PROPOSED MIXED-USE DEVELOPMENT 12-14 JOHNSON STREET & 1 MILL ROAD, OAKLEIGH

TOWN PLANNING

JOB N° : 40007 DATE : 15/03/2023

	TP - SHEET SCHEDULE			TP - SHEET SCHEDULE	
Sheet Number	Sheet Name	Current Revision	Sheet Number	Sheet Name	Current Revision
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TP-204	PROPOSED FLOOR PLAN - BASEMENT 1	С	TP-402	PROPOSED SECTION 02	С
TP-205	PROPOSED FLOOR PLAN - GROUND	С	TP-403	PROPOSED SECTION 03	С
TP-206	PROPOSED FLOOR PLAN - LEVEL 1	С	TP-501	EXTERNAL FINISHES SCHEDULE	С
TP-207	PROPOSED FLOOR PLAN - LEVEL 2	С	TP-502	AREA SCHEDULES	С
TP-208	PROPOSED FLOOR PLAN - LEVEL 3	С	TP-600	SHADOW DIAGRAMS - SHEET 01	С
TP-209	PROPOSED FLOOR PLAN - LEVEL 4	С	TP-601	SHADOW DIAGRAMS - SHEET 02	С
TP-209.5	PROPOSED FLOOR PLAN - LEVEL 5	С			
TP-209.6	PROPOSED LEVEL 5 HAUGHTON ROAD	С	TP-700	3D PERSPECTIVE - JOHNSON STREET	С
	CORNER CALLOUT		TP-701	3D PERSPECTIVE - MILL ROAD	С
TP-210	PROPOSED FLOOR PLAN - LEVEL 6	С	TP-702	3D PERSPECTIVE - MILL ROAD	С
TP-211	PROPOSED FLOOR PLAN - LEVEL 7	С	TP-703	3D PERSPECTIVE - HAUGHTON ROAD	С
TP-212	PROPOSED FLOOR PLAN - ROOF	С	TP-704	3D PERSPECTIVE - HAUGHTON ROAD	С
TP-221	B.A.D.S - SHEET 01 - 101, 102, 104	С			
TP-222	B.A.D.S - SHEET 02 - 105, 106, 109	С			
TP-223	B.A.D.S - SHEET 03 - 110, 111, 112	С			
TP-224	B.A.D.S - SHEET 04 - 113, 114, 115	С			
TP-225	B.A.D.S - SHEET 05 - 206, 213, 214	С			
TP-226	B.A.D.S - SHEET 06 - 215, 301	С			
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TP-229	B.A.D.S - SHEET 09 - 310, 311	С			
TP-230	B.A.D.S - SHEET 10 - 401, 402, 403	С			
TP-231	B.A.D.S - SHEET 11 - 404, 405, 601	С			
TP-232	B.A.D.S - SHEET 12 - 603, 604	С			
TP-233	B.A.D.S - SHEET 13 - 605	С			
TP-234	STORAGE & BADS SCHEDULES	С			
TP-301	WEST ELEVATION - JOHNSON STREET	С			
TP-302	SOUTH ELEVATION - MILL ROAD	С			
TP-303	EAST ELEVATION	С			
TP-304	NORTH ELEVATION	С			
TP-305	PARTIAL ELEVATIONS - SHEET 01	С			
TP-306	PARTIAL ELEVATIONS - SHEET 02	С			



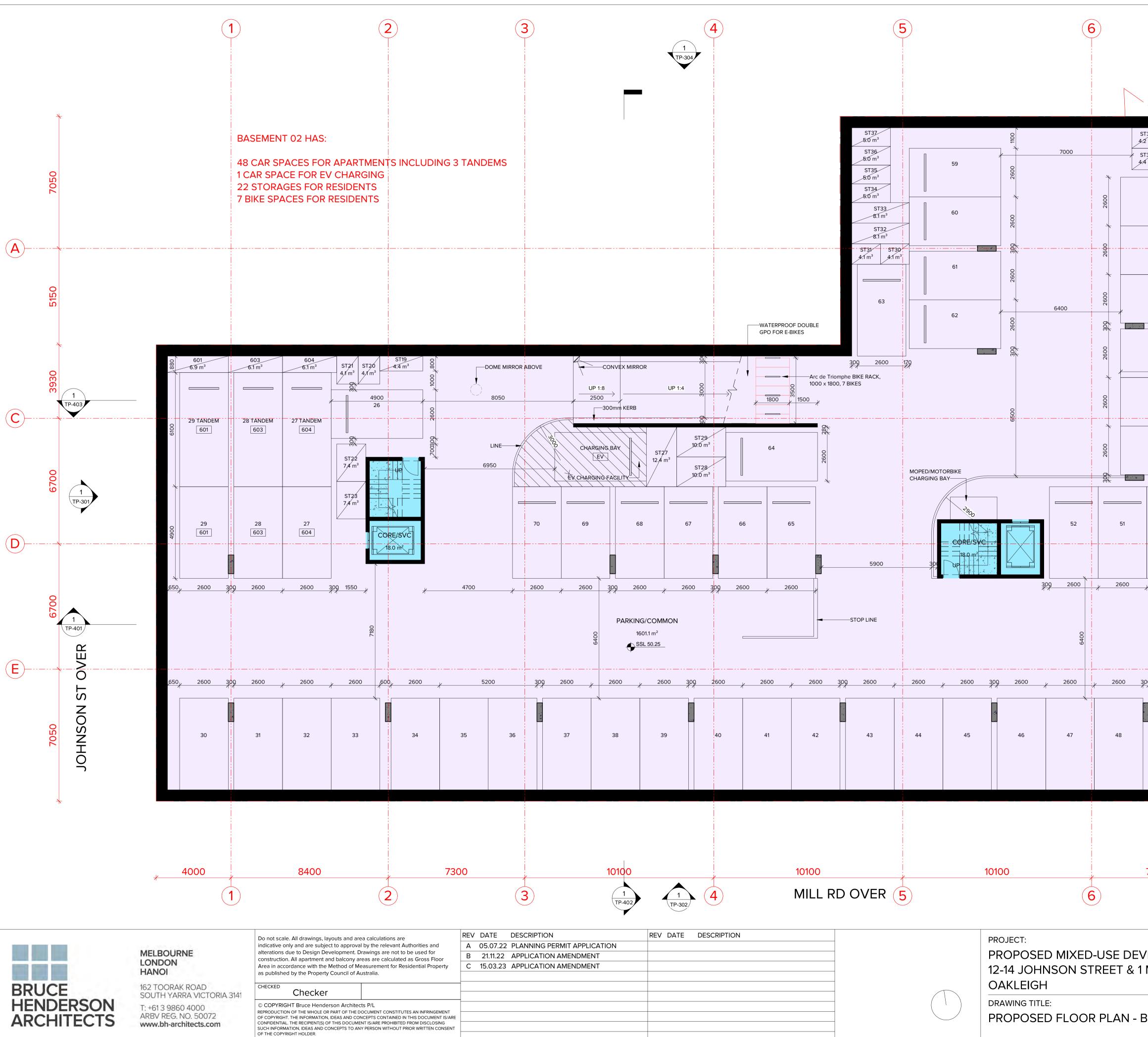
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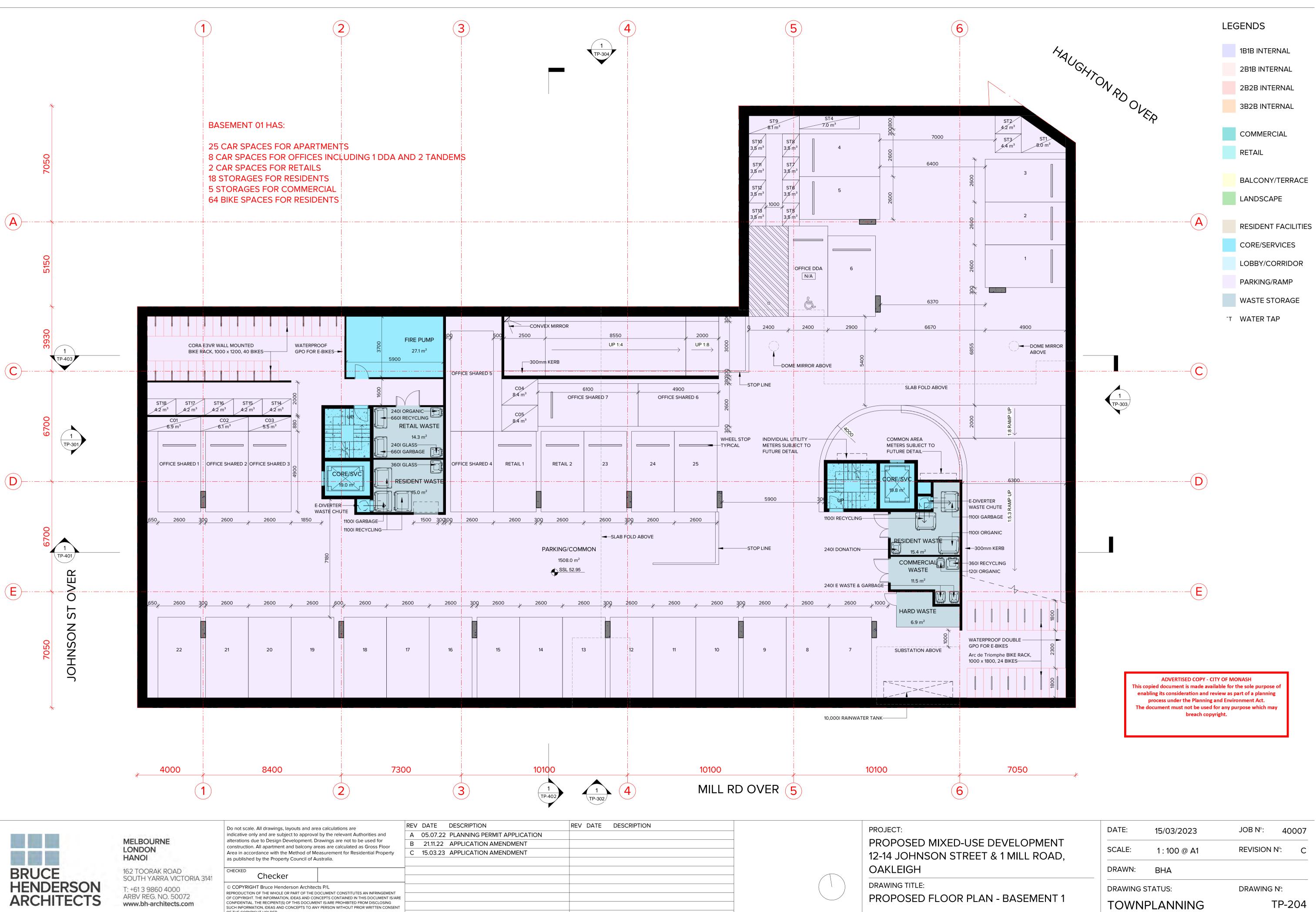
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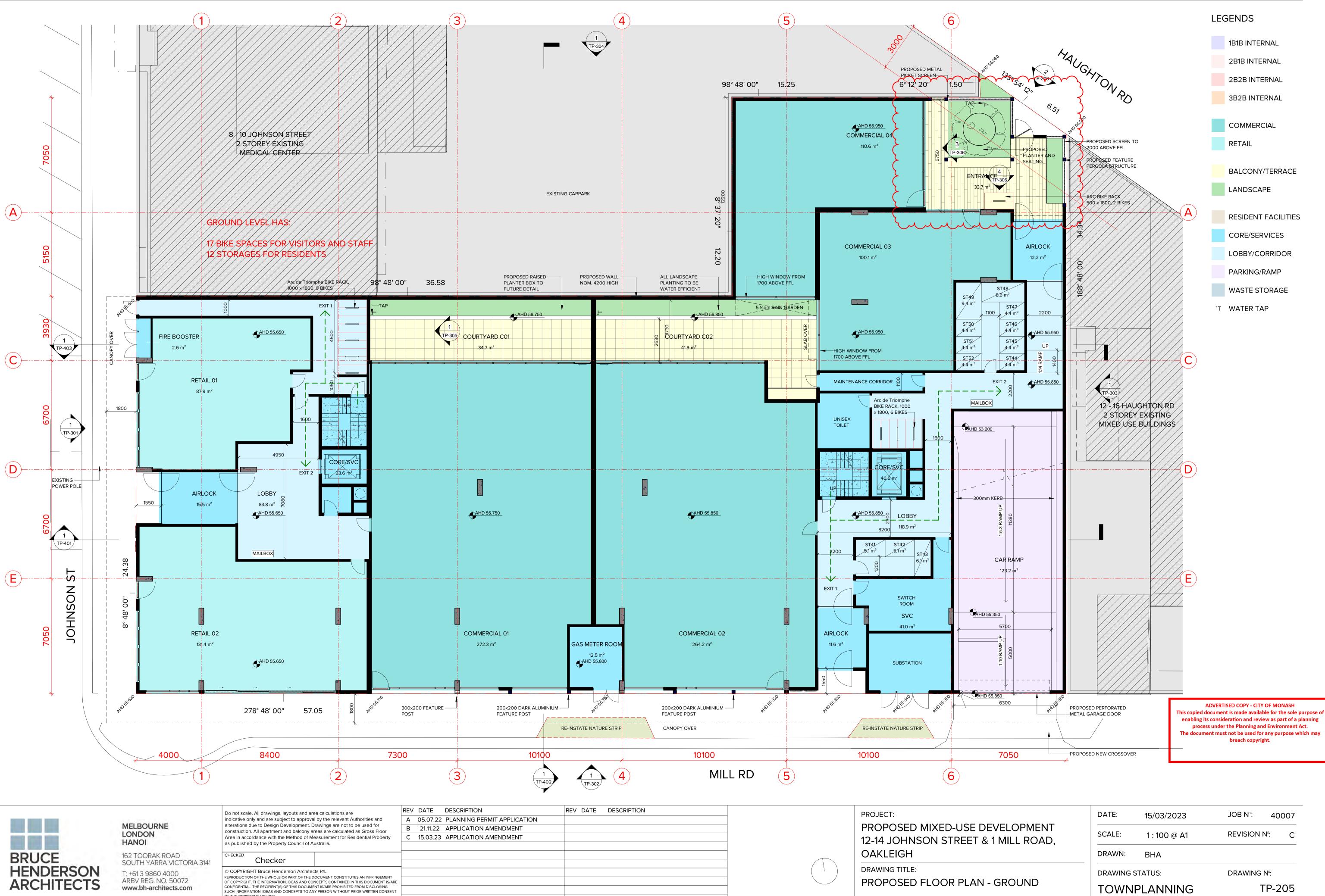
	LEGENDS
H	1B1B INTERNAL
'AUGK	2B1B INTERNAL
TON A	2B2B INTERNAL
HAUGHTON RD VER	3B2B INTERNAL
Т38 2 m ³	
T39 ST40 4 m ³ 8.0 m ³	COMMERCIAL
	RETAIL
58	BALCONY/TERRACE
	LANDSCAPE
57	
	A RESIDENT FACILITIES
	CORE/SERVICES
56	LOBBY/CORRIDOR
	PARKING/RAMP
55	WASTE STORAGE
4900	°T WATER TAP
54	
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53	
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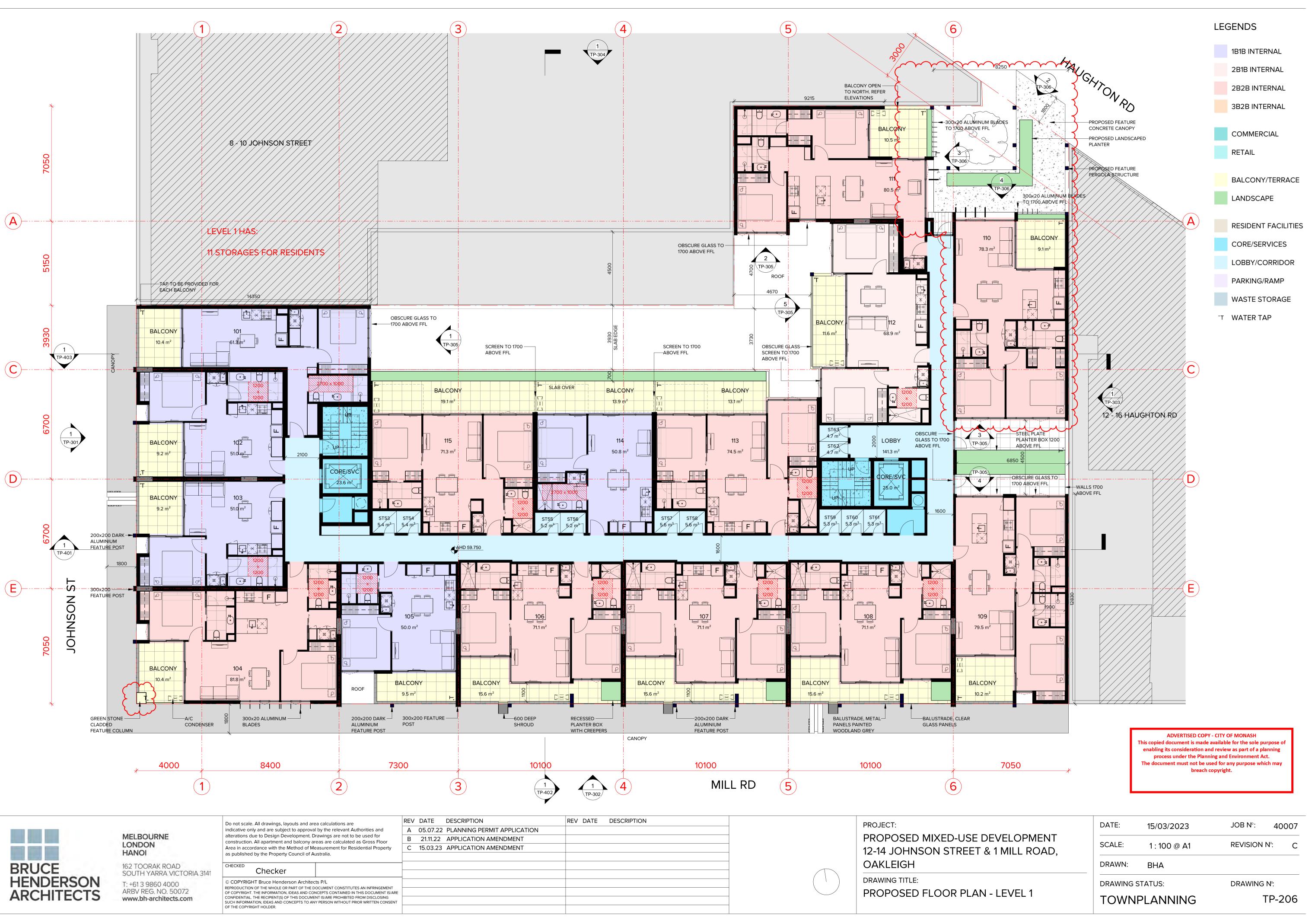
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BASEMENT 1	TOWNPLANNING		TP-204	



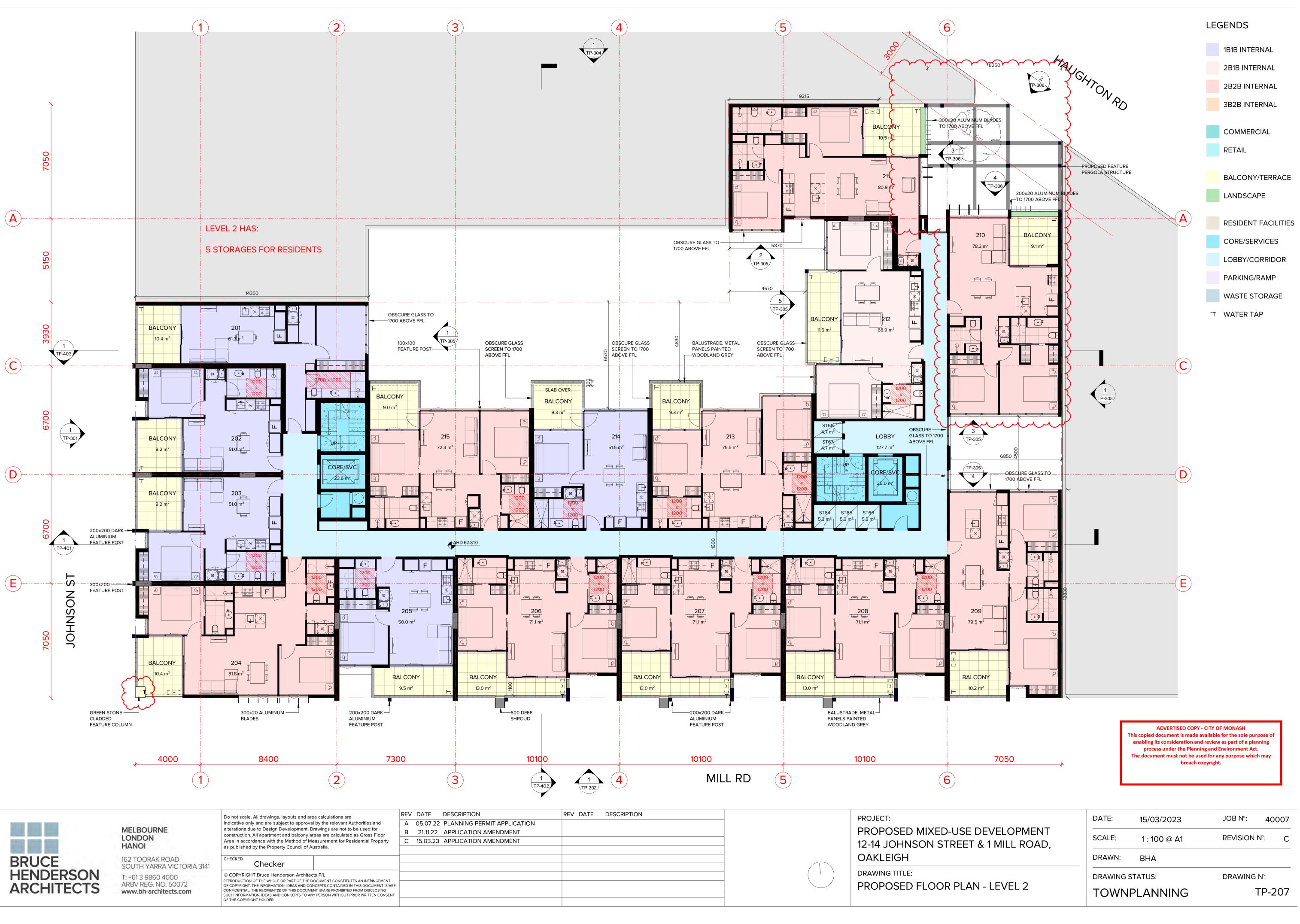


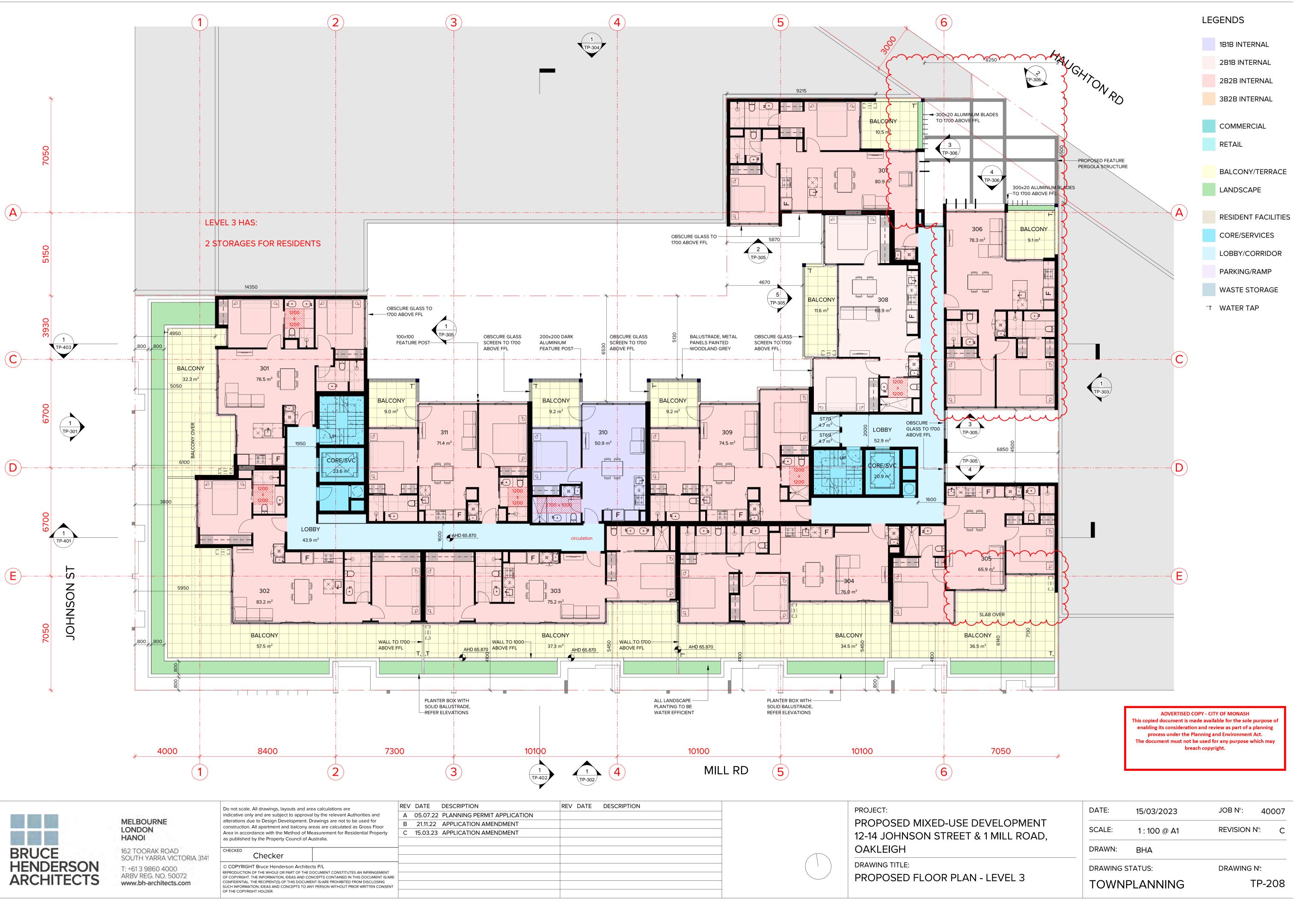
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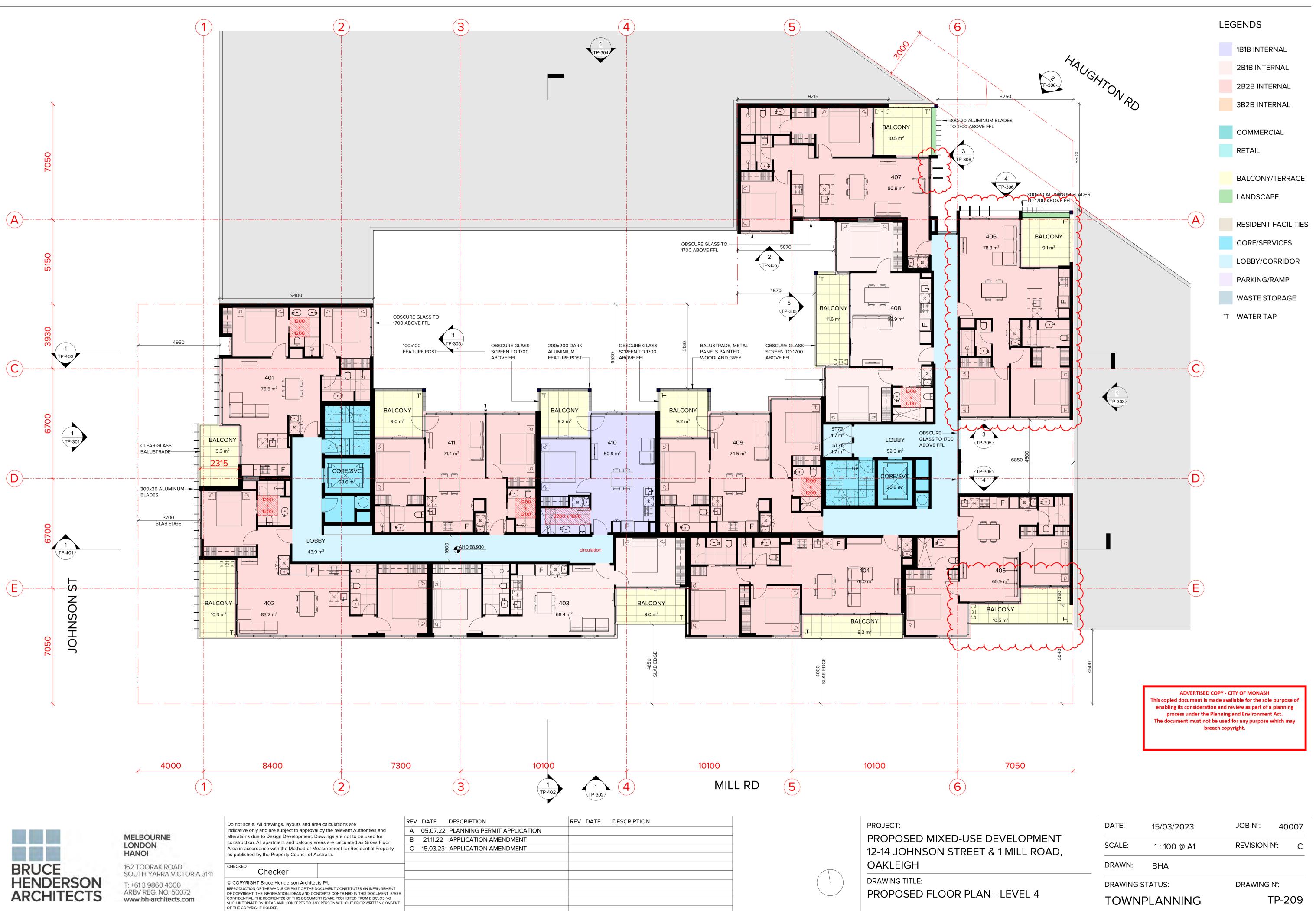




