

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE TOWN PLANNING SCHEME
17/09/2019
ADVERTISED MATERIAL
CITY OF WHITEHORSE
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PROPOSAL FOR 3 DOUBLE STOREY WITH BASEMENT TOWNHOUSES AT 92 KENMARE STREET, MONT ALBERT

TOWN PLANNING DRAWING LIST:

- TP00 - COVER SHEET
- TP01 - SITE LOCATION PLAN
- TP02 - NEIGHBORHOOD CHARACTER & SITE ANALYSIS
- TP03 - DESIGN RESPONSE
- TP04 - DEMOLITION PLAN & STREETScape
- TP05 - BASEMENT PLAN
- TP06 - GROUND FLOOR PLAN
- TP07 - FIRST PLAN
- TP08 - ROOF PLAN
- TP09 - ELEVATIONS
- TP10 - SECTIONS
- TP11 - SECTIONS & SHADOW DIAGRAMS
- TP12 - SHADOW DIAGRAMS

ISSUE FOR
AMENDMENT

<div>Notes</div> <div>ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORKS COMMENCING.</div> <div>DO NOT SCALE FROM DRAWINGS</div> <div>ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS</div> <div>LOCATION OF ALL HARDWARE, FIXTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORKS COMMENCING.</div>	<div><div><div></div></div><div>JESSE ANT ARCHITECTS</div></div> <div>Suite 202, 35 Whitehorse Road, VIC 3103 Ph: (03) 9817 6788 Email: info@jesseantarchitects.com.au www.jesseantarchitects.com.au ABN: 29 469 352 797</div>	Project	Date	Rev	Description		Project Number		Drawing Number			
		92 Kenmare Street, Mont Albert	24.09.18	A	TP Submission		18-022		TP00			
		Drawing	11.12.18	B	RFI Amendment		Amendment		Date 24.05.2019		Scale	Amendment
			24.05.19	C					Drawn Dai	Checked AL/JW		
COVER SHEET									C			



LOCATION PLAN
SCALE 1:500 @ A1

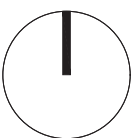
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Project
92 Kenmare Street, Mont Albert
Drawing
LOCATION PLAN

Date	Rev	Description
24.09.18	A	TP Submission
11.12.18	B	RFI Amendment
24.05.19	C	Amendment



Project Number 18-022			Drawing Number TP01	
Date	24.05.2019	Scale	1:500	Amendment
Drawn	Dai	Checked	AL/JW	C

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NEIGHBORHOOD CHARACTER

SCALE 1:300 @ A1

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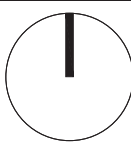
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Project
92 Kenmare Street, Mont Albert

Drawing
NEIGHBORHOOD CHARACTER & SITE ANALYSIS

Date	Rev	Description
24.09.18	A	TP Submission
11.12.18	B	RFI Amendment
24.05.19	C	Amendment



Project Number			Drawing Number
18-022			TP02
Date	24.05.2019	Scale	1:300
Drawn	Dai	Checked	AL/JW
Amendment			C

ISSUE FOR
AMENDMENT



DESIGN RESPONSE
SCALE 1:300 @ A1

ISSUE FOR
AMENDMENT

Project Number		Drawing Number	
18-022		TP03	
Date	24.05.2019	Scale	300
Drawn	Dai	Checked	AL/JW
		Amendment	
		C	

