



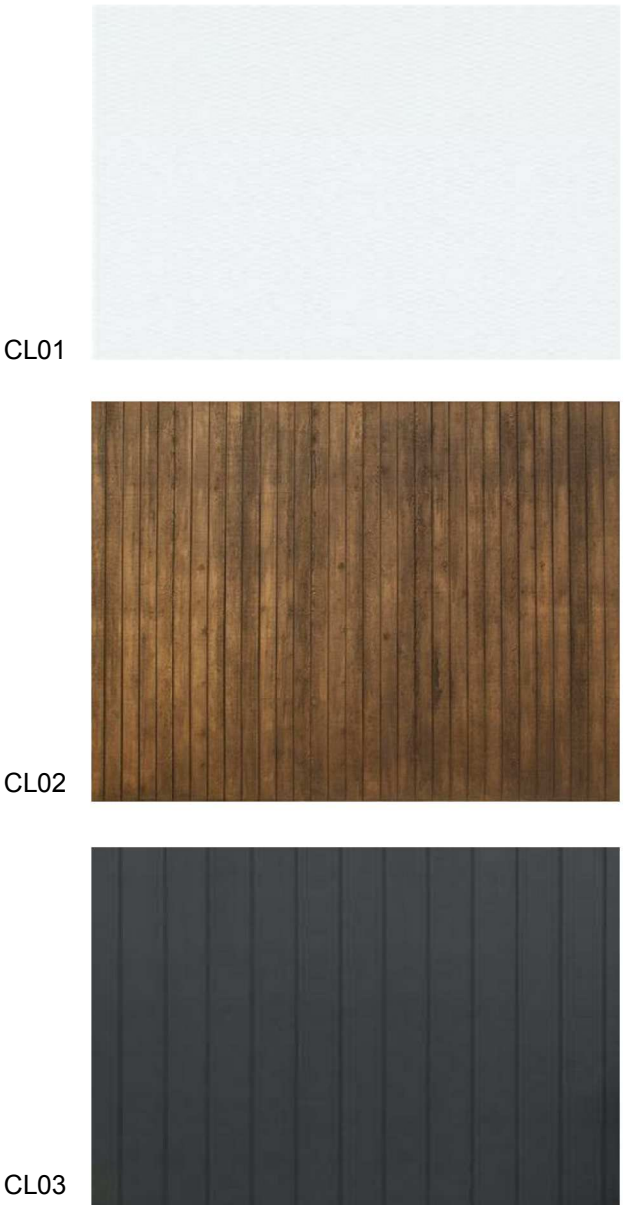
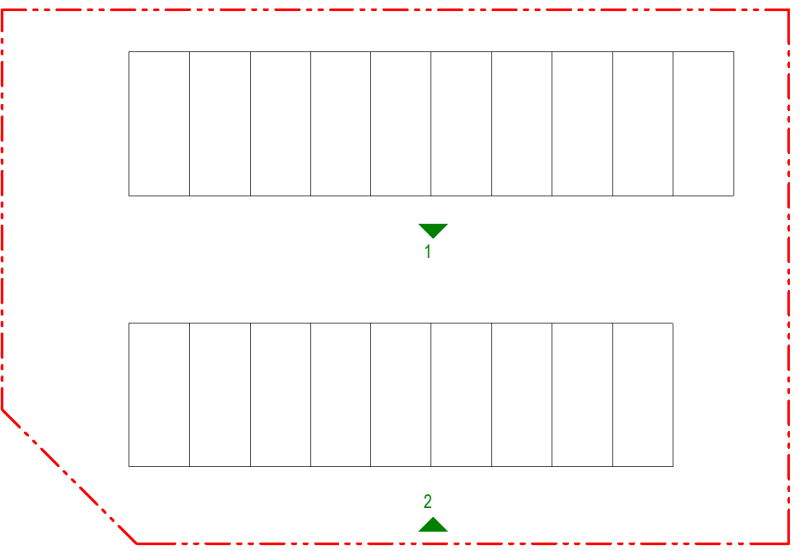


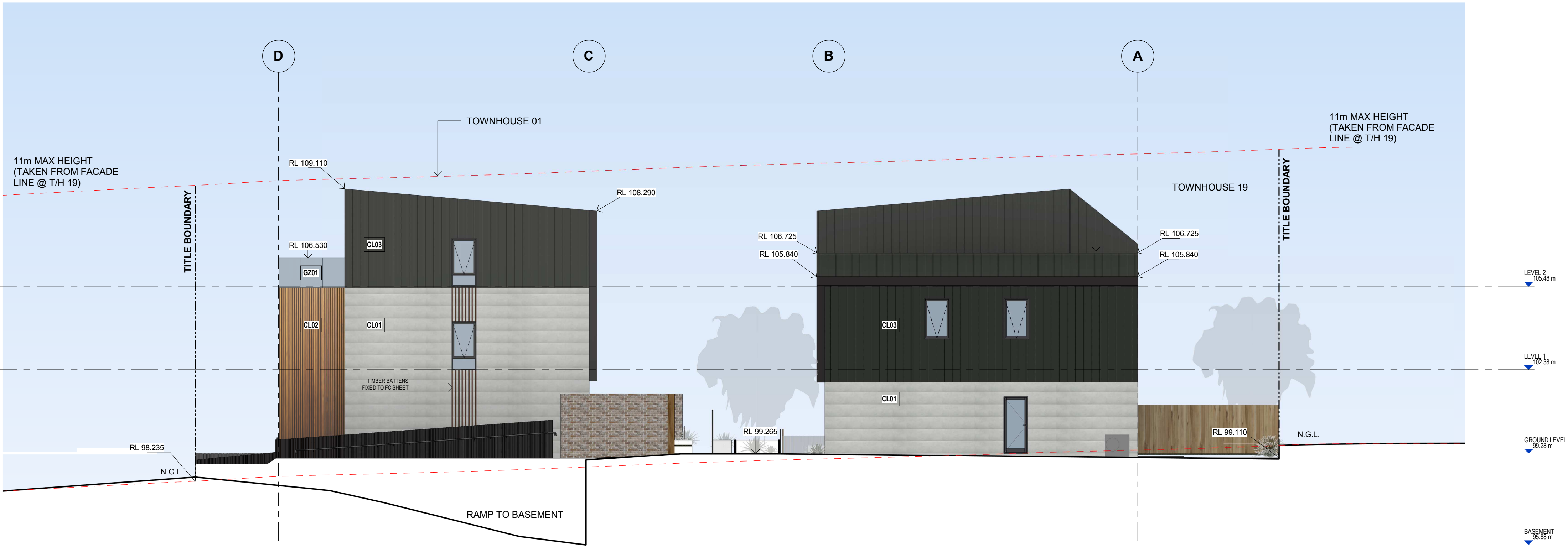
1 NORTH ELEVATION BLOCK B
002 SCALE 1 : 100



2 SOUTH ELEVATION BLOCK B
002 SCALE 1 : 100

FAÇADE TYPE GENERAL DESCRIPTION	
FINISHES LEGEND	
CL01	CLEAR GLASS
CL02	SELECTED CEMENT SHEET CLADDING
CL03	SELECTED TIMBER LOOK CLADDING
CL04	SELECTED METAL CLADDING



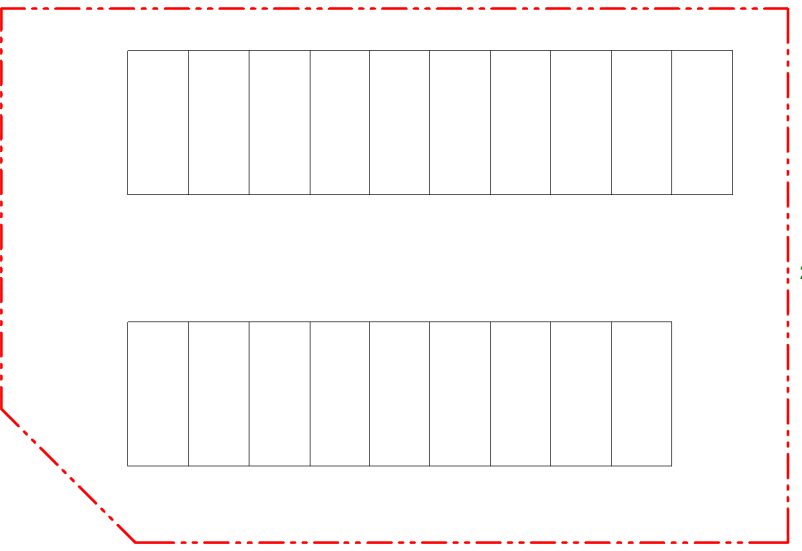


1 EAST ELEVATION
002 SCALE 1 : 100



2 WEST ELEVATION
002 SCALE 1 : 100

FAÇADE TYPE GENERAL DESCRIPTION	
FINISHES LEGEND	
GL01	CLEAR GLASS
CL01	SELECTED CEMENT SHEET CLADDING
CL02	SELECTED TIMBER LOOK CLADDING
CL03	SELECTED METAL CLADDING



CL01



CL02



CL03







636-638 BLACKBURN ROAD, NOTTING HILL, VIC 3168



Drawing List

001	Existing Site Plan
J084501_RFL	Proposed Site Plan
003	Demolition Plan
100	Basement Floor Plan
101	Ground Floor Plan
102	Level 1 Floor Plan
103	Level 2 Floor Plan
200	Elevations
201	Elevations
202	Elevations
300	Section - East West
301	Section - North South
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401	Boundary Fencing Details
500	Shadow Diagrams 23-09
600	Perspective View - Finch Street
601	Perspective View - Blackburn Road
700	Development Area Schedule

BLACKBURN ROAD

FINCH STREET

NO. 630

DOUBLE STOREY
RENOVED
HOTEL

PROPOSED DEVELOPMENT

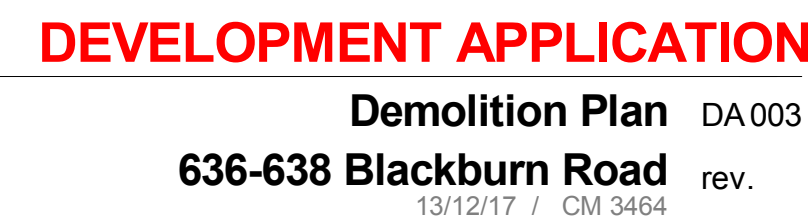
PROPOSED DEVELOPMENT

LEGEND

- SELECTED TIMBER DECKING
- SELECTED BLUESTONE PAVERS
- GRASS

DEVELOPMENT APPLICATION

Proposed Site Plan DA002
636-638 Blackburn Road rev.
13/12/17 / CM 3464



NO.	STORAGE LEGEND
1	2.3 M3
18	4.6M3



BLACKBURN ROAD

NO. 630

DOUBLE STOREY
RENDERED
HOTEL

NO. 25

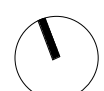
SINGLE STOREY
WEATHERBOARD
DWELLING

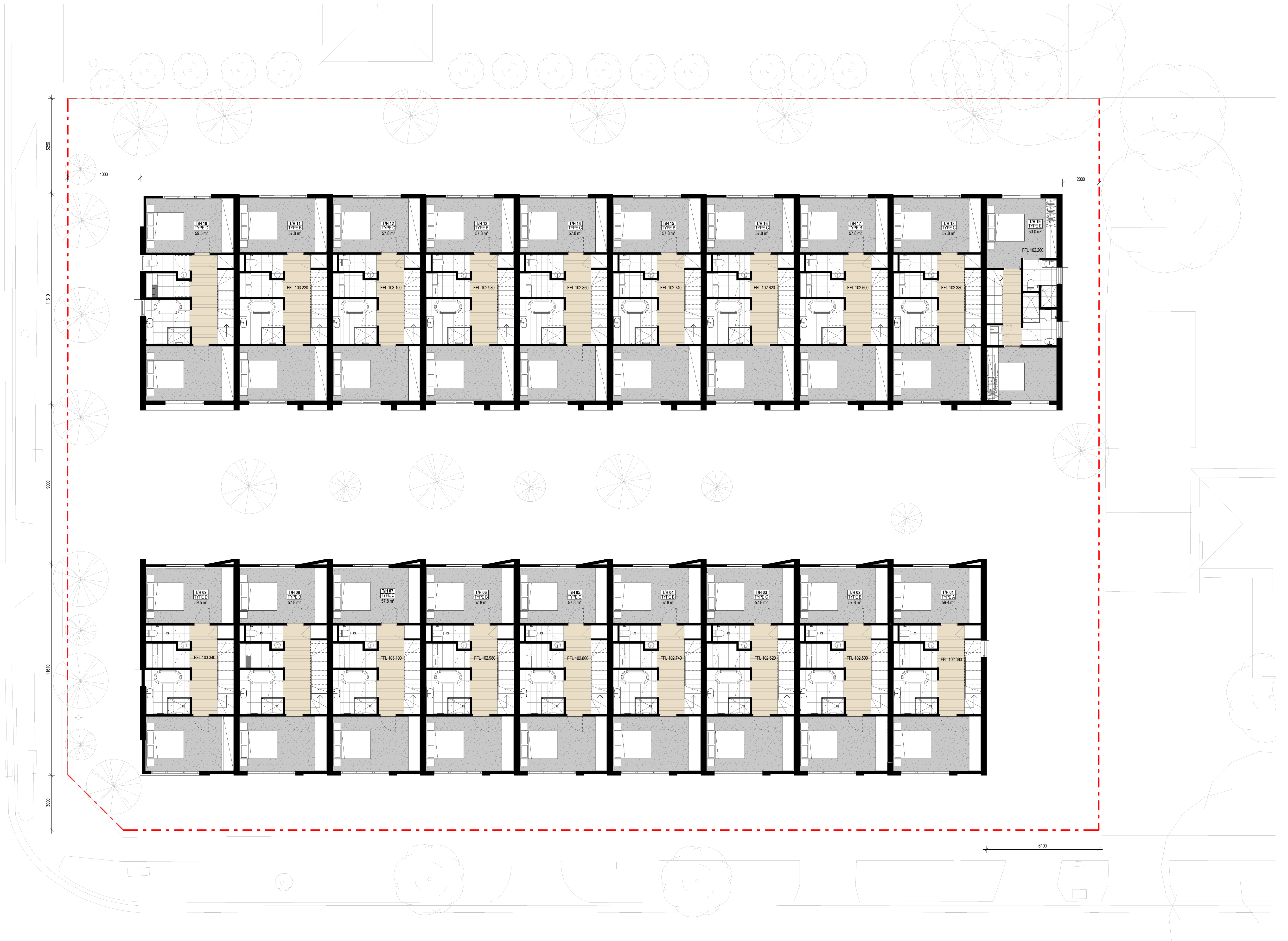
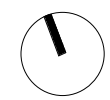
NOTE: REFER TO LANDSCAPE
ARCHITECT DRAWINGS FOR
DETAILED LANDSCAPE DESIGN

