

Advised
18/08/2020

THIS SITE CONTEXT PLAN HAS BEEN PREPARED FROM SITE VISITS & IS A FAIRLY ACCURATE REPRESENTATION OF EXISTING CONDITIONS OF THE SUBJECT SITE & ITS IMMEDIATE ENVIRONMENT. FOR THE PURPOSES OF MEDIUM DENSITY DEVELOPMENTS THE INFORMATION CONCERNING THE NEIGHBORS IS AS ACCURATE AS REASONABLE

STREETSCAPE CHARACTER

THE STREETSCAPE CHARACTER OF HAMILTON STREET & THE SURROUNDING AREA IS CHARACTERISED BY MAINLY WEATHERBOARD HOMES WITH SOME UNITS & A NUMBER OF MEDICAL AND ALLIED HEALTH FACILITIES. CONSTRUCTION IS GENERALLY SINGLE STOREY WEATHERBOARD WITH SOME DOUBLE STOREY DWELLINGS. ROOFS ARE PREDOMINATELY GABLE AND HIP OR A COMBINATION OF HIP AND GABLE. HOUSE FORMS ARE SIMPLE WITH MOST FEATURING BRICK CHIMNEYS. ALL PROPERTIES HAVE A GARDEN FRONTAGE THAT CONSISTS OF LAWN & VARIOUS LARGE & SMALLER TREES & SHRUBS. EVERY GARDEN FORMS PART OF THE SCOPE OF THE FRONT LAWNS. SOME OF THE GARDENS ARE FENCED USING TIMBER PICKETS OR POST AND WIRE. NATURE STRIPS ARE WIDE WITH WELL ESTABLISHED TREES. OVERHEAD POWERLINES EXIST TO THE SOUTH SIDE OF HAMILTON STREET AND A SEVICE LANE THAT RUNS TO THE NORTH

BUILT FORM

THE EXISTING BUILT FORM IS MOSTLY SINGLE STOREY WITH ROOFS PITCHED BETWEEN 22.5° & 30°. DWELLINGS SITUATED AROUND THE SUBJECT SITE ARE TYPICAL OF THE SURROUNDING AREA. SOME 2 STOREY SINGLE DWELLINGS AND WITH EMERGING EXAMPLES OF DUAL OCCUPANCY DWELLINGS. ROOF FORMS ARE GENERALLY HIPPED OR GABLE OR A COMBINATION OF THE TWO. ROOFING MATERIAL IS EITHER TILED OR SOME METAL ROOF. VERANDAHS/PORCHES ARE LIMITED. THE AREA TO THE SOUTH AND WEST OF THE SITE FEATURES A MEDICAL HUB WITH DENTIST, MEDICAL CENTERS AND RESIDENTIAL AGED CARE SERVICES. NEW CONSTRUCTION OF A MEDICAL CENTER IS UNDERWAY ON LYELL STREET

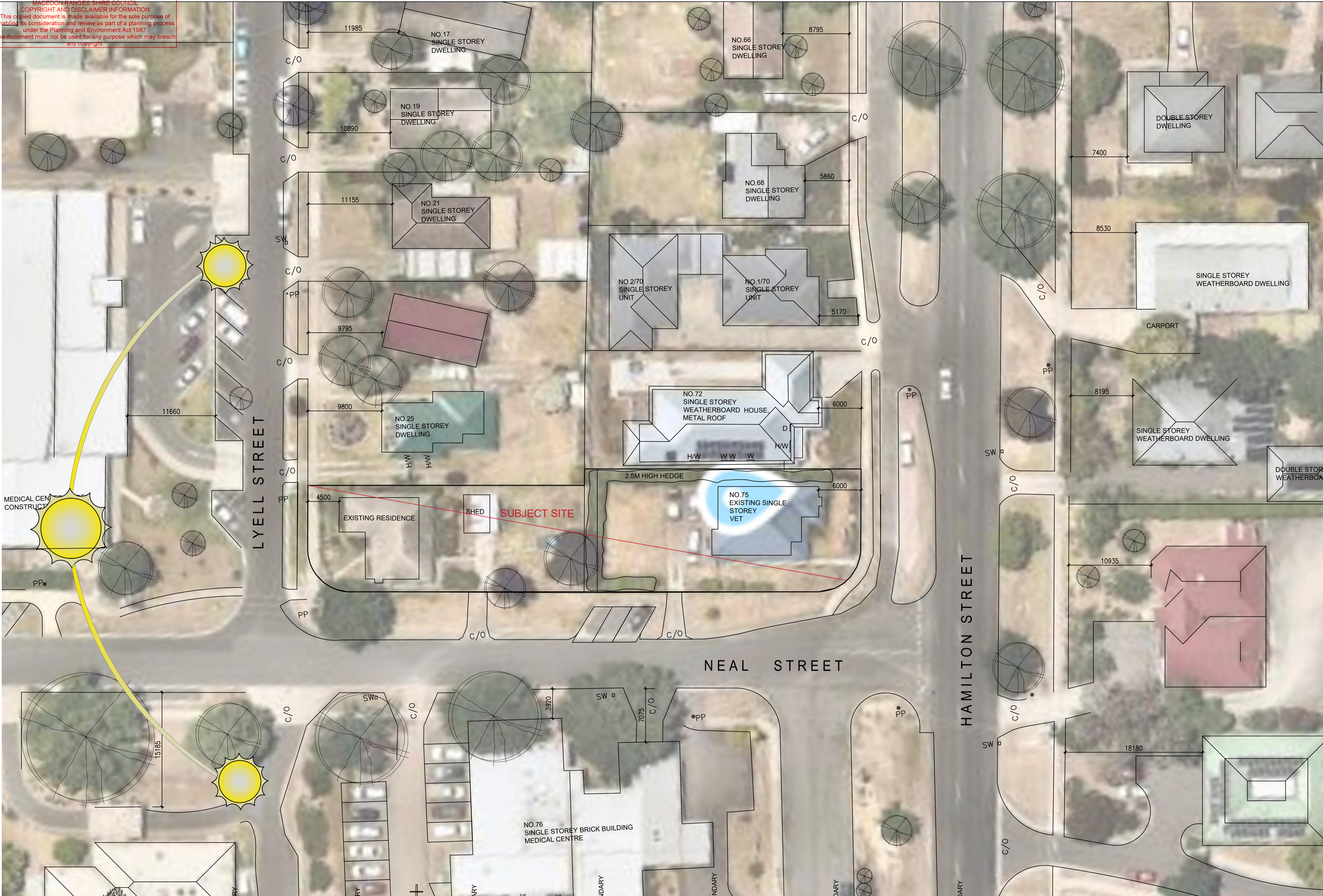
LAND FORM

THE TOPOGRAPHY OF THE LAND IS SLOPING WITH 5300mm FALL FROM SOUTH TO NORTH

TYPICAL ABBREVIATIONS:

C/O	DENOTES 'CROSSOVER'
P.O.S.	DENOTES 'PRIVATE OPEN SPACE'
H/W	DENOTES 'HABITABLE ROOM WINDOW'
N/H	DENOTES 'NON HABITABLE ROOM WINDOWS'
TBM	DENOTES 'TEMPORARY BENCH MARK'
PP	DENOTES POWER POLE
SW	DENOTES STORM WATER PIT

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CONTEXT PLAN
HAMILTON STREET
SCALE 1:250

DATE	ISSUE	REVISION

DATE	ISSUE	REVISION

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Issued for:
TOWN PLANNING

Client:
**STARRINGTON P/L
RJ & MC PAYNE**

Project Address:
**74 HAMILTON STREET
GISBORNE**

Project:
6 UNIT DEVELOPMENT

Dwg Title:
CONTEXT PLAN

Drawn: LJ
Checked: CHK_BY

Scale:
1:250 @ A1

Date: 11/03/2020
Sheets in Set: 07

Sheet No:
01

Job No:
19-1007

Revision:
TP

BILL JACOBS PTY LTD
121 BUCKLEY STREET
ESSENDON, VICTORIA, 3040

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EMAIL: info@billjacobs.com.au ABN: 19 007 453 401

