

# BUILDING ENVELOPES

## FOR

# ASPIRE ESTATE

## STAGE 13

### PS 724925H version K

**ENDORSEMENT**  
Planning And Environment Act 1987  
Melton Planning Scheme

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Plan Referred To In Planning Permit  
No: PA2010/2849  
(CONDITION 10 F11) Date 1/6/15

Signed For And On Behalf Of [Signature]  
The Responsible Authority  
This Plan Supersedes The Corresponding Plan  
Endorsed On 2/7/2014 (Date)

ref: 2705913BK  
date: 22/07/2014  
version: K

**Bosco Jonson Pty Ltd**  
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# BUILDING ENVELOPES





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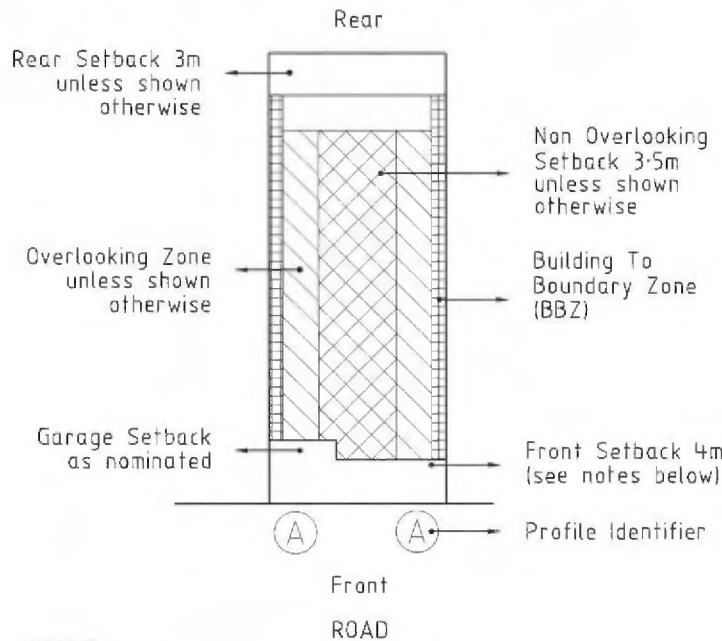
**LEGEND**

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

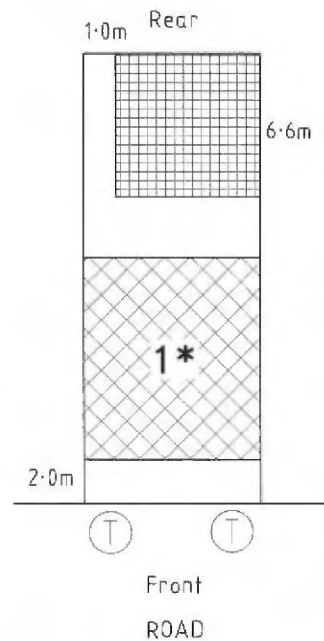
-  Single storey Building Envelope (wall height not exceeding 3.6m)
-  Building to Boundary Zone
-  Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking
-  Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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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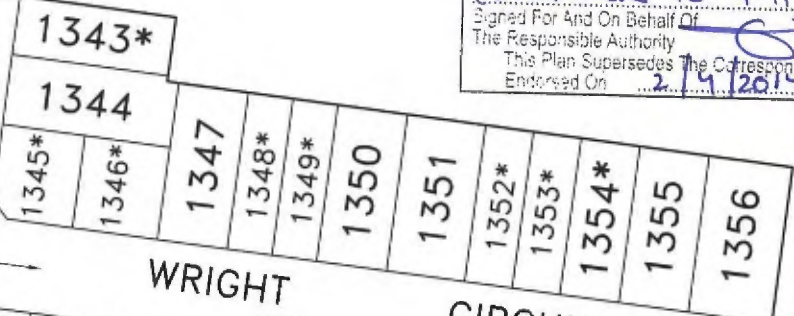


