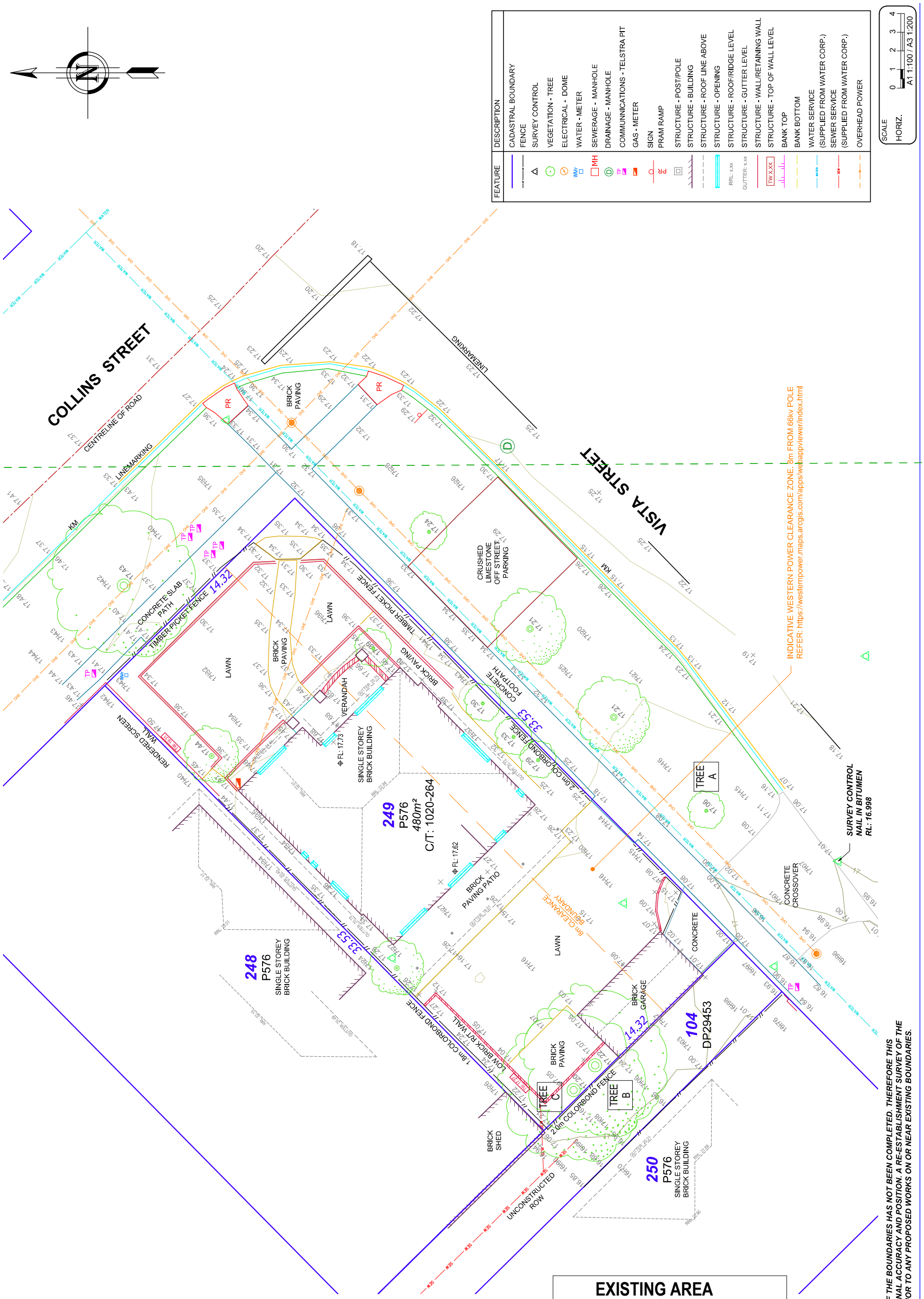
Planning Application



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

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.

SITE PLAN EXISTING

Scale 1:200

KR SURVEYS

SURVEYED BY: GH
DRAWN BY: GH
VERIFIED BY: AK

PLOT DATE: 06/11/2025 LOCATION: KENSINGTON

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

COORD SYSTEM | HEIGHT DATUM: PCG2020 | AHD
DRAWING STATUS: FINAL
DRAWING NO: A3L
REV 0

GENERAL NOTES / REFERENCES

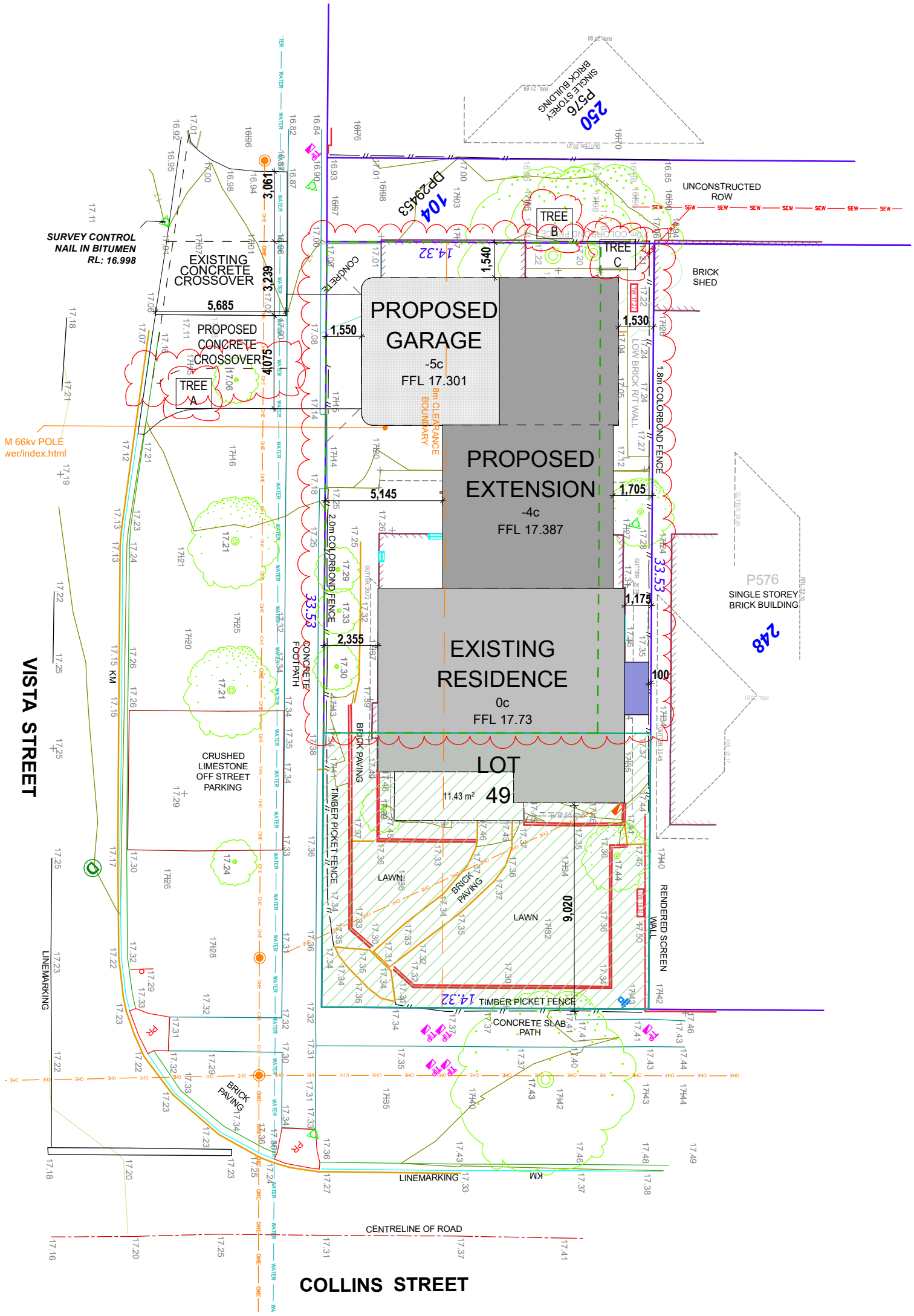
REV	AMENDMENTS	APP'D	DATE
0	FOR ISSUE		6/11/25

