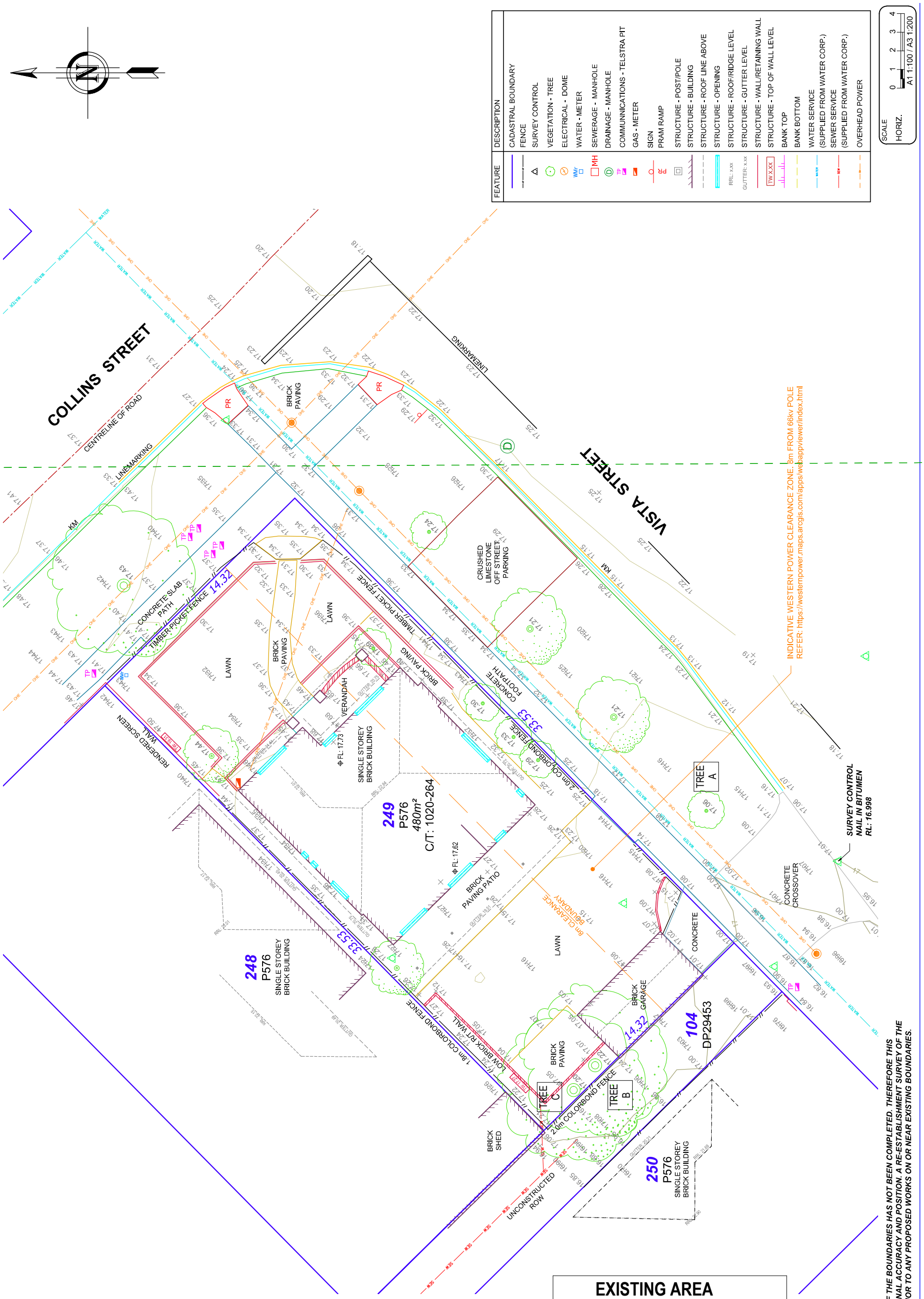
Planning Application



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



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
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

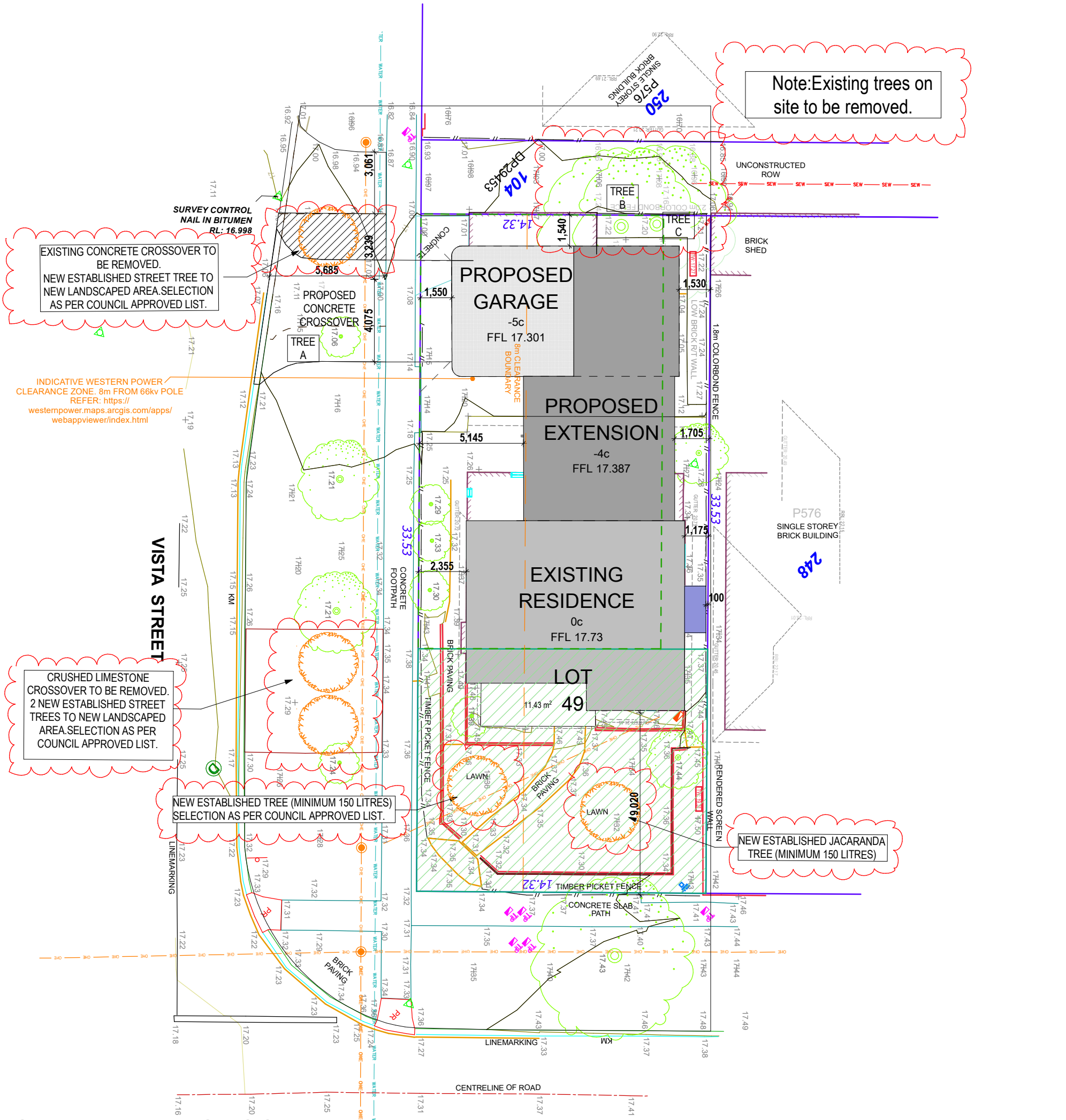
PL-01 EXISTING SITE PLAN | **HUGHES RESIDENCE** | 21/08/2026 REV - 4

