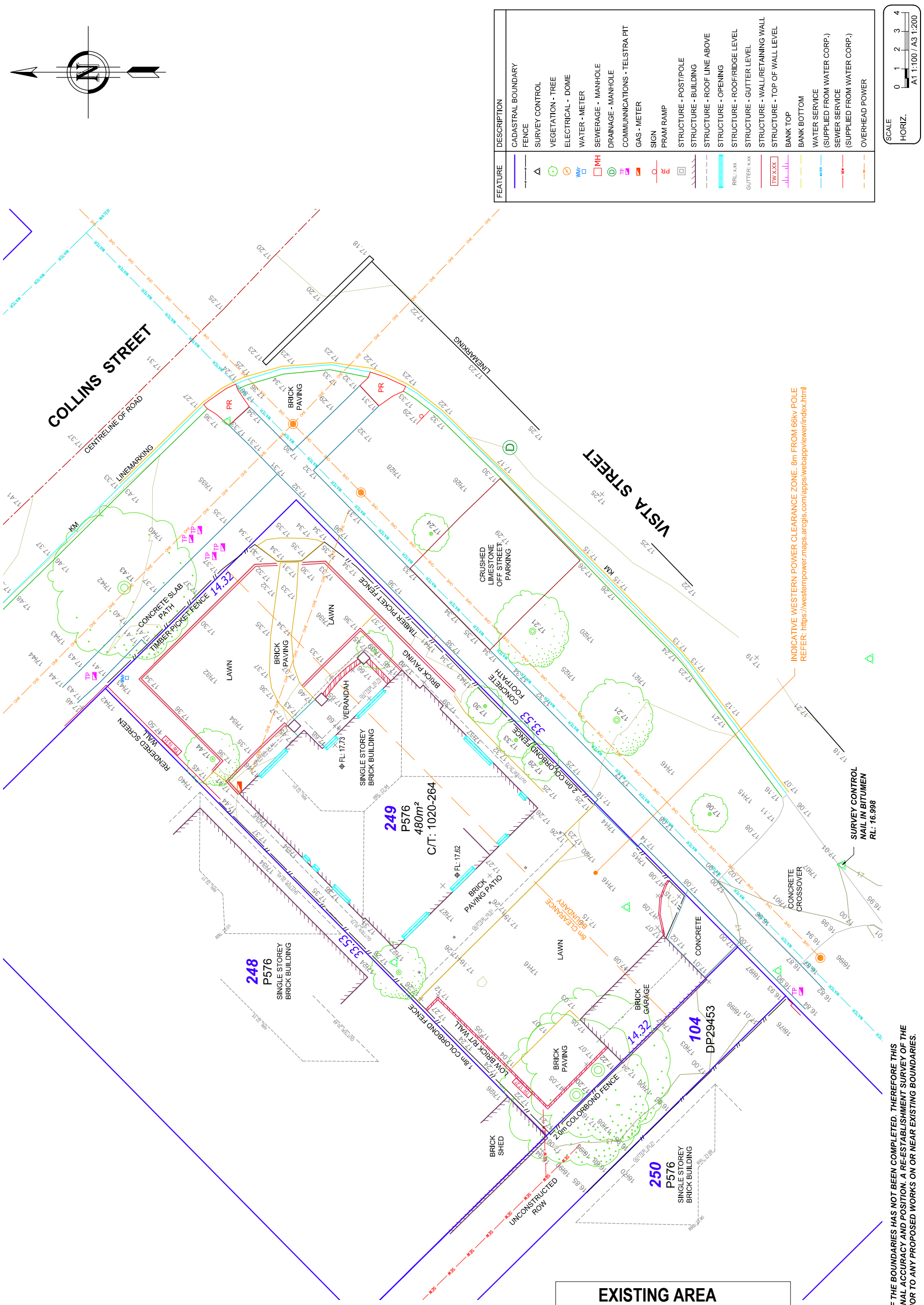
Planning Application



CONTENTS

PL-00 - COVER PAGE
PL-01 - EXISTING SITE PLAN
PL-02 - PROPOSED SITE PLAN
PL-03 - EXISTING/DEMO FLOORPLAN
PL-04 - PROPOSED GROUND FLOORPLAN
PL-05 - PROPOSED UPPER FLOORPLAN
PL-06 - EXISTING ELEVATIONS
PL-07 - PROPOSED ELEVATIONS
PL-08 - PROPOSED ELEVATIONS
PL-09 - PROPOSED ELEVATIONS FENCELINE
PL-10 - PROPOSED ELEVATIONS FENCELINE
PL-11 - OVERSHADOWING DIAGRAM
PL-12 - RENDERS
PL-13 - RENDERS
PL-14 - RENDERS



FEATURE	DESCRIPTION
	CADASTRAL BOUNDARY
	FENCE
	SURVEY CONTROL
	VEGETATION - TREE
	ELECTRICAL - DOME
	WATER - METER
	SEWERAGE - MANHOLE
	DRAINAGE - MANHOLE
	COMMUNNICATIONS - TELSTRA PIT
	GAS - METER
	SIGN
	PRAM RAMP
	STRUCTURE - POST/POLE
	STRUCTURE - BUILDING
	STRUCTURE - ROOF LINE ABOVE
	STRUCTURE - OPENING
RRL: x.xx	STRUCTURE - ROOF/RIDGE LEVEL
GUTTER: x.xx	STRUCTURE - GUTTER LEVEL
	STRUCTURE - WALL/RETAINING WALL
TW:X.XX	STRUCTURE - TOP OF WALL LEVEL
	BANK TOP
	BANK BOTTOM
	WATER SERVICE (SUPPLIED FROM WATER CORP.)
	SEWER SERVICE (SUPPLIED FROM WATER CORP.)
	OVERHEAD POWER

SCALE
HORIZ. 0 1 2 3 4
A1 1:100 / A3 1:200

EXISTING AREA	
LIVING	118 m²
VERANADH	11.5 m²
SHED	21 m²

SITE PLAN EXISTING
Scale 1:200

A RE ESTABLISHMENT SURVEY OF THE BOUNDARIES HAS NOT BEEN COMPLETED. THEREFORE THIS PLAN DOES NOT GUARANTEE THEIR FINAL ACCURACY AND POSITION. A RE-ESTABLISHMENT SURVEY OF THE BOUNDARIES IS RECOMMENDED PRIOR TO ANY PROPOSED WORKS ON OR NEAR EXISTING BOUNDARIES.

