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RENDER IS INDICATIVE ONLY

45-49 PORTMAN STREET, OAKLEIGH, VICTORIA

- | | | |
|---------------------------------|---------------------------------|-----------------------------------|
| TP01 NEIGHBOURHOOD DESCRIPTION | TP08 PROPOSED THIRD FLOOR PLAN | TP14 PROPOSED SECTIONS |
| TP02 DESIGN RESPONSE | TP09 PROPOSED FOURTH FLOOR PLAN | TP15 PROPOSED SECTIONS |
| TP03 EXISTING CONDITIONS | TP10 PROPOSED ROOF PLAN | TP16 PROPOSED SHADOW DIAGRAM PLAN |
| TP04 DEMOLITION PLAN | TP11 PROPOSED ELEVATIONS | TP17 PROPOSED SHADOW DIAGRAM PLAN |
| TP05 PROPOSED GROUND FLOOR PLAN | TP12 PROPOSED ELEVATIONS | TP18 PROPOSED SHADOW DIAGRAM PLAN |
| TP06 PROPOSED FIRST FLOOR PLAN | TP13 PROPOSED SECTIONS | |
| TP07 PROPOSED SECOND FLOOR PLAN | TP14 PROPOSED SECTIONS | |

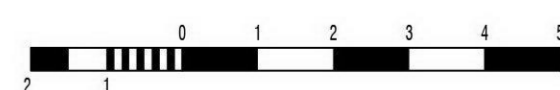
05/07/2019	TOWN PLANNING ISSUE	0	-	-
Date	Revision	No.	By	QA



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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
COVER PAGE

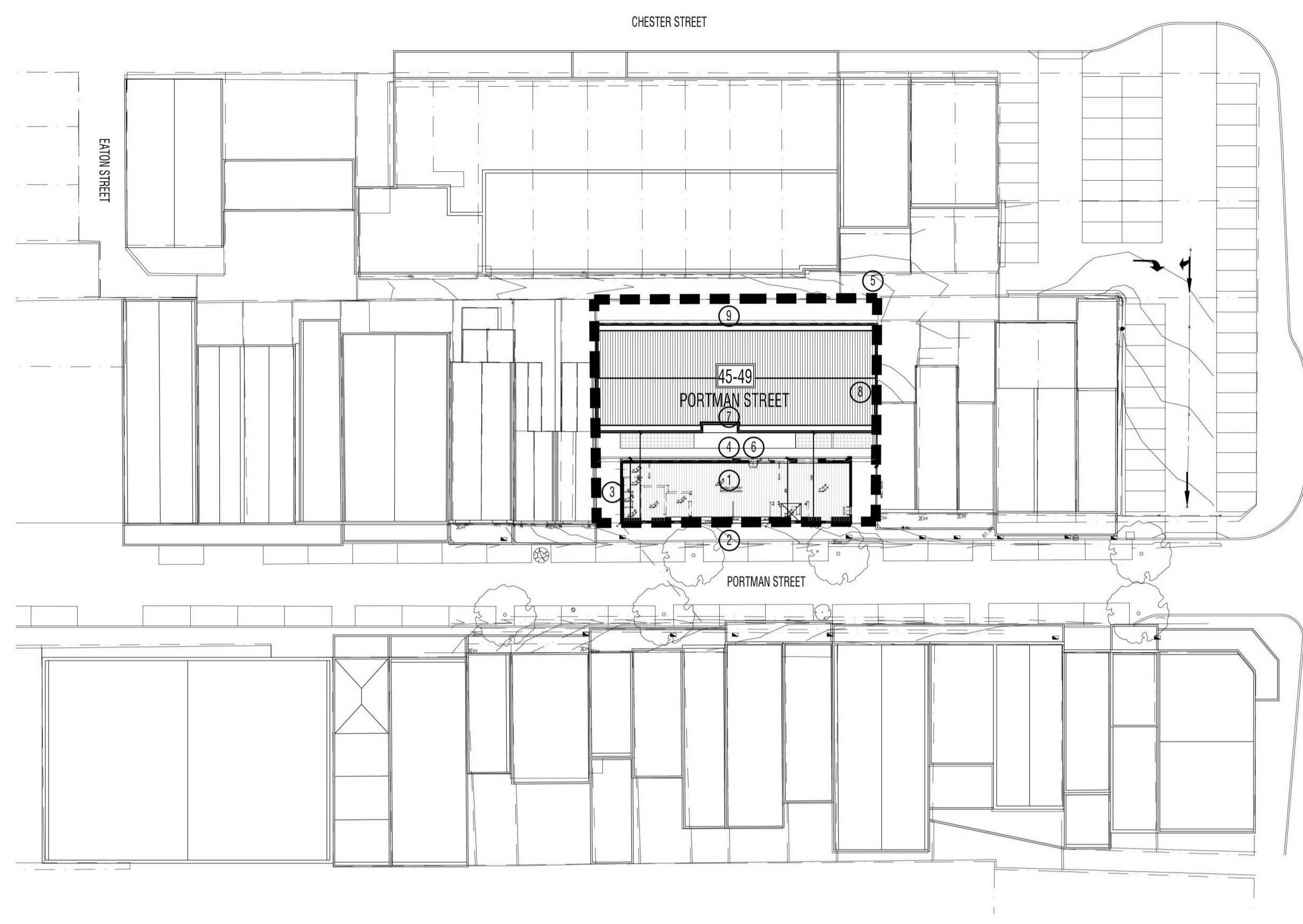


Designed CK	Drawn AE	Date 01 AUG	Scale -	Rev. -
Job No. 18021	Drawing No. TP-00	Cad File 18021-SITE		

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SITE DEVELOPMENT
NOT TO SCALE



DESIGN RESPONSE PLAN
SCALE 1:500

DESIGN RESPONSE

- 1 RETENTION AND RESTORATION WORKS TO THE EXISTING SINGLE STOREY BUILDING WITH SPANISH MISSION STYLE FACADE FRONTING PORTMAN STREET.
- 2 ACTIVATION OF STREETScape WITH THE PROVISION OF A SHOP TENANCY WITHIN THE EXISTING RETAINED BUILDING.
- 3 RESIDENTIAL ACCESS / ENTRY PROVIDED THROUGH A SECURE LANDSCAPE ARBOUR / PATHWAY.
- 4 SECONDARY PEDESTRIAN ACCESS THROUGH TO CARPARK AND A BOH RETAIL TENANCY WITH CONCEALED SERVICES FROM THE STREETScape.
- 5 VEHICULAR ACCESS DISCREETLY PROVIDED AT THE NORTH-EAST CORNER OF THE GROUND FLOOR VIA THE ADJOINING ROAD RESERVES.
- 6 PODIUM LEVEL APARTMENTS FRONTING PORTMAN STREET PRESENT AS SINGULAR TEXTURED GESTURE BACKDROP TO THE ARTICULATED PARAPET AND TURRET OF THE EXISTING BUILDING.
- 7 UPPER LEVEL APARTMENTS ARE ARTICULATED WITH A FINE GRAIN RHYTHM, DEEP SET REVEALS AND VERTICAL LANDSCAPING.
- 8 LEVEL 4-6 SETBACK FROM THE EASTERN BOUNDARY PROVIDES AN ARTICULATED FACADE WHEN VIEWED FROM HANOVER STREET.
- 9 NORTH FACING APARTMENTS ARE ARTICULATED WITH OPERABLE SCREENING CREATING A UNIQUE SHADOW PLAY AND SOLAR PROTECTION

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VIEW 1 - LOOKING NORTHEAST FROM PORTMAN STREET



VIEW 2 - LOOKING NORTHWEST FROM PORTMAN STREET



VIEW 3 - LOOKING NORTHWEST FROM PORTMAN STREET @ STREET LEVEL

AREA ANALYSIS

SITE AREA	= 984.12 M ²
SITE COVERAGE	= 950.04 M ²
SITE PERMEABILITY	= 30.08 M ²
TOTAL FLOOR AREAS	
PROPOSED GROUND FLOOR	= 950.04 M ²
PROPOSED FIRST FLOOR	= 593.15 M ²
PROPOSED SECOND FLOOR	= 593.15 M ²
PROPOSED THIRD FLOOR	= 593.15 M ²
PROPOSED FOURTH FLOOR	= 541.80 M ²
OVERALL TOTAL AREA	= 3,271.29 M ²
RETAIL AREAS	
RETAIL SPACE 01	= 21 M ²
RETAIL SPACE 02	= 90 M ²
TOTAL RETAIL AREA	= 111 M ²

