

DRAWING REGISTER		
DRAWING NO.	DRAWING NAME	REV.
TP - 01	EXISTING / DEMOLITION SITE PLAN	A
TP - 02	PROPOSED SITE PLAN	C
TP - 03	PROPOSED GROUND FLOOR	A
TP - 04	PROPOSED FIRST FLOOR	B



EX. SITE AREA ANALYSIS	
SITE AREA	1122.846 M2
AREAS OF EXISTING BUILDINGS	
GROUND FLOOR	
EXISTING GROUND FLOOR	733.623 M2
FIRST FLOOR	
EXISTING FIRST FLOOR	132.735 M2
TOTAL AREA OF EXISTING GROUND FLOOR	733.623M2

LANDSCAPE LEGEND	
	EXISTING TREES ASSESSED BY ARBORICULTURALIST
	PROPOSED TREES
	EXISTING TREES
	DASHED LINED BUILDINGS TO BE DEMOLISHED
	SEWER VENT
	METER SWITCH BOARD
	GAS METER
	WATER METER

SCOPE OF WORKS	
1.	REFURBISHMENT OF EXTERNAL NORTH AND SOUTH WINDOWS AND DOORS
2.	NEW AIRLOCK TO SOUTHERN ENTRY IN PLACE OF EXISTING ROLLER SHUTTER
3.	NEW CANOPY TO SOUTHERN ENTRY
4.	NEW INTERNAL WALL AND FLOOR FINISHES
5.	NEW COMMERCIAL KITCHEN
6.	NEW ENTRY SIGNAGE TO NORTH AND SOUTH
7.	EXTENSION & RECONFIGURATION OF EXISTING MEZZANINE
8.	NEW MALE, FEMALE AND ACCESSIBLE TOILET TO GROUND FLOOR
9.	REFURBISHMENT OF EXISTING KITCHENETTE, MALE AND FEMALE TOILETS TO FIRST FLOOR
10.	NEW MECHANICAL (HEATING & COOLING) SERVICES
11.	FIRE SERVICES UPGRADE TO BUILDING SURVEYOR REQUIREMENTS
12.	NEW LIGHTING, SOUND AND SECURITY SYSTEM
13.	REMOVAL AND REPLACEMENT OF EXISTING ASBESTOS ROOFING
14.	REFURBISH EXISTING STAIRWELL AND RAILING
15.	NEW SOUTH FACADE WINDOWS
16.	2 x NEW SKYLIGHTS
17.	BROCK INFILL TO EXISTING SWING DOOR OPENING TO SOUTH AND ROLLER DOOR OPENING TO NORTH

LOCALITY MAP	
01. STATE	02. LOCAL
01.A - MELBOURNE CBD APPROX 21.4 KM	02.A - HUNTINGDALE STATION APPROX 1.7KM
01.B - MELBOURNE AIRPORT APPROX 45KM	02.B - MONASH MEDICAL CENTRE APPROX 1.4KM
01.C - OAKLEIGH APPROX 3.9KM	02.C - CHADSTONE APPROX 5KM
01.D - CLAYTON APPROX 1.9KM	02.D - MONASH UNIVERSITY FOOTSCRAY APPROX 2.84KM

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Member Australian Institute of Architects

© COPYRIGHT: UNLESS OTHERWISE AGREED THIS DRAWING REMAINS THE PROPERTY OF MCGANN ARCHITECTS.

CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS AND / OR THE DOCUMENTATION OF ANY SHOP DRAWINGS

**PLANNING & ENVIRONMENT ACT 1987**  
**MONASH PLANNING SCHEME**  
Plan referred to in Permit No. TPA / 51344  
For and on behalf of the City of Monash: JeannyL  
Sheet 1 of 4  
Date:20/5/2021

**ADVERTISED COPY - CITY OF MONASH**  
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.  
The document must not be used for any purpose which may breach copyright.

ABN: 17 072 447 057  
292 PARK STREET, SOUTH MELBOURNE, VIC. 3205, AUSTRALIA  
Telephone: +61 03 9645 5636  
Facsimile: +61 03 9645 5637  
Email: info@mcgannarchitects.com.au  
Web: www.mcgannarchitects.com.au

