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34-36 PROSPECT STREET BOX HILL

TOWN PLANNING APPLICATION SUBMISSION

NOVEMBER 2016

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ENVIRONMENT ACT 1987

WHITEHORSE PLANNING SCHEME

Wednesday, 12 July 2017

ADVERTISED MATERIALS

TABLE OF CONTENTS

1.0 SITE INFORMATION

1.1 PROJECT OVERVIEW 02

2.0 BOX HILL CENTRE STRUCTURE PLAN & ZONING

2.1 ACTIVITY PRECINCTS 03
2.2 BUILT FORM PRECINCTS 04
2.3 ZONING 05

3.0 URBAN CONTEXT ANALYSIS

3.1 SITE CONTEXT 06
3.2 SUBJECT SITE - AERIAL PHOTOGRAPH 07
3.3 SITE PHOTOGRAPHS 08
3.4 SITE ANALYSIS 09

4.0 DESIGN RESPONSE

4.1 MASSING DIAGRAMS 10
4.2 CONCEPT MATERIALS 11
4.3 FEATURE GREEN WALL CONCEPT 12
4.5 PERFORATED WALL CONCEPT 13
4.6 FEATURE BALCONY SCREEN CONCEPT 14

5.0 3D PERSPECTIVES

5.1 CAMERA LOCATION PLAN 15
5.2 3D PERSPECTIVES [CAMERA 01 - 03] 16
5.3 3D PERSPECTIVES [CAMERA 04 - 06] 17
5.4 3D PERSPECTIVES [CAMERA 07 - 08] 18

6.0 SUMMARY

6.1 BASEMENT LEVEL 5 - LEVEL 4 19
6.2 LEVEL 5 - LEVEL 29 20

6.0 APPENDIX A

ARCHITECTURAL DRAWINGS 21

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SITE INFORMATION 1.0

1.1 PROJECT OVERVIEW

THIS DOCUMENT HAS BEEN PREPARED AS PART OF A TOWN PLANNING APPLICATION FOR A MIXED USE DEVELOPMENT AT 34-36 PROSPECT STREET, BOX HILL. THE SUBJECT SITE IS CURRENTLY OCCUPIED BY A DOUBLE STOREY CONCRETE AND GALVANIZED IRON COMMERCIAL BUILDING WITH A FLAT ROOF AND BASEMENT CAR PARK.

THE SITE HAS AN OVERALL AREA OF 1207.58m²

THE PROPOSED DEVELOPMENT CONSISTS OF A MULTI STOREY MIXED USE DEVELOPMENT OVER A BASEMENT CAR PARK. THE DEVELOPMENT CONSISTS OF:

- BASEMENT CAR PARKING
- UPPER LEVEL CAR STACKER PARKING
- 2 GROUND FLOOR RETAIL SPACES
- 4 PODIUM FLOOR OFFICE SPACES
- COMMUNAL AREAS (POOL, TERRACES, COMMUNAL ROOM AND BBQ AREAS)
- 196 APARTMENTS WITH A MIX OF 1, 2 & 3 BEDROOM UNITS RANGING FROM 57m² - 115m²

VEHICLE ACCESS IS AVAILABLE VIA FAIRBANK LANE WITH COMMERCIAL AND RESIDENTIAL PEDESTRIAN ACCESS PROVIDED THROUGH SEPERATE BUILDING ENTRIES OFF PROSPECT STREET.

THE PROPOSED DEVELOPMENT FORM PROVIDES A MODERN ARCHITECTURAL DESIGN AESTHETIC WITH CONTEMPORARY MATERIALS AND FINISHES SELECTED TO COMPLIMENT THIS ARCHITECTURE.

THE BUILT FORM / DENSITY IS CONSISTENT WITH THE BOX HILL STRUCTURE PLAN, WHERE A HIGHER DENSITY DEVELOPMENT IS SOUGHT AND A TALLER BUILDING FORM IS PERMITTED.

THE BUILT FORM IS JUSTIFIED IN THE STREETSCAPE CONTEXT AS THE SITE IS WITHIN A MAJOR DEVELOPMENT PRECINCT (PRECINCT F).

THE PROJECT TEAM COMPRISES:

ARCHITECT
TAOUK ARCHITECTS

URBAN DESIGNER
HANSEN PARTNERSHIP PTY LTD

TOWN PLANNING CONSULTANT
GLOSSOP TOWN PLANNING

TRAFFIC ENGINEERS
TRAFFIX GROUP

LANDSCAPE CONSULTANT
JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD

ARBORICULTURAL CONSULTANTS
CARNEY & STONE

ESD CONSULTANT
WOOD & GRIEVE ENGINEERS

DAYLIGHT ANALYSIS CONSULTANT
SUSTAINABLE DEVELOPMENT CONSULTANTS PTY LTD

WASTE CONSULTANT
LEIGH DESIGN PTY LTD

WIND ENGINEER
VIPAC ENGINEERS & SCIENTISTS LIMITED

LAND SURVEYOR
TERRAIN CONSULTING GROUP

BOX HILL CENTRE STRUCTURE PLAN & ZONING 2.0

2.1 ACTIVITY PRECINCTS

A BOX HILL TRANSPORT & RETAIL PRECINCT:
RETAIL SUSTAINED THROUGHOUT THE AREA COMPLEMENTED BY ENTERTAINMENT, HOSPITALITY, COMMERCIAL AND OTHER USES WITH EXTENDED HOURS OF ACTIVITY CREATING A CENTRAL FOCUS FOR BOX HILL

B PROSPECT STREET PRECINCT:
CONSOLIDATION AS THE PRIMARY OFFICE PRECINCT IN THE ACTIVITY CENTRE

C CIVIC & EASTERN TAFE PRECINCT:
CONSOLIDATION OF CULTURAL, COMMUNITY AND EDUCATIONAL FACILITIES IN THE PRECINCT

D HOSPITAL & WESTERN TAFE PRECINCT:
GROWTH AND ENHANCEMENT OF EDUCATIONAL AND MEDICAL INSTITUTIONS AND SUPPORT FOR RELATED BUSINESSES AND SERVICES, PLUS HIGH DENSITY RESIDENTIAL (INCLUDING STUDENT HOUSING)

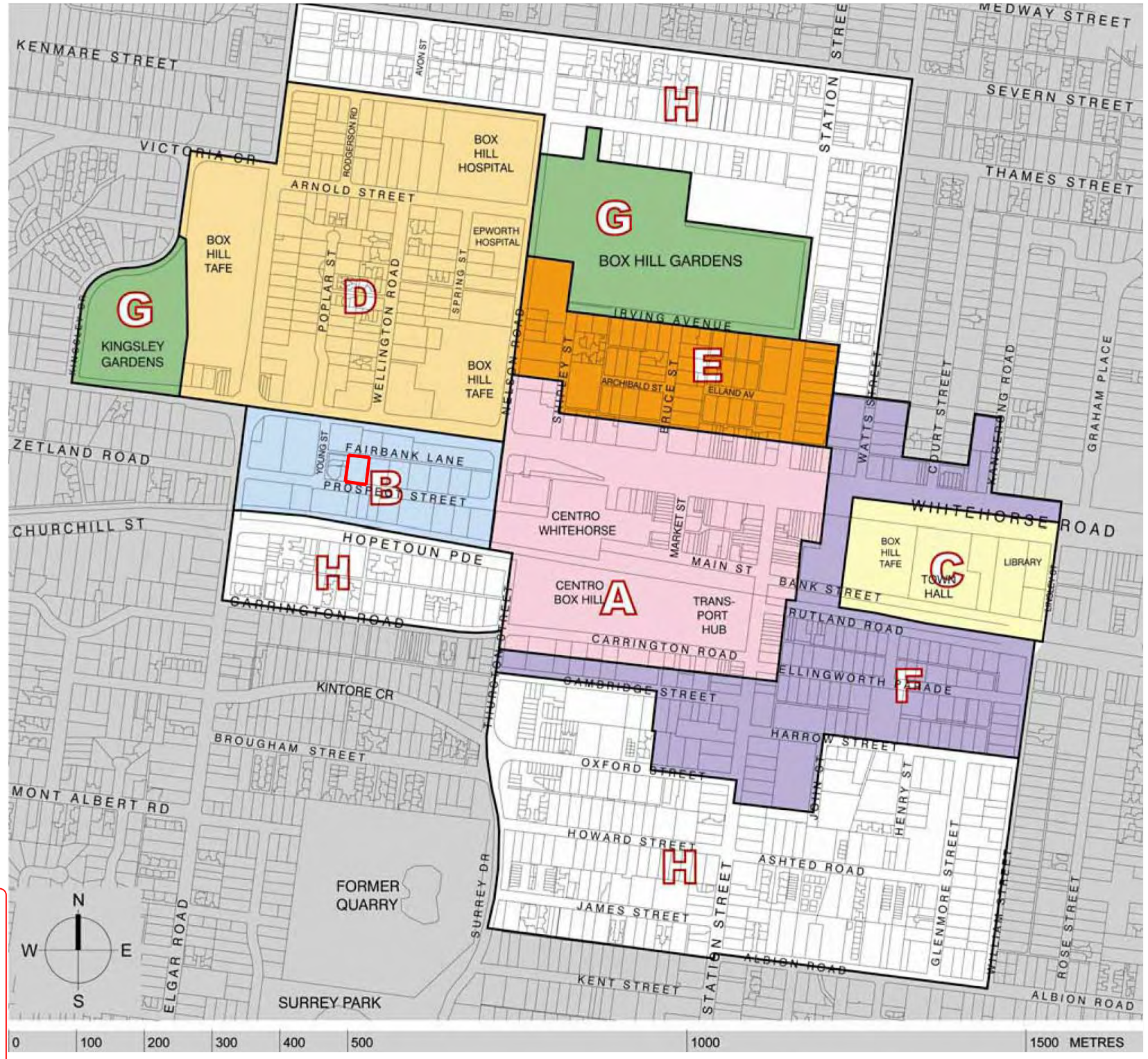
E BOX HILL GARDENS PRECINCT:
PROVISION FOR SIGNIFICANT HIGH TO MEDIUM DENSITY RESIDENTIAL GROWTH WITH SMALL SCALE OFFICES, LIMITED RETAIL AND COMMUNITY SERVICES AND RETAIL TO ACTIVATE GROUND LEVEL STREET FRONTAGES

F SOUTHERN & EASTERN PRECINCTS:
MIX OF OFFICE AND RETAIL USES RESPONDING TO PROMINENT WHITEHORSE ROAD AND STATION STREET FRONTAGES, AND MIXED USE (RESIDENTIAL) AS TRANSITION TO PURELY RESIDENTIAL PRECINCTS

G BOX HILL GARDENS & KINGSLEY GARDENS:
CONVENIENT ACCESS TO HIGH QUALITY PUBLIC OPEN SPACE AND RECREATIONAL OPPORTUNITIES WITHIN THE ACTIVITY CENTRE

H RESIDENTIAL PRECINCTS:
THE AREAS RESIDENTIAL ROLE AND AMENITY PROTECTED BUT MEDIUM DENSITY RESIDENTIAL DEVELOPMENT ENCOURAGED. (MOST AREAS SURROUNDING THE STUDY AREA AREA ALSO RESIDENTIAL)

SUBJECT SITE:
LOCATED WITHIN ACTIVITY PRECINCT 'B'



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BOX HILL CENTRE STRUCTURE PLAN & ZONING 2.0

2.2 BUILT FORM PRECINCTS

A — PERIPHERAL RESIDENTIAL PRECINCTS:
NEW DEVELOPMENT SUPPORTING HIGHER DENSITIES BUT CONSISTENT WITH THE AREAS EXISTING BUILT FORM CHARACTER

B — LOW-RISE HIGHER-DENSITY RESIDENTIAL PRECINCTS:
3-STOREY HEIGHT LIMIT WITH REDUCED SETBACK REQUIREMENTS ENABLING INCREASED RESIDENTIAL DENSITIES WHILE MAINTAINING A TRANSITIONAL BUILDING SCALE

C — TRADITIONAL TOWN CENTRE:
THE EXISTING BUILT FORM CHARACTER AND 2 TO 3-STOREY SCALE OF THE PRECINCT RETAINED INCLUDING LISTED HERITAGE BUILDINGS AS WELL AS COMPLEMENTARY BUILDINGS

D — MID-RISE COMMERCIAL AND MIXED USE PRECINCTS:
4 STOREY HEIGHT LIMIT SUPPORTING INCREASED DENSITY, WITH NO (OR MINIMAL) FRONT AND SIDE SETBACKS TO CREATE ACTIVE FRONTAGES ONTO STREETS

E — TOWN HALL PRECINCT:
CIVIC BUILDINGS GIVEN VISUAL EMPHASIS AND THE SIGNIFICANCE OF HERITAGE BUILDINGS AND RELATED SPACES PROTECTED. HEIGHTS TO BE DETERMINED ON CASE-BY-CASE BASIS AND MAY VARY ACROSS EACH SITE

F — MAJOR DEVELOPMENT PRECINCT:
TALLER BUILDINGS PERMITTED, ENABLING INCREASED DENSITY. HEIGHTS MUST NOT CAUSE OVERSHADOWING OF KEY OPEN SPACES, RESIDENTIAL PRECINCTS A OR B OR RESIDENTIAL AREAS BEYOND THE STUDY AREA. TRANSITIONAL HEIGHTS TO BE PROVIDED AT EDGES OF THE PRECINCT TO RESPECT THE SCALE OF THE NEIGHBOURING PRECINCTS

KEY OPEN SPACES:
PROTECT AND ENHANCE EXISTING PUBLIC AND MAJOR PRIVATE OPEN SPACES CHARACTER AND PROVIDE AN EFFECTIVE INCREASE IN USEABLE OPEN SPACE THROUGH REMOVAL OF ENCUMBRANCES AND DESIGN IMPROVEMENTS

SUBJECT SITE:
LOCATED WITHIN BUILT FORM PRECINCT 'F'

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BOX HILL CENTRE STRUCTURE PLAN & ZONING 2.0

2.3 ZONING

COMMERCIAL

- C1Z — COMMERCIAL 1 ZONE
- C2Z — COMMERCIAL 2 ZONE

INDUSTRIAL

- IN3Z — INDUSTRIAL 3 ZONE

PUBLIC LAND

- PPRZ — PUBLIC PARK AND RECREATION ZONE
- PUZ2 — PUBLIC USE ZONE - EDUCATION
- PUZ3 — PUBLIC USE ZONE - HEALTH AND COMMUNITY
- PUZ6 — PUBLIC USE ZONE - LOCAL GOVERNMENT
- PUZ1 — PUBLIC USE ZONE - SERVICE AND UTILITY
- PUZ4 — PUBLIC USE ZONE - TRANSPORT
- RDZ1 — ROAD ZONE - CATEGORY 1
- RDZ2 — ROAD ZONE - CATEGORY 2