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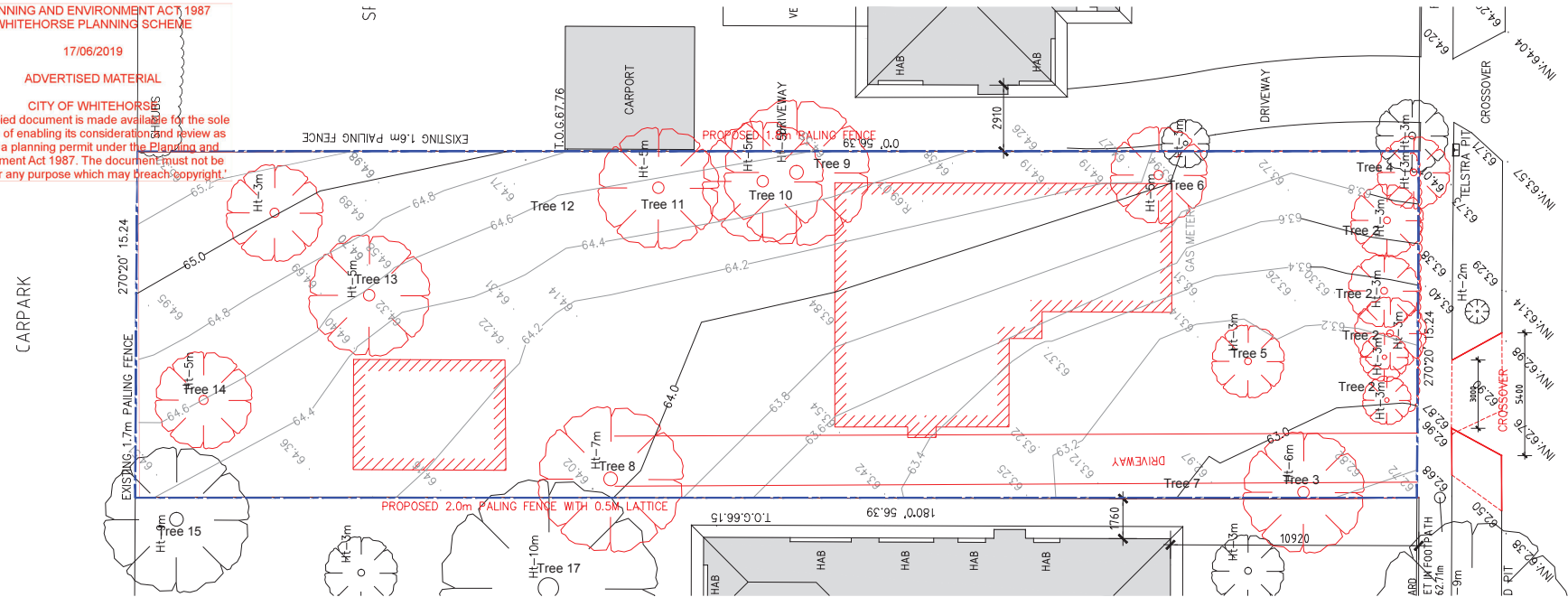
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Project	92 Kenmare Street, Mont Albert
Drawing	DESIGN RESPONSE

Date	Rev	Description
24.09.18	A	TP Submission
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24.05.19	C	Amendment

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DEMOLITION NOTES:

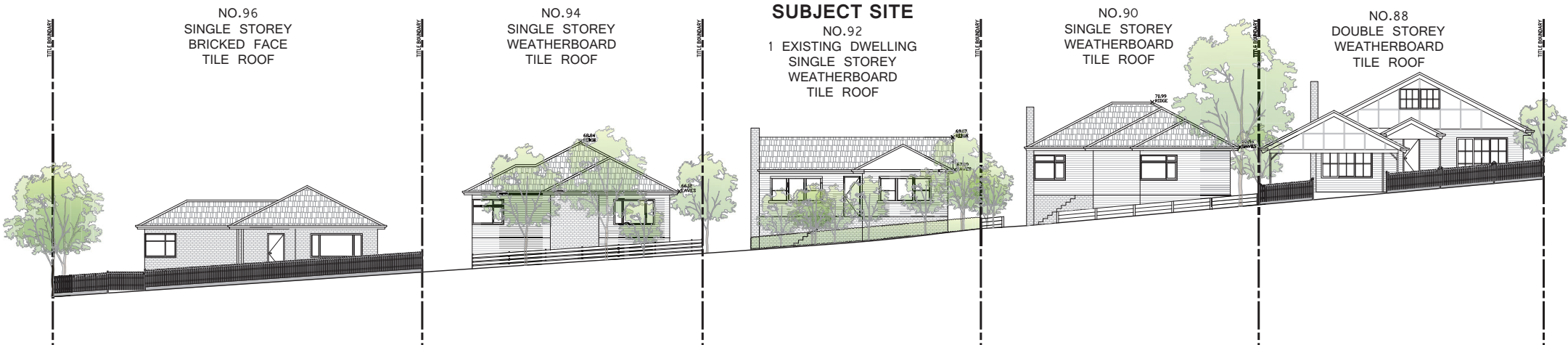
- EXISTING TREES TO BE REMOVED (SHOWN IN RED)
- EXISTING STRUCTURE TO BE REMOVED (SHOWN IN RED)

