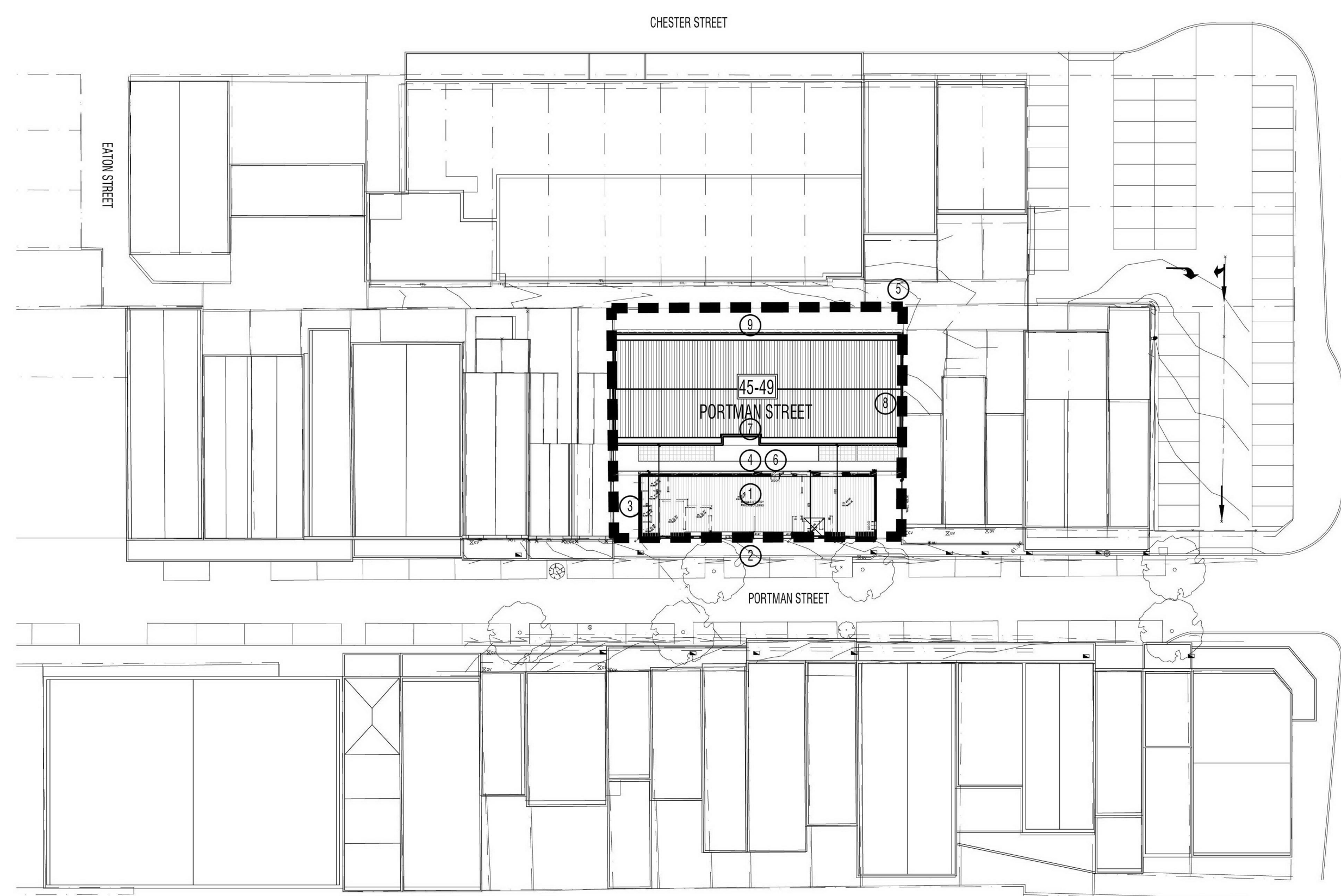




SITE DEVELOPMENT
NOT TO SCALE



DESIGN RESPONSE PLAN
SCALE 1:500

DESIGN RESPONSE

- ① RETENTION AND RESTORATION WORKS TO THE EXISTING SINGLE STOREY BUILDING WITH SPANISH MISSION STYLE FACADE FRONTING PORTMAN STREET.
- ② ACTIVATION OF STREETScape WITH THE PROVISION OF A SHOP TENANCY WITHIN THE EXISTING RETAINED BUILDING.
- ③ RESIDENTIAL ACCESS / ENTRY PROVIDED THROUGH A SECURE LANDSCAPE ARBOUR / PATHWAY.
- ④ SECONDARY PEDESTRIAN ACCESS THROUGH TO CARPARK AND A BOH RETAIL TENANCY WITH CONCEALED SERVICES FROM THE STREETScape.
- ⑤ VEHICULAR ACCESS DISCREETLY PROVIDED AT THE NORTH-EAST CORNER OF THE GROUND FLOOR VIA THE ADJOINING ROAD RESERVES.
- ⑥ PODIUM LEVEL APARTMENTS FRONTING PORTMAN STREET PRESENT AS SINGULAR TEXTURED GESTURE BACKDROP TO THE ARTICULATED PARAPET AND TURRET OF THE EXISTING BUILDING.
- ⑦ UPPER LEVEL APARTMENTS ARE ARTICULATED WITH A FINE GRAIN RHYTHM, DEEP SET REVEALS AND VERTICAL LANDSCAPING.
- ⑧ LEVEL 4-6 SETBACK FROM THE EASTERN BOUNDARY PROVIDES AN ARTICULATED FACADE WHEN VIEWED FROM HANOVER STREET.
- ⑨ NORTH FACING APARTMENTS ARE ARTICULATED WITH OPERABLE SCREENING CREATING A UNIQUE SHADOW PLAY AND SOLAR PROTECTION

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VIEW 1 - LOOKING NORTHEAST FROM PORTMAN STREET



VIEW 2 - LOOKING NORTHWEST FROM PORTMAN STREET



VIEW 3 - LOOKING NORTHWEST FROM PORTMAN STREET @ STREET LEVEL

AREA ANALYSIS

SITE AREA	= 984.12 M ²
SITE COVERAGE	= 950.04 M ²
SITE PERMEABILITY	= 30.08 M ²
TOTAL FLOOR AREAS	
PROPOSED GROUND FLOOR	= 950.04 M ²
PROPOSED FIRST FLOOR	= 593.15 M ²
PROPOSED SECOND FLOOR	= 593.15 M ²
PROPOSED THIRD FLOOR	= 593.15 M ²
PROPOSED FOURTH FLOOR	= 541.80 M ²
OVERALL TOTAL AREA	= 3,271.29 M ²
RETAIL AREAS	
RETAIL SPACE 01	= 21 M ²
RETAIL SPACE 02	= 90 M ²
TOTAL RETAIL AREA	= 111 M ²

APARTMENT NUMBERS

STUDIO APARTMENTS	
1F = 9	
2F = 11	
3F = 11	
4F = 8	
TOTAL = 39	
1 BED APARTMENTS	
1F = 5	
2F = 4	
3F = 4	
4F = 3	
TOTAL = 16	
CARPARK NUMBERS	
TOTAL = 18	