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** | 19/02/2026 REV -1

PROPOSED ADDITIONS - 21 Collins Street

URBANIZE



SITEPLAN PROPOSED

Scale 1:200

Legend	
Policy 351.5 Primary setback	
Policy 351.5 Secondary setback	
Proposed Addition	
Existing crossover	

Note: For existing/proposed walls refer to proposed ground floor plan.
Trees to be retained if possible

	CANOPY DIAMETER	TRUNK CIRCUMFERENCE	TREE HEIGHT
TREE A	2.04m	0.63m	2.5m
TREE B	7.10m	2.23m	9m
TREE C	7.67m	2.26m	7m

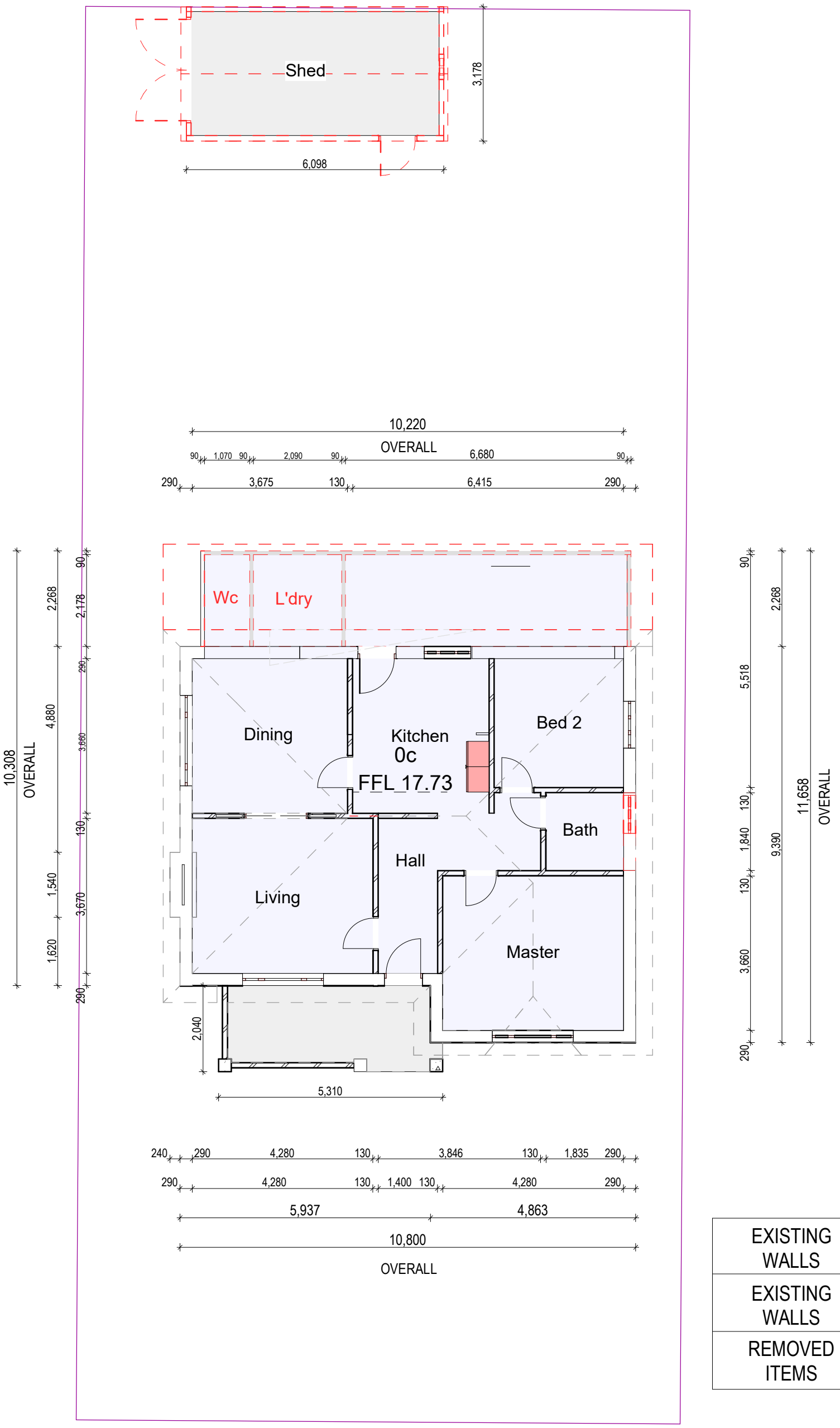
TREE A : LEMON MIRTLE
TREE B : JACARANDA
TREE C : EUCALYPUS

