

# 2 DWELLINGS ON 2 LOTS DEVELOPMENT

## TOWN PLANNING DRAWINGS

3 HOPETOUN STREET  
NORTHCOTE VIC 3070

NOVEMBER 2023

### SHEET LIST

TP00	COVERSHEET
TP01	SITE ANALYSIS
TP02	DEMOLITION PLAN/ DESIGN RESPONSE
TP03	GROUND FLOOR PLAN
TP04	UPPER FLOORS & ROOF PLAN
TP05	ELEVATIONS - SHEET 1
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TP10	DEVELOPMENT SUMMARY
TP11	SHADOW DIAGRAMS - SHEET 1
TP12	SHADOW DIAGRAMS - SHEET 2
TP13	EXTERNAL FINISHES



**ARTIST'S IMPRESSION**  
WEST VIEW FROM HOPETOUN STREET

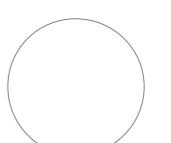
[FOR TP APPLICATION]



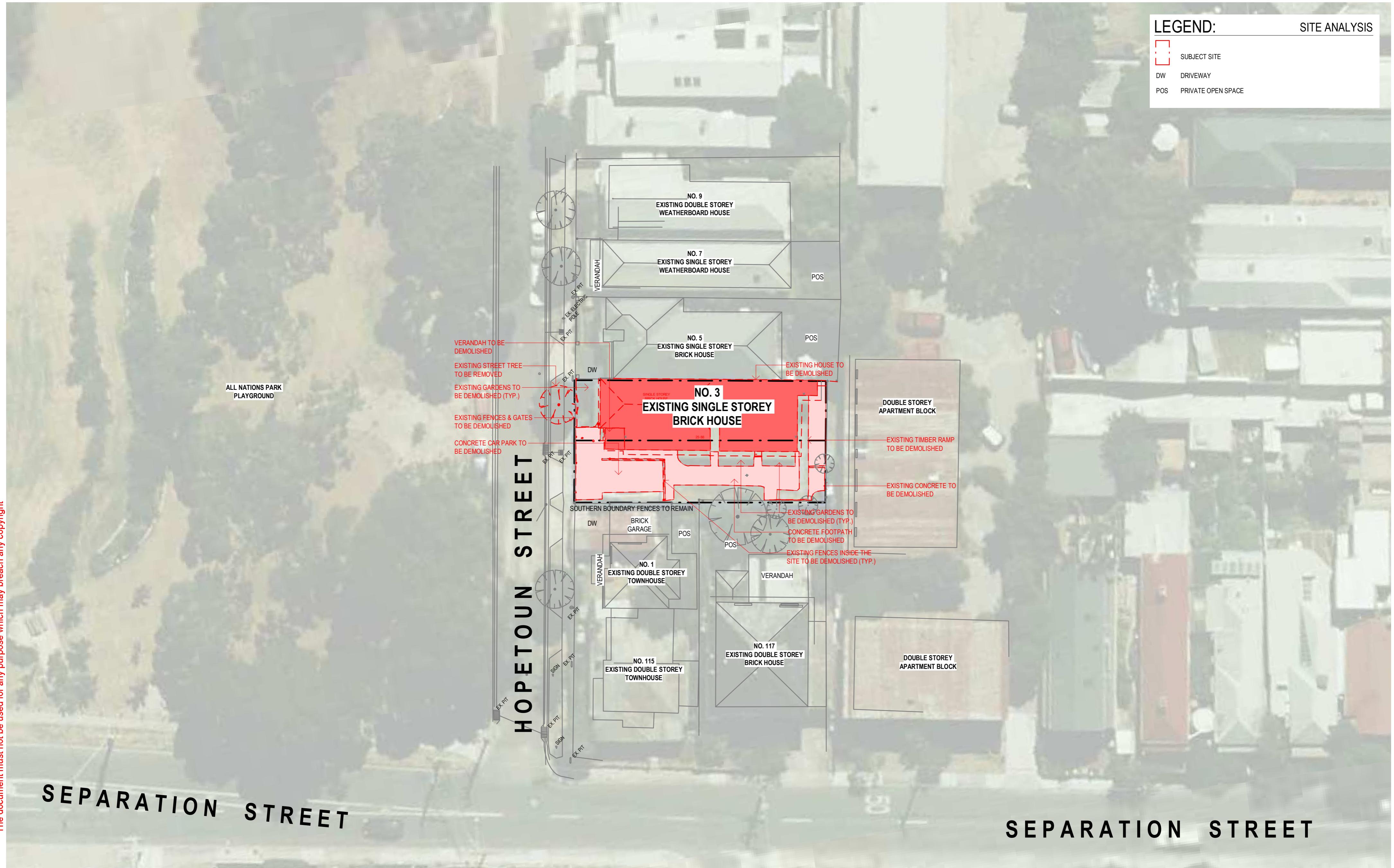
PRO PLANNING  
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DATE  
NOVEMBER 2023  
DESIGNER  
VC  
DRAWING TITLE  
2 DWELLINGS ON 2 LOTS DEVELOPMENT  
JOB NO. / REV  
2320 /D  
DRAWN BY  
CDS  
FOR  
-  
SCALE  
A2  
SHEET NO  
TP00  
AT  
3 HOPETOUN STREET NORTHCOTE VIC 3070



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2320 /D

SCALE  
As indicated

DESIGNER  
VC

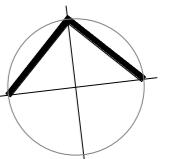
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SHEET NO  
TP01

DRAWING TITLE  
2 DWELLINGS ON 2 LOTS DEVELOPMENT

FOR

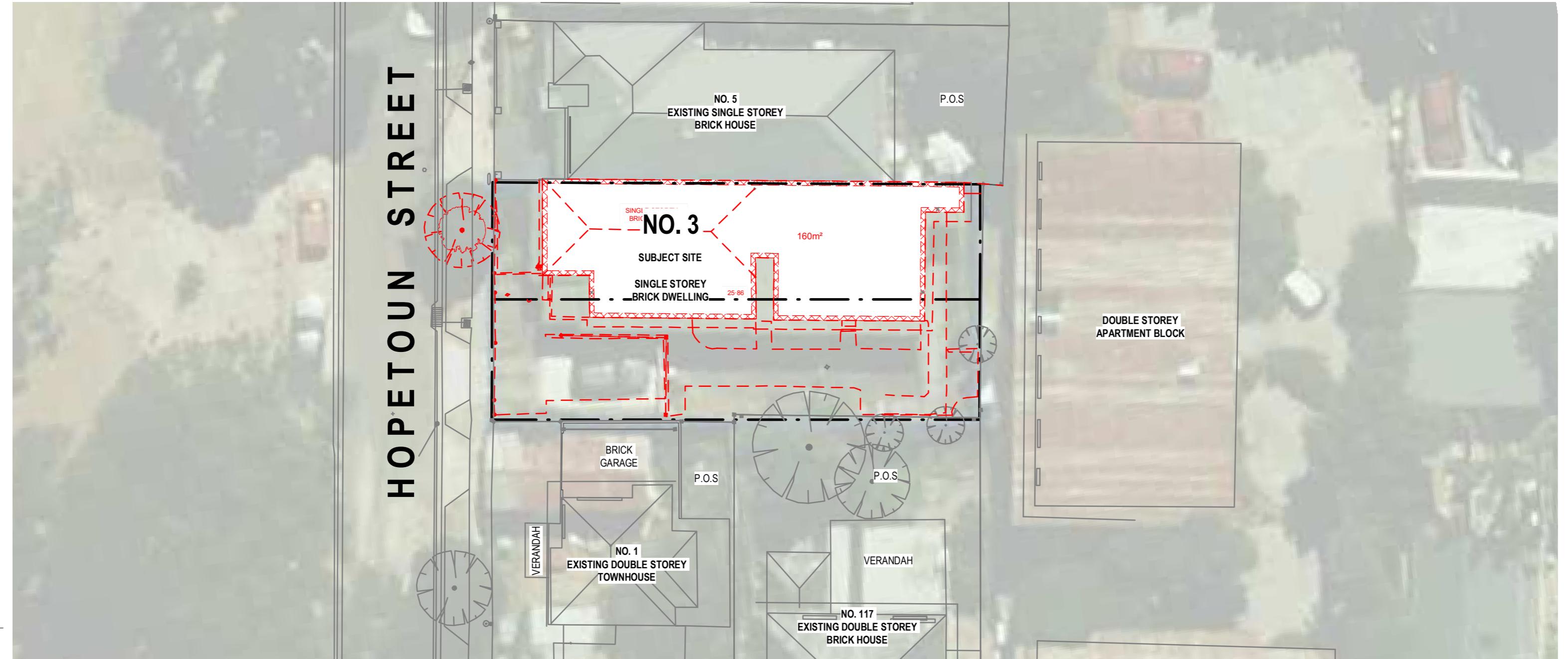
AT  
3 HOPETOUN STREET NORTHCOTE VIC 3070



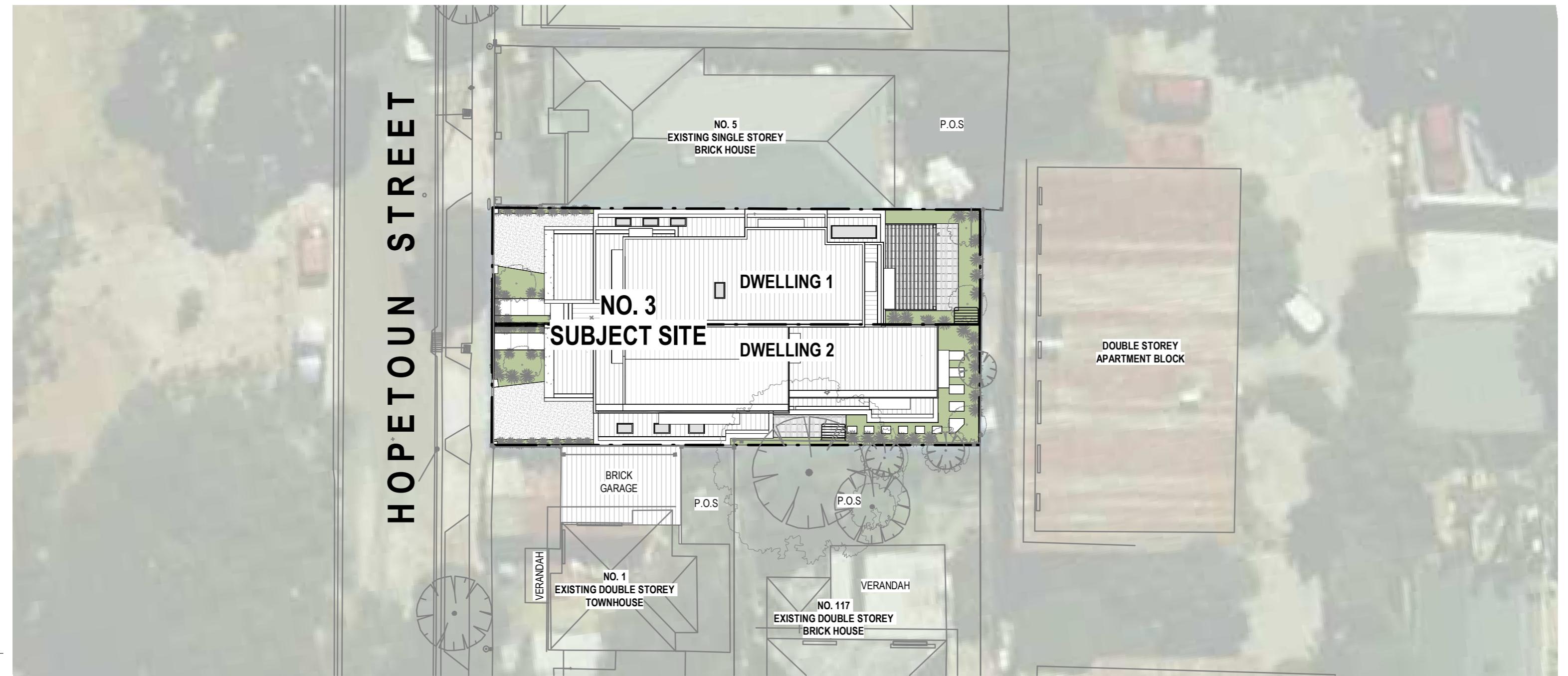
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DEMOLITION  
SCALE: 1:200



