

## Project:

Proposed 2 townhouses  
20 Helen St, Northcote

## Stage:

TP01

## Client:

Kristine & Melete & Roussis

## Municipality:

12/12/2023

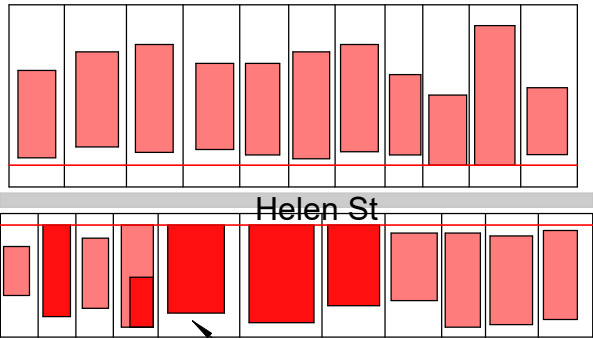
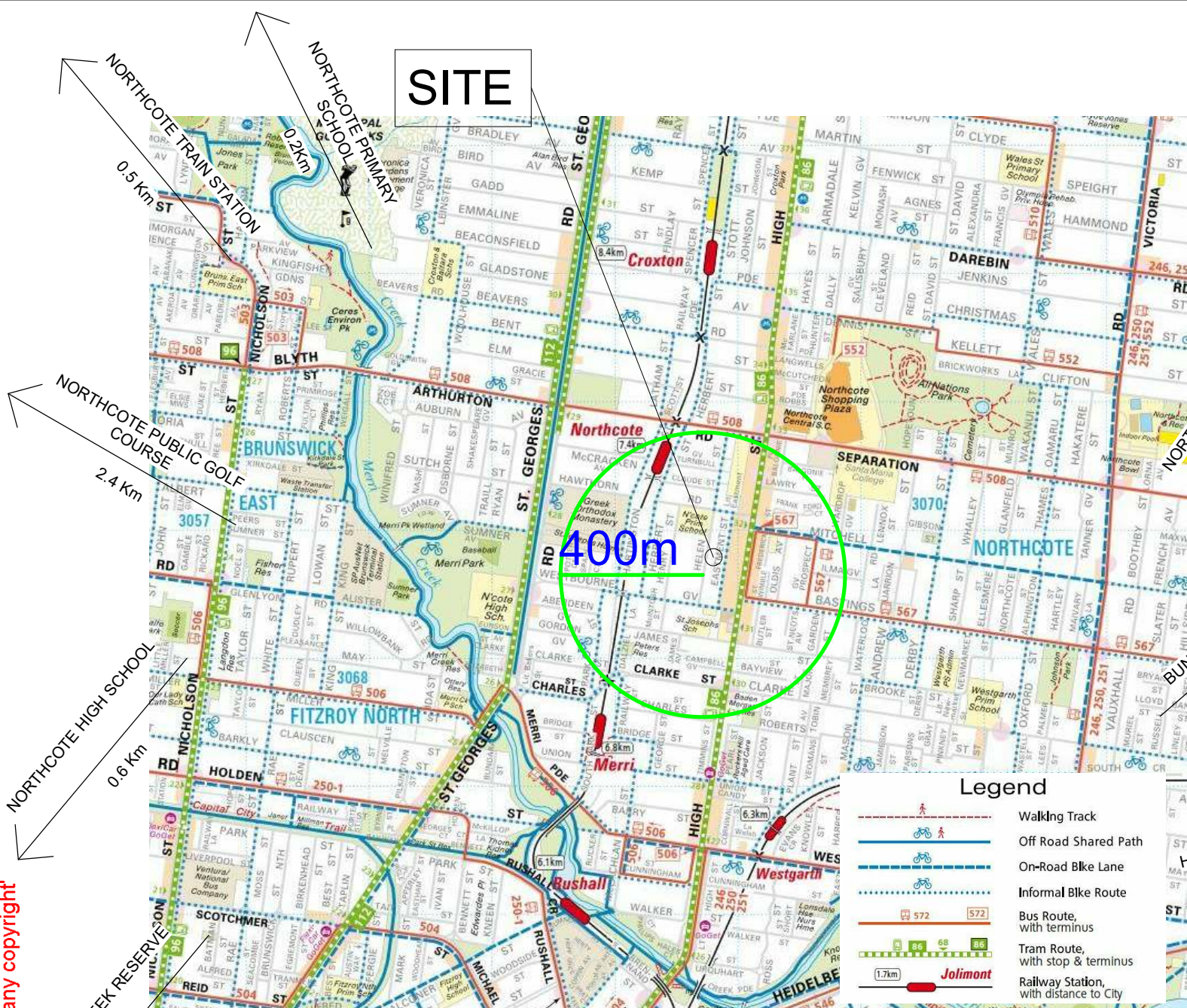


# 20 Helen St, Northcote

**C.KAIROUZ**  
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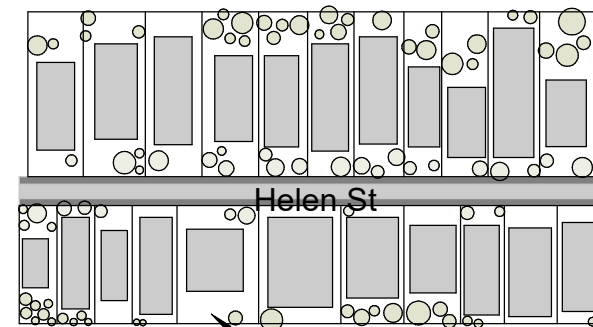
SITE



## BUILT FORM

- 1 Storey
- 2 Storey
- Building footprint
- Front setback

Subject site



## LANDSCAPE

- Existing tree in frontyards
- Existing tree in backyards
- Footpath

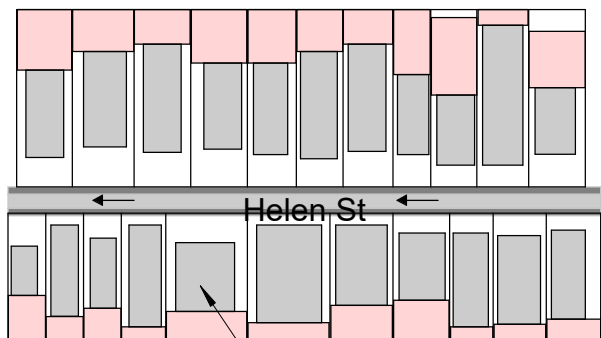
Subject site

## KEY FEATURES

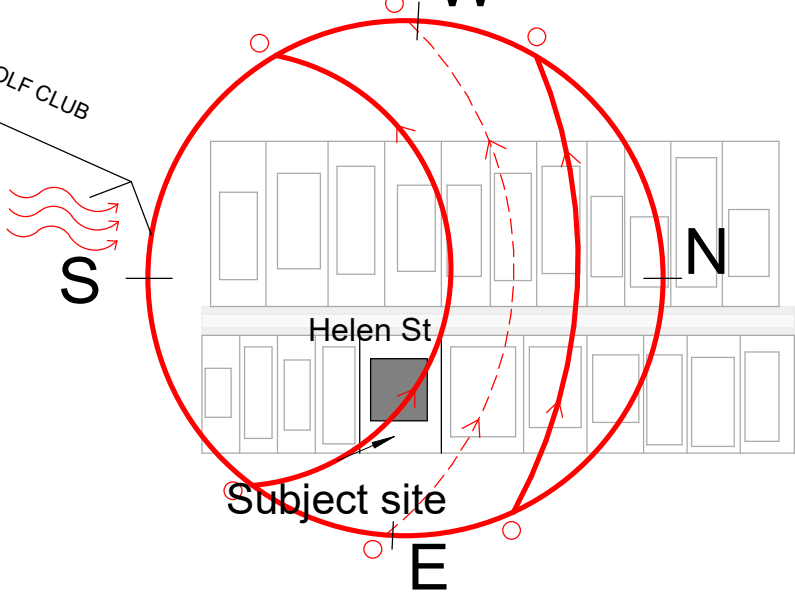
- Directionality
- Private open space
- Street

## CLIMATE

- Prevailing Winds
- Summer Solstice
- Equinox
- Winter Solstice



Subject site



Subject site

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**DRAWING:**  
**NEIGHBOURHOOD CHARACTER STUDY**

**PROJECT:** Proposed 2 townhouses  
**LOCATION:** 20 Helen St, Northcote  
**CLIENT:** Kristine & Melete & Roussis

AMENDMENT:		
No.	Description	Date

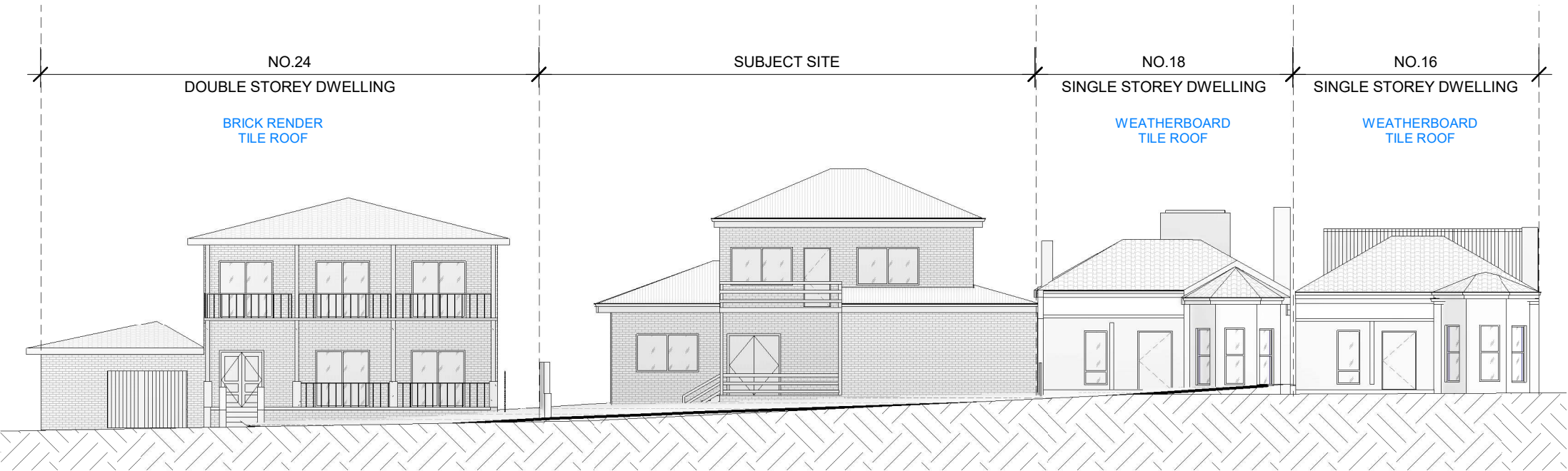
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**SCALE:** 1 : 2  
**JOB N° :** CKA22-26  
**DRAWN :** Author

