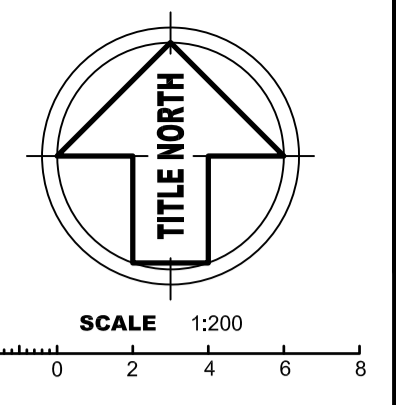


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DRAWING REGISTER	
DWG No.	DWG NAME
	COVER SHEET
A100P	EXISTING CONDITION-FEATURE SURVEY PLAN
A101P	NEIGHBOURHOOD CHARACTER
A201P	BASEMENT 2 FLOOR PLAN
A202P	BASEMENT 1 FLOOR PLAN
A203P	GROUND FLOOR PLAN
A204P	LEVEL 1 FLOOR PLAN
A205P	LEVEL 2 FLOOR PLAN
A206P	LEVEL 3 FLOOR PLAN
A207P	LEVEL 4 FLOOR PLAN
A208P	ROOF PLAN
A300P	DESIGN RESPONSE-URBAN CONTEXT
A301P	DESIGN RESPONSE-SECTION DIAGRAM
A302P	DESIGN RESPONSE-LEVEL 1 APARTMENTS
A303P	DESIGN RESPONSE-LEVEL 2 APARTMENTS
A304P	DESIGN RESPONSE-LEVEL 3-APARTMENTS
A305P	DESIGN RESPONSE-LEVEL 4 APARTMENTS
A501P	ELEVATION SHEET 1
A502P	ELEVATION SHEET 2
A801P	SHADOW DIAGRAMS
A901P	MASSING



CHESTER STREET

Legend	
4 Instrument Station	△
104 Existing Surface	+
201 Single Tree	○
308 Side Entry Pit	⊠
309 Grated Pit	⊠
311 Gatic Pit	⊠
403 Edge Of Bitumen	+
408 Back Of Kerb/Channel	+
410 Pedestrian Path	+
413 Brick Paving	+
418 Lane Lines(Solid)	+
420 Traffic Arrow	→
503 Signs	+
505 Traffic Signal Pole	+
518 Multi Mounted Sign	+
522 Rubbish Bin	+
523 Seat / Bench	+
602 Shed	+
603 Brick Building	+
604 Verandah	+
611 Parapet	+
614 2nd Storey Decking/Balcony	+
630 Floor Level	+
711 Light Pole	+
713 Electricity Pole With Light	+
717 Electricity Line Overhead	+
721 Telecommunications Pit	+
725 Telecommunications Phone Box	+
730 Gas Main	+
741 Sewerage Pit	+
742 Sewerage - Maintenance Shaft	+
743 Sewerage - Underground	+
747 Inspection Shaft Cap	+
751 Stop Valve	+
752 Fire Plug	+
903 Fence - Palings	+
904 Gate	+
911 Fence - Brick	+
913 Fence - Chain Wire Mesh	+
950 Title	+
951 Surrounding Title	+

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NOTATIONS
 Date of Survey 19/03/2018
 Survey Data Used - P:\2018\8100\8128\DTM812800.see

EASEMENTS
 Land Subject to Easement - NIL

DATUM
HEIGHT DATUM
 This plan has been connected to the Australian Height Datum vide MMB1622 with a stated value of RL69.505

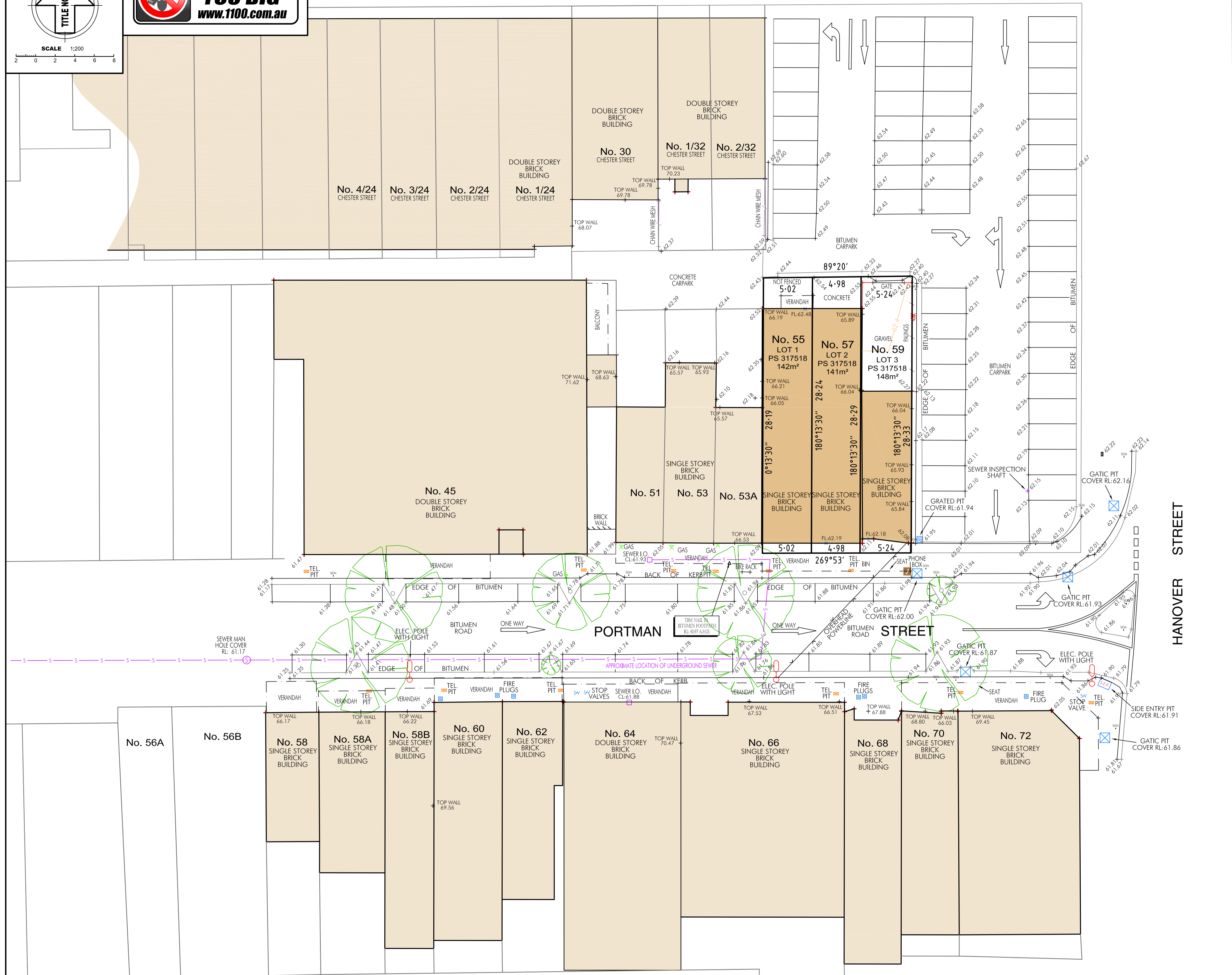
CO-ORDINATE DATUM
 This plan has been drawn on a Local Grid coordinates.
 * THE INFORMATION SHOWN IN THIS PLAN IS ON PLANE CO-ORDINATES ONLY.

LAYERING
 Layers on this plan maybe FROZEN.
 Refer to frozen layers with a suffix of -L for levels
 Refer to frozen layers with a suffix of -C for crosses

CONTOURS
 Contours shown on this plan are in 3D
 Refer to layer 1043 for minor contour lines.
 Refer to layer 1053 for major contour lines.
 Contour Interval 0.2 metres

TITLE RE-ESTABLISHMENT
 Fences shown hereon are indicative only. Refer to Plan of Survey NNH Ref: **8128R** for accurate location & description of fencing & location of any survey marks placed.

IMPORTANT NOTES:
 1) This plan is prepared for **PORTMAN PROPERTIES P/L** for the purpose of designing new constructions on the land and should not be used for any other purpose. services shown hereon have been located by field survey. other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services
 2) This drawing is best viewed using either AutoCAD Release 15.1 and above, with all the required Shapefiles, Linetypes & Font Files installed or in PDF format (as supplied by Nilsson Noel & Holmes (Surveyors) Pty. Ltd.). Nilsson Noel & Holmes (Surveyors) takes NO responsibility for the interpretation of the information contained in this plan.
 THESE NOTES ARE AN INTEGRAL PART OF THE PLAN.



Date:	Rev.	Amendments:

SURVEYED BY:	A.F. - A.K.	DATUM:	AHD
DRAWN:	A.F.	DATE:	05/04/2018
CHECKED:	D.J.N.	SCALE:	1:200

Nilsson, Noel & Holmes (Surveyors) Pty Ltd
 Surveyors, Engineers & Town Planners
 A.C.N. 067 949 615
 8A Codrington Street, Cranbourne 3977
 Phone (03) 5996 4133 Fax (03) 5996 6119

