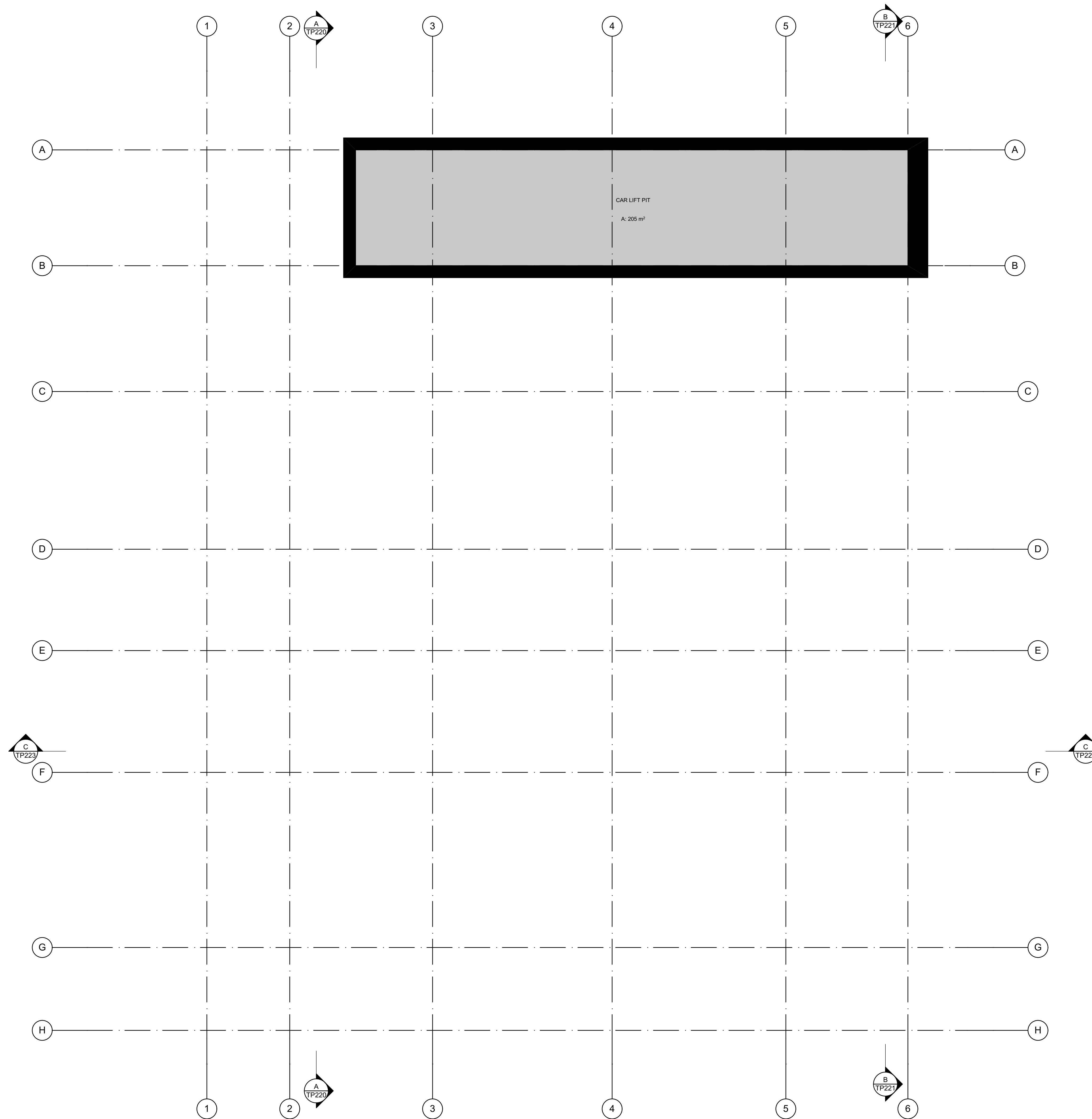

ARCHITECTURALS



DATE	REVISION	BY	CHK	NO.
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plus
architecture

Melbourne Brisbane Sydney New Zealand

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au
Plus Architecture Pty. Ltd.
ACN 091690336

CONSULTANTS		
STRUCTURAL ENGINEER	<input type="checkbox"/> ADAMS ENGINEERING	T (03) 8660 9742
SERVICES ENGINEER	<input type="checkbox"/> JBA CONSULTING ENGINEERS	T (03) 9646 9144
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ESD	<input type="checkbox"/> EFFICIENT ENERGY CHOICES	T (03) 9331 3695

PROJECT
**102-108 DRUMMOND ST
OAKLEIGH**

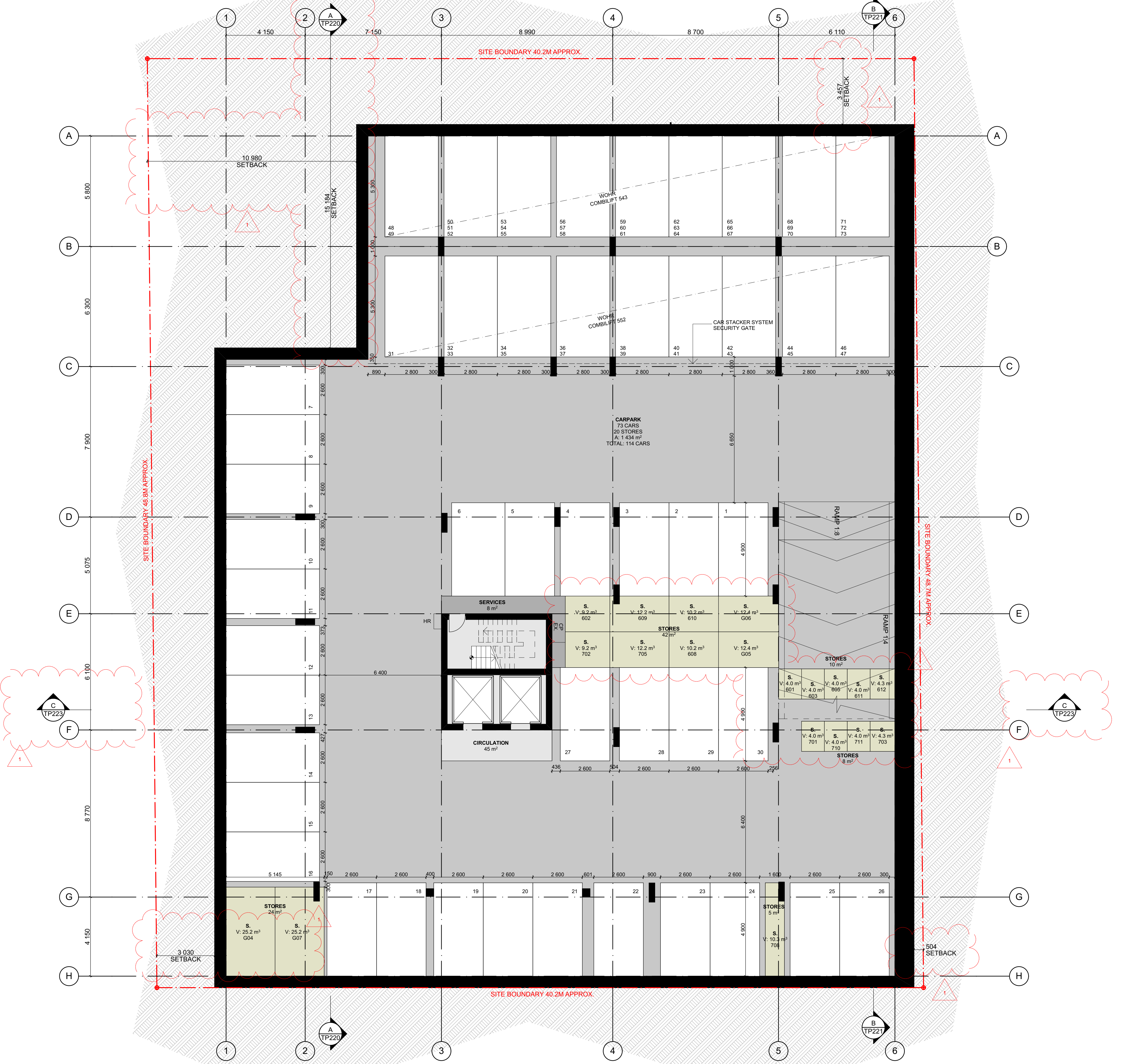
FOR
ALPHA 14 PROPERTY GROUP
LEVEL 7, 256 QUEEN STREET
MELBOURNE AUSTRALIA 3000

DRAWING TITLE
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TOWN PLANNING		
DATE	PLOT DATE	SCALE
17/04/2018	17/04/2018	1:100 @A1 1:200 @A3
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DC	KC	
JOB N o.	12603	

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plus
architecture

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram @plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au
Plus Architecture Pty. Ltd.
ACN 091690336

CONSULTANTS		
STRUCTURAL ENGINEER	ADAMS ENGINEERING	T (03) 8660 9742
SERVICES ENGINEER	JBA CONSULTING ENGINEERS	T (03) 9646 9144
BUILDING SURVEYOR	TRACT CONSULTANTS	T (03) 9429 6133
FIRE ENGINEER	JOHN PATRICK LANDSCAPE ARCHITECTS	T (03) 9429 8211
ESD	EFFICIENT ENERGY CHOICES	T (03) 9331 3695