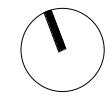
FINCH STREET

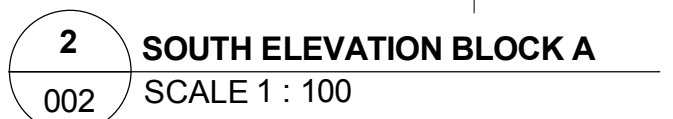
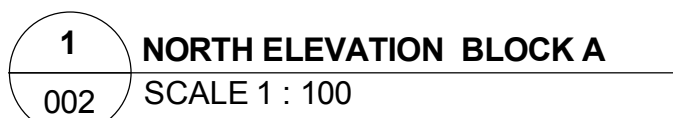
DEVELOPMENT APPLICATION

Ground Floor Plan DA101
636-638 Blackburn Road
13/12/17 / CM 3464





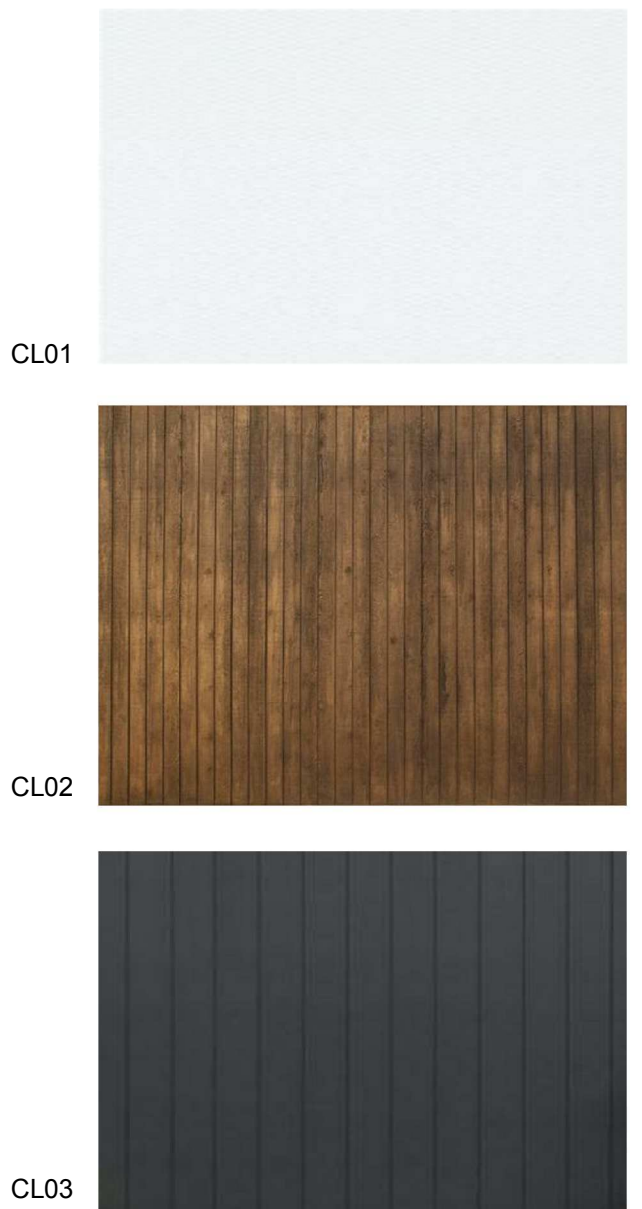
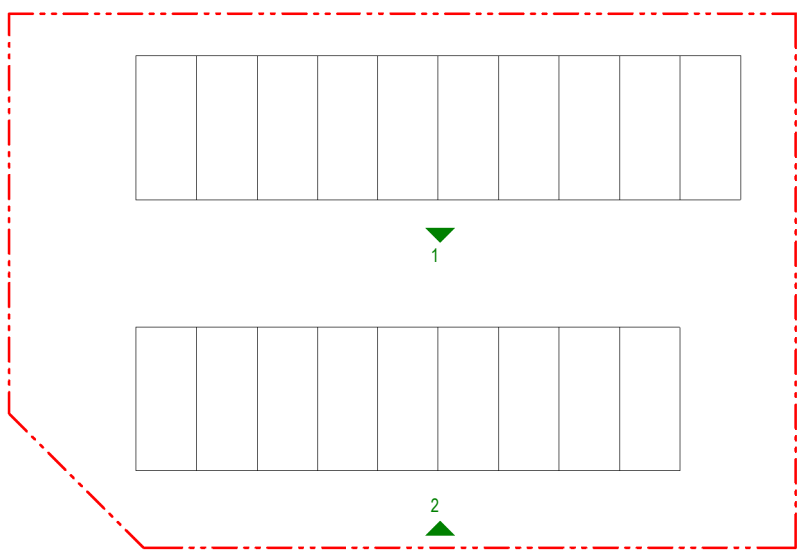




Elevations DA 200
636-638 Blackburn Road rev.
13/12/17 / CM 3464

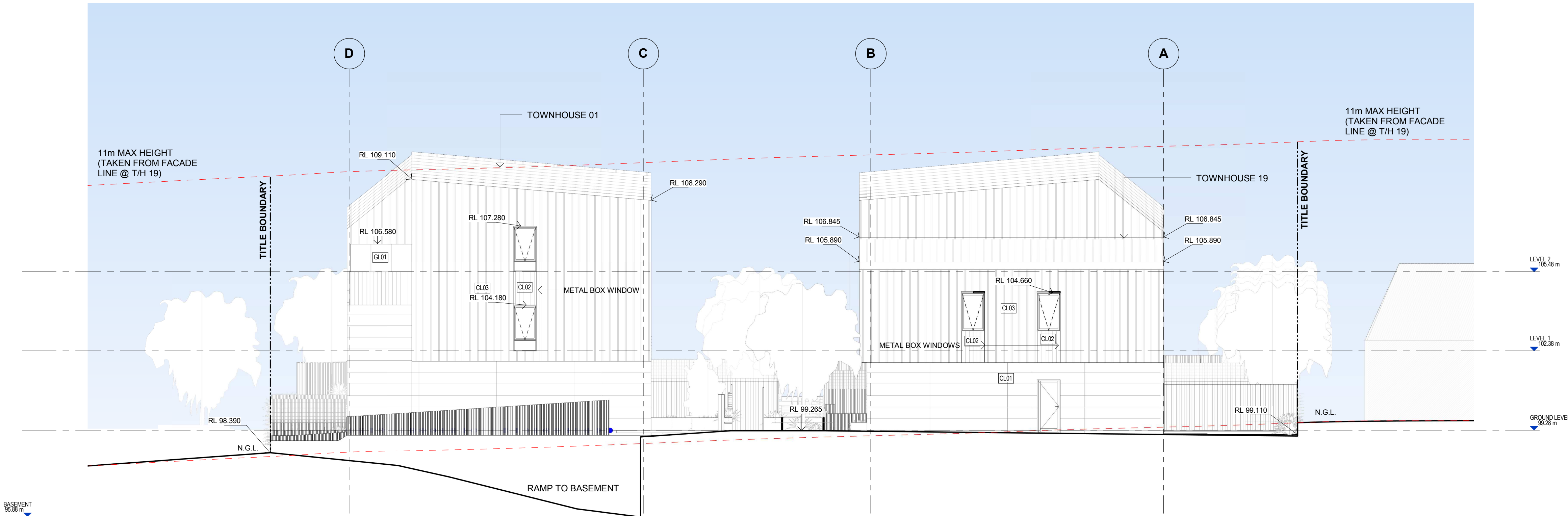


FACADE TYPE GENERAL DESCRIPTION	
FINISHES LEGEND	
CL01	CLEAR GLASS
CL01	SELECTED CEMENT SHEET CLADDING
CL02	SELECTED TIMBER LOOK CLADDING
CL03	SELECTED METAL CLADDING

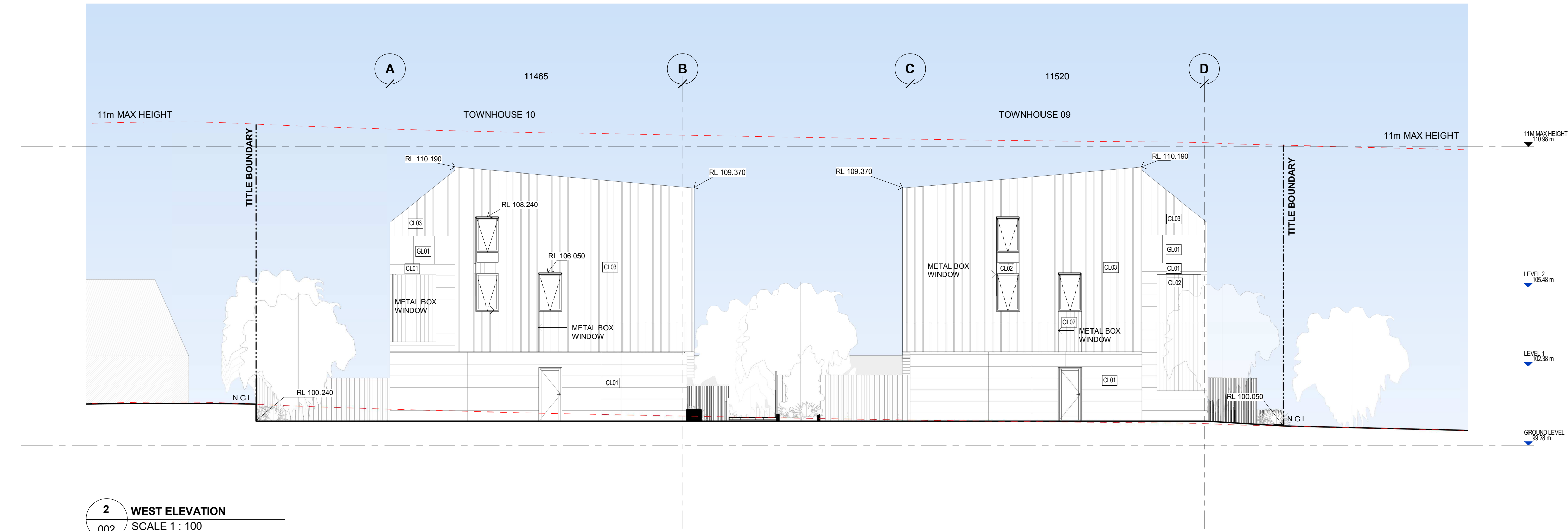


DRAWING UNDER REVIEW



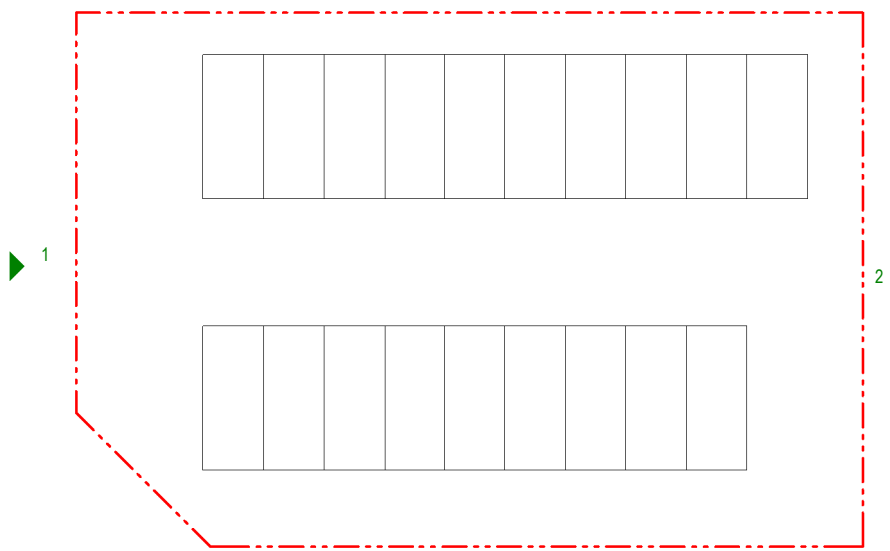


1 EAST ELEVATION
002 SCALE 1 : 100

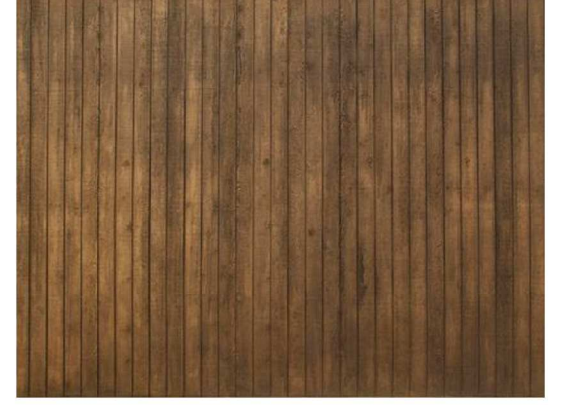


2 WEST ELEVATION
002 SCALE 1 : 100

FACADE TYPE GENERAL DESCRIPTION	
FINISHES LEGEND	
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CL01	SELECTED CEMENT SHEET CLADDING
CL02	SELECTED TIMBER LOOK CLADDING
CL03	SELECTED METAL CLADDING



