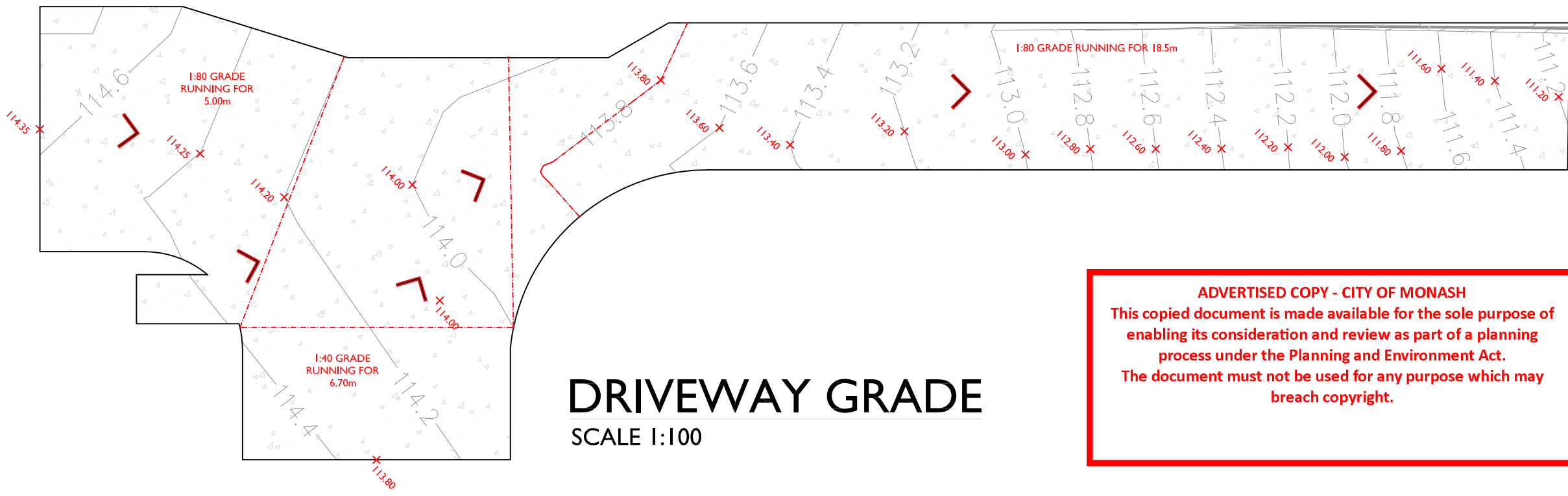


GROUND FLOOR PLAN
SCALE 1:100



DRIVEWAY GRADE
SCALE 1:100

**MONASH PLANNING SCHEME -
CLAUSE 32.08-4**
CONSTRUCTION OR EXTENSION OF A DWELLING
OR RESIDENTIAL BUILDING

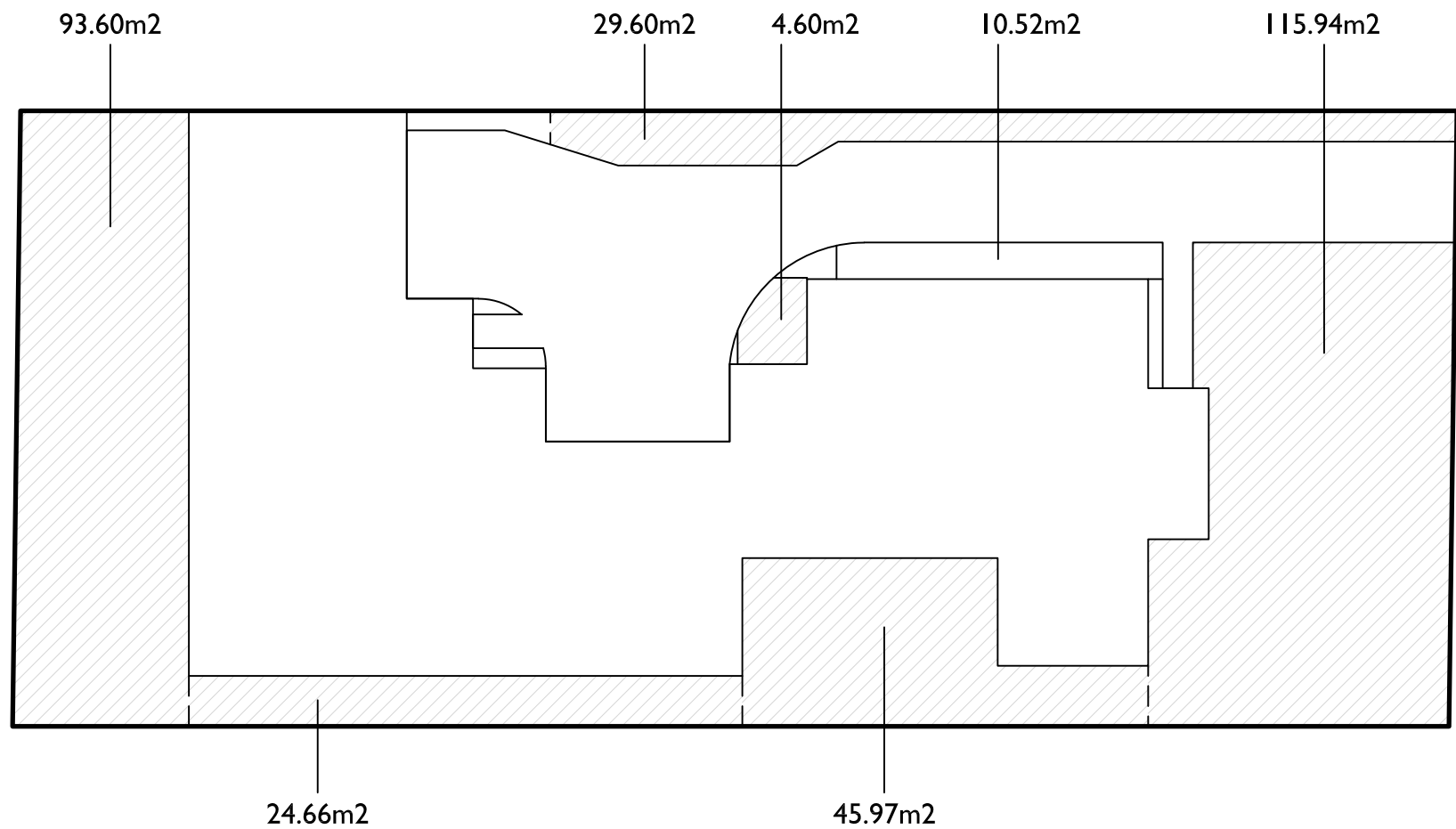
SITE AREA: 780.32M² = 35% GARDEN AREA

AREA OF BUILDING, GARAGE/CARPORT, D/WAYS, PATHS,
LANDINGS, STEPS AND LANDSCAPING
LESS THEN 1.0M = 455.43M²

PERCENTAGE OF SITE COVERAGE = 57.97% (452.36M²)

PROPOSED GARDEN AREA ON SITE IS 41.64% (324.89M²)
(COMPLIES WITH CLAUSE 32.08-4)

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GARDEN AREA CALCULATIONS
SCALE 1:200

PROPOSED UNIT 1

| AREAS | M ² | Sq |
|---------------|----------------|--------------|
| GROUND FLOOR | 111.05 | - |
| FIRST FLOOR | 95.87 | - |
| GARAGE | 39.81 | - |
| PORCH | 8.07 | - |
| TOTAL | 254.80 | 27.43 |
| TOTAL S.P.O.S | 38.00 | - |
| TOTAL P.O.S | 176.38 | - |

PROPOSED UNIT 2

| AREAS | M ² | Sq |
|---------------|----------------|--------------|
| GROUND FLOOR | 113.46 | - |
| FIRST FLOOR | 95.00 | - |
| GARAGE | 37.07 | - |
| PORCH | 4.07 | - |
| TOTAL | 249.60 | 26.87 |
