

PROPOSED MIXED-USE DEVELOPMENT

12-14 JOHNSON STREET & 1 MILL ROAD, OAKLEIGH

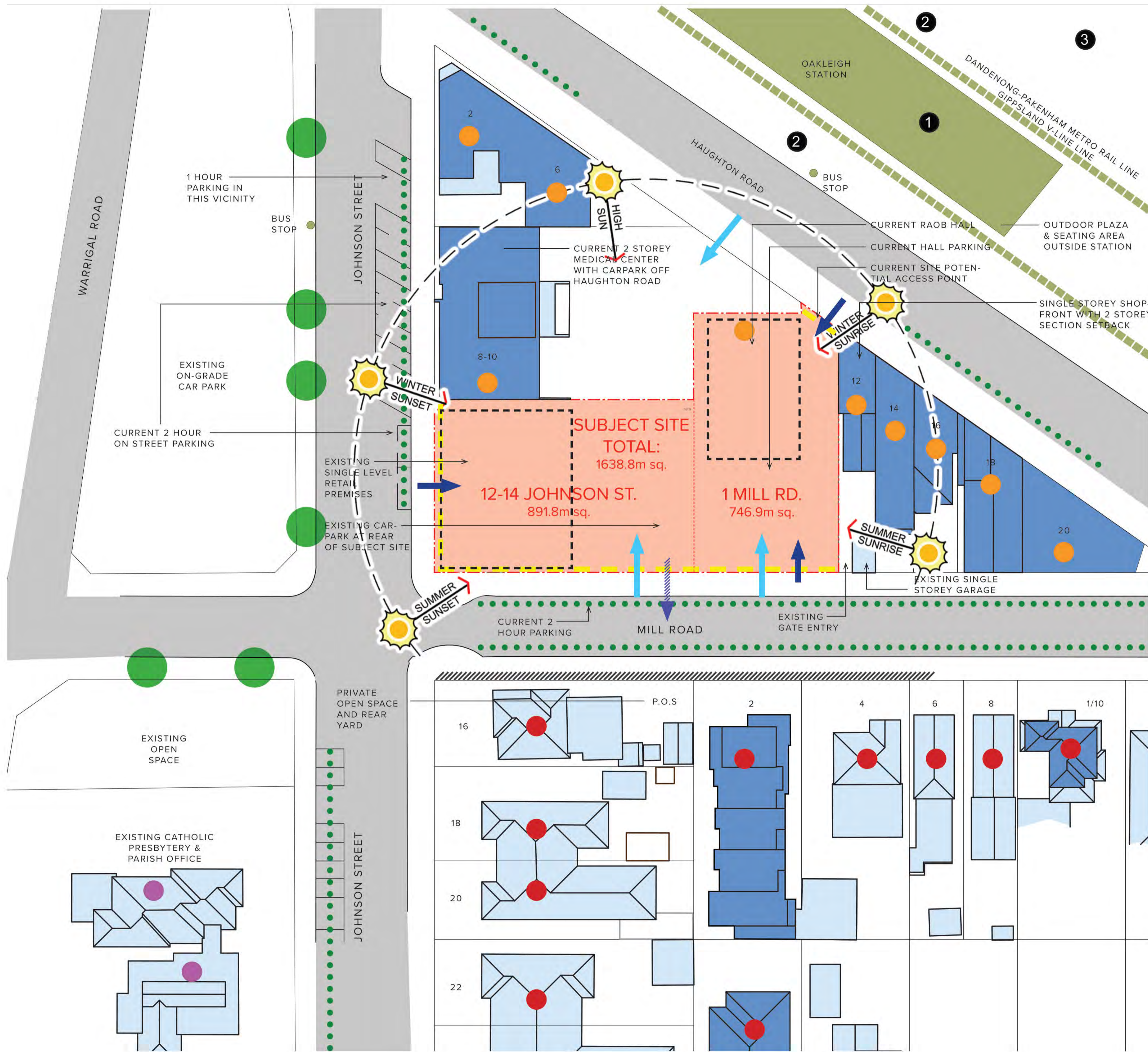
TOWN PLANNING

JOB N° : 40007 DATE : 21/11/2022

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SITE ANALYSIS LEGEND

- POTENTIAL MAIN LOBBY ENTRANCES FOR RESIDENTIAL APARTMENTS
- EXISTING SINGLE STOREY SCALE
- EXISTING 2 OR MORE STOREY SCALE
- EXISTING VEHICULAR SITE ACCESS
- EXISTING ON STREET PARKING
- SENSITIVE INTERFACE
- STREET FRONTAGE
- POTENTIAL OVERLOOKING
- EXISTING TREES
- EXISTING COMMERCIAL USAGE
- EXISTING RESIDENTIAL USAGE
- EXISTING PLACE OF WORSHIP USAGE
- 1** OAKLEIGH STATION
DANDENONG / PAKENHAM METRO RAIL LINE
GIPPSLAND V-LINE SERVICE (VIA CLAYTON)
- 2** OAKLEIGH BUS INTERCHANGE
ROUTE 624 - KEW-OAKLEIGH VIA CAULFIELD, CARNEGIE & CHADSTONE
ROUTE 693 - BELGRAVE-OAKLEIGH VIA F/TREE GULLY & BRANDON PK.
ROUTE 704 - EAST CLAYTON-OAKLEIGH VIA CLAYTON & HUNTINGDALE
ROUTE 742 - EASTLAND-OAKLEIGH VIA VERMONT STH. & GLEN WVRLY.
ROUTE 802-804-862 - DANDENONG-CHADSTONE
ROUTE 862 - DANDENONG-CHADSTONE
ROUTE 900 - STUD PARK-CAULFIELD VIA MONASH & CHADSTONE
ROUTE 903 - ALTONA-MORDIALLOC
ROUTE 625 - ELSTERNWICK-CHADSTONE
ROUTE 701 - BENTLEIGH-OAKLEIGH
ROUTE 733 - OAKLEIGH-BOX HILL
- 3** OAKLEIGH MAJOR ACTIVITY CENTRE

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MELBOURNE LONDON HANOI
 162 TOORAK ROAD
 SOUTH YARRA VICTORIA 3141
 T: +61 3 9860 4000
 ARBV REG. NO. 50072
 www.bh-architects.com

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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
SITE ANALYSIS

DATE:	21/11/2022	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-101



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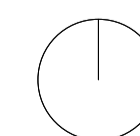
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PROJECT:
 PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH

DRAWING TITLE:
 AERIAL PHOTOGRAPH

DATE:	21/11/2022	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-102



DESIGN RESPONSE LEGEND

-  MAIN LOBBY ENTRANCES FOR RESIDENTIAL APARTMENTS
-  EXISTING SINGLE STOREY SCALE
-  EXISTING 2 OR MORE STOREY SCALE
-  EXISTING ON STREET PARKING
-  EXISTING TREES
-  EXISTING COMMERCIAL USAGE
-  EXISTING RESIDENTIAL USAGE
-  EXISTING PLACE OF WORSHIP USAGE
-  PEDESTRIAN ENTRY FROM ACTIVE STREET FRONTAGE. ENTRANCE POINTS TO RETAIL AND COMMERCIAL TENANCIES CAN OCCUR TO ALL FRONTAGES.
-  PROPOSED VEHICULAR ENTRY AT SOUTHEAST END OF SITE.
-  EXISTING 2 CROSSOVERS TO 12-14 JOHNSON ST AND 1 MILL ROAD TO BE CLOSED OFF (FOOTPATH AND NATURE STRIP RE-INSTALLED) WITH NEW CROSSOVER AS INDICATED AT 2 ABOVE.
-  STREET FRONTAGE SETBACKS ABOVE STREET WALL TO ARTICULATE FACADE AND REDUCE VISUAL BULK.
-  POTENTIAL FUTURE DEVELOPMENT OPPORTUNITIES TO ADJACENT SITE.
-  CANOPY OVER ACTIVE FRONTAGE TO MILL RD. & JOHNSON ST.
-  MINIMISE OVERSHADOWING TO RESIDENTIAL PROPERTIES ON SOUTHERN SIDE OF MILL ROAD.
-  POTENTIAL FUTURE MEDIUM-SCALE TO LARGE-SCALE DEVELOPMENT OVER EXISTING COUNCIL CARPARK.
-  FUTURE DEVELOPMENT OF 8-10 JOHNSON STREET MAY NEED TO ALLOW FOR RETENTION OF EXISTING 2-STOREY BUILDING.
-  LIKELY MAIN OUTLOOKS FOR POTENTIAL REDEVELOPMENT OF ADJACENT SITES.
-  MAJORITY OF DEVELOPMENT FOR SUBJECT SITE AND POTENTIAL ADJACENT SITES WILL BE BUILT BOUNDARY-TO-BOUNDARY.
-  POTENTIAL LIGHT COURT SETBACK FOR POTENTIAL REDEVELOPMENT OF ADJACENT SITE.
-  MAJOR CORNER ASPECT FOR PROPOSED DEVELOPMENT.

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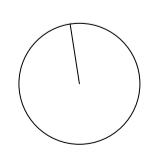
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PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
DESIGN REPOSE 01

DATE:	21/11/2022	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-103



- 14 PROPOSED ACCESS POINT TO DEVELOPMENT OFF HAUGHTON ROAD AND OPPOSITE OAKLEIGH STATION. NARROW STREET FRONTAGE POSES POTENTIAL DESIGN ISSUES AS FAR AS STREETSCAPE INTEGRATION GOES INCLUDING UPPER LEVEL SETBACKS.
- 15 THROUGH LINK FROM HAUGHTON ROAD TO MILL ROAD FOR DEVELOPMENT USES.
- 16 DUE TO THE UNUSUAL EXISTING SITE CONDITIONS, INCLUDING THE SHAPE OF VARIOUS SITES WITHIN A TRIANGULAR ISLAND, EQUITABLE DEVELOPMENT OPPORTUNITIES ARE LIKELY TO REQUIRE THE CONSOLIDATION OF SITES. ON THIS BASIS, THE PROPOSED DEVELOPMENT INCLUDES SEVERAL BLANK WALLS ON BOUNDARIES. THE PROPOSED DESIGN INCLUDES CONSIDERATION OF APPROPRIATE TREATMENT IN THESE SITUATIONS.
- 16A THE EXISTING 2 STOREY MEDICAL CENTRE AT 8-10 JOHNSON ST MEANS THAT IN THE SHORT TERM A BLANK WALL IS PROPOSED AT THE NORTH BOUNDARY. ANY FUTURE REDEVELOPMENT OF 8-10 COULD INCLUDE A SIMILAR BUILT FORM AS THAT FOR THE PROPOSED DEVELOPMENT AT 12-14 JOHNSON STREET.
- 16B CONSIDERING ANY FUTURE DEVELOPMENT OPPORTUNITIES TO 8-10 JOHNSON ST THEN A BLANK WALL IS PROPOSED TO THE SHARED WESTERN BOUNDARY. A PROPOSED "SQUARE" GRID AESTHETIC WHICH IS PART OF THE DESIGN FOR THE HAUGHTON ROAD INTERFACE HAS BEEN USED HERE.
- 16C LIKE 16B, THE SAME SQUARE GRIDDED WALL TREATMENT IS USED. GIVEN THE TRIANGULAR SHAPE OF THE AREA BEHIND 16C ANY POTENTIAL REDEVELOPMENT OF THE ADJOINING SITE MAY OR MAY NOT USE THIS SPACE. ON THIS BASIS, BALCONIES TO APARTMENTS 111, 211, 307, 407, 507, 606 HAVE AN OPENING AT THE NORTH-EAST CORNER TO HELP BREAK UP THE BLANK WALL.
- 16D ANY POTENTIAL REDEVELOPMENT OF SITE TO THE EAST ARE LIKELY TO INCLUDE A BLANK WALL TO THE EAST BOUNDARY. IN THIS CASE THE PROPOSED DESIGN RESPONSE INCLUDES 2, DUAL ASPECT APARTMENTS ON THE EAST BOUNDARY FACING NORTH AND SOUTH. SEPARATING THESE IS A LARGE LIGHT COURT LOCATED CENTRALLY WHICH ALSO PROVIDES NATURAL LIGHT TO THE COMMON CORRIDOR IN THIS AREA. THE 2 BLANK WALLS TO THE NORTH AND SOUTH HAVE DIFFERENT TREATMENTS TO INTEGRATE WITH THE ARCHITECTURAL EXPRESSION OF THE FACADE TO MILL ROAD AND HAUGHTON ROAD.
- 17 3 STOREY STREET WALL WITH SETBACKS TO LEVELS 3-5 AND THEN LEVEL 6 OVER CONSISTENT WITH APPROVED OFFICE DEVELOPMENT PERMIT NO. TPA/51498 (VCAT)
- 18 3 STOREY, HEAVILY ARTICULATED BUILT FORM TO MILL ROAD INTERFACE. UPPER LEVEL SETBACKS TO LEVEL 3-5 AND THEN 6, CONSISTENT WITH APPROVED OFFICE DEVELOPMENT PERMIT NO. TP/51498 TO MINIMISE VIEWS TO LEVEL 6 FROM SOUTH SIDE OF MILL ROAD.
- 19 INCREASED SETBACKS TO SOUTH/EAST CORNER AT LEVEL 6. ADDITIONAL SETBACKS TO SOUTH EAST CORNER AT LEVELS 3-5 FACING SOUTH (NOMINAL 5.0 METRES)
- 20 PROPOSED LIGHT COURT TO PREVENT OVERLOOKING TO EAST AND ALLOW FOR ANY POTENTIAL REDEVELOPMENT OF SITE TO EAST ALONG THE BOUNDARY LINE. LIGHT COURT FROM LEVEL 1 UPWARDS NOMINALLY 4500 X 6850 MM.
- 21 PROPOSED SETBACKS TO RESIDENTIAL APARTMENTS DUE TO NARROW OPENING OF FACADE ON HAUGHTON ROAD. ALLOWANCE FOR 3 METRE SETBACK ABOVE LEVEL 3 TO ALLOW FOR ANY FUTURE ALIGNMENT WITH POTENTIAL REDEVELOPMENT OF SITES EITHER SIDE. OPEN PLAN ARRANGEMENT WITH DUAL ASPECT APARTMENTS MAXIMISE POTENTIAL FOR NATURAL LIGHT AND CROSS VENTILATION.

BRUCE HENDERSON ARCHITECTS

MELBOURNE LONDON HANOI

162 TOORAK ROAD SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000
ARBV REG. NO. 50072
www.bh-architects.com

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B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
DESIGN REPOSE 02

DATE:	21/11/2022	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	B
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TOWNPLANNING		TP-104	



- 22 - EXISTING SITE CONDITIONS EITHER SIDE OF THE SUBJECT AREA WERE CONSIDERED.
- THE TRIANGULAR NATURE OR SHAPE OF THE ADJACENT SITE AT THE NORTH WEST CORNER IS DIFFICULT TO USE IN ANY REDEVELOPMENT. NEVERTHELESS WE NEED TO ASSUME A ZERO LOT ALIGNMENT.
 - THE SITES IMMEDIATELY TO THE EAST INCLUDE A COMBINATION OF NARROW FRONTAGES. WE HAVE INVESTIGATED REDEVELOPMENT OPPORTUNITIES FOR AN AMALGAMATION OF THE "TRIANGULAR" SITE.
 - THE SUBJECT SITES PROXIMITY TO OAKLEIGH STATION ACROSS HAUGHTON ROAD AND THE SIGNIFICANCE OF THIS OCCURRENCE WAS ALSO CONSIDERED.
 - WHAT TYPE OF USAGE SHOULD FRONT HAUGHTON ROAD? IN THIS CASE WE HAVE CREATED A FORE COURT THAT PROVIDES ACCESS TO COMMERCIAL TENANCIES AND A RESIDENTIAL LOBBY AREA WHICH CONNECTS THROUGH TO THE CORE AND MILL ROAD TO THE SOUTH.
 - IN ORDER TO CONTROL AREAS, PROVIDE SECURITY AND LIMIT UNSAFE ALCOVES/ SPACES A FEATURE 3 STOREY SCREEN IS PROVIDED AS A PHYSICAL BARRIER. THE SCREEN ALLOWS VISUAL SURVEILLANCE TO AND FROM THE SITE AND GROUND LEVEL. A SOLID DOOR IS CONTROLLED VIA AN INTERCOM AND ELECTRONIC MEANS TO ALLOW ACCESS FOR OCCUPANTS OF BOTH THE APARTMENTS AND THE COMMERCIAL TENANCIES.
 - HOW DOES THIS PART OF THE SITE MAKE A POSITIVE CONTRIBUTION TO HAUGHTON ROAD, GIVEN ITS NARROW WIDTH AND HOW DOES IT INTEGRATE WITH THE EXISTING AND FUTURE STREET SCAPE SITUATION? (THE PROPOSED 3 STOREY HEIGHT OF THE SCREEN IS GENERALLY MEANT TO MATCH AN ANTICIPATED 3 STOREY PODIUM/STREET WALL HEIGHT ALONG HAUGHTON ROAD)
 - ITS LOCATION OPPOSITE THE OAKLEIGH STATION AND ITS POSITION IN THE MIDDLE OF HAUGHTON ROAD PROVIDES AN OPPORTUNITY TO CREATE A 'POSITIVE' ELEMENT WHICH CAN BE EASILY IDENTIFIABLE (RATHER THAN LOST WITHIN THE STREET SCAPE). THIS LOCATION AND ELEMENT COULD POSSIBLY BE A COMMUNITY MARKER OR EASILY IDENTIFIABLE ELEMENT WHICH CAN HELP POSITIVELY ACTIVATE HAUGHTON ROAD IN THE FUTURE.
 - THE PROPOSED DESIGN SOLUTION IS INFLUENCED BY SEVERAL THINGS. THE "SCREEN" CONCEPT HAS BEEN EXPLORED ON OTHER PROJECTS THE OFFICE HAS COMPLETED OR ARE CURRENTLY UNDER CONSTRUCTION. IN THOSE INSTANCES, THE SCREEN CAN ACT AS A FENCE OR PRIVACY BARRIER; A SUN SHADE DEVICE, AN ARCHITECTURAL FEATURE AND A PIECE OF SCULPTURE OR ARTWORK.

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MELBOURNE LONDON HANOI

162 TOORAK ROAD SOUTH YARRA VICTORIA 3141

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

DRAWING TITLE:
**DESIGN REPOSE 03 - HAUGHTON ROAD
 SCREEN**

DATE:	21/11/2022	JOB N°:	40007
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FIGURE 1:

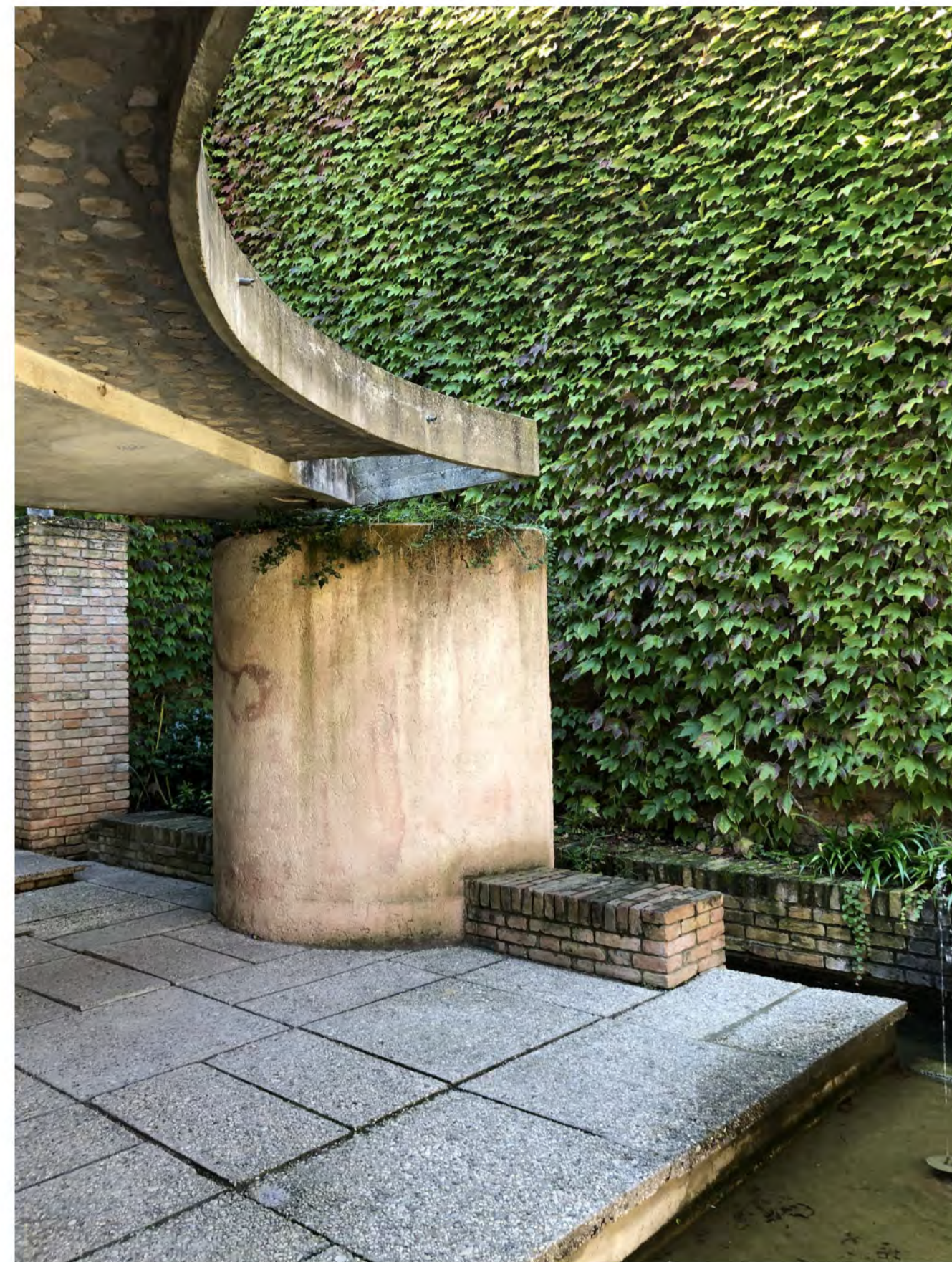


FIGURE 2:

22 - ONE OF THE INFLUENCES FOR THE SCREEN AND FORE COURT IS CARLO SCARPA'S ITALIAN COURTYARD PAVILION FROM THE VENICE BIENNALE OF 1951-1952. (REFER TO FIGURE 1-4) IN BOTH CASES, THE COURTYARD ACT AS "TRANSITIONAL SPACES". IN THE VENICE EXAMPLE, A THICK CONCRETE SLAB HOVERS ACTS AS A PARTIAL CANOPY. HOWEVER AN OCLUS OR CIRCULAR CUT OUT ALLOWS SUN LIGHT TO PENETRATE THE SPACE. BETWEEN THE SQUARE GRID SCREEN AND THE OCLUS OVER, INTERESTING SHADOW PLAY OCCURS. THE CANOPY PROVIDES SOME SHELTER HOWEVER IT ALLOWS THE LANDSCAPES DECK ABOVE TO CASCADE DOWN THROUGH THE OPENING WHILE OFFERING VIEWS TO THE SCULPTURAL SCREEN AT THE STREET EDGE.

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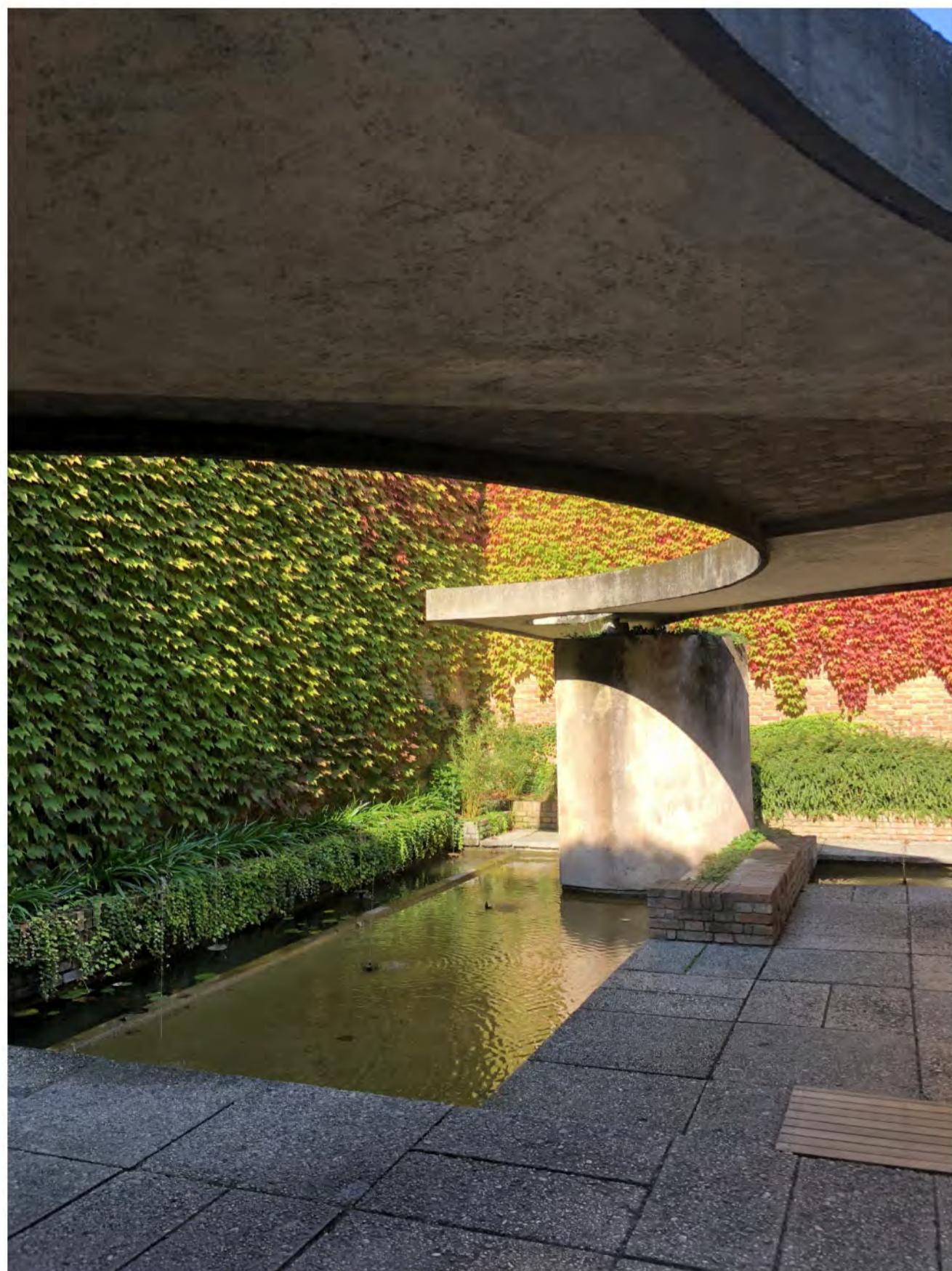


FIGURE 3:



FIGURE 4:



MELBOURNE
 LONDON
 HANOI
 162 TOORAK ROAD
 SOUTH YARRA VICTORIA 3141
 T: +61 3 9860 4000
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 www.bh-architects.com

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

DATE:	21/11/2022	JOB N°:	40007
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**
 DRAWING TITLE:
**DESIGN REPOSE 05 - HAUGHTON ROAD
 SCREEN**

DATE:	21/11/2022	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-107



THE STRANGERS



MARLIS



THE KISS

22 - THE PROPOSED DESIGN OF THE SCREEN IS ALSO SEEN AS "URBAN ART". GIVEN ITS LOCATION OPPOSITE OAKLEIGH STATION, THIS ELEMENT WILL BE HIGHLY VISIBLE TO BOTH THE LOCAL COMMUNITY AND THOSE VISITING THIS AREA. THE SCREEN CONTAINS A SERIES OF CONTEMPORARY STATUES WHICH ARE MEANT TO REPRESENT EVERYDAY PEOPLE WITHIN THE LOCAL COMMUNITY, BOTH PAST AND PRESENT.

THE INSPIRATION FOR THIS COMES FROM DÜSSELDORF, GERMANY WHERE STATUES OF ORDINARY PEOPLE ARE SCATTERED AROUND THE CITY (THE SAEULENHEILIGEN STATUES BY CHRISTOPH POGGELER). THE RENDERS IN THE ARCHITECTURAL SUBMISSION INDICATE THE "PEOPLE" AS PLACE HOLDERS FOR SOME FUTURE DIALOGUE WITH LOCAL ARTISTS AND HISTORICAL FIGURES FROM THE AREA. (REFER TO FIGURE 5-8)

- THE PROPOSED DESIGN SEEKS TO "ELEVATE" THIS AWKWARD SPACE AND WIDTH OF THE SITE TO SOMETHING THAT IS HOPEFULLY A HIGHLY RECOGNISED ASPECT OF THE LOCAL AREA - PERHAPS A POINT OR MEETING PLACE.

- THE SQUARE GRID WHICH ALSO ADOPTED ON THE FACADE OF THE BUILDING HELPS TIE THE TWO ELEMENTS WHILE THE SAME TIME CREATING A DISTINCT FACADE TREATMENT, (WHICH DIFFERS FROM THE MAIN ARCHITECTURAL EXPRESSION) FOR THIS PARTICULAR ASPECT.

- THE DESIGN OF THE SCREEN AND ASSOCIATES ELEMENTS NEED TO GO THROUGH FURTHER DESIGN DEVELOPMENT AT SOME POINT IN THE PROCESS. HOWEVER, FOR THE MOST PART THE DESIGN INTENT IS INDICATIVE IN THIS SUBMISSION.



THE READER



THE PHOTOGRAPHER

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LONDON
HANOI
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SOUTH YARRA VICTORIA 3141
T: +61 3 9860 4000
ARBV REG. NO. 50072
www.bh-architects.com

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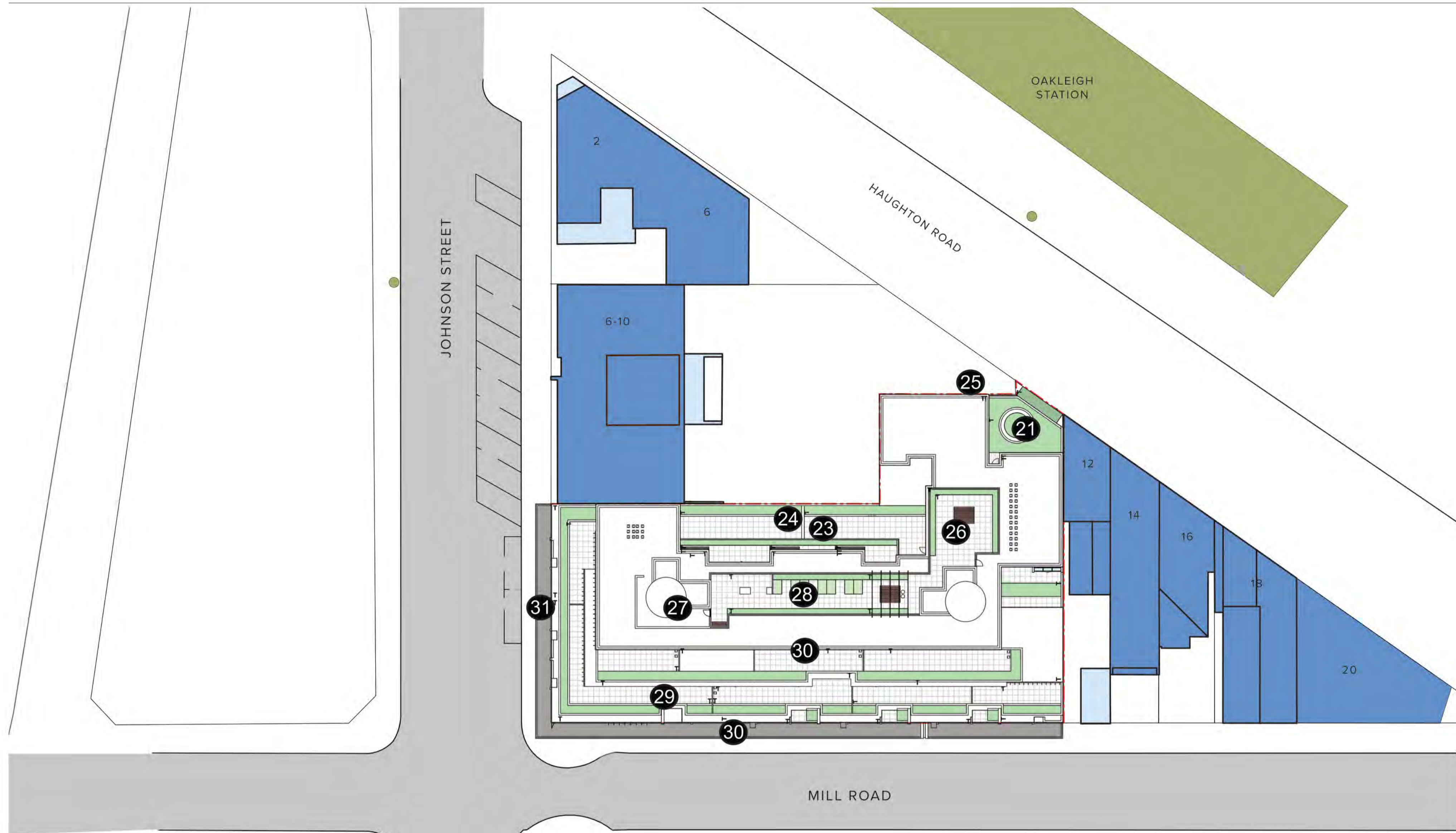
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH
DRAWING TITLE:
DESIGN REPOSE 06 - HAUGHTON ROAD
SCREEN

DATE: 21/11/2022 JOB N°: 40007
SCALE: @ A1 REVISION N°: B
DRAWN: BHA
DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-108



- 23 LARGE SETBACKS TO NORTH FACING APARTMENTS TO ALLOW FOR COMPLIANCE WITH DAY LIGHTING INITIATIVES. SETBACKS VARY APPROXIMATELY 4830 - 6530MM. REFER FLOOR PLANS.
- 24 SETBACKS PROVIDED TO GROUND LEVEL COMMERCIAL SPACES TO PROVIDE DUAL ASPECT - NATURAL LIGHT AND CROSS VENTILATION. SETBACK USED AS A COURTYARD AND EXTERNAL SPACE WITH BOUNDARY PLANTER FOR WORKERS USE.
- 25 TO REDUCE THE IMPACT OF THE HIGHLY VISIBLE BLANK WALL TO THE NORTH, THE CORNER APARTMENT BALCONIES IN THIS LOCATION ARE OPENED UP TO THE NORTH. A SQUARE PATTERN OR MOTIF LINKED TO THE FEATURE SCREEN TO HAUGHTON ROAD (SQUARE PATTERN) IS USED TO CREATE AN ARCHITECTURAL EXPRESSION FOR THIS LOCATION.
- 26 ROOFTOP COMMUNAL SPACES FOR APARTMENT RESIDENTS INCLUDE A COMMUNAL OUTDOOR TERRACE. THE EAST CORE RISES ABOVE THE ROOFTOP IN THE FORM OF A METAL CLAD CYLINDER WITH VERTICAL STANDING SEAM. RATHER THAN TRYING TO HIDE THIS ELEMENT IT IS 'CELEBRATED' AS AN ELEMENT THAT IS RECOGNISABLE FROM A DISTANCE.
- 27 THE WEST CORE ALSO RISES AS A FEATURE MARKER (CYLINDRICAL FORM). THE WEST CORE OPENS TO AN AIR LOCK WHICH LEADS TO THE COMMUNAL OUTDOOR SPACE.
- 28 THE COMMUNAL ROOF SPACE IS OPEN TO THE NORTH AND SOUTH AND IS SETBACK FROM THE MILL ROAD INTERFACE TO LESSEN ITS IMPACT ON THE NEARBY RESIDENTIAL INTERFACE. HOWEVER, BEING A COMMUNAL OPEN SPACE, OVER TIME PLANTING AND LANDSCAPING WILL BECOME EVIDENT. THE COMMUNAL GARDEN SPACE ALSO CONTAINS A PERGOLA/ARBOUR.
- 29 THE FACADE ALONG MILL ROAD HAS BEEN HEAVILY ARTICULATED THROUGH SETBACKS AND VARIOUS ARCHITECTURAL ELEMENTS INCLUDING BALCONIES, SHROUDS, PLANTER BOXES, FINS/BLADES, BALUSTRADE TYPES, LANDSCAPING AND A HIGH DEGREE OF FINE GRAIN DETAIL AND MATERIALITY. THE MAIN FACADE HAS BEEN IN PART BROKEN INTO TWO VIA SMALL BREAK AT LEVEL 3-6 AND THE BI-COLOUR ARRANGEMENT OF METAL CLADDING ON THIS FACADE.
- 30 THE GROUND LEVEL FRONTAGES TO JOHNSON ST AND MILL ROAD HAVE BEEN DESIGNED TO BE BROKEN DOWN INTO MANY FINE GRAIN ELEMENTS. THE DETAILING OF RETAIL AND COMMERCIAL FRONTAGES ARE BROKEN DOWN FURTHER VIA THE USE OF SOLID AND GLAZED ELEMENTS AS WELL AS QUALITY AND DURABLE MATERIALS. SERVICES AND UTILITY AREAS/ELEMENTS HAVE BEEN INTEGRATED INTO THE OVERALL DESIGN AESTHETIC.

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 T: +61 3 9860 4000
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PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
DESIGN REPOSE 07

DATE:	21/11/2022	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:		DRAWING N°:	
			TP-109



VIEW OF SITE FROM JOHNSON STREET
LOOKING EAST



MILL ROAD / JOHNSON STREET INTERSECTION LOOKING
NORTH-EAST



MILL ROAD - LOOKING NORTH OVER EXISTING CARPARK

EXISTING OPEN CARPARK



VIEW FROM JOHNSON STREET LOOKING
NORTH - EAST



VIEW OF JOHNSON / MILL ROAD INTERSECTION
LOOKING SOUTH



VIEW LOOKING EAST FROM MILL ROAD



THREE STOREY TOWN HOUSE AND NEIGHBOURING FENCE AT 2 MILL ROAD



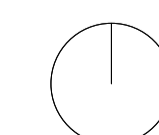
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SOUTH YARRA VICTORIA 3141
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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH
DRAWING TITLE:
PHOTOGRAPHIC STUDY 01

DATE: 21/11/2022 JOB N°: 40007
SCALE: @ A1 REVISION N°: B
DRAWN: BHA
DRAWING STATUS: DRAWING N°:
TOWNPLANNING TP-110



VIEW LOOKING WEST FROM MILL ROAD



VIEW FROM HAUGHTON ROAD NEAR JOHNSON STREET INTERSECTION LOOK SOUTH



JOHNSON STREET LOOKING NORTH



VIEW FROM HAUGHTON ROAD AND MILL ROAD INTERSECTION LOOKING WEST



VIEW FROM HAUGHTON ROAD LOOKING SOUTH

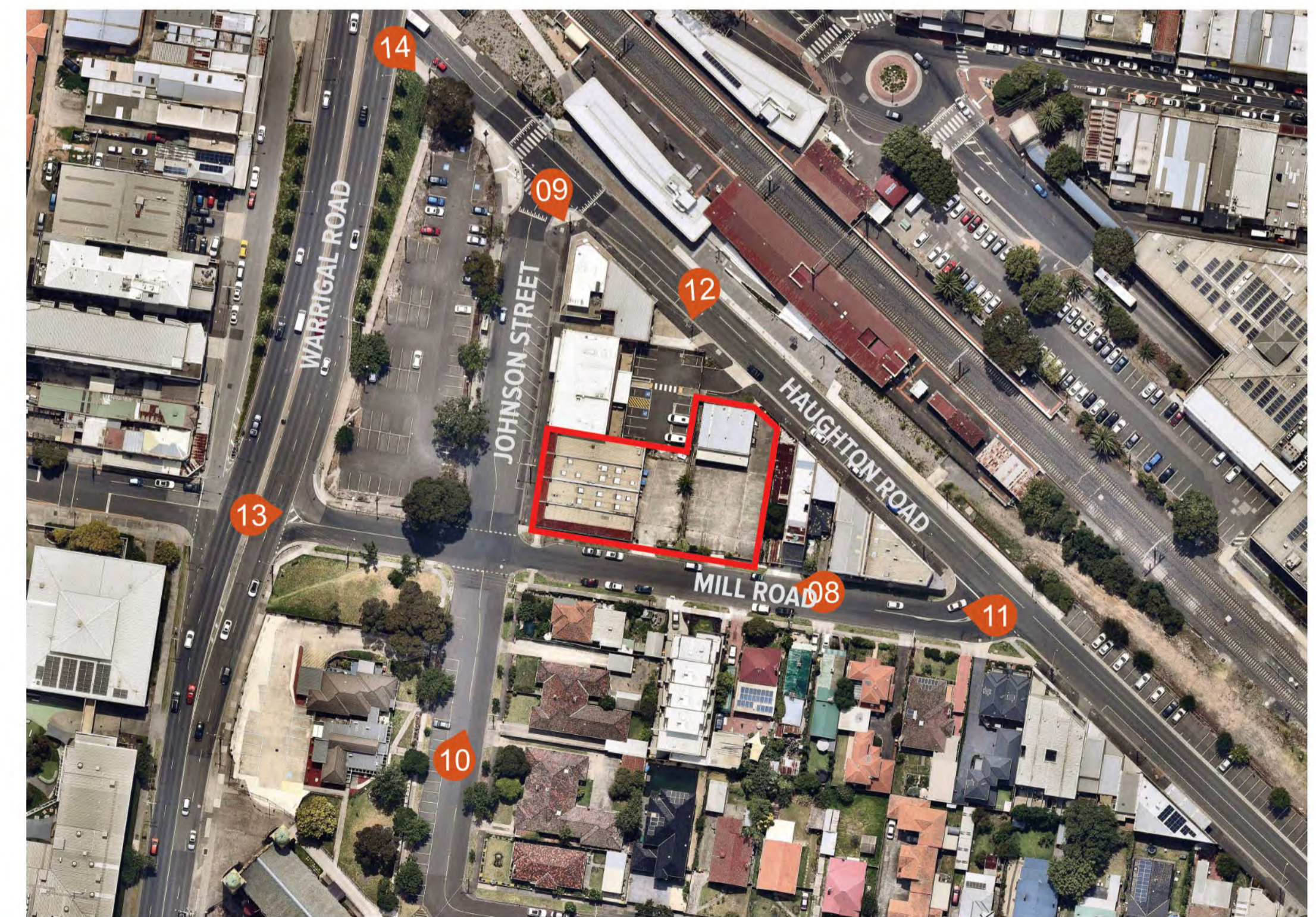


VIEW EAST FROM WARRIGAL ROAD



VIEW FROM WARRIGAL ROAD OVERPASS

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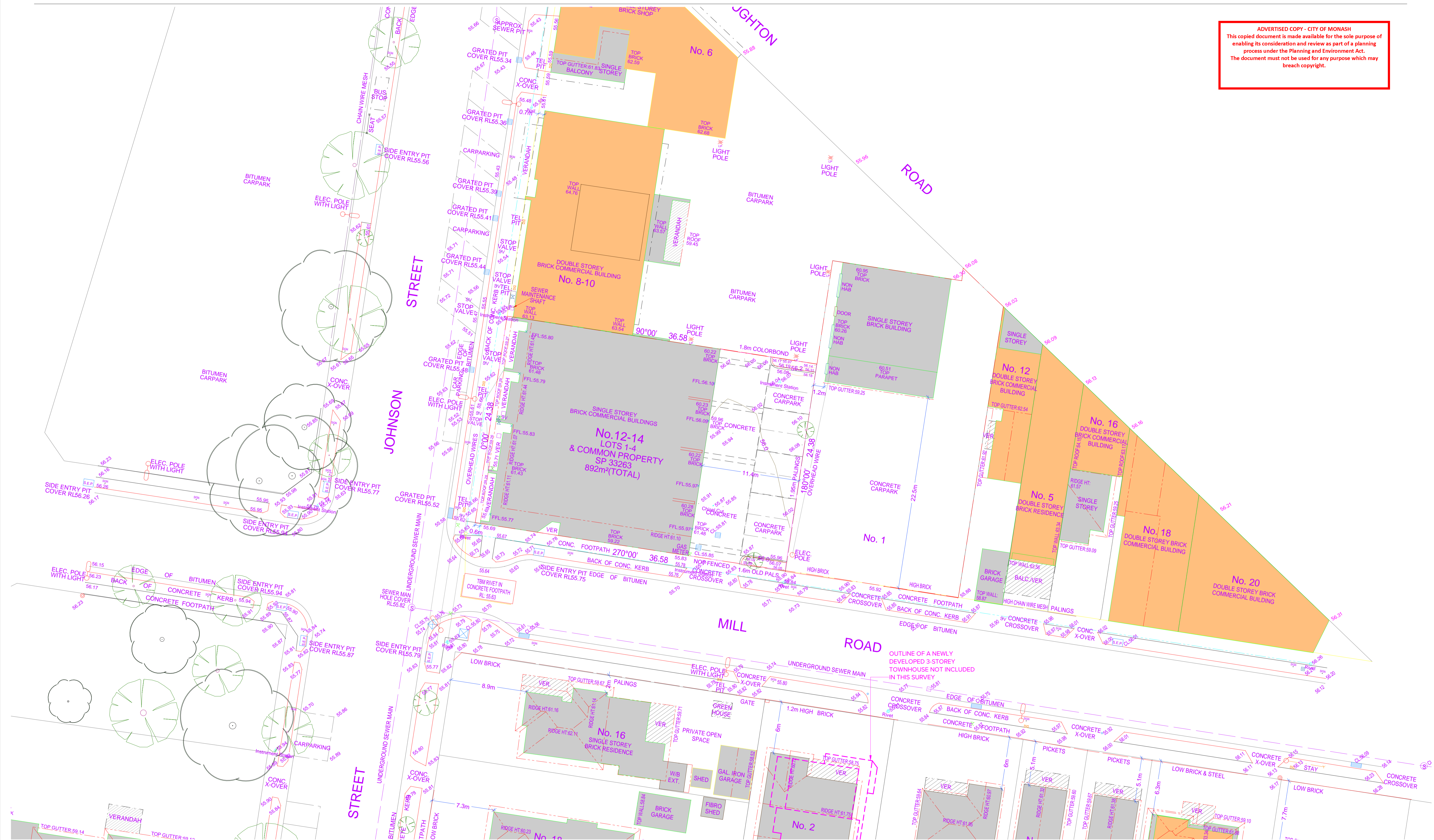
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PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
PHOTOGRAPHIC STUDY 02

