



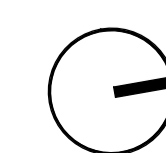
PROJECT:

26 JENKINS STREET
NORTHCOTE

TOWN PLANNING ISSUE

SHEET INDEX

SHEET No.	SHEET NAME
TP.00	COVER SHEET
TP.01	SITE CONTEXT PLAN
TP.02	URBAN CONTEXT REPORT
TP.03	DESIGN RESPONSE PLAN
TP.04	BASEMENT PLAN
TP.05	GROUND FLOOR PLANS
TP.06	FIRST FLOOR PLANS
TP.07	STREETSCAPES
TP.08	ELEVATIONS
TP.09	GARDEN AREA PLAN & PERMEABILITY
TP.10	PROPOSED SHADOWPLANS 1
TP.11	PROPOSED SHADOWPLANS 2
TP.12	ROOF & WSUD PLAN
TP.13	ISOMETRIC SHADOWPLANS 1
TP.14	ISOMETRIC SHADOWPLANS 2
TP.15	WINTER SOLSTICE ISOMETRIC SHADOWS





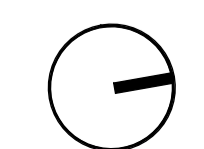
SUBJECT SITE AERIAL IMAGE
SCALE NTS



- 1 STOREY
- 2 STOREY
- 3+ STOREY
- EXISTING STREET TREE(S)
- EXISTING TREE(S) ON SITES
- FRONT SETBACK(S)

SITE CONTEXT PLAN
SCALE 1 : 200

REV	DATE	DETAIL	SIGN
A	24.08.2022	CONCEPT PRESENTATION	VD
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TP	14.09.2022	TOWN PLANNING SUBMISSION	DV
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D	01.03.2023	INCLUSIONS AS PER COUNCIL LETTER 22.02.23	DV





NORTHCOTE HIGH SCHOOL
2.5KM FROM SUBJECT SITE

ALL NATIONS PARK

SANTA MARIA COLLEGE
1.5KM FROM SUBJECT SITE

---○--- BUS ROUTE/ STOP

LOCAL CONTEXT PLAN
400(M) RADIUS N.T.S.

THE SITE

THE 825M² SITE IS LOCATED AT 26 JENKINS STREET, NORTHCOTE WHICH IS CURRENTLY OCCUPIED BY A SINGLE STOREY WEATHERBOARD DWELLING.

THE SITE HAS EXISTING VEHICULAR ACCESS VIA JENKINS STREET.

THE SITE HAS A SLOPE OF APPROX. 860MM FALLING FROM NORTH TO SOUTH.

OPPORTUNITY

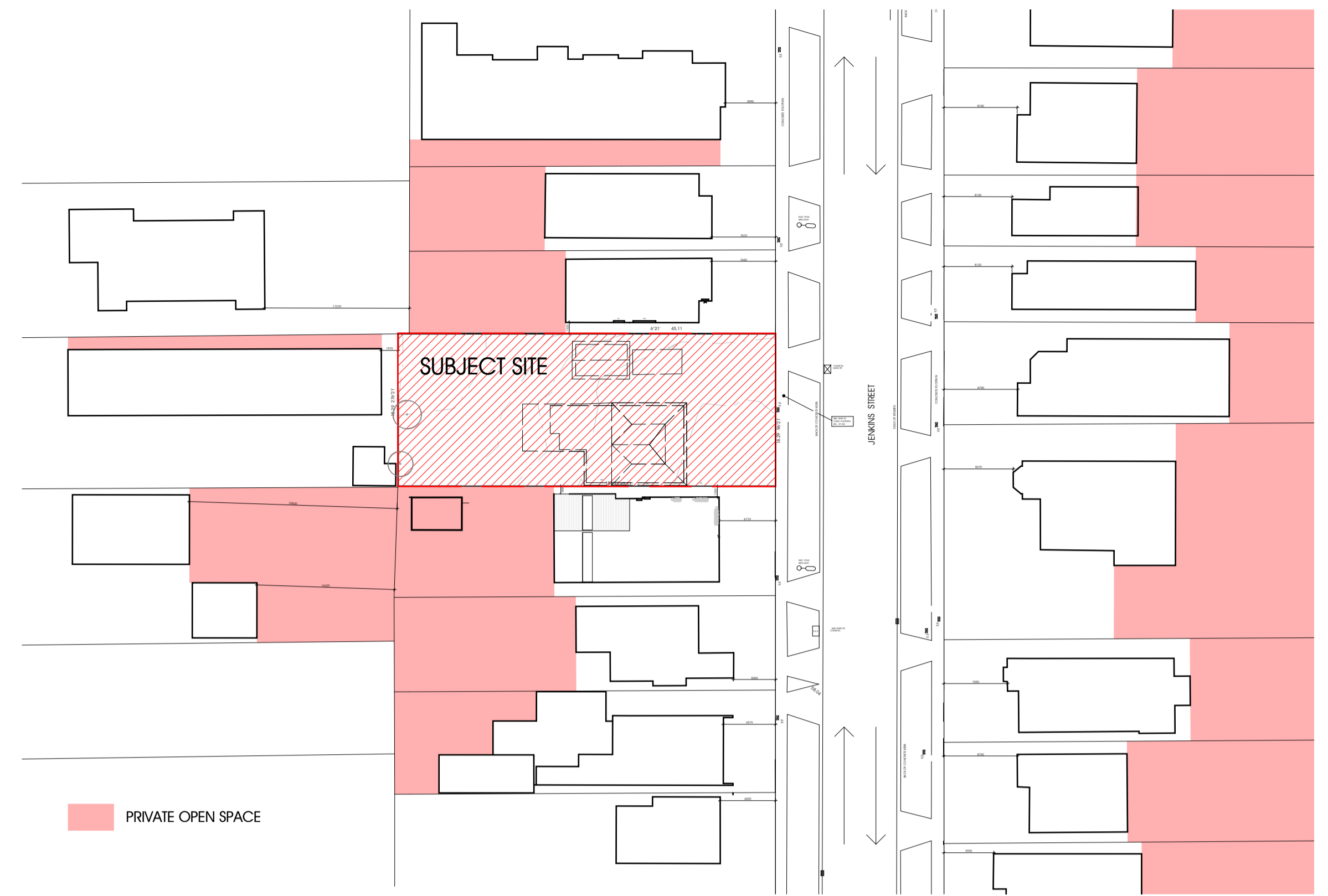
AN OPPORTUNITY PRESENTS IN THE FORM OF UTILIZING UNDERUSED LAND IN AN AREA WHICH IS EXTREMELY CLOSE TO ALL AMENITIES AND SERVICES AN INNER CITY FRINGE NEIGHBOURHOOD PROVIDES.

THE SITE ALLOWS A CONSIDERED CONTEMPORARY DESIGN TO ALIGN WITH THE EVOLVING CHARACTER OF MELBOURNE'S INNER FRINGE SUBURBS.

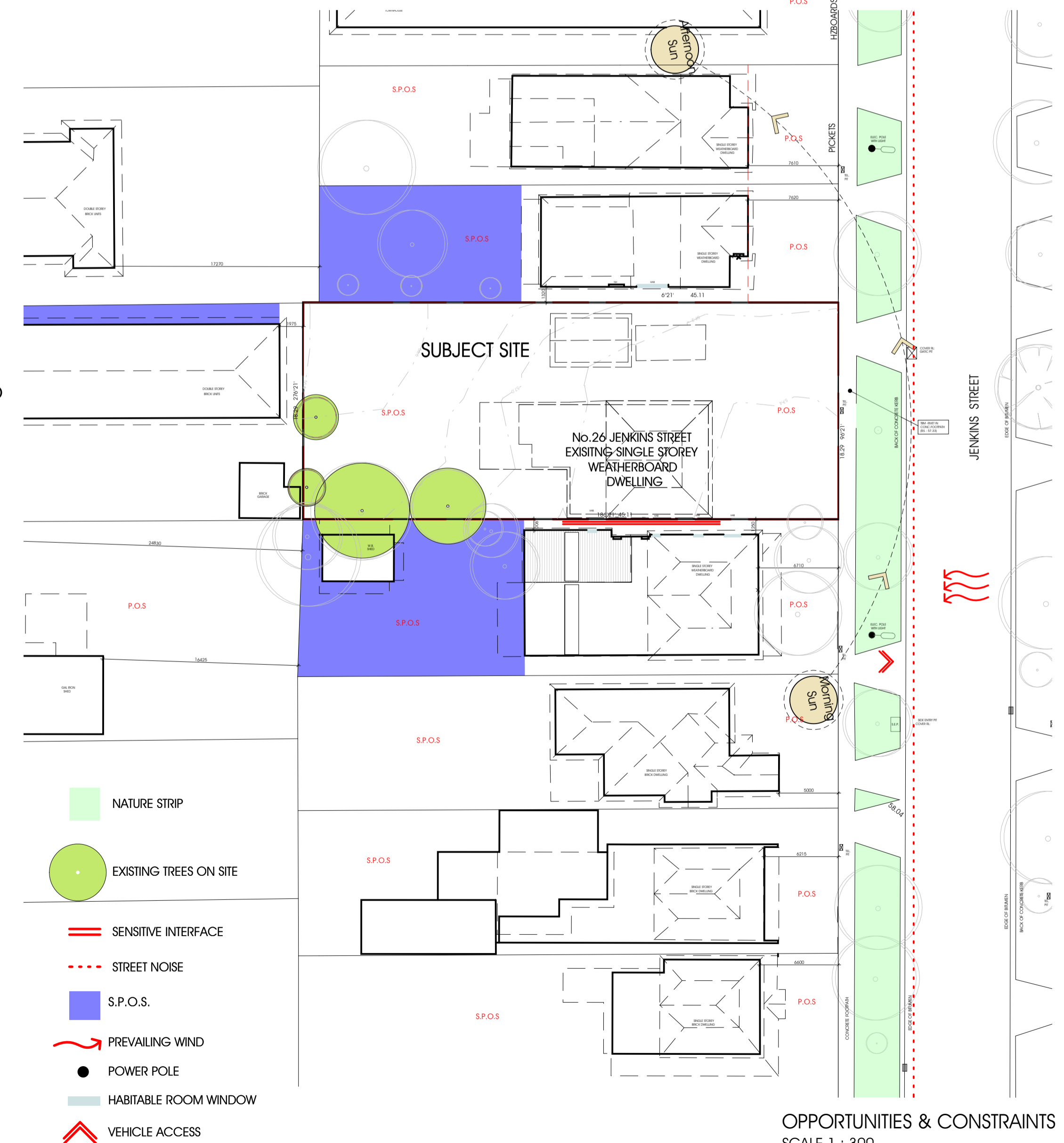
PROPOSAL

A CONTEMPORARY DUAL OCCUPANCY DEVELOPMENT WITH AMPLE OFF STREET PARKING HAS BEEN PROPOSED.

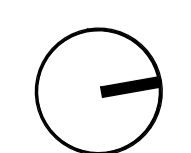
ALL PLANNING ZONE REQUIREMENTS HAVE BEEN TAKEN INTO ACCOUNT REGARDING HEIGHTS, SETBACKS AND OVERLOOKING/ SHADOWING. ALLOWING ACCEPTABLE DENSITY TO A SUBURB REQUIRING INFILL DEVELOPMENT, CLOSE TO ALL FORMS OF PUBLIC TRANSPORT AND AMENITIES ALLOWING TO A VIBRANT INNER FRINGE SUBURB.



SITE CONTEXT PLAN A
SCALE 1 : 500



OPPORTUNITIES & CONSTRAINTS
SCALE 1 : 300



AREA ANALYSIS

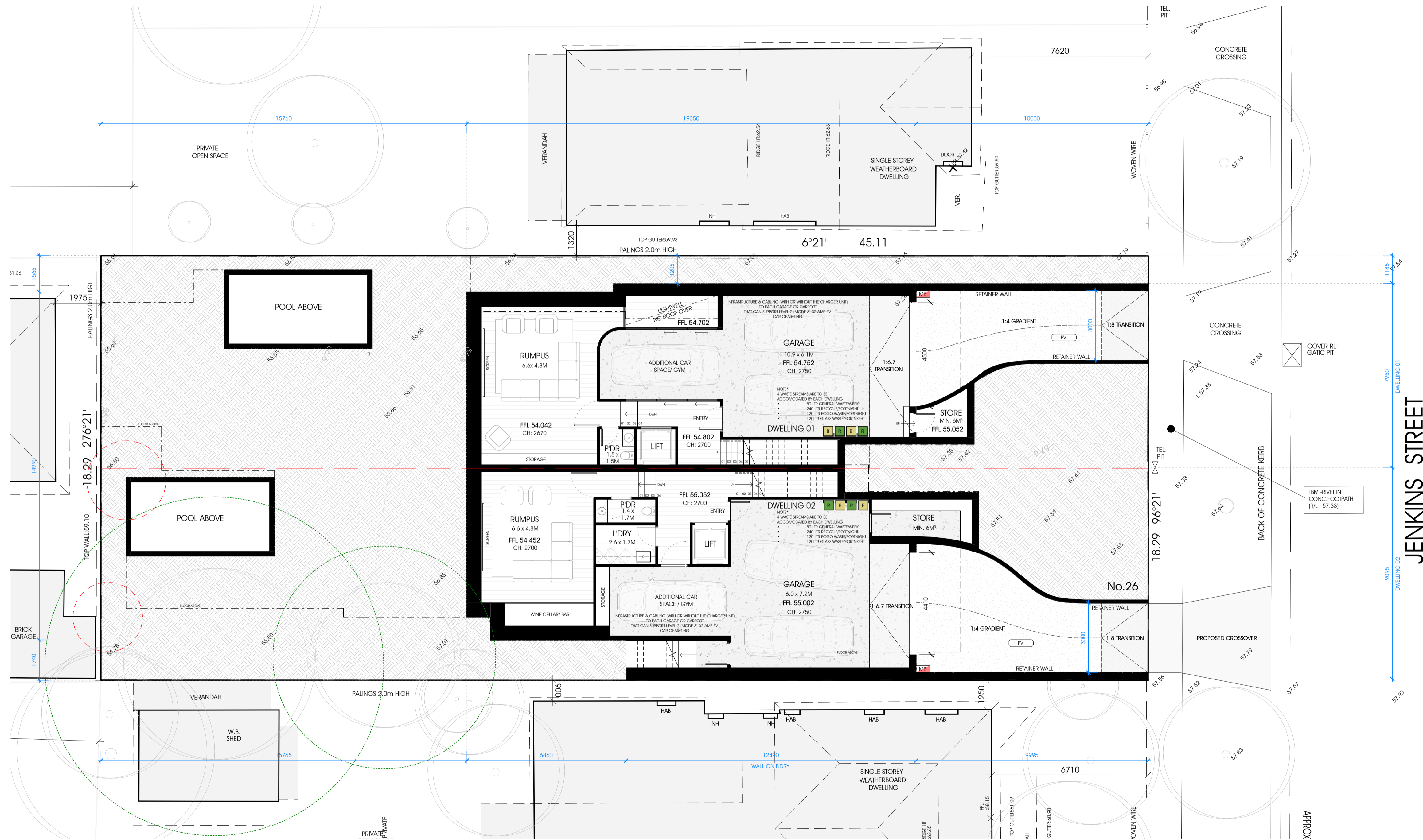
TOTAL SITE AREA				825m ²
AREA	MP	SQUARES	PERCENTAGE	
DWELLING 1				
BASEMENT GARAGE	71.3	7.7		
BASEMENT LIVING	69.4	7.5		
GROUND LIVING	203.7	21.9		
PORCH	6.3	0.7		
COVERED ALFRESCO	26.0	2.8		
FIRST FLOOR LIVING	154.5	16.6		
DRY COURTYARD	4.0	0.4		
S.P.O.S	109.24			
P.O.S	48.28			
TOTAL LIVING	427.6	46.0		
TOTAL BUILDING	532.2	57.1		
DWELLING 2				
BASEMENT GARAGE	87.6	9.4		
BASEMENT LIVING	73.1	7.8		
GROUND FLOOR	182.5	19.6		
PORCH	4.7	0.5		
COVERED ALFRESCO	30.9	3.3		
FIRST FLOOR	167.8	18.0		
S.P.O.S	129.75			
P.O.S	42.75			
TOTAL LIVING	423.4	45.5		
TOTAL BUILDING	546.6	58.8		
SITE COVERAGE				58.44%
PERMEABILITY				22.34%
GARDEN AREA (MIN 35%)				36.96%

