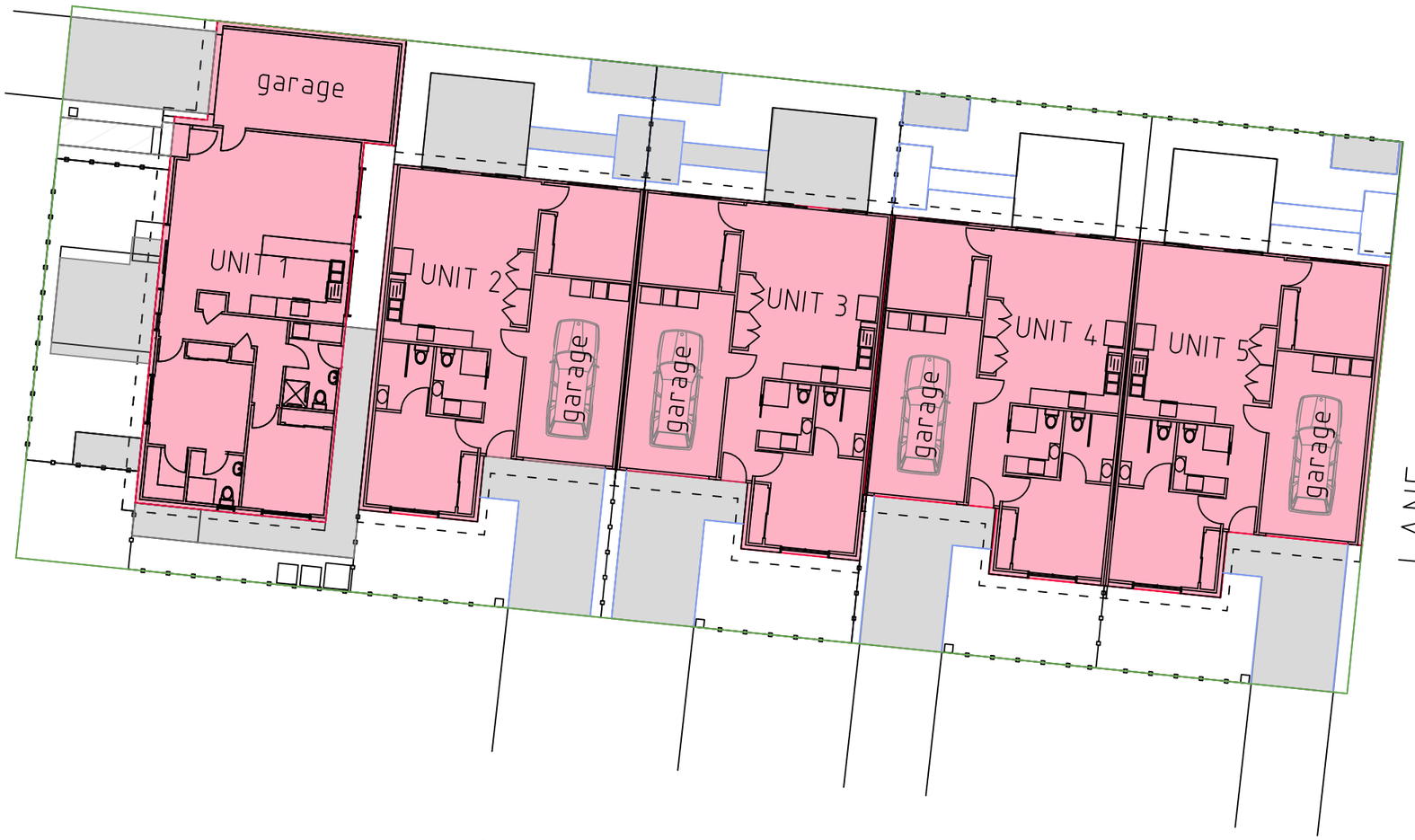


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PRELIMINARY DESIGN	2-11-19
COMPLETED DRAWINGS	
AMENDMENT 1	
AMENDMENT 2	

M. MATHEW
16 KINGSTON ROAD
WONTHAGGI NORTH
SCALE 1:200 @ A3 DRAWN DP

Kingston Road

Deakin Street

Lane

#18
Lot 1
PS540420P
single storey brick & tin dwelling
ridge 35.55
ridge 36.20
verandah
nh/win
nh/win H34.36
H34.36 S33.84door
top of gutter 34.69
setback 7.20m
private open space

#18A
Lot 2
PS540420P
single storey brick & tile dwelling
ridge 36.70
ridge 37.23
ridge 36.47
h/win H34.76 S33.36
door
garage
garage door
top of gutter 34.82
top of gutter 34.68
private open space

#16
Lot 52
LP5387
vacant

prevailing weather

driveway
grass
not fenced
hori board fence 0.75m HT
hori board fence 1.6m HT
hori board & screening fence 2.1m HT
top of gutter 35.10
peg
m o/set peg
elec pit
telstra pit
concrete x-over
overhead powerlines
indicative telecommunications location
indicative water location
TBM rivet RL31.65
centre-line of bitumen
concrete kerb
elec pole
side entry pit
top of bank
toe of bank
edge of bitumen
centre-line of bitumen
overhead powerline
gravel track
tin shed
open drain
paling fence 1.9m HT
top of gutter 35.69
indicative sewerage location
sewer pit
junction pit
private open space

95°49'25" 48.58
275°49'25" 48.58
5°49'25" 20.12
185°49'25" 20.12

NORTH
SOUTH
EAST
WEST

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FEATURE SURVEY
FEATURE SURVEY BY ONE PLAN 1300 853 157

TP 2 OF 19

SCALE 1:250 @ A3

KINGSTON ROAD

95°49'25"

48.58 OA

12.20 | 9.145 | 9.035 | 9.035 | 9.145

20.12

5°49'25"

245.4m²

184m²

182.4m²

181.1m²

184.1m²

subdivision as req for fire walls

185°49'25"

20.12

LANE

UNIT 1
12.20

UNIT 2
9.145

UNIT 3
9.14

UNIT 4
8.925

UNIT 5
9.145

275°49'25"

48.58 OA

OA AREA 977.4m²

DEAKIN STREET

NORTH

WEST

EAST

SOUTH

Dimensions & areas shown subject to
verification by a licensed Land Surveyor

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16 KINGSTON ROAD
WONTHAGGI NORTH
SCALE 1:200 @ A3 DRAWN DP



NORTH
WEST EAST
SOUTH

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AERIAL PHOTO BY Vic Plan

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Neighbourhood Description

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16 KINGSTON ROAD
WONTHAGGI NORTH