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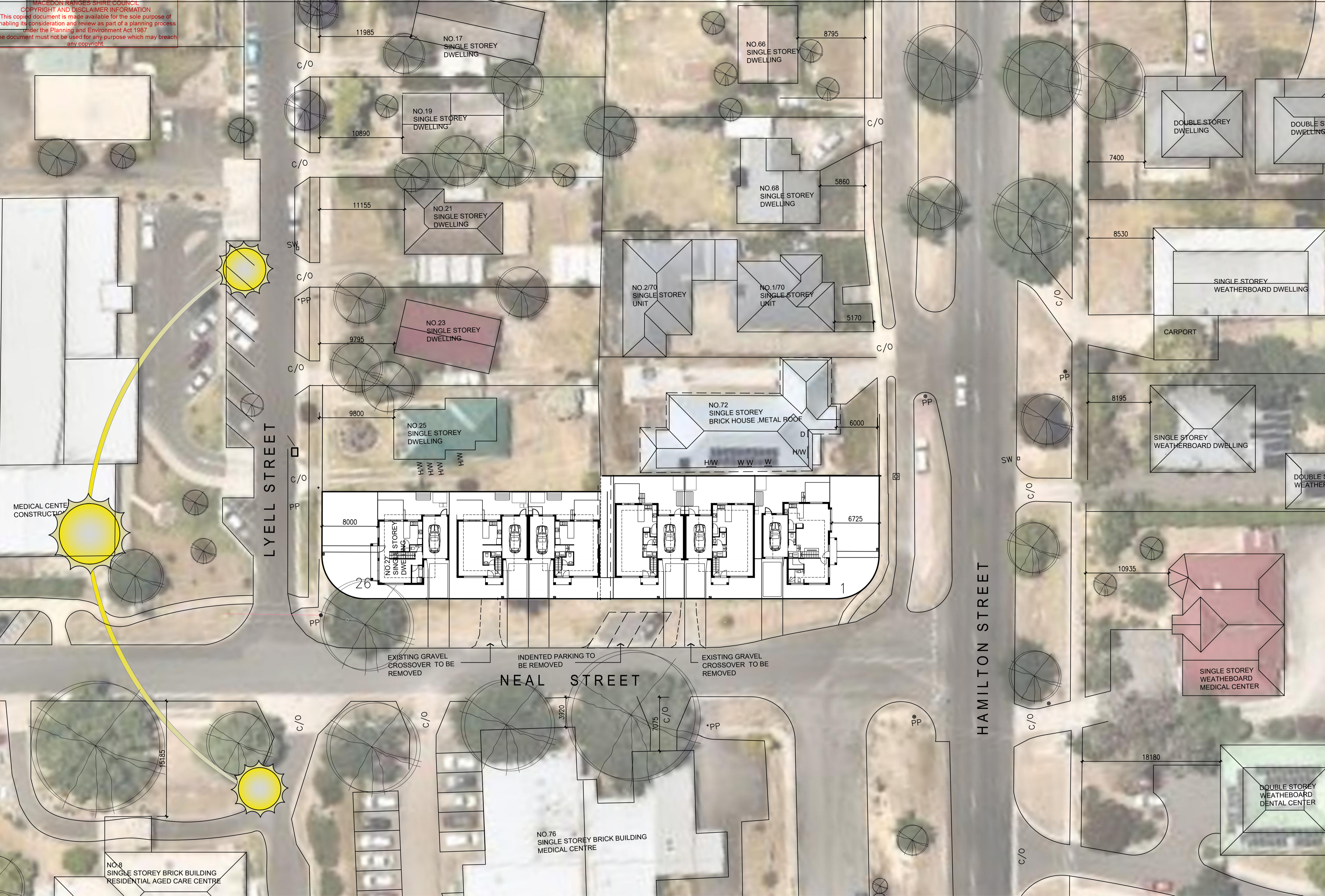
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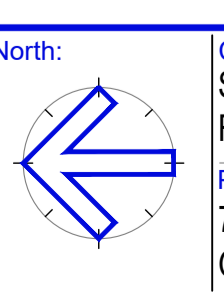
DEVELOPMENT PLAN
 HAMILTON STREET
 SCALE 1:250

DATE	ISSUE	REVISION

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Issued for:
TOWN PLANNING



Client:
**STARRINGTON P/L
 RJ&MC PAYNE**

Project Address:
**74 HAMILTON STREET
 GISBORNE**

Project:
6 UNIT DEVELOPMENT

Dwg Title:
DEVELOPMENT PLAN

Drawn: LJ
 Checked: CHK_BY

Scale:
 1:250 @ A1

Date: 11/03/2020
 Sheets in Set: 07

Sheet No:
02

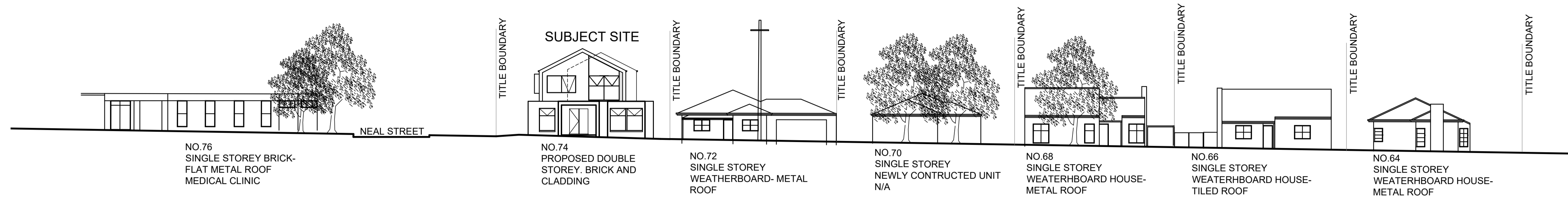
Job No:
19-1007

Revision:
TP

BILL JACOBS PTY LTD
 121 BUCKLEY STREET
 ESSENDON, VICTORIA, 3040

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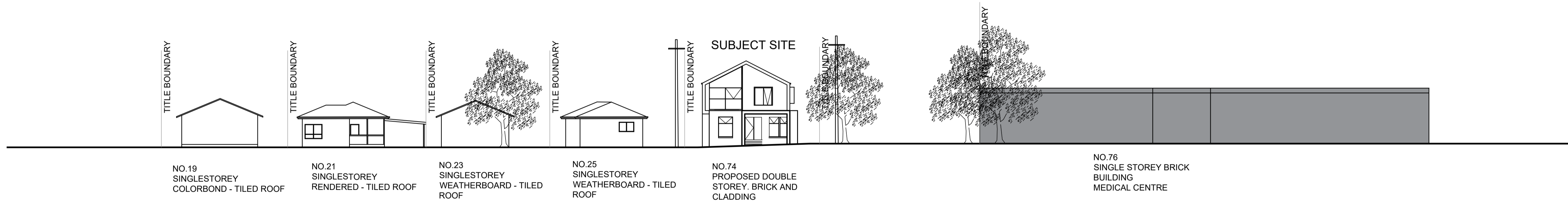
ORIGINAL SHEET SIZE A1 - 841 horiz X 594 vert
 WHEN PRINTED AT ORIGINAL SCALE



HAMILTON STREET ELEVATION



NEAL STREET ELEVATION



LYELL STREET ELEVATION

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North:

