

**1.4 12-14 JOHNSON STREET & 1 MILL ROAD, OAKLEIGH
BUILDINGS AND WORKS TO CONSTRUCT A SEVEN (7) STOREY BUILDING WITH
BASEMENTS, USE OF LAND FOR ACCOMMODATION AND A REDUCTION IN THE
STANDARD CAR PARKING REQUIREMENT
(TPA/51498/A)**

Responsible Officer: Peter Panagakos, Director City Development

EXECUTIVE SUMMARY:

Council at its meeting on 27 August 2020 resolved to issue a Notice of Decision to Refuse to Grant a Planning Permit for the construction of a mixed-use development inducing office and retail and a reduction in car parking on land at 12-14 Johnson Street, Oakleigh.

This decision was appealed and consequently Planning Permit TPA/51498 was issued on 12 May 2021 at the direction of VCAT. The approved development comprises a six (6) storey building with retail uses on the ground level, and office uses on the upper levels. The permit also allows for a waiver of the car parking requirement. The approved development is yet to commence construction.

This application proposes an amendment to the existing planning permit TPA/51498 to extend the building envelope towards the east and incorporating the abutting land known as 1 Mill Road in Oakleigh. Whilst the overall building height of the proposed building is generally consistent with the original approval, the proposal is to include an additional 7th level by reducing the floor to ceiling height of all levels above ground level. The proposal also seeks to amend the use of the upper levels from office to residential. The ground level is to remain for retail and commercial uses. This amendment continues to seek a reduction of the car parking requirement for the commercial uses.

The application for amendment was subject to public notification on two occasions. Nine (9) objections to the proposal have been received.

Key issues to be considered relate to building height, scale and setbacks, adequacy of car parking provision, additional traffic generation, internal amenity of the proposed dwellings, external amenity impacts, and equitable development potential for adjoining properties.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state, regional and local planning policy framework, the Design and Development Overlay, Oakleigh Structure Plan, and issues raised by objectors.

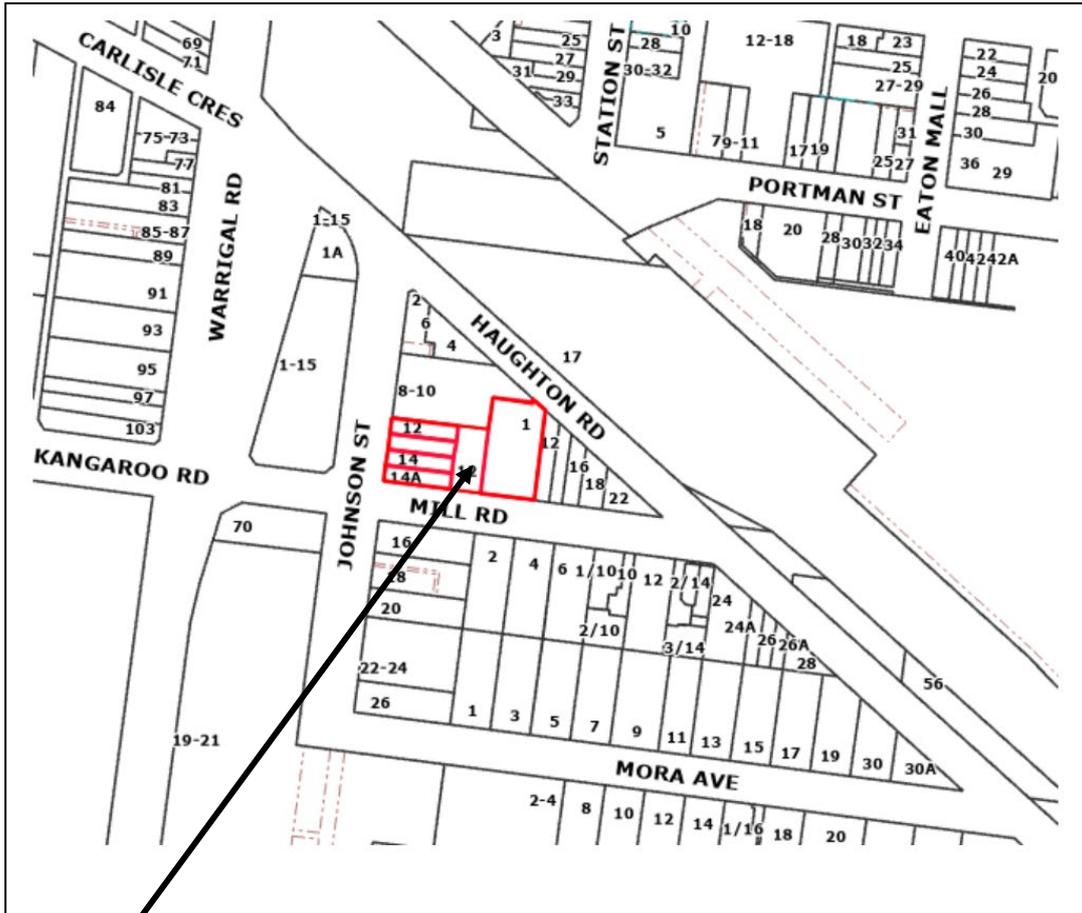
The reason for presenting this report to Council is that the application seeks substantive modification to an application previously determined by Council with an overall cost of development of \$25.5 Million.

The proposed development is considered appropriate having regard to the relevant provisions of the Monash Planning Scheme and is generally consistent with the existing approval. It is recommended that Council resolve to issue a Notice of Decision to Grant an Amended Planning Permit, subject to conditions.

RESPONSIBLE DIRECTOR:	Peter Panagakos
RESPONSIBLE MANAGER:	Catherine Sherwin
RESPONSIBLE PLANNER:	Jeanny Lui
WARD:	Oakleigh
PROPERTY ADDRESS:	12-14 Johnson Street & 1 Mill Road, Oakleigh
EXISTING LAND USE:	Retail, Office (12-14 Johnsons Street) Vacant (1 Mill Road)
PRE-APPLICATION MEETING:	No
NUMBER OF OBJECTIONS:	Nine (9)
ZONING:	Commercial 1 Zone
OVERLAY:	Design and Development Overlay Schedule 11
RELEVANT CLAUSES: <u>Planning Policy Framework</u> Clause 11.01-1R- Settlement – Metropolitan Melbourne Clause 11.02-1S- Supply of Urban Land Clause 11.02-2S- Structure Planning Clause 11.03-1S&R- Activity Centres Clause 13.07-1S- Land Use Compatibility Clause 15.01-1S&R- Urban Design Clause 15.01-2S- Building Design Clause 15.01-4S&R- Healthy Neighbourhoods Clause 15.01-5S- Neighbourhood Character Clause 16.01-1S&R- Housing supply Clause 16.01-2S- Housing affordability Clause 17.01-1S&R- Diversified Economy Clause 17.02-1S- Business Clause 18.01-1S- Land Use and Transport Integration	<u>Local Planning Policy Framework</u> Clause 21.05- Economic Development Clause 21.06- Major Activity and Neighbourhood Centres Clause 21.04- Residential Development Clause 21.08- Transport and Traffic Clause 21.13- Sustainability and Environment Clause 21.15- Oakleigh Major Activity Centre Structure Plan Clause 22.01- Residential Development and Character Policy Clause 22.03- Industry and business development and character policy Clause 22.04- Stormwater Management Policy Clause 22.13- Environmentally Sustainable Development Policy <u>Particular Provisions</u> Clause 52.06- Car Parking Clause 52.34- Bicycle Facilities

Clause 18.02-3R– Principal Public Transport Network Clause 19.03-3S- Integrated Water Management	Clause 53.18- Stormwater Management in Urban Development Clause 58- Apartment Developments Clause 65.01 – Decision Guidelines (Approval of an application or plan)
STATUTORY PROCESSING DATE:	15 May 2023
DEVELOPMENT COST:	\$25.5 Million

LOCALITY PLAN



SUBJECT SITE

NEIGHBOURHOOD PLAN



RECOMMENDATION:

That Council resolves to issue a **Notice of Decision to Grant an Amended Planning Permit (TPA/51498/A)** for construction of mixed use development including office and retail, use of land for accommodation and a reduction in the standard car parking requirement, at 12-14 Johnson Street & 1 Mill Road Oakleigh VIC 3166 subject to the following conditions (changes underlined):

Amended Plans Required

- 1 Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale and dimensioned. When the plans are endorsed they will then form part of the Permit. The plans must be generally in accordance with the plans prepared by Bruce Henderson Architects, dated ~~12 February 2021~~ 15 March 2023, Plan nos. ~~TP-203 – TP-212, TP-204 – TP-211~~, TP-301 – ~~TP-305~~ TP-306 and TP-401 – ~~TP-402~~ TP-501 but modified to show:
 - (a) A Waste Management Plan in accordance with Condition 4 of this Permit.
 - (b) A Sustainable Design Assessment to be prepared in accordance with Condition 8 of this Permit.
 - (c) The east facing bedroom window of Apartment 605 screened to prevent overlooking, to the satisfaction of the Responsible Authority.
 - (d) The basement car park to comply with the requirements in Diagram 1 of Clause 52.06-9 of the Monash Planning Scheme.
 - (e) Further details of stop line locations and management of the ramp to the basement car park.
 - (f) An acoustic report in accordance with condition 32 and changes in accordance with the recommendation of the acoustic report.
 - (g) A wind impact assessment in accordance with condition 33 and changes in accordance with the recommendation of the assessment.

All to the satisfaction of the Responsible Authority.

Layout not to be Altered

- 2 The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- 3 Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Waste Management Plan

- 4 Concurrent with the endorsement of any plans pursuant to Condition 1, a Waste Management Plan must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the

plan prepared by RB Waste Consulting Service dated ~~12 February 2021~~ **3 November 2022**, but showing to the satisfaction of the Responsible Authority:

~~(a) The purpose as stated in the City of Monash MUD and Commercial Developments WMP Guide for Applicants.~~

~~(b) Calculation method of waste generation to be described.~~

~~(c) Retail waste generation rate to assume seven days of trading (not five).~~

(a) The TPA number and streets address in the development description.

(b) Correct waste volume calculation and total waste generated per waste stream.

(c) Waste collection and bin numbers detailed.

(d) Bin storage equipment insides premises.

(e) Waste collection process supported by scaled plans in the Waste Management plan.

(f) Details of responsibility for the operation of the waste management system outlined.

(g) Waste management communications strategy for occupiers outlined.

~~(h)~~ (h) Management of food waste recycling described.

~~(e)~~ (i) The management of separate glass recycling to be planned for and addressed.

~~(f)~~ (j) Inclusion of e-waste management details and provision within the waste storage area.

~~(g)~~ (k) Reference to the legislated ban to landfill for e-waste to inform the site operator and tenants of their obligations to prevent e-waste entering the garbage waste system.

~~(h)~~ (l) Bin colours.

~~(i)~~ (m) Reference to EPA guidelines and City of Monash Local Law for permitted waste collection hours.

~~(j)~~ (n) Further clarification of how waste is to be managed within tenancies.

~~(k)~~ (o) Detail of how cleaners will know how to handle waste correctly, and who will monitor this.

~~(l)~~ (p) A scale drawing to be included within the plan, showing bin storage areas, equipment and features, access routes, strategy for bin transfer and swept path analysis for collection vehicles.

5 The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Green Travel Plan

6 Before the development commences, a Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and

approved by the Responsible Authority. When approved, the Green Travel Plan will be endorsed and will form part of this permit. The Green Travel Plan must include, but not be limited to, the following:

- (a) A description of the location in the context of alternative modes of transport.
- (b) Details of end of trip facilities provided.
- (c) Education and awareness initiatives and incentives for users of the building to encourage more sustainable modes of travel to/from the site.
- (d) Management practices identifying sustainable transport alternatives.
- (e) Consider the provision of electric vehicle charging facilities.
- (f) Details of bicycle spaces for staff.
- (g) Employee packs (ie myki cards for new workers).
- (h) An obligation to update the plan not less than every five years.
- (i) Details of when and how this travel plan will be available for new staff.
- (j) Any other relevant matters.

- 7 The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

~~Sustainable Design Assessment (SDA) Sustainability Management Plan (SMP)~~

- 8 Concurrent with the endorsement of any plans pursuant to Condition 1, an amended ~~Sustainable Design Assessment~~ **Sustainability Management Plan** to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Design Assessment will be endorsed and will form part of this permit. The amended Sustainable Design Assessment must be generally in accordance with the Sustainable Design Assessment prepared ~~by SBE dated 17 July 2020~~ **the Green Factory dated 31 May 2022** but modified to include or show:

- (a) any requirements specified in Condition 1 of this Permit.
- (b) **the amended development layout in accordance with the amended plans prepared by Bruce Henderson Architects, dated 15 March 2023.**

- 9 The provisions, recommendations and requirements of the endorsed ~~Sustainable Design Assessment~~ **Sustainability Management Plan** must be implemented and complied with to the satisfaction of the Responsible Authority.

Construction Management Plan

- 10 Prior to the commencement of any site works (including demolition and excavation), a Construction Management Plan must be submitted to and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once

endorsed, the Construction Management Plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:

- (a) Hours for construction activity in accordance with any other condition of this permit.*
- (b) Measures to control noise, dust and water and sediment laden runoff.*
- (c) Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network.*
- (d) Measures relating to removal of hazardous or dangerous material from the site, where applicable.*
- (e) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site.*
- (f) Cleaning and maintaining surrounding road surfaces.*
- (g) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support the siting of site sheds within Council road reserves.*
- (h) Public Safety and site security.*
- (i) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-contractors/tradespersons upon completion of such areas, without delay.*
- (j) A Traffic Management Plan showing truck routes to and from the site.*
- (k) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction.*
- (l) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan.*
- (m) Contact details of key construction site staff.*
- (n) Any other relevant matters, including the requirements of VicRoads or Public Transport Victoria.*
- (o) Except with the prior written consent of the Responsible Authority, a requirement that construction works must only be carried out during the following hours:*
 - i Monday to Friday (inclusive) – 7.00am to 6.00pm*
 - ii Saturday – 9.00am to 1.00pm*
 - iii Saturday – 1:00pm to 5:00pm (Only activities associated with the erection of buildings that does not exceed the EPA guidelines)*
 - iv No works are permitted on Sundays or Public Holidays.*

- 11 *The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.*

Boundary Walls

- 12 *The walls on the boundary of adjoining properties shall be cleaned and finished in a manner to the satisfaction of the Responsible Authority.*

Ongoing Architect Involvement

- 13 *As part of the ongoing consultant team, Bruce Henderson Architects or an architectural firm which is acknowledged to have comparable skill and expertise to the satisfaction of the Responsible Authority must be engaged to:*
- (a) oversee design and construction of the development; and*
 - (b) ensure the design quality and appearance of the development is realised as shown on the endorsed plans or otherwise to the satisfaction of the Responsible Authority.*

Plant / Equipment or features on roof

- 14 *No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building except as shown on the plans endorsed pursuant to Condition 1 unless otherwise agreed to in writing by the Responsible Authority.*

Service Location

- 15 *Any required fire services, electricity supply, gas and water meter boxes must be discreetly located and/or screened to complement the development to the satisfaction of the Responsible Authority. Any required services must be clearly detailed on endorsed plans forming part of this permit.*

Hours for Waste Collection

- 16 *Waste collection only to be carried out within hours prescribed by EPA guidelines.*

No Waste Bin in View

- 17 *No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.*

Car Parking and Accessways

- 18 *Before the use starts or any building is occupied, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:*
- (a) constructed to the satisfaction of the Responsible Authority*
 - (b) properly formed to such levels that they can be used in accordance with the plans*

- (c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority
- (d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority
- (e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times.

- 19 Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.

~~Bike provision on public land~~

- ~~20 No less than 22 bicycle parking spaces are to be provided on the land. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, two (2) bike racks must be installed in accordance with the endorsed plans:~~
- ~~(a) at the permit holder's cost; and~~
 - ~~(b) in a location and manner to the satisfaction of the Responsible Authority.~~

Drainage and Stormwater

- 21 The site must be drained to the satisfaction of the Responsible Authority.
- 22 No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.
- 23 Stormwater discharge is to be detained on site to the predevelopment level of peak stormwater discharge. Approval of any detention system is required by the City of Monash prior to works commencing.
- 24 A plan detailing the drainage works must be submitted to the Engineering Division prior to the commencement of works. The plans are to show sufficient information to determine that the drainage works will meet all drainage requirements of this permit.
- 25 The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.

Privacy screens

- ~~26 In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:~~

~~(a) The development is not started within three years from the date of issue.~~

~~(b) The development is not completed within five years from the date of issue.~~

~~In accordance with section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires; or~~

~~(c) within six (6) months afterwards if the development has not commenced; or~~

~~(d) within twelve (12) months afterwards if the development has not been completed.~~

~~Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.~~

~~Prior to the occupancy of the development, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority. The use of obscure film fixed to transparent windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.~~

Services and Plant Equipment

27 All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.

28 No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

29 Any required fire services, electricity supply, gas and water meter boxes must be discreetly located and/or screened to compliment the development to the satisfaction of the Responsible Authority. Any required services must be clearly detailed on endorsed plans forming part of this permit.

30 No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.

Acoustic Report

31 Concurrent with the endorsement of plans pursuant to Condition 1, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted

to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must demonstrate that the development meets the following noise levels in accordance with Standard D16 of Clause 58.04-3:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

The acoustic report must make recommendations to limit the noise impacts in accordance with the State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1), State Environment Protection Policy (Control of music noise from public premises) No. N-2 (SEPP N-2) or any other requirement to the satisfaction of the Responsible Authority.

Wind Impact Assessment

32 Concurrent with the endorsement of any plan requested pursuant to Condition 1, a Wind Impact Assessment prepared by a suitably qualified Wind Engineer must be submitted to and approved by the Responsible Authority to ensure no unreasonable wind effects occur around and between buildings on and adjacent to the site.

Ongoing Wind Assessment Requirement

33 The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Time for Starting and Completion

26 34 *In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:*

- (a) The development is not started within three years from the date of issue.*
- (b) The development is not completed within five years from the date of issue.*

In accordance with section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires; or

- (c) within six (6) months afterwards if the development has not commenced; or*
- (d) within twelve (12) months afterwards if the development has not been completed.*

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

NOTES

- A. This is **not** a Building Permit. A Building Permit approval for the works must be obtained prior to the commencement of the approved works.
- B. Building Permit approval for this development must take into consideration the location of future subdivision boundaries and their compliance with the Fire Separation Provisions of the Building Code of Australia, including Separating Walls and Openings near Boundaries, as well as the requirements of the Building Regulations.
- C. No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.
- D. An on-site detention system for storm events up to the 1% AEP event to be retained on site for the basement carpark. The basement detention system is to be separated from the storm water detention system for the property.
- E. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.
- F. The proposed vehicle crossing is to be constructed in accordance with the City of Monash standards.
- G. Approval of each proposed crossing, and a permit for installation or modification of any vehicle crossing is required from Council's Engineering Department.
- H. Engineering permits must be obtained for new or altered vehicle crossings and new connections to Council drains and these works are to be inspected by Council's Engineering Department. A refundable security deposit is to be paid prior to any drainage works commencing.
- I. A plan detailing the drainage works must be submitted to the Engineering Division prior to the commencement of works for approval. The plans are to show sufficient information to determine that the drainage works will meet all drainage requirements of this permit.
- J. Stormwater discharge is to be detained on site to the predevelopment level of peak stormwater discharge. Approval of any detention system is required by the City of Monash prior to works commencing; or any alternate system.

- K. The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.*
- L. Any works within the road reserve must ensure the footpath and nature's strip are to be reinstated to Council standards.*
- M. All new crossings are to be no closer than 1.0 metre measured at the kerb to the edge of any power pole, drainage or service pit, or other services. Approval from affected service authorities is required as part of the vehicle crossing application process.*
- N. Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.*
- O. Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made.*
- P. Residents of the approved development will not be entitled to car parking permits for on street car parking.*

BACKGROUND:

History

TPA/51498

Planning Permit TPA/51498 was issued on 12 May 2021 at the direction of VCAT for the development of a six-storey mixed use commercial building, and a reduction of the car parking requirement on land at 12-14 Johnson Street, Oakleigh. No plans have been endorsed since the original permit was issued.

In granting Planning Permit TPA/51498, the VCAT decision "*Goldman Johnson Pty Ltd v Monash CC [2021] VCAT 382*" determined:

- Both state and local policy encourage office development on the land given its location within an activity centre and an area that enjoys excellent access to public transport and other infrastructure and services.
- The scale of development on this land and surrounding land is expected and encouraged to change. It will become more robust, with support for higher and more massed development with scale to the street.
- Land in the entire Oakleigh Major Activity Centre (OMAC) will experience a substantial level of change in terms of built form outcomes.
- While the proposed building does not strictly comply with the nominated height and setback expressed in the Design and Development Overlay

(DDO11), the Tribunal is satisfied that the proposal responds to the precinct objectives and guidelines of the DDO11.

- Whist the six storey proposal is one storey higher than the preferred height limit in the DDO11, the proposed building would provide an acceptable transition to the precincts, where eight storey forms are anticipated on the western side of Johnson Street, and four storeys are anticipated on the southern side of Mill Road.
- Visibility should not be an issue for an area where taller new built form is sought. The proposal steps back the development at its upper level from both street interfaces. The design provides a human scale podium with legible setbacks between the podium and upper level of the development.
- The Tribunal is satisfied that the height and massing of the building are acceptable at the interface with the residential zoned land to the south as the upper level façade is setback from Mill Road, and there will be limited visibility of the upper floor when viewed from the footpath opposite the building. The additional height of the building also does not result in significant overshadowing impacts to the public realm.
- The Tribunal is also satisfied that the street wall height provides a human scale.
- The proposal activates the ground floor interface with both streets through the use of the ground level as retail premises which wrap around the corner, with extensive glazing.
- The proposal results in a shortfall of 58 car parking spaces for offices, and 7 spaces for the retail premises. The reduction sought is appropriate having regard to the excellent access to public transport available in this location.

Condition 26 of the permit allows the development to commence before 12 May 2024 and complete before 12 May 2026. The development has not yet commenced and the permit remains valid.



3D Perspective of the approved development viewed from the corner of Johnson and Mill Road

The Site and Surrounds

The subject land is located within the Oakleigh Major Activity Centre, south of the Oakleigh Railway Station. The site is located within a small triangular pocket of the activity centre which is bounded by Warrigal Road to the west and the Cranbourne and Pakenham railway line (Oakleigh Train Station) to the north and east.

The site comprises of 5 parcels of land being 12, 12A, 14, 14A Johnson Street and now as part of this amended application incorporates 1 Mill Road Oakleigh.

The combined parcel of land is irregular in shape, with a combined frontage along Mill Road of 57.05 metres, a frontage to Haughton Road of approximately 6 metres, a staggered northern boundary of approximately 52 metres, a western boundary to Johnson Street of 24.38 metres yielding a larger total site area of 1,638.8 square metres.

Land at 12-14 Johnson Street is currently occupied by a single storey brick building, separated into four tenancies and comprising two beauty salons, an office and a shoe shop. Car parking is located towards the eastern portion of the site which is a common property of the four tenancies. Vehicle access is via Mill Road. The site is devoid of any vegetation.

The land at 1 Mill Road is occupied by a single storey brick dwelling, previously used as a Royal Antediluvian Order of Buffaloes lodge (RAOB) Hall. The building is set back deep into the site, and a large at-grade car parking area is in front of the building. Vehicle access is via Mill Road. The site has a small frontage to Haughton Road, however a high brick wall is located along this frontage with no vehicle access.

Whilst the Activity Centre extends south to Mora Avenue, the commercial component of the Activity Centre terminates at Mill Road, with land to the south of Mill Road opposite the site being zoned General Residential Zone, Schedule 5.

More specifically with respect to adjoining properties:

North: 8-10 Johnson Street supports a two storey medical centre. The building is constructed to the northern and southern boundaries of the site, with a car park located to the rear and accessed via Haughton Road.

This property currently benefits from a valid planning permit that has yet to commence. Planning Permit TPA/52298 was issued on 29 April 2021 for the construction of a double storey extension at the rear of the existing medical centre on the adjacent property at 8-10 Johnson Street, and construction of two single storey buildings with basement car park at 1 Mill Road Oakleigh. Condition 23 of the permit allows the approved development to start before 29 April 2023.

East: 12 Haughton Road has frontages to both Haughton Road and Mill Road. It contains a double storey building being used for commercial purpose in the front

and residential at the rear of the building. Car parking spaces are located at the rear of the building and accessed via Mill Road.

South: Mill Road is located south of the site and is a two-directional local road which allows for parking on both sides of the road. The northern side of the road allows for two-hour restricted parking Monday to Friday, whilst parking on the southern side is resident permit parking between 3pm and 7pm Monday to Friday.

Mill Road is the northern edge to a residential zone supporting a mix of single and double residential dwellings.

Directly opposite the site is 2 Mill Road and 16 Johnson Street. 2 Mill Road is developed with five (5) three-storey attached dwellings and 16 Johnson Street supports a single storey residential dwelling which fronts Johnson Street. Vehicle access to both properties is via Mill Road.

South-West of the site on the south-west corner of Johnson Street and Mill Road is Sacred Heart Catholic Church and Primary School.

West: Johnson Street abuts the site to the west. Two parallel parking spaces are located adjacent to the site (two-hour parking permitted), with 45degree parking further north.

On the opposite side of the street is a public car park which is owned by VicTrack (southern portion of the land) and the City of Monash (northern portion of the land).

An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 2).

PROPOSAL:

The amended application seeks the following changes and additions:

- Extend the approved building envelope from 12-14 Johnson Street to the east in order to include abutting land at 1 Mill Road.
- Reduction of floor to ceiling heights to every level above ground level and the addition of a seventh level.
- Overall building height reduction from 23.2 metres to 23 metres.
- Change of use of the levels above ground level from office to residential apartments. The change in use provides the opportunity to reduce the floor to ceiling heights and include a seventh level without increasing the overall building height.
- Proposed roof top ‘resident garden’ as communal open space area;
- Proposed two levels of basement providing a total of 84 car parking spaces. The approved scheme proposed a single level basement comprising 32 spaces.

- Access to the basement car park will now be from the east on Mill Road whereas the approved access is to utilise the existing crossover on Mill Road.

The tables below details key differences between the proposed amendment and the approved development:

	Original Approval	Proposed Amendment
Land	12-14 Johnson Street Oakleigh	12-14 Johnson Street & 1 Mill Road
Maximum building height	23.2m plus plant	23m plus plant
Car parking provision	32 spaces	84 spaces
Bicycle spaces	30 spaces	88 spaces
Proposed uses	Retail and Office/ Commercial	Retail, Office/ Commercial and Residential

Proposed uses	Original Approval	Proposed Amendment	Difference
Retail (ground level)	272sqm	219.3sqm	-52.7sqm
Commercial (ground/ upper levels)	2,957sqm	747.2sqm	-2,209.8sqm
Residential dwellings (upper levels)	0 apartments	68 apartments	+68 apartments

The amended development proposes a total of 68 apartments comprising:

- 13 x 1 bedroom
- 51 x 2 bedroom
- 4 x 3 bedroom

Attachment 1 details plans forming part of the application.

PERMIT TRIGGERS:

Zoning

The permit triggers remain the same as that approved under the original planning permit, with the exception of a new use trigger for accommodation. These are listed as follows:

The subject site is located within the Commercial 1 Zone (C1Z) under the provision of the Monash Planning Scheme.

Pursuant to Clause 34.01-1, a Permit is required to use the land for the proposed new use of accommodation as the proposed frontage at ground floor level exceeds 2 metres.

Pursuant to Clause 34.01-4, a Permit is also required to construct a building or construct or carry out works.

A planning permit is not required for the use of the land for an office or retail premises.

Overlay

The site is affected by the Design and Development Overlay Schedule 11 (DDO11). Pursuant to Clause 43.02-2, a Permit is required to construct a building or construct or carry out works.

The schedule relates to the Oakleigh Major Activity Centre and includes discretionary controls relating to height and setbacks.

Particular & General Provisions

Clause 52.06: Car Parking

Car parking is required to be provided at the rate specified under Clause 52.06 of the Monash Planning Scheme. The site is located within the Principal Public Transport Network (PPTN), and therefore reduced rates apply to the proposal. Pursuant to Clause 52.06-3, a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

There is no car parking reduction that needs to be considered as part of the amendment, as this was previously approved by VCAT under the original permit and the amended component does not increase the parking reduction or seeks a waiver for the new residential use. The commercial parts of the development continue to provide carparking at the numbers approved under the VCAT permit and the proposed amendment provides sufficient car parking spaces for the new residential component, which is proposed under the amendment. The provision of car parking is discussed in the assessment section of this report below.

Clause 52.34: Bicycle Facilities

Bicycle parking and facilities are required to be provided at the rate specified under Clause 52.34 of the Monash Planning Scheme. The proposed number of bicycle spaces and facilities proposed meets the required provision.

Closed Landfill Buffer

The site is not within the identified buffer of a post closure landfill.

Section 72 Amendment (Planning and Environment Act)

An application for amendment to a planning permit (including plans) is subject to the provisions of Section 72 of the *Planning and Environment Act, 1987*.

Sections 47 to 62 of the Act (with any necessary changes) apply to an application as if the application were an application for a permit.

Attachment 3 details the zoning and overlays applicable to the subject site and surrounding land.

CONSULTATION:

Further information was requested of the Permit Applicant on 2 August 2022. In this letter, officers also raised the following preliminary concerns:

- The proposed eight storey built form significantly increases the building bulk and mass of the original approval.
- The proposal with reduced setbacks above the podium level fail to satisfy the preferred setbacks prescribed in the Design and Development Overlay Schedule 11 (DDO11); and not consistent with the original approval.
- The podium design should be simplified to provide for pedestrian scale three storey podium as envisaged by the Structure Plan.
- The proposed façade materials are comparatively ‘heavy’ and less transparent compared to the previous approval, which exacerbates the bulk and mass of the building.
- The sheer walls along the northern boundary facing Haughton Road is not considered an appropriate design response.
- The pedestrian entries to the residential apartments should provide clear distinguish entrances to residential and non-residential areas.
- Daylight access and ventilation in the common lobby, corridor and internal stair appear to be poor.
- The daylight report indicates that Apartments 110, 113 and 215 have poor daylight access to the living room and/or bedrooms which is not a preferable outcome.

Officers advised the Applicant in writing that should these concerns not be addressed, that this application was unlikely to be supported and that the Section 72 amendment application would be refused.

The Permit Applicant responded to this letter on 25 November 2022 by providing the requested information. In relation to the preliminary concerns, the Applicant advised that they had amended the plans to address some of the concerns raised, including to reduce the overall building height to be consistent with the original VCAT approval, but did not agree with the issues about the built form and façade details to the Haughton Road and Mill Road interfaces. The application proceeded to public notice.

Amended Plans following public notice.