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 the site to be removed. Three new established street trees, together with associated landscaping, and two established trees within the front lawn(min 150l) to be planted in accordance with the Council's approved species list.

	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

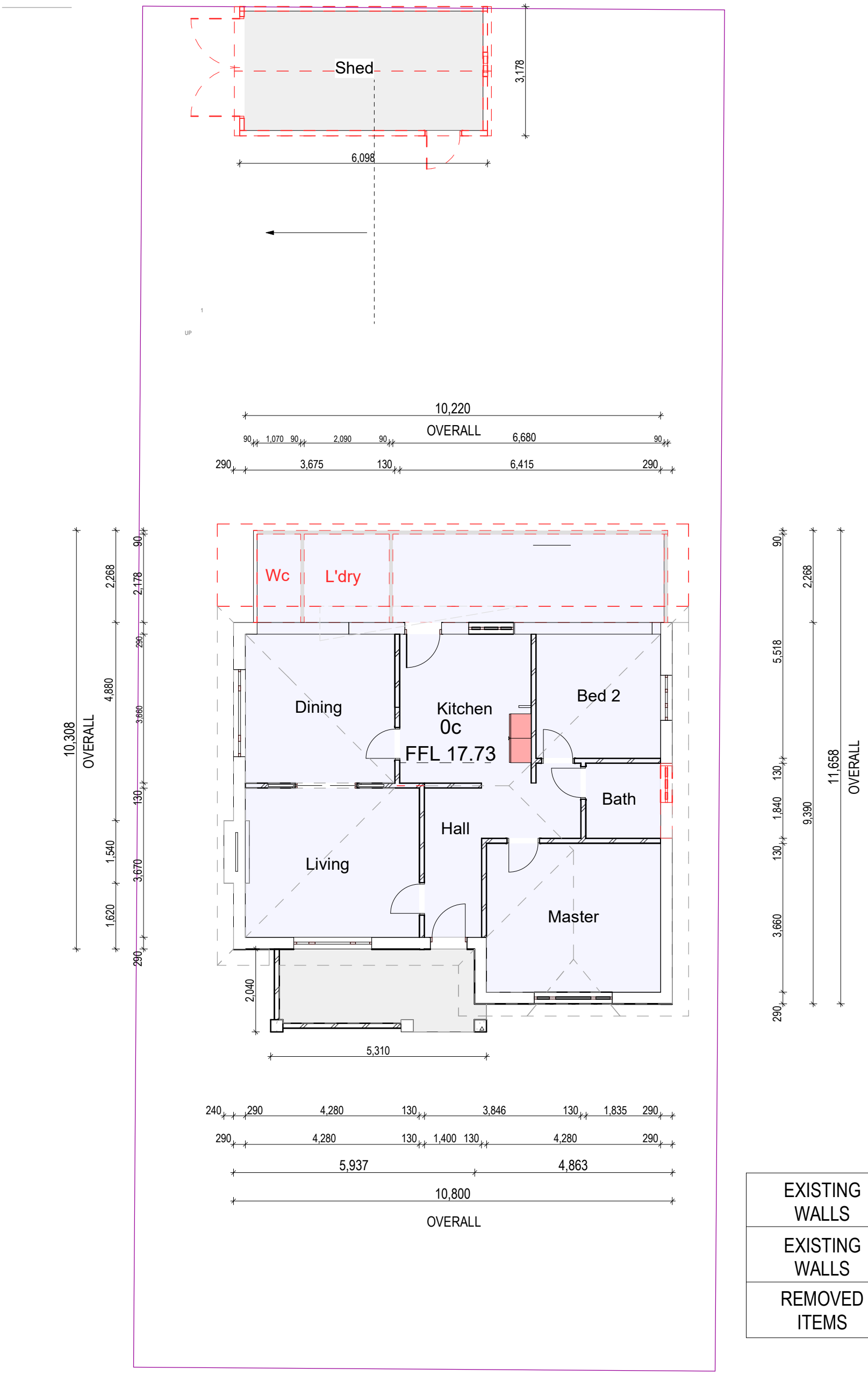
TREE A : LEMON MIRTLE
TREE B : JACARANDA
TREE C : EUCALYPUS