KR SURVEYS

SURVEYED BY: GH
DRAWN BY: GH
VERIFIED BY: AK
COORD SYSTEM | HEIGHT DATUM: PCG2020 | AHD

PLOT DATE: 06/11/2025 LOCATION: KENSINGTON

SITE FEATURE SURVEY OF
LOT 249 ON P576
#21 COLLINS ST, KENSINGTON

DRAWING STATUS: FINAL
DRAWING NO: A3L
REV 0

GENERAL NOTES / REFERENCES

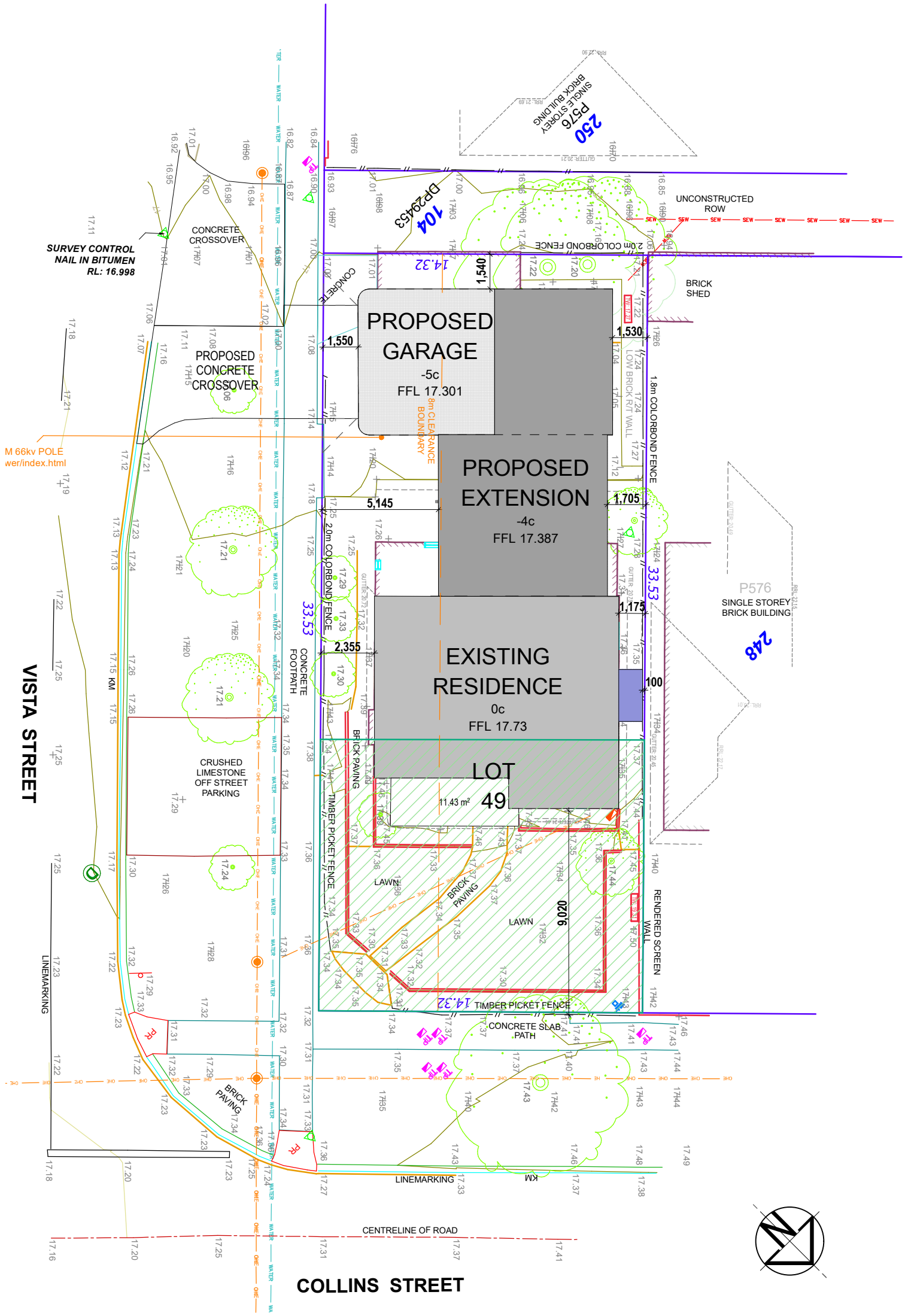
REV	AMENDMENTS	APP'D	DATE
0	FOR ISSUE		6/11/25

VG LOCATION: C:\Users\GerardHoskins\KR Surveys\KRData - Survey Projects\S-0801_21 COLLINS ST, KENSINGTON (SAM HUGHES)\103. Completed Files\S_0801_21 COLLINS ST, KENSINGTON_Site Survey 251106.dwg

PL-01 EXISTING SITE PLAN | **HUGHES RESIDENCE** | 29/01/2026 REV -

PROPOSED ADDITIONS - 21 Collins Street

URBANIZE



SITEPLAN PROPOSED

Scale 1:200

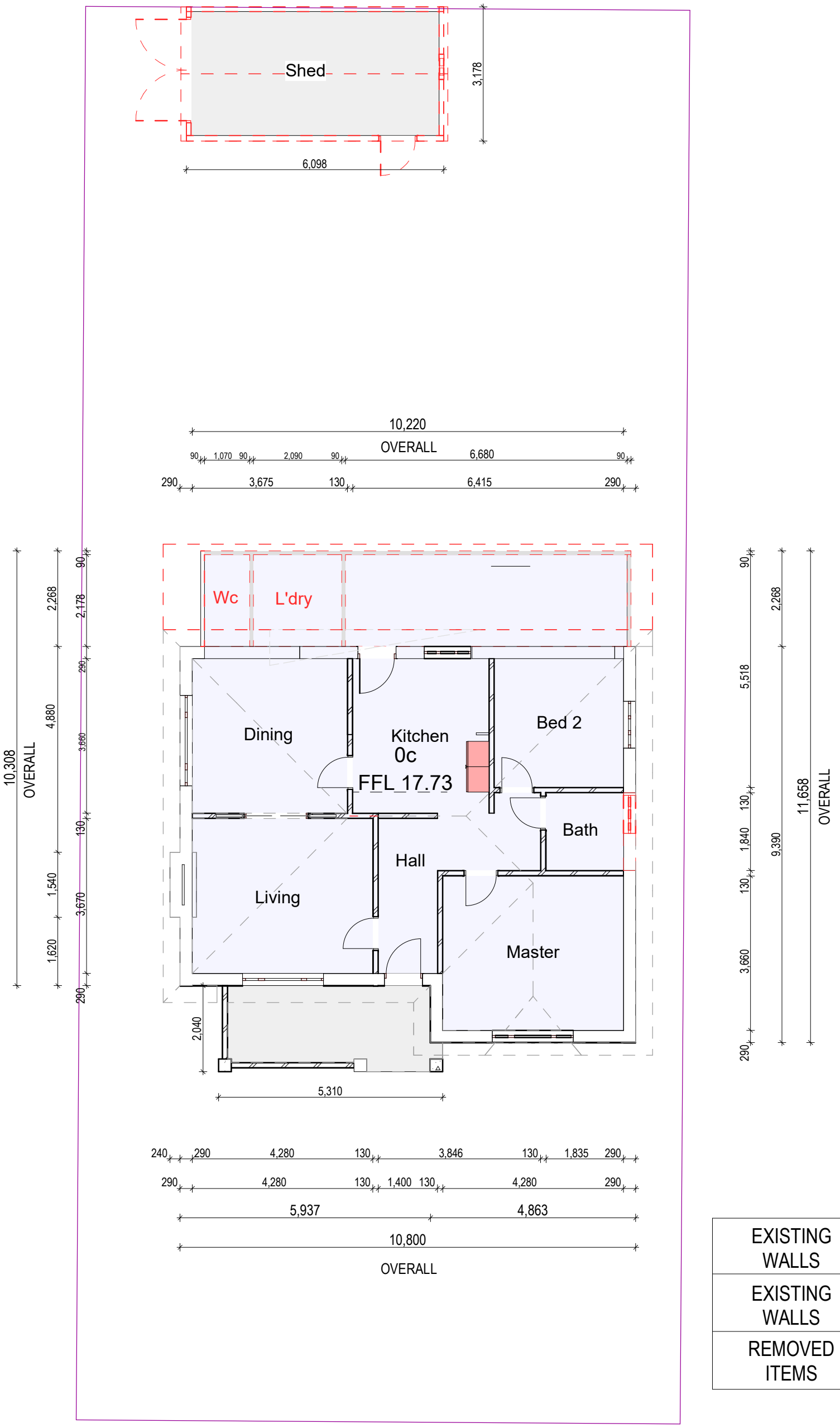
OPEN SPACE CALCULATIONS	
LOT SIZE	481 m²
OPEN SPACE	248 m² (51.5%)

