

PROPOSED ALTERATIONS

26 KESTREL PLACE, OCEAN GROVE

DRAWING LIST

TP00	COVER PAGE
TP01	EXISTING SITE PLAN DEMO
TP02	PROPOSED SITE PLAN (DESIGN RESPONSE)
TP03	PROPOSED GROUND PLAN
TP04	PROPOSED FIRST FLOOR PLAN
TP06	PROPOSED ELEVATIONS
TP07	PROPOSED ELEVATIONS

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PROJECT:

COVER PAGE
26 KESTREL PLACE, OCEAN GROVE, VIC 3226

Figured dimensions take precedence over scaled dimensions. All dimensions to be checked on site prior to construction or shop fabrication. DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS NOTED OTHERWISE
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ISSUED FOR: TOWN PLANNING

JOB NO: 2401 SCALE: 1:100 @A3 DRAWN: JM DATE: JULY 26 DRAWING NO: TP01 REV: C



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STRUCTURAL CONSIDERATIONS FOR TREE PROTECTION

BUILDER TO CAREFULLY AUGER ALL FOOTING LOCATIONS
IF TREE ROOTS ARE ENCOUNTERED, TRY AND OFFSET HOLE TO MISS TREE ROOT, AND DIMENSION OFFSET ON PLAN AND PROVIDE TO ENGINEER FOR REVIEW / CONFIRMATION OF SUBFLOOR FRAMING REQUIREMENTS



