

# BUILDING ENVELOPES

## FOR

# ASPIRE ESTATE

## STAGE 7B

PS 718168H version H

<b>MELTON PLANNING SCHEME</b>	
This is the amended plan referred to in	
Planning Permit No.	PA 2010 / 2849
Plan	1 of 6 (Conditions 10+11)
Signature of Responsible Authority	5/3/2014
Date	

ref: 2789607BG  
date: 27/02/2014  
version: G

**Bosco Janson Pty Ltd**  
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





## BUILDING ENVELOPES

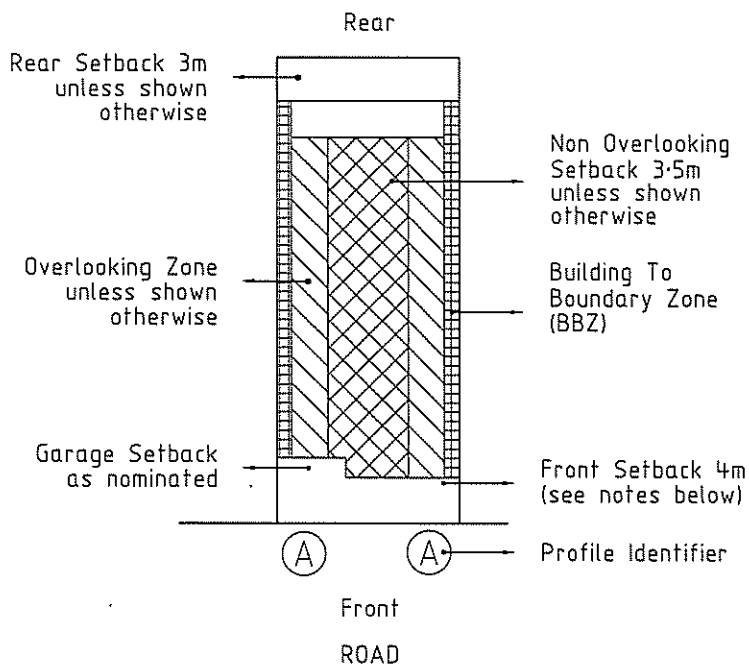
### LEGEND

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

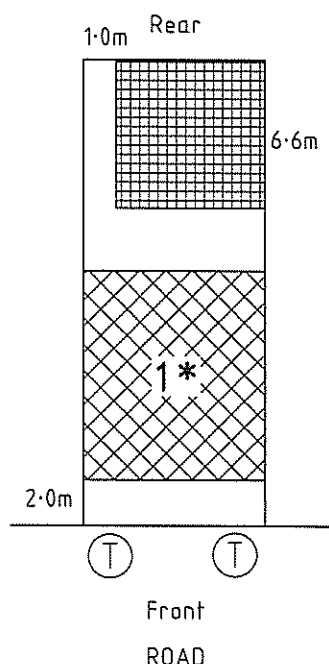
-  Single storey Building Envelope (wall height not exceeding 3.6m)
-  Building to Boundary Zone
-  Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking
-  Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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.