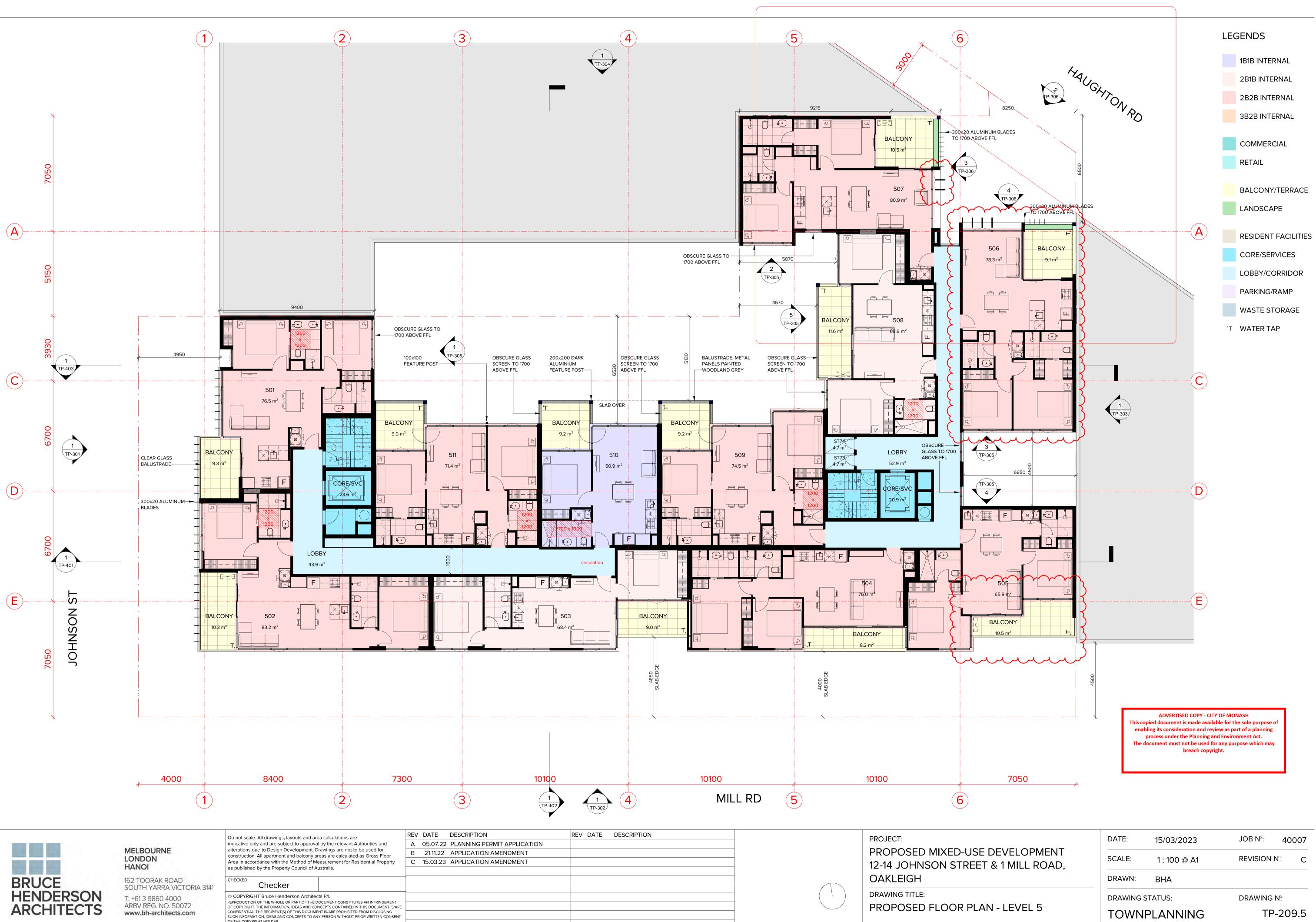






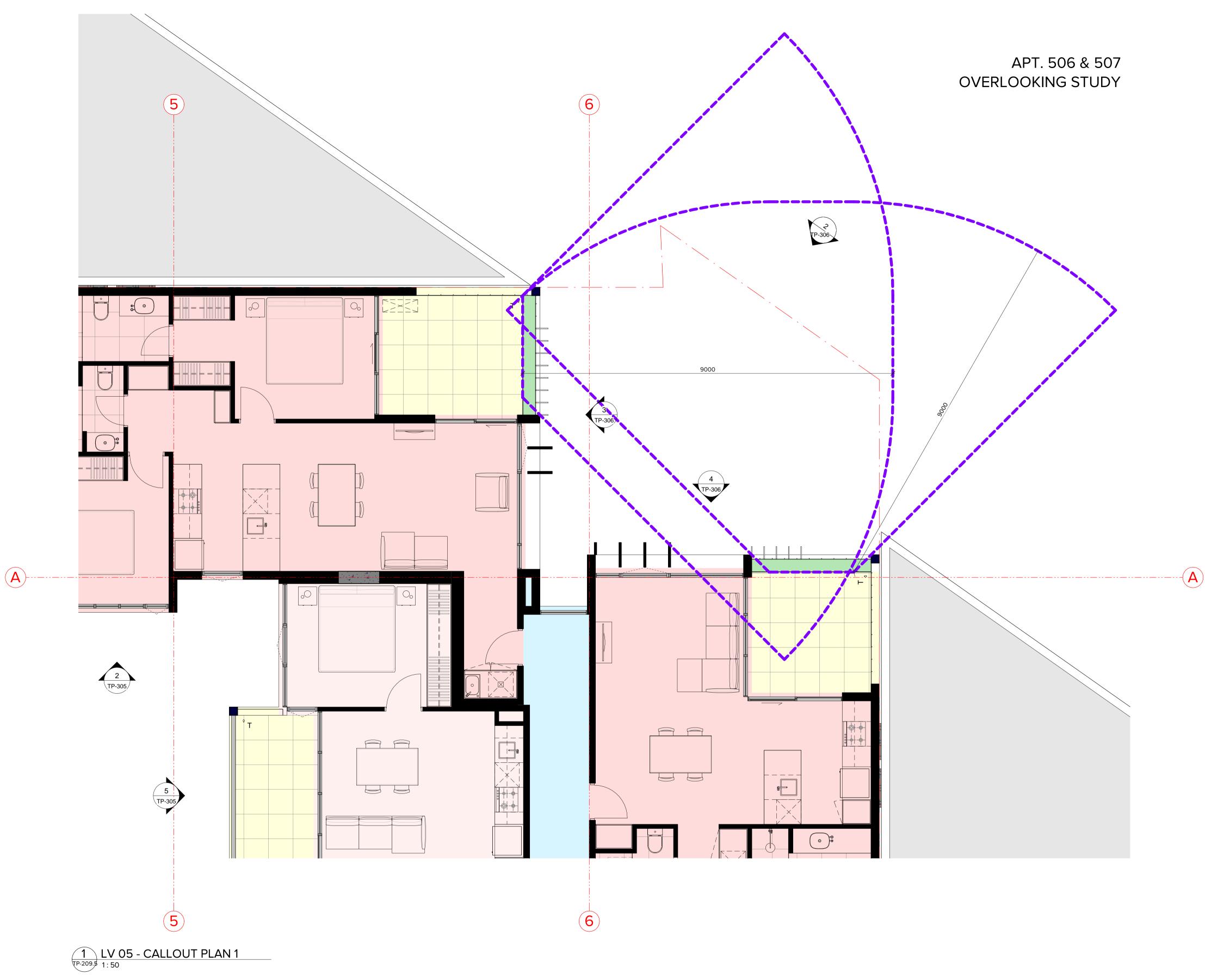








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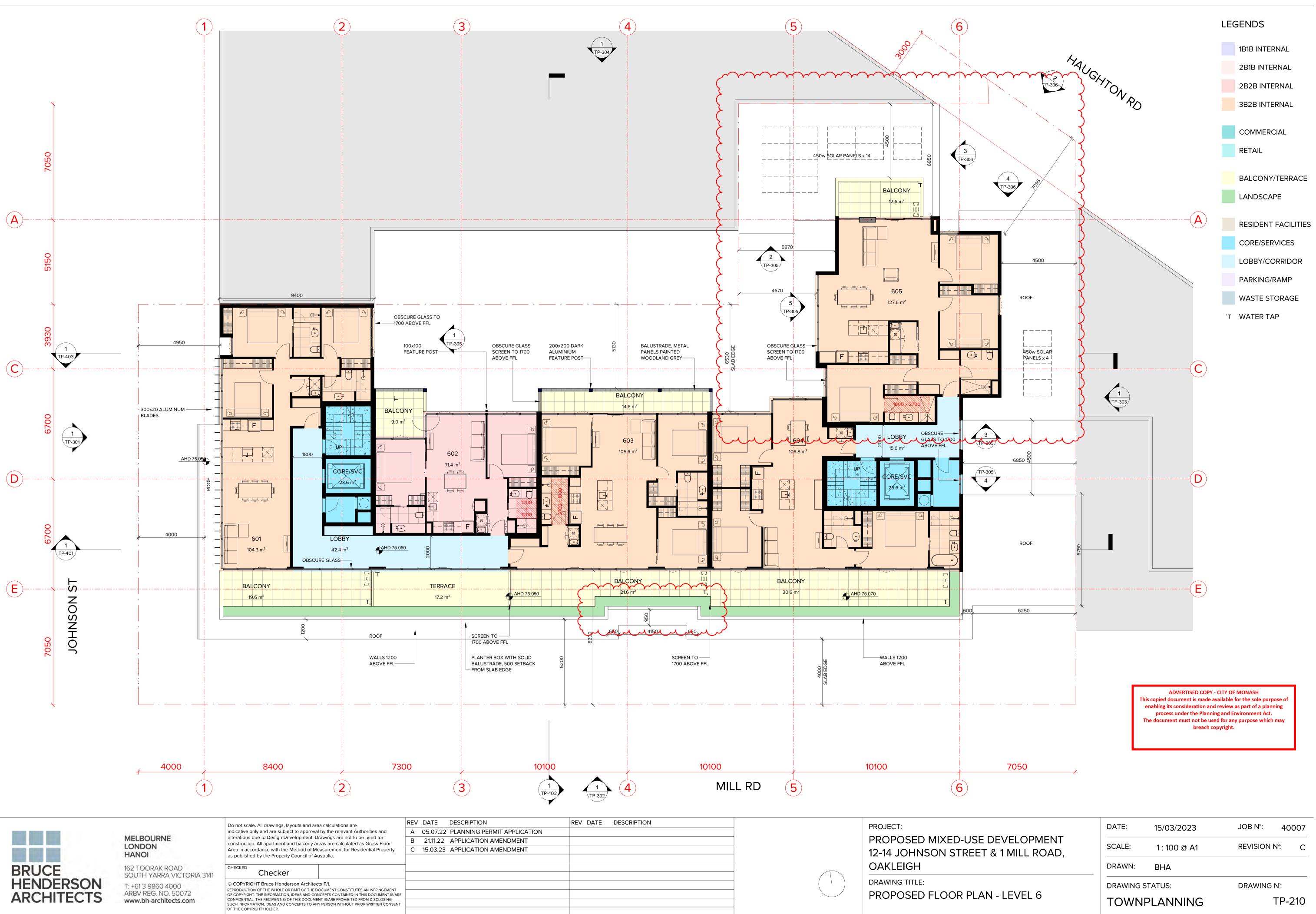
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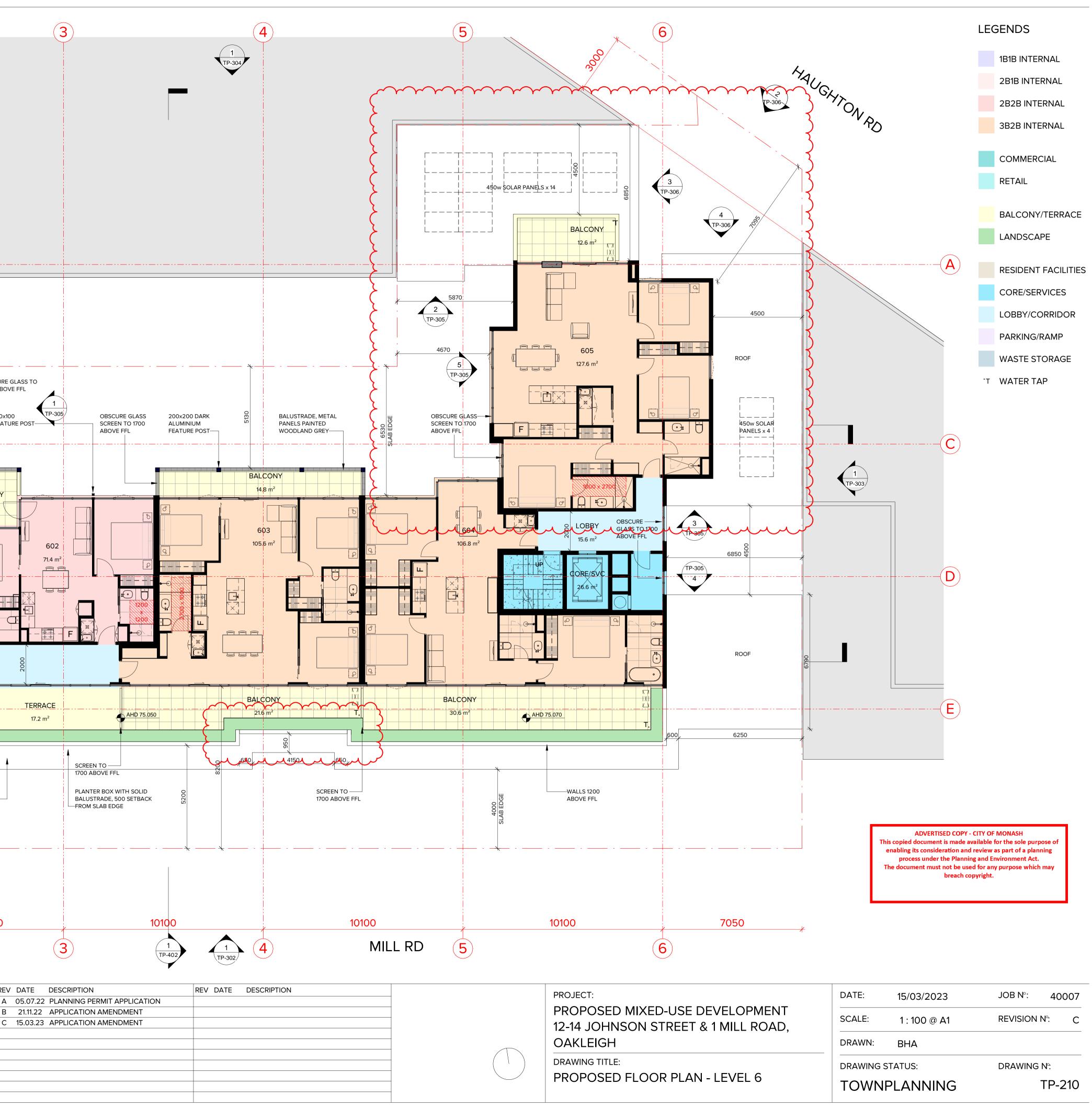
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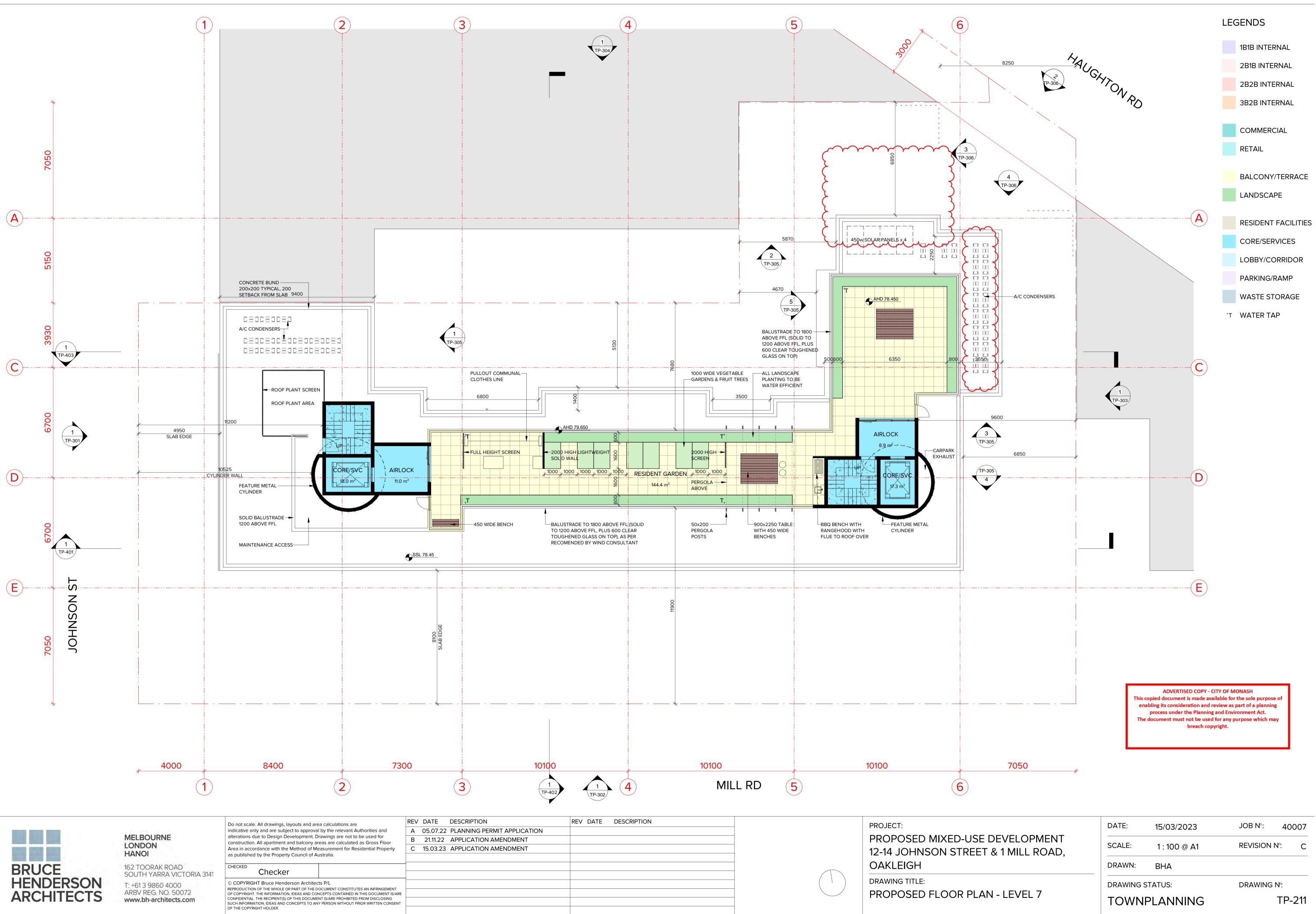
REV DATE DESCRIPTION C 15.03.23 APPLICATION AMENDMENT		DATE:	03/15/23	JOB N°:	40007		
			PROPOSED MIXED-USE DEVELOPMENT 12-14 JOHNSON STREET & 1 MILL ROAD,	SCALE:	1:50 @ A1	REVISION 	Nº: C
		OAKLEIGH	OAKLEIGH	DRAWN:	BHA		
-		DRAWING TITLE: PROPOSED LEVEL 5 HAUGHTON ROAD CORNER CALLOUT		status: PLANNING	DRAWING I	№: 209.6	

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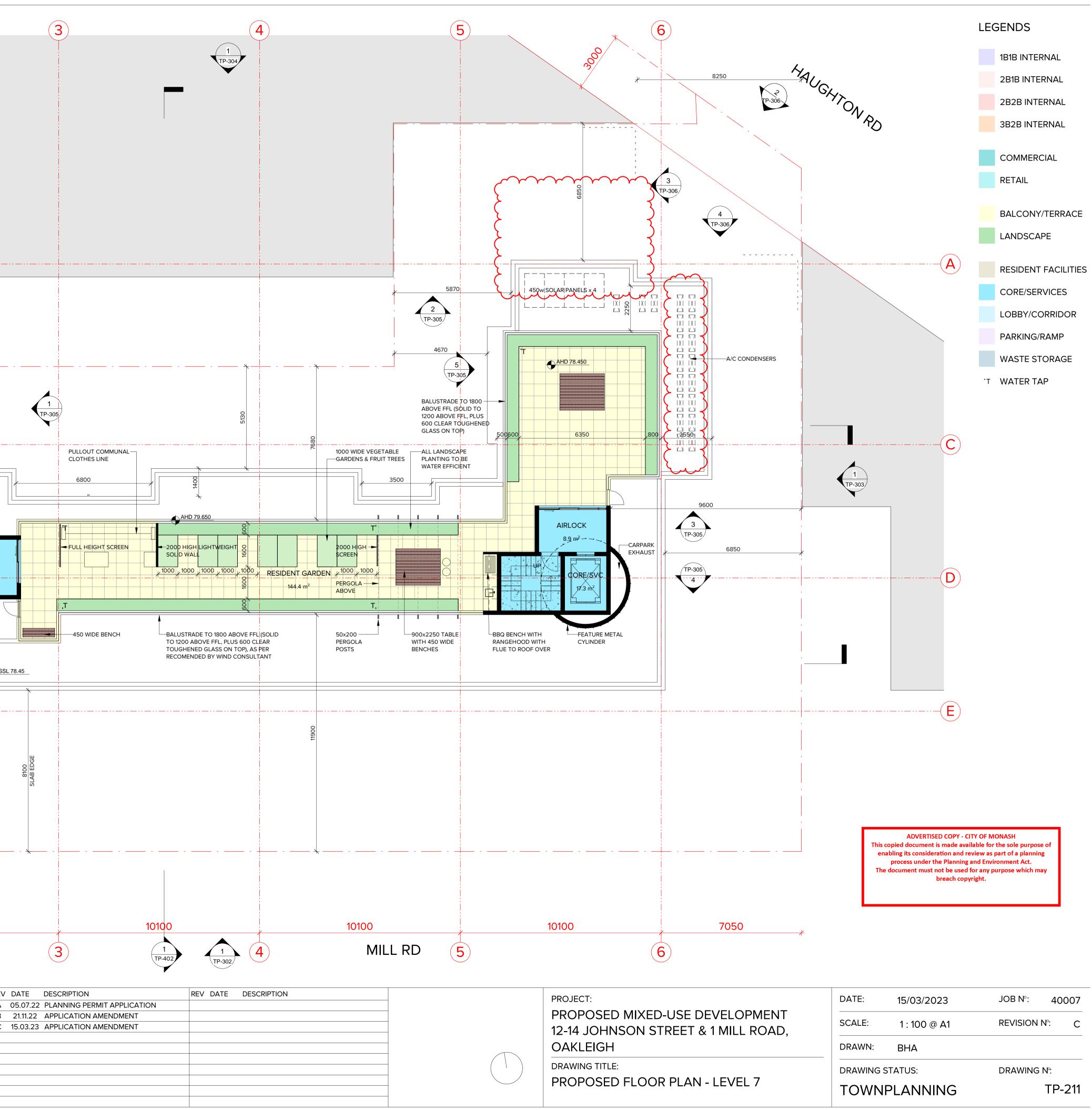


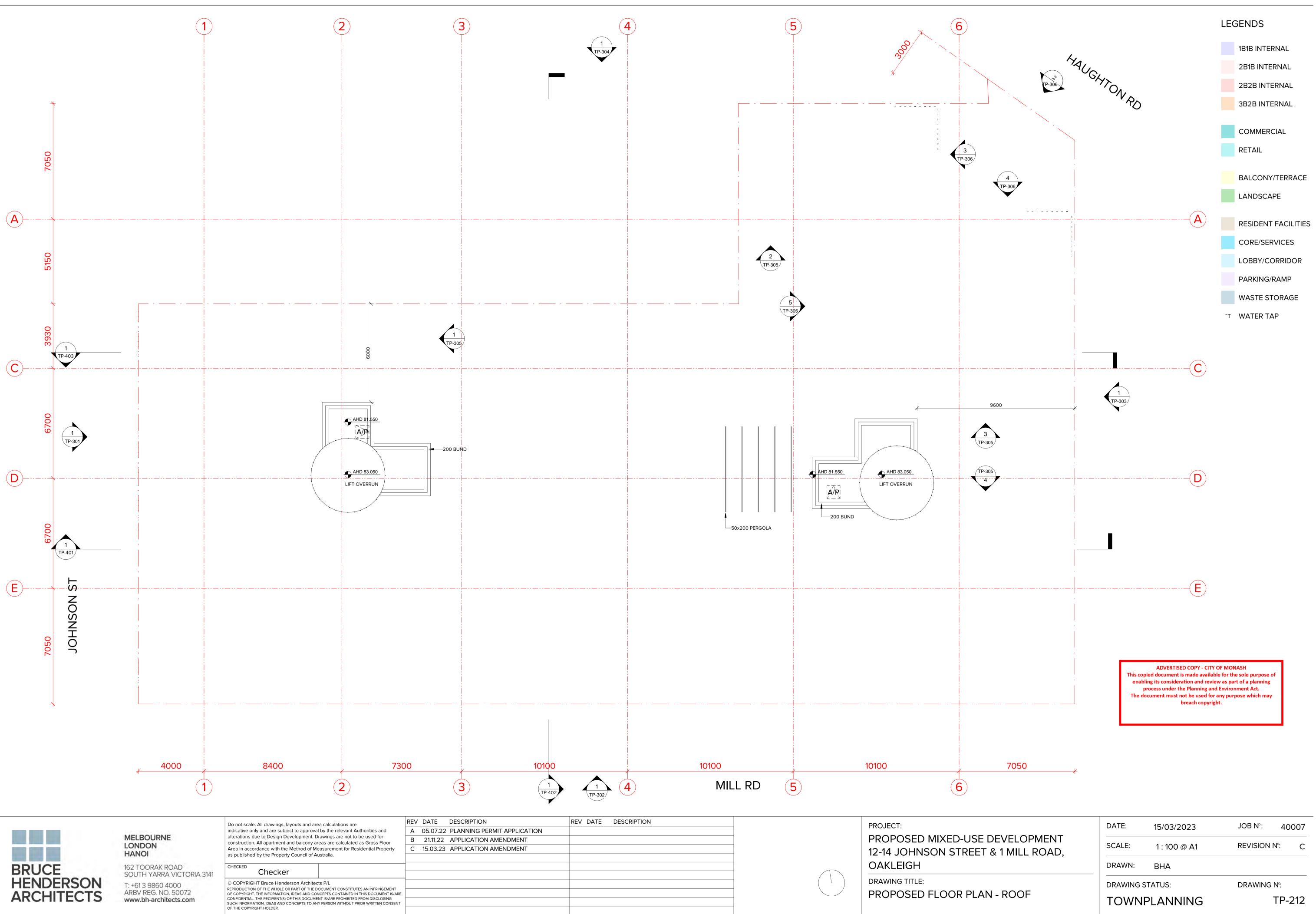




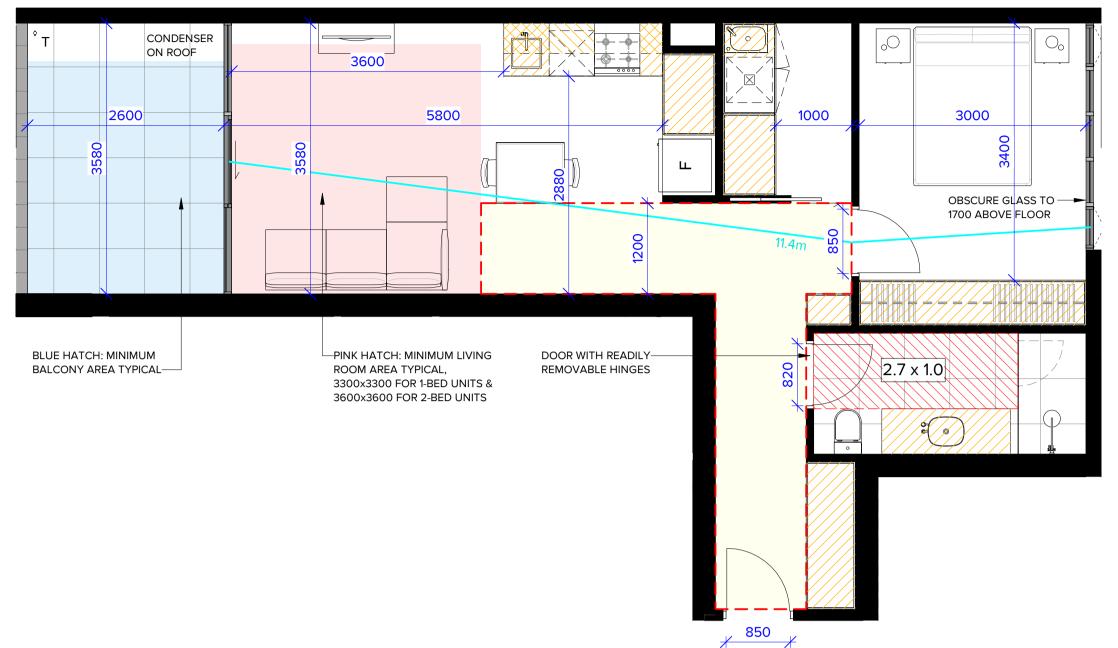


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VELOPMENT MILL ROAD,	DATE:	15/03/2023	JOB №:	40007
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	DRAWING ST	ATUS:		N°:
ROOF	TOWNPLANNING		TP-212	



APPLICABLE TO APARTMENT: 101, 201

YES NO

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STANDARD D17 ACCESSIBILITY

STANDARD D19 -PRIVATE OPEN SPACE

STANDARD D20 -STORAGE

STANDARD D24 -FUNCTIONAL LAYOUT

STANDARD D25 -ROOM DEPTH

STANDARD D26 -WINDOWS

STANDARD D27 -CROSS VENTILATION

STORAGE:

FULL HEIGHT: 4.83 x 2.4 = 11.60m³ BENCH HEIGHT: 1.97 x 0.75 = 1.47m³ OVERHEAD: 0.60 x 0.75 = 0.45m³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

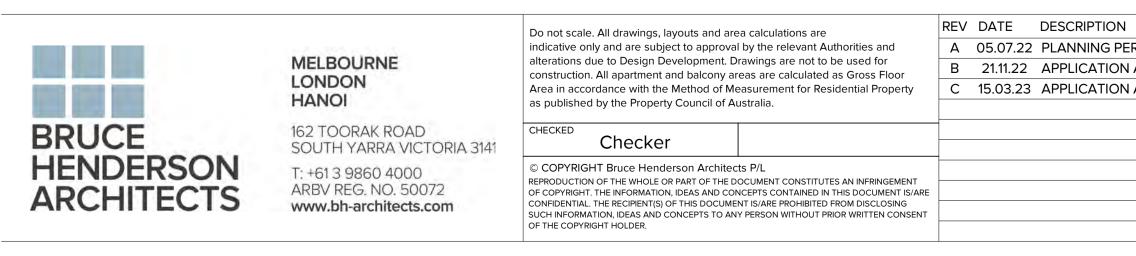
TOTAL: 13.74m³

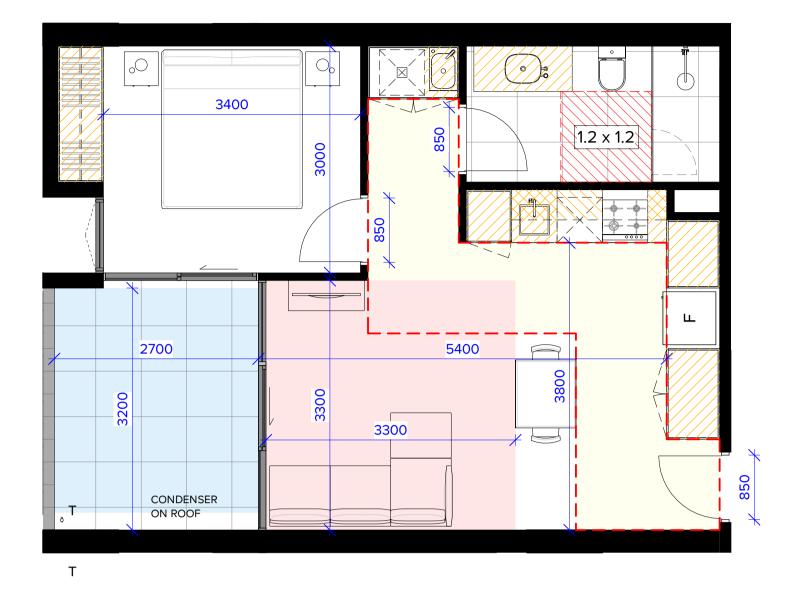
Apt No.	Apt. Type	Area
101	1B1B	61.3 m ²
101	BALCONY	10.4 m ²
		71.7 m ²
	*BALCONY	
	INTERNAL:	9.3 m²

*NOTE:

- 'BALCONY' AREA SHOWN IN THE CHART **INCLUDES** BALUSTRADES AND SCREENS, MEASURED FROM 200mm OUTSIDE THE ADJACENT ROOM'S INTERNAL BOUNDARY, AS PER THE AREA SCHEDULE ON SHEET TP-502.
- 'BALCONY INTERNAL' AREA SHOWN <u>BELOW</u> • THE CHART **EXCLUDES** BALUSTRADES AND SCREENS, AS PER THE TILED FLOOR.
- A/C CONDENSER WILL BE PLACED ON THE • ROOF IF THE 'BALCONY INTERNAL' AREA IS LOWER THAN 9.5sqm.

THIS RULE APPLIES TO ALL B.A.D.S PLANS.







APPLICABLE TO APARTMENT: 102, 103, 202, 203

YES NO

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 \checkmark

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STANDARD D17 -ACCESSIBILITY

STANDARD D19 -PRIVATE OPEN SPACE

STANDARD D20 -STORAGE

STANDARD D24 -FUNCTIONAL LAYOUT

STANDARD D25 -ROOM DEPTH

STANDARD D26 -WINDOWS

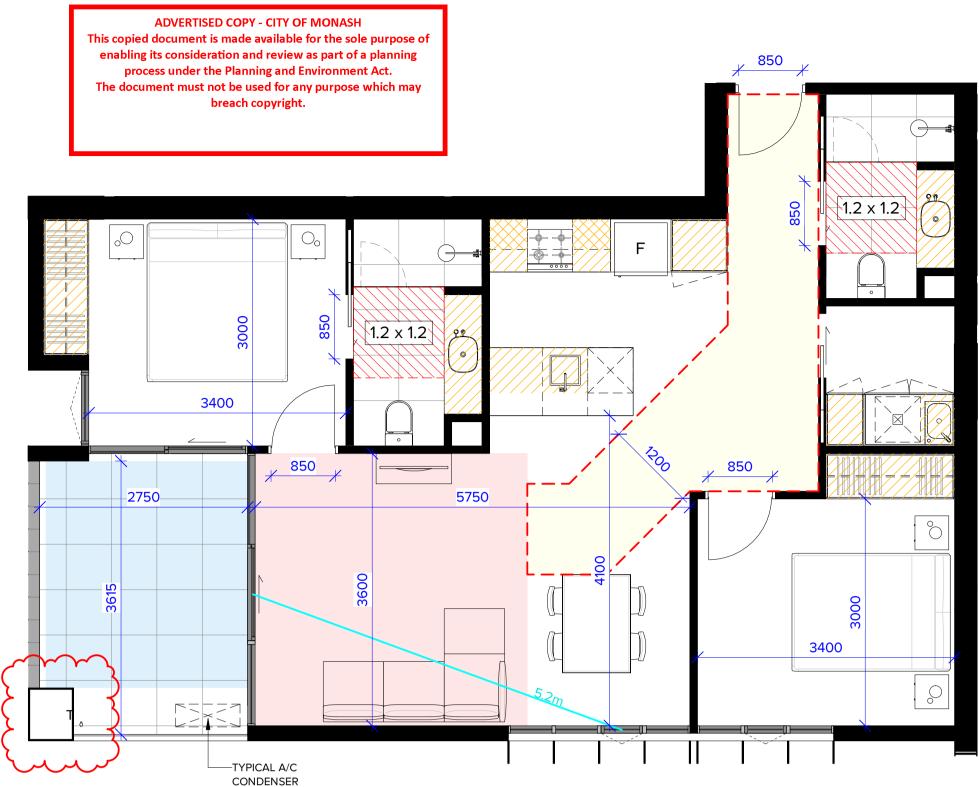
STANDARD D27 -CROSS VENTILATION

STORAGE:

FULL HEIGHT: 2.97 x 2.4 = 7.13m³ BENCH HEIGHT: 1.69 x 0.75 = 1.27m³ OVERHEAD: $0.58 \times 0.75 = 0.44 \text{m}^3$ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 9.05m³

		2
102	1B1B	51.0 m ²
102	BALCONY	9.2 m ²
		60.3 m ²
	BALCONY	
	INTERNAL:	8.8 m²



TYPE 104

APPLICABLE TO APARTMENT: 104, 204

STANDARD D17 ACCESSIBILITY

STANDARD D19 -PRIVATE OPEN SPACE

STANDARD D20 -STORAGE

STANDARD D24 -FUNCTIONAL LAYOUT

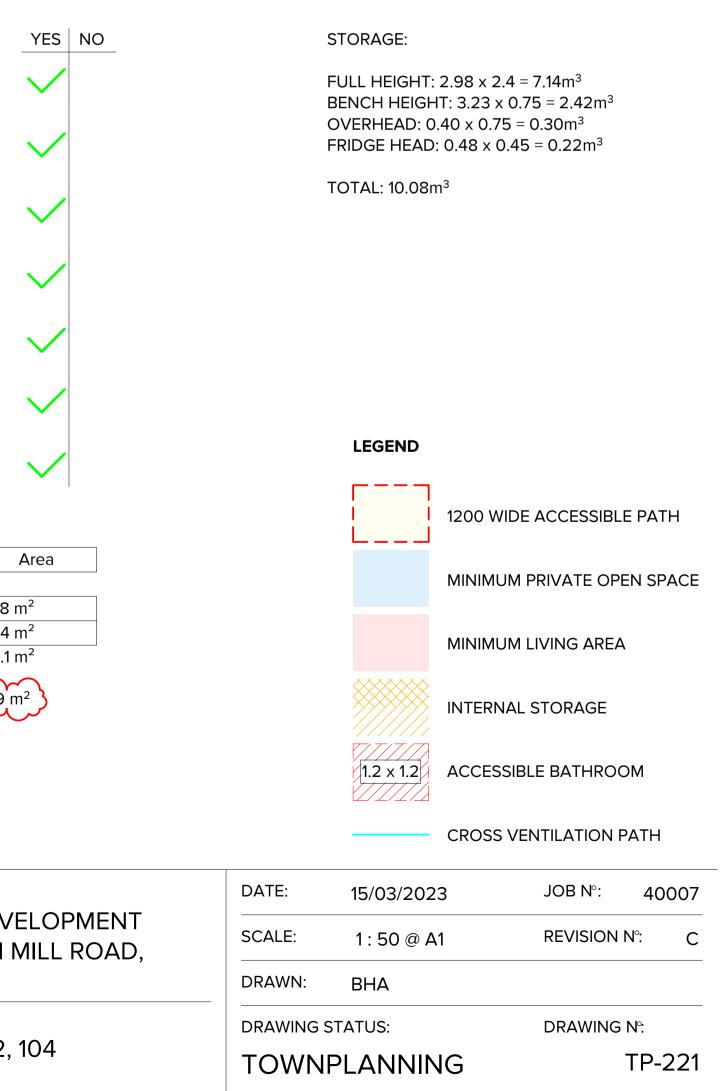
STANDARD D25 -ROOM DEPTH

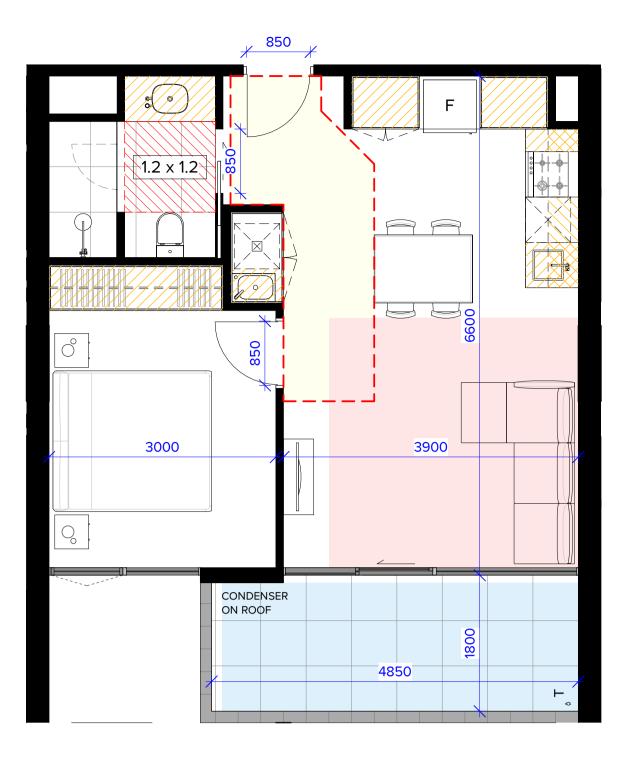
STANDARD D26 -WINDOWS

STANDARD D27 -**CROSS VENTILATION**

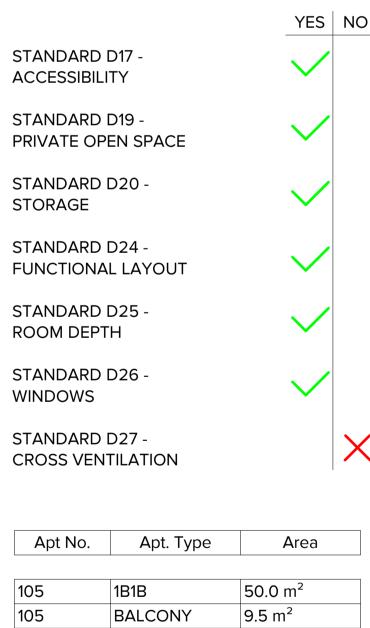
Apt No.	Apt. Type	
104	2B2B	81.8
104	BALCONY	10.4
		92.1
	BALCONY INTERNAL:	9.9 r
		<u> </u>

	REV DATE DESCRIPTION		PROJECT:
RMIT APPLICATION			
AMENDMENT			PROPOSED MIXED-USE DEV
AMENDMENT			12-14 JOHNSON STREET & 1
		_	OAKLEIGH
			DRAWING TITLE:
			B.A.D.S - SHEET 01 - 101, 102,





APPLICABLE TO APARTMENT: 105, 205

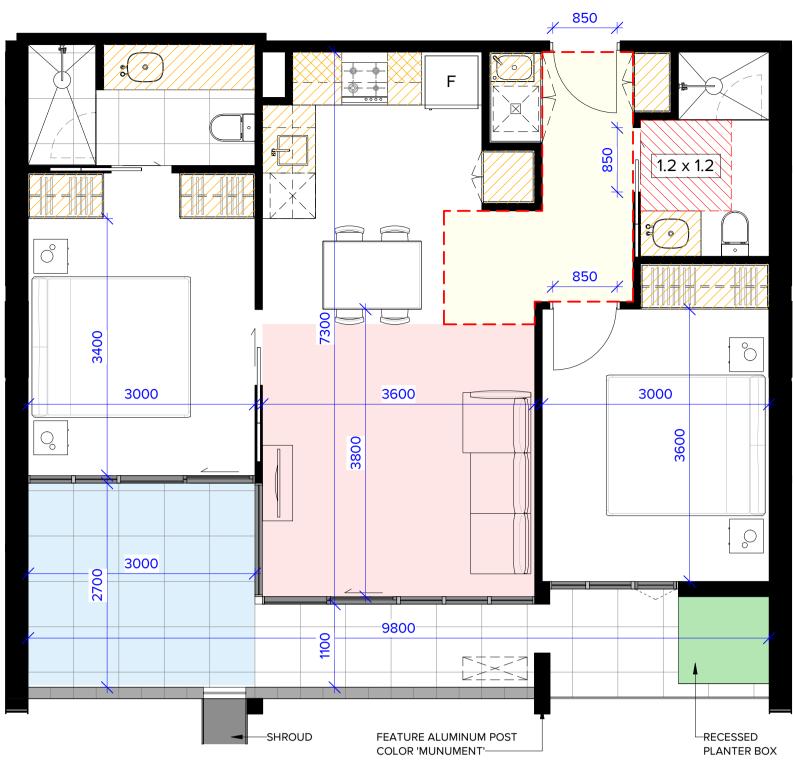


t NO.	Арт. Туре	Area
	1B1B	50.0 m²
	BALCONY	9.5 m²
		59.5 m ²
	*BALCONY	
	INTERNAL:	8.6 m ²

STORAGE:

FULL HEIGHT: 2.64 x 2.4 = 6.34m³ BENCH HEIGHT: 1.67 x 0.75 = 1.25m³ OVERHEAD: 0.60 x 0.75 = 0.45m³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 8.25m³



TYPE 106

APPLICABLE TO APARTMENT: 106, 107, 108

STANDARD D17 -ACCESSIBILITY

STANDARD D19 -PRIVATE OPEN SPACE

STANDARD D20 -STORAGE

STANDARD D24 -FUNCTIONAL LAYOUT

STANDARD D25 -ROOM DEPTH

STANDARD D26 -WINDOWS

STANDARD D27 -CROSS VENTILATION

Apt No.	Apt. Type	
106	2B2B	71.1 n
106	BALCONY	15.6
		86.6
	*BALCONY	
	INTERNAL:	14.9