DRAWING LEGEND

SYMBOL	DESCRIPTION
[LB]	LETTER BOX
[RWT]	RAIN WATER TANK - REFER TO PLAN FOR SIZE
[IHW]	INSTANTANEOUS HOT WATER SERVICE
[RB]	RUBBISH BINS
[CL]	CLOTHESLINE
[STR 6P]	STORAGE SHED
[PFL]	PROPOSED FENCE LINE
[EMB]	ELECTRICITY METER BOARD
[GM]	GAS METER
[WM]	WATER METER
[WT]	WATER TAP
[ET]	EXISTING TREE TO BE RETAINED
[RT]	EXISTING TREE TO BE REMOVED
[TPZ]	TREE PROTECTION ZONE
[SRZ]	STRUCTURAL ROOF ZONE
[AJ]	ARTICULATION JOINTS TO MASONRY WALLS
[CE]	CEILING EXHAUST FAN TO BE EXTERNALLY VENTED TO OUTSIDE AIR & SELF CLOSING
[SA]	SMOKE ALARMS TO BE HARD WIRED, INTERCONNECTED WITH BATTERY BACKUP
[AC]	AC CONDENSOR
[BGS]	BOX GUTTER SUMP
[RWH]	RAINWATER HEAD
[RWH-S]	RAINWATER HEAD CONNECTED TO SPREADER
[DP]	SELECTED DOWN PIPE TO BE CONNECTED TO LEGAL POINT OF DISCHARGE
[DPS]	SELECTED DOWN PIPE CONNECTED TO SPREADER

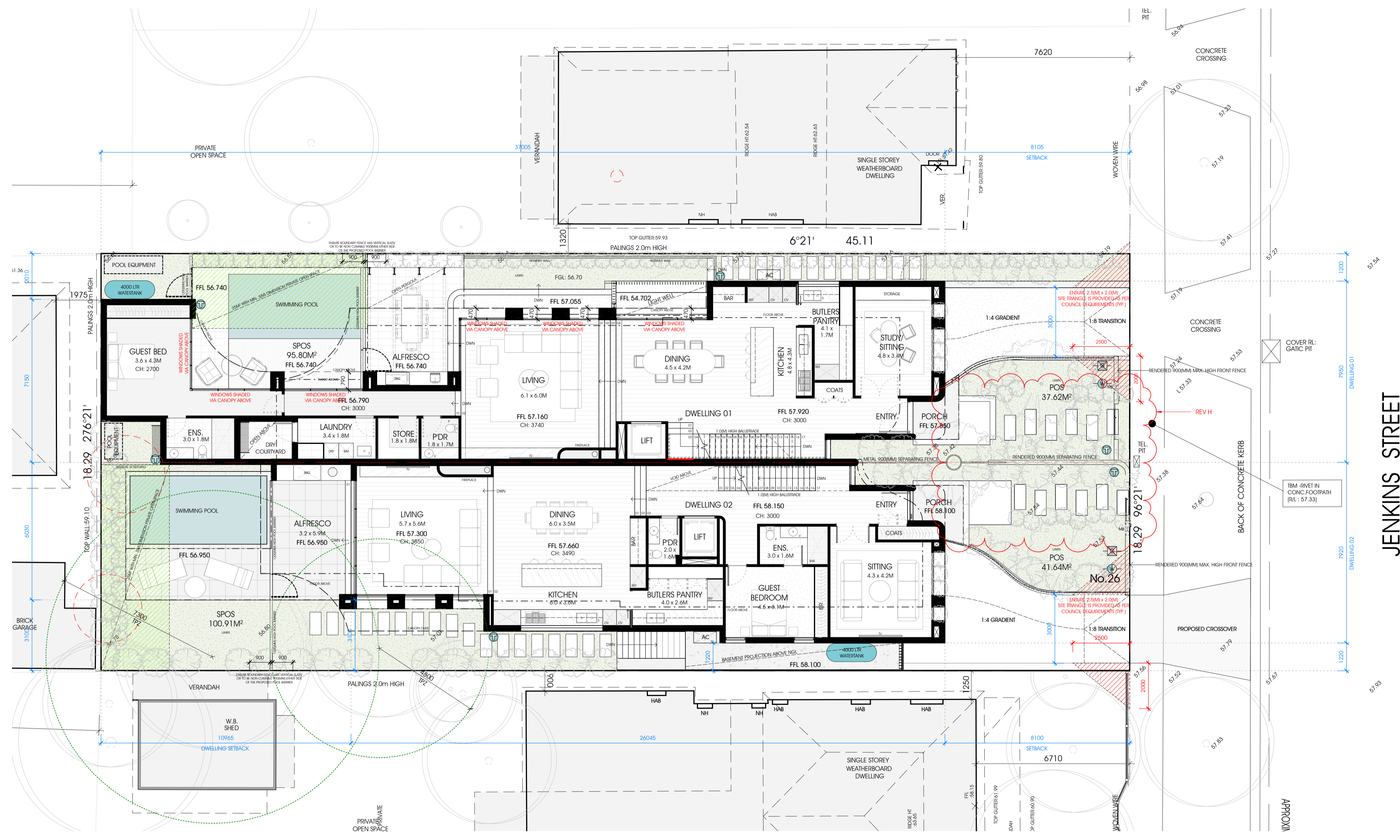
NOTE: ALL LEVELS TO BE TAKEN FROM AHD

AHD AUSTRALIAN HEIGHT DATUM FFL FINISHED FLOOR LEVEL
 NGL NATURAL GROUND LEVEL RL REDUCED LEVEL
 FGL FINISHED GROUND LEVEL TBM TEMP. BENCHMARK



TP - BASEMENT LEVEL
SCALE 1 : 100

NOTE: WHERE WALLS TO THE SATISFACTION OF THE RESURCU AND OWNER, WHERE WALLS ON BOUNDARY ARE PROPOSED, EXISTING FENCE TO BE REMOVED.



TP - GROUND LEVEL
SCALE 1 : 100

AREA ANALYSIS			
TOTAL SITE AREA			825m ²
AREA	MP	SQUARES	PERCENTAGE
DWELLINGS 1			
BASEMENT GARAGE	71.3	7.7	
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P.O.S	42.75		
TOTAL LIVING	423.4	45.5	
TOTAL BUILDING	546.6	58.8	
SITE COVERAGE			58.44%
PERMEABILITY			22.34%
GARDEN AREA (MIN 35%)			36.96%

DRAWING LEGEND	
SYMBOL	DESCRIPTION
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[SA]	SMOKE ALARMS TO BE HARD WIRED, INTERCONNECTED WITH BATTERY BACKUP
[AC]	AC CONDENSOR
[BGS]	BOX GUTTER SUMP
[RWH]	RAINWATER HEAD
[RWH-S]	RAINWATER HEAD CONNECTED TO SPREADER
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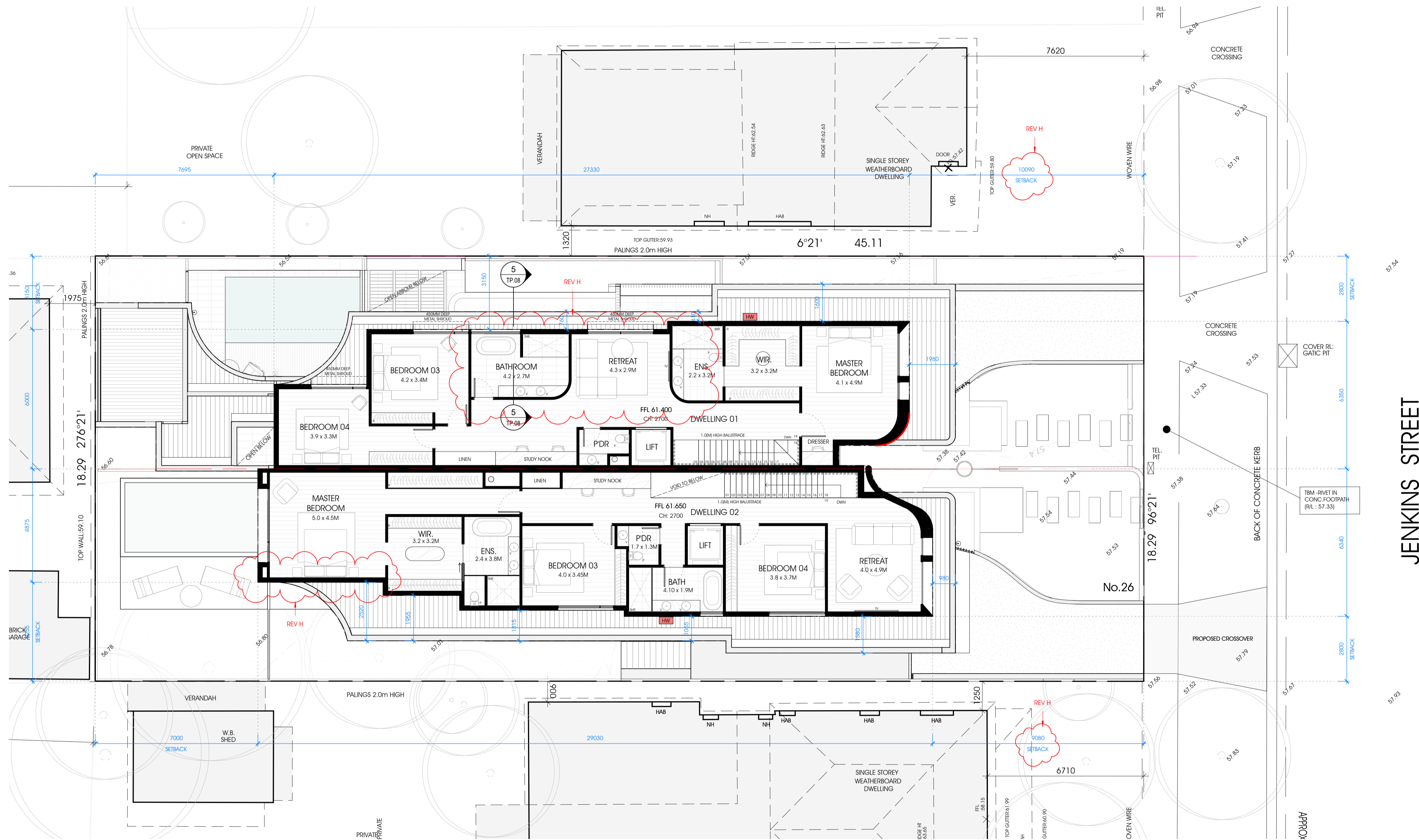
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AHD AUSTRALIAN HEIGHT DATUM FFL FINISHED FLOOR LEVEL
 NGL NATURAL GROUND LEVEL RL REDUCED LEVEL
 FGL FINISHED GROUND LEVEL TBM TEMP. BENCHMARK

AREA ANALYSIS			
TOTAL SITE AREA			825m ²
AREA	MP	SQUARES	PERCENTAGE
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PORCH	4.7	0.5	
COVERED ALFRESCO	30.9	3.3	
FIRST FLOOR	167.8	18.0	
S.P.O.S	129.75		
P.O.S	42.75		
TOTAL LIVING	423.4	45.5	
TOTAL BUILDING	546.6	58.8	
PERCENTAGE			
SITE COVERAGE	492.15		58.44%
PERMEABILITY	184.34		22.34%
GARDEN AREA (MIN 35%)	305.04		36.96%

DRAWING LEGEND	
SYMBOL	DESCRIPTION
[LB]	LETTER BOX
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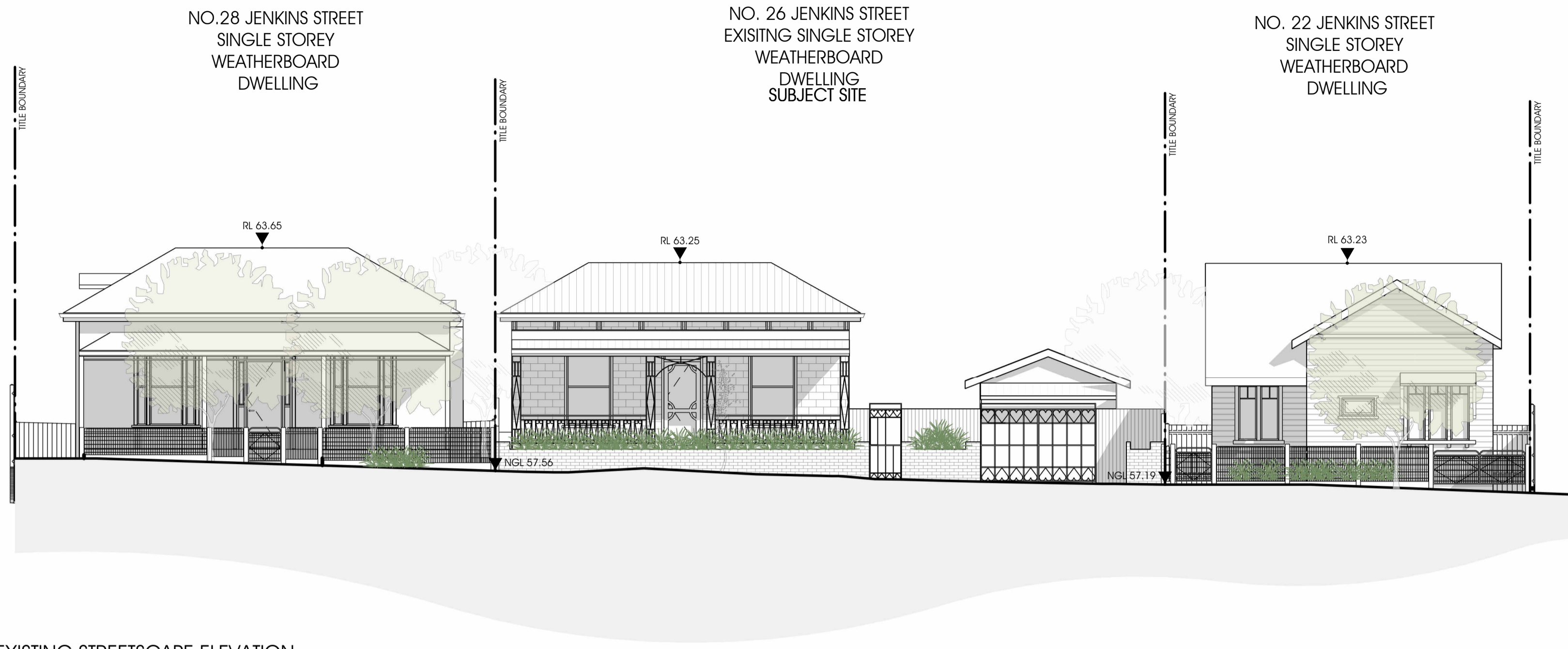
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 FGL FINISHED GROUND LEVEL TBM TEMP. BENCHMARK



