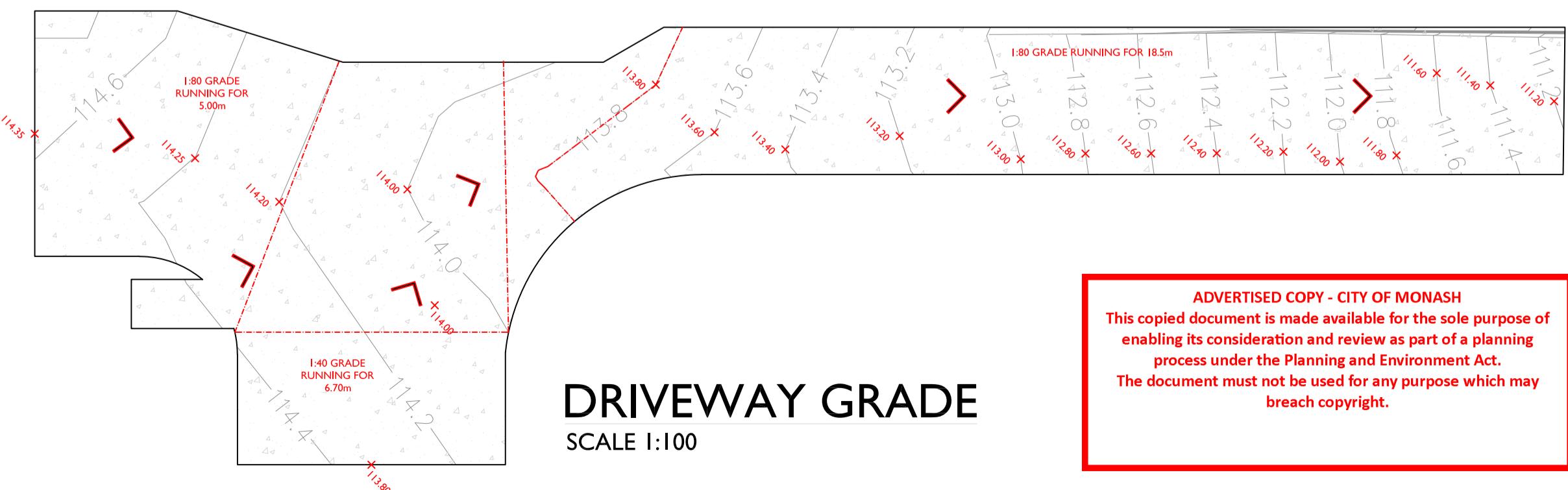


GROUND FLOOR PLAN

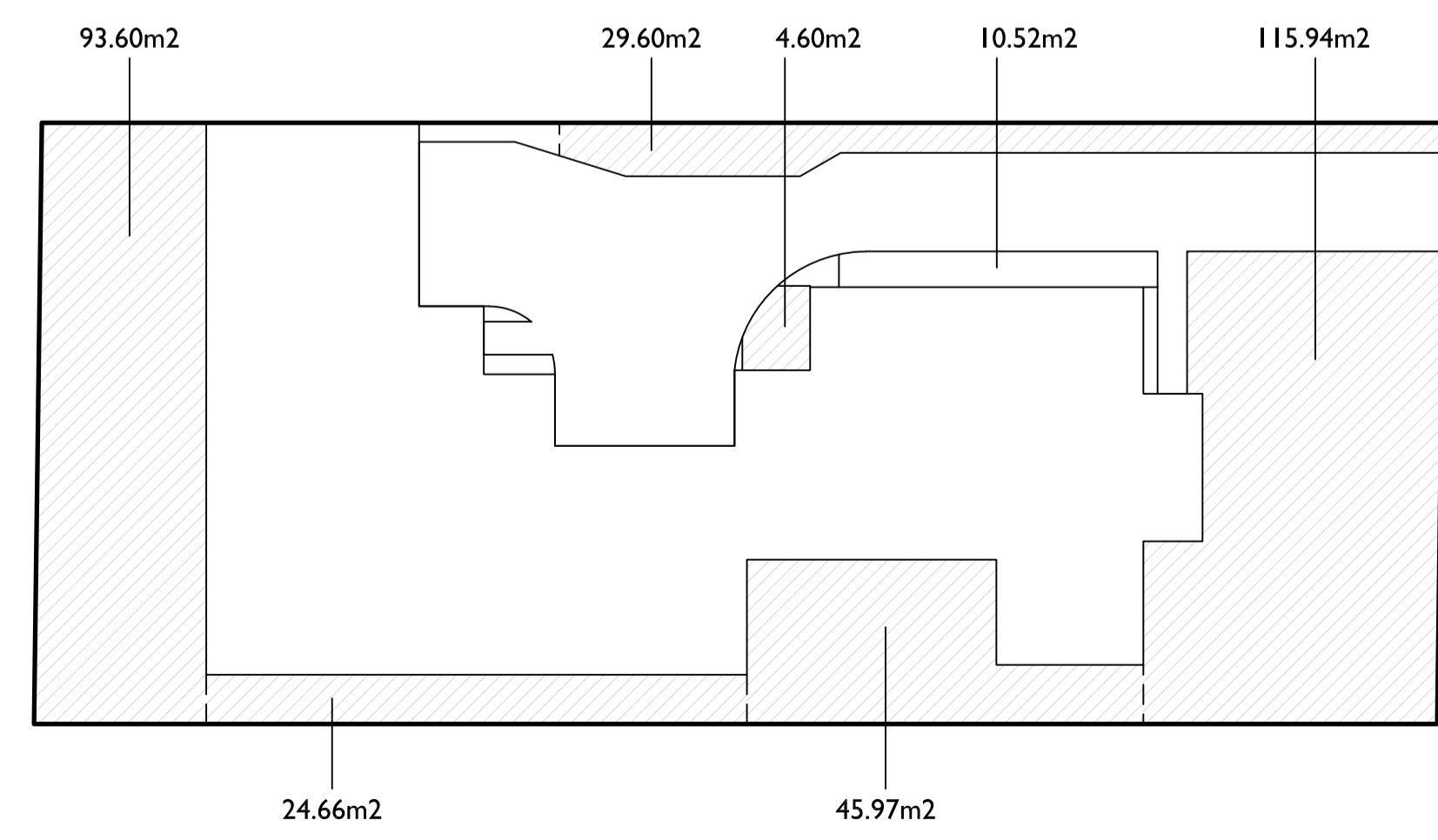
SCALE 1:100



DRIVEWAY GRAD

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



GARDEN AREA CALCULATIONS

PROPOSED UNIT I

AREAS	M ²	Sq
ND FLOOR	111.05	-
FLOOR	95.87	-
GE	39.81	-
H	8.07	-
AL	254.80	27.43
L S.P.O.S	38.00	-
L P.O.S	176.38	-

PROPOSED UNIT 2

AREAS	M ²	Sq
ND FLOOR	113.46	-
FLOOR	95.00	-
GE	37.07	-
H	4.07	-
AL	249.60	26.87
L S.P.O.S	93.60	-
L P.O.S	104.79	-

SITE COVERAGE

AREAS	M ²
REA	780.32
ING AREA	313.53
COVERAGE	40.18%
OF DRIVEWAY/ PATHWAY	138.83
L SITE AREA	452.36
AL SITE COVERAGE	57.97%

E: 42.03% TOTAL: 327.96m²
S TO BE PERMEABLE ie NOT COVERED.

REV	AMENDMENTS
23	A PLANS REVISED AS PER FURTHER INFORMATION LETTER PROVIDED ON THE 04/07/2023.
23	B PLANS REVISED AS PER EMAIL RECEIVED BY DIANNE STANLEY ON THE 30/11/2023.
24	C PLANS REVISED AS PER CONDITIONS OF PLANNING PERMIT DATED 24/04/2024
24	D PLANS REVISED AS PER CLIENT DISCUSSIONS ON THE 07/09/2024.