**No in SET:** A01.1  
**ISSUE:** TP01

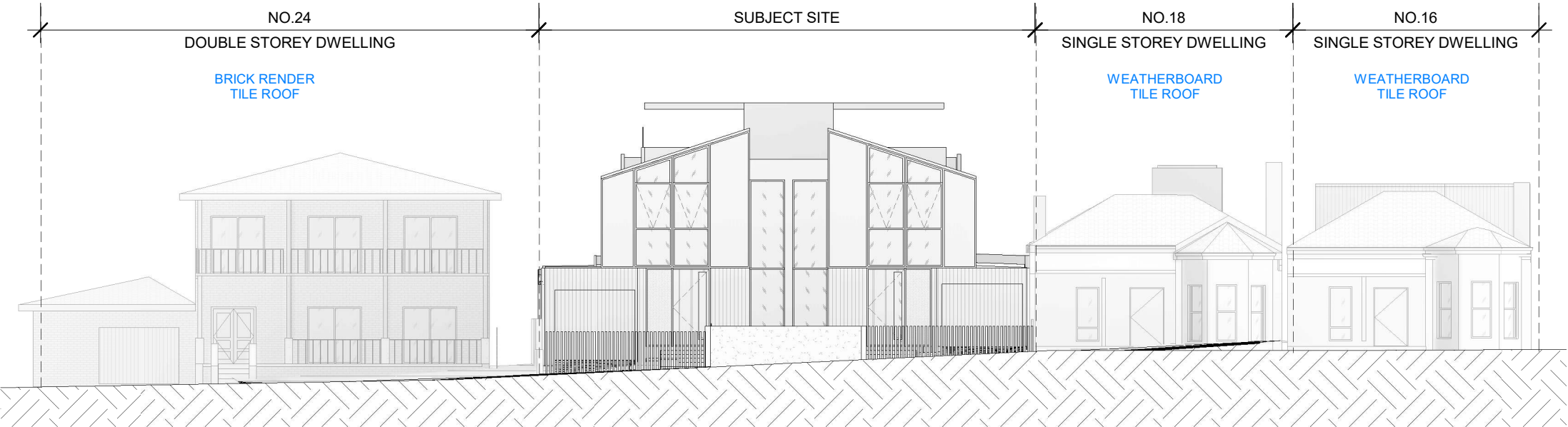
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1 TP- STREETVIEW EXISTING  
1 : 200



2 TP- STREETVIEW PROPOSED  
A07 1 : 200

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**DRAWING:**  
**STREET VIEWS**

**PROJECT:** Proposed 2 townhouses  
**LOCATION:** 20 Helen St, Northcote  
**CLIENT:** Kristine & Melete & Roussis

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No.	Description	Date

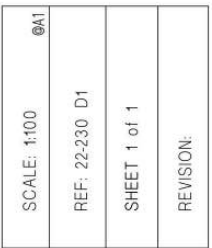
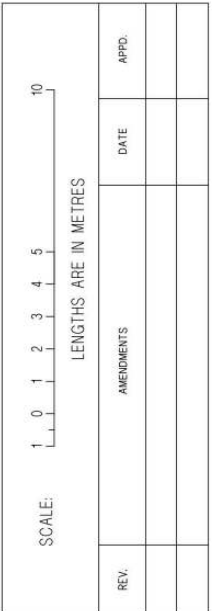
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**SCALE:** 1 : 200  
**JOB N° :** CKA22-26  
**DRAWN :** Author

**No in SET:** A02  
**ISSUE:** TP01

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## FEATURE SURVEY

<b>PROJECT:</b>	Proposed 2 townhouses
<b>LOCATION:</b>	20 Helen St, Northcote
<b>CLIENT:</b>	Kristine & Melete & Roussis

<b>AMENDMENT:</b>			<b>DATE:</b>	12/12/2023
			<b>SCALE:</b>	
			<b>JOB N° :</b>	CKA22-26
			<b>DRAWN :</b>	Author
No.	Description	Date		

<b>No in SET:</b>	<b>A03</b>
<b>ISSUE:</b>	<b>TP01</b>

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LEGEND:

- A

ROOF TOP TO MAXIMIZE USE OF POS & GARDEN AREA
- B

ON SITE STORAGE FACILITIES LOCATED IN THE GARARE
- C

PHOTOVOLTAIC SOLAR PANELS ON ROOF TO MAXIMIZE ENERGY EFFICIENCY
- D

MAIL BOXES WITH SLOT FOR NEWSPAPER
- E

ELECTRICITY METER
- F

GARBAGE BINS INSIDE THE GARAGE
- G

WATER EFFICIENT IRRIGATION CONNECTED TO RAIN WATER TANK
- H

15 AMP GPO FOR CHARGING ELECTRIC VEHICLES
- I

CANOPY TREE
- J

VOID TO ALLOW LIGHT PENETRATION TO FLOOR BELOW
- K

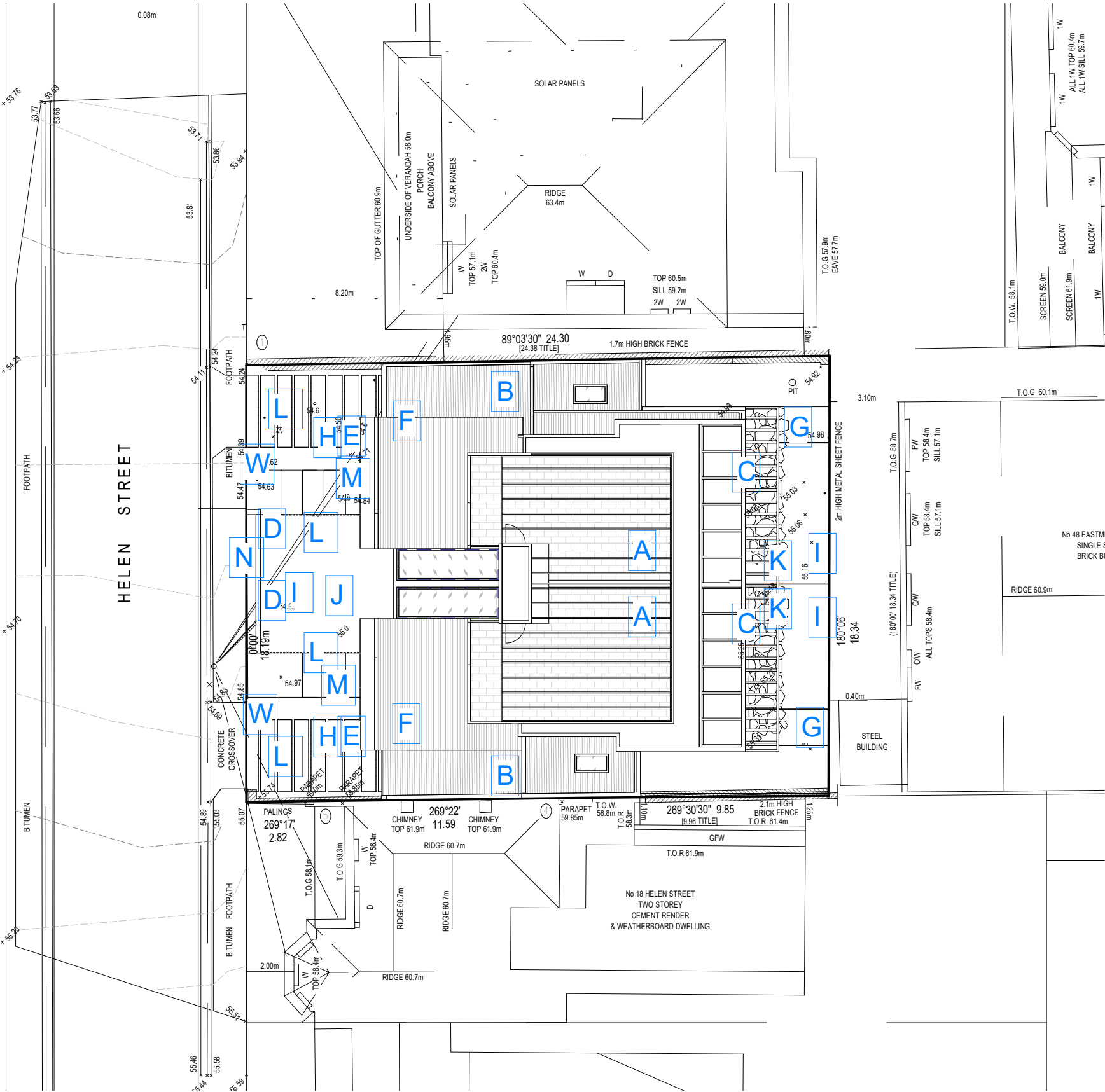
3000 LT MIN RAINWATER TANK
- W

WATER METER
- L

AUTOMATIC EXTERNAL LIGHTING TO IMPROVE SAFETY
- M

WINDOWS TO THE FRONT TO ALLOW PASSIVE SURVEILLANCE
- N

FRONT FENCE SETBACK TO ALLOW FOR PLANTING



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**DRAWING:**  
**SITE PLAN - DESIGN RESPONSE**



**PROJECT:** Proposed 2 townhouses  
**LOCATION:** 20 Helen St, Northcote  
**CLIENT:** Kristine & Melete & Roussis

Darebin City Council Received 13-12-2023

**AMENDMENT:**

No.	Description	Date

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**JOB N° :** CKA22-26  
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**No in SET:** A04  
**ISSUE:** TP01

