



SITE ANALYSIS

- 1 Two storey medical centre on subject site
- 2 Main pedestrian entry to medical centre
- 3 Secondary pedestrian entry to medical centre
- 4 Car park serving the medical centre. It has 13 car spaces including two DDA car spaces
- 5 Two-way vehicular entry to and exit from the medical centre carpark.
- 6 Pedestrian entry from Houghton Rd
- 7 R.A.O.B. club occupying the rear of the 1 Mill Rd lot
- 8 R.A.O.B. car park
- 9 Vehicular access to R.A.O.B. car park from Mill Rd. Single width crossover
- 10 Oakleigh Bus Interchange
Route 624 - Kew-oakleigh Via Caulfield, Carnegie & Chadstone
Route 693 - Belgrave-oakleigh Via FTree Gully & Branton Pk.
Route 704 - East Clayton-oakleigh Via Clayton & Huntingdale
Route 742 - Eastland-oakleigh Via Vermont Sth. & Glen Wvrye
Route 802-804-952 - 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
- 11 Oakleigh Station
Dandenong / Pakenham Metro Rail Line
Gippsland V-line Service (via Clayton)
- 12 Fine grain retail and small commercial tenancies. A mix of masonry face brick and rendered street walls, generally with parapets. Most buildings provide weather protection to the footpath via short canopies of concrete and lightweight construction. All buildings present a robust solidity to the street, with well articulated windows of mostly steel frame construction
- 13 Sensitive residential interface along the southern side of Mill Rd. A combination of single, double and three storey buildings with traditional front setbacks. Many buildings have driveways with associated crossovers to the street.
- 14 100m to Oakleigh Shopping Central Centre
- 15 200m to Sacred Heart Primary School, Girls School and Church
- 16 2KM to Chadstone ShoPping Centre
- 17 20KM to Melbourne CBD

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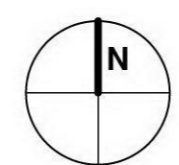


DESIGN RESPONSE

- 1 Existing two storey medical centre retained.
- 2 New two storey medical centre proposed to replace current car park
- 3 Circulation link connects the retained and the proposed buildings
- 4 Courtyards provide light, ventilation and vegetation to the retained and proposed medical centres
- 5 Retail tenancy associated with the medical centre provides customer entrance from Houghton Rd to the medical centre and provides a weather protected activated urban edge to Houghton St where it currently is a car park entry
- 6 Gated pedestrian entry provides safe access to the complex with the ability to secure courtyard after hours
- 7 Retail tenancy that can be divided into two provide a weather protected activated urban edge to Houghton St where there currently is a blank brick wall. The street facade design reflects the fine grain retail buildings that exist along Houghton Rd
- 8 Staff facilities including bike store, toilets, showers and lockers, as well as a retail store, are located in the middle of the 1 Mill Rd site
- 9 Retail tenancy provides a weather protected activated urban edge to Mill Rd where there currently is a blank brick wall and car park
- 10 Secure gated pedestrian entry provides safe access for staff to the complex
- 11 Vehicular entry to basement car park is located adjacent the least sensitive property boundary alongside the neighbouring carpark to the west of the subject site
- 12 Covered walkway provides weather protected access to various staff facilities
- 13 Central courtyard with various planters allows access to light, ventilation and vegetation to various buildings within the complex. It also provides staff with private outdoor space
- 14 Basement carpark houses 44 car parks, bin stores and building services

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NOTATIONS
This Plan must be read together with the attached Licensed Surveyor's Report.
Location of buildings outside the subject site are indicative only
All grey lines representing neighbouring property boundaries are from Vicmap Property and are indicative only.

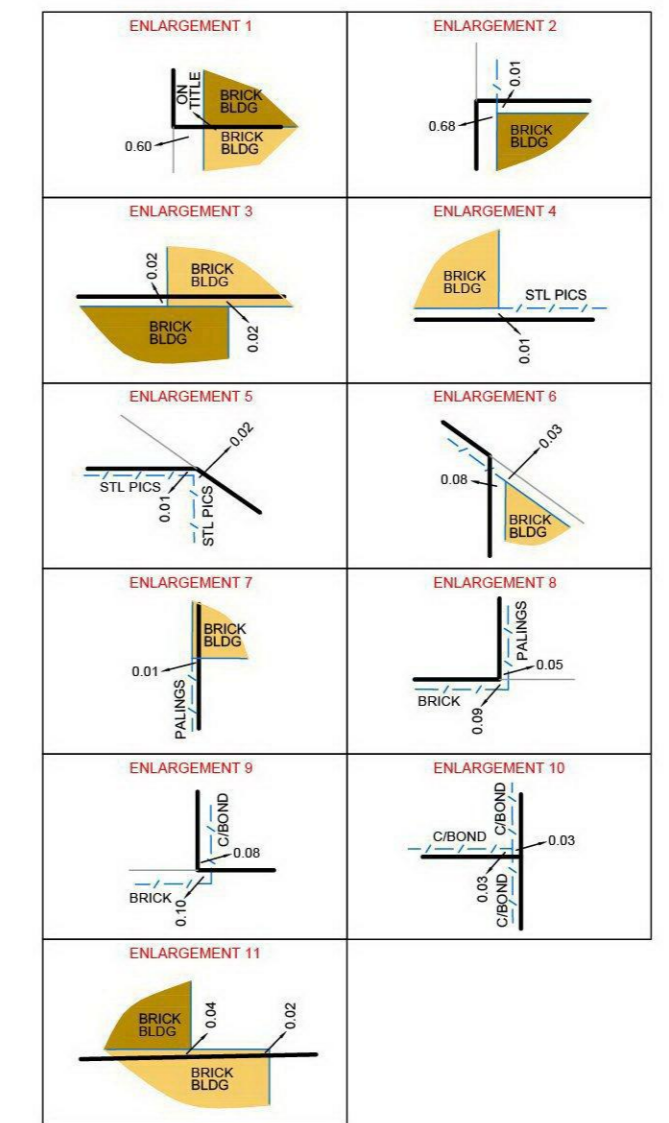
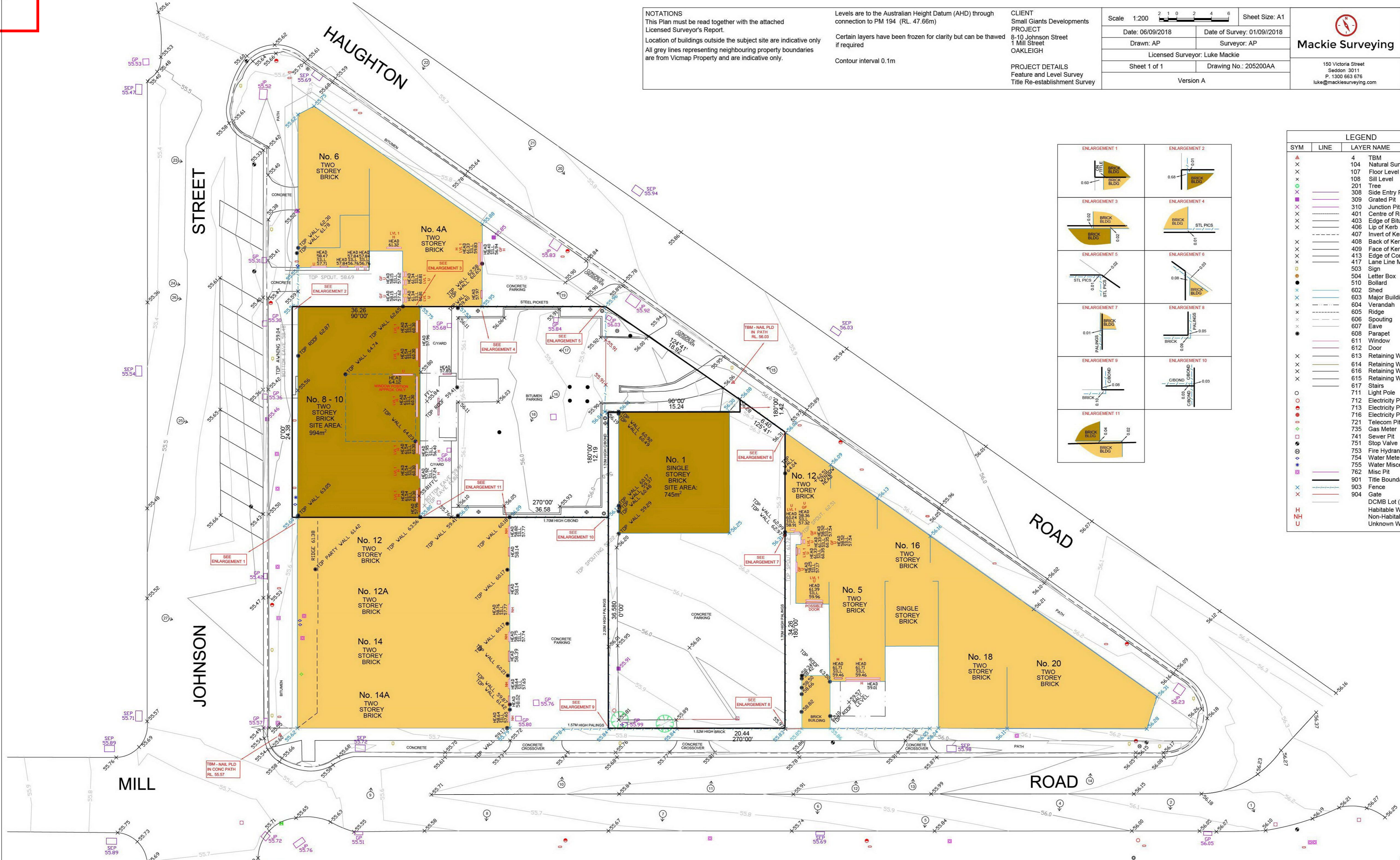
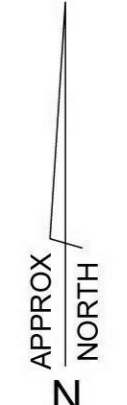
Levels are to the Australian Height Datum (AHD) through connection to PM 194 (RL. 47.66m)
Certain layers have been frozen for clarity but can be thawed if required
Contour interval 0.1m

CLIENT
Small Giants Developments
PROJECT
8-10 Johnson Street
1 Mill Street
OAKLEIGH
PROJECT DETAILS
Feature and Level Survey
Title Re-establishment Survey