Trees are protected by the SLO9 and permit triggers associated with each protected tree

Tree#	Height	DBH		Tree#	Height	DBH	
2	5M	0.15	Removal	11	6M	0.25	Removal
3	8M	0.32	Removal	13	7M	0.34	Removal
4	5M	0.16	Removal	15	11M	0.42	Neighbouring tree
6	7M	0.23	Removal	17	12M	0.56	Neighbouring tree
7	5M	0.11	Removal				
8	9M	0.45	Removal				
9	5M	0.37	Removal				

Tree details refer to arborist report

DEMOLITION PLAN
SCALE 1:200 @ A1



EXISTING STREETScape
SCALE 1:200 @ A1



PROPOSED STREETScape
SCALE 1:200 @ A1

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AMENDMENT

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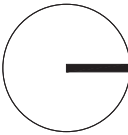
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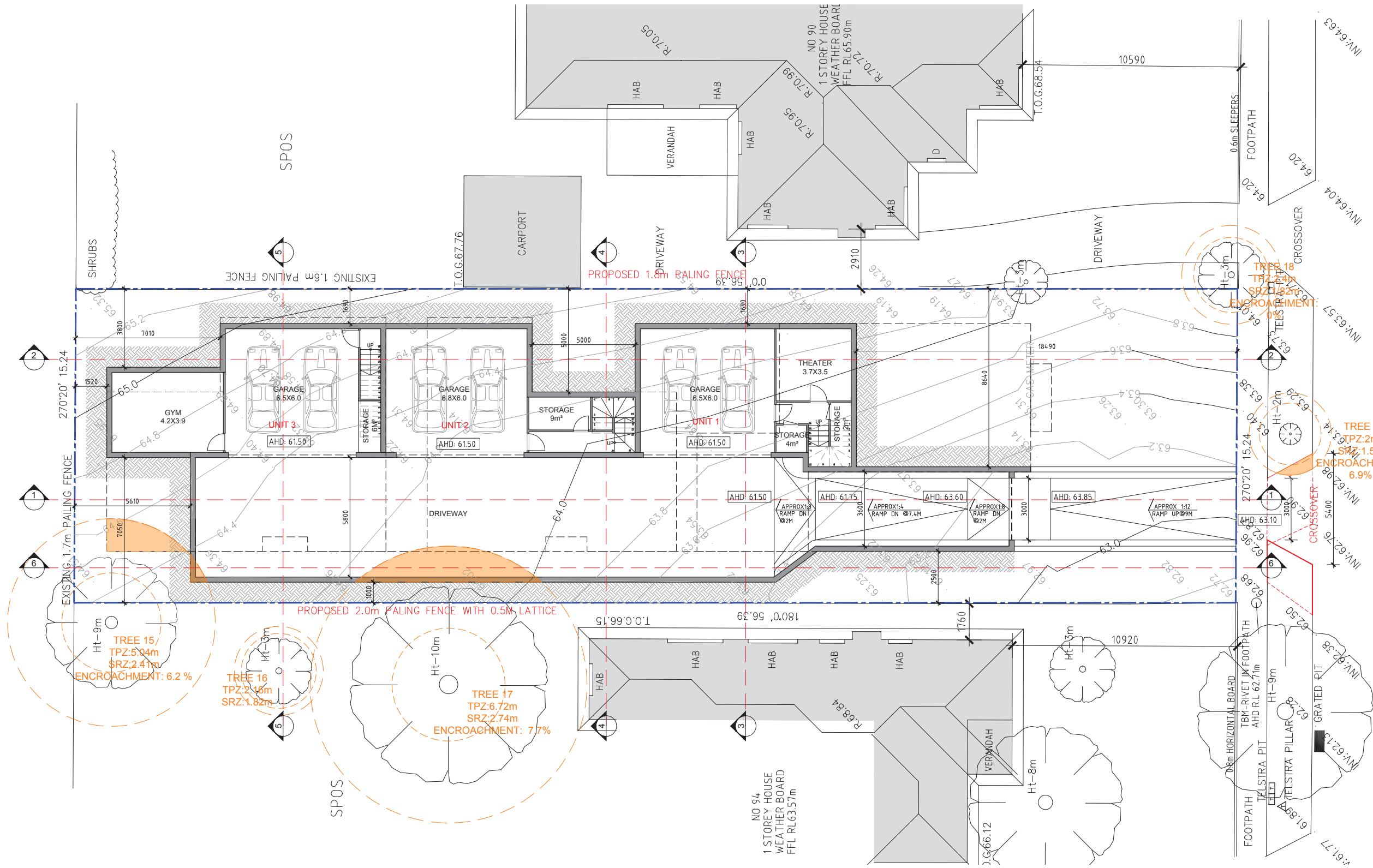
Project
92 Kenmare Street, Mont Albert