NOTE: Details of existing and proposed walls located on proposed ground floor plan

NOTE: All existing trees are to be retained where feasible

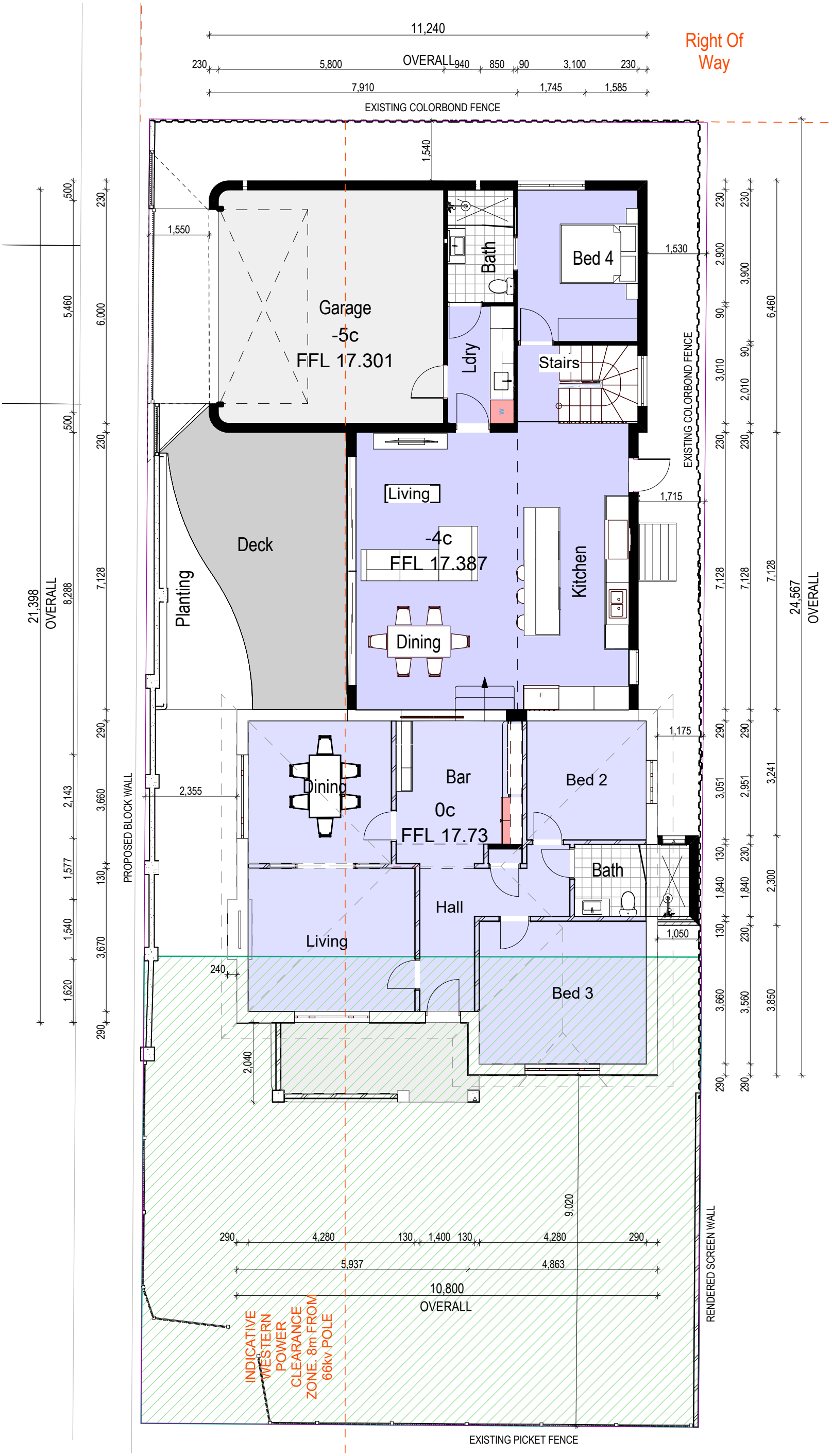
Legend	
Area subject to policy 351.5	
Proposed Addition	