PORTMAN PROPERTIES P/L
 55, 57 & 59 PORTMAN STREET, OAKLEIGH

N.N.H. REF. NO. **8128**

55-59 Portman Street Oakleigh
 MIX-USED DEVELOPMENT

TOWN PLANNING RFI SET
 EXISTING CONDITION-FEATURE SURVEY PLAN

11/7/2019
 2018052TPA100P





PORTMAN STREET CORNER **C**



STREET FRONTAGE LOOKING FROM WEST **D**



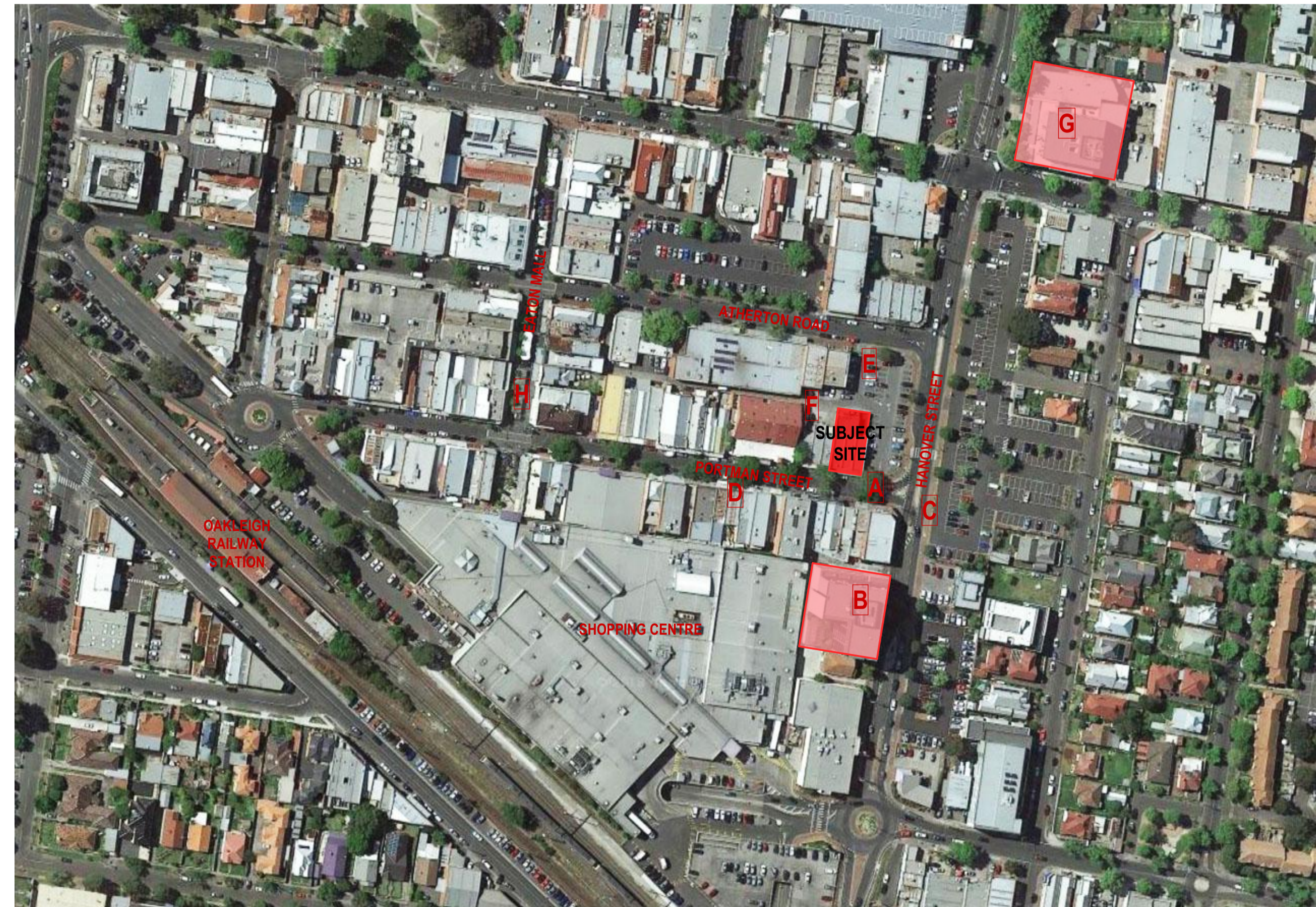
SITE REAR EXISTING CONDITION **E**



CARPARK ACCESS TO 47 PORTMAN ST FROM REAR LANEWAY **F**



EXISTING 8-STOREY APARTMENT BUILDING **B**



EXISTING 6-STOREY APARTMENT BUILDING **G**



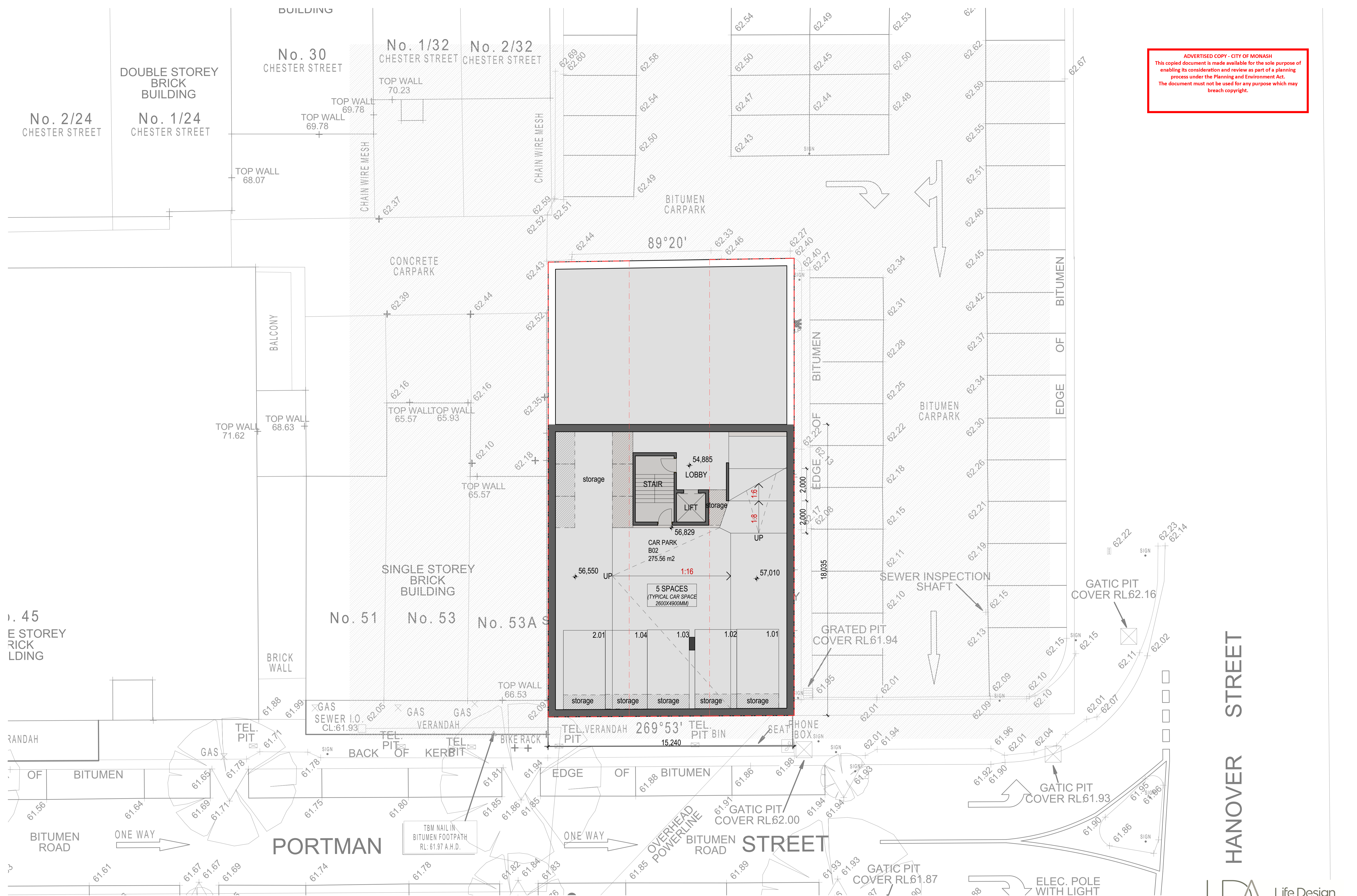
EXISTING STREET FRONTAGE **A**

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EATON MALL PEDESTRIAN STREET **H**

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55-59 Portman Street Oakleigh
MIX-USED DEVELOPMENT

TOWN PLANNING RFI SET
BASEMENT 2 FLOOR PLAN

2018052TPA201P

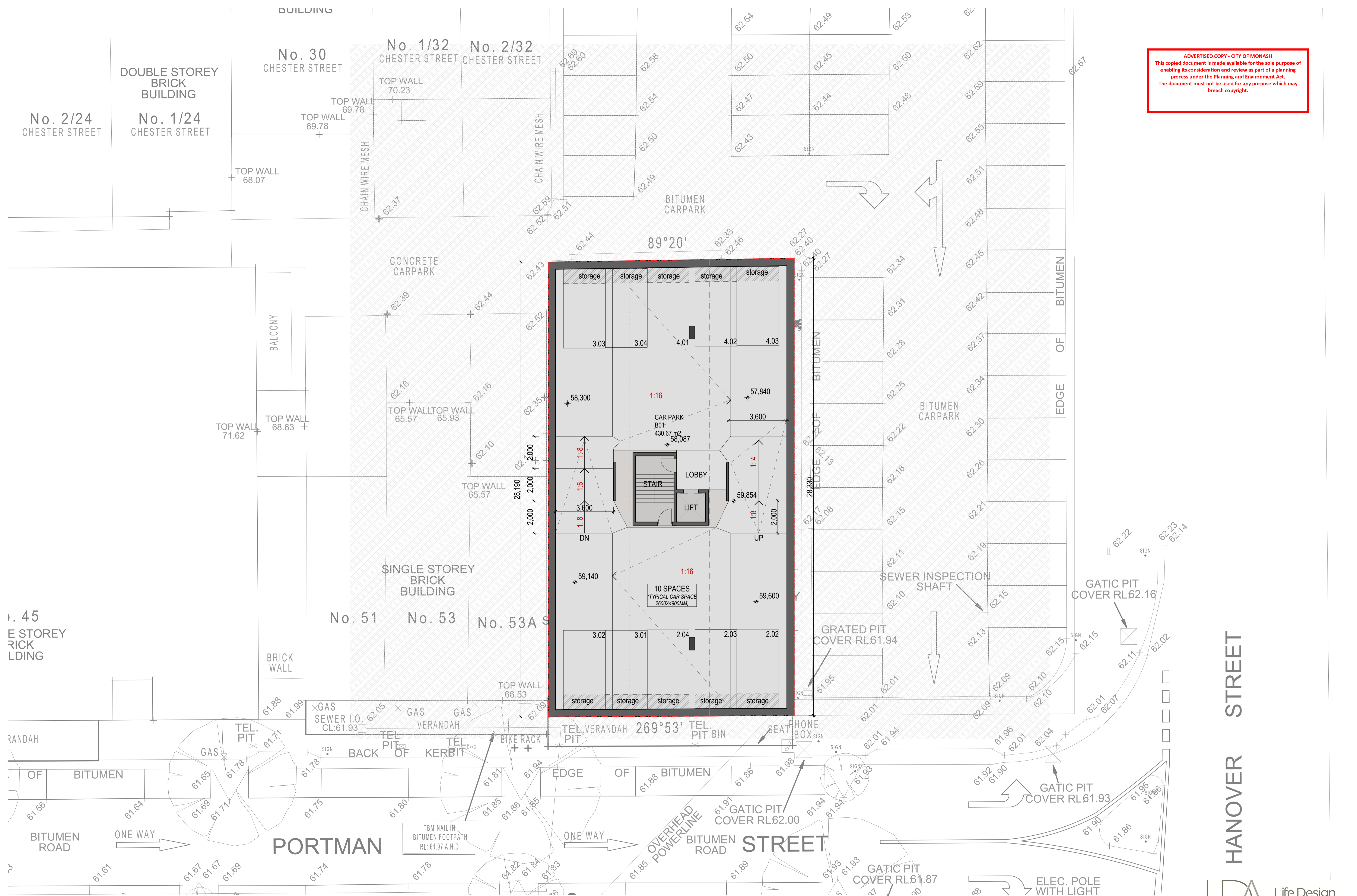
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55-59 Portman Street Oakleigh
MIX-USED DEVELOPMENT

TOWN PLANNING RFI SET
BASEMENT 1 FLOOR PLAN

2018052TPA202P

11/7/2019

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No. 2/24
CHESTER STREET

DOUBLE STOREY
BRICK
BUILDING

No. 1/24
CHESTER STREET

TOP WALL
68.07

CHAIN WIRE MESH

CHAIN WIRE MESH

BITUMEN
CARPARK

89°20'

PROPOSED
CARPARK ENTRY

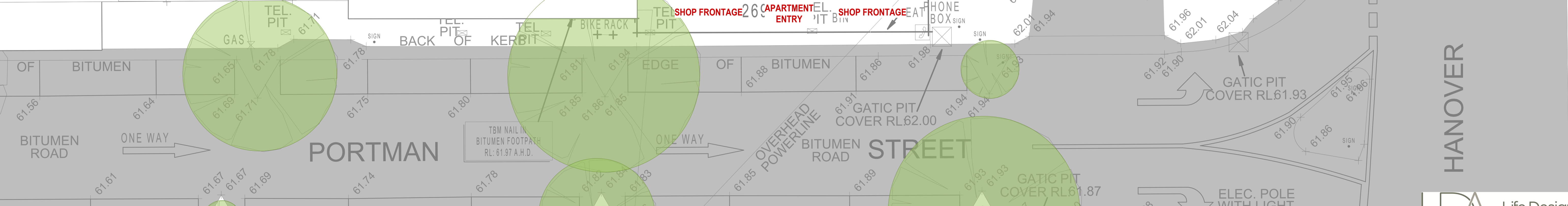
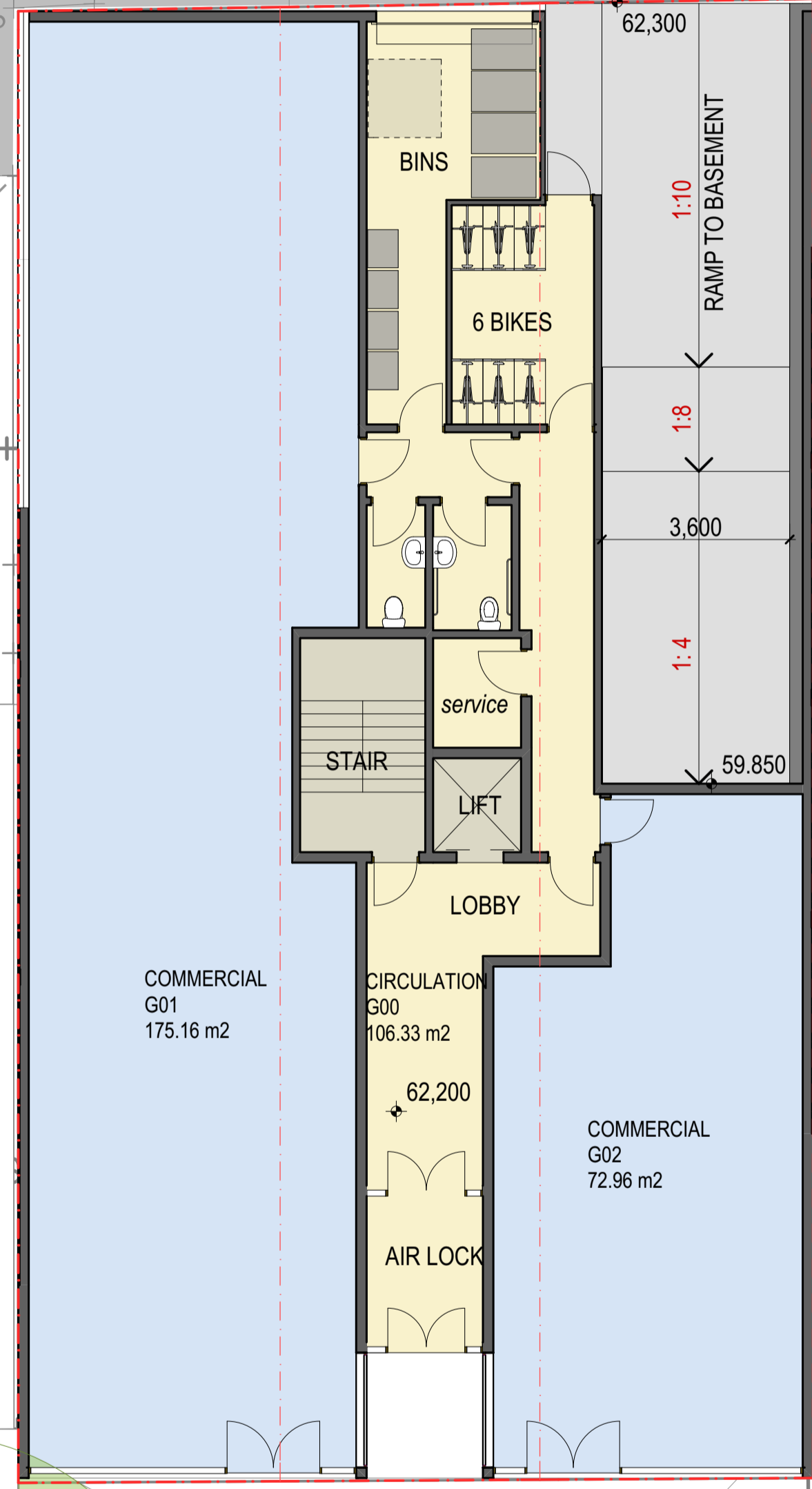
CONCRETE
CARPARK