L1 APARTMENTS

APARTMENT L1.01 - STUDIO APARTMENT	APARTMENT	31 M ²
APARTMENT L1.02 - 1 BEDROOM APARTMENT	APARTMENT	38 M ²
APARTMENT L1.03 - 1 BEDROOM APARTMENT	APARTMENT	40 M ²
APARTMENT L1.04 - STUDIO APARTMENT	APARTMENT	21 M ²
APARTMENT L1.05 - 1 BEDROOM APARTMENT	APARTMENT	39 M ²
APARTMENT L1.06 - STUDIO APARTMENT	APARTMENT	22 M ²
APARTMENT L1.07 - STUDIO APARTMENT	APARTMENT	29 M ²
APARTMENT L1.08 - STUDIO APARTMENT	APARTMENT	28 M ²

APARTMENT L1.09 - STUDIO APARTMENT	APARTMENT	22 M ²
APARTMENT L1.10 - 1 BEDROOM APARTMENT	APARTMENT	39 M ²
APARTMENT L1.11 - STUDIO APARTMENT	APARTMENT	26 M ²
APARTMENT L1.12 - 1 BEDROOM APARTMENT	APARTMENT	33 M ²
APARTMENT L1.13 - STUDIO APARTMENT	APARTMENT	22 M ²
APARTMENT L1.14 - STUDIO APARTMENT	APARTMENT	27 M ²
TOTAL AREA	=	417 M²

L2 APARTMENTS

APARTMENT L2.01 - STUDIO APARTMENT	APARTMENT	27 M ²
APARTMENT L2.02 - STUDIO APARTMENT	APARTMENT	22 M ²
APARTMENT L2.03 - 1 BEDROOM APARTMENT	APARTMENT	39 M ²
APARTMENT L2.04 - STUDIO APARTMENT	APARTMENT	21 M ²
APARTMENT L2.05 - STUDIO APARTMENT	APARTMENT	21 M ²
APARTMENT L2.06 - 1 BEDROOM APARTMENT	APARTMENT	39 M ²
APARTMENT L2.07 - STUDIO APARTMENT	APARTMENT	22 M ²
APARTMENT L2.08 - STUDIO APARTMENT	APARTMENT	29 M ²

APARTMENT L2.09 - STUDIO APARTMENT	APARTMENT	28 M ²
APARTMENT L2.10 - STUDIO APARTMENT	APARTMENT	22 M ²
APARTMENT L2.11 - 1 BEDROOM APARTMENT	APARTMENT	39 M ²
APARTMENT L2.12 - STUDIO APARTMENT	APARTMENT	26 M ²
APARTMENT L2.13 - 1 BEDROOM APARTMENT	APARTMENT	33 M ²
APARTMENT L2.14 - STUDIO APARTMENT	APARTMENT	22 M ²
APARTMENT L2.15 - STUDIO APARTMENT	APARTMENT	27 M ²
TOTAL AREA	=	417 M²

L3 APARTMENTS

APARTMENT L3.01 - STUDIO APARTMENT	APARTMENT	27 M ²
APARTMENT L3.02 - STUDIO APARTMENT	APARTMENT	22 M ²
APARTMENT L3.03 - 1 BEDROOM APARTMENT	APARTMENT	39 M ²
APARTMENT L3.04 - STUDIO APARTMENT	APARTMENT	21 M ²
APARTMENT L3.05 - STUDIO APARTMENT	APARTMENT	21 M ²
APARTMENT L3.06 - 1 BEDROOM APARTMENT	APARTMENT	39 M ²
APARTMENT L3.07 - STUDIO APARTMENT	APARTMENT	22 M ²
APARTMENT L3.08 - STUDIO APARTMENT	APARTMENT	29 M ²

APARTMENT L3.09 - STUDIO APARTMENT	APARTMENT	28 M ²
APARTMENT L3.10 - STUDIO APARTMENT	APARTMENT	22 M ²
APARTMENT L3.11 - 1 BEDROOM APARTMENT	APARTMENT	39 M ²
APARTMENT L3.12 - STUDIO APARTMENT	APARTMENT	26 M ²
APARTMENT L3.13 - 1 BEDROOM APARTMENT	APARTMENT	33 M ²
APARTMENT L3.14 - STUDIO APARTMENT	APARTMENT	22 M ²
APARTMENT L3.15 - STUDIO APARTMENT	APARTMENT	27 M ²
TOTAL AREA	=	417 M²

L4 APARTMENTS

APARTMENT L4.01 - STUDIO APARTMENT	APARTMENT	30 M ²
APARTMENT L4.02 - STUDIO APARTMENT	APARTMENT	22 M ²
APARTMENT L4.03 - 1 BEDROOM APARTMENT	APARTMENT	39 M ²
APARTMENT L4.04 - STUDIO APARTMENT	APARTMENT	21 M ²
APARTMENT L4.05 - STUDIO APARTMENT	APARTMENT	21 M ²
APARTMENT L4.06 - 1 BEDROOM APARTMENT	APARTMENT	39 M ²
APARTMENT L4.07 - STUDIO APARTMENT	APARTMENT	22 M ²
APARTMENT L4.08 - STUDIO APARTMENT	APARTMENT	31 M ²

APARTMENT L4.09 - STUDIO APARTMENT	APARTMENT	25 M ²
BALCONY		10 M ²
COMBINED TOTAL		35 M ²
APARTMENT L4.10 - STUDIO APARTMENT	APARTMENT	26 M ²
BALCONY		9 M ²
COMBINED TOTAL		35 M ²
APARTMENT L4.11 - 1 BEDROOM APARTMENT	APARTMENT	52 M ²
BALCONY		18 M ²
COMBINED TOTAL		70 M ²
SERVICE TERRACE		29 M ²
TOTAL AREA	=	394 M²