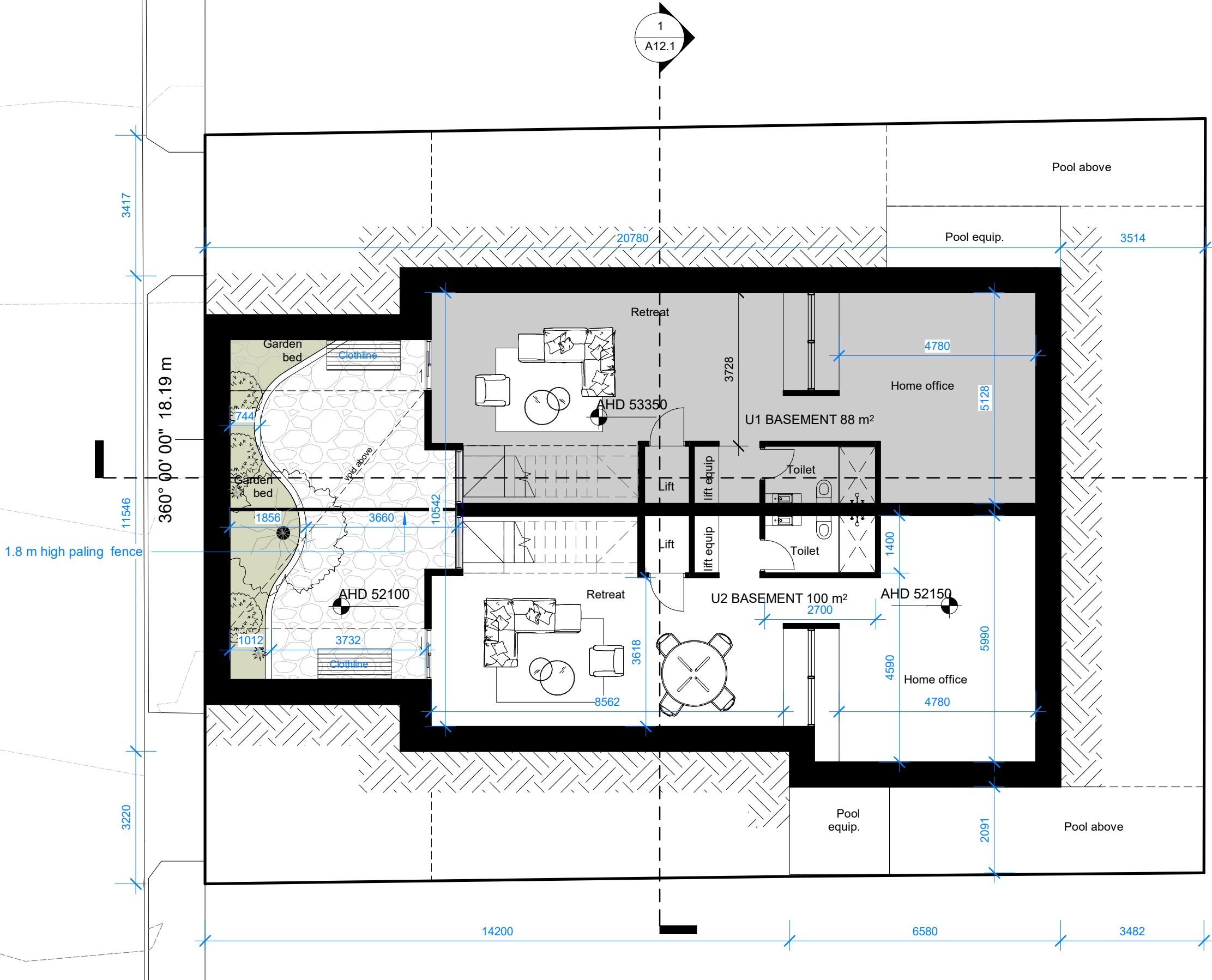
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HELEN STREET



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**DRAWING:**  
**PROPOSED BASEMENT**



**PROJECT:** Proposed 2 townhouses  
**LOCATION:** 20 Helen St, Northcote  
**CLIENT:** Kristine & Melete & Roussis

**AMENDMENT:**

No.	Description	Date

**DATE:** 12/12/2023  
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**JOB N° :** CKA22-26  
**DRAWN :** GP

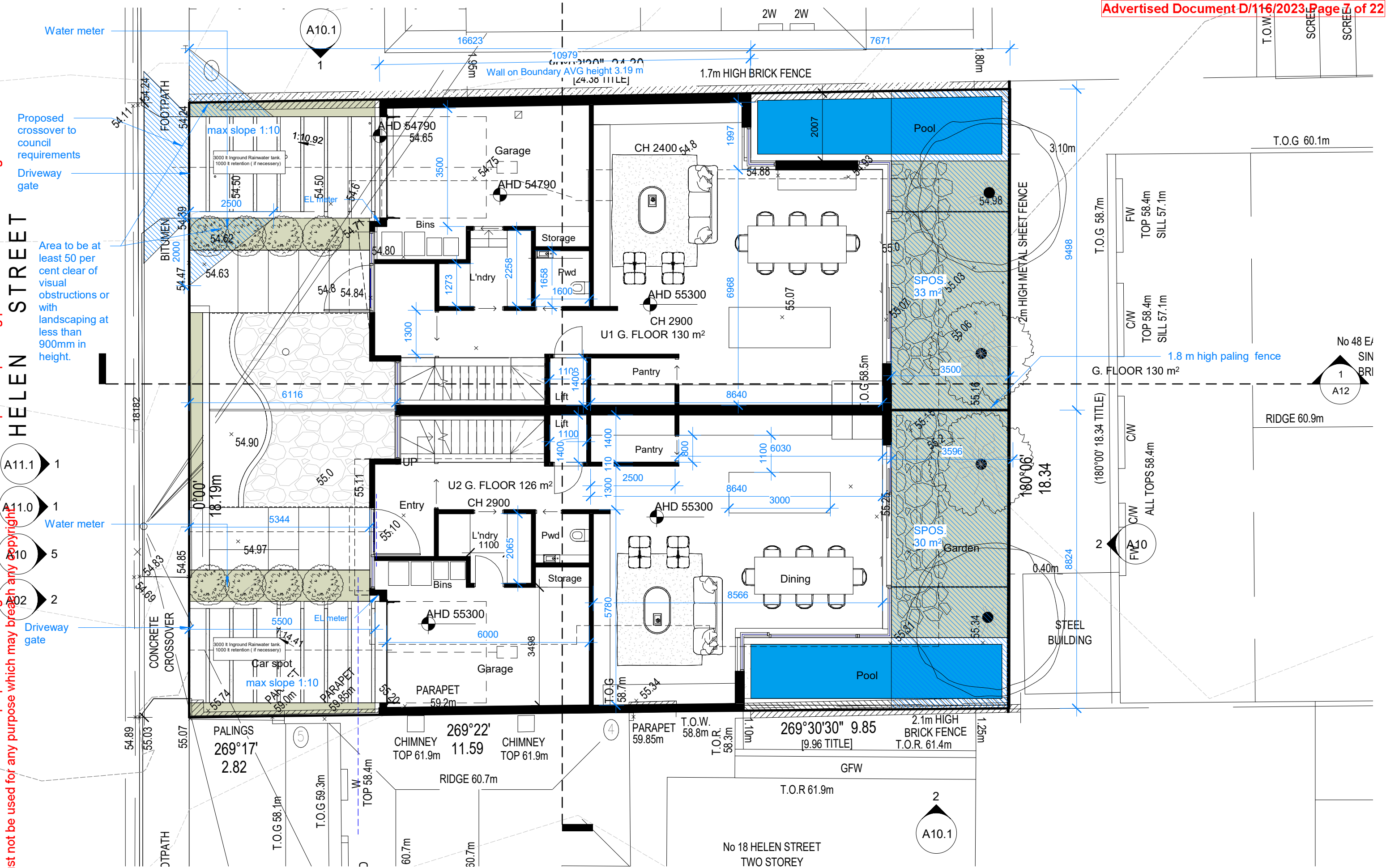
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**DRAWING:**  
**PROPOSED GROUND FLOOR PLAN**



**PROJECT:** Proposed 2 townhouses  
**LOCATION:** 20 Helen St, Northcote  
**CLIENT:** Kristine & Melete & Roussis

Darebin City Council Received 13-12-2023

**AMENDMENT:**

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**DATE:** 12/12/2023  
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**JOB N° :** CKA22-26  
**DRAWN :** Author