JENKINS STREET

No.26

TP - FIRST LEVEL
 SCALE 1 : 100



EXISTING STREETSCAPE ELEVATION
SCALE 1 : 100



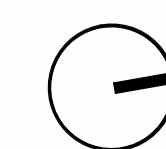
PROPOSED FINISHES RENDER - SIDE ELEVATION A

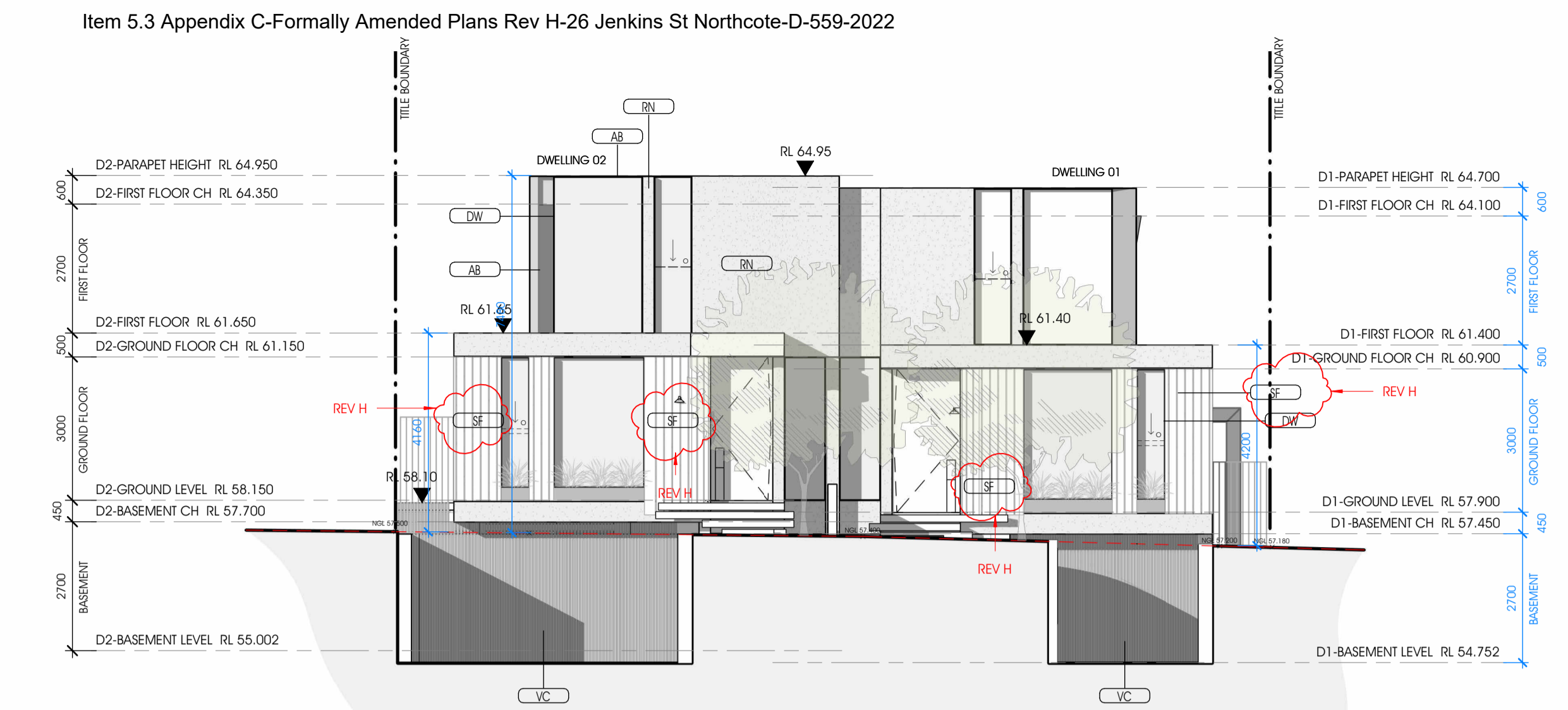


PROPOSED STREETSCAPE ELEVATION
SCALE 1 : 100

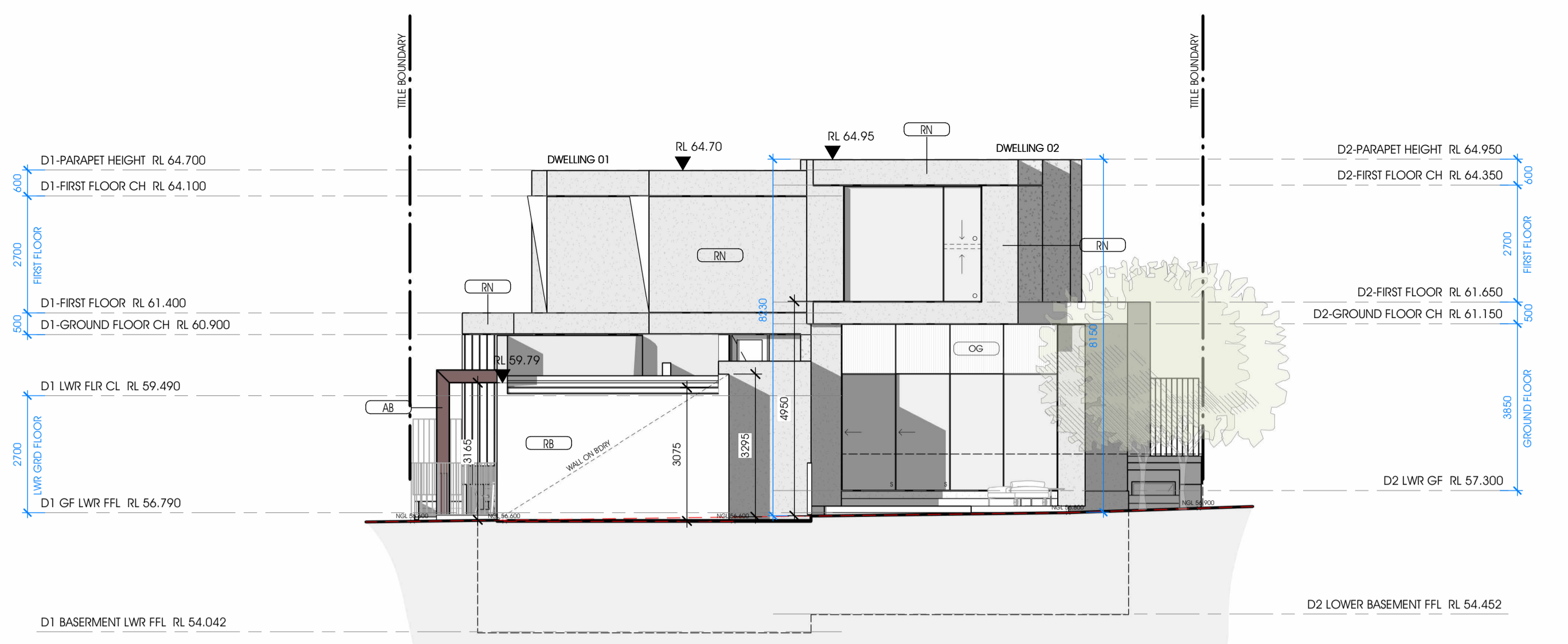


PROPOSED FINISHES RENDER - SIDE ELEVATION B

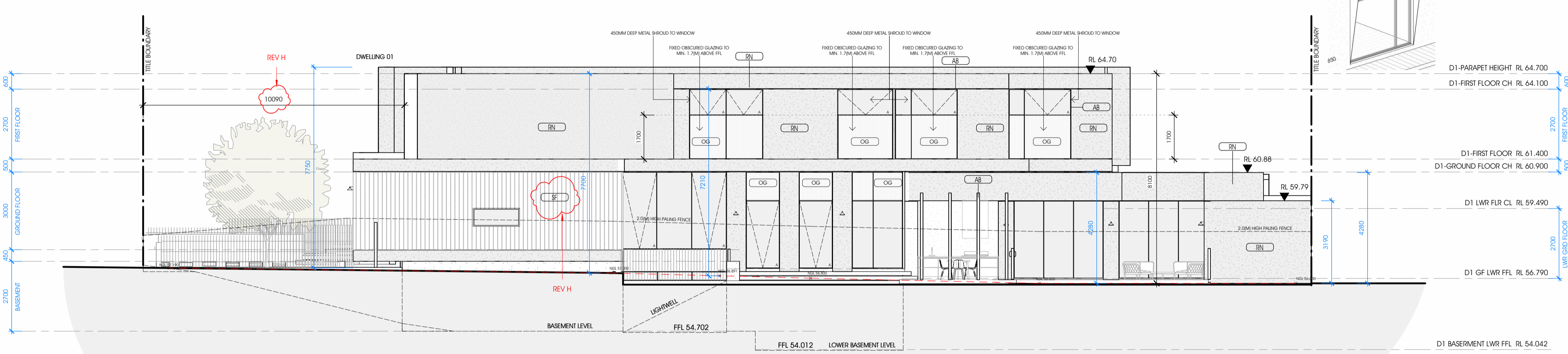




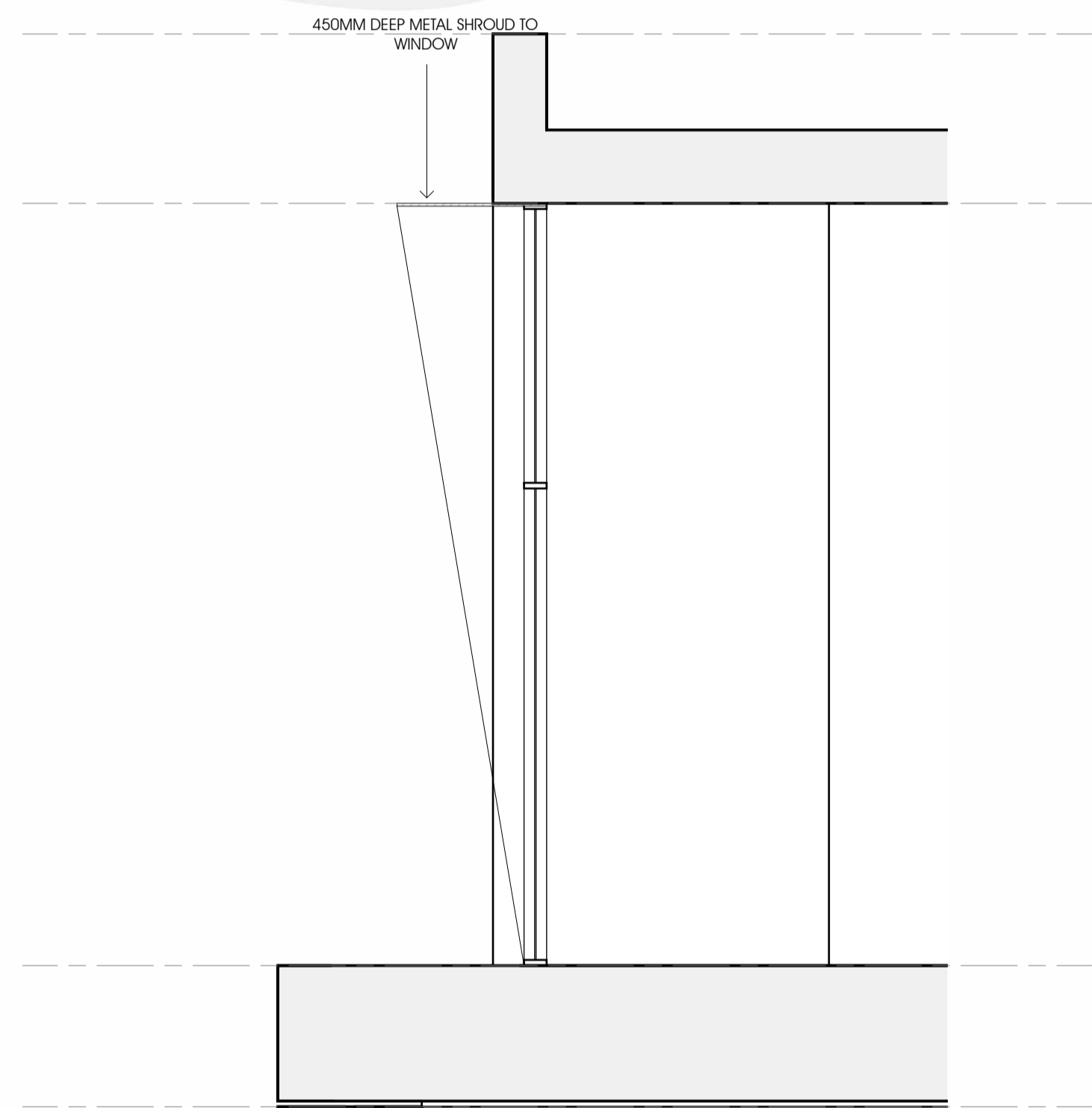
PROPOSED NORTH ELEVATION
SCALE 1 : 100



PROPOSED SOUTH ELEVATION
SCALE 1 : 100

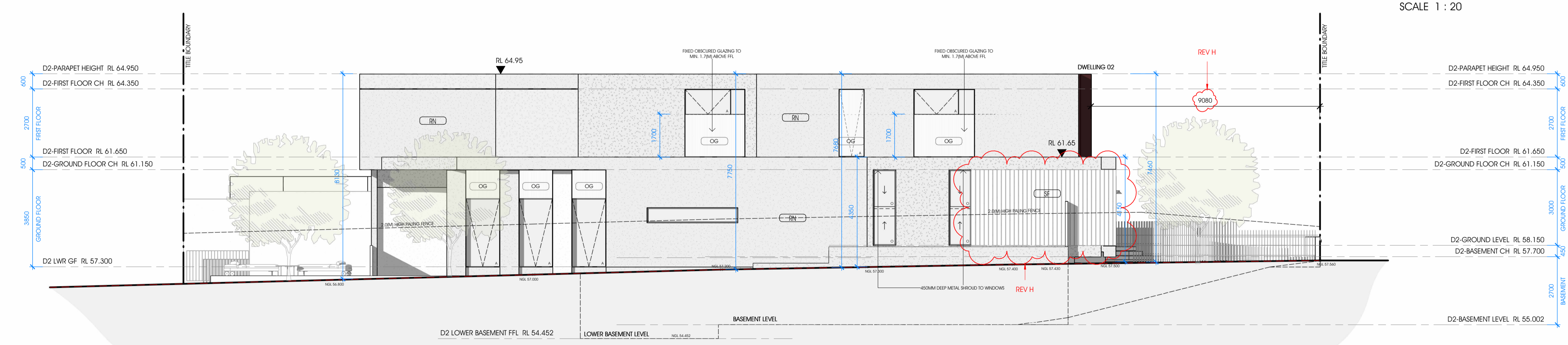


PROPOSED WEST ELEVATION
SCALE 1 : 100



SHROUD SECTION
SCALE 1 : 20

REF IMAGE	LABEL	MATERIAL DESCRIPTION
	CB	SELECTED COLORBOND FINISH TO PROFILED METAL ROOF, GUTTERS, FASCIA'S, DOWNPIPES & GARAGE DOORS IN 'LIGHT GREY'
	RN	SELECTED ROUGH CAST LINEAR RENDERED FINISH WHERE SHOWN 'LIGHT GREY'
	RB	SELECTED RENDERED FINISH WHERE SHOWN TO BRICKWORK 'LIGHT GREY'
	SF	SELECTED VERTICAL CLADDING TO GROUND FLOOR FACADE IN BLACKENED ANODIZED BRONZE
	VC	SELECTED VERTICAL CLADDING TO GARAGE DOORS IN 'BLACK'
	DW	SELECTED FINISH TO WINDOW FRAMES, DOOR FRAMES & POSTS IN POWDERCOATED 'BLACK'
	AB	BLACKENED ANODIZED BRONZE
	OG	DENOTES REEDED GLAZING TO WINDOW WITH MIN. 25% TRANSPARENCY AS PER STANDARD.
	PV	SELECTED 'GREY' COLOUR EXPOSED AGGREGATE TO PAVING WHERE SHOWN SELECTED 'GREY' COLOUR CRUSHED ROCK TO DRIVEWAYS WHERE SHOWN



