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NOTE
TIMBER TRELLIS TO BE PROVIDED ON THE EASTERN BOUNDARY WHERE ADJACENT TO HABITABLE WINDOWS & SPOS. 300mm HIGH WITH MAX.25% TRANSPARENCY. FENCE OVERALL HEIGHT INCLUDING TRELLIS 2100mm.

NOTE
ALL RECOMMENDATIONS AS PER ARBORIST REPORT ARE TO BE CARRIED OUT TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

NOTE
EXISTING CROSSOVER TO BE OF A MINIMUM OF 3 METRES IN WIDTH AND SHALL NOT BE MODIFIED AS PART OF THE DEVELOPMENT.

NOTE
EXISTING STONE RETAINING WALL LOCATED AT THE FRONT OF THE ALLOTMENT IS TO BE RETAINED.

NOTE
PLAY AREA TO BE CLEAR OF ANY VISUAL OBSTRUCTIONS. LANDSCAPING WITHIN PLAY AREAS TO BE LESS THAN 900mm IN HEIGHT.

NOTE
TREE PROTECTION FENCING ARE TO BE AS PER ARBORIST REPORT PREPARED BY 'PAUL JAMESON OF BLUEGUM' DATED 20/09/2023

PROPOSED UNIT 1

AREAS	M ²	Sq
GROUND FLOOR	117.46	-
FIRST FLOOR	96.34	-
GARAGE	39.82	-
PORCH	7.20	-
TOTAL	260.82	28.07
TOTAL S.P.O.S	35.00	-
TOTAL P.O.S	167.22	-

PROPOSED UNIT 2

AREAS	M ²	Sq
GROUND FLOOR	102.81	-
FIRST FLOOR	90.63	-
GARAGE	37.01	-
PORCH	3.00	-
TOTAL	233.45	25.13
TOTAL S.P.O.S	93.60	-
TOTAL P.O.S	111.87	-

SITE COVERAGE

AREAS	M ²
SITE AREA	780.32
BUILDING AREA	307.30
SITE COVERAGE	39.38%
AREA OF DRIVEWAY/ PATHWAY	144.00
TOTAL SITE AREA	451.30
TOTAL SITE COVERAGE	57.84%

NOTE
PERMEABLE: 42.16% TOTAL: 329.02m²
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.
05/12/2023	B	PLANS REVISED AS PER EMAIL RECEIVED FROM DIANNE STANLEY ON THE 01/12/2023.
08/07/2024	C	PLANS REVISED AS PER CONDITIONS OF PLANNING PERMIT DATED 2/04/2024
16/09/2024	D	PLANS REVISED AS PER CLIENT DISCUSSIONS ON THE 07/09/2024.

GROUND FLOOR PLAN & GARDEN AREA CALCULATION PLAN

PROJECT:

PROPOSED (2) UNIT DEVELOPMENT:
No.300 HIGHBURY ROAD,
MOUNT WAVERLEY, VIC 3149
TP REF: TPA/55019

CLIENT:



JOVA
DRAFTING CONSULTANTS

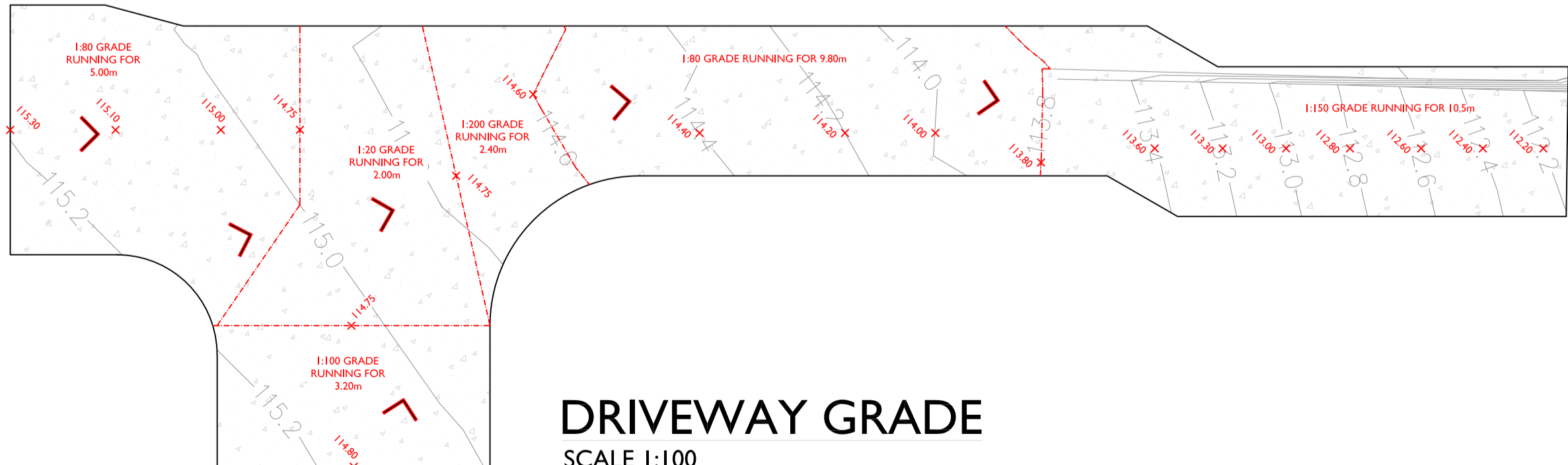
ADDRESS: No. 3 EBONY CLOSE,
SPRINGVALE VIC 3171
EMAIL: ADMIN@JOVADRAFTING.COM
WEBSITE: WWW.JOVADRAFTINGCONSULTANTS.COM
PHONE: 0433 535 264