VIEW FROM EXISTING DWELLING TOWARDS KESTREL PLACE



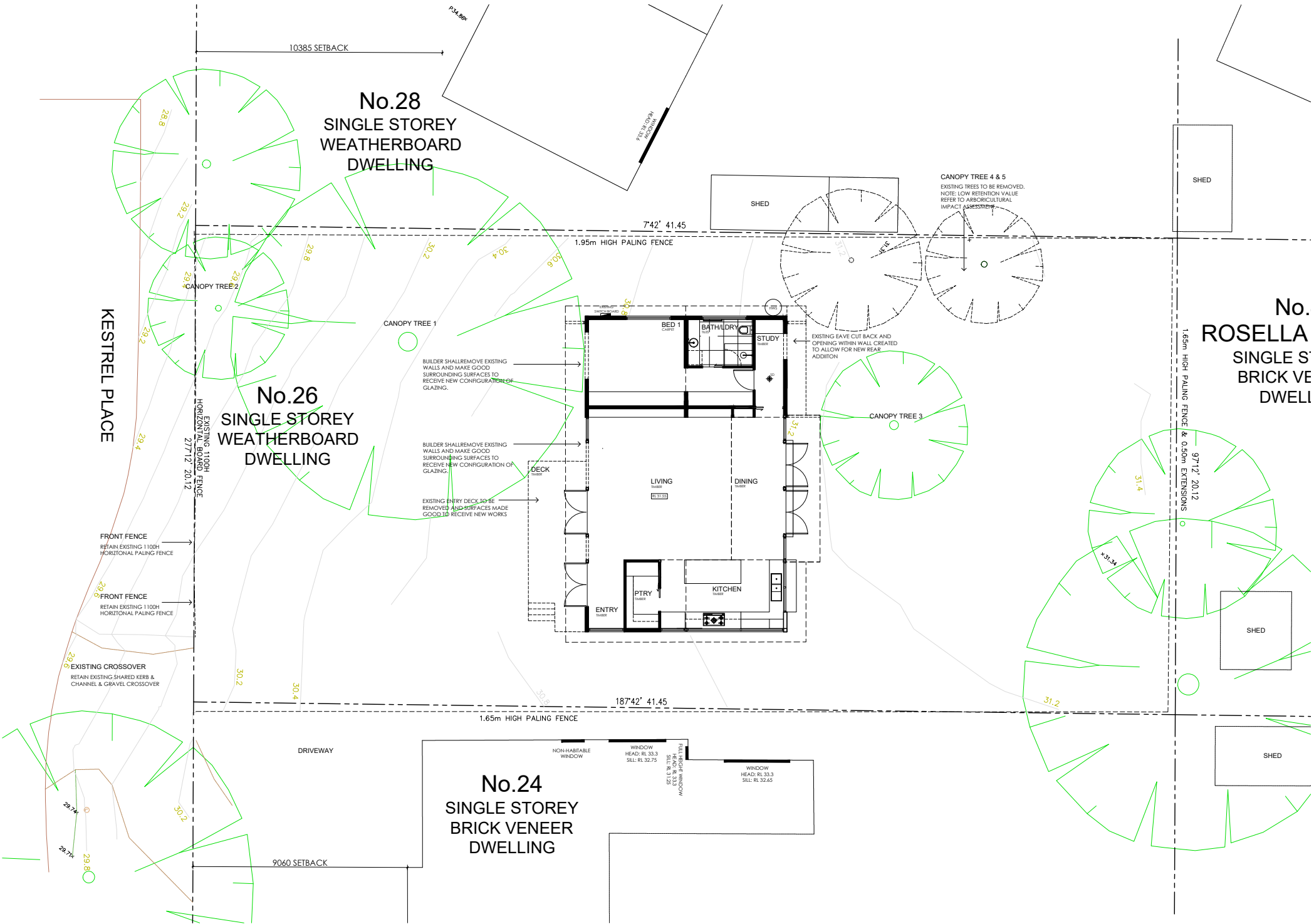
VIEW OF SUBJECT SITE & 24 KESTREL PLACE

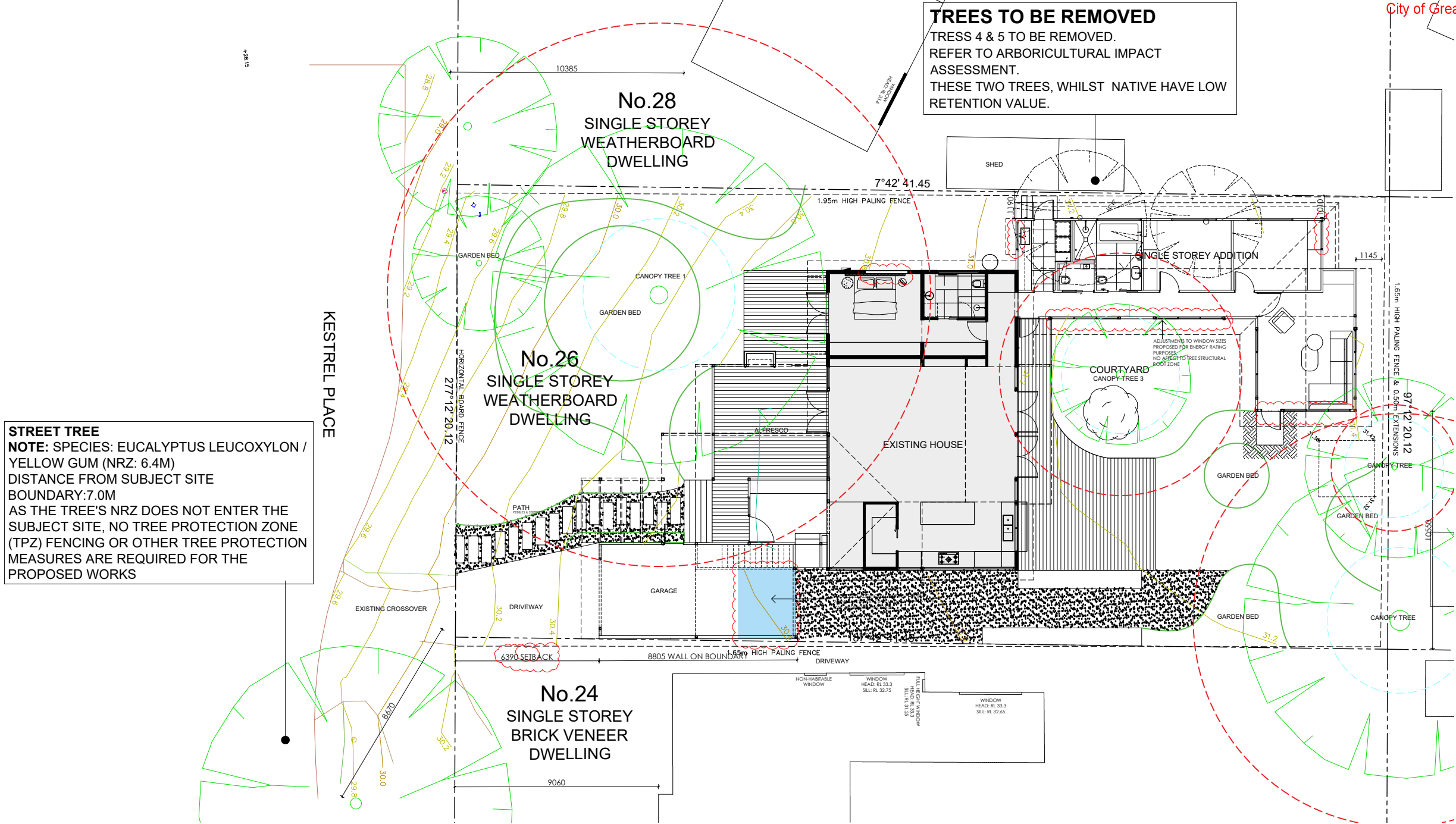


VIEW OF TREE 1 AND REQUIRED PRUNING

PRUNING REQUIREMENTS

WHERE PRUNING OF TREES IS REQUIRED ONLY THE MINIMUM AMOUNT NECESSARY FOR CLEARANCE SHOULD BE REMOVED.
PRUNING SHOULD BE UNDERTAKEN BY A SUITABLY QUALIFIED ARBORIST (MINIMUM AQF LEVEL 3). THE PRUNING SHOULD BE UNDERTAKEN IN ACCORDANCE WITH THE AUSTRALIAN PRUNING STANDARD AS 4373-2007.
PRUNING SHOULD BE COMPLETED AT LEAST 14 DAYS BEFORE DEMOLITION OR CONSTRUCTION STARTS.





TREES TO BE REMOVED