**No in SET:** A07  
**ISSUE:** TP01

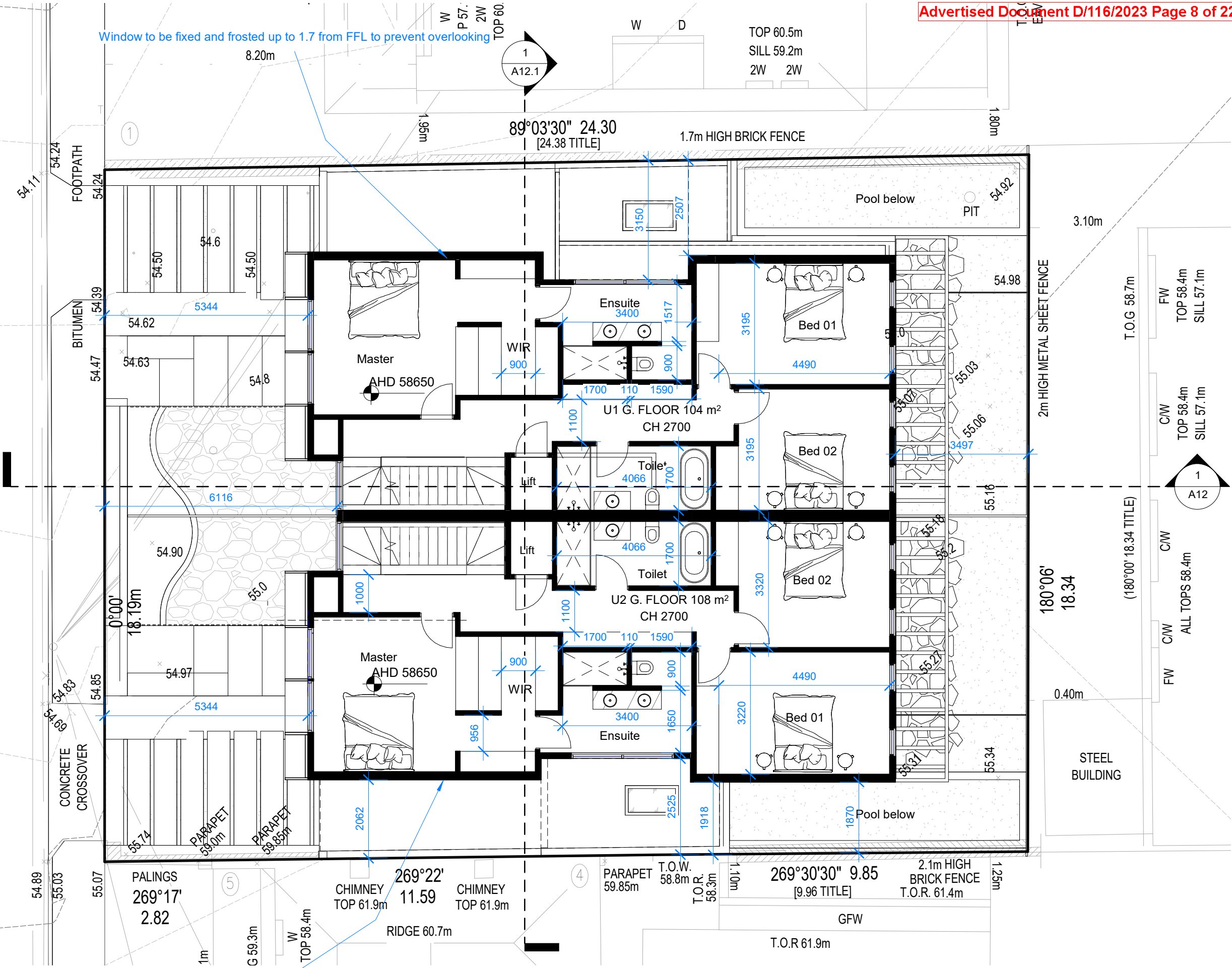
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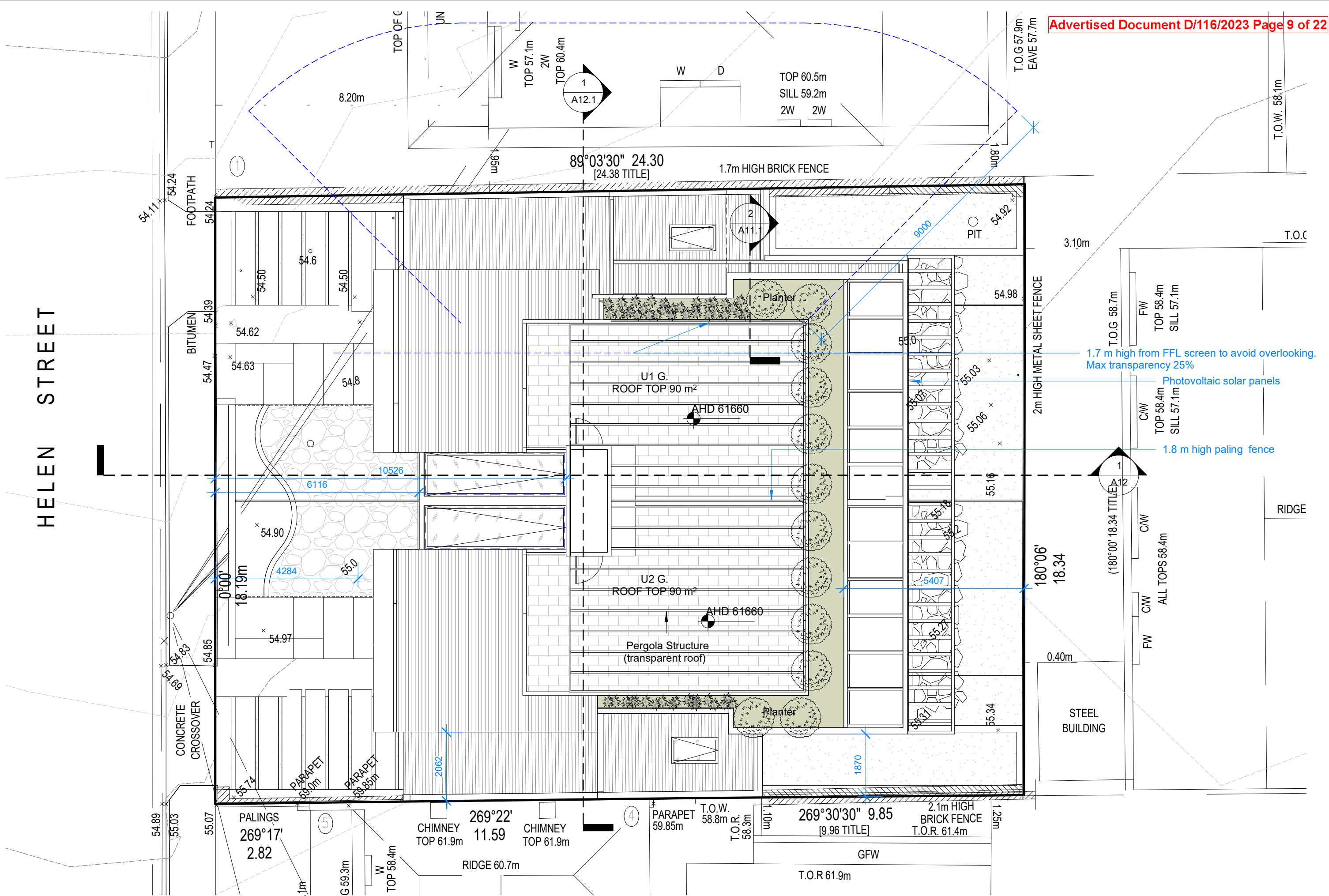
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**DRAWING:**  
**PROPOSED ROOF PLAN**



**PROJECT:** Proposed 2 townhouses  
**LOCATION:** 20 Helen St, Northcote  
**CLIENT:** Kristine & Melete & Roussis

Darebin City Council Received 13-12-2023

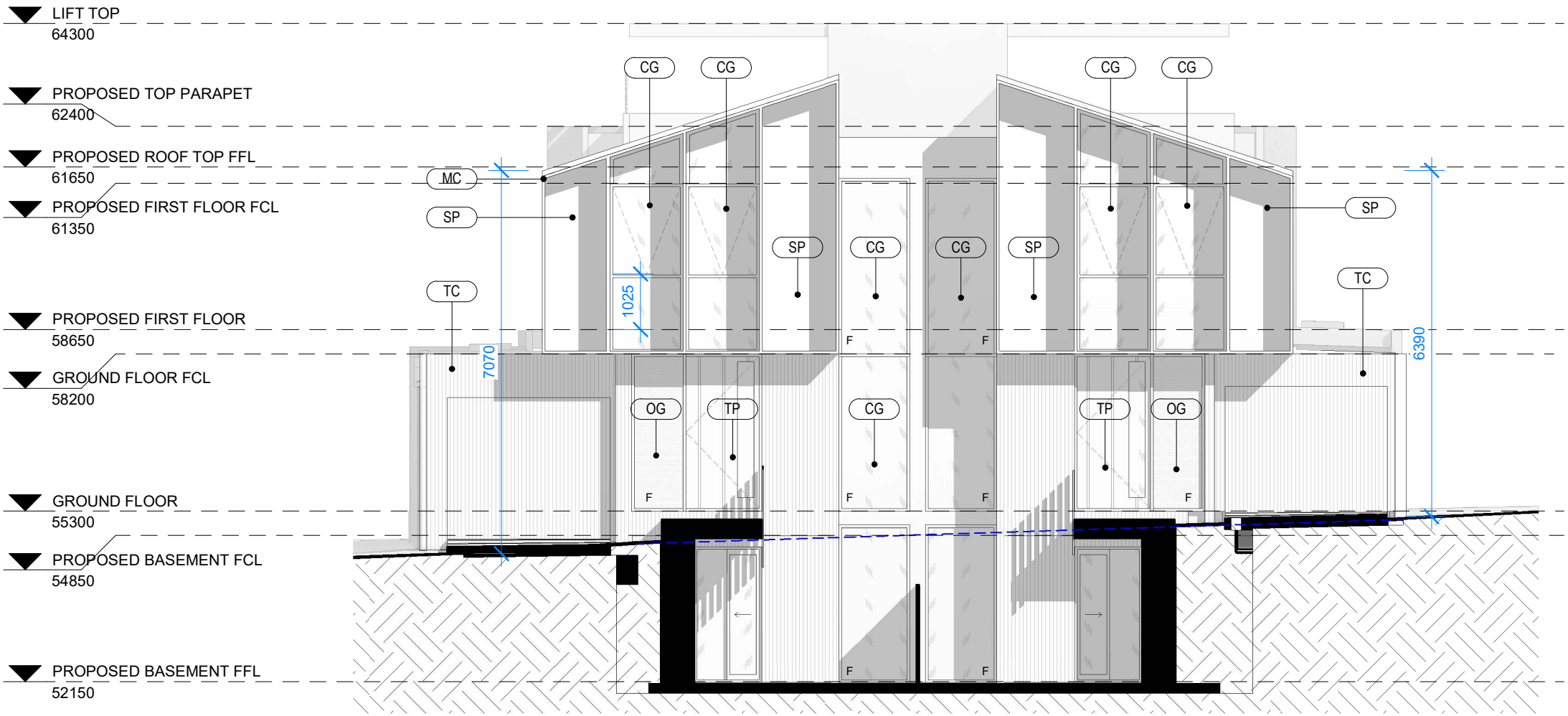
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**DATE:** 12/12/2023  
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**DRAWN :** Author

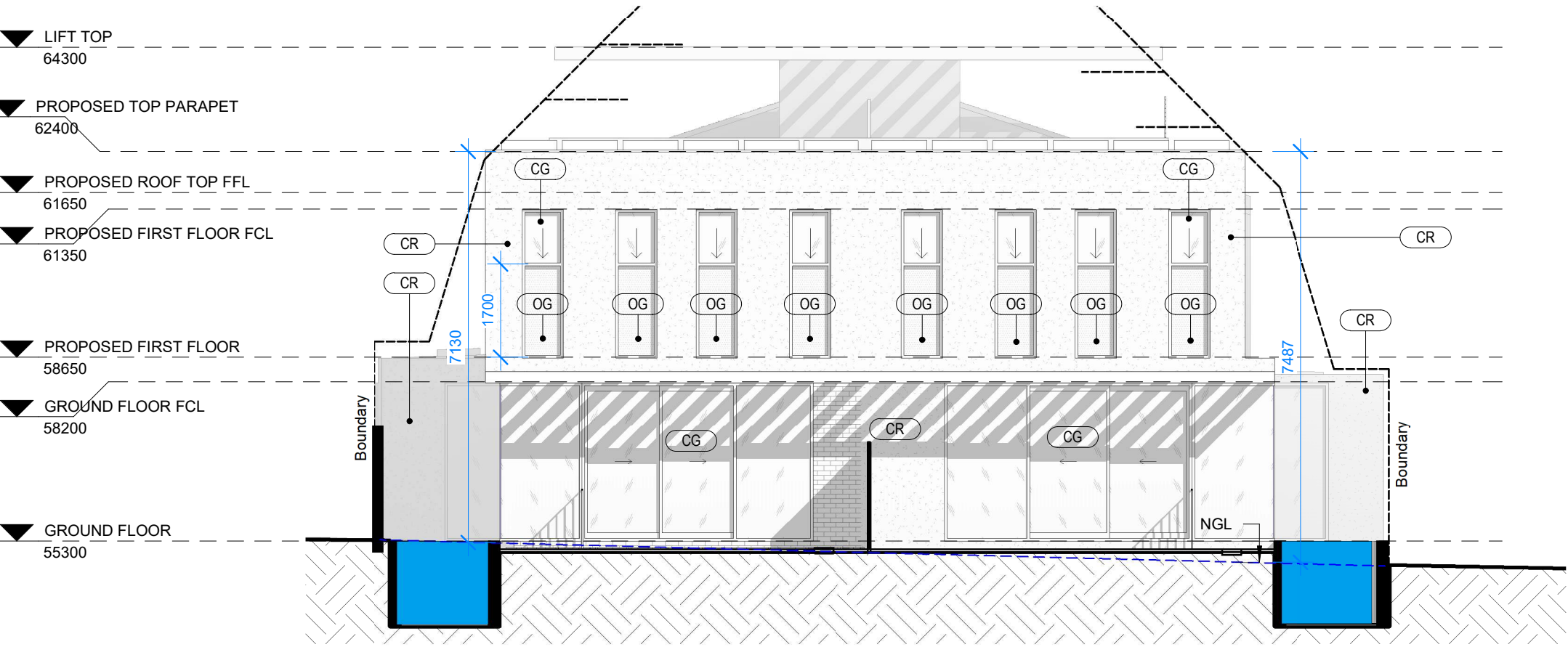
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5  
A07  
WEST ELEVATION  
1 : 100