NOT TO SCALE @ A3 DRAWN DP

NORTH
WEST EAST
SOUTH

KINGSTON ROAD

DEAKIN STREET

LANE

#18A
Lot 2
PS540420P
single storey brick & tile dwelling
door
h/win H34.76 S33.36
ridge 37.23
ridge 36.70
ridge 36.47
top of gutter 34.82
garage door
garage
top of gutter 34.83
garage door
top of gutter 35.10

dwelling
verandah
ridge 36.20
nh/win
nh/win H34.36
H34.36 S33.84door
top of gutter 34.69
7225

concrete x-over
1m o/set peg
5300
6900
hori board fence 0.75m HT
hori board fence 1.6m HT
95°49'25"
48.58
hori board & screening fence 2.1m HT
peg
elec pit
telstra pit
driveway
private open space
private open space
shed
9m rescode setback
indicative sewerage location
open drain
paling fence 1.9m HT
top of gutter 35.69
gravel track
gravel track
grass
overhead powerlines
centre-line of bitumen
concrete kerb
TBM rivet
RL 31.65
indicative telecommunications location
indicative water location
drive
garage
FFL 32.13
5525
letterbox
path
Unit 1
1150
FFL 32.3
4100
pos 42m²
garden shed 6m²
gate
privacy fence max 1500h
20.12
5°49'25"
Unit 2
FFL 32.4
Unit 3
FFL 32.5
Unit 4
32.7
Unit 5
FFL
4520
pos 41.3m²
pos 40.8m²
garden shed 6m²
CL
path
bins
garage
FFL 32.3
garage
FFL 32.4
garage
FFL 32.5
garage
FFL 32.6
garage
FFL 32.8
top of bank
9420
3000min
privacy fence 1800h
peg fence 1000h
fence 1000h
letterbox
bins
gate
drive
path
3000
5400
fence 1000h
grass
indicative telecommunications location
275°49'25"
48.58
6780
side entry pit
top of bank
toe of bank
edge of bitumen
centre-line of bitumen
overhead powerline
indicative water location
185°49'25"
20.12
sewer pit
junction pit
telstra pit
top of bank
indicative telecommunications location
edge of bitumen
31.6
31.7
31.8
31.9
32.0
32.1
32.2
32.3
32.4
32.5
32.6
32.7

SURVEY PLAN BY ONE PLAN 1300853157

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16 KINGSTON ROAD
WONTHAGGI NORTH

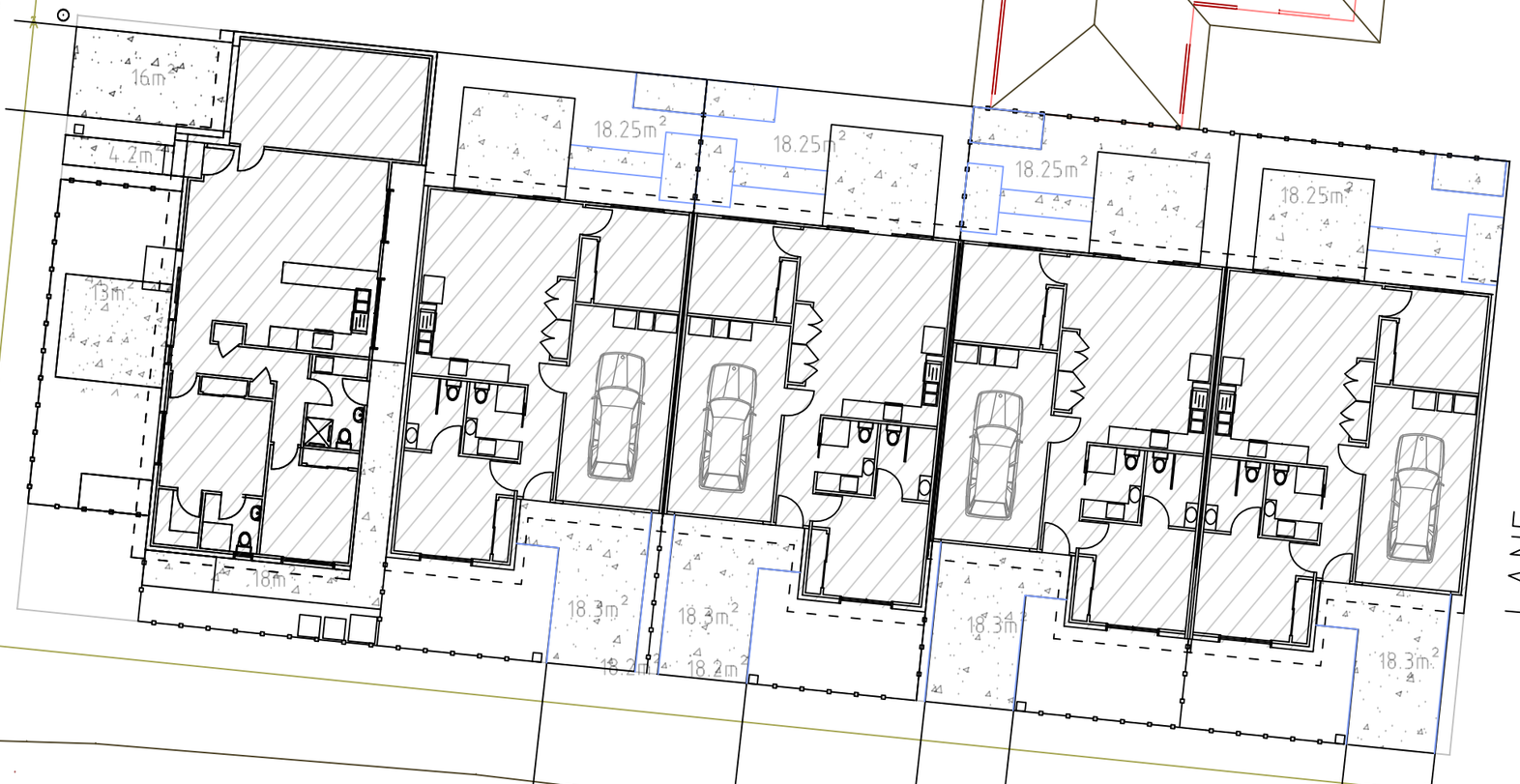
SCALE 1:200 @ A3 DRAWN DP

SOUTH

KINGSTON ROAD

DEAKIN STREET

LANE



DENOTES BUILDING FOOTPRINT

DENOTES NON PERMEABLE SURFACE

SITE AREA 977.4m²

BUILDING AREA (includes garden sheds) 549.3m²

SITE COVERAGE 56.2%

NON PERMEABLE SURFACES (includes garden sheds, paths and drives) 752.34m²

A PERMEABLE SURFACE OF 225.06m² REMAINS = 23.0%

BUILDING FOOTPRINT (includes garden sheds)	
UNIT 1: 125.98m²	TOTAL: 549.3m²
UNIT 2: 106.48m²	
UNIT 3: 105.38m²	Building footprint may exclude: -eaves up to 600 wide -unroofed terraces
UNIT 4: 105.18m²	
UNIT 5: 106.28m²	

