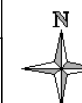
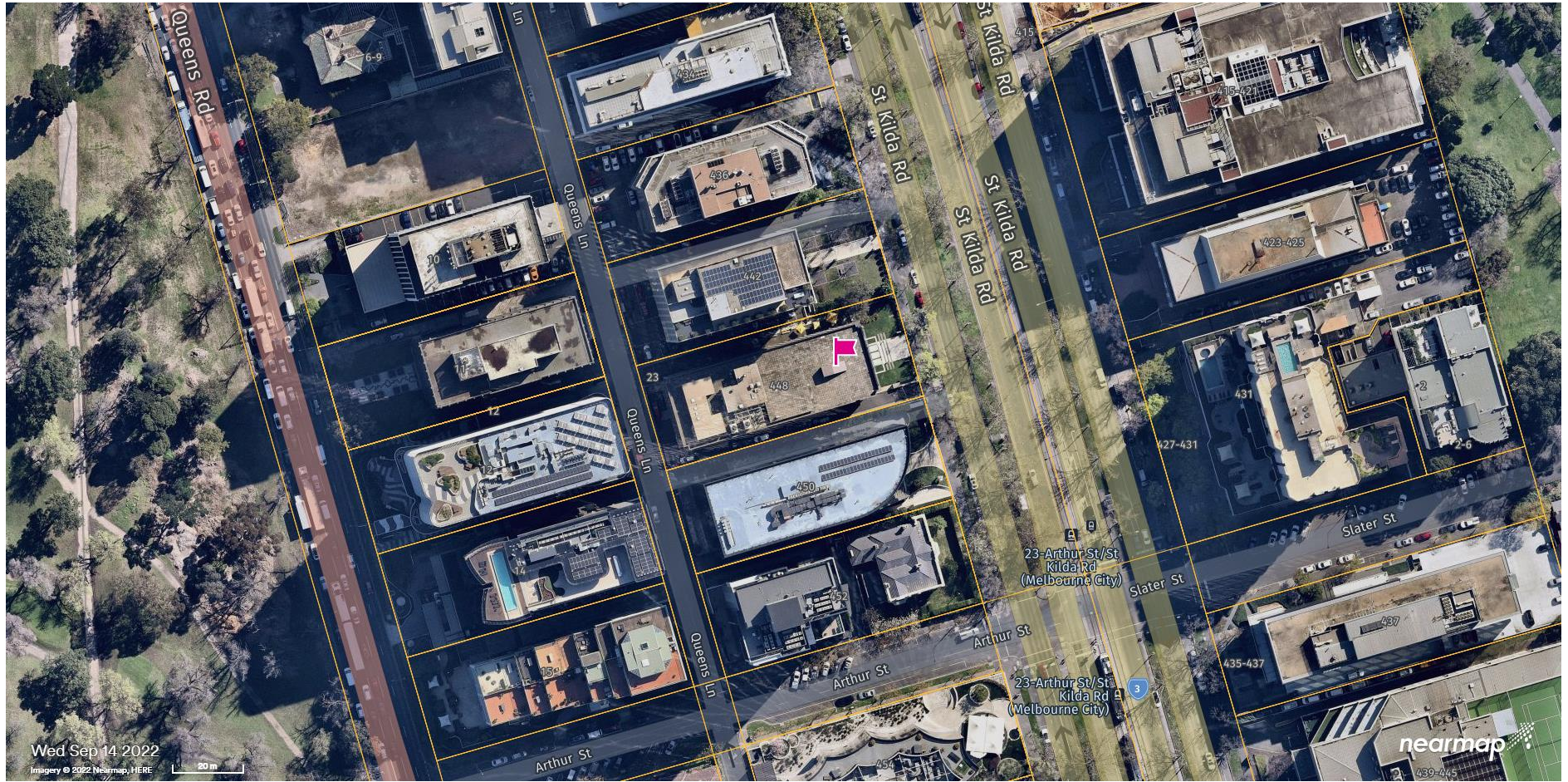




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Scale: 1:2192 at A4





Wed Sep 14 2022

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20 m

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Wed Oct 27 2021
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01. Subject site close up view to ground floor frontage



02. Subject site existing side setbacks to 450 St Kilda Road looking west



03. Side setbacks to 442 St Kilda Road looking west.



04. Existing side setbacks between the subject site and 450 St Kilda Road looking west close up, note 12 Queens Road in the background



05. View from subject site frontage looking south



06. View from subject site southeast boundary looking north to 442 St Kilda Road



07. 450 St Kilda Road setbacks to 452 St Kilda Road to the south



08. Subject site view to St Kilda Road



09. Subject site exiting accessway - view from St Kilda Road towards the rear Queens Lane



10. Subject site existing internal accessway - mid way with view to Queens Lane (west)



11. Long angle view to the rear of the subject site and side boundary to 442 St Kilda Road. Note the basement accessway.



12. Long angle view to the rear of the subject site and side boundary to 450 St Kilda Road



13. View to the subject sites' northern boundary with 442 St Kilda Road



14. View to the rear of 450 St Kilda Road rear elevation to Queens Lane



15. Side setbacks rear view between 450 & 452 from Queens Lane



16. 12 Queens Road rear elevation to lane



17. 12 Queens Road - Lane balcony view



18. 12 Queens Road balcony to lane 02



19. 12 Queens Lane ground floor rear elevation to Lane



20. 11 Queens Road angle elevation to lane



21. 11 Queens Road entrance to basement from lane



22. 14 Queens Road elevation to lane angle 01



23. 14 Queens Road elevation to lane angle 02



24. View of side setbacks from Queens Lane between 12 & 14 Queens Road looking west



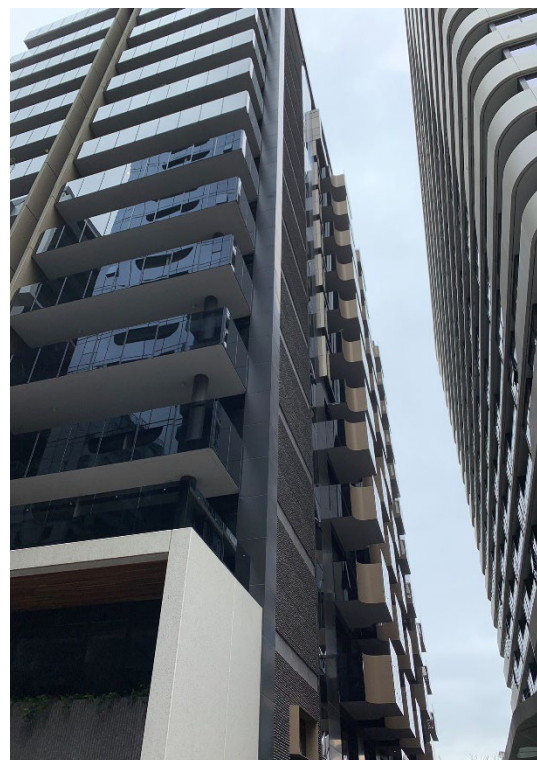
25. 14 Queens Road ground floor activation 01 to lane



26. 14 Queens Road ground floor activation 02



27. 14 Queens Road ground floor activation 03 and screening of services to lane



28. View of side setbacks from Queens Lane between 12 & 14 Queens Road looking west



29. Queens Lane looking north with subject site right of frame



30. Queens Lane looking south with subject site left of frame



31. Queens Lane looking south with rear of 450 St Kilda Road left of frame