Nº 158 - 162 MAIN STREET
(GRAVEL CARPARK)

NORTH

EXISTING CONC CROSSING

HUTCHINSON STREET

FOOTPATH. 15°34'10" 18.14M

CONC

CHAIN WIRE MESH

G.I. SHED

EXISTING GRAVEL ROAD.

Nº 164 - 166 - 168 MAIN STREET
TWO STOREY BRICK SHOPS & DWELLINGS.

DENOTES AIR CONDITIONING UNITS.

68°2'

166°12' 32.23M 98.44

98.47

107°01' 7.99M 98.67

3.0x4.9 1 2 3 4 5 6 7 8 2.6 x 4.9M 9 10

2.6x4.9M

OFFICE OFFICE

WATER TANKS. 2x 10,000 litres.

1.0M IN 10.0

1.0M IN 5.0M.

BIKE RACK x3

BASEMENT LEVEL
FFL: 95.95

7000

14 13 12 11

STAIRS LIFT

1.0M IN 10.0M.

4.0M RADIUS

98.04

3.0x4.9

17.92M 195°34'30

286°06'30" 32.03M 98.45

Nº 49 - 51 JOHN STREET
SINGLE STOREY
G.I. & BRICK

Nº 15
SINGLE STOREY
BRICK

G.I. SHED.

CONCRETE DRIVEWAY.

CONCRETE DRIVE

CONCRETE DRIVE

Site Details –13 Hutchison Street Lilydale
Width: 18.12m
Depth: 40.22m
Area: 727msq

Basement: 727msq

Ground Floor:
Unit 1:
Floor Area: 64.9msq
Balcony: 14msq
Unit 2:
Floor Area: 104.25msq
Balcony: 16.20msq
Unit 3:
Floor Area: 72.86
Balcony: 16.05
Unit 4
Floor area: 89.26msq
Balcony: 16.02msq
Unit 5:
Floor area: 96.05msq
Balcony: 16.05msq
Unit 6:
Floor Area: 90.7msq
Balcony: 23msq

First Floor:

Unit 7:
Floor Area: 61.6msq
Balcony: 14msq
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Balcony: 16.20msq
Unit 9:
Floor Area: 72.86
Balcony: 16.05
Unit 10
Floor area: 89.26msq
Balcony: 16.02msq
Unit 11:
Floor area: 96.05msq
Balcony: 16.05msq
Unit 12:
Floor Area: 90.7msq
Balcony: 23msq

Site coverage: 727msq/ 100%

PROPOSED BASEMENT / SITE PLAN

@ 1:100 @ A1.

AMENDED 15.08.2022.

Site PROPOSED DEVELOPMENT @ Nº 13 HUTCHINSON ST LILYDALE	BASEMENT LEVEL	Client [redacted]	Date DEC 2021 Scale 1:100	Job	TP01 Sheet 01

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Nº 158-162 MAIN STREET
(GRAVEL CAR PARK)

Midday Sun

Gl. SHED

chain wire mesh

Nº164 MAIN STREET
TWO STOREY
BRICK SHOPS.

Morning Sun

North

Afternoon Sun

VISUAL SPLAY.

MELBOURNE WATER MIN LEVEL 98.35 FOR APEX OF BASEMENT, BASEMENT ENTRANCE 98.67 THEREFORE NO BUND REQUIRED

98.32

100°12' 32.23M

3200 DR

5400 DR

5400 DR

107°0'11" 7.99M

2700 DR

2.0M

98.60

RAMP

98.67

5.7M

2000

2x 1100L BINS

5x 240L

2.4 x 5.4

2400

2.6 x 7.9

2.6 x 7.9

2.6 x 7.9

1200

1500

6300

5800

5800

3 (FFL 98.60)

4

5

BIKE RACK x6

1.0M IN 10.0M

1.0M IN 5.0M

OFFICE SPACE Nº2
164M²
FFL 98.95

ramp

98.95

STORE

1 2 3 4 5 6 7 8

STORAGE FOR APARTMENTS. (FFL 98.60)

9 10 11 12

Nº49-51 JOHN STREET SINGLE STOREY C.I. BRICK STORE.

