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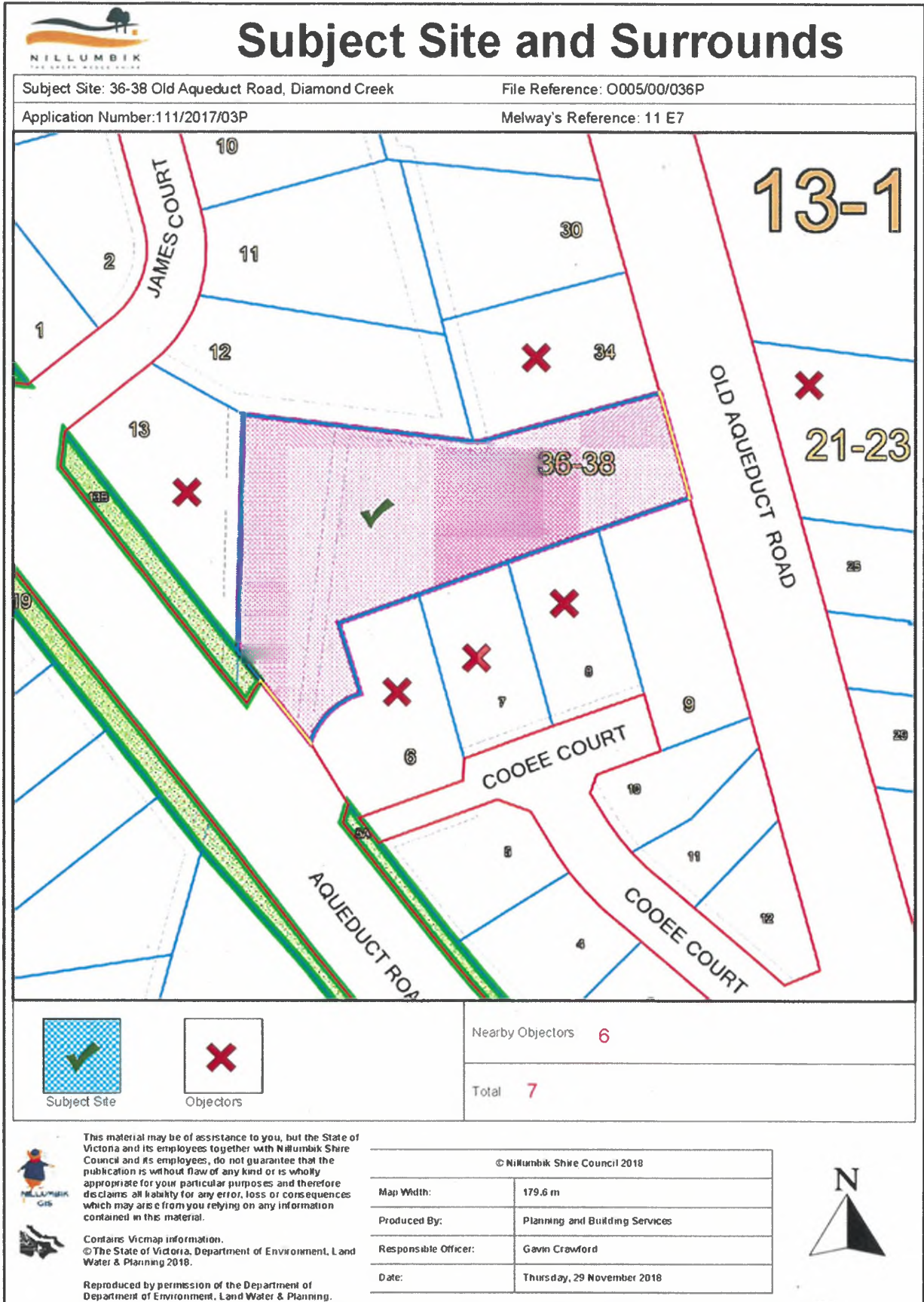
Map Width: 135 m