| TOTAL S.P.O.S | 93.60 | - |
| TOTAL P.O.S | 104.79 | - |

SITE COVERAGE

| AREAS | M ² |
|----------------------------|----------------|
| SITE AREA | 780.32 |
| BUILDING AREA | 313.53 |
| SITE COVERAGE | 40.18% |
| AREA OF DRIVEWAY/ PATHWAY | 138.83 |
| TOTAL SITE AREA | 452.36 |
| TOTAL SITE COVERAGE | 57.97% |

NOTE
PERMEABLE: 42.03% TOTAL: 327.94m²
NOTE: 35% TO BE PERMEABLE ie NOT COVERED.

| DATE | REV | AMENDMENTS |
|------------|-----|---|
| 06/11/2023 | A | PLANS REVISED AS PER FURTHER INFORMATION LETTER PROVIDED ON THE 04/07/2023. |
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| 09/07/2024 | C | PLANS REVISED AS PER CONDITIONS OF PLANNING PERMIT DATED 24/04/2024 |
| 16/09/2024 | D | PLANS REVISED AS PER CLIENT DISCUSSIONS ON THE 07/09/2024. |

GROUND FLOOR PLAN

PROJECT:

PROPOSED (2) UNIT DEVELOPMENT:
No.298 Highbury Road,
MOUNT WAVERLEY, VIC 3149
TP REF: TPA/55018

CLIENT:

-

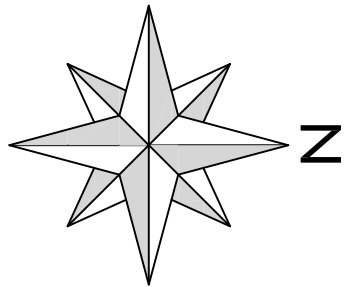
JOVA
DRAFTING CONSULTANTS

ADDRESS: No. 3 EBONY CLOSE,
SPRINGVALE VIC 3171
EMAIL: ADMIN@JOVADRAFTING.COM
WEBSITE: WWW.JOVADRAFTINGCONSULTANTS.COM
PHONE: 0433 535 264

