

25 BALMAIN ST, CREMORNE

TANK VENTURES PTY LTD

TOWN PLANNING APPLICATION
ARCHITECTURAL DRAWINGS
JANUARY 2020

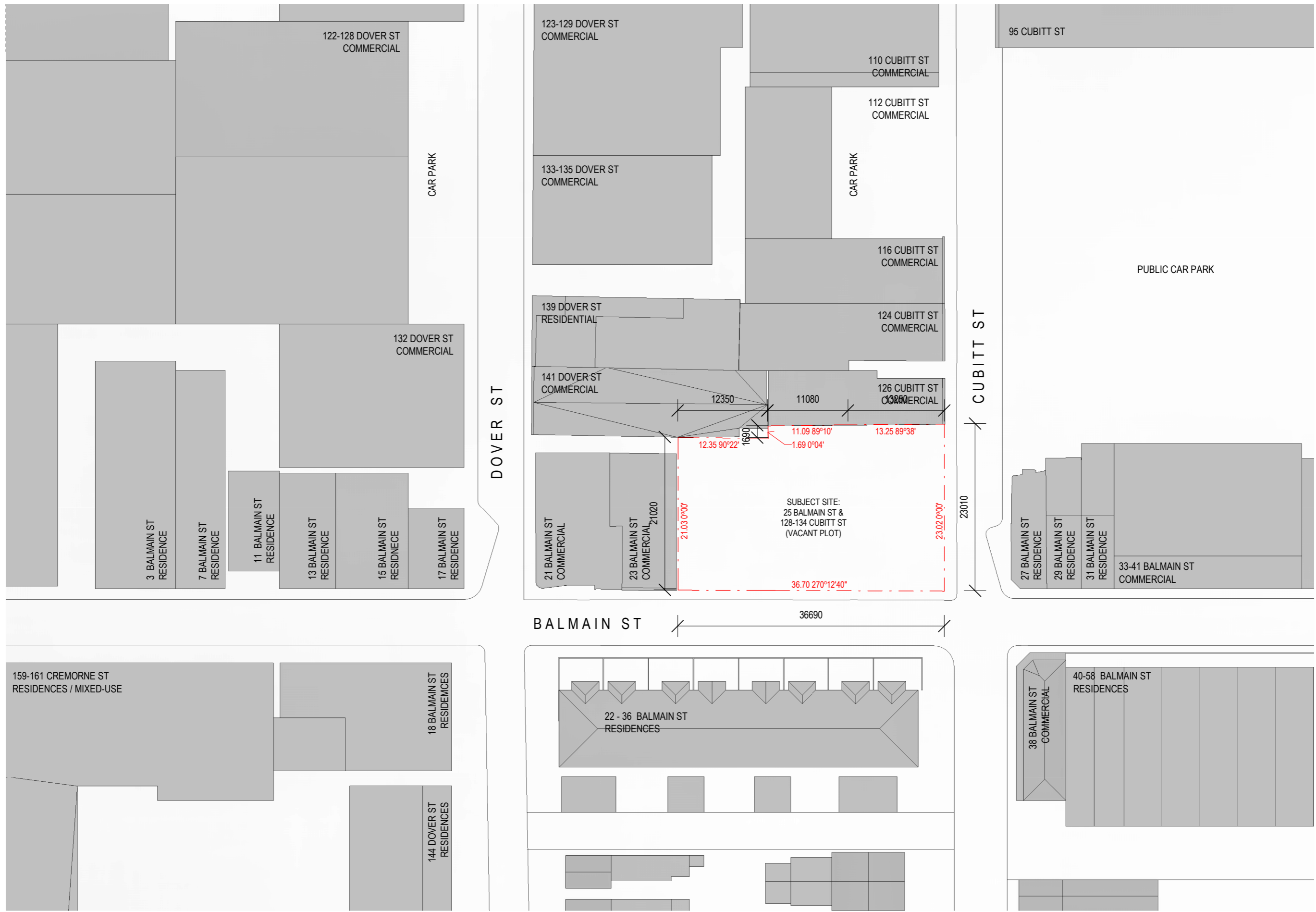
DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE	REV
TP 0-101	SITE PLAN EXISTING CONDITIONS	2
TP 1-100	PROPOSED SITE PLAN	2
TP 1-101	PROPOSED GROUND FLOOR	2
TP 1-102	PROPOSED LEVEL 01	2
TP 1-103	PROPOSED LEVEL 02	2
TP 1-104	PROPOSED LEVEL 03	2
TP 1-105	PROPOSED LEVEL 04	2
TP 1-106	PROPOSED LEVEL 05	2
TP 1-107	PROPOSED LEVEL ROOF	2
TP 2-101	PROPOSED NORTH ELEVATION	2
TP 2-102	PROPOSED EAST ELEVATION	2
TP 2-103	PROPOSED SOUTH ELEVATION	2
TP 2-104	PROPOSED WEST ELEVATION	2
TP 3-101	SECTION AA	2
TP 3-102	SECTION BB	2
TP 3-103	SECTION CC	1
TP 3-104	SECTION CC CROSSING DETAIL	1

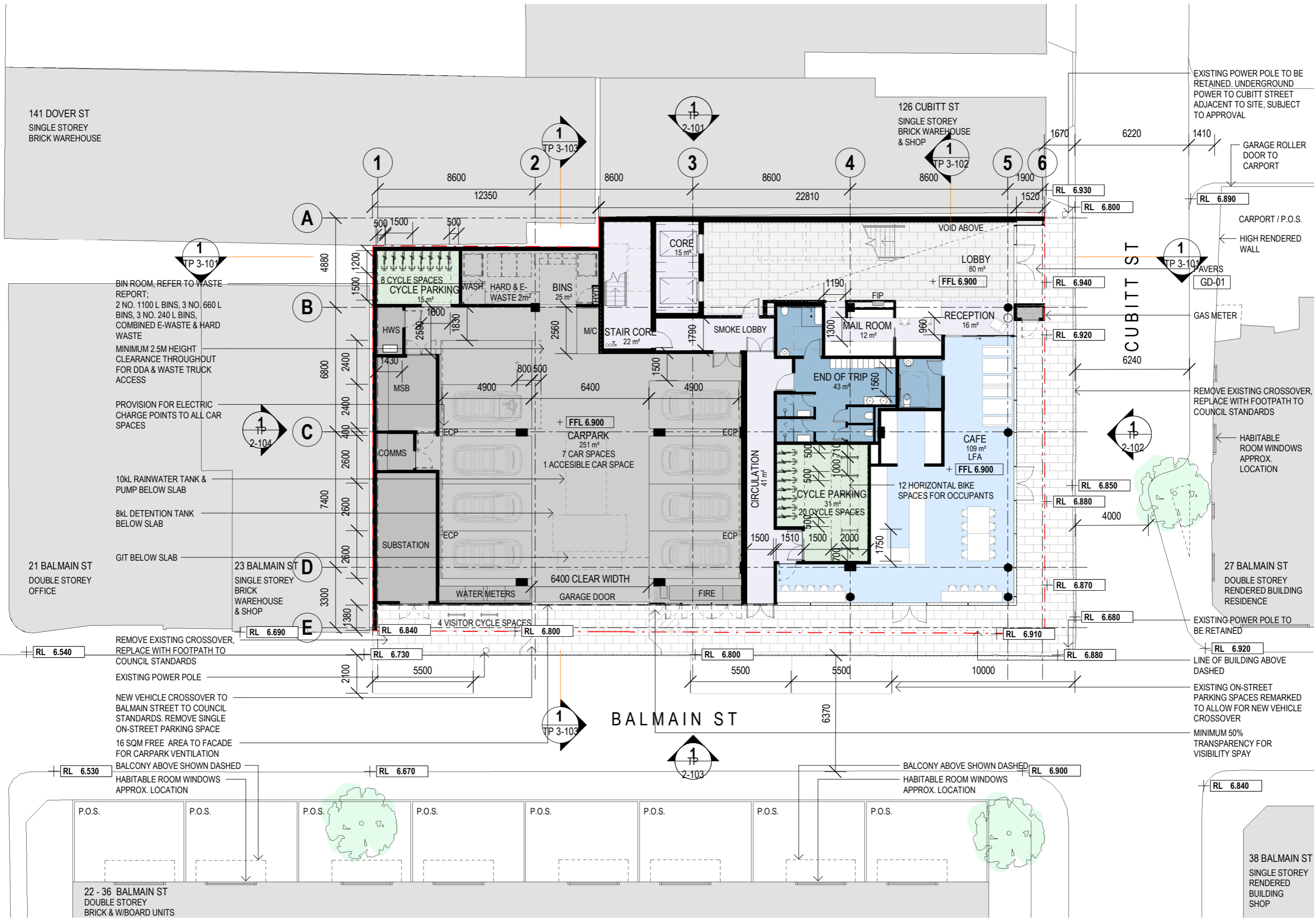
AREAS SCHEDULE

	CAFE SQM	TENANCY AREA SQM	EXTERIOR / BALCONY SQM	CAR PARKING SQM	BIKE PARKING SQM	CORE SQM	BOH/ SERVICES SQM	AMENITIES SQM	LOBBY / CIRCULATION SQM	VOID SQM	NLA SQM	GFA SQM
G	109	-	-	251	45	37	68	43	151	-	109	726
1	-	600	27	-	-	33	23	34	43	42	600	775
2	-	642	34	-	-	33	23	34	43	-	642	775
3	-	566	31	-	-	33	23	34	43	-	566	700
4	-	454	26	-	-	33	23	34	43	-	454	587
5	-	175	138	-	-	34	56	11	43	-	175	283
TOTAL	109	2437	255	251	45	203	215	190	367	42	2546	3846