Date: Thursday, 29 November 2018

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Subject Site: 36-38 Old Aqueduct Road, Diamond Creek

File Reference: O005/00/036P

Application Number: 111/2017/03P

Melway's Reference: 11 E7



Subject Site



Objectors

Nearby Objectors 6

Total 7



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Map Width:	179.6 m
Produced By:	Planning and Building Services
Responsible Officer:	Gavin Crawford
Date:	Thursday, 29 November 2018





← 1 0 No. 36-38 Old Aqueduct Rd



← 2 0 (rear) No. 8 Cooee Court



← 3 0 (rear) No. 9 Cooee Court



← 4 0 No. 10 & 11 James Court



← 5 0 No. 12 & 13 James Court

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**KEY LEGEND**

- p.o.s. Private open space
- ← 1 0 Photograph number & direction
- WIN Location of adjoining window
- C/C Location of concrete crossover
- Existing trees
- Dashed line denotes outline of existing tree to be removed

No.	DATE	DESCRIPTION	APPRO.
A	25.06.2014	TOWN PLANNING ISSUE	J.S.
B	12.12.2014	TP ISSUE PER NILLUMBIK SC RFI 24.07.14	J.S.
C	16.03.2015	TP AMDT PER NILLUMBIK SC COMM. 12.02.15	J.S.
D	15.11.2017	RE-DESIGN TO COUNCIL COMMENTS	N.K.
E	07.06.2018	RESPONSE TO FINAL REMARKS	N.K.

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**PROJECT**  
PROPOSED RESIDENTIAL DEVELOPMENT AT:  
36-38 OLD AQUEDUCT ROAD,  
DIAMOND CREEK

**CLIENT**  
VANGONA NOMINEES  
PTY. LTD.  
**DRAWING TITLE**  
DESIGN RESPONSE

DATE	SCALE	DRG NO.
JUN 2014	1:300	TP02
DRAWN	CHECKED	JOB NO.
J.S., N.K.	B.B.	120415



← 6 0 Streetscape Elevation - Old Aqueduct Road

**NILLUMBIK THE GREEN WEDGE SHIRE**  
**ADVERTISED PLAN**  
Plan: 1 of 13  
Application No: 111/2017/03P  
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Design Response Plan 1:300

**AREA ANALYSIS:**

TOTAL SITE AREA = 3007.2 SQ.M.

UNIT 1:	SQ.M.
GROUND FLOOR:	70.70
FIRST FLOOR:	58.40
TOTAL LIVING:	129.10
13.89 sq's	
GARAGE:	24.05
PORCH:	6.18
S.P.O.S:	43.90
TOTAL BUILDING:	158.34
17.15SQ'S	

UNIT 3:	SQ.M.
GROUND FLOOR:	75.70
FIRST FLOOR:	53.15
TOTAL LIVING:	128.85
13.86 sq's	
GARAGE:	23.28
PORCH:	6.86
S.P.O.S:	62.90
TOTAL BUILDING:	158.97
17.11SQ'S	

UNIT 5:	SQ.M.
GROUND FLOOR:	81.97
FIRST FLOOR:	49.96
TOTAL LIVING:	131.93
14.19 sq's	
GARAGE:	36.12
PORCH:	1.86
S.P.O.S:	75.70
TOTAL BUILDING:	169.91
18.28SQ'S	

UNIT 7:	SQ.M.
GROUND FLOOR:	58.23
FIRST FLOOR:	46.28
TOTAL LIVING:	104.51
11.24 sq's	
GARAGE:	24.16
PORCH:	3.21
S.P.O.S:	96.20
TOTAL BUILDING:	131.88
14.19SQ'S	

UNIT 9:	SQ.M.
GROUND FLOOR:	67.29
FIRST FLOOR:	43.29
TOTAL LIVING:	110.58
11.90 sq's	
GARAGE:	23.49
PORCH:	1.78
S.P.O.S:	194.80
TOTAL BUILDING:	135.85
14.62SQ'S	