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DRAWN	S.J	SHEET	1 OF 6	DATE	APR 23
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JOB No.	22:103	REVISION	E
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GROUND FLOOR PLAN
SCALE 1:100



DRIVEWAY GRADE
SCALE 1:100

No.302
CONTAINER RESIDENCE
DOUBLE STOREY
TILE ROOF

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

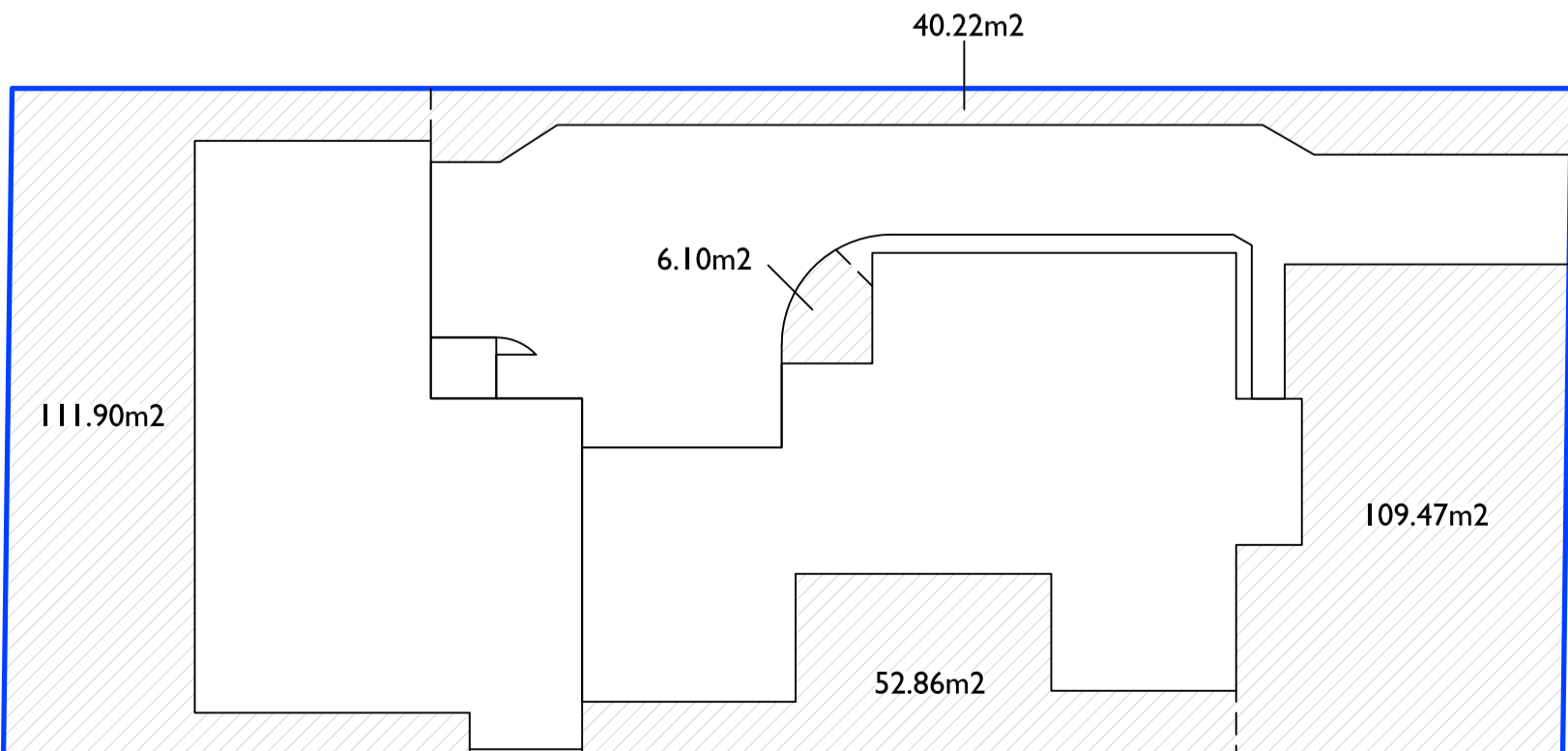
SITE AREA: 780.32M² = 35% GARDEN AREA

AREA OF BUILDING, GARAGE/CARPORT, D/WAYS, PATHS,
LANDINGS, STEPS AND LANDSCAPING
LESS THEN 1.0M = 459.77M²

PERCENTAGE OF SITE COVERAGE = 57.84% (451.30M²)

PROPOSED GARDEN AREA ON SITE IS 41.08% (320.55M²)
(COMPLIES WITH CLAUSE 32.08-4)

GARDEN AREA
CALCULATIONS