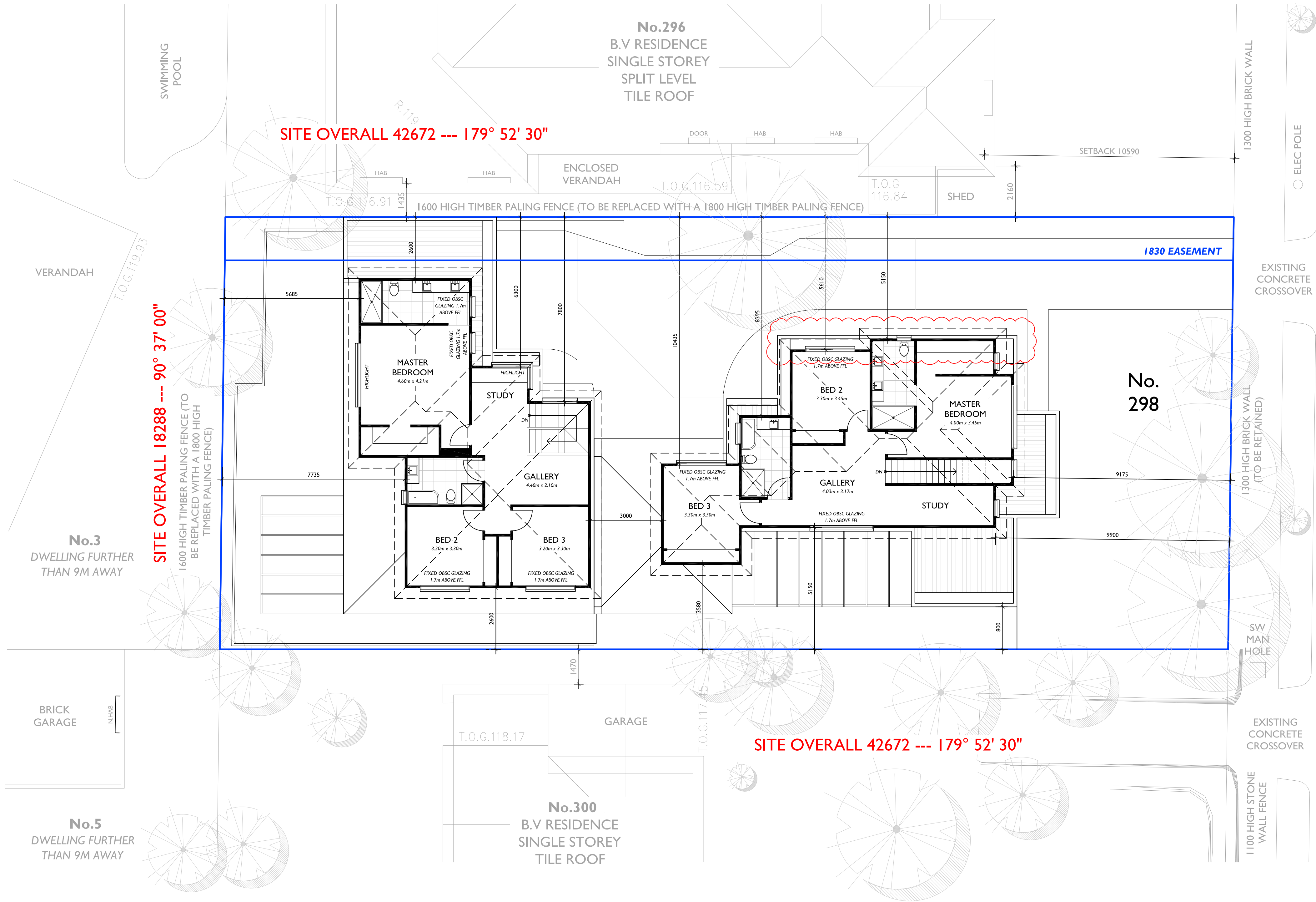
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| DRAWN | SJ | SHEET | 1 OF 6 | DATE | APR 23 |
|-------|----|-------|--------|------|--------|

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|---------|--------|----------|---|
| JOB No. | 22:103 | REVISION | E |
|---------|--------|----------|---|



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FIRST FLOOR PLAN
SCALE 1:100

PROPOSED UNIT 1

| AREAS | M ² | Sq |
|---------------|----------------|--------------|
| GROUND FLOOR | 111.05 | - |
| FIRST FLOOR | 95.87 | - |
| GARAGE | 39.81 | - |
| PORCH | 8.07 | - |
| TOTAL | 254.80 | 27.43 |
| TOTAL S.P.O.S | 38.00 | - |
| TOTAL P.O.S | 176.38 | - |