BALCONY

TOP WALL
68.63

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DEVELOPMENT SUMMARY			PARKING PROVISION
GROUND FLOOR			
G.01	COMMERCIAL	175M ²	NIL
G.02	COMMERCIAL	73M ²	NIL
LEVEL 1			
1.01	2 BED APARTMENT		1
1.02	2 BED APARTMENT		1
1.03	2 BED APARTMENT		1
1.04	2 BED APARTMENT		1
LEVEL 2			
2.01	2 BED APARTMENT		1
2.02	2 BED APARTMENT		1
2.03	2 BED APARTMENT		1
2.04	2 BED APARTMENT		1
LEVEL 3			
3.01	2 BED APARTMENT		1
3.02	2 BED APARTMENT		1
3.03	2 BED APARTMENT		1
3.04	2 BED APARTMENT		1
LEVEL 4			
4.01	2 BED APARTMENT		1
4.02	1 BED APARTMENT		1
4.03	2 BED APARTMENT		1
TOTAL CARPARK PROVISION			15



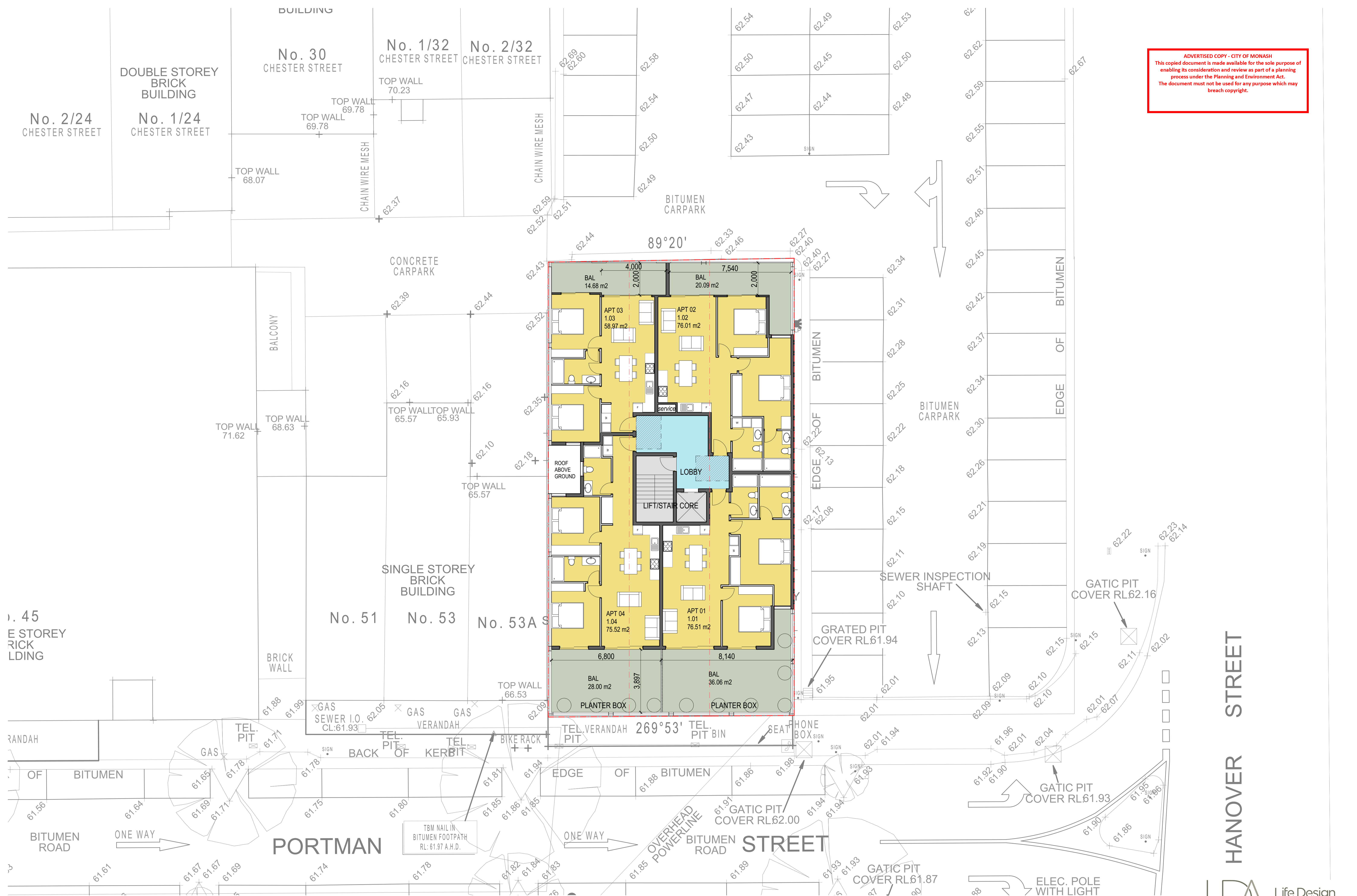
55-59 Portman Street Oakleigh
MIX-USED DEVELOPMENT

TOWN PLANNING RFI SET
GROUND FLOOR PLAN

2018052TPA203P

11/7/2019

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TOWN PLANNING RFI SET
LEVEL 1 FLOOR PLAN

2018052TPA204P

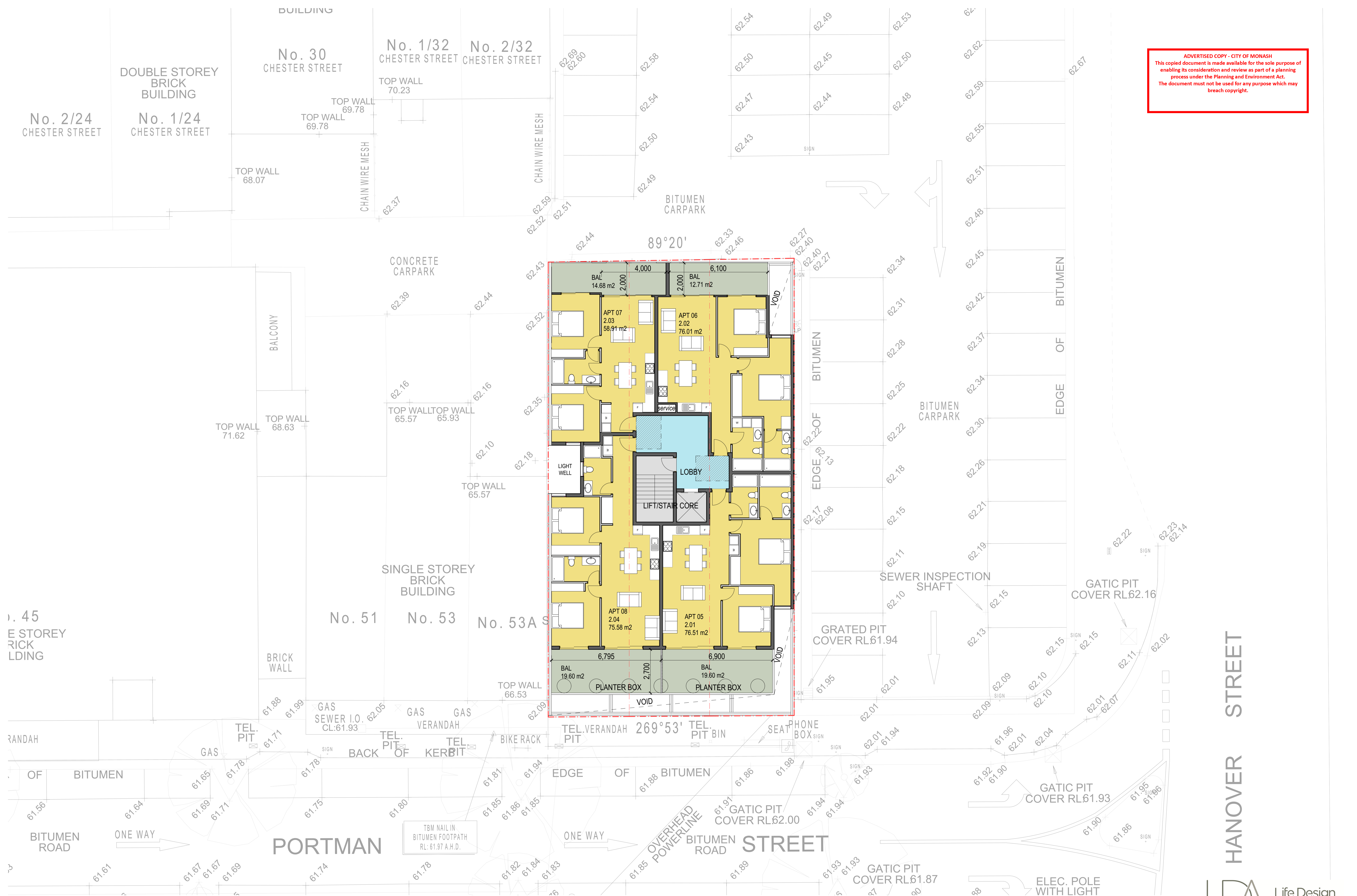
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TOWN PLANNING RFI SET
LEVEL 2 FLOOR PLAN

2018052TPA205P

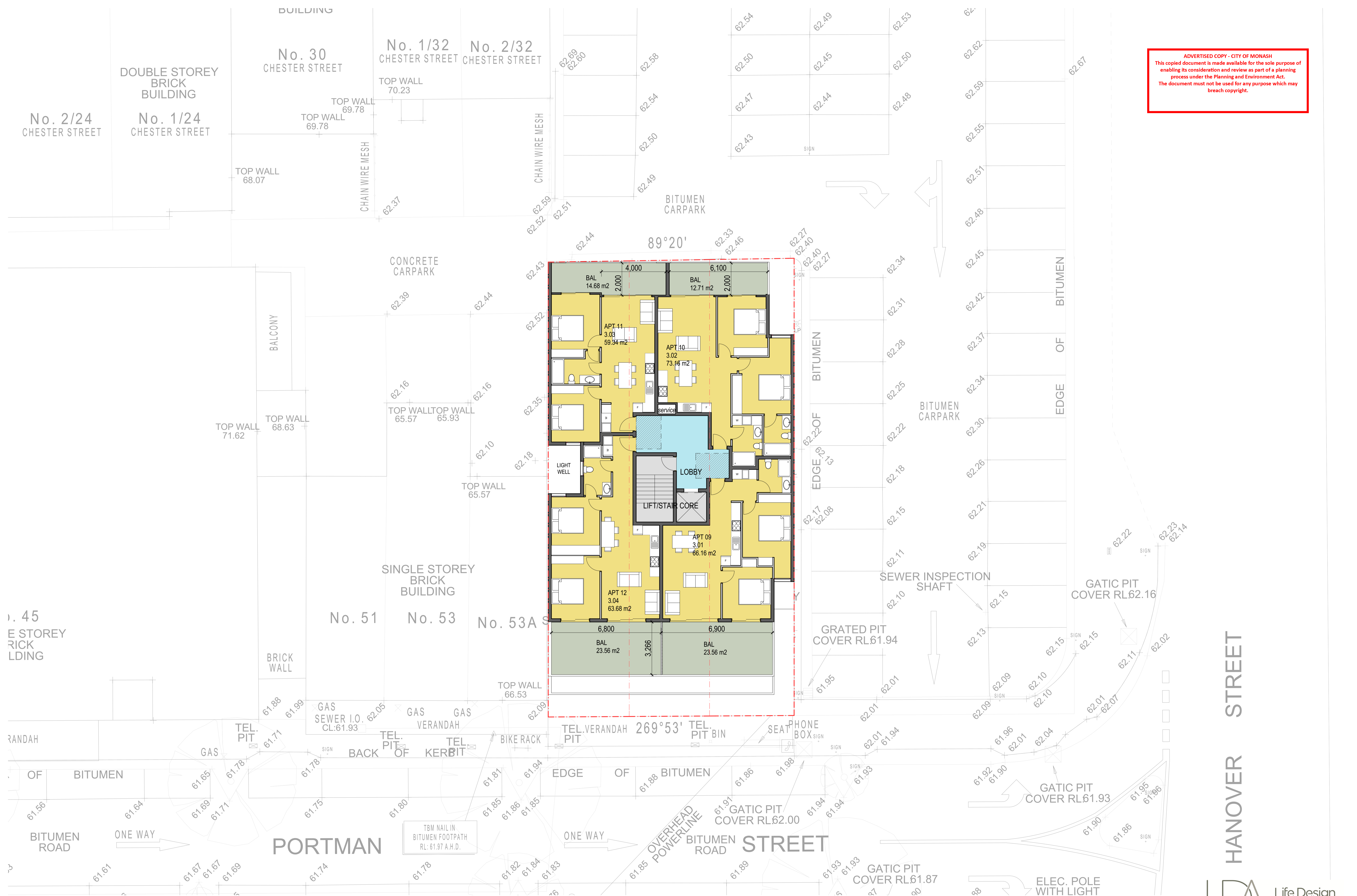
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MIX-USED DEVELOPMENT

