

BUILDING ENVELOPES

FOR

ASPIRE ESTATE

STAGE 12

PS734546K version C

ENDORSEMENT	
Planning And Environment Act 1987 Melton Planning Scheme	
This Plan is Hereby Endorsed And Forms	
Page <u>1</u>	Of <u>6</u> Of The
Plan Referred To In Planning Permit	
No: <u>PA2010/12849</u>	Date <u>1/6/2015</u>
Signed For And On Behalf Of <u>C.C. N.P. (Pty) Ltd</u>	
The Responsible Authority <u>[Signature]</u>	
This Plan Supersedes The Corresponding Plan	
Endorsed On <u>21/1/2015</u>	(Date)

ref: 2705912BC
date: 23/03/2015
version: C





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BUILDING ENVELOPES

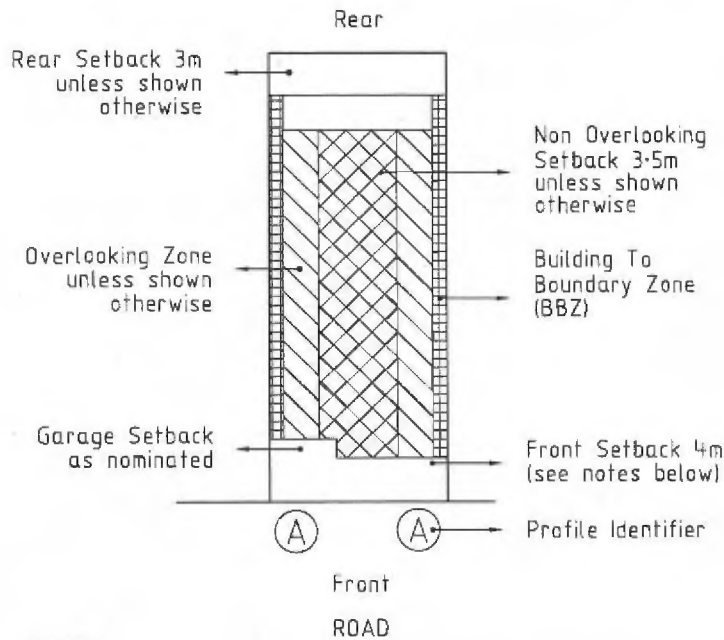
LEGEND

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

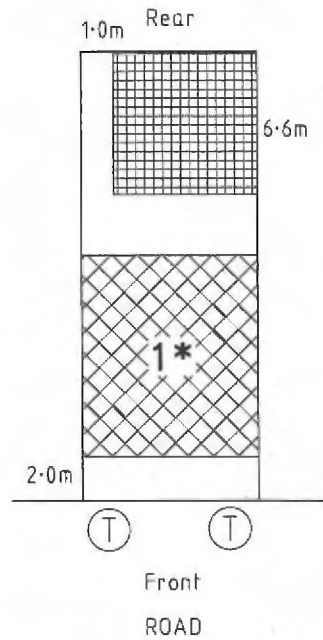
-  Single storey Building Envelope (wall height not exceeding 3.6m)
-  Building to Boundary Zone
-  Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking
-  Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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.
- Maximum building site coverage of 70% is permitted.