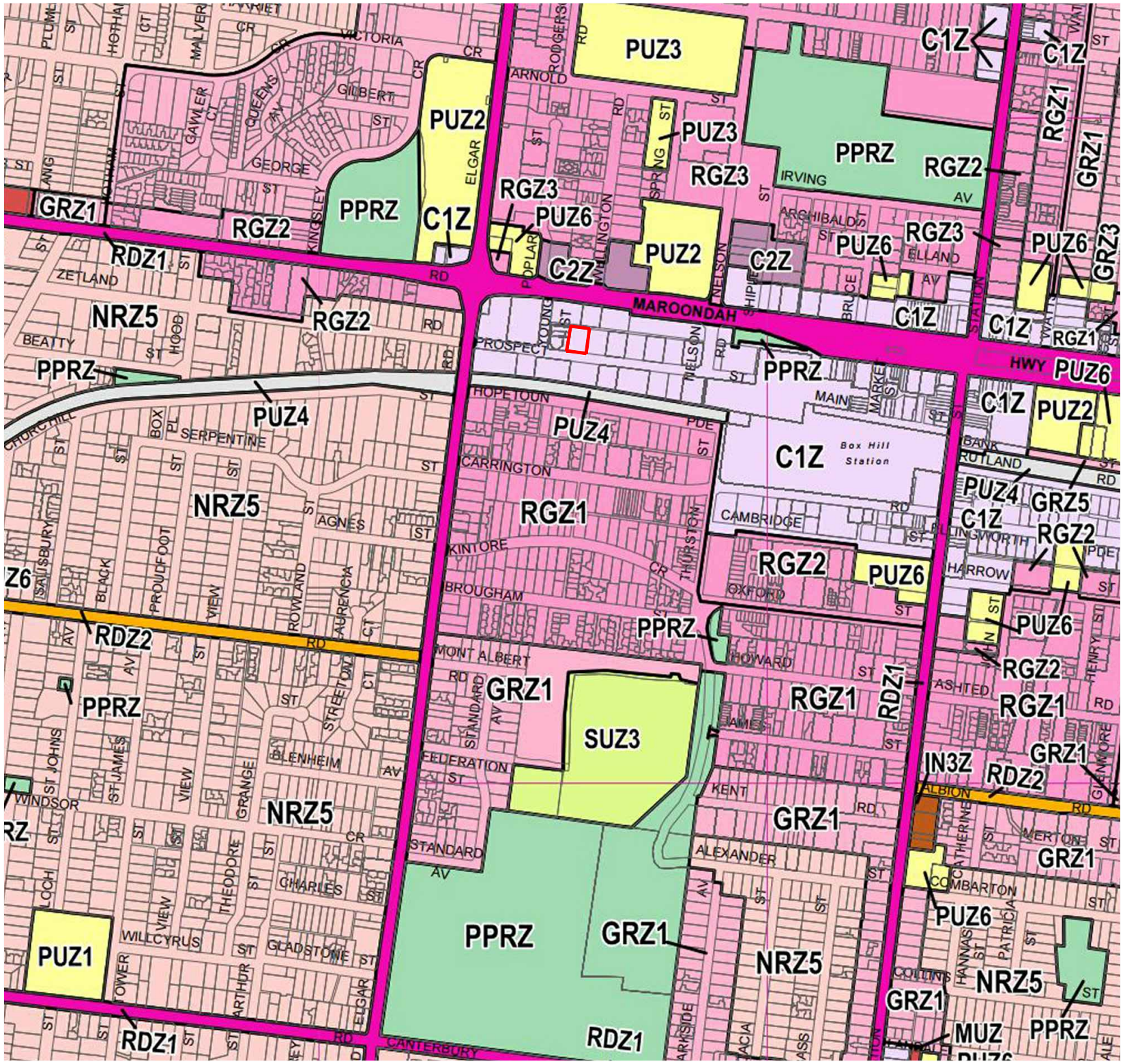
RESIDENTIAL

- GRZ1 — GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- GRZ3 — GENERAL RESIDENTIAL ZONE - SCHEDULE 3
- GRZ4 — GENERAL RESIDENTIAL ZONE - SCHEDULE 4
- GRZ5 — GENERAL RESIDENTIAL ZONE - SCHEDULE 5
- MJZ — MIXED USE ZONE
- NRZ2 — NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 2
- NRZ3 — NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 3
- NRZ5 — NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 5
- RGZ1 — RESIDENTIAL GROWTH ZONE - SCHEDULE 1
- RGZ2 — RESIDENTIAL GROWTH ZONE - SCHEDULE 2
- RGZ3 — RESIDENTIAL GROWTH ZONE - SCHEDULE 3

SPECIAL PURPOSE

- SUZ3 — SPECIAL USE ZONE - SCHEDULE 3

SUBJECT SITE:
LOCATED WITHIN 'C1Z'



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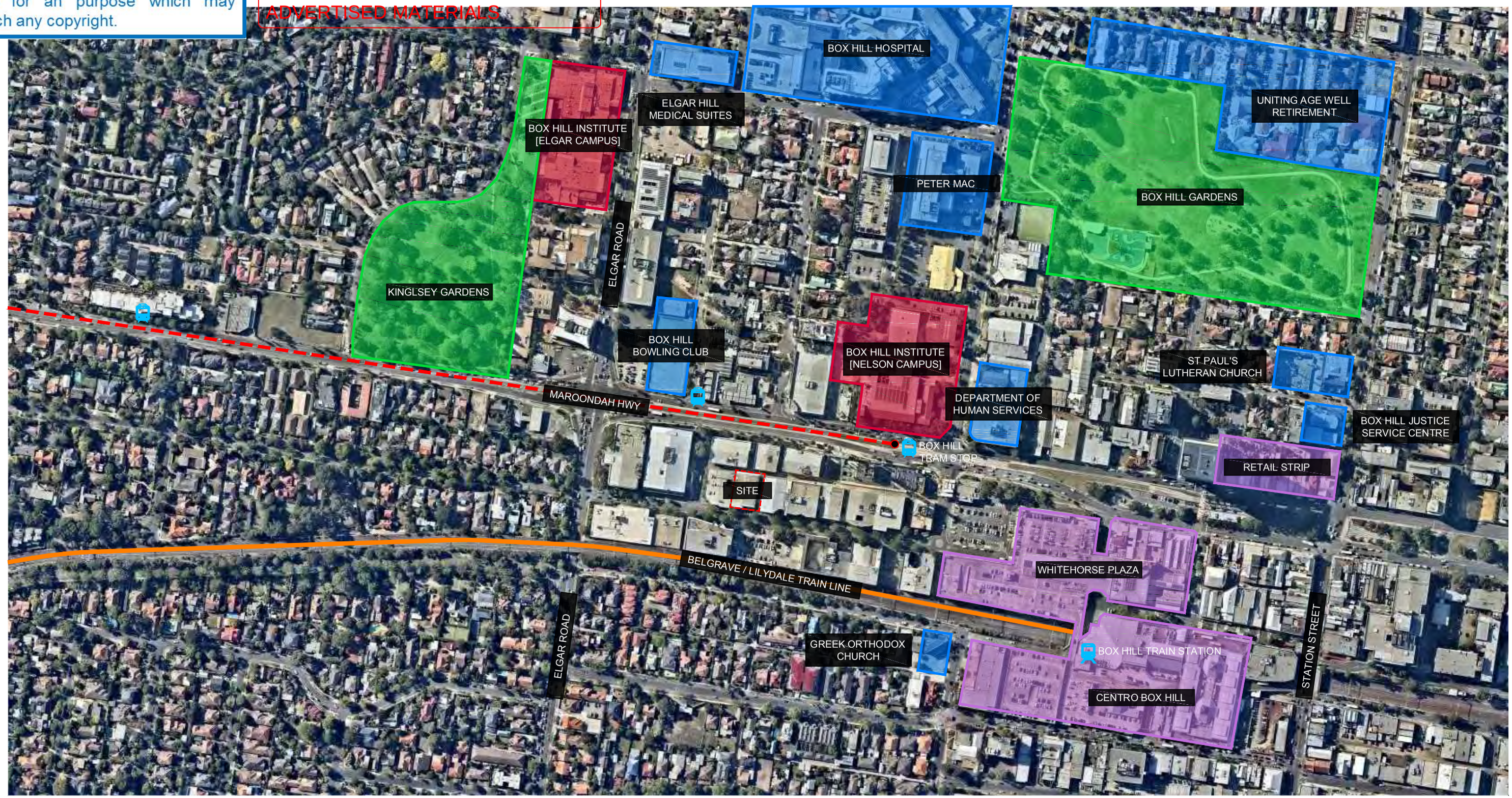
URBAN CONTEXT ANALYSIS 3.0

3.1 SITE CONTEXT



SUBJECT SITE
TRAIN LINE
TRAIN STATION
TRAM STOP
RETAIL PRECINCT
PUBLIC GREEN AREAS
EDUCATION PRECINCT
COMMUNITY FACILITIES

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URBAN CONTEXT ANALYSIS 3.0

3.2 SUBJECT SITE - AERIAL PHOTOGRAPH

SUBJECT SITE

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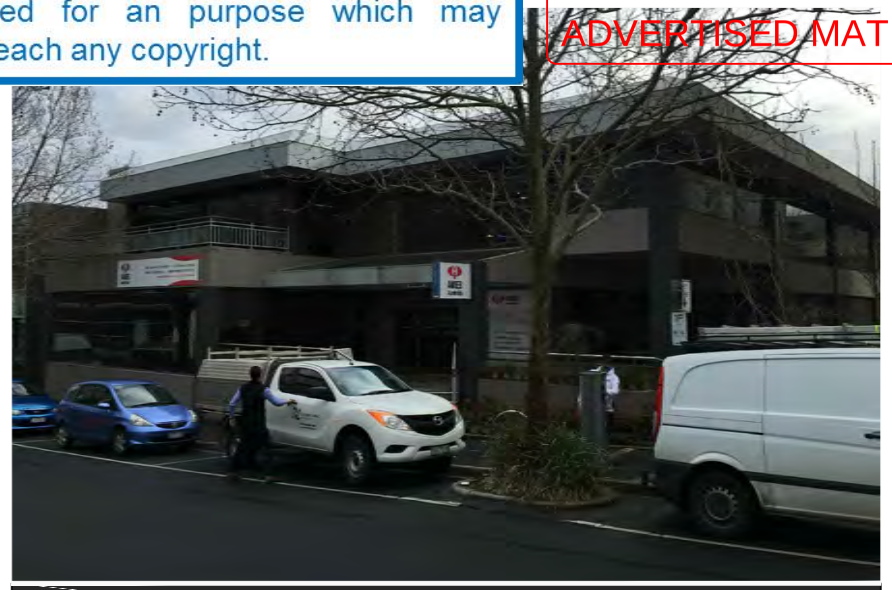
URBAN CONTEXT ANALYSIS 3.0

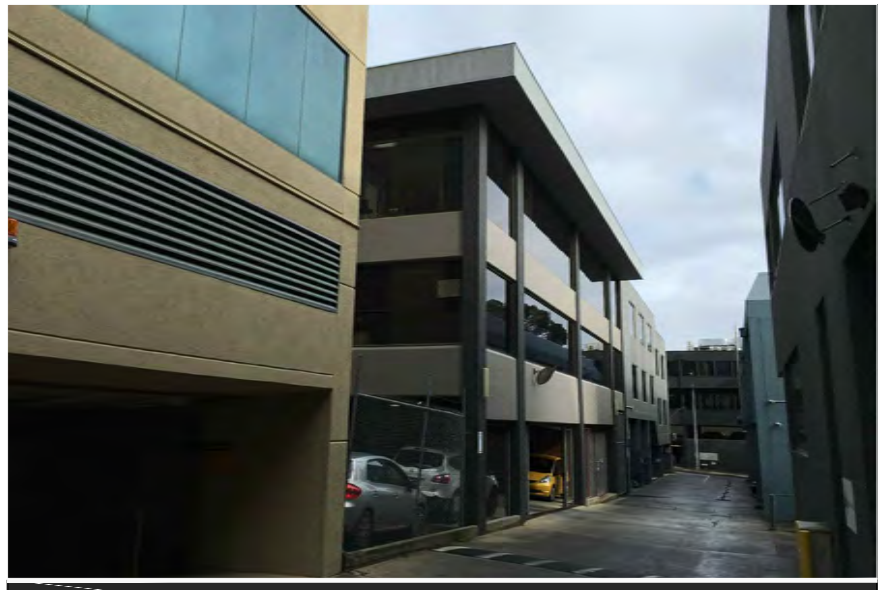
3.3 SITE PHOTOGRAPHS



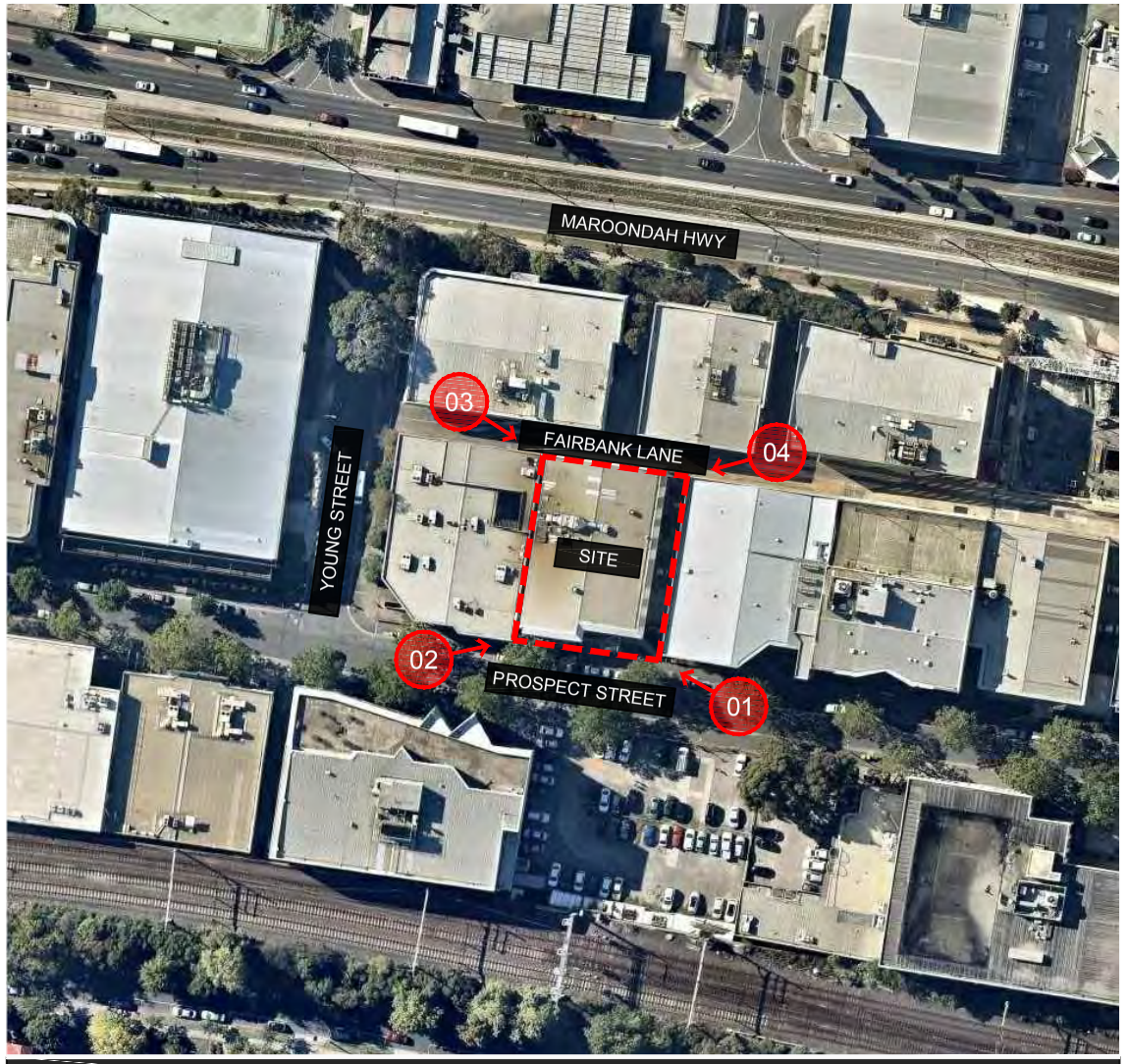
01 VIEW LOOKING NORTH WEST ALONG PROSPECT STREET