DATE:	21/11/2022	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	B
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PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
SITE SURVEY

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1 : 200 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:		DRAWING N°:	
TOWNPLANNING		TP-201	

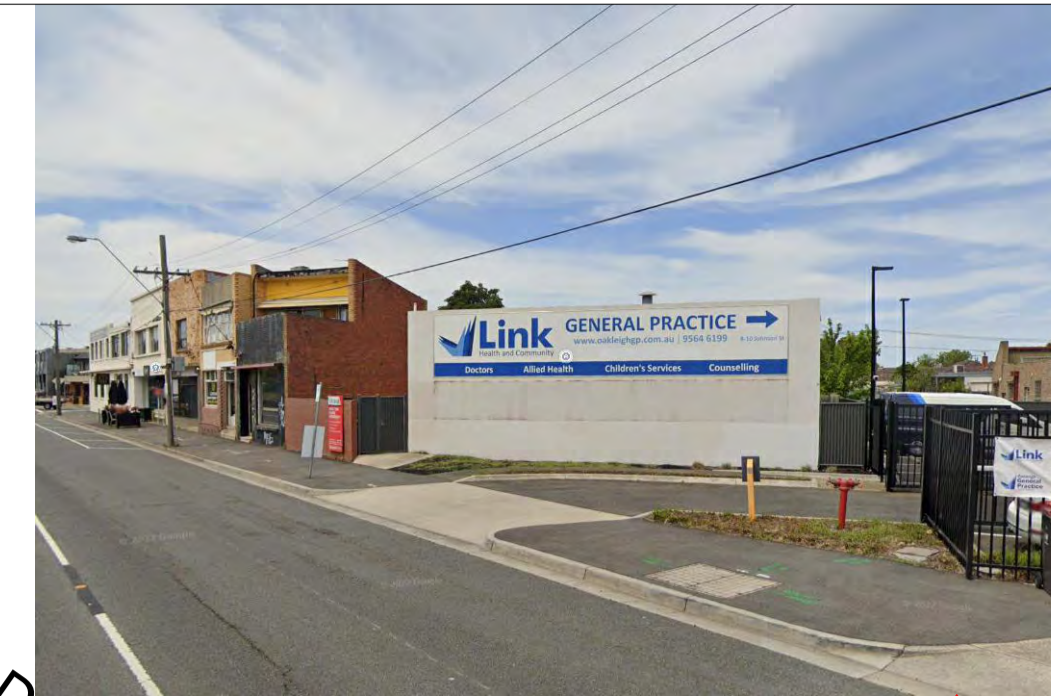
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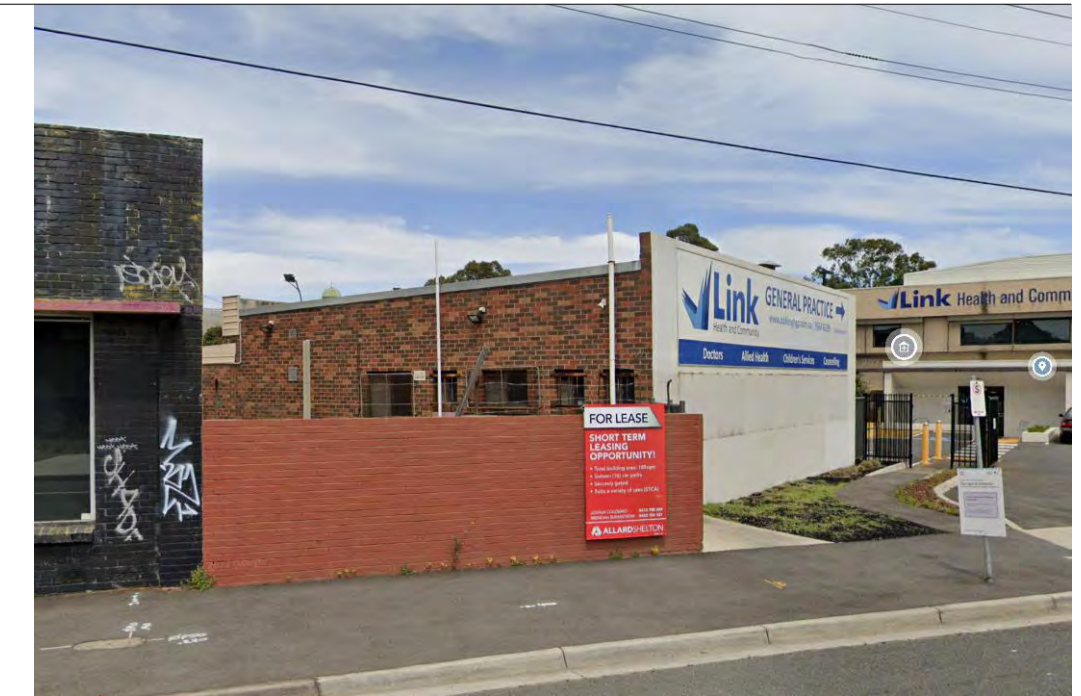
EXISTING SINGLE STOREY BRICK SHOPS TO BE DEMOLISHED



MILL ROAD



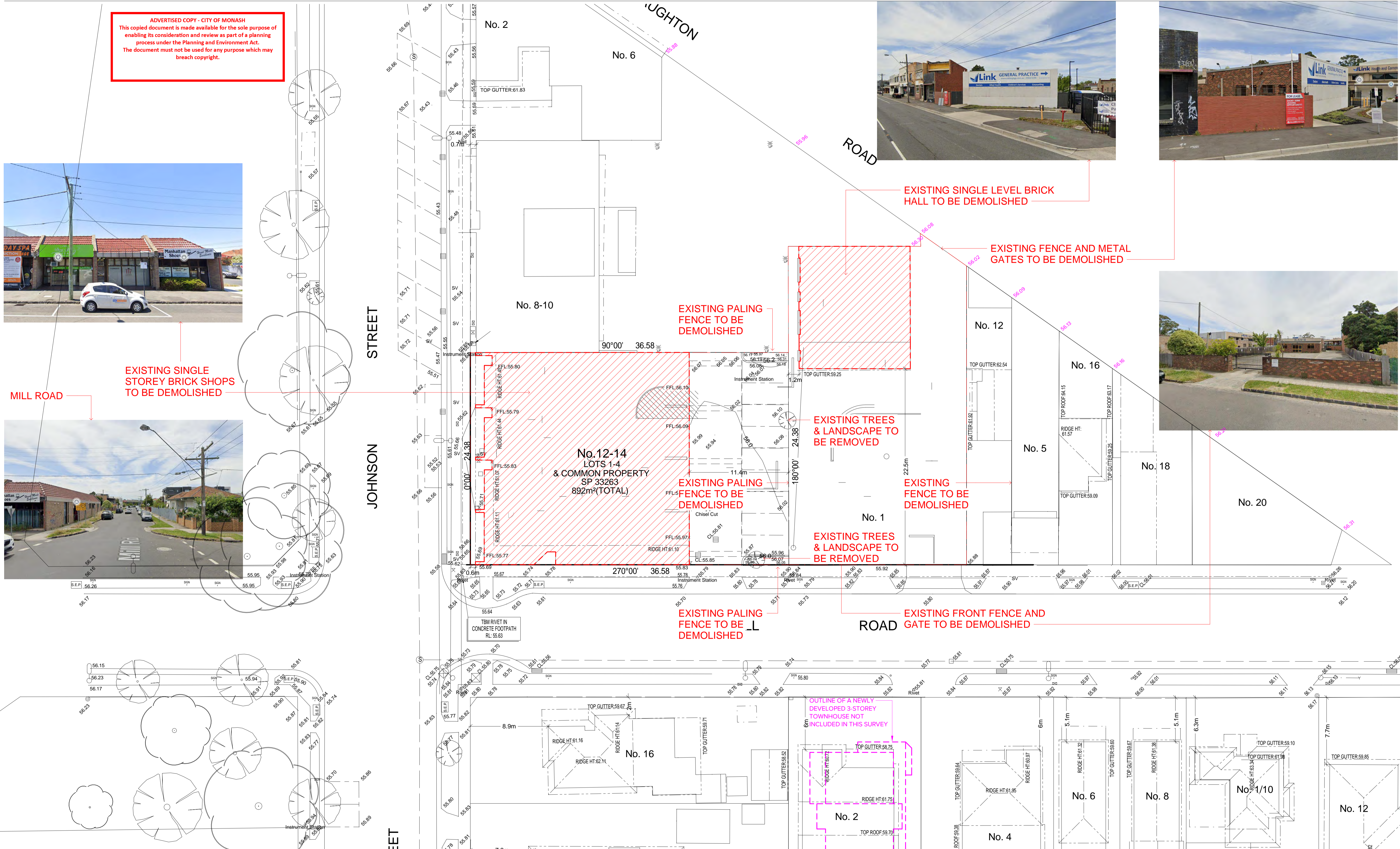
EXISTING SINGLE LEVEL BRICK HALL TO BE DEMOLISHED



EXISTING FENCE AND METAL GATES TO BE DEMOLISHED



EXISTING TREES & LANDSCAPE TO BE REMOVED



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 MELBOURNE LONDON HANOI
 162 TOORAK ROAD SOUTH YARRA VICTORIA 3141
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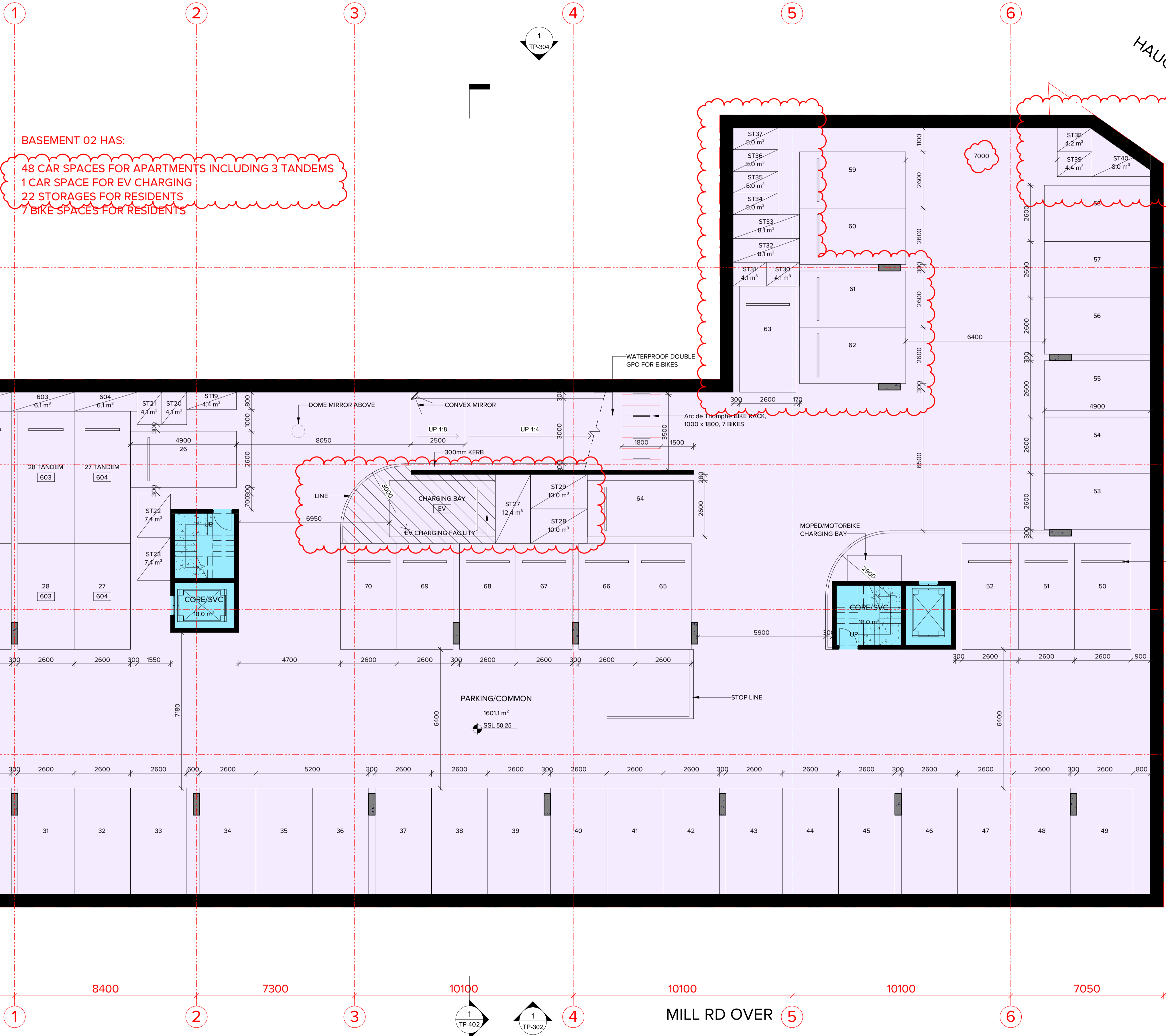
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PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
DEMOLITION PLAN

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 200 @ A1	REVISION N°:	B
DRAWN:	BHA	DRAWING STATUS:	DRAWING N°:
		TOWNPLANNING	TP-202



BASEMENT 02 HAS:
 48 CAR SPACES FOR APARTMENTS INCLUDING 3 TANDEMS
 1 CAR SPACE FOR EV CHARGING
 22 STORAGES FOR RESIDENTS
 7 BIKE SPACES FOR RESIDENTS

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

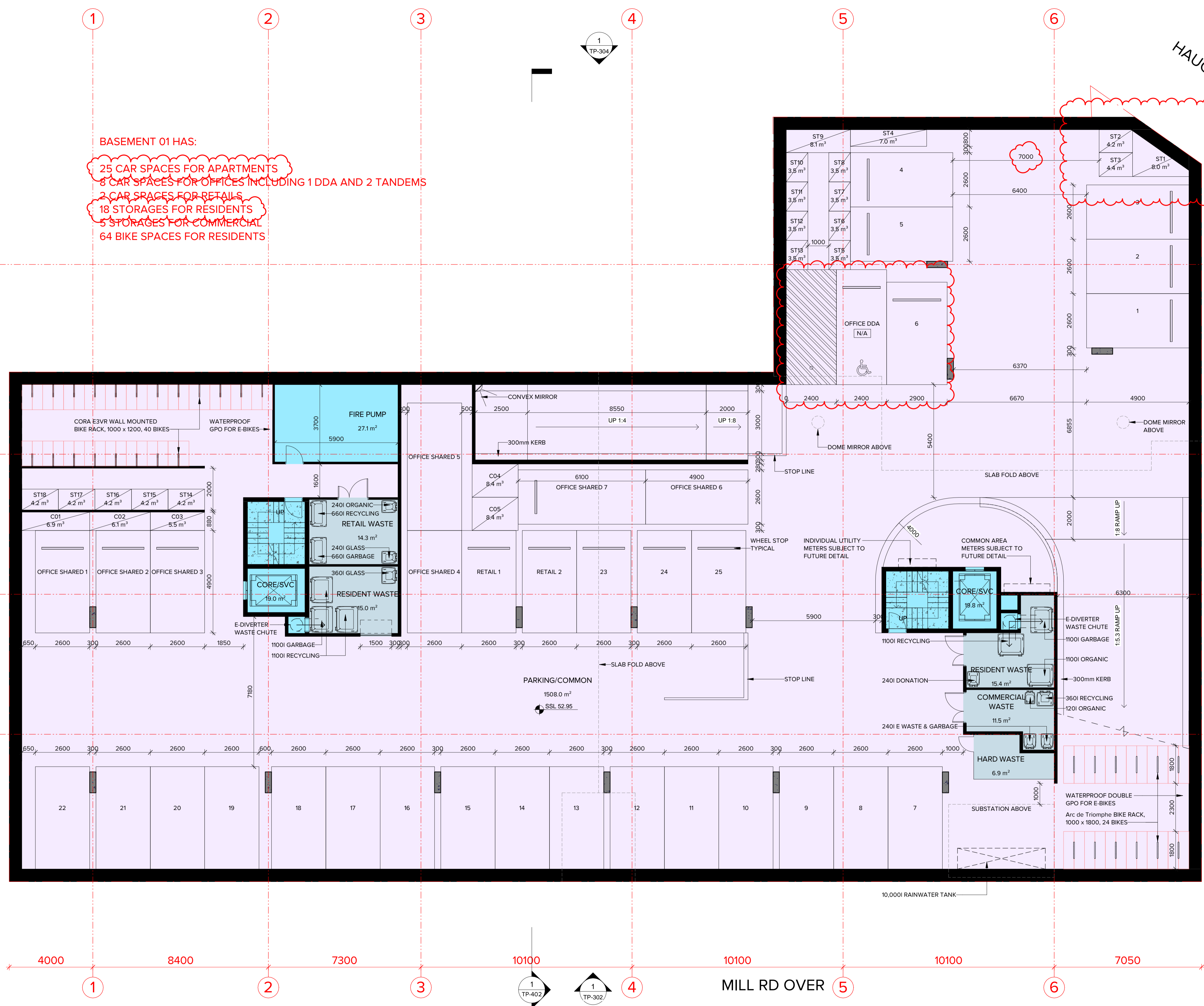
DRAWING TITLE:
PROPOSED FLOOR PLAN - BASEMENT 2

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-203

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

BASEMENT 01 HAS:
 25 CAR SPACES FOR APARTMENTS
 8 CAR SPACES FOR OFFICES INCLUDING 1 DDA AND 2 TANDEM
 2 CAR SPACES FOR RETAILS
 18 STORAGES FOR RESIDENTS
 5 STORAGES FOR COMMERCIAL
 64 BIKE SPACES FOR RESIDENTS



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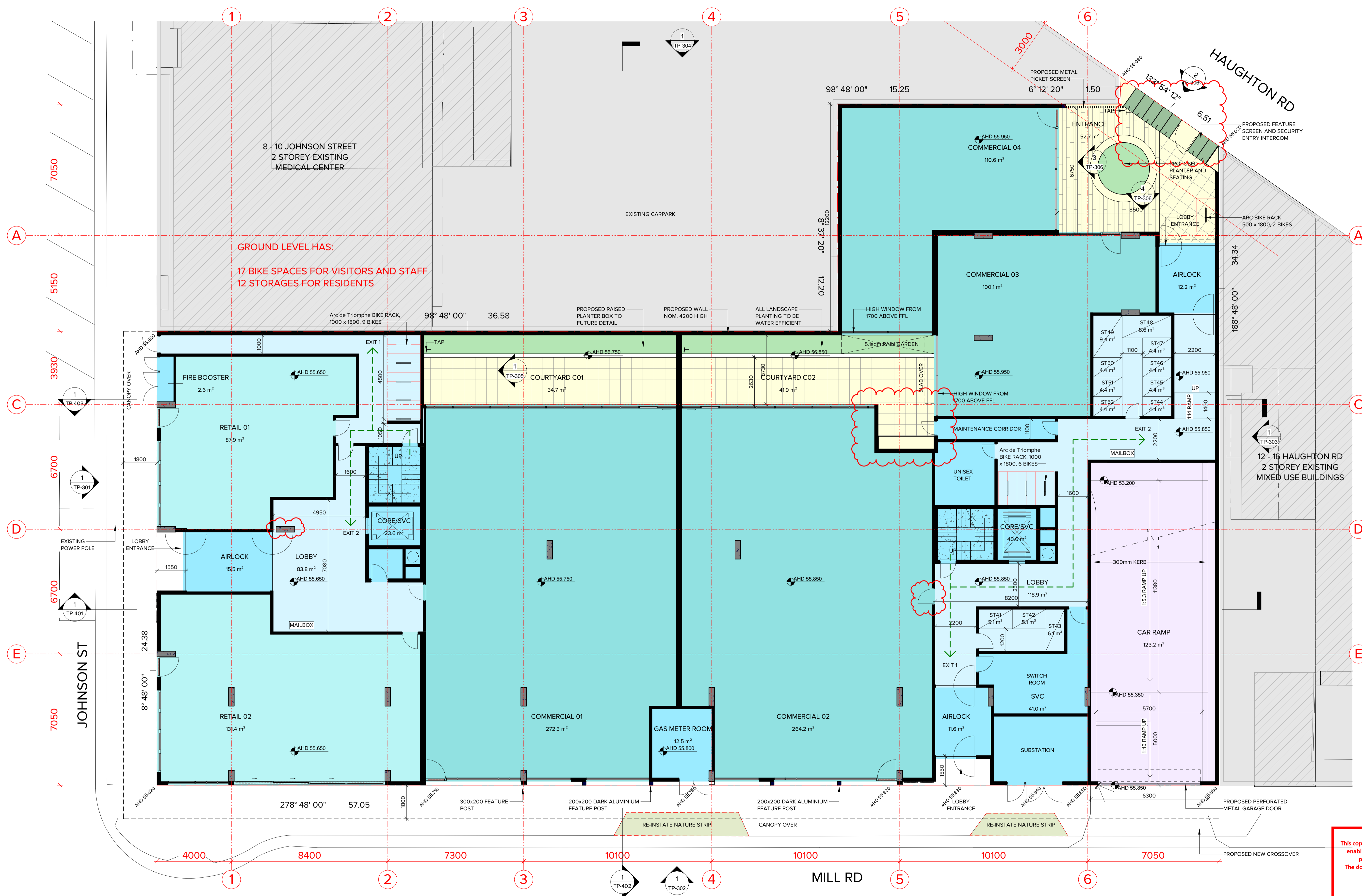
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B	21.11.22	APPLICATION AMENDMENT			

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

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-204

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



GROUND LEVEL HAS:
 17 BIKE SPACES FOR VISITORS AND STAFF
 12 STORAGES FOR RESIDENTS

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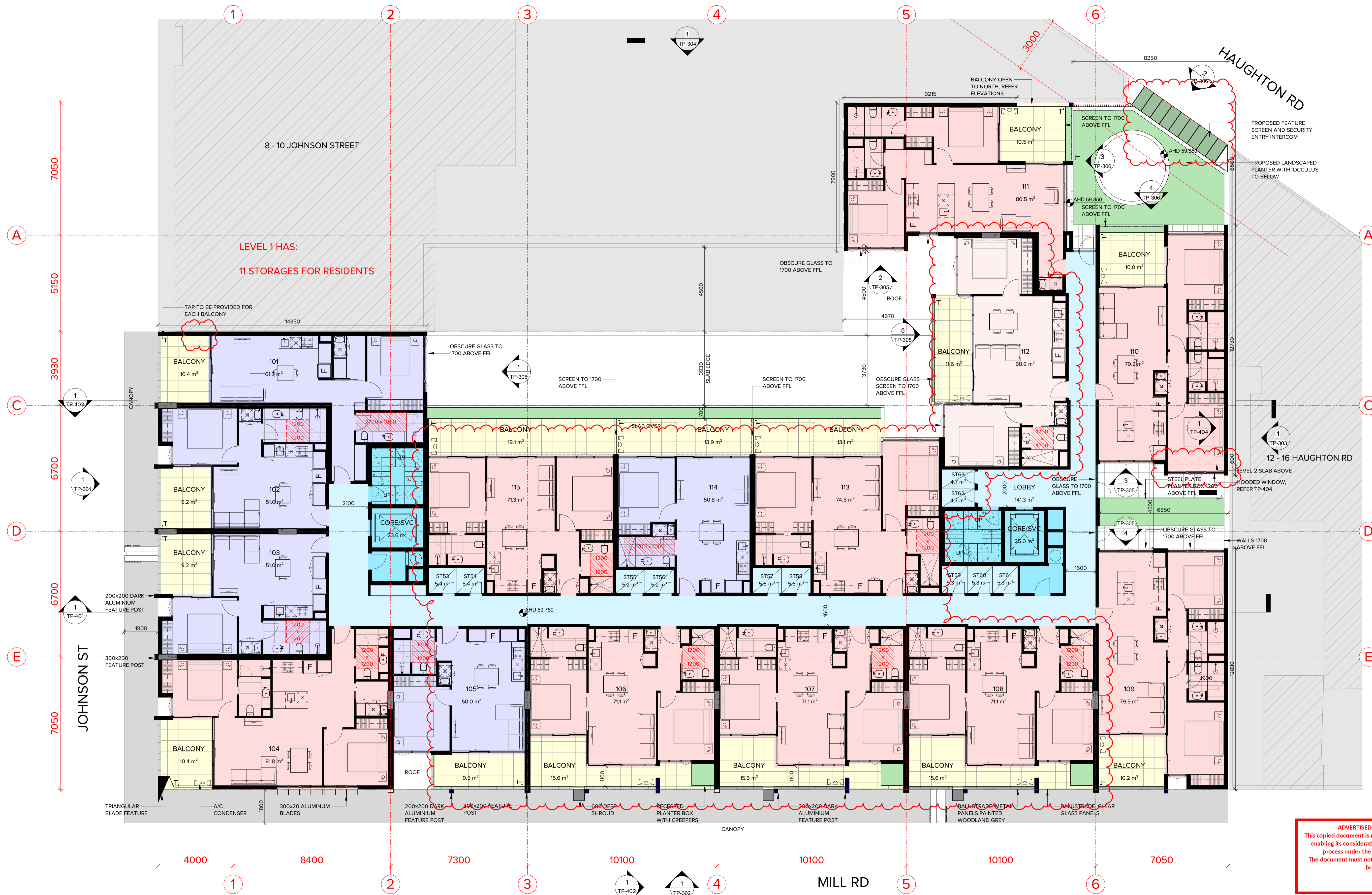
PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
PROPOSED FLOOR PLAN - GROUND

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-205

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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MELBOURNE LONDON HANOI

162 TOORAK ROAD SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000 ARBV REG. NO. 50072 www.bh-architects.com

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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

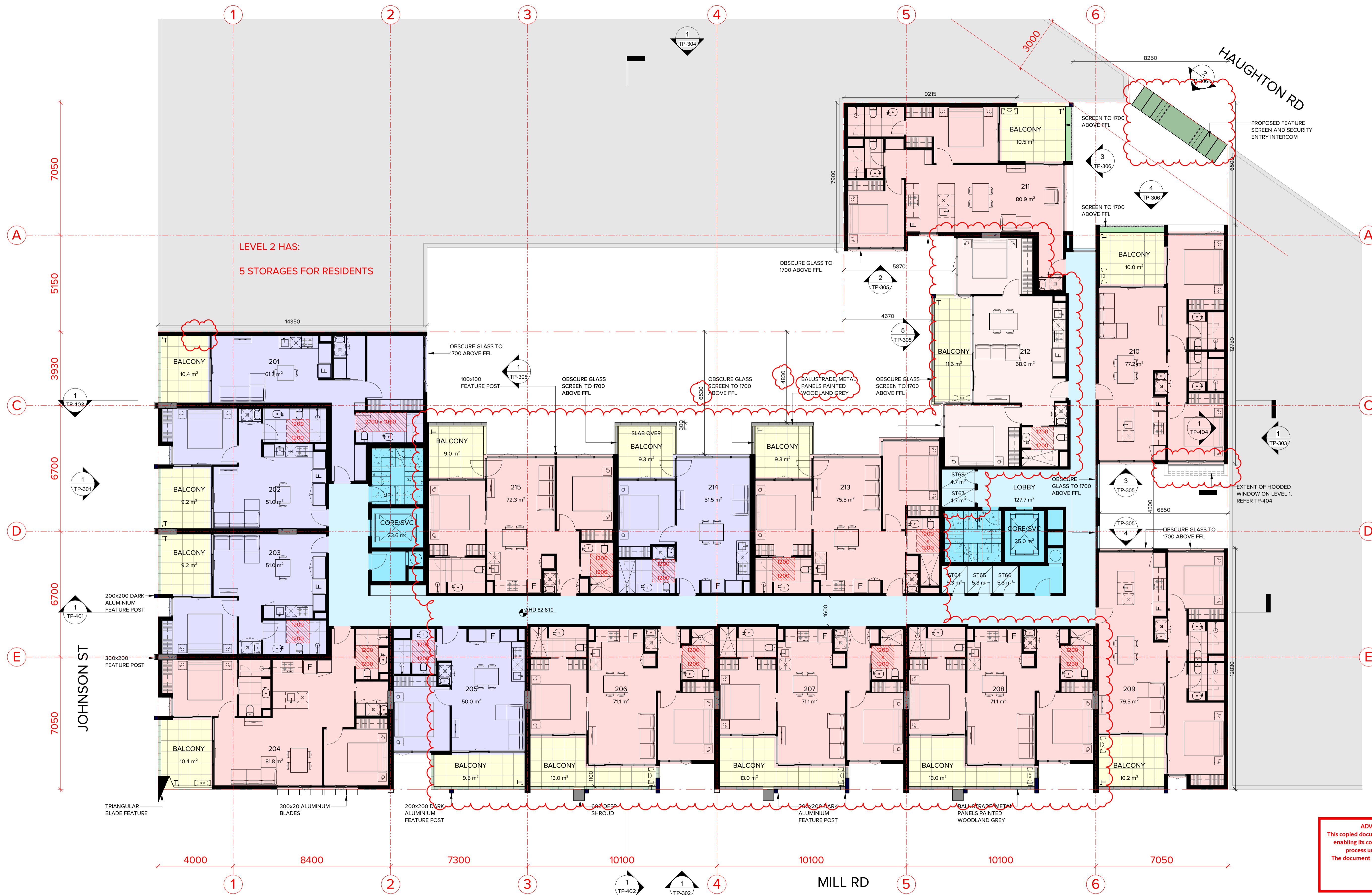
PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 1

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-206

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



LEVEL 2 HAS:
5 STORAGES FOR RESIDENTS

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B	21.11.22	APPLICATION AMENDMENT			

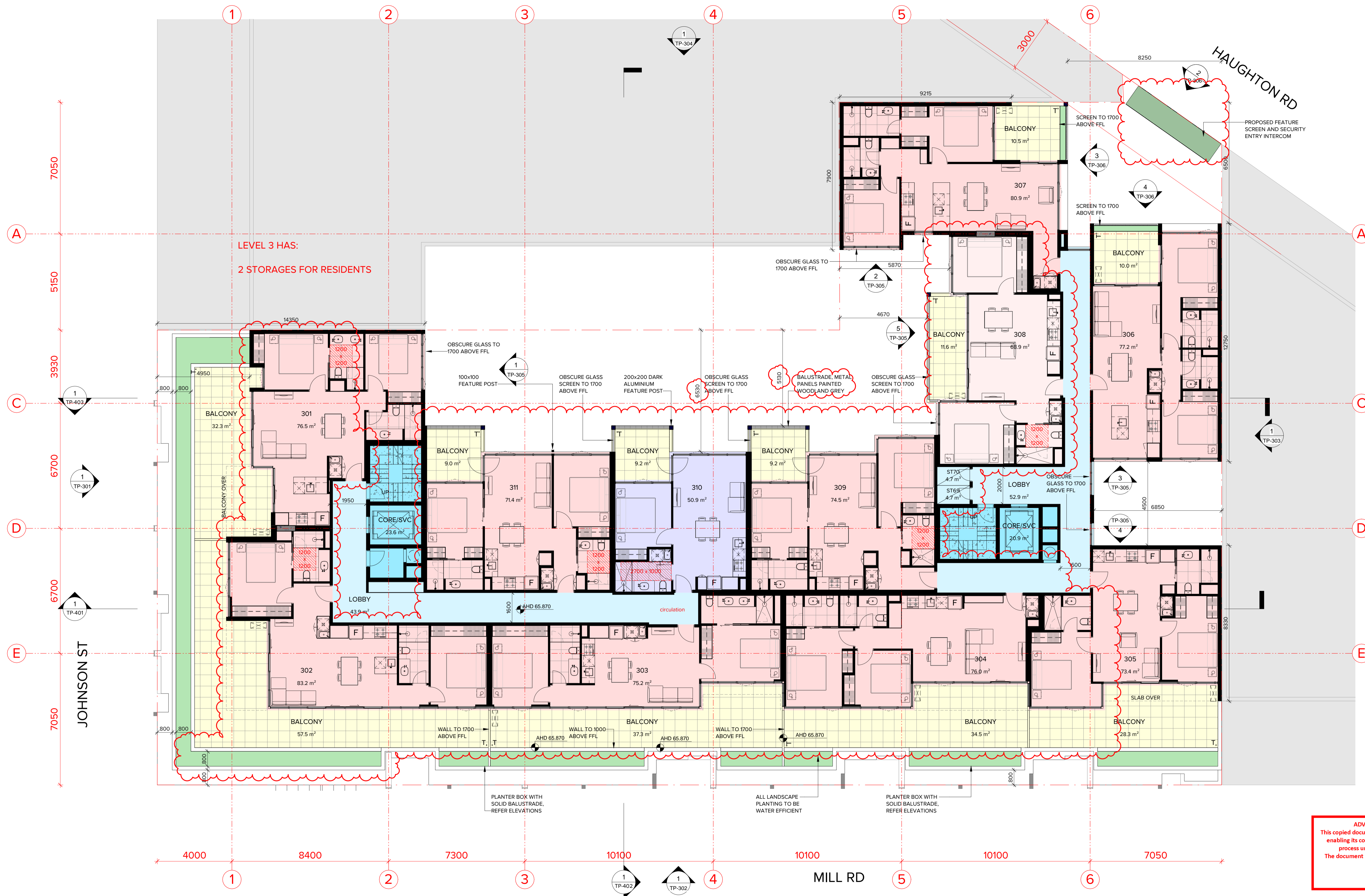
PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 2

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-207

LEGENDS

- 1B1B INTERNAL
- 2B1B INTERNAL
- 2B2B INTERNAL
- 3B2B INTERNAL
- COMMERCIAL
- RETAIL
- BALCONY/TERRACE
- LANDSCAPE
- RESIDENT FACILITIES
- CORE/SERVICES
- LOBBY/CORRIDOR
- PARKING/RAMP
- WASTE STORAGE
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B	21.11.22	APPLICATION AMENDMENT			

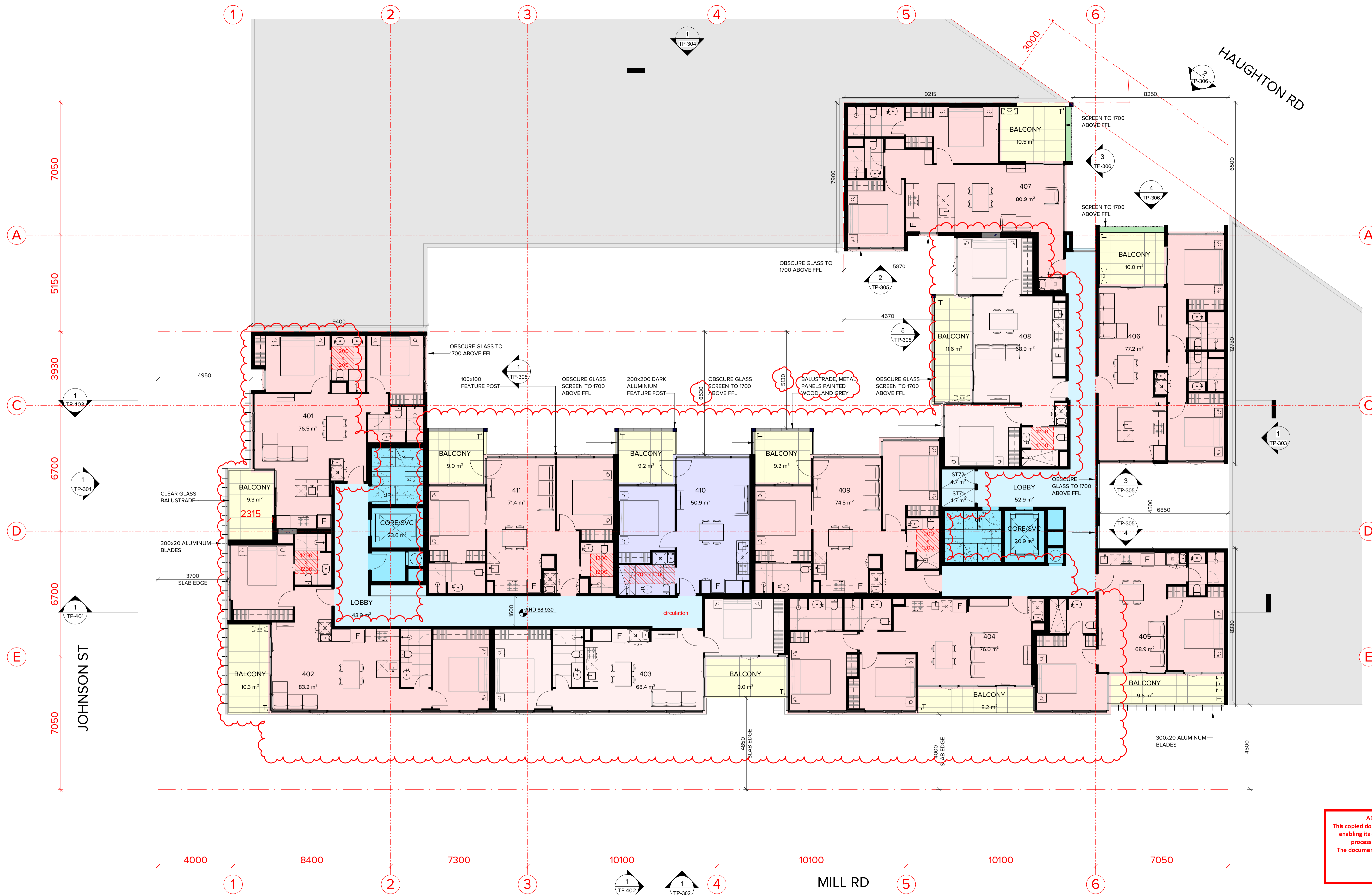
PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 3

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-208

LEGENDS

- 1B1B INTERNAL
- 2B1B INTERNAL
- 2B2B INTERNAL
- 3B2B INTERNAL
- COMMERCIAL
- RETAIL
- BALCONY/TERRACE
- LANDSCAPE
- RESIDENT FACILITIES
- CORE/SERVICES
- LOBBY/CORRIDOR
- PARKING/RAMP
- WASTE STORAGE
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B	21.11.22	APPLICATION AMENDMENT			

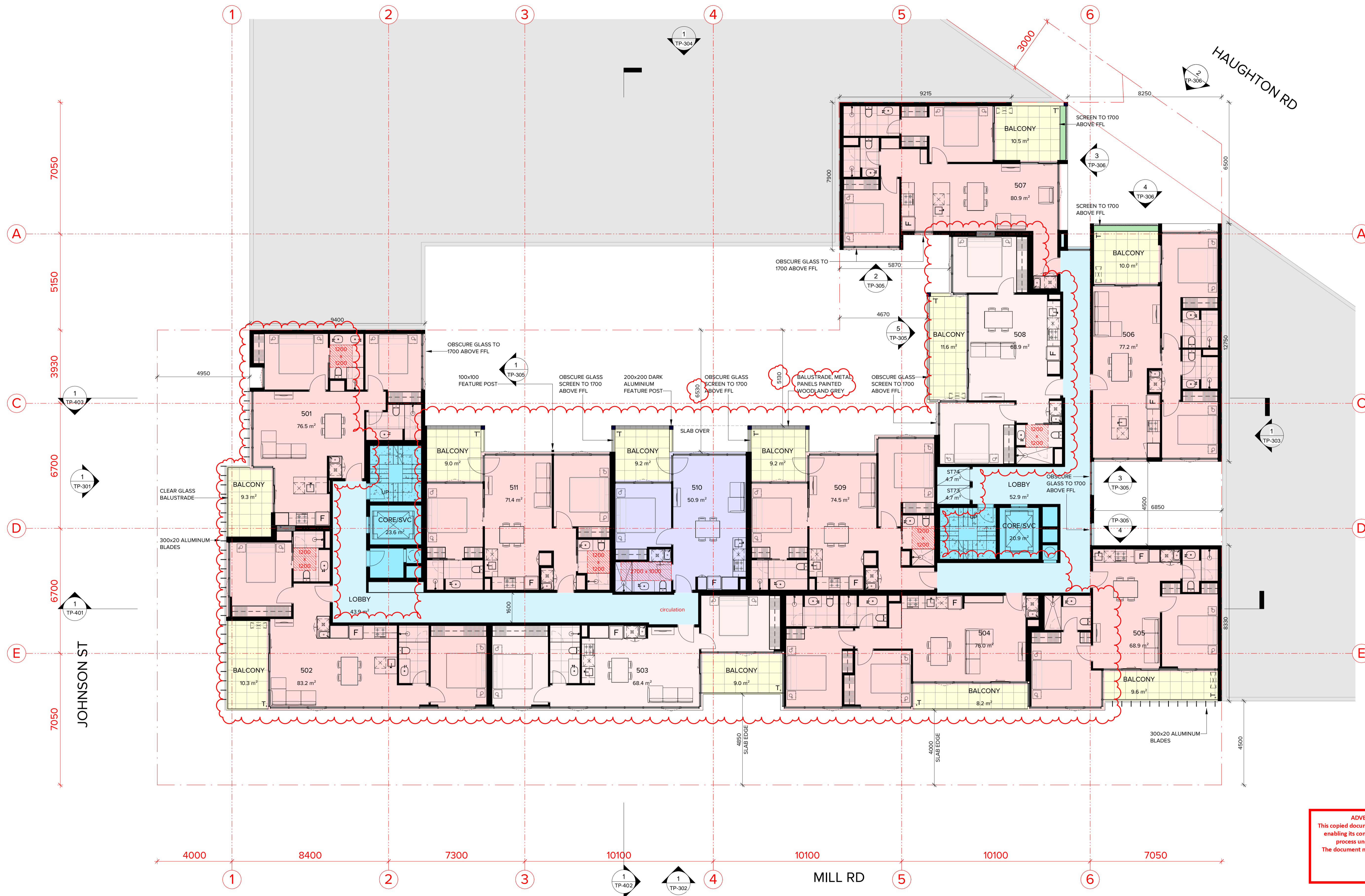
PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH**

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 4

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA	DRAWING STATUS:	TOWNPLANNING
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-209

LEGENDS

- 1B1B INTERNAL
- 2B1B INTERNAL
- 2B2B INTERNAL
- 3B2B INTERNAL
- COMMERCIAL
- RETAIL
- BALCONY/TERRACE
- LANDSCAPE
- RESIDENT FACILITIES
- CORE/SERVICES
- LOBBY/CORRIDOR
- PARKING/RAMP
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B	21.11.22	APPLICATION AMENDMENT			

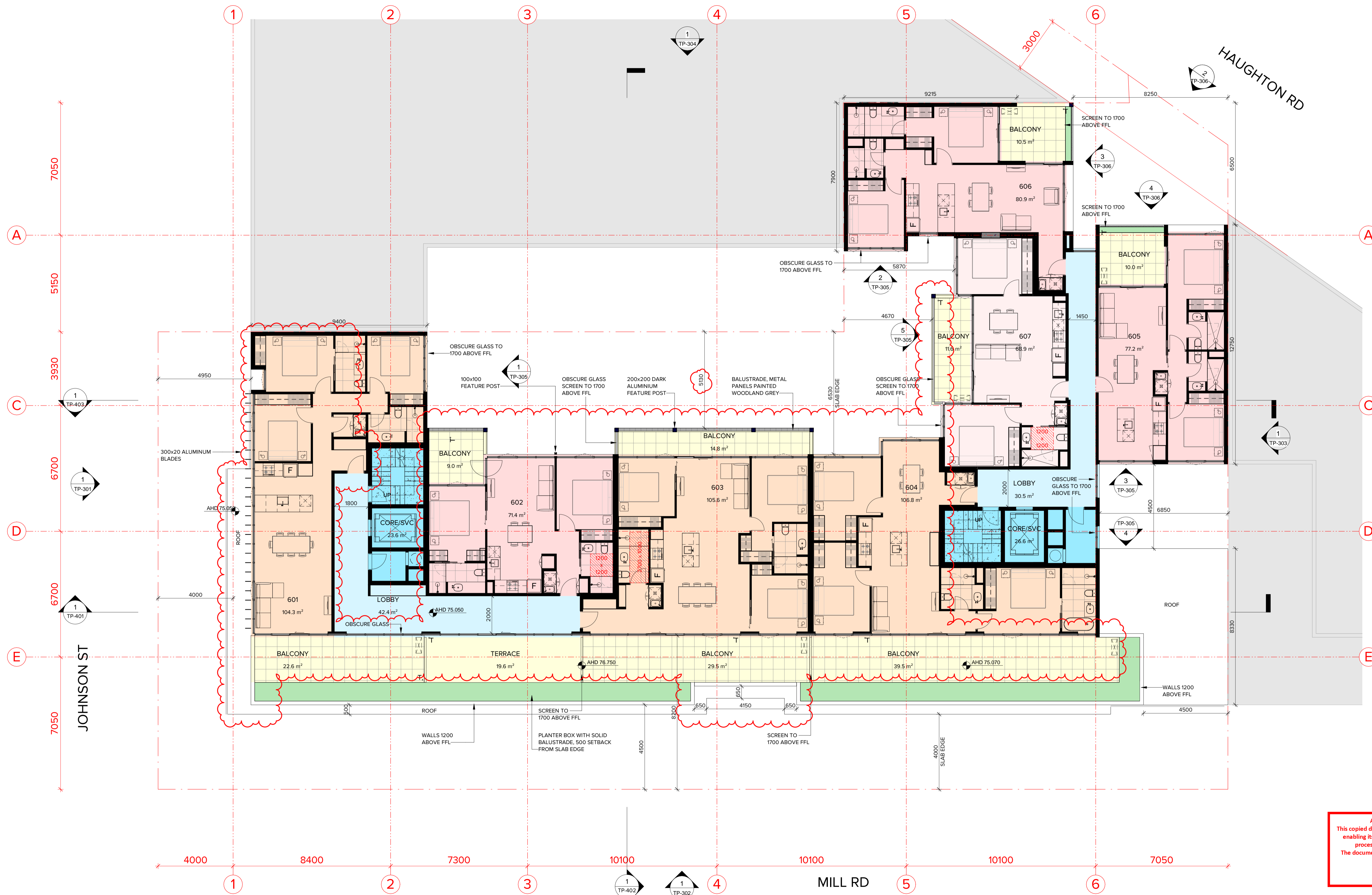
PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 5