UNIT 2:	SQ.M.
GROUND FLOOR:	58.30
FIRST FLOOR:	57.56
TOTAL LIVING:	115.86
12.46 sq's	
GARAGE:	36.12
PORCH:	3.47
S.P.O.S:	66.20
TOTAL BUILDING:	155.45
16.72SQ'S	

UNIT 4:	SQ.M.
GROUND FLOOR:	81.97
FIRST FLOOR:	49.96
TOTAL LIVING:	131.93
14.19 sq's	
GARAGE:	23.28
PORCH:	1.86
S.P.O.S:	75.70
TOTAL BUILDING:	169.91
18.28SQ'S	

UNIT 6:	SQ.M.
GROUND FLOOR:	67.46
FIRST FLOOR:	45.97
TOTAL LIVING:	113.43
12.20 sq's	
GARAGE:	23.28
PORCH:	3.21
S.P.O.S:	117.14
TOTAL BUILDING:	139.90
15.05SQ'S	

UNIT 8:	SQ.M.
GROUND FLOOR:	58.23
FIRST FLOOR:	46.28
TOTAL LIVING:	104.51
11.24 sq's	
GARAGE:	27.97
PORCH:	3.21
S.P.O.S:	80.20
TOTAL BUILDING:	135.69
14.19SQ'S	

UNIT 8:	SQ.M.
GROUND FLOOR:	58.23
FIRST FLOOR:	46.28
TOTAL LIVING:	104.51
11.24 sq's	
GARAGE:	27.97
PORCH:	3.21
S.P.O.S:	80.20
TOTAL BUILDING:	135.69
14.19SQ'S	

GARDEN AREA (Per Clause 72) = 1377.70 SQ.M.  
= 45.81%

**GROUND COVERING LEGEND**

- Permeable Lawn & Garden Ground Covering as selected to P.O.S. and surrounds. Refer to Landscape Plan and Arborists Report for further information.
- Non Permeable Concrete Ground Covering to Driveway and Paths. Refer to Landscape Plan and Arborists Report for further information.

Note: Overall Site / Locality Ground Floor Plan (TP-03) be read in conjunction with Arborist Report by Consultative Arboriculture and Landscape Plan by Etched Projects

**Legend**

- Halch denotes area set aside for landscaping
- Halch denotes all weather sealed coloured concrete driveway.
- Existing tree to remain. Showing dashed line denoting Tree Protection Zone
- Dashed line denotes outline of existing tree to be removed
- Proposed New Tree
- Water Tank (2000Ltr min)
- Clothes line
- Bins location
- Unit finished floor level
- Storage shed (6m3)
- 6m3 of external lockable storage
- Area allocated for landscaping refer to landscape drawings for details and specifications.

**NILLUMBIK SHIRE COUNCIL**  
**PLANNING & BUILDING**  
**24 SEP 2018**  
**RECEIVED**

(ALL LEVELS ARE TO A.H.D.)  
NOTE: F.F.L. FINISHED FLOOR LEVELS  
EX. R.L. - EXISTING NATURAL GROUND LEVELS

No	DATE	DESCRIPTION	APP'D
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D	15.11.2017	RE-DESIGN TO COUNCIL COMMENTS	N.K.
E	04.12.2017	GARDEN AREA & FFL SETBACKS DEFINED	N.K.
F	31.05.2018	RESPONSE TO PLANNER COMMENTS	N.K.
G	07.06.2018	RESPONSE TO FINAL REMARKS	N.K.