PROPOSED AREA	
GROUND FLOOR	183.5 m²
FIRST FLOOR	51.5 m²
VERANADH	11.5 m²
BALCONY	21 m²
GARAGE	38 m²



FLOORPLAN - EXISTING/DEMO

Scale 1:100

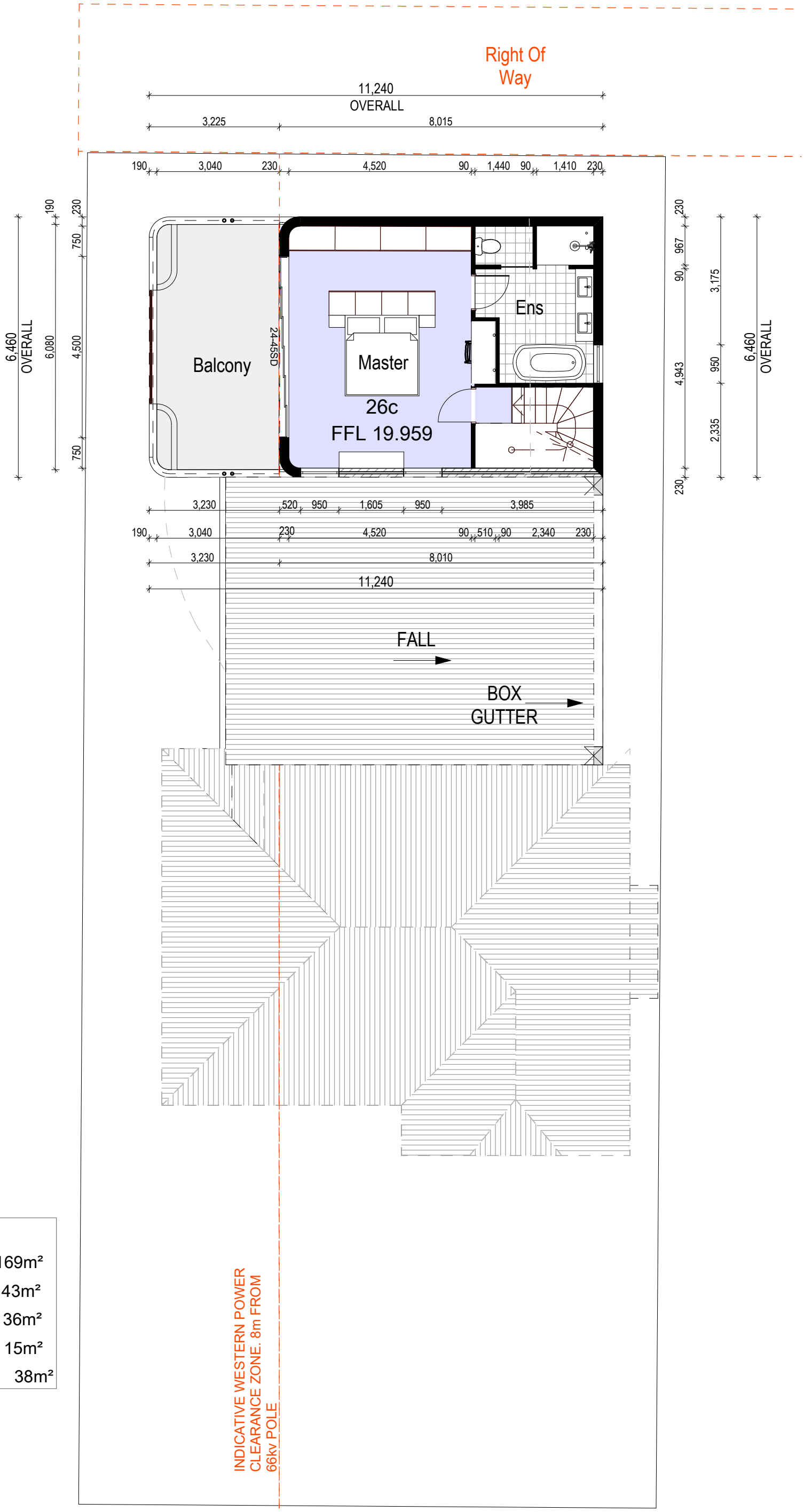


PROPOSED AREA:	
GROUND FLOOR	169m²
UPPER FLOOR	43m²
DECK	36m²
BALCONY	15m²
GARAGE	38m²

Legend	
Area subject to policy 351.5	

GROUND FLOOR - PROPOSED

Scale 1:100



PROPOSED AREA:	
GROUND FLOOR	169m²
UPPER FLOOR	43m²
DECK	36m²
BALCONY	15m²
GARAGE	38m²

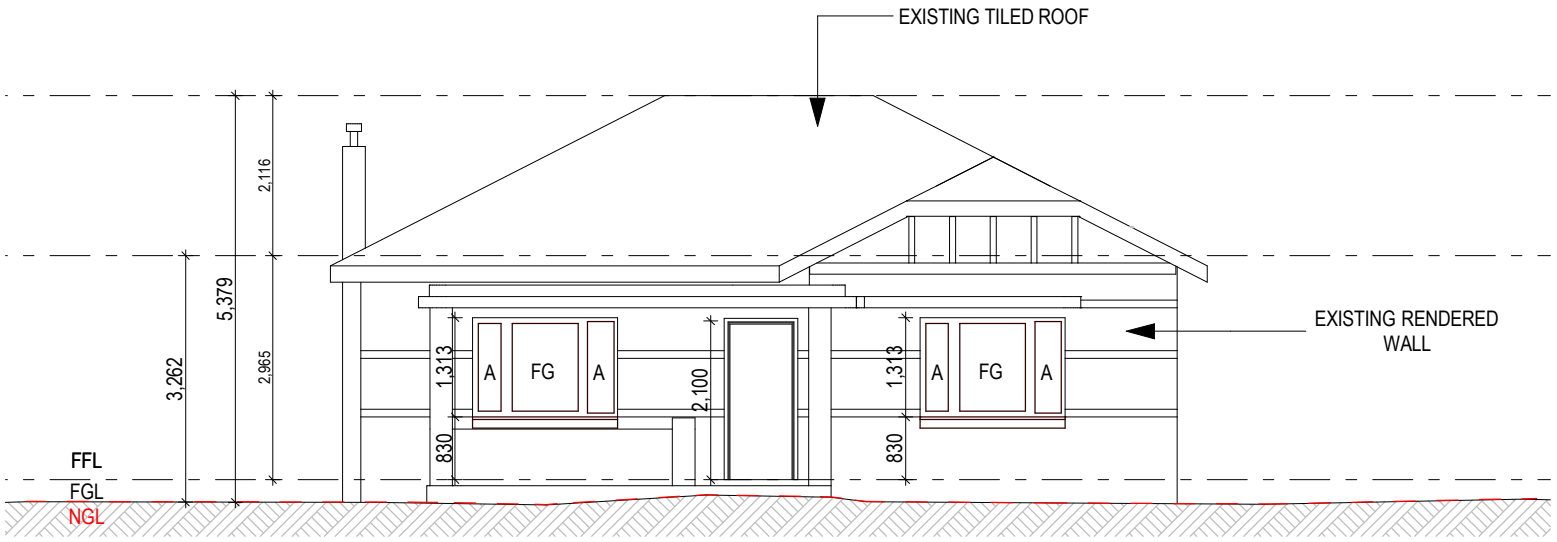
UPPER FLOOR - PROPOSED

Scale 1:100

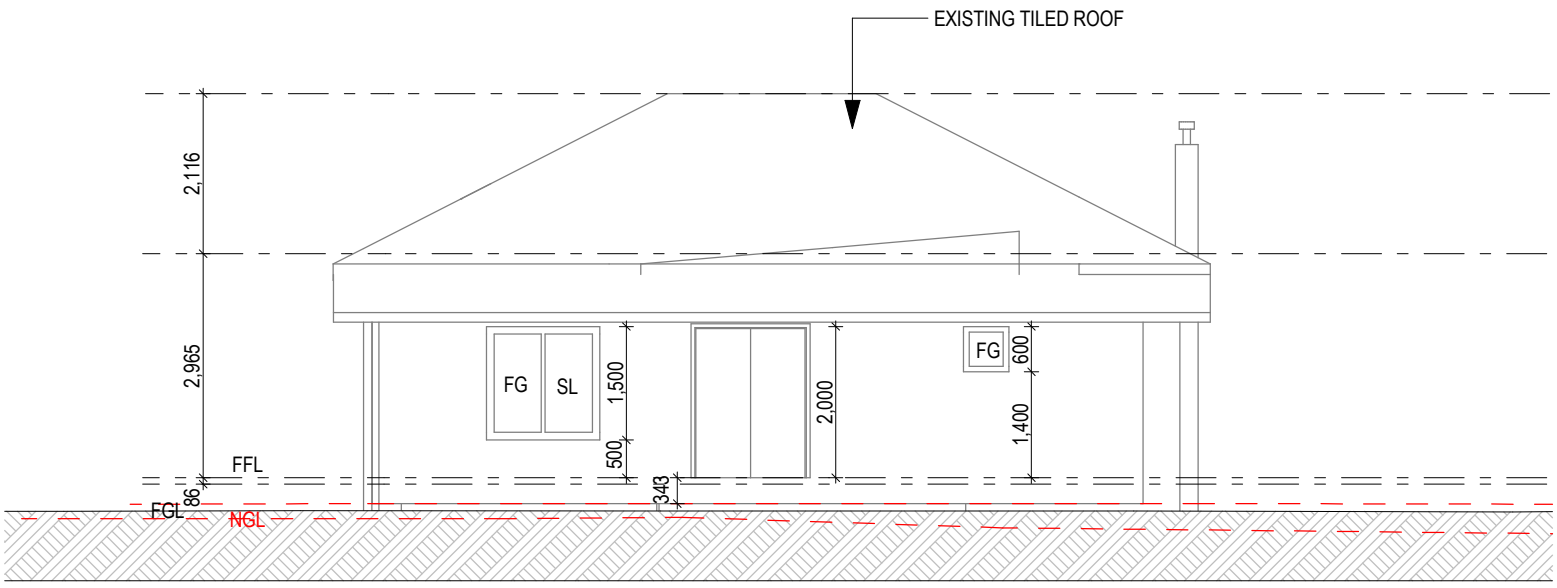
PL-05 PROPOSED UPPER FLOORPLAN **HUGHES RESIDENCE** 29/01/2026 REV -

