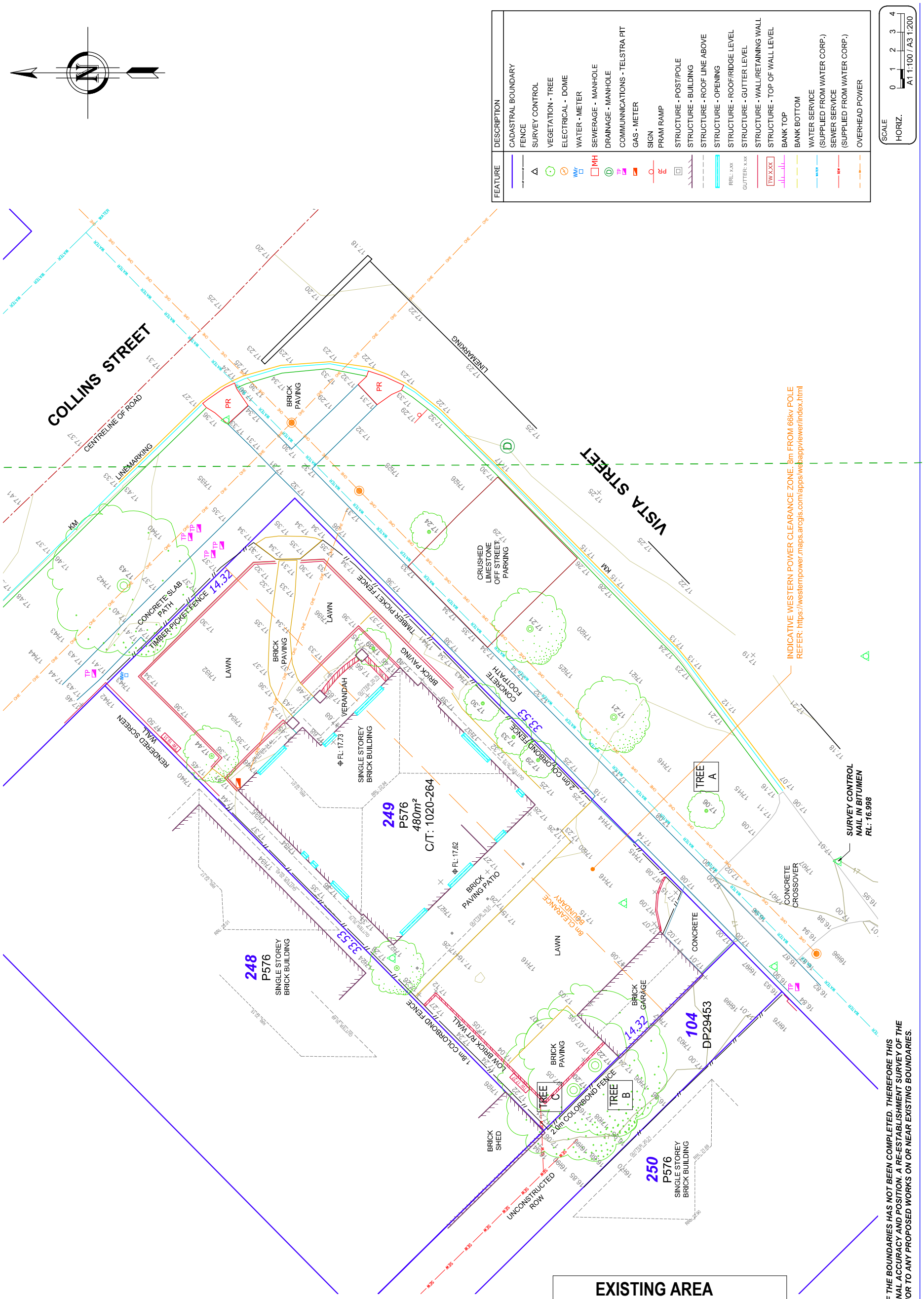
Planning Application



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

PLOT DATE: 06/11/2025 LOCATION: KENSINGTON

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

SURVEYED BY:	DRAWN BY:	VERIFIED BY:	COORD SYSTEM | HEIGHT DATUM:	DRAWING STATUS:	DRAWING NO:	REV
GH	GH	AK	PCG2020 | AHD	FINAL	A3L	0

GENERAL NOTES / REFERENCES

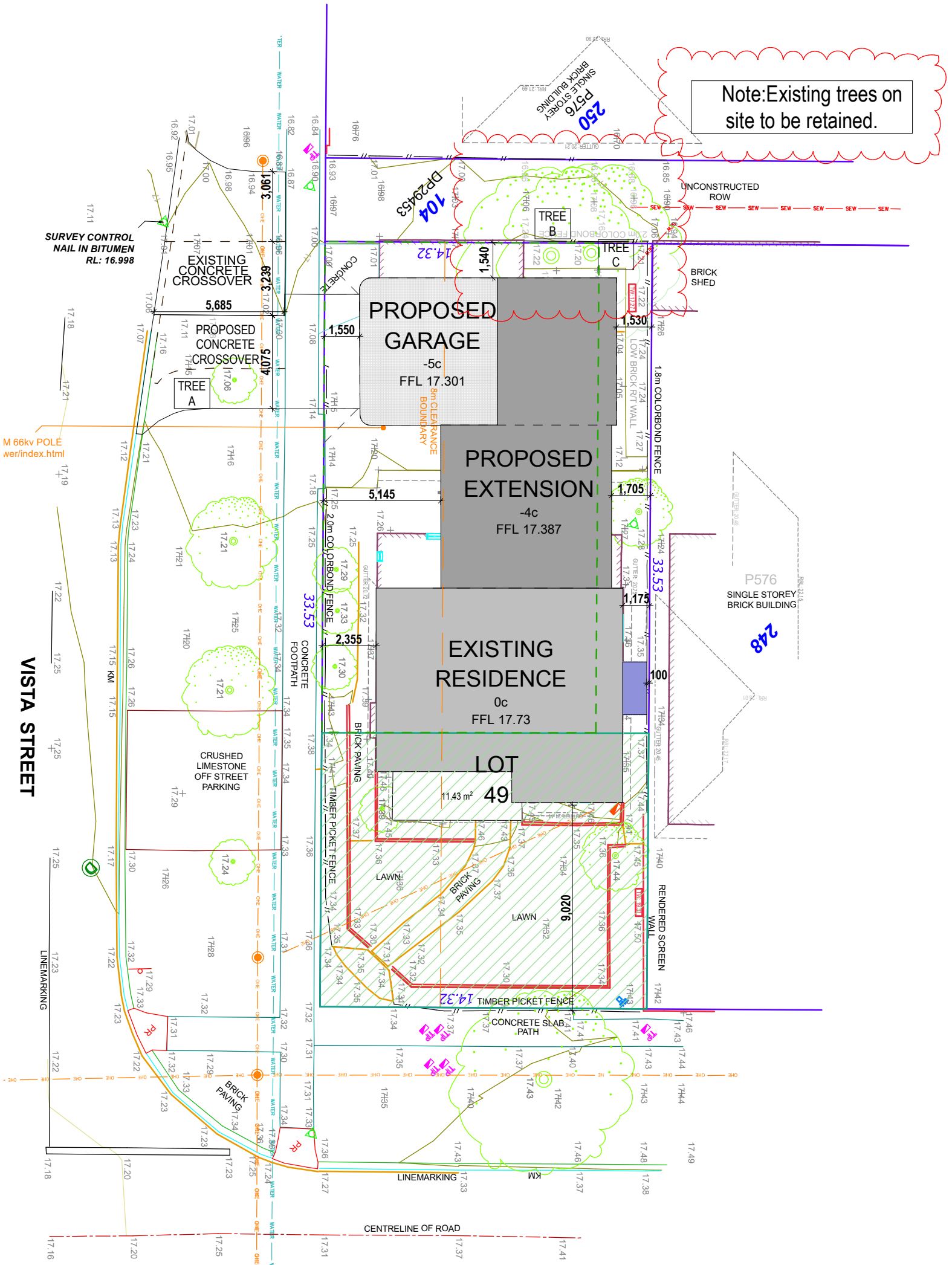
REV	AMENDMENTS	APP'D	DATE
0	FOR ISSUE		6/11/25