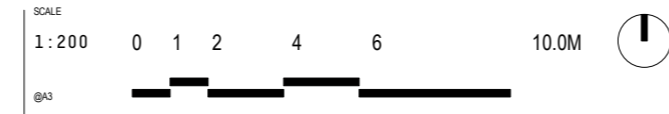




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 Pty Ltd Architects
 One Harwood Place Melbourne Vic 3000
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REV	DATE	DESCRIPTION
1	20.01.2020	TOWN PLANNING
2	04.03.2020	TOWN PLANNING RFI

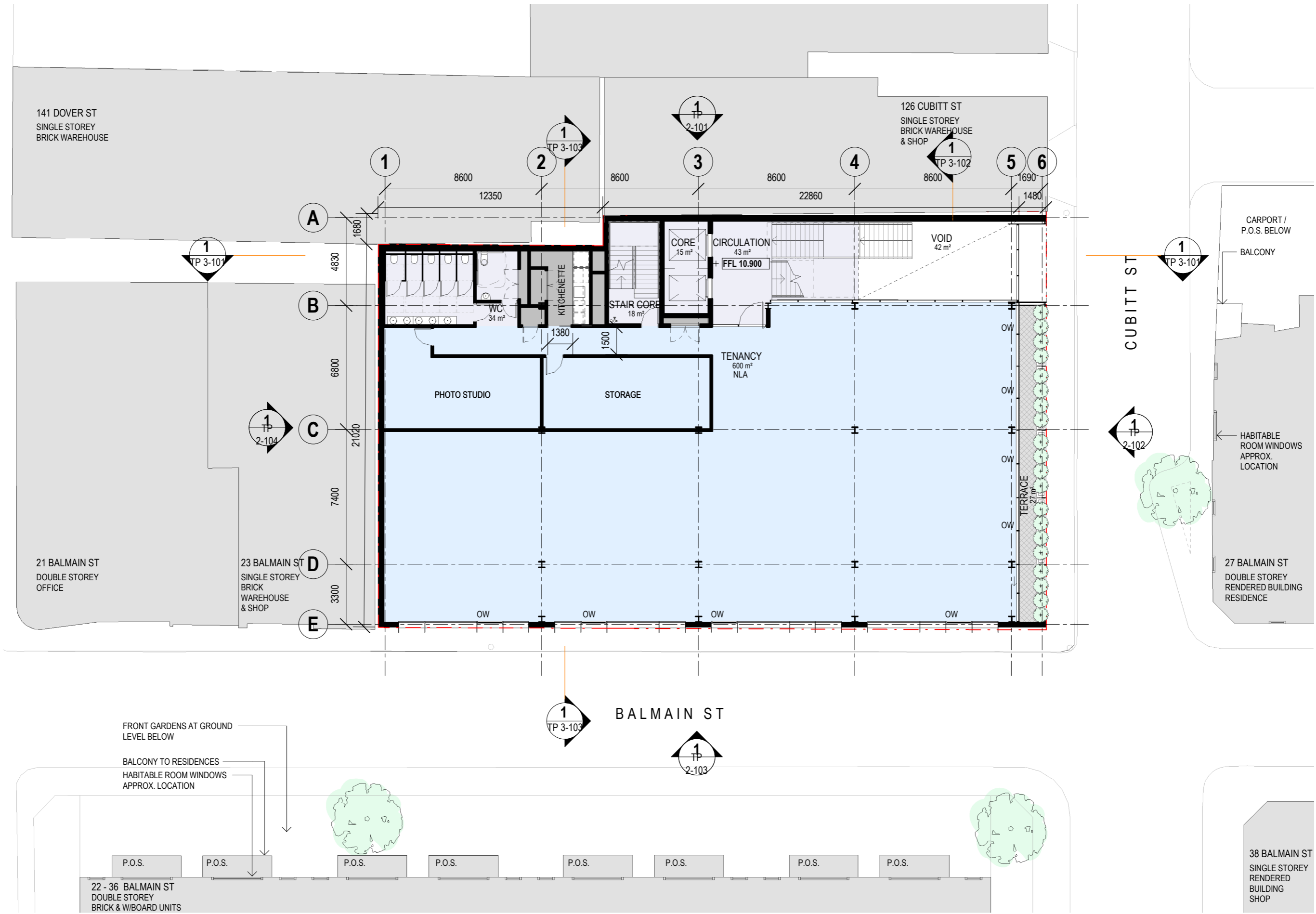
PROJECT #
18-071
 DATE
06/18/19



PROJECT
**25 BALMAIN ST
 CREMORNE**
 STATUS
 TOWN PLANNING

DRAWING TITLE
PROPOSED GROUND FLOOR
 DRAWING NUMBER
TP 1-101
 REVISION
2

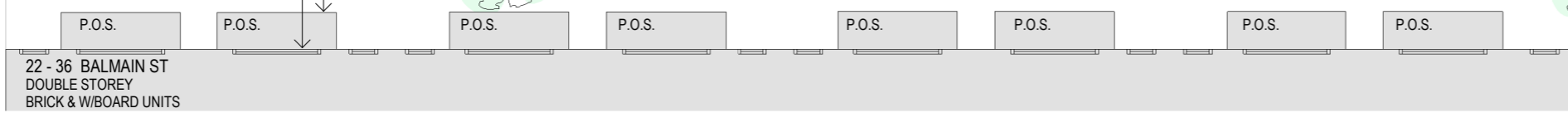
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FRONT GARDENS AT GROUND LEVEL BELOW

BALCONY TO RESIDENCES

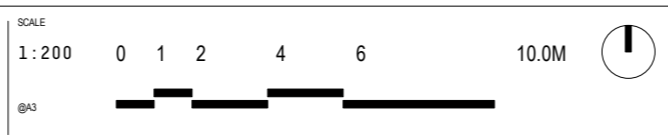
HABITABLE ROOM WINDOWS APPROX. LOCATION



REV	DATE	DESCRIPTION
1	20.01.2020	TOWN PLANNING
2	04.03.2020	TOWN PLANNING RFI

PROJECT #
18-171

DATE
06/18/19



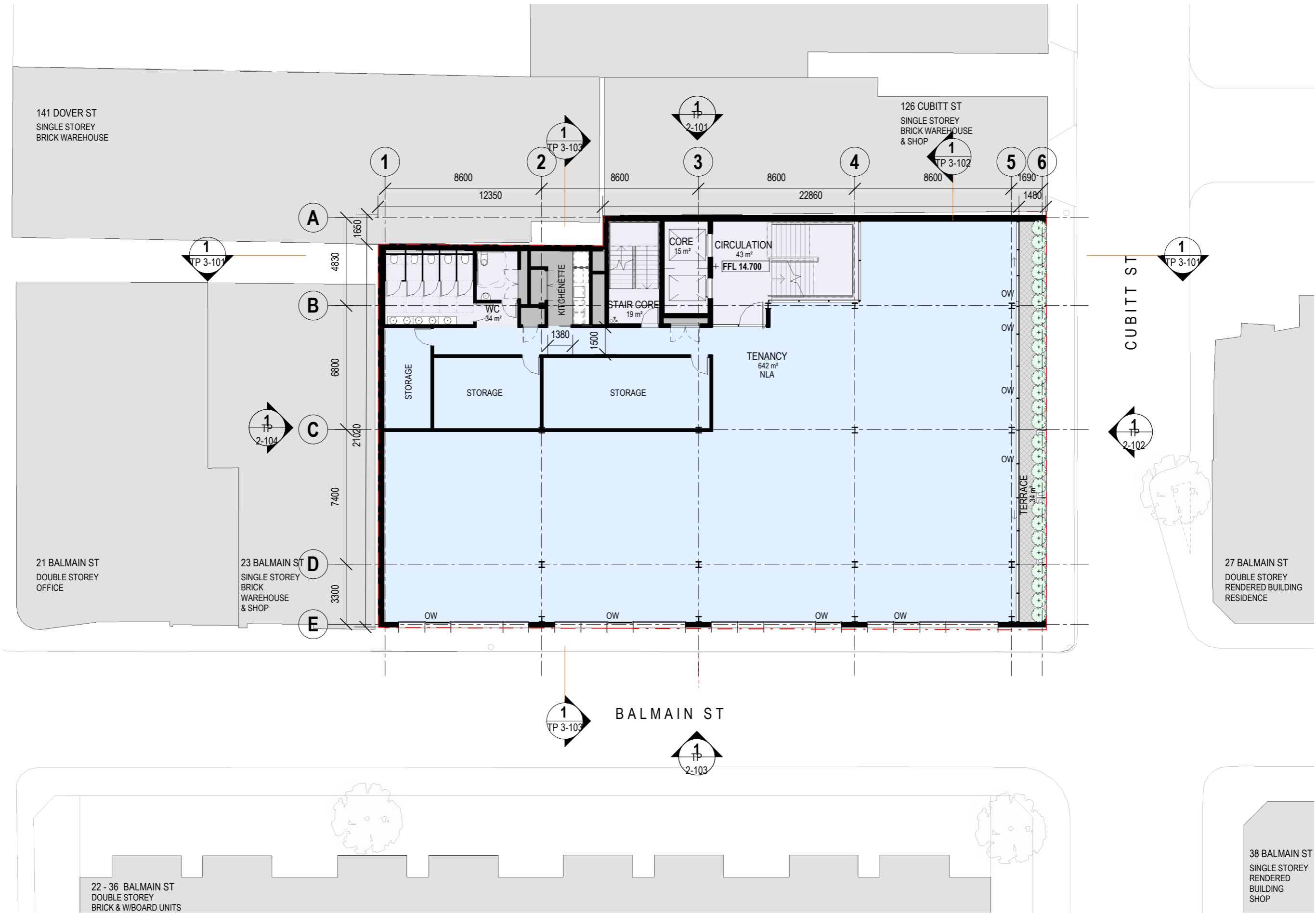
PROJECT
TANK VENTURES PTY LTD
25 BALMAIN ST, CREMORNE