PROPOSED AREA	
GROUND FLOOR	183.5 m²
FIRST FLOOR	51.5 m²
VERANADH	11.5 m²
BALCONY	21 m²
GARAGE	38 m²
OPEN SPACE CALCULATIONS	
LOT SIZE	481 m²
OPEN SPACE	248 m² (51.5%)

PL-02 PROPOSED SITE PLAN | **HUGHES RESIDENCE** | 19/02/2026 REV -1

PROPOSED ADDITIONS - 21 Collins Street

URBANIZE



EXISTING WALLS	
EXISTING WALLS	
REMOVED ITEMS	

FLOORPLAN - EXISTING/DEMO

Scale 1:100

Right Of Way

EXISTING COLORBOND FENCE

EXISTING COLORBOND FENCE

PROPOSED BLOCK WALL

RENDERED SCREEN WALL

EXISTING PICKET FENCE

INDICATIVE WESTERN POWER CLEARANCE ZONE. 8m FROM 66kv POLE

Garage
-5c
FFL 17.301

Bath

Bed 4

Ldry

Stairs

Living
-4c
FFL 17.387

Deck

Planting

Kitchen

Dining

Dining

Bar
0c
FFL 17.73

Bed 2

Bath

Hall

Living

Bed 3

11,240 OVERALL

230 5,800 940 850 90 3,100 230

7,910 1,745 1,585

1,540

1,550

1,530

1,715

1,175

2,355

1,050

240

2,040

9,020

290 4,280 130 1,400 130 4,280 290

5,937 4,863

10,800 OVERALL

21,398 OVERALL

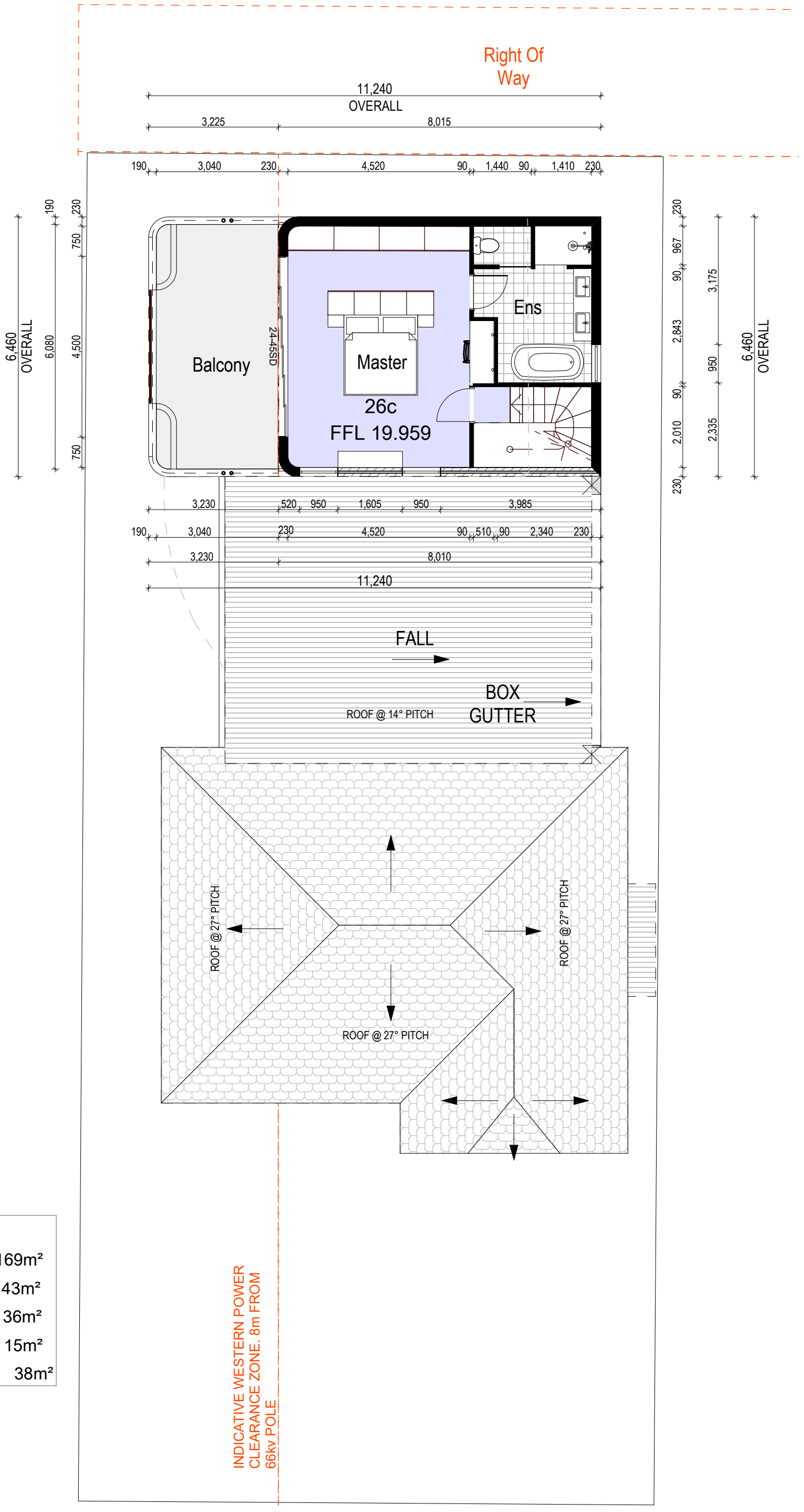
24,567 OVERALL

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

Legend	
Policy 351.5 Primary setback	
Policy 351.5 Secondary setback	

GROUND FLOOR - PROPOSED

Scale 1:100



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

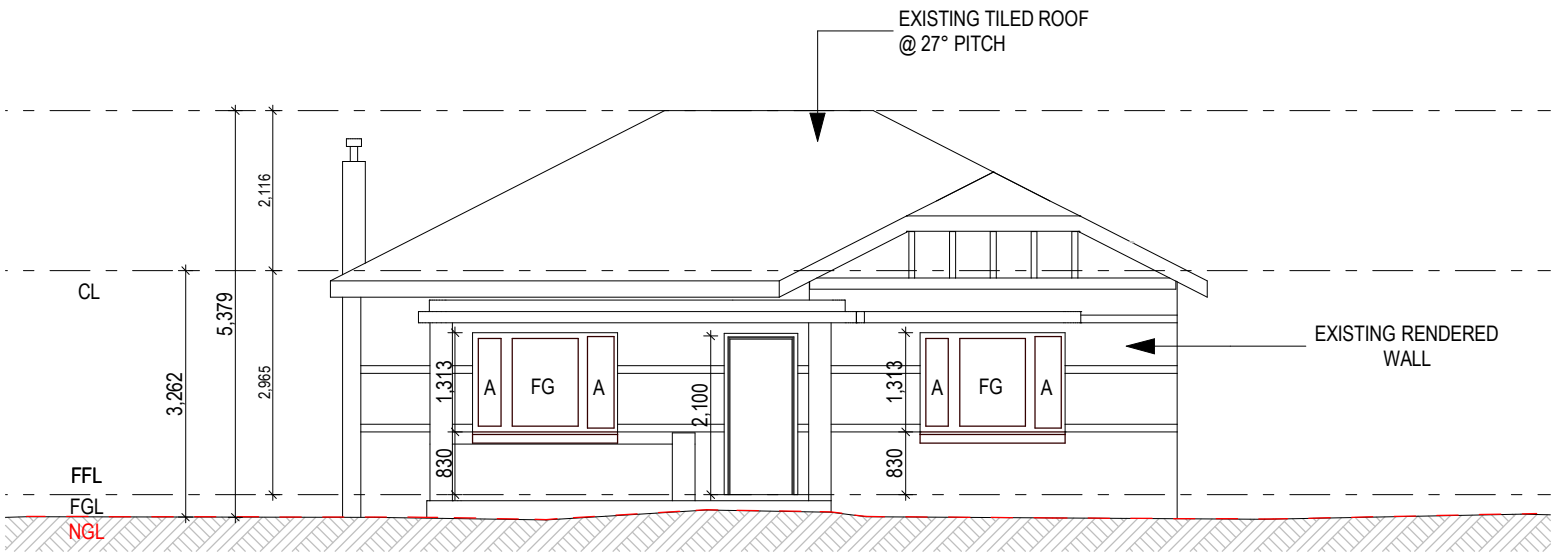
UPPER FLOOR - PROPOSED

Scale 1:100

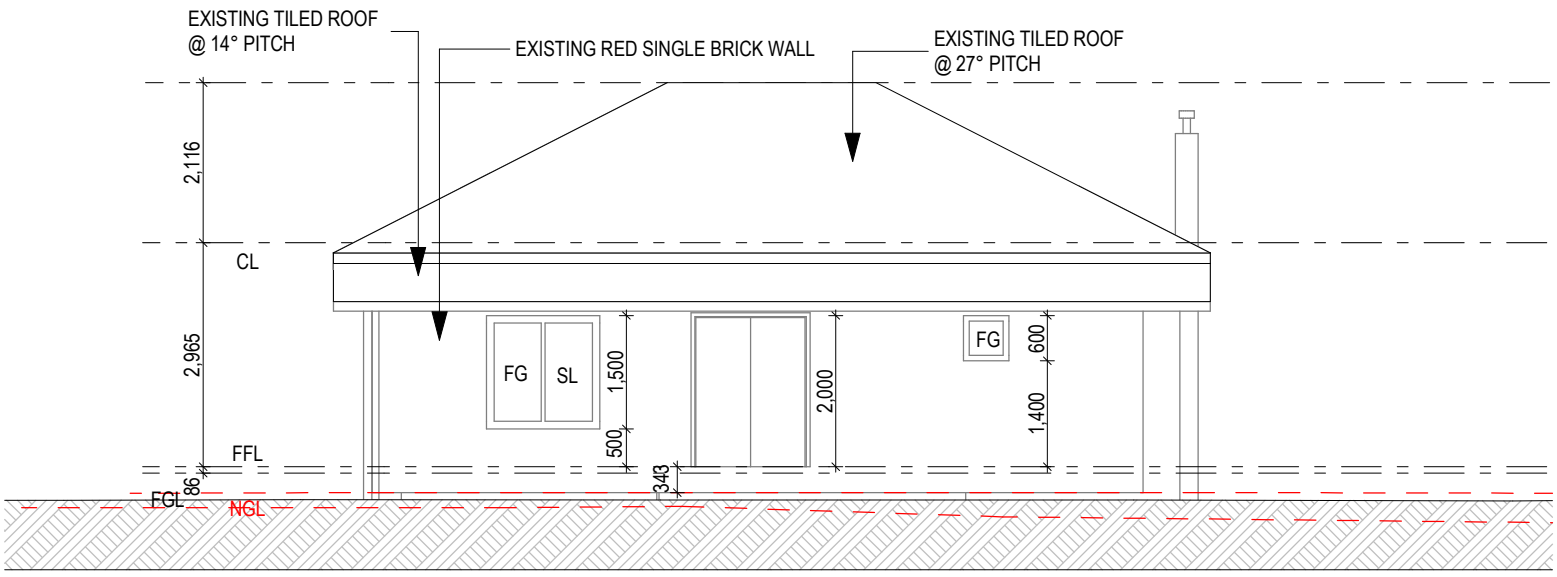
PL-05 PROPOSED UPPER FLOORPLAN **HUGHES RESIDENCE** 19/02/2026 REV -1

