

10.5 APPENDIX E: DAYLIGHT REPORT

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Daylighting Report

Mixed Development

12-14 Johnson St, Oakleigh VIC 3166

15th November 2022 – Rev. 07

Prepared For:

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Document Amendments

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00	For Review	10/12/2021	BP	TP
01	Amended	16/12/2021	BP	TP
02	Town Planning	11/04/2022	BP	TP
03	Town Planning	19/05/2022	BP	TP
04	Town Planning – Update for clarity	31/05/2022	BP	TP
05	Town Planning – Amendments	29/06/2022	BP	TP
06	TP - Amended for image clarity	01/07/2022	BP	TP
07	Town Planning – Revision B	15/11/2022	KM	JH

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1. Executive Summary

Meinhardt has been commissioned to undertake a Daylight modelling assessment for the proposed new development at 12-14 Johnson St, Oakleigh VIC 3166.

The daylight availability simulation has been undertaken at finished floor level using the latest Greenstar Buildings Spatial Daylight Autonomy method. Daylighting was simulated using a climate-based weather file for Melbourne.

Under the Built Environment Sustainability Scorecard (BESS v6), good levels of daylight contribute to the Indoor Environment Quality (IEQ) score.

Daylight modelling was undertaken for the Planning phase of the project using the proposed geometry and shading. Glazing Visible Light Transmittance (VLT) has been nominated at 72% for the apartments and 50% for the Commercial/Retail area. Refer to Section 4 - Modelling Results for individual space results.

Table 1 - Apartment Areas Daylighting Threshold Results

Total # Apartments	# Apartments meeting Greenstar Daylight Autonomy Threshold	Percentage Compliant (%)
	160lux for 80% of Daylight Hours across 60% of Area	95% required to meet Greenstar Threshold
70	70*	100%

* includes over-shadowing from potential adjacent development.

Table 2 - Commercial Areas Daylighting Threshold Results

Commercial Assessed Area (m ²)	Commercial Compliant Area (m ²)	Percentage Compliant Area (%)
	160lux for 80% of Daylight Hours	40% required to meet Greenstar Threshold
862.8	498.5	57.8%

2. Introduction

The aim of daylighting modelling is to assess and demonstrate that the proposed development meets daylight requirements required under the Built Environment Sustainability Scorecard (BESS v6) Indoor Environment Quality (IEQ) score.

The modelling was carried out using the IESVE-2021 (Integrated Environment Solutions Virtual Environment – 2021) developed by Integrated Environment Solutions Limited.

The daylight availability simulation has been undertaken using Greenstar Buildings v1 - Credit 11 Light Quality criteria. This method uses the current best-practice methodology, spatial daylight autonomy (sDA), as the metric to determine realistic daylight induced lighting levels within the space. We note that this is the only modelling method now acceptable to Greenstar, as the GBCA have deemed the Daylight Factor method redundant.

To show achievement to the Light Quality credit, the following guidance is provided:

For Residential Buildings, Applicants must show:-

- For apartments, how in 95% of all apartments, the living rooms and all bedrooms have access to a view and daylight. And;
- For Class 2 and Class 3 buildings, 60% of the combined living and bedroom area of each unit must comply with the daylight requirements. Kitchens are not included in the calculations. The daylight levels must also be present in at least 20% of the area of each bedroom and living area.
- Daylight must be calculated using the spatial Daylight Autonomy methodology.

For Non-Residential Buildings, Applicants must show:-

- At least 40% of the regularly occupied areas across the building must receive high levels of daylight with no less than 20% on any floor or tenancy (whichever is smaller)

Calculating daylight autonomy

Calculations must be completed for at least every hour during the nominated hours. There are a number of dynamic simulation software programs that can be used to show compliance with the credit criteria. The project team must demonstrate that the software is based on the Radiance engine. For this project, the RadianceIES simulation engine has been used, further details of which can be found in the link in Table 2.

High levels of daylight

High levels of daylight are deemed to have at least 160 lux due to daylight during 80% of the nominated hours.

Nominated hours

Nominated hours shall be defined by the project team. The project team shall provide a summary of space types, uses, and nominated hours. Projects that are operational outside of daylight hours only need to demonstrate compliance for operational daylight hours.

The dynamic simulation engine of the software suite is accredited with ASHRAE Standard 140-2001 “Standard Method of Test for Evaluation of Building Energy Analysis Computer Programs” using the International Energy Agency BESTEST. The software has been validated by “Australian Building Codes Board’s protocol of Building Energy Analysis Software (v2006-1) (ABCB, 2006).

The reporting requirements for energy simulation analysis software are tabulated below.

Table 02. Energy Simulation Analysis Software Reporting Requirements

Energy simulation analysis software reporting requirements	
Software name and version	IES-VE2021 RadiancelES (Radiance Engine) Application details are available in
Software developer	Integrated Environmental Solutions Limited
Software validation standard (evidence of developer’s compliance to be provided)	Australian Building Codes Board’s Protocol of Building Energy Analysis Software (v2006-1) (ABCB, 2006)
Simulator’s name (include description of training and experience with software)	Khawaja Mohsin (ESD Consultant) 2 years of experience with IESVE Daylight modelling. <ul style="list-style-type: none"> - Spatial Daylight Autonomy - Useful Daylight Illuminance - Daylight Factor - Glare Analysis , with ongoing training

3. Assessment Overview

3.1 Modelling Parameters

Table 3 - Model Inputs

Parameter	Value
Glazing Visible Light Transmission (VLT)	72% - Apartments 72% - Commercial 03, Commercial 04 (Commercial spaces at the main entry) 50% - Retail 01, Retail 02 Commercial 01, Commercial 02
Skylight Properties	N/A
Reflectance Floors	0.3
Reflectance Walls	0.7
Reflectance Ceilings	0.8
Reflectance Ground Plane	0.3
Reflectance Mirrored Robes	0.95
Analysis Grid	0.25m grid at finished floor level 0.1m for spaces requiring higher resolution (denoted with * in Table 5) 0.5m grid for Commercial
Sky Model	Climate Based Weather File from ASHRAE International Weather for Energy Calculation (IWEC) Melbourne
Modelling Frontend Software	IES VE
Simulation Engine	Radiance
Adjacent Structures / Topography	Potential worst-case equitable development on adjacent lots, causing overshadowing.
Nominated Hours (Residential)	<u>Melbourne Average Daylight Hours</u> Time of earliest Sunrise: 06:11, Time of latest Sunrise: 08:08 Time of Average Sunrise (nearest 00): 07:00 Average Sun hours per day (nearest 00): 11:00hrs Nominated hours 07:00 to 18:00 Data: https://suncurves.com/en/v/8098/ https://www.timeanddate.com/sun/australia/melbourne
Nominated Hours (Commercial)	Nominated hours 08:00 to 18:00

3.2 Building Geometry

The building physical geometry is modelled in accordance with the following architectural drawings.

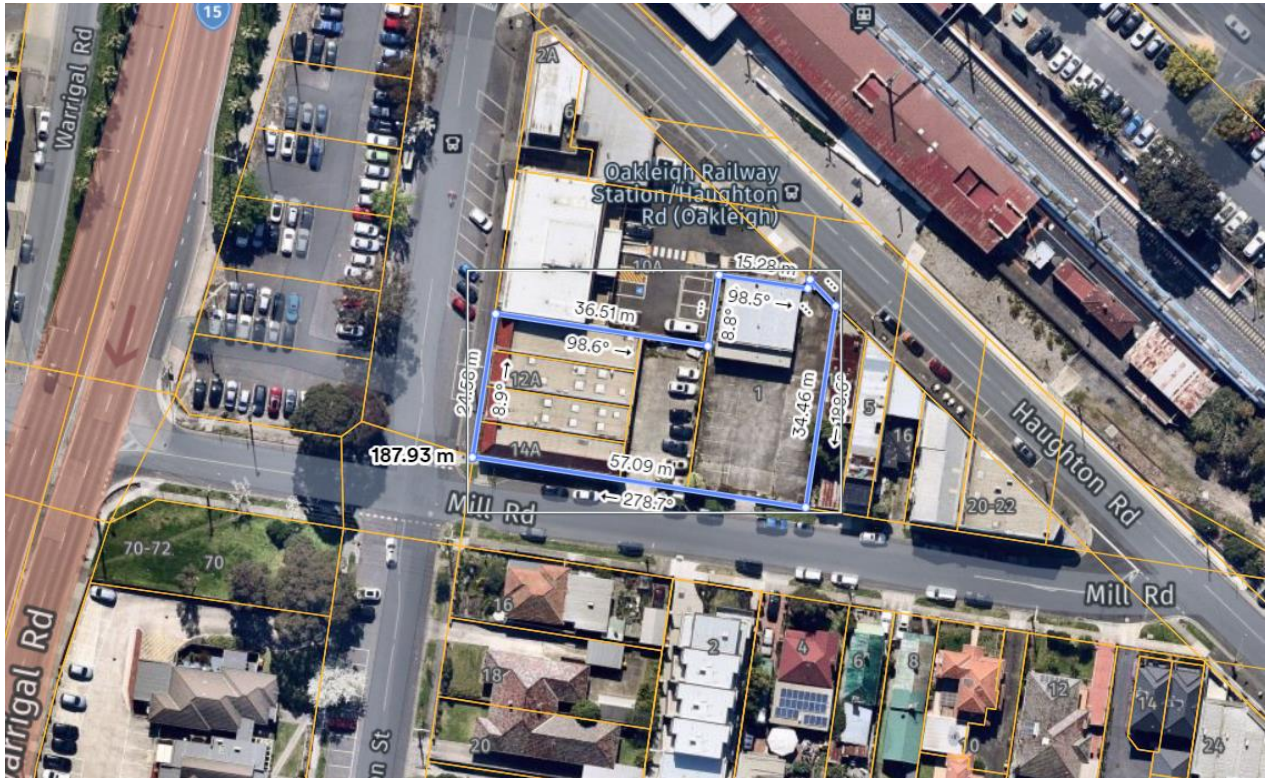
Table 4 - Drawing Register

Drawing No.	Revision	Revision	Date
TP-205	PROPOSED FLOOR PLAN -GROUND	TP-B	Nov-2022
TP-206	PROPOSED FLOOR PLAN -LEVEL 1	TP-B	Nov-2022
TP-207	PROPOSED FLOOR PLAN -LEVEL 2	TP-B	Nov-2022
TP-208	PROPOSED FLOOR PLAN -LEVEL 3	TP-B	Nov-2022
TP-209	PROPOSED FLOOR PLAN -LEVEL 4	TP-B	Nov-2022
TP-209.5	PROPOSED FLOOR PLAN -LEVEL 5	TP-B	Nov-2022
TP-210	PROPOSED FLOOR PLAN -LEVEL 6	TP-B	Nov-2022
TP-211	PROPOSED FLOOR PLAN - TERRACE	TP-B	Nov-2022
TP-301	WEST ELEVATION	TP-B	Nov-2022
TP-302	SOUTH ELEVATION	TP-B	Nov-2022
TP-303	EAST ELEVATION	TP-B	Nov-2022
TP-304	NORTH ELEVATION	TP-B	Nov-2022
TP-305	PARTIAL ELEVATION 01	TP-B	Nov-2022
TP-306	PARTIAL ELEVATION 02	TP-B	Nov-2022
TP-401	SECTION 01	TP-B	Nov-2022
TP-402	SECTION 02	TP-B	Nov-2022
TP-403	SECTION 03	TP-B	Nov-2022

Under the rules of equitable development, a potential adjacent development is included in the model as a worst-case scenario of any future adjacent envelope. It is expected that the simulated daylight levels will be increased over that reported here, should the full extent of the adjacent envelope not be realised.

As can be viewed in figure 1 below, the project site is not situated nearby any tall structures or features that will impede general daylight access to the development.

Figure 1: Site Location



Example snapshot of the geometry created for the modelling exercise can be viewed in the following Figures 2-4.

Figure 2. South-West Perspective View of the Model, Potential Development Adjacent

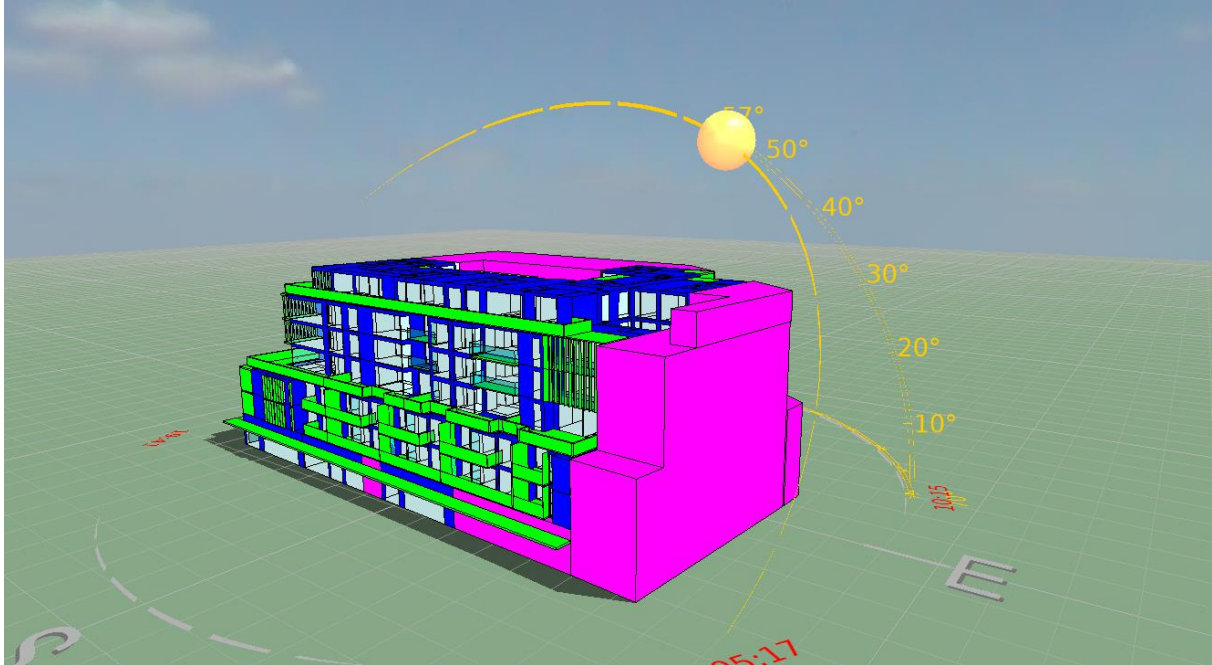


Figure 3. North-East Perspective View of the Model, Potential Development Adjacent