TOWN PLANNING RFI SET
LEVEL 3 FLOOR PLAN

2018052TPA206P

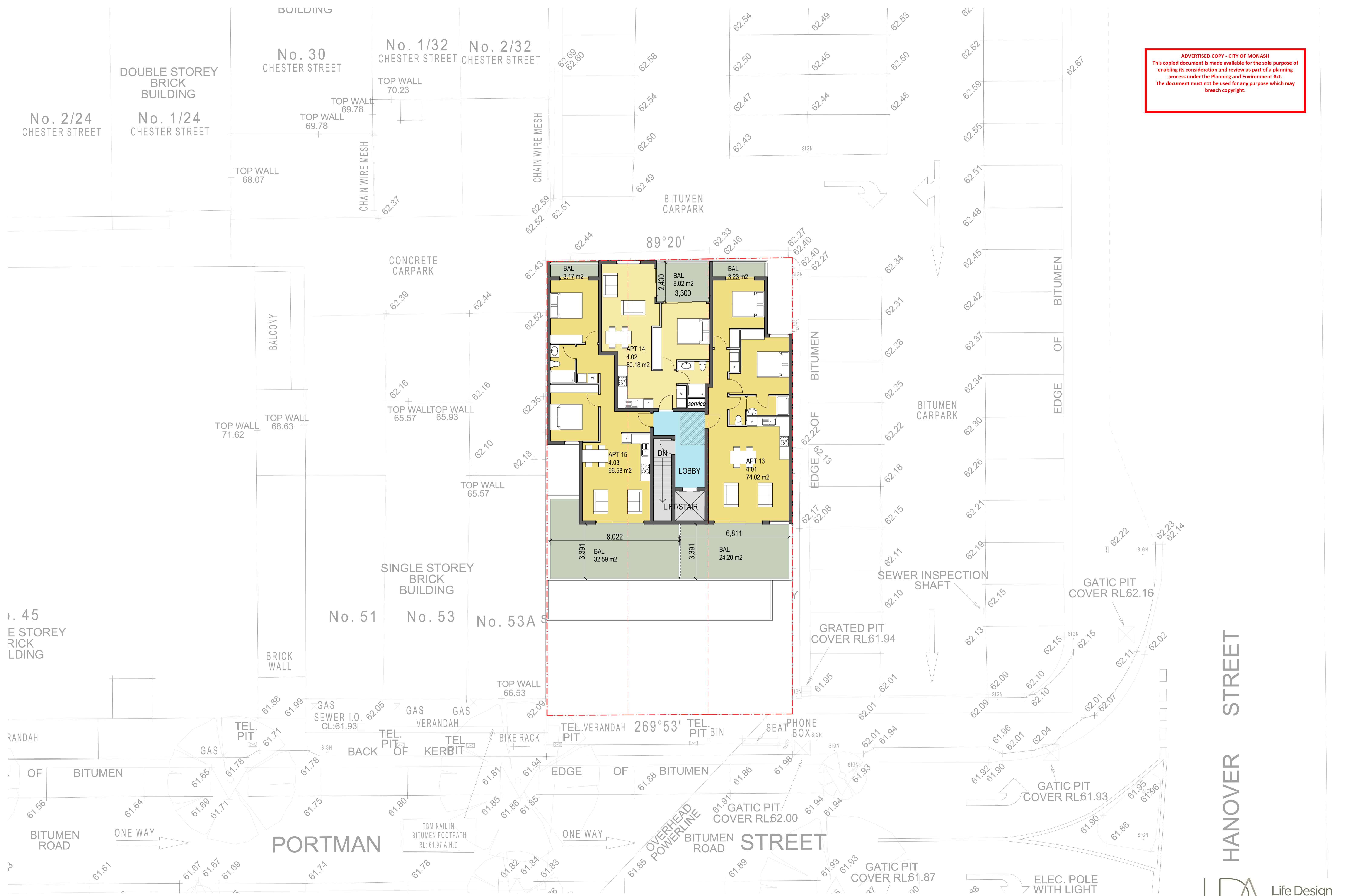
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 MIX-USED DEVELOPMENT

TOWN PLANNING RFI SET
 LEVEL 4 FLOOR PLAN

2018052TPA207P

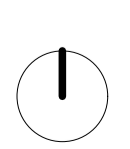
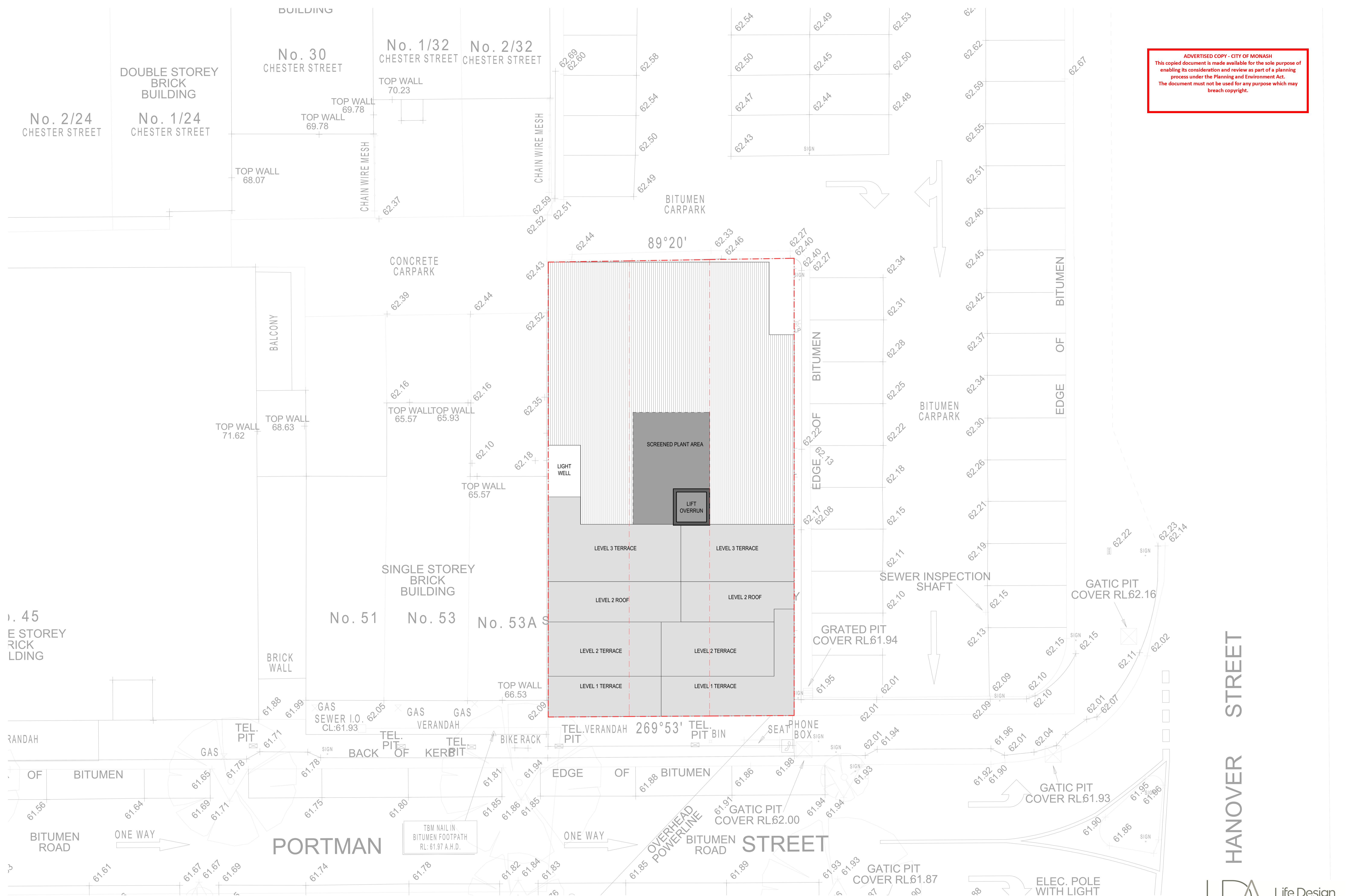
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TOWN PLANNING RFI SET
ROOF PLAN

2018052TPA208P

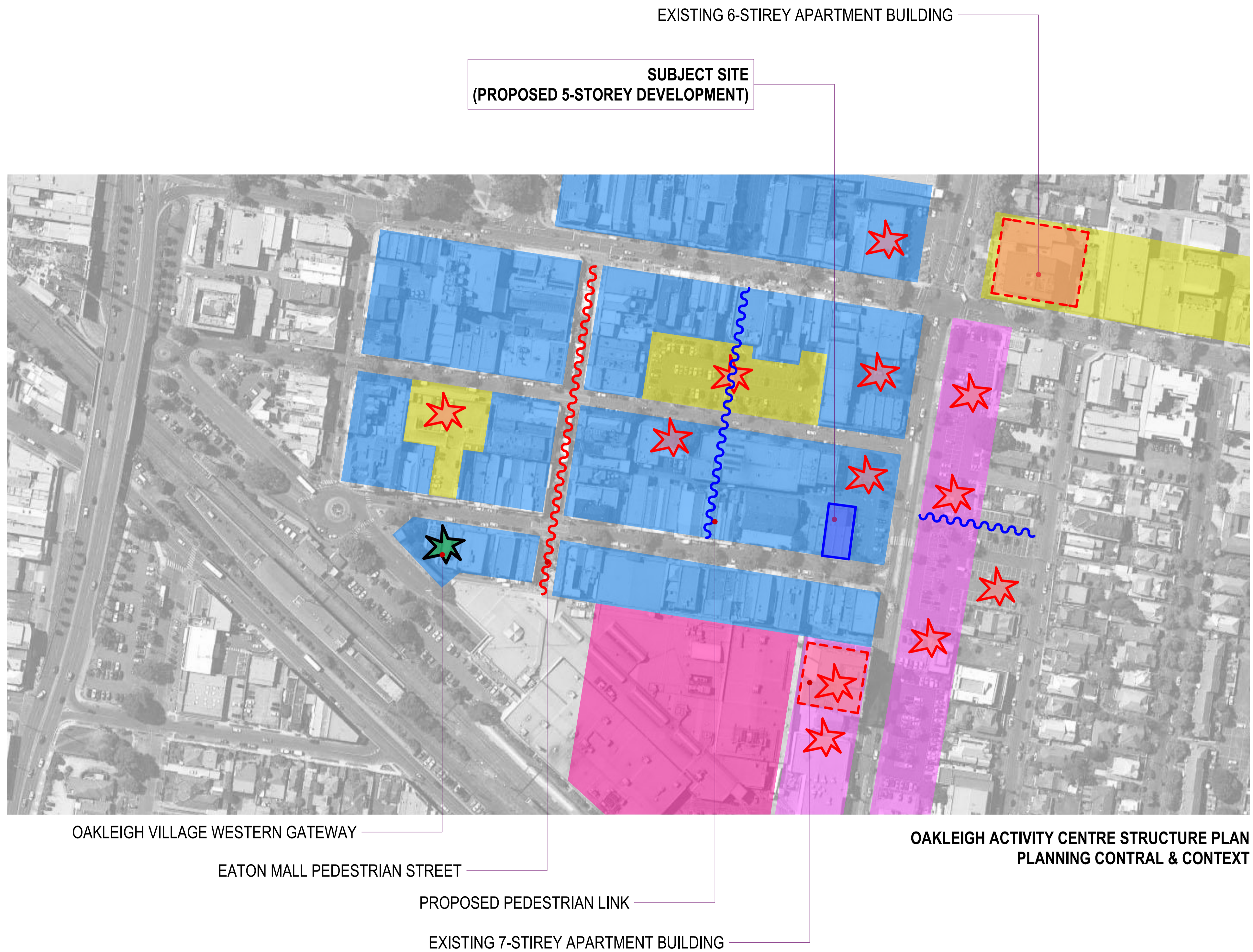
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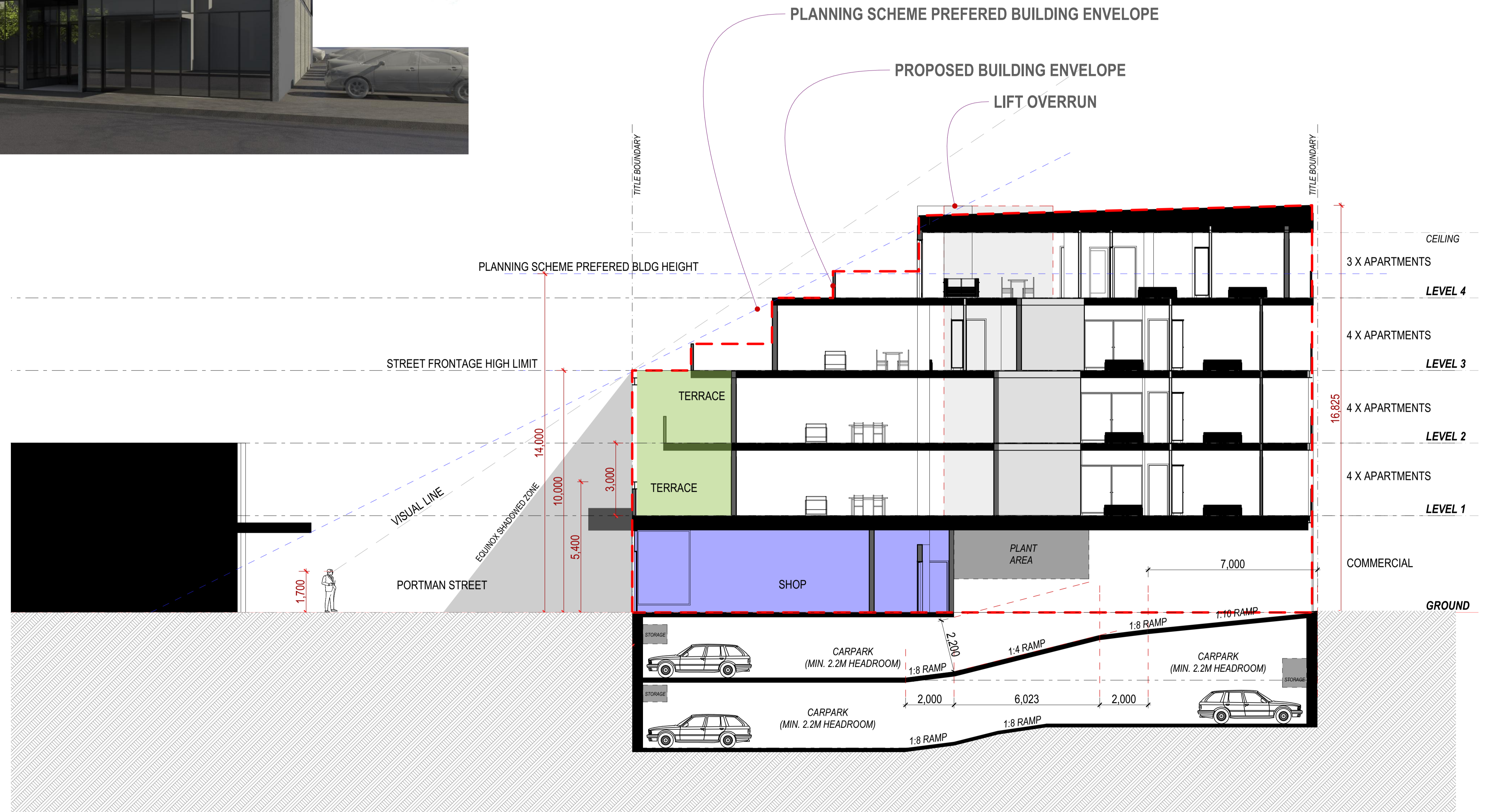
LEGEND

