

# BUILDING ENVELOPES

FOR

## ASPIRE ESTATE

STAGE 2

PS 641024K version G



ref: 705902BL  
date: 19/04/2012  
version: L





**Bosco Jonson Pty Ltd**  
A.B.N 95 282 532 642  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road, South Melbourne  
Vic 3205 Australia DX 20524 Emerald Hill  
Tel 03) 9699 1400 Fax 03) 9699 5992



# BUILDING ENVELOPES

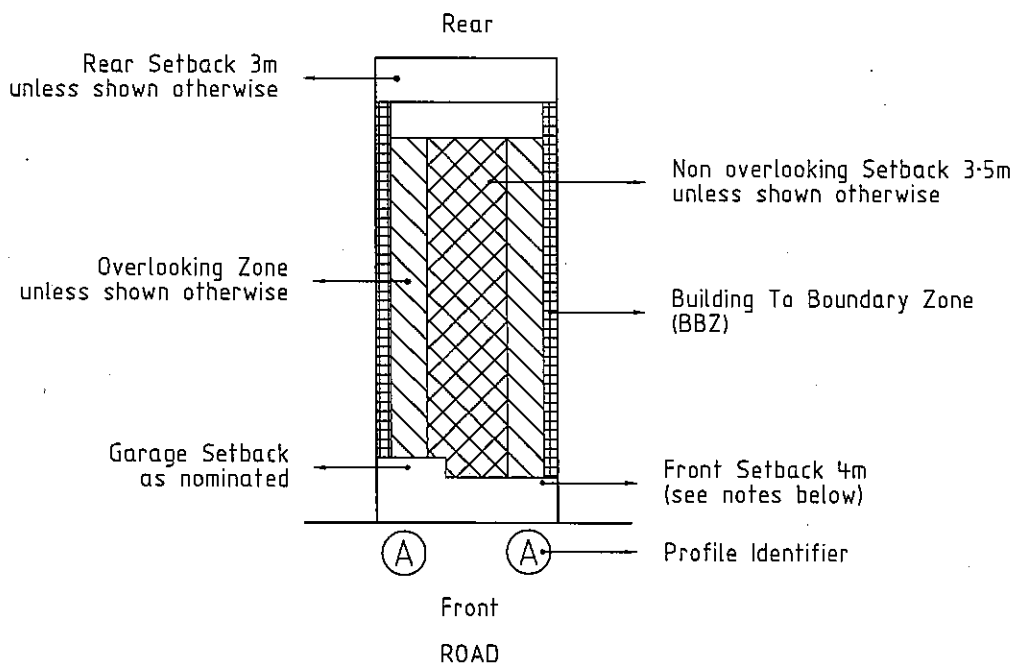
## LEGEND

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



## NOTES

- The front and side setbacks are measured to be the outermost walls of the buildings.
- The garage must be set back from the front boundary as nominated on the envelope plan.
- 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 2 metres unless noted otherwise.
- Double garages are required to have a minimum internal width (measured from the inside of the walls) of 5.5m.
- Single garages are required to have a minimum internal width (measured from the inside of the walls) of 3.5m.

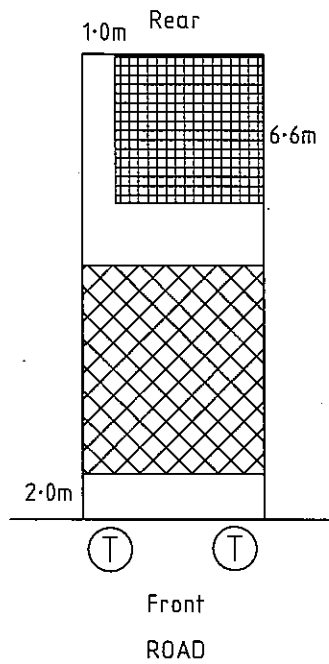
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## EXAMPLE OF REAR-LOADED TERRACE LOT