17.92M

105°34'30" 17.92M

HUTCHINSON STREET

15°34'30" 18.14M

1

2

3

STREET PARKING

OFFICE SPACE Nº1.
106M²
FFL 98.95

UP

RAMP.
1.0M IN 10.0M

98.91

286°06'30" 32.03M

98.45

Nº15
SINGLE STOREY
BRICK
RETAIL SHOP.

Gl. SHED

CONCRETE DRIVE & CARPARK

CONCRETE DRIVEWAY

Site Details –13 Hutchison Street Lilydale
Width: 18.12m
Depth: 40.22m
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Basement: 727msq

Ground Floor:
Unit 1:
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Balcony: 16.20msq
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Balcony: 16.05msq
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Floor Area: 90.7msq
Balcony: 23msq

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Balcony: 16.20msq
Unit 9:
Floor Area: 72.86
Balcony: 16.05
Unit 10
Floor area: 89.26msq
Balcony: 16.02msq
Unit 11:
Floor area: 96.05msq
Balcony: 16.05msq
Unit 12:
Floor Area: 90.7msq
Balcony: 23msq

Site coverage: 727msq/ 100%

PROPOSED GROUND FLOOR/SITE PLAN.

AMENDED.
15.08.2022.

Site PROPOSED DEVELOPMENT ⑨ Nº13 HUTCHINSON STREET LILYDALE	DWG GROUND FLOOR	Client [redacted]	Date DEC 2024 Scale 1:100		

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JP01
Sheet 02

North

Afternoon Sun

REAR 158 – 162 MAIN STREET RETAIL TWO STOREY BRICK

(Car parking)

Midday Sun

G.I SHED

Chain wire mesh

N° 164 MAIN STREET TWO STOREY BRICK RETAIL

Morning Sun

40222

2400

CONC CROSS

12120 | 7000 | 7000 | 7000 | 6000

ROAD.

STREET AWNING

98.20

106°92' 32.23m.

98.44

98.52

101°01' 7.994

98.67

98.27

KITCHEN DINING

FFL 101.90

LIVING

BED No 2

WIR

BED No 1

ENS

ENT

desk

BED

LIVING

FFL 101.90

DINING

KITCHEN

LIVING

DINING

LAU

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

BATH

LND

STAIRS

LIFTH

NOOK

clean store

STUDY NOOK

FFL 102.25

16.05m²

5m²

8x12

N° 149 – 51 JOHN STREET SINGLE STOREY G.I. BRICK STORE

1900

18140

220

7700

220

15°34'

18144

1

2

3

HUTCHINSON STREET

STREET PARKING

98.04

285°09'30" 8.20m

98.35

286°06'30" 32.03m

98.45

N° 15 SINGLE STOREY BRICK RETAIL

G.I. SHED

CONCRETE DRIVE

CONCRETE DRIVEWAY

20000

33910

4000

220

4000

3290

17°2°

17.924

2000

(Car parking)

Site Details –13 Hutchison Street Lilydale
Width: 18.12m
Depth: 40.22m
Area: 727msq

Basement: 727msq

Ground Floor:
Unit 1:
Floor Area: 64.9msq
Balcony: 14msq
Unit 2:
Floor Area: 104.25msq
Balcony: 16.20msq
Unit 3:
Floor Area: 72.86
Balcony: 16.05
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Floor area: 89.26msq
Balcony: 16.02msq
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Floor area: 96.05msq
Balcony: 16.05msq
Unit 6:
Floor Area: 90.7msq
Balcony: 23msq

First Floor:

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Floor Area: 61.6msq
Balcony: 14msq
Unit 8:
Floor Area: 104.25msq
Balcony: 16.20msq
Unit 9:
Floor Area: 72.86
Balcony: 16.05
Unit 10
Floor area: 89.26msq
Balcony: 16.02msq
Unit 11:
Floor area: 96.05msq
Balcony: 16.05msq
Unit 12:
Floor Area: 90.7msq
Balcony: 23msq

Site coverage: 727msq/ 100%

PROPOSED FIRST FLOOR SITE PLAN.