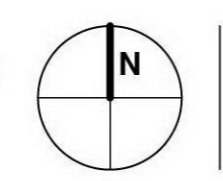
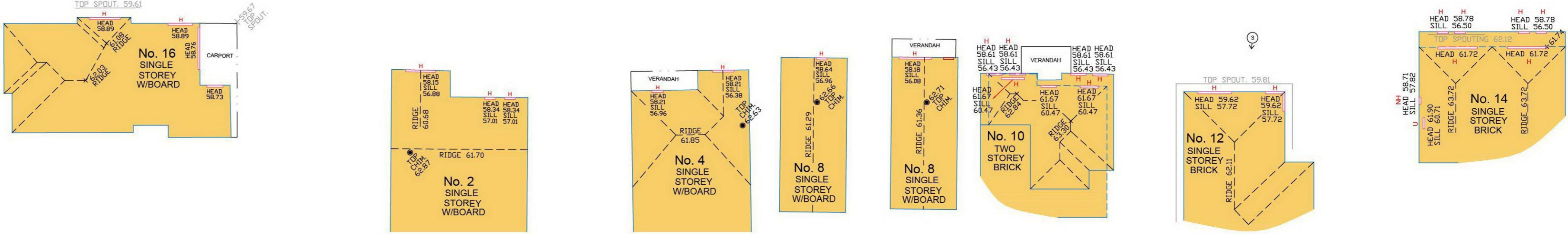
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| Date: 06/09/2018 | Date of Survey: 01/09/2018 |
| Drawn: AP | Surveyor: AP |
| Licensed Surveyor: Luke Mackie | |
| Sheet 1 of 1 | Drawing No.: 205200AA |
| Version A | |

Mackie Surveying

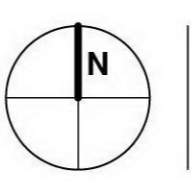
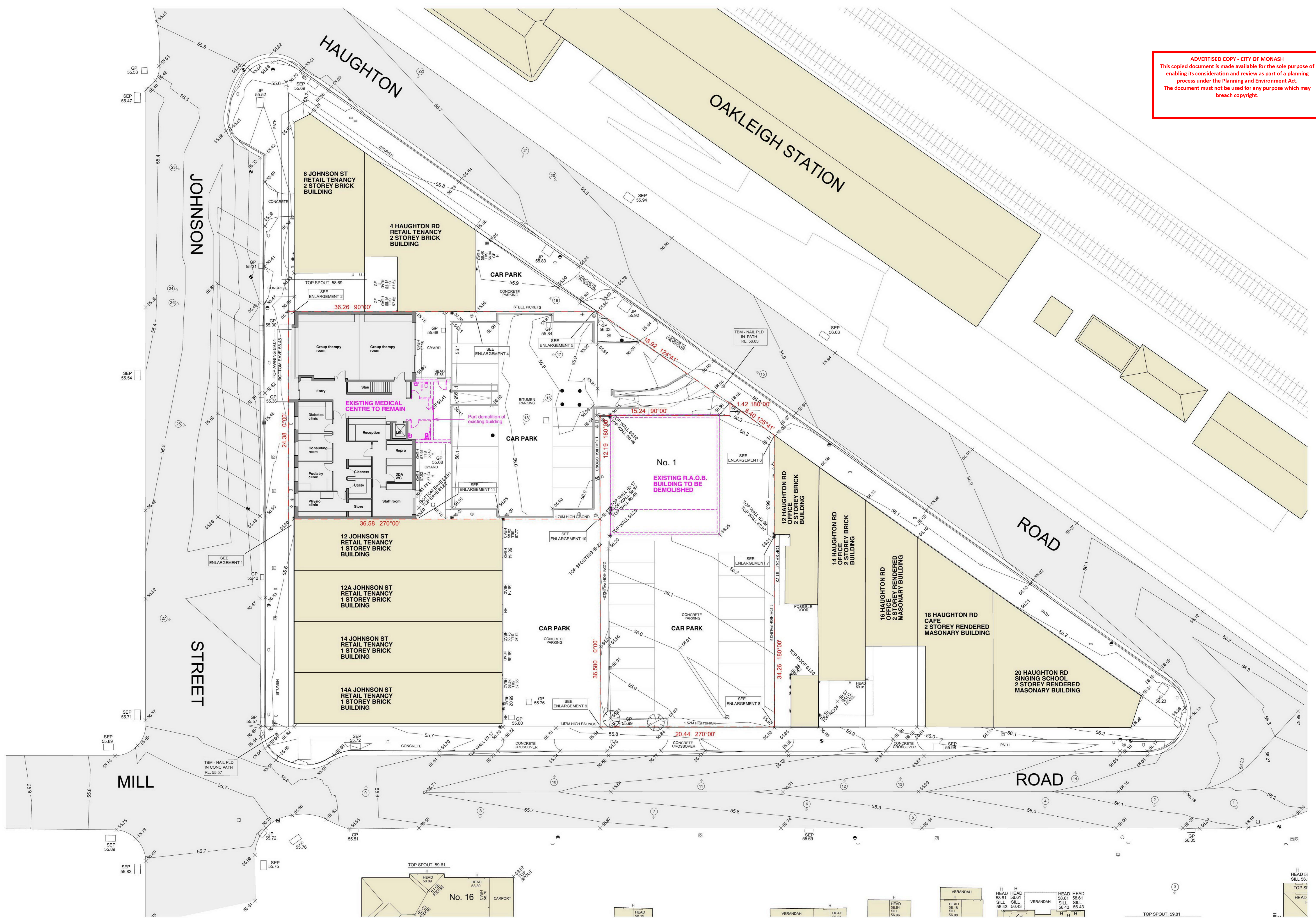
150 Victoria Street
Seaton 3011
P. 1300 663 676
luke@mackiesurveying.com



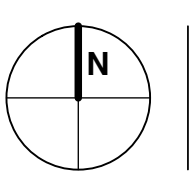
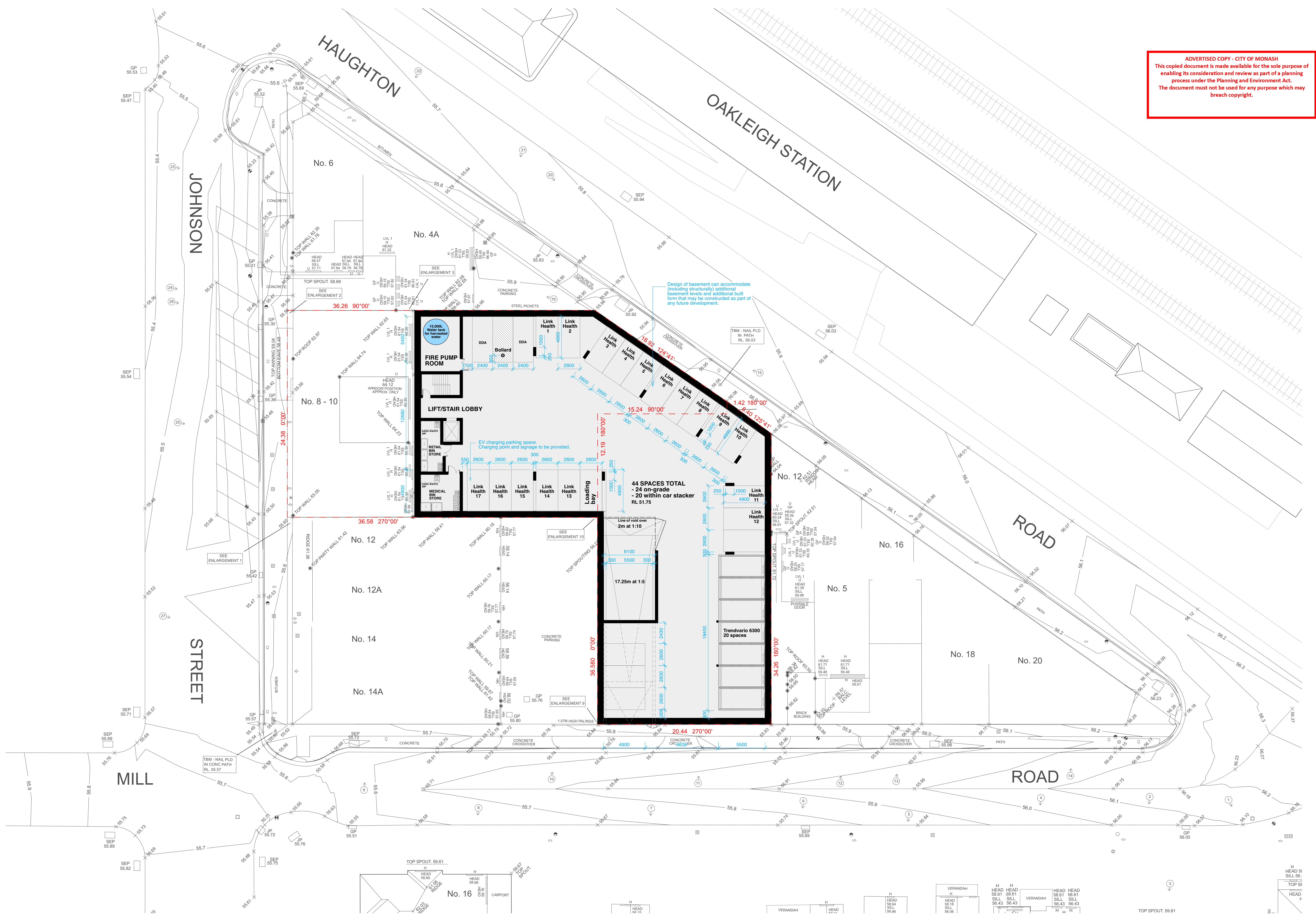
| SYM | LINE | LAYER NAME |
|-----|------|-----------------------------|
| X | 4 | TBM |
| X | 104 | Natural Surface |
| X | 107 | Floor Level |
| X | 108 | Sill Level |
| X | 201 | Tree |
| X | 308 | Side Entry Pit |
| X | 309 | Grated Pit |
| X | 310 | Junction Pit |
| X | 401 | Centre of Road |
| X | 403 | Edge of Bitumen |
| X | 406 | Lip of Kerb |
| X | 407 | Invert of Kerb |
| X | 408 | Back of Kerb |
| X | 409 | Face of Kerb |
| X | 413 | Edge of Concrete |
| X | 417 | Lane Line Markings |
| X | 503 | Sign |
| X | 504 | Letter Box |
| X | 510 | Bollard |
| X | 602 | Shed |
| X | 603 | Major Building |
| X | 604 | Verandah |
| X | 605 | Ridge |
| X | 606 | Spouting |
| X | 607 | Eave |
| X | 608 | Parapet |
| X | 611 | Window |
| X | 612 | Door |
| X | 613 | Retaining Wall |
| X | 614 | Retaining Wall - Timb |
| X | 616 | Retaining Wall - Conc |
| X | 615 | Retaining Wall - Brick |
| X | 617 | Stairs |
| X | 711 | Light Pole |
| X | 712 | Electricity Pole Only |
| X | 713 | Electricity Pole with Light |
| X | 716 | Electricity Pit |
| X | 721 | Telecom Pit |
| X | 735 | Gas Meter |
| X | 741 | Sewer Pit |
| X | 751 | Stop Valve |
| X | 753 | Fire Hydrant/Plug |
| X | 754 | Water Meter |
| X | 755 | Water Miscellaneous |
| X | 762 | Misc Pit |
| X | 901 | Title Boundary |
| X | 903 | Fence |
| X | 904 | Gate |
| X | | DCMB Lot (Indicative Only) |
| H | | Habitable Window |
| NH | | Non-Habitable Window |
| U | | Unknown Window |