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**NILLUMBIK THE GREEN WEDGE SHIRE**  
**ADVERTISED PLAN**  
Plan: ..... 2 ..... of ..... 13 .....  
Application No: 111/2017/03P  
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PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT AT:  
36-38 OLD AQUEDUCT ROAD,  
DIAMOND CREEK**

CLIENT  
**VANGONA NOMINEES PTY. LTD.**

DRAWING TITLE  
**OVERALL SITE / GROUND FLOOR PLAN**

DATE	SCALE	DRG NO.
JUN 2014	1:200	TP03

DRAWN	CHECKED	JOB NO.
J.S. N.K.	B.B.	120415



Overall Site / Locality Ground Floor Plan 1:200

**AREA ANALYSIS:**

TOTAL SITE AREA = 3007.2 SQ.M.

UNIT 1:	SQ.M.	UNIT 3:	SQ.M.	UNIT 5:	SQ.M.	UNIT 7:	SQ.M.	UNIT 9:	SQ.M.	
GROUND FLOOR:	70.70	GROUND FLOOR:	75.70	GROUND FLOOR:	81.97	GROUND FLOOR:	58.23	GROUND FLOOR:	67.29	
FIRST FLOOR:	58.40	FIRST FLOOR:	53.15	FIRST FLOOR:	49.96	FIRST FLOOR:	46.28	FIRST FLOOR:	43.29	
TOTAL LIVING:	129.10	TOTAL LIVING:	128.85	TOTAL LIVING:	131.93	TOTAL LIVING:	104.51	TOTAL LIVING:	110.58	
GARAGE:	13.89 sq's	GARAGE:	13.86 sq's	GARAGE:	14.19 sq's	GARAGE:	11.24 sq's	GARAGE:	11.90 sq's	
PORCH:	24.06	PORCH:	23.26	PORCH:	36.12	PORCH:	24.16	PORCH:	23.49	
S.P.O.S:	6.18	S.P.O.S:	6.86	S.P.O.S:	1.86	S.P.O.S:	3.21	S.P.O.S:	1.78	
	43.90		62.90		75.70		96.20		194.80	
<b>TOTAL BUILDING:</b>	<b>159.34</b>	<b>17.15SQ'S</b>	<b>158.97</b>	<b>17.11SQ'S</b>	<b>169.91</b>	<b>18.28SQ'S</b>	<b>131.88</b>	<b>14.19SQ'S</b>	<b>135.85</b>	<b>14.62SQ'S</b>

UNIT 2:	SQ.M.	UNIT 4:	SQ.M.	UNIT 6:	SQ.M.	UNIT 8:	SQ.M.	
GROUND FLOOR:	58.30	GROUND FLOOR:	81.97	GROUND FLOOR:	67.46	GROUND FLOOR:	58.23	
FIRST FLOOR:	57.56	FIRST FLOOR:	49.96	FIRST FLOOR:	45.97	FIRST FLOOR:	46.28	
TOTAL LIVING:	115.86	TOTAL LIVING:	131.93	TOTAL LIVING:	12.20 sq's	TOTAL LIVING:	104.51	
GARAGE:	12.46 sq's	GARAGE:	14.19 sq's	GARAGE:	23.26	GARAGE:	11.24 sq's	
PORCH:	36.12	PORCH:	36.12	PORCH:	3.21	PORCH:	27.97	
S.P.O.S:	3.47	S.P.O.S:	1.86	S.P.O.S:	3.21	S.P.O.S:	80.20	
	66.20		75.70		117.14			
<b>TOTAL BUILDING:</b>	<b>155.45</b>	<b>16.72SQ'S</b>	<b>169.91</b>	<b>18.28SQ'S</b>	<b>139.90</b>	<b>15.05SQ'S</b>	<b>135.69</b>	<b>14.19SQ'S</b>

TOTAL SITE COVERAGE	= 1039.38 SQ.M.
= 34.56%	
TOTAL HARD SURFACE	= 577.9 SQ.M.
= 19.21%	
TOTAL HARD SURFACE AREA (SITE & HARD SURFACE)	= 1611.68 SQ.M.
= 53.59%	
PERMEABILITY	= 1392.72 SQ.M.
= 46.31%	
GARDEN AREA (Per Clause 72)	= 1377.70 SQ.M.
= 45.81%	