STATUS
TOWN PLANNING

DRAWING TITLE
PROPOSED LEVEL 01

DRAWING NUMBER
TP 1-102

REVISION
2



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REV	DATE	DESCRIPTION
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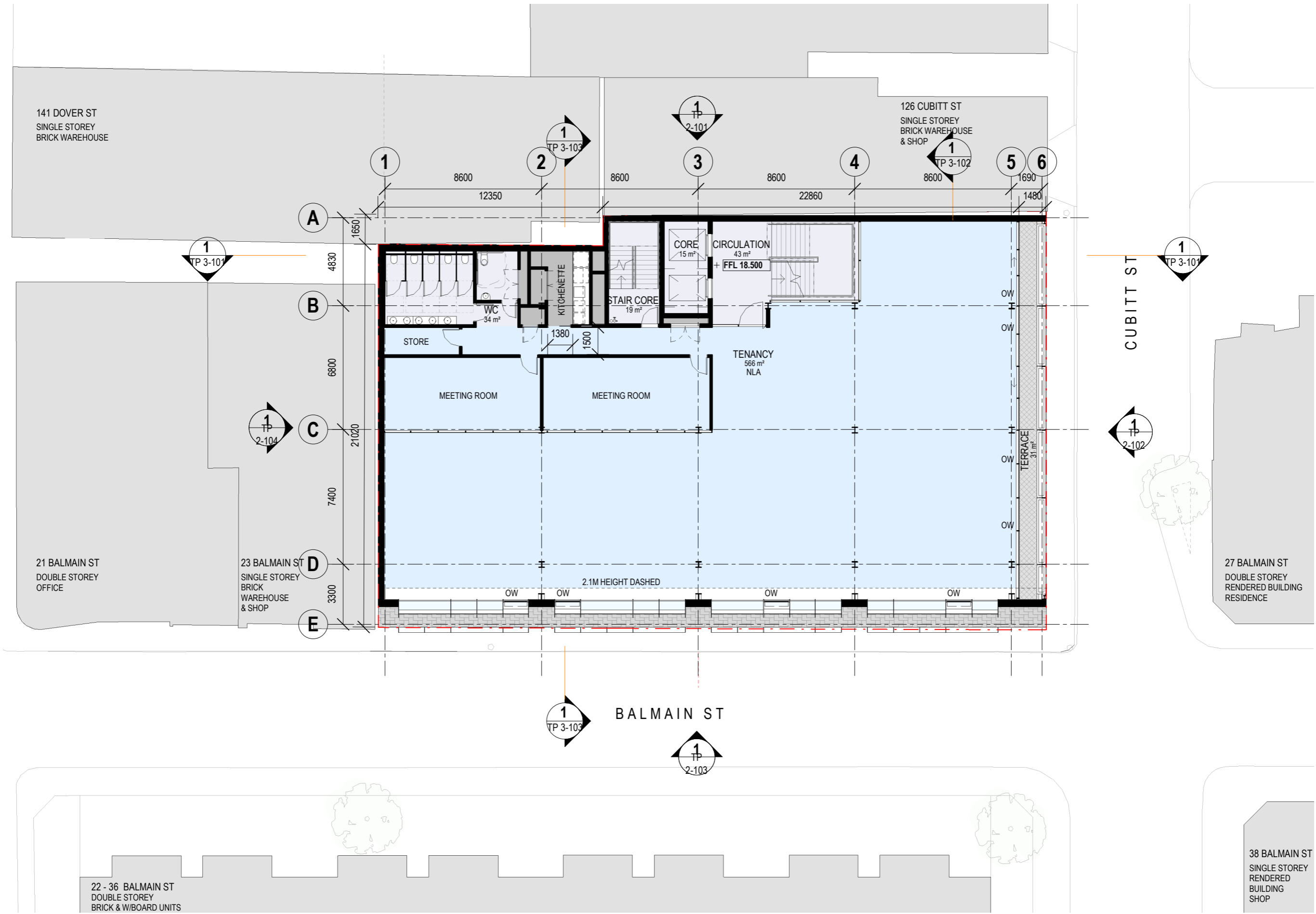
PROJECT #
18-171
 DATE
06/18/19