Client:
**STARRINGTON P/L
 RJ&MC PAYNE**

Project Address:
**74 HAMILTON STREET
 GISBORNE**

Project:
6 UNIT DEVELOPMENT

Dwg Title:
STREETSCAPE ELEVATIONS

Drawn: LJ
 Checked: CHK_BY

Date: 11/03/2020
 Sheets in Set: 07

Scale:
 1:250 @ A1

Sheet No:
02a

Job No:
19-1007

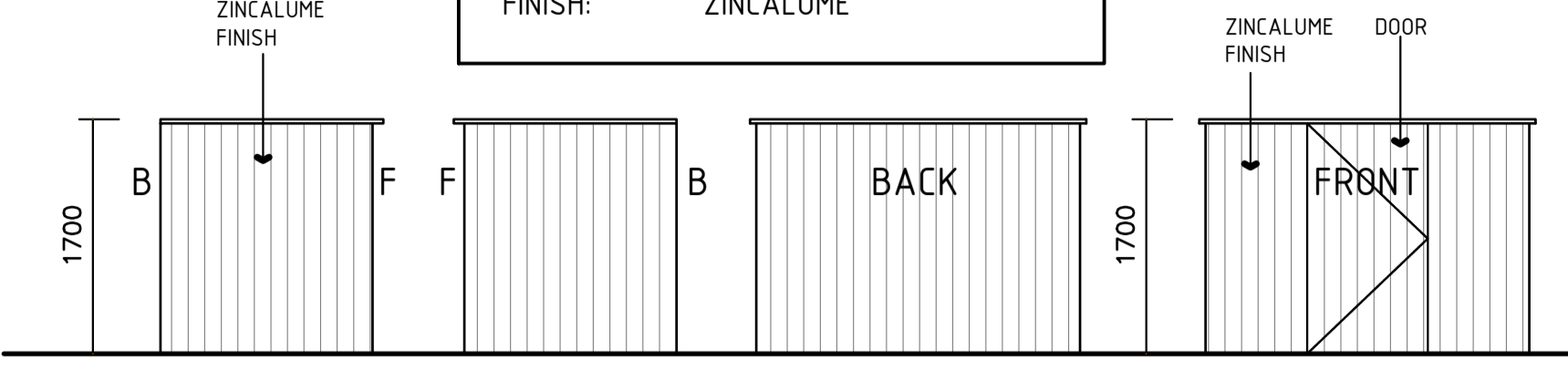
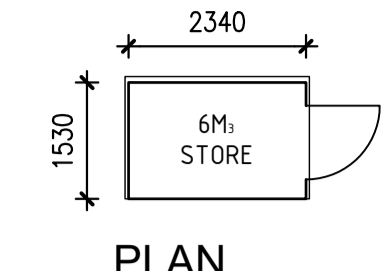
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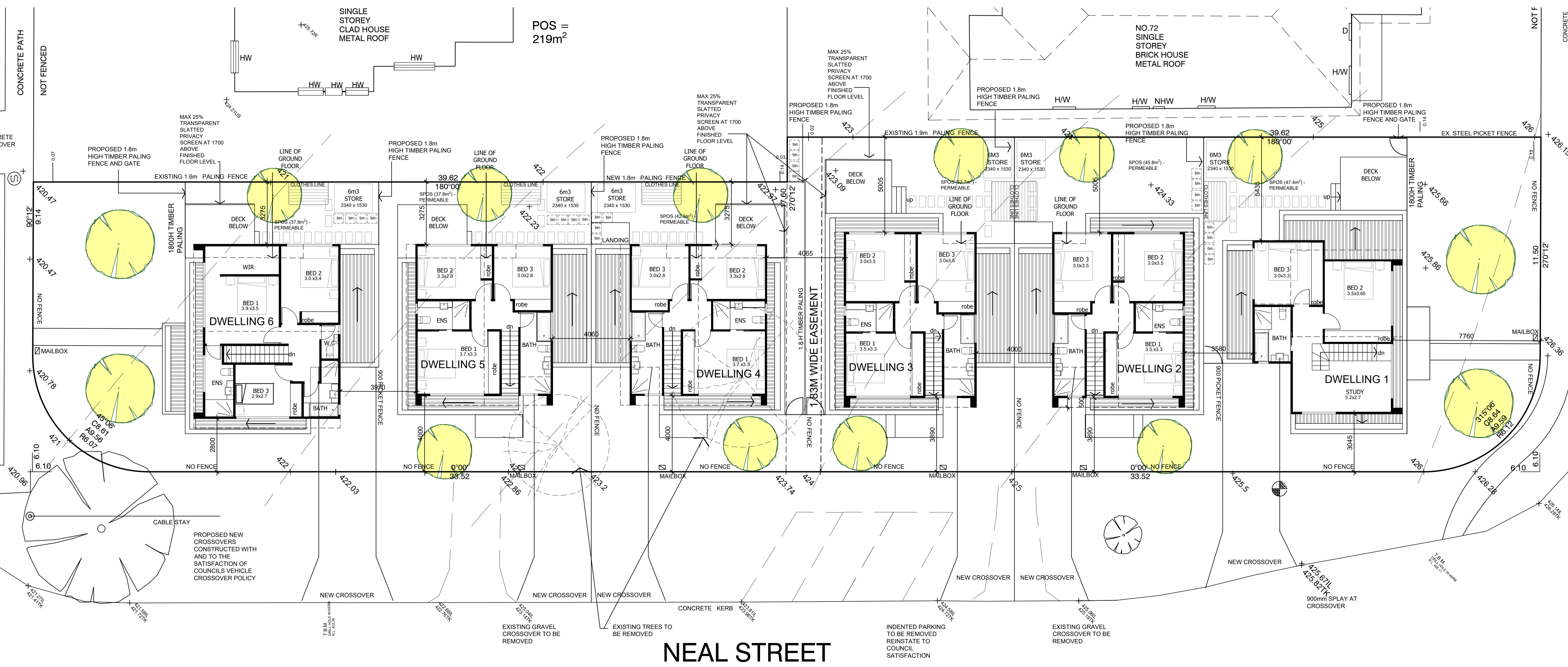
TELEPHONE : **(03) 9331-4444**
 EMAIL: info@billjacobs.com.au ABN: 19 007 453 401

TYPE OF SHED (TYPICAL) - OR SIMILAR
 SPANBILT - GARDEN KEEPER SHED (1 X SINGLE 875 DOOR)

DIMENSIONS: COMPACT S/D
 (w2340 x d1530 x h1700 /
 ROOF w2440 x d1610)
 VOLUME: 6m³
 FINISH: ZINCALUME



ELEVATIONS



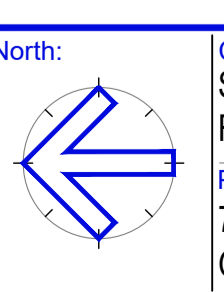
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Client:
**STARRINGTON P/L
 RJ&M PAYNE**

Project Address:
**74 HAMILTON STREET
 GISBORNE**

Project:
6 UNIT DEVELOPMENT

Dwg Title:
PROPOSED FIRST FLOOR PLANS

Drawn: LJ
 Checked: CHK_BY

Scale:
 1:100 @ A1

Date: 11/03/2020
 Sheets in Set: 07

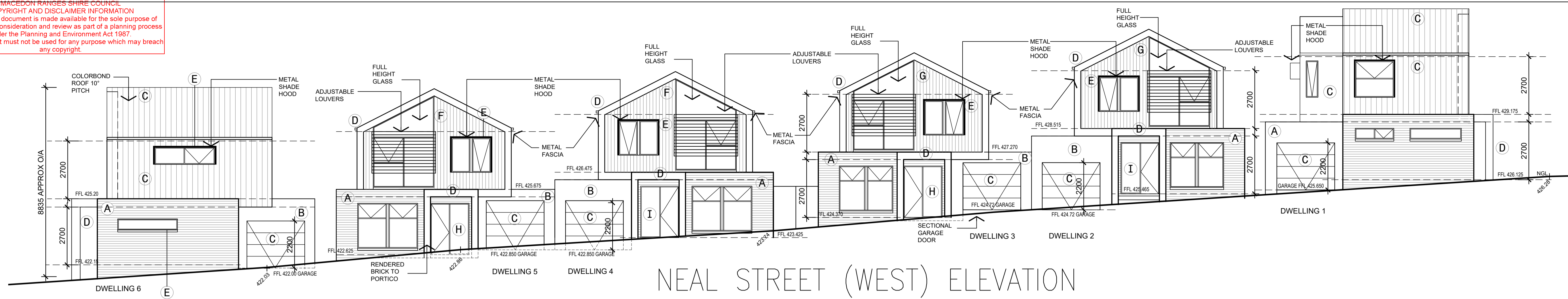
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Job No:
19-1007