2  
A07  
EAST ELEVATION  
1 : 100

DRAWING:  <b>PROPOSED ELEVATIONS</b>		<b>PROJECT:</b>	Proposed 2 townhouses			<b>AMENDMENT:</b>			<b>DATE:</b>	12/12/2023	No in SET:  <b>A10</b>	<b>C. KAIROUZ ARCHITECTS</b>  780, High Street,Thornbury, Victoria, 3071   info@ckarch.com.au   (03) 9484 8328   WWW.ckarchitects.co.au	<b>C.KAIROUZ</b> <b>ARCHITECTS</b>
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		<b>CLIENT:</b>	Kristine & Melete & Roussis				<b>JOB N° :</b>	CKA22-26	<b>ISSUE:</b>  TP01				
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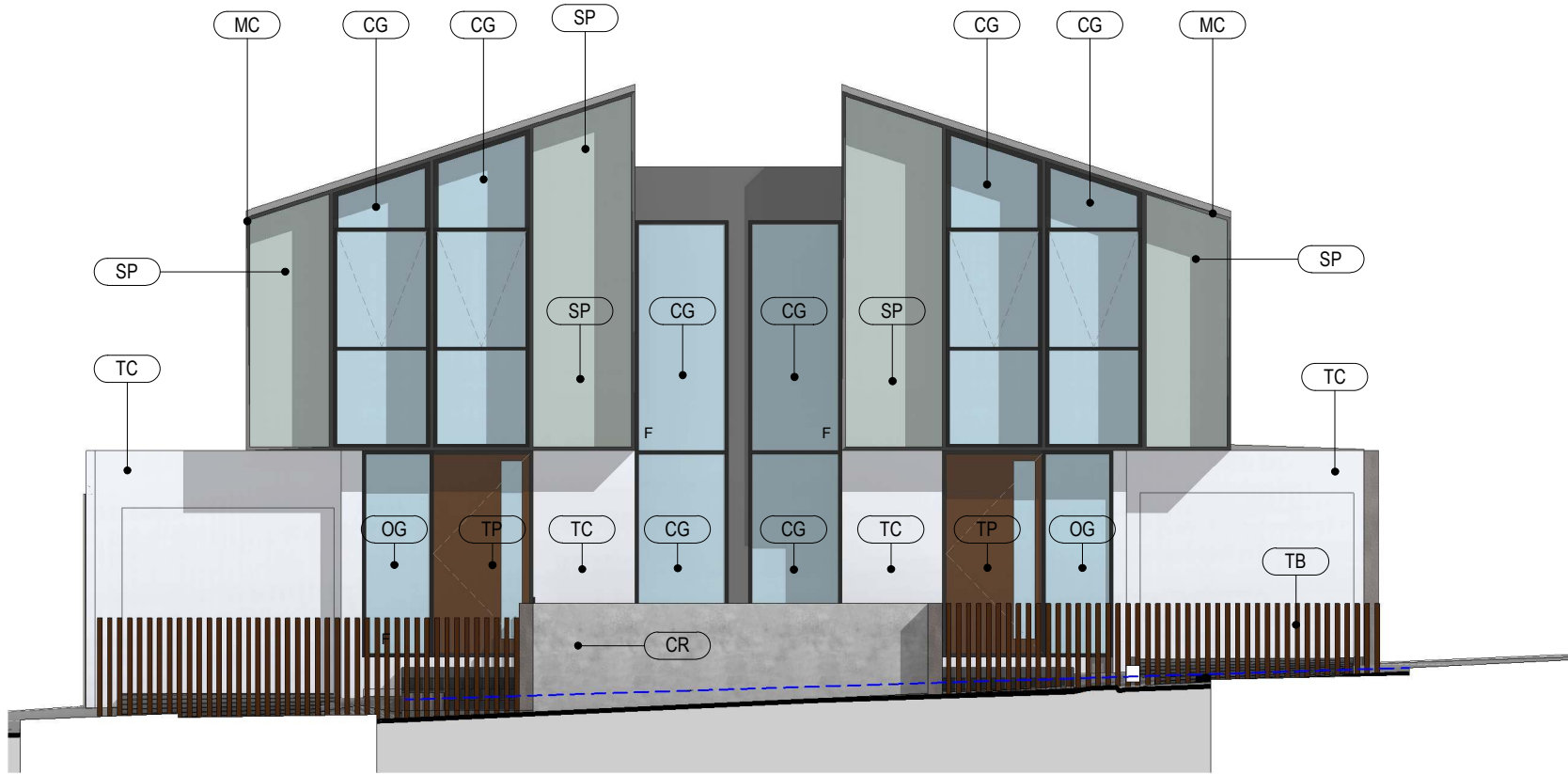




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1  
A07

## WEST ELEVATION

1 : 100



Material legend		
Code	Description	Image
BP	Matte Black Panel	
C3	olorbond cladding - Charcoal	
CG	Clear glass	
CR	Concrete Render	
MC	Black Steel Frame	
OG	Obscure Glass	
R1	Colourbond roof Powder coated Shale grey	
SP	Spandral Glass	
TB	66X19mm Timber Pickets IN BLACK @140 center 50% Transparency	
TC	Timber battens cladding	
TP	Matte Black Panel	

DRAWING:

**FRONT FENCE ELEVATION & MATERIAL SCHEDULE**

PROJECT:

**Proposed 2 townhouses**

LOCATION:

**20 Helen St, Northcote**

CLIENT:

**Kristine & Melete & Roussis**

AMENDMENT:

No.	Description	Date

DATE:

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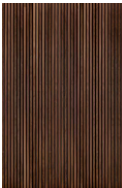
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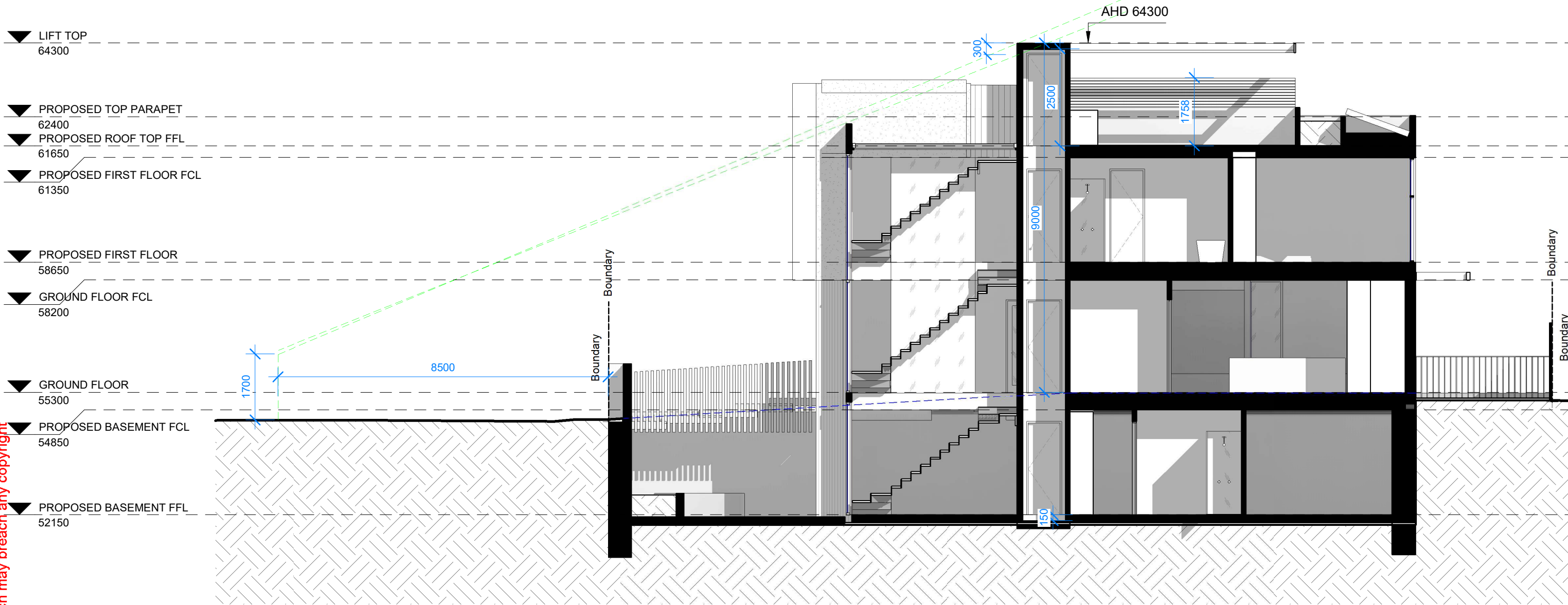




Material legend		
Code	Description	Image
BP	Matte Black Panel	
C3	olorbond cladding - Charcoal	
CG	Clear glass	
CR	Concrete Render	
MC	Black Steel Frame	
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SP	Spandral Glass	
TB	66X19mm Timber Pickets IN BLACK @140 center 50% Transparency	
TC	Timber battens cladding	
TP	Matte Black Panel	

<div>DRAWING:</div> <div>FRONT FENCE ELEVATION &amp; MATERIAL SCHEDULE</div>	<div>PROJECT:</div> <div>LOCATION:</div> <div>CLIENT:</div>	Proposed 2 townhouses	AMENDMENT:			DATE:	12/12/2023	No in SET: <div>A11.1</div>	<div>C. KAIROUZ ARCHITECTS</div> <div>780, High Street, Thornbury, Victoria, 3071   <a href="mailto:info@ckarch.com.au">info@ckarch.com.au</a>   (03) 9484 8328   <a href="http://www.ckarchitects.co.au">www.ckarchitects.co.au</a></div> <div>copyright of C. Kairouz Architects, prior written permission is necessary for reproduction.</div> <div>C.KAIROUZ ARCHITECTS</div>	
		20 Helen St, Northcote	No.	Description	Date	SCALE:	As indicated			
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1  
A06