Following public notification, Council officers reiterated the advice to the Permit Applicant that the application would be recommended for refusal based on the outstanding concerns raised in the further information letter.

The Permit Applicant advised their intention to address these concerns and after numerous discussions, a formal amendment under Section 57A of the *Planning and Environment Act* was submitted to Council on 16 March 2023.

The amended plans show the redesign of the built form and façade details to the Mill Road and Haughton Road interfaces, façade materials of the building and the entrance structure to the Haughton Road frontage. Furthermore, setbacks at the upper levels towards east and north were increased and balconies were repositioned to address the preliminary concerns raised by Council officers.

Details of the key changes included in the amended Section 57A proposal include:

- Haughton Road entrance structure redesigned with a three storey pergola structure with landscaping.
- Façade materials simplified with deletion of green colourbond, green glazed bricks, and white precast paneling and incorporation of brick at lower levels with lighter render on the upper levels.
- Deletion of upper level apartments (Apartments 605 & 606) and revised layout of Apartment 505 with increased setbacks towards east and north.
- Balconies of Apartments 305 and 405 revised to have open sides, and balcony of Apartment 505 to have no roof and have open sides.
- Setback of the planter at Level 6 increased from 4.5 to 5.2 metres from the southern boundary.
- Balconies of Apartments 110, 210, 306, 406 & 506 swapped to the east side of the apartments and reduction of screening to the balconies. Vertical fins were introduced to prevent internal overlooking between the apartments. Similar screening was also applied to Apartments 111, 211, 307, 407 and 507.
- Deletion of the cantilever of podium level marble towards the Johnson Street and Mill Road intersection.
- Internal rearrangement of apartment layouts as a result of the above amendments.

Public notification of the amended Section 57A application was undertaken between 24 March to 11 April 2023.

This report is prepared based on the amended plans dated 15 March 2023 (Revision C).

The Applicant was advised that this application was coming to the April Council meeting, and a letter was sent to the Applicant with the details of the Council meeting. The Applicant has been verbally advised that this application is recommended for approval subject to conditions, and an outline of the conditions on the proposal has been explained.

Public Notice

The application was advertised on two occasions in accordance with section 52 of the *Planning and Environment Act 1987* by way of letters sent to the surrounding property owners/occupiers, and six (6) large signs displayed on the frontages of Haughton Road, Johnson Street and Mill Road.

Four (4) objections were received during advertising of the original amendment and five (5) additional objections were received during re-advertising of the Section 57A amended plans. Issues of objections include the following concerns:

- Proposed building height and scale does not fit in the neighbourhood character;
- Concerns with overcrowding;
- Overshadowing and overlooking to adjoining properties; and
- Reduction of the car parking requirement and traffic congestion.

Attachment 4 details the location of objector properties.

Referrals

External Referral

Head, Transport for Victoria (Ref: PPR 42184/23)

The application was referred to Head, Transport for Victoria as a determining referral authority pursuant to Clause 66.02-11 of the Monash Planning Scheme, for the construction of a residential building comprising 60 or more dwellings.

The Department did not object to the proposed development and did not require any conditions for approval.

Internal Referral

Urban Design

Expert Urban Design advice was sought in respect to the amended proposal which now incorporates land at 1 Mill Road. Following review, it has been advised that:

- The broad design approach to the Haughton Road interface is supported in principle given its narrow frontage to the street. The proposed design should provide a high quality, active and engaging interface to the public realm.
- The interface to Haughton Road can be further refined through balcony siting, and reduction in the height of the proposed built form to Haughton Road. It is recommended that at least one storey (Apartments 605 and 606) be deleted, and the balconies of the eastern most apartments ‘flipped’ so that they are located along the site’s eastern boundary.
- Further consideration should be given to the material treatment of proposed boundary wall at the common boundary to the land at 8-10 Johnson Street, and removal of the cantilever articulation devices.
- The original approval facilitates full solar access to the southern side of Mill Road at the Equinox and this attribute was contributory to the Tribunal’s granting of the permit for taller building height. The design of this proposal should also respond to the Equinox solar access to the southern side of Mill Road accordingly.
- Alternative approaches to screening to prevent internal overlooking would achieve a better outcome than the current proposal with 1.7 metres high screening to balconies.

The amended plans submitted by Permit Applicant pursuant to Section 57A of the *Planning and Environment Act* have made relevant changes to the plans in accordance with these recommendations. This will be further discussed in the assessment section below.

Traffic Engineer

Concern has been raised regarding the sightlines from the adjoining property, garage door on the Mill Road boundary as they may cause road and pedestrian safety concerns. The use of a convex mirror within the basements may not be sufficient. This concern could be addressed via permit conditions should a permit issue.

Drainage Engineer

No concerns with the current proposal and no additional conditions or revision to the existing conditions are required.

Waste Services

Council's Waste Services have advised that several revisions are required to the Waste Management Plan (WMP), including further details of the amended proposal, revised waste volume calculation, provision of food organics recycling, separate glass recycling, waste collection and storage details and waste collection process. These required changes are reflected in the amended WMP condition.

DISCUSSION:

Consistency with State, Regional and Local Planning Policies

State Planning Policy Framework (PPF)

There has been no substantive change in the planning circumstance since the issue of the permit. The land remains zoned Commercial 1, however there is the additional accommodation permit trigger to consider with a new use proposed in the amendment for dwellings.

Overall, as with the previous proposal, the development is in keeping with the objectives of the Planning Policy Framework. The proposal allows for the supply of retail, residential and commercial premises, and positively contributes to the employment opportunities and jobs within the activity centre, where it has great accessibility to public transport.

The proposed use and development of the land for a mixed residential and commercial use meets the intent of the relevant policies in Clause 11.03-1S *Activity Centres*, 17.01-1S *Diversified Economy* and 17.02-1S *Business*. Having regard to this, the proposed development extending through to 1 Mill Road must still be designed to be respectful of the site context, and able to integrate the scale and built form of the character of the surrounding area.

Local Planning Policy Framework (LPPF)

It is considered that the addition of the residential component is appropriate on this site. Clause 21.15 refers to the Oakleigh Major Activity Centre Structure Plan, which identifies the site for commercial development. However, the site is identified as being located within Precinct 3C 'Commercial Periphery' and the objective of this precinct is to *encourage an appropriate mix of higher density residential development and commercial uses in the precinct. High quality contemporary architecture will mark the passage to and past the Oakleigh Village.*

Strategies for Precinct 3 include:

- *Encourage high quality, contemporary architecture that promotes the Oakleigh Major Activity Centre.*
- *Encourage larger retail premises fronting Hanover Street in Sub-Precinct 3B.*
- *Discourage retail shop uses in Sub-Precincts 3C and 3D.*
- *Encourage urban design improvements that enhance the existing built form and the public realm.*
- *Encourage an enhanced pedestrian environment within the Precinct that integrates with the surrounding Precincts, particularly Precinct 1 and the Oakleigh Railway Station and Bus Interchange area.*

The proposal is consistent with the Local Planning Policy Framework aspirations which seek to develop the Oakleigh Major Activity Centre as a mixed use activity centre incorporating retail, commercial, cultural, civic, and residential uses and increase diversity and density of dwellings in the activity centre.

Key issues identified in Clause 21.15-2 are (relevant to this amendment):

- *To enhance the structure and function of the Oakleigh Major Activity Centre by supporting its continuing development as a vibrant and prosperous activity centre.*
- *To develop the Oakleigh Major Activity Centre as a mixed use activity centre incorporating retail, commercial, cultural, civic, and residential uses.*
- *Enable increased diversity and density of dwellings in the activity centre.*
- *Facilitate commercial and housing development within the activity centre in a manner which supports the preferred future character for the centre; and avoids conflicts with surrounding land uses.*
- *Ensure new development, adjacent to existing residential development located within the interface of the activity centre respects and integrates with the scale, siting and character of the prevailing built form.*
- *To provide a diverse range of residential buildings to enable a greater choice of housing for the community.*

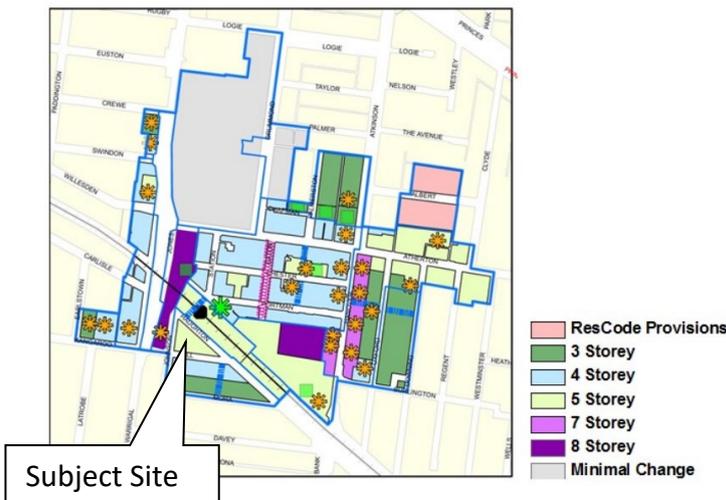
Clause 21.15-2 also specifies the importance of development within the activity centre to support the preferred future character of the centre, integrating with the scale, siting and character of the prevailing built form and avoids conflicts with surrounding land uses. The proposed amendment, whilst adding a level, continues to comprise of the same building height thus maintaining consistency with the

original approval by VCAT. The extension of this approved built form at 1 Mill Road has been designed to minimise adverse visual impact to the streetscape of Mill Road and Haughton Road. This will be further discussed in the assessment below.

Assessment

Design and Development Overlay

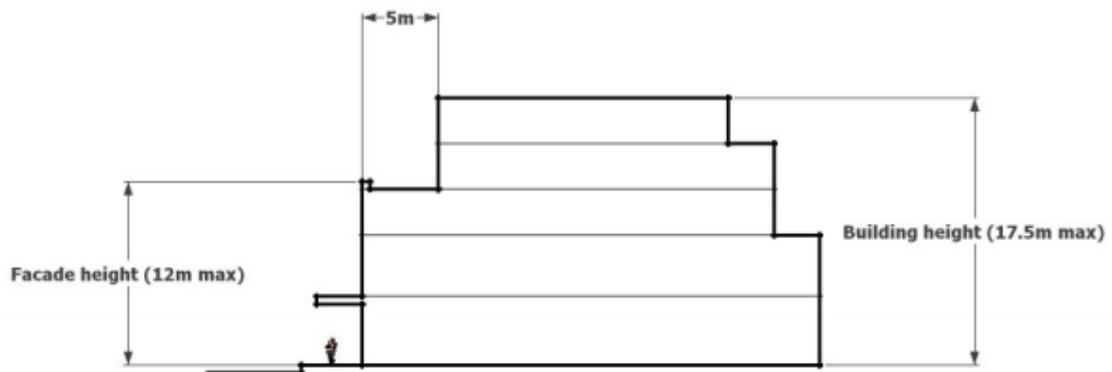
The Design and Development Overlay provisions within the Monash Planning Scheme provides guidance surrounding building heights, setbacks and general built form. Preferred building heights within the precinct, and the strategic planning for the Oakleigh centre as a whole are shown on the below map:



The map identifies that the car park to the west of the site is a strategic opportunity site, allowing for greater heights (up to 8 storeys) whilst the subject site is the commencement of transition down to the residential area to the south, with a preferred building height of 5 storeys.

For the subject site, the Overlay seeks zero street setback up to a façade height of 12 metres, with building above set back 5 metres from the street up to a height of 17.5 metres (5 storeys). These provisions are a guide and not a mandatory requirement of the Overlay.

Precinct 3C Precinct Requirements



The VCAT approved development has permitted construction of a building up to 23.2 metres (6 storeys) which exceeds the preferred building height of 17.5 metres (5 storeys) envisaged in DDO11. The approved development also allows reduced setbacks of 3.7 metres to the street frontage above the podium as opposed to the guide of 5 metres in the DDO11.

The amended proposal, and the subject of Council’s consideration in this amended application, seeks to extend the approved built form at 12-14 Johnson Street towards the east incorporating the adjoining property at 1 Mill Road, with the building height and setbacks generally consistent with the original approval at 12-14 Johnson Street.



3D perspective showing approved building form from Mill Road, with proposed building envelope shaded

Streetscape Presentation, Building Height & Built Form

Podium and Upper Level Setbacks

The proposed building envelope to the allotment at 1 Mill Road as part of this proposal is similar to the building envelope originally approved at 12-14 Johnson Street, with a three storey podium (11.42-11.7 metres including parapet) along Johnson Street and Mill Road. The proposed podium is slightly lowered than the original approval of 12.8 metres (including parapet) and complies with the preferred street wall height specified in DDO11.

The podium is broken up into five vertical components consisting of balconies featuring render, metal and face brickworks to provide a fine grain presentation to the Mill Road streetscape. A mixture of vertical and horizontal elements with a variety of façade materials suitably articulate the presentation of the building to mitigate the lengthy façade presentation to the Mill Road interface. The use of

face brickwork across the eastern section of the building assists to blend in the streetscape character of Mill Road where there is a mixture of render and brick buildings.

The proposal provides a human scale to the podium and reflects the preferred character of the area as envisaged by DDO11.

The upper level setbacks are generally consistent with the setbacks approved in the original application, where the Tribunal considered that the proposal responds to the precinct objectives and guidelines of the DDO11, and the design *'provides a human scale podium with legible setbacks between the podium and upper level of the development'* (*Goldman Johnson Pty Ltd v Monash CC [2021] VCAT 382*). The amended proposal continues to provide a clear distinction between the podium and upper levels. The material palette to the podium is more prominent including metal balcony balustrades whilst the upper levels are more simplified and recessive.

Johnson Street Interface

The proposed building height, setbacks and built form to the Johnson Street frontage are consistent with the original approval. The amended architectural appearance and façade materials reflects the change of use of the building from commercial to mixture of commercial and residential. The building frontage features a mix of materials that allows that building to sit comfortably within the surrounding context.



3D perspective Johnson Street- Mill Road provided by Applicant

The Tribunal decision to approve the development discussed that the site enjoys significant Planning Scheme support for more intensive redevelopment. The adjoining land at 1 Mill Road is within the same precinct in the Oakleigh Major Activity Centre.

The proposed extension to include the additional allotment at 1 Mill Road is generally consistent with height and scale of the original approval, and is supported in principle.

Mill Road Interface

Similar to the Johnson Street interface, the proposal comprises commercial and retail tenancies at ground level and incorporates glazing, canopies and pedestrian entrances which will allow activation of the street frontage. The proposed mix of commercial and residential uses meet the purpose of the Commercial 1 Zone.

The architecture is of high-quality which provides a three storey podium with a good level of articulation to break up the breadth of the elevation. Different vertical components and varied materiality is proposed, avoiding a sheer presentation to the Mill Road interface. Setback of the upper levels from the podium are consistent with the setbacks of the original approval, which provides a good level of articulation of the upper levels, and transition of built form along Mill Road.

In particular, the design incorporates recessed apartments and balconies of the most eastern upper level apartments with unroofed balcony to provide an appropriate visual transition of built form from west to east of Mill Road, where the preferred future character transitions from eight storeys to five storeys.



3D perspective- Mill Road provide by Applicant – the most eastern upper level apartments are further recessed to provide a visual transition of built form from west to east of Mill Road

Shadow diagrams provided by the Applicant demonstrated that the proposed built form will not result in additional Equinox overshadowing of the southern footpath of Mill Road from 10am onwards, which is consistent with the outcome of the original approval with no significant overshadowing impacts to the public realm.

Overall, the interface with Mill Road will be consistent with the original Tribunal decision, where the Tribunal is satisfied that the *'height and massing of the building are acceptable at the interface with the GRZ5 land to the south as the upper level façade is set back from Mill Road and there will be limited visibility of the upper floor when viewed from the footpath opposite the building'* (Goldman Johnson Pty Ltd v Monash CC [2021] VCAT 382), and the proposed building will provide an acceptable transition to the precincts within the activity centre, where eight storey forms are anticipated on the western side of Johnson Street, and four storeys are anticipated on the southern side of Mill Road.

Haughton Road Interface

The site has a limited width to the Haughton Road interface, which is too narrow to meaningfully develop with a street wall and upper form typology. The proposal incorporates a pedestrian entry to the Haughton Road frontage, with a forecourt and pergola structure.

The proposed three storey pergola structure to the Haughton Road frontage provides a good sense of address at the pedestrian entrance. The pergola will provide a link between the street and the forecourt behind the pergola and is simple in design with a three-storey height which will fit in well with the streetscape.



3D perspective- Haughton Road provide by Applicant

The subject site is located relatively central within this section of the Haughton Road streetscape. As suggested in Council's Urban Design advice, the concept of

‘doing something different’ in a streetscape will contribute to visual diversity and interest to the streetscape.

In addition, the proposed balconies will increase the potential levels of outlook and activation to Haughton Road.

Off-site Amenity Impacts

Overlooking

There are no significant external overlooking concerns as the proposal has been designed to generally allow for equitable development with the proposed setbacks and window locations, with the exception that one bedroom window (Apartment 605) is proposed to face east and setback 4.5 metres from the eastern boundary. As it is within 9 metres of the east adjoining property, recommending conditions will require the window to be screened to prevent overlooking.

Obscured glazing is provided to the east facing lobby windows up to 1.7 metres above finished floor levels to prevent overlooking.

Internal overlooking between apartments has also been prevented by vertical fins. Whilst preventing overlooking between apartments, the vertical fins allow views towards the public realm and contribute to the fine grain appearance of the building to the Haughton Road interface and form part of the architectural detail of the building.

Overshadowing

The project architect has prepared the required shadow plans. Shadows generated by the proposed building will fall across the adjacent road reserve due to the orientation of the subject site. The extent of additional overshadowing of the footpath on the southern side of Mill Road is limited to 9am to 10am which is not considered unreasonable for a preferred higher density developments within the OMAC.

On-site amenity for residents

The current provisions of Clause 58 *Apartment Developments* does not apply to this amendment application as the original application was lodged before its approval date under Amendment VC174.

The assessment below however shows that the proposal achieves compliance with the majority of the minimum standards of Clause 58, primarily:

- Standard D3 (Dwelling diversity objective)- A range of dwelling sizes including one, two and three bedroom apartments are provided. This is a good mix of apartment sizes and styles which meets the standard.
- Standard D5 (Integration with the street objective)- The proposal has been designed to facilitate pedestrian access from the street frontage of Johnson Street, Mill Road and Haughton Road, which results in an improvement of streetscape activation.

- Standard D6 (Energy efficiency objective)- Majority of the apartments contains windows and balconies that will receive north solar access, and a number of dual aspect apartments.
- Standard D7 (Communal open space objective)- Although this standard under Amendment VC174 technically does not apply to this amendment, the development provides a total of 197.1 square metres of communal outdoor area comprising an external forecourt space to Haughton Road on the ground level, and on the roof top, which is marginally less than the requirement of 200 square metres. In addition, the communal open space areas are conveniently accessible to all residents, and provide adequate space for landscaping.
- Standard D8 (Solar access to communal outdoor open space objective)- The design of the entrance screen on Haughton Road ensures sufficient solar access to the forecourt, and the roof top resident garden will also receive sufficient sunlight.
- Standard D9 (Safety objective)- Pedestrian entry to the apartments are easily identifiable and visible from the street. Accessways and entry to the carpark is capable to be provided with good lighting, visibility and surveillance.
- Standard D10 (Landscaping objective)- The forecourt on ground level is capable to provide room for canopy tree planting. Additional planters are provided within the development for additional landscaping. This is considered an acceptable response given the location of the site in a Commercial 1 Zone, within the Oakleigh Major Activity Centre.
- Standard D11 (Access objective)- The proposed location and design of vehicle crossovers will minimise visual impact to the streetscape.
- Standard D12 (Parking location objectives)- The development provides a secure basement car park for on site car parking, which is close and convenient to the apartments.
- Standard D15 (Internal views objective)- Vertical fins are provided to windows to avoid overlooking between apartments.
- Standard D16 (Noise impacts objective)- The site is located within a railway noise influence area given its proximity to the railway of the Oakleigh train station. An acoustic report should be prepared to demonstrate if further acoustic treatment is required to ensure there will not be unreasonable noise impacts to the apartments. A condition has been added requiring an acoustic report.
- Standard D17 (Wind impacts objective)- This standard under Amendment VC174 technically does not apply to this amendment. Although the proposed building height is not increased, the scale and length of the proposed development in this amendment is significantly increased from the original approval. It is recommended that requiring the a wind impact assessment be required as a new permit condition to ensure that the development will not generate any unacceptable wind impacts within the site or on surrounding land.
- Standard D18 (Accessibility objective)- 60% of the apartments achieve the minimum requirements of accessibility, exceeding the 50%

requirement of this standard.

- Standard D19 (Building entry and circulation objectives)- Proposed pedestrian entries are at street level, which provides a strong sense of identity. The building entries are safe and functional.
- Standard D20 (Private open space objective)- All apartments are provided with balconies that meets the minimum area and dimensions of this standard.
- Standard D21 (Storage objective)- All dwellings are provided with storage spaces that is usable and secure. Majority of the dwellings meet their storage volumes within the dwelling, with some apartments provided with external storage within the basement.
- Standard D22 (Common property objectives)- Common property areas will be able to be managed by the relevant owner's corporation as required.
- Standard D23 (Site Services)- Site services have been designed to incorporate with the building including a fire booster, gas meter room and a substation. These services are provided with a shelter that minimises any visual impact to the streetscape.
- Standard D24 (Waste and recycling objectives)- A Waste Management Plan has been provided indicating private collection of waste utilising a small waste collection vehicle. If a permit were to be granted, recommending permit conditions would require approval and endorsement of a waste management plan.
- Standard D25 (External walls and materials objective)- The external walls will be finished with a variety of materials and colour, which will require low maintenance and is resilient to wear and tear.
- Standard D26 (Functional layout objective)- All apartments within the development meet the minimum internal room dimensions and areas to meet this standard.
- Standard D27 (Room depth objective)- The room depth of all single aspect apartments does not exceed 2.5 times the ceiling height to ensure adequate daylight access into habitable rooms, meeting this standard.
- Standard D28 (Windows objective)- All habitable rooms within the development contain a window in an external wall of the building and do not rely on lightwells or saddlebacks. The daylight report provided by Permit Applicant shows that all apartments and 57.8% of the primary area of the commercial spaces meet the threshold limits for high levels of daylight which is sufficient to pass the sustainability requirements.
- Standard D29 (Natural ventilation objective)- 41% of the apartments within the development will provide effective cross ventilation. The development complies with this standard.

General compliance with these standards demonstrates a reasonable on-site amenity and negates the overcrowding concern raised by objectors.

Equitable Development

The proposed development proposes the majority of the building to be constructed on the eastern boundary, with the exception of a 4.5 by 6.85 metre light court. The proposed light court is located approximately 8.3 metres from the front boundary, and it is sufficient to provide appropriate amenity to the lift lobby and apartments (i.e. Apartments 109, 110, 209, 210, 306, 406 and 506). The bedroom window from Apartment 605 facing east is setback 4.5 metres from the eastern boundary allowing potential future development to be constructed on or close to the common boundary with the subject site.

The proposed balconies of Apartments 306, 406 and 506 to be constructed on the eastern boundary will not prevent future development of the east adjoining property as these balconies sit above the street wall level and the adjoining building should be setback appropriate in accordance with the design guidelines of DDO11 should it be developed.

To the north, majority of the windows and balconies of the apartments are setback a minimum of 4.6 metres from the common boundary and they are also sufficient to maintain development potential for the north adjoining land.

Overall, it is considered that the proposal will retain reasonable opportunities for further development on the adjoining properties to the east and north, meeting the intent of equitable development.

Car Parking, traffic and access

As outlined under Clause 52.06 above, there is no further car parking reduction that needs to be considered as part of this amendment. VCAT, under the original permit approved a carparking reduction for the commercial floor areas proposed, some of which are proposed to be deleted as a result of this amendment. The amendment does not seek to further reduce or waive carparking provided on site and the proposed amendment provides sufficient car parking spaces for the residential component now proposed.

The requisite number car parking spaces required under Clause 52.06 and a comparison with the VCAT approved rate are shown in the following table:

Use	Floor Area/ Number of Dwellings	Car spaces required by Clause 52.06	Original VCAT Approval	Car spaces provided
Retail	219.3sqm	7 spaces (3.5 spaces to each 100sqm of leasable floor area)	2 spaces (0.7 space per 100sqm)	2 spaces (0.9 space per 100sqm) Consistent with previous VCAT approval

Office	749.4sqm	22 spaces (3 spaces to each 100sqm of net floor area)	30 spaces (1 space per 100sqm)	8 spaces (1 space per 100sqm) Consistent with previous VCAT approval
Residential dwellings	68 dwellings: 13 x 1 bed 51 x 2 bed 4 x 3 bed	72 spaces (1 & 2 bed- 1 space per dwelling 3 bed- 2 spaces per dwelling)	N/A	73 spaces (includes 1 visitor space in excess)
Total		101 spaces	32 spaces	83 spaces
Shortfall			65 spaces	18 spaces overall (19 spaces deficient for retail/commercial)

The above table demonstrates that car parking provision for the proposed residential component of the development exceeds the statutory requirements of Clause 52.06 by 1 space, whilst the car parking provision for the retail and office component remains deficient by 19 spaces but is consistent with what was required to be provided by VCAT when it decided the original application.

Of note, there remains a deficiency of 19 spaces for the retail/commercial use, which is a reduction from the deficiency of 65 spaces approved with the original application. These 65 spaces comprised of a reduction of 58 office spaces and 7 shop spaces as shown below:

Use and Floor Area	Car spaces required by Clause 52.06	Car spaces approved by VCAT	Approved Deficiency
Retail 272 sqm	9.52 spaces (3.5 spaces to each 100sqm of leasable floor area)	2 spaces (at a rate of 0.7 spaces to each 100sqm of leasable floor area)	7 spaces
Office 2,957sqm	88 spaces (3 spaces to each 100sqm of net floor area)	30 spaces (at a rate of 1 space per 100sqm)	58 spaces

By virtue of the previous approval granted by VCAT and the proposed amendment providing for all the required residential car spaces on site, the development is considered to satisfy its carparking requirements. Council's Traffic Engineer also advised that vehicle turning movements within the development are satisfactory. The predicted traffic generation is low and is expected to have a negligible impact on the local traffic network.

Explanation of Changes to Permit Conditions

As a result of the proposed amendments to the plans, conditions have been altered and deleted where appropriate so they are applicable to the proposed amended design. These conditions are recommended to be deleted from the permit, whilst other conditions are renumbered as a result.

Response to Objections

Issues raised by objectors have been addressed above.

CONCLUSION:

The proposed amendment continues to be consistent with the relevant Planning Policy Framework and is appropriate given the location of the site in the Oakleigh Major Activity Centre. The mixed of commercial and residential uses are encouraged within the zoning of the land, and the Oakleigh Major Activity Centre Structure Plan.

The proposed building height is generally consistent with the original development approved at VCAT. The changes sought to the design of the building is considered an appropriate response as it will provide a transition of built form on Mill Road.

The amendment does not seek to further reduce or waive carparking provided on site and the proposed amendment provides sufficient car parking spaces for the residential component now proposed.

The proposal has been designed to meet the requirements under Clause 58 *Apartment Developments* and will provide adequate internal amenity to the residents, and minimise external amenity impacts to the adjoining properties and the public realm.

Overall, the proposal is considered appropriate, and it is recommended that a Notice of Decision to Grant an Amended Planning Permit be issued.

LIST OF ATTACHMENTS:

Attachment 1 – Proposed Development Plans.

Attachment 2 – Aerial Photograph (February 2022).

Attachment 3 – Zoning and Overlays Map.

Attachment 4 – Objector Properties Location Map.