PROPOSED EAST ELEVATION
SCALE 1 : 100

CONTACT
Sync Architecture Pty. Ltd.
919 Rathdowne Street, Carlton North VIC 3054
Phone: 03 9347 0275 ABN: 51 824 753 556
syncarchitecture.com.au

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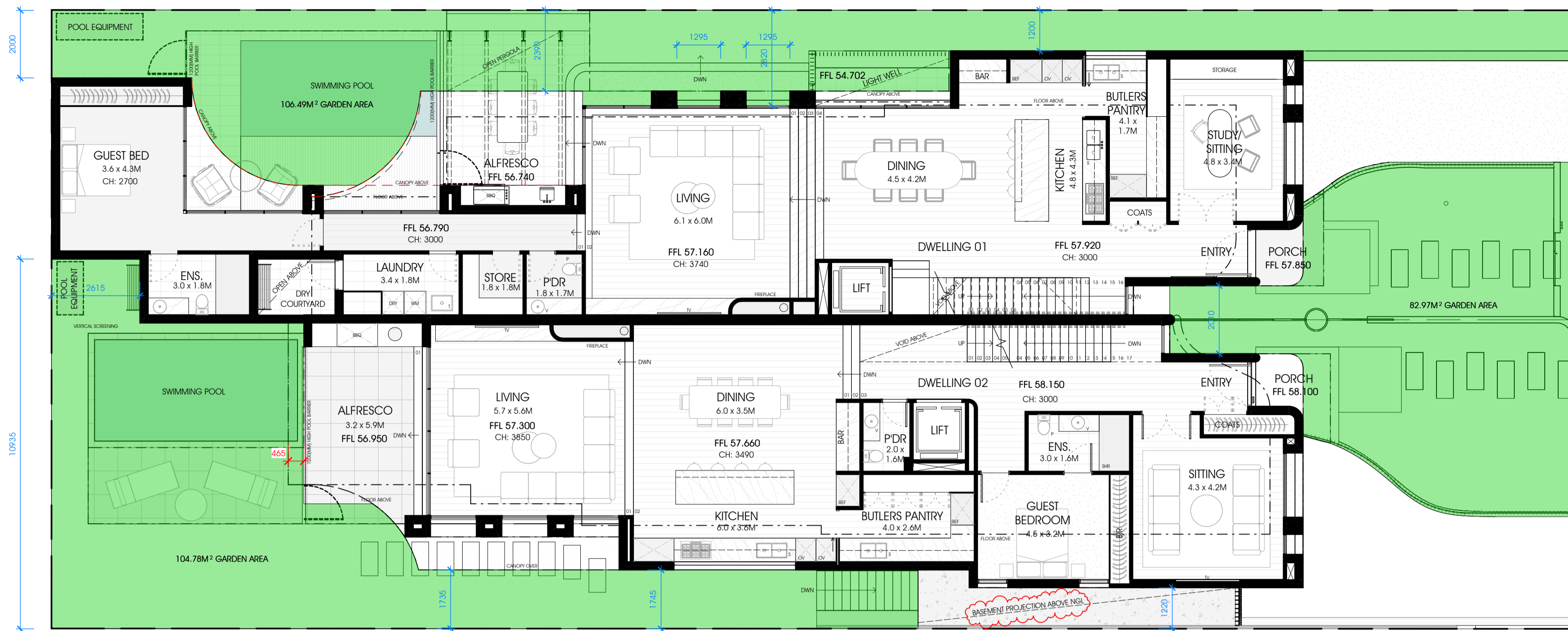
PROJECT
PROPOSED DUAL OCCUPANCY
ADDRESS
26 JENKINS STREET NORTHCOTE

PROJECT PHASE
TOWN PLANNING ISSUE
SHEET NAME
ELEVATIONS

PROJECT NO.
2144
SCALE AT A1
AS INDICATED

PAGE NO.
TP.08

DAEBIN CITY COUNCIL RECEIVED 28/02/2024

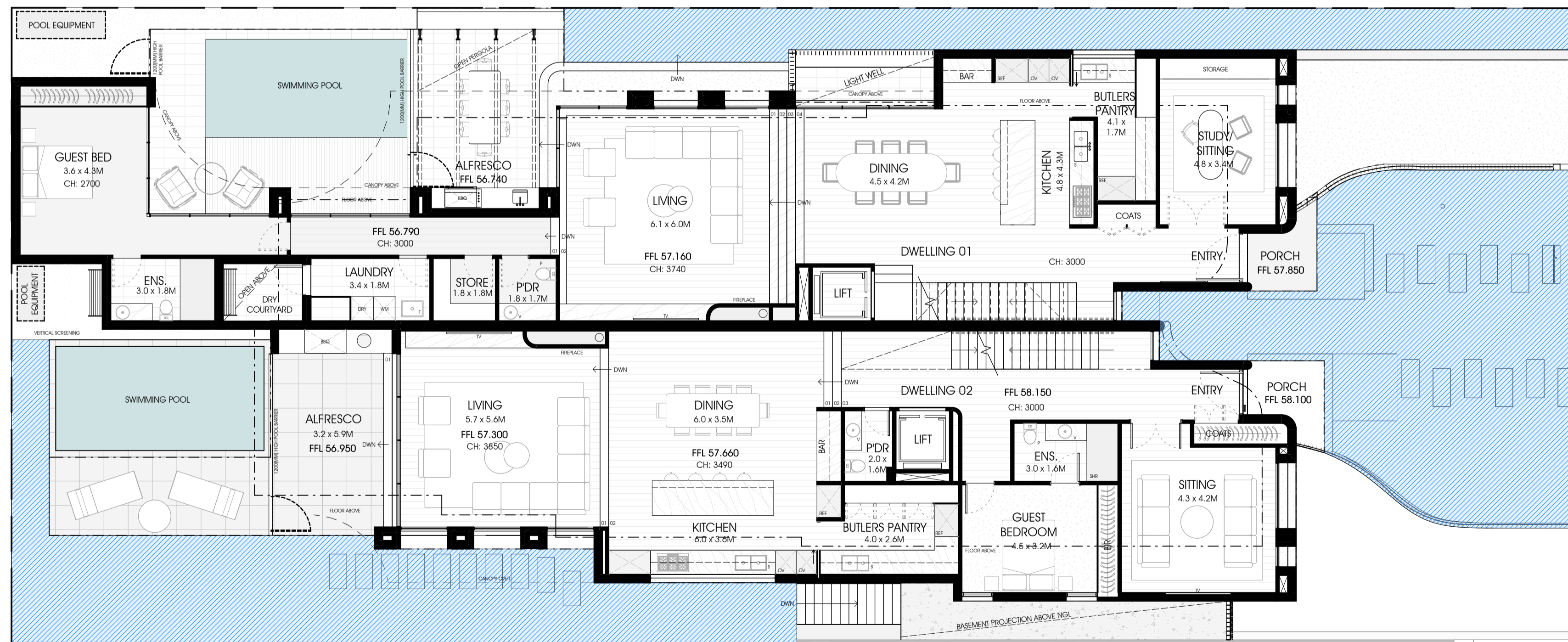


TP - GARDEN AREA PLAN
SCALE 1 : 100

HATCH DENOTES GARDEN AREA

GARDEN SPACE REQUIREMENT			
TOTAL SITE AREA		825.06 m ²	
AREA	M ²	SQUARES	PERCENTAGE
REQD GARDEN SPACE (35%)	299.51 M ²		36.30%

ALL SECTIONS OF GARDEN AREA WITHIN THE DEVELOPMENT LAYOUT, IN ACCORDANCE WITH THE DEFINITION OF GARDEN AREA IN CLAUSE 73.01 OF THE DAREBIN PLANNING SCHEME (AS PER PLANNING SCHEME AMENDMENT VC1.43 GAZETTED ON 15 MAY 2018) AND AS PER PLANNING PRACTICE NOTE 84 DATED MAY 2018.



TP - PERMEABILITY PLAN
SCALE 1 : 100

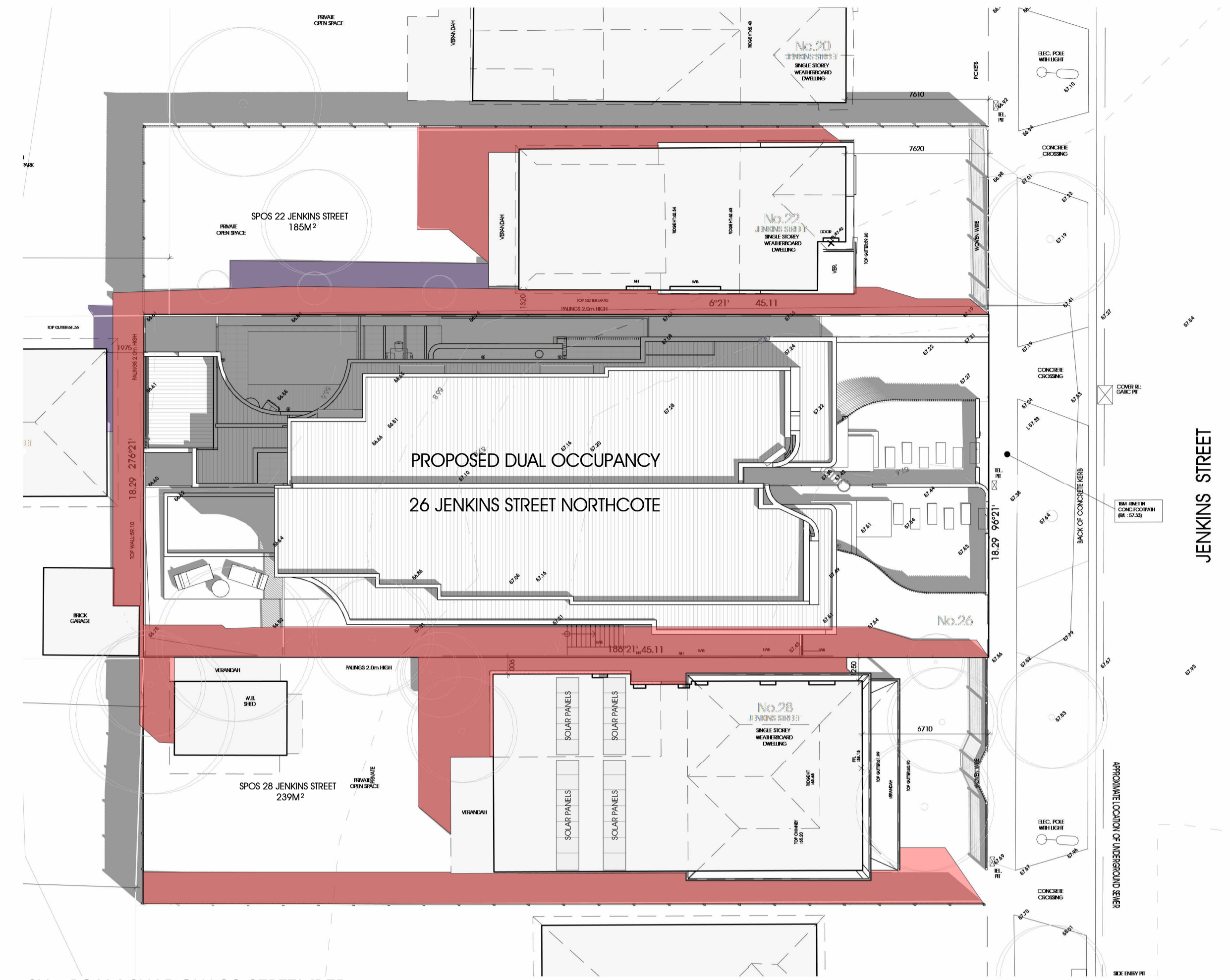
HATCH DENOTES SITE COVERAGE

TOTAL SITE AREA		825.06 m ²	
PERMEABLE COVERAGE (MIN. 20%)	184.34 M ²		22.34%

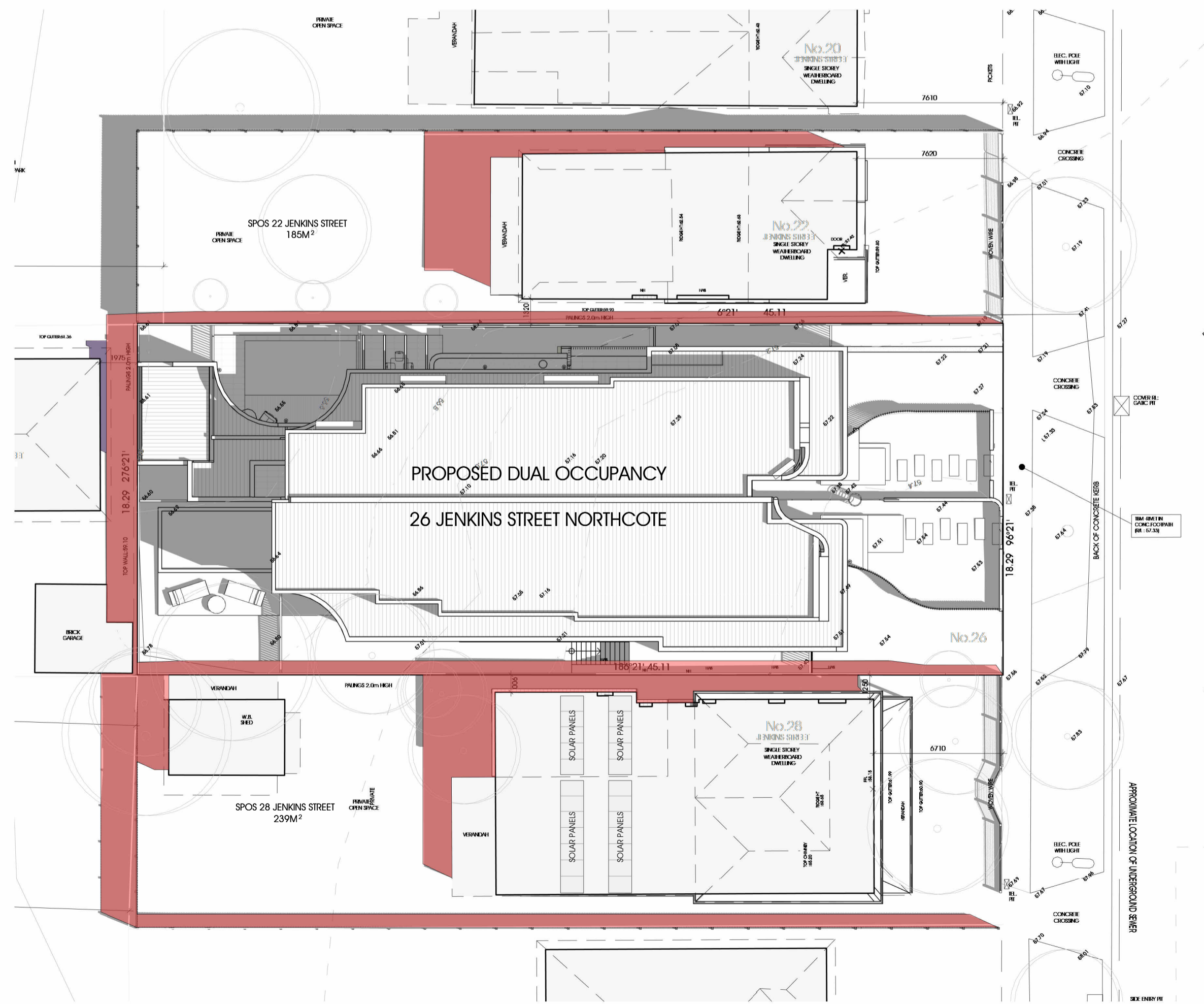
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SH - 9AM SHADOW 22 SEPTEMBER
SCALE 1 : 200

