


BUILDING ENVELOPES

FOR

ASPIRE ESTATE

STAGE 5A

PS 646728T version J

MELTON PLANNING SCHEME	
This plan is endorsed as satisfying condition	
No. 10.11 of Planning Permit No. PA2010/2849	
CRAN (OF 6)	
	5/06/2013
Signature of Responsible Authority	Date

ref: 705905CG
date: 19/03/2013
version: G

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 3206 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992



MELTON PLANNING SCHEME

This plan is endorsed as satisfying condition

No. 1011 of Planning Permit No. P/2010/2849
(PLAN 20FB)

5/6/2013





Signature of Responsible Authority

Date

BUILDING ENVELOPES

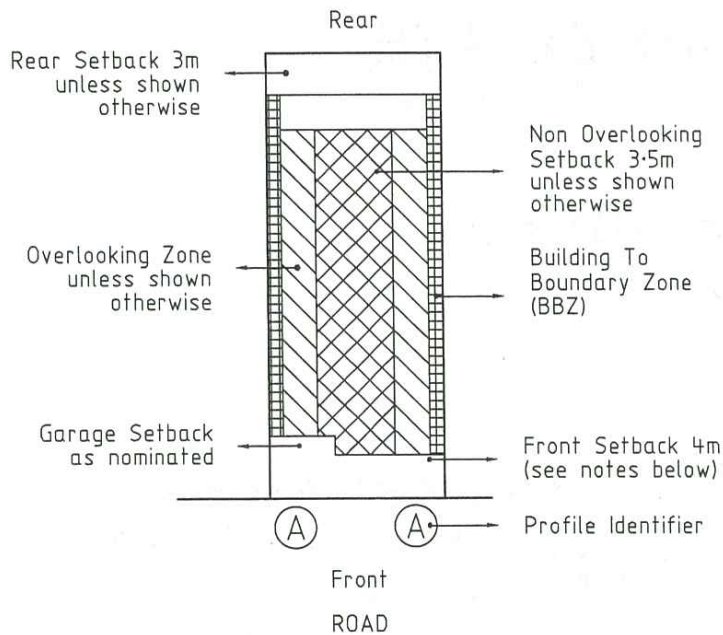
LEGEND

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

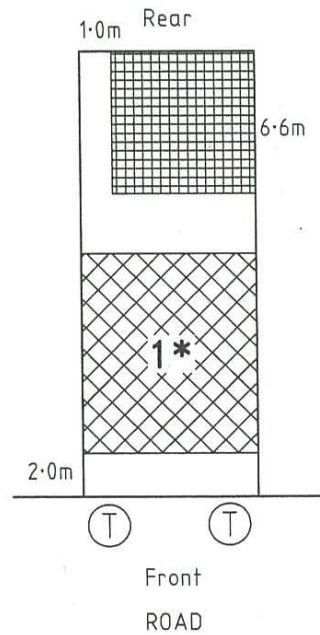
-  Single storey Building Envelope (wall height not exceeding 3.6m)
-  Building to Boundary Zone
-  Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking
-  Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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 '*'