SCALE 1:200



HIGHBURY ROAD

SITE OVERALL 18288 --- 90° 37' 00"

TBM - NAIL IN ROAD EDGE
AHD R.L 111.98m

No.300

SITE OVERALL 42672 --- 179° 52' 30"

SITE OVERALL 42672 --- 179° 52' 30"

SITE OVERALL 18288 --- 90° 37' 00"

No.5
DWELLING FURTHER
THAN 9M AWAY

No.7
DWELLING FURTHER
THAN 9M AWAY

No.298
B.V RESIDENCE
SINGLE STOREY
TILE ROOF

SHED

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AS PER TPASS018

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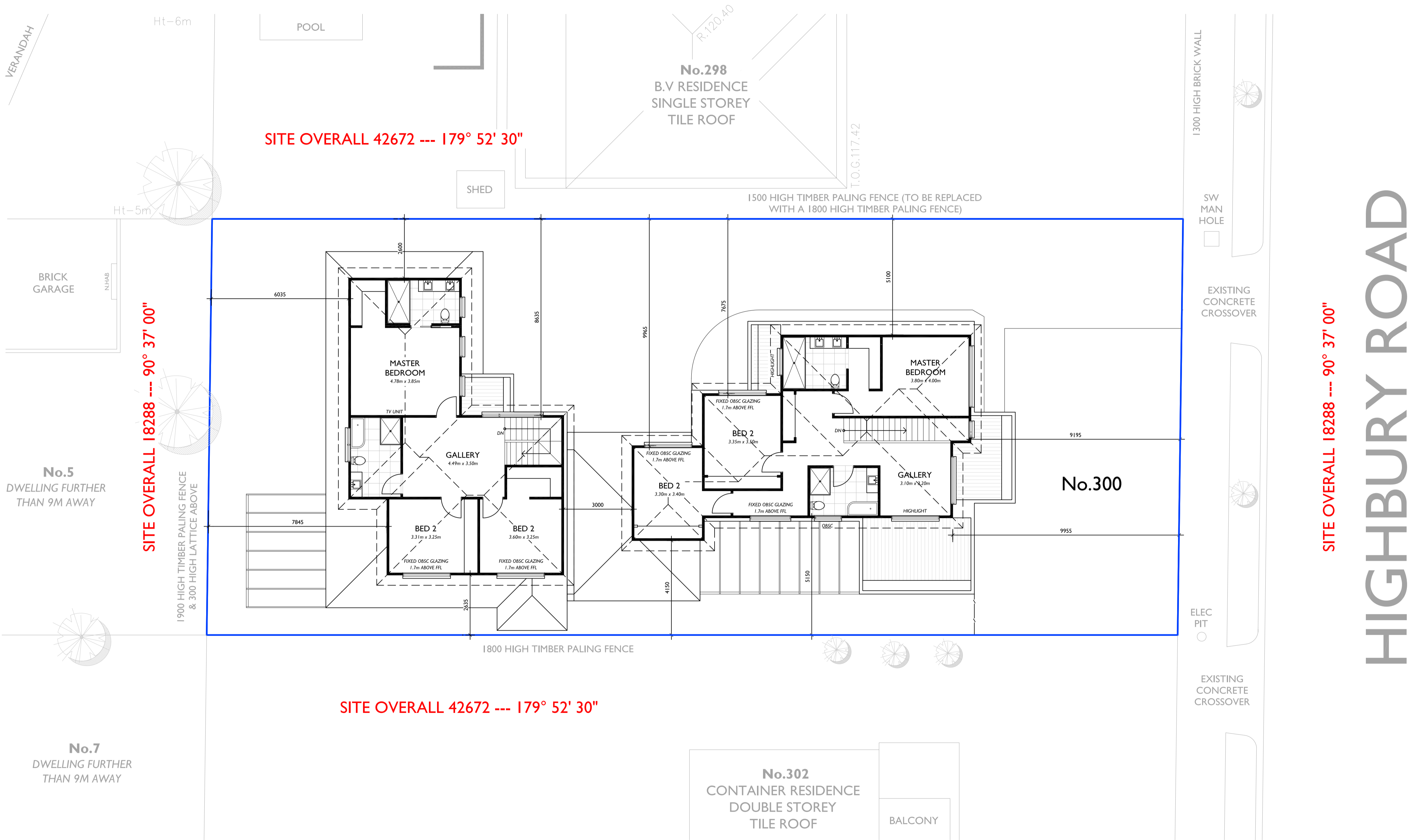
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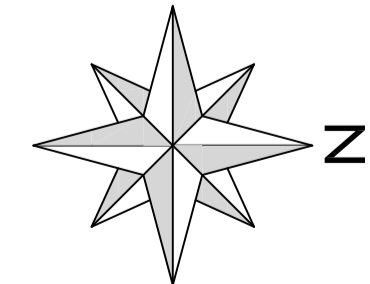
FIRST FLOOR PLAN	
PROJECT:	
PROPOSED (2) UNIT DEVELOPMENT: No.300 Highbury Road, MOUNT WAVERLEY, VIC 3149 TP REF: TPA/55019	
CLIENT:	