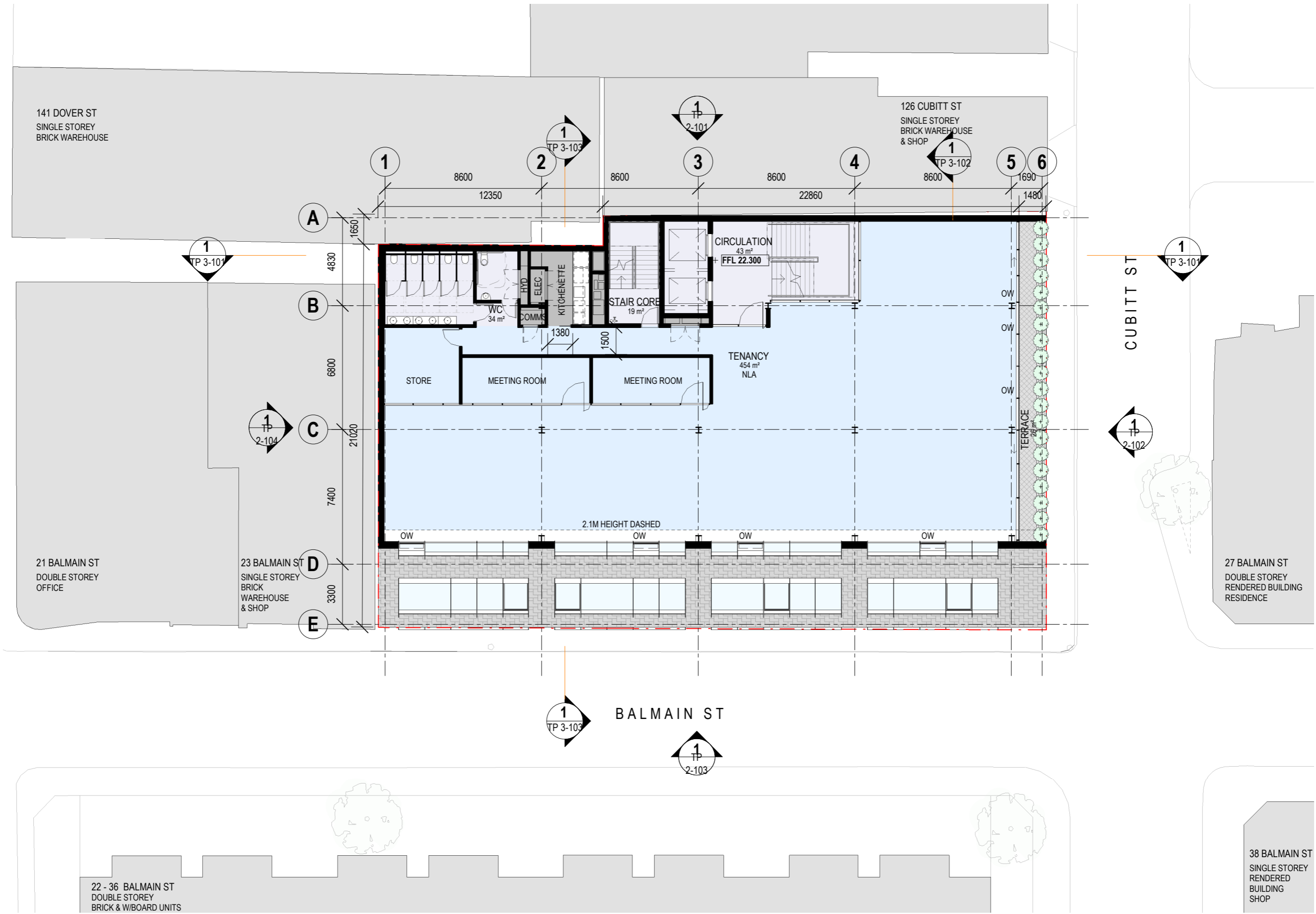


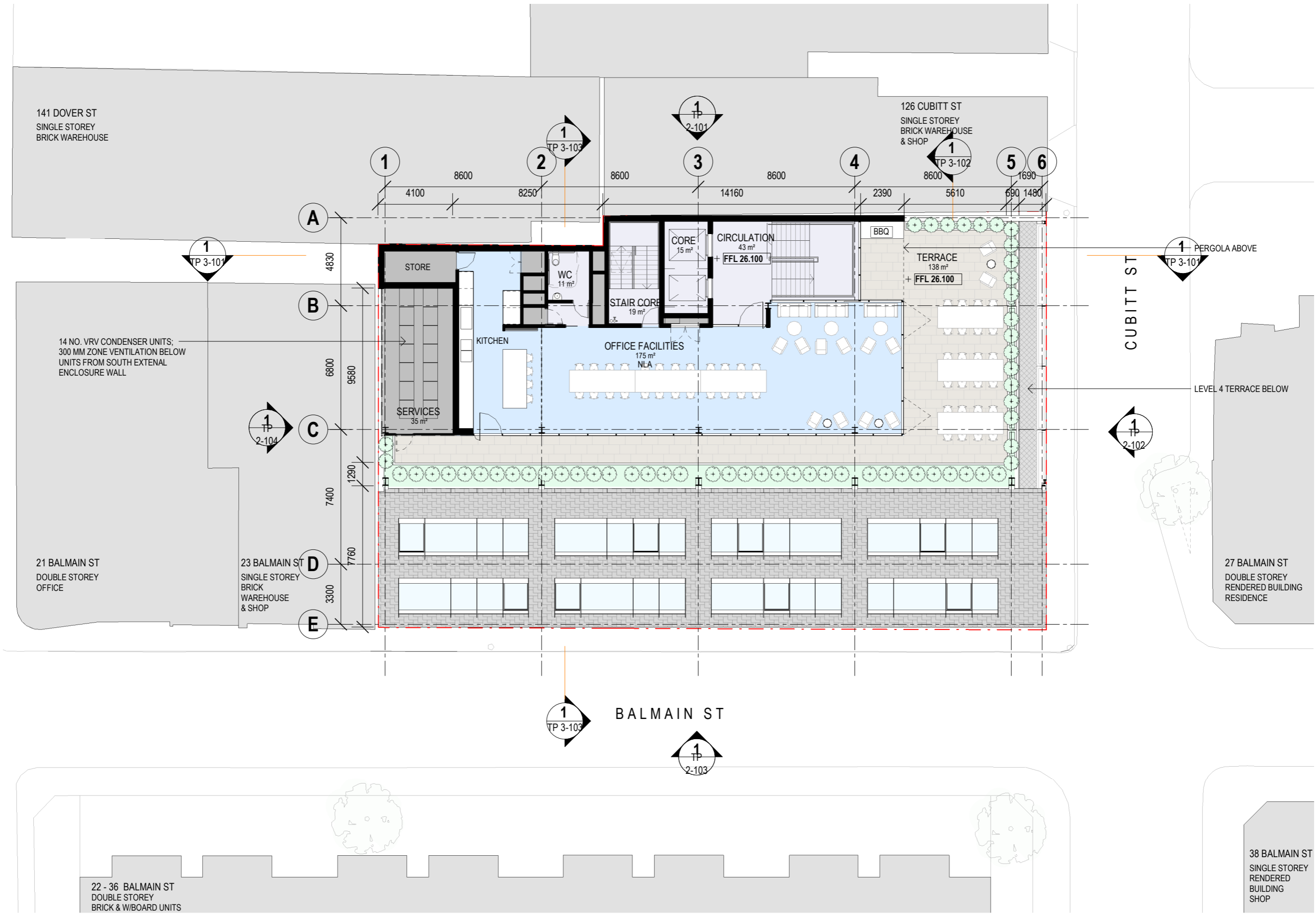
PROJECT
TANK VENTURES PTY LTD
25 BALMAIN ST, CREMORNE
 STATUS
 TOWN PLANNING

DRAWING TITLE
PROPOSED LEVEL 02
 DRAWING NUMBER
TP 1-103
 REVISION
2

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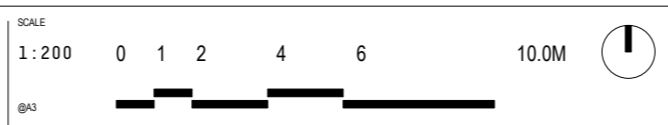




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PROJECT #
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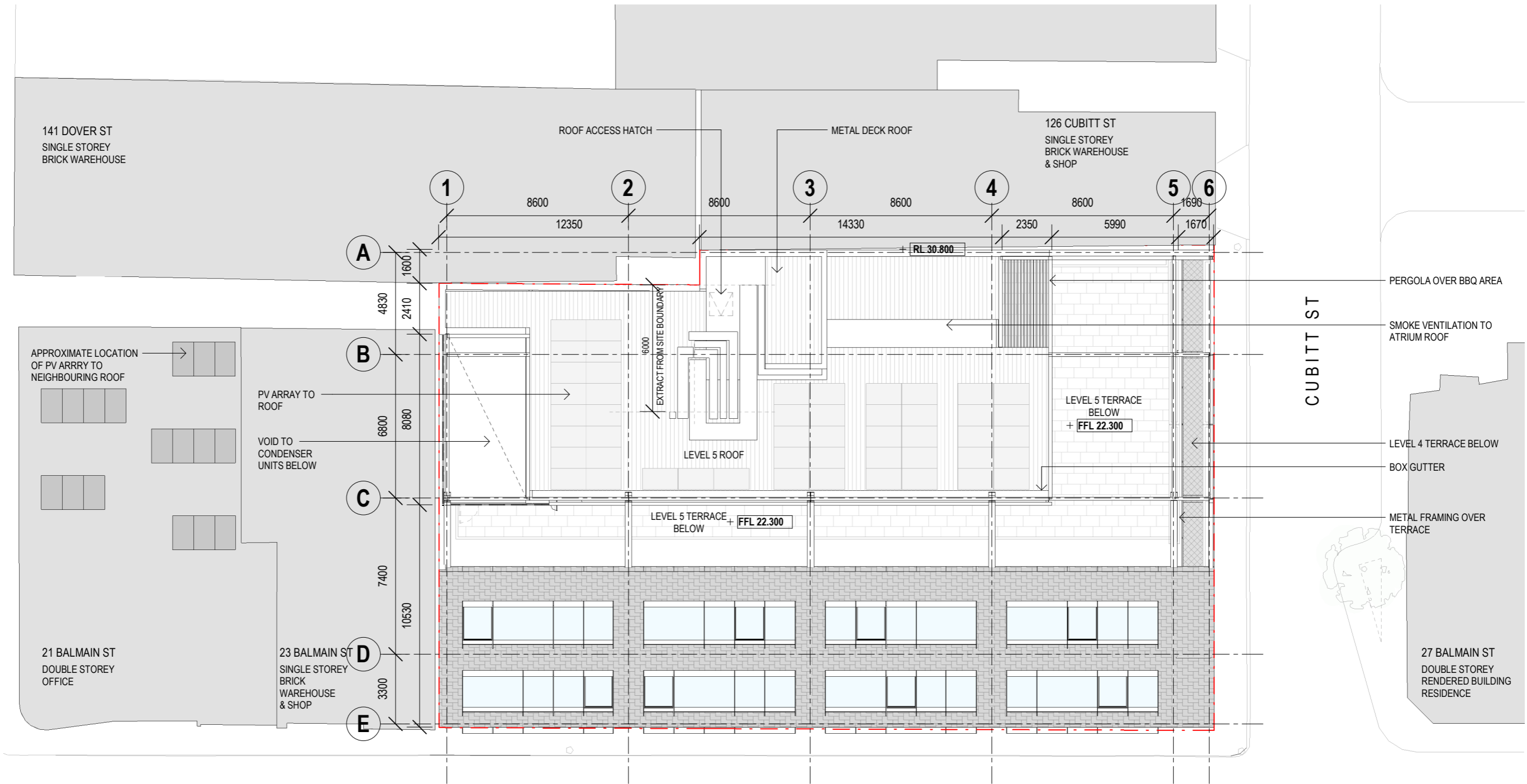