DESIGN RESPONSE  
SCALE: 1:200



## LEGEND:

- EXISTING WALLS TO BE REMAINED
- EXISTING WALLS TO BE DEMOLISHED

## FLOOR PLAN



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2320 /D

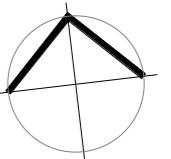
DRAWN BY  
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FOR  
-

SCALE  
As indicated

SHEET NO  
TP02

AT  
3 HOPETOUN STREET NORTHCOTE VIC 3070



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## DEVELOPMENT SUMMARY

LOT SIZE	326m <sup>2</sup>
PROPOSED SITE COVERAGE (60% MAX)	222m <sup>2</sup> OR 68%

	GARAGE	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL AREA	SPOS	POS	TOTAL
PROPOSED DWELLING - 1	23m <sup>2</sup>	74m <sup>2</sup>	80m <sup>2</sup>	61m <sup>2</sup>	238m <sup>2</sup> / 26SQ	31m <sup>2</sup>	8m <sup>2</sup>	39m <sup>2</sup>
PROPOSED DWELLING - 2	23m <sup>2</sup>	81m <sup>2</sup>	77m <sup>2</sup>	25m <sup>2</sup>	206m <sup>2</sup> / 22SQ	9m <sup>2</sup>	41m <sup>2</sup>	50m <sup>2</sup>

## LEGEND:

## FLOOR PLAN

HP HOT PLATE  
HWU HOT WATER UNIT  
RWT RAIN WATER TANK  
PROPOSED WALLS  
SECLUDED PRIVATE OPEN SPACE - S.P.O.S

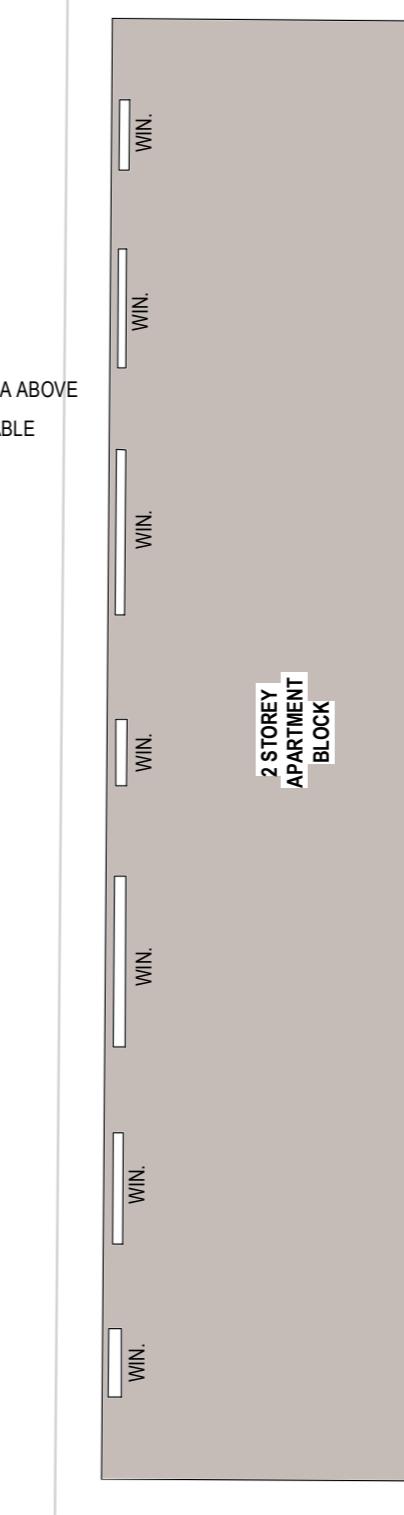
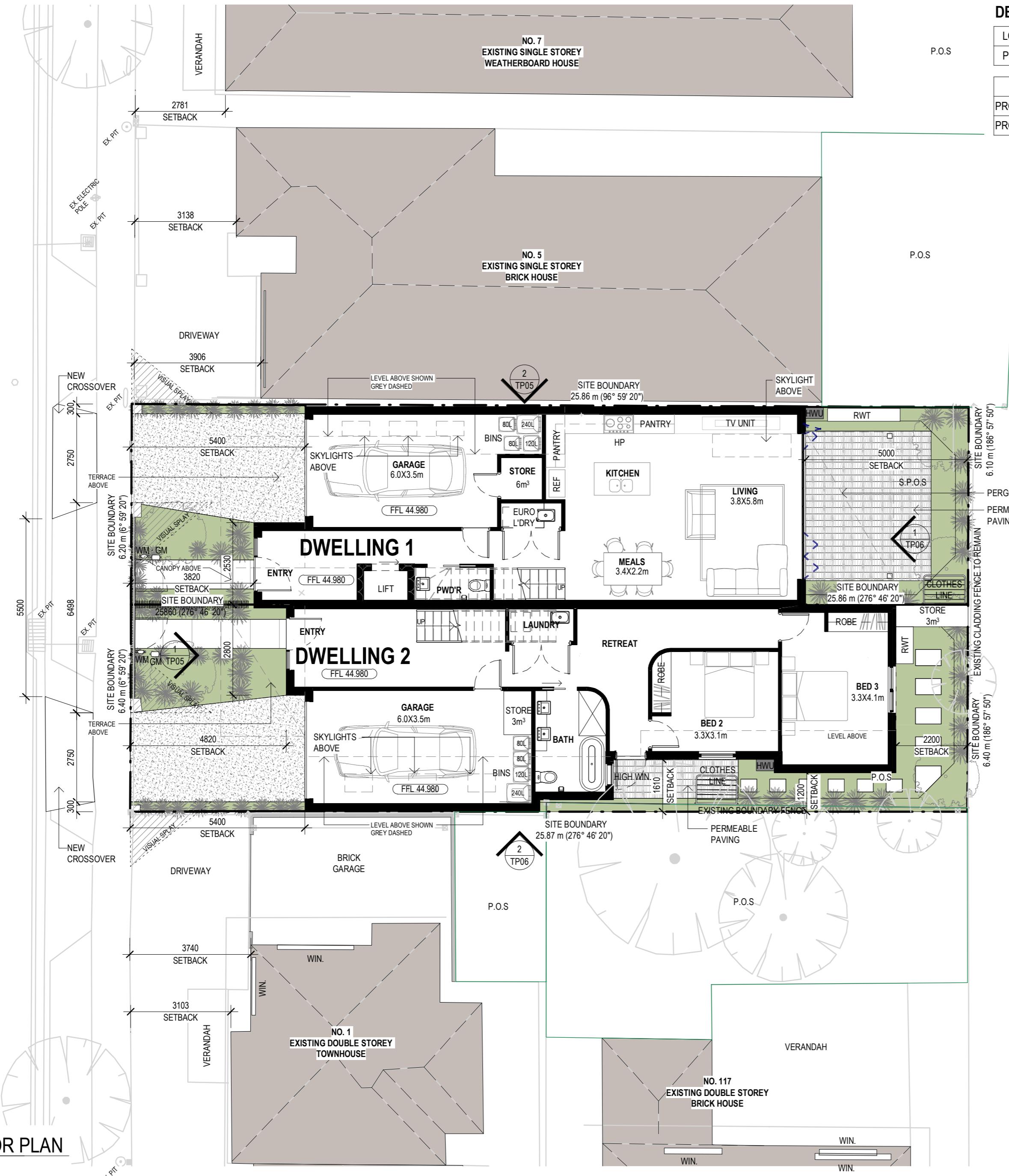
# HOPETOUN STREET

ALL NATIONS PARK PLAYGROUND

## SITE/ GROUND FLOOR PLAN

---

SCALE: 1 : 100



NO

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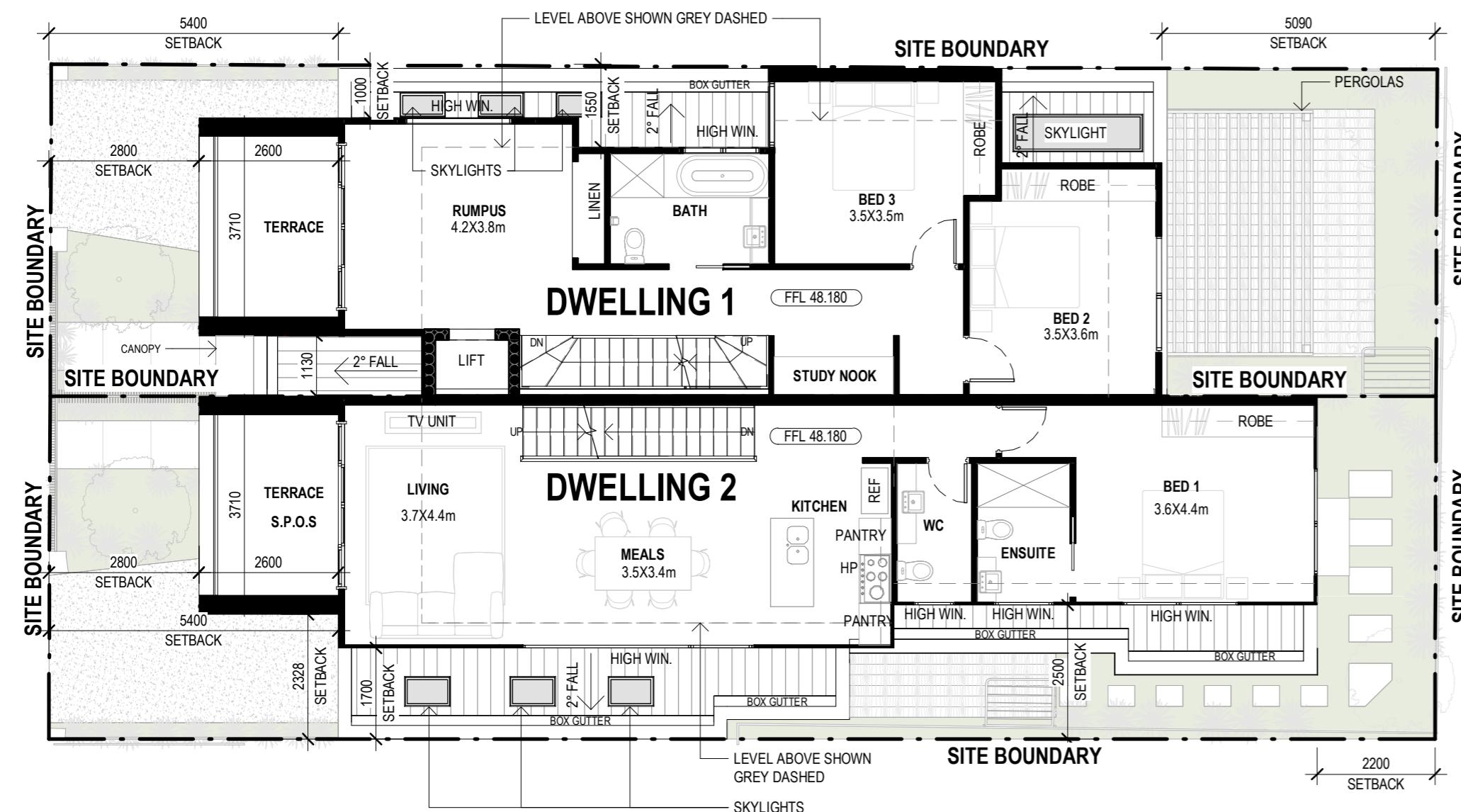
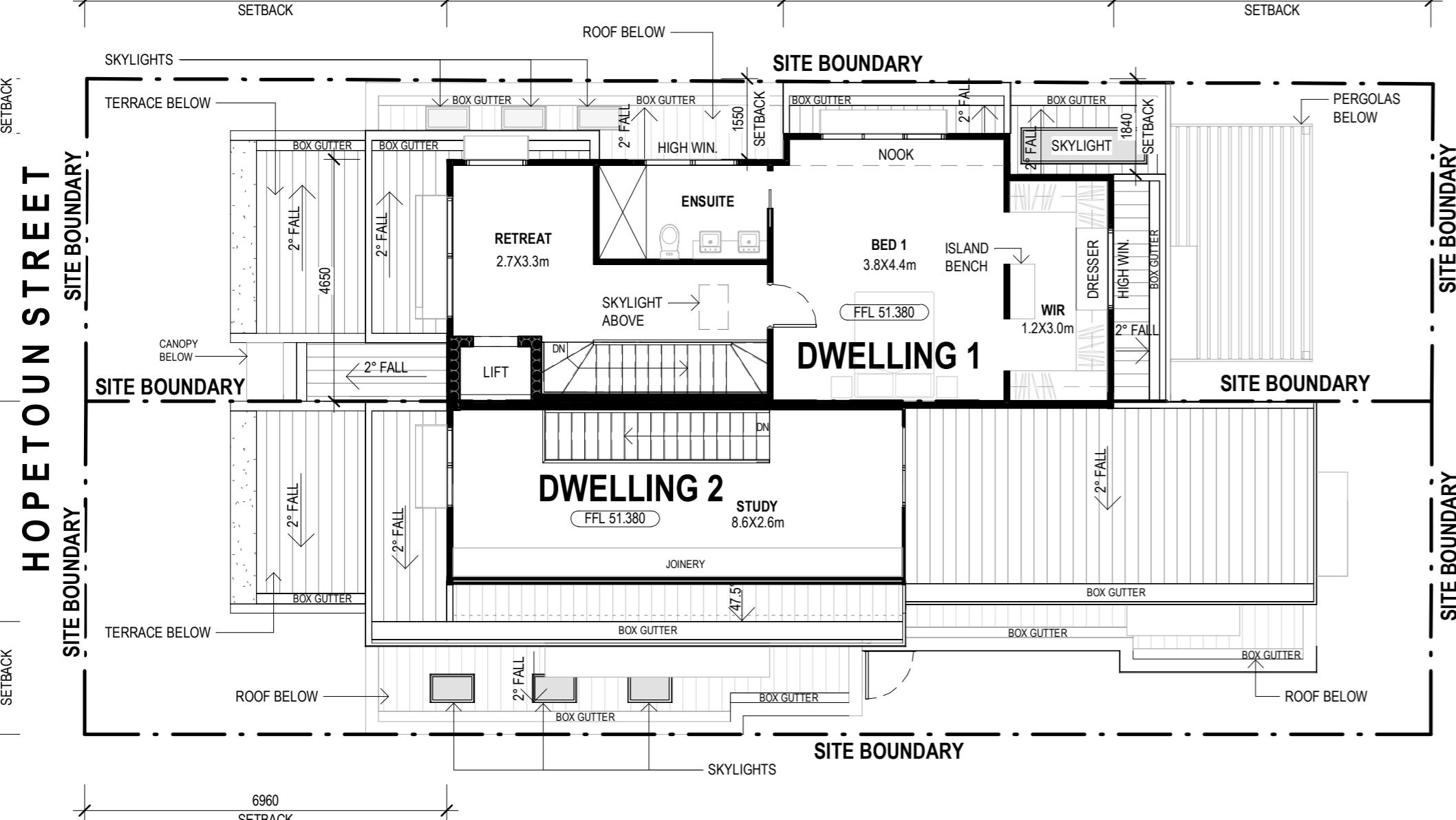
## DESIGNE