STAGE 13  
BUILDING ENVELOPES

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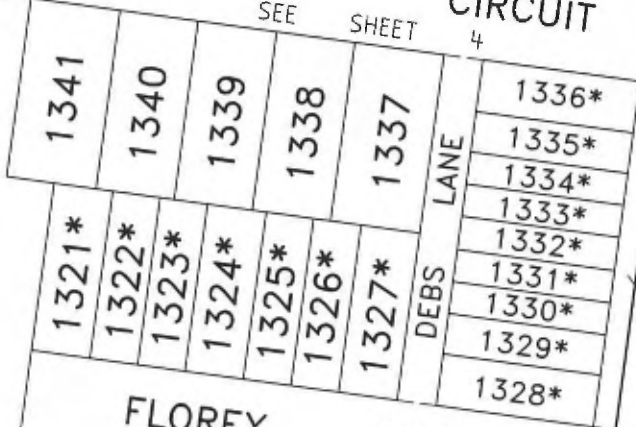
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22/07/2014 + 11) Date 1/6/2015  
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WRIGHT  
CIRCUIT



WRIGHT  
SEE SHEET 4 CIRCUIT

WRIGHT  
CIRCUIT



FLOREY  
AVENUE

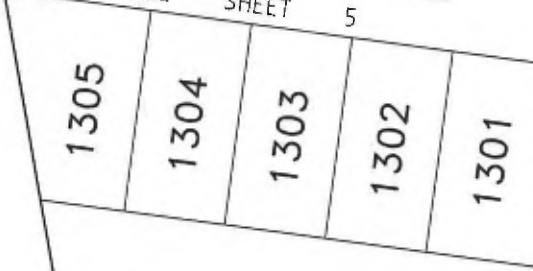
BOHR  
WALK



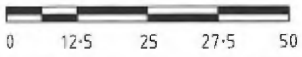
MAWSON  
WAY

KENNEDY  
SEE SHEET 5 DRIVE

KENNEDY  
DRIVE



scale 1:1250  
ref: 2705913BK  
date: 22/07/2014  
version: K



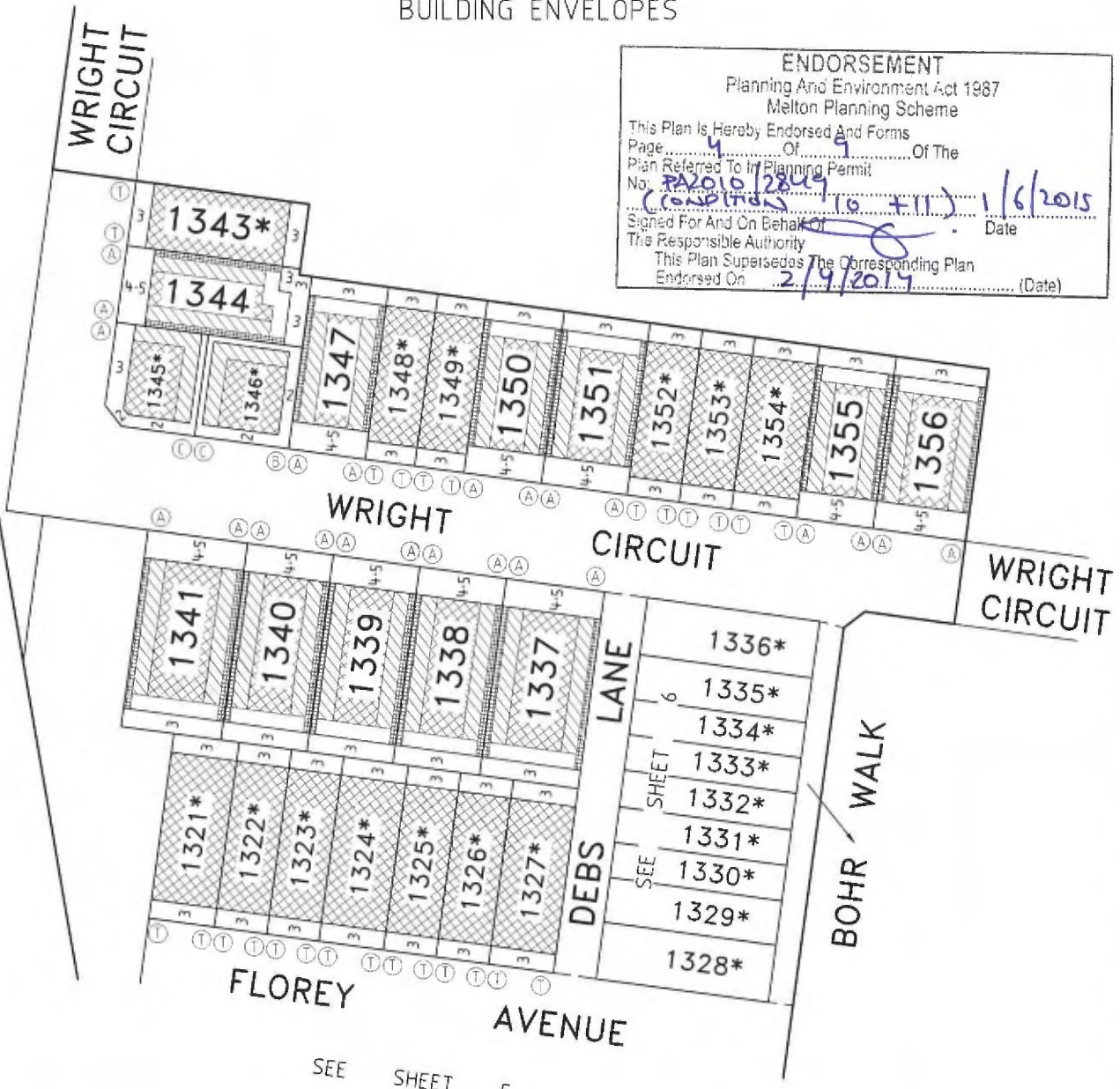
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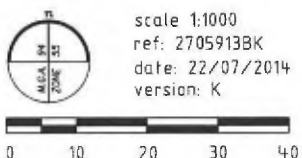
STAGE 13  
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- Notations:
1. The Building Envelopes on this plan are shown enclosed by continuous thick lines.
  2. This diagram is to be read in conjunction with "Profile Diagrams" in this document.
  3. Profile types (A), (B), (C), (D), (E) & (T) are contained in "Profile Diagrams" in this document.