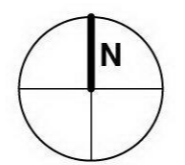
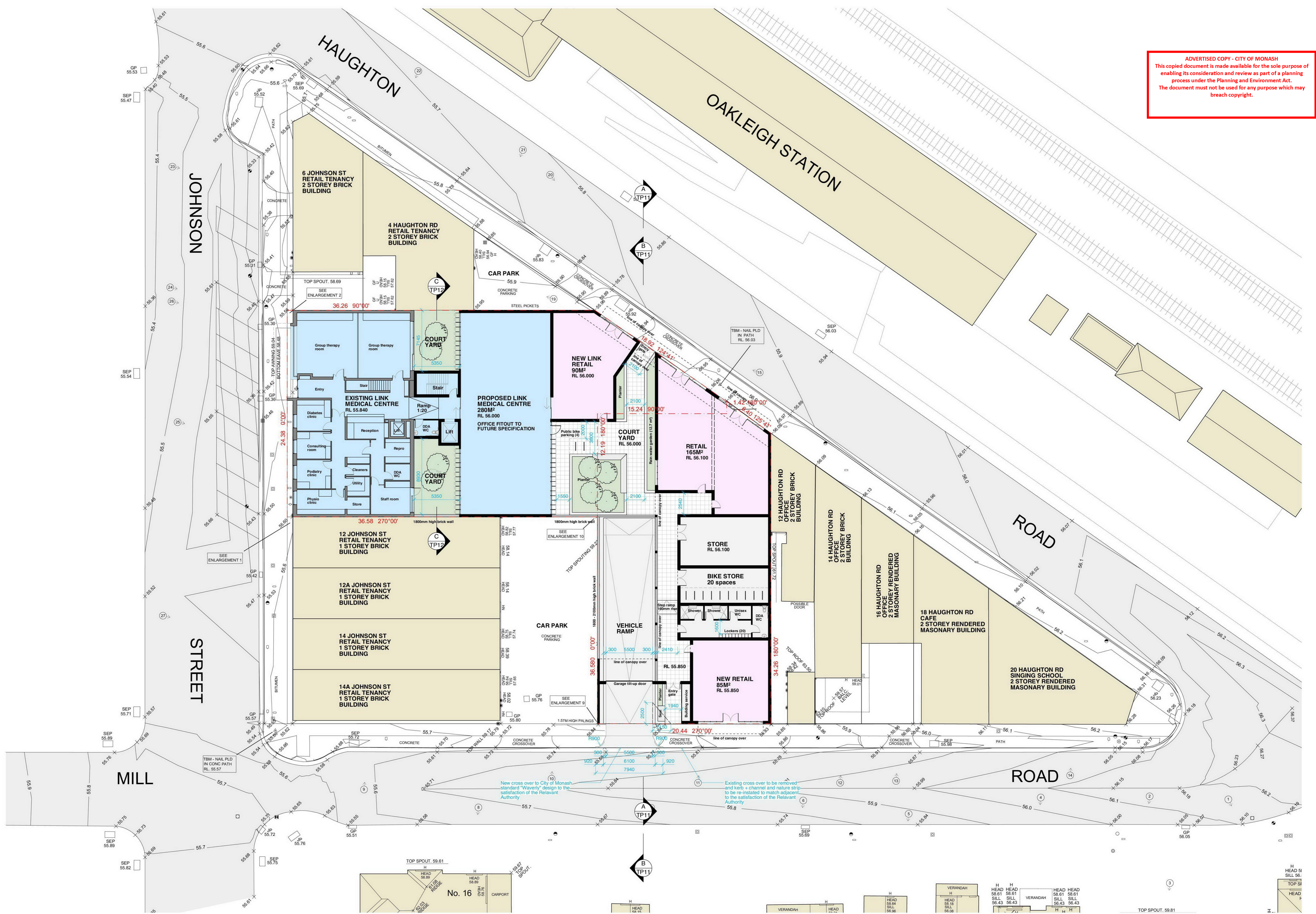
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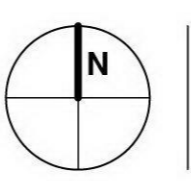
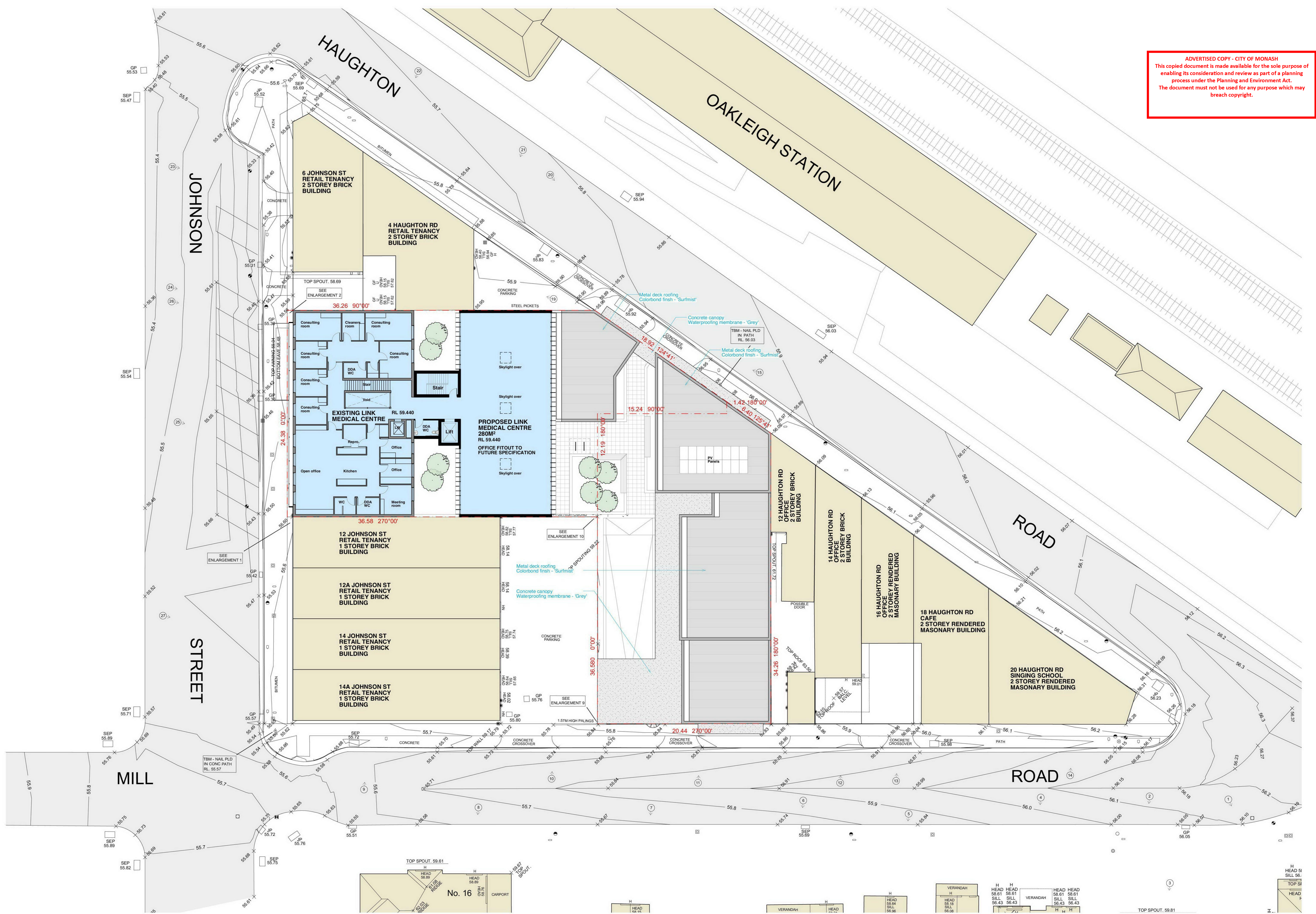
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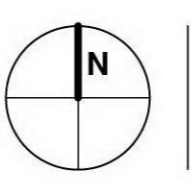
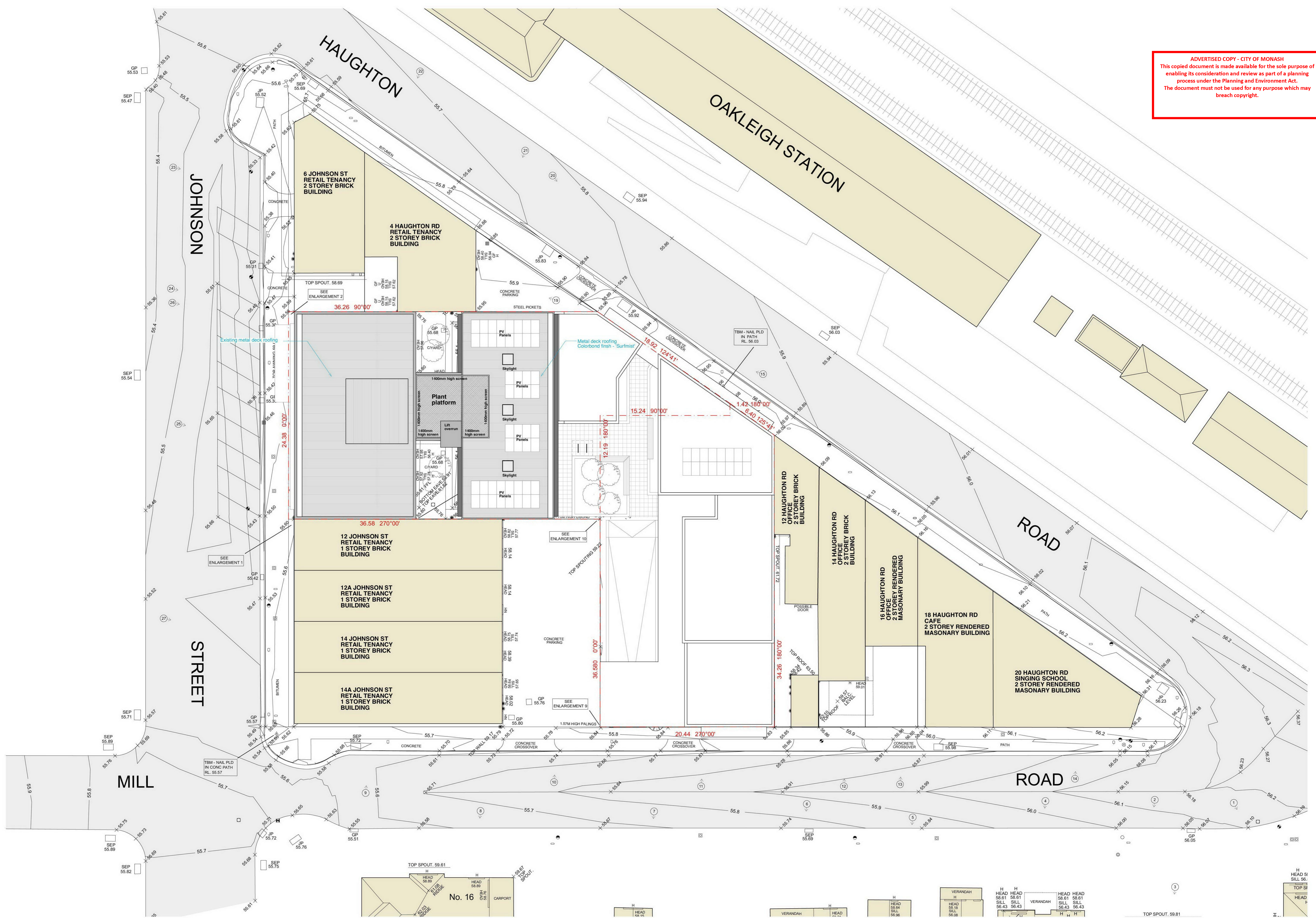
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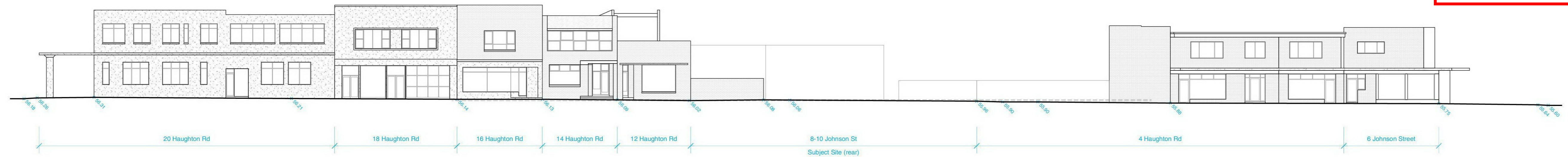
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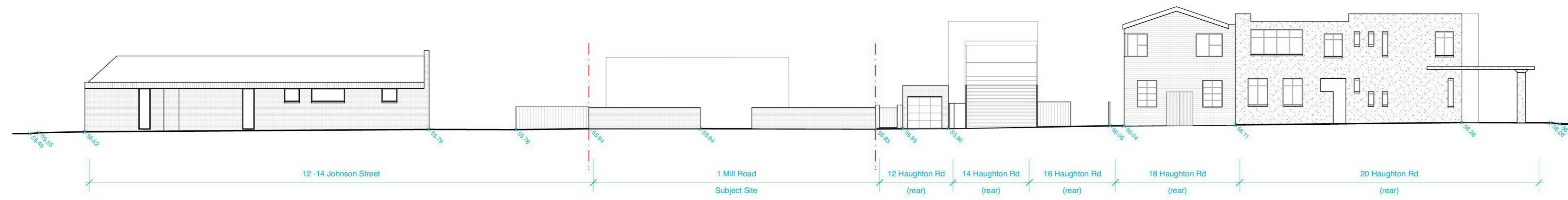
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1 Haughton Street - Existing Condition
Scale: 1:200



