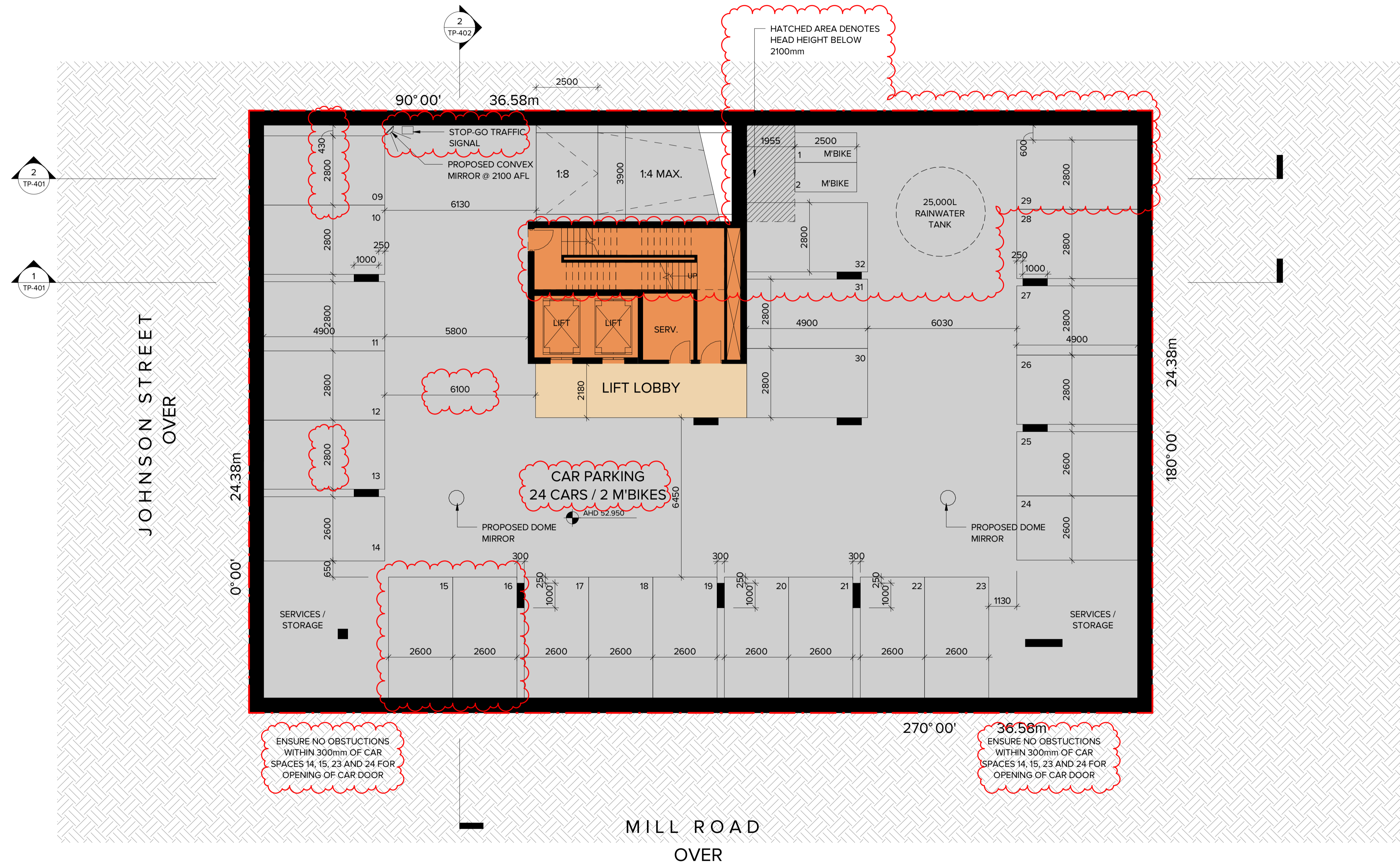


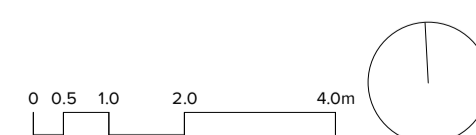
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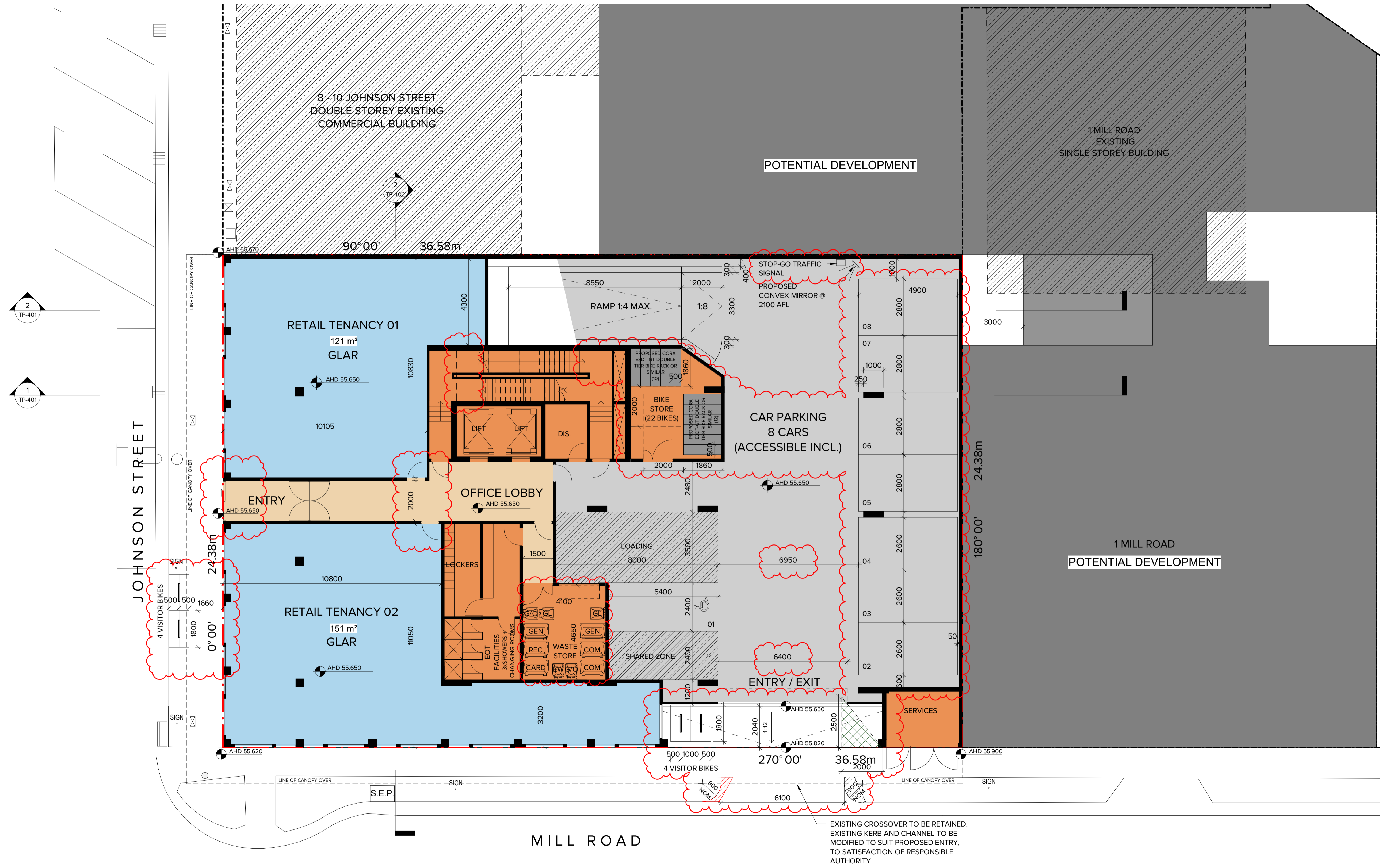
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
2	16.06.20	LODGEMENT			
5	12.02.21	VCAT CHANGES			



PROJECT:  
 12-14 JOHNSON STREET  
 OAKLEIGH - OFFICE DEVELOPMENT  
 DRAWING TITLE:  
 PROPOSED FLOOR PLAN - BASEMENT 1

DATE: 12.02.21 JOB N°: 40007  
 SCALE: 1:100 @ A1 REVISION N°: 5  
 DRAWN: JR  
 DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-204

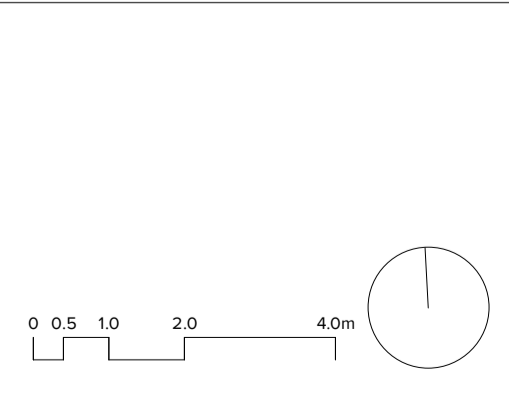
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4	10.08.20	REVISED BINS			
5	12.02.21	VCAT CHANGES			

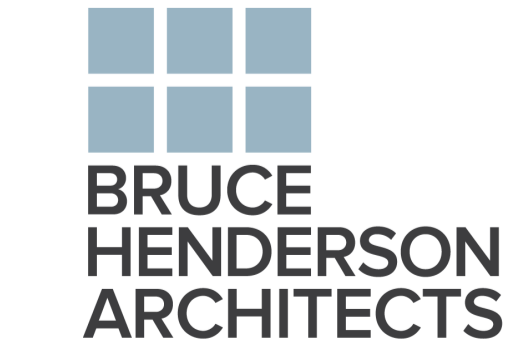
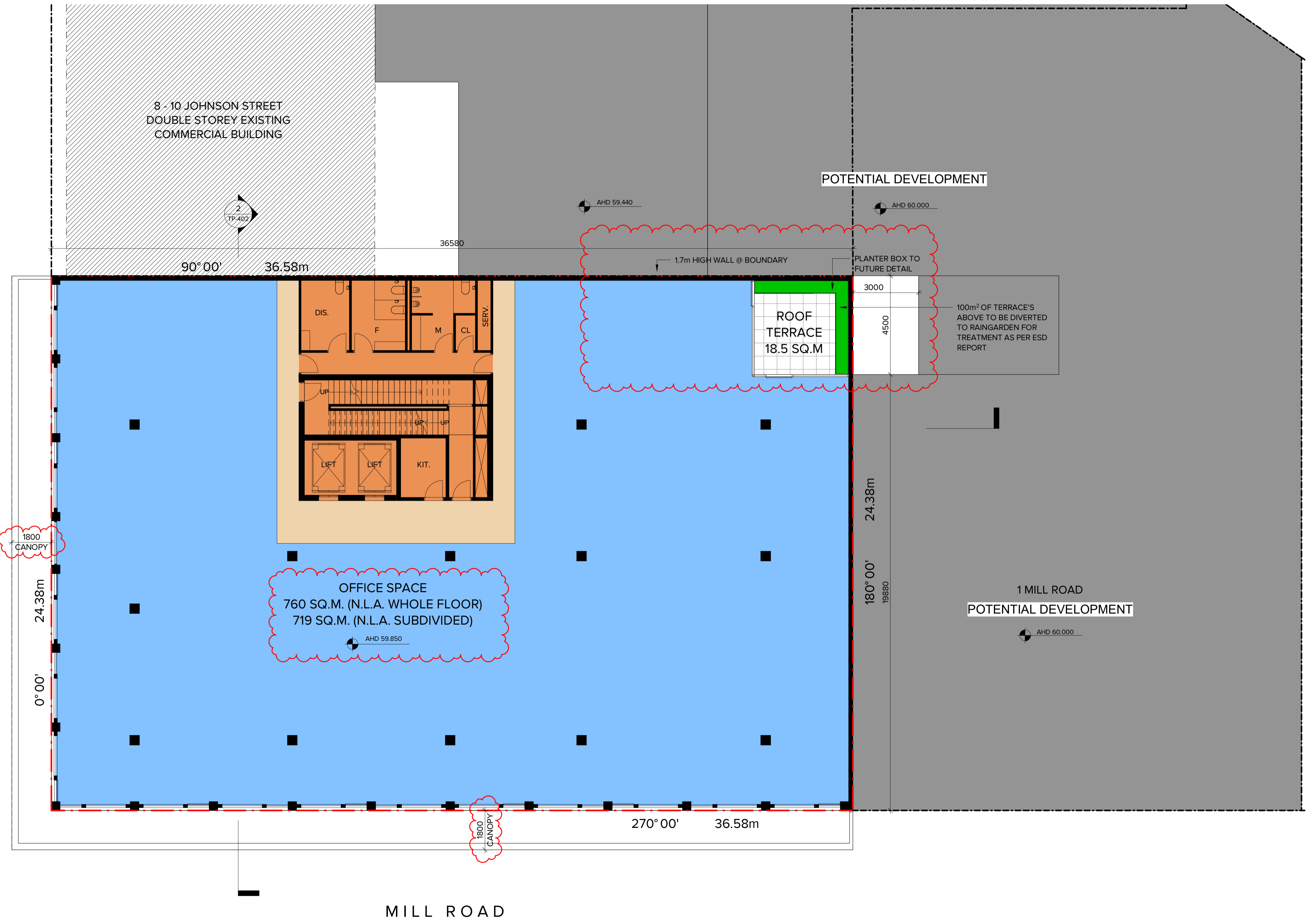


PROJECT:  
12-14 JOHNSON STREET  
OAKLEIGH - OFFICE DEVELOPMENT  
DRAWING TITLE:  
PROPOSED FLOOR PLAN - GROUND

DATE:	12.02.21	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	5
DRAWN:	JR		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-205