PROJECT
**102-108 DRUMMOND ST
OAKLEIGH**

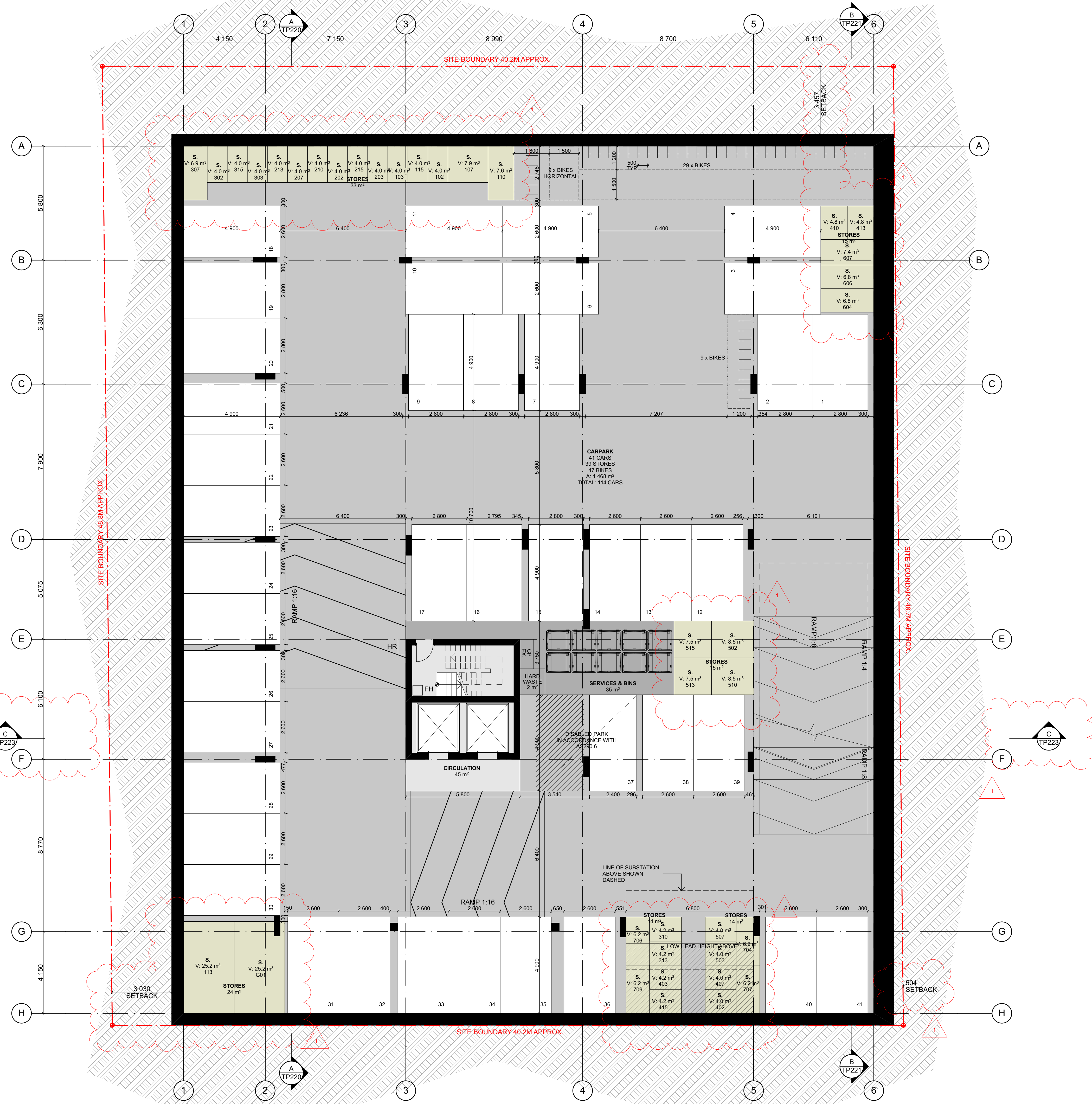
FOR
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LEVEL 7, 256 QUEEN STREET
MELBOURNE AUSTRALIA 3000

DRAWING TITLE
BASEMENT PLAN 02

TOWN PLANNING		
DATE	PLOT DATE	SCALE
17/04/2018	17/04/2018	1:100 @A1 1:200 @A3
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plus architecture
Melbourne Brisbane Sydney New Zealand

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram @pluarchitecture
arch@pluarchitecture.com.au
www.pluarchitecture.com.au
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ACN 091690336

CONSULTANTS		
STRUCTURAL ENGINEER	<input type="checkbox"/> ADAMS ENGINEERING	T (03) 8660 9742
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FIRE ENGINEER	<input type="checkbox"/> JOHN PATRICK LANDSCAPE ARCHITECTS	T (03) 9429 8211
ESD	<input type="checkbox"/> EFFICIENT ENERGY CHOICES	T (03) 9331 3695

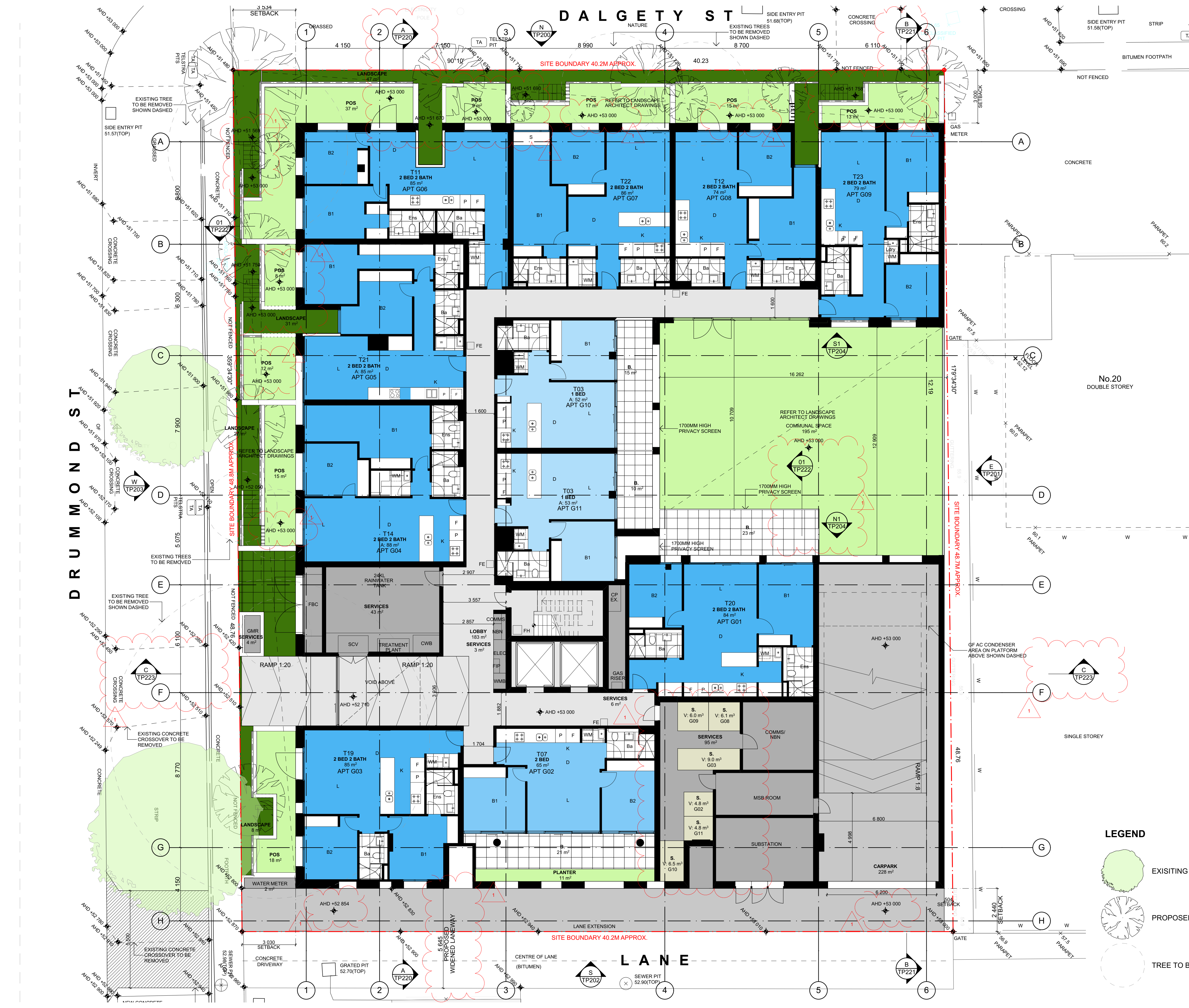
PROJECT
102-108 DRUMMOND ST OAKLEIGH
 FOR
 ALPHA 14 PROPERTY GROUP
 LEVEL 7, 256 QUEEN STREET
 MELBOURNE AUSTRALIA 3000

DRAWING TITLE
BASEMENT PLAN 01

TOWN PLANNING		
DATE	PLOT DATE	SCALE
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plus
architecture

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au
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ACN 091690336

CONSULTANTS

STRUCTURAL ENGINEER	ADAMS ENGINEERING	T (03) 8660 9742
SERVICES ENGINEER	JBA CONSULTING ENGINEERS	T (03) 9646 9144
BUILDING SURVEYOR	TRACT CONSULTANTS	T (03) 9429 6133
FIRE ENGINEER	JOHN PATRICK LANDSCAPE ARCHITECTS	T (03) 9429 8211
ESD	EFFICIENT ENERGY CHOICES	T (03) 9331 3695

