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alterations due to Design Development. I construction. All apartment and balcony a	3	B 21.11.	22 APPLICATION AMENDMENT		
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12-14 JOHNSON STREET & 1 MILL ROAD, OAKLEIGH

DRAWING TITLE:

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SCALE:	1:100 @ A1	REVISION	Nº: [
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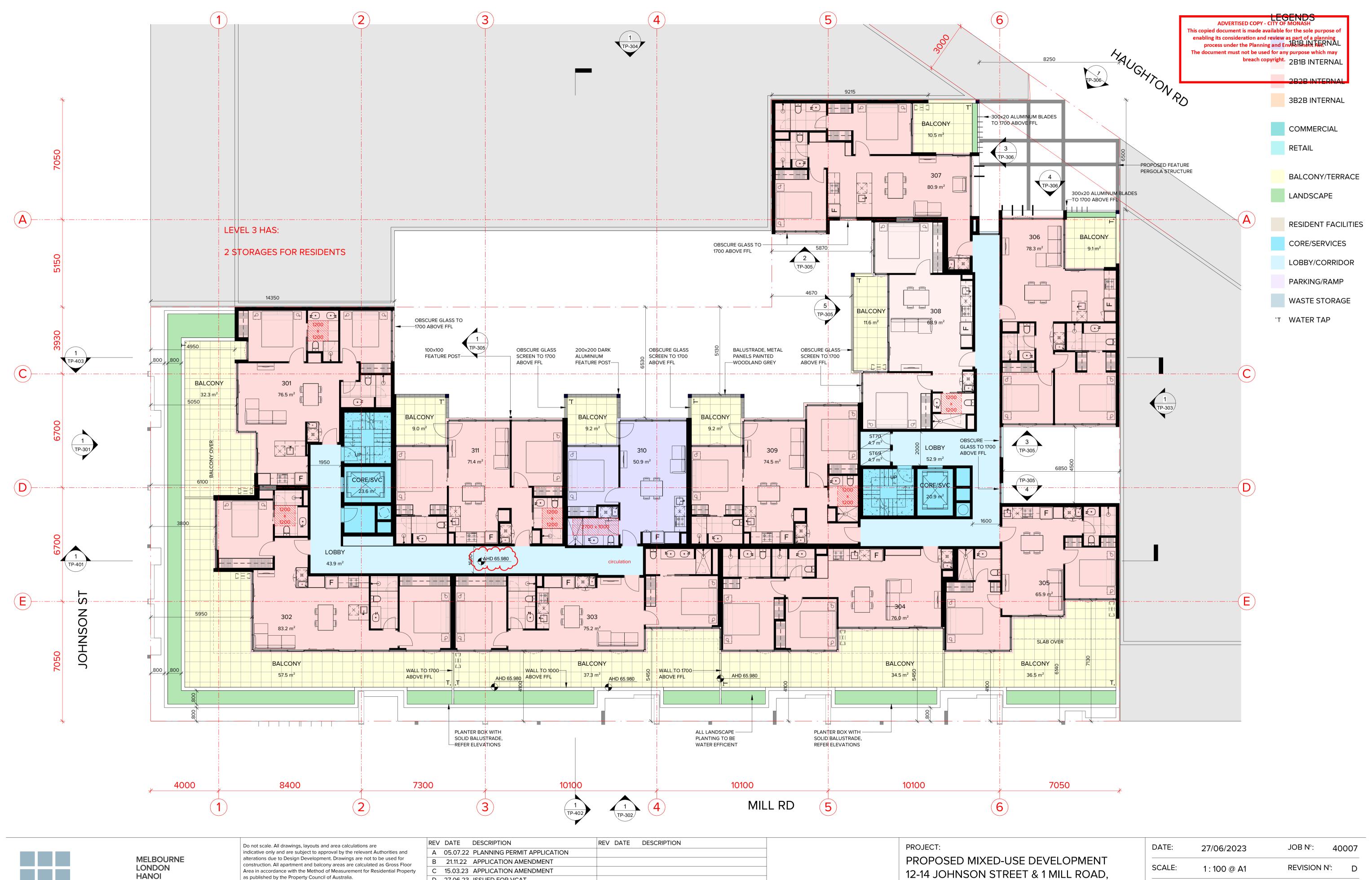
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12-14 JOHNSON STREET & 1 MILL ROAD, OAKLEIGH DRAWING TITLE:

PROPOSED FLOOR PLAN - LEVEL 2

SCALE: REVISION N°: 1:100 @ A1 DRAWN: BHA DRAWING STATUS: DRAWING Nº: TOWNPLANNING TP-207

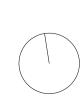




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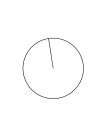




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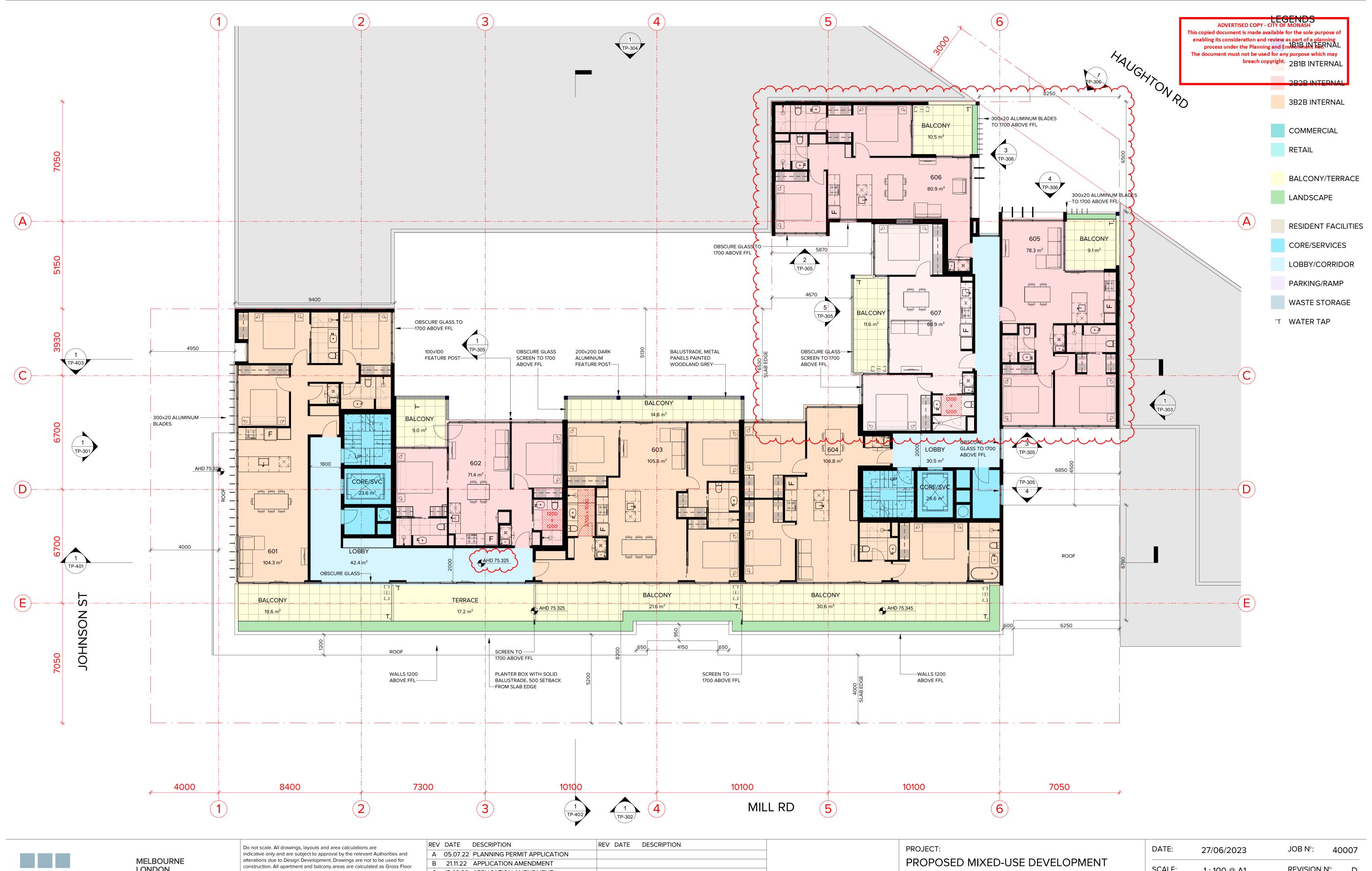
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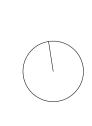




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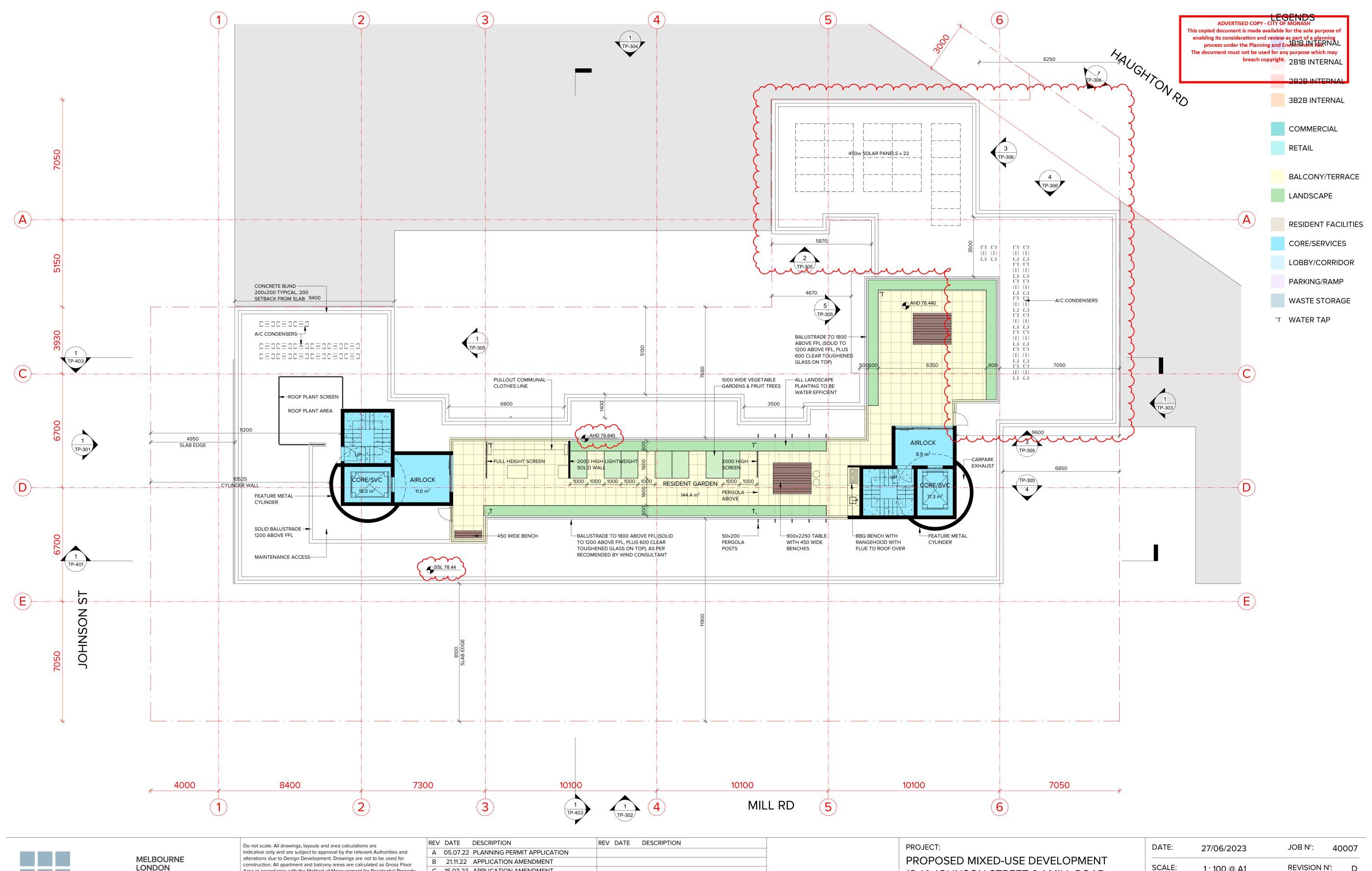
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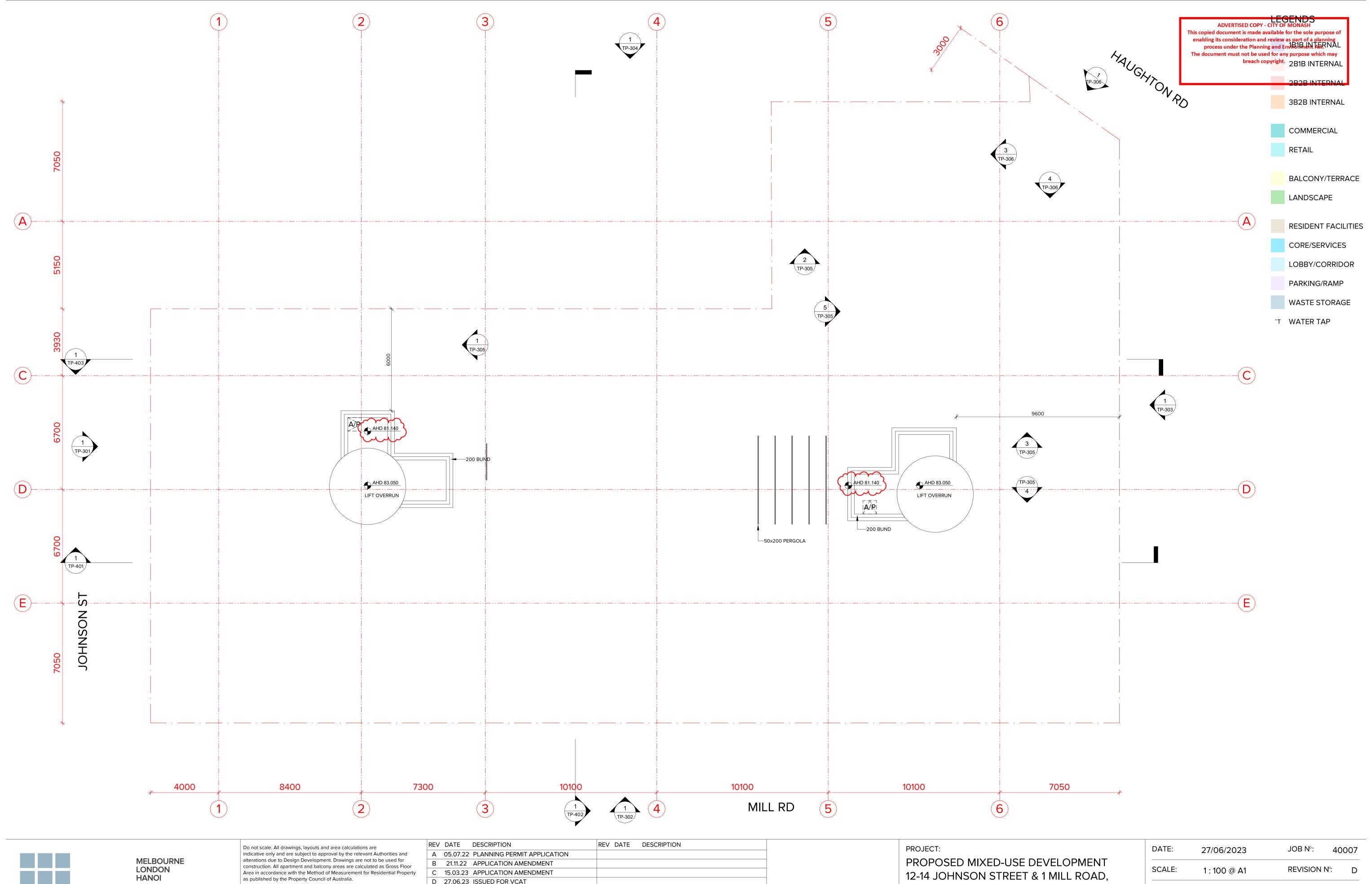
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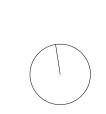




