

# TOWNPLANNING SUBMISSION\_RFI

## 25 LEONARD STREET, HAMPTON EAST VIC 3188

	NAME	REVISION	DATE
TP00.01	DESIGN RESPONSE & MATERIALS		27.04.2025
TP00.02	SITE ANALYSIS - PHOTOS	A	27.04.2025
TP00.03	SITE ANALYSIS	A	27.04.2025
TP10.01	SITE PLAN - EXISTING & DEMOLITION	A	27.04.2025
TP10.06	SITE PLAN & ROOF PLAN - PROPOSED	A	27.04.2025
TP20.01	PROPOSED PLAN - GROUND FLOOR	A	27.04.2025
TP20.02	PROPOSED PLAN - LEVEL 1	A	27.04.2025
TP30.01	PROPOSED ELEVATIONS - NORTH & SOUTH		27.04.2025
TP30.02	PROPOSED ELEVATIONS - SOUTH FRONT FENCE	A	27.04.2025
TP30.03	PROPOSED ELEVATIONS - EAST & WEST	A	27.04.2025
TP50.01	SHADOW DIAGRAMS 9AM		27.04.2025
TP50.02	SHADOW DIAGRAMS 10AM		27.04.2025
TP50.03	SHADOW DIAGRAMS 11AM		27.04.2025
TP50.04	SHADOW DIAGRAMS 12PM		27.04.2025
TP50.05	SHADOW DIAGRAMS 1PM		27.04.2025
TP50.06	SHADOW DIAGRAMS 2PM		27.04.2025
TP50.07	SHADOW DIAGRAMS 3PM		27.04.2025



**Bayside City Council**  
**Planning and Environment Act 1987**

**ADVERTISED PLAN**

**Planning Application No.: 5/2024/376/1**

**Date: 17 June 2025**









**CURLY ROURKE RESERVE**  
View standing corner of Leonard Street/Leonard Street.  
Playground, grass and some sparse vegetation.



**21 Leonard Street**  
Corner Block. Two-storey development with basement carparking.  
Contemporary design, with Hip Roof.



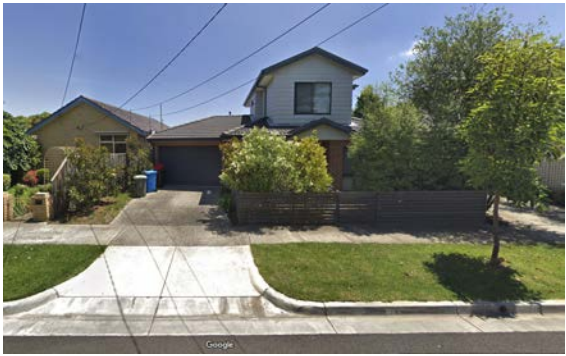
**23 Leonard Street**  
Single storey brick dwelling. Low fence to front with long driveway & sparse vegetation.



**25 Leonard Street**  
Subject Site.



**27 Leonard Street**  
Single storey brick dwelling. Low brick fence to front with long driveway & sparse vegetation.  
Carport located to eastern boundary with a single storey extension to rear.



**29 Leonard Street**  
Double storey brick and weatherboard single dwelling.



**5 Carrington Street (View from Leonard Street)**  
Corner Block. Double storey weatherboard single dwelling. High timber paling fence to Leonard Street and a white timber picket fence to Carrington Street frontage.



**7 Carrington Street**  
Single storey brick dwelling. Low brick fence to front, no garage.



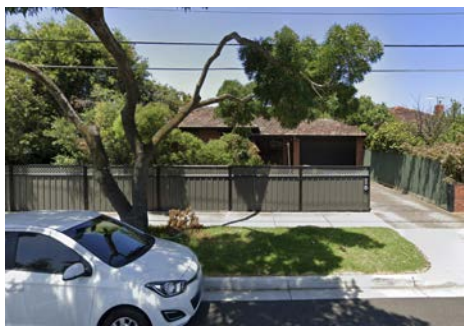
**12 Leonard Street**  
Corner Block. New contemporary double storey single dwelling development in a pale tone render.



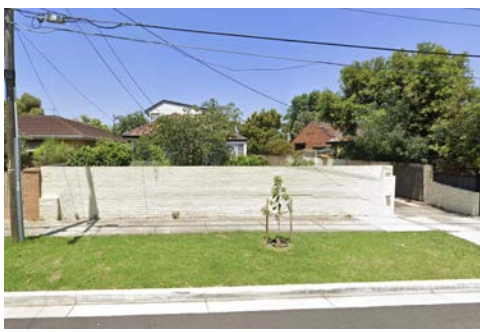
**14 Leonard Street**  
Single storey brick and render single dwelling.



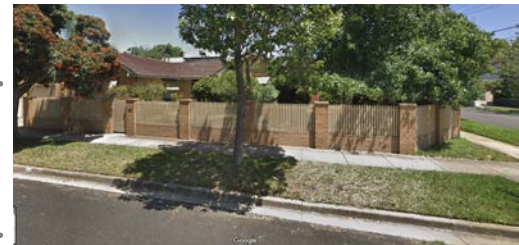
**16 Leonard Street**  
Single storey brick single dwelling.



**18 Leonard Street**  
Single storey brick single dwelling. High metal fence and no gate to driveway



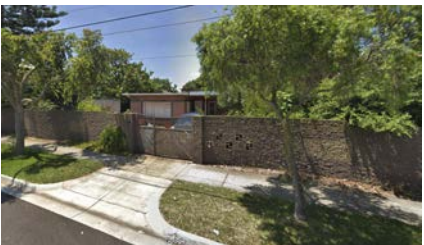
**20 Leonard Street**  
Opposite subject site to south boundary. Double storey weatherboard single dwelling. High solid brick fence and no gate to driveway



**22 Leonard Street**  
Corner Block, opposite subject site to south boundary. Single storey brick single dwelling. High timber and brick fence to street frontage.



**24 Seafoam Street**  
Corner Block, opposite subject site to south boundary. Single storey brick single dwelling.



**26 Leonard Street**  
Opposite subject site to south boundary. Single storey brick single dwelling. Solid high render fence.



**3 Carrington Street**  
Corner Block Townhouse development. Corner of Leonard Street/Carrington Street. Contemporary double storey townhouses. High timber fence to street frontage, materiality of development is a mix of colorbond cladding and render.



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Drawing Name  
SITE ANALYSIS - PHOTOS

Project Name  
LEONARD

Client  
N/A

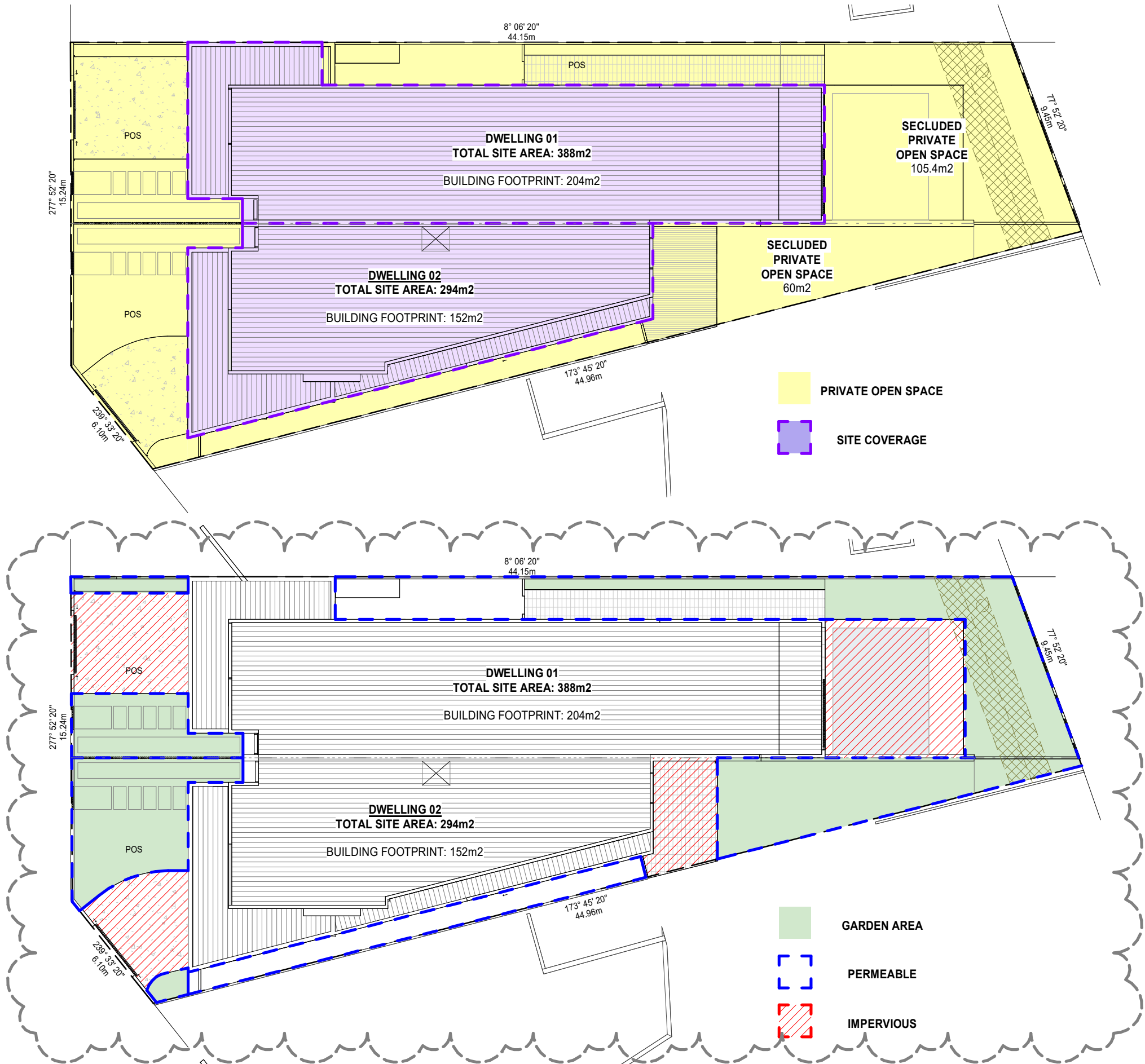
Address  
25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: A.N SEHOVIC  
Checked By: -  
Issued Date: 27.04.2025  
Project Stage: TOWNPLANNING  
SUBMISSION\_RFI  
Drawing Revision