02 VIEW LOOKING NORTH EAST ALONG PROSPECT STREET

03 VIEW LOOKING SOUTH EAST ALONG FAIRBANK LANE



04 VIEW LOOKING SOUTH WEST ALONG FAIRBANK LANE



CAMERA LOCATION PLAN

SUBJECT SITE

URBAN CONTEXT ANALYSIS 3.0

3.4 SITE ANALYSIS

LEGEND

- SUBJECT SITE
- VEHICLE CIRCULATION
- PEDESTRIAN CIRCULATION
- TRAIN LINE [BELGRAVE / LILYDALE]
- TRAM LINE [TRAM NO: 109]
- BUS LINE [BUS NO: 270, 271, 279, 281, 284, 293, 302, 766, 767
- PATH OF SUNLIGHT
- 01 VIEWS TO BOX HILL GARDENS
- 02 VIEWS TO SURREY PARK & AQUALINK AQUATIC CENTRE
- 03 VIEWS TO DANDENONG RANGERS

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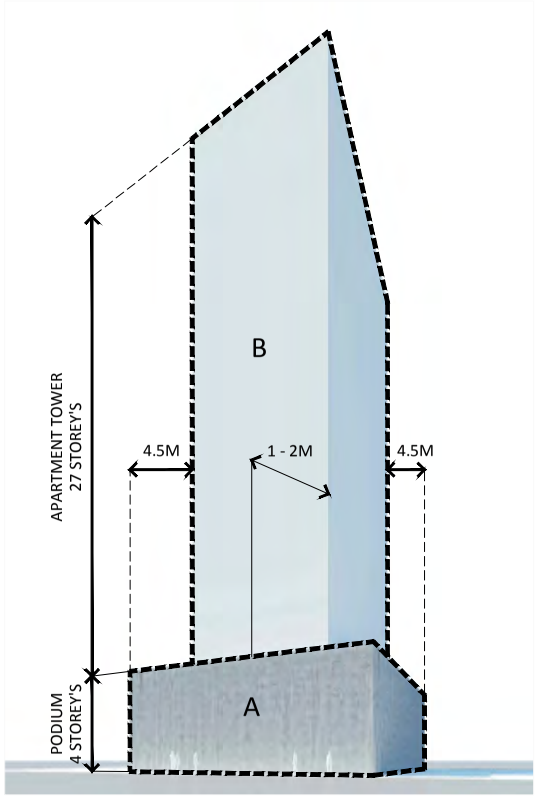
DESIGN RESPONSE 4.0

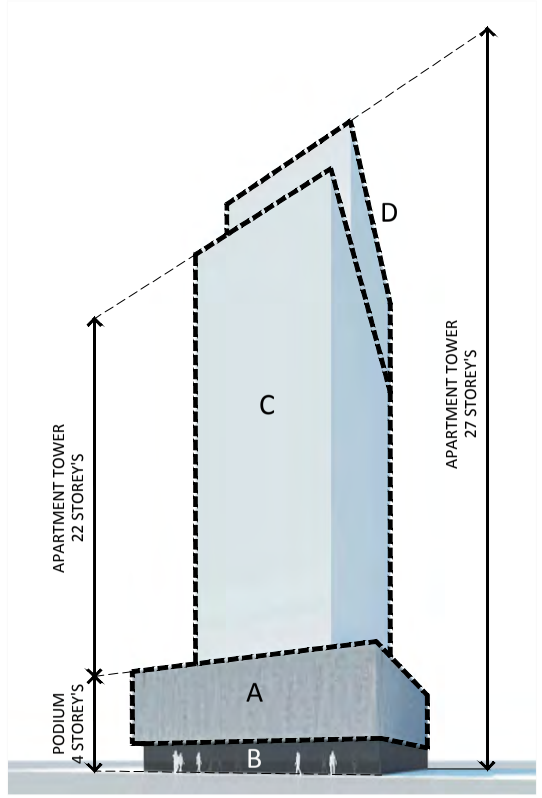
4.1 MASSING DIAGRAMS



1 MASSING DIAGRAM 01

PROPOSED BUILDING FORM CONSISTS OF:

A 4 LEVEL PODIUM
B 27 LEVEL APARTMENT TOWER
C SIDE SETBACK AT 4.5M
D FRONT SETBACK BETWEEN 1 - 2M



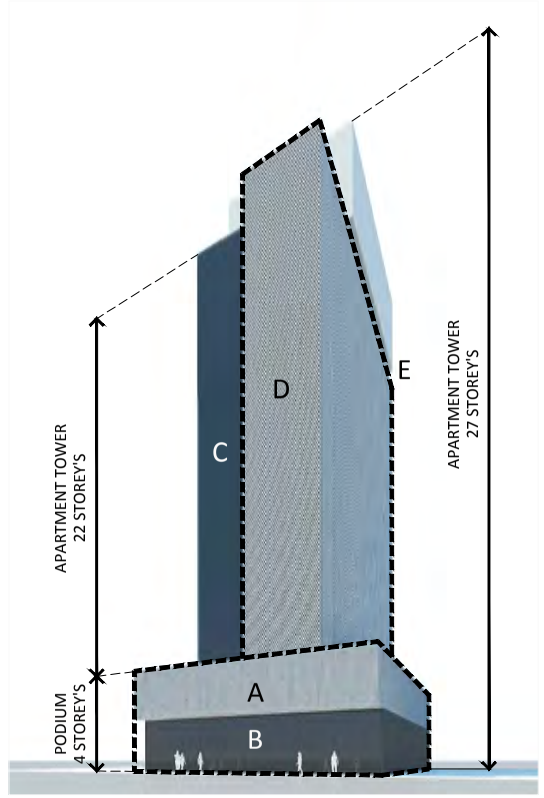
2 MASSING DIAGRAM 02

A SOLID FORM TO BE PROVIDED TO TOP LEVELS OF PODIUM

B INTRODUCE TRANSPARENCY TO PODIUM AT GROUND LEVEL TO PROVIDE FOR STREET LEVEL ACTIVATION WITH RETAIL SPACES TO BE PROVIDED

C THE RESIDENTIAL TOWER HAS BEEN DIVIDED ACROSS 2 DIFFERENT HEIGHTS. THE FRONT PORTION OF THE TOWER IS TO BE NO MORE THAN 22 STOREY'S HIGH

D THE REAR PORTION OF THE TOWER IS TO BE 27 STOREY'S HIGH. THE BUILDING HAS BEEN SETBACK FROM THE FRONT BOUNDARY AT THIS UPPER MOST LEVEL TO MINIMISE SHADOW IMPACT ON NEIGHBOURING PROPERTIES IN ACCORDANCE WITH THE DESIGN GUIDLINES



3 MASSING DIAGRAM 03

A FEATURE MATERIAL AND OR GREEN WALL TO BE INCORPORATED ALONG UPPER MOST PODIUM FLOORS

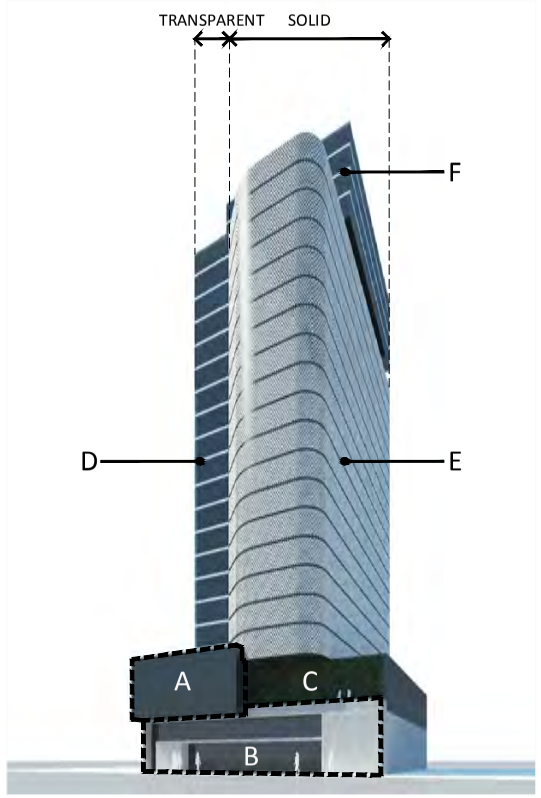
B DOUBLE HEIGHT PROVIDED AT RESIDENTIAL AND COMMERCIAL BUILDING ENTRIES TO CREATE A GRAND SENSE OF SCALE

C SPANDREL GLAZING PROVIDED TO MAIN TOWER FORM

D PART OF THE FRONT PORTION OF THE LOWER TOWER FORM HAS BEEN EXTENDED AND CONCEALED BEHIND A FEATURE WALL / SCREEN

MATERIALITY OF FRONT AND REAR FORMS TO APARTMENT TOWER TO DIFFER TO PROVIDE ARTICULATION AND VISUAL RELIEF

E A BREAK IS TO BE PROVIDED IN THE BUILDING FORM TO HELP SEPARATE AND DISTINGUISH THE UPPER MOST FLOORS OF THE BUILDING WITH THE FLOORS BELOW



4 MASSING DIAGRAM 04

A PODIUM FORM A TO HAVE A FEATURE CLADDING APPLIED

B PODIUM ENTRY HEIGHT SPACE DIVIDED INTO TWO BUT CONTINUOUS MATERIAL IS TO BE PROVIDED THROUGHOUT. THE SENSE OF SCALE IS STILL MAINTAINED WHILST ALLOWING FOR GREATER FLEXIBILITY WITH THE BUILDING FOOTPRINT

C OPPORTUNITY FOR PODIUM FORM TO HAVE A FEATURE WALL AND FOCAL POINT ALONG THE STREETSCAPE. THIS COULD TAKE THE FORM OF A 'GREEN' VERTICAL WALL

D FLOOR PLATES VISIBLE TO CURTAIN WALL TO ARTICULATE THE FACADE AND PROVIDE AN ARCHITECTURAL RHYTHM TO THE MAIN ELEVATION

E FLOOR PLATES VISIBLE TO SCREENED SECTION WITH THE EDGES OF THE BUILDING FORM CURVED TO HELP SOFTEN THE OVERALL ARCHITECTURE

BUILDING IS TO INCORPORATE CURVED EDGES WHERE REQUIRED TO MAINTAIN THIS ARCHITECTURAL INTENT

F FLOOR PLATES VISIBLE TO UPPER MOST LEVELS OF BUILDING TO MAINTAIN A CONTINUOUS AESTHETIC WITH TOWER FORM BELOW

5 CONCEPT ARCHITECTURE

- CURVED EDGES HAVE BEEN INTRODUCED ACROSS THE DESIGN TO HELP SOFTEN THE BUILDING FORM
- STRIKING FEATURE CLADDING HAS BEEN INCORPORATED TO THE BUILDING FORM
- EXPOSED FLOOR PLATES HAVE BEEN CURVED BACK ALONG THE CURTAIN WALL GLAZING TO SEAMLESSLY INTEGRATE THE JUXTAPOSITION BETWEEN THE SOLID AND TRANSPARENT BUILDING FORMS
- PODIUM FORM A HAS BEEN PROVIDED WITH A CLADDING THAT OFFERS TRANSPARENCY WHILST APPEARING SOLID IN FORM
- INTEGRATION OF A LUSH GREEN VERTICAL WALL TO SEPARATE PODIUM FORM WITH RESIDENTIAL TOWER ABOVE
- THE APARTMENT TOWER FEATURE CORNER FORM EXTENDS BELOW THE UPPER MOST PODIUM LEVEL TO INTEGRATE AND GROUND THE DIFFERENT BUILDING ELEMENTS
- A CLEAR RESIDENTIAL AND COMMERCIAL BUILDING ENTRY/LOBBY IS PROVIDED

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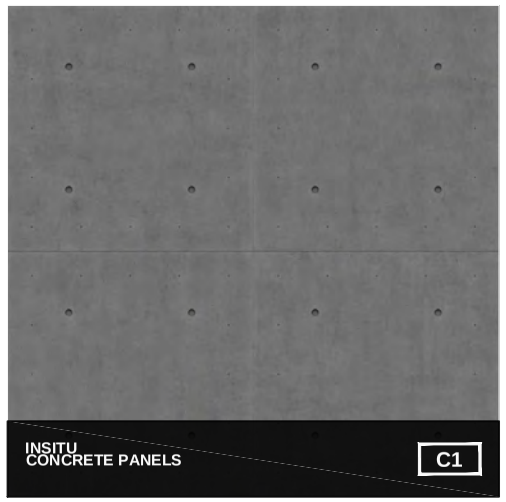
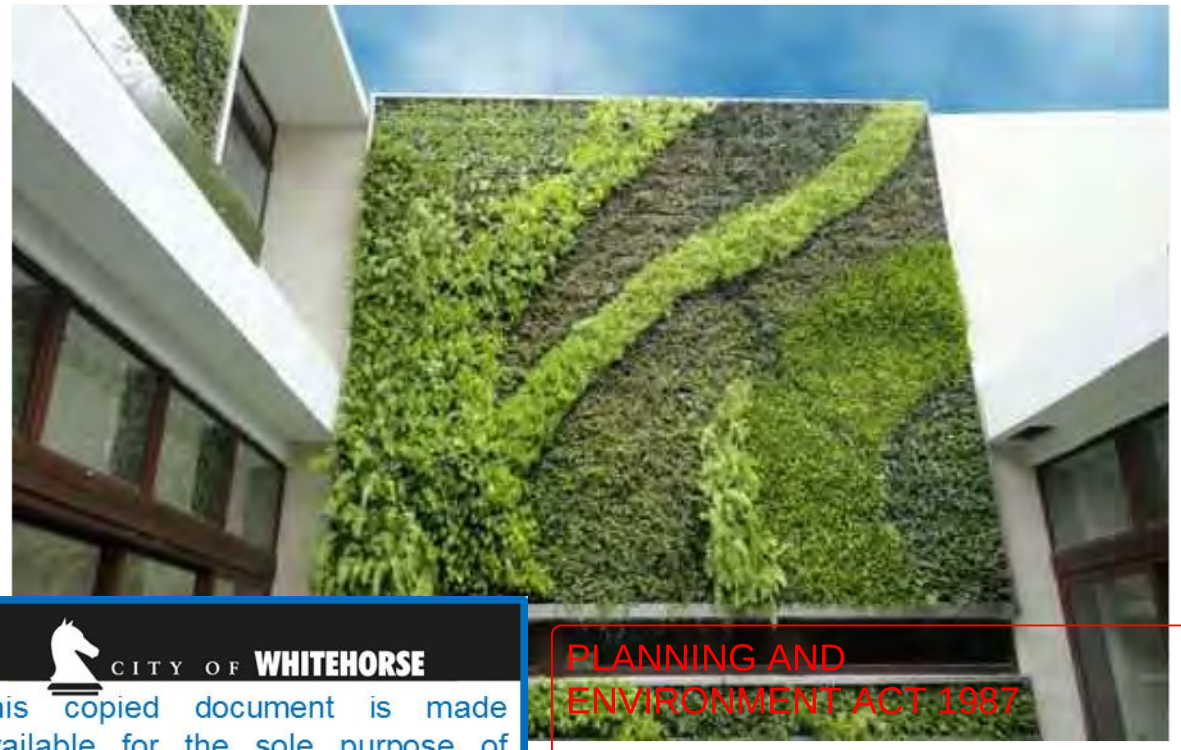
DESIGN RESPONSE 4.0