TRUE NORTH

CLIENT

-

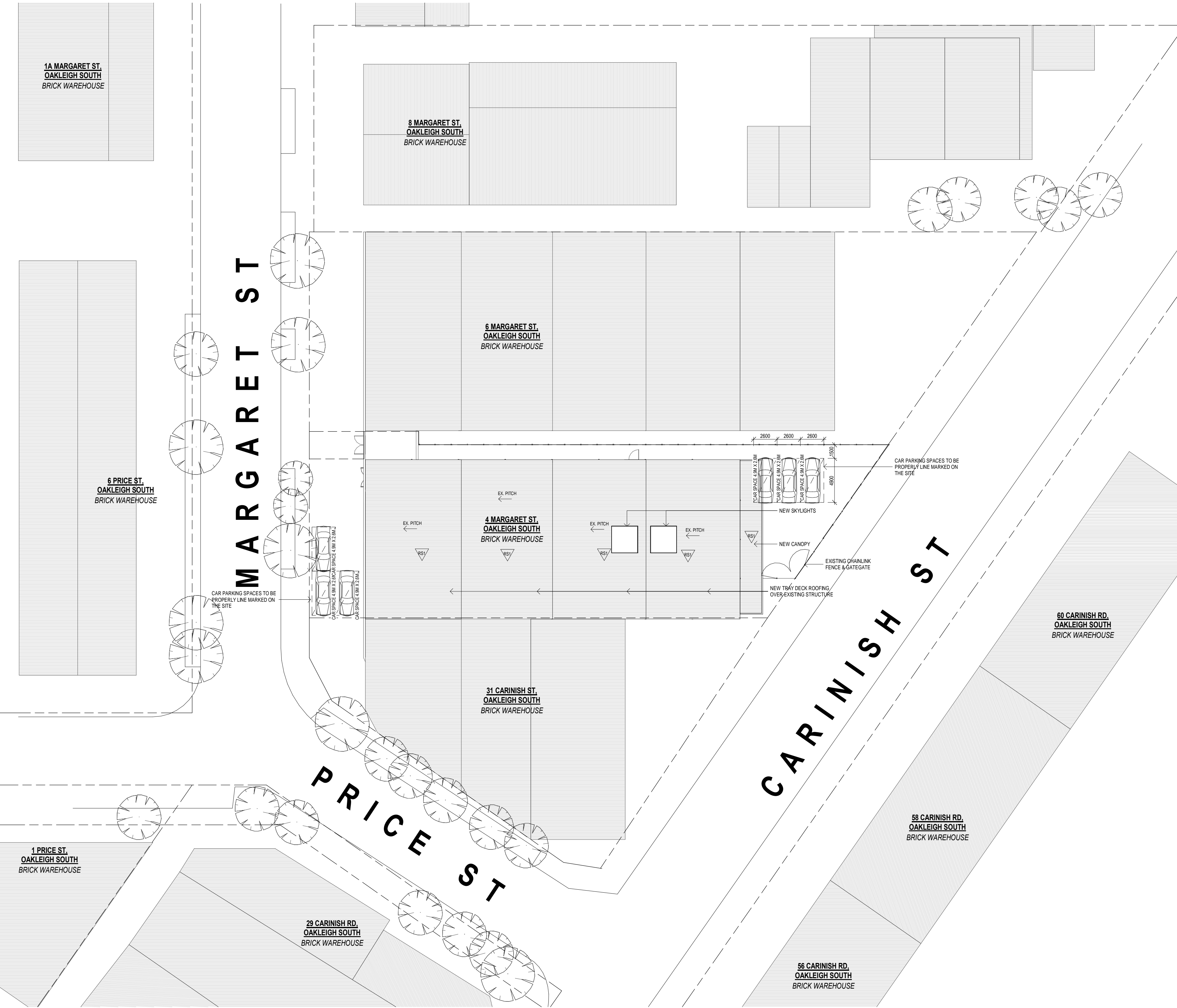
PROJECT

**PROPOSED ALTERATIONS**

4 MARGARET ST  
OAKLEIGH SOUTH

SCALE ON A1 As indicated	ISSUE DATE -
DRAWN BY Designer	CHECKED BY Checker
DRAWING TITLE EXISTING / DEMOLITION SITE PLAN	
PROJECT TYPE WAREHOUSE FIT-OUT	
PROJECT No. 91.19	
DRAWING No. TP - 01	REVISION A





1 PROPOSED SITE PLAN  
1 : 250

## EX. SITE PHOTO



## PROP. SITE AREA ANALYSIS

<b>SITE AREA</b>	<b>1122.846 M2</b>
<b>AREAS OF EXISTING BUILDINGS</b>	
<b>GROUND FLOOR</b>	
EXISTING GROUND FLOOR	733.623 M2
<b>FIRST FLOOR</b>	
EXISTING FIRST FLOOR	132.735 M2
<b>TOTAL AREA OF EXISTING GROUND FLOOR</b>	<b>733.623M2</b>

## LANDSCAPE LEGEND

	EXISTING TREES ASSESSED BY ARBORICULTURALIST
	PROPOSED TREES
	EXISTING TREES
	DASHED LINED BUILDINGS TO BE DEMOLISHED
	SEWER VENT
	METER SWITCH BOARD
	GAS METER
	WATER METER

NOTE: ALL LANDSCAPING SHOWN IS INDICATIVE ONLY. LANDSCAPE PLAN TO BE SUPPLIED ON REQUEST.


## MATERIALS / COLOUR LEGEND

	<b>ROOFING (RS1)</b>
	TYPE: STEEL TRAY DECK
	COLOR: LIGHT GREY
	SUPPLIER: COLORBOND
	LOCATION: EXISTING LOCATION, EXISTING PITCH

## SCOPE OF WORKS

1. REFURBISHMENT OF EXTERNAL NORTH AND SOUTH WINDOWS AND DOORS
2. NEW AIRLOCK TO SOUTHERN ENTRY IN PLACE OF EXISTING ROLLER SHUTTER
3. NEW CANOPY TO SOUTHERN ENTRY
4. NEW INTERNAL WALL AND FLOOR FINISHES
5. NEW COMMERCIAL KITCHEN
6. NEW ENTRY SIGNAGE TO NORTH AND SOUTH
7. EXTENSION & RECONFIGURATION OF EXISTING MEZZANINE
8. NEW MALE, FEMALE AND ACCESSIBLE TOILET TO GROUND FLOOR
9. REFURBISHMENT OF EXISTING KITCHENETTE, MALE AND FEMALE TOILETS TO FIRST FLOOR
10. NEW MECHANICAL (HEATING & COOLING) SERVICES
11. FIRE SERVICES UPGRADE TO BUILDING SURVIVOR REQUIREMENTS
12. NEW LIGHTING, SOUND AND SECURITY SYSTEM
13. REMOVAL AND REPLACEMENT OF EXISTING ASBESTOS ROOFING
14. REFURBISH EXISTING STAIRWELL AND RAILING
15. NEW SOUTH FACADE WINDOWS
16. 2 x NEW SKYLIGHTS
17. BRCK INFILL TO EXISTING SWING DOOR OPENING TO SOUTH AND ROLLER DOOR OPENING TO NORTH

**PRELIMINARY**  
NOT FOR CONSTRUCTION



Member  
Australian  
Institute of  
Architects

© COPYRIGHT: UNLESS OTHERWISE AGREED THIS DRAWING REMAINS THE PROPERTY OF MCGANN ARCHITECTS.

CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS AND / OR THE DOCUMENTATION OF ANY SHOP DRAWINGS

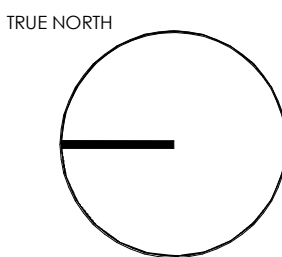
REV:	DATE:	AMENDMENT:
A	2020.05.12	TOWN PLANNING
B	2021.05.11	CONDITION 1 AMENDMENTS AS PER COUNCIL LETTER DATED 03.05.2021
C	2021.05.20	CARPARKING NOTE ADDED

**PLANNING & ENVIRONMENT ACT 1987**  
**MONASH PLANNING SCHEME**  
**Plan referred to in Permit No. TPA / 51344**  
**For and on behalf of the City of Monash: Jeannyl**  
**Sheet 2 of 4**  
**Date:20/5/2021**

**ADVERTISED COPY - CITY OF MONASH**  
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.  
The document must not be used for any purpose which may breach copyright.



ABN: 17 072 447 057  
282 PARK STREET, SOUTH MELBOURNE,  
VIC. 3205, AUSTRALIA  
Telephone: +61 03 9645 5636  
Facsimile: +61 03 9645 5637  
Email: info@mcgannarchitects.com.au  
Web: www.mcgannarchitects.com.au



CLIENT

## PROPOSED ALTERATIONS

4 MARGARET ST  
OAKLEIGH SOUTH

SCALE ON A1 As indicated	ISSUE DATE -
DRAWN BY Designer	CHECKED BY Checker

DRAWING TITLE  
PROPOSED SITE PLAN

PROJECT TYPE  
WAREHOUSE FIT-OUT

PROJECT No.  
91.19

DRAWING No.  
TP - 02

REVISION  
C



MARGARET ST

MARGARET ST

CARINISH ST

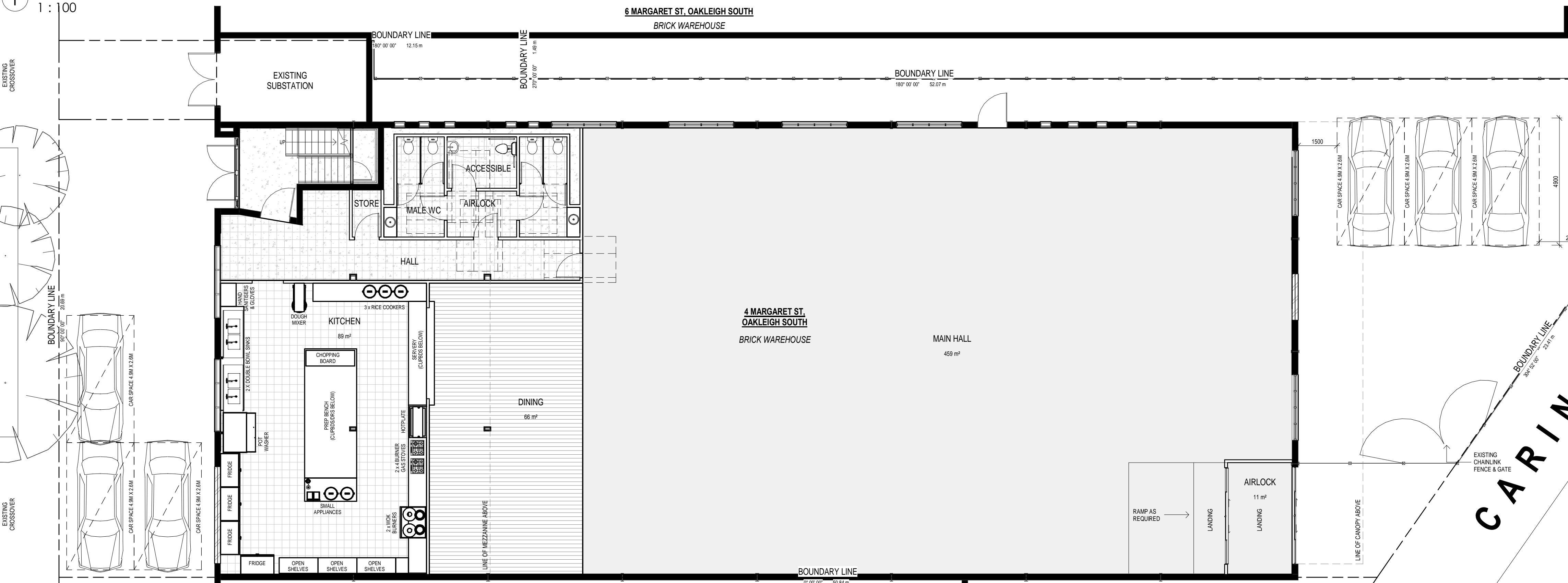
PLANNING & ENVIRONMENT ACT 1987  
MONASH PLANNING SCHEME  
Plan referred to in Permit No. TPA / 51344  
For and on behalf of the City of Monash: JeannyL  
Sheet 3 of 4  
Date:20/5/2021

ADVERTISED COPY - CITY OF MONASH  
This copied document is made available for the sole purpose of  
enabling its consideration and review as part of a planning  
process under the Planning and Environment Act.  
The document must not be used for any purpose which may  
breach copyright.

