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# TOWN PLANNING - NOT FOR CONSTRUCTION

Alterations and Additions to

1 Auburn Avenue, Northcote 3070

01/07/2024

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REBECCA  
NAUGHTIN  
ARCHITECT

Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

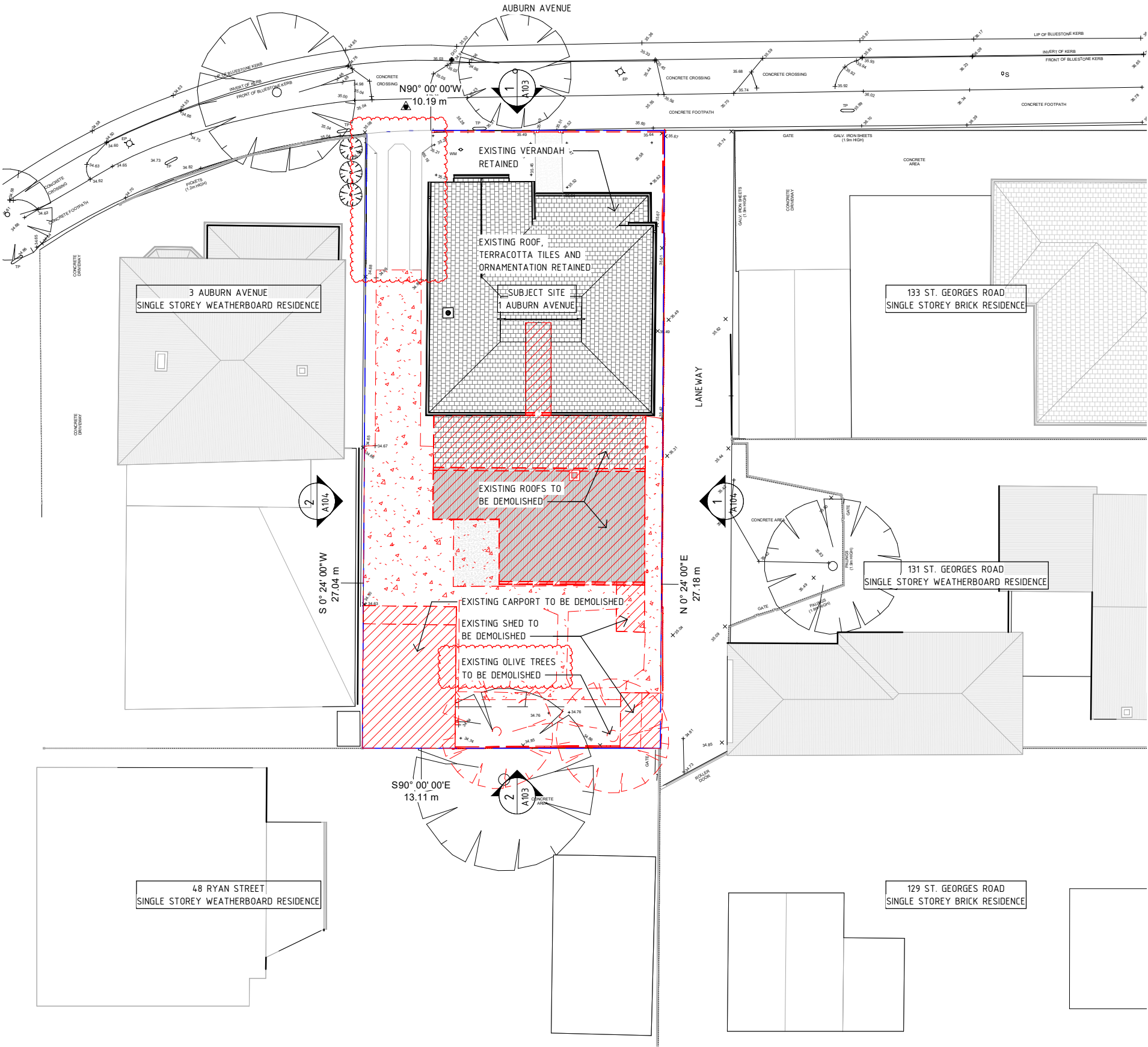
Revision	Description	Date
1	Planning Pre-Application Meeting	08/05/2023
2	Planning Application	30/06/2023
3	TOWN PLANNING RFI RESPONSE	20/12/2023
4	TOWN PLANNING RFI RESPONSE	01/07/2024

General Notes: All dimensions and levels to be checked on site prior to construction. Any discrepancies to be brought to the architect's immediate attention. Do not scale off drawings.

## TOWN PLANNING - NOT FOR CONSTRUCTION

Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Cover & Project Notes
Builder	Builder	Date	01/07/2024
Drawn by	GB	Scale @A3	
		Drawing No.	A000
		Revision	4





1 EXISTING SITE PLAN  
A100 1 : 200

REBECCA  
NAUGHTIN  
ARCHITECT

Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

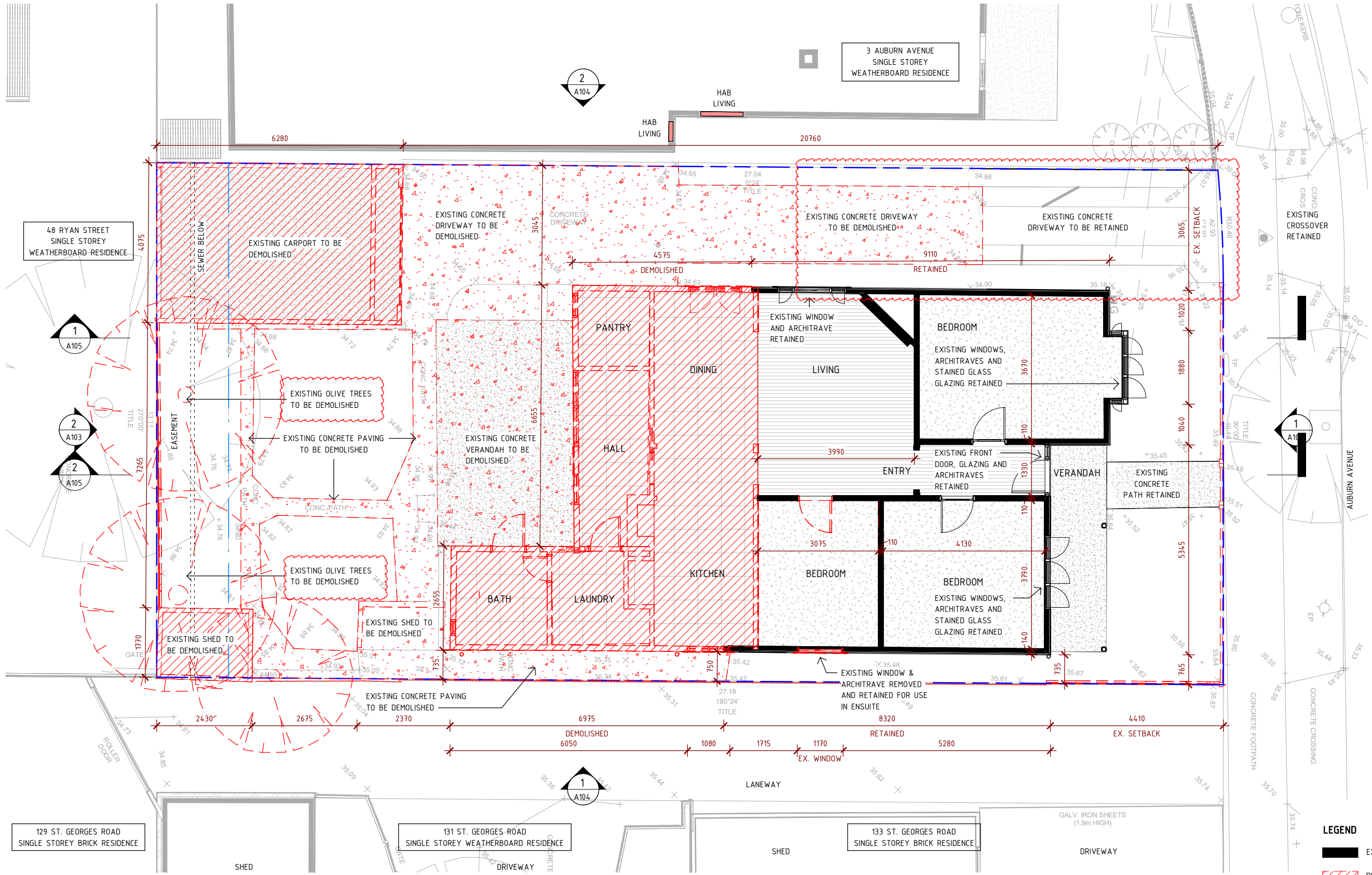
REV	DESCRIPTION	DATE
1	Planning Pre-Application Meeting	08/05/2023
3	TOWN PLANNING RFI RESPONSE	20/12/2023
4	TOWN PLANNING RFI RESPONSE	01/07/2024

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- LEGEND
- EXISTING AREA TO BE RETAINED
  - DENOTES AREA TO BE DEMOLISHED
  - EXISTING PAVING TO BE DEMOLISHED
  - EXISTING ROOF TO BE DEMOLISHED

TOWN PLANNING - NOT FOR CONSTRUCTION			
Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Existing Site Plan
Builder	Builder	Date	01/07/2024
Drawn by	GB	Scale @A3	1 : 200
		Drawing No.	A100
		Revision	4





1 EXISTING GROUND FLOOR PLAN  
A101 1 : 100

REBECCA  
NAUGHTIN  
ARCHITECT

Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

REV	DESCRIPTION	DATE
1	Planning Pre-Application Meeting	08/05/2023
3	TOWN PLANNING RFI RESPONSE	20/12/2023
4	TOWN PLANNING RFI RESPONSE	01/07/2024

General Notes: All dimensions and levels to be checked on site prior to construction. Any discrepancies to be brought to the architect's immediate attention. Do not scale off drawings.

TOWN PLANNING - NOT FOR CONSTRUCTION

Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Existing Ground Floor
Builder	Builder	Date	01/07/2024
Drawn by	GB	Scale @A3	As indicated
		Drawing No.	A101
		Revision	4






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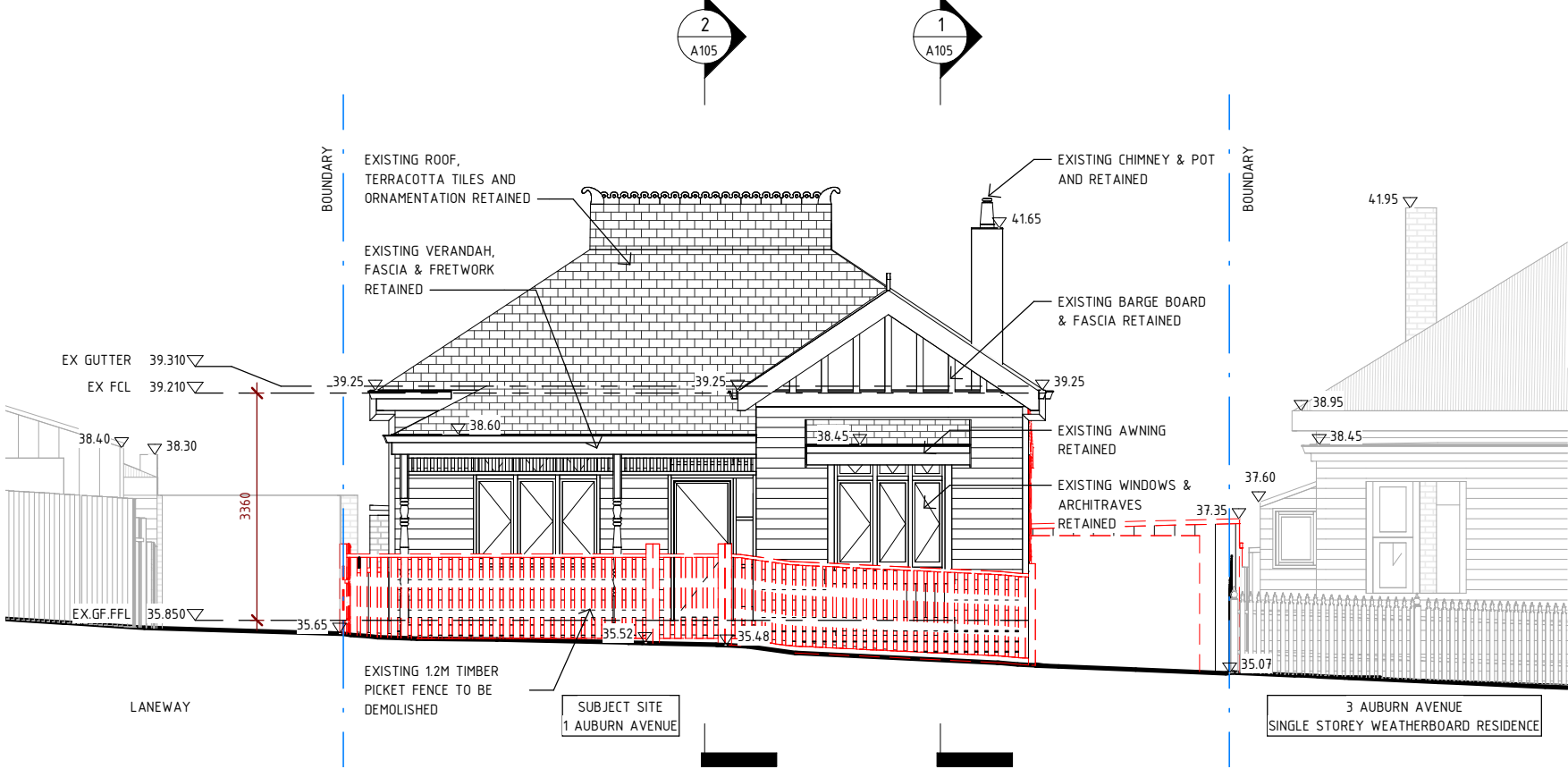
**TOWN PLANNING - NOT FOR CONSTRUCTION**