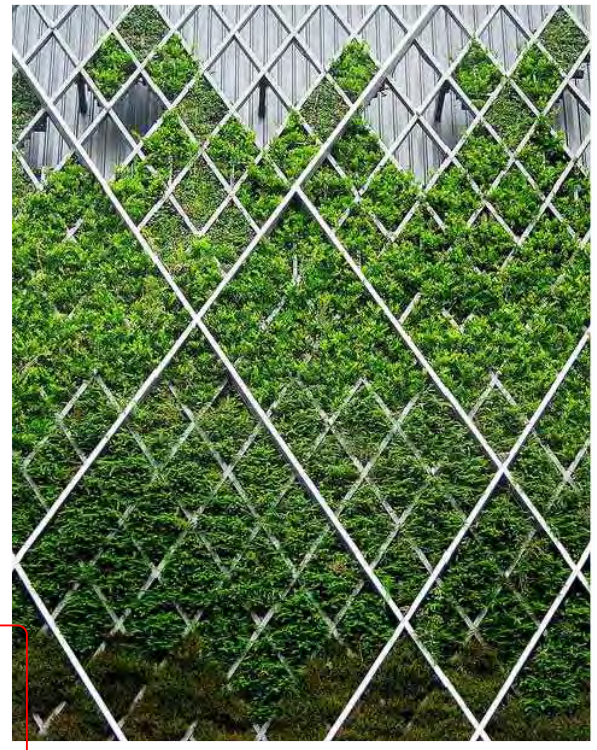
4.2 CONCEPT MATERIALS



DESIGN RESPONSE 4.0

4.3 FEATURE GREEN WALL CONCEPT





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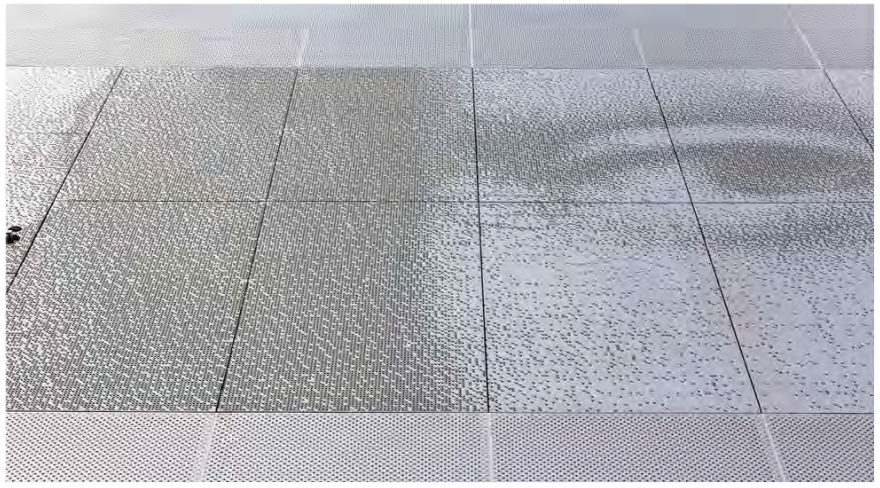
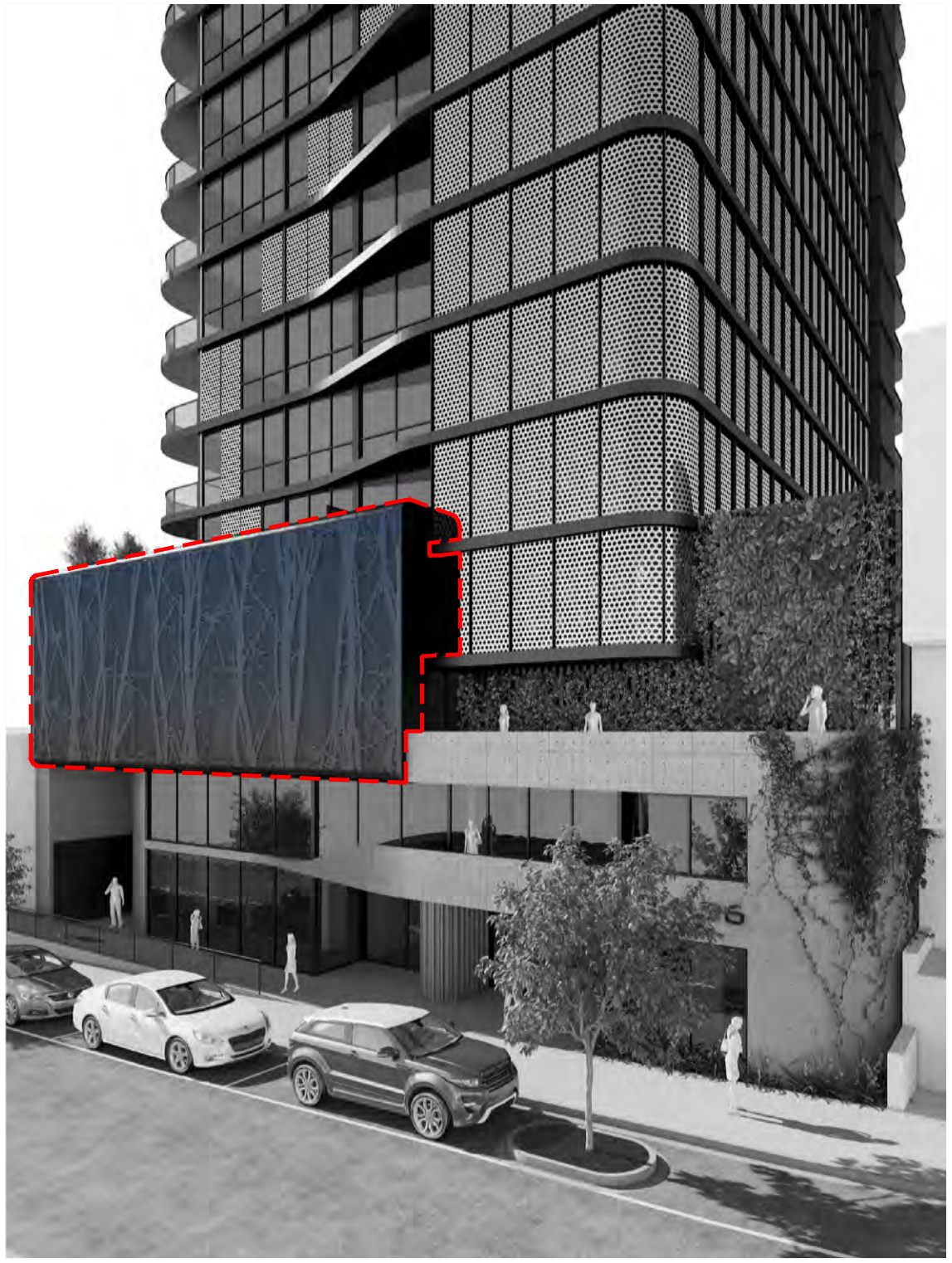
DESIGN RESPONSE 4.0

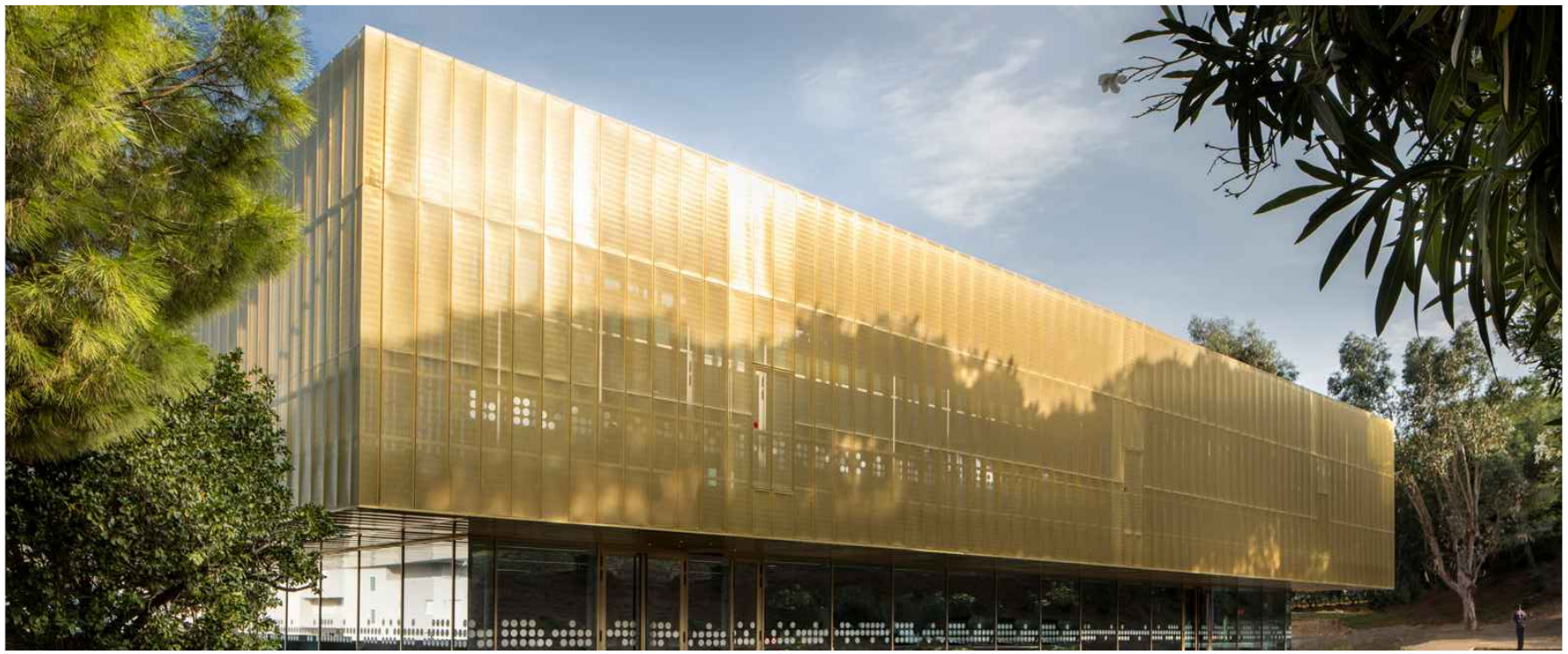
4.5 PERFORATED WALL CONCEPT

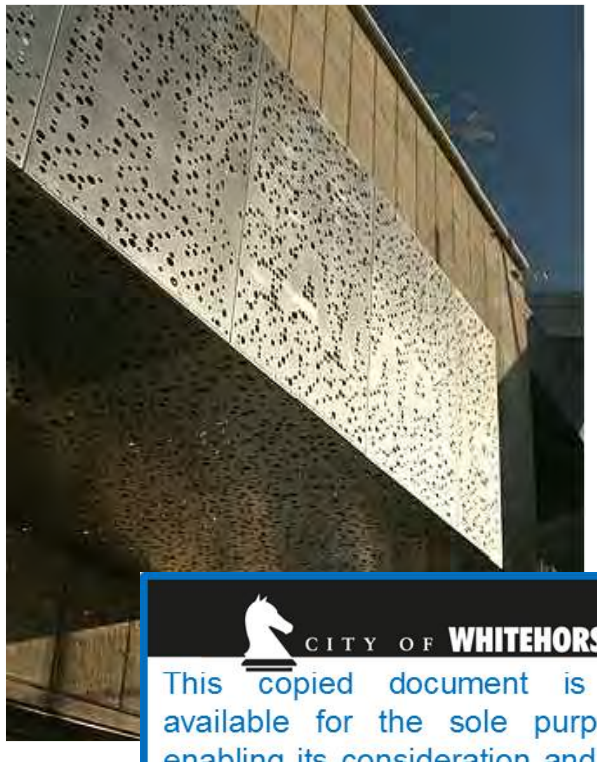




DESIGN RESPONSE 4.0

4.6 FEATURE BALCONY SCREEN CONCEPT





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3D PERSPECTIVES 5.0

5.1 CAMERA LOCATION PLAN

SUBJECT SITE

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3D PESPECTIVES 5.0

5.2 3D PERSPECTIVES [CAMERA 01 - 03]

CAMERA 01 [AERIAL VIEW LOOKING NORTH EAST]

CAMERA 02 [AERIAL VIEW LOOKING NORTH]

CAMERA 03 [AERIAL VIEW LOOKING NORTH WEST]

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3D PESPECTIVES 5.0

5.3 3D PERSPECTIVES [CAMERA 04 - 06]

CAMERA 04 [STREET LEVEL VIEW LOOKING EAST ALONG PROSPECT STREET]

CAMERA 05 [STREET LEVEL VIEW LOOKING WEST ALONG PROSPECT STREET]

CAMERA 06 [AERIAL VIEW LOOKING SOUTH WEST]

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3D PESPECTIVES 5.0

5.4 3D PERSPECTIVES [CAMERA 07 - 08]

CAMERA 07 [STREET LEVEL VIEW LOOKING NORTH TOWARD BUILDING ENTRY]

CAMERA 08 [STREET LEVEL VIEW LOOKING NORTH WEST TOWARD BUILDING ENTRY]

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DEVELOPMENT SUMMARY

REV -

PROJECT: 34-36 PROSPECT STREET BOX HILL

PROJECT No: 15-20

SITE AREA 1207.58m²

FLOOR AREA: OFFICE: TOTAL NET FLOOR AREA RETAIL: TOTAL LEASABLE FLOOR AREA

LEVEL	GF AREA	LOCATION	APARTMENT TYPE	FLOOR AREA	BEDROOMS	BATHROOMS	P.O.S.	COMMUNAL AREA	FLOOR AREA	CAR SPACES	BIKE SPACES	STORAGE CAGES	APARTMENTS
BASEMENT LEVEL 5	**773.21m²**												
		Car park								20		36	
BASEMENT LEVEL 4	**1,075.30m²**												
		Car park								31		27	
BASEMENT LEVEL 3	**1,075.30m²**												
		Car park								31		27	
BASEMENT LEVEL 2	**1,075.30m²**												
		Car park								31		27	
BASEMENT LEVEL 1	**1,075.30m²**												
		Car park								25	44	15	
GROUND FLOOR	**1,059.20m²**												
		Car park								46	20		
		Residential Entry Lobby		41.34m²									
		Commercial Entry Lobby		27.41m²									
		Retail Premise 1							130.81m²				
		Retail Premise 2							113.53m²				
LEVEL 1	**1,082.00m²**												
		Storage Room										32	
		Office space 1							181.94m²				
		Office space 2					31.51m²		381.05m²				
LEVEL 2	**1,108.20m²**												
		Storage Room										32	
		Office space 3							217.94m²				
		Office space 4					27.65m²		371.50m²				
LEVEL 3	**677.15m²**												4
		Theatre Room						35.22m²					
		Communal Room						56.18m²					
		Residents Gymnasium						91.69m²					
		Lower Common Terrace						84.62m²					
		Pool						86.25m²					
		Apartment 3.01	A	70.11m²	2	2	65.83m²						
		Apartment 3.02	B	69.17m²	2	2	30.99m²						
		Apartment 3.03	B	69.17m²	2	2	54.31m²						
		Apartment 3.04	A	70.11m²	2	2	68.38m²						
LEVEL 4	**612.10m²**												8
		Apartment 4.01	A	70.11m²	2	2	12.29m²						
		Apartment 4.02	B	69.17m²	2	2	10.56m²						
		Apartment 4.03	C	59.69m²	1	1	14.21m²						
		Apartment 4.04	D	69.35m²	2	2	21.49m²						
		Apartment 4.05	E	69.48m²	2	2	40.73m²						
		Apartment 4.06	F	56.85m²	1	1	8.29m²						