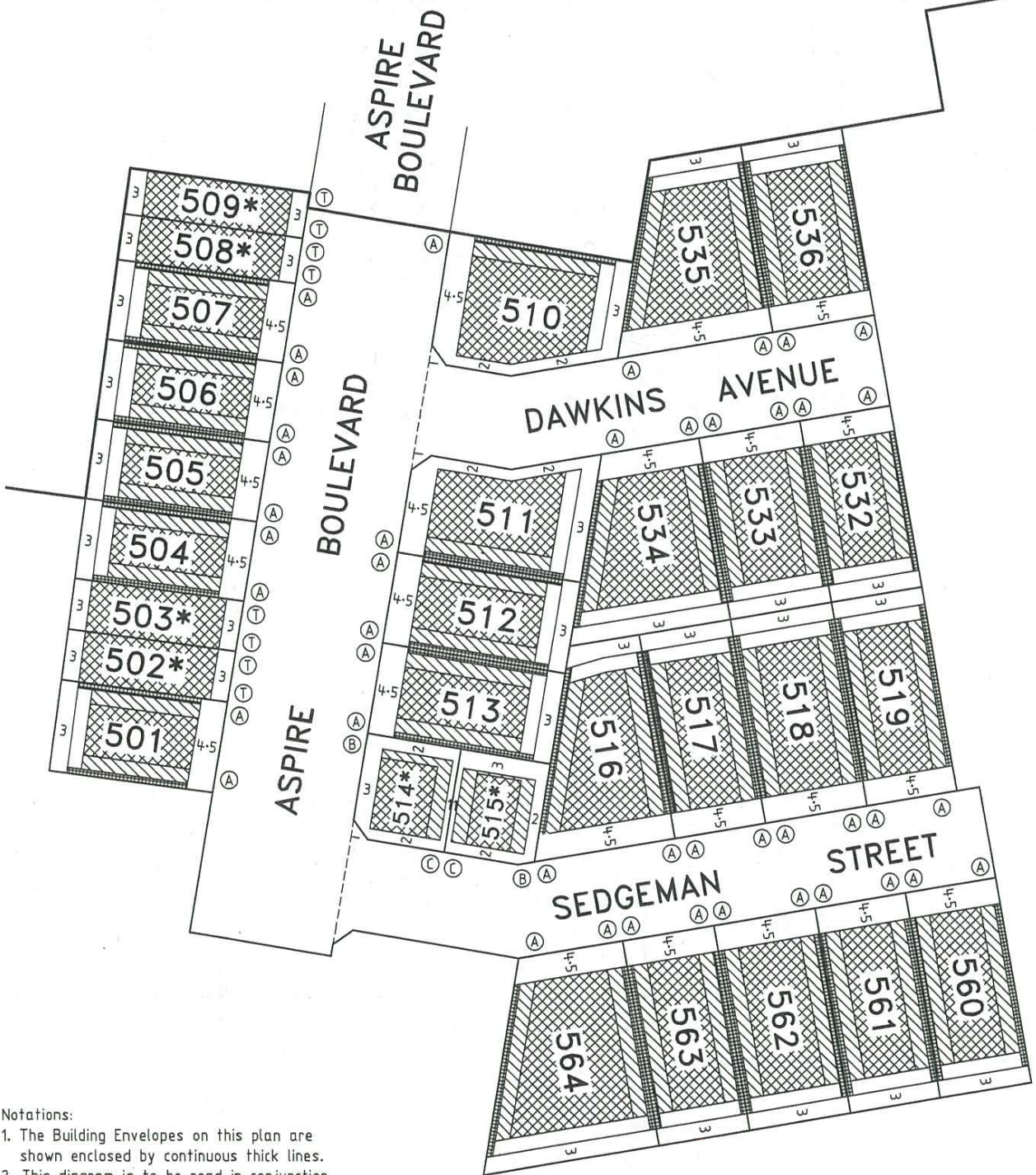
- With the exception of garages with access from a laneway, garages must be located or setback behind the front facade of the home.
- Garages setback between 5.0m and 3.9m behind the front street building line are not permitted.
- Minimum private open space required is 25 square metres with a 3m minimum width.
- Maximum building site coverage of 70% is permitted.

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STAGE 5A
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.



scale 1:1000
ref: 705905CG
date: 19/03/2013
version: G



MELTON PLANNING SCHEME
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(PLAN 3 of 6)
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The Building Envelope for Lot 516 is partially defined by an easement. Please see Stage 5A Plan of Subdivision, PS646728T, for details.