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** | 31/03/2026 REV -2

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.

Note:Existing trees on site to be retained.

	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

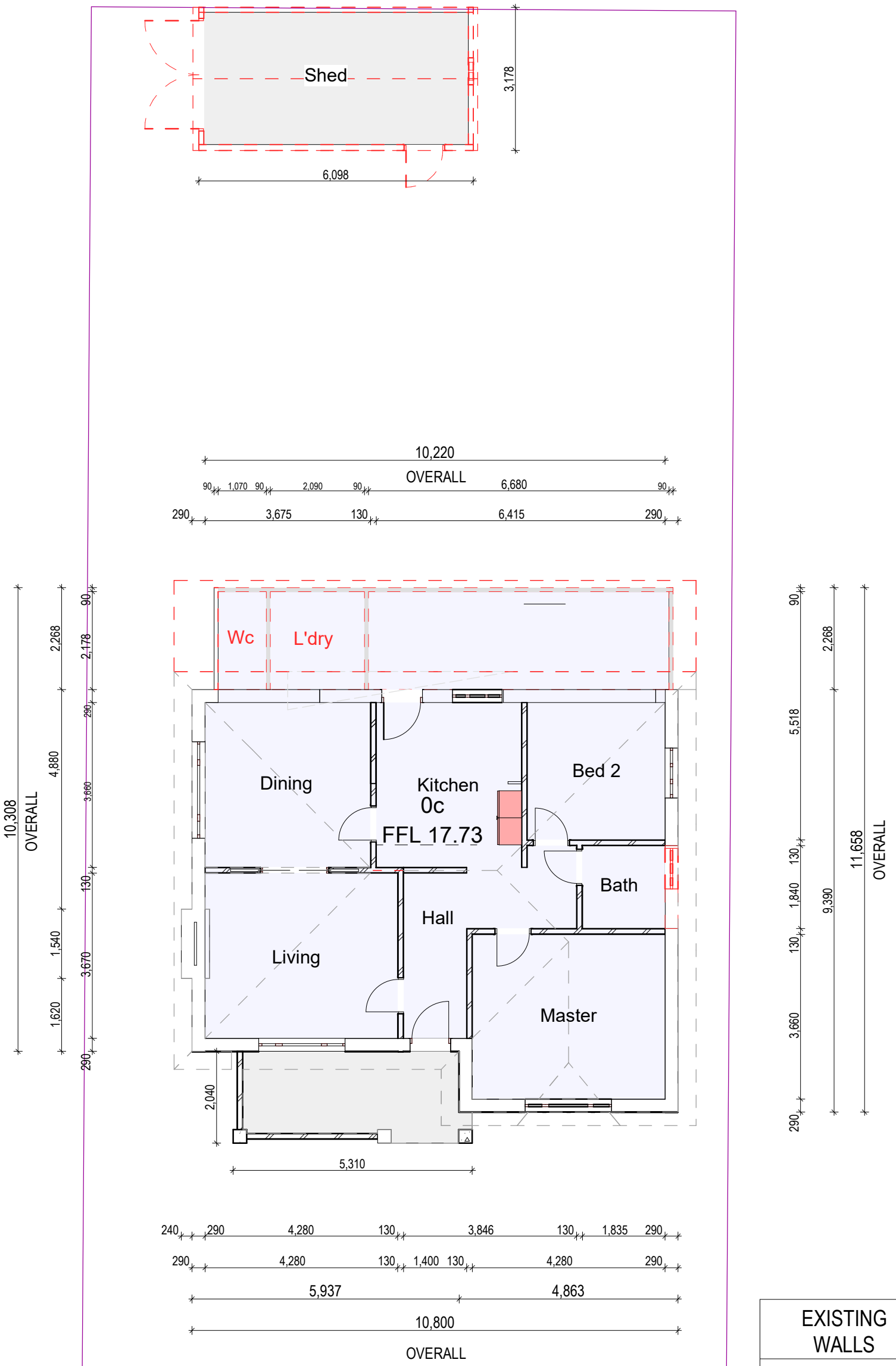
TREE A : LEMON MIRTLE
TREE B : JACARANDA
TREE C : EUCALYPUS