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-209.5

LEGENDS

- 1B1B INTERNAL
- 2B1B INTERNAL
- 2B2B INTERNAL
- 3B2B INTERNAL
- COMMERCIAL
- RETAIL
- BALCONY/TERRACE
- LANDSCAPE
- RESIDENT FACILITIES
- CORE/SERVICES
- LOBBY/CORRIDOR
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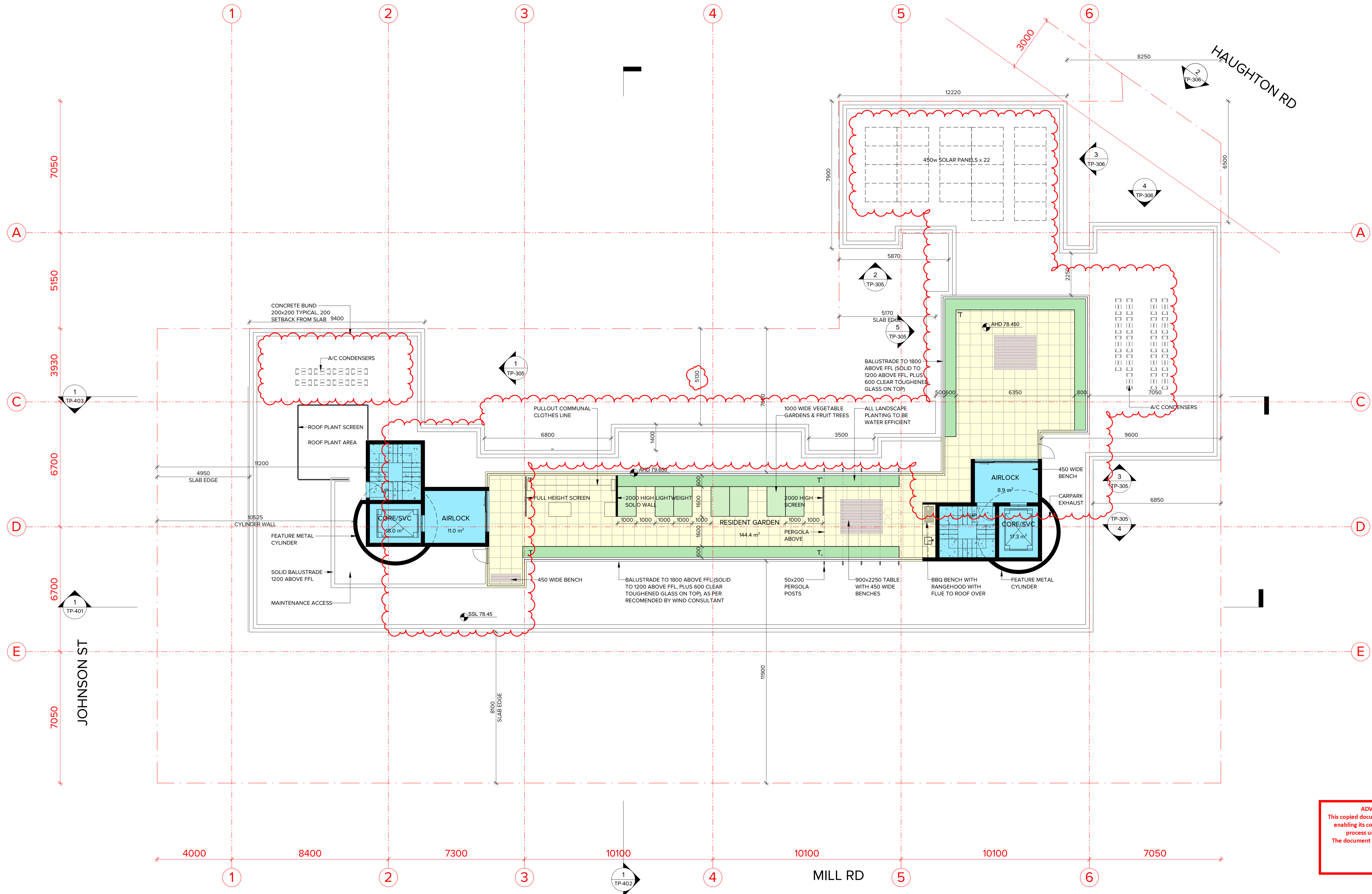
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B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 6

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA	DRAWING STATUS:	TOWNPLANNING
DRAWING N°:	TP-210		



- LEGENDS**
- 1B1B INTERNAL
 - 2B1B INTERNAL
 - 2B2B INTERNAL
 - 3B2B INTERNAL
 - COMMERCIAL
 - RETAIL
 - BALCONY/TERRACE
 - LANDSCAPE
 - RESIDENT FACILITIES
 - CORE/SERVICES
 - LOBBY/CORRIDOR
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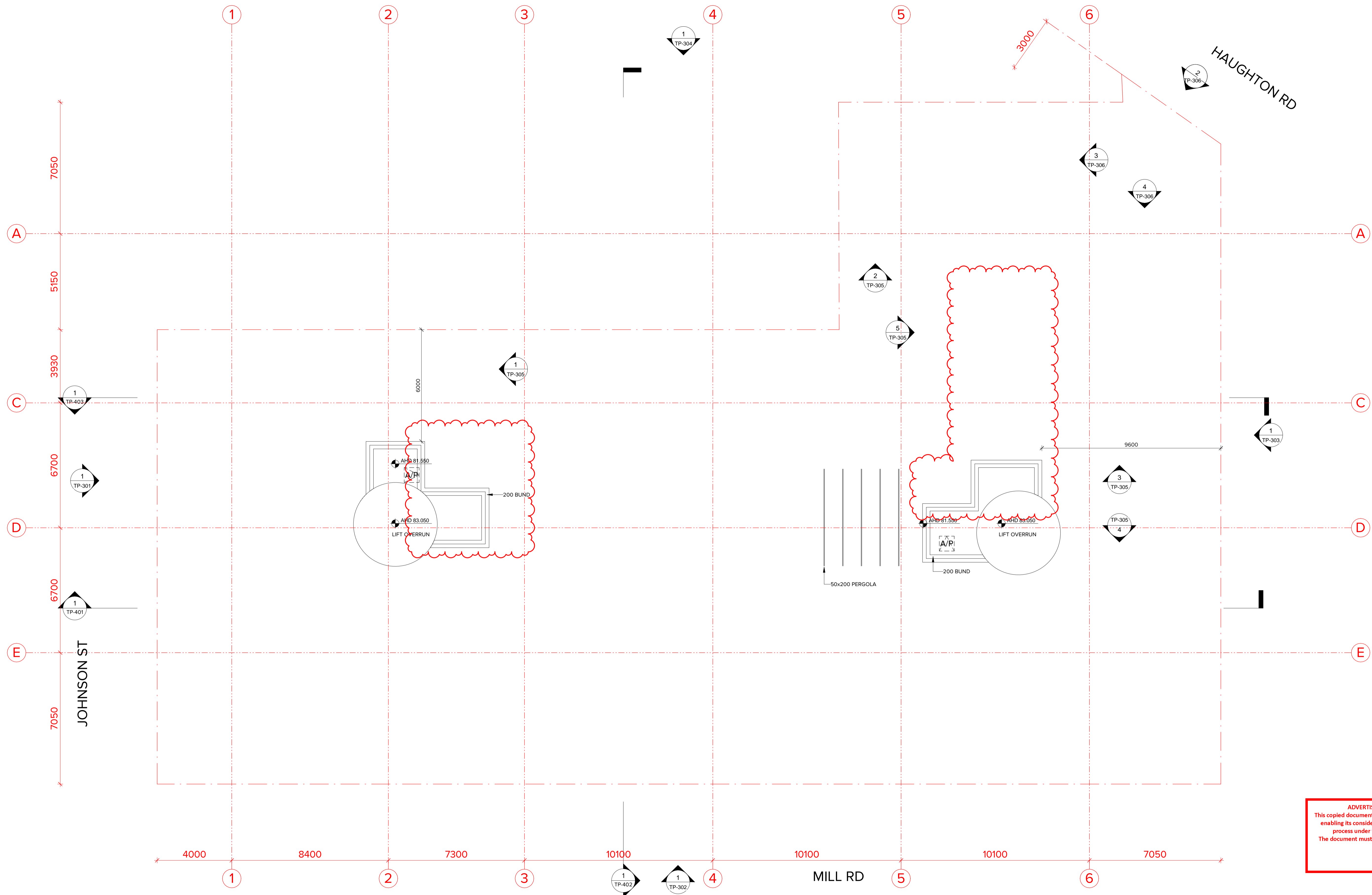
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B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 7

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-211



- LEGENDS**
- 1B1B INTERNAL
 - 2B1B INTERNAL
 - 2B2B INTERNAL
 - 3B2B INTERNAL
 - COMMERCIAL
 - RETAIL
 - BALCONY/TERRACE
 - LANDSCAPE
 - RESIDENT FACILITIES
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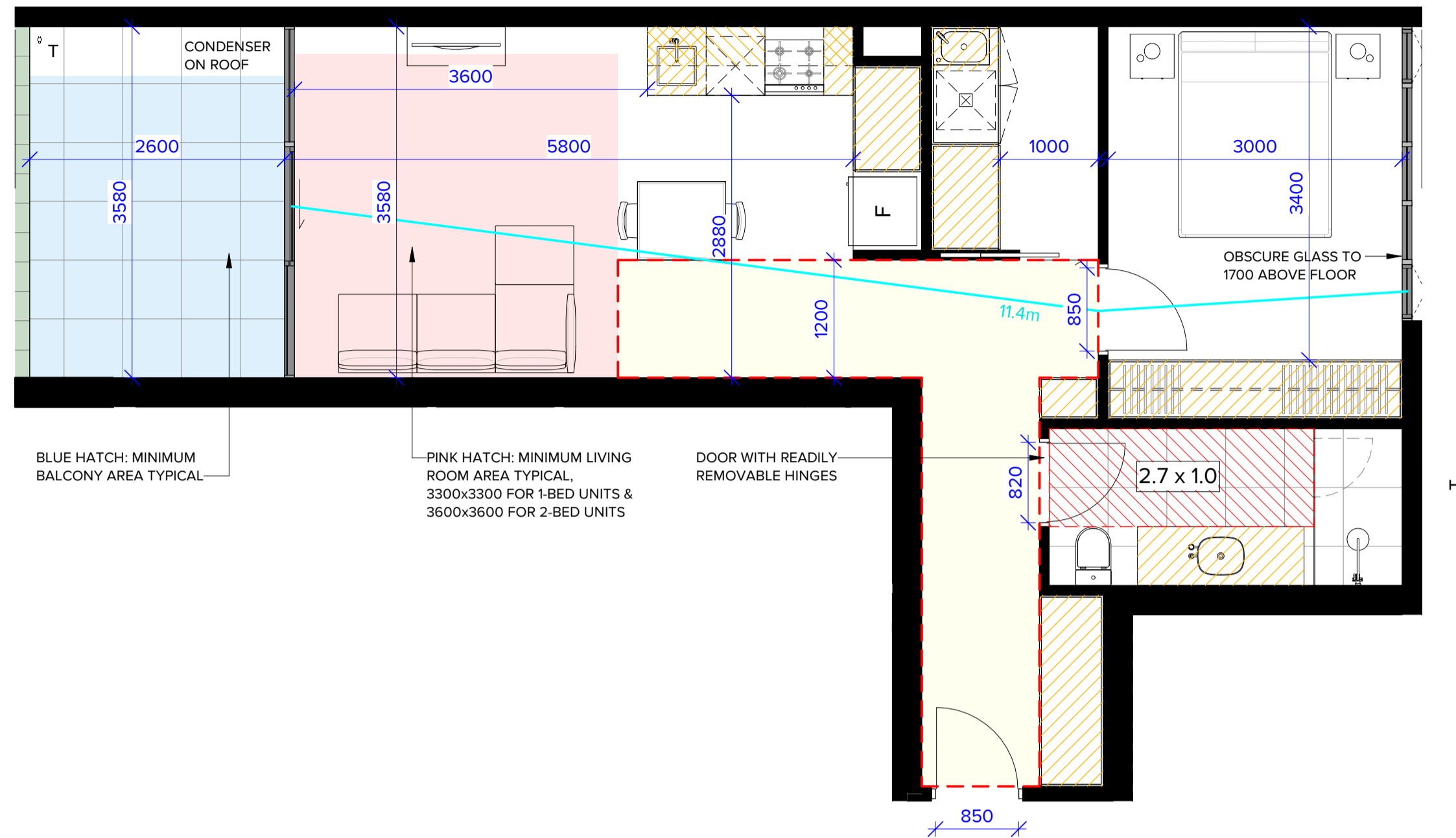
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

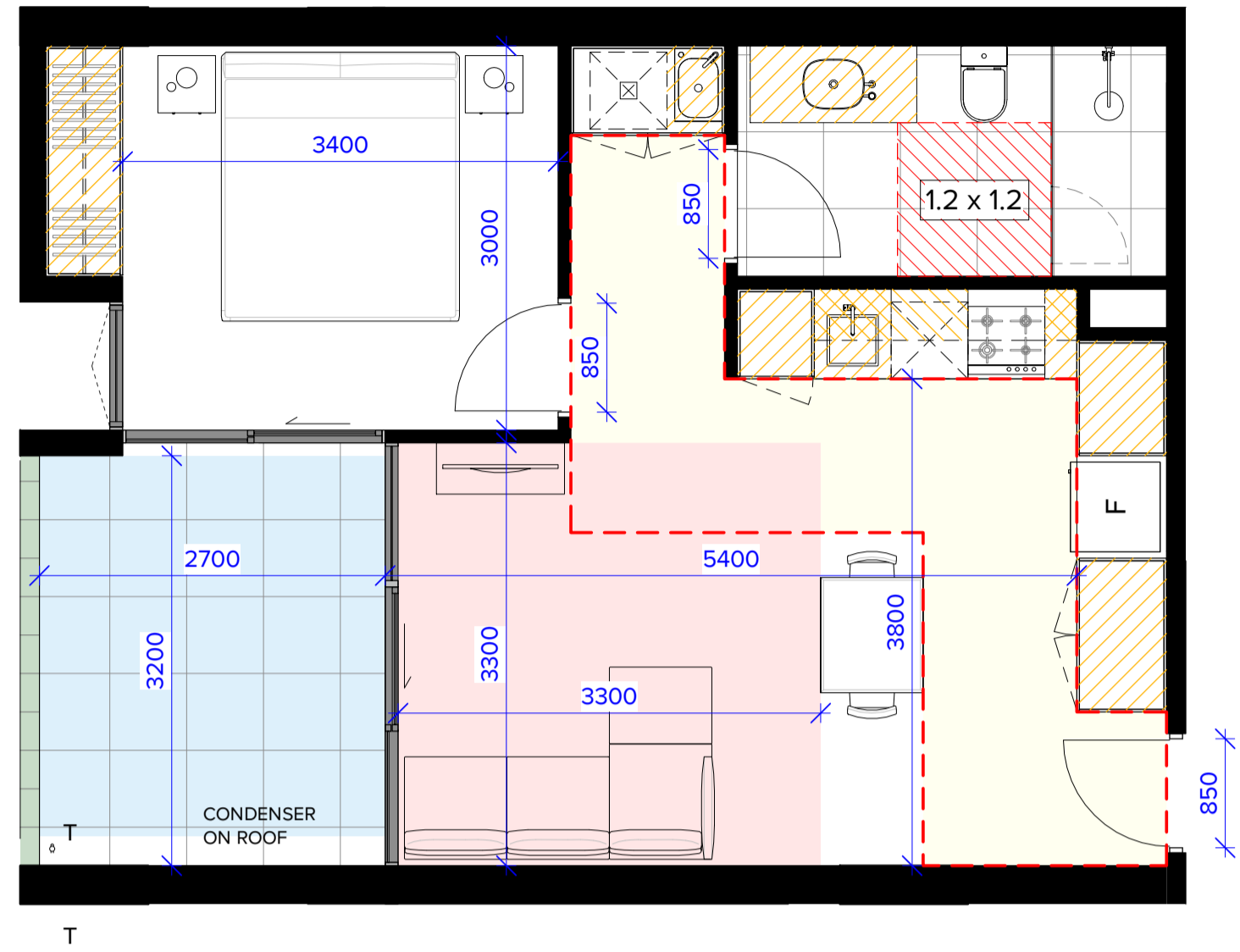
DRAWING TITLE:
PROPOSED FLOOR PLAN - ROOF

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-212

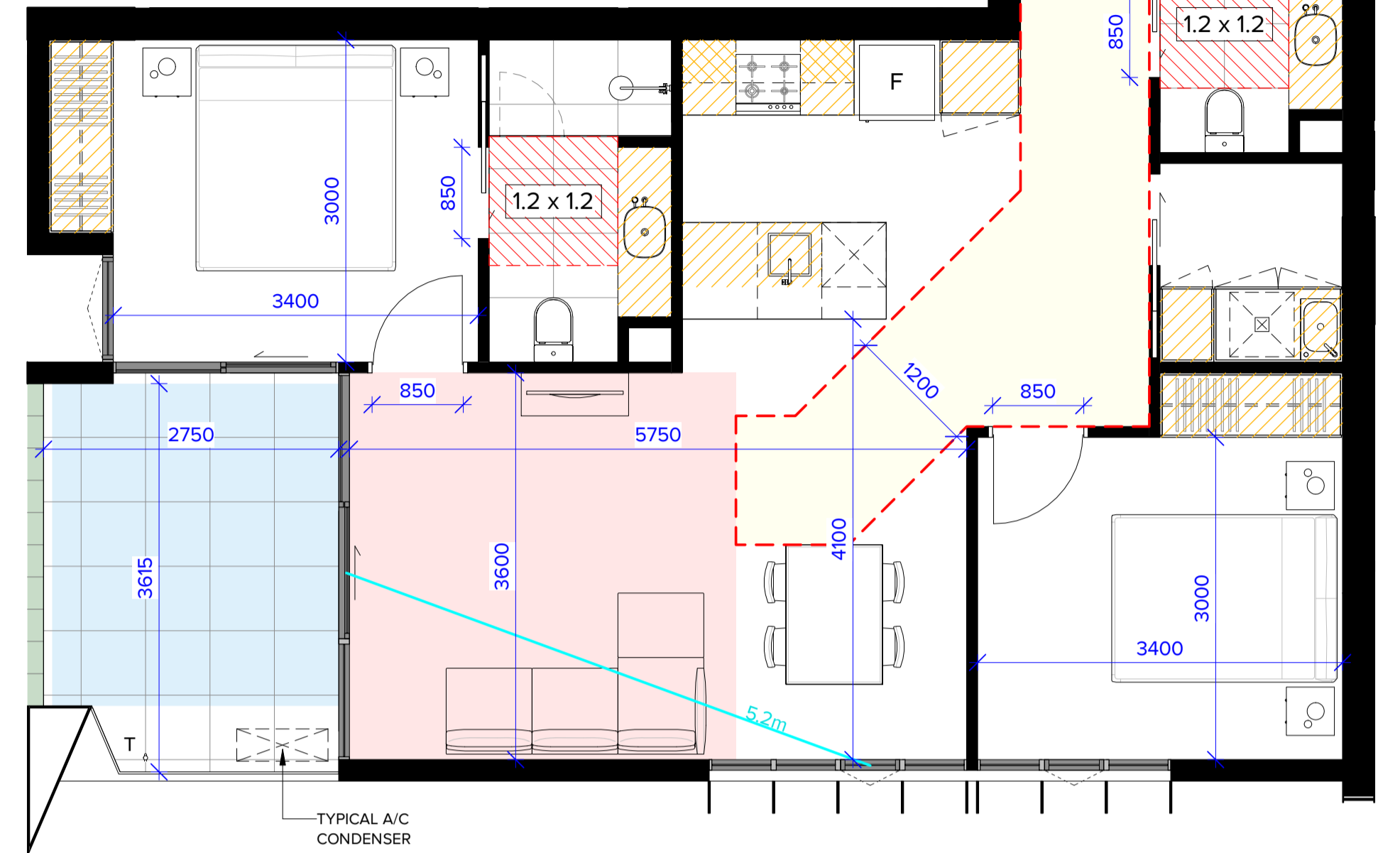
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TYPE 101
 APPLICABLE TO APARTMENT: 101, 201



TYPE 102
 APPLICABLE TO APARTMENT: 102, 103, 202, 203



TYPE 104
 APPLICABLE TO APARTMENT: 104, 204

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		101	1B1B	61.3 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		101	BALCONY	10.4 m ²
STANDARD D20 - STORAGE	✓			*BALCONY INTERNAL:	9.3 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓		*NOTE:		
STANDARD D25 - ROOM DEPTH	✓		• '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.		
STANDARD D26 - WINDOWS	✓		• 'BALCONY INTERNAL' AREA SHOWN BELOW THE CHART EXCLUDES BALUSTRADES AND SCREENS, AS PER THE TILED FLOOR.		
STANDARD D27 - CROSS VENTILATION	✓		• A/C CONDENSER WILL BE PLACED ON THE ROOF IF THE 'BALCONY INTERNAL' AREA IS LOWER THAN 9.5sqm.		
STORAGE:			THIS RULE APPLIES TO ALL B.A.D.S PLANS.		
FULL HEIGHT: 4.83 x 2.4 = 11.60m ³					
BENCH HEIGHT: 1.97 x 0.75 = 1.47m ³					
OVERHEAD: 0.60 x 0.75 = 0.45m ³					
FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³					
TOTAL: 13.74m ³					

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		102	1B1B	51.0 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		102	BALCONY	9.2 m ²
STANDARD D20 - STORAGE	✓			BALCONY INTERNAL:	8.8 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓				
STANDARD D25 - ROOM DEPTH	✓				
STANDARD D26 - WINDOWS	✓				
STANDARD D27 - CROSS VENTILATION		✗			
STORAGE:					
FULL HEIGHT: 2.97 x 2.4 = 7.13m ³					
BENCH HEIGHT: 1.69 x 0.75 = 1.27m ³					
OVERHEAD: 0.58 x 0.75 = 0.44m ³					
FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³					
TOTAL: 9.05m ³					

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		104	2B2B	81.8 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		104	BALCONY	10.4 m ²
STANDARD D20 - STORAGE	✓			BALCONY INTERNAL:	9.8 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓				
STANDARD D25 - ROOM DEPTH	✓				
STANDARD D26 - WINDOWS	✓				
STANDARD D27 - CROSS VENTILATION	✓				
STORAGE:					
FULL HEIGHT: 2.98 x 2.4 = 7.14m ³					
BENCH HEIGHT: 3.23 x 0.75 = 2.42m ³					
OVERHEAD: 0.40 x 0.75 = 0.30m ³					
FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³					
TOTAL: 10.08m ³					

LEGEND

- 1200 WIDE ACCESSIBLE PATH
- MINIMUM PRIVATE OPEN SPACE
- MINIMUM LIVING AREA
- INTERNAL STORAGE
- ACCESSIBLE BATHROOM
- CROSS VENTILATION PATH

BRUCE HENDERSON ARCHITECTS
 MELBOURNE LONDON HANOI
 162 TOORAK ROAD SOUTH YARRA VICTORIA 3141
 T: +61 3 9860 4000
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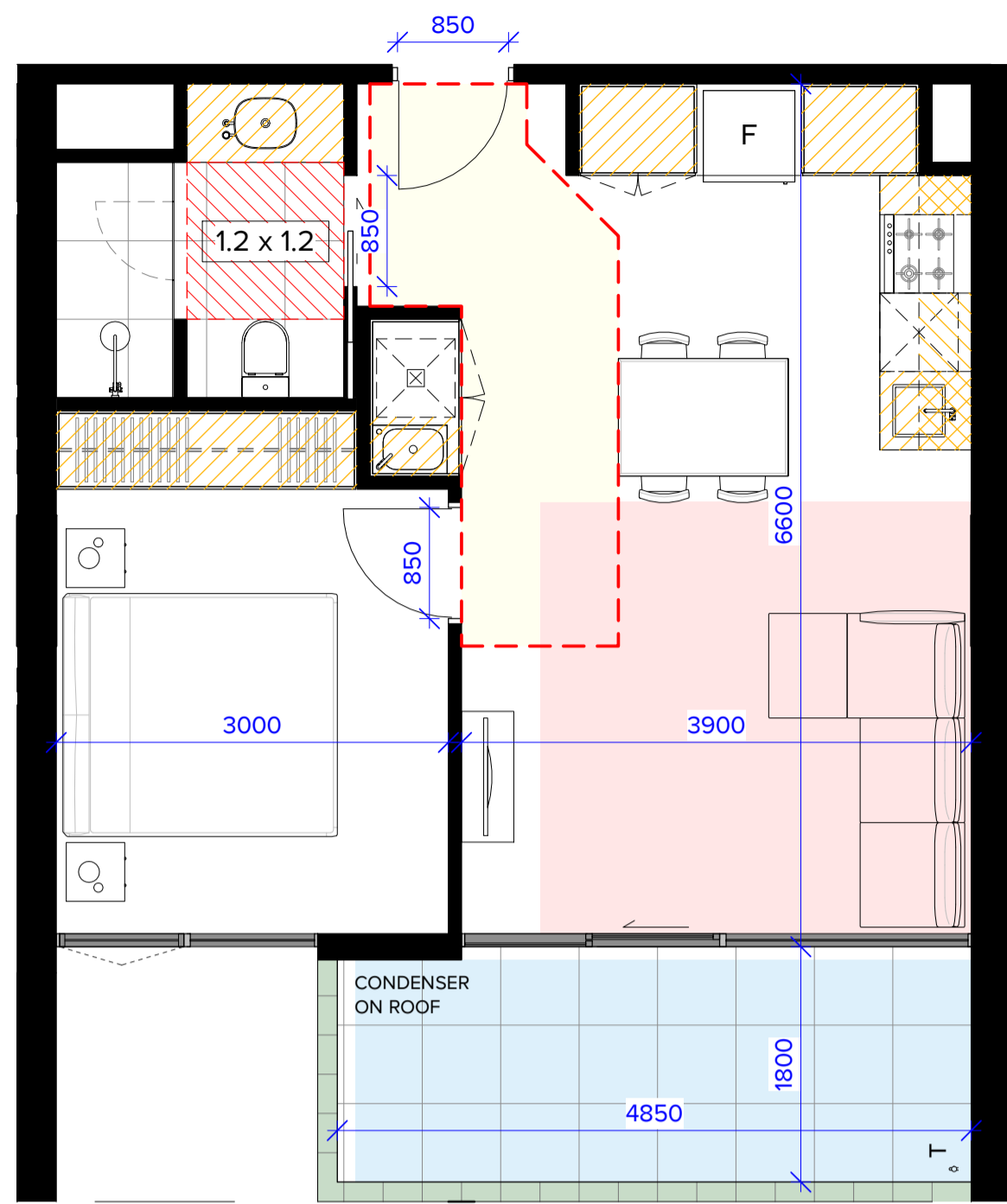
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
B.A.D.S - SHEET 01 - 101, 102, 104

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	B
DRAWN:	BHA	DRAWING STATUS:	DRAWING N°:
		TOWNPLANNING	TP-221

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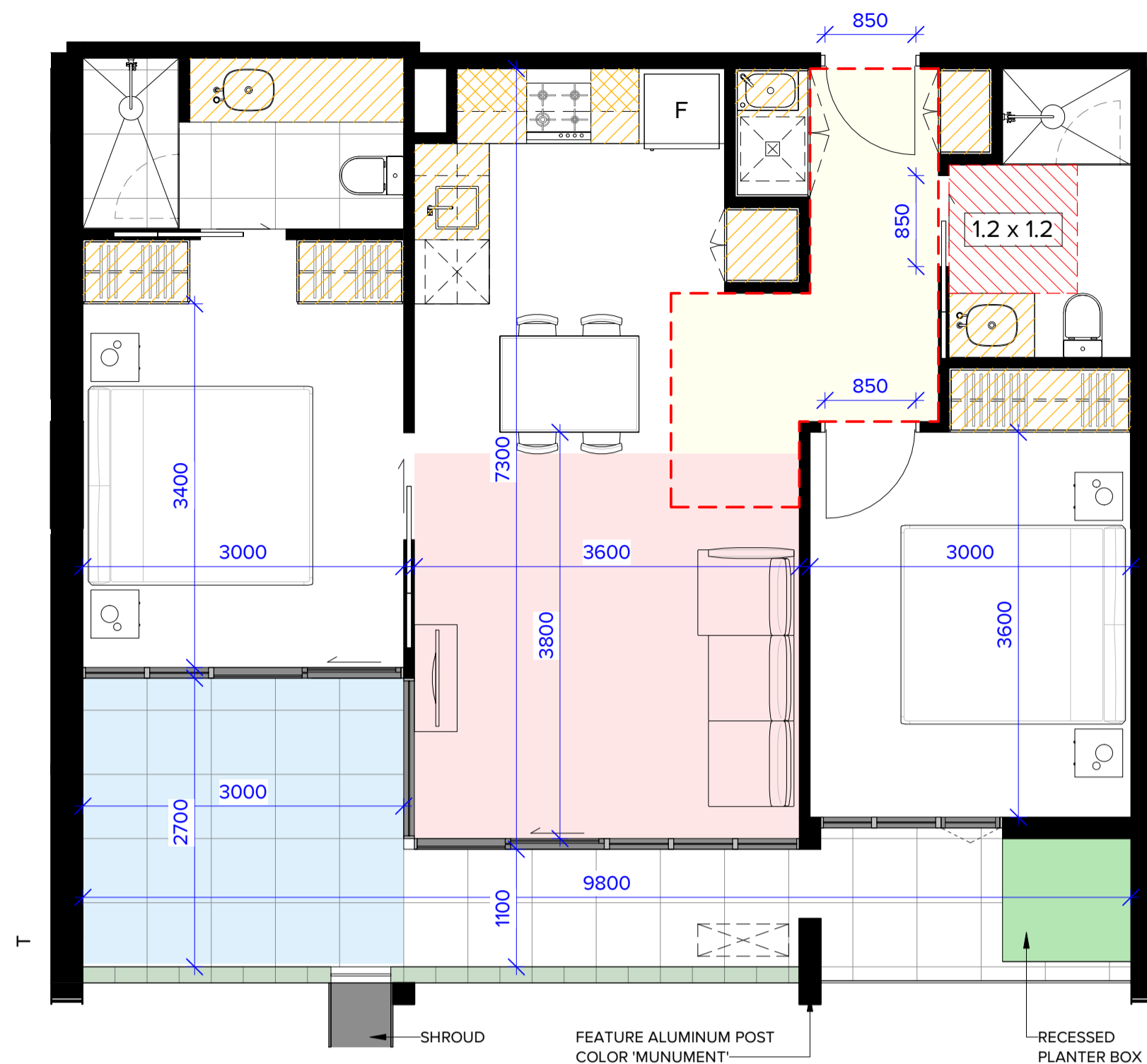
TYPE 105

APPLICABLE TO APARTMENT: 105, 205

	YES	NO
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: 2.64 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

Apt No.	Apt. Type	Area
105	1B1B	50.0 m ²
105	BALCONY	9.5 m ²
	*BALCONY INTERNAL:	8.6 m ²



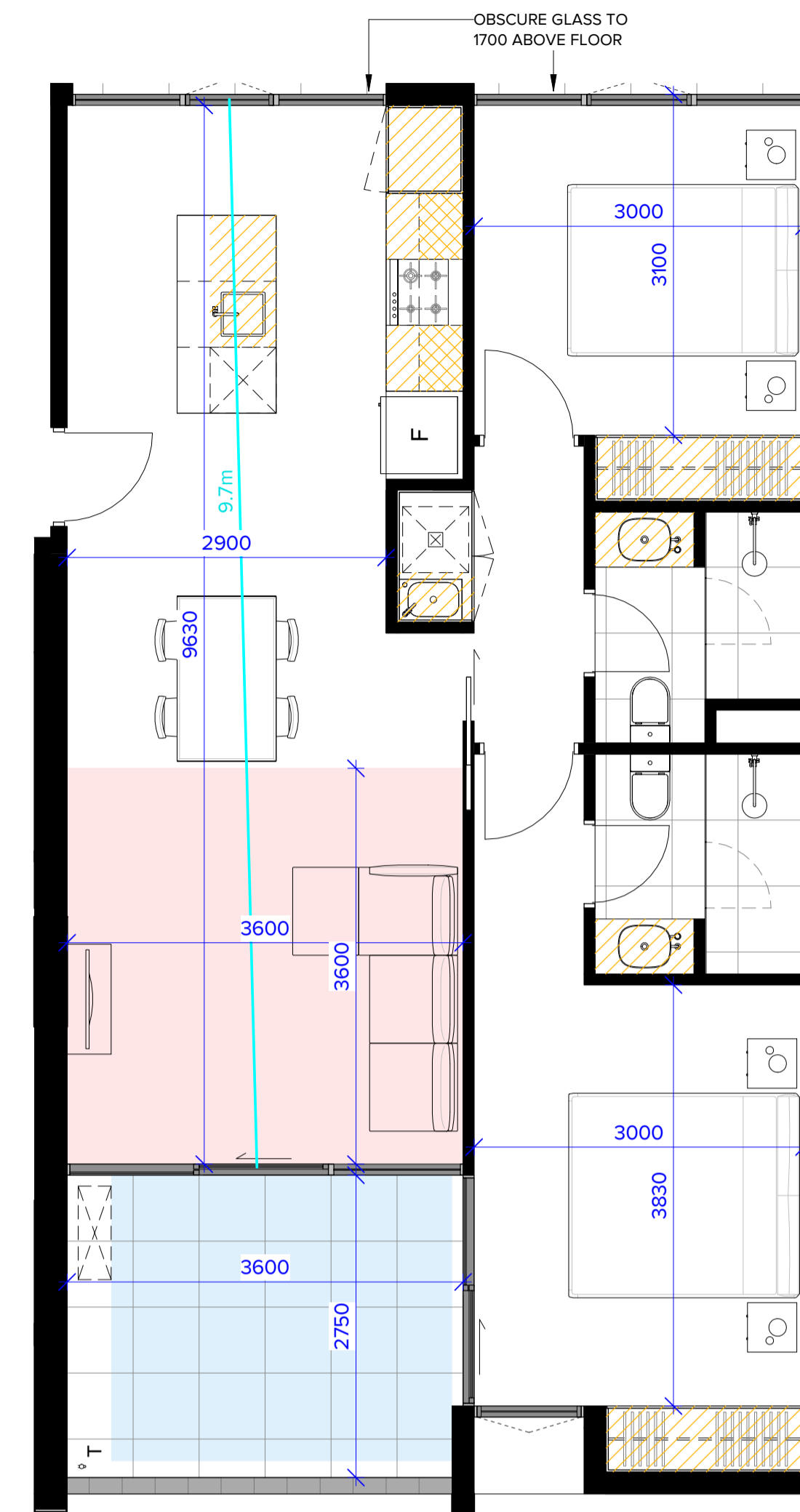
TYPE 106

APPLICABLE TO APARTMENT: 106, 107, 108

	YES	NO
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 x 0.75 = 0.33m³
 FRIDGE HEAD: 0.48 x 0.45 = 0.22m³
 TOTAL: 10.56m³

Apt No.	Apt. Type	Area
106	2B2B	71.1 m ²
106	BALCONY	15.6 m ²
	*BALCONY INTERNAL:	14.9 m ²



TYPE 109

APPLICABLE TO APARTMENT: 109, 209

	YES	NO
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	Area
109	2B2B	79.5 m ²
109	BALCONY	10.2 m ²
	*BALCONY INTERNAL:	9.8 m ²

STORAGE:
 FULL HEIGHT: 2.78 x 2.4 = 6.67m³
 BENCH HEIGHT: 2.78 x 0.75 = 2.36m³
 OVERHEAD: 0.48 x 0.75 = 0.36m³
 FRIDGE HEAD: 0.48 x 0.45 = 0.22m³
 TOTAL: 9.33m³

LEGEND

- 1200 WIDE ACCESSIBLE PATH
- MINIMUM PRIVATE OPEN SPACE
- MINIMUM LIVING AREA
- INTERNAL STORAGE
- ACCESSIBLE BATHROOM
- CROSS VENTILATION PATH

BRUCE HENDERSON ARCHITECTS
 MELBOURNE LONDON HANOI
 162 TOORAK ROAD SOUTH YARRA VICTORIA 3141
 T: +61 3 9860 4000
 ARBV REG. NO. 50072
 www.bh-architects.com

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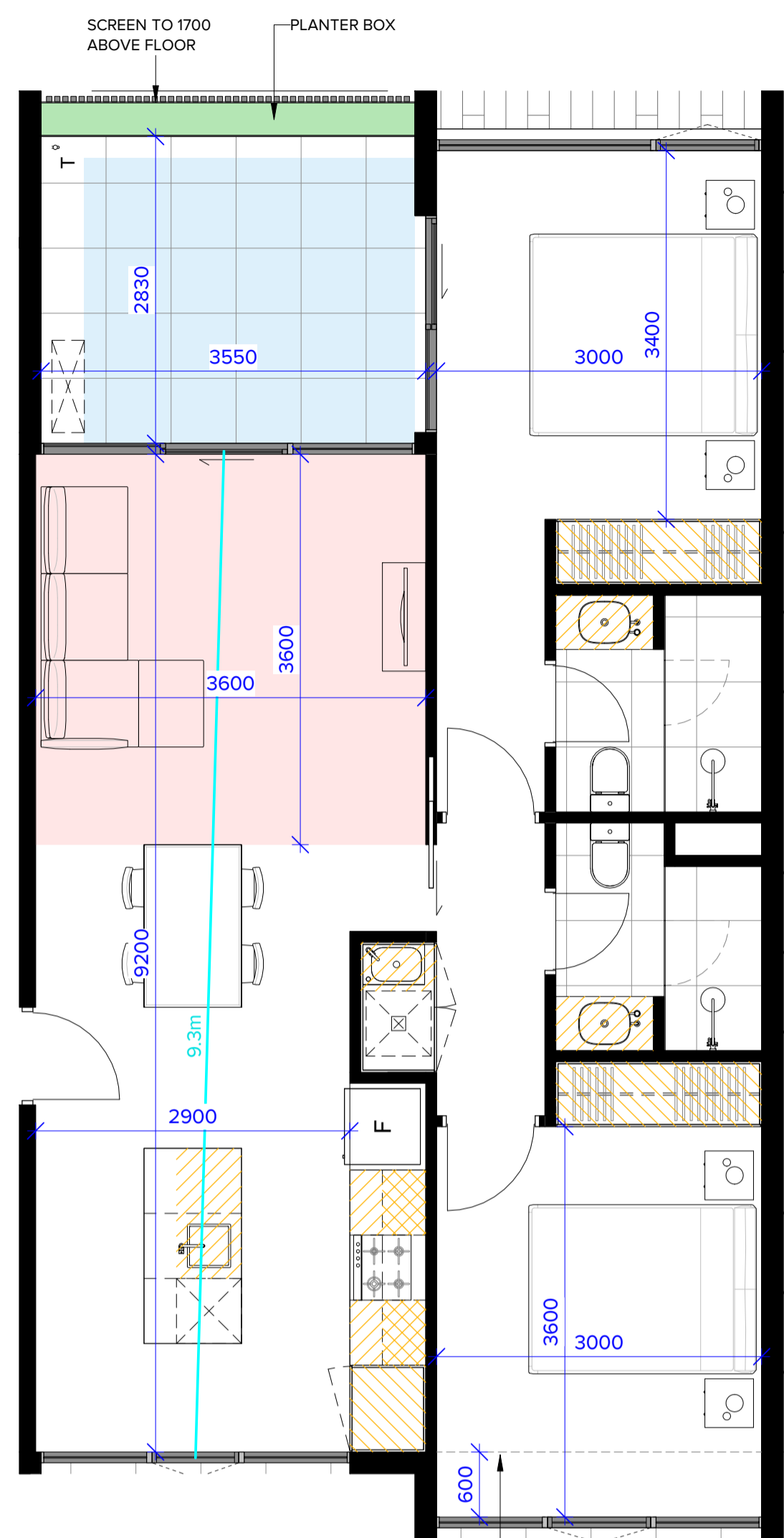
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
B.A.D.S - SHEET 02 - 105, 106, 109

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-222

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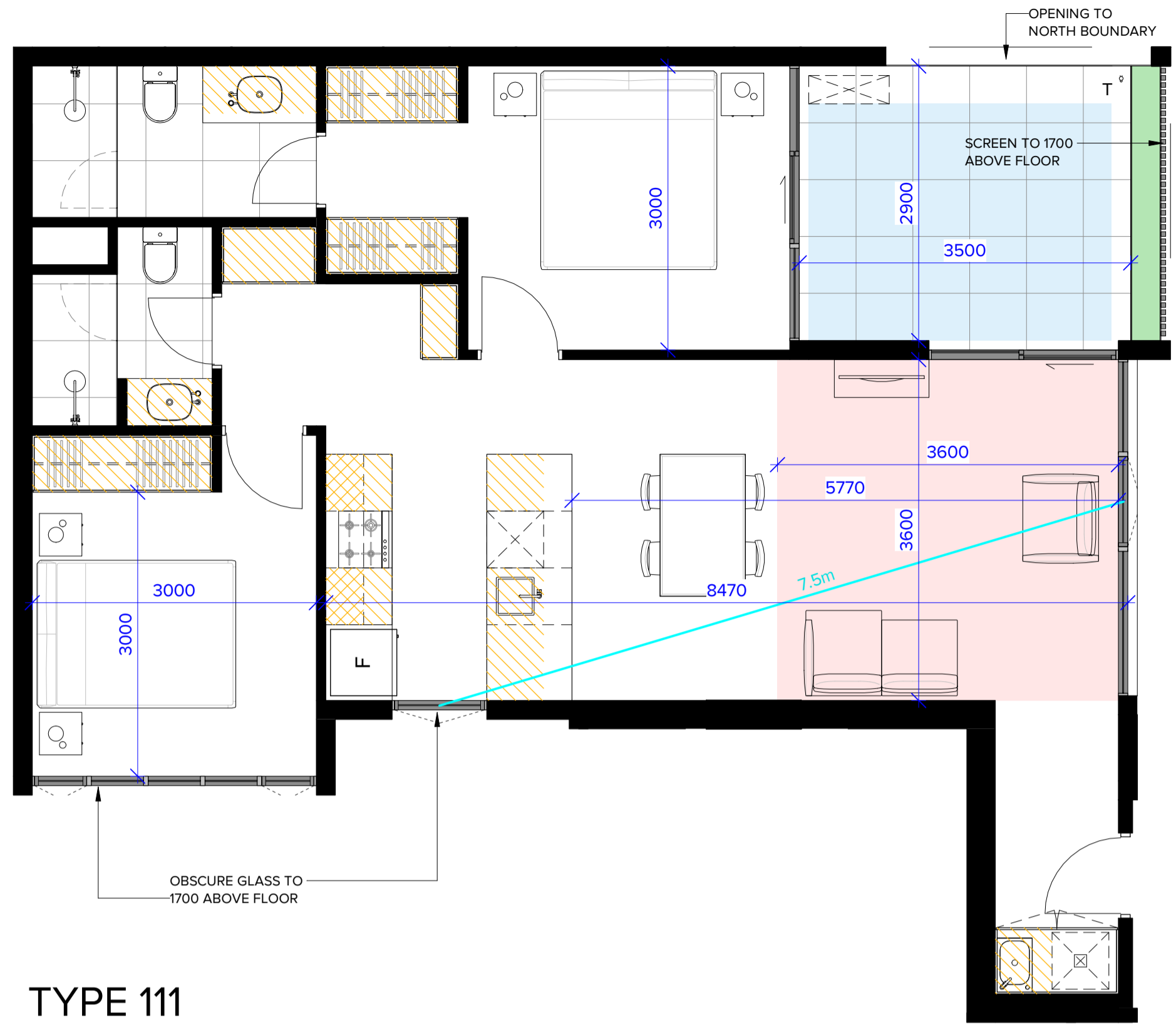