LEVEL	GF AREA	LOCATION	APARTMENT TYPE	FLOOR AREA	BEDROOMS	BATHROOMS	P.O.S.	COMMUNAL AREA	LEASABLE AREA	CAR SPACES	BIKE SPACES	STORAGE CAGES	APARTMENTS
		Apartment 4.07	B	69.17m²	2	2	10.56m²						
		Apartment 4.08	A	70.11m²	2	2	12.29m²						
LEVEL 5-24	**612.10m²**												160
		Apartment 5.01	A	70.11m²	2	2	12.29m²						
		Apartment 5.02	B	69.17m²	2	2	10.56m²						
		Apartment 5.03	C	59.69m²	1	1	14.21m²						
		Apartment 5.04	D	69.35m²	2	2	21.49m²						
		Apartment 5.05	E	69.48m²	2	2	11.65m²						
		Apartment 5.06	F	56.85m²	1	1	8.29m²						
		Apartment 5.07	B	69.17m²	2	2	10.56m²						
		Apartment 5.08	A	70.11m²	2	2	12.29m²						
LEVEL 25	**368.82m²**												4
		Apartment 25.01	G	73.38m²	2	2	36.99m²						
		Apartment 25.02	H	79.72m²	2	2	45.02m²						
		Apartment 25.03	I	74.89m²	2	2	45.00m²						
		Apartment 25.04	G	73.38m²	2	2	36.99m²						
		Upper Common Terrace						116.88m²					
LEVEL 26-29	**519.97m²**												20
		Apartment 26.01	J	94.30m²	3	2	12.99m²						
		Apartment 26.02	K	82.75m²	2	2	14.19m²						
		Apartment 26.03	L	114.56m²	3	3	25.65m²						
		Apartment 26.04	M	62.48m²	1	1	10.07m²						
		Apartment 26.05	J	94.30m²	3	2	12.99m²						

TOTAL 1 BEDROOM APARTMENTS	**46**
TOTAL 2 BEDROOM APARTMENTS	**138**
TOTAL 3 BEDROOM APARTMENTS	**12**

CAR PARKING REQUIRED	TOTAL
0.5 SPACES FOR EACH 1 BEDROOM APARTMENT	23
0.75 SPACES FOR EACH 2 BEDROOM APARTMENT	103
1.0 SPACES FOR EACH 3 BEDROOM APARTMENT	12
VISITORS CAR SPACES - 0.2 SPACES TO EACH DWELLING FOR THE FIRST 5 DWELLINGS, PLUS 0.1 SPACES TO EACH DWELLING FOR ANY SUBSEQUENT DWELLING	20
2 CAR PARKING SPACES REQUIRED FOR EACH 100m² OFFICE SPACE	23
RETAIL PREMISES	NA
TOTAL CAR PARKING REQUIRED	**181**
TOTAL CAR PARKING PROVIDED	**184**

SUMMARY	GF AREA	COMMUNAL AREA	FLOOR AREA	CAR SPACES	BIKE SPACES	STORAGE CAGES	APARTMENTS
TOTAL	**24,301.95m²**	**470.84m²**	**1,396.77m²**	**184**	**64**	**196**	**196**
			RETAIL AND OFFICE				

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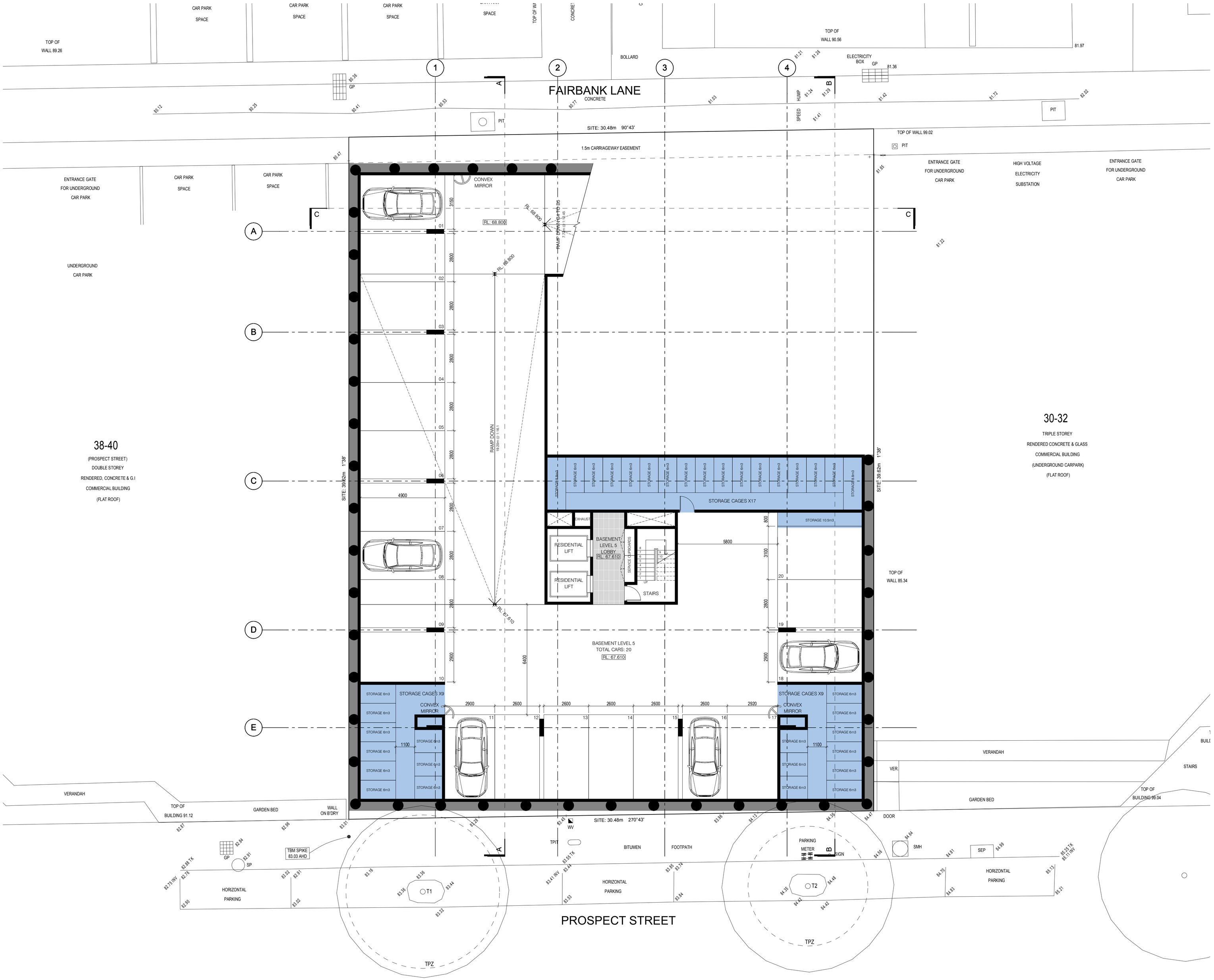
APPENDIX A 7.0

ARCHITECTURAL DRAWINGS



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TAOUKARCHITECTS

448 HEIDELBERG ROAD FAIRFIELD VIC 3078
p.9486 8080 info@taoukarchitects.com.au www.taoukarchitects.com.au

PROJECT

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT

ZL PROSPECT PTY LTD

DRAWING TITLE

BASEMENT LEVEL 5 FLOOR PLAN

SCALE: 1:100 @ A1

JOB No.: 15-20

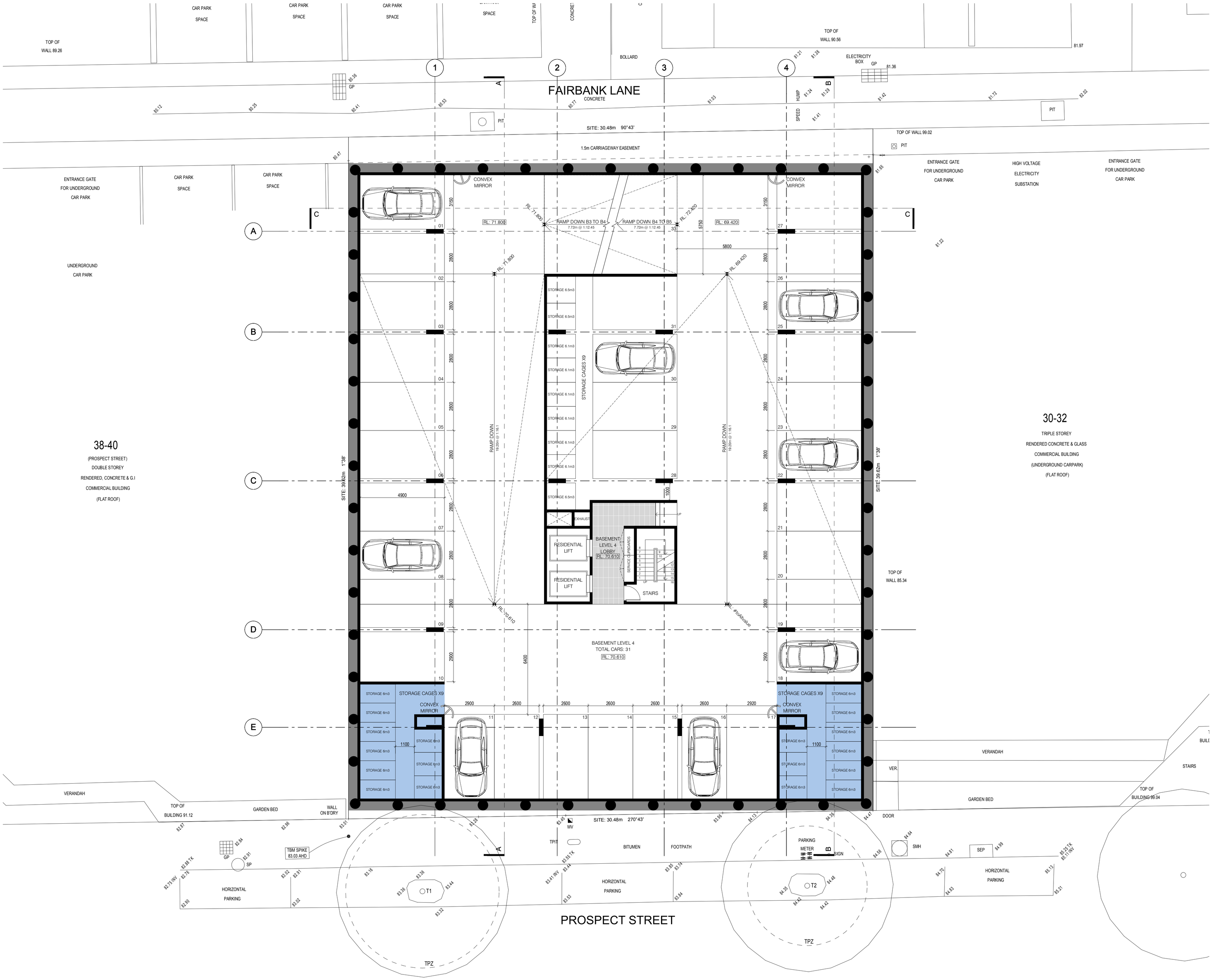
DATE: NOVEMBER 2016

ISSUE: TOWN PLANNING ISSUE

DRAWN: M.B

DRAWING No.: TPA01

REVISION



SERVICES / STORAGE / COMMON AREA

RETAIL / OFFICE SPACE

1 BED APARTMENT

2 BED APARTMENT

3 BED APARTMENT

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DRAWING TITLE

BASEMENT LEVEL 4 FLOOR PLAN

SCALE

1:100 @ A1

JOB No.

15-20

DATE

NOVEMBER 2016

ISSUE

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TPA02

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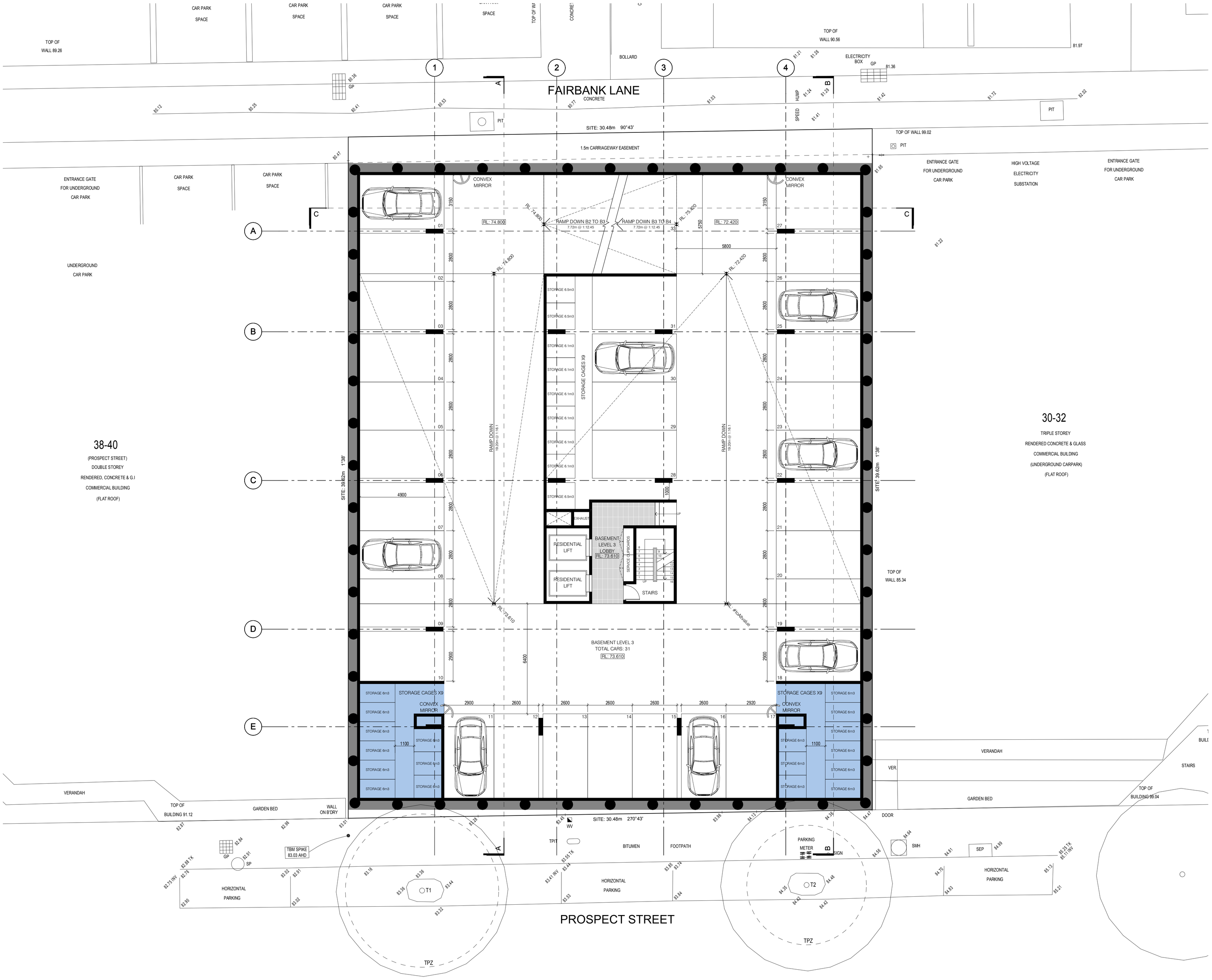