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** 31/03/2026 REV -2

PROPOSED ADDITIONS - 21 Collins Street

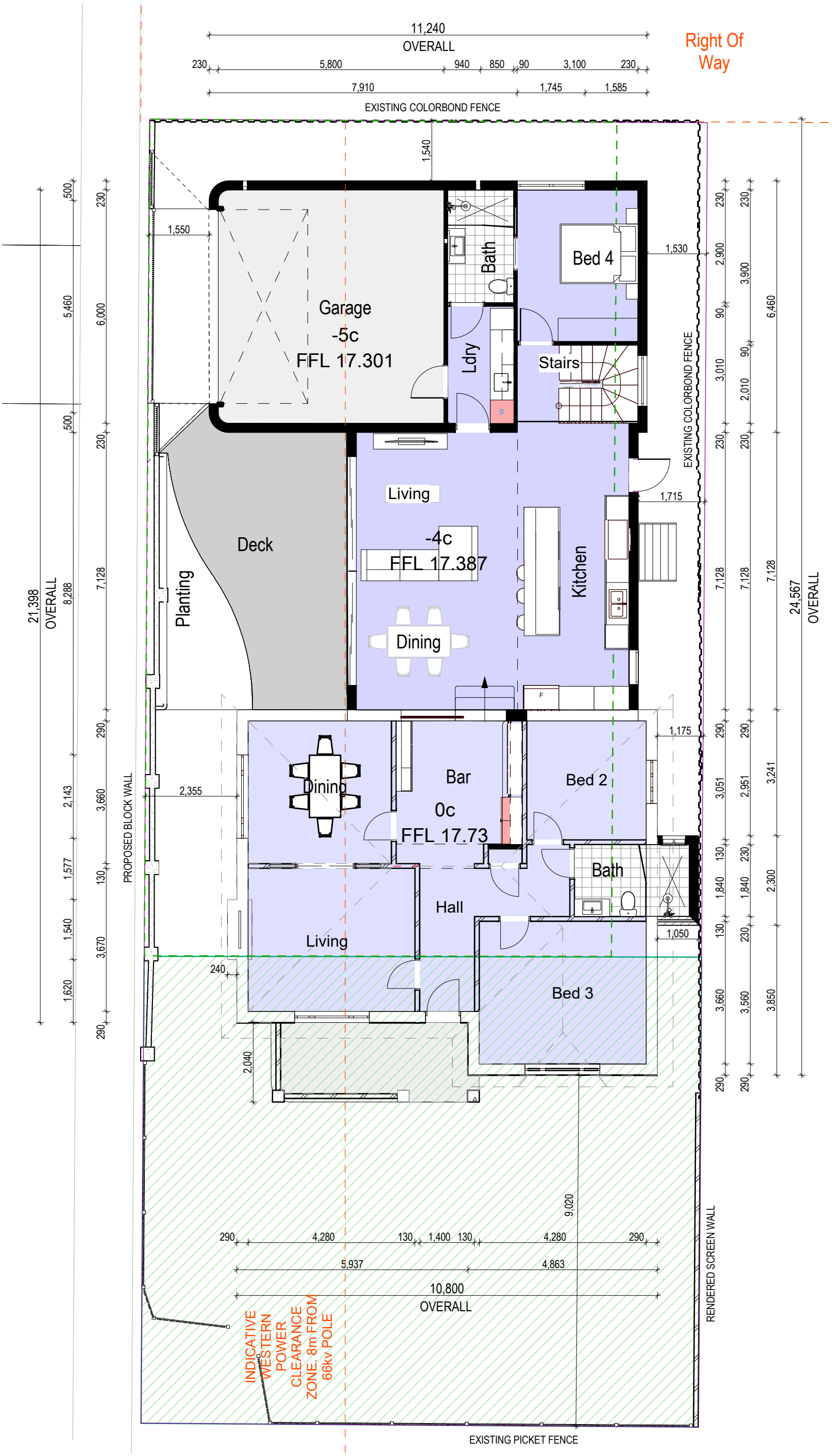
URBANIZE



EXISTING WALLS	
EXISTING WALLS	
REMOVED ITEMS	

FLOORPLAN - EXISTING/DEMO

Scale 1:100

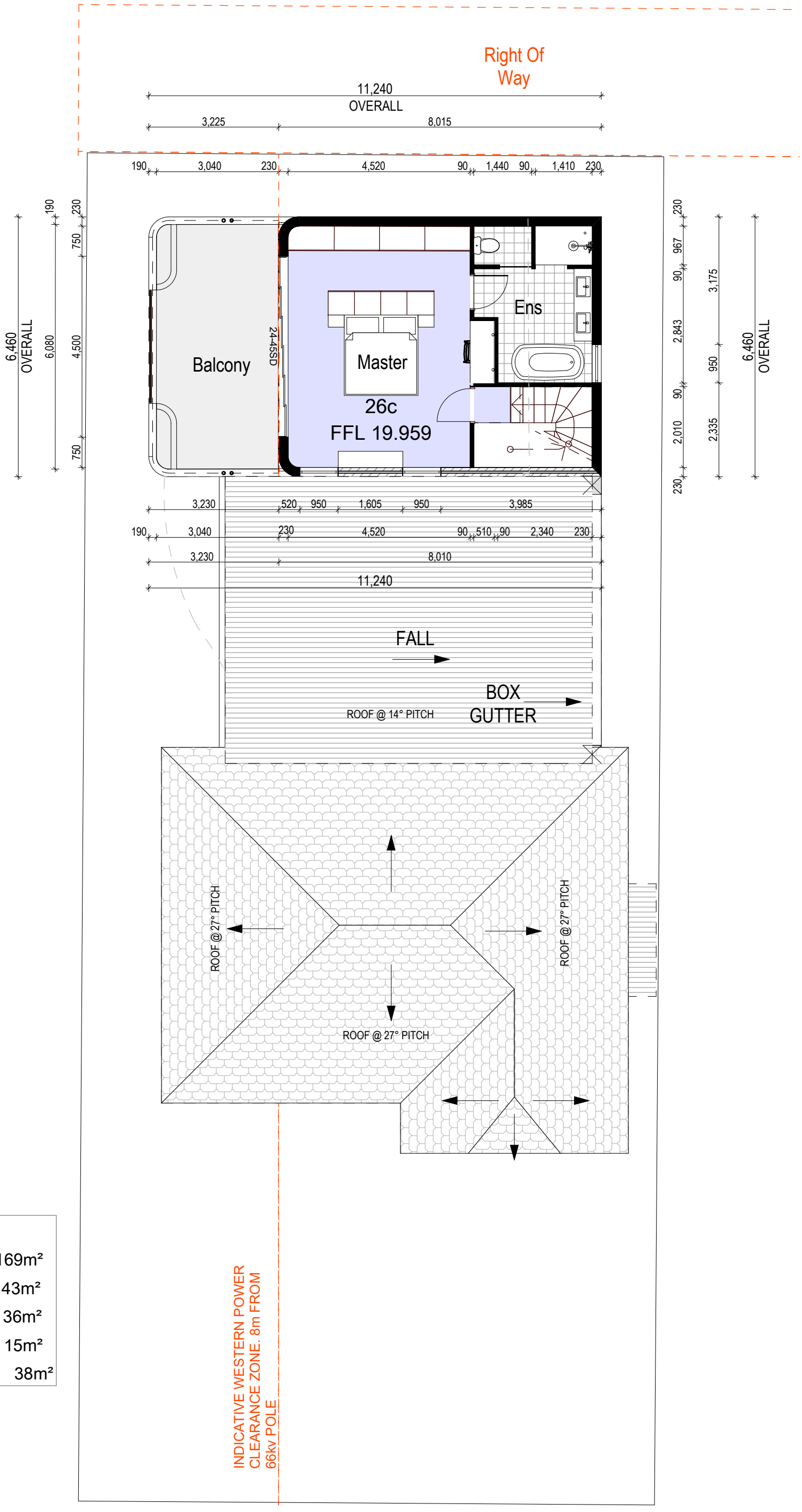


PROPOSED AREA:	
