

# BUILDING ENVELOPES

FOR

## ASPIRE ESTATE

STAGE 9A

PS 728887R version G

| ENDORSEMENT   |                    |
|---|--------------------|
| Planning And Environment Act 1987<br>Melton Planning Scheme |                    |
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| Plan Referred To In Planning Permit                         |                    |
| No: <u>PA2015/114</u>                                       |                    |
| <u>Conditions to fill</u>                                   |                    |
| Signed For And On Behalf Of                                 | Date               |
| <u>[Signature]</u>  | <u>1/6/2015</u>    |
| The Responsible Authority                                   |                    |
| This Plan Supersedes The Corresponding Plan                 |                    |
| Endorsed On <u>21/11/2014</u>                               | (Date)             |

ref: 2705909BJ  
date: 1/12/2014  
version: J

page 1

**Bosco Jonson Pty Ltd**





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# BUILDING ENVELOPES

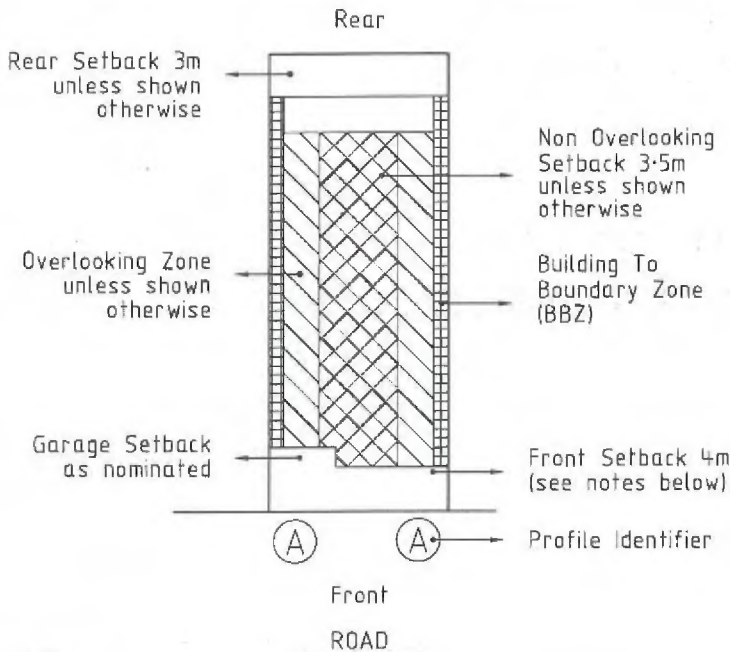
## LEGEND

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

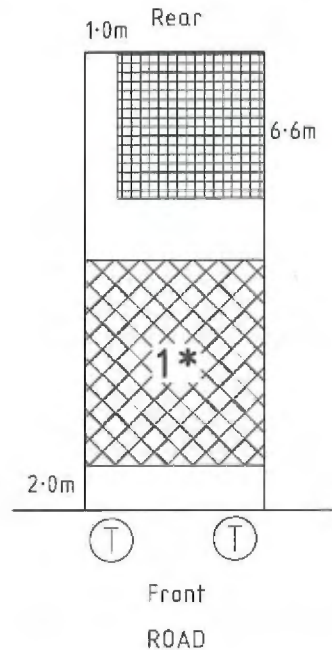
-  Single storey Building Envelope (wall height not exceeding 3.6m)
-  Building to Boundary Zone
-  Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking
-  Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking

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 '1\*'