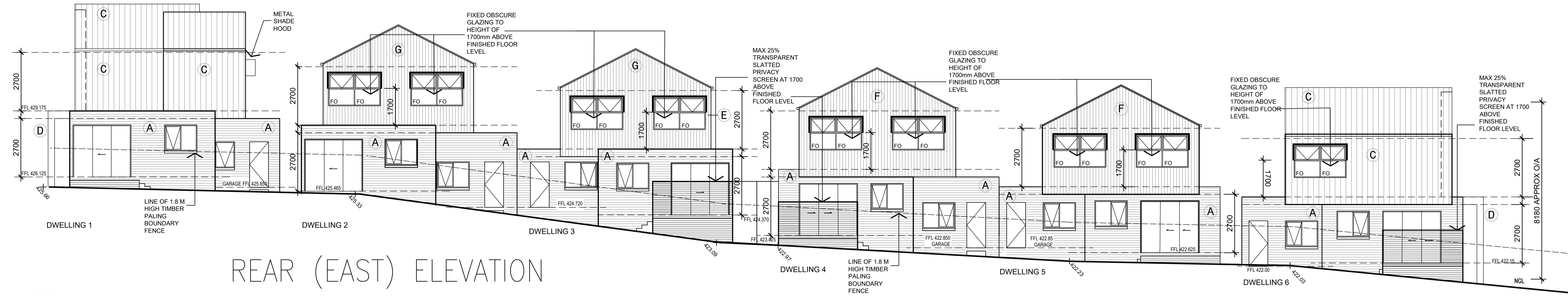
Revision:
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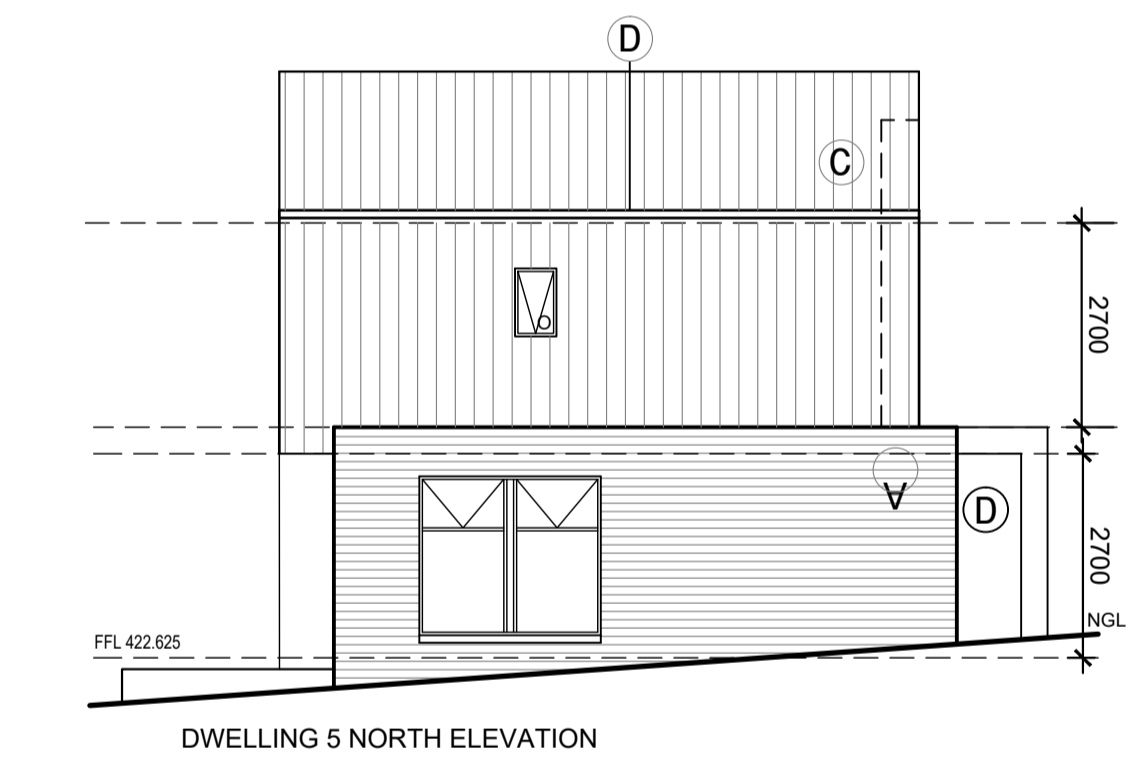
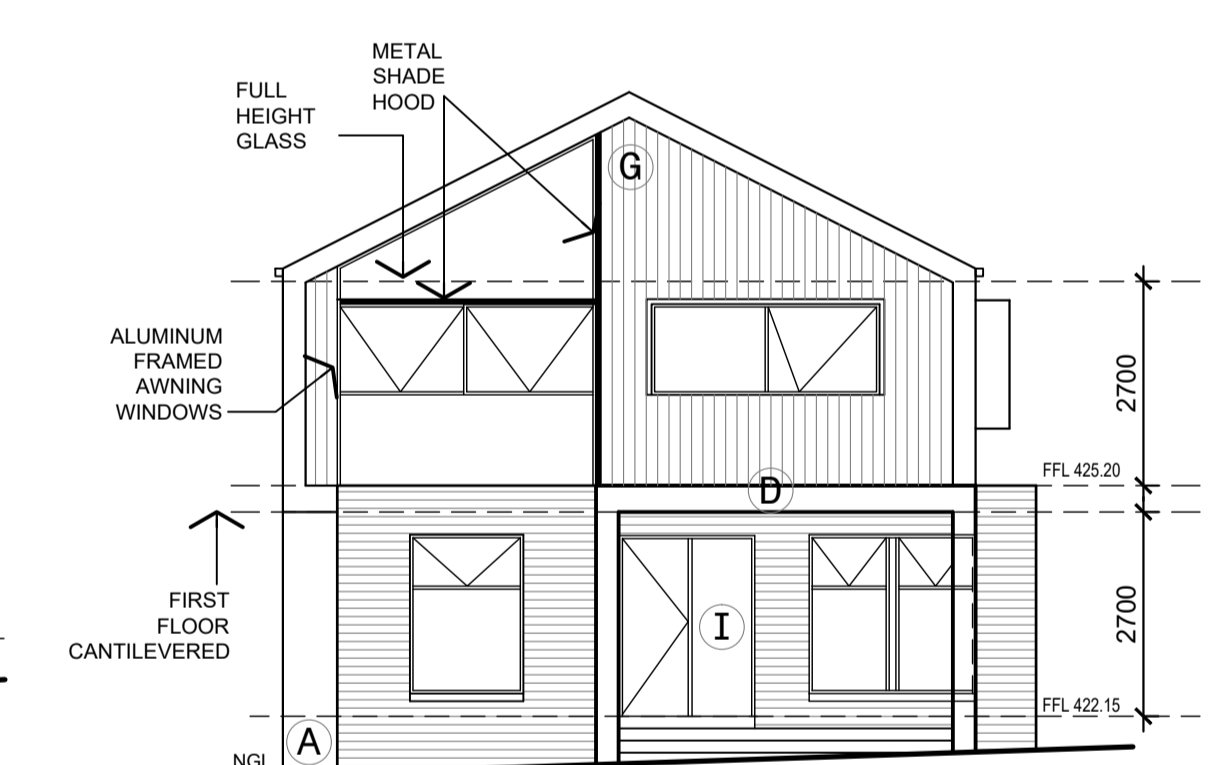
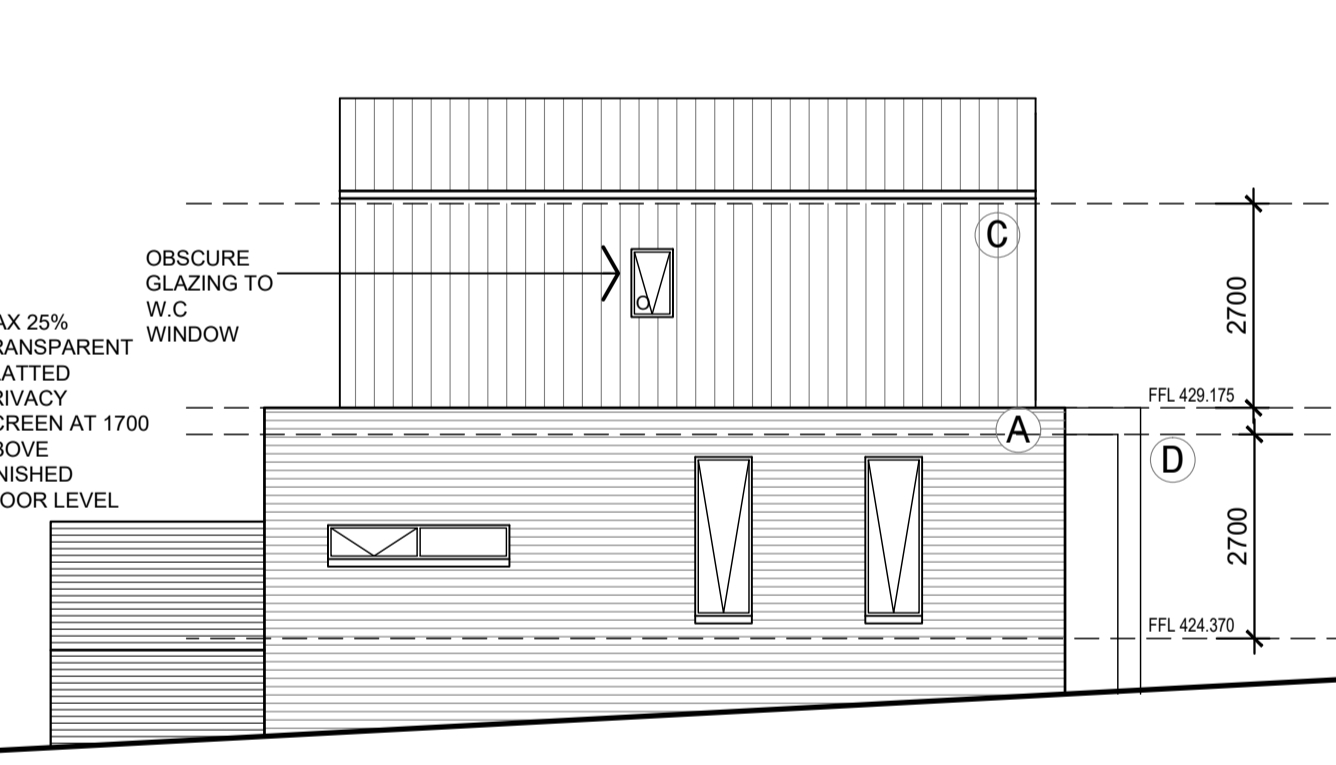
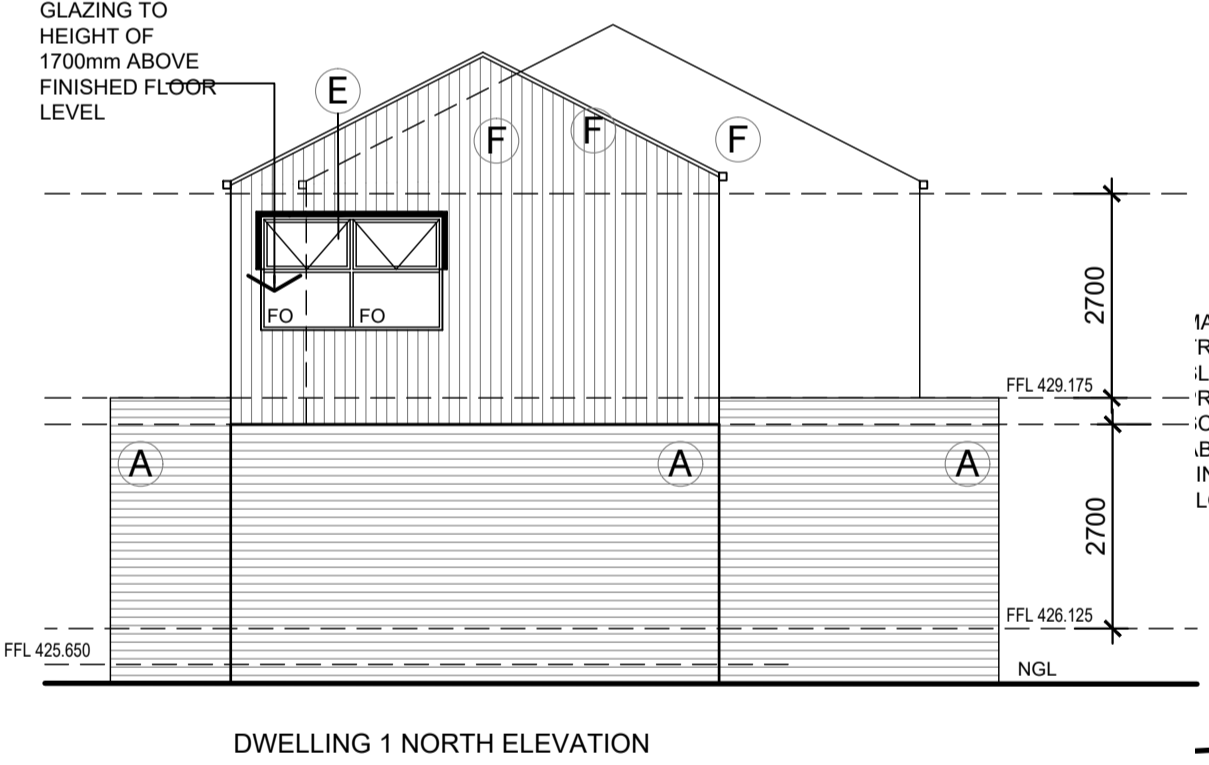
NEAL STREET (WEST) ELEVATION