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** 21/08/2026 REV - 4

PROPOSED ADDITIONS - 21 Collins Street

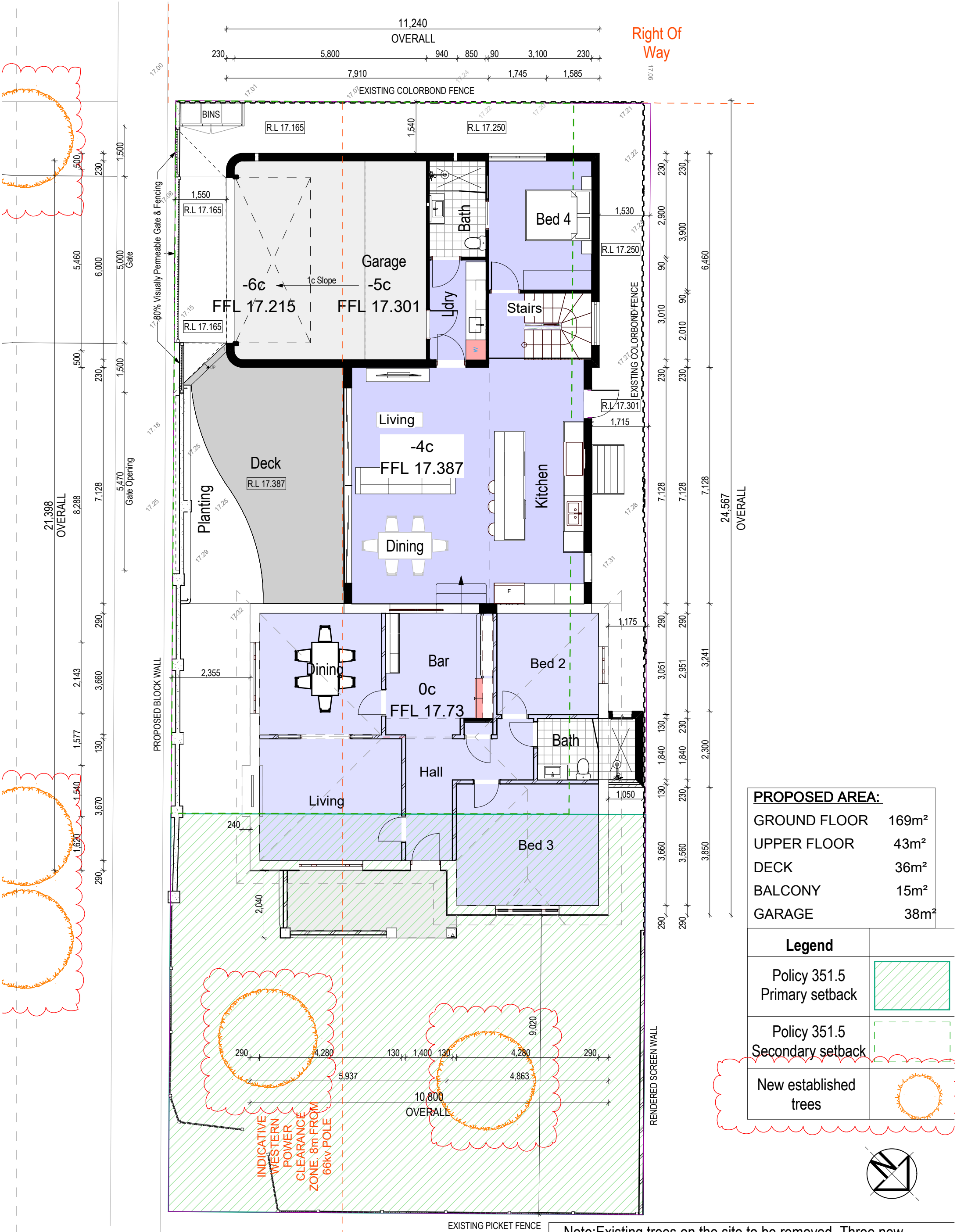
URBANIZE



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	
New established trees	

GROUND FLOOR - PROPOSED

Scale 1:100

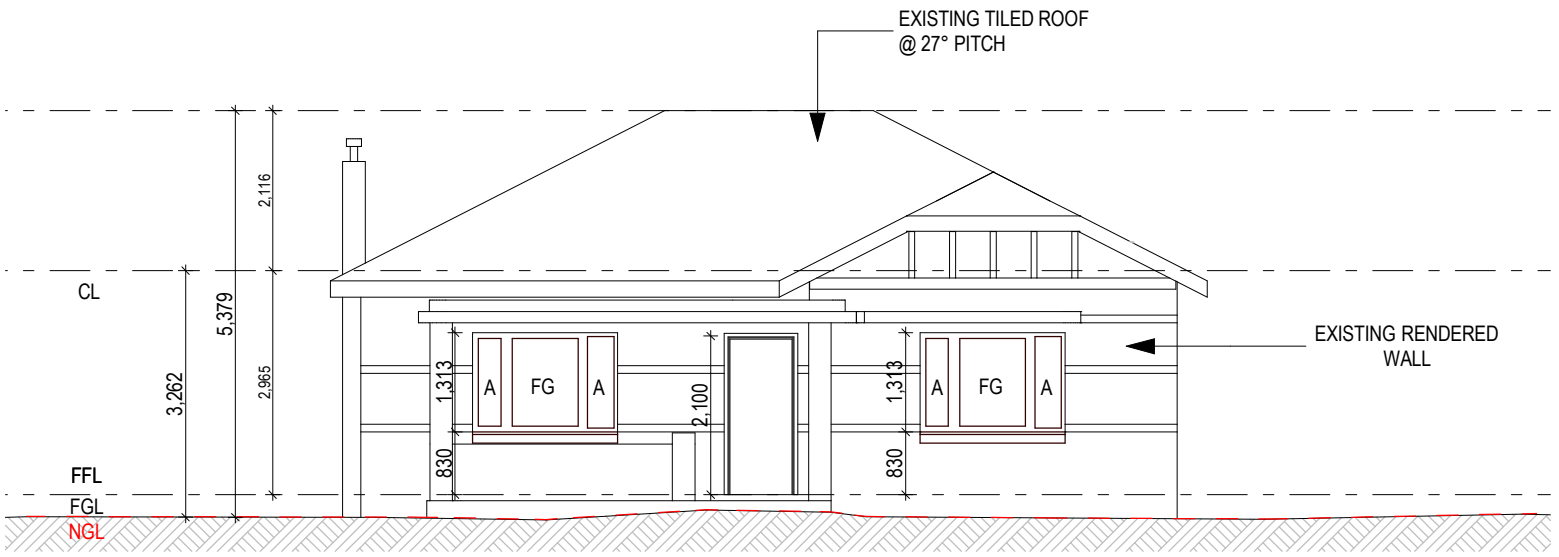
Note:Existing trees on the site to be removed. Three new established street trees, together with associated landscaping, and two established trees within the front lawn(min 150l) to be planted in accordance with the Council's approved species list.