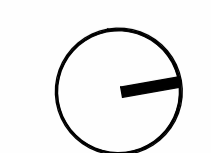


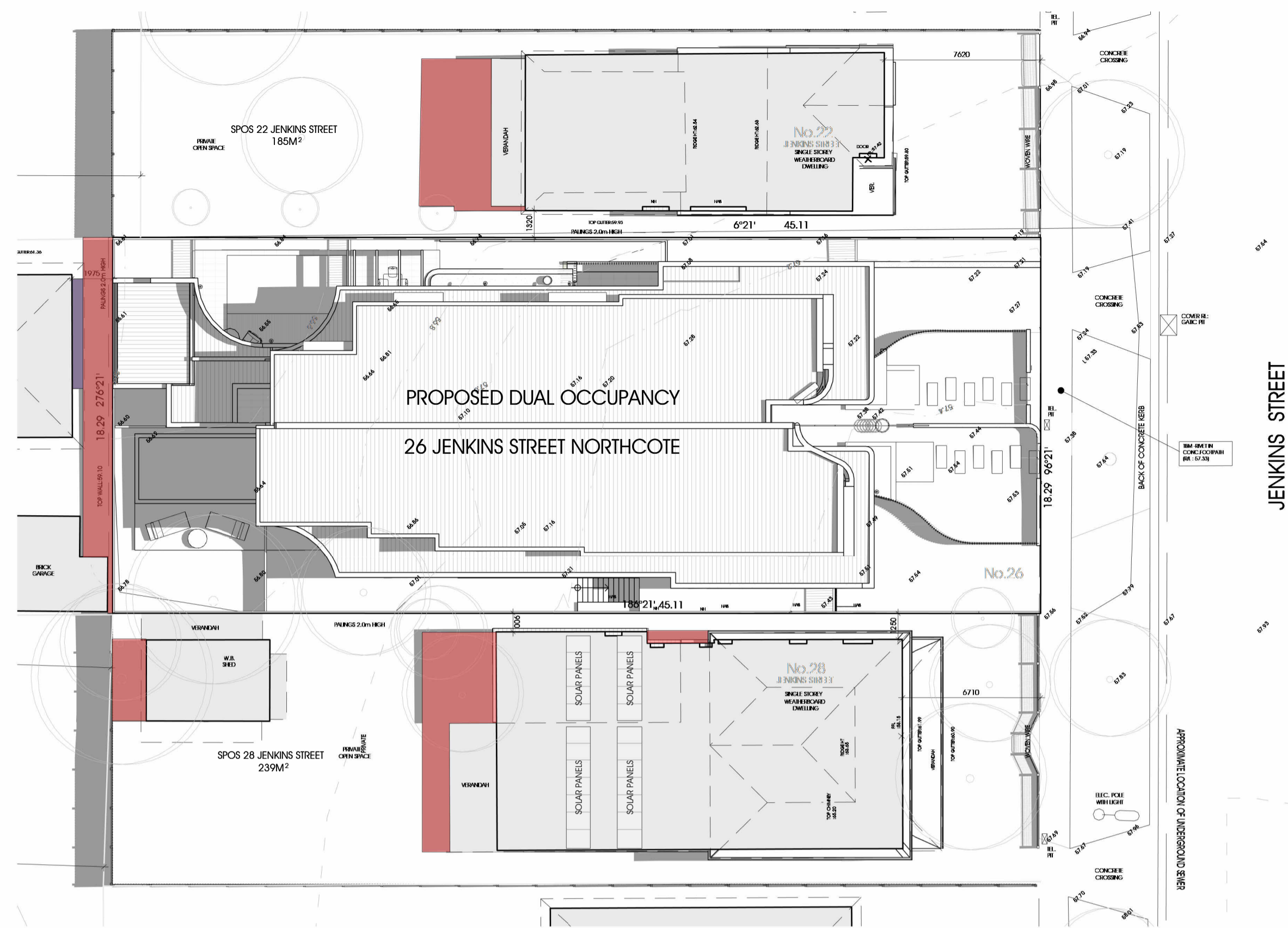
SH - 10AM SHADOW 22 SEPTEMBER
SCALE 1 : 200



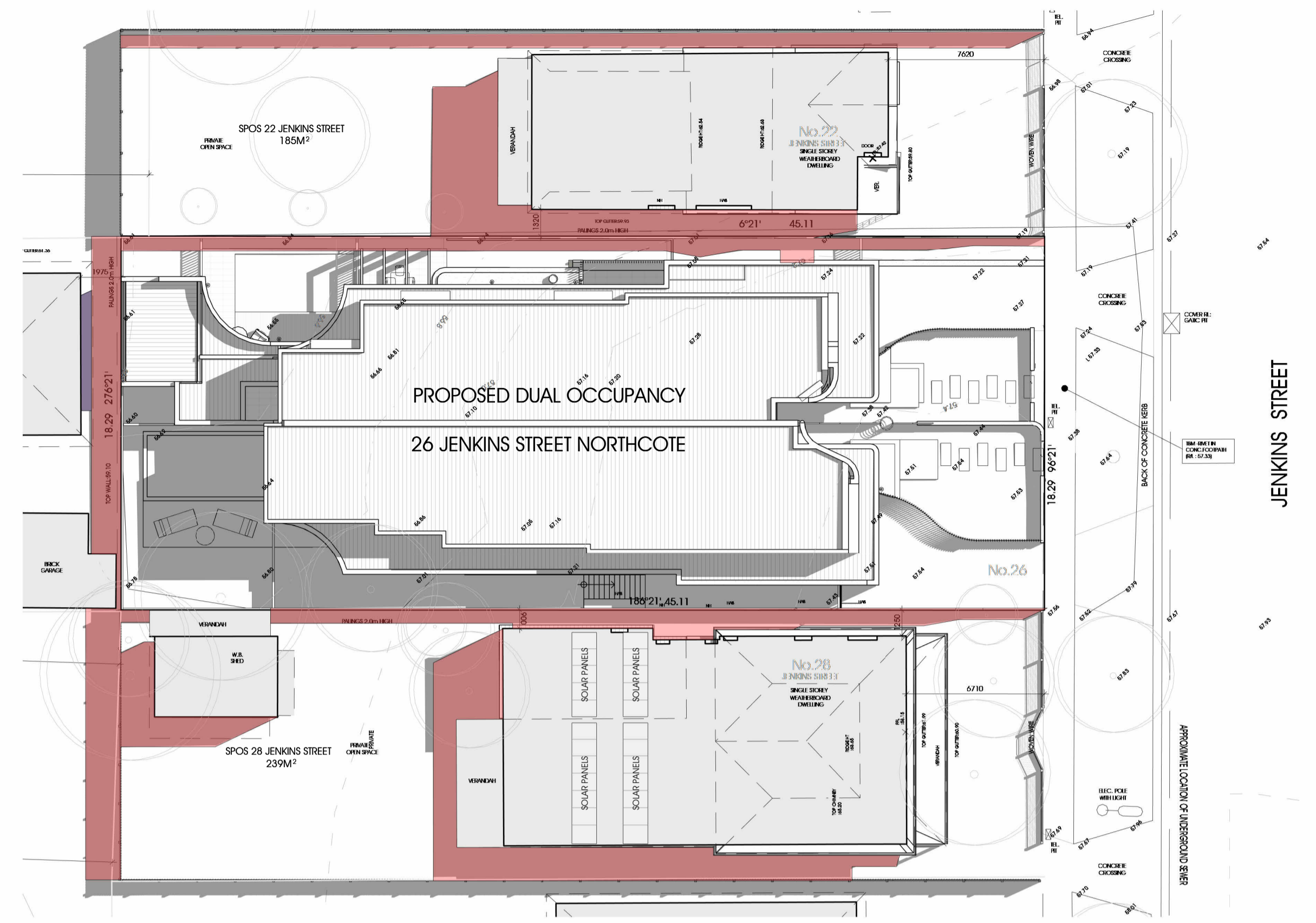
SH - 11AM SHADOW 22 SEPTEMBER
SCALE 1 : 200

	9AM	10AM	11AM	12PM	1PM	2PM	3PM
SHADOWS CAST BY 26 JENKINS STREET							
EXISTING OVERSHADOWING TO SPOS: 22 JENKINS STREET	64.13M ² 34.66%	48.67M ² 26.30%	37.26M ² 20.14%	EXISTING OVERSHADOWING TO SPOS: 28 JENKINS STREET NO ADDITIONAL OVERSHADOWING	NO ADDITIONAL OVERSHADOWING	58.03M ² 24.28%	73.81M ² 30.62%
ADDITIONAL OVERSHADOWING TO SPOS: 22 JENKINS STREET	76.14M ² 41.15%	18.69M ² 10.10%	NO ADDITIONAL OVERSHADOWING	ADDITIONAL OVERSHADOWING TO SPOS: 28 JENKINS STREET NO ADDITIONAL OVERSHADOWING	NO ADDITIONAL OVERSHADOWING	10.68M ² 4.46%	35.25M ² 14.74%