GROUND FLOOR	169m²
UPPER FLOOR	43m²
DECK	36m²
BALCONY	15m²
GARAGE	38m²

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

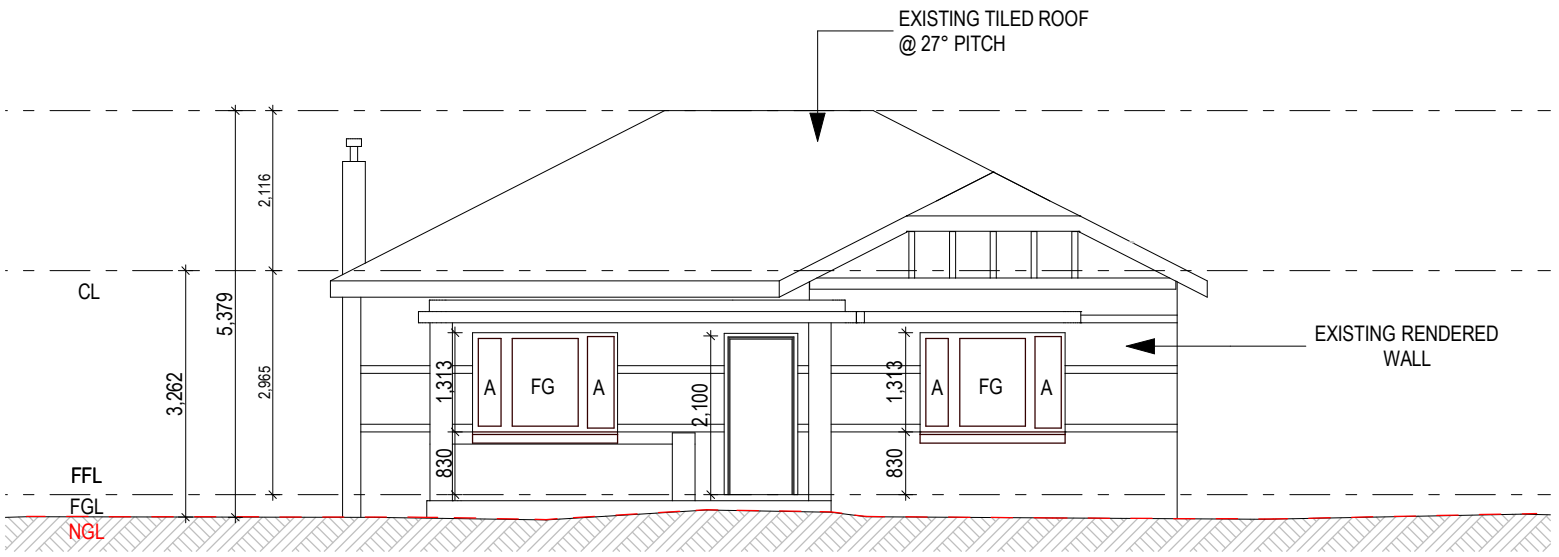
UPPER FLOOR - PROPOSED

Scale 1:100

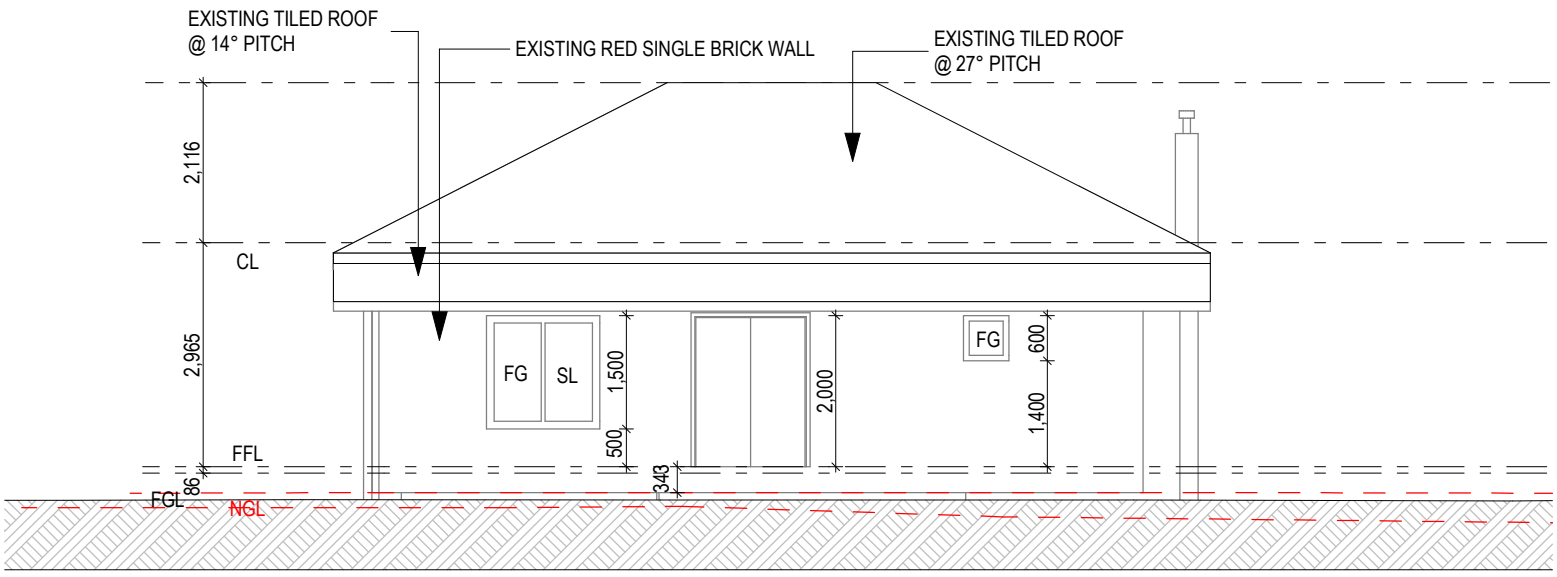
PL-05 PROPOSED UPPER FLOORPLAN **HUGHES RESIDENCE** 31/03/2026 REV -2