PROPOSED MIXED-USE DEVELOPMENT

12-14 JOHNSON STREET & 1 MILL ROAD, OAKLEIGH

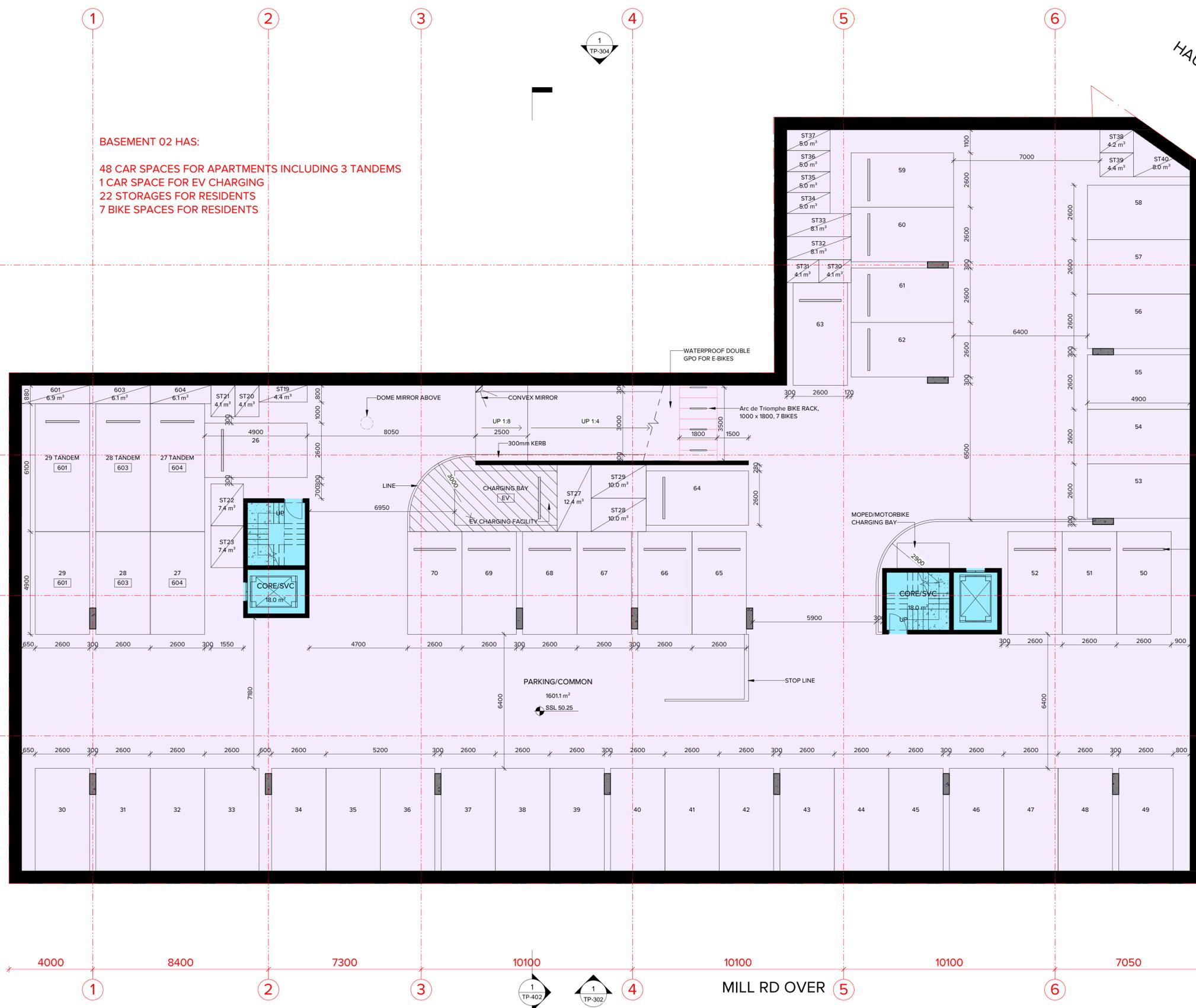
TOWN PLANNING

JOB N° : 40007 DATE : 15/03/2023

TP - SHEET SCHEDULE		
Sheet Number	Sheet Name	Current Revision
TP-203	PROPOSED FLOOR PLAN - BASEMENT 2	C
TP-204	PROPOSED FLOOR PLAN - BASEMENT 1	C
TP-205	PROPOSED FLOOR PLAN - GROUND	C
TP-206	PROPOSED FLOOR PLAN - LEVEL 1	C
TP-207	PROPOSED FLOOR PLAN - LEVEL 2	C
TP-208	PROPOSED FLOOR PLAN - LEVEL 3	C
TP-209	PROPOSED FLOOR PLAN - LEVEL 4	C
TP-209.5	PROPOSED FLOOR PLAN - LEVEL 5	C
TP-209.6	PROPOSED LEVEL 5 HAUGHTON ROAD CORNER CALLOUT	C
TP-210	PROPOSED FLOOR PLAN - LEVEL 6	C
TP-211	PROPOSED FLOOR PLAN - LEVEL 7	C
TP-212	PROPOSED FLOOR PLAN - ROOF	C
TP-221	B.A.D.S - SHEET 01 - 101, 102, 104	C
TP-222	B.A.D.S - SHEET 02 - 105, 106, 109	C
TP-223	B.A.D.S - SHEET 03 - 110, 111, 112	C
TP-224	B.A.D.S - SHEET 04 - 113, 114, 115	C
TP-225	B.A.D.S - SHEET 05 - 206, 213, 214	C
TP-226	B.A.D.S - SHEET 06 - 215, 301	C
TP-227	B.A.D.S - SHEET 07 - 302, 303	C
TP-228	B.A.D.S - SHEET 08 - 304, 305, 309	C
TP-229	B.A.D.S - SHEET 09 - 310, 311	C
TP-230	B.A.D.S - SHEET 10 - 401, 402, 403	C
TP-231	B.A.D.S - SHEET 11 - 404, 405, 601	C
TP-232	B.A.D.S - SHEET 12 - 603, 604	C
TP-233	B.A.D.S - SHEET 13 - 605	C
TP-234	STORAGE & BADS SCHEDULES	C
TP-301	WEST ELEVATION - JOHNSON STREET	C
TP-302	SOUTH ELEVATION - MILL ROAD	C
TP-303	EAST ELEVATION	C
TP-304	NORTH ELEVATION	C
TP-305	PARTIAL ELEVATIONS - SHEET 01	C
TP-306	PARTIAL ELEVATIONS - SHEET 02	C

TP - SHEET SCHEDULE		
Sheet Number	Sheet Name	Current Revision
TP-401	PROPOSED SECTION 01	C
TP-402	PROPOSED SECTION 02	C
TP-403	PROPOSED SECTION 03	C
TP-501	EXTERNAL FINISHES SCHEDULE	C
TP-502	AREA SCHEDULES	C
TP-600	SHADOW DIAGRAMS - SHEET 01	C
TP-601	SHADOW DIAGRAMS - SHEET 02	C
TP-700	3D PERSPECTIVE - JOHNSON STREET	C
TP-701	3D PERSPECTIVE - MILL ROAD	C
TP-702	3D PERSPECTIVE - MILL ROAD	C
TP-703	3D PERSPECTIVE - HAUGHTON ROAD	C
TP-704	3D PERSPECTIVE - HAUGHTON ROAD	C





BASEMENT 02 HAS:
 48 CAR SPACES FOR APARTMENTS INCLUDING 3 TANDEM
 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

7050
 5150
 3930
 6700
 6700
 7050

A
 C
 D
 E

TP-304
 TP-303
 TP-301
 TP-401
 TP-403

JOHNSON ST OVER

4000 8400 7300 10100 10100 10100 7050

1 2 3 4 5 6

TP-402 TP-302

MILL RD OVER



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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - BASEMENT 2

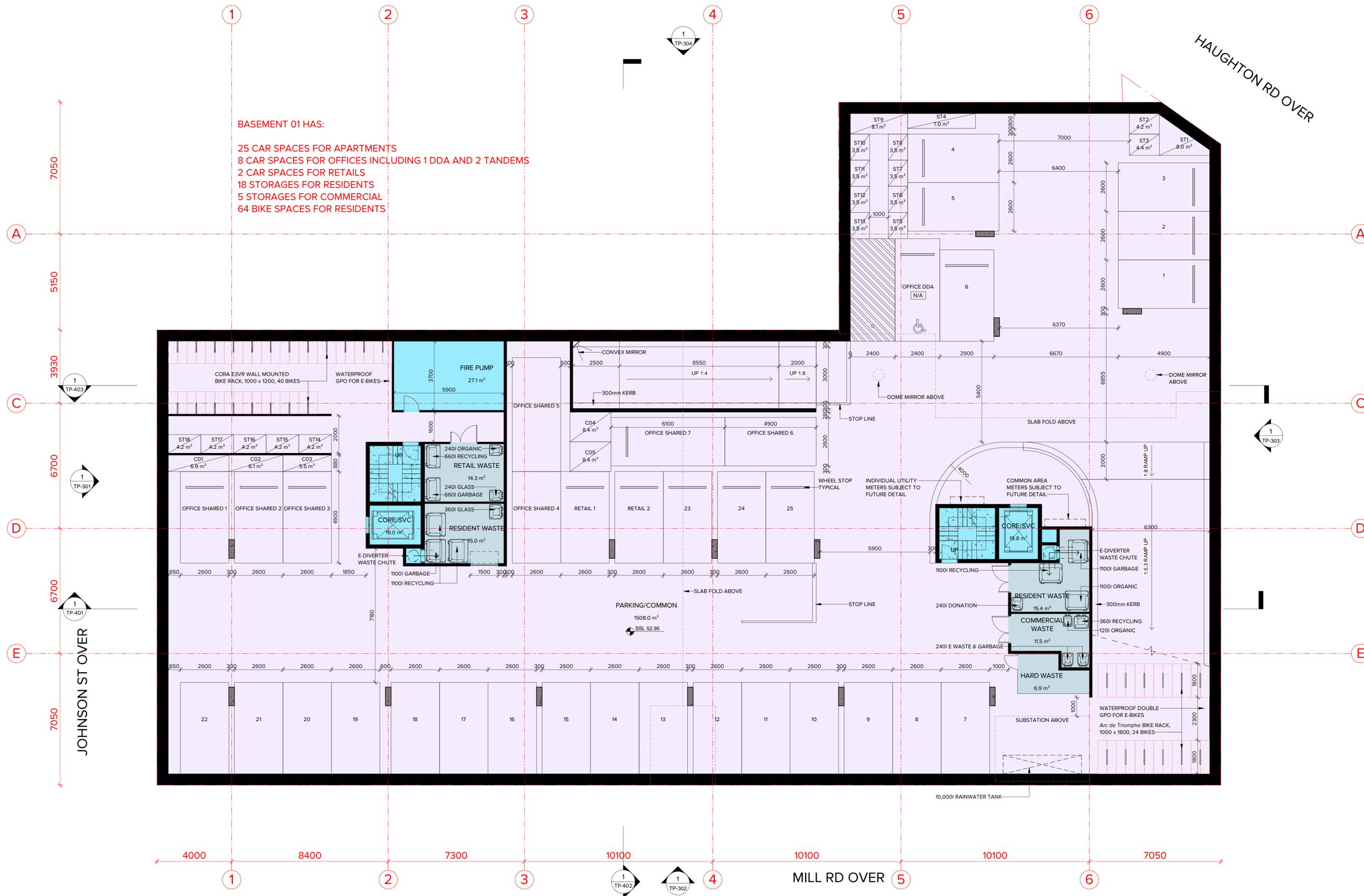
DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-203

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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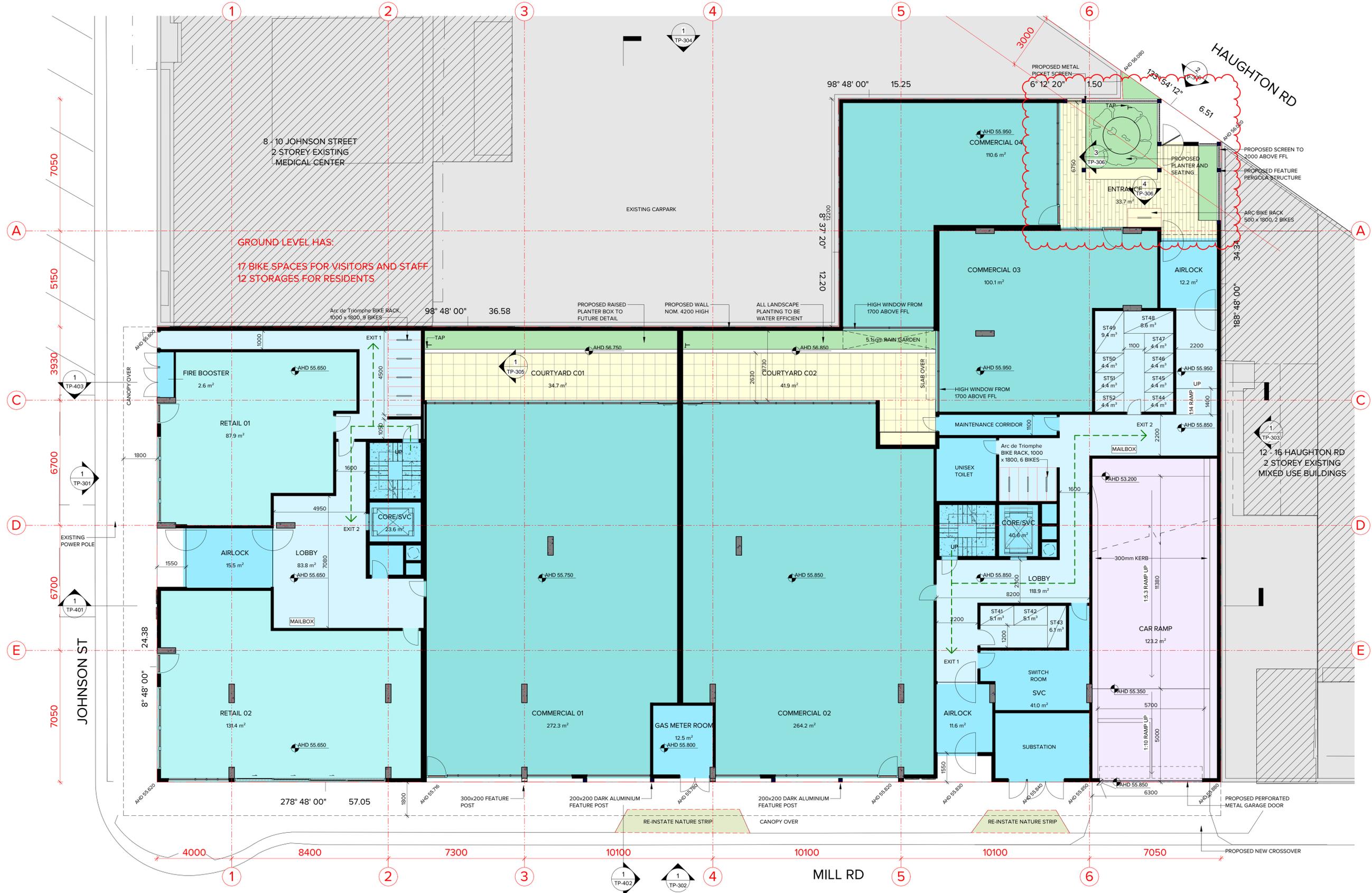
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C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE: PROPOSED FLOOR PLAN - BASEMENT 1

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
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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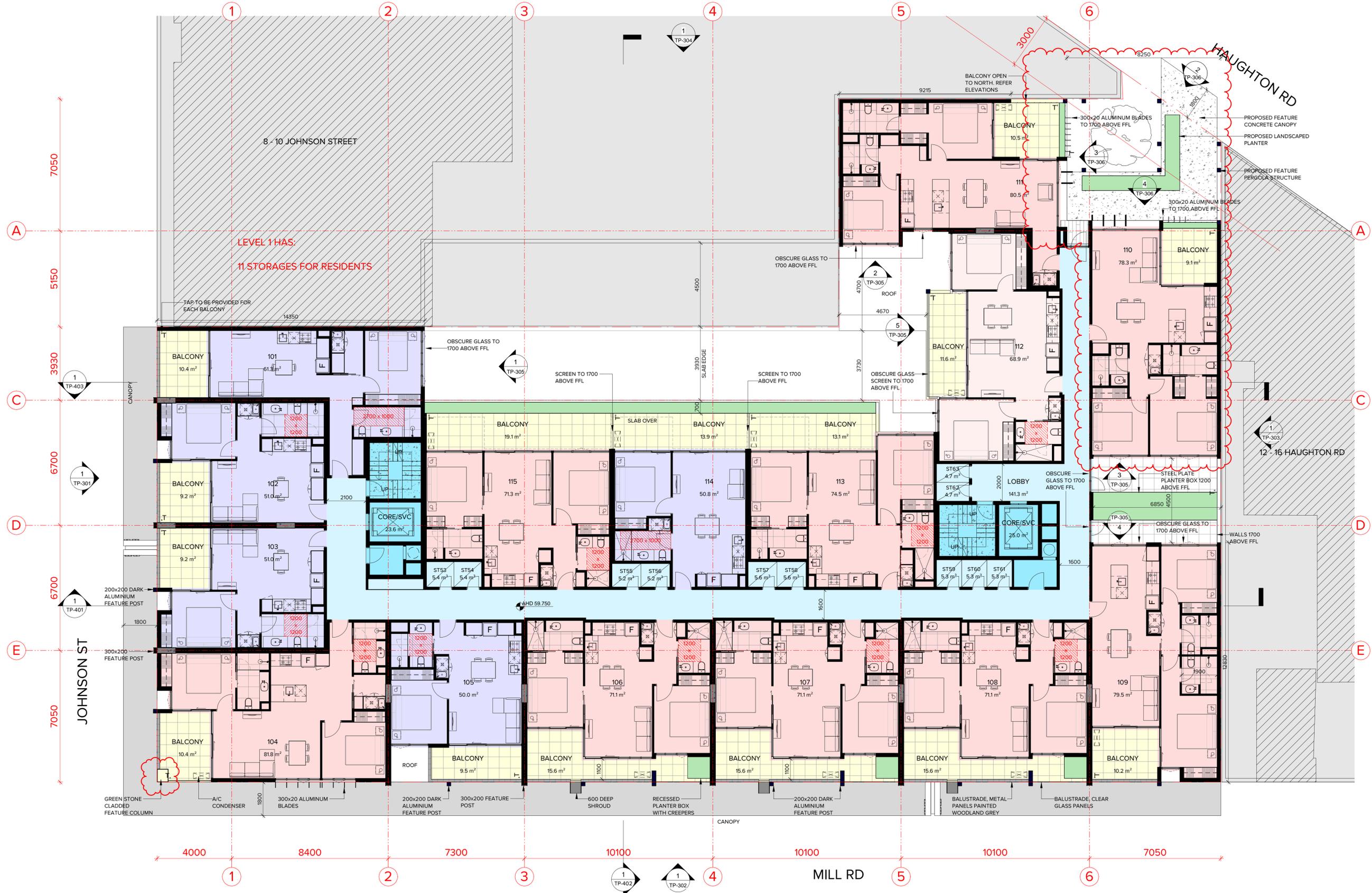
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B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
 PROPOSED FLOOR PLAN - GROUND

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
DRAWN:	BHA	DRAWING STATUS:	TOWNPLANNING
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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B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

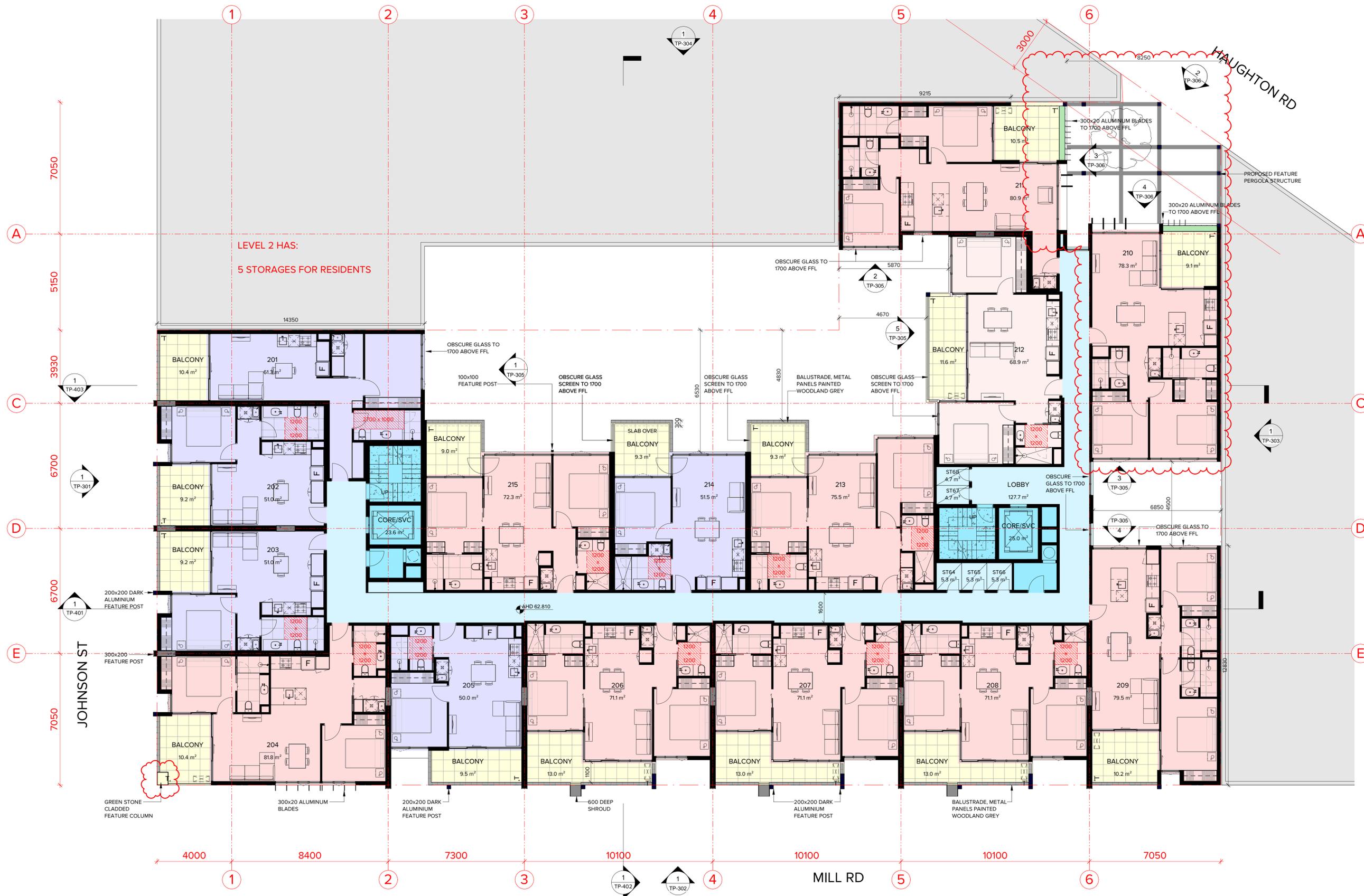
PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH**

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 1

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
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



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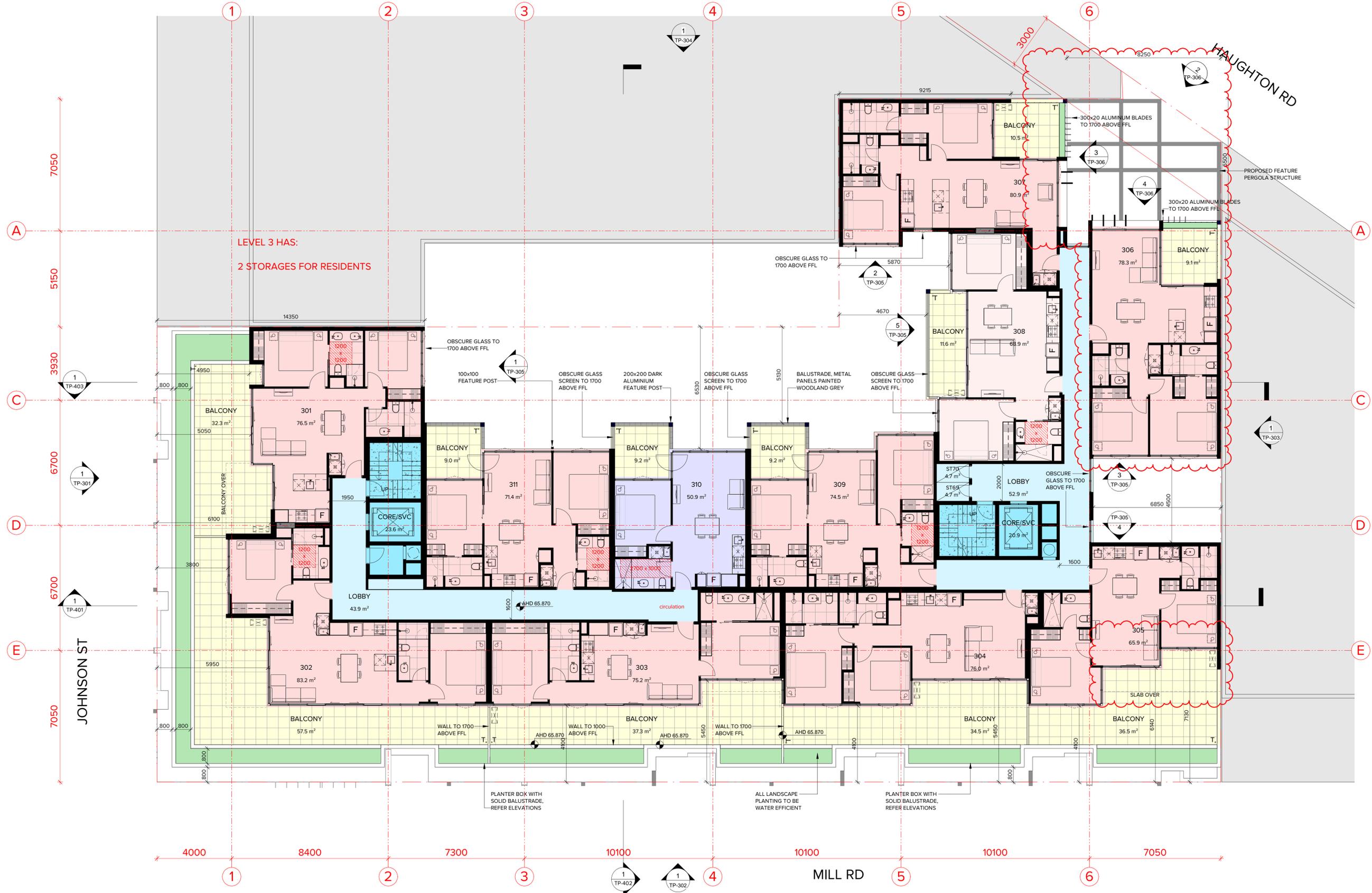
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C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 2

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
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
 - T WATER TAP

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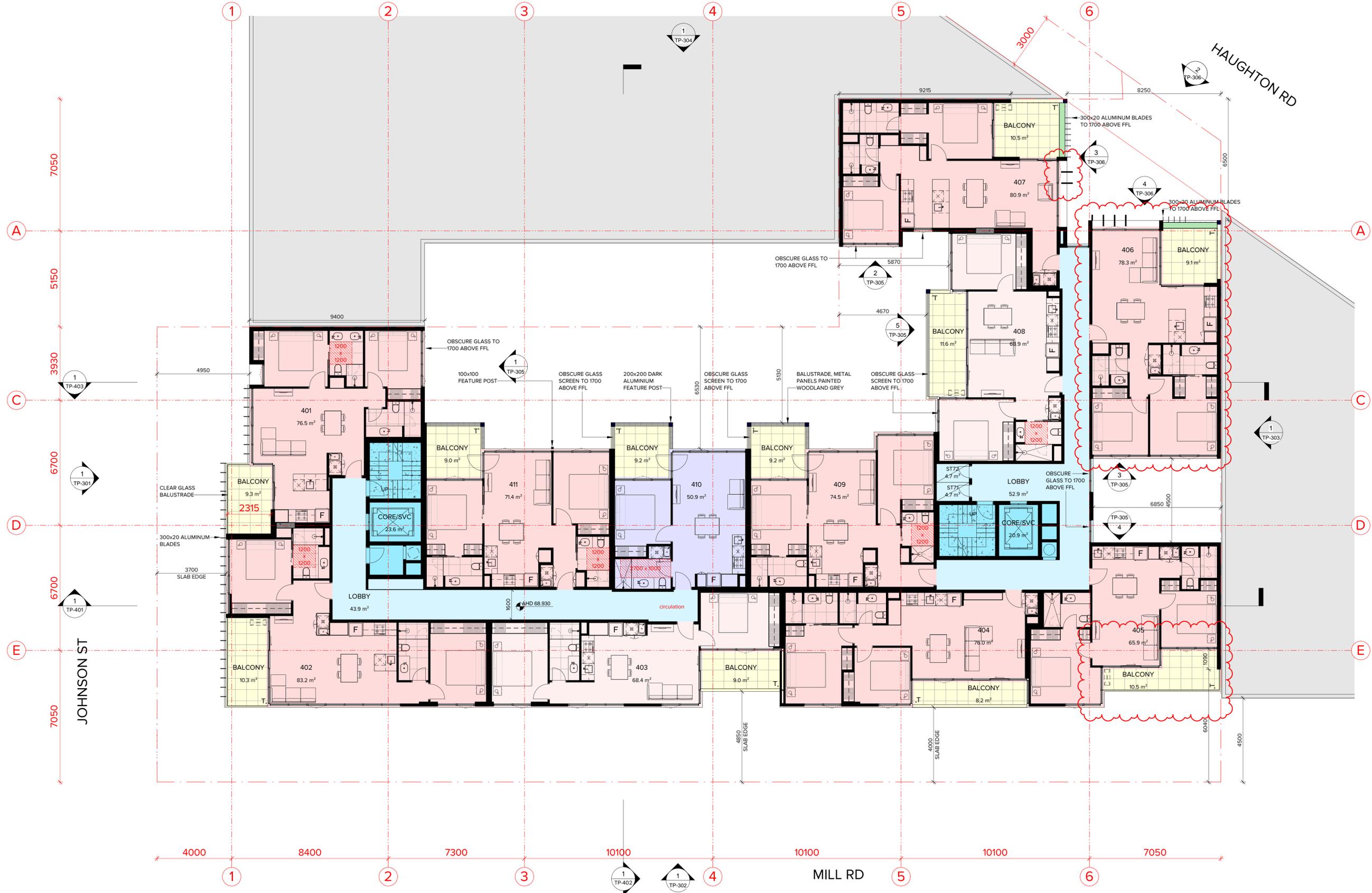
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C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 3

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
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
 - T WATER TAP

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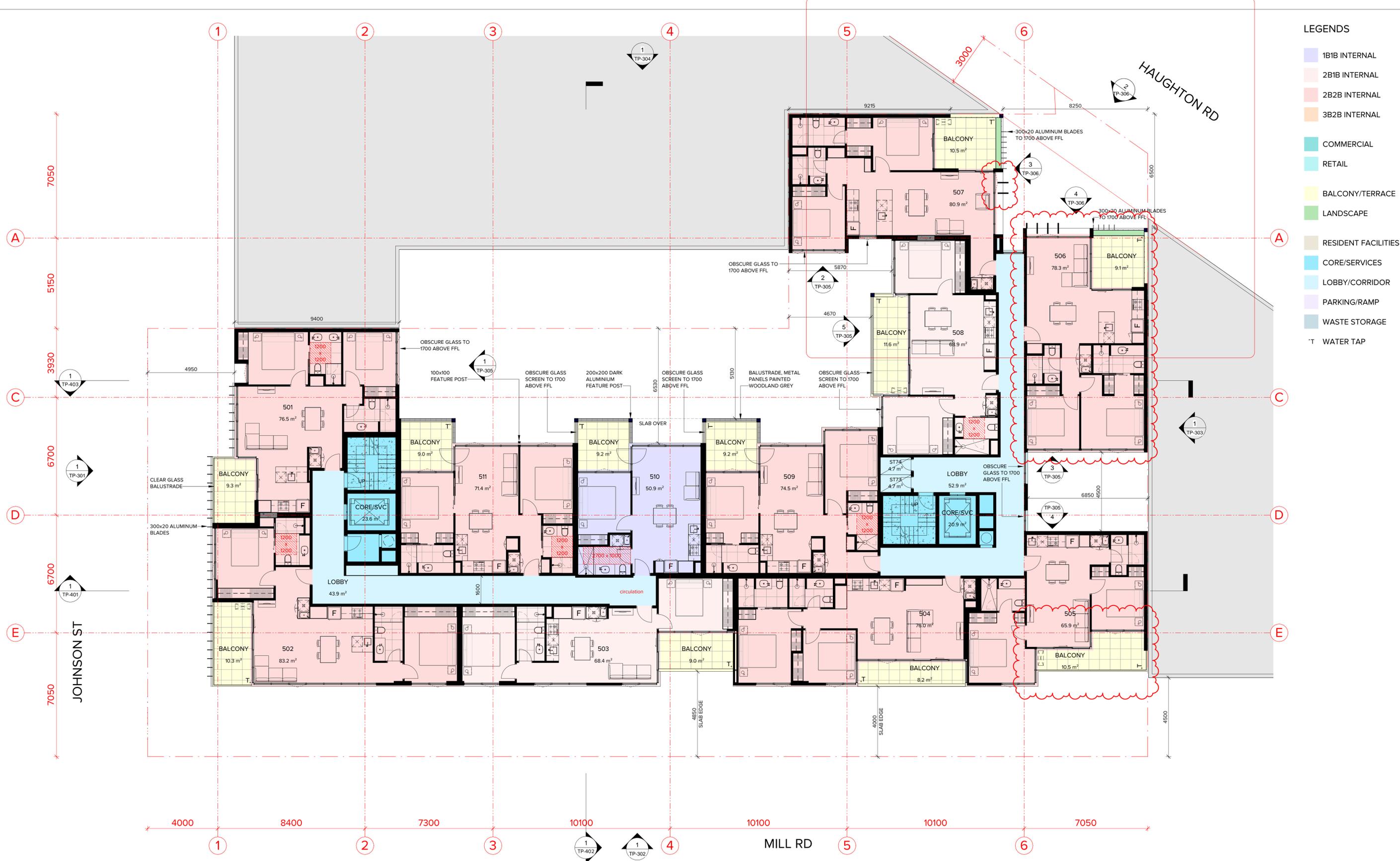
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PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 4