CL01

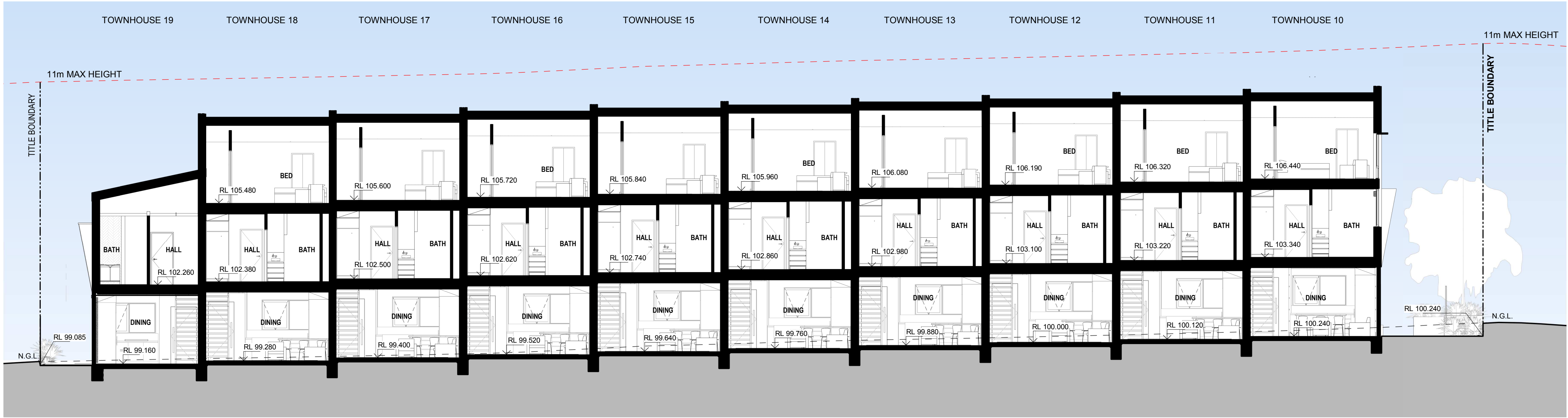


CL02

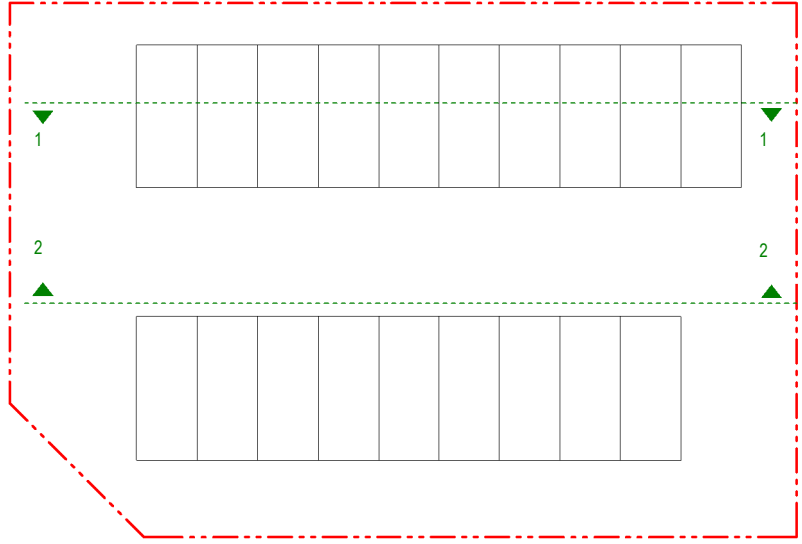


CL03

DRAWING UNDER REVIEW



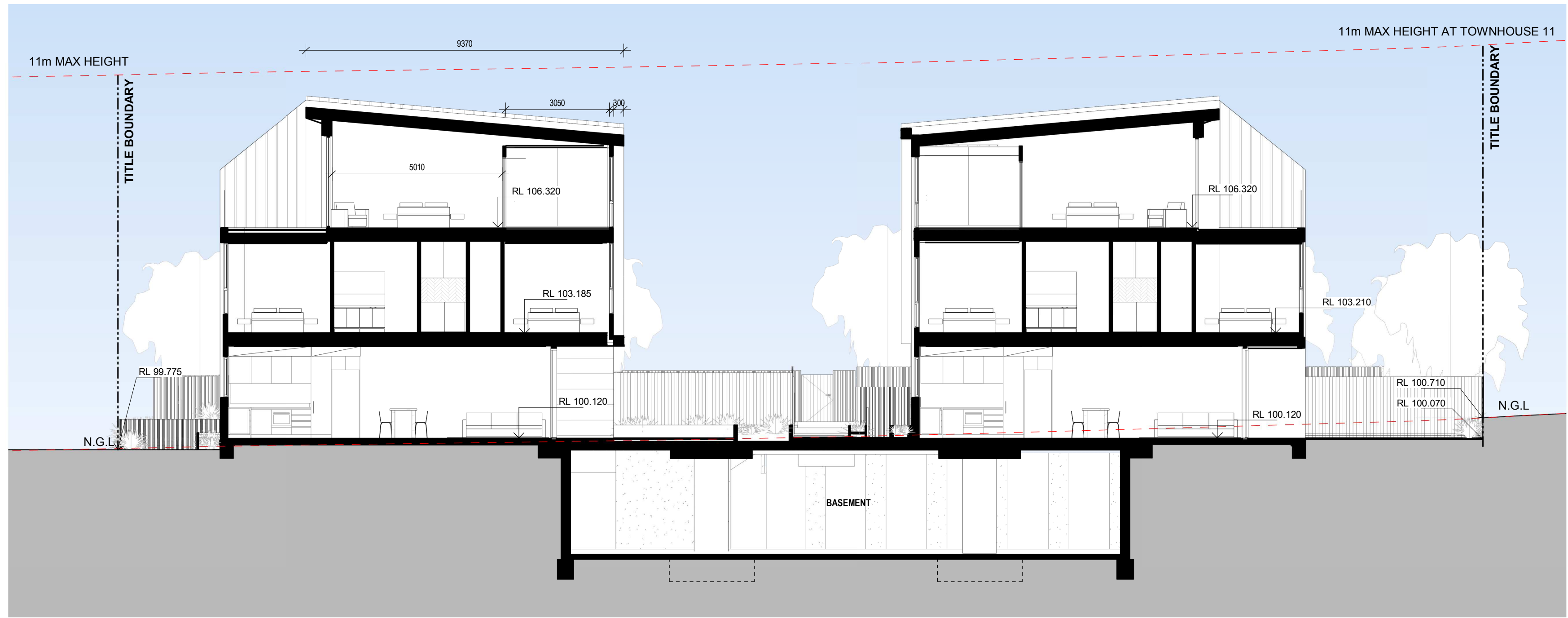
1 Section East West 01
002 SCALE 1 : 100



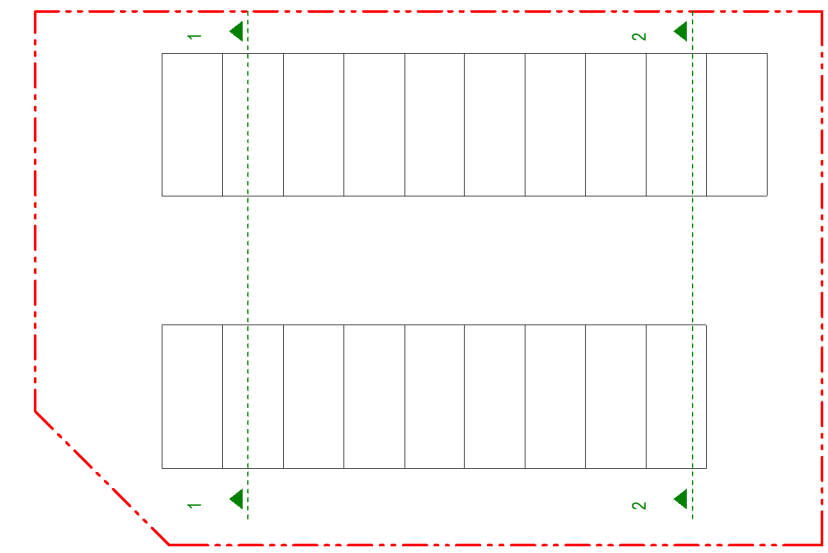
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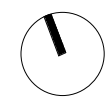
Rev	Description	By	Date
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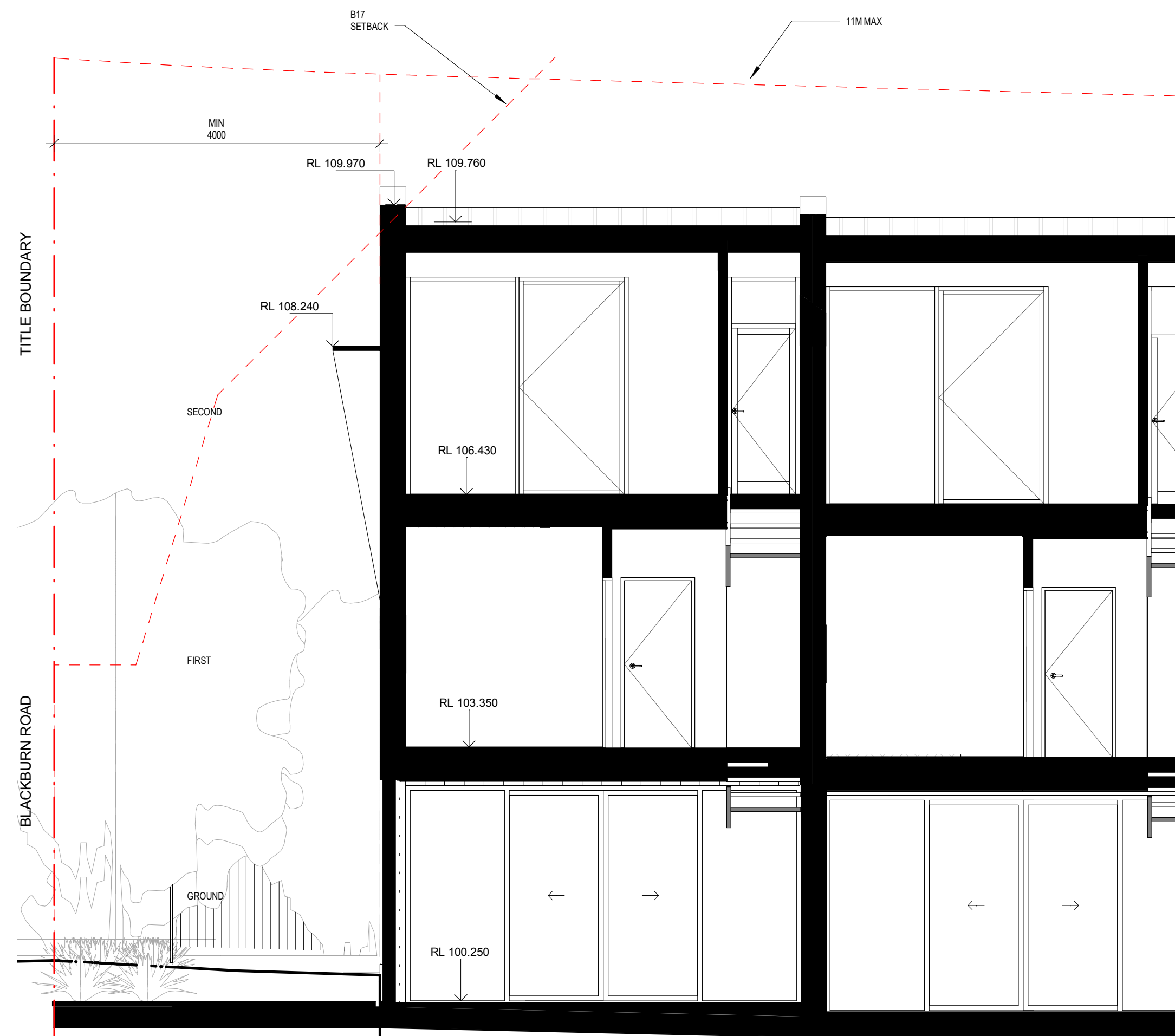