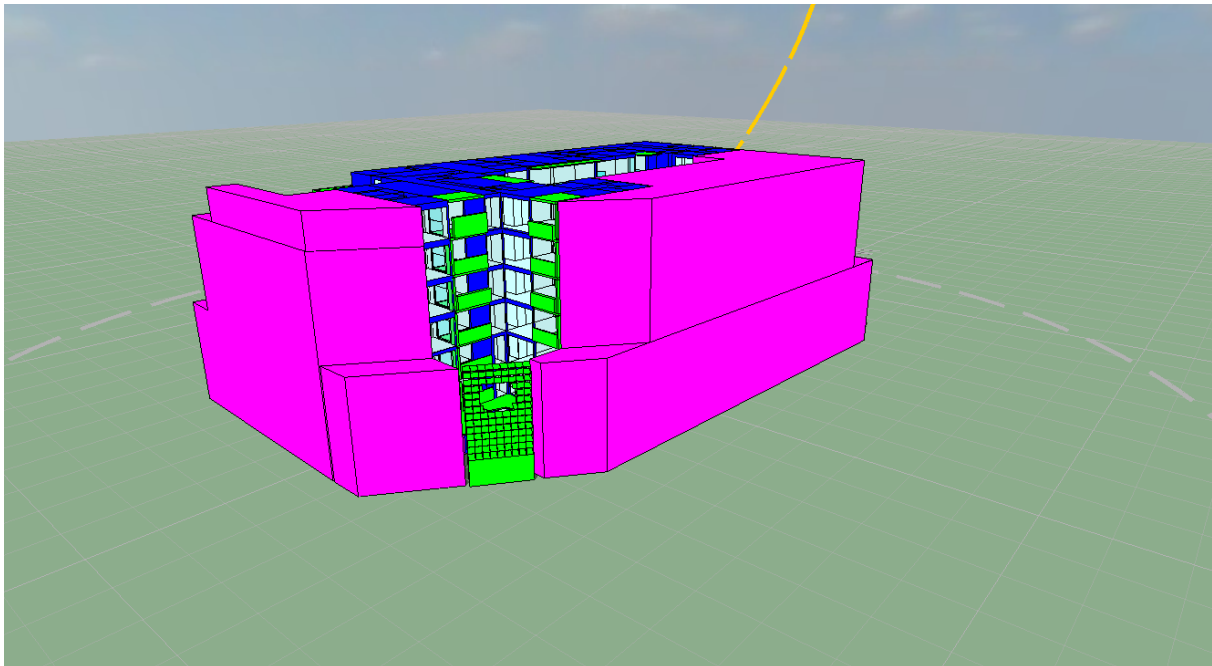


Figure 4. North-West Perspective View of the Model -Adjacent Hidden)

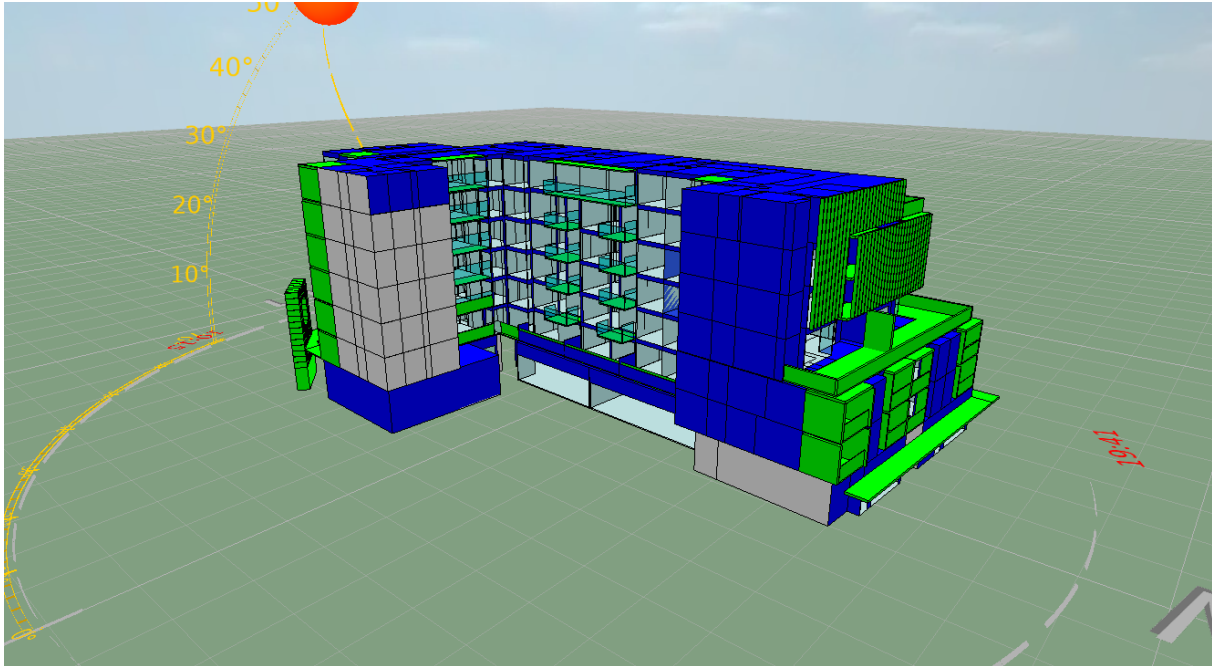
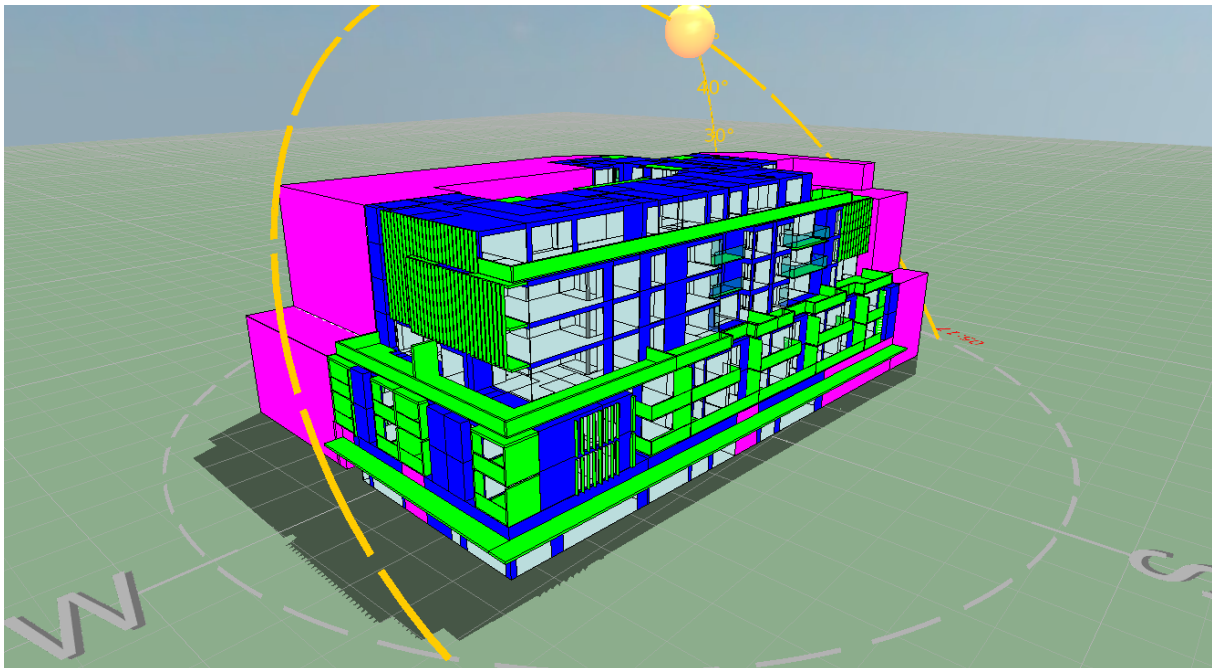


Figure 5. South-West Perspective View of the Model, Potential Development Adjacent



4. Modelling Results

Daylight modelling results for the proposed project are provided in Table 5 . These may be read in conjunction with the sketches provided in Appendix A giving a visual representation of the areas meeting the threshold.

Table 5 – Daylight Modelling Results – Residential

		Overall			Living			Bed01			Bed02		
		Assessed Area (m ²)	Compliant Area (m ²)	Percentage Compliant	Assessable Area (m ²)	Compliant Area (m ²)	Percentage Compliant	Assessable Area (m ²)	Compliant Area (m ²)	Compliant Percentage	Assessable Area (m ²)	Compliant Area (m ²)	Percentage Compliant
GREENSTAR MINIMUM TARGET %	-->		<i>sDA (160lux for 80% of daylight hrs)</i>	<i>60%</i>			<i>20%</i>			<i>20%</i>			<i>20%</i>
Level 1	Apt 101	23.4	23.4	100%	14.5	14.5	100%	8.9	8.9	100%	-	-	-
	Apt 102	25.8	25.8	100%	16.9	16.8	100%	8.9	8.9	100%	-	-	-
	Apt 103	25.8	25.7	100%	17.5	17.4	100%	8.3	8.3	100%	-	-	-
	Apt 104	38.1	35.6	94%	20.9	20.9	100%	8.9	8.9	100%	8.3	5.8	70%
	Apt 105	25.1	25.1	100%	16.9	16.9	100%	8.3	8.3	100%	-	-	-
	Apt 106	34.0	34.0	100%	16.3	16.3	100%	8.3	8.3	100%	9.5	9.5	100%
	Apt 107	34.1	34.1	100%	16.3	16.3	100%	8.3	8.3	100%	9.6	9.6	100%
	Apt 108	34.1	34.1	100%	16.3	16.3	100%	8.3	8.3	100%	9.6	9.6	100%
	Apt 109	47.0	31.0	66%	26.3	18.0	69%	11.8	10.8	92%	9.0	2.1	24%
	Apt 110*	46.3	28.0	61%	25.2	14.3	57%	10.2	10.2	100%	10.9	3.5	32%
	Apt 111*	36.5	29.9	82%	19.3	19.3	100%	9.0	2.4	27%	8.3	8.3	100%
	Apt 112*	45.7	32.4	71%	23.4	12.2	52%	11.5	9.5	83%	10.9	10.7	99%
	Apt 113*	36.9	24.3	66%	16.5	8.9	54%	10.2	9.5	93%	10.2	5.9	57%
	Apt 114*	28.2	17.2	61%	17.9	11.3	63%	10.2	5.8	57%	-	-	-
Apt 115*	38.5	27.4	71%	16.5	10.3	63%	11.8	11.8	100%	10.2	5.3	52%	
Level 2	Apt 201	23.4	23.4	100%	14.5	14.5	100%	8.9	8.9	100%	-	-	-
	Apt 202	25.8	25.8	100%	16.9	16.8	100%	8.9	8.9	100%	-	-	-
	Apt 203	25.8	25.7	100%	17.5	17.4	100%	8.3	8.3	100%	-	-	-
	Apt 204	38.1	35.6	94%	20.9	20.9	100%	8.9	8.9	100%	8.3	5.8	70%
	Apt 205	25.1	25.1	100%	16.9	16.9	100%	8.3	8.3	100%	-	-	-
	Apt 206	34.0	34.0	100%	16.3	16.3	100%	8.3	8.3	100%	9.5	9.5	100%
	Apt 207	34.1	34.1	100%	16.3	16.3	100%	8.3	8.3	100%	9.6	9.6	100%
	Apt 208	34.1	34.1	100%	16.3	16.3	100%	8.3	8.3	100%	9.6	9.6	100%
	Apt 209	47.0	33.3	71%	26.3	20.1	77%	11.8	10.8	92%	9.0	2.3	25%
	Apt 210*	44.7	27.9	62%	25.2	15.2	60%	10.2	10.2	100%	9.3	2.5	27%
	Apt 211	36.5	35.5	97%	19.3	19.3	100%	9.0	8.0	89%	8.3	8.3	100%
	Apt 212*	44.8	31.6	71%	23.4	12.2	52%	11.5	9.5	83%	9.9	9.9	100%
	Apt 213*	36.9	25.7	70%	16.5	11.5	70%	10.2	10.2	100%	10.2	4.1	40%

	Apt 214*	28.6	18.8	66%	18.3	14.6	79%	10.2	4.2	41%	-	-	-			
	Apt 215*	38.5	24.7	64%	16.5	10.8	65%	11.8	11.3	96%	10.2	2.7	26%			
Level 3	Apt 301	43.6	43.6	100%	27.8	27.8	100%	8.3	8.3	100%	7.6	7.6	100%			
	Apt 302	40.4	40.4	100%	22.6	22.6	100%	8.3	8.3	100%	9.6	9.6	100%			
	Apt 303	40.5	40.5	100%	18.4	18.4	100%	9.6	9.6	100%	12.5	12.5	100%			
	Apt 304	39.9	39.9	100%	19.8	19.8	100%	12.5	12.5	100%	7.6	7.6	100%			
	Apt 305	40.9	40.8	100%	21.9	21.9	100%	9.3	9.1	98%	9.8	9.8	100%			
	Apt 306	37.8	34.3	91%	21.9	21.9	100%	8.3	8.3	100%	7.6	4.1	55%			
	Apt 307	38.8	38.8	100%	21.6	21.6	100%	9.0	9.0	100%	8.3	8.3	100%			
	Apt 308*	43.0	39.3	91%	22.2	19.3	87%	9.9	9.9	100%	10.9	10.2	93%			
	Apt 309*	36.9	28.3	77%	16.5	13.2	80%	10.2	10.2	100%	10.2	4.9	48%			
	Apt 310*	27.4	21.9	80%	17.2	15.9	93%	10.2	6.0	59%	-	-	-			
Apt 311*	38.5	28.2	73%	16.5	13.4	81%	11.8	11.8	100%	10.2	3.0	29%				
Level 4	Apt 401	43.6	43.6	100%	27.8	27.8	100%	8.3	8.3	100%	7.6	7.6	100%			
	Apt 402	40.4	40.4	100%	22.6	22.6	100%	8.3	8.3	100%	9.6	9.6	100%			
	Apt 403	40.5	40.5	100%	18.4	18.4	100%	9.6	9.6	100%	12.5	12.5	100%			
	Apt 404	39.9	39.9	100%	19.8	19.8	100%	12.5	12.5	100%	7.6	7.6	100%			
	Apt 405	36.1	35.0	97%	17.1	16.1	95%	9.3	9.1	98%	9.8	9.8	100%			
	Apt 406	37.8	37.8	100%	21.9	21.9	100%	8.3	8.3	100%	7.6	7.6	100%			
	Apt 407	38.8	38.8	100%	21.6	21.6	100%	9.0	9.0	100%	8.3	8.3	100%			
	Apt 408*	43.0	43.0	100%	22.2	22.2	100%	9.9	9.9	100%	10.9	10.9	100%			
	Apt 409*	36.9	32.9	89%	16.5	16.3	99%	10.2	10.2	100%	10.2	6.4	63%			
	Apt 410*	27.4	24.4	89%	17.2	17.2	100%	10.2	7.2	71%	-	-	-			
Apt 411*	38.5	29.8	77%	16.5	13.4	81%	11.8	11.8	100%	10.2	4.6	45%				
Level 5	Apt 501	43.6	43.6	100%	27.8	27.8	100%	8.3	8.3	100%	7.6	7.6	100%			
	Apt 502	40.4	40.4	100%	22.6	22.6	100%	8.3	8.3	100%	9.6	9.6	100%			
	Apt 503	40.5	40.5	100%	18.4	18.4	100%	9.6	9.6	100%	12.5	12.5	100%			
	Apt 504	39.9	39.9	100%	19.8	19.8	100%	12.5	12.5	100%	7.6	7.6	100%			
	Apt 505	36.1	35.9	99%	17.1	17.1	100%	9.3	9.1	98%	9.8	9.8	100%			
	Apt 506	37.8	37.8	100%	21.9	21.9	100%	8.3	8.3	100%	7.6	7.6	100%			
	Apt 507	38.8	38.8	100%	21.6	21.6	100%	9.0	9.0	100%	8.3	8.3	100%			
	Apt 508	43.0	43.0	100%	22.2	22.2	100%	9.9	9.9	100%	10.9	10.9	100%			
	Apt 509	36.9	36.9	100%	16.5	16.5	100%	10.2	10.2	100%	10.2	10.2	100%			
	Apt 510	27.4	27.4	100%	17.2	17.2	100%	10.2	10.2	100%	-	-	-			
Apt 511	38.5	35.4	92%	16.5	13.4	81%	11.8	11.8	100%	10.2	10.2	100%				
		Overall			Living			Bed01			Bed02			Bed03		
Level 6	Apt 601	50.6	50.6	100%	26.6	26.6	100%	8.3	8.3	100%	8.3	8.3	100%	7.6	7.6	100%
	Apt 602	31.1	31.1	100%	14.6	14.6	100%	8.3	8.3	100%	8.3	8.3	100%	-	-	-
	Apt 603	59.1	59.1	100%	34.4	34.4	100%	8.3	8.3	100%	8.3	8.3	100%	8.3	8.3	100%
	Apt 604	60.8	60.8	100%	35.3	35.3	100%	8.9	8.9	100%	8.3	8.3	100%	8.3	8.3	100%
	Apt 605	37.8	37.8	100%	21.9	21.9	100%	8.3	8.3	100%	7.6	7.6	100%	-	-	-
	Apt 606	38.8	38.8	100%	21.6	21.6	100%	9.0	9.0	100%	8.3	8.3	100%	-	-	-
	Apt 607	43.0	43.0	100%	22.2	22.2	100%	9.9	9.9	100%	10.9	10.9	100%	-	-	-