PROPOSED ADDITIONS - 21 Collins Street

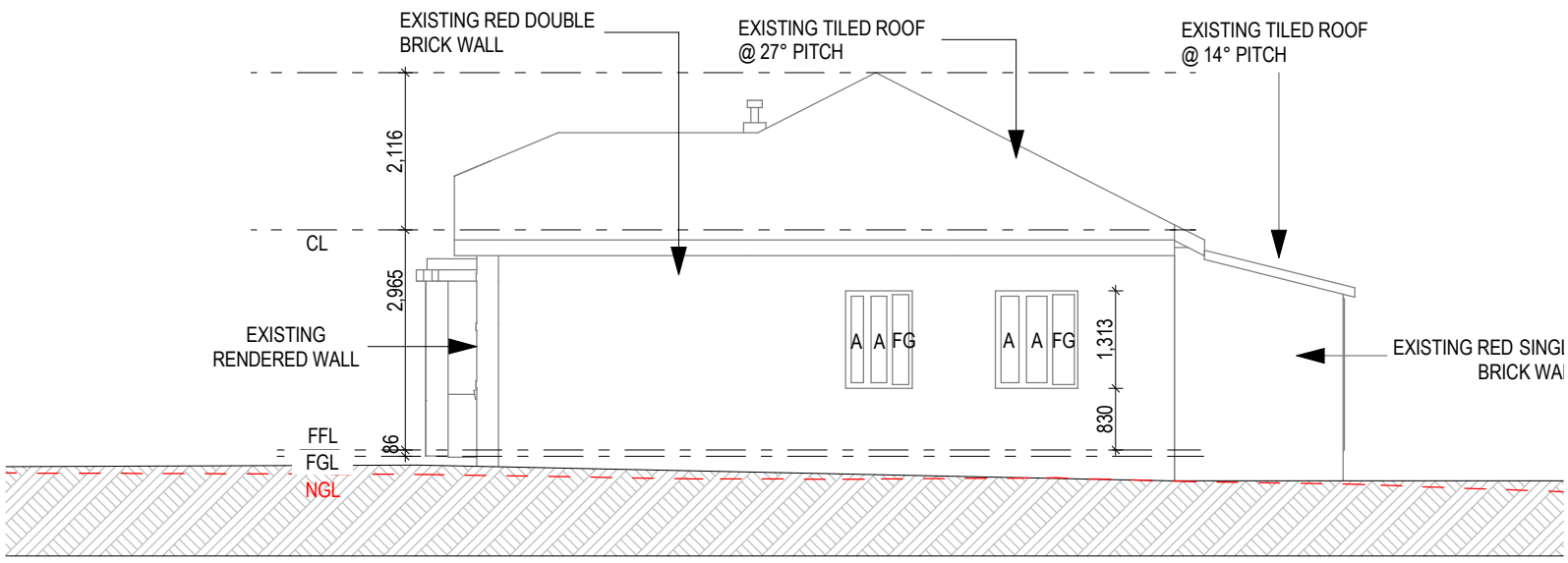
URBANIZE



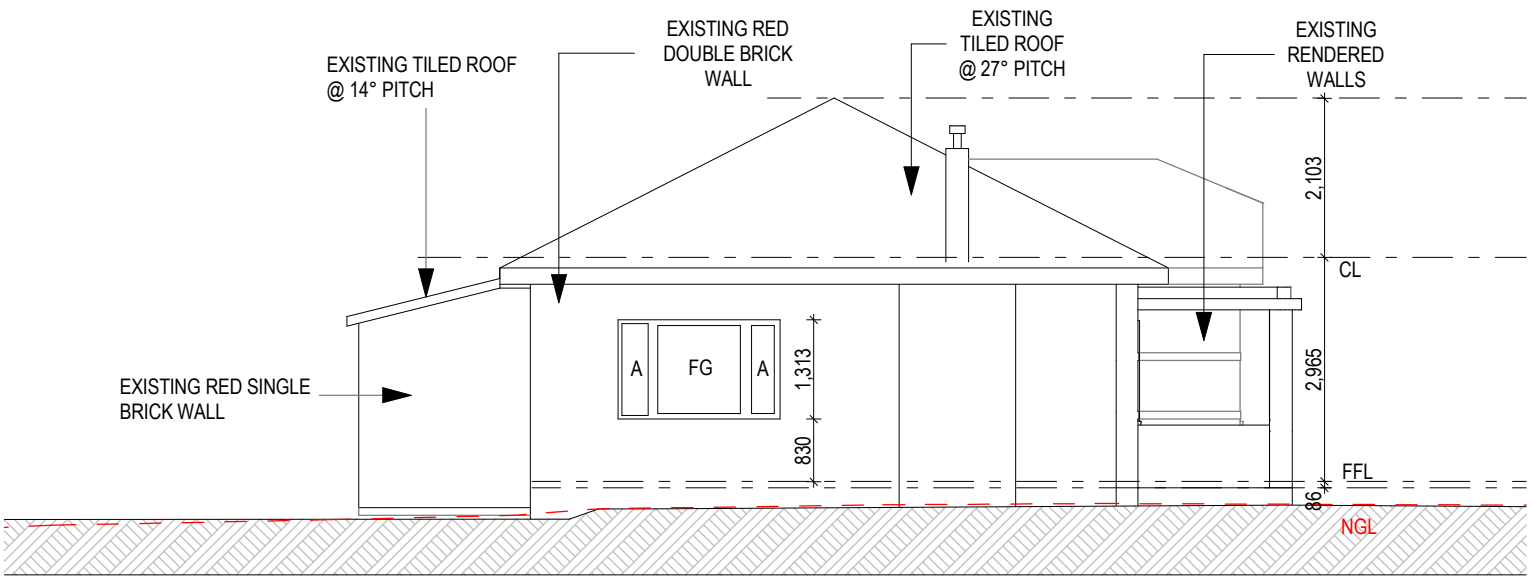
EXISTING NORTH EAST ELEVATION
Scale 1:100