#### SCOPE OF WORKS

1. REFURBISHMENT OF EXTERNAL NORTH AND SOUTH WINDOWS AND DOORS
2. NEW AIRLOCK TO SOUTHERN ENTRY IN PLACE OF EXISTING ROLLER SHUTTER
3. NEW CANOPY TO SOUTHERN ENTRY
4. NEW INTERNAL WALL AND FLOOR FINISHES
5. NEW COMMERCIAL KITCHEN
6. NEW ENTRY SIGNAGE TO NORTH AND SOUTH
7. EXTENSION & RECONFIGURATION OF EXISTING MEZZANINE
8. NEW MALE, FEMALE AND ACCESSIBLE TOILET TO GROUND FLOOR
9. REFURBISHMENT OF EXISTING KITCHENETTE, MALE AND FEMALE TOILETS TO FIRST FLOOR
10. NEW MECHANICAL (HEATING & COOLING) SERVICES
11. FIRE SERVICES UPGRADE TO BUILDING SURVIVOR REQUIREMENTS
12. NEW LIGHTING, SOUND AND SECURITY SYSTEM
13. REMOVAL AND REPLACEMENT OF EXISTING ASBESTOS ROOFING
14. REFURBISH EXISTING STAIRWELL AND RAILING
15. NEW SOUTH FACADE WINDOWS
16. 2 x NEW SKYLIGHTS
17. BROCK INFILL TO EXISTING SWING DOOR OPENING TO SOUTH AND ROLLER DOOR OPENING TO NORTH

#### 1 EXISTING/DEMOLITION GROUND FLOOR PLAN 1 : 100



#### 2 PROPOSED GROUND FLOOR PLAN 1 : 100



#### NOTES

1. CAR SPACE LAYOUT TO BE READ IN CONJUNCTION WITH THE TRAFFIC ENGINEERS REPORT
2. REFER TO APPENDIX A OF THE TR REPORT FOR SWEEP PATH DIAGRAMS
3. TOTAL PROPOSED CAR PARKING SPACES (6 NO) CONSISTENT WITH EXISTING CONDITIONS
4. SOME STREET PARKING TO BE UTILISED GIVEN THE TIMING OF OPENING HOURS

PRELIMINARY  
NOT FOR CONSTRUCTION



ABN: 17 072 447 057  
282 PARK STREET, SOUTH MELBOURNE,  
VIC. 3205, AUSTRALIA  
Telephone: +61 03 9445 5636  
Facsimile: +61 03 9445 5637  
Email: info@mcgannarchitects.com.au  
Web: www.mcgannarchitects.com.au

REV: A DATE: 2020.05.12

AMENDMENT: TOWN PLANNING

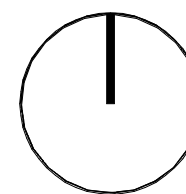
PROJECT

PROPOSED ALTERATIONS

ADDRESS  
4 MARGARET ST  
OAKLEIGH SOUTH

CLIENT

TRUE NORTH



DRAWING TITLE

PROPOSED GROUND FLOOR

PROJECT TYPE

WAREHOUSE FIT-OUT

SCALE ON A1

1 : 100

ISSUE DATE

-

DRAWN BY

Author

CHECKED BY

Checker

PROJECT No.

