



ATTACHMENTS

**Development Assessment Committee
Meeting
Under Separate Cover
Wednesday, 17 April 2024**

Table of Contents

7.1	PA2023180 Use and Development for Five Warehouses and a Reduction of Car Parking (two car spaces) at 15-19 Hillside Street, Maddingley	
	Attachment 1 Proposed plans	3
7.2	PA2022261 - Development of Two Dwellings to the Rear of an Existing Dwelling, Three Lot Subdivision and Removal of Vegetation at 80 Inglis Street, Ballan	
	Attachment 1 Initial Plans	5
	Attachment 2 Updated Plans	16
	Attachment 3 Survey Plan	27



JDZ Building Design Pty Ltd
1/19 Radnor Drive,
Deer Park Victoria 3023
(03) 9465 7047
admin@jdzbuildingdesign.com.au
www.jdzbuildingdesign.com.au

Rev	Date	Amendments
A	27.09.2023	TOWN PLANNING APPLICATION SUB
B	14.02.2024	AMENDED AS PER COUNCIL SR

Project:
PROPOSED WAREHOUSE DEVELOPMENT

At:
15-19 HILLSIDE STREET, MADDINGLEY

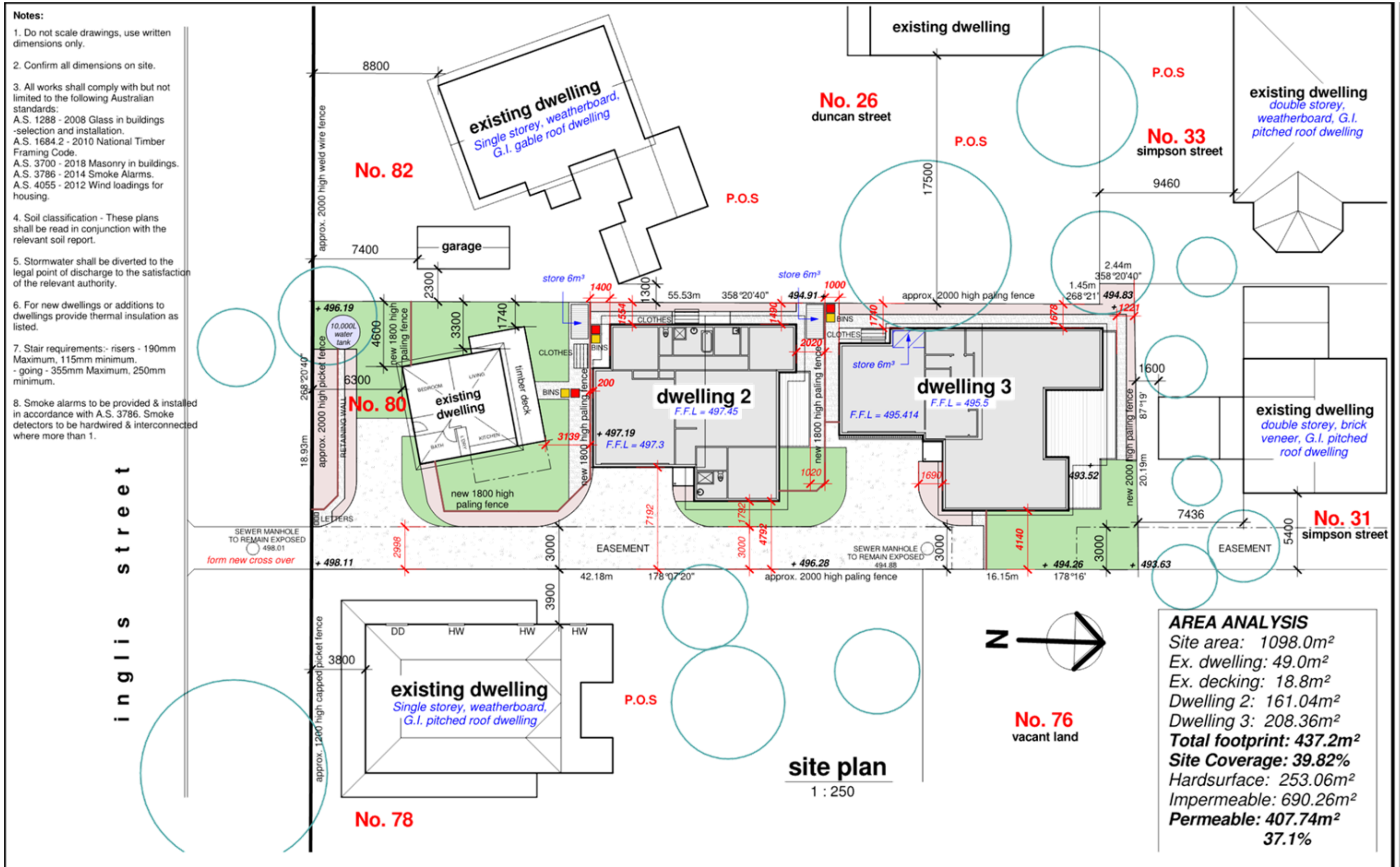
Client:
CRJ CORPORATION PTY LTD

Drawing Name:
ELEVATIONS

Job No: 230723
Date: 27.09.2023
Scale: 1:100 @ A1
Drawn: J.D.Z.
Checked: J.D.Z.

Drawing No:
TP02

TOWN PLANNING
BUILD FOR COUNCIL SUBMISSION 27/09/23



Amendments:

Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit

Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:

PROPOSED NEW DEVELOPMENT

client:

R. DELEKTA

address:

**No. 80 INGLIS STREET,
 BALLAN**

scale:

1 : 250

date:

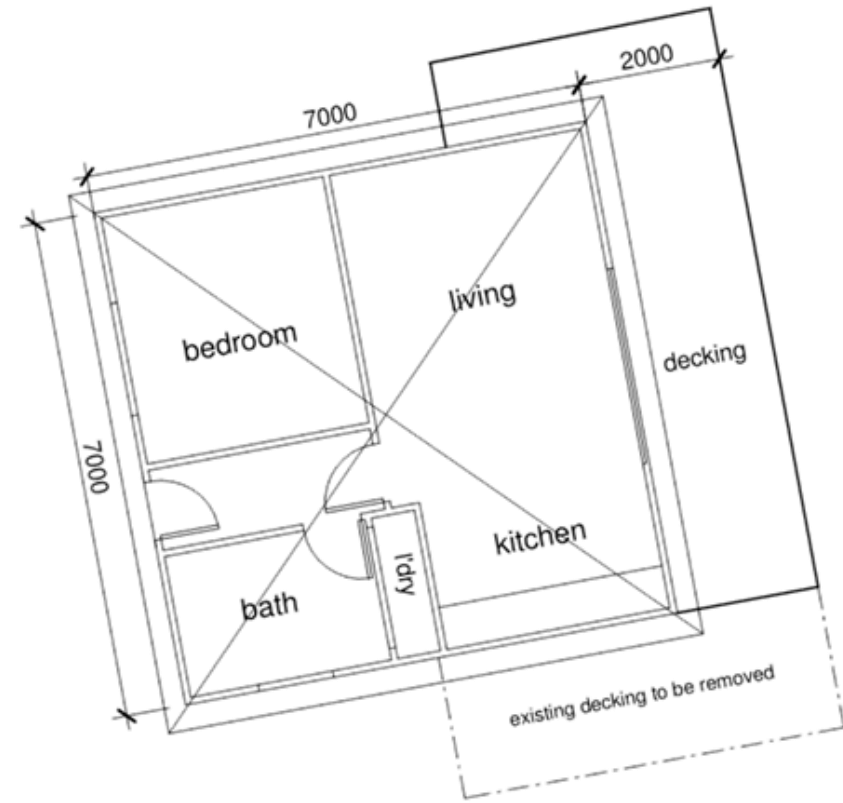
14 / 07 / 2022

sheet no:

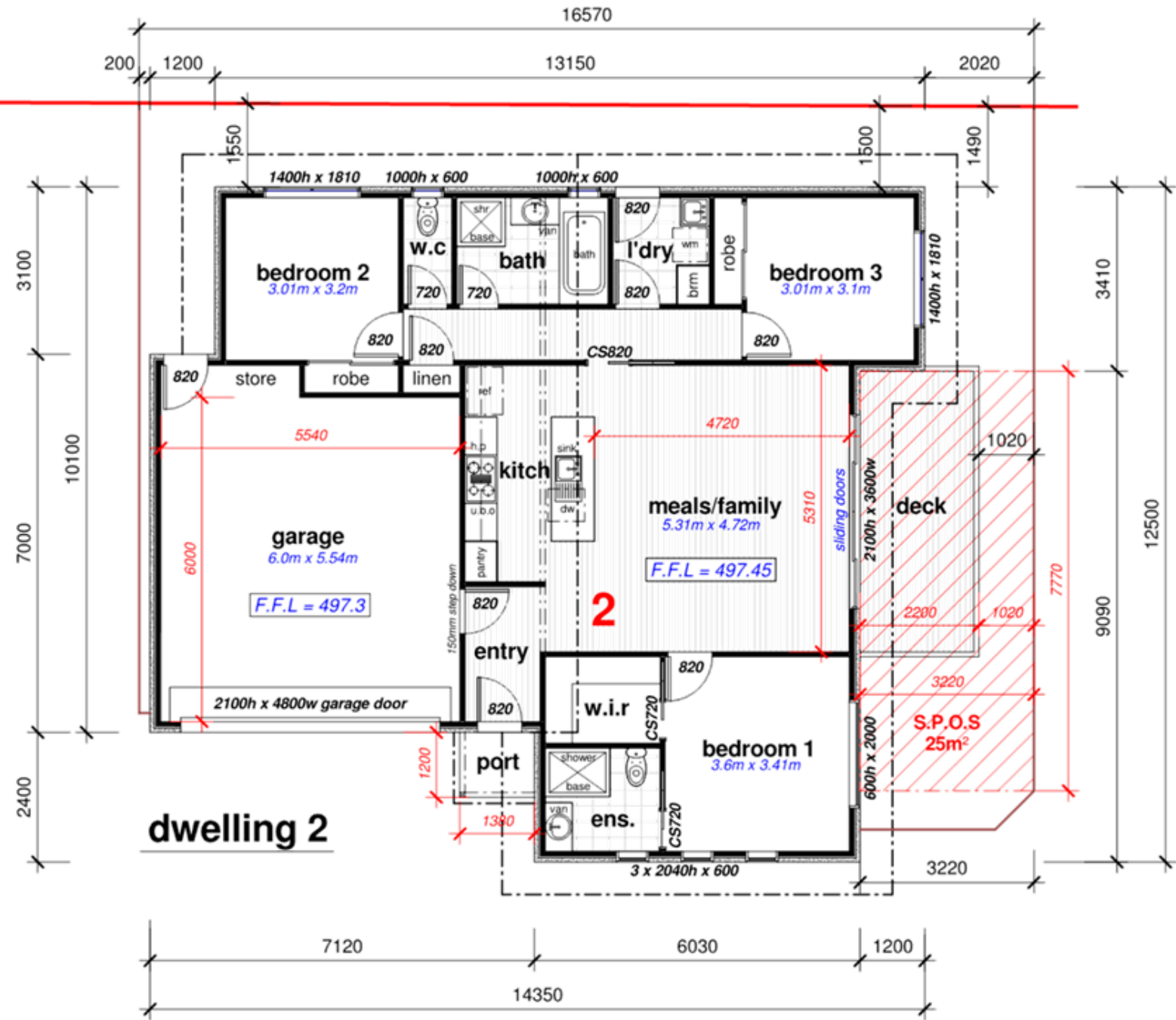
01-B

drg no:

22151



existing floor plan



dwelling 2

Areas:
 Living: 49.0m²
 Decking: 18.8m²

Areas:
 Living: 111.05m² (11.94#s)
 Garage: 36.61m² (3.94#s)
 Portico: 1.66m²
 Decking: 11.73m²

Private Open Space
 Secluded Private Open Space: 25.0m²
 Backyard (inc. S.P.O.S): 63.52m²

