

ST GEORGES RD CORRIDOR 30° rear setback variables

Gradients are measured from data on Intramaps, along length of site from main road edge to rear of site, following steepest alignment (unless otherwise indicated).

Gradients equal to or greater than 1 : 7 shown in red text

Blocks originally exhibited with 30° rear setback shown on green background

Yvonne's notes in orange [Joerg with *]

RS - 08/04/2015

	Lot	Rear lane? (Y/N)	HO present		Distance (m)	Height (m)	Average Gradient (%)	Average Gradient (ratio)	Notes
			On site (Y/N)	On adjacent site (Y/N)					
MERRI CREEK									
- west side of St Georges Rd									
1 St Georges Rd to Elizabeth St	1	Y	N	N	28.4	1.33	21.4	1 : 21	
	1/3	Y	N	N	29.2	1.21	24.1	1 : 24	
	2/3	Y	N	N	31.5	1.5	21.0	1 : 21	
	10 Elizabeth St	Y	N	N	32.1	1.5	21.4	1 : 21	
							22.0	1 : 22	<-- Average across block
Elizabeth St to Clarke St	5-7	Y	N	N					Sites have negligible gradients
	7A - 11	Y	N	Y (rear)					Sites have negligible gradients
	14 - 16 Clarke St	N	N	Y (side of 14)					Sites have negligible gradients
Clarke St to Eunson Ave	13 - 17 Clarke St	Y (side of 13)	N	Y (side of 13)					Sites have negligible gradients
	1A-1B Eunson Ave	Y (side of 1B)	N	N					Sites have negligible gradients
Northcote High School	Perpendicular to St Georges Rd	N	Partial	Y (side)					Site has negligible gradient
	Parallel to St Georges Rd	N	Partial	Y (side)	117.7	2.5	47.1	1 : 47	
- Straight down steepest slope	Diagonal rear of site	N	Partial	Y (side)	40.6	3	13.5	1 : 14	
- east side of St Georges Rd									
Albion Charles Hotel	2 Charles St	N	Y	Y (side)					Site has negligible gradient St Georges Rd is on low side of slope for these blocks
Charles St to Clarke St	2 - 16	Y	N	Y (rear)					Sites have negligible gradients St Georges Rd is on low side of slope for these blocks
Clarke St to Gordon Grv	48 - 66	Y	Y	Y (rear)					Sites have negligible gradients St Georges Rd is on low side of slope for these blocks
Gordon Grv to Aberdeen Grv	68 - 84	Y	Y	Y (rear)					Sites have negligible gradients St Georges Rd is on low side of slope for these blocks.
Aberdeen Grv to Westbourne Grv	86 - 102	Y	Y	Y (rear)					Sites have negligible gradients St Georges Rd is on low side of slope for these blocks.
Westbourne Grv to Little Sisters of the Poor	104 - 112	N	N	N					Sites have negligible gradients St Georges Rd is on low side of slope for these blocks.
	112A	N	N	Y (side)					Site has negligible gradient
SUMNER ESTATE & LITTLE SISTERS									
- west side of St Georges Rd									
Sumner Ave to Sutch St	83 - 103	N	Y	Y (side & rear)					Sites have negligible gradients

Sutch St to Auburn Ave	105 - 119	N	Y	Y (side & rear)	Sites have negligible gradients			
	121	N	Y	Y (side & rear)	39.7	1.16	34.2	1 : 34
	125	N	Y	Y (side & rear)	36.8	1.5	24.5	1 : 25
	127	N	Y	Y (side & rear)	39.7	1.65	24.1	1 : 24
	129	N	Y	Y (side & rear)	39.7	1.66	23.9	1 : 24
	131	Y	Y	Y (side & rear)	36.4	1.5	24.3	1 : 24
	133	Y	Y	Y (side & rear)	36.4	1.56	23.3	1 : 23
							25.7	1 : 26 <-- Average across block