PROPOSED ADDITIONS - 21 Collins Street

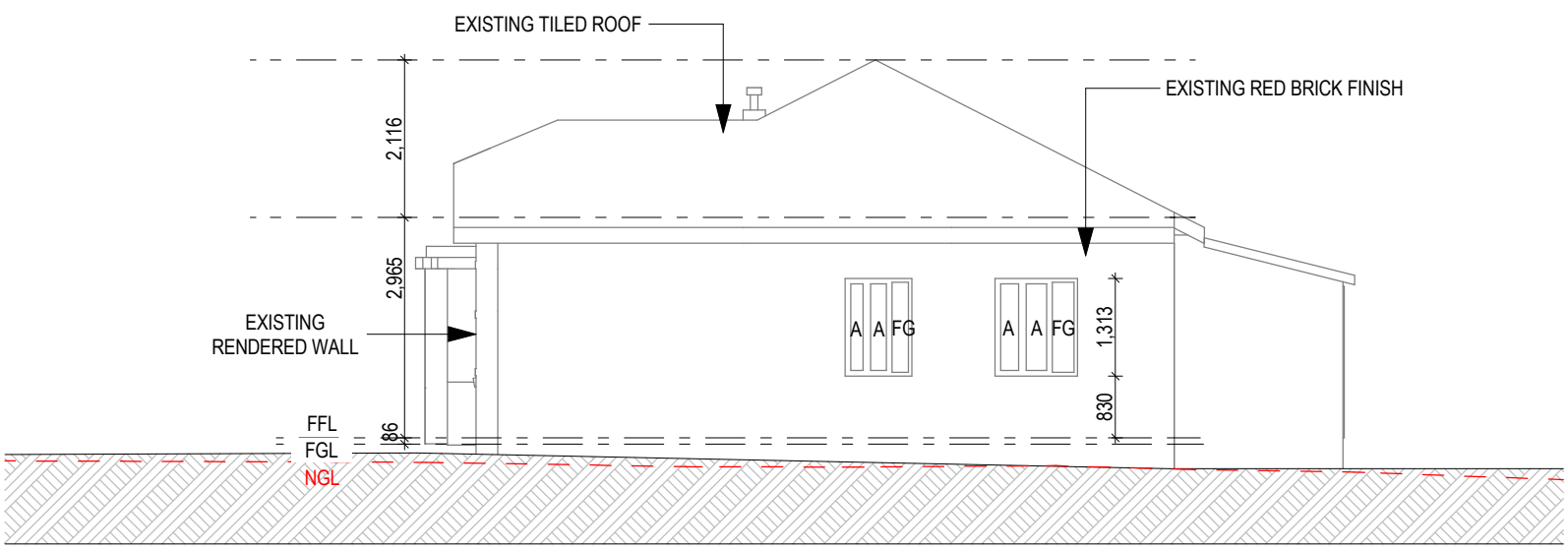
URBANIZE



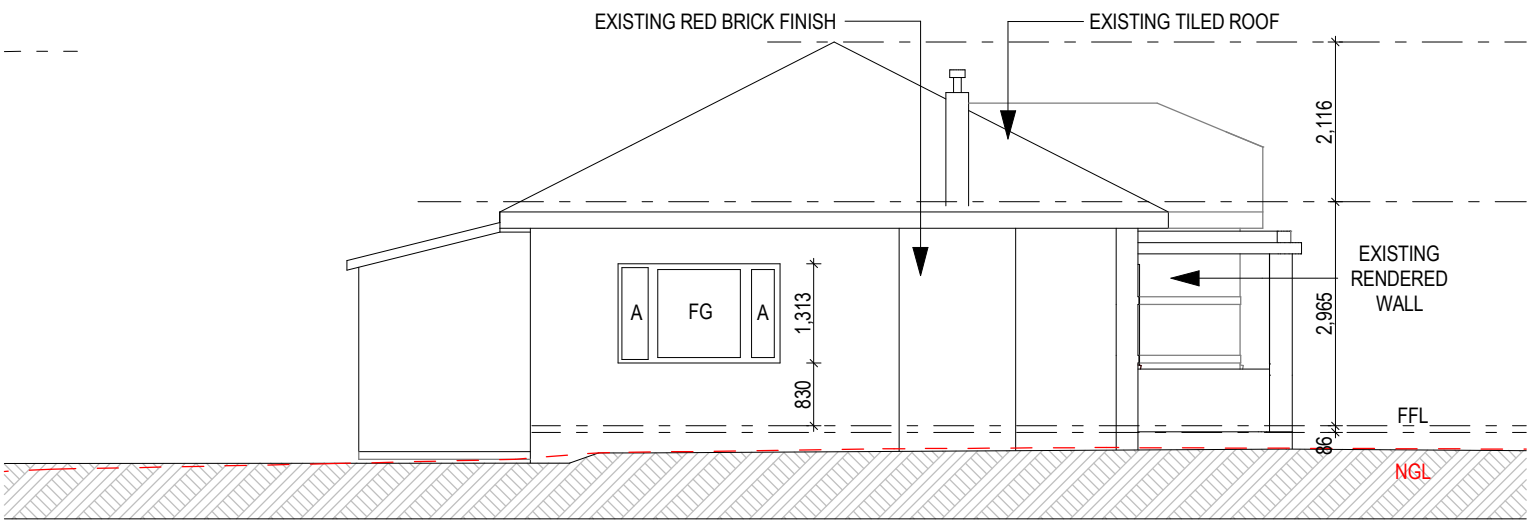
ELEVATION FRONT EXISTING
Scale 1:100



ELEVATION REAR EXISTING
Scale 1:100

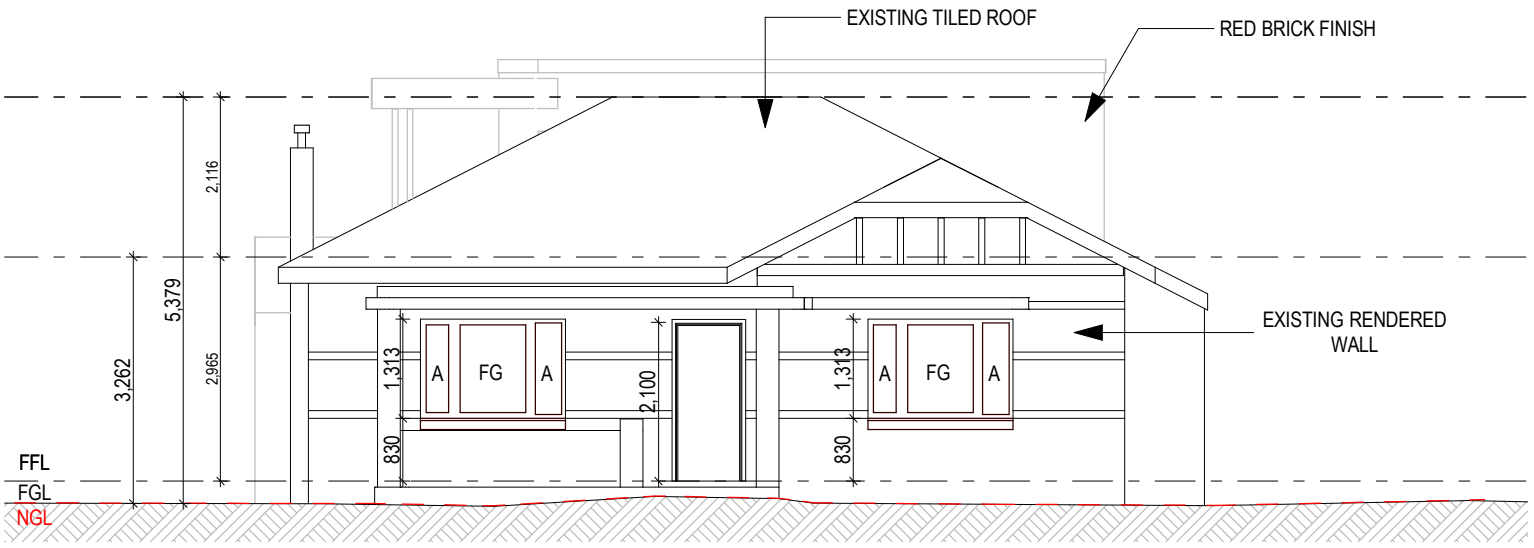


ELEVATION NEIGHBOUR EXISTING
Scale 1:100



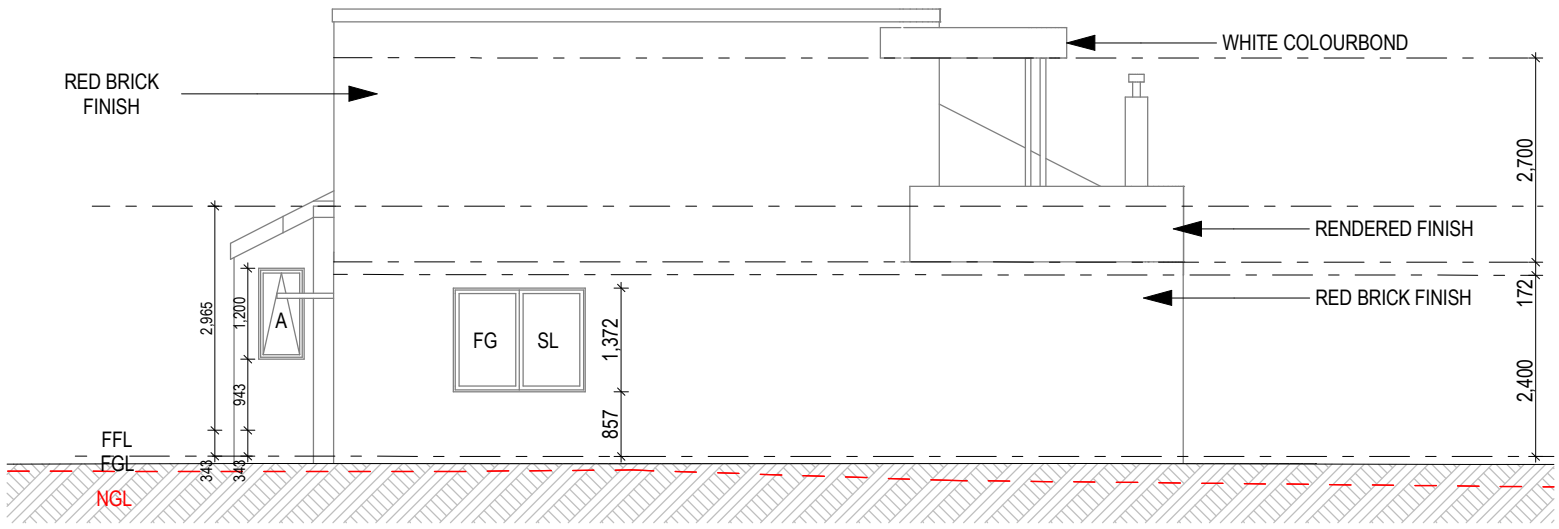