NON PERMEABLE SURFACES (includes buildings)	
UNIT 1: 177.2m²	TOTAL: 747.14m²
UNIT 2: 143.03m²	
UNIT 3: 142.35m²	
UNIT 4: 141.73m²	
UNIT 5: 142.83m²	

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SITE COVERAGE

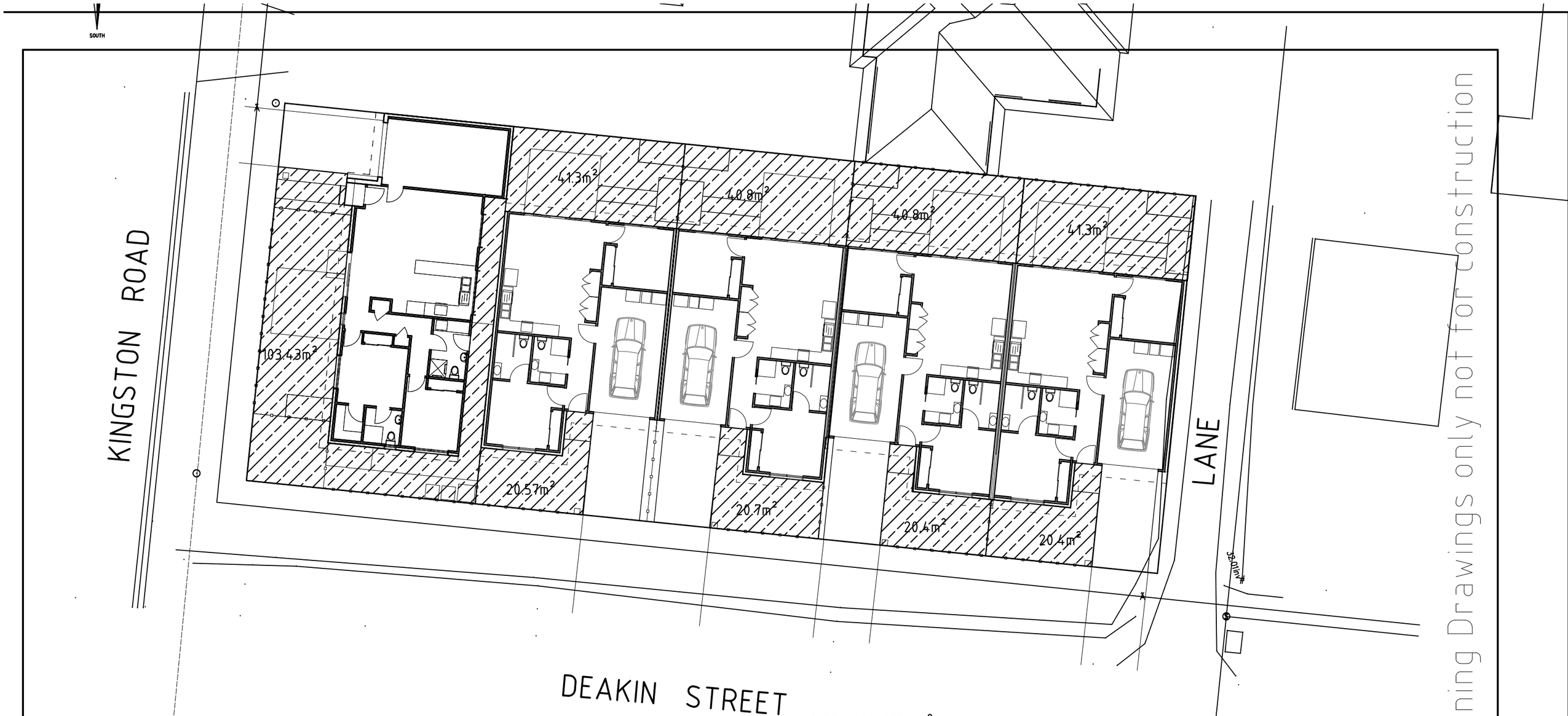
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COMPLETED DRAWINGS	
AMENDMENT 1	
AMENDMENT 2	

M. MATHEW
16 KINGSTON ROAD
WONTHAGGI NORTH

SCALE 1:200 @ A3 DRAWN DP



Town Planning Drawings only not for construction

SITE AREA 977.4m²

GARDEN AREA	
UNIT 1: 103.43m²	TOTAL: 349.97m² 35.77%
UNIT 2: 61.87m²	Garden areas must be min 1m wide
UNIT 3: 61.5m²	Garden area may exclude: -eavesnot exceeding 600 wide -unroofed terraces -garden shed less than 10m² -unroofed pergola -water tanks -heating and cooling equipment
UNIT 4: 61.2m²	
UNIT 5: 61.7m²	