PROPOSED ADDITIONS - 21 Collins Street

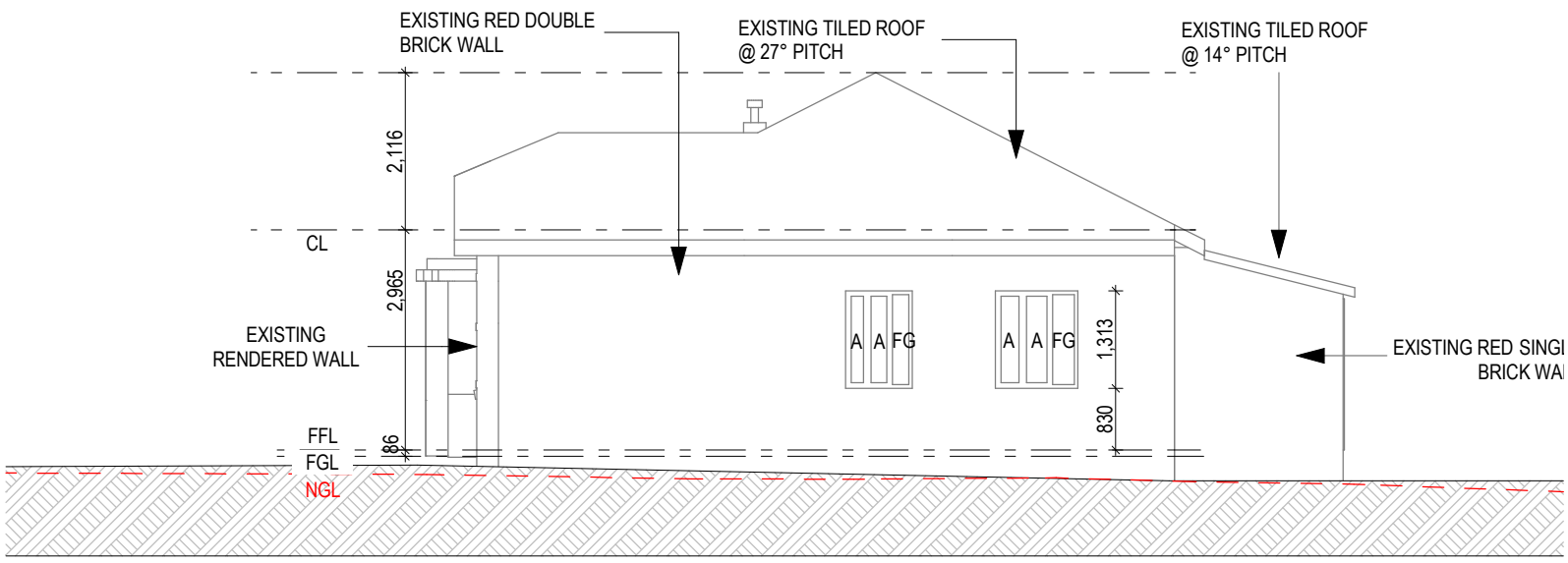
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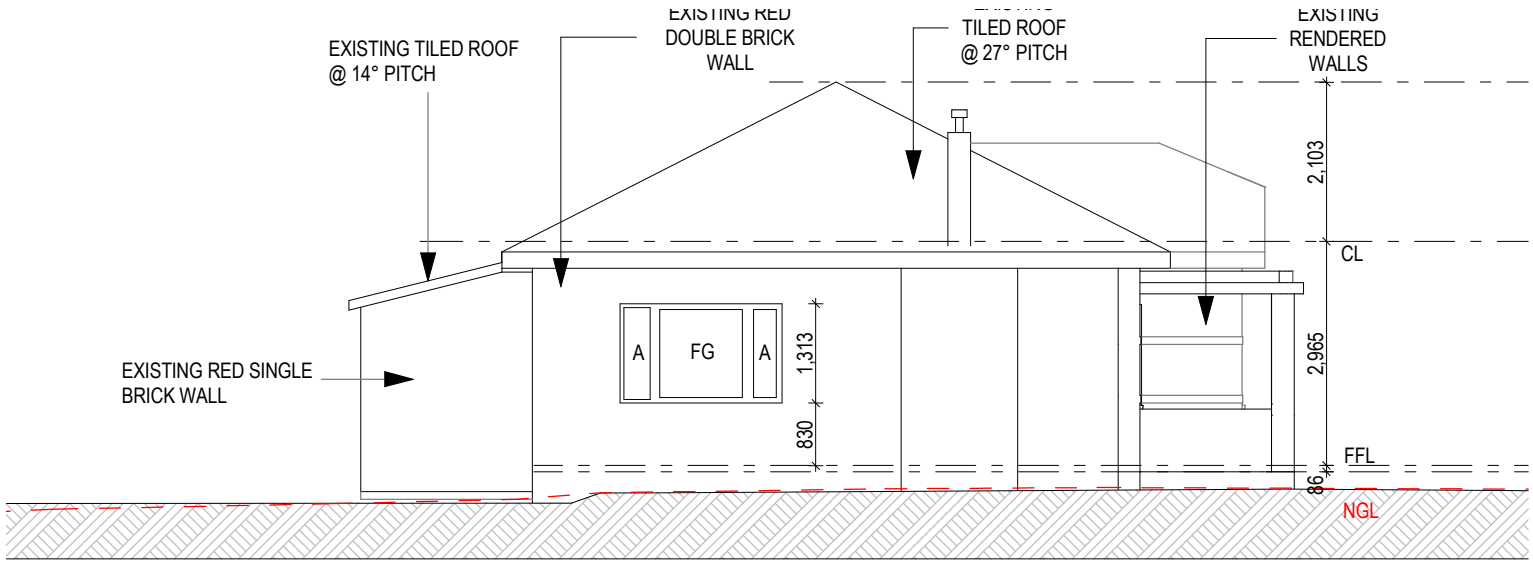
EXISTING NORTH EAST ELEVATION
Scale 1:100