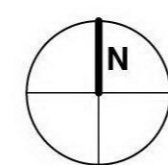
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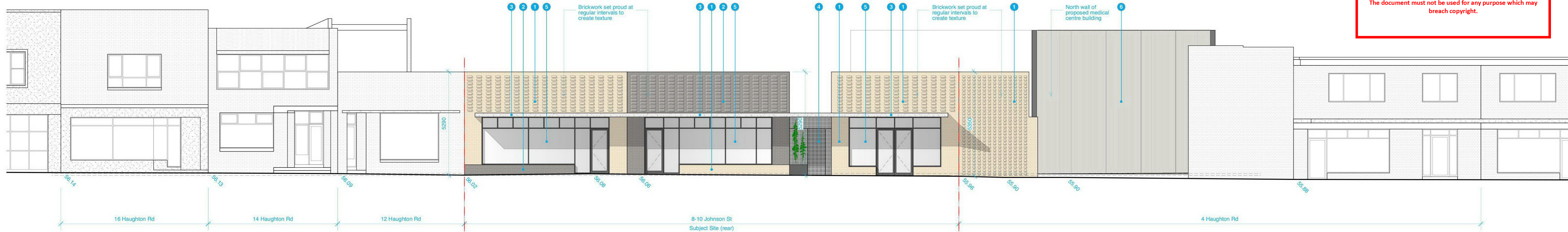
3 Mill Road - Existing Condition
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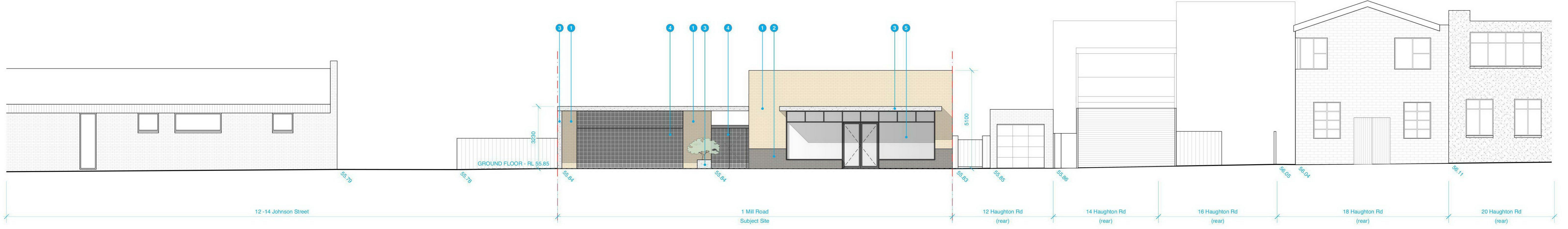
4 Mill Road - Proposed
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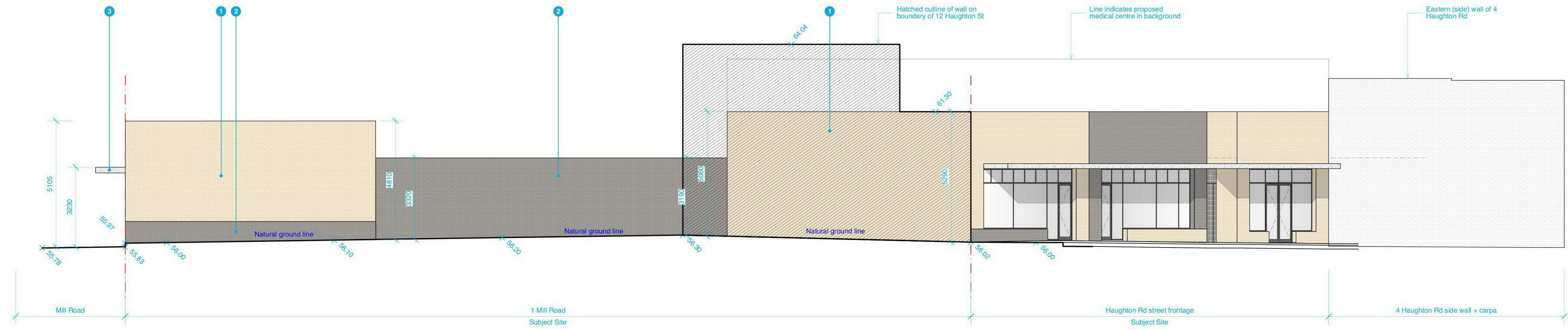
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1 Haighton Street - Proposed
Scale: 1:100