EXISTING SOUTH WEST ELEVATION
Scale 1:100

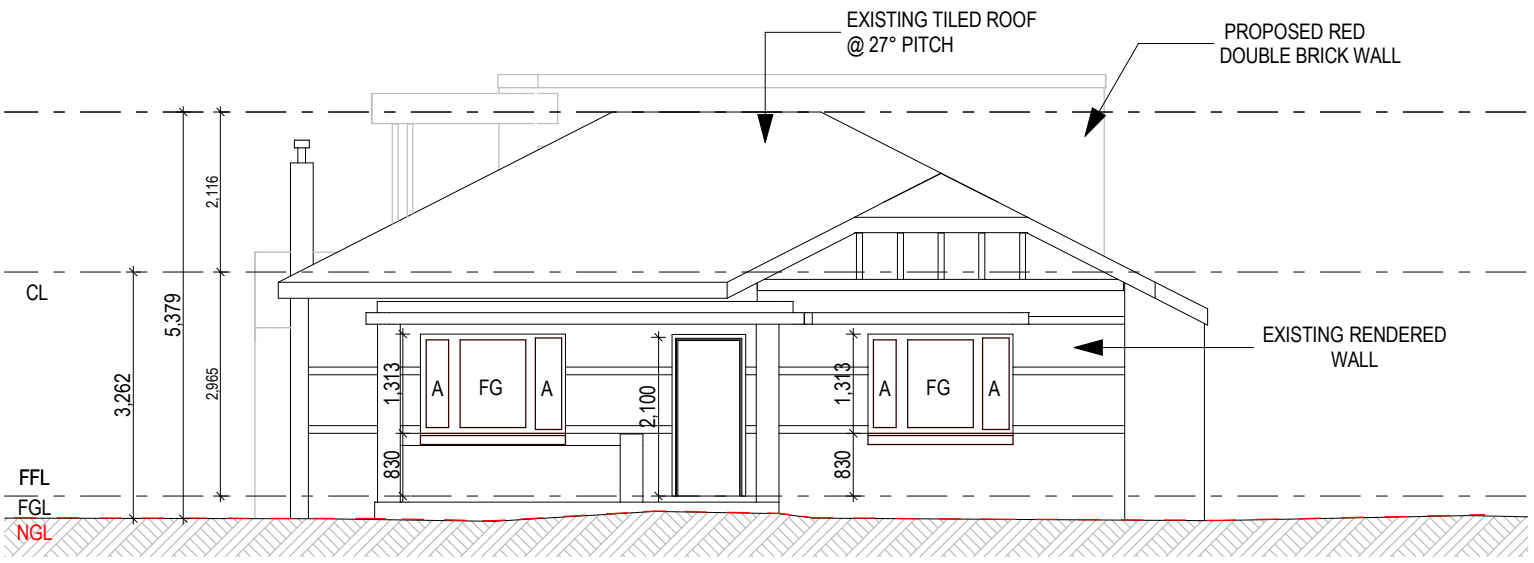


EXISTING NORTH WEST ELEVATION
Scale 1:100



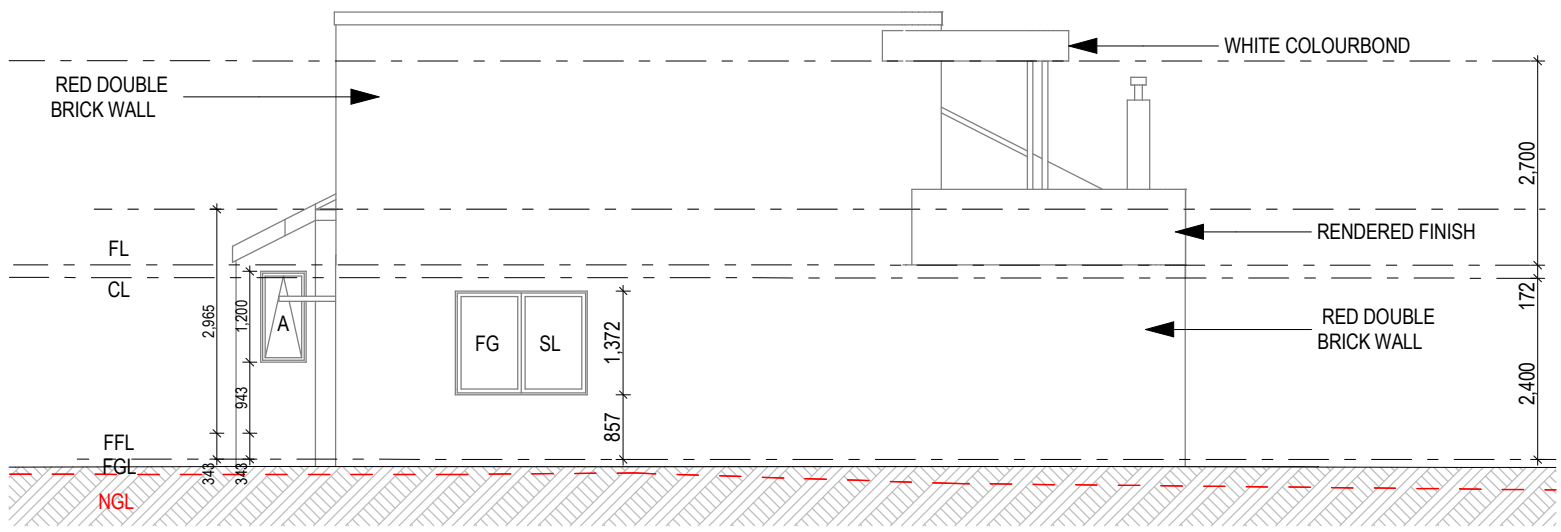
EXISTING SOUTH EAST ELEVATION
Scale 1:100





