

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
TP06	ELEVATIONS - SHEET 2
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
STUDIO 2A
234 LOWER HEIDELBERG ROAD
IVANHOE EAST VICTORIA 3079

TELEPHONE +61 9383 1711
PROPLANNING.COM.AU

DISCLAIMER: Copyright of the design is owned by Pro Planning Pty Ltd. Reproduction or use of the design by any party for any purpose is forbidden without the written permission of Pro Planning Pty Ltd. Check all dimensions and all site conditions prior to the commencement of any work. Do not scale drawings - refer to noted dimensions only. Any discrepancies shall be referred to Pro Planning Pty Ltd for clarification. Drawings shall not be used for construction purposes until issued by Pro Planning Pty Ltd

DATE
NOVEMBER 2023

JOB NO. / REV
2320 /D

SCALE
A2

DESIGNER
VC

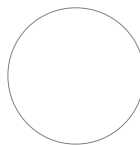
DRAWN BY
CDS

SHEET NO
TP00

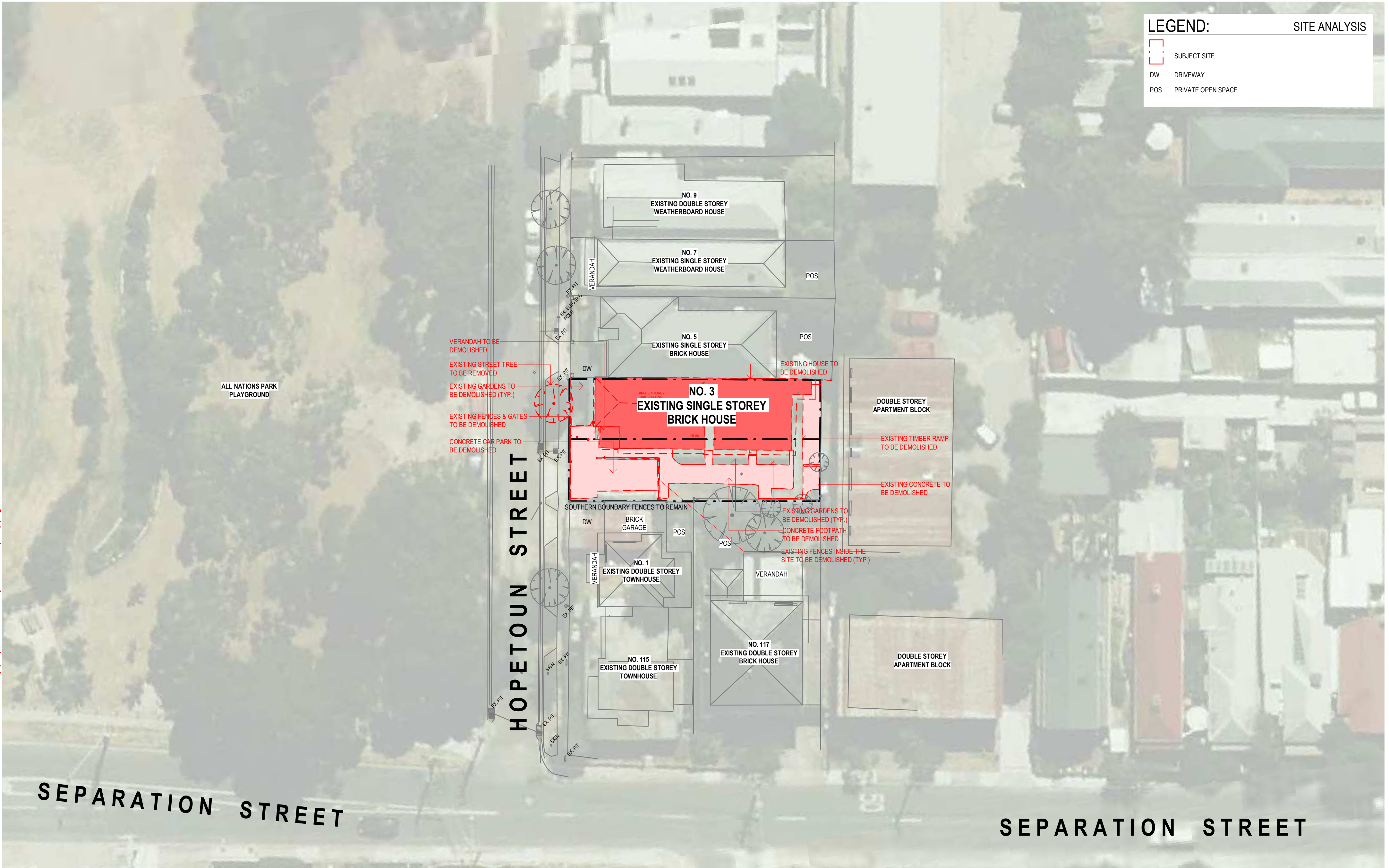
DRAWING TITLE
2 DWELLINGS ON 2 LOTS DEVELOPMENT

FOR
-

AT
3 HOPETOUN STREET NORTHCOTE VIC 3070



'This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright'



LEGEND:

SITE ANALYSIS

SUBJECT SITE

DW DRIVEWAY

POS PRIVATE OPEN SPACE

[FOR TP APPLICATION]



PRO PLANNING
STUDIO 2A
234 LOWER HEIDELBERG ROAD
IVANHOE EAST VICTORIA 3079

TELEPHONE +61 9383 1711
PROPLANNING.COM.AU

DISCLAIMER: Copyright of the design is owned by Pro Planning Pty Ltd. Reproduction or use of the design by any party for any purpose is forbidden without the written permission of Pro Planning Pty Ltd. Check all dimensions and all site conditions prior to the commencement of any work. Do not scale drawings - refer to noted dimensions only. Any discrepancies shall be referred to Pro Planning Pty Ltd for clarification. Drawings shall not be used for construction purposes until issued by Pro Planning Pty Ltd

DATE
NOVEMBER 2023

JOB NO. / REV
2320 /D

SCALE
As indicated A2

DESIGNER
VC

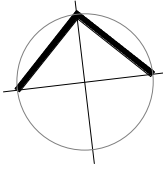
DRAWN BY
CDS

SHEET NO
TP01

DRAWING TITLE
2 DWELLINGS ON 2 LOTS DEVELOPMENT

FOR
-

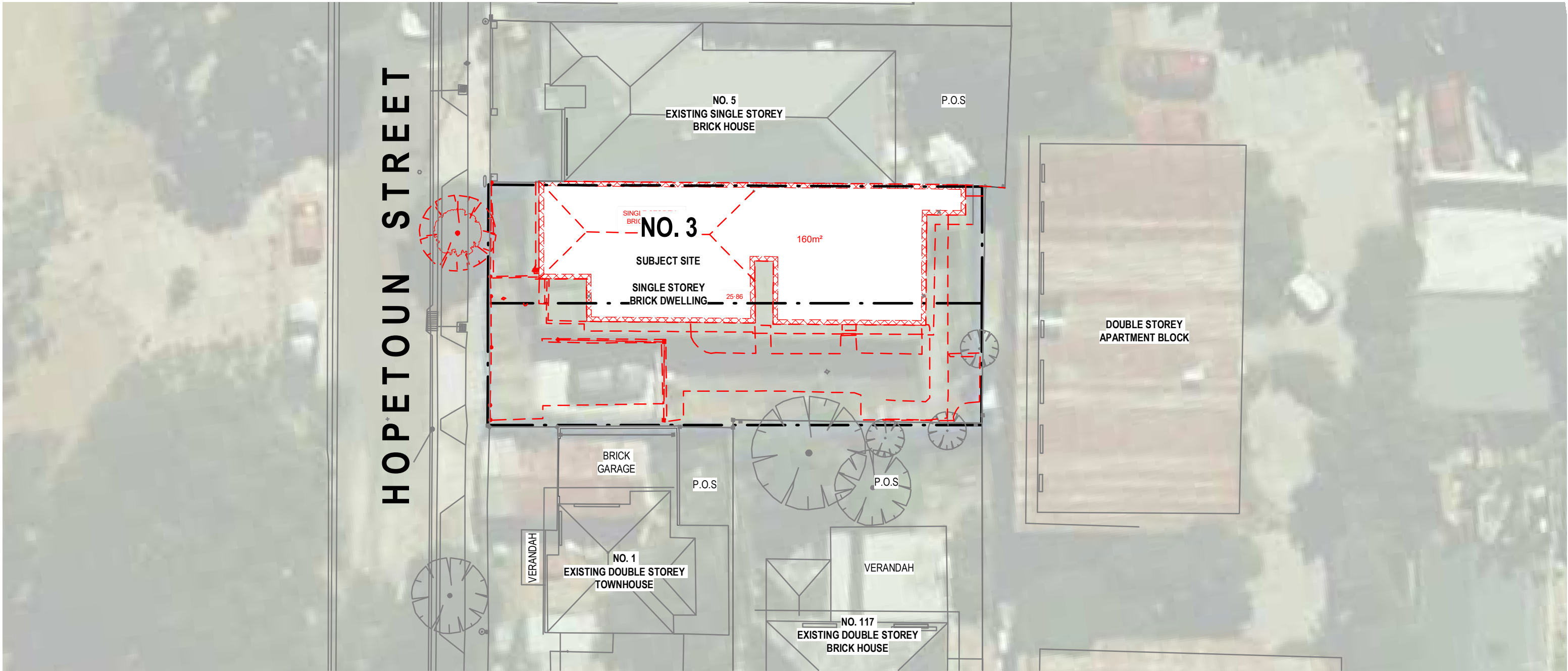
AT
3 HOPETOUN STREET NORTHCOTE VIC 3070



Darebin City Council Received 11/08/2024

'This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach any copyright'

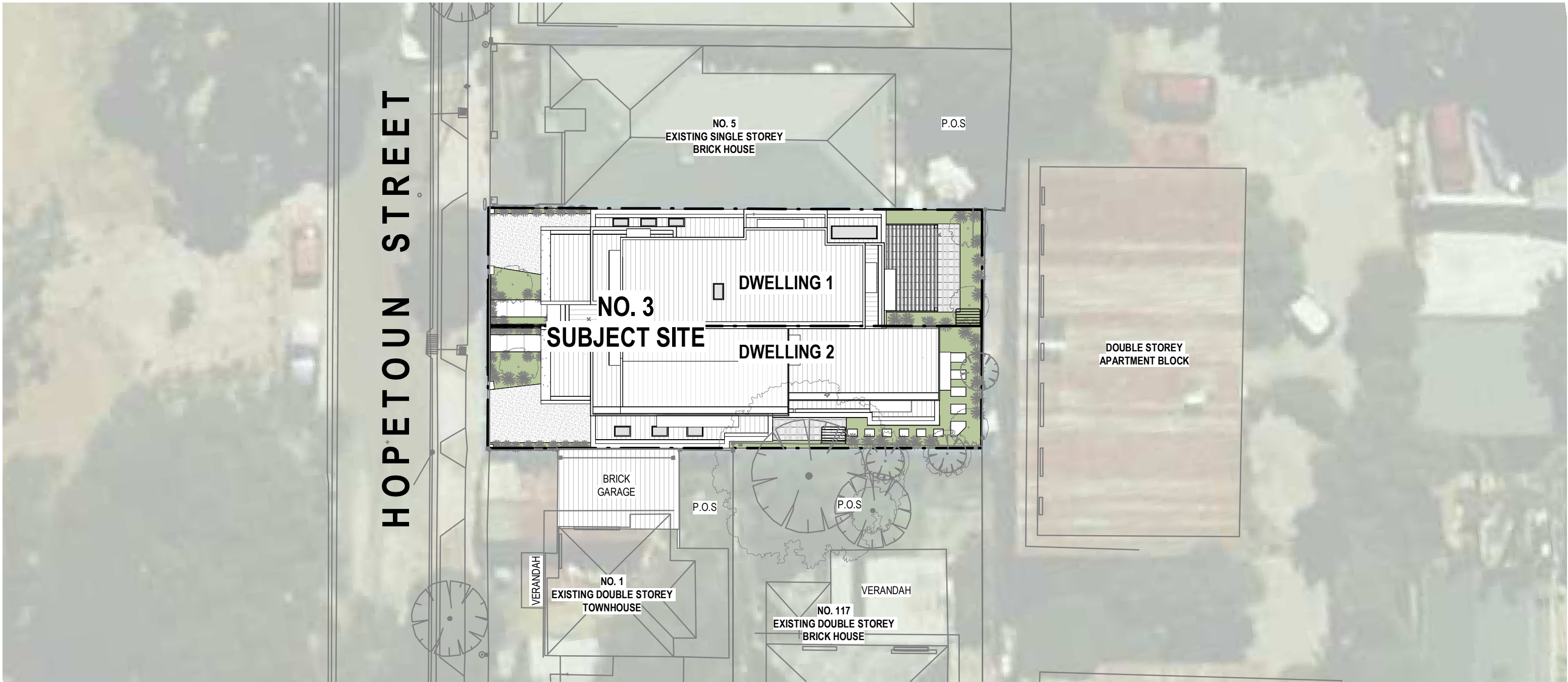
DEMOLITION
SCALE: 1 : 200



LEGEND: FLOOR PLAN

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

DESIGN RESPONSE
SCALE: 1 : 200



[FOR TP APPLICATION]