05/07/2019	TOWN PLANNING ISSUE	0	-	-
Date	Revision	No.	By	QA

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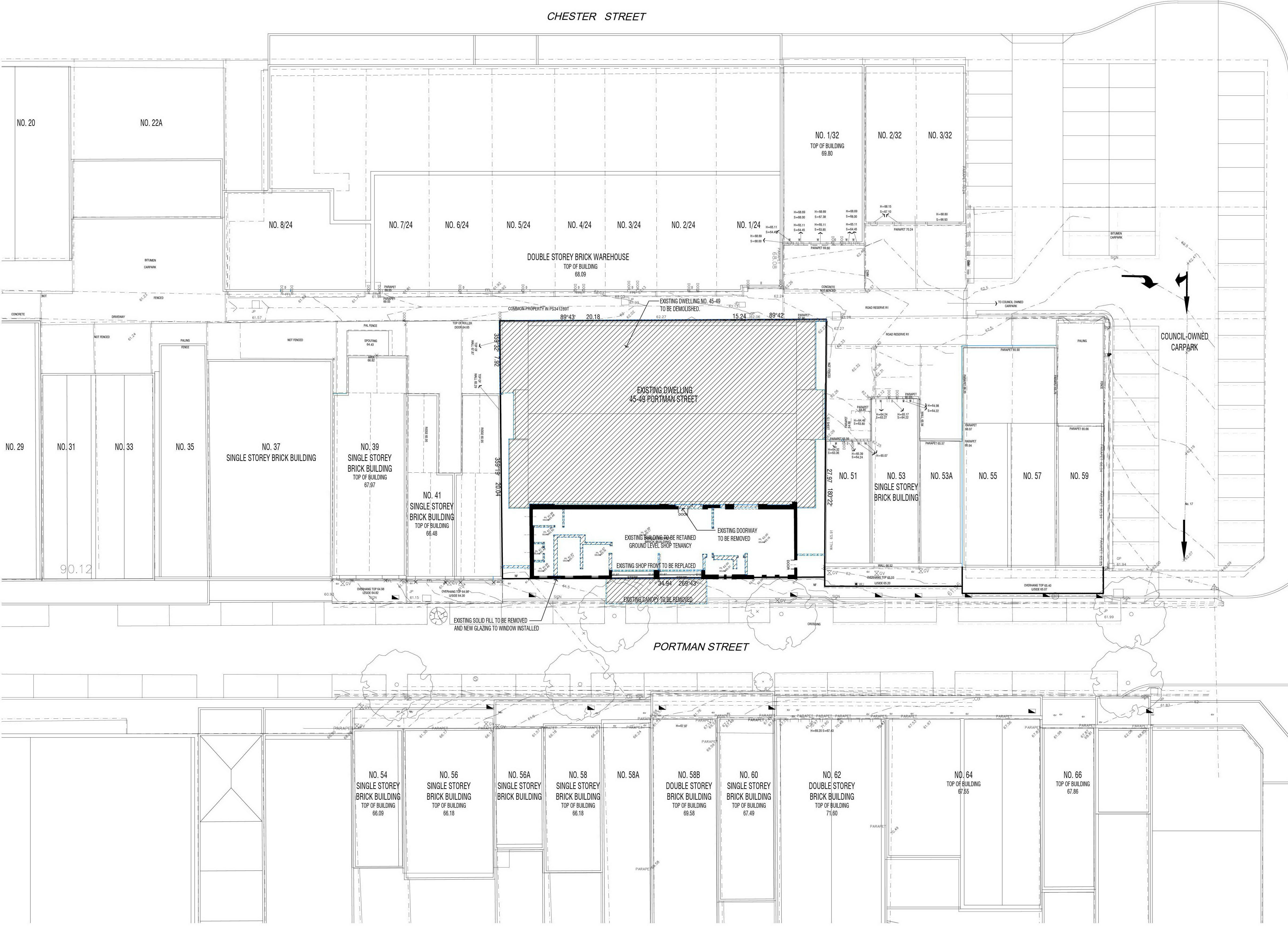
Project
PROPOSED MIXED-USED DEV'T AT: 45-49 PORTMAN STREET OAKLEIGH, VIC

Design Stage
TOWN PLANNING
Drawing Title
DESIGN RESPONSE

Designed	Drawn	Date	Scale	Rev.
CK	AE	01 AUG	-	0
Job No.	Drawing No.			
18021	TP-02			
Cad File				
18021-SITE				

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CHESTER STREET



PORTMAN STREET

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LEGEND

EXISTING STRUCTURES TO BE DEMOLISHED

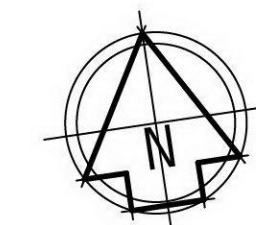
Date	Revision	No.	By	QA
05/07/2019	TOWN PLANNING ISSUE	0	-	-



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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

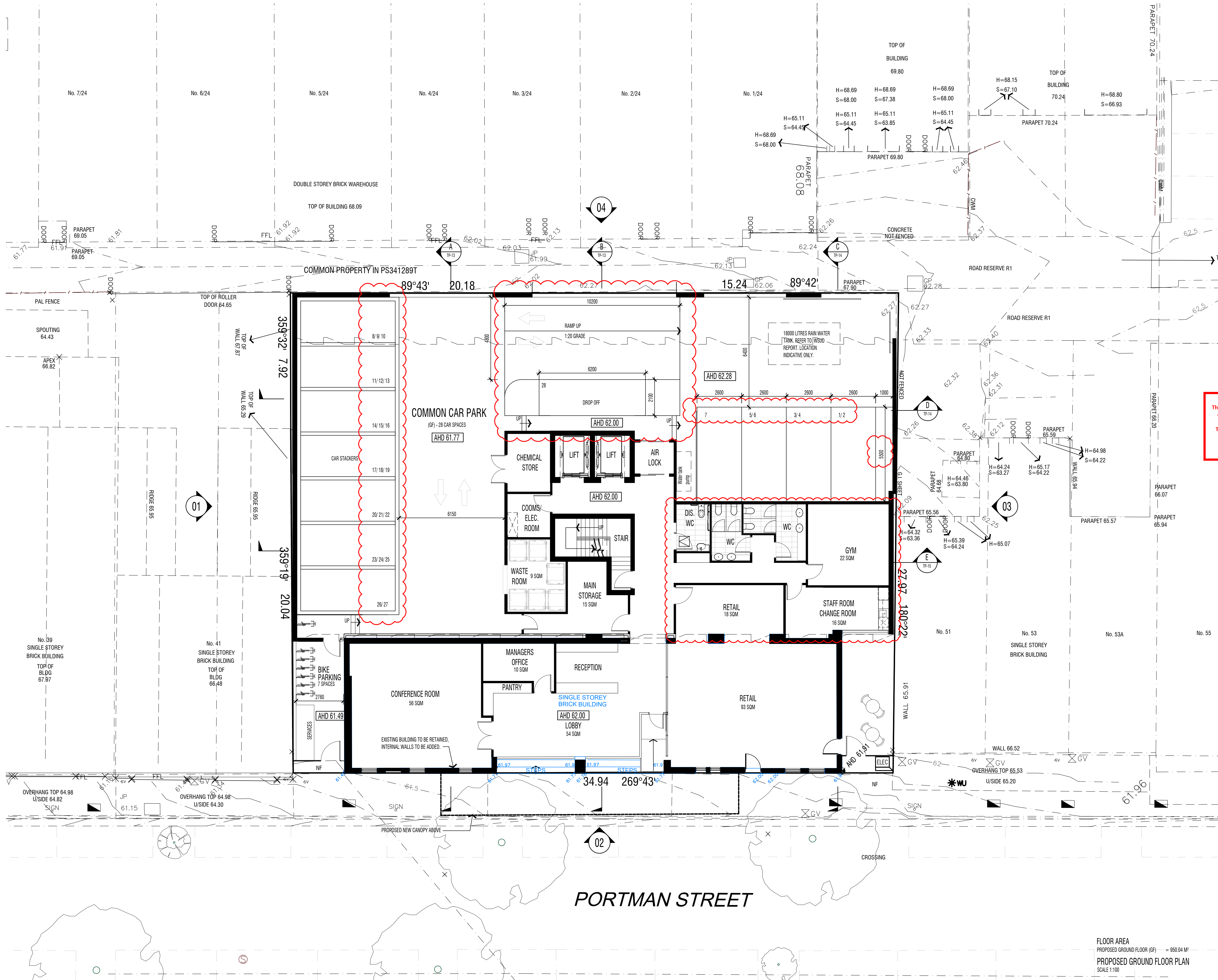
Design Stage
TOWN PLANNING
 Drawing Title
**DEMOLITION
 PLAN**



Designed	Drawn	Date	Scale	Rev.
CK	AE	01 AUG	1:200	0
Job No.	Drawing No.			
18021	TP-04			
Cad File				
18021-SITE				