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No. 2705912BC
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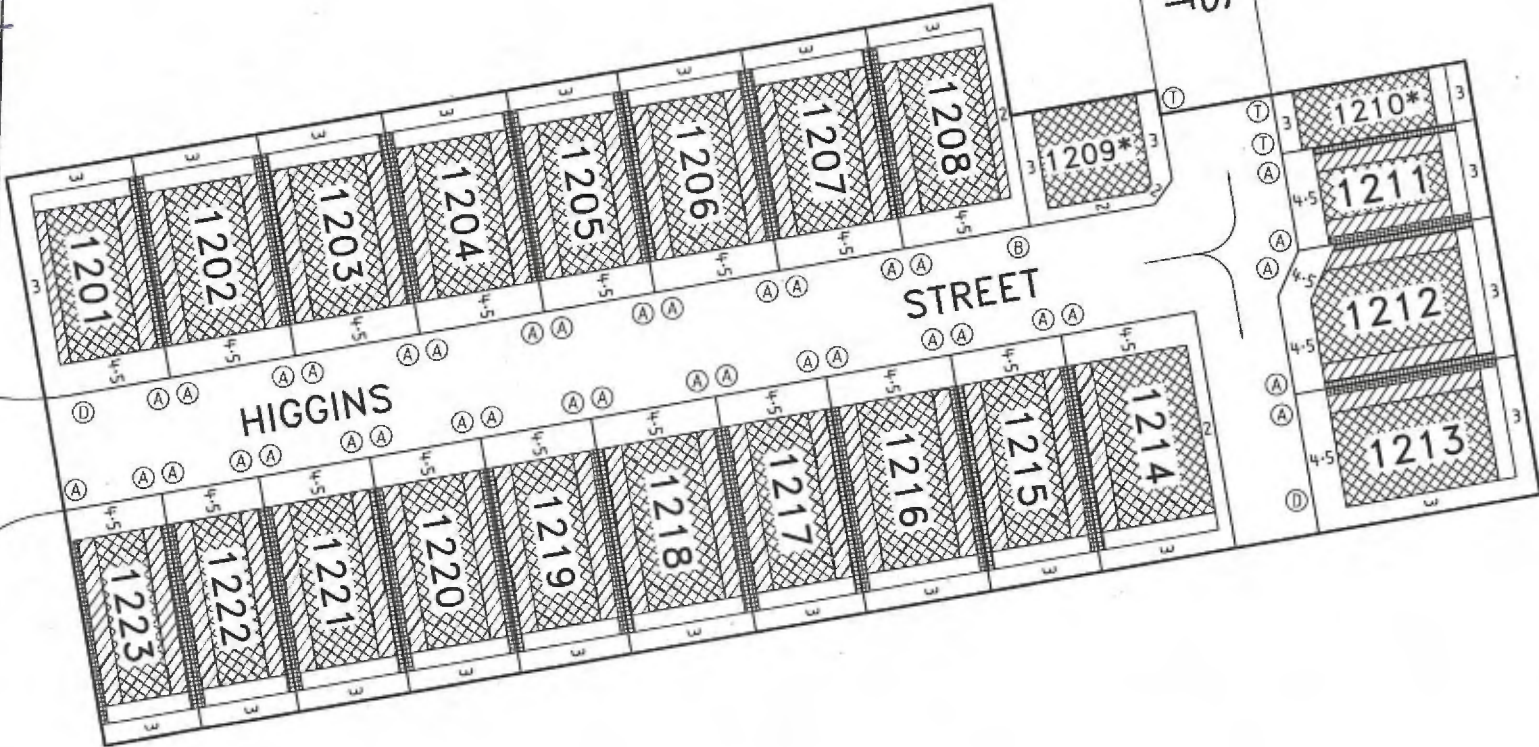
This Plan is Hereby Endorsed And Forms
 Part of the Planning Permit
 No. 30791
 Of The
 City of Spotswood
 Signed For And On Behalf Of
 The Responsible Authority
 This Plan Supersedes The Corresponding Plan
 Endorsed On 21/1/15 (Date)

Date
 30/1/15
 City of Spotswood
 21/1/15

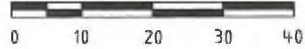
**STAGE 12
 BUILDING ENVELOPES**

**ASPIRE
 BOULEVARD**
**HIGGINS
 STREET**

**HIGGINS
 STREET**



scale 1:1000
 ref: 2705912BC
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Notations:

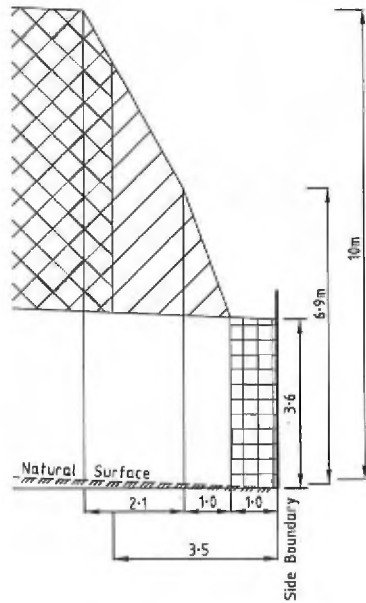
1. The Building Envelopes on this plan are shown enclosed by continuous thick lines.
2. This diagram is to be read in conjunction with "Profile Diagrams" in this document.
3. Profile types (A), (B), (C), (D), (E) & (T) are contained in "Profile Diagrams" in this document.