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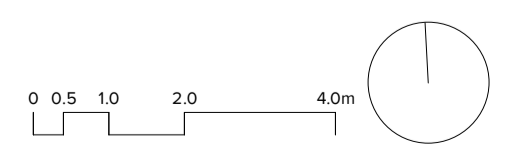
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1	01.06.20	UPDATED SETBACKS			
2	16.06.20	LODGEMENT			
3	07.07.20	NOTES ADDED			
5	12.02.21	VCAT CHANGES			



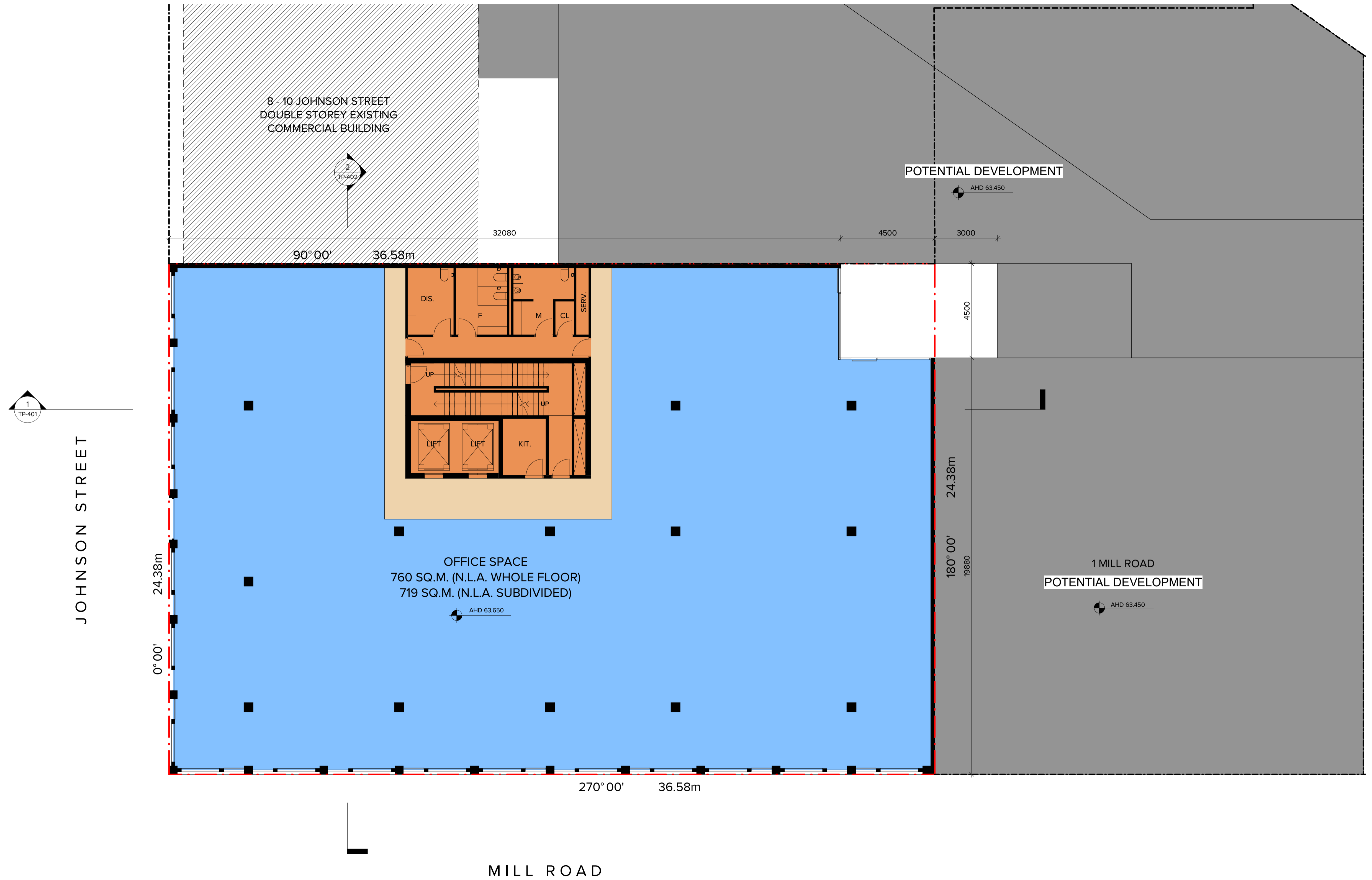
PROJECT:  
 12-14 JOHNSON STREET  
 OAKLEIGH - OFFICE DEVELOPMENT  
 DRAWING TITLE:  
 PROPOSED FLOOR PLAN - LEVEL 1

DATE: 12.02.21 JOB N°: 40007  
 SCALE: 1: 100 @ A1 REVISION N°: 5  
 DRAWN: JR  
 DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-206

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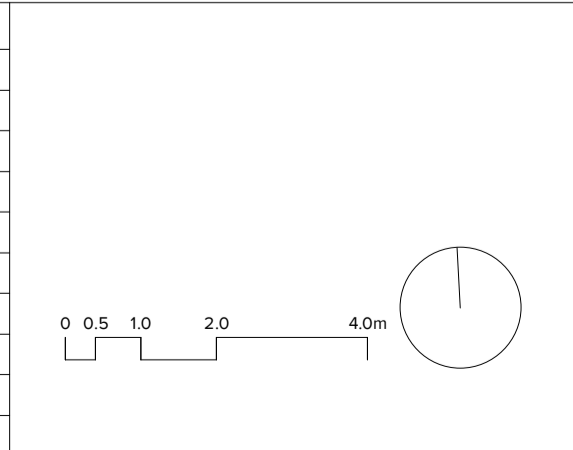
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5	12.02.21	VCAT CHANGES			



PROJECT:  
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 OAKLEIGH - OFFICE DEVELOPMENT

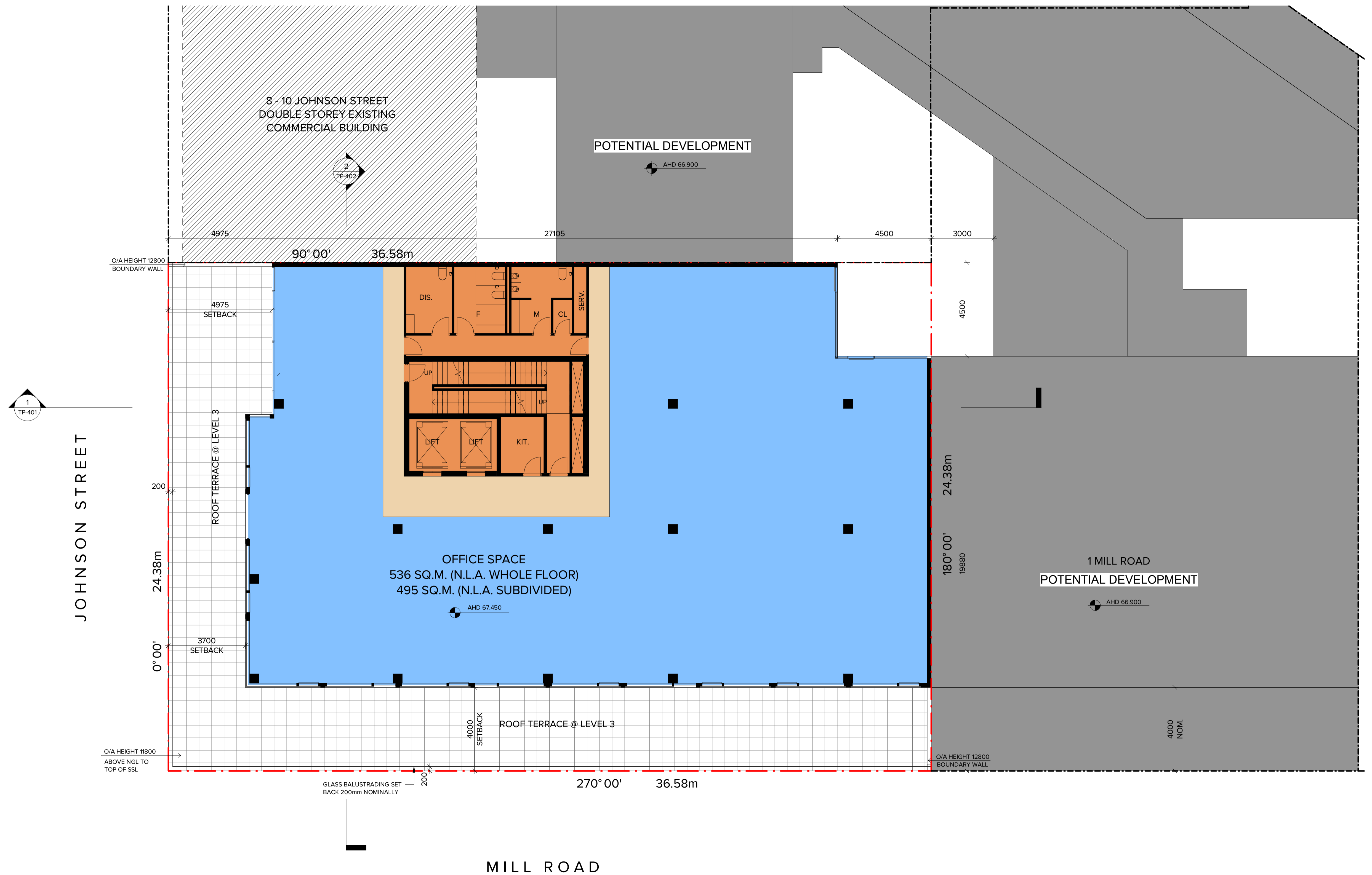
DRAWING TITLE:  
 PROPOSED FLOOR PLAN - LEVEL 2

DATE:	12.02.21	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	5
DRAWN:	JR		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-207

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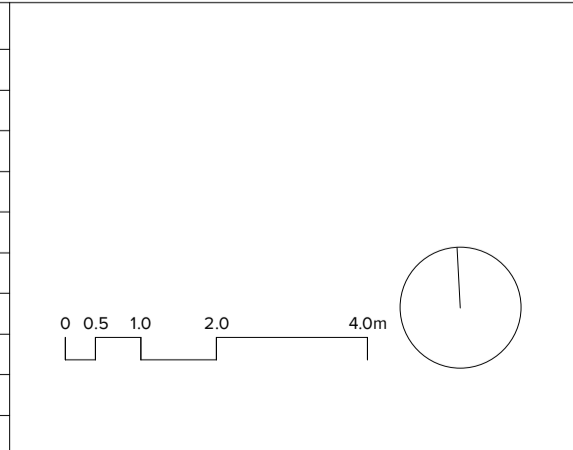
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5	12.02.21	VCAT CHANGES			



PROJECT:  
 12-14 JOHNSON STREET  
 OAKLEIGH - OFFICE DEVELOPMENT

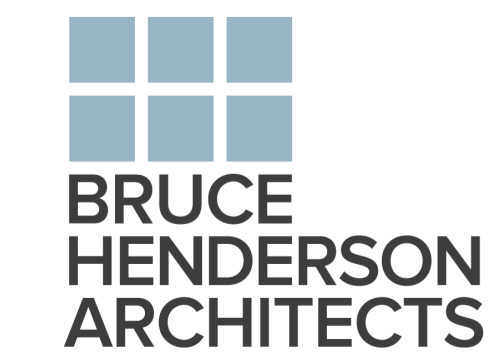
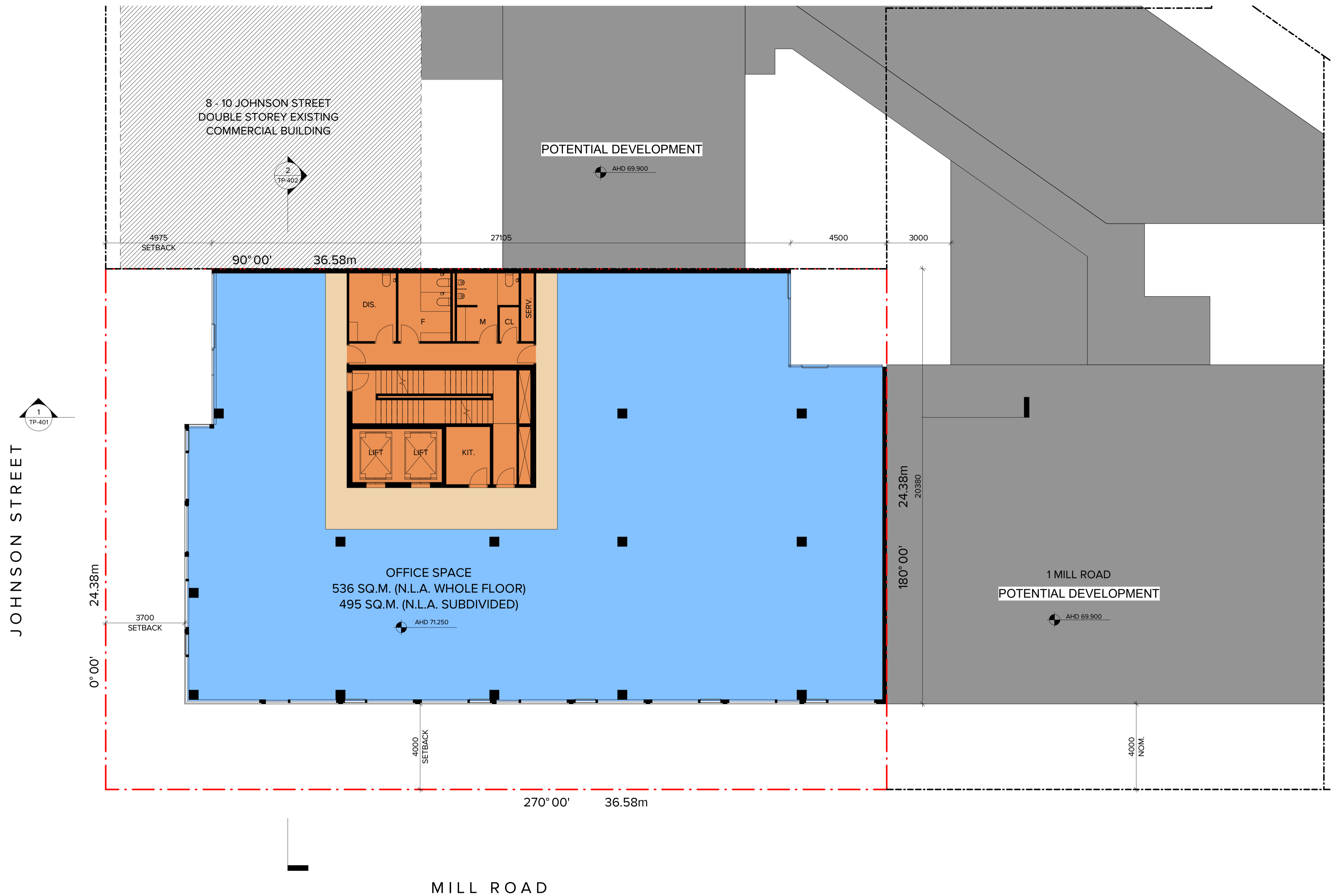
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 PROPOSED FLOOR PLAN - LEVEL 3