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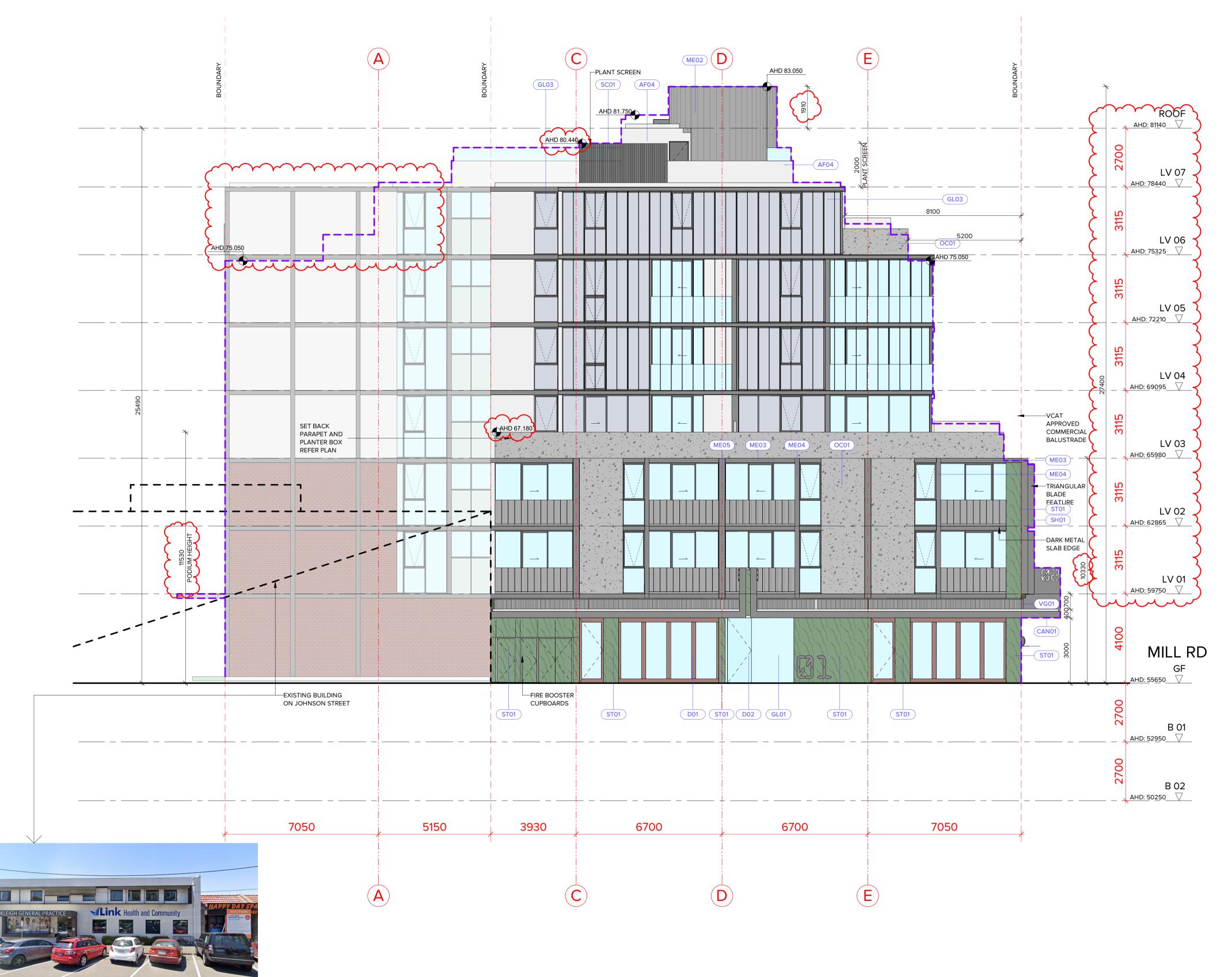


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DRAWING TITLE:

PROPOSED FLOOR PLAN - ROOF

DATE:	27/06/2023	JOB №:	4000
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APPLIED FINISH/PANATOS WHICH MANAGEMENT PROCESSION OF THE PROPERTY OF THE PROP APPLIED FINIS<mark>H</mark>/PAINT - DULUX 'SPINACH GREEN'. COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM, COLOUR: POWDERCOAT 'MONUMENT'. CLEAR TOUGHENED GLASS BALUSTRADE. BA02 METAL PICKET BALUSTRADE TO FUTURE DETAIL. COLORBOND BR01 GREEN COLOURED GLAZED BRICKWORK. REMOVED 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. ALUMINIUM LOUVER DOOR, COLOR 'MONUMENT' NEW D06 GL01 CLEAR GLASS. ( GL02 OBSCURE GLASS. ( GL03 SILVER GREY REFLECTIVE GLASS. ( GL04 MID GREY TINTED GLASS. COLORBOND 'PALE EUCALYPT' METAL CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE. ( ME03 ) METAL PLATE SCALE EDGE DETAIL. COLORBOND 'MONUMENT'. ME04 METAL FEATURE POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'. ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR NEW 'MONUMENT'. FEATURE 'GREEN' MARBLE/NATURAL STONE. FEATURE 'RED' MARBLE/NATURAL STONE. ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'. **REMOVED** 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING. OC01 OFF FORM CONCRETE.  $(\mathsf{oco2})$ INTILL PANELS 140mm THICK WITH APPLIED FINISH TO MATCH OC01. NEW

STEEL FRAMED PERGOLA. COLORBOND 'MONUMENT'.

FEATURE METAL GRID SCREEN/URBAN ART WORK. COLOUR DULUX

CUSTOM ALUMINIUM. VERTICAL BLADE VENTILATION GRILLE

REMOVED

METAL PICKET SCREEN. COLORBOND 'MONUMENT'.

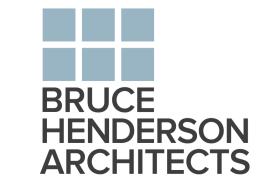
COLORBOND 'MONUMENT'. SIZES VARY.

'SPINACH GREEN'.

SC01

SC02

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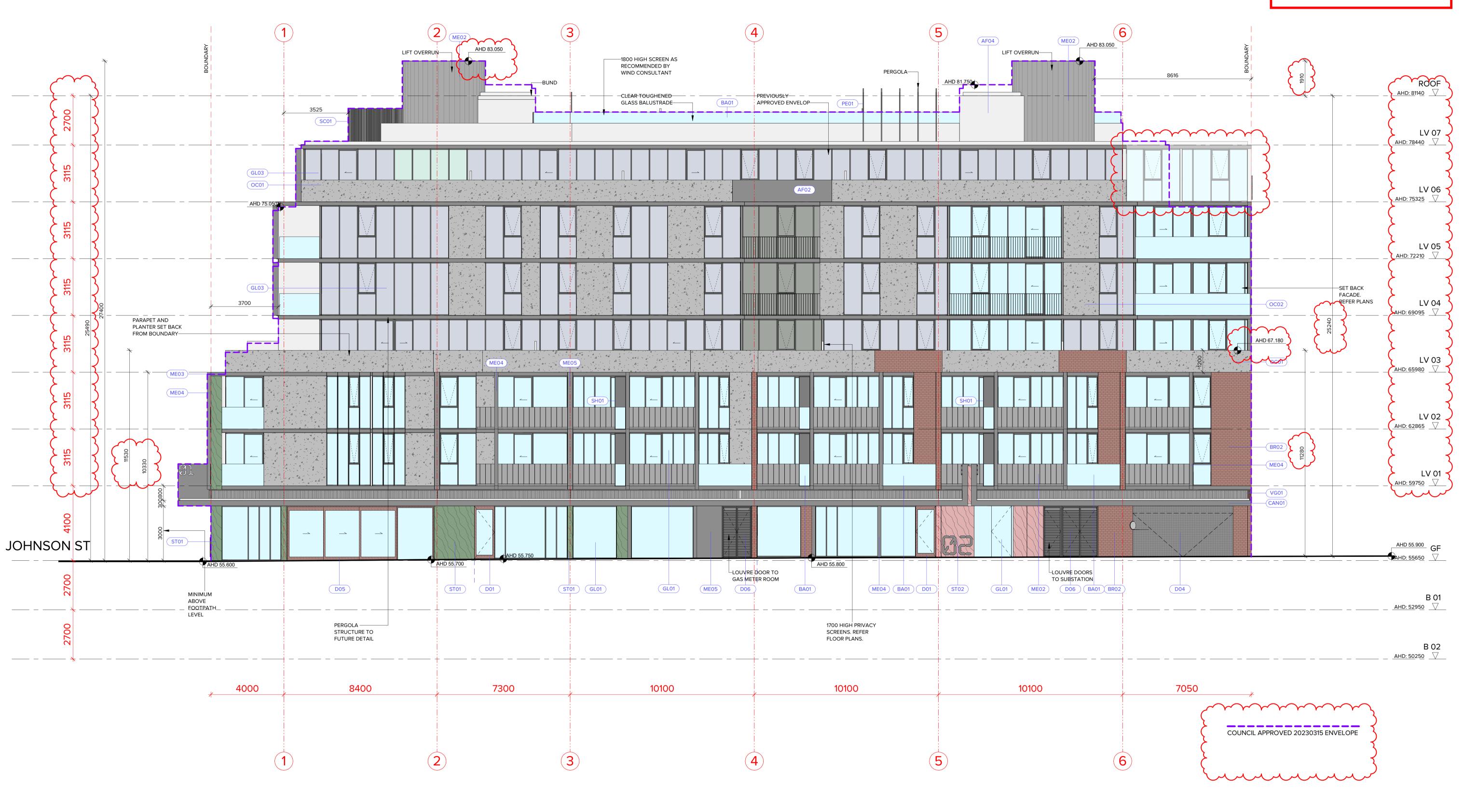
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	Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.		15.03.23	APPLICATION AMENDMENT		
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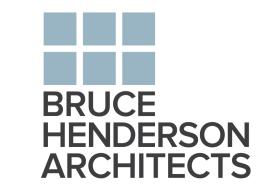
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH

DRAWING TITLE:

WEST ELEVATION - JOHNSON STREET

DATE:	05/07/2023	JOB N°:	40007
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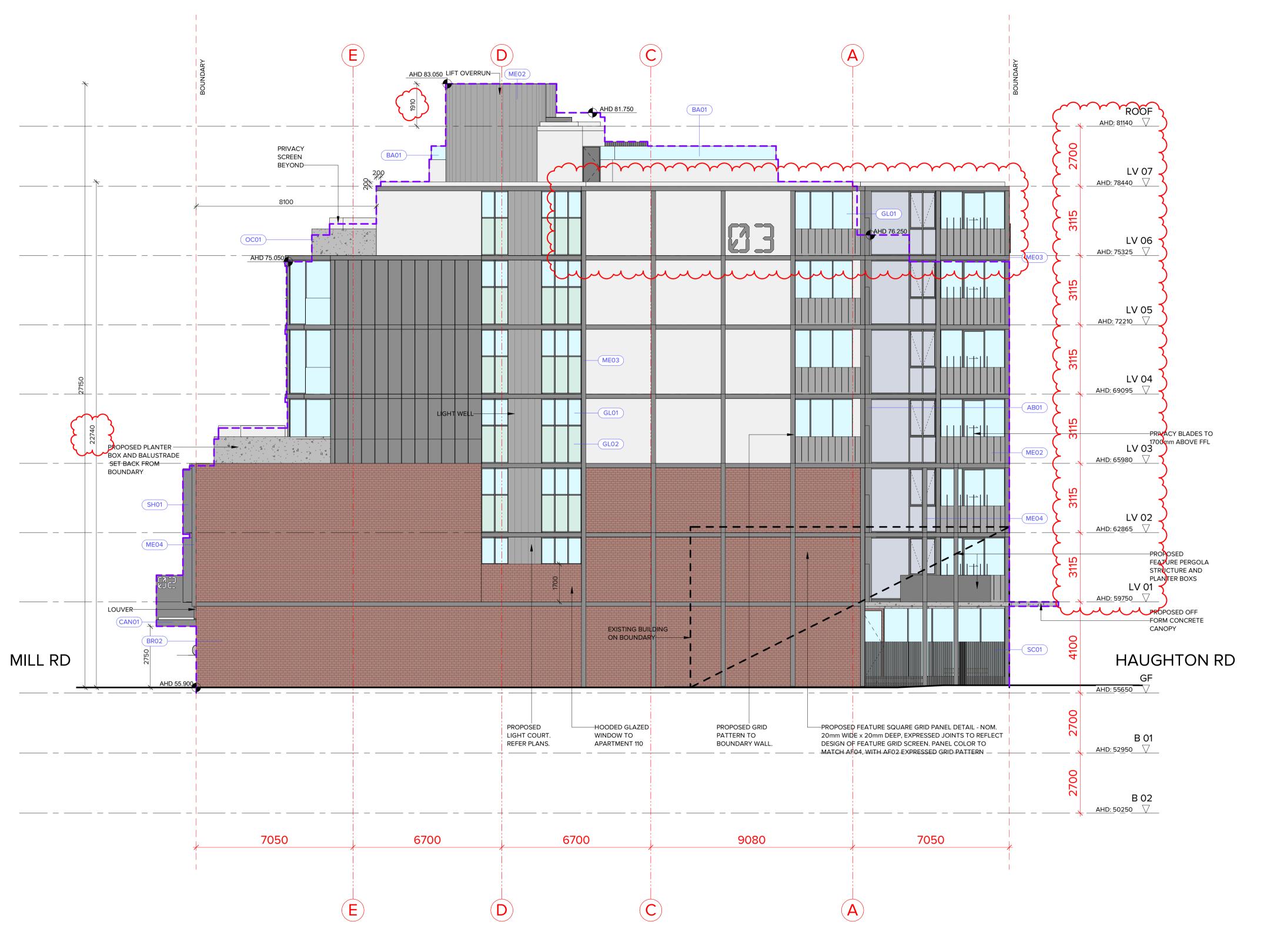
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PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH

DRAWING TITLE:

SOUTH ELEVATION - MILL ROAD

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AF04	APPLIED FINISH TO MATCH PR01 'BRIGHT & LIGHT'.
AW01	COMMERCIAL ALUMINIUM WINDOW FRAMING SYSTEM, COLOUR: POWDERCOAT 'MONUMENT'.
BA01	CLEAR TOUGHENED GLASS BALUSTRADE.
BA02	METAL PICKET BALUSTRADE TO FUTURE DETAIL. COLORBOND 'MONUMENT'.
BR01	GREEN COLOURED GLAZED BRICKWORK. REMOVED
BR02	RED COLOURED GLAZED BRICKWORK.
CAN01	STEEL FRAMED CANOPY WITH COLORBOND ALUMINIUM CLADDING COLOUR ' MONUMENT'.
D01	TIMBER FRAMED ENTRY DOORS. (SWING)
D02	FRAMELESS TOUGHENED CLEAR GLASS ENTRY DOORS.
D03	SOLID TIMBER ENTRY DOORS.
D04	PERFORATED METAL GARAGE DOOR. COLORBOND 'MONUMENT'.
D05	TIMBER FRAMED SLIDING DOORS.
D06	ALUMINIUM LOUVER DOOR, COLOR 'MONUMENT' NEW
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. REMOVED
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 POSTS OR BEAMS, 200x200, COLORBOND 'MONUMENT'.
ME05	ALUMINIUM FLAT SHEET CLADDING, NOM. 3mm THICK, COLOR NEW '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.

01 'BRIGHT & LIGHT' OFF WHITE COLOUR PRECAST PANELING.

OC01 OFF FORM CONCRETE.

SC01

OC02 INTILL PANELS 140mm THICK WITH APPLIED FINISH TO MATCH OC01. NEW

PE01 STEEL FRAMED PERGOLA. COLORBOND 'MONUMENT'.

METAL PICKET SCREEN. COLORBOND 'MONUMENT'.

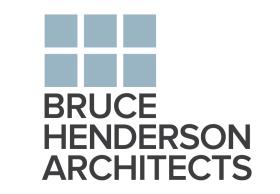
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CUSTOM ALUMINIUM. VERTICAL BLADE VENTILATION GRILLE COLORBOND 'MONUMENT'. SIZES VARY.

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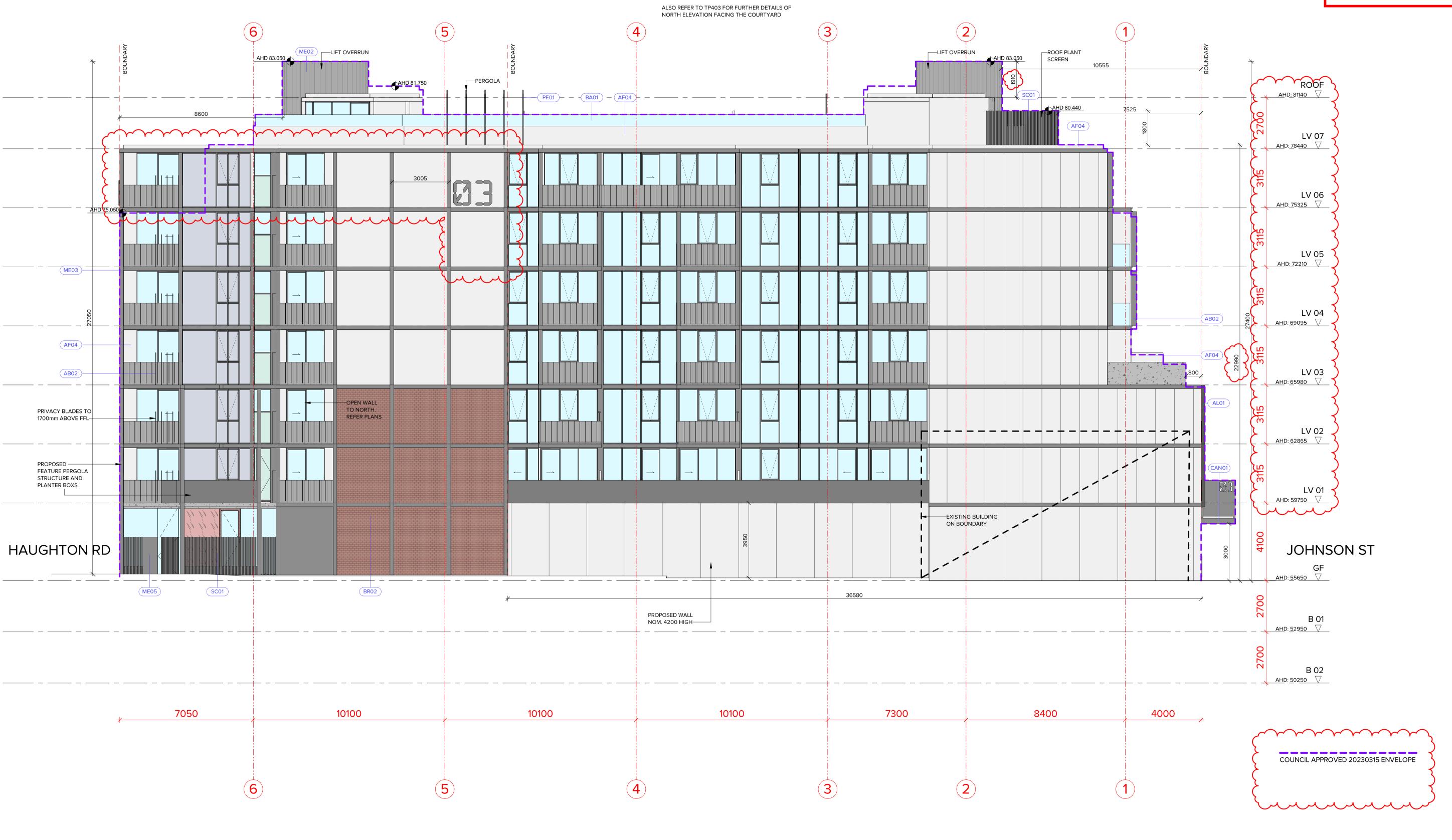
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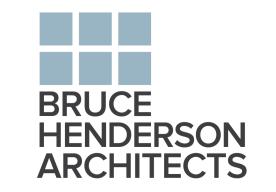
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH

DRAWING TITLE:

EAST ELEVATION

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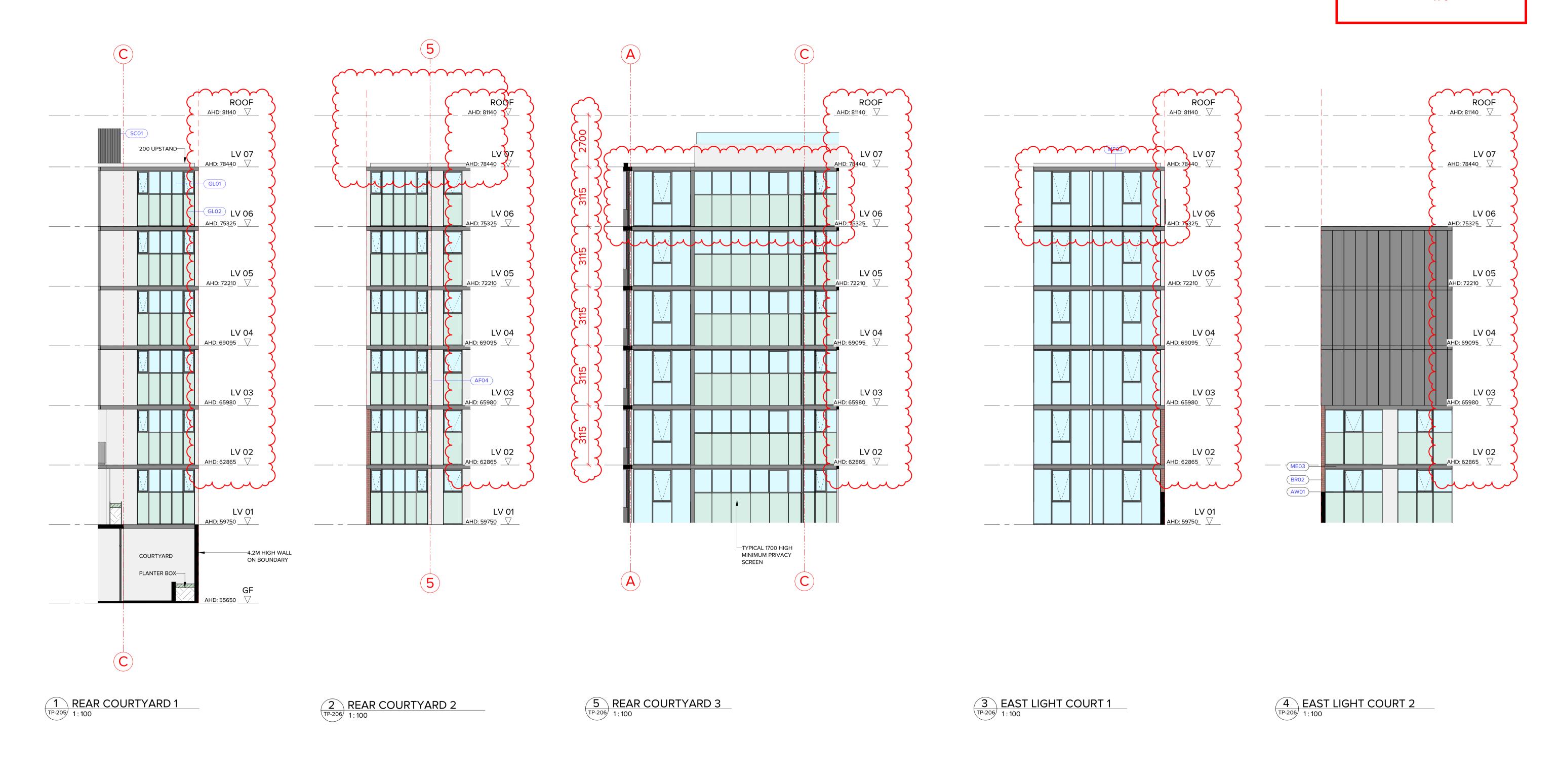
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OAKLEIGH
DRAWING TITLE:

NORTH ELEVATION

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12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH
DRAWING TITLE:

PARTIAL ELEVATIONS - SHEET 01

DATE:	27/06/2023	JOB №: 4	0007
SCALE:	1:100 @ A1	REVISION N°:	D
DRAWN:	ВНА		
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TOWN	PLANNING	TP-	-305



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MELBOURNE LONDON HANOI

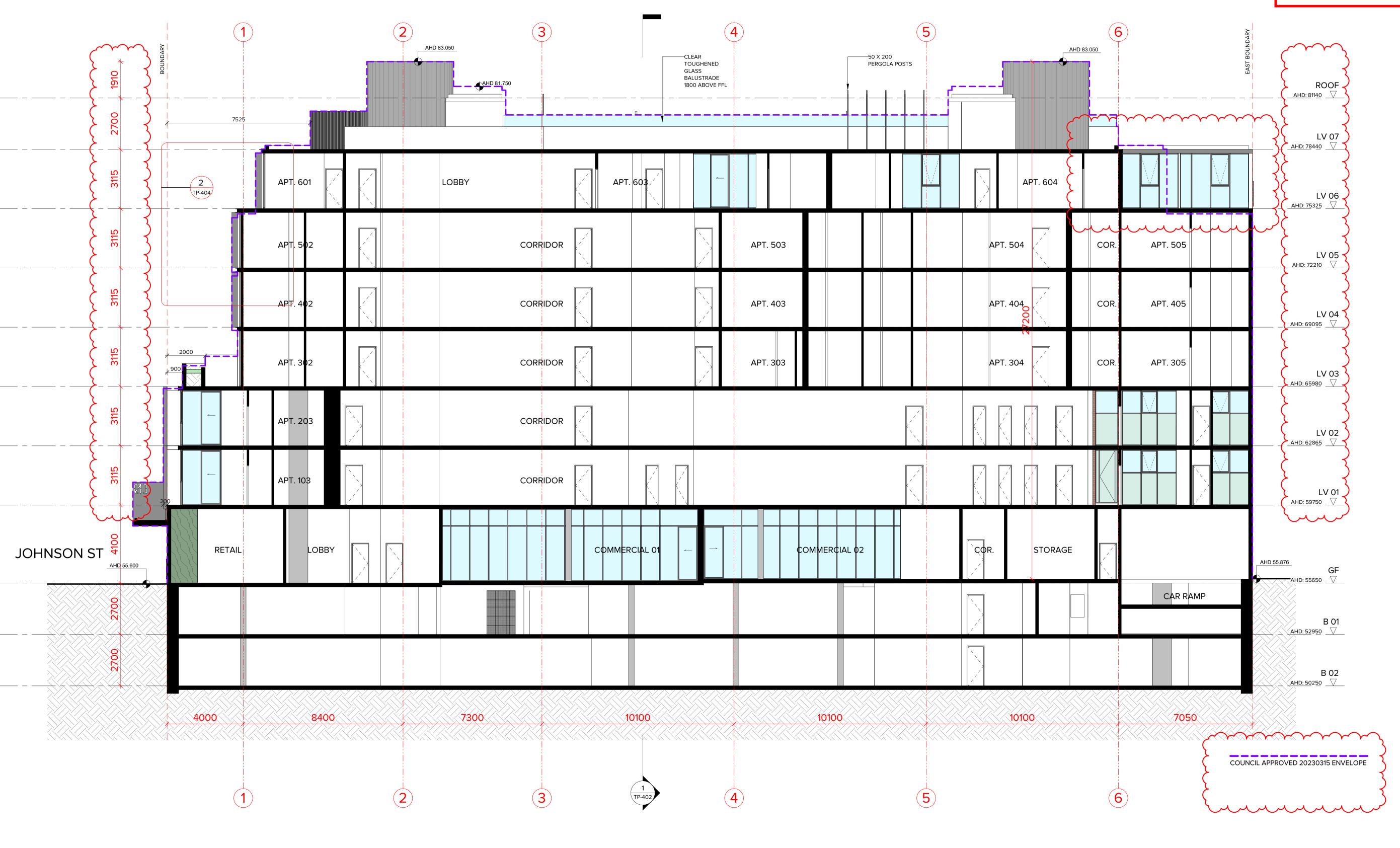
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REV DATE DESCRIPTION REV DATE DESCRIPTION Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and A 05.07.22 PLANNING PERMIT APPLICATION alterations due to Design Development. Drawings are not to be used for B 21.11.22 APPLICATION AMENDMENT construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property C 15.03.23 APPLICATION AMENDMENT as published by the Property Council of Australia. D 27.06.23 ISSUED FOR VCAT CHECKED Checker © COPYRIGHT Bruce Henderson Architects P/L REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

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

PARTIAL ELEVATIONS - SHEET 02

DATE:	27/06/2023	JOB Nº: 4	0007
SCALE:	1:100 @ A1	REVISION N°:	D
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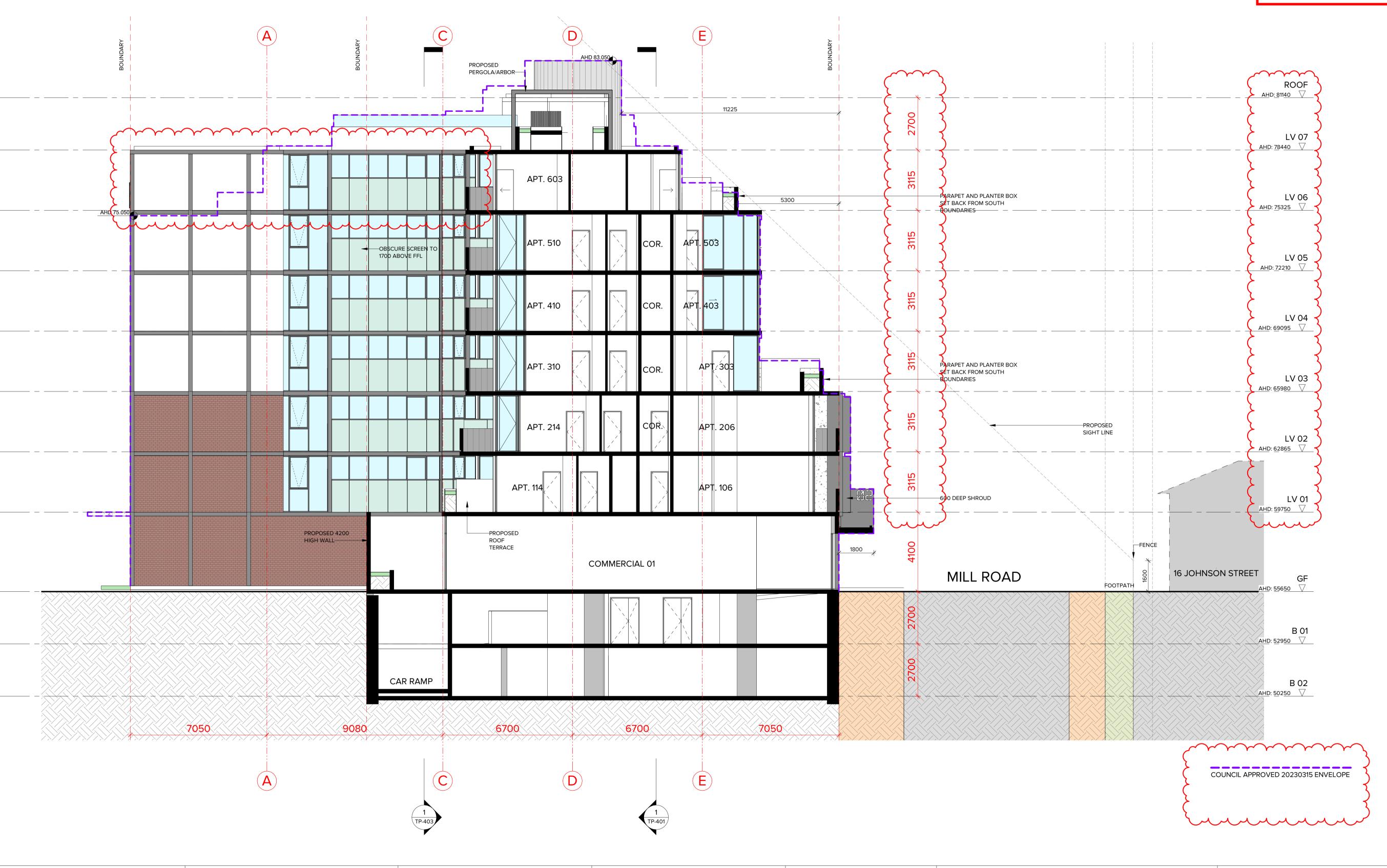
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,			21.11.22	APPLICATION AMENDMENT		
Area in accordance with the Method of Mea	asurement for Residential Property	С	15.03.23	APPLICATION AMENDMENT		
as published by the Property Council of Aus	stralia.	D	27.06.23	ISSUED FOR VCAT		
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PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH
DRAWING TITLE:
PROPOSED SECTION 01

DRAWN: BHA  DRAWING STATUS: DRAWING N°:		DATE:	05/07/2023	JOB N°:	40007
DRAWING STATUS: DRAWING N°:		SCALE:	1:100 @ A1	REVISION I	Nº: D
	DRAWN:		ВНА		
TOWNPLANNING TP-40		DRAWING ST	ΓATUS:	DRAWING	Nº:
					TP-401





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		Α	05.07.22	PLANNING PERMIT APPLICATION		
alterations due to Design Development. I construction. All apartment and balcony a	3	В	21.11.22	APPLICATION AMENDMENT		
Area in accordance with the Method of M	leasurement for Residential Property	С	15.03.23	APPLICATION AMENDMENT		
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PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH
DRAWING TITLE:

PROPOSED SECTION 02

SCALE: 1:100 @ A1 REVISION N°: D

DRAWN: BHA

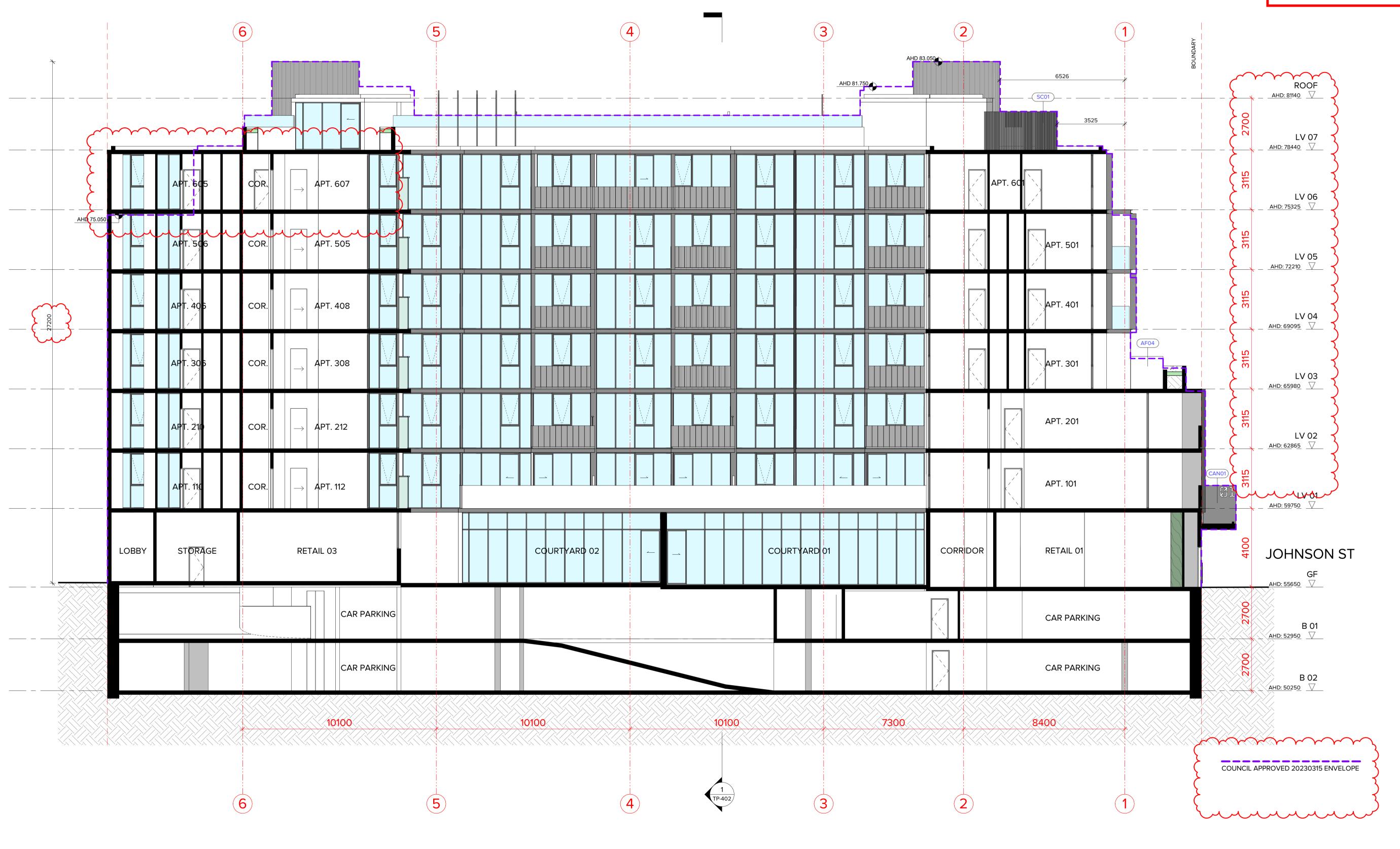
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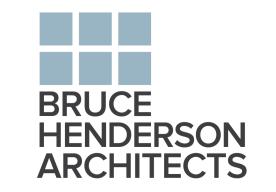
TOWNPLANNING TP-402

JOB N°:

05/07/2023

DATE:





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indicative only and are subject to approval by the relevant Authorities and	A 05.07.22 PLANNING PERMIT APPLICATION	
alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor	B 21.11.22 APPLICATION AMENDMENT	
Area in accordance with the Method of Measurement for Residential Property	C 15.03.23 APPLICATION AMENDMENT	
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PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH
DRAWING TITLE:
PROPOSED SECTION 03

	DATE:	05/07/2023	JOB N°:	40007
	SCALE:	1:100 @ A1	REVISION N	Nº: D
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TOWNPLANNING		Т	P-403	

APT. 601 300x20 ALUMINUM BLADES 100x200 ALUMINUM **BLADES CHANNEL** 300x20 ALUMINUM BLADES APT. 502 LV 05 APT. 402

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REV DATE DESCRIPTION

B 21.11.22 APPLICATION AMENDMENT

C 15.03.23 APPLICATION AMENDMENT

D 27.06.23 ISSUED FOR VCAT

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

PROPOSED SECTION 04

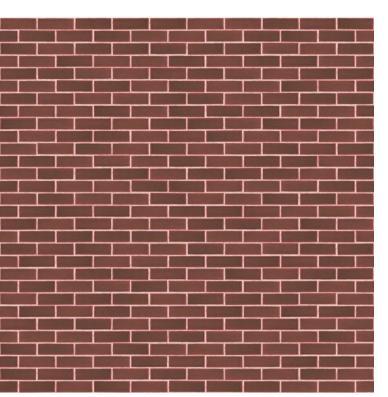
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DRAWN:	ВНА		
DRAWING STATUS:		DRAWING	Nº:
TOWNF	PLANNING	٦	TP-404



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



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



BR02 - RED COLOURED GLAZED BRICKWORK.





D01/D05 - TIMBER FRAMED ENTRY DOORS.



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



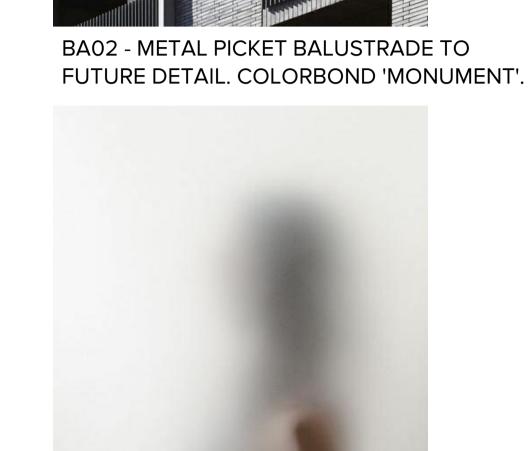
D03 - SOLID TIMBER ENTRY DOORS.



'SPINACH GREEN'.



GL01 - CLEAR GLASS



GL02 - OBSCURE GLASS



GL03 - SILVER GREY REFLECTIVE **GLASS** 



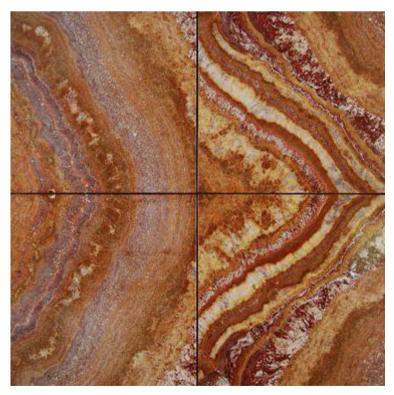
GL04 - MID GREY TINTED GLASS



ST01 - FEATURE 'GREEN' MARBLE/NATURAL STONE.



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



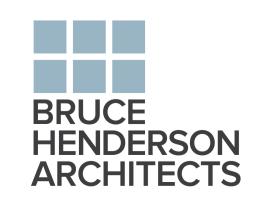
ST02 - FEATURE 'RED' MARBLE/NATURAL STONE.



OC01 - OFF FORM CONCRETE.



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



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FEATURE. COLORBOND 'MONUMENT'.

SH01 - ALUMINIUM SHROUD

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	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
	Α	05.07.22	PLANNING PERMIT APPLICATION			
	В	21.11.22	APPLICATION AMENDMENT			
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PROJECT: PROPOSED MIXED-USE DEVELOPMENT 12-14 JOHNSON STREET & 1 MILL ROAD, OAKLEIGH

DRAWING TITLE:

EXTERNAL FINISHES SCHEDULE

DATE:	27/06/2023	JOB N°: 40	007
SCALE:	@ A1	REVISION N°:	D
DRAWN:	ВНА		
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TOWNF	PLANNING	TP-9	501

### AREA SCHEDULE - LEVEL 01 - 06 APARTMENTS

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

Apt No. | Apt. Type | Internal Area | Balcony Area

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

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

# Apt No. Apt. Type Internal Area Balcony Area

LV 04			LV 04
401	2B2B	76.5 m <sup>2</sup>	9.3 m <sup>2</sup>
402	2B2B	83.2 m <sup>2</sup>	10.3 m <sup>2</sup>
403	2B1B	68.4 m <sup>2</sup>	9.0 m <sup>2</sup>
404	2B2B	76.0 m <sup>2</sup>	8.2 m <sup>2</sup>
405	2B2B	65.9 m <sup>2</sup>	10.5 m <sup>2</sup>
406	2B2B	78.3 m <sup>2</sup>	9.1 m <sup>2</sup>
407	2B2B	80.9 m <sup>2</sup>	10.5 m <sup>2</sup>
408	2B1B	68.9 m <sup>2</sup>	11.6 m <sup>2</sup>
409	2B2B	74.5 m <sup>2</sup>	9.2 m <sup>2</sup>
410	1B1B	50.9 m <sup>2</sup>	9.2 m <sup>2</sup>
411	2B2B	71.4 m <sup>2</sup>	9.0 m <sup>2</sup>
TOTAL:		794.8 m <sup>2</sup>	105.9 m <sup>2</sup>

LV 05			LV 05
501	2B2B	76.5 m <sup>2</sup>	9.3 m <sup>2</sup>
502	2B2B	83.2 m <sup>2</sup>	10.3 m <sup>2</sup>
503	2B1B	68.4 m <sup>2</sup>	9.0 m <sup>2</sup>
504	2B2B	76.0 m <sup>2</sup>	8.2 m <sup>2</sup>
505	2B2B	65.9 m <sup>2</sup>	10.5 m <sup>2</sup>
506	2B2B	78.3 m <sup>2</sup>	9.1 m <sup>2</sup>
507	2B2B	80.9 m <sup>2</sup>	10.5 m <sup>2</sup>
508	2B1B	68.9 m <sup>2</sup>	11.6 m <sup>2</sup>
509	2B2B	74.5 m <sup>2</sup>	9.2 m <sup>2</sup>
510	1B1B	50.9 m <sup>2</sup>	9.2 m <sup>2</sup>
511	2B2B	71.4 m <sup>2</sup>	9.0 m <sup>2</sup>
TOTAL:		794.8 m <sup>2</sup>	105.9 m <sup>2</sup>

LV 06			LV 06
601	3B2B	104.3 m <sup>2</sup>	19.6 m <sup>2</sup>
602	2B2B	71.4 m <sup>2</sup>	9.0 m <sup>2</sup>
603	3B2B	105.6 m <sup>2</sup>	36.5 m <sup>2</sup>
<b>1604</b>	3B2B~~	106.8 m <sup>2</sup>	30.6m2
605	2B2B	78.3 m <sup>2</sup>	9.1 m <sup>2</sup>
606	2B2B	80.9 m <sup>2</sup>	10.5 m <sup>2</sup>
607	2B1B	68.9 m <sup>2</sup>	11.6 m <sup>2</sup>
TOTAL:		616.2 m <sup>2</sup>	126.9 m <sup>2</sup>
APARTM	ENTS: 70	5034.7 m <sup>2</sup>	935.0 m <sup>2</sup>

LV 01	LV 02	LV 03	LV 04	LV 05		
1B1B	1B1B	1B1B	1B1B	1B1B	~~~	$\sim$
5	5	1	1	1	LV 06	13
2B1B	2B1B	2B1B	2B1B	2B1B	2B1B	?
1	1	1	2	2	1	8
2B2B	2B2B	2B2B	2B2B	2B2B	2B2B	3
9	9	9	8	8	3	46
				(	3B2B	}
				(	3	3
				ζ		70

#### AREA SCHEDULE - GROUND LEVEL TENANCIES

Name	Apt. Type	Internal Area	Balcony Area
			GF
COMMERCIAL 01	COMMERCIAL	272.3 m <sup>2</sup>	34.7 m <sup>2</sup>
COMMERCIAL 02	COMMERCIAL	264.2 m <sup>2</sup>	41.9 m <sup>2</sup>
COMMERCIAL 03	COMMERCIAL	100.1 m <sup>2</sup>	76.5 m <sup>2</sup>
COMMERCIAL 04	COMMERCIAL	110.6 m <sup>2</sup>	
		747.2 m <sup>2</sup>	_
RETAIL 01	RETAIL	87.9 m <sup>2</sup>	
RETAIL 02	RETAIL	131.4 m <sup>2</sup>	
	,	219.3 m <sup>2</sup>	•
	COMMERCIAL 01 COMMERCIAL 02 COMMERCIAL 03 COMMERCIAL 04 RETAIL 01	COMMERCIAL 01 COMMERCIAL COMMERCIAL 02 COMMERCIAL COMMERCIAL 03 COMMERCIAL COMMERCIAL 04 COMMERCIAL RETAIL 01 RETAIL	COMMERCIAL 01 COMMERCIAL 272.3 m <sup>2</sup> COMMERCIAL 02 COMMERCIAL 264.2 m <sup>2</sup> COMMERCIAL 03 COMMERCIAL 100.1 m <sup>2</sup> COMMERCIAL 04 COMMERCIAL 110.6 m <sup>2</sup> 747.2 m <sup>2</sup> RETAIL 01 RETAIL 87.9 m <sup>2</sup> RETAIL 02 RETAIL 131.4 m <sup>2</sup>