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
DRAWN:	BHA		
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
 - WASTE STORAGE
 - T WATER TAP

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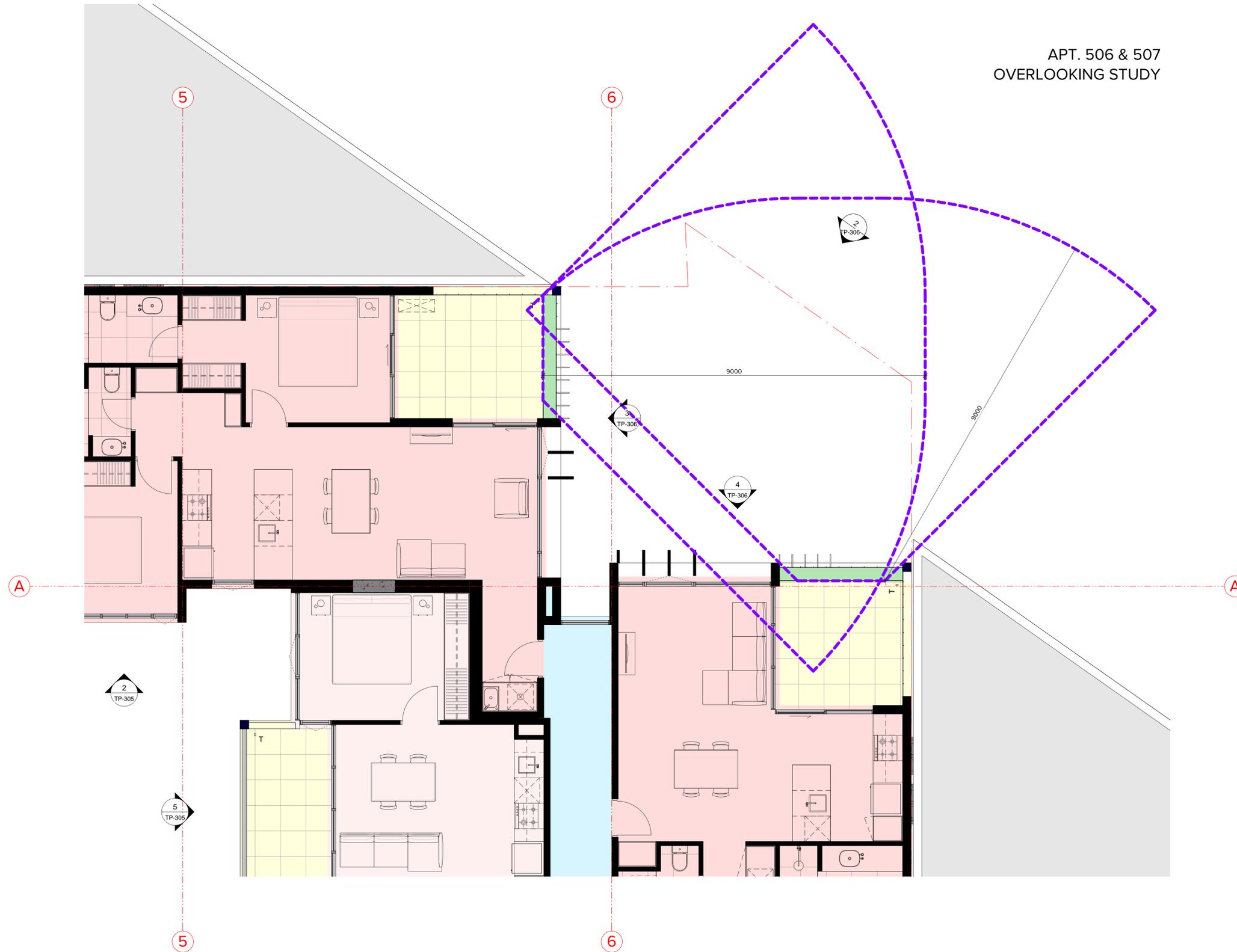
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 5

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-209.5

APT. 506 & 507
OVERLOOKING STUDY



1 LV 05 - CALLOUT PLAN 1
TP-209.6 1:50



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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
C	15.03.23	APPLICATION AMENDMENT			



PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH
DRAWING TITLE:
PROPOSED LEVEL 5 HAUGHTON ROAD
CORNER CALLOUT

DATE:	03/15/23	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-209.6



- 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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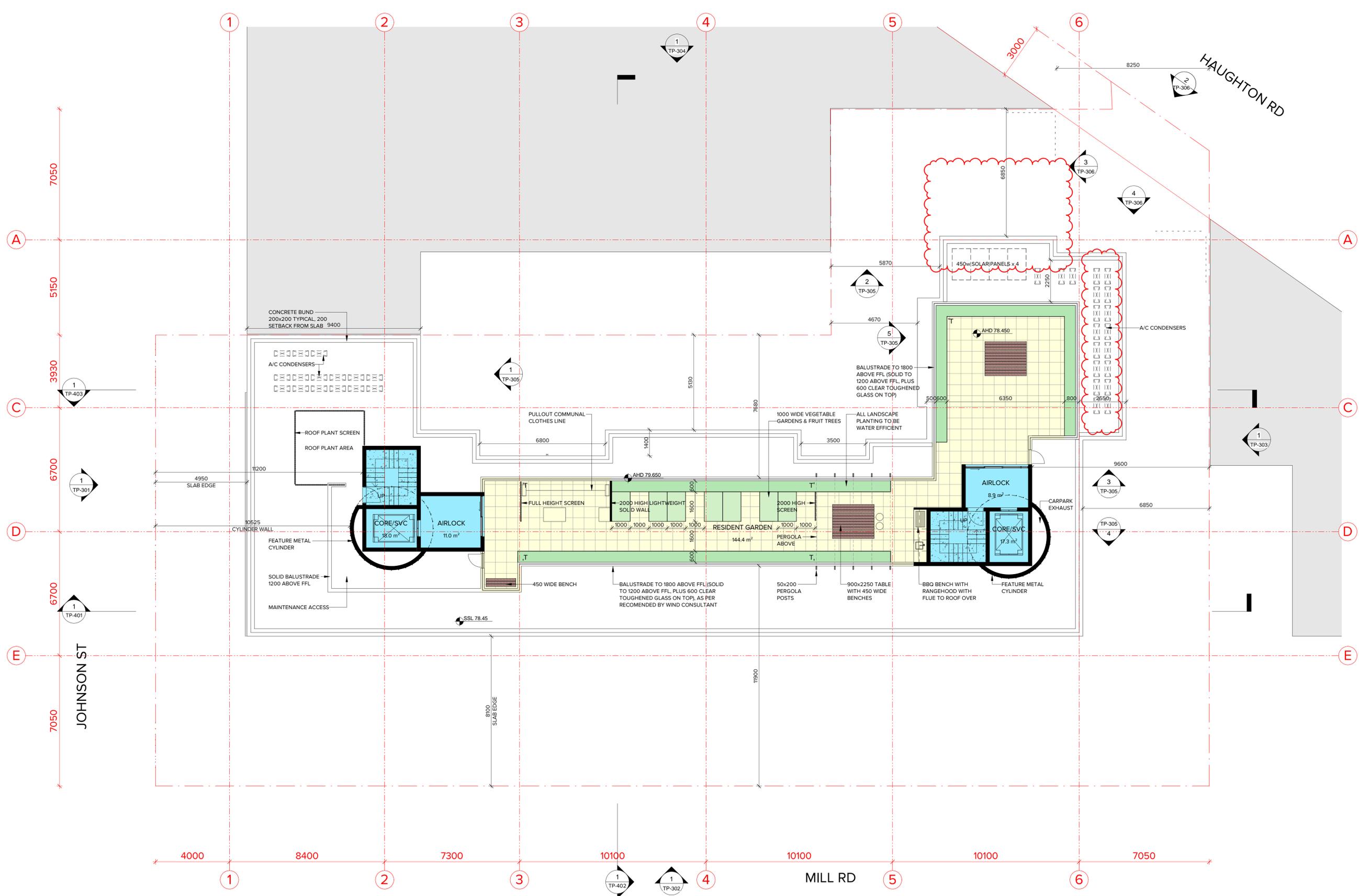
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B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 6

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
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
 - PARKING/RAMP
 - WASTE STORAGE
 - T WATER TAP

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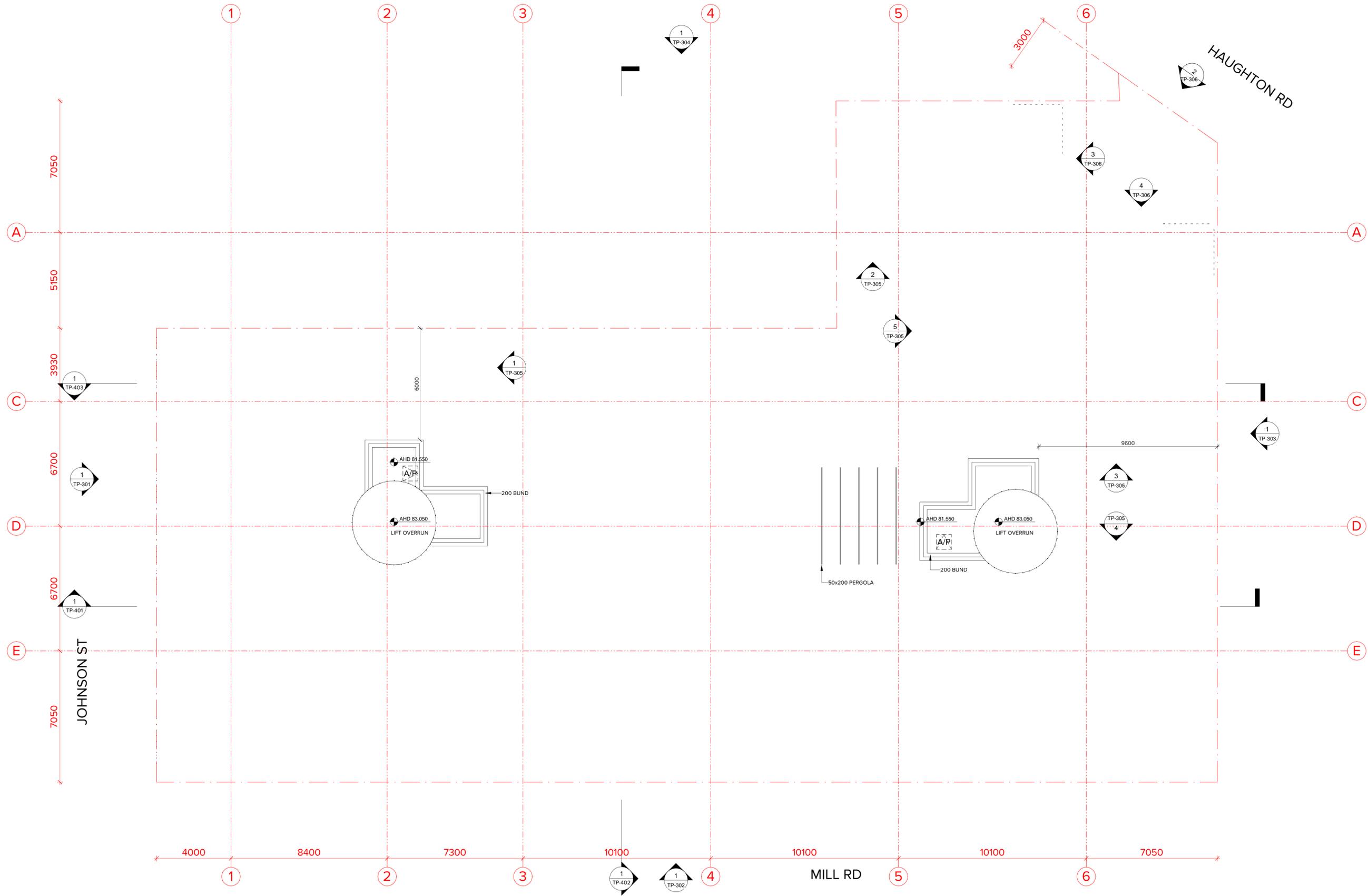
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 7

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
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
 - CORE/SERVICES
 - LOBBY/CORRIDOR
 - PARKING/RAMP
 - WASTE STORAGE
 - T WATER TAP

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CHECKED: Checker

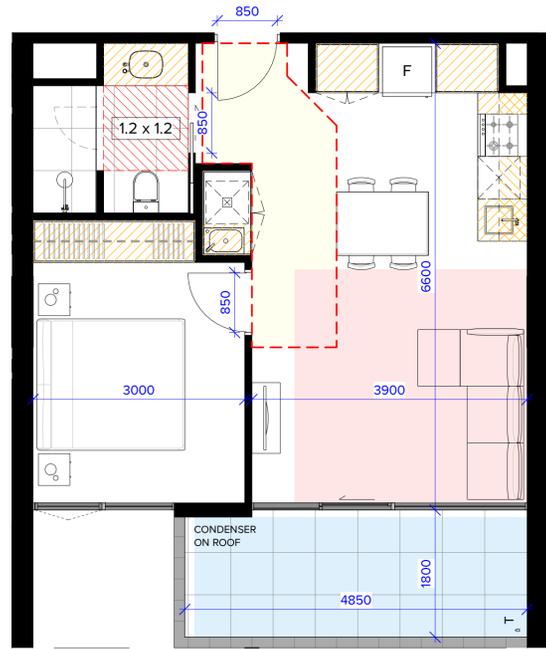
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED FLOOR PLAN - ROOF

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-212



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: $2.64 \times 2.4 = 6.34\text{m}^3$
 BENCH HEIGHT: $1.67 \times 0.75 = 1.25\text{m}^3$
 OVERHEAD: $0.60 \times 0.75 = 0.45\text{m}^3$
 FRIDGE HEAD: $0.48 \times 0.45 = 0.22\text{m}^3$
 TOTAL: 8.25m^3

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



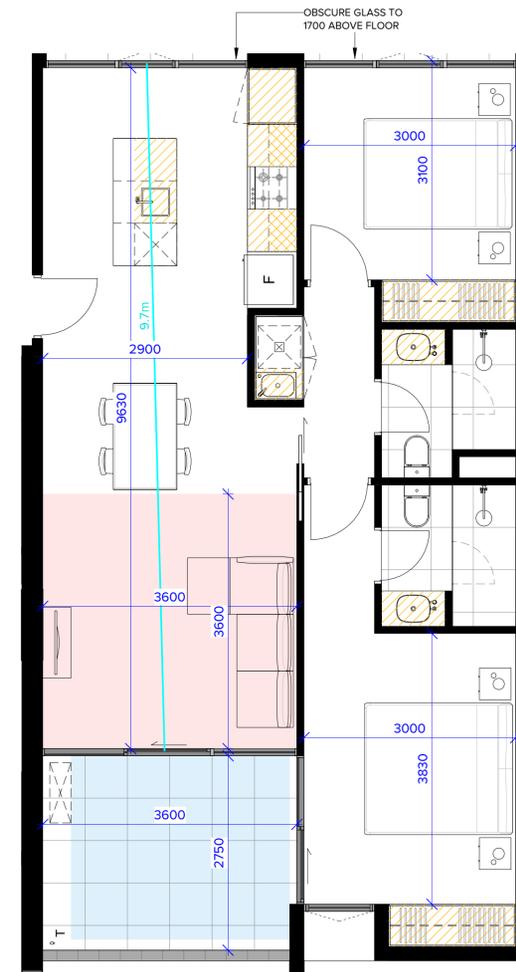
TYPE 106

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: $3.11 \times 2.4 = 7.46\text{m}^3$
 BENCH HEIGHT: $3.40 \times 0.75 = 2.55\text{m}^3$
 OVERHEAD: $0.44 \times 0.75 = 0.33\text{m}^3$
 FRIDGE HEAD: $0.48 \times 0.45 = 0.22\text{m}^3$
 TOTAL: 10.56m^3

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: $2.78 \times 2.4 = 6.67\text{m}^3$
 BENCH HEIGHT: $2.78 \times 0.75 = 2.36\text{m}^3$
 OVERHEAD: $0.48 \times 0.75 = 0.36\text{m}^3$
 FRIDGE HEAD: $0.48 \times 0.45 = 0.22\text{m}^3$
 TOTAL: 9.33m^3

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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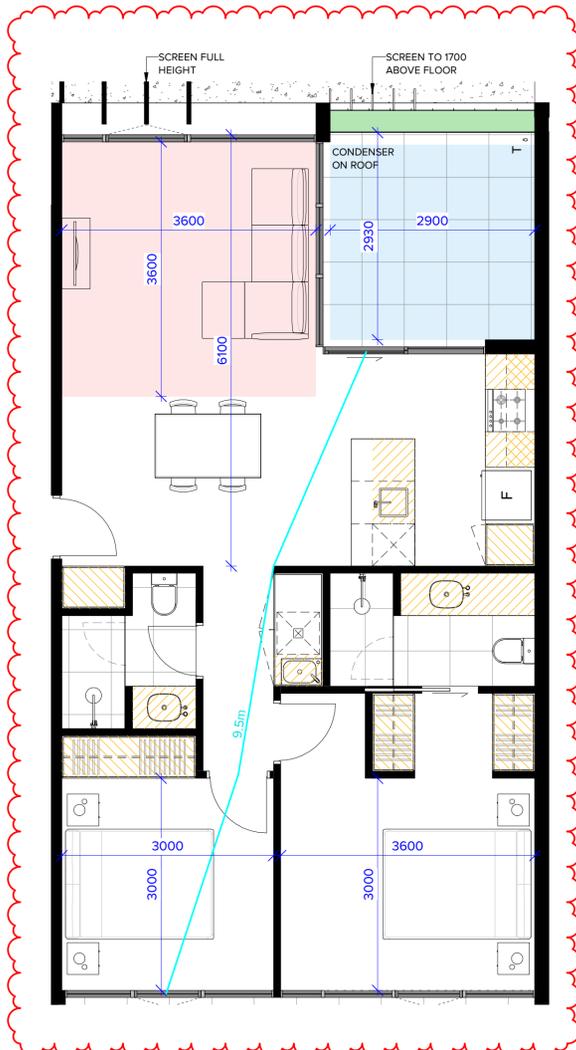
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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:	15/03/2023	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-222



TYPE 110

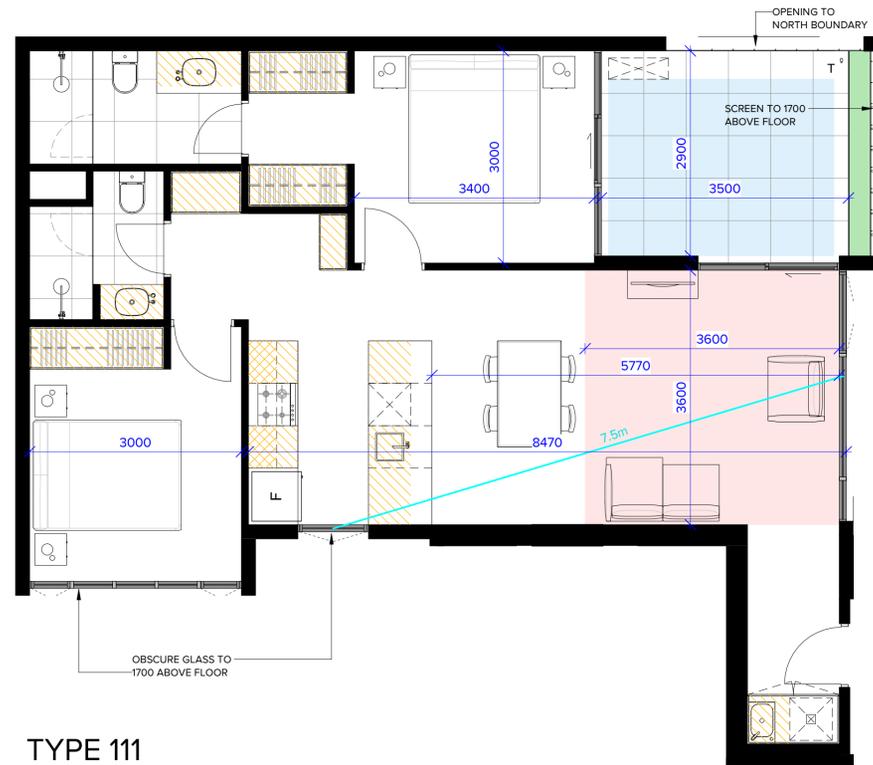
APPLICABLE TO APARTMENT: 110, 210, 306, 406, 506

	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
110	2B2B	78.3 m ²
110	BALCONY	9.1 m ²
	BALCONY INTERNAL:	9.0 m ²

STORAGE:
 FULL HEIGHT: 3.42 x 2.4 = 8.21m³
 BENCH HEIGHT: 3.42 x 0.75 = 2.56m³
 OVERHEAD: 0.40 x 0.75 = 0.30m³
 FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 11.29m³



TYPE 111

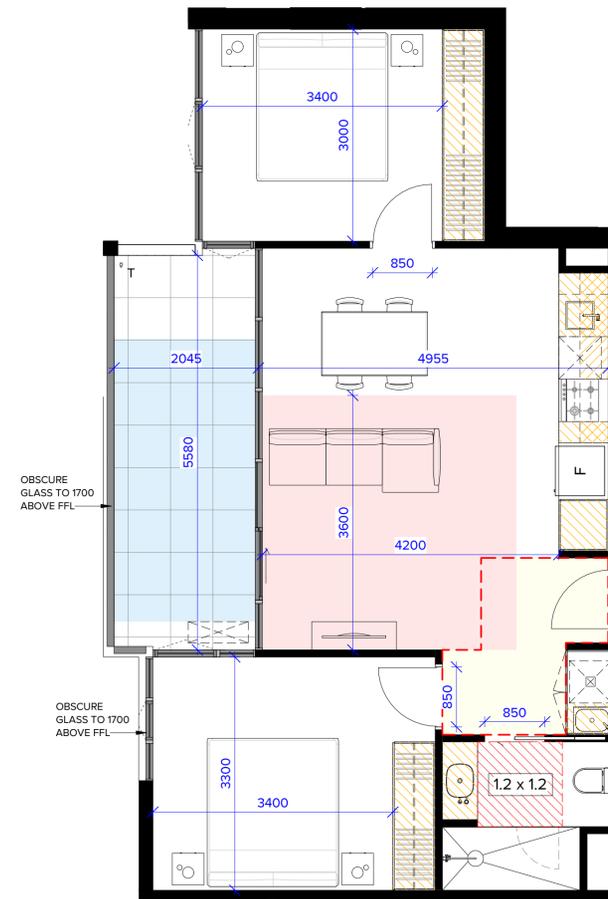
APPLICABLE TO APARTMENT: 111, 211, 307, 407, 507

	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
111	2B2B	80.5 m ²
111	BALCONY	10.5 m ²
	BALCONY INTERNAL:	10.4 m ²

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

	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
112	2B1B	68.9 m ²
112	BALCONY	11.6 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
- CROSS VENTILATION PATH

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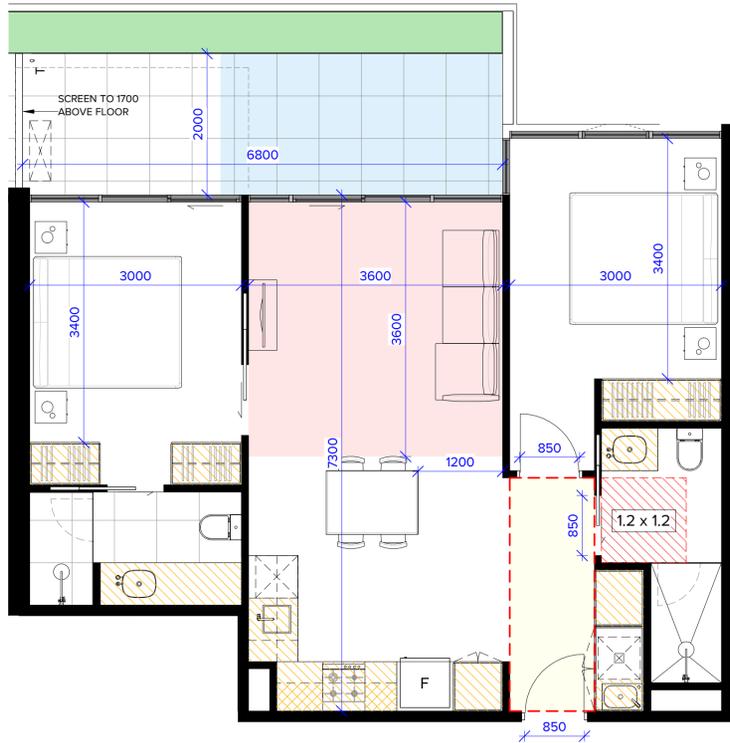
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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:	15/03/2023	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-223



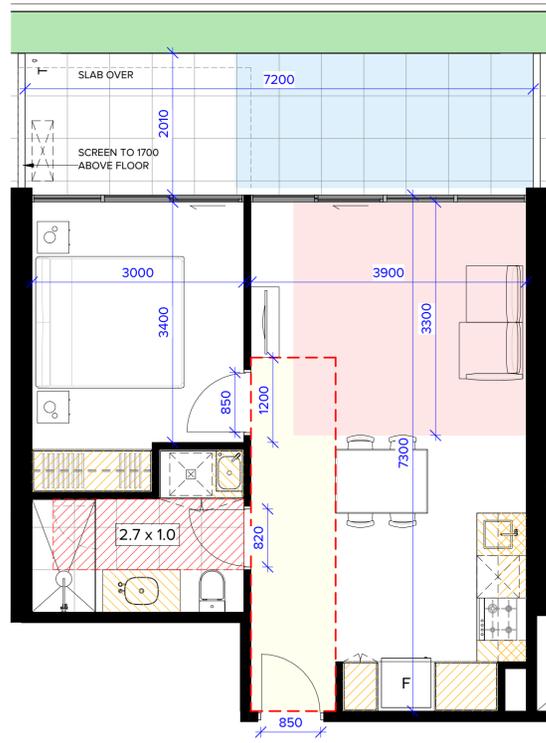
TYPE 113

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



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

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C	15.03.23	APPLICATION AMENDMENT			

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

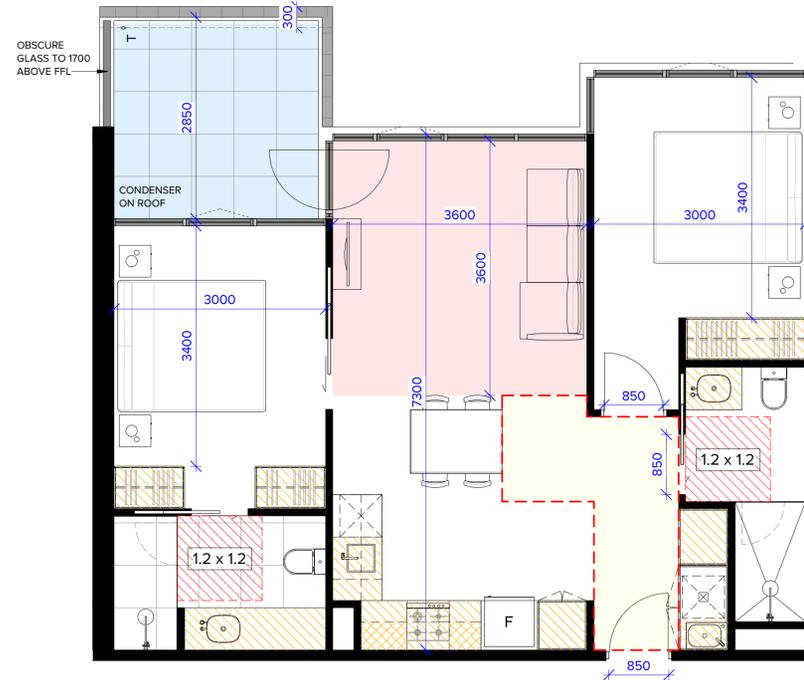
DRAWING TITLE:
B.A.D.S - SHEET 04 - 113, 114, 115

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-224



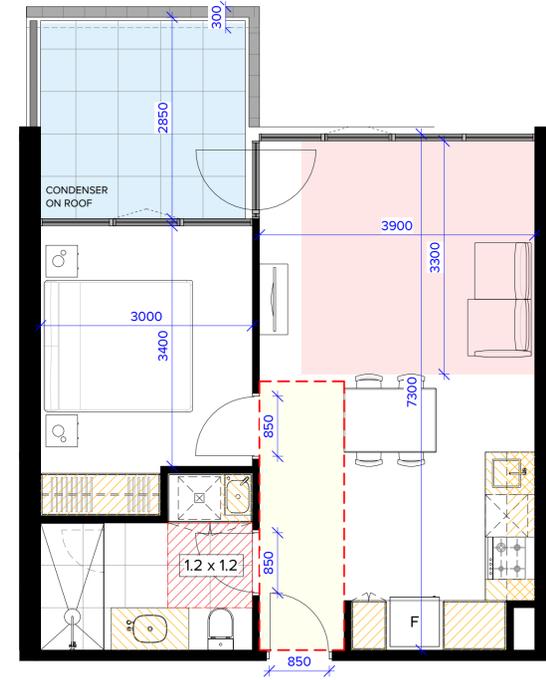
TYPE 206

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:		
	✓		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: 10.56m ³		
STANDARD D26 - WINDOWS	✓				
STANDARD D27 - CROSS VENTILATION		✗			

	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:		
	✓		FULL HEIGHT: 3.27 x 2.4 = 7.85m ³		
	✓		BENCH HEIGHT: 3.82 x 0.75 = 2.86m ³		
	✓		OVERHEAD: 0.44 x 0.75 = 0.33m ³		
	✓		FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³		
	✓		TOTAL: 11.26m ³		
STANDARD D26 - WINDOWS	✓				
STANDARD D27 - CROSS VENTILATION		✗			

	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:		
	✓		FULL HEIGHT: 2.00 x 2.4 = 4.80m ³		
	✓		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		
STANDARD D26 - WINDOWS	✓				
STANDARD D27 - CROSS VENTILATION		✗			