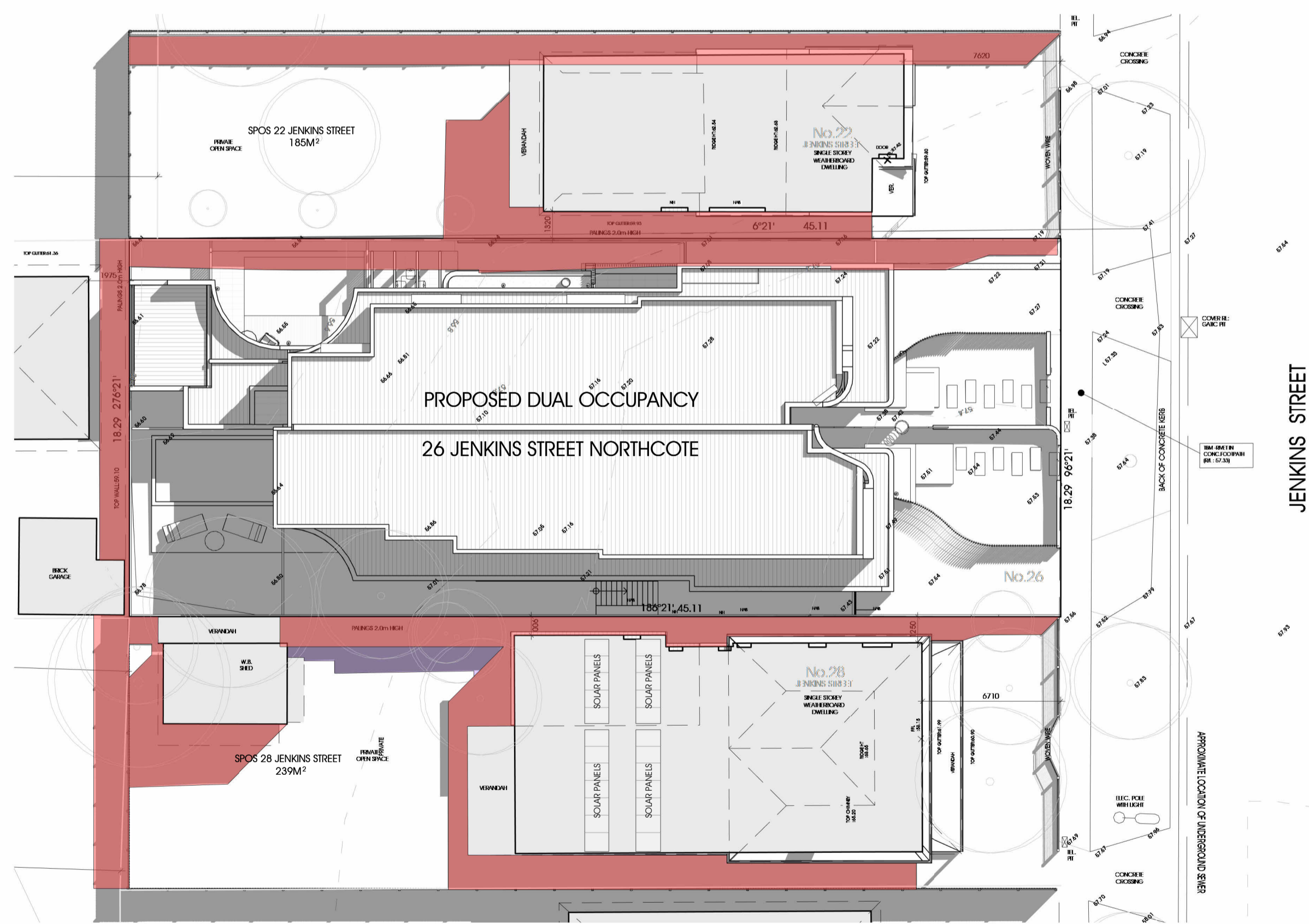




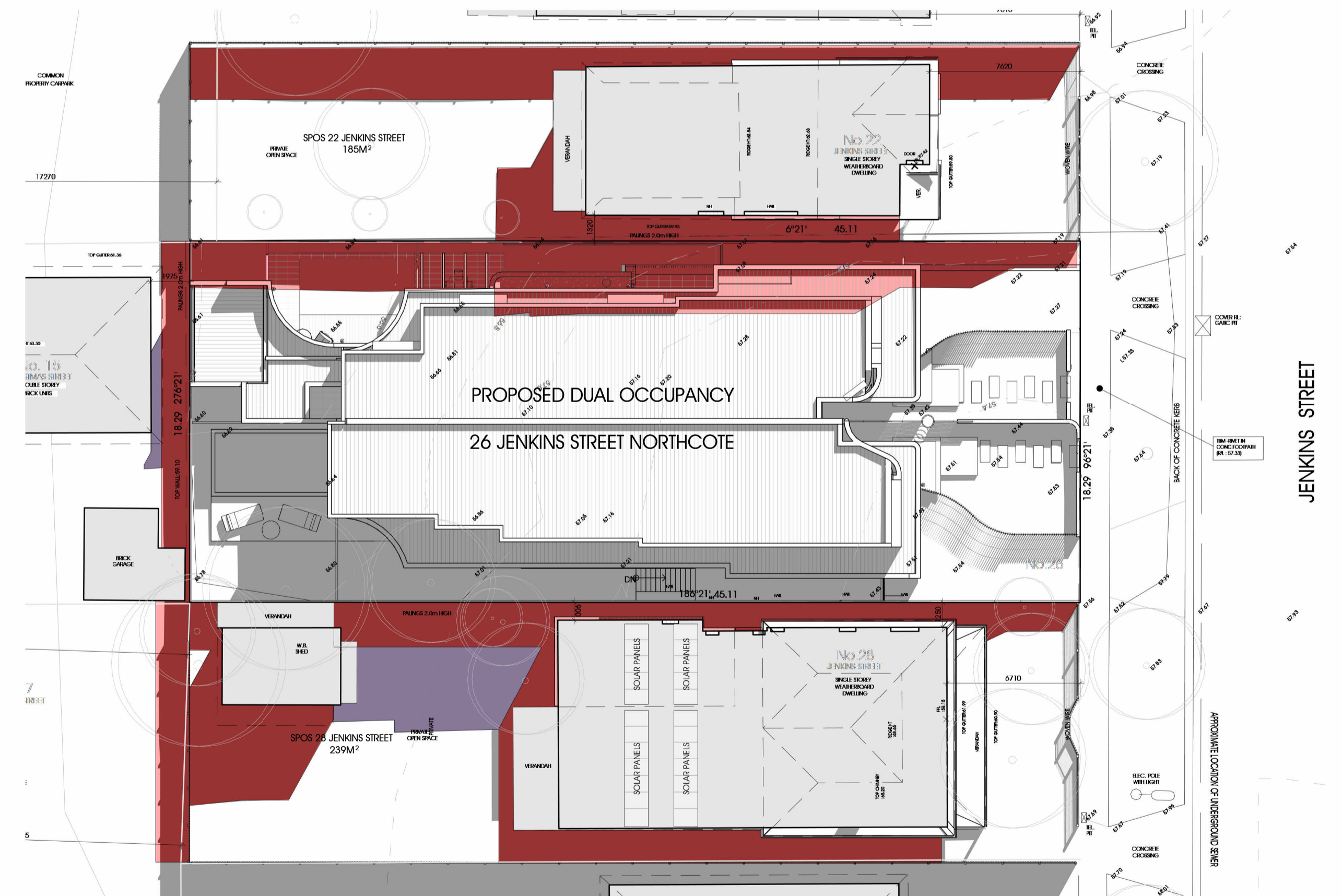
SH - 12 NOON SHADOW 22 SEPTEMBER
SCALE 1 : 200





SH - 1PM SHADOW 22 SEPTEMBER
SCALE 1 : 200

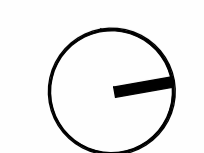


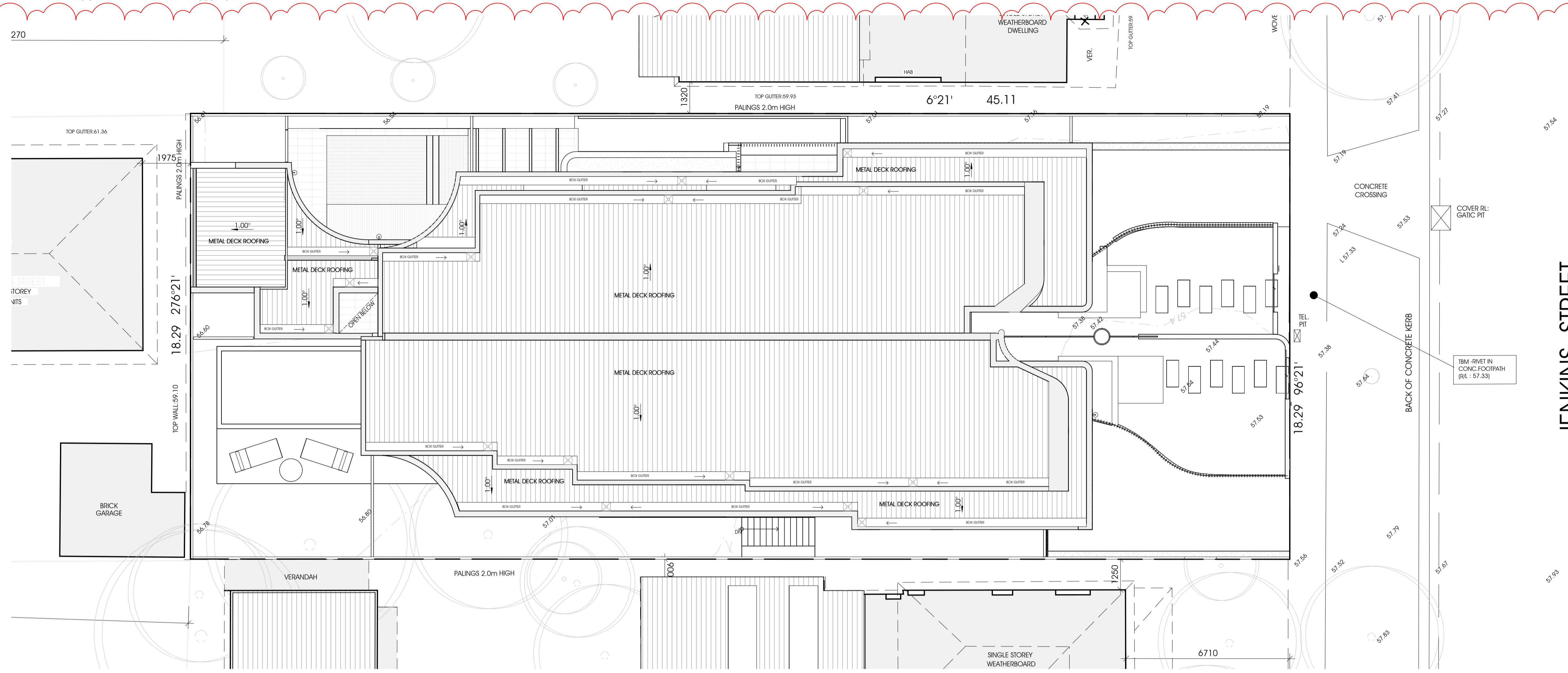
SH - 2PM SHADOW 22 SEPTEMBER Copy 1
SCALE 1 : 200



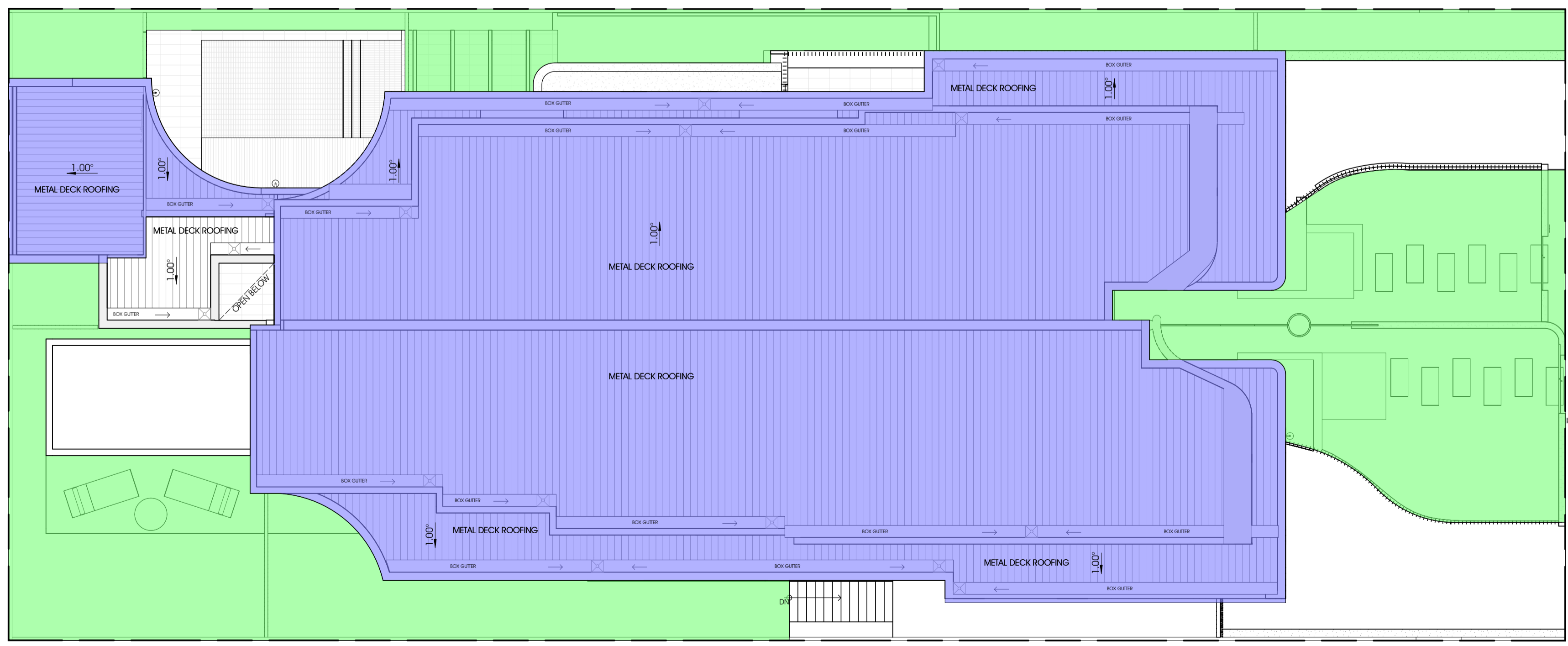
SH - 3PM SHADOW 22 SEPTEMBER
SCALE 1 : 200

SHADOWS CAST BY 26 JENKINS STREET		9AM	10AM	11AM	12PM	1PM	2PM	3PM
	EXISTING OVERSHADOWING TO SPOS: 22 JENKINS STREET	64.13M ² 34.66%	48.67M ² 26.30%	37.26M ² 20.14%	NO ADDITIONAL OVERSHADOWING	NO ADDITIONAL OVERSHADOWING	58.03M ² 24.28%	73.81M ² 30.62%
	ADDITIONAL OVERSHADOWING TO SPOS: 22 JENKINS STREET	76.14M ² 41.15%	18.69M ² 10.10%	NO ADDITIONAL OVERSHADOWING	ADDITIONAL OVERSHADOWING TO SPOS: 28 JENKINS STREET	NO ADDITIONAL OVERSHADOWING	10.68M ² 4.46%	35.25M ² 14.74%



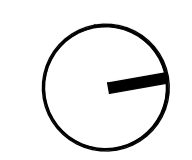


WD - ROOF PLAN
SCALE 1 : 100



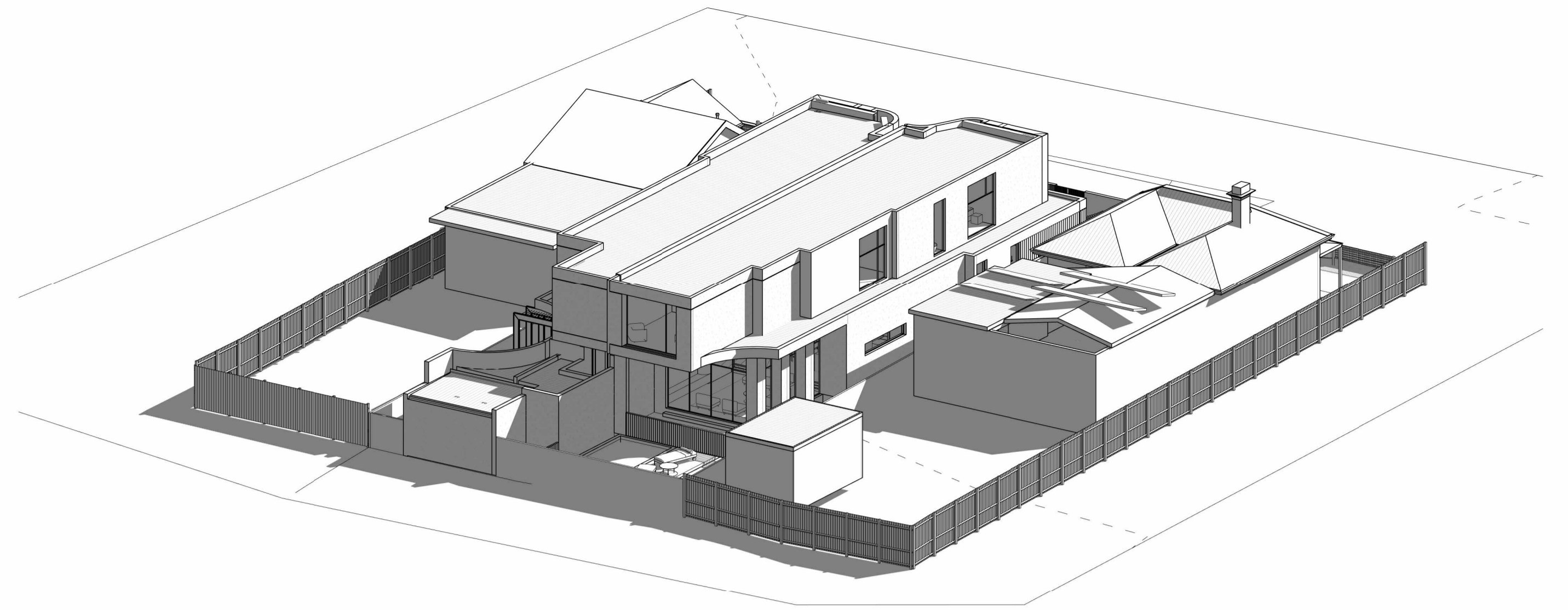
WD - WSUD PLAN
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T	14.09.2022	TOWN PLANNING SUBMISSION	DV
C	04.11.2022	TOWN PLANNING RESPONSE	DV
D	01.03.2023	INCLUSIONS AS PER COUNCIL LETTER 22.02.23	DV