PRO PLANNING
STUDIO 2A
234 LOWER HEIDELBERG ROAD
IVANHOE EAST VICTORIA 3079

TELEPHONE +61 9383 1711
PROPLANNING.COM.AU

DISCLAIMER: Copyright of the design is owned by Pro Planning Pty Ltd. Reproduction or use of the design by any party for any purpose is forbidden without the written permission of Pro Planning Pty Ltd. Check all dimensions and all site conditions prior to the commencement of any work. Do not scale drawings - refer to noted dimensions only. Any discrepancies shall be referred to Pro Planning Pty Ltd for clarification. Drawings shall not be used for construction purposes until issued by Pro Planning Pty Ltd

DATE
NOVEMBER 2023

JOB NO. / REV
2320 /D

SCALE
As indicated A2

DESIGNER
VC

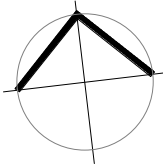
DRAWN BY
CDS

SHEET NO
TP02

DRAWING TITLE
2 DWELLINGS ON 2 LOTS DEVELOPMENT

FOR
-

AT
3 HOPETOUN STREET NORTHCOTE VIC 3070



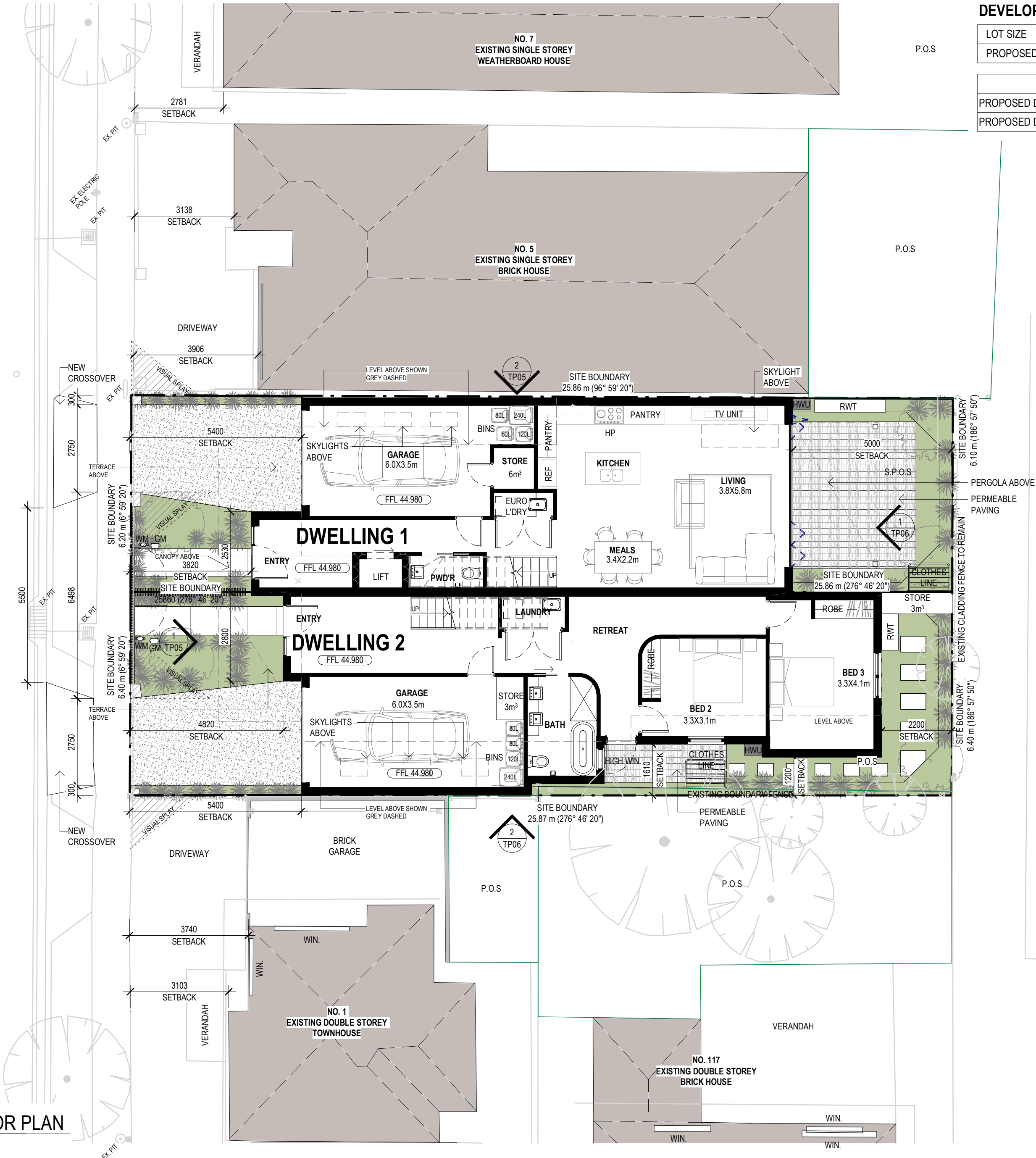
Darebin City Council Received 11/08/2024

*This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach any copyright

ALL NATIONS PARK PLAYGROUND

HOPETOUN STREET

SITE/ GROUND FLOOR PLAN
SCALE: 1 : 100



DEVELOPMENT SUMMARY

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

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

LEGEND: FLOOR PLAN

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



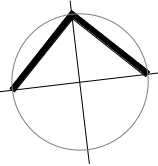
PRO PLANNING
STUDIO 2A
234 LOWER HEIDELBERG ROAD
IVANHOE EAST VICTORIA 3079
TELEPHONE +61 9383 1711
PROPLANNING.COM.AU

DISCLAIMER: Copyright of the design is owned by Pro Planning Pty Ltd. Reproduction or use of the design by any party for any purpose is forbidden without the written permission of Pro Planning Pty Ltd. Check all dimensions and all site conditions prior to the commencement of any work. Do not scale drawings - refer to noted dimensions only. Any discrepancies shall be referred to Pro Planning Pty Ltd for clarification. Drawings shall not be used for construction purposes until issued by Pro Planning Pty Ltd

DATE
NOVEMBER 2023
JOB NO. / REV
2320 / D
SCALE
1 : 100 A2

DESIGNER
VC
DRAWN BY
CDS
SHEET NO
TP03

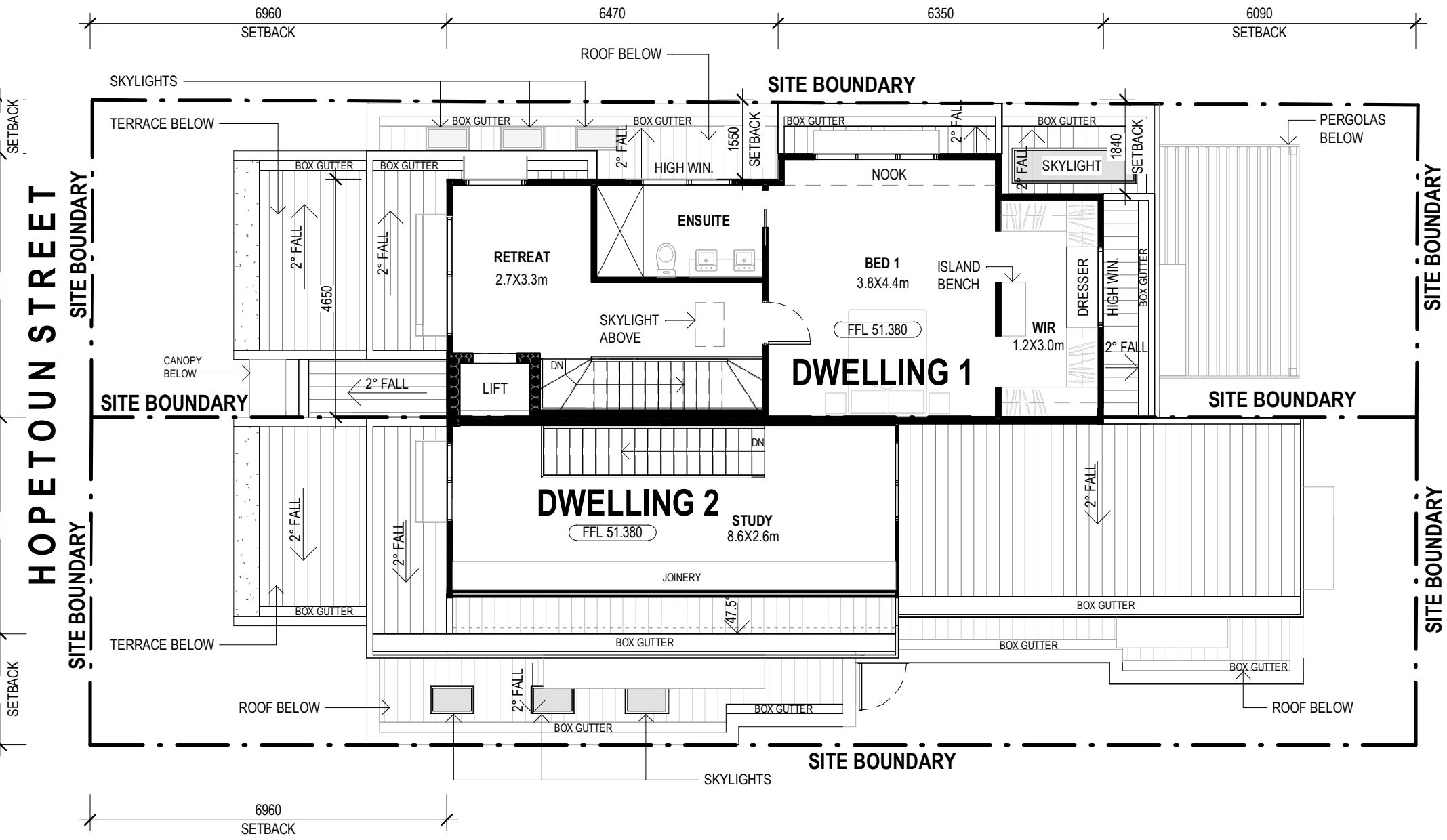
DRAWING TITLE
2 DWELLINGS ON 2 LOTS DEVELOPMENT
FOR
-
AT
3 HOPETOUN STREET NORTHCOTE VIC 3070