**DRAWING TITLE**  
2 DWELLINGS ON 2 LOTS DEVELOPMENT

FOR

AT  
3 HOPETOUN STREET NORTHCOTE VIC 3070





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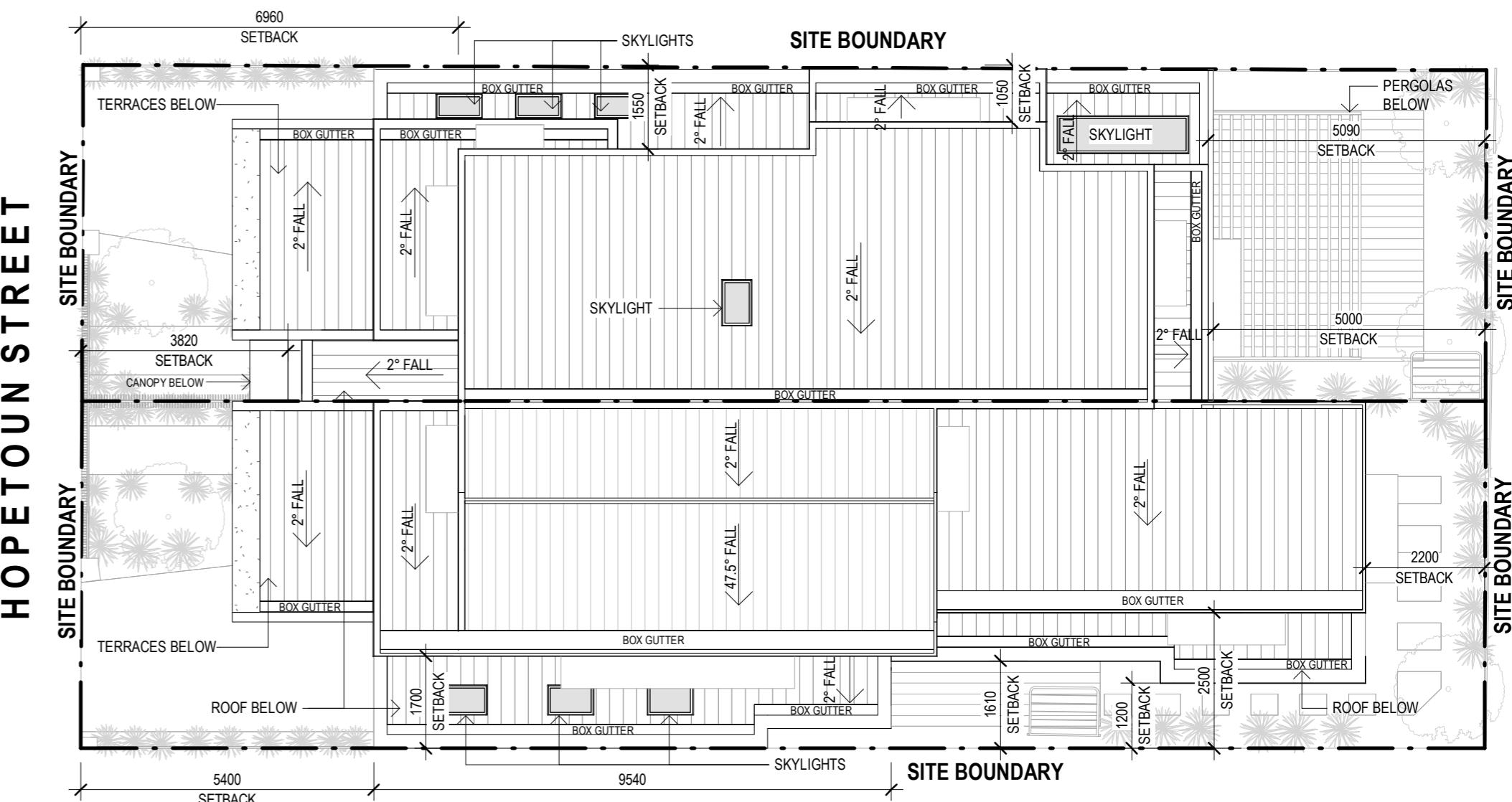
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PROPOSED DWELLING - 2	23m <sup>2</sup>	81m <sup>2</sup>	77m <sup>2</sup>	25m <sup>2</sup>	206m <sup>2</sup> / 22SQ
SPOS	31m <sup>2</sup>	8m <sup>2</sup>	39m <sup>2</sup>		
POS	9m <sup>2</sup>	41m <sup>2</sup>	50m <sup>2</sup>		
TOTAL					

## LEGEND: FLOOR PLAN

HP	HOT PLATE
HWU	HOT WATER UNIT
RWT	RAIN WATER TANK
■	PROPOSED WALLS
■	SECLUDED PRIVATE OPEN SPACE - S.P.O.S



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DESIGNER  
VC

DRAWING TITLE  
2 DWELLINGS ON 2 LOTS DEVELOPMENT

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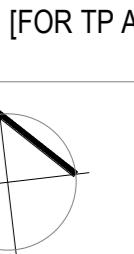
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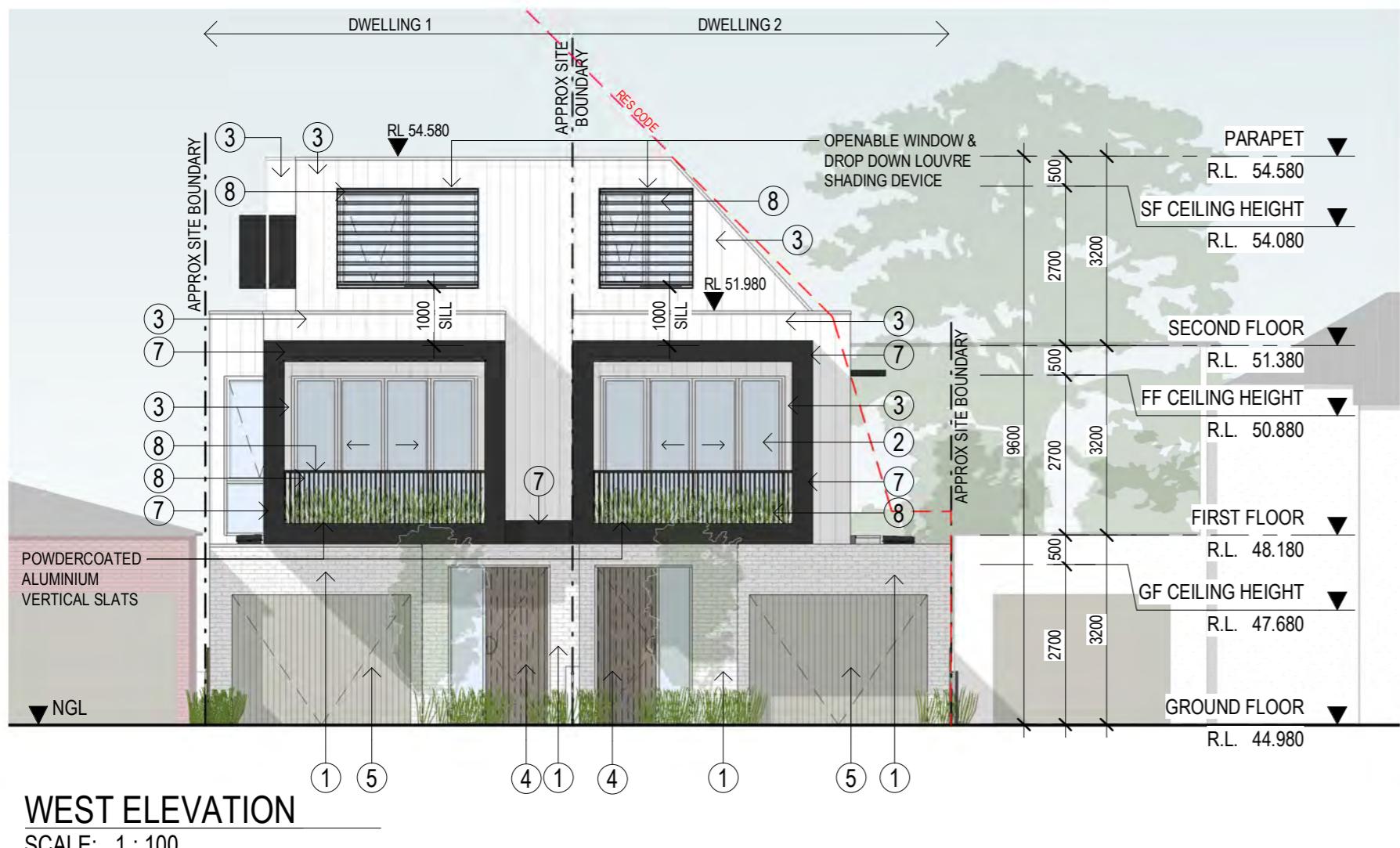
SCALE  
1 : 100