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DEMOLITION PLAN
 SCALE 1:200



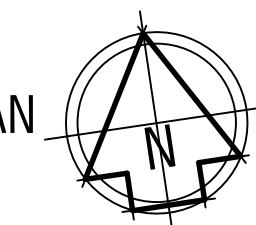
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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
GROUND FLOOR PLAN

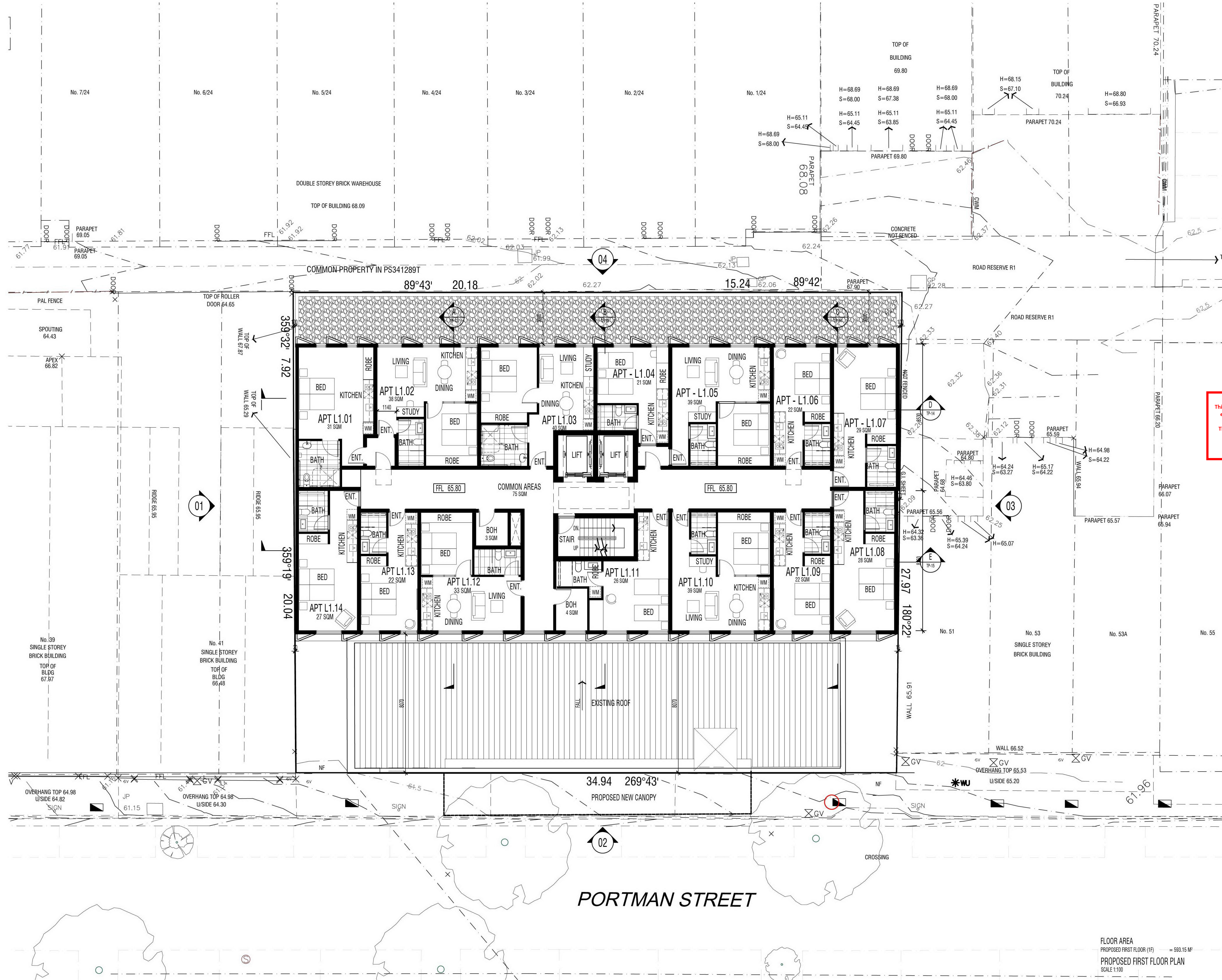


Designed CK
 Drawn AE
 Date OCT 19
 Scale 1:100
 Rev. 0

Job No. 18021
 Drawing No. TP-05
 Cad File 18021-GND

FLOOR AREA
 PROPOSED GROUND FLOOR (GF) = 950.04 MF
PROPOSED GROUND FLOOR PLAN
 SCALE 1:100

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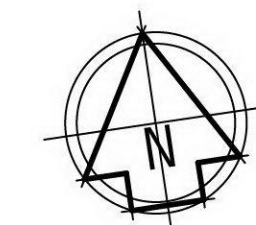
Date	Revision	No.	By	QA
05/07/2019	TOWN PLANNING ISSUE	0	-	-

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Project
PROPOSED MIXED-USED DEV'T
AT: 45-49 PORTMAN STREET
OAKLEIGH, VIC

Design Stage
TOWN PLANNING
 Drawing Title
FIRST FLOOR PLAN



Project
PROPOSED MIXED-USED DEV'T
AT: 45-49 PORTMAN STREET
OAKLEIGH, VIC

Design Stage
TOWN PLANNING
 Drawing Title
FIRST FLOOR PLAN

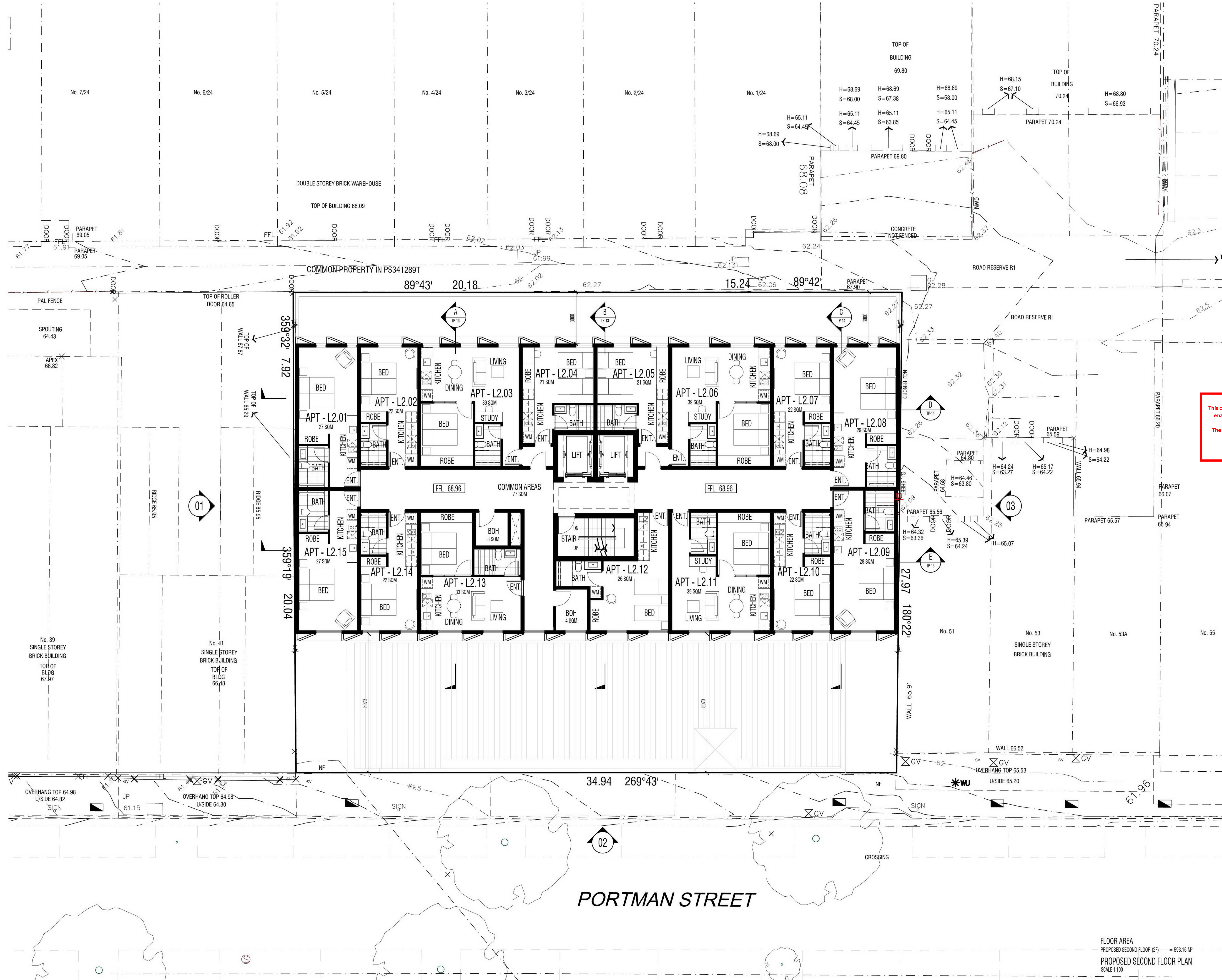
Designed
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Job No.
 18021 Drawing No.
 TP-06