TYPE 110
 APPLICABLE TO APARTMENT: 110, *210, *306, *406, *506, *605

*APARTMENT 605 HAS AN INCREASED FLOOR-TO FLOOR HEIGHT

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY		X	110	2B2B	79.2 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		110	BALCONY	10.0 m ²
STANDARD D20 - STORAGE	✓				89.2 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓		210	2B2B	77.2 m ²
STANDARD D25 - ROOM DEPTH	✓		210	BALCONY	10.0 m ²
STANDARD D26 - WINDOWS	✓			BALCONY INTERNAL:	10.0 m ²
STANDARD D27 - CROSS VENTILATION	✓				

STORAGE:
 FULL HEIGHT: 2.84 x 2.4 = 6.82m³
 BENCH HEIGHT: 2.78 x 0.75 = 2.08m³
 OVERHEAD: 0.48 x 0.75 = 0.36m³
 FRIDGE HEAD: 0.48 x 0.45 = 0.22m³
 TOTAL: 9.47m³

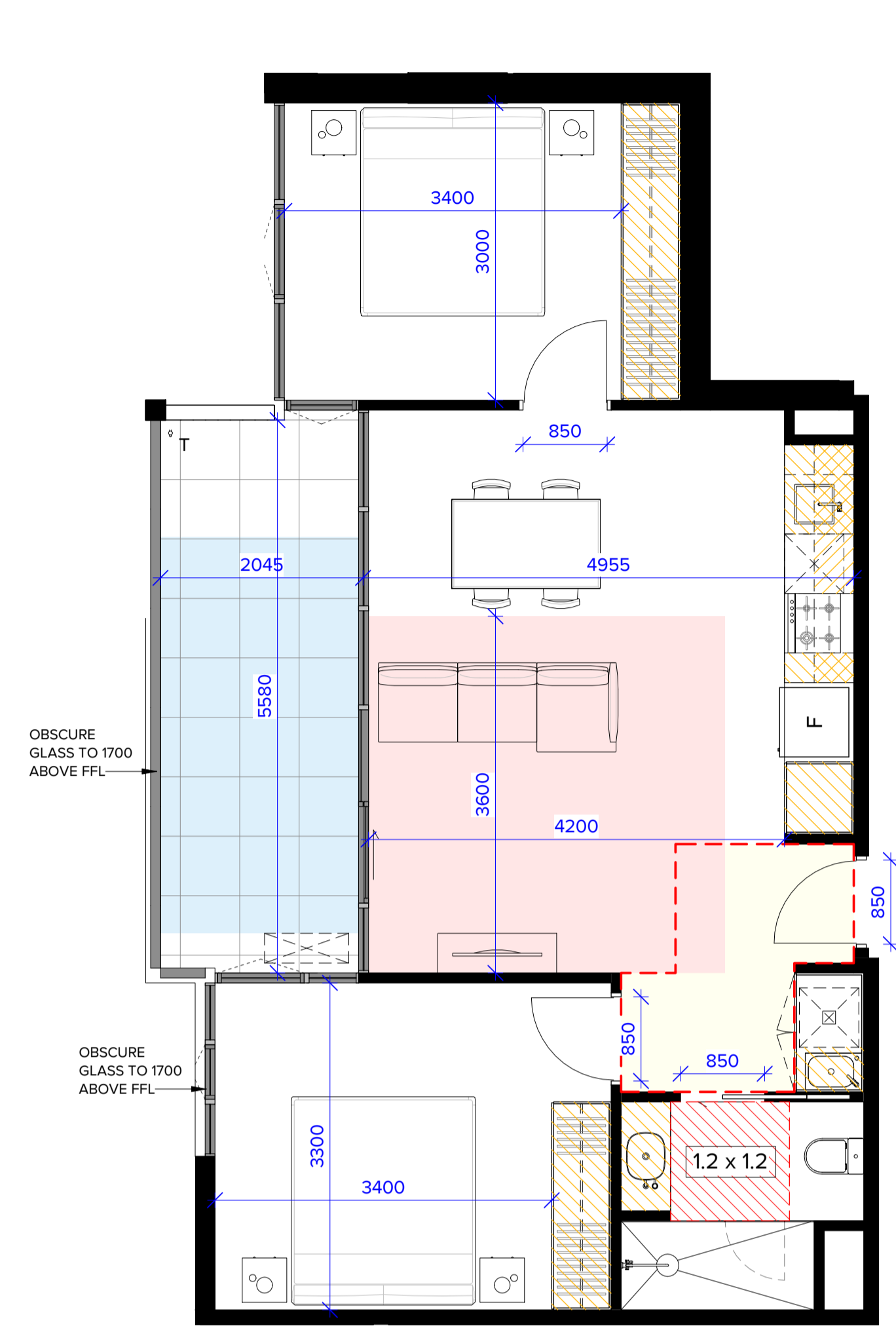


TYPE 111
 APPLICABLE TO APARTMENT: 111, 211, 307, 407, 507, *606

*APARTMENT 606 HAS AN INCREASED FLOOR-TO FLOOR HEIGHT

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY		X	111	2B2B	80.5 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		111	BALCONY	10.5 m ²
STANDARD D20 - STORAGE	✓			BALCONY INTERNAL:	10.4 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓				
STANDARD D25 - ROOM DEPTH	✓				
STANDARD D26 - WINDOWS	✓				
STANDARD D27 - CROSS VENTILATION	✓				

STORAGE:
 FULL HEIGHT: 3.74 x 2.4 = 8.98m³
 BENCH HEIGHT: 3.51 x 0.75 = 3.08m³
 OVERHEAD: 0.48 x 0.75 = 0.36m³
 FRIDGE HEAD: 0.48 x 0.45 = 0.22m³
 TOTAL: 12.19m³



TYPE 112
 APPLICABLE TO APARTMENT: 112, 212, 308, 408, 508, *607

*APARTMENT 607 HAS AN INCREASED FLOOR-TO FLOOR HEIGHT

	YES	NO
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		X

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 x 0.75 = 0.54m³
 FRIDGE HEAD: 0.48 x 0.45 = 0.22m³
 TOTAL: 10.61m³

LEGEND

- 1200 WIDE ACCESSIBLE PATH
- MINIMUM PRIVATE OPEN SPACE
- MINIMUM LIVING AREA
- INTERNAL STORAGE
- ACCESSIBLE BATHROOM (1.2 x 1.2)
- CROSS VENTILATION PATH

BRUCE HENDERSON ARCHITECTS
 MELBOURNE LONDON HANOI
 162 TOORAK ROAD SOUTH YARRA VICTORIA 3141
 T: +61 3 9860 4000
 ARBV REG. NO. 50072
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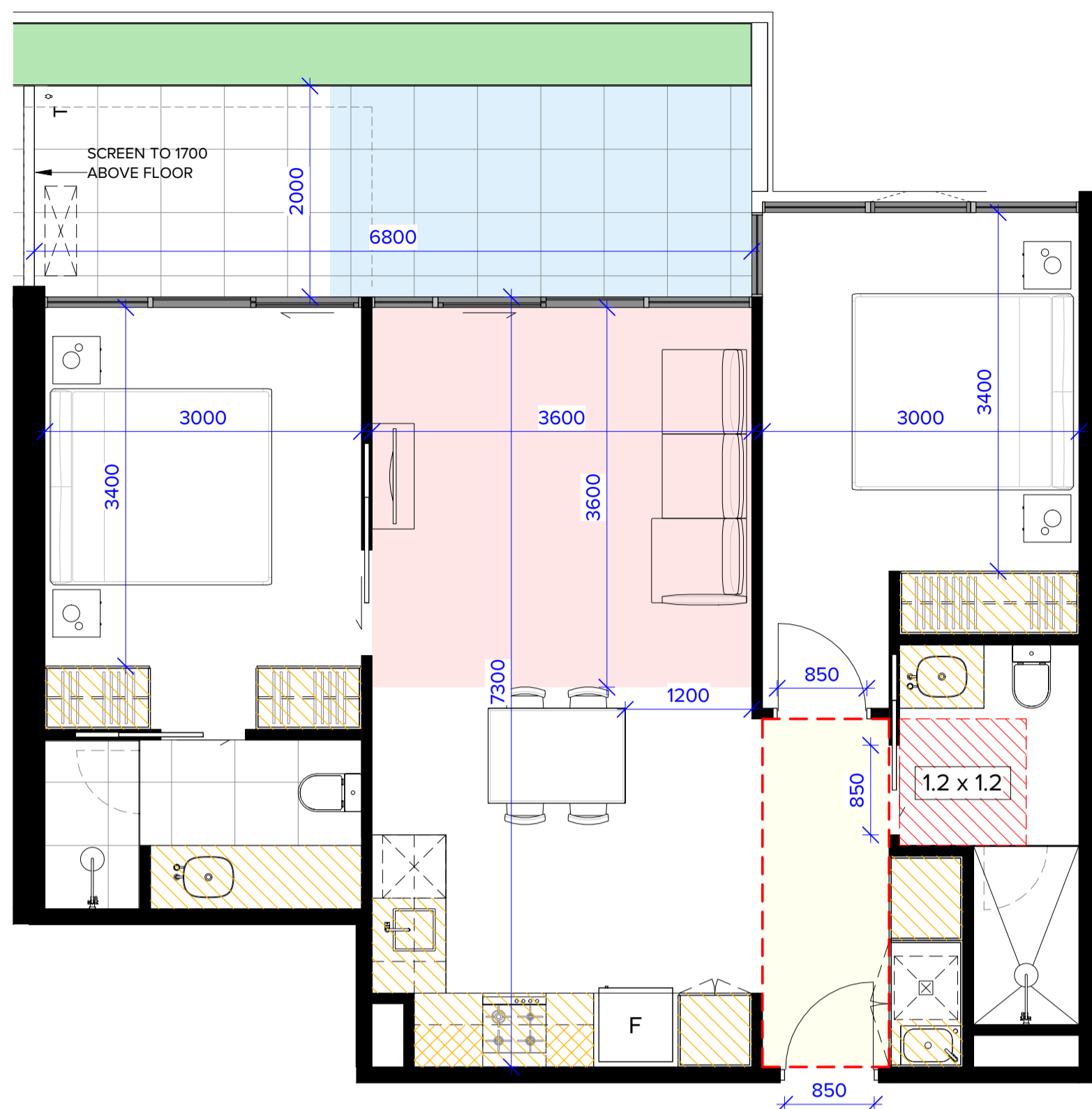
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B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
B.A.D.S - SHEET 03 - 110, 111, 112

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-223



TYPE 113

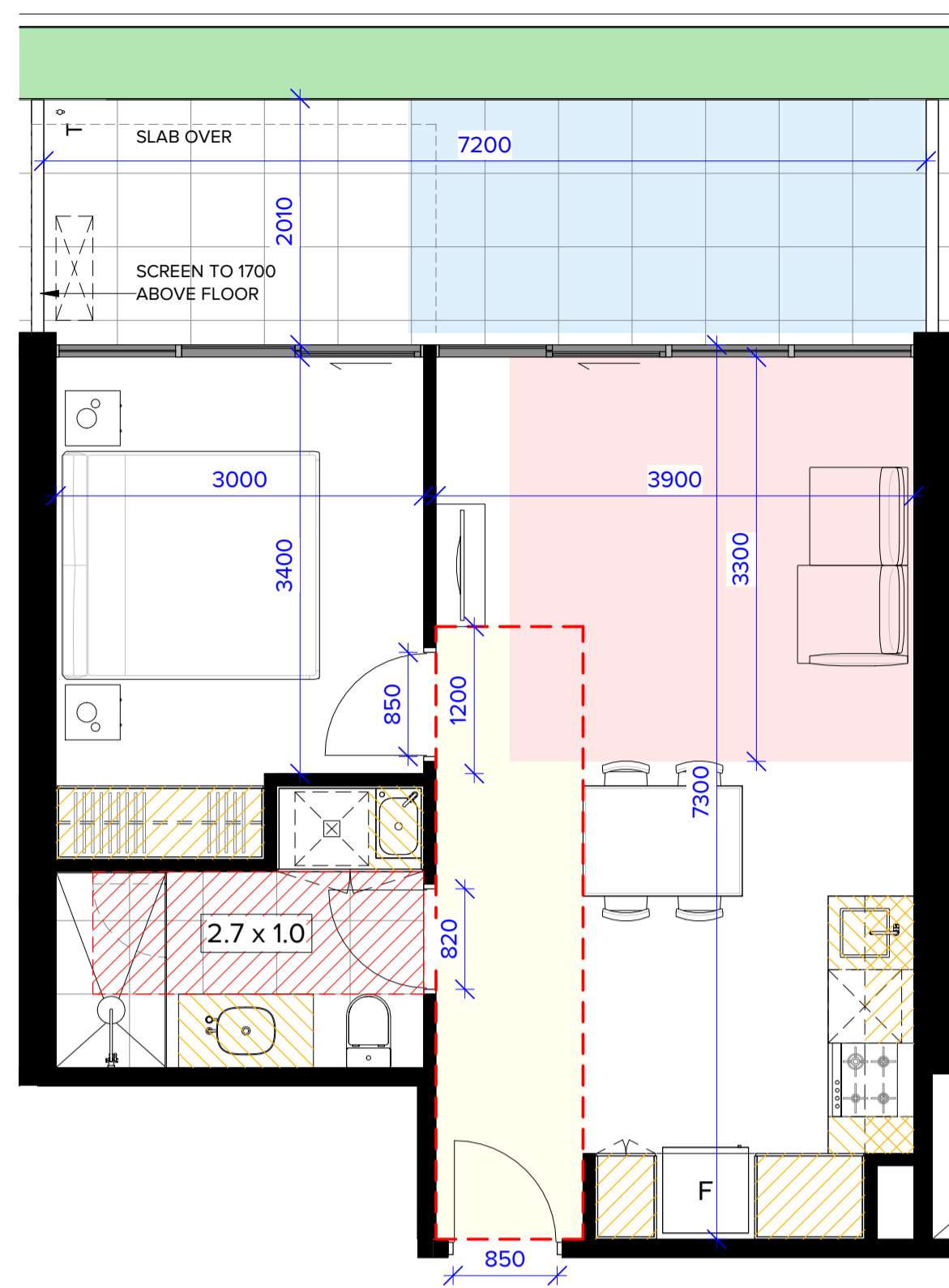
APPLICABLE TO APARTMENT: 113

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		113	2B2B	74.5 m ²
			113	BALCONY	13.1 m ²
				BALCONY	87.6 m ²
				INTERNAL:	13.6 m ²
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: 3.27 x 2.4 = 7.85m³
 BENCH HEIGHT: 3.82 x 0.75 = 2.86m³
 OVERHEAD: 0.44 x 0.75 = 0.33m³
 FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 11.26m³



TYPE 114

APPLICABLE TO APARTMENT: 114

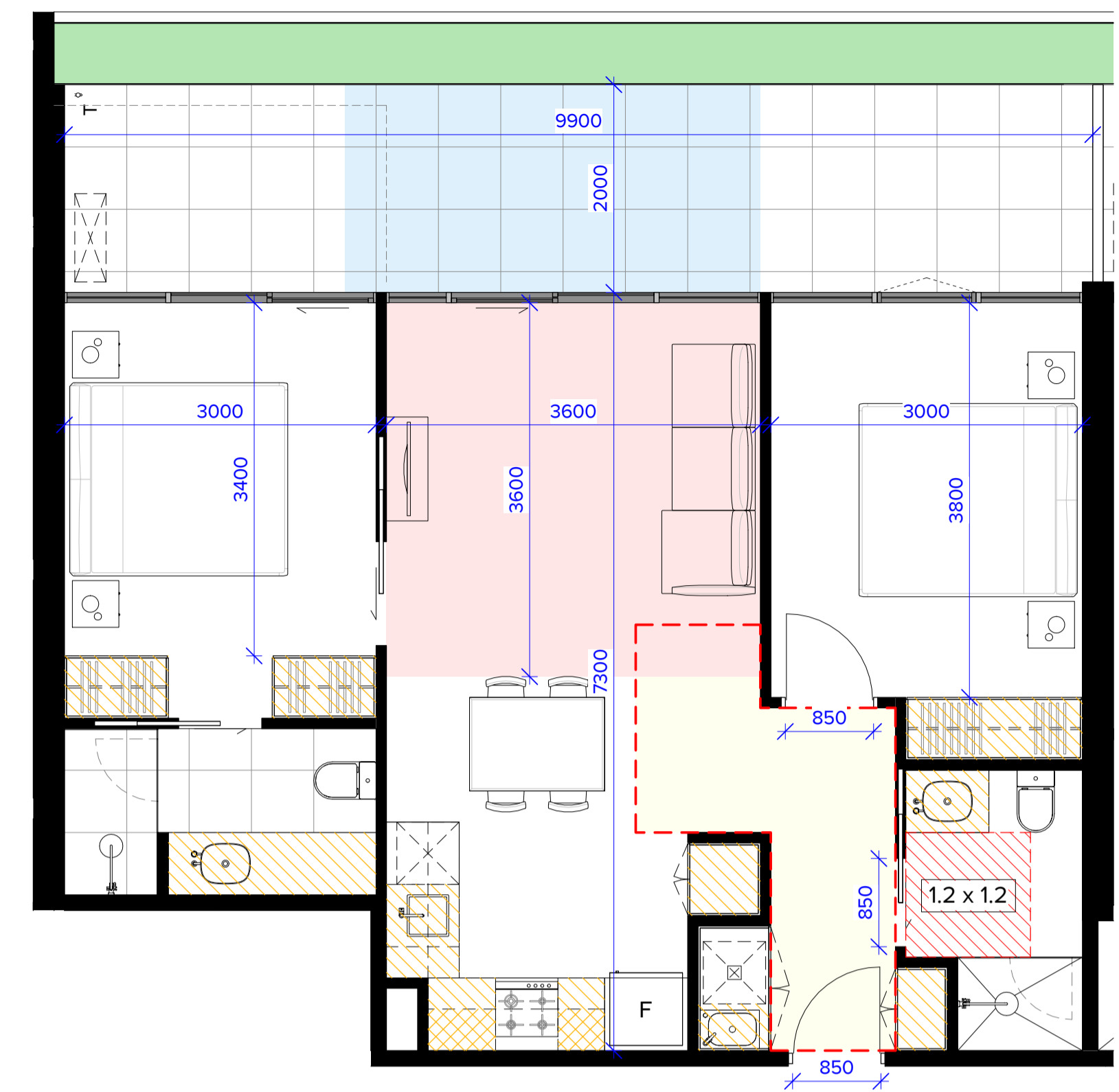
	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		114	1B1B	50.8 m ²
			114	BALCONY	13.9 m ²
				BALCONY	64.6 m ²
				INTERNAL:	14.4 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓				
STANDARD D20 - STORAGE	✓				
STANDARD D24 - FUNCTIONAL LAYOUT	✓				
STANDARD D25 - ROOM DEPTH	✓				
STANDARD D26 - WINDOWS	✓				
STANDARD D27 - CROSS VENTILATION		✗			

STORAGE:

FULL HEIGHT: 2.00 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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TYPE 115

APPLICABLE TO APARTMENT: 115

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		115	2B2B	71.3 m ²
			115	BALCONY	19.1 m ²
				BALCONY	90.4 m ²
				INTERNAL:	19.8 m ²
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 x 0.75 = 0.33m³
 FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 10.56m³

LEGEND

- 1200 WIDE ACCESSIBLE PATH
- MINIMUM PRIVATE OPEN SPACE
- MINIMUM LIVING AREA
- INTERNAL STORAGE
- 1.2 x 1.2 ACCESSIBLE BATHROOM
- CROSS VENTILATION PATH

BRUCE HENDERSON ARCHITECTS

MELBOURNE LONDON HANOI

162 TOORAK ROAD SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000
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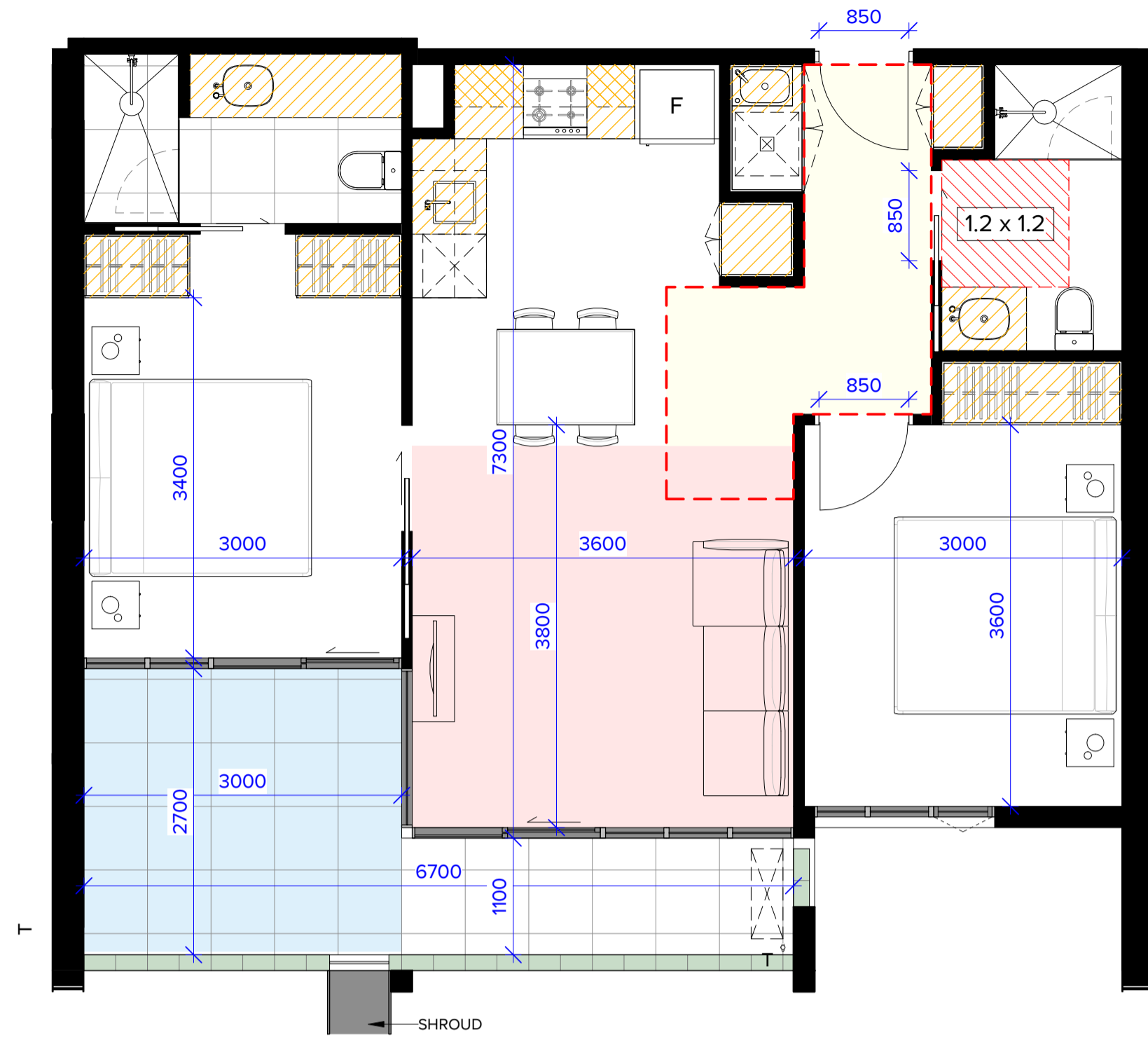
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

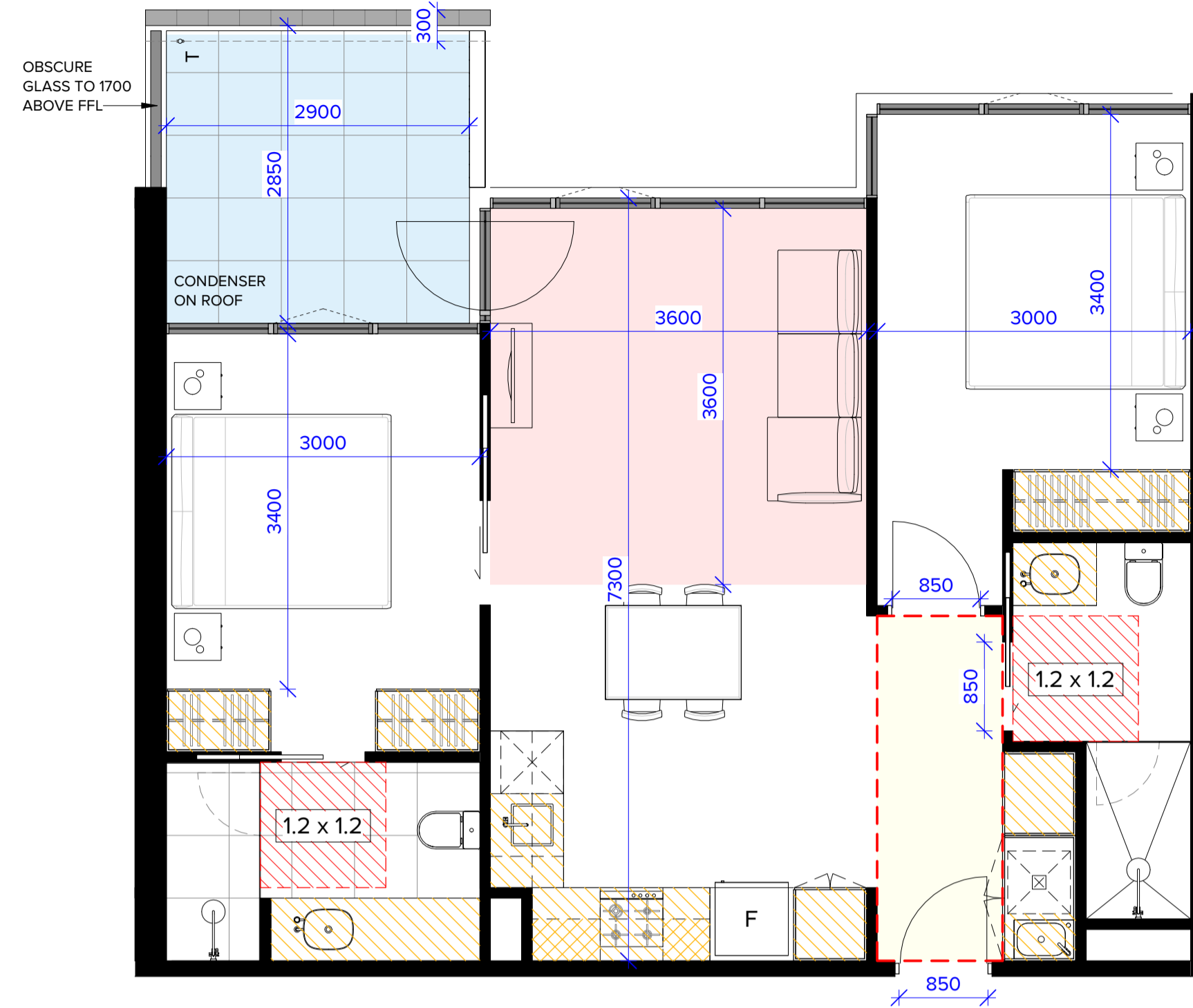
DRAWING TITLE:
 B.A.D.S - SHEET 04 - 113, 114, 115

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-224

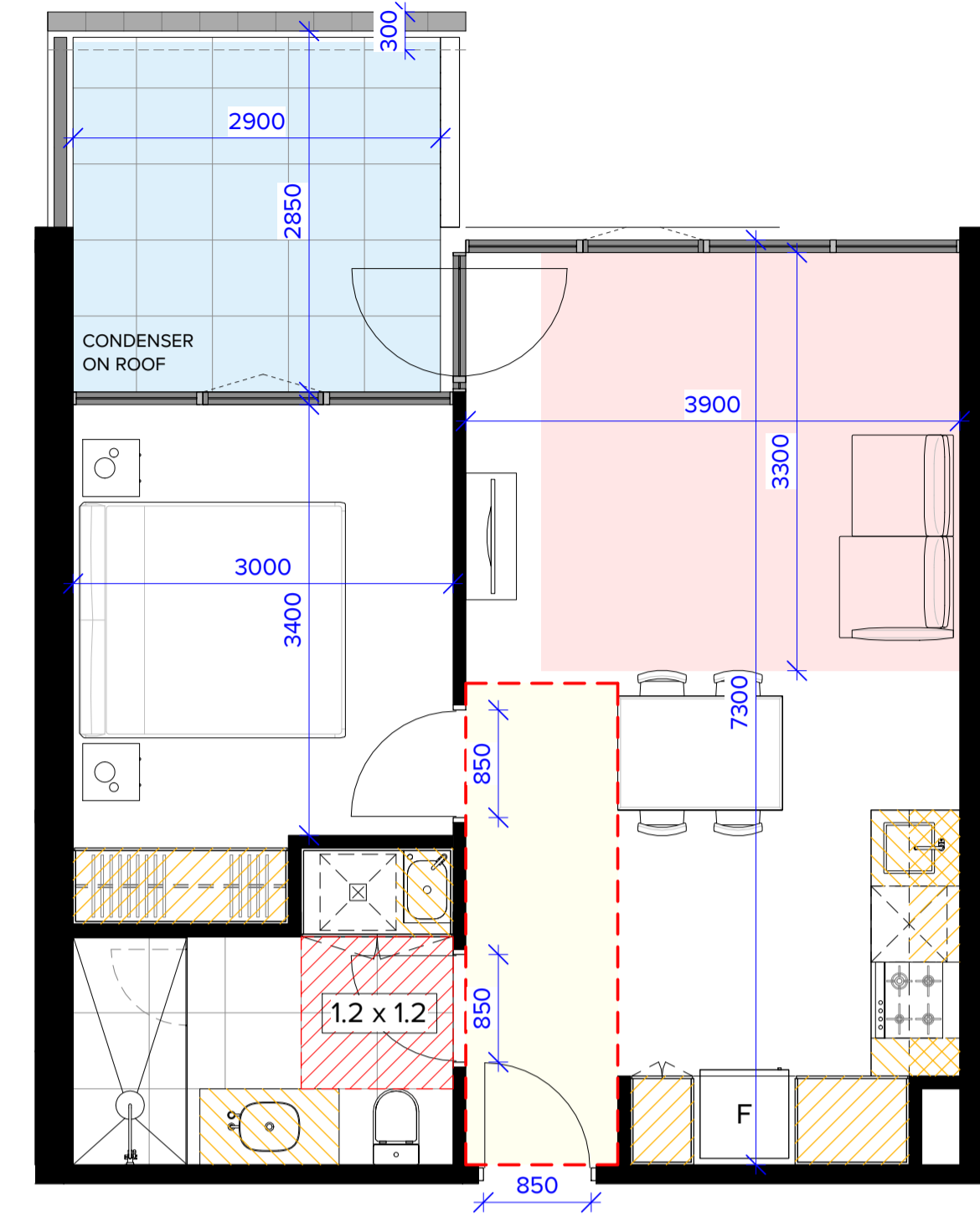
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TYPE 206
 APPLICABLE TO APARTMENT: 206, 207, 208



TYPE 213
 APPLICABLE TO APARTMENT: 213



TYPE 214
 APPLICABLE TO APARTMENT: 214

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		206	2B2B	71.1 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		206	BALCONY	13.0 m ²
				BALCONY INTERNAL:	12.2 m ²
STANDARD D20 - STORAGE	✓		STORAGE:		
STANDARD D24 - FUNCTIONAL LAYOUT	✓		FULL HEIGHT: 3.11 x 2.4 = 7.46m ³		
STANDARD D25 - ROOM DEPTH	✓		BENCH HEIGHT: 3.40 x 0.75 = 2.55m ³		
STANDARD D26 - WINDOWS	✓		OVERHEAD: 0.44 x 0.75 = 0.33m ³		
			FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³		
STANDARD D27 - CROSS VENTILATION		✗	TOTAL: 10.56m ³		

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		213	2B2B	75.5 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		213	BALCONY	9.3 m ²
				BALCONY INTERNAL:	8.1 m ²
STANDARD D20 - STORAGE	✓		STORAGE:		
STANDARD D24 - FUNCTIONAL LAYOUT	✓		FULL HEIGHT: 3.27 x 2.4 = 7.85m ³		
STANDARD D25 - ROOM DEPTH	✓		BENCH HEIGHT: 3.82 x 0.75 = 2.86m ³		
STANDARD D26 - WINDOWS	✓		OVERHEAD: 0.44 x 0.75 = 0.33m ³		
			FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³		
STANDARD D27 - CROSS VENTILATION		✗	TOTAL: 11.26m ³		

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		214	1B1B	51.5 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		214	BALCONY	9.3 m ²
				BALCONY INTERNAL:	8.1 m ²
STANDARD D20 - STORAGE	✓		STORAGE:		
STANDARD D24 - FUNCTIONAL LAYOUT	✓		FULL HEIGHT: 2.00 x 2.4 = 4.80m ³		
STANDARD D25 - ROOM DEPTH	✓		BENCH HEIGHT: 1.61 x 0.75 = 1.20m ³		
STANDARD D26 - WINDOWS	✓		OVERHEAD: 0.60 x 0.75 = 0.45m ³		
			FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³		
STANDARD D27 - CROSS VENTILATION		✗	TOTAL: 6.67m ³		

LEGEND

- 1200 WIDE ACCESSIBLE PATH
- MINIMUM PRIVATE OPEN SPACE
- MINIMUM LIVING AREA
- INTERNAL STORAGE
- ACCESSIBLE BATHROOM
- CROSS VENTILATION PATH

BRUCE HENDERSON ARCHITECTS
 MELBOURNE LONDON HANOI
 162 TOORAK ROAD SOUTH YARRA VICTORIA 3141
 T: +61 3 9860 4000
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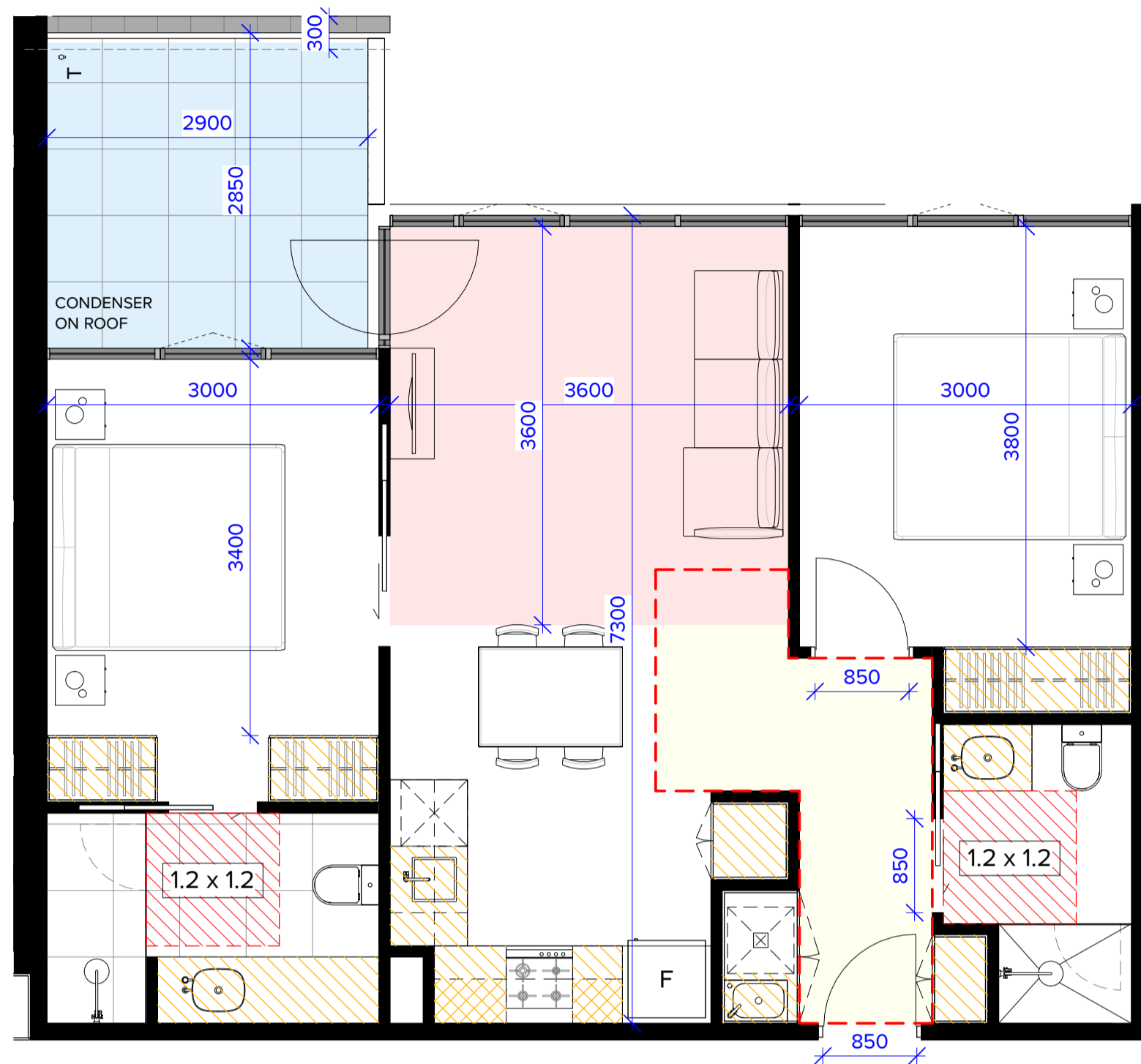
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
B.A.D.S - SHEET 05 - 206, 213, 214

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-225

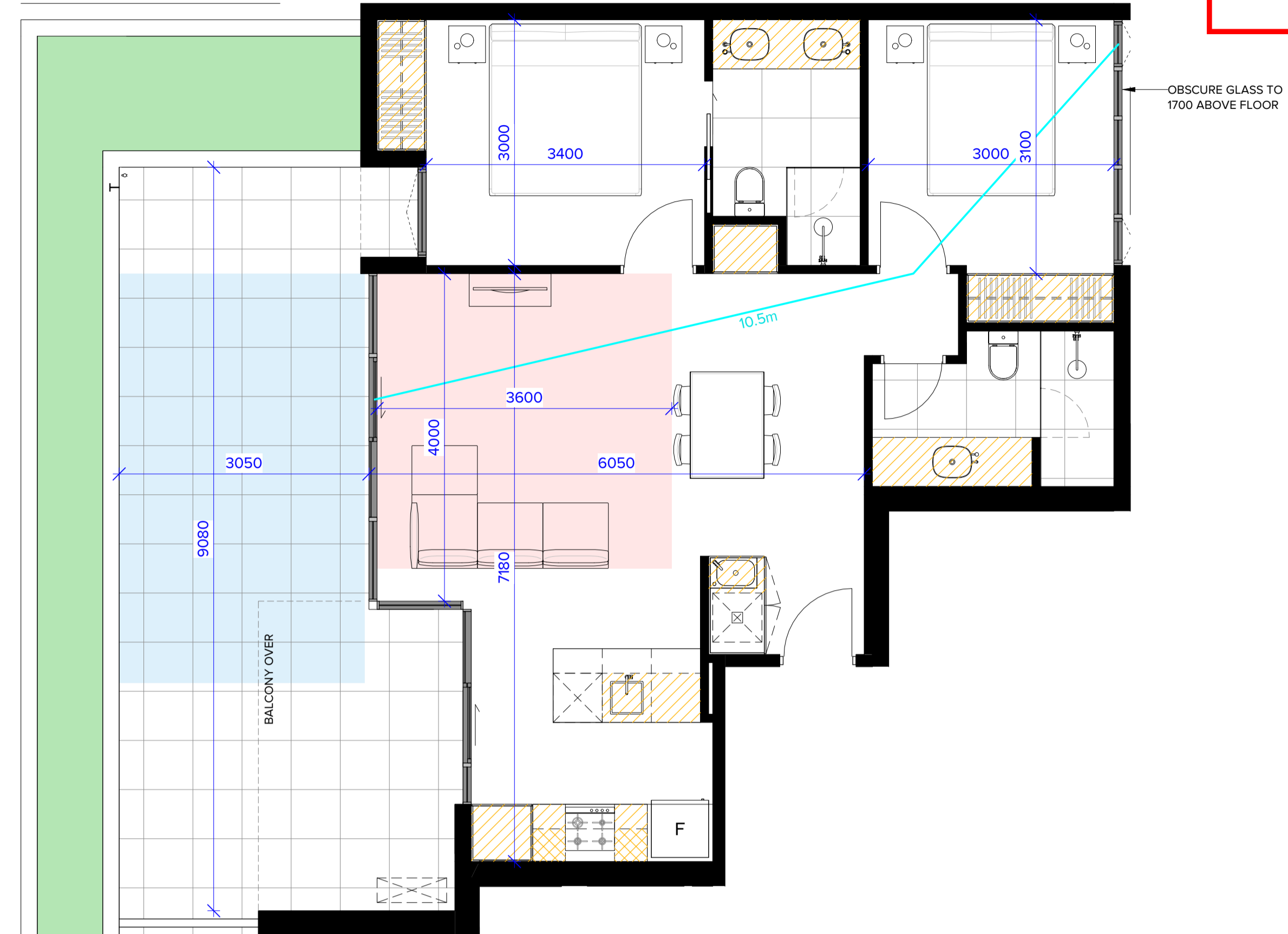
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TYPE 215

APPLICABLE TO APARTMENT: 215

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		215	2B2B	72.3 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		215	BALCONY	9.0 m ²
STANDARD D20 - STORAGE	✓			BALCONY	81.3 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓			INTERNAL:	8.1 m ²
STANDARD D25 - ROOM DEPTH	✓			STORAGE:	
STANDARD D26 - WINDOWS	✓			FULL HEIGHT: 3.11 x 2.4 = 7.46m ³	
STANDARD D27 - CROSS VENTILATION		✗		BENCH HEIGHT: 3.40 x 0.75 = 2.55m ³	
				OVERHEAD: 0.44 x 0.75 = 0.33m ³	
				FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³	
				TOTAL: 10.56m ³	



TYPE 301

APPLICABLE TO APARTMENT: 301

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY		✗	301	2B2B	76.5 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		301	BALCONY	32.3 m ²
STANDARD D20 - STORAGE	✓			BALCONY	108.8 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓			INTERNAL:	32.6 m ²
STANDARD D25 - ROOM DEPTH	✓			STORAGE:	
STANDARD D26 - WINDOWS	✓			FULL HEIGHT: 3.05 x 2.4 = 7.31m ³	
STANDARD D27 - CROSS VENTILATION	✓			BENCH HEIGHT: 3.85 x 0.75 = 2.89m ³	
				OVERHEAD: 0.32 x 0.75 = 0.24m ³	
				FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³	
				TOTAL: 10.65m ³	

LEGEND

- 1200 WIDE ACCESSIBLE PATH
- MINIMUM PRIVATE OPEN SPACE
- MINIMUM LIVING AREA
- INTERNAL STORAGE
- ACCESSIBLE BATHROOM
- CROSS VENTILATION PATH

BRUCE HENDERSON ARCHITECTS

MELBOURNE
LONDON
HANOI

162 TOORAK ROAD
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000
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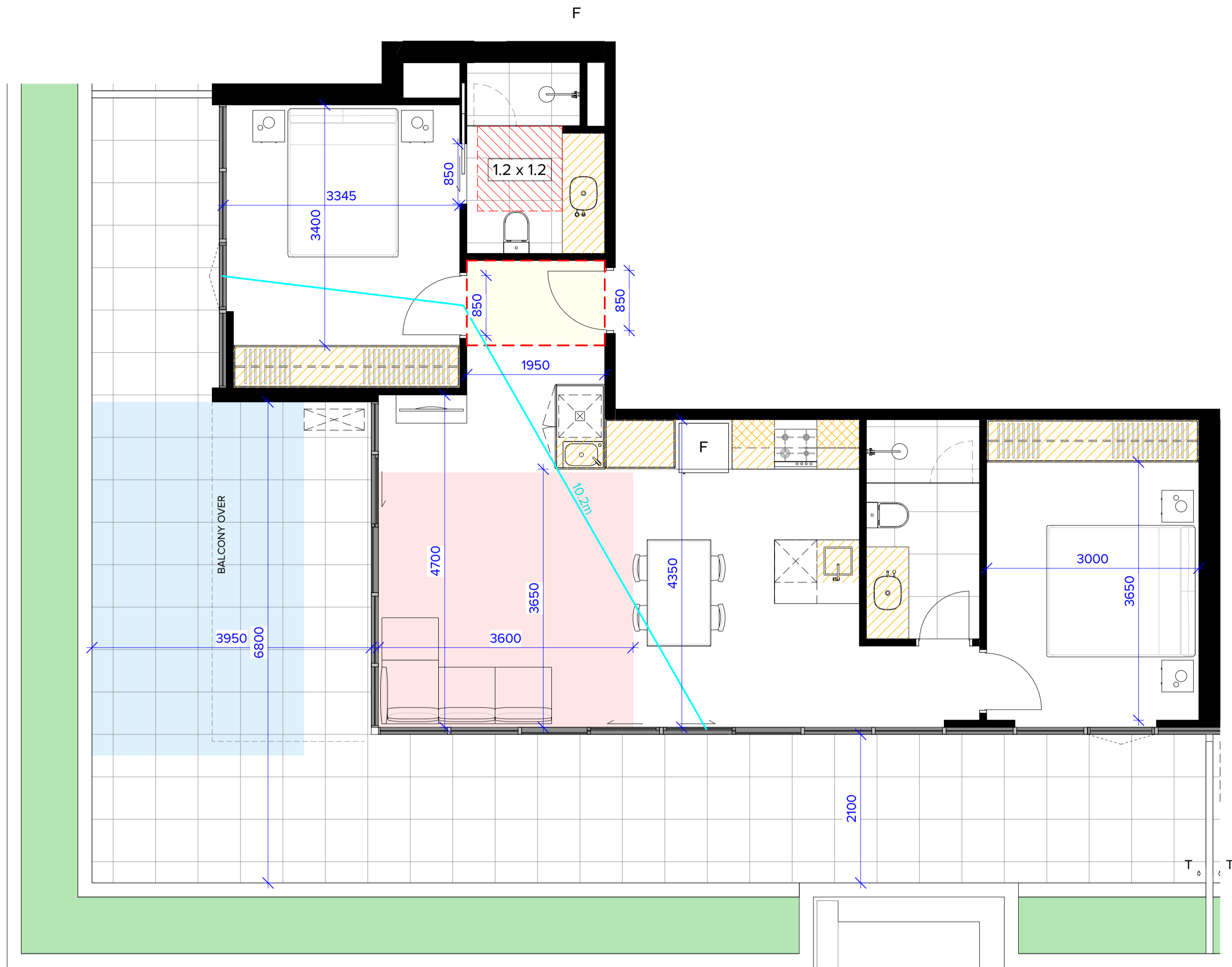
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
B.A.D.S - SHEET 06 - 215, 301