**Legend**

- Hatch denotes area set aside for landscaping
- Hatch denotes all weather sealed coloured concrete driveway
- Existing tree to remain. Showing dashed line denoting Tree Protection Zone
- Dashed line denotes outline of existing tree to be removed
- Proposed New Tree
- Water Tank (2000Lr min)
- Clothes line
- Bins location
- Unit finished floor level
- 6m3 of external lockable storage
- Area allocated for landscaping refer to landscape drawings for details and specifications

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NOTE: F.F.L. - FINISHED FLOOR LEVELS  
EX. R.L. - EXISTING NATURAL GROUND LEVELS

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F	31.05.2018	RESPONSE TO PLANNER COMMENTS	N.K.
G	07.06.2018	RESPONSE TO FINAL REMARKS	N.K.

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Overall Site / Locality First Floor Plan 1:200

**NILLUMBIK THE GREEN WEDGE SHIRE**

**ADVERTISED PLAN**

Plan: 3 of 13

Application No: 111/2017/03P

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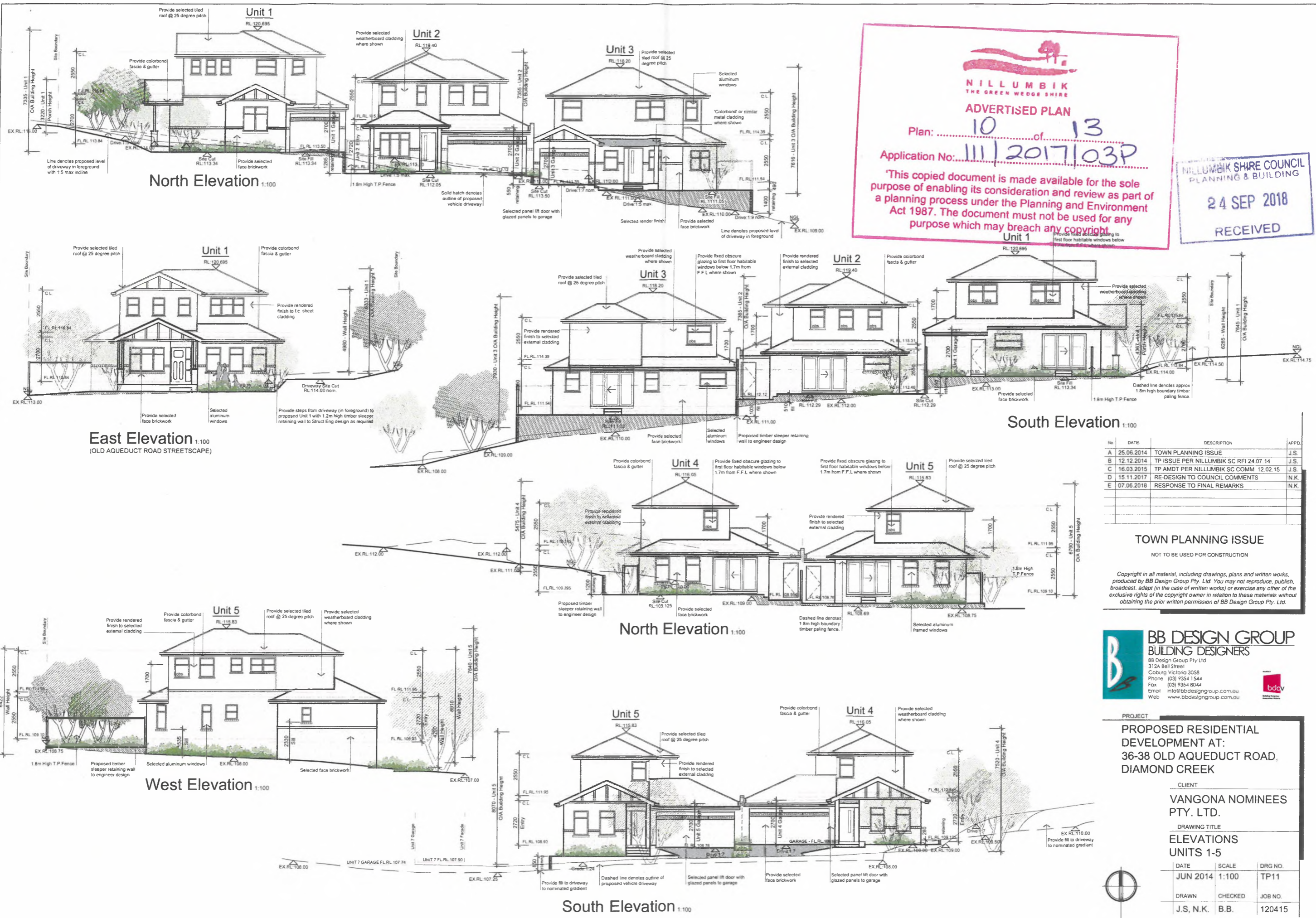
**PROPOSED RESIDENTIAL DEVELOPMENT AT:**  
36-38 OLD AQUEDUCT ROAD,  
DIAMOND CREEK