- east side of St Georges Rd

Hawthorn Rd to McCracken Ave	(Little Sisters) 112B	N	Y	Y (side)	254.5	15	17.0	1 : 17	St Georges Rd is on low side of slope for these blocks.
	(Little Sisters) 7 Hartington St	N	Y	Y (side)	254.5	14.5	17.6	1 : 18	
	(Little Sisters) 7 Hartington St (front half to St Georges Rd)	N	Y	Y (side)	90.2	9.5	9.5	1 : 9	
	114	Y	Y	Y (side & rear)	37.2	2.42	15.4	1 : 15	
	116	Y	Y	Y (side & rear)	37.2	2.29	16.2	1 : 16	
	118	Y	Y	Y (side & rear)	37.2	2.44	15.2	1 : 15	
	120	Y	N	Y (side & rear)	37.2	2.56	14.5	1 : 15	
	122	Y	N	Y (rear)	37.2	2.71	13.7	1 : 14	
	124	Y	N	N	37.2	2.87	13.0	1 : 13	
	126	Y	N	N	37.2	2.78	13.4	1 : 13	
	128	Y	N	N	37.2	3.39	11.0	1 : 11	
	130	Y	N	N	37.2	3.42	10.9	1 : 11	
	2 McCracken Ave	Y	N	N	37.2	3	12.4	1 : 12	
							13.6	1 : 14 <-- Average across block	

ARTHURTON ROAD

- west side of St Georges Rd

Auburn Ave to Arthurton Rd	137	Y	N	Partial (rear)	36.8	1.89	19.5	1 : 19
Arthurton Rd to Elm St	153 - 175	Y (153 - 163)	N	N	Sites have negligible gradients			
Elm St to Bent St	120 - 122 Elm St	Y (side of 122)	N	N	Sites have negligible gradients			
	177 - 191	Y (181 - 191)	N	N	Sites have negligible gradients			

- east side of St Georges Rd

McCracken Ave to Arthurton Rd	134	N	Y	Y (side)	43.4	3.36	12.9	1 : 13	St Georges Rd is on low side of slope for these blocks.
	136	N	Y	Y (side)	43.4	3.48	12.5	1 : 12	
	140	N	Y	Y (side)	43.4	2.5	17.4	1 : 17	
	142	N	Y	Y (side)	43.4	2	21.7	1 : 22	
	144	Y	Y	Y (side & rear)	43.4	1.5	28.9	1 : 29	
	146	Y	Y	Y (side & rear)	43.4	1.5	28.9	1 : 29	
	148	Y	Y	Y (side & rear)	43.4	1.5	28.9	1 : 29	
	150	Y	Y	Y (side & rear)	43.4	0.56	77.5	1 : 78	
							28.6	1 : 29 <-- Average across block	

Elm St to Bent St	156 - 172	N	N	Y (rear)	Sites have negligible gradients			
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GLADSTONE AVE

- west side of St Georges Rd

Bent St to Woolton Ave	195 - 273, 57 Emmaline St	Y	N	N	Sites have negligible gradients			
	279 - 297	Y	N	N	Sites have negligible gradients			

	301 - 321	N	N	N	Sites have negligible gradients			
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- east side of St Georges Rd

Bent St to 220 St Georges Rd	176 - 178	N	N	Y (rear)	Sites have negligible gradients			
	182	N	N	Y (rear & side)	Sites have negligible gradients			
	184	N	Y	Y (rear & side)	Sites have negligible gradients			
	192 - 196	Y	Y	Y (rear & side)	Sites have negligible gradients			
	198 - 220	Y	Y	Y (rear & side)	Sites have negligible gradients			

222 St Georges Rd to Kemp St	222 - 230	Y	N	Y (side of 222)	Sites have negligible gradients			
	234 - 252	N	N	N	Sites have negligible gradients			
	254 - 272	N	N	N	Sites have negligible gradients			
	274 - 284	Y	N	N	Sites have negligible gradients			

Kemp St to Woolton Ave	42 - 46 Kemp St	Y (side of 42)	N	N	39.3	1.5	26.2	1 : 26 St Georges Rd is on low side of slope for these blocks.
	286	Y	N	N	39.3	1.5	26.2	1 : 26
	288 - 290	Y	N	Y (rear & side)	39.3	1.83	21.5	1 : 21
	292 - 300	N	N	Y (rear)	25.4	1	25.4	1 : 25
	65 - 67 Woolton Ave	Y (side of 65)	Y	Y (side)	Sites have negligible gradients			
							24.8	1 : 25 <-- Average across block
- Straight down steepest slope	front of 288	Y	N	Y (rear)	12.9	1.5	8.6	1 : 9 Slope is entirely within site