Amendments:

Variation A: 16 / 05 / 2023 - Alterations
Variation B: 11 / 10 / 2023 - Alterations for planning permit

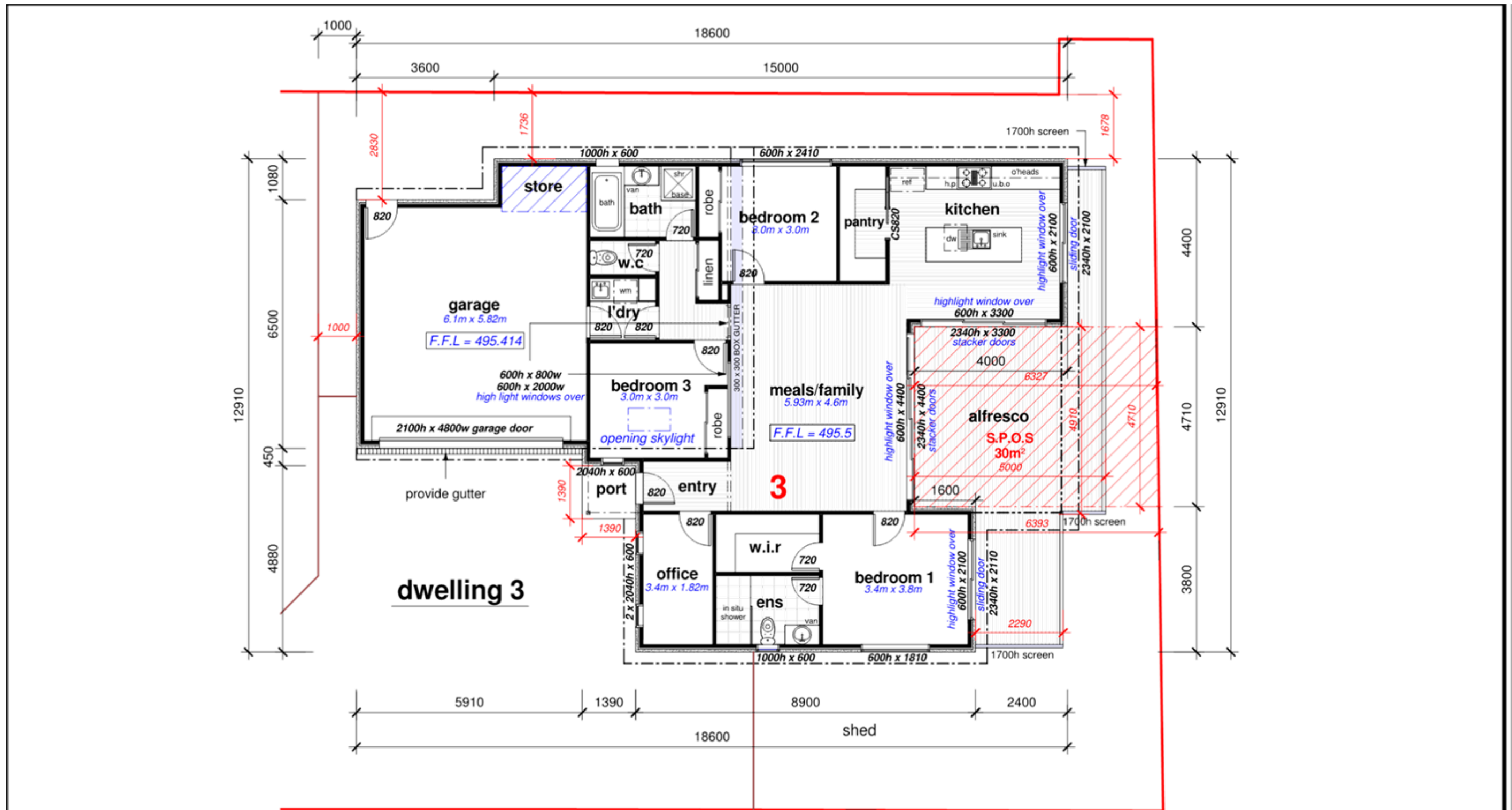
Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

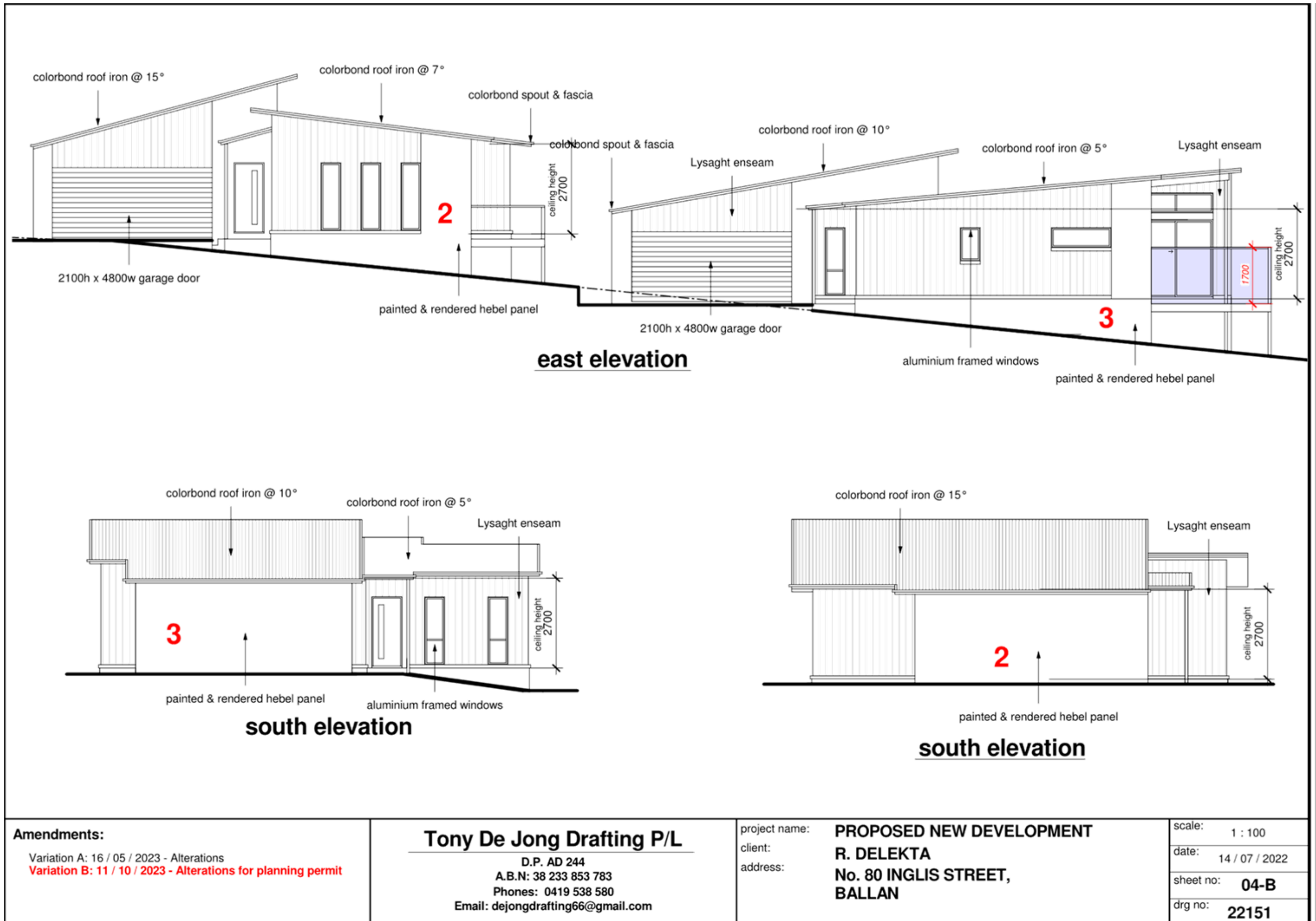
scale: 1 : 100
 date: 14 / 07 / 2022
 sheet no: **02-B**
 drg no: **22151**



Areas:
 Living: 128.25m² (13.8#'s)
 Garage: 41.74m² (4.49#'s)
 Portico: 1.95m²
 Alfresco: 18.78m²
 Decking: 17.64m²

Private Open Space
 Secluded Private Open Space: 30.0m²
 Backyard (inc. S.P.O.S): 153.78m²

<p>Amendments: Variation A: 16 / 05 / 2023 - Alterations Variation B: 11 / 10 / 2023 - Alterations for planning permit</p>	<p>Tony De Jong Drafting P/L D.P. AD 244 A.B.N: 38 233 853 783 Phones: 0419 538 580 Email: dejongdrafting66@gmail.com</p>	<p>project name: PROPOSED NEW DEVELOPMENT client: R. DELEKTA address: No. 80 INGLIS STREET, BALLAN</p>	<p>scale: 1 : 100 date: 14 / 07 / 2022 sheet no: 03-B drg no: 22151</p>
---	--	---	--



Amendments:

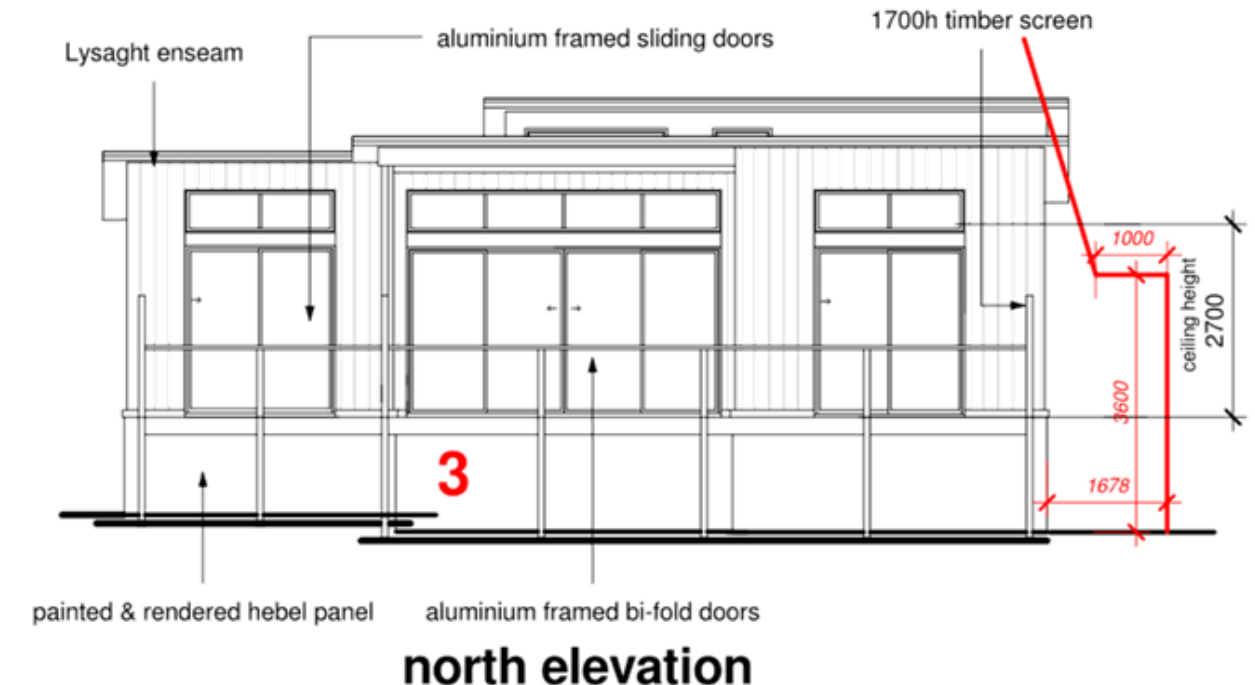
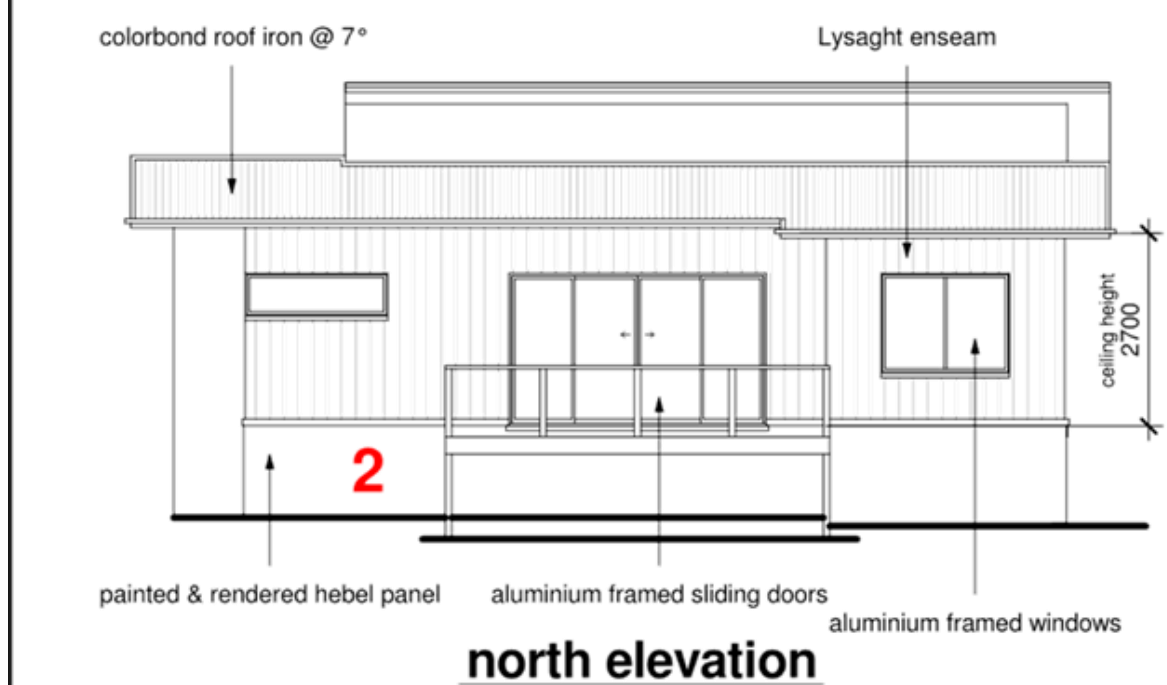
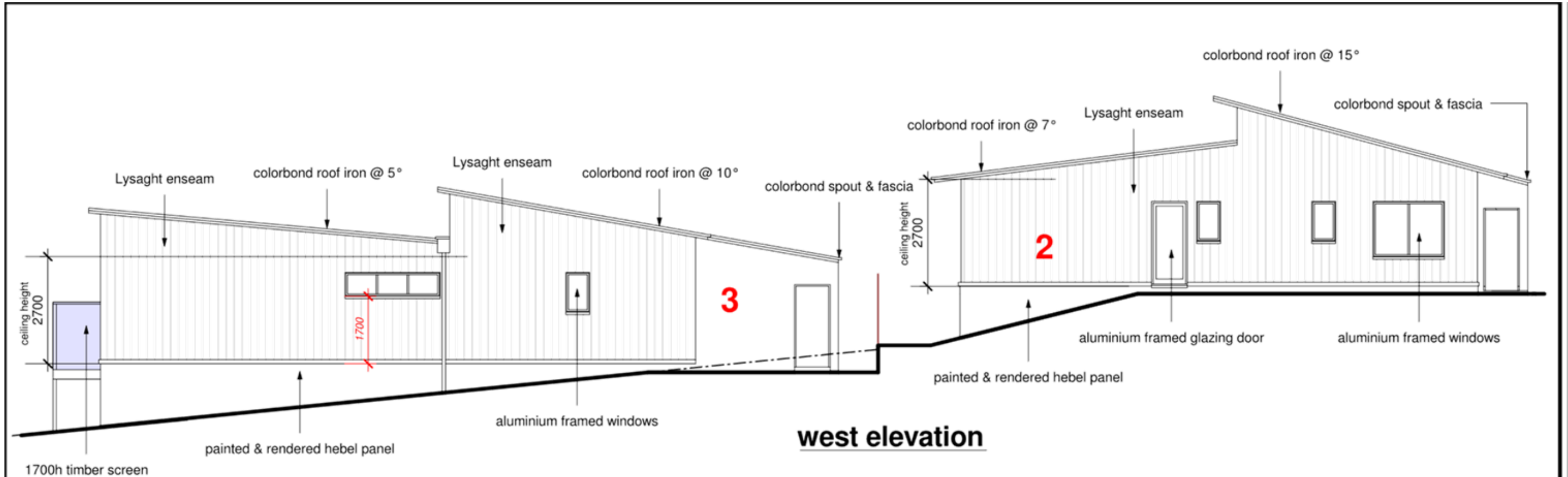
Variation A: 16 / 05 / 2023 - Alterations
Variation B: 11 / 10 / 2023 - Alterations for planning permit

Tony De Jong Drafting P/L

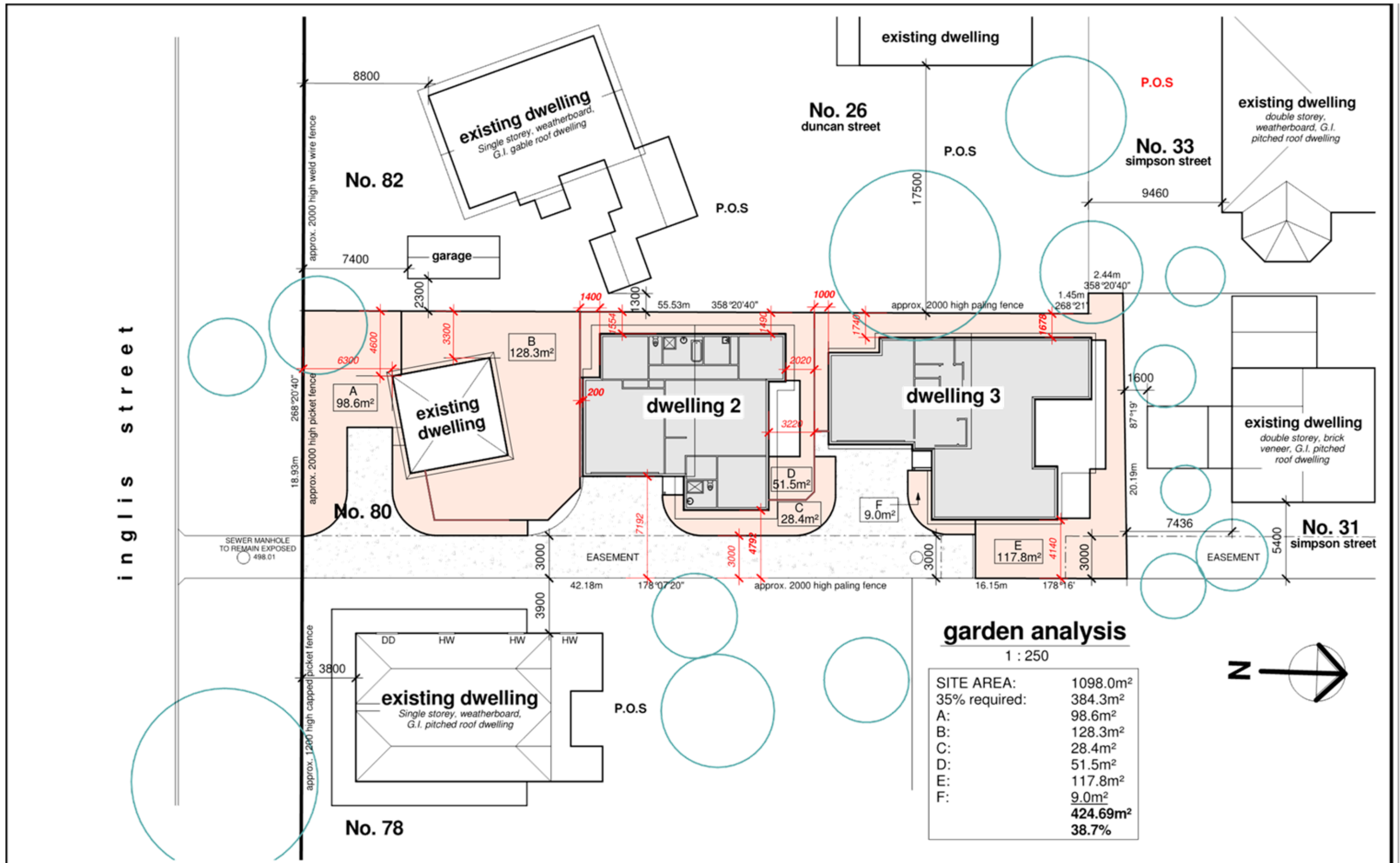
D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name: **PROPOSED NEW DEVELOPMENT**
 client: **R. DELEKTA**
 address: **No. 80 INGLIS STREET,
 BALLAN**

scale: 1 : 100
 date: 14 / 07 / 2022
 sheet no: **04-B**
 drg no: **22151**



<p>Amendments: Variation A: 16 / 05 / 2023 - Alterations Variation B: 11 / 10 / 2023 - Alterations for planning permit</p>	<p>Tony De Jong Drafting P/L D.P. AD 244 A.B.N: 38 233 853 783 Phones: 0419 538 580 Email: dejongdrafting66@gmail.com</p>	<p>project name: PROPOSED NEW DEVELOPMENT client: R. DELEKTA address: No. 80 INGLIS STREET, BALLAN</p>	<p>scale: 1 : 100 date: 14 / 07 / 2022 sheet no: 05-B drg no: 22151</p>
---	--	--	--



Amendments:

Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit

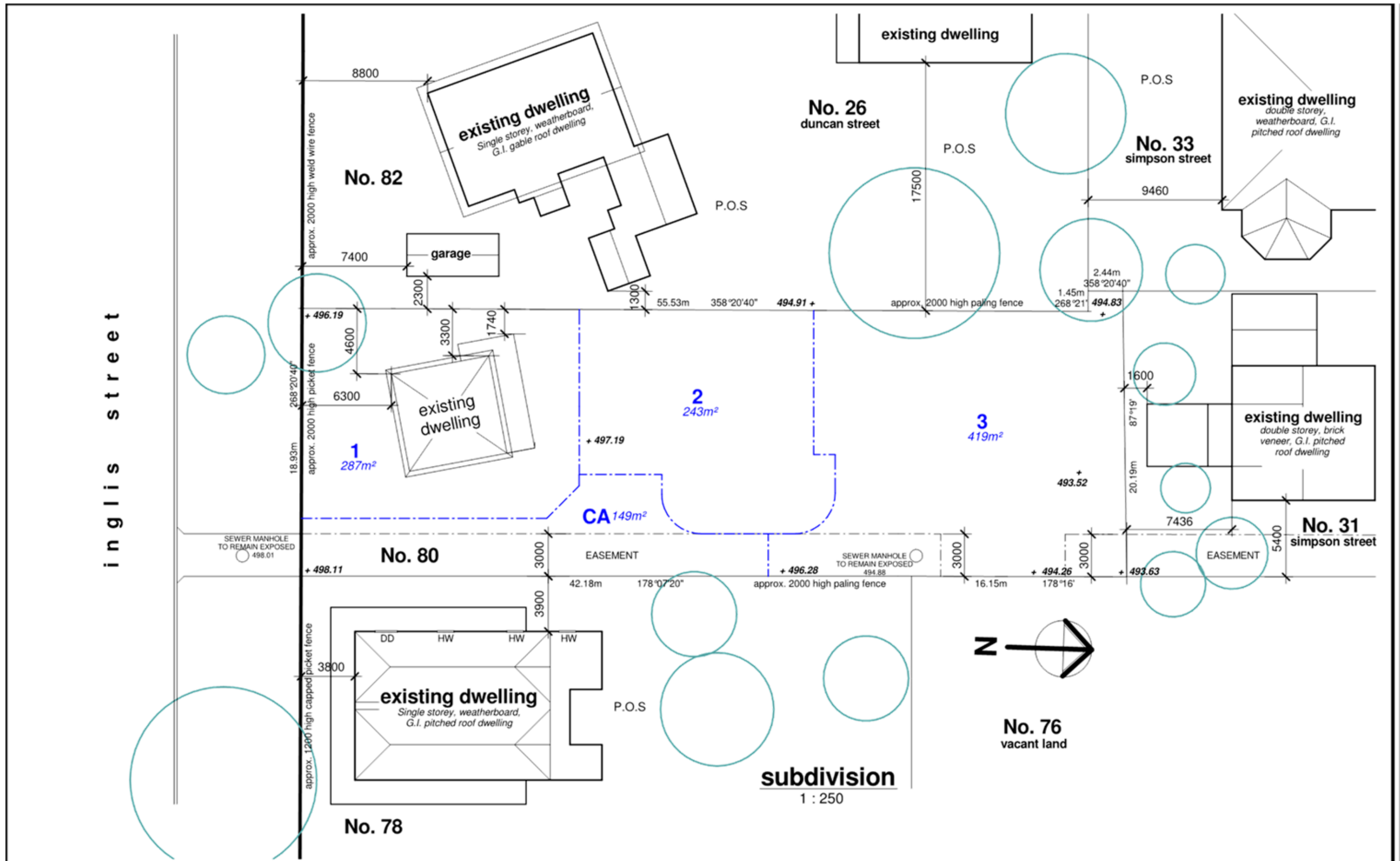
Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

scale: 1 : 250
 date: 14 / 07 / 2022
 sheet no: **06-B**
 drg no: **22151**



Amendments:

Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit

Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

scale: 1 : 250

date: 14 / 07 / 2022

sheet no: **07-B**

drg no: **22151**



proposed site for development



82 Inglis Street



80 Inglis Street



78 Inglis Street



82 Inglis Street

80 Inglis Street

78 Inglis Street

streetscape - Inglis Street

Amendments:

Variation A: 16 / 05 / 2023 - Alterations
Variation B: 11 / 10 / 2023 - Alterations for planning permit

Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

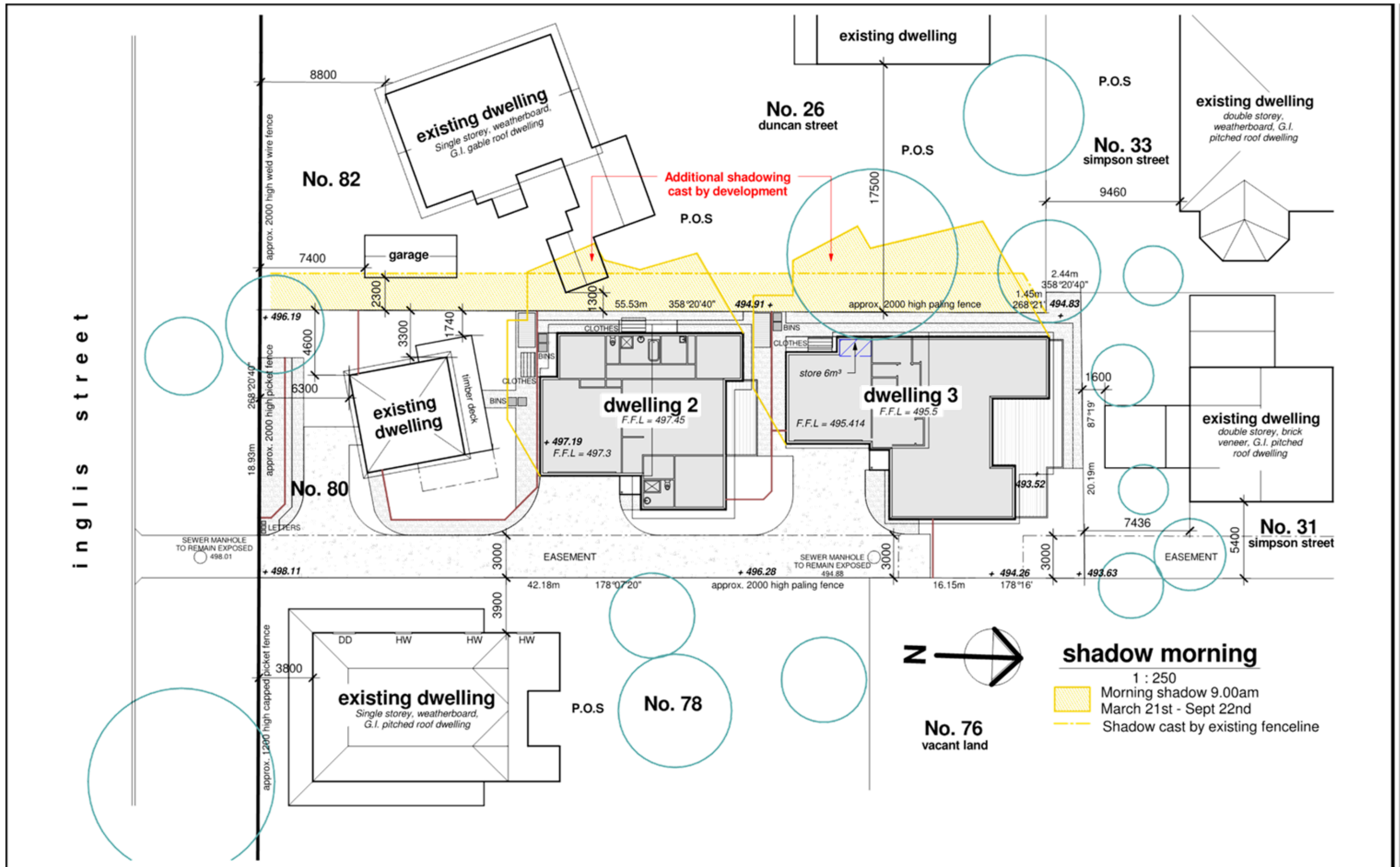
PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

scale:

date: 14 / 07 / 2022

sheet no: **08-B**

drg no: **22151**



Amendments:

Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit

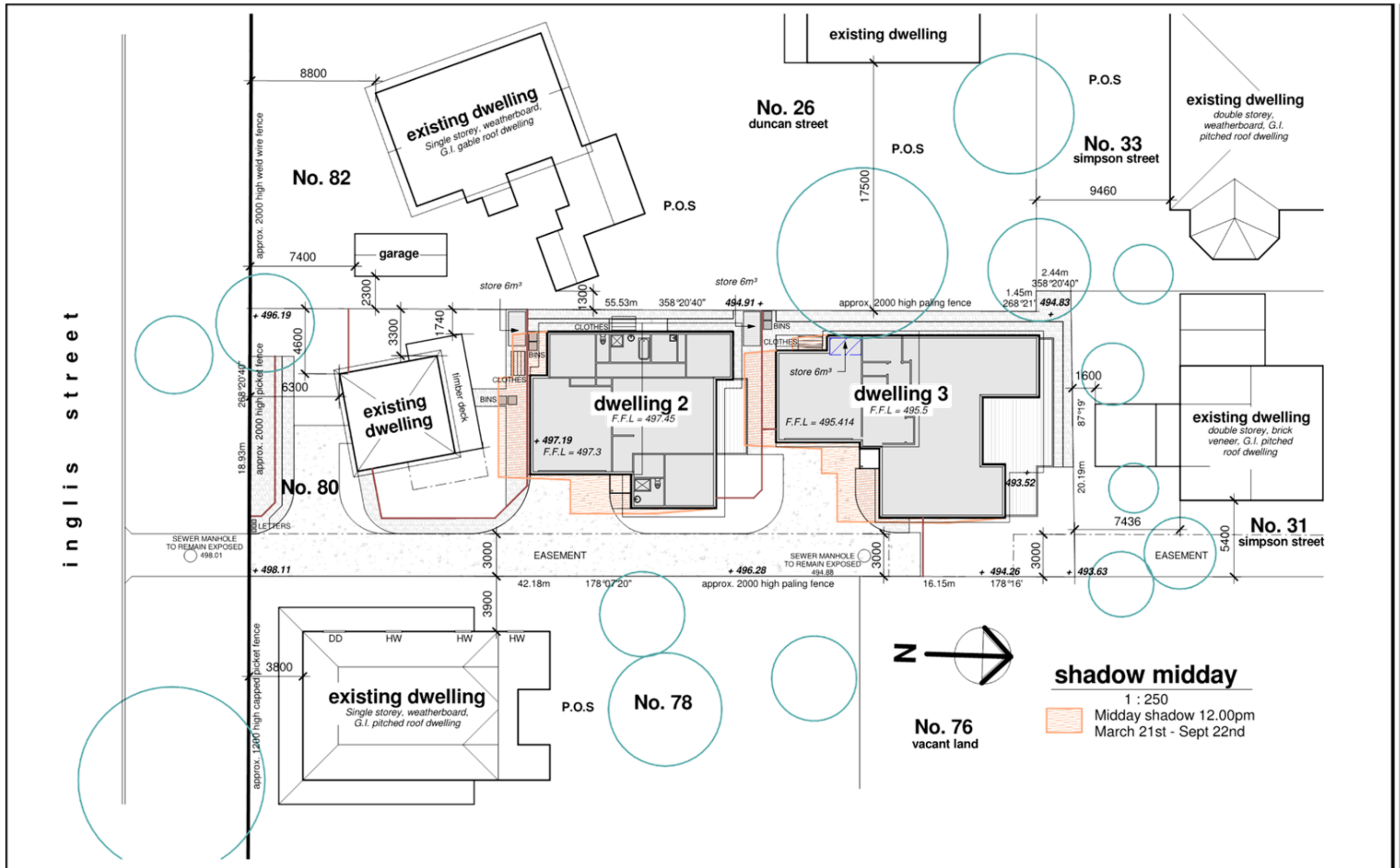
Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

scale: 1 : 250
 date: 14 / 07 / 2022
 sheet no: **09-B**
 drg no: **22151**



Amendments:

Variation A: 16 / 05 / 2023 - Alterations
Variation B: 11 / 10 / 2023 - Alterations for planning permit

Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

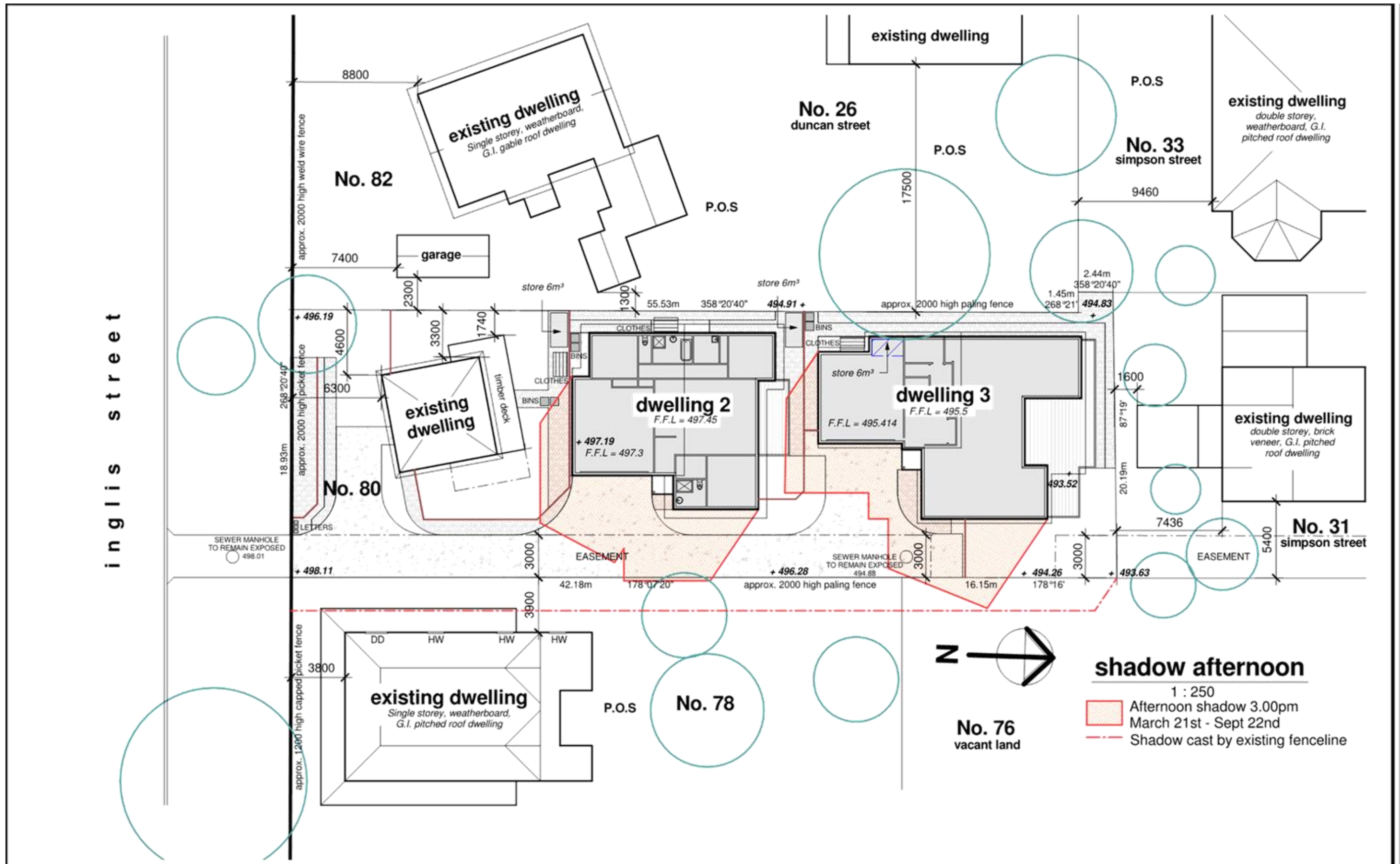
PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

scale: 1 : 250

date: 14 / 07 / 2022

sheet no: **10-B**

drg no: **22151**



Amendments:

Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit

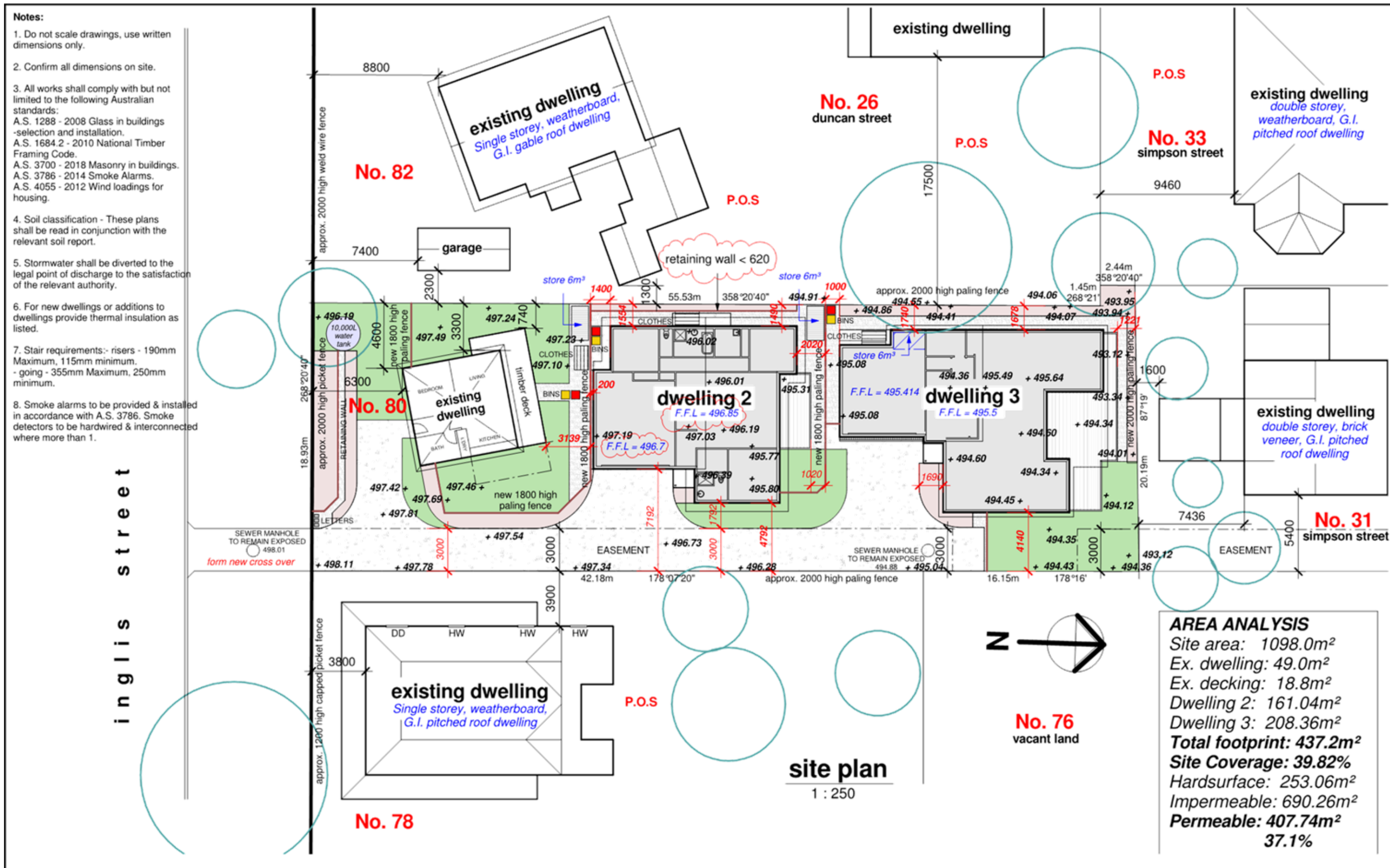
Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

scale: 1 : 250
 date: 14 / 07 / 2022
 sheet no: **11-B**
 drg no: **22151**



Amendments:

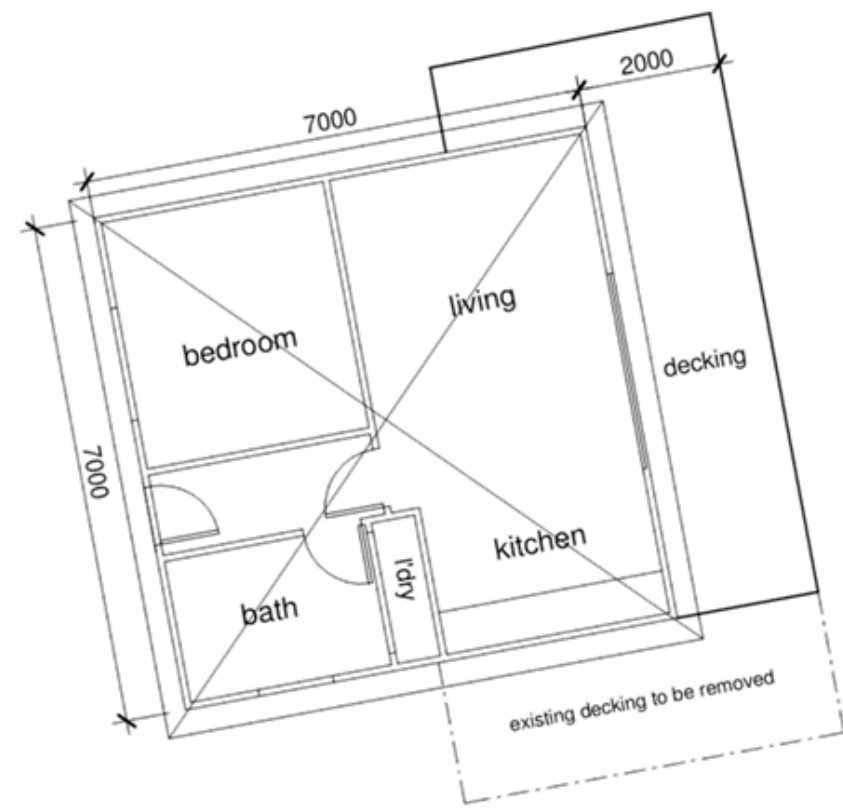
Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit
Variation C: 04 / 03 / 2024 - Spot levels added & finished floor level reduced by 600 (dwelling 2) for planning permit.

Tony De Jong Drafting P/L

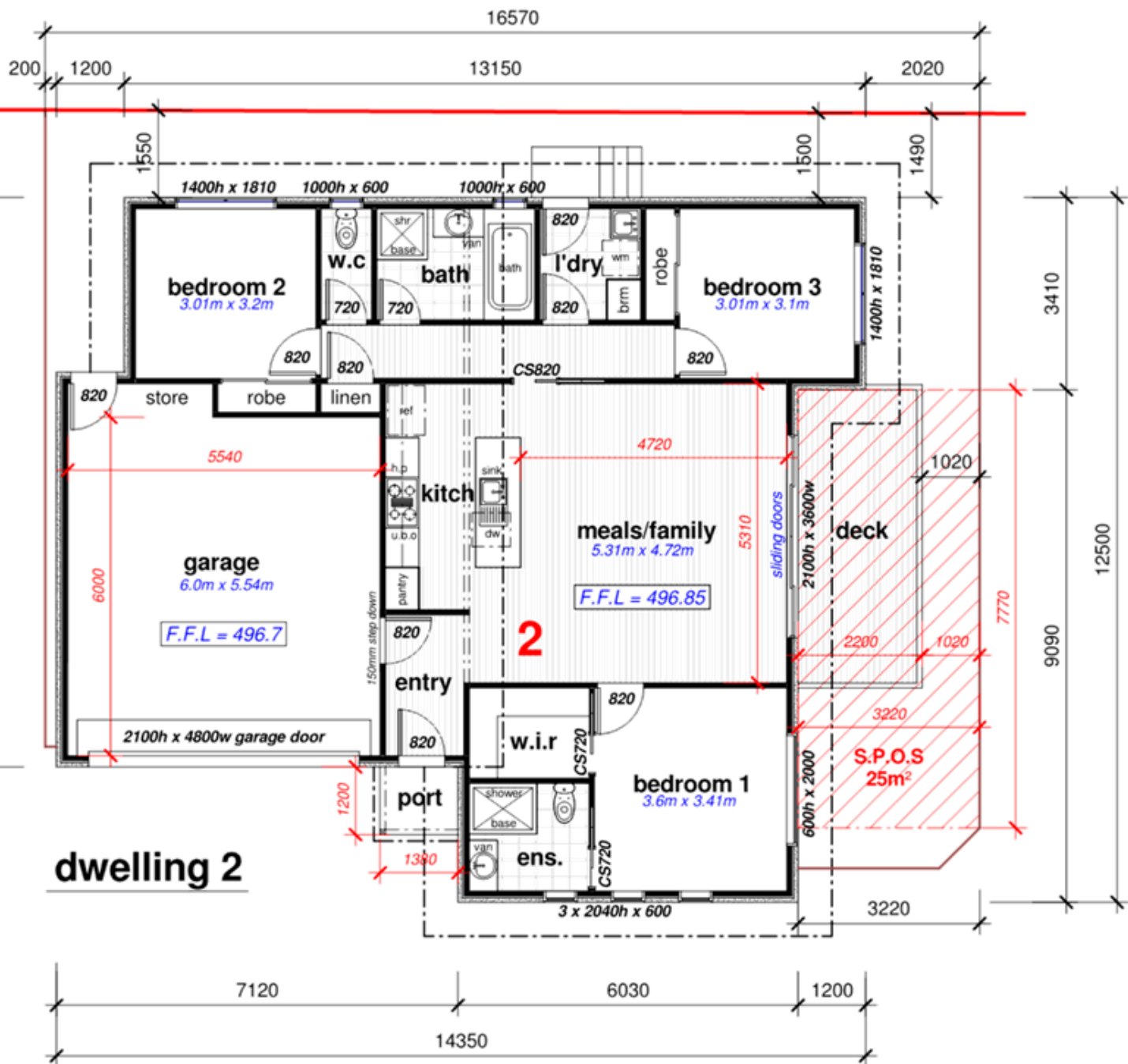
D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name: **PROPOSED NEW DEVELOPMENT**
 client: **R. DELEKTA**
 address: **No. 80 INGLIS STREET, BALLAN**

scale: 1 : 250
 date: 14 / 07 / 2022
 sheet no: **01-C**
 drg no: **22151**



existing floor plan



dwelling 2

Areas:
 Living: 49.0m²
 Decking: 18.8m²

Areas:
 Living: 111.05m² (11.94#s)
 Garage: 36.61m² (3.94#s)
 Portico: 1.66m²
 Decking: 11.73m²