SHEET NO  
TP04

AT  
3 HOPESTON STREET NORTHCOTE VIC 3070



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WEST ELEVATION

SCALE: 1:100

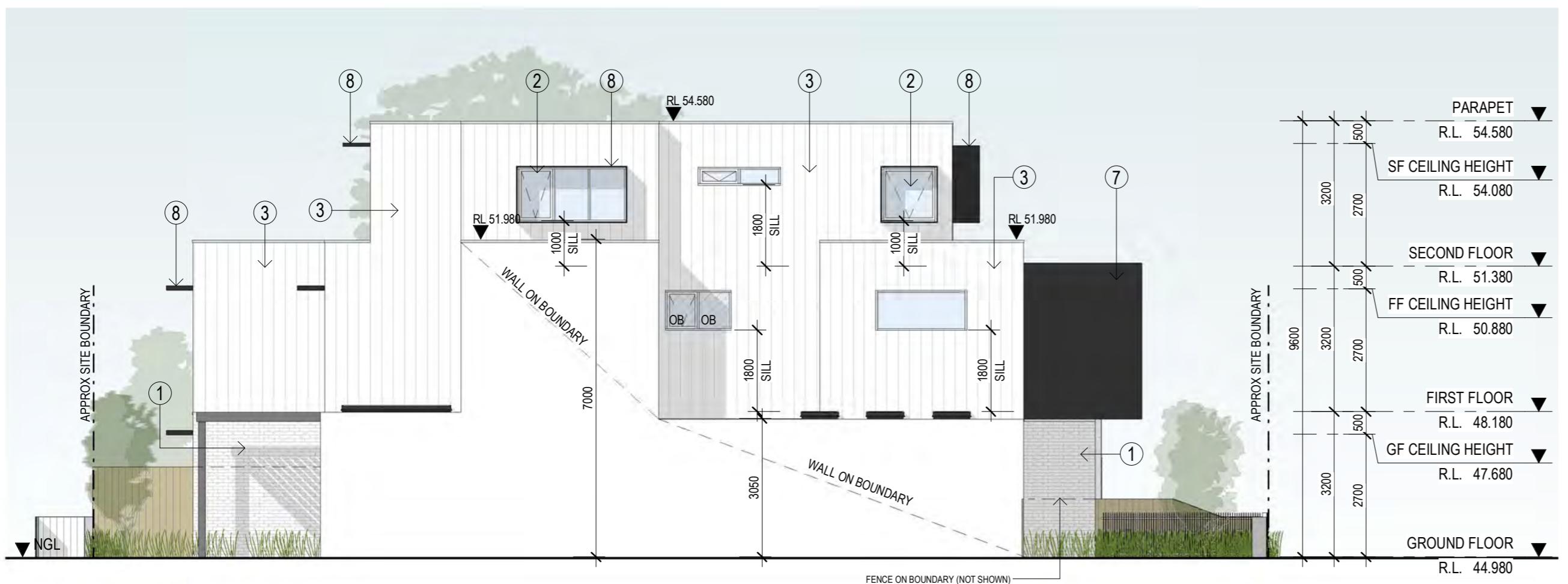
## EXTERNAL FINISHES

- (1) BAGGED BRICK (OFF WHITE)
- (2) CLEAR GLAZING
- (3) STANDING SEAM CLADDING (OFF WHITE)
- (4) ASHWOOD TIMBER FINISH WITH VERTICAL PATTERN
- (5) VERTICAL ALUMINUM CLADDING
- (6) CONCRETE RENDER
- (7) RENDER FINISH (DARK)
- (8) STEEL FRAME (BLACK)
- (9) POWDERCOATED ALUMINIUM (BLACK)



## EXTERNAL LEGEND

- OB OBSCURE GLAZING
- OP OPENABLE WINDOW
- LV LOUVRE WINDOW
- NGL NATURAL GROUND LEVEL



NORTH ELEVATION

SCALE: 1:100

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2320 /D

SCALE  
1:100 A2

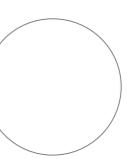
DESIGNER  
VC

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CDS

SHEET NO  
TP05

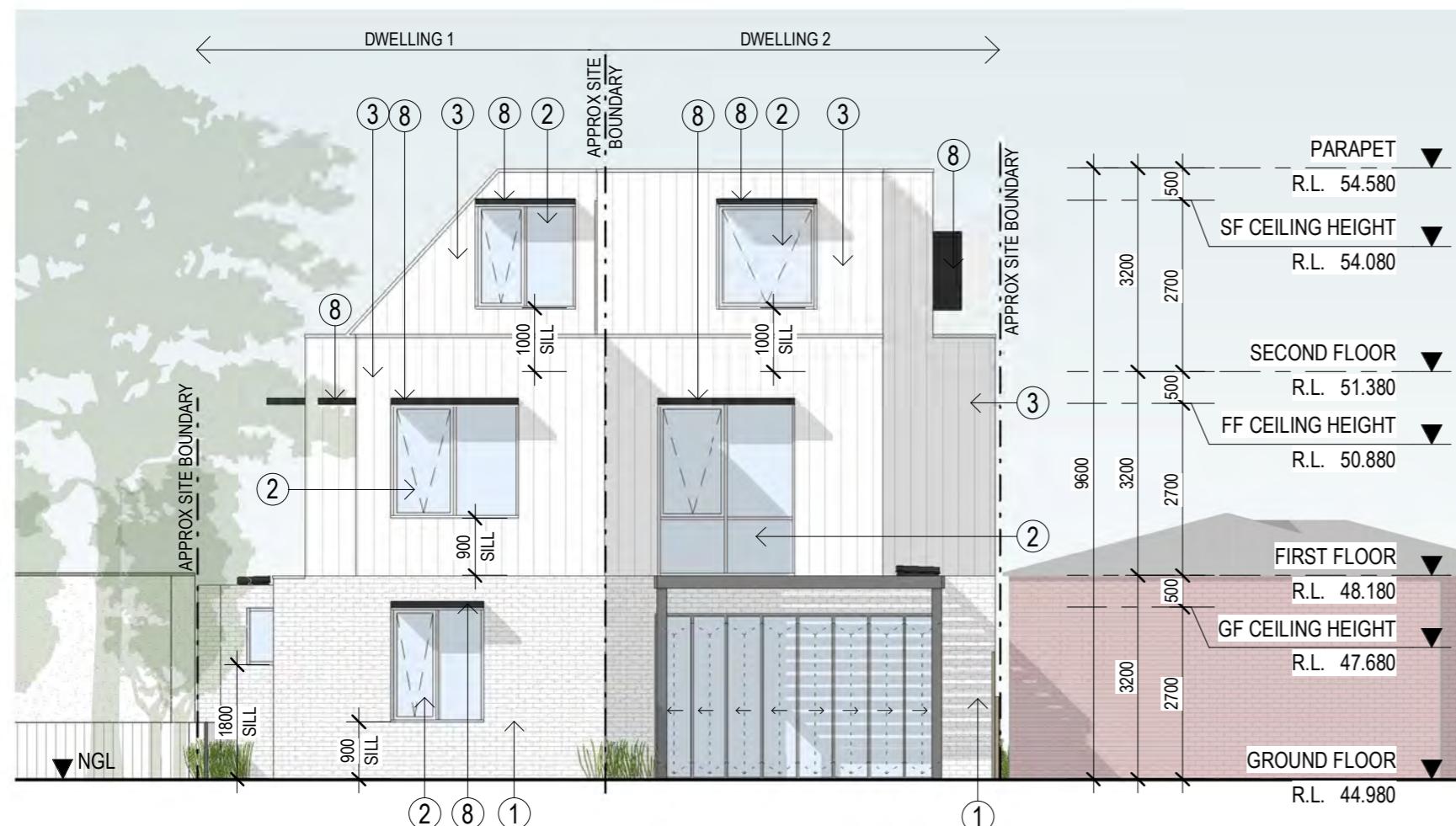
DRAWING TITLE  
2 DWELLINGS ON 2 LOTS DEVELOPMENT

FOR  
-  
AT  
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## EAST ELEVATION

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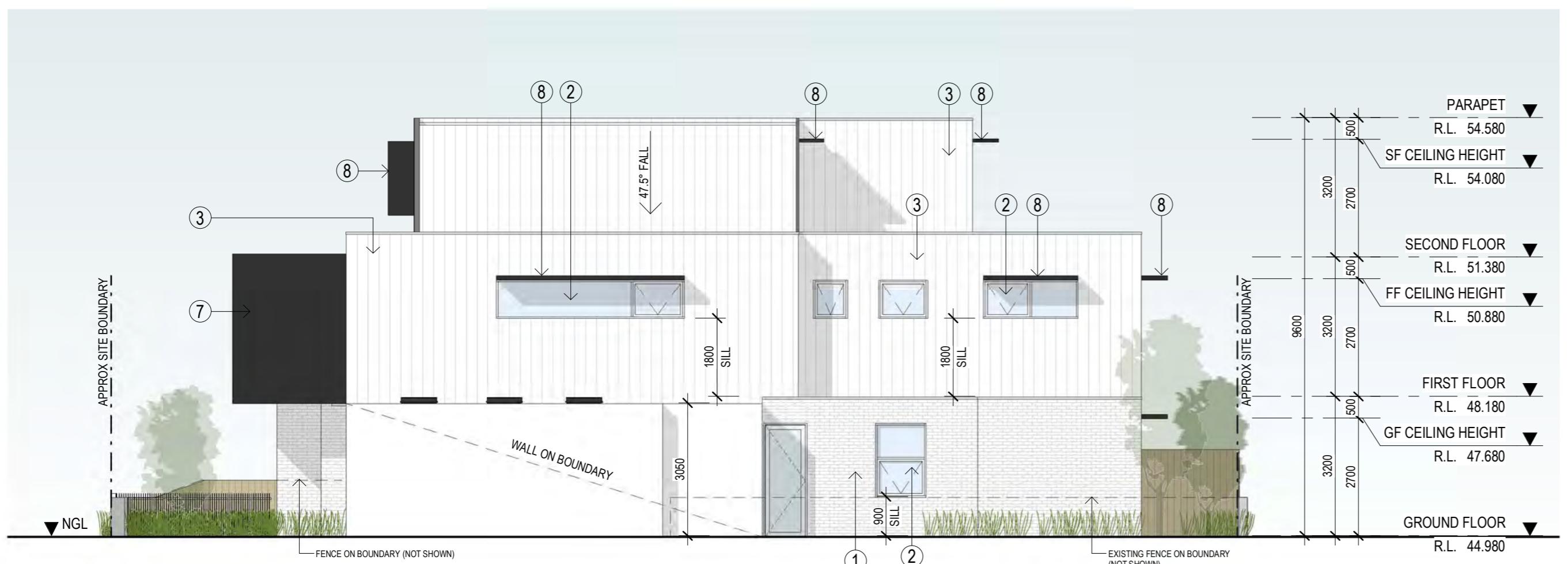
## EXTERNAL FINISHES

- 1 BAGGED BRICK (OFF WHITE)
- 2 CLEAR GLAZING
- 3 STANDING SEAM CLADDING (OFF WHITE)
- 4 ASHWOOD TIMBER FINISH WITH VERTICAL PATTERN
- 5 VERTICAL ALUMINUM CLADDING
- 6 CONCRETE RENDER
- 7 RENDER FINISH (DARK)
- 8 STEEL FRAME (BLACK)
- 9 POWDERCOATED ALUMINIUM (BLACK)