EXISTING SOUTH WEST ELEVATION
Scale 1:100

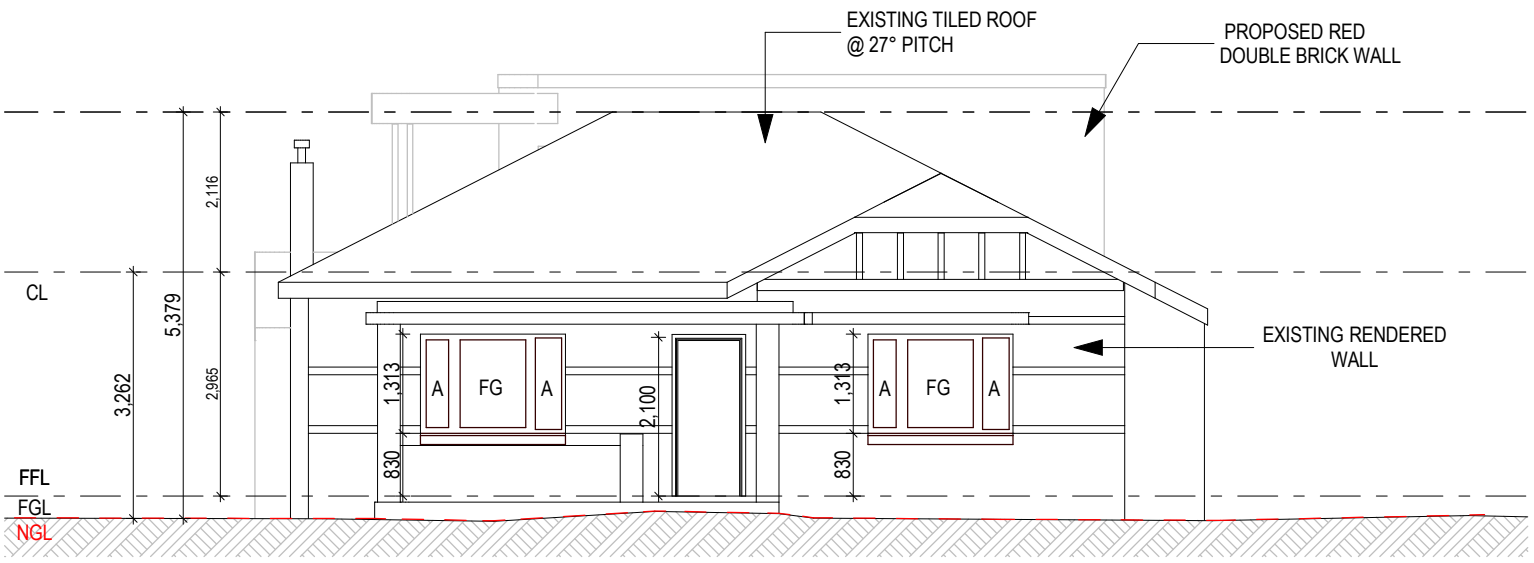


EXISTING NORTH WEST ELEVATION
Scale 1:100



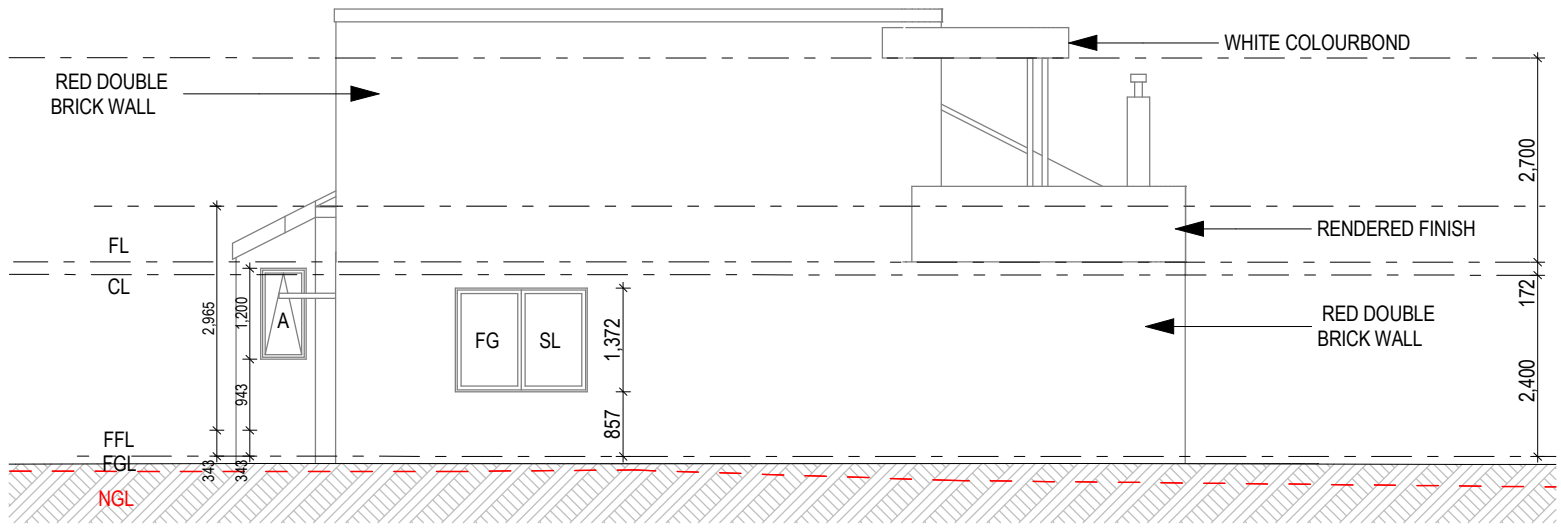
EXISTING SOUTH EAST ELEVATION
Scale 1:100





PROPOSED NORTH EAST ELEVATION

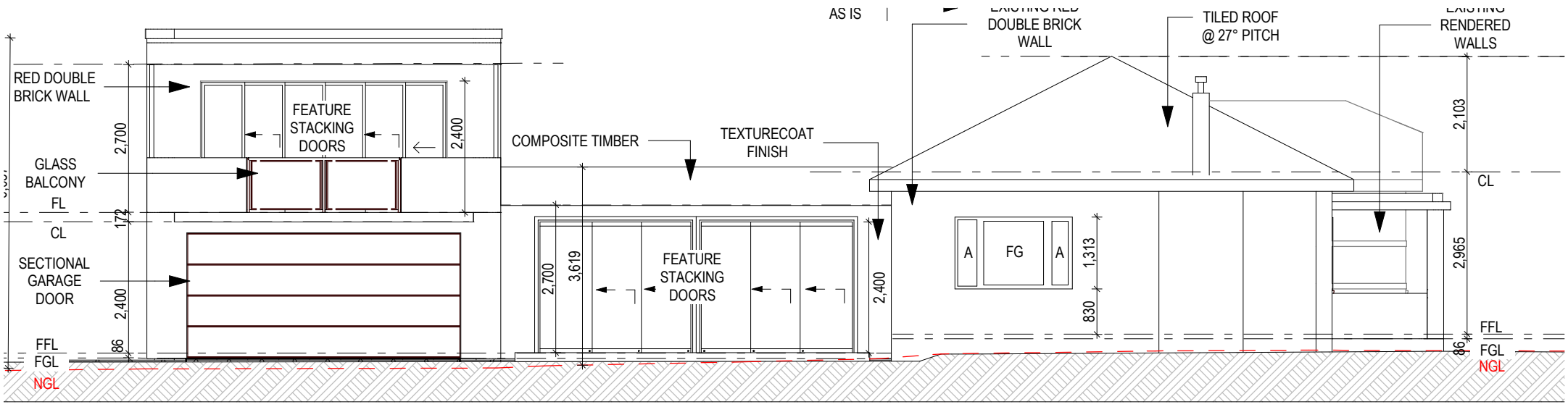
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PROPOSED SOUTH WEST ELEVATION

