

Our Ref: PA2010/2849

12 January 2015

Victoria Cook  
Mesh Planning  
Level 1, 6 Riverside Quay  
SOUTHBANK VIC 3006

Dear Victoria,

## Planning Permit

**No.:** PA2010/2849  
**Land:** CA: 12 SEC: B, 107-165 Beattys Road PLUMPTON  
**Proposal:** Condition plans associated with a multi lot staged residential subdivision

I refer to the building envelope plans – stage 10 submitted for endorsement under conditions 10 & 11 of the above planning permit.

I wish to advise that the plans are satisfactory to Council and have been endorsed.

A copy of the endorsed plans is enclosed.

If you have any queries regarding this matter please contact me on 9747 7272.

Yours Sincerely,



Claire Bickerstaff  
SENIOR MAJOR DEVELOPMENTS PLANNER

Encl.



# BUILDING ENVELOPES

FOR

# ASPIRE ESTATE

## STAGE 10

### PS 728894U version F

#### MELTON PLANNING SCHEME

This is the document referred to in Planning Permit

No. 2010/2849 Pages 1 to 8

Condition 10+11 Stage 10

ee & ceep 12/1/15

Signature of Responsible Authority Date

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date: 12/01/2015  
version: F

page 1

#### **Bosco Jonson Pty Ltd**





A.B.N 15 169 138 827  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road, South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992



# BUILDING ENVELOPES

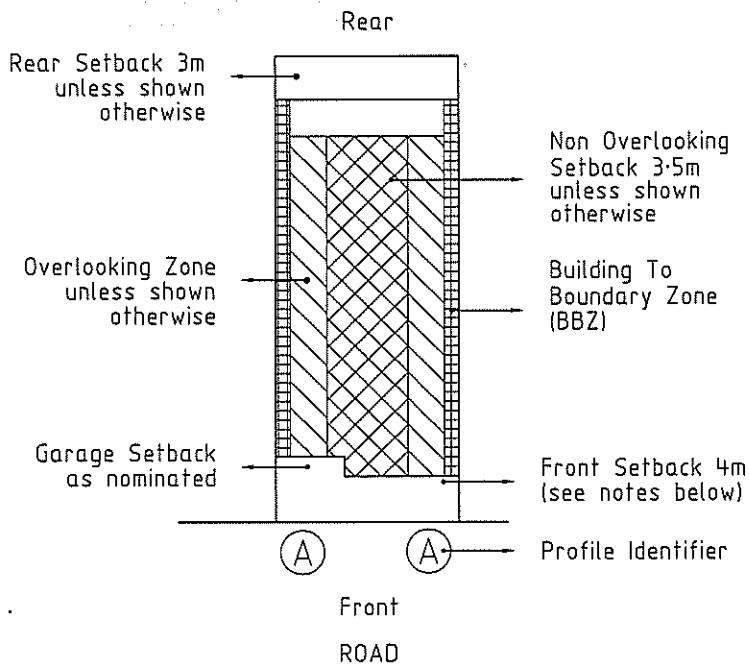
## LEGEND

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

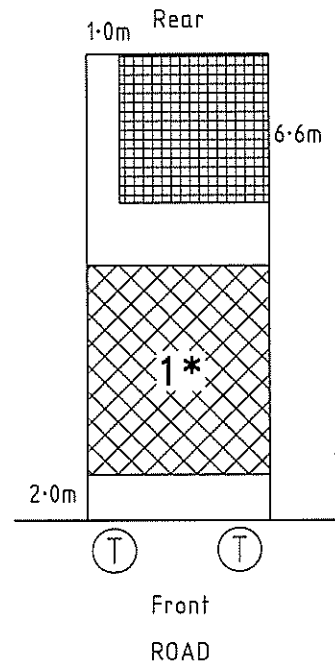
-  Single storey Building Envelope (wall height not exceeding 3.6m)
-  Building to Boundary Zone
-  Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking
-  Non-Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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 '\*'