DATE:	12.02.21	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	5
DRAWN:	JR		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-208

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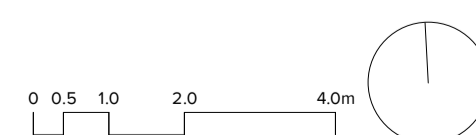
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5	12.02.21	VCAT CHANGES			



PROJECT:  
 12-14 JOHNSON STREET  
 OAKLEIGH - OFFICE DEVELOPMENT

DRAWING TITLE:  
 PROPOSED FLOOR PLAN - LEVEL 4

DATE: 12.02.21      JOB N°: 40007

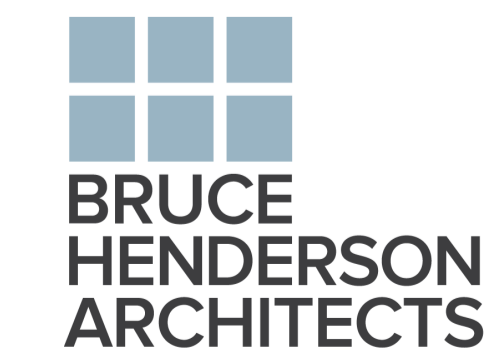
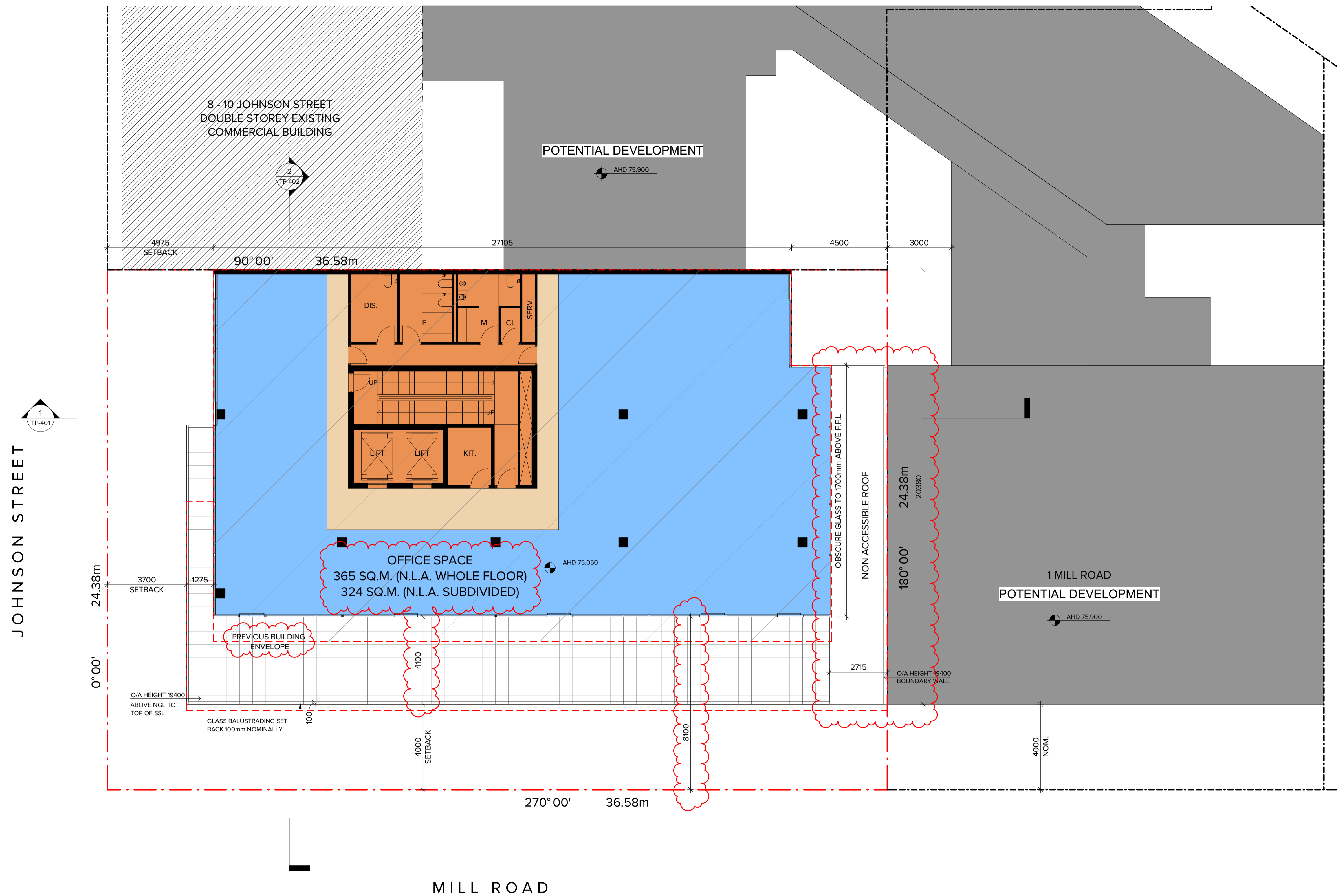
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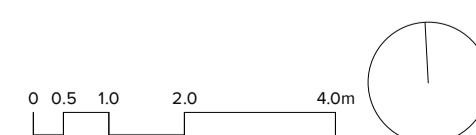
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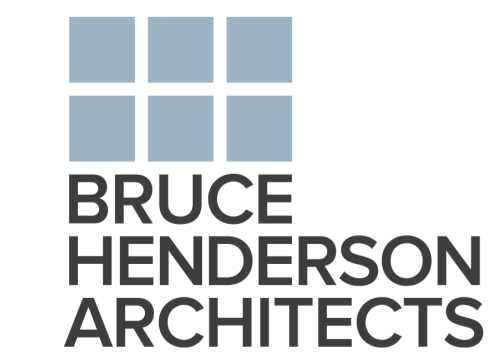
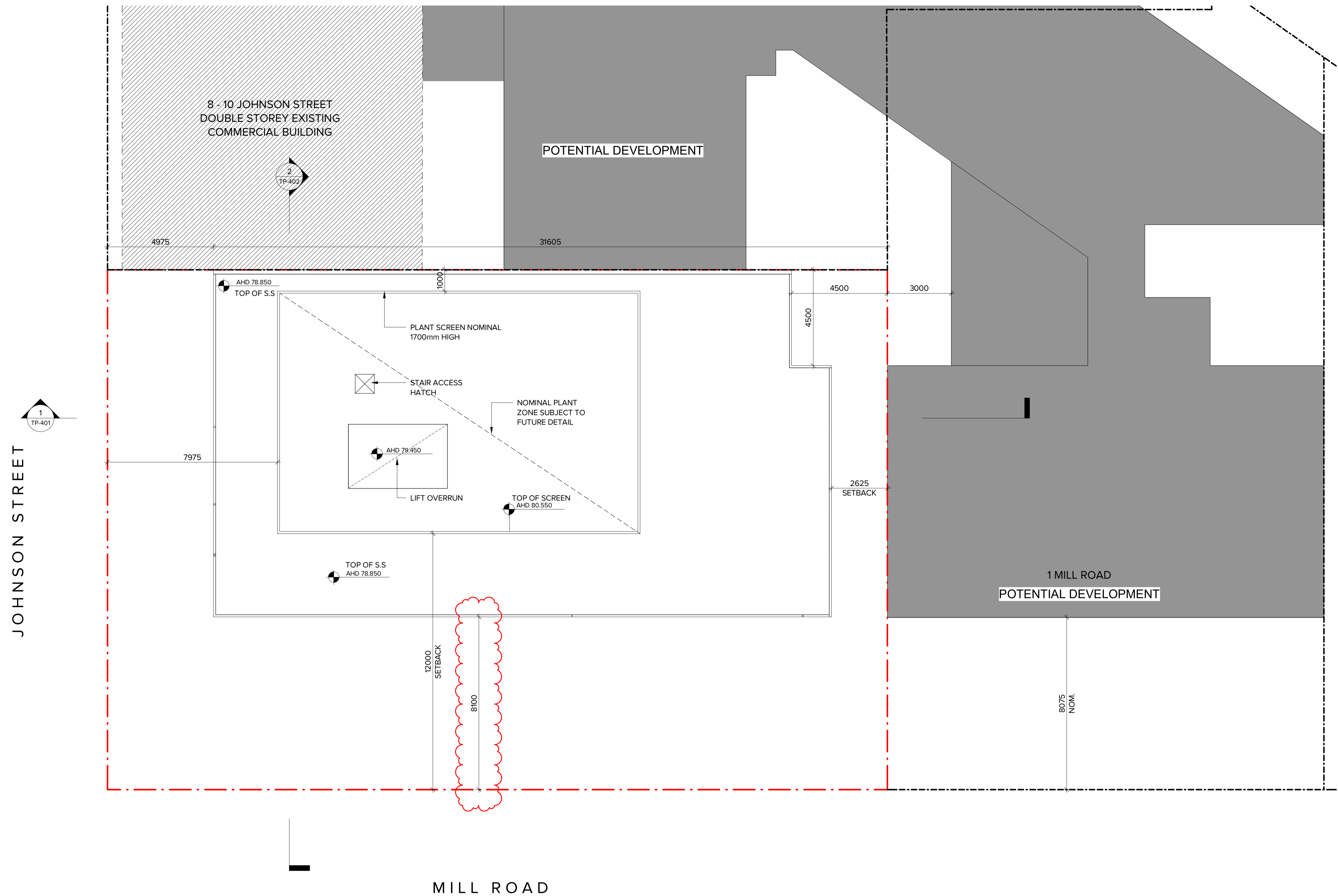
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
2	16.06.20	LODGEMENT			
5	12.02.21	VCAT CHANGES			



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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°: 5  
 DRAWN: JR  
 DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-210

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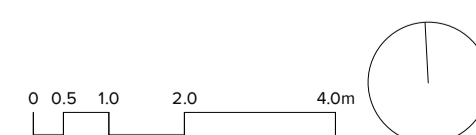
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5	12.02.21	VCAT CHANGES			



PROJECT:  
 12-14 JOHNSON STREET  
 OAKLEIGH - OFFICE DEVELOPMENT

DRAWING TITLE:  
 PROPOSED FLOOR PLAN - ROOF

DATE: 12.02.21      JOB N°: 40007  
 SCALE: 1: 100 @ A1      REVISION N°: 5  
 DRAWN: JR  
 DRAWING STATUS:      DRAWING N°:  
 TOWNPLANNING      TP-211