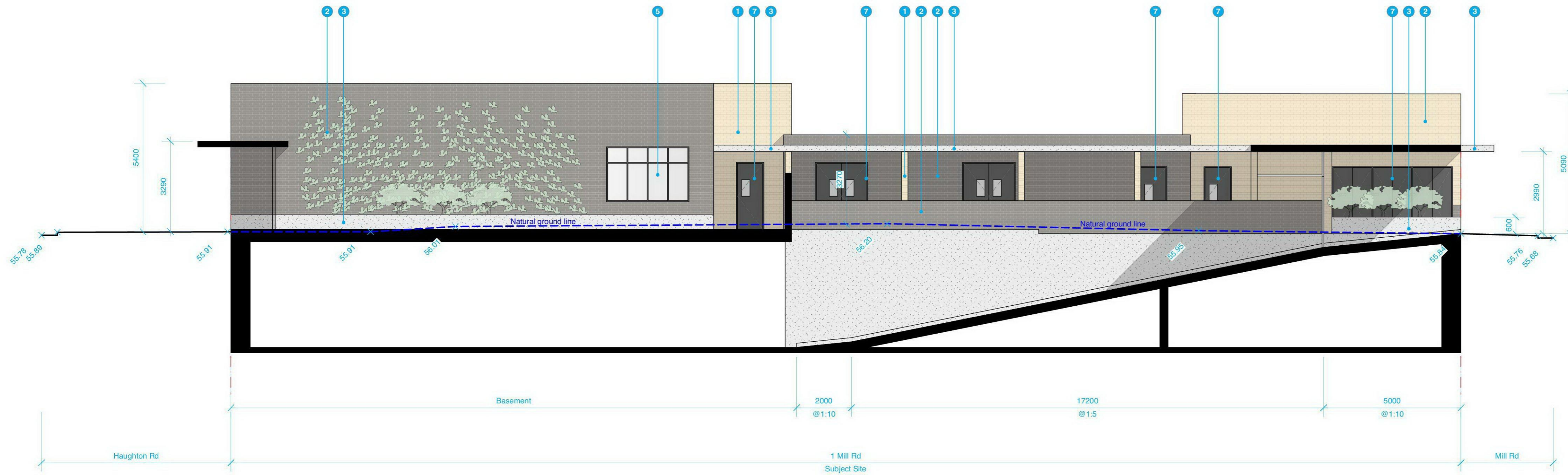
2 Mill Road - Proposed
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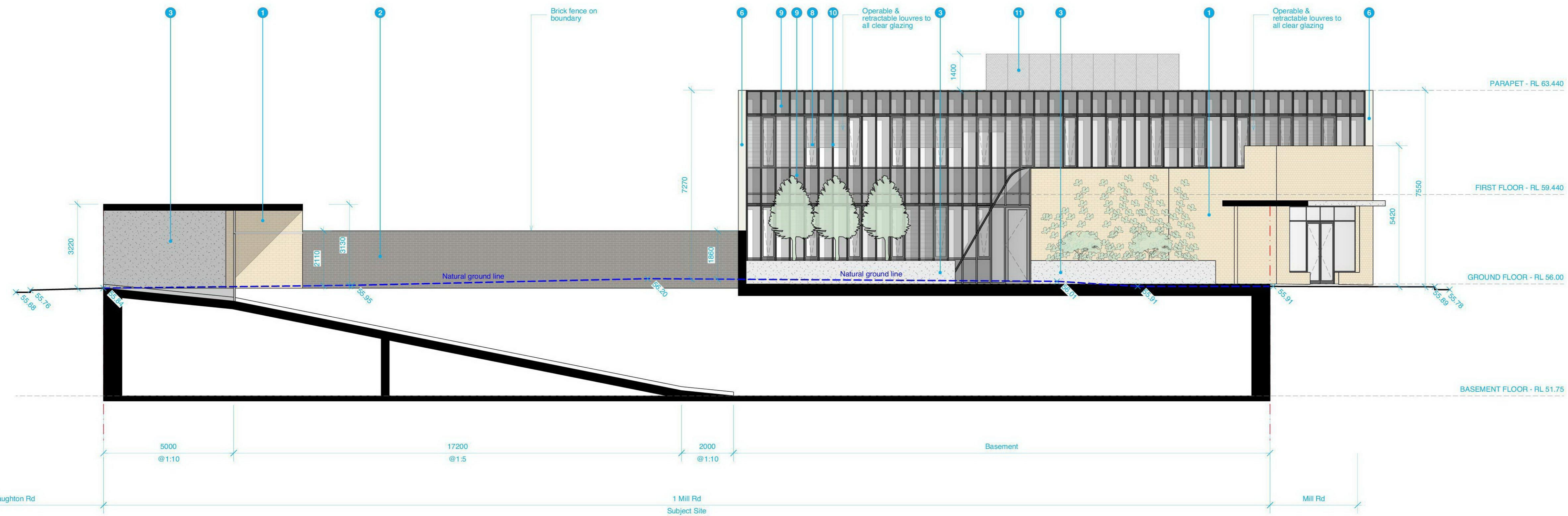
3 East Elevation - Proposed
Scale: 1:100

- MATERIALS LEGEND**
- 1 Face brick - Austral San Seimo Cashmere
 - 2 Face brick - Austral San Seimo Wild Storm
 - 3 Insitu concrete - Timber board formed Portland grey
 - 4 Vertical steel pickets Powdercoat finish - Dulux 'Monument'
 - 5 Steel framed windows - clear glazing Powdercoat finish - Dulux 'Monument'
 - 6 Striated precast concrete Brighton light concrete colour
 - 7 Solid doors Paint finish - Dulux 'Monument'
 - 8 Aluminium framed windows Powdercoat finish - Dulux 'Appo Grey' Double glazed clear glazing
 - 9 Aluminium framed windows Powdercoat finish - Dulux 'Appo Grey' Spandrel panel - Viridian Seraphic Dune Clear
 - 10 Steel plate window shades Paint finish - Dulux 'Monument'
 - 11 Expanded metal screening Galvanised finish - natural

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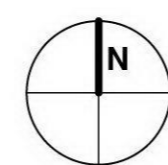
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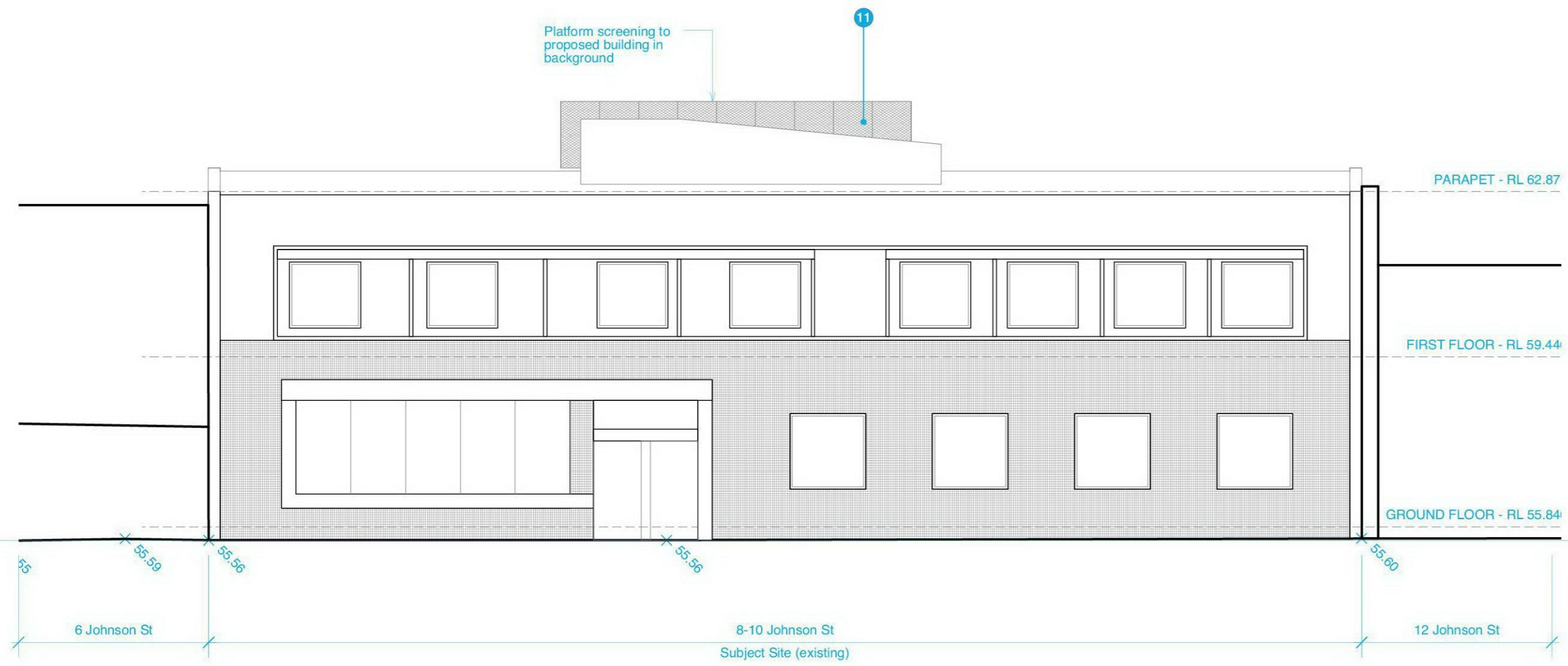
2 Section B - Proposed
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MATERIALS LEGEND