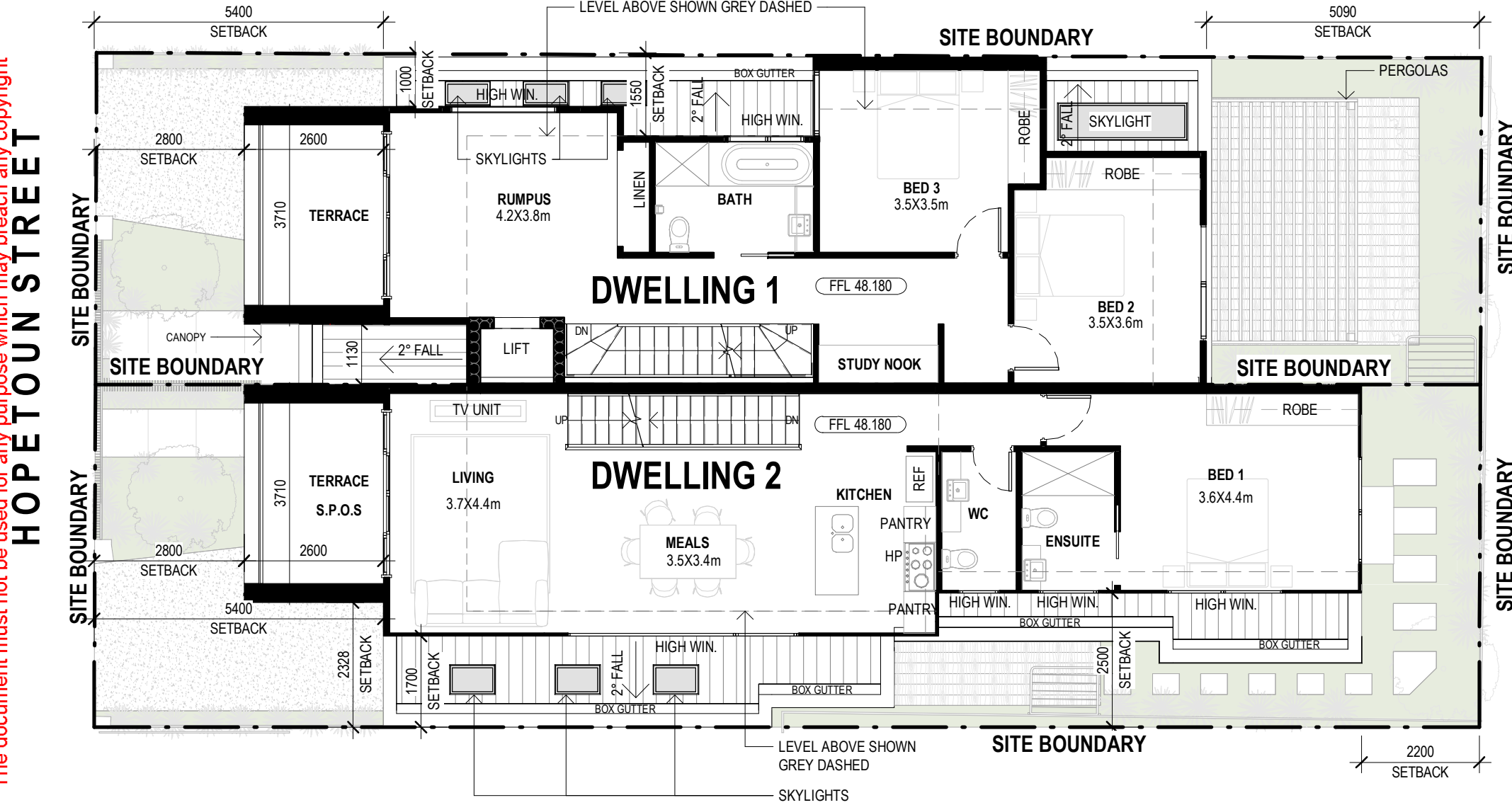
Darebin City Council Received 11/08/2024

'This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright'

HOPETOUN STREET

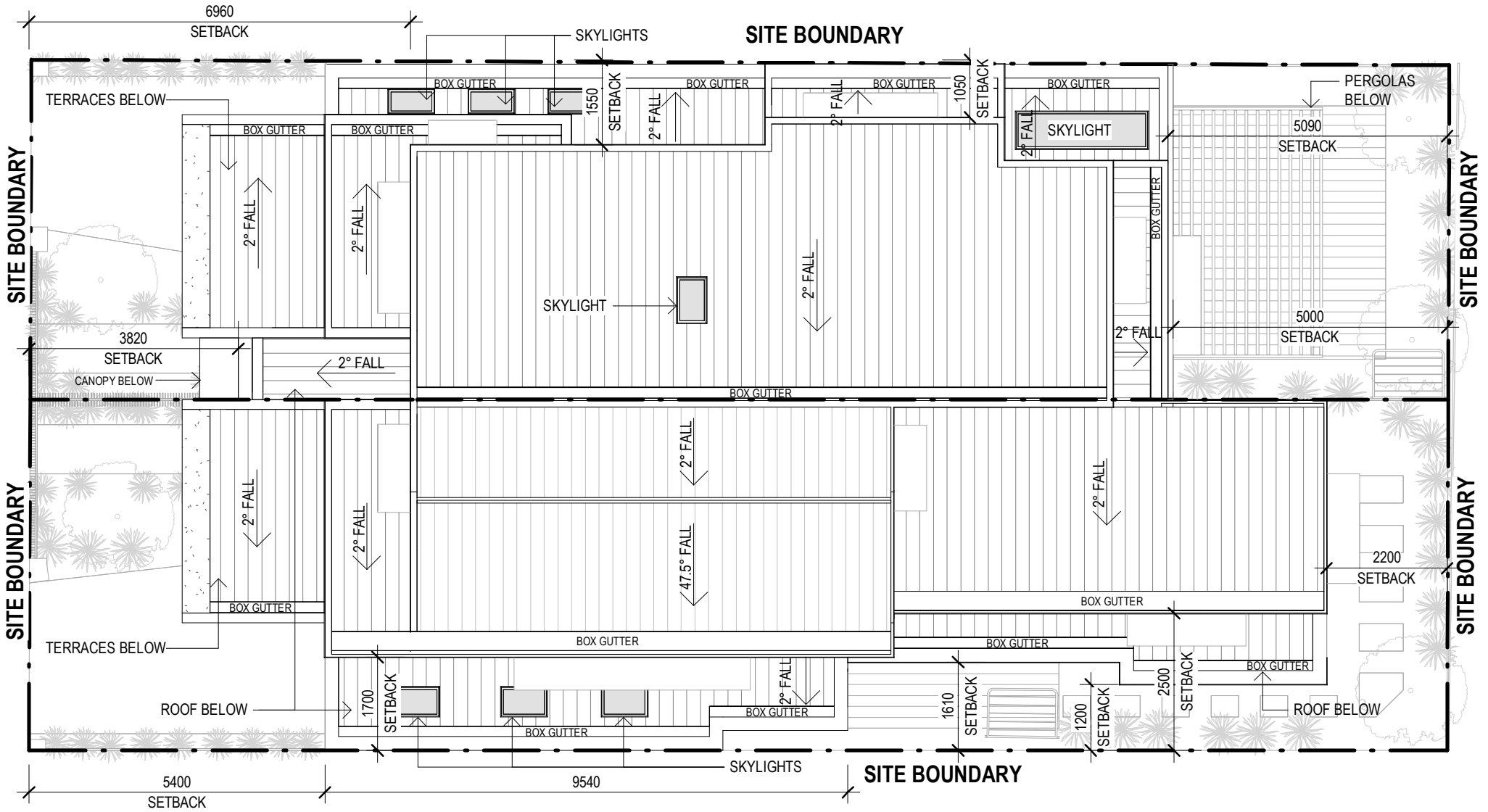


SECOND FLOOR
SCALE: 1 : 100



FIRST FLOOR
SCALE: 1 : 100

HOPETOUN STREET



PARAPET
SCALE: 1 : 100

DEVELOPMENT SUMMARY

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

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

LEGEND: FLOOR PLAN

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

[FOR TP APPLICATION]



PRO PLANNING
STUDIO 2A
234 LOWER HEIDELBERG ROAD
IVANHOE EAST VICTORIA 3079

TELEPHONE +61 9383 1711
PROPLANNING.COM.AU

DISCLAIMER: Copyright of the design is owned by Pro Planning Pty Ltd. Reproduction or use of the design by any party for any purpose is forbidden without the written permission of Pro Planning Pty Ltd. Check all dimensions and all site conditions prior to the commencement of any work. Do not scale drawings - refer to noted dimensions only. Any discrepancies shall be referred to Pro Planning Pty Ltd for clarification. Drawings shall not be used for construction purposes until issued by Pro Planning Pty Ltd

DATE
NOVEMBER 2023

JOB NO. / REV
2320 /D

SCALE
1 : 100 A2

DESIGNER
VC

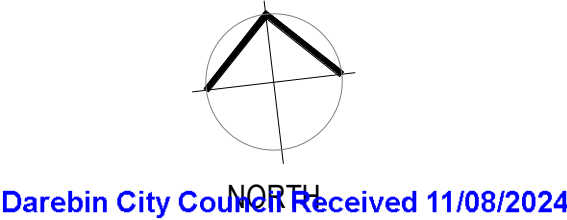
DRAWN BY
CDS

SHEET NO
TP04

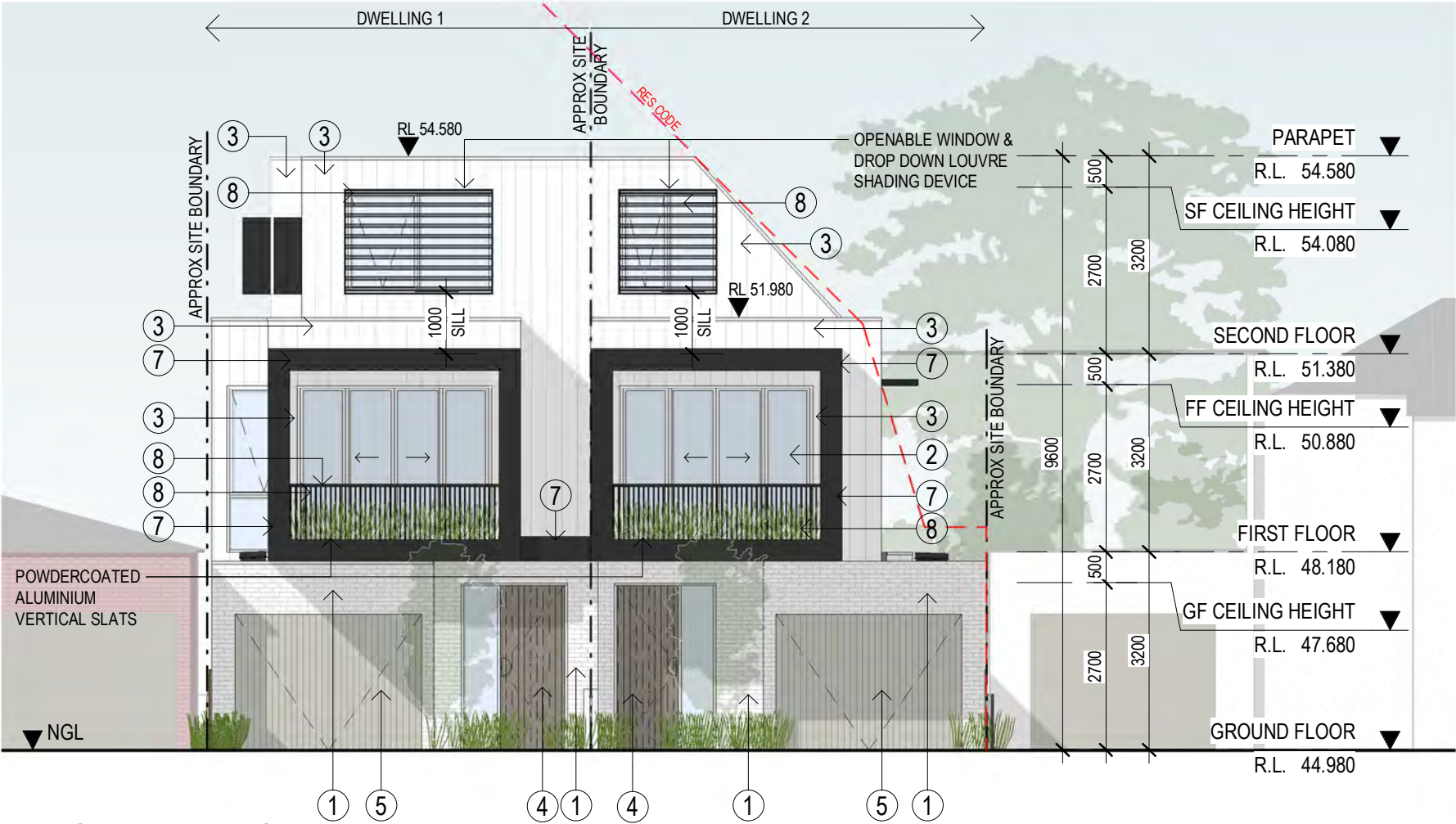
DRAWING TITLE
2 DWELLINGS ON 2 LOTS DEVELOPMENT