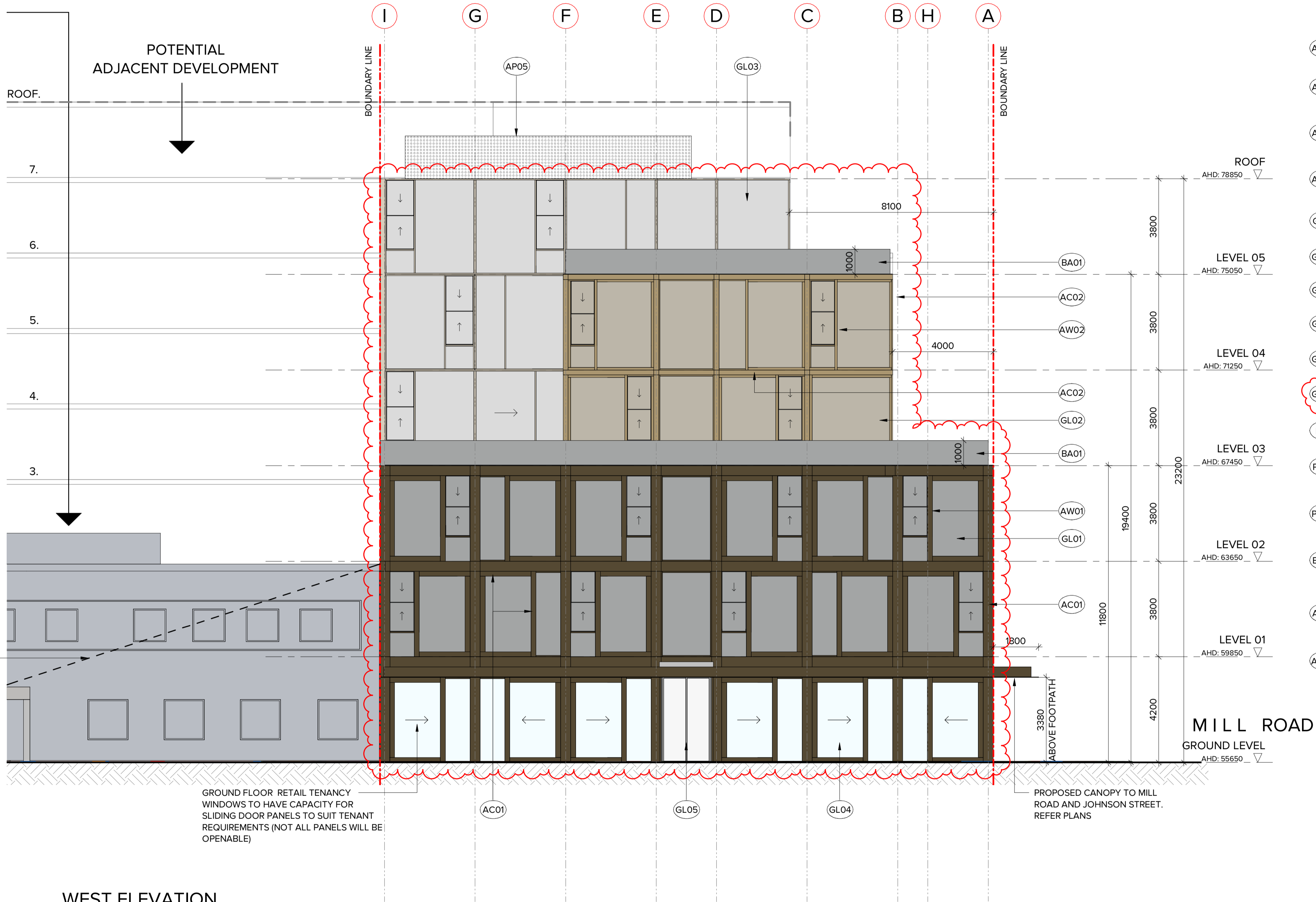
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- (AW02) COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM - CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSFIELD COLOUR : MEDALLION BRONZE E44TL (ILLUSTRO) OR SIMILAR APPROVED
- (AW03) COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM - CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSFIELD COLOUR : SEA BREEZE E67TM (MATT) OR SIMILAR APPROVED
- (AP02) ALUMINIUM SHEET CLADDING TO MATCH AW02 COLOUR
- (AP03) PERFORATED ALUMINIUM SCREEN TO MATCH AW01 COLOUR
- (AP04) PERFORATED ALUMINIUM SCREEN TO MATCH AW02 COLOUR
- (AP05) PERFORATED ANODIZED ALUMINIUM PLANT SCREEN TO MATCH AW03 COLOUR 'SEA BREEZE'
- (GL01) DARK GREY COLOUR GLASS
- (GL02) MID GREY COLOUR GLASS
- (GL03) SILVER GREY COLOUR GLASS
- (GL04) CLEAR GLASS
- (GL05) FRAMELESS TOUGHENED CLEAR GLASS ENTRY DOORS
- (GL06) OBSCURE GLASS
- (PC1) PRECAST CONCRETE / MASONRY WALL COLOUR - LIGHT GREY
- (PC1R) NOMINAL 20mm REBATE TO MASONRY WALL PAINTED TO MATCH COLOUR AW02
- (PC2R) NOMINAL 20mm REBATE TO MASONRY WALL PAINTED TO MATCH COLOUR AW01
- (BA01) 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.
- (AC01) ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH AW01 'BURNT SIENNA' ANODIZED FINISH.
- (AC02) ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH AW02 'MEDALLION BRONZE' ANODIZED FINISH.



8-10 JOHNSON STREET

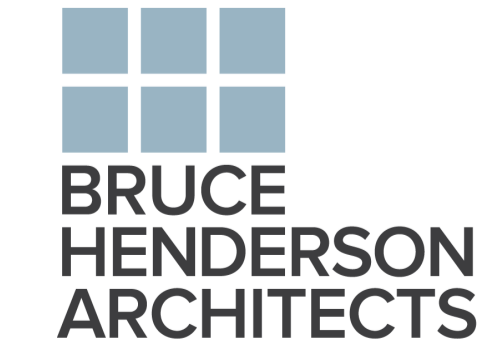


**WEST ELEVATION  
JOHNSON STREET**

IT IS ASSUMED THAT THE EXISTING 2-STOUREY BUILDING AT 8-10 JOHNSON STREET WOULD REMAIN AS PART OF ANY FUTURE RE-DEVELOPMENT

GROUND FLOOR RETAIL TENANCY WINDOWS TO HAVE CAPACITY FOR SLIDING DOOR PANELS TO SUIT TENANT REQUIREMENTS (NOT ALL PANELS WILL BE OPENABLE)

PROPOSED CANOPY TO MILL ROAD AND JOHNSON STREET. REFER PLANS



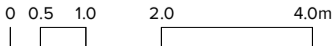
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5	12.02.21	VCAT CHANGES			



PROJECT:  
**12-14 JOHNSON STREET  
OAKLEIGH - OFFICE DEVELOPMENT**

DRAWING TITLE:  
**WEST ELEVATION**

DATE: 12.02.21      JOB N°: 40007  
SCALE: 1: 100 @ A1      REVISION N°: 5  
DRAWN: JR  
DRAWING STATUS:      DRAWING N°:  
**TOWNPLANNING**      **TP-301**

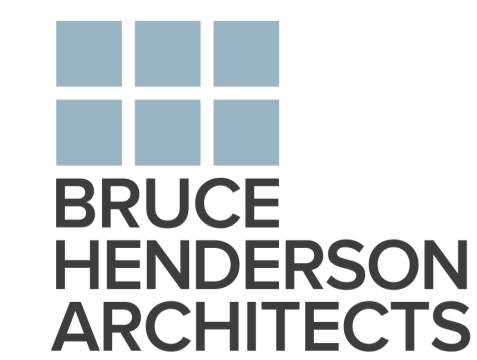
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- (AW02) COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM - CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSFIELD COLOUR : MEDALLION BRONZE E44TL (ILLUSTRO) OR SIMILAR APPROVED
- (AW03) COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM - CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSFIELD COLOUR : SEA BREEZE E67TM (MATT) OR SIMILAR APPROVED
- (AP02) ALUMINIUM SHEET CLADDING TO MATCH AW02 COLOUR
- (AP03) PERFORATED ALUMINIUM SCREEN TO MATCH AW01 COLOUR
- (AP04) PERFORATED ALUMINIUM SCREEN TO MATCH AW02 COLOUR
- (AP05) PERFORATED ANODIZED ALUMINIUM PLANT SCREEN TO MATCH AW03 COLOUR 'SEA BREEZE'
- (GL01) DARK GREY COLOUR GLASS
- (GL02) MID GREY COLOUR GLASS
- (GL03) SILVER GREY COLOUR GLASS
- (GL04) CLEAR GLASS
- (GL05) FRAMELESS TOUGHENED CLEAR GLASS ENTRY DOORS
- (GL06) OBSCURE GLASS
- (PC1) PRECAST CONCRETE / MASONRY WALL COLOUR - LIGHT GREY
- (PC1R) NOMINAL 20mm REBATE TO MASONRY WALL PAINTED TO MATCH COLOUR AW02
- (PC2R) NOMINAL 20mm REBATE TO MASONRY WALL PAINTED TO MATCH COLOUR AW01
- (BA01) 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.
- (AC01) ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH AW01 'BURNT SIENNA' ANODIZED FINISH.
- (AC02) ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH AW02 'MEDALLION BRONZE' ANODIZED FINISH.



**SOUTH ELEVATION  
MILL ROAD**



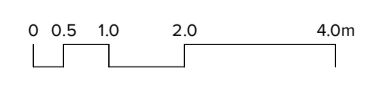
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2	16.06.20	LODGEMENT			
5	12.02.21	VCAT CHANGES			



PROJECT:  
**12-14 JOHNSON STREET  
 OAKLEIGH - OFFICE DEVELOPMENT**

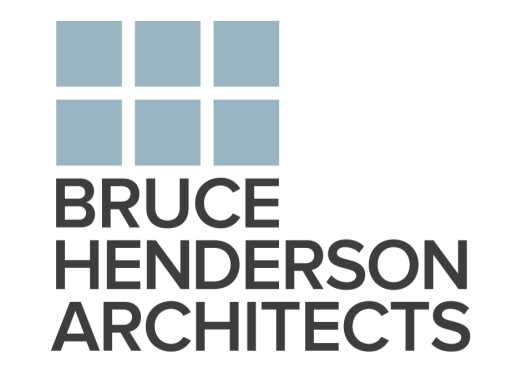
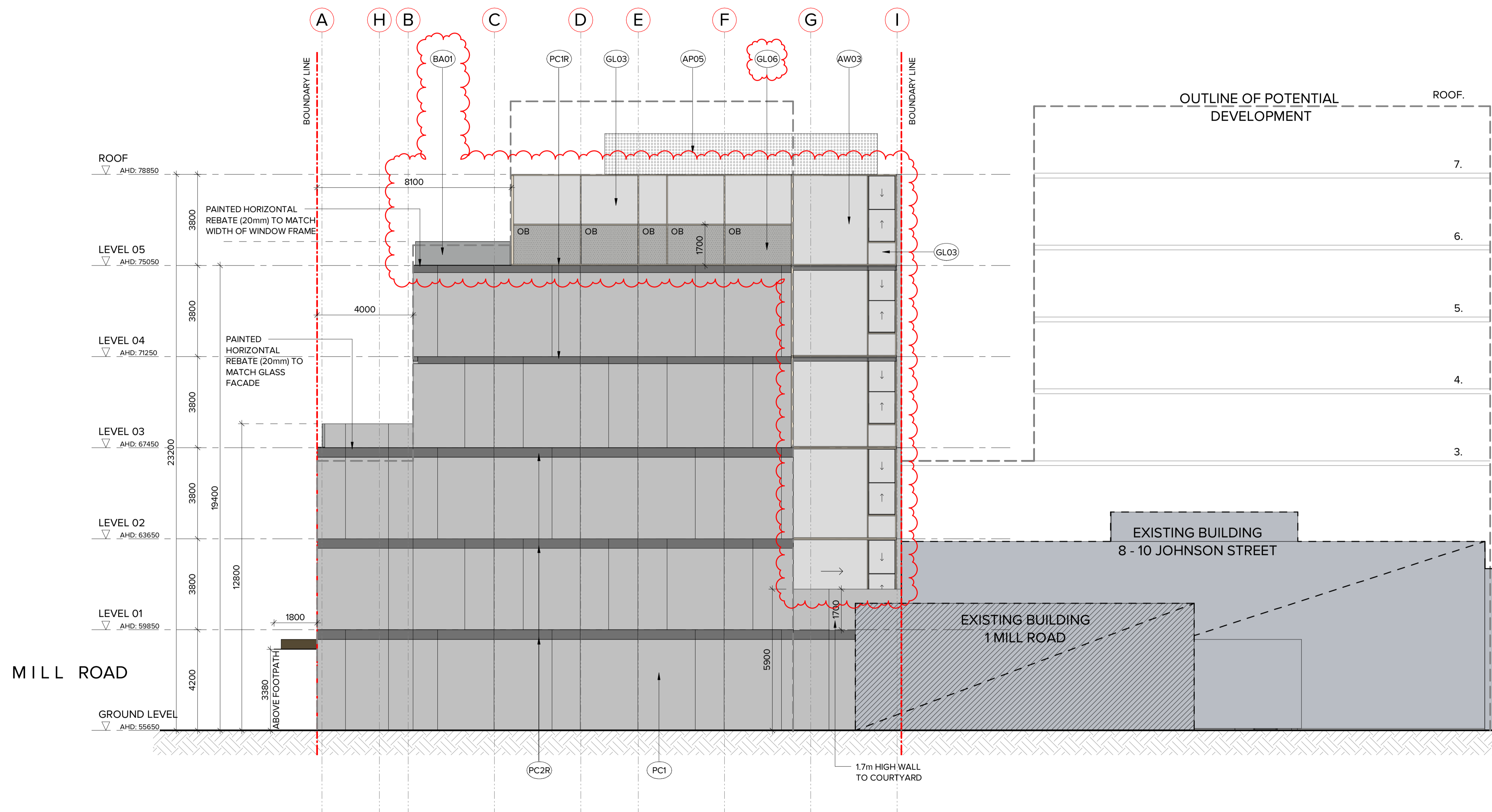
DRAWING TITLE:  
**SOUTH ELEVATION**

DATE:	12.02.21	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	5
DRAWN:	JR		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-302

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- (AW01) COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM - CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSFIELD COLOUR : BURNT SIENNA E29TM (MATT) OR SIMILAR APPROVED
- (AW02) COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM - CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSFIELD COLOUR : MEDALLION BRONZE E44TL (ILLUSTRO) OR SIMILAR APPROVED
- (AW03) COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM - CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSFIELD COLOUR : SEA BREEZE E67TM (MATT) OR SIMILAR APPROVED
- (AP02) ALUMINIUM SHEET CLADDING TO MATCH AW02 COLOUR
- (AP03) PERFORATED ALUMINIUM SCREEN TO MATCH AW01 COLOUR
- (AP04) PERFORATED ALUMINIUM SCREEN TO MATCH AW02 COLOUR
- (AP05) PERFORATED ANODIZED ALUMINIUM PLANT SCREEN TO MATCH AW03 COLOUR 'SEA BREEZE'
- (GL01) DARK GREY COLOUR GLASS
- (GL02) MID GREY COLOUR GLASS
- (GL03) SILVER GREY COLOUR GLASS
- (GL04) CLEAR GLASS
- (GL05) FRAMELESS TOUGHENED CLEAR GLASS ENTRY DOORS
- (GL06) OBSCURE GLASS
- (PC1) PRECAST CONCRETE / MASONRY WALL COLOUR - LIGHT GREY
- (PC1R) NOMINAL 20mm REBATE TO MASONRY WALL PAINTED TO MATCH COLOUR AW02
- (PC2R) NOMINAL 20mm REBATE TO MASONRY WALL PAINTED TO MATCH COLOUR AW01
- (BA01) 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.
- (AC01) ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH AW01 'BURNT SIENNA' ANODIZED FINISH.
- (AC02) ALUMINIUM SHEET CLADDING OR BOX SECTION TO MATCH AW02 'MEDALLION BRONZE' ANODIZED FINISH.