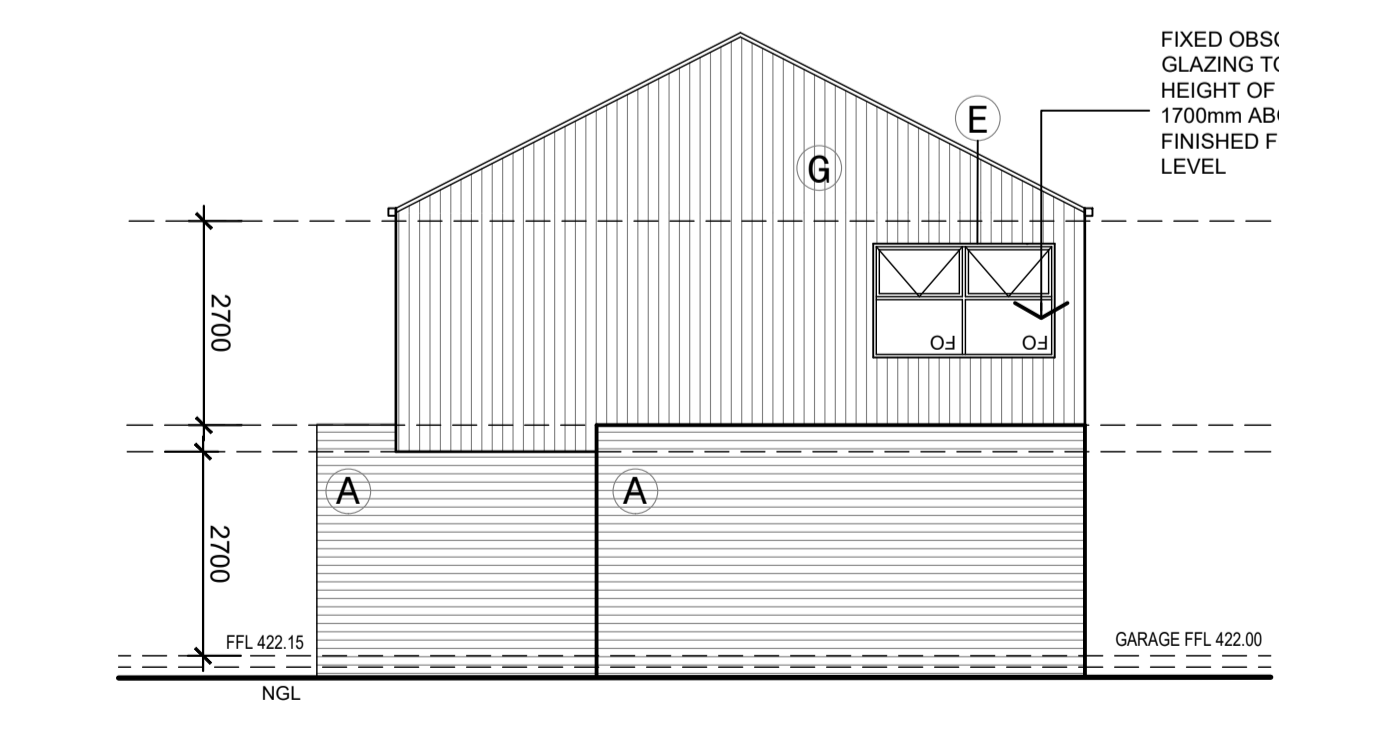
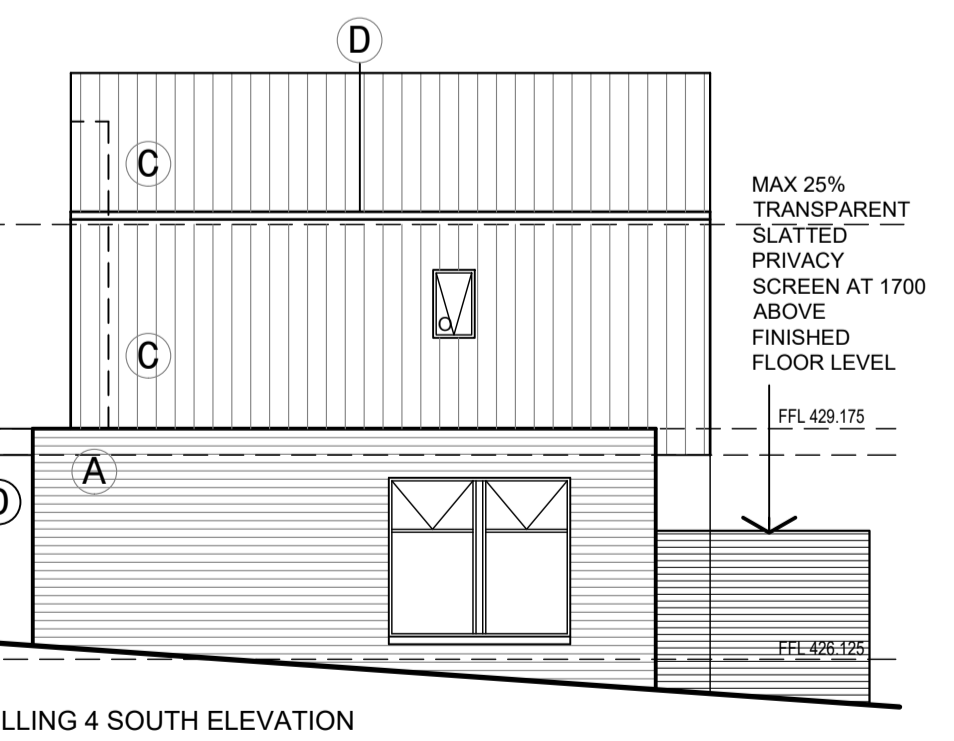
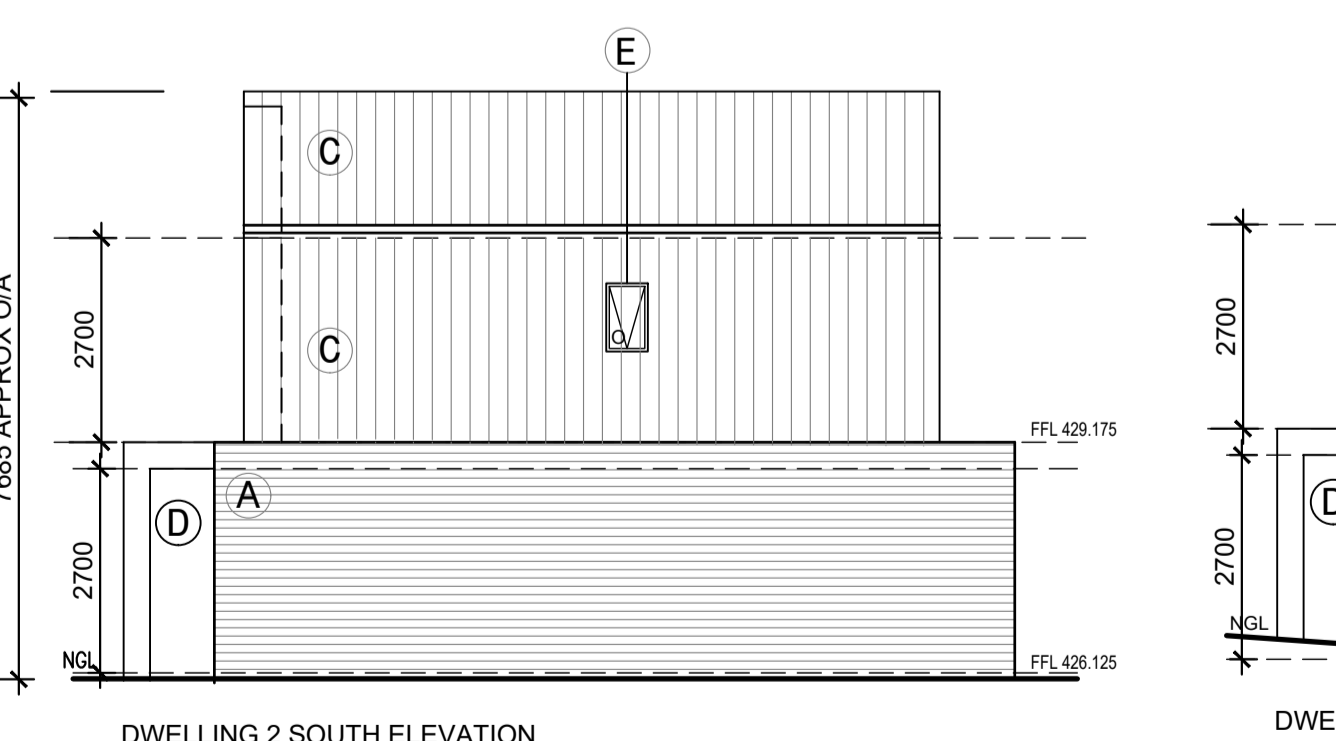
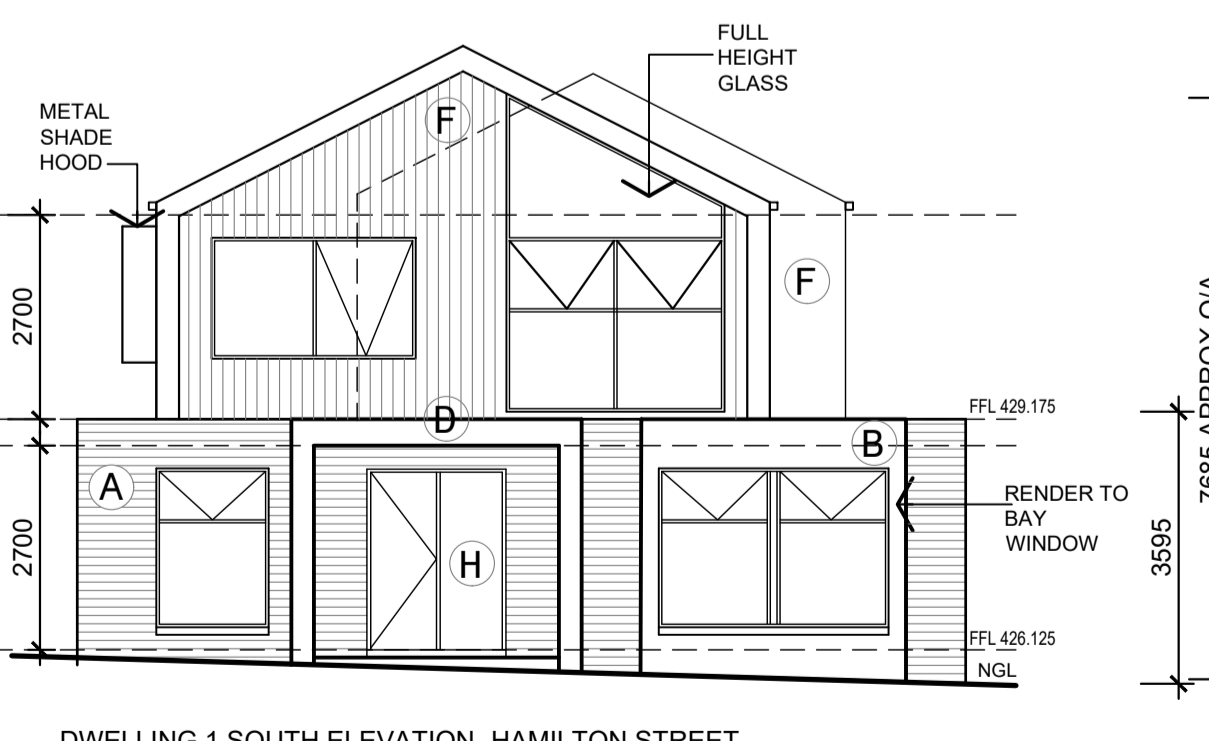
REAR (EAST) ELEVATION