GREENSTAR TARGET % OF COMPLIANT APARTMENTS	95%
OVERALL % OF COMPLIANT APARTMENTS	100.0%

Table 6 - Daylight Modelling Results – Commercial

		Assessed Area (m ²)	Compliant Area (m ²)	Percentage Compliant
GREENSTAR MINIMUM TARGET % -->			<i>sDA (160lux for 80% of Nominated hrs)</i>	20% Per Tenancy
Ground 1	Retail 01	78.3	77.0	98%
	Retail 02	113.3	113.3	100%
	Commercial 01	250.0	135.0	54%
	Commercial 02	243.3	108.0	44.4%
	Commercial 03	84.0	29.0	34.5%
	Commercial 04	94.0	36.3	38.6%
GREENSTAR MINIMUM TARGET % -->			<i>sDA (160lux for 80% of Nominated hrs)</i>	40% Overall Commercial /Retail
OVERALL		862.8	498.5	57.8%

5. Conclusion

A daylight simulation using RadianceIES engine for daylighting has been undertaken to assess daylighting levels for the Residential Living and Bedroom areas and the non-residential Commercial areas according to the requirement for high levels of daylight to the development under BESS v6.

The results show that **100%** of Apartments meet the threshold limits for high levels of daylighting under the Greenstar spatial Daylight Autonomy assessment.

This method stipulates that a high level of daylight is considered to be maintained when windows and skylights provide daylight levels of 160lux for 80% of the nominated hours across 60% of the living area (not including kitchens) and bedroom area combined.

The Greenstar Buildings v1 - Credit 11 Light Quality criteria requires that a minimum of 95% of apartments meet these spatial daylight autonomy limits to be satisfied that high levels of daylight are available across the development.

In addition, **57.8%** of the primary area of the commercial spaces are shown to have high levels of daylight, exceeding the 40% requirement of the Greenstar Buildings v1.

We consider that the Greenstar Buildings v1 - Credit 11 Light Quality criteria for high levels of daylight to both the residential and the commercial portions of the development are achieved, indicating that the proposed daylighting levels are SUFFICIENT to pass the BESS v6 IEQ credit.

6. Appendix A – DF Threshold Images with Potential Adjacent Building Development

LEGEND

- ASSESSMENT CONDUCTED FOR REGULARLY OCCUPIED AREAS.
 - NOMINATED HOURS: 08:00 - 18:00

DAYLIGHT LEVELS

- MEETS GREENSTAR SPATIAL DAYLIGHT AUTONOMY (sDA) CRITERIA
160LUX FOR 80% OF NOMINATED HOURS
- DOES NOT MEET sDA CRITERIA

LEGENDS

- 1B1B INTERNAL
- 2B1B INTERNAL
- 2B2B INTERNAL
- 3B2B INTERNAL
- COMMERCIAL
- RETAIL
- BALCONY/TERRACE
- LANDSCAPE
- RESIDENT FACILITIES
- CORE/SERVICES
- LOBBY/CORRIDOR
- PARKING/RAMP
- WASTE STORAGE
- T WATER TAP



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Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - GROUND

DATE:	21/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA	DRAWING STATUS:	TOWNPLANNING
DRAWING N°:	TP-205		

LEGEND

- ASSESSMENT CONDUCTED FOR REGULARLY OCCUPIED AREAS.
 - NOMINATED HOURS: 08:00 - 18:00

DAYLIGHT LEVELS

- MEETS GREENSTAR SPATIAL DAYLIGHT AUTONOMY (sDA) CRITERIA
160LUX FOR 80% OF NOMINATED HOURS
- DOES NOT MEET sDA CRITERIA

LEGENDS

- 1B1B INTERNAL
- 2B1B INTERNAL
- 2B2B INTERNAL
- 3B2B INTERNAL
- COMMERCIAL
- RETAIL
- BALCONY/TERRACE
- LANDSCAPE
- RESIDENT FACILITIES
- CORE/SERVICES
- LOBBY/CORRIDOR
- PARKING/RAMP
- WASTE STORAGE
- T WATER TAP



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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 1

DATE:	21/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA	DRAWING STATUS:	TOWNPLANNING
		DRAWING N°:	TP-206

LEGEND

- ASSESSMENT CONDUCTED FOR REGULARLY OCCUPIED AREAS.
 - NOMINATED HOURS: 07:00 - 18:00

DAYLIGHT LEVELS

- MEETS GREENSTAR SPATIAL DAYLIGHT AUTONOMY (sDA) CRITERIA
160LUX FOR 80% OF NOMINATED HOURS
- DOES NOT MEET sDA CRITERIA

LEGENDS

- 1B1B INTERNAL
- 2B1B INTERNAL
- 2B2B INTERNAL
- 3B2B INTERNAL
- COMMERCIAL
- RETAIL
- BALCONY/TERRACE
- LANDSCAPE
- RESIDENT FACILITIES
- CORE/SERVICES
- LOBBY/CORRIDOR
- PARKING/RAMP
- WASTE STORAGE
- T WATER TAP



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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 2

DATE:	21/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-207

LEGEND

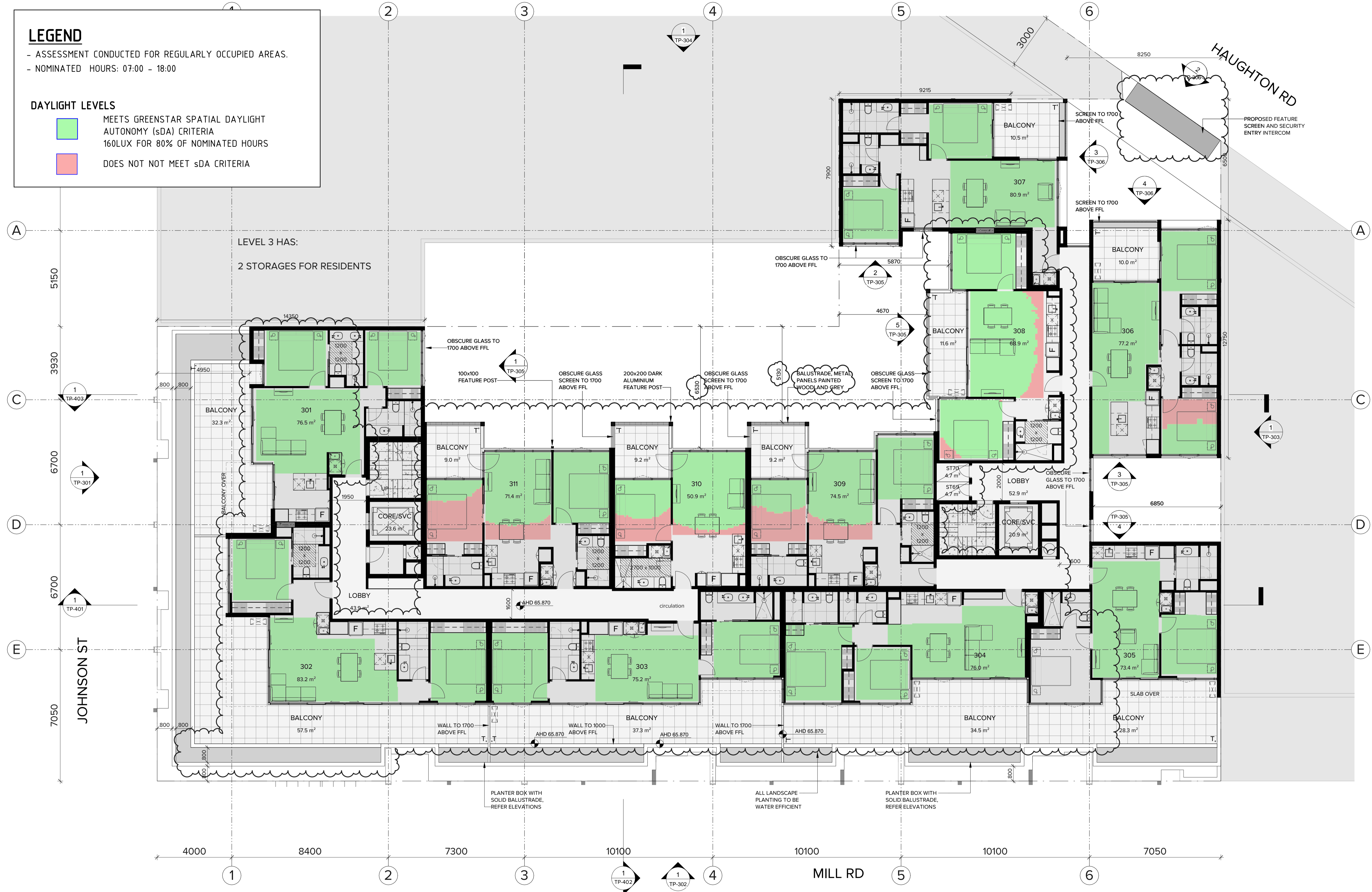
- ASSESSMENT CONDUCTED FOR REGULARLY OCCUPIED AREAS.
 - NOMINATED HOURS: 07:00 - 18:00

DAYLIGHT LEVELS

- MEETS GREENSTAR SPATIAL DAYLIGHT AUTONOMY (sDA) CRITERIA
160LUX FOR 80% OF NOMINATED HOURS
- DOES NOT MEET sDA CRITERIA

LEGENDS

- 1B1B INTERNAL
- 2B1B INTERNAL
- 2B2B INTERNAL
- 3B2B INTERNAL
- COMMERCIAL
- RETAIL
- BALCONY/TERRACE
- LANDSCAPE
- RESIDENT FACILITIES
- CORE/SERVICES
- LOBBY/CORRIDOR
- PARKING/RAMP
- WASTE STORAGE
- T WATER TAP



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BRUCE HENDERSON ARCHITECTS

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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 3

DATE:	21/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-208

LEGEND

- ASSESSMENT CONDUCTED FOR REGULARLY OCCUPIED AREAS.
 - NOMINATED HOURS: 07:00 - 18:00

DAYLIGHT LEVELS

- MEETS GREENSTAR SPATIAL DAYLIGHT AUTONOMY (sDA) CRITERIA 160LUX FOR 80% OF NOMINATED HOURS
- DOES NOT MEET sDA CRITERIA

LEGENDS

- 1B1B INTERNAL
- 2B1B INTERNAL
- 2B2B INTERNAL
- 3B2B INTERNAL
- COMMERCIAL
- RETAIL
- BALCONY/TERRACE
- LANDSCAPE
- RESIDENT FACILITIES
- CORE/SERVICES
- LOBBY/CORRIDOR
- PARKING/RAMP
- WASTE STORAGE
- T WATER TAP



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A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 4

DATE:	21/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-209

LEGEND

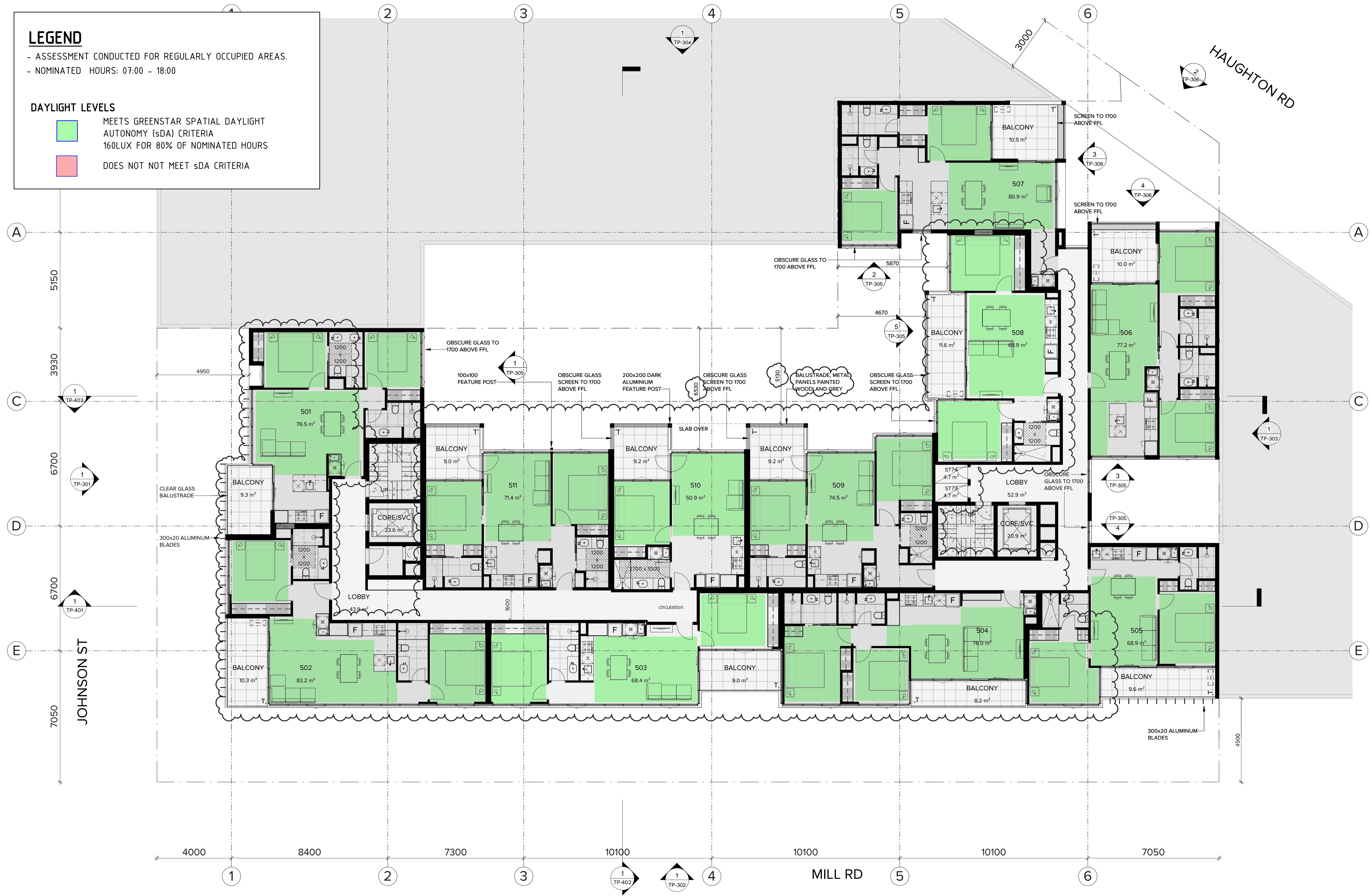
- ASSESSMENT CONDUCTED FOR REGULARLY OCCUPIED AREAS.
 - NOMINATED HOURS: 07:00 - 18:00