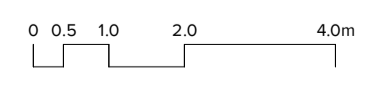
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5	12.02.21	VCAT CHANGES			



PROJECT:  
**12-14 JOHNSON STREET  
 OAKLEIGH - OFFICE DEVELOPMENT**

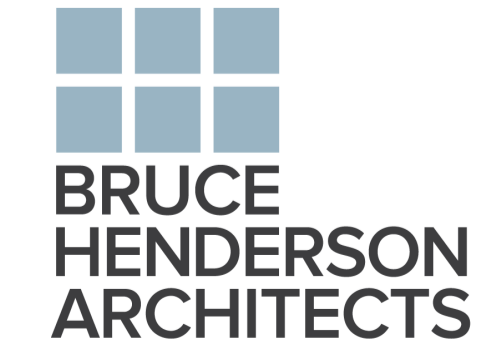
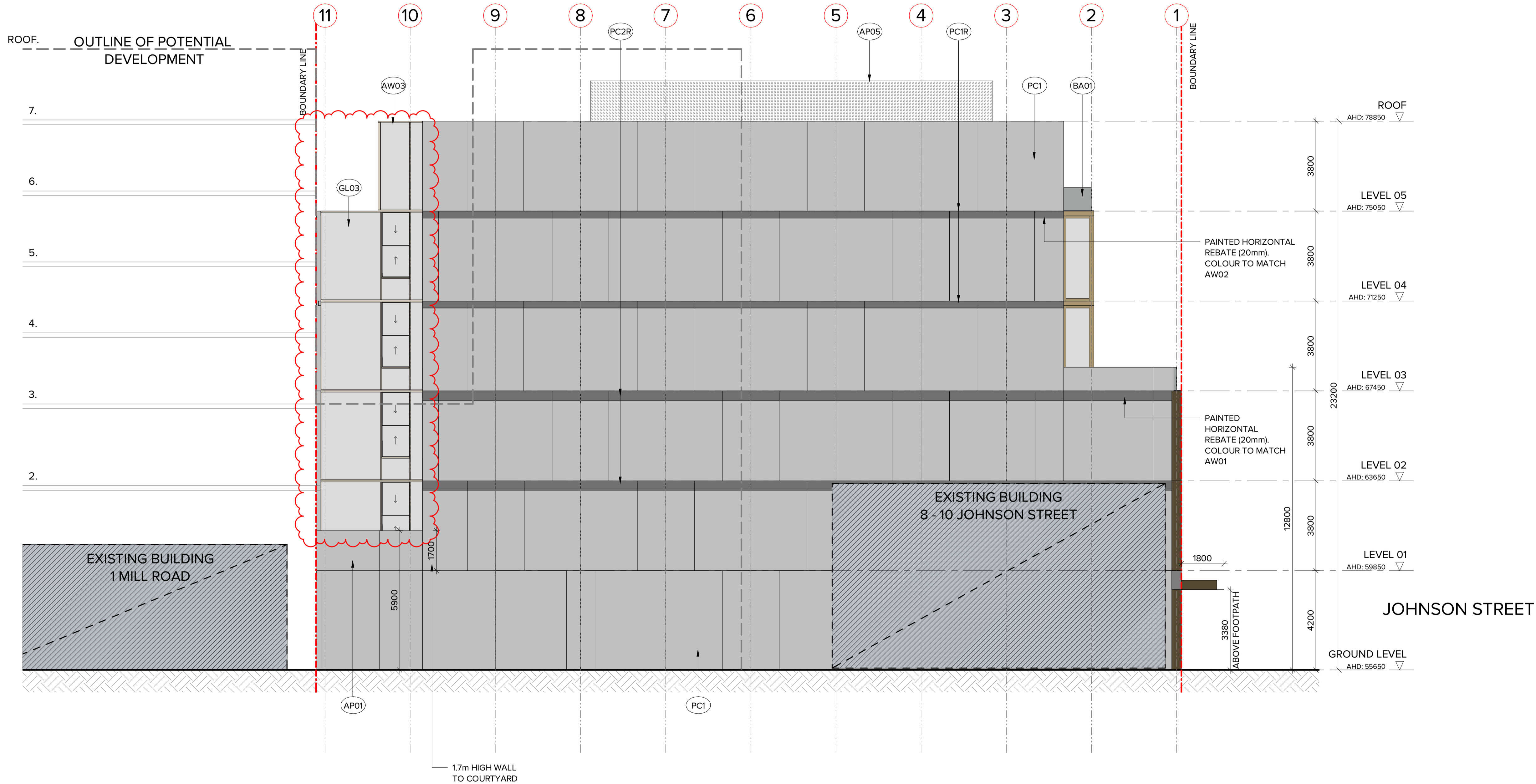
DRAWING TITLE:  
**EAST ELEVATION**

DATE: 12.02.21      JOB N°: 40007  
 SCALE: 1: 100 @ A1      REVISION N°: 5  
 DRAWN: JR  
 DRAWING STATUS:      DRAWING N°:  
**TOWNPLANNING**      **TP-303**

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- (AW02) COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM - CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSFIELD COLOUR : MEDALLION BRONZE E44TL (ILLUSTRO) OR SIMILAR APPROVED
- (AW03) COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM - CUSTOM DESIGN IN ANODIZED FINISH AAF - EVERSFIELD COLOUR : SEA BREEZE E67TM (MATT) OR SIMILAR APPROVED
- (AP02) ALUMINIUM SHEET CLADDING TO MATCH AW02 COLOUR
- (AP03) PERFORATED ALUMINIUM SCREEN TO MATCH AW01 COLOUR
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- (PC1) PRECAST CONCRETE / MASONRY WALL COLOUR - LIGHT GREY
- (PC1R) NOMINAL 20mm REBATE TO MASONRY WALL PAINTED TO MATCH COLOUR AW02
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5	12.02.21	VCAT CHANGES			



PROJECT:  
 12-14 JOHNSON STREET  
 OAKLEIGH - OFFICE DEVELOPMENT

DRAWING TITLE:  
 NORTH ELEVATION

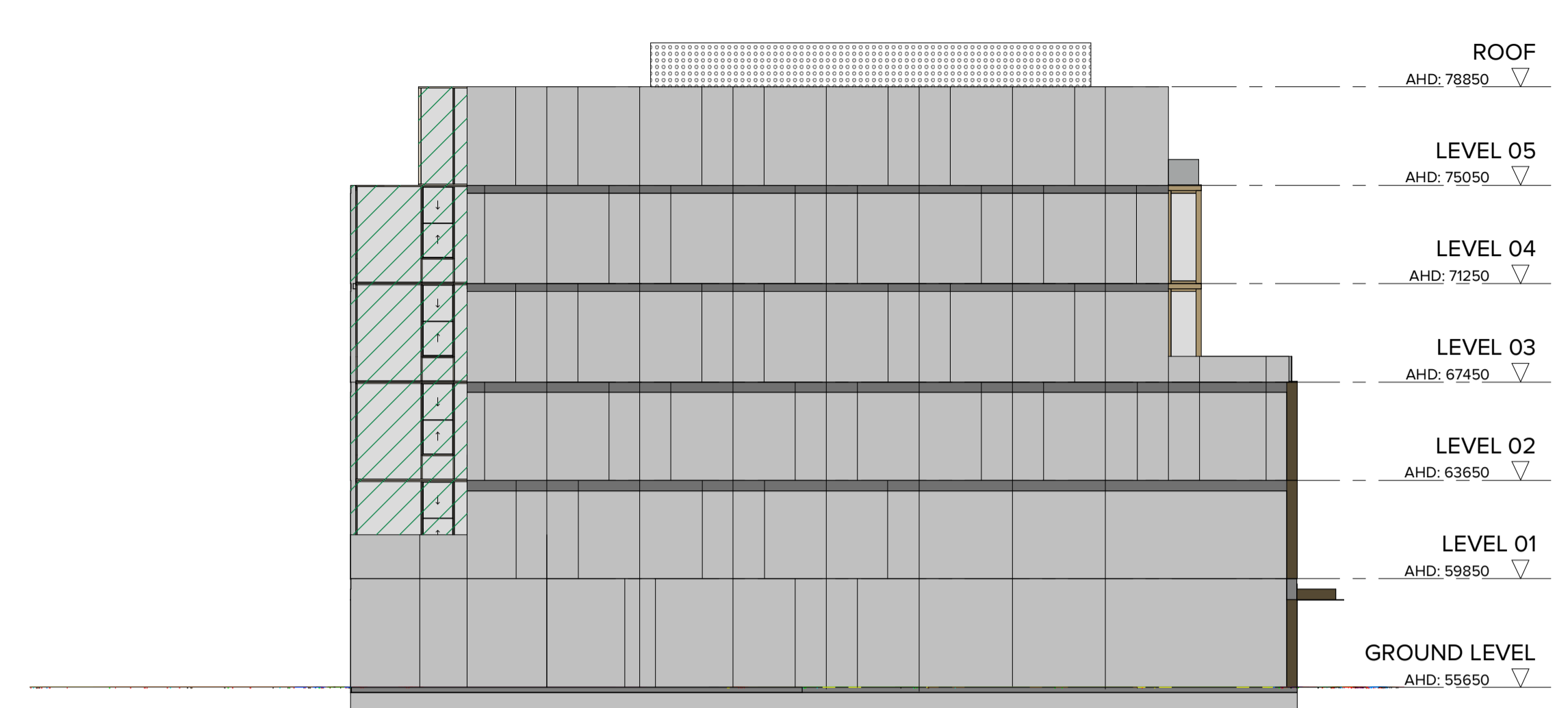
DATE: 12.02.21      JOB N°: 40007  
 SCALE: 1:100 @ A1      REVISION N°: 5  
 DRAWN: JR  
 DRAWING STATUS:      DRAWING N°:  
 TOWNPLANNING      TP-304

