

SECONDARY CONSENT

**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME**

**PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/729/2019/C**

**Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo**

Date: 21 December 2023 Page 1 of 2

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Ver	Revision Description	Date
16	Amended to Match Final PoS	14/11/2023
15	Widened Emergency Track	13/05/2022
14	Amended building zone lot	1/06/2021

Drafted J.Sens Nov 2023	Checked P.Bowe Nov 2023
Approved J.Sens Nov 2023	

Notes/Legend

All dimensions and boundary locations shown are approximate only and subject to final survey & design.

TERRACO
Civil Engineers
Project Managers
Development Consultants

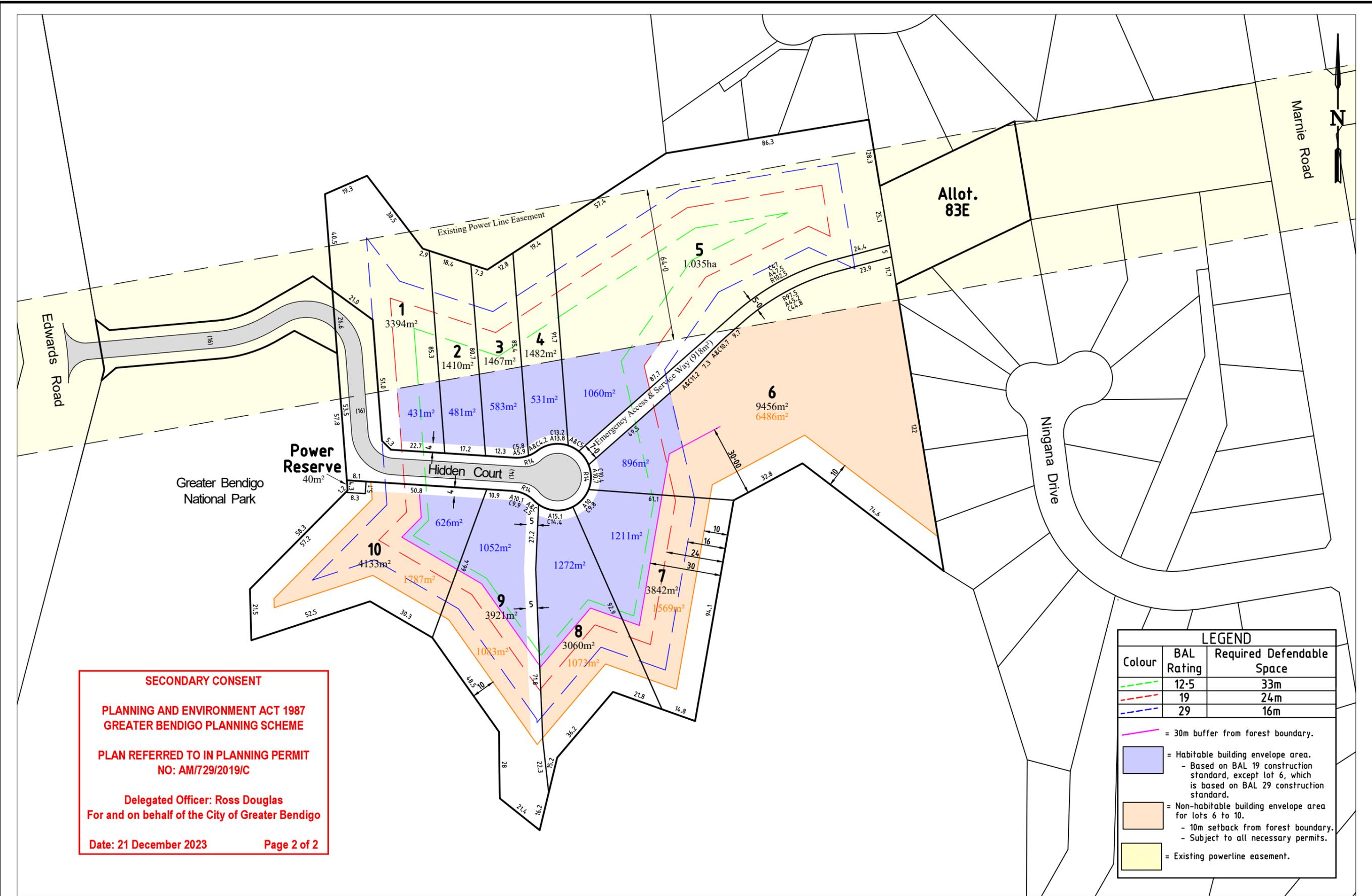
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Scale (m) 1:1500 0 15 30

All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)

Drawing file: 09075_PPA_V16.dwg LTO Ref: PS841752J

City of Greater Bendigo - Kennington					
169 Edwards Road Proposed Layout Plan					
Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet	
AM/729/2019/C	ME 20459	09075	16	2 of 4	



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LEGEND		
Colour	BAL Rating	Required Defendable Space
	12.5	33m
	19	24m
	29	16m
	= 30m buffer from forest boundary.	
	= Habitable building envelope area. - Based on BAL 19 construction standard, except lot 6, which is based on BAL 29 construction standard.	
	= Non-habitable building envelope area for lots 6 to 10. - 10m setback from forest boundary. - Subject to all necessary permits.	
	= Existing powerline easement.	

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City of Greater Bendigo - Kennington

169 Edwards Road
Proposed Layout Plan with Envelopes

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