PROPOSED UNIT 2

| AREAS | M ² | Sq |
|---------------|----------------|--------------|
| GROUND FLOOR | 113.46 | - |
| FIRST FLOOR | 95.00 | - |
| GARAGE | 37.07 | - |
| PORCH | 4.07 | - |
| TOTAL | 249.60 | 26.87 |
| TOTAL S.P.O.S | 93.60 | - |
| TOTAL P.O.S | 104.79 | - |

SITE COVERAGE

| AREAS | M ² |
|----------------------------|----------------|
| SITE AREA | 780.32 |
| BUILDING AREA | 313.53 |
| SITE COVERAGE | 40.18% |
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| TOTAL SITE AREA | 452.36 |
| TOTAL SITE COVERAGE | 57.97% |

NOTE
PERMEABLE: 42.03% TOTAL: 327.94m²
NOTE: 35% TO BE PERMEABLE ie NOT COVERED.

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FIRST FLOOR PLAN

PROJECT:

PROPOSED (2) UNIT DEVELOPMENT:
No.298 Highbury Road,
MOUNT WAVERLEY, VIC 3149
TP REF: TPA/55018

CLIENT:

-

JOVA

DRAFTING CONSULTANTS

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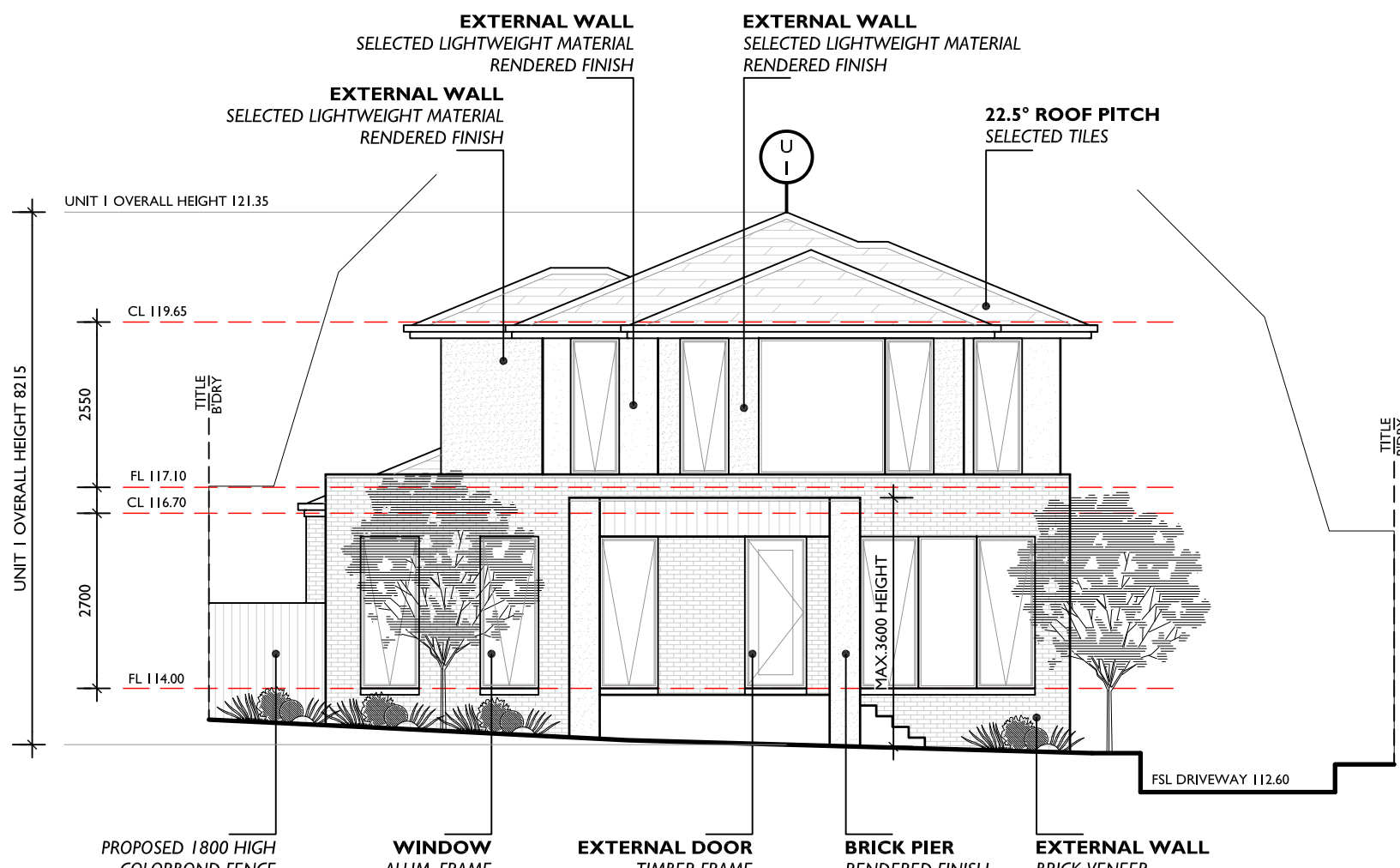
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| DRAWN | S.J | SHEET | 2 OF 6 | DATE | APR 23 |
| JOB No. | 22:103 | | | REVISION | E |