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1 : 50 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-226

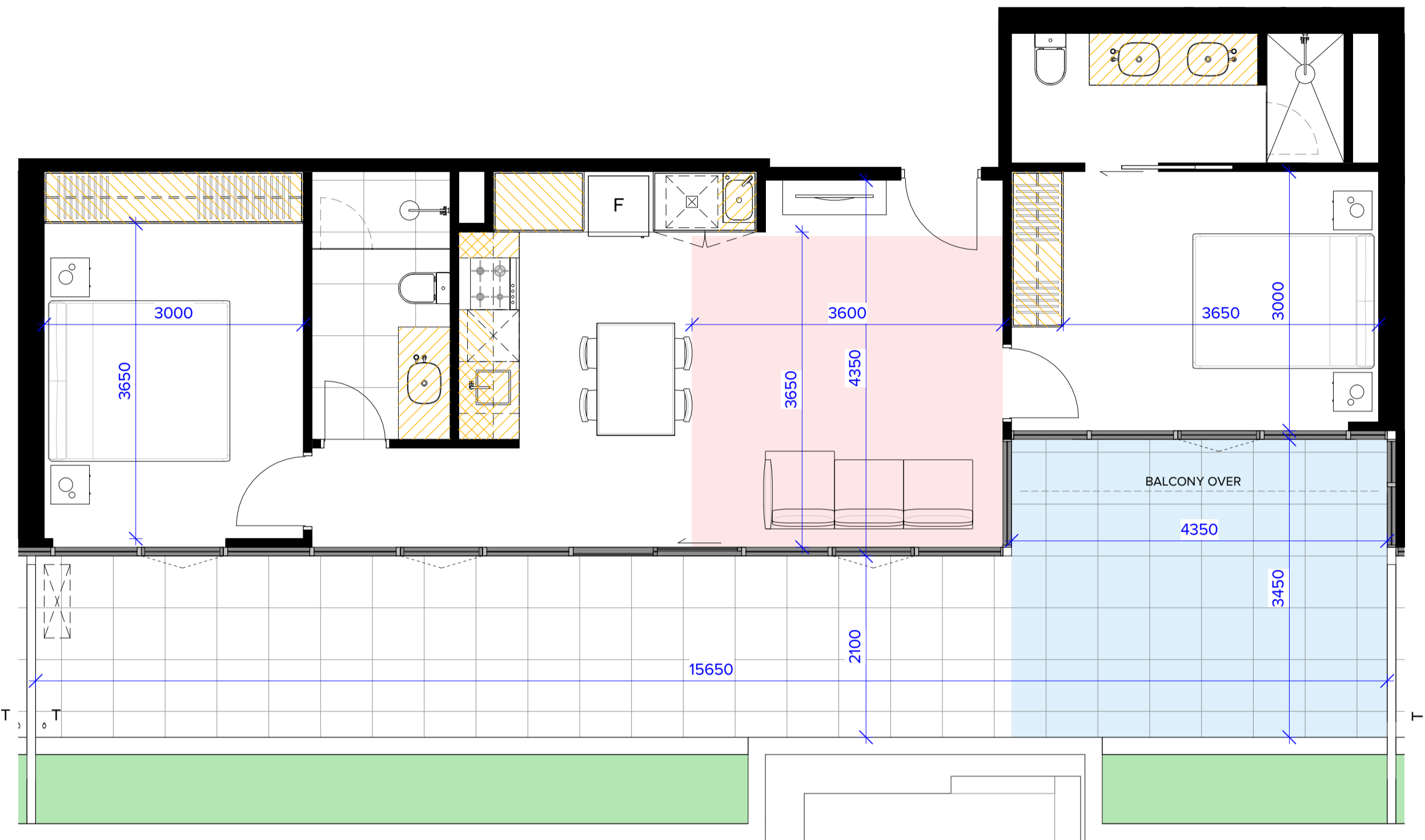
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TYPE 302

APPLICABLE TO APARTMENT: 302

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		302	2B2B	83.2 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		302	BALCONY	57.5 m ²
STANDARD D20 - STORAGE	✓			BALCONY	140.7 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓			INTERNAL:	58.1 m ²
STANDARD D25 - ROOM DEPTH	✓			STORAGE:	
STANDARD D26 - WINDOWS	✓			FULL HEIGHT: 4.42 x 2.4 = 10.61m ³	
STANDARD D27 - CROSS VENTILATION	✓			BENCH HEIGHT: 3.32 x 0.75 = 2.49m ³	
				OVERHEAD: 0.48 x 0.75 = 0.36m ³	
				FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³	
				TOTAL: 13.67m ³	



TYPE 303

APPLICABLE TO APARTMENT: 303

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY		✗	303	2B2B	75.2 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		303	BALCONY	37.3 m ²
STANDARD D20 - STORAGE	✓			BALCONY	112.5 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓			INTERNAL:	38.4 m ²
STANDARD D25 - ROOM DEPTH	✓			STORAGE:	
STANDARD D26 - WINDOWS	✓			FULL HEIGHT: 3.62 x 2.4 = 8.68m ³	
STANDARD D27 - CROSS VENTILATION		✗		BENCH HEIGHT: 3.11 x 0.75 = 2.33m ³	
				OVERHEAD: 0.72 x 0.75 = 0.54m ³	
				FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³	
				TOTAL: 11.76m ³	

LEGEND

- 1200 WIDE ACCESSIBLE PATH
- MINIMUM PRIVATE OPEN SPACE
- MINIMUM LIVING AREA
- INTERNAL STORAGE
- ACCESSIBLE BATHROOM
- CROSS VENTILATION PATH

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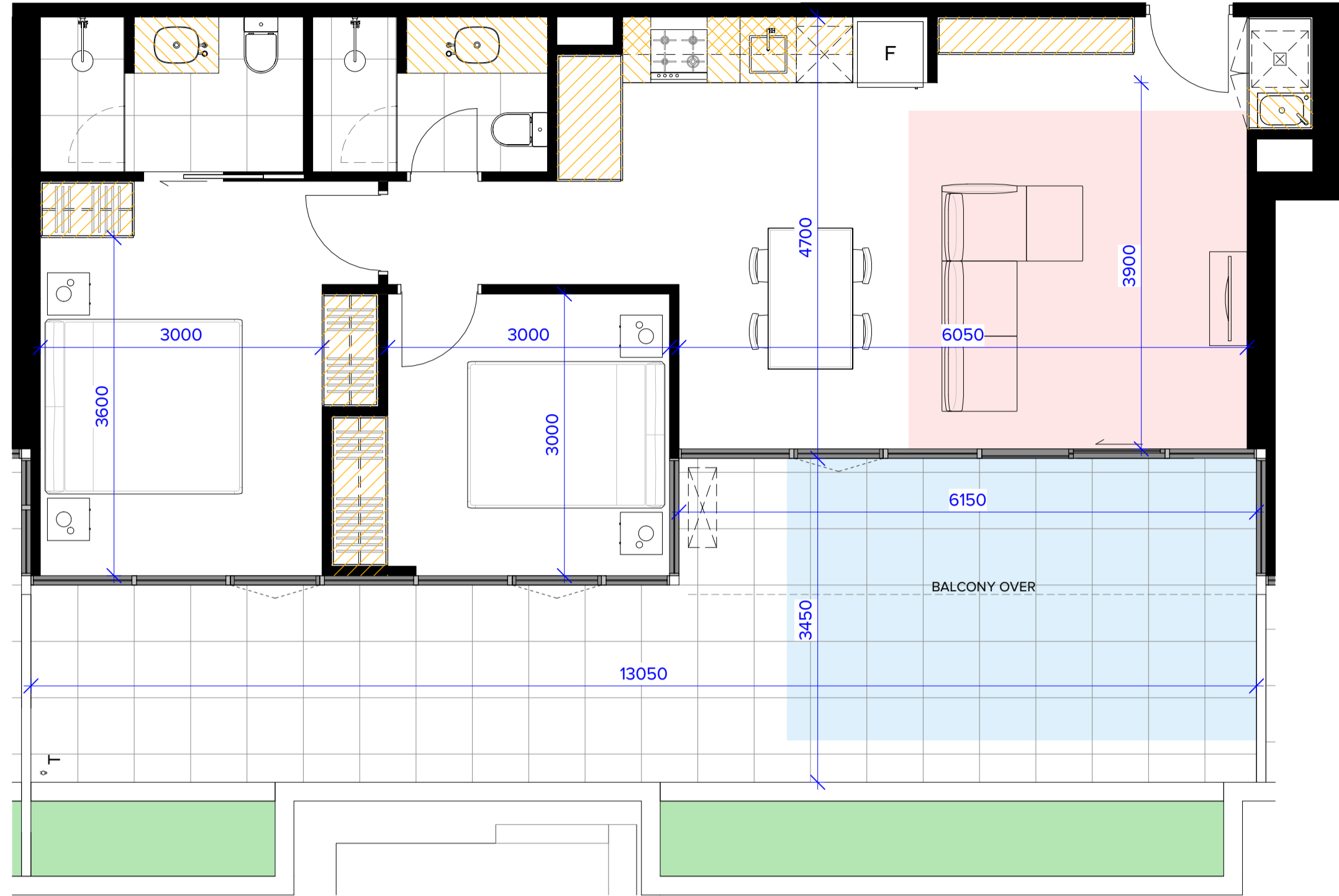
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

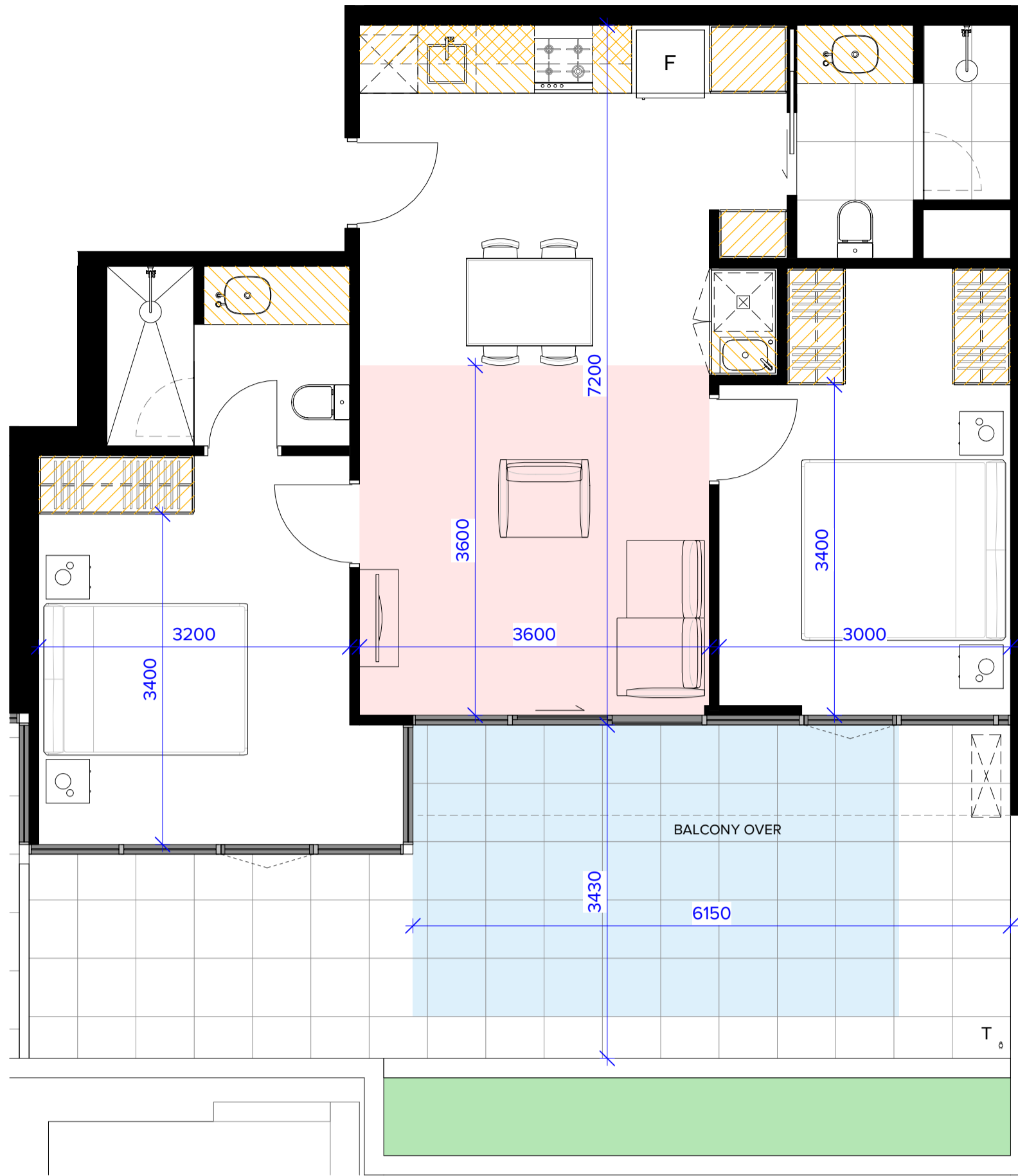
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B.A.D.S - SHEET 07 - 302, 303

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-227

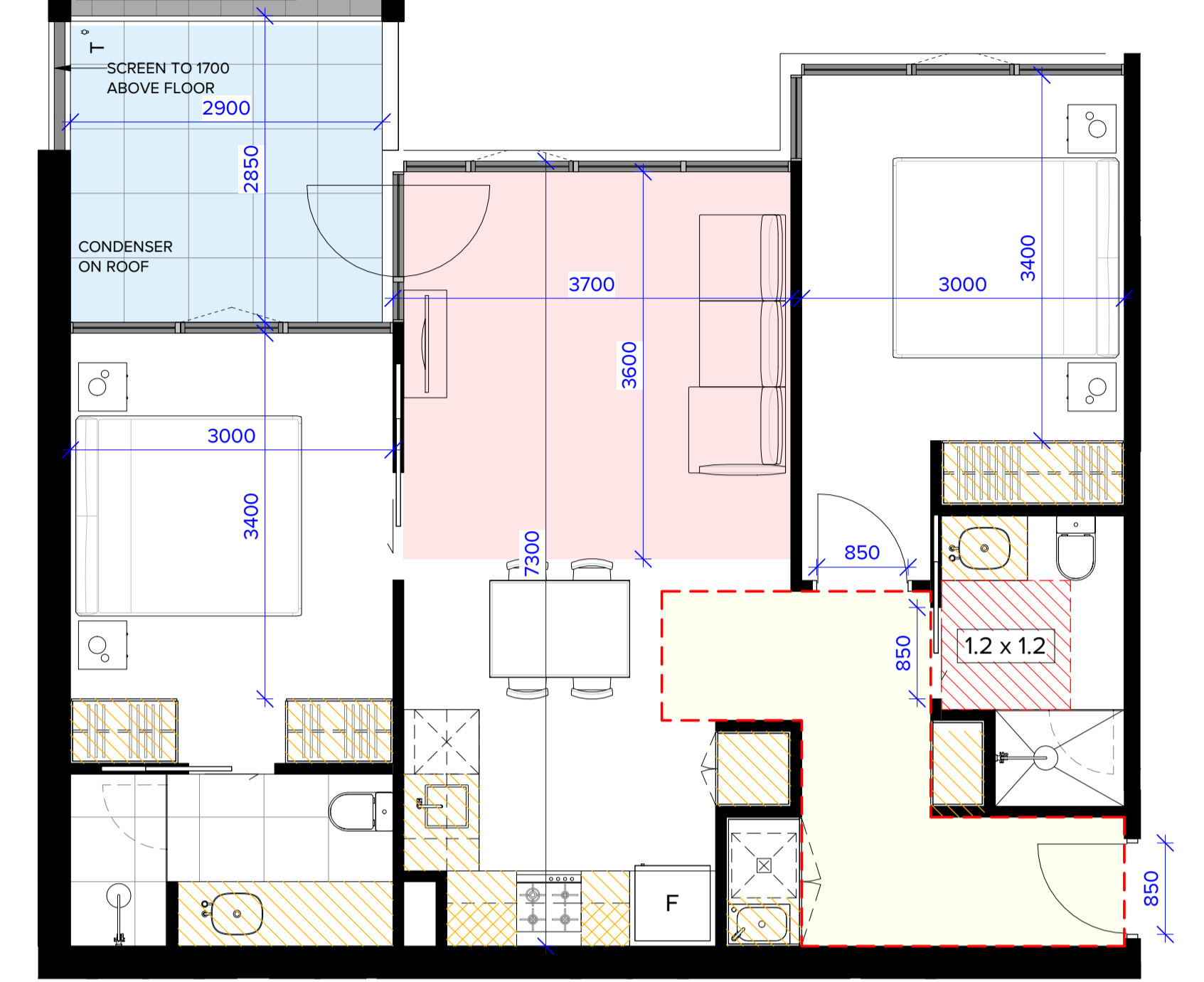
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TYPE 304
 APPLICABLE TO APARTMENT: 304



TYPE 305
 APPLICABLE TO APARTMENT: 305



TYPE 309
 APPLICABLE TO APARTMENT: 309, 409, 509

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY		✗	304	2B2B	76.0 m ²
			304	BALCONY	34.5 m ²
				BALCONY INTERNAL:	110.5 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓			BALCONY INTERNAL:	35.7 m ²
STANDARD D20 - STORAGE	✓				
STANDARD D24 - FUNCTIONAL LAYOUT	✓				
STANDARD D25 - ROOM DEPTH	✓				
STANDARD D26 - WINDOWS	✓				
STANDARD D27 - CROSS VENTILATION		✗			

STORAGE:	Area
FULL HEIGHT: 4.13 x 2.4 = 9.90m ³	
BENCH HEIGHT: 2.63 x 0.75 = 1.97m ³	
OVERHEAD: 0.74 x 0.75 = 0.56m ³	
FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³	
TOTAL: 12.64m³	

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY		✗	305	2B2B	73.4 m ²
			305	BALCONY	28.3 m ²
				BALCONY INTERNAL:	101.7 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓			BALCONY INTERNAL:	29.4 m ²
STANDARD D20 - STORAGE	✓				
STANDARD D24 - FUNCTIONAL LAYOUT	✓				
STANDARD D25 - ROOM DEPTH	✓				
STANDARD D26 - WINDOWS	✓				
STANDARD D27 - CROSS VENTILATION		✗			

STORAGE:	Area
FULL HEIGHT: 3.31 x 2.4 = 7.94m ³	
BENCH HEIGHT: 3.06 x 0.75 = 2.29m ³	
OVERHEAD: 0.88 x 0.75 = 0.66m ³	
FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³	
TOTAL: 11.11m³	

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		309	2B2B	74.5 m ²
			309	BALCONY	9.2 m ²
				BALCONY INTERNAL:	83.7 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓			BALCONY INTERNAL:	8.1 m ²
STANDARD D20 - STORAGE	✓				
STANDARD D24 - FUNCTIONAL LAYOUT	✓				
STANDARD D25 - ROOM DEPTH	✓				
STANDARD D26 - WINDOWS	✓				
STANDARD D27 - CROSS VENTILATION		✗			

STORAGE:	Area
FULL HEIGHT: 3.11 x 2.4 = 7.46m ³	
BENCH HEIGHT: 3.40 x 0.75 = 2.55m ³	
OVERHEAD: 0.44 x 0.75 = 0.33m ³	
FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³	
TOTAL: 10.56m³	

LEGEND

- 1200 WIDE ACCESSIBLE PATH
- MINIMUM PRIVATE OPEN SPACE
- MINIMUM LIVING AREA
- INTERNAL STORAGE
- 1.2 x 1.2 ACCESSIBLE BATHROOM
- CROSS VENTILATION PATH

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 MELBOURNE LONDON HANOI
 162 TOORAK ROAD SOUTH YARRA VICTORIA 3141
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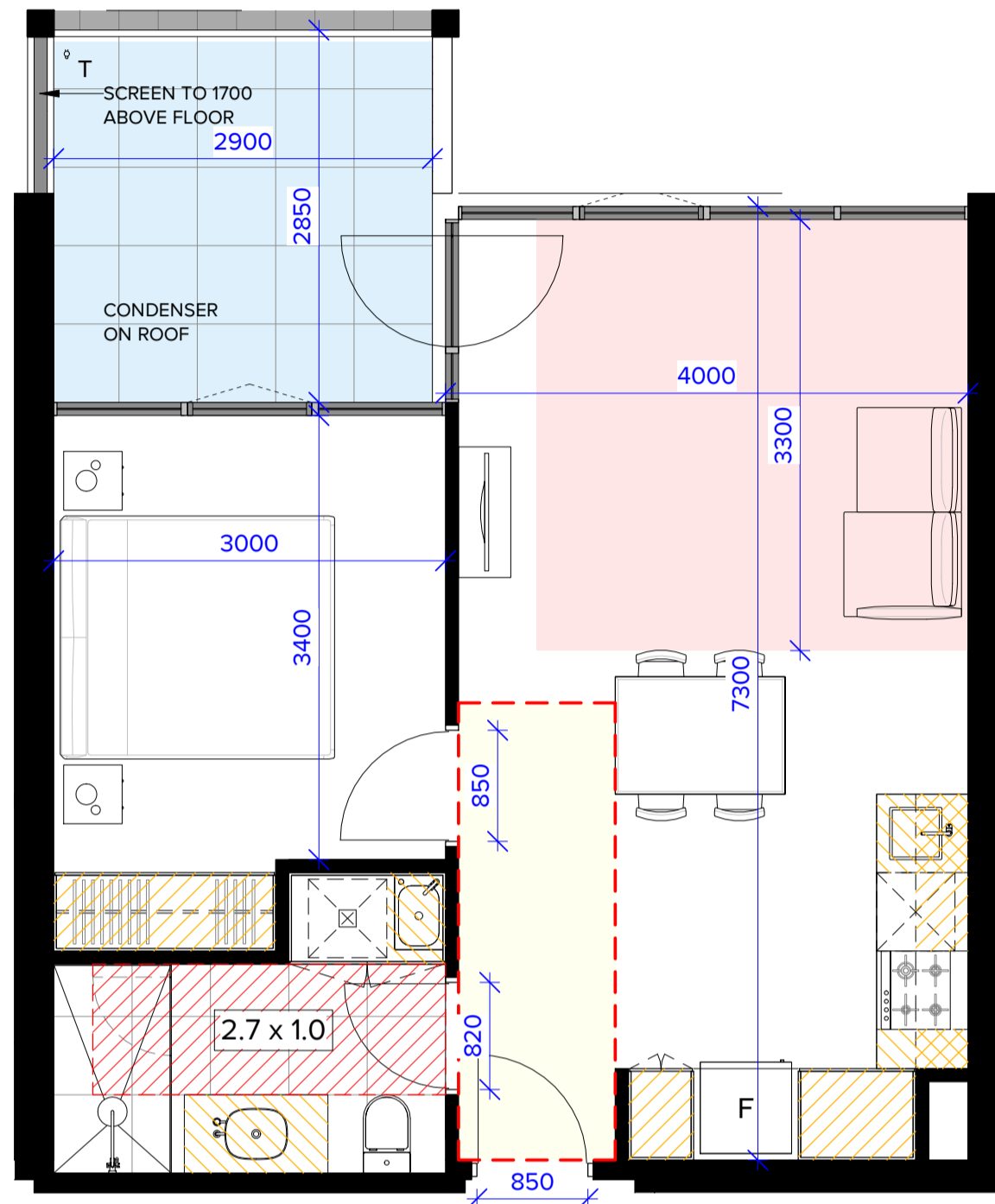
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
B.A.D.S - SHEET 08 - 304, 305, 309

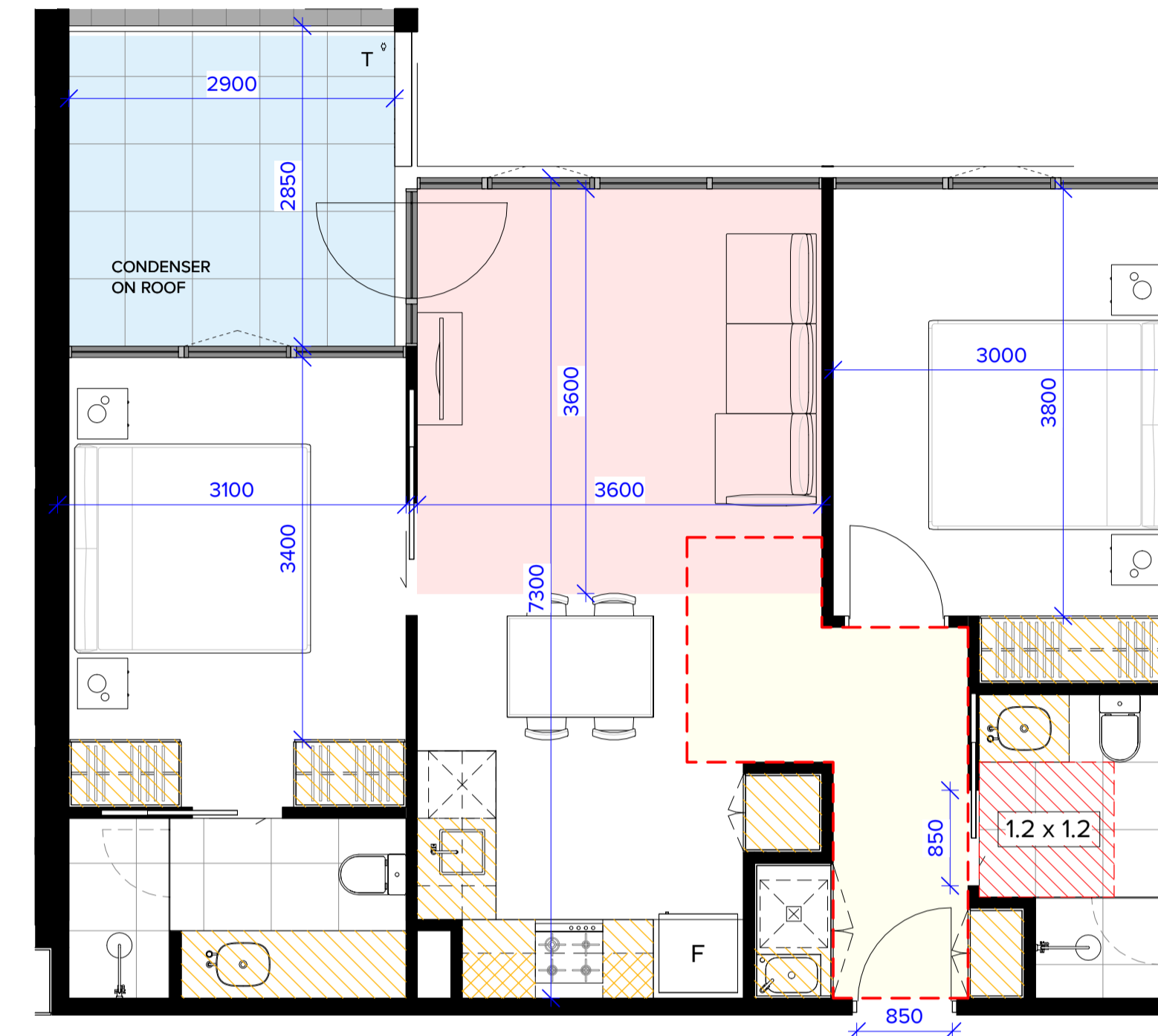
DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-228



TYPE 310

APPLICABLE TO APARTMENT: 310, 410, 510

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		310	1B1B	50.9 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		310	BALCONY	9.2 m ²
STANDARD D20 - STORAGE	✓			BALCONY	60.1 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓			INTERNAL:	8.1 m ²
STANDARD D25 - ROOM DEPTH	✓			STORAGE:	
STANDARD D26 - WINDOWS	✓			FULL HEIGHT: 2.00 x 2.4 = 4.80m ³	
STANDARD D27 - CROSS VENTILATION		✗		BENCH HEIGHT: 1.61 x 0.75 = 1.20m ³	
				OVERHEAD: 0.60 x 0.75 = 0.45m ³	
				FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³	
				TOTAL: 6.67m ³	



TYPE 311

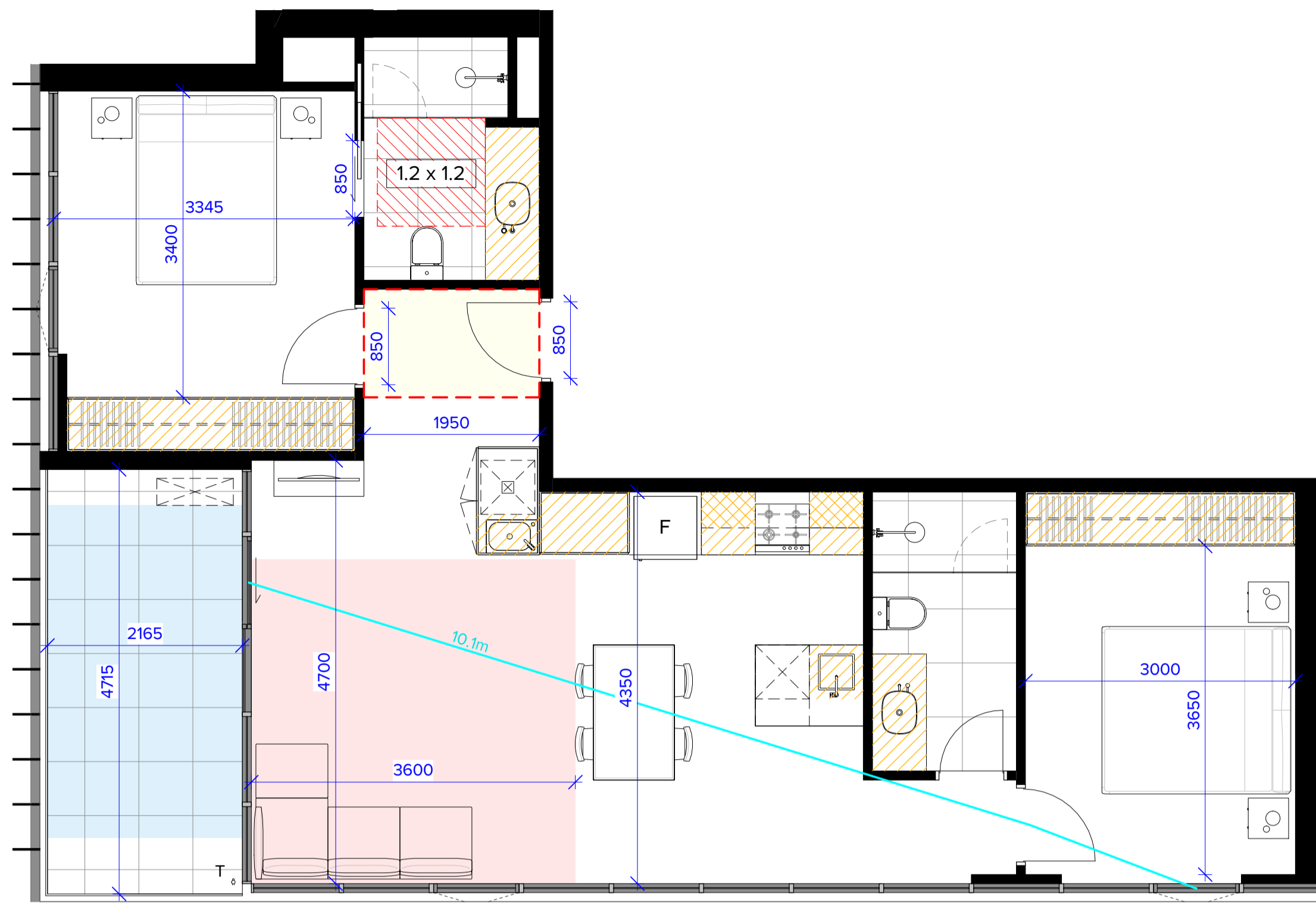
APPLICABLE TO APARTMENT: 311, 411, 511, *602

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

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		311	2B2B	71.4 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		311	BALCONY	9.0 m ²
STANDARD D20 - STORAGE	✓			BALCONY	80.4 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓			INTERNAL:	8.1 m ²
STANDARD D25 - ROOM DEPTH	✓			STORAGE:	
STANDARD D26 - WINDOWS	✓			FULL HEIGHT: 3.11 x 2.4 = 7.46m ³	
STANDARD D27 - CROSS VENTILATION		✗		BENCH HEIGHT: 3.40 x 0.75 = 2.55m ³	
				OVERHEAD: 0.44 x 0.75 = 0.33m ³	
				FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³	
				TOTAL: 10.56m ³	

LEGEND

- 1200 WIDE ACCESSIBLE PATH
- MINIMUM PRIVATE OPEN SPACE
- MINIMUM LIVING AREA
- INTERNAL STORAGE
- ACCESSIBLE BATHROOM
- CROSS VENTILATION PATH



TYPE 402

APPLICABLE TO APARTMENT: 402, 502

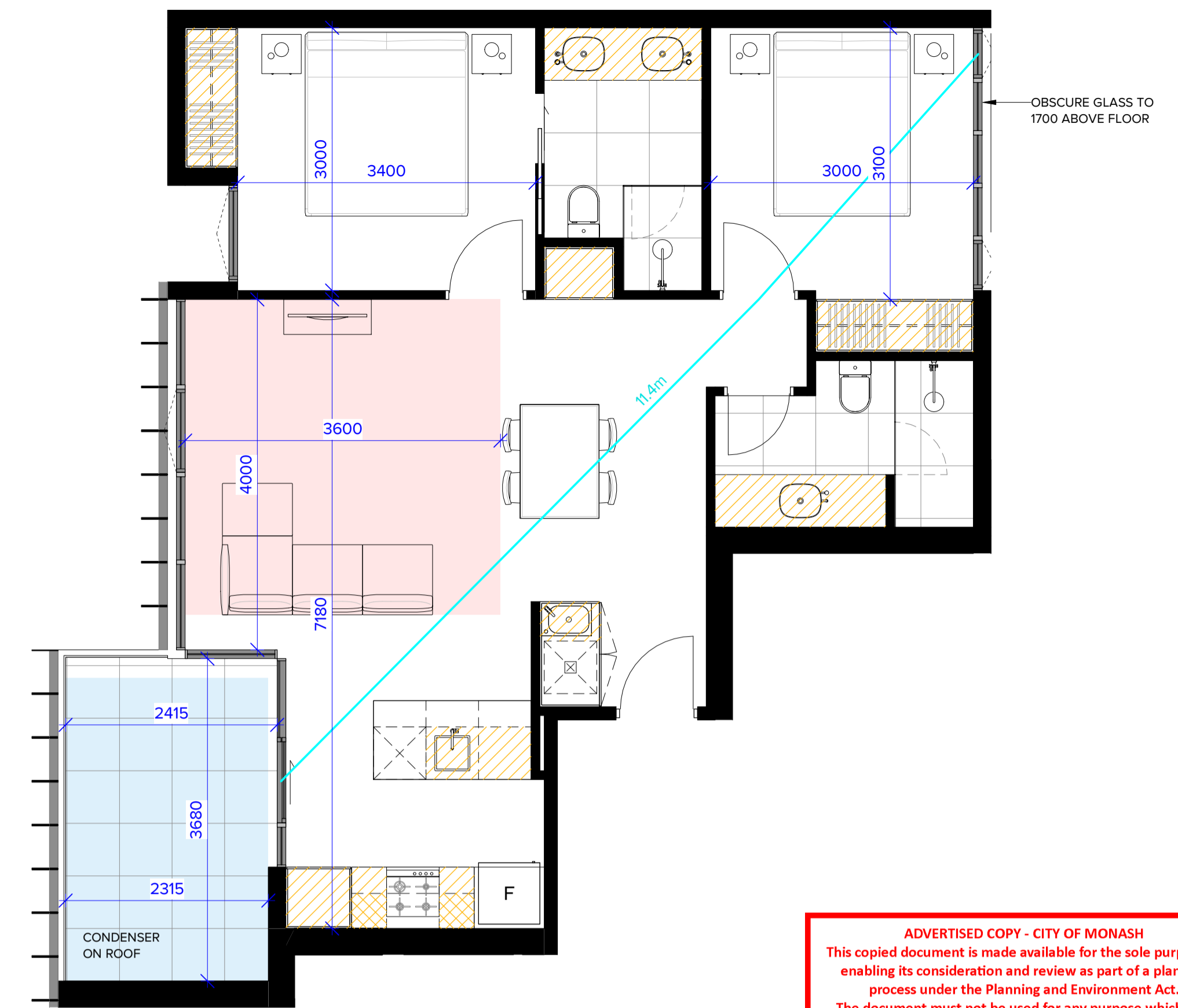
	YES	NO
STANDARD D17 - ACCESSIBILITY	✓	
STANDARD D19 - PRIVATE OPEN SPACE	✓	
STANDARD D20 - STORAGE	✓	
STANDARD D24 - FUNCTIONAL LAYOUT	✓	
STANDARD D25 - ROOM DEPTH	✓	
STANDARD D26 - WINDOWS	✓	
STANDARD D27 - CROSS VENTILATION	✓	

Apt No.	Apt. Type	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



TYPE 401

APPLICABLE TO APARTMENT: 401, 501

	YES	NO
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	✓	

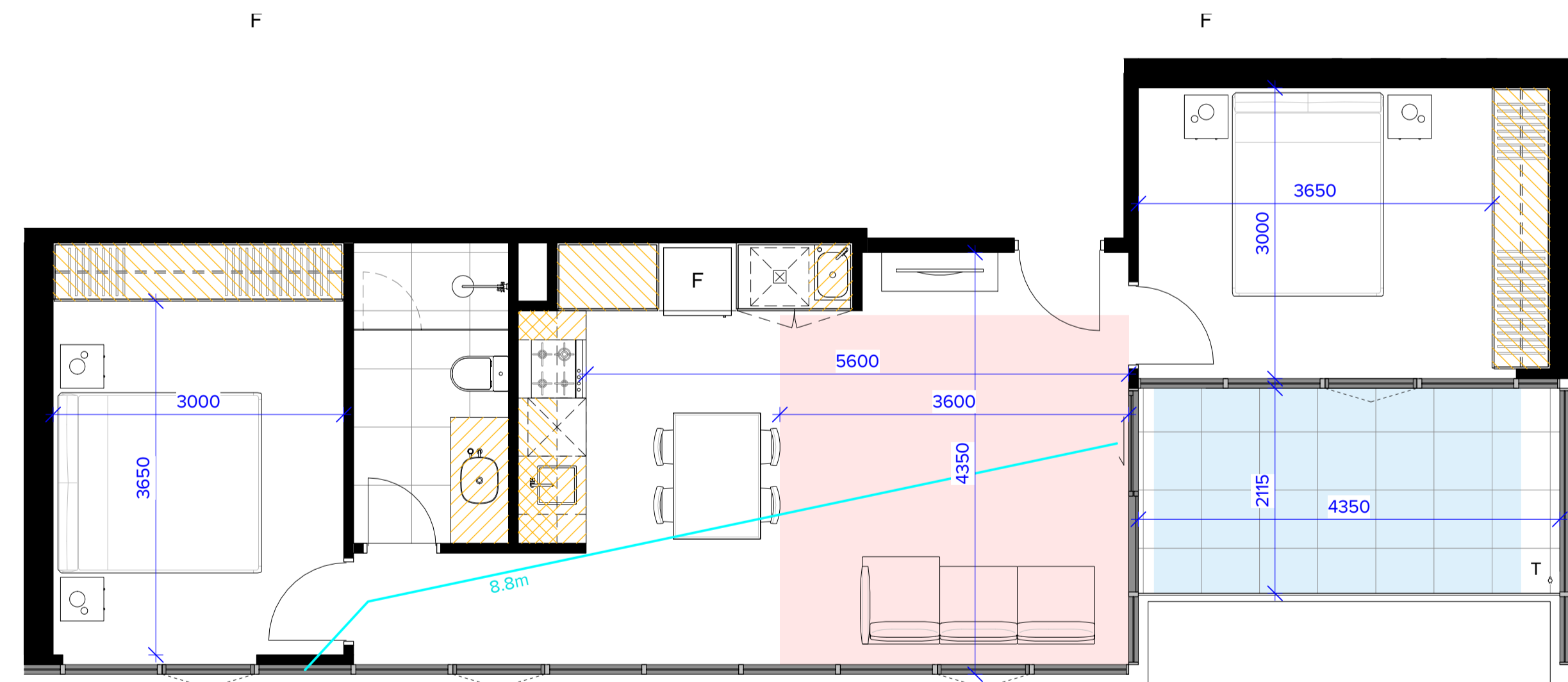
Apt No.	Apt. Type	Area
401	2B2B	76.5 m ²
401	BALCONY	9.3 m ²
		85.8 m ²
BALCONY INTERNAL:		8.8 m ²

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

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TYPE 403

APPLICABLE TO APARTMENT: 403, 503

	YES	NO
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	Area
403	2B1B	68.4 m ²
403	BALCONY	9.0 m ²
		77.4 m ²
BALCONY INTERNAL:		9.5 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

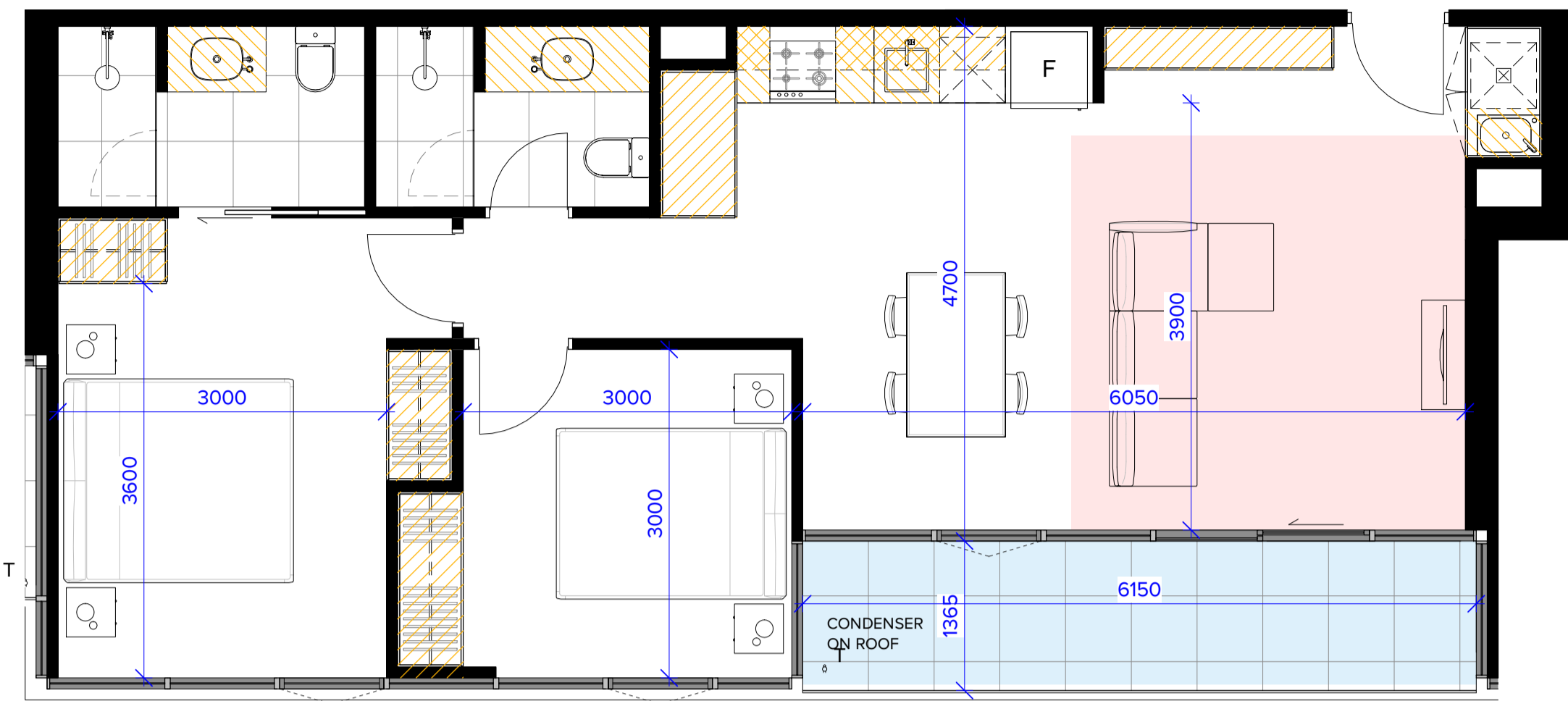
TOTAL: 12.47m³

LEGEND

- 1200 WIDE ACCESSIBLE PATH
- MINIMUM PRIVATE OPEN SPACE
- MINIMUM LIVING AREA
- INTERNAL STORAGE
- 1.2 x 1.2 ACCESSIBLE BATHROOM
- CROSS VENTILATION PATH