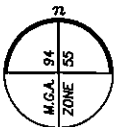
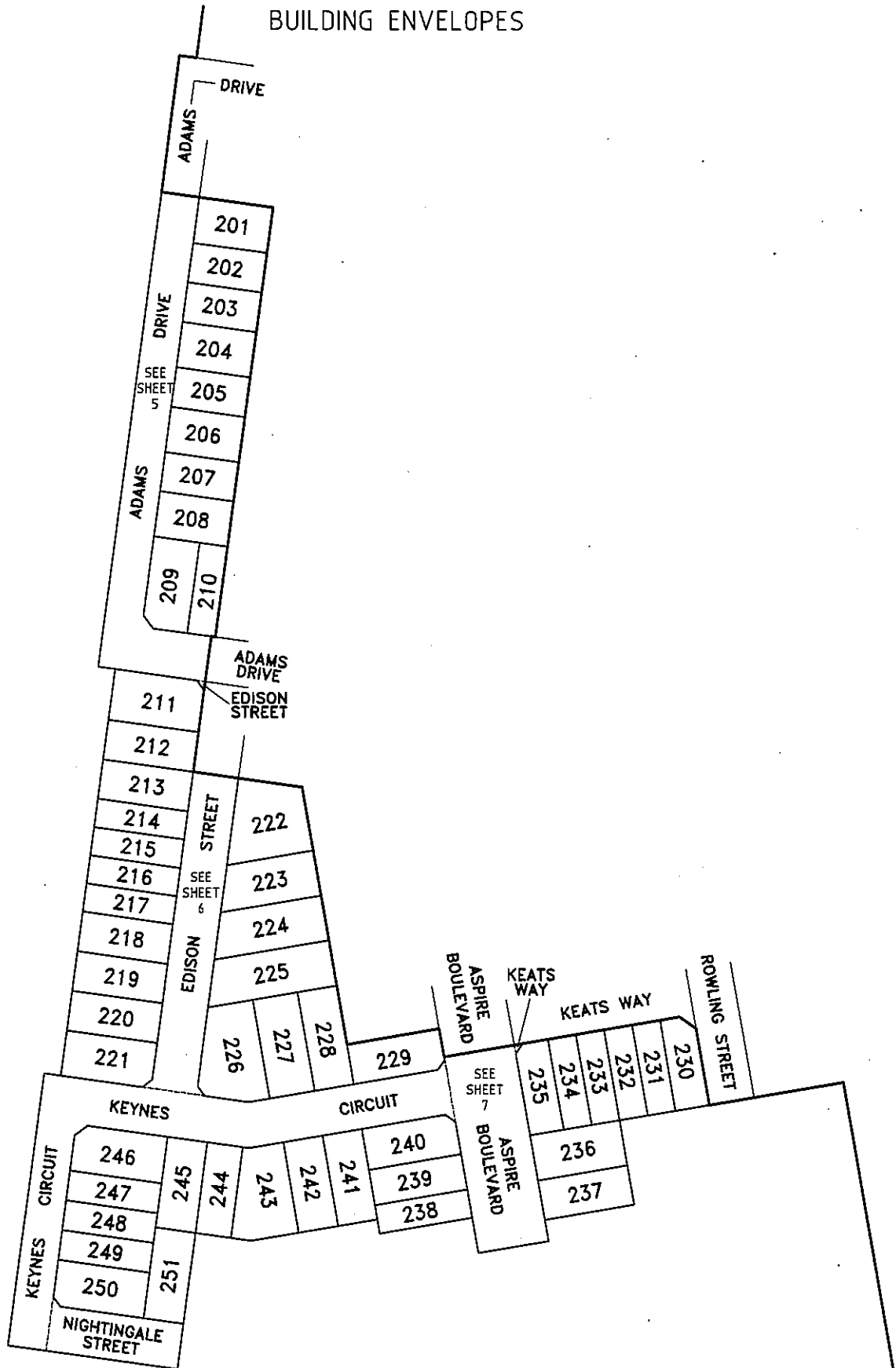


### NOTES

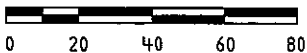
- Minimum Open Space Required is 25 square metres with 3 metre minimum in width
- 70% Maximum building site coverage