@ 1:100 scale @ A1

30.05.2022

JOB PROPOSED DEVELOPMENT @ 13 HUTCHINSON STREET LILYDALE	DWG FIRST FLOOR SITE PLAN	client [redacted]	Date DEC 2021 Scale 1:100 @ A1		TP01 Sheet no 03

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158 – 162 MAIN STREET

GRAVEL DRIVE

Midday Sun

Chain wire mesh

No164 MAIN STREET TWO STOREY BRICK SHOPS.

North

Afternoon Sun

Morning Sun

EXISTING CONCRETE CROSS

STREET

ROAD

40220

2400 | 12120 | 220 | 7000 | 220 | 7000 | 220 | 7000 | 220 | 6000 | 220

98.10 3355 10612 32234 1600 2400 107°01' 7.99M 98.67

HUTCHISON STREET

1. 2. 3.

18140 7700 9500 220 220

15334 18144

STREET PARKING

DINING KITCHEN FFL 105.10 BED No2 WIR LIVING FFL 105.20 BATH desk BED No1 WIR ENS ENT UNIT No8

LIVING FFL 105.20 KITCHEN DINING LAUN 105.10 BED No1 ENT ENS STUDY UNIT 7 cleaner store 2000

BED No1 ENS KITCHEN DINING FFL 105.20 UNIT No9 LIFT

16.05M² FFL 105.10 BED No2 LIVING

BED No1 ENS BATH KITCHEN DINING FFL 105.20 UNIT No10 FFL 105.55

16.05M² FFL 105.10 BED No2 LIVING

BED No1 WIR ENS KITCHEN DINING FFL 105.20 LND ENT STUDY UNIT No11

16.05M² FFL 105.10 BED No2 LIVING

BED No1 KITCHEN DINING FFL 105.20 BATH ENS LND Unit 12

15M² FFL 105.10 BED No2 LIVING

BED No1 KITCHEN BATH ENS 8M²

No149 – 151 MAIN STREET SINGLE STOREY BRICK STORE.

17924 2000

285°19'30" 8.20M 285°06'30" 32.03M 98.45 0833

No15 SINGLE STOREY BRICK RETAIL

G.I. SHED

CONCRETE DRIVE

CONCRETE DRIVEWAY

2100 8591 10230 4000 220

Site Details –13 Hutchison Street Lilydale
Width: 18.12m
Depth: 40.22m
Area: 727msq

Basement: 727msq

Ground Floor:
Unit 1:
Floor Area: 64.9msq
Balcony: 14msq
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Balcony: 16.02msq
Unit 11:
Floor area: 96.05msq
Balcony: 16.05msq
Unit 12:
Floor Area: 90.7msq
Balcony: 23msq

Site coverage: 727msq/ 100%

PROPOSED SECOND FLOOR SITE PLAN

@ 1:100 Scale @ A1.

AMENDED 15.08.2022

Site PROPOSED DEVELOPMENT LOCATED @ No 13 HUTCHINSON STREET LILYDALE	Dwg PROPOSED SECOND FLOOR SITE PLAN	client [redacted]	Date March 2022	Scale 1:100	Job

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TP 04

REAR 158-160
MAIN STREET RETAIL
TWO STOREY BRICK
(Car parking)

G.I. SHED.

Chain wire mesh fence

No164 MAIN STREET
TWO STOREY
BRICK RETAIL

EXISTING CONC CROSS.

GRAVEL ROAD.

PROPOSED LOCATION OF SOLAR PANELS.

98°2'

106°12 32.23M.

107°01' 7.99M.

98.67.

No49 - 51
JOHN ST
SINGLE STOREY
G.I. BRICK STORE

STREET

HUTCHINSON

15°54 18.14M.

nature strip

footpath

98.07.

286°66'30" 32.63M

98.45.