**GLAZING COLOURS**

- GL01 DARK GREY
- GL02 MID GREY
- GL03 SILVER
- GL04 CLEAR GLASS
- GL05 TOUGHENED CLEAR GLASS
- GL06 OBSCURE GLASS



**SOUTH WINDOW ELEVATION**

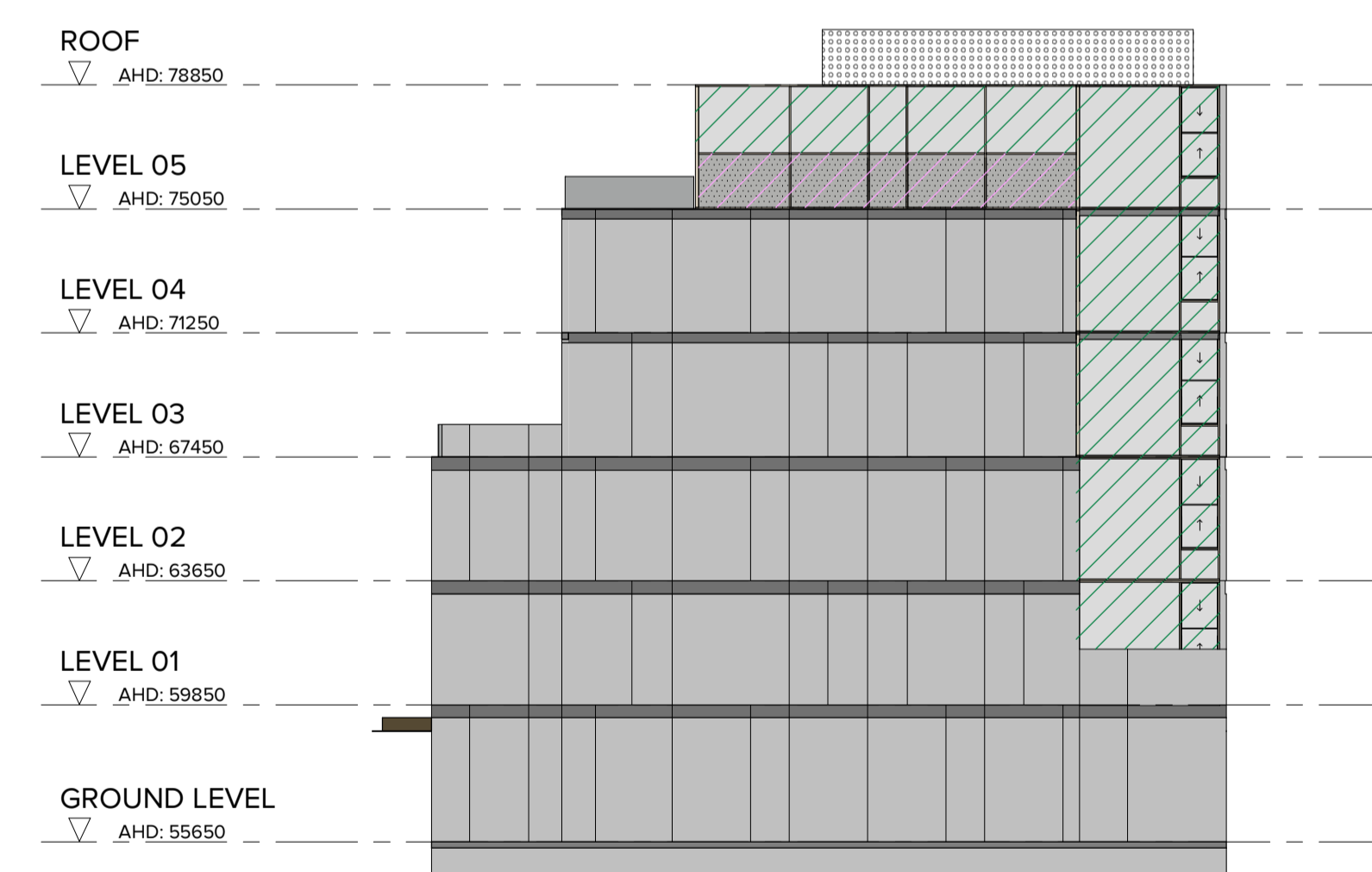


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**WEST WINDOW ELEVATION**



**EAST WINDOW ELEVATION**



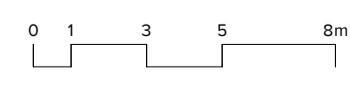
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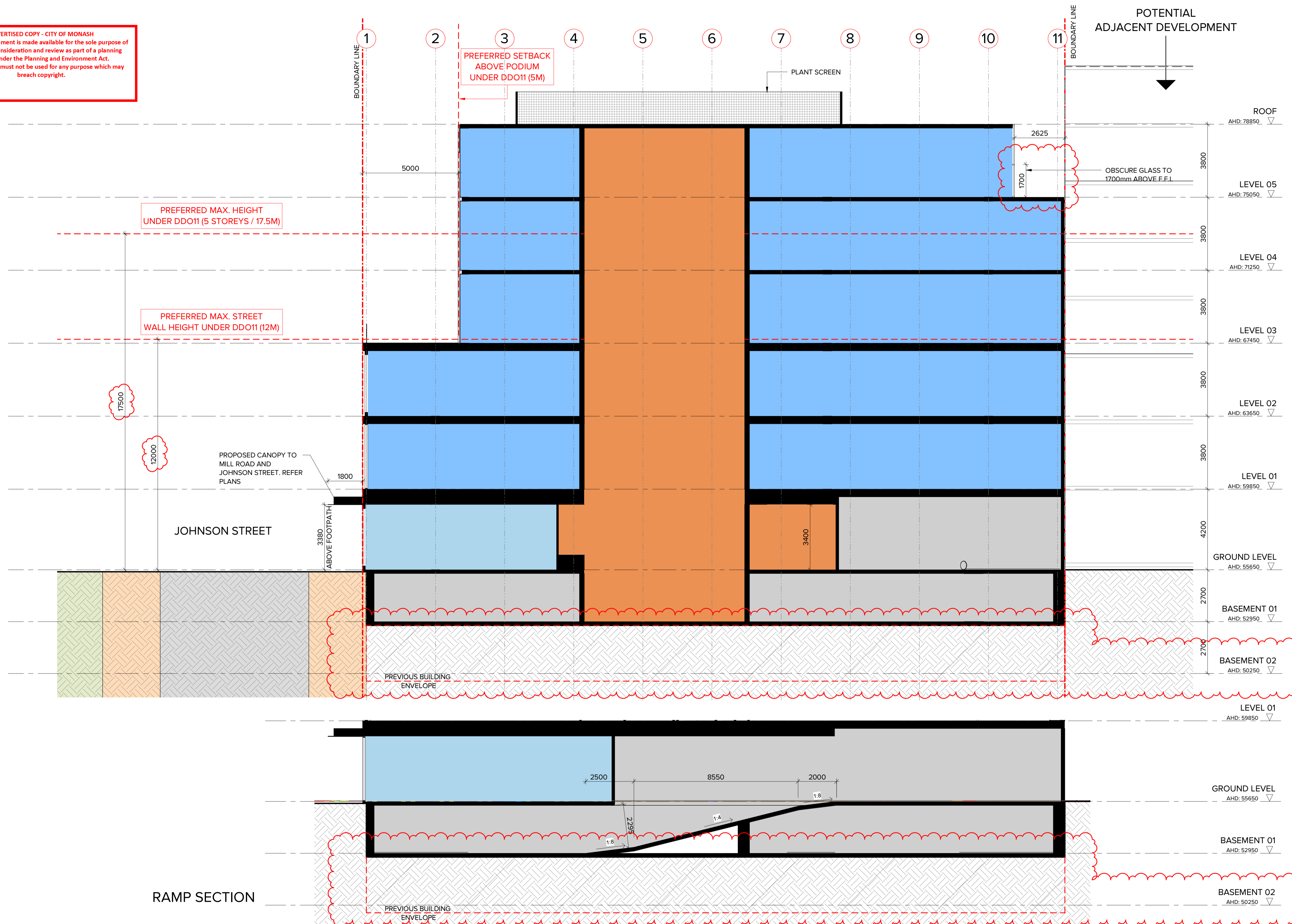


PROJECT:  
**12-14 JOHNSON STREET OAKLEIGH - OFFICE DEVELOPMENT**

DRAWING TITLE:  
**GLAZING ELEVATIONS**

DATE:	12.02.21	JOB N°:	40007
SCALE:	1 : 200 @ A1	REVISION N°:	5
DRAWN:	JR		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-305

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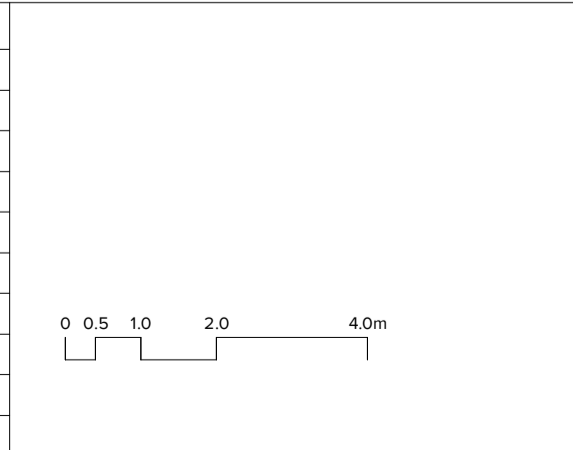
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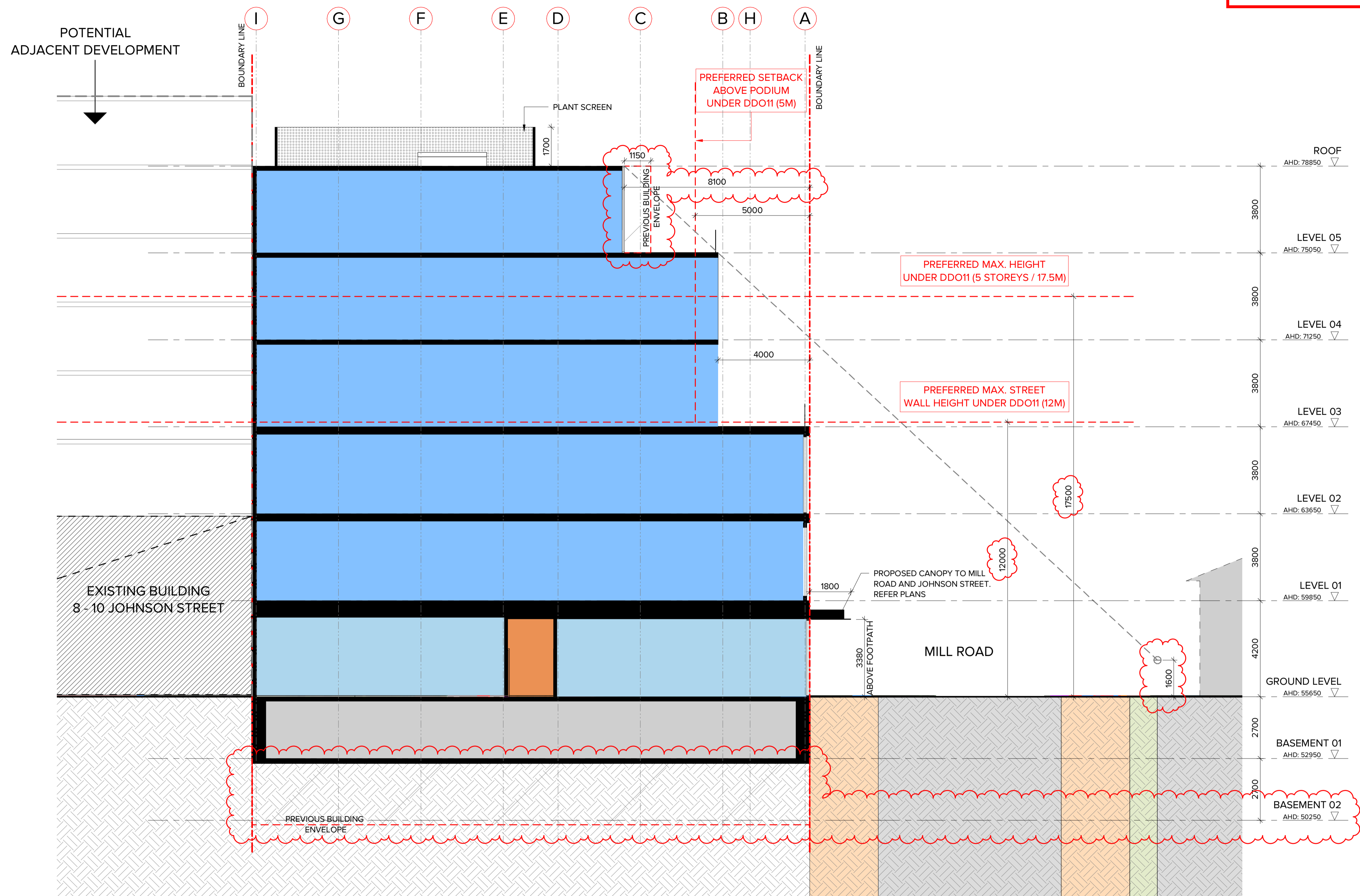


PROJECT:  
 12-14 JOHNSON STREET  
 OAKLEIGH - OFFICE DEVELOPMENT

DRAWING TITLE:  
 PROPOSED SECTION 01

DATE:	12.02.21	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	5
DRAWN:	JR		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-401