# STAGE 2 BUILDING ENVELOPES



scale 1:2000  
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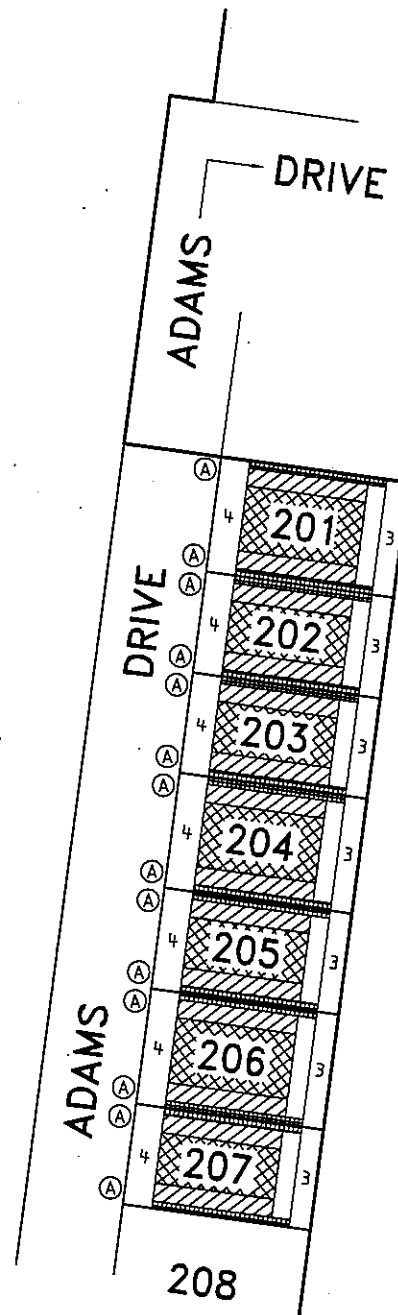


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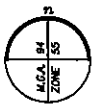
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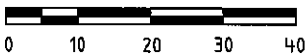
STAGE 2  
BUILDING ENVELOPES



SEE SHEET 6



scale 1:1000  
ref: 705902BL  
date: 19/04/2012  
version: L



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 type (A) is contained in "Profile Diagrams" in this document.