Cad File
 18021-L1

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FLOOR AREA
 PROPOSED FIRST FLOOR (1F) = 593.15 MF
PROPOSED FIRST FLOOR PLAN
 SCALE 1:100



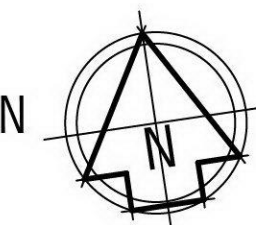
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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

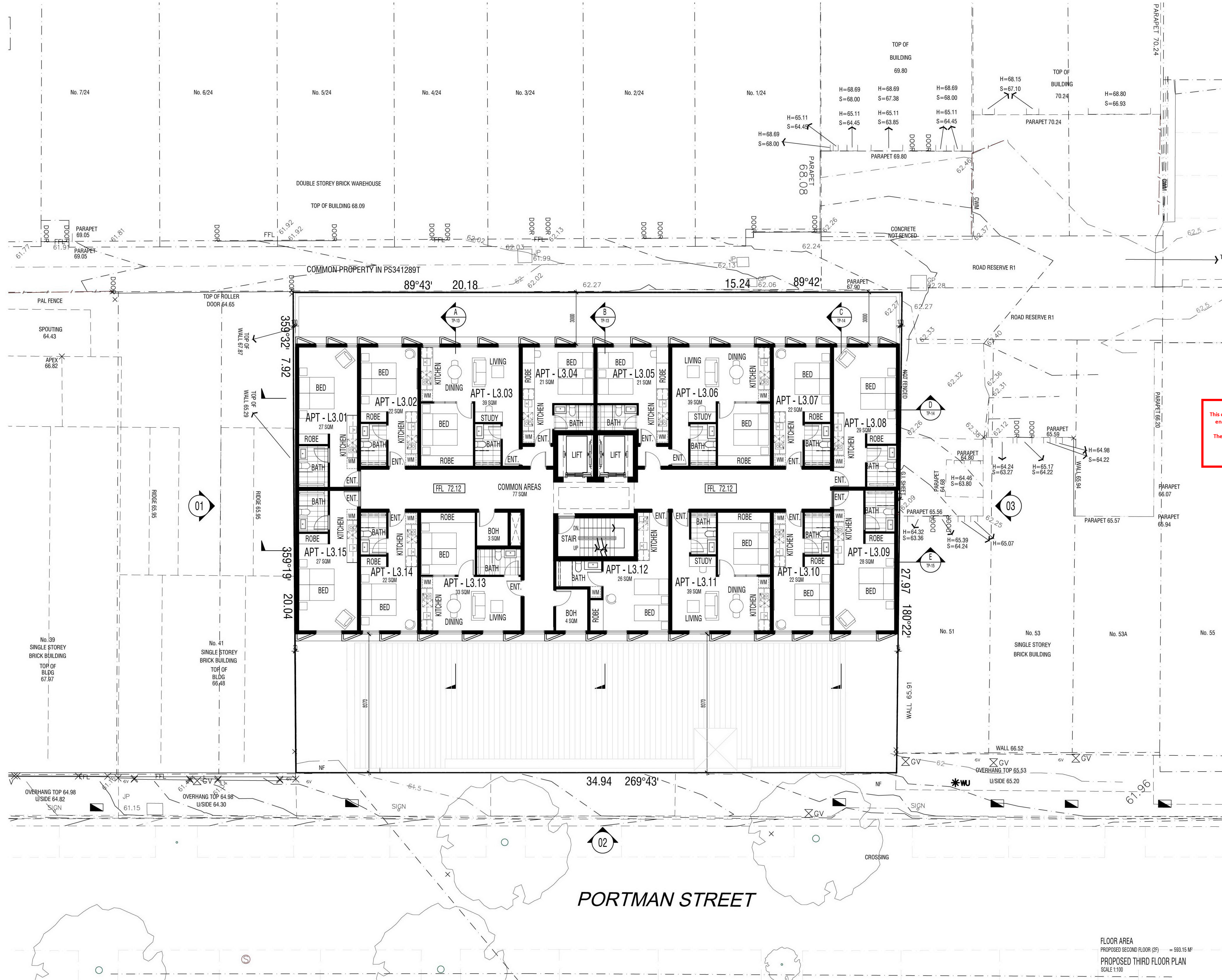
Design Stage
TOWN PLANNING
 Drawing Title
SECOND FLOOR PLAN



Designed CK AE Date 01 AUG Scale 1:100 Rev. 0
 Job No. 18021 Drawing No. TP-07
 Cad File 18021-L2

FLOOR AREA
 PROPOSED SECOND FLOOR (2F) = 593.15 MF
PROPOSED SECOND FLOOR PLAN
 SCALE 1:100

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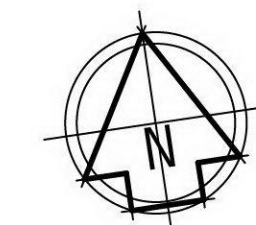
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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
THIRD FLOOR PLAN