Structural Engineer	<b>Structural Engineer</b>	Project	<b>1 Auburn Avenue, Northcote</b>
Building Surveyor	<b>Building Surveyor</b>	Project No.	<b>2205</b>
Geotechnical Engineer	<b>Geotech</b>	Drawing Title	<b>Existing Roof</b>
Builder	<b>Builder</b>	Date	<b>01/07/2024</b>
Drawn by	<b>GB</b>	Scale @A3	<b>As indicated</b>
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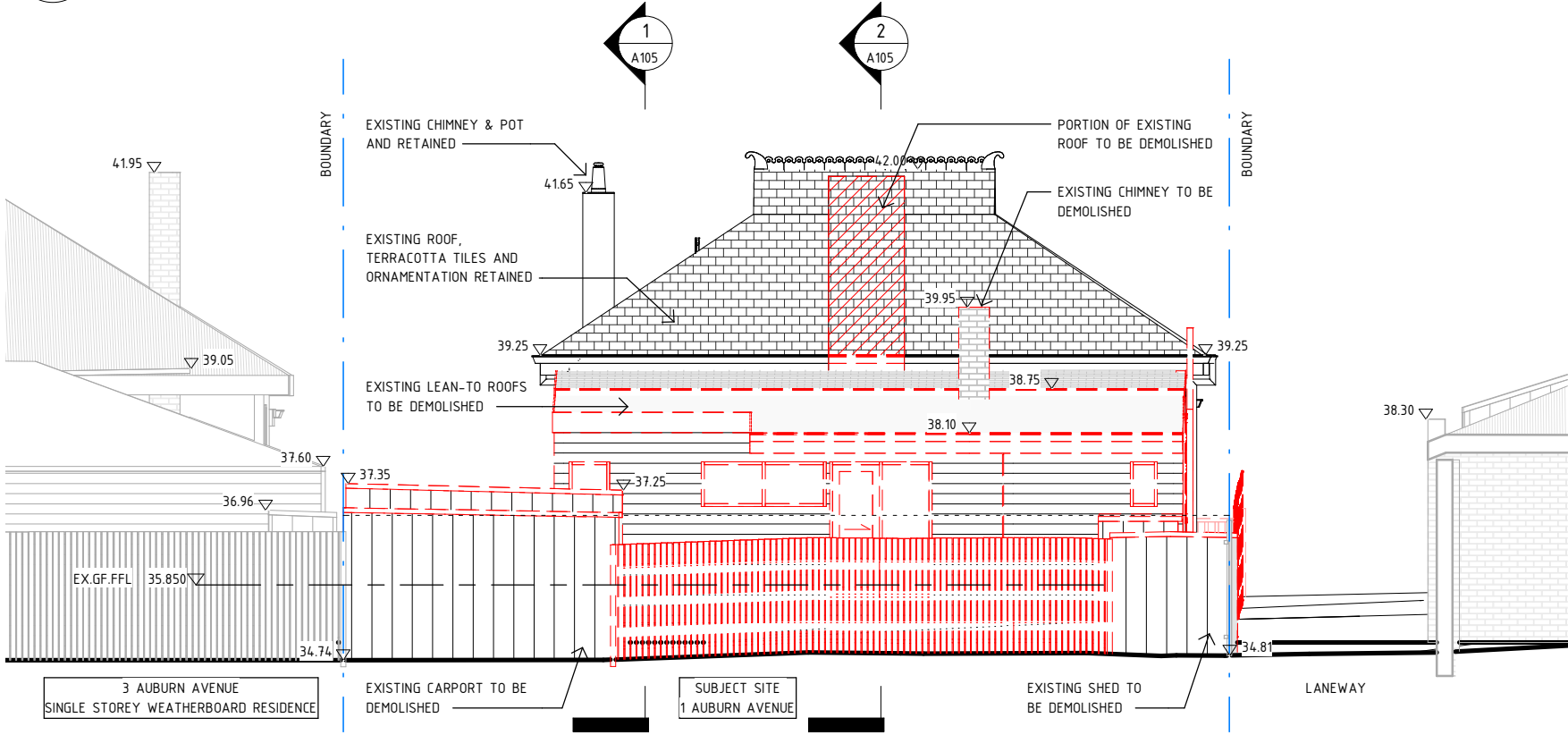




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1 EXISTING NORTH ELEVATION  
A103 1 : 100



2 EXISTING SOUTH ELEVATION  
A103 1 : 100

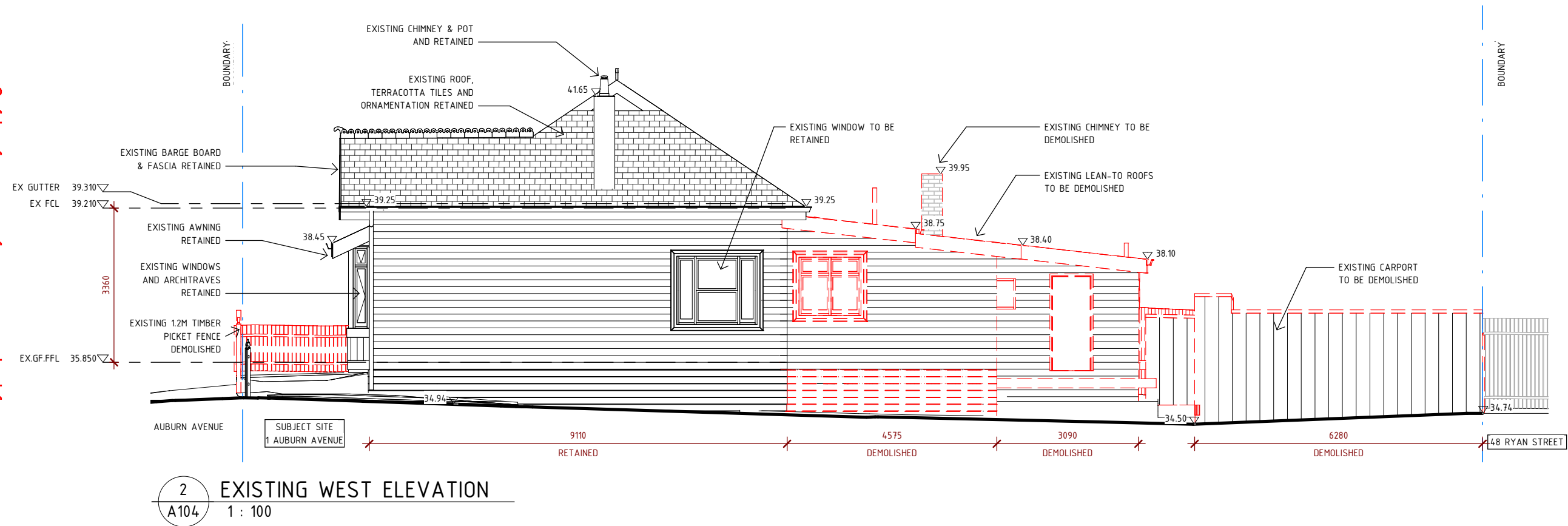
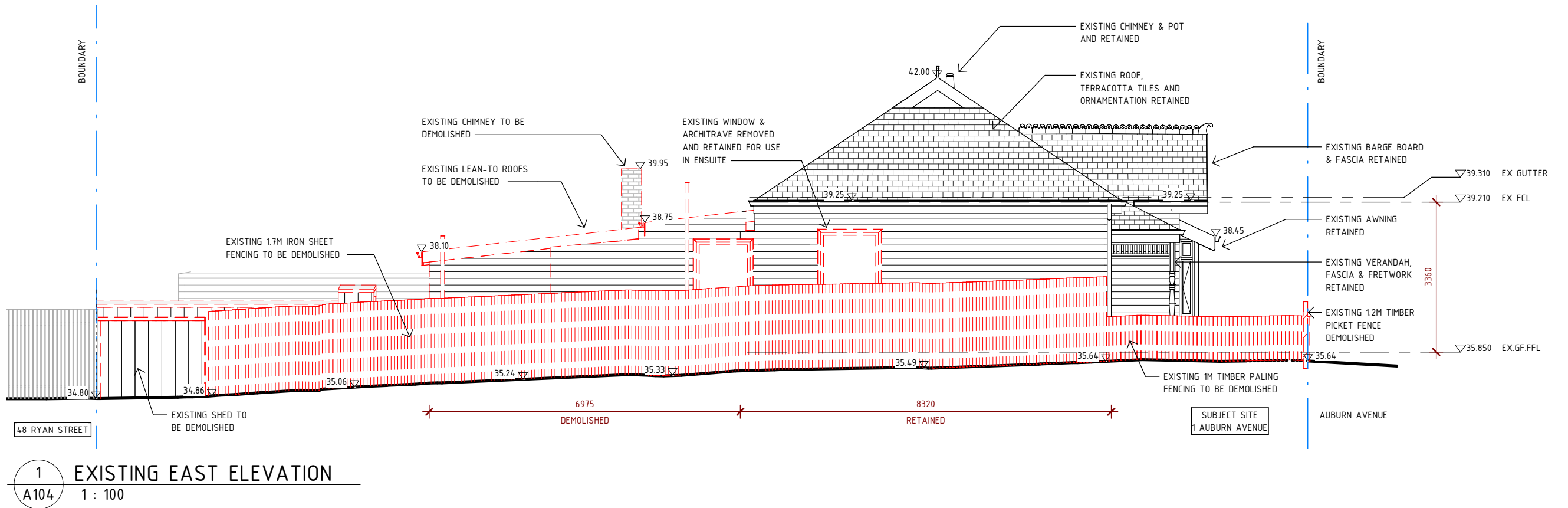
- LEGEND
- EXISTING AREA TO BE RETAINED
  - DENOTES AREA TO BE DEMOLISHED
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REBECCA  
NAUGHTIN  
ARCHITECT

Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

REV	DESCRIPTION	DATE
1	Planning Pre-Application Meeting	08/05/2023
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TOWN PLANNING - NOT FOR CONSTRUCTION			
Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Existing Elevations
Builder	Builder	Date	08/05/2023
Drawn by	GB	Scale @A3	As indicated
		Drawing No.	A103
		Revision	1



LEGEND

- EXISTING AREA TO BE RETAINED
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- EXISTING PAVING TO BE DEMOLISHED
- EXISTING ROOF TO BE DEMOLISHED