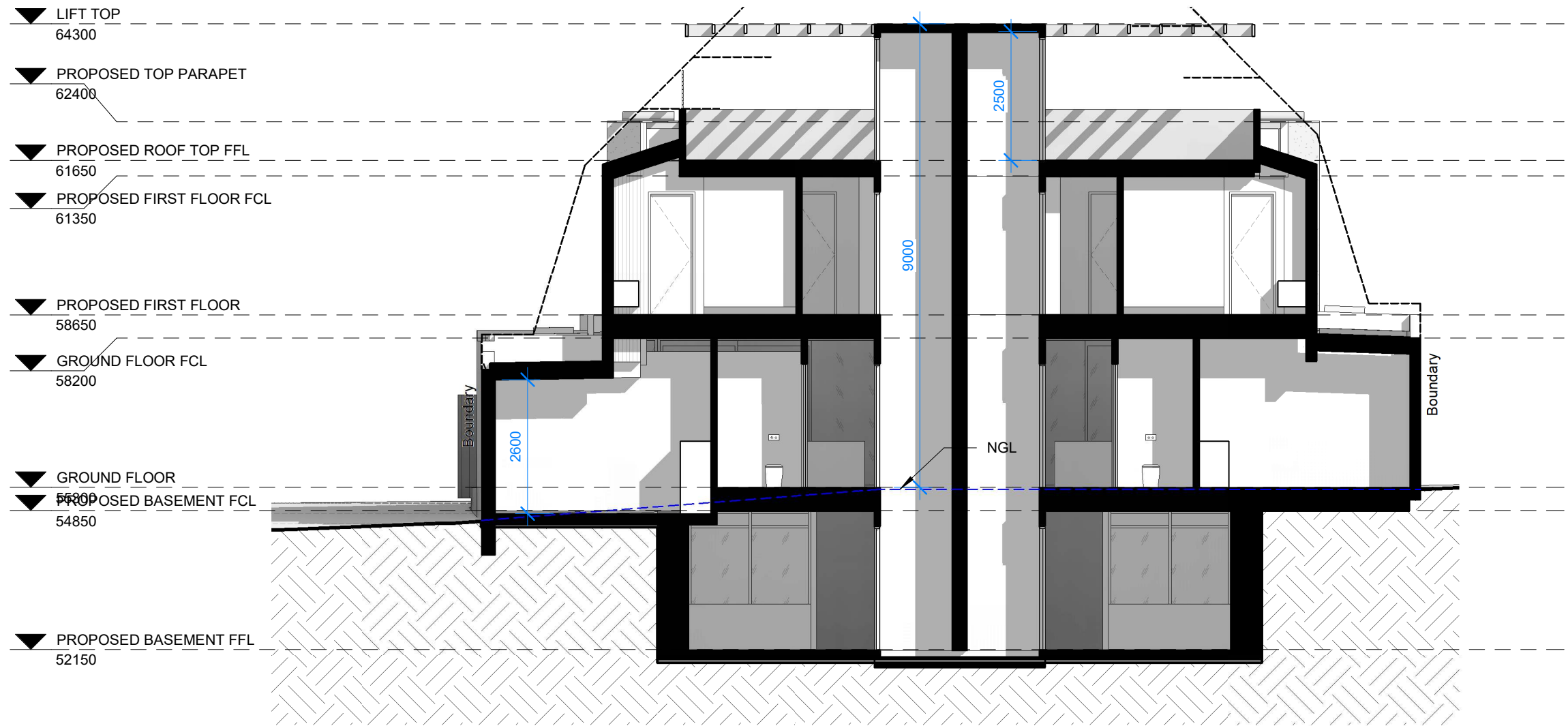
# LINE OF SIGHT

1 : 100

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<div>DRAWING:</div> <div>SECTIONS- LINE OF SIGHT</div>		PROJECT:	Proposed 2 townhouses	AMENDMENT:			DATE:	12/12/2023	No in SET:	A12	C. KAIROUZ ARCHITECTS
		LOCATION:	20 Helen St, Northcote	No.	Description	Date	SCALE:	1 : 100			
			CLIENT:	Kristine & Melete & Roussis				JOB N° :	CKA22-26	ISSUE:	TP01
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1  
A06

## Section 5

1 : 100

### CLASSIC LIFT FROM PLATINUM ELEVATOS SPECIFICATIONS

 <b>Lift Code</b> AS1735.18	 <b>Cabin Size</b> 600w x 600d to 1000w x 1300d (mm)	 <b>Clear Door Opening</b> From 600 to 900 (mm)	 <b>Load Rating</b> 300kg	 <b>Speed</b> 0.30m/s
 <b>Travel</b> 12m (Max)	 <b>Pit Depth</b> 150mm (Min)	 <b>Head Room</b> 2500mm (Min)	 <b>Life Span</b> 30+ years	 <b>Power</b> 300kg-Single Phase 25amp 400kg-Single Phase 32amp

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**DRAWING:**  
**SECTIONS**

**PROJECT:** Proposed 2 townhouses  
**LOCATION:** 20 Helen St, Northcote  
**CLIENT:** Kristine & Melete & Roussis

**AMENDMENT:**  

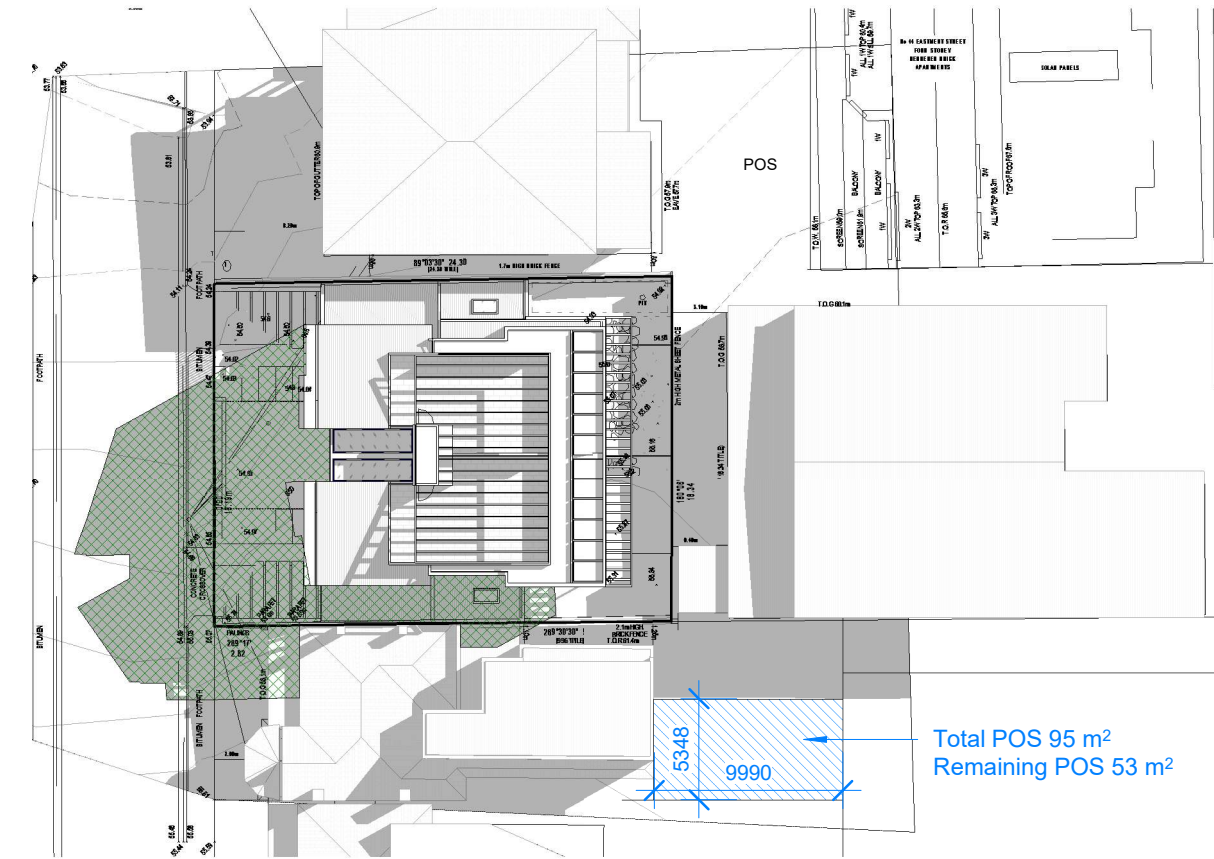
No.	Description	Date

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**SCALE:** 1 : 100  
**JOB N° :** CKA22-26  
**DRAWN :** Author