P576
SINGLE STOREY
BRICK BUILDING
RRL: 21.69
16.70
20.21
GUTTER:
7.5m
Right Of Way
11,240
OVERALL
3,225
8,015
190
3,040
230
4,520
90
1,440
90
1,410
230
SCREENING TO 1650
ROOF OVER
Balcony
24-45SD
Master
26c
FFL 19.959
Ens
6,460
OVERALL
6,080
4,500
750
190
230
750
967
90
2,843
90
2,010
230
3,175
950
2,335
3,230
520
950
1,605
950
3,985
190
3,040
230
4,520
90
510
90
2,340
230
3,230
8,010
11,240
7.5m
FALL
BOX GUTTER
ROOF @ 14° PITCH
ROOF @ 27° PITCH
ROOF @ 27° PITCH
ROOF @ 27° PITCH
INDICATIVE WESTERN POWER CLEARANCE ZONE. 8m FROM 66kv POLE

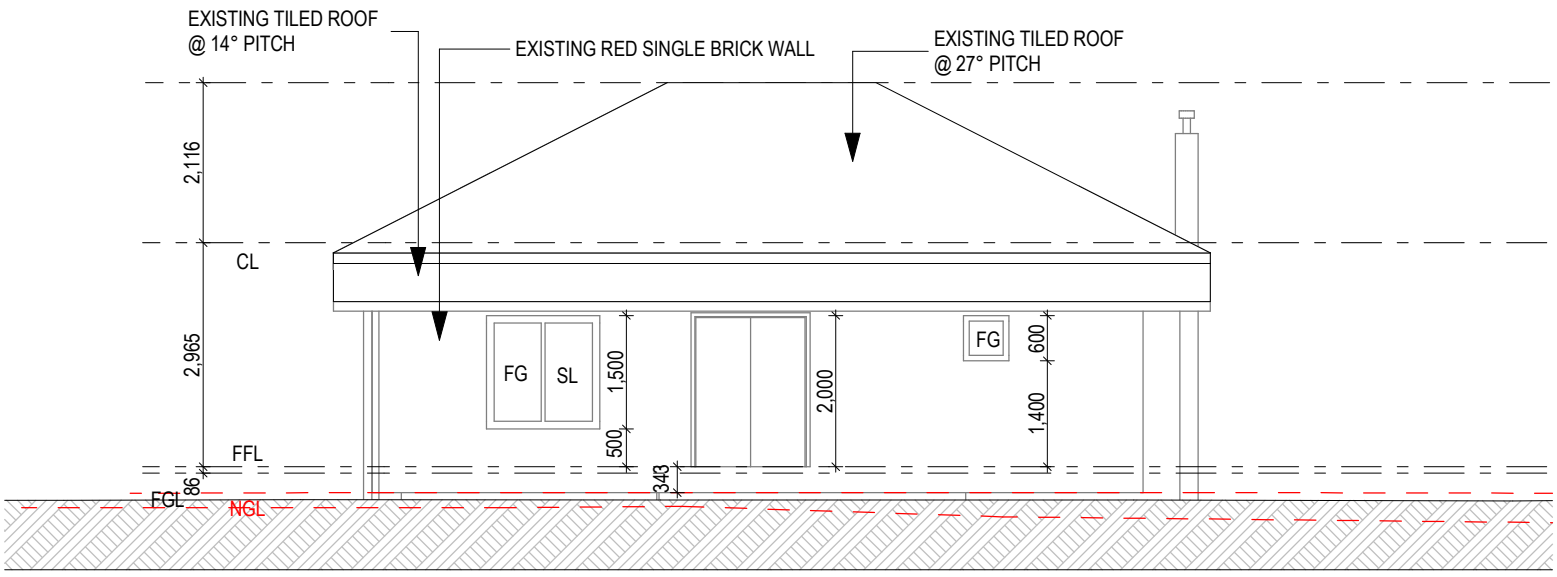
PROPOSED AREA:	
GROUND FLOOR	169m²
UPPER FLOOR	43m²
DECK	36m²
BALCONY	15m²
GARAGE	38m²