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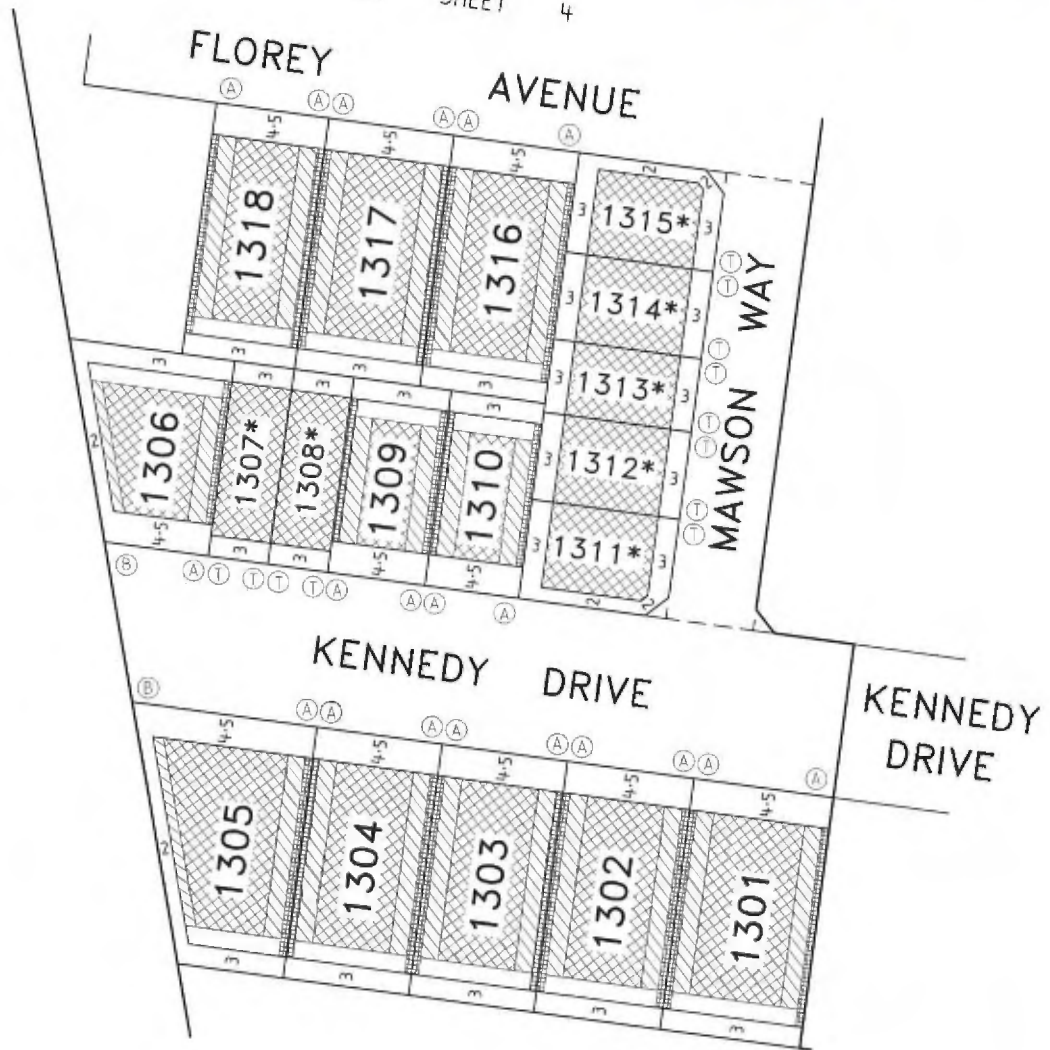
STAGE 13  
BUILDING ENVELOPES