- SUBJECT SITE
- ★ STRATEGIC DEVELOPMENT SITES
- EXISTING MULTI-STOREY BUILDINGS
- 4-STOREY (PLANNING SCHEME PREFERED BLDG HEIGHT)
- 5-STOREY (PLANNING SCHEME PREFERED BLDG HEIGHT)
- 7-STOREY (PLANNING SCHEME PREFERED BLDG HEIGHT)
- 8-STOREY (PLANNING SCHEME PREFERED BLDG HEIGHT)
- ~ PROPOSED PEDESTRIAN LINKS
- ★ OAKLEIGH VILLAGE WESTERN GATEWAY

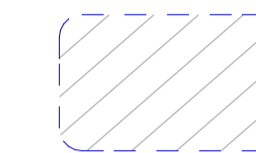
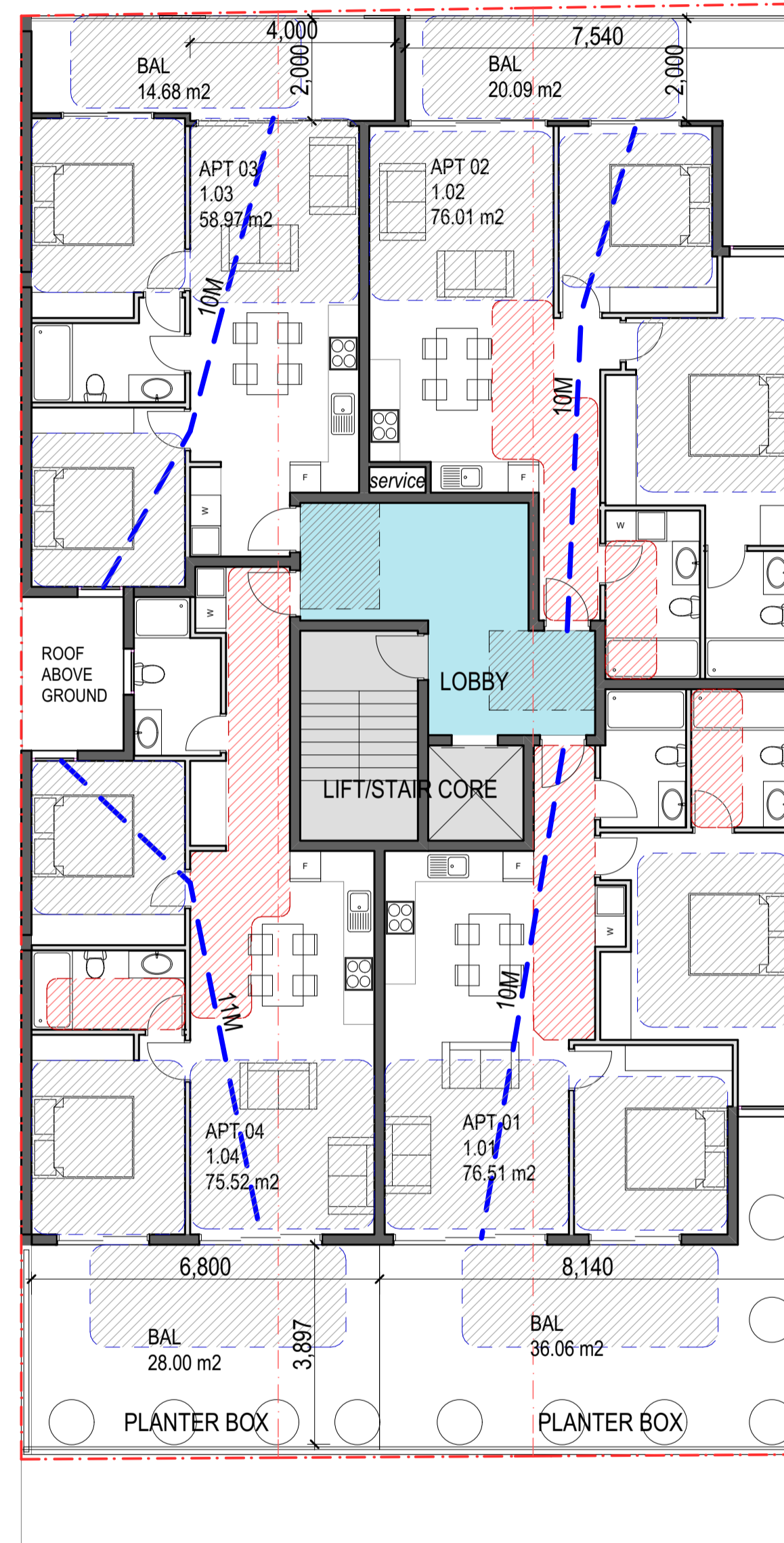
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PORTMAN ST FRONT VIEW



SECTION CROSS PORTMAN STREET

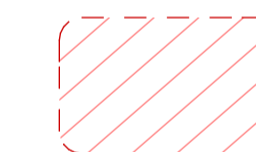


MIN. ROOM SIZES (BETTER APARTMENT STANDARD)

1XBED
 LIVING: 3.3M WIDE, 10M² AREA
 BEDROOM: 3.4X3M
 BALCONY: 1.8M WIDE, 8M² AREA

2XBED
 LIVING: 3.6M WIDE, 12M² AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2M WIDE, 10M² AREA

3XBED
 LIVING: 3.6M WIDE, 12M² AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2.4M WIDE, 12M² AREA

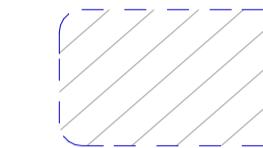
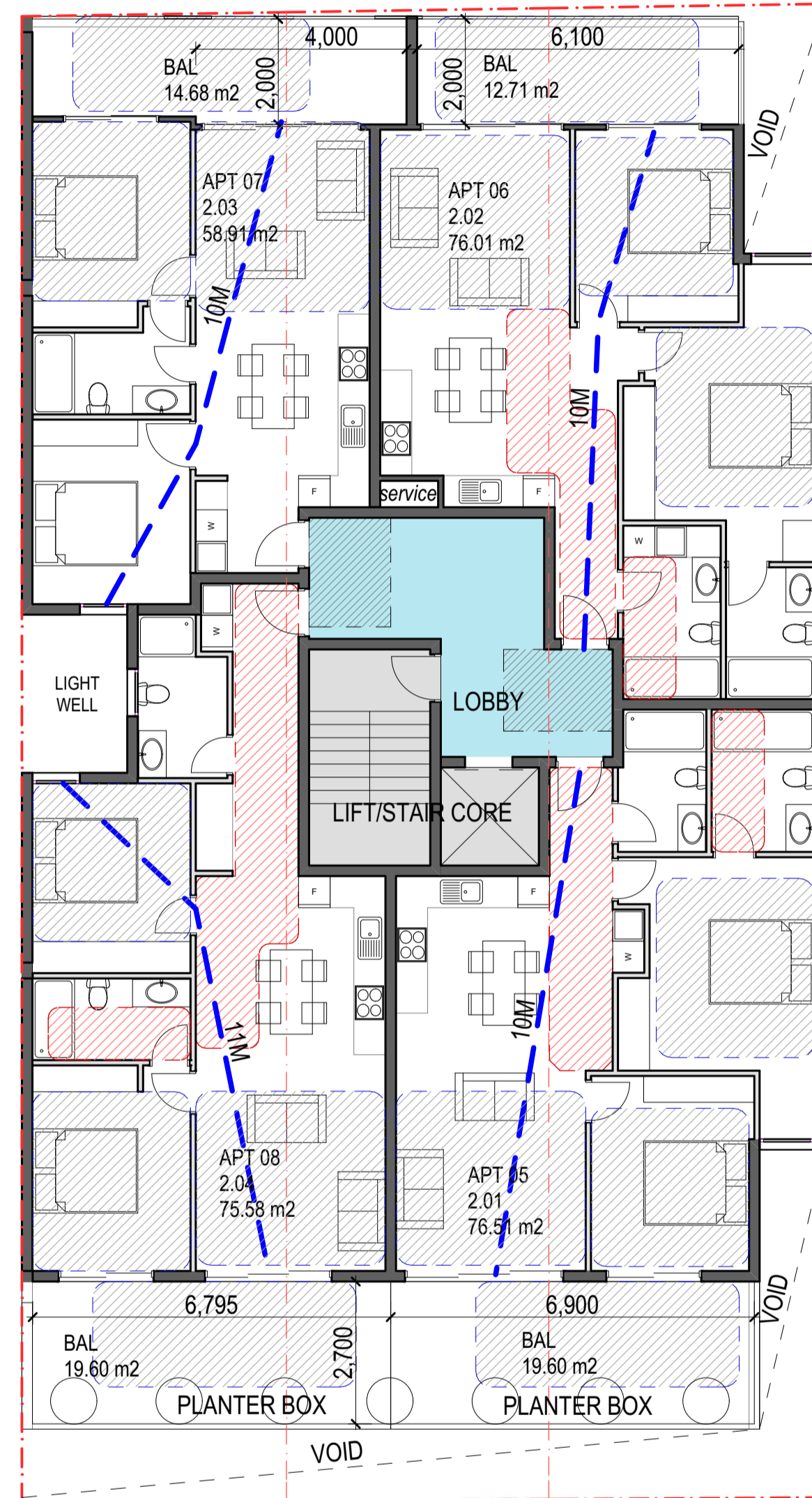


ACCESSIBILITY SPACE



BREEZE PATH DISTANCE

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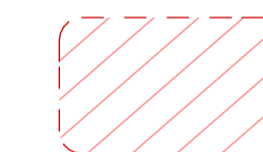


MIN. ROOM SIZES (BETTER APARTMENT STANDARD)

1XBED
 LIVING: 3.3M WIDE, 10M2 AREA
 BEDROOM: 3.4X3M
 BALCONY: 1.8M WIDE, 8M2 AREA

2XBED
 LIVING: 3.6M WIDE, 12M2 AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2M WIDE, 10M2 AREA

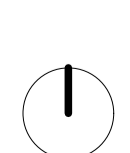
3XBED
 LIVING: 3.6M WIDE, 12M2 AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2.4M WIDE, 12M2 AREA