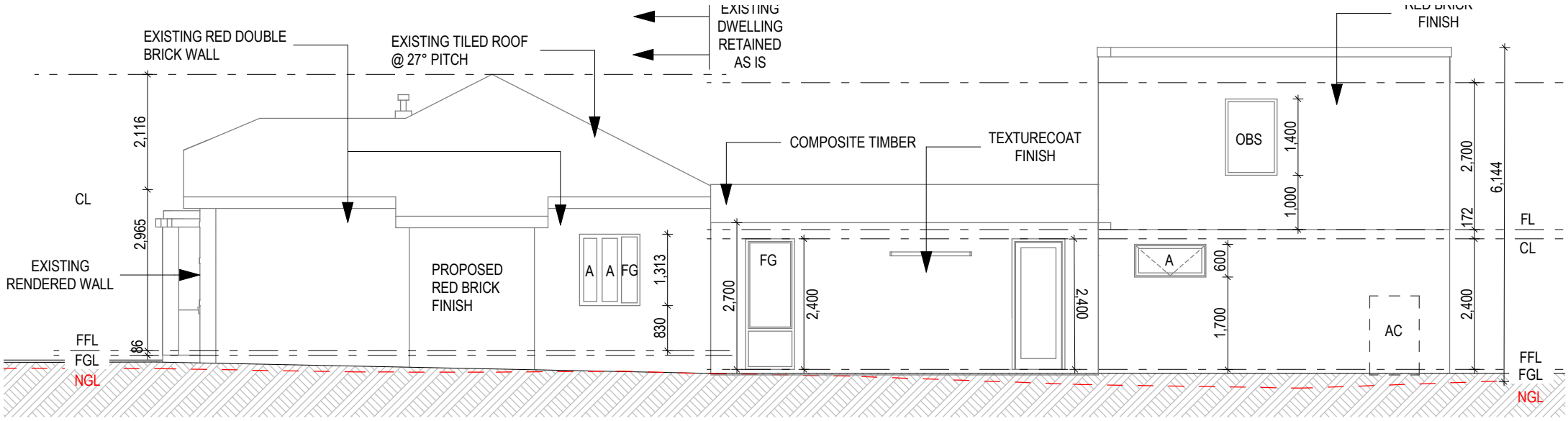
Scale 1:100





PROPOSED SOUTH EAST ELEVATION

Scale 1:100



PROPOSED NORTH WEST ELEVATION

Scale 1:100

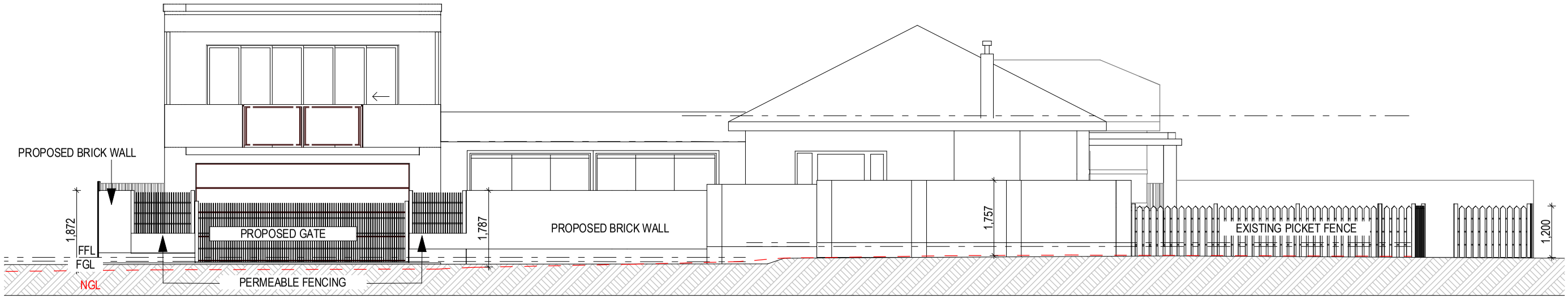
PL-09 DIVIDING FENCING

HUGHES RESIDENCE

PROPOSED ADDITIONS - 21 Collins Street

19/02/2026 REV -1

URBANIZE



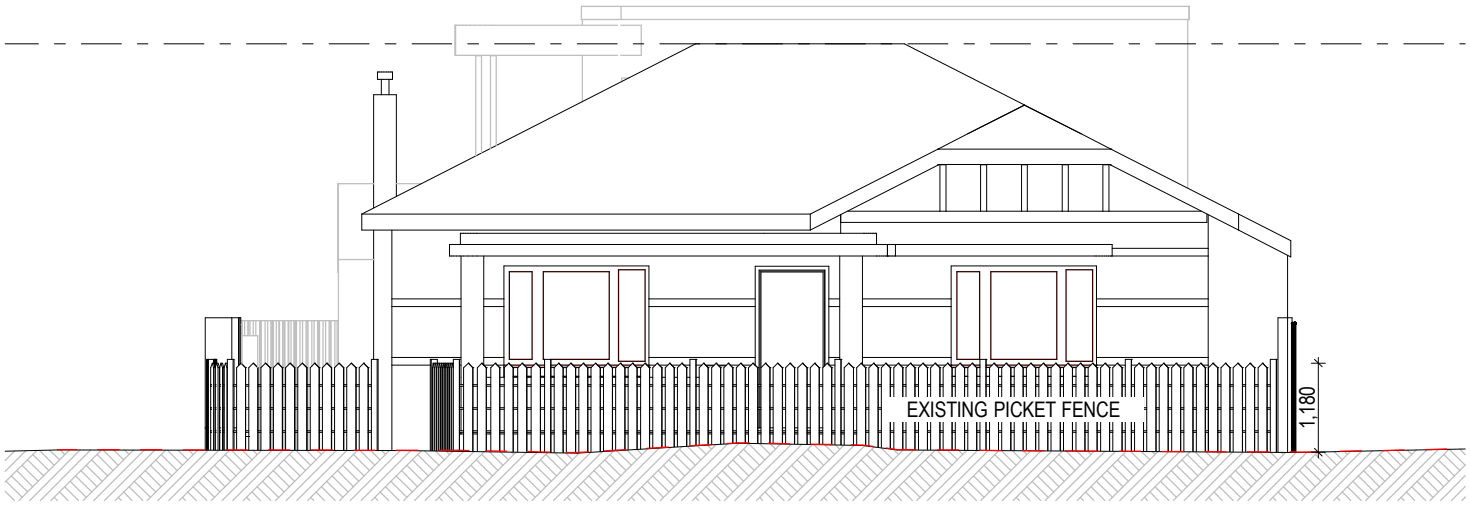