REFER TP13 FOR FINISHES DETAILS

## EXTERNAL LEGEND

<b>OB</b>	OBSCURE GLAZING
<b>OP</b>	OPENABLE WINDOW
<b>LV</b>	LOUVRE WINDOW
<b>NGI</b>	NATURAL GROUND LEVEL



## SOUTH ELEVATION

SCALE: 1 : 100

[FOR TP APPLICATION]



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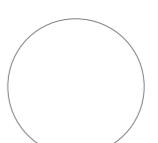
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**DRAWING TITLE**

## FOR

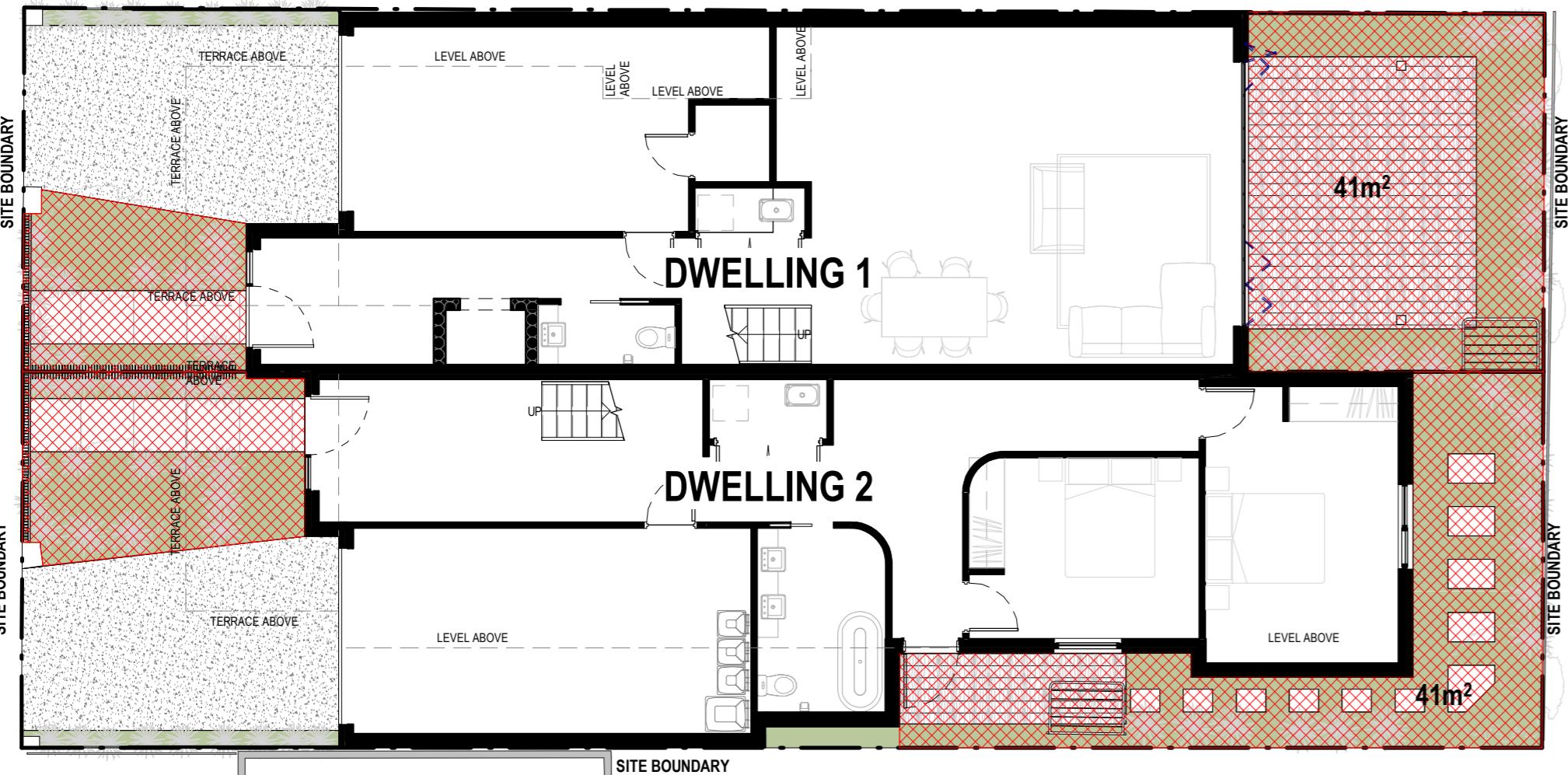
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3 HOPETOUN STREET NORTHCOTE VIC 3070



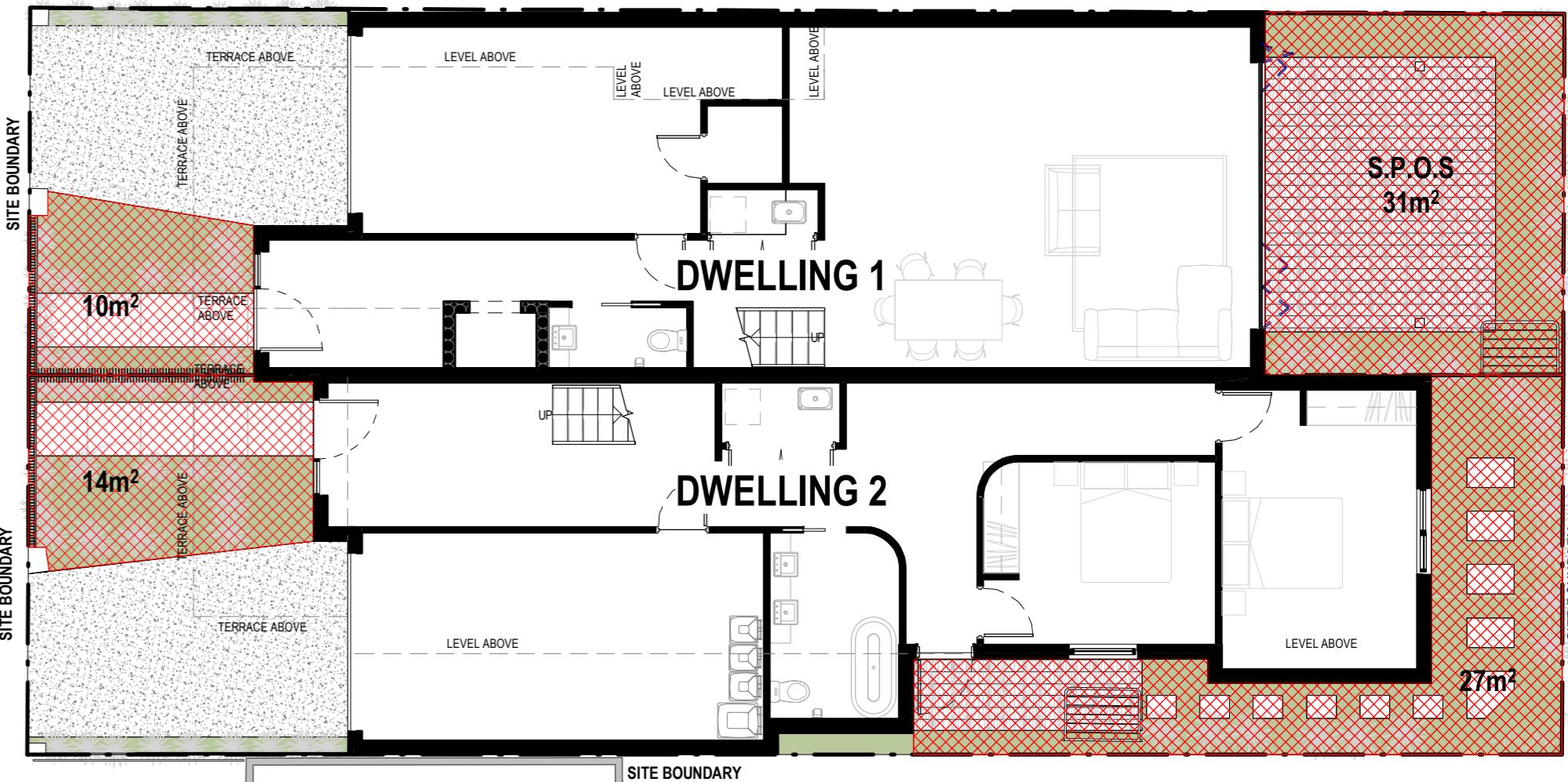
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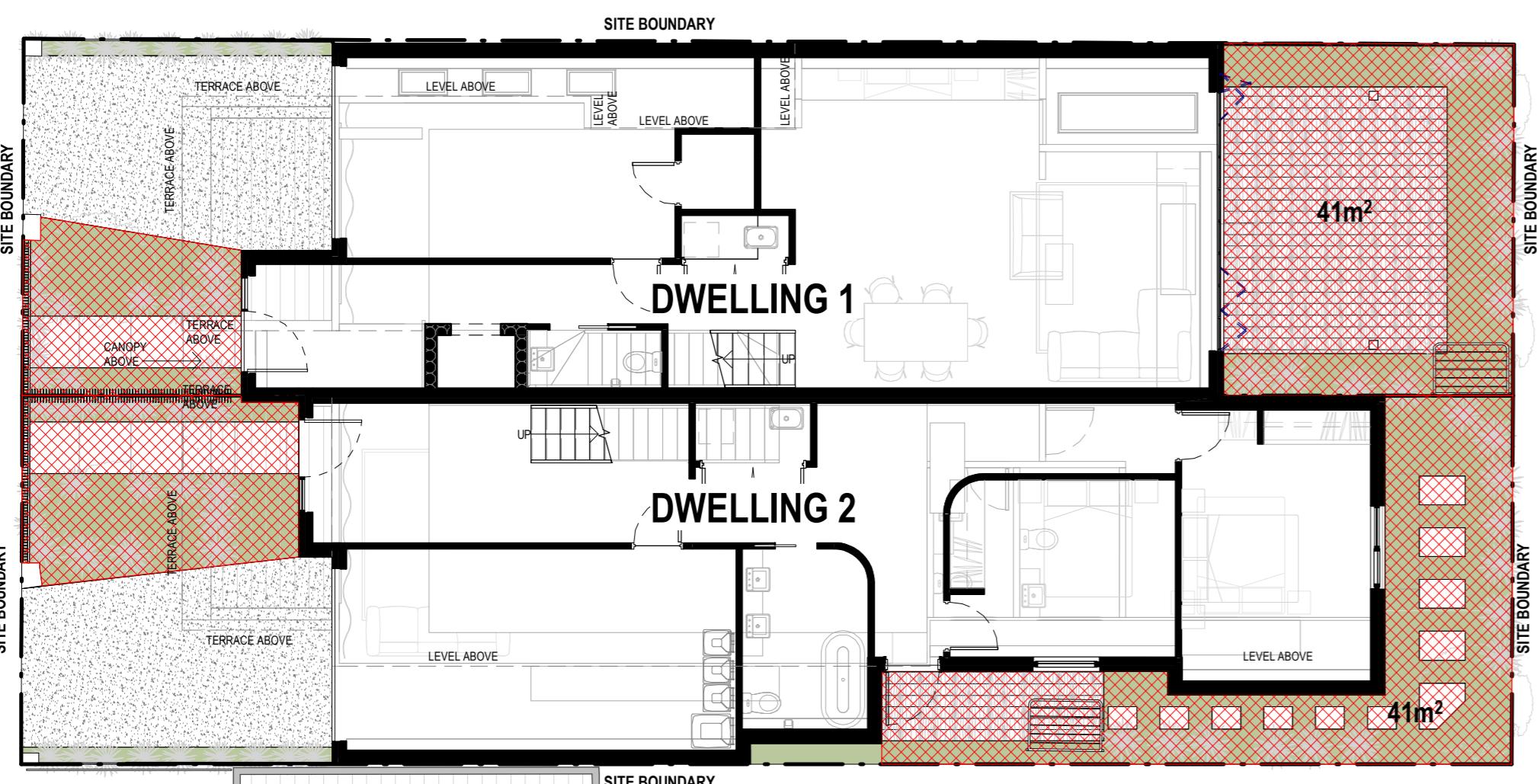
### HOPETOUN STREET