UPPER FLOOR - PROPOSED

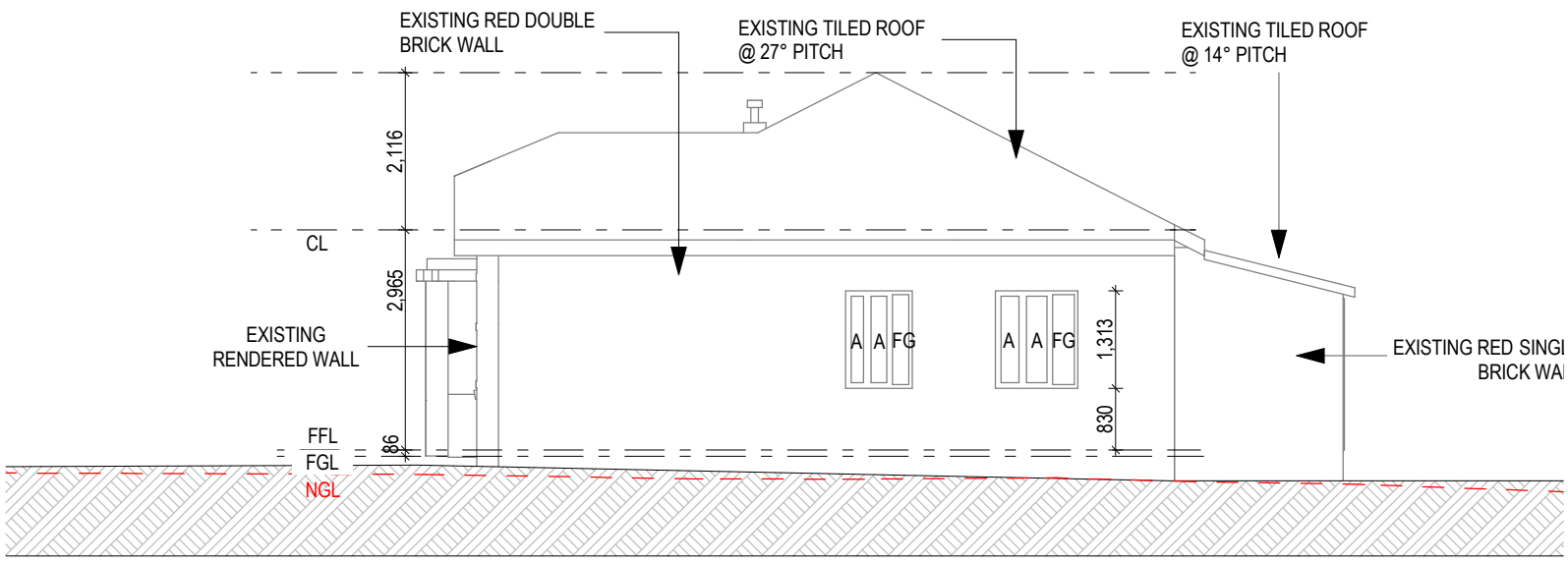
Scale 1:100



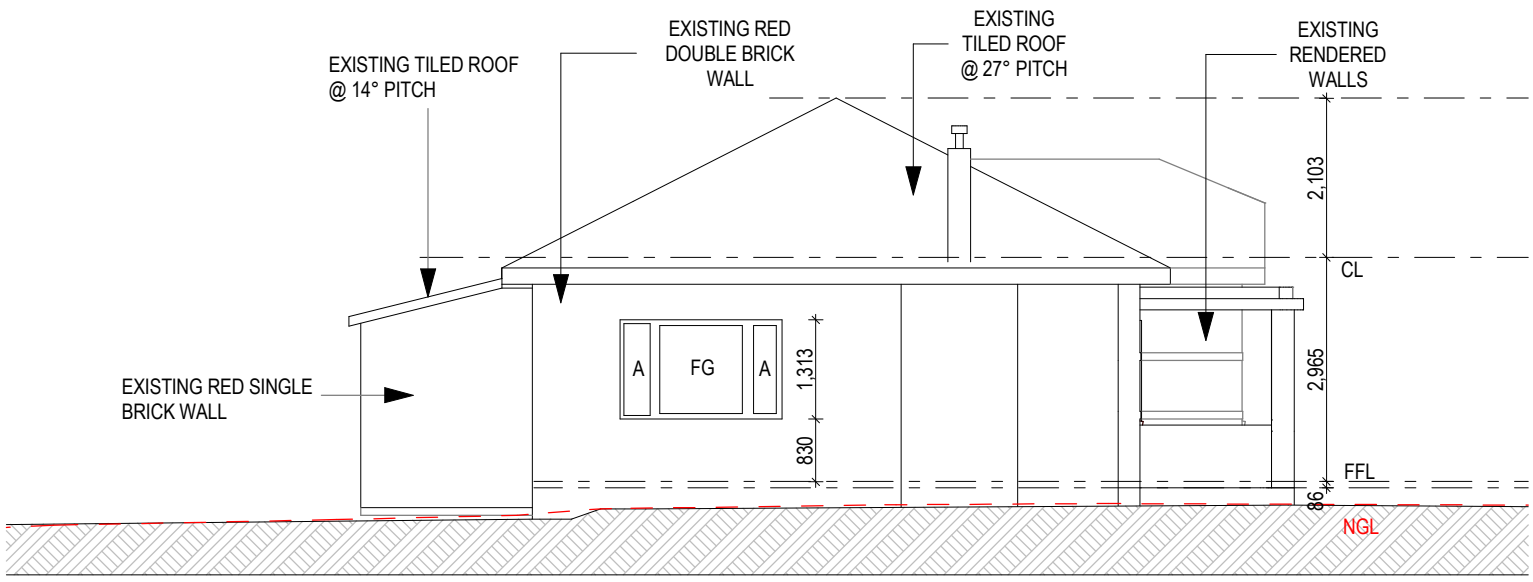
EXISTING NORTH EAST ELEVATION
Scale 1:100