91.19

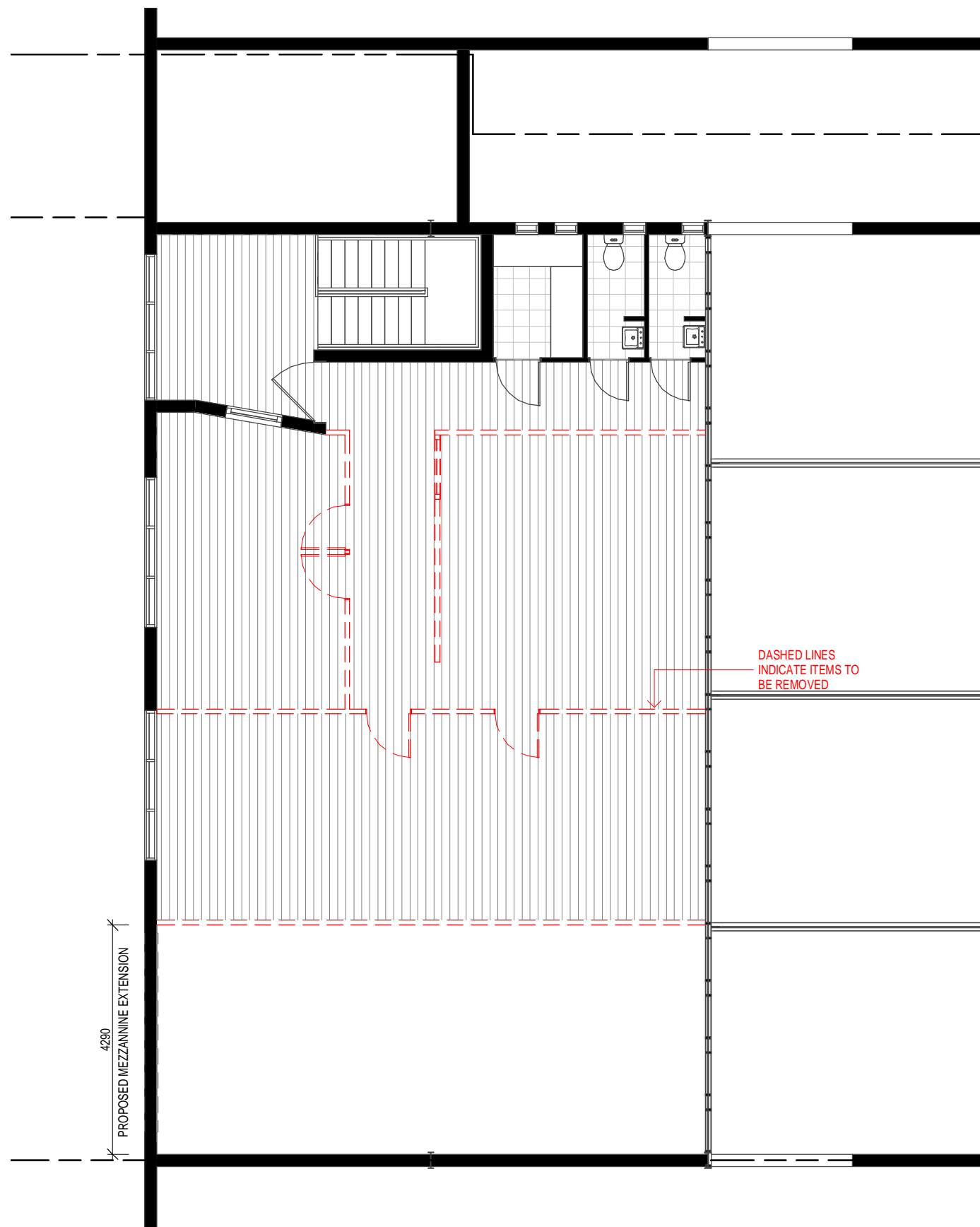
DRAWING No.