Drawing
DEMOLITION PLAN & STREETSCAPES

Date	Rev	Description
24.09.18	A	TP Submission
11.12.18	B	RFI Amendment
24.05.19	C	Amendment



Project Number			Drawing Number	
18-022			TP04	
Date	24.05.2019	Scale	1:150	Amendment
Drawn	Dai	Checked	AL/JW	C



BASEMENT PLAN
SCALE 1:100 @ A1

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Project
92 Kenmare Street, Mont Albert
Drawing
BASEMENT PLAN

Date	Rev	Description
24.09.18	A	TP Submission
11.12.18	B	RFI Amendment
24.05.19	C	Amendment


Project Number			Drawing Number	
18-022			TP05	
Date	24.05.2019	Scale	100	Amendment
Drawn	Dai	Checked	AL/JW	C

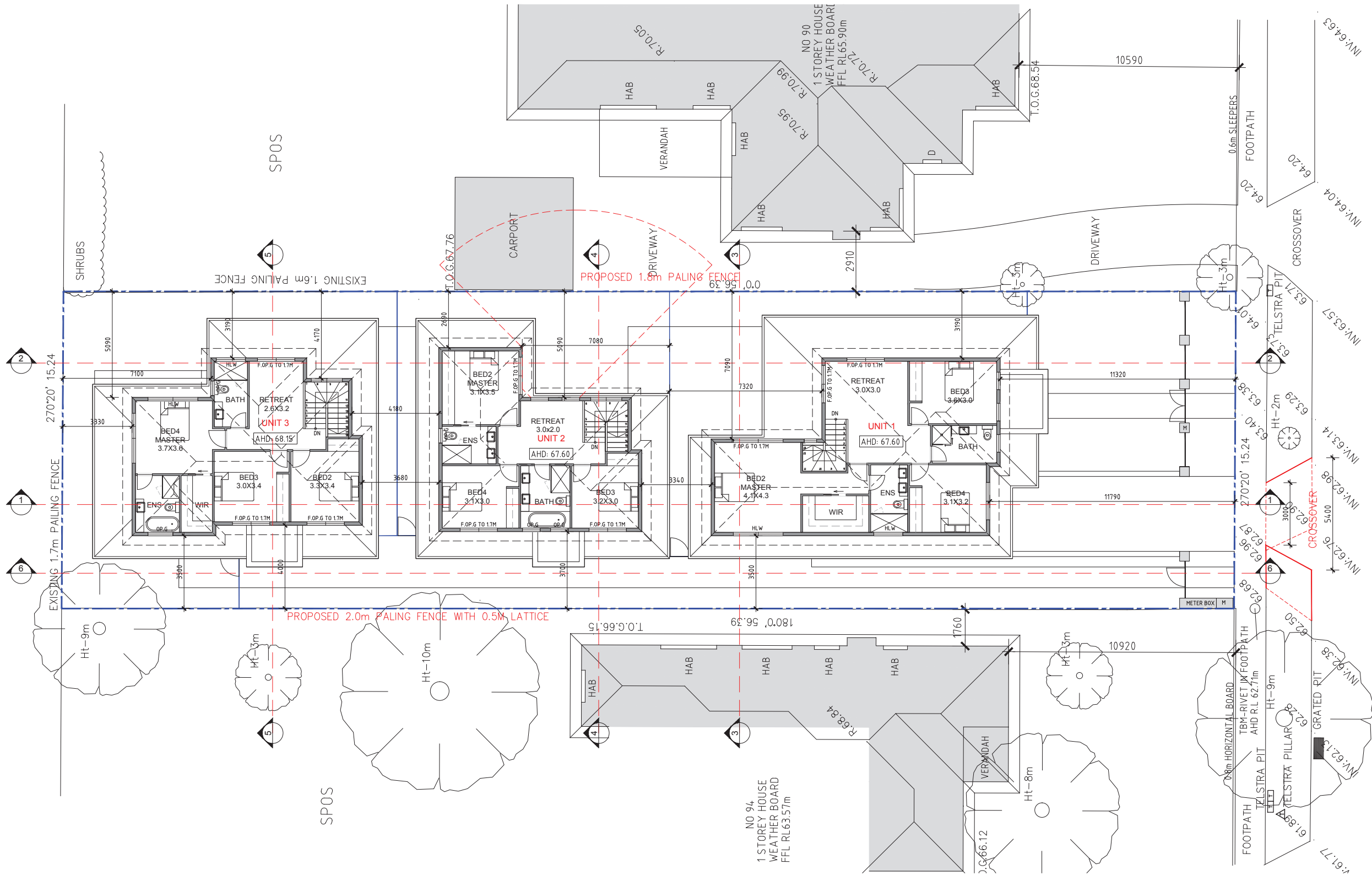
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Development Summary:		UNIT 1		UNIT 2		UNIT 3	
Total Site Area:	859.4 m²	Site Area	302.6 m²	Site Area	166.9 m²	Site Area	230.0 m²
Total Site Coverage:	406.3 m²(47.3%)	Basement Area	71.2 m²	Basement Area	63.3 m²	Basement Area	75.6 m²
Total Garden Area :	411.9 m²(47.9%)	Ground Floor Area	116.2 m²	Ground Floor Area	110.6 m²	Ground Floor Area	132.4 m²
Total Permeable Area :	299.7 m²(34.9%)	First Floor Area	96.4 m²	First Floor Area	71.4 m²	First Floor Area	80.0 m²
		Total Floor Area	283.8 m²	Total Floor Area	245.3 m²	Total Floor Area	288.0 m²
		SPOS Area(>5m)	35.0 m²	SPOS Area(>5m)	35.0 m²	SPOS Area(>5m)	35.0 m²
		POS	147.9 m²	POS	55.3 m²	POS	91.3 m²
		No. of Bed	4	No. of Bed	4	No. of Bed	4
		No. of Car Space	2	No. of Car Space	2	No. of Car Space	2
		Storage	6 m³	Storage	9 m³	Storage	6 m³