EXISTING SOUTH WEST ELEVATION
Scale 1:100

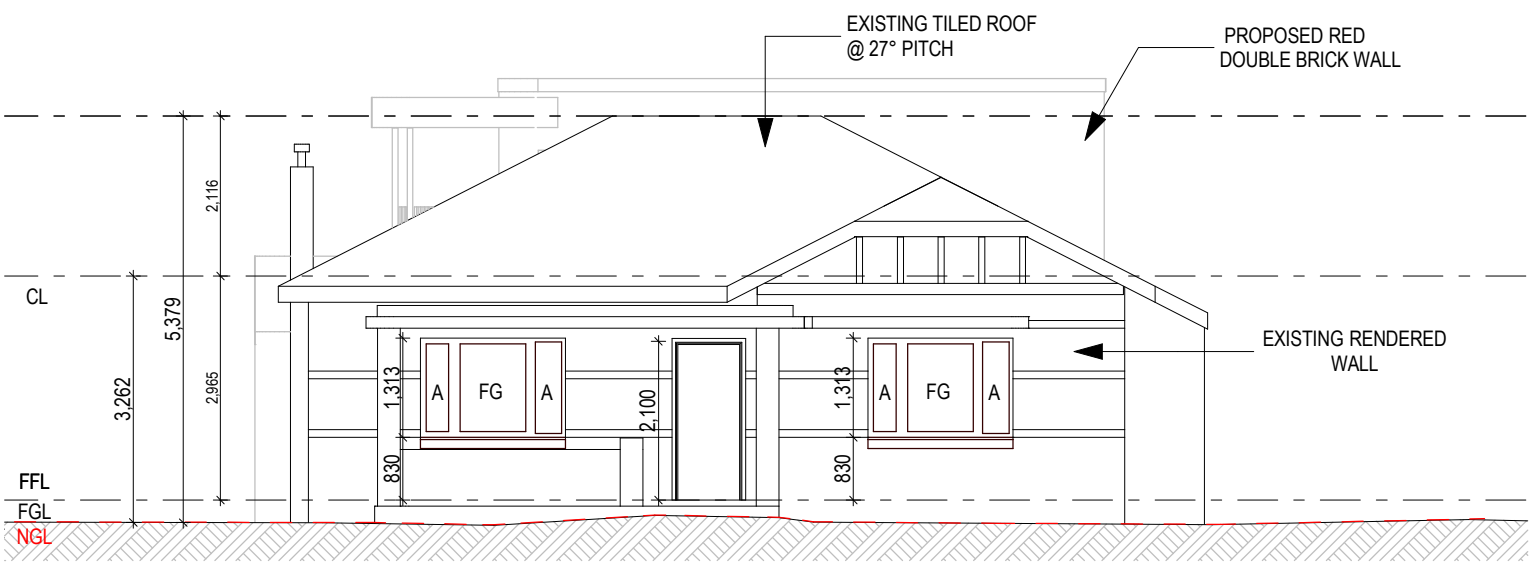


EXISTING NORTH WEST ELEVATION
Scale 1:100



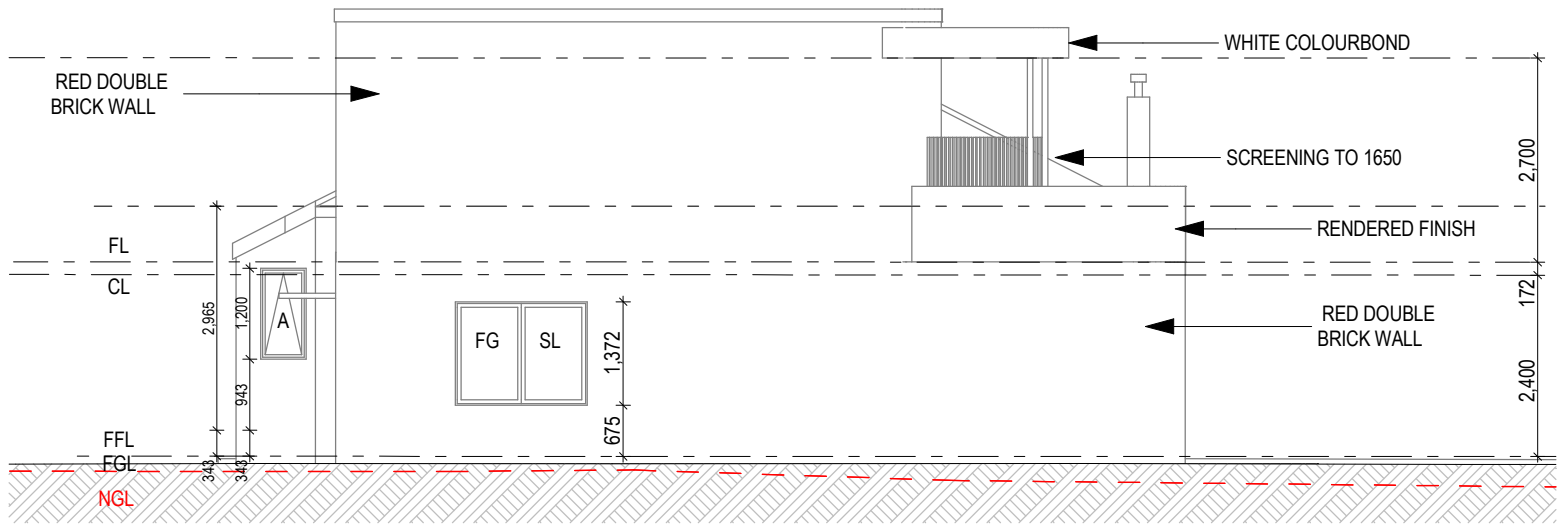
EXISTING SOUTH EAST ELEVATION
Scale 1:100