ELEVATION STREET EXISTING
Scale 1:100





FRONT ELEVATION

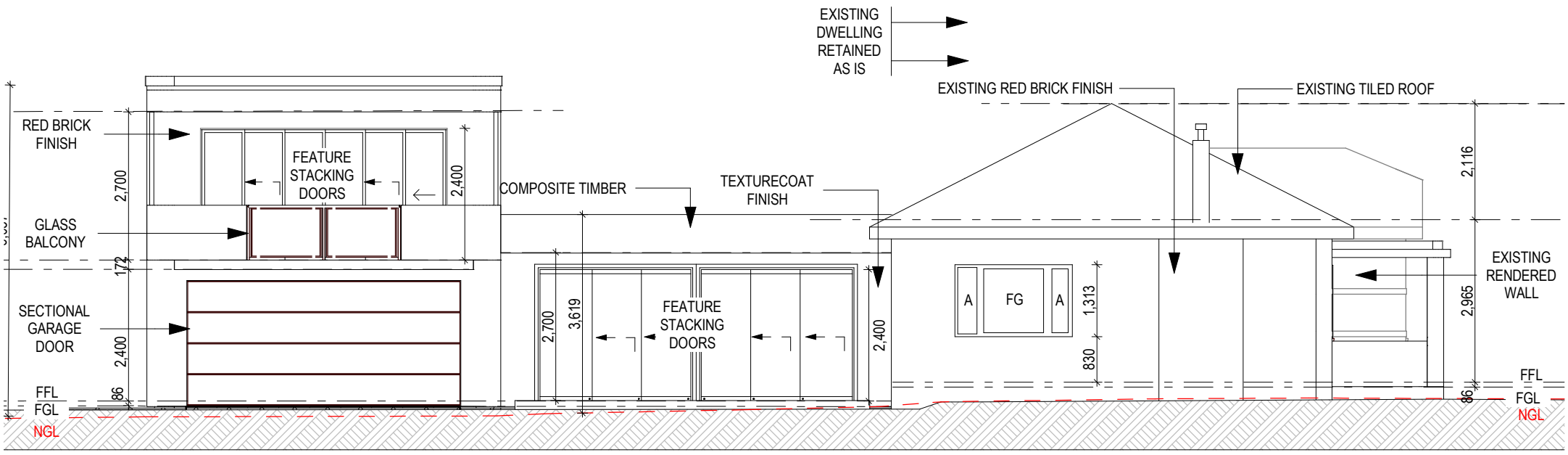
Scale 1:100



REAR ELEVATION

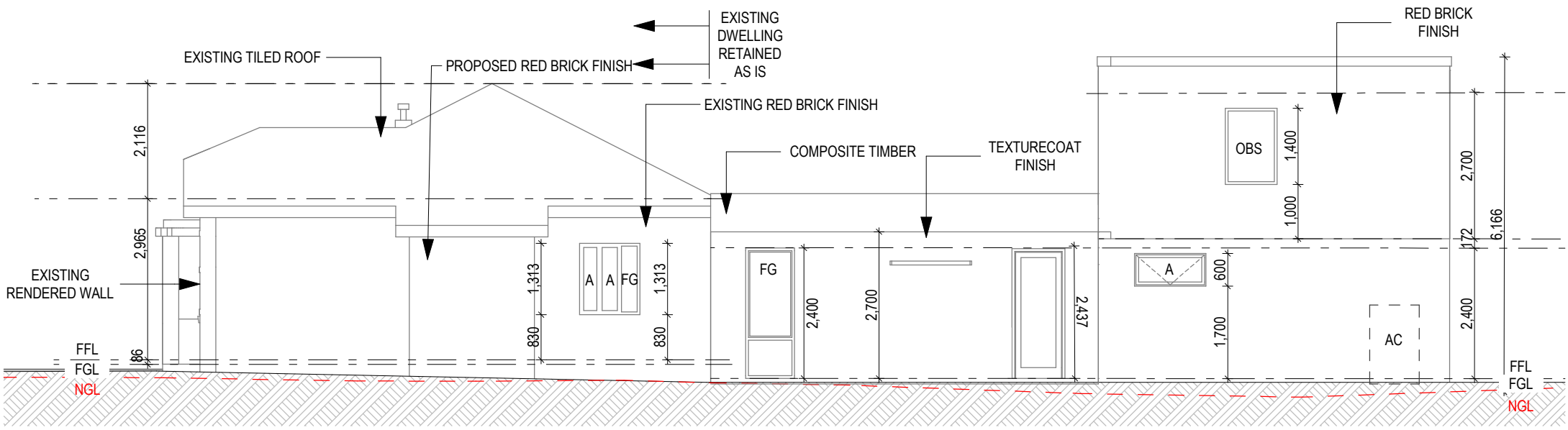
Scale 1:100





SIDE ELEVATION

Scale 1:100



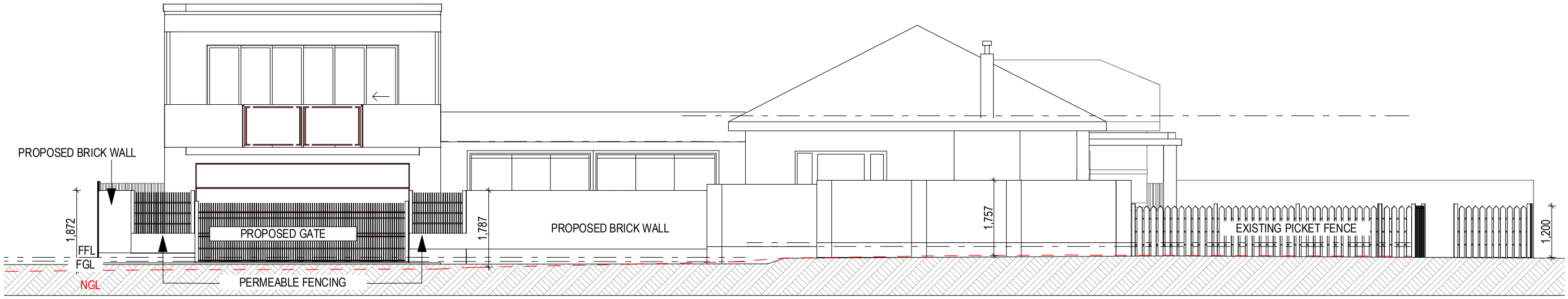
SIDE ELEVATION

Scale 1:100

PL-08 PROPOSED ELEVATIONS **HUGHES RESIDENCE** 29/01/2026 REV -

