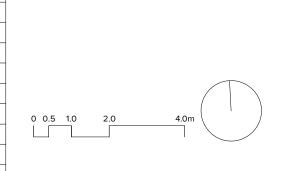


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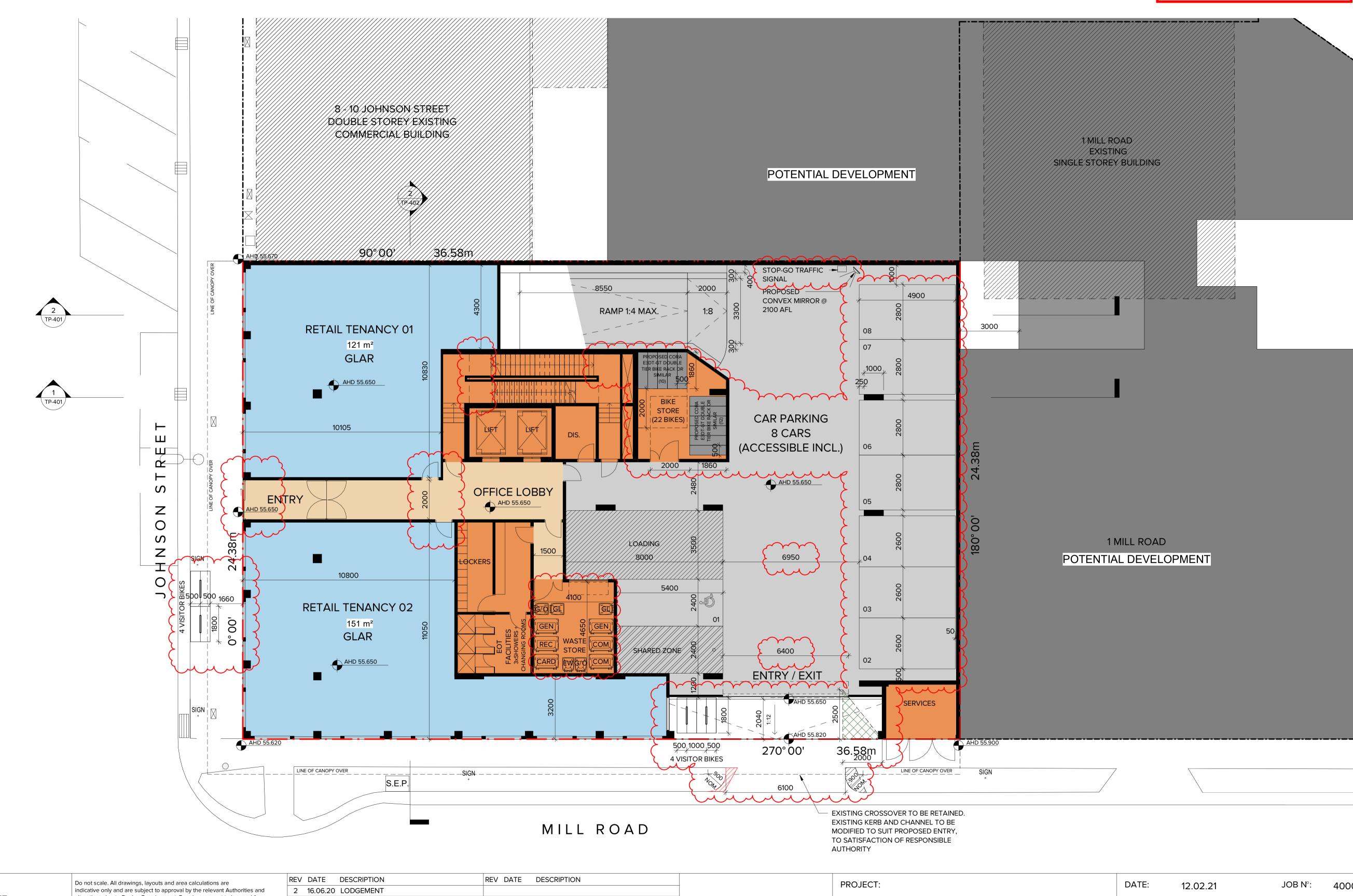
12-14 JOHNSON STREET

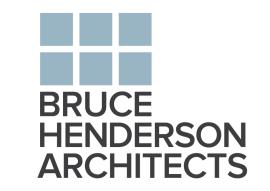
OAKLEIGH - OFFICE DEVELOPMENT

DRAWING TITLE:

PROPOSED FLOOR PLAN - BASEMENT 1

	DATE:	12.02.21	JOB №:	4000
	SCALE:	1:100 @ A1	REVISION I	<b>√</b> o: į
	DRAWN:	JR		
	DRAWING S	STATUS:	DRAWING	Nº:
	TOWN	PLANNING	7	ΓP-204





**EXISTING BUILDING** 

POTENTIAL DEVELOPMENT

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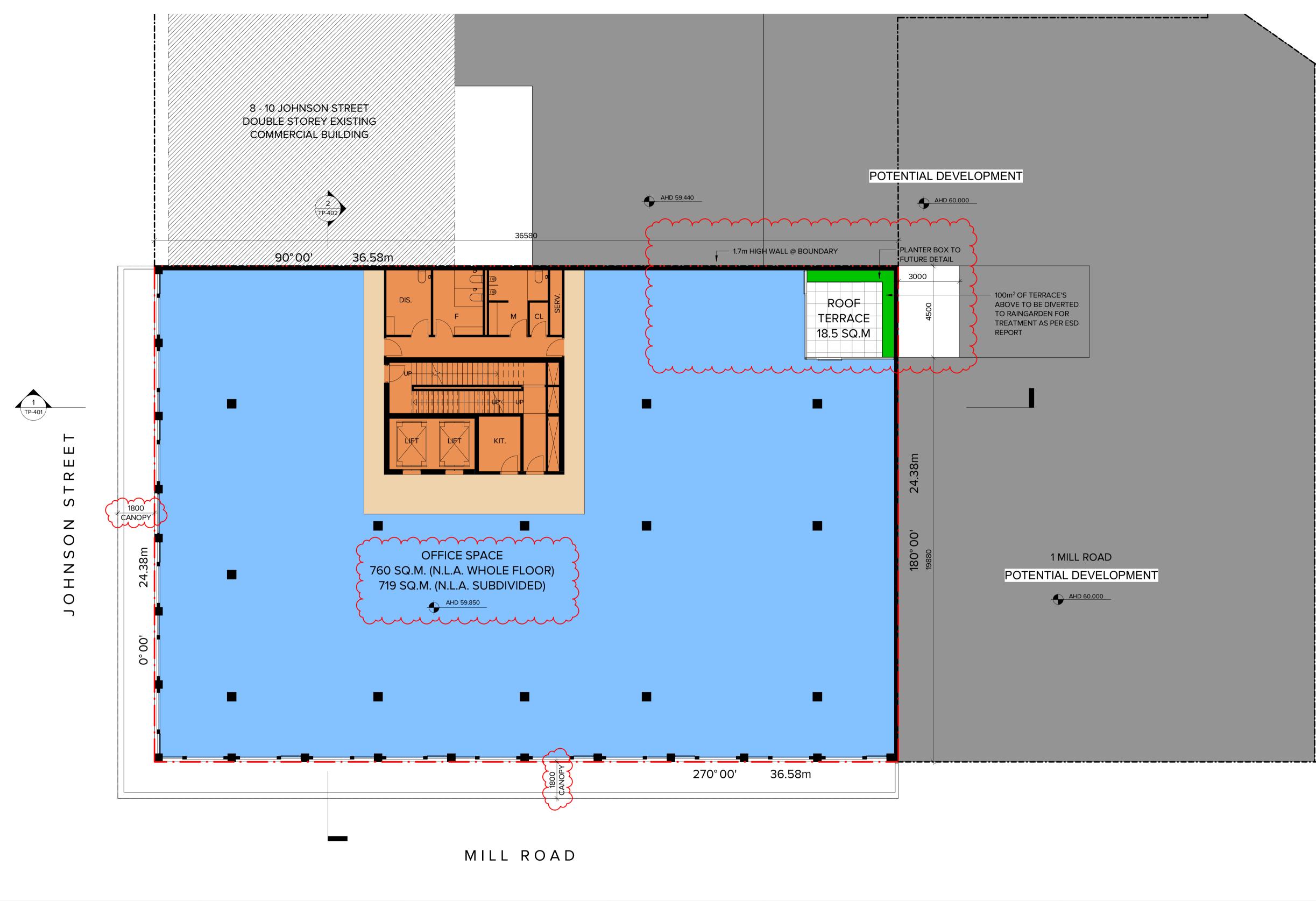
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Area in accordance with the Method of Measurement for Residential Property	5 12.02.21	VCAT CHANGES				
as published by the Property Council of Australia.						
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12-14 JOHNSON STREET OAKLEIGH - OFFICE DEVELOPMENT