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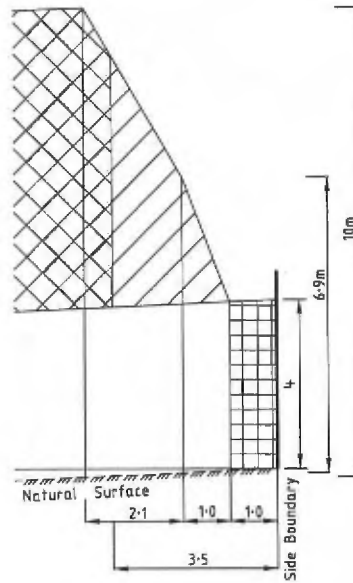


PROFILE DIAGRAMS

(A) Profile

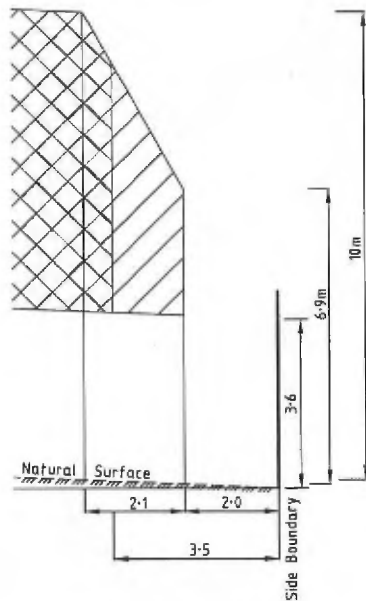


Natural surface rising from side boundary

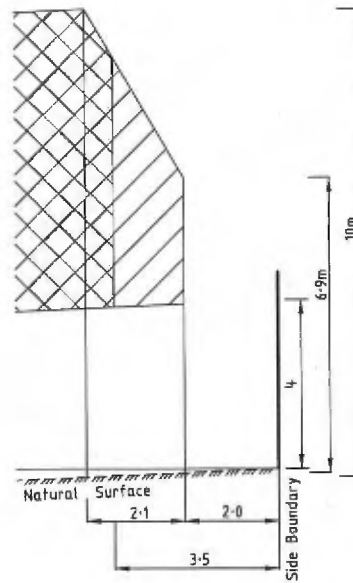


Natural surface falling from side boundary

(B) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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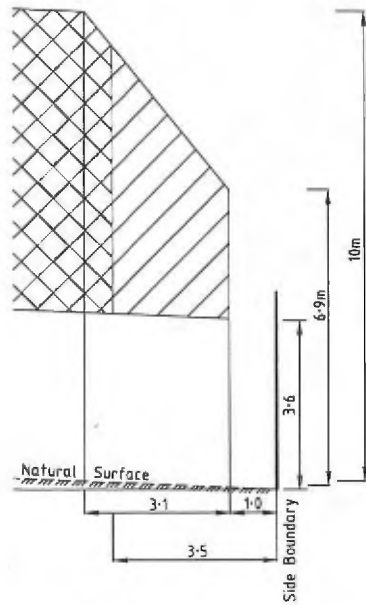
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Plan Referred To In Planning Permit	
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The Responsible Authority	Date <u>11/1/2015</u>
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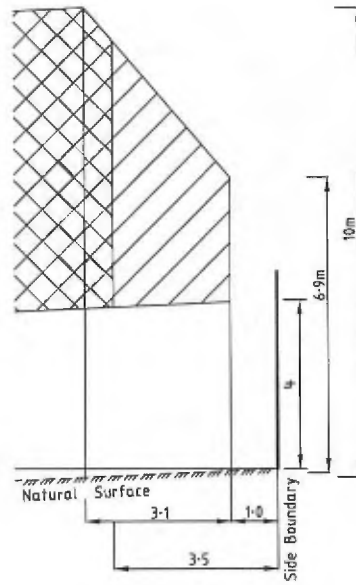