TRESS 4 & 5 TO BE REMOVED.
REFER TO ARBORICULTURAL IMPACT
ASSESSMENT.
THESE TWO TREES, WHILST NATIVE HAVE LOW
RETENTION VALUE.

STREET TREE
NOTE: SPECIES: EUCALYPTUS LEUCOXYLON /
YELLOW GUM (NRZ: 6.4M)
DISTANCE FROM SUBJECT SITE
BOUNDARY:7.0M
AS THE TREE'S NRZ DOES NOT ENTER THE
SUBJECT SITE, NO TREE PROTECTION ZONE
(TPZ) FENCING OR OTHER TREE PROTECTION
MEASURES ARE REQUIRED FOR THE
PROPOSED WORKS

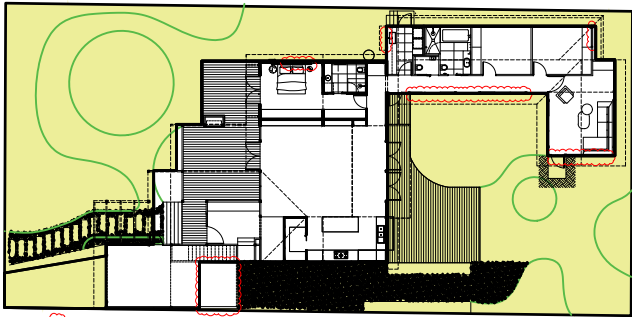
**SLO15 - WORKS WITHIN DRIP
LINE OF SIGNIFICANT EXISTING
TREE - NON COMPLIANT**
WORKS ARE BEING CARRIED OUT WITHIN THE
DRIP LINE (OUTER EDGE OF TREE CANOPY) OF A
SIGNIFICANT TREE ON THE SUBJECT SITE.