PROJECT
102-108 DRUMMOND ST OAKLEIGH

FOR
ALPHA 14 PROPERTY GROUP
LEVEL 7, 256 QUEEN STREET
MELBOURNE AUSTRALIA 3000

DRAWING TITLE
GROUND FLOOR PLAN

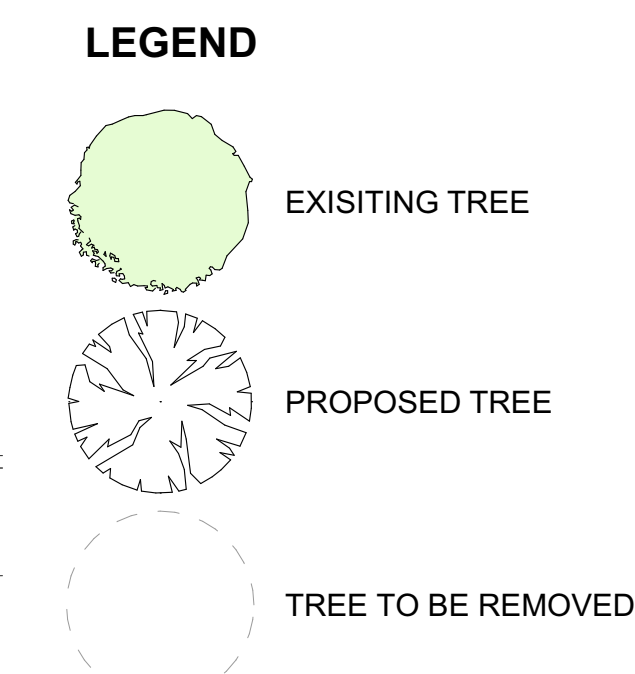
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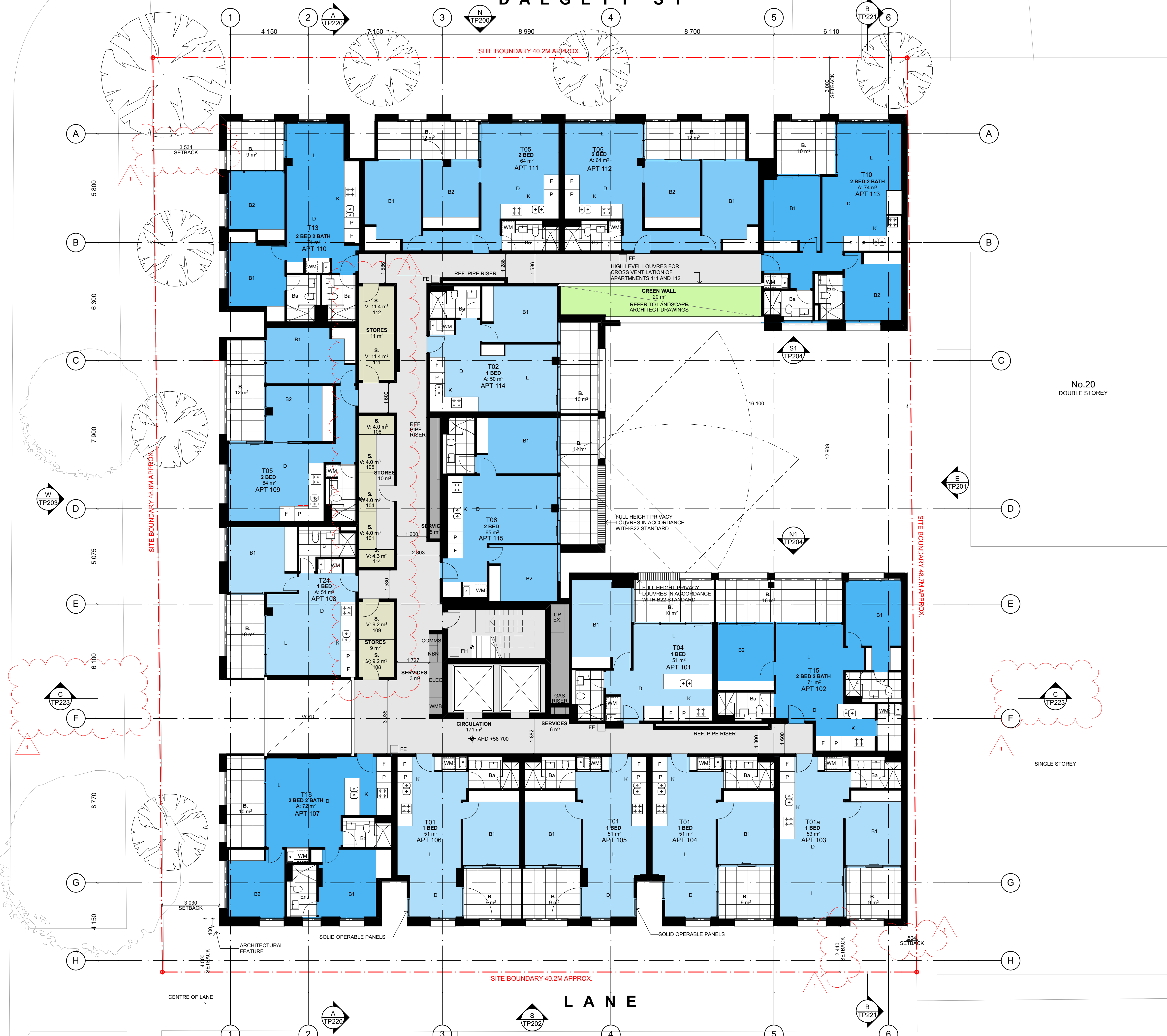
DALGETY ST

DRUMMOND ST

LANE

DALGETY ST

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plus architecture

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au
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ACN 091690336

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STRUCTURAL ENGINEER	ADAMS ENGINEERING	T (03) 8660 9742
SERVICES ENGINEER	JBA CONSULTING ENGINEERS	T (03) 9646 9144
BUILDING SURVEYOR	TRACT CONSULTANTS	T (03) 9429 6133
FIRE ENGINEER	JOHN PATRICK LANDSCAPE ARCHITECTS	T (03) 9429 8211
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PROJECT
**102-108 DRUMMOND ST
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FOR
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LEVEL 7, 256 QUEEN STREET
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DRAWING TITLE
LEVEL 01 PLAN

TOWN PLANNING

DATE	PLOT DATE	SCALE
17/04/2018	17/04/2018	1:100 @A1 1:200 @A3

DRAWN	CHECKED
DC	KC

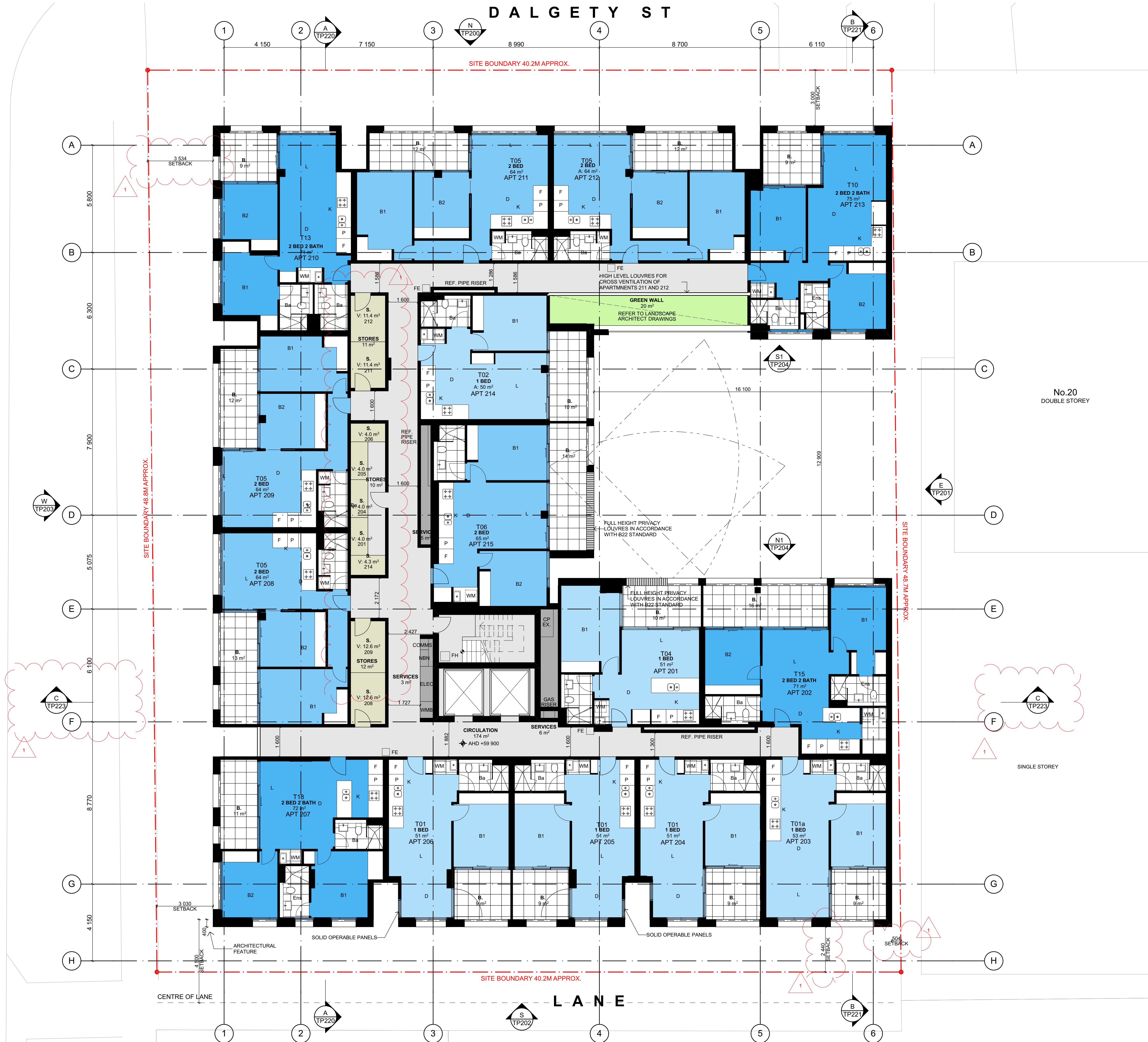
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alpha14
PROPERTY GROUP

plus
ARCHITECTURE

Level 2, 448 St Klida Road Melbourne VIC 3004 Australia
 Telephone +61 3 8696 3999
 Instagram #plusarchitecture
 arch@plusarchitecture.com.au
 www.plusarchitecture.com.au
 Plus Architecture Pty. Ltd. ACN 091690336

CONSULTANTS		
STRUCTURAL ENGINEER	<input type="checkbox"/> ADAMS ENGINEERING	T (03) 8660 9742
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102-108 DRUMMOND ST OAKLEIGH

FOR
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 LEVEL 7, 256 QUEEN STREET
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DRAWING TITLE
LEVEL 02 - 04 PLAN

TOWN PLANNING

DATE	PLOT DATE	SCALE
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DRAWN	CHECKED	
DC	KC	