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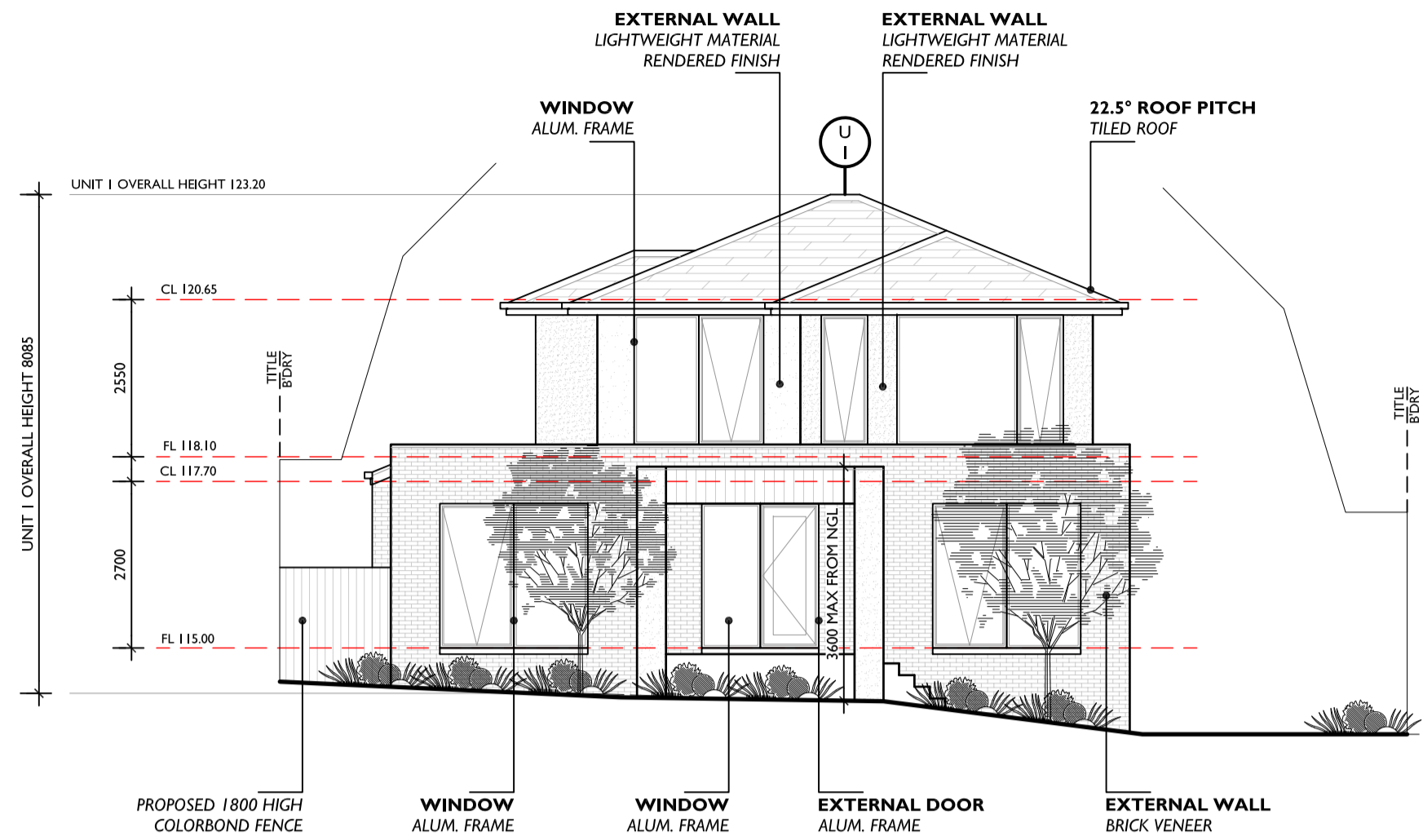
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FIRST FLOOR PLAN
SCALE 1:100