TP - 03

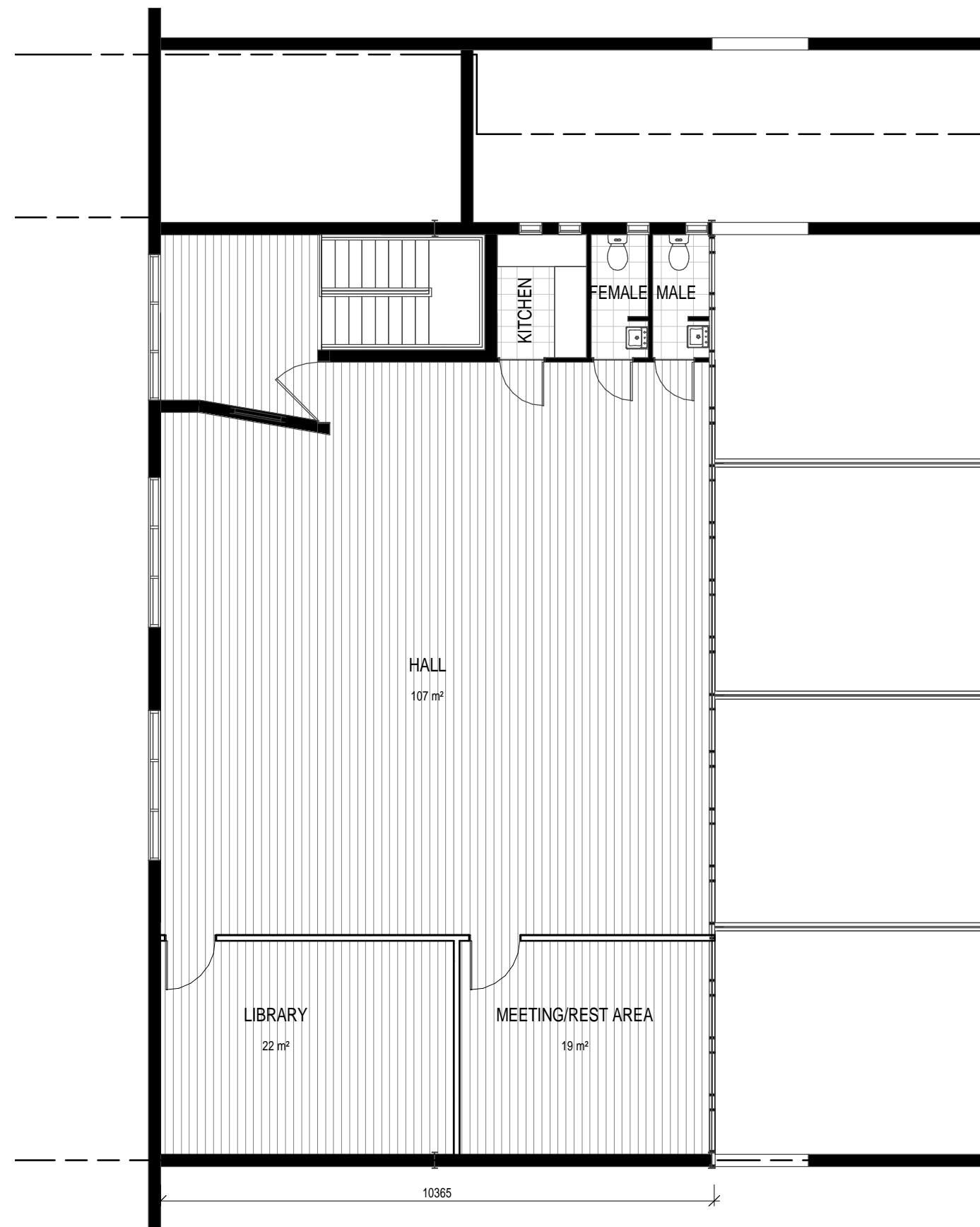
REVISION

A





1 EXISTING/DEMOLITION FIRST FLOOR PLAN  
1 : 100

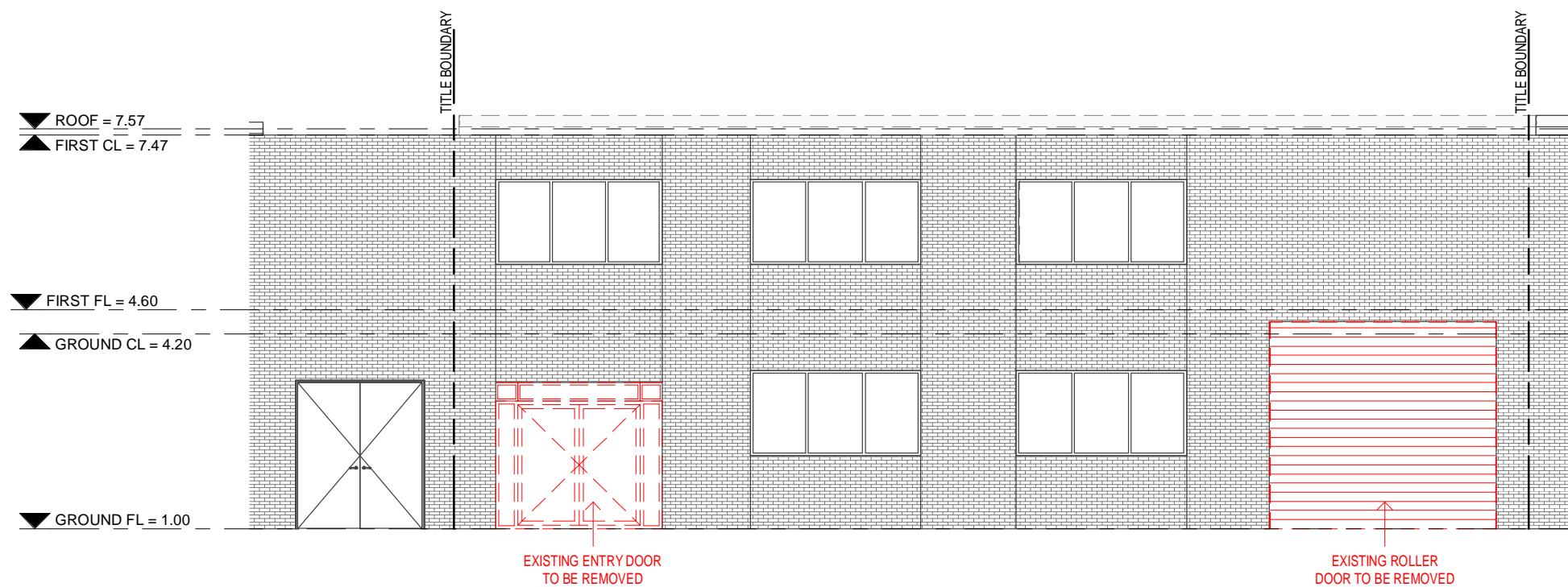


2 PROPOSED FIRST FLOOR PLAN  
1 : 100

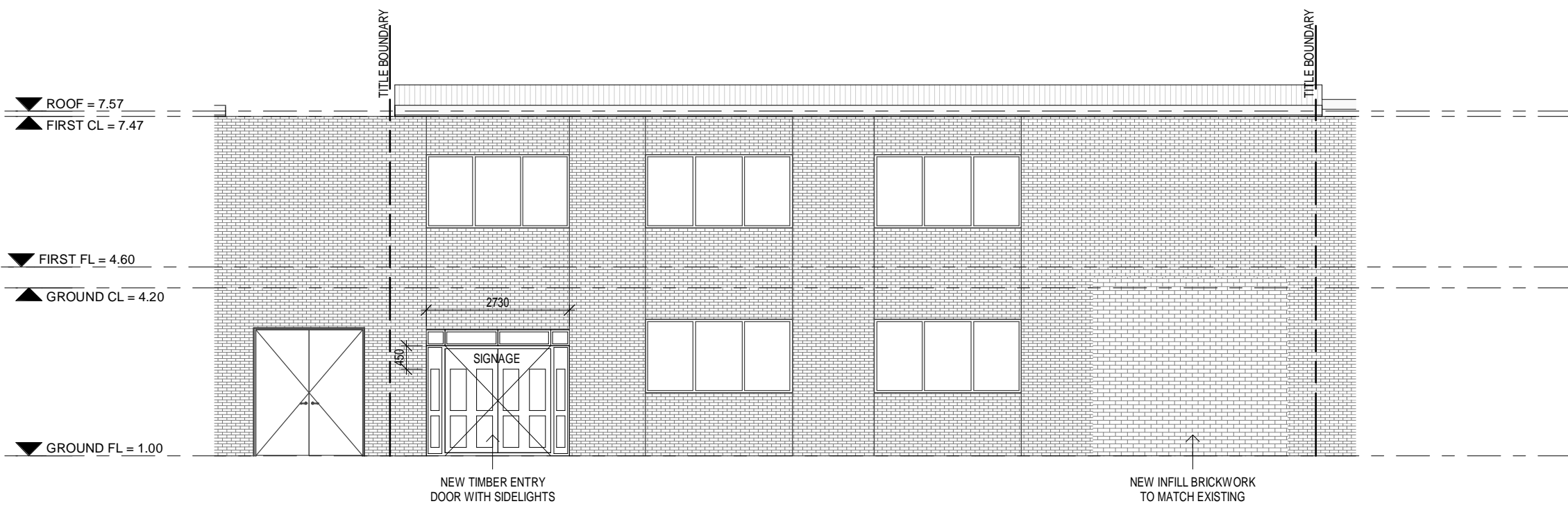
### SCOPE OF WORKS

1. REFURBISHMENT OF EXTERNAL NORTH AND SOUTH WINDOWS AND DOORS
2. NEW AIRLOCK TO SOUTHERN ENTRY IN PLACE OF EXISTING ROLLER SHUTTER
3. NEW CANOPY TO SOUTHERN ENTRY
4. NEW INTERNAL WALL AND FLOOR FINISHES
5. NEW COMMERCIAL KITCHEN
6. NEW ENTRY SIGNAGE TO NORTH AND SOUTH
7. EXTENSION & RECONFIGURATION OF EXISTING MEZZANINE
8. NEW MALE, FEMALE AND ACCESSIBLE TOILET TO GROUND FLOOR