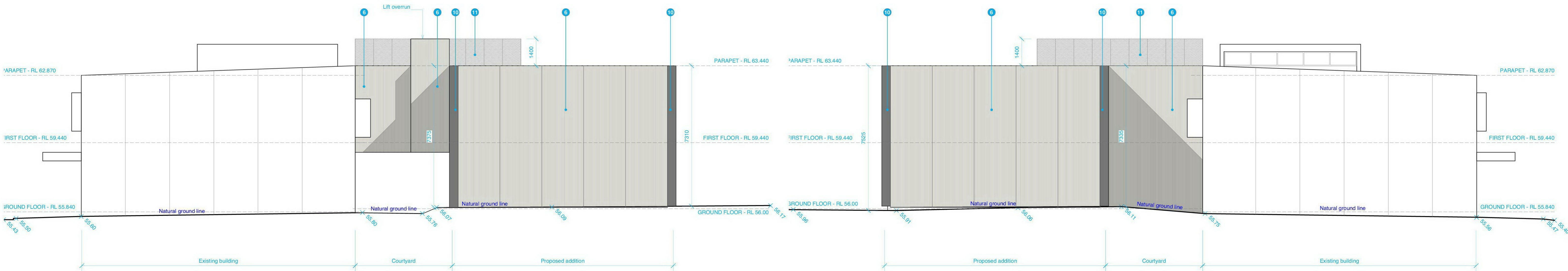
- 1 Face brick - Austral San Selmo Cashmere
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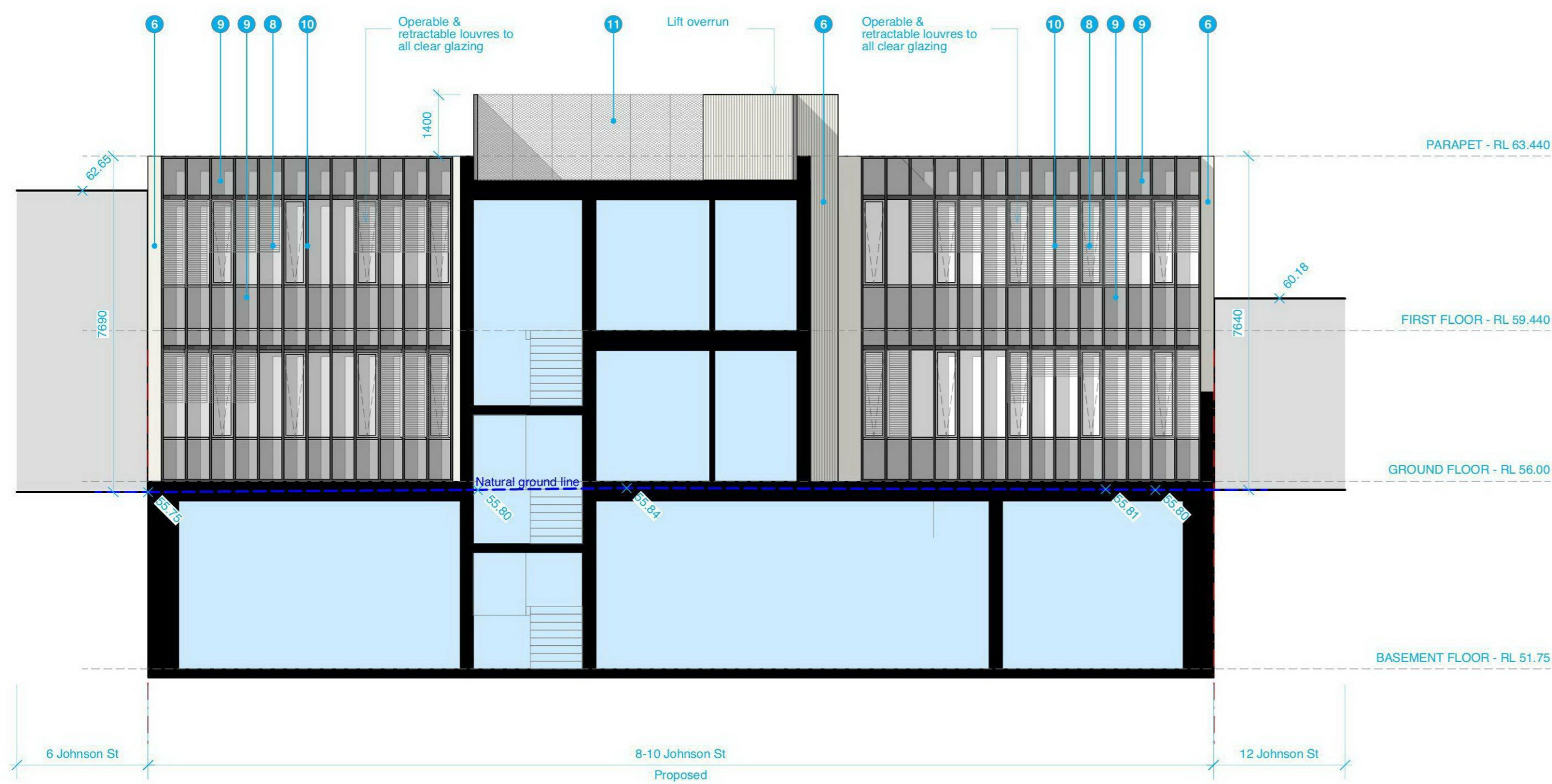


1 West Elevation - Johnson St - Existing medical centre
Scale: 1:100



2 South Elevation
Scale: 1:100

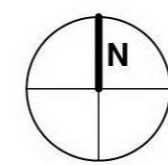
3 North Elevation
Scale: 1:100

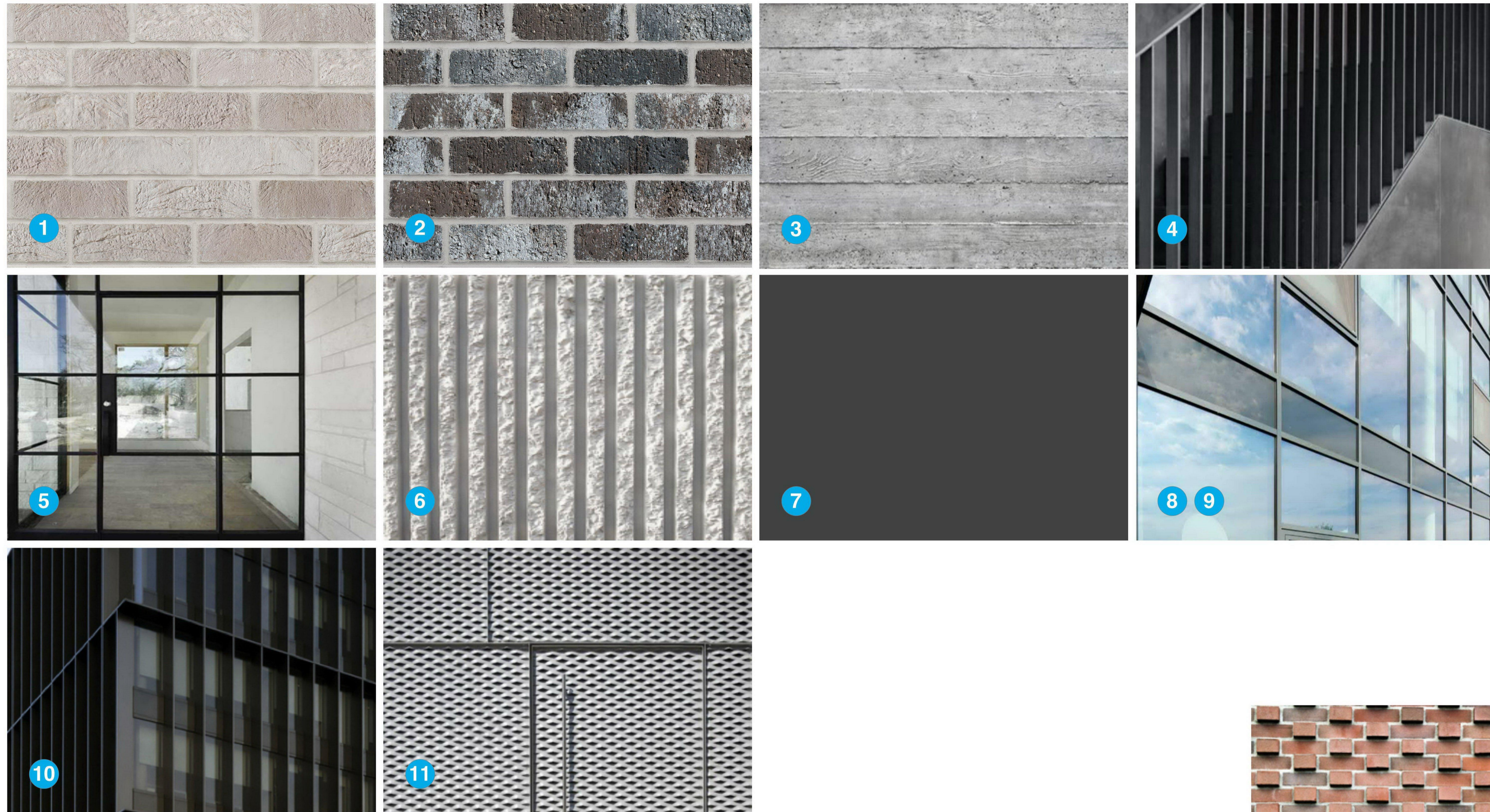


4 Section C
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MATERIALS LEGEND

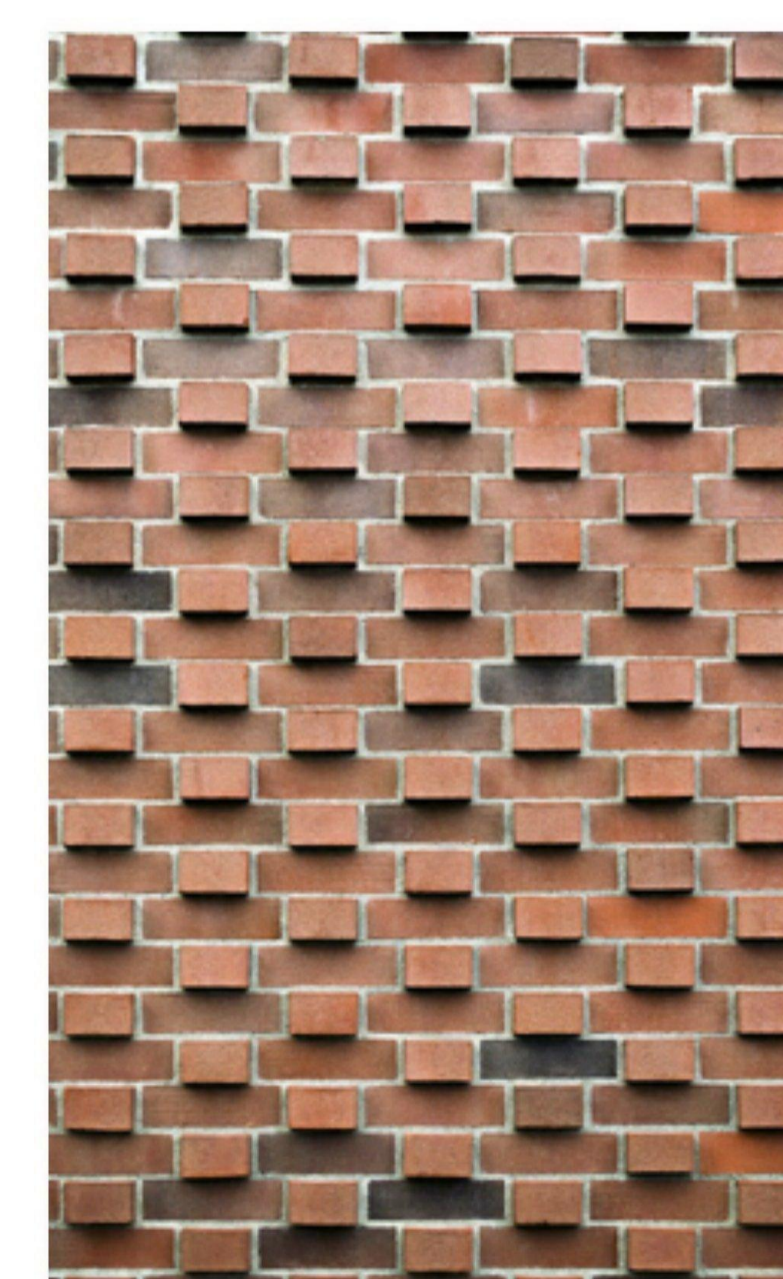
- 1 Face brick - Austral San Selmo Cashmere
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- 7 Solid doors Paint finish - Dulux 'Monument'
- 8 Aluminium framed windows Powdercoat finish - Dulux 'Apo Grey' Double glazed clear glazing
- 9 Aluminium framed windows Powdercoat finish - Dulux 'Apo Grey' Spandrel panel - Vitidian Seraphic 'Dune Clear'
- 10 Steel plate window shades Paint finish - Dulux 'Monument'
- 11 Expanded metal screening Galvanised finish - natural