FOR
-

AT
3 HOPETOUN STREET NORTHCOTE VIC 3070



Darebin City Council Received 11/08/2024



WEST ELEVATION
SCALE: 1 : 100

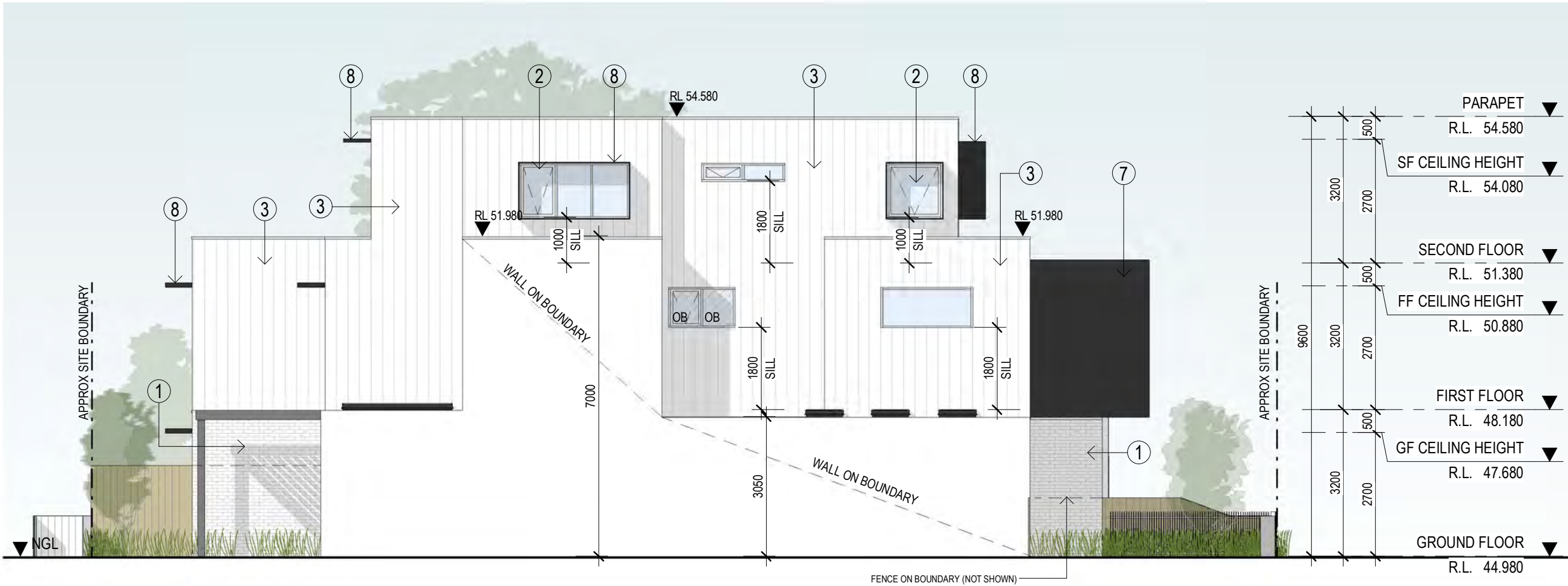
EXTERNAL FINISHES

- | | | |
|---|---|--|
| 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) | |

REFER TP13 FOR FINISHES DETAILS

EXTERNAL LEGEND

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



NORTH ELEVATION
SCALE: 1 : 100

[FOR TP APPLICATION]



PRO PLANNING
STUDIO 2A
234 LOWER HEIDELBERG ROAD
IVANHOE EAST VICTORIA 3079

TELEPHONE +61 9383 1711
PROPLANNING.COM.AU

DISCLAIMER: Copyright of the design is owned by Pro Planning Pty Ltd. Reproduction or use of the design by any party for any purpose is forbidden without the written permission of Pro Planning Pty Ltd. Check all dimensions and all site conditions prior to the commencement of any work. Do not scale drawings - refer to noted dimensions only. Any discrepancies shall be referred to Pro Planning Pty Ltd for clarification. Drawings shall not be used for construction purposes until issued by Pro Planning Pty Ltd

DATE
NOVEMBER 2023

JOB NO. / REV
2320 / D

SCALE
1 : 100 A2

DESIGNER
VC

DRAWN BY
CDS

SHEET NO
TP05

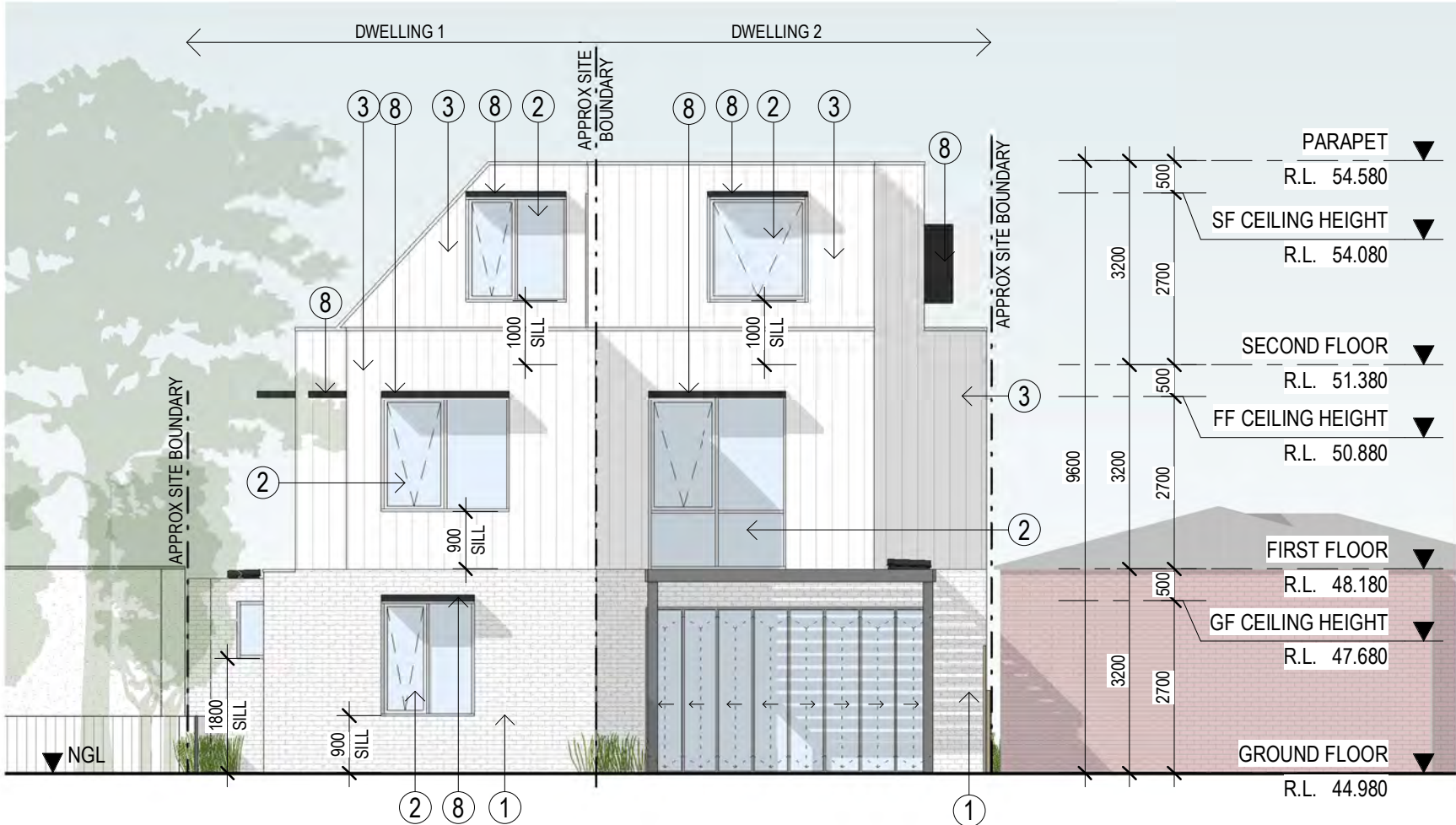
DRAWING TITLE
2 DWELLINGS ON 2 LOTS DEVELOPMENT

FOR
-

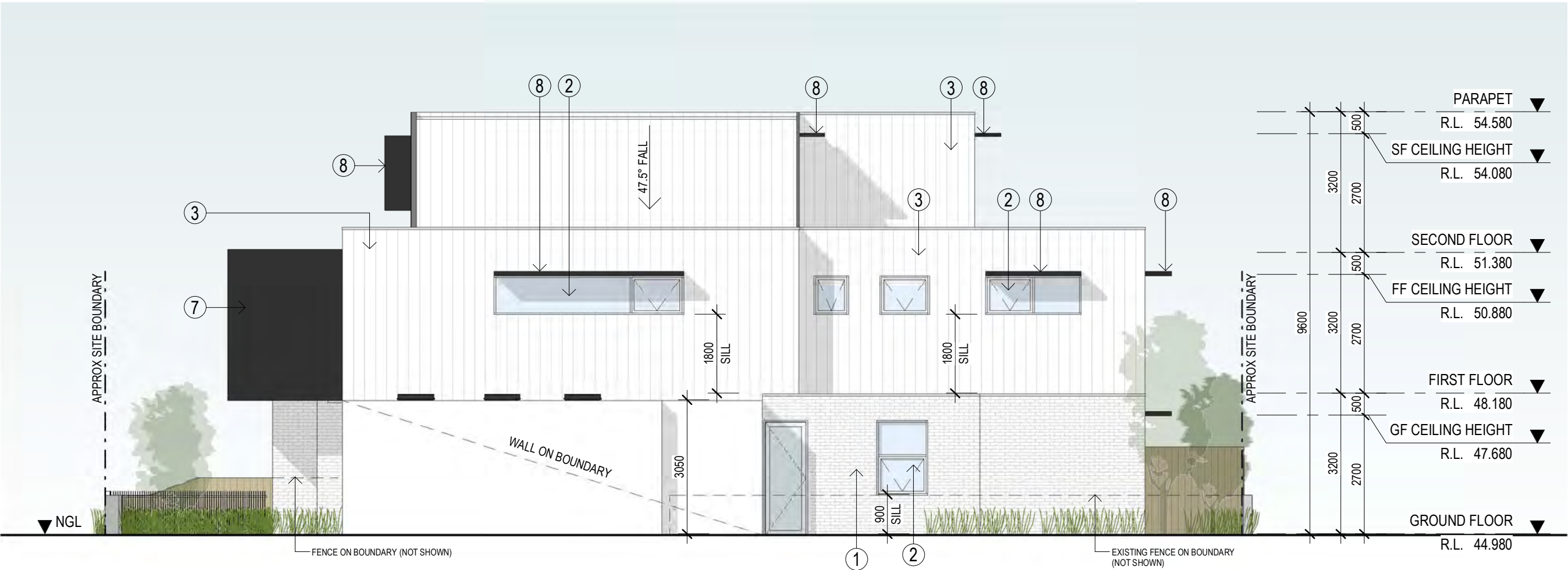
AT
3 HOPETOUN STREET NORTHCOTE VIC 3070

Darebin City Council Received 11/08/2024

This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



EAST ELEVATION
SCALE: 1 : 100



SOUTH 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) | |

REFER TP13 FOR FINISHES DETAILS

EXTERNAL LEGEND

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

[FOR TP APPLICATION]



PRO PLANNING
STUDIO 2A
234 LOWER HEIDELBERG ROAD
IVANHOE EAST VICTORIA 3079

TELEPHONE +61 9383 1711
PROPLANNING.COM.AU

DISCLAIMER: Copyright of the design is owned by Pro Planning Pty Ltd. Reproduction or use of the design by any party for any purpose is forbidden without the written permission of Pro Planning Pty Ltd. Check all dimensions and all site conditions prior to the commencement of any work. Do not scale drawings - refer to noted dimensions only. Any discrepancies shall be referred to Pro Planning Pty Ltd for clarification. Drawings shall not be used for construction purposes until issued by Pro Planning Pty Ltd