DAYLIGHT LEVELS

- MEETS GREENSTAR SPATIAL DAYLIGHT AUTONOMY (sDA) CRITERIA 160LUX FOR 80% OF NOMINATED HOURS
- DOES NOT MEET sDA CRITERIA

LEGENDS

- 1B1B INTERNAL
- 2B1B INTERNAL
- 2B2B INTERNAL
- 3B2B INTERNAL
- COMMERCIAL
- RETAIL
- BALCONY/TERRACE
- LANDSCAPE
- RESIDENT FACILITIES
- CORE/SERVICES
- LOBBY/CORRIDOR
- PARKING/RAMP
- WASTE STORAGE
- T WATER TAP



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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
 PROPOSED FLOOR PLAN - LEVEL 5

DATE:	21/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-209.5

LEGEND

- ASSESSMENT CONDUCTED FOR REGULARLY OCCUPIED AREAS.
 - NOMINATED HOURS: 07:00 - 18:00

DAYLIGHT LEVELS

- MEETS GREENSTAR SPATIAL DAYLIGHT AUTONOMY (sDA) CRITERIA 160LUX FOR 80% OF NOMINATED HOURS
- DOES NOT MEET sDA CRITERIA

LEGENDS

- 1B1B INTERNAL
- 2B1B INTERNAL
- 2B2B INTERNAL
- 3B2B INTERNAL
- COMMERCIAL
- RETAIL
- BALCONY/TERRACE
- LANDSCAPE
- RESIDENT FACILITIES
- CORE/SERVICES
- LOBBY/CORRIDOR
- PARKING/RAMP
- WASTE STORAGE
- T WATER TAP



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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 6

DATE:	21/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-210

LEGEND

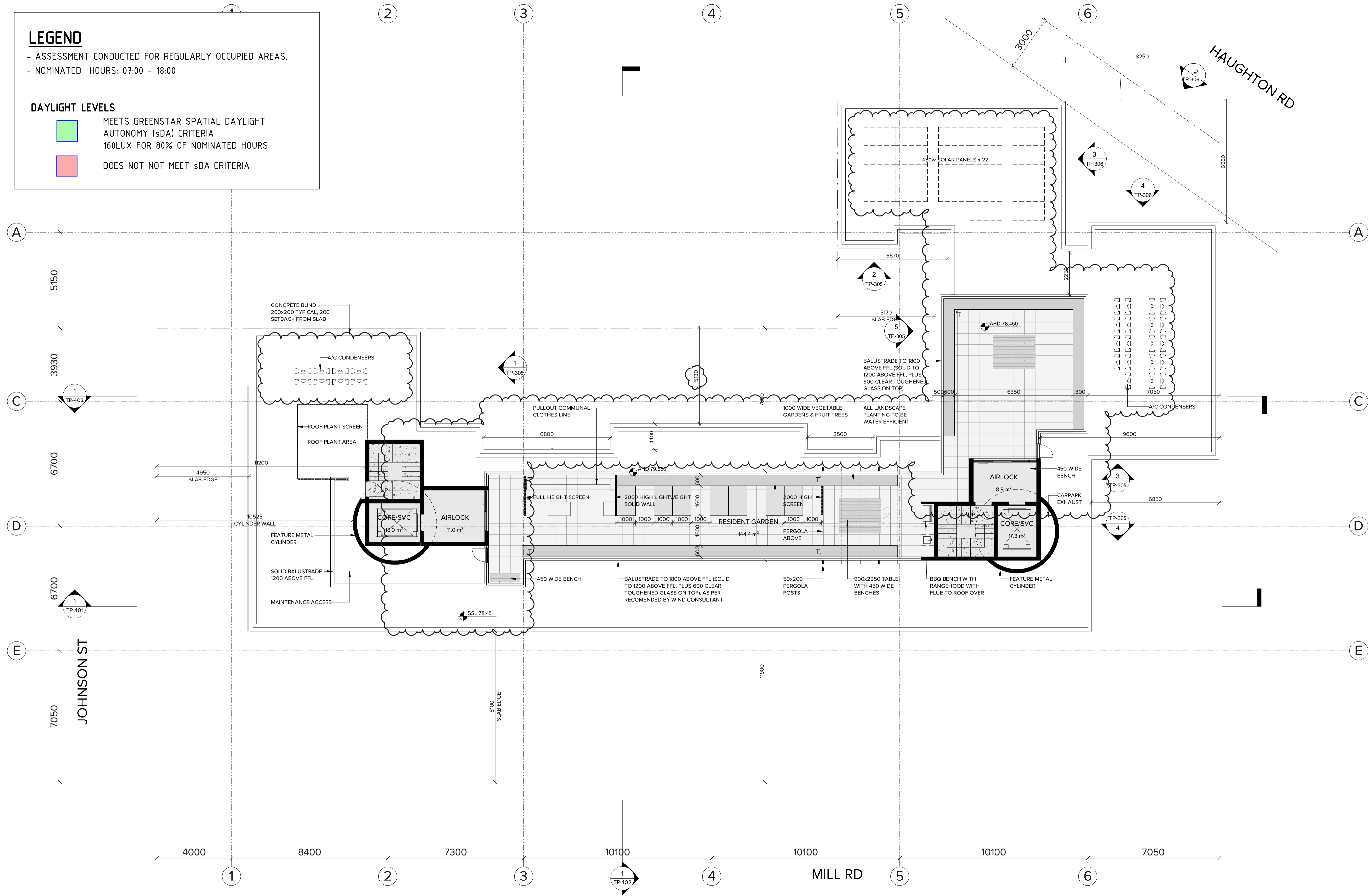
- ASSESSMENT CONDUCTED FOR REGULARLY OCCUPIED AREAS.
 - NOMINATED HOURS: 07:00 - 18:00

DAYLIGHT LEVELS

- MEETS GREENSTAR SPATIAL DAYLIGHT AUTONOMY (sDA) CRITERIA 160LUX FOR 80% OF NOMINATED HOURS
- DOES NOT NOT MEET sDA CRITERIA

LEGENDS

- 1B1B INTERNAL
- 2B1B INTERNAL
- 2B2B INTERNAL
- 3B2B INTERNAL
- COMMERCIAL
- RETAIL
- BALCONY/TERRACE
- LANDSCAPE
- RESIDENT FACILITIES
- CORE/SERVICES
- LOBBY/CORRIDOR
- PARKING/RAMP
- WASTE STORAGE
- T WATER TAP



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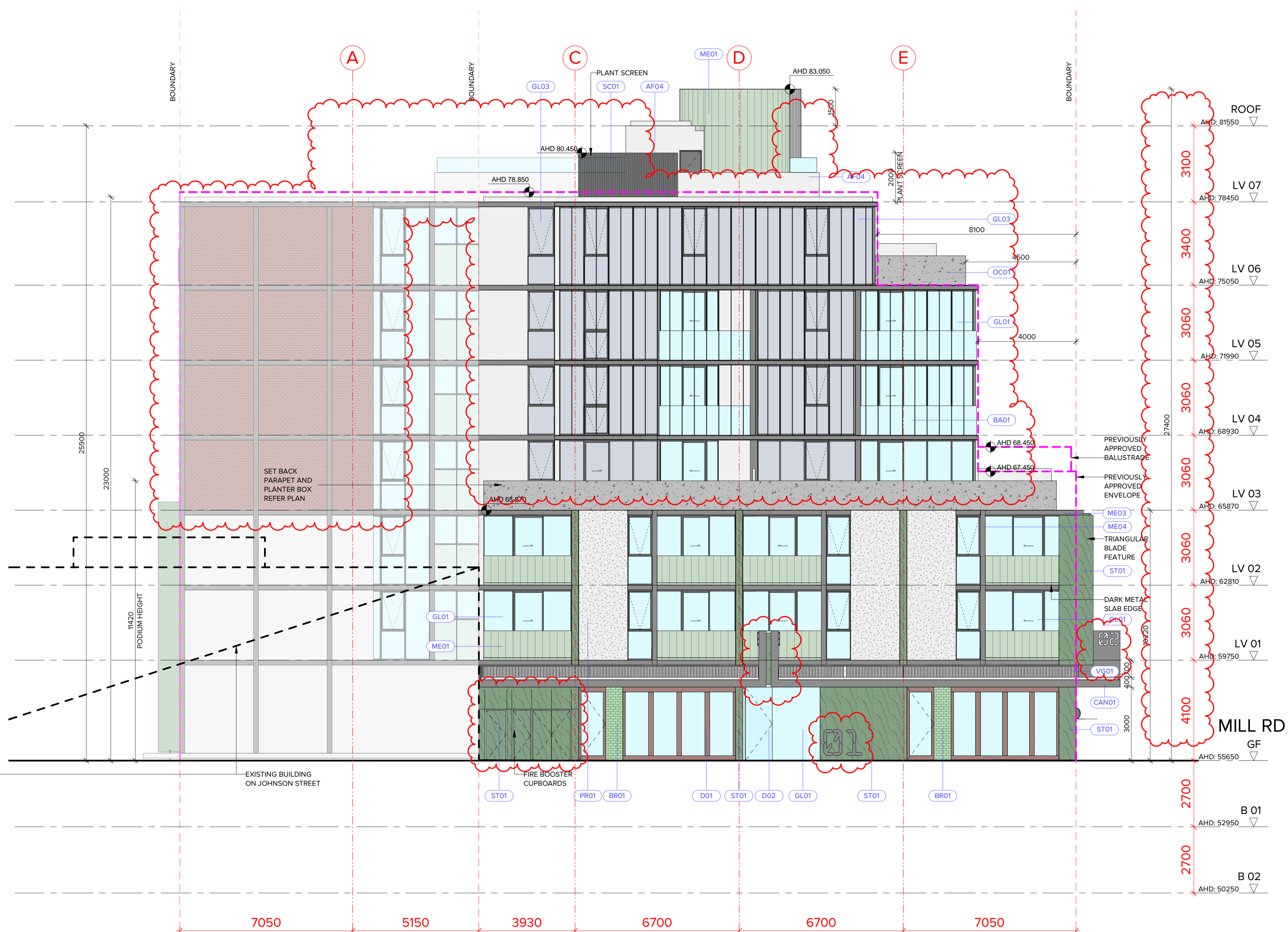
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 7

DATE:	21/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-211

- AB02** ALUMINIUM SUN BLADES, 20 x 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.
- 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.
- GL01** CLEAR GLASS.
- GL02** OBSCURE GLASS.
- GL03** SILVER GREY REFLECTIVE GLASS.
- GL04** MID GREY TINTED GLASS.
- ME01** COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE.
- ME02** COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE.
- ME03** METAL PLATE SCALE EDGE DETAIL, COLORBOND 'MONUMENT'.
- ME04** METAL FEATURE POST, COLORBOND 'MONUMENT'.
- ST01** FEATURE 'GREEN' MARBLE/NATURAL STONE.
- ST02** FEATURE 'RED' MARBLE/NATURAL STONE.
- SH01** ALUMINIUM SHROUD FEATURE, COLORBOND 'MONUMENT'.
- PR01** 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING.
- OC01** OFF FORM CONCRETE.
- PE01** STEEL FRAMED PERGOLA, COLORBOND 'MONUMENT'.
- SC01** METAL PICKET SCREEN, COLORBOND 'MONUMENT'.
- SC02** FEATURE METAL GRID SCREEN/URBAN ART WORK, COLOUR DULUX 'SPINACH GREEN'.
- VG01** CUSTOM ALUMINIUM, VERTICAL BLADE VENTILATION GRILLE COLORBOND 'MONUMENT'. SIZES VARY.