Designed
 CK AE 01 AUG 1:100 0

Job No.
 18021

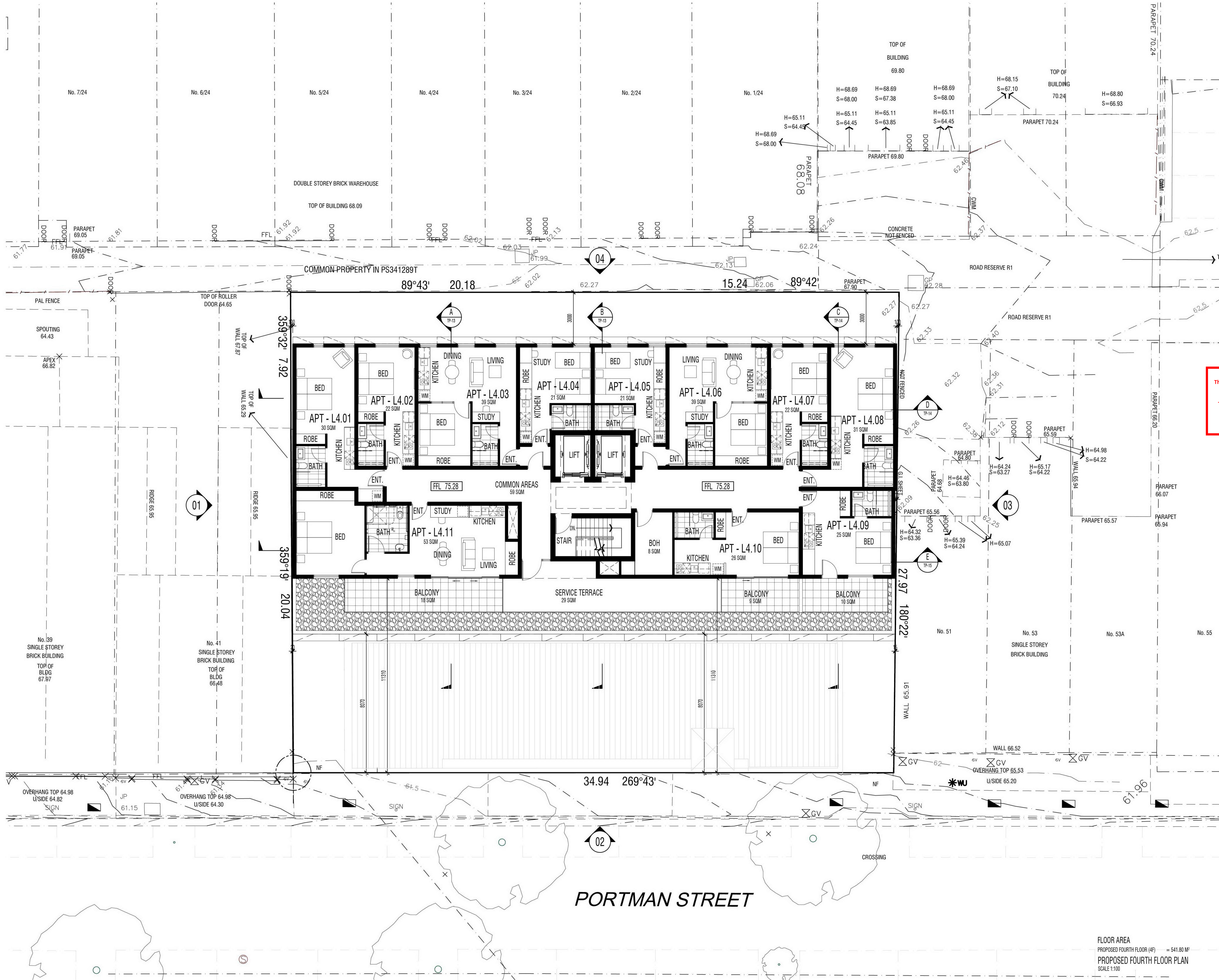
Cad File
 TP-08

18021-L2

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FLOOR AREA
 PROPOSED SECOND FLOOR (2F) = 593.15 MF
PROPOSED THIRD FLOOR PLAN
 SCALE 1:100

PORTMAN STREET



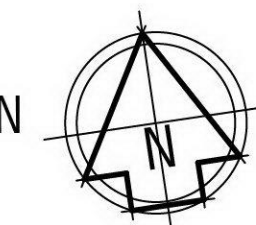
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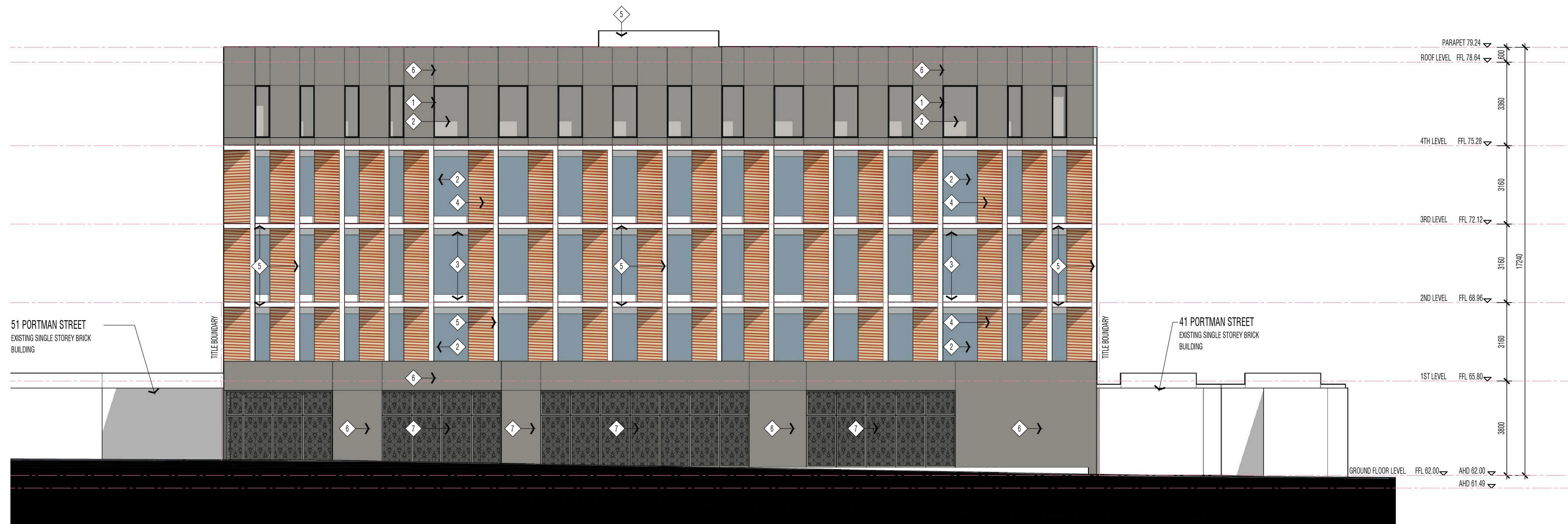
Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
FOURTH FLOOR PLAN



Designed
 CK AE Date 01 AUG Scale 1:100 Rev. 0
 Job No. 18021 Drawing No. TP-09
 Cad File 18021-L4
FLOOR AREA
 PROPOSED FOURTH FLOOR (4F) = 541.80 MF
PROPOSED FOURTH FLOOR PLAN
 SCALE 1:100