DATE
NOVEMBER 2023

JOB NO. / REV
2320 / D

SCALE
1 : 100 A2

DESIGNER
VC

DRAWN BY
CDS

SHEET NO
TP06

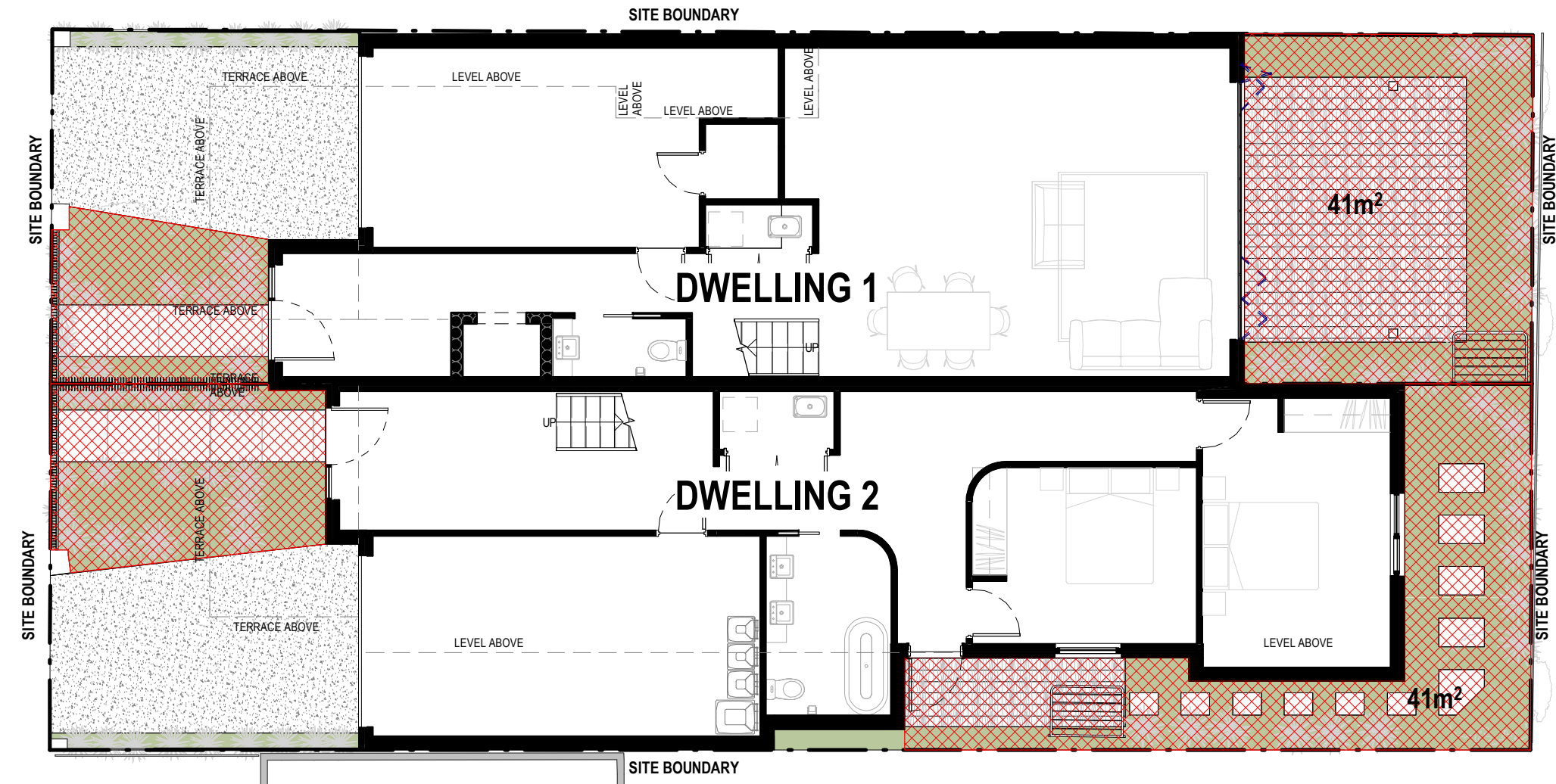
DRAWING TITLE
2 DWELLINGS ON 2 LOTS DEVELOPMENT

FOR
-

AT
3 HOPETOUN STREET NORTHCOTE VIC 3070

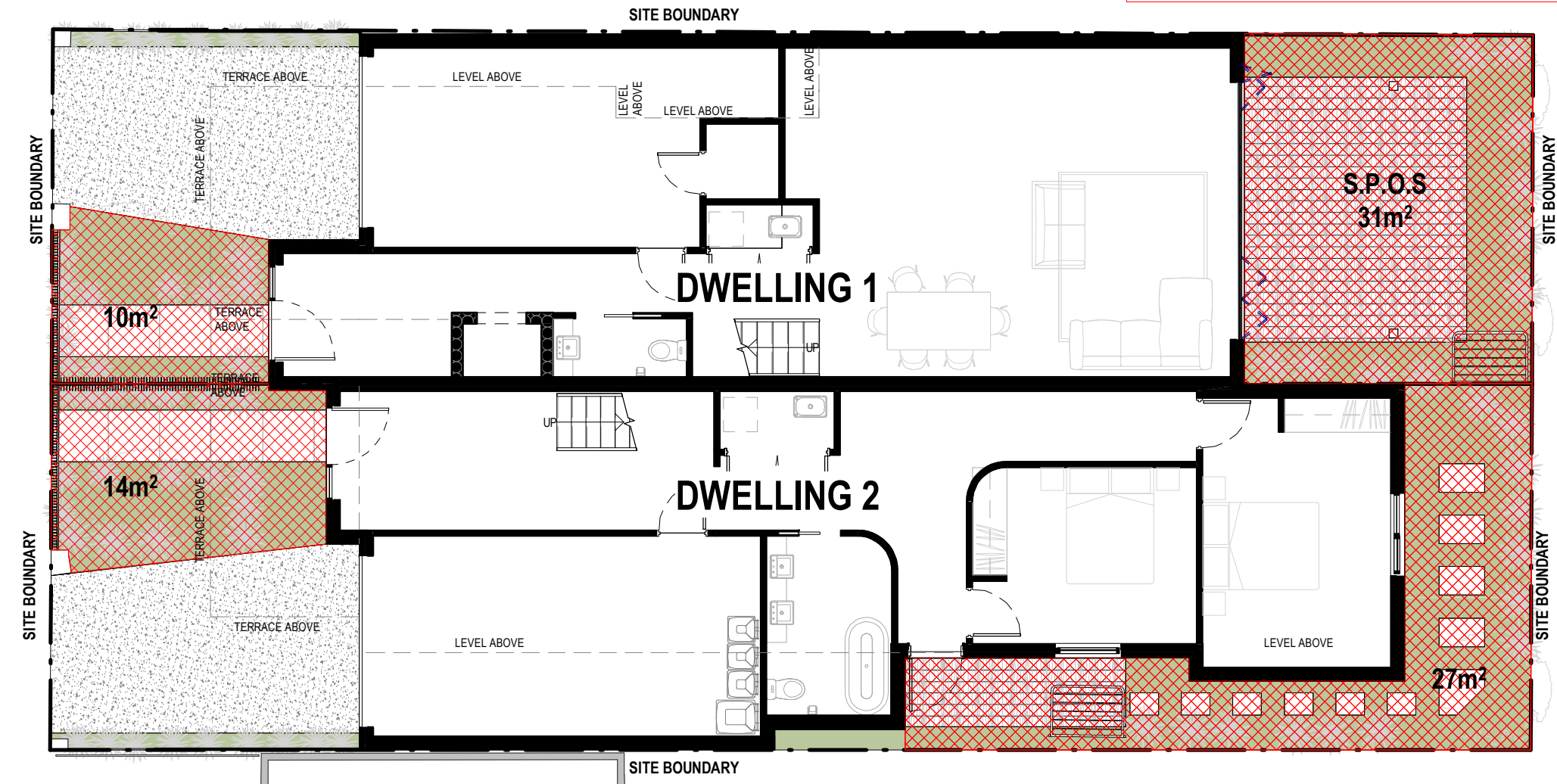
Darebin City Council Received 11/08/2024