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DRAWING TITLE

BASEMENT LEVEL 3 FLOOR PLAN

SCALE: 1:100 @ A1

JOB No.: 15-20

DATE: NOVEMBER 2016

ISSUE: TOWN PLANNING ISSUE

DRAWN: M.B

DRAWING No.: TPA03

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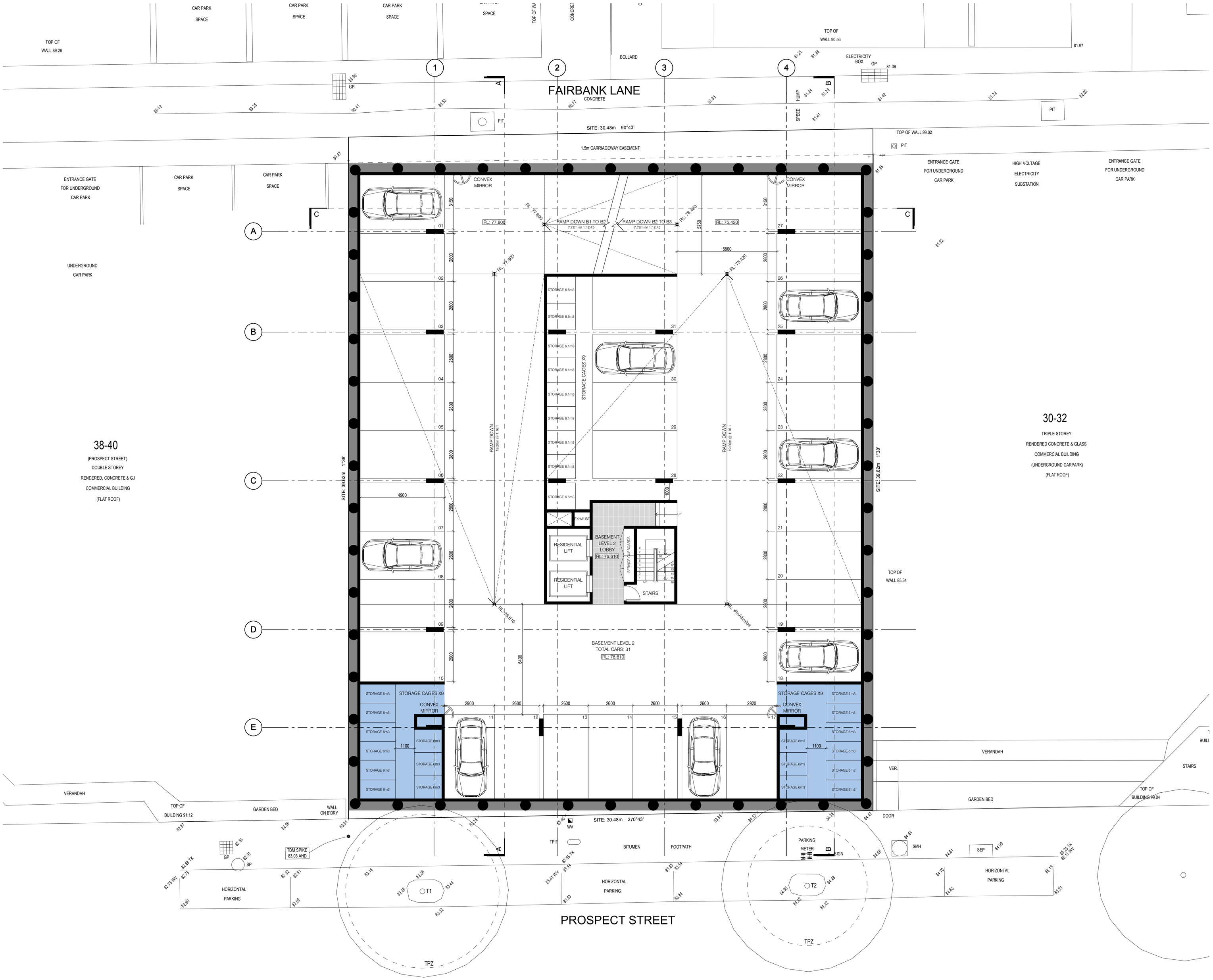

SERVICES / STORAGE / COMMON AREA
RETAIL / OFFICE SPACE
1 BED APARTMENT
2 BED APARTMENT
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DRAWING TITLE
BASEMENT LEVEL 2 FLOOR PLAN

SCALE
1:100 @ A1

JOB No.
15-20

DATE
NOVEMBER 2016

ISSUE
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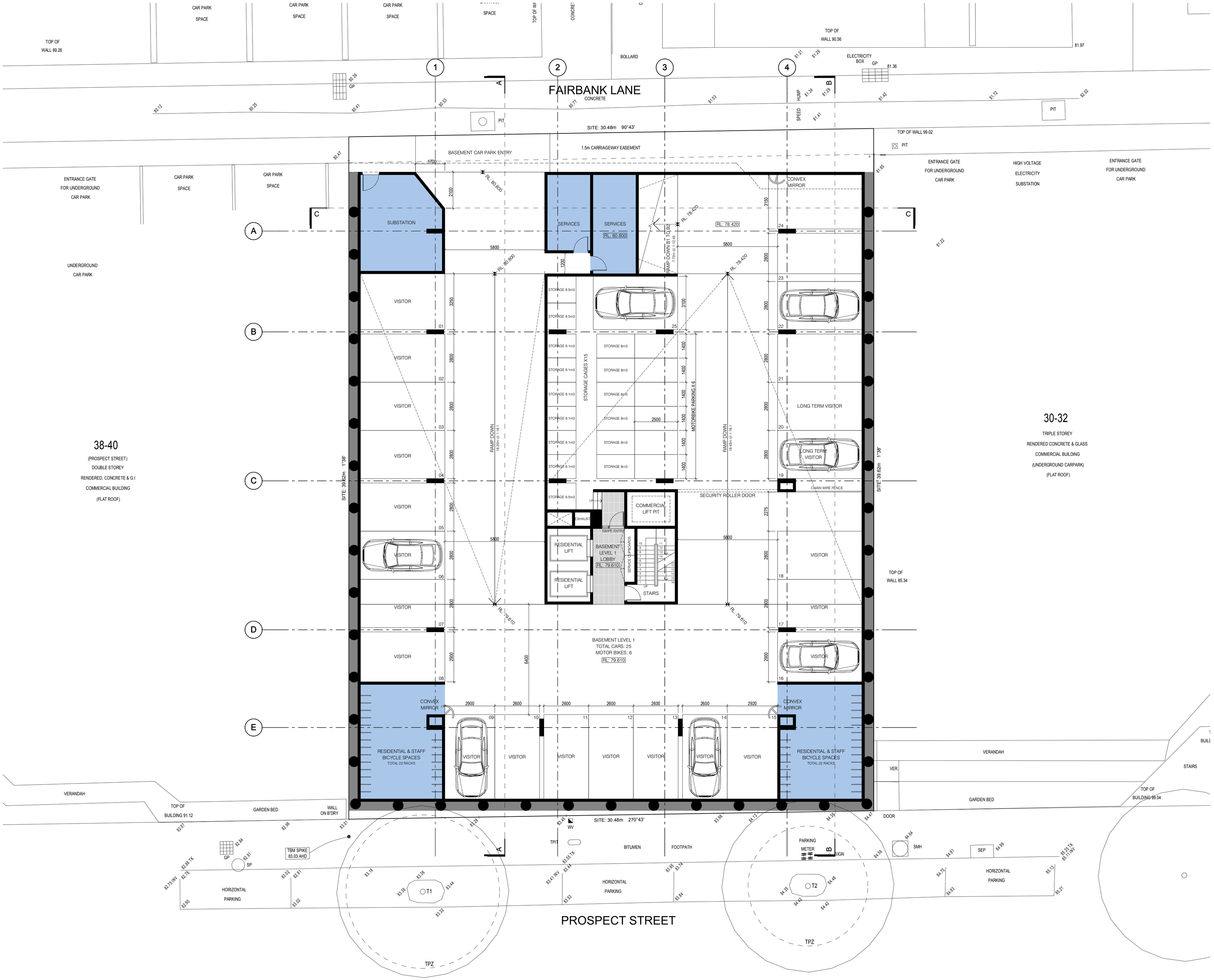

SERVICES / STORAGE / COMMON AREA

RETAIL / OFFICE SPACE

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DRAWING TITLE

BASEMENT LEVEL 1 FLOOR PLAN

SCALE: 1:100 @ A1

JOB No.: 15-20

DATE: NOVEMBER 2016

ISSUE: TOWN PLANNING ISSUE

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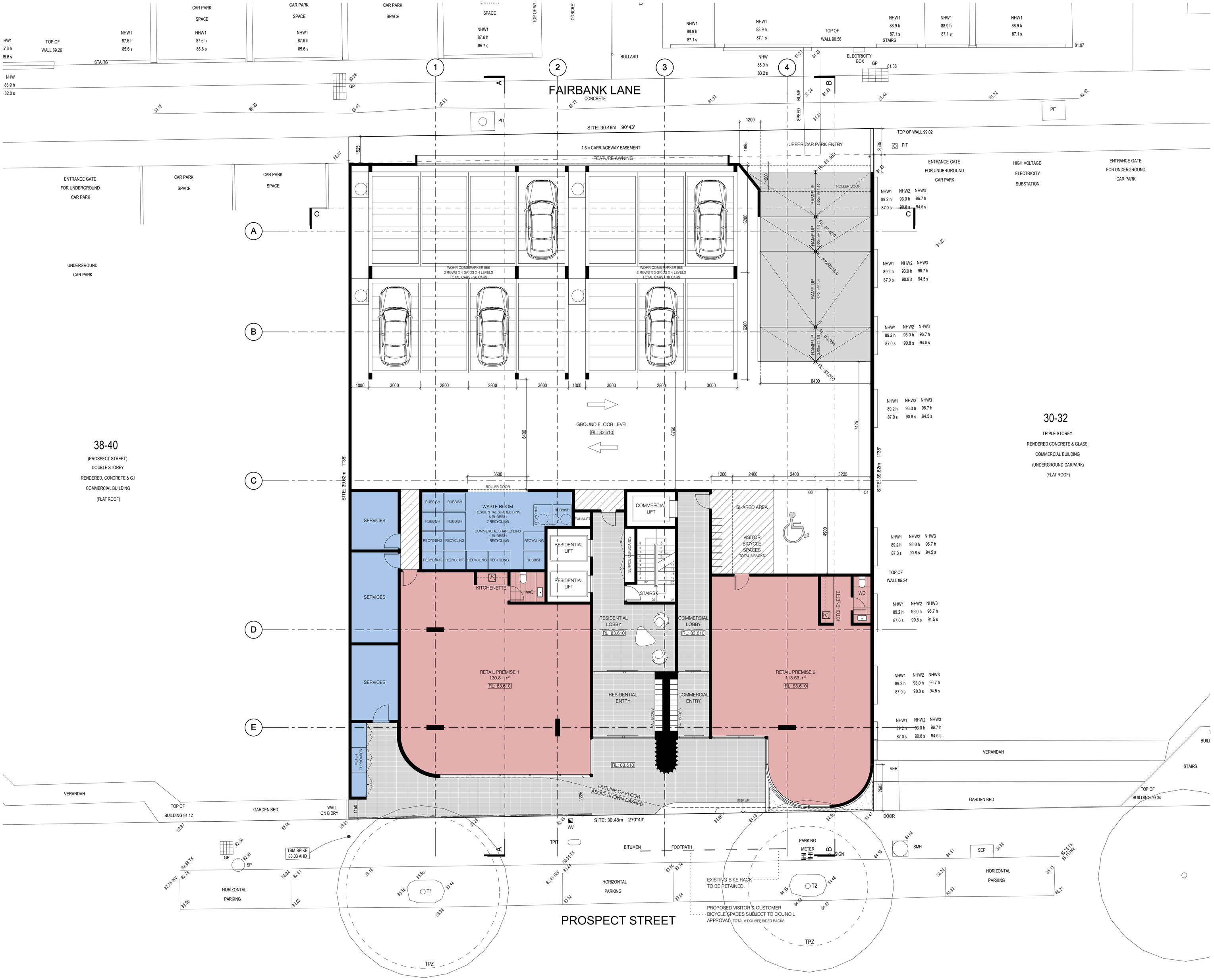

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RETAIL / OFFICE SPACE

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DRAWING TITLE

GROUND FLOOR PLAN

SCALE 1:100 @ A1

JOB No. 15-20

DATE NOVEMBER 2016

ISSUE TOWN PLANNING ISSUE

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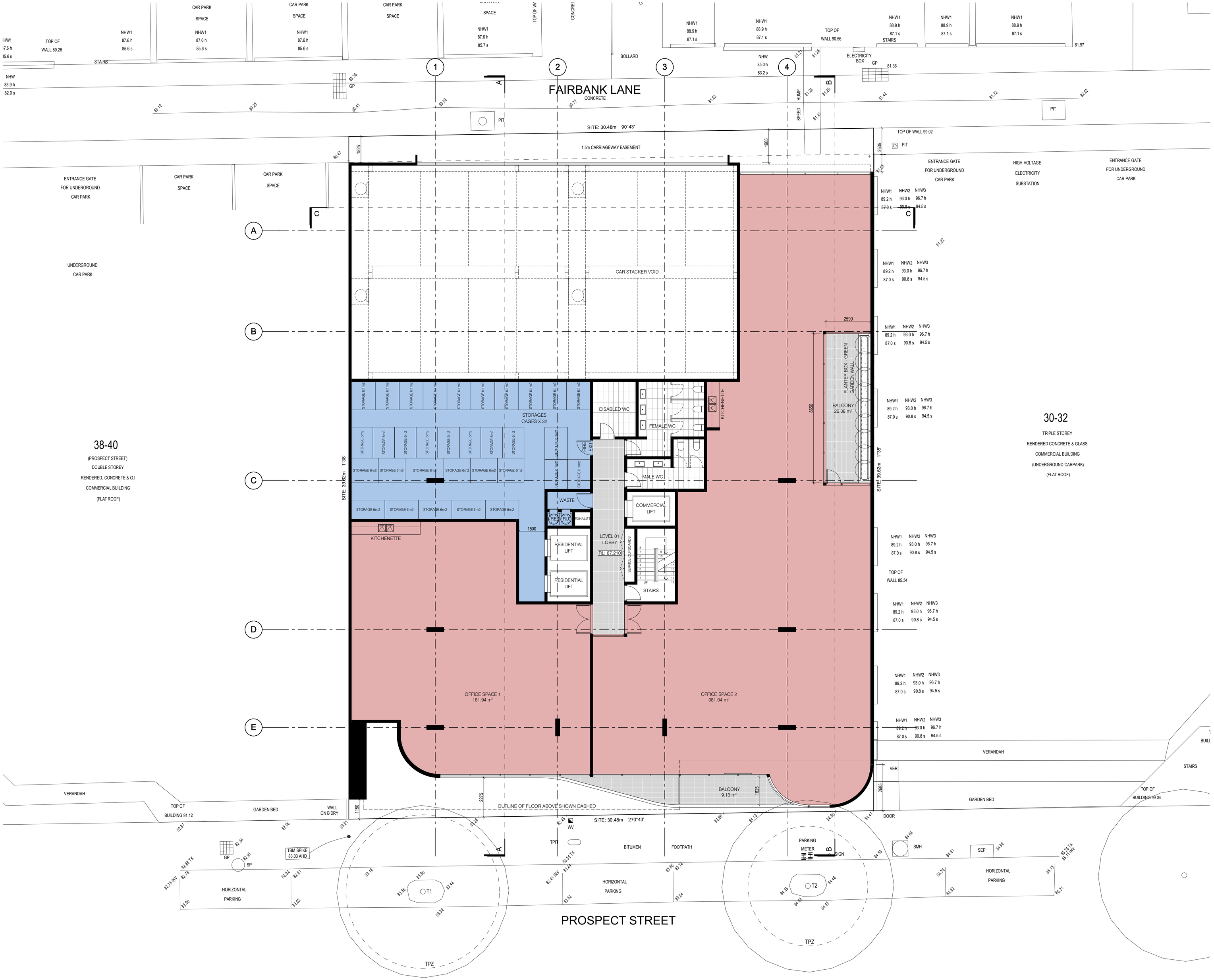