PROPOSED ADDITIONS - 21 Collins Street

URBANIZE



ELEVATION STREET FENCING

Scale 1:100



ELEVATION NEIGHBOUR FENCING

Scale 1:100

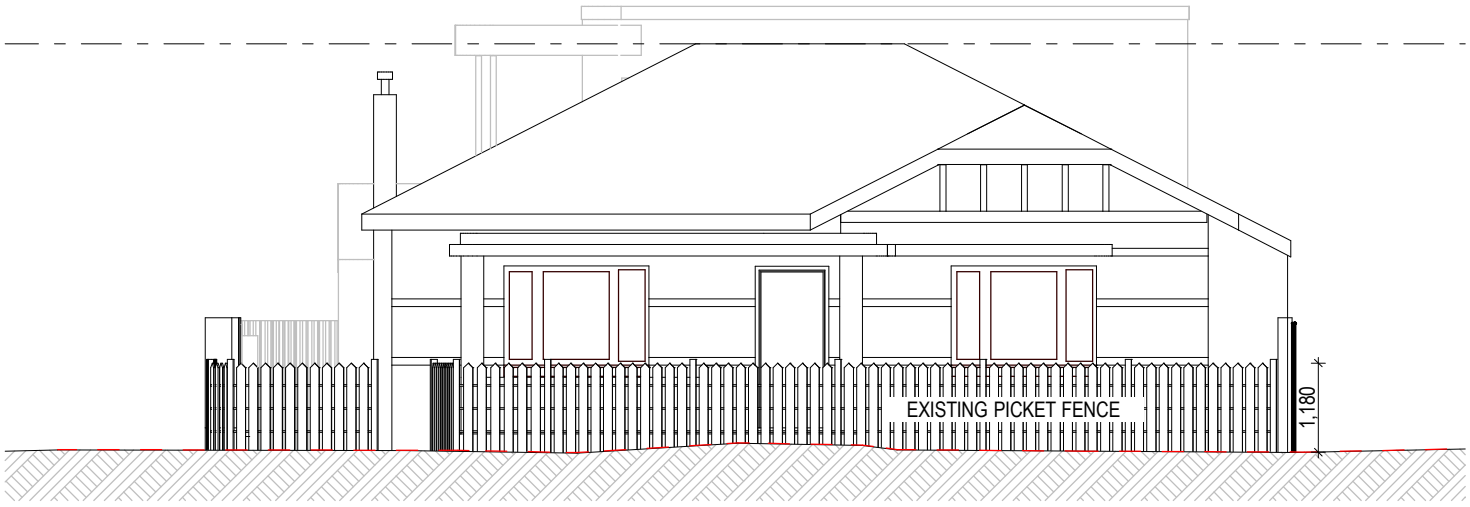
PL-09 DIVIDING FENCING

HUGHES RESIDENCE

PROPOSED ADDITIONS - 21 Collins Street

29/01/2026 REV -

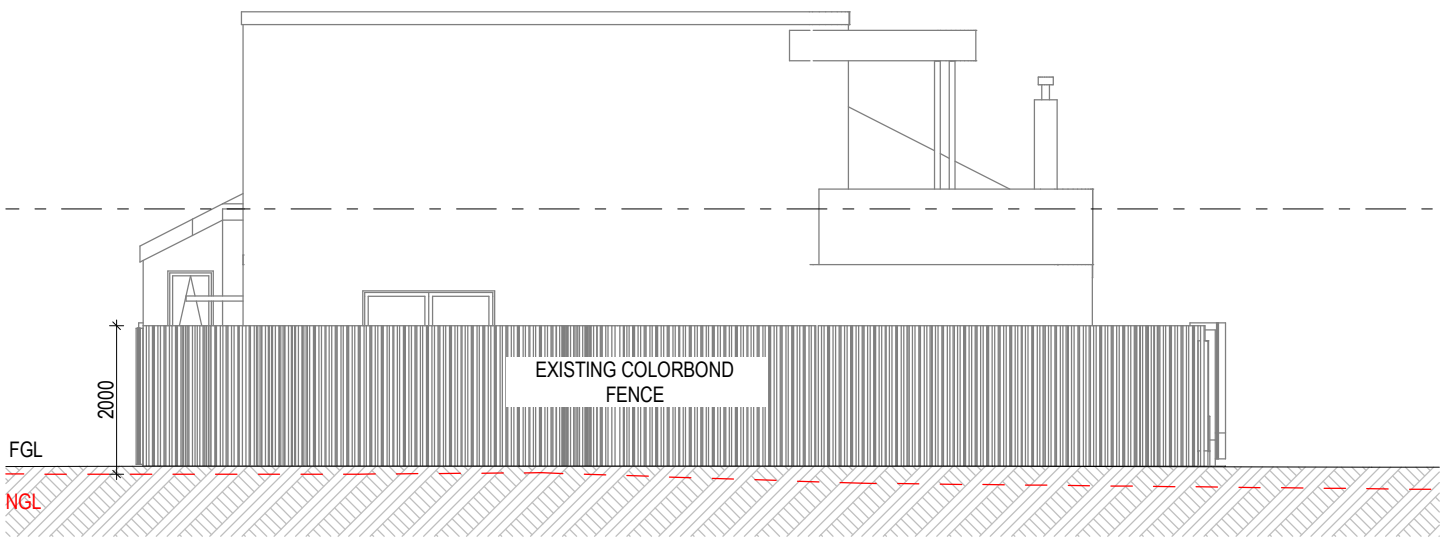