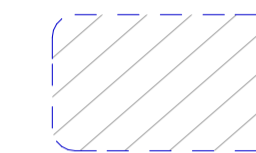
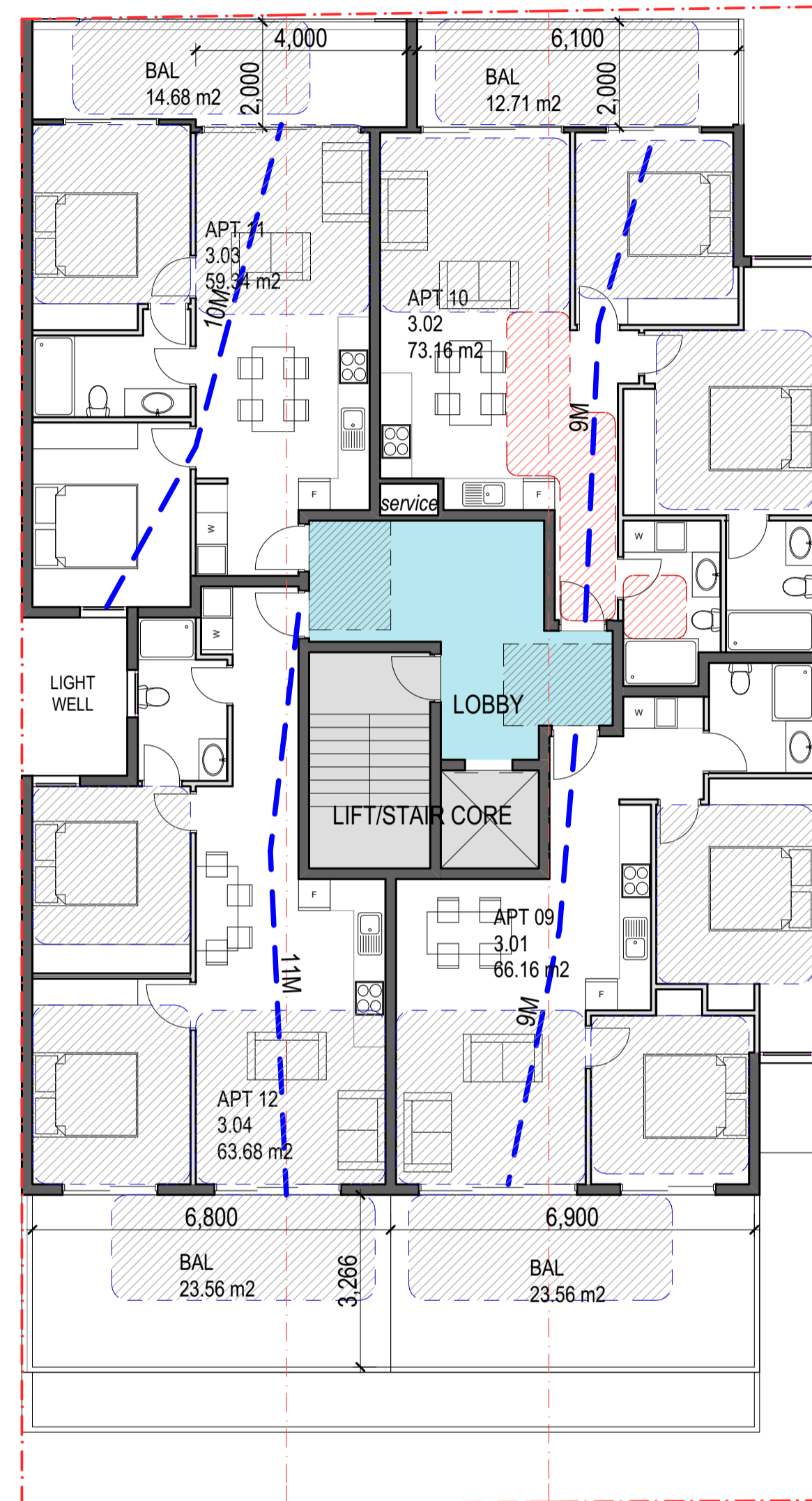


ACCESSIBILITY SPACE



BREEZE PATH DISTANCE



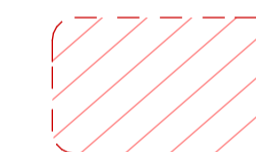


MIN. ROOM SIZES (BETTER APARTMENT STANDARD)

1XBED
 LIVING: 3.3M WIDE, 10M² AREA
 BEDROOM: 3.4X3M
 BALCONY: 1.8M WIDE, 8M² AREA

2XBED
 LIVING: 3.6M WIDE, 12M² AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2M WIDE, 10M² AREA

3XBED
 LIVING: 3.6M WIDE, 12M² AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2.4M WIDE, 12M² AREA

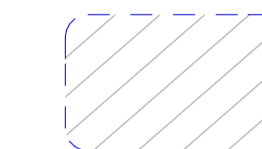
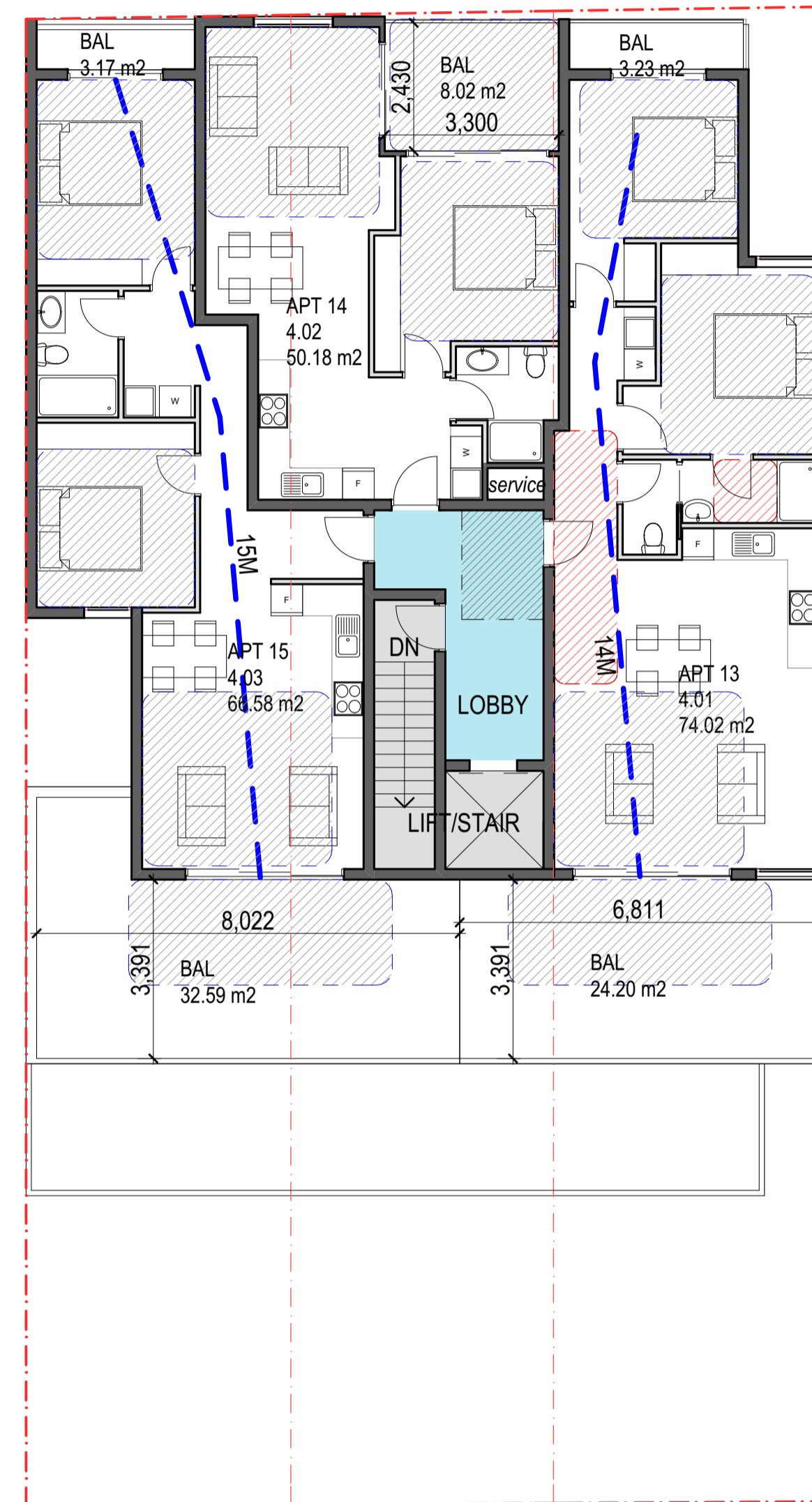


ACCESSIBILITY SPACE



BREEZE PATH DISTANCE

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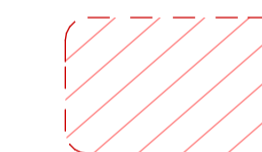


MIN. ROOM SIZES (BETTER APARTMENT STANDARD)

1XBED
 LIVING: 3.3M WIDE, 10M2 AREA
 BEDROOM: 3.4X3M
 BALCONY: 1.8M WIDE, 8M2 AREA

2XBED
 LIVING: 3.6M WIDE, 12M2 AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2M WIDE, 10M2 AREA

3XBED
 LIVING: 3.6M WIDE, 12M2 AREA
 MASTER BEDROOM: 3.4X3M
 BEDROOM: 3X3M
 BALCONY: 2.4M WIDE, 12M2 AREA



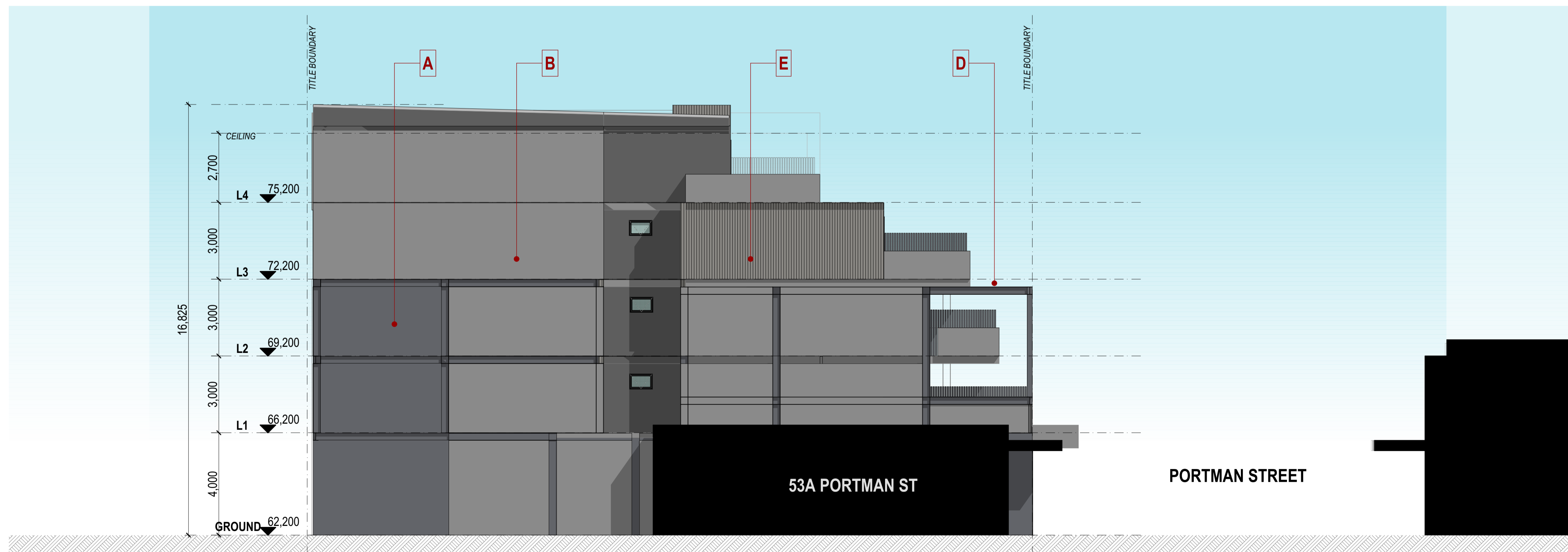
ACCESSIBILITY SPACE



BREEZE PATH DISTANCE



SOUTH ELEVATION (PORTMAN ST STREETSCAPE)