PROPOSED NORTH EAST ELEVATION

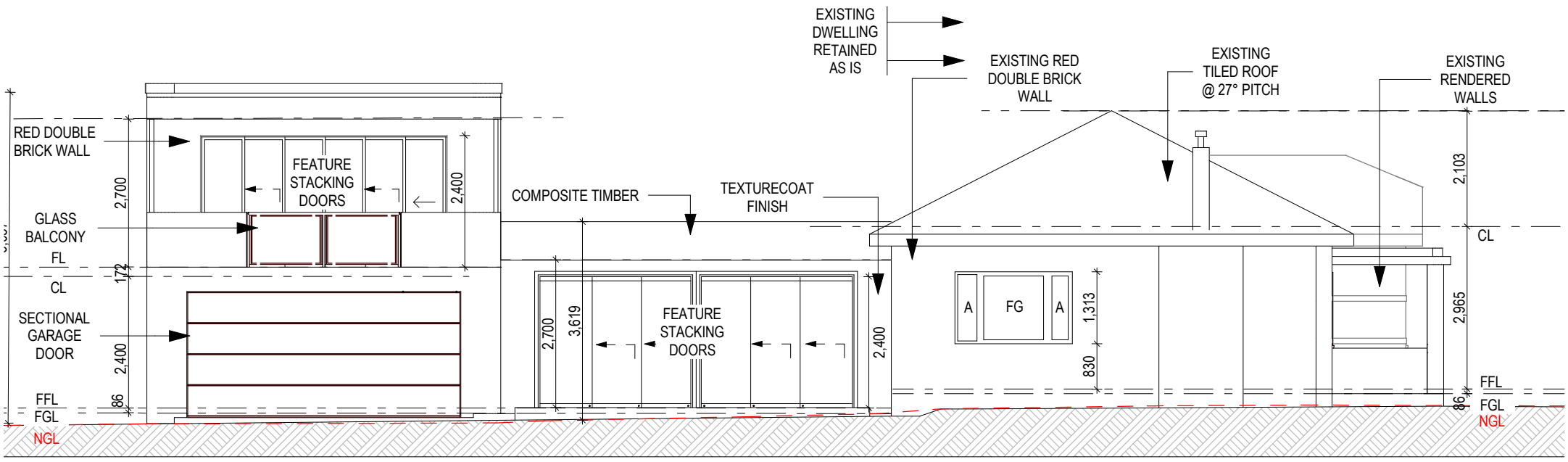
Scale 1:100



PROPOSED SOUTH WEST ELEVATION

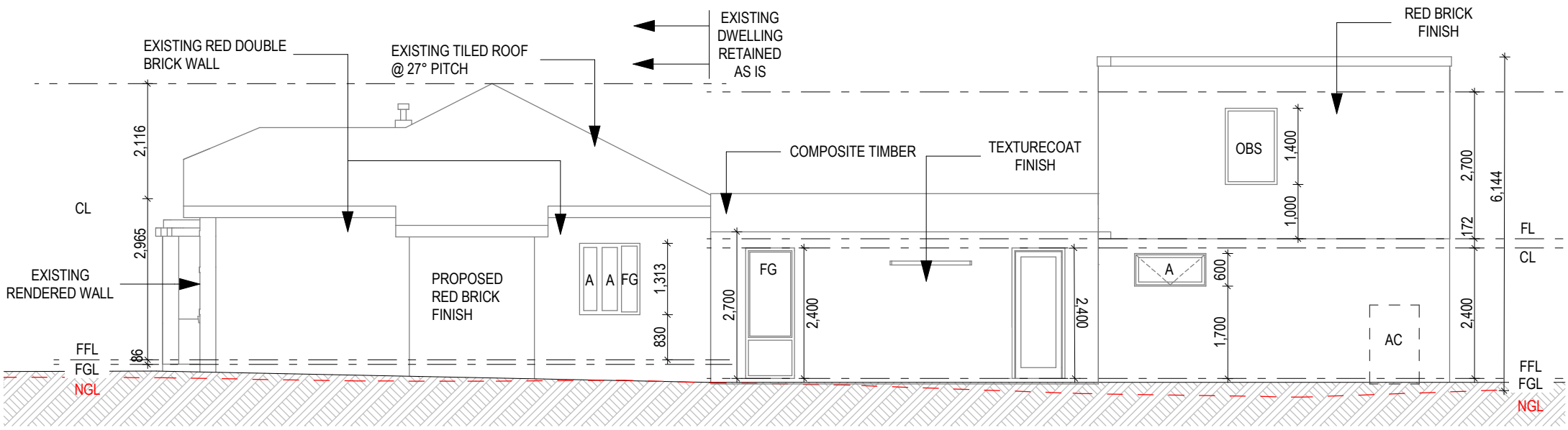
Scale 1:100





PROPOSED SOUTH EAST ELEVATION

Scale 1:100



PROPOSED NORTH WEST ELEVATION

Scale 1:100

PL-08 PROPOSED ELEVATIONS **HUGHES RESIDENCE** 21/08/2026 REV - 4

PROPOSED ADDITIONS - 21 Collins Street

URBANIZE

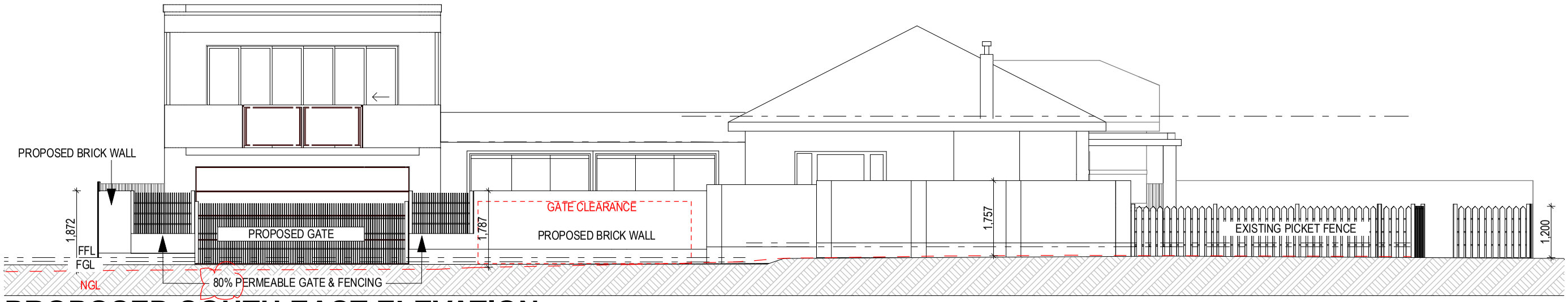
PL-09 DIVIDING FENCING