No15
SINGLE STOREY
BRICK RETAIL

G.I. SHED

CONCRETE DRIVE

CONCRETE ROW DRIVEWAY

North

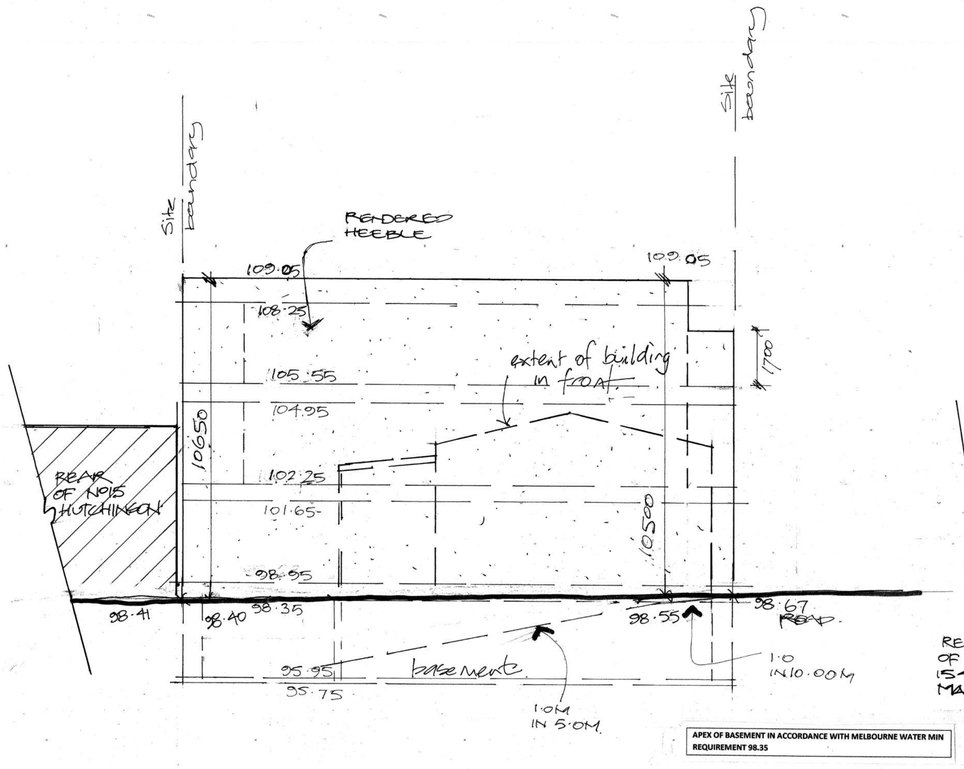
PROPOSED ROOF PLAN
SITE PLAN @ 1:100 @ A1.

AMENDED
15.08.2022

Project: PROPOSED DEVELOPMENT @ No13 HUTCHINSON ST LILYDALE	DKG	[redacted]	Date: Jan 2021 Scale: 1:100 @ A1.	Version	

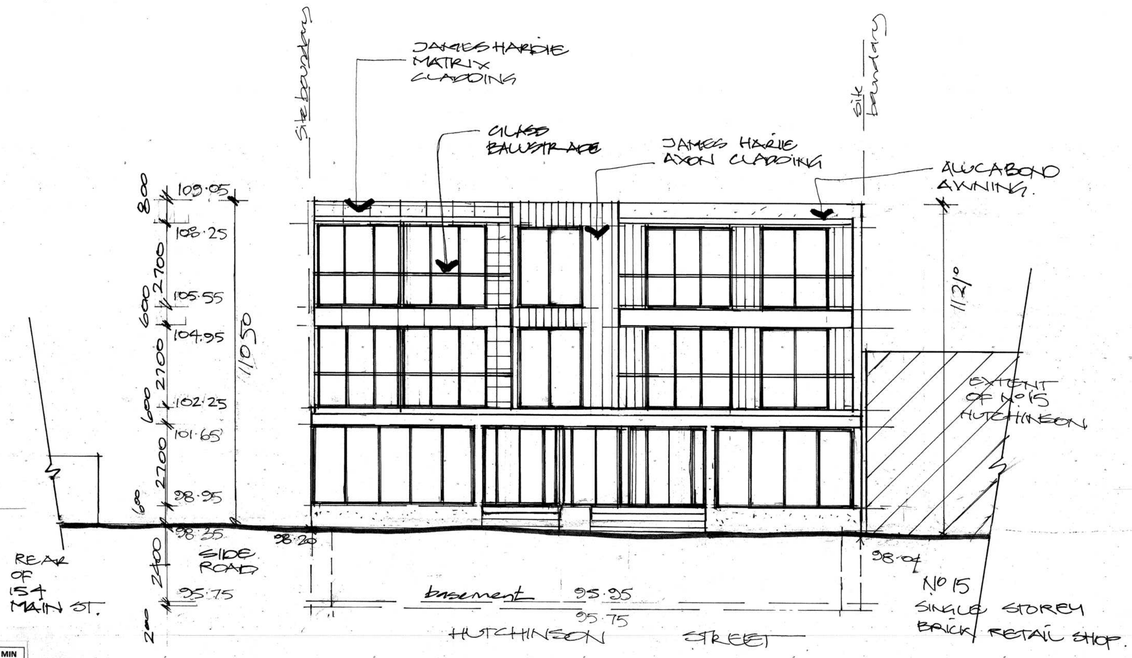
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TP 05