**SL015
ARBORICULTURAL IMPACT
ASSESSMENT & TREE
PROTECTION PLAN**
REFER TO REPORT PREPARED BY DAVID STEVENS
FROM TREE RAPPORT.

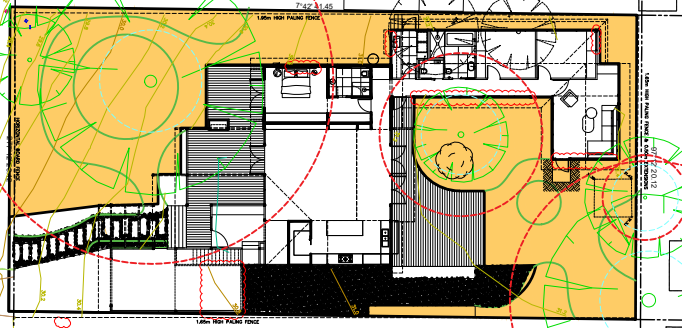
**SLO15
ONLY ONE DWELLING ON A LOT -
COMPLIANT**

**SL015
SIDE SETBACKS:
NON-COMPLIANT**
BUILDINGS MUST BE SET BACK AT LEAST 2M FROM
ONE SIDE BOUNDARY.

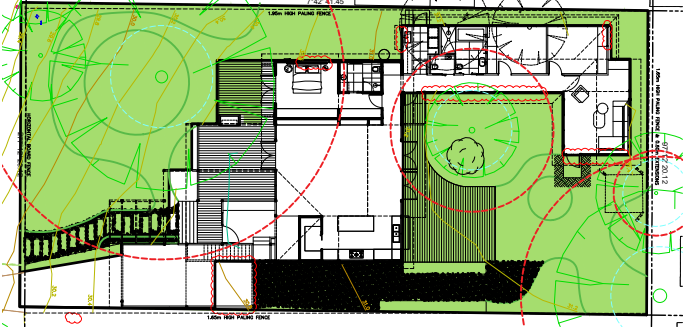
WHILST THE PROPOSED DWELLING DOESN'T
PROVIDE A CONSISTENT 2M SETBACK, IT ALLOWS
FOR ARTICULATION AND SEPARATION WITHIN THE
FACADE/STREETSCAPE AND IS BUILT ON THE
EASTERN BOUNDARY AND CLOSE TO THE
WESTERN BOUNDARY TO CREATE DISTANCE
FROM RETAINED TREES.



SITE COVERAGE (302SQM)- 36.7%
ACCORDING TO SL015, SHOULD NOT EXCEED 60%



PERMEABILITY (385SQM)46%
ACCORDING TO SL015 MIN 40%
AT LEAST 40 PER CENT OF THE SITE IS
AVAILABLE (FREE FROM HARD SURFACES) FOR
SOFT LANDSCAPING (I.E. AREAS OF NATURAL
GROUND SURFACE SET ASIDE FOR
VEGETATION).