1 North South Section 01
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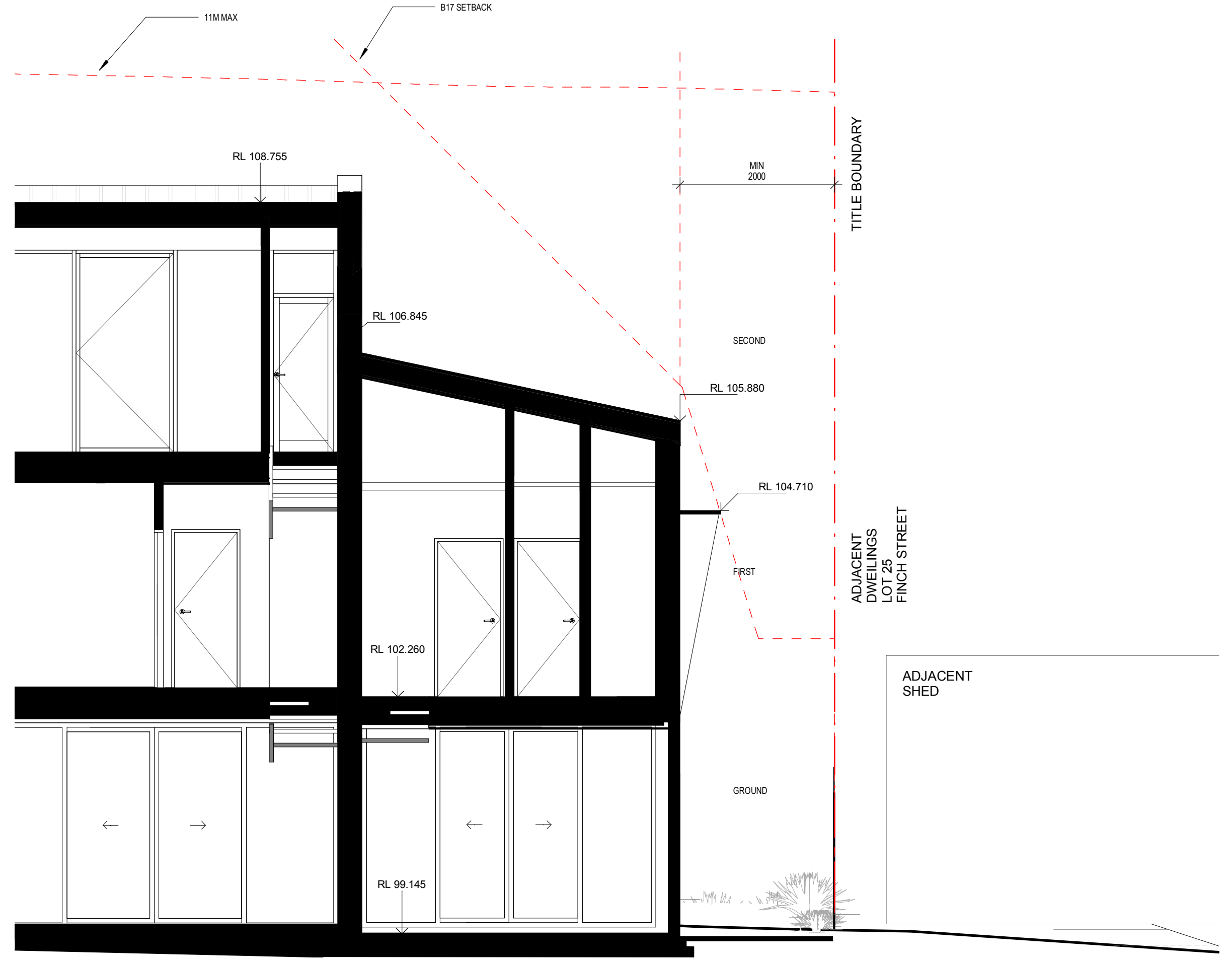


2 North South Section 02
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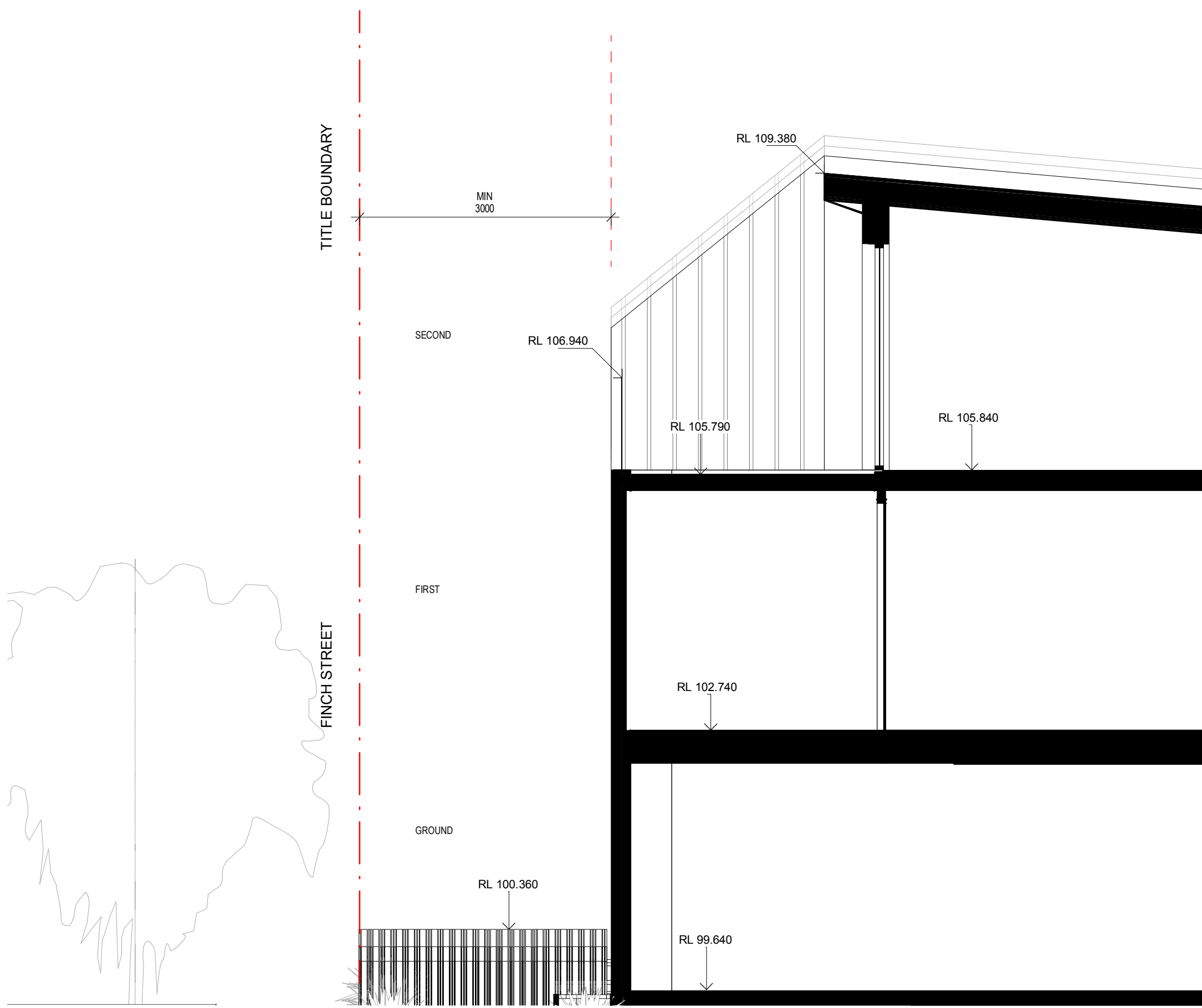




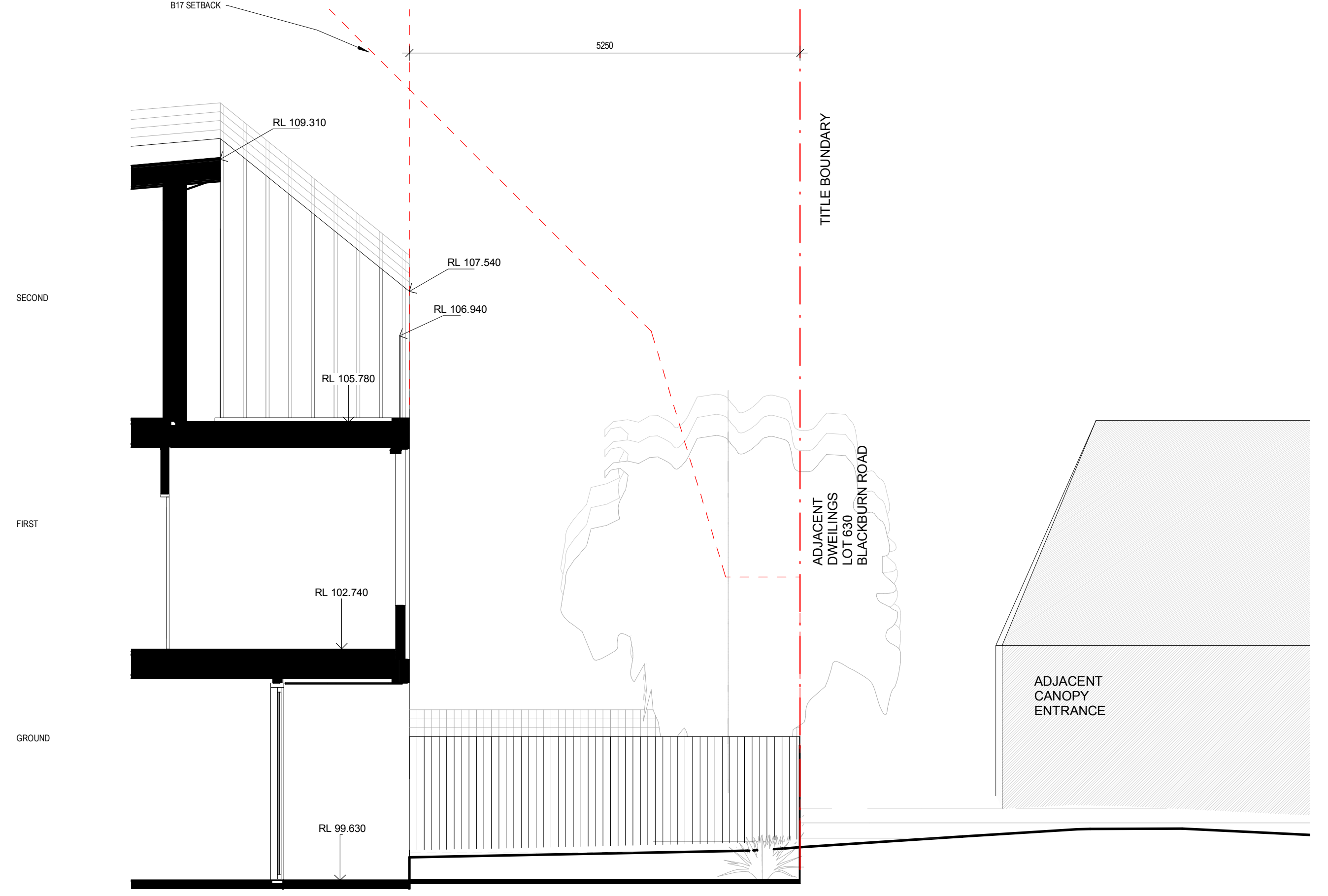
DA Blackburn Road Setback



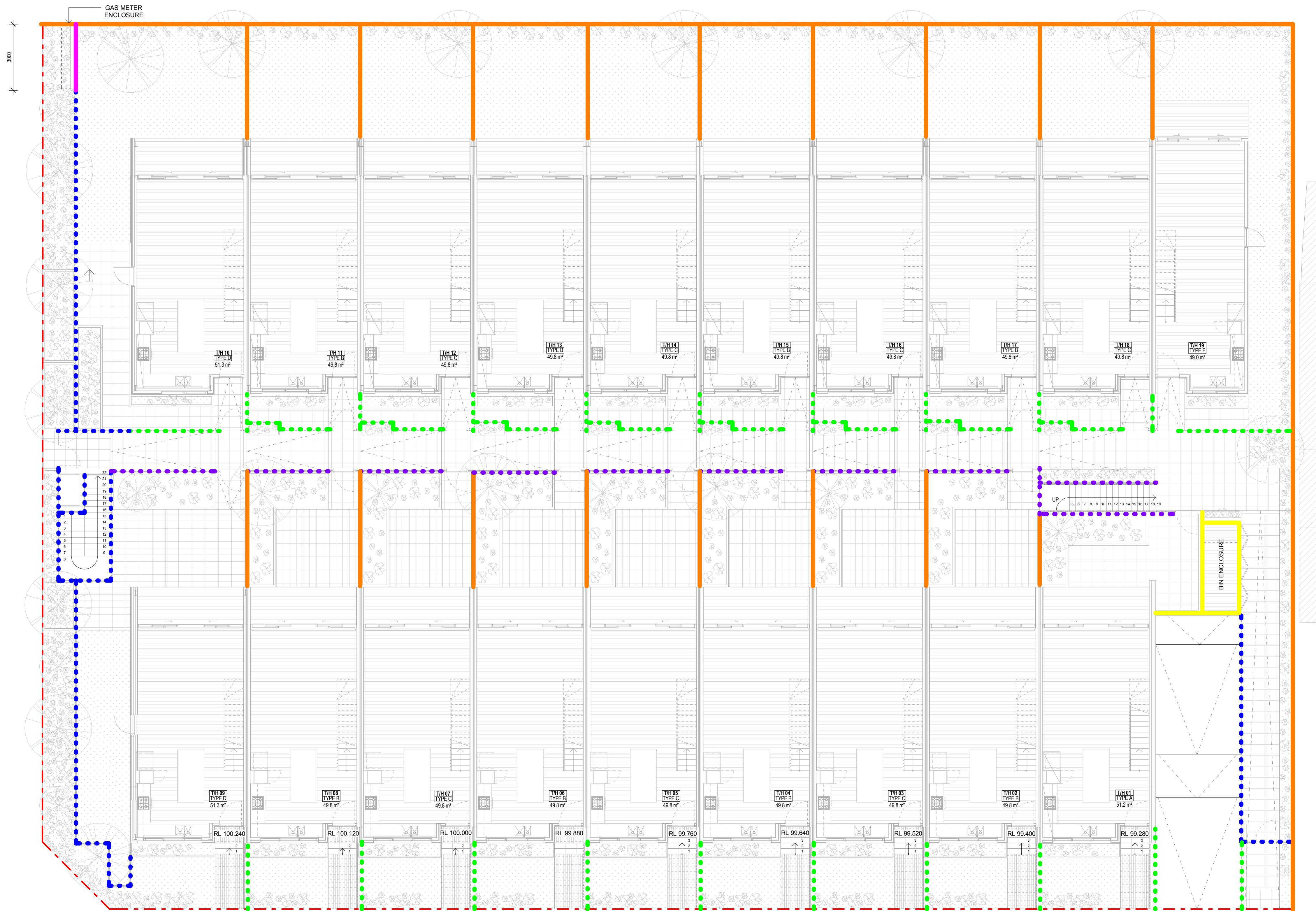
DA North East Corner Setback



DA Finch Street Setback



North Boundary Setback



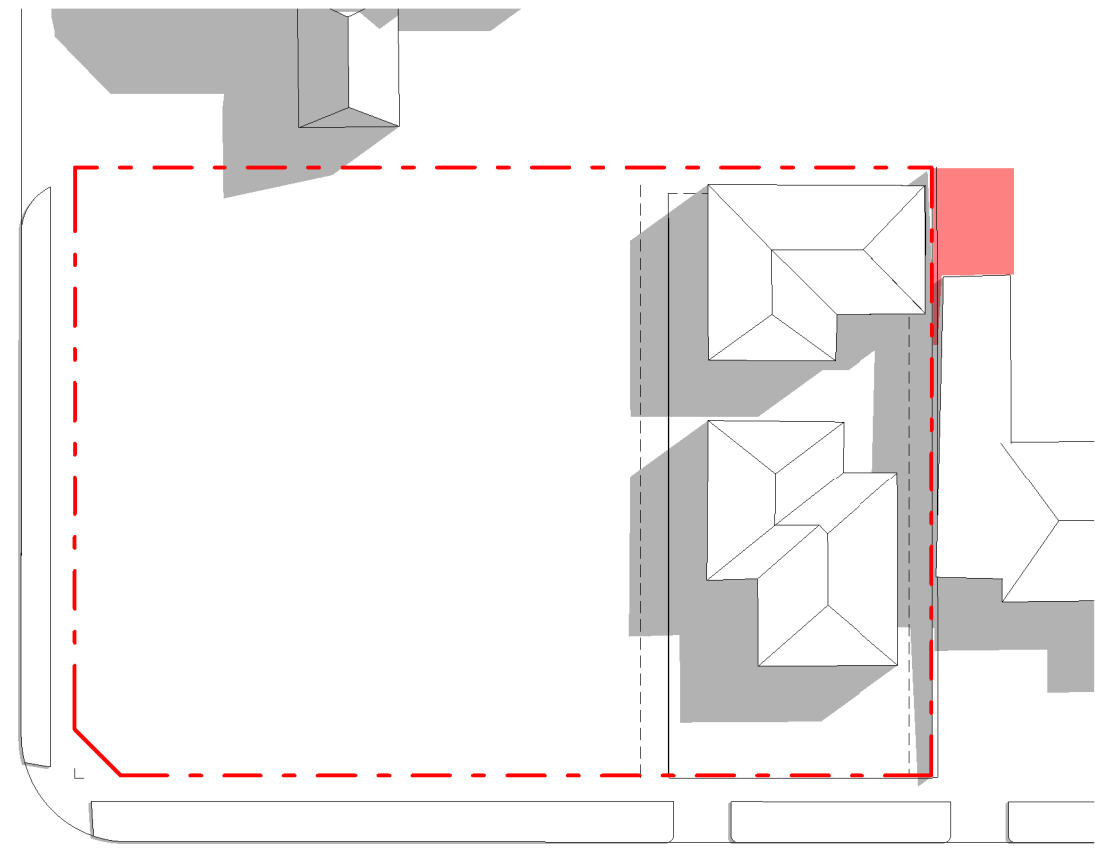
- 1800H TIMBER PALING FENCE
- 900H ALUMINIUM VERTICAL BATTEN FENCE
- 1500H ALUMINIUM VERTICAL BATTEN FENCE
- 1800H ALUMINIUM VERTICAL BATTEN FENCE
- 1500H DOUBLE BRICK FENCE/WALL
- 1800H DOUBLE BRICK FENCE/WALL