PROPOSED EAST ELEVATION

@ 1:100 Scale A1



PROPOSED WEST ELEVATION

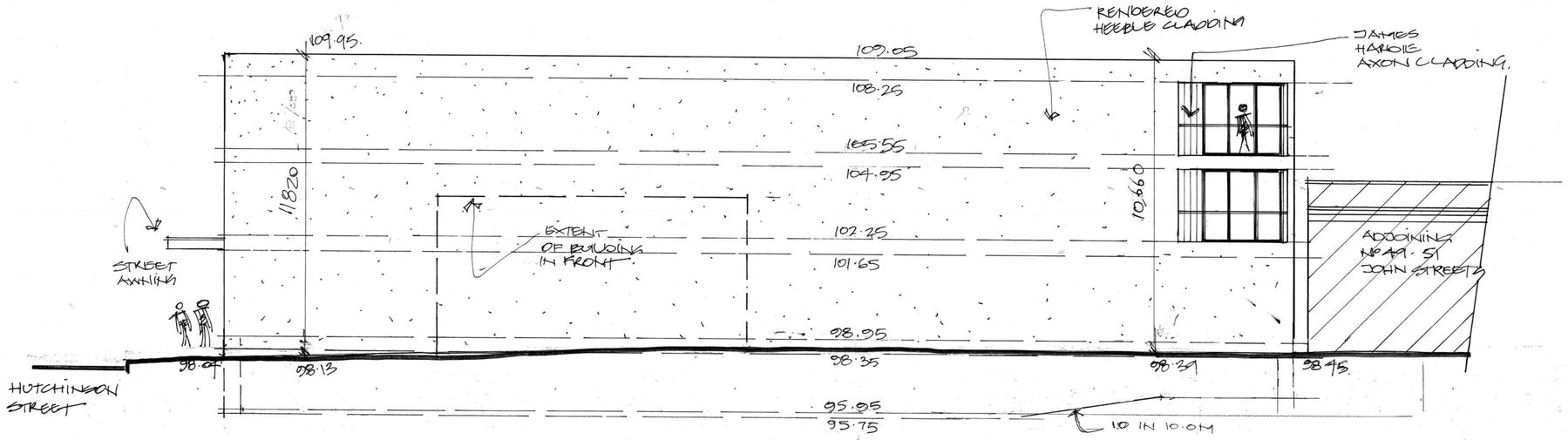
@ 1:100 Scale A1

15.08.2022

SITE: PROPOSED DEVELOPMENT LOCATED NO 13 HUTCHINSON STREET ULUMDALE	DWG: PROPOSED ELEVATIONS.	client [redacted]	MAP BUILDING CONSULTANTS	Date Feb 2022 scale 1:100 @ A1	