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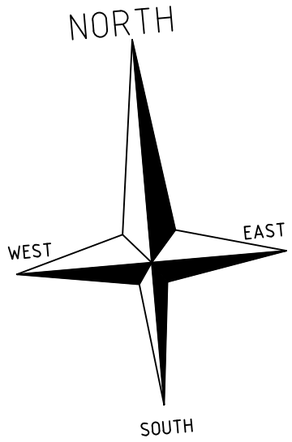
GARDEN AREA
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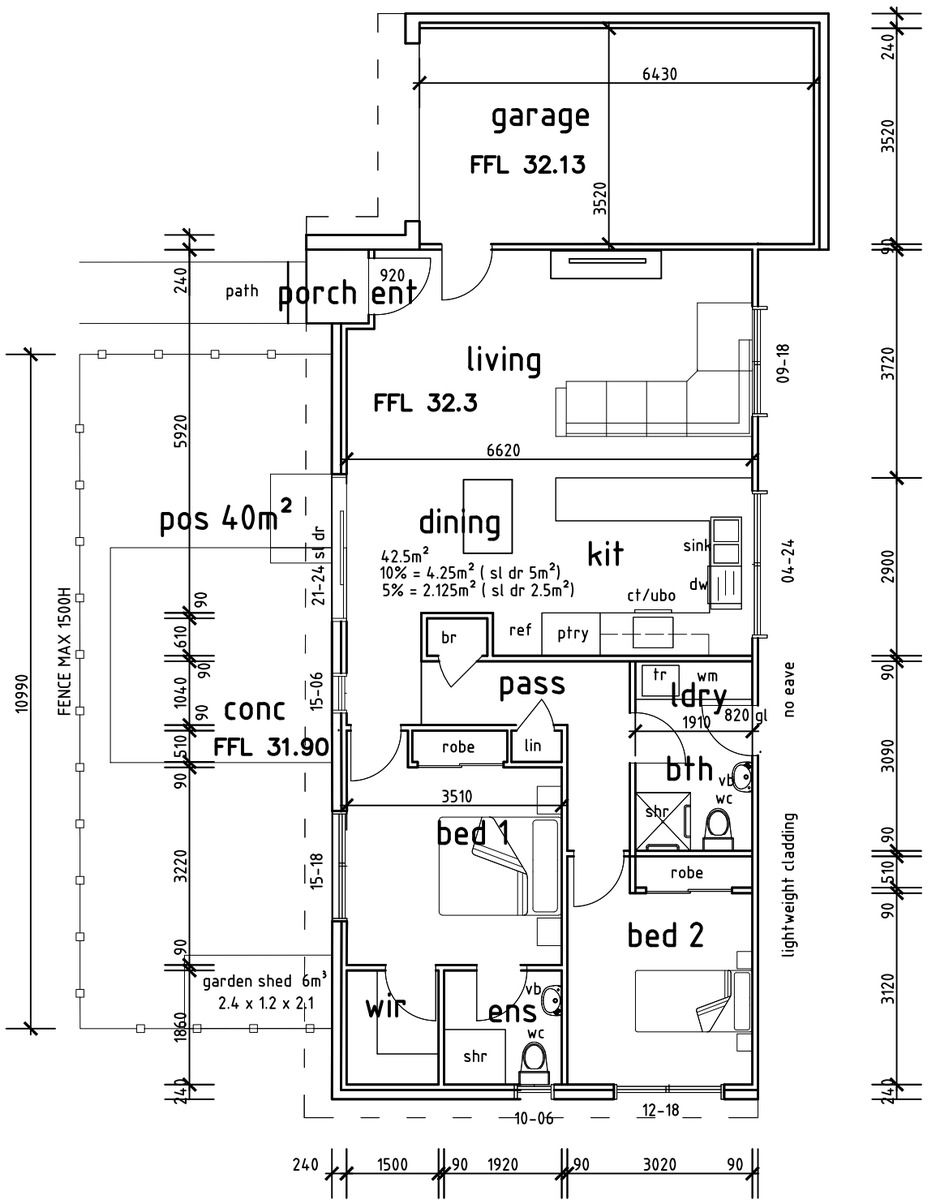
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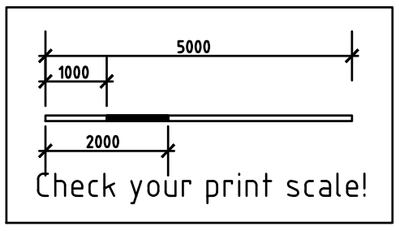
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16 KINGSTON ROAD
WONTHAGGI NORTH

SCALE 1:200 @ A3 DRAWN DP





AREA
DWELLING 97m² 10.44sq
GARAGE 26.0m²
TOTAL 122.1m² 13.1sq
footprint 123.1m²



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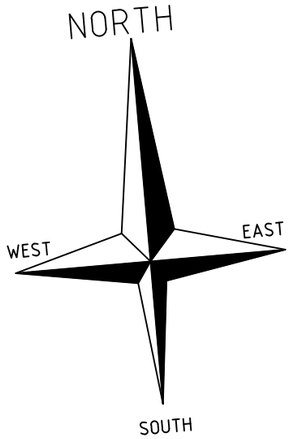
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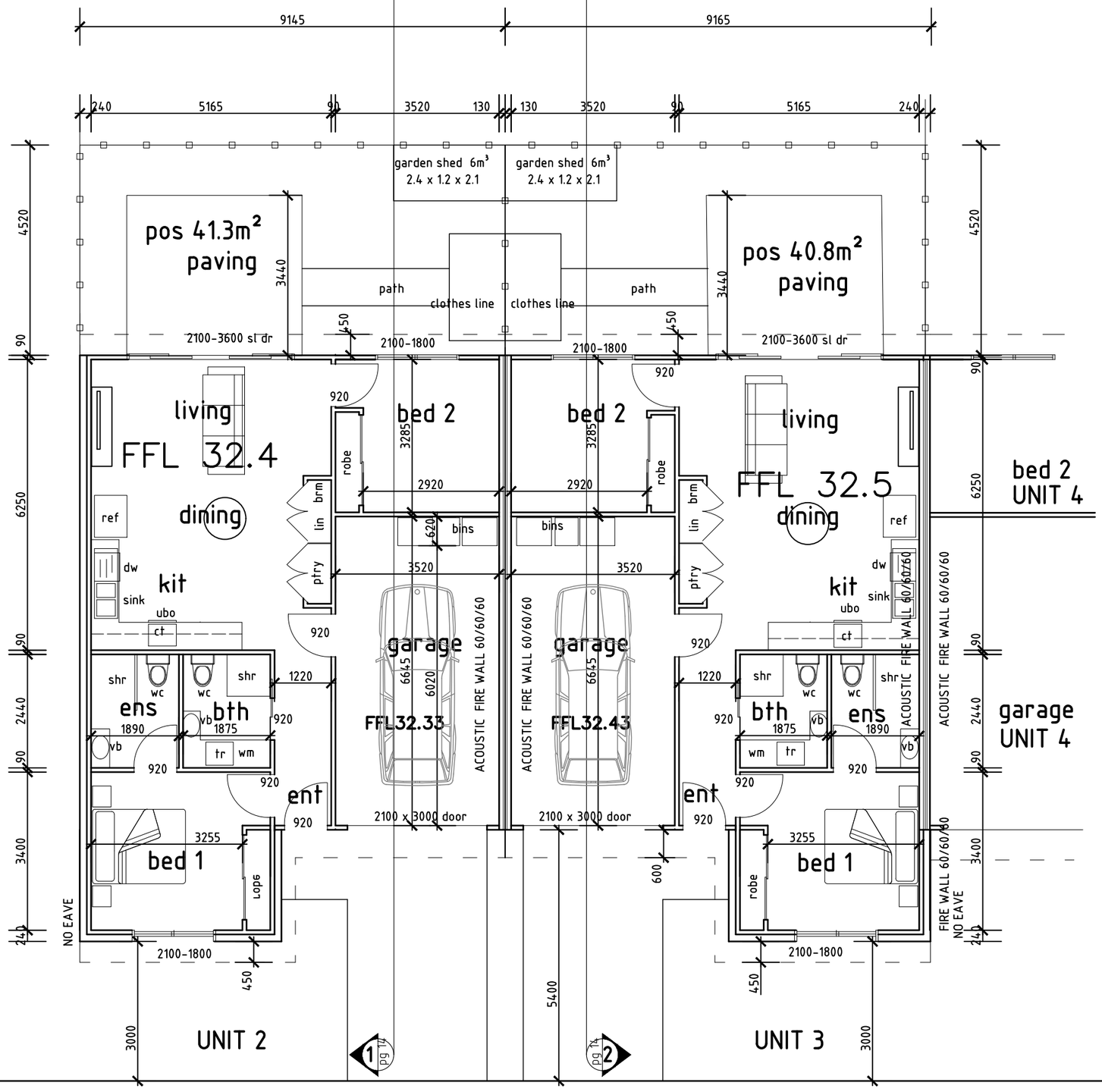
FLOOR PLAN
UNIT 1
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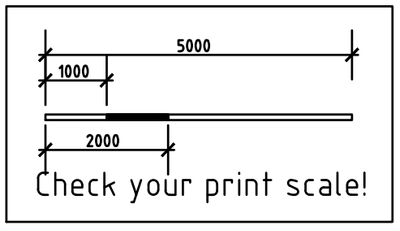
PRELIMINARY DESIGN	24-10-19 25-2-20
COMPLETED DRAWINGS	
AMENDMENT 1	
AMENDMENT 2	