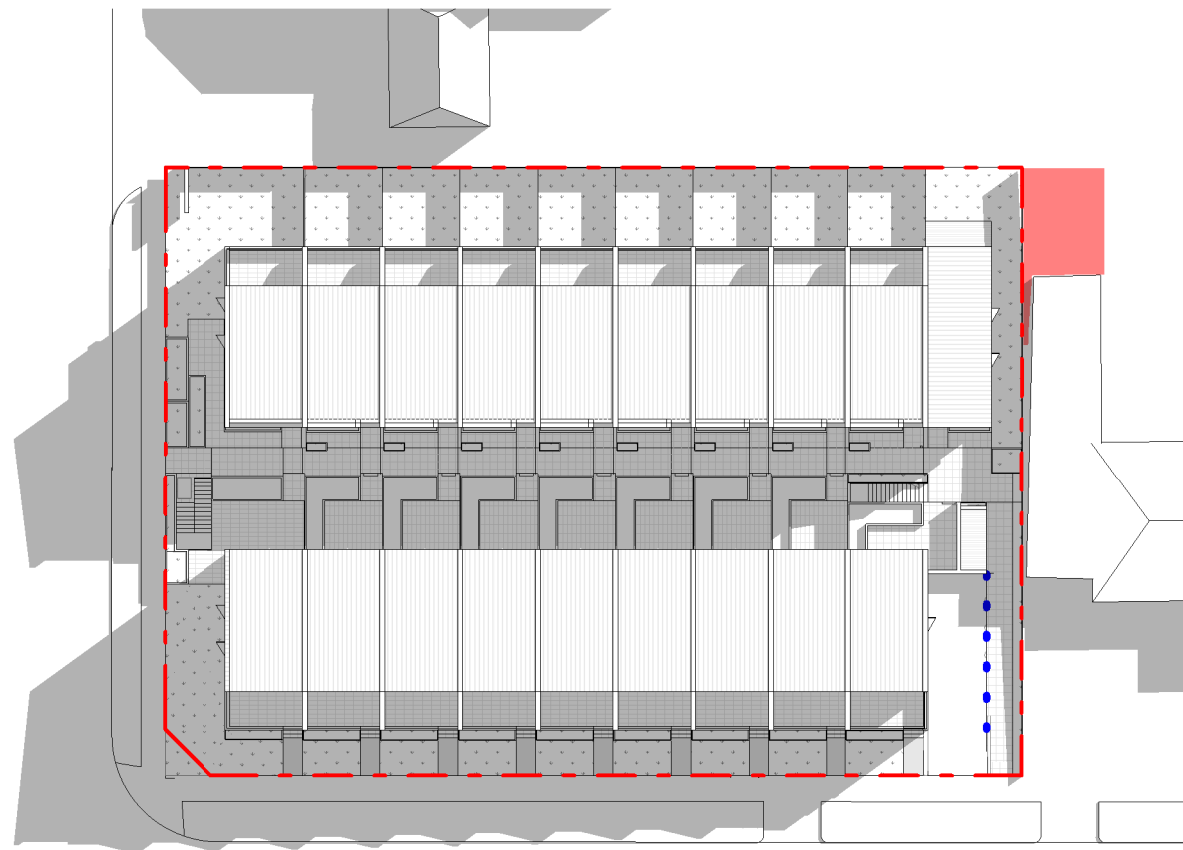
ALUMINIUM BATTEN FENCE (MAX 25% OPACITY)