APARTMENT NUMBERS

STUDIO APARTMENTS	
1F = 9	
2F = 11	
3F = 11	
4F = 8	
TOTAL = 39	
1 BED APARTMENTS	
1F = 5	
2F = 4	
3F = 4	
4F = 3	
TOTAL = 16	
CARPARK NUMBERS	
TOTAL = 18	

L1 APARTMENTS

APARTMENT L1.01 - STUDIO APARTMENT	31 M ²
APARTMENT L1.02 - 1 BEDROOM APARTMENT	38 M ²
APARTMENT L1.03 - 1 BEDROOM APARTMENT	40 M ²
APARTMENT L1.04 - STUDIO APARTMENT	21 M ²
APARTMENT L1.05 - 1 BEDROOM APARTMENT	39 M ²
APARTMENT L1.06 - STUDIO APARTMENT	22 M ²
APARTMENT L1.07 - STUDIO APARTMENT	29 M ²
APARTMENT L1.08 - STUDIO APARTMENT	28 M ²

APARTMENT L1.09 - STUDIO APARTMENT	22 M ²
APARTMENT L1.10 - 1 BEDROOM APARTMENT	39 M ²
APARTMENT L1.11 - STUDIO APARTMENT	26 M ²
APARTMENT L1.12 - 1 BEDROOM APARTMENT	33 M ²
APARTMENT L1.13 - STUDIO APARTMENT	22 M ²
APARTMENT L1.14 - STUDIO APARTMENT	27 M ²
TOTAL AREA	=417 M²

L2 APARTMENTS

APARTMENT L2.01 - STUDIO APARTMENT	27 M ²
APARTMENT L2.02 - STUDIO APARTMENT	22 M ²
APARTMENT L2.03 - 1 BEDROOM APARTMENT	39 M ²
APARTMENT L2.04 - STUDIO APARTMENT	21 M ²
APARTMENT L2.05 - STUDIO APARTMENT	21 M ²
APARTMENT L2.06 - 1 BEDROOM APARTMENT	39 M ²
APARTMENT L2.07 - STUDIO APARTMENT	22 M ²
APARTMENT L2.08 - STUDIO APARTMENT	29 M ²

APARTMENT L2.09 - STUDIO APARTMENT	28 M ²
APARTMENT L2.10 - STUDIO APARTMENT	22 M ²
APARTMENT L2.11 - 1 BEDROOM APARTMENT	39 M ²
APARTMENT L2.12 - STUDIO APARTMENT	26 M ²
APARTMENT L2.13 - 1 BEDROOM APARTMENT	33 M ²
APARTMENT L2.14 - STUDIO APARTMENT	22 M ²
APARTMENT L2.15 - STUDIO APARTMENT	27 M ²
TOTAL AREA	=417 M²

L3 APARTMENTS

APARTMENT L3.01 - STUDIO APARTMENT	27 M ²
APARTMENT L3.02 - STUDIO APARTMENT	22 M ²
APARTMENT L3.03 - 1 BEDROOM APARTMENT	39 M ²
APARTMENT L3.04 - STUDIO APARTMENT	21 M ²
APARTMENT L3.05 - STUDIO APARTMENT	21 M ²
APARTMENT L3.06 - 1 BEDROOM APARTMENT	39 M ²
APARTMENT L3.07 - STUDIO APARTMENT	22 M ²
APARTMENT L3.08 - STUDIO APARTMENT	29 M ²

APARTMENT L3.09 - STUDIO APARTMENT	28 M ²
APARTMENT L3.10 - STUDIO APARTMENT	22 M ²
APARTMENT L3.11 - 1 BEDROOM APARTMENT	39 M ²
APARTMENT L3.12 - STUDIO APARTMENT	26 M ²
APARTMENT L3.13 - 1 BEDROOM APARTMENT	33 M ²
APARTMENT L3.14 - STUDIO APARTMENT	22 M ²
APARTMENT L3.15 - STUDIO APARTMENT	27 M ²
TOTAL AREA	=417 M²

L4 APARTMENTS

APARTMENT L4.01 - STUDIO APARTMENT	30 M ²
APARTMENT L4.02 - STUDIO APARTMENT	22 M ²
APARTMENT L4.03 - 1 BEDROOM APARTMENT	39 M ²
APARTMENT L4.04 - STUDIO APARTMENT	21 M ²
APARTMENT L4.05 - STUDIO APARTMENT	21 M ²
APARTMENT L4.06 - 1 BEDROOM APARTMENT	39 M ²
APARTMENT L4.07 - STUDIO APARTMENT	22 M ²
APARTMENT L4.08 - STUDIO APARTMENT	31 M ²

APARTMENT L4.09 - STUDIO APARTMENT	25 M ²
BALCONY	10 M ²
COMBINED TOTAL	35 M ²
APARTMENT L4.10 - STUDIO APARTMENT	26 M ²
BALCONY	9 M ²
COMBINED TOTAL	35 M ²
APARTMENT L4.11 - 1 BEDROOM APARTMENT	52 M ²
BALCONY	18 M ²
COMBINED TOTAL	70 M ²
SERVICE TERRACE	29 M ²
TOTAL AREA	=394 M²

05/07/2019	TOWN PLANNING ISSUE	0	-	-
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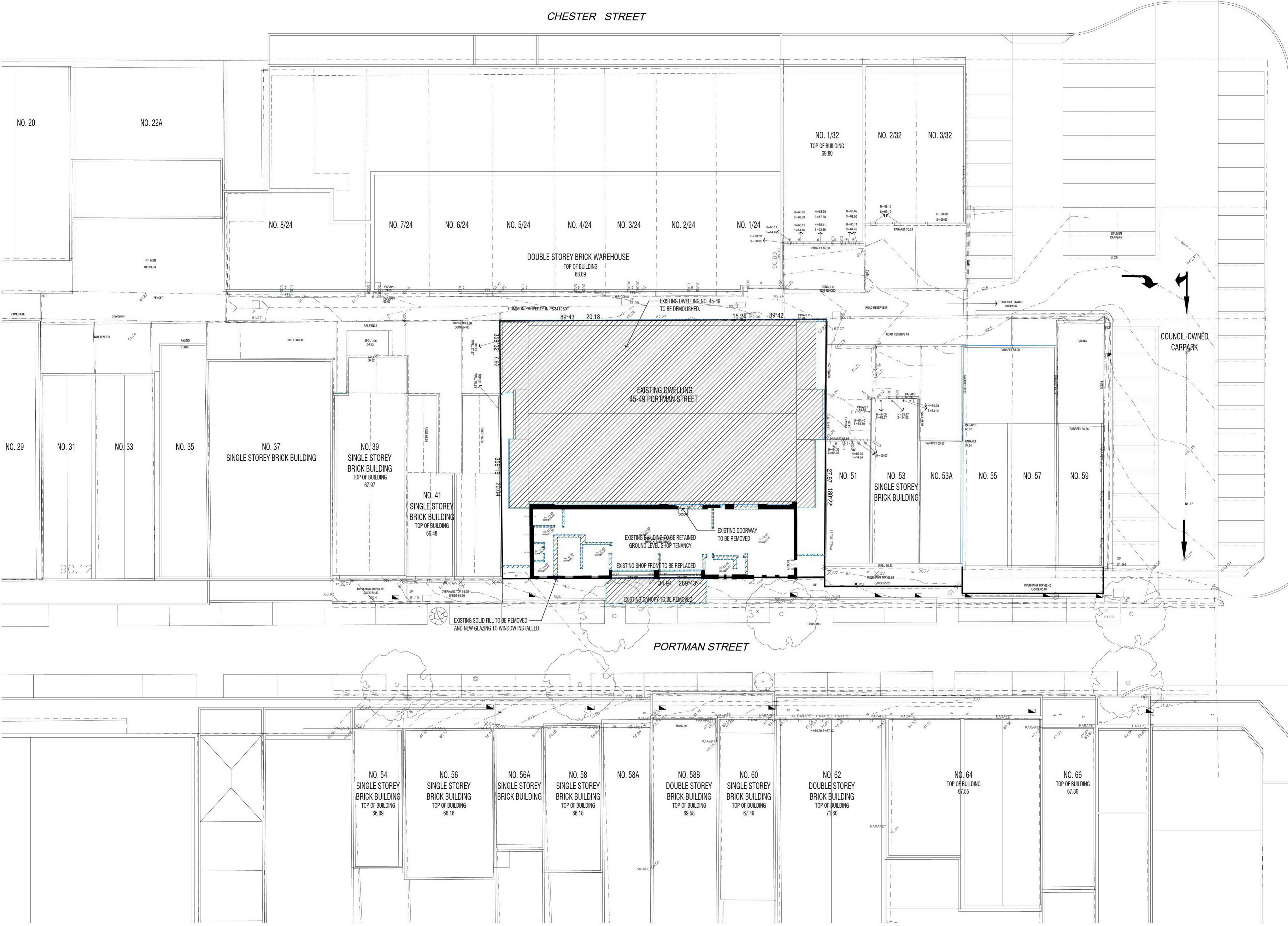
Project
PROPOSED MIXED-USED DEV'T AT: 45-49 PORTMAN STREET OAKLEIGH, VIC

