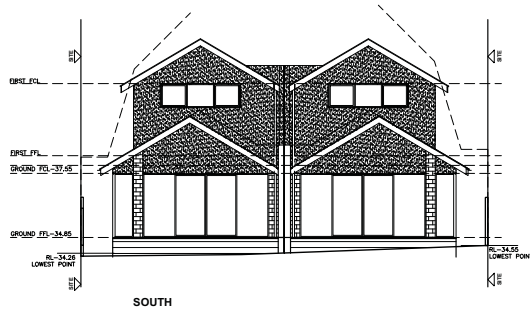
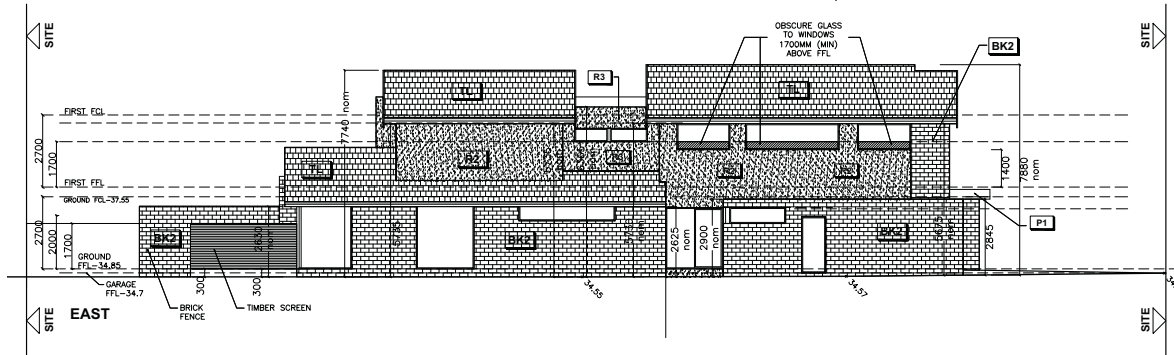
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MATERIALS SCHEDULE

- BK1** BRICK TYPE 1
- BK2** BRICK TYPE 2
- R1** RENDER FINISH TYPE 1
- R2** RENDER FINISH TYPE 2
- R3** RENDER FINISH TYPE 3
- P1** PAINT FINISH TYPE 1



PLANNING AND ENVIRONMENT ACT 1987
 GLEN EIRA PLANNING SCHEME
 Amended Plan Approved
 As part of Planning Permit
 No: GE / PP. 24458/2012
 Sheet 3 of 3
 Delegate for the responsible Authority
 (Glen Eira City Council)
 DATE: 22.5.12

CLIENT
 AVMT - Allied Venture Management

SITE ADDRESS
 12 LONDON ST, BENTLEIGH

DATE
 30.04.12

SCALE - 1:100



DRAWING TITLE
ELEVATIONS
A-03

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DAMIAN ROGERS
 architecture

REGISTER ARCHITECT - 17822

Or (03) 9397 5669

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CONDITION 1 PLANS
NOT FOR CONSTRUCTION