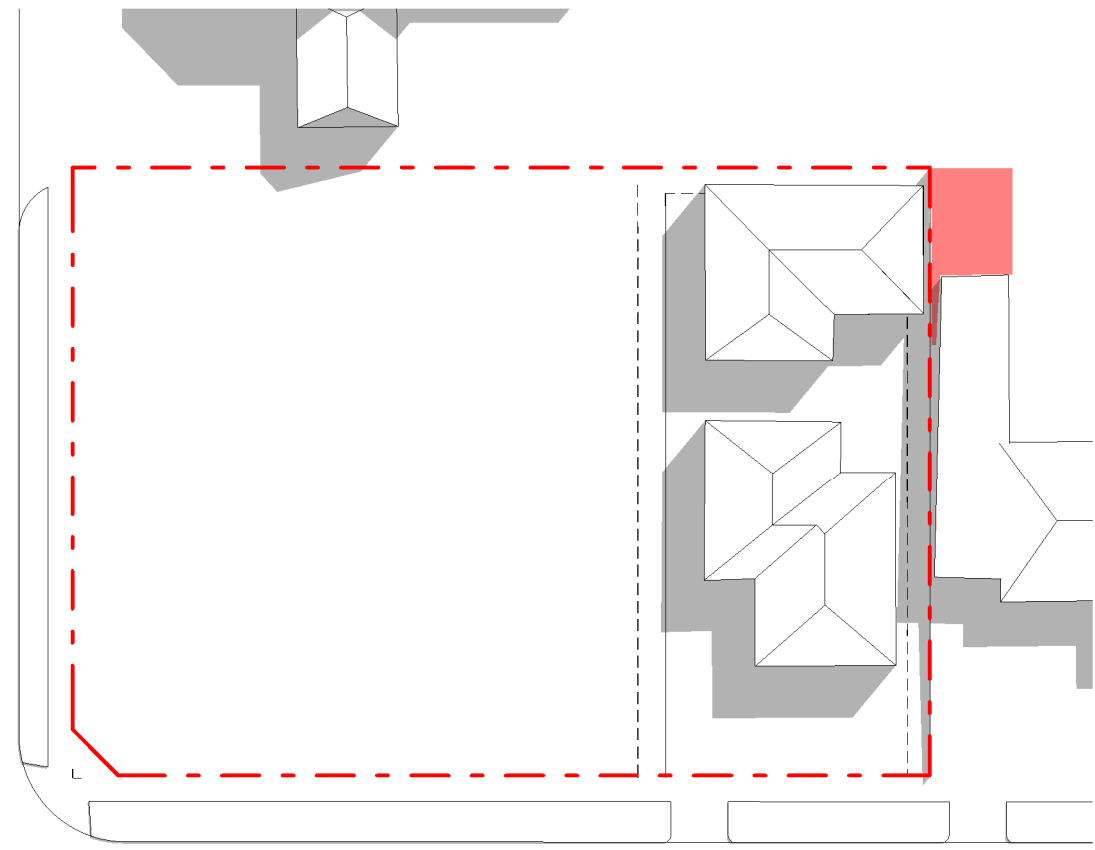
SELECTED FACE BRICK BRICKWORK



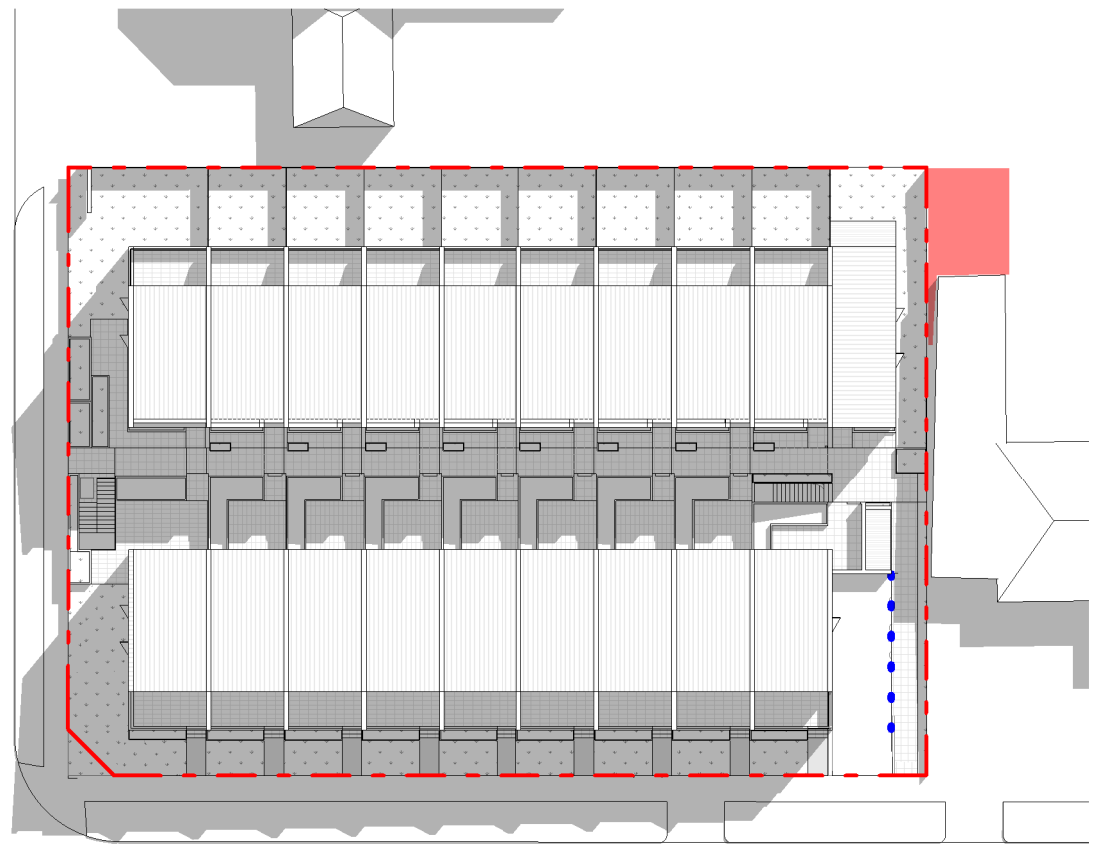
Existing - 23/9 9am



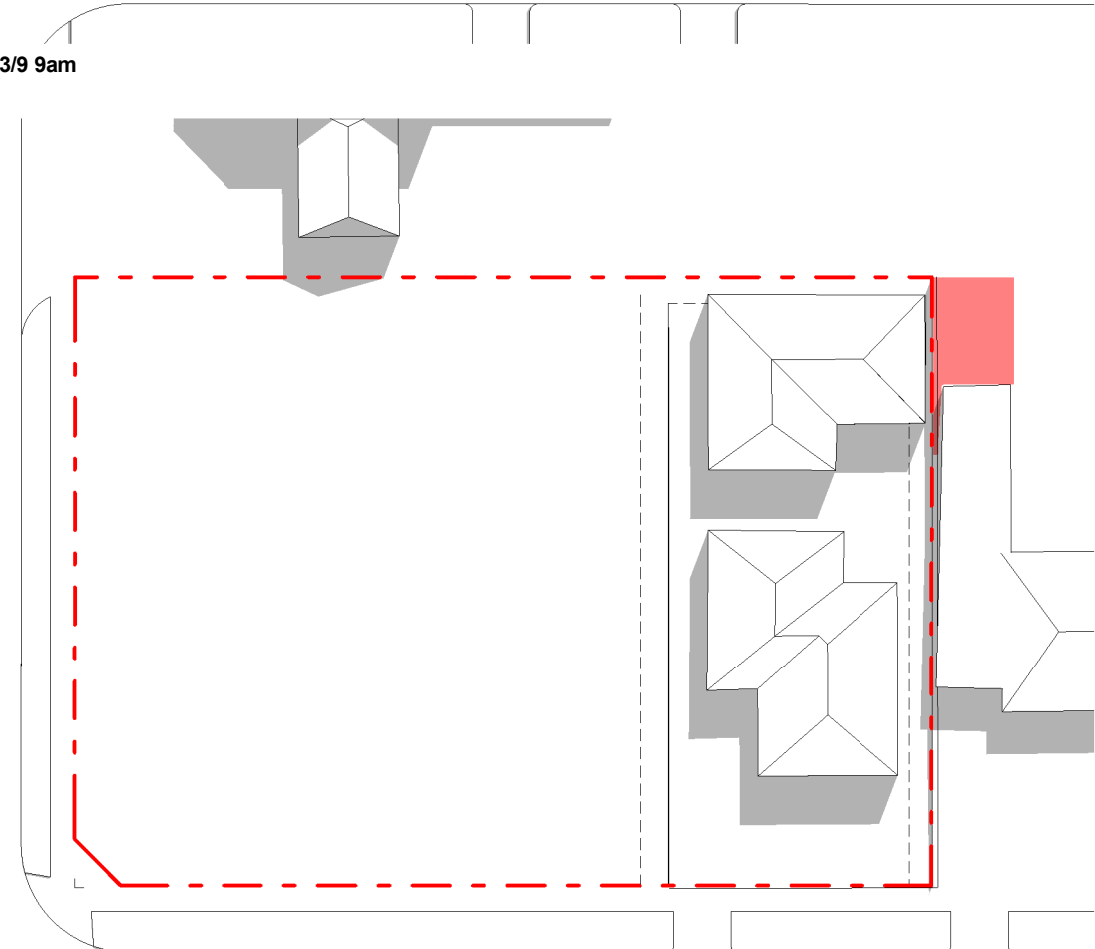
Proposed - 23/9 9am



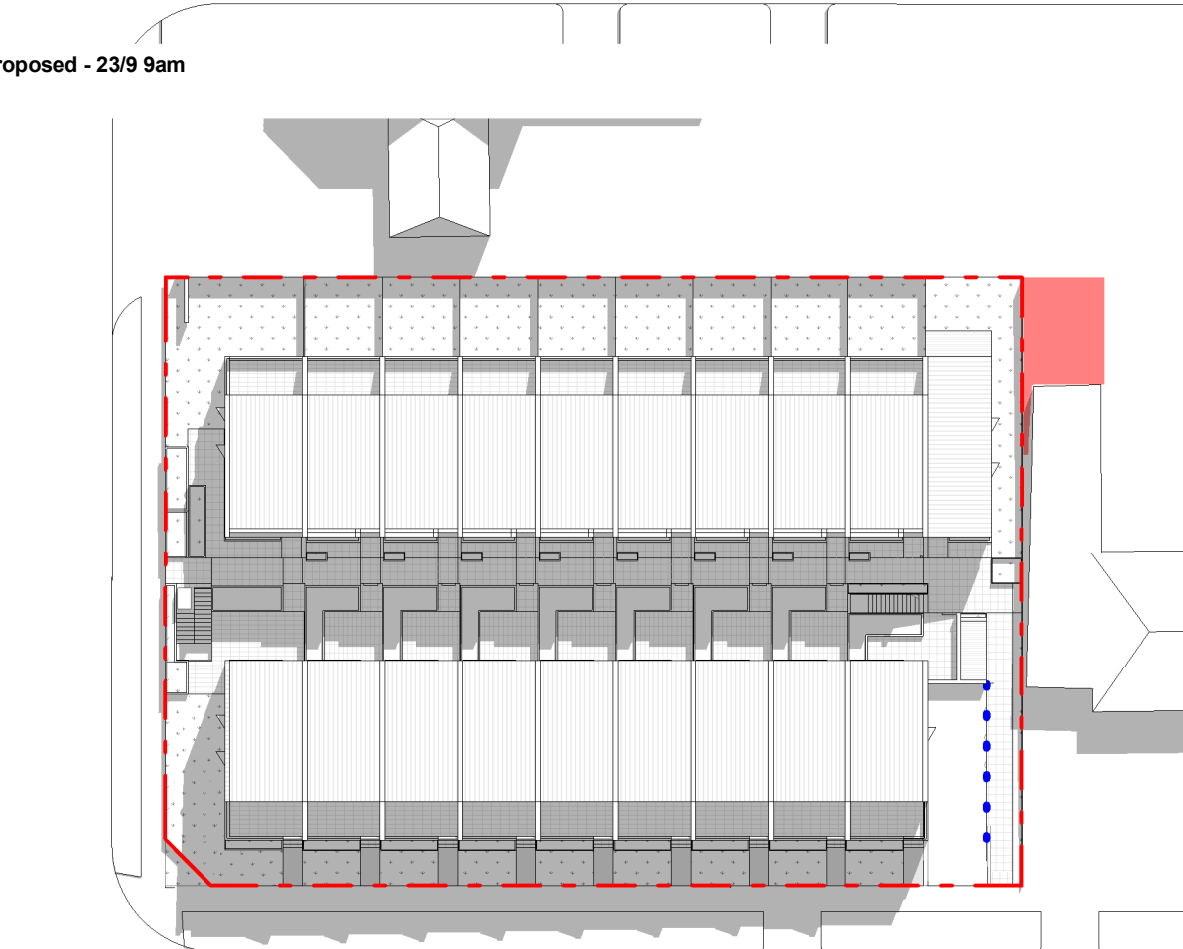
Existing - 23/9 10am



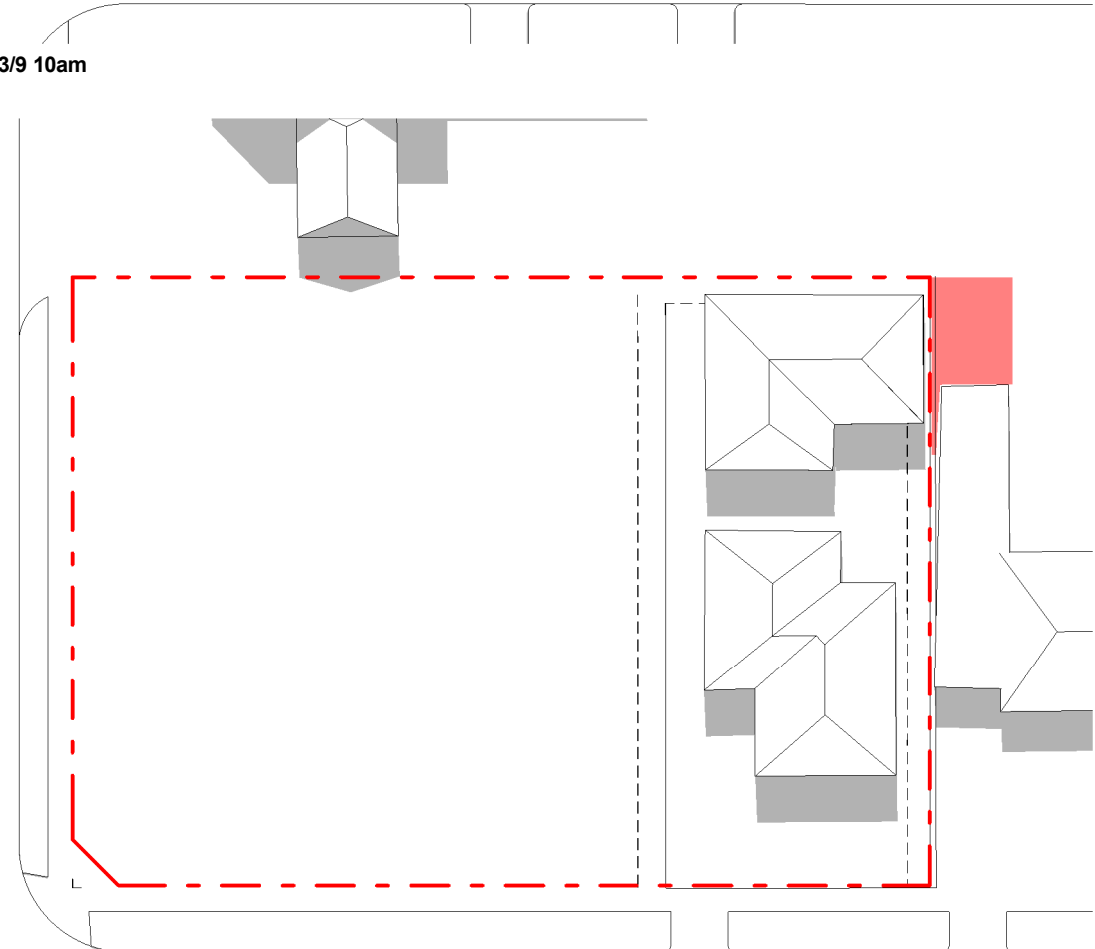
Proposed - 23/9 10am



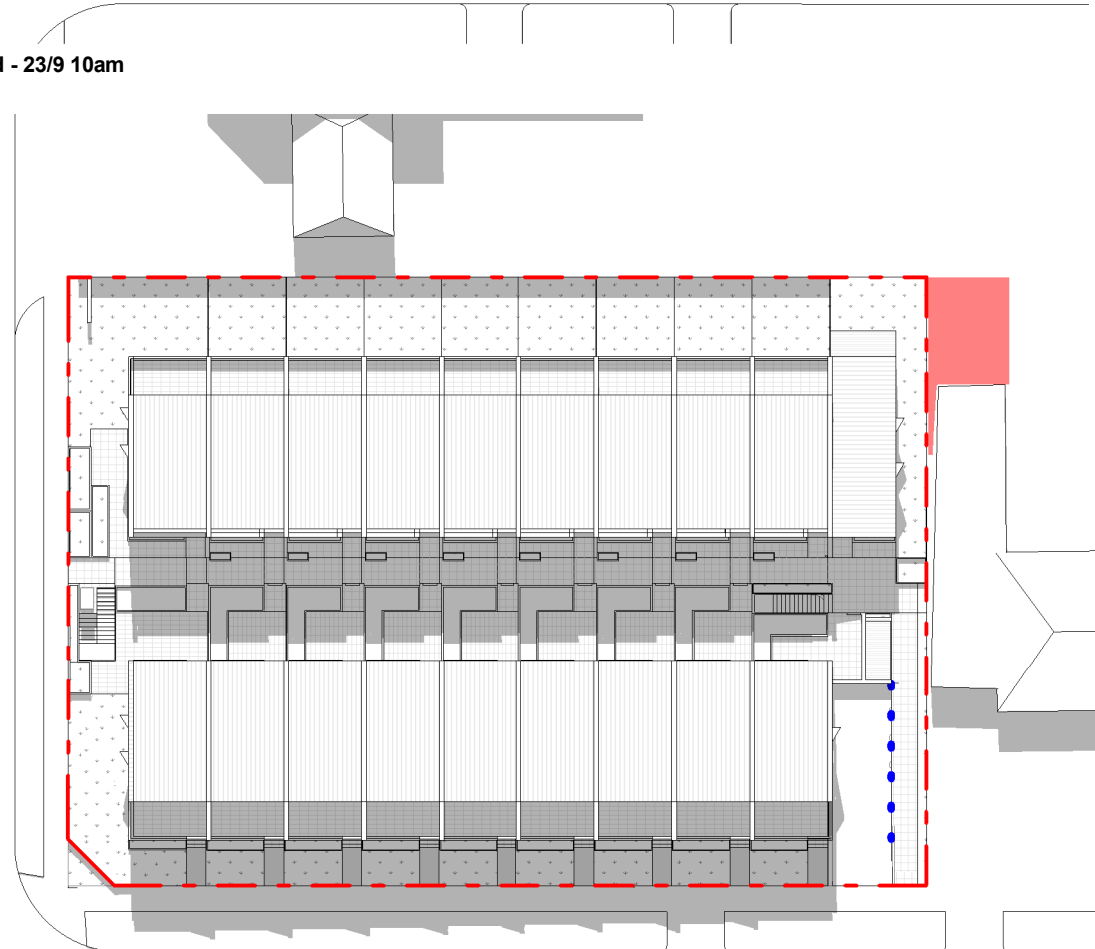
Existing - 23/9 11am



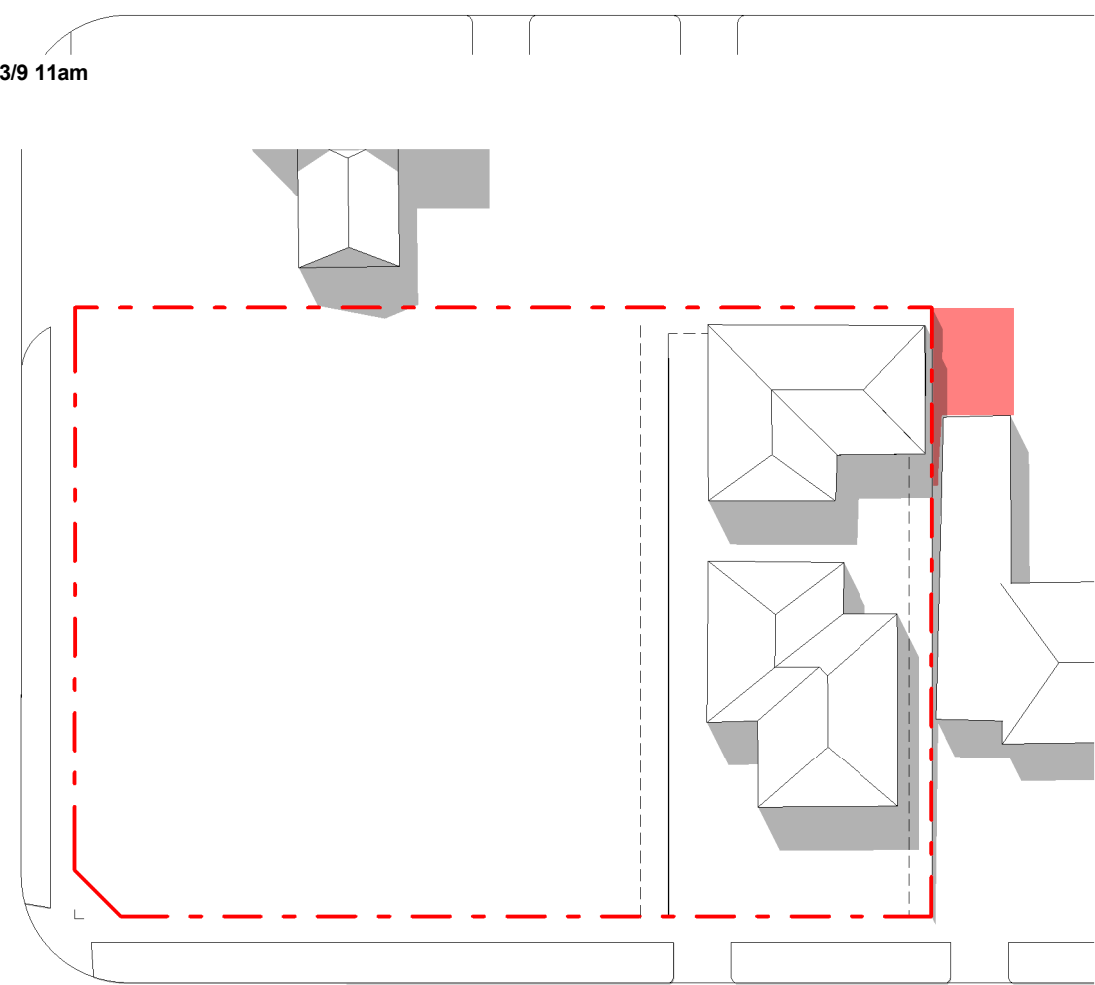
Proposed - 23/9 11am



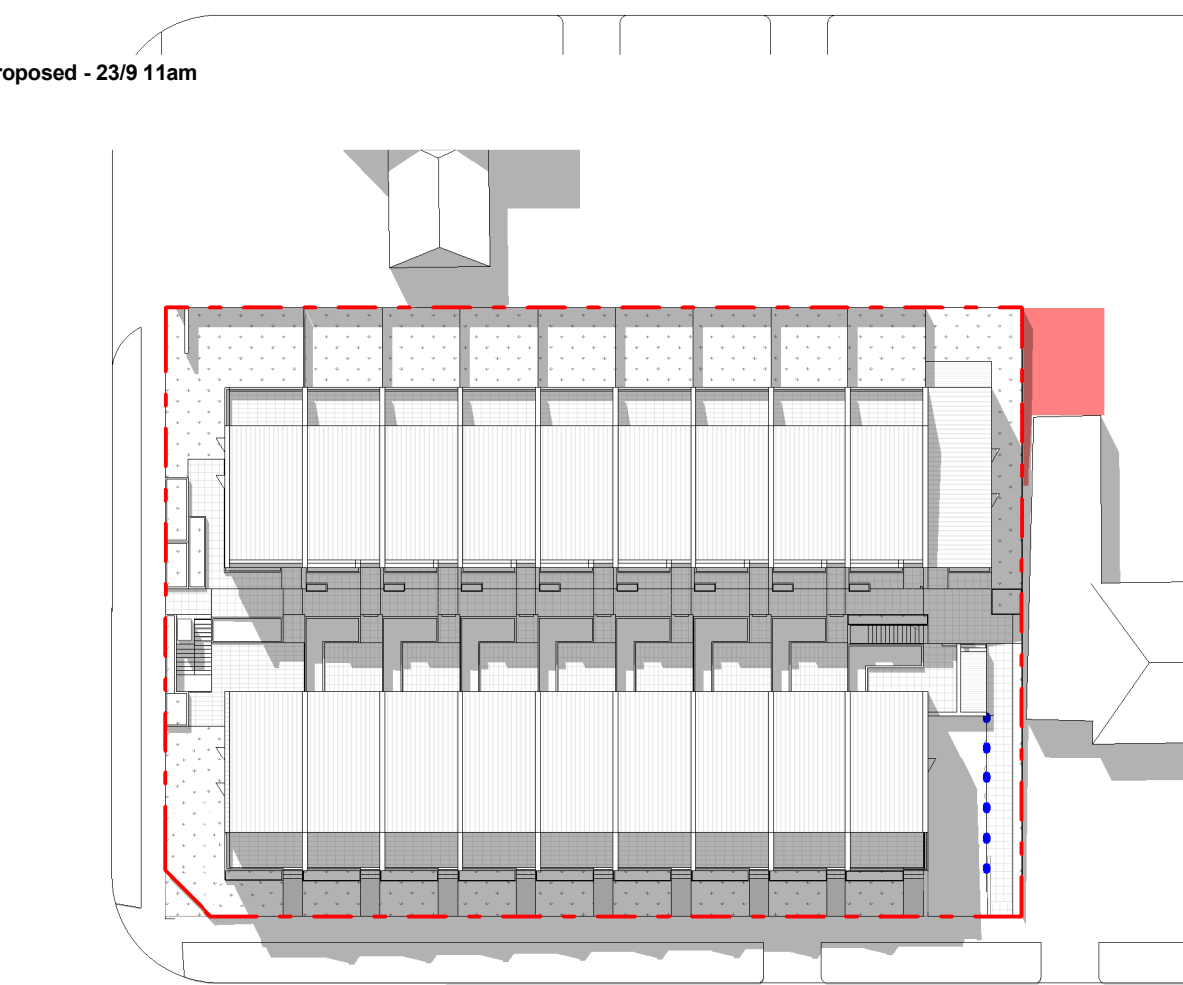
Existing - 23/9 12pm



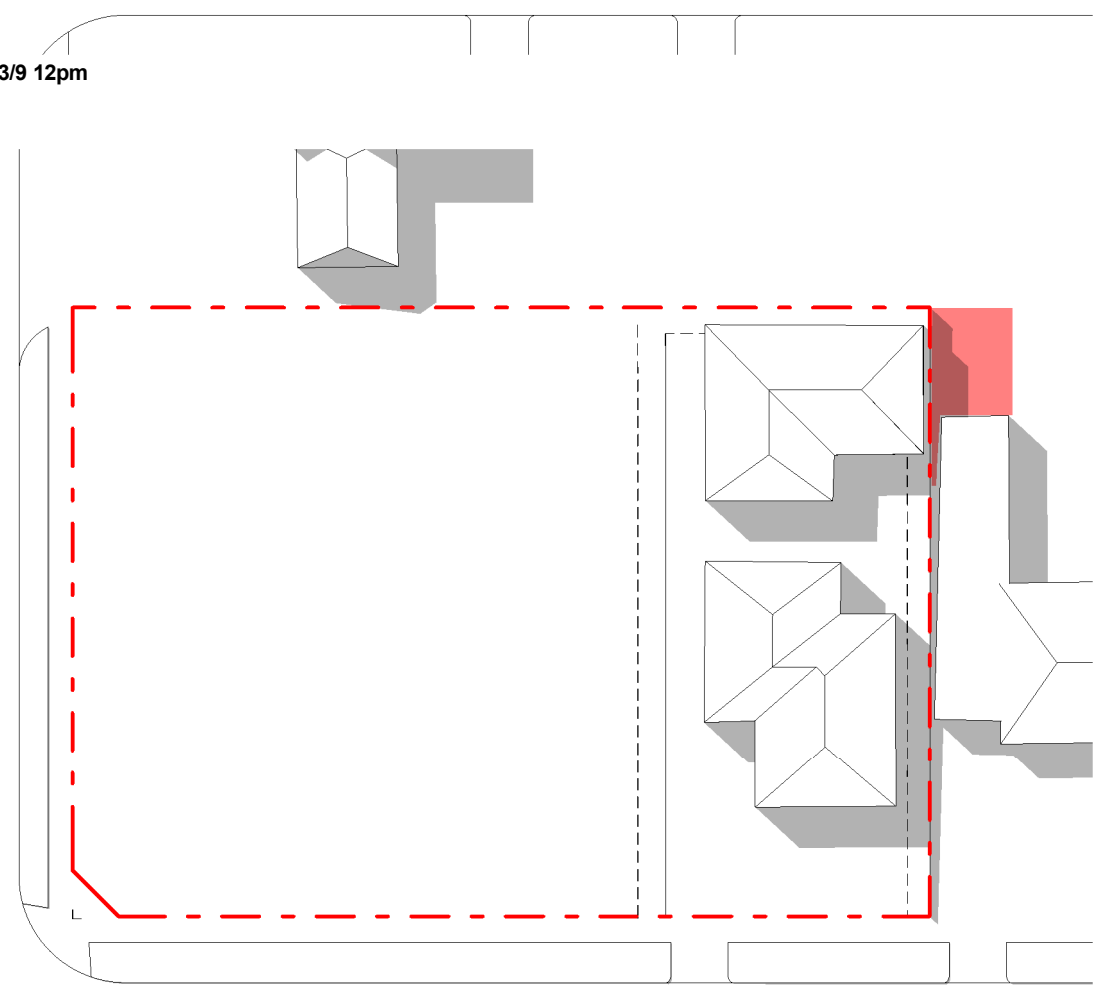
Proposed - 23/9 12pm



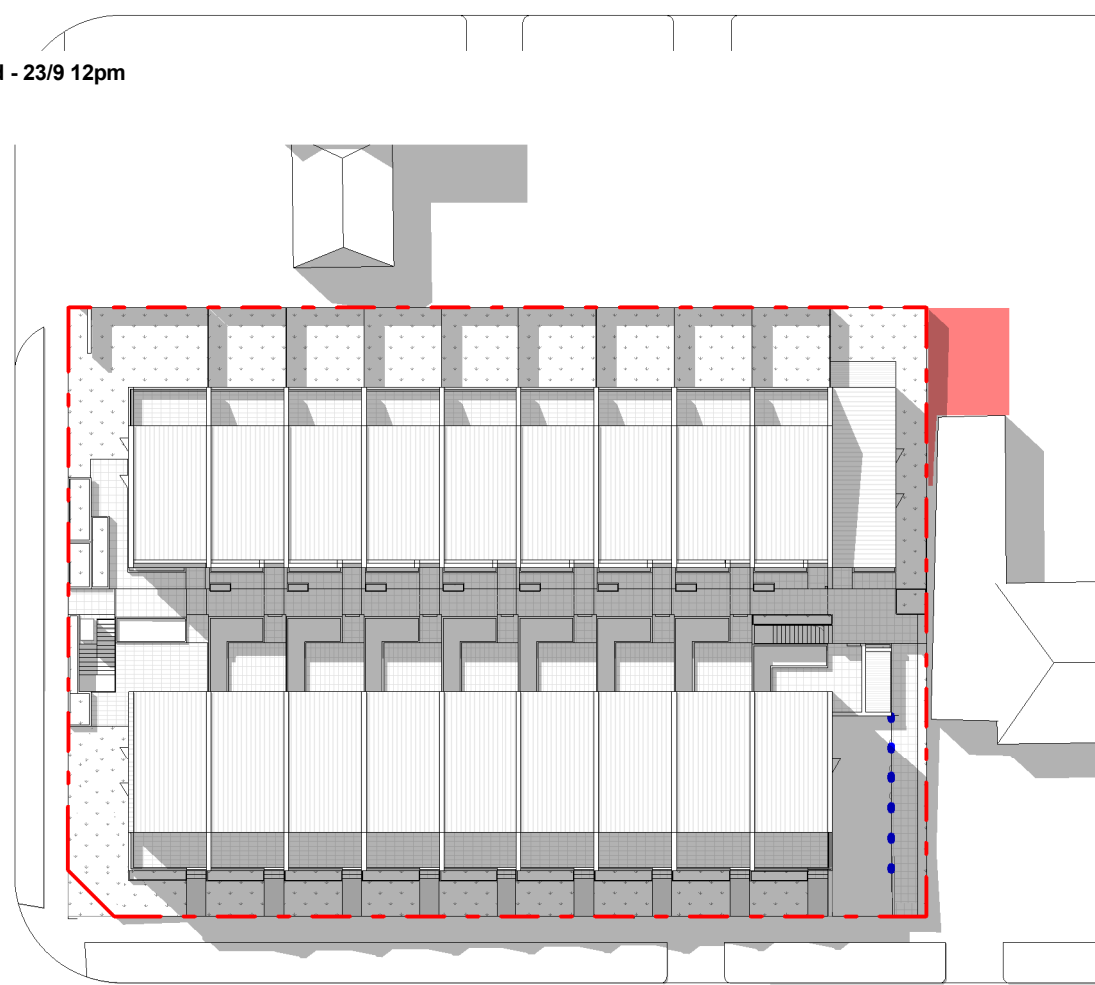
Existing - 23/9 1pm



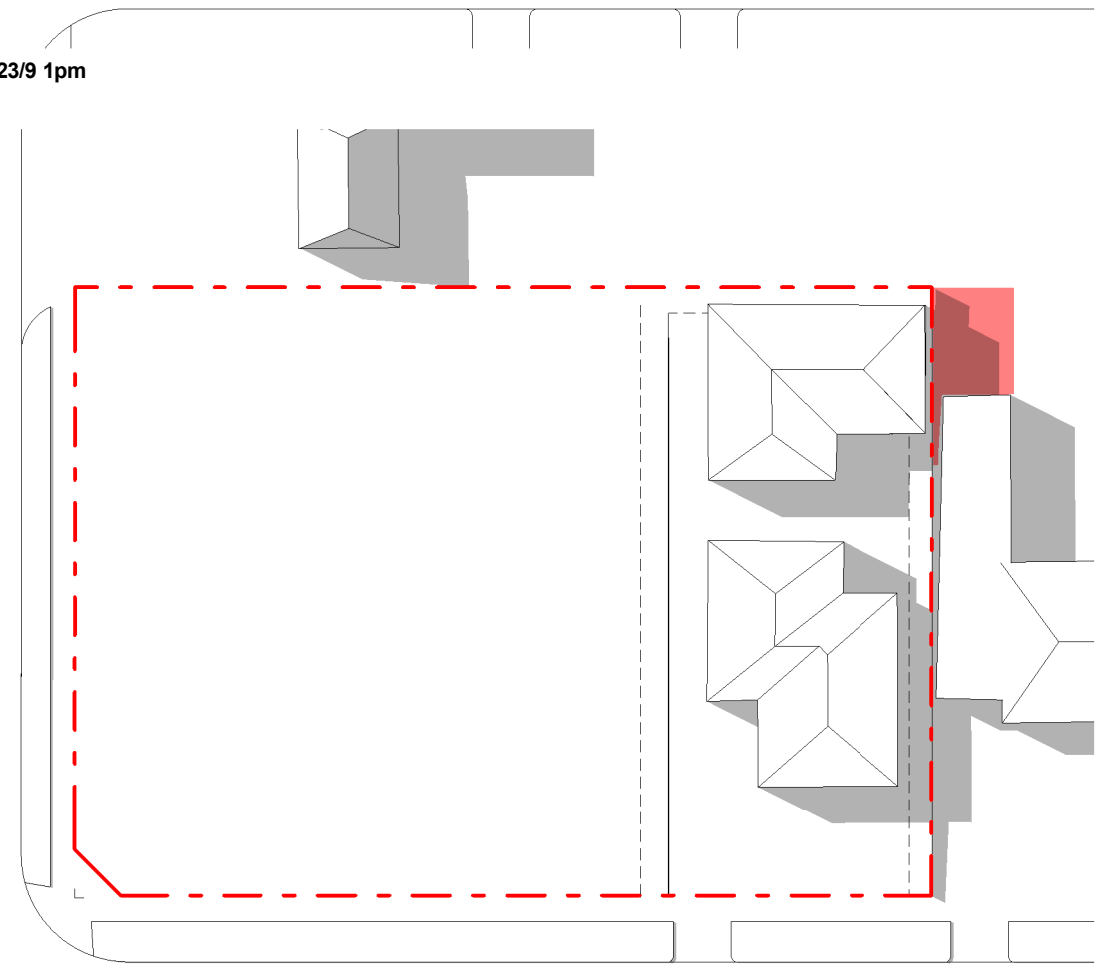
Proposed - 23/9 1pm



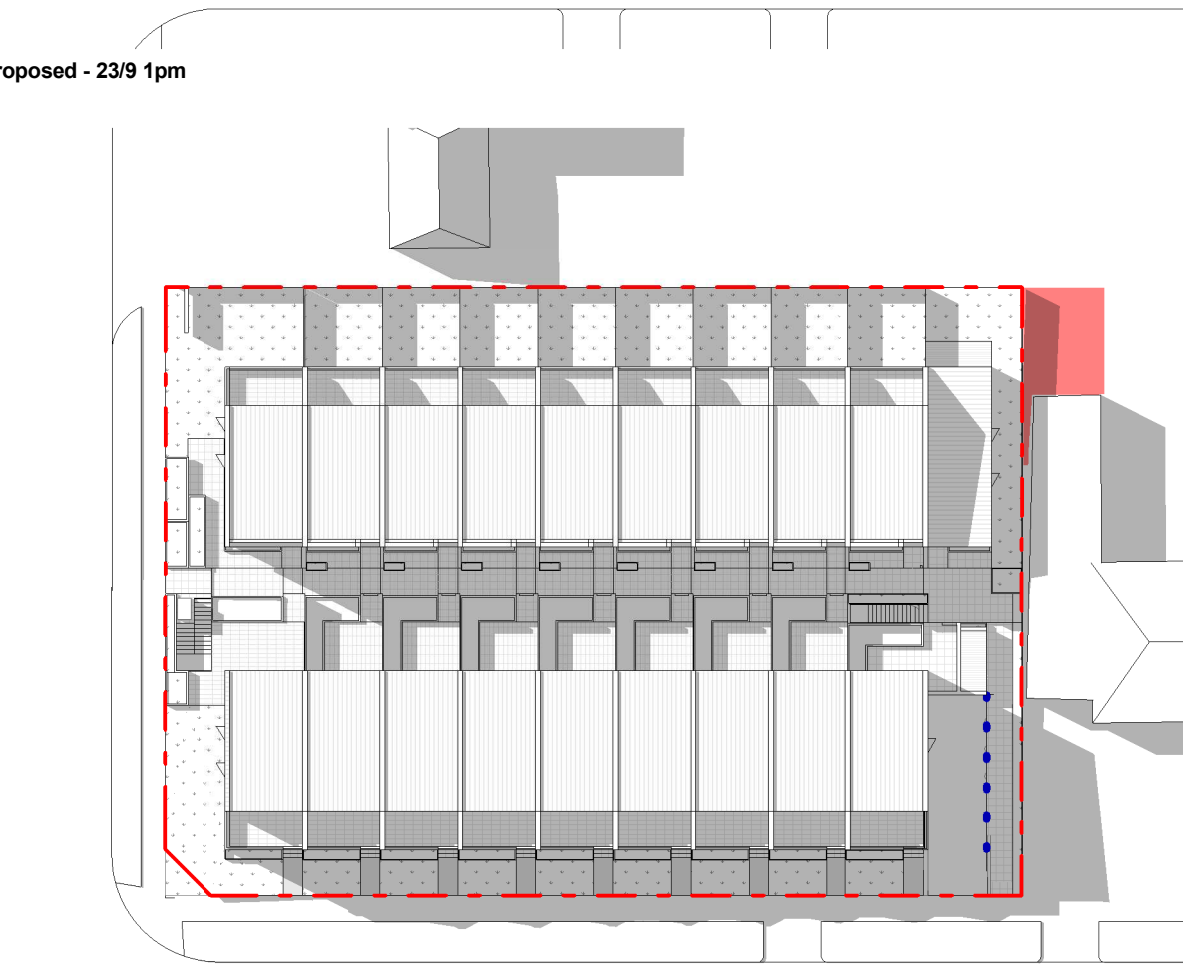
Existing - 23/9 2pm



Proposed - 23/9 2pm

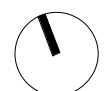


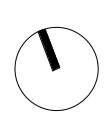
Existing - 23/9 3pm



Proposed - 23/9 3pm

■ - DENOTES PRIVATE OPEN SPACE TO ADJACENT PROPERTY







Townhouse Specifications					Basement		Ground Floor		Level 1		Level 2		Total NSA	
Townhouse Number	Type	Spec	Parking		Internal NSA m²	External m²	Internal NSA m²	External m²	Internal NSA m²	External m²	Internal NSA m²	External m²	Internal NSA m²	External NSA m²
T/H 01	TYPE A	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	51.2 m²	47.8 m²	59.4 m²	0.0 m²	44.8 m²	16.3 m²	155.4 m²	64.1 m²
T/H 02	TYPE B	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	47.5 m²	57.8 m²	0.0 m²	43.5 m²	15.6 m²	151.1 m²	63.1 m²
T/H 03	TYPE C	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	47.5 m²	57.8 m²	0.0 m²	43.5 m²	15.5 m²	151.1 m²	63.0 m²
T/H 04	TYPE B	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	47.5 m²	57.8 m²	0.0 m²	43.5 m²	15.6 m²	151.1 m²	63.1 m²
T/H 05	TYPE C	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	47.5 m²	57.8 m²	0.0 m²	43.5 m²	15.5 m²	151.1 m²	63.0 m²