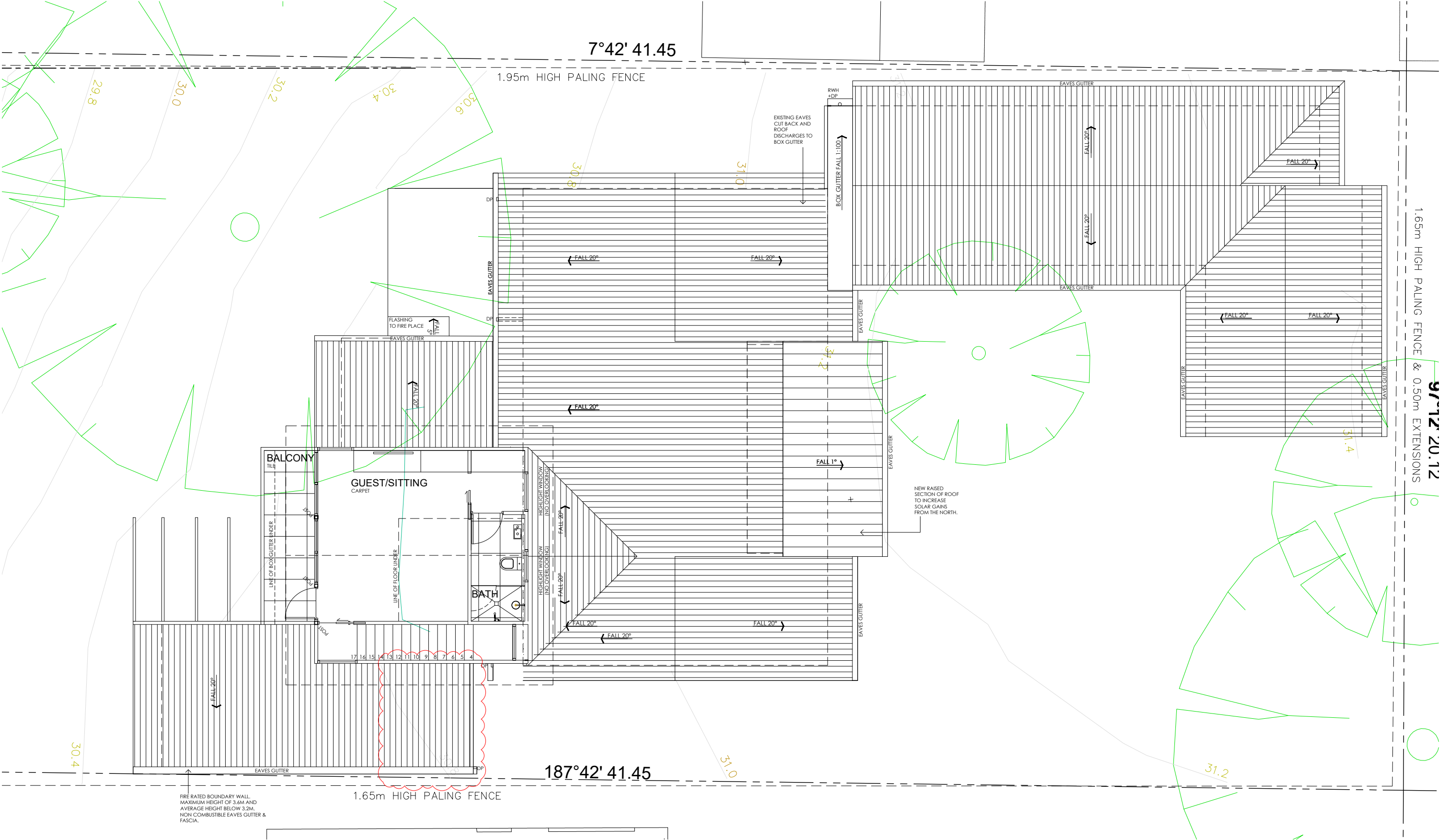
GARDEN AREA - 523SQM 62.7%
MIN 35%+ FOR LOTS GREATER THAN 650SQM
AN UNCOVERED OUTDOOR AREA OF A DWELLING OR RESIDENTIAL BUILDING NORMALLY
ASSOCIATED WITH A GARDEN. IT INCLUDES OPEN ENTERTAINING AREAS, DECKS, LAWNS,
GARDEN BEDS, SWIMMING POOLS, TENNIS COURTS AND THE LIKE. IT DOES NOT INCLUDE A
DRIVEWAY, ANY AREA SET ASIDE FOR CAR PARKING, ANY BUILDING OR ROOFED AREA AND
ANY AREA THAT HAS A DIMENSION OF LESS THAN 1 METRE.