Scale: @ A3

TP00.02 REV.A





## DEVELOPMENT SUMMARY

TOTAL SITE BOUNDARY AREA: 681.74 M<sup>2</sup>

**PROPOSED LOT 01 DWELLING 01:**  
TOTAL SITE BOUNDARY AREA: 388 M<sup>2</sup>

### PROPOSED:

GROUND FLOOR AREA:	184M <sup>2</sup> / 47.42%
FIRST FLOOR AREA:	180M <sup>2</sup> / 46.39%
BUILDING FOOTPRINT:	204M <sup>2</sup> / 52.58%
PERMEABLE SURFACES:	115.6M <sup>2</sup> / 29.8%
IMPERVIOUS SURFACES:	68.8M <sup>2</sup> / 17.73%
INCLUDING: POOL, POOL PAVING, DRIVEWAY	
GARDEN AREA:	74.6M <sup>2</sup> / 19.23%
PRIVATE OPEN SPACE	184.4M <sup>2</sup> / 47.52%
SECLUDED PRIVATE OPEN SPACE	105.4M <sup>2</sup> / 27.16%

**PROPOSED LOT 02 DWELLING 02:**  
TOTAL SITE BOUNDARY AREA: 294 M<sup>2</sup>

### PROPOSED:

GROUND FLOOR AREA:	152.00M <sup>2</sup> / 51.7%
FIRST FLOOR AREA:	115.60M <sup>2</sup> / 39.32%
BUILDING FOOTPRINT:	152.00M <sup>2</sup> / 51.7%
PERMEABLE SURFACES:	105.50M <sup>2</sup> / 35.9%
IMPERVIOUS SURFACES:	32.50M <sup>2</sup> / 11.05%
INCLUDING: OUTDOOR PAVING, DRIVEWAY	
GARDEN AREA:	80.20M <sup>2</sup> / 27.27%
PRIVATE OPEN SPACE	138.00M <sup>2</sup> / 46.9%
SECLUDED PRIVATE OPEN SPACE	60.00M <sup>2</sup> / 20.41%

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VERIFIED ON SITE.

Drawing Name

**SITE ANALYSIS**

Project Name

**LEONARD**

Client

N/A

Address

25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: A.N SEHOVIC

Scale: As indicated @ A3

Checked By: -

Issued Date: 27.04.2025

Project Stage: TOWNPLANNING

SUBMISSION\_RFI

Drawing

Revision

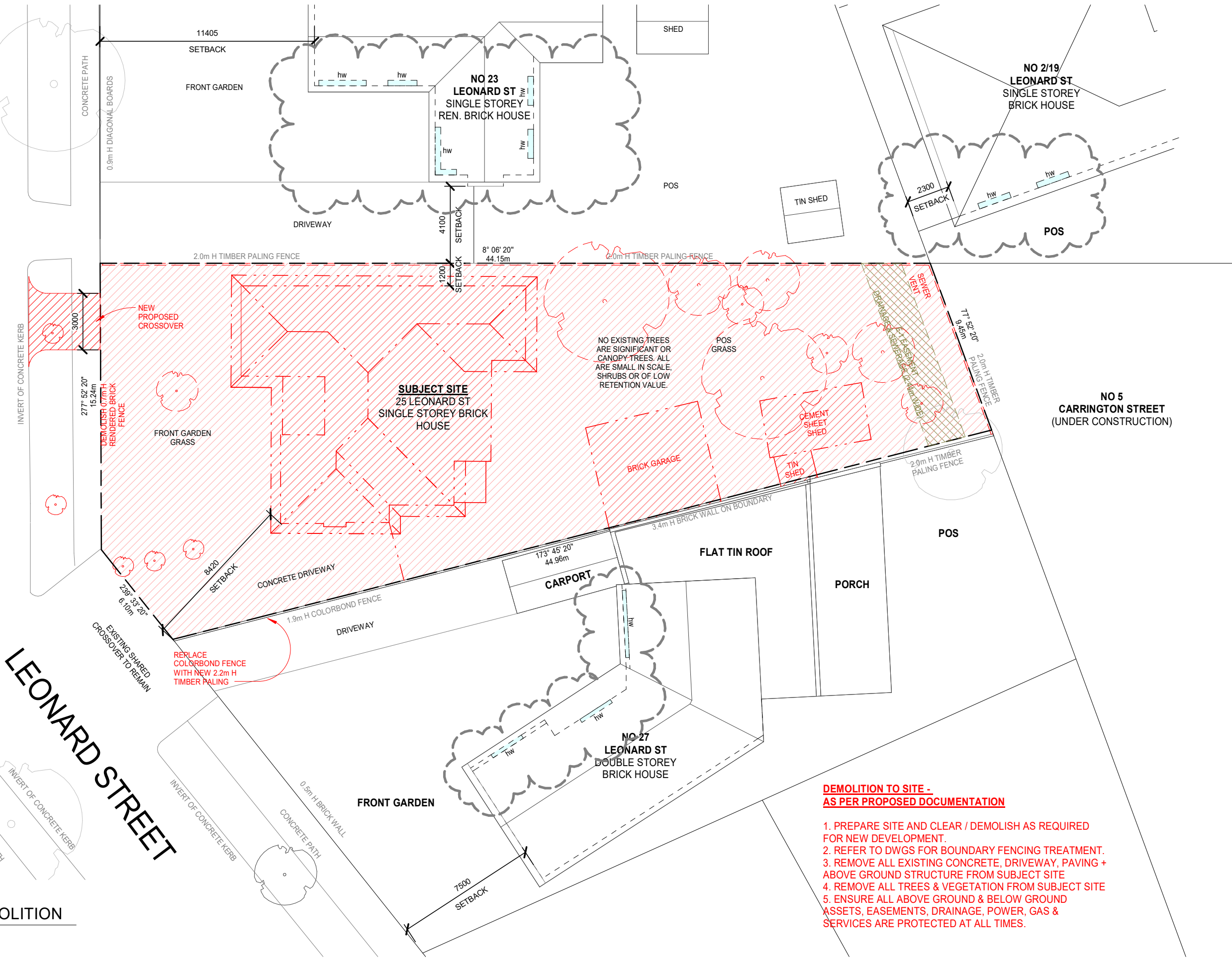
**TP00.03 REV.A**

Bayside City Council  
Planning and Environment Act 1987  
ADVERTISED PLAN  
Planning Application No.: 5/2024/376/1  
Date: 17 June 2025