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ELTON PLANNING SCHEME

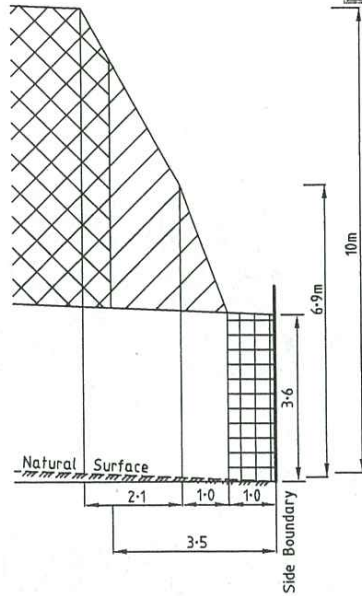
PROFILE DIAGRAMS

This plan is endorsed as satisfying condition
 No. 10+11 of Planning Permit No. PA2010/2849
 (PLAN 4 OF 6)

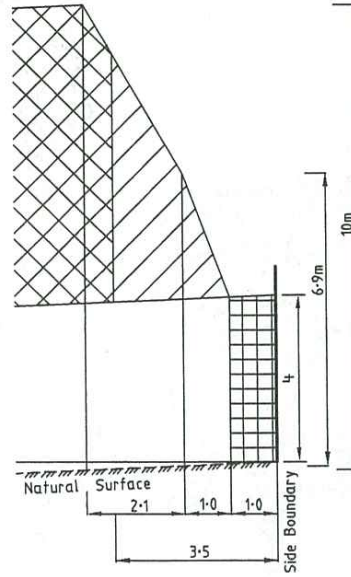
5/6/2013

Signature of Responsible Authority Date

(A) Profile

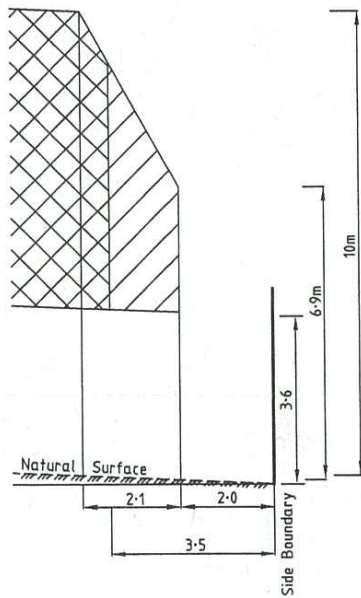


Natural surface rising from side boundary

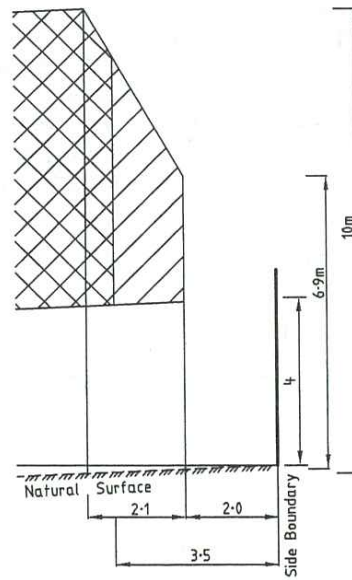


Natural surface falling from side boundary

(B) Profile



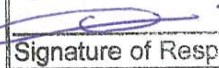
Natural surface rising from side boundary



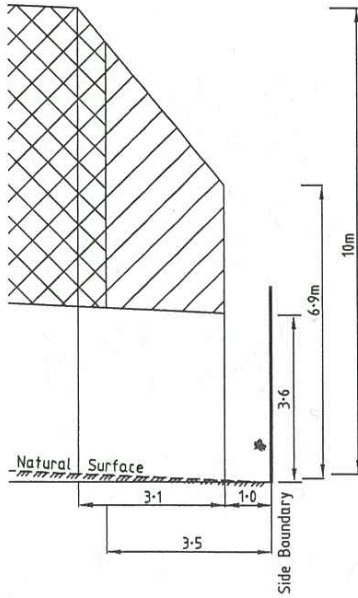
Natural surface falling from side boundary