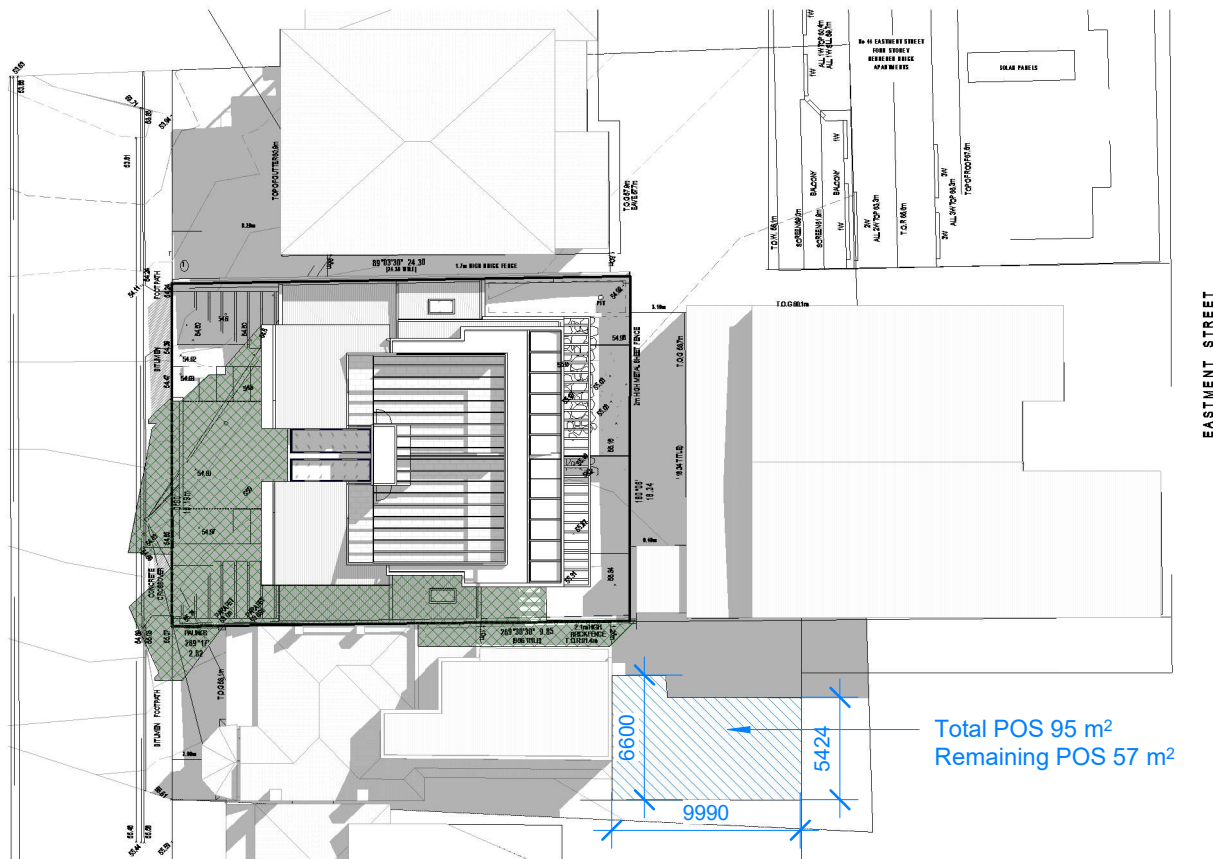
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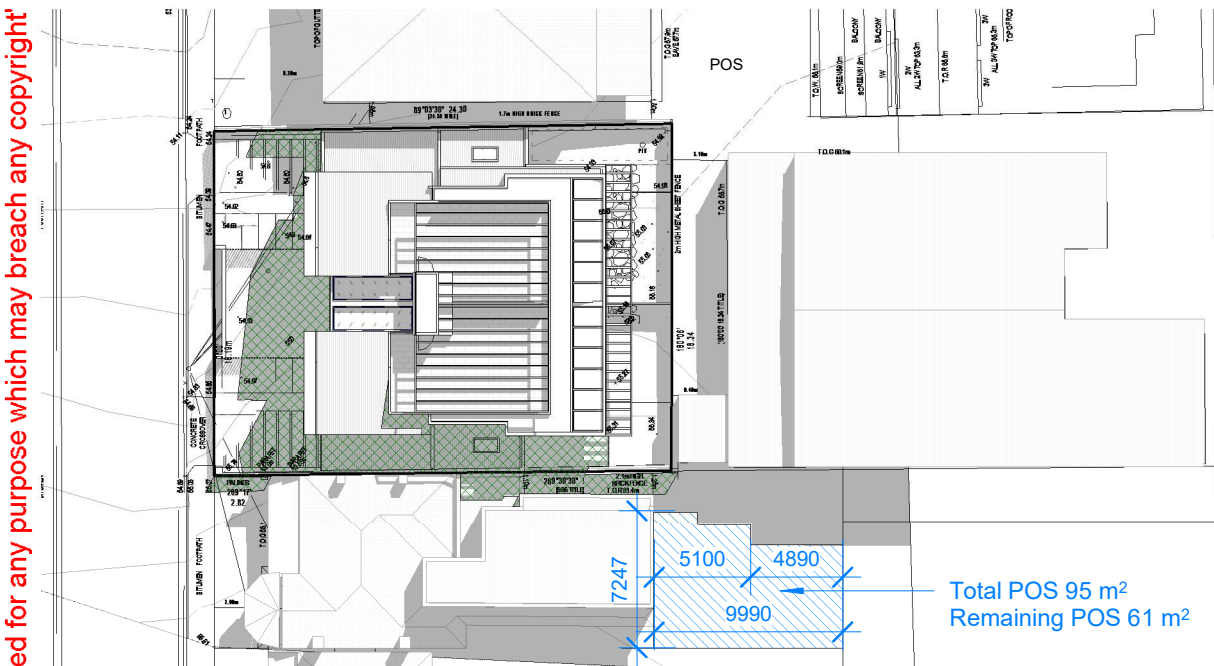
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**ARCHITECTS**



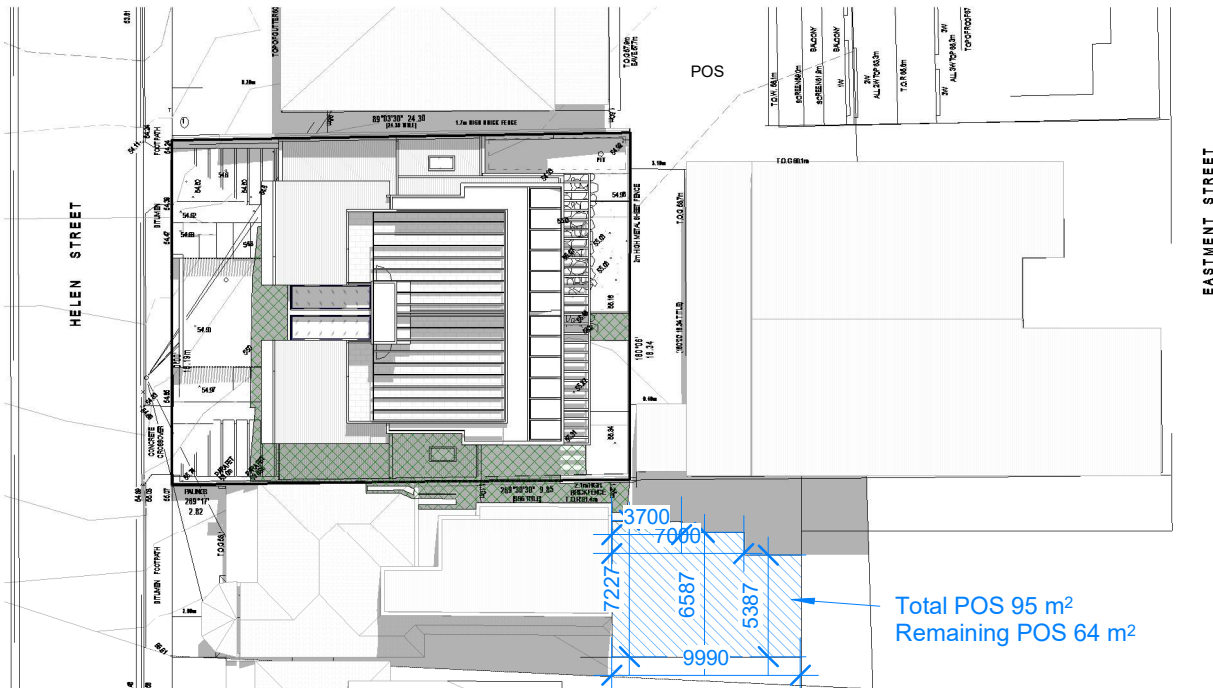
2 SHADOWS - 21 SEPTEMBER - 9AM  
1 : 400



3 SHADOWS - 21 SEPTEMBER - 10AM  
1 : 400



4 SHADOWS - 21 SEPTEMBER - 11AM  
1 : 400



1 SHADOWS - 21 SEPTEMBER - 12NOON  
1 : 400

SHADOW LEGEND

- EXISTING SHADOW  
PROPOSED  
ADDITIONAL SHADOW

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DRAWING:

PROPOSED SHADOW DIAGRAM  
9 AM & 12 PM 22 SEPT



PROJECT:

Proposed 2 townhouses

LOCATION:

20 Helen St, Northcote

CLIENT:

Kristine & Melete & Roussis

Darebin City Council Received 13-12-2023

AMENDMENT:

No.	Description	Date

DATE:

12/12/2023

SCALE:

As indicated

JOB N° :

CKA22-26

DRAWN :

Author

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A13

ISSUE:

TP01

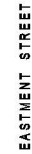
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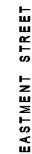
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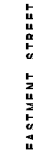





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1 : 400



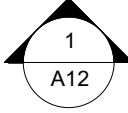
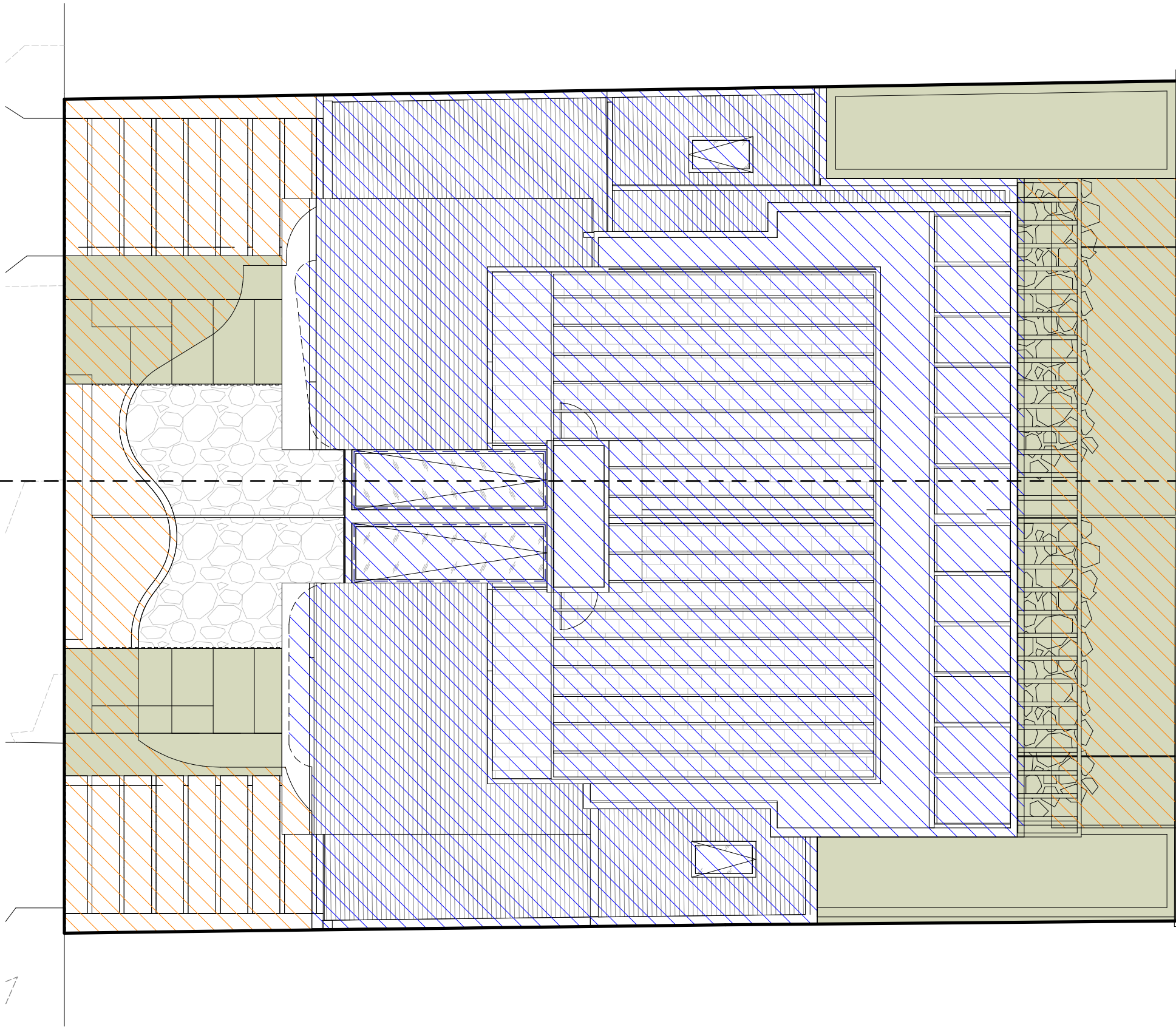
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 EXISTING SHADOW