REBECCA  
NAUGHTIN  
ARCHITECT

Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

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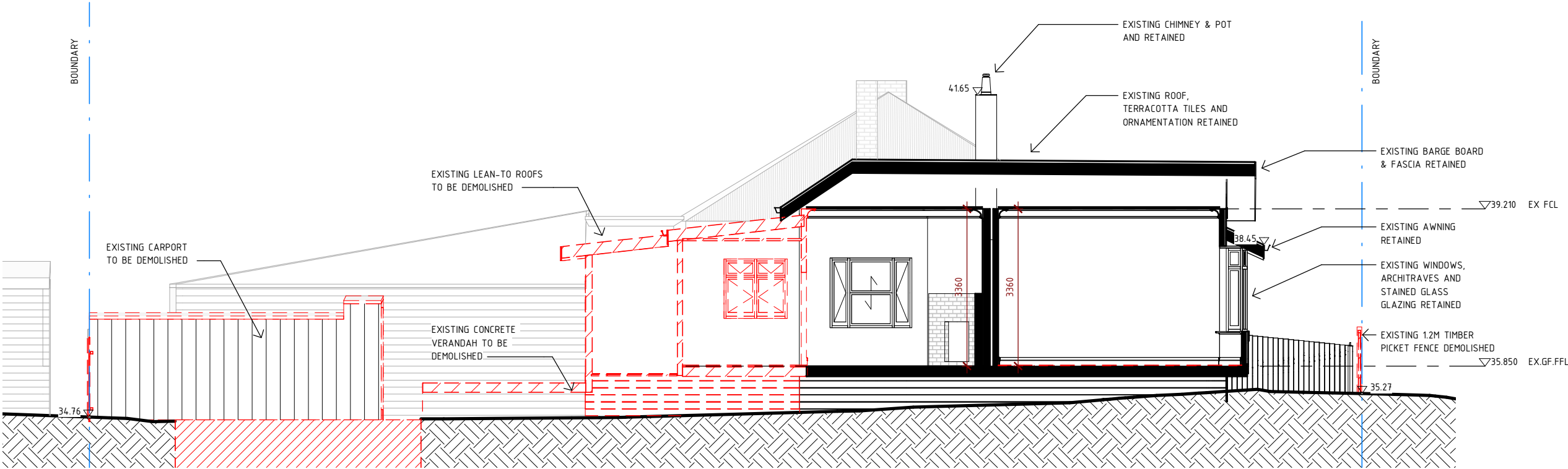
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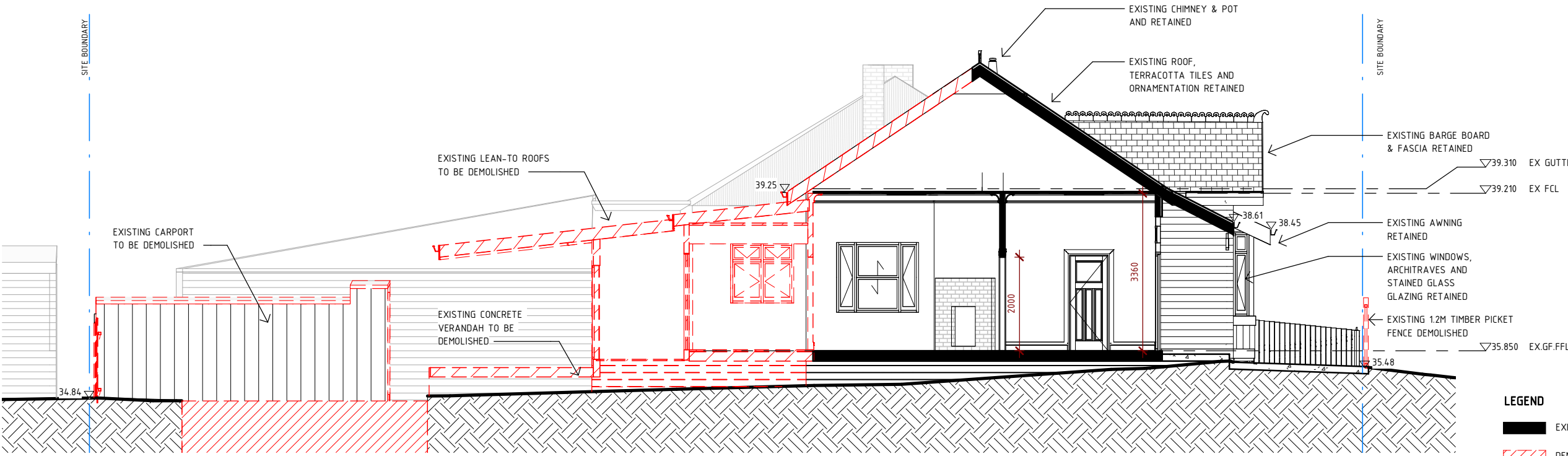
Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Existing Elevations
Builder	Builder	Date	08/05/2023
Drawn by	GB	Scale @A3	As indicated
		Drawing No.	A104
		Revision	1



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1  
A105  
EXISTING SECTION 1  
1 : 100



2  
A105  
EXISTING SECTION 2  
1 : 100

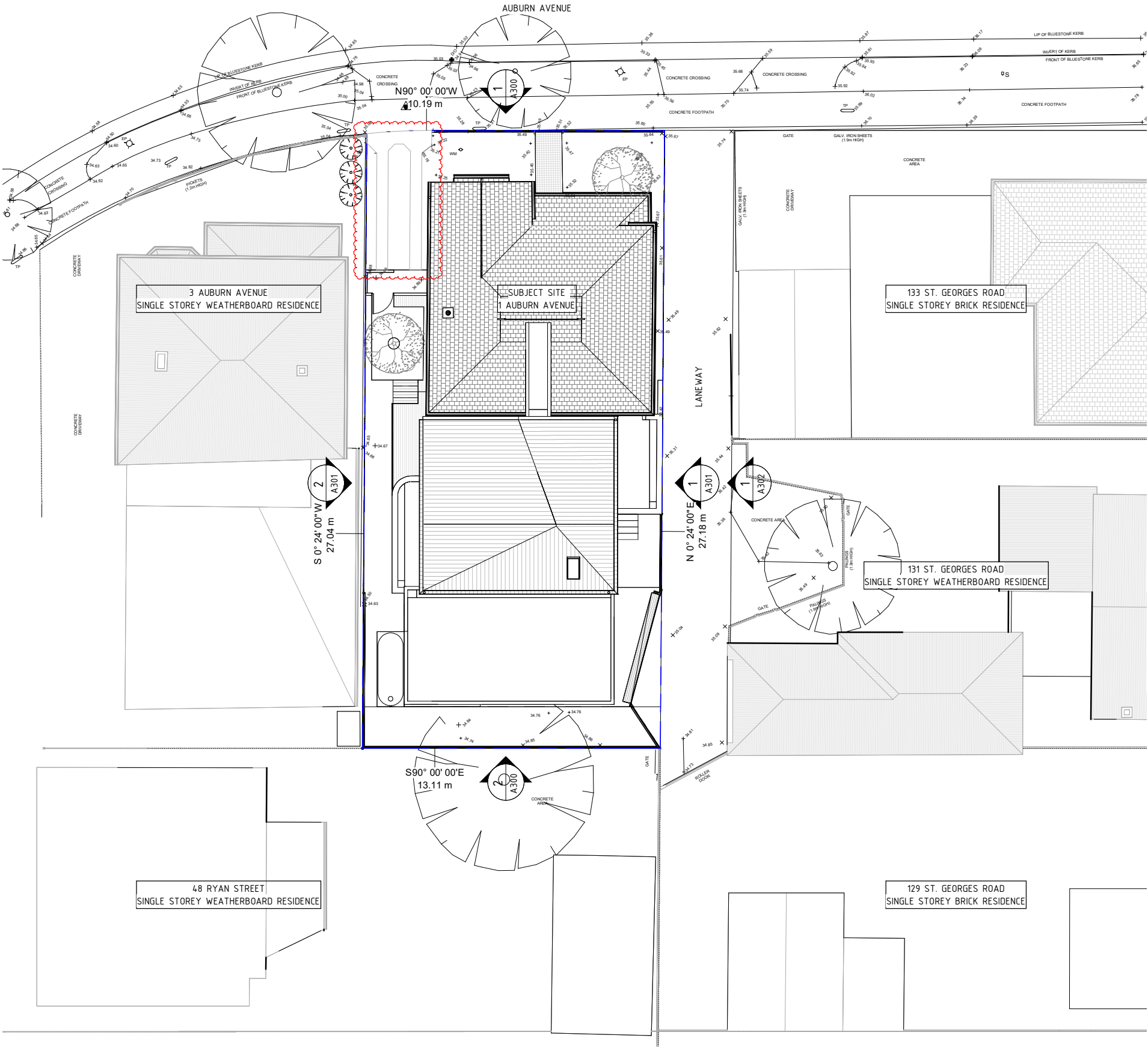
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REBECCA  
NAUGHTIN  
ARCHITECT

Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

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Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Existing Sections
Builder	Builder	Date	08/05/2023
Drawn by	GB	Scale @A3	As indicated
		Drawing No.	A105
		Revision	1



1 PROPOSED SITE PLAN  
A200 1 : 200

REBECCA  
NAUGHTIN  
ARCHITECT

Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

REV	DESCRIPTION	DATE
1	Planning Pre-Application Meeting	08/05/2023
4	TOWN PLANNING RFI RESPONSE	01/07/2024

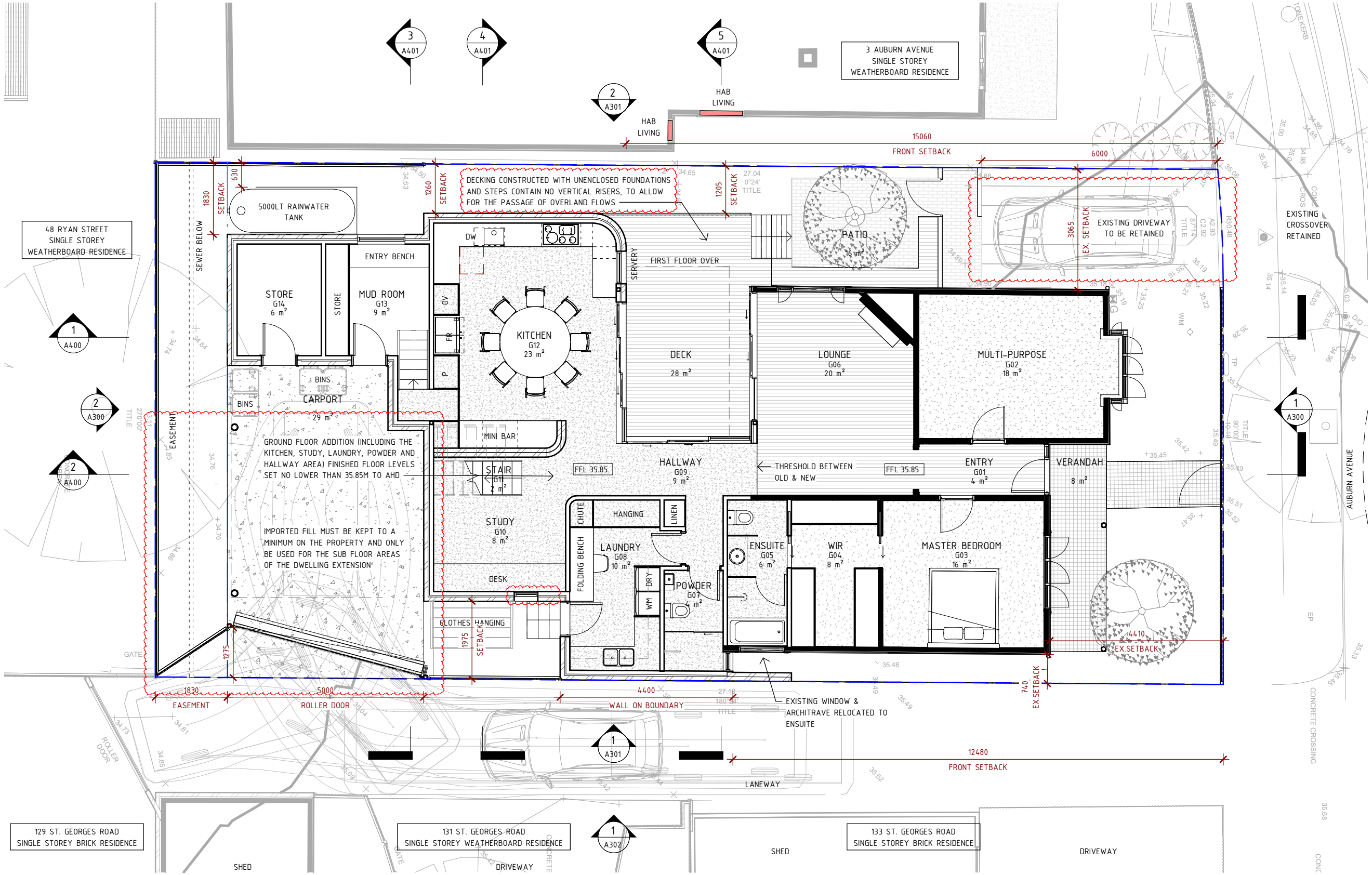
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TOWN PLANNING - NOT FOR CONSTRUCTION

Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Proposed Site Plan
Builder	Builder	Date	01/07/2024
Drawn by	GB	Scale @A3	1 : 200
		Drawing No.	A200
		Revision	4







1 PROPOSED GROUND FLOOR PLAN  
A201 1 : 100

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ARCHITECT

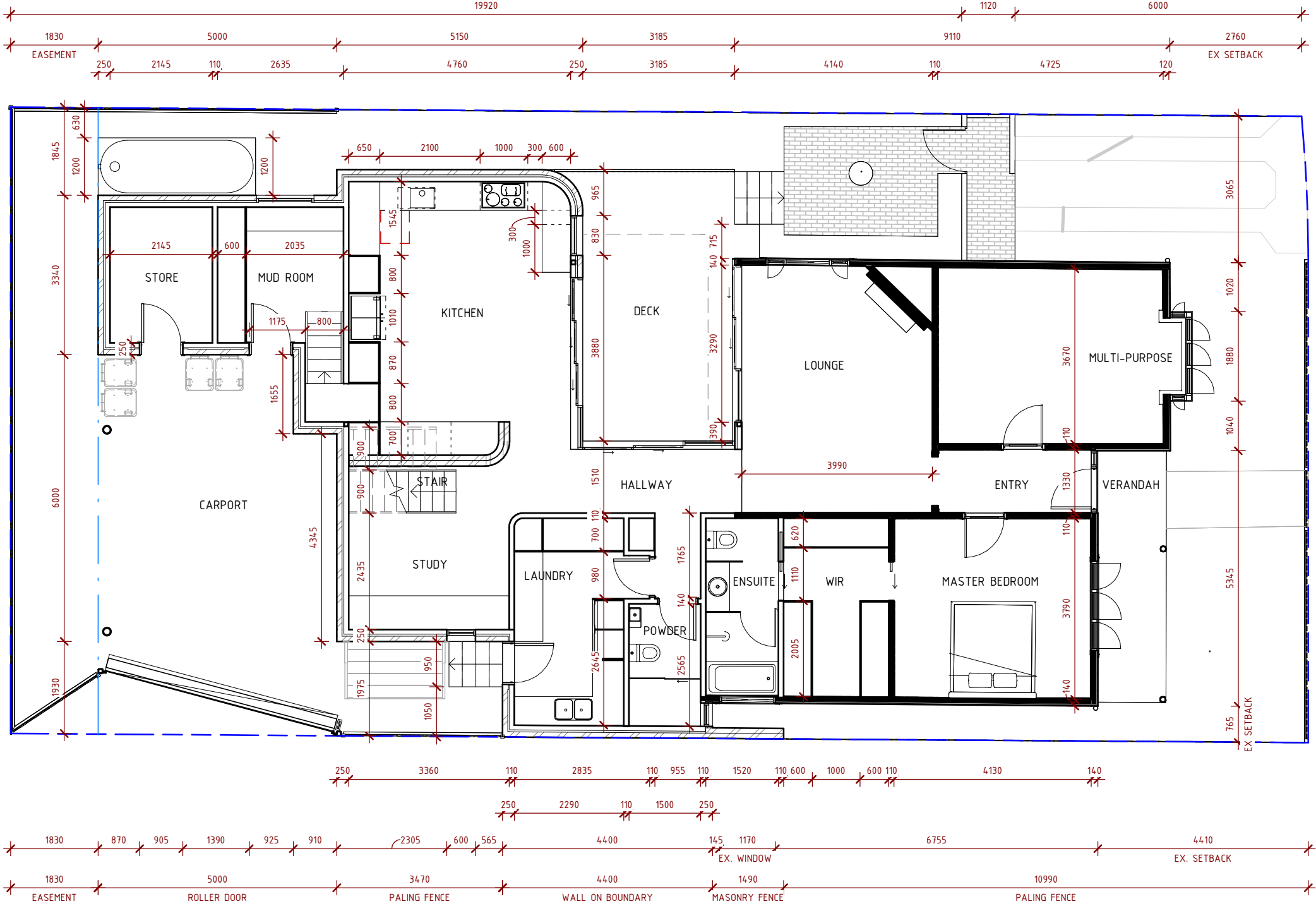
Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

REV	DESCRIPTION	DATE
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TOWN PLANNING - NOT FOR CONSTRUCTION

Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Proposed Ground Floor Plan
Builder	Builder	Date	01/07/2024
Drawn by	GB	Scale @A3	1 : 100
		Drawing No.	A201
		Revision	4



1  
A202  
PROPOSED GROUND FLOOR PLAN DIMENSION PLAN  
1 : 100

REBECCA  
NAUGHTIN  
ARCHITECT

Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

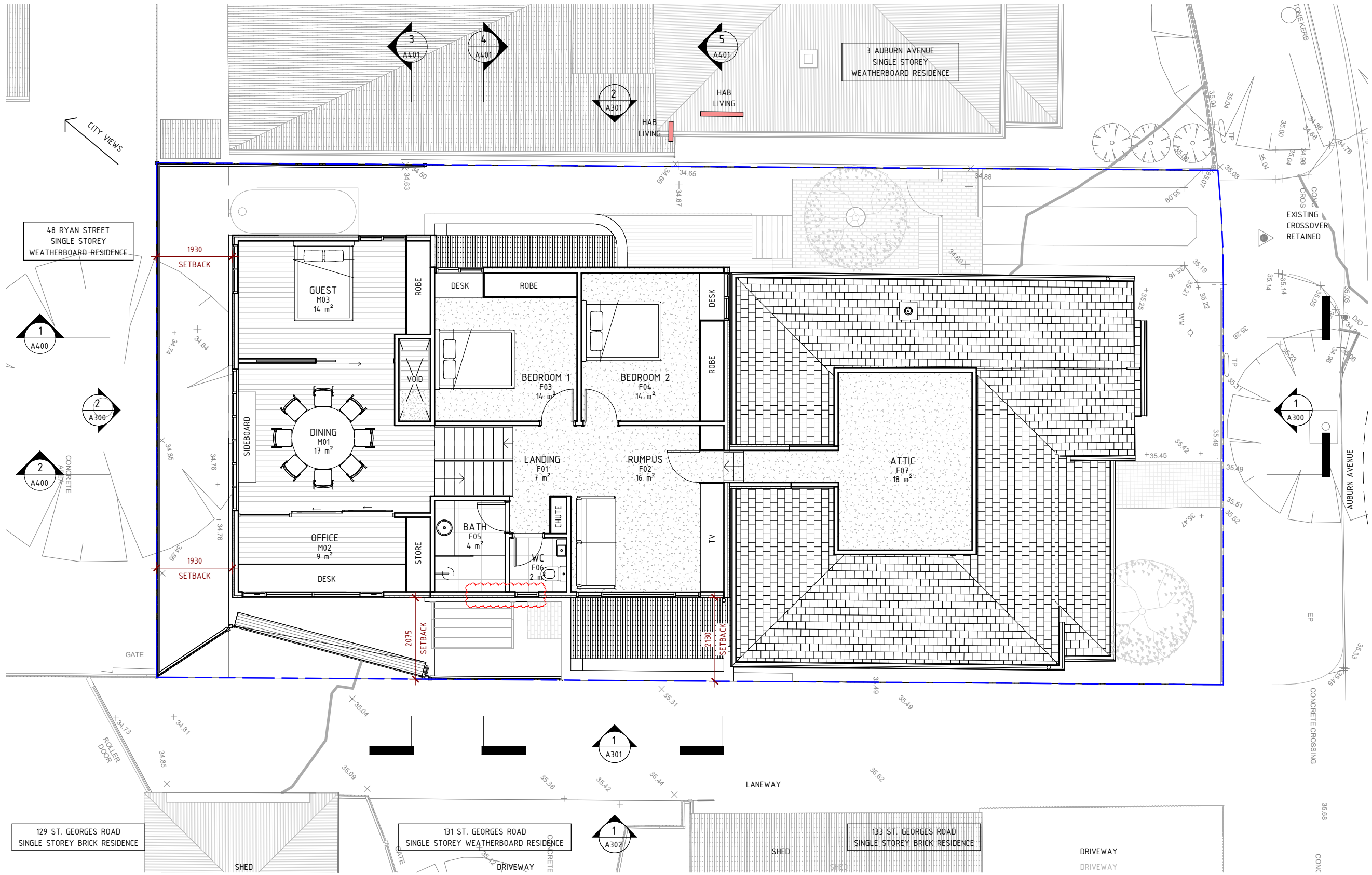
REV	DESCRIPTION	DATE
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TOWN PLANNING - NOT FOR CONSTRUCTION			
Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Proposed Ground Dimension Plan
Builder	Builder	Date	08/05/2023
Drawn by	GB	Scale @A3	1 : 100
		Drawing No.	A202
		Revision	1







1  
A205  
PROPOSED FIRST FLOOR PLAN  
1 : 100

REBECCA  
NAUGHTIN  
ARCHITECT

Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

REV	DESCRIPTION	DATE
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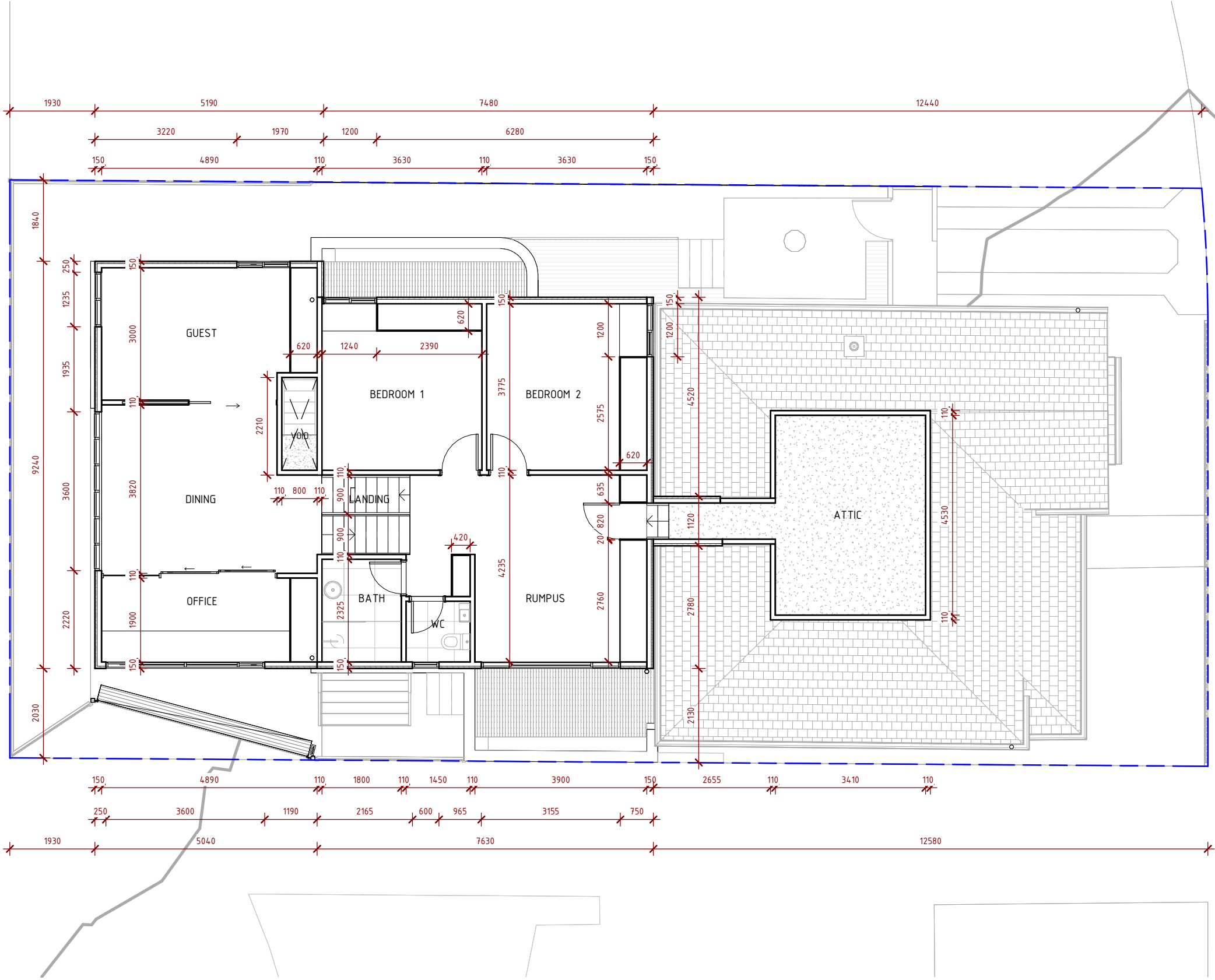
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TOWN PLANNING - NOT FOR CONSTRUCTION

Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Proposed First Floor Plan
Builder	Builder	Date	01/07/2024
Drawn by	GB	Scale @A3	1 : 100
		Drawing No.	A205
		Revision	4



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1 PROPOSED FIRST FLOOR DIMENSION PLAN  
A206 1 : 100



Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

REV	DESCRIPTION	DATE
1	Planning Pre-Application Meeting	08/05/2023

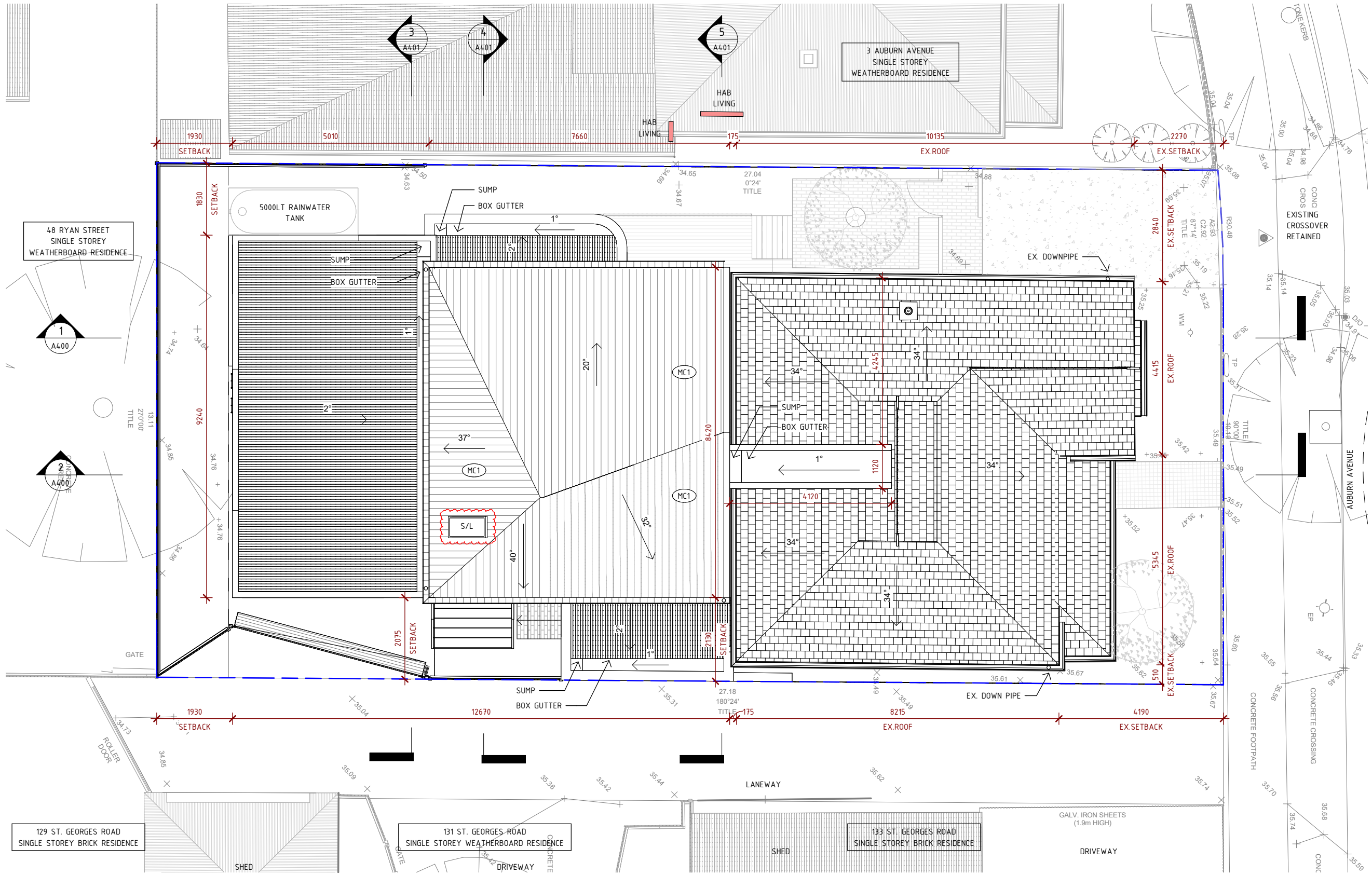
General Notes: All dimensions and levels to be checked on site prior to construction. Any discrepancies to be brought to the architect's immediate attention. Do not scale off drawings.

TOWN PLANNING - NOT FOR CONSTRUCTION			
Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Proposed First Floor Dimension Plan
Builder	Builder	Date	08/05/2023
Drawn by	GB	Scale @A3	1 : 100
		Drawing No.	A206
		Revision	1



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1 PROPOSED ROOF PLAN  
A209 1 : 100

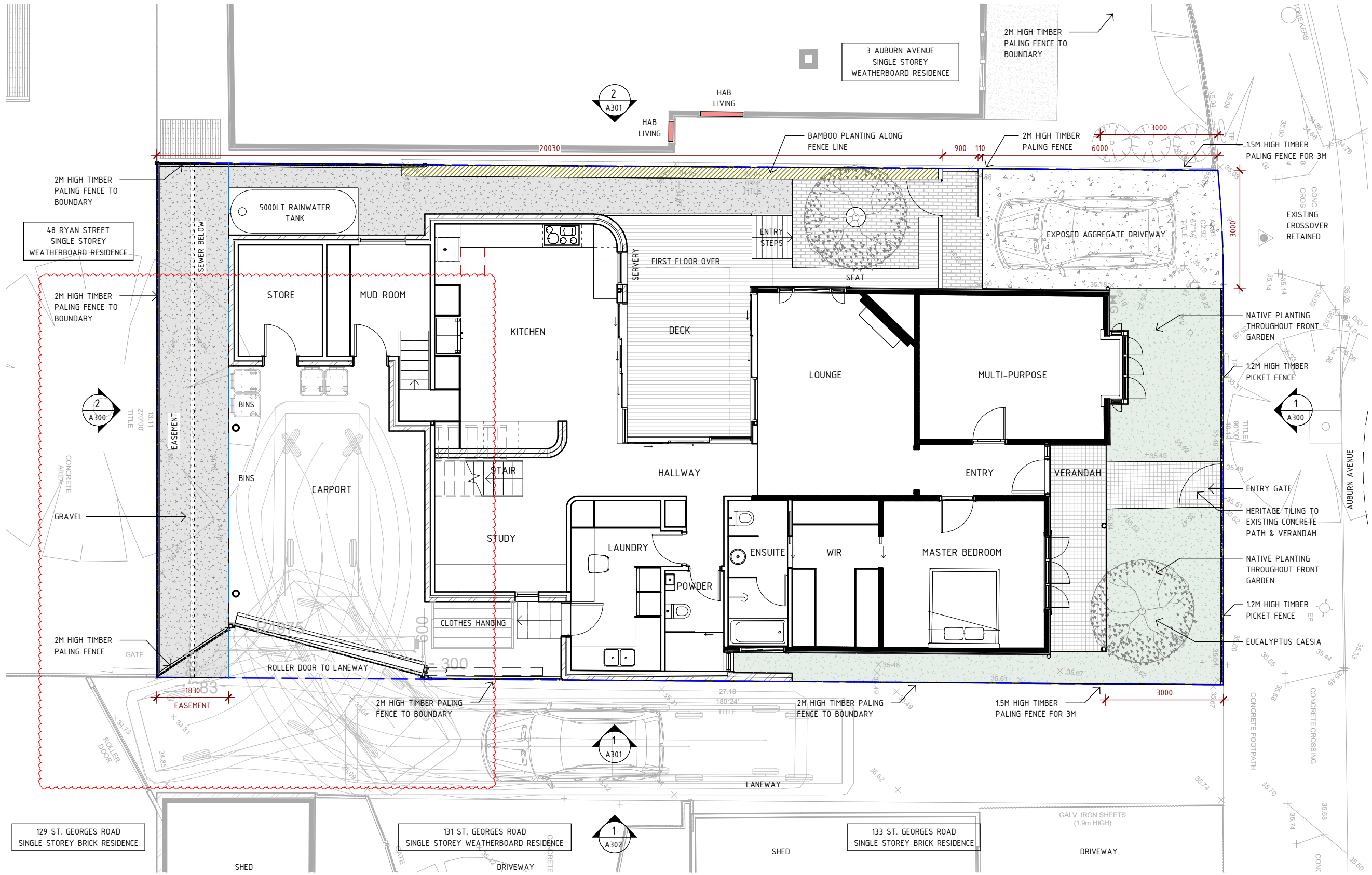
REBECCA  
NAUGHTIN  
ARCHITECT

Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

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TOWN PLANNING - NOT FOR CONSTRUCTION			
Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Proposed Roof Plan
Builder	Builder	Date	01/07/2024
Drawn by	GB	Scale @A3	1 : 100
		Drawing No.	A209
		Revision	4

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1  
A210  
PROPOSED LANDSCAPING PLAN  
1 : 100

REBECCA  
NAUGHTIN  
ARCHITECT

Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

REV	DESCRIPTION	DATE
1	Planning Pre-Application Meeting	08/05/2023
3	TOWN PLANNING RFI RESPONSE	20/12/2023
4	TOWN PLANNING RFI RESPONSE	01/07/2024