T/H 06	TYPE B	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	47.5 m²	57.8 m²	0.0 m²	43.5 m²	15.6 m²	151.1 m²	63.1 m²
T/H 07	TYPE C	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	47.5 m²	57.8 m²	0.0 m²	43.5 m²	15.5 m²	151.1 m²	63.0 m²
T/H 08	TYPE B	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	47.5 m²	57.8 m²	0.0 m²	43.5 m²	15.6 m²	151.1 m²	63.1 m²
T/H 09	TYPE D	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	51.3 m²	96.6 m²	59.5 m²	0.0 m²	44.8 m²	15.9 m²	155.6 m²	112.4 m²
T/H 10	TYPE D	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	51.3 m²	106.6 m²	59.5 m²	0.0 m²	41.5 m²	18.4 m²	152.4 m²	125.0 m²
T/H 11	TYPE B	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	44.8 m²	57.8 m²	0.0 m²	42.0 m²	16.4 m²	149.6 m²	61.2 m²
T/H 12	TYPE C	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	44.8 m²	57.8 m²	0.0 m²	41.9 m²	16.4 m²	149.6 m²	61.2 m²
T/H 13	TYPE B	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	44.8 m²	57.8 m²	0.0 m²	42.0 m²	16.4 m²	149.6 m²	61.2 m²
T/H 14	TYPE C	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	44.8 m²	57.8 m²	0.0 m²	41.9 m²	16.4 m²	149.6 m²	61.1 m²
T/H 15	TYPE B	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	44.8 m²	57.8 m²	0.0 m²	42.0 m²	16.4 m²	149.6 m²	61.2 m²
T/H 16	TYPE C	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	44.7 m²	57.8 m²	0.0 m²	41.9 m²	16.4 m²	149.6 m²	61.1 m²
T/H 17	TYPE B	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	44.7 m²	57.8 m²	0.0 m²	42.0 m²	16.4 m²	149.6 m²	61.2 m²
T/H 18	TYPE C	3 Bed, 2.5 Bath		2	0.0 m²	0.0 m²	49.8 m²	44.7 m²	57.8 m²	0.0 m²	43.1 m²	16.9 m²	150.7 m²	61.6 m²
T/H 19	TYPE E	2 Bed, 2 Bath		1	0.0 m²	0.0 m²	49.0 m²	68.4 m²	50.0 m²	0.0 m²	0.0 m²	0.0 m²	99.0 m²	68.4 m²
Totals				37	0.0 m²	0.0 m²	950.4 m²	1,009.9 m²	1,095.4 m²	0.0 m²	772.5 m²	291.2 m²	2,818.3 m²	1,301.2 m²

GBA Calculation

Townhouse NSA (Internal + External)	0.0 m²	1,960.2 m²	1,095.5 m²	1,063.8 m²
Basement GBA (Includes entire ramp)	1,118.5 m²	0.0 m²	0.0 m²	0.0 m²