9. REFURBISHMENT OF EXISTING KITCHENETTE, MALE AND FEMALE TOILETS TO FIRST FLOOR
10. NEW MECHANICAL (HEATING & COOLING) SERVICES
11. FIRE SERVICES UPGRADE TO BUILDING SURVIVOR REQUIREMENTS
12. NEW LIGHTING, SOUND AND SECURITY SYSTEM
13. REMOVAL AND REPLACEMENT OF EXISTING ASBESTOS ROOFING
14. REFURBISH EXISTING STAIRWELL AND RAILING
15. NEW SOUTH FACADE WINDOWS
16. 2 x NEW SKYLIGHTS
17. BROK INFILL TO EXISTING SWING DOOR OPENING TO SOUTH AND ROLLER DOOR OPENING TO NORTH

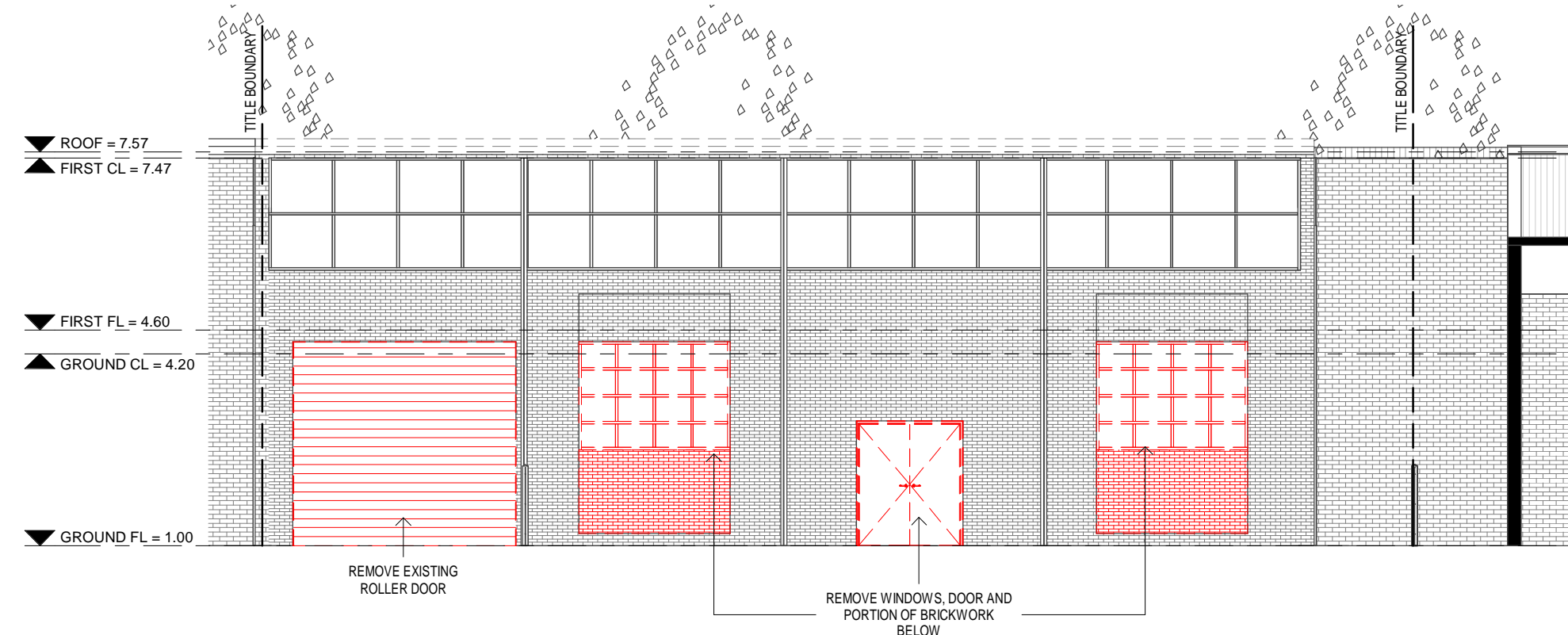
ADVERTISED COPY - CITY OF MONASH  
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.  
The document must not be used for any purpose which may breach copyright.