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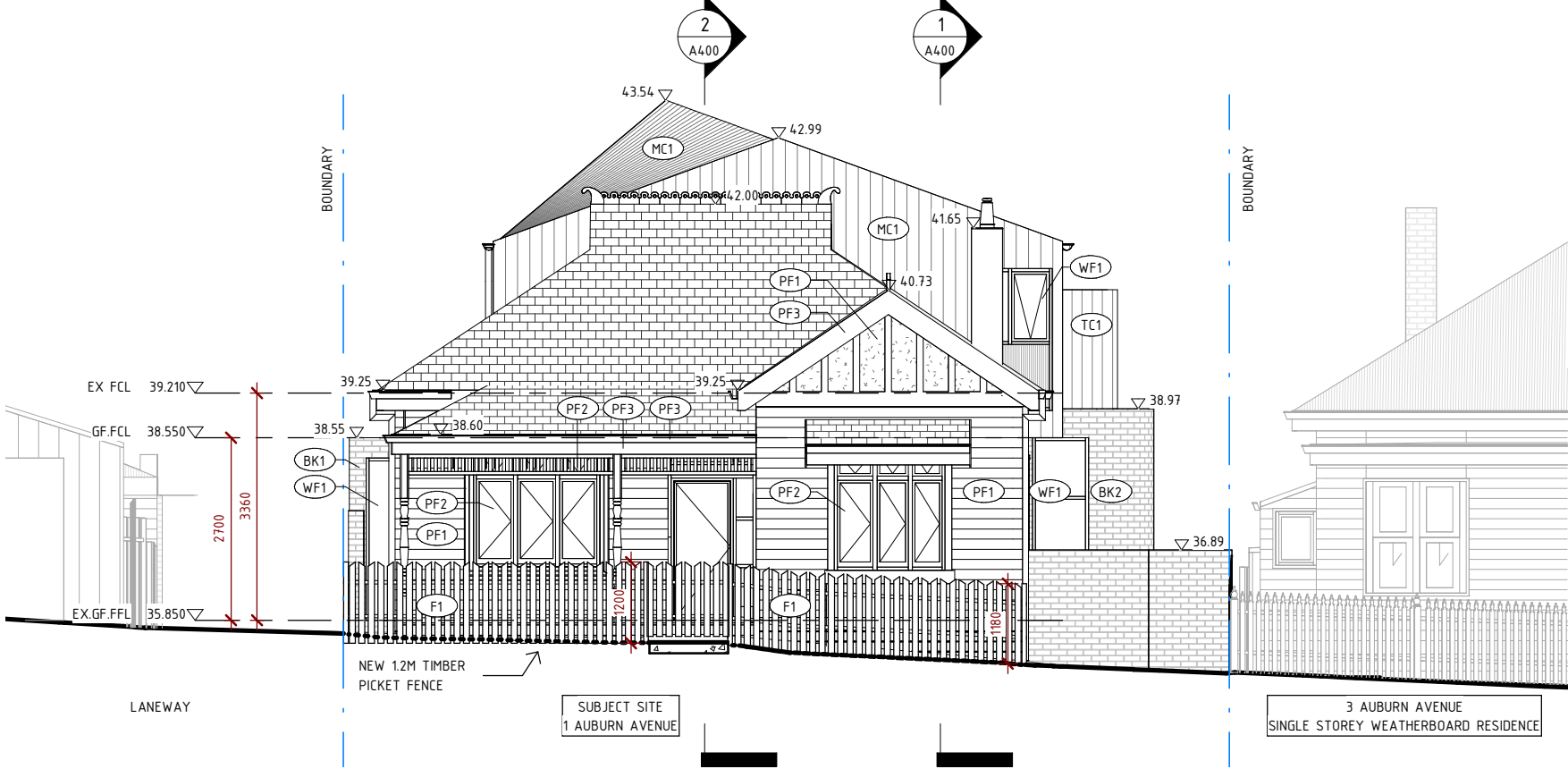
TOWN PLANNING - NOT FOR CONSTRUCTION

Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Proposed Landscape Plan
Builder	Builder	Date	01/07/2024
Drawn by	GB	Scale @A3	1 : 100
		Drawing No.	A210
		Revision	4

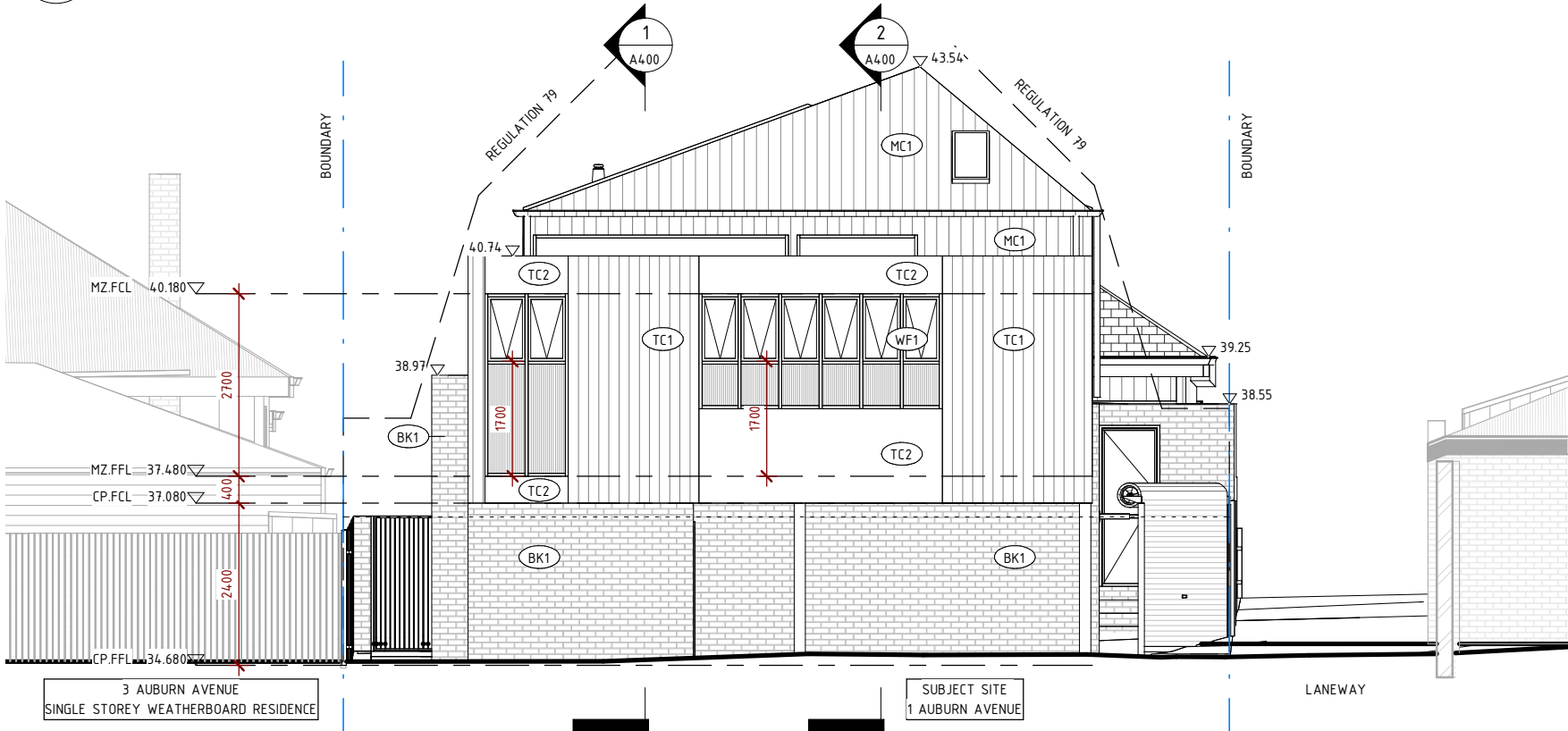




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1 PROPOSED NORTH ELEVATION  
A300 1 : 100



2 PROPOSED SOUTH ELEVATION  
A300 1 : 100



REBECCA  
NAUGHTIN  
ARCHITECT

Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

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Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Proposed Elevations & Material Schedule
Builder	Builder	Date	08/05/2023
Drawn by	GB	Scale	@A3 1 : 100
		Drawing No.	A300
		Revision	1



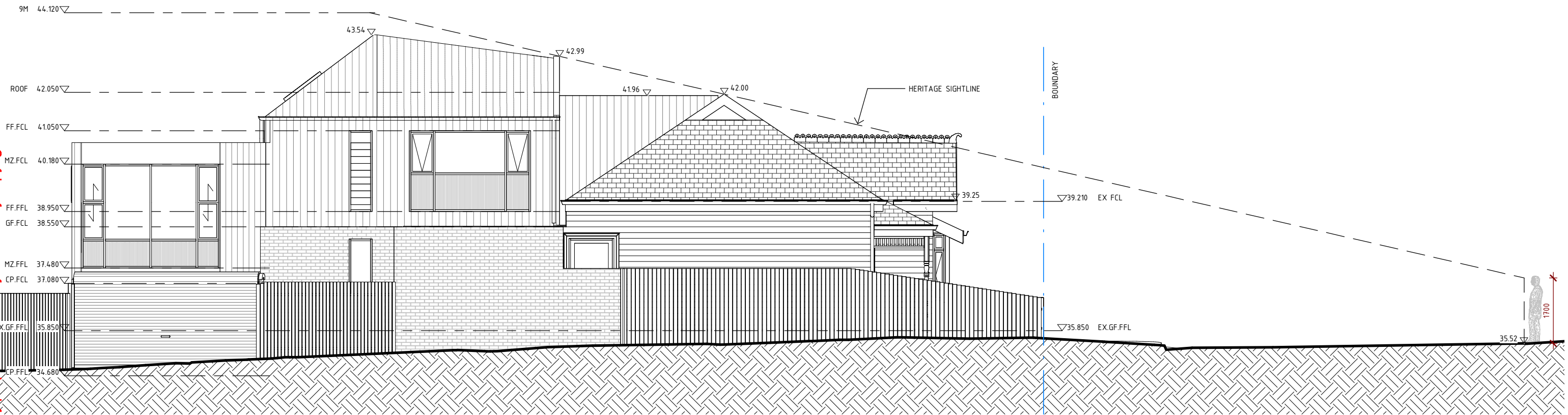
Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

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Structural Engineer	<b>Structural Engineer</b>	Project	<b>1 Auburn Avenue, Northcote</b>
Building Surveyor	<b>Building Surveyor</b>	Project No.	<b>2205</b>
Geotechnical Engineer	<b>Geotech</b>	Drawing Title	<b>Proposed Elevations</b>
Builder	<b>Builder</b>	Date	<b>01/07/2024</b>
Drawn by	<b>GB</b>	Scale @A3	<b>1 : 100</b>
		Drawing No.	<b>A301</b>
		Revision	<b>4</b>



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1 HERITAGE SITELINE ELEVATION  
A302 1 : 100