ELEVATION FOR REFERENCE



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A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
WEST ELEVATION - JOHNSON STREET

DATE:	18/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-301



ELEVATION FOR REFERENCE



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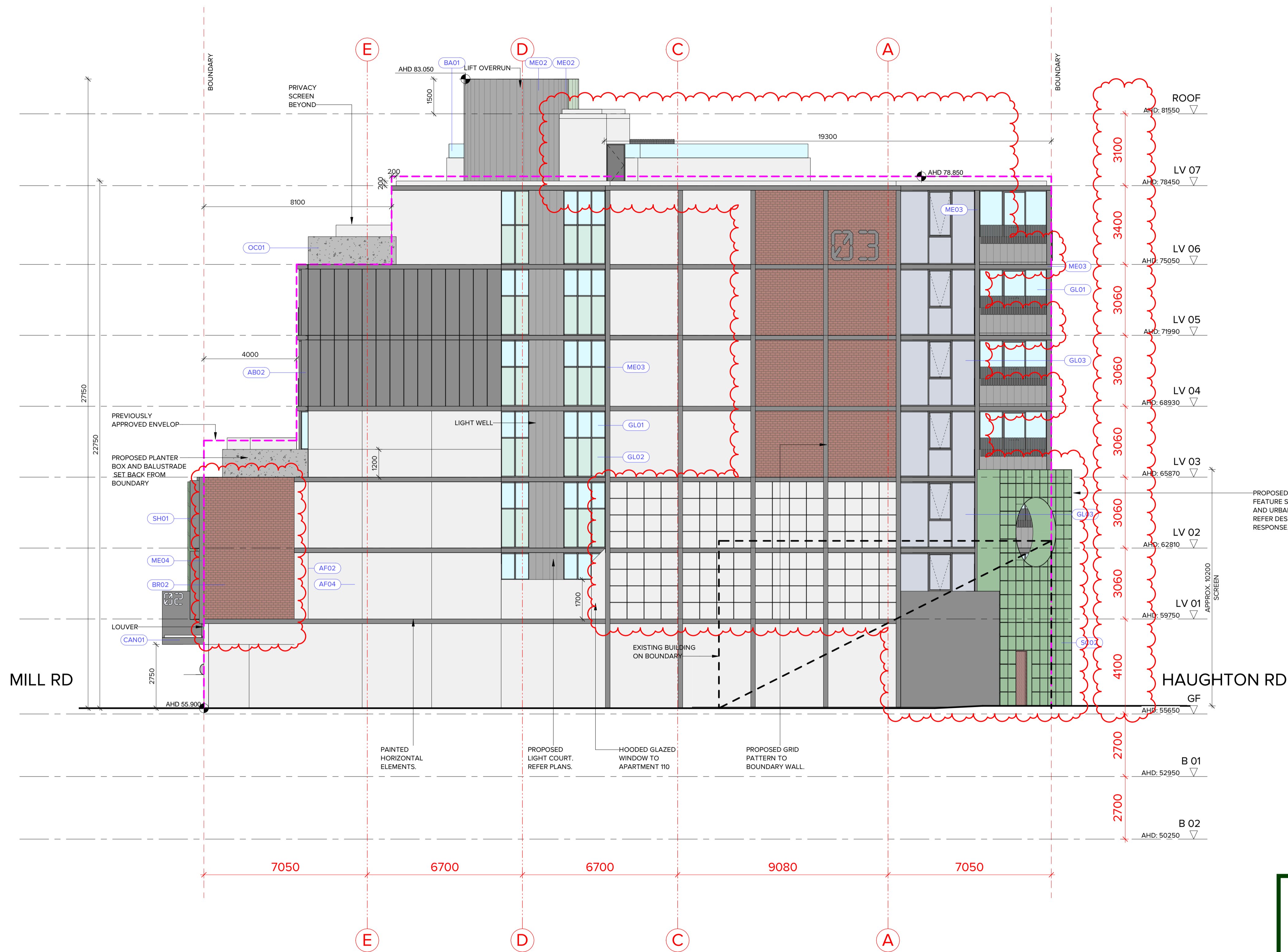
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
SOUTH ELEVATION - MILL ROAD

DATE:	18/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-302



- AB02 ALUMINIUM SUN BLADES, 20 x 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.
- 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.
- GL01 CLEAR GLASS.
- GL02 OBSCURE GLASS.
- GL03 SILVER GREY REFLECTIVE GLASS.
- GL04 MID GREY TINTED GLASS.
- ME01 COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE.
- ME02 COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE.
- ME03 METAL PLATE SCALE EDGE DETAIL, COLORBOND 'MONUMENT'
- ME04 METAL FEATURE POST, COLORBOND 'MONUMENT'.
- ST01 FEATURE 'GREEN' MARBLE/NATURAL STONE.
- ST02 FEATURE 'RED' MARBLE/NATURAL STONE.
- SH01 ALUMINIUM SHROUD FEATURE, COLORBOND 'MONUMENT'.
- PR01 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING.
- OC01 OFF FORM CONCRETE.
- PE01 STEEL FRAMED PERGOLA, COLORBOND 'MONUMENT'.
- SC01 METAL PICKET SCREEN, COLORBOND 'MONUMENT'.
- SC02 FEATURE METAL GRID SCREEN/URBAN ART WORK, COLOUR DULUX 'SPINACH GREEN'.
- VG01 CUSTOM ALUMINIUM, VERTICAL BLADE VENTILATION GRILLE COLORBOND 'MONUMENT'. SIZES VARY.

ELEVATION FOR REFERENCE

BRUCE HENDERSON ARCHITECTS

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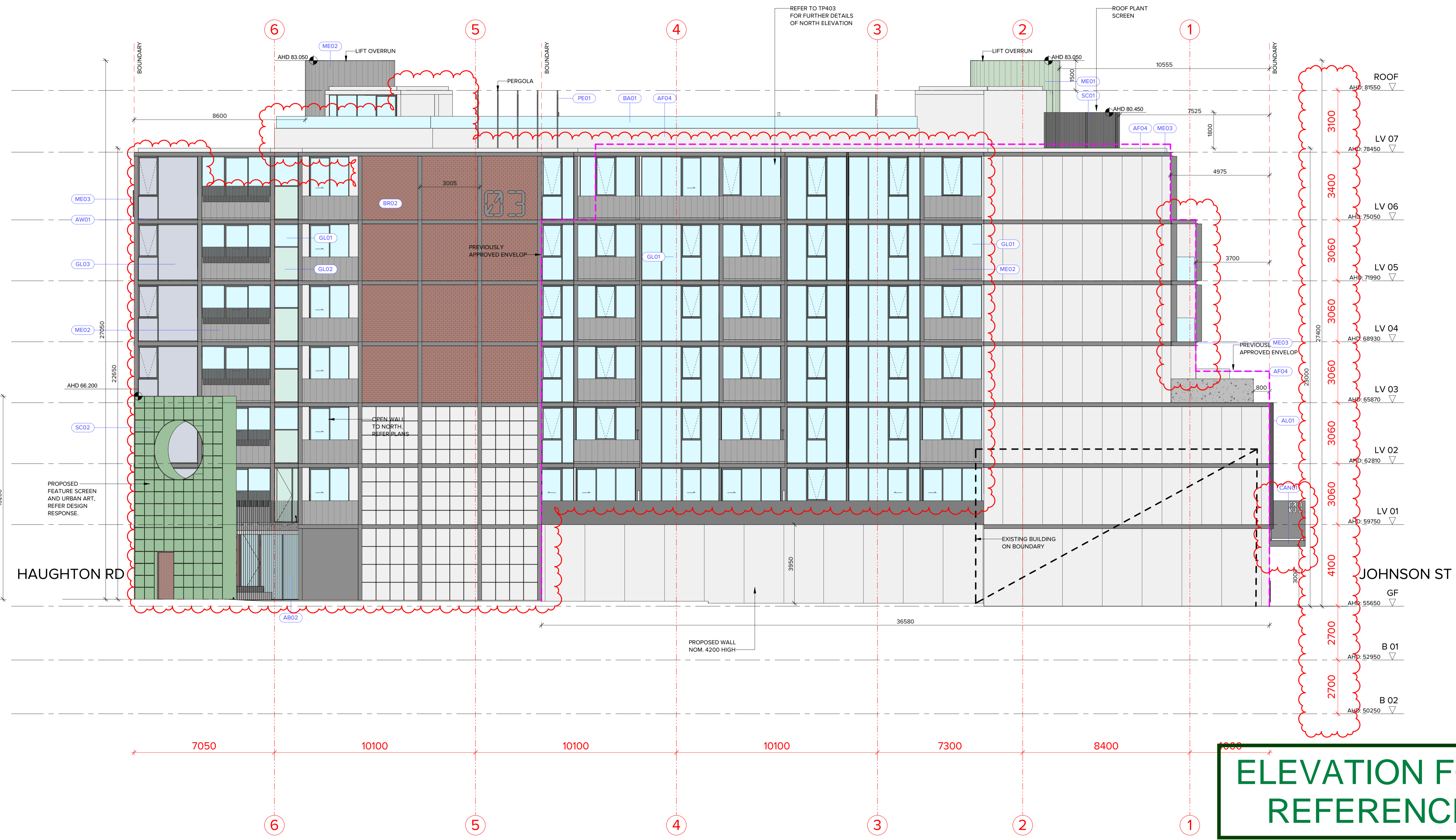
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
EAST ELEVATION

DATE:	18/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-303



ELEVATION FOR REFERENCE



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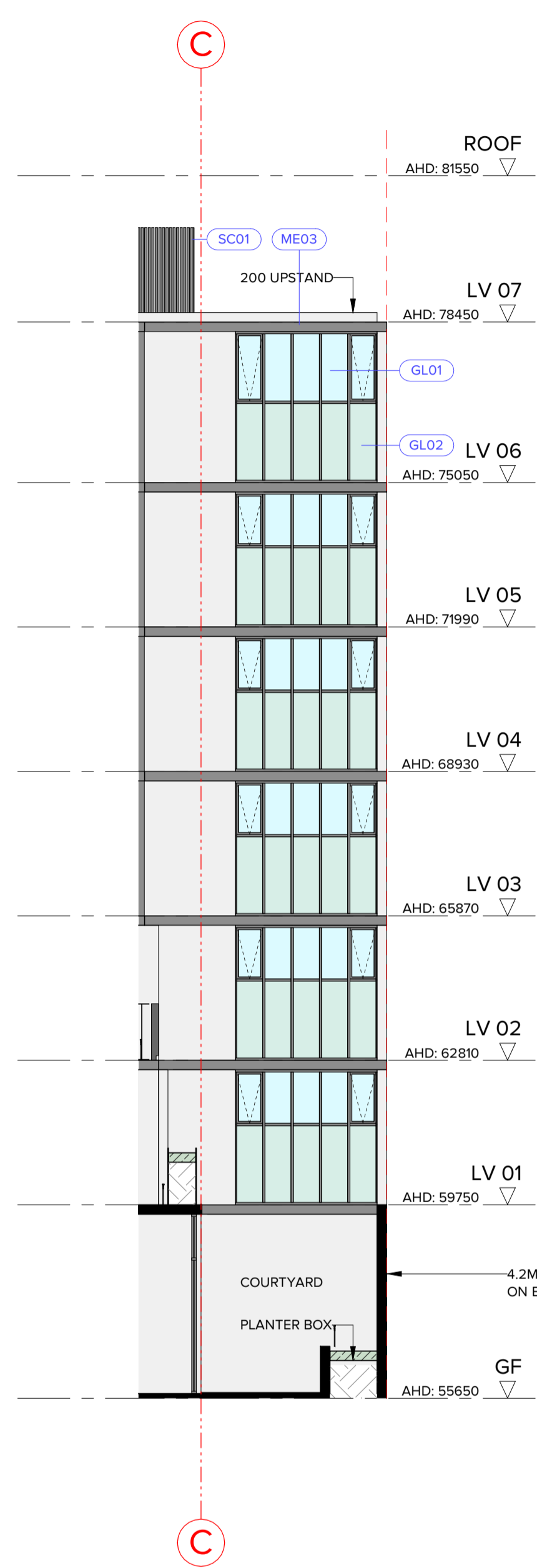
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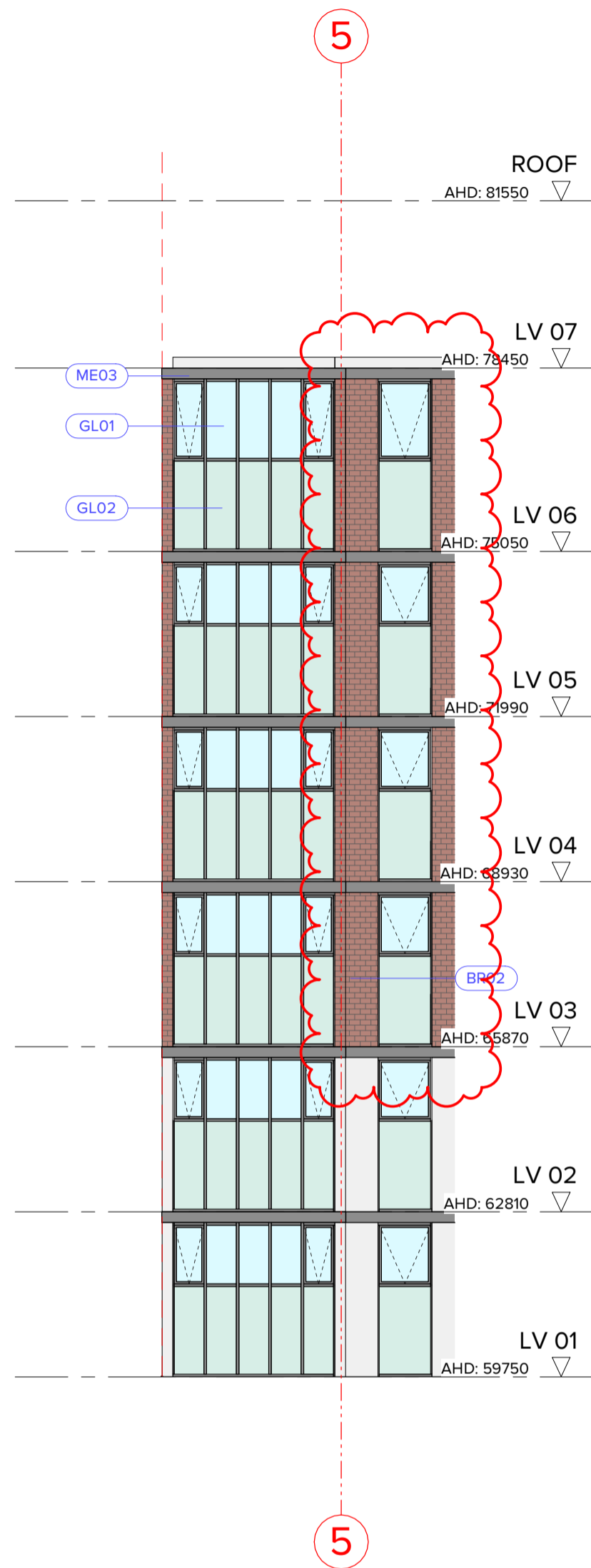
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**
 DRAWING TITLE:
NORTH ELEVATION

