

### 90 Beatty Avenue Glenroy VIC

The hard work is done for you with endorsed plans, permits and engineering ready to go for 3 town houses.

This perfectly flat land sits on 594m2 approx. Positioned in the sought-out Pascoe Vale Girls zone, Corpus Christi Primary School, Zone 1 Glenroy Station, Oak Park Train Station, Walking distance from Northern Golf Club, bus access, Shopping Precinct & West Street Village.

Surrounded by parks, Reserves and only approximately 12.5 km from CBD with easy City Link, Ring road and airport access.

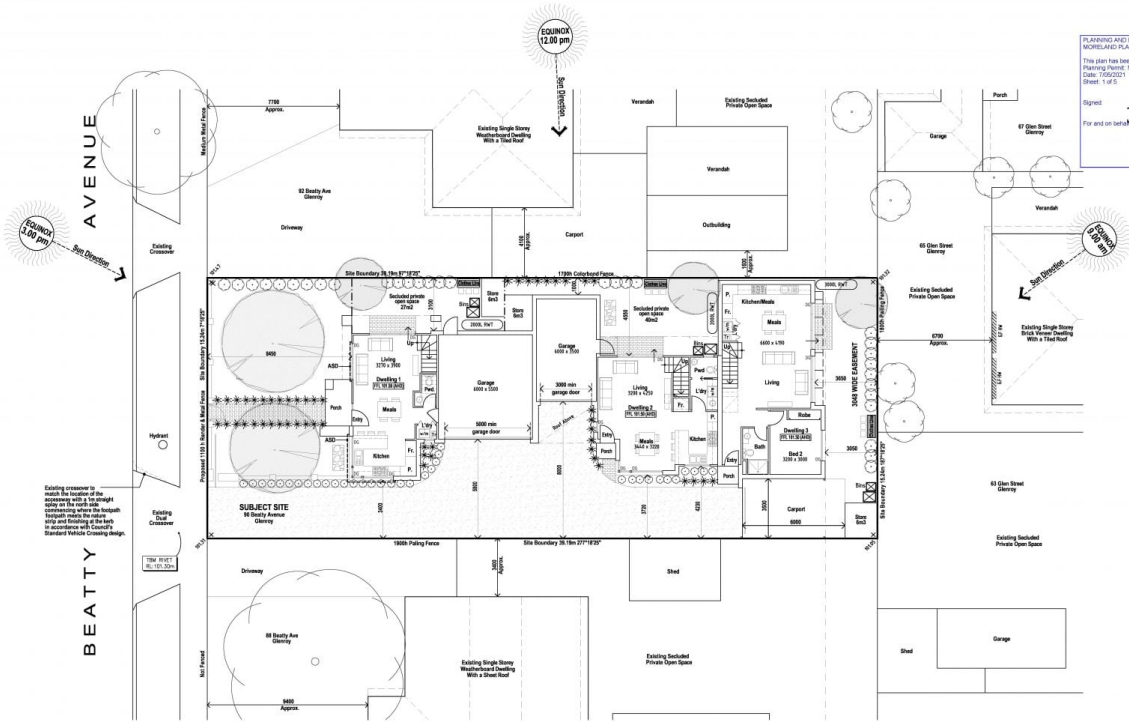
Unit 1 & 2 dwelling, both have garages. Dwelling 3 has carport and 5-star energy rating.

Sealed Bid: Monday the 10th of July at 6:00PM

**Price** : \$ 690,000  
**Land Size** : 594 sqm  
**View** : <https://www.ypa.com.au/7611877>



**Amira Maghnie**  
**0422 127 874**



PLANNING AND ENVIRONMENT ACT 1987  
MORVELAND PLANNING SCHEME  
This plan has been prepared pursuant to  
Planning Permit: WPP0220463  
Date: 15/05/2021  
Sheet 1 of 5  
Signed: *Matthew White*  
For and on behalf of: *Matthew White*

**Ground Floor & Site Plan**  
Scale: 1:100

**AREA ANALYSIS**

Dwelling	GROUND FLOOR	FIRST FLOOR	POORHAIRES/CO	GARAGE	TOTAL
Dwelling 1	43 m <sup>2</sup>	62 m <sup>2</sup>	13 m <sup>2</sup>	37 m <sup>2</sup>	155 m <sup>2</sup>
Dwelling 2	47 m <sup>2</sup>	62 m <sup>2</sup>	9 m <sup>2</sup>	23 m <sup>2</sup>	141 m <sup>2</sup>
Dwelling 3	67 m <sup>2</sup>	33 m <sup>2</sup>	1 m <sup>2</sup>	18 m <sup>2</sup>	119 m <sup>2</sup>

Dwelling	REAR OPEN SPACE	SELLER OPEN SPACE	TOTAL
Dwelling 1	191 m <sup>2</sup>	27 m <sup>2</sup>	128 m <sup>2</sup>
Dwelling 2	8 m <sup>2</sup>	42 m <sup>2</sup>	48 m <sup>2</sup>
Dwelling 3	1 m <sup>2</sup>	42 m <sup>2</sup>	41 m <sup>2</sup>

SITE AREA	SITE COVERAGE Building Area	SITE COVERAGE Total Impervious Surfaces		GARDEN AREA 500-650m <sup>2</sup> = 30%
		Permet	Impermet	
597 m <sup>2</sup>	258 m <sup>2</sup> 43.2%	465 m <sup>2</sup> 77.8%	188 m <sup>2</sup> 31.5%	

**SITE LEGEND**

- DENOTES CASTING TREES & SHRUBS
- DENOTES CANOPY TREE
- DENOTES NARROW CANOPY TREE
- DENOTES NARROW EVERGREEN SCREEN VEGETATION TO 3M HGR.
- ASD DENOTES ADJUSTABLE SHADING DEVICE TO SELECTED WINDOW
- DG DENOTES DOUBLE GLAZING TO SELECTED WINDOW
- DENOTES SHRUBS & GROUNDCOVERS
- DENOTES SELECTED SKY-LIGHT
- DENOTES 1800 HIGH PALING FENCE (L & G)
- DENOTES SELECTED CONCRETE TO DRIVEWAY & CARSPACES
- DENOTES SELECTED CONCRETE PAVING
- DENOTES PROPOSED MANGROVE AREA TO THE SPECIFICATIONS OF MELBOURNE WATER.

**NOTE:**  
ALL PROPOSED LANDSCAPING TO BE PLANT PROPOSED OR LANDSCAPE PLAN



**Project**  
**Multi-Dwelling Development**

**Client**  
**Mayfair Property Pty Ltd**

Rev.	Date	Description	By
A	18.08.20	Concept Queries	P.S
B	16.03.21	Planning Permit Condition 1's Applied	P.S

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Scale 1:100  
Checked A.W  
Date 02.07.20  
Drawn P.S

**Drawing**  
**Ground Floor & Site Plan**  
Address  
**At 90 Beatty Avenue, Glenroy**  
Ref No. **20-1714M** Sheet No. **TP1**

**Designer**  
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