

# BUILDING ENVELOPES

FOR

## ASPIRE ESTATE

**STAGE 5B**

PS 714635Y version J

### MELTON PLANNING SCHEME

This plan is endorsed as satisfying condition

No. 10411 of Planning Permit No. PA2010/2849  
(PLAN 10411)

 5/06/2013  
Signature of Responsible Authority      Date

ref: 2789605BG  
date: 16/04/2013  
version: G





**Bosco Jonson Pty Ltd**  
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# 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 source of overlooking
-  Non Overlooking Zone - Habitable room windows or raised open spaces 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.

**MELTON**

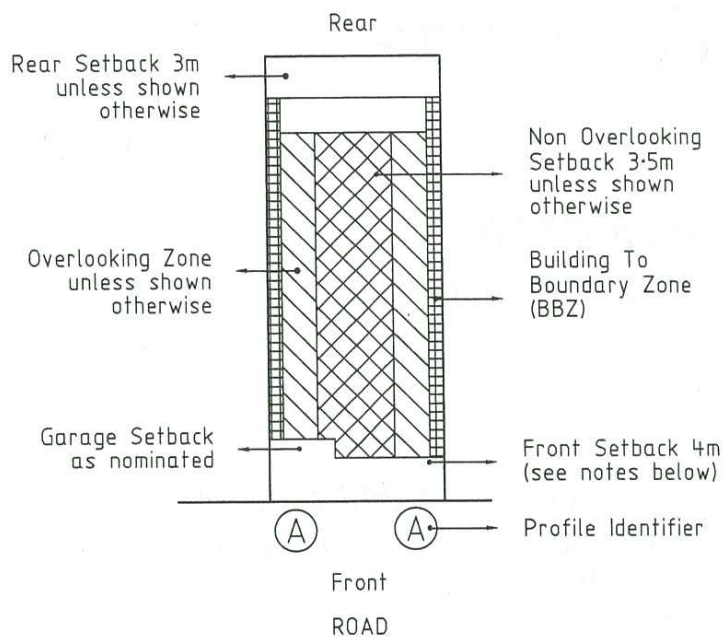
This plan is endorsed as satisfying condition

Notified of Planning Permit No. P2010/2894  
(COUN 2 of 7)

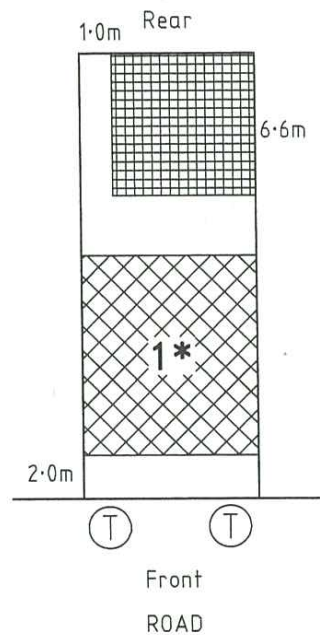
Signature of Responsible Authority *[Signature]* Date *5/06/2013*

**HEME**

### 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 5B  
BUILDING ENVELOPES



**MELTON PLANNING SCHEME**  
 This plan is endorsed as satisfying condition  
 No. 10(1) of Planning Permit No. P2010/2849  
 (PLAN 3 OF 7)  
 5/6/2013  
 Signature of Responsible Authority Date

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.



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 date: 16/04/2013  
 version: G



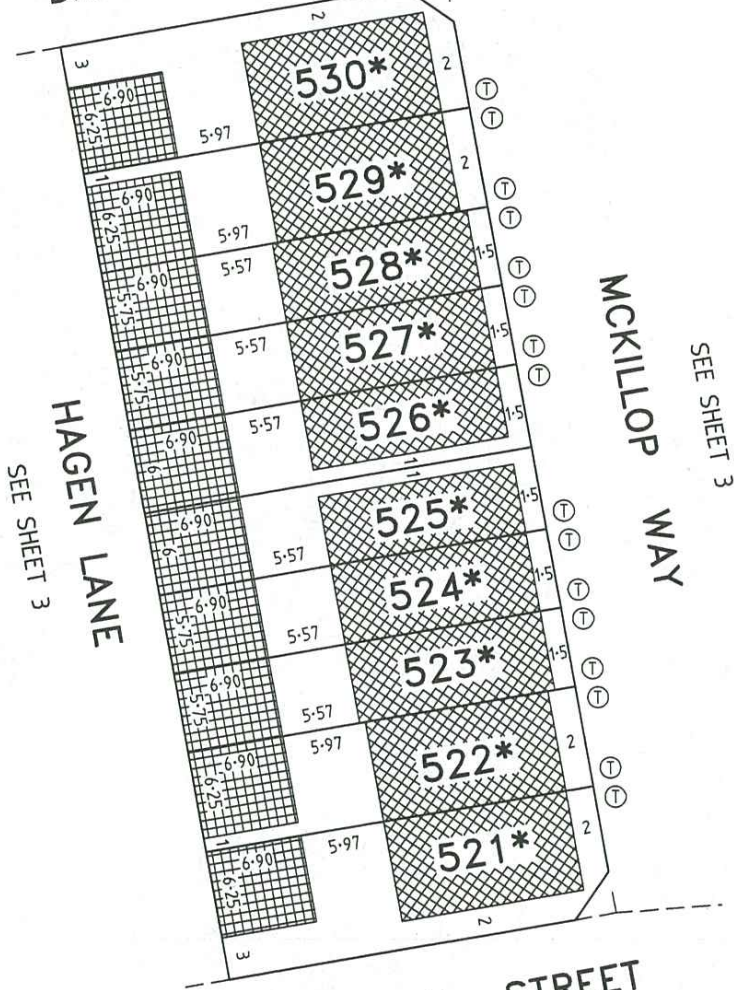
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STAGE 5B  
BUILDING ENVELOPES