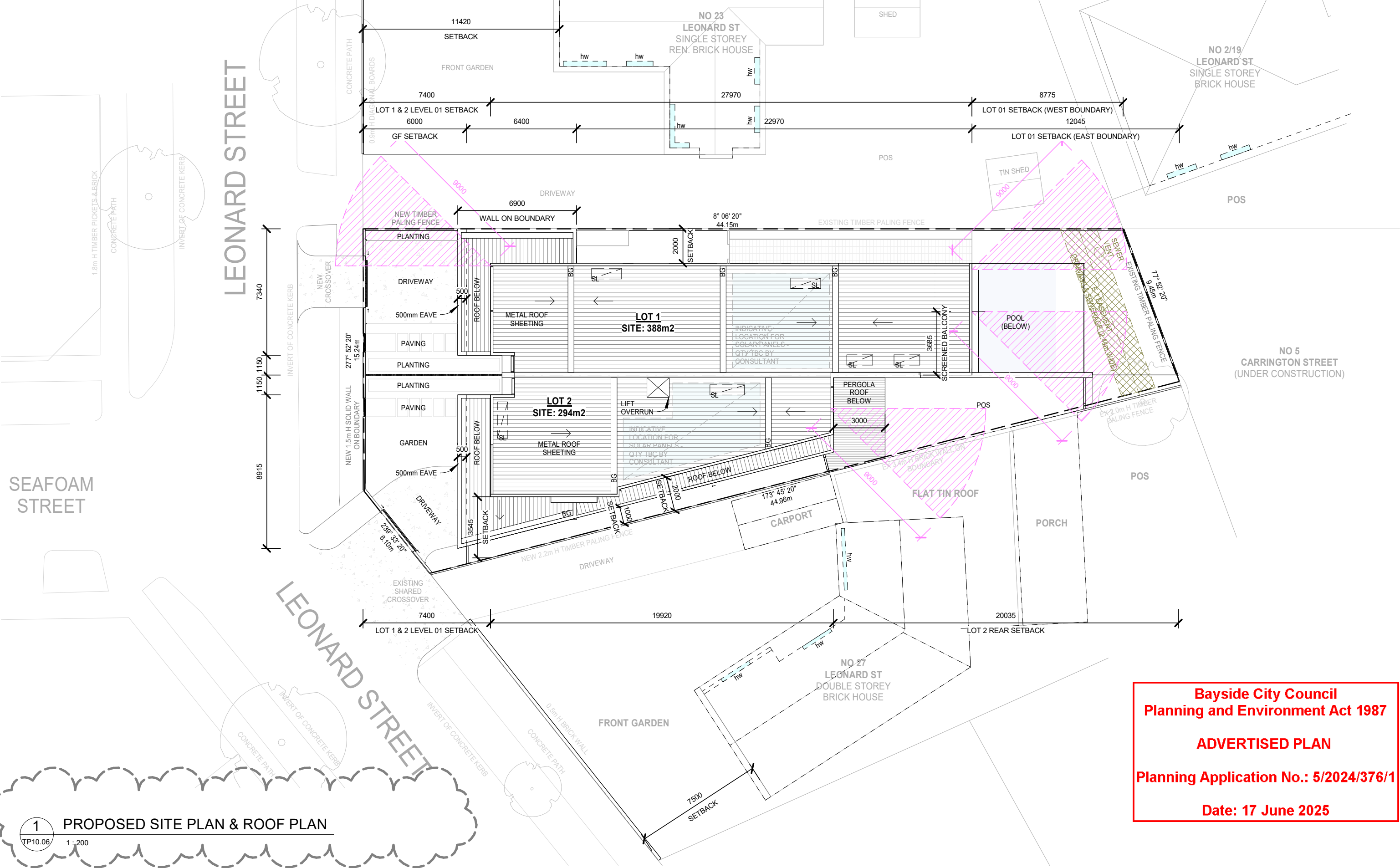
SEAFOAM  
STREET

LEONARD STREET

LEONARD STREET



1 SITE PLAN - EXISTING & DEMOLITION  
TP10.01 1 : 200




**Bayside City Council**  
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**1** PROPOSED SITE PLAN & ROOF PLAN  
TP10.06 1:200

 <p><b>SAY ARCHITECTURE</b> studio@sayarchitecture.com.au +61 423 354 009 abn 91 677 836 190 acn 677 836 190</p>	<p>THE COPY OF THIS DRAWING IS ISSUED FOR THE SOLE USE OF THE RECIPIENT. NO COPIES WILL BE PUBLISHED, REPRODUCED OR GIVEN TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>THE DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT SECONDARY CONSULTANTS DRAWINGS, DETAILS &amp; SPECIFICATIONS.</p> <p>THE CONTRACTOR SHALL VERIFY ALL DIMENSION ON SITE PRIOR TO COMMENCING ANY SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED. SCALED DIMENSIONS MUST BE VERIFIED ON SITE.</p>	<p>Drawing Name <b>SITE PLAN &amp; ROOF PLAN - PROPOSED</b></p> <p>Project Name <b>LEONARD</b></p> <p>Client N/A</p> <p>Address 25 LEONARD STREET, HAMPTON EAST VIC 3188</p>	<p>Drawn By: A.N SEHOVIC Checked By: - Issued Date: 27.04.2025 Project Stage: TOWNPLANNING SUBMISSION_RFI Drawing Revision</p> <p>Scale: 1:200 @ A3</p> <p><b>TP10.06 REV.A</b></p>
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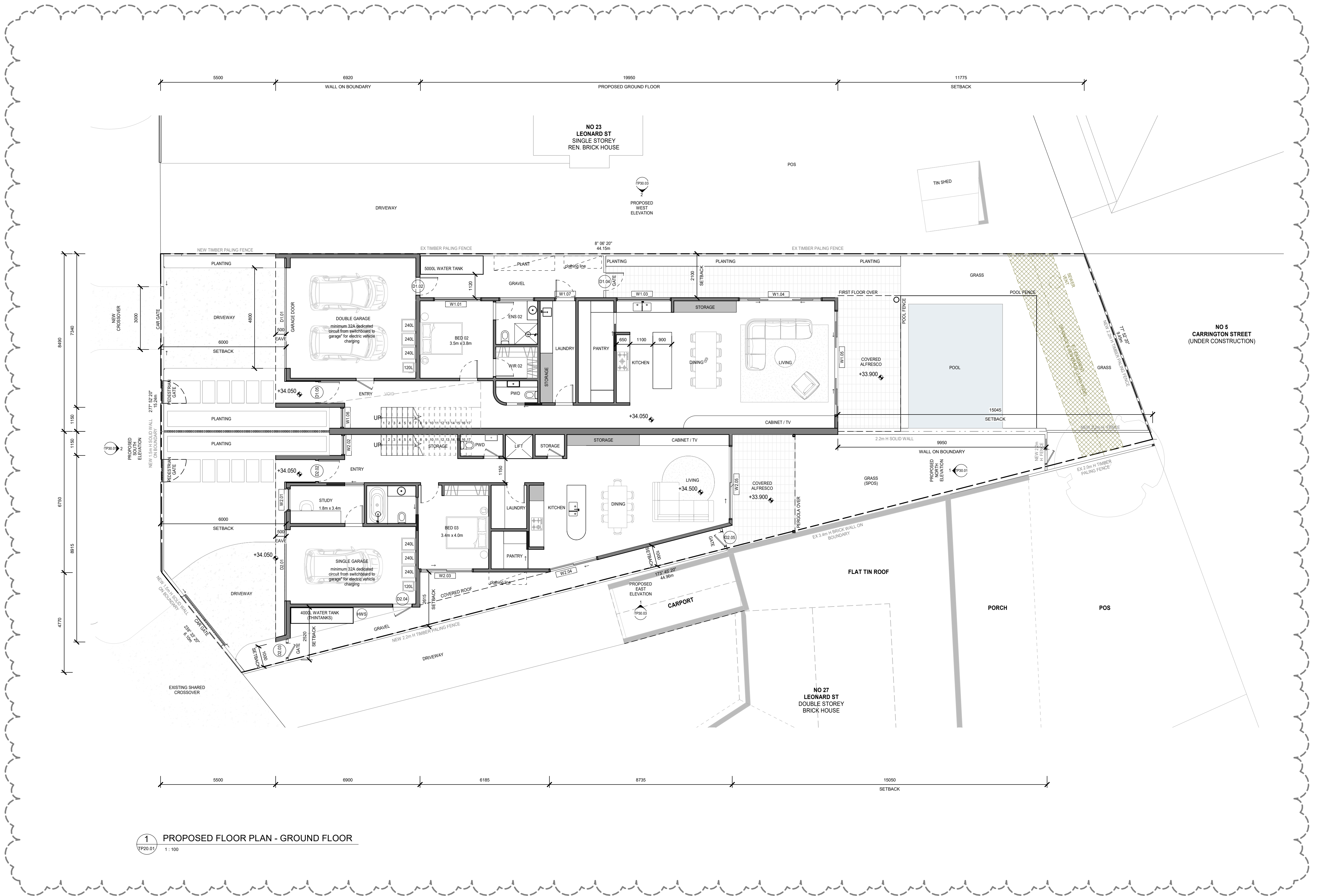


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Planning and Environment Act 1987