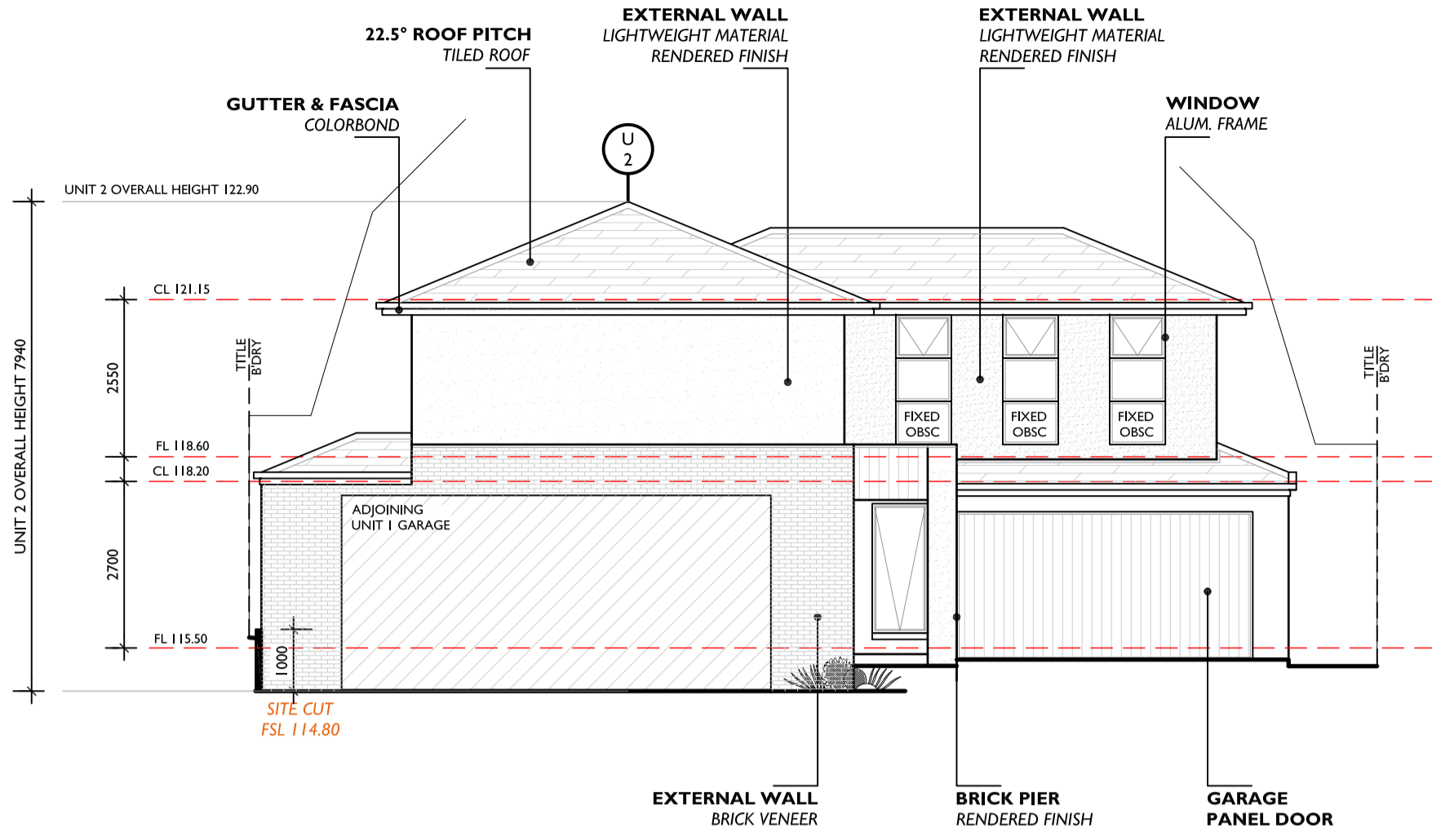
NORTHERN ELEVATION OF UNIT 1

SCALE 1:100



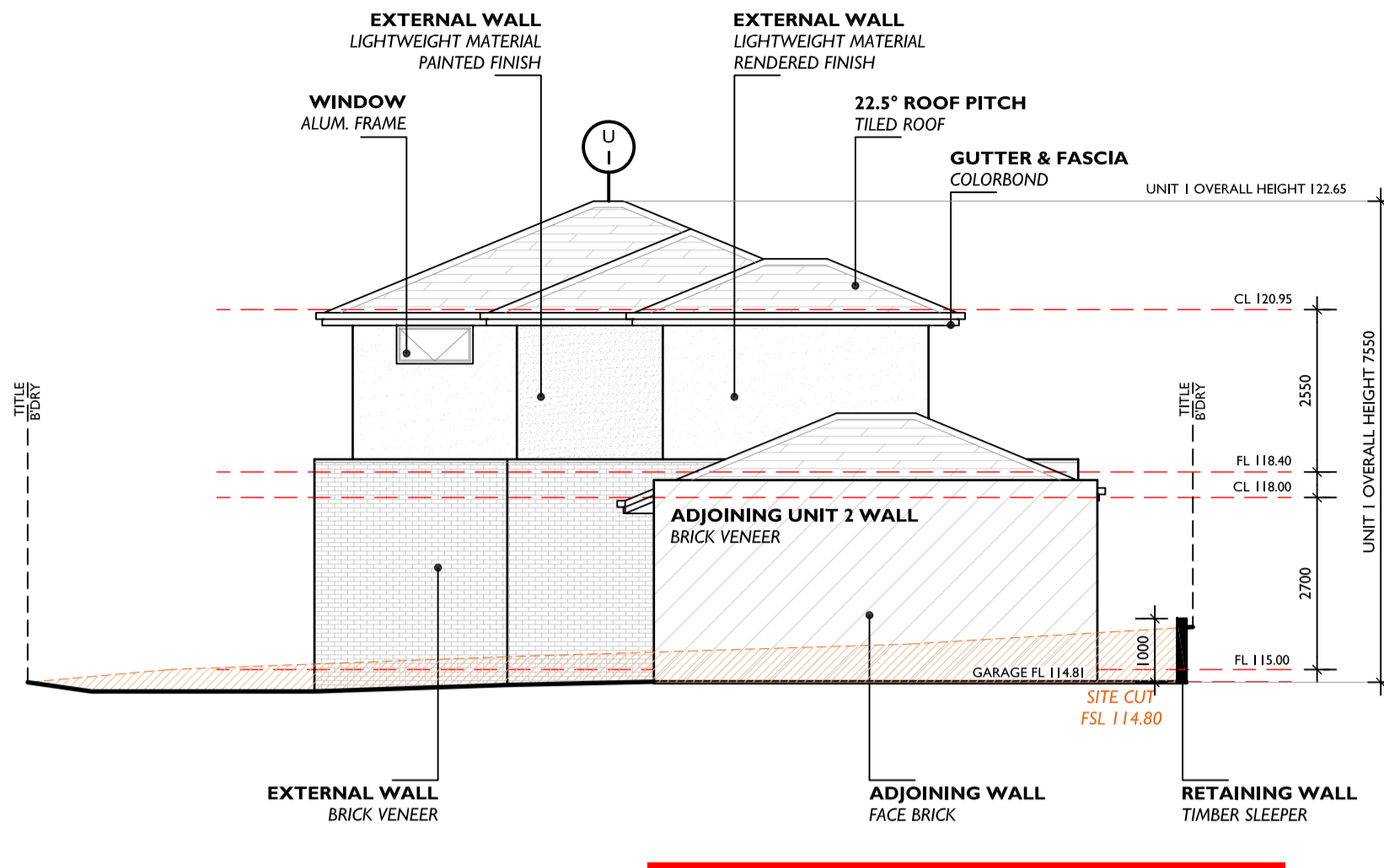