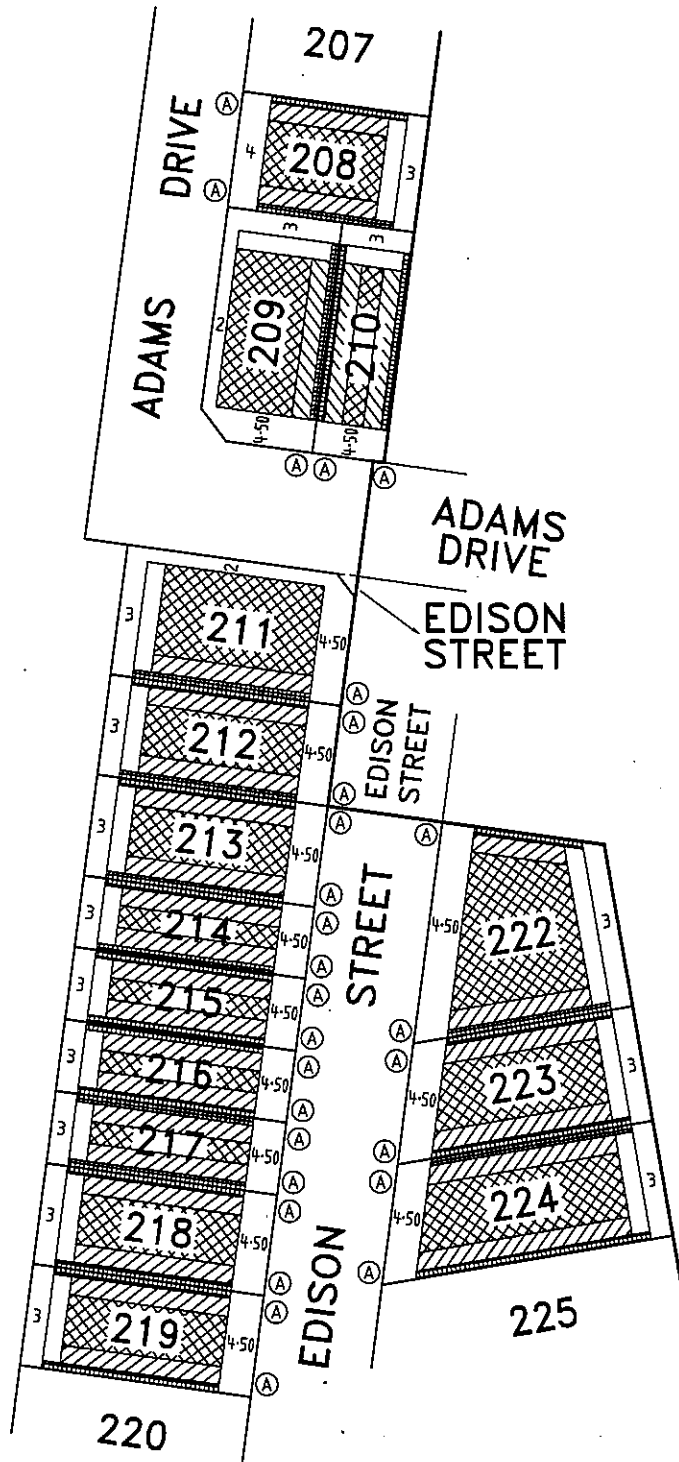
**Bosco Jonson Pty Ltd**

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STAGE 2  
BUILDING ENVELOPES

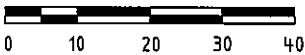
SEE SHEET 5



SEE SHEET 7



scale 1:1000  
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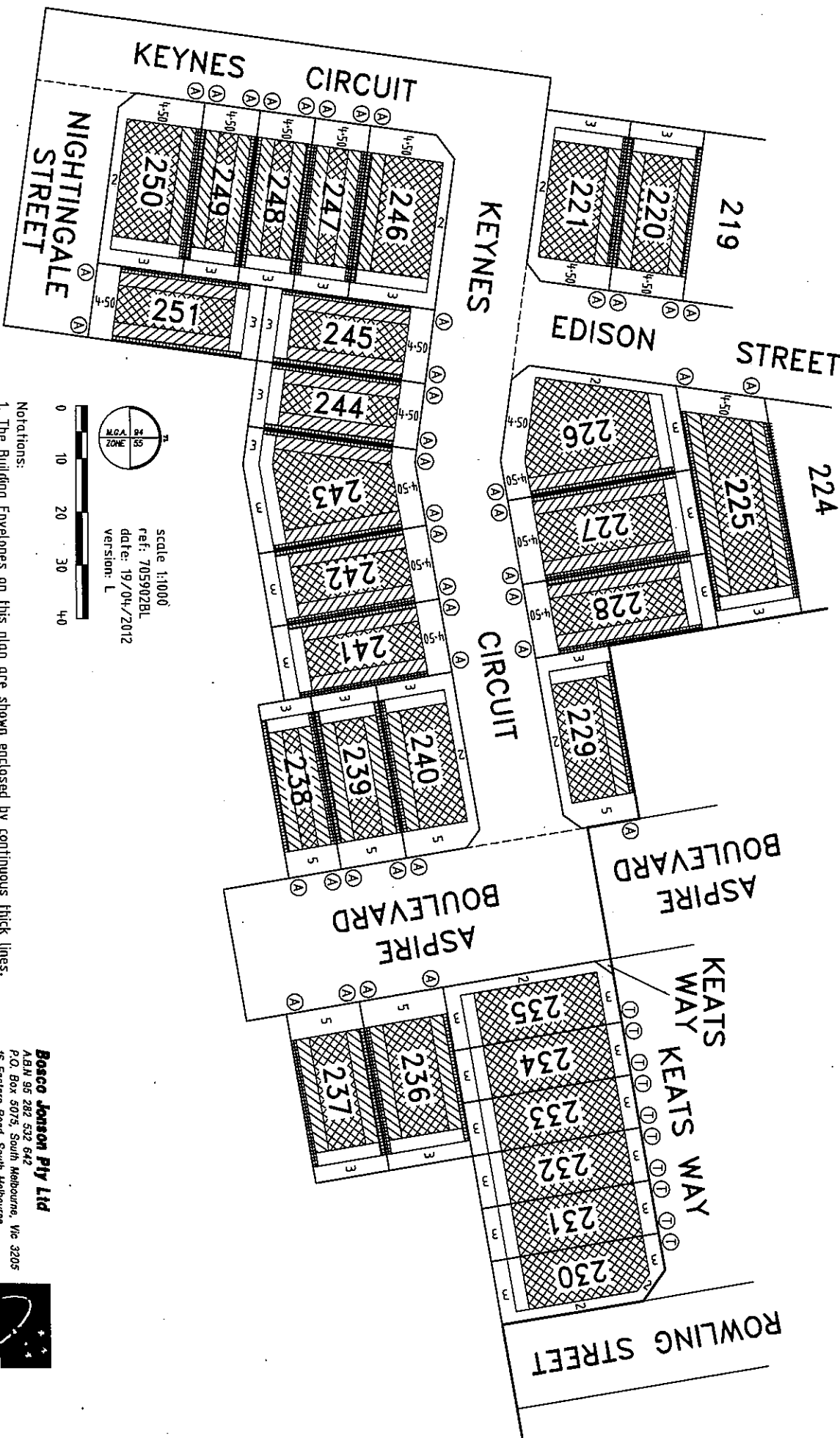
Notations:

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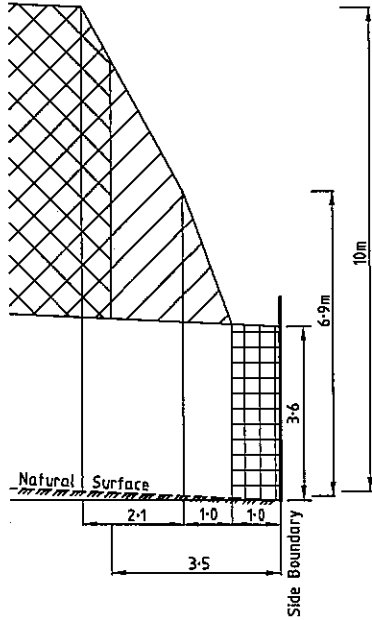
- Notations:
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  2. This diagram is to be read in conjunction with "Profile Diagrams" in this document.
  3. Profile types (A) & (T) are contained in "Profile Diagrams" in this document.

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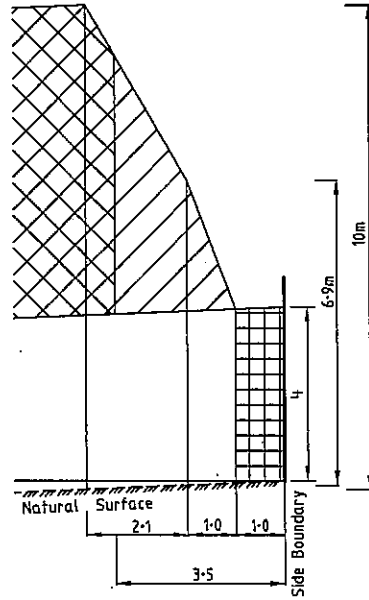


# PROFILE DIAGRAMS

## (A) Profile

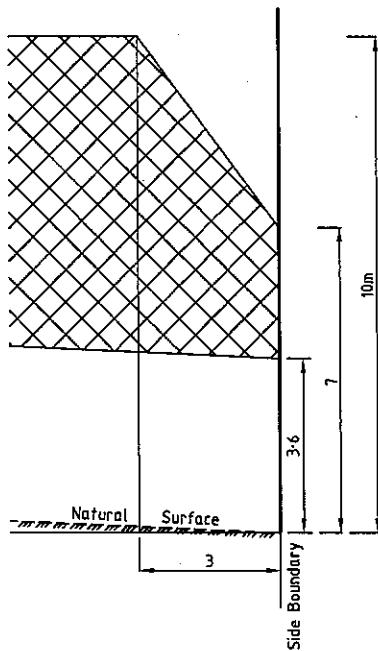


Natural surface rising from side boundary

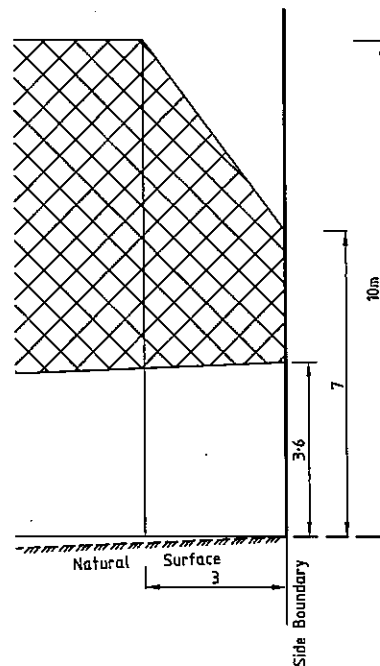


Natural surface falling from side boundary

## (T) Profile



Natural surface rising from side boundary



Natural surface falling from side boundary