URBANIZE



ELEVATION FRONT FENCING

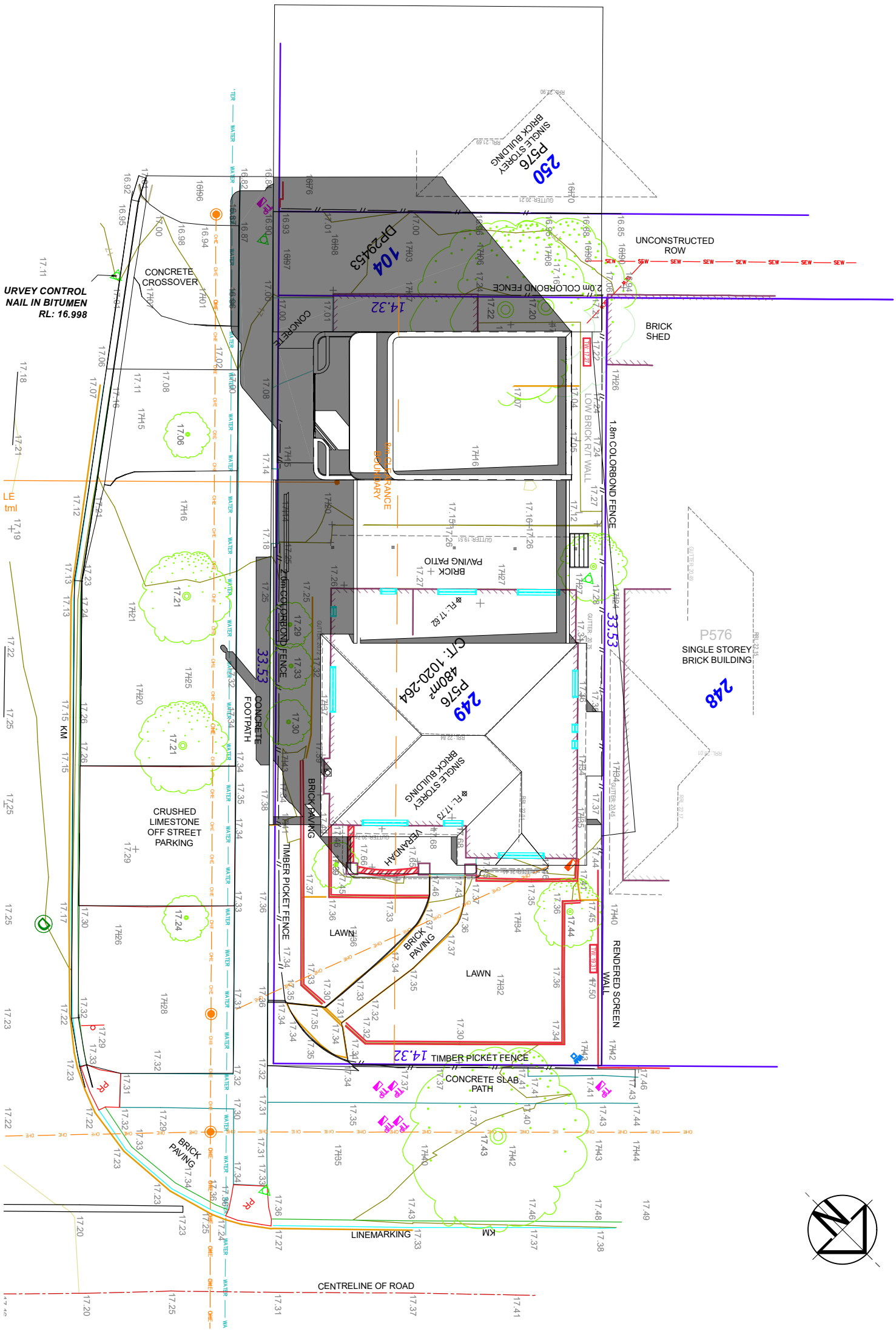
Scale 1:100

Front facade complient with policy 351.5



ELEVATION REAR FENCING

Scale 1:100



12PM SHADOW DIAGRAM

Scale 1:200

OVERSHADOWING CALCULATIONS	
ROW 59	92 m²
SHADOW	36.4 m² (35.9%)
18 VISTA ST	306 m²
SHADOW	12.1 m² (4%)




















BOOK