LEGEND

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

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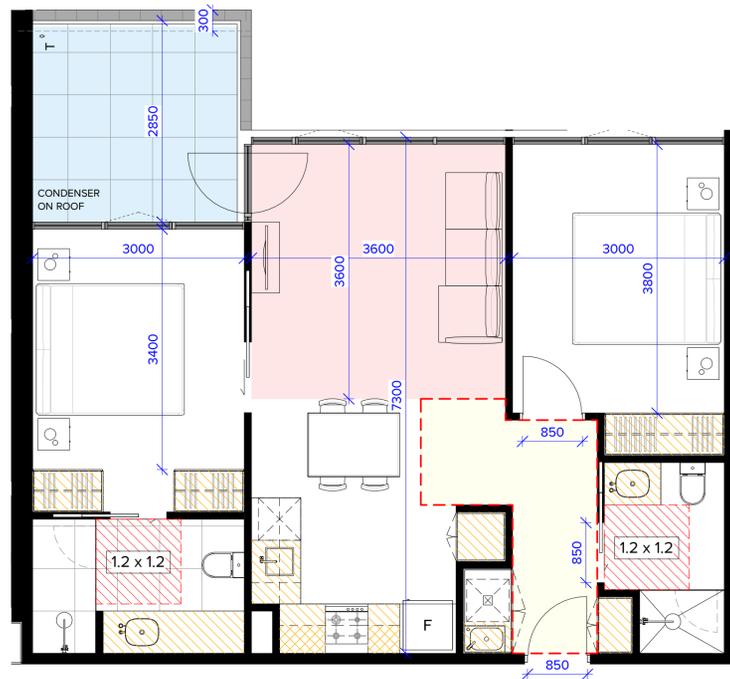
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B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

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

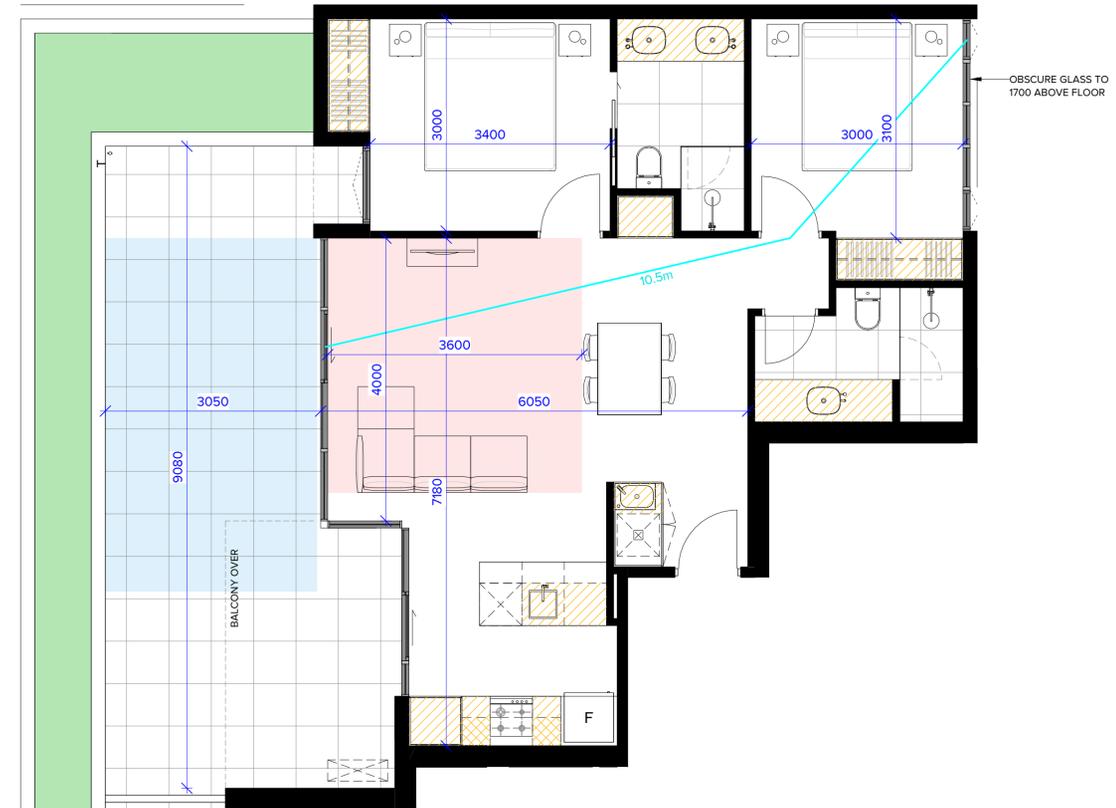
DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	C
DRAWN:	BHA	DRAWING STATUS:	TOWNPLANNING
DRAWING N°:	TP-225		



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

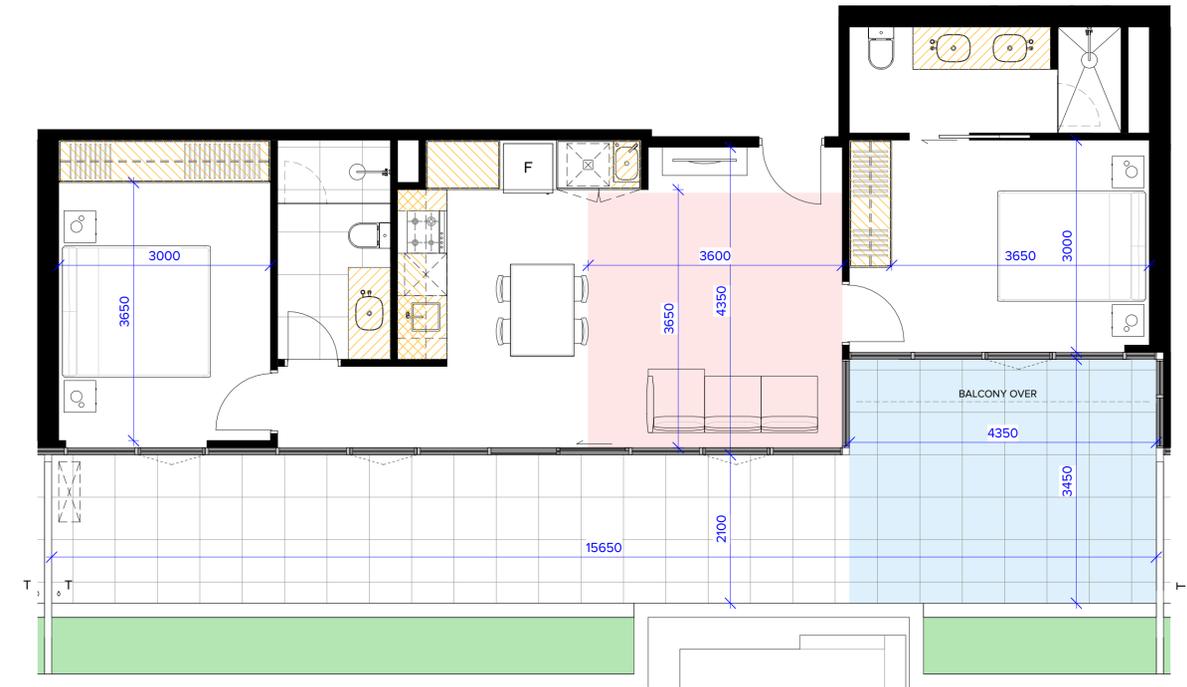
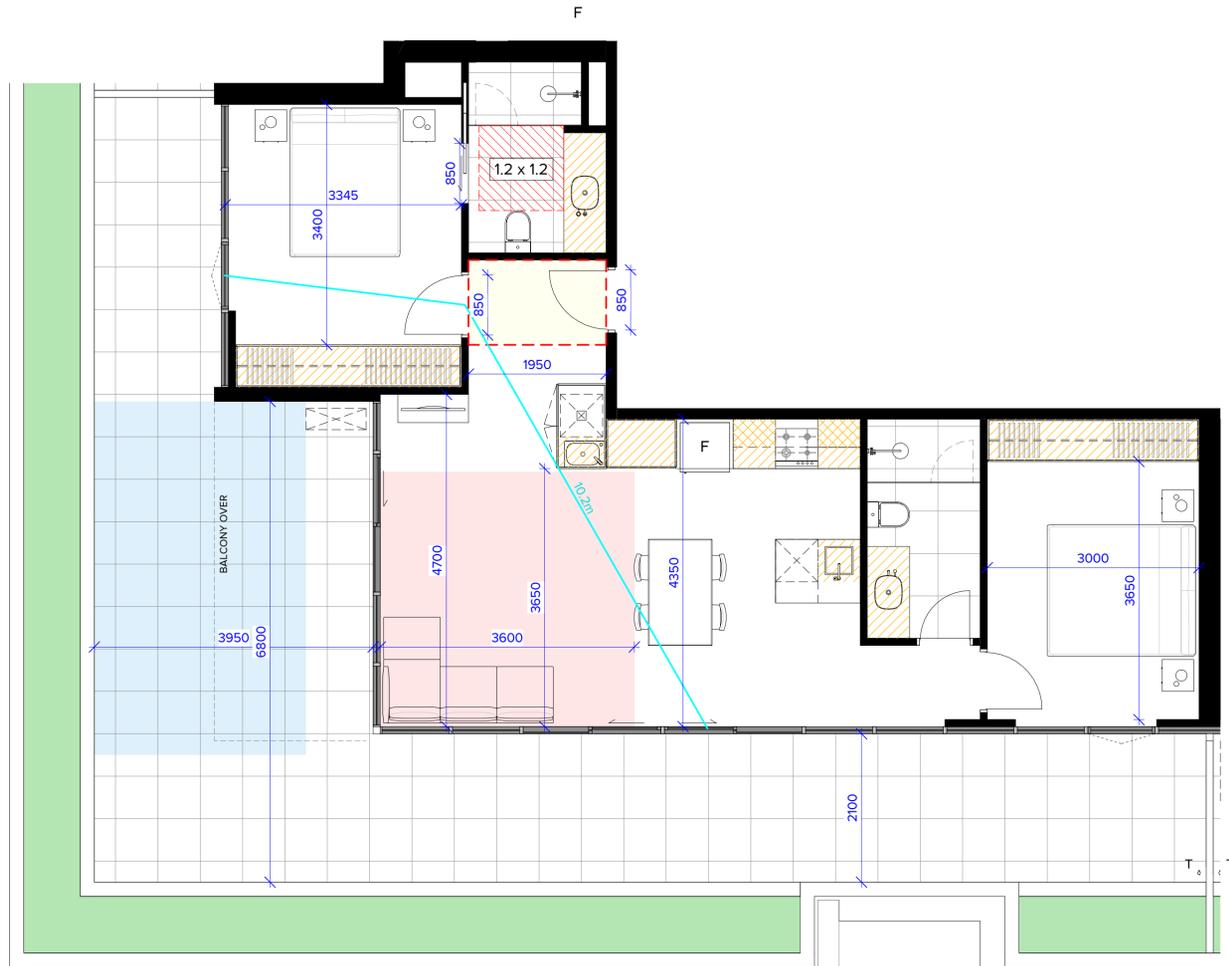
APPLICABLE TO APARTMENT: 301

	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
- 1.2 x 1.2 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																													
C	15.03.23	APPLICATION AMENDMENT																													



TYPE 302

APPLICABLE TO APARTMENT: 302

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

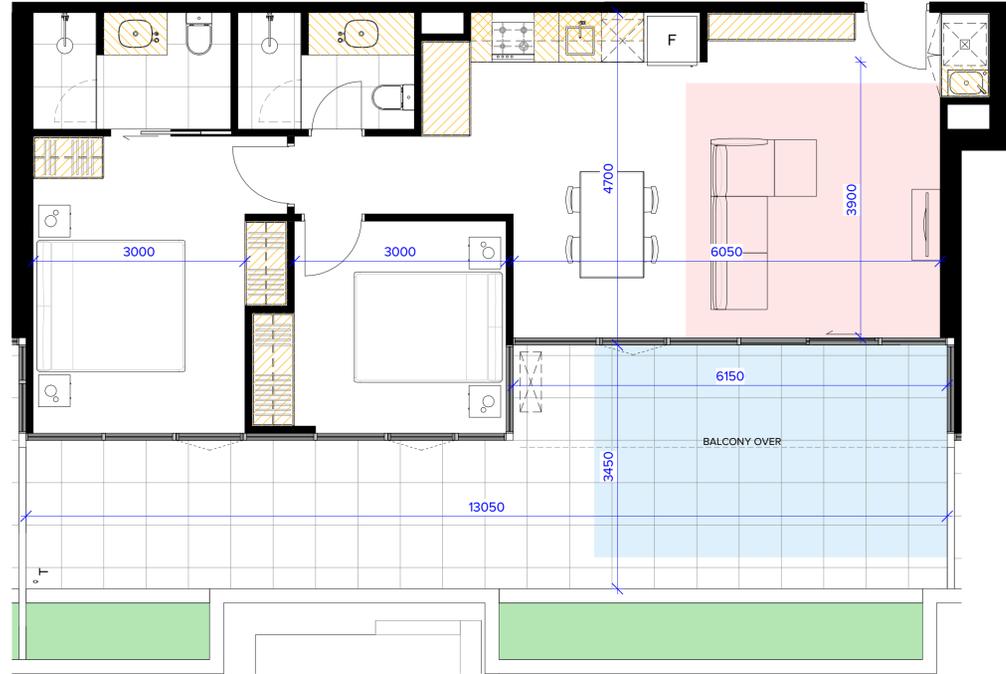
TYPE 303

APPLICABLE TO APARTMENT: 303

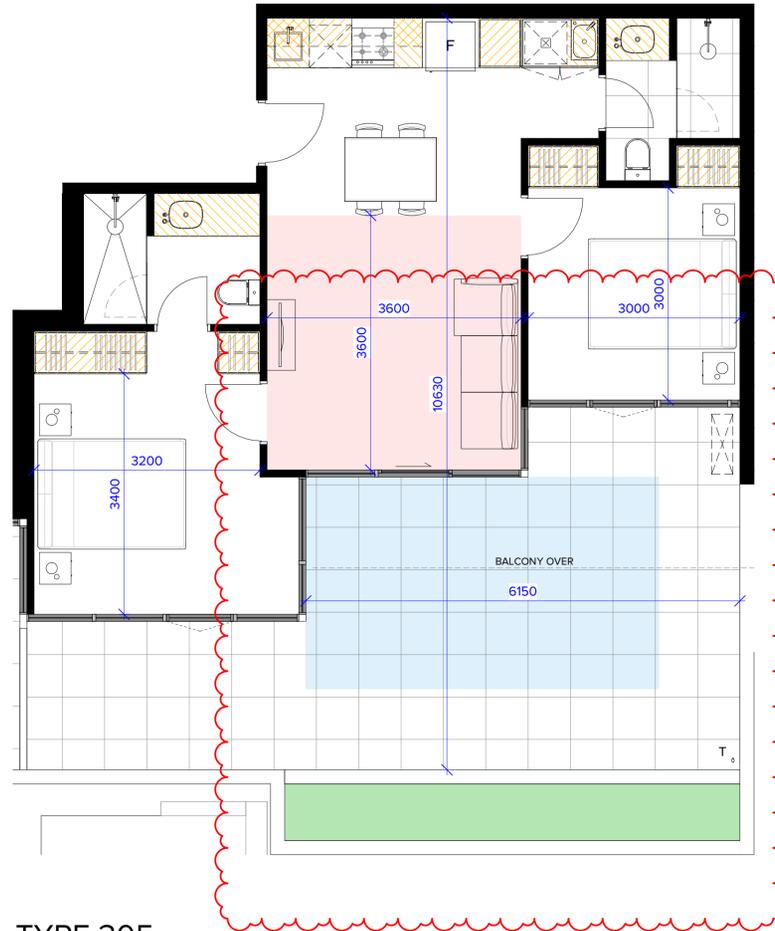
	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY		✗	303	2B2B	75.2 m ²
			303	BALCONY	37.3 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓			BALCONY	112.5 m ²
				INTERNAL:	38.4 m ²
STANDARD D20 - STORAGE	✓		STORAGE:		
STANDARD D24 - FUNCTIONAL LAYOUT	✓		FULL HEIGHT: 3.62 x 2.4 = 8.68m ³		
			BENCH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

LEGEND

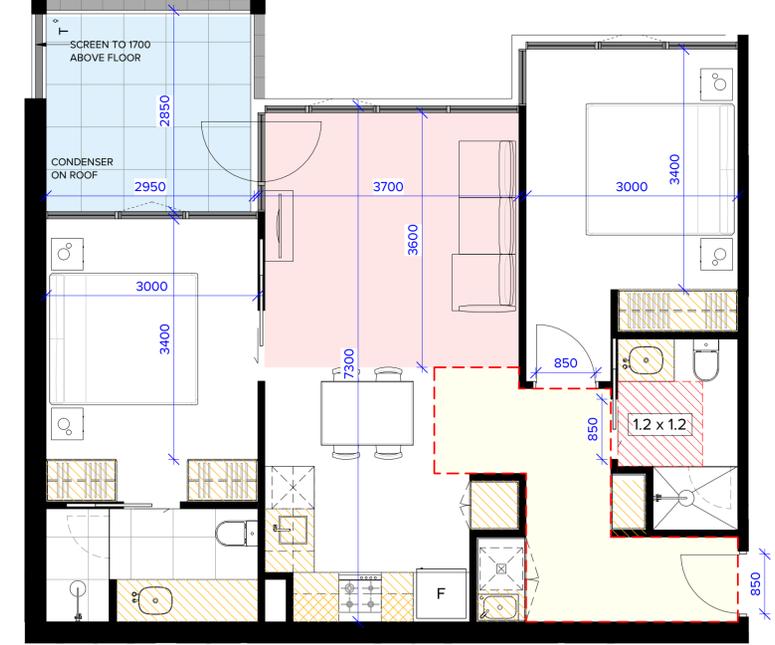
- 1200 WIDE ACCESSIBLE PATH
- MINIMUM PRIVATE OPEN SPACE
- MINIMUM LIVING AREA
- INTERNAL STORAGE
- 1.2 x 1.2 ACCESSIBLE BATHROOM
- CROSS VENTILATION PATH



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
STANDARD D19 - PRIVATE OPEN SPACE	✓		304	BALCONY	34.5 m ²
STANDARD D20 - STORAGE	✓			BALCONY INTERNAL:	110.5 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓				35.7 m ²
STANDARD D25 - ROOM DEPTH	✓		STORAGE:		
STANDARD D26 - WINDOWS	✓		FULL HEIGHT: 4.13 x 2.4 = 9.76m ³		
STANDARD D27 - CROSS VENTILATION		✗	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: 12.50m ³		

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY		✗	305	2B2B	65.9 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		305	BALCONY	36.5 m ²
STANDARD D20 - STORAGE	✓			BALCONY INTERNAL:	102.4 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓				36.7 m ²
STANDARD D25 - ROOM DEPTH	✓		STORAGE:		
STANDARD D26 - WINDOWS	✓		FULL HEIGHT: 2.88 x 2.4 = 6.91m ³		
STANDARD D27 - CROSS VENTILATION		✗	BENCH HEIGHT: 2.46 x 0.75 = 1.84m ³		
			OVERHEAD: 0.64 x 0.75 = 0.48m ³		
			FRIDGE HEAD: 0.48 x 0.45 = 0.22m ³		
			TOTAL: 9.45m ³		

	YES	NO	Apt No.	Apt. Type	Area
STANDARD D17 - ACCESSIBILITY	✓		309	2B2B	74.5 m ²
STANDARD D19 - PRIVATE OPEN SPACE	✓		309	BALCONY	9.2 m ²
STANDARD D20 - STORAGE	✓			BALCONY INTERNAL:	83.7 m ²
STANDARD D24 - FUNCTIONAL LAYOUT	✓				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
- 1.2 x 1.2 ACCESSIBLE BATHROOM
- CROSS VENTILATION PATH

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CHECKED: **Checker**

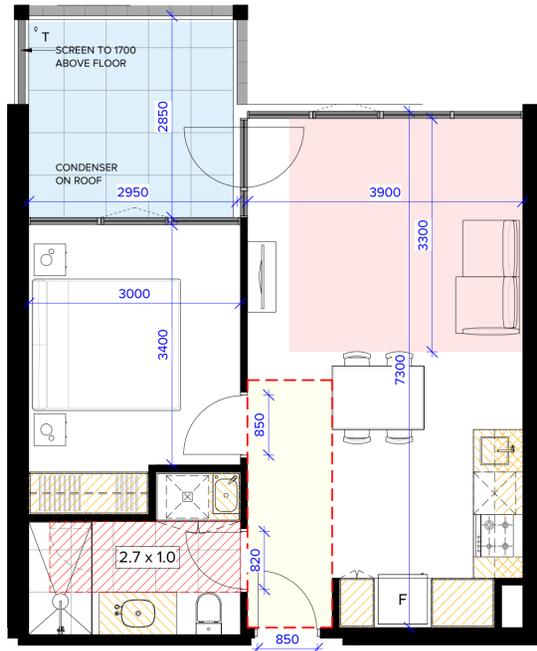
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

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

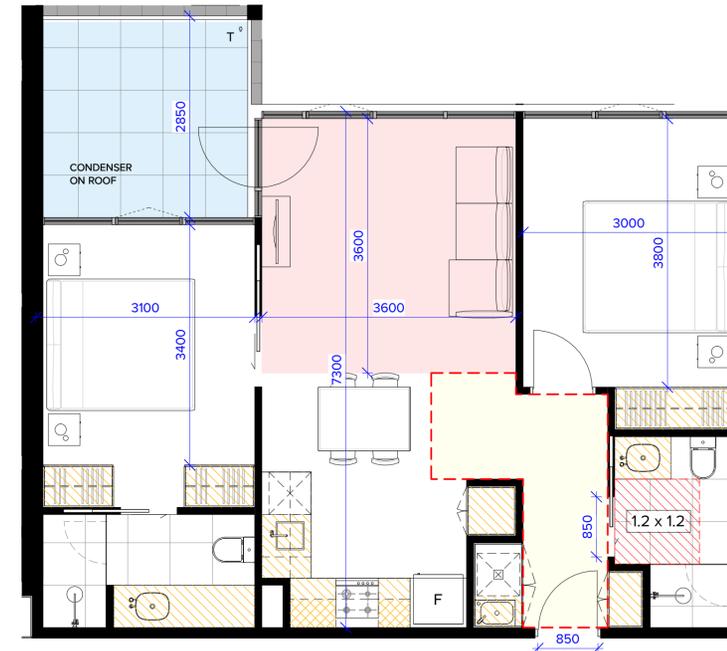
DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	C
DRAWN:	BHA	DRAWING STATUS:	TOWNPLANNING
DRAWING N°:		DRAWING N°:	TP-228



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

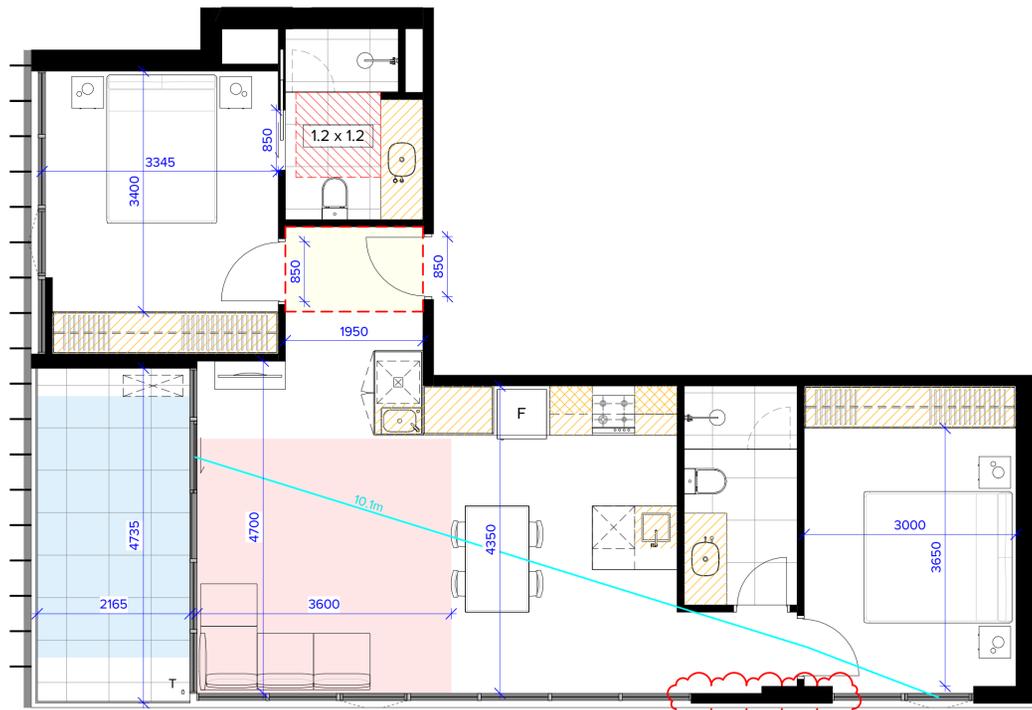
*APARTMENT 602 HAS AN INCREASED FLOOR-TO-FLOOR HEIGHT

	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

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		REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION																						
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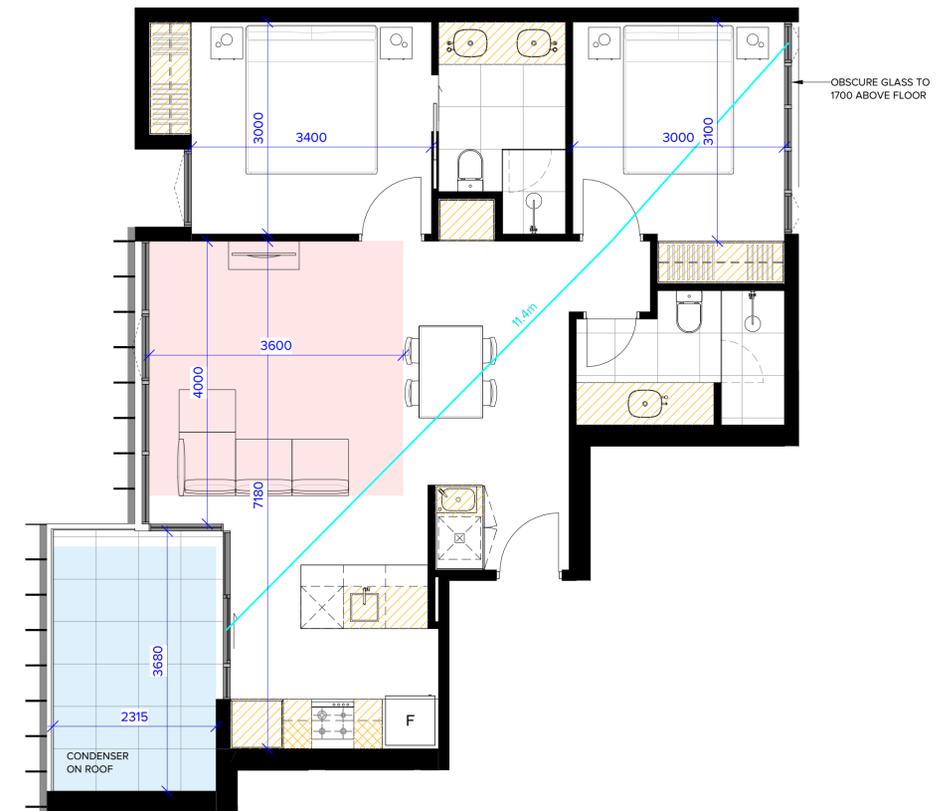
TYPE 402

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

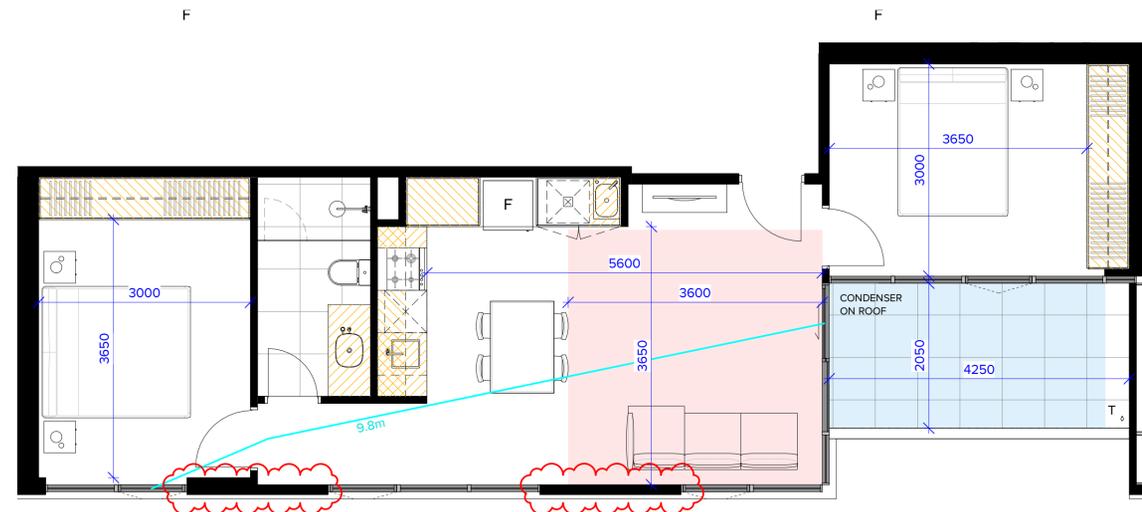
	YES	NO
STANDARD D17 - ACCESSIBILITY		✗
STANDARD D19 - PRIVATE OPEN SPACE	✓	
STANDARD D20 - STORAGE	✓	
STANDARD D24 - FUNCTIONAL LAYOUT	✓	
STANDARD D25 - ROOM DEPTH	✓	
STANDARD D26 - WINDOWS	✓	
STANDARD D27 - CROSS VENTILATION	✓	

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

LEGEND

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



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:		8.7 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

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CHECKED: **Checker**

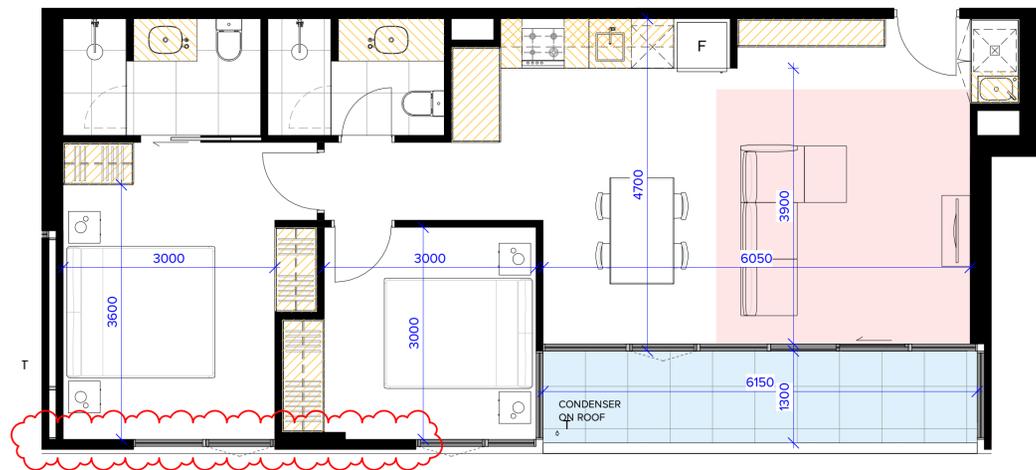
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
B.A.D.S - SHEET 10 - 401, 402, 403