PROFILE DIAGRAMS

(C) Profile

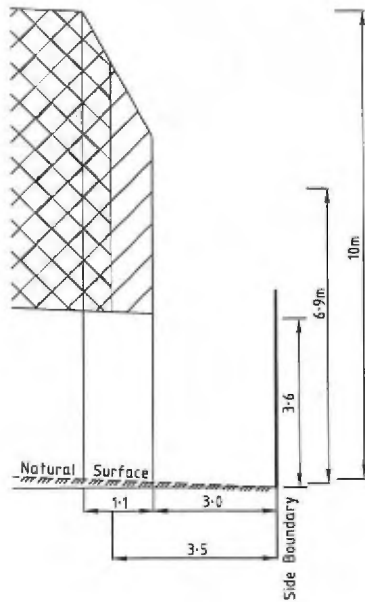


Natural surface rising from side boundary

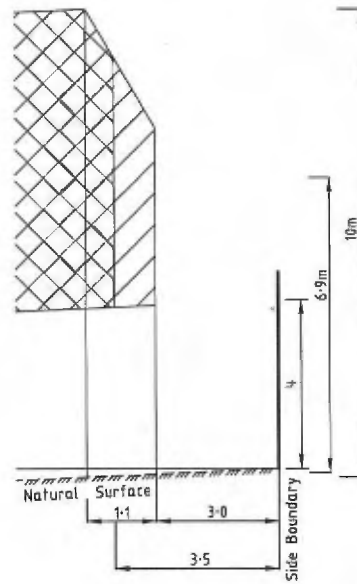


Natural surface falling from side boundary

(D) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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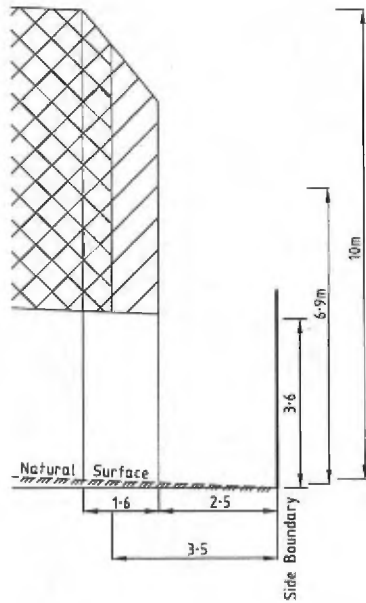
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Page 5 Of 6 Of The
Plan Referred To In Planning Permit page 5
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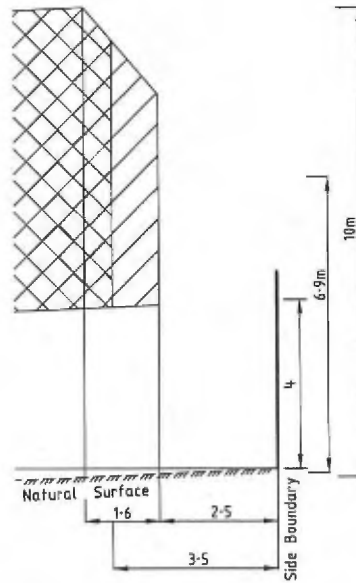


PROFILE DIAGRAMS

(E) Profile

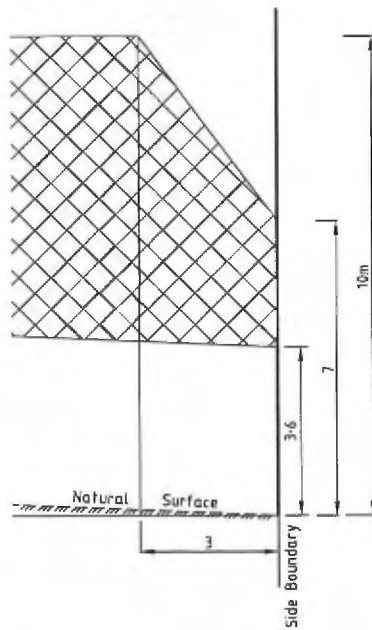


Natural surface rising from side boundary

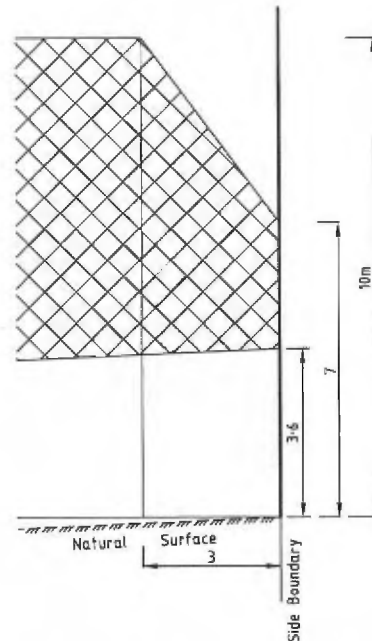


Natural surface falling from side boundary

(T) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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The Responsible Authority
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