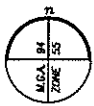
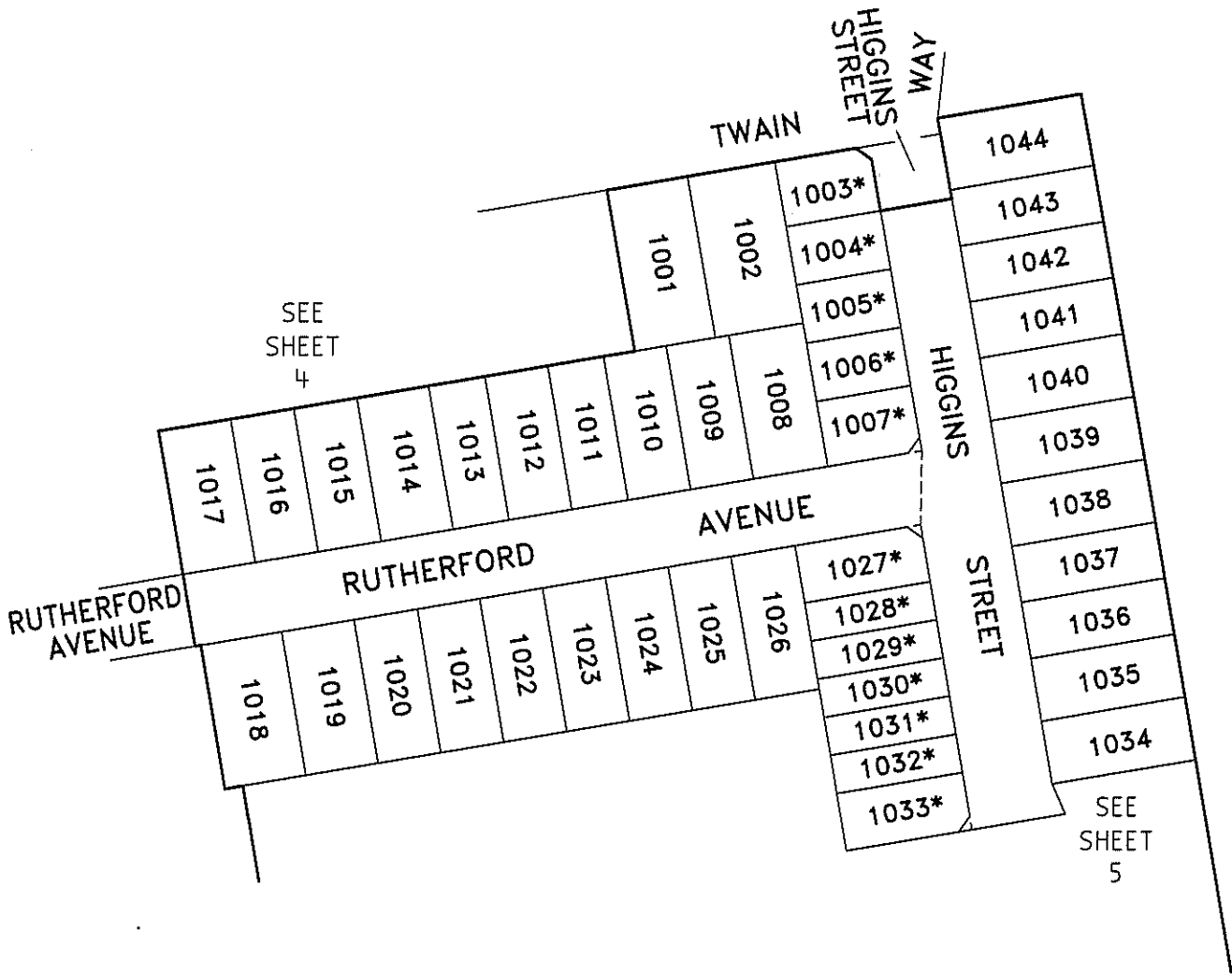
- With the exception of garages with access from a laneway, garages must be located or setback behind the front facade of the home.
- Garages setback between 5.0m and 3.9m behind the front street building line are not permitted.
- Minimum private open space required is 25 square metres with a 3m minimum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

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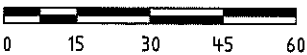
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STAGE 10  
BUILDING ENVELOPES