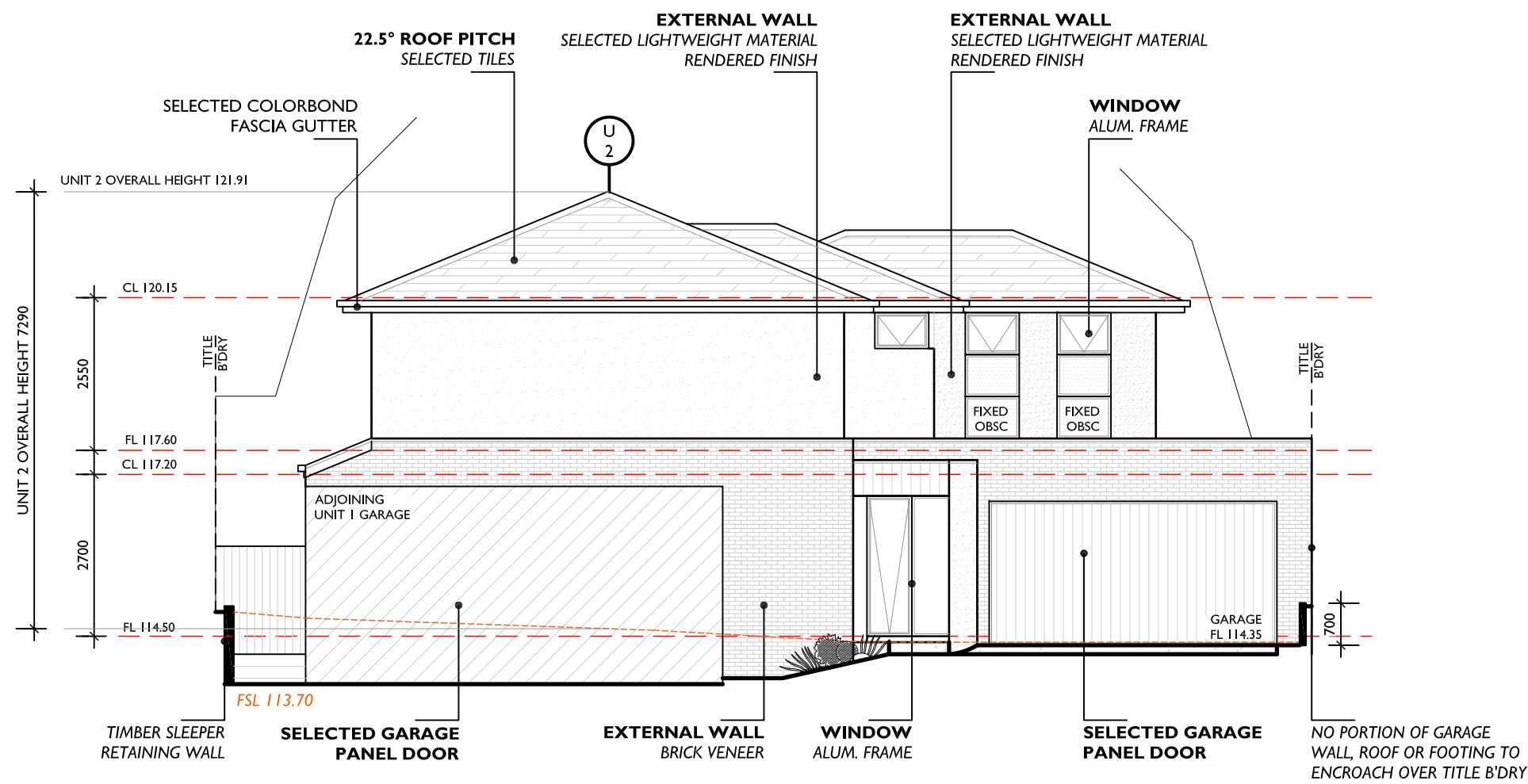
NORTHERN ELEVATION OF UNIT 1

SCALE 1:100



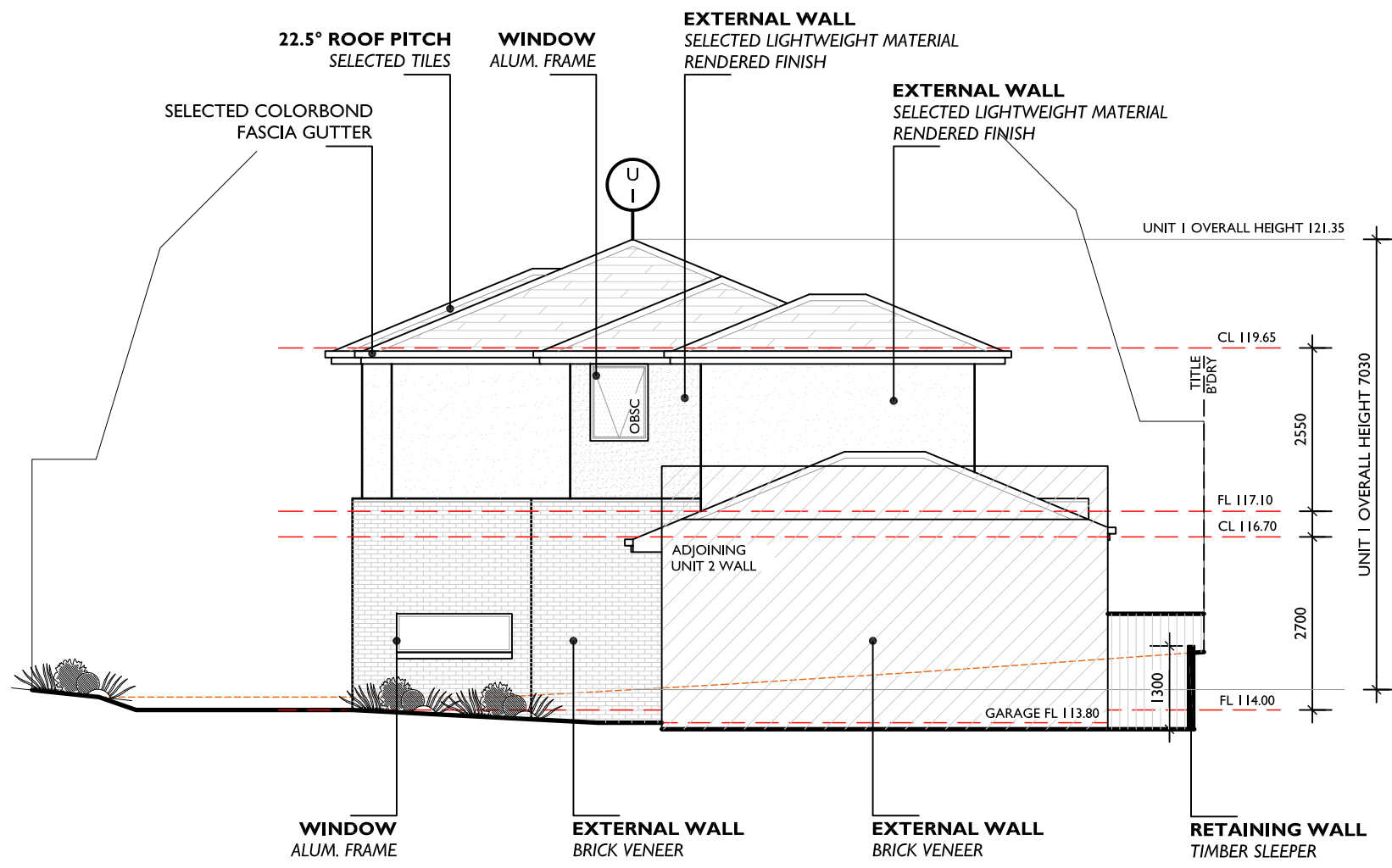
NORTHERN ELEVATION OF UNIT 2

SCALE 1:100



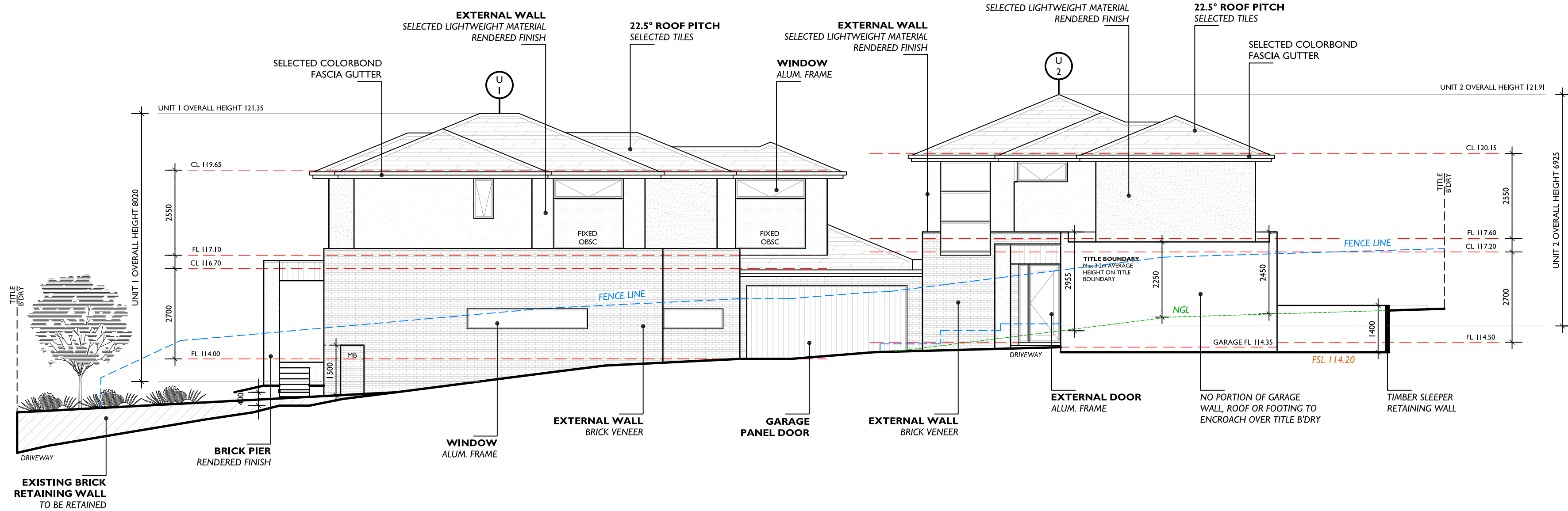
SOUTHERN ELEVATION OF UNIT 1

SCALE 1:100



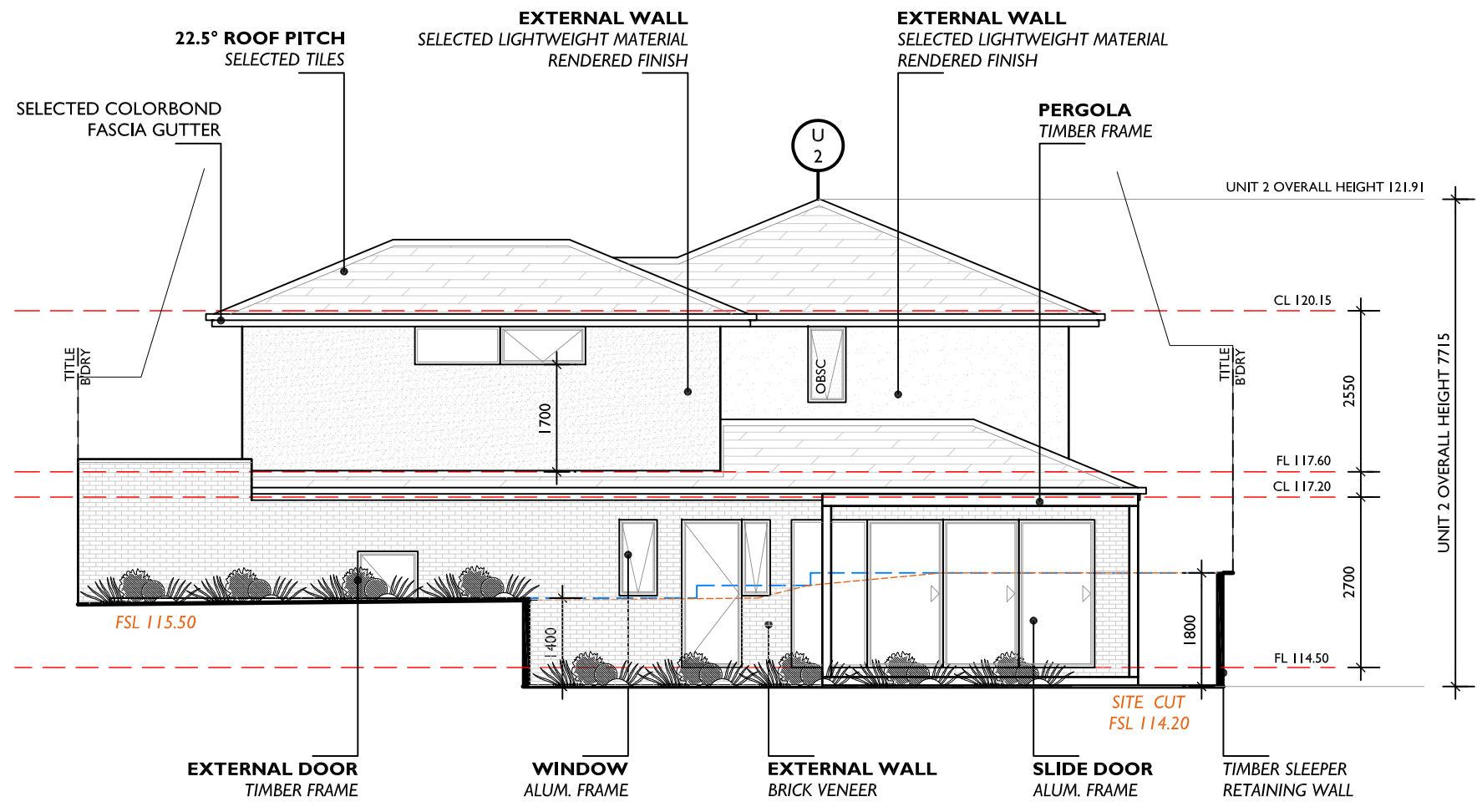
WESTERN ELEVATION OF UNITS 1 & 2

SCALE 1:100



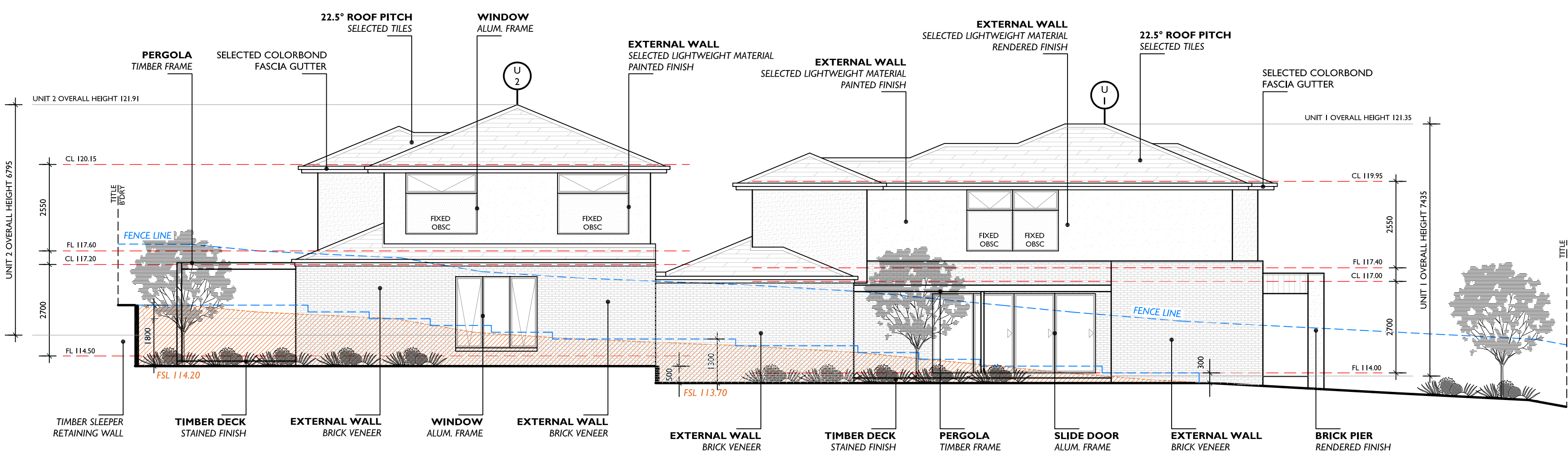
SOUTHERN ELEVATION OF UNIT 2