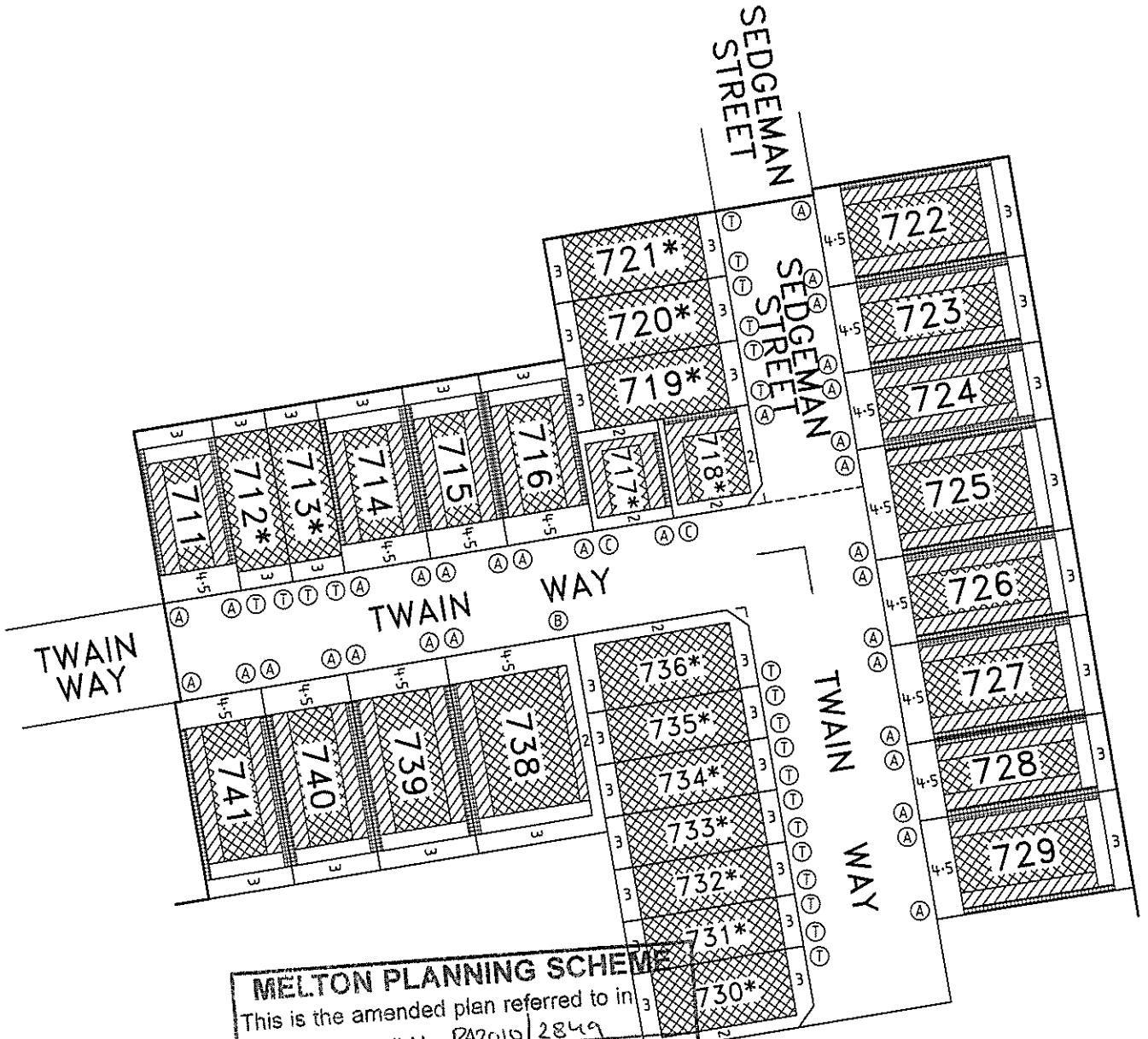
### ADDITIONAL NOTATION FOR LOTS MARKED '\*'

- 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.





STAGE 7B  
BUILDING ENVELOPES



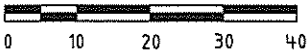
**MELTON PLANNING SCHEME**  
 This is the amended plan referred to in  
 Planning Permit No. PA2010/2849  
 Plan 3 of 6 (CONDITIONS 10+11)  
 Signature of Responsible Authority [Signature] Date 5/3/2014

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: 2789607BG  
 date: 27/02/2014  
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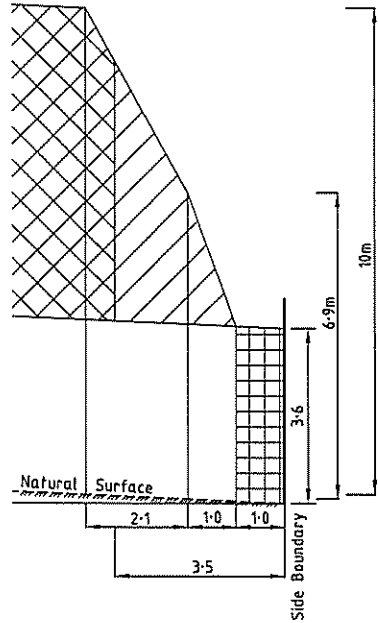