PROJECT
TANK VENTURES PTY LTD
25 BALMAIN ST, CREMORNE
 STATUS
 TOWN PLANNING

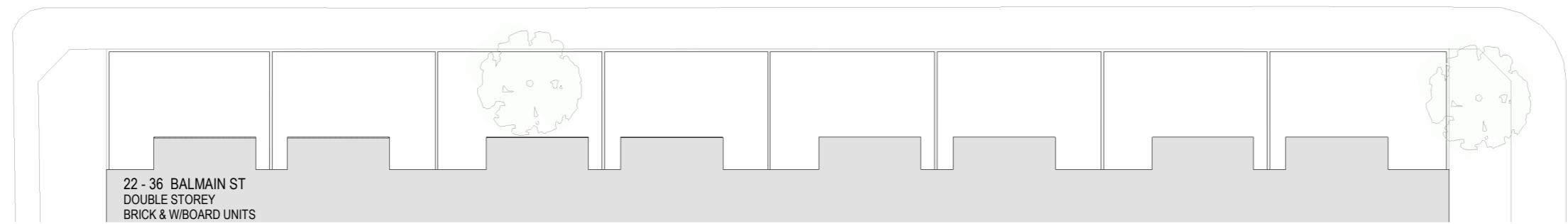
DRAWING TITLE
PROPOSED LEVEL 05
 DRAWING NUMBER
TP 1-106
 REVISION
2

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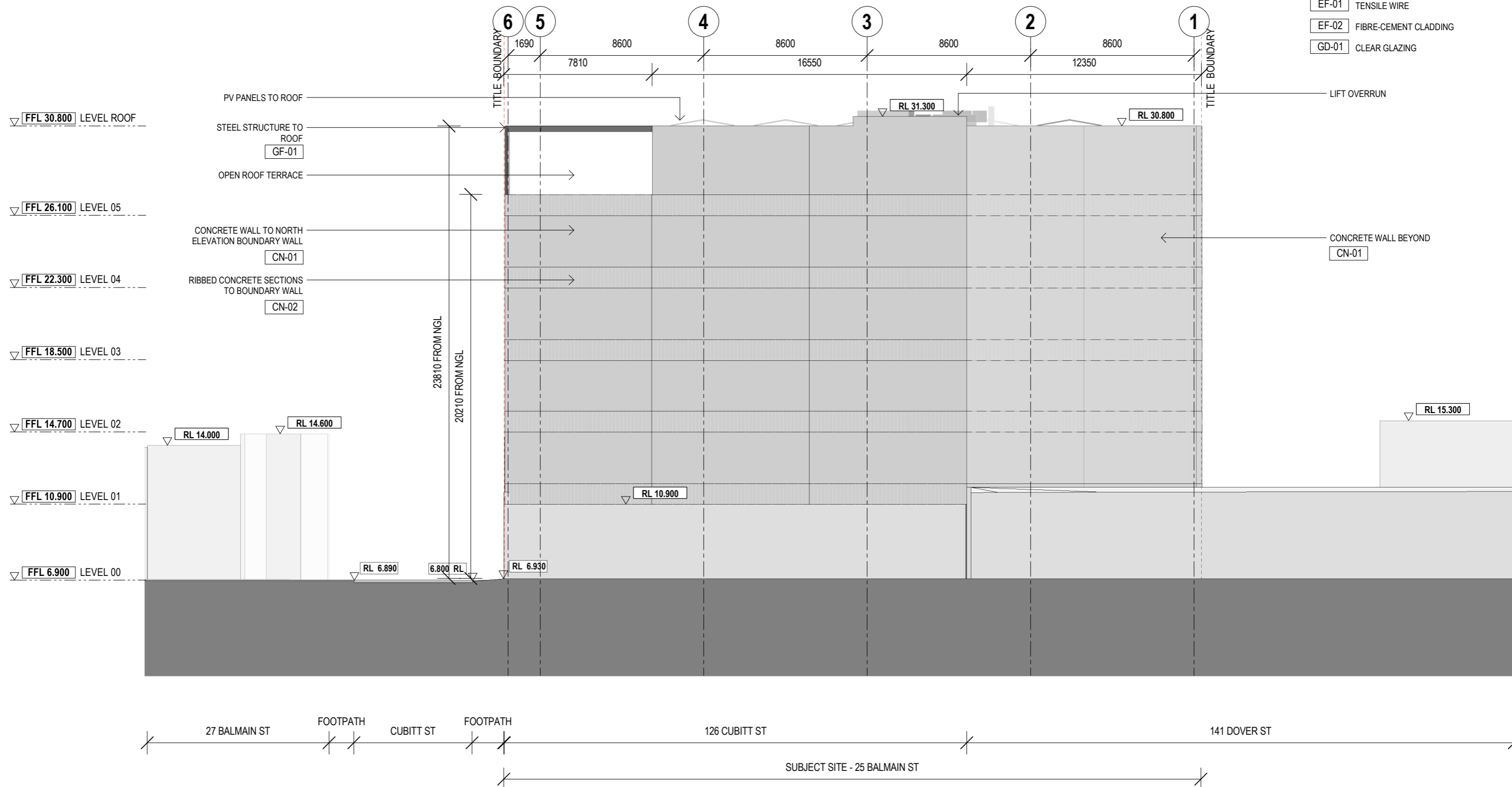
BALMAIN ST



38 BALMAIN ST
SINGLE STOREY
RENDERED
BUILDING
SHOP

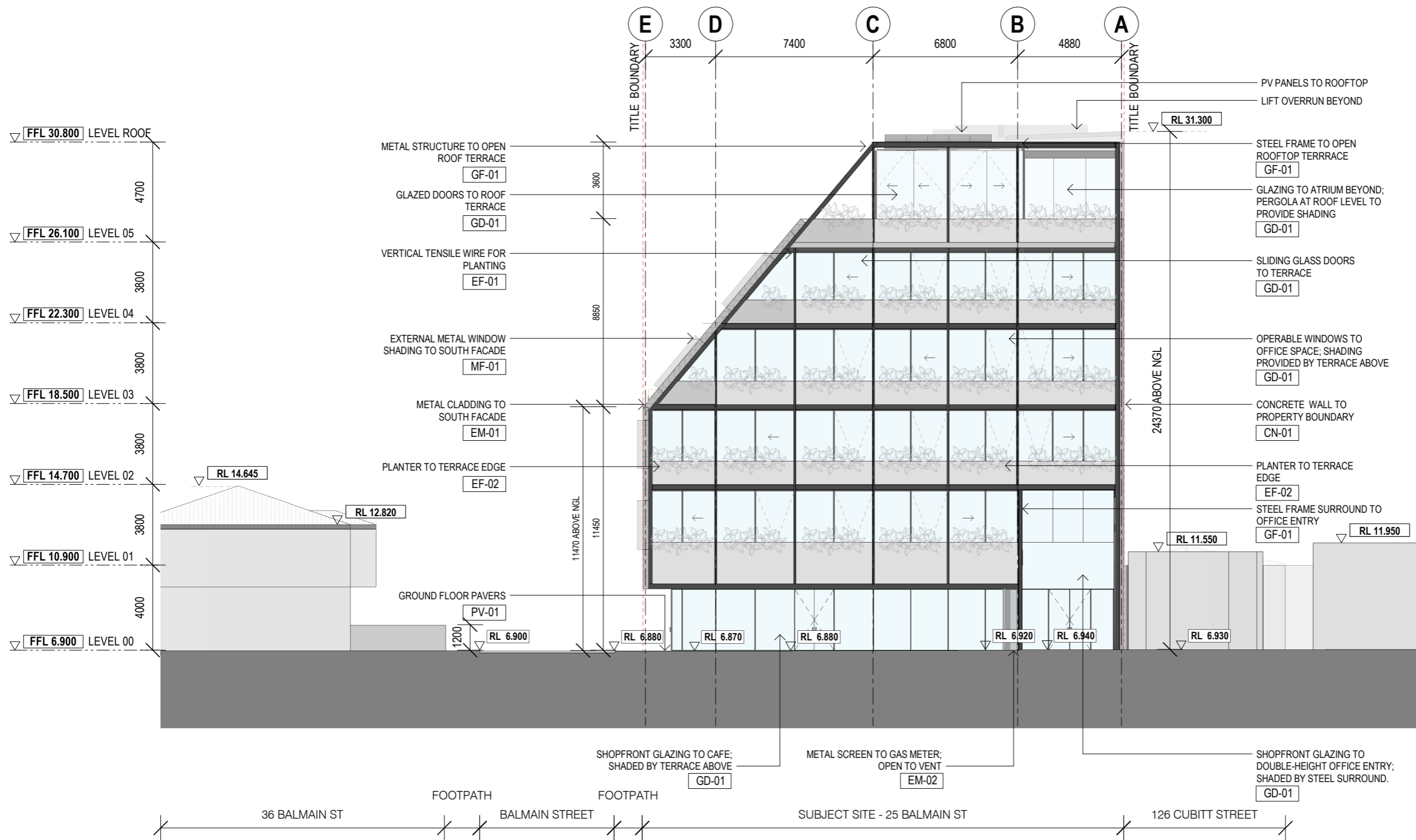
MATERIALS KEY

- EM-01 BLACK METAL FLAT-LOCK CLADDING
- EM-02 BLACK METAL VERTICAL FIN SCREEN
- CN-01 CONCRETE
- CN-02 RIBBED CONCRETE
- GF-01 BLACK METAL WINDOW FRAMES & STEEL
- MF-01 BLACK METAL WINDOW SHADING
- EF-01 TENSILE WIRE
- EF-02 FIBRE-CEMENT CLADDING
- GD-01 CLEAR GLAZING