### AREA SCHEDULE - INTERIOR AREA & GROSS FLOOR AREA

Area Type	Area	Area Type	Area
B 02		LV 03	
LOBBY/CORE/SERVICES	35.9 m <sup>2</sup>	INTERNAL	801.7 m <sup>2</sup>
PARKING/STORAGE	1601.1 m <sup>2</sup>	LOBBY/CORE/SERVICES	141.3 m <sup>2</sup>
	1637.0 m <sup>2</sup>		943.0 m <sup>2</sup>
B 01		LV 04	
LOBBY/CORE/SERVICES	129.0 m <sup>2</sup>	INTERNAL	794.8 m <sup>2</sup>
PARKING/STORAGE	1508.0 m <sup>2</sup>	LOBBY/CORE/SERVICES	141.3 m <sup>2</sup>
	1637.0 m <sup>2</sup>		936.1 m <sup>2</sup>
GF		LV 05	
INTERNAL	966.5 m <sup>2</sup>	INTERNAL	794.8 m <sup>2</sup>
LOBBY/CORE/SERVICES	362.1 m <sup>2</sup>	LOBBY/CORE/SERVICES	141.3 m <sup>2</sup>
PARKING/STORAGE	123.2 m <sup>2</sup>		936.1 m <sup>2</sup>
	1451.9 m <sup>2</sup>	LV 06	
LV 01		INTERNAL	616.2 m <sup>2</sup>
INTERNAL	1012.1 m <sup>2</sup>	LOBBY/CORE/SERVICES	123.1 m <sup>2</sup>
LOBBY/CORE/SERVICES	189.9 m <sup>2</sup>		739.3 m <sup>2</sup>
	1202.0 m <sup>2</sup>	LV 07	www
LV 02		LOBBY/CORE/SERVICES	55.2 m <sup>2</sup>
INTERNAL	1015.2 m <sup>2</sup>		55.2 m <sup>2</sup>
LOBBY/CORE/SERVICES	176.3 m <sup>2</sup>	TOTAL GFA	10729.1 m <sup>2</sup>
	1191.5 m <sup>2</sup>		

### SITE AREA

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12-14 JOHNSON STREET 891.8m<sup>2</sup>

1 MILL ROAD: 746.9m<sup>2</sup>

TOTAL: 1638.8m<sup>2</sup>

#### 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: 1637.0m<sup>2</sup>, 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

#### AREA SCHEDULE - LANDSCAPE/PLANTER BOX AREA

Level	Area	Level	Area
GF	58.1 m <sup>2</sup>	LV 04	2.6 m <sup>2</sup>
LV 01	38.6 m <sup>2</sup>	LV 05	2.6 m <sup>2</sup>
LV 02	2.6 m <sup>2</sup>	LV 06	41.4 m <sup>2</sup>
LV 03	85.5 m <sup>2</sup>	LV 07	45.4 m <sup>2</sup>
	1	TOTAL LANDSCA	APE 276.8 m <sup>2</sup>



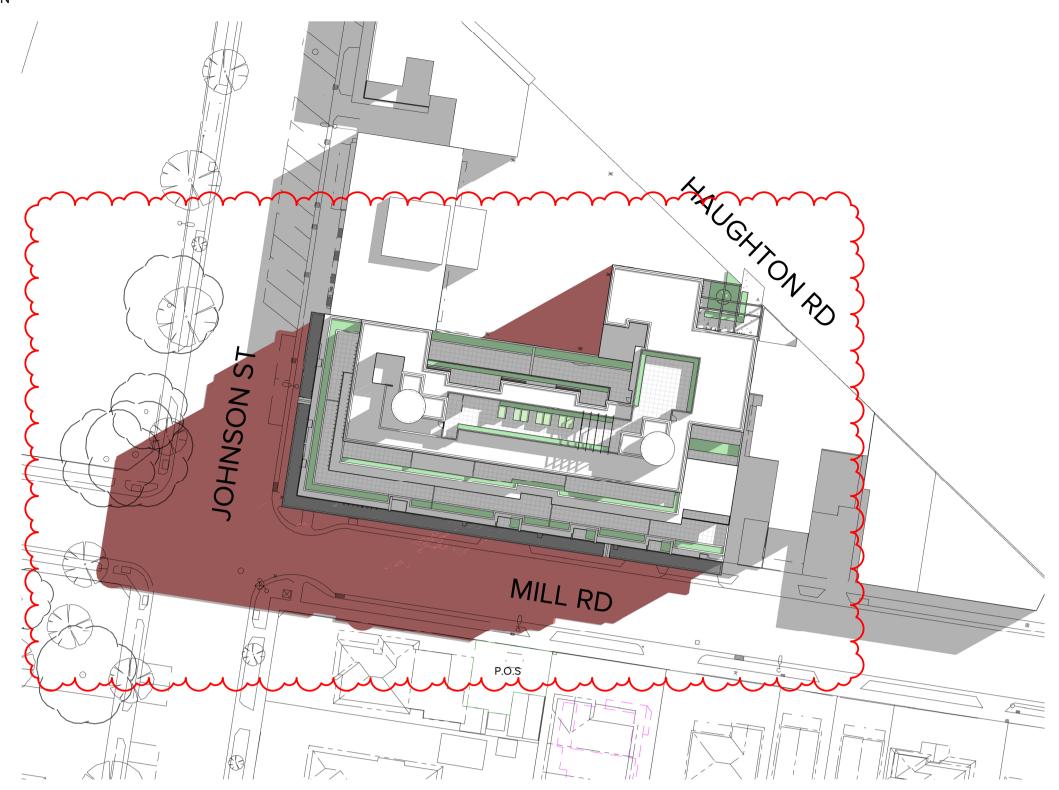
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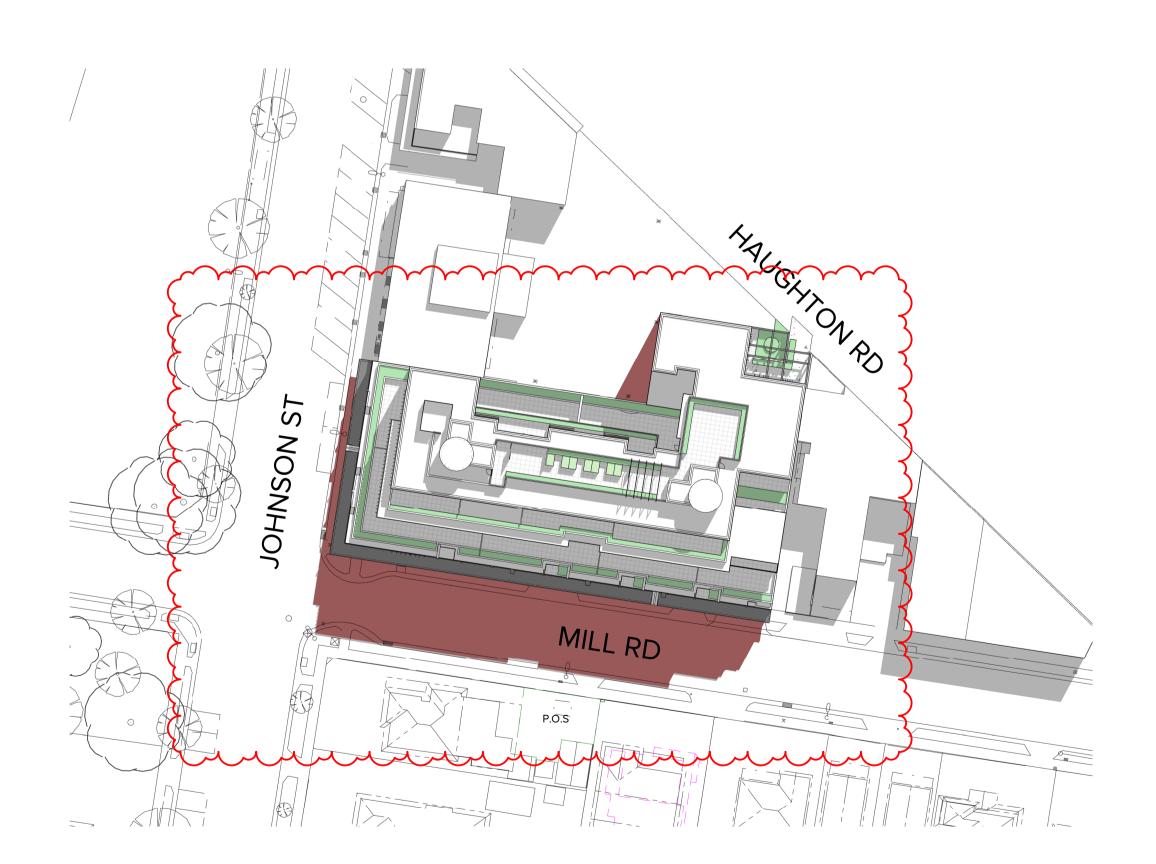
Cinner Market REV DATE DESCRIPTION REV DATE DESCRIPTION Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and A 05.07.22 PLANNING PERMIT APPLICATION alterations due to Design Development. Drawings are not to be used for B 21.11.22 APPLICATION AMENDMENT construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property C 15.03.23 APPLICATION AMENDMENT as published by the Property Council of Australia. D 27.06.23 ISSUED FOR VCAT CHECKED Checker © COPYRIGHT Bruce Henderson Architects P/L REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

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

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	DATE:	27/06/2023	JOB №:	40007
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Sept.22 - 09.00