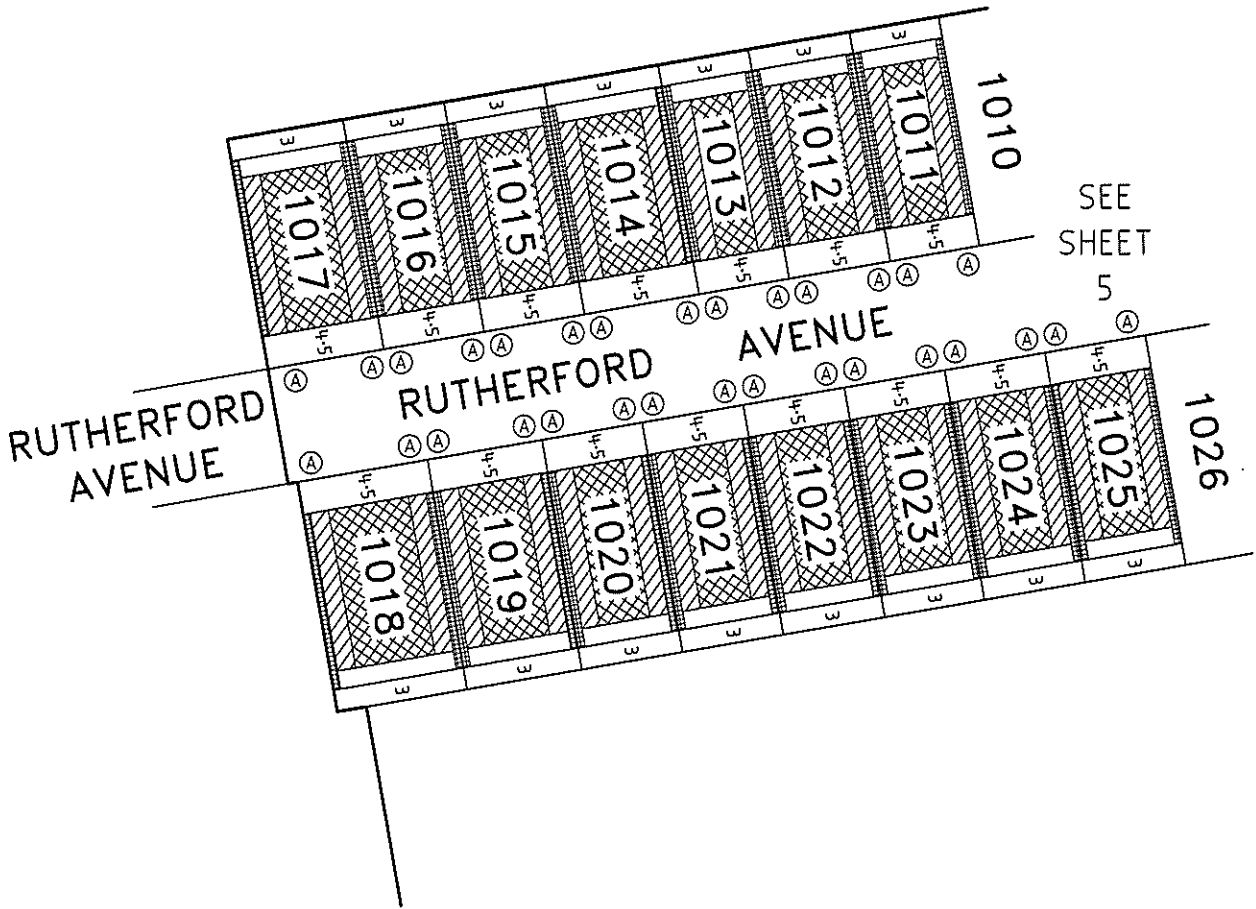
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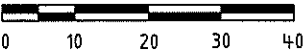


Notations:

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), (E) & (T) are contained in "Profile Diagrams" in this document.