HOPETOUN STREET



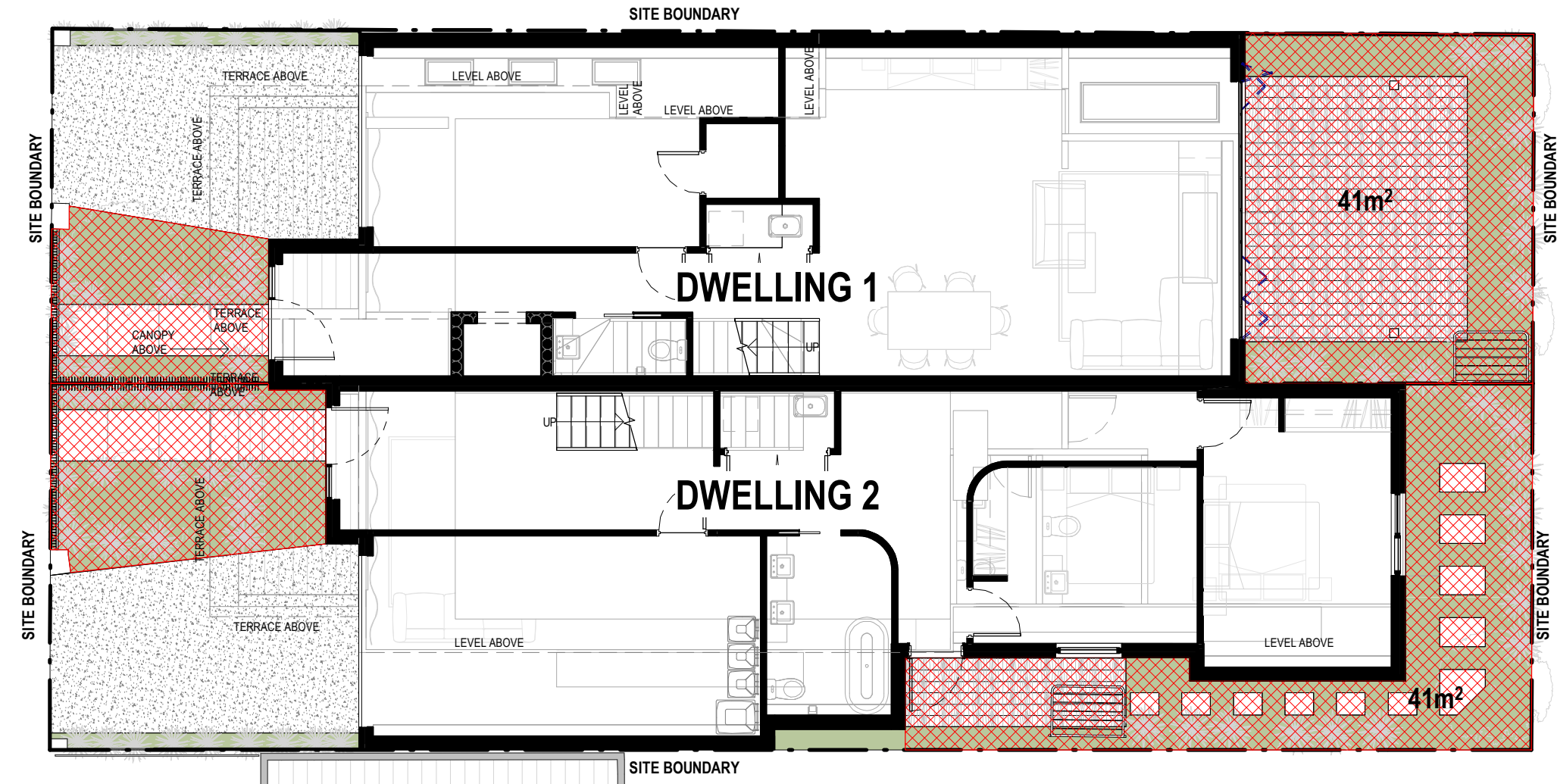
PERMEABLE AREA
SCALE: 1 : 100

HOPETOUN STREET



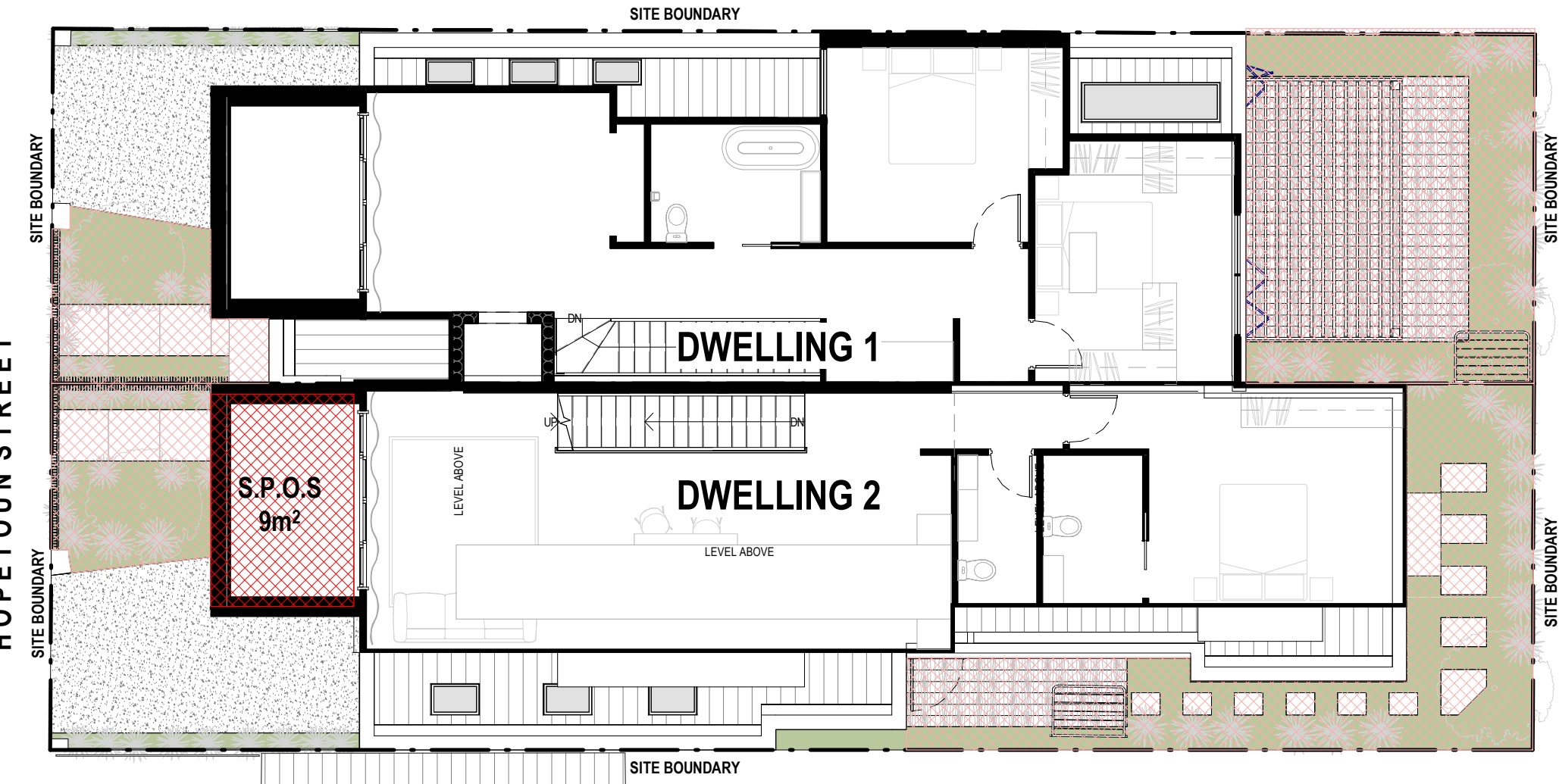
PRIVATE OPEN SPACE - GROUND FLOOR
SCALE: 1 : 100

HOPETOUN STREET



GARDEN AREA
SCALE: 1 : 100

HOPETOUN STREET



PRIVATE OPEN SPACE - FIRST FLOOR
SCALE: 1 : 100

DEVELOPMENT SUMMARY

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

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

DISCLAIMER: Copyright of the design is owned by Pro Planning Pty Ltd. Reproduction or use of the design by any party for any purpose is forbidden without the written permission of Pro Planning Pty Ltd. Check all dimensions and all site conditions prior to the commencement of any work. Do not scale drawings - refer to noted dimensions only. Any discrepancies shall be referred to Pro Planning Pty Ltd for clarification. Drawings shall not be used for construction purposes until issued by Pro Planning Pty Ltd



PRO PLANNING
STUDIO 2A
234 LOWER HEIDELBERG ROAD
IVANHOE EAST VICTORIA 3079

TELEPHONE +61 9383 1711
PROPLANNING.COM.AU

DATE
NOVEMBER 2023

JOB NO. / REV
2320 /D

SCALE
1:200 A2

DESIGNER
VC

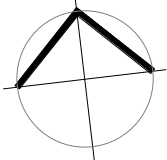
DRAWN BY
CDS

SHEET NO
TP10

DRAWING TITLE
2 DWELLINGS ON 2 LOTS DEVELOPMENT

FOR
-

AT
3 HOPETOUN STREET NORTHCOTE VIC 3070

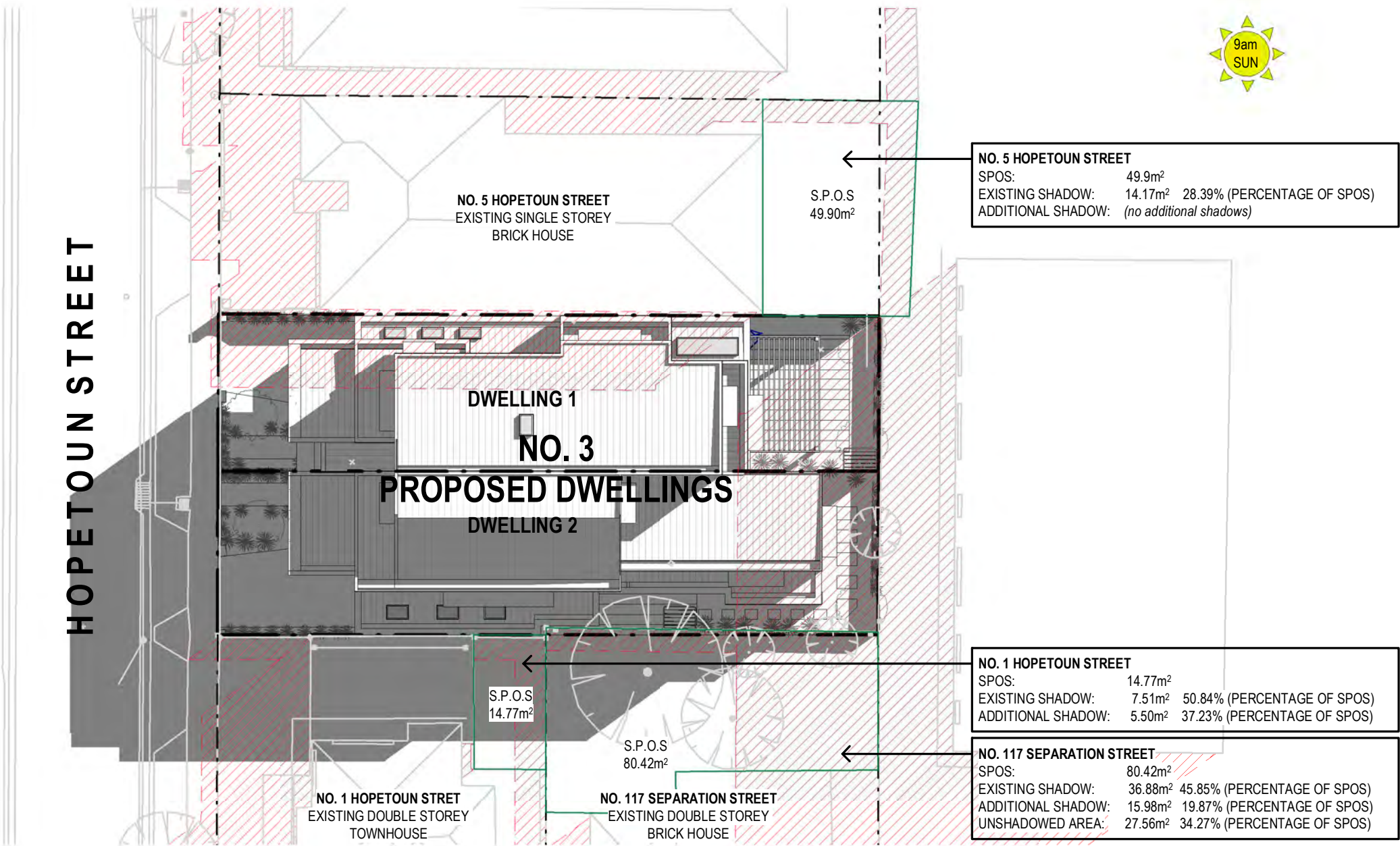


Darebin City Council Received 11/08/2024

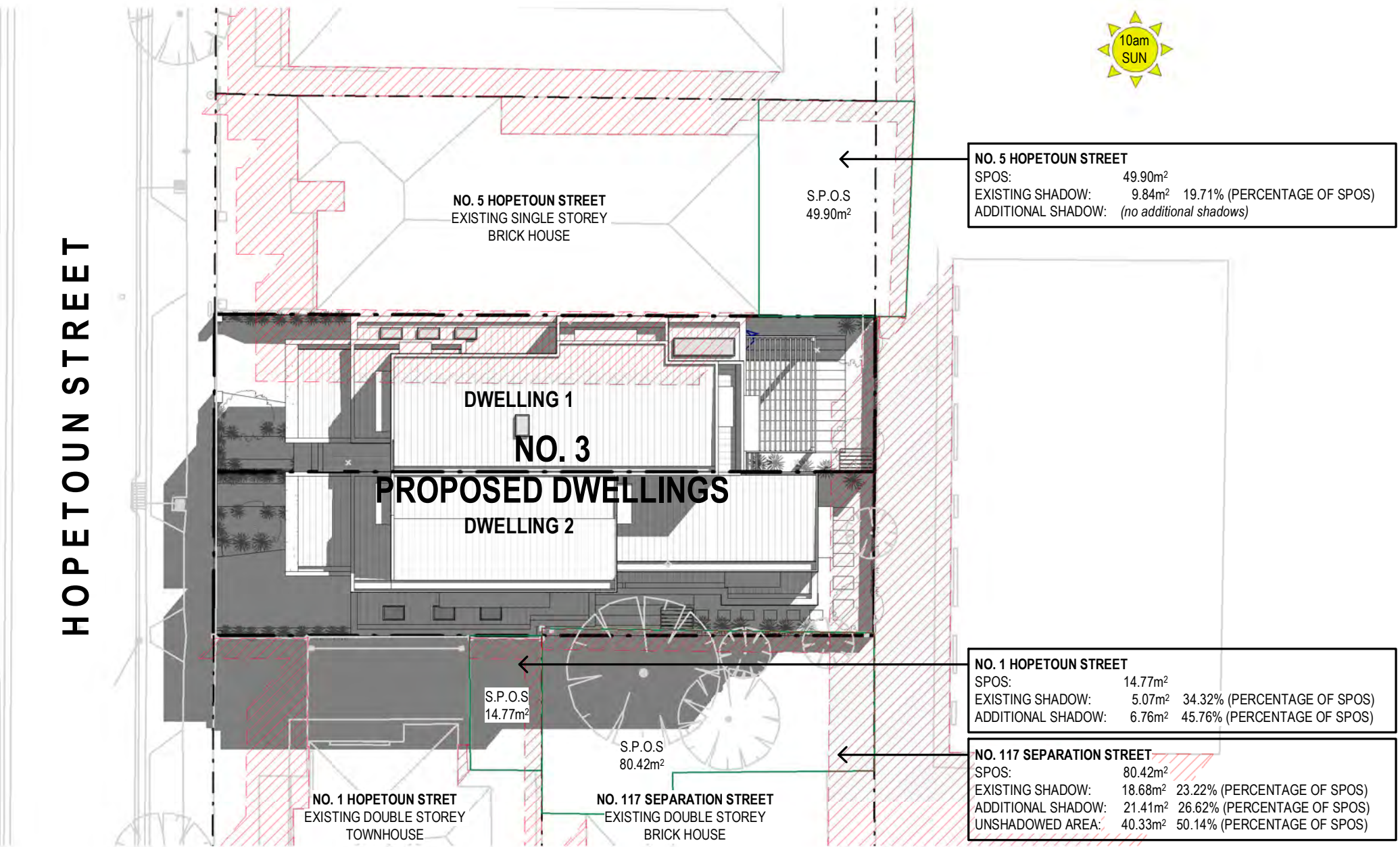
[FOR TP APPLICATION]