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	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION																																
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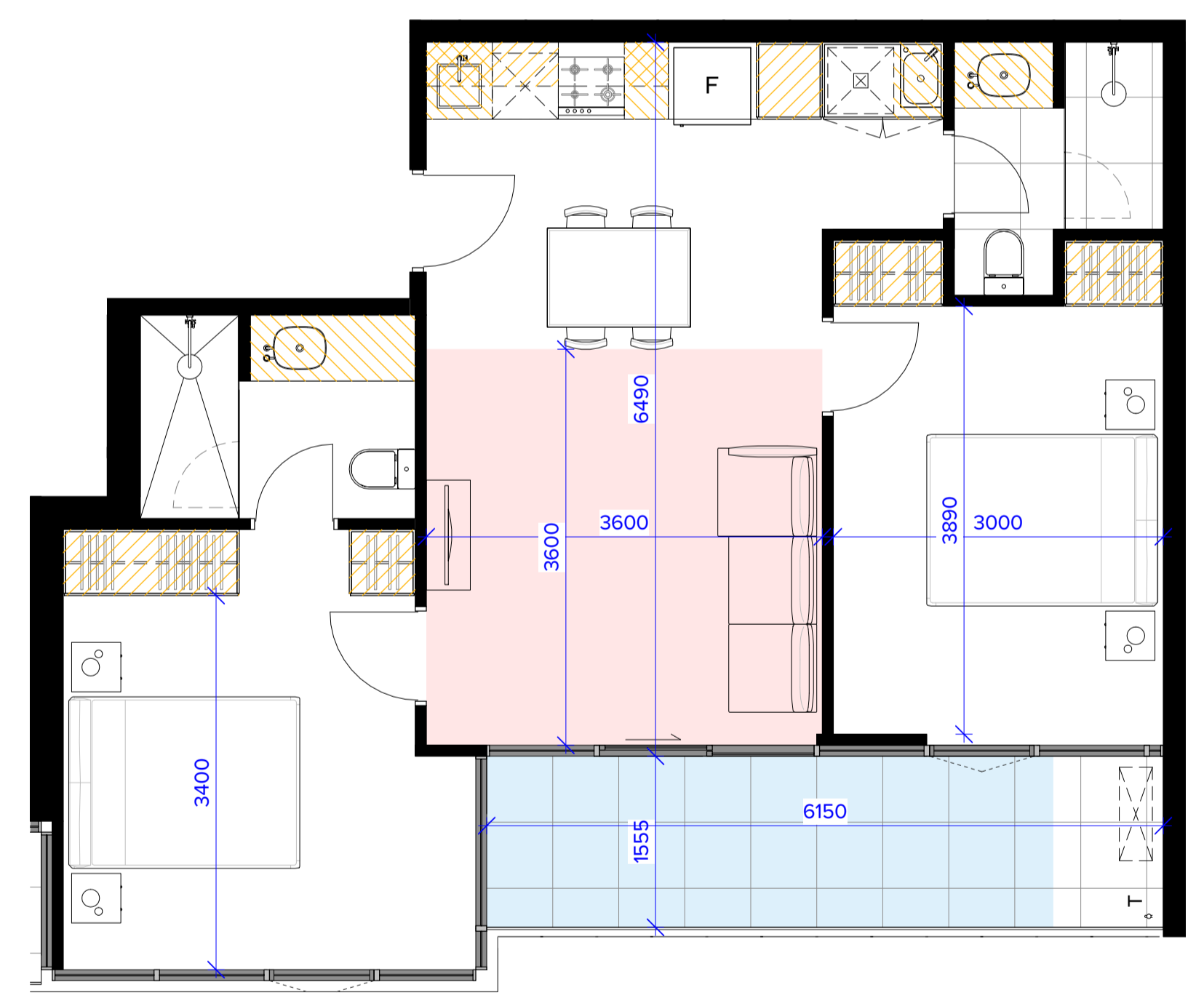


TYPE 404
 APPLICABLE TO APARTMENT: 404, 504

	YES	NO
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	Area
404	2B2B	76.0 m ²
404	BALCONY	8.2 m ²
		84.2 m ²
BALCONY INTERNAL:		8.4 m ²

STORAGE:
 FULL HEIGHT: 4.13 x 2.4 = 11.24m³
 BENCH HEIGHT: 2.63 x 0.75 = 1.97m³
 OVERHEAD: 0.74 x 0.75 = 0.20m³
 FRIDGE HEAD: 0.48 x 0.45 = 0.22m³
 TOTAL: 12.64m³

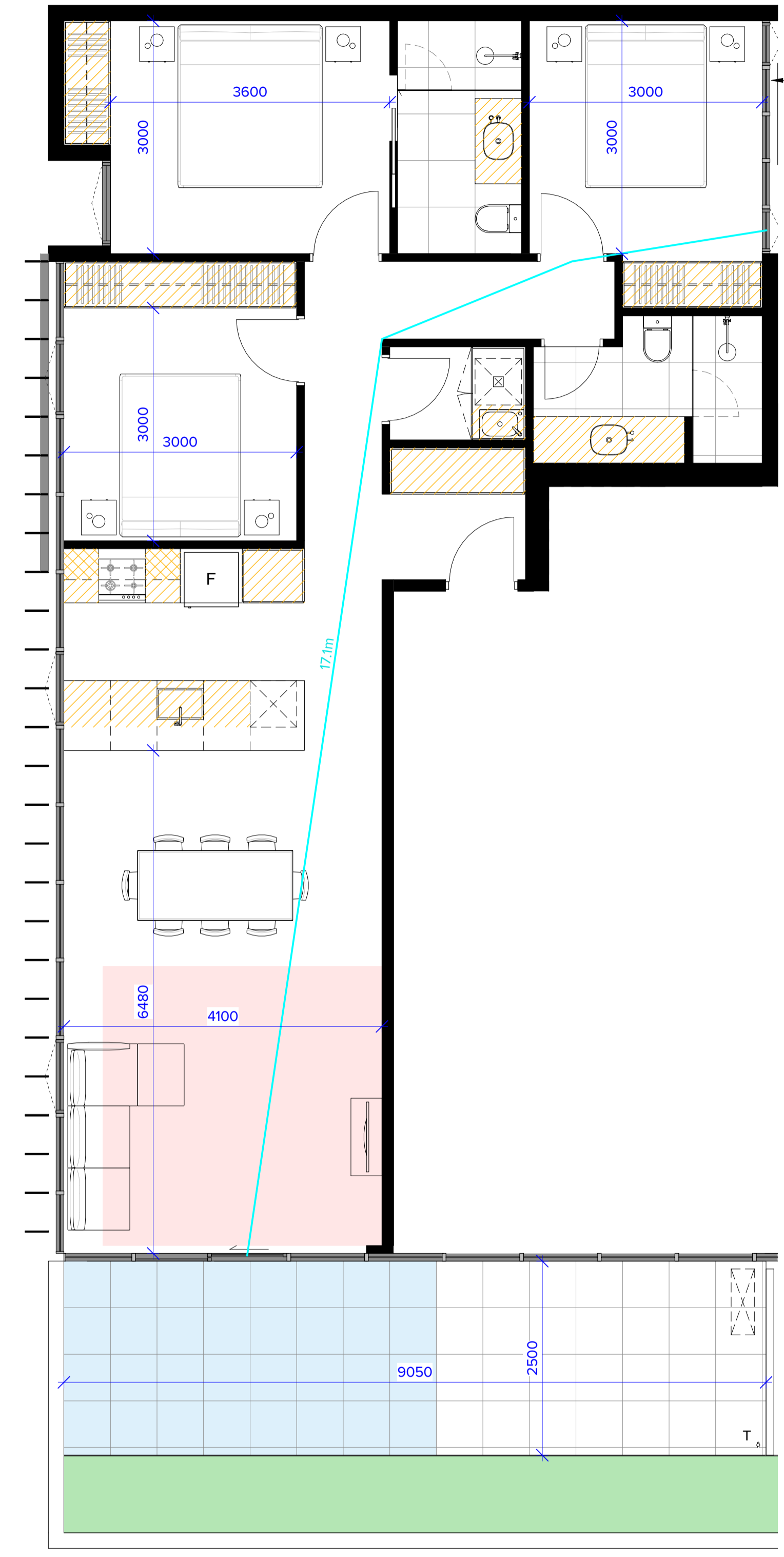


TYPE 405
 APPLICABLE TO APARTMENT: 405, 505

	YES	NO
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	Area
405	2B2B	68.9 m ²
405	BALCONY	9.6 m ²
		78.6 m ²
BALCONY INTERNAL:		9.6 m ²

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

	YES	NO
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	Area
601	3B2B	104.3 m ²
601	BALCONY	22.6 m ²
		126.8 m ²
BALCONY INTERNAL:		22.6 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
 TOTAL: 16.73m³

LEGEND

- 1200 WIDE ACCESSIBLE PATH
- MINIMUM PRIVATE OPEN SPACE
- MINIMUM LIVING AREA
- INTERNAL STORAGE
- 1.2 x 1.2 ACCESSIBLE BATHROOM
- CROSS VENTILATION PATH

BRUCE HENDERSON ARCHITECTS
 MELBOURNE LONDON HANOI
 162 TOORAK ROAD SOUTH YARRA VICTORIA 3141
 T: +61 3 9860 4000
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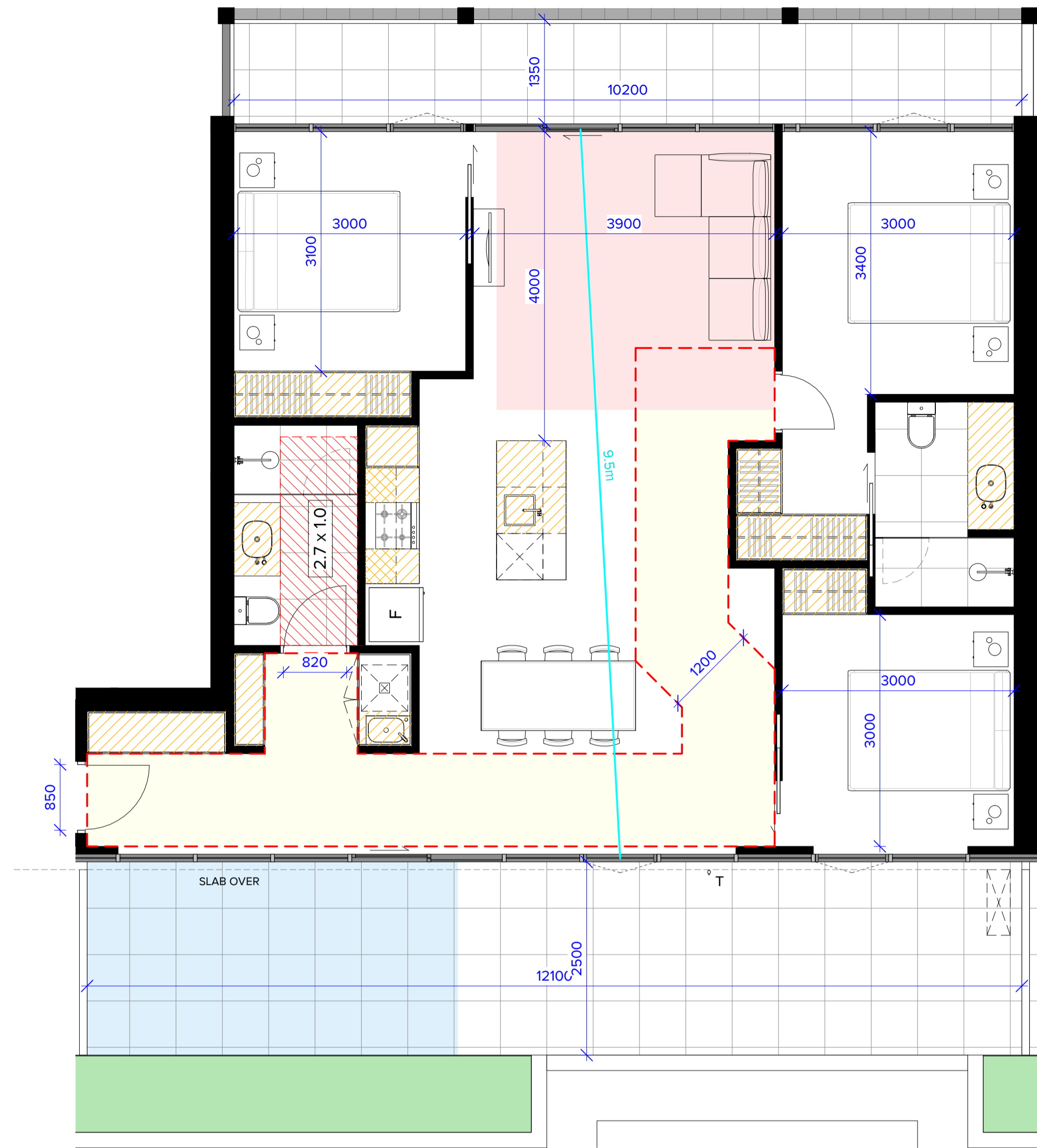
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
B.A.D.S - SHEET 11 - 404, 405, 601

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1 : 50 @ A1	REVISION N°:	B
DRAWN:	BHA		
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TYPE 603
 APPLICABLE TO APARTMENT: 603

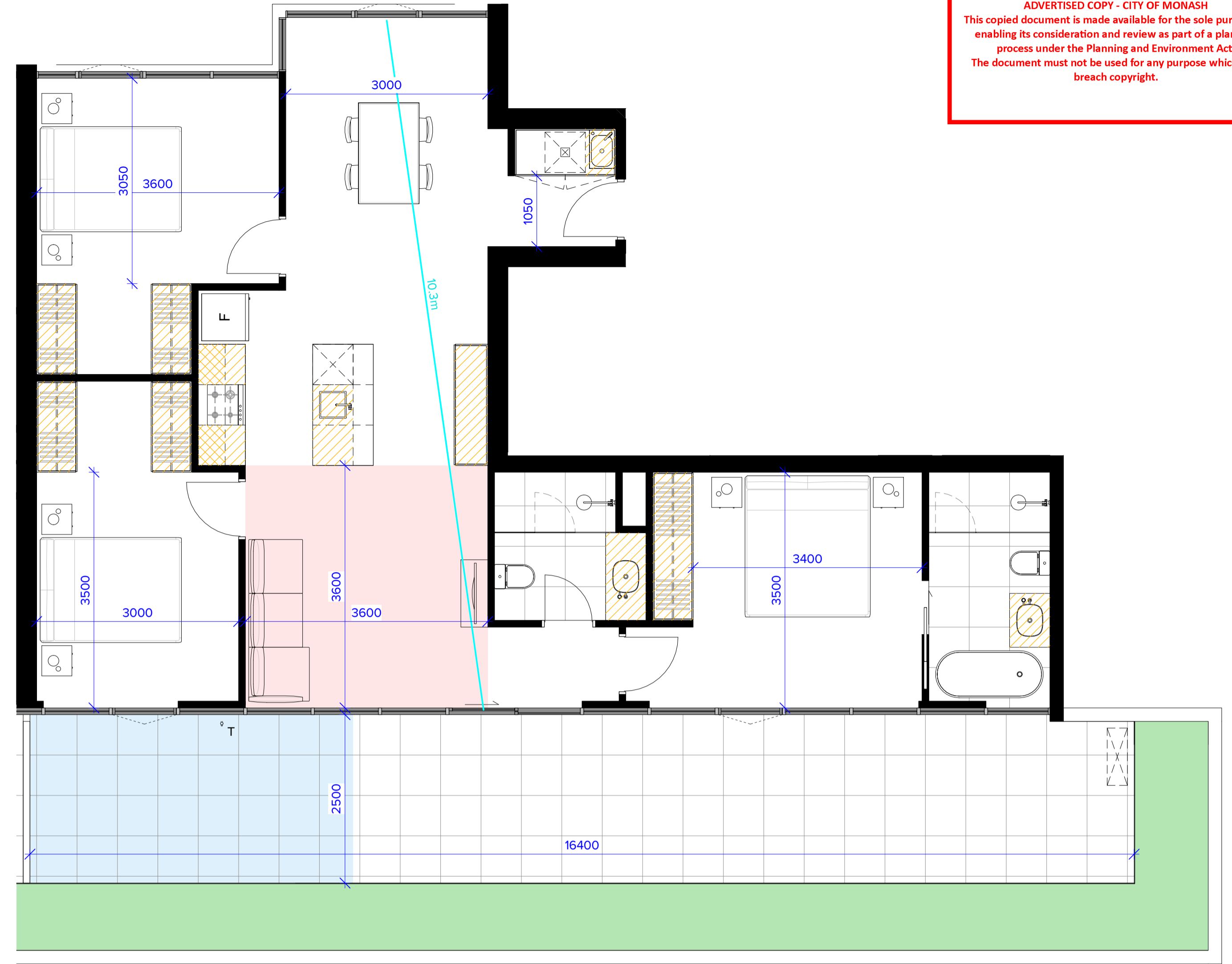
	YES	NO
STANDARD D17 - ACCESSIBILITY	✓	
STANDARD D19 - PRIVATE OPEN SPACE	✓	
STANDARD D20 - STORAGE	✓	
STANDARD D24 - FUNCTIONAL LAYOUT	✓	
STANDARD D25 - ROOM DEPTH	✓	
STANDARD D26 - WINDOWS	✓	
STANDARD D27 - CROSS VENTILATION	✓	

Apt No.	Apt. Type	Area
603	3B2B	105.6 m ²
603	BALCONY	44.4 m ²
	BALCONY INTERNAL:	43.5 m ²

STORAGE:

FULL HEIGHT: 5.43 x 2.4 = 13.02m³
 BENCH HEIGHT: 3.59 x 0.75 = 2.69m³
 OVERHEAD: 0.36 x 0.75 = 0.27m³
 FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 16.20



TYPE 604
 APPLICABLE TO APARTMENT: 604

	YES	NO
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	Area
604	3B2B	106.8 m ²
604	BALCONY	39.5 m ²
	BALCONY INTERNAL:	40.9 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

LEGEND

- 1200 WIDE ACCESSIBLE PATH
- MINIMUM PRIVATE OPEN SPACE
- MINIMUM LIVING AREA
- INTERNAL STORAGE
- ACCESSIBLE BATHROOM
- CROSS VENTILATION PATH

APARTMENTS STORAGE SCHEDULE

UNIT NO.	APARTMENT TYPE	INTERNAL VOLUME (cbm)	EXTERNAL VOLUME (cbm) nom.	TOTAL VOLUME (cbm) nom.	COMPLIANCE
101	1B1B	13.74	3.0	16.74	✓
102	1B1B	9.05	3.0	12.05	✓
103	1B1B	9.05	3.0	12.05	✓
104	2B2B	10.08	6.0	16.08	✓
105	1B1B	8.25	4.0	12.25	✓
106	2B2B	10.56	4.0	14.56	✓
107	2B2B	10.56	4.0	14.56	✓
108	2B2B	10.56	4.0	14.56	✓
109	2B2B	9.33	6.0	15.33	✓
110	2B2B	9.47	6.0	15.47	✓
111	2B2B	12.19	4.0	16.19	✓
112	2B1B	10.61	4.0	14.61	✓
113	2B2B	11.26	4.0	15.26	✓
114	1B1B	6.67	5.0	11.67	✓
115	2B2B	10.56	5.0	15.56	✓
201	1B1B	13.74	3.0	16.74	✓
202	1B1B	9.05	3.0	12.05	✓
203	1B1B	9.05	3.0	12.05	✓
204	2B2B	10.08	6.0	16.08	✓
205	1B1B	8.25	4.0	12.25	✓
206	2B2B	10.56	4.0	14.56	✓
207	2B2B	10.56	4.0	14.56	✓
208	2B2B	10.56	4.0	14.56	✓
209	2B2B	9.33	6.0	15.33	✓
210	2B2B	9.47	6.0	15.47	✓
211	2B2B	12.19	4.0	16.19	✓
212	2B1B	10.61	4.0	14.61	✓
213	2B2B	11.26	4.0	15.26	✓
214	1B1B	6.67	5.0	11.67	✓
215	2B2B	10.56	5.0	15.56	✓
301	2B2B	10.65	6.0	16.65	✓
302	2B2B	13.67	4.0	17.67	✓
303	2B2B	11.76	4.0	15.76	✓
304	2B2B	12.64	4.0	16.64	✓
305	2B1B	11.11	4.0	15.11	✓
306	2B2B	9.47	6.0	15.47	✓
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	✓
311	2B2B	10.56	4.0	14.56	✓
401	2B2B	10.65	6.0	16.65	✓
402	2B2B	13.67	4.0	17.67	✓
403	2B1B	12.47	4.0	16.47	✓
404	2B2B	12.64	3.0	15.64	✓
405	2B1B	9.45	5.0	14.45	✓
406	2B2B	9.47	6.0	15.47	✓
407	2B2B	12.19	5.0	17.19	✓
408	2B1B	10.61	4.0	14.61	✓
409	2B2B	10.56	5.0	15.56	✓
410	1B1B	6.67	4.0	10.67	✓
411	2B2B	10.56	4.0	14.56	✓
501	2B2B	10.65	6.0	16.65	✓
502	2B2B	13.67	4.0	17.67	✓
503	2B1B	12.47	4.0	16.47	✓
504	2B2B	12.64	3.0	15.64	✓
505	2B1B	9.45	5.0	14.45	✓
506	2B2B	9.47	6.0	15.47	✓
507	2B2B	12.19	5.0	17.19	✓
508	2B1B	10.61	4.0	14.61	✓
509	2B2B	10.56	5.0	15.56	✓
510	1B1B	6.67	4.0	10.67	✓
511	2B2B	10.56	4.0	14.56	✓
601	3B2B	16.73	6.0	22.73	✓
602	2B2B	10.56	5.0	15.56	✓
603	3B2B	16.20	6.0	22.20	✓
604	3B2B	16.03	6.0	22.03	✓
605	2B2B	9.47	6.0	15.47	✓
606	2B2B	12.19	6.0	18.19	✓
607	2B1B	10.61	5.0	15.61	✓
EXTERNAL STORAGE	3 - 4 cbm	4 - 5 cbm	5 - 6 cbm	> 6 cbm	TOTAL
COUNT	8	31	14	17	70

BADS COMPLIANCE SCHEDULE

UNIT NO.	UNIT TYPE	D17 ACCESSIBILITY	D19 PRIVATE OPEN SPACE	D20 STORAGE	D24 FUNCTIONAL LAYOUT	D25 ROOM DEPTH	D26 WINDOWS	D27 CROSS VENTILATION
101	1B1B	✓	✓	✓	✓	✓	✓	✓
102	1B1B	✓	✓	✓	✓	✓	✓	✗
103	1B1B	✓	✓	✓	✓	✓	✓	✗
104	2B2B	✓	✓	✓	✓	✓	✓	✓
105	1B1B	✓	✓	✓	✓	✓	✓	✗
106	2B2B	✓	✓	✓	✓	✓	✓	✗
107	2B2B	✓	✓	✓	✓	✓	✓	✗
108	2B2B	✓	✓	✓	✓	✓	✓	✗
109	2B2B	✗	✓	✓	✓	✓	✓	✓
110	2B2B	✗	✓	✓	✓	✓	✓	✓
111	2B2B	✗	✓	✓	✓	✓	✓	✓
112	2B1B	✓	✓	✓	✓	✓	✓	✗
113	2B2B	✓	✓	✓	✓	✓	✓	✗
114	1B1B	✓	✓	✓	✓	✓	✓	✗
115	2B2B	✓	✓	✓	✓	✓	✓	✗
TOTAL	15	12	15	15	15	15	15	5
201	1B1B	✓	✓	✓	✓	✓	✓	✓
202	1B1B	✓	✓	✓	✓	✓	✓	✗
203	1B1B	✓	✓	✓	✓	✓	✓	✗
204	2B2B	✓	✓	✓	✓	✓	✓	✓
205	1B1B	✓	✓	✓	✓	✓	✓	✗
206	2B2B	✓	✓	✓	✓	✓	✓	✗
207	2B2B	✓	✓	✓	✓	✓	✓	✗
208	2B2B	✓	✓	✓	✓	✓	✓	✗
209	2B2B	✗	✓	✓	✓	✓	✓	✓
210	2B2B	✗	✓	✓	✓	✓	✓	✓
211	2B2B	✗	✓	✓	✓	✓	✓	✓
212	2B1B	✓	✓	✓	✓	✓	✓	✗
213	2B2B	✓	✓	✓	✓	✓	✓	✗
214	1B1B	✓	✓	✓	✓	✓	✓	✗
215	2B2B	✓	✓	✓	✓	✓	✓	✗
TOTAL	15	12	15	15	15	15	15	5
301	2B2B	✗	✓	✓	✓	✓	✓	✓
302	2B2B	✗	✓	✓	✓	✓	✓	✓
303	2B2B	✗	✓	✓	✓	✓	✓	✗
304	2B2B	✗	✓	✓	✓	✓	✓	✗
305	2B2B	✗	✓	✓	✓	✓	✓	✗
306	2B2B	✗	✓	✓	✓	✓	✓	✓
307	2B2B	✗	✓	✓	✓	✓	✓	✓
308	2B1B	✗	✓	✓	✓	✓	✓	✗
309	2B2B	✗	✓	✓	✓	✓	✓	✗
310	1B1B	✓	✓	✓	✓	✓	✓	✗
311	2B2B	✓	✓	✓	✓	✓	✓	✗
TOTAL	11	5	11	11	11	11	11	4
401	2B2B	✗	✓	✓	✓	✓	✓	✓
402	2B2B	✗	✓	✓	✓	✓	✓	✓
403	2B1B	✗	✓	✓	✓	✓	✓	✓
404	2B2B	✗	✓	✓	✓	✓	✓	✗
405	2B2B	✗	✓	✓	✓	✓	✓	✗
406	2B2B	✗	✓	✓	✓	✓	✓	✓
407	2B2B	✗	✓	✓	✓	✓	✓	✓
408	2B1B	✗	✓	✓	✓	✓	✓	✗
409	2B2B	✗	✓	✓	✓	✓	✓	✗
410	1B1B	✓	✓	✓	✓	✓	✓	✗
411	2B2B	✓	✓	✓	✓	✓	✓	✗
TOTAL	11	5	11	11	11	11	11	5
501	2B2B	✗	✓	✓	✓	✓	✓	✓
502	2B2B	✓	✓	✓	✓	✓	✓	✓
503	2B1B	✗	✓	✓	✓	✓	✓	✓
504	2B2B	✗	✓	✓	✓	✓	✓	✗
505	2B2B	✗	✓	✓	✓	✓	✓	✗
506	2B2B	✗	✓	✓	✓	✓	✓	✓
507	2B2B	✗	✓	✓	✓	✓	✓	✓
508	2B1B	✗	✓	✓	✓	✓	✓	✗
509	2B2B	✗	✓	✓	✓	✓	✓	✗
510	1B1B	✓	✓	✓	✓	✓	✓	✗
511	2B2B	✓	✓	✓	✓	✓	✓	✗
TOTAL	11	5	11	11	11	11	11	5
601	3B2B	✗	✓	✓	✓	✓	✓	✓
602	2B2B	✓	✓	✓	✓	✓	✓	✗
603	3B2B	✓	✓	✓	✓	✓	✓	✓
604	3B2B	✗	✓	✓	✓	✓	✓	✓
605	2B2B	✗	✓	✓	✓	✓	✓	✓
606	2B2B	✓	✓	✓	✓	✓	✓	✓
607	2B1B	✓	✓	✓	✓	✓	✓	✗
TOTAL	7	3	7	7	7	7	7	5
GRAND TOTAL	70	42	70	70	70	70	70	29
PERCENTAGE	1	60.0%	100.0%	100.0%	100.0%	100.0%	100.0%	41.4%

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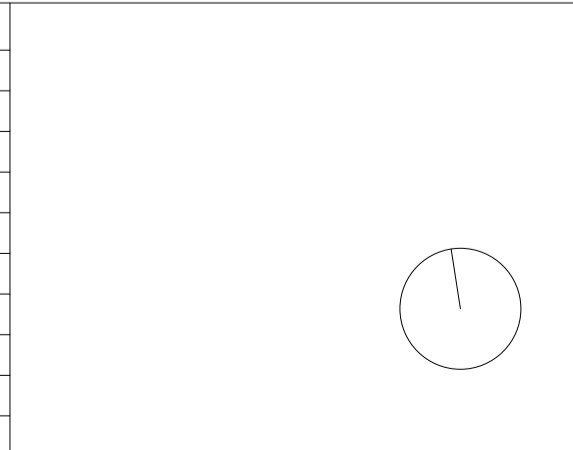
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 162 TOORAK ROAD SOUTH YARRA VICTORIA 3141
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

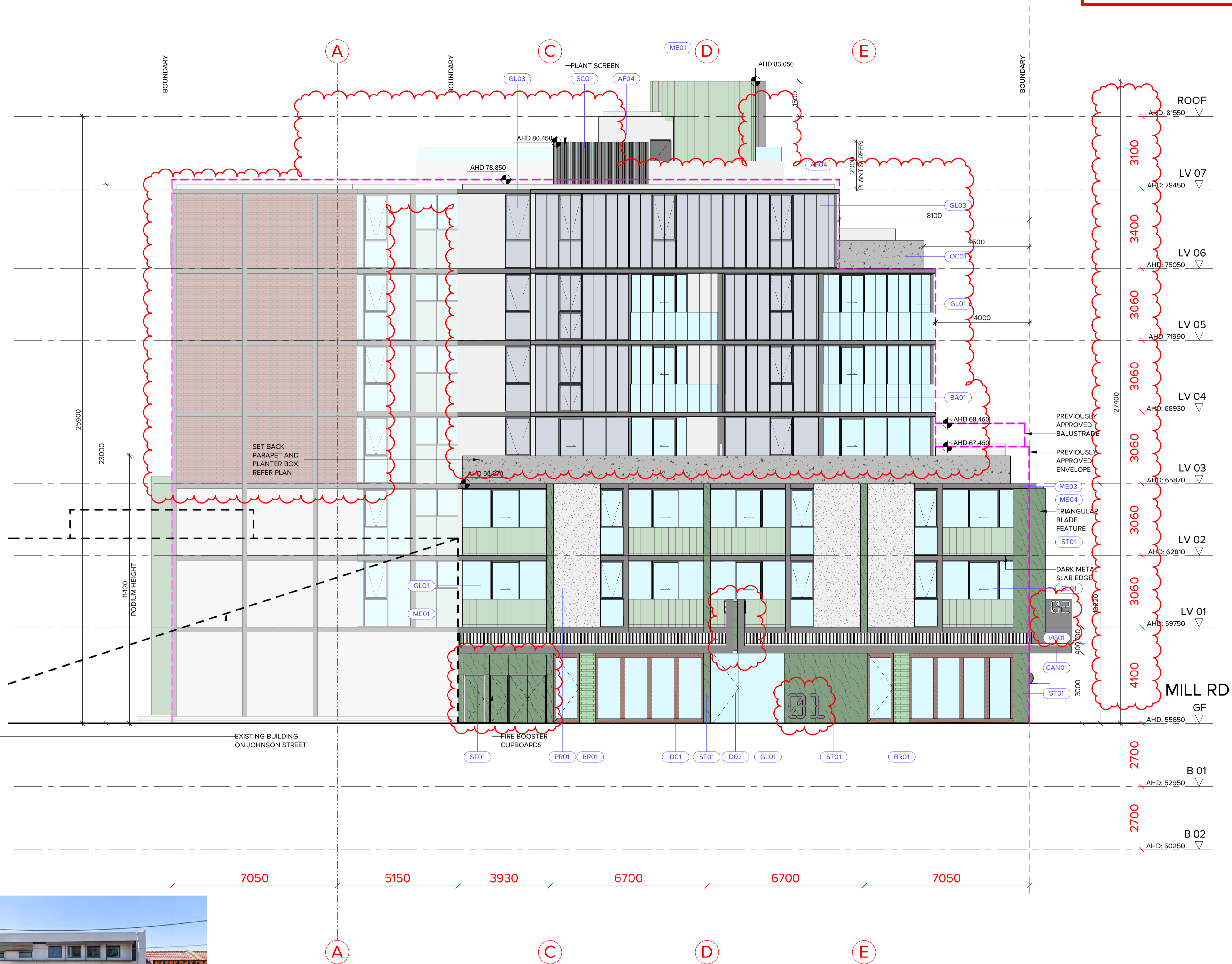


PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
STORAGE & BADS SCHEDULES

DATE:	23/11/2022	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-233

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- 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.



BRUCE HENDERSON ARCHITECTS

MELBOURNE LONDON HANOI

162 TOORAK ROAD SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000
 ARBV REG. NO. 50072
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
WEST ELEVATION - JOHNSON STREET

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-301

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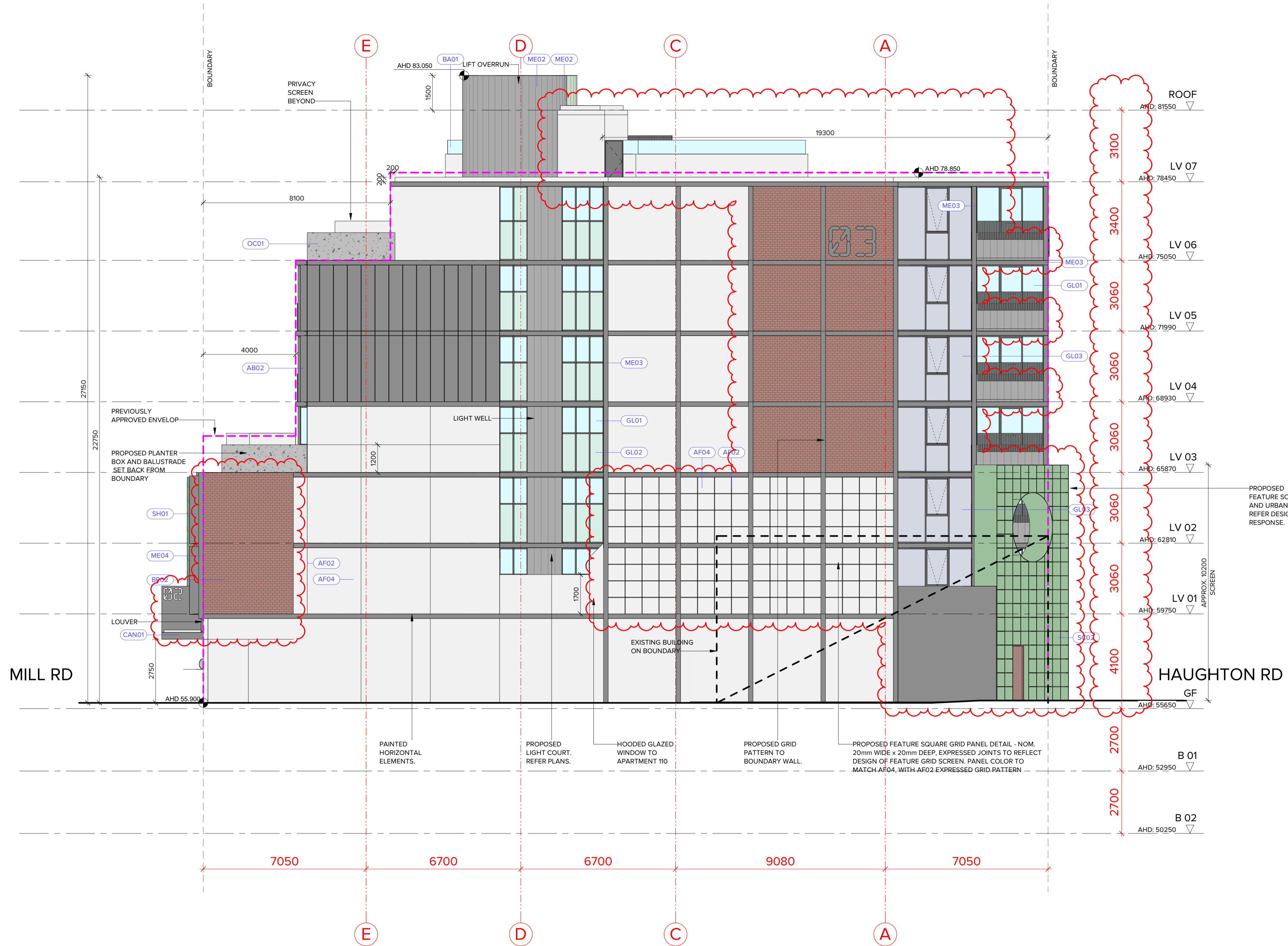
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-302

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- AF01 APPLIED FINISH/PAIN - COLORBOND 'WOODLAND GREY'.
- AF02 APPLIED FINISH/PAIN - COLORBOND 'MONUMENT'.
- AF03 APPLIED FINISH/PAIN - 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.
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- 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.



MELBOURNE
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162 TOORAK ROAD
 SOUTH YARRA VICTORIA 3141

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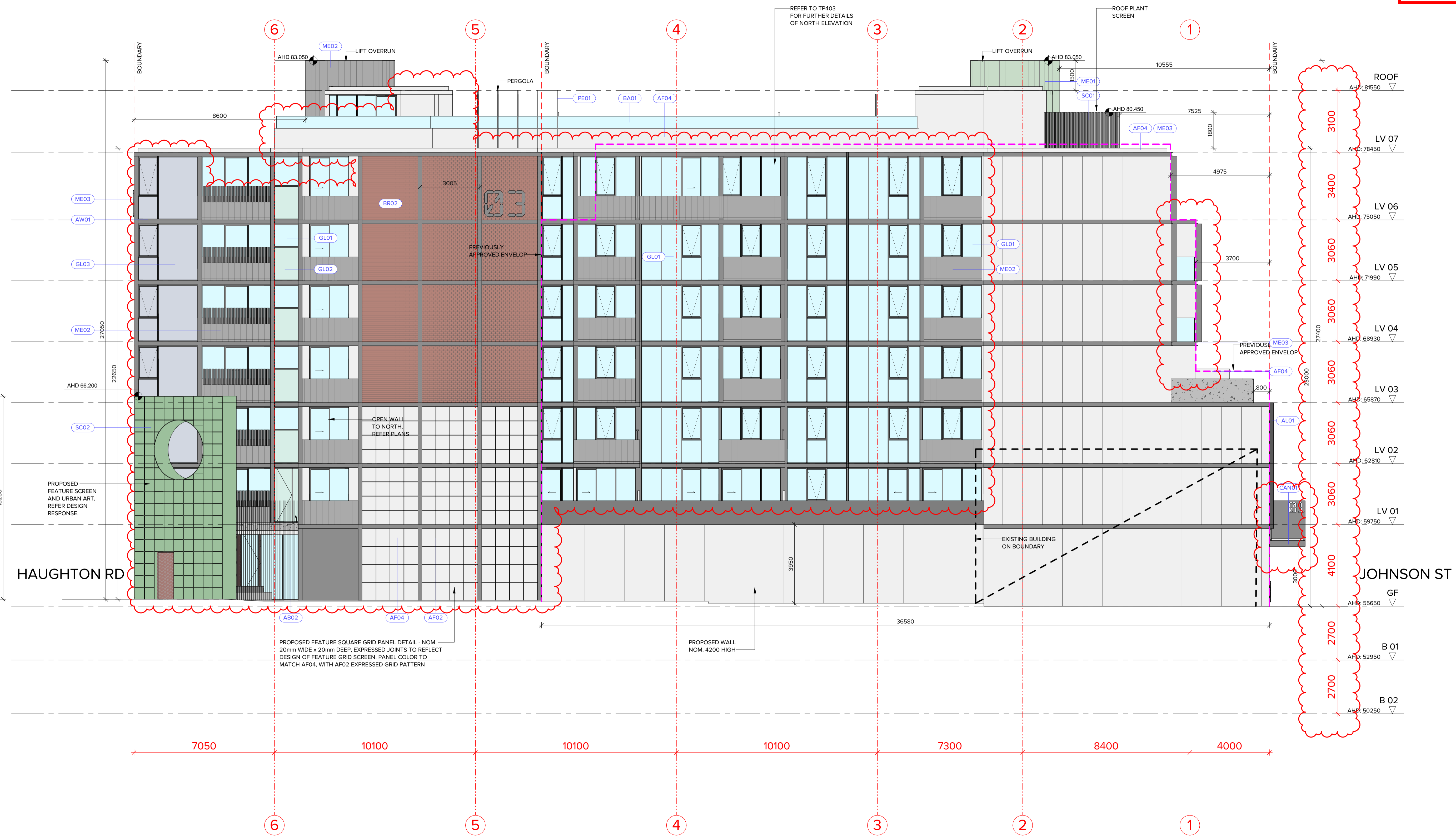
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
 EAST ELEVATION

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-303

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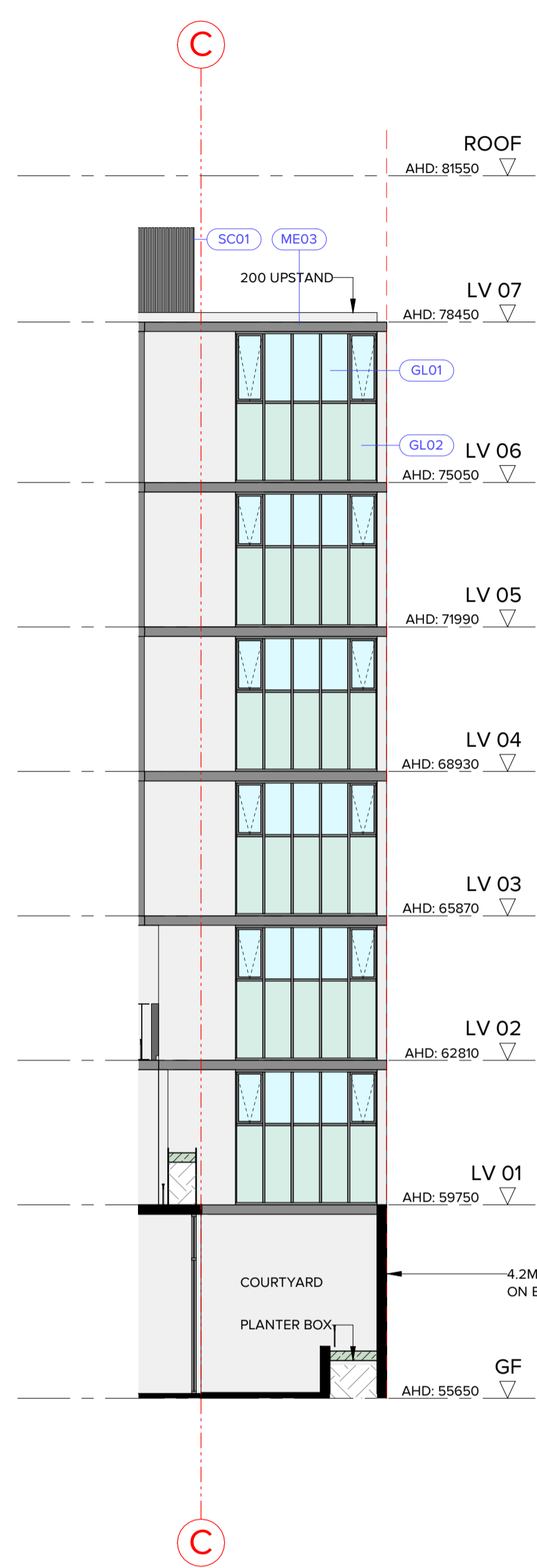
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B	21.11.22	APPLICATION AMENDMENT			