SCALE 1:100

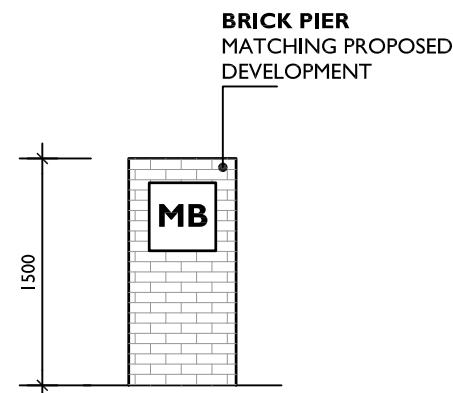


EASTERN ELEVATION OF UNITS 1 & 2

SCALE 1:100



METER BOX DETAILS
SCALE 1:50



| DATE | REV | AMENDMENTS |
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COLOUR & MATERIAL SCHEDULE

| | |
|--|---|
| | GROUND FLOOR WALL FACE BRICK LIGHT BEIGE COLOUR or similar |
| | GROUND FLOOR PORCH BRICK PIER/ RENDERED FINISH GREY COLOUR or similar |
| | GROUND FLOOR PORCH LIGHTWEIGHT CLADDING/ PAINTED FINISH GREY COLOUR or similar |
| | FIRST FLOOR WALL LIGHTWEIGHT CLADDING/ RENDERED FINISH OFF WHITE COLOUR or similar |
| | FIRST FLOOR WALL LIGHTWEIGHT CLADDING/ RENDERED FINISH LEAD GREY COLOUR or similar |
| | ROOF TILE CONCRETE TILED ROOF MONUMENT COLOUR or similar |
| | GUTTER & FASCIA COLORBOND SURFIMIST COLOUR or similar |
| | WINDOW FRAME ALUMINIUM FRAME SURFIMIST COLOUR or similar |
| | GARAGE DOOR ALUMINIUM PANEL LIGHT TIMBER GRAIN COLOUR or similar |

ELEVATIONS

| | | | |
|--|--------|----------|--------|
| PROJECT: PROPOSED (2) UNIT DEVELOPMENT: No.298 Highbury Road, MOUNT WAVERLEY, VIC 3149 TP REF: TPA/55018 | | | |
| CLIENT: - | | | |
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| DATE | APR 23 | REVISION | E |