NORTHERN ELEVATION OF UNIT 2

SCALE 1:100



SOUTHERN ELEVATION OF UNIT 1

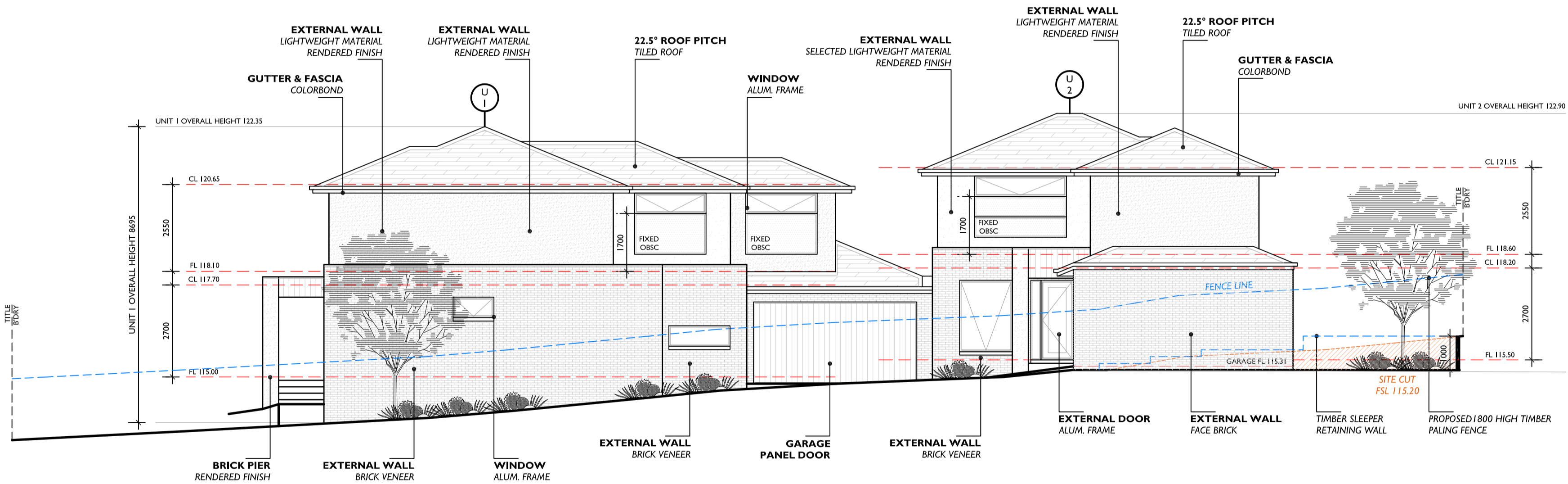
SCALE 1:100