HIGH BURY ROAD

ROUND FLOOR PLAN

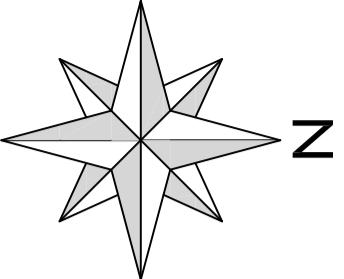
FACT:

POSED (2) UNIT DEVELOPMENT:
HIGHBURY ROAD,
ST WAVERLEY, VIC 3149
: TPA/55018

NT:

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S.J SHEET 1 OF 6 DATE APR 23
2:103 REVISION E



PROPOSED UNIT I

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	-

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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%

HIGHBURY ROAD

SITE OVERALL | 8288 --- 90° 37' 00"

FIRST FLOOR PLAN

PROJECT:

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

CLIENT:

The logo for JOVA Drafting Consultants. The word "JOVA" is in a large, bold, black, sans-serif font, where the letters are interconnected. Below "JOVA", the words "DRAFTING CONSULTANTS" are written in a smaller, bold, black, sans-serif font.

ADDRESS: No. 3 EBONY CLOSE,
SPRINGVALE VIC 3171
EMAIL: ADMIN@JOVADRAFTING.COM
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JOB No.	DRAWN	S.J	SHEET	2 OF 6	DATE	APR 23
22:103	E		REVISION			

FIRST FLOOR PLAN

SCALE 1:100

FIRST FLOOR PLAN

WESTERN ELEVATION OF
UNITS 1 & 2

NORTHERN ELEVATION OF UNIT |

SCALE 1:100

NORTHERN ELEVATION OF UNIT I

SCALE 1:100

EASTERN ELEVATION OF UNITS 1 & 2

NORTH
SCALE 1:100

WESTERN UNITS

EXTERNAL WALL
SELECTED LIGHTWEIGHT MATERIAL
RENDERED FINISH

EXTERNAL WALL
SELECTED LIGHTWEIGHT MATERIAL
RENDERED FINISH

UNIT I OVERALL HEIGHT 121.35

CL 119.65

TITLE BDRY

FL 117.10

CL 116.70

FL 114.00

MAX. 3600 HEIGHT

FSL DRIVEWAY 112.60

PROPOSED 1800 HIGH COLORBOND FENCE

WINDOW ALUM. FRAME

EXTERNAL DOOR TIMBER FRAME

BRICK PIER RENDERED FINISH

EXTERNAL WALL BRICK VENEER

22.5° ROOF PITCH
SELECTED TILES

U - I

UNIT 2 OVERALL HEIGHT 7290

CL 120.15

FL 117.60

CL 117.20

FL 114.50

FSL 113.70

UNIT 2 OVERALL HEIGHT 121.91

22.5° ROOF PITCH
SELECTED TILES

SELECTED COLORBOND
FASCIA GUTTER

ADJOINING
UNIT 1 GARAGE

EXTERIOR WALL
SELECTED LIGHTWEIGHT MATERIAL
RENDERED FINISH

EXTERIOR WALL
SELECTED LIGHTWEIGHT MATERIAL
RENDERED FINISH

WINDOW
ALUM. FRAME

FIXED OBSC

FIXED OBSC

GARAGE
FL 114.35

TITLE
BDRY

TITLE
BDRY

NO
WALL

6 SCALE 1:100

TIMBER SLEEPER
RETAINING WALL

SELECTED GARAGE
PANEL DOOR

EXTERNAL WALL
BRICK VENEER

WINDOW
ALUM. FRAME

SELECTED GARAGE
PANEL DOOR

Architectural cross-section diagram showing the building's structure and materials. The diagram includes labels for the roof pitch, windows, external walls, and various levels and dimensions.