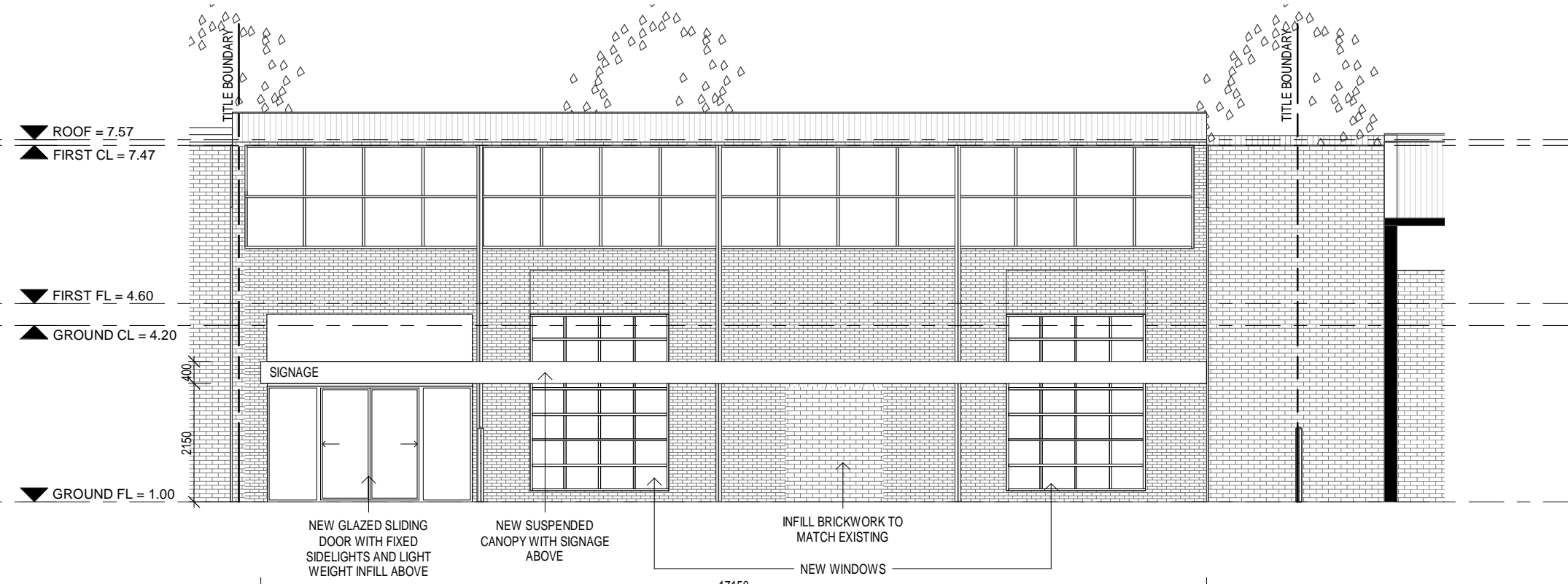
3 EXISTING/DEMOLITION NORTH ELEVATION  
1 : 100



5 PROPOSED NORTH ELEVATION  
1 : 100



6 EXISTING/DEMOLITION SOUTH ELEVATION  
1 : 100



4 PROPOSED SOUTH ELEVATION  
1 : 100

PRELIMINARY  
NOT FOR CONSTRUCTION

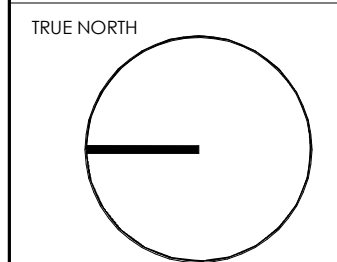
**Member Australian Institute of Architects**  
© COPYRIGHT: UNLESS OTHERWISE AGREED THIS DRAWING REMAINS THE PROPERTY OF MCGANN ARCHITECTS.  
CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS AND / OR THE DOCUMENTATION OF ANY SHOP DRAWINGS

REV:	DATE:	AMENDMENT:
A	2020.05.12	TOWN PLANNING
B	2021.05.11	CONDITION 1 AMENDMENTS AS PER COUNCIL LETTER DATED 03.05.2021

**PLANNING & ENVIRONMENT ACT 1987**  
**MONASH PLANNING SCHEME**  
Plan referred to in Permit No. TPA / 51344  
For and on behalf of the City of Monash: Jeanny  
Sheet 4 of 4  
Date: 20/5/2021



ABN: 17 072 447 057  
292 PARK STREET, SOUTH MELBOURNE,  
VIC. 3205, AUSTRALIA  
Telephone: +61 03 9645 5636  
Facsimile: +61 03 9645 5637  
Email: info@mcgannarchitects.com.au  
Web: www.mcgannarchitects.com.au



CLIENT  
-

### PROJECT PROPOSED ALTERATIONS

4 MARGARET ST  
OAKLEIGH SOUTH

SCALE ON A1 1 : 100	ISSUE DATE -
DRAWN BY Designer	CHECKED BY Checker

DRAWING TITLE  
PROPOSED FIRST FLOOR

PROJECT TYPE  
WAREHOUSE FIT-OUT

PROJECT No.  
91.19

DRAWING No.  
TP - 04

REVISION  
B