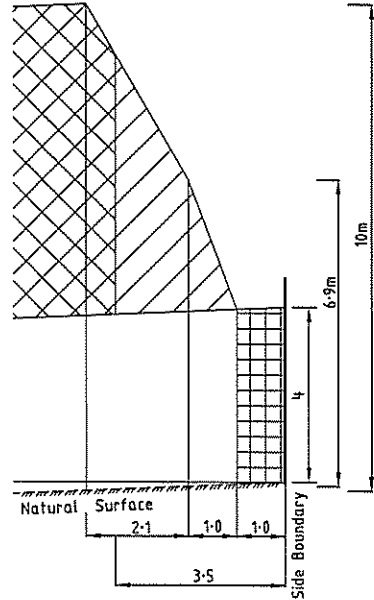
PROFILE DIAGRAMS

**MELTON PLANNING SCHEME**  
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 Plan 4 of 6 Conditions 10 + 11  
[Signature] 5/3/2014 Date  
 Signature of Responsible Authority

(A) Profile

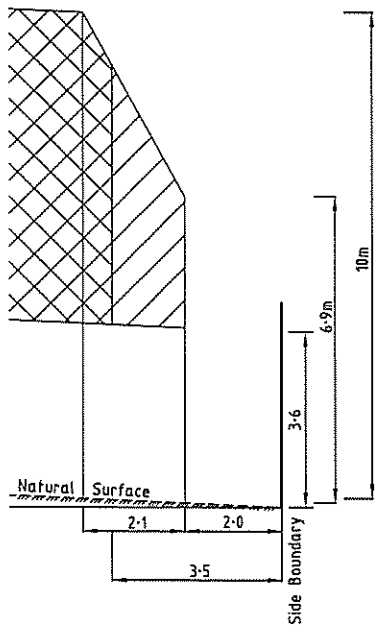


Natural surface rising from side boundary

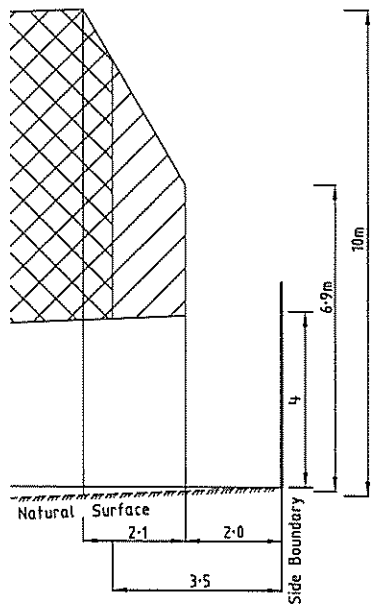


Natural surface falling from side boundary

(B) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

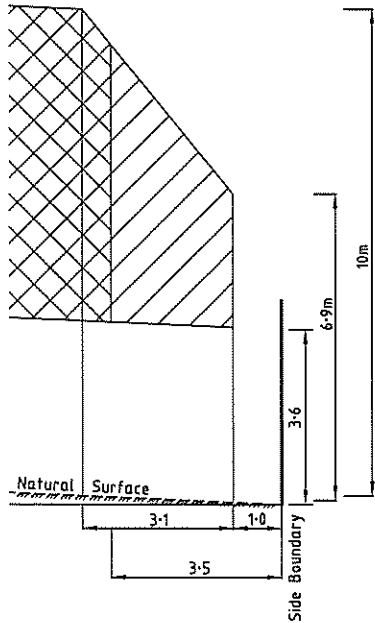




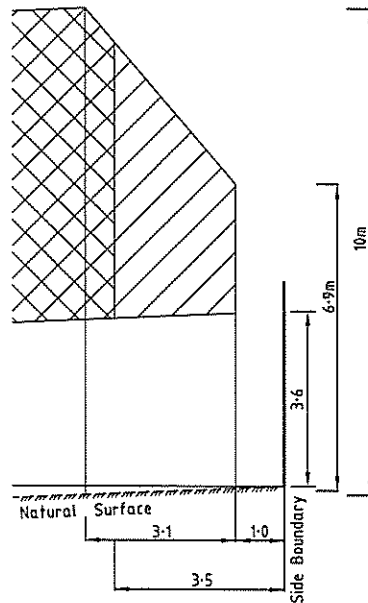


PROFILE DIAGRAMS

C Profile

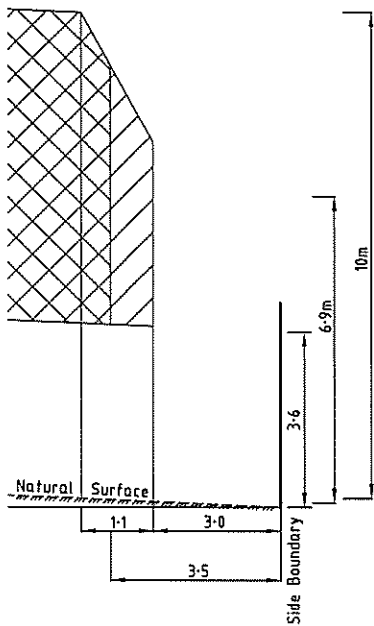


Natural surface rising from side boundary

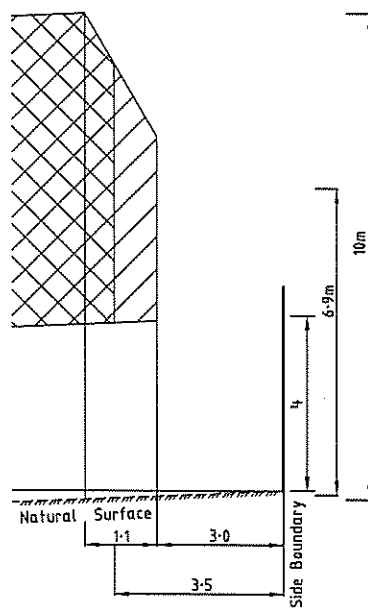


Natural surface falling from side boundary