LEGEND

FO - FIXED OBSCURE GLAZING



NORTH ELEVATIONS



SOUTH ELEVATIONS

CODE	DESCRIPTON	COLOUR SWATCH
A	BRICKWORK: COLOUR - AUSTRAL BRICK SALOON OR SIMILAR	
B	RENDER 1 COLOUR - SURFMIST OR SIMILAR	
C	ROOFING, WALL & GARAGE DOOR COLOUR - BASALT MATERIAL - METAL	
D	DOWNPIPES, GABLE FASCIA & GUTTER COLOUR - SURFMIST OR SIMILAR	
E	WINDOW/DOOR FRAMES/SHADE HOOD ADJUSTABLE LOUVRES COLOUR - BASALT MATERIAL - ALUMINIUM	
F	TIMBER PANEL / BOUNDARY FENCING COLOUR - MAPLE OR SIMILAR MATERIAL - TIMBER / BIOWOOD	
G	TIMBER PANEL /SLATTED SCREEN COLOUR - TEAK OR SIMILAR MATERIAL - TIMBER / BIOWOOD	
H	FRONT ENTRY DOOR COLOUR - EQUATORIAL FOREST MATERIAL - TIMBER	
I	FRONT ENTRY DOOR COLOUR - BLUE OAR MATERIAL - TIMBER	

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ORIGINAL SHEET SIZE A1 - 841 horiz X 594 vert
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North:

Client:
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 R&M PAYNE**

Project Address:
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 GISBORNE**

Project:
6 UNIT DEVELOPMENT

Dwg Title:
PROPOSED ELEVATIONS

Drawn: LJ
 Checked: CHK_BY

Scale:
 1:100 @ A1

Date: 11/03/2020
 Sheets in Set: 07

Job No:
19-1007

Sheet No:
05

Revision:

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 ESSENDON, VICTORIA. 3040


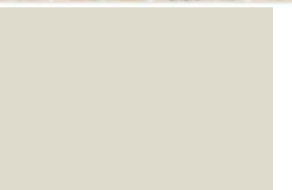
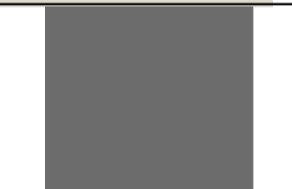
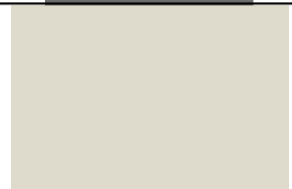
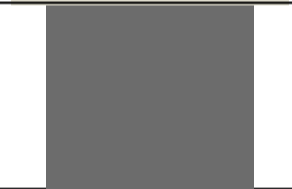



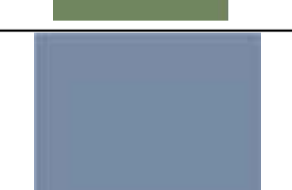
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MAPLE TIMBER CLADDING



TEAK TIMBER CLADDING

CODE	DESCRIPTION	COLOUR SWATCH
A	BRICKWORK:	
	COLOUR - AUSTRAL BRICK SALOON OR SIMILAR	
B	RENDER 1	
	COLOUR - SURFMIST OR SIMILAR	
C	ROOFING, WALL & GARAGE DOOR	
	COLOUR - BASALT MATERIAL - METAL	
D	DOWNPIPES, GABLE FASCIA & GUTTER	
	COLOUR - SURFMIST OR SIMILAR	
E	WINDOW/DOOR FRAMES/SHADE HOOD ADJUSTABLE LOUVRES	
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F	TIMBER PANEL / BOUNDARY FENCING	
	COLOUR - MAPLE OR SIMILAR MATERIAL - TIMBER / BIOWOOD	
G	TIMBER PANEL / SLATTED SCREEN	
	COLOUR - TEAK OR SIMILAR MATERIAL - TIMBER / BIOWOOD	
H	FRONT ENTRY DOOR	
	COLOUR - EQUATORIAL FOREST MATERIAL - TIMBER	
I	FRONT ENTRY DOOR	
	COLOUR - BLUE OAR MATERIAL - TIMBER	