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NAUGHTIN  
ARCHITECT

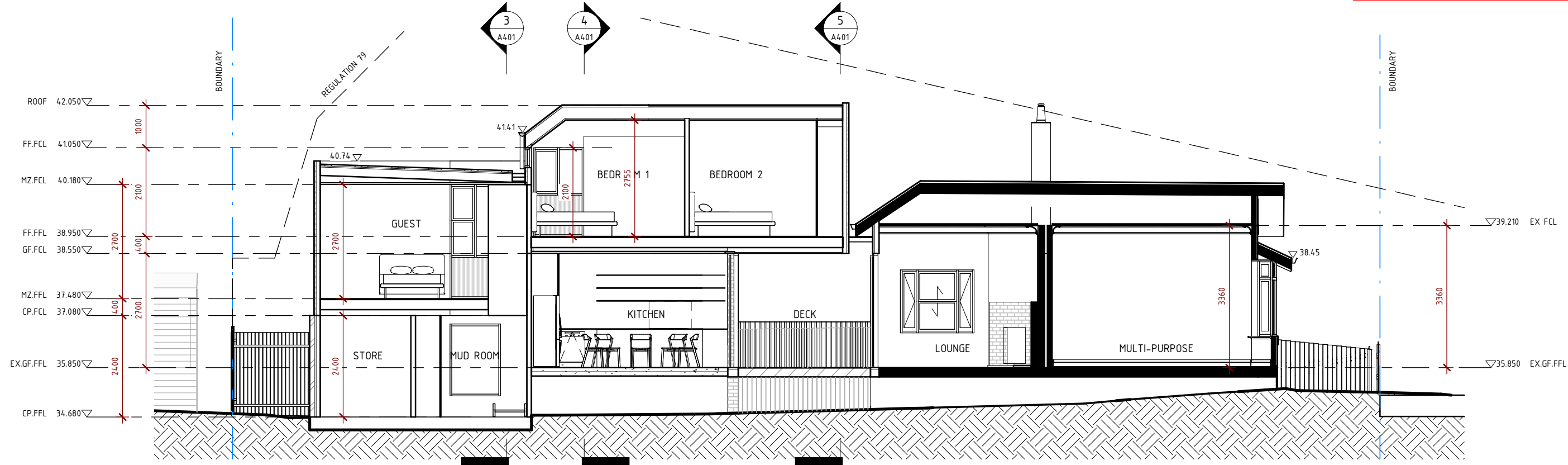
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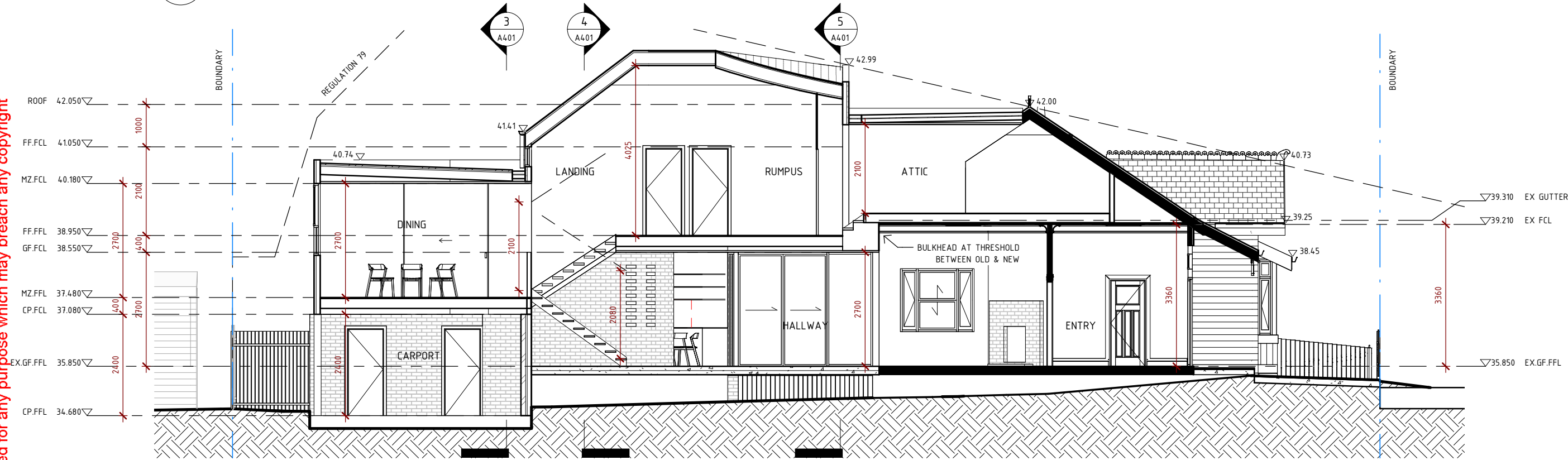
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Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Heritage Site Line
Builder	Builder	Date	08/05/2023
Drawn by	GB	Scale @A3	1 : 100
		Drawing No.	A302
		Revision	1



1 PROPOSED SECTION 1  
A400 1 : 100



2 PROPOSED SECTION 2  
A400 1 : 100

REBECCA  
NAUGHTIN  
ARCHITECT

Rebecca Naughtin Architect Pty Ltd  
0421 066 452  
info@marchitect.com.au  
marchitect.com.au

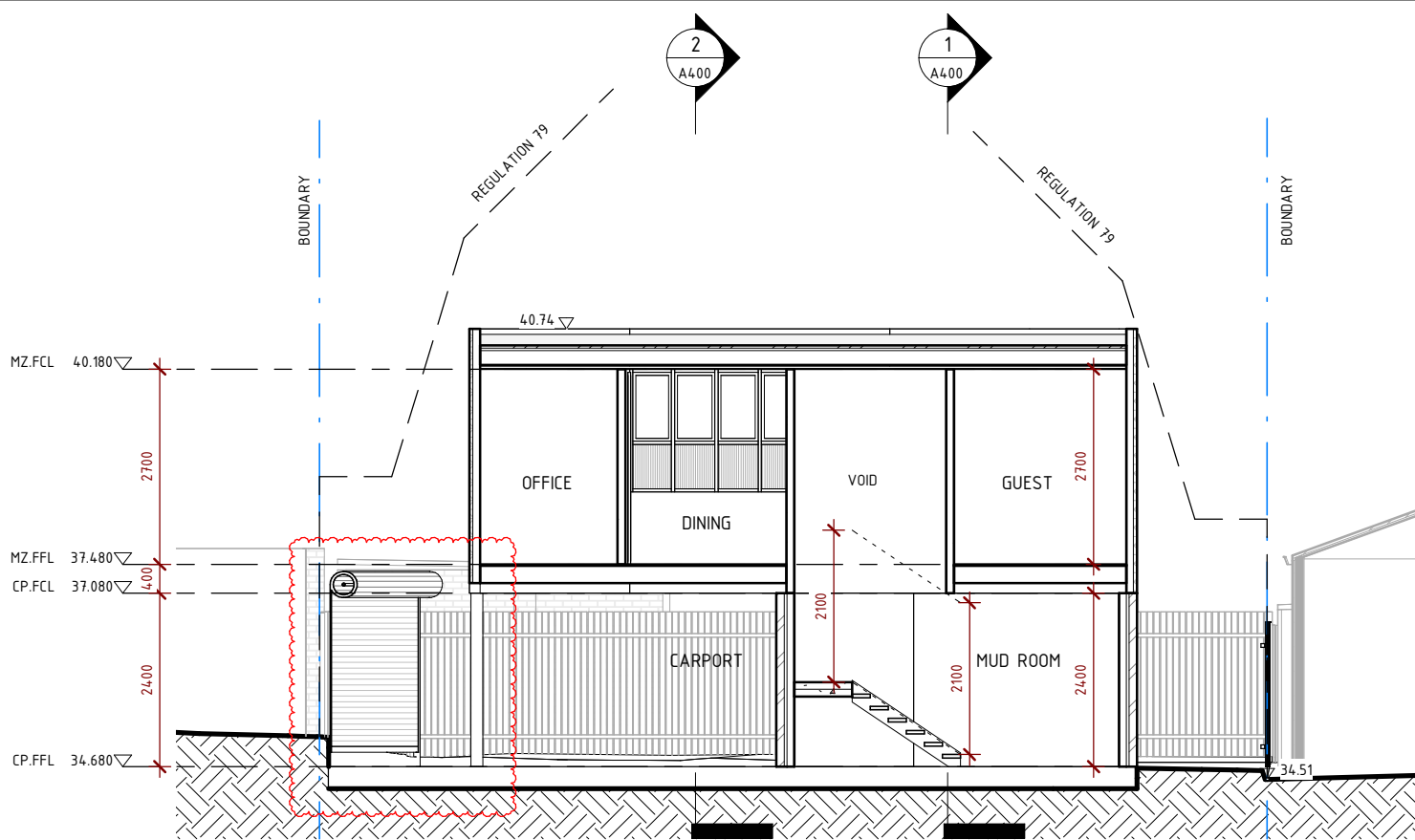
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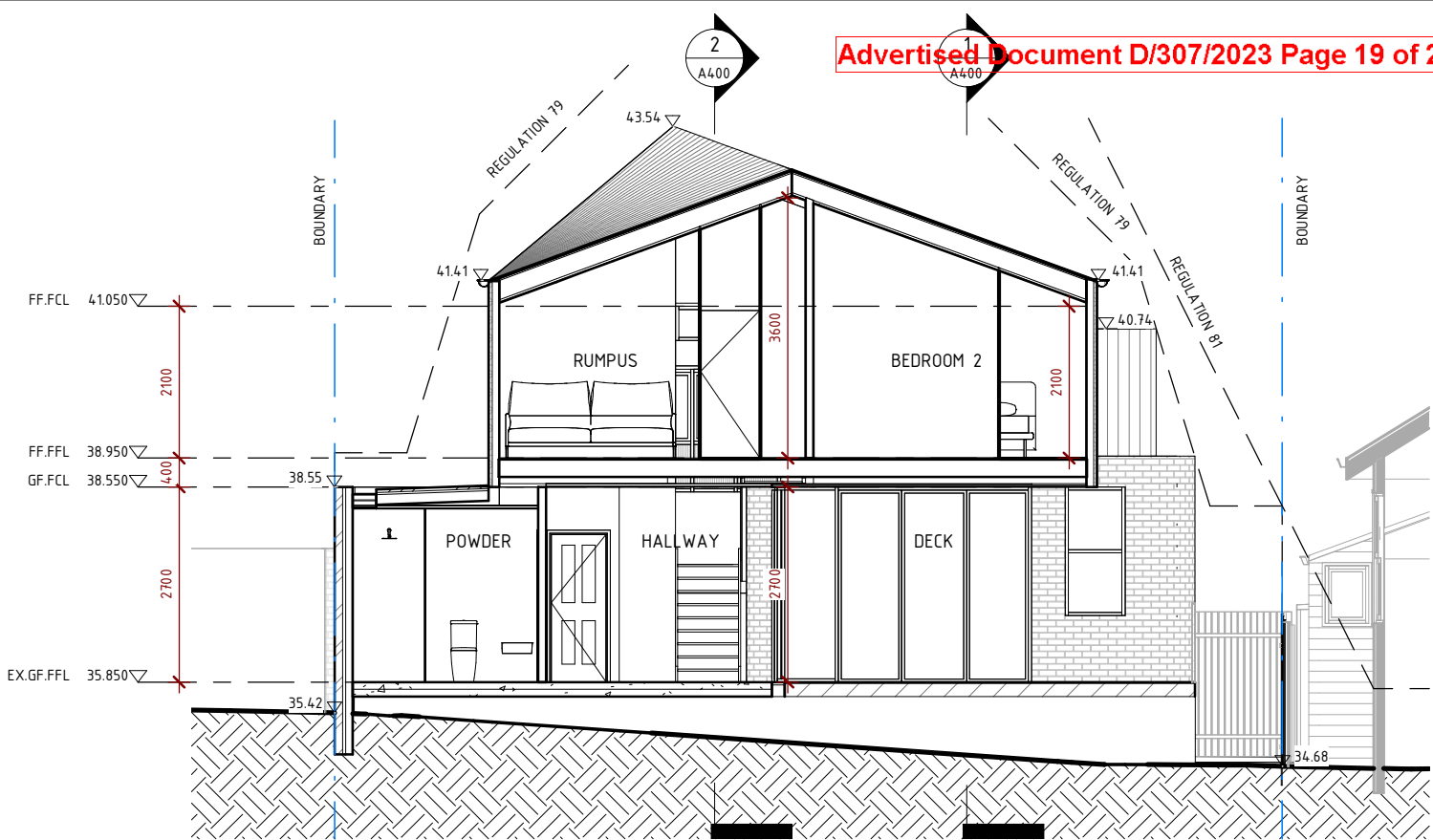
TOWN PLANNING - NOT FOR CONSTRUCTION			
Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Proposed Sections
Builder	Builder	Date	08/05/2023
Drawn by	GB	Scale	@A3 1 : 100
		Drawing No.	A400
		Revision	1