ADVERTISED PLAN

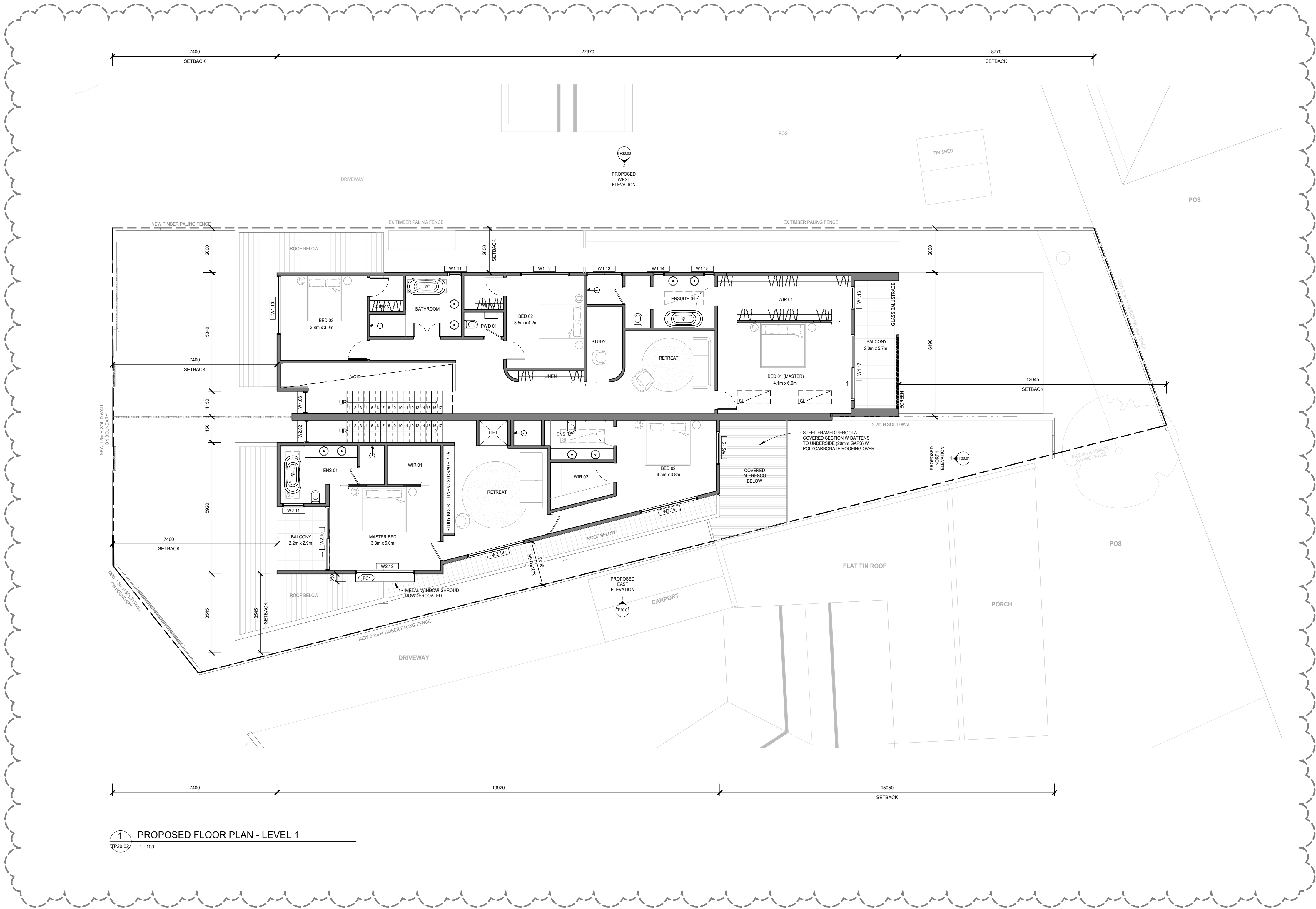
Planning Application No.: 5/2024/376/1

Date: 17 June 2025



ESD NOTE:  
- DOUBLE GLAZING WILL BE PROVIDED TO ALL LIVING AREAS AND BEDROOMS AT THE MINIMUM  
- EXTERNAL LIGHTING WILL BE CONTROLLED BY A MOTION DETECTOR

Bayside City Council  
Planning and Environment Act 1987  
ADVERTISED PLAN  
Planning Application No.: 5/2024/376/1  
Date: 17 June 2025



1 PROPOSED FLOOR PLAN - LEVEL 1  
TP20.02 1 : 100

ESD NOTE:  
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**STRUC. & CIVIL ENGINEER**

Structural and Civil Engineer

**SERVICES ENGINEER**

Building Services Engineer

**BUILDING SURVEYOR**

ESD Consultant

**ESD CONSULTANT**

Building Surveyor

Rev.	Description	Date
A	Town Planning: REV A	18.04.2025

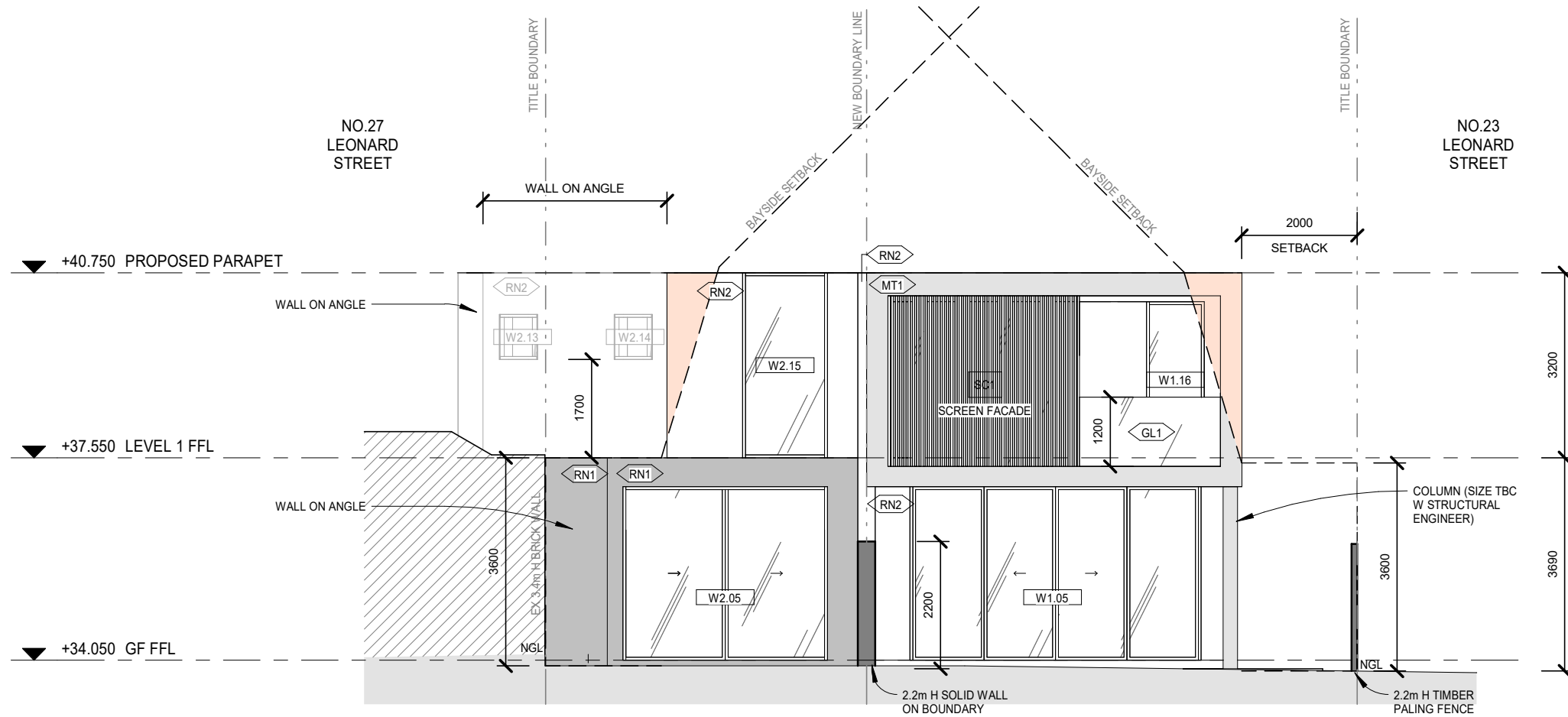
Drawing Name  
**PROPOSED PLAN - LEVEL 1**  
Project Name  
**LEONARD**

Client  
Address  
N/A  
25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: A.N. SEKOVIC Scale: 1 : 100 @ A1  
Checked By: -  
Issued Date: 29.04.2025  
Project Stage: TOWNPLANNING  
Drawing: SUBMISSION\_RP1 Revision:

**TP20.02 REV.A**





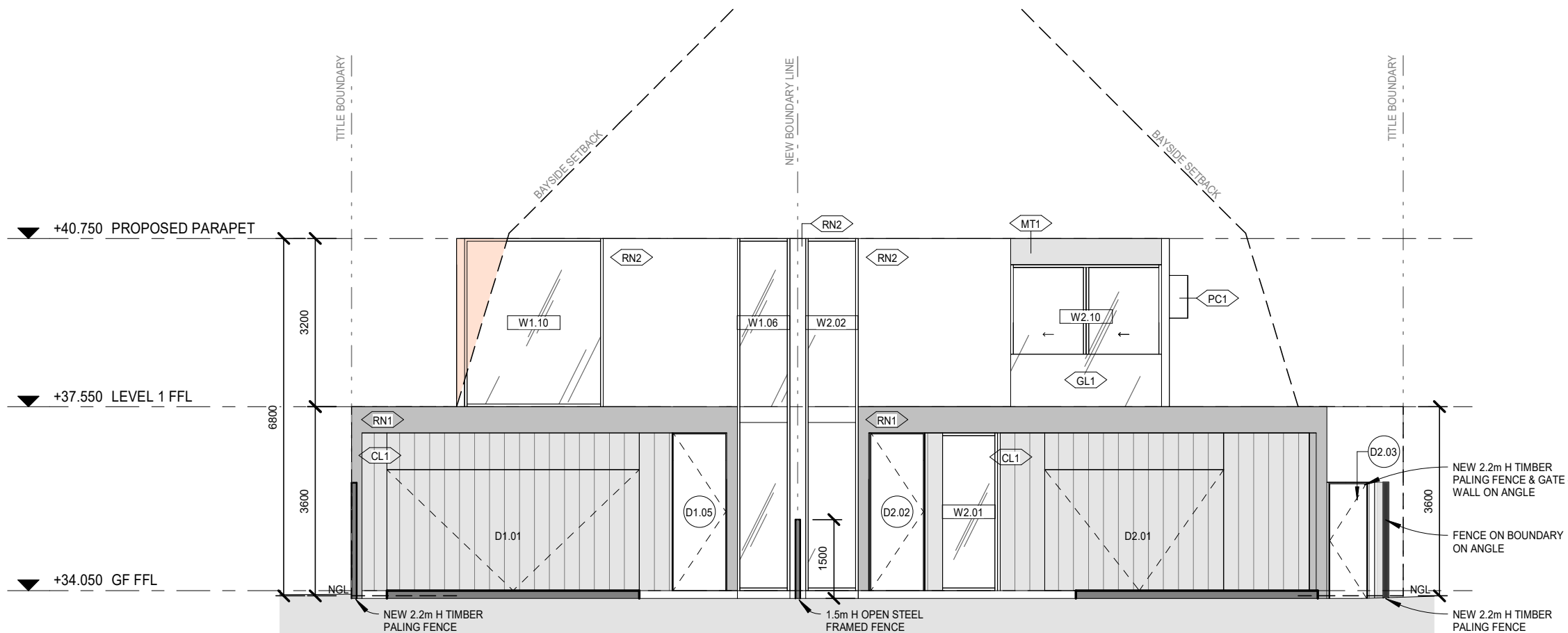
**Bayside City Council**  
**Planning and Environment Act 1987**

**ADVERTISED PLAN**

**Planning Application No.: 5/2024/376/1**

**Date: 17 June 2025**

**1** PROPOSED NORTH ELEVATION  
TP30.01 1 : 100



**2** PROPOSED SOUTH ELEVATION  
TP30.01 1 : 100



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Drawing Name

PROPOSED ELEVATIONS - NORTH & SOUTH

Project Name

LEONARD

Client

N/A

Address

25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: A.N SEHOVIC

Scale: 1 : 100 @ A3

Checked By: -

Issued Date: 27.04.2025

Project Stage: TOWNPLANNING

SUBMISSION\_RFI

Drawing

Revision

**TP30.01**

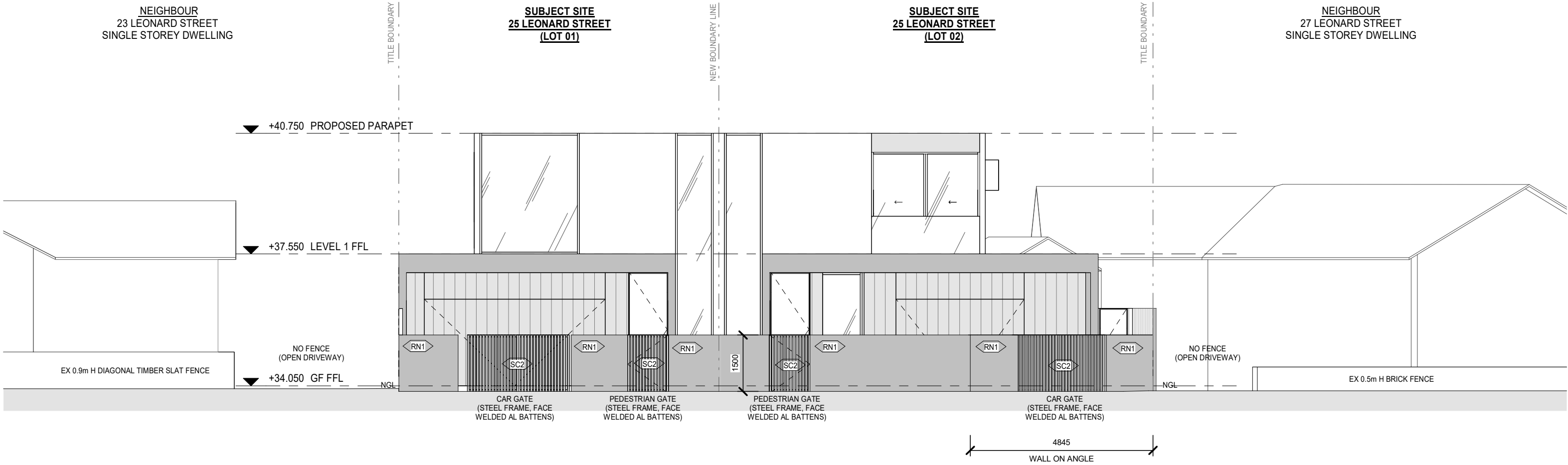


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ADVERTISED PLAN

Planning Application No.: 5/2024/376/1

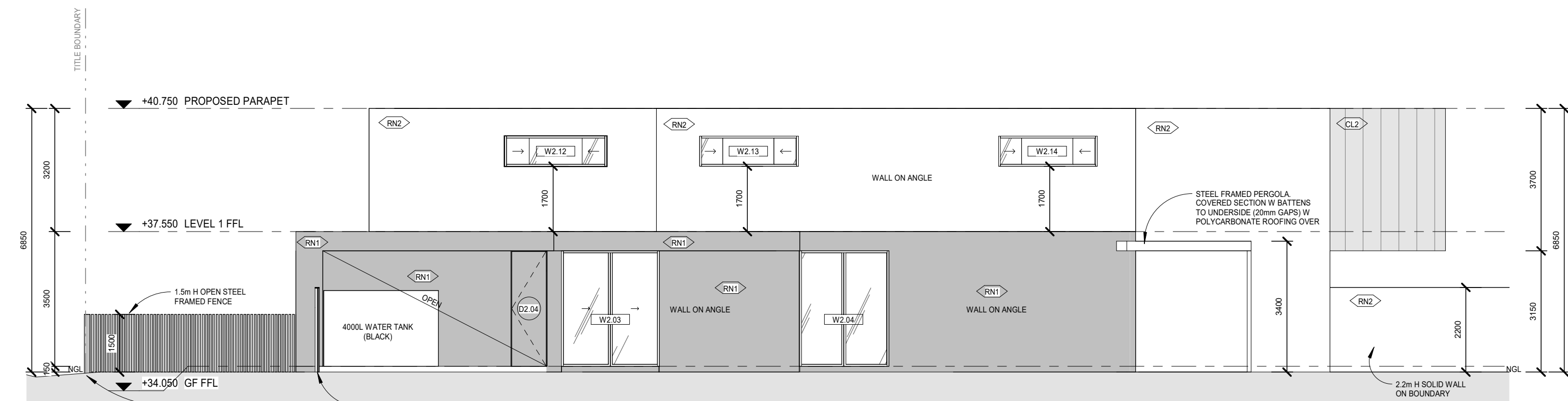
Date: 17 June 2025



1  
TP30.02  
1 : 100

PROPOSED SOUTH ELEVATION\_FRONT  
FENCE





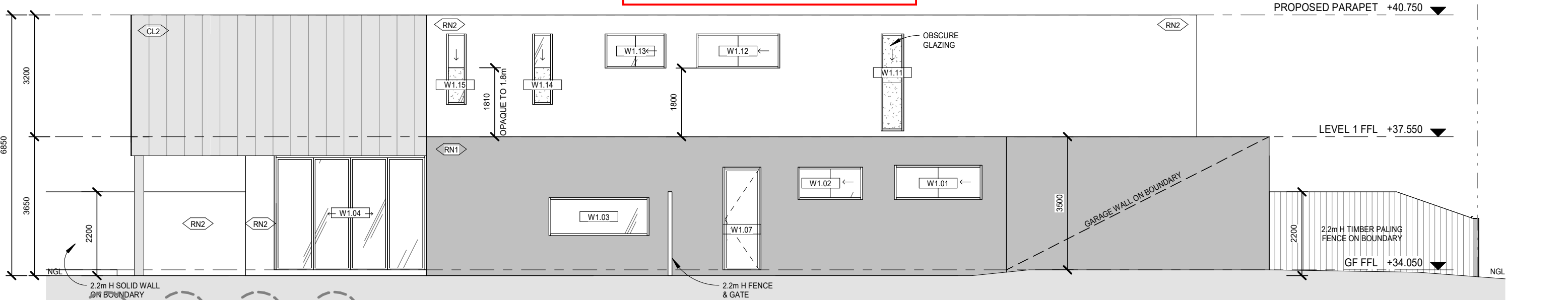
1 PROPOSED EAST ELEVATION  
TP30.03 1 : 100