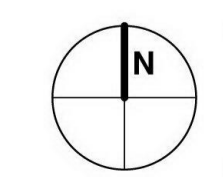


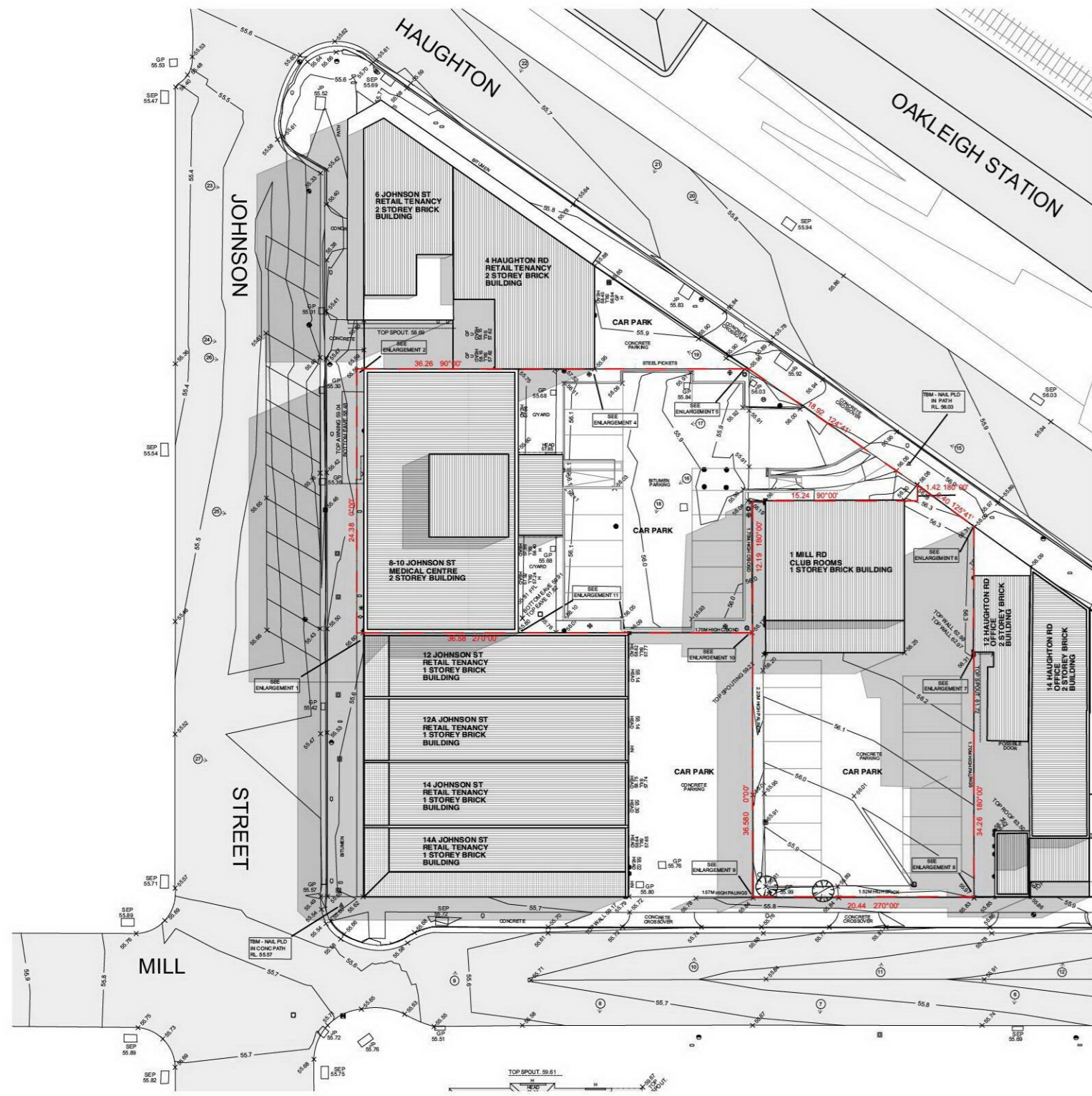
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Example of textured brickwork proposed for Houghton St elevation

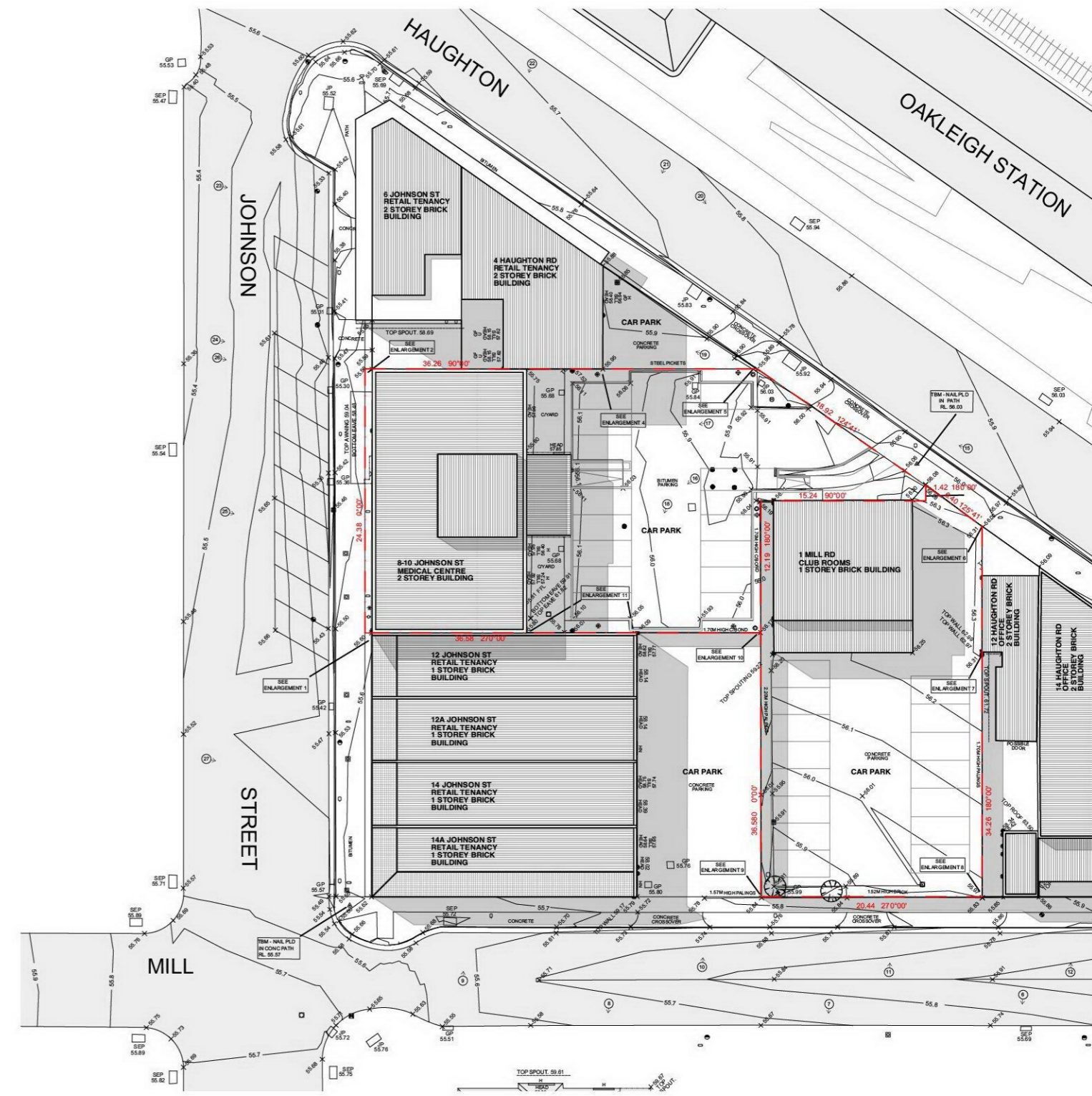




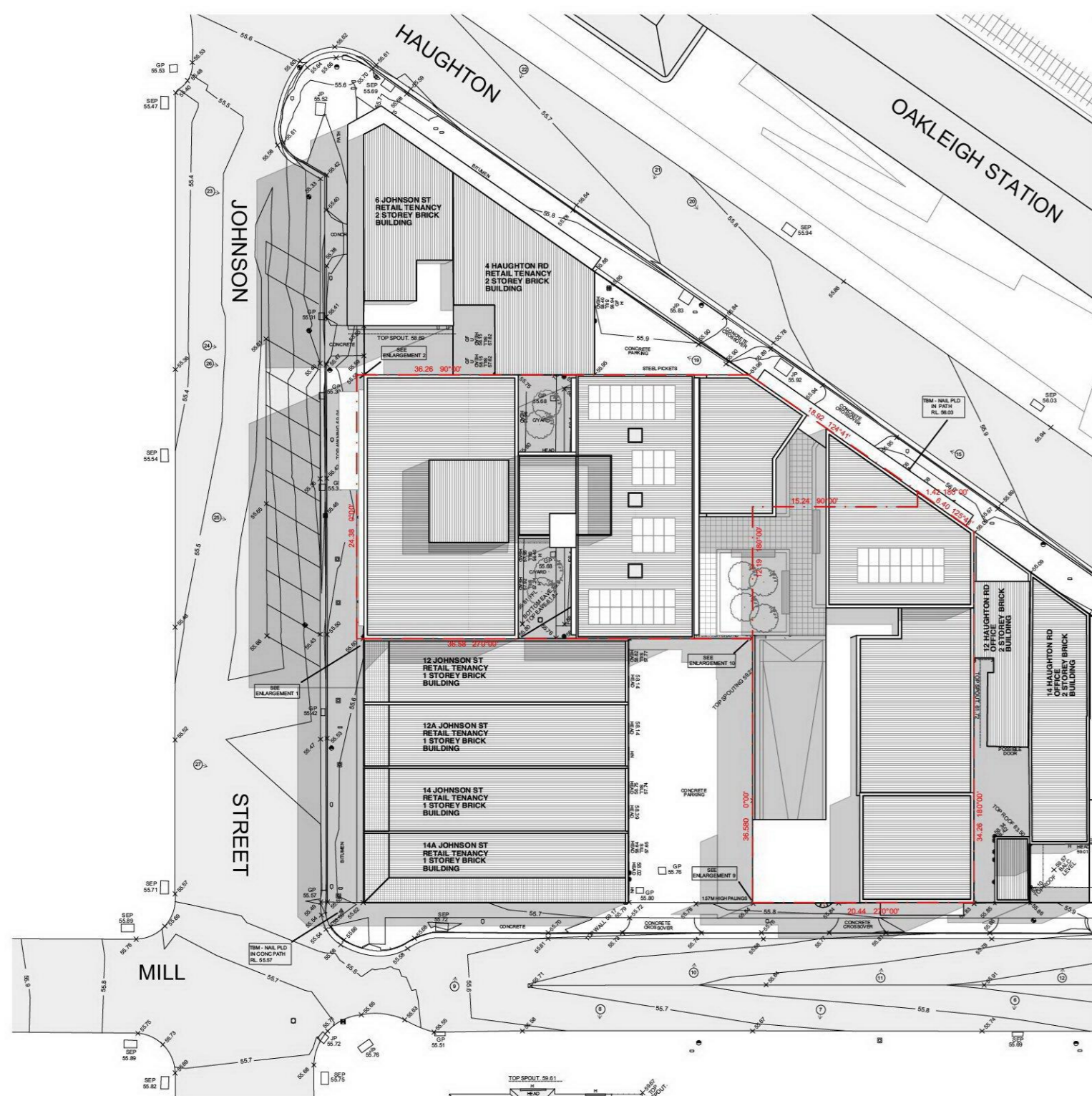
1 Existing Shadows - Equinox 9am
Scale: 1:500