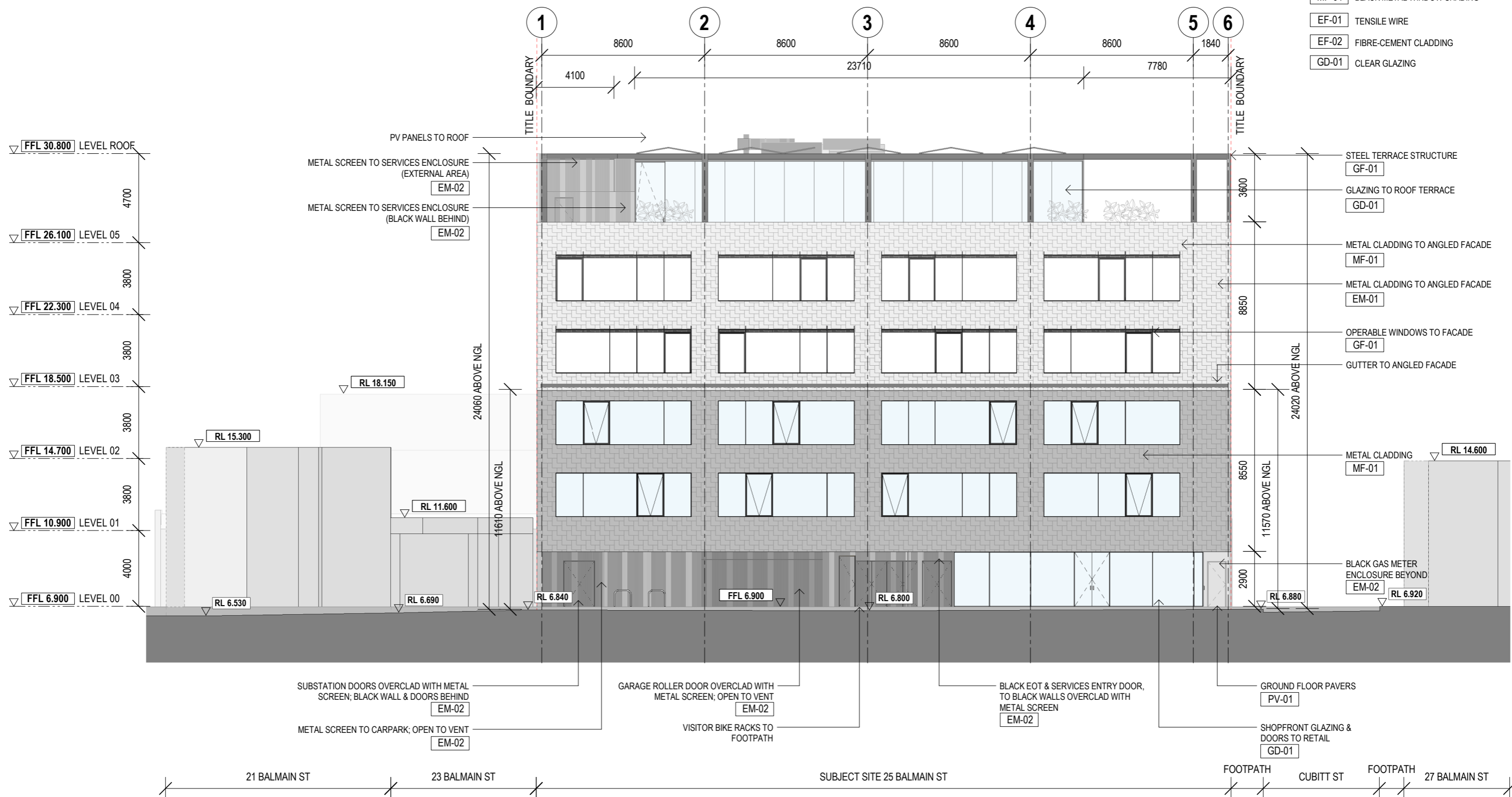
MATERIALS KEY

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- GF-01 BLACK METAL WINDOW FRAMES & STEEL
- MF-01 BLACK METAL WINDOW SHADING
- EF-01 TENSILE WIRE
- EF-02 FIBRE-CEMENT CLADDING
- GD-01 CLEAR GLAZING



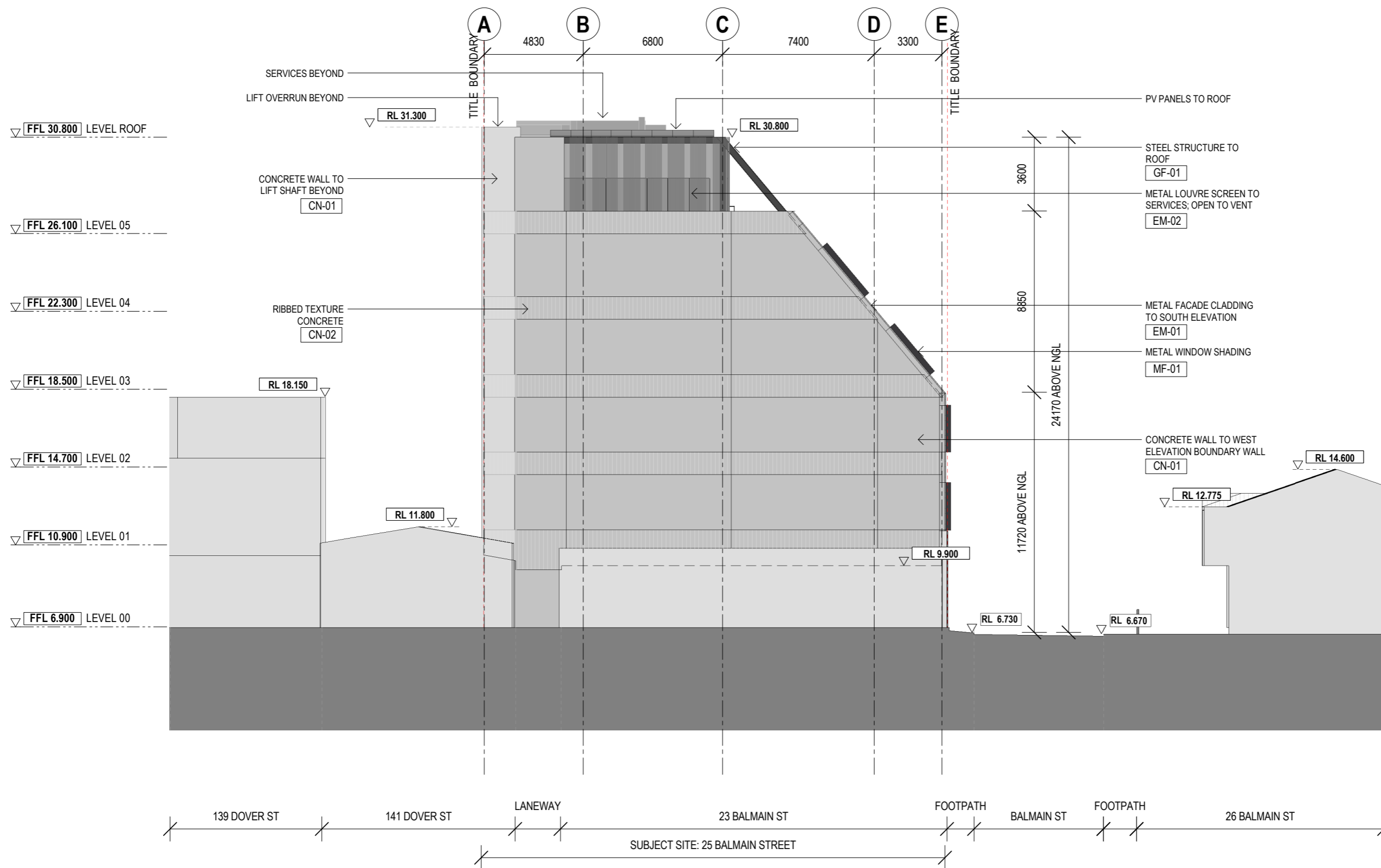
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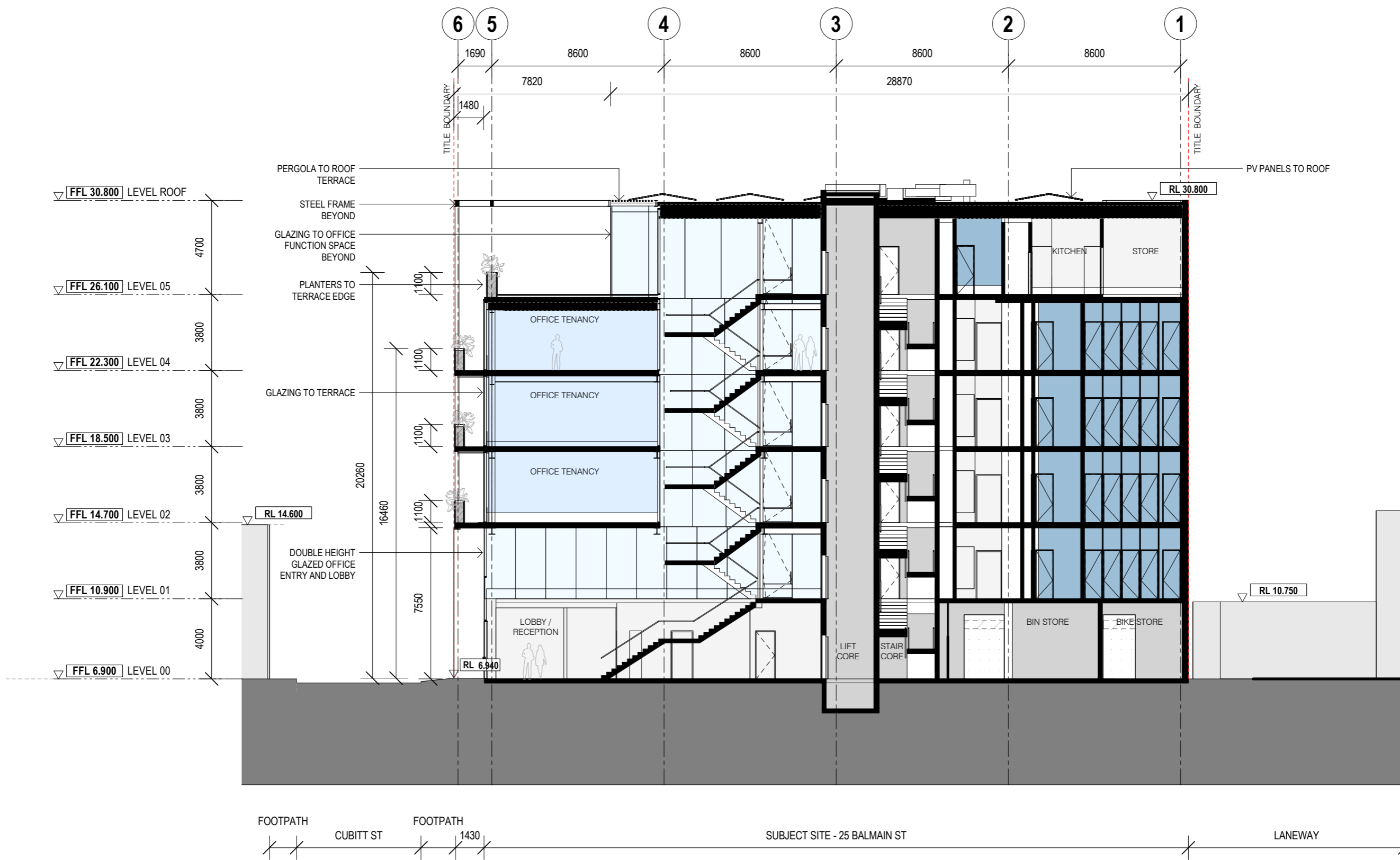
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- MF-01 BLACK METAL WINDOW SHADING
- EF-01 TENSILE WIRE
- EF-02 FIBRE-CEMENT CLADDING
- GD-01 CLEAR GLAZING