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5	12.02.21	VCAT CHANGES			

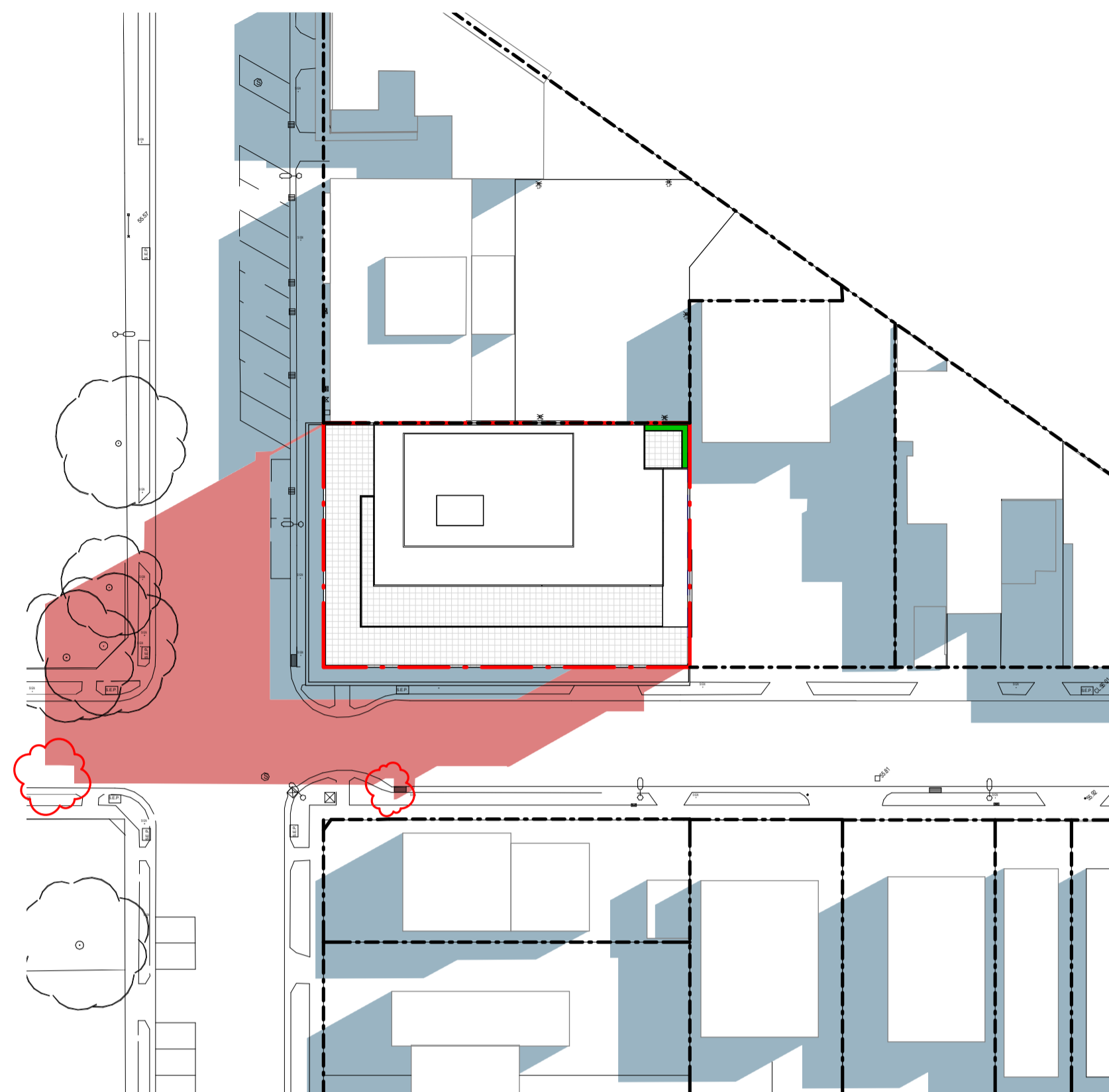


PROJECT:  
 12-14 JOHNSON STREET  
 OAKLEIGH - OFFICE DEVELOPMENT  
 DRAWING TITLE:  
 PROPOSED SECTION 02

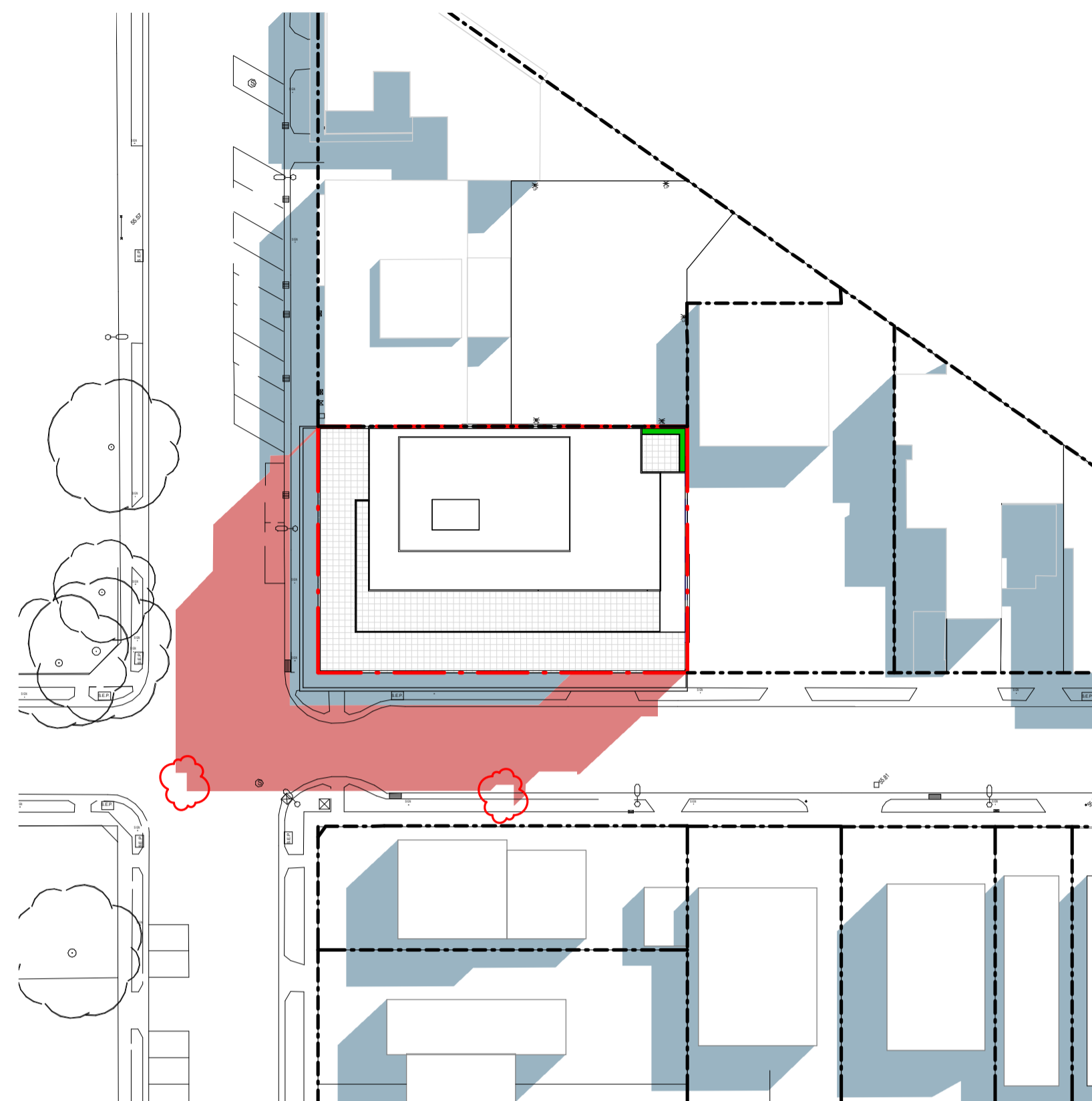
DATE: 12.02.21 JOB N°: 40007  
 SCALE: 1:100 @ A1 REVISION N°: 5  
 DRAWN: JR  
 DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-402

■ ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING  
■ SHADOWS CAST BY EXISTING BUILT FORM

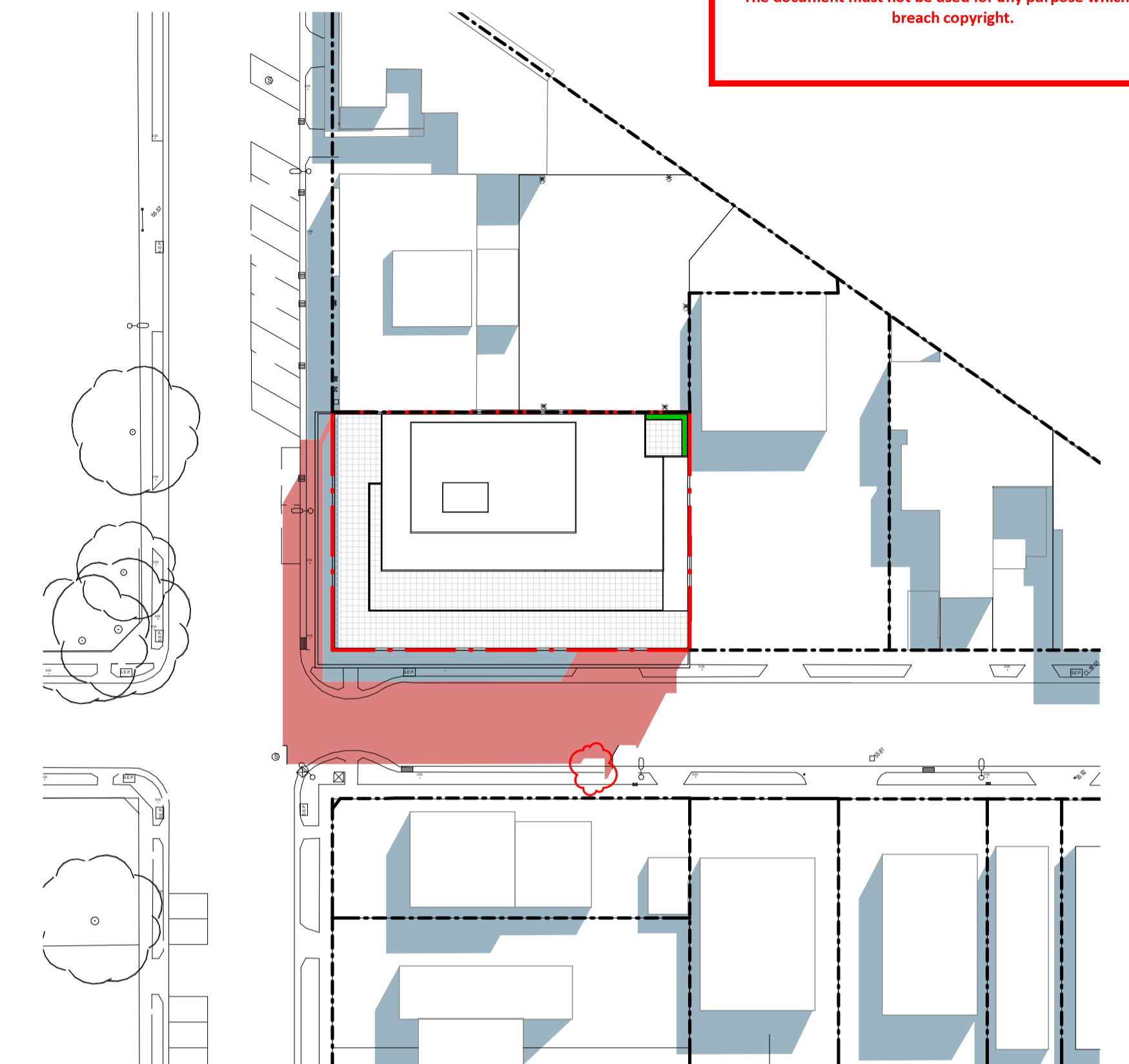
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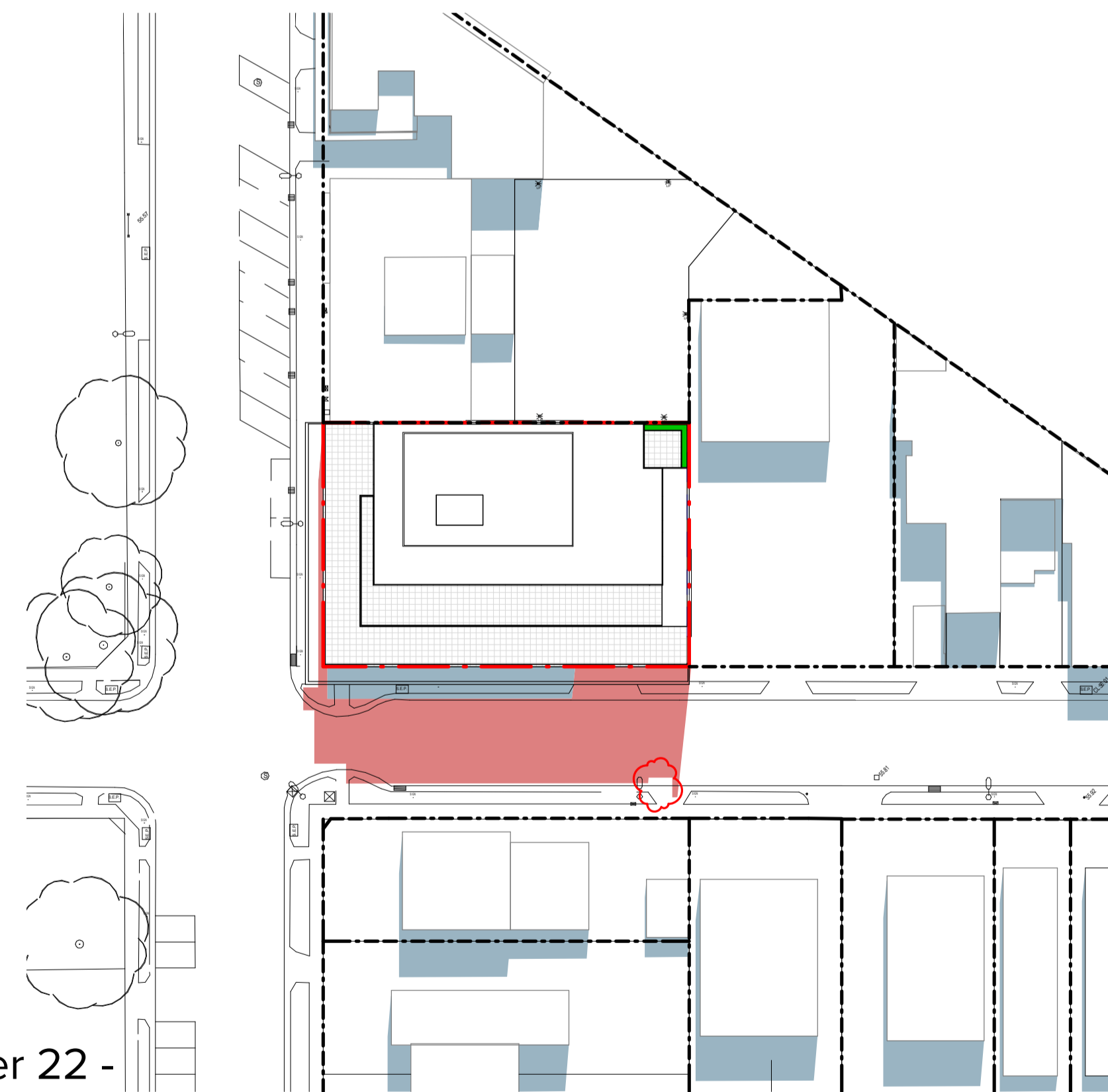
September 22 - 9am