3 Existing Shadows - Equinox 12 noon
Scale: 1:500



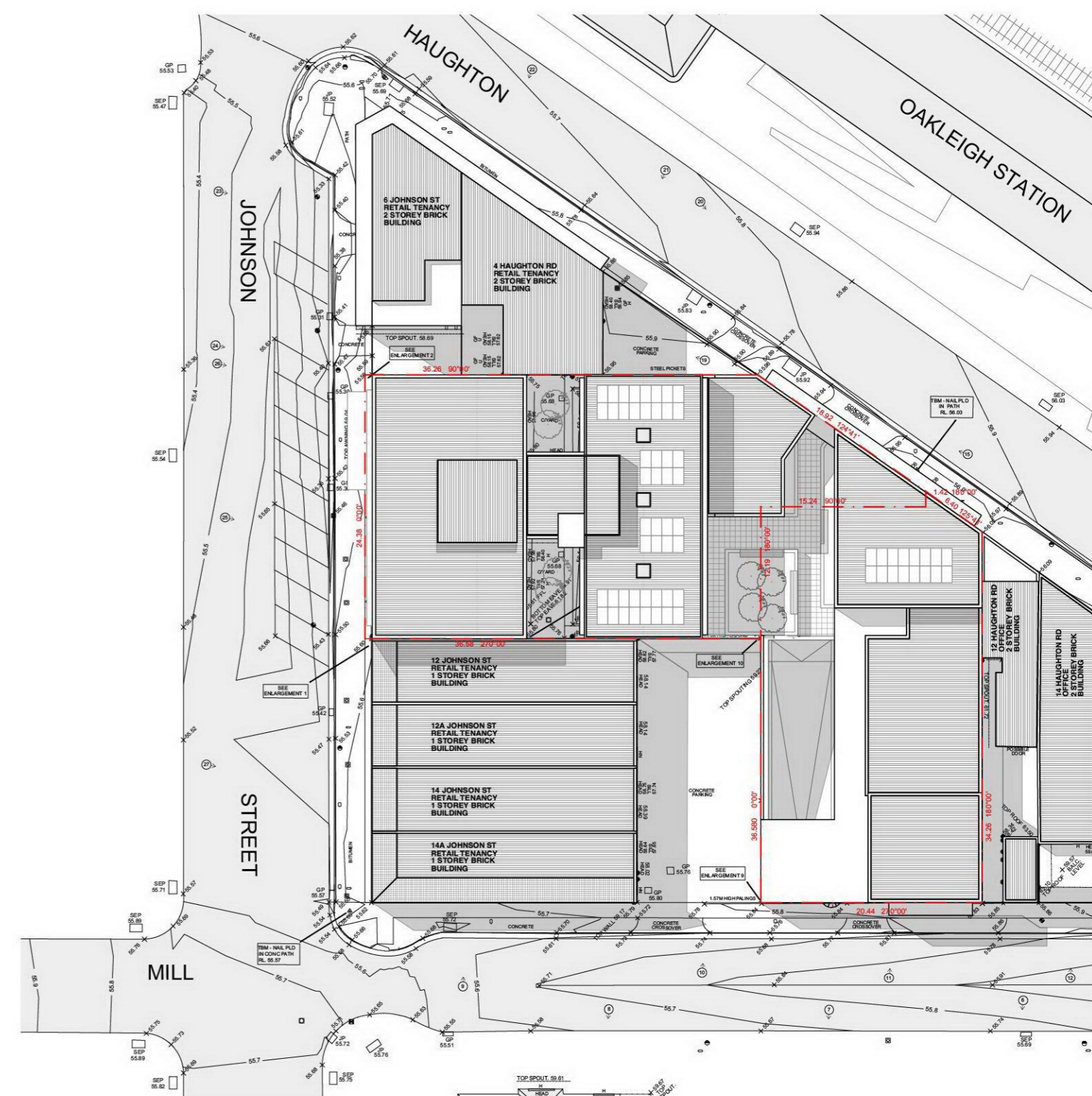
5 Existing Shadows - Equinox 3pm
Scale: 1:500



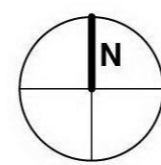
2 Proposed Shadows - Equinox 9am
Scale: 1:500



4 Proposed Shadows - Equinox 12 noon
Scale: 1:500



6 Proposed Shadows - Equinox 3pm
Scale: 1:500

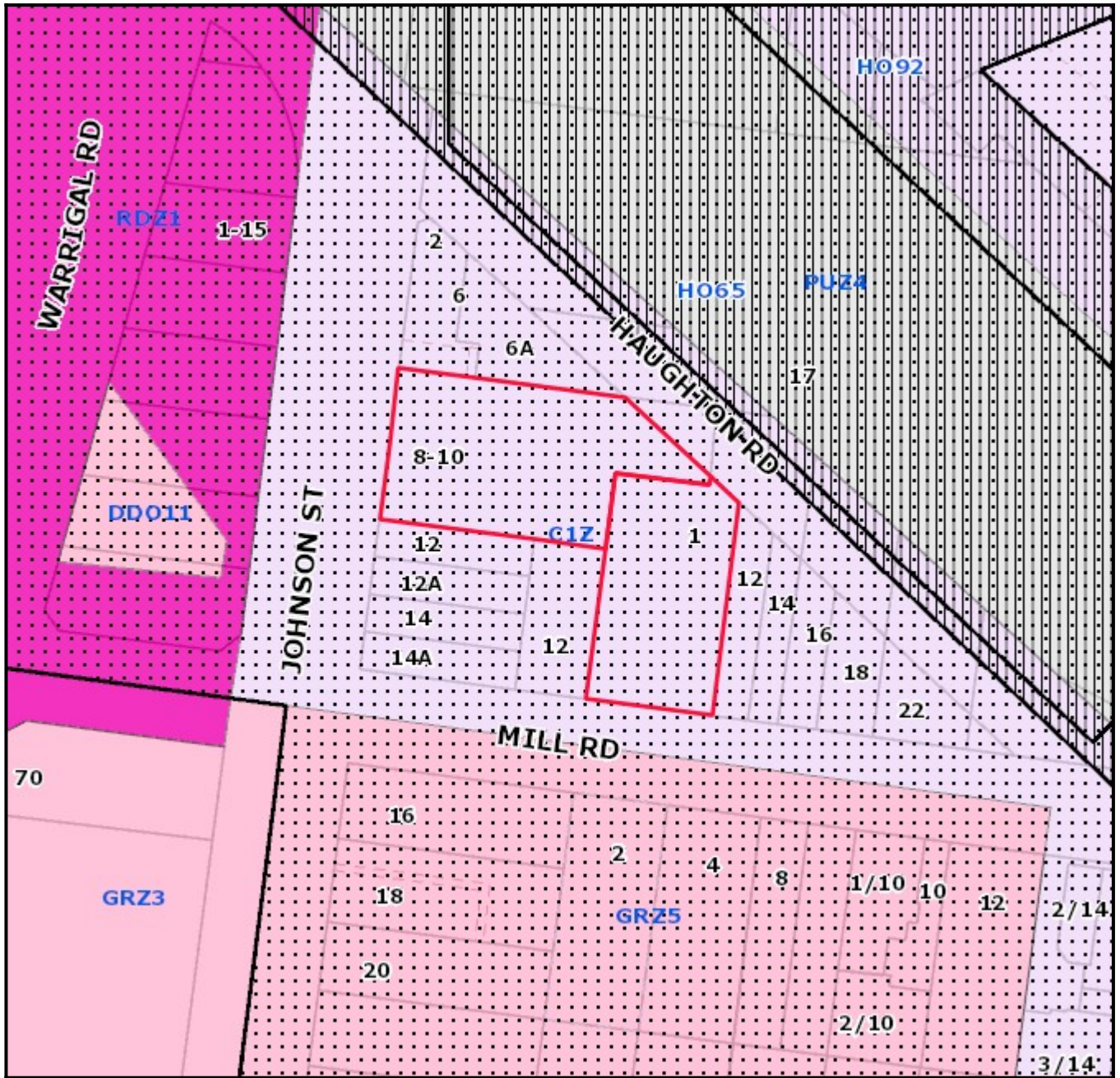


Attachment 2: 8-10 Johnson Street and 1 Mill Road, Oakleigh





Planning Overlays and Zones



Legend

Planning Zones

| | | | | | | | |
|--|--|--|--|--|--|--|--|
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Planning Overlays

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1:1000

Address

8-10 Johnson Street & 1 Mill Road OAKLEIGH VIC 3166