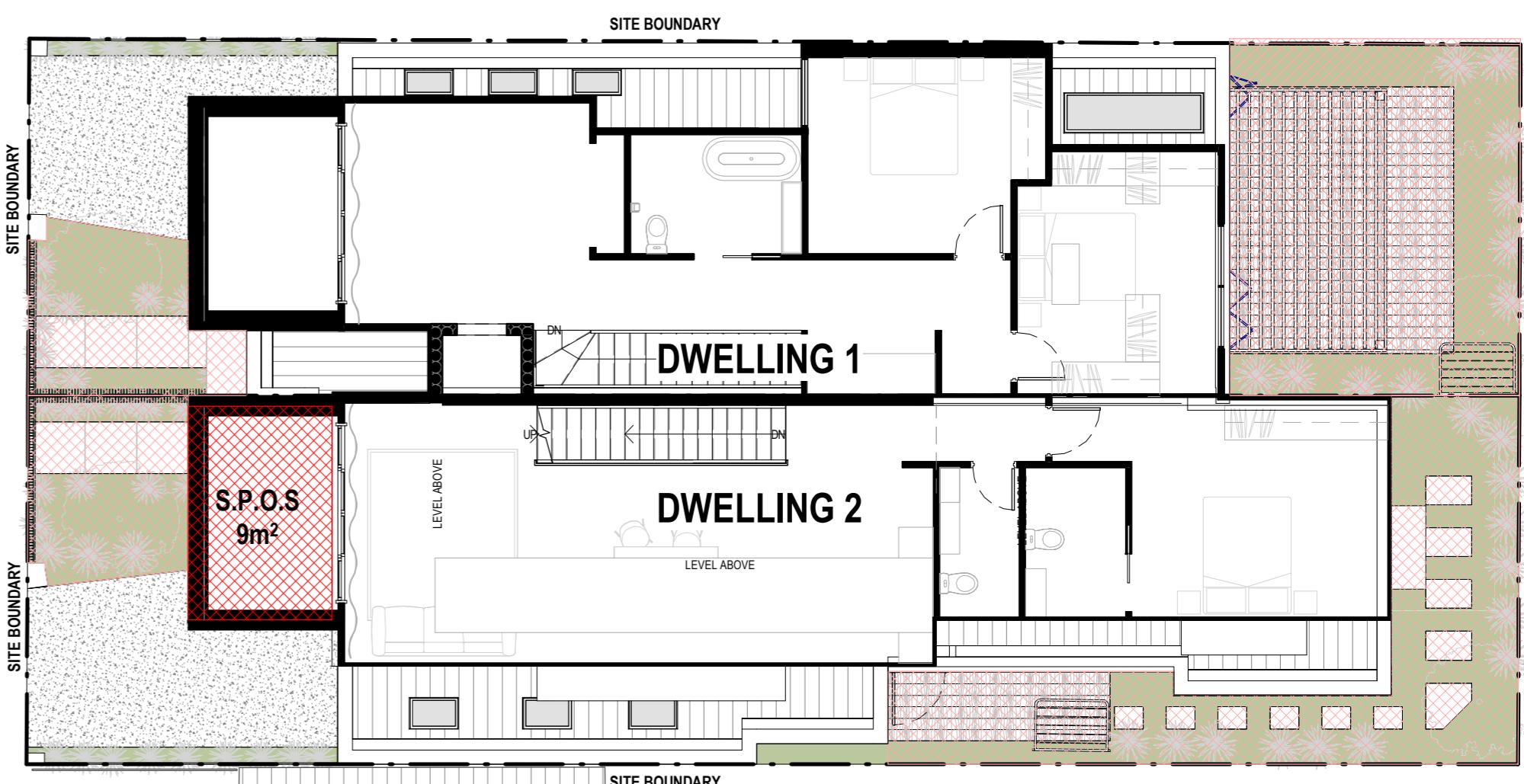
### HOPETOUN STREET



### HOPETOUN STREET



### HOPETOUN STREET



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[FOR TP APPLICATION]



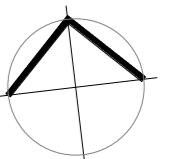
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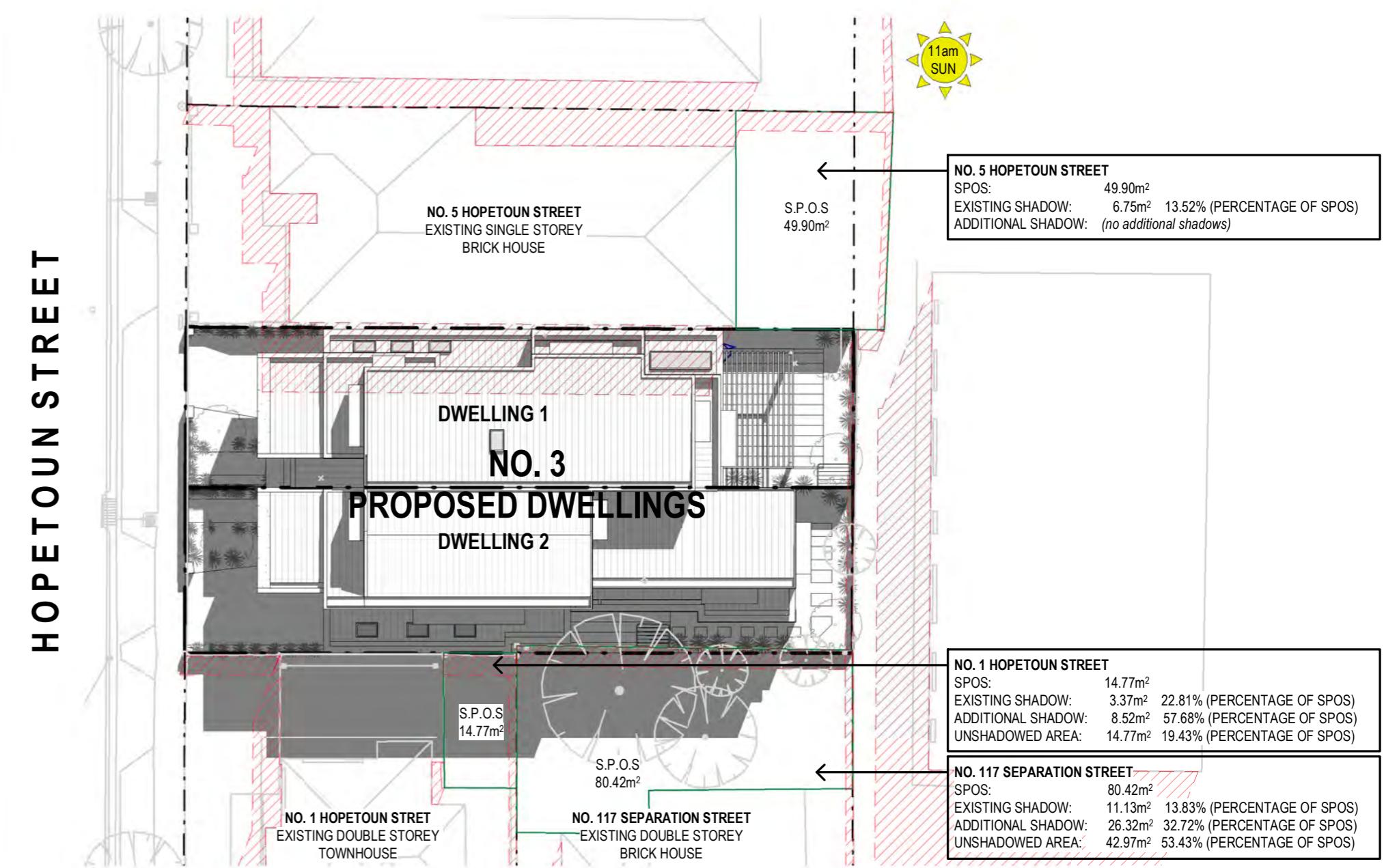