22.5° ROOF PITCH
SELECTED TILES

WINDOW
ALUM. FRAME

EXTERNAL WALL
SELECTED LIGHTWEIGHT MATERIAL
RENDERED FINISH

EXTERNAL WALL
SELECTED LIGHTWEIGHT MATERIAL
RENDERED FINISH

UNIT I OVERALL HEIGHT 121.35

OBSC

ADJOINING UNIT 2 WALL

GARAGE FL 113.80

RETAINING WALL
TIMBER SLEEPER

SCALE 1:100

CL 119.65
CL 116.70
FL 117.10
FL 114.00
2550
2700
1300

SCALE 1:100

CL 119.65

FL 117.10

CL 116.70

2700

2550

MB

1500

400

BRICK PIER
RENDERED FINISH

EXISTING BRICK
RETAINING WALL
TO BE RETAINED

DRIVEWAY

UNIT I OVERALL HEIGHT 8020

TITLE BDRY

FENCE LINE

WINDOW
ALUM. FRAME

EXTERNAL WALL
BRICK VENEER

Architectural elevation drawing of a two-story house with a garage. The drawing shows the front elevation with a garage on the left, a driveway, and a two-story main section. The main section features a central entrance with a glass door, a large window on the upper level, and a fixed obscure glass window on the lower level. The roof is a 22.5° pitch with selected tiles. The exterior walls are made of selected lightweight material with a rendered finish. The garage has an external wall with an aluminum frame window. The garage floor is at FL 114.35, and the garage height is 1400. The driveway is at FSL 114.20. A retaining wall made of timber sleepers is shown on the right. The title boundary is marked at 2955, 2250, and 2450. The fence line is at FL 117.60, and the top of the building is at CL 120.15. The garage height is 117.20. The overall height of Unit 2 is 121. The drawing also includes a note that no portion of the garage wall, roof, or footing encroaches over the title boundary.

EXTERNAL WALL
SELECTED LIGHTWEIGHT MATERIAL
RENDERED FINISH

EXTERNAL WALL
SELECTED LIGHTWEIGHT MATERIAL
RENDERED FINISH

WINDOW
ALUM. FRAME

EXTERNAL DOOR
ALUM. FRAME

22.5° ROOF PITCH
SELECTED TILES

SELECTED COLORBOND FASCIA GUTTER

UNIT 2 OVERALL HEIGHT 121

CL 120.15

2550

2700

2955

2250

2450

1400

FL 117.60

CL 117.20

FSL 114.20

FL 114.50

DRIVEWAY

FIXED OBSC

NGL

GARAGE FL 114.35

TITLE BOUNDARY
Max 3.2m AVERAGE HEIGHT ON TITLE BOUNDARY

NO PORTION OF GARAGE WALL, ROOF OR FOOTING TO ENCROACH OVER TITLE BOUNDARY

TITLE BOUNDARY

TIMBER SLEEPER RETAINING WALL

SOUTHERN ELEVATION OF UNIT 2

This architectural cross-section diagram illustrates the construction details of a two-story house. The diagram shows a multi-level roof with a 22.5° pitch, supported by a timber frame. The exterior walls are made of brick veneer, with a rendered finish on the upper levels. A pergola is attached to the rear of the house. The ground floor features a large sliding glass door and a window. The first floor has a central entrance with a double door. The diagram also shows a retaining wall made of timber sleepers and a garden area with shrubs. Various dimensions are indicated, such as 1700, 2550, 2700, 1800, 1400, 115.50, 117.60, 117.20, 114.50, and 114.20. Labels include 'TITLE BDRY', 'FSL 115.50', 'FSL 114.20', 'OBSC', 'U 2', 'PERGOLA TIMBER FRAME', 'SELECTED COLORBOND FASCIA GUTTER', 'SELECTED LIGHTWEIGHT MATERIAL RENDERED FINISH', 'EXTERNAL DOOR TIMBER FRAME', 'WINDOW ALUM. FRAME', 'EXTERNAL WALL BRICK VENEER', 'SLIDE DOOR ALUM. FRAME', 'TIMBER SLEEPER RETAINING WALL', and 'UNIT 2 OVERALL HEIGHT 121.91'.