Design Stage
TOWN PLANNING
 Drawing Title
DESIGN RESPONSE

Designed	Drawn	Date	Scale	Rev.
CK	AE	01 AUG	-	0
Job No.	Drawing No.			
18021	TP-02			
Cad File				
18021-SITE				

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CHESTER STREET



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LEGEND
 EXISTING STRUCTURES TO BE DEMOLISHED

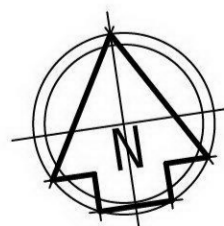
Date	Revision	No.	By	QA
05/07/2019	TOWN PLANNING ISSUE	0	-	-

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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
**DEMOLITION
 PLAN**



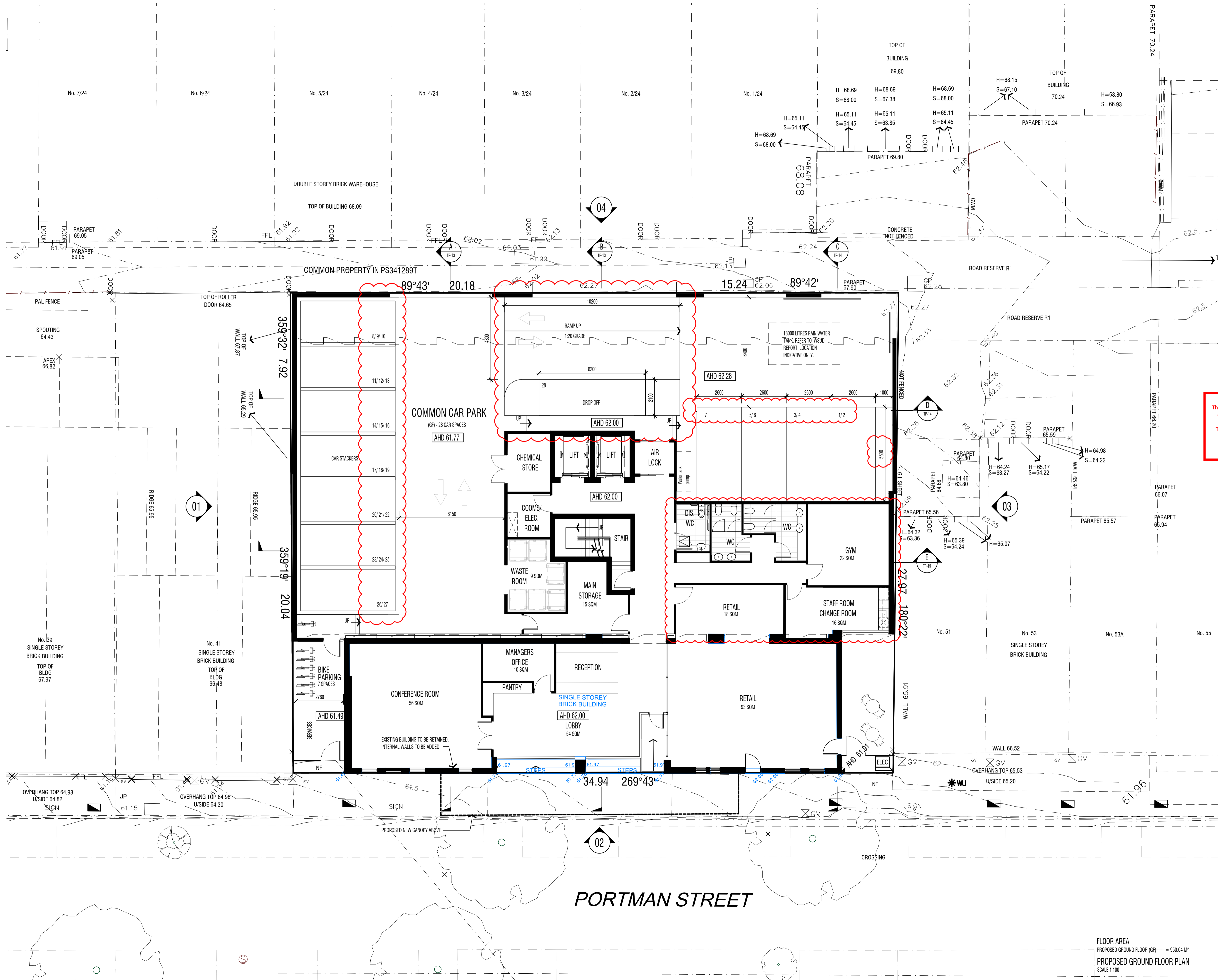
Designed CK
 Job No. 18021
 Cad File 18021-SITE

Drawn AE
 Drawing No. TP-04

Date 01 AUG
 Scale 1:200
 Rev. 0

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DEMOLITION PLAN
 SCALE 1:200



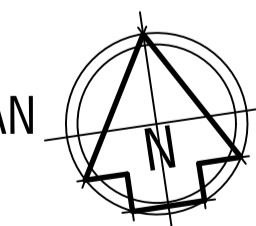
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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
GROUND FLOOR PLAN



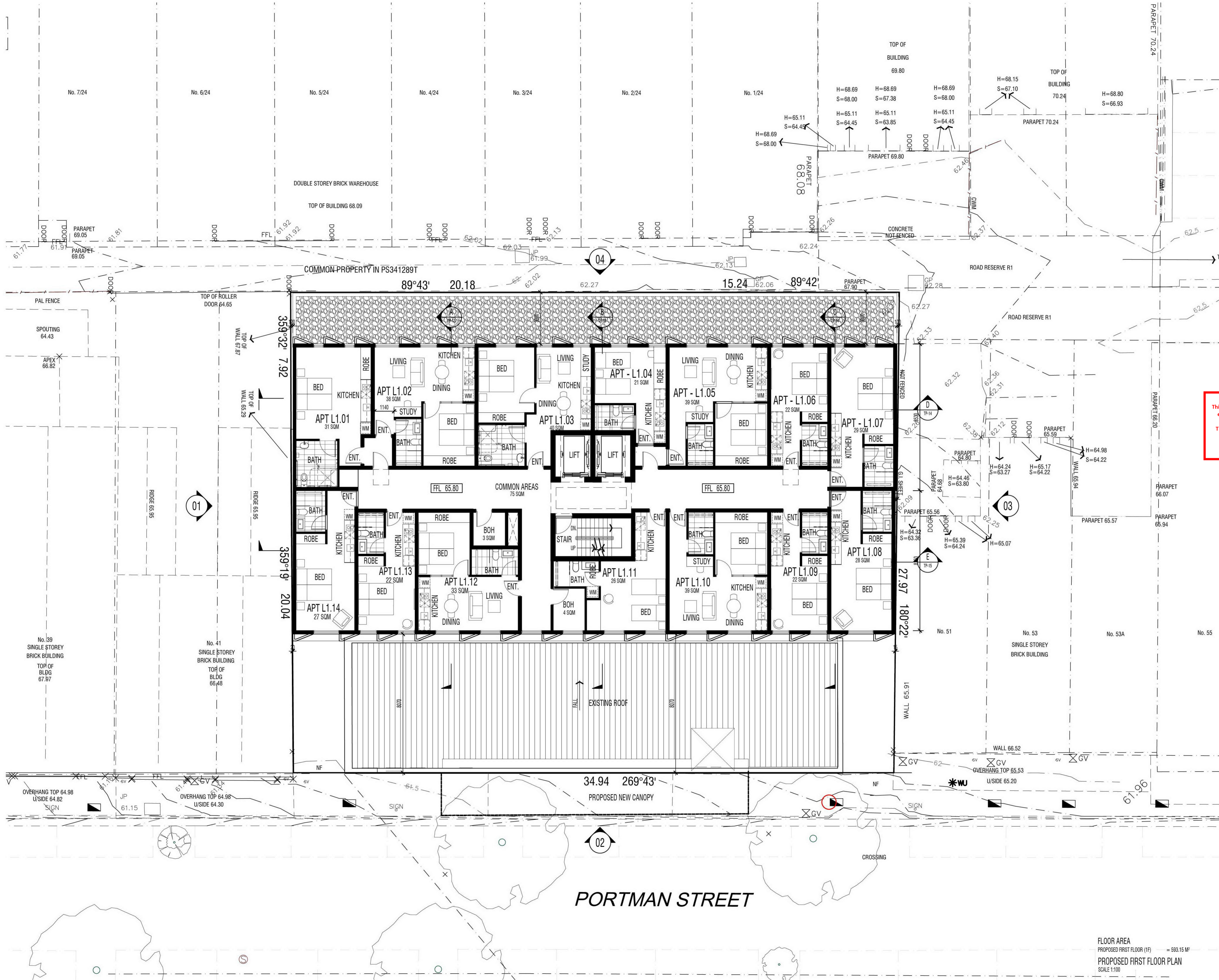
Designed
 CK AE Date OCT 19 Scale 1:100 Rev. 0