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			92 Kenmare Street, Mont Albert	24.09.18	A	TP Submission		18-022	TP06	
				11.12.18	B	RFI Amendment				
				24.05.19	C	Amendment				
Drawing						Date	24.05.2019	Scale	100	Amendment
GROUND FLOOR PLAN						Drawn	Dai	Checked	AL /JW	C



FIRST FLOOR PLAN
SCALE 1:100 @ A1

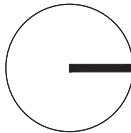
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Project
92 Kenmare Street, Mont Albert
Drawing
FIRST FLOOR PLAN

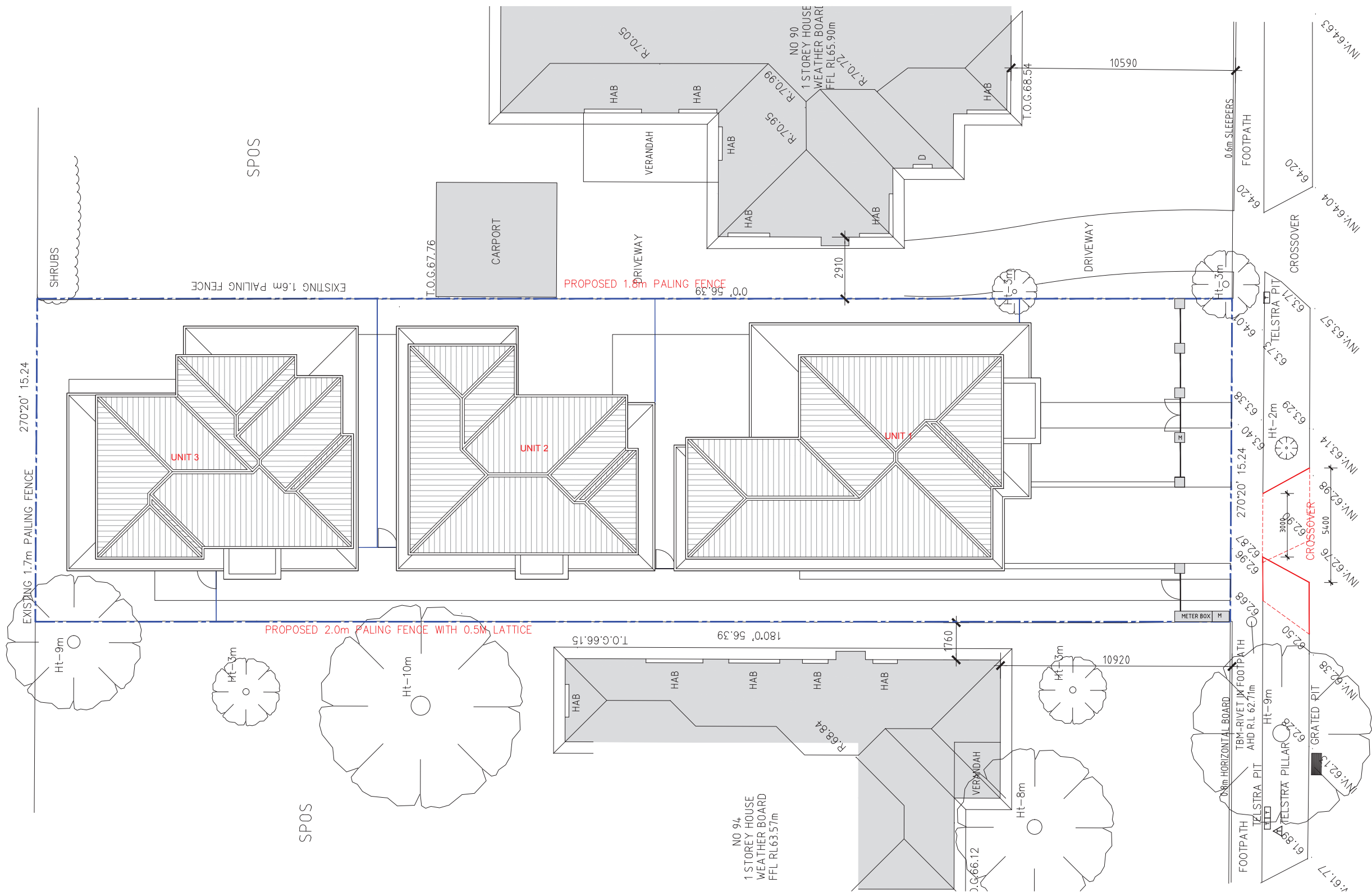
Date	Rev	Description
24.09.18	A	TP Submission
11.12.18	B	RFI Amendment
24.05.19	C	Amendment