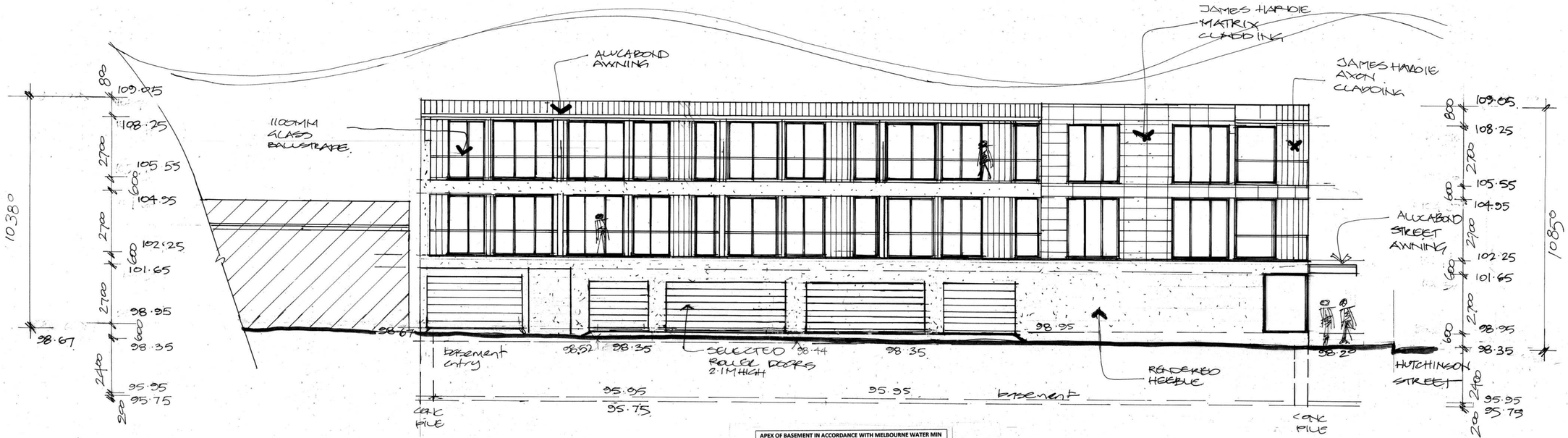
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TP 06



PROPOSED SOUTH ELEVATION

@ 1:100 Scale A1



APEX OF BASEMENT IN ACCORDANCE WITH MELBOURNE WATER MIN REQUIREMENT 98.35

PROPOSED NORTH ELEVATION

@ 1:100 Scale A1

Amended.
15.08.2022

site PROPOSED DEVELOPMENT
No 11 HUTCHINSON STREET LILYDALE

DWG ELEVATIONS

client [redacted]

Date March 2022
Scale 1:100

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TP 07



Notes:

A The proposal has been designed to utilize the side gravel road for the entrance to both the retail spaces and the residential interface. This provides safe entry and egression from the site and waste collection without any streetscape change to Hutchinson Street.

B The proposal has been designed to maximize the utility of the site and its commercial context. The mix use allows accessing the significant amenity.

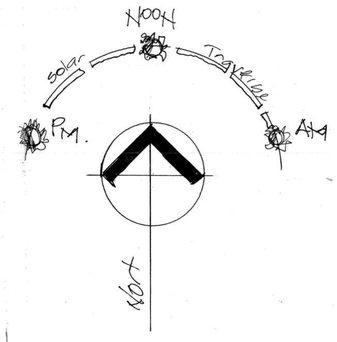
C The proposal has been designed to address the orientation of the residential interface; all apartments have north orientated living areas with the exception 2 dwellings which face west.

D The proposal has been designed to have well orientated residential private open spaces via balconies in accordance with residential mixed use zone.

E The proposal has been designed to provide required on-site car parking for both commercial spaces and residential amenity. Each residential dwelling has been provided with 1 car space, undercover and with links to each dwelling.

F The proposal has been designed to provide strong articulation and material variation

Street interface : various frontages with a predominance of zero setback. Limited to no vegetation, commercial interface is mixed in scale, typically 2 level with rear access. Exceptional access to all Lilydale CBD amenities incl retail , recreation, transport , medical and community facilities.