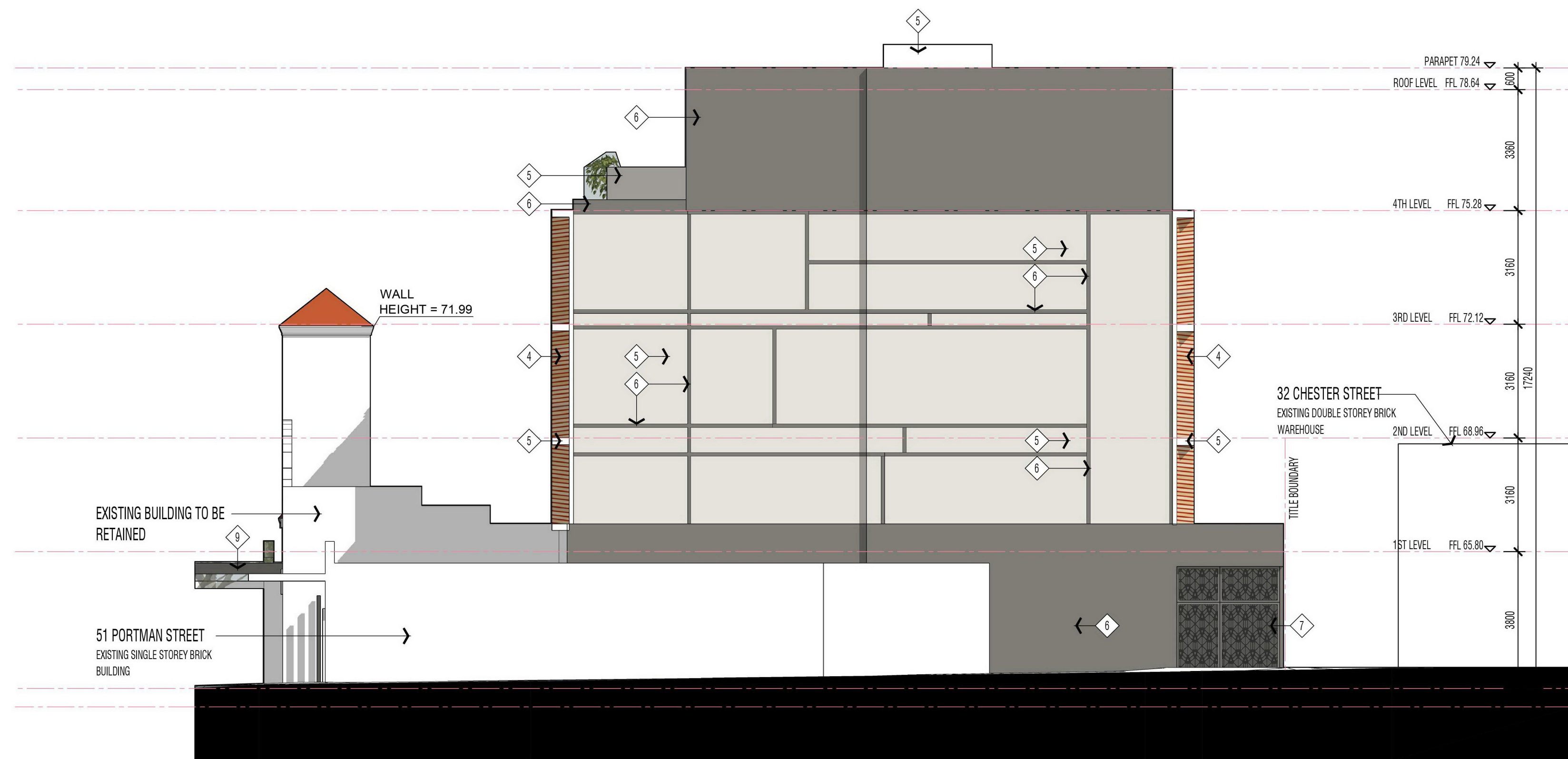
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FINISHES LEGEND

- ① . GENERAL WINDOW/DOOR FRAMES, SCREEN AND BLADE FENCES - DULUX POWDERCOAT ALUM. (FRAME) IN 'ZEUS MONUMENT'
- ② . GENERAL GLAZING- VIRIDIAN OR SIMILAR GLASS IN CLEAR GLASS FOR WINDOW GLAZING
- ③ . SPANDREL GLAZING- VIRIDIAN OR SIMILAR GLASS IN TRANSLUCENT GLASS FOR WINDOW GLAZING
- ④ . FEATURE COMPOSITE TIMER - KNOTWOOD ALUMINIUM INTERLOCKING CLADDING IN ATLANTIC CEDAR
- ⑤ . APPLIED FINISH 1 - DULUX ACRATEX COATING SYSTEM IN WHITE EXCHANGE
- ⑥ . APPLIED FINISH 1 - DULUX ACRATEX COATING SYSTEM IN 'WALLABY'
- ⑦ . CARPARK SCREENS/ DOORS -
- ⑧ . ROOF- LYSAGHT COLORBOND KLIPLOCK 700 OR SIMILAR IN 'SURFMAT'
- ⑨ . METAL CLADDING IN 'WALLABY'

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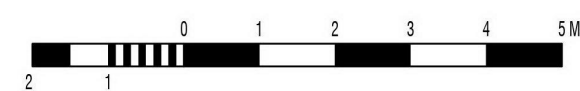
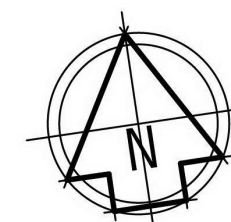
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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