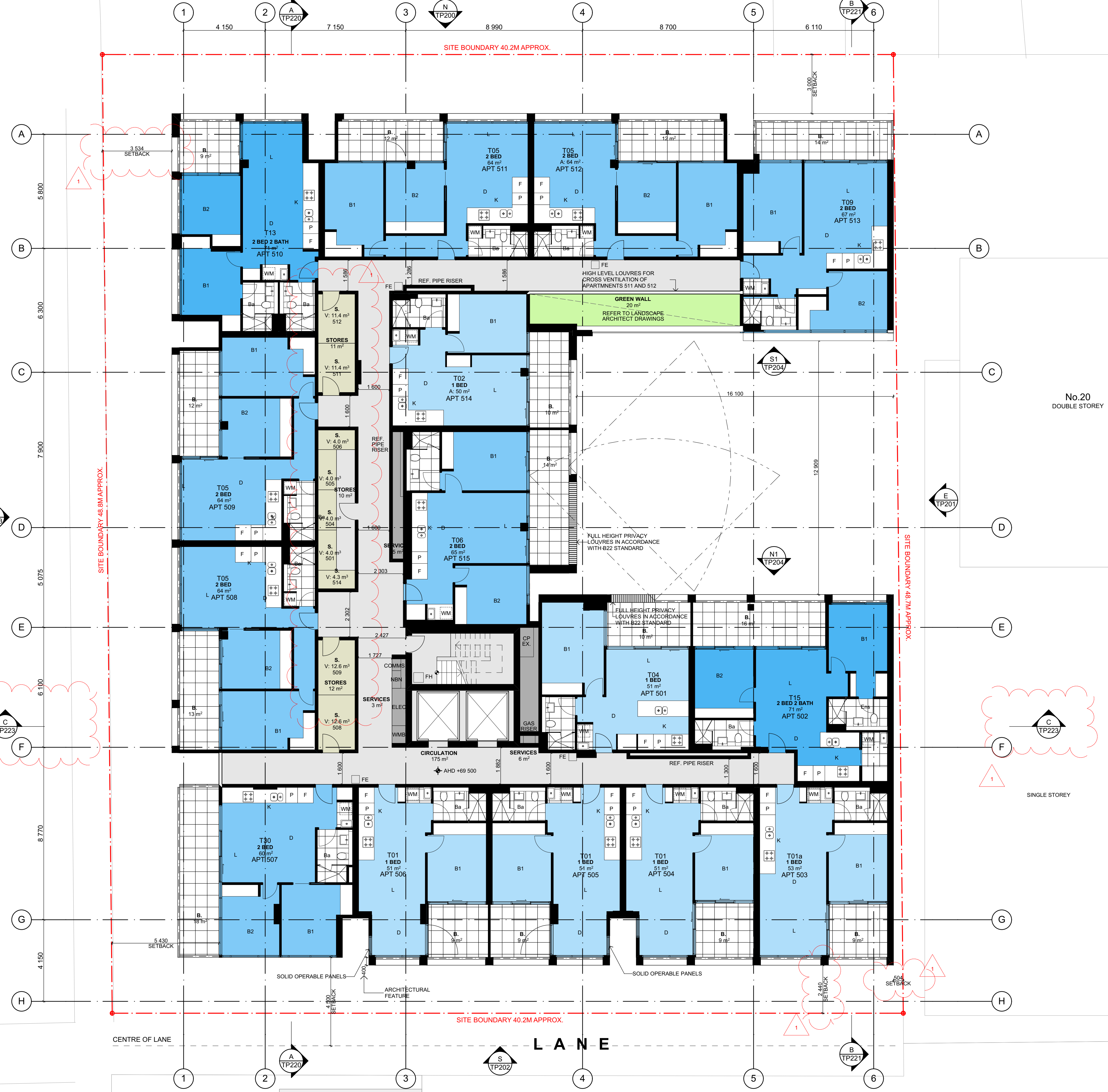
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PROPERTY GROUP

plus
architecture

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au
Plus Architecture Pty. Ltd.
ACN 091690336

CONSULTANTS

STRUCTURAL ENGINEER	<input type="checkbox"/> ADAMS ENGINEERING	T (03) 8560 9742
SERVICES ENGINEER	<input type="checkbox"/> JBA CONSULTING ENGINEERS	T (03) 9646 9144
BUILDING SURVEYOR	<input type="checkbox"/> TRACT CONSULTANTS	T (03) 9429 6133
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FOR
ALPHA 14 PROPERTY GROUP
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MELBOURNE AUSTRALIA 3000

DRAWING TITLE
LEVEL 05 PLAN

TOWN PLANNING

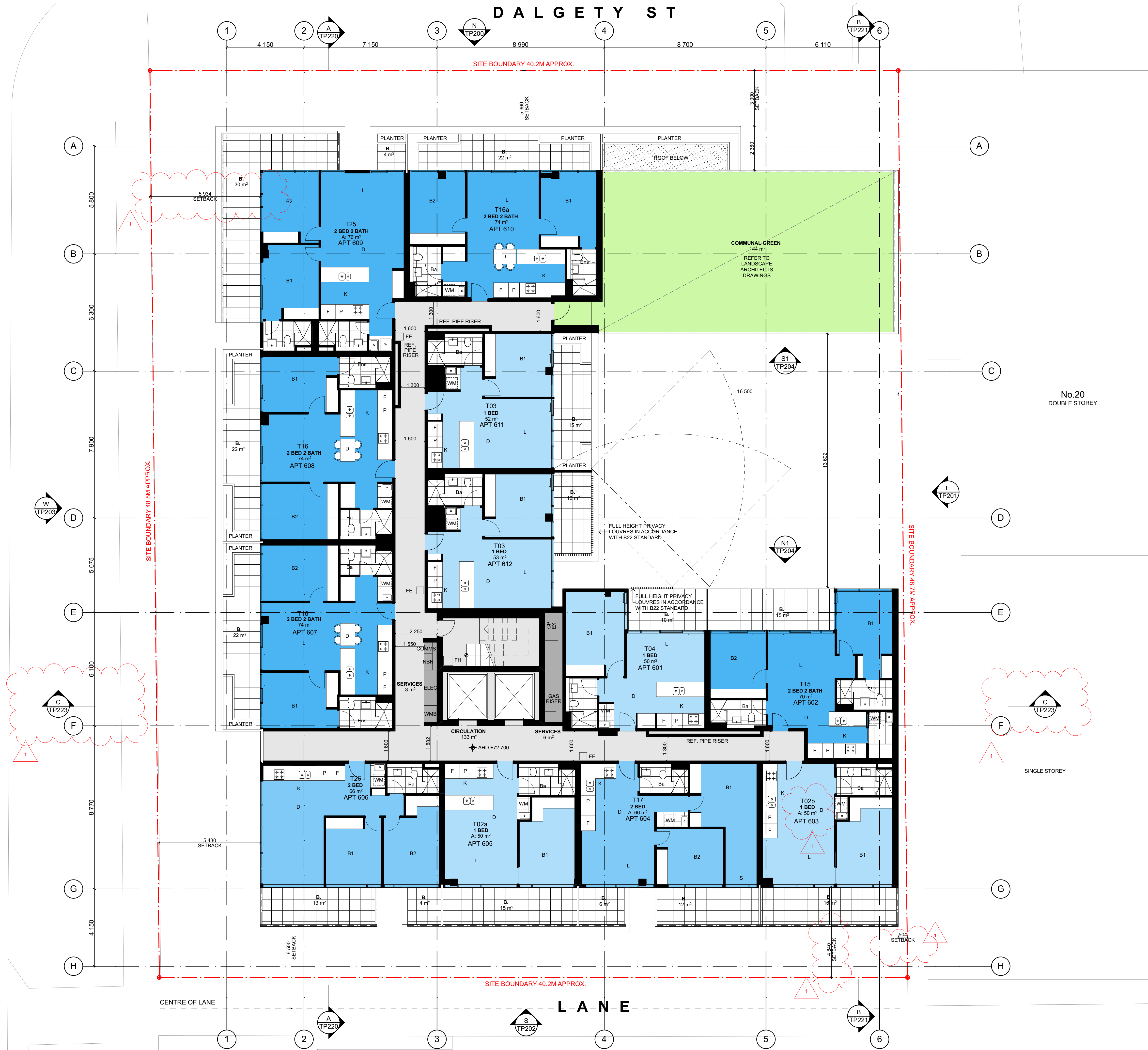
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Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

Telephone +61 3 8696 3999
Instagram @plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

Melbourne Sydney
Brisbane New Zealand

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ACN 091690336

CONSULTANTS

STRUCTURAL ENGINEER	<input type="checkbox"/> ADAMS ENGINEERING	T (03) 8660 9742
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PROJECT
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FOR
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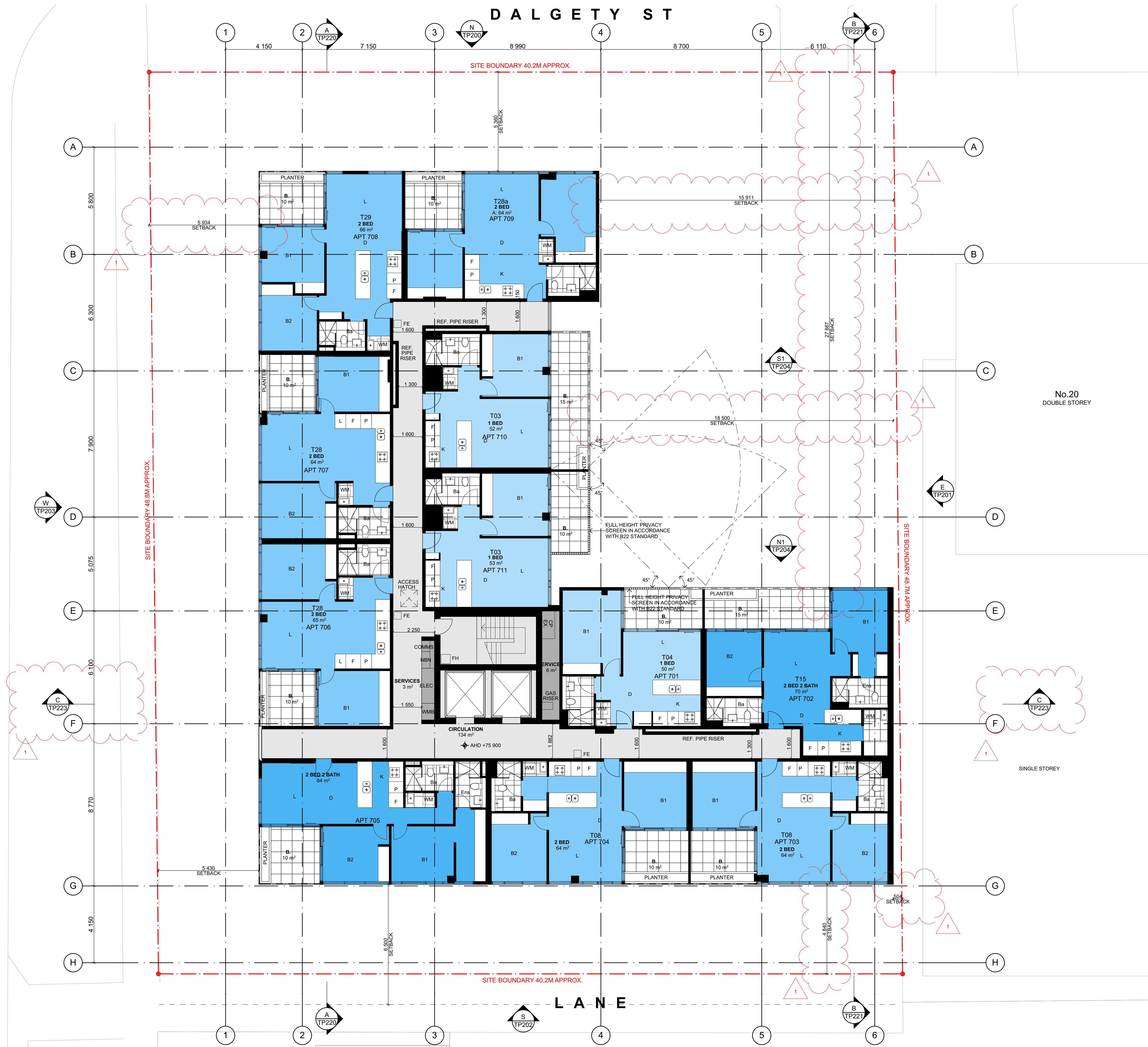
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alpha14
PROPERTY GROUP