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:		DRAWING N°:	
TOWNPLANNING		TP-230	



TYPE 404

APPLICABLE TO APARTMENT: 404, 504

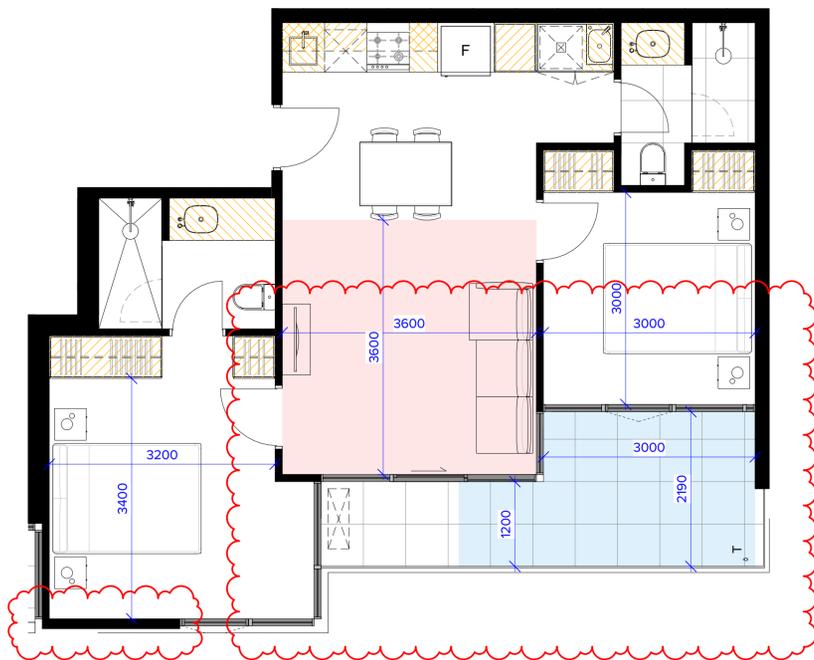
	YES	NO
STANDARD D17 - ACCESSIBILITY		✗
STANDARD D19 - PRIVATE OPEN SPACE	✓	
STANDARD D20 - STORAGE	✓	
STANDARD D24 - FUNCTIONAL LAYOUT	✓	
STANDARD D25 - ROOM DEPTH	✓	
STANDARD D26 - WINDOWS	✓	
STANDARD D27 - CROSS VENTILATION		✗

Apt No.	Apt. Type	Area
404	2B2B	76.0 m ²
404	BALCONY	8.2 m ²
		84.2 m ²
BALCONY INTERNAL:		8.0 m ²

STORAGE:

FULL HEIGHT: 4.13 x 2.4 = 9.76m³
 BENCH HEIGHT: 2.63 x 0.75 = 1.97m³
 OVERHEAD: 0.74 x 0.75 = 0.56m³
 FRIDGE HEAD: 0.48 x 0.45 = 0.22m³

TOTAL: 12.50m³



TYPE 405

APPLICABLE TO APARTMENT: 405, 505

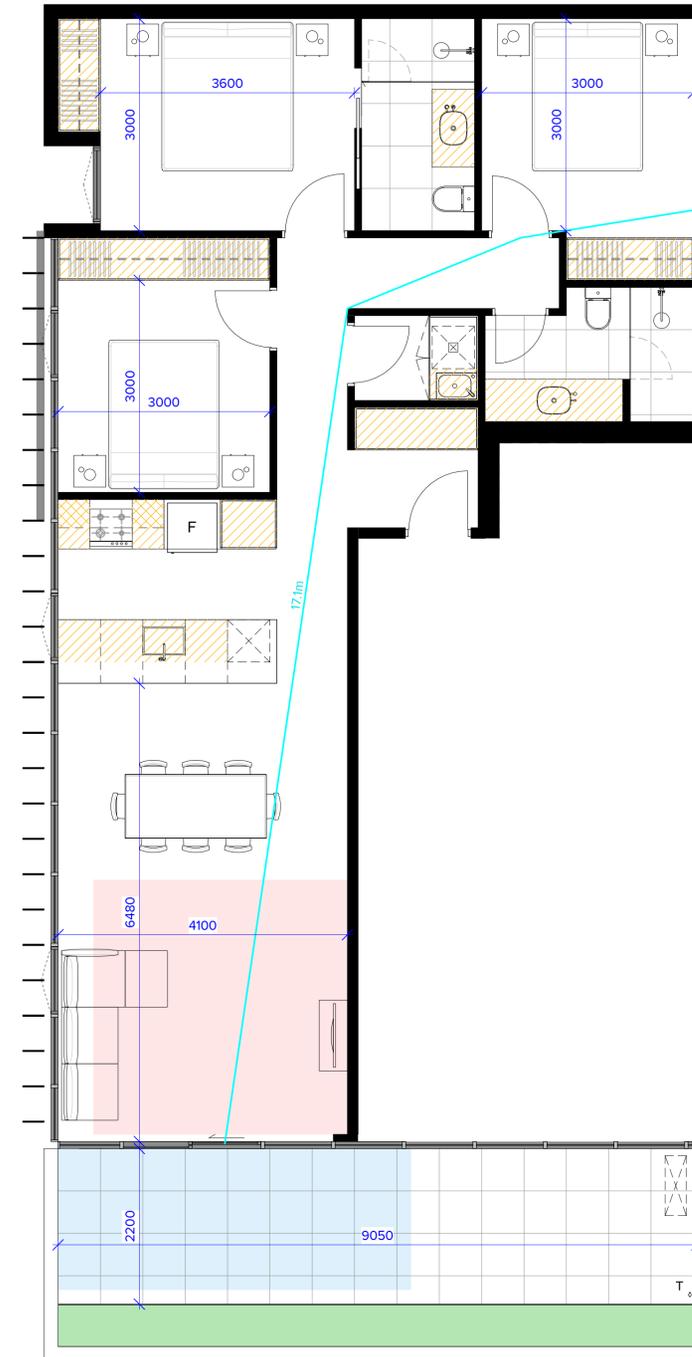
	YES	NO
STANDARD D17 - ACCESSIBILITY		✗
STANDARD D19 - PRIVATE OPEN SPACE	✓	
STANDARD D20 - STORAGE	✓	
STANDARD D24 - FUNCTIONAL LAYOUT	✓	
STANDARD D25 - ROOM DEPTH	✓	
STANDARD D26 - WINDOWS	✓	
STANDARD D27 - CROSS VENTILATION		✗

Apt No.	Apt. Type	Area
405	2B2B	65.9 m ²
405	BALCONY	10.5 m ²
		76.3 m ²
BALCONY INTERNAL:		10.5 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	19.6 m ²
		123.9 m ²
BALCONY INTERNAL:		19.9 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

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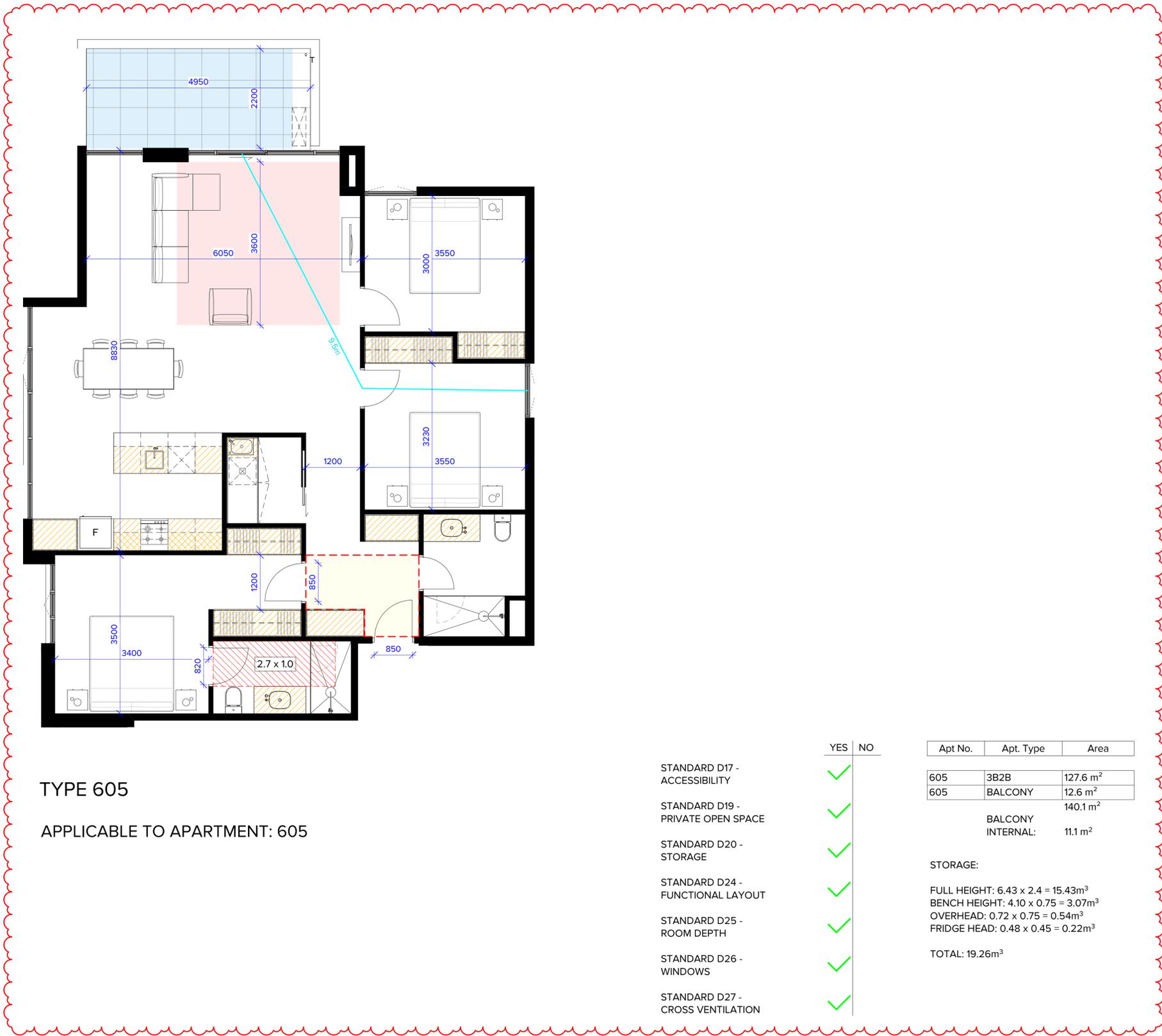
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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:	15/03/2023	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:		DRAWING N°:	
TOWNPLANNING		TP-231	



TYPE 605
APPLICABLE TO APARTMENT: 605

	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
605	3B2B	127.6 m ²
605	BALCONY	12.6 m ²
	BALCONY INTERNAL:	11.1 m ²

STORAGE:
 FULL HEIGHT: 6.43 x 2.4 = 15.43m³
 BENCH HEIGHT: 4.10 x 0.75 = 3.07m³
 OVERHEAD: 0.72 x 0.75 = 0.54m³
 FRIDGE HEAD: 0.48 x 0.45 = 0.22m³
TOTAL: 19.26m³

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
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
B.A.D.S - SHEET 13 - 605

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 50 @ A1	REVISION N°:	C
DRAWN:	Author		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-233

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	11.29	6.0	17.29	✓
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	11.29	6.0	17.29	✓
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	12.50	4.0	16.50	✓
305	2B2B	9.45	5.0	14.45	✓
306	2B2B	11.29	6.0	17.29	✓
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	12.50	3.0	15.50	✓
405	2B2B	9.45	5.0	14.45	✓
406	2B2B	11.29	6.0	17.29	✓
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	12.50	3.0	15.50	✓
505	2B2B	9.45	5.0	14.45	✓
506	2B2B	11.29	6.0	17.29	✓
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	3B2B	19.26	6.0	25.26	✓

EXTERNAL STORAGE	3 - 4 cbm	4 - 5 cbm	5 - 6 cbm	> 6 cbm	TOTAL
COUNT	8	30	14	16	68

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	1B1B	✓	✓	✓	✓	✓	✓	✗
113	2B1B	✓	✓	✓	✓	✓	✓	✗
114	2B2B	✓	✓	✓	✓	✓	✓	✗
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	1B1B	✓	✓	✓	✓	✓	✓	✗
213	2B1B	✓	✓	✓	✓	✓	✓	✗
214	2B2B	✓	✓	✓	✓	✓	✓	✗
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	1B1B	✓	✓	✓	✓	✓	✓	✗
309	2B1B	✓	✓	✓	✓	✓	✓	✗
310	2B2B	✓	✓	✓	✓	✓	✓	✗
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	1B1B	✓	✓	✓	✓	✓	✓	✗
409	2B1B	✓	✓	✓	✓	✓	✓	✗
410	2B2B	✓	✓	✓	✓	✓	✓	✗
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	1B1B	✓	✓	✓	✓	✓	✓	✗
509	2B1B	✓	✓	✓	✓	✓	✓	✗
510	2B2B	✓	✓	✓	✓	✓	✓	✗
511	2B2B	✓	✓	✓	✓	✓	✓	✗
TOTAL	11	5	11	11	11	11	11	5

601	3B2B	✗	✓	✓	✓	✓	✓	✓
602	2B2B	✓	✓	✓	✓	✓	✓	✗
603	3B2B	✓	✓	✓	✓	✓	✓	✓
604	3B2B	✗	✓	✓	✓	✓	✓	✓
605	3B2B	✓	✓	✓	✓	✓	✓	✓
TOTAL	5	3	5	5	5	5	5	4
GRAND TOTAL	68	42	68	68	68	68	68	28
PERCENTAGE	1	61.8%	100.0%	100.0%	100.0%	100.0%	100.0%	41.2%

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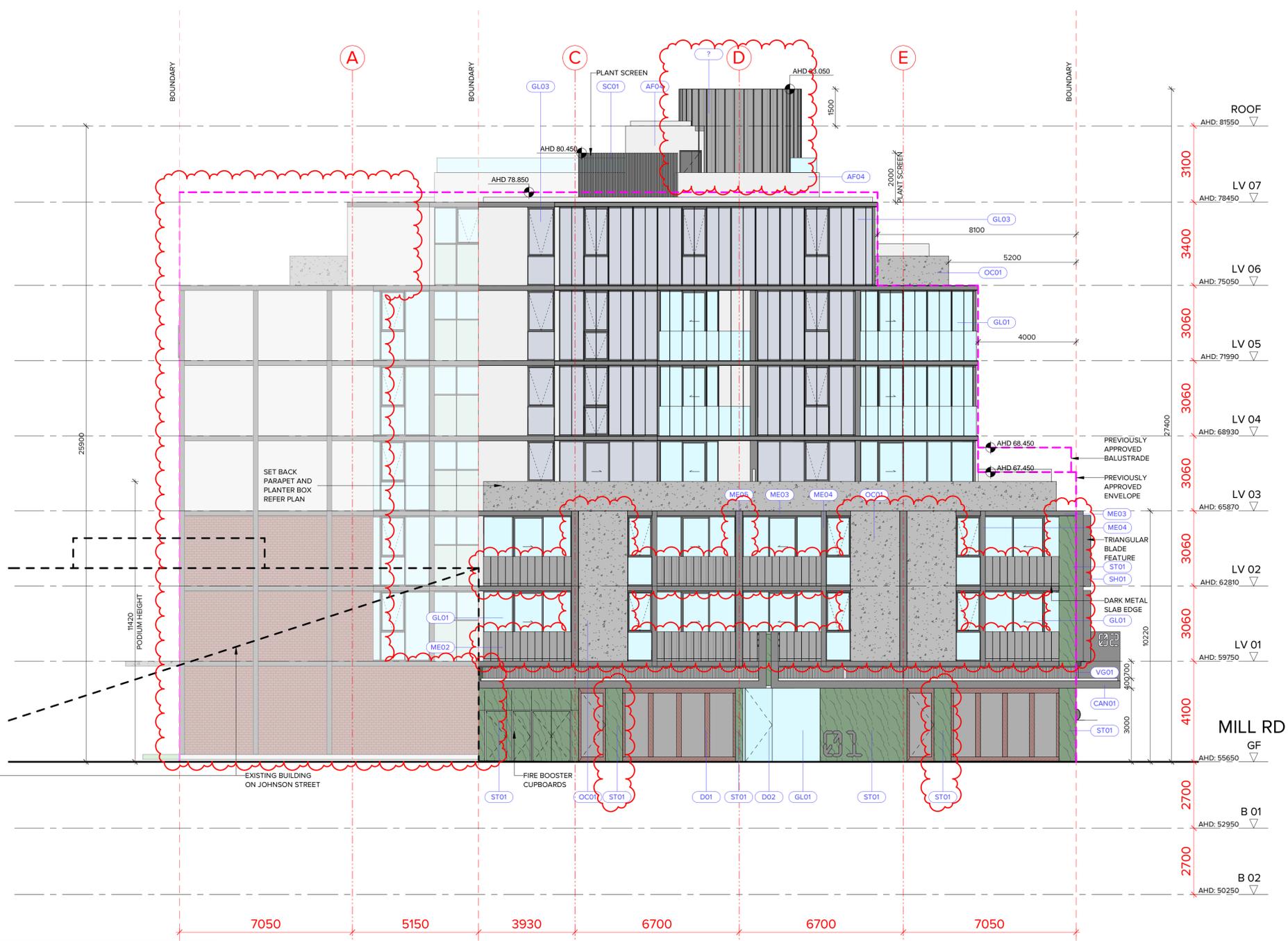
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
STORAGE & BADS SCHEDULES

DATE:	15/03/2023	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-234

- AB01** ALUMINIUM SUN BLADES, 60 x 600, COLORBOND 'MONUMENT'. **NEW**
- 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. **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 'MONUMENT' **NEW**
- 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. **REMOVED**
- OC01** OFF FORM CONCRETE.
- OC02** INTILL PANELS 140mm THICK WITH APPLIED FINISH TO MATCH OC01 **NEW**
- PE01** STEEL FRAMED PERGOLA. COLORBOND 'MONUMENT'.
- SC01** METAL PICKET SCREEN. COLORBOND 'MONUMENT'.
- SC02** FEATURE METAL GRID SCREEN/URBAN ART WORK. COLOUR DULUX 'SPINACH GREEN'. **REMOVED**
- VG01** CUSTOM ALUMINIUM. VERTICAL BLADE VENTILATION GRILLE COLORBOND 'MONUMENT'. SIZES VARY.



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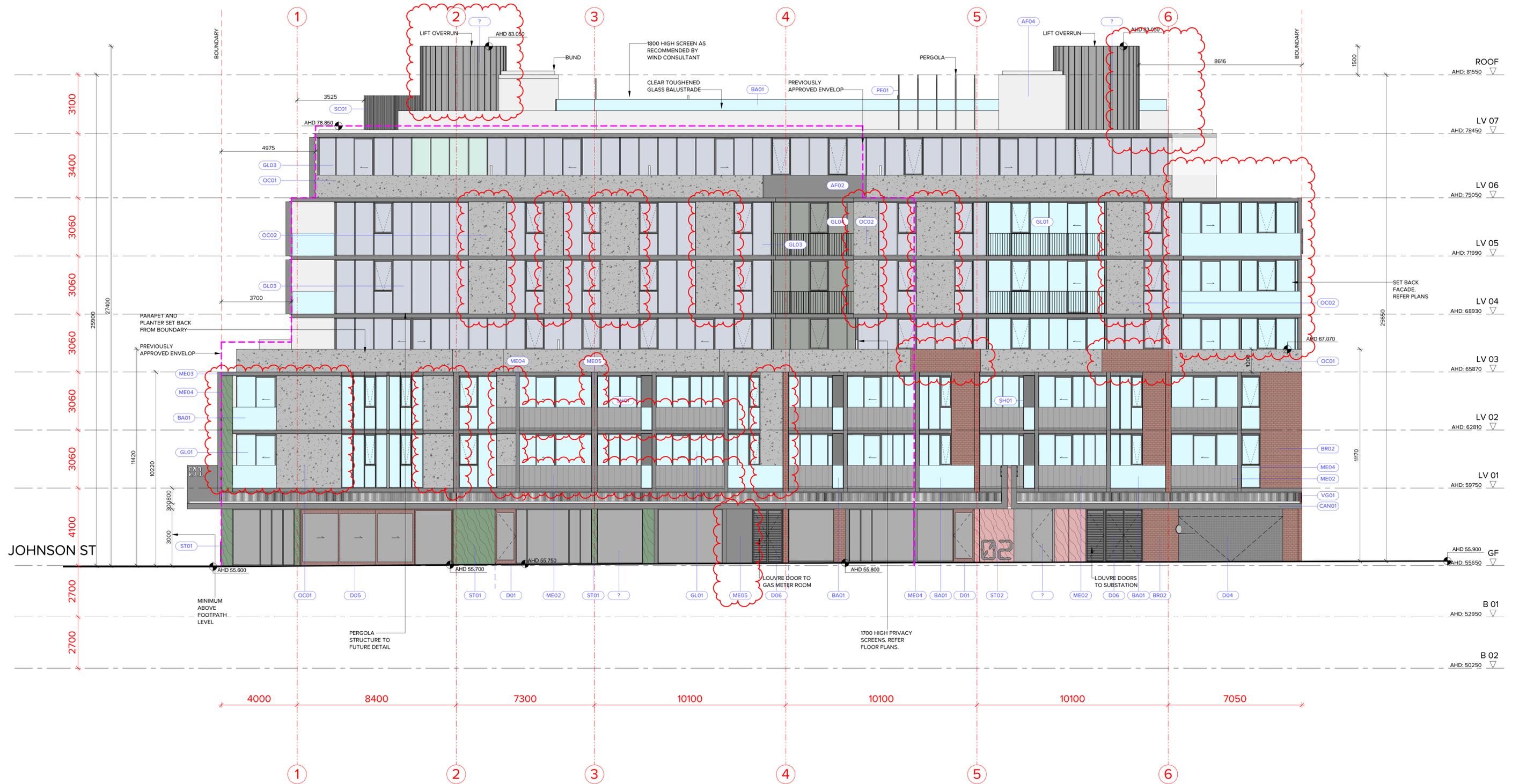
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B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
WEST ELEVATION - JOHNSON STREET

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
DRAWN:	BHA	DRAWING STATUS:	TOWNPLANNING
		DRAWING N°:	TP-301



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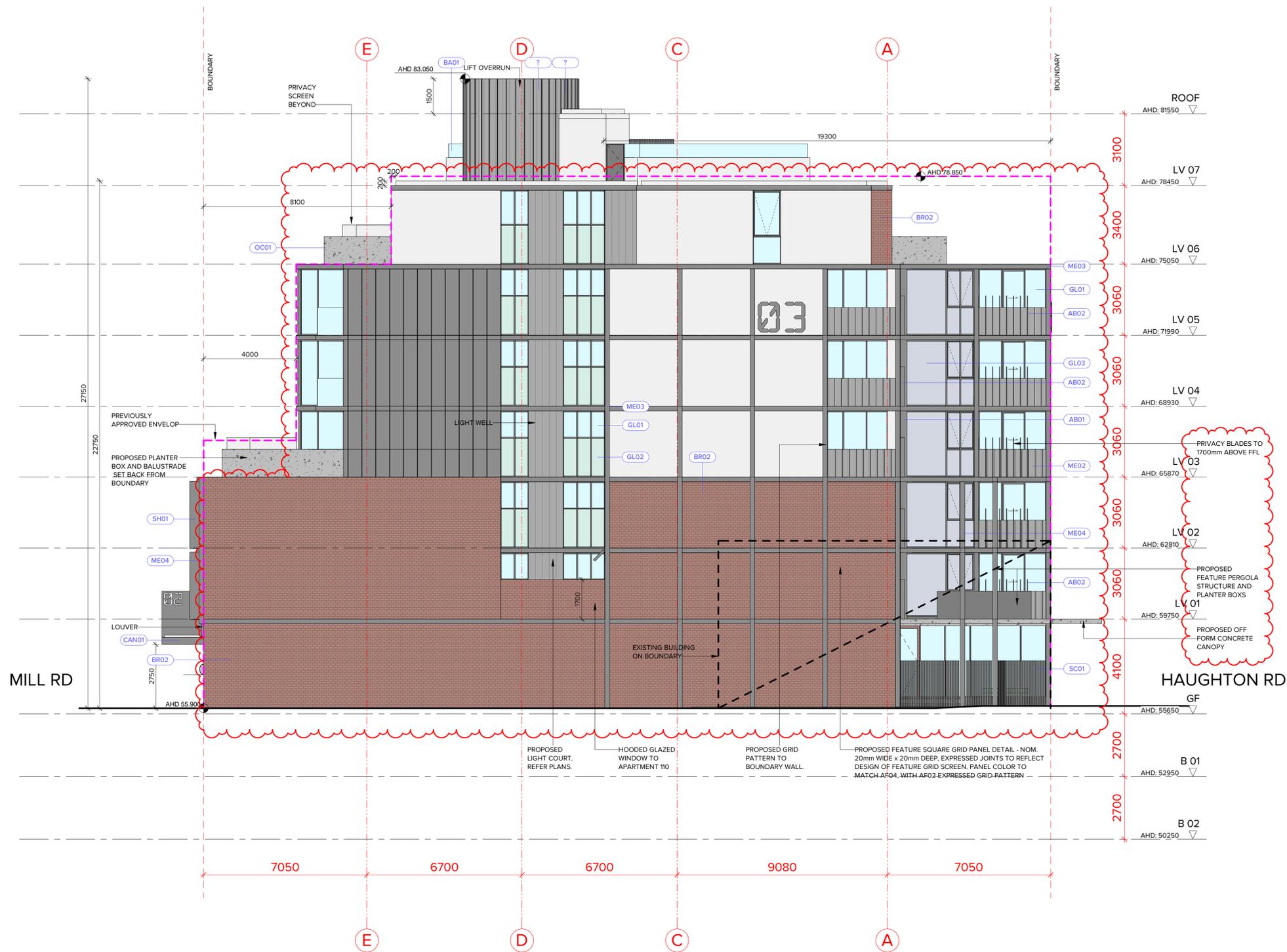
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PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**

DRAWING TITLE:
SOUTH ELEVATION - MILL ROAD

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-302



- AB01 ALUMINIUM SUN BLADES, 60 x 600, COLORBOND 'MONUMENT'. **NEW**
- 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. **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 'MONUMENT'. **NEW**
- 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. **REMOVED**
- OC01 OFF FORM CONCRETE.
- OC02 INTILL PANELS 140mm THICK WITH APPLIED FINISH TO MATCH OC01. **NEW**
- PE01 STEEL FRAMED PERGOLA, COLORBOND 'MONUMENT'.
- SC01 METAL PICKET SCREEN, COLORBOND 'MONUMENT'.
- SC02 FEATURE METAL GRID SCREEN/URBAN ART WORK, COLOUR DULUX 'SPINACH GREEN'. **REMOVED**
- VG01 CUSTOM ALUMINIUM, VERTICAL BLADE VENTILATION GRILLE COLORBOND 'MONUMENT'. SIZES VARY.