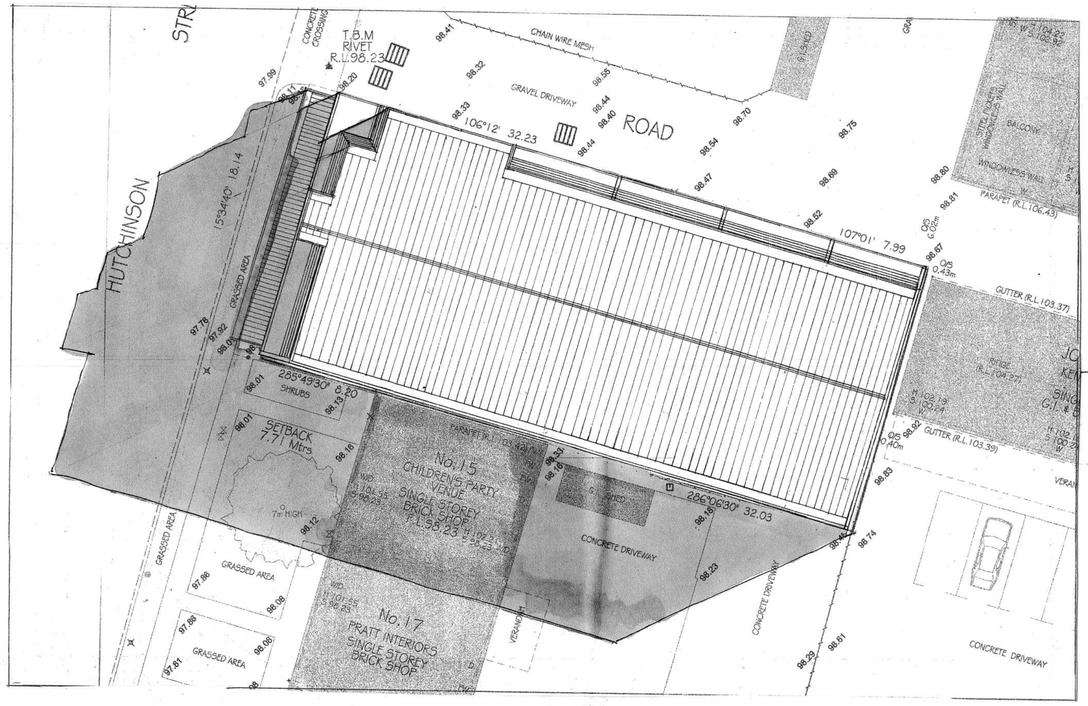
15.08.2022

PROPOSED DESIGN RESPONSE.
1:200 Scale

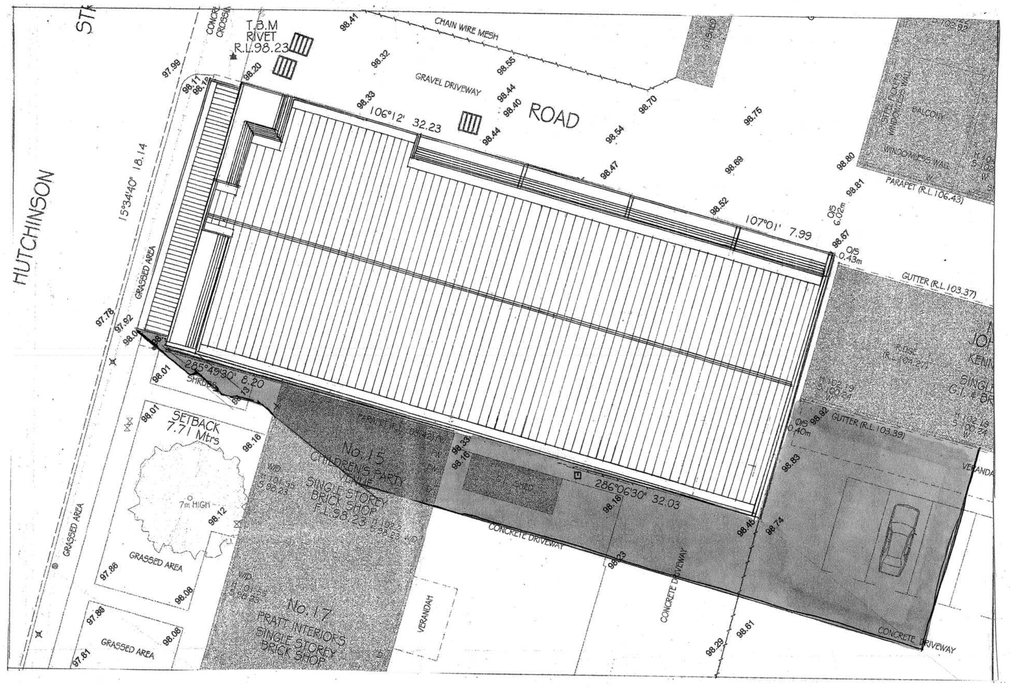
b/k PROPOSED DEVELOPMENT @ No 13 HUTCHINSON STREET LILYDALE.	d/w PROPOSED DESIGN RESPONSE.	clie [redacted]	Date March 2022	Scale 1:200	