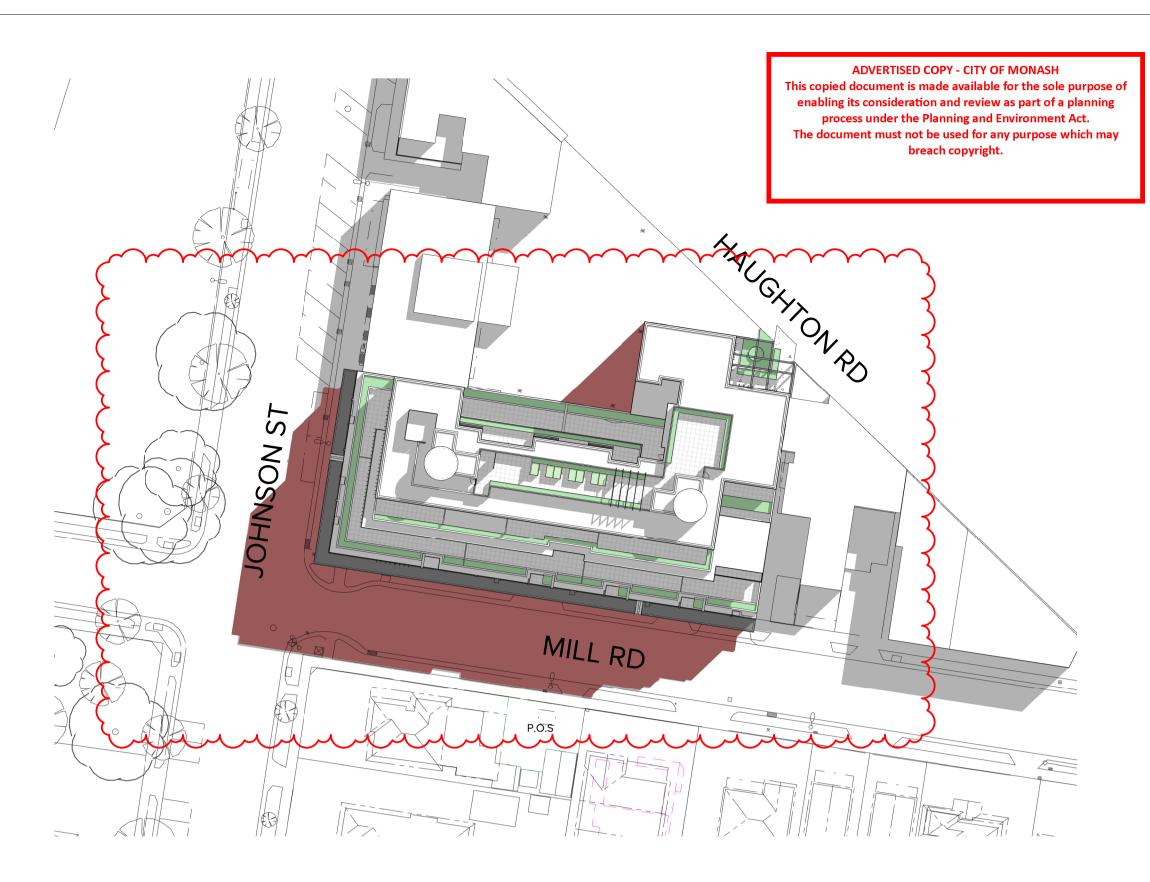


Sept.22 - 11.00

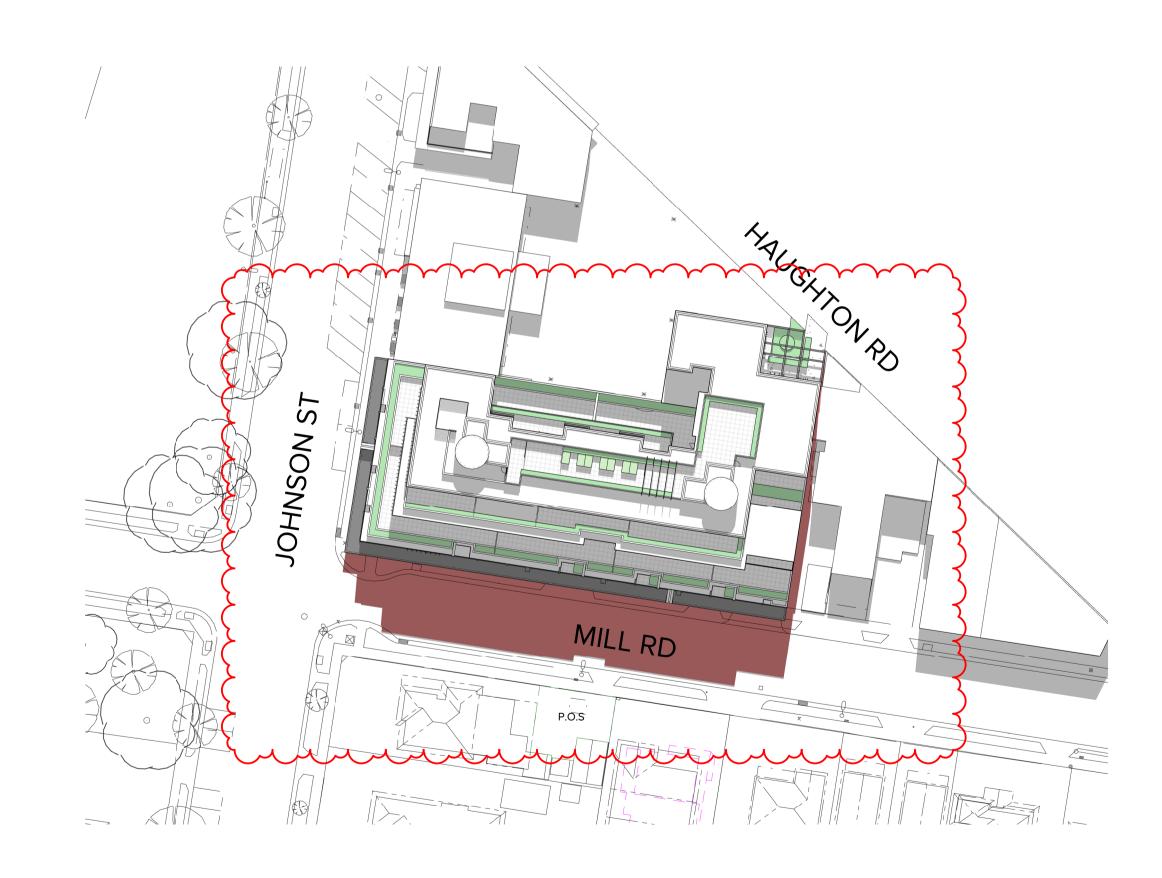


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	indicative only and are subject to approval by the relevant Authorities and	Α	05.07.22	PLANNING PERMIT APPLICATION		
	alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor	В	21.11.22	APPLICATION AMENDMENT		
Area in accordance with the Method of Measurement for Residential Property		С	15.03.23	APPLICATION AMENDMENT		
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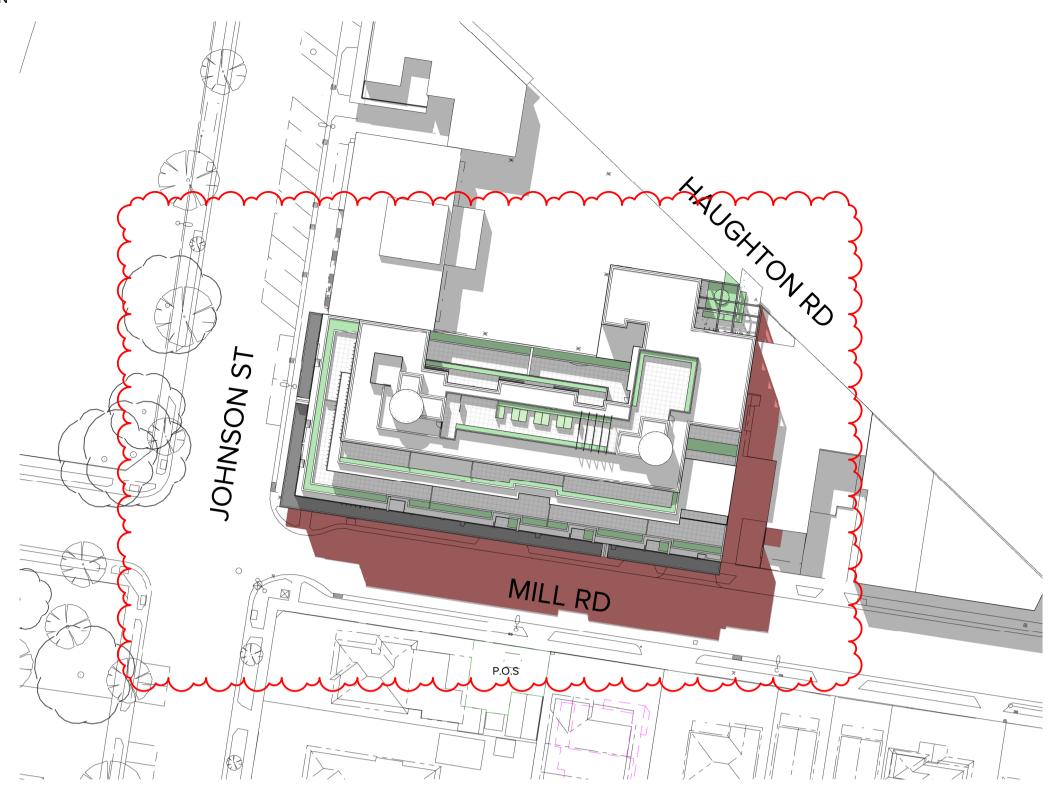
Sept.22 - 10.00



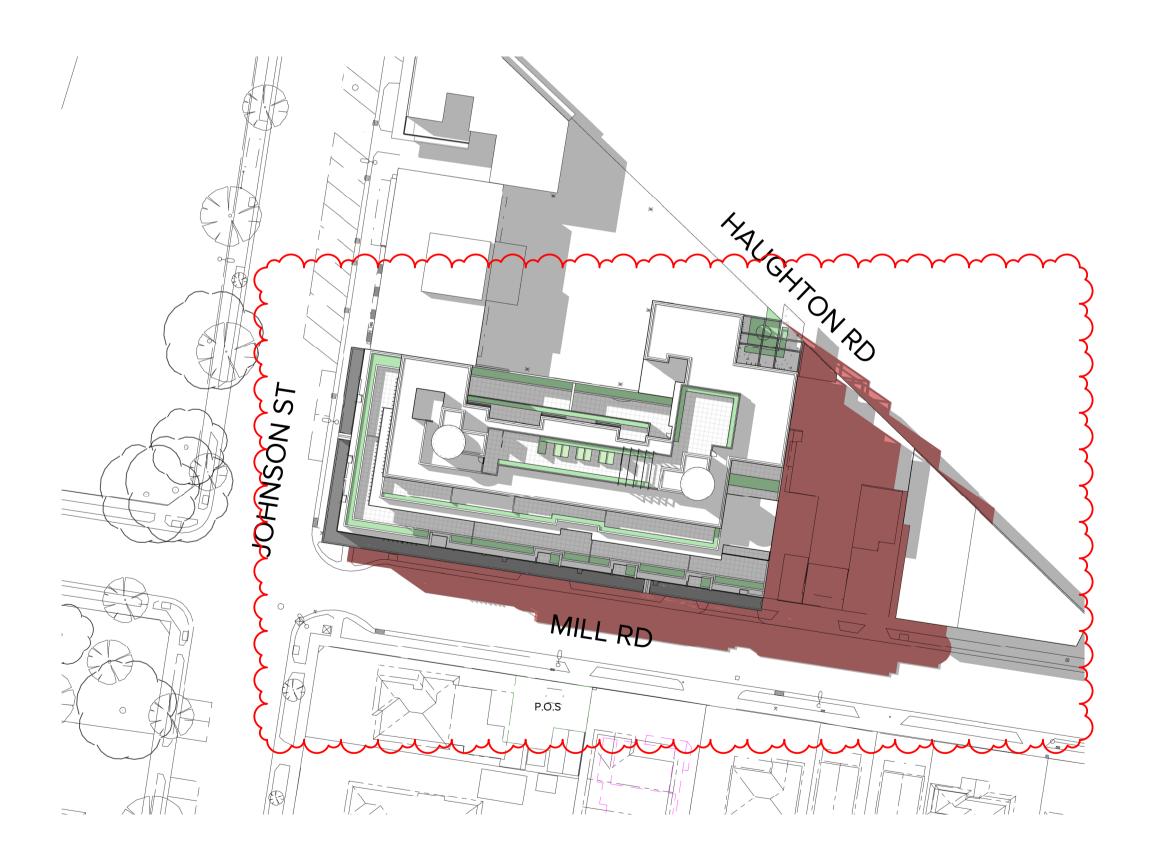
Sept.22 - 12.00

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

DATE:	12/07/2023	JOB №:	40007
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Sept.22 - 13.00

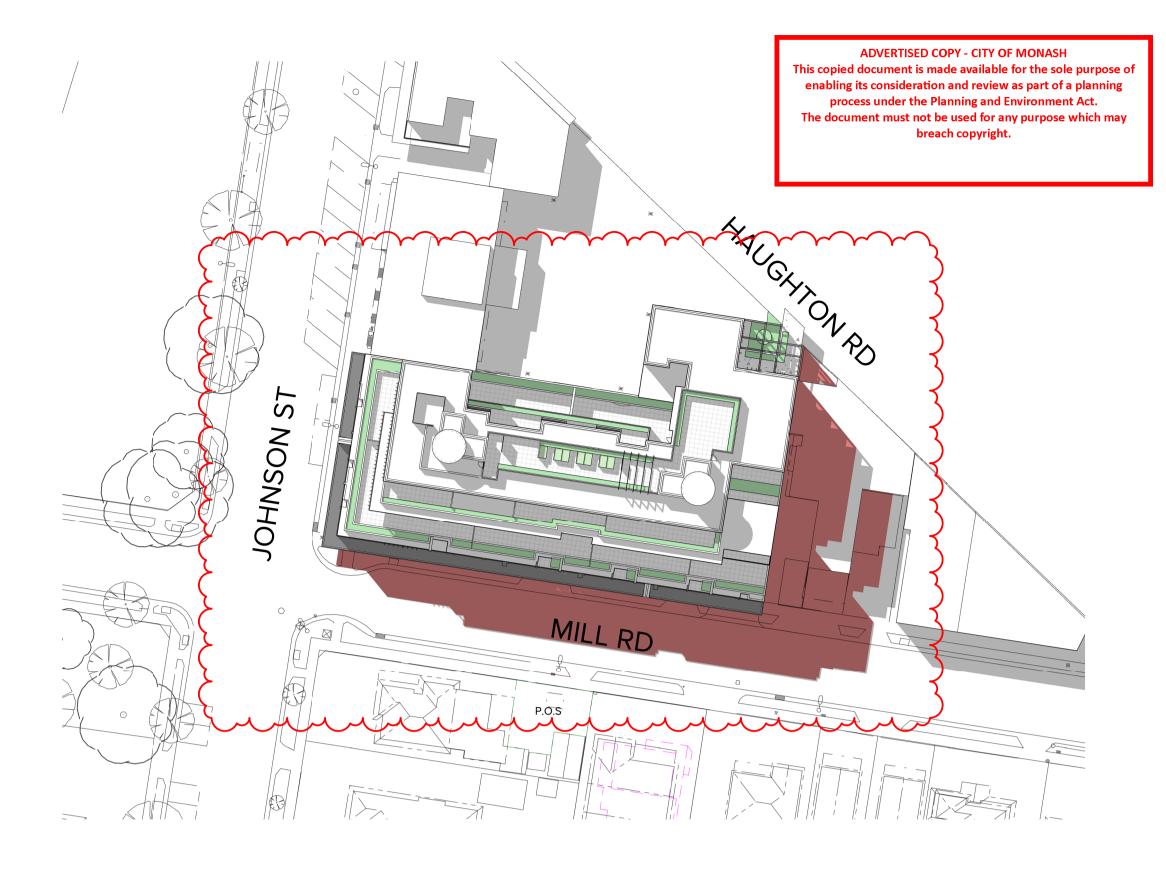


Sept.22 - 15.00



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alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor	B 21.11.22 APPLICATION AMENDMENT	
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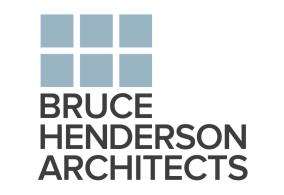
PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH
DRAWING TITLE:

SHADOW DIAGRAMS - SHEET 02

	DATE:	12/07/2023	JOB Nº:	40007
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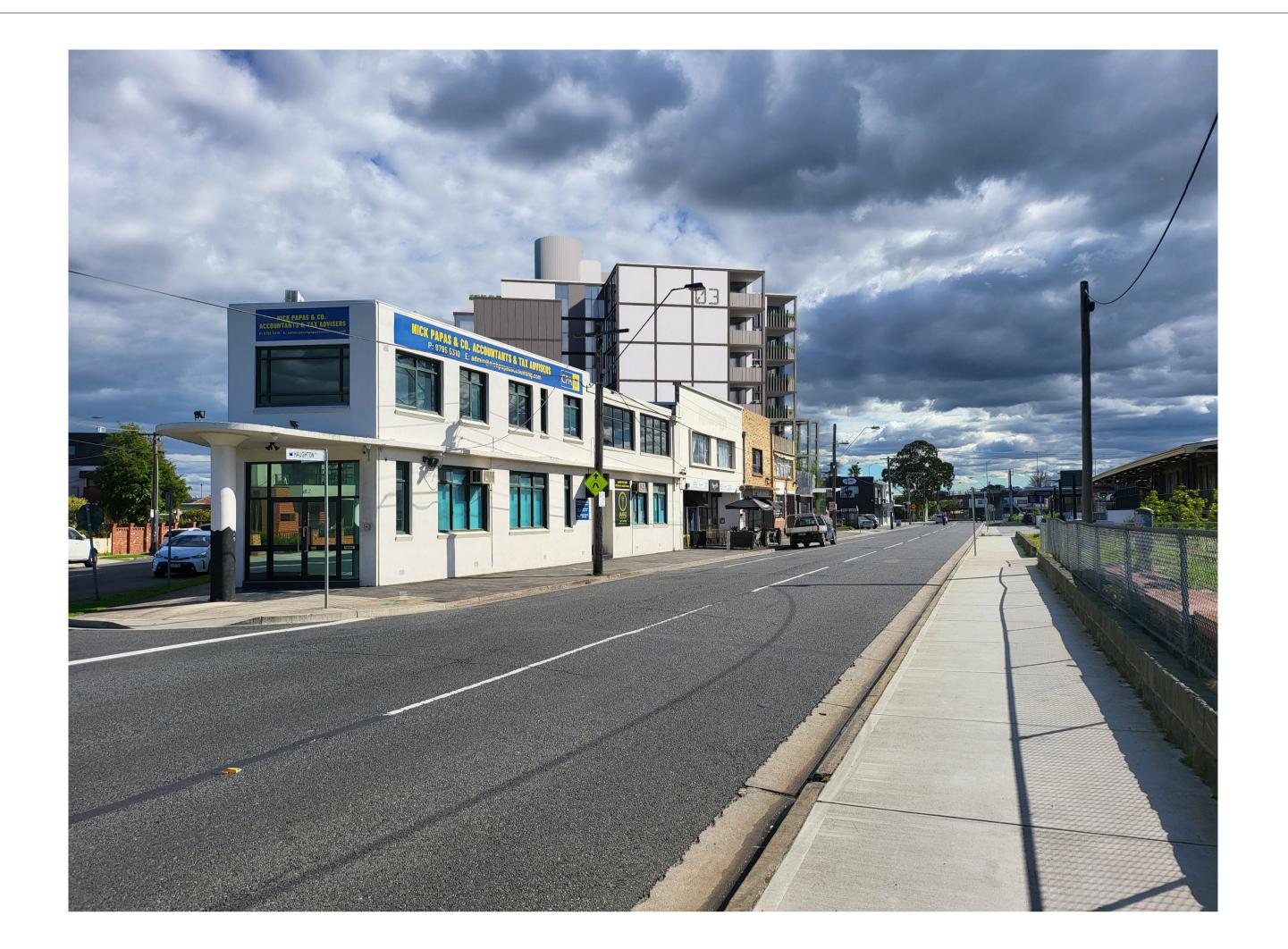
PROJECT:

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

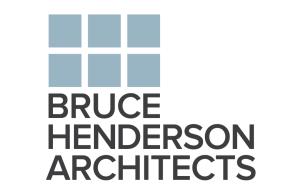
DRAWING TITLE:

3D PERSPECTIVE - MILL ROAD

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C 15.03.23 APPLICATION AMENDMENT

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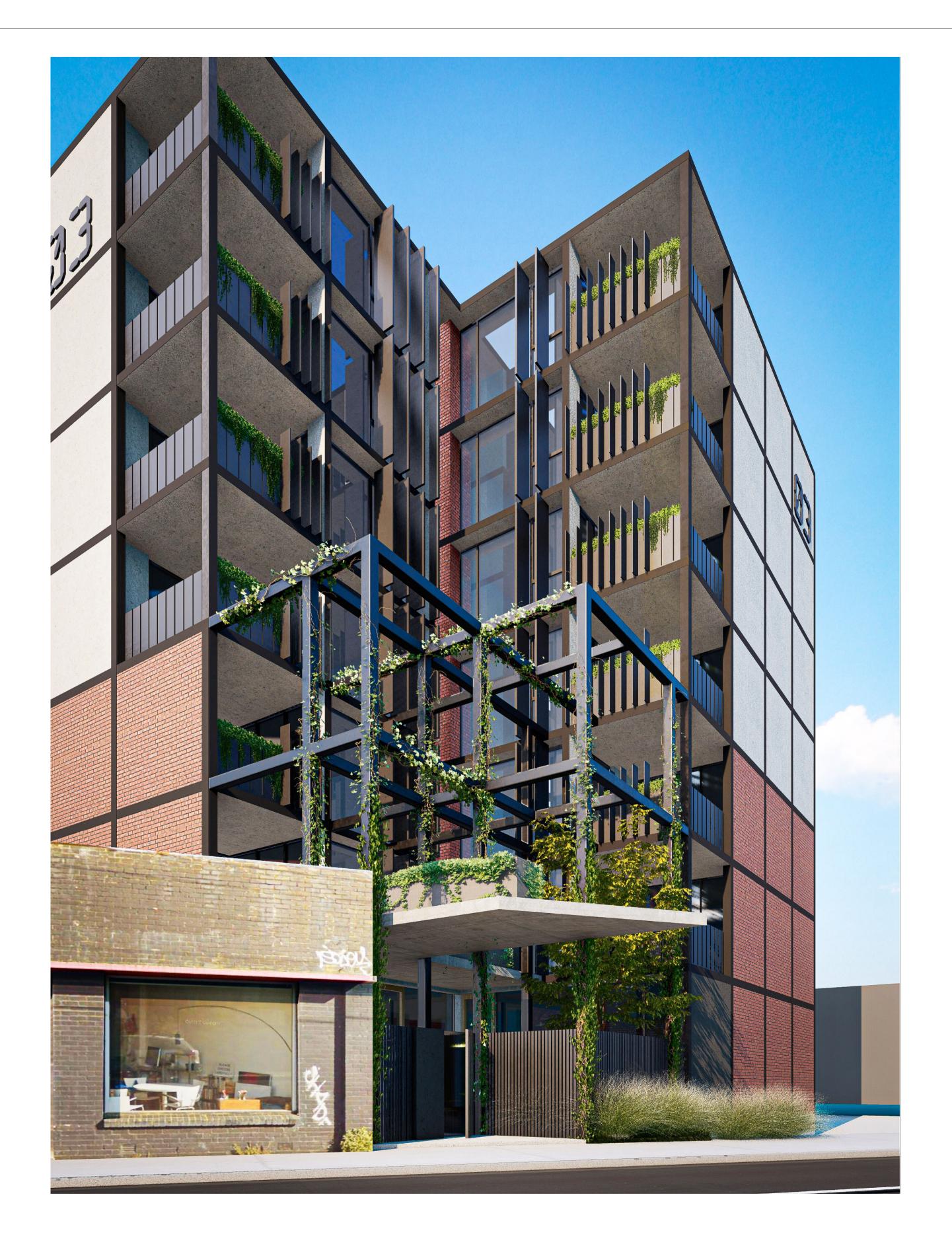
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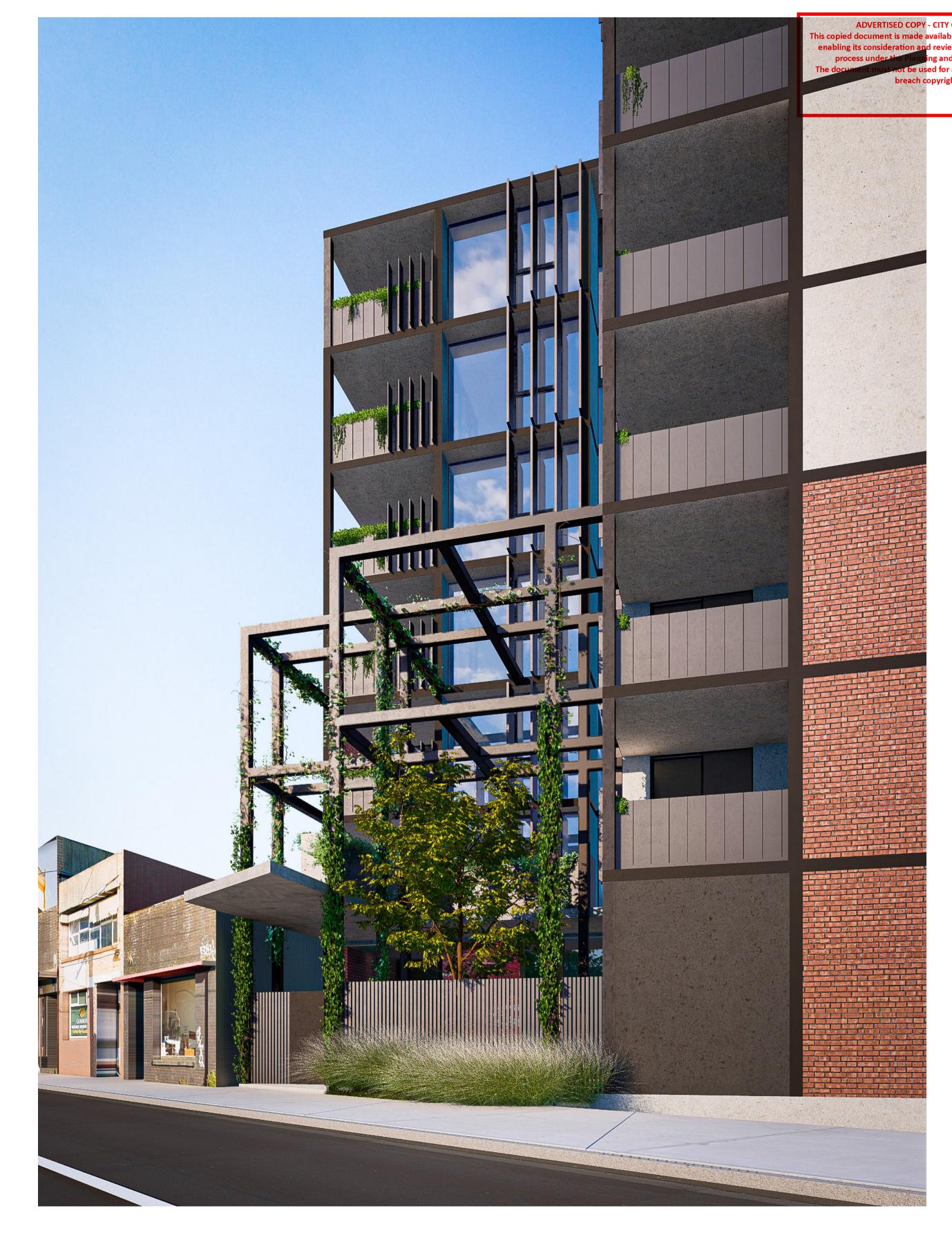
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH

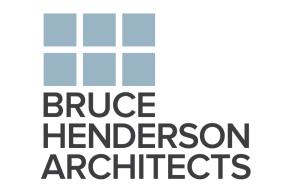
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3D PERSPECTIVE - HAUGHTON ROAD

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DRAWING TITLE:

OAKLEIGH

PROJECT:

3D PERSPECTIVE - HAUGHTON ROAD

PROPOSED MIXED-USE DEVELOPMENT

12-14 JOHNSON STREET & 1 MILL ROAD,

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