COLOUR & MATERIAL SCHEDULE

PROJECT:

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

CLIENT:

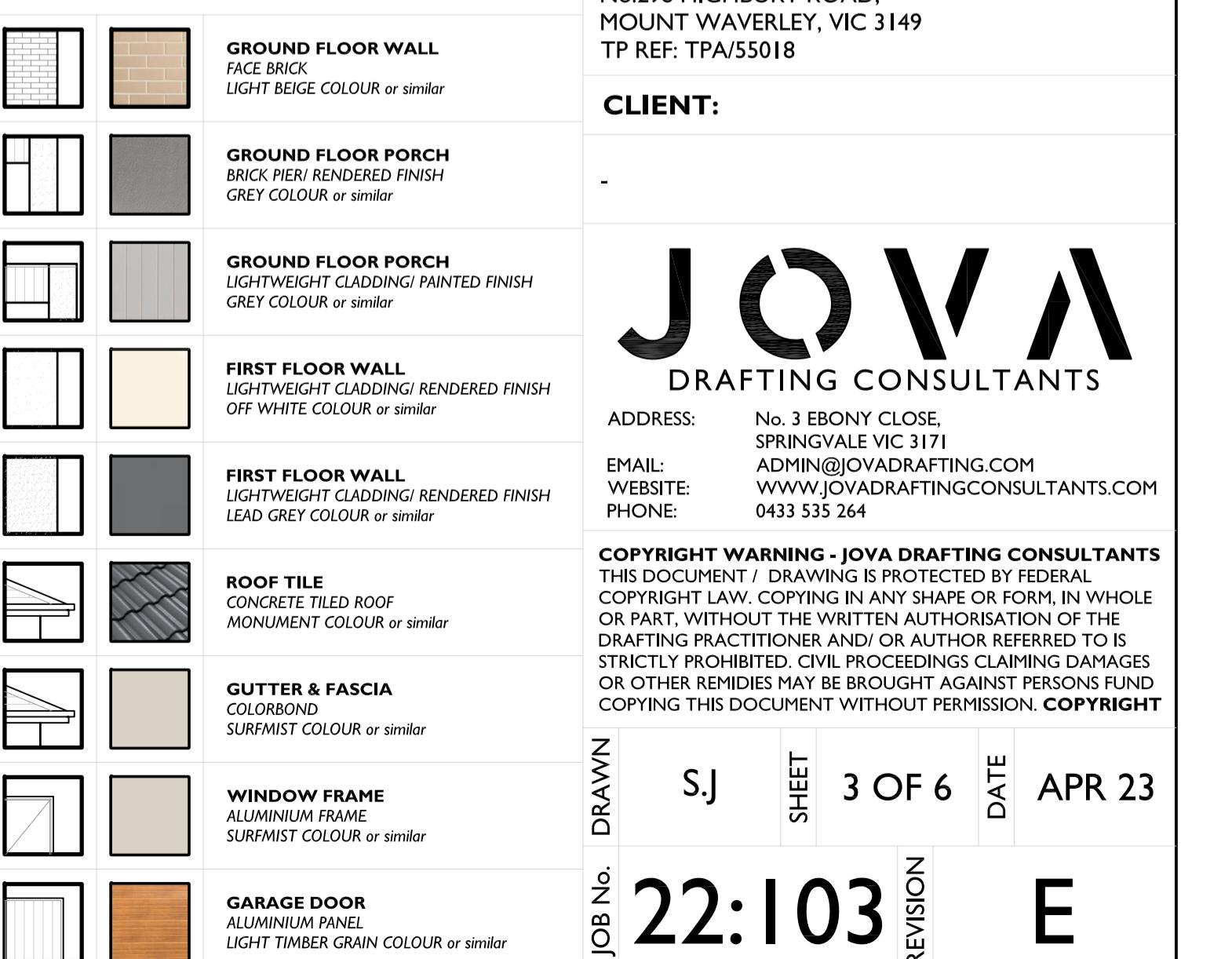
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An architectural section drawing of a wall. The wall is built of white brick and features a black rectangular opening. Inside this opening, the letters 'MB' are written in a large, bold, black font. To the left of the wall, a vertical dimension line with arrows at both ends indicates a height of 1500 units. To the right of the wall, a label 'MAT DEVE' is positioned above a horizontal line, with a small black dot located to the right of the line.

METER BOX DETAILS

SCALE 1:50

DATE	REV	AMENDMENTS
06/11/2023	A	PLANS REVISED AS PER FURTHER INFORMATION LETTER PROVIDED ON THE 04/07/2023.
05/12/2023	B	PLANS REVISED AS PER EMAIL RECEIVED FROM DIANNE STANLEY ON THE 30/11/2023.
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.



22:103
JOB NO.
REVISION
E