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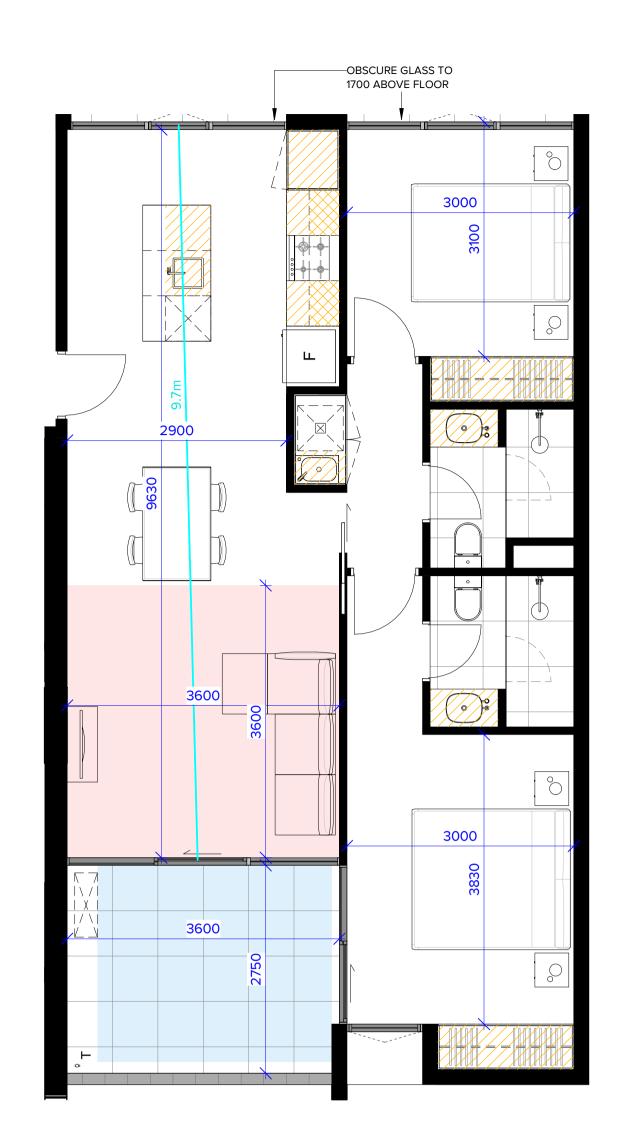
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indicative only and are subject to approva	I by the relevant Authorities and	Α	05.07.22	PLANNING PERMI
alterations due to Design Development. D construction. All apartment and balcony a	5	В	21.11.22	APPLICATION AMI
Area in accordance with the Method of M	easurement for Residential Property	С	15.03.23	APPLICATION AMI
as published by the Property Council of A	ustralia.			
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TYPE 109

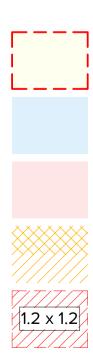
APPLICABLE TO APARTMENT: 109, 209

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 -		$\mathbf{\mathbf{v}}$		-	2
ACCESSIBILITY			109	2B2B	79.5 m ²
			109	BALCONY	10.2 m ²
STANDARD D19 - PRIVATE OPEN SPACE	\sim			*BALCONY	89.7 m ²
				INTERNAL:	9.8m ²
STANDARD D20 - STORAGE	\sim				
STANDARD D24 - FUNCTIONAL LAYOUT	\checkmark				
STANDARD D25 - ROOM DEPTH	\checkmark		STORAGE:		
	•		FULL HEIGI	HT: 2.78 x 2.4 = 6	5.67m ³
STANDARD D26 - WINDOWS	\checkmark		OVERHEAD	IGHT: 2.78 x 0.75): 0.48 x 0.75 = 0 AD: 0.48 x 0.45 =	.36m ³
STANDARD D27 - CROSS VENTILATION	\checkmark		TOTAL: 9.3	3m ³	

ERMIT APPLICATION AMENDMENT AMENDMENT	REV DATE DESCRIPTION	PROJECT: PROPOSED MIXED-USE DEV 12-14 JOHNSON STREET & 1 OAKLEIGH
		DRAWING TITLE: B.A.D.S - SHEET 02 - 105, 106

	CROSS	VENTILATION F	РАТН
DATE:	15/03/2023	JOB N°:	40007
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TOWN	PLANNING	-	TP-222
	SCALE: DRAWN: DRAWING S	DATE: 15/03/2023 SCALE: 1:50 @ A1	SCALE: 1:50 @ A1 REVISION DRAWN: BHA DRAWING STATUS: DRAWING





ACCESSIBLE BATHROOM

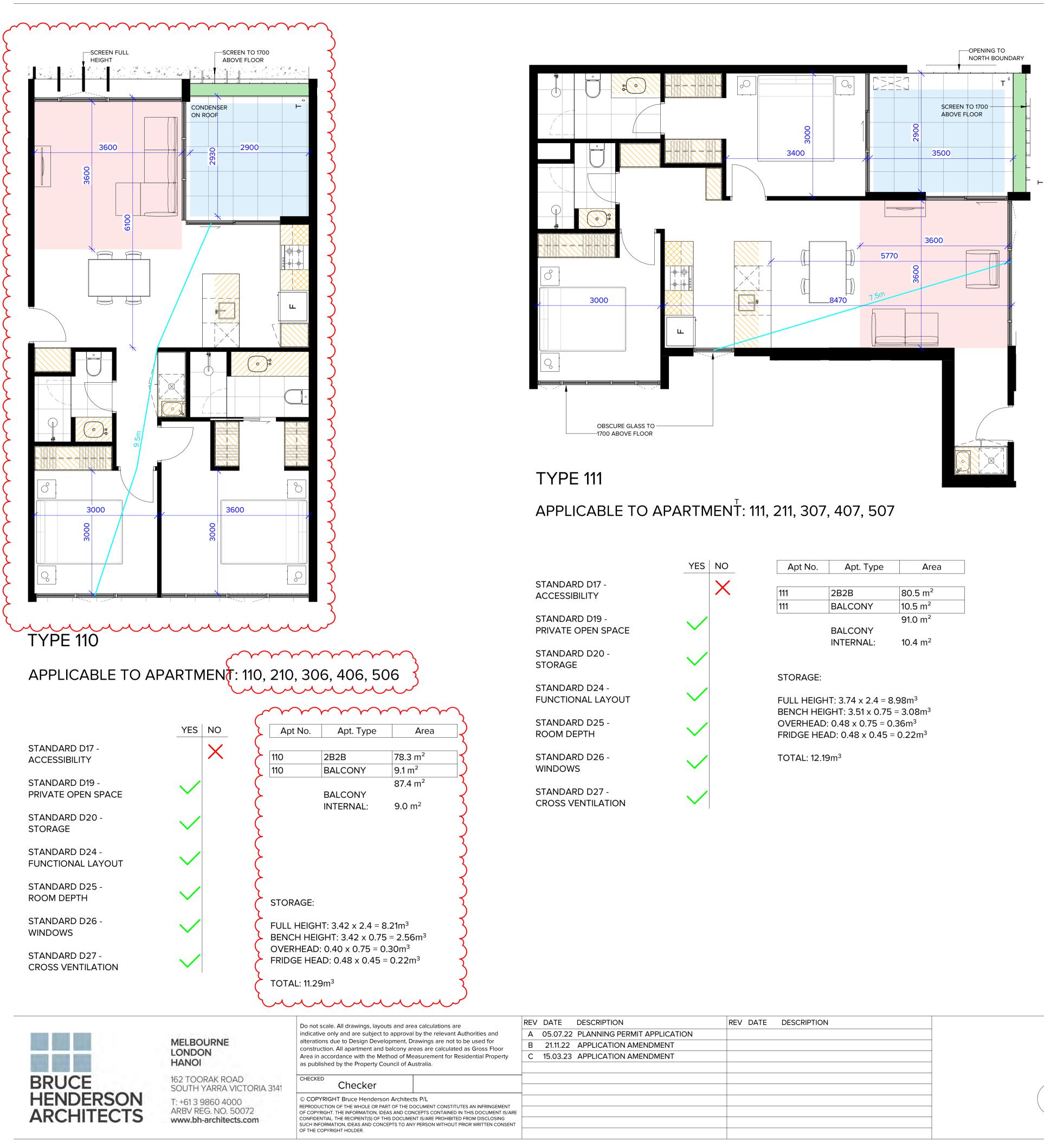
INTERNAL STORAGE

MINIMUM LIVING AREA

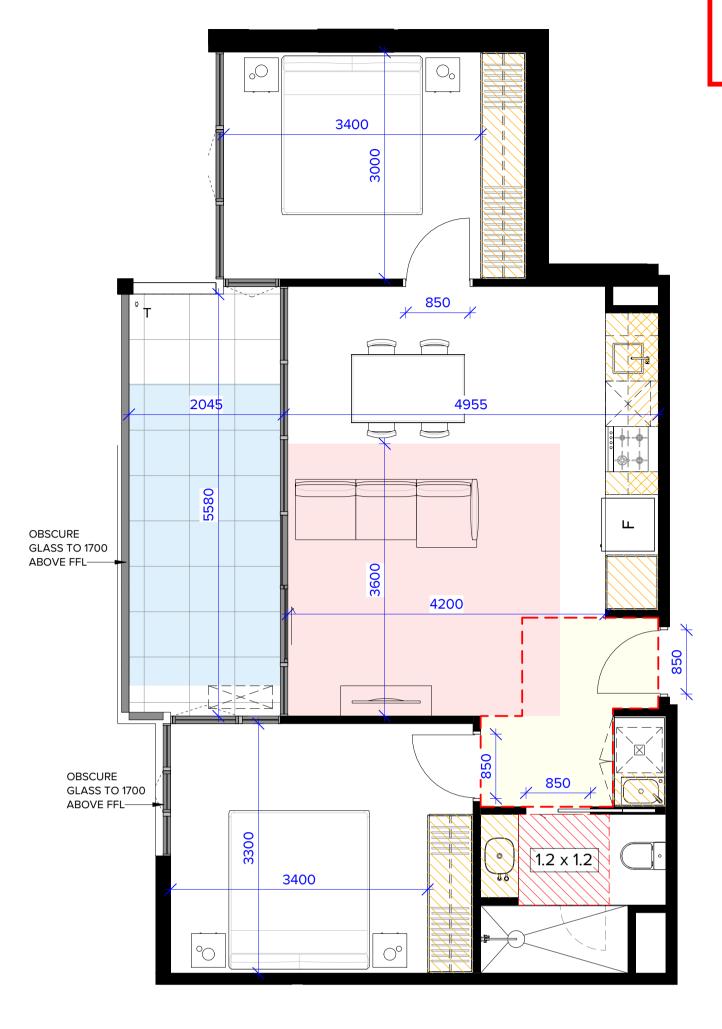
MINIMUM PRIVATE OPEN SPACE

1200 WIDE ACCESSIBLE PATH

LEGEND



Apt No.	Apt. Type	Area
111	2B2B	80.5 m ²
111	BALCONY	10.5 m ²
		91.0 m ²
	BALCONY	
	INTERNAL:	10.4 m ²



	YES
STANDARD D17 - ACCESSIBILITY	\checkmark
STANDARD D19 - PRIVATE OPEN SPACE	\checkmark
STANDARD D20 - STORAGE	\checkmark
STANDARD D24 - FUNCTIONAL LAYOUT	\checkmark
STANDARD D25 - ROOM DEPTH	\checkmark
STANDARD D26 - WINDOWS	\checkmark

STANDARD D27 -CROSS VENTILATION

REV DATE DESCRIPTION MIT APPLICATION	PROPOSED MIXED-USE DEV 12-14 JOHNSON STREET & 1 M OAKLEIGH DRAWING TITLE: B.A.D.S - SHEET 03 - 110, 111, 1

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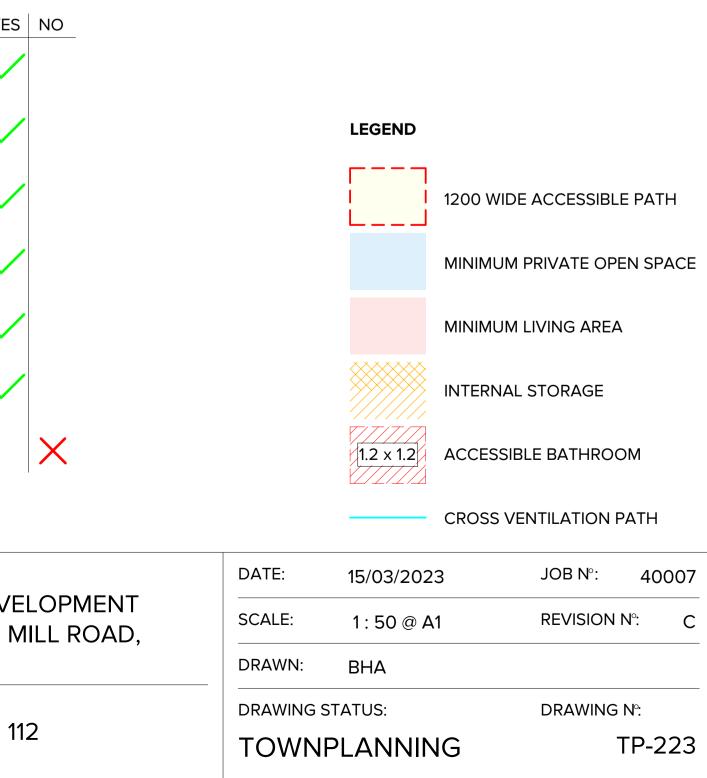
Apt No.	Apt. Type	Area
112	2B1B	68.9 m ²
112	BALCONY	11.6 m ²
		80.5 m ²
	BALCONY	
	INTERNAL:	11.2 m ²

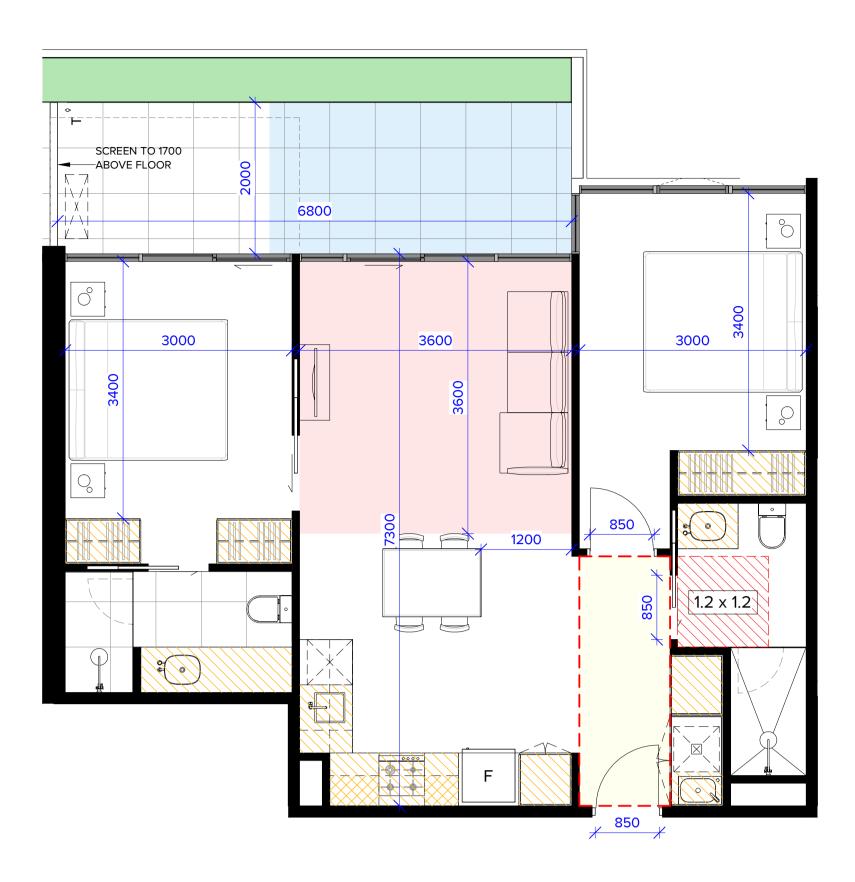
STORAGE:

FULL HEIGHT: 3.57 x 2.4 = 8.57m³ BENCH HEIGHT: 1.71 x 0.75 = 1.28m³ OVERHEAD: $0.72 \times 0.75 = 0.54 \text{m}^3$ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 10.61m³

APPLICABLE TO APARTMENT: 112, 212, 308, 408, 508

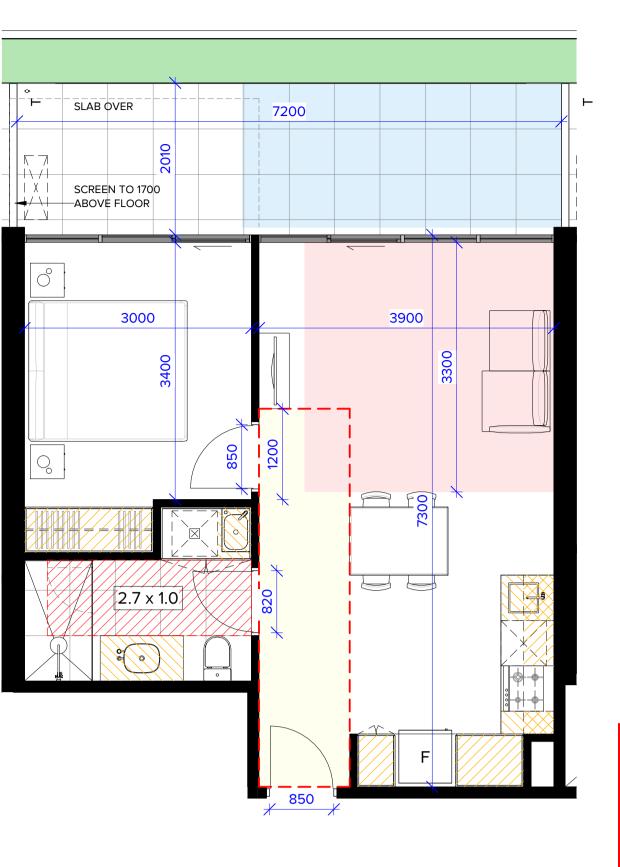




APPLICABLE TO APARTMENT: 113

	YES NO	Apt No.	Apt. Type	Area			
STANDARD D17 - ACCESSIBILITY	\checkmark	113	2B2B	74.5 m ²			
STANDARD D19 - PRIVATE OPEN SPACE	\checkmark	113	BALCONY BALCONY INTERNAL:	13.1 m ² 87.6 m ² 13.6 m ²			
STANDARD D20 - STORAGE	\checkmark	STORAGE:	INTERNAL.	13.0 11-			
STANDARD D24 - FUNCTIONAL LAYOUT	\checkmark	FULL HEIGHT: 3.27 x 2.4 = 7.85m ³ BENCH HEIGHT: 3.82 x 0.75 = 2.86m ³					
STANDARD D25 - ROOM DEPTH	\checkmark	OVERHEAD: 0.44 x 0.75 = 0.33m ³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³					
STANDARD D26 - WINDOWS	\checkmark	TOTAL: 11.2	26m ³				
STANDARD D27 - CROSS VENTILATION	×						

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TYPE 114

APPLICABLE TO APARTMENT: 114

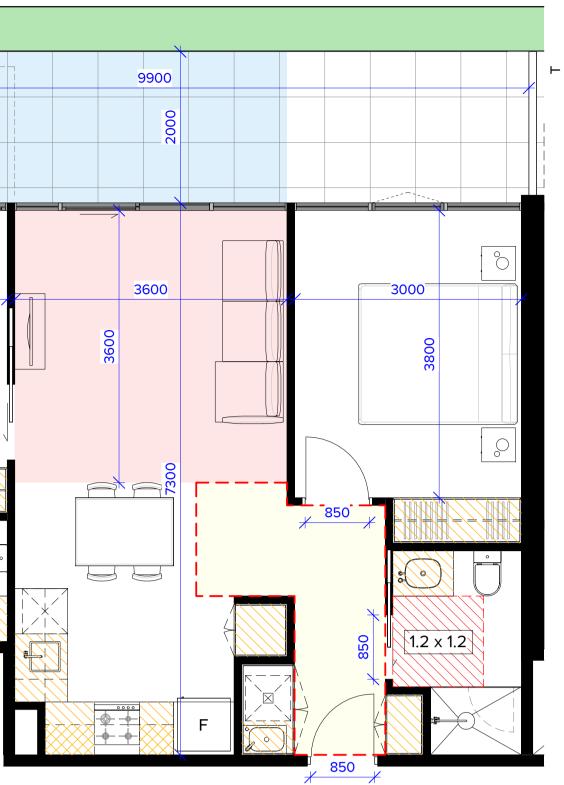
YES NO Apt. Type Apt No. Area _____ STANDARD D17 -STANDARD D17 - \checkmark 114 50.8 m² 1B1B ACCESSIBILITY ACCESSIBILITY 114 BALCONY 13.9 m² STANDARD D19 -STANDARD D19 -64.6 m² \sim PRIVATE OPEN SPACE BALCONY PRIVATE OPEN SPACE INTERNAL: 14.4 m² STANDARD D20 -STANDARD D20 - \sim STORAGE STORAGE STORAGE: STANDARD D24 -STANDARD D24 -FULL HEIGHT: 2.00 x 2.4 = 4.80m³ \sim FUNCTIONAL LAYOUT FUNCTIONAL LAYOUT BENCH HEIGHT: 1.61 x 0.75 = 1.20m³ OVERHEAD: 0.60 x 0.75 = 0.45m³ STANDARD D25 -STANDARD D25 -FRIDGE HEAD: 0.48 x 0.45 = 0.22m³ \sim ROOM DEPTH ROOM DEPTH TOTAL: 6.67m³ STANDARD D26 -STANDARD D26 - \checkmark WINDOWS WINDOWS STANDARD D27 -STANDARD D27 -X CROSS VENTILATION CROSS VENTILATION STORAGE:

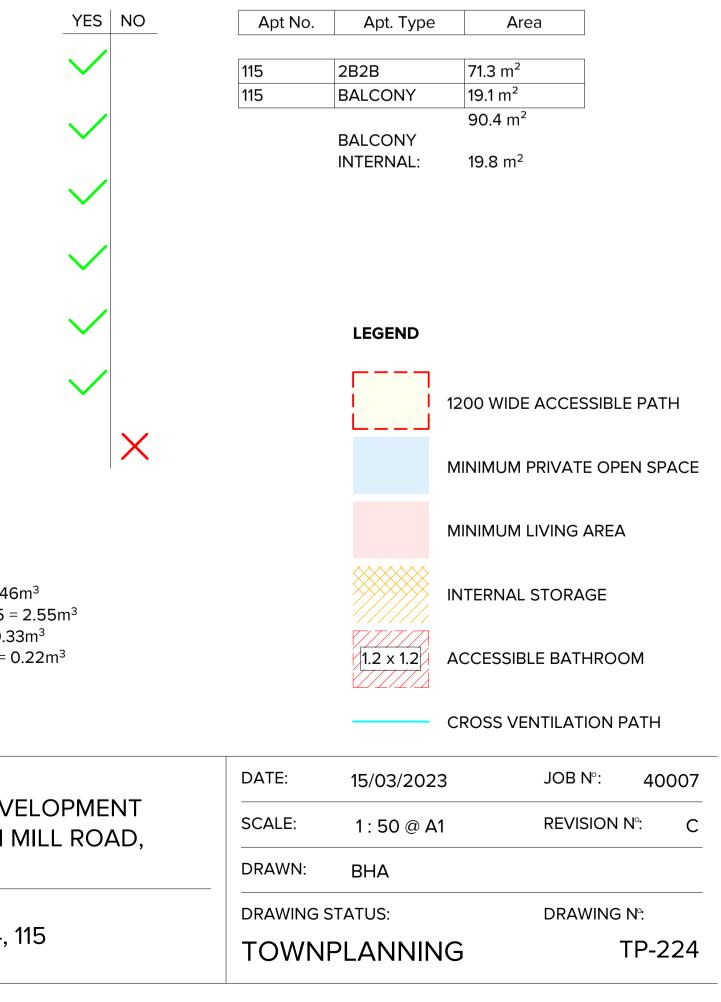
> FULL HEIGHT: 3.11 x 2.4 = 7.46m³ BENCH HEIGHT: 3.40 x 0.75 = 2.55m³ OVERHEAD: 0.44 x 0.75 = 0.33m³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 10.56m³

	REV DATE DESCRIPTION	PROJECT:
IIT APPLICATION		
IENDMENT		PROPOSED MIXED-USE DEV
IENDMENT		12-14 JOHNSON STREET & 1
		OAKLEIGH
		DRAWING TITLE:
		B.A.D.S - SHEET 04 - 113, 114,

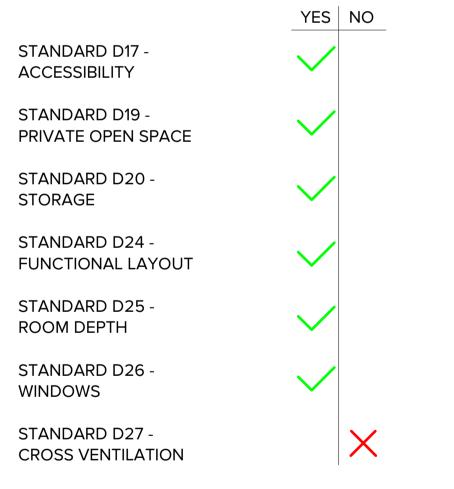
TYPE 115 APPLICABLE TO APARTMENT: 115







APPLICABLE TO APARTMENT: 206, 207, 208

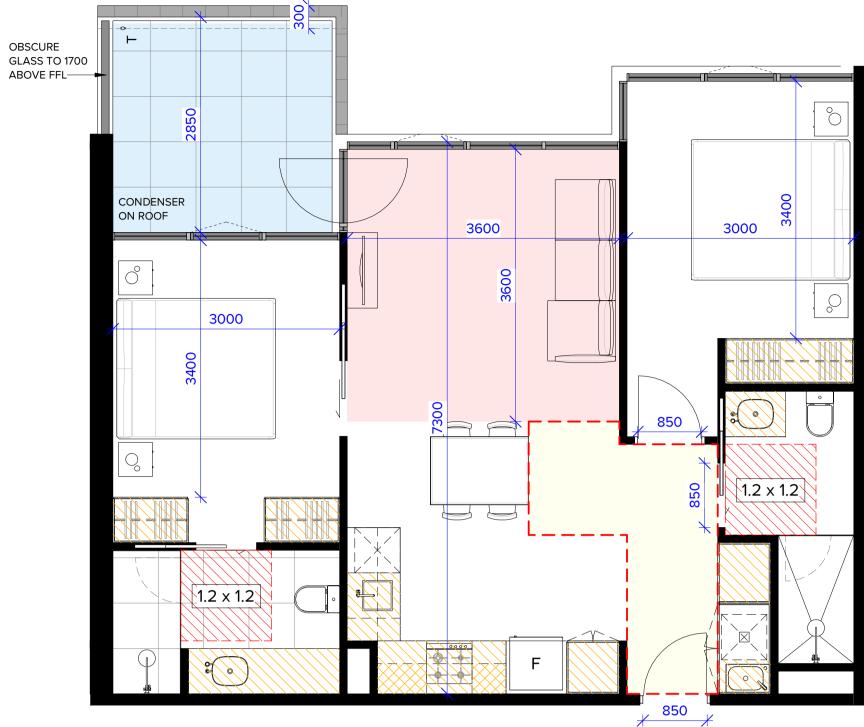


Apt No.	Apt. Type	Area
206	2B2B	71.1 m ²
206	BALCONY	13.0 m ²
		84.1 m ²
	BALCONY	
	INTERNAL:	12.2 m ²

STORAGE:

FULL HEIGHT: 3.11 x 2.4 = 7.46m³ BENCH HEIGHT: 3.40 x 0.75 = 2.55m³ OVERHEAD: 0.44 x 0.75 = 0.33m³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 10.56m³



TYPE 213

STANDARD D17 ACCESSIBILITY

STANDARD D19 -PRIVATE OPEN SPACE

STANDARD D20 -STORAGE

STANDARD D24 -FUNCTIONAL LAYOUT

STANDARD D25 -ROOM DEPTH

STANDARD D26 -WINDOWS

STANDARD D27 -**CROSS VENTILATION**



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EV DATE DESCRIPTIC A 05.07.22 PLANNING B 21.11.22 APPLICATIC C 15.03.23 APPLICATIC	PERMIT APPLICATION ON AMENDMENT	DESCRIPTION	PROJECT: PROPOSED MIXED-USE DEV 12-14 JOHNSON STREET & 1 I OAKLEIGH
			DRAWING TITLE: B.A.D.S - SHEET 05 - 206, 213

APPLICABLE TO APARTMENT: 213

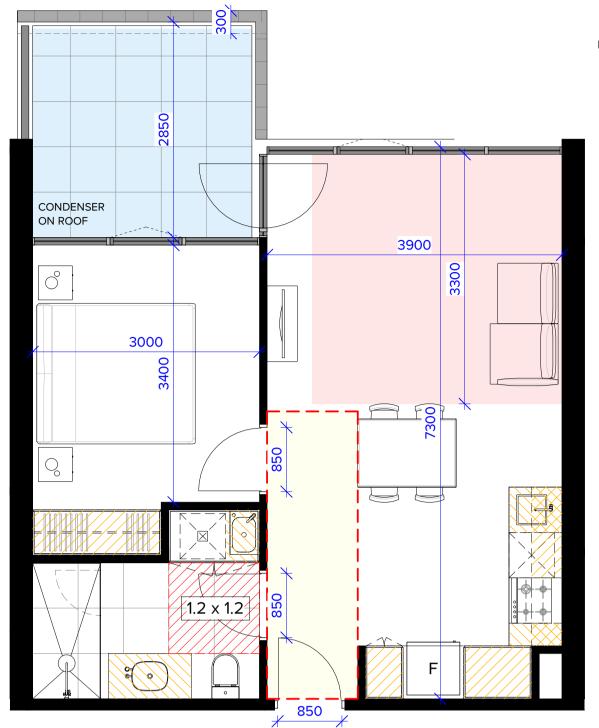


Apt No.	Apt. Type	Area
213	2B2B	75.5 m ²
213	BALCONY	9.3 m ²
		84.7 m ²
	BALCONY	
	INTERNAL:	8.1 m ²

STORAGE:

FULL HEIGHT: 3.27 x 2.4 = 7.85m³ BENCH HEIGHT: $3.82 \times 0.75 = 2.86 \text{m}^3$ OVERHEAD: 0.44 x 0.75 = 0.33m³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 11.26m³



TYPE 214

APPLICABLE TO APARTMENT: 214

	YES NO
STANDARD D17 - ACCESSIBILITY	\checkmark
STANDARD D19 - PRIVATE OPEN SPACE	\checkmark
STANDARD D20 - STORAGE	\checkmark
STANDARD D24 - FUNCTIONAL LAYOUT	\checkmark
STANDARD D25 - ROOM DEPTH	\checkmark
STANDARD D26 - WINDOWS	\checkmark
STANDARD D27 - CROSS VENTILATION	×

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Apt No.	Apt. Type	Area
214	1B1B	51.5 m ²
214	BALCONY	9.3 m ²
		60.7 m ²
	BALCONY	
	INTERNAL:	8.1 m ²

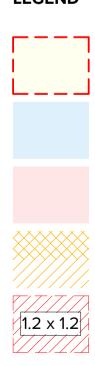
STORAGE:

FULL HEIGHT: 2.00 x 2.4 = 4.80m³ BENCH HEIGHT: 1.61 x 0.75 = 1.20m³ OVERHEAD: 0.60 x 0.75 = 0.45m³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 6.67m³



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15/03/2023

CROSS VENTILATION PATH

ACCESSIBLE BATHROOM

INTERNAL STORAGE

MINIMUM LIVING AREA

MINIMUM PRIVATE OPEN SPACE

1200 WIDE ACCESSIBLE PATH

ELOPMENT	
MILL ROAD,	

REVISION N°: 1 : 50 @ A1 С

JOB N°:

13, 214

TOWNPLANNING

DRAWN: BHA

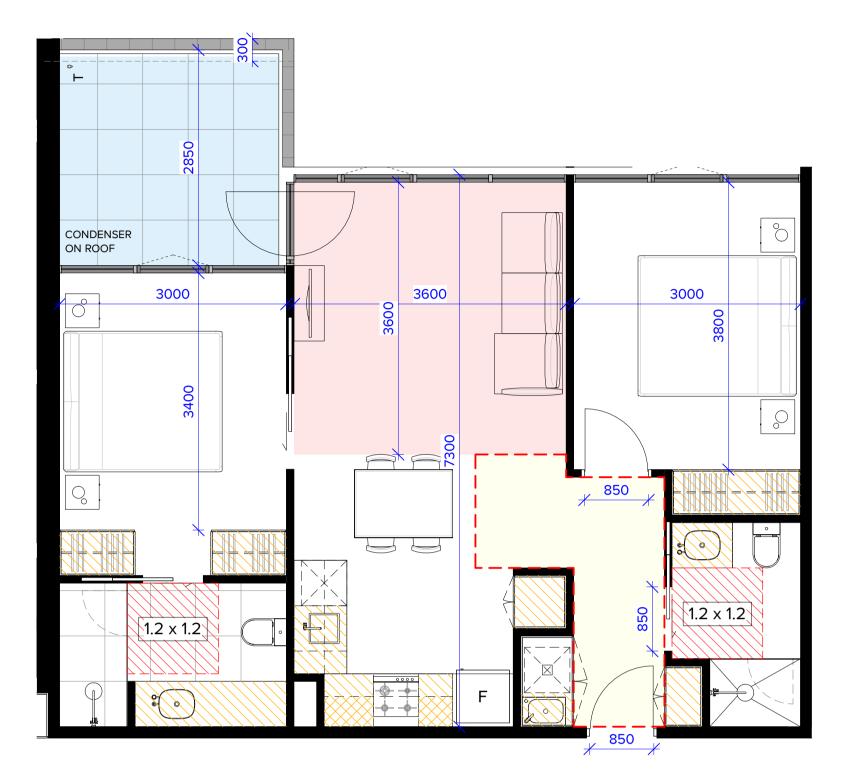
DRAWING STATUS:

DATE:

SCALE:

DRAWING N°: TP-225

40007



APPLICABLE TO APARTMENT: 215

	YES NO	
STANDARD D17 - ACCESSIBILITY	\checkmark	21 21
STANDARD D19 - PRIVATE OPEN SPACE	\checkmark	
STANDARD D20 - STORAGE	\checkmark	ST
STANDARD D24 - FUNCTIONAL LAYOUT	\checkmark	FL
STANDARD D25 - ROOM DEPTH	\checkmark	O' FF
STANDARD D26 - WINDOWS	\checkmark	тс
STANDARD D27 - CROSS VENTILATION	×	

Apt No.	Apt. Type	Area
215	2B2B	72.3 m ²
215	BALCONY	9.0 m ²
		81.3 m ²
	BALCONY	
	INTERNAL:	8.1 m ²

STORAGE:

FULL HEIGHT: 3.11 x 2.4 = 7.46m³ BENCH HEIGHT: $3.40 \times 0.75 = 2.55 \text{m}^3$ OVERHEAD: $0.44 \times 0.75 = 0.33 \text{m}^3$ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 10.56m³

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construction. All apartment and balcony areas are calculated as Gross Floor

Area in accordance with the Method of Measurement for Residential Property

alterations due to Design Development. Drawings are not to be used for



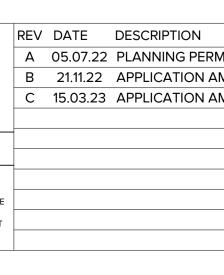
MELBOURNE LONDON HANOI

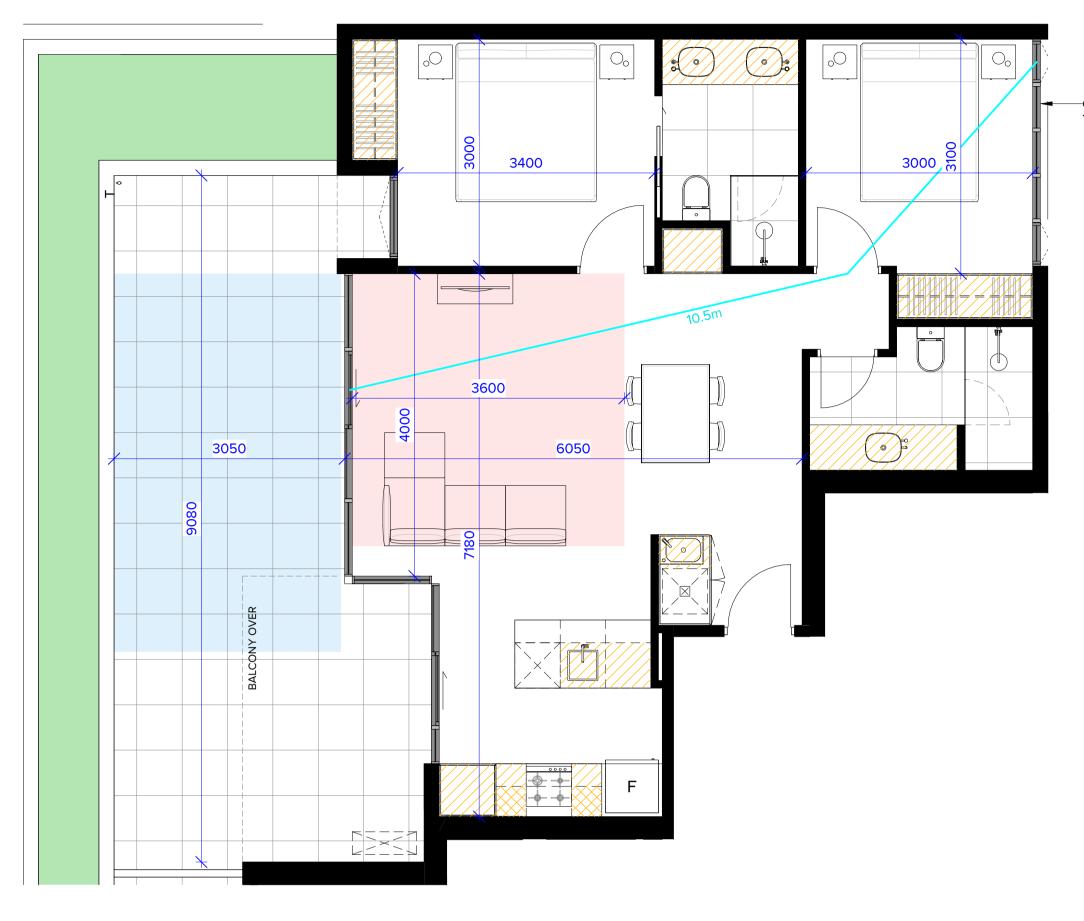
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TYPE 301