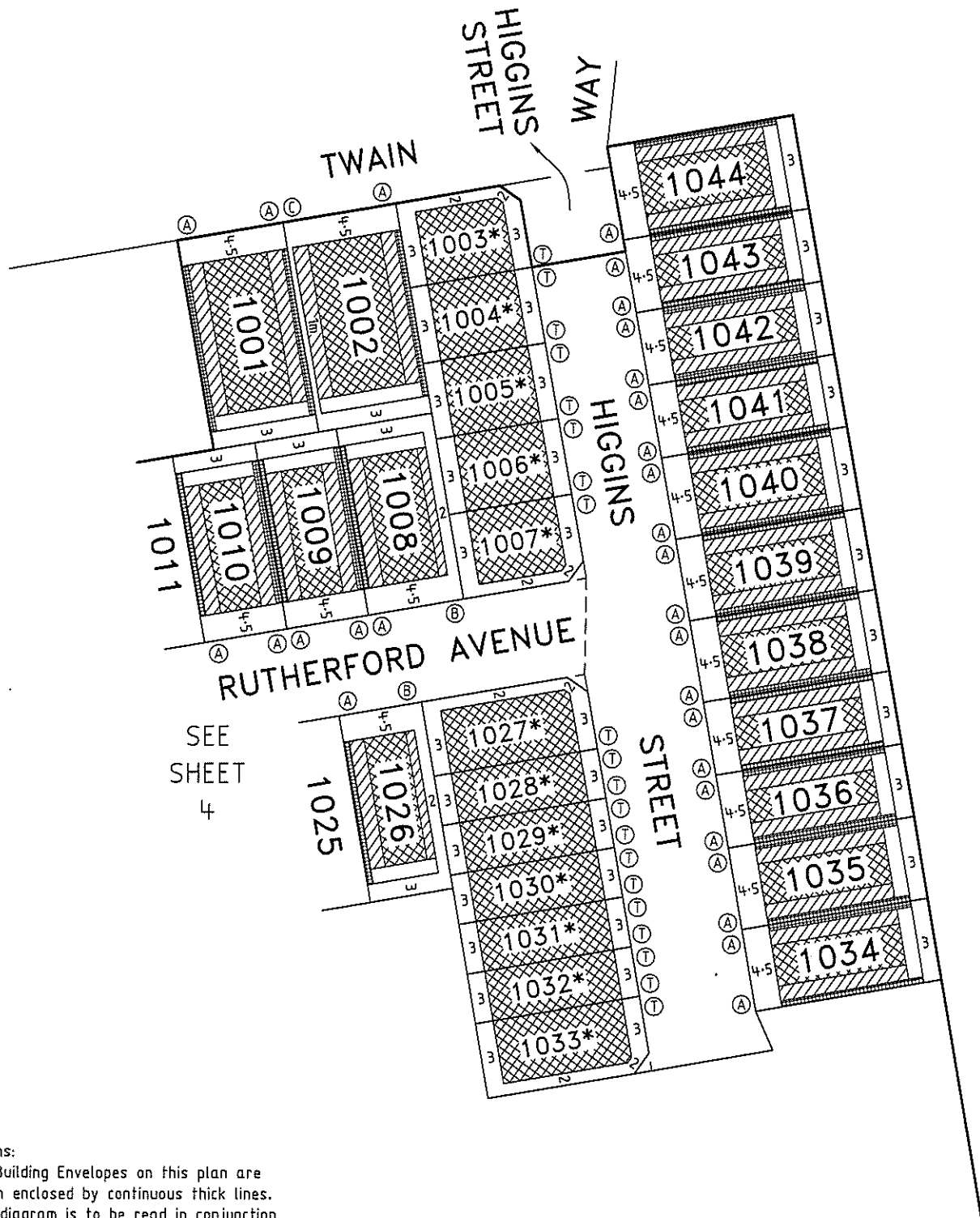
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STAGE 10  
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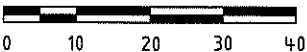


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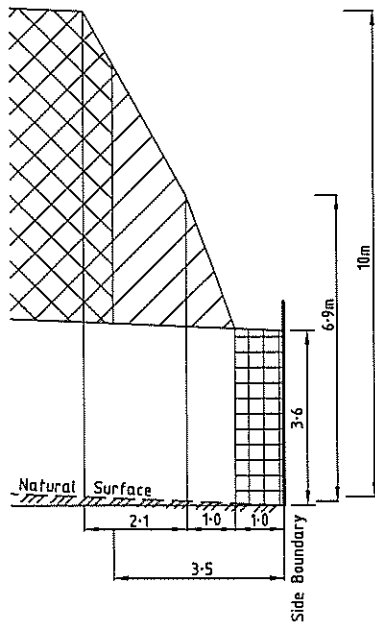


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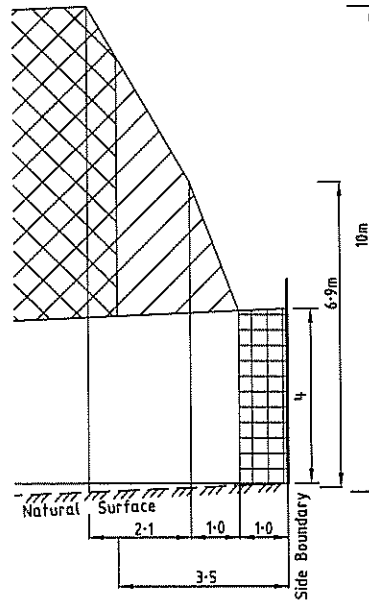