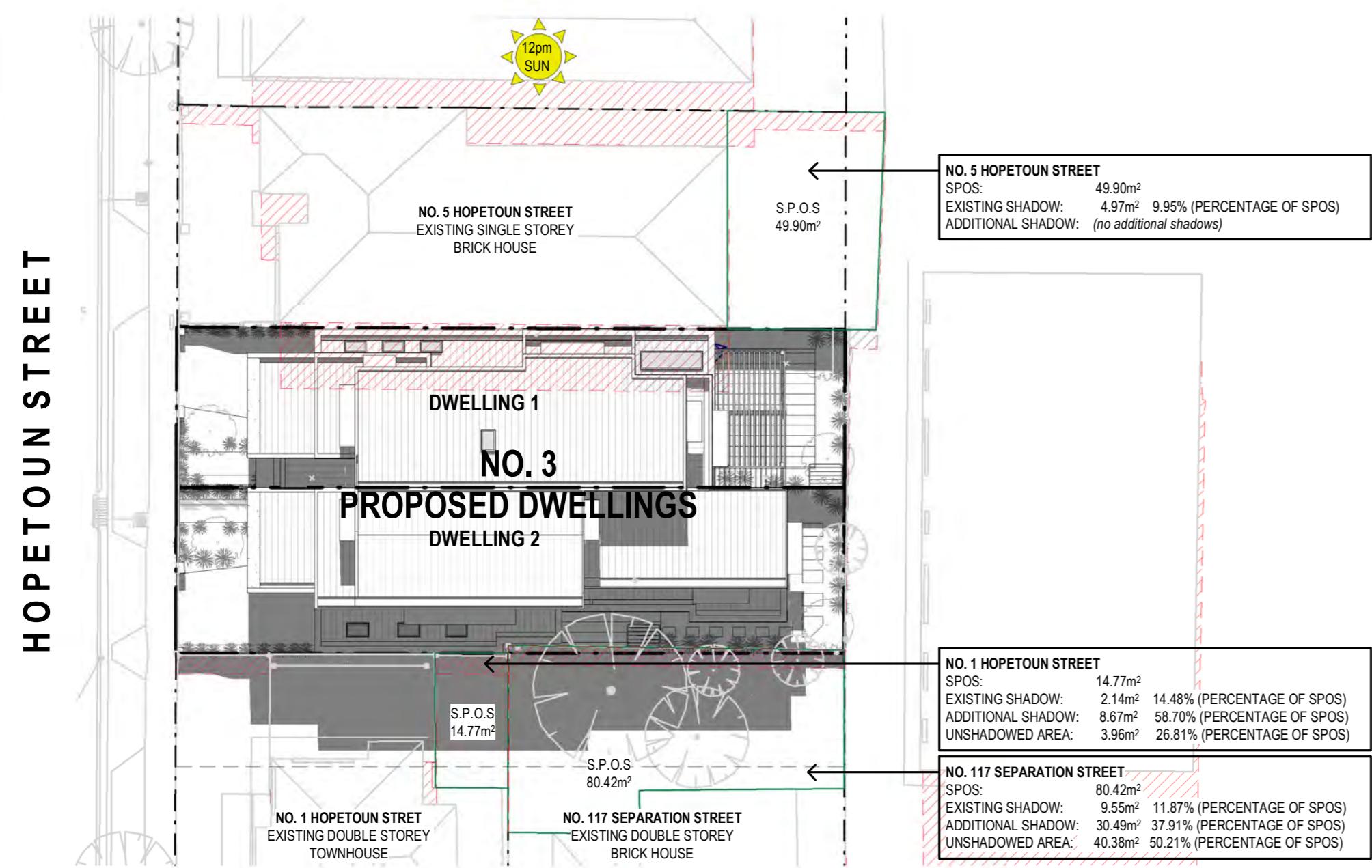
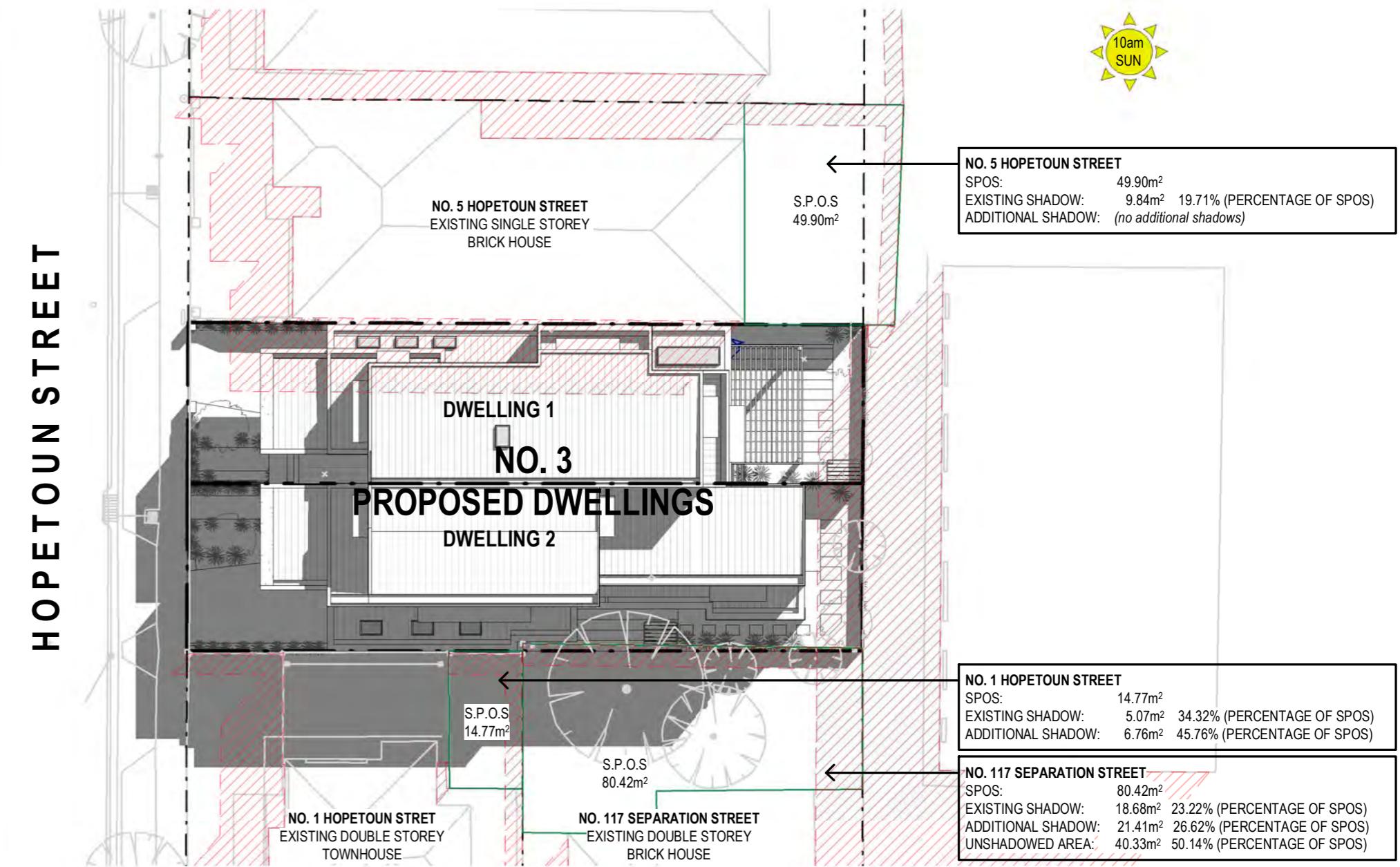
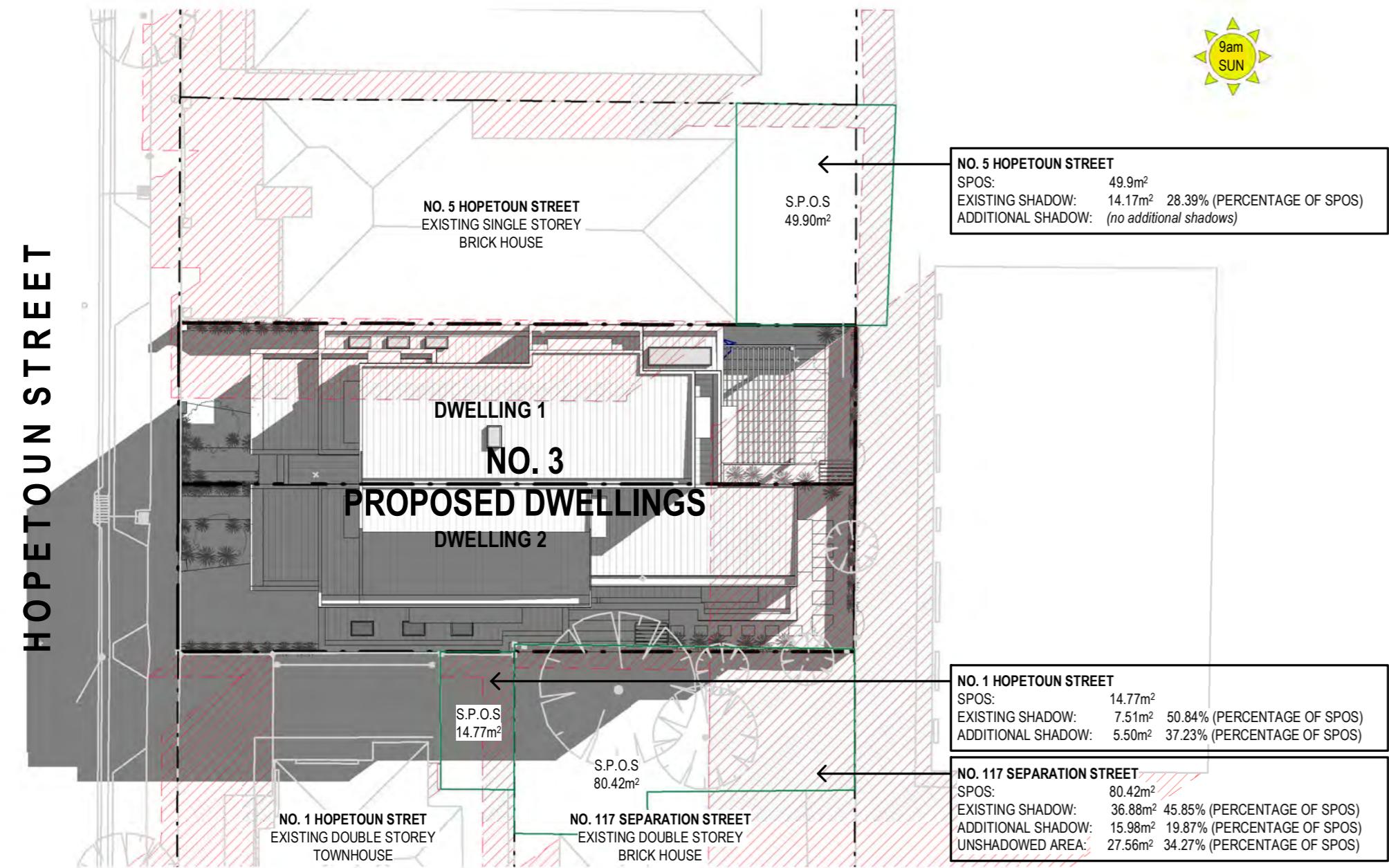
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2320 /DSCALE  
1:200DESIGNER  
VCDRAWN BY  
CDSSHEET NO  
TP10