SERVICES / STORAGE / COMMON AREA

RETAIL / OFFICE SPACE

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DRAWING TITLE

LEVEL 1 FLOOR PLAN

SCALE 1:100 @ A1

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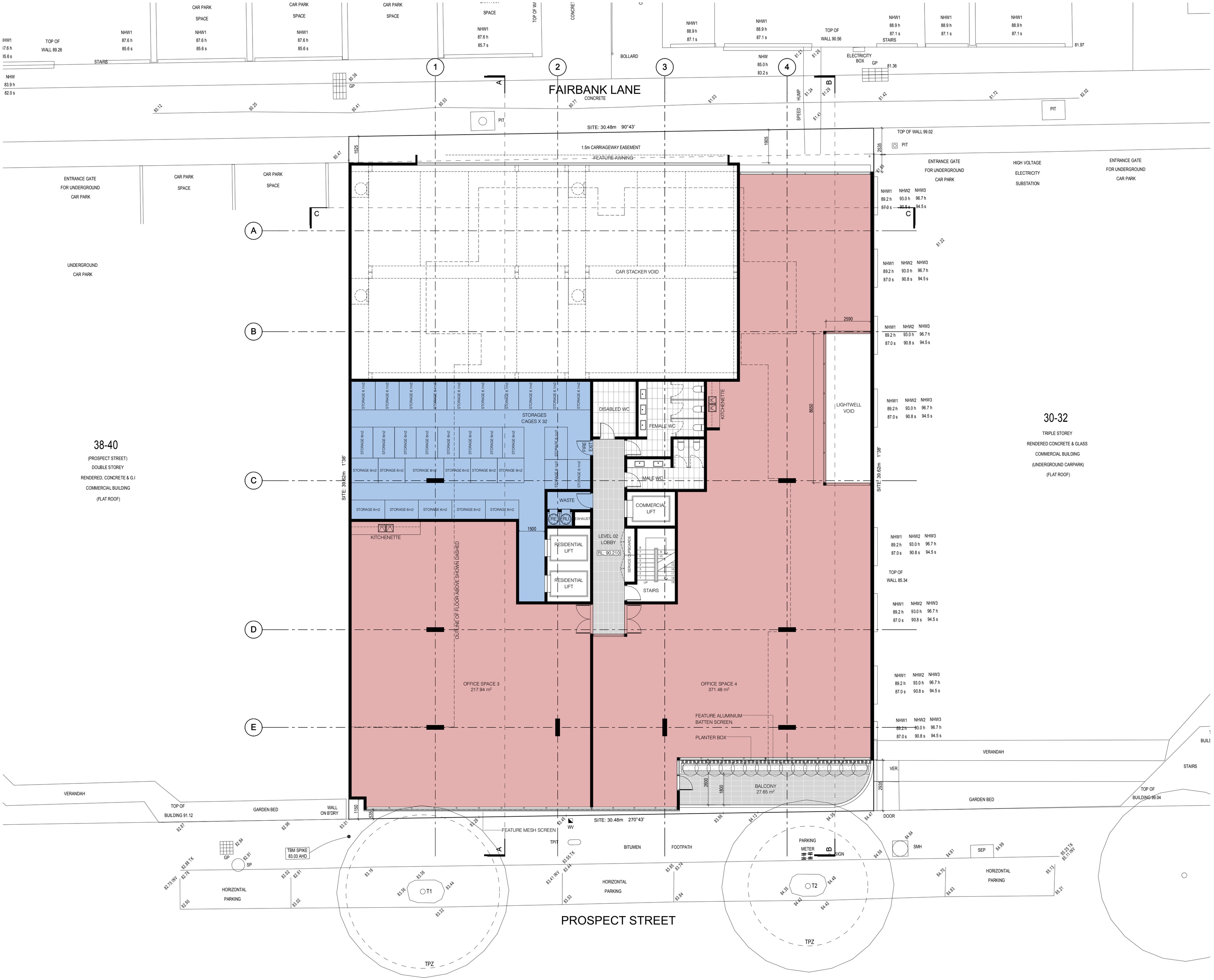

SERVICES / STORAGE / COMMON AREA

RETAIL / OFFICE SPACE

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CLIENT

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DRAWING TITLE

LEVEL 2 FLOOR PLAN

SCALE 1:100 @ A1

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DATE NOVEMBER 2016

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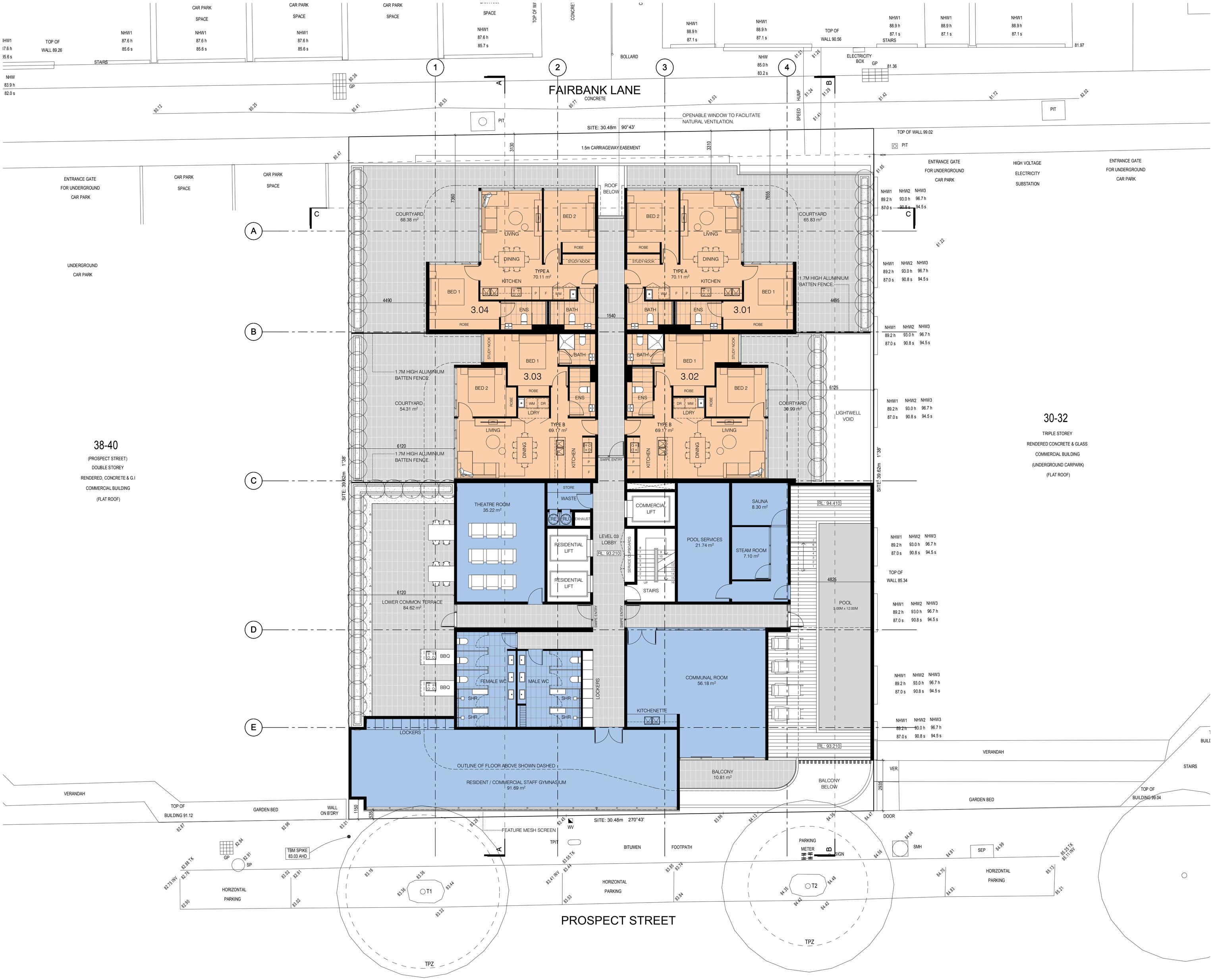

SERVICES / STORAGE / COMMON AREA

RETAIL / OFFICE SPACE

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CLIENT

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DRAWING TITLE

LEVEL 3 FLOOR PLAN

SCALE: 1:100 @ A1

JOB No.: 15-20

DATE: NOVEMBER 2016

ISSUE: TOWN PLANNING ISSUE

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DRAWING No.: TPA09

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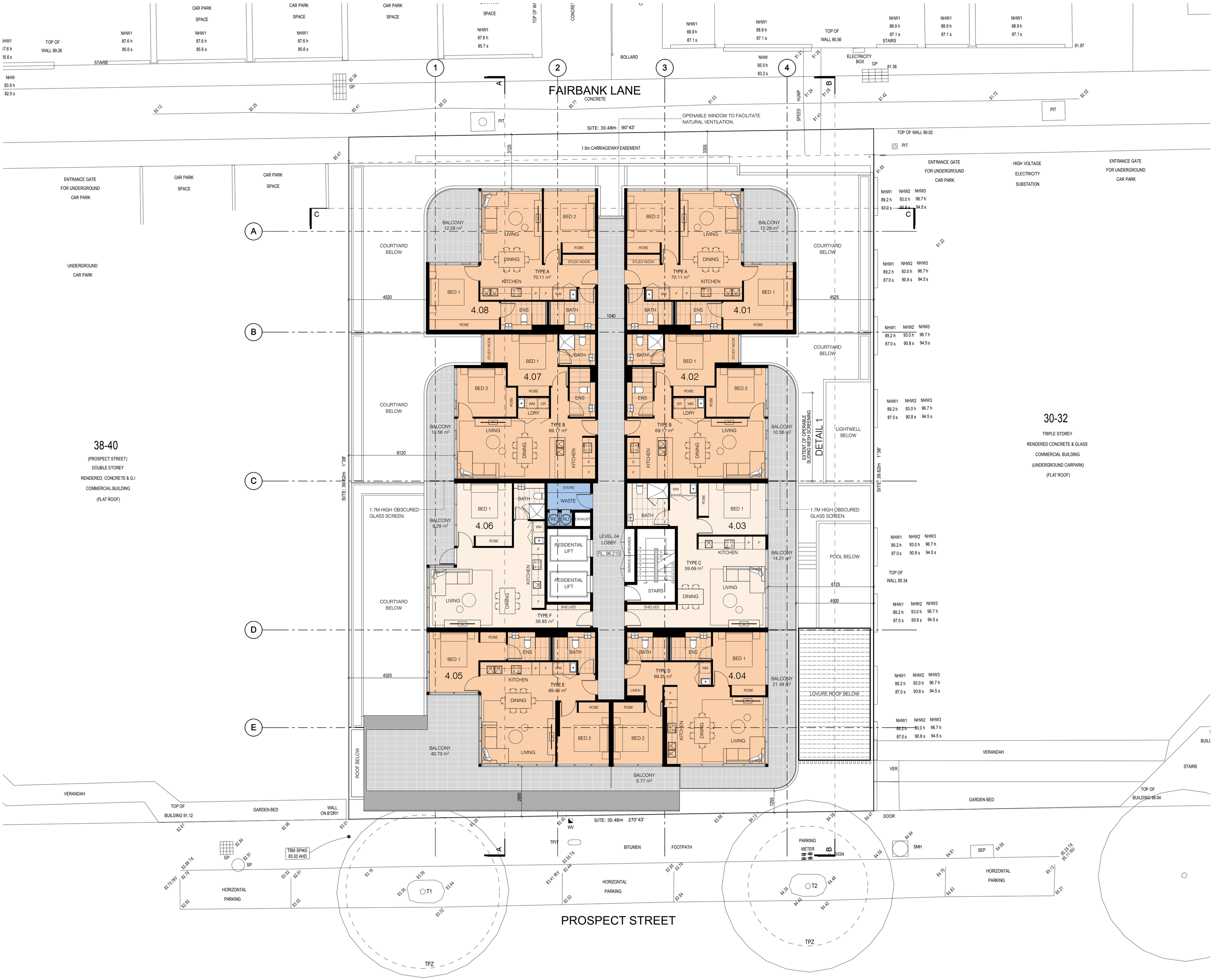