NORMANBY AVE

- east side of St Georges Rd

Woolton Ave to Ballantyne St	302 - 352	Y	N	N	Sites have negligible gradients			
	354 - 360	N	N	N				

- west side of St Georges Rd

Woolton Ave to Normanby Ave	339 - 351B	Y	N	N	Sites have negligible gradients			
	353 - 357	N	N	N				
	359 - 377	Y	N	N				

Normanby Ave to Ballantyne St	379 - 403	Y	N	N	Sites have negligible gradients			
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HUTTON ST

- east side of St Georges Rd

Ballantyne St to Watt St	378 - 390	N	N	N	Sites have negligible gradients			
	400 - 408	Y	N	N				
	410 - 430	N	N	N				
	432 - 456, 38A Hutton St, 12-14 Murray St, 11 - 17 Watt St	Y	N	N	Laneway is considered to be at the rear when entire block is consolidated.			

- west side of St Georges Rd

Ballantyne St to Hutton St	407 - 435	Y	N	N	Sites have negligible gradients	Ballantyne St to Hutton St (west side) exhibited with 30° setback for sites with no rear lane.
	437 - 455	N	N	N		
	457 - 481	Y	N	N		
	483 - 485	N	N	N		

Hutton St to Miller St	487 - 491	N	N	N	Sites have negligible gradients
	493 - 543	N	N	N	

OAKOVER VILLAGE
- west side St Georges Rd

Miller St to Oakover Rd	18A Miller St	N	N	Y (rear)	Sites have negligible gradients
	1 - 19 St Georges Rd,	N	N	Y (rear)	
	9 - 13 Oakover Rd	N	N	Y (side)	

Showers St sub-precinct	31 - 37 St Georges Rd, 56 - 66 Showers St, 1 - 19 & 2 - 16 Penola St, 1 - 27 & 2 - 20 Stokes St	N	N	N	Sites have negligible gradients
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39 St Georges Rd to Bell St	39 - 43	N	N	N
	45 - 69	Y	N	N

- east side St Georges Rd

St Georges Rd, Oakover Rd, Railway Pl,	22 - 34 Showers St	Y	N	N	Sites have negligible gradients
	36 - 54 Showers St	N	N	N	
	19 - 45 Showers St	Y	N	N	
	47 - 49 Showers St	N	N	N	
	3 - 13 Railway Pl	N	N	N	
	15 - 19 Railway Pl	Y	N	N	
	18 - 36 Oakover Rd	N	N	N	
	2 - 3 & 10 - 11 Kenwood Ct	N	N	N	
	4 - 9 Kenwood Ct	Y	N	N	
	30 St Georges Rd	N	N	N	

PRESTON CENTRAL WESTERN EDGE

- east side of St Georges Rd

Bell St to Bruce St	386 Bell St	Y	N	Y (side)	Sites have negligible gradients
	392 Bell St	Y	Y	N	
	396 Bell St	Y	N	Y (side)	
	408 Bell St	N	N	N	
	68 - 72	N	N	N	
	74	N	N	Y (side)	
	76 - 84A	N	Y	Y (rear & side)	
	35 - 37 Bruce St	N	Y	Y (rear & side)	

Bruce St to Cramer St	12 - 20 Bruce St	N	N	N	Sites have negligible gradients
	86 - 100	N	N	N	
	11 Edith St	N	N	N	
	25 -29 Cramer St	N	N	N	

Cramer St to Murray Rd	30 Cramer St	N	N	N	Sites have negligible gradients
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	104	N	N	N	
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- west side of St Georges Rd

Bell St corner	422 - 452 Bell St	N	N	N	Sites have negligible gradients
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Leicester St corner	1 - 5, 2 - 6 Leicester St	N	N	N	Sites have negligible gradients
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Cramer St corner	91 - 93, 29A - 39 Cramer St	N	N	N	Sites have negligible gradients
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Cramer St to Murray Rd	32 - 34 Cramer St	Y	N	N	
	36 - 38 Cramer St	N	N	N	
	99 - 123	Y	N	N	
	309 - 331 Murray Rd	Y	N	N	