Job No.
 18021 Drawing No. TP-05

Cad File
 18021-GND

FLOOR AREA
 PROPOSED GROUND FLOOR (GF) = 950.04 MF
PROPOSED GROUND FLOOR PLAN
 SCALE 1:100

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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
FIRST FLOOR PLAN



Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
FIRST FLOOR PLAN

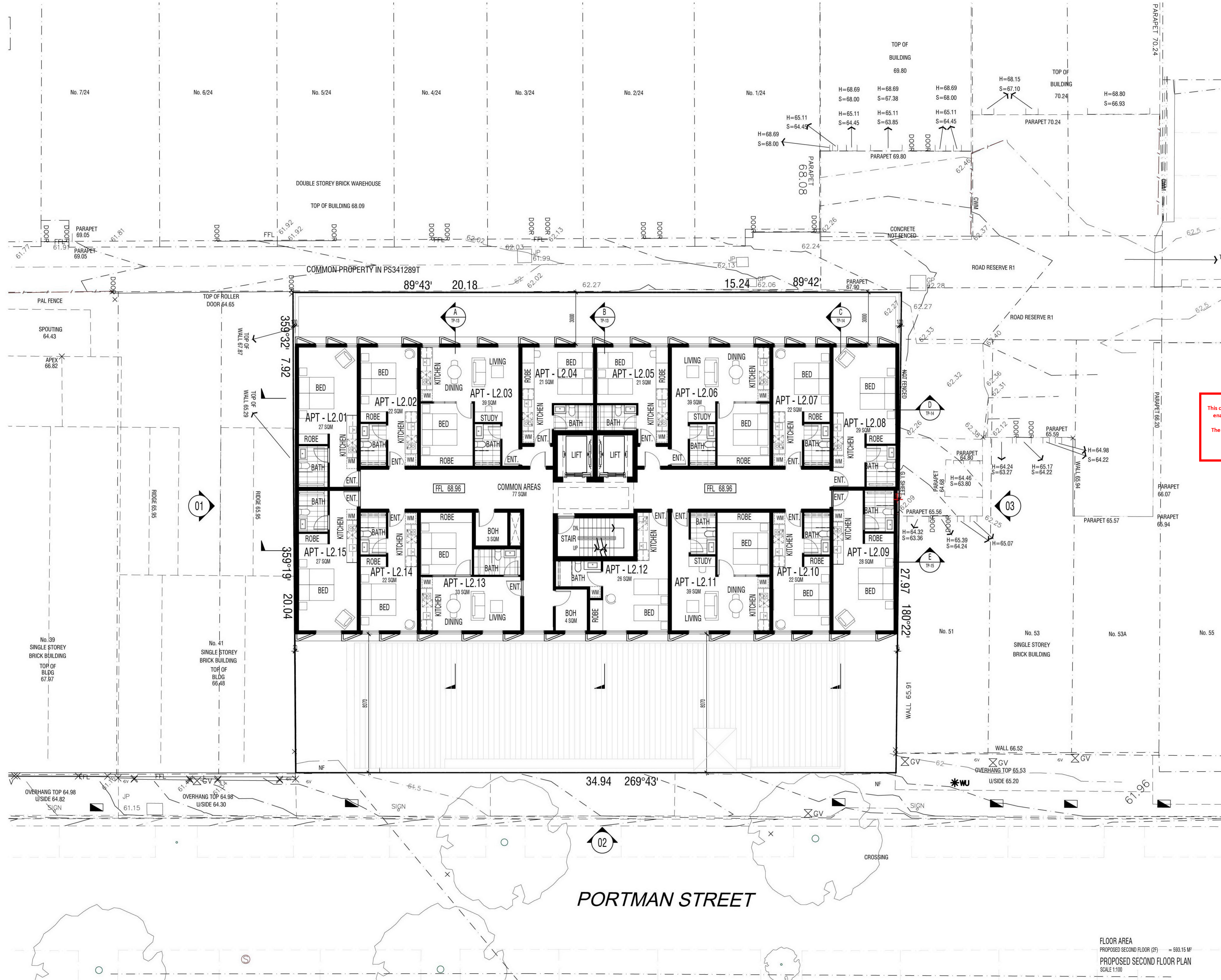
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Designed: CK
 Drawn: AE
 Date: 01 AUG
 Scale: 1:100
 Rev: 0

Job No.: 18021
 Drawing No.: **TP-06**
 Cad File: 18021-L1

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FLOOR AREA
 PROPOSED FIRST FLOOR (1F) = 593.15 MF
PROPOSED FIRST FLOOR PLAN
 SCALE 1:100



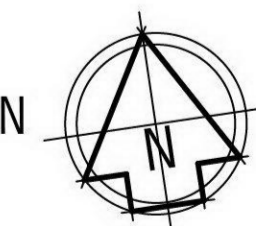
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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

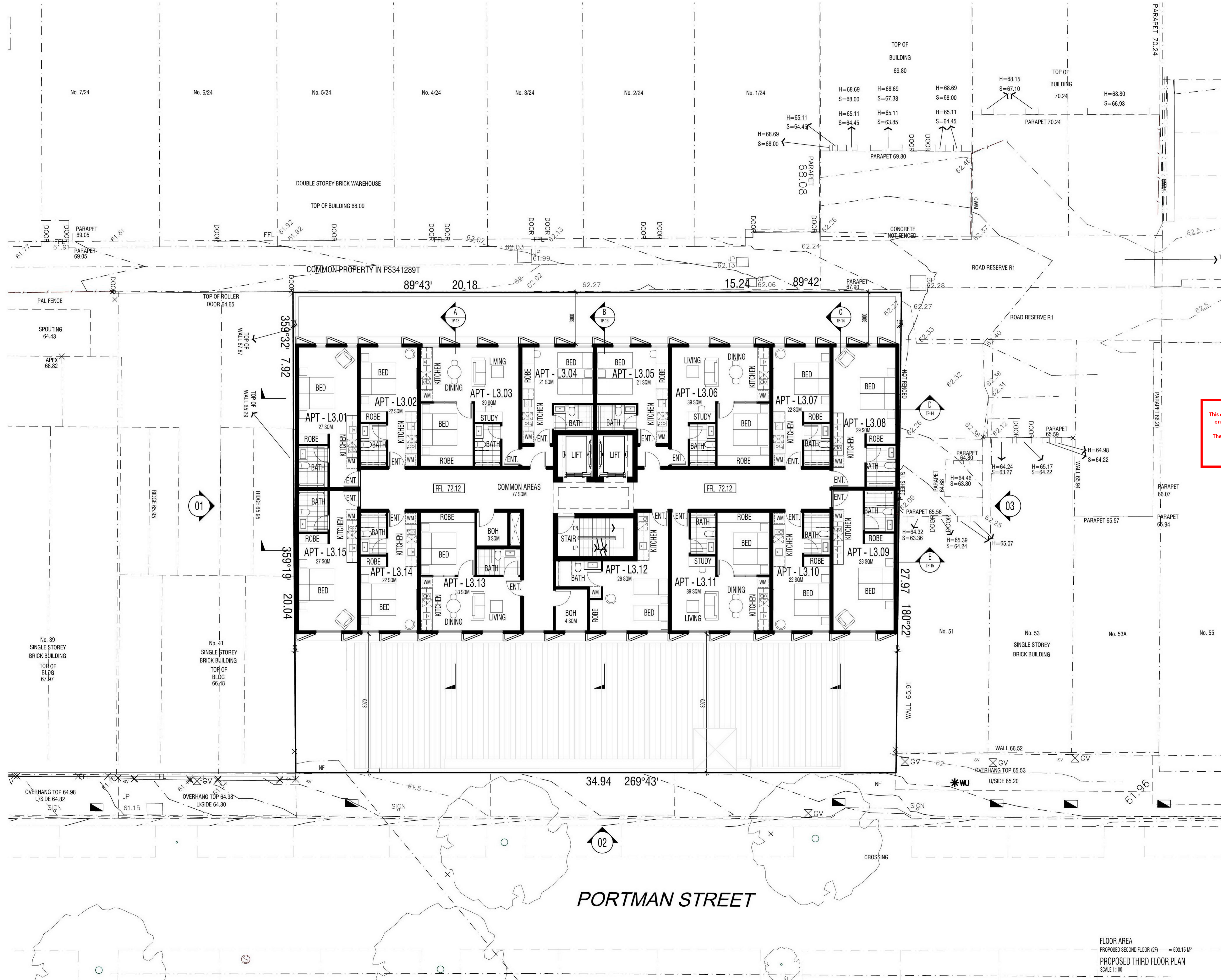
Design Stage
TOWN PLANNING
 Drawing Title
SECOND FLOOR PLAN