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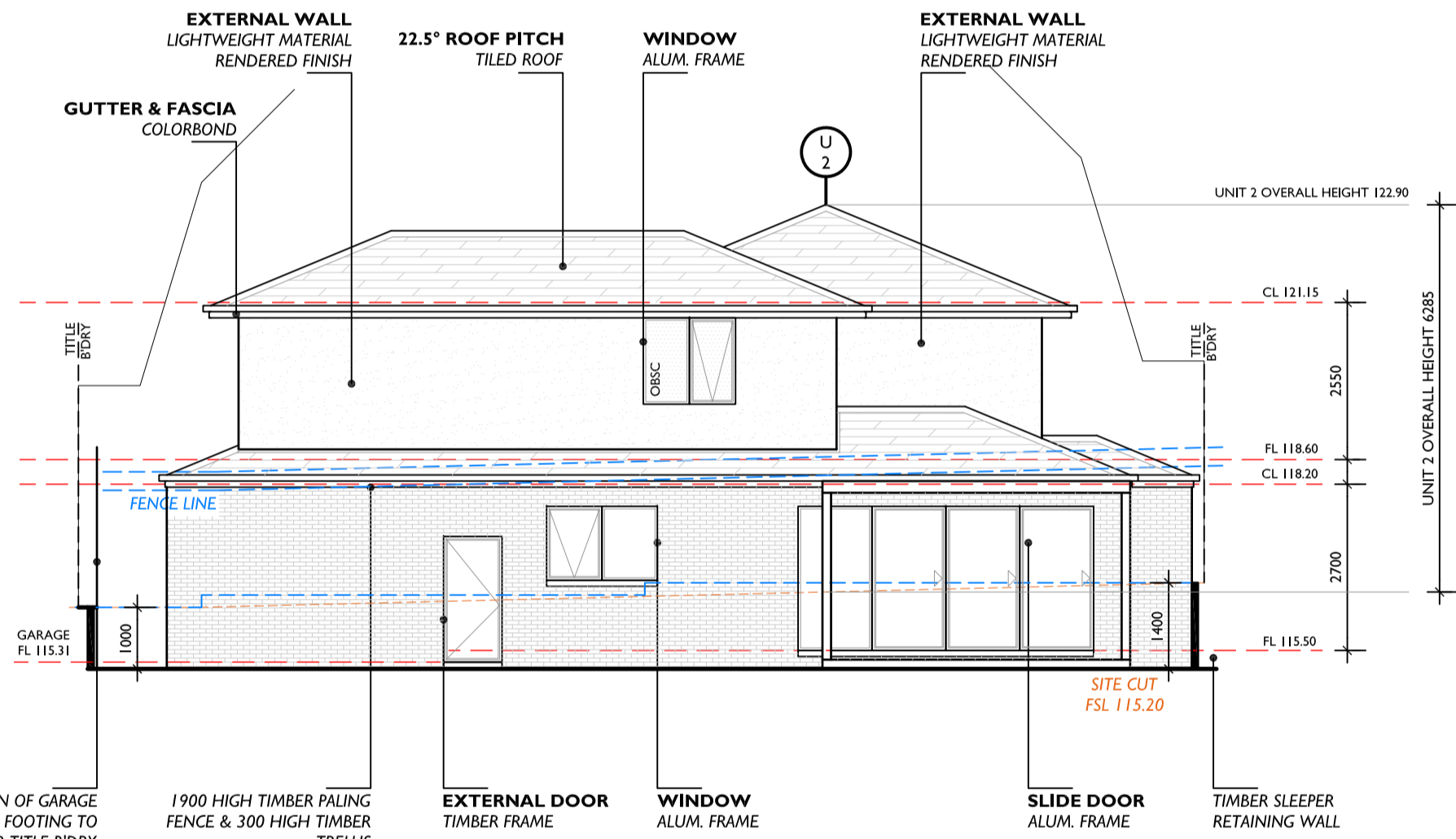
WESTERN ELEVATION OF UNITS 1 & 2