plus
architecture
Melbourne Brisbane Sydney New Zealand
Level 2, 448 St Kilda Road Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram @plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au
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CONSULTANTS		
STRUCTURAL ENGINEER	<input type="checkbox"/> ADAMS ENGINEERING	T (03) 8660 9742
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**102-108 DRUMMOND ST
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FOR
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MELBOURNE AUSTRALIA 3000

DRAWING TITLE
LEVEL 07 PLAN

TOWN PLANNING

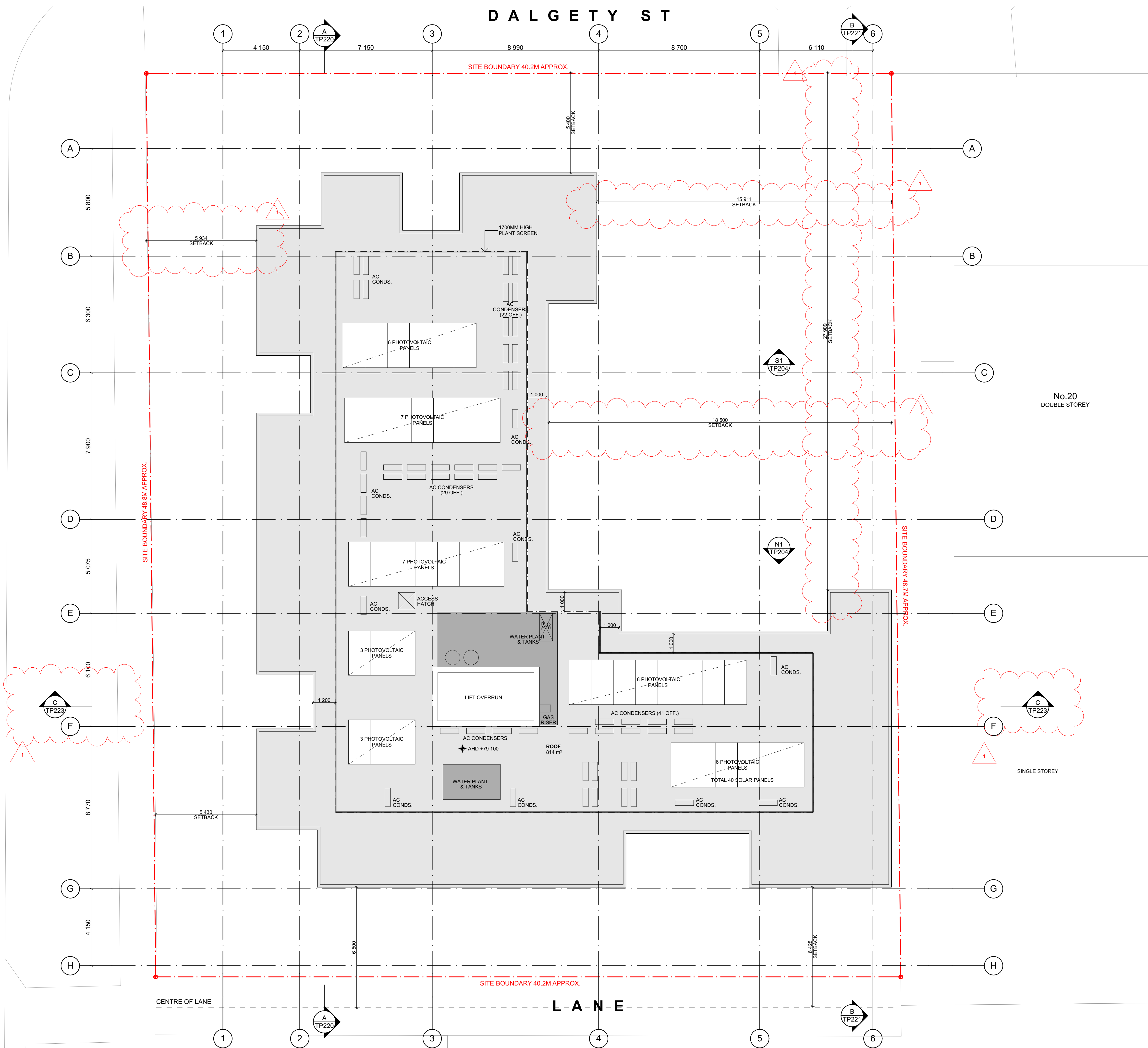
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plus
Melbourne Brisbane Sydney New Zealand
Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram @plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au
Plus Architecture Pty. Ltd.
ACN 091690336

CONSULTANTS		
<input type="checkbox"/> STRUCTURAL ENGINEER	<input type="checkbox"/> ADAMS ENGINEERING	T (03) 8660 9742
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PROJECT
102-108 DRUMMOND ST OAKLEIGH

FOR
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DRAWING TITLE
ROOF PLAN

TOWN PLANNING		
DATE 17/04/2018	PLOT DATE 17/04/2018	SCALE 1:100 @A1 1:200 @A3
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FINISHES LEGEND

- (AF1) APPLIED FINISH - LIGHT
- (AF2) APPLIED FINISH - DARK
- (GL1) GLAZING GLASS - CLEAR
- (GL2) GLAZING GLASS - DARK GREY
- (AL1) ALUMINUM - DARK

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PROJECT
102-108 DRUMMOND ST OAKLEIGH

FOR
 ALPHA 14 PROPERTY GROUP
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 MELBOURNE AUSTRALIA 3000

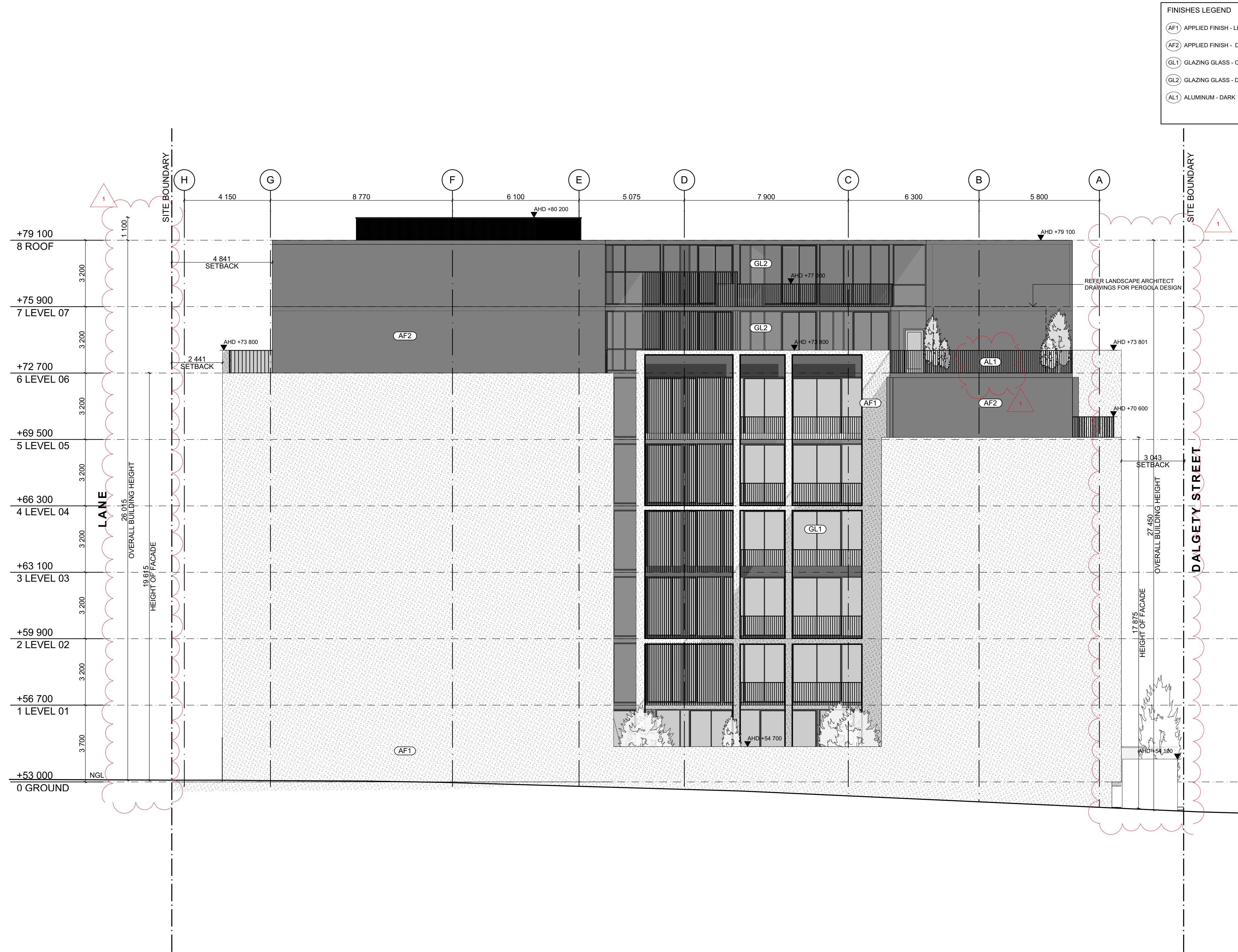
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TOWN PLANNING