Designed CK AE Date 01 AUG Scale 1:100 Rev. 0
 Job No. 18021 Drawing No. TP-07
 Cad File 18021-L2

FLOOR AREA
 PROPOSED SECOND FLOOR (2F) = 593.15 MF
PROPOSED SECOND FLOOR PLAN
 SCALE 1:100

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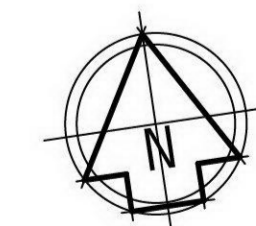
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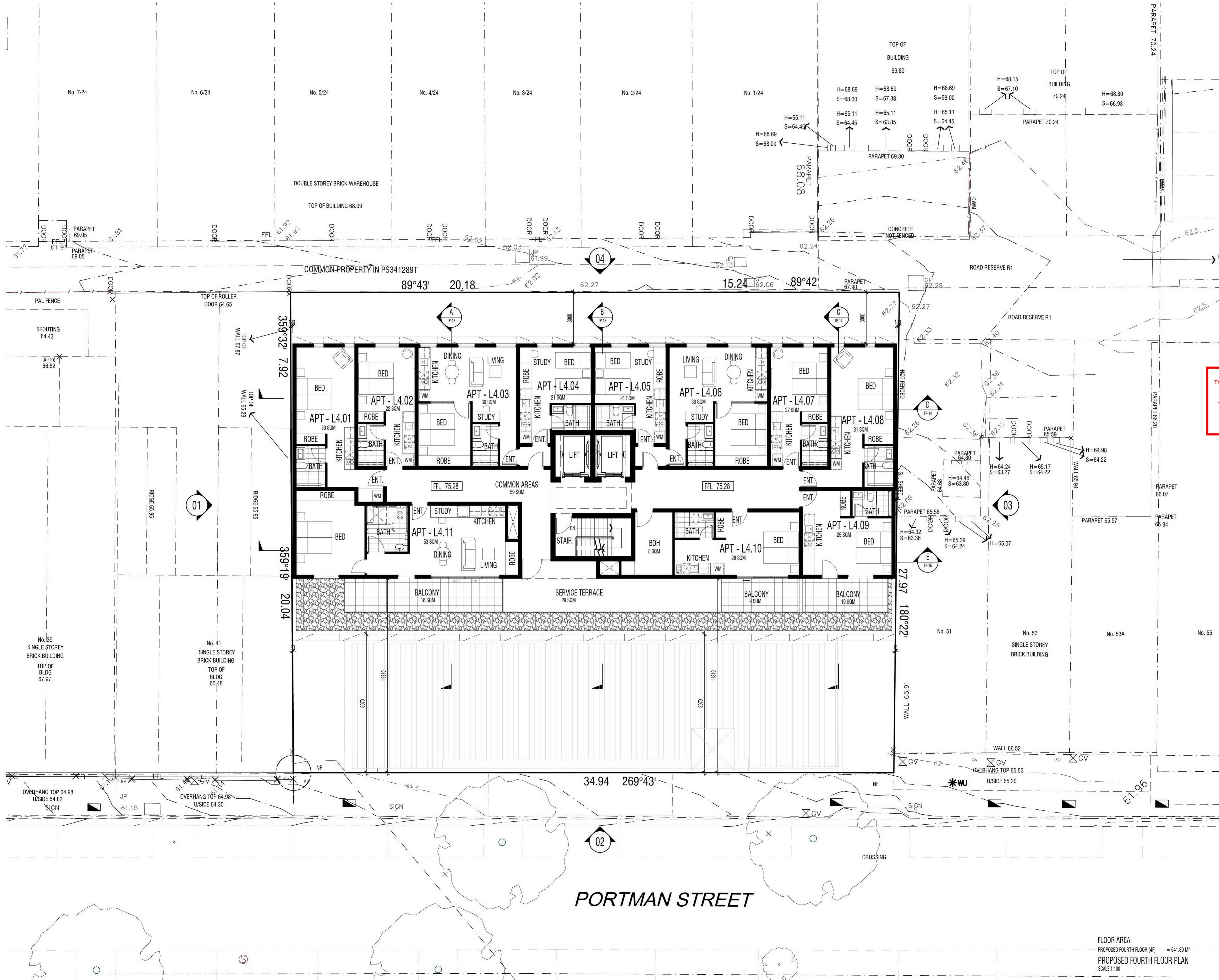
Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
THIRD FLOOR PLAN



Designed CK AE Date 01 AUG Scale 1:100 Rev. 0
 Job No. 18021 Drawing No. **TP-08**
 Cad File 18021-L2
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FLOOR AREA
 PROPOSED SECOND FLOOR (2F) = 593.15 MF
PROPOSED THIRD FLOOR PLAN
 SCALE 1:100



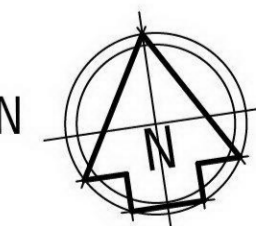
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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
FOURTH FLOOR PLAN