**DRAWING TITLE:** 

PROPOSED FLOOR PLAN - GROUND

	DATE:	12.02.21	JOB №:	40007
	SCALE:	1:100 @ A1	REVISION	N°: 5
-	DRAWN:	JR		
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	TOWN	PLANNING	7	TP-205





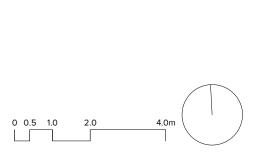
**EXISTING BUILDING** 

POTENTIAL DEVELOPMENT

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indicative only and are subject to approv	al by the relevant Authorities and	1	01.06.20	UPDATED SETBACKS			
alterations due to Design Development. I construction. All apartment and balcony a		2	16.06.20	LODGEMENT			
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as published by the Property Council of A	Australia.	5	12.02.21	VCAT CHANGES			
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PROJECT:

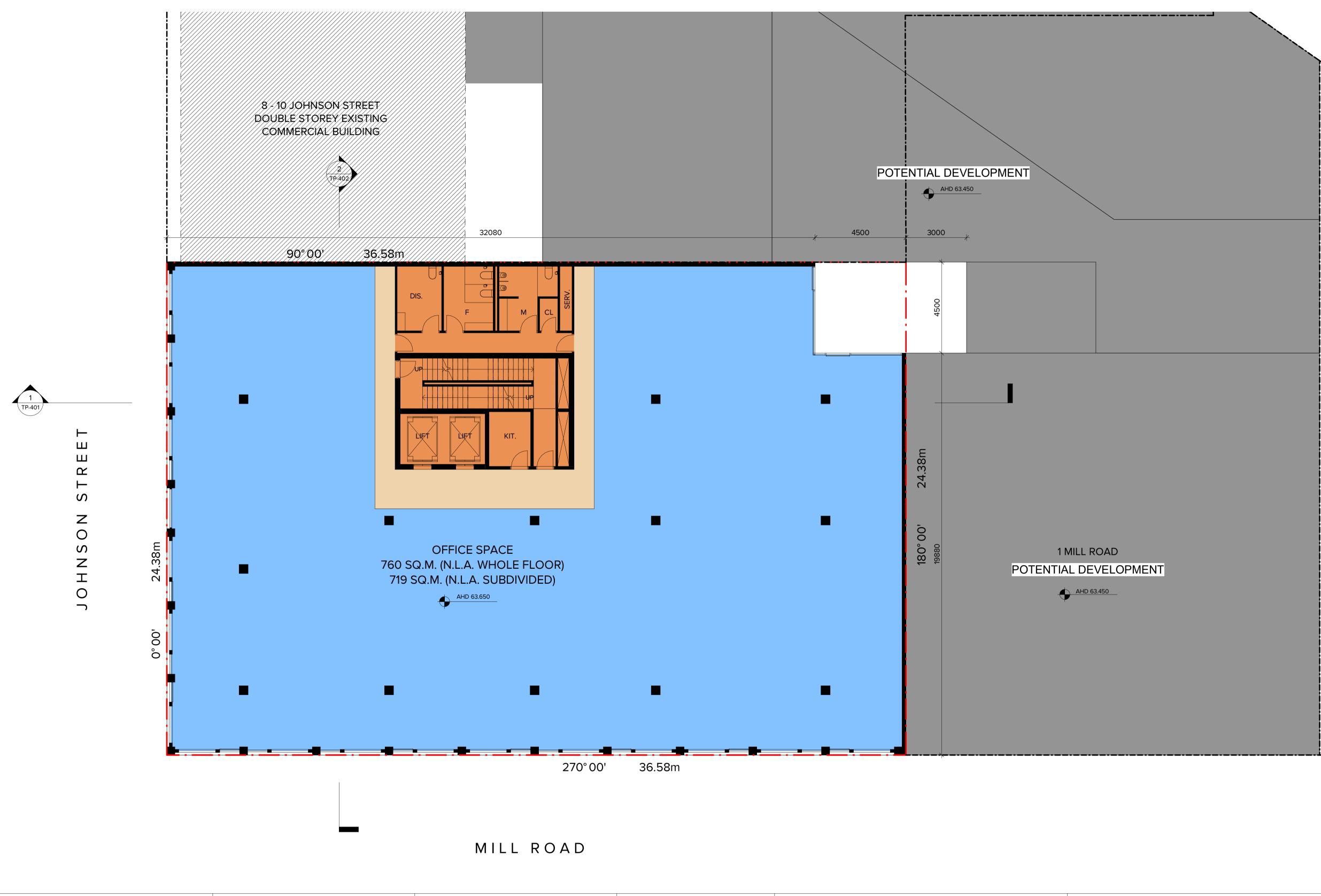
12-14 JOHNSON STREET

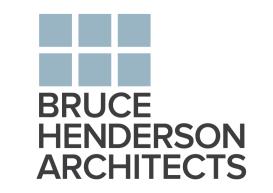
OAKLEIGH - OFFICE DEVELOPMENT

DRAWING TITLE:

PROPOSED FLOOR PLAN - LEVEL 1

	DATE:	12.02.21	JOB №:	40007	
	SCALE:	1:100 @ A1	REVISION N		
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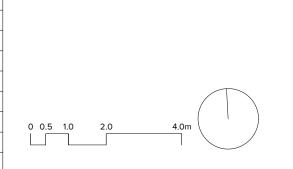
**EXISTING BUILDING** 

POTENTIAL DEVELOPMENT

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PROJECT:

12-14 JOHNSON STREET

OAKLEIGH - OFFICE DEVELOPMENT

DRAWING TITLE:

PROPOSED FLOOR PLAN - LEVEL 2

 DATE:
 12.02.21
 JOB №: 4

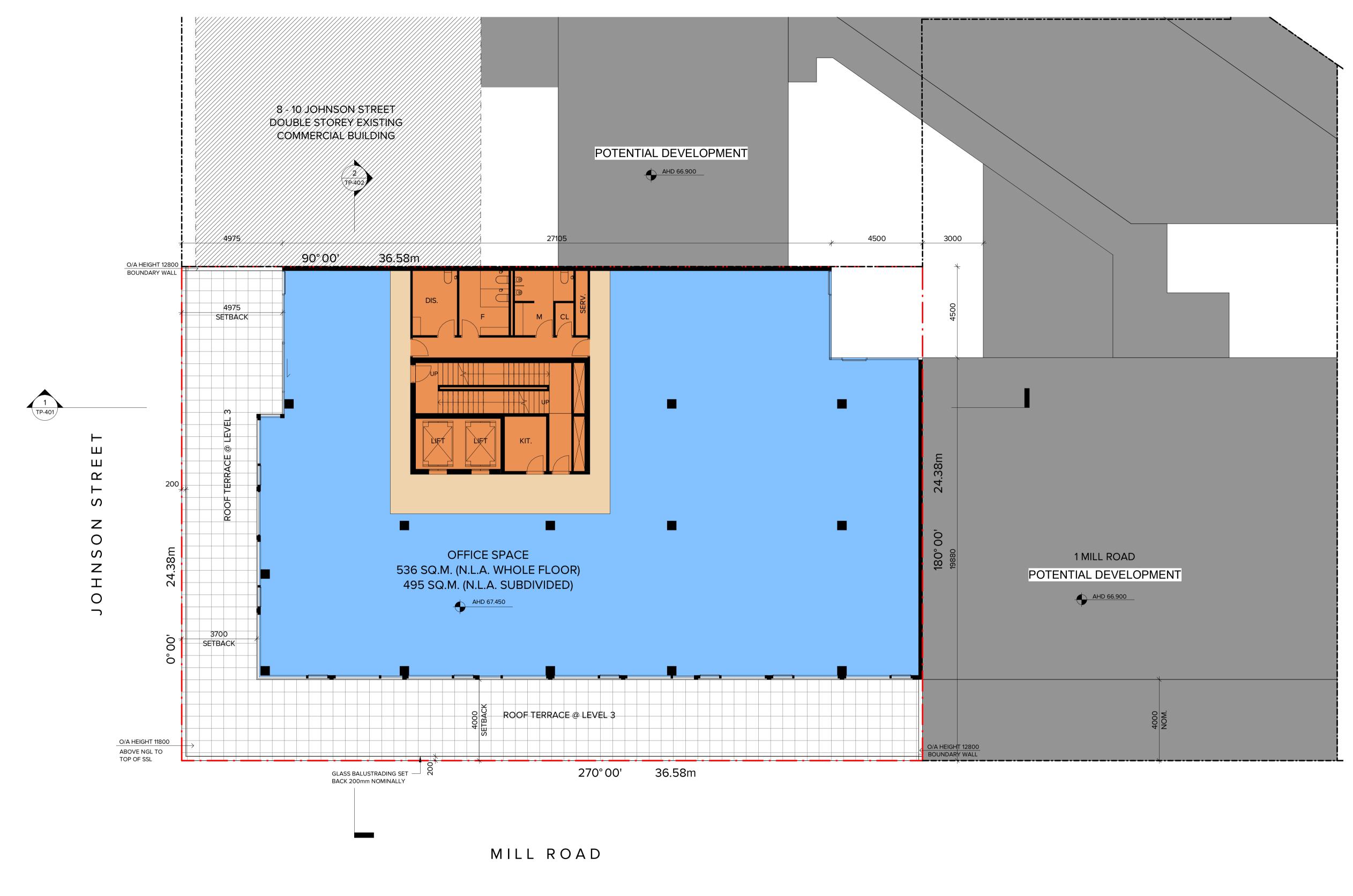
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 DRAWN:
 JR