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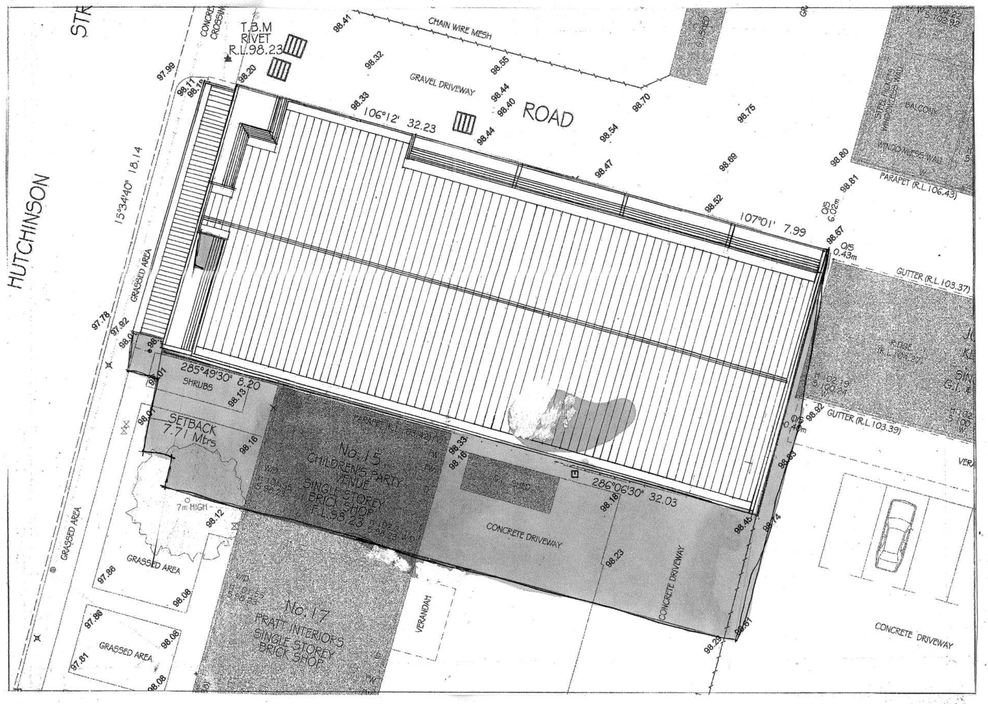
TP 08



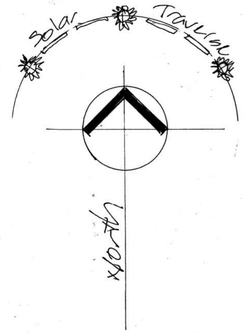
@ 9AM



@ 3PM.



@ 12 NOON



PROPOSED SHADOWS
@ EQUINOX (March 23 - Sept 21)
@ 1:200 Scale.

15.08.2022

SITE PROPOSED DEVELOPMENT @
No 13 HUTCHINSON ST ULTIMO

DWG SHADOWS @ EQUINOX

client [redacted]

Scale 1:200

Date March 2022

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TP. 09