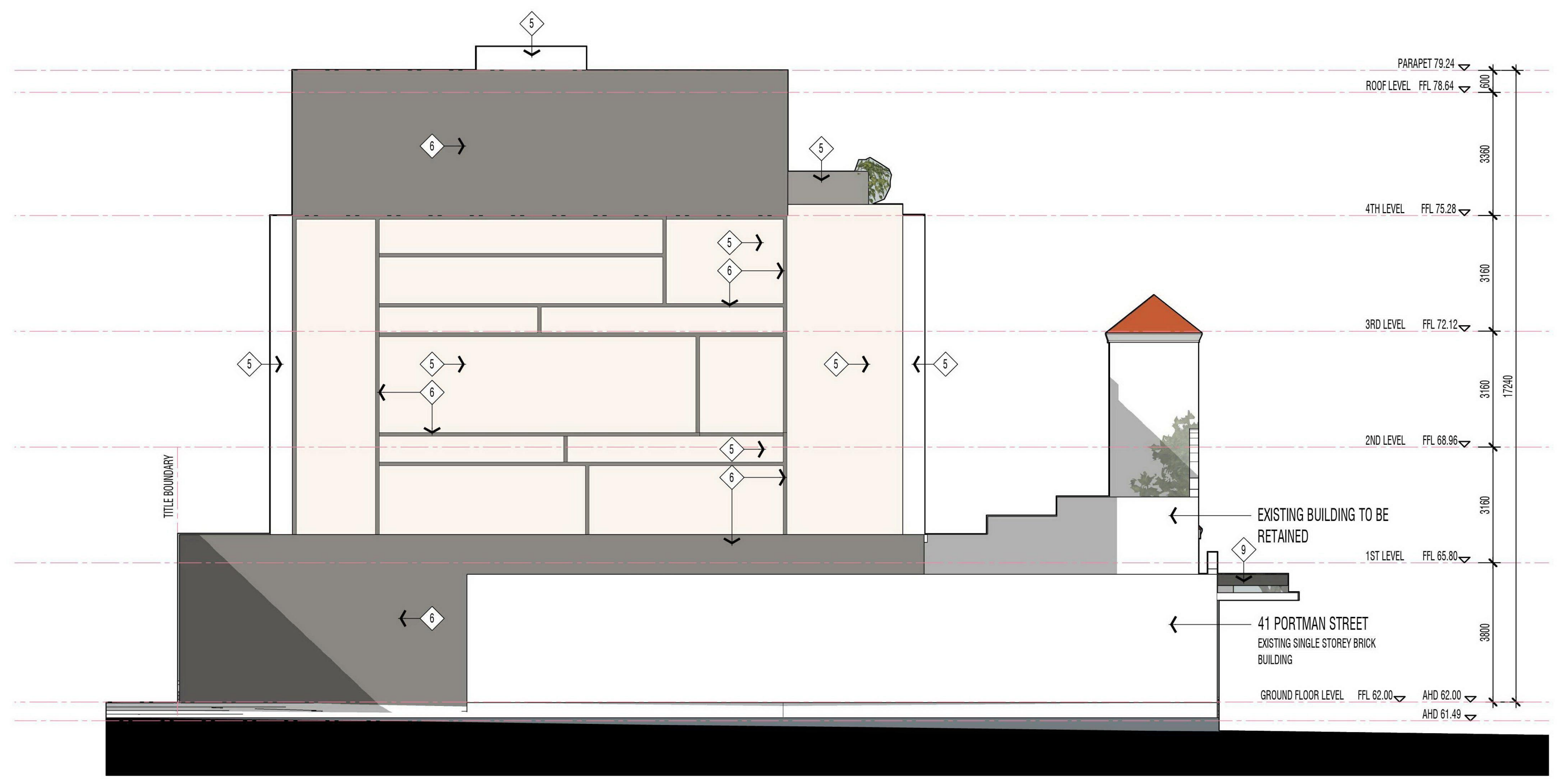
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 CK AE Date 01 AUG Scale 1:100 Rev. 0
 Job No. 18021 Drawing No. TP-09
 Cad File 18021-L4
FLOOR AREA
 PROPOSED FOURTH FLOOR (4F) = 541.80 MF
PROPOSED FOURTH FLOOR PLAN
 SCALE 1:100

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- FINISHES LEGEND**
- ① GENERAL WINDOW/DOOR FRAMES, SCREEN AND BLADE FENCES - DULUX POWDERCOAT ALUM. (FRAME) IN ZEUS MONUMENT
 - ② GENERAL GLAZING- VIRDIAN OR SIMILAR GLASS IN CLEAR GLASS FOR WINDOW GLAZING
 - ③ SPANDREL GLAZING- VIRDIAN OR SIMILAR GLASS IN TRANSLUCENT GLASS FOR WINDOW GLAZING
 - ④ FEATURE COMPOSITE TIMER - KNOTWOOD ALUMINIUM INTERLOCKING CLADDING IN ATLANTIC CEDAR
 - ⑤ APPLIED FINISH 1 - DULUX ACRATEX COATING SYSTEM IN WHITE EXCHANGE
 - ⑥ APPLIED FINISH 1 - DULUX ACRATEX COATING SYSTEM IN WALLARY
 - ⑦ CARPARK SCREENS/ DOORS -
 - ⑧ ROOF- LYSAGHT COLORBOND KLIPLOCK 700 OR SIMILAR IN 'SURFMIST'
 - ⑨ METAL CLADDING IN WALLARY

PROPOSED SOUTH ELEVATION
1:100



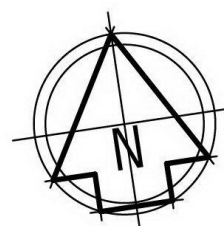
PROPOSED WEST ELEVATION
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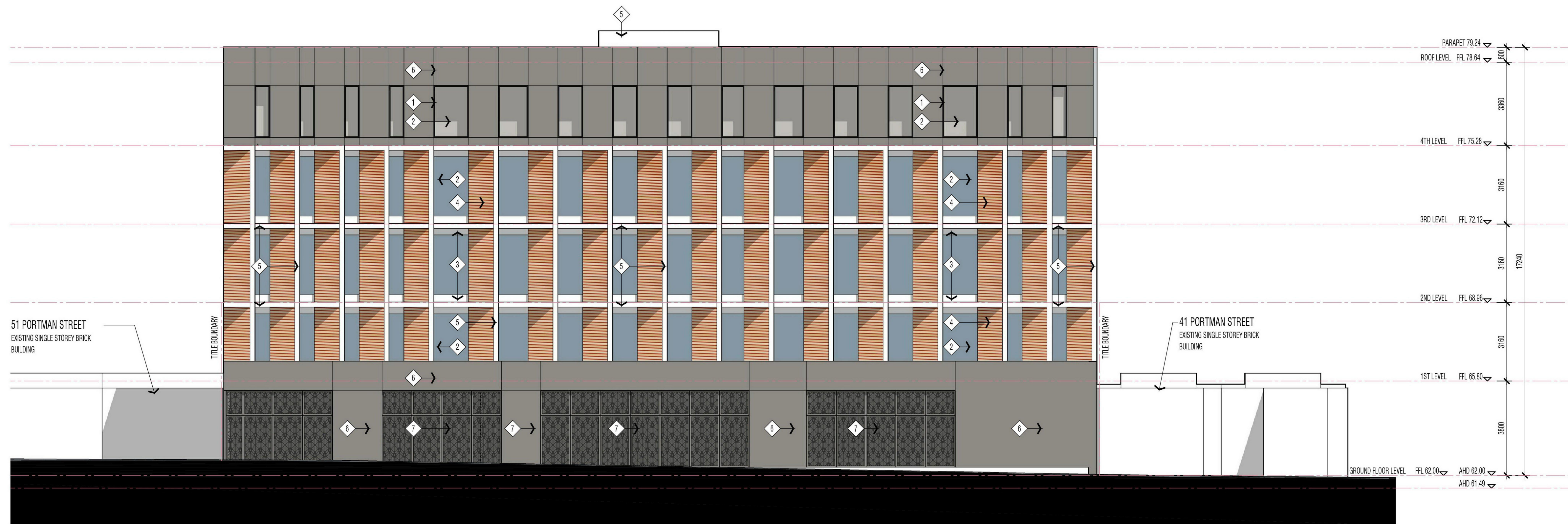
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Project
PROPOSED MIXED-USED DEV'T
AT: 45-49 PORTMAN STREET
OAKLEIGH, VIC
 Design Stage
TOWN PLANNING
 Drawing Title
FRONT & LEFT ELEVATIONS



Designed	Drawn	Date	Scale	Rev.
CK	AE	01 AUG	1:100	0
Job No.	Drawing No.			
18021	TP-11			
Cad File				
18021-EL				