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2 PROPOSED WEST ELEVATION  
TP30.03 1 : 100



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Drawing Name  
**PROPOSED ELEVATIONS - EAST & WEST**

Project Name  
**LEONARD**

Client  
N/A

Address  
25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: A.N SEHOVIC Scale: 1 : 100 @ A3

Checked By: -

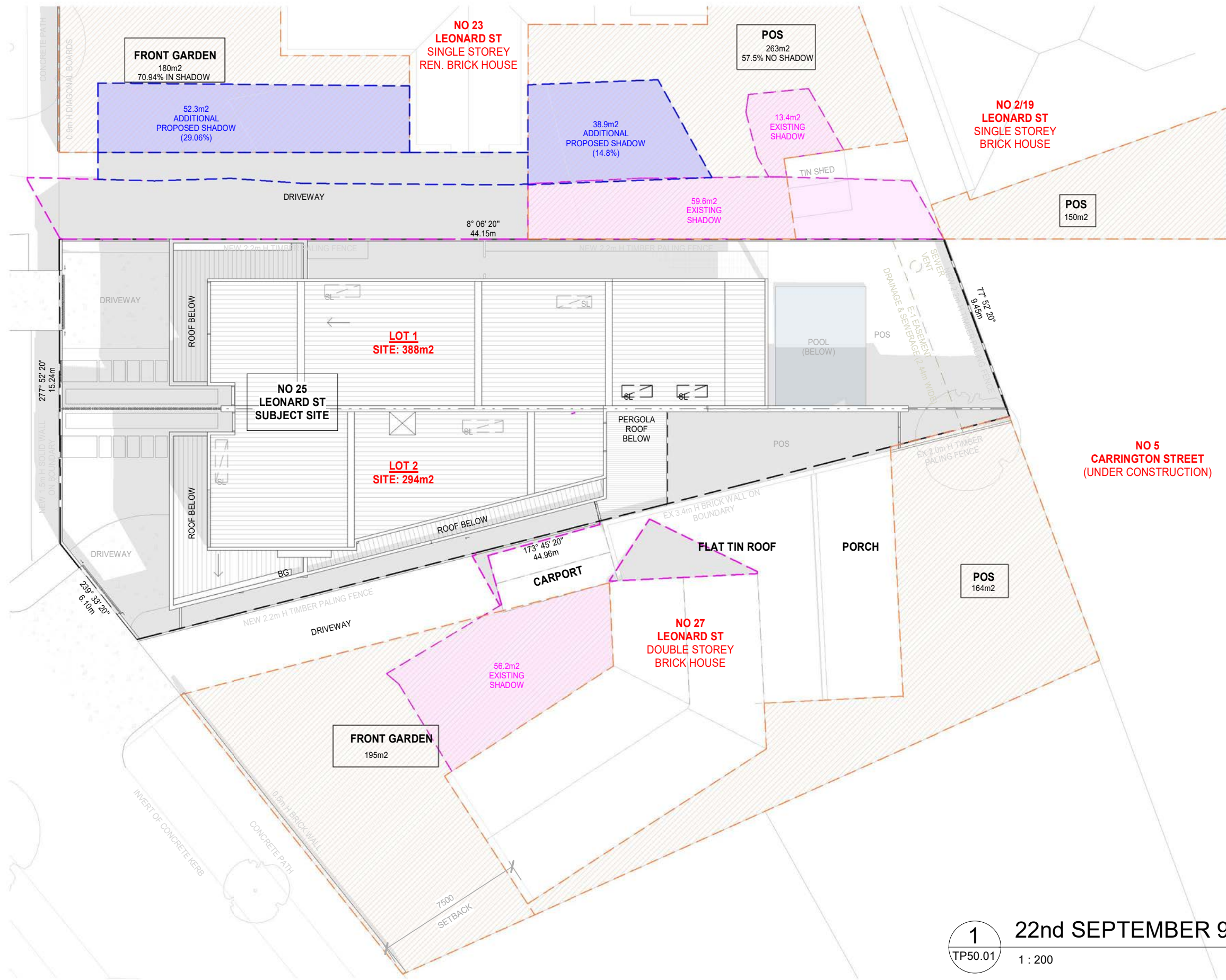
Issued Date: 27.04.2025

Project Stage: TOWNPLANNING SUBMISSION\_RFI

Drawing Revision

**TP30.03 REV.A**



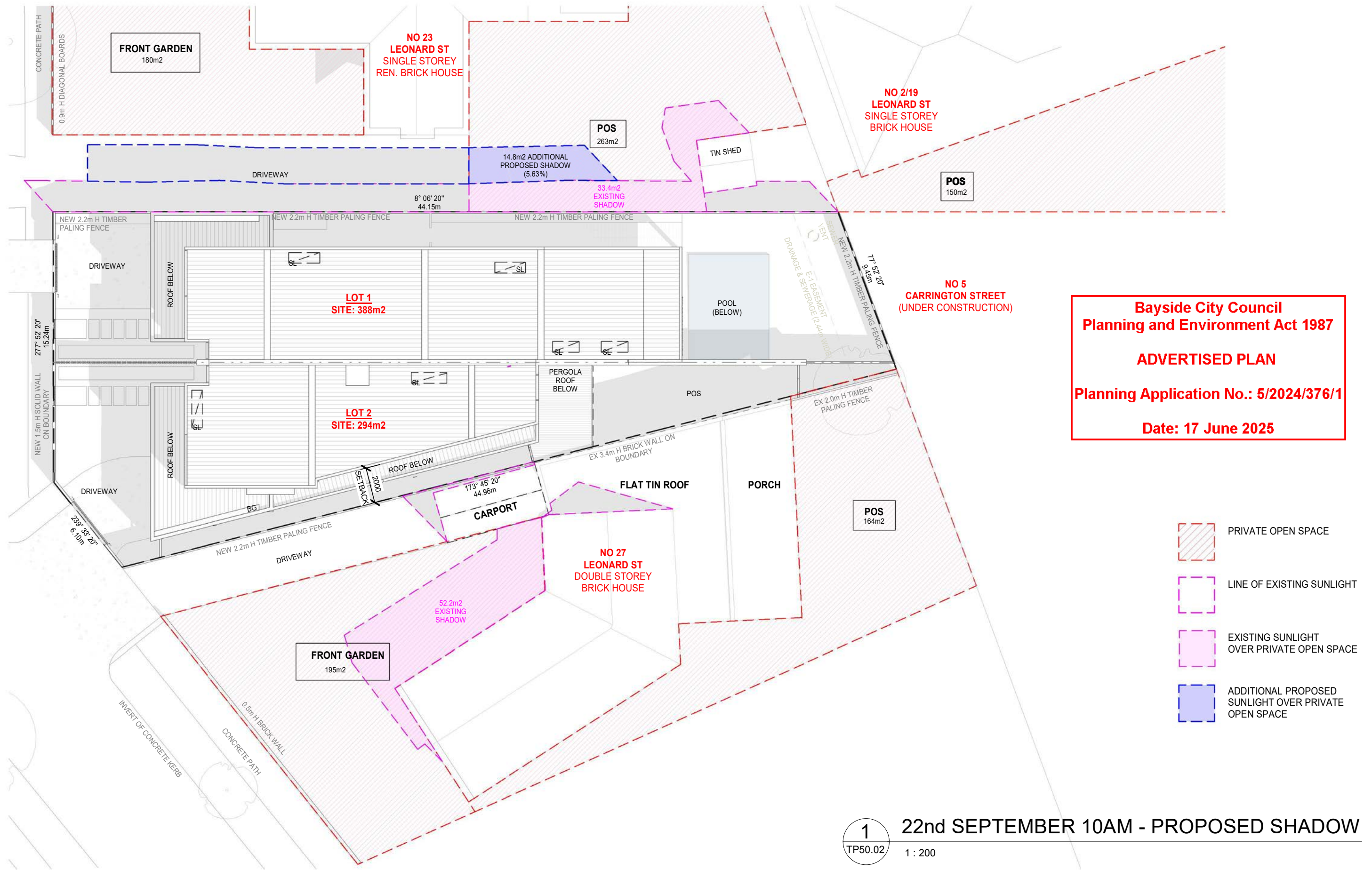


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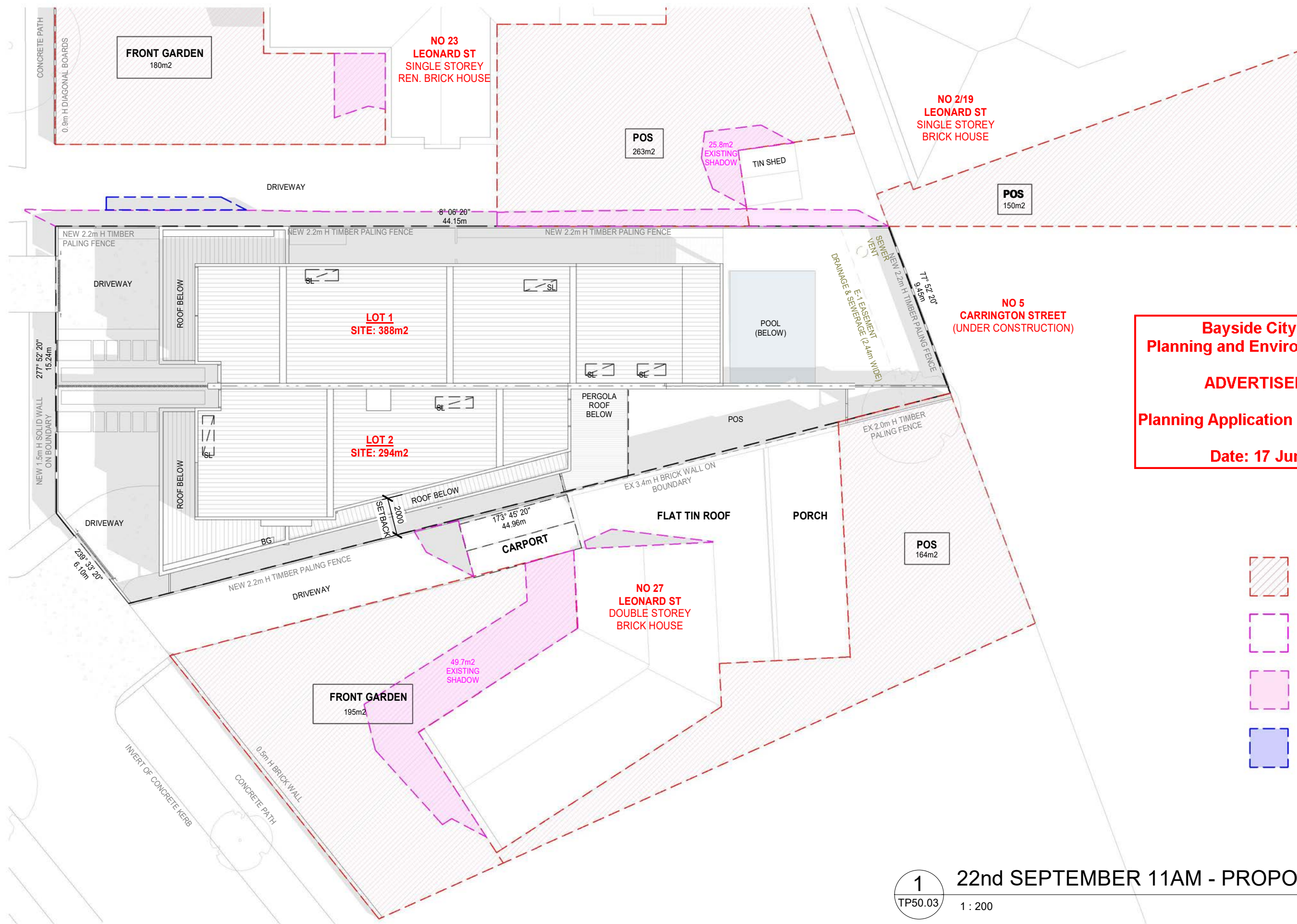
- PRIVATE OPEN SPACE
- LINE OF EXISTING SUNLIGHT
- EXISTING SUNLIGHT OVER PRIVATE OPEN SPACE
- ADDITIONAL PROPOSED SUNLIGHT OVER PRIVATE OPEN SPACE