CLIENT  
**VANGONA NOMINEES PTY. LTD.**

DRAWING TITLE  
**OVERALL SITE / FIRST FLOOR PLAN**

DATE	SCALE	DRG NO.
JUN 2014	1:200	TP04

DRAWN	CHECKED	JOB NO.
J.S., N.K.	B.B.	120415



  
**ADVERTISED PLAN**  
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**CLIENT**  
 VANGONA NOMINEES PTY. LTD.

**DRAWING TITLE**  
 ELEVATIONS UNITS 1-5

DATE	SCALE	DRG NO.
JUN 2014	1:100	TP11

DRAWN	CHECKED	JOB NO.
J.S, N.K.	B.B.	120415



NILLUMBIK  
THE GREEN WEDGE SHIRE

ADVERTISED PLAN

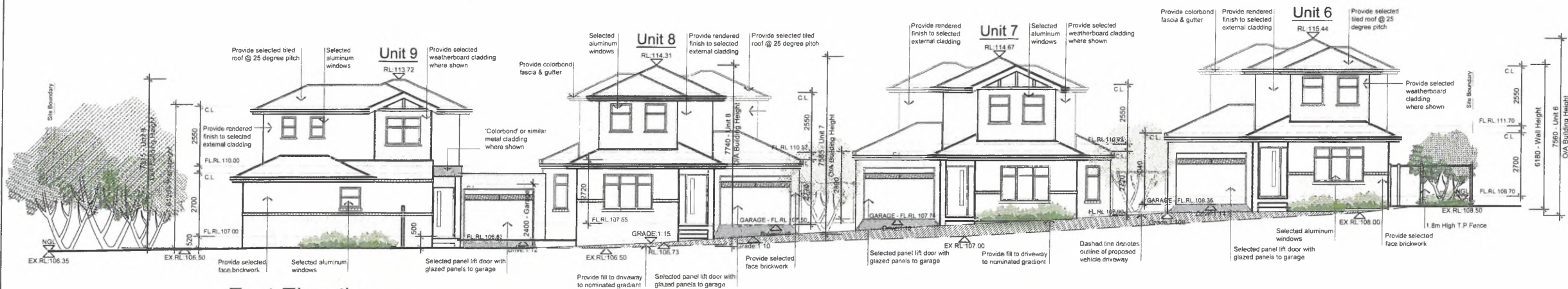
Plan: ..... of 13

Application No: 111/2017/03P

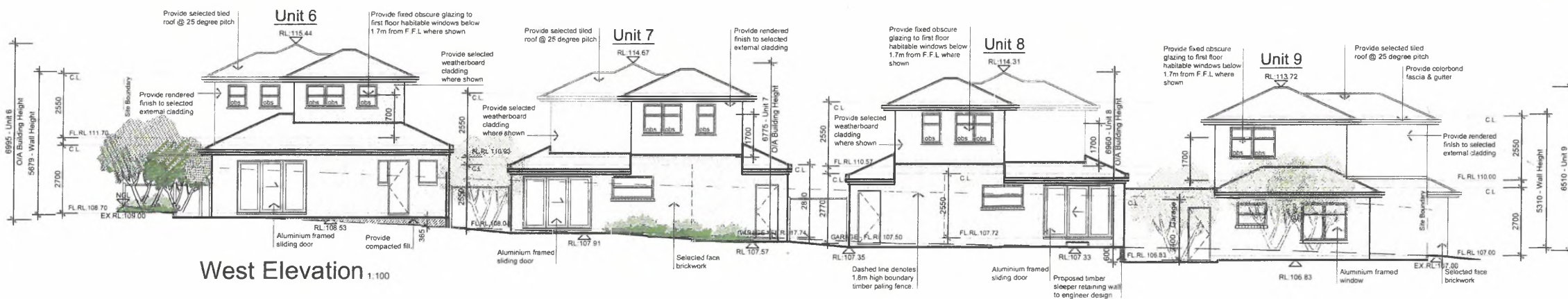
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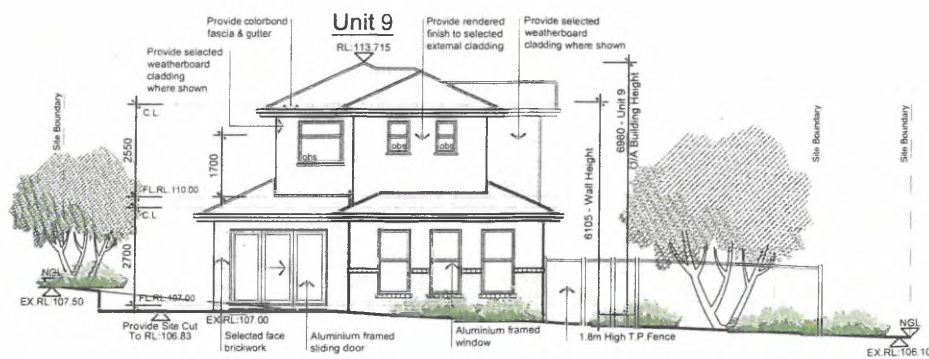
North Elevation 1:100