DRAWING TITLE  
2 DWELLINGS ON 2 LOTS DEVELOPMENT

FOR  
-AT  
3 HOPETOUN STREET NORTHCOTE VIC 3070Darebin City Council NORTH  
Received 11/08/2024



REFER TP12 FOR LEGEND [FOR TP APPLICATION]

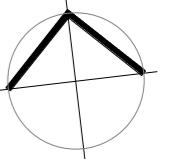


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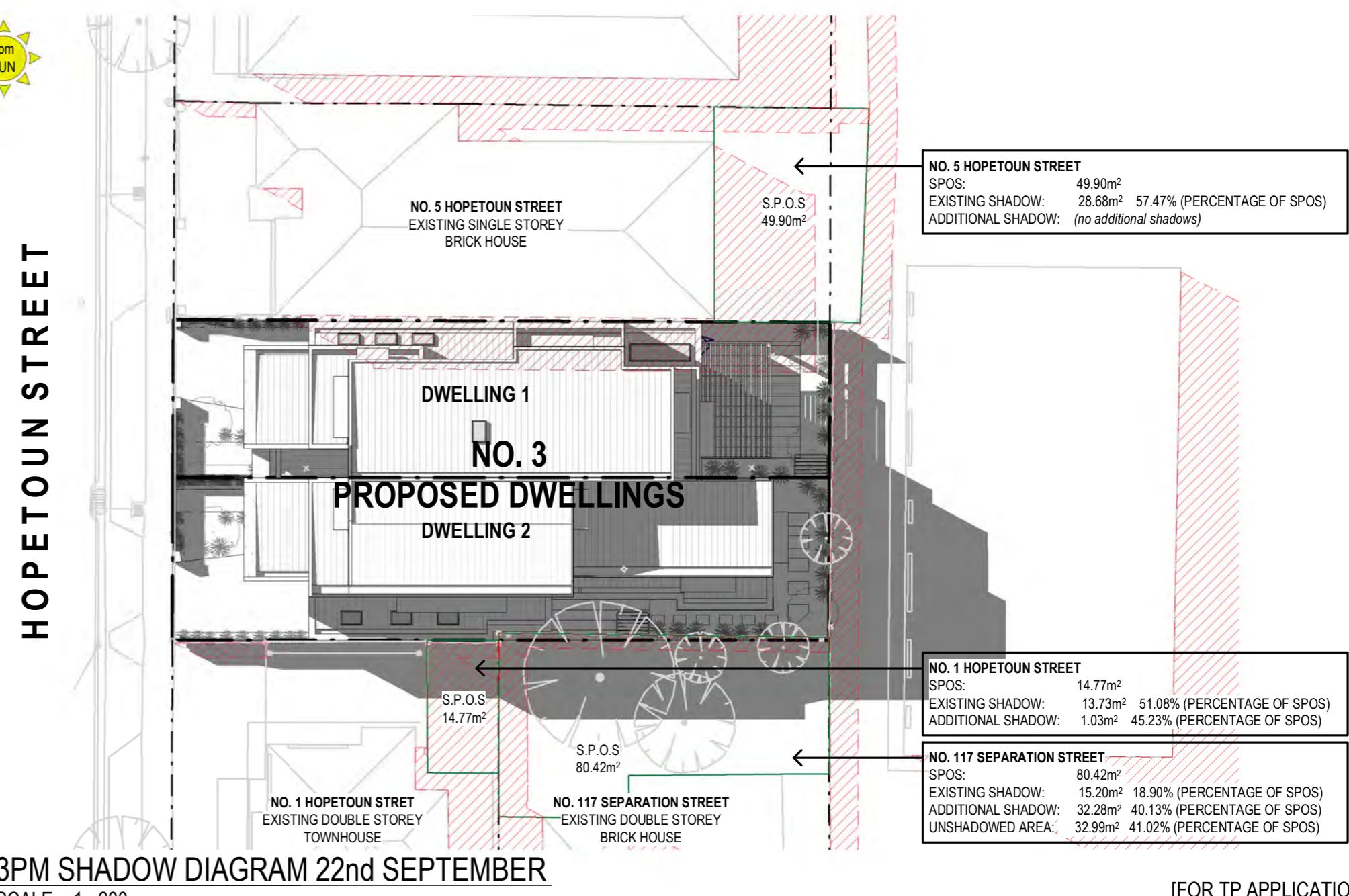
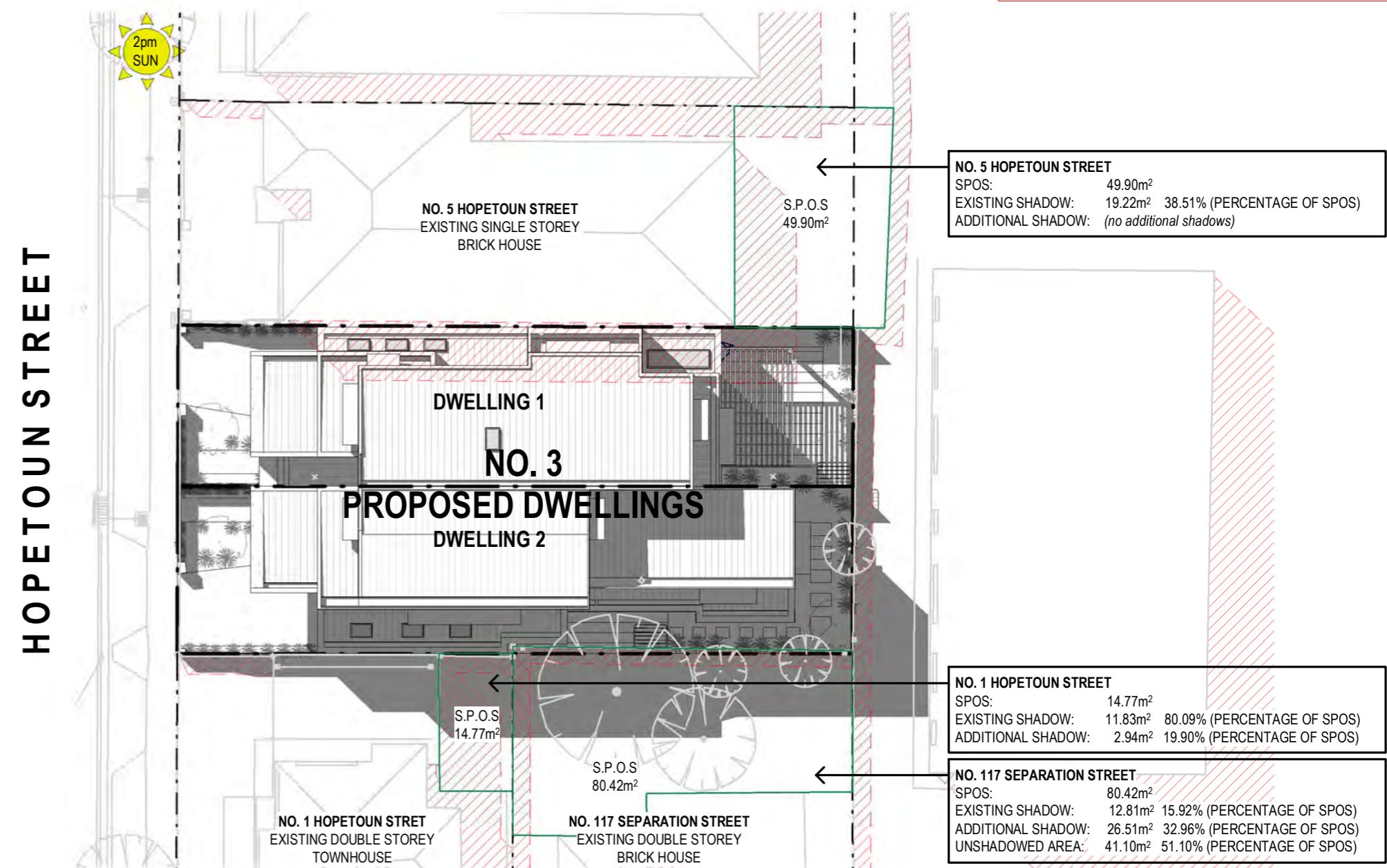
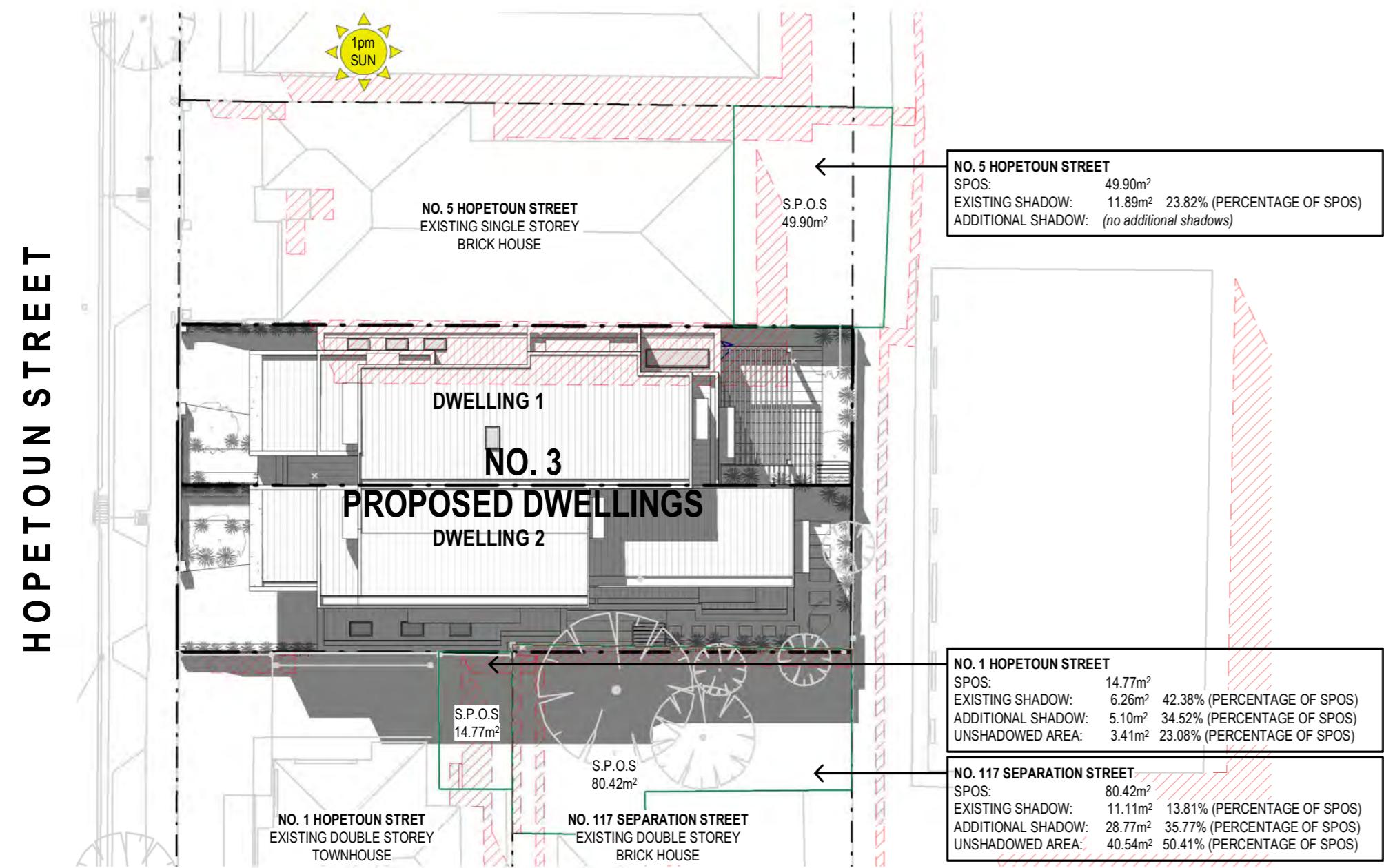
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SHEET NO A2  
AT 3 HOPETOUN STREET NORTHCOTE VIC 3070



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**LEGEND:**

SHADOW DIAGRAMS	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	SECLUDED PRIVATE OPEN SPACE - S.P.O.S

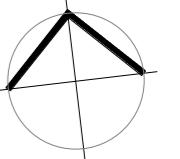


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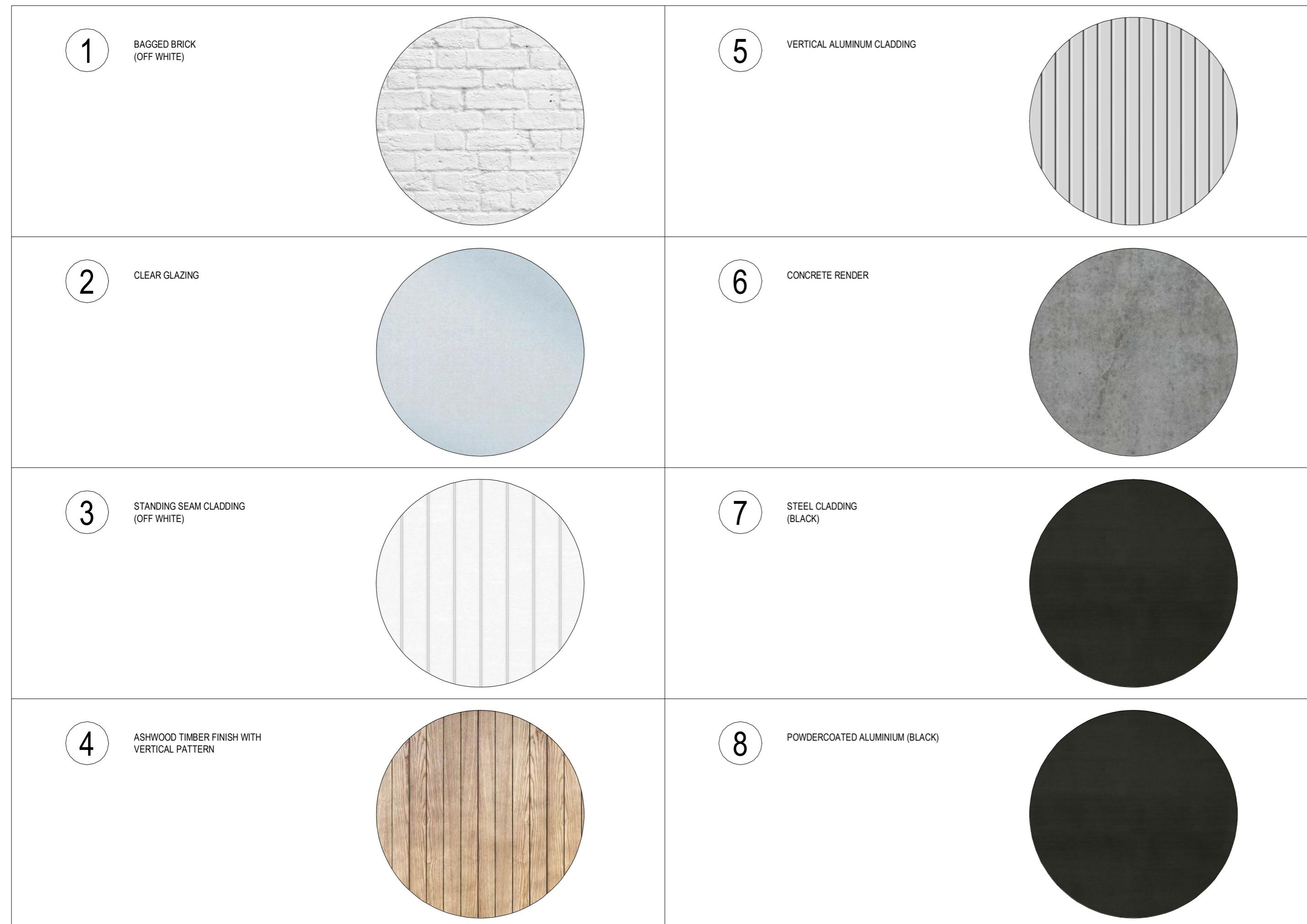
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Designer  
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2320 /C  
DRAWN BY  
Author  
FOR  
SCALE  
As indicated  
A2  
SHEET NO  
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SCALE  
1:100 A2

DESIGNER  
Designer

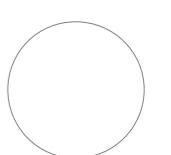
DRAWN BY  
CDS

SHEET NO  
TP13

DRAWING TITLE  
2 DWELLINGS ON 2 LOTS DEVELOPMENT

FOR

AT  
3 HOPETOUN STREET NORTHCOTE VIC 3070



Darebin City Council NORTH  
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