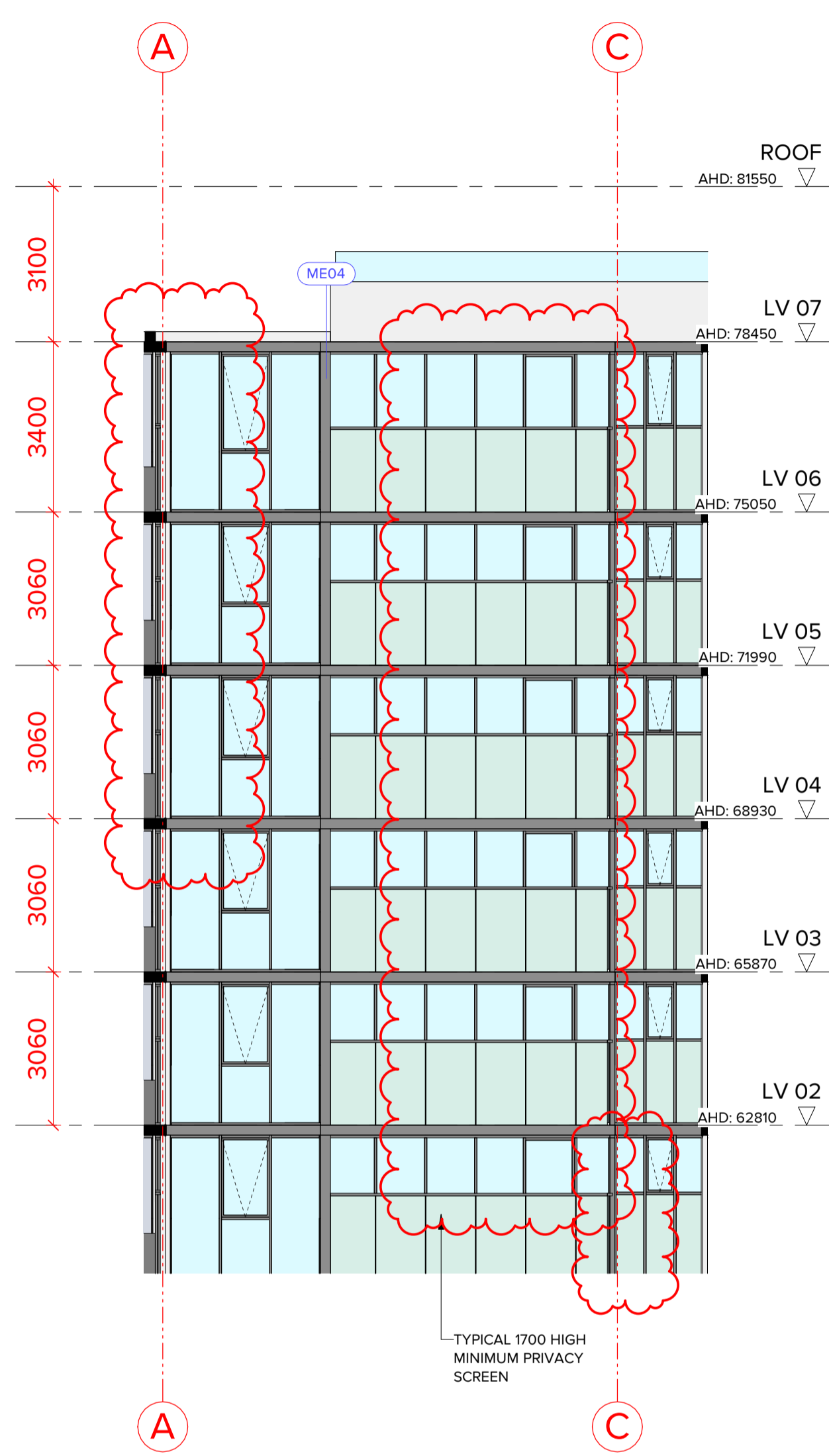
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DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-304



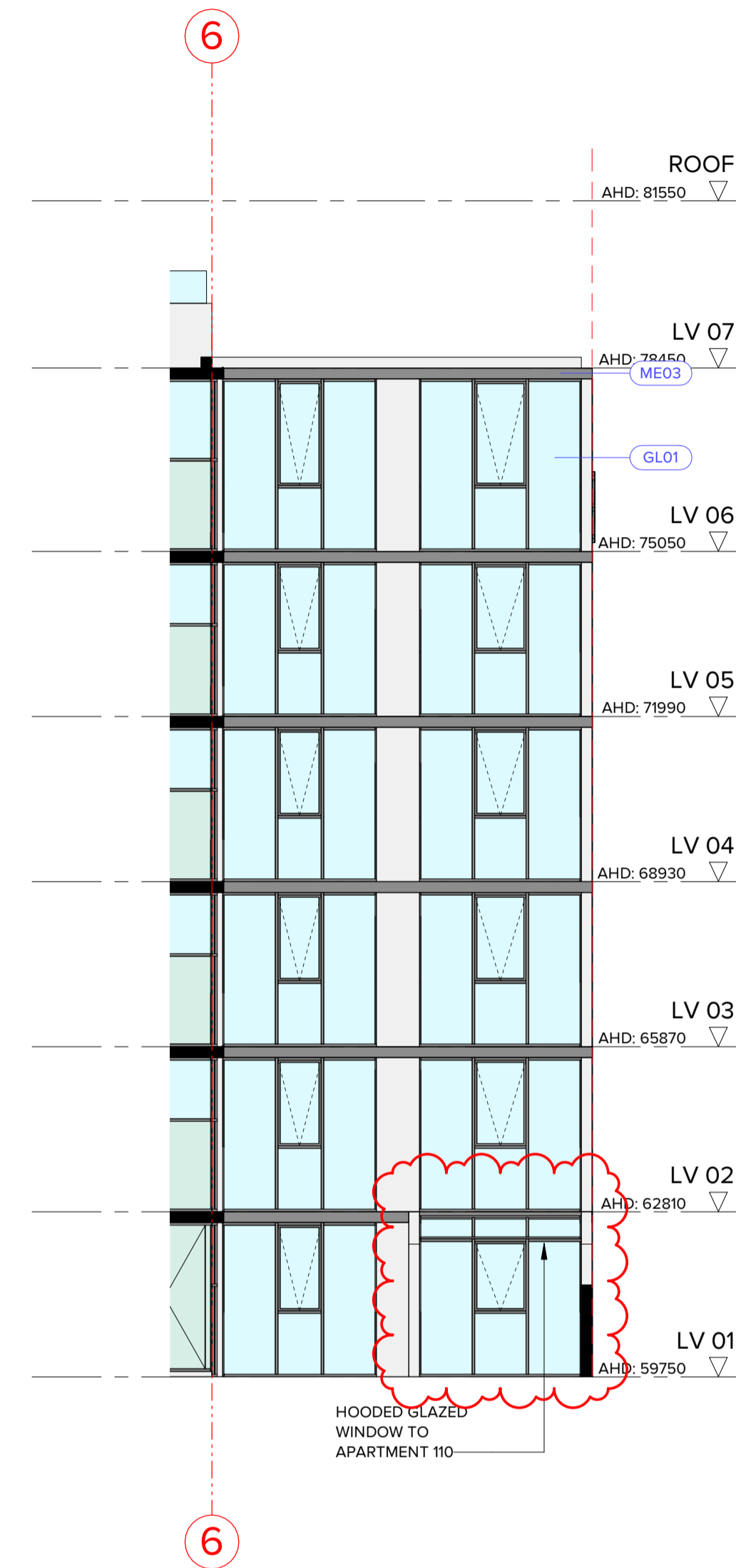
1 REAR COURTYARD 1
TP-206/ 1:100



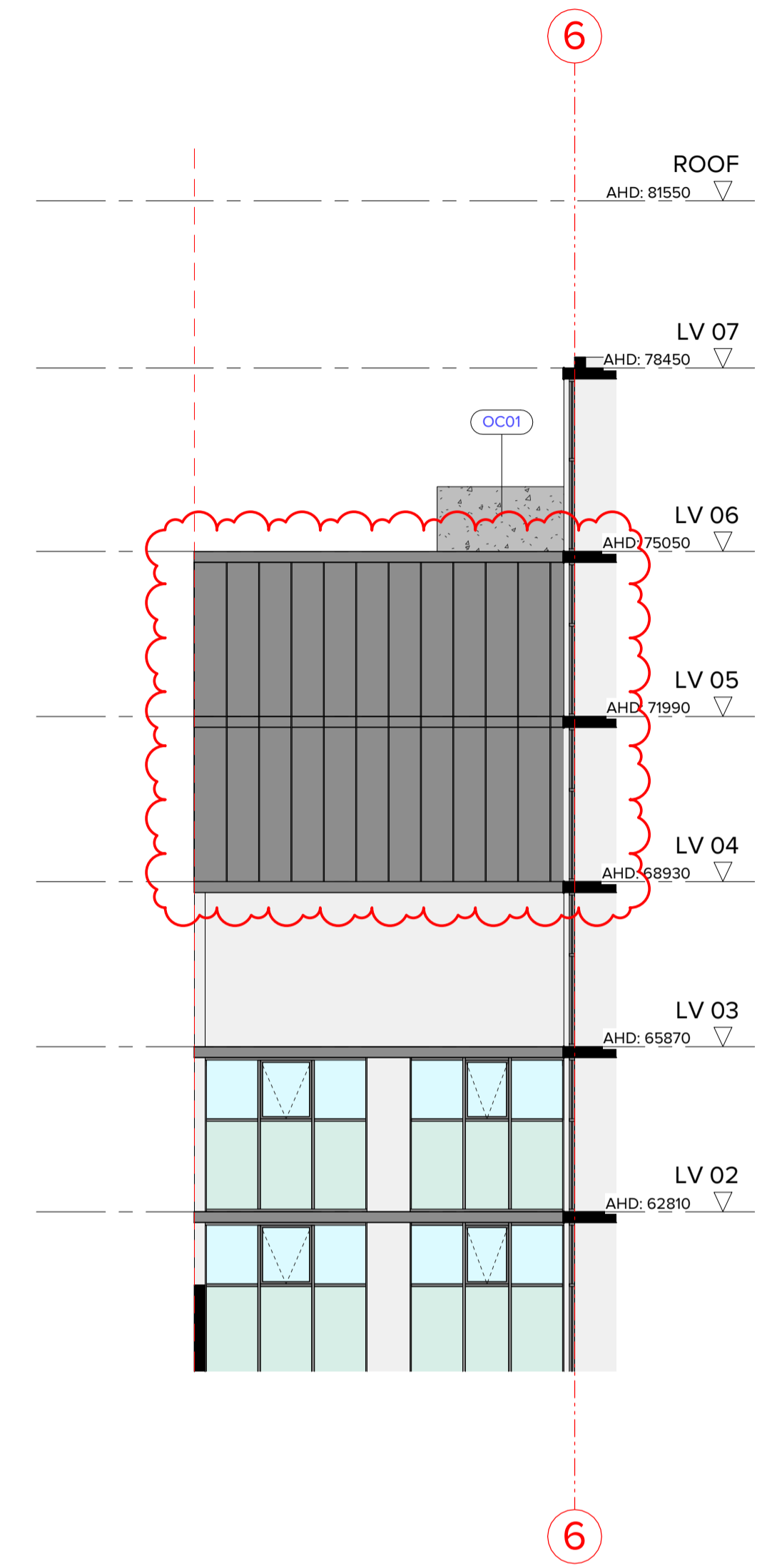
2 REAR COURTYARD 2
TP-206/ 1:100



3 REAR COURTYARD 3
TP-206/ 1:100



4 EAST LIGHT COURT 1
TP-206/ 1:100



5 EAST LIGHT COURT 2
TP-206/ 1:100

ELEVATION FOR REFERENCE



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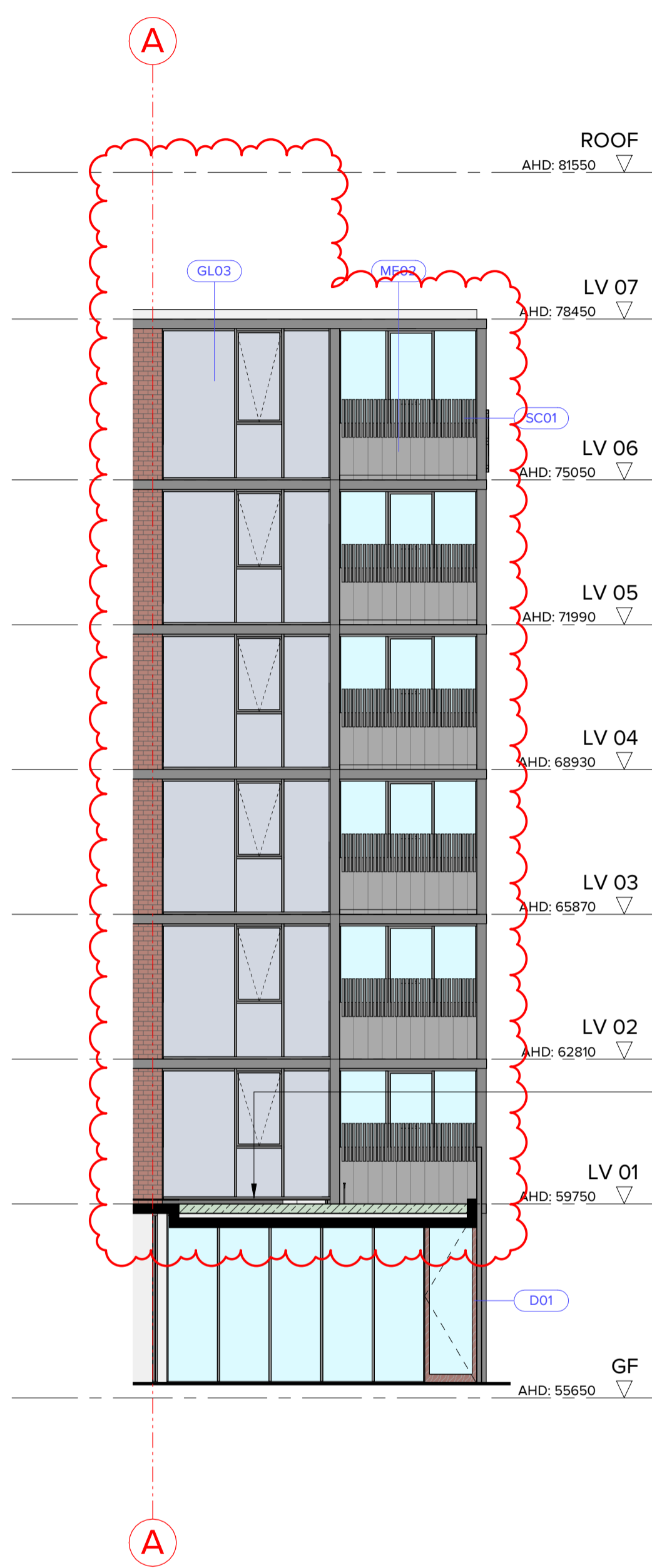
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