HATCHED AREA SHOWS
PROPOSED ADDITIONAL
FOOTPRINT

TREE PROTECTON ZONE
SHOWN DASHED IN RED

STRUCTURAL ROOT ZONE
SHOWN DASHED IN BLUE





PROJECT:
PROPOSED FIRST FLOOR PLAN
26 KESTREL PLACE, OCEAN GROVE, VIC 3226

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JOB NO: 2401 SCALE: 1:100 @A3 DRAWN: JM DATE: JULY 26 DRAWING NO: TP04 REV: C

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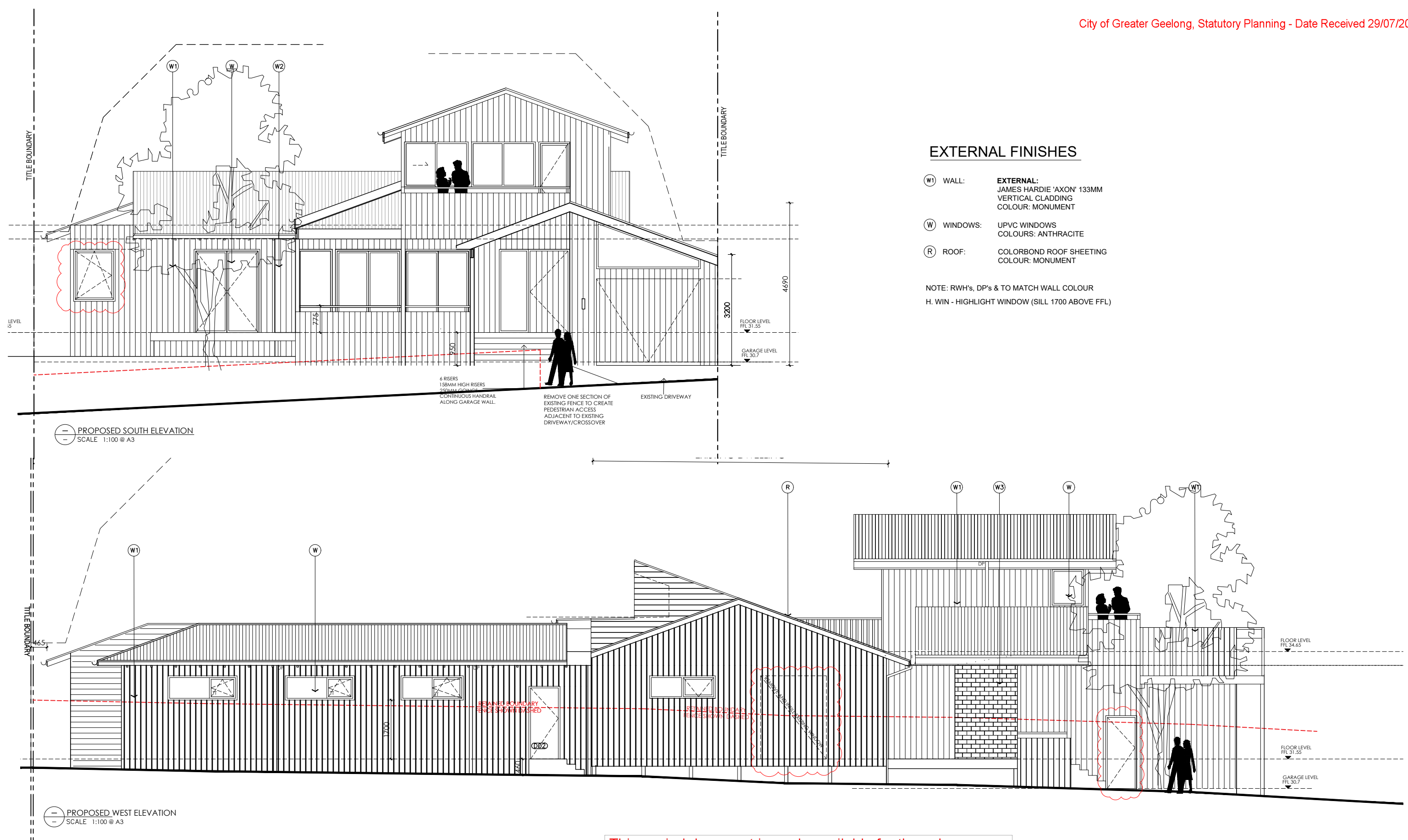
SCALE: 1:100 @A3