PROPOSED NORTH EAST ELEVATION

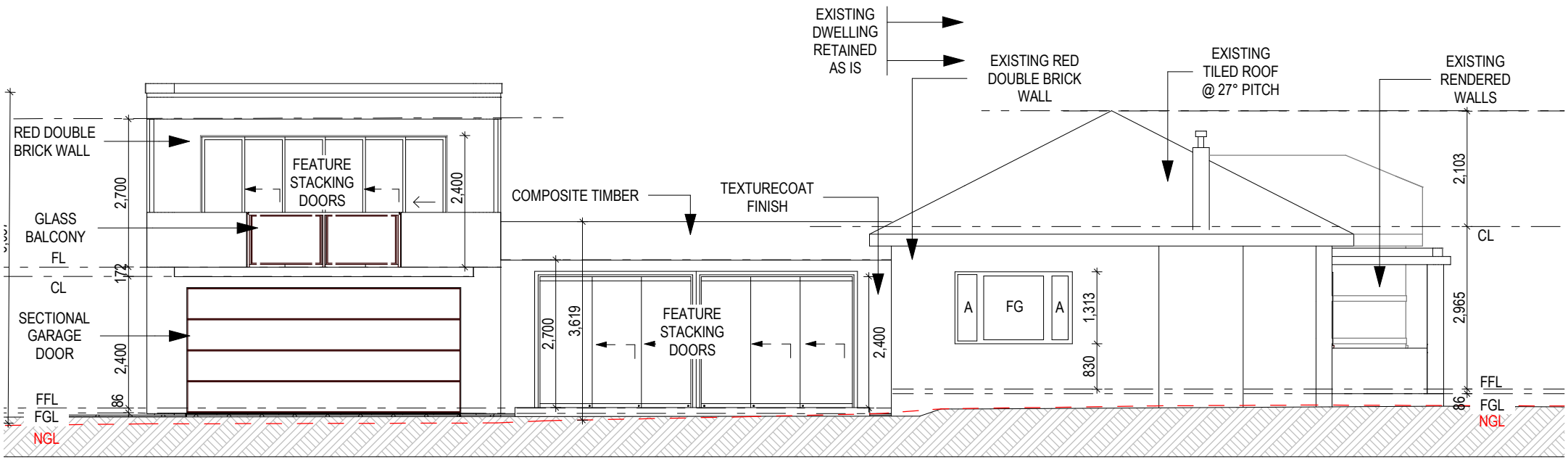
Scale 1:100



PROPOSED SOUTH WEST ELEVATION

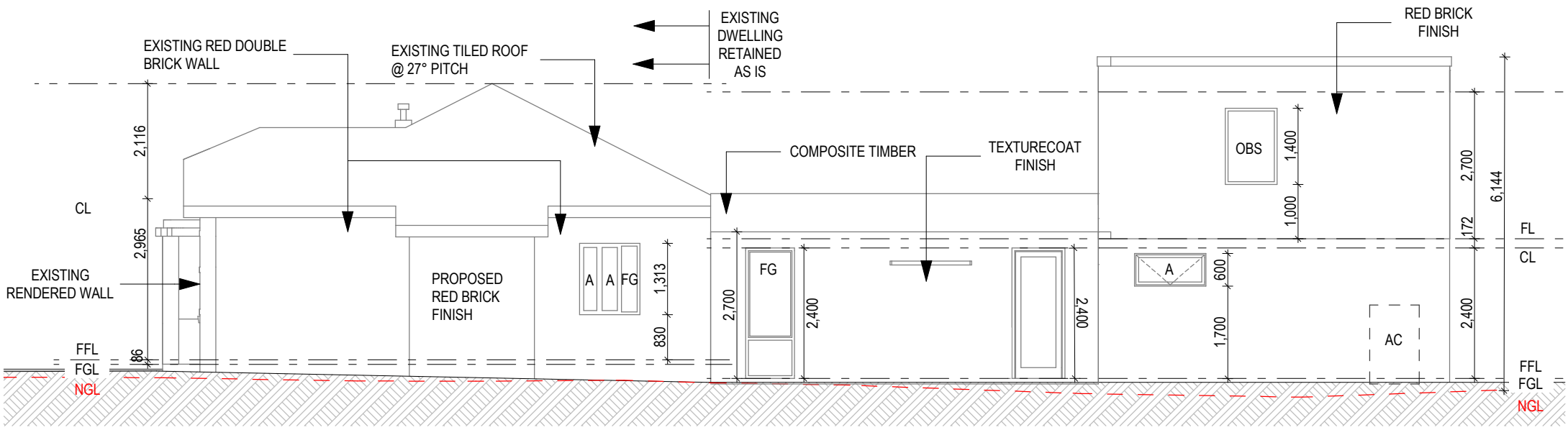
Scale 1:100





PROPOSED SOUTH EAST ELEVATION

Scale 1:100



PROPOSED NORTH WEST ELEVATION

Scale 1:100

PL-08 PROPOSED ELEVATIONS **HUGHES RESIDENCE** 31/03/2026 REV -2

PROPOSED ADDITIONS - 21 Collins Street

URBANIZE

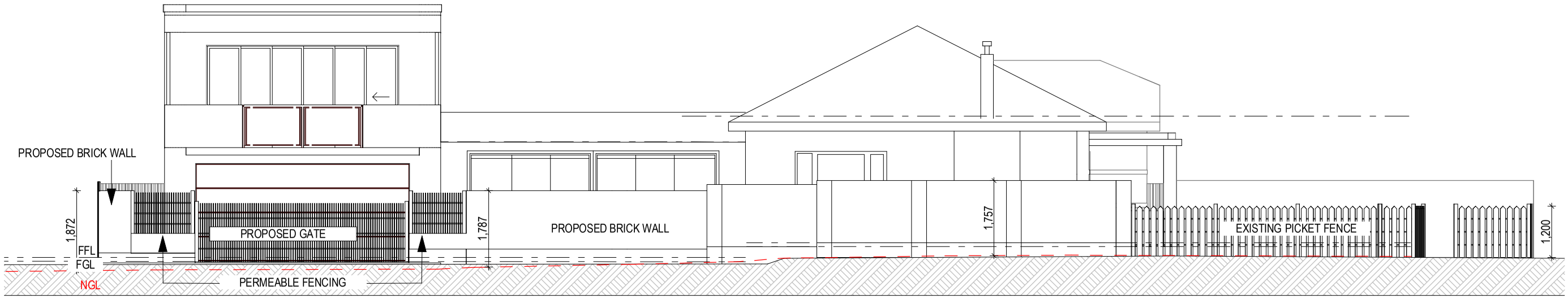