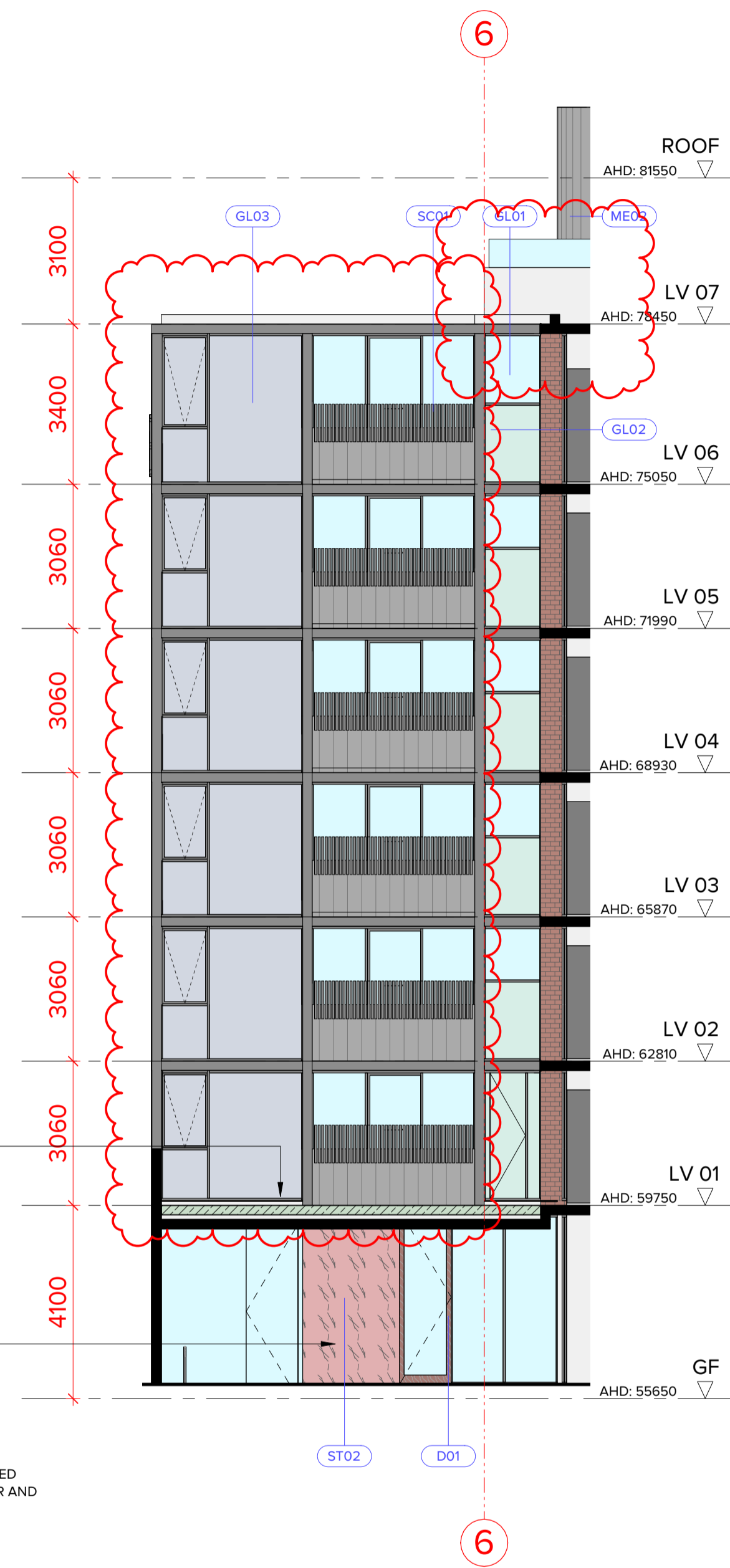
PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH

DRAWING TITLE:
PARTIAL ELEVATIONS - SHEET 01

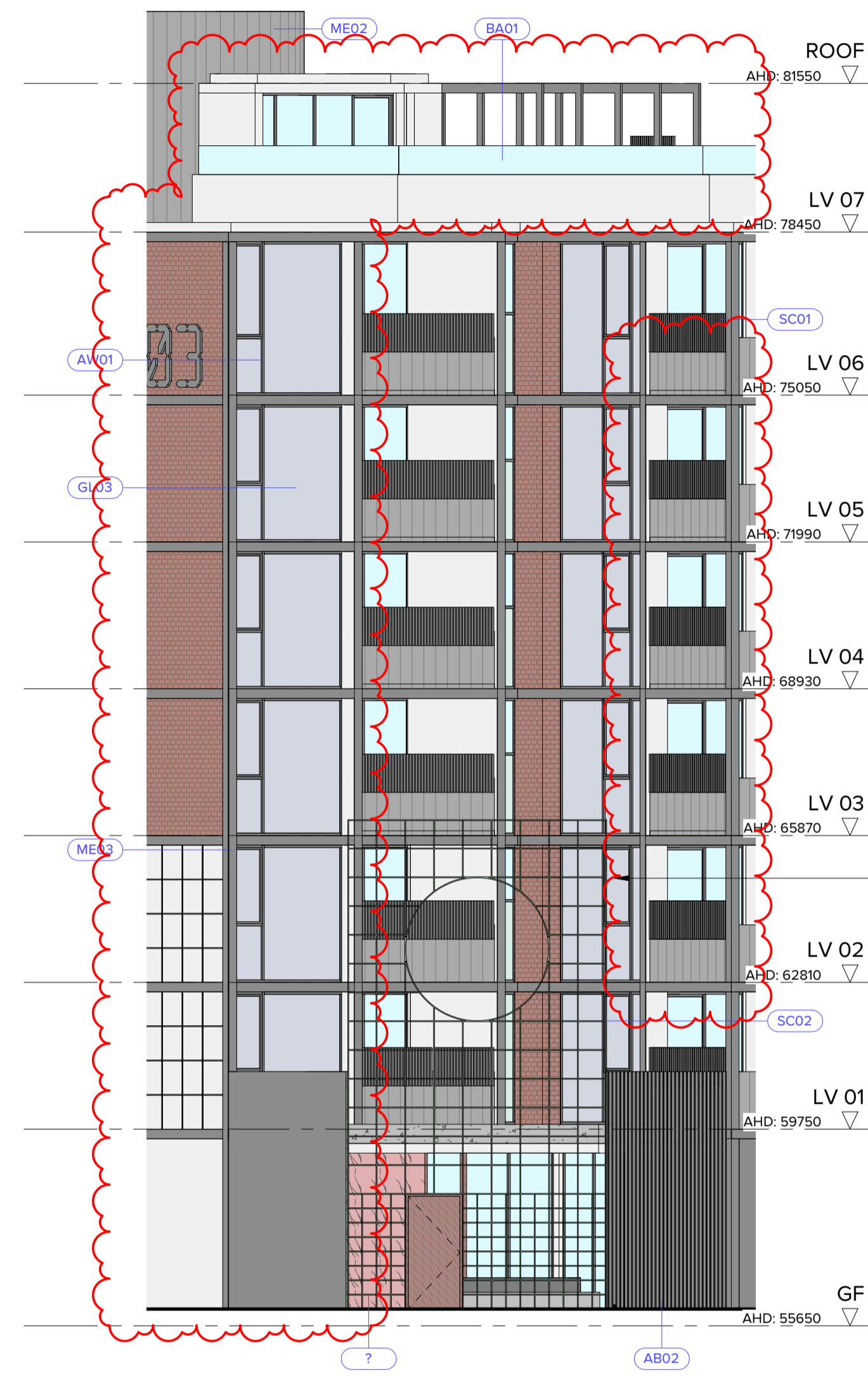
DATE:	18/10/2022	JOB N°:	40007
SCALE:	1:100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-305



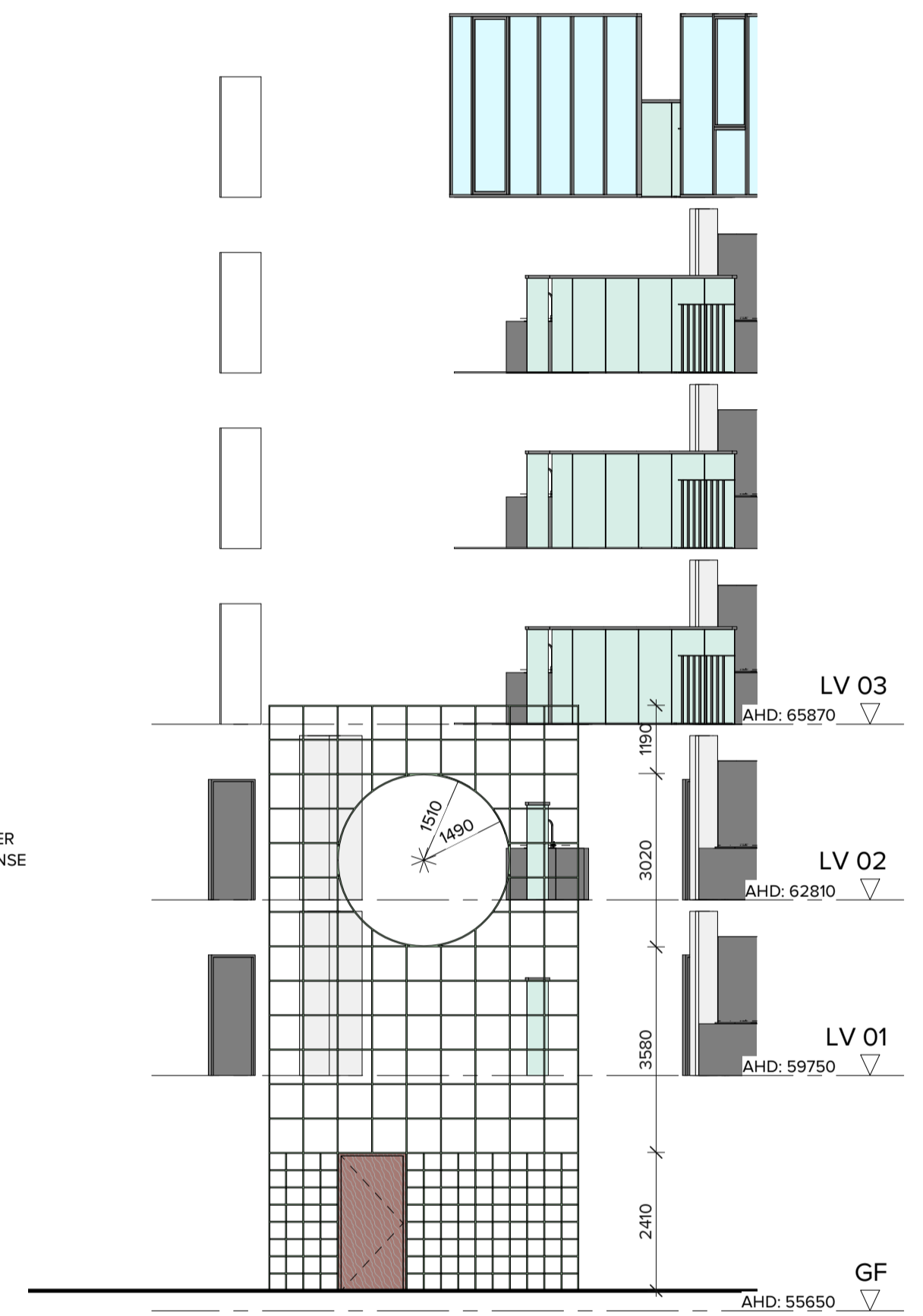
3 HAUGHTON RD ENTRANCE 1
TP-205 1:100



4 HAUGHTON RD ENTRANCE 2
TP-205 1:100



1 HAUGHTON RD ENTRANCE 3
TP-205 1:100



ELEVATION FOR REFERENCE



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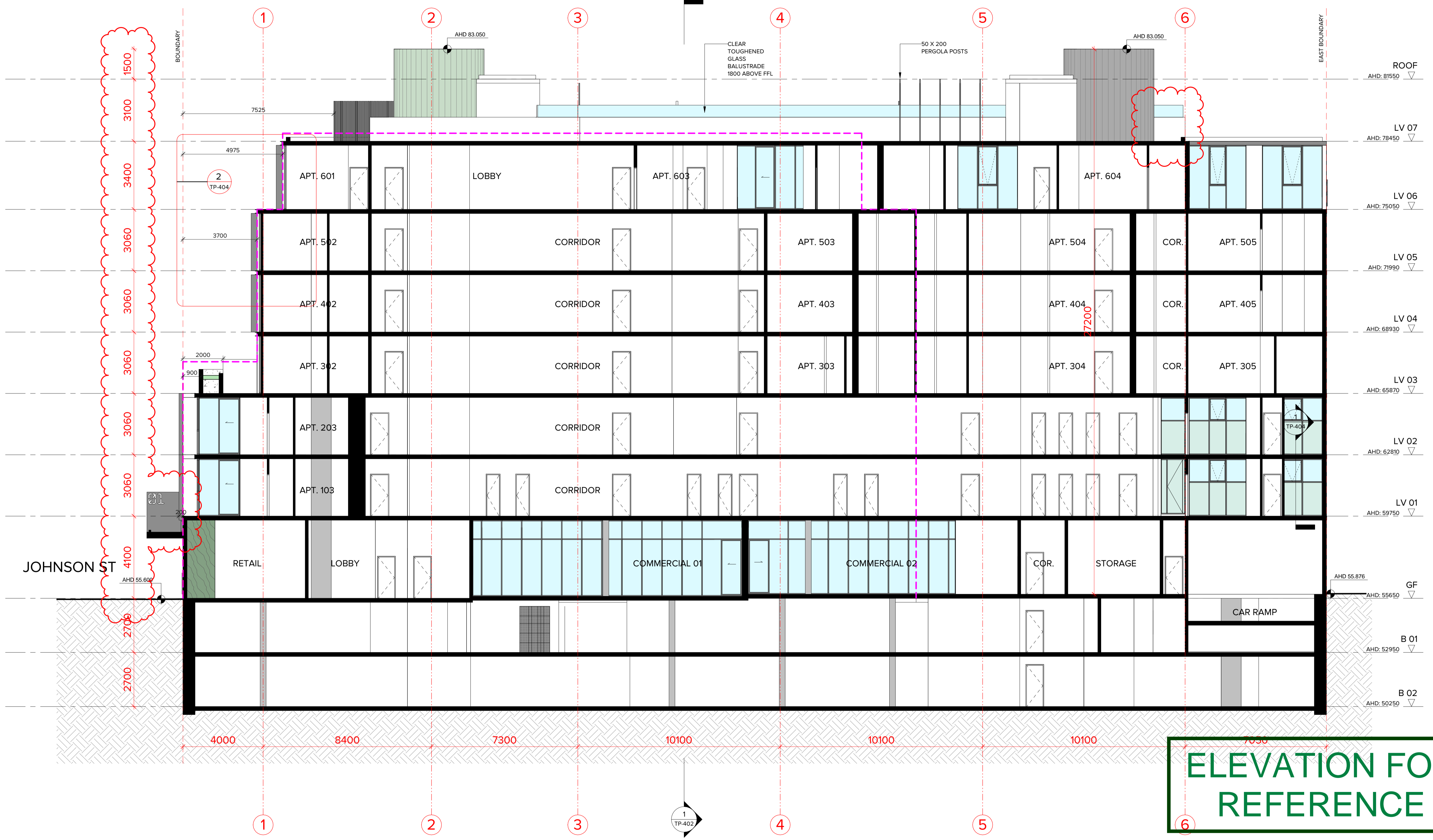
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH
DRAWING TITLE:
PARTIAL ELEVATIONS - SHEET 02

DATE: 18/10/2022 JOB N°: 40007
SCALE: 1:100 @ A1 REVISION N°: B
DRAWN: BHA
DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-306