M. MATHEW
16 KINGSTON ROAD
WONTHAGGI NORTH
SCALE 1:100 @ A3 DRAWN DP





AREA UNIT 2
DWELLING 79.1m² 8.5sq
GARAGE 24.6m²
TOTAL 103.6m² 11.1sq
footprint 103.6m²



AREA UNIT 3
DWELLING 78m² 8.5sq
GARAGE 24.6m²
TOTAL 102.5m² 11.0sq
footprint 102.5m²

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FLOOR PLAN
UNIT 2 & 3
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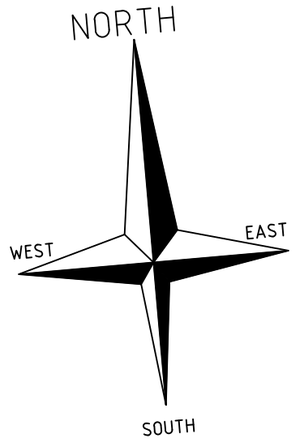
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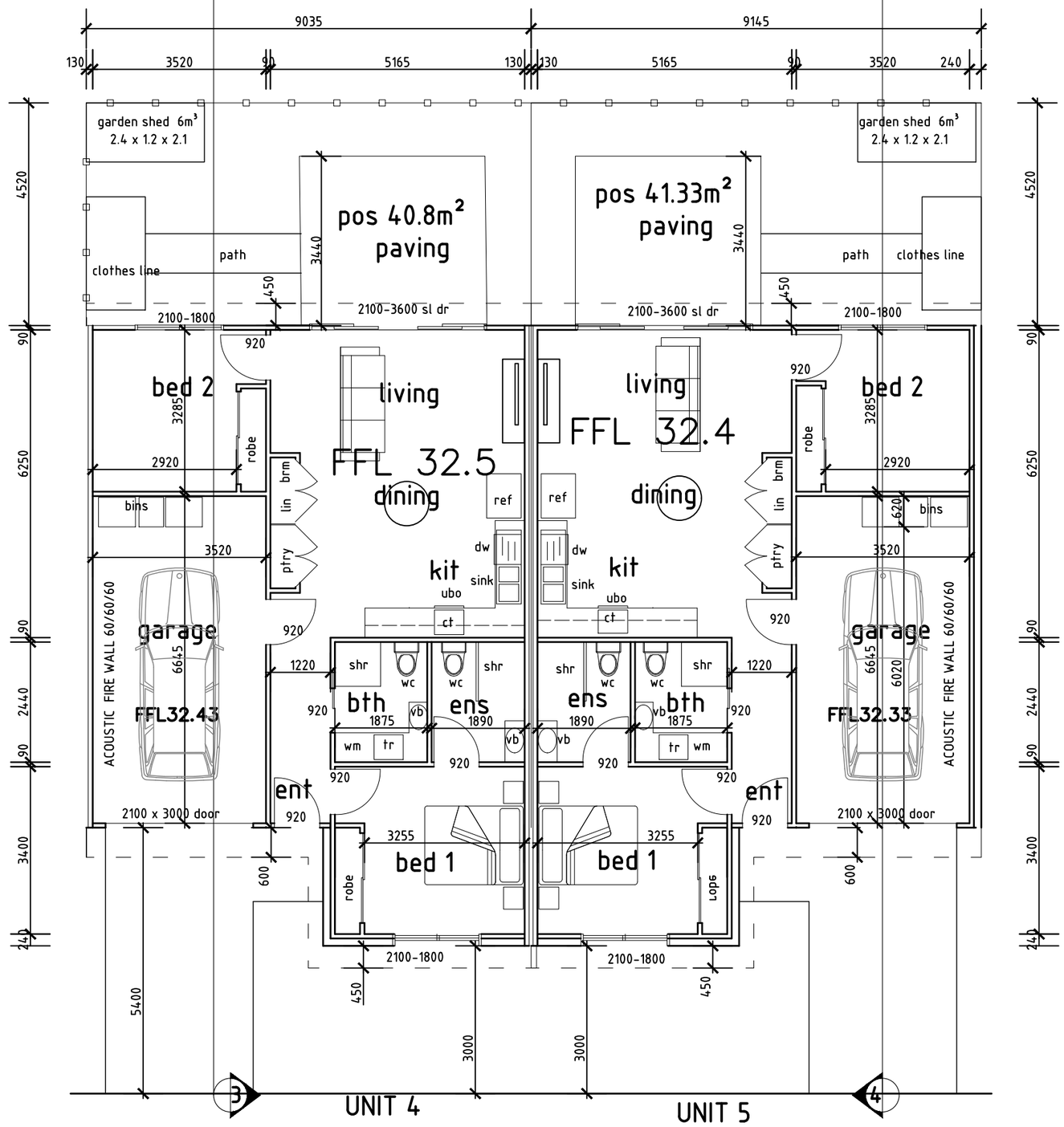
PRELIMINARY DESIGN	24-10-19
COMPLETED DRAWINGS	
AMENDMENT 1	
AMENDMENT 2	

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16 KINGSTON ROAD
WONTHAGGI NORTH

SCALE 1:100 @ A3 DRAWN DP

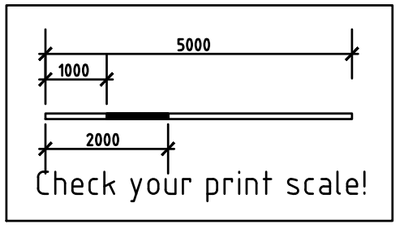
TP 9 OF 19





AREA UNIT 2
DWELLING 77.7m² 8.36sq
GARAGE 24.6m²
TOTAL 102.3m² 11.0sq
footprint 102.3m²

AREA UNIT 3
DWELLING 78m² 8.5sq
GARAGE 25.3m²
TOTAL 103.4m² 11.1sq
footprint 103.4m²