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

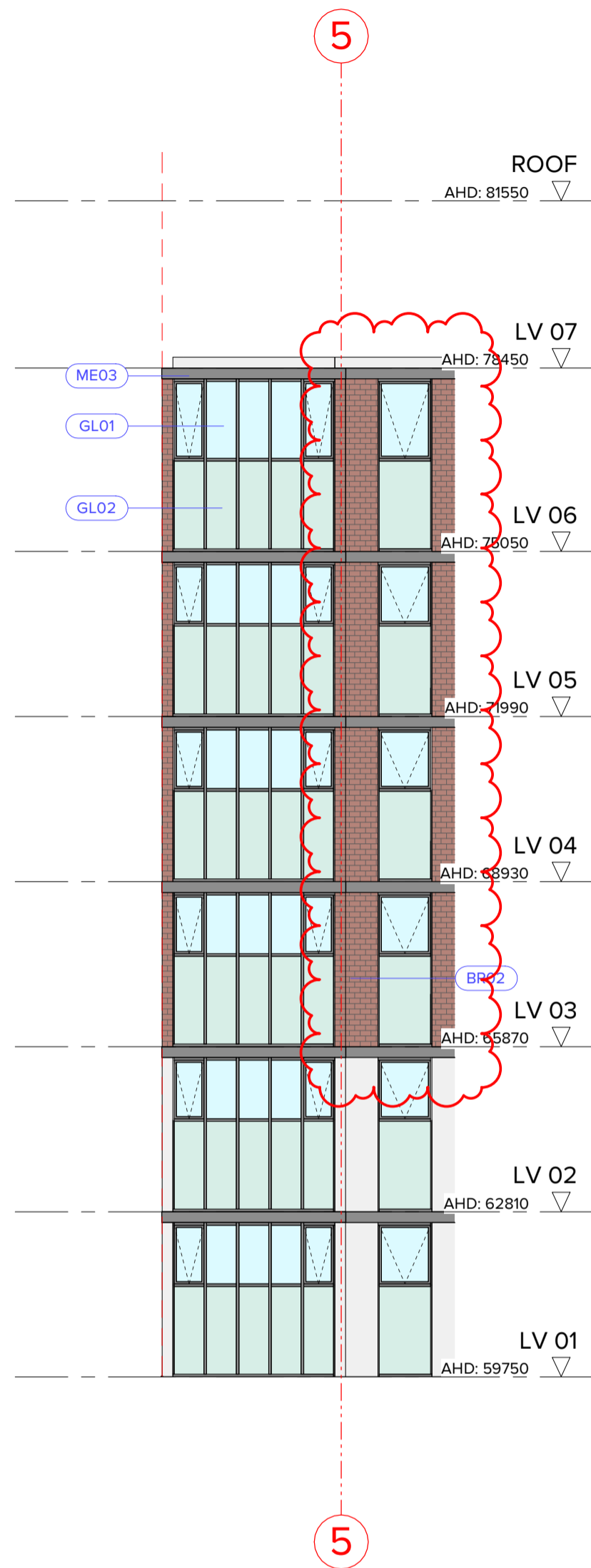
DRAWING TITLE:
NORTH ELEVATION

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-304

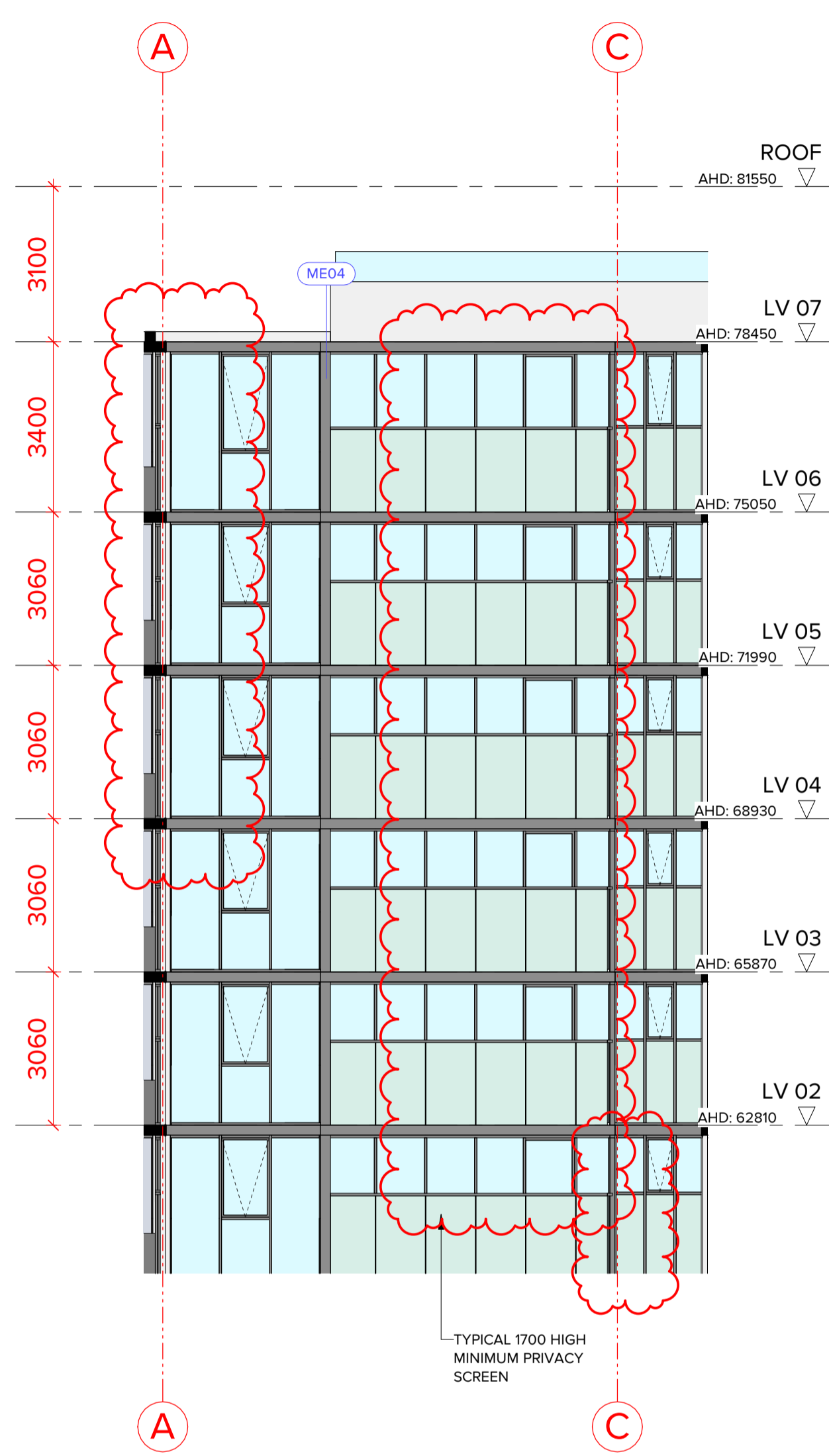
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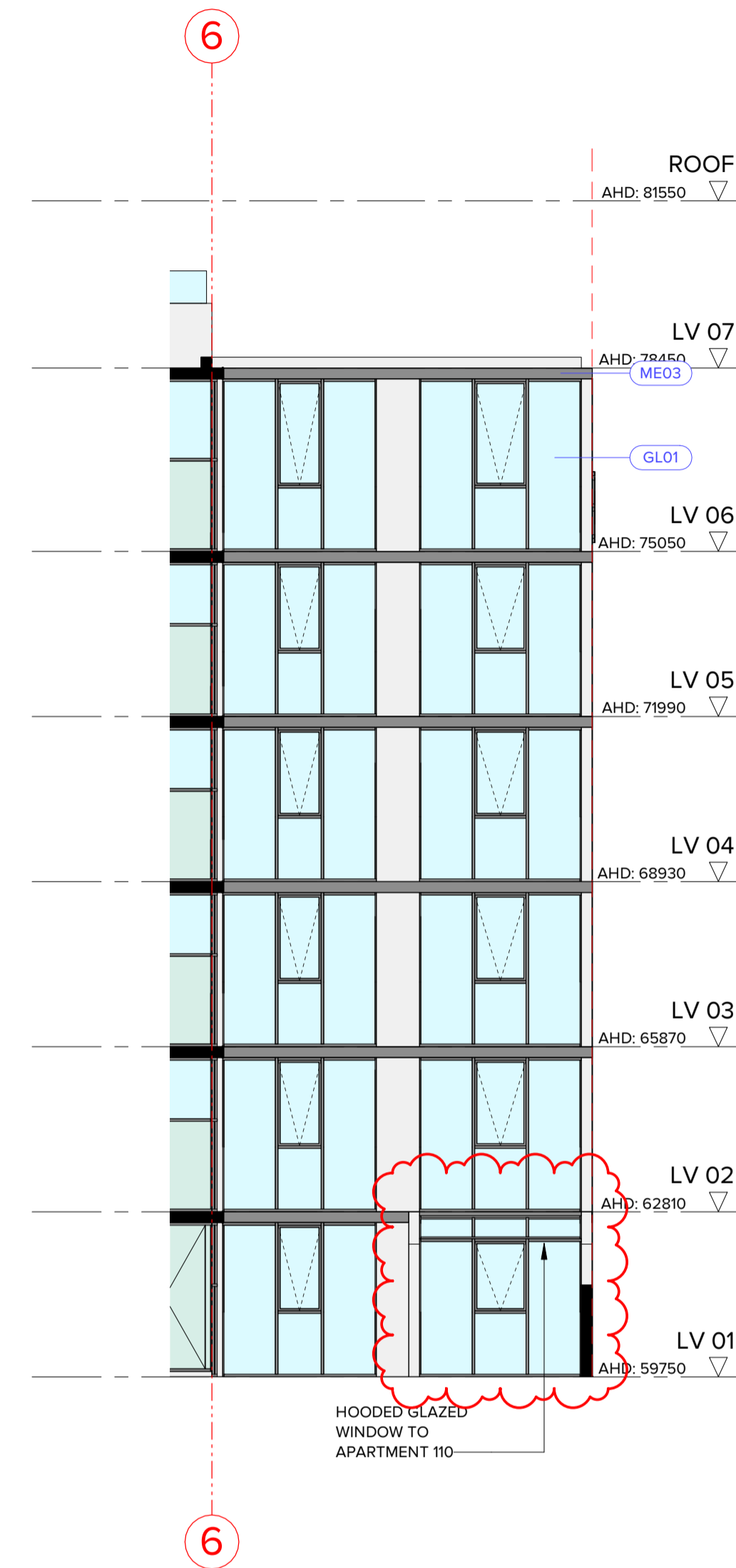
1 REAR COURTYARD 1
 TP-206/ 1:100



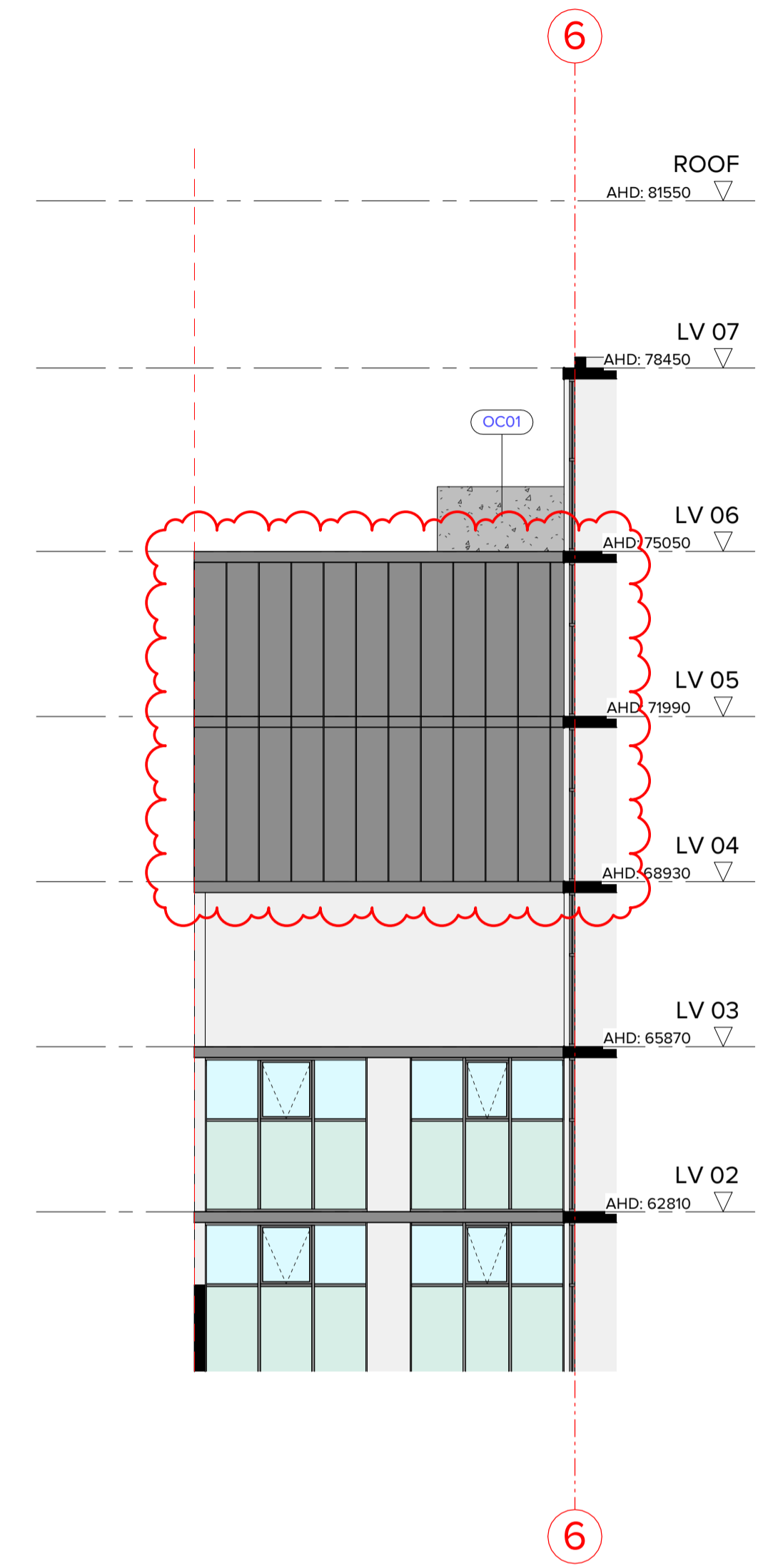
2 REAR COURTYARD 2
 TP-206/ 1:100



5 REAR COURTYARD 3
 TP-206/ 1:100



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



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



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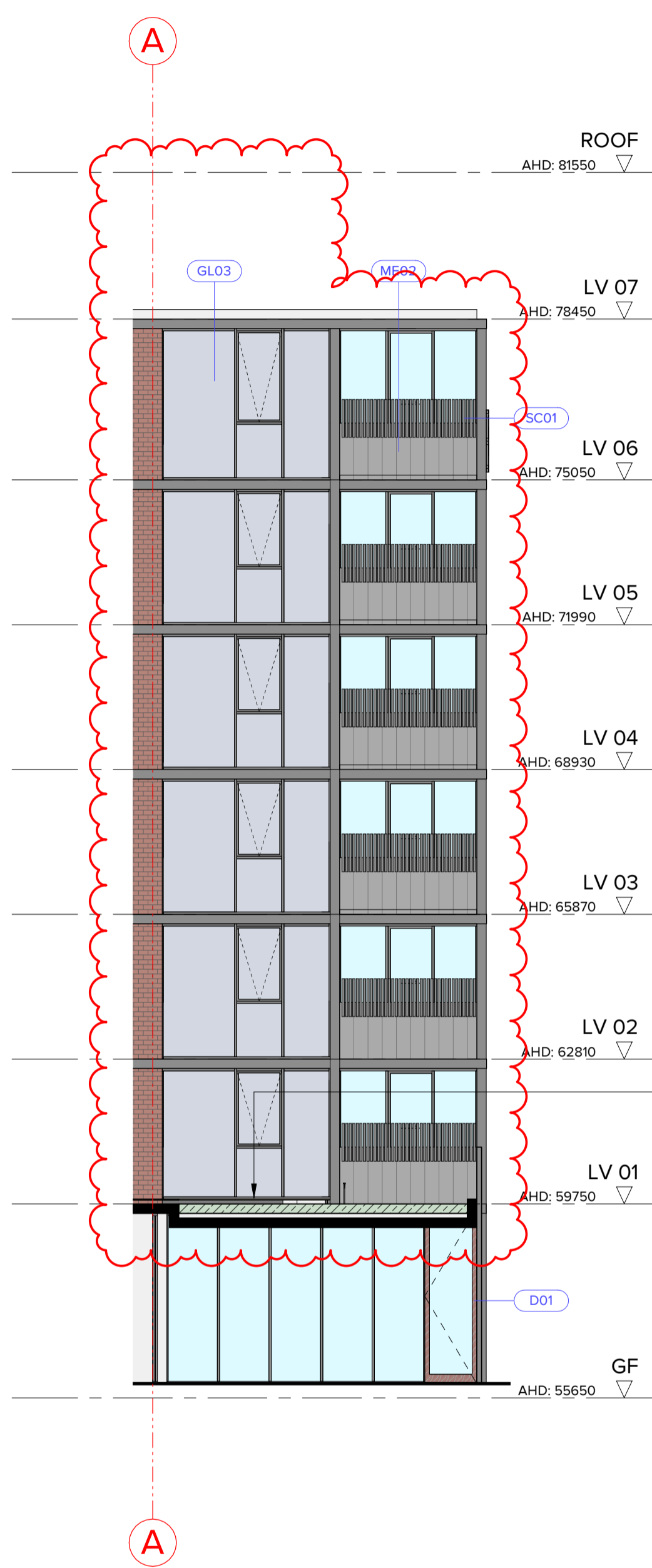
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B	21.11.22	APPLICATION AMENDMENT			

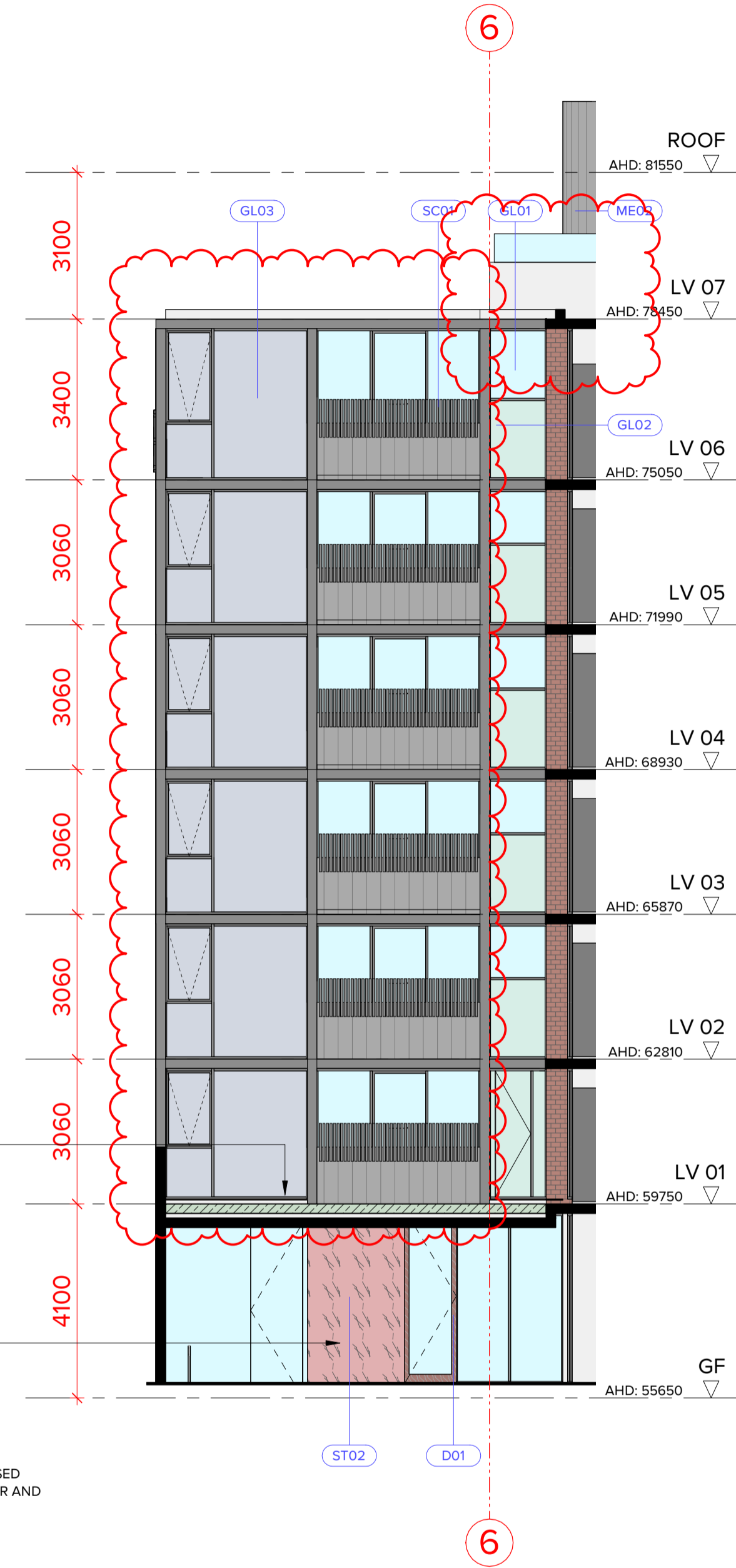
PROJECT:
 PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH
 DRAWING TITLE:
 PARTIAL ELEVATIONS - SHEET 01

DATE: 21/11/2022 JOB N°: 40007
 SCALE: 1:100 @ A1 REVISION N°: B
 DRAWN: BHA
 DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-305

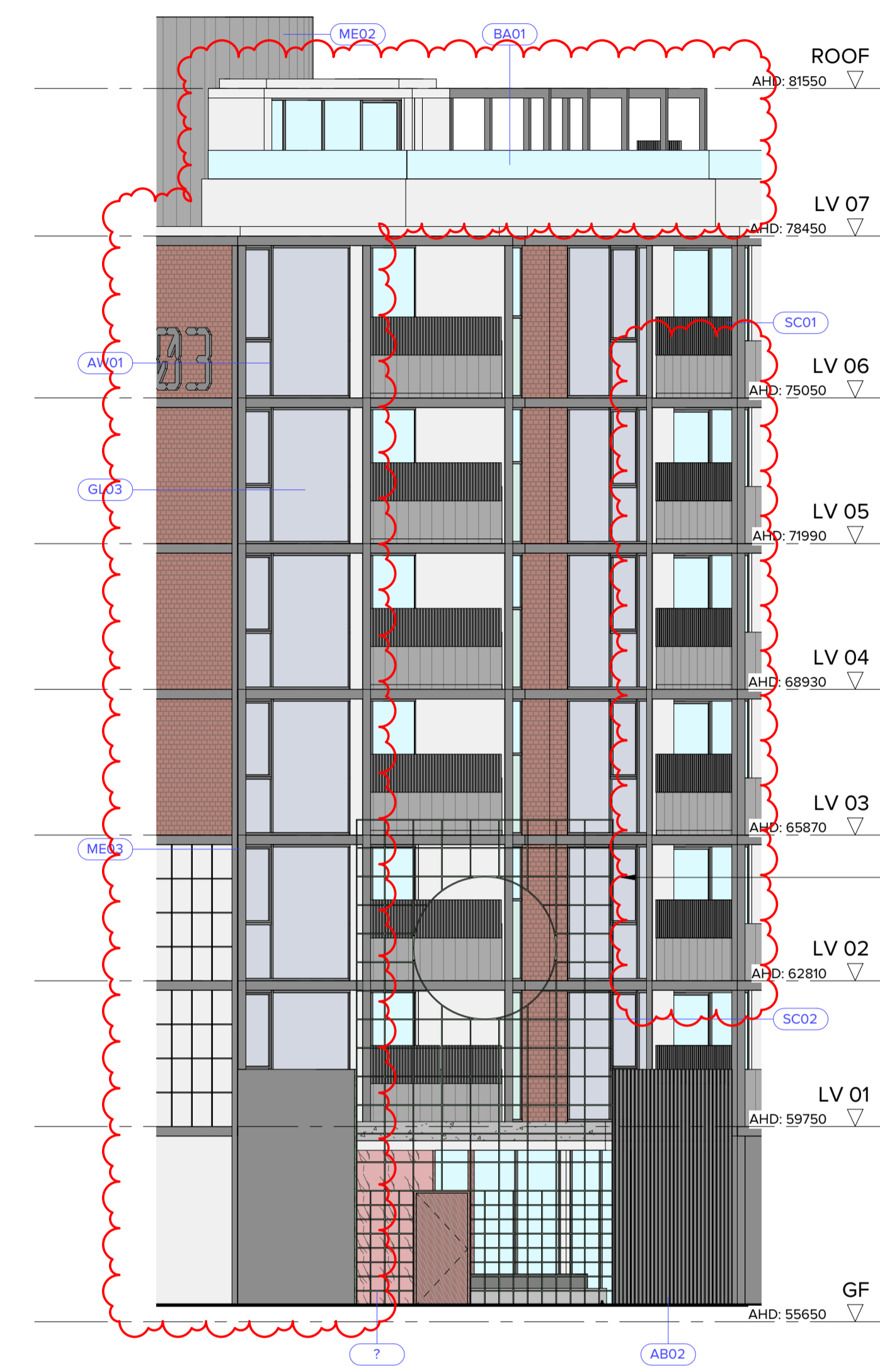
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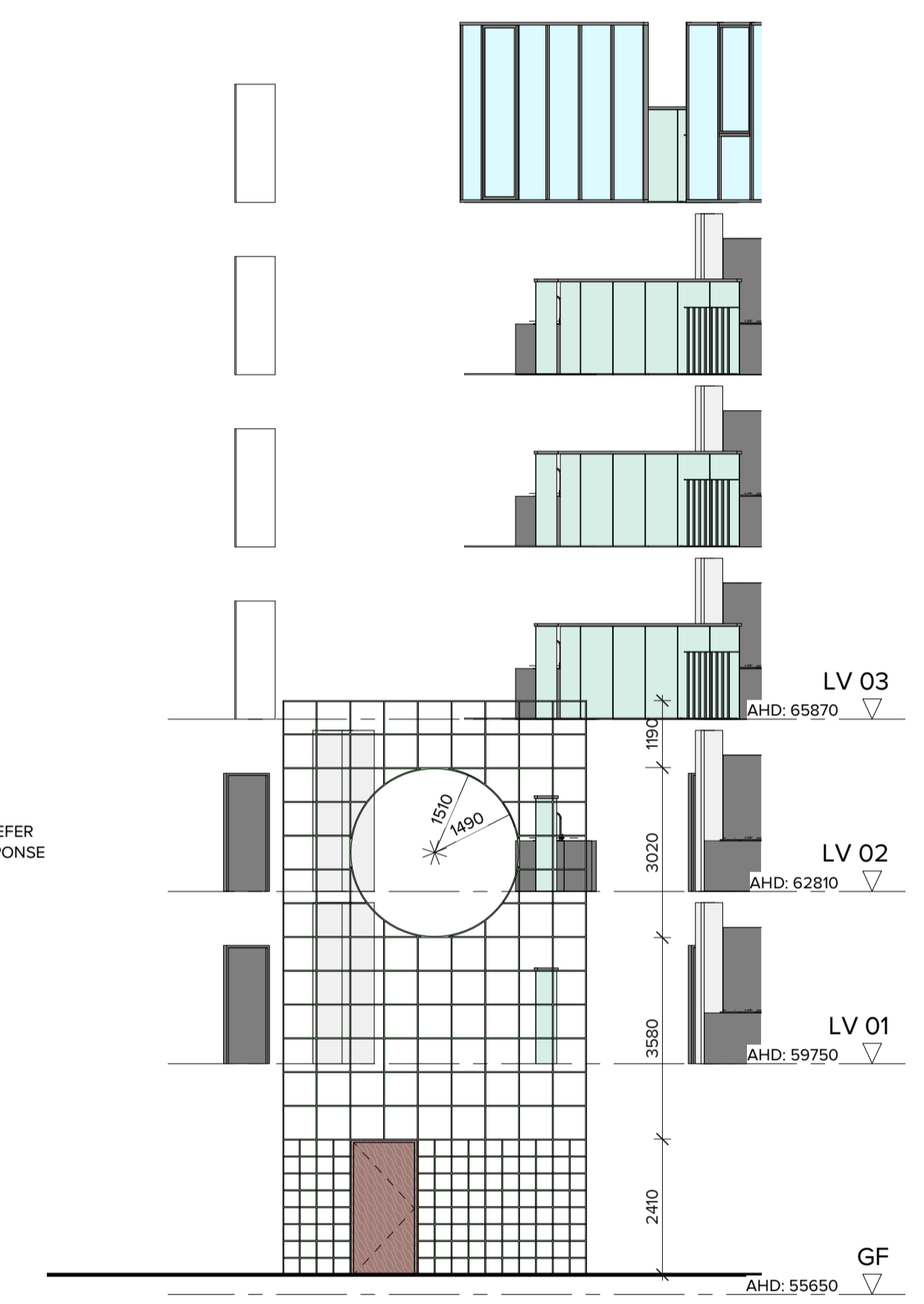
3 HAUGHTON RD ENTRANCE 1
 TP-205 1:100



4 HAUGHTON RD ENTRANCE 2
 TP-205 1:100



1 HAUGHTON RD ENTRANCE 3
 TP-205 1:100



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 LONDON
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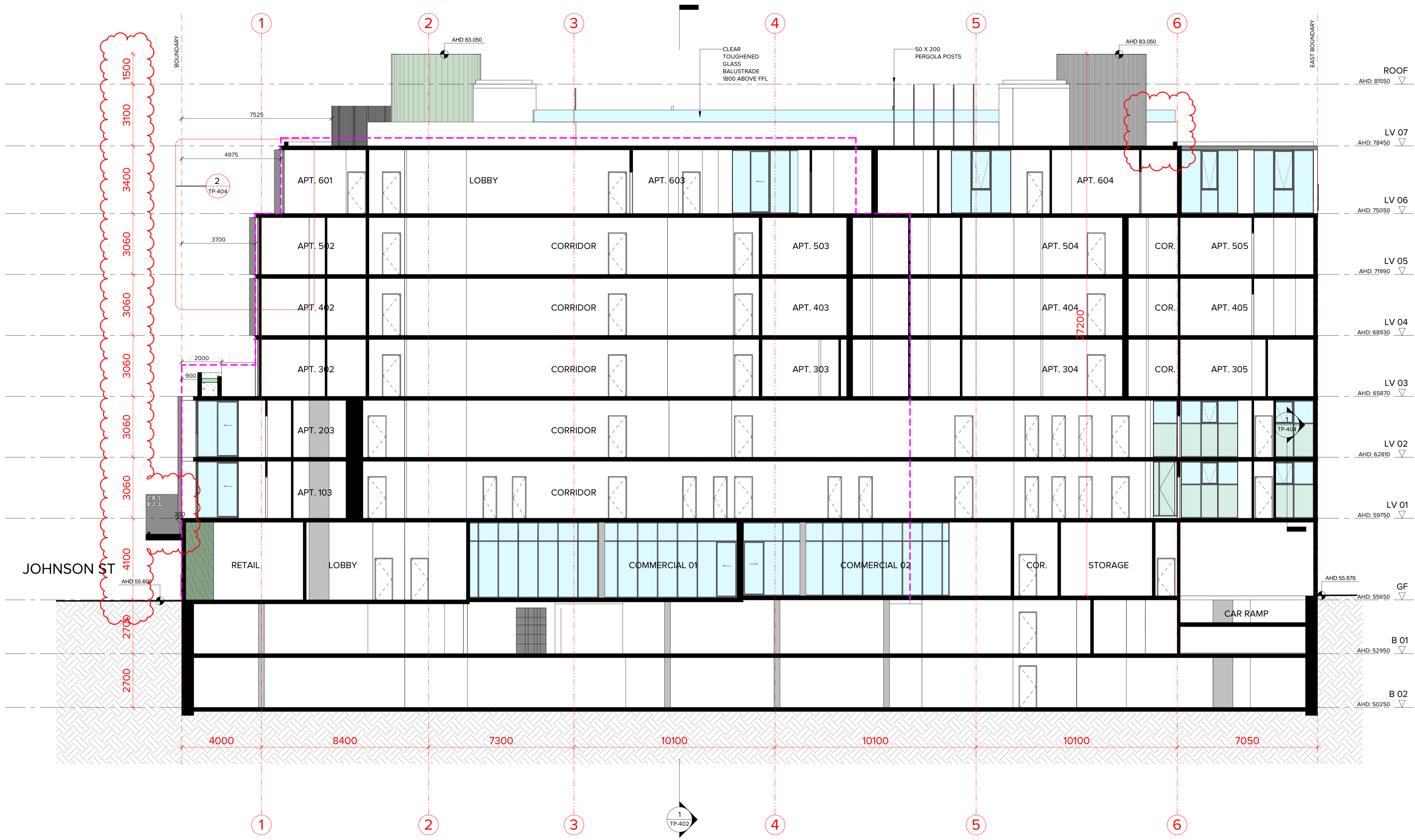
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B	21.11.22	APPLICATION AMENDMENT			

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

DATE: 21/11/2022 JOB N°: 40007
 SCALE: 1:100 @ A1 REVISION N°: B
 DRAWN: BHA
 DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-306

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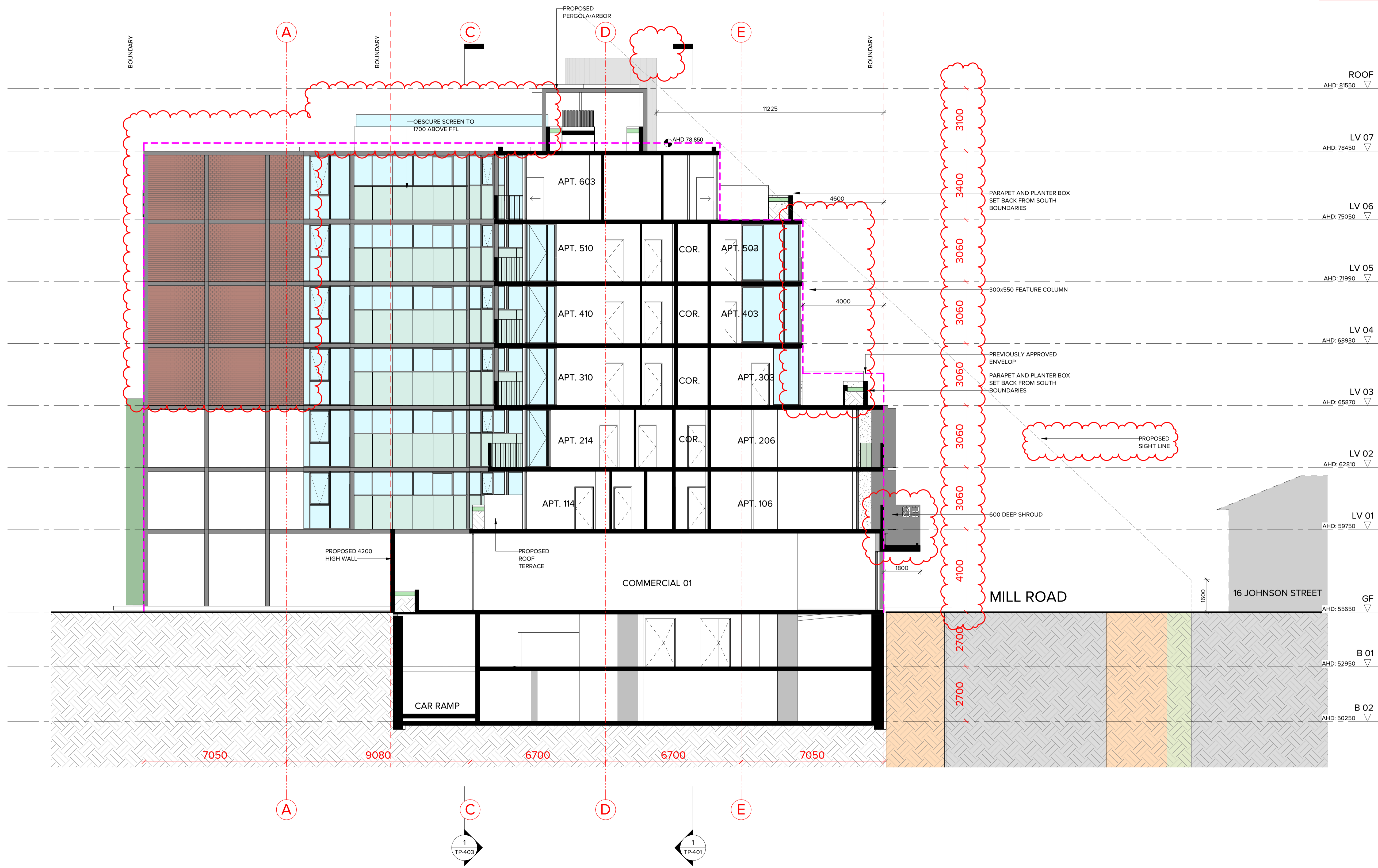
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PROJECT:
 PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH
 DRAWING TITLE:
 PROPOSED SECTION 01

DATE: 21/11/2022 JOB N°: 40007
 SCALE: 1:100 @ A1 REVISION N°: B
 DRAWN: BHA
 DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-401

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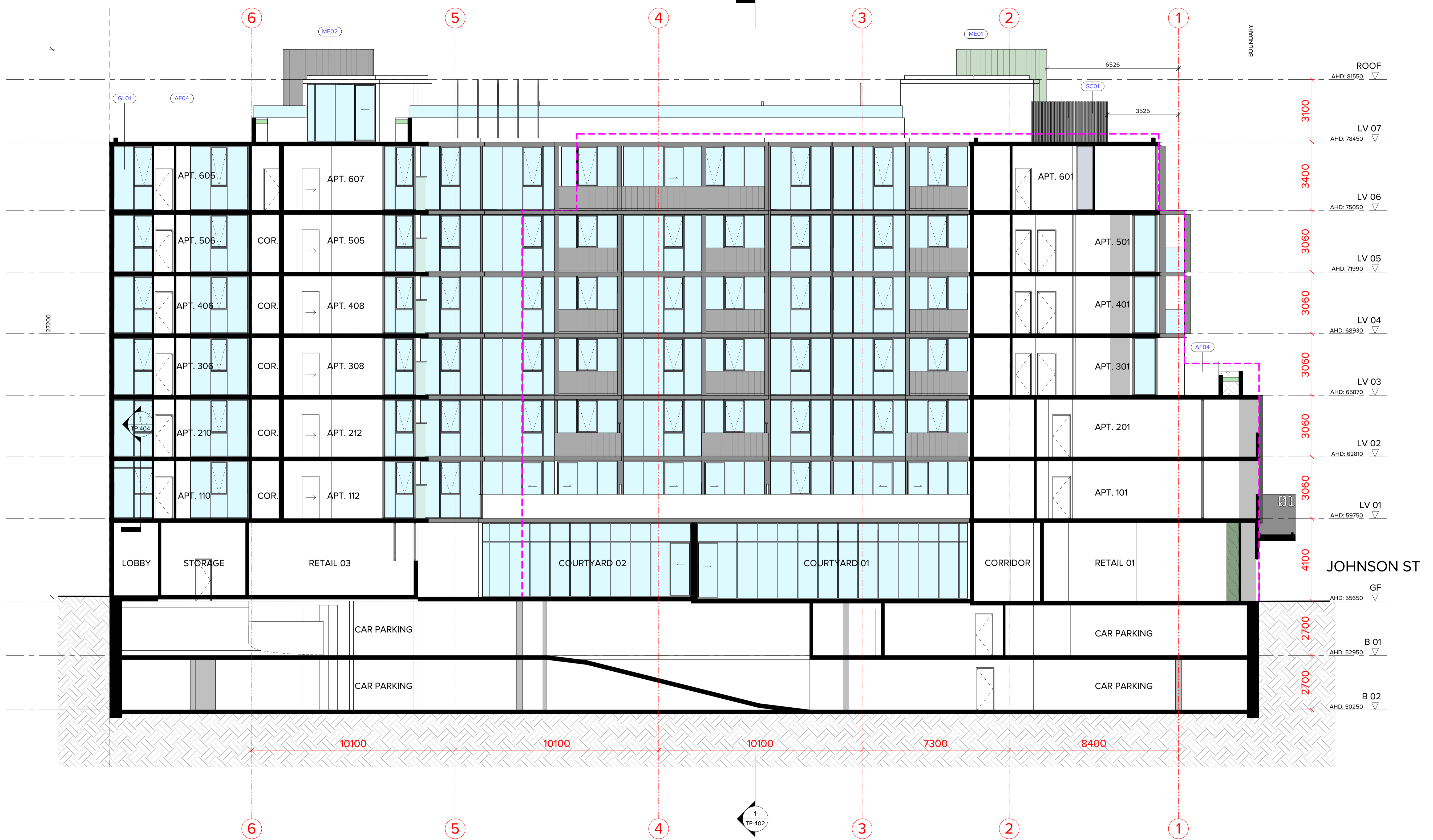
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PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
PROPOSED SECTION 02

DATE:	21/11/2022	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	B
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-402

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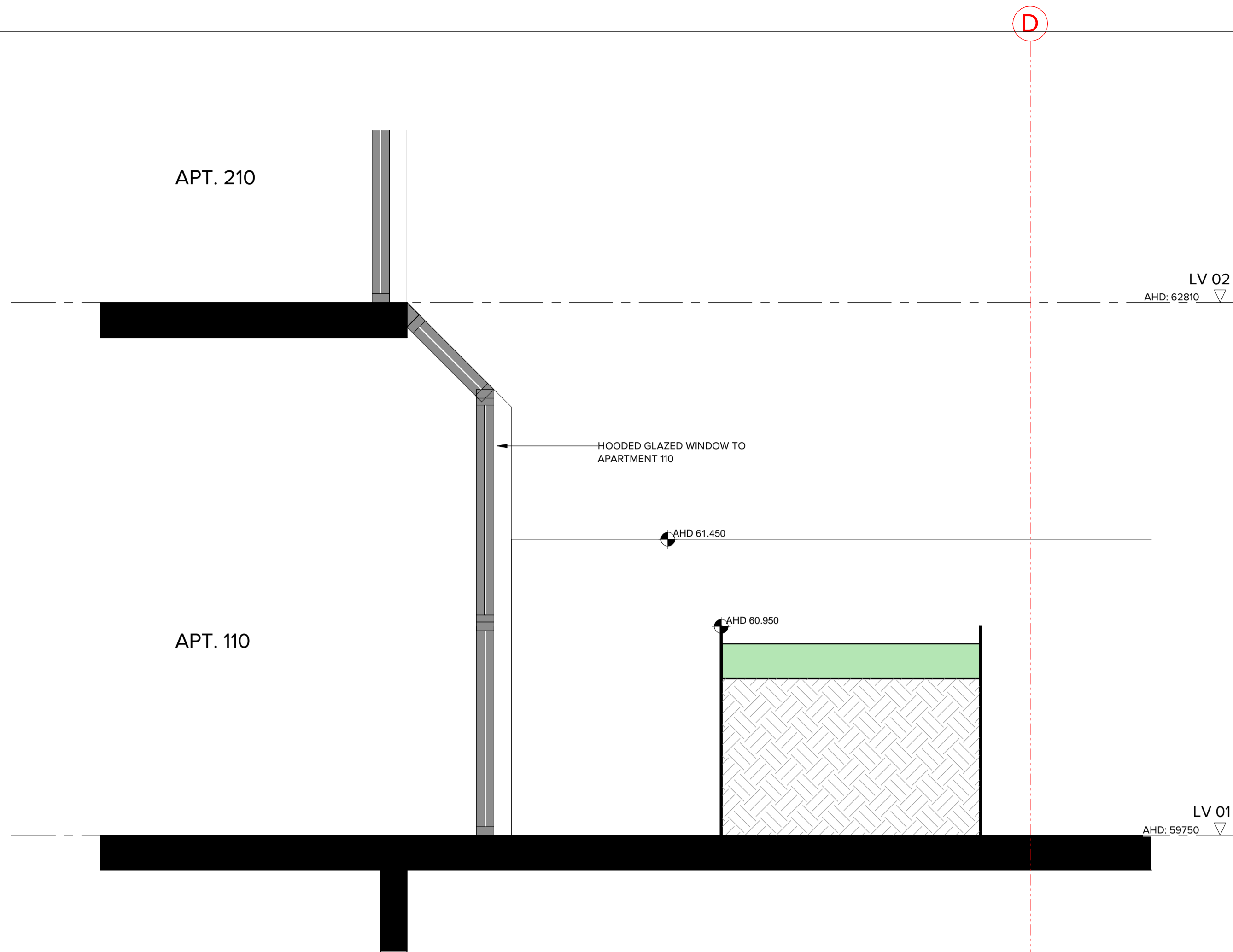
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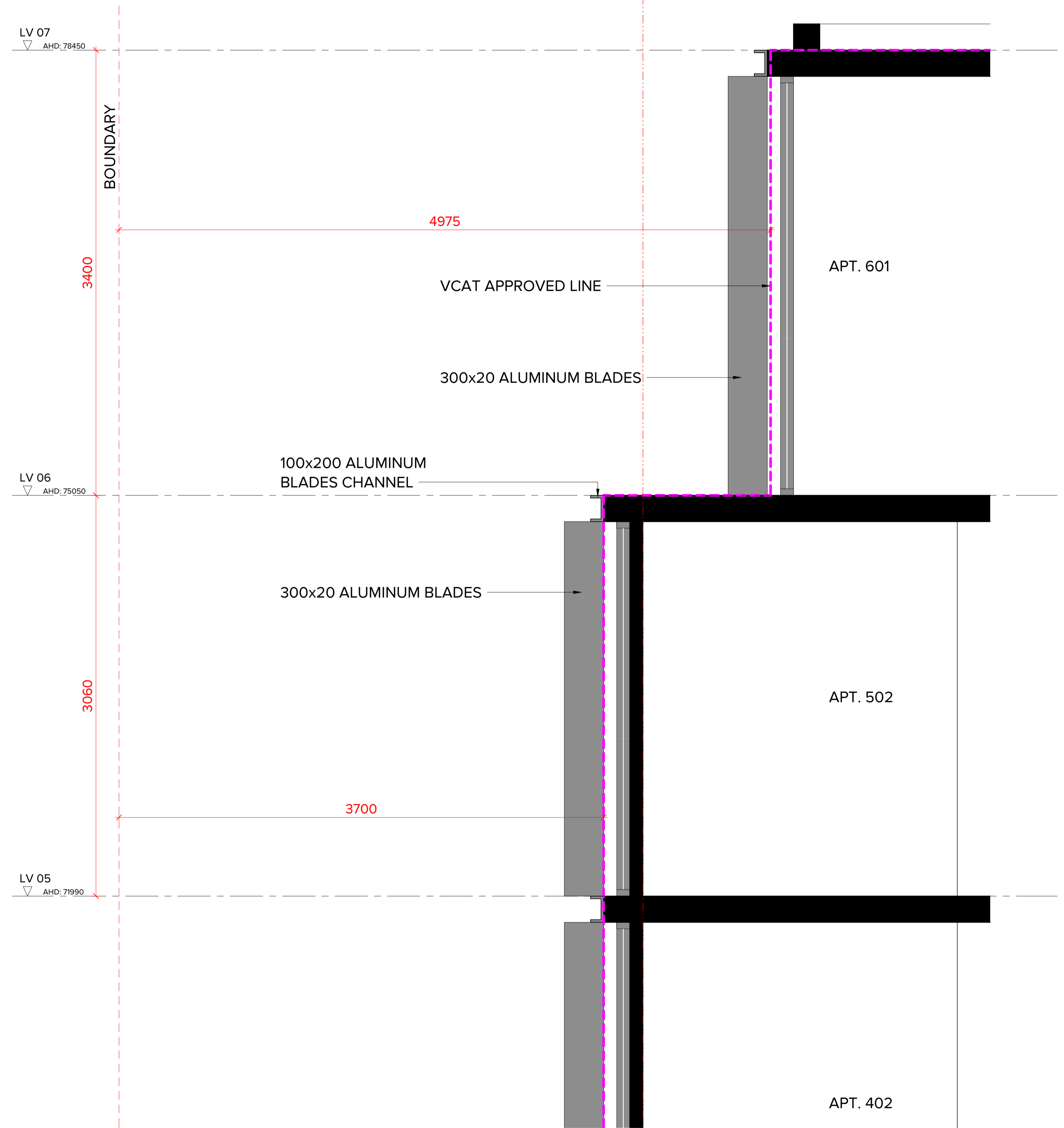
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
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PROJECT:
 PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH
 DRAWING TITLE:
 PROPOSED SECTION 03

DATE: 21/11/2022 JOB N°: 40007
 SCALE: 1: 100 @ A1 REVISION N°: B
 DRAWN: BHA
 DRAWING STATUS: DRAWING N°:
 TOWNPLANNING TP-403



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



2 WEST FACADE
TP-401/ 1: 20

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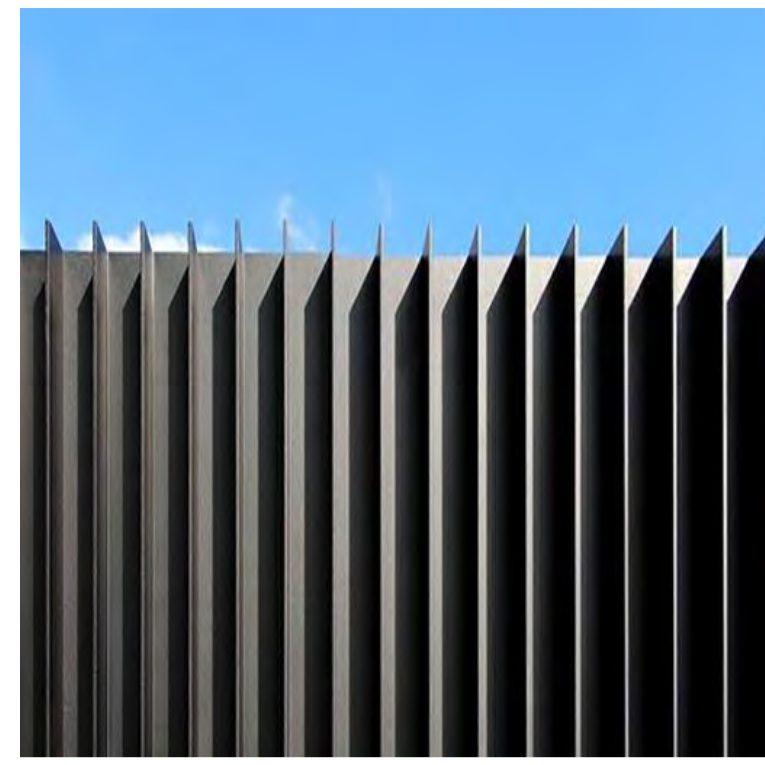
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
B	21.11.22	APPLICATION AMENDMENT			

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

DATE: 21/11/2022 JOB N°: 40007
SCALE: 1: 20 @ A1 REVISION N°: B
DRAWN: BHA
DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-404



AB02 - ALUMINIUM SUN BLADES, 20 THICK. COLORBOND 'MONUMENT'.