STANDARD D27 -

CROSS VENTILATION

APPLICABLE TO APARTMENT: 301

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 -		\sim			
ACCESSIBILITY			301	2B2B	76.5 m ²
			301	BALCONY	32.3 m ²
STANDARD D19 -					108.8 m ²
PRIVATE OPEN SPACE	•			BALCONY	
				INTERNAL:	32.6 m ²
STANDARD D20 - STORAGE	\sim				
STORAGE			STORAGE:		
STANDARD D24 -					
FUNCTIONAL LAYOUT	\sim			HT: 3.05 x 2.4 =	
				iGHT: 3.85 x 0.7): 0.32 x 0.75 = (
STANDARD D25 -			-	AD: 0.48 x 0.45	
ROOM DEPTH	~				- 0.22111
			TOTAL: 10.	65m ³	
STANDARD D26 - WINDOWS	\sim				

AIT APPLICATION MENDMENT MENDMENT	REV DATE DESCRIPTION	PROJECT: PROPOSED MIXED-USE DEV 12-14 JOHNSON STREET & 1 OAKLEIGH
		DRAWING TITLE: B.A.D.S - SHEET 06 - 215, 30'

 \sim

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-OBSCURE GLASS TO 1700 ABOVE FLOOR

LEGEND



DATE:

SCALE:

DRAWN:

DRAWING STATUS:

CROSS VENTILATION PATH

JOB N°:

REVISION N°:

ACCESSIBLE BATHROOM

INTERNAL STORAGE

MINIMUM LIVING AREA

MINIMUM PRIVATE OPEN SPACE

1200 WIDE ACCESSIBLE PATH

VELOPMENT I MILL ROAD,

DRAWING N°:

TOWNPLANNING

15/03/2023

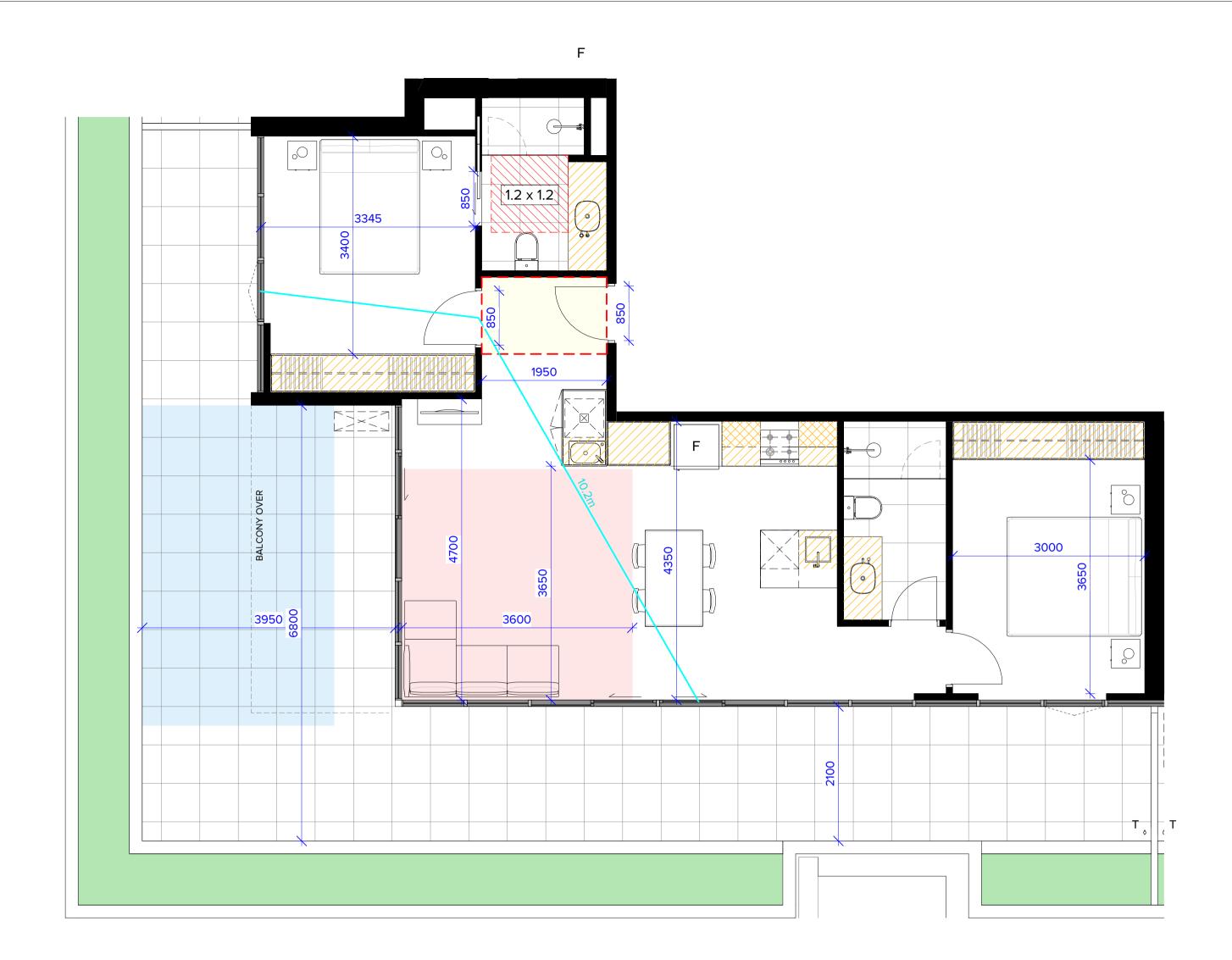
1 : 50 @ A1

BHA

TP-226

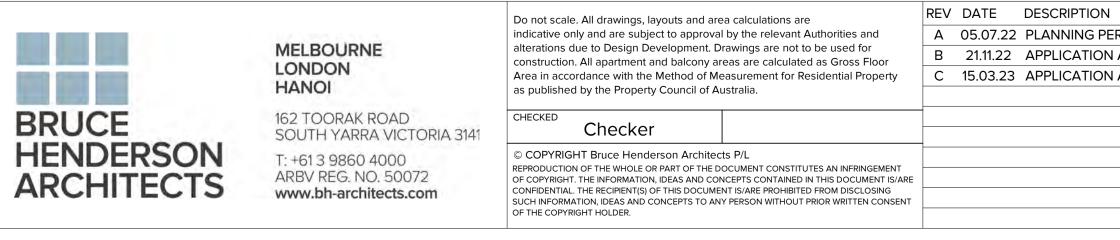
40007

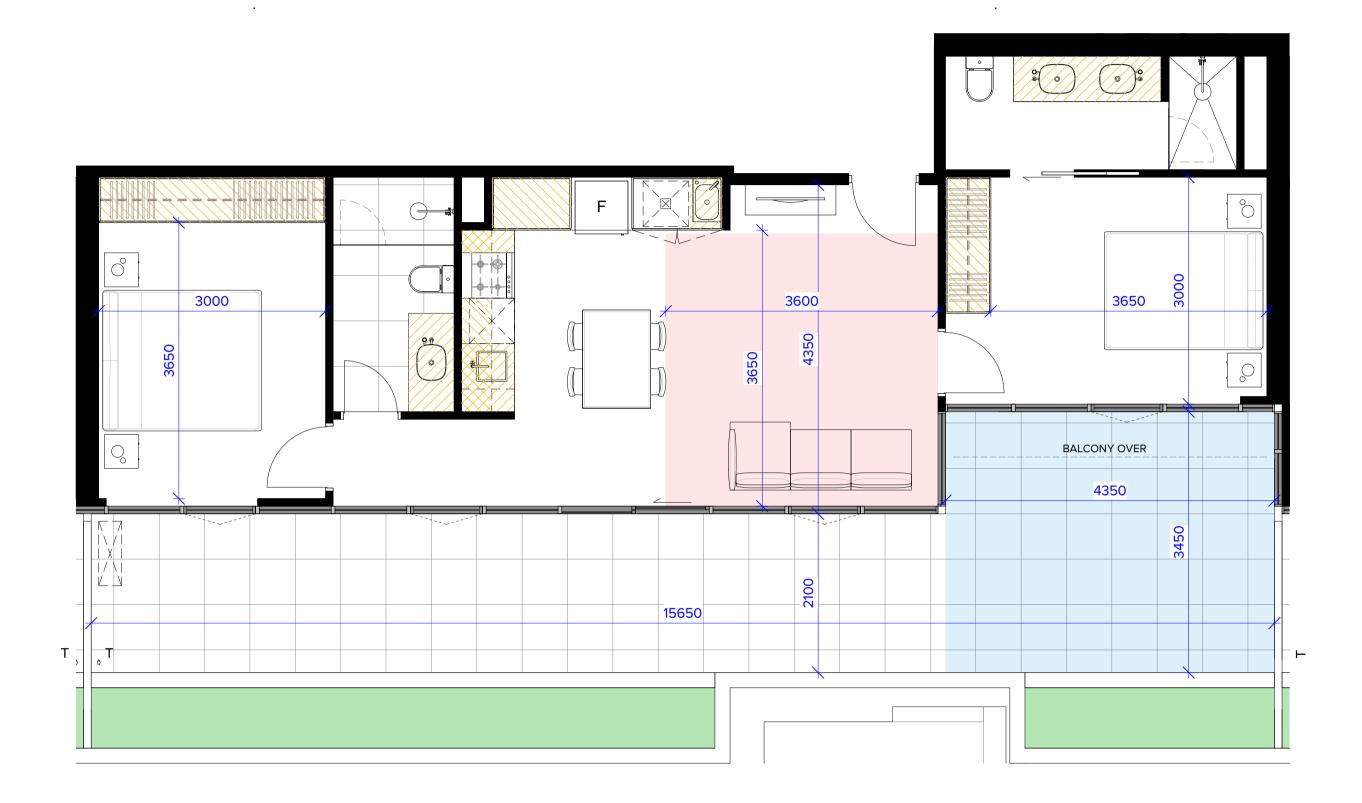
С



APPLICABLE TO APARTMENT: 302

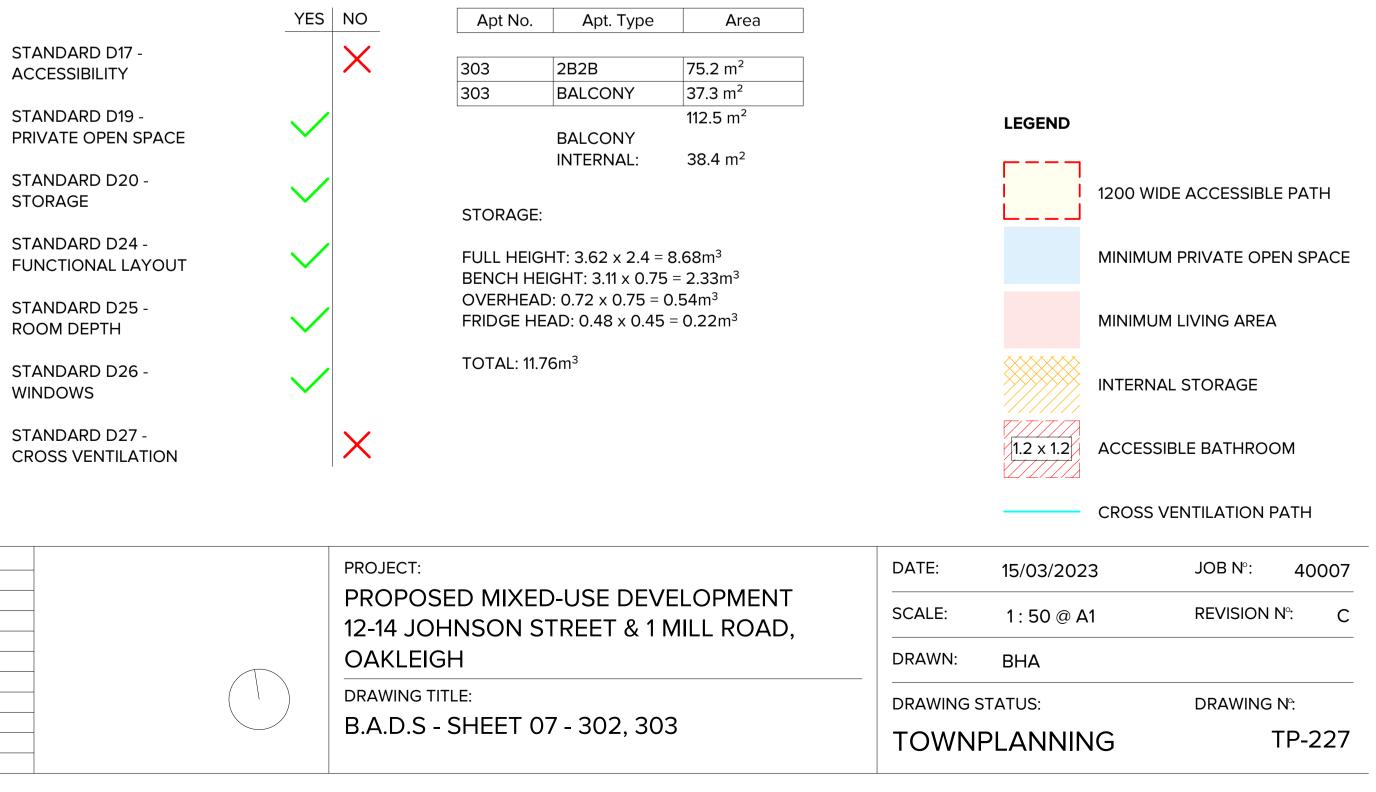
	YES NO	Apt No.	Apt. Type	Area
STANDARD D17 -		202	2020	$02.2 m^{2}$
ACCESSIBILITY	· ·	302 302	2B2B BALCONY	83.2 m ² 57.5 m ²
STANDARD D19 - PRIVATE OPEN SPACE	\checkmark		BALCONY	140.7 m ²
STANDARD D20 - STORAGE	\checkmark	STORAGE:	INTERNAL:	58.1 m ²
TANDARD D24 - UNCTIONAL LAYOUT	\checkmark		HT: 4.42 x 2.4 = ² IGHT: 3.32 x 0.7	
STANDARD D25 - ROOM DEPTH	\checkmark		D: 0.48 x 0.75 = 0 EAD: 0.48 x 0.45	
STANDARD D26 - WINDOWS	\checkmark	TOTAL: 13.	67m ³	
STANDARD D27 - CROSS VENTILATION	\checkmark			





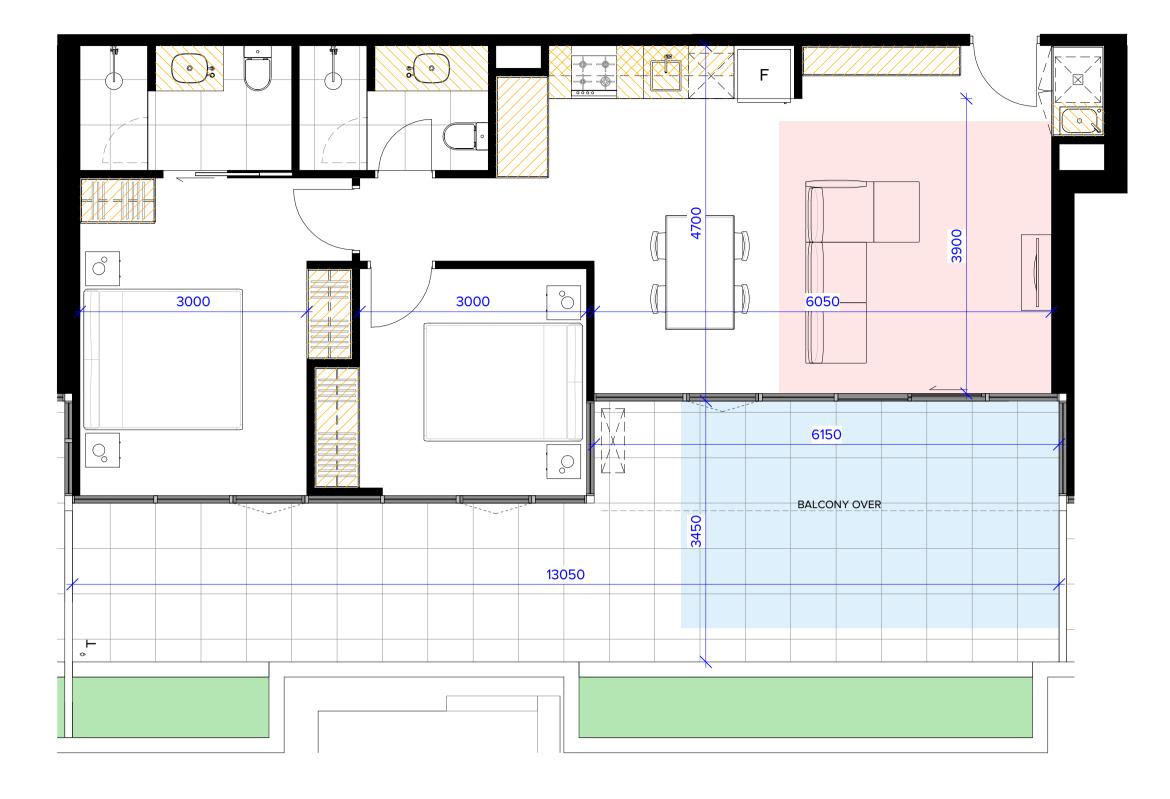
TYPE 303

APPLICABLE TO APARTMENT: 303



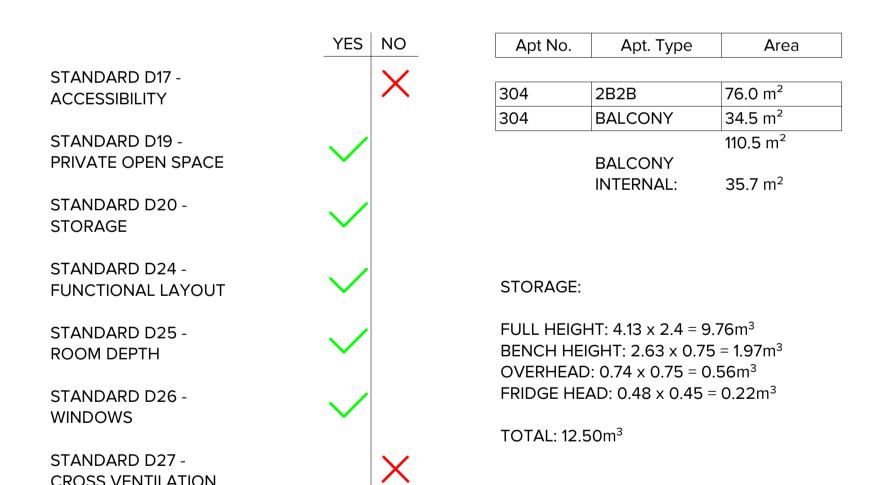
	REV DATE DESCRIPTION	PROJECT:
RMIT APPLICATION AMENDMENT AMENDMENT		PROPOSED MIXED-USE DEV 12-14 JOHNSON STREET & 1 OAKLEIGH
		DRAWING TITLE: B.A.D.S - SHEET 07 - 302, 30

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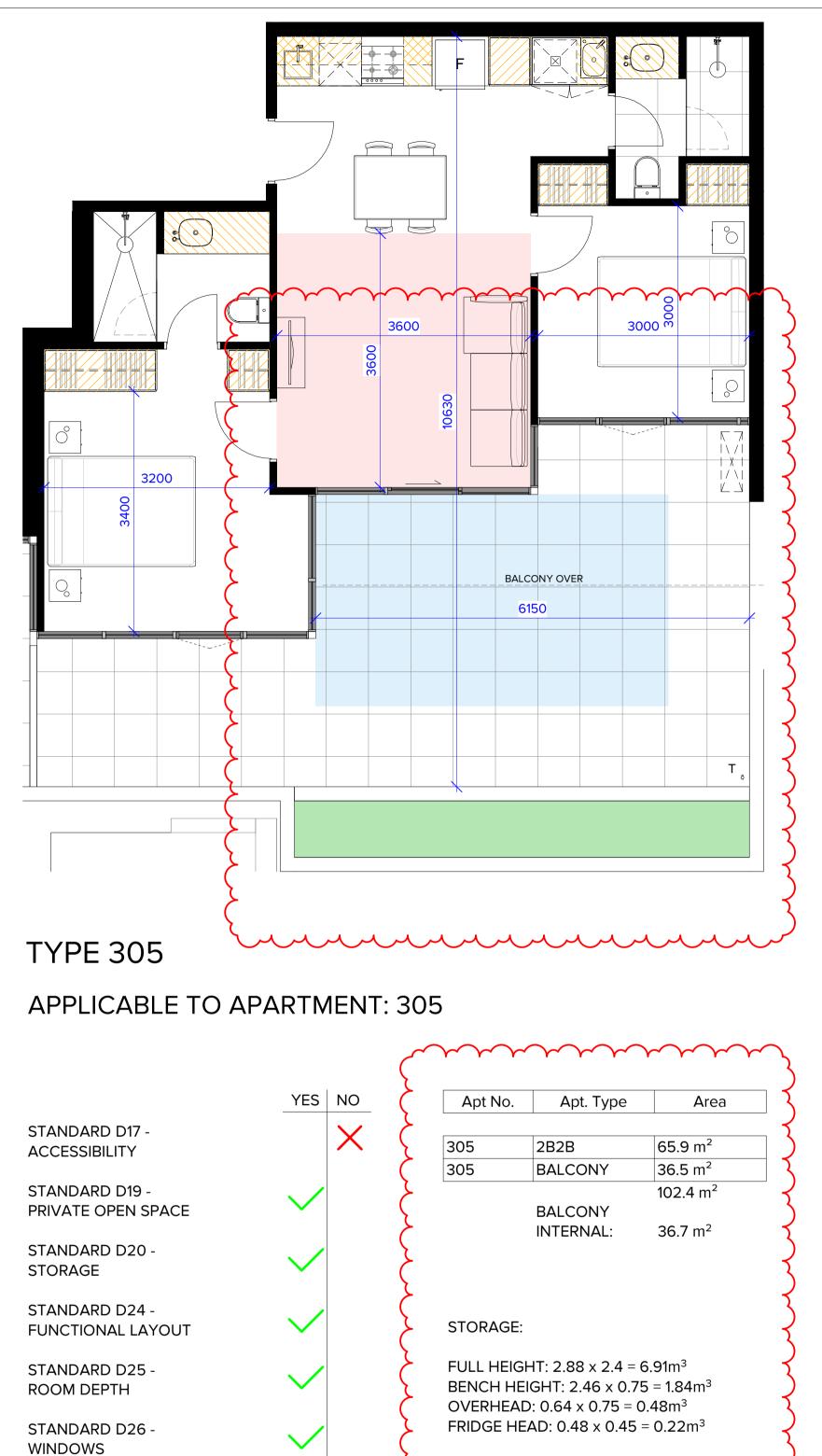
APPLICABLE TO APARTMENT: 304



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BRUCE	162 TOORAK ROAD SOUTH YARRA VICTORIA 3141	CHECKED				OAKLEIGH	
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STANDARD D27 -

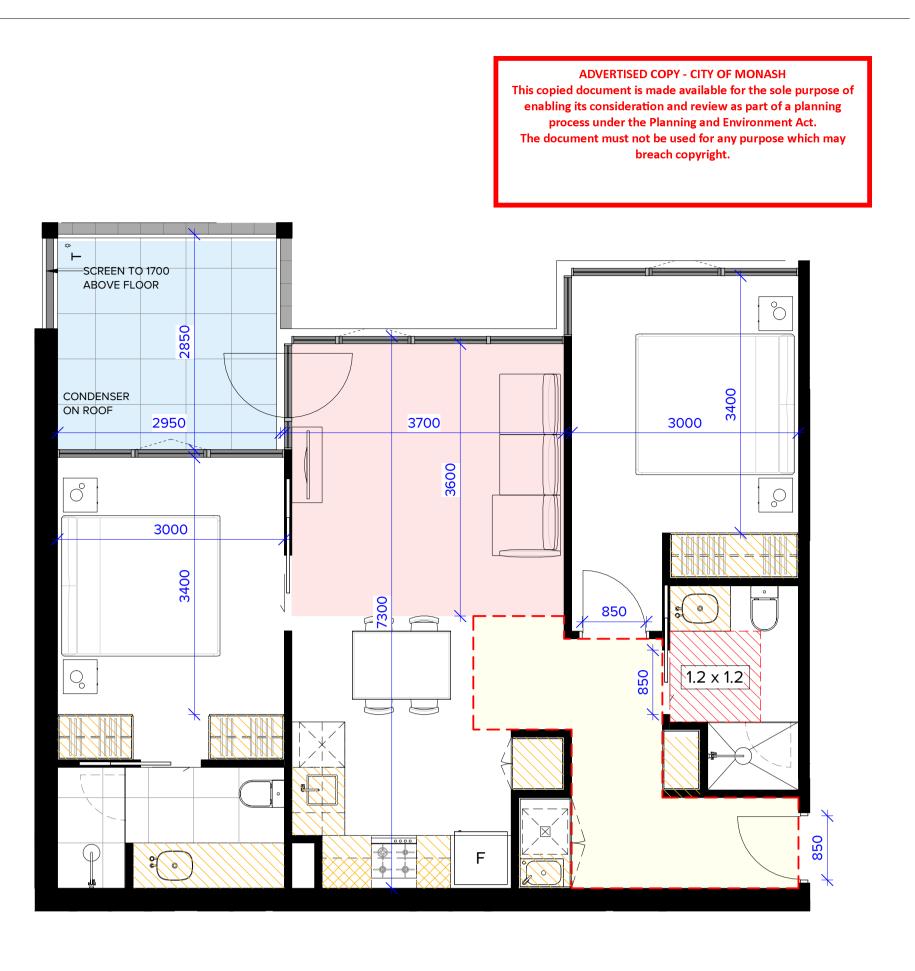
CROSS VENTILATION



TOTAL: 9.45m³

mmm

X



TYPE 309

STANDARD D17 -ACCESSIBILITY

STANDARD D19 -PRIVATE OPEN SPACE

STANDARD D20 -STORAGE

STANDARD D24 -FUNCTIONAL LAYOUT

STANDARD D25 -ROOM DEPTH

STANDARD D26 -WINDOWS

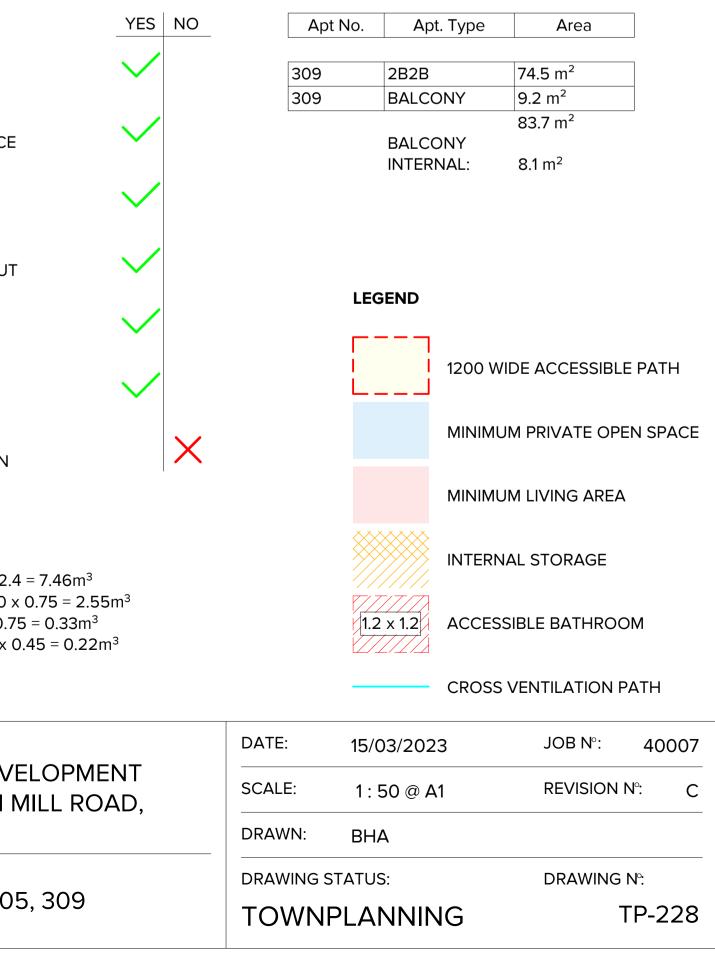
STANDARD D27 -CROSS VENTILATION

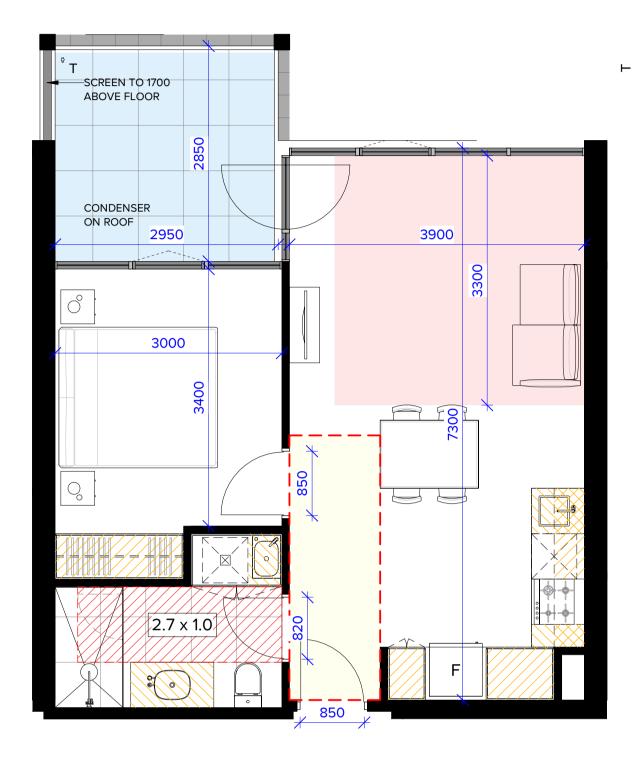
STORAGE:

FULL HEIGHT: 3.11 x 2.4 = 7.46m³ BENCH HEIGHT: 3.40 x 0.75 = 2.55m³ OVERHEAD: $0.44 \times 0.75 = 0.33 \text{m}^3$ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 10.56m³

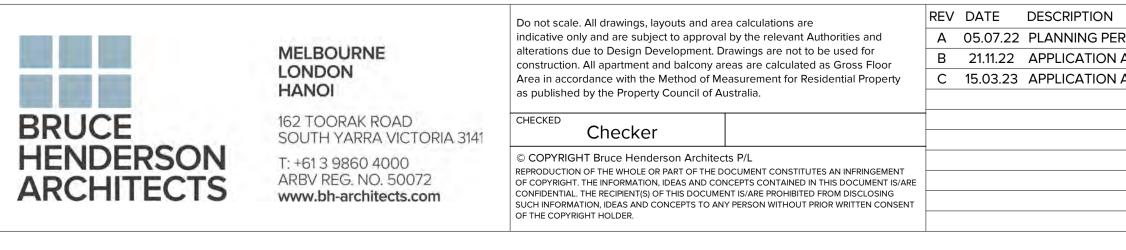
APPLICABLE TO APARTMENT: 309, 409, 509

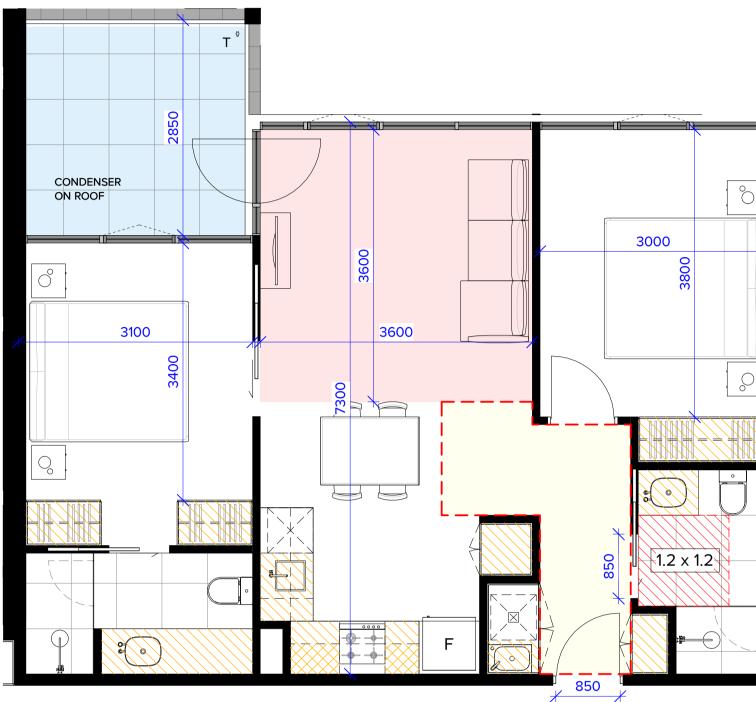




APPLICABLE TO APARTMENT: 310, 410, 510

	YES NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	\checkmark	310	1B1B	50.9 m ²
		310	BALCONY	9.2 m ²
STANDARD D19 - PRIVATE OPEN SPACE	\checkmark		BALCONY	60.1 m ²
STANDARD D20 - STORAGE	\checkmark	STORAGE:	INTERNAL:	8.1 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	\checkmark		HT: 2.00 x 2.4 =	
STANDARD D25 - ROOM DEPTH	\checkmark	-	D: 0.60 x 0.75 = 0 EAD: 0.48 x 0.45	
STANDARD D26 - WINDOWS	\checkmark	TOTAL: 6.6	67m ³	
STANDARD D27 - CROSS VENTILATION	×			





TYPE 311

APPLICABLE TO APARTMENT: 311, 411, 511, *602

*APARTMENT 602 HAS AN INCREASED FLOOR-TO-FLOOR HEIGHT

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	\checkmark		311	2B2B	71.4 m ²
			311	BALCONY	9.0 m ²
STANDARD D19 - PRIVATE OPEN SPACE	\checkmark			BALCONY	80.4 m ²
STANDARD D20 - STORAGE	\checkmark		STORAGE:	INTERNAL:	8.1 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	\checkmark		FULL HEIGHT: 3.11 x 2.4 = 7.46m ³ BENCH HEIGHT: 3.40 x 0.75 = 2.55m		
STANDARD D25 - ROOM DEPTH	\checkmark): 0.44 x 0.75 = (AD: 0.48 x 0.45	
STANDARD D26 - WINDOWS	\checkmark		TOTAL: 10.5	56m ³	
STANDARD D27 - CROSS VENTILATION		×			

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LEGEND

<u> </u>
1.2 x 1.2

CROSS VENTILATION PATH

JOB N°:

REVISION N°:

ACCESSIBLE BATHROOM

INTERNAL STORAGE

MINIMUM LIVING AREA

MINIMUM PRIVATE OPEN SPACE

1200 WIDE ACCESSIBLE PATH

40007

С

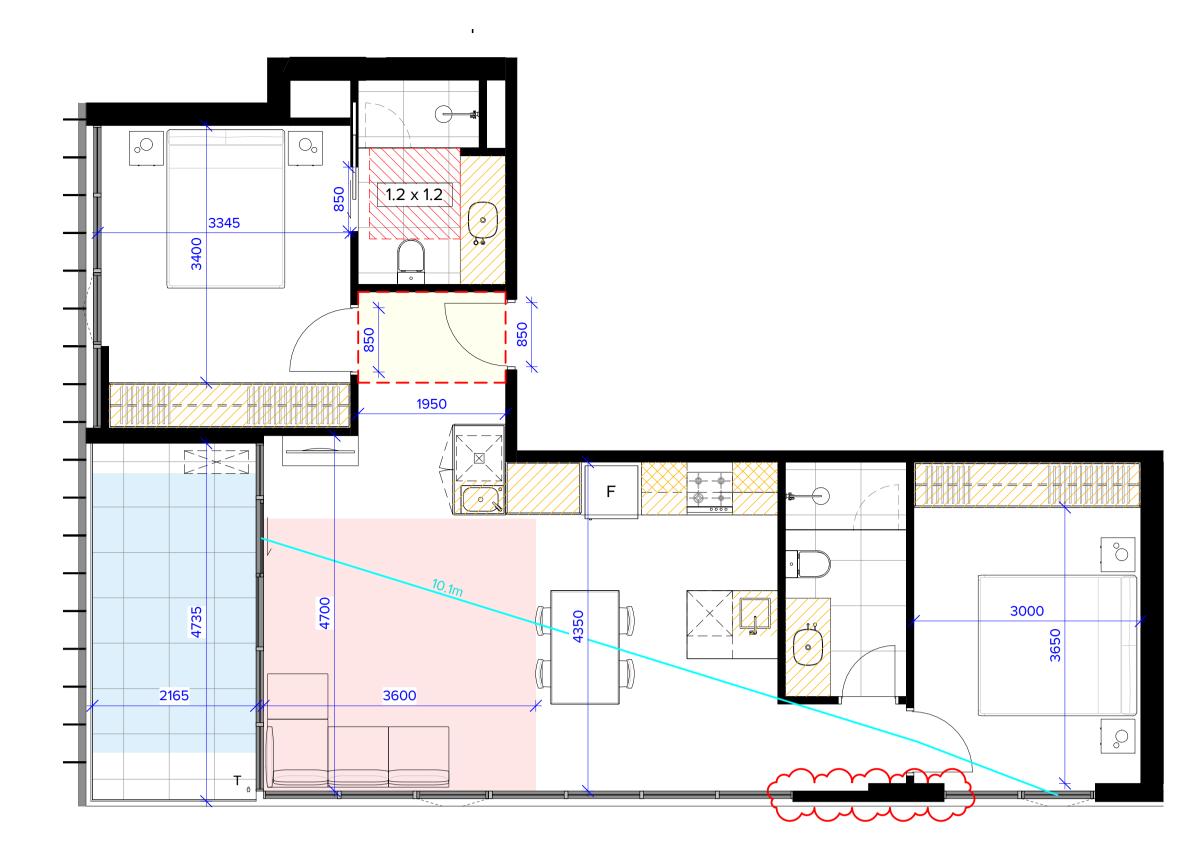
DRAWN: BHA DRAWING STATUS: DRAWING N°: TOWNPLANNING TP-229