Garden Area / Communal Outdoor Space	0.0 m²	259.4 m²	0.0 m²	0.0 m²
Total GBA m²	1,118.5 m²	2,219.6 m²	1,095.5 m²	1,063.8 m²

Total GBA		5,497.4 m²
Site Area		2,276 m2
Coverage	62%	1,628 m2
Garden Area	56%	1,270 m2

1. All figures have been based on preliminary information and are subject to verification.
2. The material contained herein is indicative only and may be subject to approval by the responsible authority(s), or other factors beyond the control of Crone Architects; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents.
3. Areas have been calculated in line with the Property Council of Australia's definition of Residential Property Area.
4. Basement GBA includes ramp from Ground Level
- NSA is measured to the centreline of intertenancy walls and to the outside face of all other walls.
- GBA is the total enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing walls, balustrades and supports.

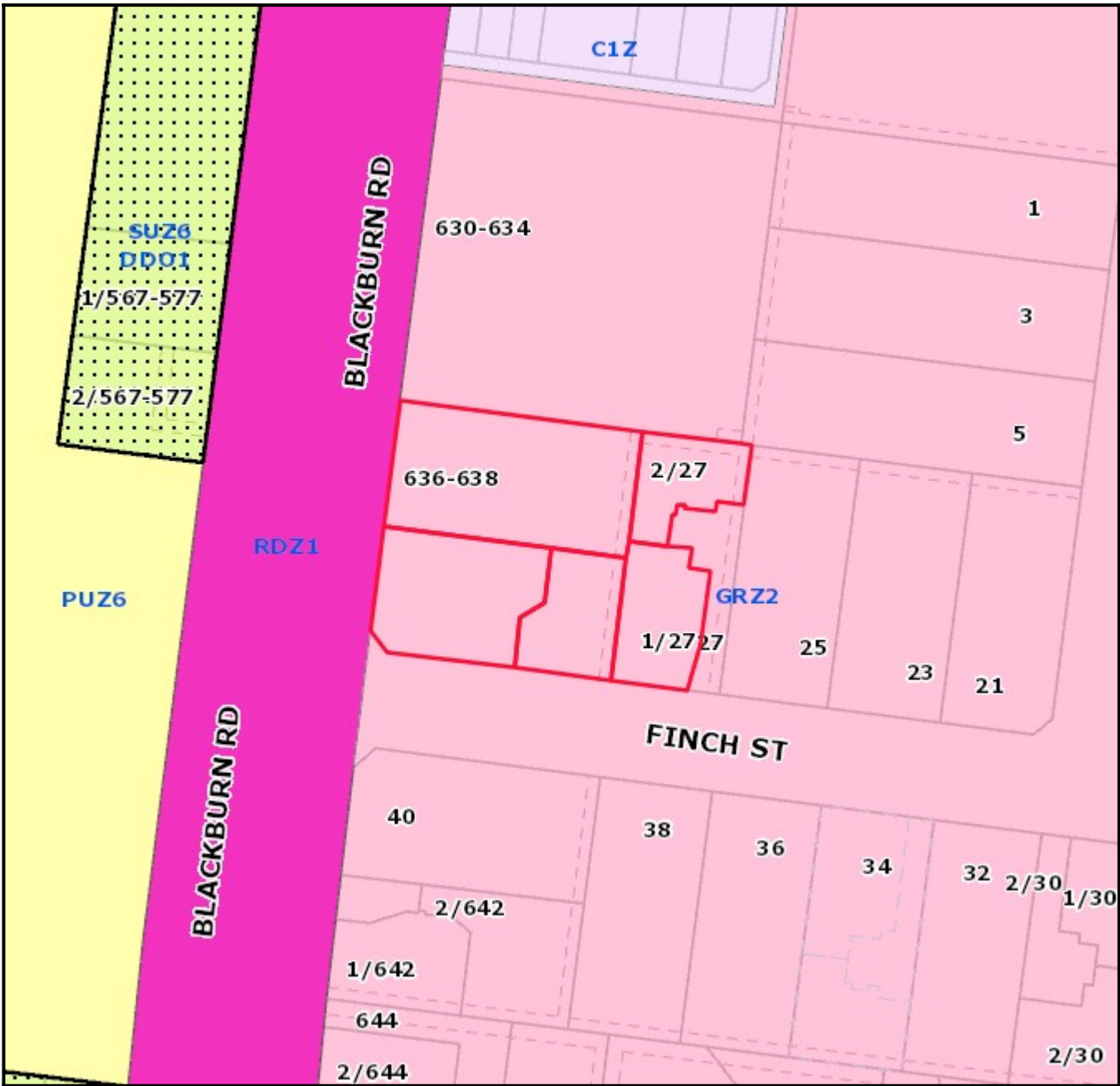


Attachment 2: 636-638 Blackburn Road & 27 Finch Street, Notting Hill





Planning Overlays and Zones



Legend

Planning Zones

C1Z	GRZ1	GRZ9	PCRZ	PUZ3	PUZ7	RGZ4	SUZ5
C2Z	GRZ2	IN 1Z	PPRZ	PUZ4	RDZ1	SUZ2	SUZ6
CA	GRZ7	MUZ	PUZ1	PUZ5	RGZ1	SUZ3	UFZ
CDZ1	GRZ8	NRZ1	PUZ2	PUZ6	RGZ2	SUZ4	

Planning Overlays

LSIO / SBO	DDO	DPO
NCO	VPO	PO
PAO	HO	
EAO	IPO	



1:1000

Address

636-638 Blackburn Road and 27 Finch Street NOTTING HILL VIC 3168

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Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed.



1:2000



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--- Railway Lines
 --- Arterial Roads
 --- Arterial Roads
 --- Local Roads
 --- Proposed Roads
 Crown Open Space
 Monash Reserve / Open Space
 Non Monash Open Space
 Pipe Track
 Public Golf Course
 Public Golf Course Crown Open Space
 Monash Region
 Leash Free Areas
 Property & Address No.
 Common Property

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