This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

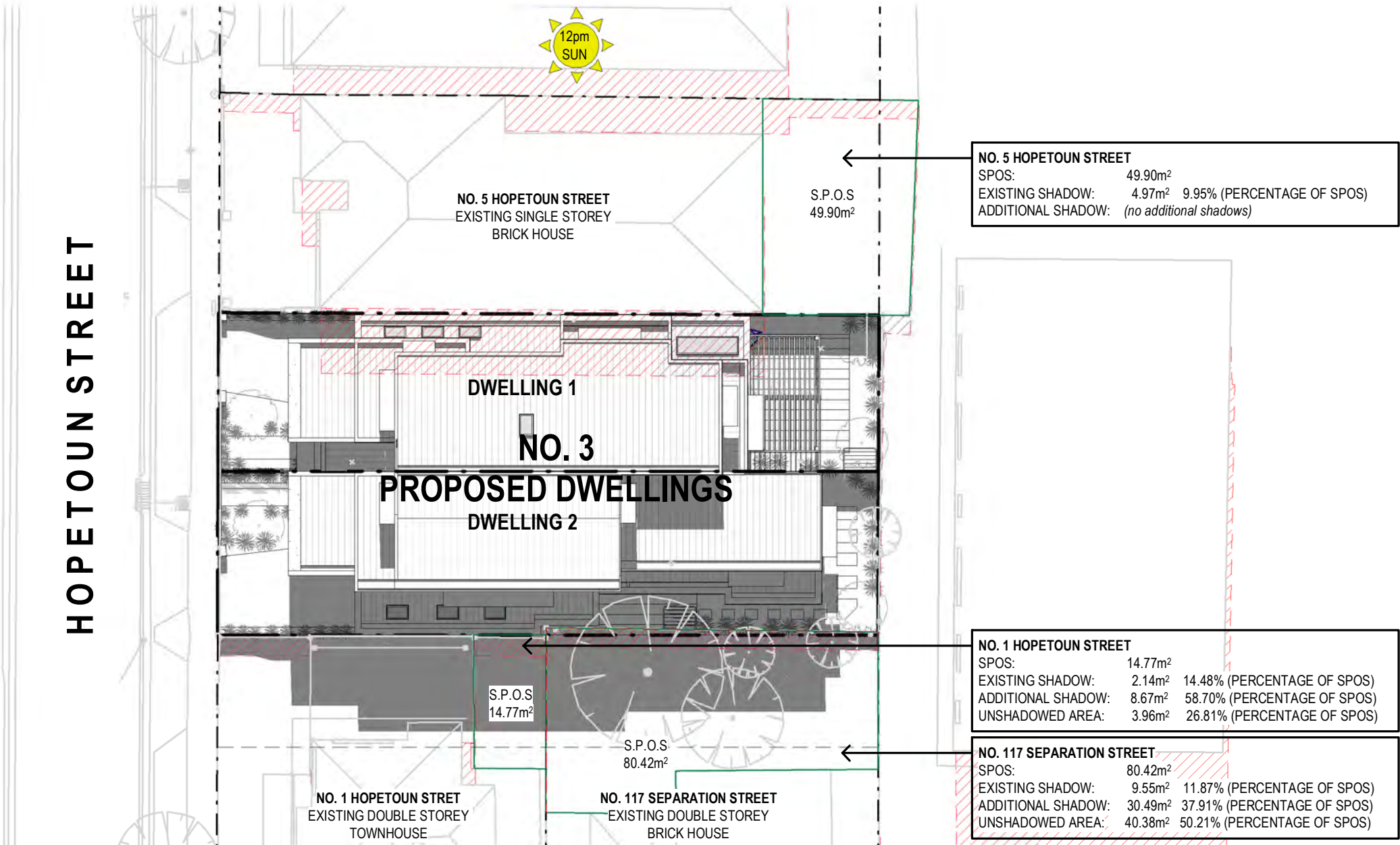
'This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright'



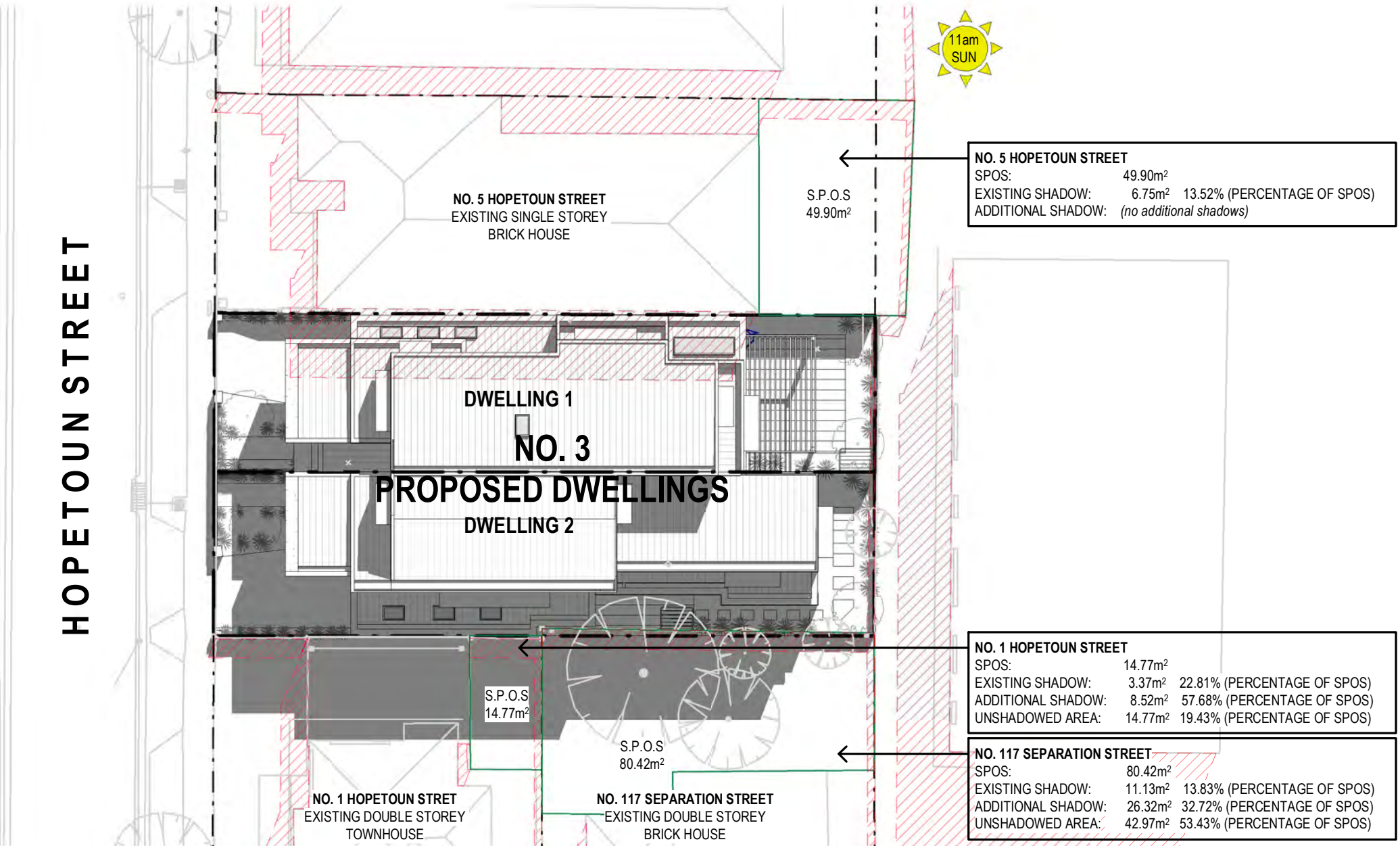
9AM SHADOW DIAGRAM 22nd SEPTEMBER
SCALE: 1 : 200



10AM SHADOW DIAGRAM 22nd SEPTEMBER
SCALE: 1 : 200



12PM SHADOW DIAGRAM 22nd SEPTEMBER
SCALE: 1 : 200



11AM SHADOW DIAGRAM 22nd SEPTEMBER
SCALE: 1 : 200

REFER TP12 FOR LEGEND

[FOR TP APPLICATION]



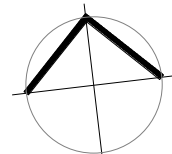
PRO PLANNING
STUDIO 2A
234 LOWER HEIDELBERG ROAD
IVANHOE EAST VICTORIA 3079
TELEPHONE +61 9383 1711
PROPLANNING.COM.AU

DISCLAIMER: Copyright of the design is owned by Pro Planning Pty Ltd. Reproduction or use of the design by any party for any purpose is forbidden without the written permission of Pro Planning Pty Ltd. Check all dimensions and all site conditions prior to the commencement of any work. Do not scale drawings - refer to noted dimensions only. Any discrepancies shall be referred to Pro Planning Pty Ltd for clarification. Drawings shall not be used for construction purposes until issued by Pro Planning Pty Ltd

DATE
NOVEMBER 2023
JOB NO. / REV
2320 /D
SCALE
1 : 200 A2

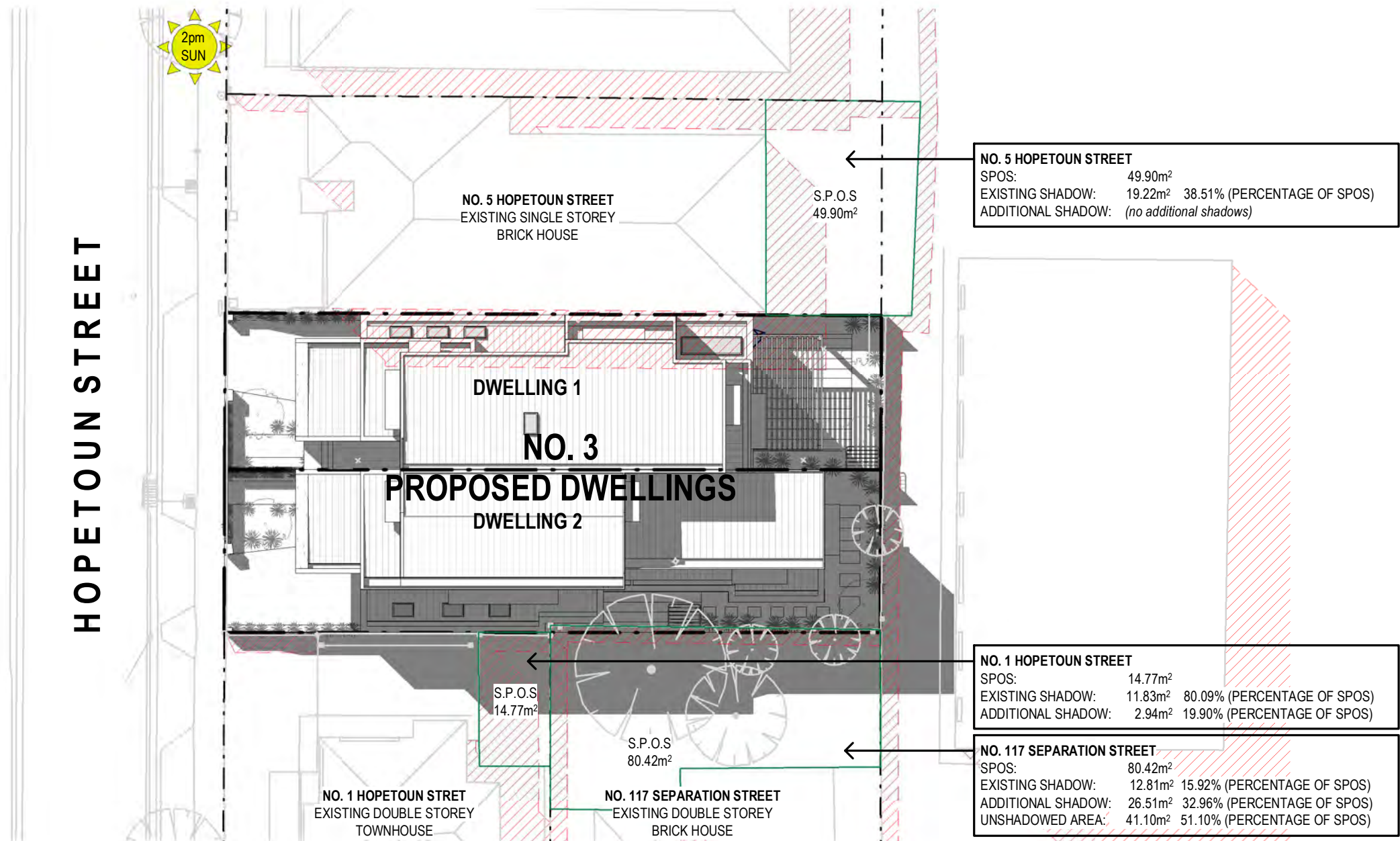
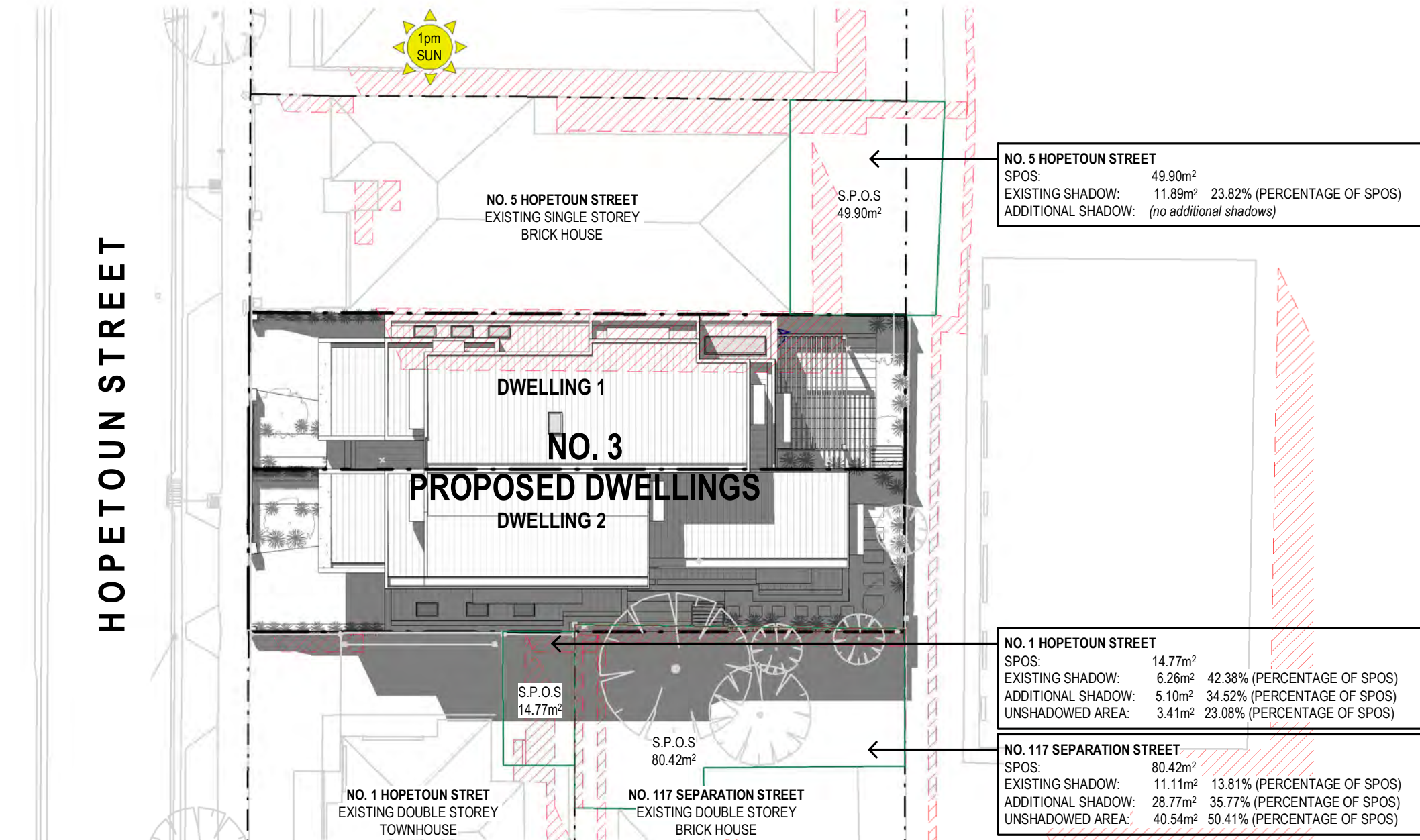
DESIGNER
VC
DRAWN BY
CDS
SHEET NO
TP11