# PROFILE DIAGRAMS

## (A) Profile

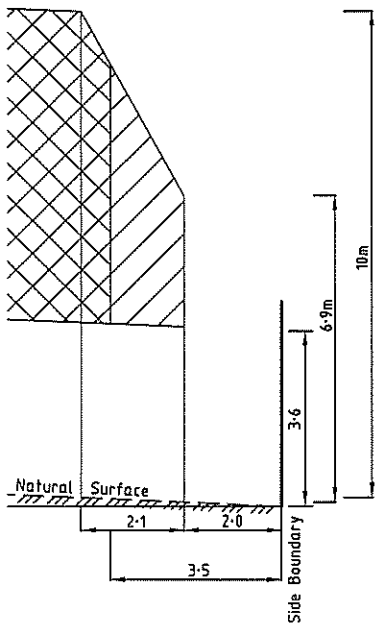


Natural surface rising from side boundary

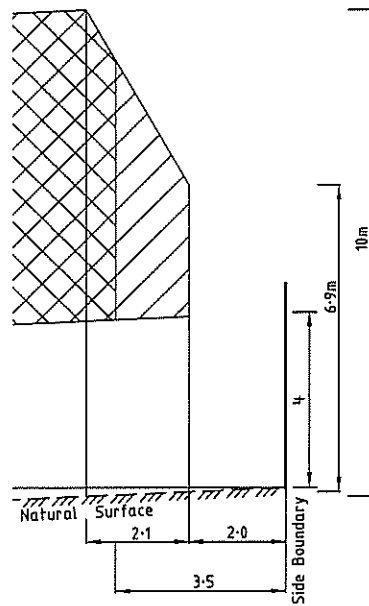


Natural surface falling from side boundary

## (B) Profile



Natural surface rising from side boundary



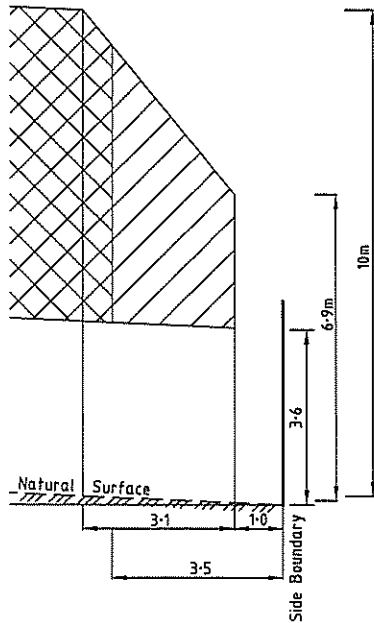
Natural surface falling from side boundary



