Site Surroundings

Subject Site

West of subject site
Single storey residential

North of subject site
Single storey retail

Northeast of subject site
Moonee Ponds Creek & Trail

Southeast of subject site
Moonee Ponds Creek & Essendon Reserve

South of subject site
Tullamarine Freeway
Nearby Developments

376 Pascoe Vale Road, Strathmore VIC 3041
1.3km from subject site

314 Pascoe Vale Road, Essendon, VC 3040
2.0km from subject site

22-26 Cumberland Road, Pascoe Vale South 3044
2.3km from subject site

82-86 Bulla Road, Strathmore VIC 3041
2.8km from subject site

120 Buckley Street, Essendon VIC 3040
3.5km from subject site

8 Harlington Street, Glenroy VIC 3046
3.9km from subject site
CHC Reference Projects

06 Thele Street
Doncaster VIC 3108

1262-1248 Glenhuntly Road
Carnegie VIC 3163

34 Cowper Street
Fitzroy VIC 3065

369 Stovart Street
Brunswick East VIC 3057

1050 Mount Alexander Road
Essendon VIC 3040

55-63 Nicholson Street
Brunswick East VIC 3057
SITE AND NEIGHBOURHOOD DESCRIPTION

492-494 Fascoe Vale Road, Strathmore

Scale 1:2500

21.02.2018
1705/TP01a
### Development Schedule

<table>
<thead>
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<th>Cost</th>
<th>Description</th>
<th>Area</th>
<th>Category</th>
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<th>Net Level</th>
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<th>Total Net Floor Area</th>
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### Appendices

#### Ordinary Council Meeting

**Item 9.2 - Appendix A**

The table below provides a detailed breakdown of development costs for various levels and areas. Each row represents a specific type of cost, such as land, structures, and facilities. The columns show the corresponding areas and costs, ensuring a comprehensive view of the project's financial planning.

### Summary

- **Total Gross Floor Area**: 1000 m²
- **Total Net Floor Area**: 800 m²

This detailed breakdown helps in understanding the distribution and allocation of funds across different sections of the project, ensuring a clear picture of the investment required for each aspect of the development.
External Finishes Schedule

1. Render Finish A - Gray
2. Render Finish B - Charcoal
3. Metal Fins
4. Textured Floe Cement
5. Vertical Timber Look Cladding
6. Face Brick
7. Prestressed Rake Balustrade
8. Timber Look Slat Screen
9. Folded Metal Rake Screen
10. Glazed Balustrade
11. Aluminum window frames / Balustrade Capping
   Powdercoated finish, charcoal
View along Pascoe Vale Road
View along Pascoe Vale Road
View along Pascoe Vale Road
View along Moonee Ponds Creek Trail
View along Moonee Ponds Creek Trail