Project Number 18-022		Drawing Number TP07	
Date	24.05.2019	Scale	1:100
Drawn	Dai	Checked	AL/JW

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AMENDMENT

Amendment
C



ROOF PLAN
SCALE 1:100 @ A1

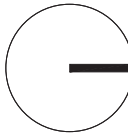
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Project
92 Kenmare Street, Mont Albert
Drawing
ROOF PLAN

Date	Rev	Description
24.09.18	A	TP Submission
11.12.18	B	RFI Amendment
24.05.19	C	Amendment



Project Number 18-022		Drawing Number TP08	
Date	24.05.2019	Scale	1:100
Drawn	Dai	Checked	AL/JW

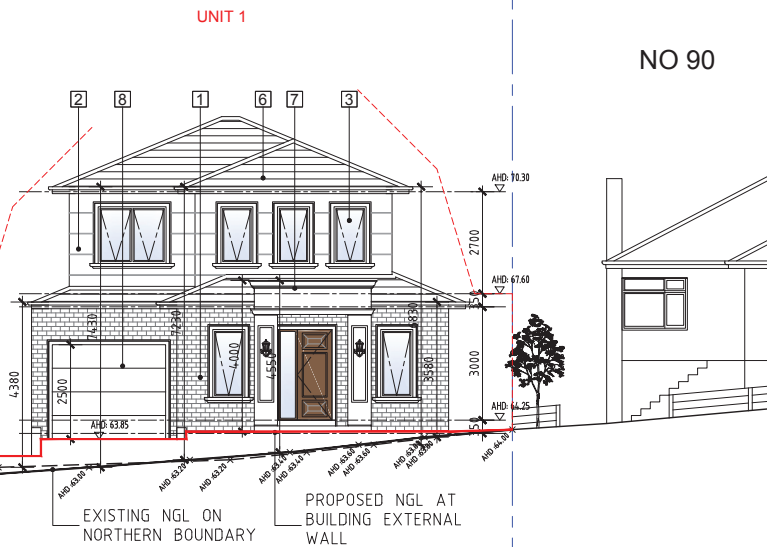
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AMENDMENT