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CHECKED: **Checker**

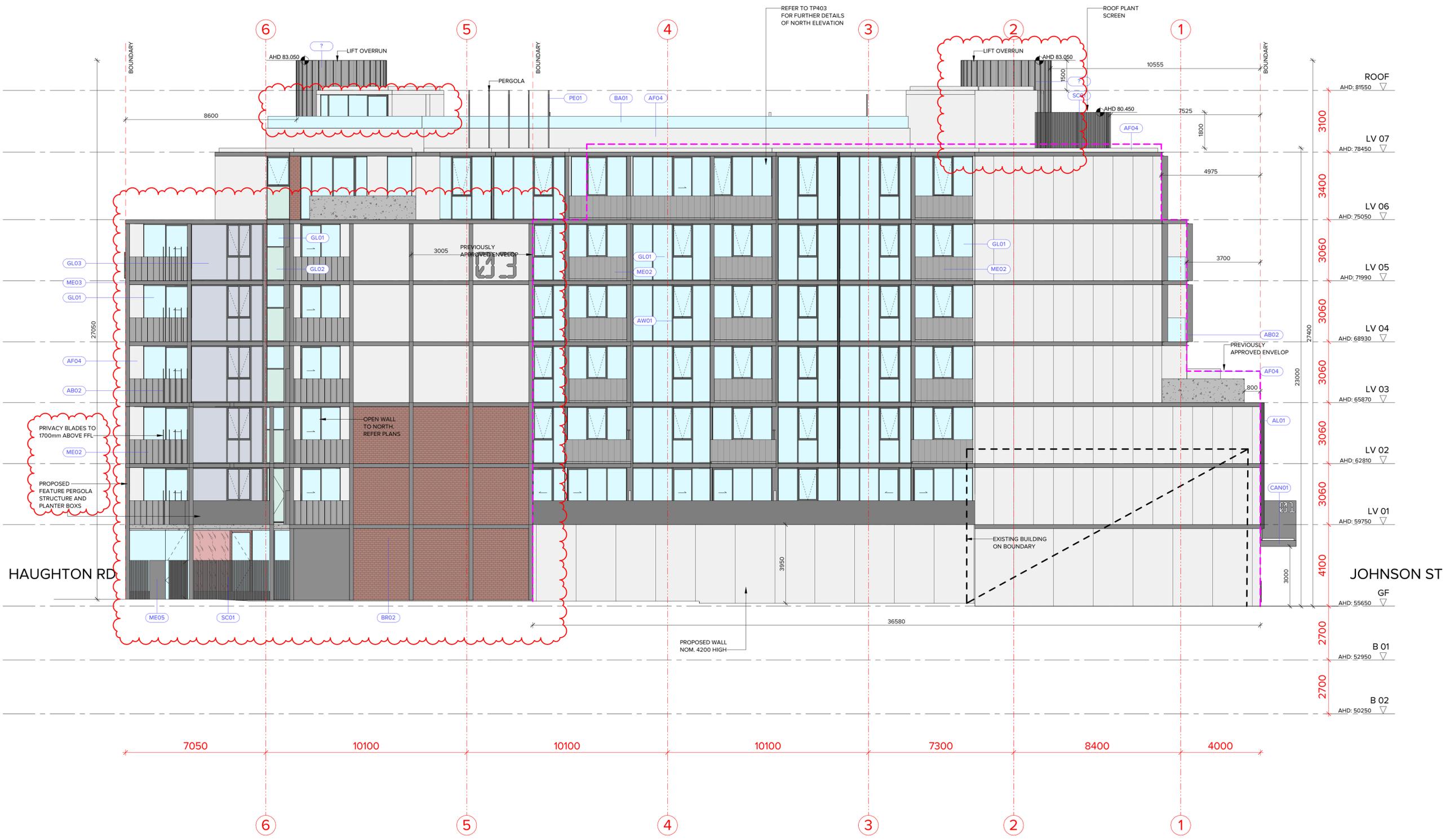
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
EAST ELEVATION

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:		DRAWING N°:	
TOWNPLANNING		TP-303	



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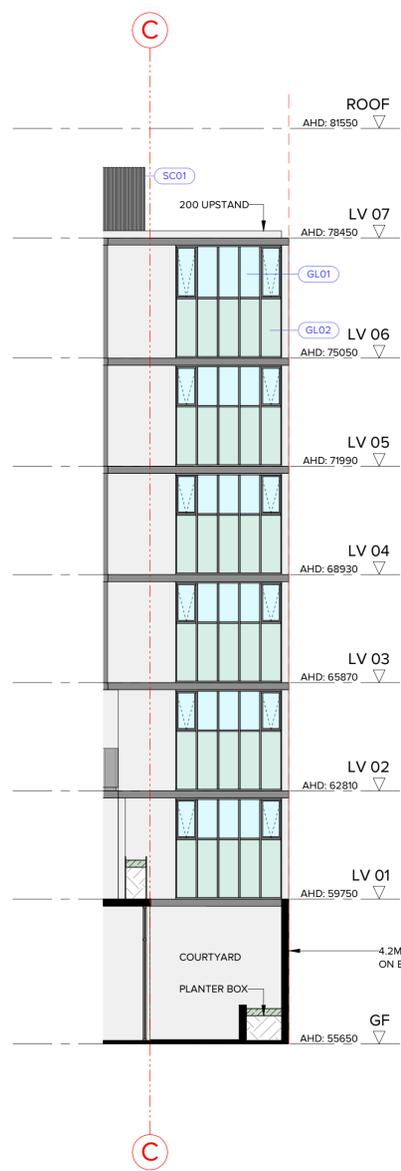
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B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

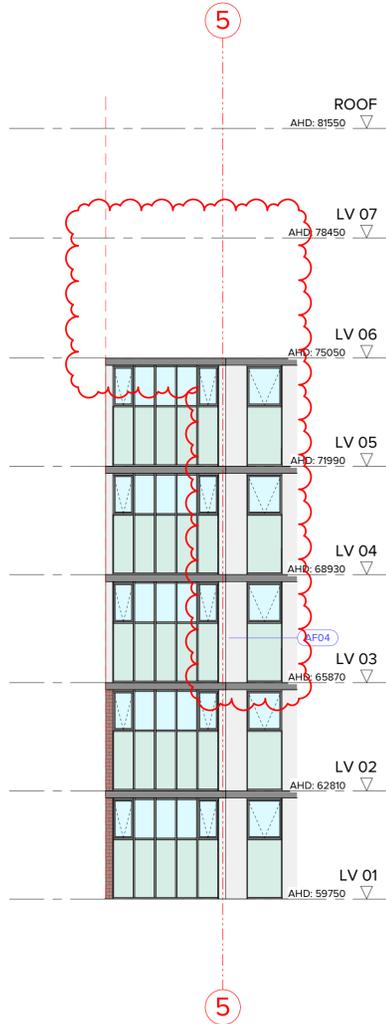
PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH**

DRAWING TITLE:
NORTH ELEVATION

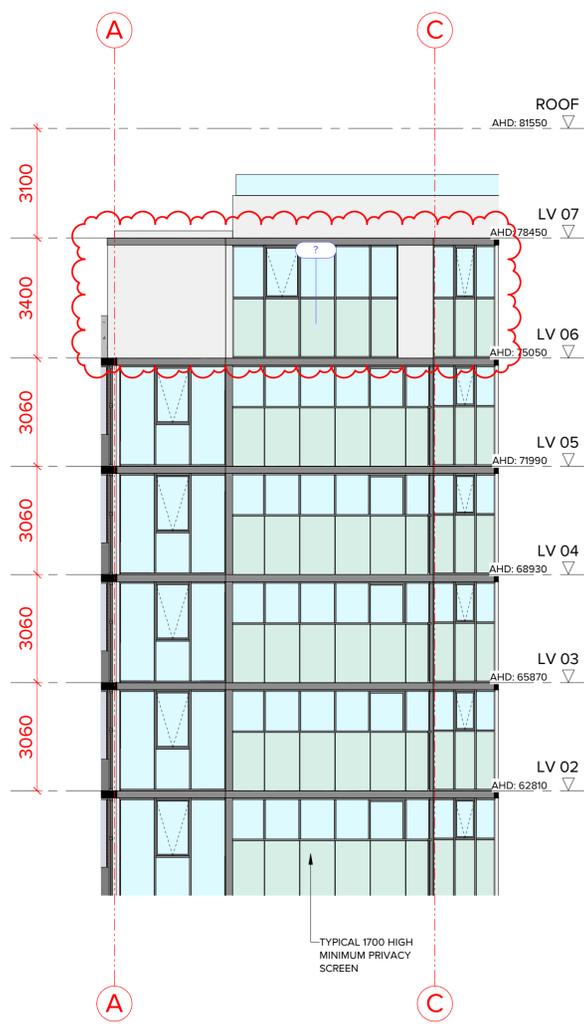
DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-304



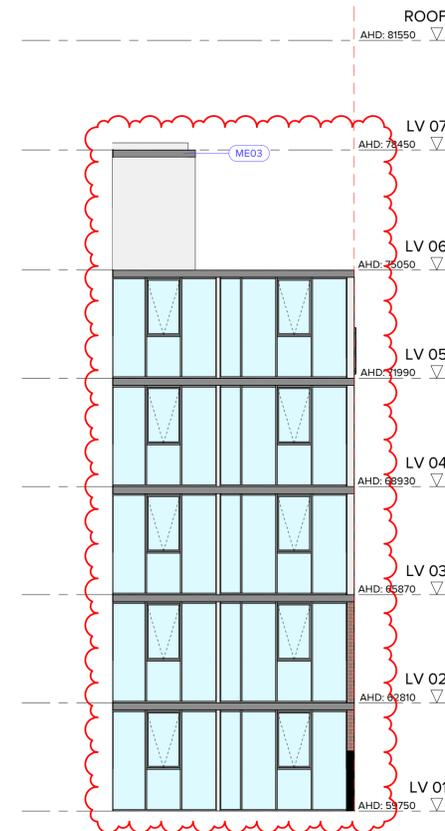
1 REAR COURTYARD 1
TP-206/ 1:100



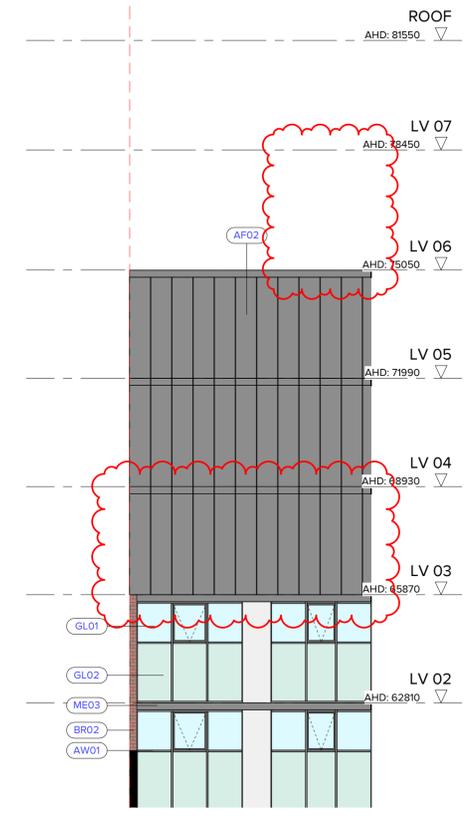
2 REAR COURTYARD 2
TP-206/ 1:100



3 REAR COURTYARD 3
TP-206/ 1:100

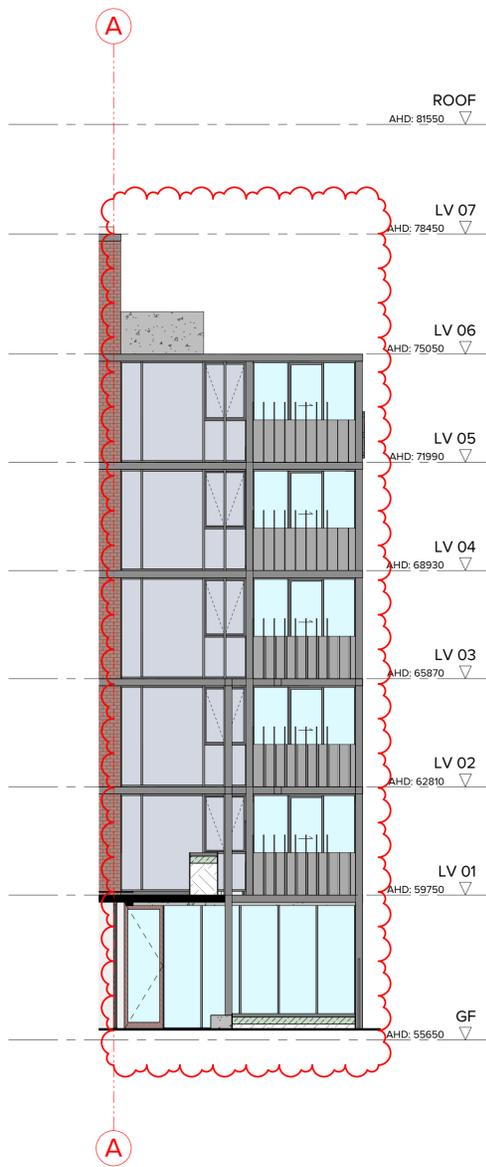


3 EAST LIGHT COURT 1
TP-206/ 1:100

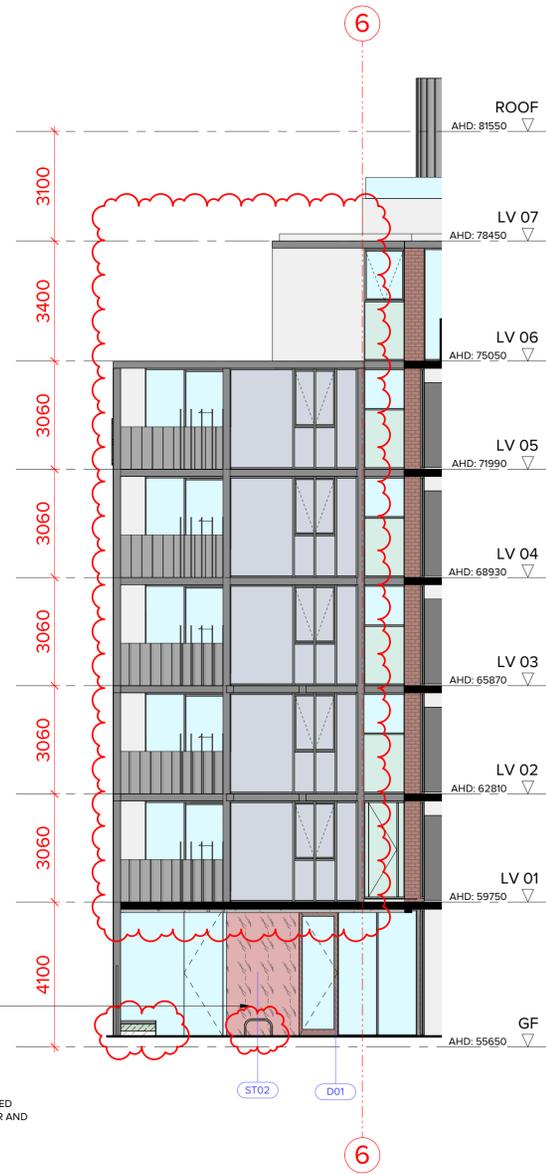


4 EAST LIGHT COURT 2
TP-206/ 1:100

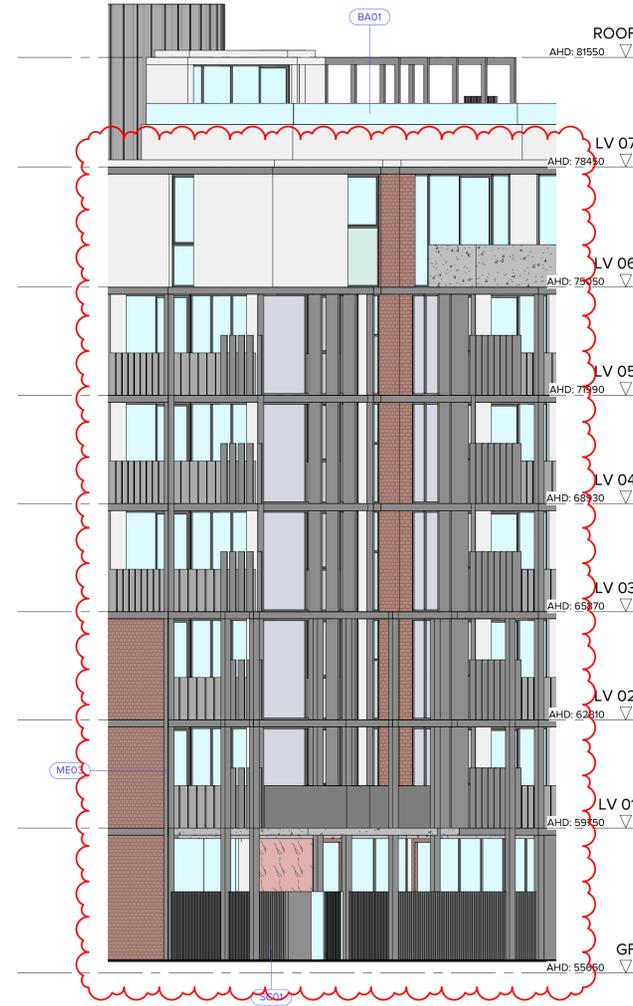
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			



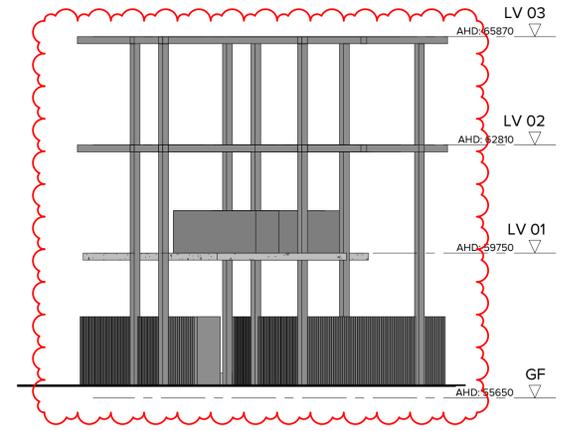
3 HAUGHTON RD ENTRANCE 1
TP-205/ 1:100



4 HAUGHTON RD ENTRANCE 2
TP-205/ 1:100



1 HAUGHTON RD ENTRANCE 3
TP-205/ 1:100



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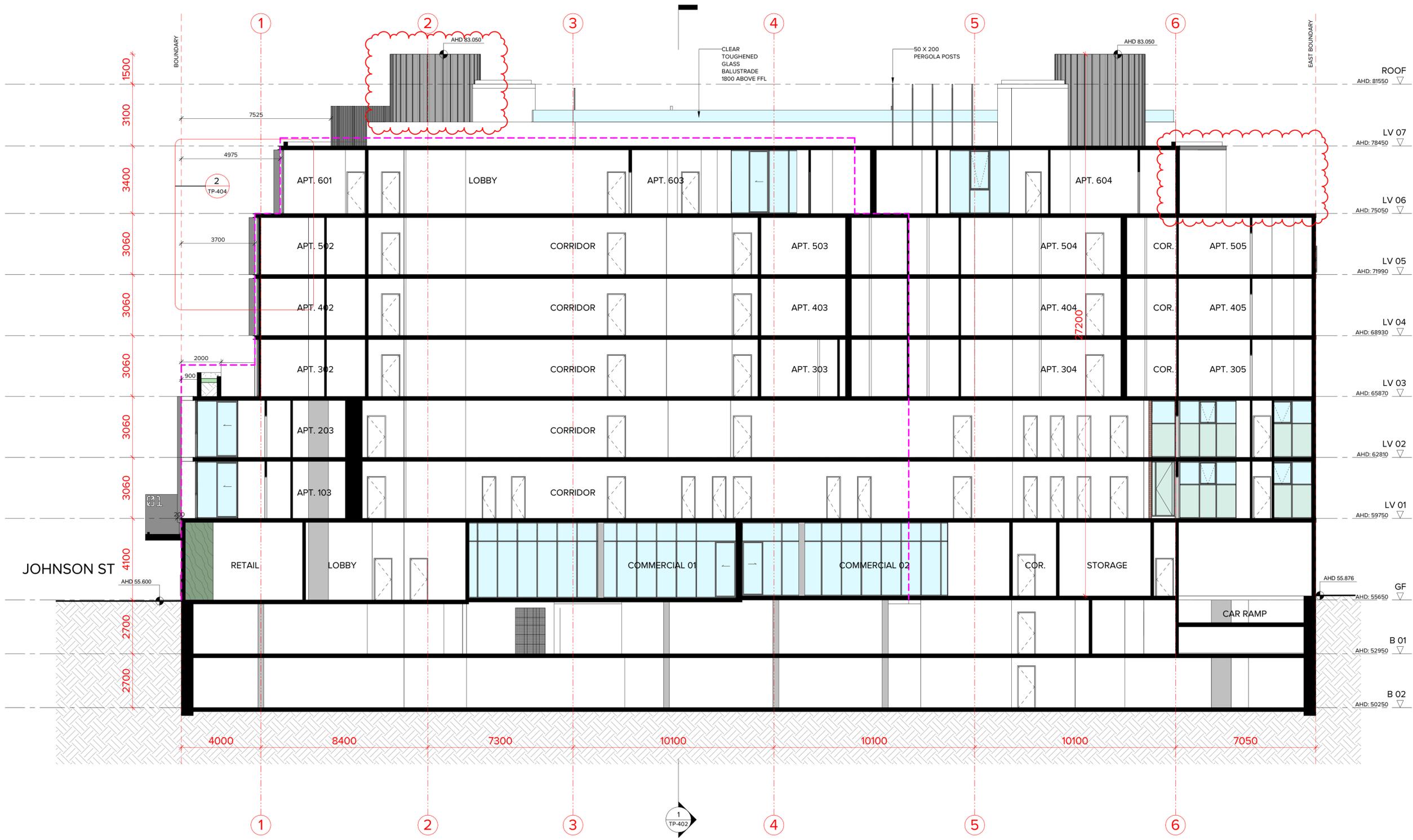
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DATE: 15/03/2023 JOB N°: 40007
SCALE: 1:100 @ A1 REVISION N°: C
DRAWN: BHA
DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-306



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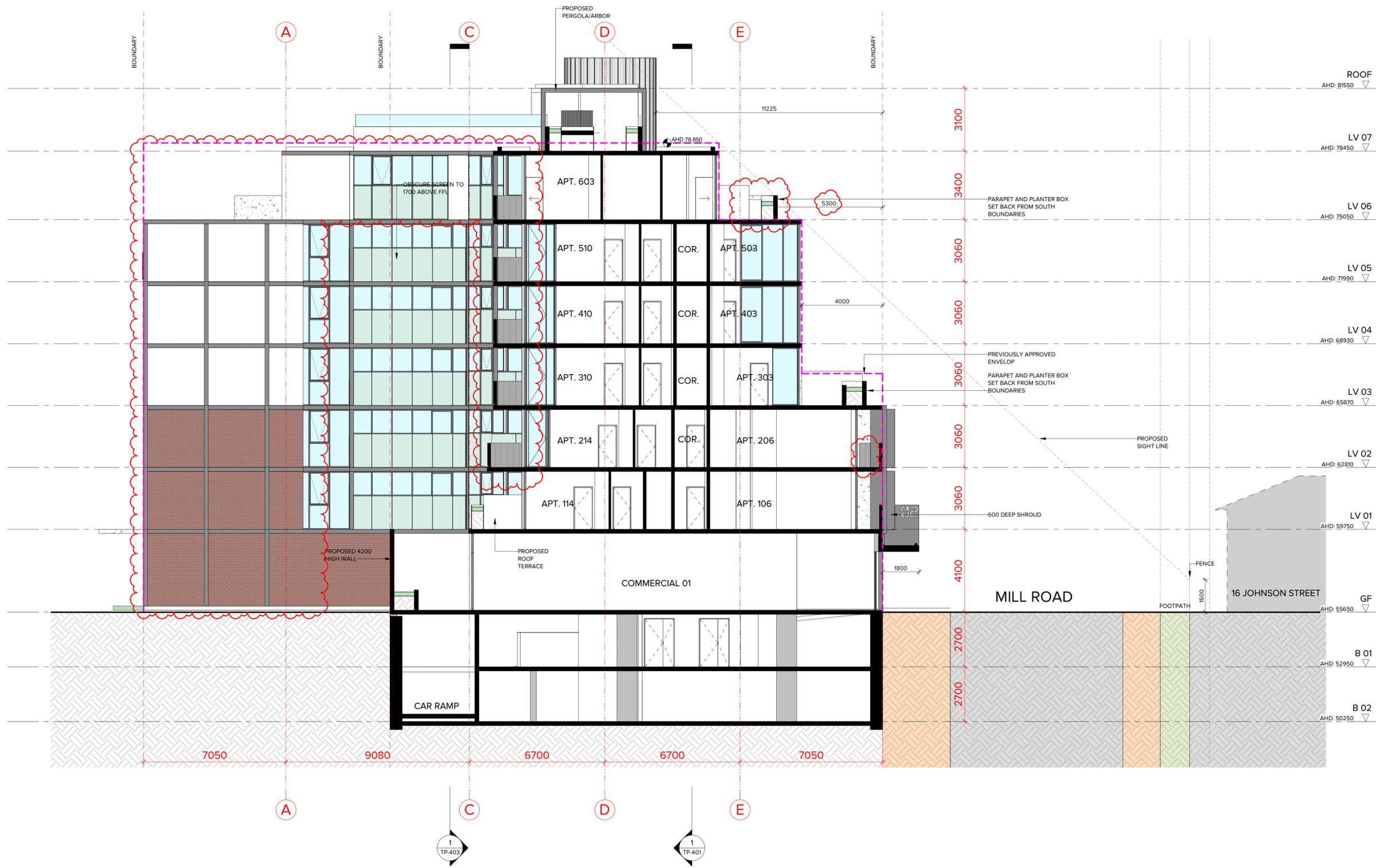
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A	05.07.22	PLANNING PERMIT APPLICATION			
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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH

DRAWING TITLE:
PROPOSED SECTION 01

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-401



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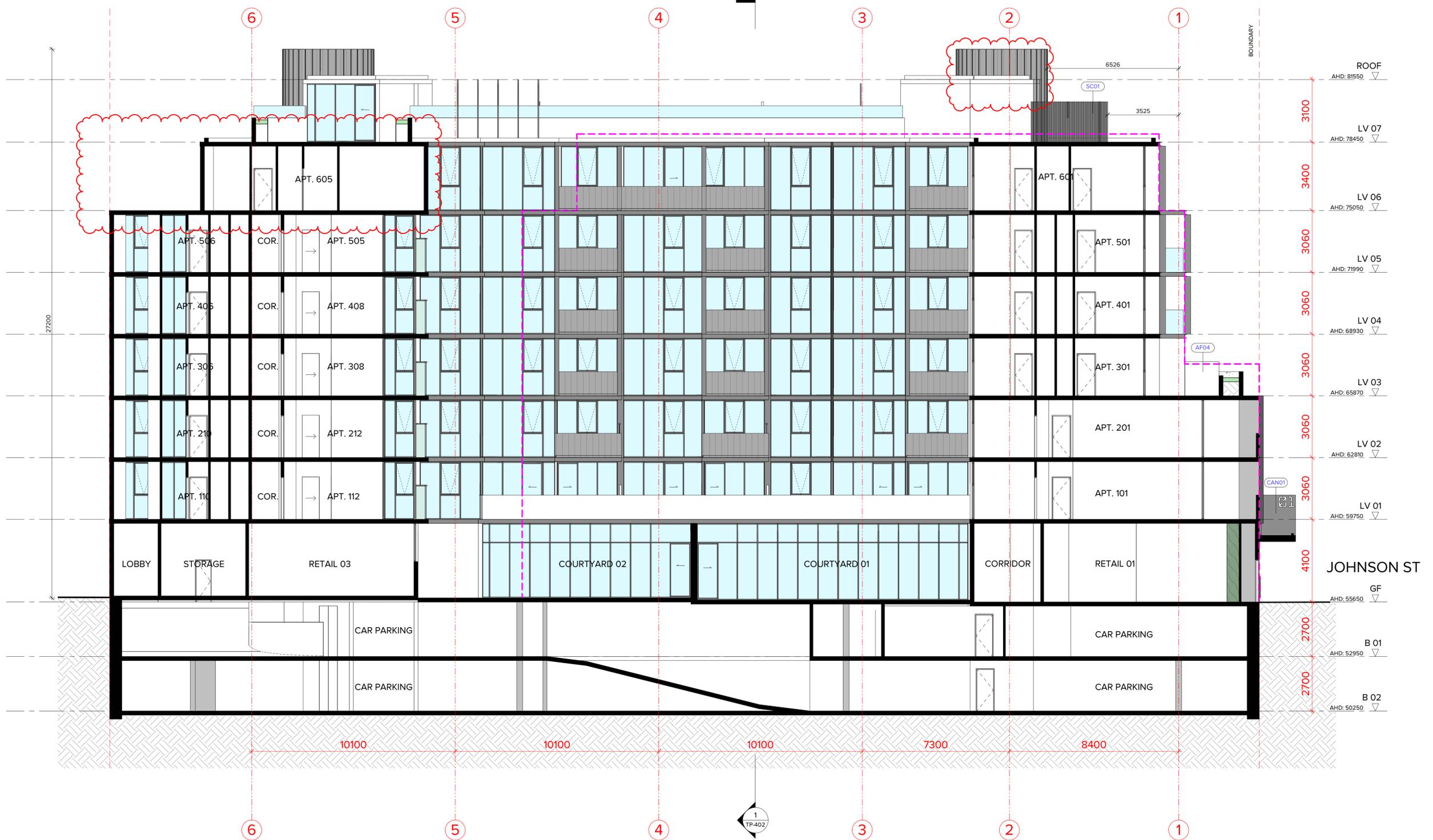
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B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED SECTION 02

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-402



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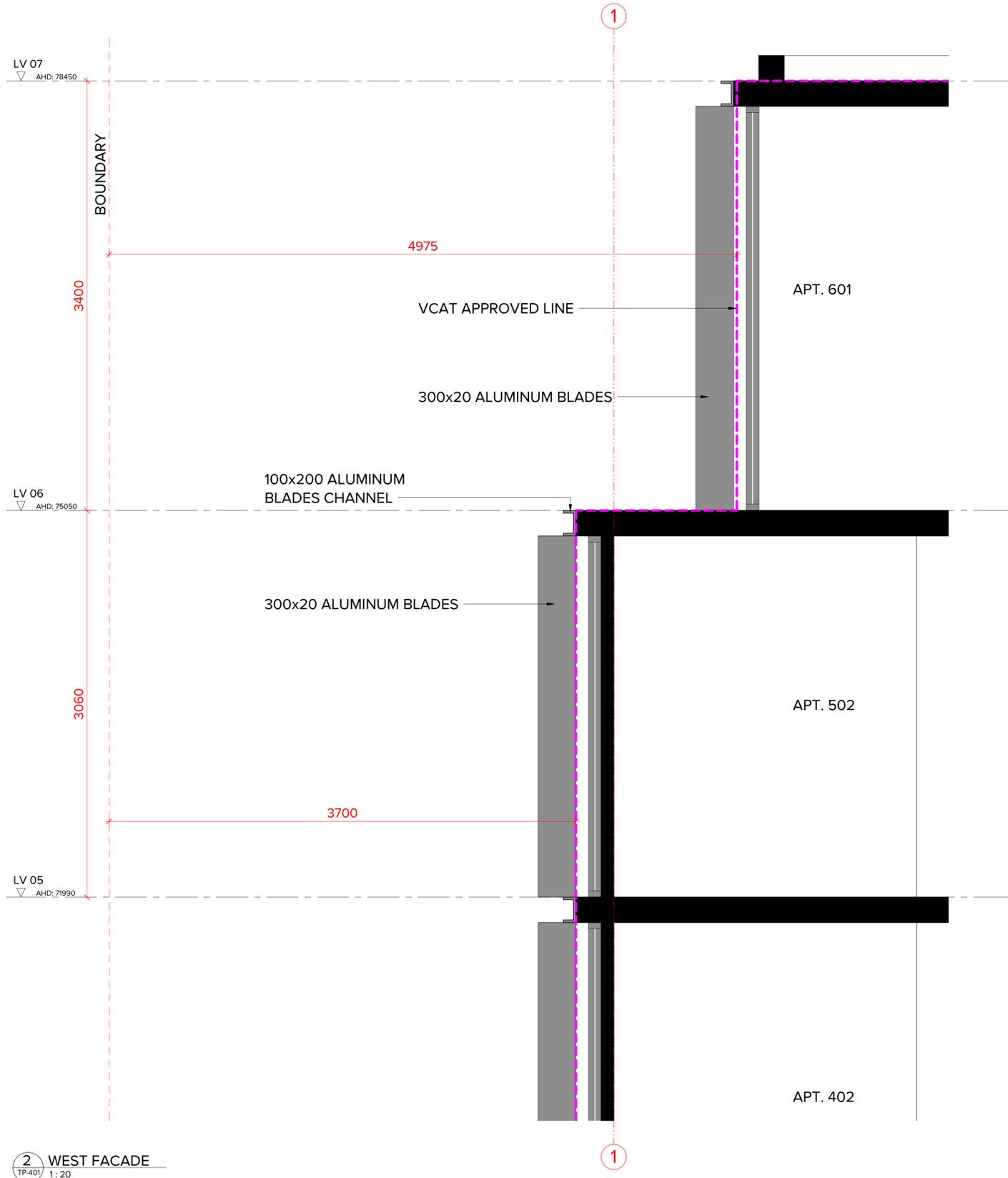
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
PROPOSED SECTION 03

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 100 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-403



2 WEST FACADE
TP-401 1:20



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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

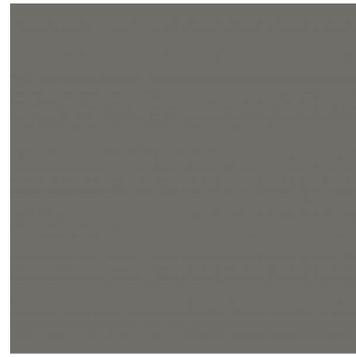
DATE: 21/11/2022 JOB N°: 40007
SCALE: 1:20 @ A1 REVISION N°: C
DRAWN: BHA
DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-404



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



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



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



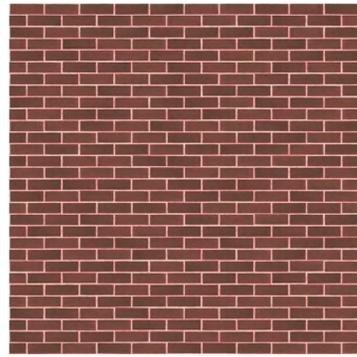
AF02 - APPLIED FINISH/PAINT - COLORBOND 'MONUMENT'.