East Elevation 1:100



West Elevation 1:100



South Elevation 1:100

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PROJECT

PROPOSED RESIDENTIAL  
DEVELOPMENT AT:  
36-38 OLD AQUEDUCT ROAD,  
DIAMOND CREEK

CLIENT

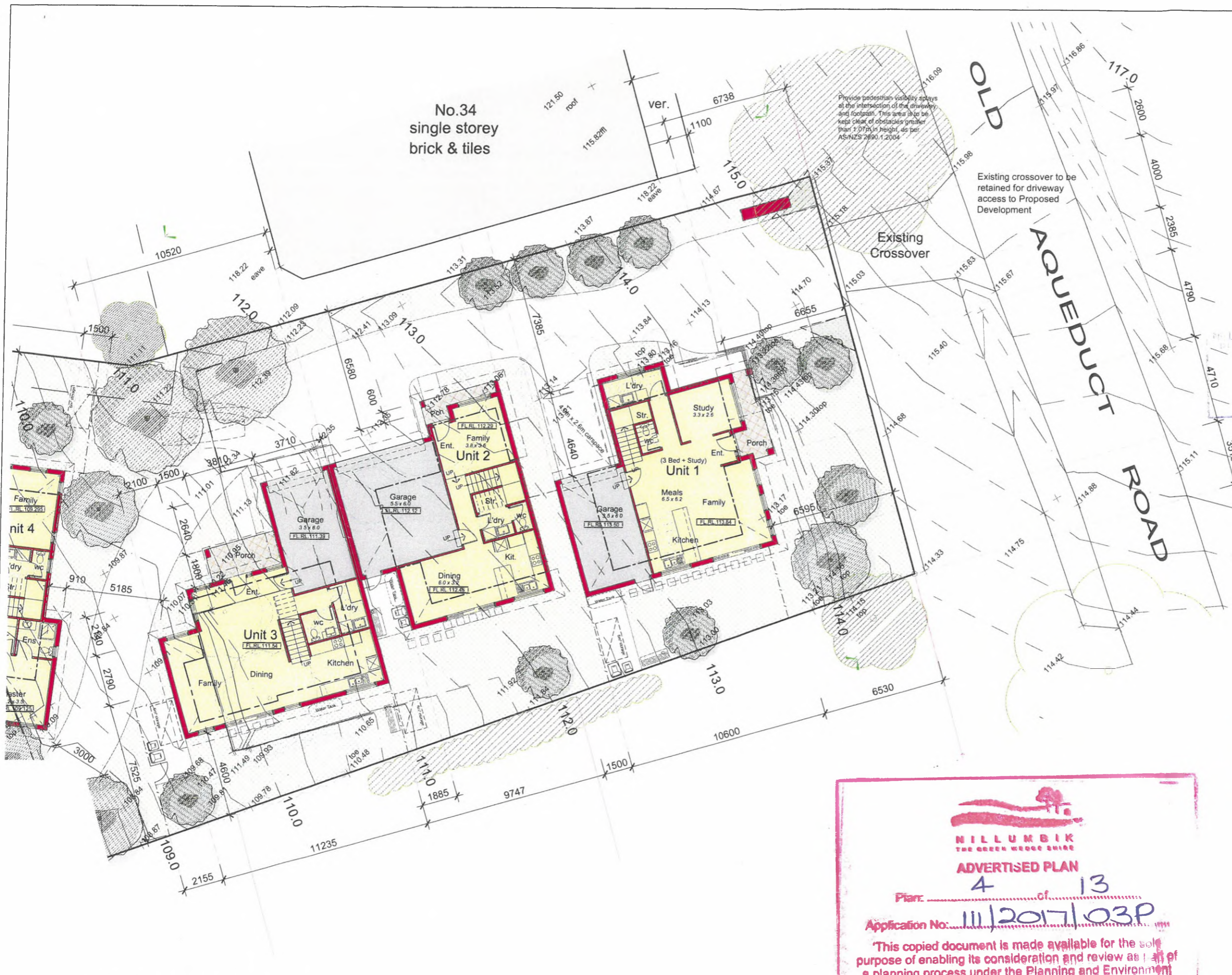
VANGONA NOMINEES  
PTY. LTD.

DRAWING TITLE

ELEVATIONS  
UNITS 6-9

DATE	SCALE	DRG NO.
JUN 2014	1:100	TP12
DRAWN	CHECKED	JOB NO.
J.S. N.K.	B.B.	120415





**Legend**

- Hatch denotes area set aside for landscaping
- Hatch denotes all weather sealed coloured concrete driveway
- Existing tree to remain. Showing dashed line denoting Tree Protection Zone
- Dashed line denotes outline of existing tree to be removed
- Proposed New Tree
- Water Tank (2000Ltr min)
- Clothes line
- Bins location
- Unit finished floor level
- Storage shed 6m3
- 6m3 of external lockable storage
- Area allocated for landscaping. refer to landscape drawings for details and specifications

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CLIENT  
**VANGONA NOMINEES  
PTY. LTD.**

DRAWING TITLE  
**GROUND FLOOR PLAN  
UNITS 1-3**

DATE	SCALE	DRG NO.
JUN 2014	1:100	TP05
DRAWN	CHECKED	JOB NO.
J.S., N.K.	B.B.	120415

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THE GREEN WEDGE GUIDE  
**ADVERTISED PLAN**  
4 of 13  
Plan: ..... of .....  
Application No: 111/2017/03P  
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Site / Ground Floor Plan 1:100