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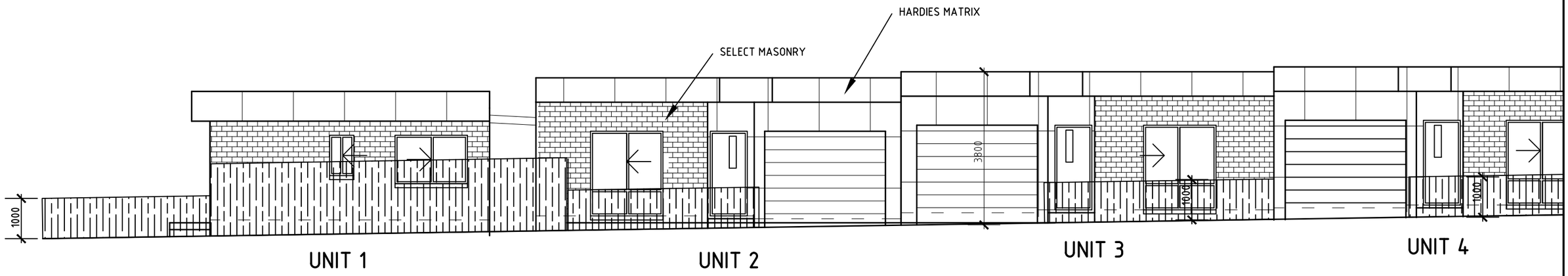
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UNIT 4 & 5
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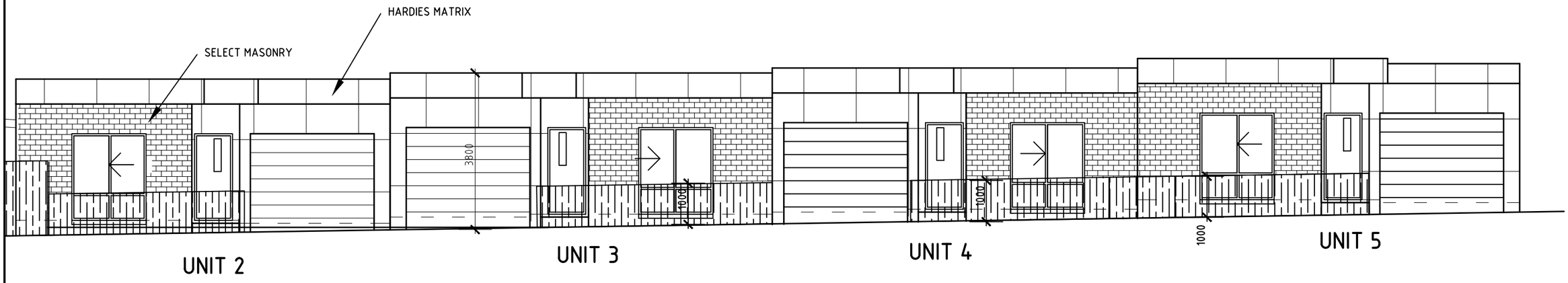
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AMENDMENT 1	
AMENDMENT 2	

M. MATHEW
16 KINGSTON ROAD
WONTHAGGI NORTH
SCALE 1:100 @ A3 DRAWN DP

TP 10 OF 19



SOUTH ELEVATION



SOUTH ELEVATION (CONTINUED)

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ELEVATIONS 1

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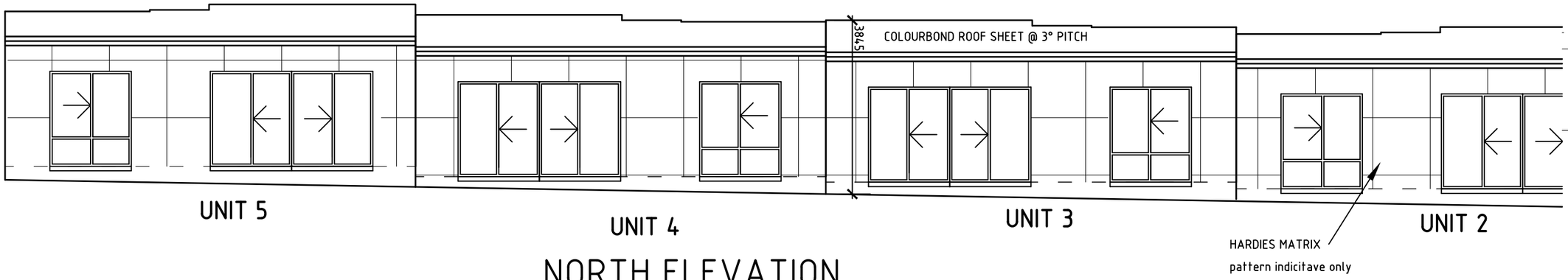
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PRELIMINARY DESIGN	25-10-19
COMPLETED DRAWINGS	
AMENDMENT 1	
AMENDMENT 2	

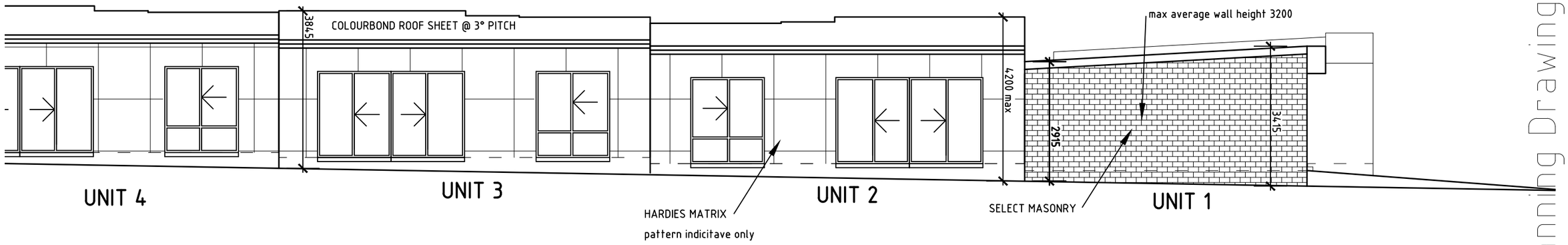
M. MATHEW
16 KINGSTON ROAD
WONTHAGGI NORTH

SCALE 1:100 @ a3 DRAWN DP

TP 11 OF 19



NORTH ELEVATION



NORTH ELEVATION (CONTINUED)