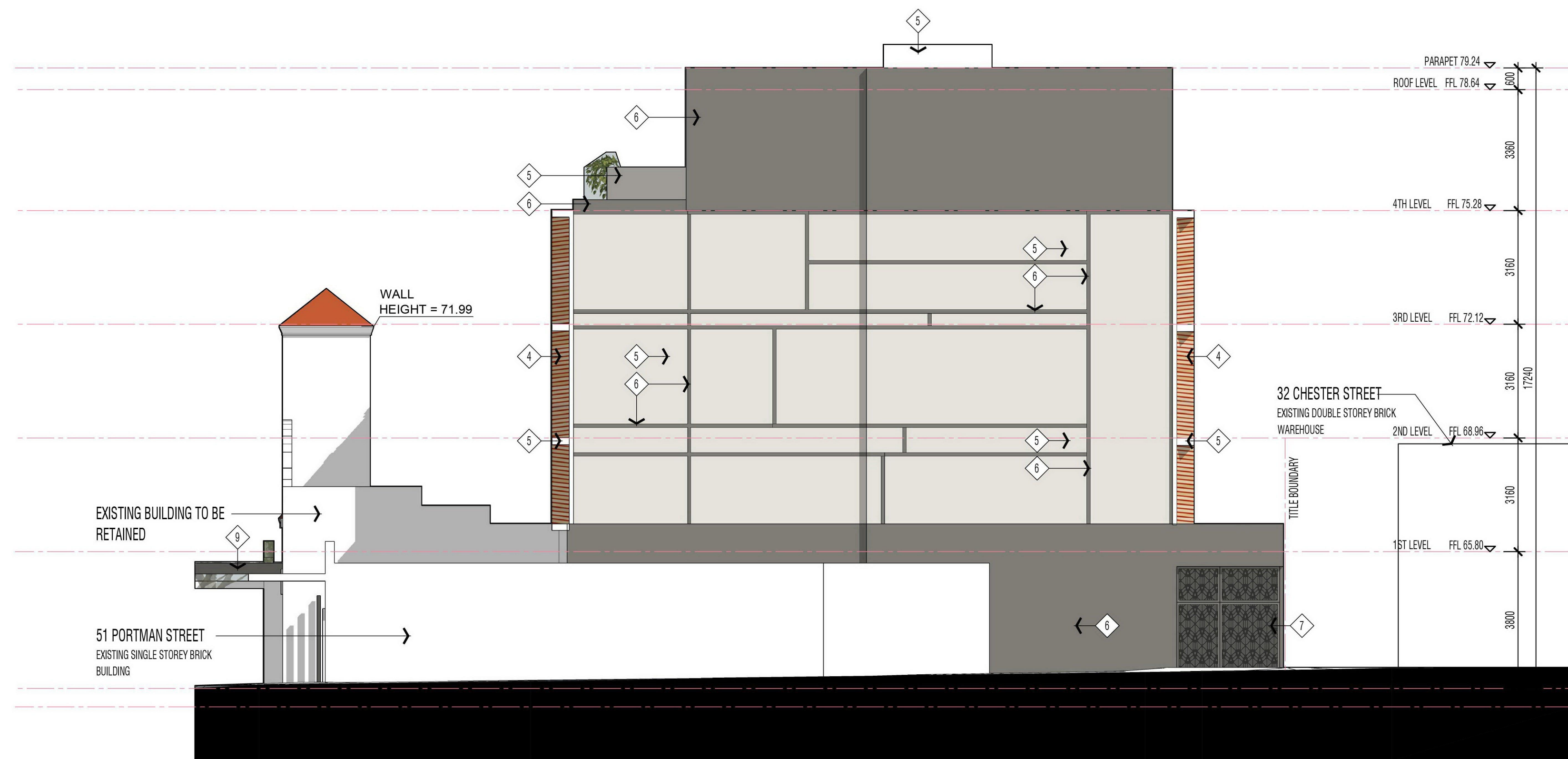
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FINISHES LEGEND

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- 2. GENERAL GLAZING- VIRIDIAN OR SIMILAR GLASS IN CLEAR GLASS FOR WINDOW GLAZING
- 3. SPANDREL GLAZING- VIRIDIAN OR SIMILAR GLASS IN TRANSLUCENT GLASS FOR WINDOW GLAZING
- 4. FEATURE COMPOSITE TIMER - KNOTWOOD ALUMINIUM INTERLOCKING CLADDING IN ATLANTIC CEDAR
- 5. APPLIED FINISH 1 - DULUX ACRATEX COATING SYSTEM IN WHITE EXCHANGE
- 6. APPLIED FINISH 1 - DULUX ACRATEX COATING SYSTEM IN WALLABY
- 7. CARPARK SCREENS/ DOORS -
- 8. ROOF- LYSAGHT COLORBOND KLIPLOCK 700 OR SIMILAR IN 'SURFMAT'
- 9. METAL CLADDING IN WALLABY

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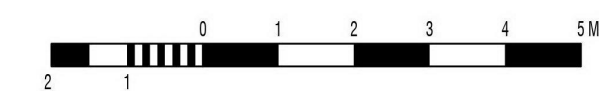
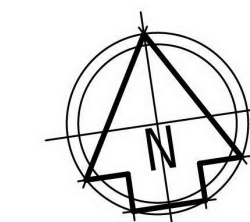


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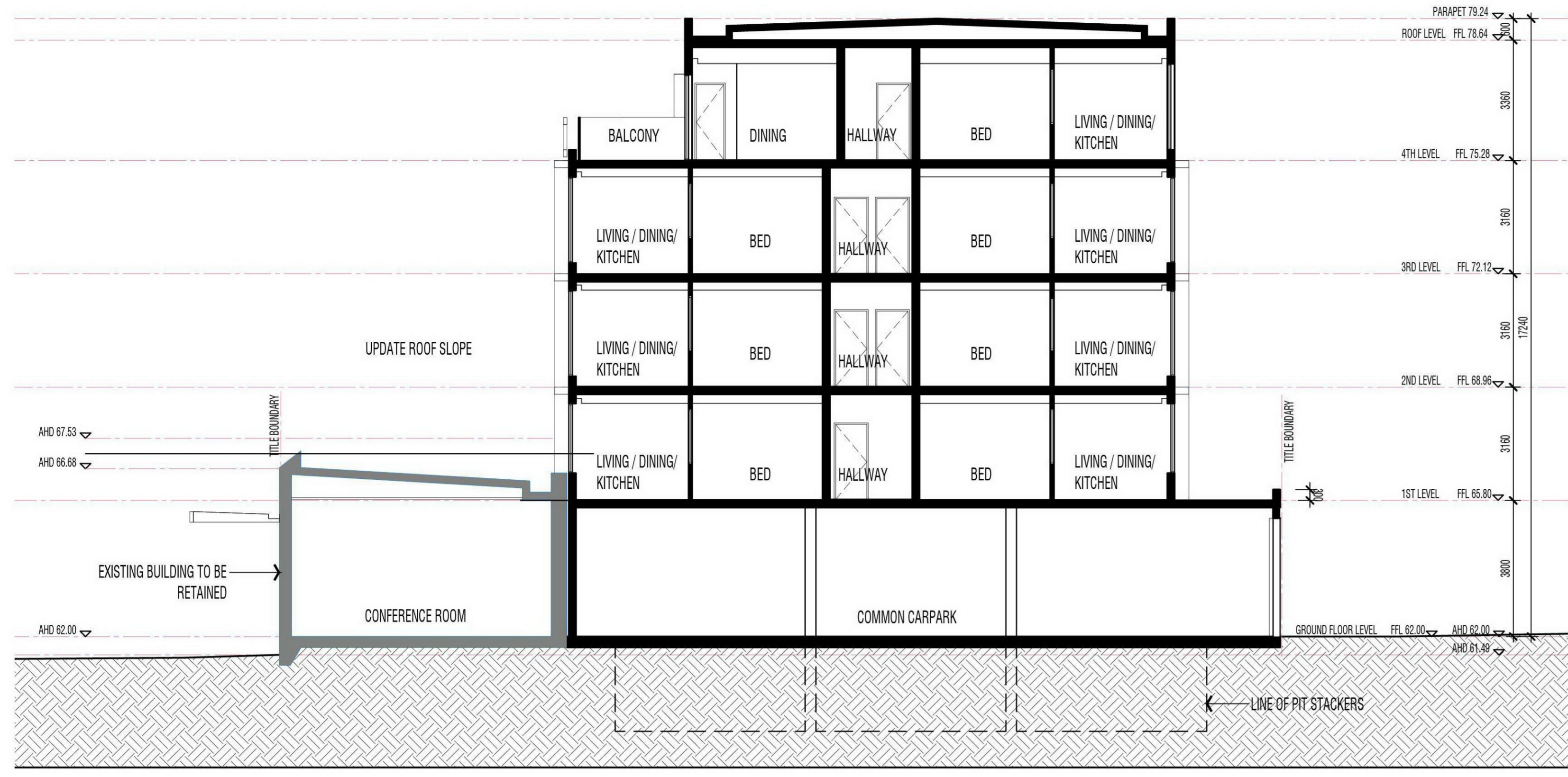
Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
**REAR & RIGHT
 ELEVATIONS**



Designed	Drawn	Date	Scale	Rev.
CK	AE	01 AUG	1:100	0
Job No.	Drawing No.			
18021	TP-12			
Cad File				
18021-EL				