SCALE 1:100



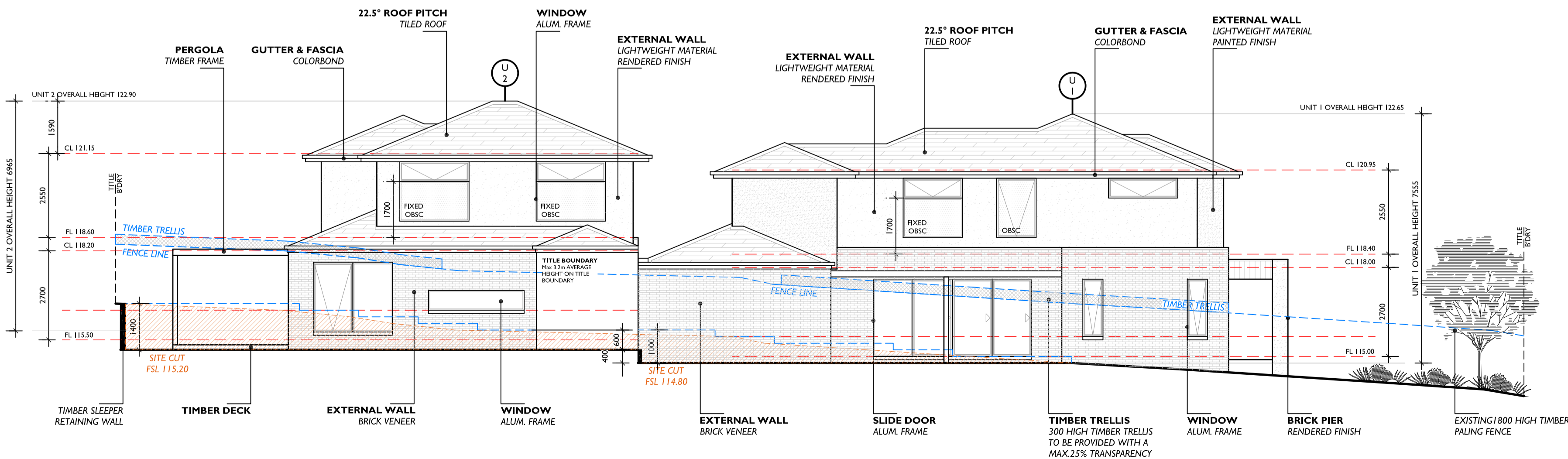
SOUTHERN ELEVATION OF UNIT 2

SCALE 1:100



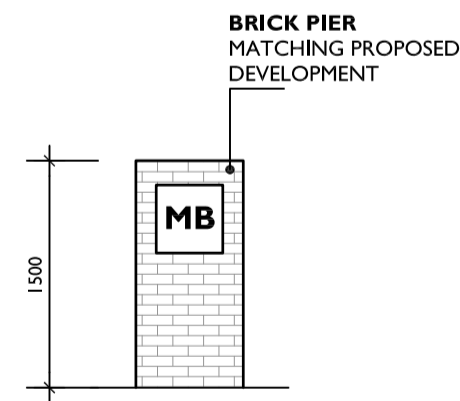
EASTERN ELEVATION OF UNITS 1 & 2

SCALE 1:100



METER BOX DETAILS

SCALE 1:50



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/ PAINTED FINISH LEAD GREY COLOUR or similar
	ROOF TILE CONCRETE TILED ROOF MONUMENT COLOUR or similar
	GUTTER & FASCIA COLORBOND SURFMIST COLOUR or similar
	WINDOW FRAME ALUMINIUM FRAME SURFMIST COLOUR or similar
	GARAGE DOOR ALUMINIUM PANEL LIGHT TIMBER GRAIN COLOUR or similar

ELEVATIONS

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