DATE	PLOT DATE	SCALE
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BM	KC	
JOB No.		
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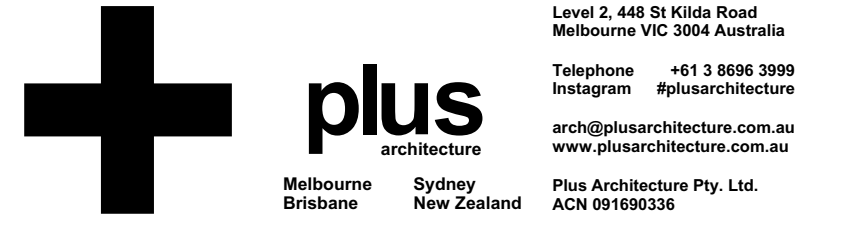
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AF1	APPLIED FINISH - LIGHT
AF2	APPLIED FINISH - DARK
GL1	GLAZING GLASS - CLEAR
GL2	GLAZING GLASS - DARK GREY
AL1	ALUMINUM - DARK

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PROJECT
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DRAWING TITLE
ELEVATION EAST

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FINISHES LEGEND	
(AF1)	APPLIED FINISH - LIGHT
(AF2)	APPLIED FINISH - DARK
(GL1)	GLAZING GLASS - CLEAR
(GL2)	GLAZING GLASS - DARK GREY
(AL1)	ALUMINUM - DARK

DATE	REVISION	BY	CHK	NO.
16.04.18	RESPONSE TO RFI'S	DC	KC	1



plus architecture

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

Telephone +61 3 8696 3999
Instagram #plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

Melbourne Sydney New Zealand
Plus Architecture Pty. Ltd.
ACN 091690336

CONSULTANTS		
STRUCTURAL ENGINEER	<input type="checkbox"/> ADAMS ENGINEERING	T (03) 8660 9742
SERVICES ENGINEER	<input type="checkbox"/> JBA CONSULTING ENGINEERS	T (03) 9646 9144
BUILDING SURVEYOR	<input type="checkbox"/> TRACT CONSULTANTS	T (03) 9429 6133
FIRE ENGINEER	<input type="checkbox"/> JOHN PATRICK LANDSCAPE ARCHITECTS	T (03) 9429 8211
ESD	<input type="checkbox"/> EFFICIENT ENERGY CHOICES	T (03) 9331 3695

PROJECT
**102-108 DRUMMOND ST
OAKLEIGH**

FOR
ALPHA 14 PROPERTY GROUP
LEVEL 7, 256 QUEEN STREET
MELBOURNE AUSTRALIA 3000

DRAWING TITLE
ELEVATION SOUTH

TOWN PLANNING

DATE	PLOT DATE	SCALE
17/04/2018	17/04/2018	1:100 @A1
		1:200 @A3

DRAWN	CHECKED
BM	KC

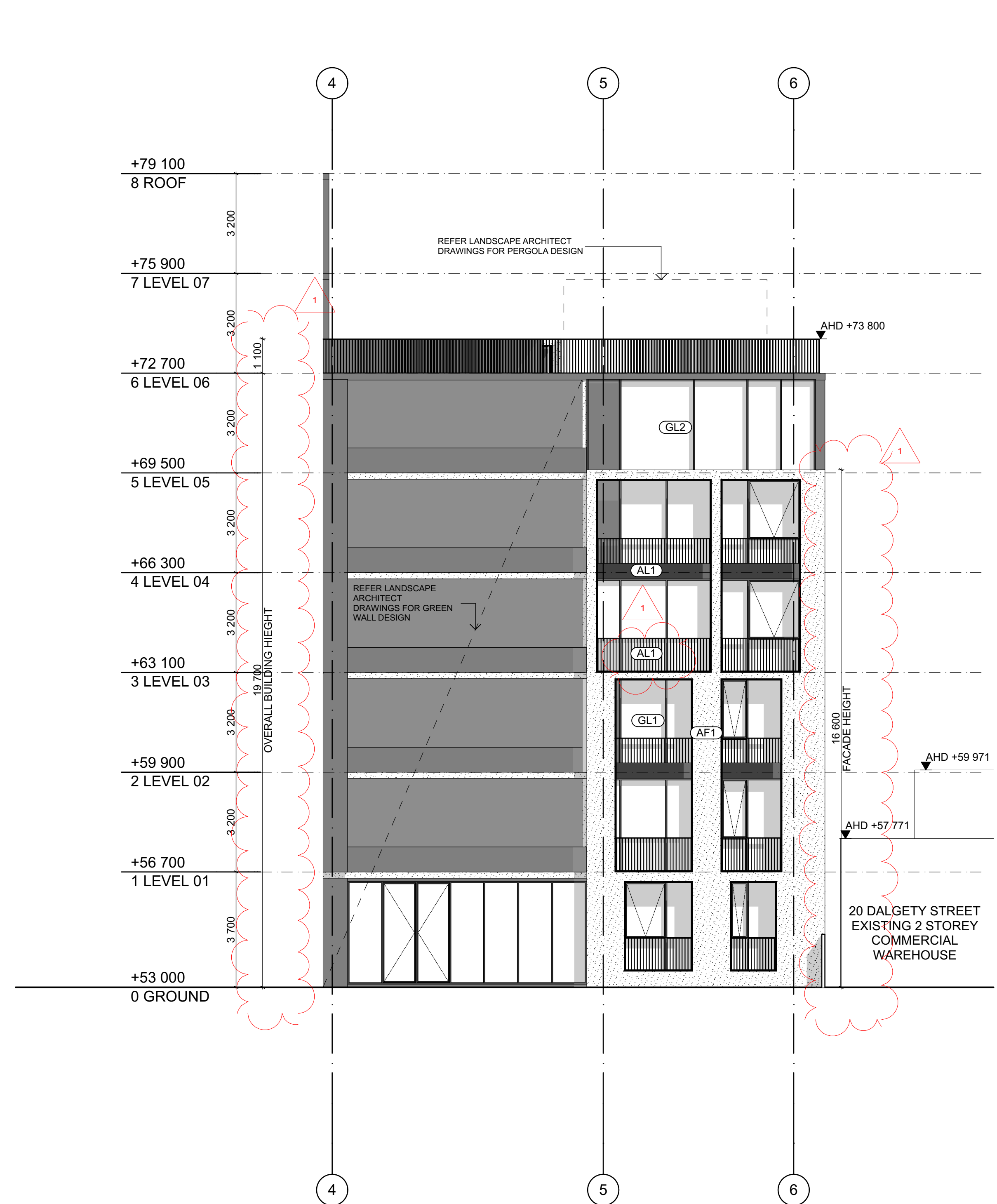
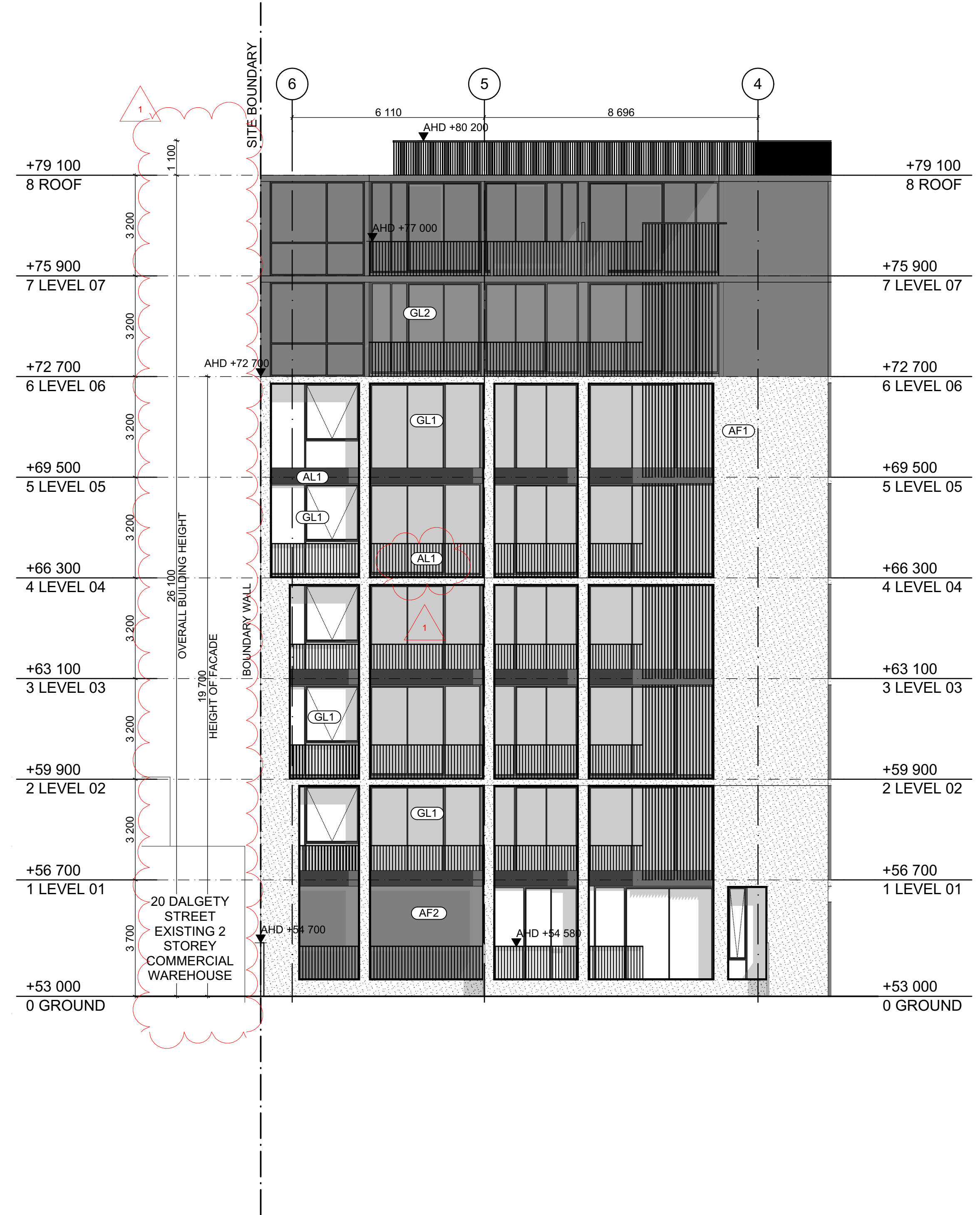
JOB No.
12603