15/03/2023

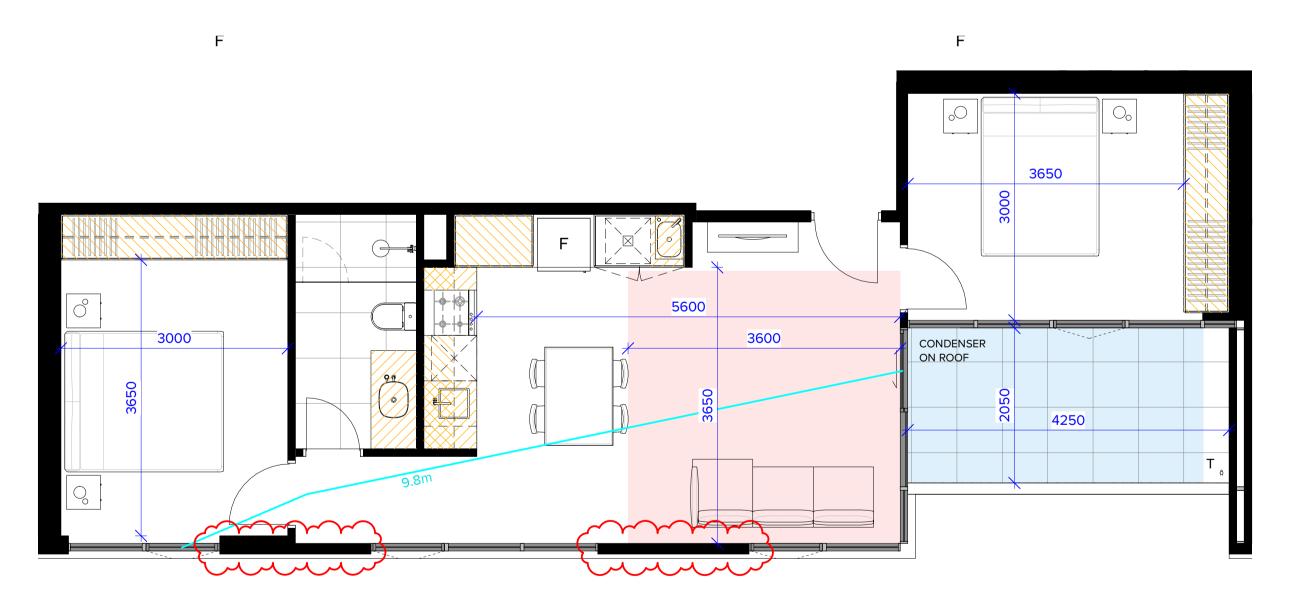
1 : 50 @ A1

DATE:

SCALE:



APPLICABLE TO APARTMENT: 402, 502



TYPE 403

APPLICABLE TO APARTMENT: 403, 503



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Area in accordance with the Method of Measurement for Residential Property

alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor

REV	DATE	DESCRIPTION
А	05.07.22	PLANNING PE
В	21.11.22	APPLICATION
С	15.03.23	APPLICATION

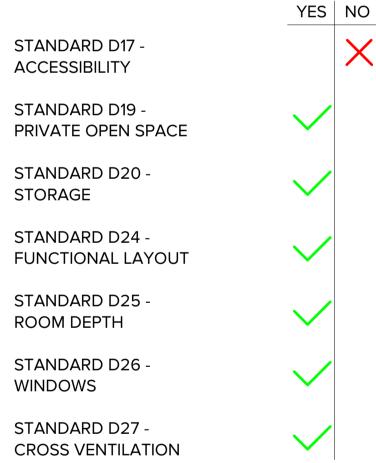
	YES	NO
STANDARD D17 - ACCESSIBILITY	\checkmark	
STANDARD D19 - PRIVATE OPEN SPACE	\checkmark	
STANDARD D20 - STORAGE	\checkmark	
STANDARD D24 - FUNCTIONAL LAYOUT	\checkmark	
STANDARD D25 - ROOM DEPTH	\checkmark	
STANDARD D26 - WINDOWS	\checkmark	
STANDARD D27 - CROSS VENTILATION	\checkmark	

	_	
Apt No.	Apt. Type	Area
402	2B2B	83.2 m ²
402	BALCONY	10.3 m ²
		93.5 m ²
	BALCONY	
	INTERNAL:	10.2 m ²

STORAGE:

FULL HEIGHT: 4.42 x 2.4 = 10.61m³ BENCH HEIGHT: 3.32 x 0.75 = 2.49m³ OVERHEAD: 0.48 x 0.75 = 0.36m³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 13.67m³



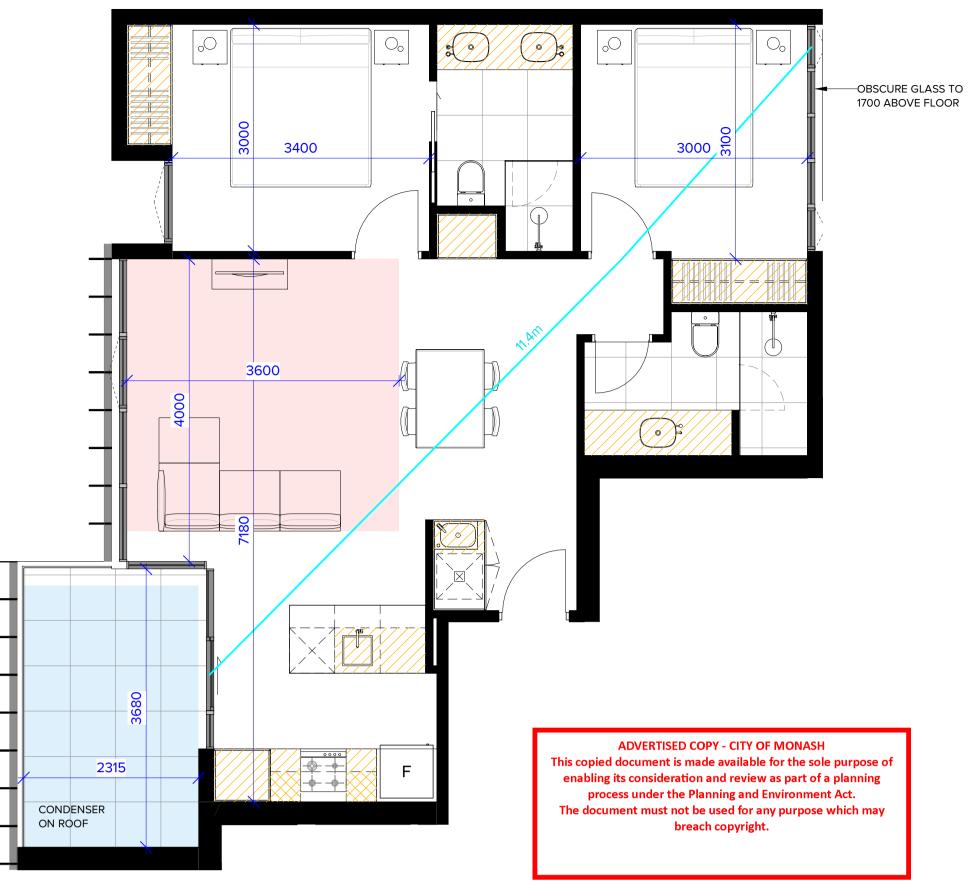
Apt No.	Apt. Type	Area
403	2B1B	68.4 m ²
403	BALCONY	9.0 m ²
		77.4 m ²
	BALCONY	
	INTERNAL:	8.7 m ²

STORAGE:

FULL HEIGHT: 4.28 x 2.4 = 10.26m³ BENCH HEIGHT: 1.94 x 0.75 = 1.45m³ OVERHEAD: 0.72 x 0.75 = 0.54m³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 12.47m³

1	REV I	DATE	DESCRIPTION	
ERMIT APPLICATION				
N AMENDMENT				
N AMENDMENT				
				_



TYPE 401

APPLICABLE TO APARTMENT: 401, 501

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY		X	401	2B2B	76.5 m ²
			401	BALCONY	9.3 m ²
STANDARD D19 - PRIVATE OPEN SPACE	\checkmark		L	BALCONY	85.8 m ²
STANDARD D20 - STORAGE	\checkmark			INTERNAL:	8.8 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	\checkmark				
STANDARD D25 - ROOM DEPTH	\checkmark				LEGEND
STANDARD D26 - WINDOWS	\checkmark				
STANDARD D27 - CROSS VENTILATION	\checkmark				
					N

STORAGE:

FULL HEIGHT: 3.05 x 2.4 = 7.31m³ BENCH HEIGHT: 3.85 x 0.75 = 2.89m³ OVERHEAD: 0.32 x 0.75 = 0.24m³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 10.65m³

PROJECT:
PROPOSED MIXED-USE DEVE
12-14 JOHNSON STREET & 1 N
OAKLEIGH
DRAWING TITLE:

B.A.D.S - SHEET 10 - 401, 402



1200 WIDE ACCESSIBLE PATH

MINIMUM PRIVATE OPEN SPACE

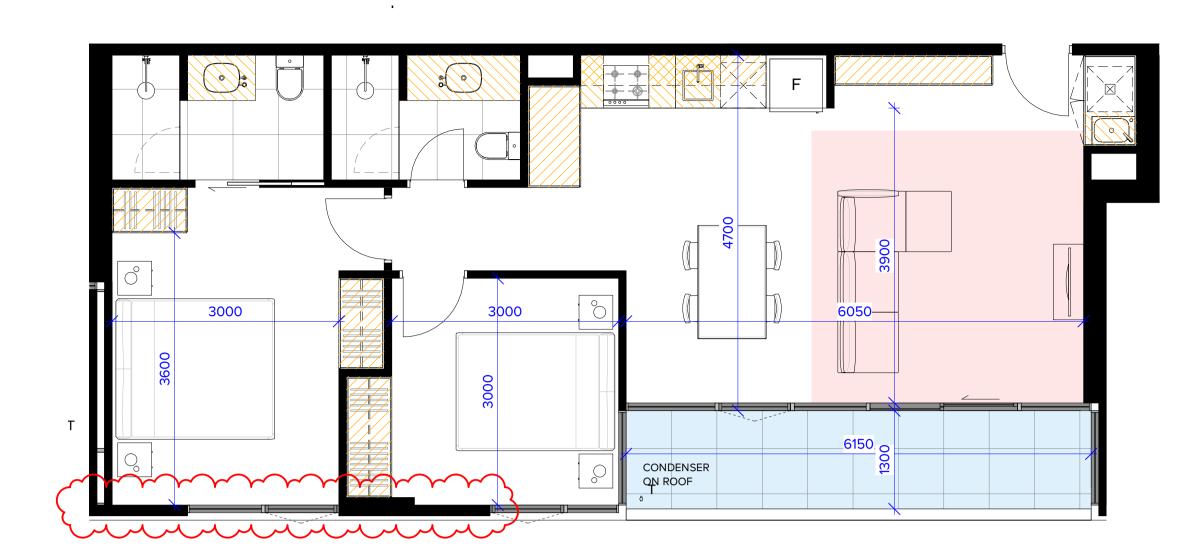
MINIMUM LIVING AREA

INTERNAL STORAGE

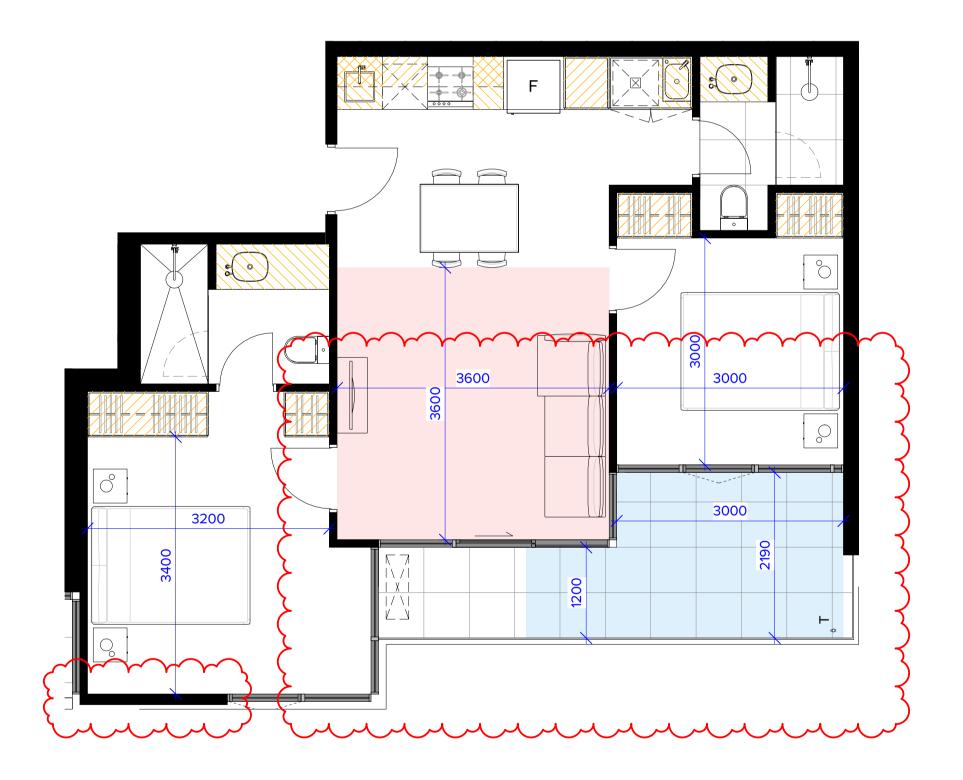
ACCESSIBLE BATHROOM

CROSS VENTILATION PATH

VELOPMENT MILL ROAD,	DATE:	15/03/2023	JOB N°:	40007
	SCALE:	1 : 50 @ A1	REVISION N	l₀: C
	DRAWN:	BHA		
	DRAWING ST	ATUS:		N°:
2, 403	TOWNP	LANNING	Т	P-230



APPLICABLE TO APARTMENT: 404, 504



TYPE 405

APPLICABLE TO APARTMENT: 405, 505



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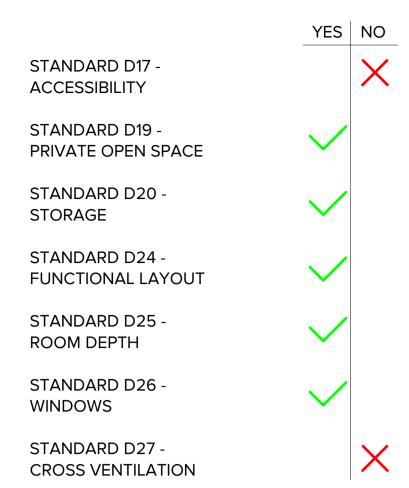
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indicative only and are subject to approval by the relevant Authorities and

Area in accordance with the Method of Measurement for Residential Property

alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor

REV	DATE	DESCRIPTION	REV DATE DESCRIPTION	PROJECT:
Α	05.07.22	PLANNING PERMIT APPLICATION		
В	21.11.22	APPLICATION AMENDMENT		PROPOSED MIXED-USE DEV
С	15.03.23	APPLICATION AMENDMENT		12-14 JOHNSON STREET & 1
				OAKLEIGH
				DRAWING TITLE:
				B.A.D.S - SHEET 11 - 404, 405



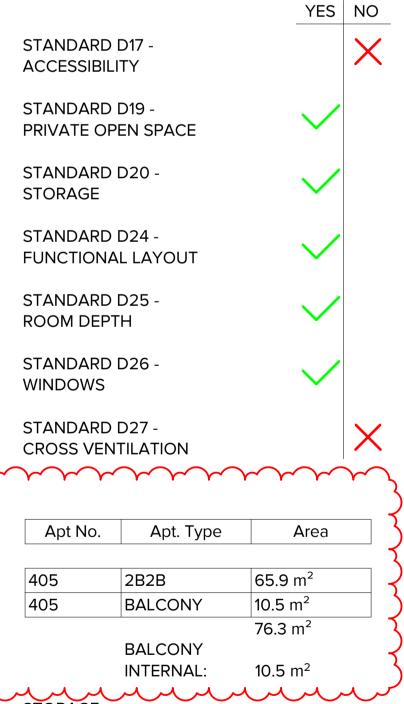
Apt No.	Apt. Type	Area
404	2B2B	76.0 m ²
404	BALCONY	8.2 m ²
		84.2 m ²
	BALCONY	

INTERNAL: 8.0 m²

STORAGE:

FULL HEIGHT: 4.13 x 2.4 = 9.76m³ BENCH HEIGHT: 2.63 x 0.75 = 1.97m³ OVERHEAD: 0.74 x 0.75 = 0.56m³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

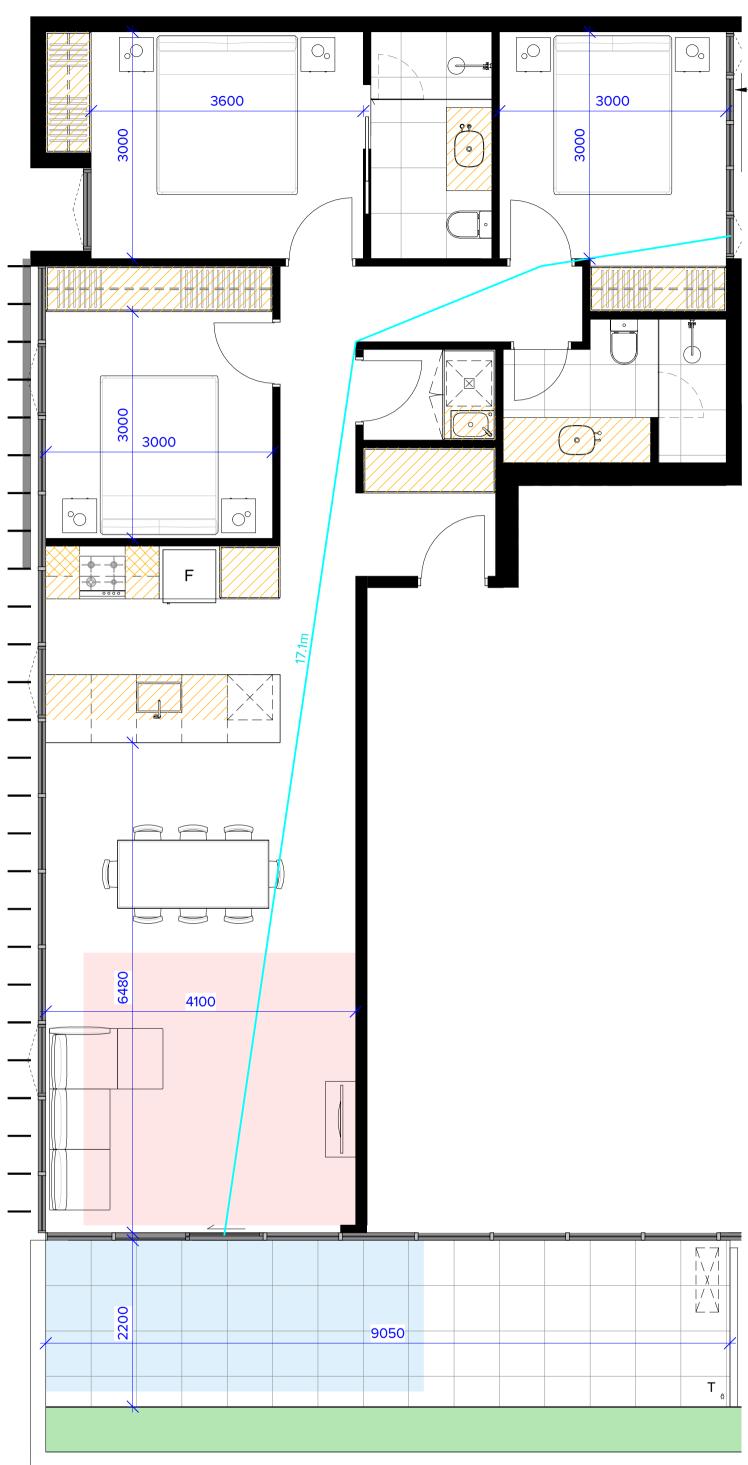
TOTAL: 12.50m³



STORAGE:

FULL HEIGHT: 2.88 x 2.4 = 6.91m³ BENCH HEIGHT: 2.46 x 0.75 = 1.84m³ OVERHEAD: 0.64 x 0.75 = 0.48m³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 9.45m³



TYPE 601

APPLICABLE TO APARTMENT: 601

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1700 ABOVE FLOOR

	YES	NO
STANDARD D17 - ACCESSIBILITY		×
STANDARD D19 - PRIVATE OPEN SPACE	\checkmark	
STANDARD D20 - STORAGE	\checkmark	
STANDARD D24 - FUNCTIONAL LAYOUT	\checkmark	
STANDARD D25 - ROOM DEPTH	\checkmark	
STANDARD D26 - WINDOWS	\checkmark	
STANDARD D27 - CROSS VENTILATION	\checkmark	

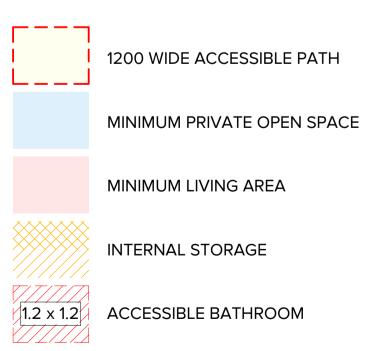
Apt No.	Apt. Type	Area
601	3B2B	104.3 m ²
601	BALCONY	19.6 m ²
		123.9 m ²
	BALCONY	

DALCONT	
INTERNAL:	19.9 m ²

STORAGE:

FULL HEIGHT: 5.45 x 2.4 = 13.08m³ BENCH HEIGHT: 4.22 x 0.75 = 3.16m³ OVERHEAD: 0.36 x 0.75 = 0.27m³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

LEGEND

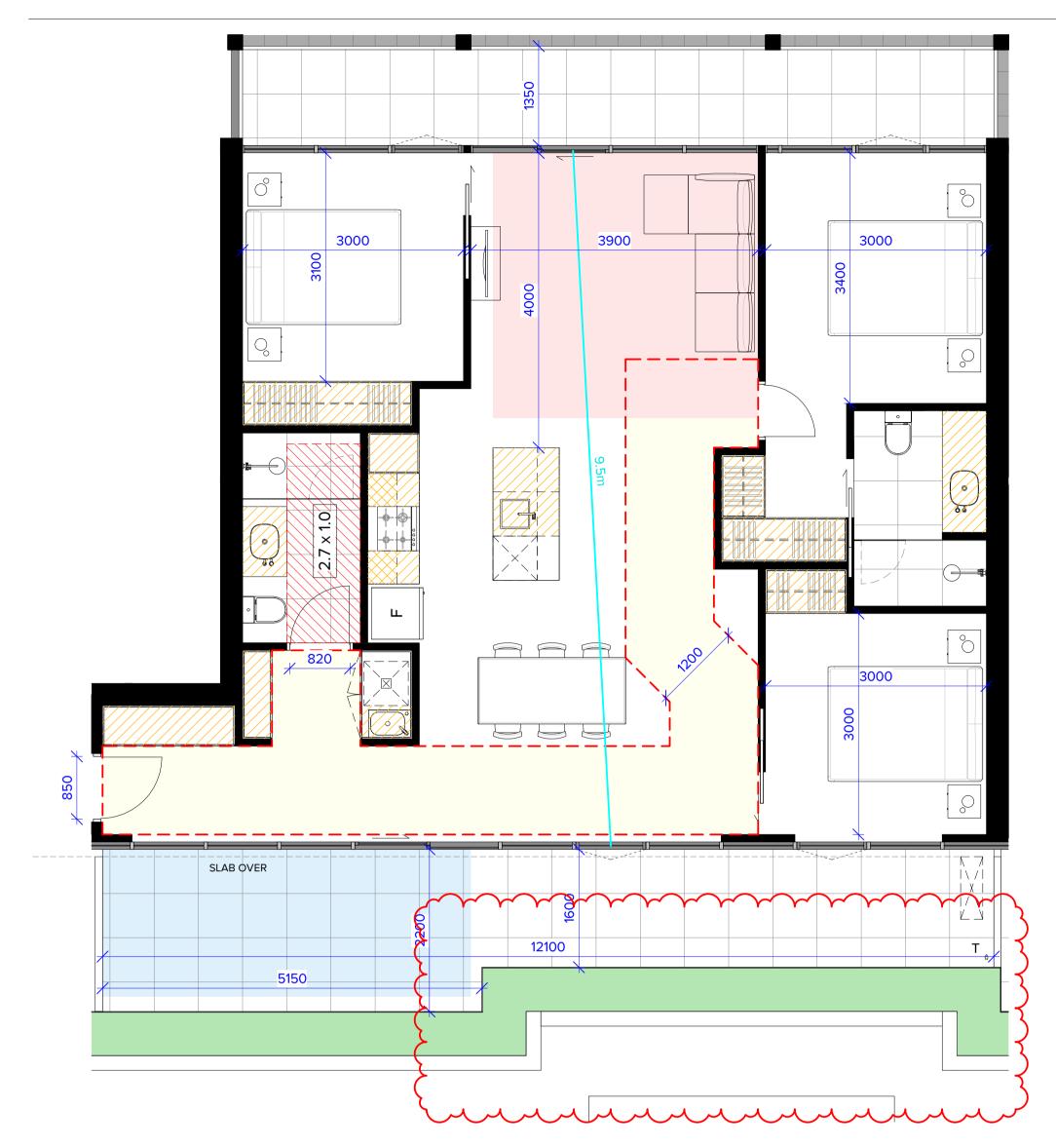


ACCESSIBLE BATHROOM

CROSS VENTILATION PATH

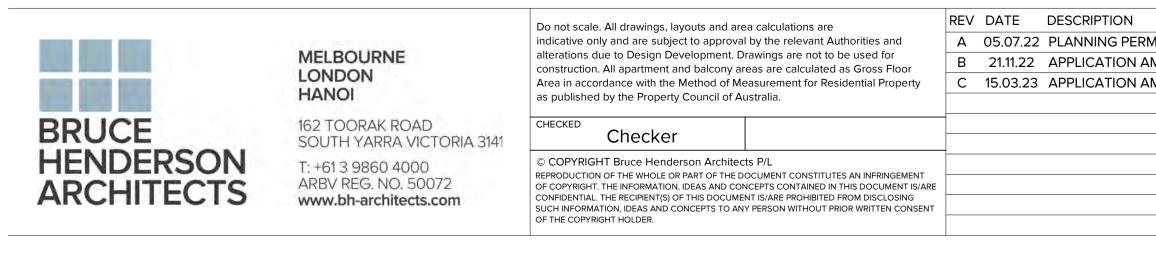
	DATE:	15/03/2023	JOB №:	40007
ELOPMENT /ILL ROAD,	SCALE:	1 : 50 @ A1	REVISION N	l₀: C
,	DRAWN:	BHA		
	DRAWING ST	TATUS:		N°:
, 601	TOWNF	PLANNING	-	TP-231

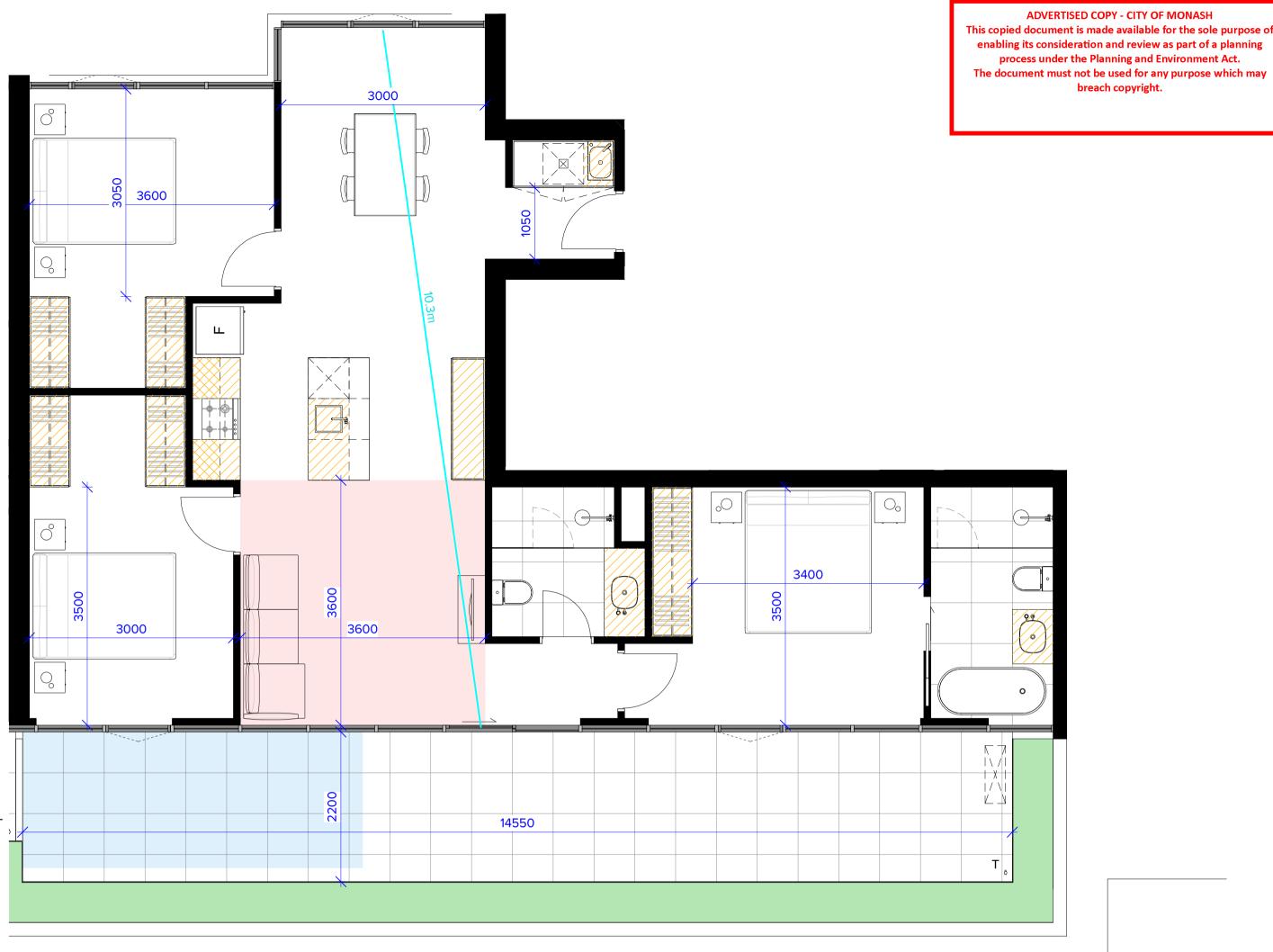
		T _*



APPLICABLE TO APARTMENT: 603

	YES NO	Apt No.	Apt. Type	Area
STANDARD D17 -			2222	405.0 2
ACCESSIBILITY	▼	603	3B2B	105.6 m ²
		603	BALCONY	36.5 m ²
STANDARD D19 -			(142.1 m^2
PRIVATE OPEN SPACE	· · · · · · · · · · · · · · · · · · ·		BALCONY	{
			INTERNAL:	35.7 m ²
STANDARD D20 -				
STORAGE	•	STORAGE:		
STANDARD D24 -				
FUNCTIONAL LAYOUT		FULL HEIGH	IT: 5.43 x 2.4 = 13	.02m ³
I UNCTIONAL LATOUT		BENCH HEI	GHT: 3.59 x 0.75	= 2.69m ³
STANDARD D25 -		OVERHEAD	: 0.36 x 0.75 = 0.2	27m ³
ROOM DEPTH		FRIDGE HEA	AD: 0.48 x 0.45 =	0.22m ³
STANDARD D26 -	. /	TOTAL: 16.2	0	
WINDOWS				
STANDARD D27 -				
CROSS VENTILATION	\sim			





TYPE 604

APPLICABLE TO APARTMENT: 604



STANDARD D20 -STORAGE

STANDARD D24 -FUNCTIONAL LAYOUT

STANDARD D25 -ROOM DEPTH

STANDARD D26 -WINDOWS

STANDARD D27 -CROSS VENTILATION



Apt No.	Apt. Type	Area
604	3B2B	106.8 m ²
604	BALCONY	30.6 m ²
		137.5 m ²
	BALCONY	
	INTERNAL:	32.0 m ²

STORAGE:

FULL HEIGHT: 5.46 x 2.4 = 13.10m³ BENCH HEIGHT: 3.14 x 0.75 = 2.35m³ OVERHEAD: 0.48 x 0.75 = 0.36m³ FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 16.03m³

MIT APPLICATION MENDMENT MENDMENT	REV DATE DESCRIPTION	PROPOSED MIXED-USE DEVEL 12-14 JOHNSON STREET & 1 MI OAKLEIGH DRAWING TITLE: B.A.D.S - SHEET 12 - 603, 604

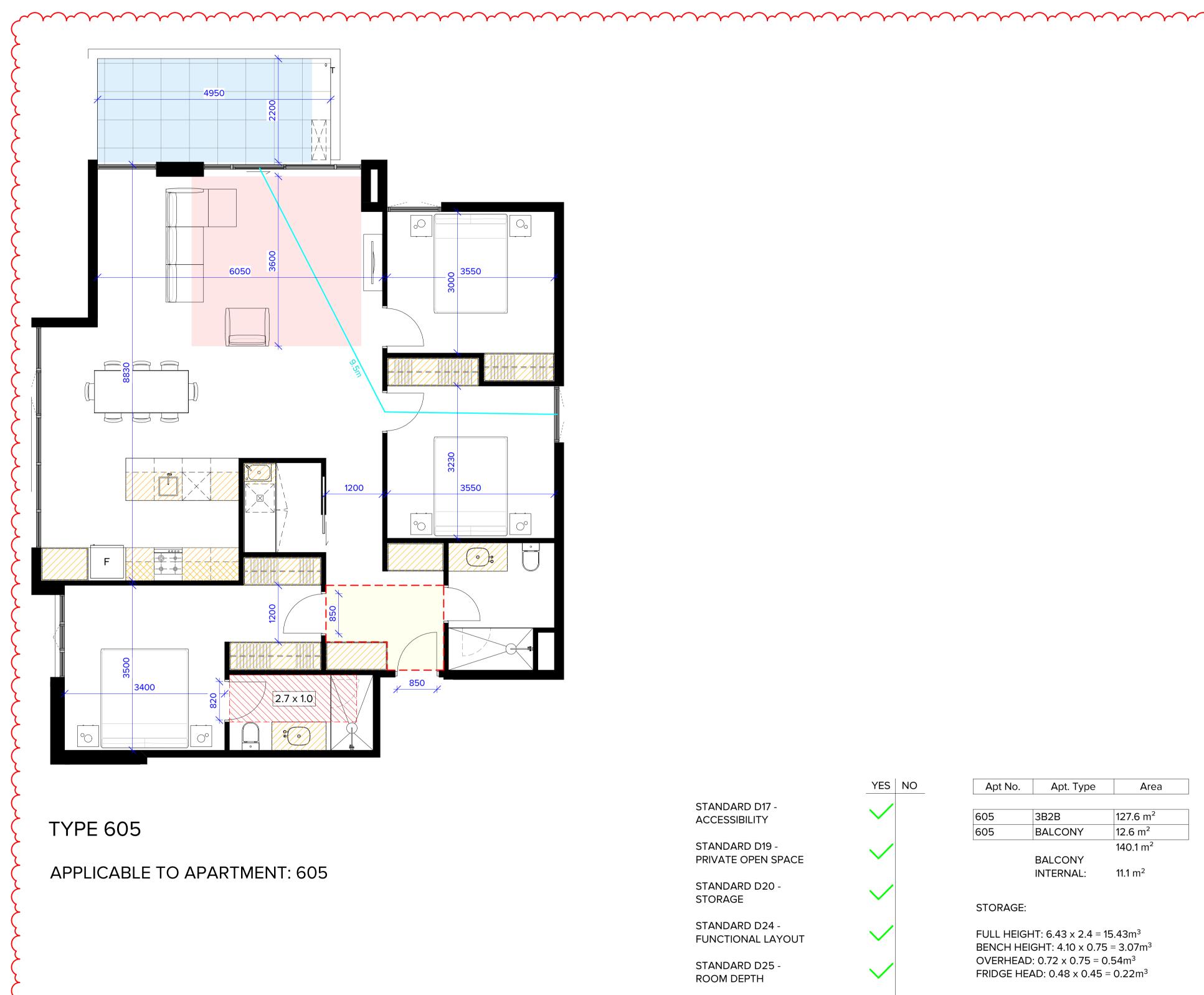
	DATE:	15/03/2023	JOB N°:	40007
LOPMENT ILL ROAD,	SCALE:	1 : 50 @ A1	REVISION N	l₀: C
,	DRAWN:	BHA		
	DRAWING ST	TATUS:		№:
	TOWNF	PLANNING	Т	P-232

	MINIMUM PRIVATE OPEN SPACE
	MINIMUM LIVING AREA
	INTERNAL STORAGE
1.2 × 1.2	ACCESSIBLE BATHROOM



1200 WIDE ACCESSIBLE PATH

CROSS VENTILATION PATH





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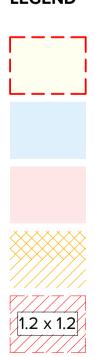
REV	DATE	DESCRIPTION
С	15.03.23	APPLICATION AMENDMENT

			ROOM DEPTH	\sim	FRIDGE HEAD: 0.48 × 0	$0.45 = 0.22 \text{m}^3$	
			STANDARD D26 - WINDOWS	\checkmark	TOTAL: 19.26m ³	3	
			STANDARD D27 - CROSS VENTILATION	\checkmark		$\left\{ \right\}$	
mm	mmm	mmm	mm	·····	·····		
	Do not scale. All drawings, layouts and area calculations are	REV DATE DESCRIPTION	REV DATE DESCRIPTION			PROJECT:	
BOURNE	indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for	C 15.03.23 APPLICATION AMENDMENT					
DON	construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property					PROPOSED MIXED-USE DI	
IOI	as published by the Property Council of Australia.					12-14 JOHNSON STREET &	1 MIL
OORAK ROAD TH YARRA VICTORIA 3141	CHECKED					OAKLEIGH	
13 9860 4000	© COPYRIGHT Bruce Henderson Architects P/L					DRAWING TITLE:	
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			I				

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	\checkmark		605	3B2B	127.6 m ²
			605	BALCONY	12.6 m ²
STANDARD D19 - PRIVATE OPEN SPACE	\checkmark			BALCONY	140.1 m ²
STANDARD D20 - STORAGE	\checkmark		STORAGE:	INTERNAL:	11.1 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	\checkmark			HT: 6.43 x 2.4 = 1 GHT: 4.10 x 0.75	
STANDARD D25 - ROOM DEPTH	\checkmark			0: 0.72 x 0.75 = 0. AD: 0.48 x 0.45 =	
STANDARD D26 - WINDOWS	\checkmark		TOTAL: 19.2	26m ³	
STANDARD D27 - CROSS VENTILATION	\checkmark				