HUGHES RESIDENCE

PROPOSED ADDITIONS - 21 Collins Street

21/08/2026 REV - 4

URBANIZE



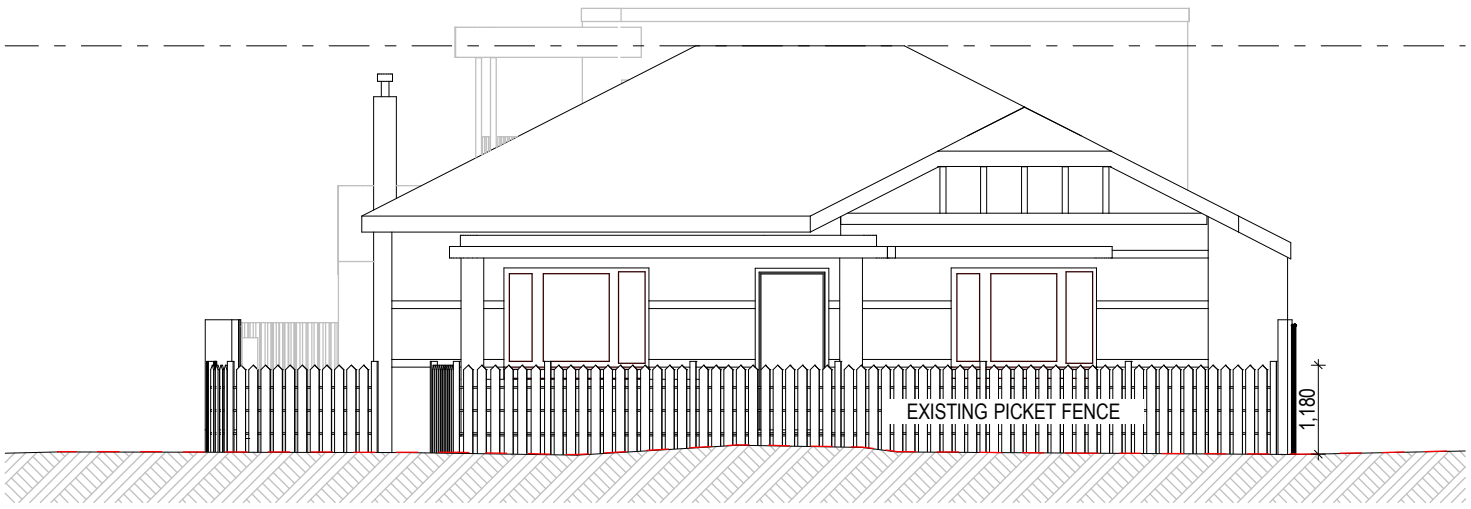
PROPOSED SOUTH EAST ELEVATION

Scale 1:100



PROPOSED NORTH WEST ELEVATION

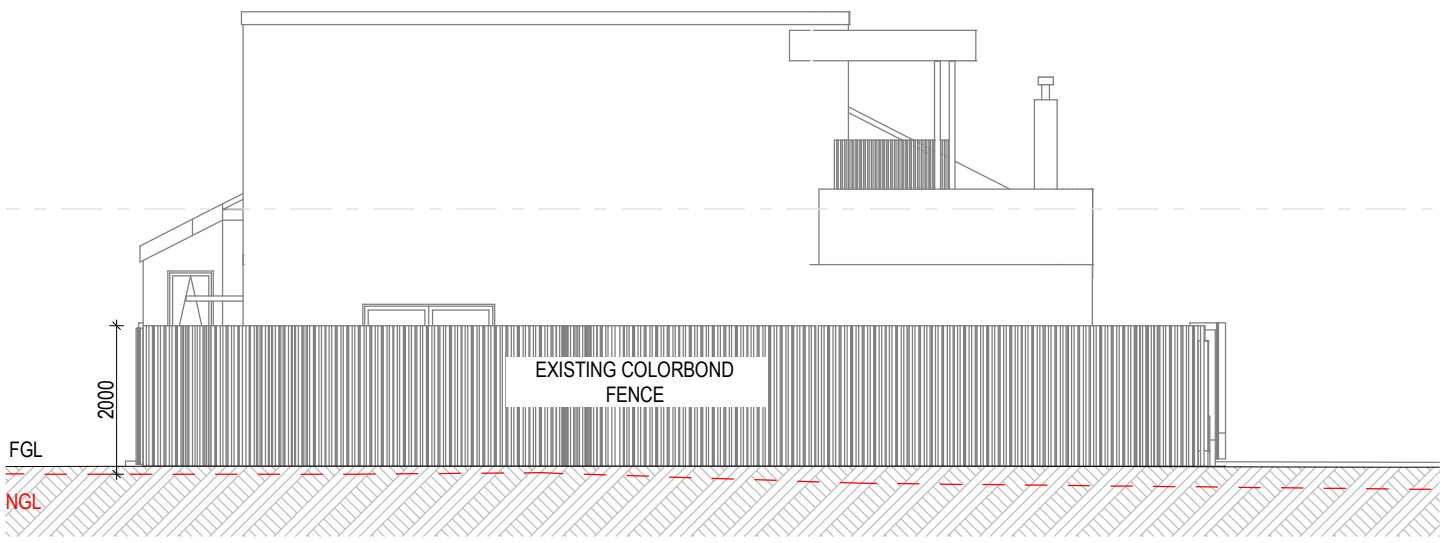
Scale 1:100



PROPOSED NORTH EAST ELEVATION

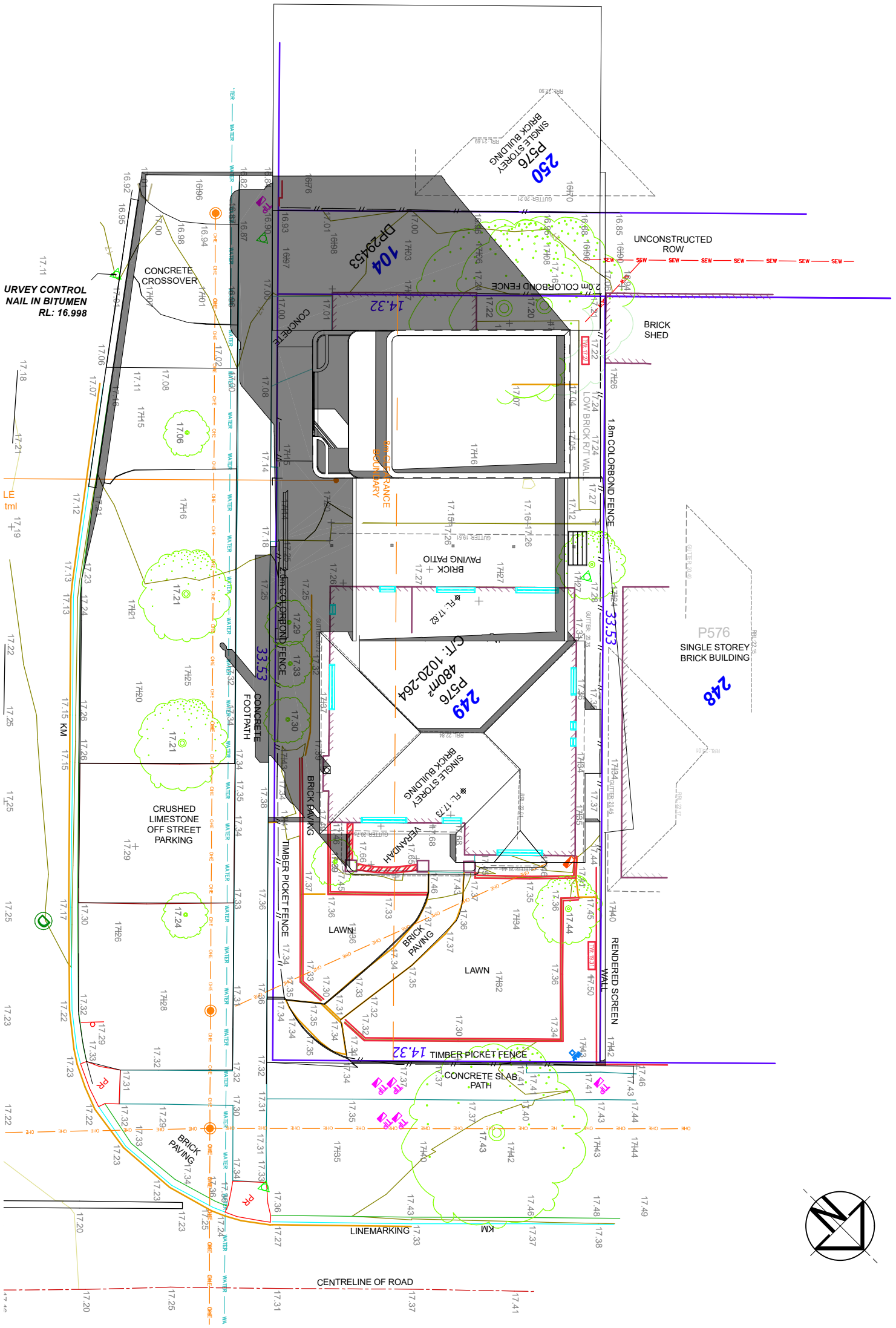
Scale 1:100

Front facade compliant 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