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PROPOSED CROSS SECTION A
1:100



PROPOSED CROSS SECTION B
1:100

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05/07/2019	TOWN PLANNING ISSUE	1	-	-
Date	Revision	No.	By	QA

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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

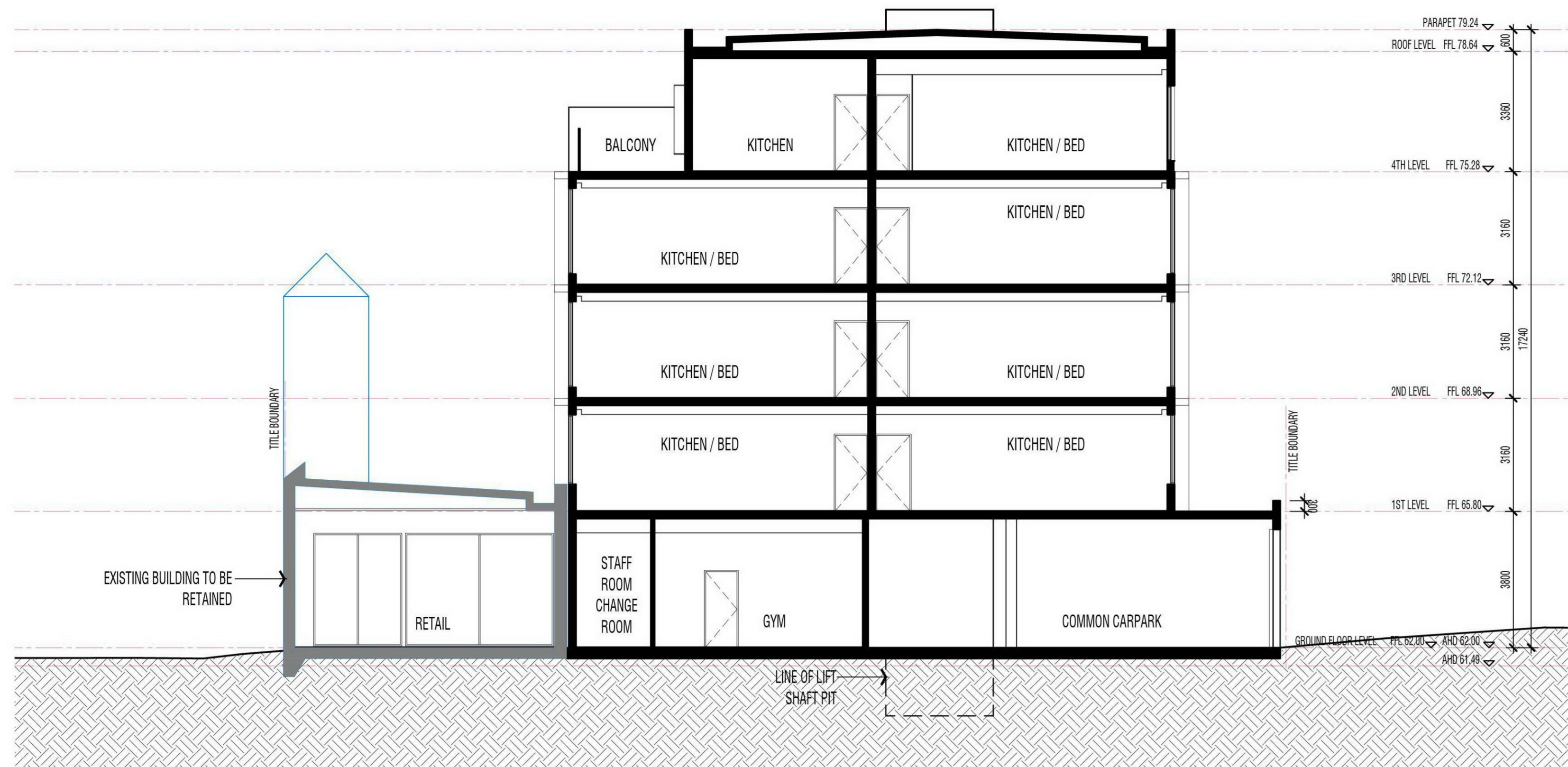
Design Stage
TOWN PLANNING
 Drawing Title
CROSS SECTIONS



Designed	Drawn	Date	Scale	Rev.
CK	AE	01 AUG	1:100	0
Job No.	Drawing No.			
18021	TP-13			
Cad File				
18021-SC				

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PROPOSED CROSS SECTION C
 1:100



PROPOSED LONGITUDINAL SECTION
 1:100

06/08/2019	TOWN PLANNING ISSUE	1	-	-
Date	Revision	No.	By	QA

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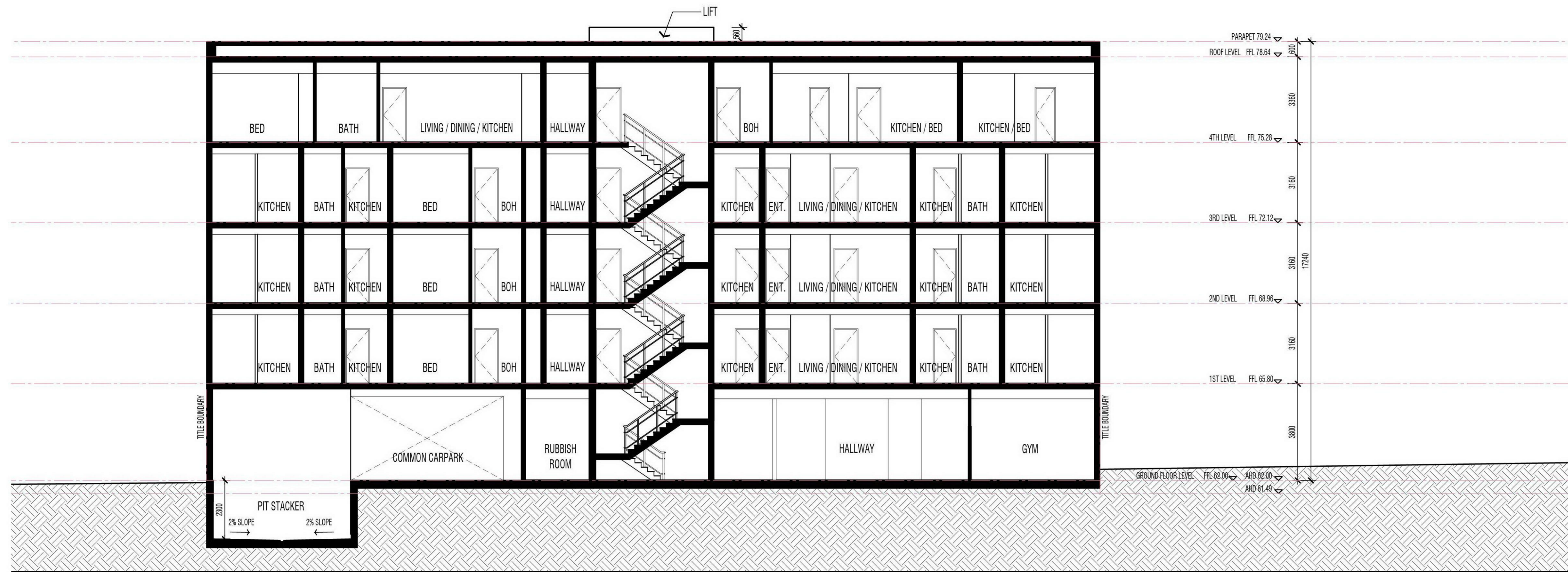
Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
**CROSS AND
 LONGITUDINAL
 SECTIONS**

Scale 1:100
 Designed CK Drawn AE Date 01 AUG Scale 1:100 Rev. 0
 Job No. 18021 Drawing No. **TP-14**
 Cad File 18021-SC

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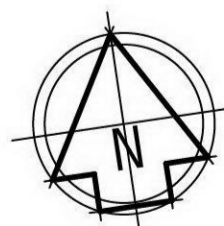
PROPOSED CROSS SECTION E
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Date	Revision	No.	By	QA
14/08/2019	TOWN PLANNING ISSUE	0	-	-

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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
**LONGITUDINAL
 SECTION**



Designed	Drawn	Date	Scale	Rev.
CK	AE	01 AUG	1:100	0
Job No.	Drawing No.			
18021	TP-15			
Cad File	18021-SC			

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