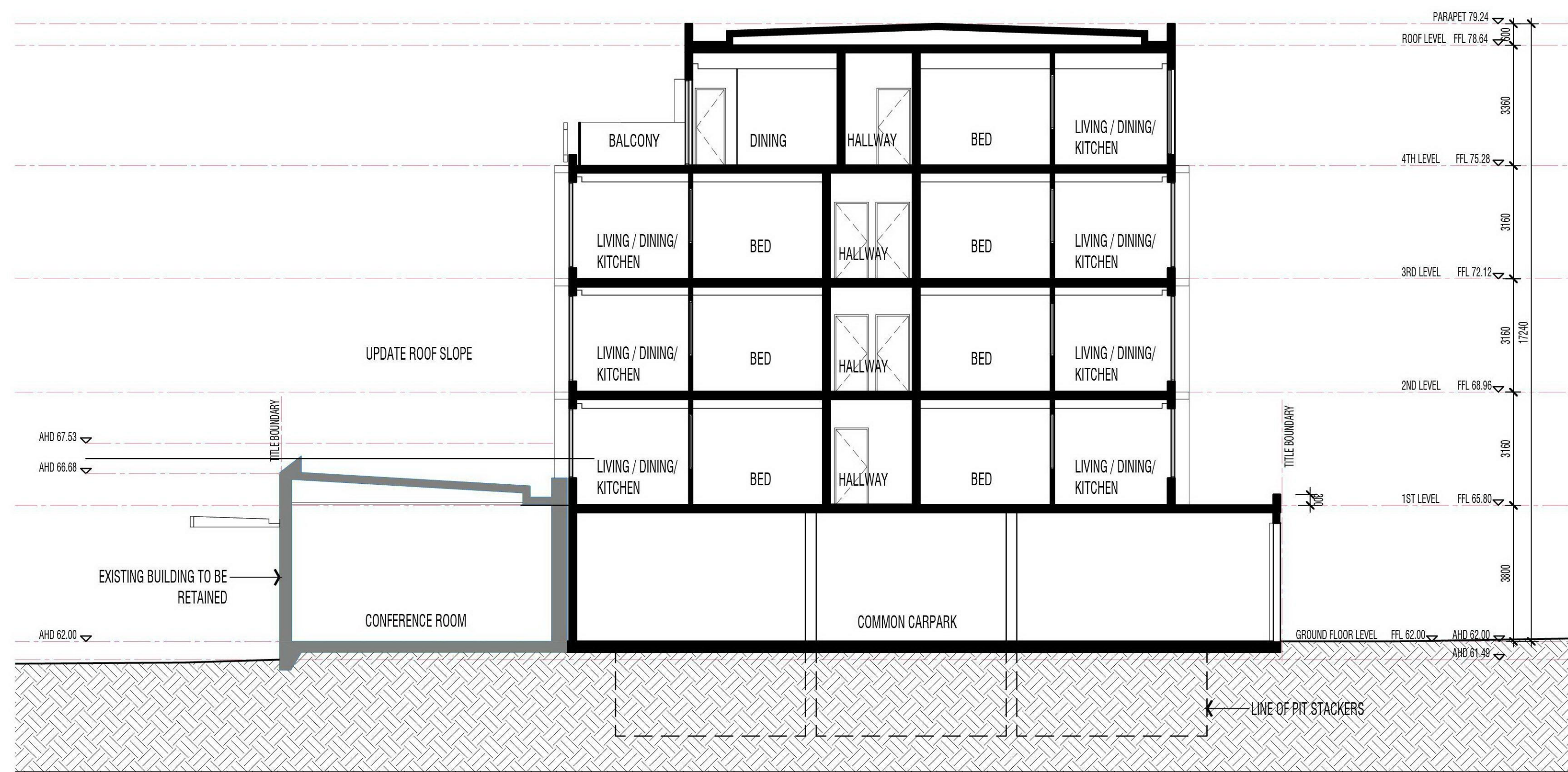
Design Stage
TOWN PLANNING

Drawing Title
**REAR & RIGHT
 ELEVATIONS**



Designed	Drawn	Date	Scale	Rev.
CK	AE	01 AUG	1:100	0
Job No.	Drawing No.			
18021	TP-12			
Cad File				
18021-EL				

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PROPOSED CROSS SECTION A
1:100



PROPOSED CROSS SECTION B
1:100

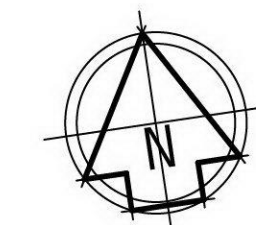
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Date	Revision	No.	By	QA

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Project
**PROPOSED MIXED-USED DEV'T
 AT: 45-49 PORTMAN STREET
 OAKLEIGH, VIC**

Design Stage
TOWN PLANNING
 Drawing Title
CROSS SECTIONS

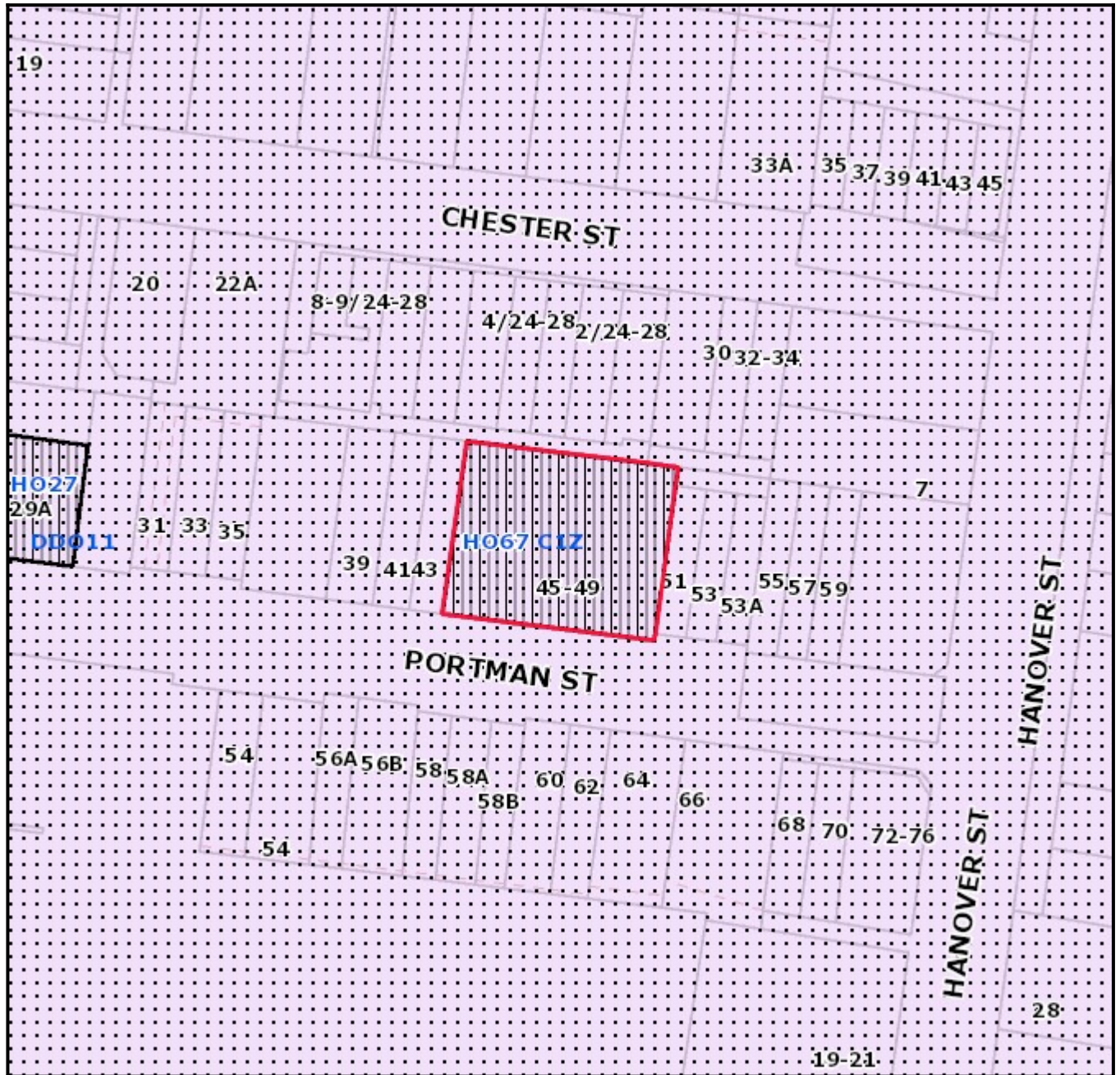


Designed	Drawn	Date	Scale	Rev.
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Job No.	Drawing No.			
18021	TP-13			
Cad File				
18021-SC				

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Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



Address

45-49 Portman Street OAKLEIGH VIC 3166

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Objector Map

Subject land shaded light red.
Objector properties shaded dark green and pinpointed.

Legend

- Property
- Proposed Property
- Common Property
- Easements
- Raillines
- Reserves
- Open Space Public Access**
 - Accessway/ trail
 - Conservation
 - Memorial Park
 - Play
 - Relaxation/ contemplation
 - Social/ family recreation
 - Sport
 - Utility/ buffer/ enviro constraint
 - Visual amenity
 - Water based recreation

1:2500



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