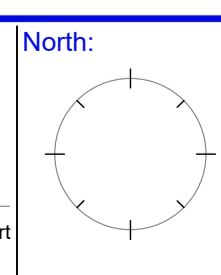
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Client:
**STARRINGTON P/L
RJ&MC PAYNE**

Project Address:
**74 HAMILTON STREET
GISBORNE**

Project:
6 UNIT DEVELOPMENT

Dwg Title:
PROPOSED COLOR SCHEME

Drawn: LJ
Checked: CHK_BY

Date: 11/03/2020
Sheets in Set: 07

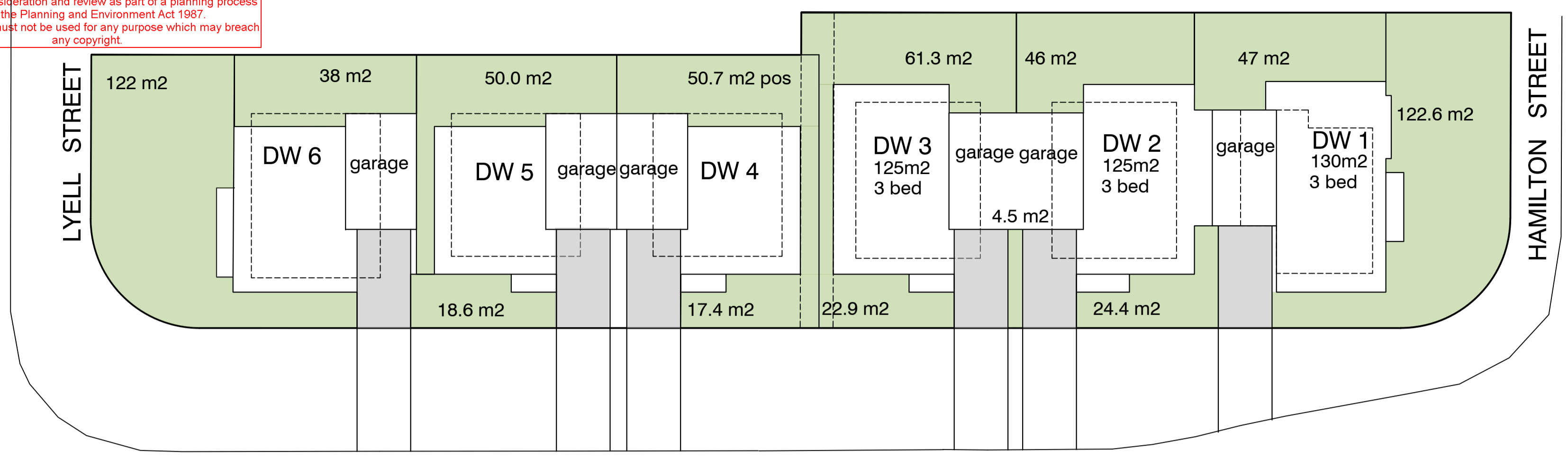
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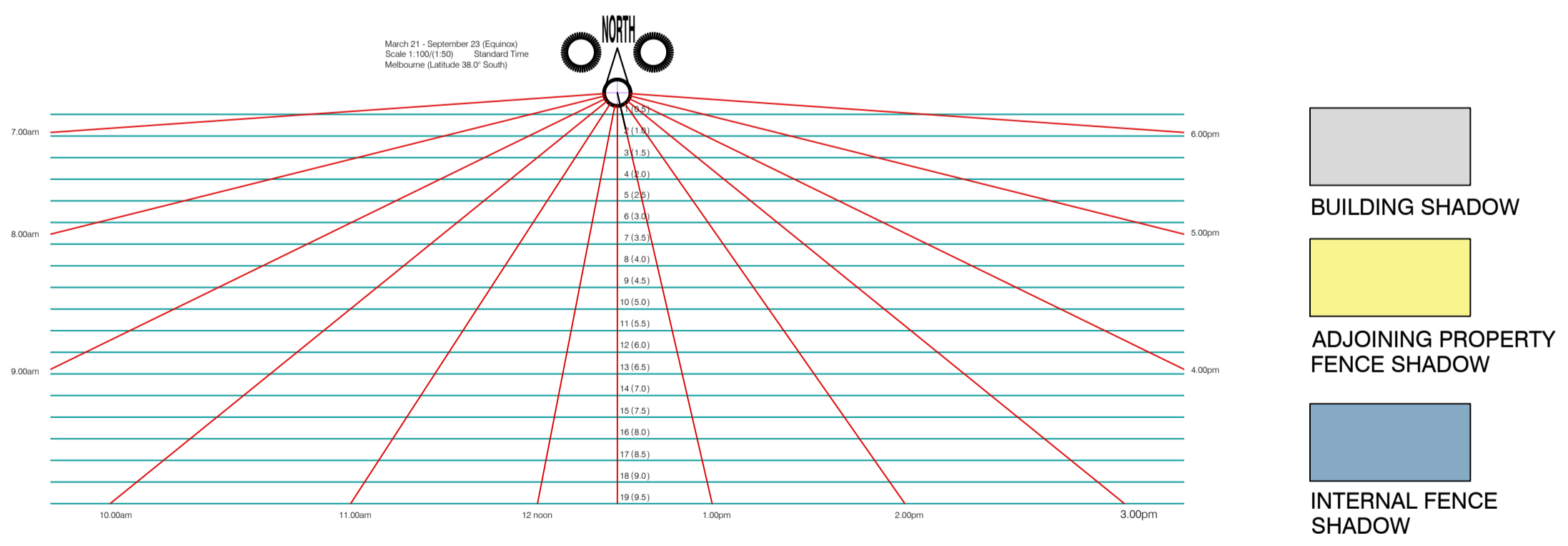
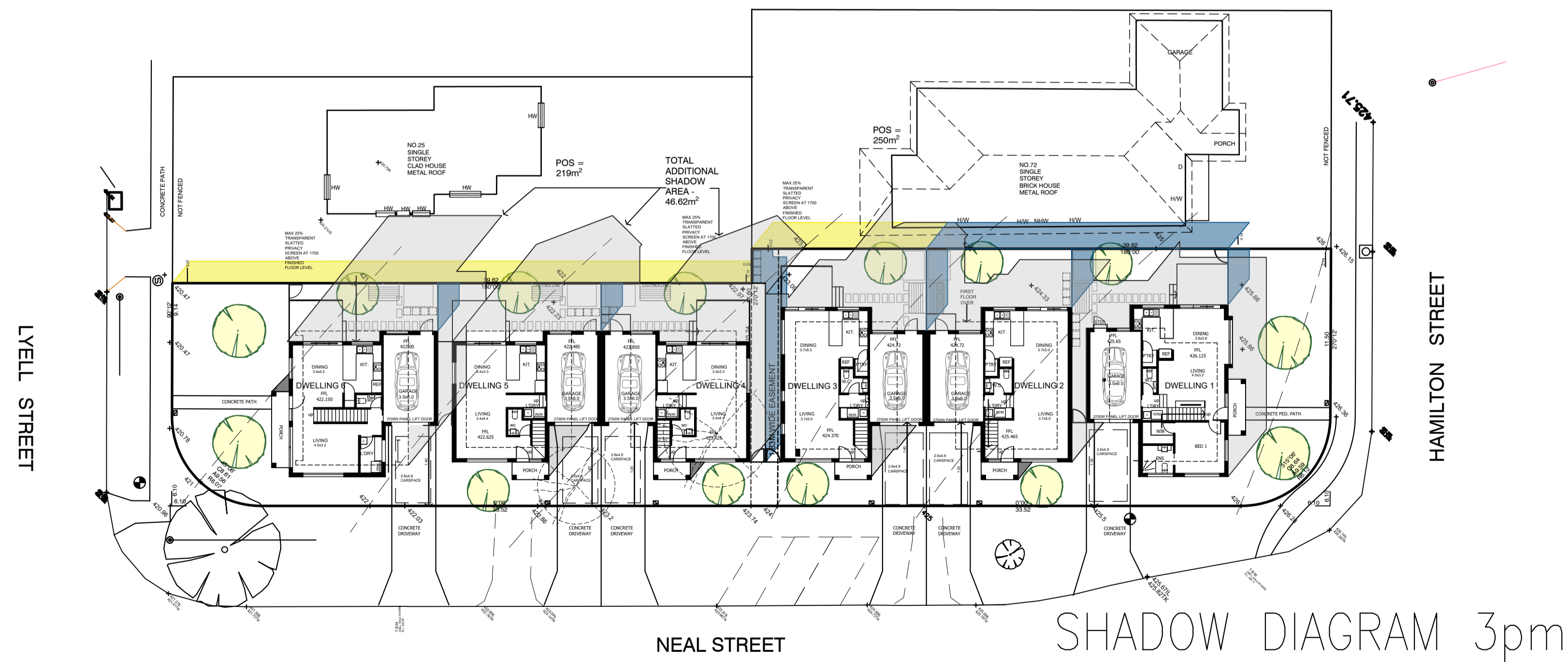
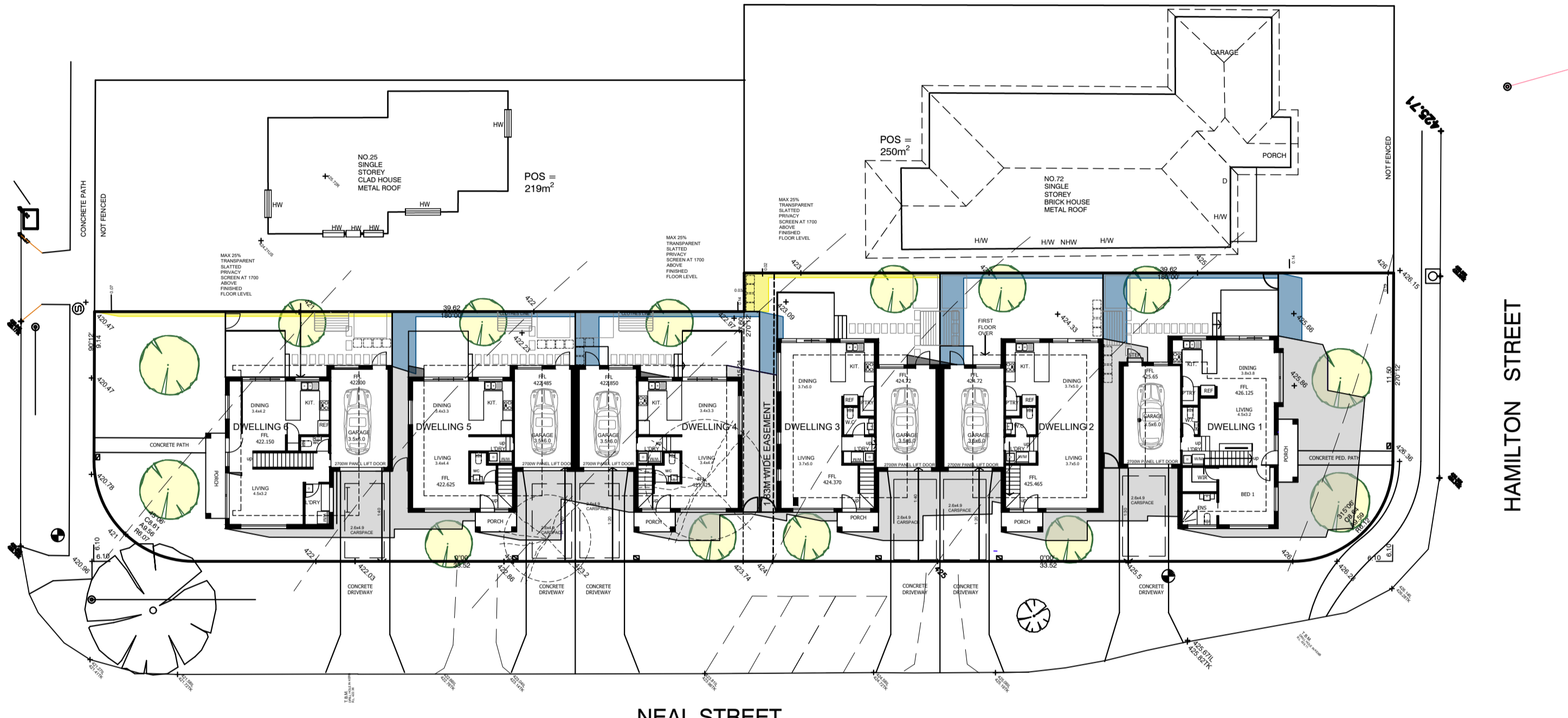
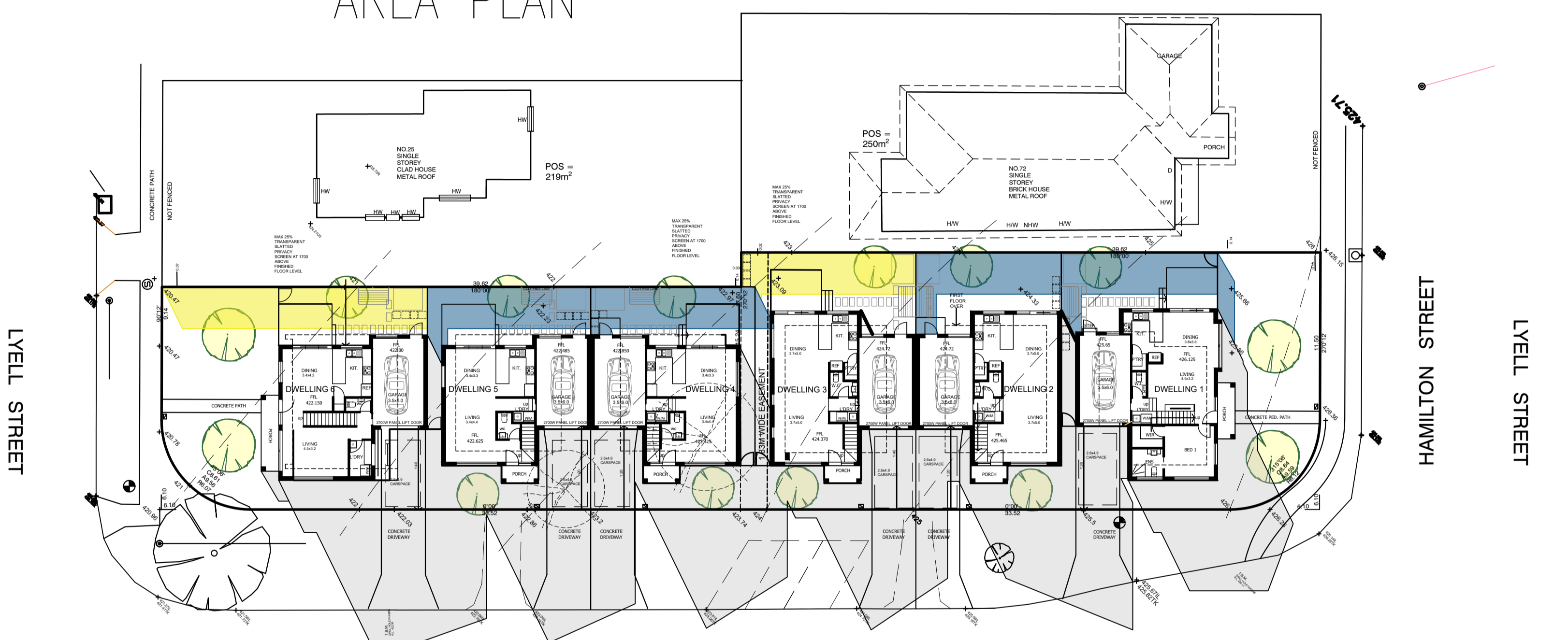
LEGEND