- 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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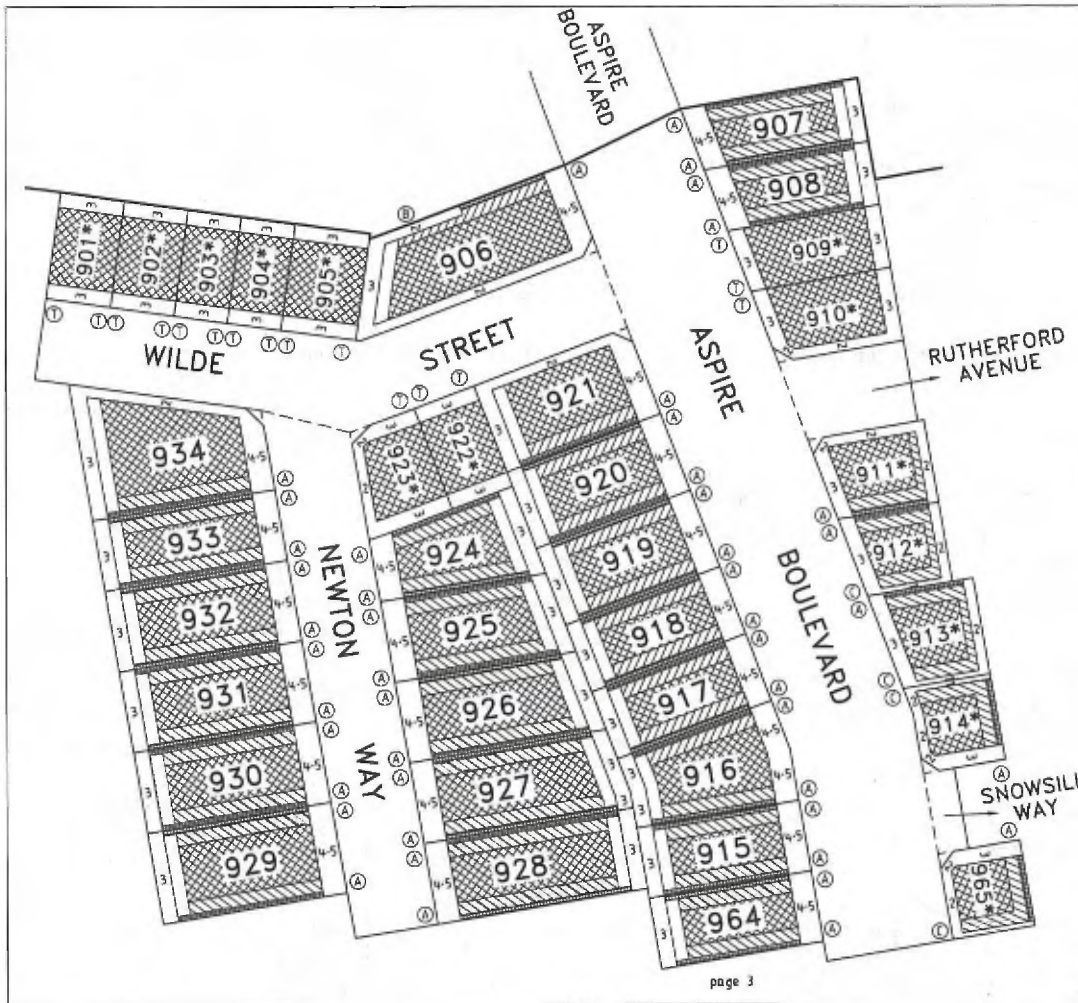
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STAGE 9A  
BUILDING ENVELOPES



- 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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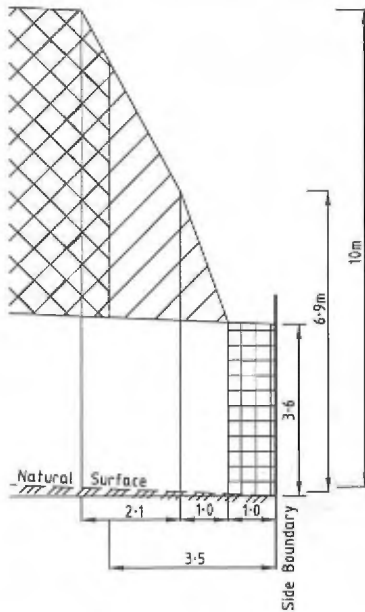


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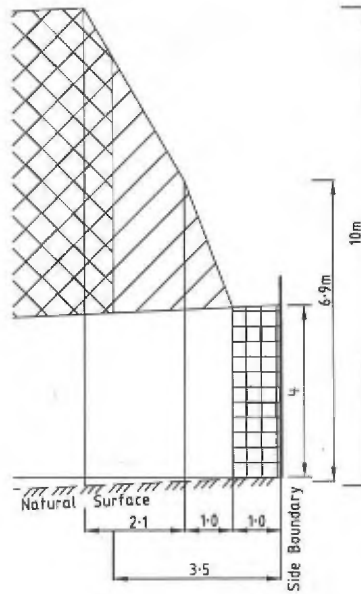
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(CONDITIONS 10-11) Date 1/6/2015  
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PROFILE DIAGRAMS