	DATE:	15/03/2023	JOB Nº:	40007
LOPMENT	SCALE:	1 : 50 @ A1	REVISION N	∿ : C
	DRAWN:	Author		
	DRAWING ST	TATUS:	DRAWING I	№:
	TOWNF	PLANNING	Т	P-233

CROSS VENTILATION PATH



1.2 x 1.2 ACCESSIBLE BATHROOM

INTERNAL STORAGE

MINIMUM LIVING AREA

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MINIMUM PRIVATE OPEN SPACE

1200 WIDE ACCESSIBLE PATH

LEGEND

APARTMENTS STORAGE SCHEDULE

UNIT NO.	APARTMENT TYPE	INTERNAL VOLUME (cbm)	EXTERNAL VOLUME (cbm) nom.	TOTAL VOLUME (cbm) nom.	COMPLIAN E
101	1B1B	13.74	3.0	16.74	1
102	1B1B	9.05	3.0	12.05	1
102	1B1B	9.05	3.0	12.05	1
103	2B2B	10.08	6.0	12.05	· ·
					✓ ✓
105	1B1B	8.25	4.0	12.25	10.
106	2B2B	10.56	4.0	14.56	 ✓
107	2B2B	10.56	4.0	14.56	1
108	2B2B	10.56	4.0	14.56	×
109	2B2B	9.33	6.0	15.33	1
110	2B2B	(11.29)	6.0	17.29	×
111	2B2B	12.19	4.0	16.19	×
112	2B1B	10.61	4.0	14.61	1
113	2B2B	11.26	4.0	15.26	1
114	1B1B	6.67	5.0	11.67	1
115	2B2B	10.56	5.0	15.56	V
115	2020	10.50	5.0	15.50	
204	4040	10 74	20	46.74	
201	1B1B	13.74	3.0	16.74	1
202	1B1B	9.05	3.0	12.05	1
203	1B1B	9.05	3.0	12.05	1
204	2B2B	10.08	6.0	16.08	1
205	1B1B	8.25	4.0	12.25	1
206	2B2B	10.56	4.0	14.56	1
200	2B2B	10.56	4.0	14.56	1
207	2B2B 2B2B	10.56	4.0	14.56	· ·
208			6.0	50 00 P 1 1 5	×
	2B2B	9.33		15.33	V V
210	2B2B	(11.29)	6.0	17.29	
211	2B2B	12.19	4.0	16.19	1
212	2B1B	10.61	4.0	14.61	1
213	2B2B	11.26	4.0	15.26	~
214	1B1B	6.67	5.0	11.67	1
215	2B2B	10.56	5.0	15.56	1
	- ADADA -			29 9 302 9 43 19	
301	2B2B	10.65	6.0	16.65	√
302	2B2B	13.67	4.0	17.67	1
					· ·
303	2B2B	11.76	4.0	15.76	A
304	2B2B	12.50	4.0	16.50	1
305	2B2B	9.45	5,0	14.45	1
306	2B2B	11.29	6.0	17.29	1
307	2B2B	12.19	5.0	17.19	×
308	2B1B	10.61	4.0	14.61	~
309	2B2B	10.56	5.0	15.56	~
310	1B1B	6.67	4.0	10.67	1
311	2B2B	10.56	4.0	14.56	1
	2020	10.00		11100	
401	2B2B	10.65	6.0	16.65	1
		13.67		17.67	×
402	2B2B		4.0	10 6 7 4 4	15
403	2B1B	12.47	4.0	16.47	×
404	2B2B	12.50	3.0	15.50	1
405	2B2B	9.45	5.0	14.45	1
406	2B2B	(11.29)	6.0	17.29	1
407	2B2B	12.19	5.0	17.19	1
408	2B1B	10.61	4.0	14.61	1
409	2B2B	10.56	5.0	15.56	1
410	1B1B	6.67	4.0	10.67	1
410	2B2B	10.56	4.0	14.56	×
411	2020	10.50	4.0	14.30	L *
5.04	0000	40.05		40.07	
501	2B2B	10.65	6.0	16.65	×
502	2B2B	13.67	4.0	17.67	1
503	2B1B	12.47	4.0	16.47	1
504	2B2B	12.50	3.0	15.50	1
505	2B2B	9.45	5.0	14.45	1
506	2B2B	(11.29)	6.0	17.29	1
507	2B2B	12.19	5.0	17.19	1
508	2B2B	10.61	4.0	14.61	· ·
- 24 GU C 2		1.0.0	1.0000-2	E DE DE CARA	×
509	2B2B	10.56	5.0	15.56	
510	1B1B	6.67	4.0	10.67	×
511	2B2B	10.56	4.0	14.56	1
601	3B2B	16.73	6.0	22.73	1
602	2B2B	10.56	5.0	15.56	1
603	3B2B	16.20	6.0	22.20	1
604	3B2B	16.03	6.0	22.03	1
605	(3B2B)	(19.26)	6.0	25.26	· ·
005	JOD ZD	19.20	0.0	23.20	,
XTERNAL					

EXTERNAL STORAGE	3 - 4 cbm	4 - 5 cbm	5 - 6 cbm	> 6 cbm	TOTAL
COUNT	8	30	(14)	(16)	68



