


BUILDING ENVELOPES

FOR

ASPIRE ESTATE

STAGE 7A

PS 718167K version E

MELTON PLANNING SCHEME	
This is the amended plan referred to in	
Planning Permit No. <u>PA2010/2849</u>	
Plan <u>1</u> of <u>6</u> (conditions 10+11)	
	<u>5/3/2014</u>
Signature of Responsible Authority	Date

ref: 2705907BF
date: 27/08/2013
version: F

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 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992



MELTON PLANNING SCHEME

This is the amended plan referred to in

Planning Permit No. PA2010/2849





Plan 2 of 6 Conditions 10+11

Signature of Responsible Authority *[Signature]* Date 5/3/2014

BUILDING ENVELOPES

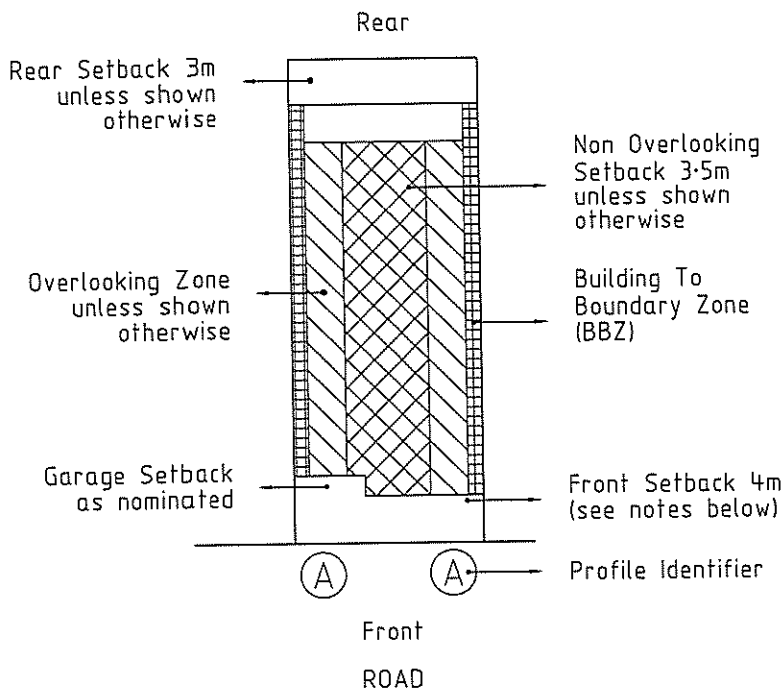
LEGEND

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

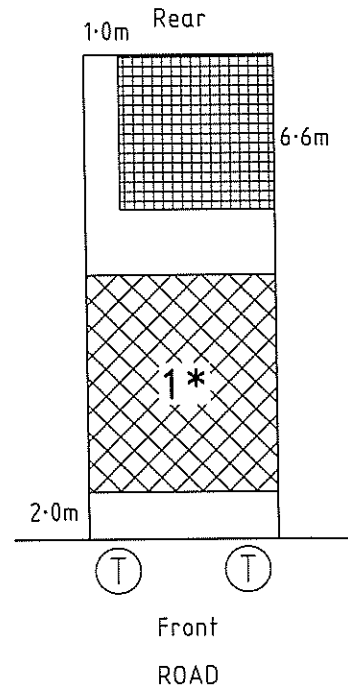
-  Single storey Building Envelope (wall height not exceeding 3.6m)
-  Building to Boundary Zone
-  Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking
-  Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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.
- Dwellings are permitted along lot boundaries continuously for up to 19m.
- Maximum building site coverage of 70% is permitted.

