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66.45m 359d49'00"

30.48m 89d39'00"

66.45m 359d49'00"

AREA	SQM.			
LAND AREA:	2025.27			
	U-1	U-2	U-3	U-4
GROUND FLOOR:	151.76	149.26	143.39	159.44
GARAGE & STORE:	43.78	45.42	43.26	40.12
MAIN ENTRY:	3.45	3.58	3.51	3.60
VERANDAH:	-	7.67	7.43	-
BALCONY:	4.41	-	-	12.67
FIRST FLOOR:	136.93	127.04	116.85	140.07
TOTAL BUILDING AT GROUND LEVEL:	198.99	205.93	197.59	203.16
POS:	112.37	172.88	194.98	100.25
SITE COVER:	39.80%			
DRIVE WAY & PAVING:	421.40			
TOTAL IMPERMEABLE AREA:	60.80%			
TOTAL PERMEABLE AREA:	39.20%			

PLANNING & ENVIRONMENT ACT
1987
MONASH PLANNING SCHEME
Amended Plan referred to in Permit
No. TPA / 46946
For and on behalf of the City of
Monash: tdaigliesh
Sheet 1 of 4
Date: 7/3/24

KGN HOMES

KGN HOMES PTY LTD
8/409 PRINCES HWY, NOBLE PARK, VIC 3174
PH: 97924090
E: info@kgnhomes.com.au
ABN: 14 168 937 586
www.kgnhomes.com.au

DESIGN TYPE:

FACADE TYPE:

DATE:
01/02/2024

REV NO:

SHEET NO: 1 OF 5

ADDRESS:
LOT 2, 775 WAVERLEY ROAD,
GLEN WAVERLEY, VIC - 3150

DRAWN BY:
N.K.
CHECKED BY:
P.Y.
JOB NO: T221203

TITLE:
GROUND FLOOR PLAN
INTERNAL LAYOUT

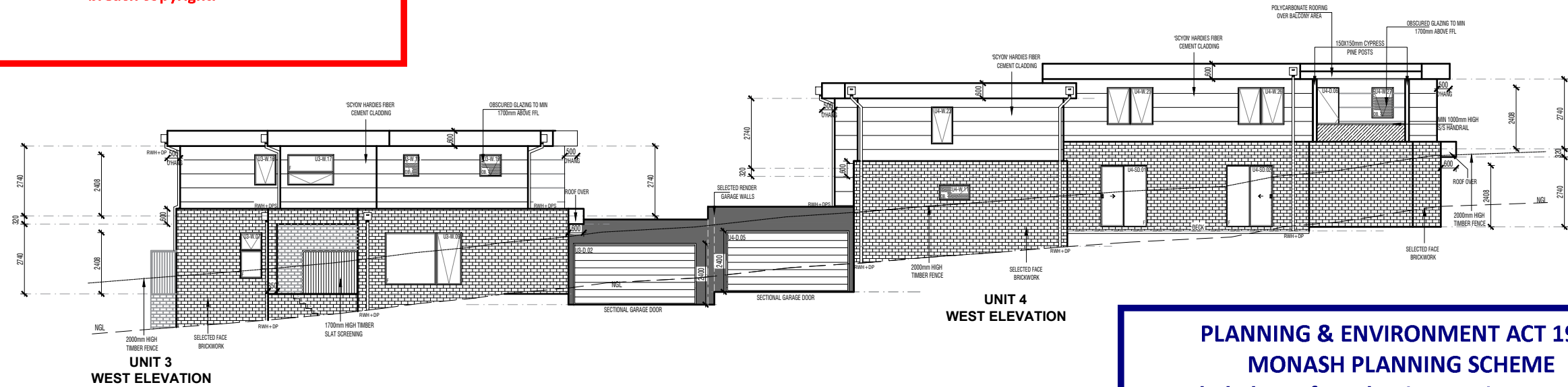
SCALE: 1:200

WAVERLEY ROAD

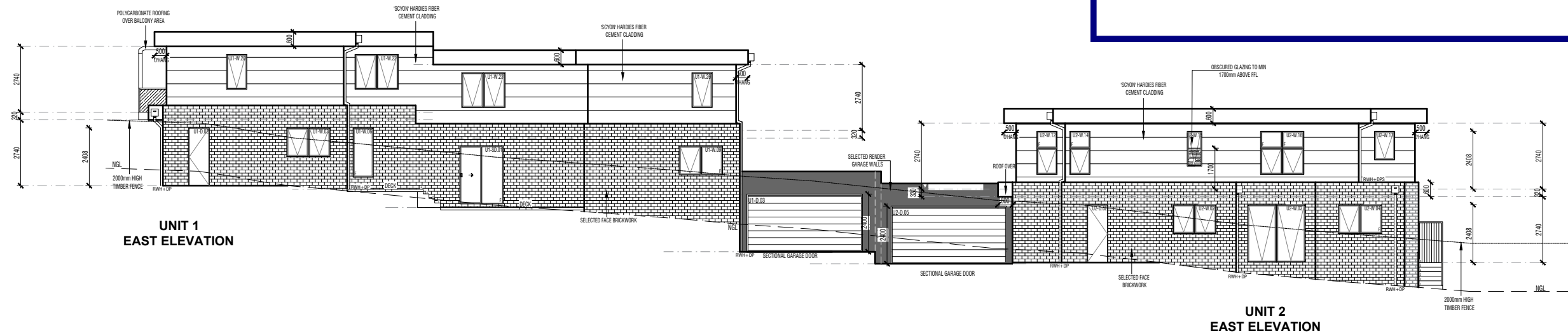
TREE PROTECTION ZONES TO TREES T1, T5
& T6 TO BE PROTECTED DURING CONSTRUCTION
AS PER SECTION 8 OF THE ARBORIST REPORT.
OTTO LEENSTRA- APRIL 2017

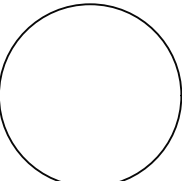
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ALL OPERABLE FIRST FLOOR WINDOWS TO A
HEIGHT UP TO 1700mm ABOVE FFL, SHALL HAVE
A MAXIMUM OPENING WIDTH OF 125mm AND
MAX LOADING OF 250N AS PER NCC PART 3.9.2.5



**PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME**
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Sheet 2 of 4
Date: 7/3/24



REV:	AMENDMENTS:	DATE:	 KGN HOMES	KGN HOMES PTY LTD 8/409 PRINCES HWY, NOBLE PARK, VIC 3174 PH: 97924090 E: info@kgnhomes.com.au ABN: 14 168 937 586 www.kgnhomes.com.au	DESIGN TYPE:	FACADE TYPE:	DATE: 01/02/2024	REV NO:	SHEET NO: 3 OF 5	 SCALE: 1:200
					ADDRESS: LOT 2,775 WAVERLEY ROAD, GLEN WAVERLEY, VIC - 3150		DRAWN BY: N.K	CHECKED BY: P.Y	TITLE: WEST ELEVATION UNIT 3 & 4 EAST ELEVATION UNIT 1 & 2	
							JOB NO: T221203			