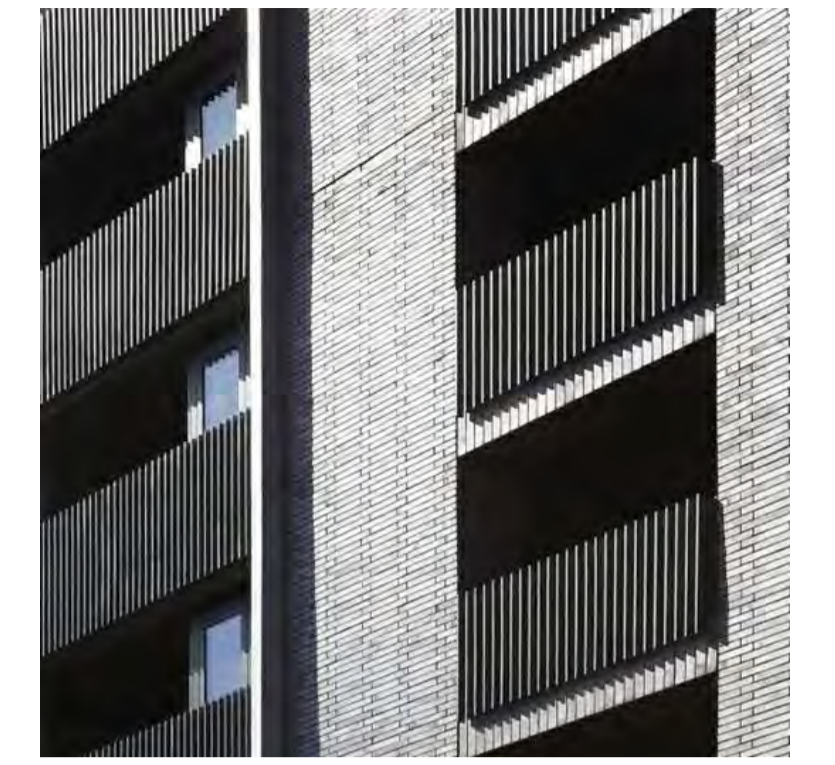
AF01 - APPLIED FINISH/PAINT - COLORBOND 'WOODLAND GREY'.



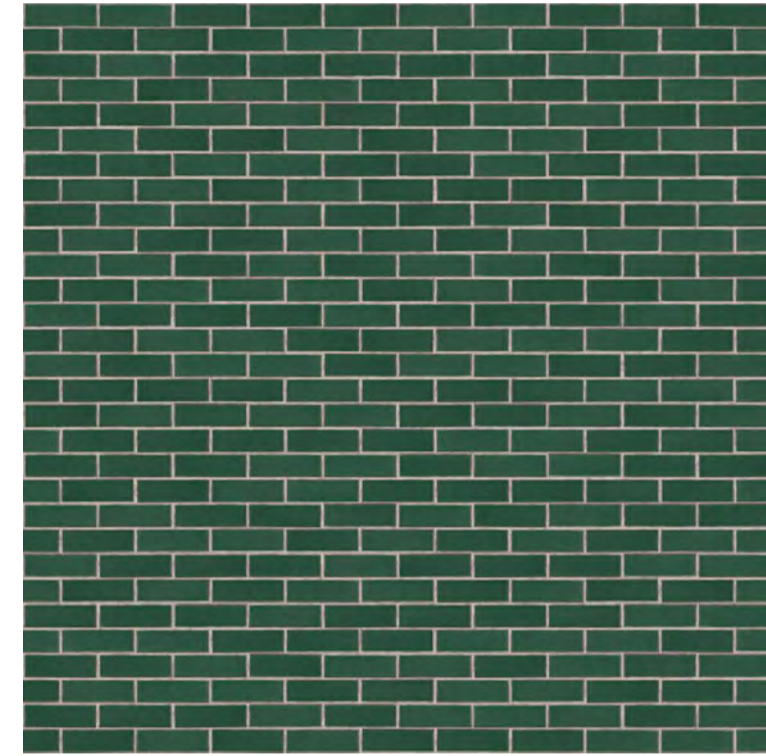
AF02 - APPLIED FINISH/PAINT - COLORBOND 'MONUMENT'.



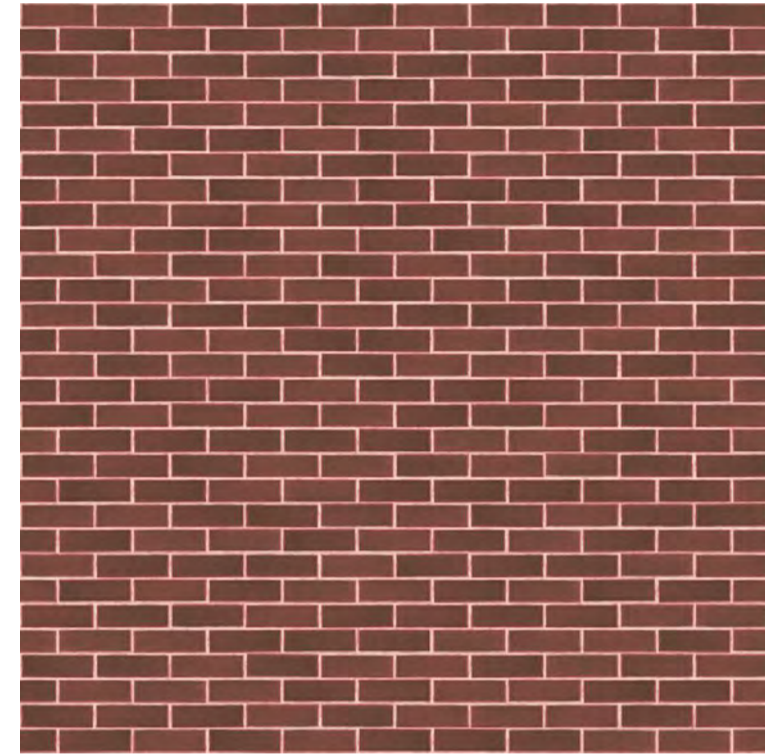
AF03 - APPLIED FINISH/PAINT - DULUX 'SPINACH GREEN'.



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



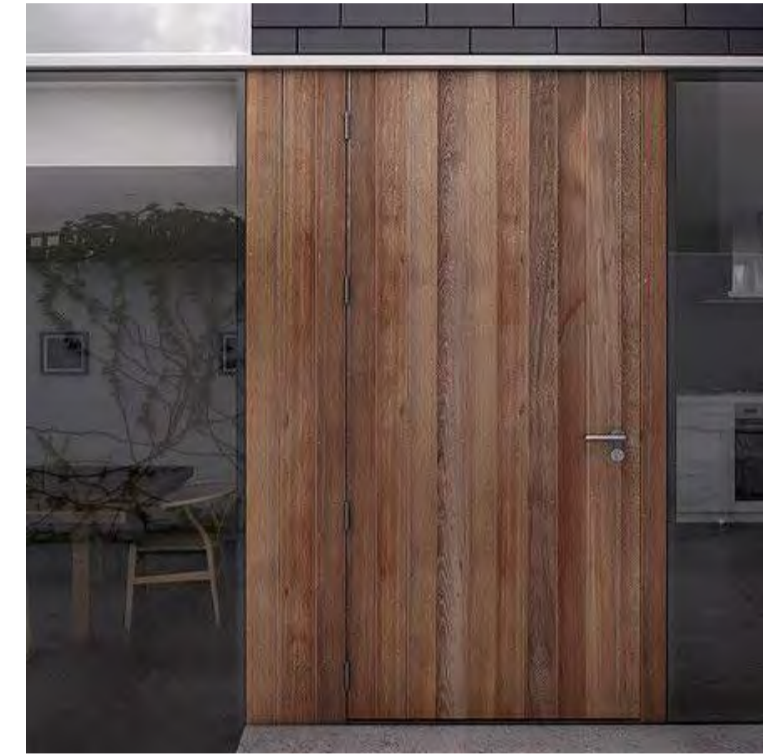
BR01 - GREEN COLOURED GLAZED BRICKWORK.



BR02 - RED COLOURED GLAZED BRICKWORK.



D01/D05 - TIMBER FRAMED ENTRY DOORS.



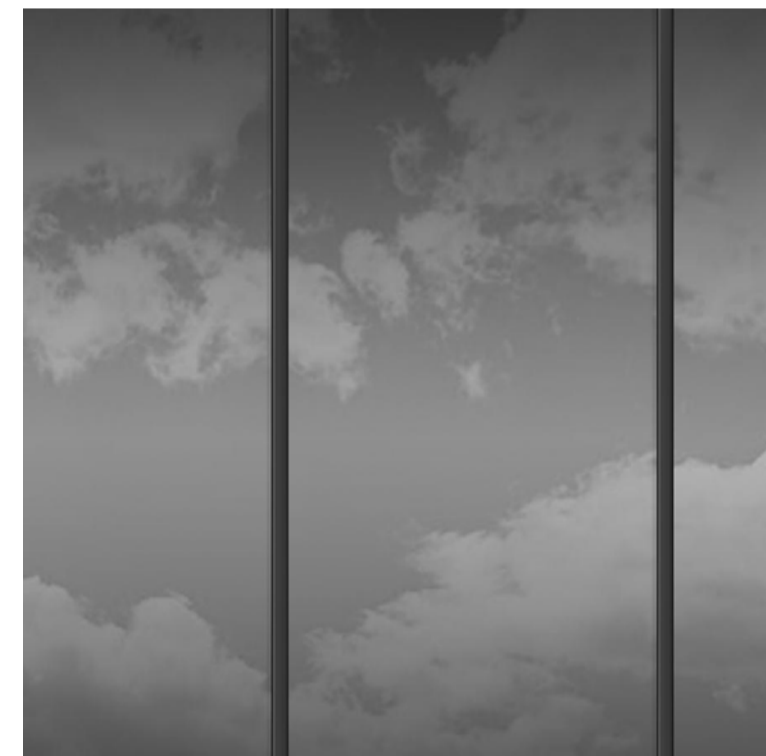
D03 - SOLID TIMBER ENTRY DOORS.



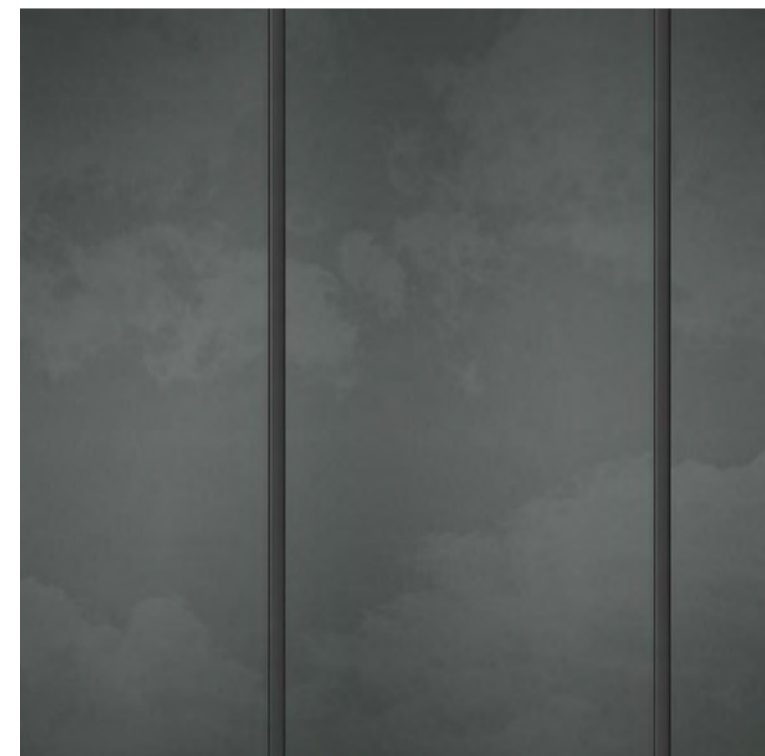
GL01 - CLEAR GLASS



GL02 - OBSCURE GLASS



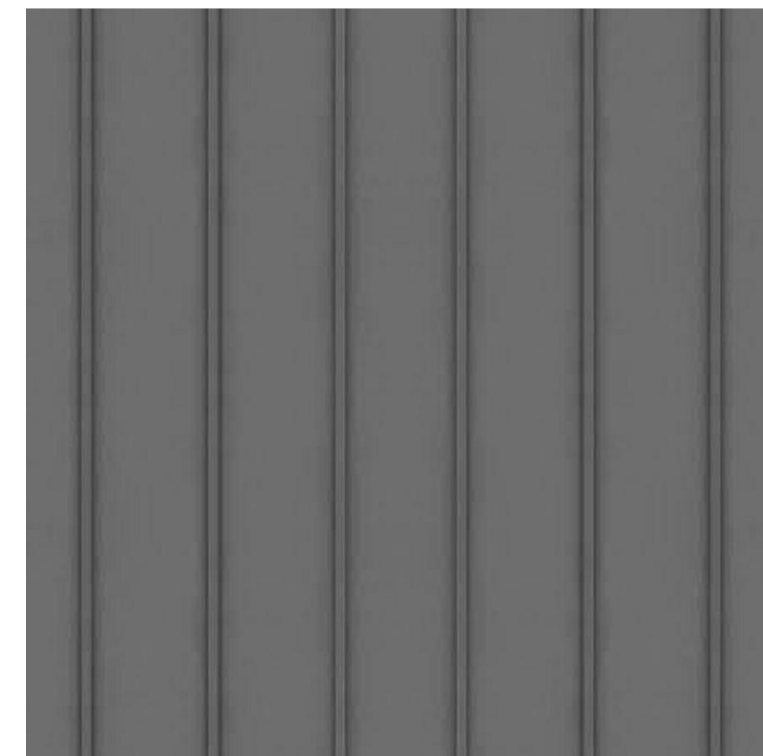
GL03 - SILVER GREY REFLECTIVE GLASS



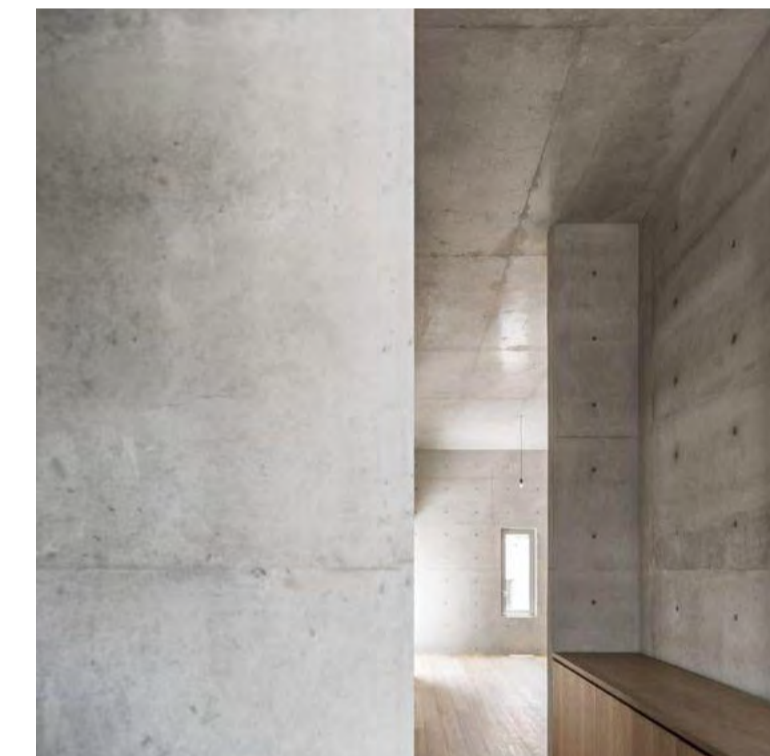
GL04 - MID GREY TINTED GLASS



ME01 - COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE.



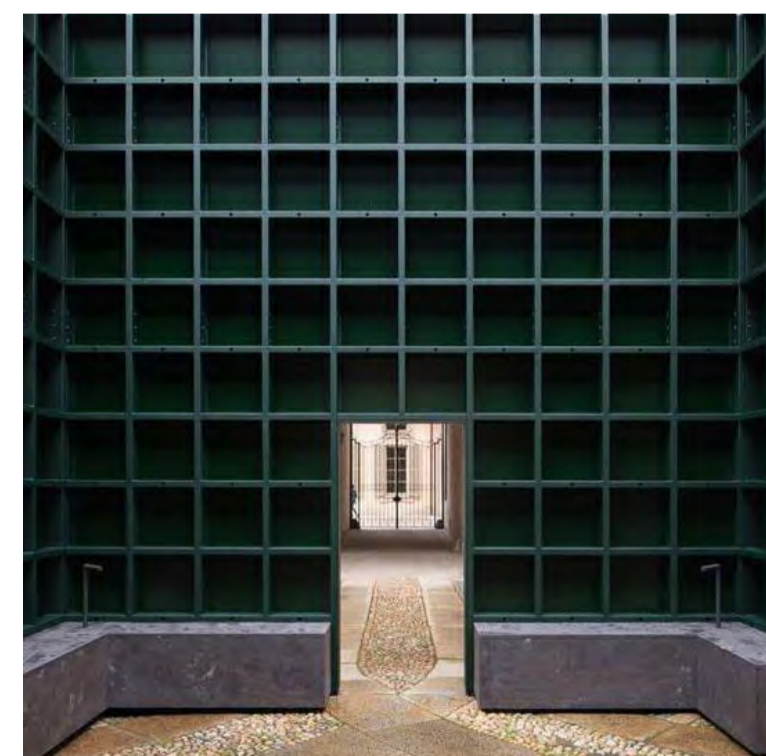
ME02 - COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE.



OC01 - OFF FORM CONCRETE.



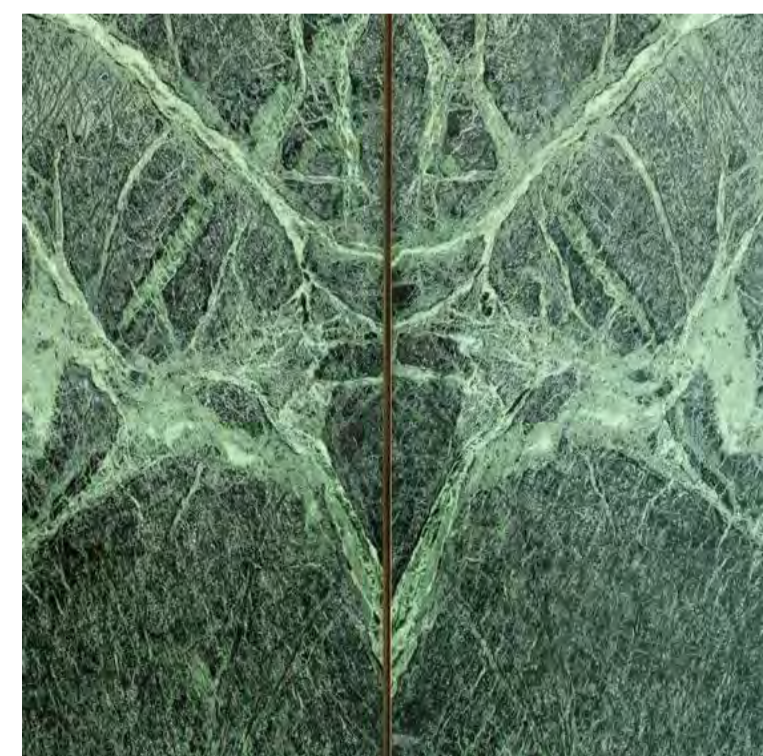
PR01 - 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING.



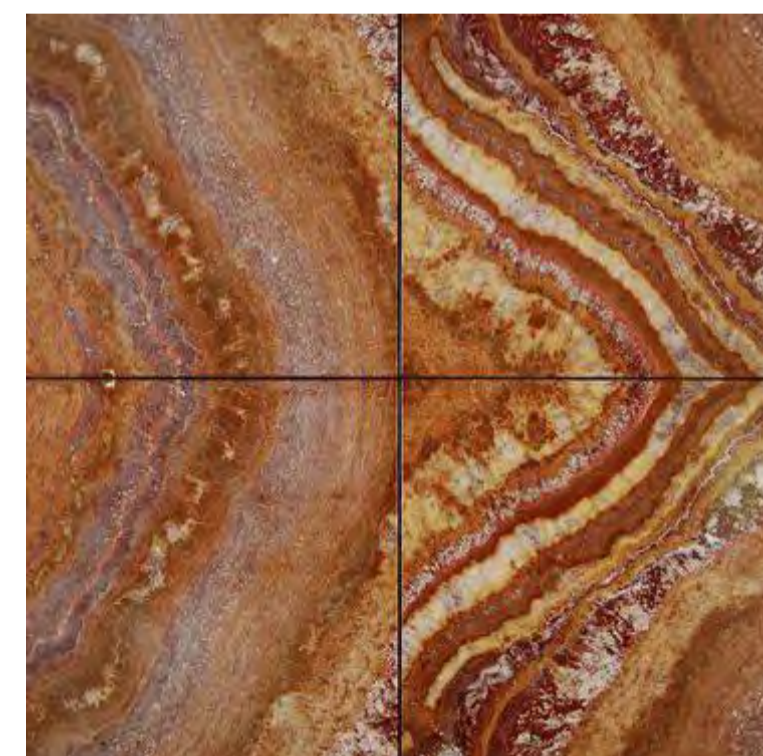
SC02 - FEATURE METAL GRID SCREEN/URBAN ART WORK. COLOUR DULUX 'SPINACH GREEN'.



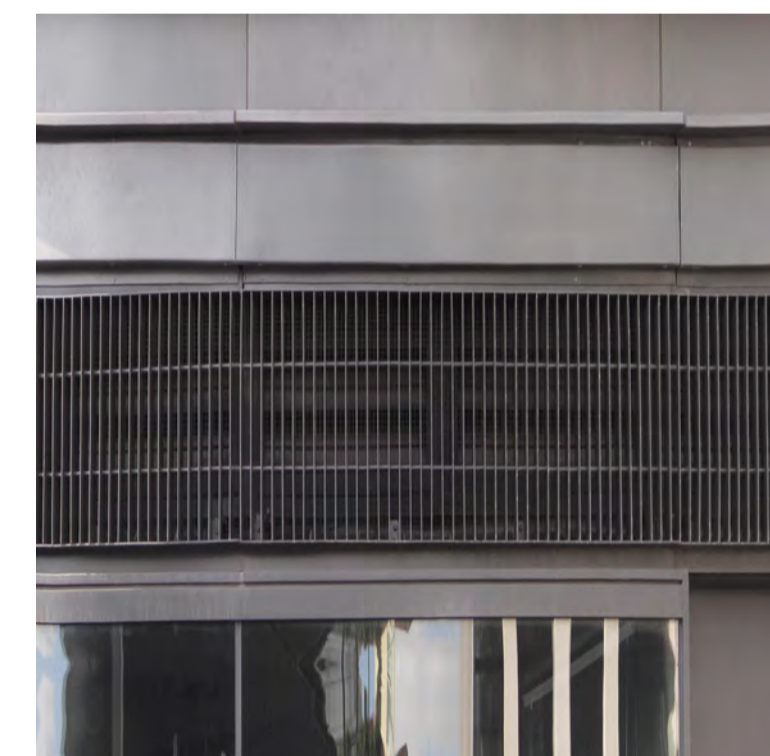
SH01 - ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'.



ST01 - FEATURE 'GREEN' MARBLE/NATURAL STONE.



ST02 - FEATURE 'RED' MARBLE/NATURAL STONE.



VG01 - CUSTOM ALUMINIUM. VERTICAL BLADE VENTILATION GRILLE COLORBOND 'MONUMENT'. SIZES VARY.

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B	21.11.22	APPLICATION AMENDMENT			

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH
DRAWING TITLE:
EXTERNAL FINISHES SCHEDULE

DATE: 21/11/2022 JOB N°: 40007
SCALE: @ A1 REVISION N°: B
DRAWN: BHA
DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-501

AREA SCHEDULE - LEVEL 01 - 06 APARTMENTS

Apt No.	Apt. Type	Internal Area	Balcony Area
---------	-----------	---------------	--------------

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 m ²	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	79.2 m ²	10.0 m ²
111	2B2B	80.5 m ²	10.5 m ²
112	2B1B	68.9 m ²	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:		1013.1 m ²	183.8 m ²

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	71.1 m ²	13.0 m ²
207	2B2B	71.1 m ²	13.0 m ²
208	2B2B	71.1 m ²	13.0 m ²
209	2B2B	79.5 m ²	10.2 m ²
210	2B2B	77.2 m ²	10.0 m ²
211	2B2B	80.9 m ²	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:		1014.1 m ²	157.6 m ²

LV 03			
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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	73.4 m ²	28.3 m ²
306	2B2B	77.2 m ²	10.0 m ²
307	2B2B	80.9 m ²	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	71.4 m ²	9.0 m ²
TOTAL:		808.1 m ²	249.4 m ²

Apt No.	Apt. Type	Internal Area	Balcony Area
---------	-----------	---------------	--------------

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	68.9 m ²	9.6 m ²
406	2B2B	77.2 m ²	10.0 m ²
407	2B2B	80.9 m ²	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	71.4 m ²	9.0 m ²
TOTAL:		796.8 m ²	106.0 m ²

LV 05			
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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	68.9 m ²	9.6 m ²
506	2B2B	77.2 m ²	10.0 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	71.4 m ²	9.0 m ²
TOTAL:		796.8 m ²	106.0 m ²

LV 06			
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601	3B2B	104.3 m ²	22.6 m ²
602	2B2B	71.4 m ²	9.0 m ²
603	3B2B	105.6 m ²	29.5 m ²
604	3B2B	106.8 m ²	14.8 m ²
605	2B2B	77.2 m ²	39.5 m ²
606	2B2B	80.9 m ²	10.0 m ²
607	2B1B	68.9 m ²	10.5 m ²
TOTAL:		615.1 m ²	147.5 m ²

APARTMENTS: 70	5043.9 m ²	147.5 m ²	950.1 m ²
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LV 01	LV 02	LV 03	LV 04	LV 05	LV 06	
1B1B	1B1B	1B1B	1B1B	1B1B		
5	5	1	1	1	LV 06	13
2B1B	2B1B	2B1B	2B1B	2B1B	2B1B	
1	1	1	2	2	1	11
2B2B	2B2B	2B2B	2B2B	2B2B	2B2B	
9	9	9	8	8	3	43
					3B2B	
					3	3
						70

AREA SCHEDULE - GROUND LEVEL TENANCIES

Apt No.	Name	Apt. Type	Internal Area	Balcony Area
---------	------	-----------	---------------	--------------

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	
2			219.3 m ²	

AREA SCHEDULE - INTERIOR AREA & GROSS FLOOR AREA

Area Type	Area	Area Type	Area
-----------	------	-----------	------

B 02	LOBBY/CORE/SERVICES	35.9 m ²	
	PARKING/STORAGE	1601.1 m ²	
		1637.0 m ²	
B 01	LOBBY/CORE/SERVICES	129.0 m ²	
	PARKING/STORAGE	1508.0 m ²	
		1637.0 m ²	

LV 03	INTERNAL	808.1 m ²	
	LOBBY/CORE/SERVICES	141.3 m ²	
		949.4 m ²	
LV 04	INTERNAL	796.8 m ²	
	LOBBY/CORE/SERVICES	141.3 m ²	
		938.1 m ²	

GF	INTERNAL	966.5 m ²	
	LOBBY/CORE/SERVICES	362.1 m ²	
	PARKING/STORAGE	123.2 m ²	
		1451.9 m ²	

LV 05	INTERNAL	796.8 m ²	
	LOBBY/CORE/SERVICES	141.3 m ²	
		938.1 m ²	
LV 06	INTERNAL	615.1 m ²	
	LOBBY/CORE/SERVICES	123.1 m ²	
		738.2 m ²	

LV 07	LOBBY/CORE/SERVICES	55.2 m ²	
		55.2 m ²	
TOTAL GFA		10738.2 m ²	

		1190.4 m ²	
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AREA SCHEDULE - LANDSCAPE/PLANTER BOX AREA

Level	Area	Level	Area
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GF	43.5 m ²	LV 04	2.8 m ²
LV 01	66.7 m ²	LV 05	2.8 m ²
LV 02	2.8 m ²	LV 06	57.6 m ²
LV 03	85.5 m ²	LV 07	45.4 m ²

TOTAL LANDSCAPE 307.1 m²

SITE AREA

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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SOUTH YARRA VICTORIA 3141
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

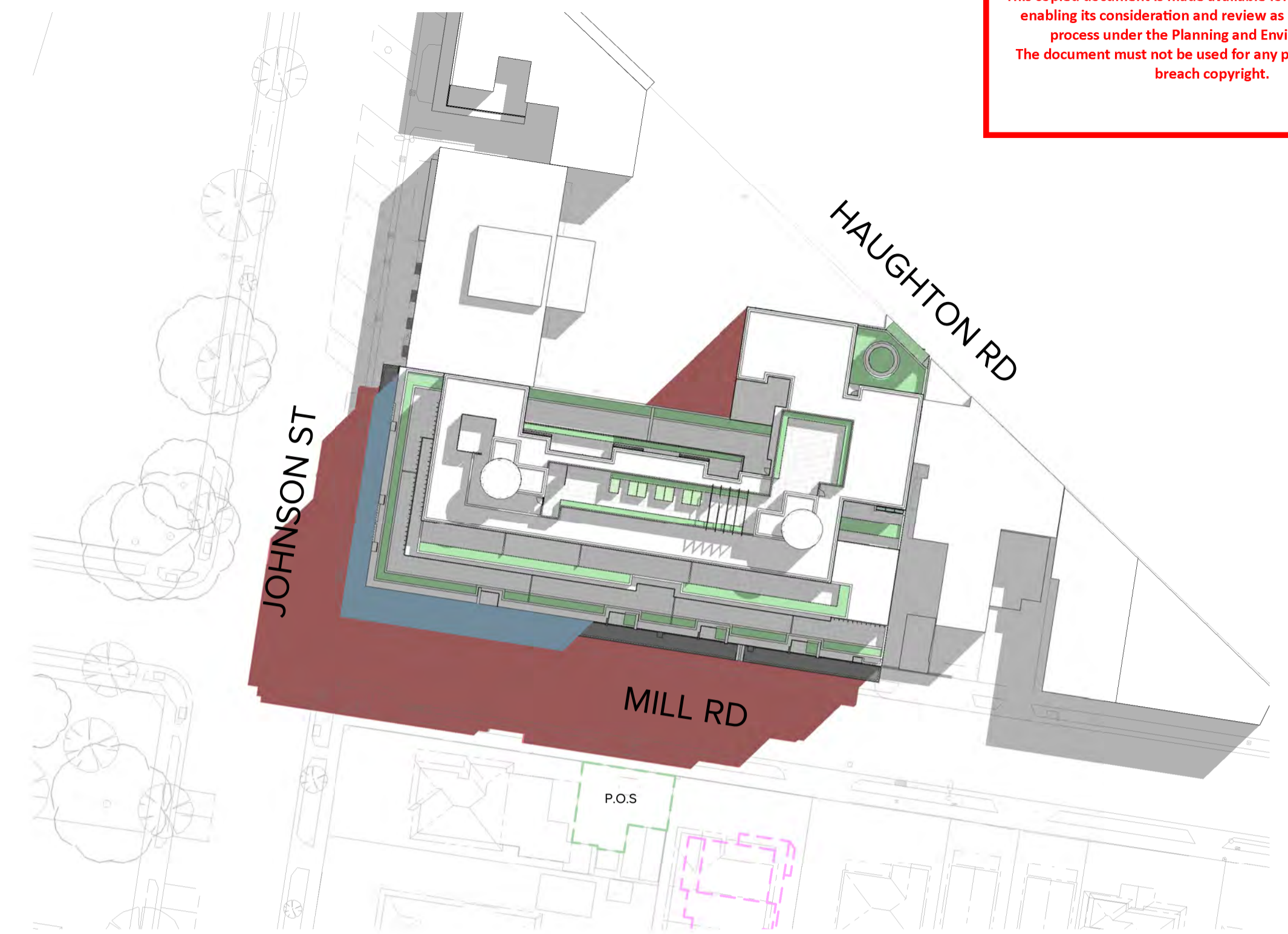
DATE:	21/11/2022	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	B
DRAWN:	BHA	DRAWING STATUS:	DRAWING N°:
		TOWNPLANNING	TP-502

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Sept.22 - 09.00



Sept.22 - 10.00



Sept.22 - 11.00



Sept.22 - 12.00


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 MELBOURNE LONDON HANOI
 162 TOORAK ROAD SOUTH YARRA VICTORIA 3141
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 ARBV REG. NO. 50072
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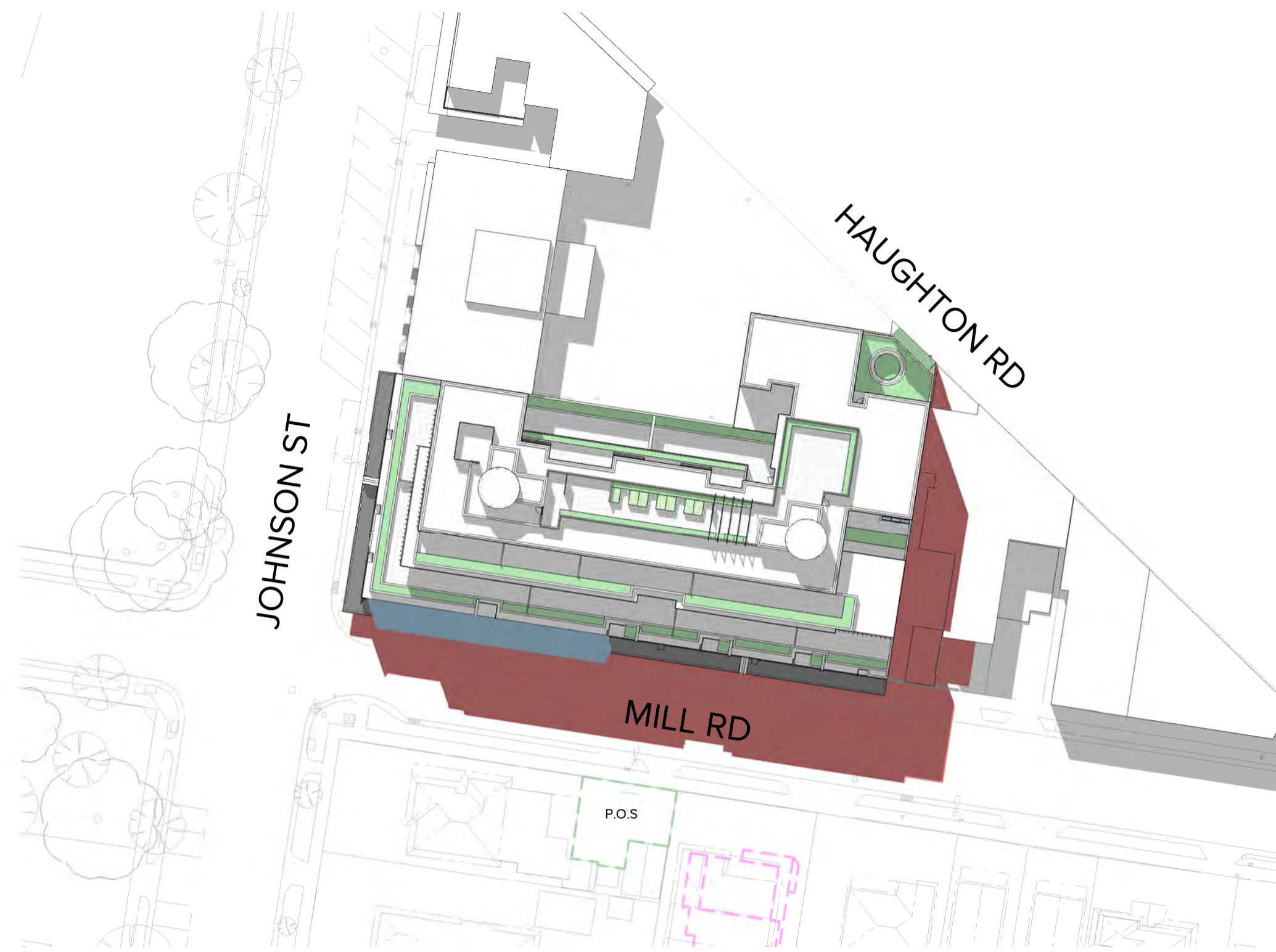
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**
 DRAWING TITLE:
SHADOW DIAGRAMS - SHEET 01

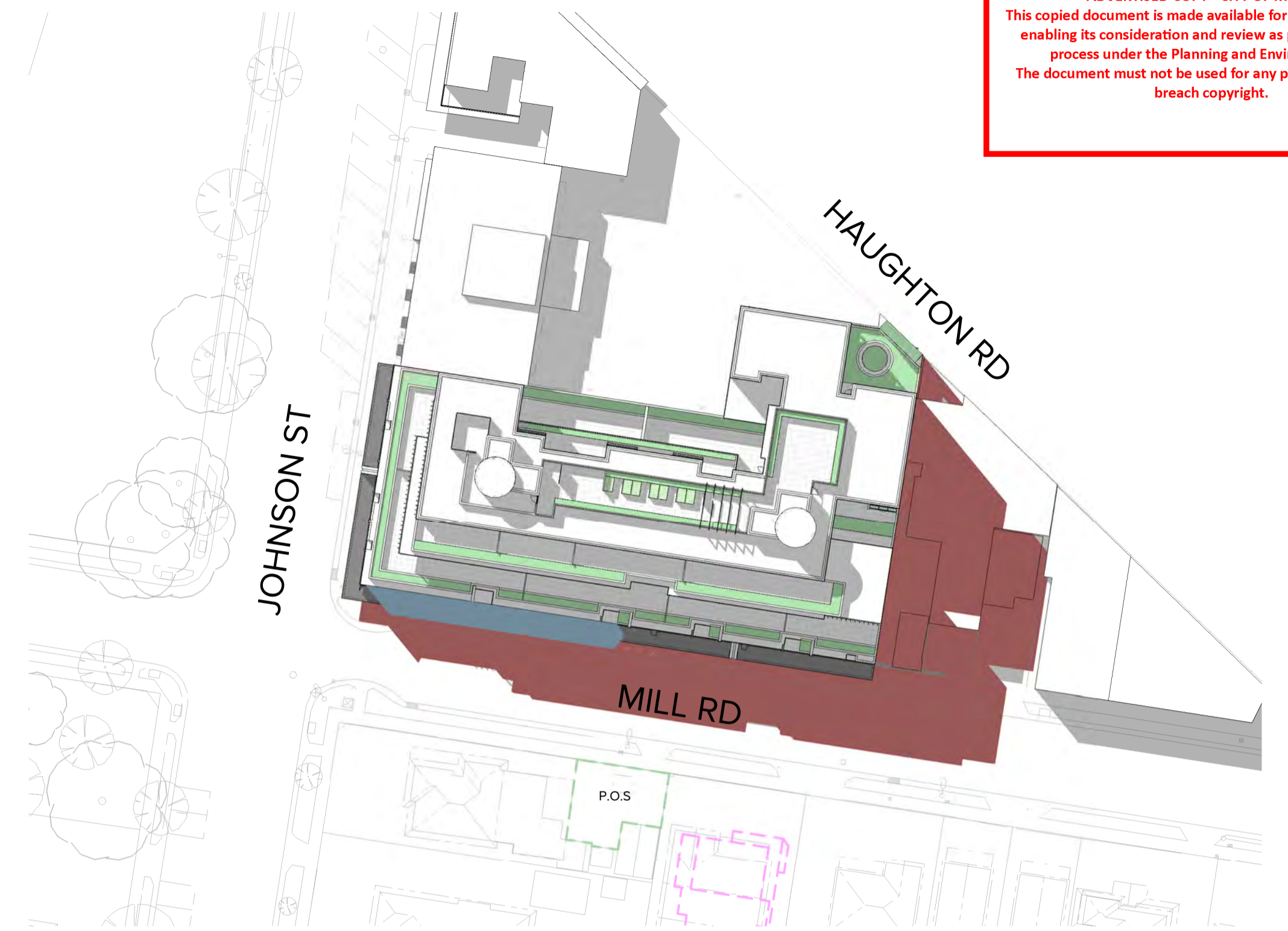
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Sept.22 - 13.00



Sept.22 - 14.00

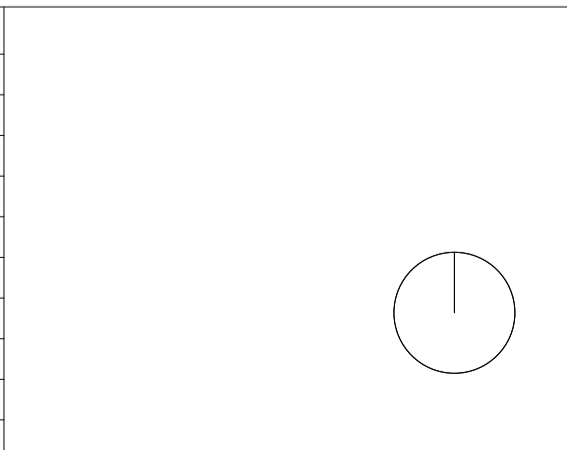


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PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**
 DRAWING TITLE:
SHADOW DIAGRAMS - SHEET 02

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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			

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

DRAWING TITLE:
 3D PERSPECTIVE - JOHNSON STREET

DATE:	21/11/2022	JOB N°:	40007
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PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
3D PERSPECTIVE - MILL ROAD

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PROJECT:
 PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH
 DRAWING TITLE:
 3D PERSPECTIVE - MILL ROAD

DATE: 21/11/2022 JOB N°: 40007
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PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH**
 DRAWING TITLE:
3D PERSPECTIVE - HAUGHTON ROAD

DATE:	21/11/2022	JOB N°:	40007
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