DRAWN: JM

DATE: 6/10/2025

DRAWING NO: **SR05**

REV:B

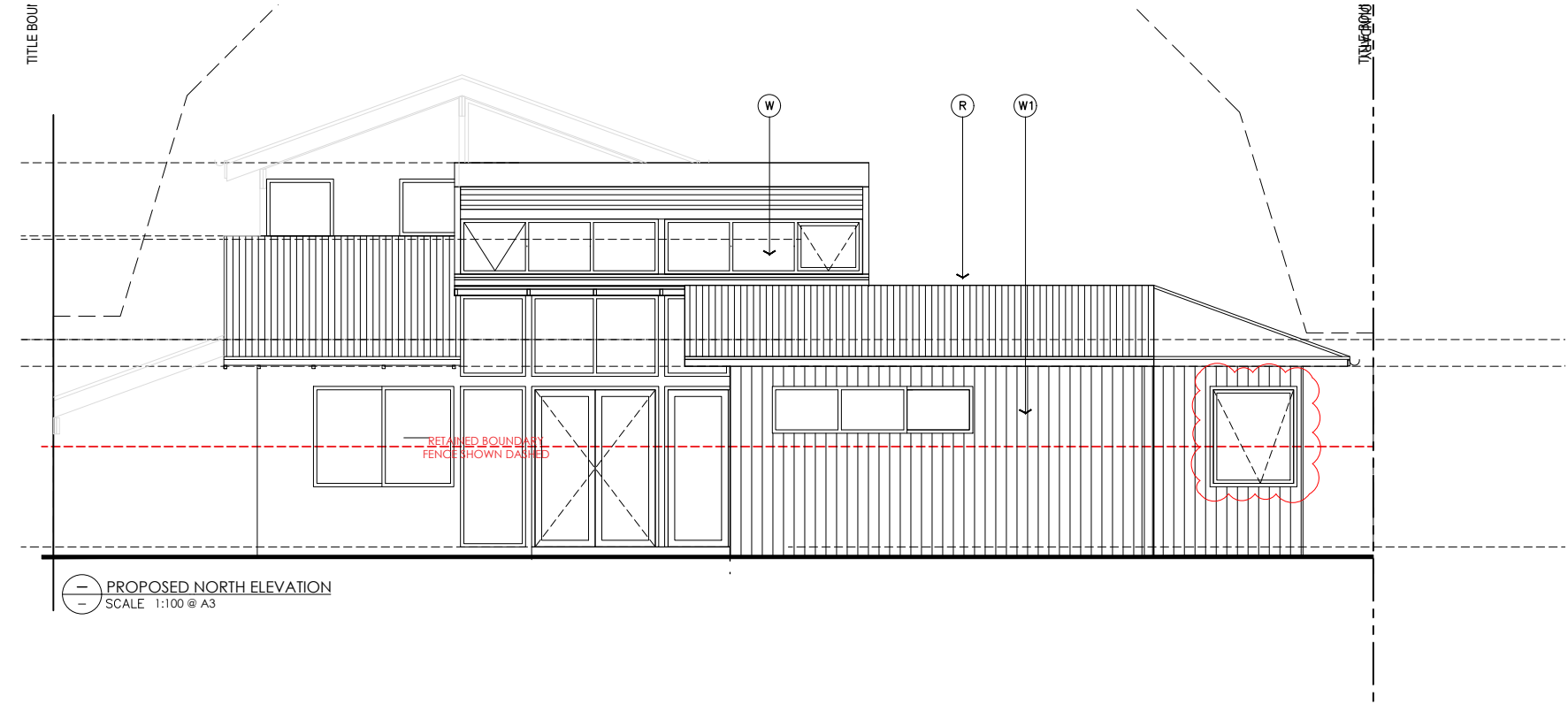
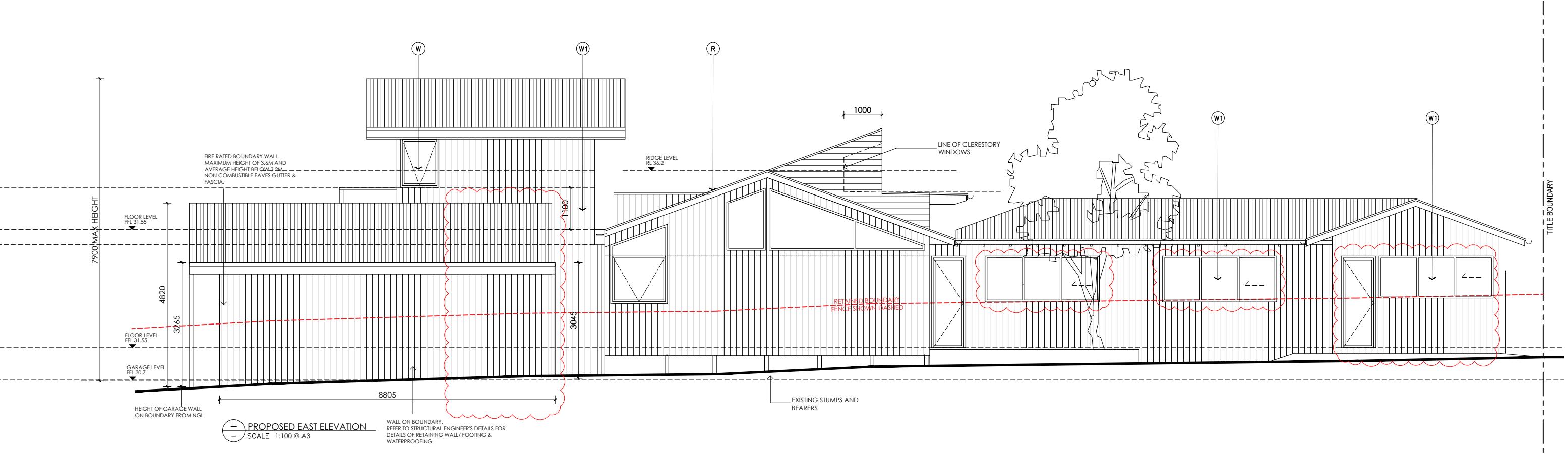


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PROJECT:

STAGE 2 - SCHEMATIC DESIGN

26 KESTREL PLACE, OCEAN GROVE, VIC 3226



EXTERNAL FINISHES

- W1 WALL: **EXTERNAL:**
JAMES HARDIE 'AXON' 133MM
VERTICAL CLADDING
COLOUR: MONUMENT
- W WINDOWS: UPVC WINDOWS
COLOURS: ANTHRACITE
- R ROOF: COLORBOND ROOF SHEETING
COLOUR: MONUMENT

NOTE: RWH's, DP's & TO MATCH WALL COLOUR
H. WIN - HIGHLIGHT WINDOW (SILL 1700 ABOVE FFL)

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