PROPOSED SOUTH EAST ELEVATION

Scale 1:100



PROPOSED NORTH WEST ELEVATION

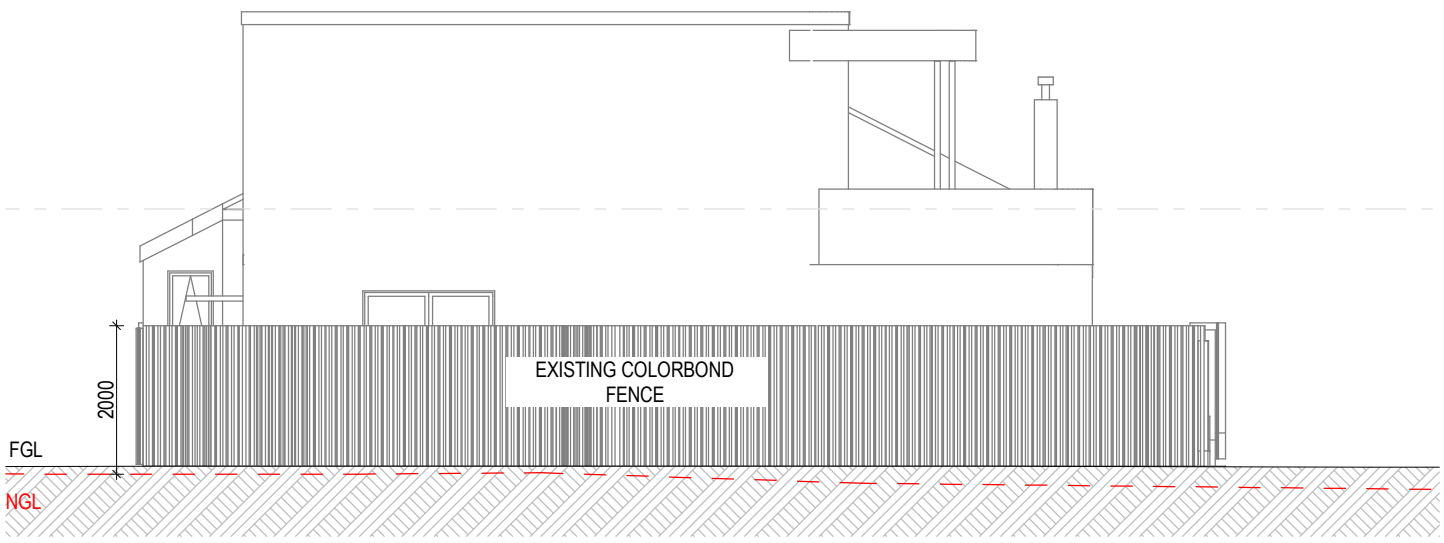
Scale 1:100



PROPOSED NORTH EAST ELEVATION

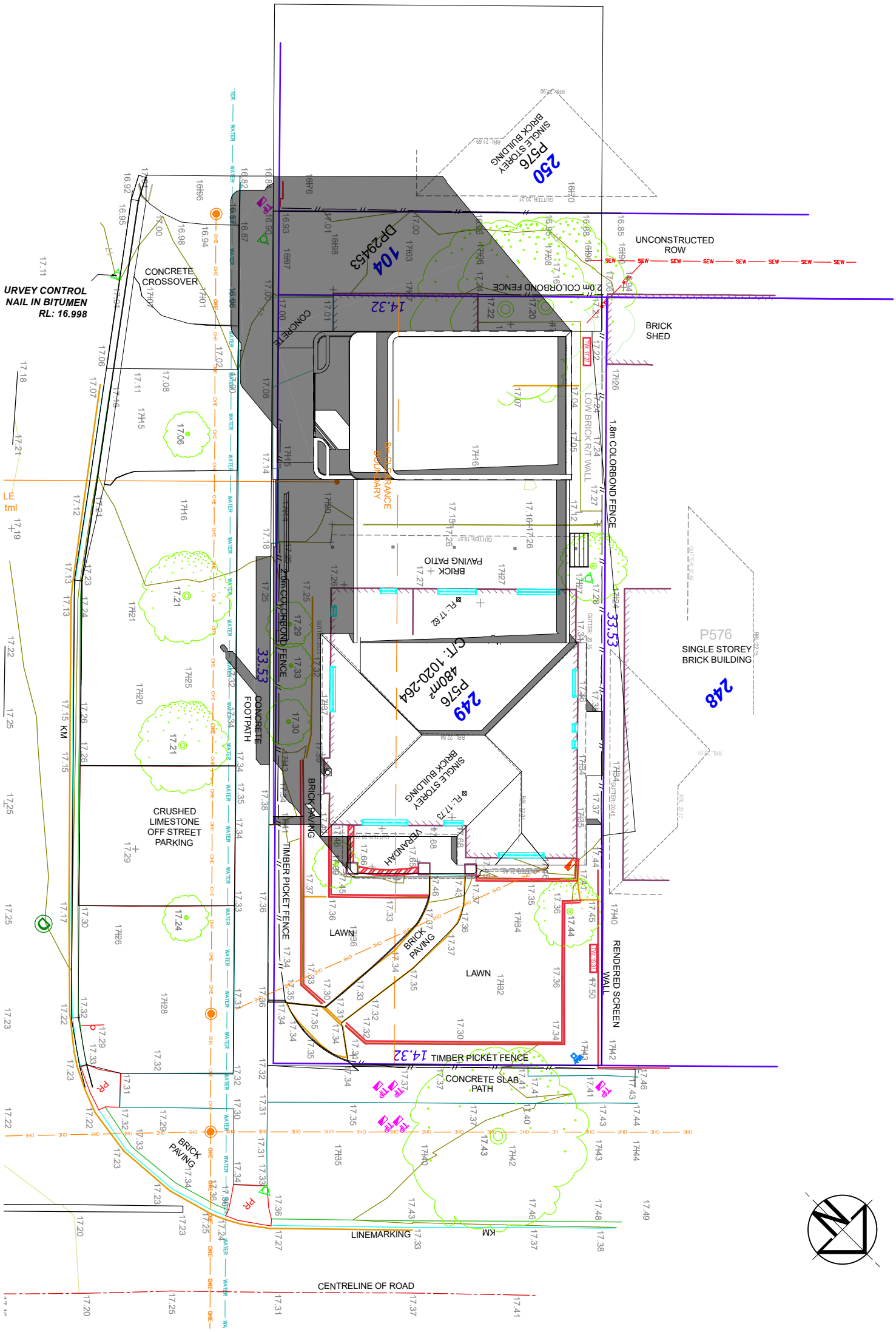
Scale 1:100

Front facade complient with policy 351.5



PROPOSED SOUTH WEST ELEVATION

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