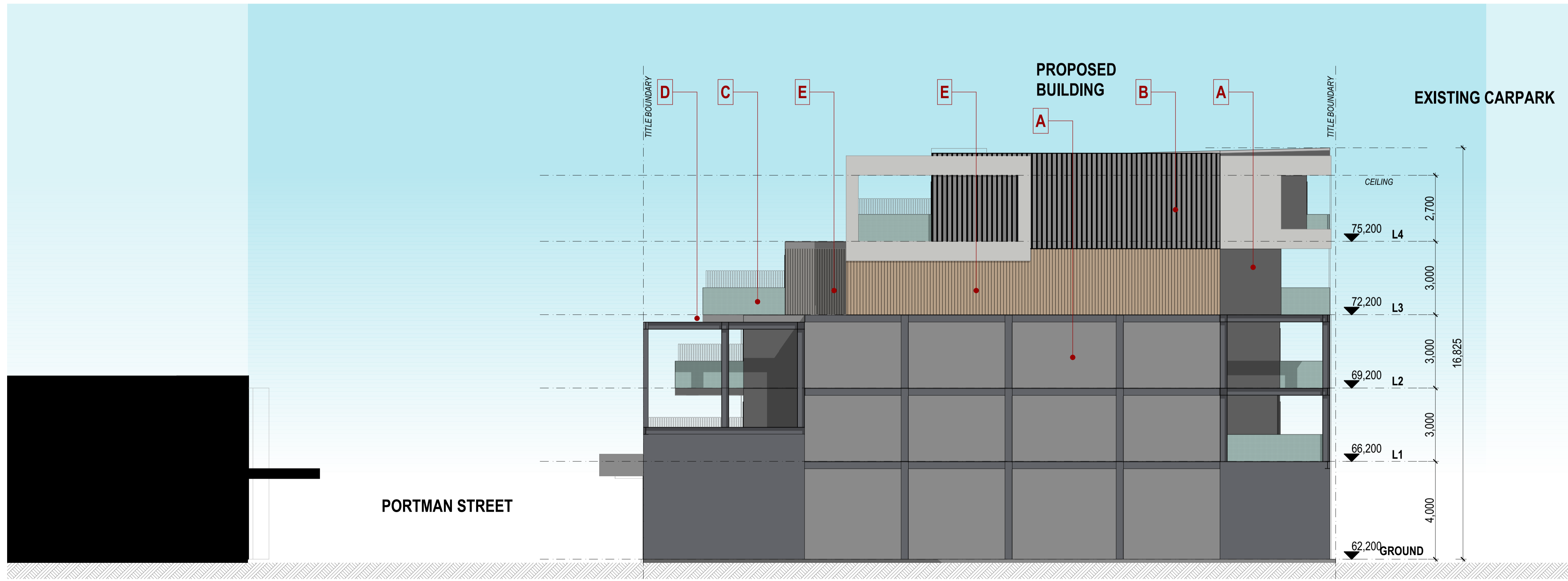
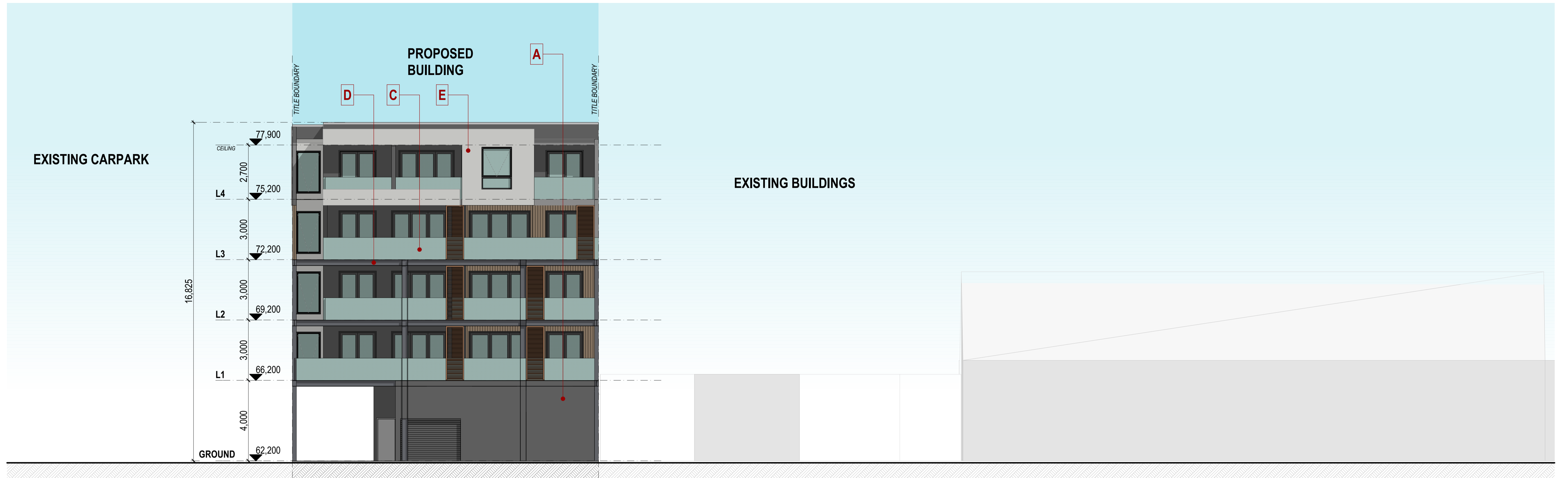


WEST ELEVATION

FINISHES SCHEDULE

- A** NATURAL CONCRETE FINISH
- B** METAL CLADDING COLOR DARK GRAY
- C** GLASS BALUSTRADE
- D** STEEL STRUCTURE
- E** PROFILE FC SHEET

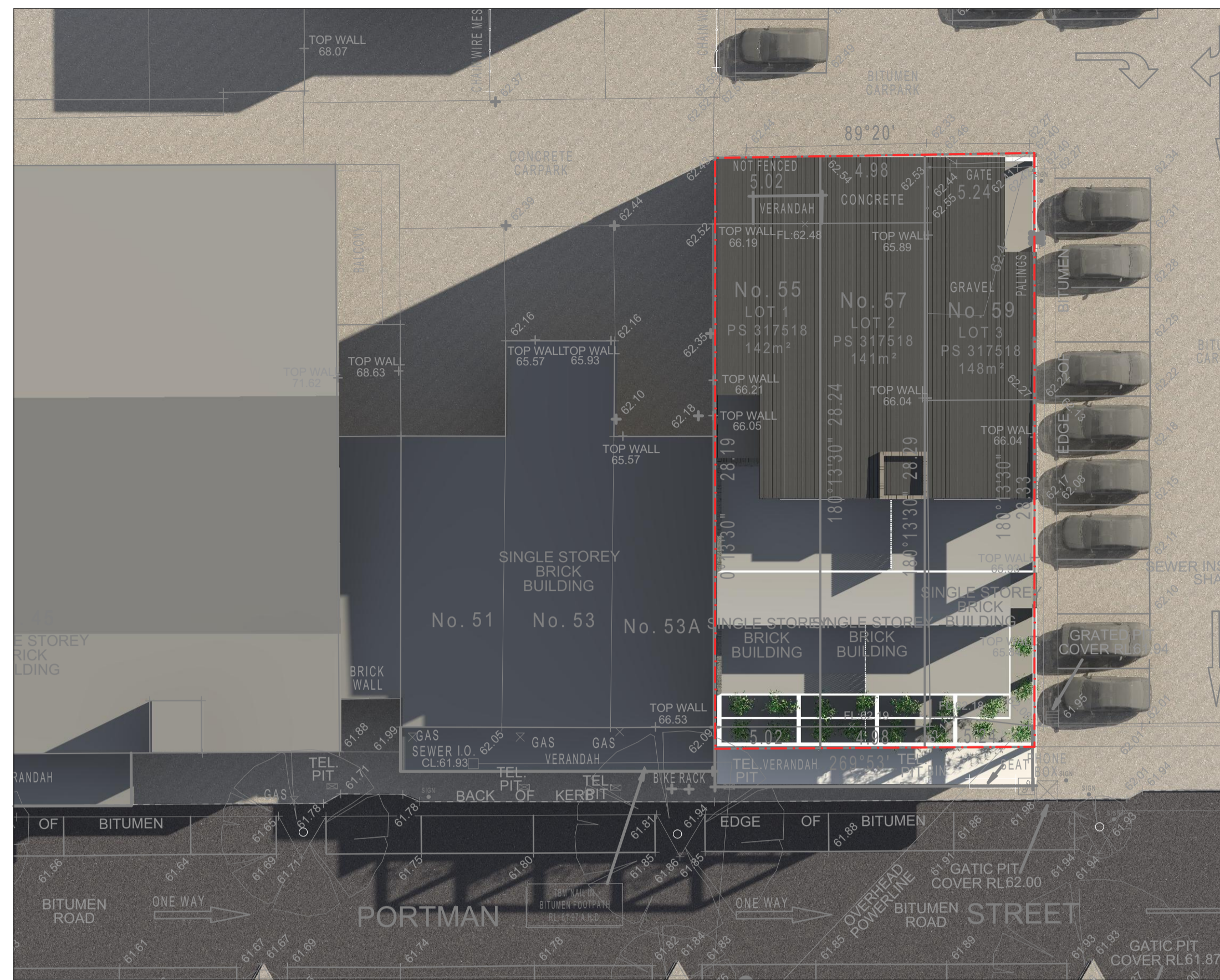
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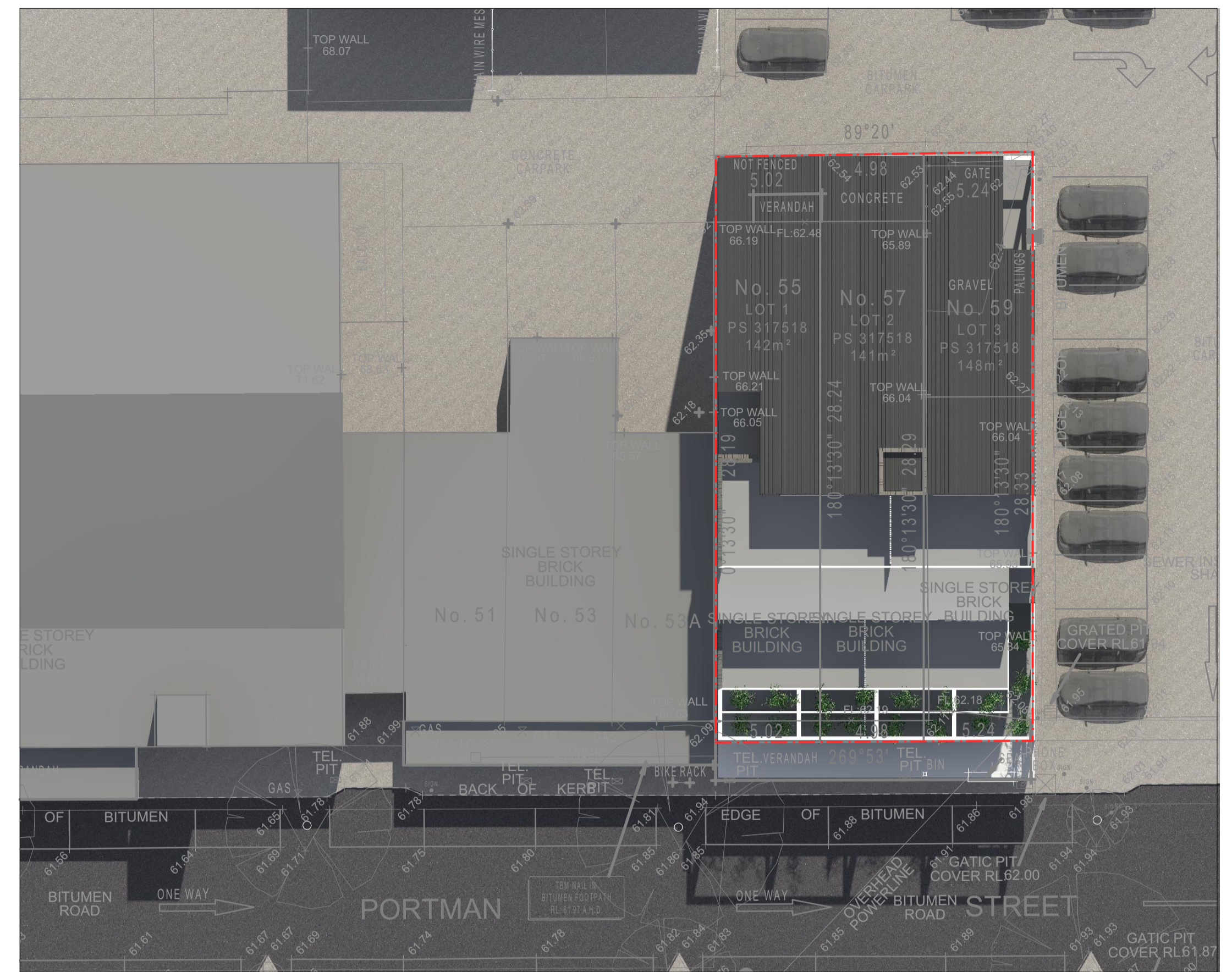
FINISHES SCHEDULE

- A** NATURAL CONCRETE FINISH
- B** METAL CLADDING COLOR DARK GRAY
- C** GLASS BALUSTRADE
- D** STEEL STRUCTURE
- E** PROFILE FC SHEET

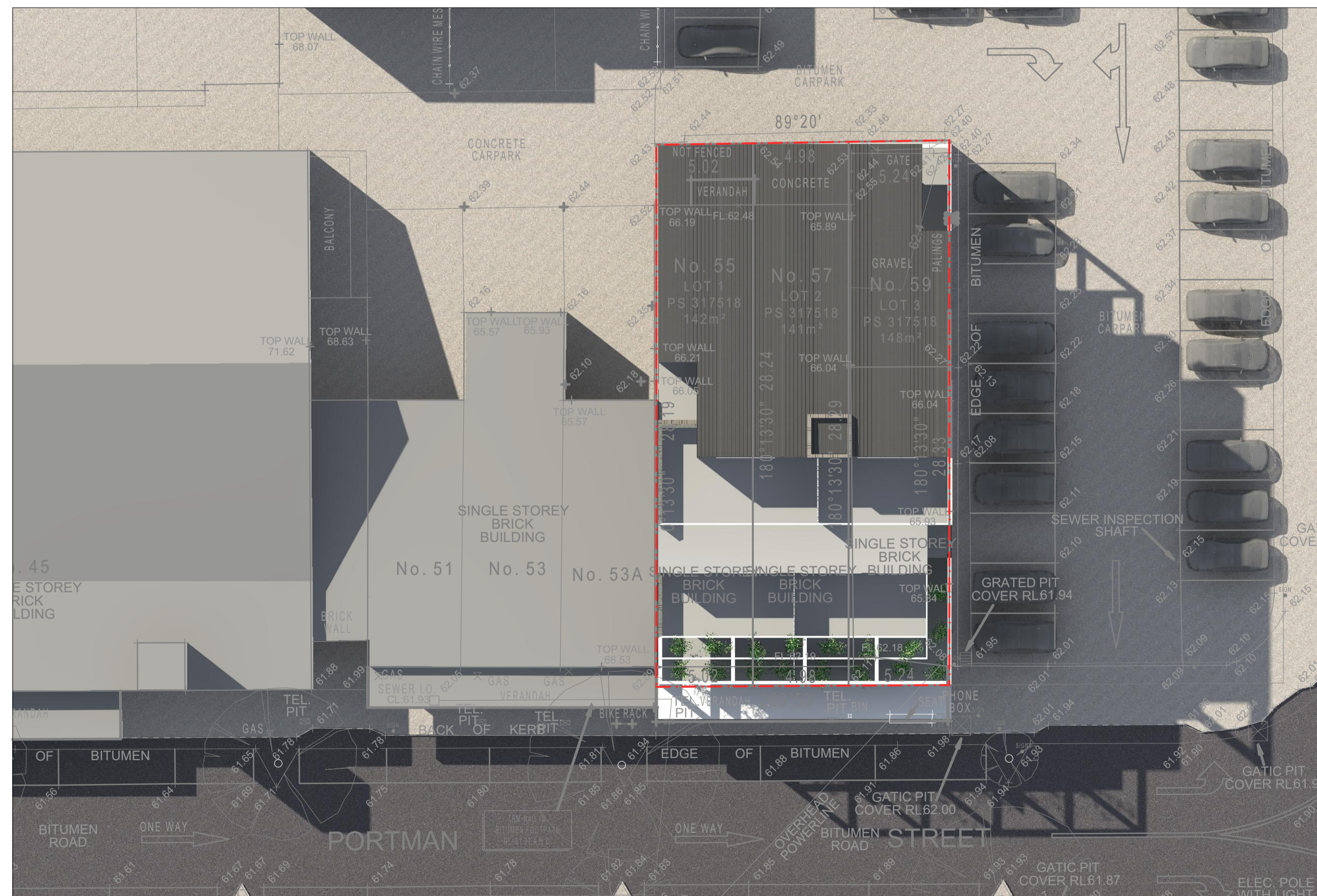
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EQUINOX 9AM