Amendment
C

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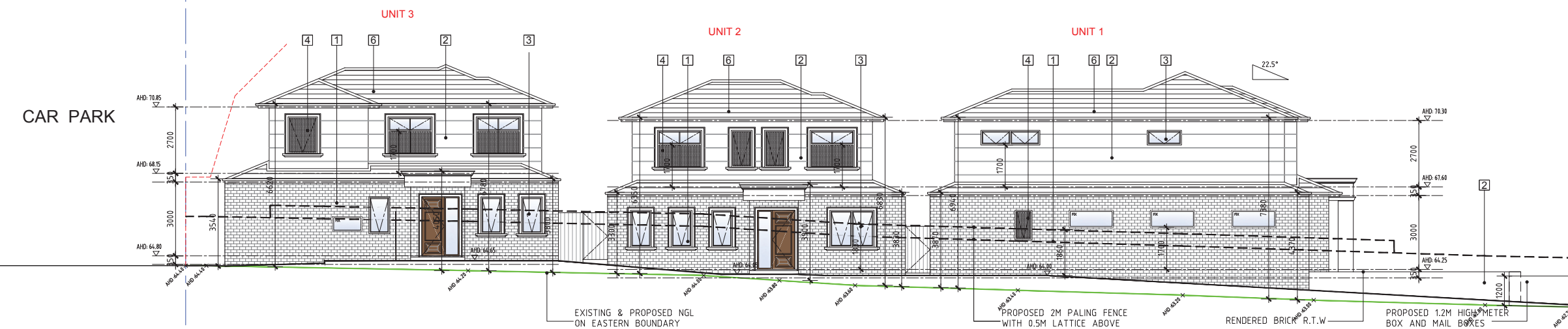


NORTH ELEVATION
SCALE 1:100 @ A1

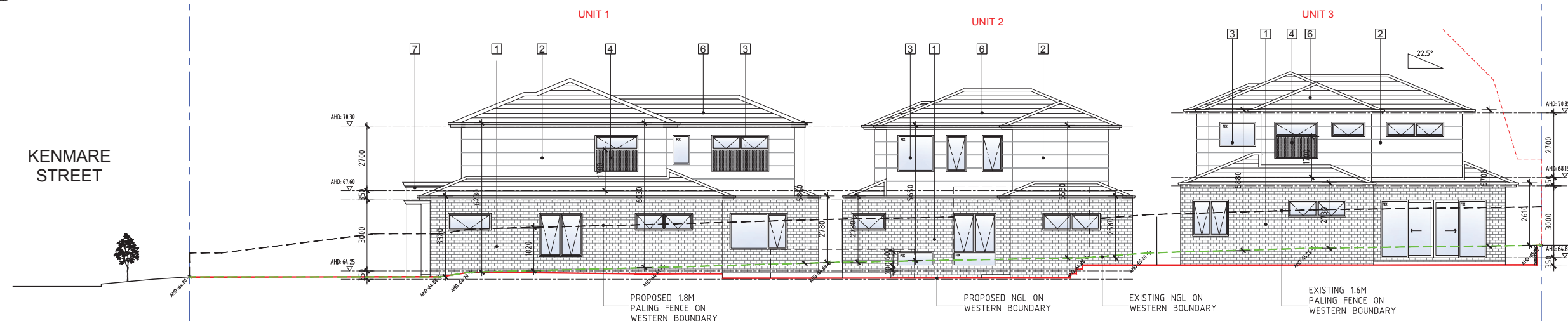


SOUTH ELEVATION
SCALE 1:100 @ A1

- MATERIAL SCHEDULE:**
- 1 SELECTED FACED BRICK
 - 2 SELECTED LIGHT GREY RENDER
 - 3 CLEAR GLAZING
 - 4 FIXED OPAQUE GLAZING
 - 5 SELECTED GARAGE DOOR IN BASEMENT
 - 6 SELECTED ROOF TILE
 - 7 SELECTED MOULDING ON EXTERNAL WALL
 - 8 SELECTED PERMEABLE SECURITY GARAGE DOOR