MELBOURNE LONDON HANOI

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BADS COMPLIANCE SCHEDULE

UNIT NO.	UNIT TYPE	D17 ACCESSIBILITY	D19 PRIVATE OPEN SPACE	D20 STORAGE	D24 FUNCTIONAL LAYOUT	D25 ROOM DEPTH	D26 WINDOWS	D27 CRC VENTILAT
101	1B1B	1	1	1	1	4	× .	~
102 103	1B1B 1B1B	·	*	*	1	1	2	×
103					1	~		
104	2B2B 1B1B	×	~	~	1	~	4	v
105	2B2B	~	1	1	1	1	1	÷
107	2B2B	1	1	1	1	1	1	×
108	2B2B	~	1	1	1	1	1	×
109	2B2B	×	~	~	1	1	~	~
110	2B2B	×	1	~	~	×	~	~
111	2B2B	*	1	~	~	~	~	~
112	1B1B	~	~	1	1	~	~	×
113	2B1B	~	~	~	~	~	~	×
114	2B2B	~	1	~	~	~	~	×
115	2B2B	1	~	~	~	~	1	×
TOTAL	15	12	15	15	15	15	15	5
201	1B1B	1	1	*	×.	1	1	1
202	1B1B	~	~	~	~	~	~	×
203	1B1B	-	*	~	~	~	~	*
204	2B2B	~	*	*	~	~	~	~
205 206	1B1B 2B2B	*	~			~	*	ĉ
200	2B2B	1	1	1	1	1	, ,	*
207	2B2B 2B2B	1	1	1	1	1	1	×
209	2B2B	×	1	1	1	1	~	1
210	2B2B	×	~	~	1	~	~	1
211	2B2B	×	~	~	1	1	~	1
212	1B1B	~	1	~	~	1	~	×
213	2B1B	~	1	~	~	~	\checkmark	×
214	2B2B	~	~	1	~	1	~	×
215	2B2B	1	1	×	1	1	~	*
TOTAL	15	12	15	15	15	15	15	5
301	2B2B	×	1	1	~	1	~	1
302	2B2B	~	1	~	1	1	1	1
303	2B2B	*	~	~	~	~	~	×
304	2B2B	*	~	~	~	~	~	*
305	2B2B	×	~	~	~	~	~	×
306	2B2B	×	~	~	~	~	~	~
307	2B2B	×	~	~	~	~	~	~
308	1B1B	~	~	~	~	~	~	×
309 310	2B1B 2B2B	×	× ·	*	-	v ./	4	
311	2B2B 2B2B	1	1	1	1	1	1	2
TOTAL	11	5	11	11	11	11	11	4
401	2020		1	1	1	1	1	1
401 402	2B2B 2B2B	~	1	~	1	1	1	1
402	2B2B 2B1B		1	1	1	1	1	1
403	2B1B	*	1	×	1	1	1	*
405	2B2B	×	1	~	1	1	1	×
406	2B2B	×	1	1	1	1	1	1
407	2B2B	×	1	~	~	1	~	1
408	1B1B	1	~	~	~	1	~	×
409	2B1B	~	~	~	1	1	~	×
410	2B2B	1	1	~	~	1	~	*
411	2B2B	✓	1	1	1	1	~	×
TOTAL	11	5	11	11	11	11	11	5
501	2B2B	×	1	~	1	~	~	~
502	2B2B	1	1	~	1	1	1	~
503	2B1B	×	1	~	1	1	~	1
504	2B2B	×	1	~	1	1	~	×
505	2B2B	×	1	~	~	~	~	×
506	2B2B	×	1	~	~	~	~	1
507	2B2B	×	~	v	~	~	V	~
508	1B1B	V	~	V	~	~	v	×
509 510	2B1B 2B2B	v	v.	×	v .	v	v	×
510 511	2828 2828	v	1	~	~	~	× ✓	×
TOTAL	11	5	11	11	11	11	11	5
			4					
601	3B2B	×	~	V	~	~	~	~
602	2B2B	~	~	~	~	~	×	×
603 604	3B2B	v		~		~	v	~
604 605	3B2B 3B2B		1	×	2	1		1
TOTAL	5		(5)	5	(5)	(5)	(5)	(A)
	~~~	m h	$\sim$	$\sim$	$\sim$	$\sim$	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	$\sim$
AND TOTAL RCENTAGE	68	42	68	68	68	68	68	28
the second se		61.8%	100,0%	100.0%	100.0%	100.0%	100.0%	41.2%

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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	
Α	05.07.22	PLANNING PERMIT APPLICATION				
В	21.11.22	APPLICATION AMENDMENT				
С	15.03.23	APPLICATION AMENDMENT				

PROJECT: PROPOSED MIXED-USE DEVE 12-14 JOHNSON STREET & 1 OAKLEIGH

DRAWING TITLE: STORAGE & BADS SCHEDUL

ELOPMENT MILL ROAD,	SCALE:	@ A1	REVISION N°:	С	
·	DRAWN:	BHA			
50	DRAWING ST	TATUS:	DRAWING N°:		
ES	TOWNF	PLANNING	TP-234		

15/03/2023

JOB N°: 40007

DATE:





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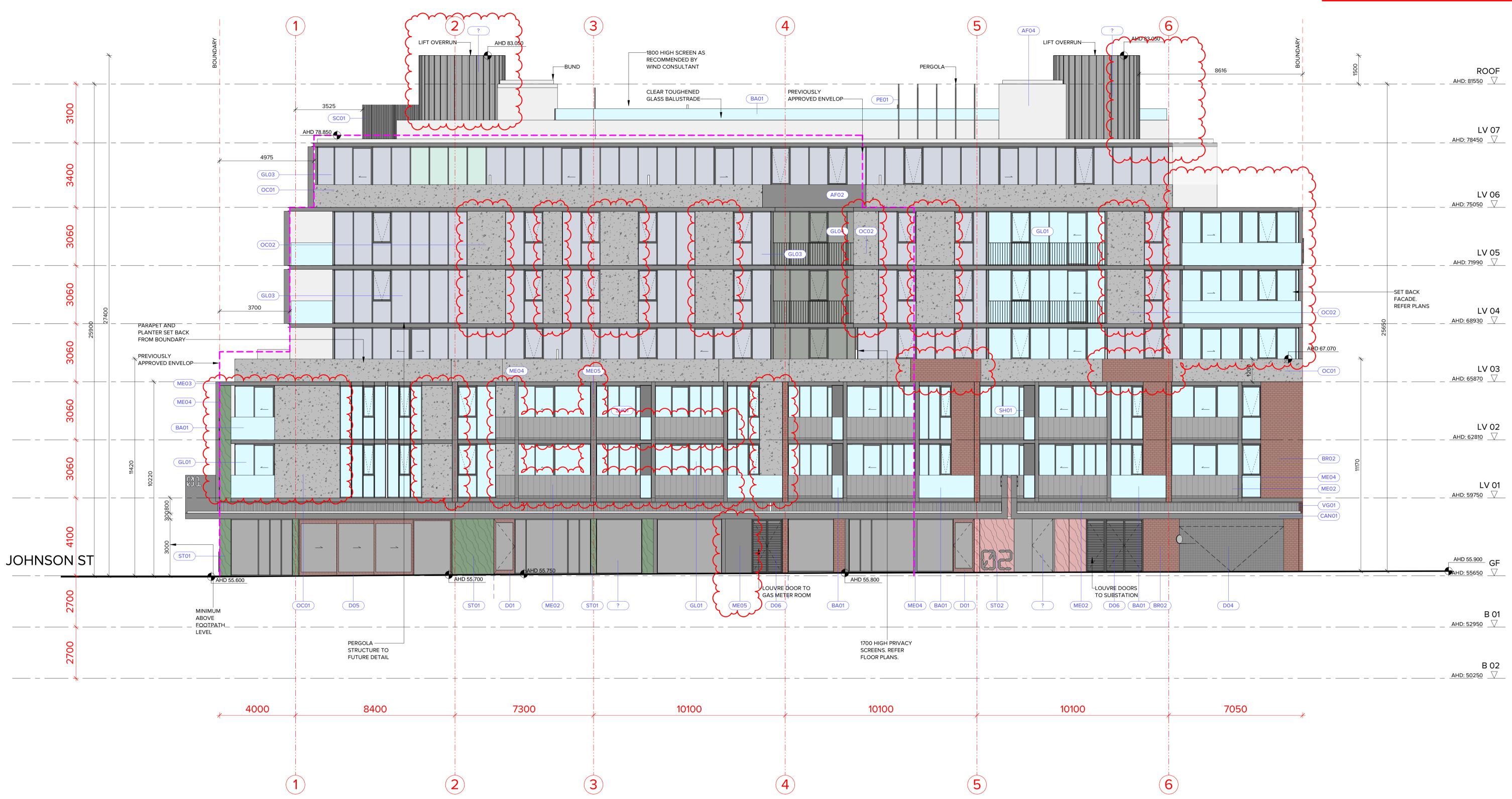
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REV DATE DESCRIPTION	REV DATE DESCRIPTION	PROJECT:
A 05.07.22 PLANNING PERMIT APPLICAT	ION	
B 21.11.22 APPLICATION AMENDMENT		PROPOSED MIXED-USE DEVE
C 15.03.23 APPLICATION AMENDMENT		12-14 JOHNSON STREET & 1 M
		OAKLEIGH
		DRAWING TITLE:
E		WEST ELEVATION - JOHNSON
т		

AB01	ALUMINIUM SUN BLADES, 60 × 600. COLORBOND 'MONUMENT'. NEW
AB02	ALUMINIUM SUN BLADES, 20 × 300. COLORBOND 'MONUMENT'.
AF01	APPLIED FINISH/PAINT - COLORBOND 'WOODLAND GREY'.
AF02	APPLIED FINISH/PAINT - COLORBOND 'MONUMENT'.
AF03	APPLIED FINISH/PAINT - DULUX 'SPINACH GREEN'.
AF04	APPLIED FINISH TO MATCH PR01 'BRIGHT & LIGHT'.
AW01	COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM, COLOUR: POWDERCOAT 'MONUMENT'.
BA01	CLEAR TOUGHENED GLASS BALUSTRADE.
BA02	METAL PICKET BALUSTRADE TO FUTURE DETAIL. COLORBOND 'MONUMENT'.
BR01	GREEN COLOURED GLAZED BRICKWORK. REMOVED
BR02	RED COLOURED GLAZED BRICKWORK.
CAN01	STEEL FRAMED CANOPY WITH COLORBOND ALUMINIUM CLADDING COLOUR ' MONUMENT'.
D01	TIMBER FRAMED ENTRY DOORS. (SWING)
D02	FRAMELESS TOUGHENED CLEAR GLASS ENTRY DOORS.
D03	SOLID TIMBER ENTRY DOORS.
D04	PERFORATED METAL GARAGE DOOR. COLORBOND 'MONUMENT'.
D05	
	ALUMINIUM LOUVER DOOR, COLOR 'MONUMENT'
GL01	CLEAR GLASS.
GL02	
GLUZ	OBSCURE GLASS.
GL02	OBSCURE GLASS. SILVER GREY REFLECTIVE GLASS.
GL03	SILVER GREY REFLECTIVE GLASS.
GL03 GL04	SILVER GREY REFLECTIVE GLASS. MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS
GL03 GL04 ME01	SILVER GREY REFLECTIVE GLASS. MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN
GL03 GL04 ME01 ME02	SILVER GREY REFLECTIVE GLASS. MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE.
GL03 GL04 ME01 ME02 ME03	SILVER GREY REFLECTIVE GLASS. MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'.
GL03 GL04 ME01 ME02 ME03 ME04	SILVER GREY REFLECTIVE GLASS. MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'.
GL03 GL04 ME01 ME02 ME03 ME04 ME05	SILVER GREY REFLECTIVE GLASS. MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR
GL03 GL04 ME01 ME02 ME03 ME04 ME05 ST01	SILVER GREY REFLECTIVE GLASS. MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'RED' MARBLE/NATURAL STONE.
GL03 GL04 ME01 ME02 ME03 ME04 ME05 ST01 ST02	SILVER GREY REFLECTIVE GLASS. MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE.
GL03 GL04 ME01 ME02 ME03 ME04 ME05 ST01 ST02 SH01	SILVER GREY REFLECTIVE GLASS. MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR 'NEW 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'RED' MARBLE/NATURAL STONE.
GL03 GL04 ME01 ME02 ME03 ME04 ME05 ST01 ST02 SH01 PR01	SILVER GREY REFLECTIVE GLASS. MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR NEW 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'RED' MARBLE/NATURAL STONE. ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'. 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING.
GL03 GL04 ME01 ME02 ME03 ME04 ME05 ST01 ST02 SH01 PR01 OC01	SILVER GREY REFLECTIVE GLASS. MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'RED' MARBLE/NATURAL STONE. ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'. 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING. COFF FORM CONCRETE.
GL03 GL04 ME01 ME02 ME03 ME04 ME05 ST01 ST02 SH01 PR01 OC01 OC02	SILVER GREY REFLECTIVE GLASS. MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR NEW 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'GREEN' MARBLE/NATURAL STONE. ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'. 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING. OFF FORM CONCRETE. INTILL PANELS '140mm THICK WITH APPLIED FINISH TO MATCH OCO'L NEW STEEL FRAMED PERGOLA. COLORBOND 'MONUMENT'.
GL03 GL04 ME01 ME02 ME03 ME04 ME05 ST01 ST02 SH01 PR01 OC01 OC02 PE01	SILVER GREY REFLECTIVE GLASS. MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR NEW 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'RED' MARBLE/NATURAL STONE. ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'. 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING. OFF FORM CONCRETE. INTILL PANELS '140mm THICK WITH APPLIED FINISH TO MATCH OCO'L NEW STEEL FRAMED PERGOLA. COLORBOND 'MONUMENT'.

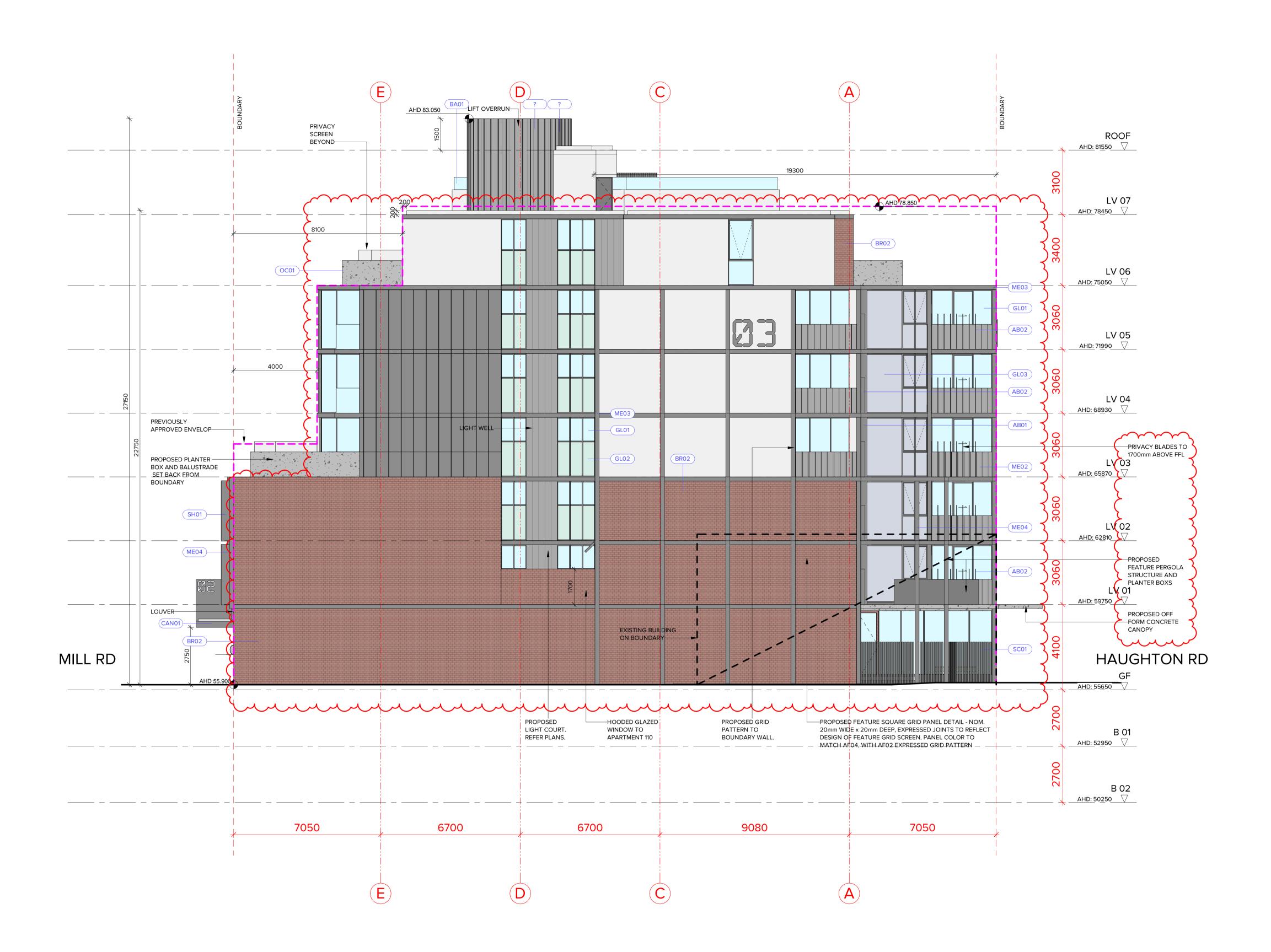
'ELOPMENT MILL ROAD,	DATE:	15/03/2023	JOB Nº:	40007
	SCALE:	1 : 100 @ A1	<b>REVISION</b>	Nº: C
	DRAWN:	BHA		
ON STREET	DRAWING ST	TATUS:	DRAWING	N°:
	TOWNP	PLANNING		TP-301

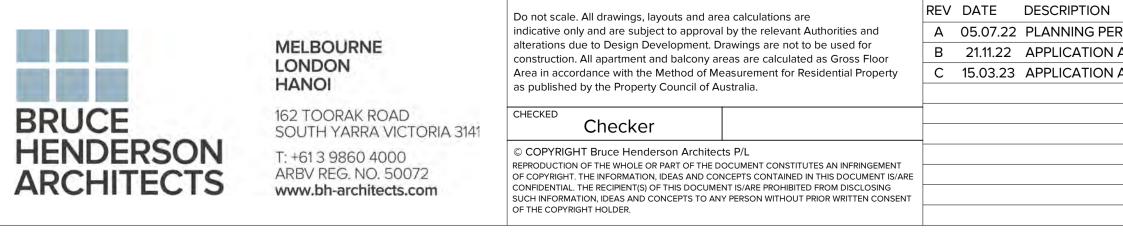
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	MELBOURNE LONDON HANOI	Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities a alterations due to Design Development. Drawings are not to be used fo construction. All apartment and balcony areas are calculated as Gross F Area in accordance with the Method of Measurement for Residential Pro as published by the Property Council of Australia.		 21.11.22	DESCRIPTION PLANNING PER APPLICATION
BRUCE	162 TOORAK ROAD SOUTH YARRA VICTORIA 3141	Checker			
HENDERSON	T: +61 3 9860 4000 ARBV REG. NO. 50072 www.bh-architects.com	© COPYRIGHT Bruce Henderson Archite REPRODUCTION OF THE WHOLE OR PART OF THE OF COPYRIGHT. THE INFORMATION, IDEAS AND CO CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUM SUCH INFORMATION, IDEAS AND CONCEPTS TO A OF THE COPYRIGHT HOLDER.	DOCUMENT CONSTITUTES AN INFRINGEMENT DNCEPTS CONTAINED IN THIS DOCUMENT IS/ARE IENT IS/ARE PROHIBITED FROM DISCLOSING		

Ν	REV DATE DESCRIPTION	PROJECT:	DATE: 15/03/2023	JOB N°: 40007
PERMIT APPLICATION			15/03/2023	30511. 40007
N AMENDMENT		PROPOSED MIXED-USE DEVELOPMENT		
ON AMENDMENT		12-14 JOHNSON STREET & 1 MILL ROAD,	SCALE: 1 : 100 @ A1	REVISION N°: C
		OAKLEIGH	DRAWN: BHA	
		DRAWING TITLE:	DRAWING STATUS:	DRAWING N°:
		SOUTH ELEVATION - MILL ROAD	TOWNPLANNING	TP-302

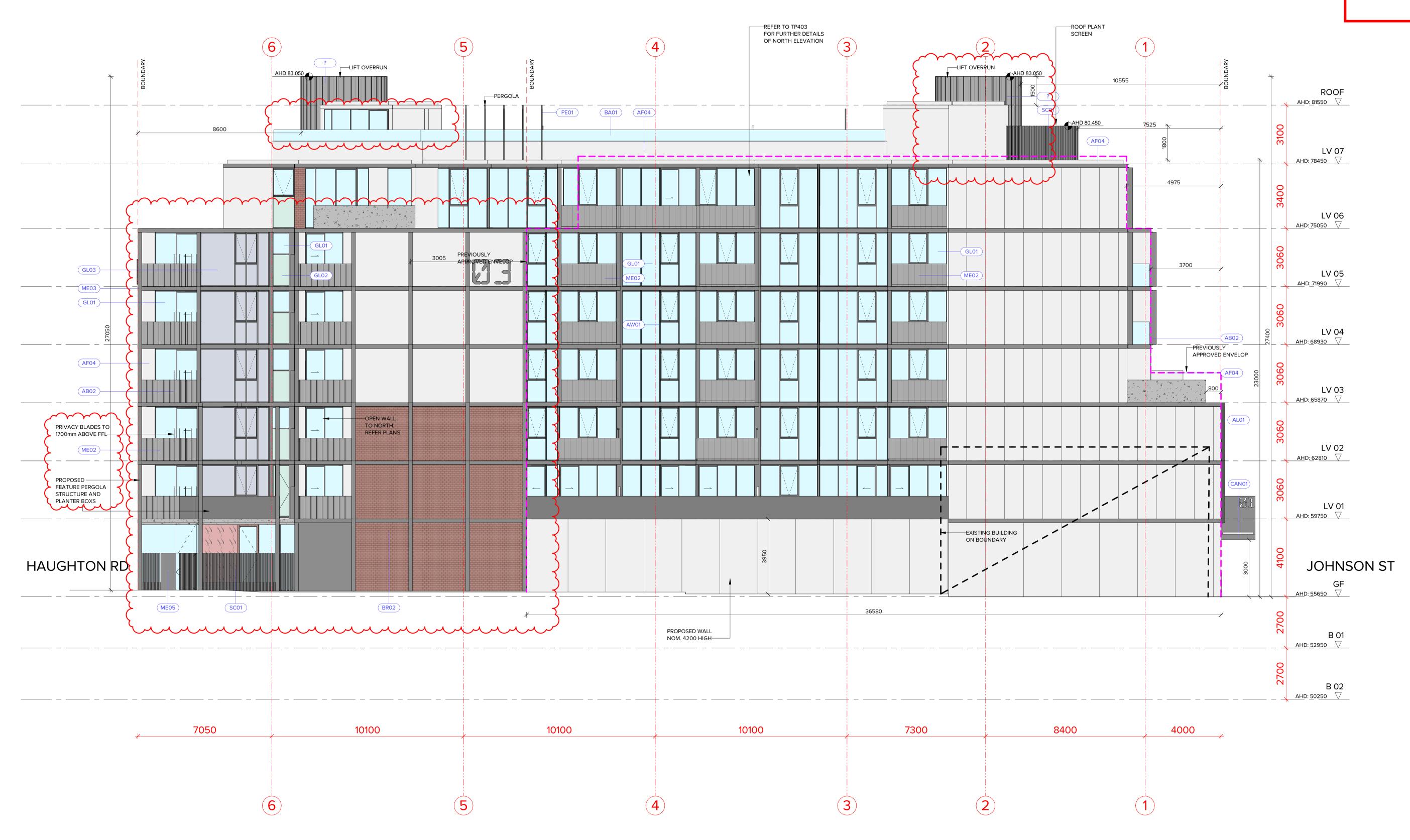


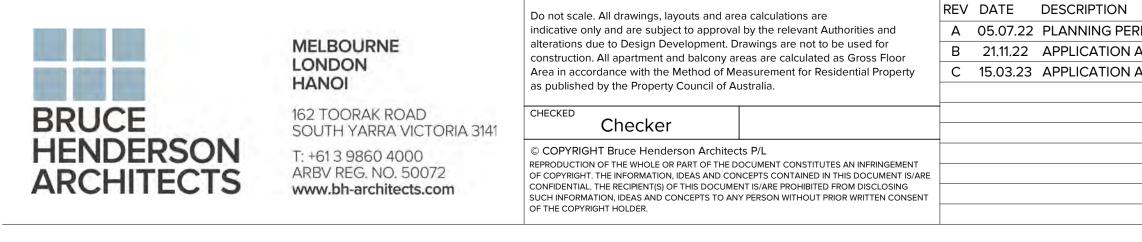


N PERMIT APPLICATION N AMENDMENT N AMENDMENT	REV DATE	DESCRIPTION	PROPOSED MIXED-USE DEVE 12-14 JOHNSON STREET & 1 M OAKLEIGH DRAWING TITLE: EAST ELEVATION
			EAST ELEVATION
	·		

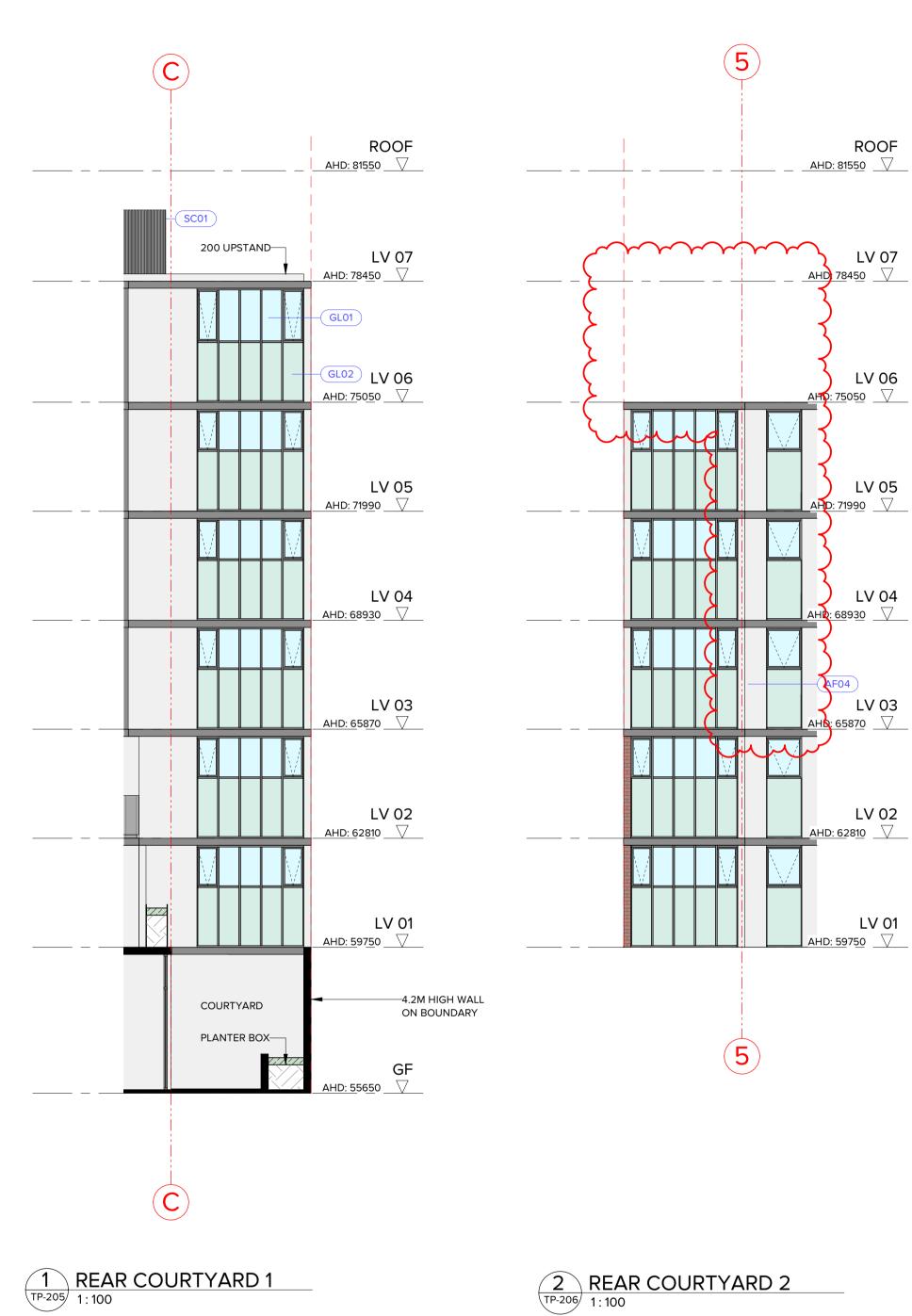
(AB01	ALUMINIUM SUN BLADES, 60 × 600. COLORBOND 'MONUMENT'. NEW
AB02	ALUMINIUM SUN BLADES, 20 × 300. COLORBOND 'MONUMENT'.
AF01	APPLIED FINISH/PAINT - COLORBOND 'WOODLAND GREY'.
AF02	APPLIED FINISH/PAINT - COLORBOND 'MONUMENT'.
AF03	APPLIED FINISH/PAINT - DULUX 'SPINACH GREEN'.
AF04	APPLIED FINISH TO MATCH PR01 'BRIGHT & LIGHT'.
AW01	COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM, COLOUR: POWDERCOAT 'MONUMENT'.
BA01	CLEAR TOUGHENED GLASS BALUSTRADE.
BA02	METAL PICKET BALUSTRADE TO FUTURE DETAIL. COLORBOND 'MONUMENT'.
BR01	GREEN COLOURED GLAZED BRICKWORK. REMOVED
BR02	RED COLOURED GLAZED BRICKWORK.
CAN01	STEEL FRAMED CANOPY WITH COLORBOND ALUMINIUM CLADDING COLOUR ' MONUMENT'.
D01	TIMBER FRAMED ENTRY DOORS. (SWING)
D02	FRAMELESS TOUGHENED CLEAR GLASS ENTRY DOORS.
D03	SOLID TIMBER ENTRY DOORS.
D04	PERFORATED METAL GARAGE DOOR. COLORBOND 'MONUMENT'.
D05	TIMBER FRAMED SLIDING DOORS.
D06	ALUMINIUM LOUVER DOOR, COLOR 'MONUMENT'
GL01	CLEAR GLASS.
GL02	OBSCURE GLASS.
GL03	SILVER GREY REFLECTIVE GLASS.
GL04	MID GREY TINTED GLASS.
$\sim$	
(MEO1)	COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE.
ME01 ME02	
hun	SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN
ME02	SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE.
ME02 ME03	SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'.
ME02 ME03 ME04	SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR
ME02 ME03 ME04 ME05	SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR NEW 'MONUMENT'.
ME02 ME03 ME04 ME05 ST01	SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR NEW 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'RED' MARBLE/NATURAL STONE. ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'.
ME02 ME03 ME04 ME05 ST01 ST02	SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR NEW 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'RED' MARBLE/NATURAL STONE.
ME02 ME03 ME04 ME05 ST01 ST02 SH01	SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR NEW 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'RED' MARBLE/NATURAL STONE. ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'.
ME02 ME03 ME04 ME05 ST01 ST02 SH01 PR01	SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR NEW 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'RED' MARBLE/NATURAL STONE. ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'. 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING.
ME02 ME03 ME04 ME05 ST01 ST02 SH01 PR01 OC01	SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'RED' MARBLE/NATURAL STONE. ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'. 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING. OFF FORM CONCRETE.
ME02 ME03 ME04 ME05 ST01 ST02 SH01 PR01 OC01 OC02	SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR NEW 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'RED' MARBLE/NATURAL STONE. ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'. 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING. OFF FORM CONCRETE. INTILL PANELS 140mm THICK WITH APPLIED FINISH TO MATCH OCO', NEW
ME02 ME03 ME04 ME05 ST01 ST02 SH01 PR01 OC01 OC02 PE01	SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR 'NEW 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'RED' MARBLE/NATURAL STONE. ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'. 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING. OFF FORM CONCRETE. INTILL PANELS '140mm THICK WITH APPLIED FINISH TO MATCH OCO', NEW STEEL FRAMED PERGOLA. COLORBOND 'MONUMENT'.
ME02 ME03 ME04 ME05 ST01 ST02 SH01 PR01 OC01 OC02 PE01 SC01	SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. REMOVED COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR NEW 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'GREEN' MARBLE/NATURAL STONE. ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'. 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING, OFF FORM CONCRETE. INTILL PANELS 140mm THICK WITH APPLIED FINISH TO MATCH OCOT, NEW STEEL FRAMED PERGOLA. COLORBOND 'MONUMENT'. METAL PICKET SCREEN. COLORBOND 'MONUMENT'.

ELOPMENT MILL ROAD,	DATE:	15/03/2023	JOB N°:	40007
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Ν	REV DATE DESCRIPTION	PROJECT:	DATE:	15/03/2023	JOB N°:	40007
PERMIT APPLICATION			DATE.	15/03/2023	JOBN.	40007
N AMENDMENT N AMENDMENT		PROPOSED MIXED-USE DEVELOPMENT 12-14 JOHNSON STREET & 1 MILL ROAD,	SCALE:	1 : 100 @ A1	REVISION	Nº: C
		OAKLEIGH	DRAWN:	ВНА		