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(COMPLIANT TO F11) Date 1/6/2015

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SEE SHEET 4

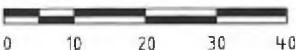


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version: K



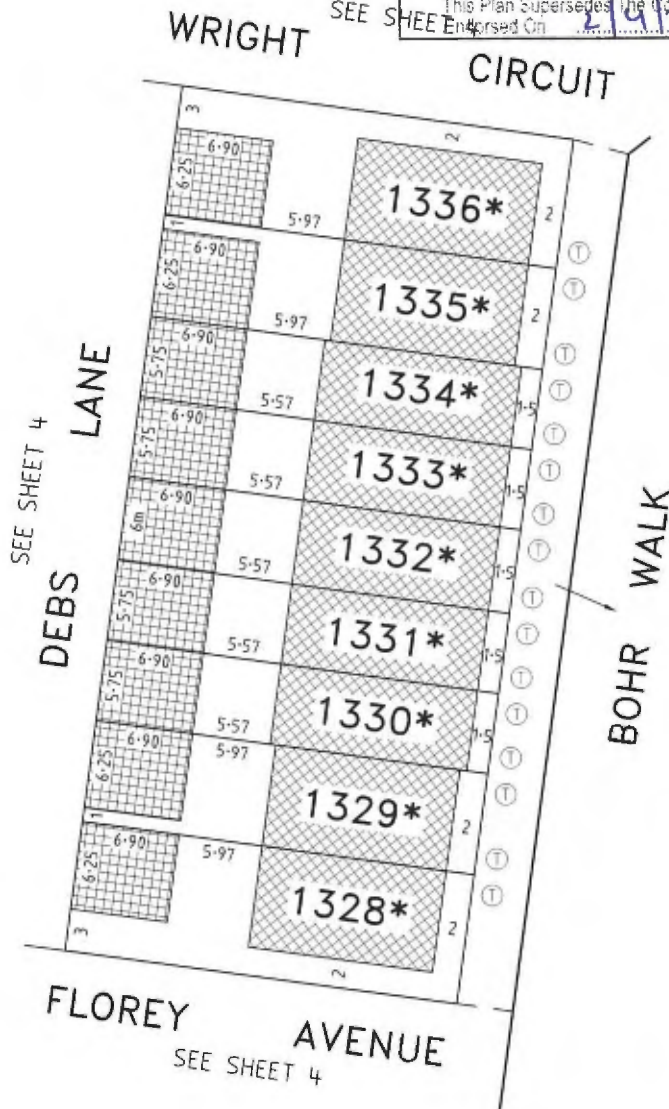
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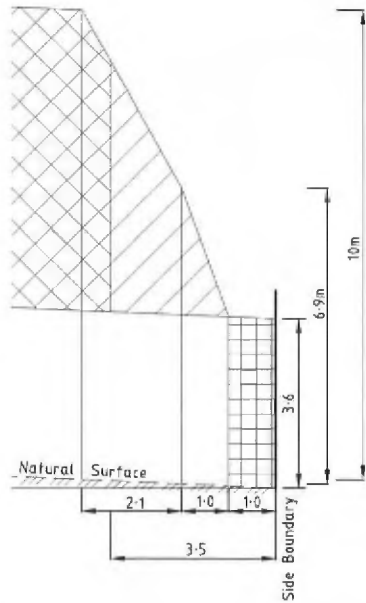
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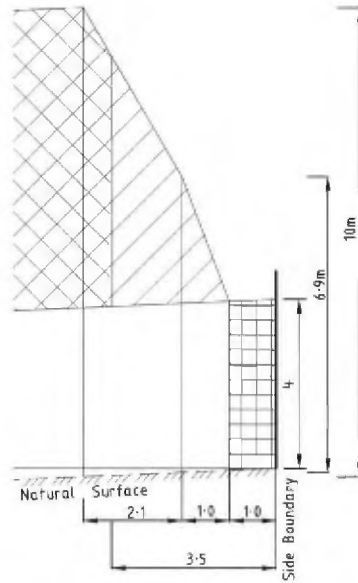