**1** 22nd SEPTEMBER 9AM - PROPOSED SHADOW  
TP50.01 1 : 200







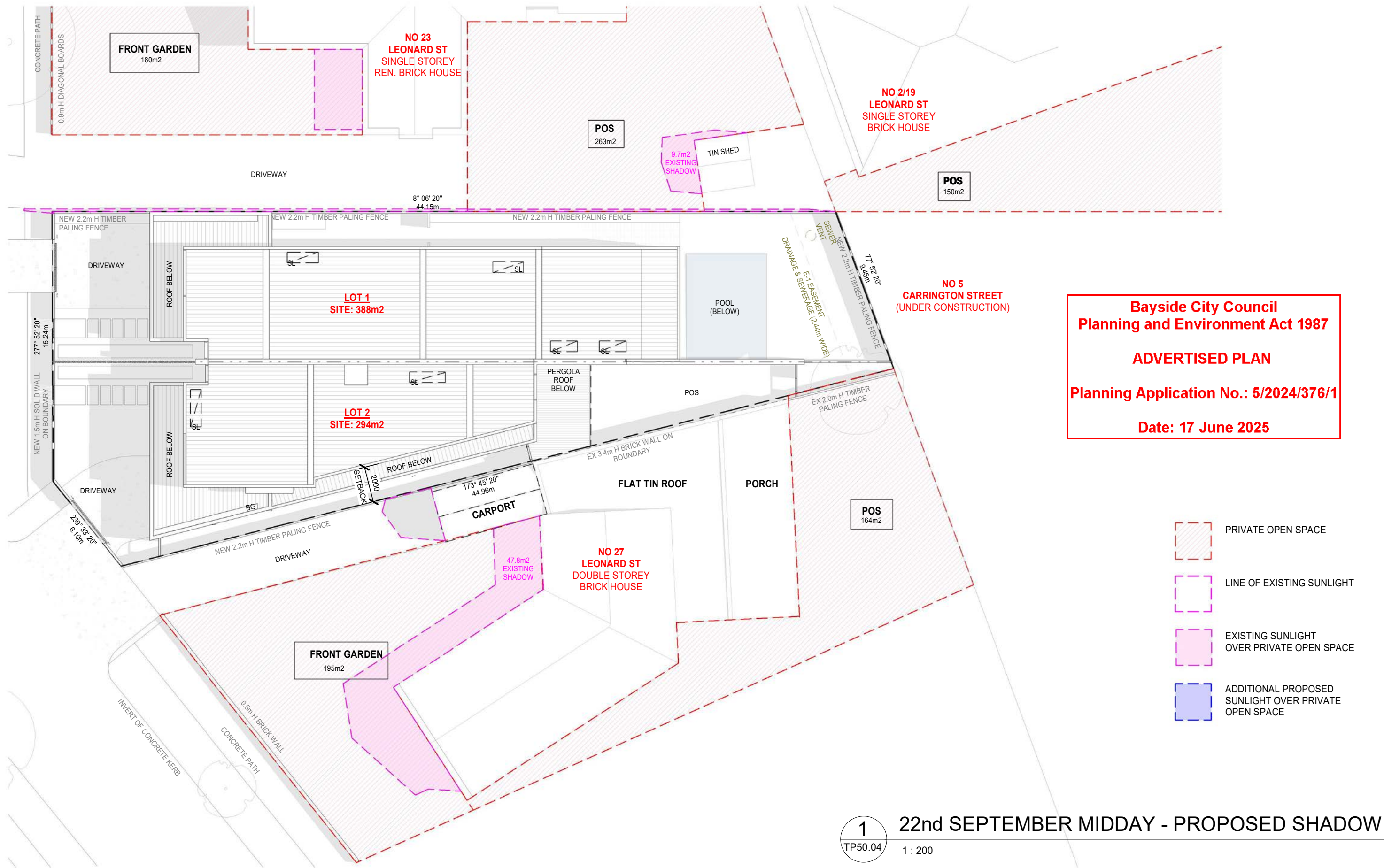


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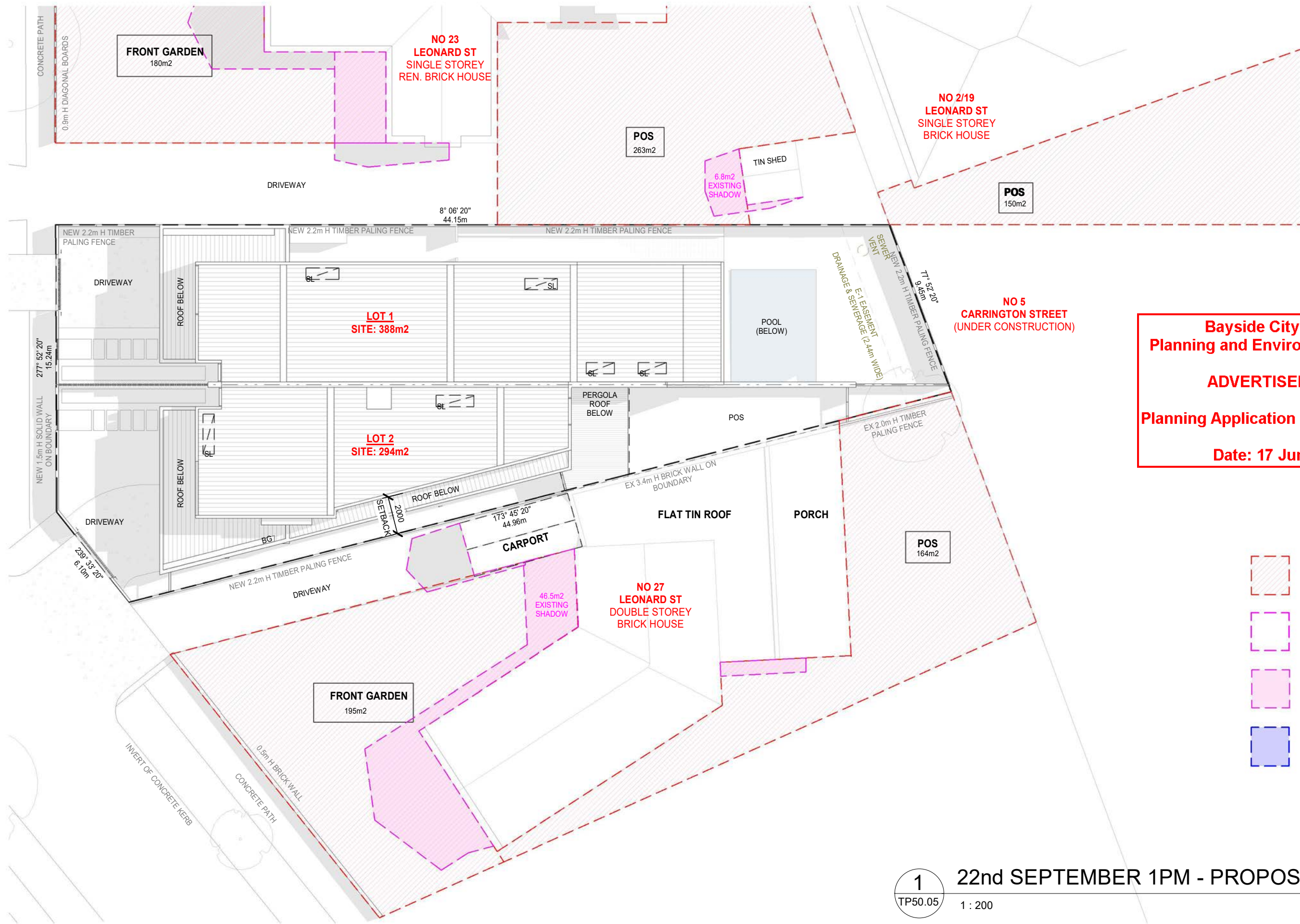
- PRIVATE OPEN SPACE
- LINE OF EXISTING SUNLIGHT
- EXISTING SUNLIGHT OVER PRIVATE OPEN SPACE
- ADDITIONAL PROPOSED SUNLIGHT OVER PRIVATE OPEN SPACE

**1** 22nd SEPTEMBER 11AM - PROPOSED SHADOW  
TP50.03 1 : 200







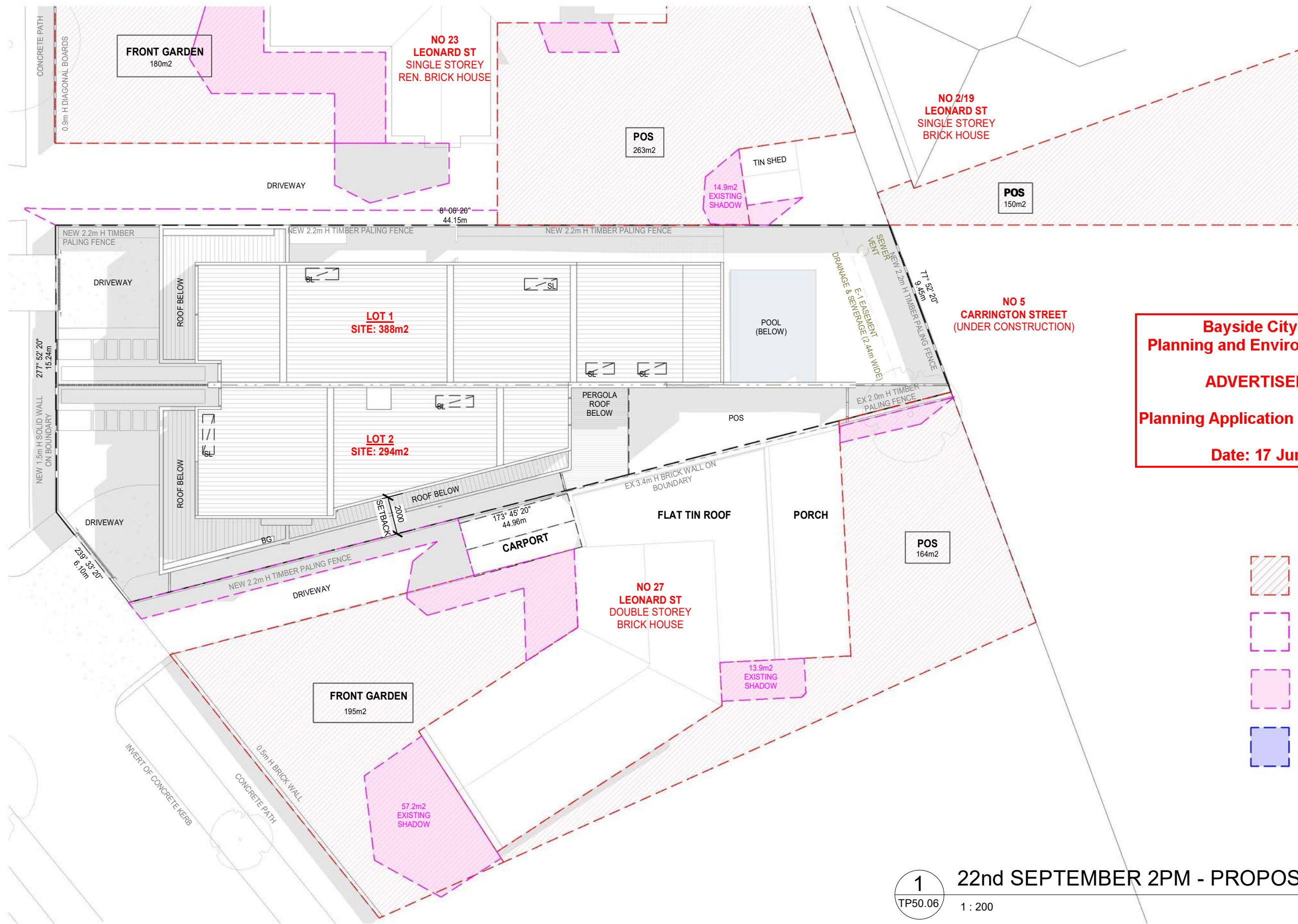


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- PRIVATE OPEN SPACE
- LINE OF EXISTING SUNLIGHT
- EXISTING SUNLIGHT OVER PRIVATE OPEN SPACE
- ADDITIONAL PROPOSED SUNLIGHT OVER PRIVATE OPEN SPACE

**1** 22nd SEPTEMBER 1PM - PROPOSED SHADOW  
TP50.05 1 : 200





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- PRIVATE OPEN SPACE
- LINE OF EXISTING SUNLIGHT
- EXISTING SUNLIGHT OVER PRIVATE OPEN SPACE
- ADDITIONAL PROPOSED SUNLIGHT OVER PRIVATE OPEN SPACE

**1** 22nd SEPTEMBER 2PM - PROPOSED SHADOW  
TP50.06 1 : 200