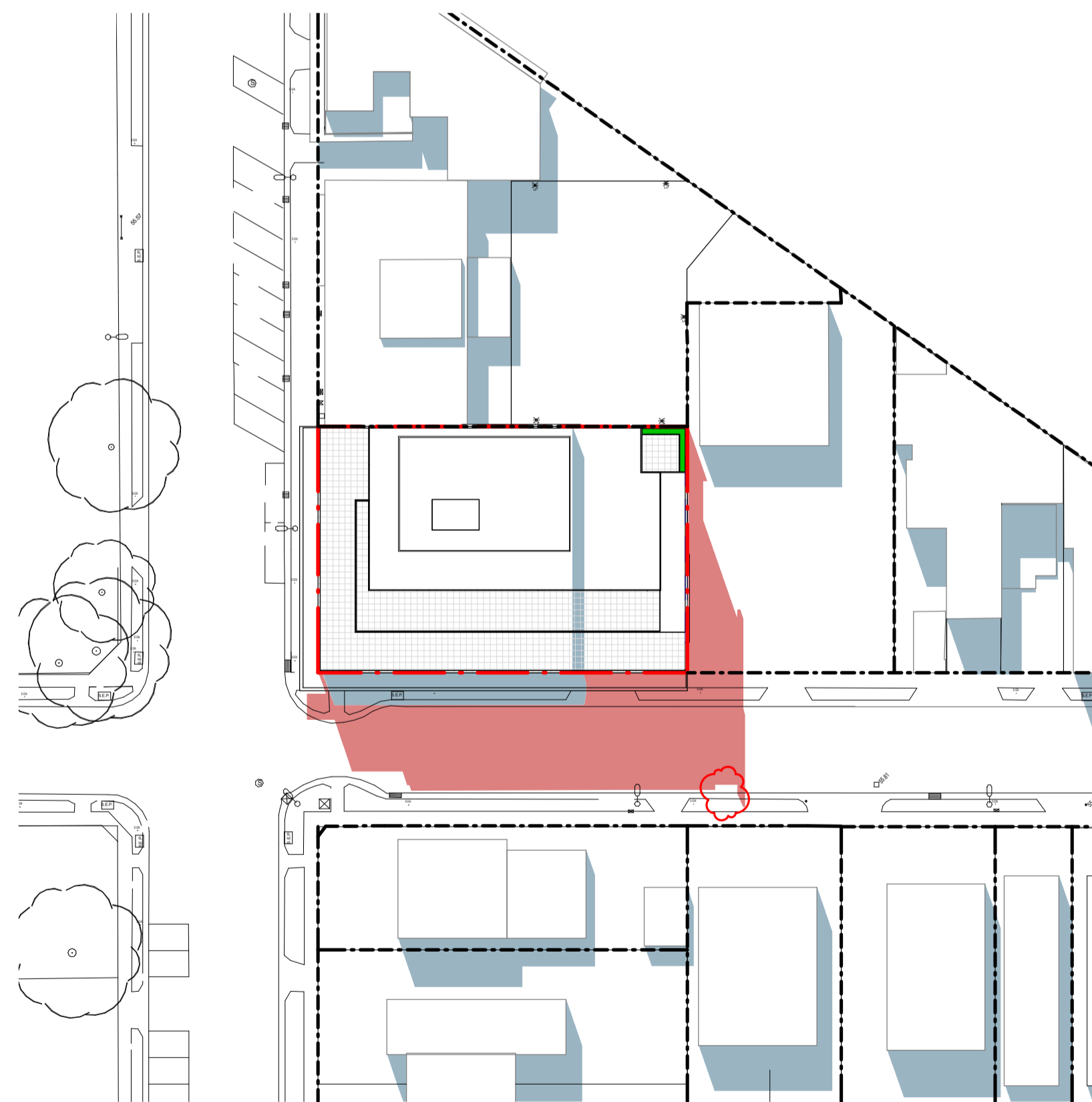
September 22 - 10am



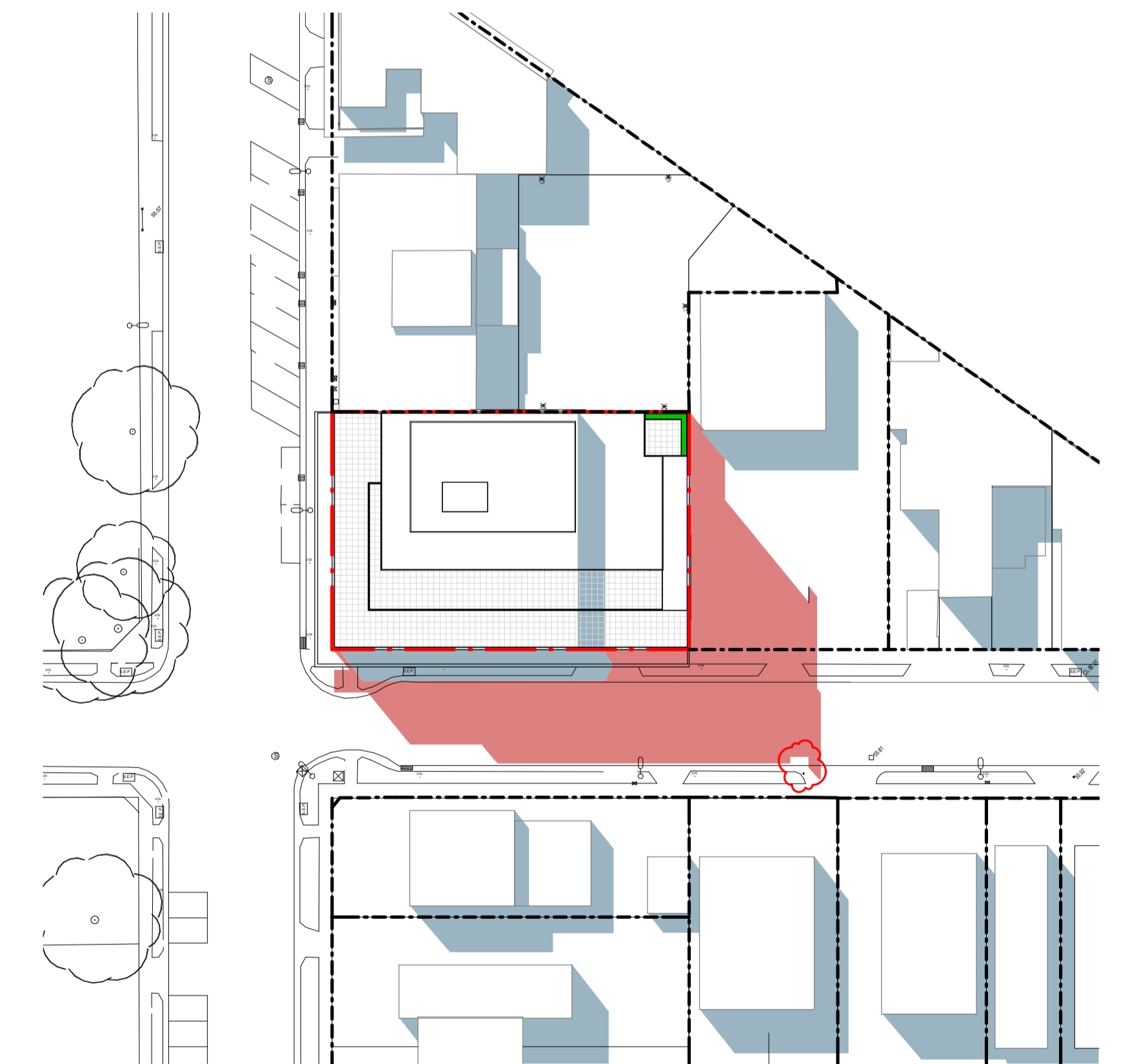
September 22 - 11am



September 22 - 12noon



September 22 - 1pm



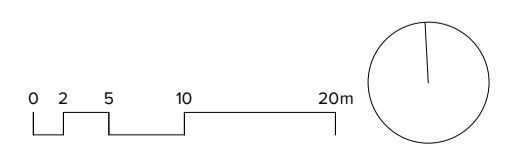
September 22 - 2pm



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5	12.02.21	VCAT CHANGES			

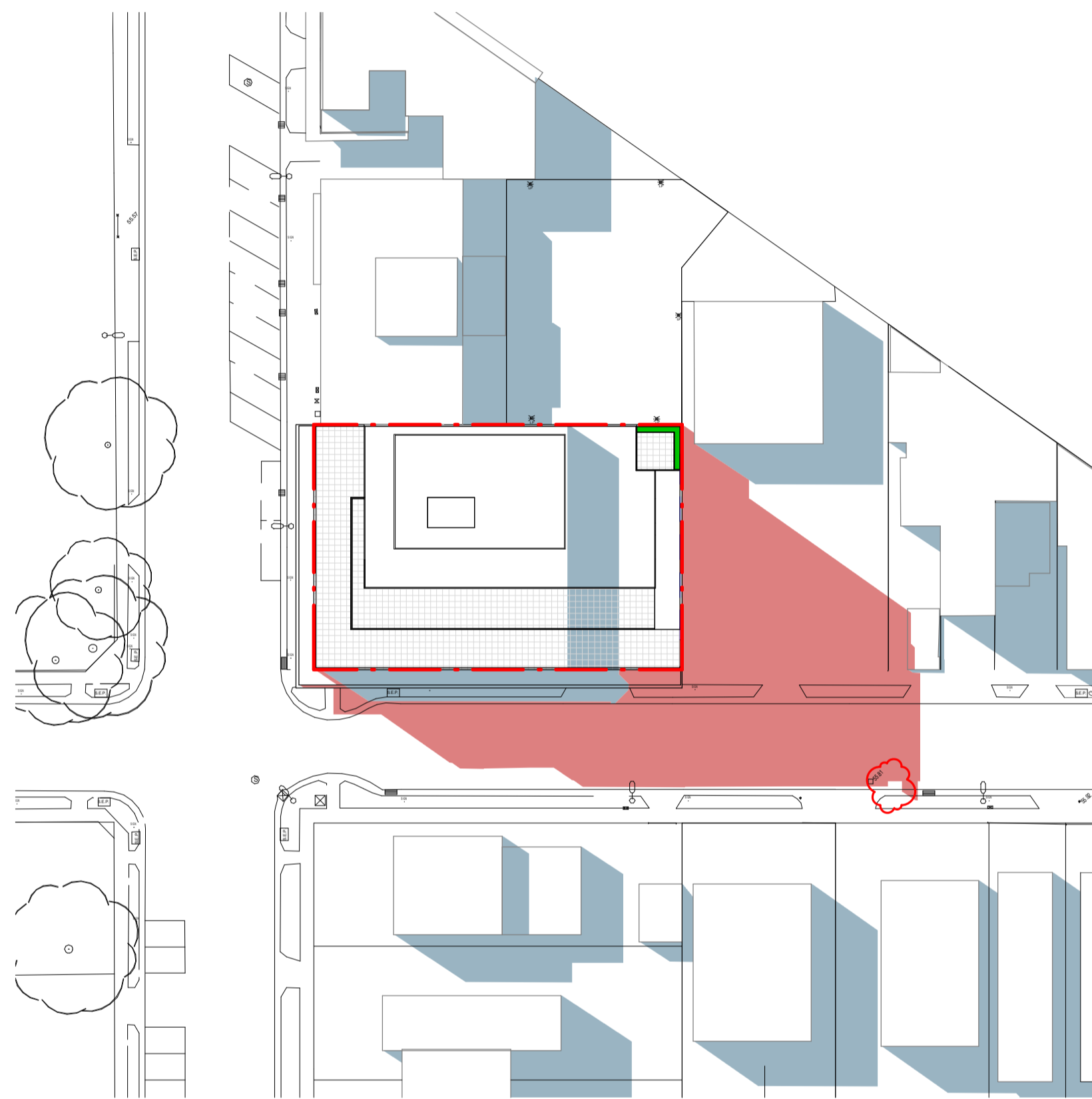


PROJECT:  
**12-14 JOHNSON STREET  
OAKLEIGH - OFFICE DEVELOPMENT**  
 DRAWING TITLE:  
**SHADOW DIAGRAMS**

DATE:	12.02.21	JOB N°:	40007
SCALE:	1: 500 @ A1	REVISION N°:	5
DRAWN:	JR		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-600



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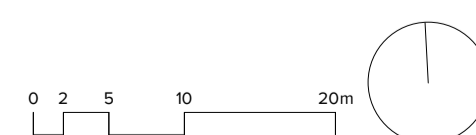
September 22 - 3pm



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5	12.02.21	VCAT CHANGES			



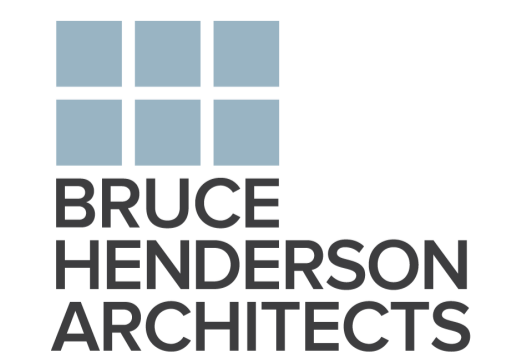
PROJECT:  
 12-14 JOHNSON STREET  
 OAKLEIGH - OFFICE DEVELOPMENT  
 DRAWING TITLE:  
 SHADOW DIAGRAMS

DATE: 12.02.21 JOB N°: 40007  
 SCALE: 1 : 500 @ A1 REVISION N°: 5  
 DRAWN: JR  
 DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-601

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



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PROJECT:  
 12-14 JOHNSON STREET  
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DRAWING TITLE:  
 3D PERSPECTIVE

DATE:	12.02.21	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	5
DRAWN:	JR		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-700

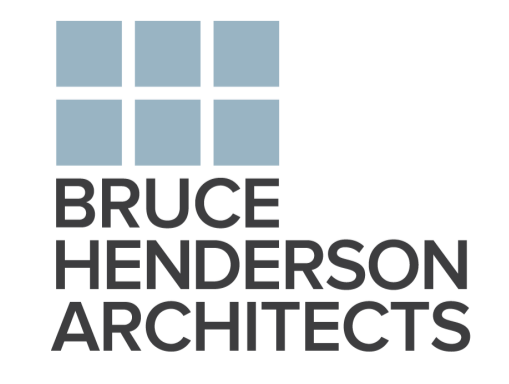
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**1 JOHNSON ST. - DDO11 PREFERRED ENVELOPE**  
 ZERO SETBACK TO MILL ROAD & JOHNSON ST. UP TO 12m (3 STOREYS)  
 5m SETBACK TO MILL ROAD & JOHNSON ST. ABOVE 12m (5 STOREYS)  
 OVERALL HEIGHT OF 28m  
 (TOTAL 8 STOREYS)

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



**MELBOURNE  
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 162 TOORAK ROAD  
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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
5	12.02.21	VCAT CHANGES			

PROJECT:  
**12-14 JOHNSON STREET  
 OAKLEIGH - OFFICE DEVELOPMENT**

DRAWING TITLE:  
**3D PERSPECTIVE**

DATE:	12.02.21	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	5
DRAWN:	JR		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-701

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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
5	12.02.21	VCAT CHANGES			

PROJECT:  
**12-14 JOHNSON STREET  
 OAKLEIGH - OFFICE DEVELOPMENT**

DRAWING TITLE:  
**3D PERSPECTIVE**

DATE:	12.02.21	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	5
DRAWN:	JR		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-702