# PROFILE DIAGRAMS

## (A) Profile

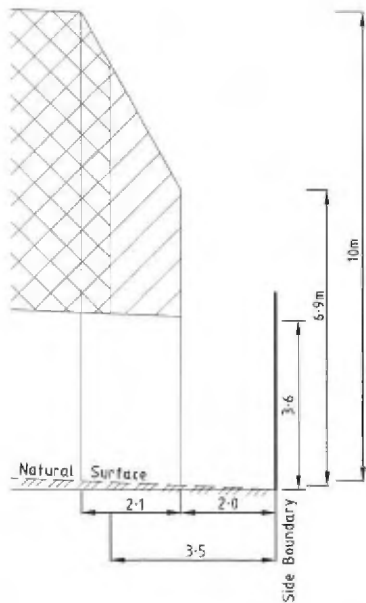


Natural surface rising from side boundary

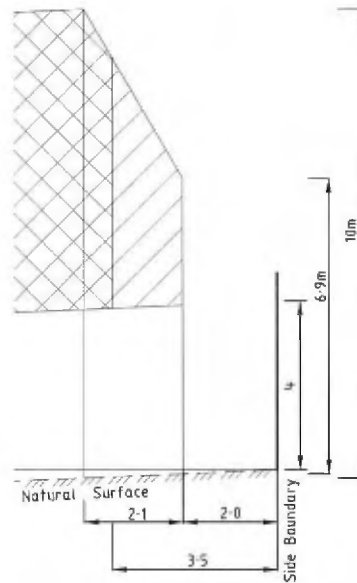


Natural surface falling from side boundary

## (B) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

ref: 27059138K  
date: 22/07/2015  
version: K

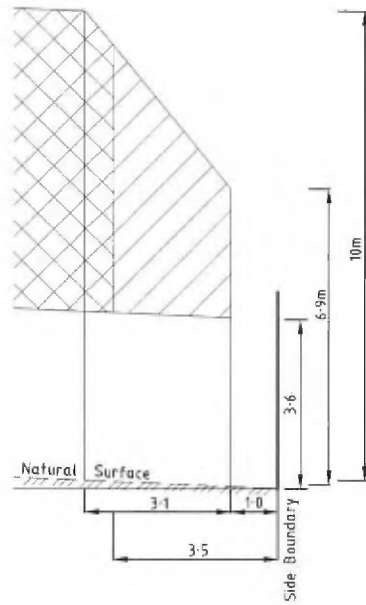
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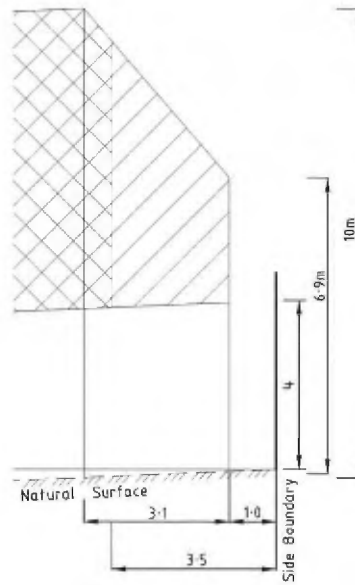