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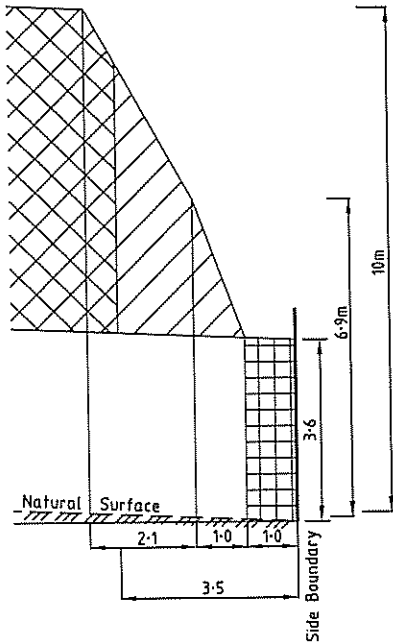
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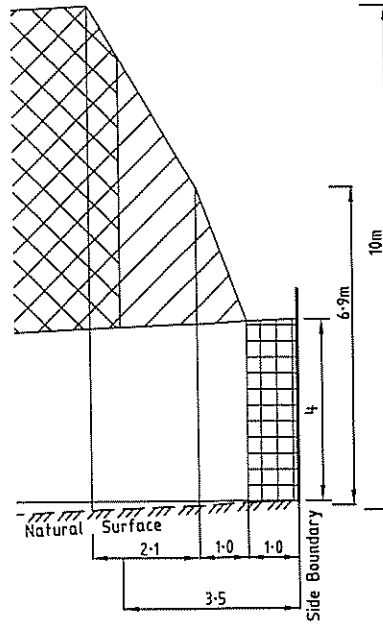
PROFILE DIAGRAMS

MELTON PLANNING SCHEME
 This is the amended plan referred to in
 Planning Permit No. PA2014/2849
 Plan 4 of 6 CONDITIONS 10-11
 Signature of Responsible Authority C. S. / 3 / 2014 Date