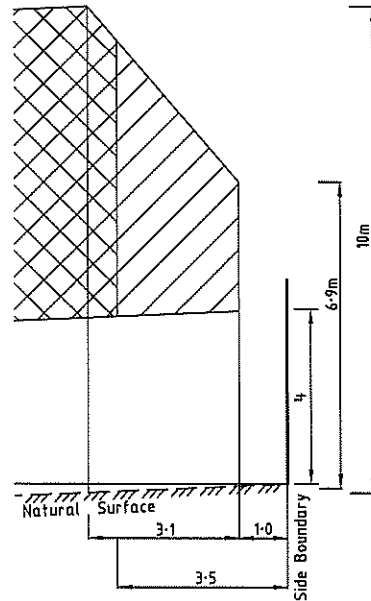


# PROFILE DIAGRAMS

## C Profile

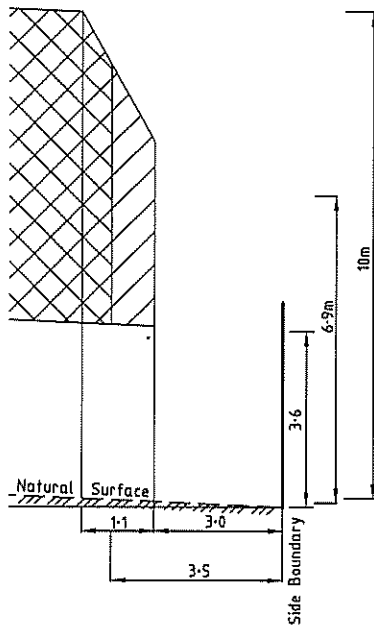


Natural surface rising from side boundary

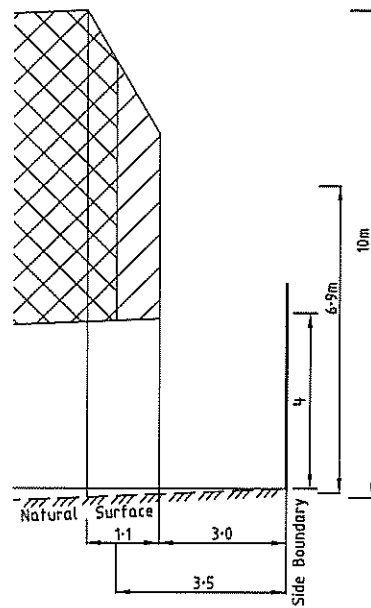


Natural surface falling from side boundary

## D Profile



Natural surface rising from side boundary

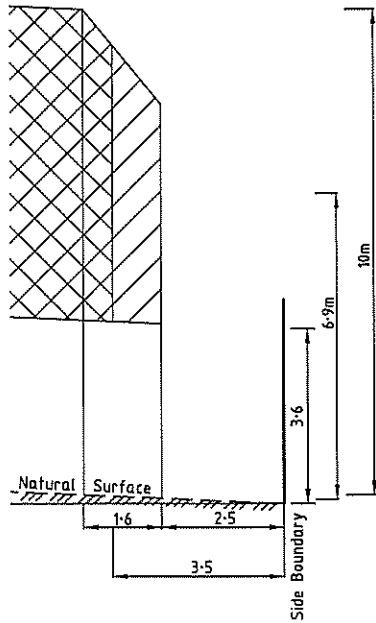


Natural surface falling from side boundary

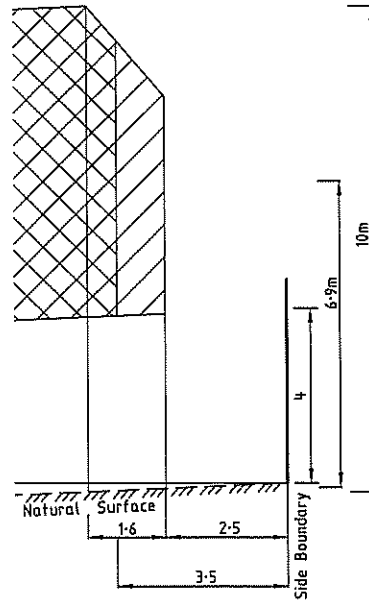


# PROFILE DIAGRAMS

## (E) Profile

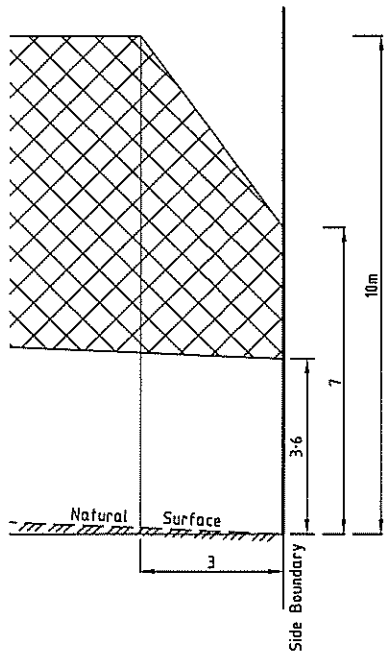


Natural surface rising from side boundary

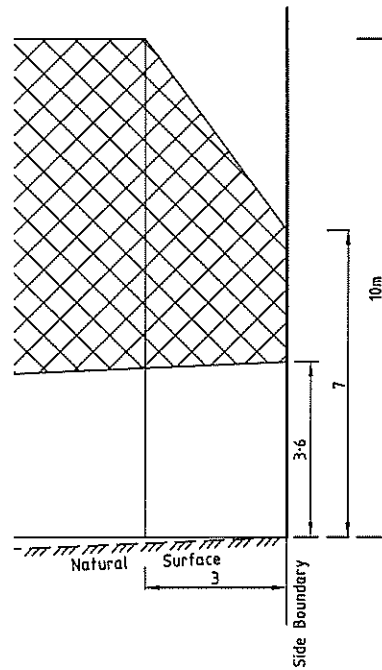


Natural surface falling from side boundary

## (T) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