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DRG. NO.
TP202
REVISION
1

FINISHES LEGEND		
AF1	APPLIED FINISH - LIGHT	
AF2	APPLIED FINISH - DARK	
GL1	GLAZING GLASS - CLEAR	
GL2	GLAZING GLASS - DARK GREY	
AL1	ALUMINUM - DARK	

DATE	REVISION	BY	CHK	NO.
16.04.18	RESPONSE TO RFI'S	DC	KC	1



	plus	<small>Level 2, 448 St Klida Road Melbourne VIC 3004 Australia</small>
	<small>architecture</small>	<small>Telephone +61 3 8696 3999</small>
	<small>Melbourne Brisbane Sydney New Zealand</small>	<small>Instagram #plusarchitecture arch@plusarchitecture.com.au www.plusarchitecture.com.au</small>
	<small>Plus Architecture Pty. Ltd.</small>	<small>ACN 091890336</small>

CONSULTANTS		
<input type="checkbox"/>	STRUCTURAL ENGINEER	ADAMS ENGINEERING T (03) 8660 9742
<input type="checkbox"/>	SERVICES ENGINEER	JBA CONSULTING ENGINEERS T (03) 9646 9144
<input type="checkbox"/>	BUILDING SURVEYOR	TRACT CONSULTANTS T (03) 9429 6133
<input type="checkbox"/>	FIRE ENGINEER	JOHN PATRICK LANDSCAPE ARCHITECTS T (03) 9429 8211
<input type="checkbox"/>	ESD	EFFICIENT ENERGY CHOICES T (03) 9331 3695

PROJECT
102-108 DRUMMOND ST OAKLEIGH

FOR
 ALPHA 14 PROPERTY GROUP
 LEVEL 7, 256 QUEEN STREET
 MELBOURNE AUSTRALIA 3000

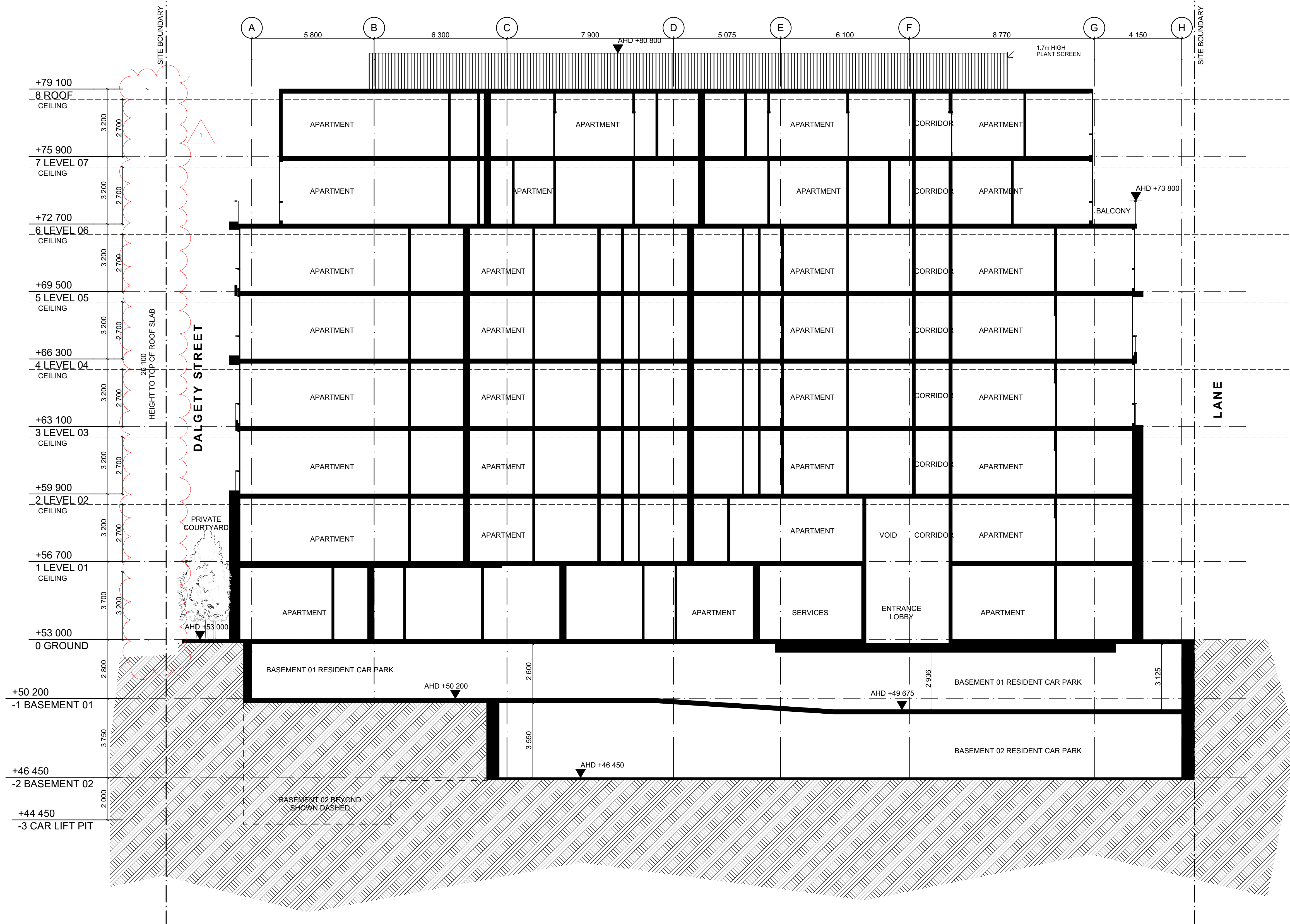
INTERNAL ELEVATION NORTH + SOUTH

TOWN PLANNING		
DATE	PLOT DATE	SCALE
17/04/2018	17/04/2018	1:100 @A1 1:200 @A3
DRAWN	CHECKED	
BM	KC	
JOB No.		
12603		

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Level 2, 448 St Klida Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au
Melbourne Sydney Brisbane New Zealand
Plus Architecture Pty. Ltd.
ACN 091690336

CONSULTANTS

STRUCTURAL ENGINEER	<input type="checkbox"/> ADAMS ENGINEERING	T (03) 8660 9742
SERVICES ENGINEER	<input type="checkbox"/> JBA CONSULTING ENGINEERS	T (03) 9646 9144
BUILDING SURVEYOR	<input type="checkbox"/> TRACT CONSULTANTS	T (03) 9429 6133
FIRE ENGINEER	<input type="checkbox"/> JOHN PATRICK LANDSCAPE ARCHITECTS	T (03) 9429 8211
ESD	<input type="checkbox"/> EFFICIENT ENERGY CHOICES	T (03) 9331 3695

PROJECT
102-108 DRUMMOND ST OAKLEIGH

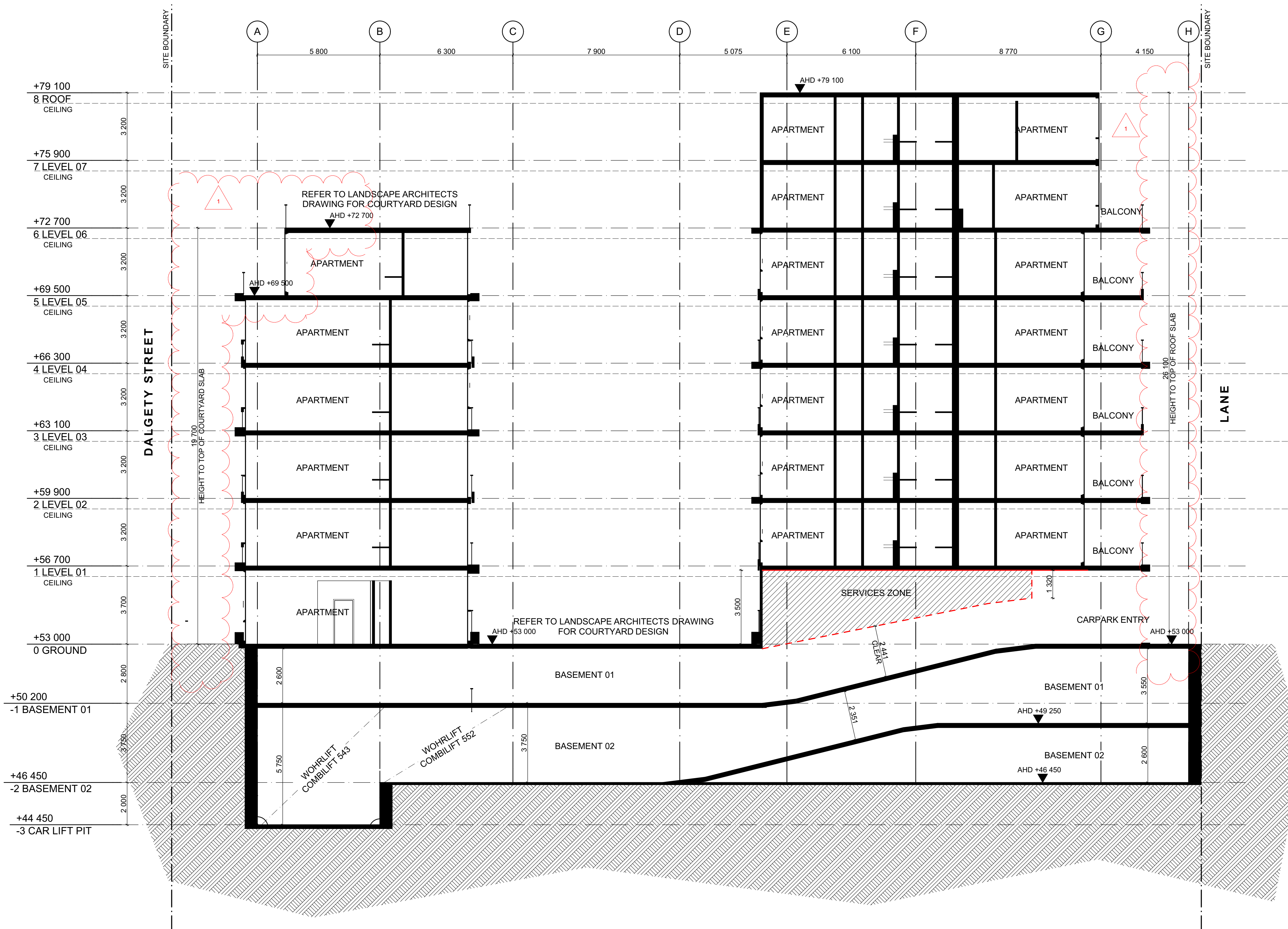
FOR
ALPHA 14 PROPERTY GROUP
LEVEL 7, 256 QUEEN STREET
MELBOURNE AUSTRALIA 3000