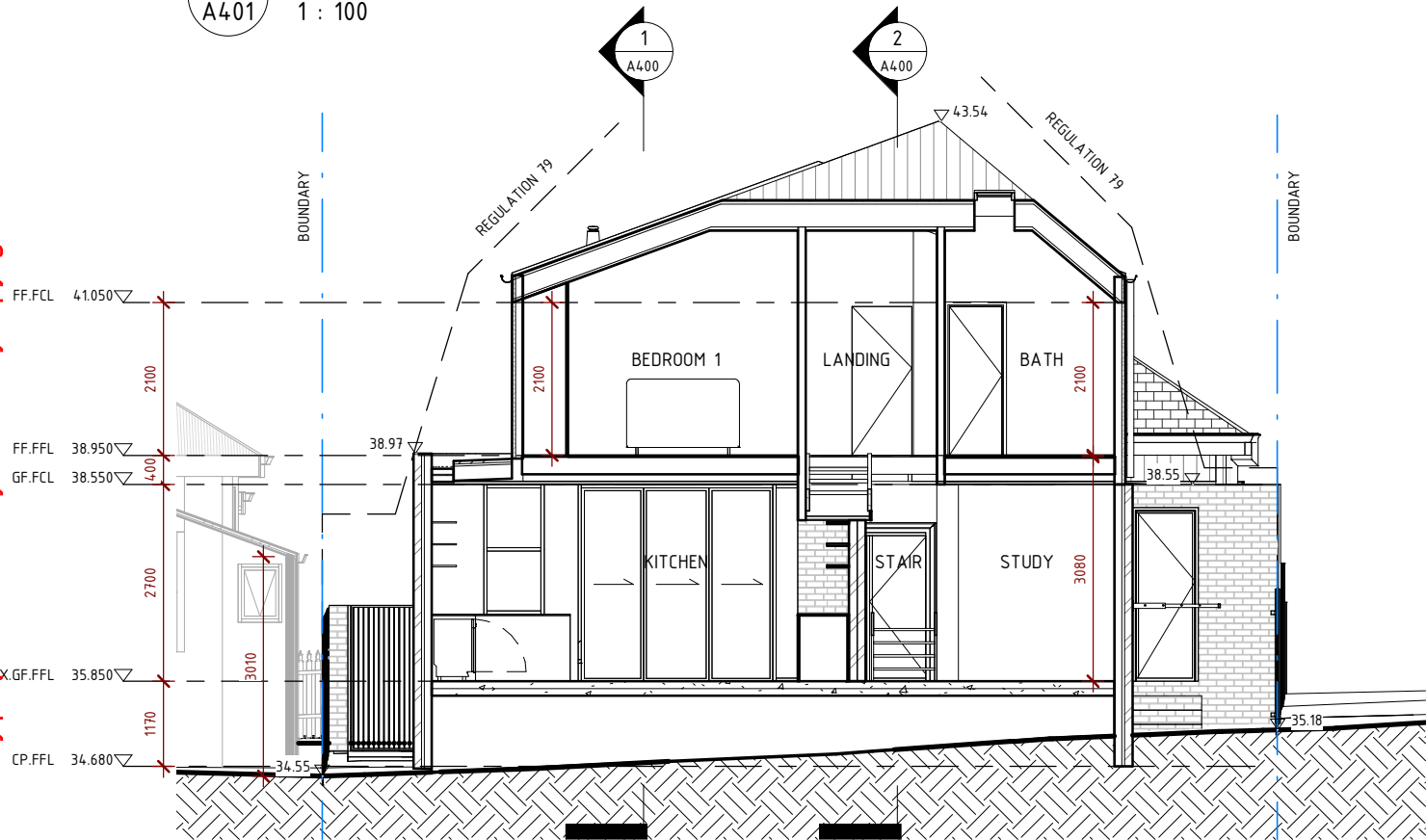
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3 PROPOSED SECTION 3  
A401 1 : 100



5 PROPOSED SECTION 5  
A401 1 : 100



4 PROPOSED SECTION 4  
A401 1 : 100

REBECCA  
NAUGHTIN  
ARCHITECT

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Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Proposed Sections
Builder	Builder	Date	20/12/2023
Drawn by	GB	Scale	@A3 1 : 100
		Drawing No.	A401
		Revision	3





SUBJECT SITE - EASTERN FACADE, VIEW FROM AUBURN AVENUE



SUBJECT SITE - WESTERN FACADE, VIEW FROM AUBURN AVENUE

REBECCA  
NAUGHTIN  
ARCHITECT

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0421 066 452  
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REV	DESCRIPTION	DATE
1	Planning Pre-Application Meeting	08/05/2023

General Notes: All dimensions and levels to be checked on site prior to construction. Any discrepancies to be brought to the architect's immediate attention. Do not scale off drawings.

TOWN PLANNING - NOT FOR CONSTRUCTION

Structural Engineer	Structural Engineer	Project	1 Auburn Avenue, Northcote
Building Surveyor	Building Surveyor	Project No.	2205
Geotechnical Engineer	Geotech	Drawing Title	Exterior Views
Builder	Builder	Date	08/05/2023
Drawn by	GB	Scale	@A3
		Drawing No.	A901
		Revision	1



VEHICLE PROFILE

VEHICLE USED IN SIMULATION

4.91'

0.922.80

85th percentile  
(AS/NZS 2890.1:2004)

Width : 1.87m  
Track : 1.77m  
Kerb to Kerb Radius : 11.5m

radius template based on relevant longitudinal  
axis and wheelbase dimensions  
in Section B2.1 of AS/NZS 2890.1:2004

LEGEND

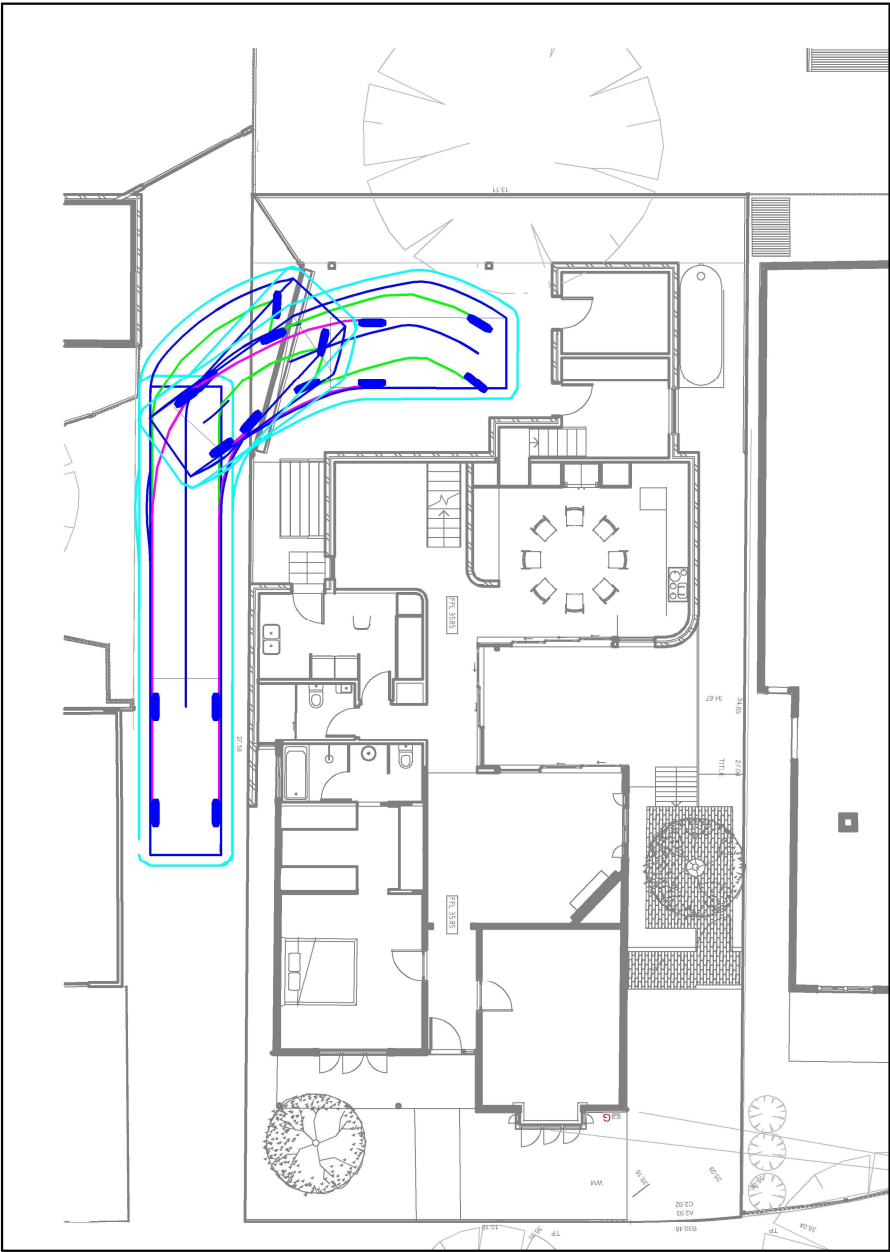
REAR WHEELS

FRONT WHEELS

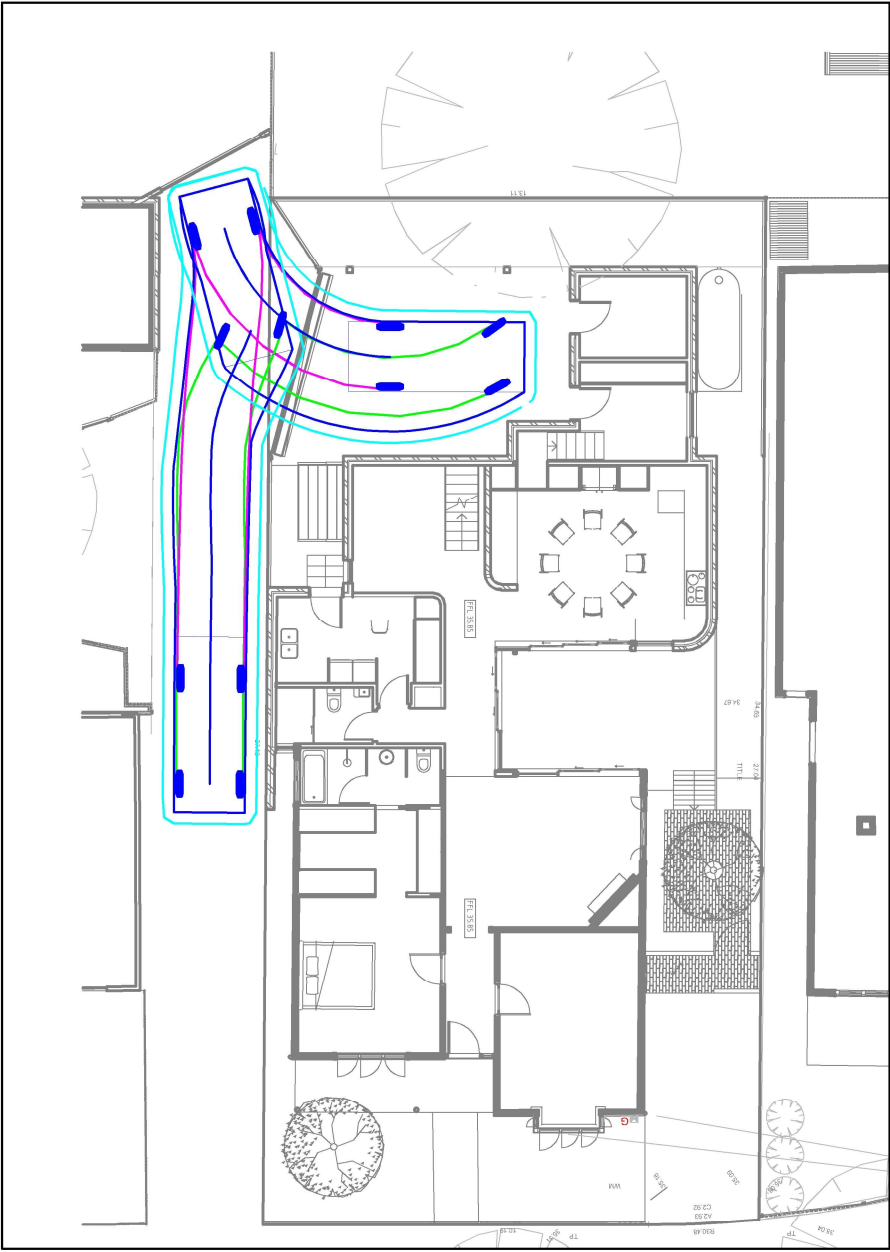
VEHICLE BODY

BODY CLEARANCE

CARPORT - INGRESS



CARPORT - EGRESS



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	21/12/2023		A. BUI	H. TURNBULL
B	15/03/2024		A. BUI	H. TURNBULL

1 AUBURN AVENUE, NORTHCOTE  
PROPOSED RESIDENTIAL DEVELOPMENT

GENERAL NOTES:  
Prepared on base plans by Rebecca Naughtin  
Architects received: 15/03/2024

FILE NAME: G34226-01B  
SHEET NO.: 01



SCALE:  
1:200 (A3)



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Traffix Group  
Level 28, 459 Collins St, MELBOURNE VIC 3000  
T: (03) 9822 2888  
www.traffixgroup.com.au