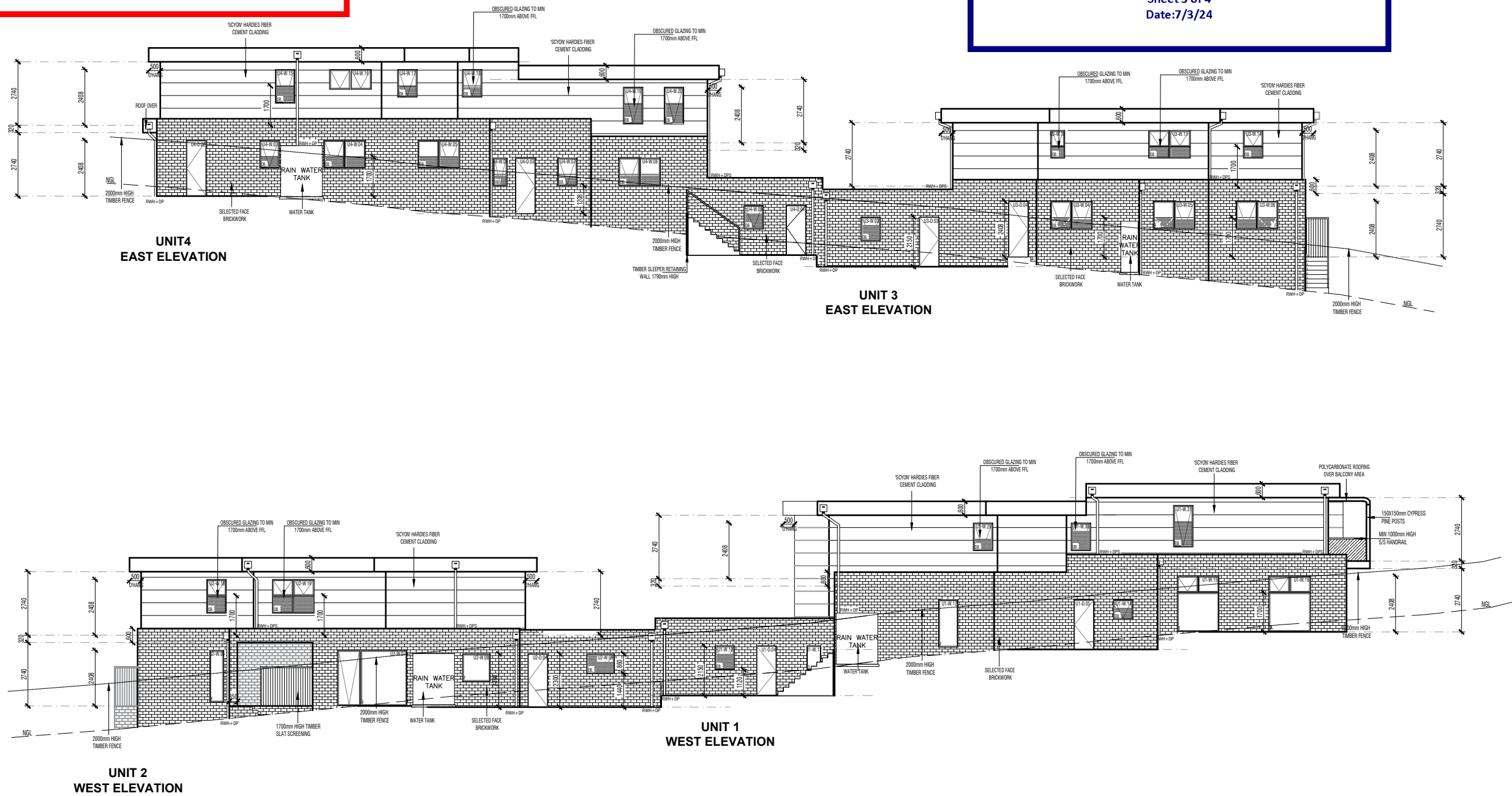
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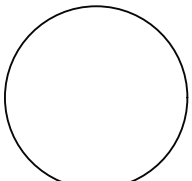
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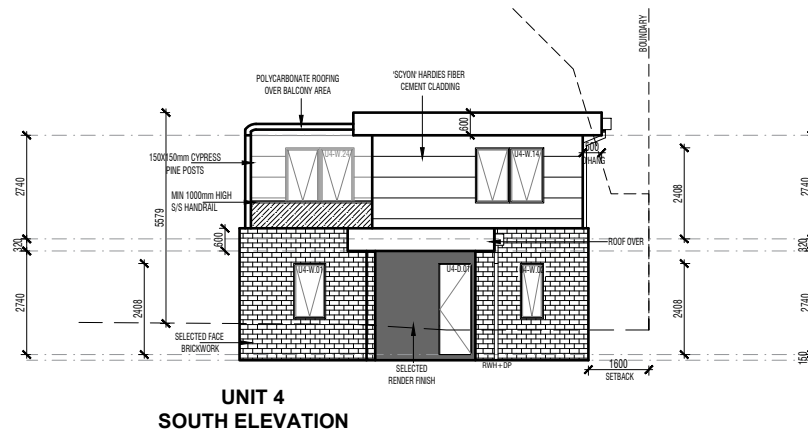
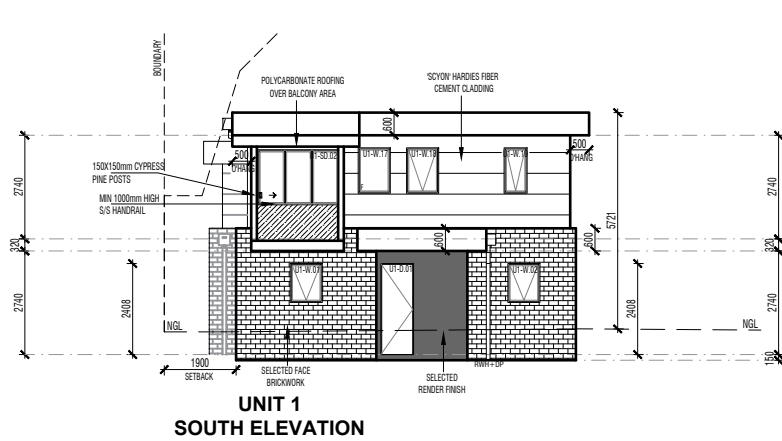
ALL OPERABLE FIRST FLOOR WINDOWS TO A HEIGHT UP TO 1700mm ABOVE FFL, SHALL HAVE A MAXIMUM OPENING WIDTH OF 125mm AND MAX LOADING OF 250N AS PER NCC PART 3.9.2.5