DRAWING TITLE
SECTION A

DATE	PLOT DATE	SCALE
17/04/2018	17/04/2018	1:100 @A1 1:200 @A3
DRAWN	CHECKED	
BM	KC	
JOB No.		
12603		

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TP220
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alpha14
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+

plus
architects

Melbourne Sydney New Zealand Brisbane

Level 2, 448 St Klids Road
Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram #plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au
Plus Architecture Pty. Ltd.
ACN 091690336

CONSULTANTS		
STRUCTURAL ENGINEER	<input type="checkbox"/> ADAMS ENGINEERING	T (03) 8660 9742
SERVICES ENGINEER	<input type="checkbox"/> JBA CONSULTING ENGINEERS	T (03) 9646 9144
BUILDING SURVEYOR	<input type="checkbox"/> TRACT CONSULTANTS	T (03) 9429 6133
FIRE ENGINEER	<input type="checkbox"/> JOHN PATRICK LANDSCAPE ARCHITECTS	T (03) 9429 8211
ESD	<input type="checkbox"/> EFFICIENT ENERGY CHOICES	T (03) 9331 3895

PROJECT
102-108 DRUMMOND ST
OAKLEIGH

FOR
ALPHA 14 PROPERTY GROUP
 LEVEL 7, 256 QUEEN STREET
 MELBOURNE AUSTRALIA 3000

DRAWING TITLE
SECTION B

TOWN PLANNING		
DATE	PLOT DATE	SCALE
17/04/2018	17/04/2018	1:100 @A1 1:200 @A3
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JOB No.		
12603		

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DRG. NO.
TP221
REVISION
1

2.08

PERSPECTIVE RENDER 1.0



2.09

PERSPECTIVE RENDER 1.1



2.10
PERSPECTIVE RENDER 2.0



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architecture

2.11

PERSPECTIVE RENDER 2.1



plus
architecture



2.13

PERSPECTIVE RENDER 3.1



3

DEVELOPMENT SCHEDULE

102-108 DRUMMOND ST, OAKLEIGH DEVELOPMENT SCHEDULE

Job Number 12603
 File K:\12600\12603\Documentation\Production\ArchiCAD Production\Feasibility Study
 Date 21/12/2017



Site Area 1961 m2

	RESIDENTIAL						SERVICES/CIRC	RETAIL	COMMERCIAL	CARPARK		BALCONIES	AREA PER LEVEL (EXCLUDING BALCONIES)		FLOOR EFFICIENCY (EX CARS & BALCONIES) %				
	Area	MIX				TOTAL				Area	Area (GFA)		Area (GFA)	NO		Area	Area	sellable sqm	GFA
		50sqm 1 Bed	68-73sqm 2B 1BA	78 + sqm 2B 2BA															
Basement 03						0					205		0	205	-				
Basement 02						0	142			73	1434		0	1576	0.00%				
Basement 01						0	195			41	1468		0	1663	0.00%				
Ground Floor	836	2	1	8		11	336				228	530	836	1400	71.33%				
Level 01	903	7	4	4		15	210					181	903	1113	81.13%				
Level 02	916	6	5	4		15	216					184	916	1132	80.92%				
Level 03	916	6	5	4		15	216					184	916	1132	80.92%				
Level 04	916	6	5	4		15	216					184	916	1132	80.92%				
Level 05	898	6	7	2		15	217					196	898	1115	80.54%				
Level 06	755	5	2	5		12	142					352	755	897	84.17%				
Level 07	696	3	6	2		11	143					120	696	839	82.96%				
Roof						0	814						0	814	0.00%				
Totals	6836	0	41	35	33	0	2847	0	0	114	3335	1931	6836	13018					
TOTAL APARTMENTS = 109										sqm/car = 29.3									
		0%	38%	32%	30%	0%													

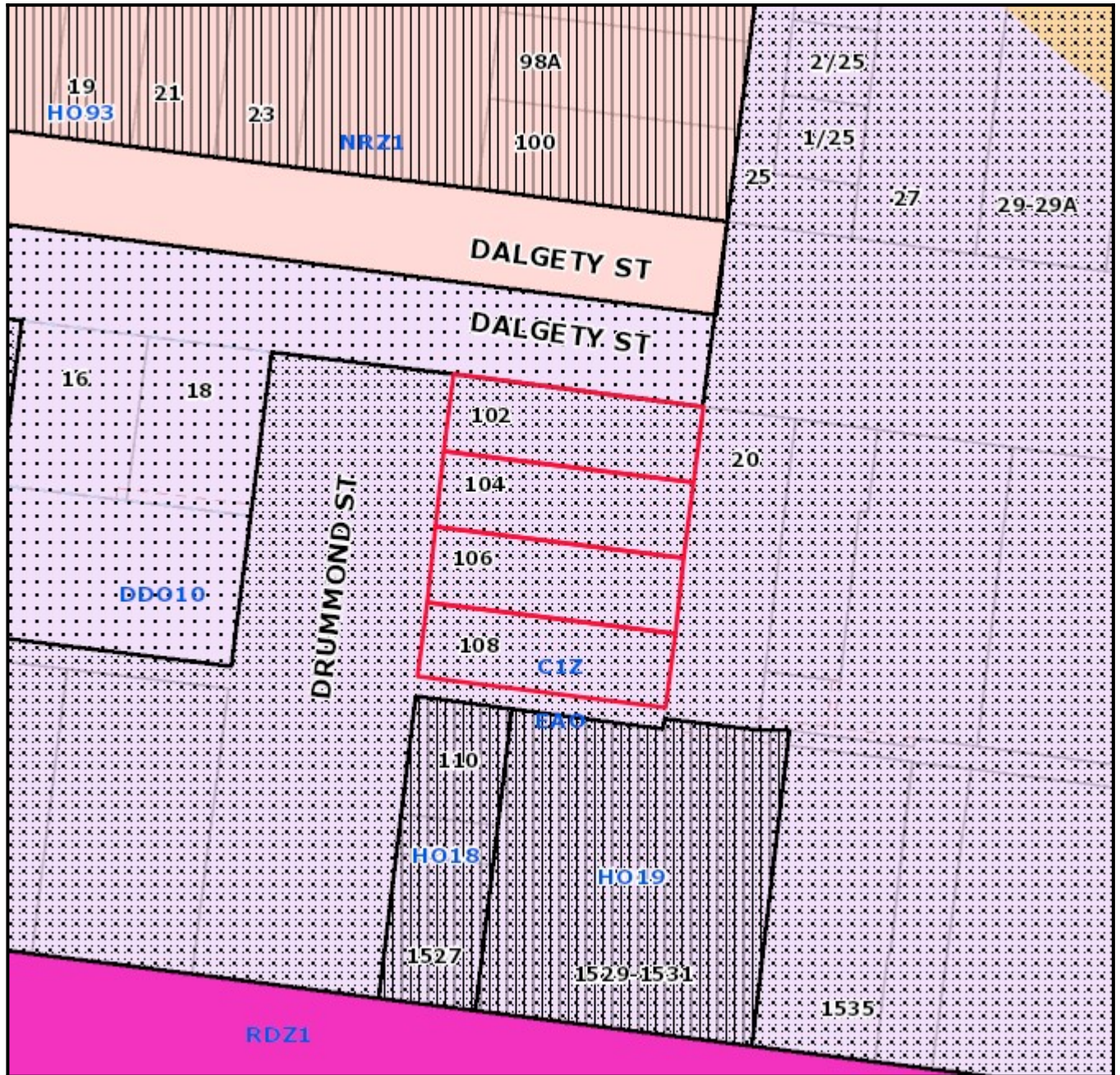
REQUIRED CAR PARK ANALYSIS							VISITORS		
RATE	0.000	1.000	1.000	1.000	2.000		0.020	0.025	0.200
REQUIRED CARS	0	41	35	33	0		0	0	21.8
TOTAL REQ CARS	130.8	To be confirmed with Traffic Engineer							







Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



1:1000

Address

102-108 Drummond Street OAKLEIGH VIC 3166



Objector Map

Subject land shaded light red. Objector property shaded dark green and pinpointed. (Not all objector properties shown).



1:2000



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- Railway lines
- Arterial Roads
- Arterial Roads
- Local Roads
- Proposed Roads
- Crown Open Space
- Monash Reserve / Open Space
- Non Monash Open Space
- Pipe Track
- Public Golf Course
- Public Golf Course Crown Open Space
- Monash Region
- Leash Free Areas
- 4 Property & Address No.
- Common Property

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