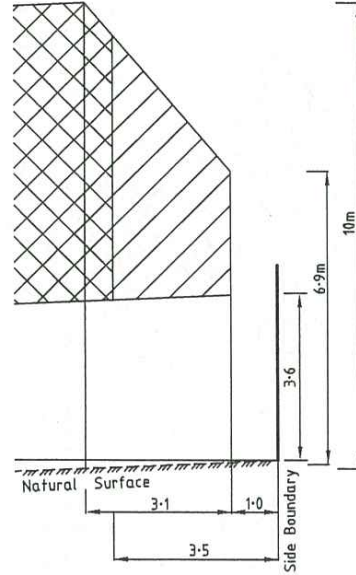
PROFILE DIAGRAMS

MELTON PLANNING	IE
This plan is endorsed as being in accordance with condition	
No. 10+11 of Planning Permit No. PA2010/2844	
(PLAN 5 OF 6)	
	5/6/2013
Signature of Respondent	Priority Date

(C) Profile

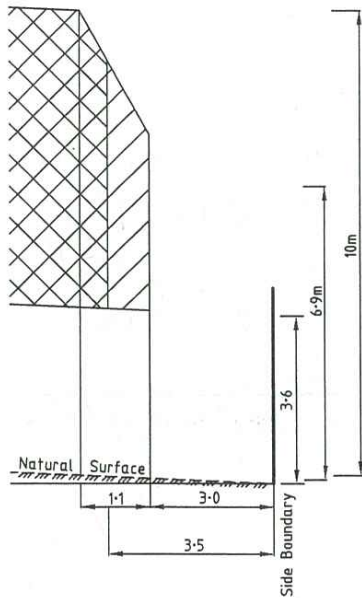


Natural surface rising from side boundary

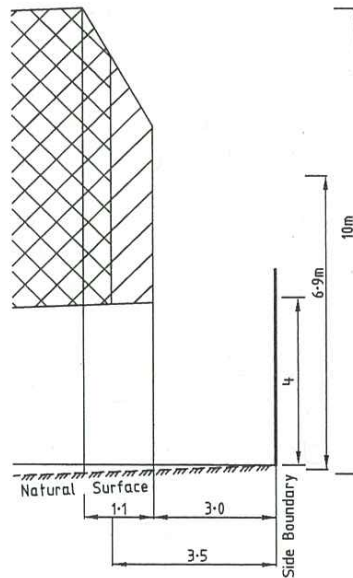


Natural surface falling from side boundary

(D) Profile



Natural surface rising from side boundary

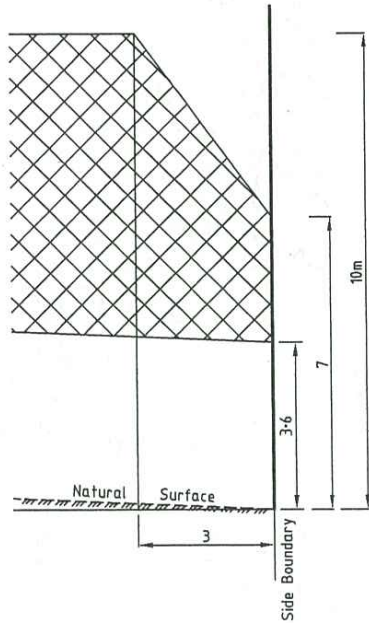


Natural surface falling from side boundary

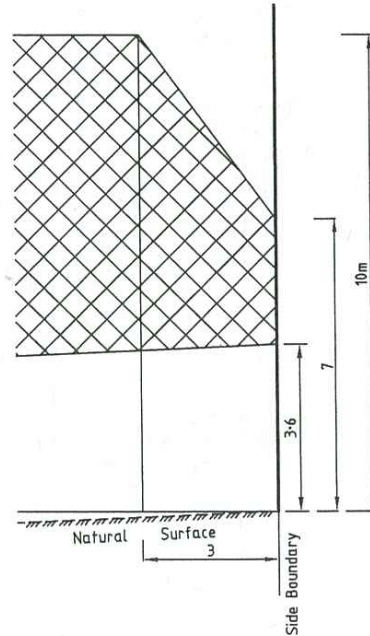


PROFILE DIAGRAMS

(T) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

MELTON PLANNING SCHEME
 This plan is endorsed as satisfying condition
 No. 10+11 of Planning Permit No. PA2010/2849
 (PLAN 6 of 6)
 _____ s/16/2013
 Signature of Responsible Authority Date