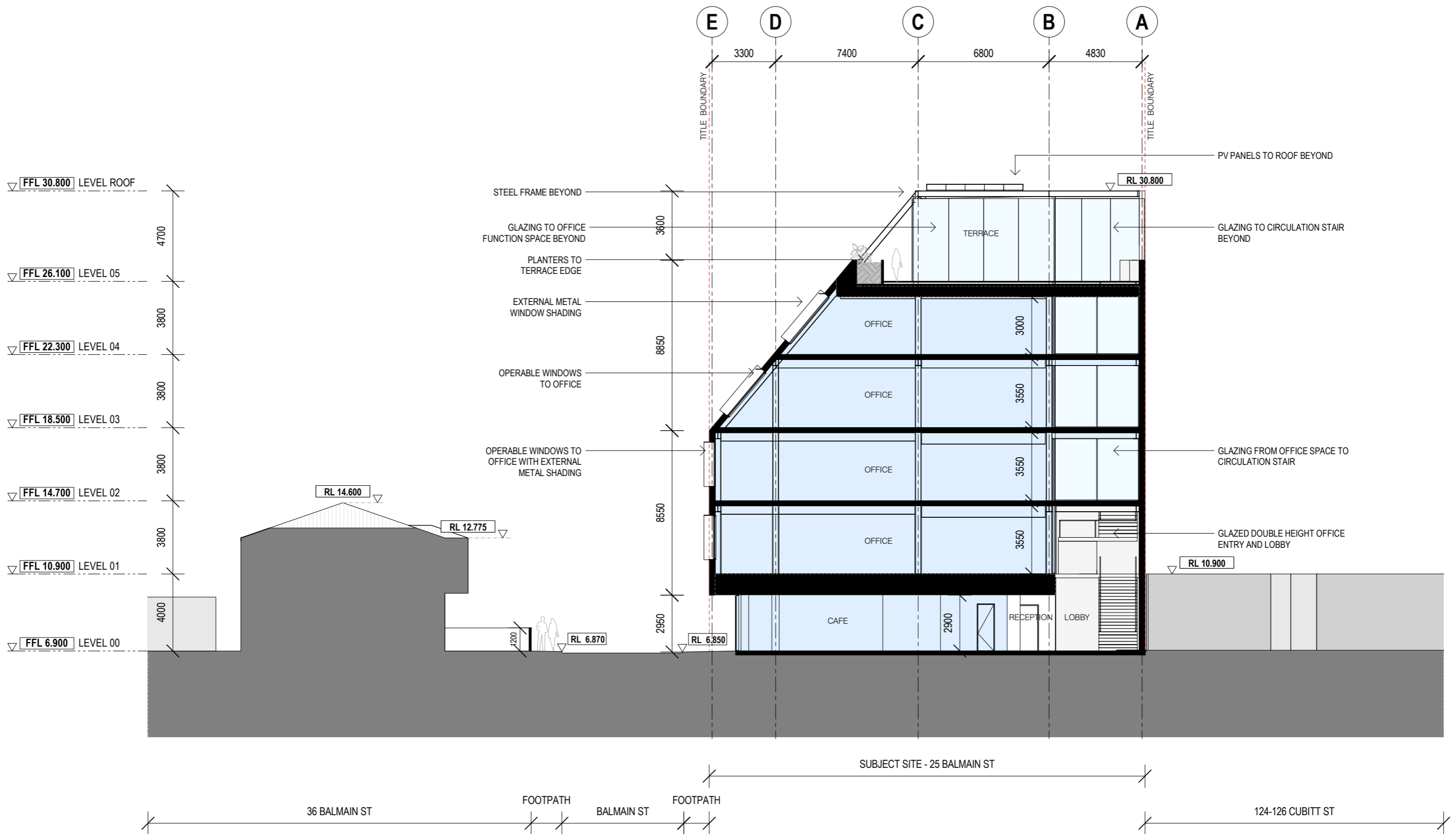


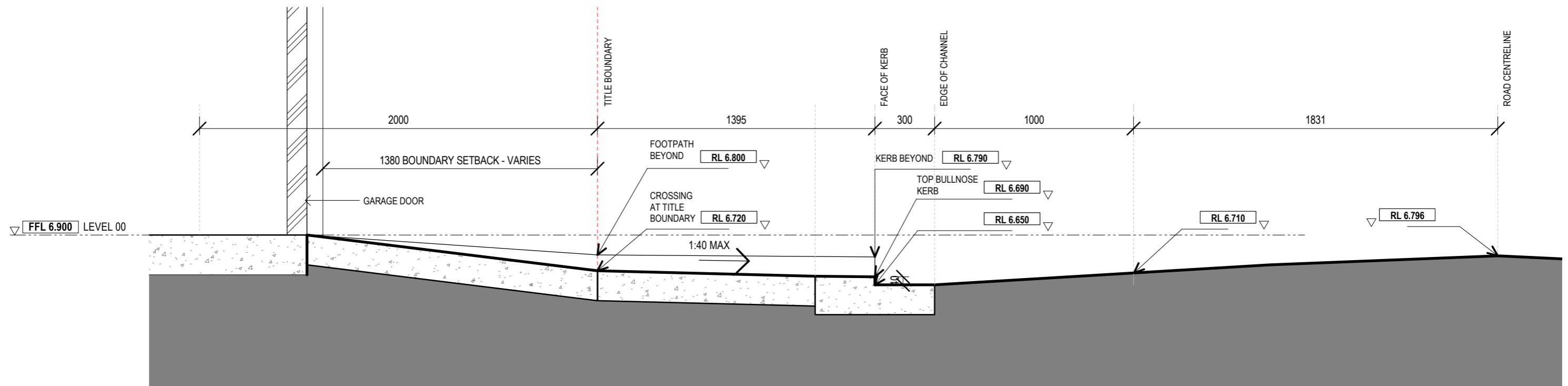
MATERIALS KEY

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- MF-01 BLACK METAL WINDOW SHADING
- EF-01 TENSILE WIRE
- EF-02 FIBRE-CEMENT CLADDING
- GD-01 CLEAR GLAZING









NOTE: VEHICLE CROSSING TO CITY OF YARRA COUNCIL STANDARDS. ALL LEVELS SHOWN ARE APPROXIMATE ONLY, TO BE CONFIRMED WITH FULL SURVEY.