PROFILE DIAGRAMS

(C) Profile

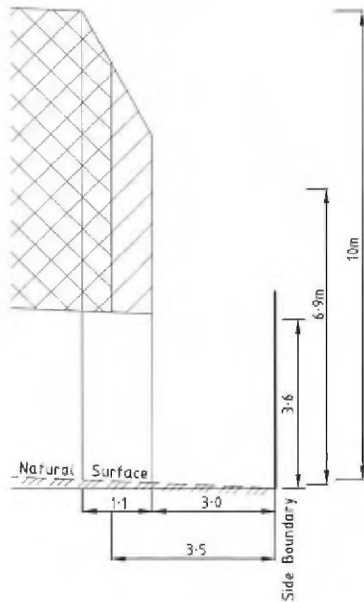


Natural surface rising from side boundary

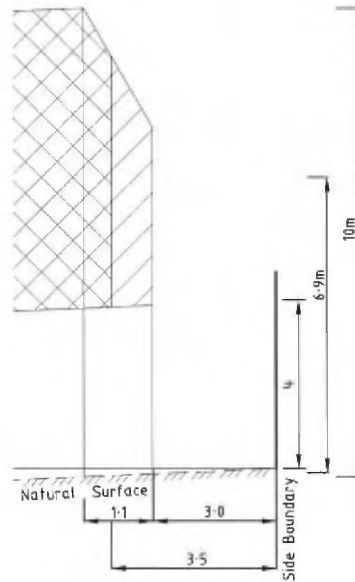


Natural surface falling from side boundary

(D) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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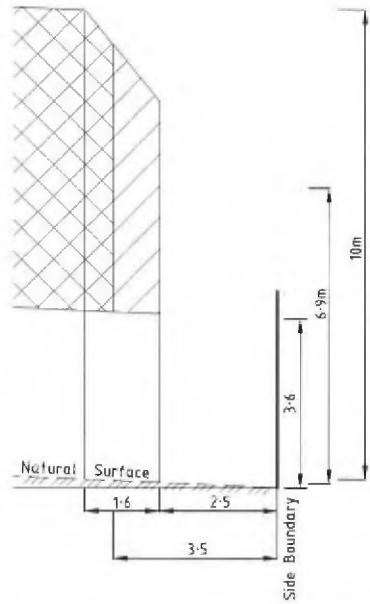
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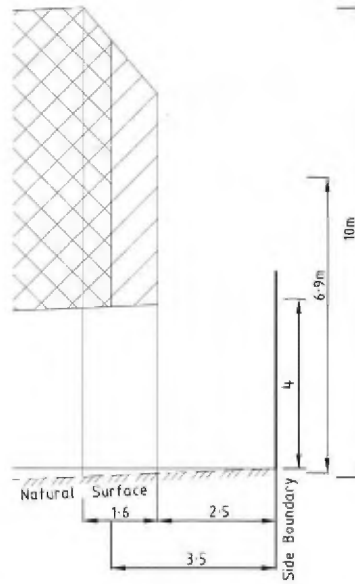


PROFILE DIAGRAMS

(E) Profile

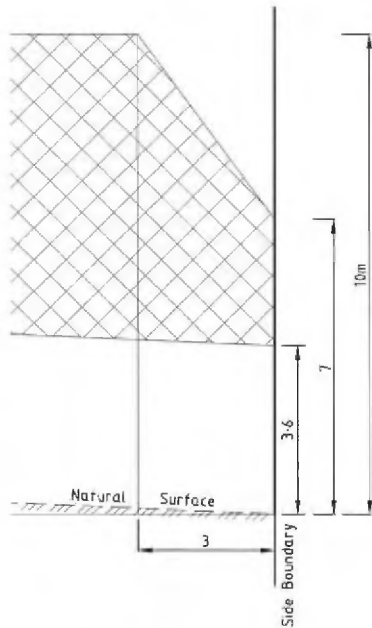


Natural surface rising from side boundary

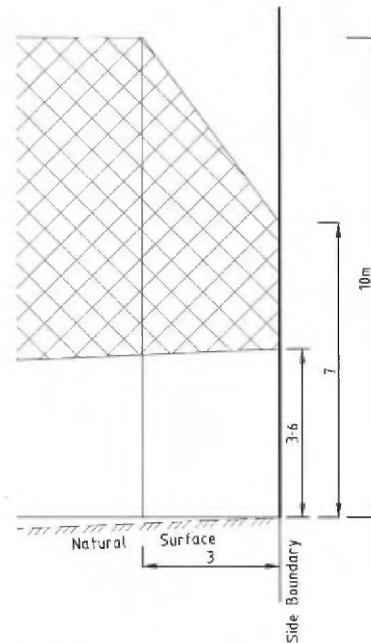


Natural surface falling from side boundary

(T) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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CONTRIBUTOR (1) 1/6/2014  
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