SEE SHEET 3  
DAWKINS AVENUE



**MELTON PLANNING SCHEME**  
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No. 107 of Planning Permit No. P12010/2849  
(Rev 4 of 7)  
5/6/2013  
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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.



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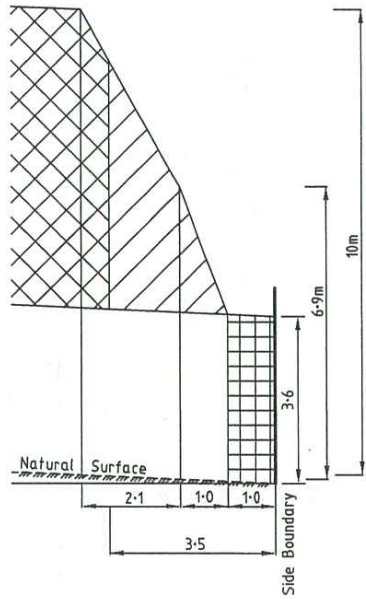


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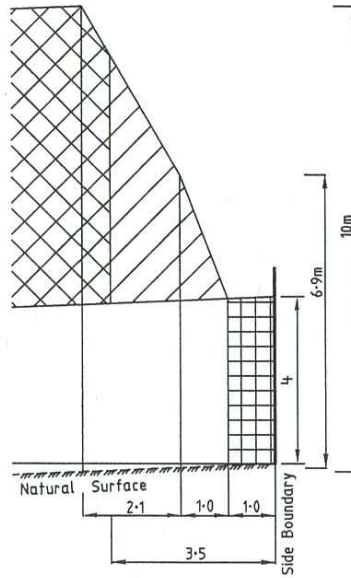


PROFILE DIAGRAMS

(A) Profile

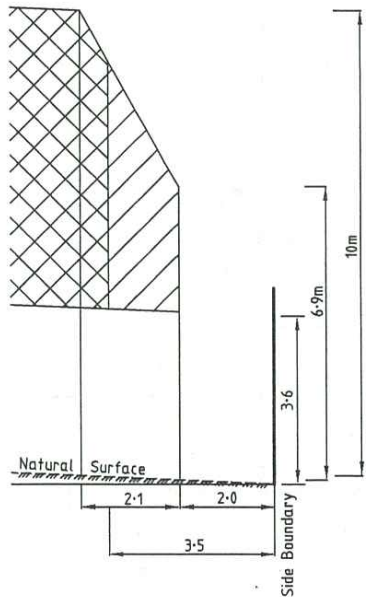


Natural surface rising from side boundary

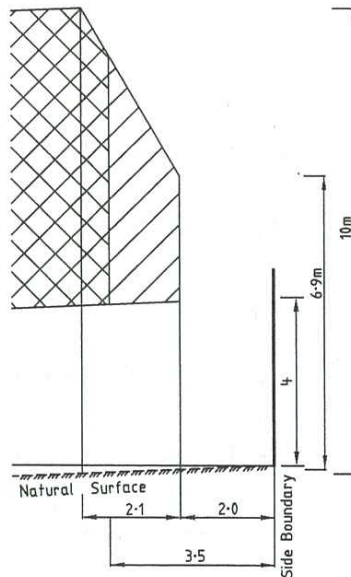


Natural surface falling from side boundary

(B) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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**MELTON PLANNING SCHEME**

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No 10 of Planning Permit No. PA2010/2849  
(CBLN 5 OF 7)