		DRAWING TITLE:			DRAWING	
		TOWN	PLANNING		TP-304	



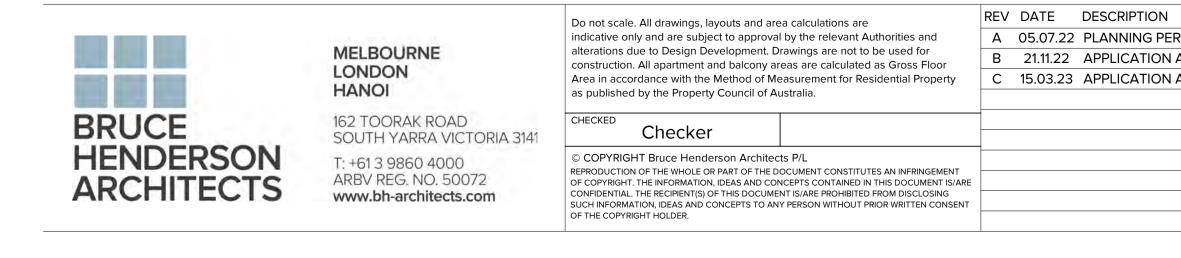
LV 07

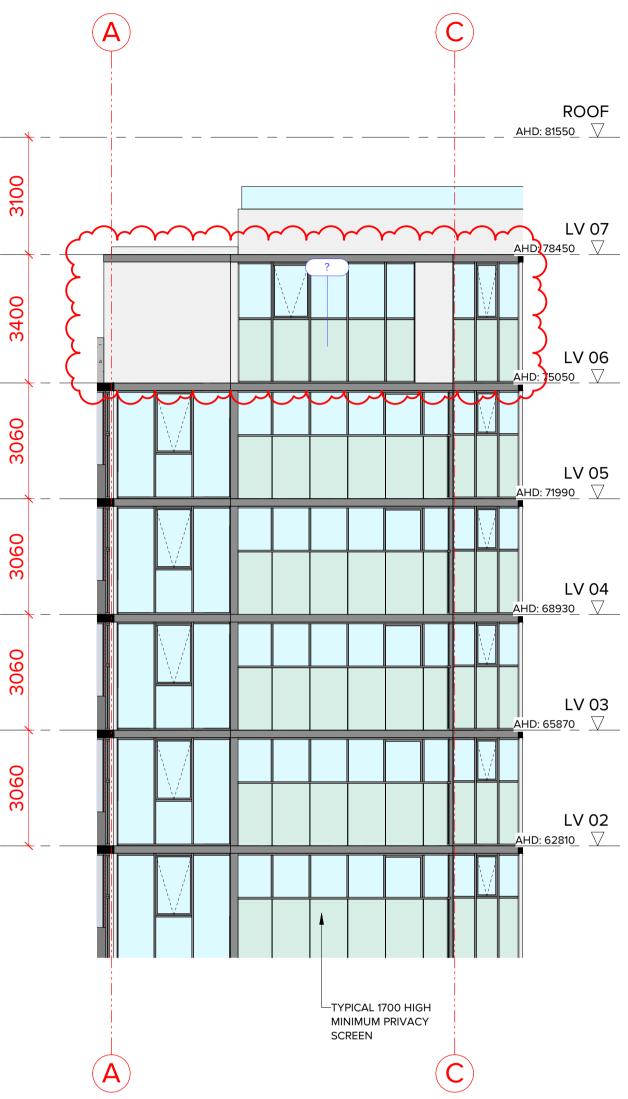
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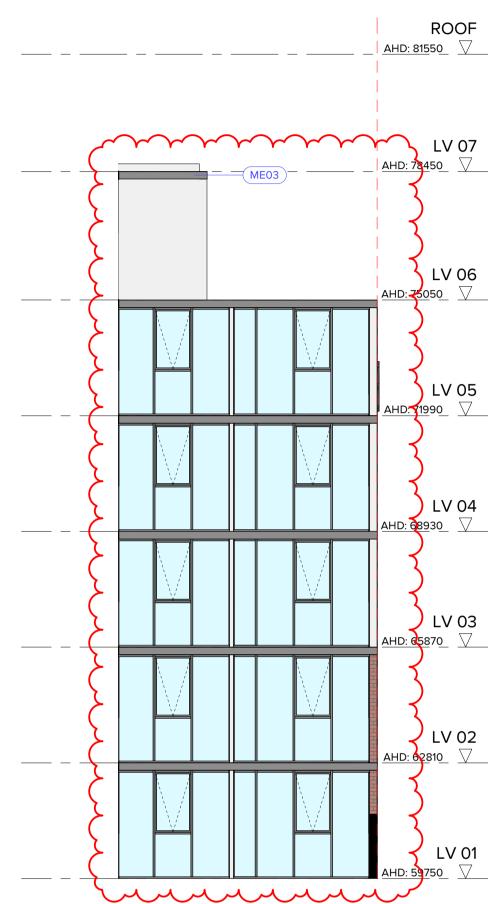
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5 REAR COURTYARD 3 TP-206 1:100

3 EAST LIGHT COURT 1 TP-206 1:100

)N	REV DATE DESCRIPTION	PROJECT:	DATE:	45/00/2022	JOB N°: 4	40007
PERMIT APPLICATION			DATE.	15/03/2023	JOBN. 2	40007
ON AMENDMENT		PROPOSED MIXED-USE DEVELOPMENT				
ON AMENDMENT		12-14 JOHNSON STREET & 1 MILL ROAD,	SCALE:	1 : 100 @ A1	REVISION N°:	С
		OAKLEIGH	DRAWN:	BHA		
		DRAWING TITLE:	DRAWING ST	ATUS:	DRAWING N°:	
		PARTIAL ELEVATIONS - SHEET 01			то	205
			IOWNP	LANNING	1P-	-305



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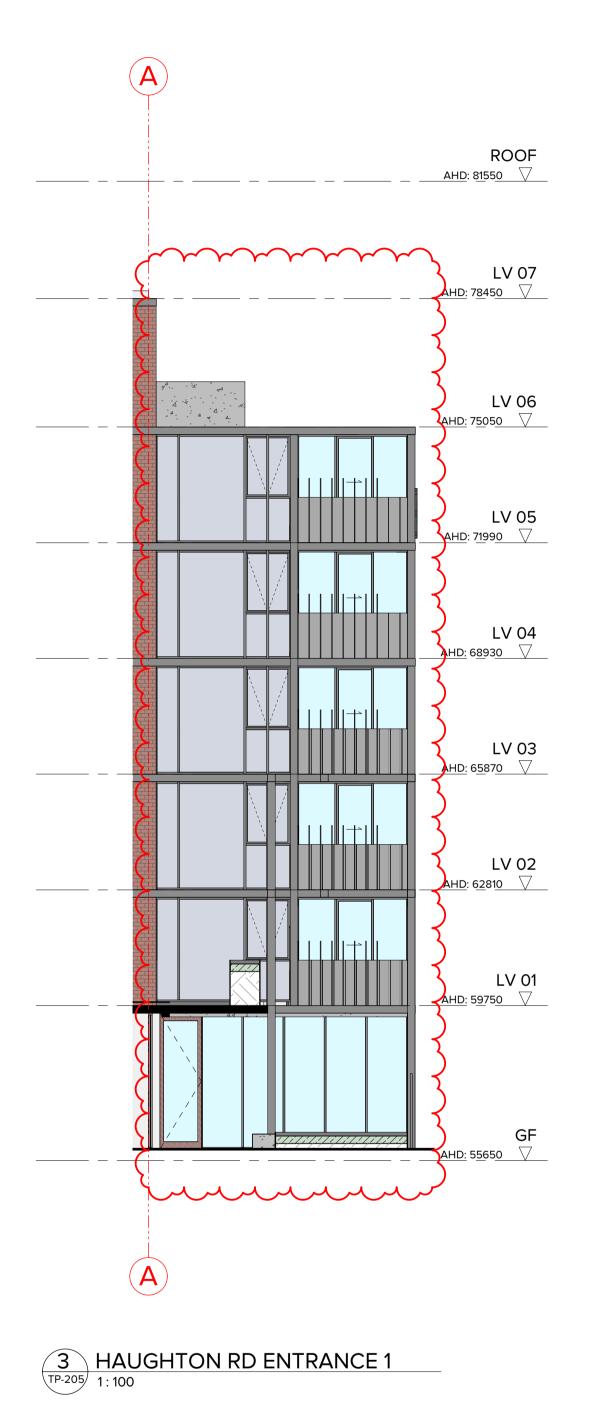
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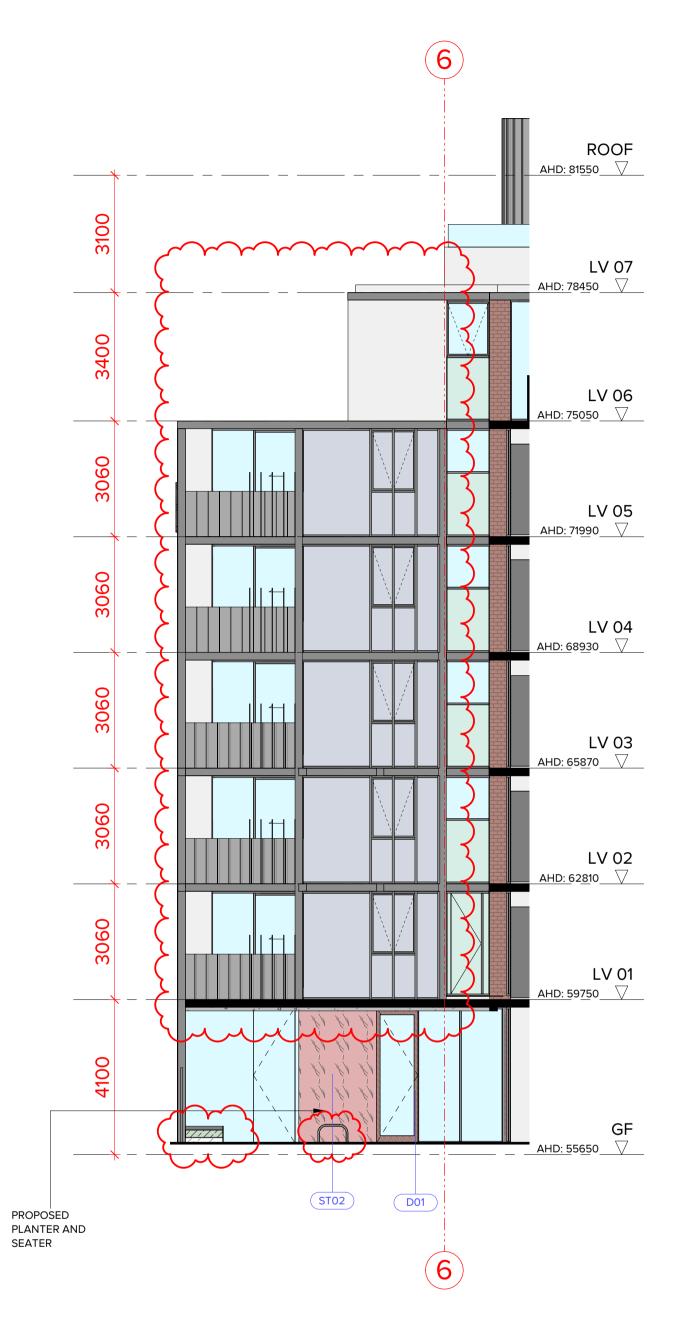
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GL02-

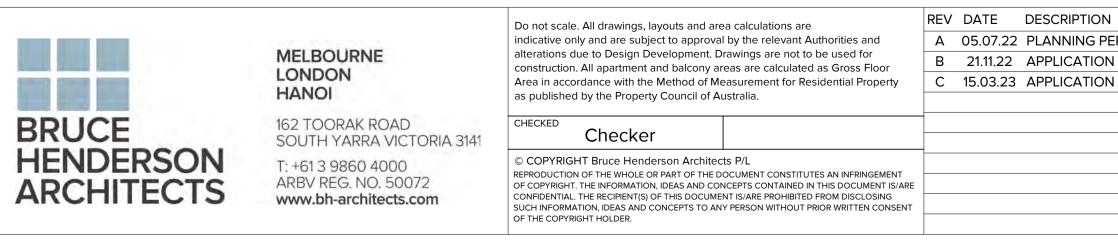
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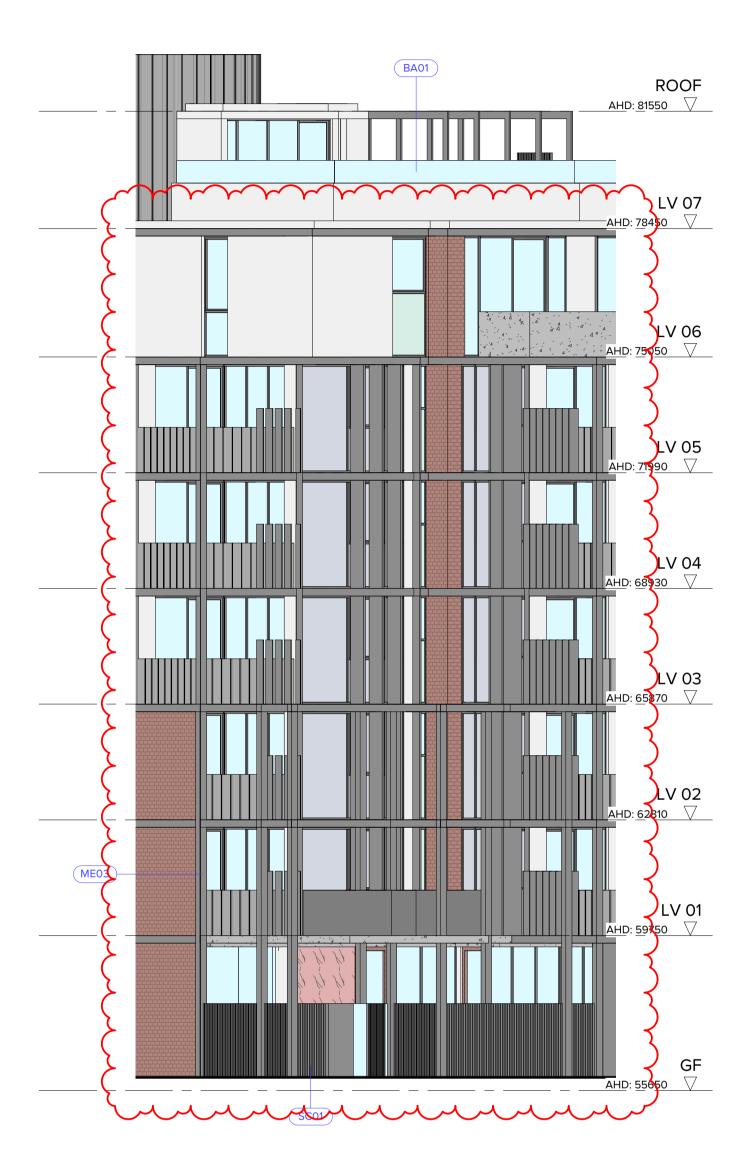
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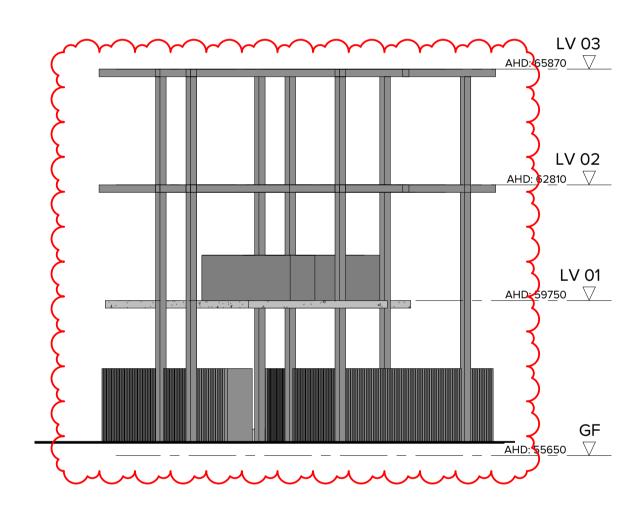
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1 HAUGHTON RD ENTRANCE 3 TP-205 1:100

ON REV DATE DESCRIPTION	PROJECT:	DATE: 15/03/2023	JOB Nº: 40007
PERMIT APPLICATION       ON AMENDMENT       ON AMENDMENT	PROPOSED MIXED-USE DEVELOPMENT 12-14 JOHNSON STREET & 1 MILL ROAD,	SCALE: 1 : 100 @ A1	REVISION N°: C
	OAKLEIGH DRAWING TITLE: PARTIAL ELEVATIONS - SHEET 02	DRAWN: BHA	
		DRAWING STATUS:	DRAWING N°:
		TOWNPLANNING	TP-306



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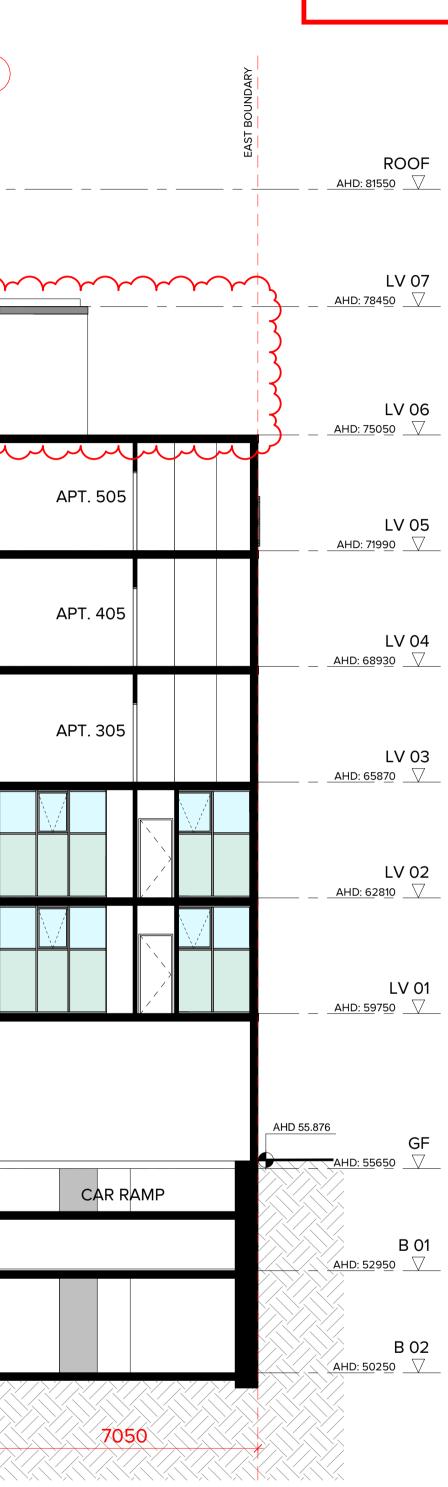
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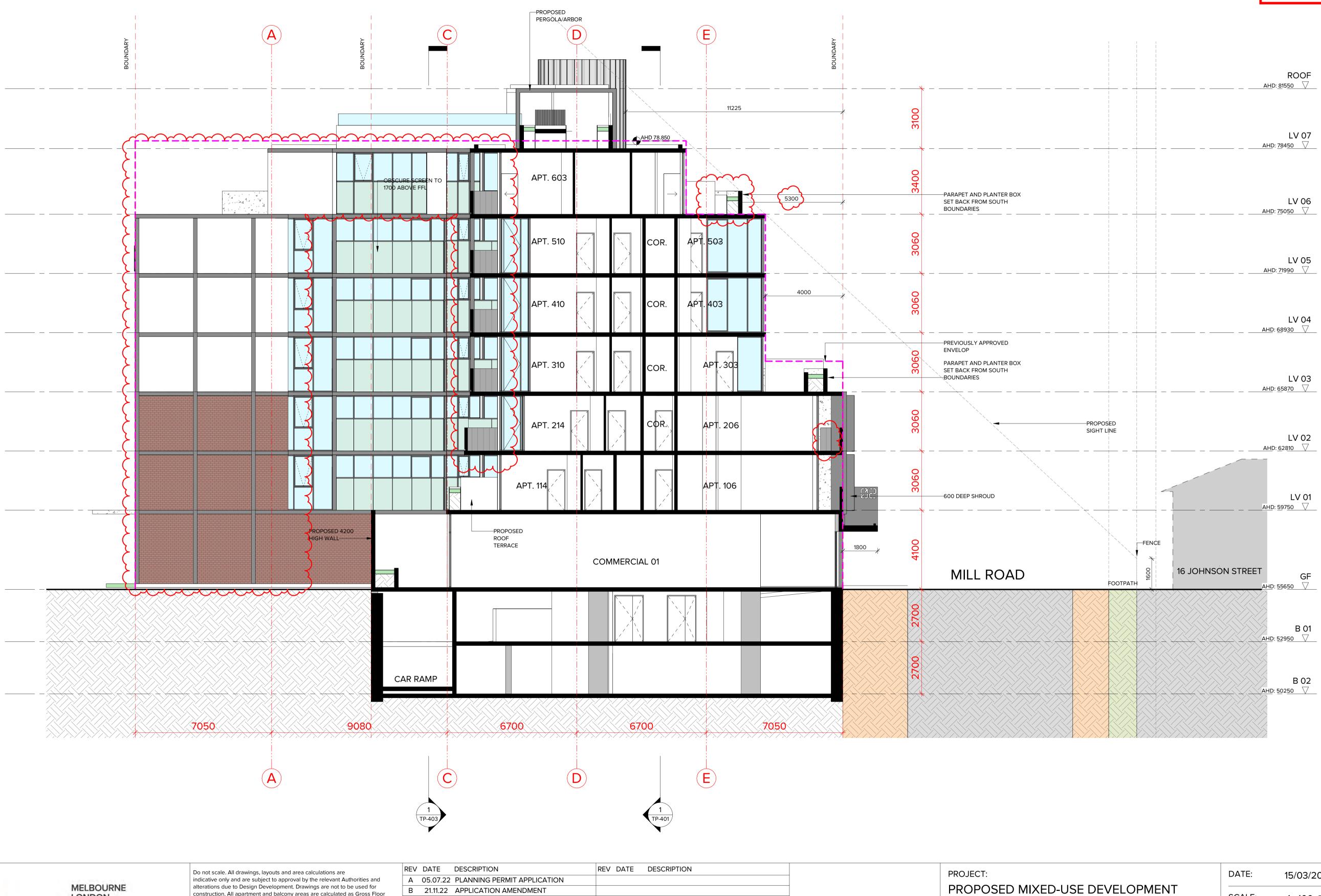


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BRUCE	162 TOORAK ROAD SOUTH YARRA VICTORIA 3141	CHECKED			OAKLEIGH
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			CLEAR TOUGHENED GLASS BALUSTRADE 1800 ABOVE FFL			 STS			
	APT	. 60 <b>3</b>						APT. 604	
ORRIDOR				APT. 503			APT. 50	<b>)4</b>	COR.
ORRIDOR				APT. 403			APT. 40	21200 ² (	COR.
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	DATE:	15/03/2023	JOB N°:	40007
EVELOPMENT 1 MILL ROAD,	SCALE:	1 : 100 @ A1	REVISION N	°: C
	DRAWN:	BHA		
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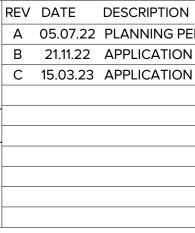
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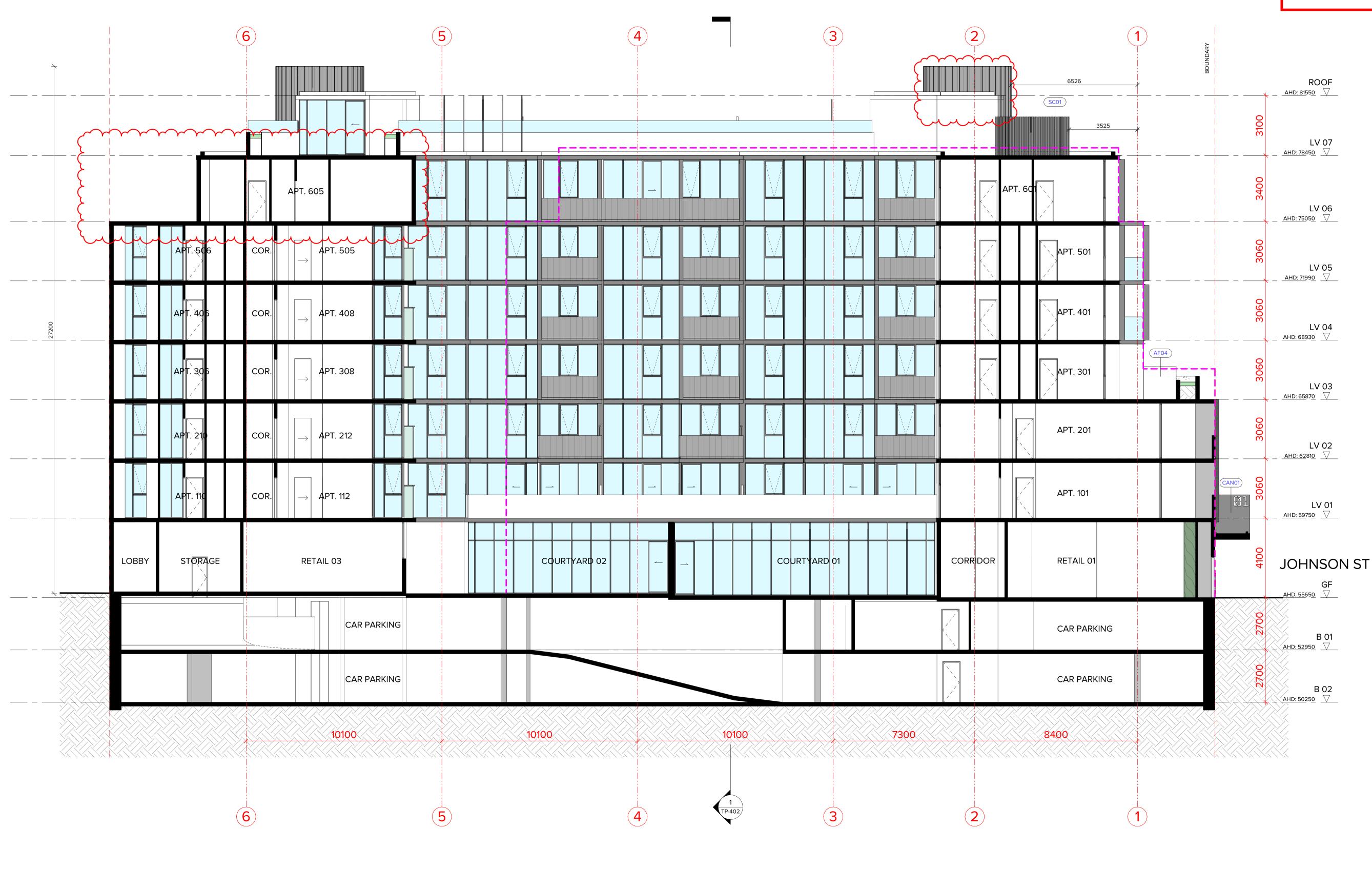
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ON	REV DATE DESCRIPTION	PROJECT:	DATE: 15/03/2023	JOB N°: 40007
PERMIT APPLICATION			DATE: 15/03/2023	JOB N°: 40007
ION AMENDMENT		PROPOSED MIXED-USE DEVELOPMENT		
ION AMENDMENT		12-14 JOHNSON STREET & 1 MILL ROAD,	SCALE: 1 : 100 @ A1	REVISION N°: C
		OAKLEIGH	DRAWN: BHA	
		DRAWING TITLE:	DRAWING STATUS:	DRAWING N°:
		PROPOSED SECTION 02	TOWNPLANNING	TP-402





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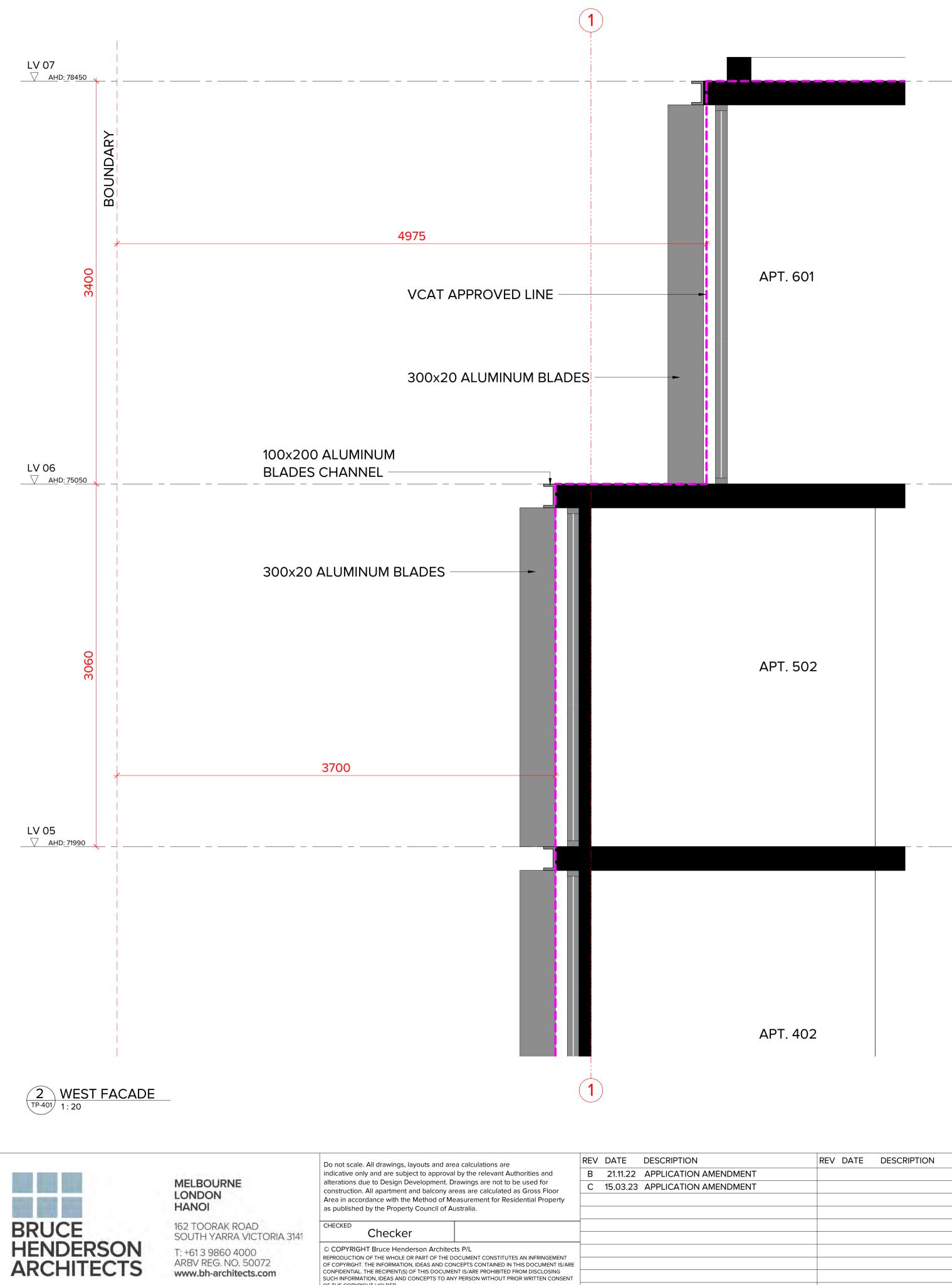
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REV DATE DESCRIPTION	REV DATE DESCRIPTION	PROJECT:
A 05.07.22 PLANNING PERMIT APPLICATION		
B 21.11.22 APPLICATION AMENDMENT		PROPOSED MIXED-USE DEV
C 15.03.23 APPLICATION AMENDMENT		12-14 JOHNSON STREET & 1
		 OAKLEIGH
		 DRAWING TITLE:
		DRAWING TITLE.
		PROPOSED SECTION 03

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'ELOPMENT MILL ROAD,	SCALE:	1 : 100 @ A1	REVISION N°:		
,	DRAWN:	BHA			
	DRAWING STATUS:		DRAWING	N°:	
		PLANNING	TP-403		



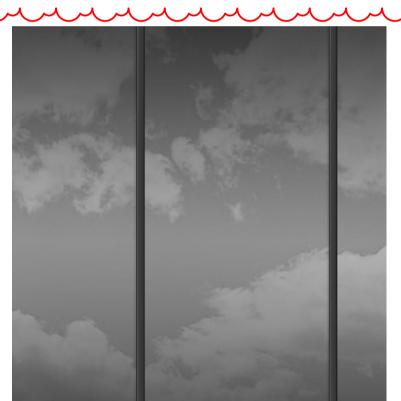
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N	REV DATE DESCRIPTION	PROJECT:
N AMENDMENT		PROPOSED MIXED-USE DEV 12-14 JOHNSON STREET & 1 OAKLEIGH
		DRAWING TITLE: PROPOSED SECTION 04

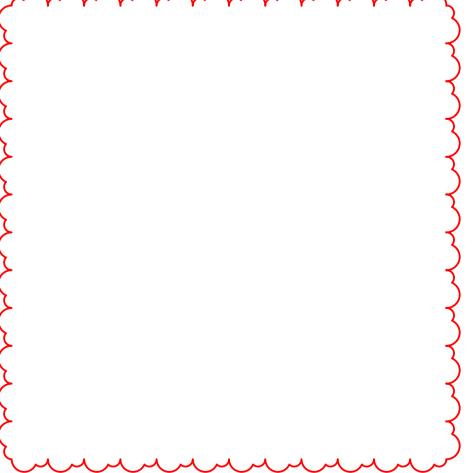
	DATE:	21/11/2022	JOB Nº:	40007	
ELOPMENT MILL ROAD,	SCALE:	1:20 @ A1	REVISION N°:		
	DRAWN:	BHA			
	DRAWING STATUS:		DRAWING	N°:	
	TOWNPLANNING		TP-404		



AB01 - ALUMINIUM SUN BLADES, 60 × 600, COLORBOND 'MONUMENT'.

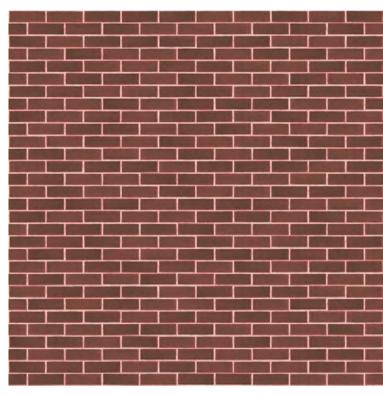


GL03 - SILVER GREY REFLECTIVE GLASS





AB02 - ALUMINIUM SUN BLADES, 20 x 300. COLORBOND 'MONUMENT'.



BR02 - RED COLOURED GLAZED BRICKWORK.



GL04 - MID GREY TINTED GLASS

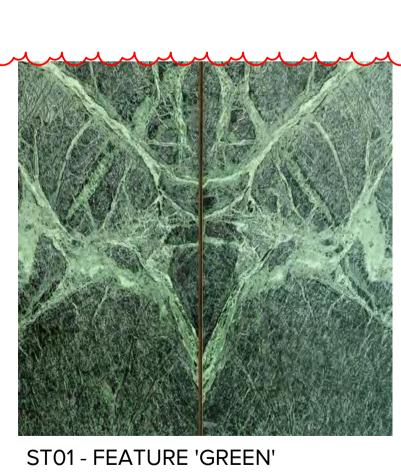


SH01 - ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'.





DOORS.





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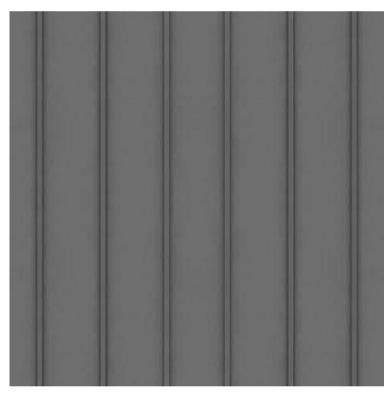
D01/D05 - TIMBER FRAMED ENTRY



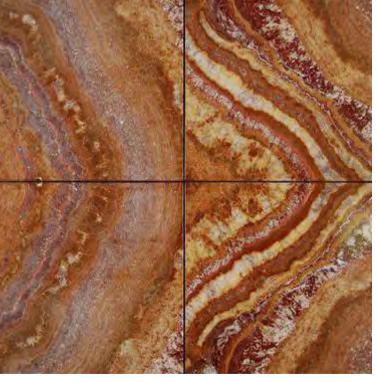
AF02 - APPLIED FINISH/PAINT -COLORBOND 'MONUMENT'.



D03 - SOLID TIMBER ENTRY DOORS.



ME02 - COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE.



ST02 - FEATURE 'RED' MARBLE/NATURAL STONE.



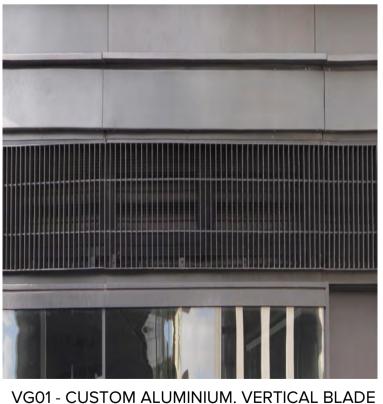
AF03 - APPLIED FINISH/PAINT - DULUX 'SPINACH GREEN'.



GL01 - CLEAR GLASS



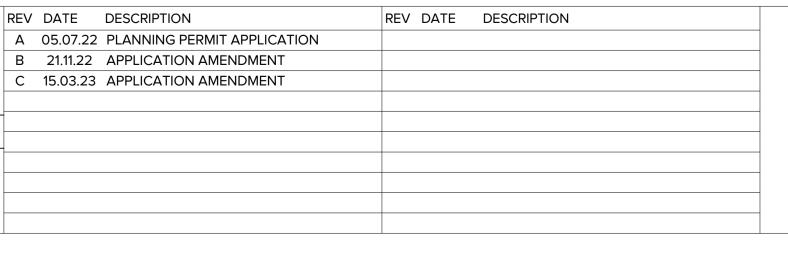
OC01 - OFF FORM CONCRETE.



VENTILATION GRILLE COLORBOND 'MONUMENT'. SIZES VARY.

PROJECT: PROPOSED MIXED-USE DEVE 12-14 JOHNSON STREET & 1 M OAKLEIGH DRAWING TITLE: EXTERNAL FINISHES SCHEDU

MARBLE/NATURAL STONE.

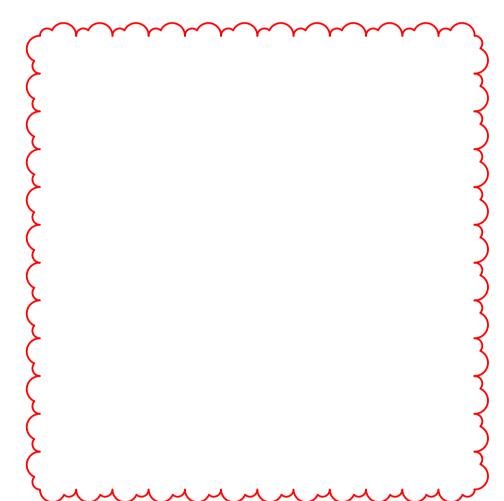




BA02 - METAL PICKET BALUSTRADE TO FUTURE DETAIL. COLORBOND 'MONUMENT'.



GL02 - OBSCURE GLASS



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'ELOPMENT MILL ROAD,	SCALE:	@ A1	REVISION N°:	
,	DRAWN:	BHA		
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DULE	TOWNPLANNING		TP-501	

### AREA SCHEDULE - LEVEL 01 - 06 APARTMENTS

Apt No. Apt. Type Internal Area Balcony Area

LV 01			LV 01
101	1B1B	61.3 m ²	10.4 m ²
102	1B1B	51.0 m ²	9.2 m ²
103	1B1B	51.0 m ²	9.2 m ²
104	2B2B	81.8 m²	10.4 m ²
105	1B1B	50.0 m ²	9.5 m ²
106	2B2B	71.1 m ²	15.6 m ²
107	2B2B	71.1 m ²	15.6 m ²
108	2B2B	71.1 m ²	15.6 m ²
109	2B2B	79.5 m ²	10.2 m ²
110	2B2B	78.3 m ²	9.1 m ²
111	2B2B	80.5 m²	10.5 m ²
112	2B1B	68.9 m²	11.6 m ²
113	2B2B	74.5 m ²	13.1 m ²
114	1B1B	50.8 m ²	13.9 m ²
115	2B2B	71.3 m ²	19.1 m ²
TOTAL:	•	1012.1 m ²	182.9 m ²

LV 02			LV 02
201	1B1B	61.3 m ²	10.4 m ²
202	1B1B	51.0 m ²	9.2 m ²
203	1B1B	51.0 m ²	9.2 m ²
204	2B2B	81.8 m ²	10.4 m ²
205	1B1B	50.0 m ²	9.5 m ²
206	2B2B	<b>71.1</b> m ²	13.0 m ²
207	2B2B	<b>71.1</b> m ²	13.0 m ²
208	2B2B	<b>71.1</b> m ²	13.0 m ²
209	2B2B	79.5 m ²	10.2 m ²
210	2B2B	78.3 m ²	9.1 m ²
211	2B2B	80.9 m²	10.5 m ²
212	2B1B	68.9 m ²	11.6 m ²
213	2B2B	75.5 m ²	9.3 m ²
214	1B1B	51.5 m ²	9.3 m ²
215	2B2B	72.3 m ²	9.0 m ²
TOTAL:		1015.2 m ²	156.7 m ²

LV 03			LV 03
301	2B2B	76.5 m ²	32.3 m ²
302	2B2B	83.2 m ²	57.5 m ²
303	2B2B	75.2 m ²	37.3 m ²
304	2B2B	76.0 m ²	34.5 m ²
305	2B2B	65.9 m ²	36.5 m ²
306	2B2B 🤇	78.3 m ²	9.1 m ²
307	2B2B	80.9 m²	10.5 m ²
308	2B1B	68.9 m ²	11.6 m ²
309	2B2B	74.5 m ²	9.2 m ²
310	1B1B	50.9 m ²	9.2 m ²
311	2B2B	<b>71.4</b> m ²	9.0 m ²
TOTAL:	·	801.7 m ²	256.7 m ²

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LONDON

HANOI

BRUCE HENDERSON ARCHITECTS

Apt No.	Apt. Type	Internal Area	Balcony Area
LV 04			LV 04
401	2B2B	76.5 m ²	9.3 m ²
402	2B2B	83.2 m ²	10.3 m ²
403	2B1B	68.4 m ²	9.0 m ²
404	2B2B	76.0 m ²	8.2 m ²
405	2B2B	65.9 m ²	10.5 m ²
406	2B2B 🤇	78.3 m ²	9.1 m ²
407	2B2B	80.9 m²	10.5 m ²
408	2B1B	68.9 m ²	11.6 m ²
409	2B2B	74.5 m ²	9.2 m ²
410	1B1B	50.9 m ²	9.2 m ²
411	2B2B	<b>71.4</b> m ²	9.0 m ²
TOTAL:		794.8 m ²	105.9 m ²
LV 05			LV 05
501	2B2B	76.5 m ²	9.3 m ²
502	2B2B	83.2 m ²	10.3 m ²
503	2B1B	68.4 m ²	9.0 m ²
504	2B2B	76.0 m ²	8.2 m ²
505	2B2B	65.9 m ²	10.5 m ²
506	2B2B	78.3 m²	9.1 m ²
507	2B2B	80.9 m ²	10.5 m ²
508	2B1B	68.9 m ²	11.6 m ²
509	2B2B	74.5 m ²	9.2 m ²
510	1B1B	50.9 m ²	9.2 m ²
511	2B2B	<b>71.4</b> m ²	9.0 m ²
TOTAL:		794.8 m ²	105.9 m²
LV 06			LV 06
601	3B2B	104.3 m ²	19.6 m ²
602	2B2B	<b>71.4</b> m ²	9.0 m ²
603	3B2B	105.6 m ²	36.5 m ²
604	3B2B	106.8 m ²	30.6 m ²
605	3B2B	127.6 m ²	12.6 m ²
-			

	LV 01	LV 02	LV 03	LV 04	LV 05
	1B1B	1B1B	1B1B	1B1B	1B1B
	5	5	1	1	1
$\langle$	2B1B	2B1B	2B1B	2B1B	2B1B
3	1	1	1	2	2
٤	2B2B	2B2B	2B2B	2B2B	2B2B
٤	9	9	9	8	8
2					
(					

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LV 06

2B2B

3B2B

4

APARTMENTS: 68 4934.2 m² 916.4 m²

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$\sim$
31B
32E

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Area in accordance with the Method of Measurement for Residential Property	C 15.03.23 APPLICATION AMENDMENT		12-14 JOHNSON STREET & 1
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### AREA SCHEDULE - GROUND LEVEL TENANCIES

Apt No.	Name	Apt. Type	Internal Area	Balcony Area
GF				GF
C01	COMMERCIAL 01	COMMERCIAL	272.3 m ²	34.7 m ²
C02	COMMERCIAL 02	COMMERCIAL	264.2 m ²	41.9 m ²
C03	COMMERCIAL 03	COMMERCIAL	100.1 m ²	76.5 m ²
C04	COMMERCIAL 04	COMMERCIAL	110.6 m ²	
4			747.2 m ²	-
R01	RETAIL 01	RETAIL	87.9 m ²	
R02	RETAIL 02	RETAIL	131.4 m ²	1
2	1	1	219.3 m ²	-

# AREA SCHEDULE - INTERIOR AREA & GROSS FLOOR AREA

Area Type	Area	Area Type	Area
B 02		LV 03	
LOBBY/CORE/SERVICES	35.9 m ²	INTERNAL	801.7 m ²
PARKING/STORAGE	1601.1 m ²	LOBBY/CORE/SERVICES	141.3 m ²
	1637.0 m ²		943.0 m ²
B 01		LV 04	
LOBBY/CORE/SERVICES	129.0 m ²	INTERNAL	794.8 m ²
PARKING/STORAGE	1508.0 m ²	LOBBY/CORE/SERVICES	141.3 m ²
	1637.0 m ²		936.1 m ²
GF		LV 05	
INTERNAL	966.5 m ²	INTERNAL	794.8 m ²
LOBBY/CORE/SERVICES	362.1 m ²	LOBBY/CORE/SERVICES	141.3 m ²
PARKING/STORAGE	123.2 m ²		936.1 m ²
	1451.9 m ²	LV 06	
LV 01		INTERNAL	515.7 m ²
INTERNAL	1012.1 m ²	LOBBY/CORE/SERVICES	108.2 m ²
LOBBY/CORE/SERVICES	189.9 m ²		623.9 m ²
	1202.0 m ²	LV 07	
LV 02		LOBBY/CORE/SERVICES	55.2 m ²
INTERNAL	1015.2 m ²		55.2 m ²
LOBBY/CORE/SERVICES	176.3 m ²	TOTAL GFA	10613.7 m ²
L	1191.5 m ²		

Level	Area	Level	Area
			$\sim$
GF	<b>{</b> 58.1 m ² <b>}</b>	LV 04	$\frac{1}{2.6}$ m ²
LV 01	<b>38.6</b> m ²	LV 05	2.6 m ²
LV 02	(2.6 m ² )	LV 06	<b>38.8</b> m ²
LV 03	85.5 m ²	LV 07	$\frac{1}{2}$ 45.4 m ²

SITE AREA

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12-14 JOHNSON STREET: 891.8m²

1 MILL ROAD: 746.9m²

TOTAL: 1638.8m²

### PROPOSED CAR PARKING

	RESIDENT	OFFICE	RETAIL	CHARGING	TOTAL
LEVEL B02	48	0	0	1	49
LEVEL B01	25	8	2	0	35
TOTAL	73	8	2	1	84

### PROPOSED BIKE PARKING

	RESIDENT	VISITOR/STAFF	TOTAL
BASEMENT 02	7	0	7
BASEMENT 01	64	0	64
GROUND FLOOR	0	17	17
TOTAL	71	17	88

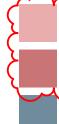
# SITE COVERAGE

PROPOSED BASEMENT SITE COVERAGE: 1637.0m², OR 99.9%

PROPOSED GROUND FLOOR SITE COVERAGE: *1451.9m², OR 88.6% EXCLUDING THE NORTH FACING COURTYARDS (113.9m²), & THE HAUGHTON ROAD FORECOURT (58.9m²)

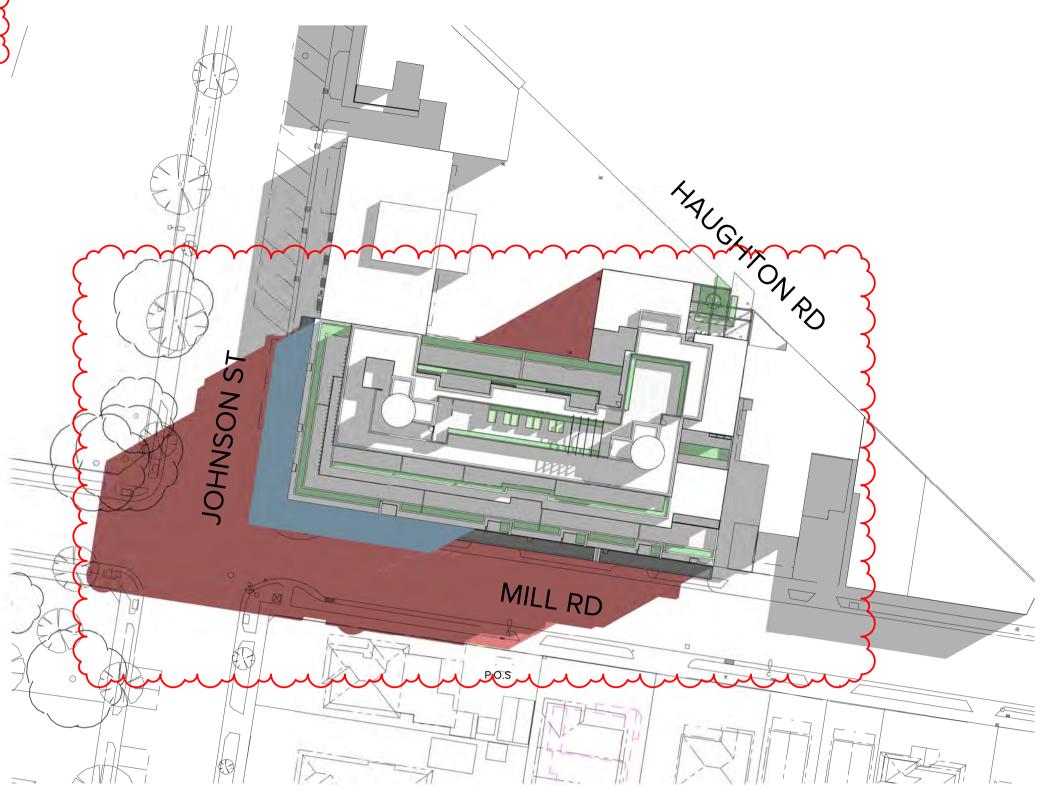
THE PROPOSED GROUND LEVEL DOES NOT HAVE IMPERVIOUS SURFACE

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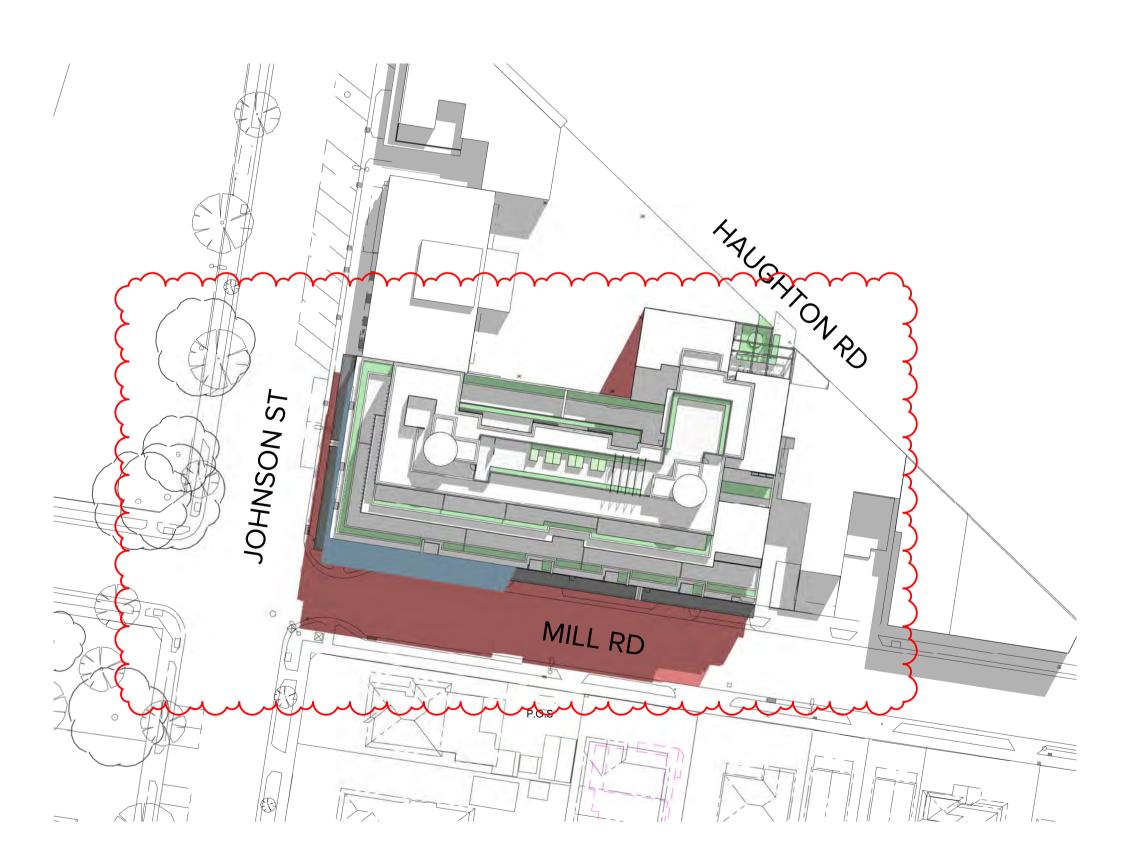


ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING IN THE 21.11.22 REVISION

ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING IN THE CURRENT REVISION mmm SHADOWS CAST BY EXISITNG BUILT FORM



Sept.22 - 09.00



Sept.22 - 11.00

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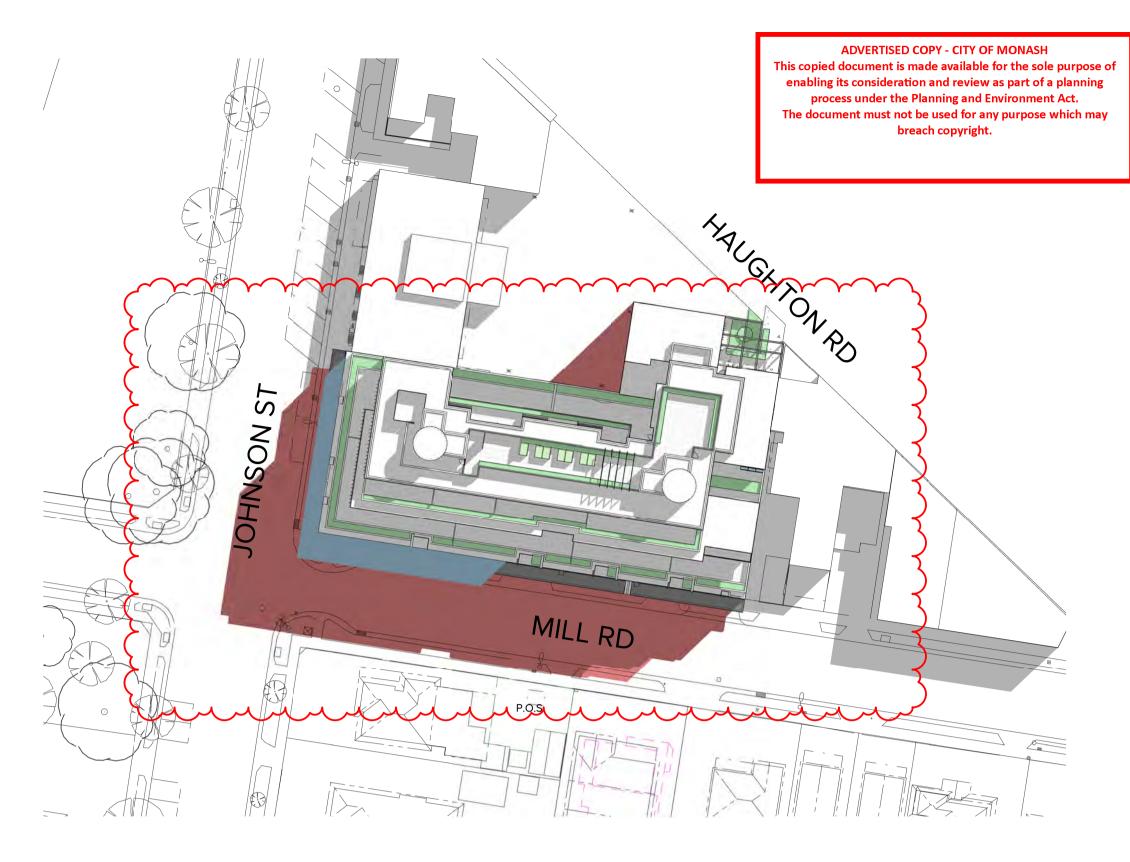
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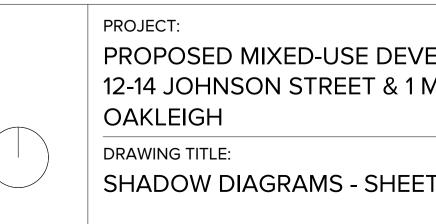
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В	21.11.22	APPLICATION AMENDMENT			
С	15.03.23	APPLICATION AMENDMENT			



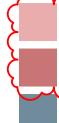
Sept.22 - 10.00



Sept.22 - 12.00

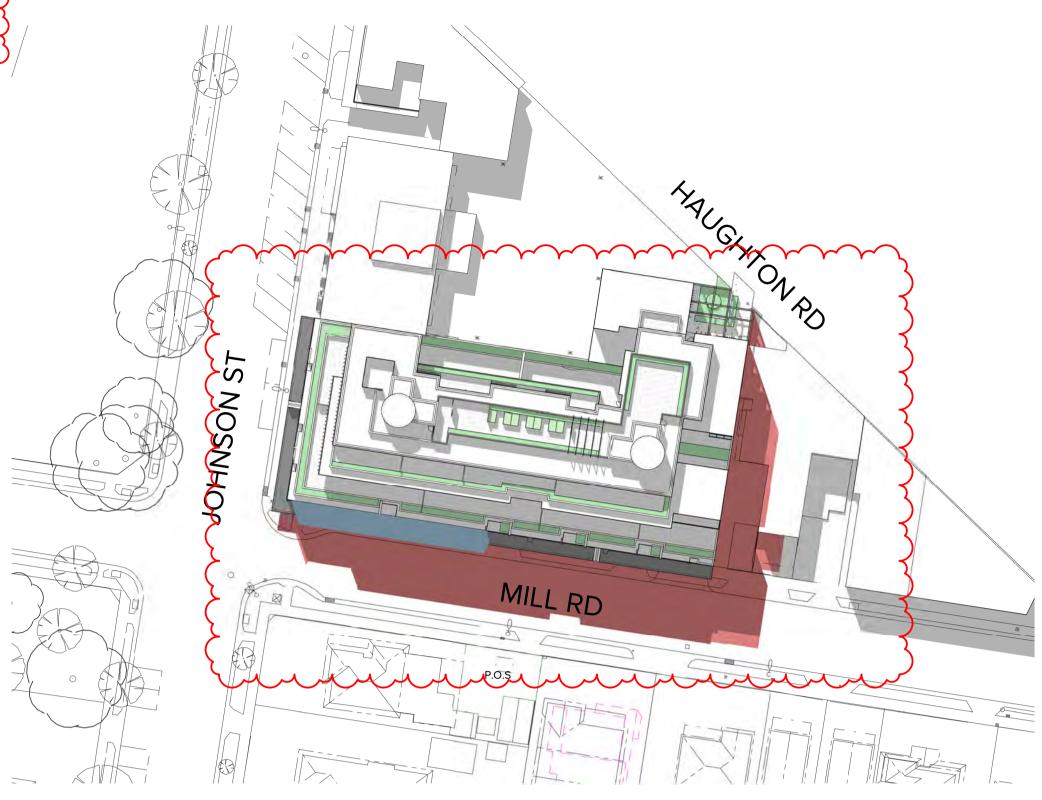


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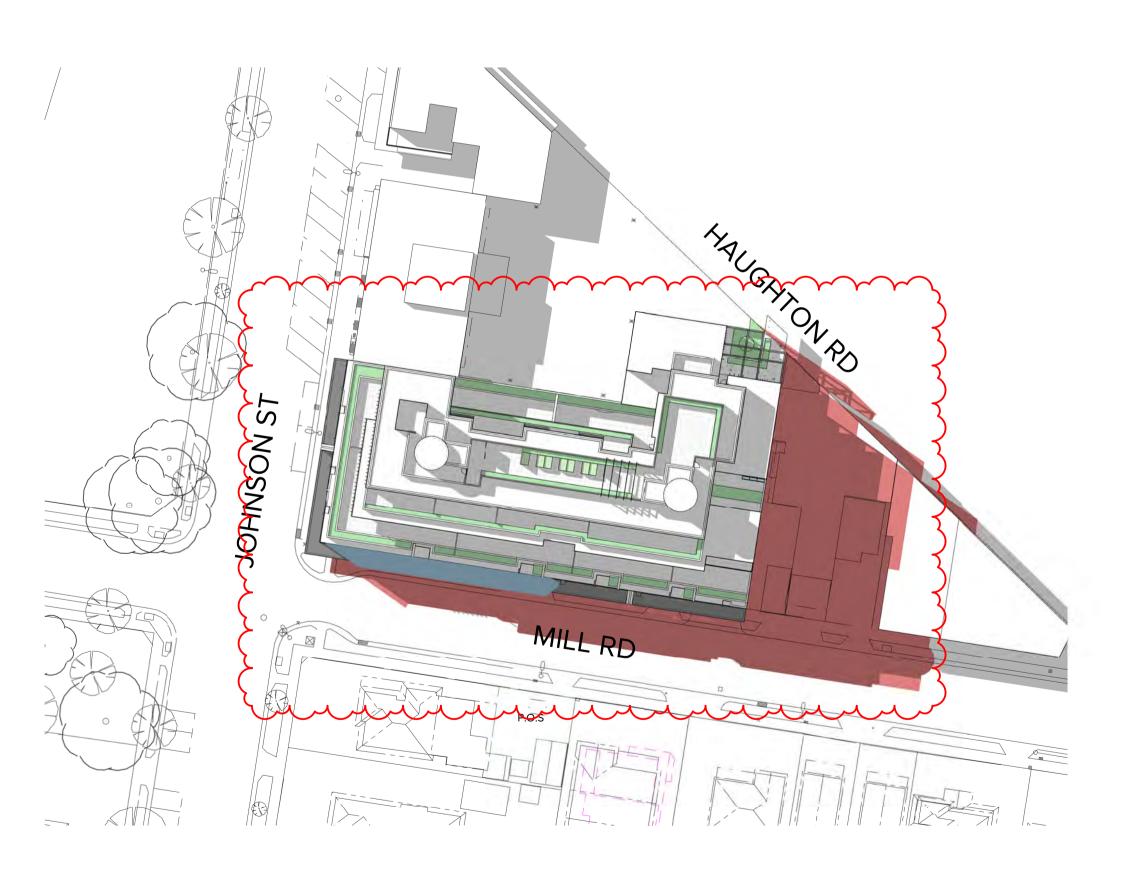


ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING IN THE 21.11.22 REVISION

ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING IN THE CURRENT REVISION SHADOWS CAST BY EXISITNG BUILT FORM



Sept.22 - 13.00



Sept.22 - 15.00

indicative only and are subject to approval by the relevant Authorities and

construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property

alterations due to Design Development. Drawings are not to be used for

Do not scale. All drawings, layouts and area calculations are



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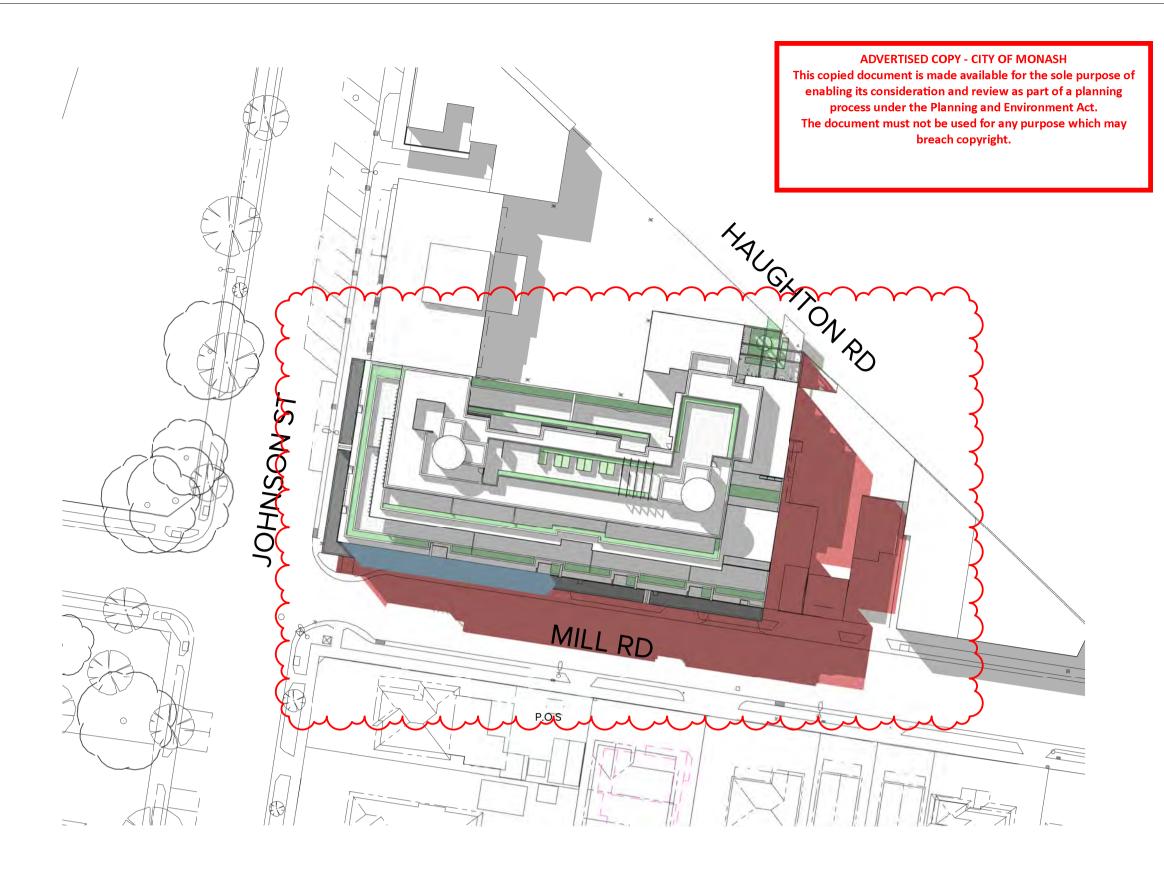
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Sept.22 - 14.00

C 15.03.23 APPLICATION AMENDMENT       12-14 JOHNSON STREET & 1         OAKLEIGH       DRAWING TITLE:							
	RE	A 05.07.22 B 21.11.22	PLANNING PERMIT APPLICATION APPLICATION AMENDMENT	REV DATE	DESCRIPTION		PROPOSED MIXED-USE DEVE 12-14 JOHNSON STREET & 1 M OAKLEIGH
	IT						

'ELOPMENT MILL ROAD,	DATE:	15/03/2023	JOB Nº:	40007
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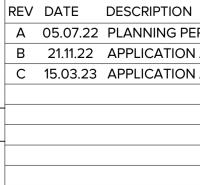


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PROPOSED MIXED-USE DEVELO 12-14 JOHNSON STREET & 1 MILL OAKLEIGH DRAWING TITLE: 3D PERSPECTIVE - JOHNSON ST

.OPMENT LL ROAD,	DATE:	15/03/2023	JOB N°:	40007
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		3D PERSPECTIVE - MILL ROAD	TOWN	PLANNING	TP-701





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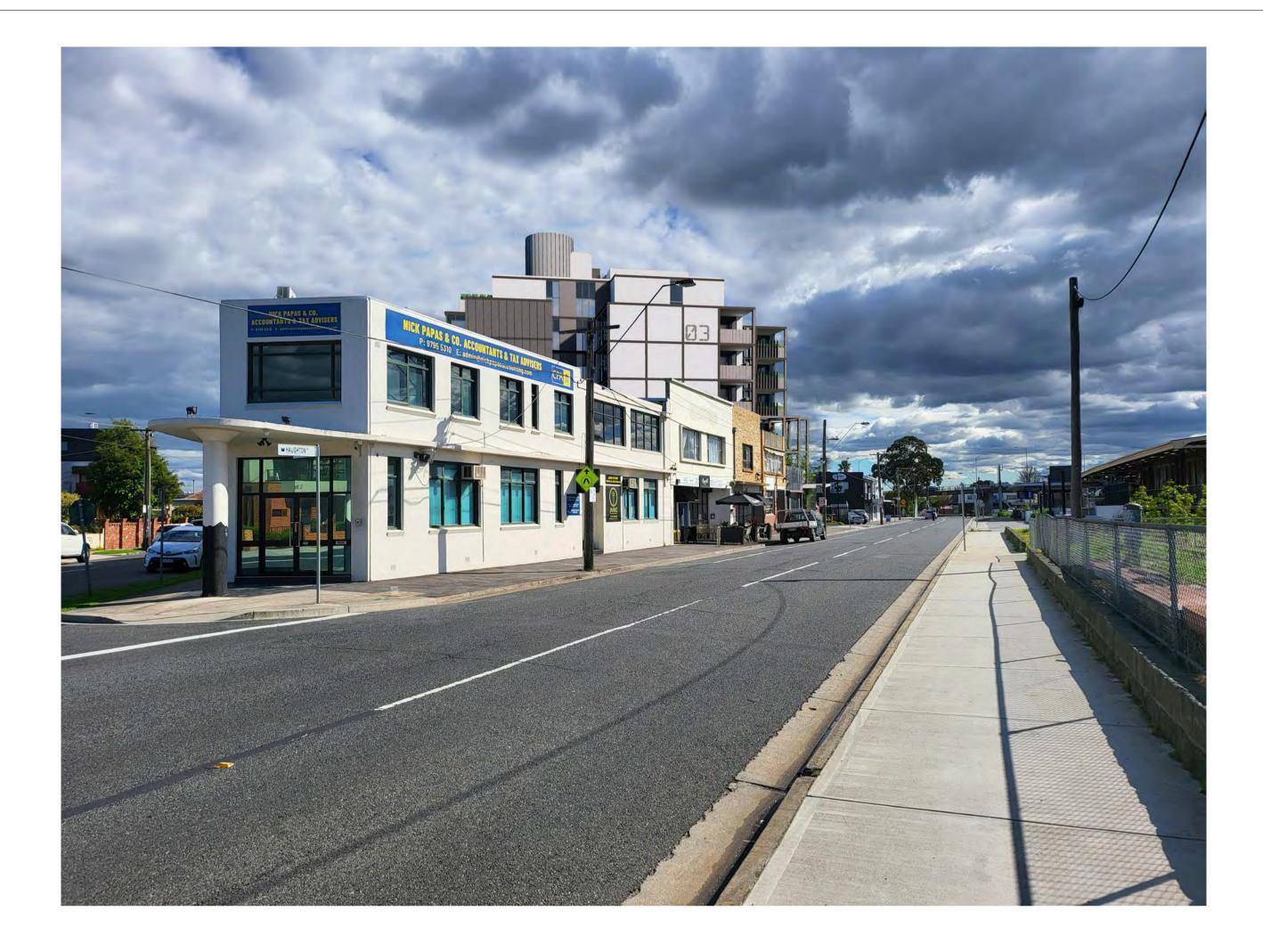
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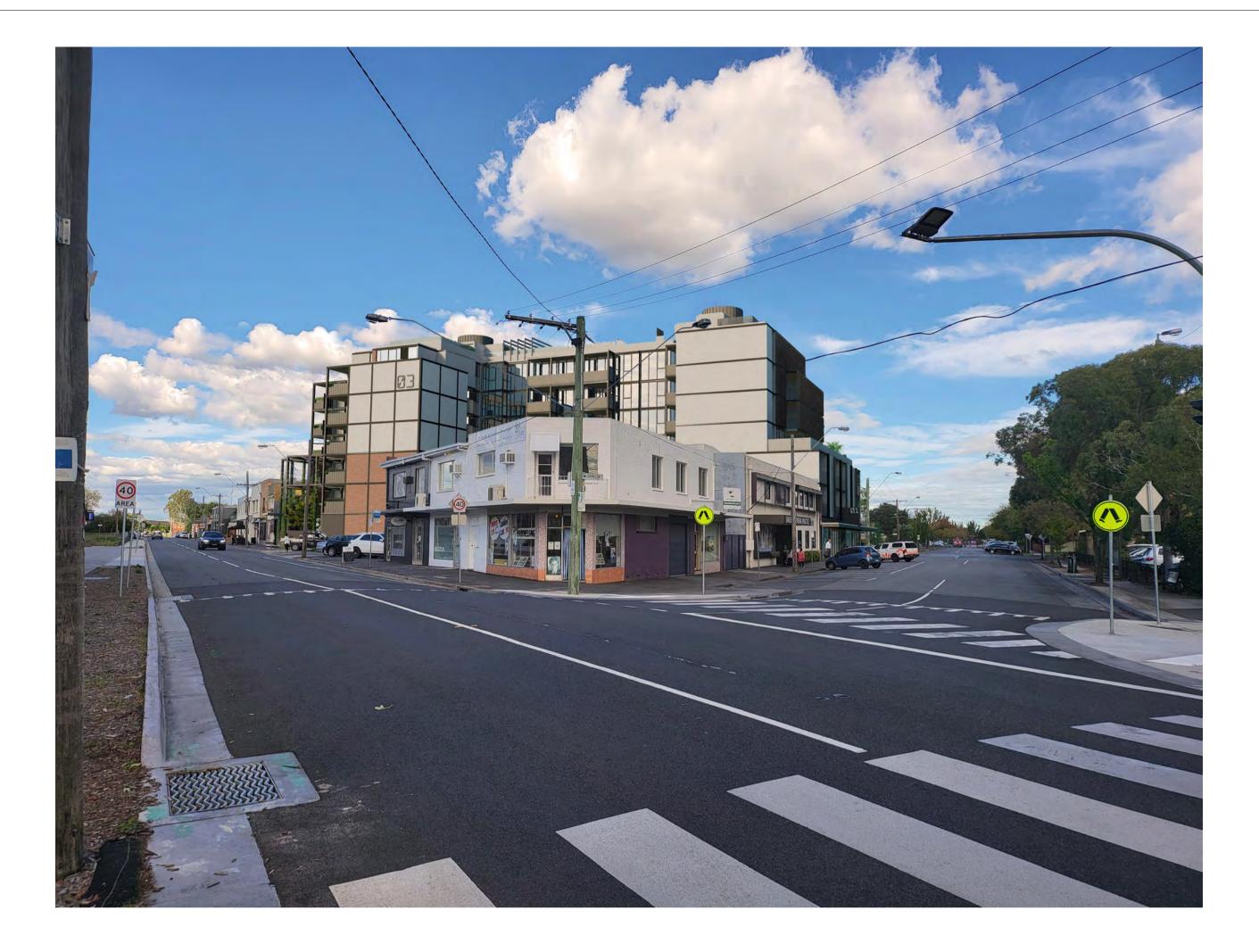
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			<b>3D PERSPECTIVE - HAUGHTON</b>

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