 DRAWING STATUS:
 DRAWING №:

TP-207

TOWNPLANNING





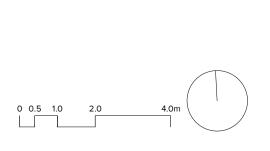
EXISTING BUILDING

POTENTIAL DEVELOPMENT

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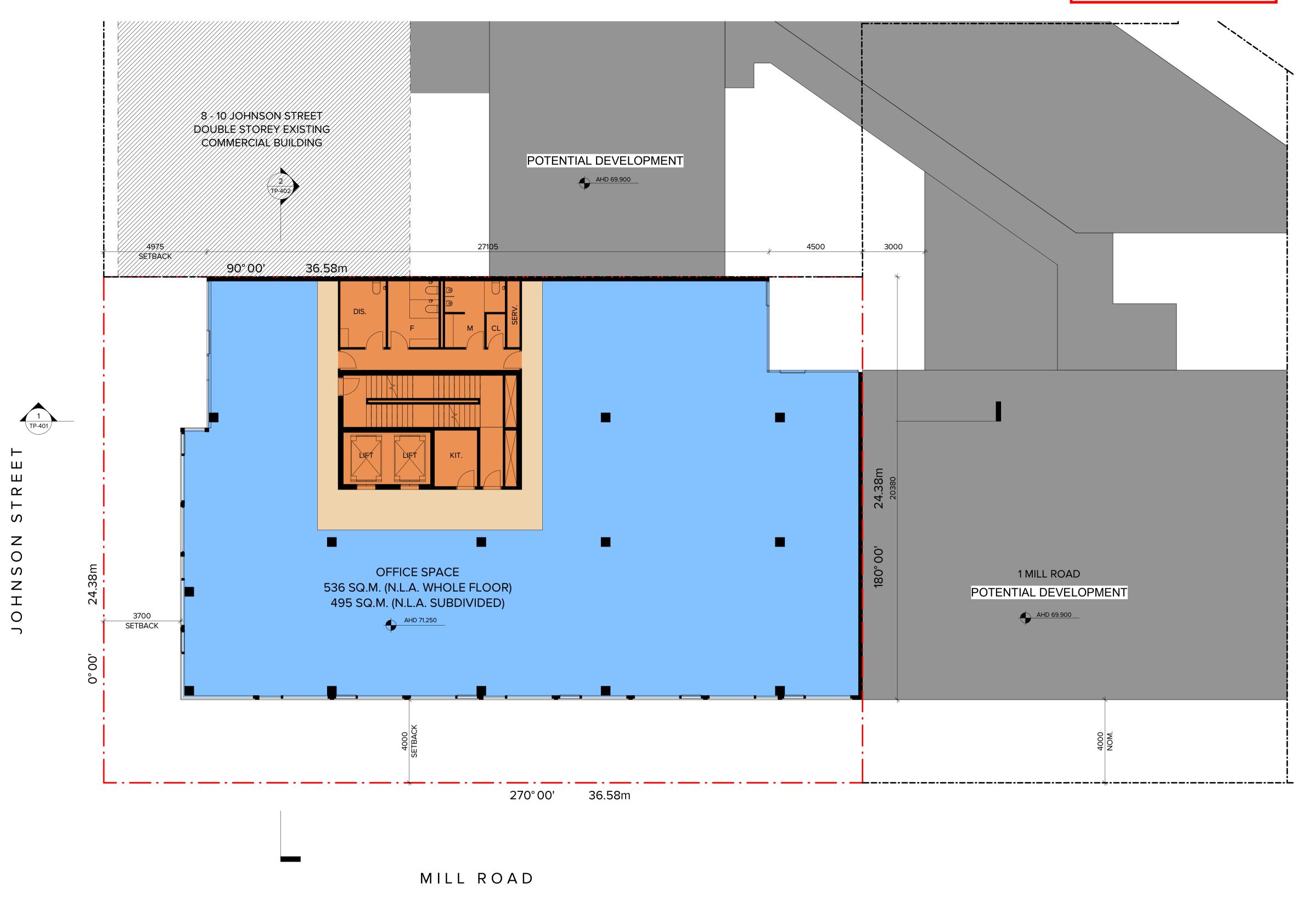
12-14 JOHNSON STREET

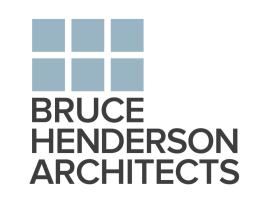
OAKLEIGH - OFFICE DEVELOPMENT

DRAWING TITLE:

PROPOSED FLOOR PLAN - LEVEL 3

DATE:	12.02.21	JOB N°:	40007
SCALE:	1:100 @ A1	REVISION N	l <sup>o</sup> : 5
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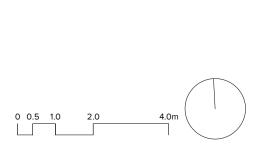
**EXISTING BUILDING** 

POTENTIAL DEVELOPMENT

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12-14 JOHNSON STREET

OAKLEIGH - OFFICE DEVELOPMENT

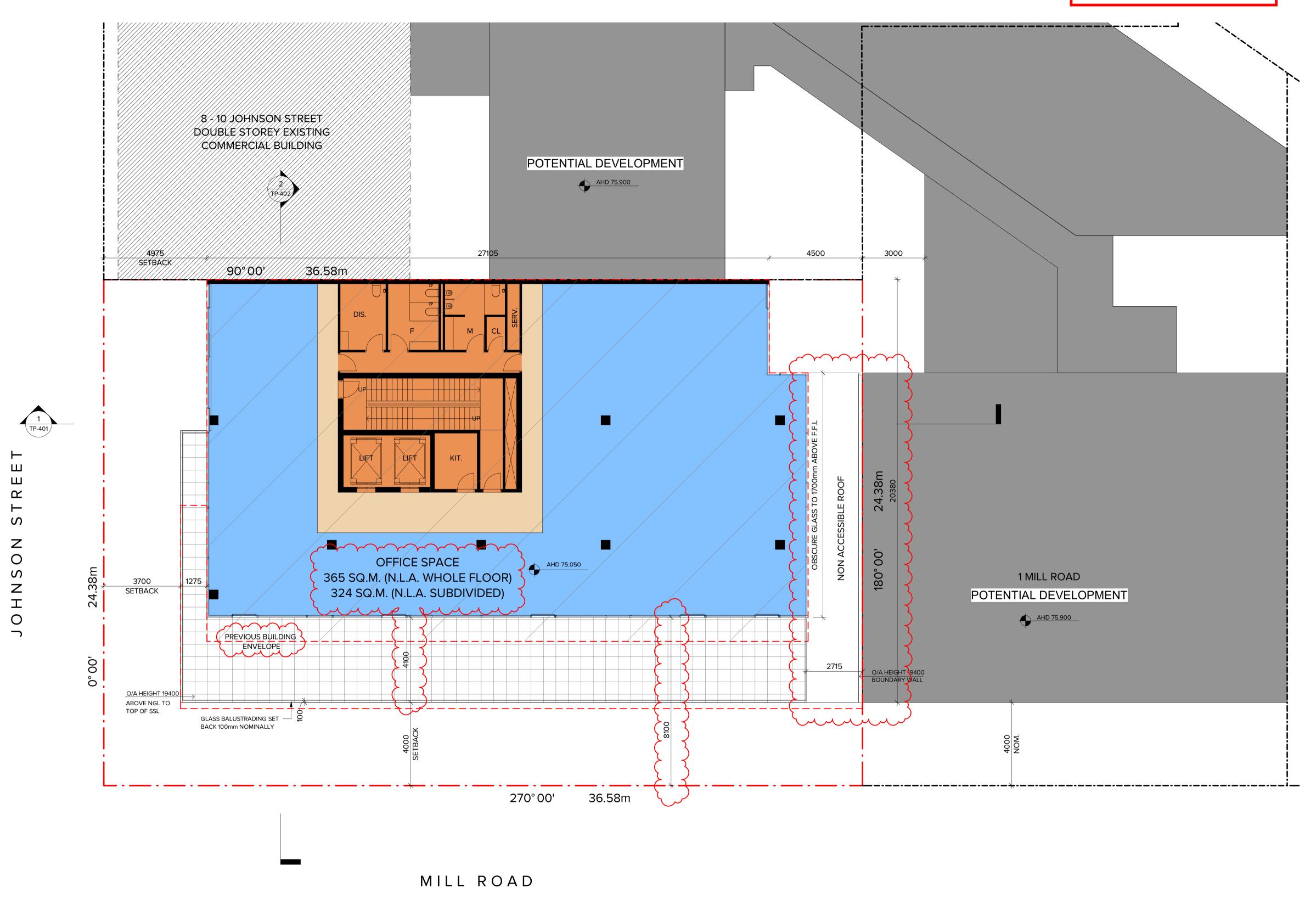
DRAWING TITLE:

PROPOSED FLOOR PLAN - LEVEL 4

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TP-209

TOWNPLANNING





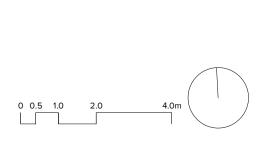
EXISTING BUILDING

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alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor	5 12.02.21 VCAT CHANGES		
Area in accordance with the Method of Measurement for Residential Property			
as published by the Property Council of Australia.			
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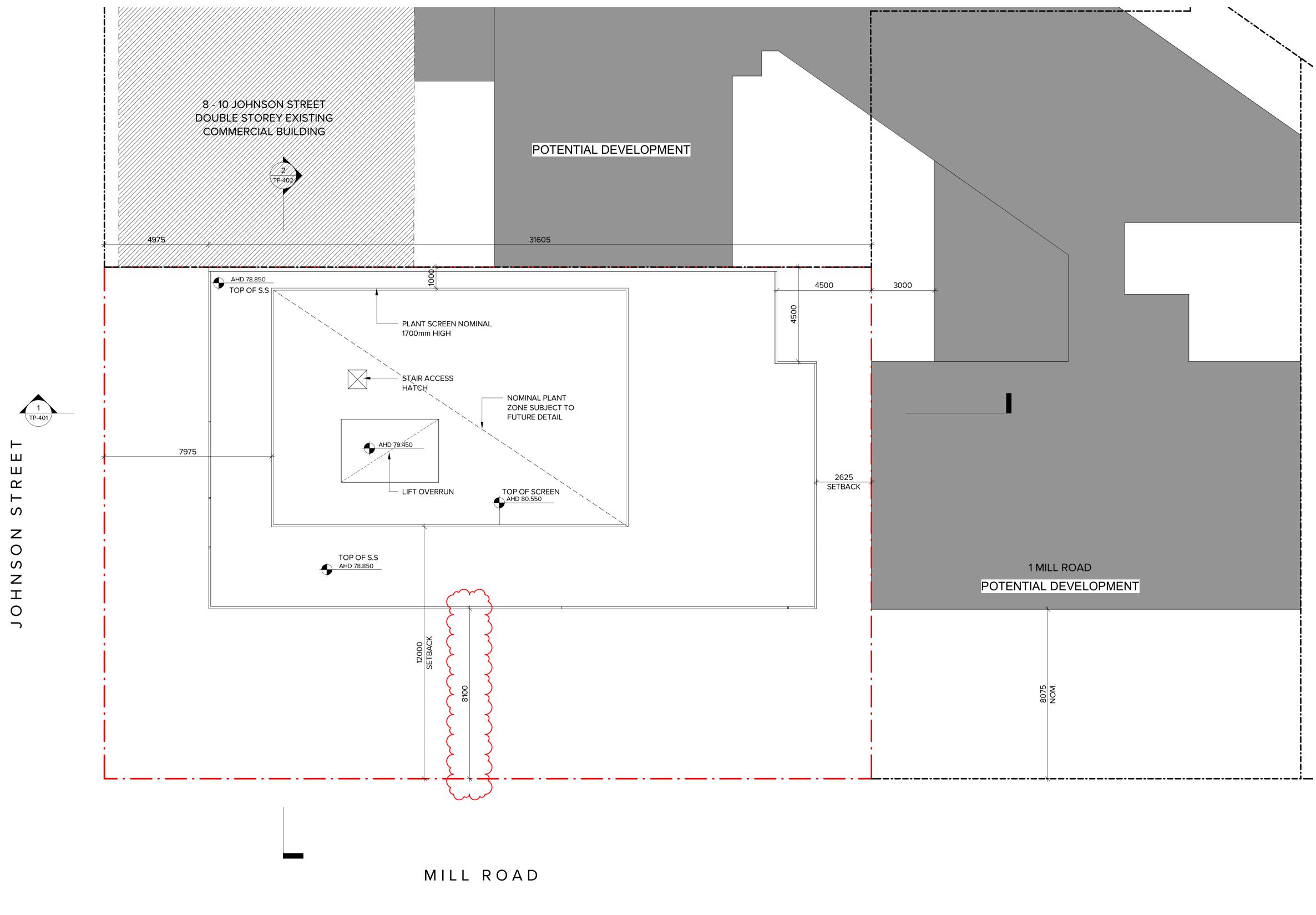
12-14 JOHNSON STREET

OAKLEIGH - OFFICE DEVELOPMENT

DRAWING TITLE:

PROPOSED FLOOR PLAN - LEVEL 5

	DATE:	12.02.21	JOB N°:	40007
	SCALE:	1 : 100 @ A1	REVISION N	N°: 5
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	DRAWING S	STATUS:	DRAWING I	Nº:
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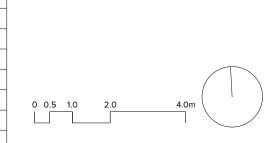




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PROJECT:

12-14 JOHNSON STREET

OAKLEIGH - OFFICE DEVELOPMENT

OAKLEIGH - OFFICE DEVELOPMENT

DRAWING TITLE:

PROPOSED FLOOR PLAN - ROOF

	DATE:	12.02.21	JOB N°:	4000
	SCALE:	1:100 @ A1	REVISION N°:	
	DRAWN:	JR		
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	TOWNF	PLANNING		TP-2

### **EXTERNAL FINISHES** LEGEND

COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM -CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSHIELD COLOUR: BURNT SIENNA E29TM (MATT) OR SIMILAR APPROVED

COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM -CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSHIELD COLOUR: MEDALLION BRONZE E44TL (ILLUSTRO) OR SIMILAR APPROVED

COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM -CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSHIELD COLOUR: SEA BREEZE E67TM (MATT) OR SIMILAR

ALUMINIUM SHEET CLADDING TO MATCH AW02 COLOUR

PERFORATED ANODIZED ALUMINIUM PLANT SCREEN TO

PRECAST CONCRETE / MASONARY WALL COLOUR - LIGHT

NOMINAL 20mm REBATE TO MASONARY WALL PAINTED TO

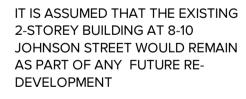
PROPOSED PROPRIETARY BALUSTRADING SYSTEM. DARK

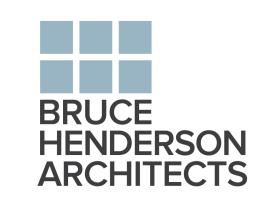
GREY TINTED FRAMELESS GLASS BALUSTRADE TO HEIGHT INDICATED ON ELEVATIONS FIXED TO FLOOR. MINIMAL

ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH

G (B)(H)(D) **APPROVED** POTENTIAL ADJACENT DEVELOPMENT (AP05) PERFORATED ALUMINIUM SCREEN TO MATCH AW01 ROOF. COLOUR PERFORATED ALUMINIUM SCREEN TO MATCH AW02 COLOUR ROOF \_ A<u>HD: 7885</u>0 \_\_ 🔽\_\_ MATCH AW03 COLOUR -'SEA BREEZE' 8100 DARK GREY COLOUR GLASS MID GREY COLOUR GLASS LEVEL 05 AHD: 75050 \_\_ \/\_\_ SILVER GREY COLOUR GLASS AC02 CLEAR GLASS -(AW02) 4000 LEVEL 04 FRAMELESS TOUGHENED CLEAR GLASS ENTRY DOORS AHD: 71250 \_ \( \sqrt{} **OBSCURE GLASS** -(GL02) LEVEL 03 -(BA01) MATCH COLOUR AW02 NOMINAL 20mm REBATE TO MASONARY WALL PAINTED TO -(AW01) MATCH COLOUR AW01 GL01 LEVEL 02 HANDRAIL SECTION TO TOP GLAZING EDGE. -(AC01) ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH AW01 'BURNT SIENNA' ANODIZED FINISH. LEVEL 01 AW02 'MEDALLION BRONZE' ANODIZED FINISH. MILL ROAD GROUND LEVEL GROUND FLOOR RETAIL TENANCY PROPOSED CANOPY TO MILL WINDOWS TO HAVE CAPACITY FOR ROAD AND JOHNSON STREET. (GL04) (AC01) (GL05) SLIDING DOOR PANELS TO SUIT TENANT REFER PLANS REQUIREMENTS (NOT ALL PANELS WILL BE OPENABLE)







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**WEST ELEVATION** 

JOHNSON STREET

REV DATE DESCRIPTION

2 16.06.20 LODGEMENT 5 12.02.21 VCAT CHANGES

REV DATE DESCRIPTION

PROJECT: 12-14 JOHNSON STREET OAKLEIGH - OFFICE DEVELOPMENT **DRAWING TITLE:** WEST ELEVATION

DATE:	12.02.21	JOB N°:	40007
SCALE:	1:100 @ A1	REVISION Nº:	: 5
DRAWN:	JR		
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#### **SOUTH ELEVATION** MILL ROAD

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PROJECT: 12-14 JOHNSON STREET OAKLEIGH - OFFICE DEVELOPMENT

**DRAWING TITLE:** 

**SOUTH ELEVATION** 

# **EXTERNAL FINISHES** LEGEND

COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM -CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSHIELD COLOUR: BURNT SIENNA E29TM (MATT) OR SIMILAR APPROVED

> COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM -CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSHIELD COLOUR: MEDALLION BRONZE E44TL (ILLUSTRO) OR SIMILAR APPROVED

COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM -CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSHIELD COLOUR : SEA BREEZE E67TM (MATT) OR SIMILAR **APPROVED** 

ALUMINIUM SHEET CLADDING TO MATCH AW02 COLOUR

PERFORATED ALUMINIUM SCREEN TO MATCH AW01

PERFORATED ALUMINIUM SCREEN TO MATCH AW02 COLOUR

PERFORATED ANODIZED ALUMINIUM PLANT SCREEN TO MATCH AW03 COLOUR -'SEA BREEZE'

DARK GREY COLOUR GLASS

MID GREY COLOUR GLASS

SILVER GREY COLOUR GLASS

CLEAR GLASS

FRAMELESS TOUGHENED CLEAR GLASS ENTRY DOORS

(GL06) OBSCURE GLASS

PRECAST CONCRETE / MASONARY WALL COLOUR - LIGHT

NOMINAL 20mm REBATE TO MASONARY WALL PAINTED TO MATCH COLOUR AW02

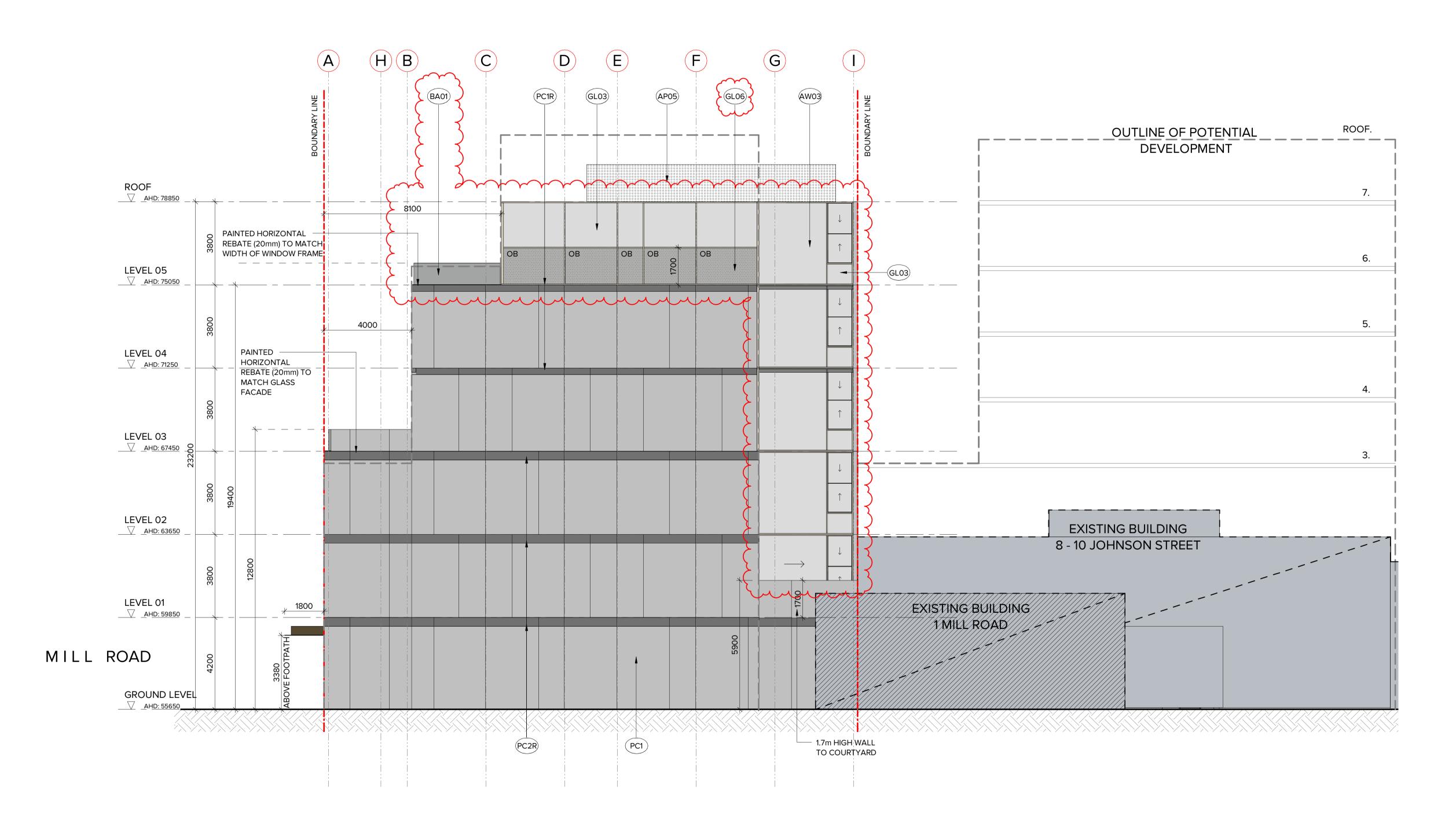
NOMINAL 20mm REBATE TO MASONARY WALL PAINTED TO MATCH COLOUR AW01

PROPOSED PROPRIETARY BALUSTRADING SYSTEM. DARK GREY TINTED FRAMELESS GLASS BALUSTRADE TO HEIGHT INDICATED ON ELEVATIONS FIXED TO FLOOR. MINIMAL HANDRAIL SECTION TO TOP GLAZING EDGE.

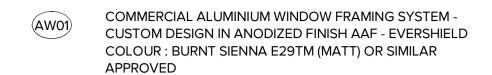
ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH AW01 'BURNT SIENNA' ANODIZED FINISH.

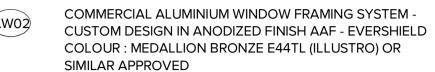
ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH AW02 'MEDALLION BRONZE' ANODIZED FINISH.

DATE:	12.02.21	JOB Nº:	40007
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### **EXTERNAL FINISHES LEGEND**





COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM -CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSHIELD COLOUR: SEA BREEZE E67TM (MATT) OR SIMILAR **APPROVED** 

ALUMINIUM SHEET CLADDING TO MATCH AW02 COLOUR

PERFORATED ALUMINIUM SCREEN TO MATCH AW01 COLOUR

PERFORATED ALUMINIUM SCREEN TO MATCH AW02 COLOUR

PERFORATED ANODIZED ALUMINIUM PLANT SCREEN TO MATCH AW03 COLOUR -'SEA BREEZE'

DARK GREY COLOUR GLASS

MID GREY COLOUR GLASS

SILVER GREY COLOUR GLASS

CLEAR GLASS

FRAMELESS TOUGHENED CLEAR GLASS ENTRY DOORS

(GL06) **OBSCURE GLASS** 

PRECAST CONCRETE / MASONARY WALL COLOUR - LIGHT

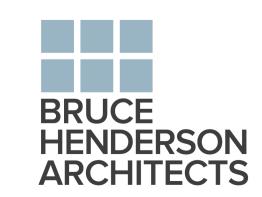
NOMINAL 20mm REBATE TO MASONARY WALL PAINTED TO MATCH COLOUR AW02

NOMINAL 20mm REBATE TO MASONARY WALL PAINTED TO MATCH COLOUR AW01

PROPOSED PROPRIETARY BALUSTRADING SYSTEM. DARK GREY TINTED FRAMELESS GLASS BALUSTRADE TO HEIGHT INDICATED ON ELEVATIONS FIXED TO FLOOR. MINIMAL HANDRAIL SECTION TO TOP GLAZING EDGE.

ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH AW01 'BURNT SIENNA' ANODIZED FINISH.

ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH AW02 'MEDALLION BRONZE' ANODIZED FINISH.



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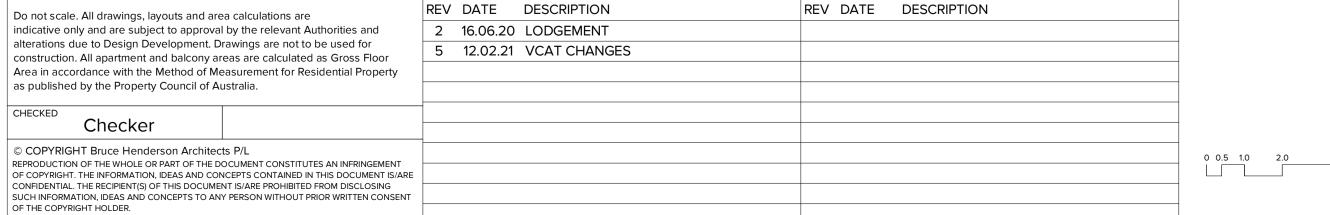
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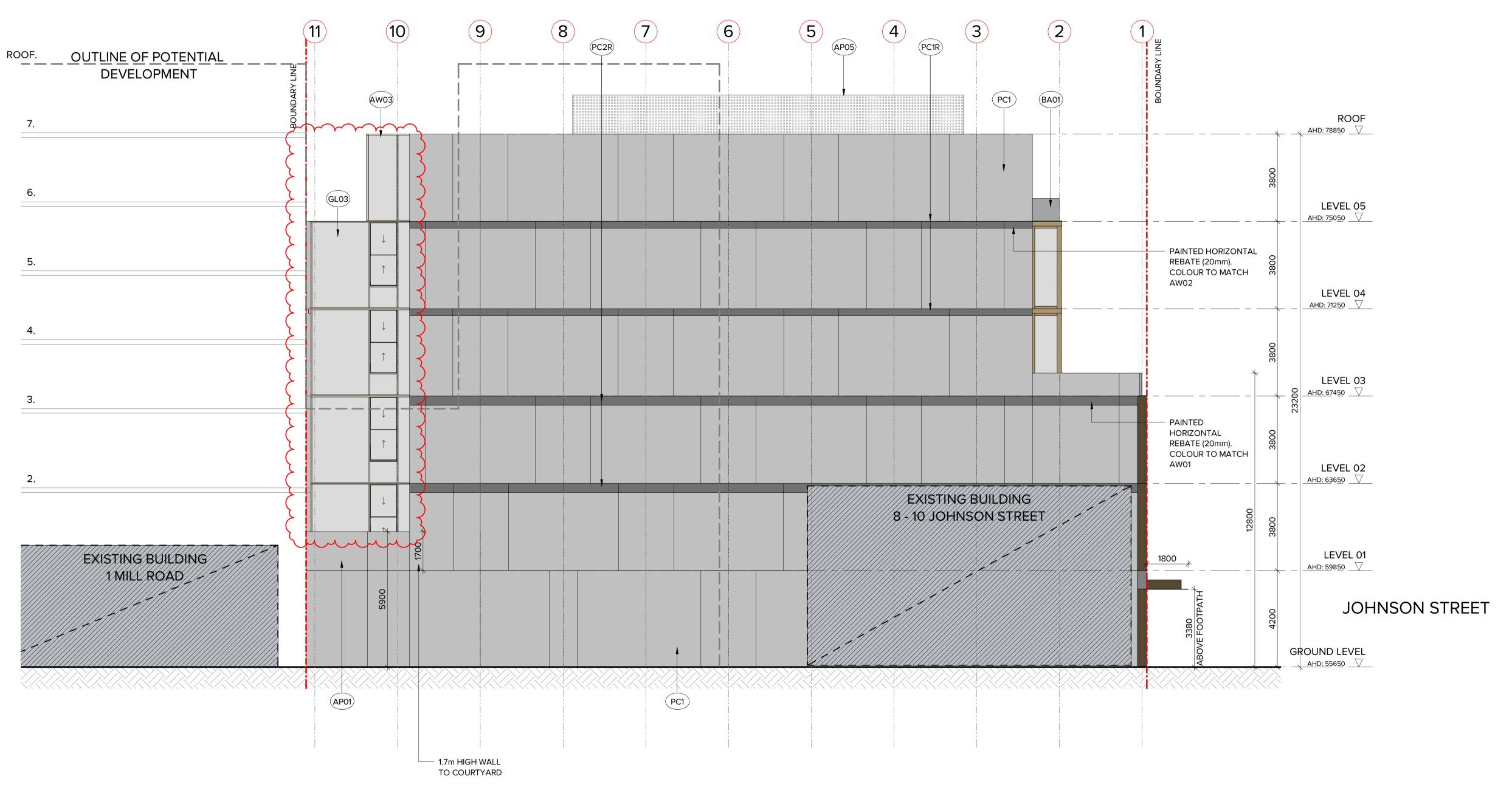
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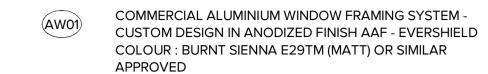




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#### **EXTERNAL FINISHES LEGEND**



COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM -CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSHIELD COLOUR: MEDALLION BRONZE E44TL (ILLUSTRO) OR SIMILAR APPROVED

COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM -CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSHIELD COLOUR: SEA BREEZE E67TM (MATT) OR SIMILAR **APPROVED** 

ALUMINIUM SHEET CLADDING TO MATCH AW02 COLOUR

PERFORATED ALUMINIUM SCREEN TO MATCH AW01 COLOUR

PERFORATED ALUMINIUM SCREEN TO MATCH AW02 COLOUR

PERFORATED ANODIZED ALUMINIUM PLANT SCREEN TO MATCH AW03 COLOUR -'SEA BREEZE'

DARK GREY COLOUR GLASS

MID GREY COLOUR GLASS

SILVER GREY COLOUR GLASS

CLEAR GLASS

FRAMELESS TOUGHENED CLEAR GLASS ENTRY DOORS

(GL06) **OBSCURE GLASS** 

PRECAST CONCRETE / MASONARY WALL COLOUR - LIGHT

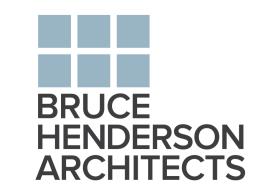
NOMINAL 20mm REBATE TO MASONARY WALL PAINTED TO MATCH COLOUR AW02

NOMINAL 20mm REBATE TO MASONARY WALL PAINTED TO MATCH COLOUR AW01

PROPOSED PROPRIETARY BALUSTRADING SYSTEM. DARK GREY TINTED FRAMELESS GLASS BALUSTRADE TO HEIGHT INDICATED ON ELEVATIONS FIXED TO FLOOR. MINIMAL HANDRAIL SECTION TO TOP GLAZING EDGE.

ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH AW01 'BURNT SIENNA' ANODIZED FINISH.

ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH AW02 'MEDALLION BRONZE' ANODIZED FINISH.