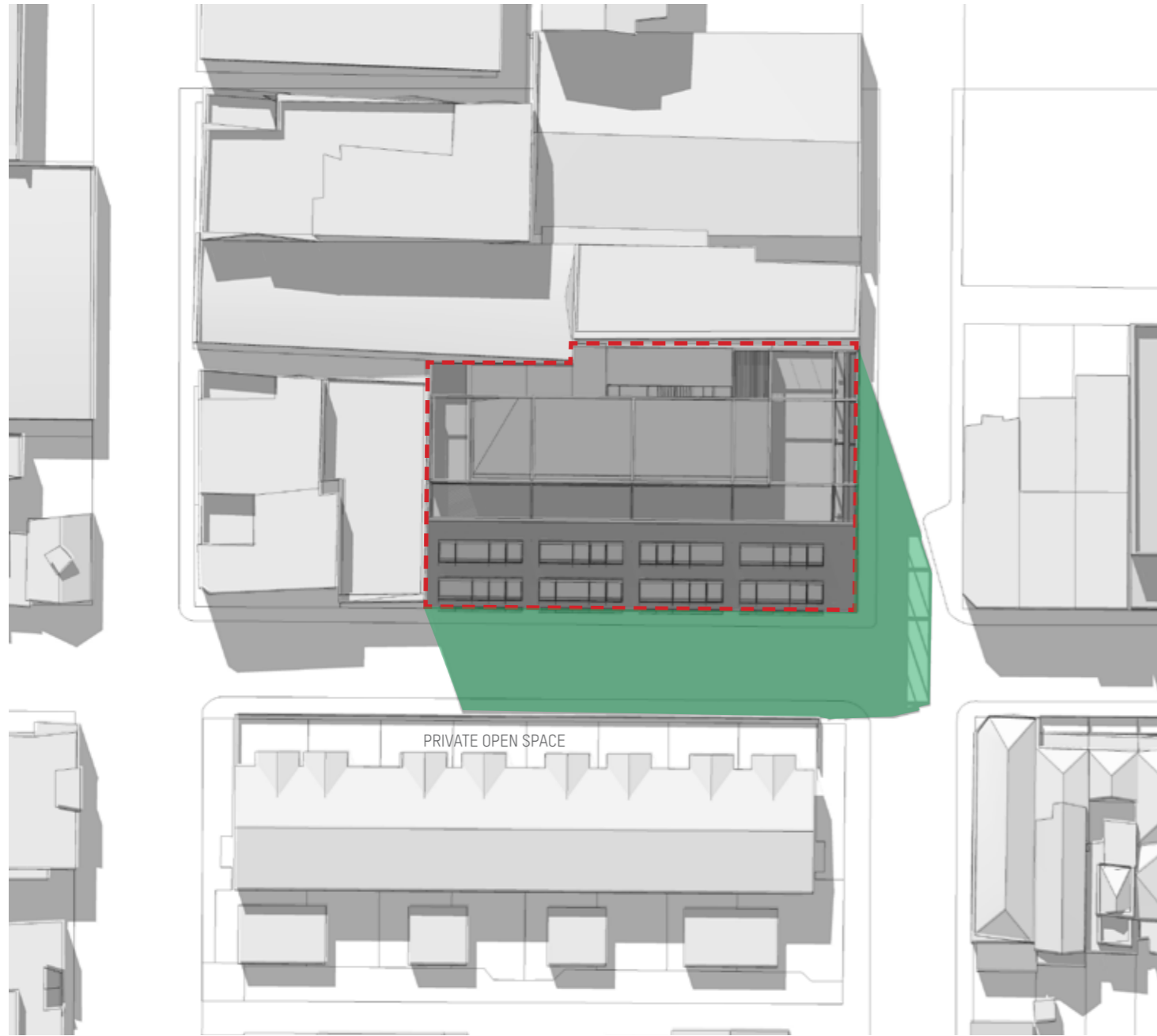


9 AM; 23RD SEPTEMBER

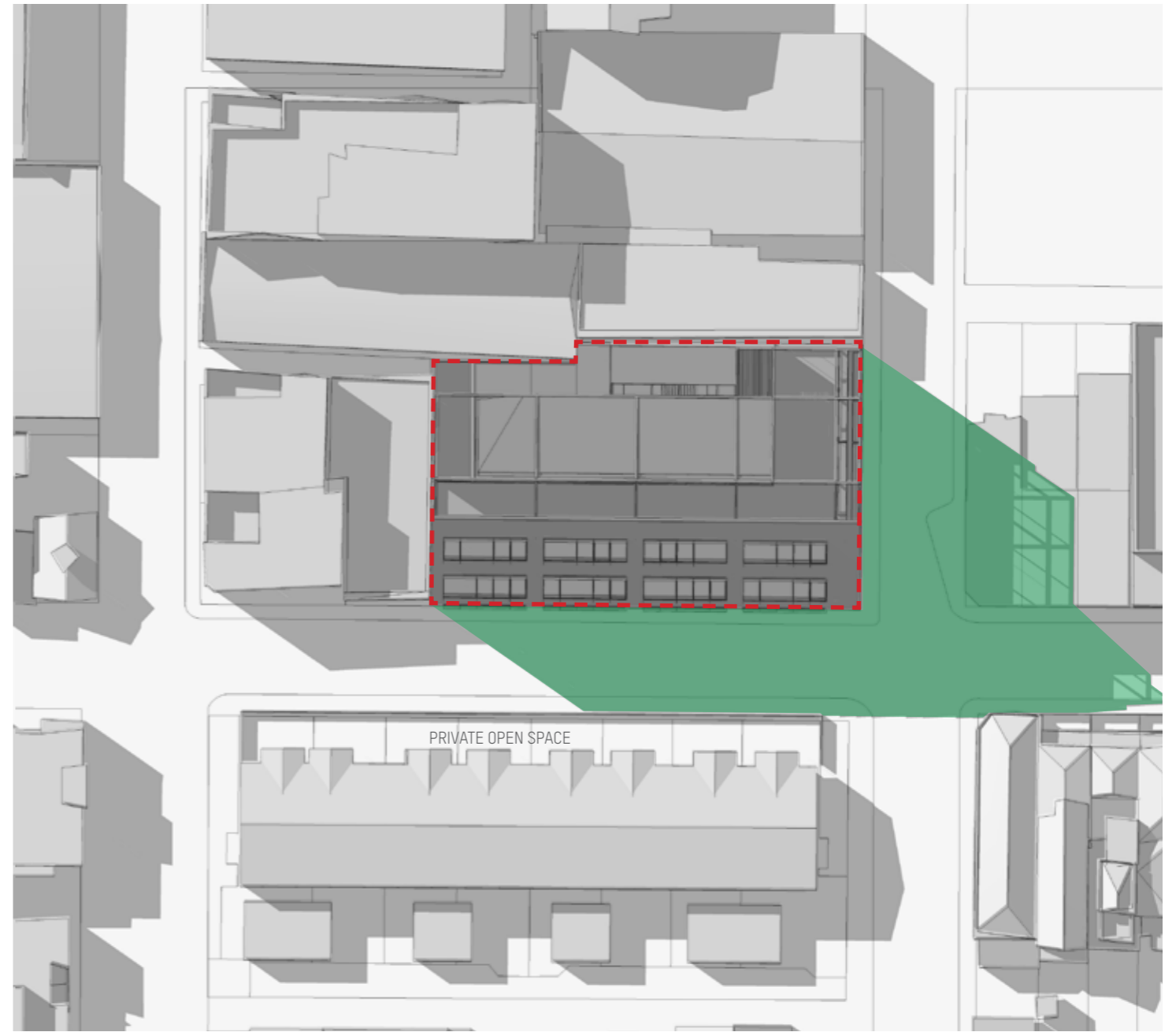


11 AM; 23RD SEPTEMBER

--- SUBJECT SITE BOUNDARY



1 PM; 23RD SEPTEMBER



3 PM; 23RD SEPTEMBER

--- SUBJECT SITE BOUNDARY