EAST ELEVATION
SCALE 1:100 @ A1



WEST ELEVATION
SCALE 1:100 @ A1

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Project
92 Kenmare Street, Mont Albert
Drawing
ELEVATIONS

Date	Rev	Description
24.09.18	A	TP Submission
11.12.18	B	RFI Amendment
24.05.19	C	Amendment

Project Number		Drawing Number	
18-022		TP09	
Date	24.05.2019	Scale	100
Drawn	Dai	Checked	AL/JW
		Amendment	
		C	

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CAR PARK

UNIT 3

UNIT 2

UNIT 1

KENMARE STREET

SECTION 1-1
SCALE 1:100 @ A1

- MATERIAL SCHEDULE:
- 1 SELECTED FACED BRICK
 - 2 SELECTED LIGHT GREY RENDER
 - 3 CLEAR GLAZING
 - 4 FIXED OPAQUE GLAZING
 - 5 SELECTED GARAGE DOOR IN BASEMENT
 - 6 SELECTED ROOF TILE
 - 7 SELECTED MOULDING ON EXTERNAL WALL
 - 8 SELECTED PERMEABLE SECURITY GARAGE DOOR

CAR PARK

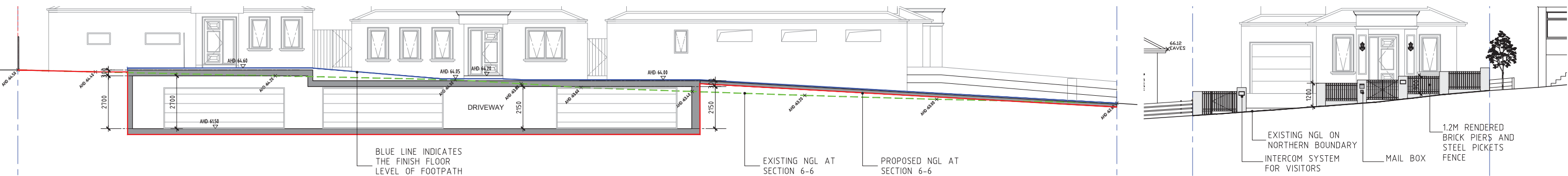
UNIT 3

UNIT 2

UNIT 1

KENMARE STREET

SECTION 2-2
SCALE 1:100 @ A1



SECTION 6-6
SCALE 1:100 @ A1

FRONT FENCE ELEVATION
SCALE 1:100 @ A1

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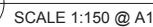
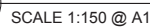
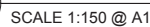
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Project
92 Kenmare Street, Mont Albert
Drawing
SECTIONS

Date	Rev	Description
24.09.18	A	TP Submission
11.12.18	B	RFI Amendment
24.05.19	C	Amendment

Project Number	18-022	Drawing Number	TP10
Date	24.05.2019	Scale	1:100
Drawn	Dai	Checked	AL/JW
Amendment			C

	Project Number 18-022			Drawing Number TP10
	Date	24.05.2019	Scale	1:100
	Drawn	Dai	Checked	AL /JW
	C			



ISSUE FOR AMENDMENT

J A JESSE ANT
ARCHITECTS

Drawing

SHADOW DIAGRAMS

Project Number 18-022		Drawing Number TP12
Date 24.05.2019	Scale 150	Amendment C
Drawn Dai	Checked AL/JW	

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CARPARK

RED LINE INDICATES
THE BASEMENT
OUTLINE

VERANDAH

Nº 90
1 STOREY HOUSE
WEATHER BOARD
FFL RL65.90m

DRIVEWAY

CROSSOVER

10°19'11" W

64.20

64.19

64.18

64.17

64.16

64.15

64.14

64.13

64.12

64.11

64.10

64.09

64.08

64.07

64.06

64.05

64.04

64.03

64.02

64.01

64.00

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