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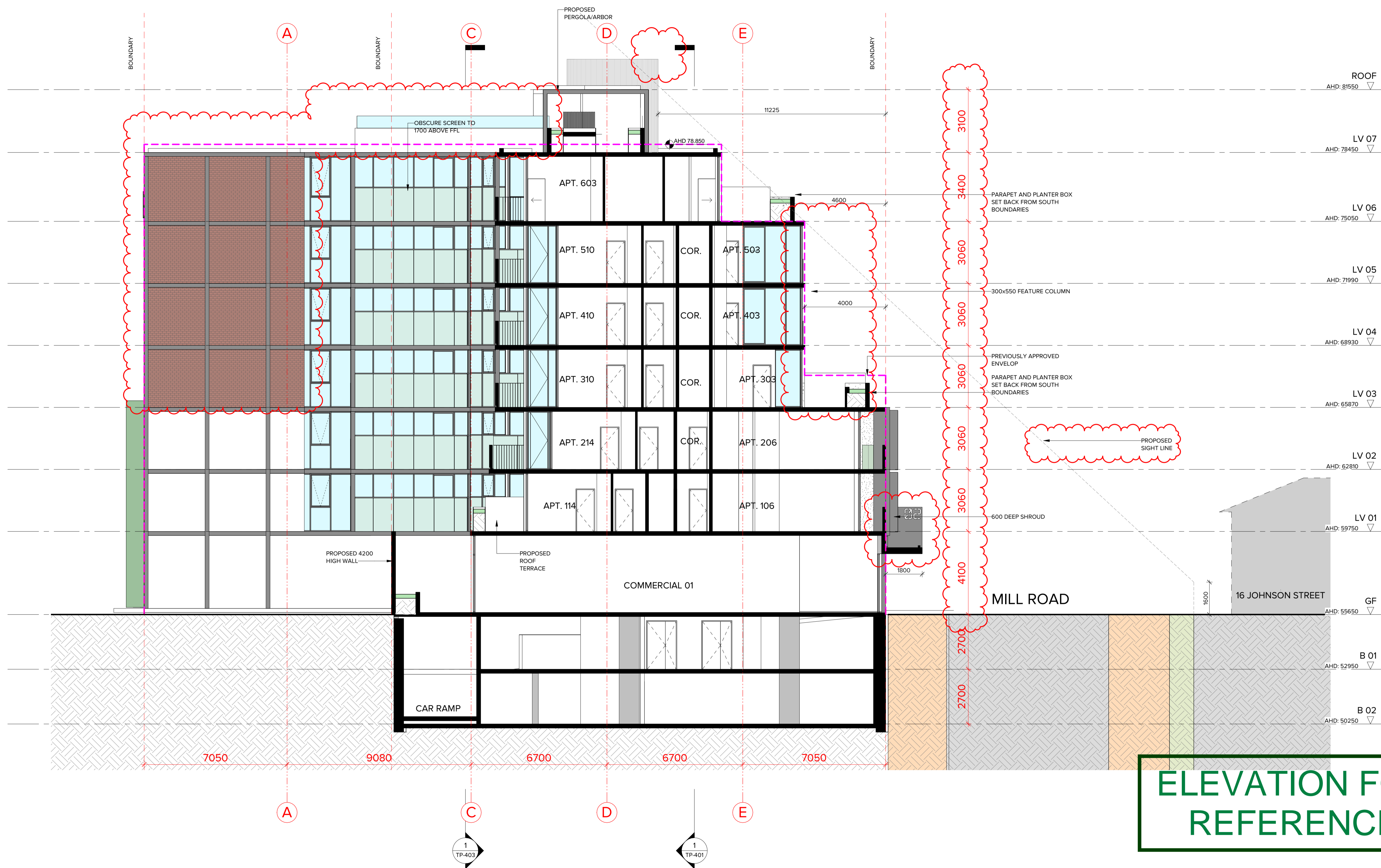
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED SECTION 01

DATE:	18/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-401



ELEVATION FOR REFERENCE



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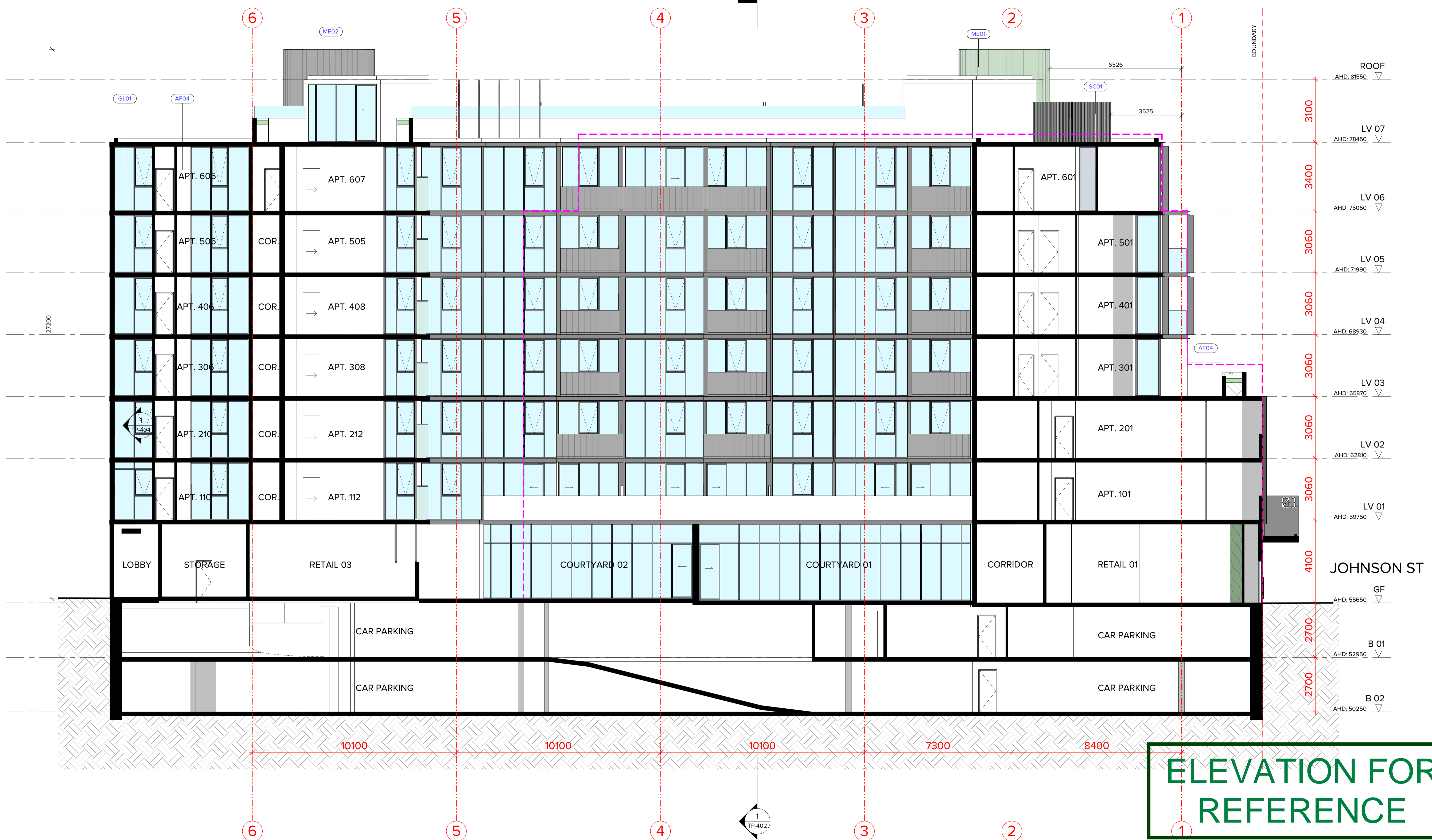
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B	xx.10.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED SECTION 02

DATE:	18/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-402



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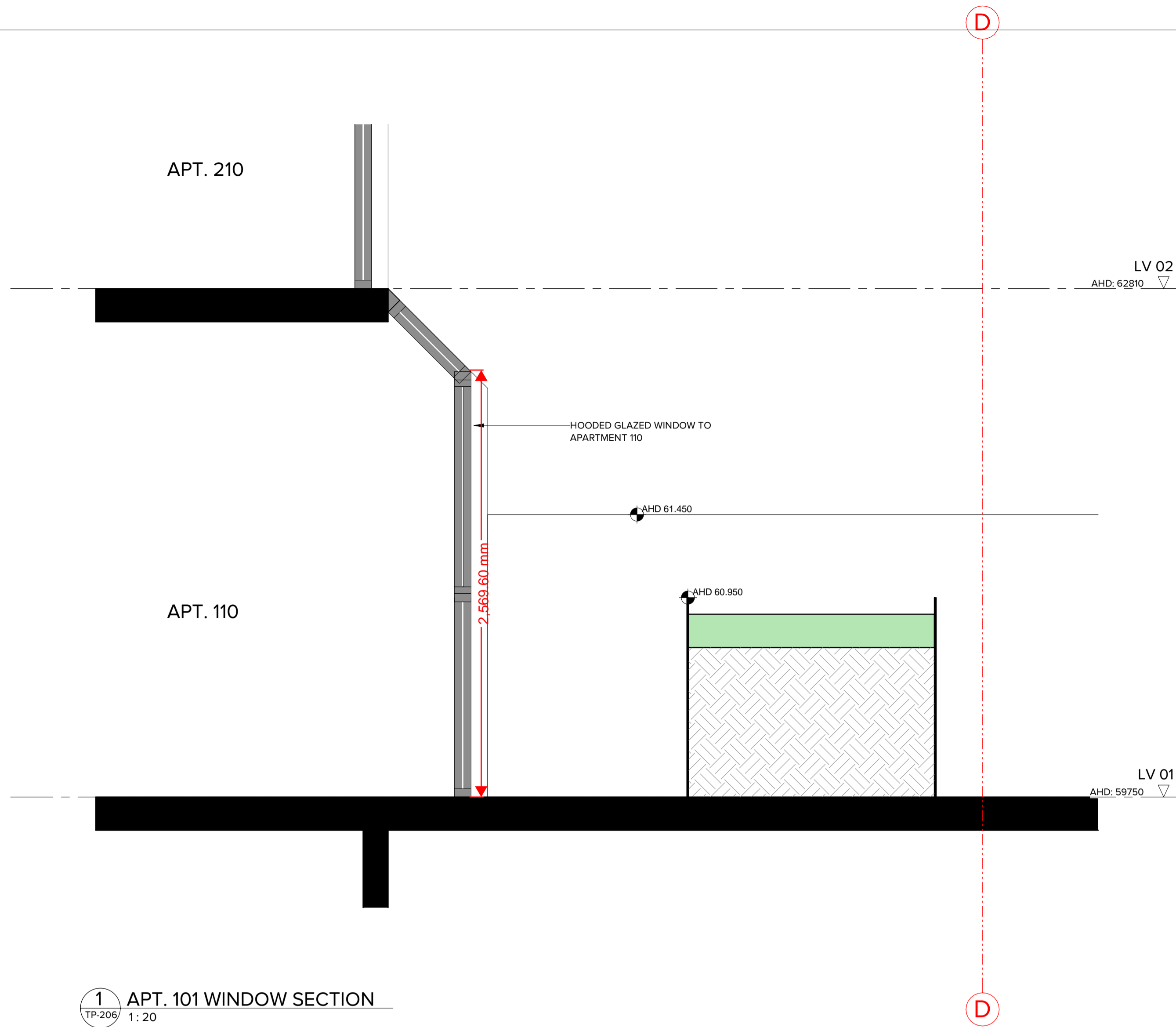
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

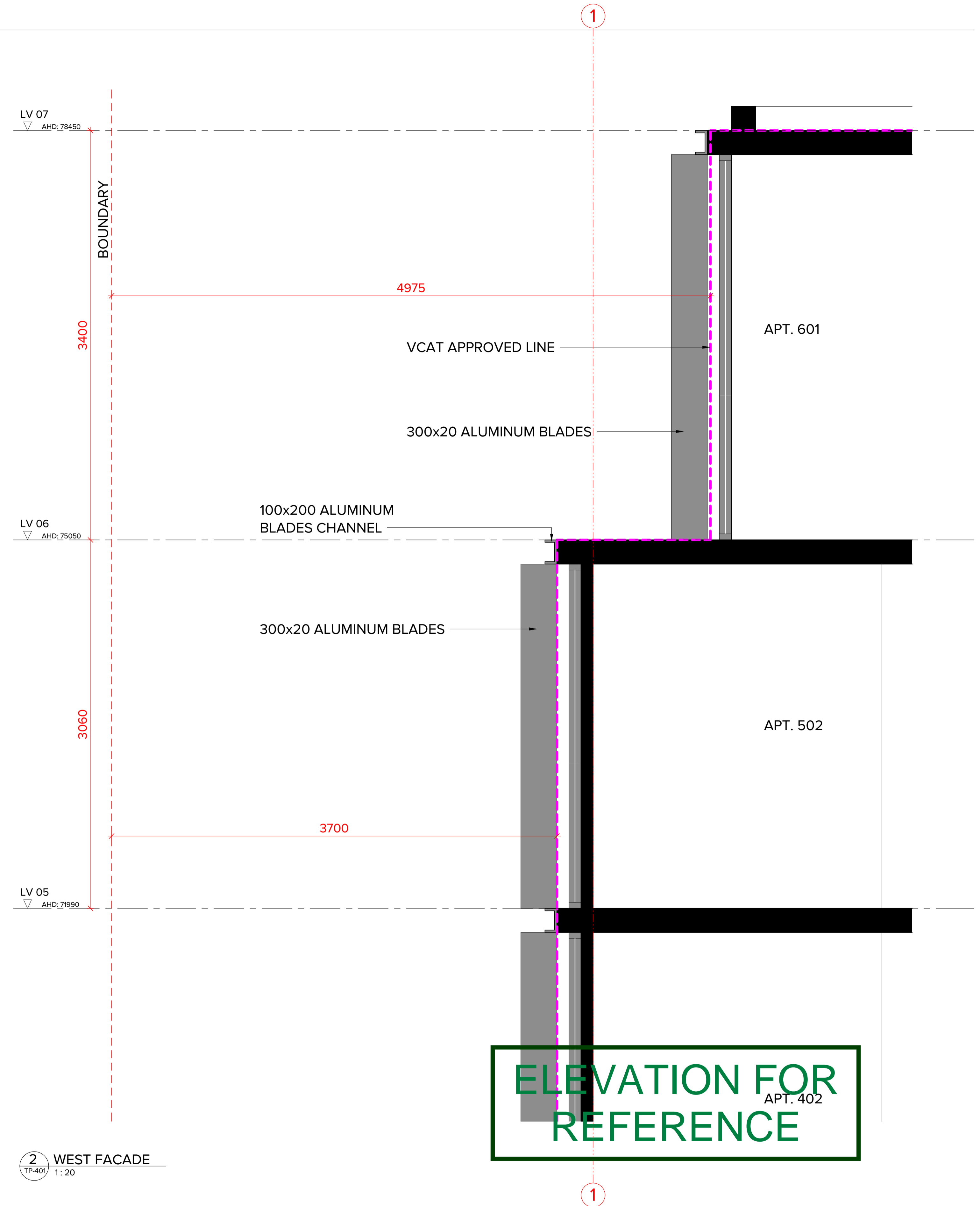
PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH**

DRAWING TITLE:
PROPOSED SECTION 03

DATE:	18/10/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-403



1 APT. 101 WINDOW SECTION
TP-206/ 1: 20



2 WEST FACADE
TP-401/ 1: 20



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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
B	xx.10.22	APPLICATION AMENDMENT			

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH
DRAWING TITLE:
PROPOSED SECTION 04

DATE: 18/10/2022 JOB N°: 40007
SCALE: 1: 20 @ A1 REVISION N°: B
DRAWN: BHA
DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-404