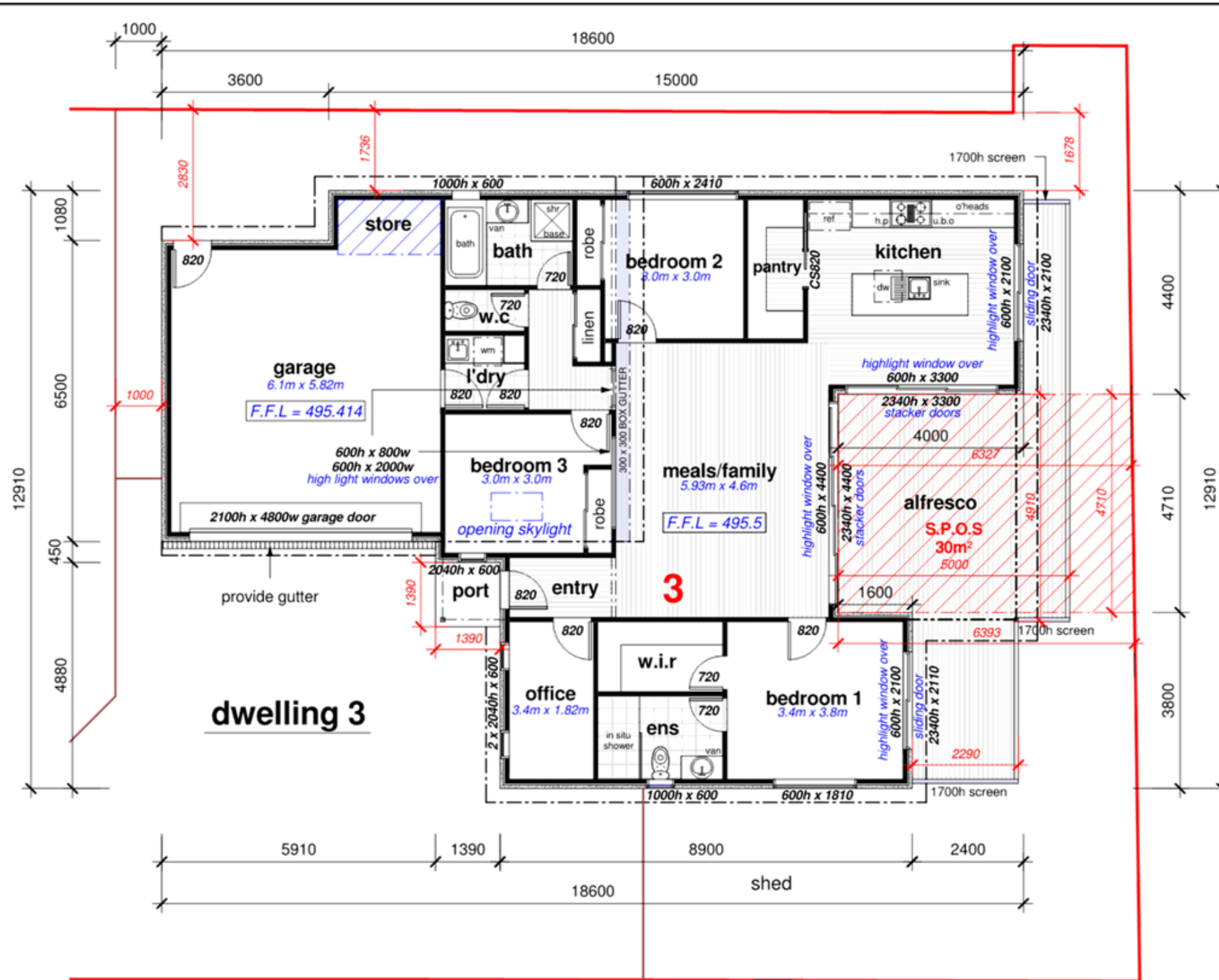
Private Open Space
 Secluded Private Open Space: 25.0m²
 Backyard (inc. S.P.O.S): 63.52m²

Amendments:
 Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit
Variation C: 04 / 03 / 2024 - Spot levels added & finished floor level reduced by 600 (dwelling 2) for planning permit.

Tony De Jong Drafting P/L
 D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name: **PROPOSED NEW DEVELOPMENT**
 client: **R. DELEKTA**
 address: **No. 80 INGLIS STREET, BALLAN**

scale: 1 : 100
 date: 14 / 07 / 2022
 sheet no: **02-C**
 drg no: **22151**



Areas:
 Living: 128.25m² (13.8#'s)
 Garage: 41.74m² (4.49#'s)
 Portico: 1.95m²
 Alfresco: 18.78m²
 Decking: 17.64m²

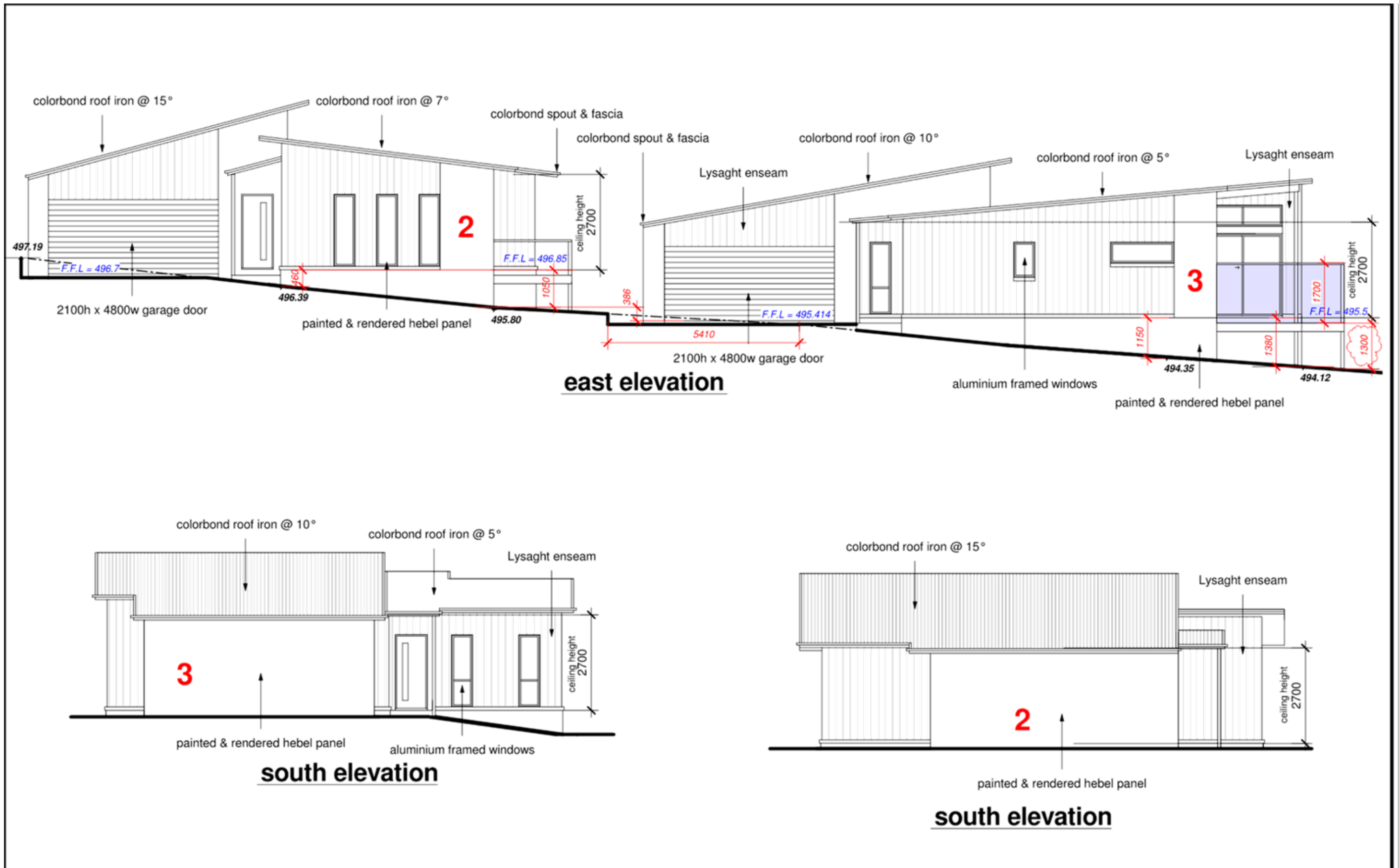
Private Open Space
 Secluded Private Open Space: 30.0m²
 Backyard (inc. S.P.O.S): 153.78m²

Amendments:
 Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit
Variation C: 04 / 03 / 2024 - Spot levels added & finished floor level reduced by 600 (dwelling 2) for planning permit.

Tony De Jong Drafting P/L
 D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name: **PROPOSED NEW DEVELOPMENT**
 client: **R. DELEKTA**
 address: **No. 80 INGLIS STREET, BALLAN**

scale: 1 : 100
 date: 14 / 07 / 2022
 sheet no: **03-C**
 drg no: **22151**



Amendments:

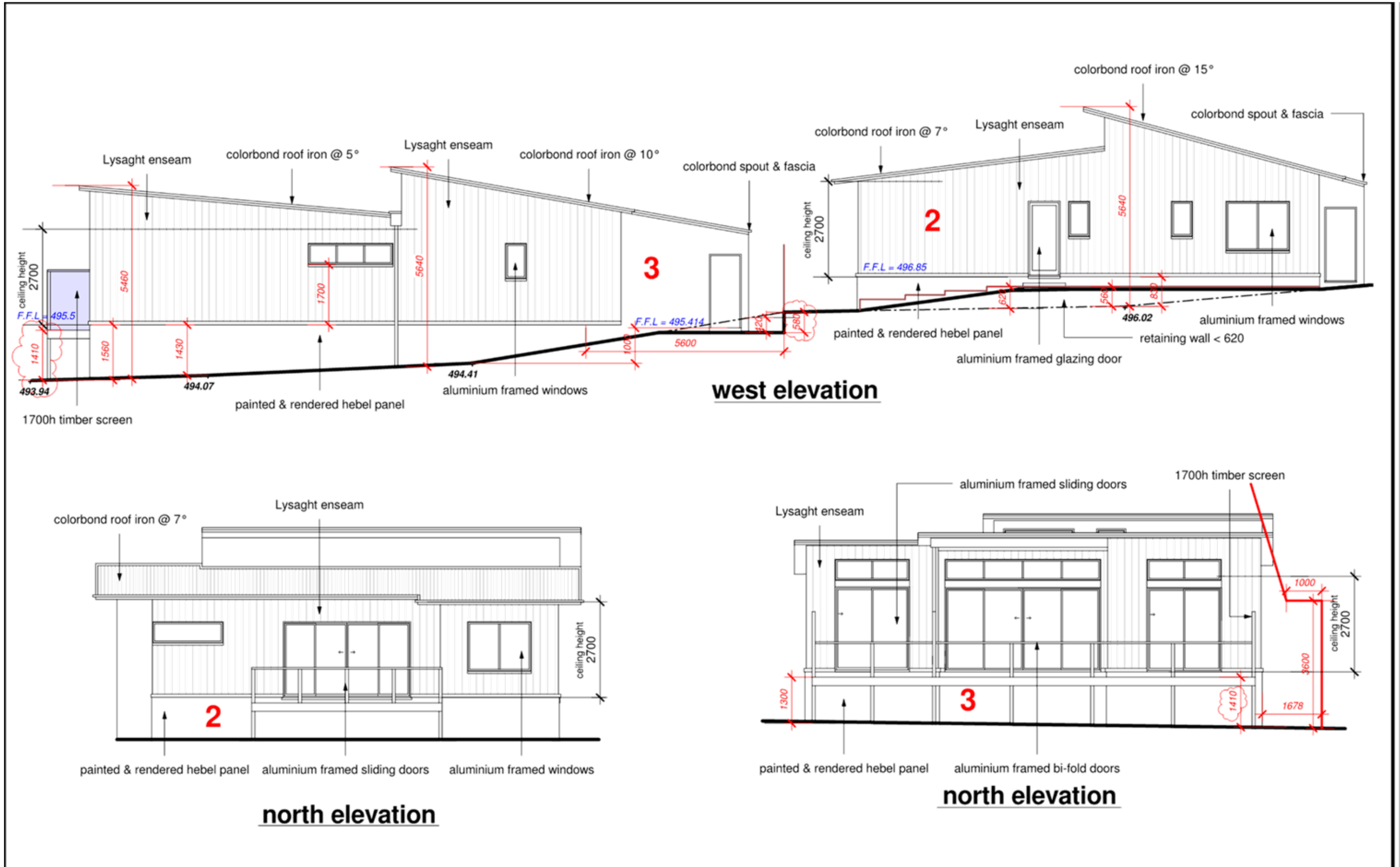
Variation A: 16 / 05 / 2023 - Alterations
Variation B: 11 / 10 / 2023 - Alterations for planning permit
Variation C: 04 / 03 / 2024 - Spot levels added & finished floor level reduced by 600 (dwelling 2) for planning permit.