 PROPOSED  
ADDITIONAL SHADOW

**Darebin City Council Received 13-12-2023**

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LEGEND

TOTAL SITE AREA : 443 m<sup>2</sup>

SITE COVERAGE: 266 m<sup>2</sup>. (60%)

GARDEN AREA: 108 m<sup>2</sup> (25%)

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:  
**AREAS DIAGRAM**

PROJECT: **Proposed 2 townhouses**  
LOCATION: **20 Helen St, Northcote**  
CLIENT: **Kristine & Melete & Roussis**

AMENDMENT:

No.	Description	Date

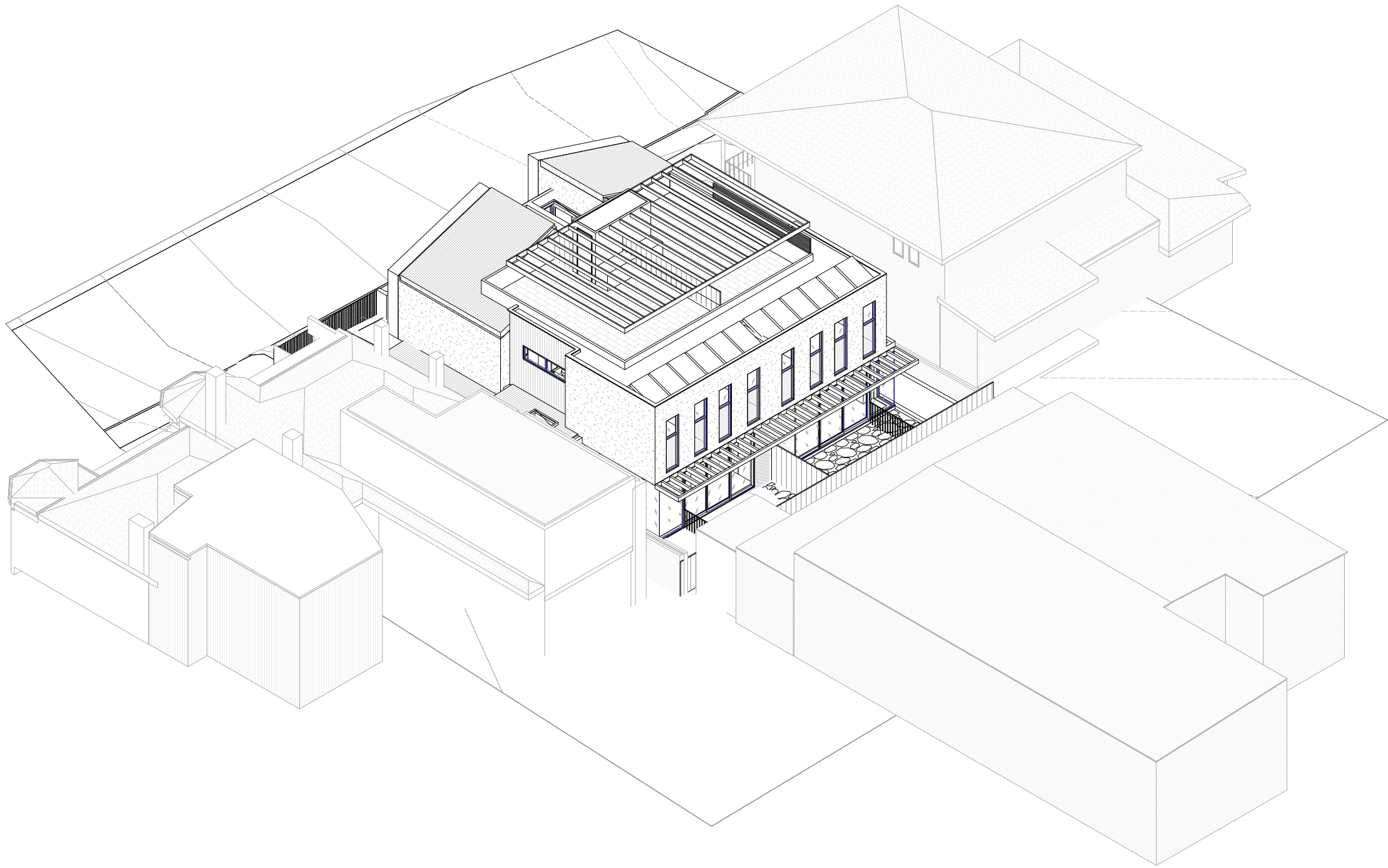
DATE: **12/12/2023**  
SCALE: **1 : 100**  
JOB N° : **CKA22-26**  
DRAWN : **Author**

No in SET: **A14**  
ISSUE: **TP01**

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2

# SOUTH-EAST VIEW

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**DRAWING:**  
**3D BUILDING MASS**

**PROJECT:** Proposed 2 townhouses  
**LOCATION:** 20 Helen St, Northcote  
**CLIENT:** Kristine & Melete & Roussis

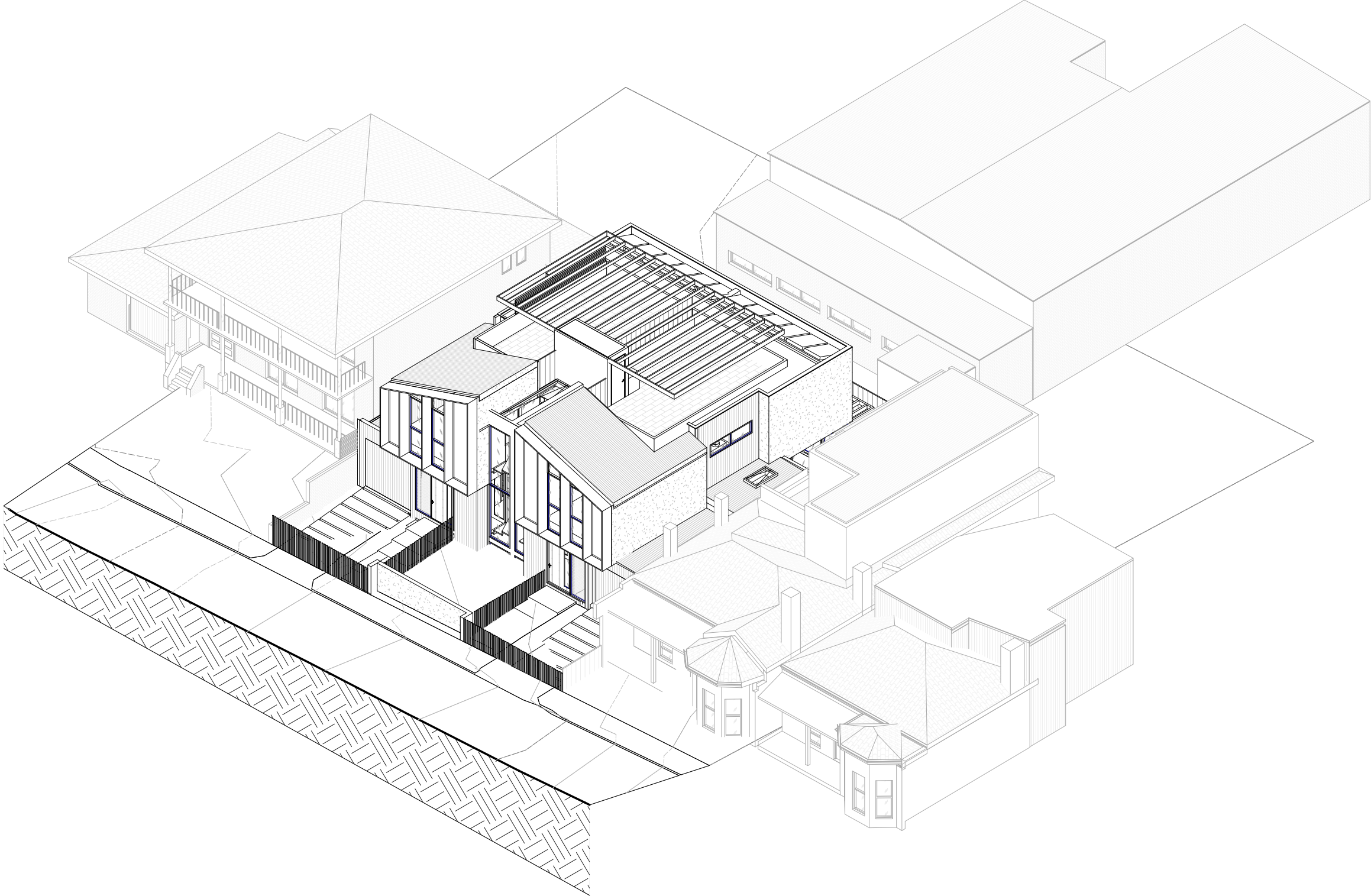
AMENDMENT:		
No.	Description	Date

**DATE:** 12/12/2023  
**SCALE:**  
**JOB N° :** CKA22-26  
**DRAWN :** Author

**No in SET:** A15  
**ISSUE:** TP01

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1

SOUTH-WEST VIEW

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**DRAWING:**  
**3D BUILDING MASS**

**PROJECT:** Proposed 2 townhouses  
**LOCATION:** 20 Helen St, Northcote  
**CLIENT:** Kristine & Melete & Roussis

AMENDMENT:		
No.	Description	Date

**DATE:** 12/12/2023  
**SCALE:**  
**JOB N° :** CKA22-26  
**DRAWN :** Author

**No in SET:** A16  
**ISSUE:** TP01

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**DRAWING:**  
**3D IMAGES**

**PROJECT:** Proposed 2 townhouses  
**LOCATION:** 20 Helen St, Northcote  
**CLIENT:** Kristine & Melete & Roussis

AMENDMENT:		
No.	Description	Date

**DATE:** 12/12/2023  
**SCALE:**  
**JOB N° :** CKA22-26  
**DRAWN :** Author

**No in SET:** A17.0  
**ISSUE:** TP01

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A. 3D VIEW OF A PERSON STANDING IN FRONT OF THE PROPERTY LOOKING DOWN AT THE FRONT GARDEN BELOW (VIEW LEVEL @ 1.7m)



B. 3D VIEW OF A PERSON STANDING EASTERN SIDE OF HELEN STREET LOOKIN AT SUBJECT SITE FROM NORTH



B. 3D VIEW OF A PERSON STANDING EASTERN SIDE OF HELEN STREET LOOKIN AT SUBJECT SITE FROM SOUTH

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DRAWING:

3D IMAGES

PROJECT:

Proposed 2 townhouses

LOCATION:

20 Helen St, Northcote

CLIENT:

Kristine & Melete & Roussis

AMENDMENT:

No.	Description	Date

DATE:

12/12/2023

SCALE:

JOB N° : CKA22-26

DRAWN : Author

No in SET:

A17.1

ISSUE:

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