(A) Profile

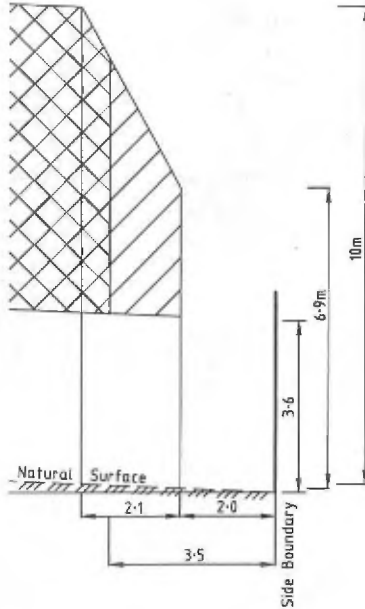


Natural surface rising from side boundary

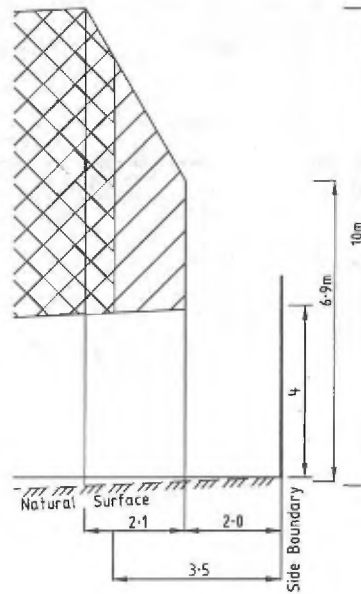


Natural surface falling from side boundary

(B) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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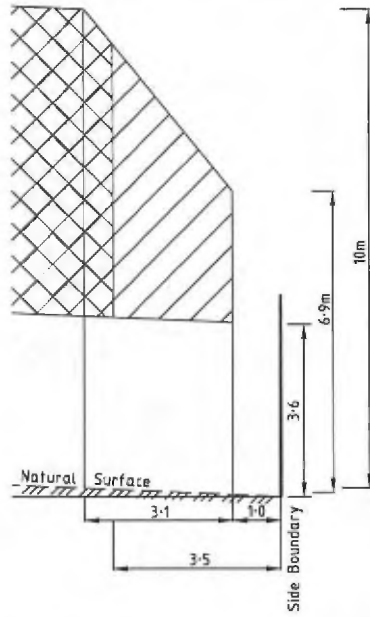
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Signed For And On Behalf Of Carolee Jones Date 1/6/2015  
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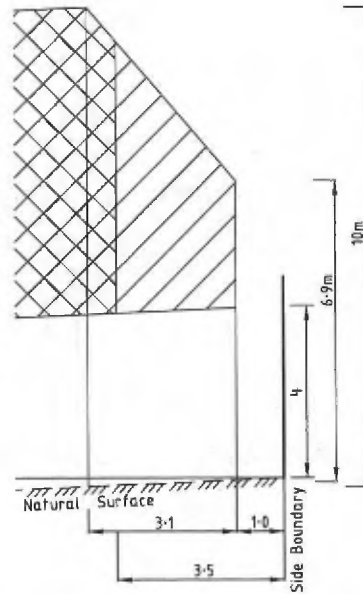