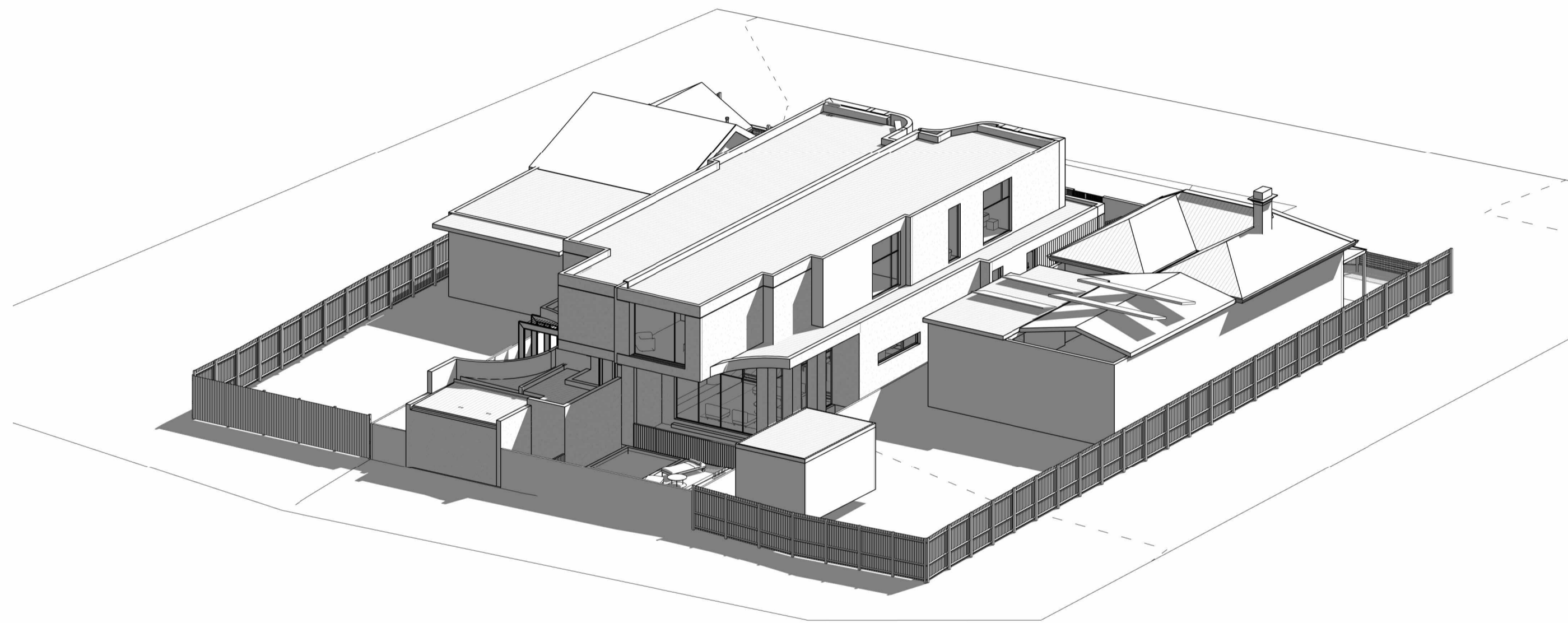




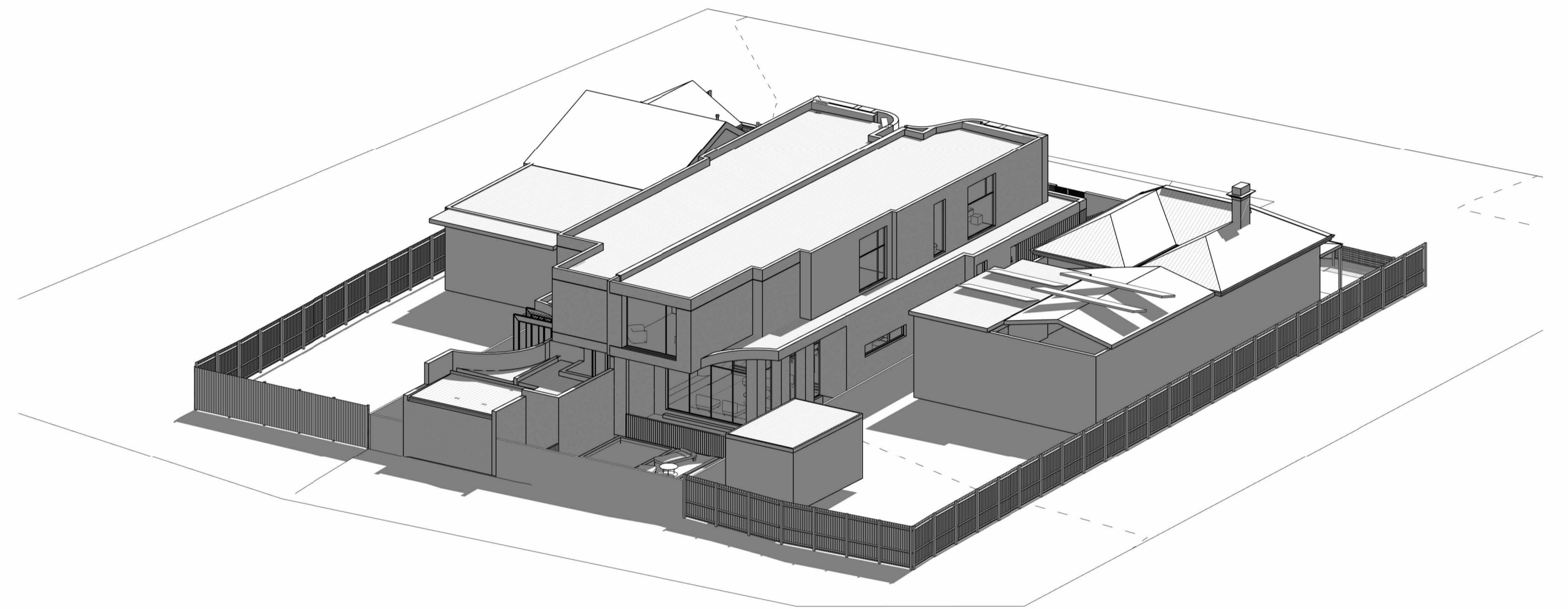
9AM ISO SHADOWPLAN
SCALE



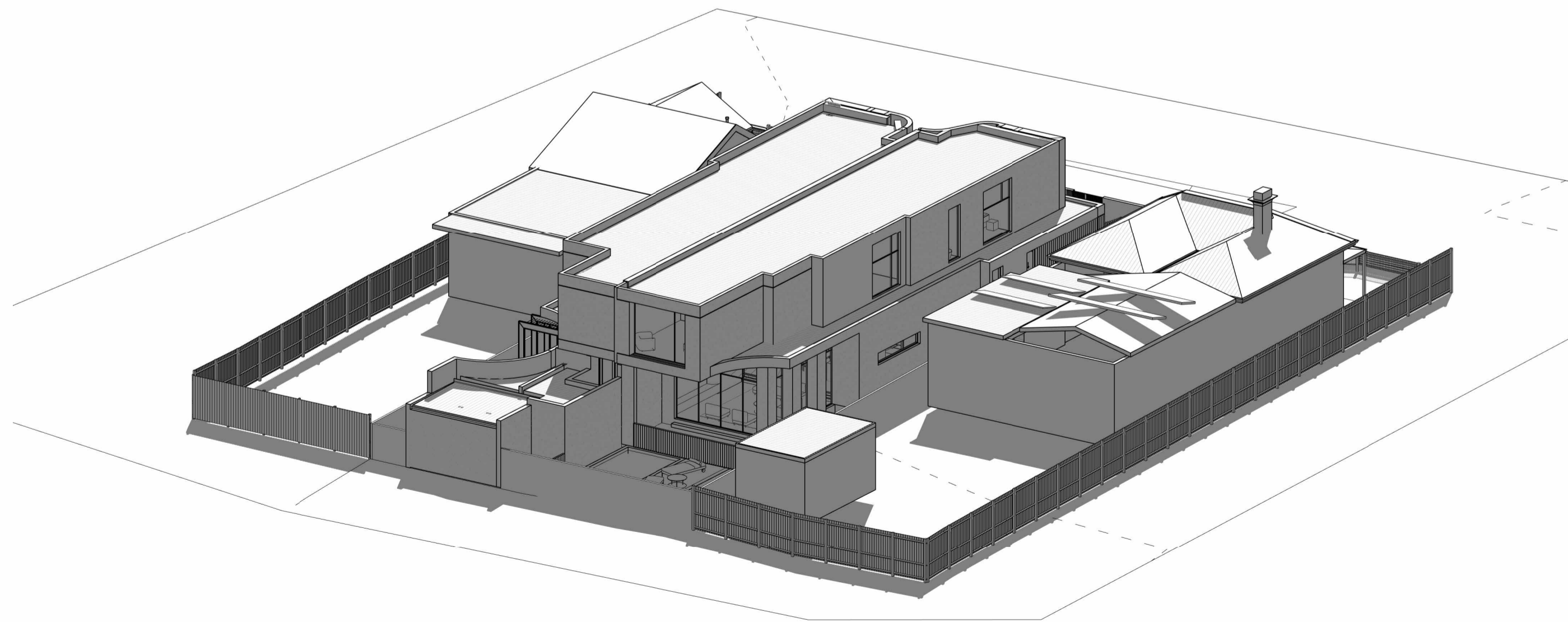
10AM ISO SHADOWPLAN
SCALE



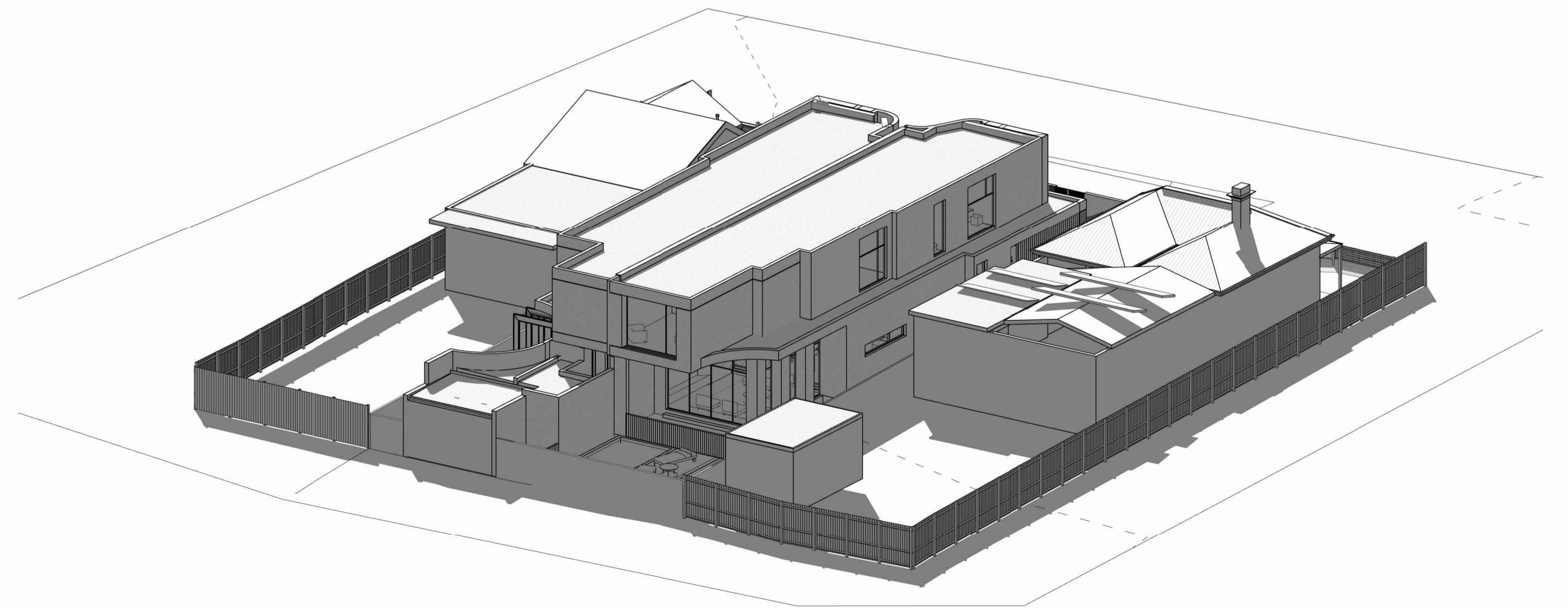
11AM ISO SHADOWPLAN
SCALE



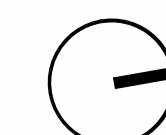
12PM ISO SHADOWPLAN
SCALE

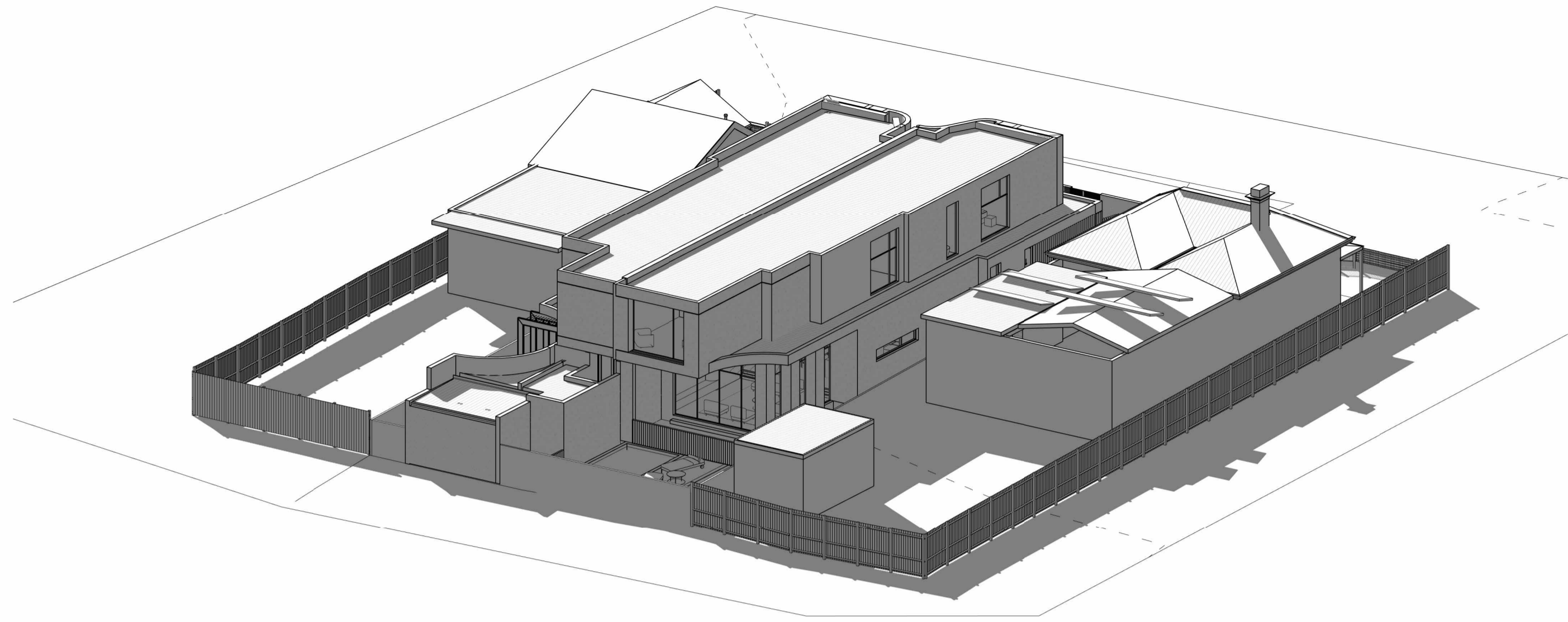


1PM ISO SHADOWPLAN
SCALE

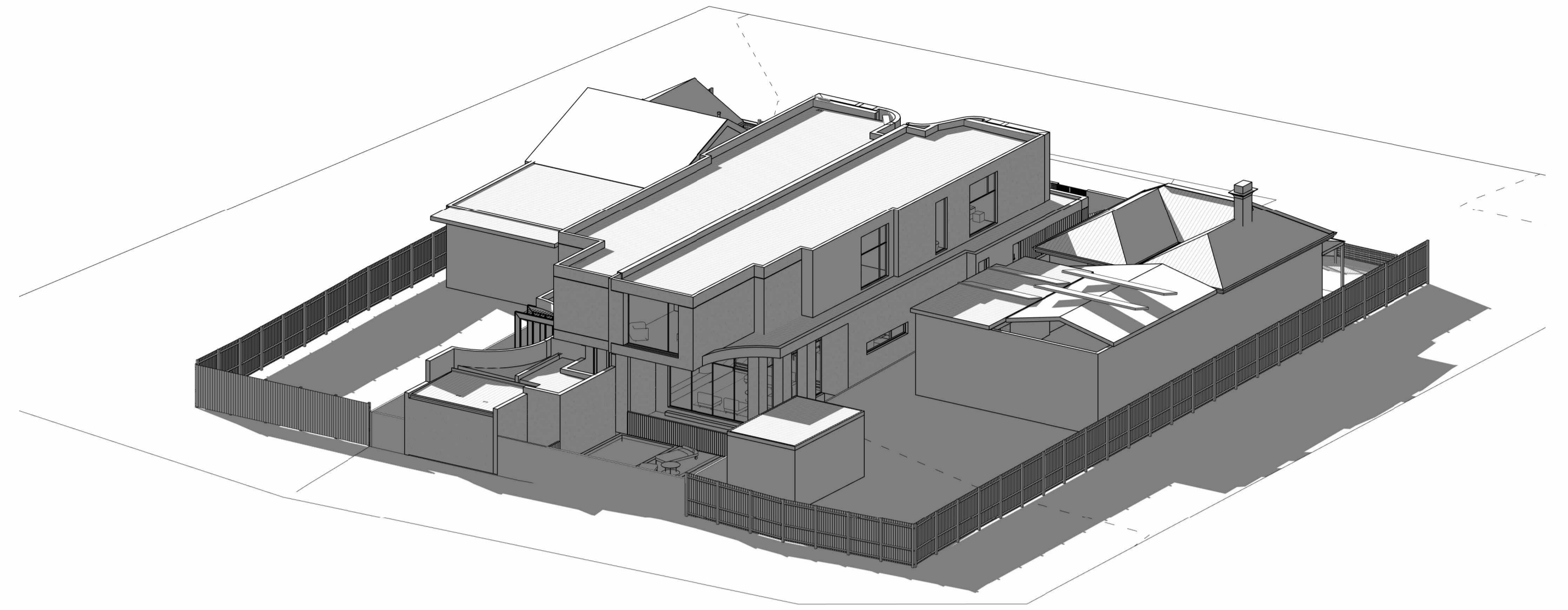


2PM ISO SHADOWPLAN
SCALE

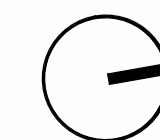


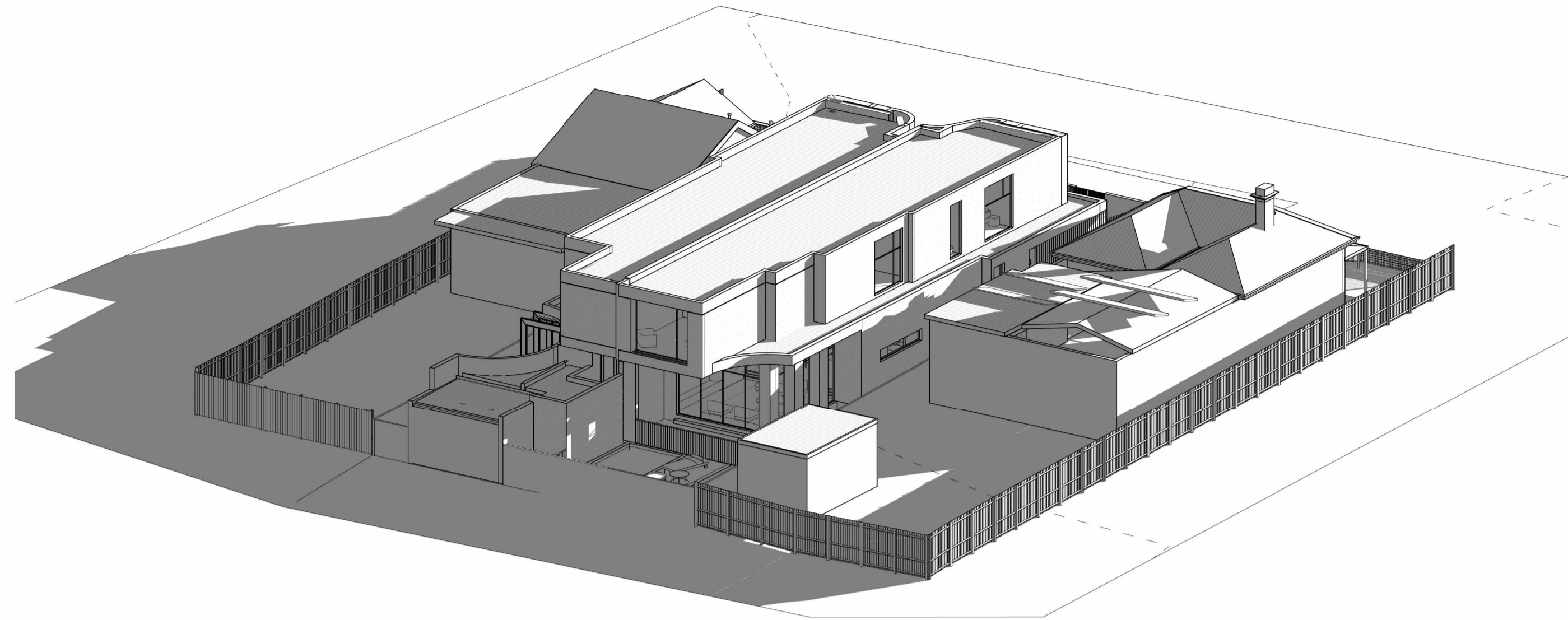


3PM ISO SHADOWPLAN
SCALE

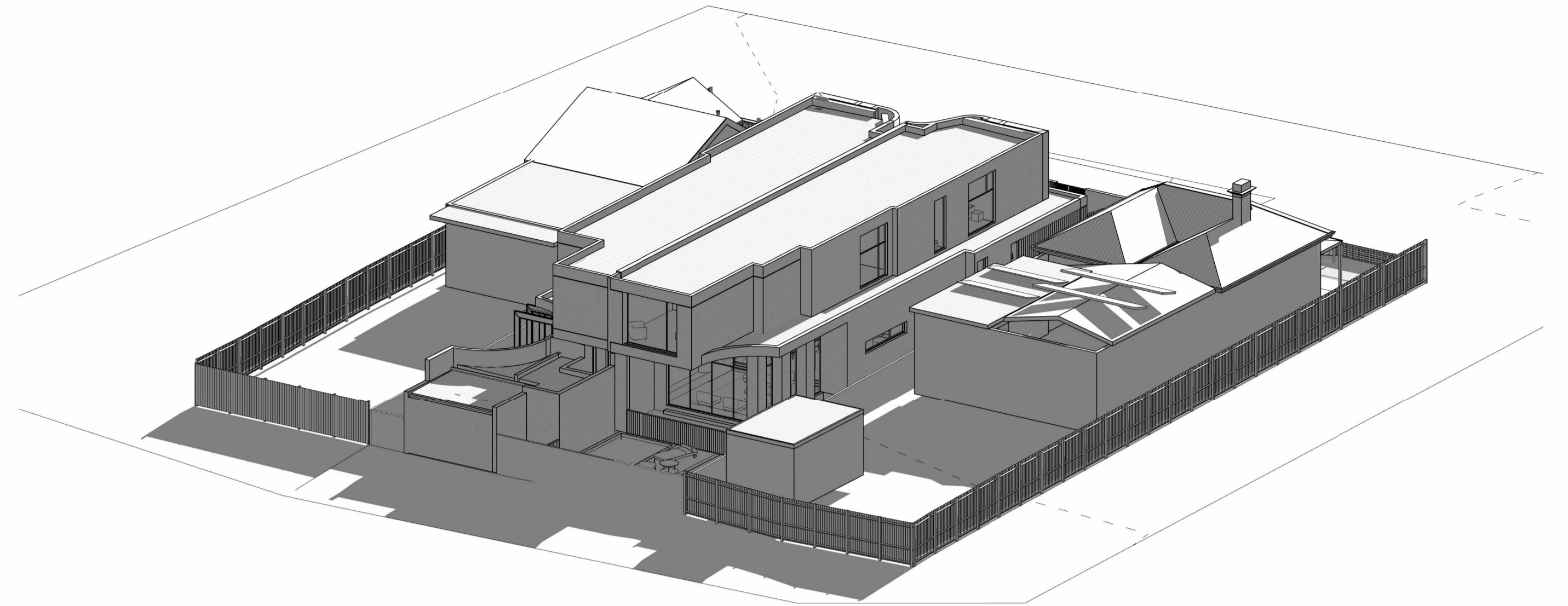


4PM 22 SEPTEMBER ISO SHADOWPLAN