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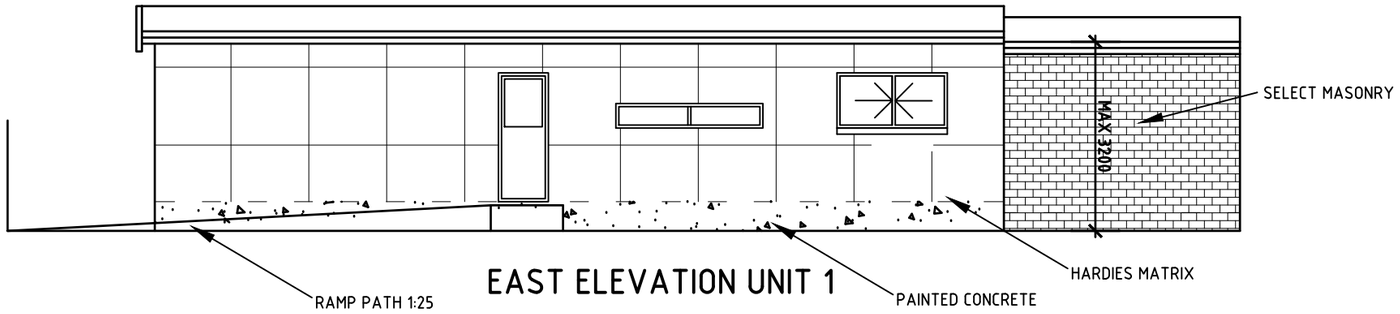
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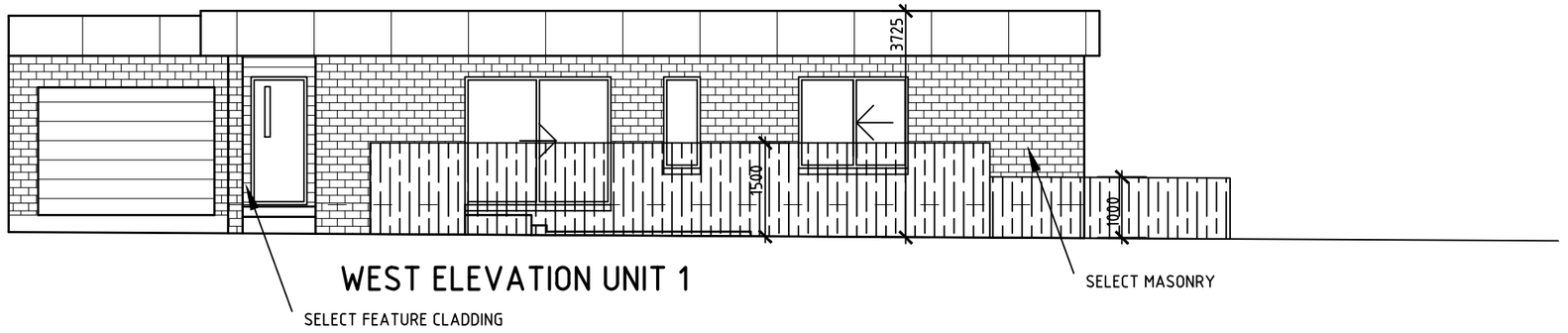
M. MATHEW
16 KINGSTON ROAD
WONTHAGGI NORTH

SCALE 1:100 @ A3 DRAWN DP

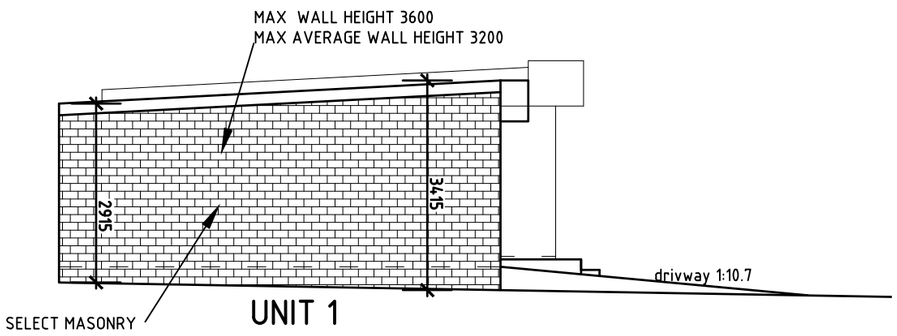
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EAST ELEVATION UNIT 1

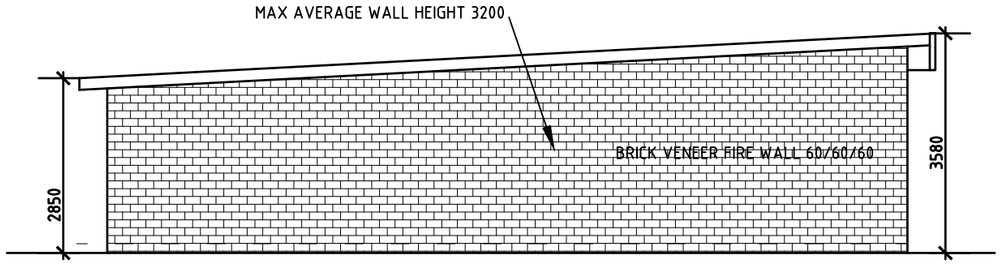


WEST ELEVATION UNIT 1



UNIT 1

NORTH ELEVATION UNIT 1



WEST ELEVATION UNIT 2

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ELEVATIONS 3

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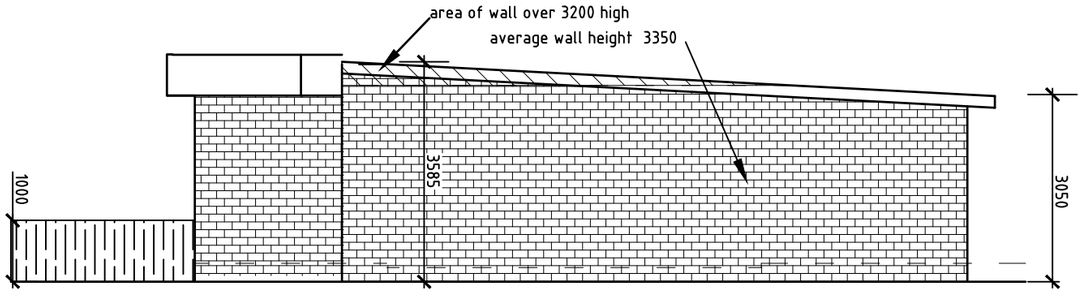
NOZ TECH DRAFTING
DENISE PANOZZO
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denise.noztech@gmail.com

PRELIMINARY DESIGN	25-10-19
COMPLETED DRAWINGS	
AMENDMENT 1	
AMENDMENT 2	

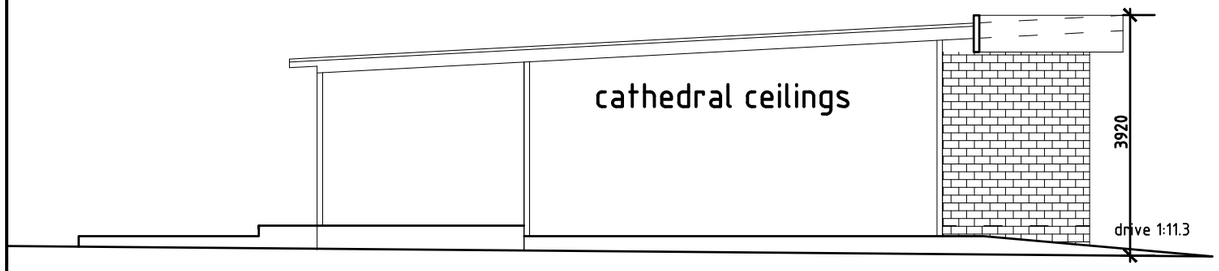
M. MATHEW
16 KINGSTON ROAD
WONTHAGGI NORTH