(A) Profile

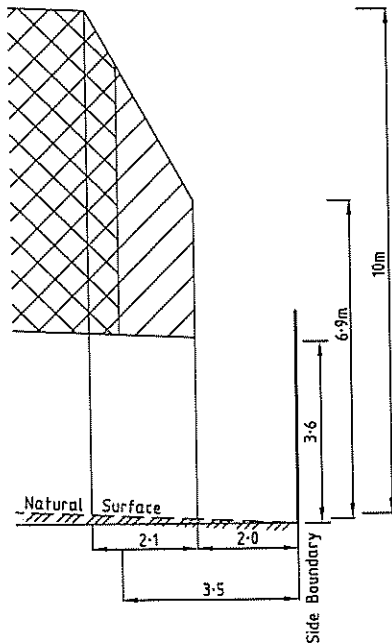


Natural surface rising from side boundary

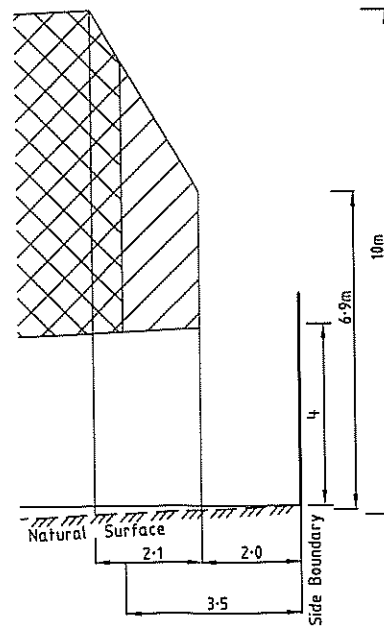


Natural surface falling from side boundary

(B) Profile



Natural surface rising from side boundary

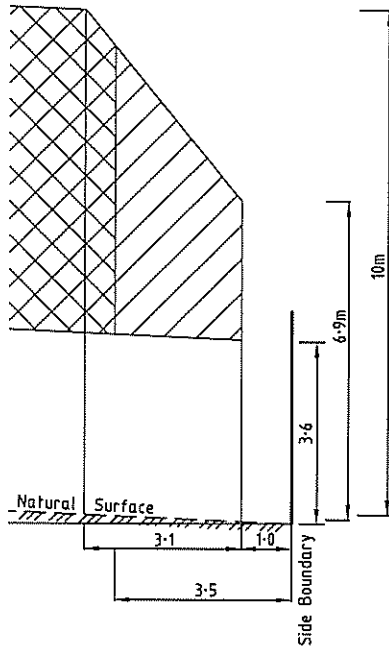


Natural surface falling from side boundary

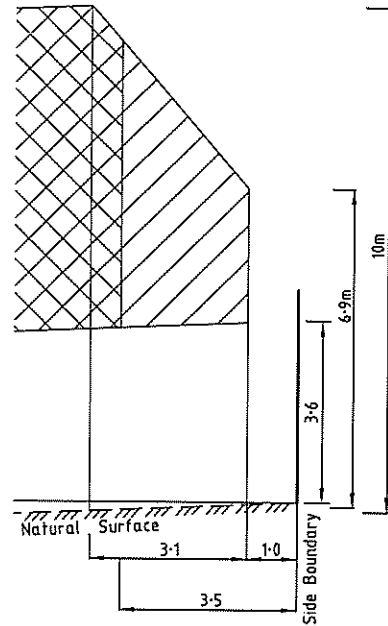


PROFILE DIAGRAMS

(C) Profile

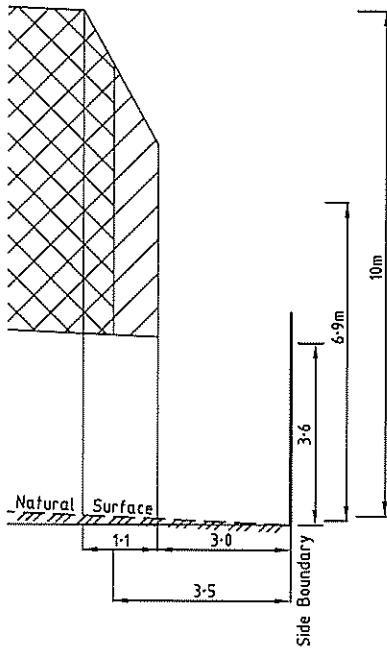


Natural surface rising from side boundary

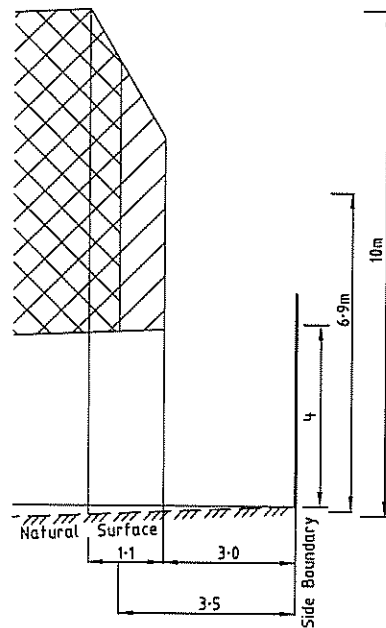


Natural surface falling from side boundary

(D) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

MELTON PLANNING SCHEME

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 version: F

Planning Permit No. PA2010/2849

Plan 5 of 6 CONDITIONS (0+11)

Signature of Responsible Authority
 Date 5/3/2014 page 5

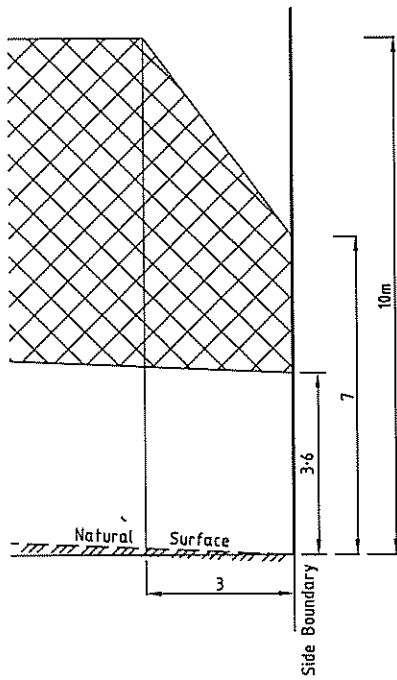
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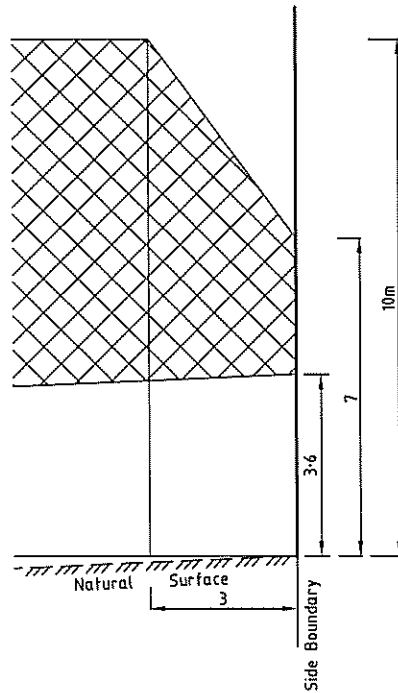


PROFILE DIAGRAMS


(T) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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Plan <u>6</u> of <u>6</u> <u>CONDITIONS 10 + 11</u>	
	<u>5/3/2014</u>
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