GARDEN AREA

TOTAL GARDEN AREA LOT 1 315.9m² = 45.8%

TOTAL GARDEN AREA LOT 26 295m² = 49.5%

DRIVEWAY



DATE	ISSUE	REVISION

DATE	ISSUE	REVISION

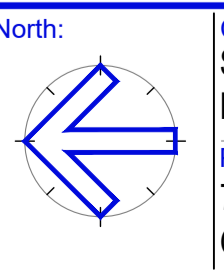
GENERAL NOTES:

THESE DRAWINGS ARE NOT TO BE SCALED - REFER TO FIGURED DIMENSIONS ONLY. CONTRACTORS ARE REQUIRED TO VERIFY ALL DIMENSIONS, SITE CONDITIONS & LEVELS ON SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMITMENT OF WORKS TO THE BUILDING DESIGNER FOR DIRECTIONS. ALL WORKMANSHIP IS TO COMPLY WITH RELEVANT REGULATIONS, AUSTRALIAN STANDARDS, RELEVANT AUTHORITY, MUNICIPAL REGULATIONS & BY-LAWS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, CONSULTANT'S DRAWINGS, COMPUTATIONS, REPORTS & AUTHORITY INFORMATION & THE LIKE RELEVANT TO THE WORKS. ALL STRUCTURAL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, DESIGN CODES, CODES OF PRACTICE & RELEVANT LEGISLATION.

Issued for:

TOWN PLANNING

ORIGINAL SHEET SIZE A1 - 841 horiz X 594 vert WHEN PRINTED AT ORIGINAL SCALE



Client: STARRINGTON P/L
 RJ&MC PAYNE

Project Address: 74 HAMILTON STREET
 GISBORNE

Project: 6 UNIT DEVELOPMENT

Dwg Title: PROPOSED AREA AND SHADOW PLANS

Drawn: LJ
 Checked: CHK_BY

Scale: 1:250 @ A1

Date: 11/03/2020
 Sheets in Set: 07

Sheet No: 07

Job No: 19-1007

Revision: TP

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