SCALE

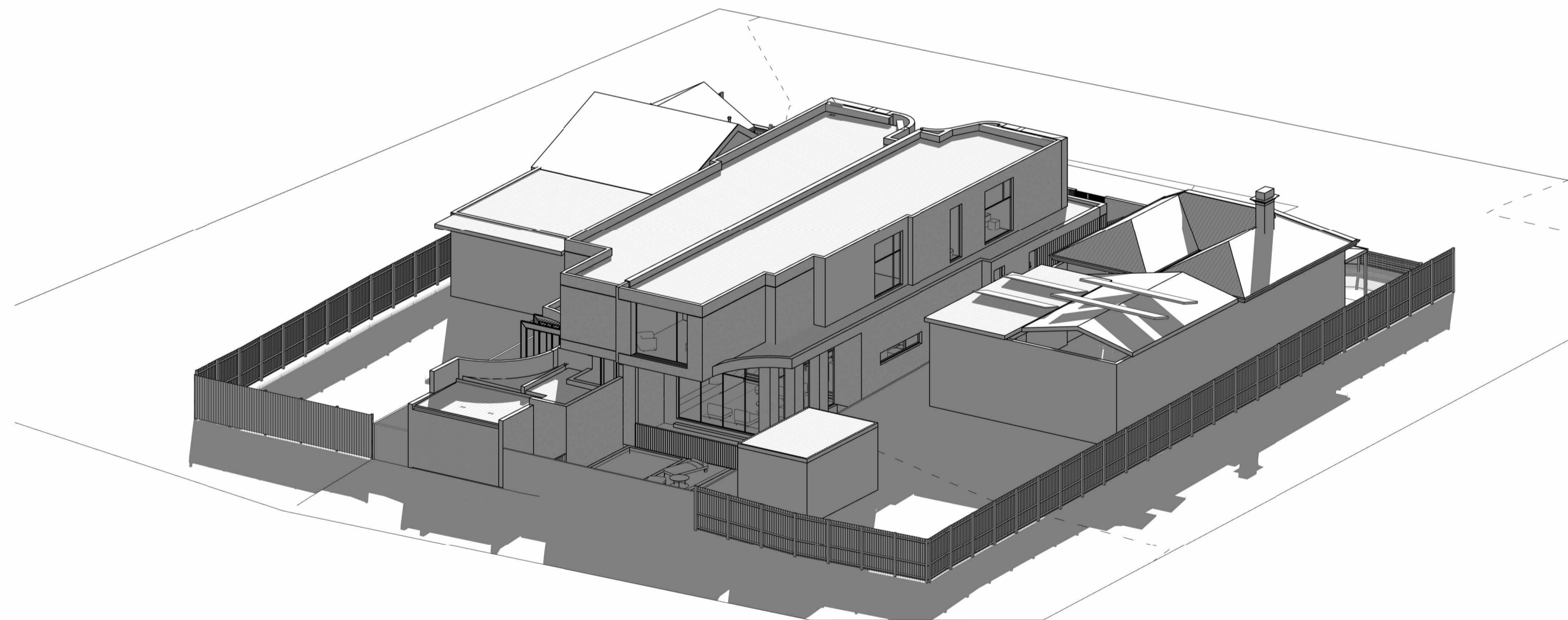




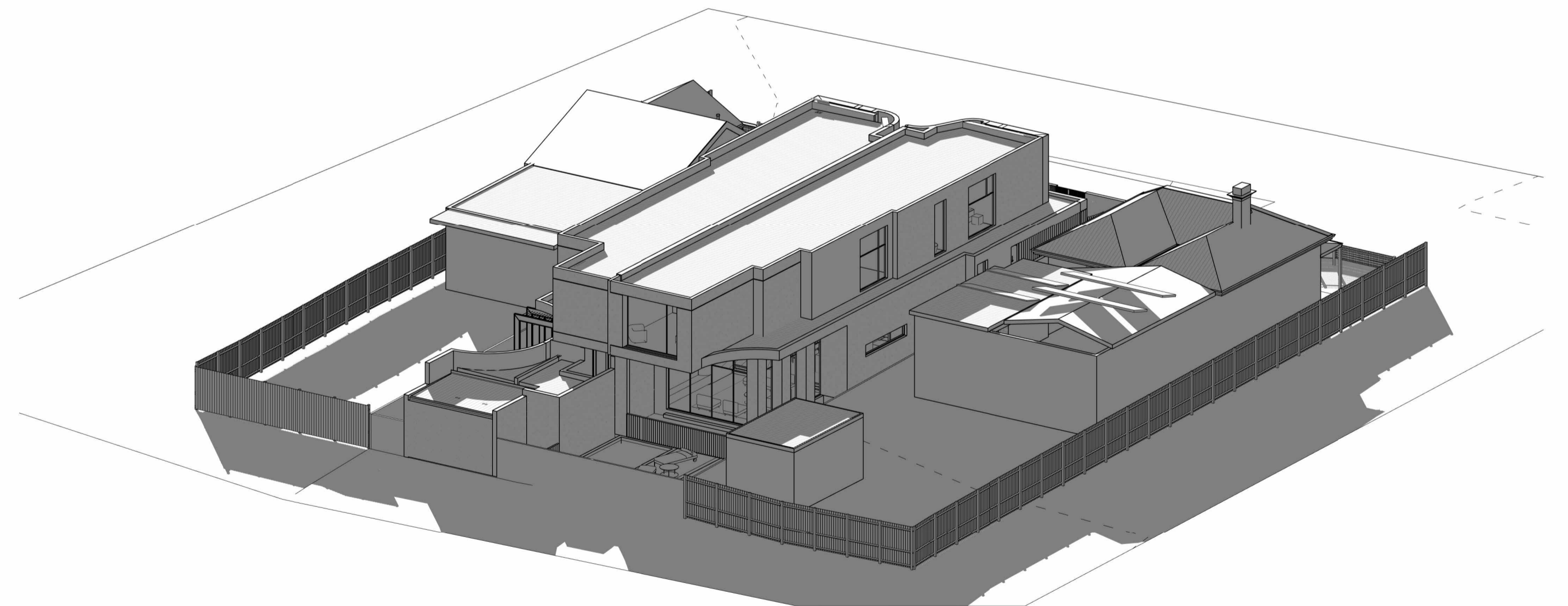
9AM ISO WINTER SOLSTICE SHADOWPLAN
SCALE



12PM ISO WINTER SOLSTICE SHADOWPLAN
SCALE



2PM ISO WINTER SOLSTICE SHADOWPLAN
SCALE



3PM ISO WINTER SOLSTICE SHADOWPLAN
SCALE

REV	DATE	DETAIL	SIGN	
A	24.08.2022	CONCEPT PRESENTATION	VD	E 28.06.2023 ISOMETRIC SHADOWS INCLUDED DV
B	07.09.2022	REVISED CONCEPT PLAN	VD	G 10.01.2024 AMENDMENTS POST COUNCIL MEETING DV
TP	14.09.2022	TOWN PLANNING SUBMISSION	DV	H 26.02.2024 AMENDMENTS DV
C	04.11.2022	TOWN PLANNING REP RESPONSE	DV	
D	01.03.2023	INCLUSIONS AS PER COUNCIL LETTER 22.02.23	DV	