PROFILE DIAGRAMS

(C) Profile

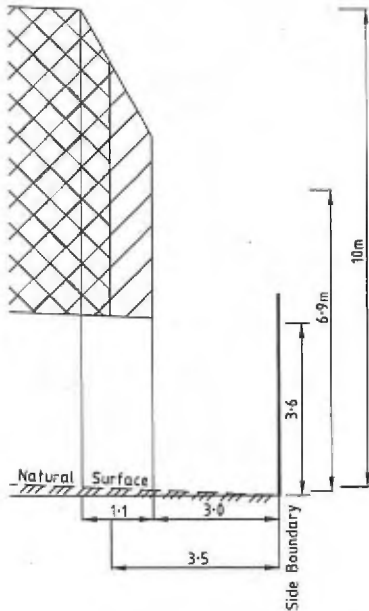


Natural surface rising from side boundary

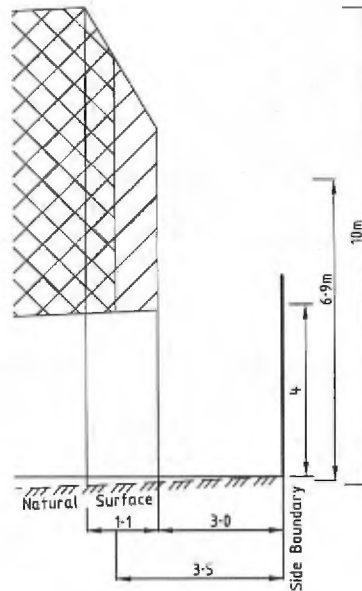


Natural surface falling from side boundary

(D) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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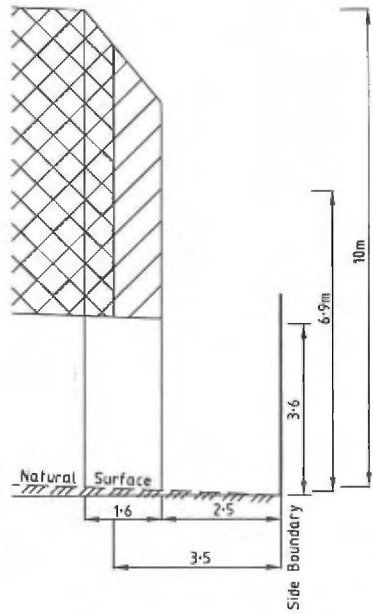
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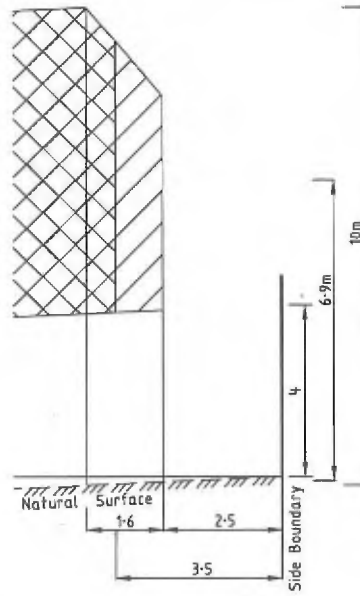


PROFILE DIAGRAMS

(E) Profile

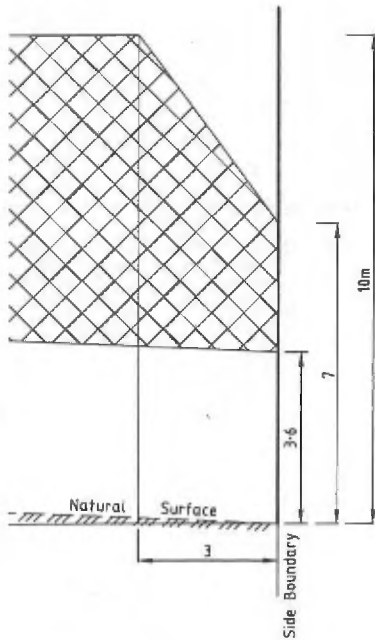


Natural surface rising from side boundary

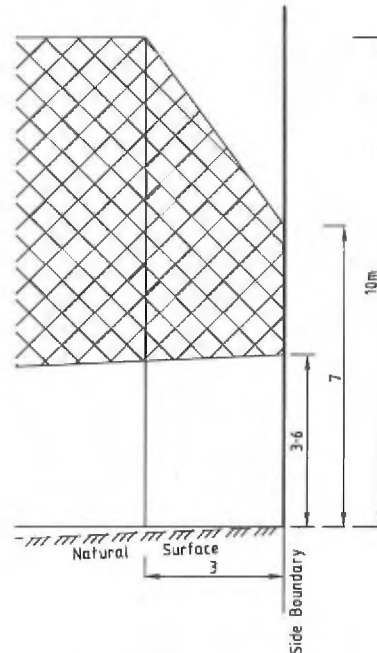


Natural surface falling from side boundary

(T) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

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