Tony De Jong Drafting P/L

D.P. AD 244
A.B.N: 38 233 853 783
Phones: 0419 538 580
Email: dejongdrafting66@gmail.com

project name: **PROPOSED NEW DEVELOPMENT**
client: **R. DELEKTA**
address: **No. 80 INGLIS STREET, BALLAN**

scale: 1 : 100
date: 14 / 07 / 2022
sheet no: **04-C**
drg no: **22151**



Amendments:

Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit
Variation C: 04 / 03 / 2024 - Spot levels added & finished floor level reduced by 600 (dwelling 2) for planning permit.

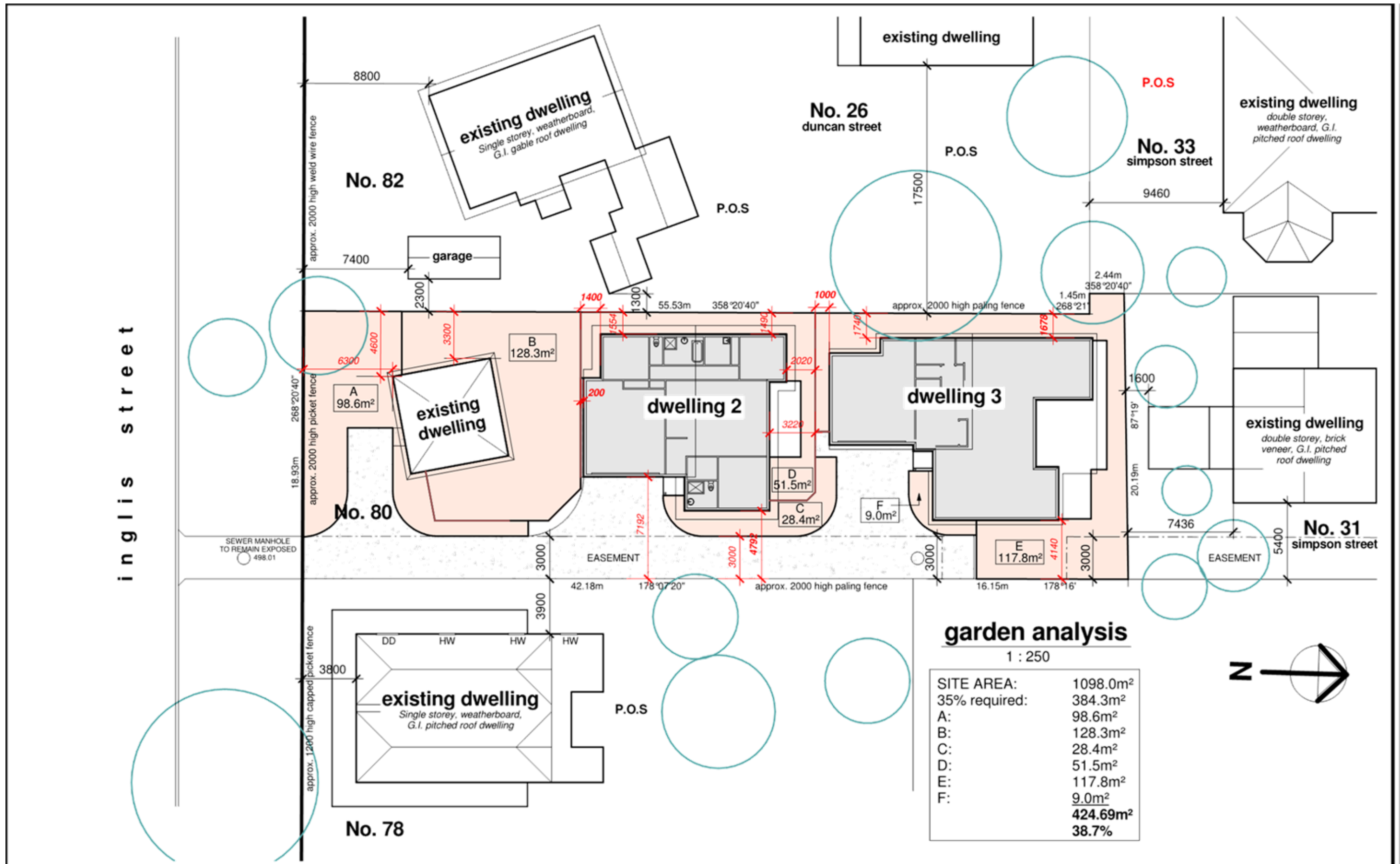
Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

scale: 1 : 100
 date: 14 / 07 / 2022
 sheet no: **05-C**
 drg no: **22151**



Amendments:

Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit
Variation C: 04 / 03 / 2024 - Spot levels added & finished floor level reduced by 600 (dwelling 2) for planning permit.

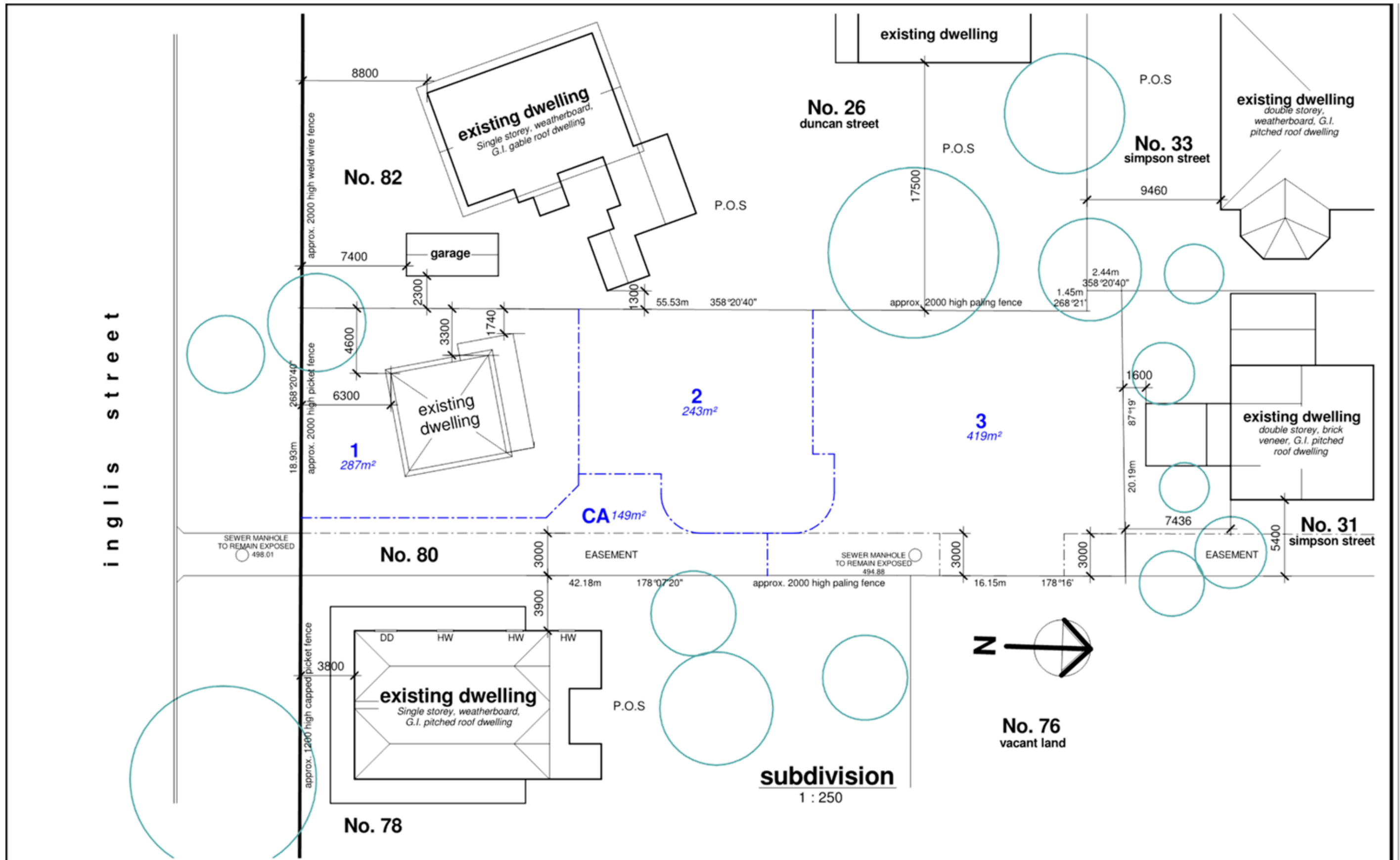
Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

scale: 1 : 250
 date: 14 / 07 / 2022
 sheet no: **06-C**
 drg no: **22151**



Amendments:

Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit
Variation C: 04 / 03 / 2024 - Spot levels added & finished floor level reduced by 600 (dwelling 2) for planning permit.

Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

scale: 1 : 250

date: 14 / 07 / 2022

sheet no: **07-C**

drg no: **22151**



proposed site for development



82 Inglis Street



80 Inglis Street



78 Inglis Street



82 Inglis Street

80 Inglis Street

78 Inglis Street

streetscape - Inglis Street

Amendments:

Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit
Variation C: 04 / 03 / 2024 - Spot levels added & finished floor level reduced by 600 (dwelling 2) for planning permit.

Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

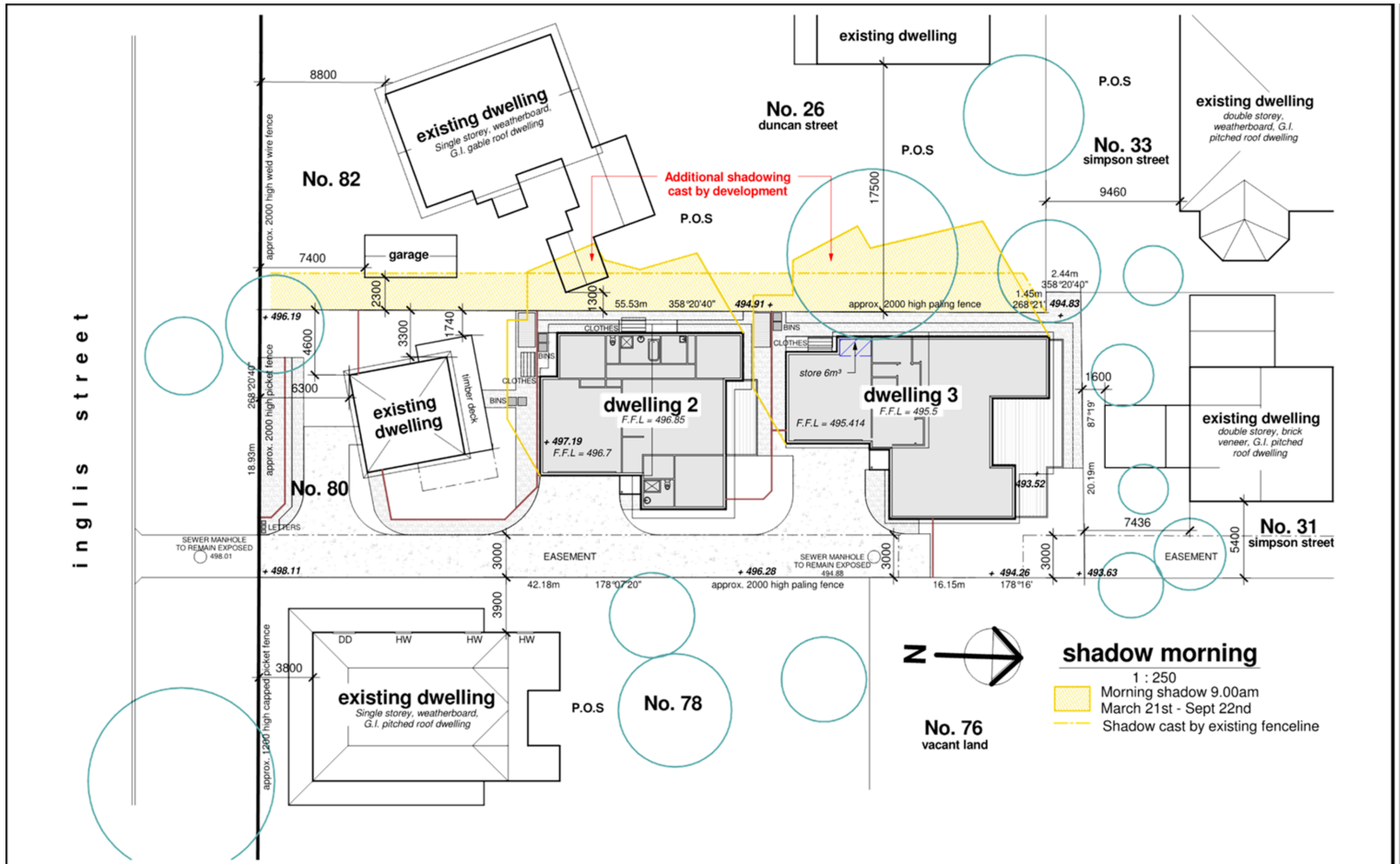
**PROPOSED NEW DEVELOPMENT
 R. DELEKTA
 No. 80 INGLIS STREET,
 BALLAN**

scale:

date: 14 / 07 / 2022

sheet no: **08-C**

drg no: **22151**



Amendments:

Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit
Variation C: 04 / 03 / 2024 - Spot levels added & finished floor level reduced by 600 (dwelling 2) for planning permit.

Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

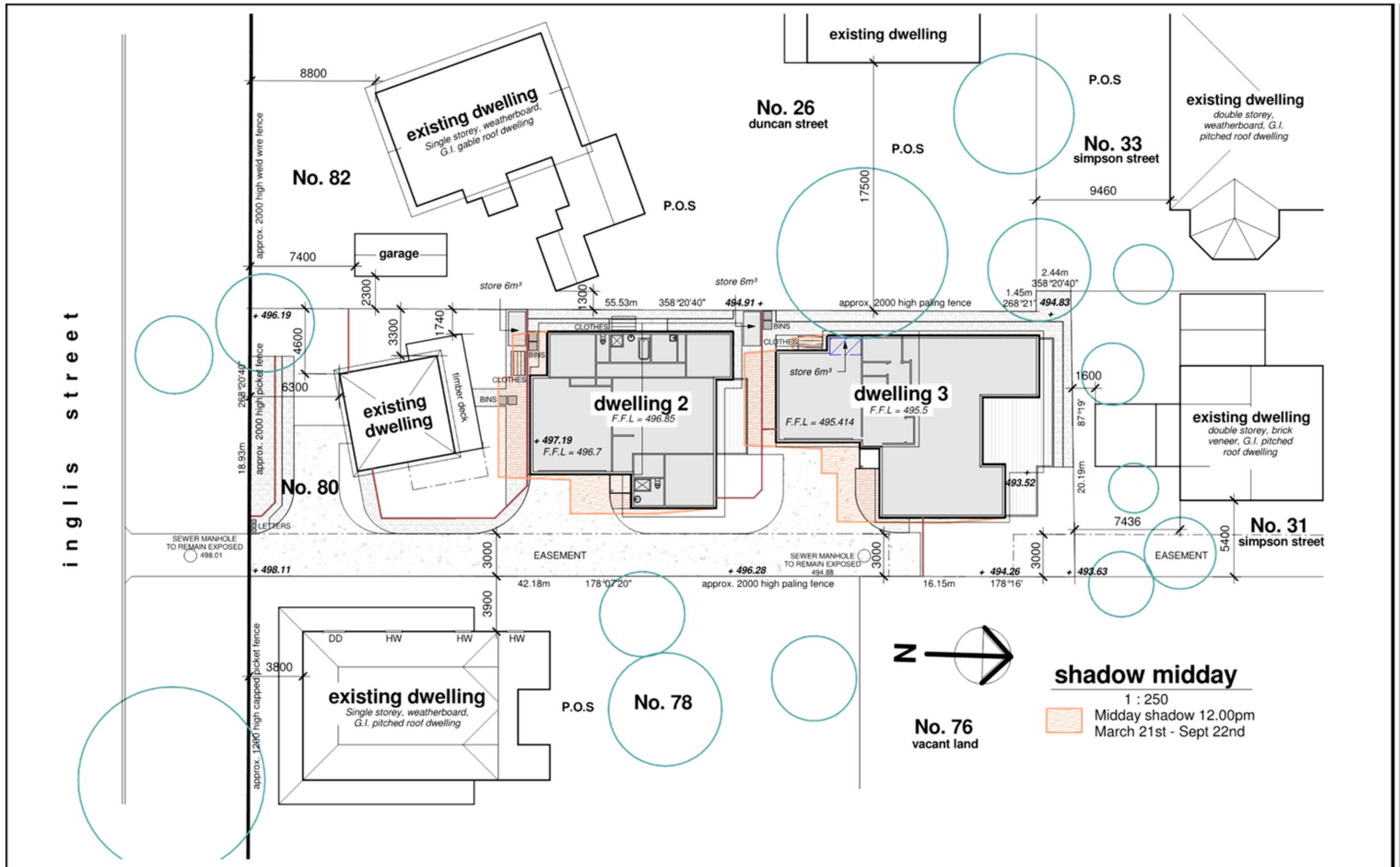
PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

scale: 1 : 250

date: 14 / 07 / 2022

sheet no: **09-C**

drg no: **22151**



Amendments:

Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit
Variation C: 04 / 03 / 2024 - Spot levels added & finished floor level reduced by 600 (dwelling 2) for planning permit.

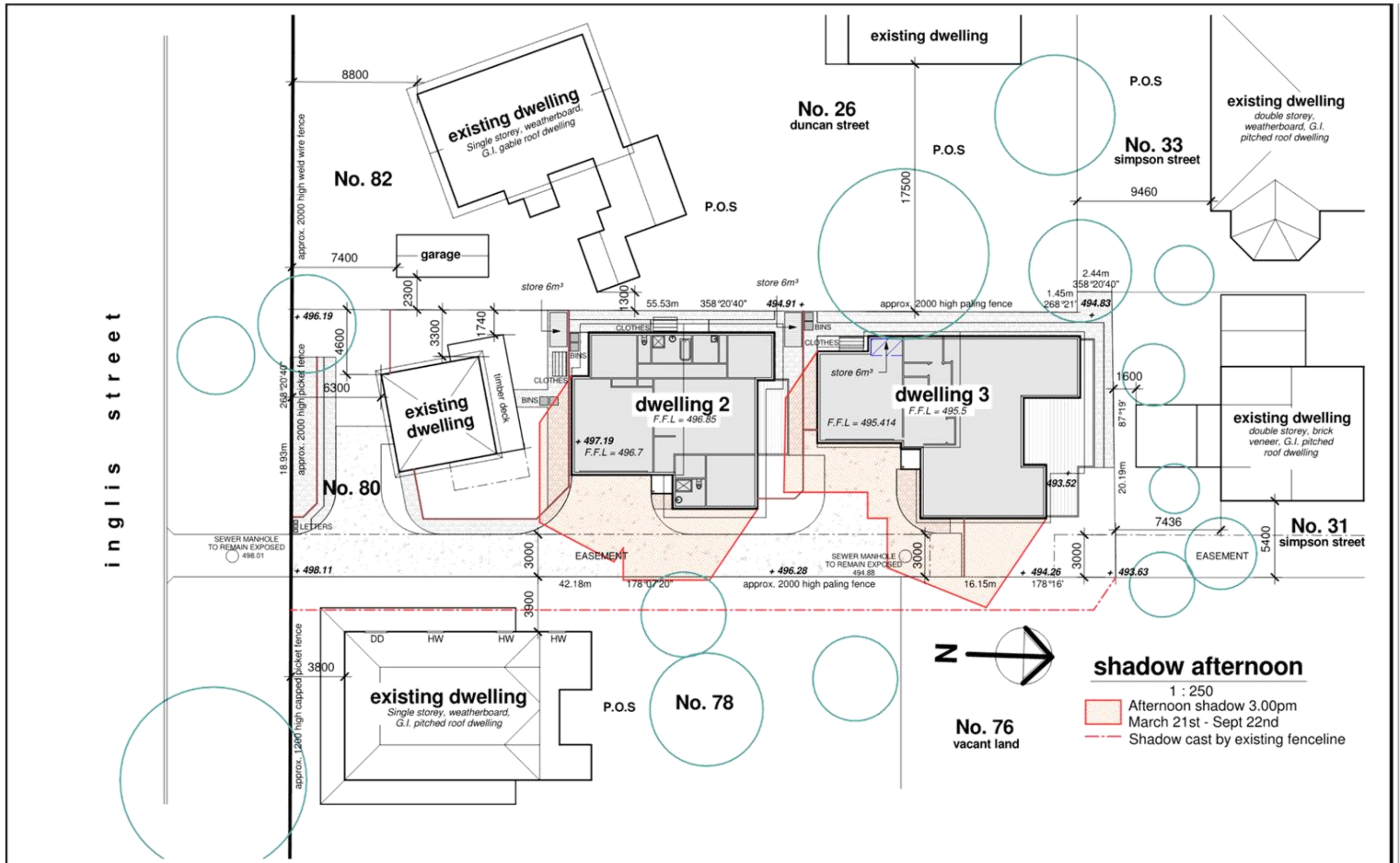
Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

scale: 1 : 250
 date: 14 / 07 / 2022
 sheet no: **10-C**
 drg no: **22151**



Amendments:

Variation A: 16 / 05 / 2023 - Alterations
 Variation B: 11 / 10 / 2023 - Alterations for planning permit
Variation C: 04 / 03 / 2024 - Spot levels added & finished floor level reduced by 600 (dwelling 2) for planning permit.

Tony De Jong Drafting P/L

D.P. AD 244
 A.B.N: 38 233 853 783
 Phones: 0419 538 580
 Email: dejongdrafting66@gmail.com

project name:
 client:
 address:

PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

scale: 1 : 250
 date: 14 / 07 / 2022
 sheet no: **11-C**
 drg no: **22151**