D Profile




Natural surface rising from side boundary



Natural surface falling from side boundary

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<b>MELTON PLANNING SCHEME</b>	
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Planning Permit No. <u>PA2010/2849</u>	
Plan <u>5 of 6</u> (CONDITION 10+11)	
page 5	
	<u>5/3/2014</u>
Signature of Responsible Authority	Date

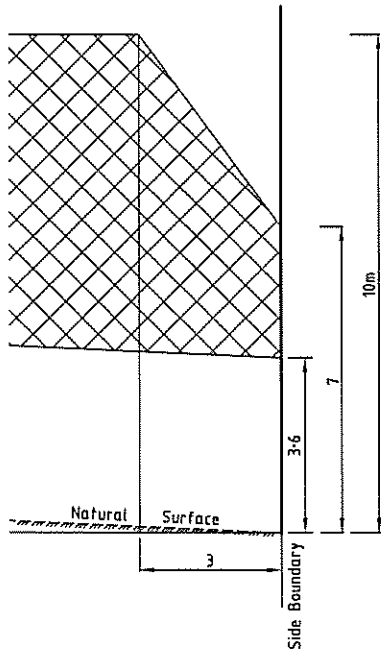
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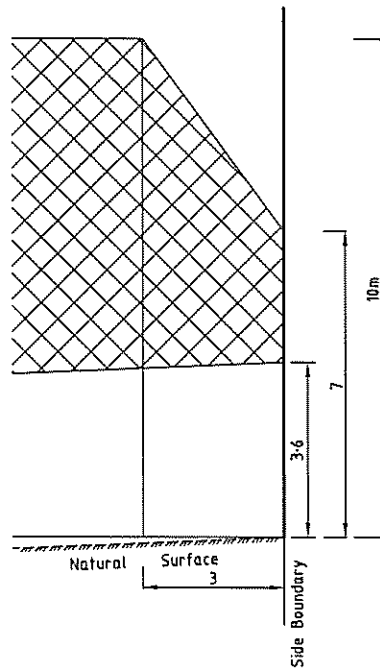


PROFILE DIAGRAMS

(T) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

MELTON PLANNING SCHEME  
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 Plan 6 of 6 (CONDITIONS 10+11)  
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