DRAWING TITLE
2 DWELLINGS ON 2 LOTS DEVELOPMENT
FOR
-
AT
3 HOPETOUN STREET NORTHCOVE VIC 3070



Darebin City Council Received 11/08/2024

'This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright'

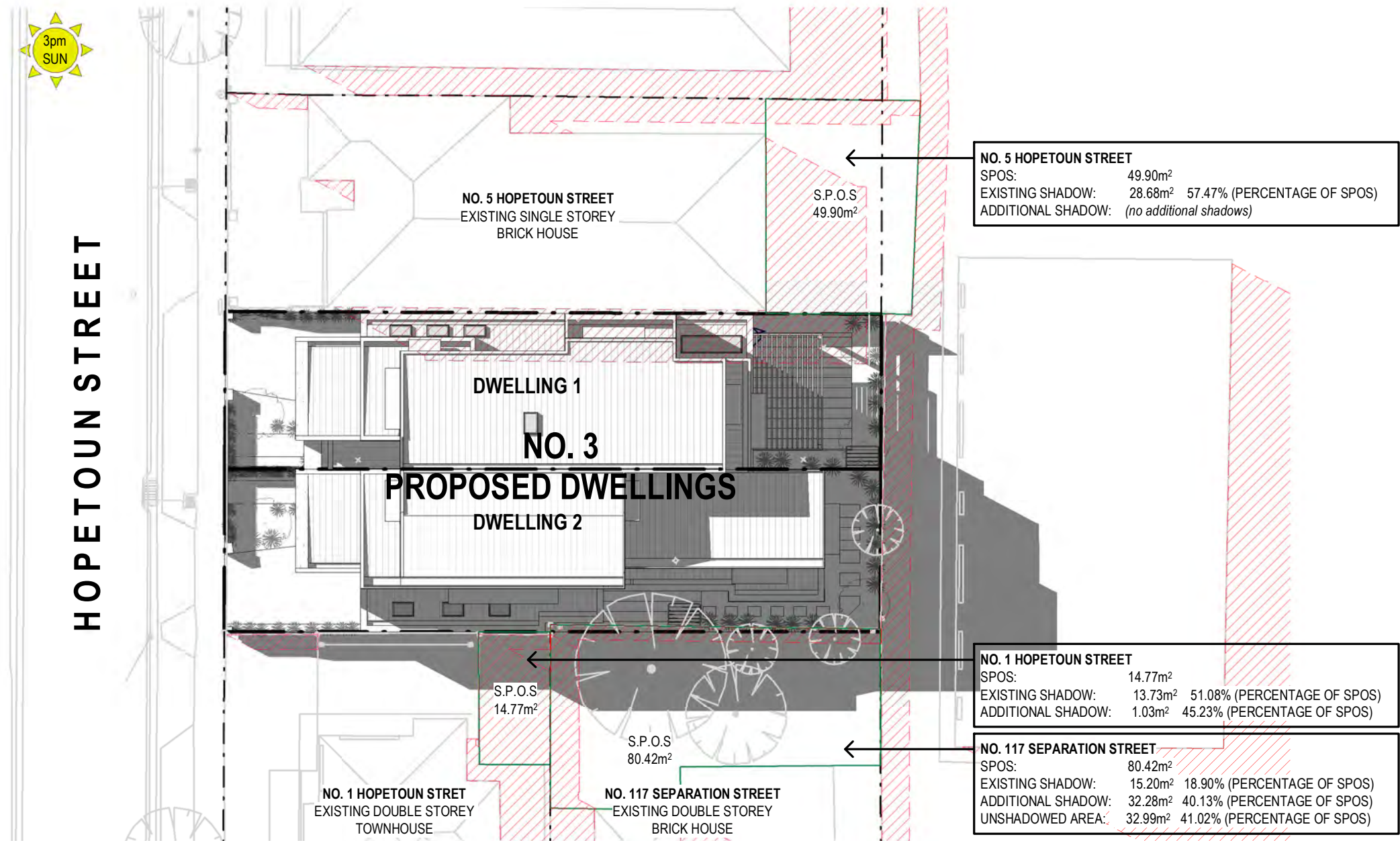


1PM SHADOW DIAGRAM 22nd SEPTEMBER
SCALE: 1 : 200

2PM SHADOW DIAGRAM 22nd SEPTEMBER
SCALE: 1 : 200

LEGEND: SHADOW DIAGRAMS

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



3PM SHADOW DIAGRAM 22nd SEPTEMBER
SCALE: 1 : 200

[FOR TP APPLICATION]



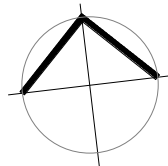
PRO PLANNING
STUDIO 2A
234 LOWER HEIDELBERG ROAD
IVANHOE EAST VICTORIA 3079
TELEPHONE +61 9383 1711
PROPLANNING.COM.AU

DISCLAIMER: Copyright of the design is owned by Pro Planning Pty Ltd. Reproduction or use of the design by any party for any purpose is forbidden without the written permission of Pro Planning Pty Ltd. Check all dimensions and all site conditions prior to the commencement of any work. Do not scale drawings - refer to noted dimensions only. Any discrepancies shall be referred to Pro Planning Pty Ltd for clarification. Drawings shall not be used for construction purposes until issued by Pro Planning Pty Ltd

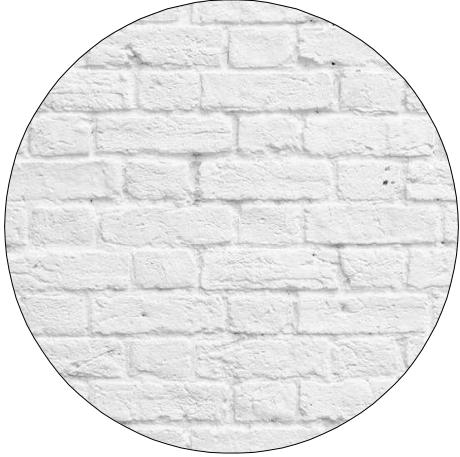
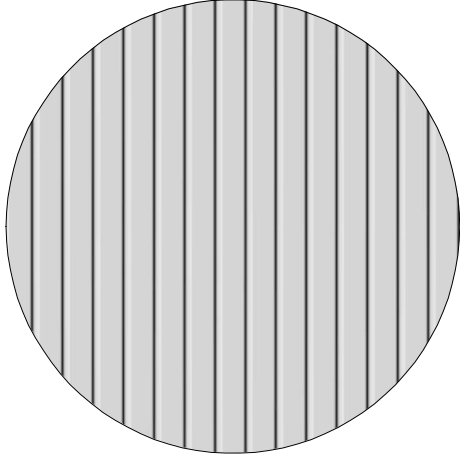
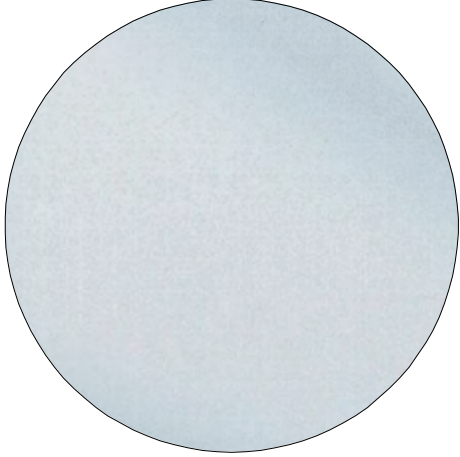

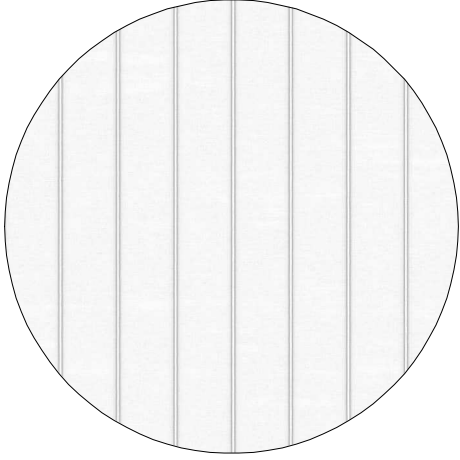



DATE
NOVEMBER 2023
JOB NO. / REV
2320 /C
SCALE
As indicated A2

DESIGNER
Designer
DRAWN BY
Author
SHEET NO
TP12

DRAWING TITLE
2 DWELLINGS ON 2 LOTS DEVELOPMENT
FOR
-
AT
3 HOPETOUN STREET NORTHCOTE VIC 3070



Darebin City Council Received 11/08/2024

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

EXTERNAL FINISHES

[FOR TP APPLICATION]



PRO PLANNING
STUDIO 2A
234 LOWER HEIDELBERG ROAD
IVANHOE EAST VICTORIA 3079

TELEPHONE +61 9383 1711
PROPLANNING.COM.AU

DISCLAIMER: Copyright of the design is owned by Pro Planning Pty Ltd. Reproduction or use of the design by any party for any purpose is forbidden without the written permission of Pro Planning Pty Ltd. Check all dimensions and all site conditions prior to the commencement of any work. Do not scale drawings - refer to noted dimensions only. Any discrepancies shall be referred to Pro Planning Pty Ltd for clarification. Drawings shall not be used for construction purposes until issued by Pro Planning Pty Ltd

DATE
NOVEMBER 2023

JOB NO. / REV
2320 / C

SCALE
1 : 100 A2

DESIGNER
Designer

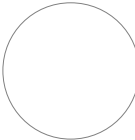
DRAWN BY
CDS

SHEET NO
TP13

DRAWING TITLE
2 DWELLINGS ON 2 LOTS DEVELOPMENT

FOR
-

AT
3 HOPETOUN STREET NORTHCOTE VIC 3070



NORTH

Darebin City Council Received 11/08/2024