EQUINOX 12PM



EQUINOX 3PM

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B

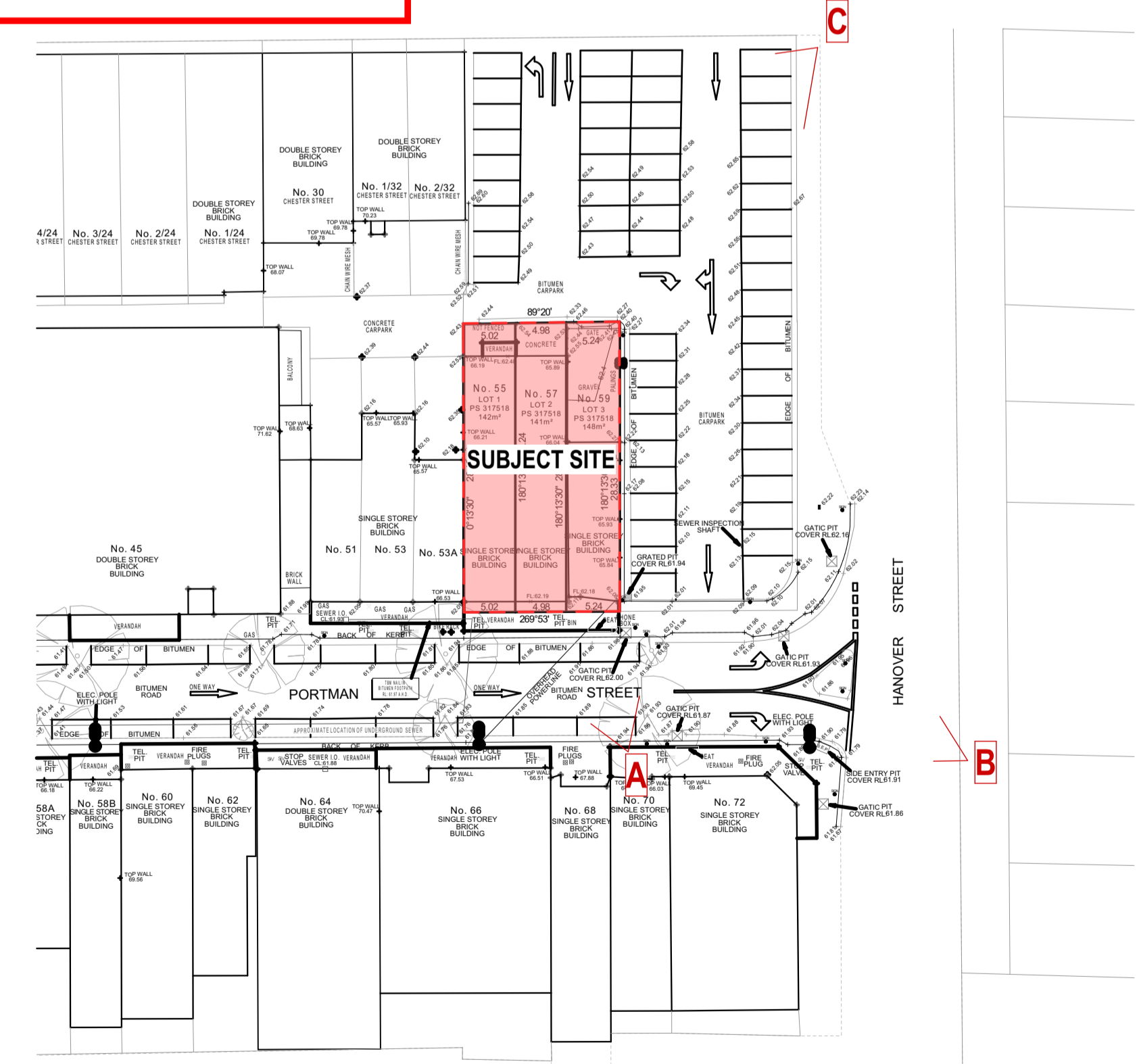


C



A

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C

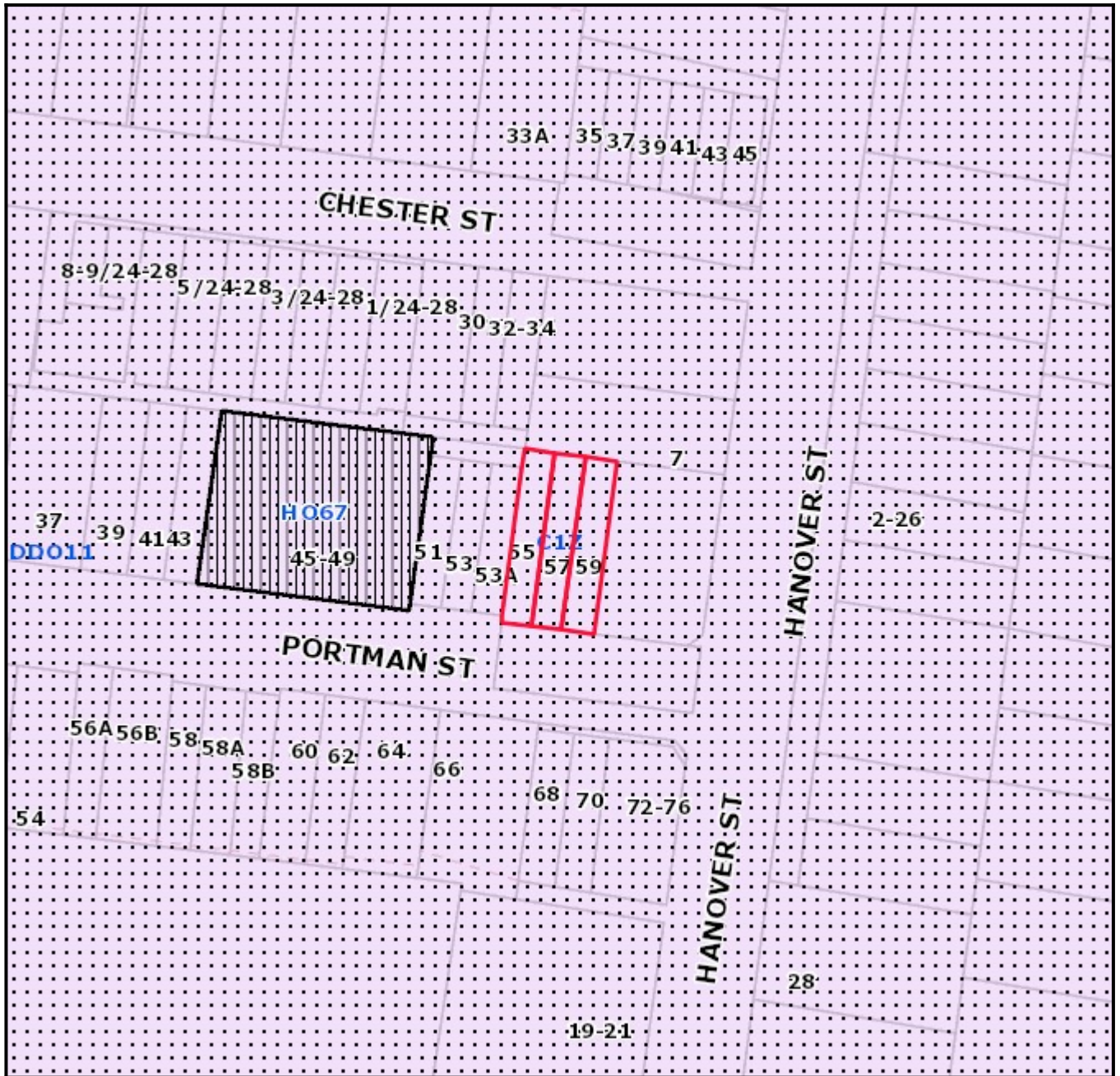
B

Attachment 2: 55-59 Portman Street, Oakleigh





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



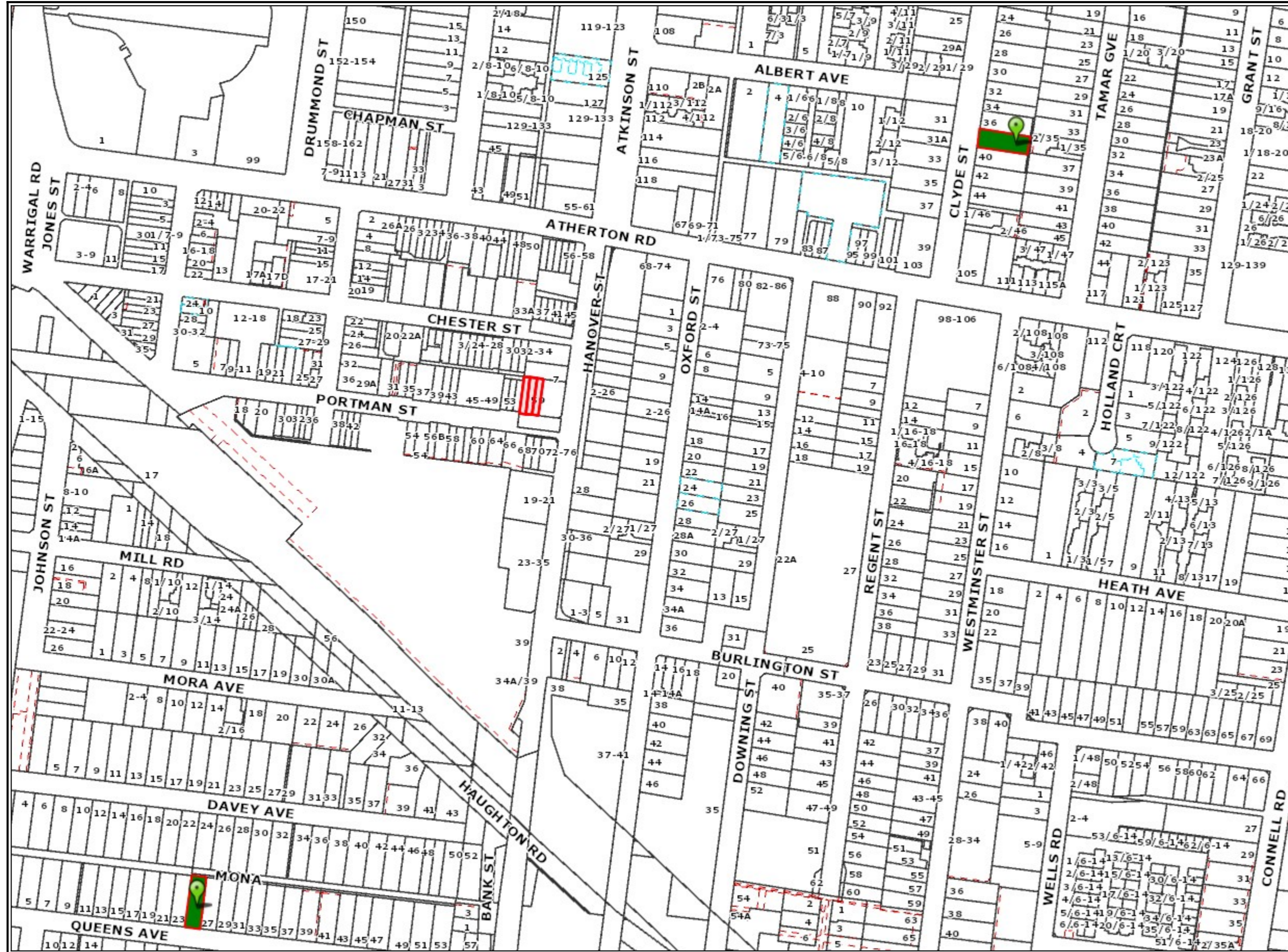
1:1000

Address

55-59 Portman Street OAKLEIGH VIC 3166

Objector Map

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



Legend

- Property
- Proposed Property
- Common Property
- Easements
- Railines
- Reserves

Open Space Public Access

- Accessway/ trail
- Conservation
- Memorial Park
- Play
- Relaxation/ contemplation
- Social/ family recreation
- Sport
- Utility/ buffer/ enviro constraint
- Visual amenity
- Water based recreation

1:3000



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