PL-09 DIVIDING FENCING

HUGHES RESIDENCE

PROPOSED ADDITIONS - 21 Collins Street

31/03/2026 REV -2

URBANIZE



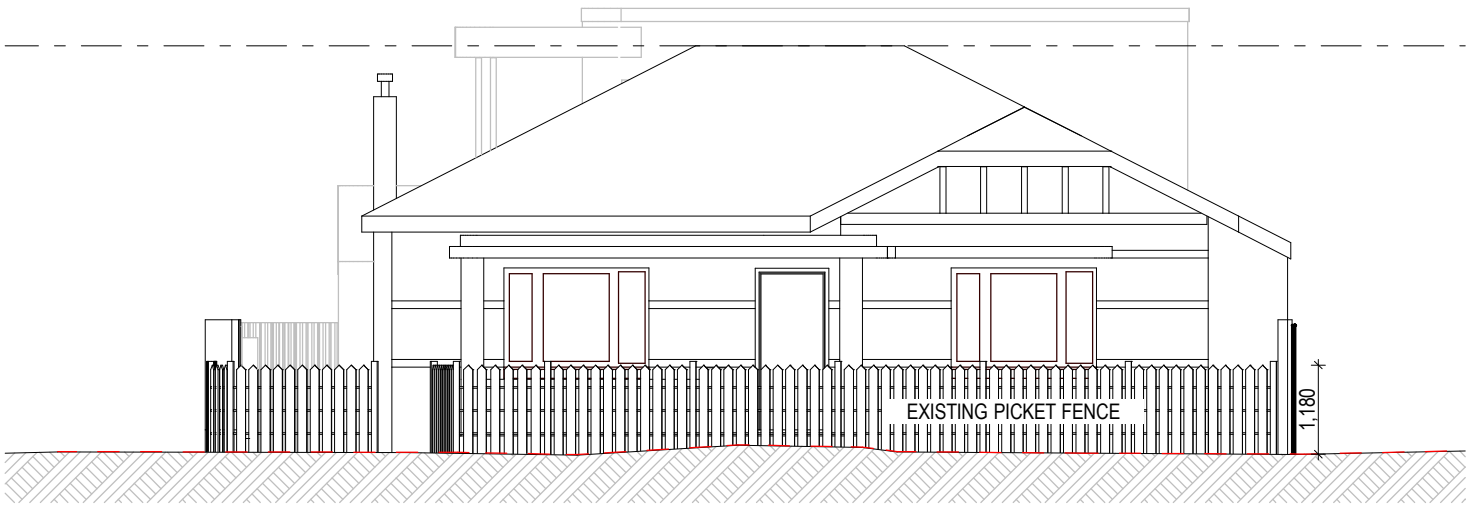
PROPOSED SOUTH EAST ELEVATION

Scale 1:100



PROPOSED NORTH WEST ELEVATION

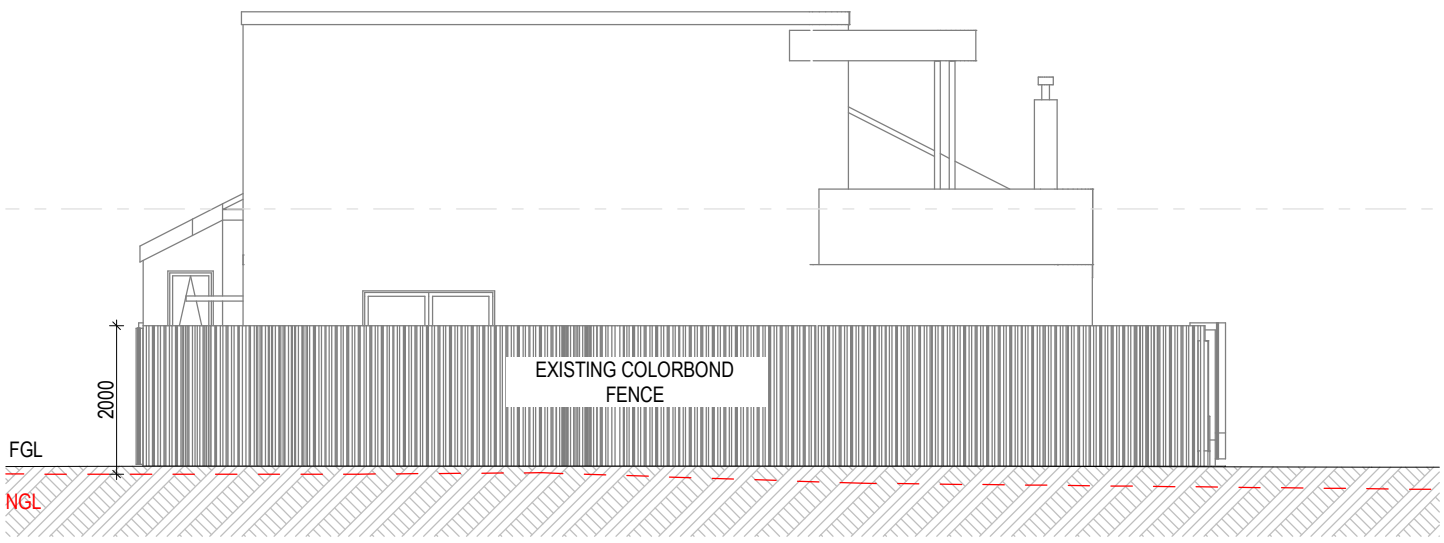
Scale 1:100



PROPOSED NORTH EAST ELEVATION

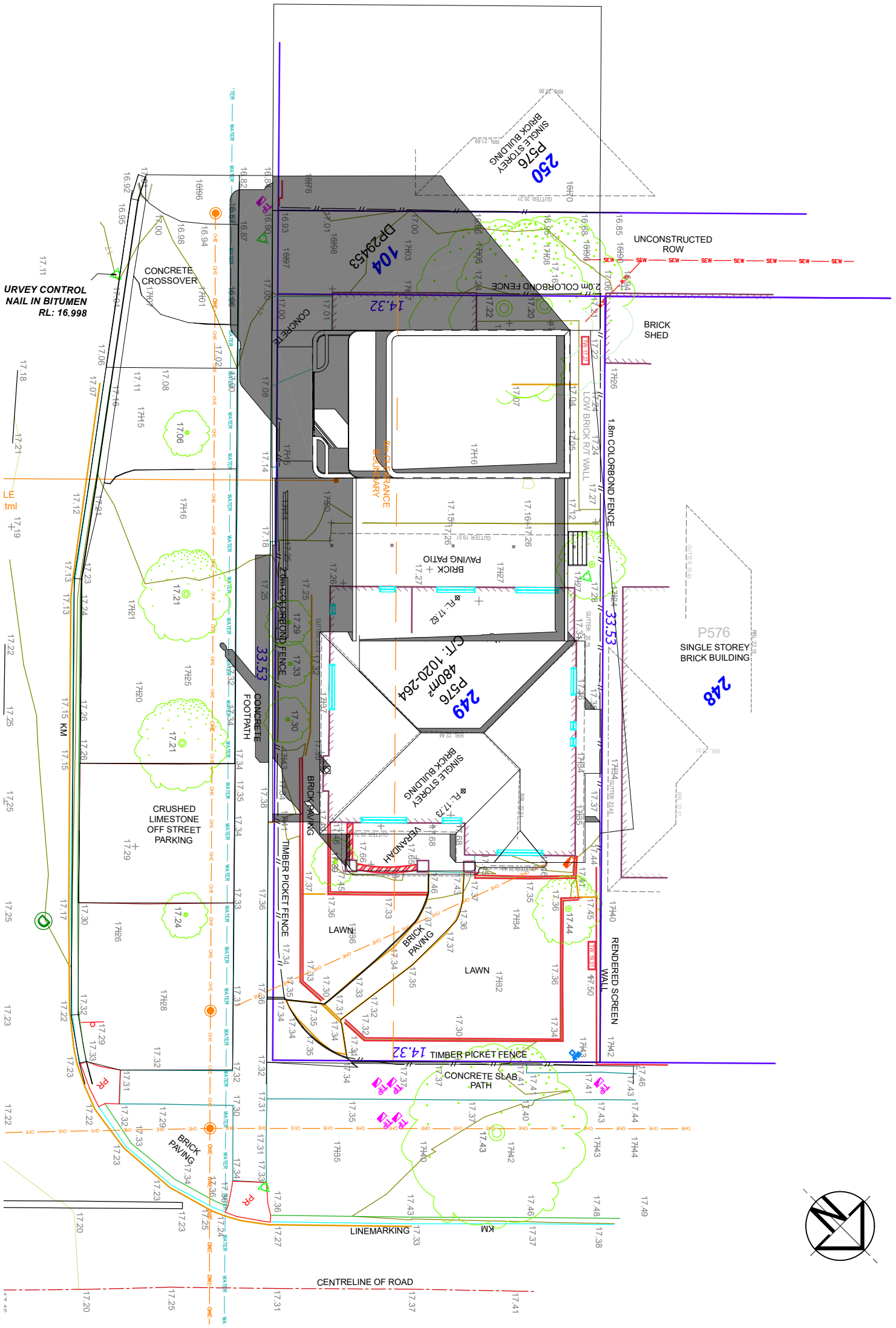
Scale 1:100

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