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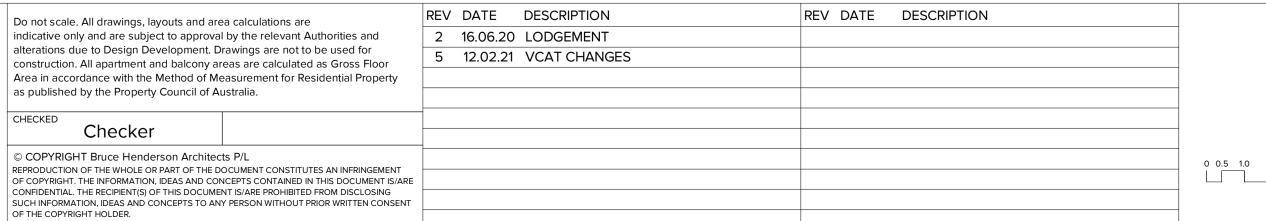
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## **GLAZING COLOURS**

GL01 DARK GREY

GL02 MID GREY

GL03 SILVE

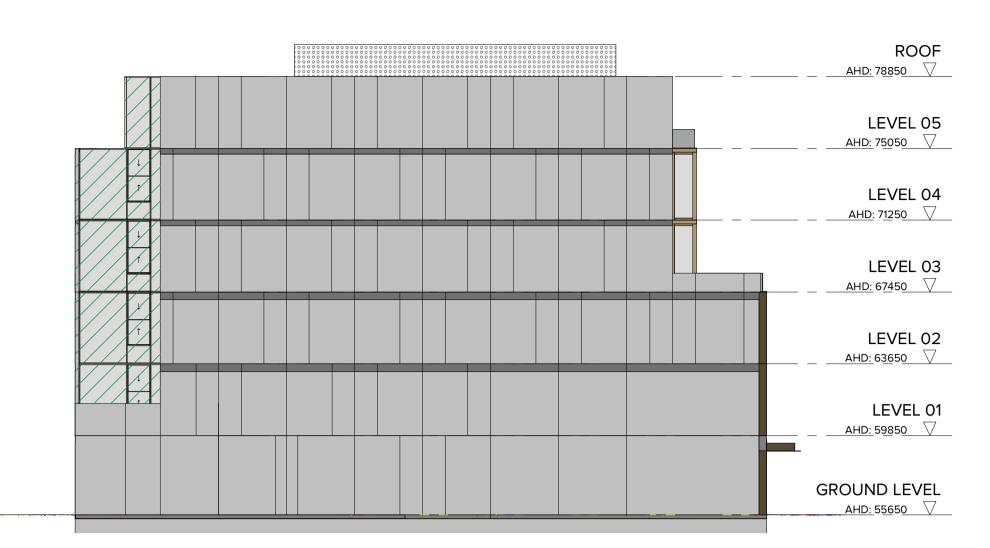
GL04 CLEAR GLASS

GL05 TOUGHENED CLEAR GLASS

GL06 OBSCURE GLASS



SOUTH WINDOW ELEVATION



NORTH WINDOW ELEVATION

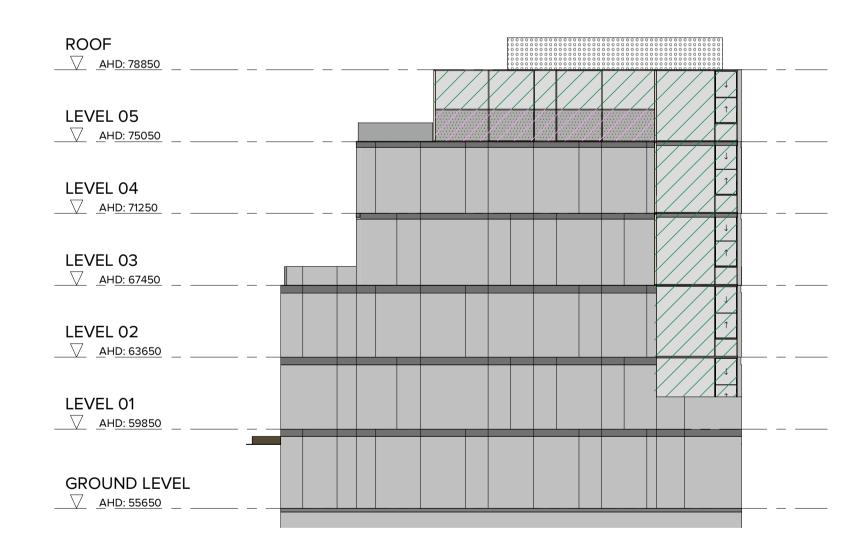
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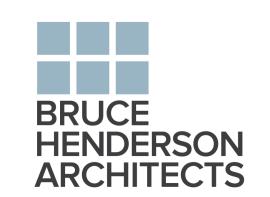
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WEST WINDOW ELEVATION