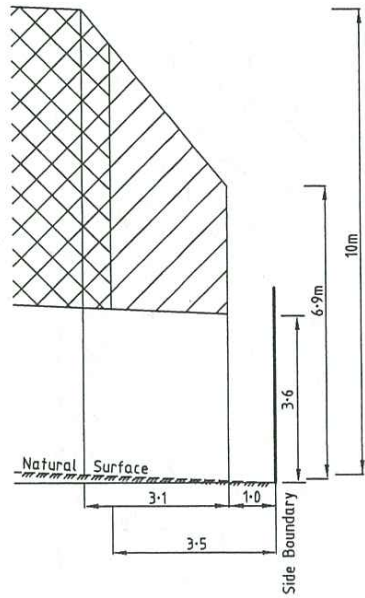
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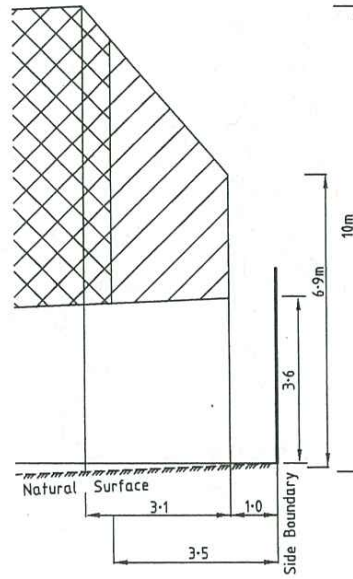


# PROFILE DIAGRAMS

## (C) Profile

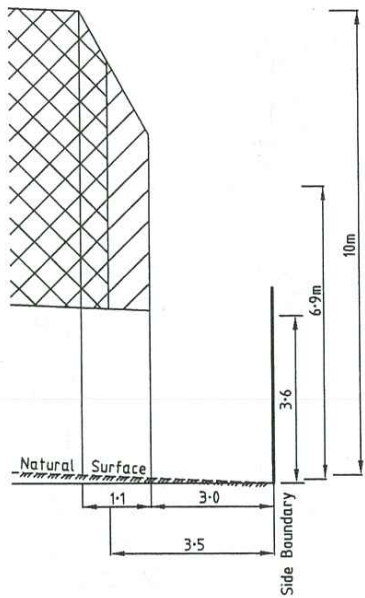


Natural surface rising from side boundary

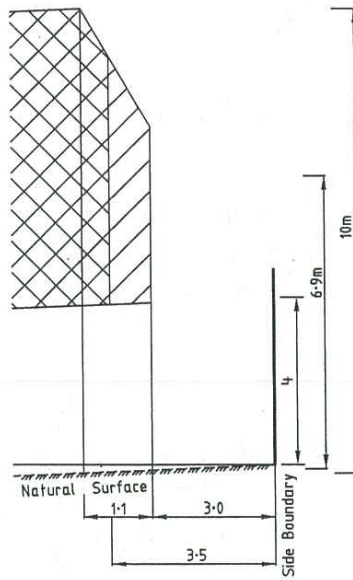


Natural surface falling from side boundary

## (D) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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date: 16/04/2013  
version: G

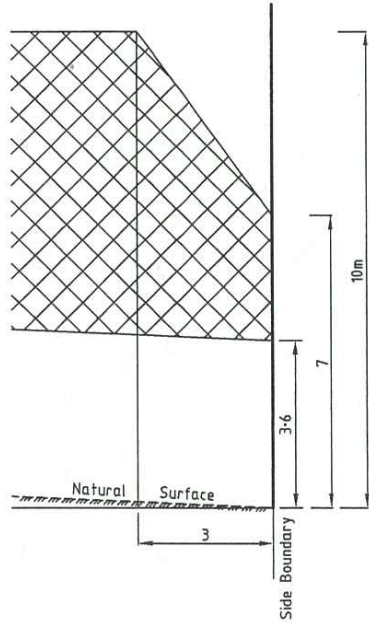
MELTON PLANNING SCHEME	
This plan is endorsed as satisfying condition	
No. <u>10+11</u> of Planning Permit No. <u>PA2010/2846</u>	
<u>(PLAN 6 OF 7)</u>	
<u>s/6/2013</u>	
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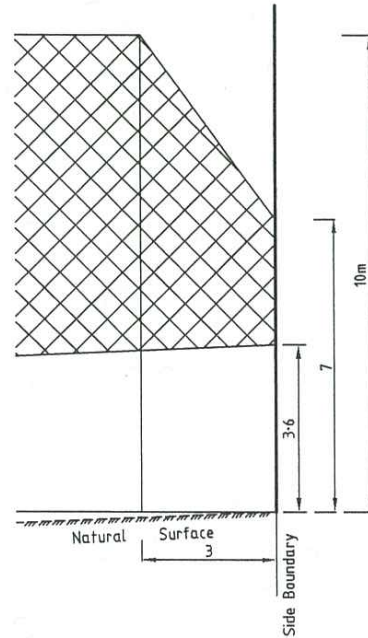


PROFILE DIAGRAMS

Ⓣ Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

**MELTON PLANNING SCHEME**  
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 (PLAN 7 OF 7)  
 \_\_\_\_\_ s/6/2013  
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