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



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



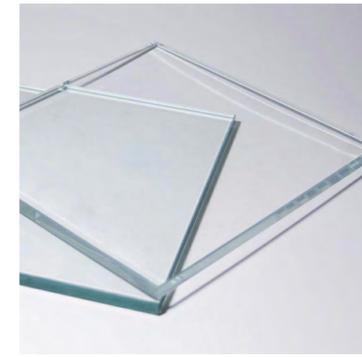
BRO2 - RED COLOURED GLAZED BRICKWORK.



D01/D05 - TIMBER FRAMED ENTRY DOORS.



D03 - SOLID TIMBER ENTRY DOORS.



GL01 - CLEAR GLASS



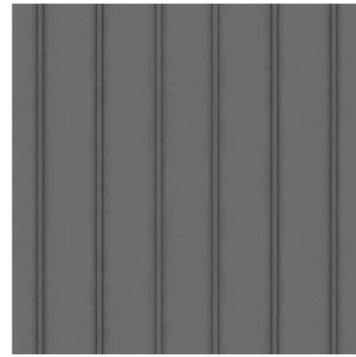
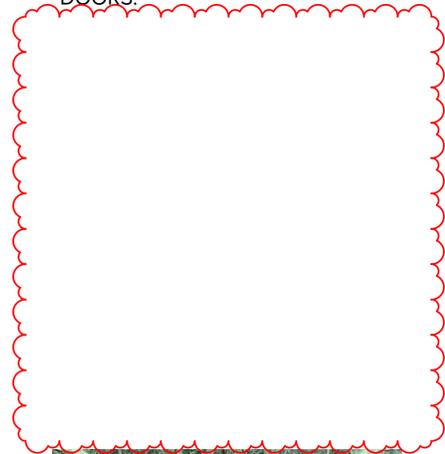
GL02 - OBSCURE GLASS



GL03 - SILVER GREY REFLECTIVE GLASS



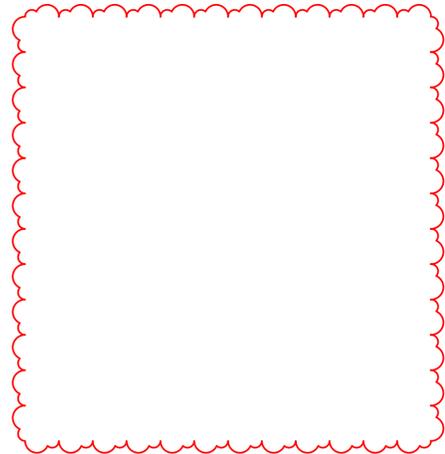
GL04 - MID GREY TINTED GLASS



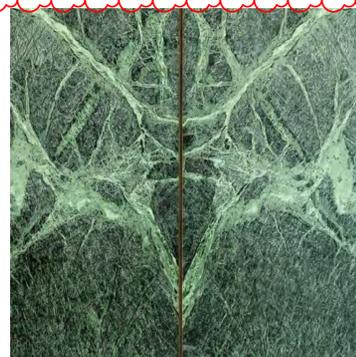
ME02 - COLORBOND 'WOODLAND GREY' CLADDING TO WALLS AND AS SHOWN ON BALUSTRADES WITH STANDING SEAM PROFILE.



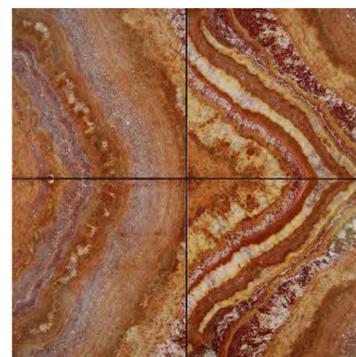
OC01 - OFF FORM CONCRETE.



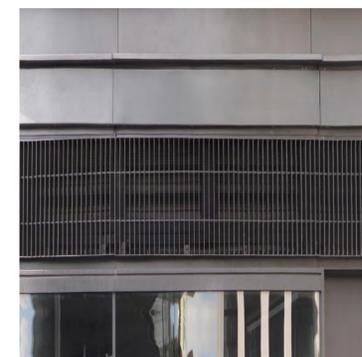
SH01 - ALUMINIUM SHROUD FEATURE. COLORBOND 'MONUMENT'.



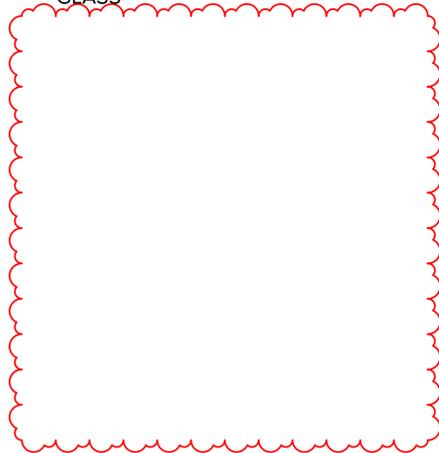
ST01 - FEATURE 'GREEN' MARBLE/NATURAL STONE.



ST02 - FEATURE 'RED' MARBLE/NATURAL STONE.



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



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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
EXTERNAL FINISHES SCHEDULE

DATE:	15/03/2023	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	C
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			
Apt No.	Apt. Type	Internal Area	Balcony Area
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	78.3 m ²	9.1 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:		1012.1 m ²	182.9 m ²

LV 02			
Apt No.	Apt. Type	Internal Area	Balcony Area

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	78.3 m ²	9.1 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:		1015.2 m ²	156.7 m ²

LV 03			
Apt No.	Apt. Type	Internal Area	Balcony Area

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	65.9 m ²	36.5 m ²
306	2B2B	78.3 m ²	9.1 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:		801.7 m ²	256.7 m ²

Apt No.	Apt. Type	Internal Area	Balcony Area
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LV 04			
Apt No.	Apt. Type	Internal Area	Balcony Area
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	65.9 m ²	10.5 m ²
406	2B2B	78.3 m ²	9.1 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:		794.8 m ²	105.9 m ²

LV 05			
Apt No.	Apt. Type	Internal Area	Balcony Area

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	65.9 m ²	10.5 m ²
506	2B2B	78.3 m ²	9.1 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:		794.8 m ²	105.9 m ²

LV 06			
Apt No.	Apt. Type	Internal Area	Balcony Area

601	3B2B	104.3 m ²	19.6 m ²
602	2B2B	71.4 m ²	9.0 m ²
603	3B2B	105.6 m ²	36.5 m ²
604	3B2B	106.8 m ²	30.6 m ²
605	3B2B	127.6 m ²	12.6 m ²
TOTAL:		515.7 m ²	108.3 m ²
APARTMENTS: 68		4934.2 m ²	916.4 m ²

LV 01	LV 02	LV 03	LV 04	LV 05	LV 06	
1B1B	1B1B	1B1B	1B1B	1B1B		
5	5	1	1	1		13
2B1B	2B1B	2B1B	2B1B	2B1B		
1	1	1	2	2	LV 06	7
2B2B	2B2B	2B2B	2B2B	2B2B	2B2B	
9	9	9	8	8	1	44
					3B2B	
					4	4
						68

AREA SCHEDULE - GROUND LEVEL TENANCIES

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

GF				
Apt No.	Name	Apt. Type	Internal Area	Balcony Area
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		LV 03	
LOBBY/CORE/SERVICES	35.9 m ²	INTERNAL	801.7 m ²
PARKING/STORAGE	1601.1 m ²	LOBBY/CORE/SERVICES	141.3 m ²
	1637.0 m ²		943.0 m ²

B 01		LV 04	
LOBBY/CORE/SERVICES	129.0 m ²	INTERNAL	794.8 m ²
PARKING/STORAGE	1508.0 m ²	LOBBY/CORE/SERVICES	141.3 m ²
	1637.0 m ²		936.1 m ²

GF		LV 05	
INTERNAL	966.5 m ²	INTERNAL	794.8 m ²
LOBBY/CORE/SERVICES	362.1 m ²	LOBBY/CORE/SERVICES	141.3 m ²
PARKING/STORAGE	123.2 m ²		936.1 m ²
	1451.9 m ²		

LV 01		LV 06	
INTERNAL	1012.1 m ²	INTERNAL	515.7 m ²
LOBBY/CORE/SERVICES	189.9 m ²	LOBBY/CORE/SERVICES	108.2 m ²
	1202.0 m ²		623.9 m ²

LV 02		LV 07	
INTERNAL	1015.2 m ²	LOBBY/CORE/SERVICES	55.2 m ²
LOBBY/CORE/SERVICES	176.3 m ²		55.2 m ²
	1191.5 m ²	TOTAL GFA	10613.7 m ²

AREA SCHEDULE - LANDSCAPE/PLANTER BOX AREA

Level	Area	Level	Area
-------	------	-------	------

GF	58.1 m ²	LV 04	2.6 m ²
LV 01	38.6 m ²	LV 05	2.6 m ²
LV 02	2.6 m ²	LV 06	38.8 m ²
LV 03	85.5 m ²	LV 07	45.4 m ²
		TOTAL LANDSCAPE	274.2 m ²

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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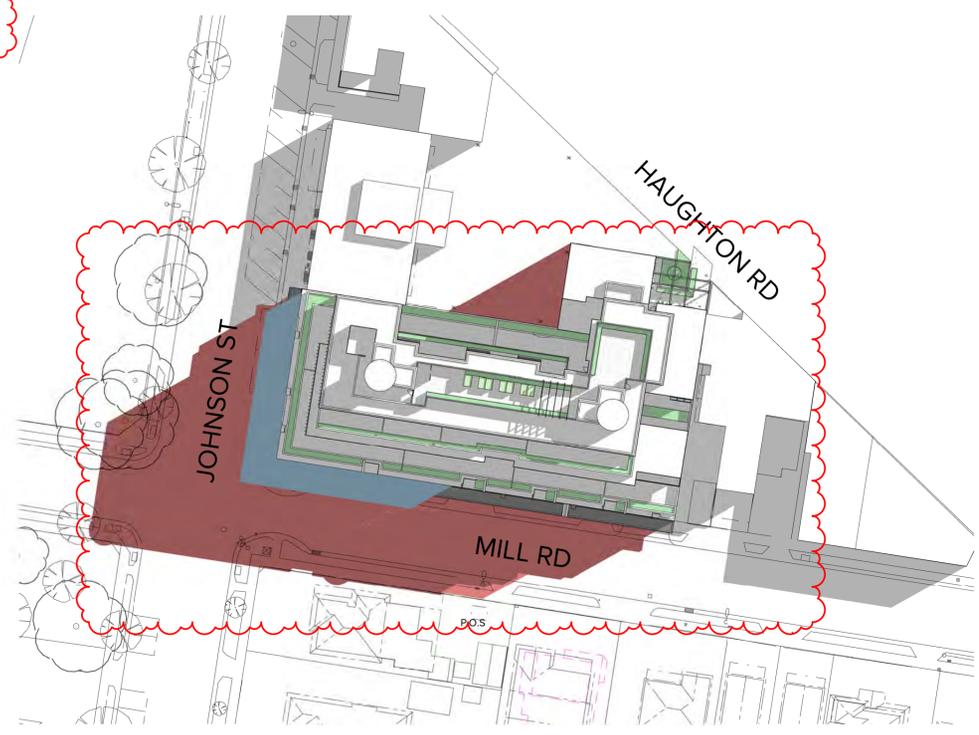
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A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

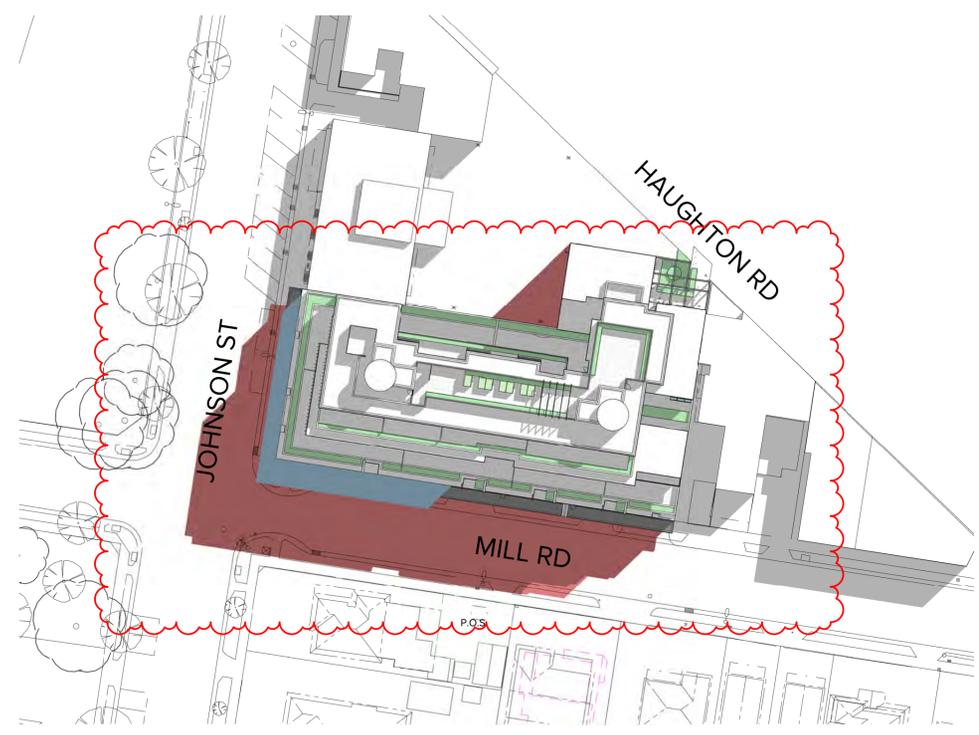
PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH
DRAWING TITLE:
AREA SCHEDULES

DATE:	15/03/2023	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:		DRAWING N°:	
TOWNPLANNING		TP-502	

■ ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING IN THE 21.11.22 REVISION
■ ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING IN THE CURRENT REVISION
■ SHADOWS CAST BY EXISTING BUILT FORM



Sept.22 - 09.00



Sept.22 - 10.00



Sept.22 - 11.00



Sept.22 - 12.00


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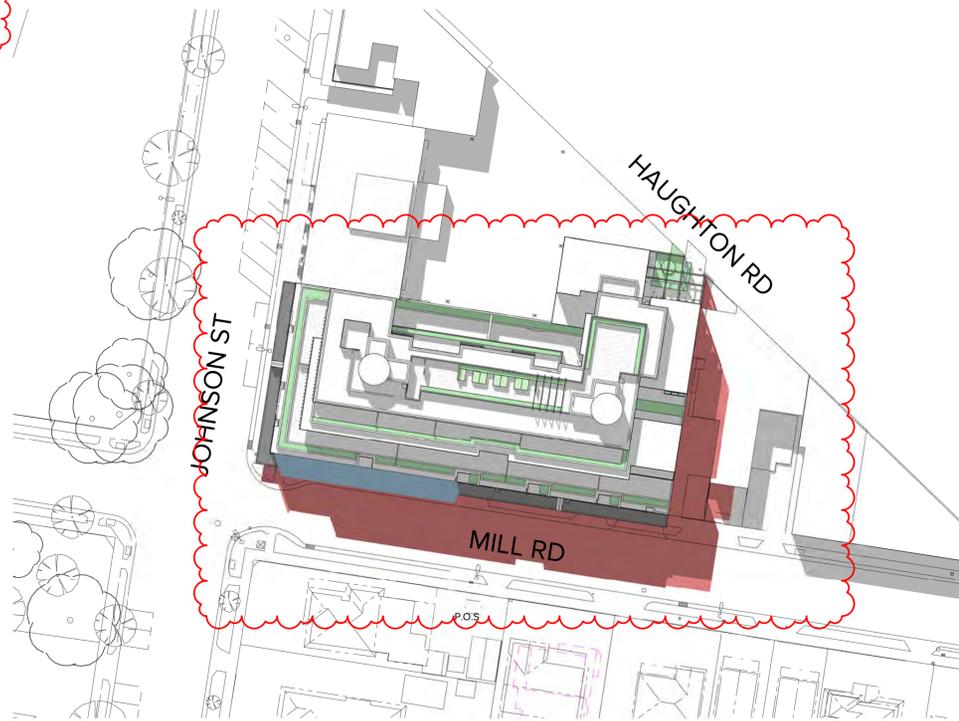
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

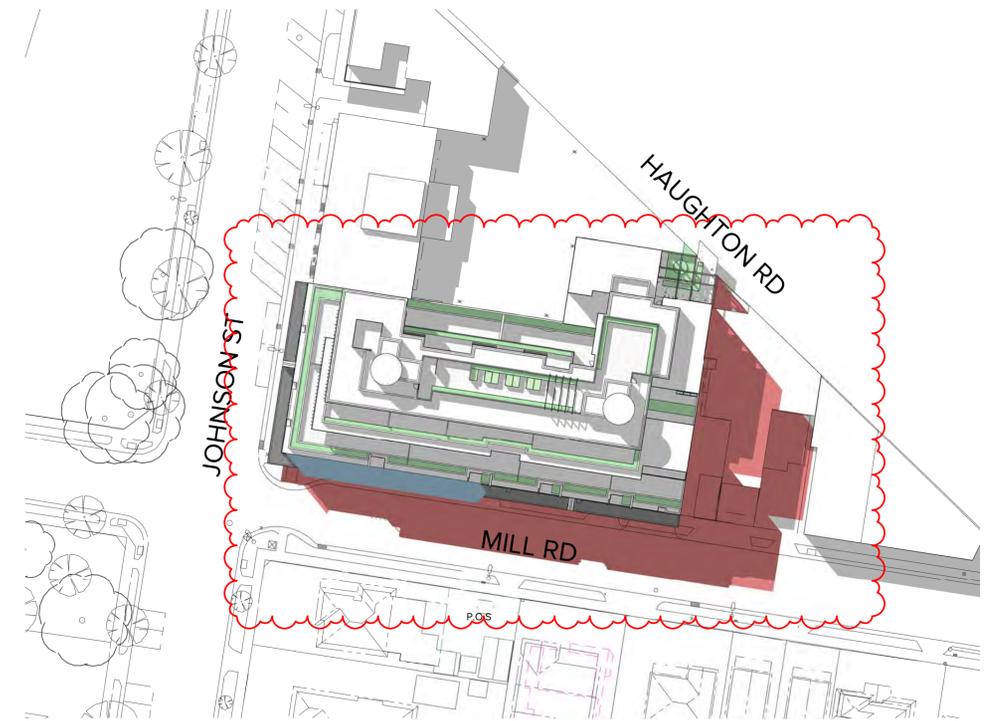
PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
 12-14 JOHNSON STREET & 1 MILL ROAD,
 OAKLEIGH**
 DRAWING TITLE:
SHADOW DIAGRAMS - SHEET 01

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 500 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-600

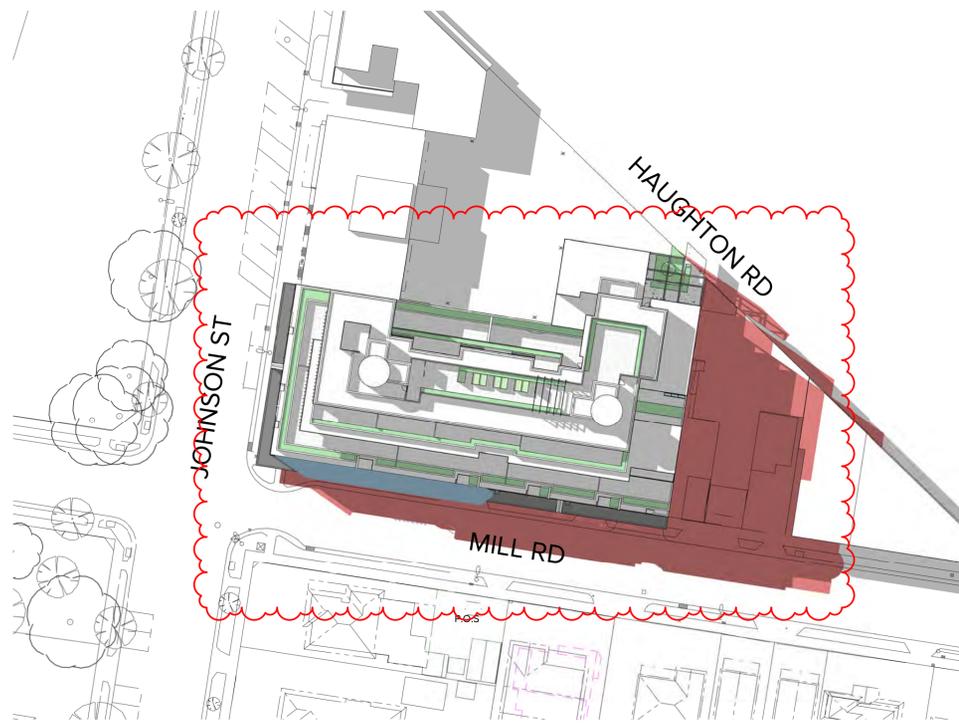
- ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING IN THE 21.11.22 REVISION
- ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING IN THE CURRENT REVISION
- SHADOWS CAST BY EXISTING BUILT FORM



Sept.22 - 13.00



Sept.22 - 14.00



Sept.22 - 15.00

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C	15.03.23	APPLICATION AMENDMENT			

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

DATE:	15/03/2023	JOB N°:	40007
SCALE:	1: 500 @ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-601



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C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
3D PERSPECTIVE - JOHNSON STREET

DATE:	15/03/2023	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-700



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B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
3D PERSPECTIVE - MILL ROAD

DATE:	15/03/2023	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-701



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B	21.11.22	APPLICATION AMENDMENT			
C	15.03.23	APPLICATION AMENDMENT			

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

DRAWING TITLE:
3D PERSPECTIVE - MILL ROAD

DATE:	15/03/2023	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	C
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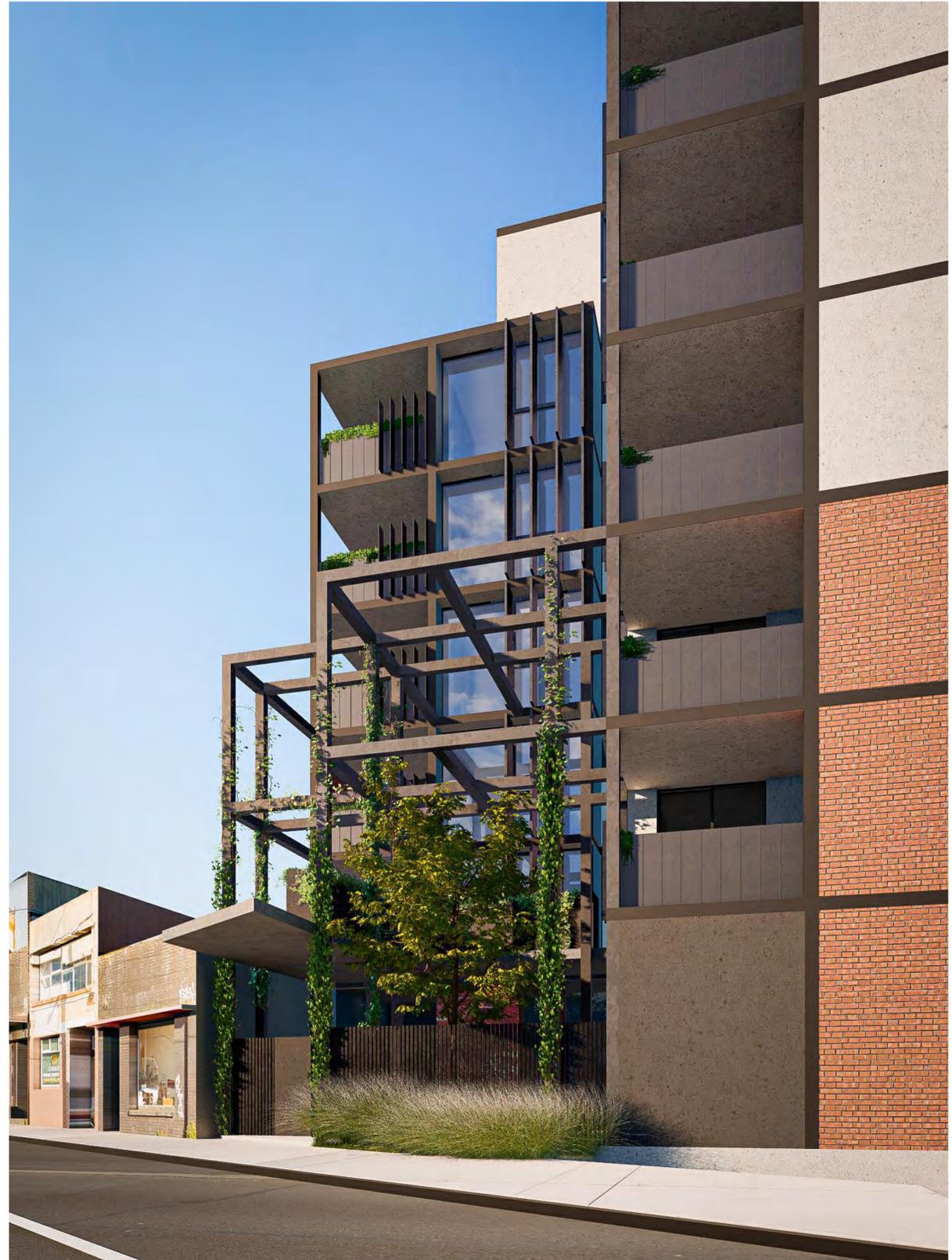
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PROJECT:
**PROPOSED MIXED-USE DEVELOPMENT
12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH**

DRAWING TITLE:
3D PERSPECTIVE - HAUGHTON ROAD

DATE:	15/03/2023	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-703



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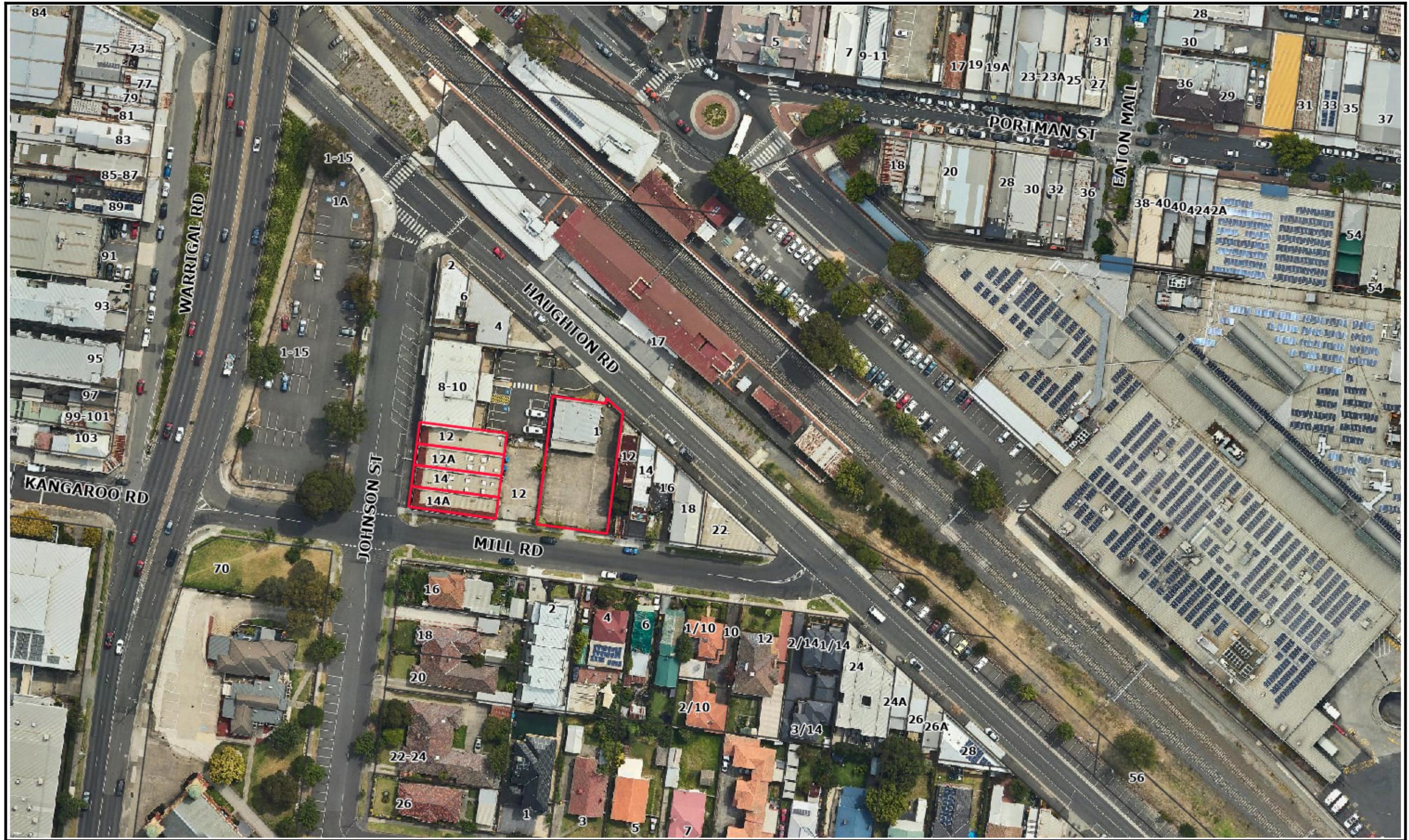
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C	15.03.23	APPLICATION AMENDMENT			

PROJECT:
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12-14 JOHNSON STREET & 1 MILL ROAD,
OAKLEIGH**

DRAWING TITLE:
3D PERSPECTIVE - HAUGHTON ROAD

DATE:	15/03/2023	JOB N°:	40007
SCALE:	@ A1	REVISION N°:	C
DRAWN:	BHA		
DRAWING STATUS:	TOWNPLANNING	DRAWING N°:	TP-704

Attachment 2: 12-14 Johnson Street & 1 Mill Road, Oakleigh



Objector Map

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



1:2500



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