EAST WINDOW ELEVATION



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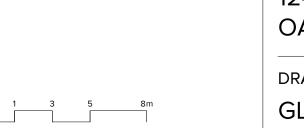
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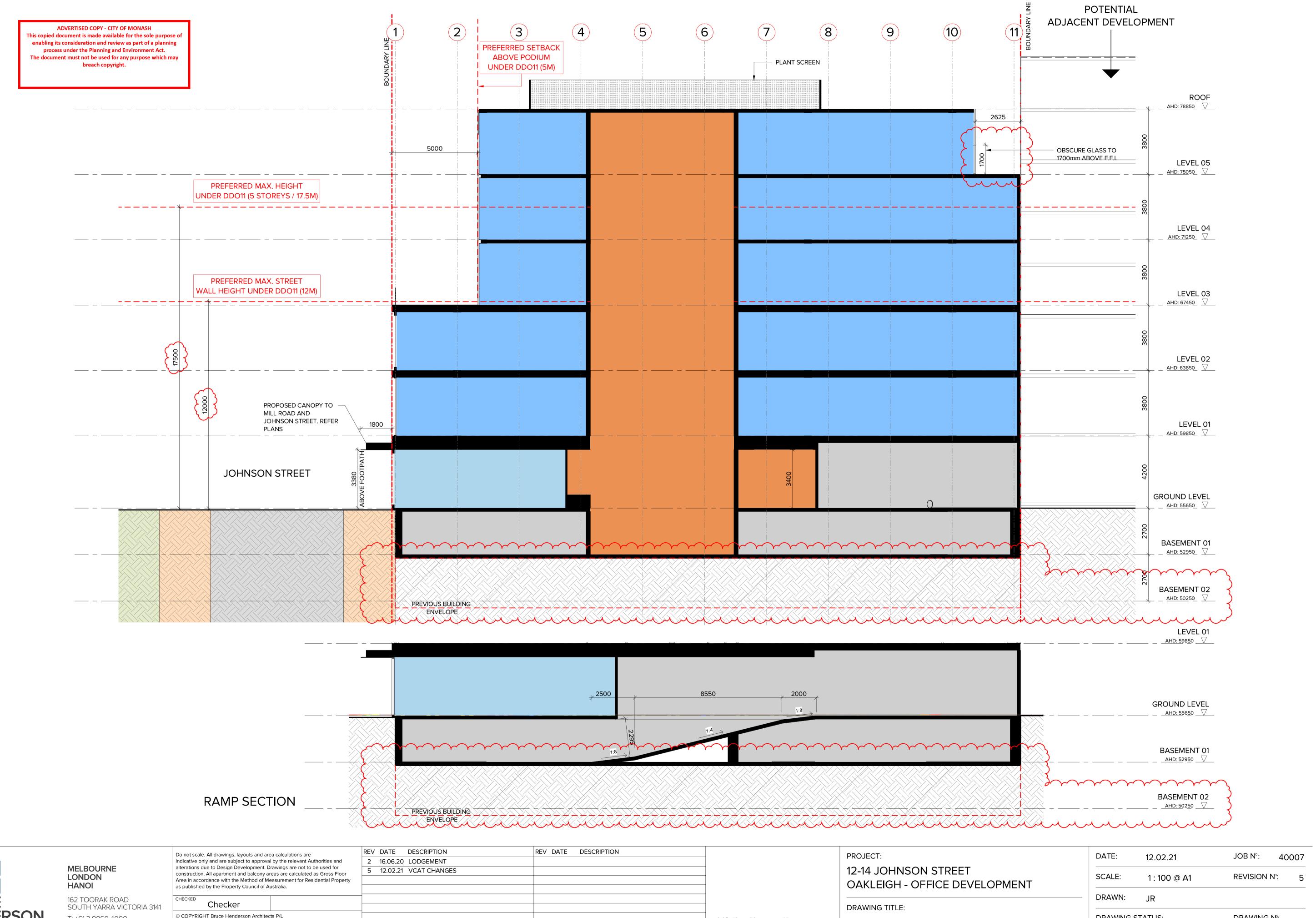
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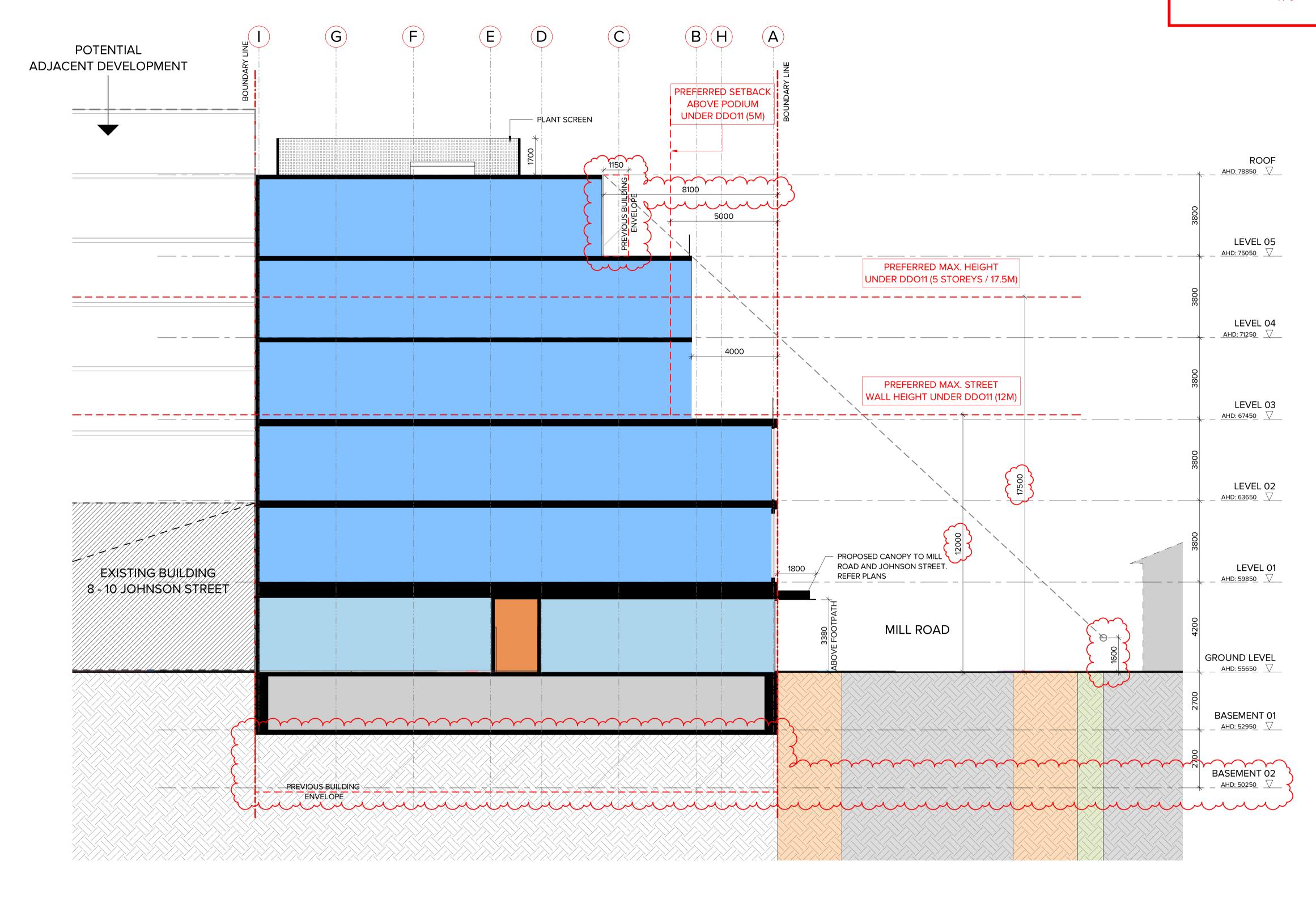
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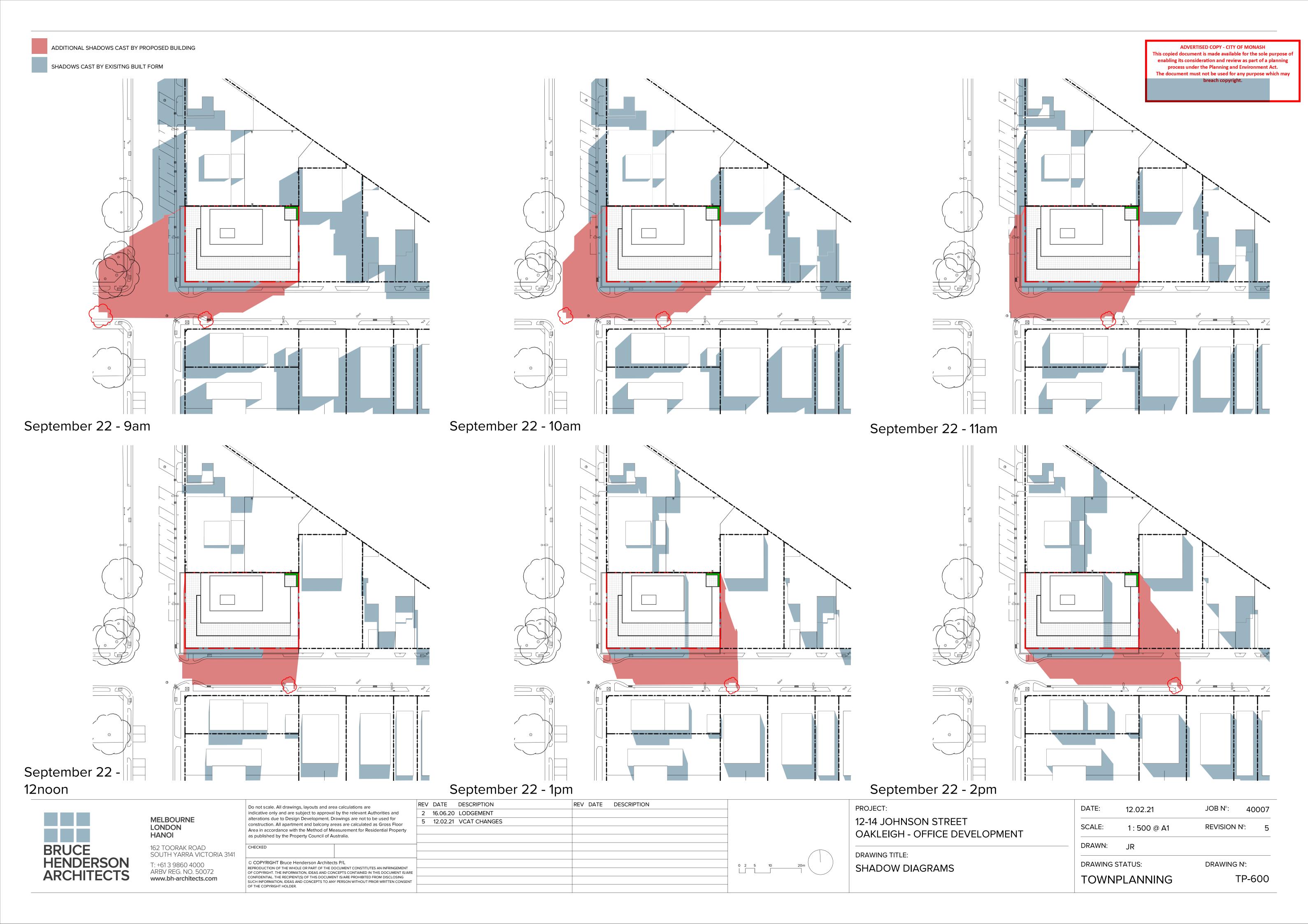
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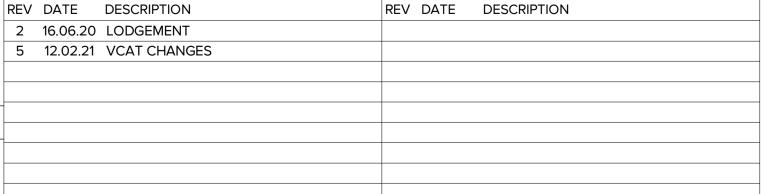
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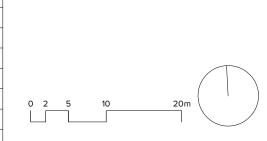
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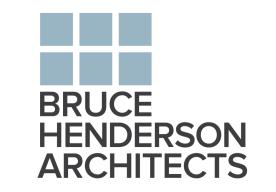
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1 JOHNSON ST. - DDO11 PREFERRED ENVELOPE ZERO SETBACK TO MILL ROAD & JOHNSON ST. UP TO 12m (3 STOREYS) 5m SETBACK TO MILL ROAD & JOHNSON ST. ABOVE 12m (5 STOREYS) OVERALL HEIGHT OF 28m (TOTAL 8 STOREYS) 1 MILL ROAD - DDO11 PREFERRED ENVELOPE ZERO SETBACK TO MILL ROAD UP TO 12m (3 STOREYS) 5m SETBACK TO MILL ROAD ABOVE 12m (2 STOREYS) OVERALL HEIGHT OF 17.5m (TOTAL 5 STOREYS)

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