SCALE 1:100 @ a3 DRAWN DP

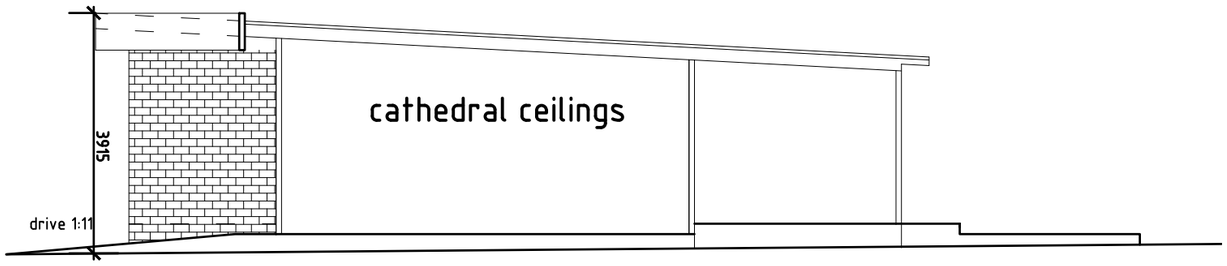
TP 13 OF 19



EAST ELEVATION UNIT 5



SECTION X2-X2 UNIT 3 & 5



SECTION X1-X1 UNIT 2 & 4

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PRELIMINARY

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE.
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SECTIONS

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AMENDMENT 1	
AMENDMENT 2	

M. MATHEW
16 KINGSTON ROAD
WONTHAGGI NORTH

SCALE 1:100 @ a3 DRAWN DP

TP 14 OF 19

NORTH

WEST EAST

SOUTH

setback 7.20m

#18A
Lot 2
PS540420P

SUN 16.1m²

SUN 17m²

SUN 15.7m²

SUN 16m²

shed

KINGSTON ROAD

LANE

3810Ø#

DEAKIN STREET

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SHADOW DIAGRAM
SEPT 22 9AM
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COMPLETED DRAWINGS	
AMENDMENT 1	
AMENDMENT 2	

M. MATHEW
16 KINGSTON ROAD
WONTHAGGI NORTH **TP 150F 19**
SCALE 1:200 @ A3 DRAWN DP

setback 7.20m

NORTH

WEST EAST

SOUTH

#18A
Lot 2
PS540420P

SUN 25.3m²

SUN 25.1m²

SUN 20.8m²

SUN 25.4m²

SUN 37m²

shed

KINGSTON ROAD

LANE

#UNIT 2E

DEAKIN STREET

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SHADOW DIAGRAM
SEPT 22 12PM
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COMPLETED DRAWINGS	
AMENDMENT 1	
AMENDMENT 2	

M. MATHEW
16 KINGSTON ROAD
WONTHAGGI NORTH

SCALE 1:200 @ A3 DRAWN DP

TP 16 OF 19

NORTH

WEST EAST

SOUTH

setback 7.20m

#18A
Lot 2
PS540420P

SUN 17.47m²

SUN 19.8m²

SUN 16.6m²

SUN 21.47m²

SUN 21m²

shed

KINGSTON ROAD

LANE

3810dE

DEAKIN STREET

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COMPLETED DRAWINGS	
AMENDMENT 1	
AMENDMENT 2	

M. MATHEW
16 KINGSTON ROAD
WONTHAGGI NORTH

SCALE 1:200 @ A3 DRAWN DP

TP 17 OF 19

NORTH

WEST EAST

SOUTH

setback 7.20m

#18A
Lot 2
PS540420P

KINGSTON ROAD

LANE

shed

32.01m

18.25m²

18.25m²

18.25m²

18.3m²

18.3m²

18.2m²

DEAKIN STREET

Denotes concrete pavers

Denotes plain concrete

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PAVING SURFACES
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AMENDMENT 1	
AMENDMENT 2	

M. MATHEW
16 KINGSTON ROAD
WONTHAGGI NORTH

SCALE 1:200 @ A3 DRAWN DP **TP 18 OF 19**

SOUTH

KINGSTON ROAD

NO TREES OR BUSHES ON NATURE STRIP

NO PLANTS ON NEIGHBOURING PROPERTY WITHIN 3M

all planting must be less than 1000 high at driveways for vehicle access / views

artificial grass MUST be permeable

LOT 2
PS540420P

NO PLANTS ON NEIGHBOURING PROPERTY WITHIN 3M

artificial grass

LAWN

shed

860

LANE

NO PLANTS ON NEIGHBOURING PROPERTY WITHIN 3M

NO TREES OR BUSHES ON NATURE STRIP

all planting must be less than 1000 high at driveways for vehicle access / views

DEAKIN STREET

14040

large gum tree

REFER TO PAGE 18 FOR HARD SURFACES

Key	Latin name	Common name	Description	HxW(m)	Pot size	Quantity	Indigenous	Native
1	LOROPETALUM	PURPLE PRINCE	RED LEAVES/FLOWERING	1X1	8" POT	5	No	No
2	NANDINE MOON BAY	MOON BAY	SMALL SHRUB	0.7 X 0.3	8" POT	17	No	No
3	LOMANDRA CONFERTIFOLIA	LITTLE CON	NATIVE GRASS	0.3 X 0.3	2" POT	80	No	Yes
4	TELOPEA	WARATAH	FLOWERING TREE	3.0X3.0	2" POT	1	No	Yes
5	LABURNUM X WATERERI	GOLDEN CHAIN TREE	SMALL FLOWERING TREE	4 X 3	8" POT	4	No	No
6	CALIISTEMON VIMINALIS	LITTLE JOHN	SMALL FLOWERING BUSH	1.0 X 1.0	TUBE	11	No	Yes
7	BANSIA SPINULOSA	BIRTHDAY CANDLES	SMALL FLOWERING BUSH	0.5 X 0.5	TUBE	9	No	Yes

ALL GARDEN BEDS MULCHED

ALL PLANTS ARE CHOSEN FOR THEIR HARDINESS
AND WATERING NOT NEEDED ONCE ESTABLISHED

ANY IRRIGATION MUST NOT USE POTABLE WATER

ALL GARDEN BEDS MUST HAVE A GARDEN EDGING
WHERE THEY ADJOIN TURF OR GRAVEL SURFACES

ALL PLANTS ALONG DRIVEWAYS AND AT ENTRY AREAS
SHOULD BE NO MORE THAN 1M HIGH TO ENSURE PEDESTRIANS ARE NOT OBSCURED OR HIDDEN

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LANDSCAPE PLAN
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AMENDMENT 2	

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16 KINGSTON ROAD
WONTHAGGI NORTH

SCALE 1:200 @ A3 DRAWN DP