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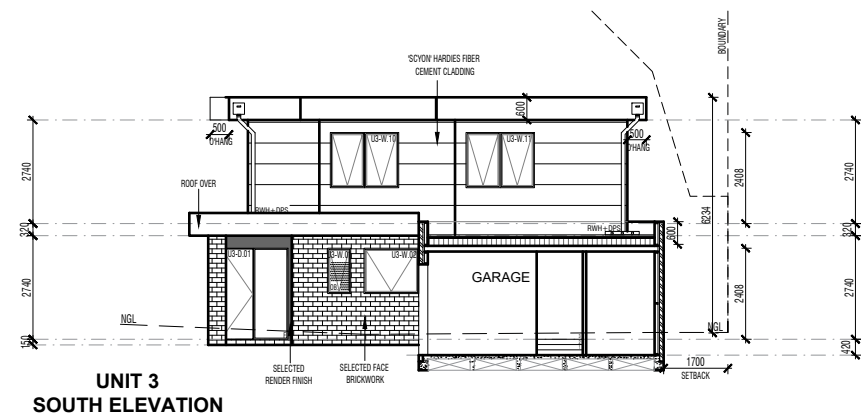
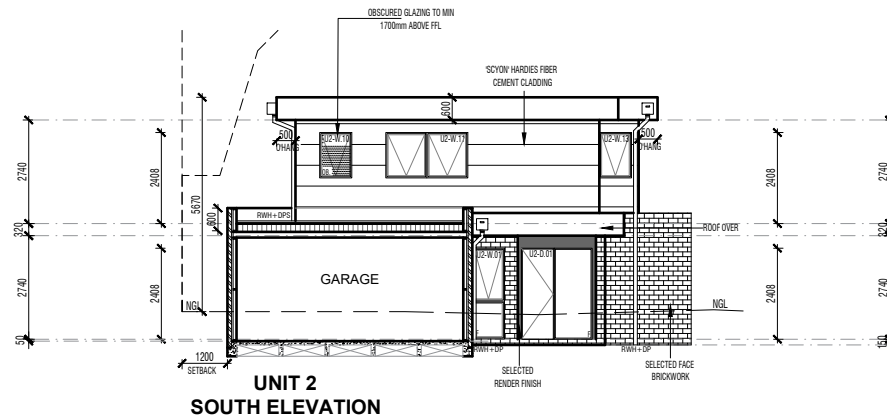


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				ADDRESS: LOT 2,775 WAVERLEY ROAD, GLEN WAVERLEY, VIC - 3150	DRAWN BY: N.K	CHECKED BY: P.Y	TITLE: EAST ELEVATION UNIT 3 & 4 WEST ELEVATION UNIT 1 & 2		
					JOB NO:	T221203			

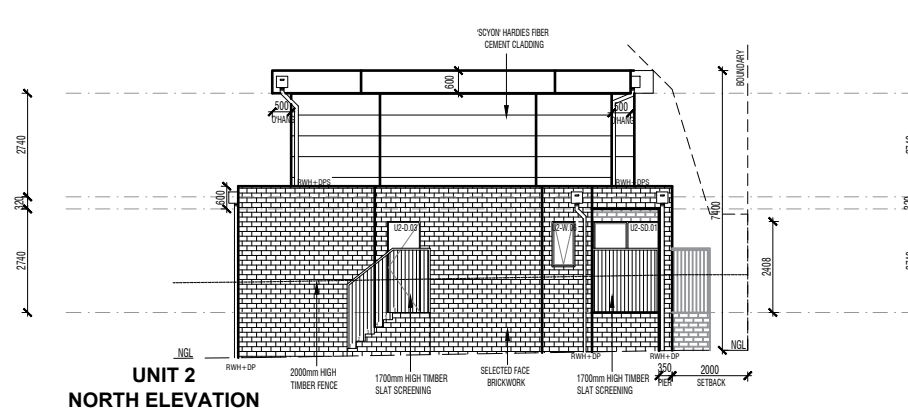
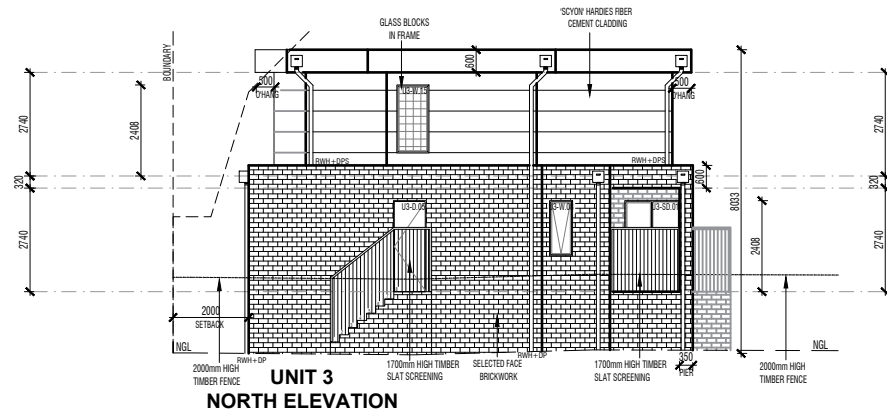
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							JOB NO:	T221203		