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BOX HILL VIC 3128

CLIENT

ZL PROSPECT PTY LTD

DRAWING TITLE

LEVEL 4 FLOOR PLAN

SCALE 1:100 @ A1

JOB No. 15-20

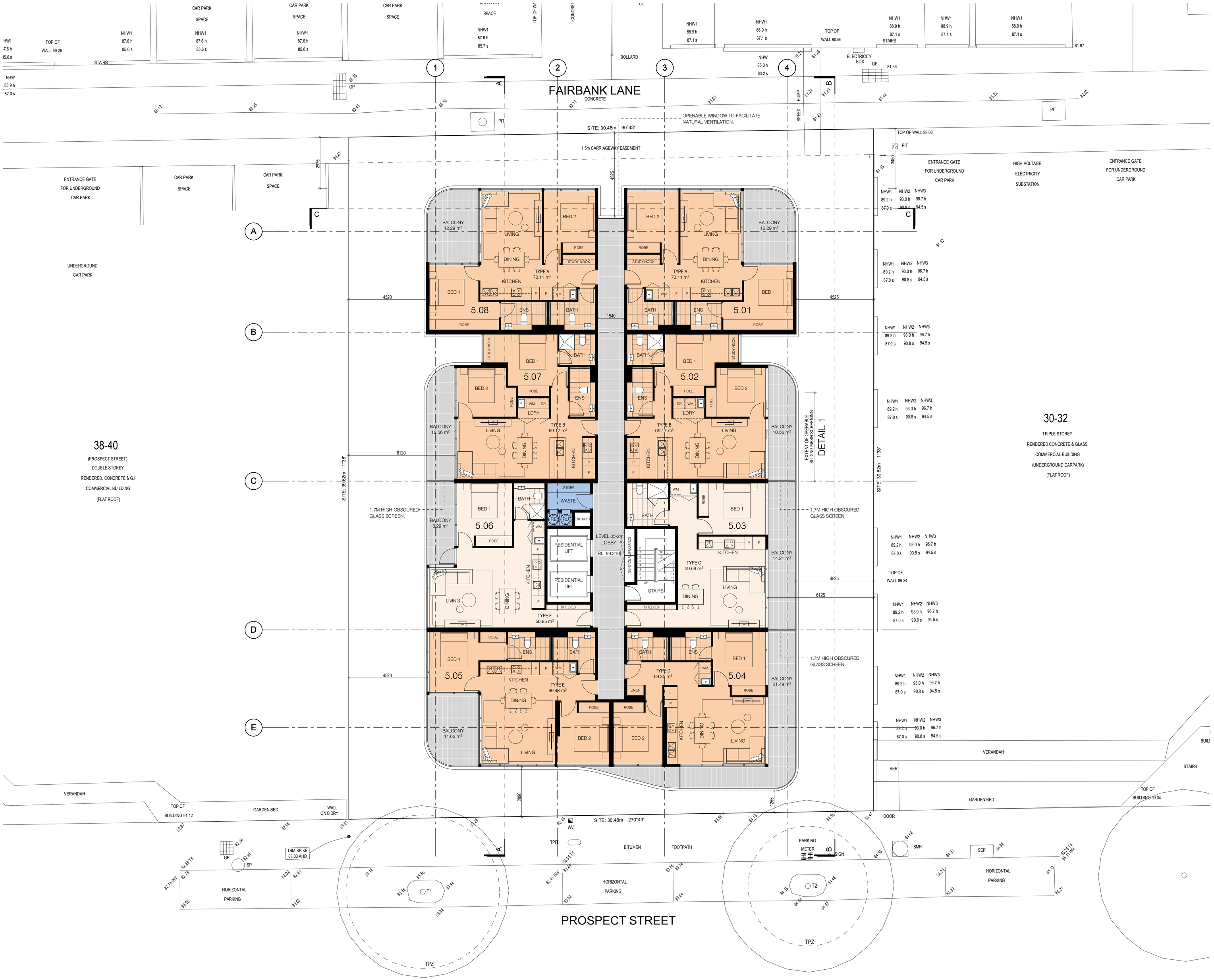
DATE NOVEMBER 2016

ISSUE TOWN PLANNING ISSUE

DRAWN M.B

DRAWING No. TPA10

REVISION



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WHITEHORSE PLANNING SCHEME

Wednesday, 12 July 2017

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-	25.11.16	TOWN PLANNING APPLICATION ISSUE

TAOUKARCHITECTS

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PROJECT

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT

ZL PROSPECT PTY LTD

DRAWING TITLE

LEVEL 5-24 FLOOR PLAN

SCALE: 1:100 @ A1

JOB No.: 15-20

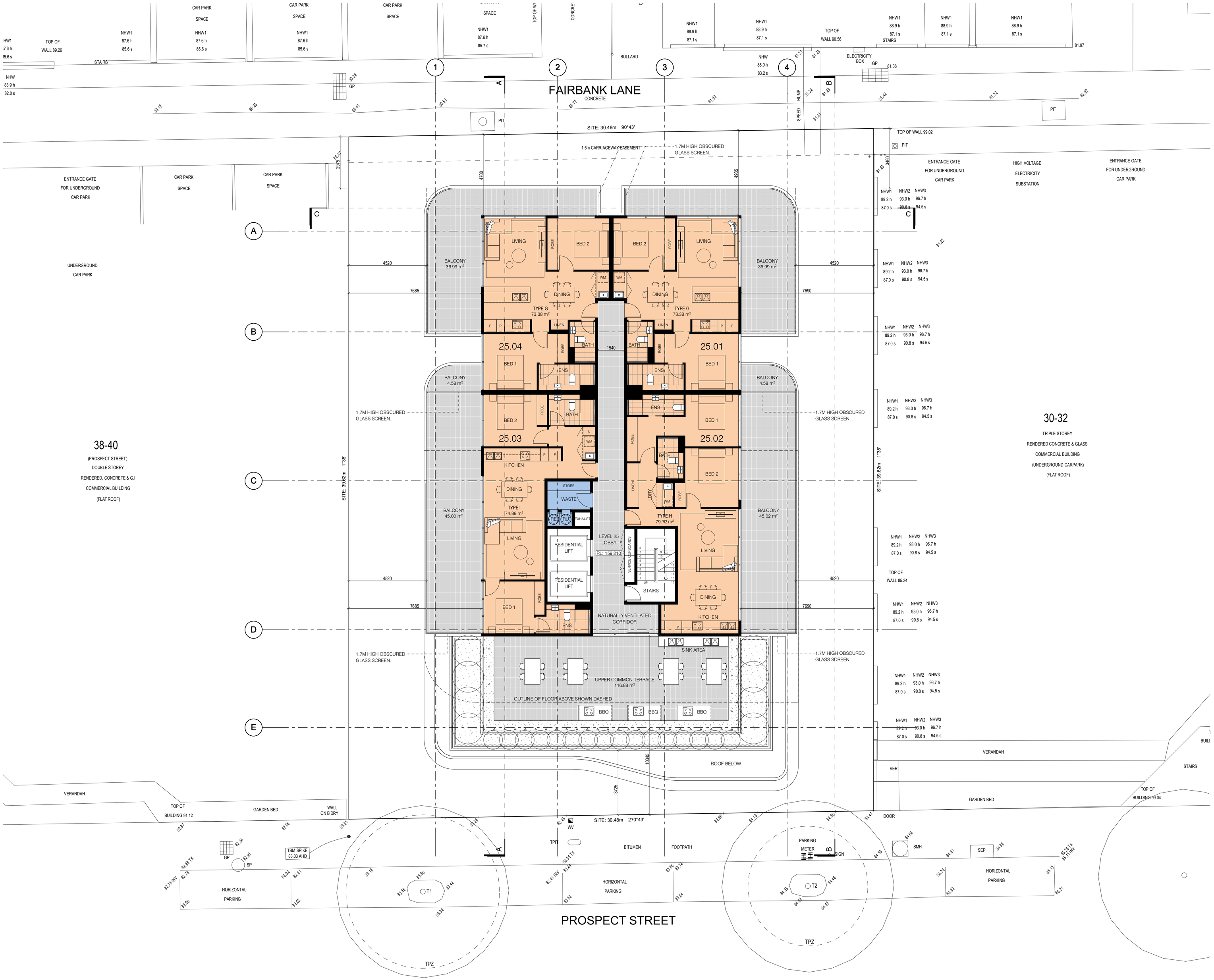
DATE: NOVEMBER 2016

ISSUE: TOWN PLANNING ISSUE

DRAWN: M.B

DRAWING No.: TPA11

REVISION



SERVICES / STORAGE / COMMON AREA

RETAIL / OFFICE SPACE

1 BED APARTMENT

2 BED APARTMENT

3 BED APARTMENT

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WHITEHORSE PLANNING SCHEME

Wednesday, 12 July 2017

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PROJECT

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT

ZL PROSPECT PTY LTD

DRAWING TITLE

LEVEL 25 FLOOR PLAN

SCALE: 1:100 @ A1

JOB No.: 15-20

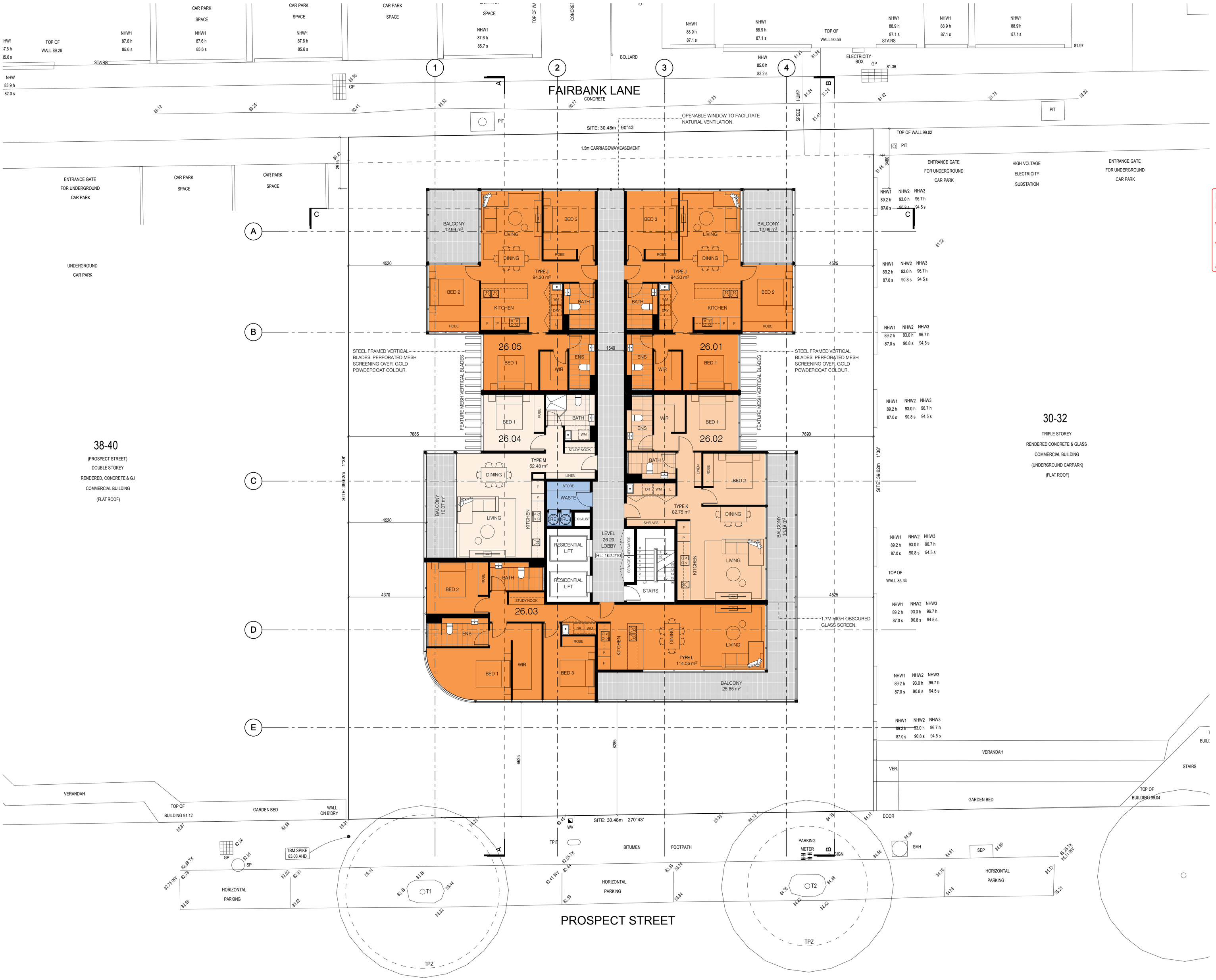
DATE: NOVEMBER 2016

ISSUE: TOWN PLANNING ISSUE

DRAWN: M.B

DRAWING No.: TPA12

REVISION



SERVICES / STORAGE / COMMON AREA

RETAIL / OFFICE SPACE

1 BED APARTMENT

2 BED APARTMENT

3 BED APARTMENT

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PROJECT

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT

ZL PROSPECT PTY LTD

DRAWING TITLE

LEVEL 26-29 FLOOR PLAN

SCALE

1:100 @ A1

JOB No.

15-20

DATE

NOVEMBER 2016

ISSUE

TOWN PLANNING ISSUE

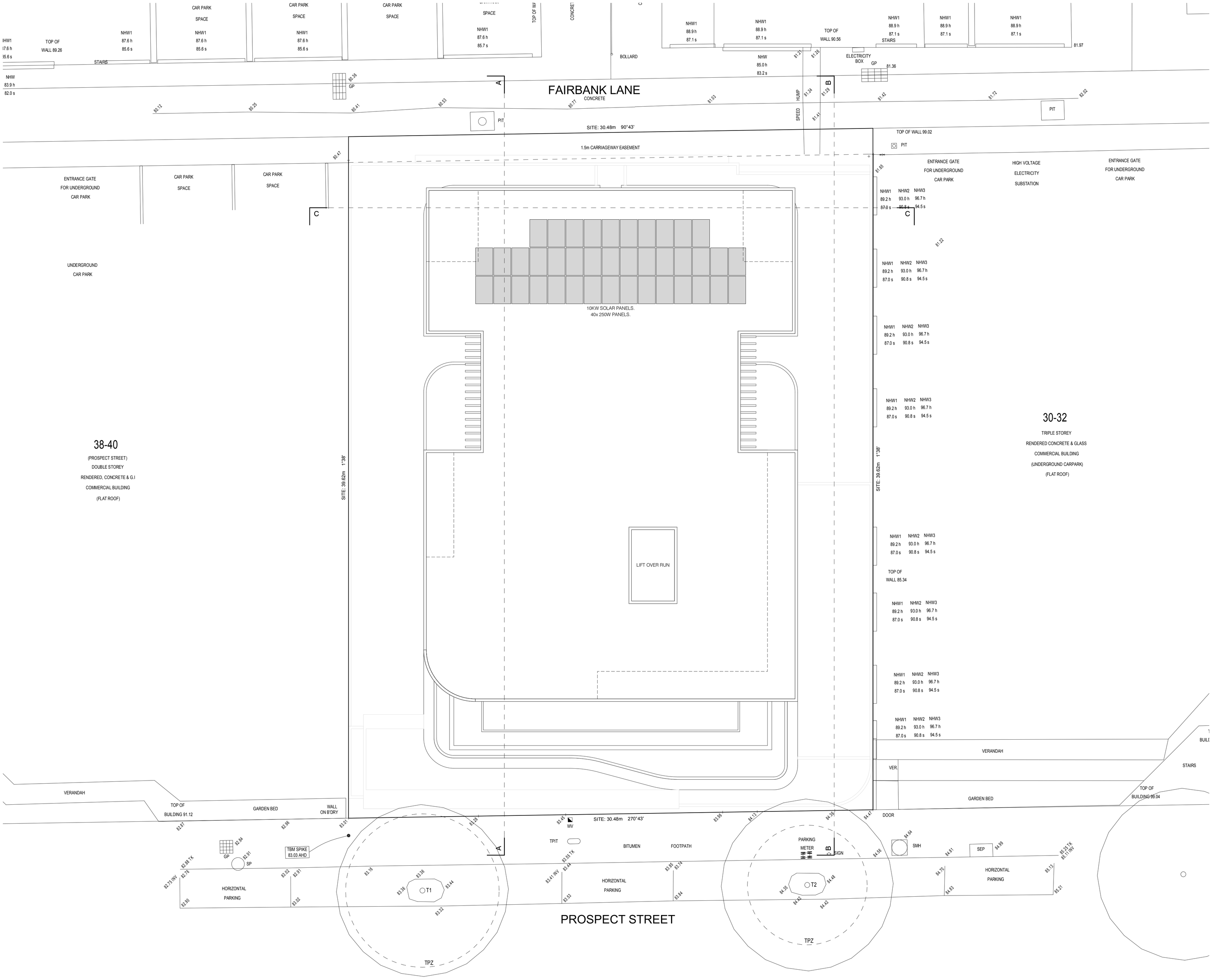
DRAWN

M.B

DRAWING No.

TPA13

REVISION



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PROJECT

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT

ZL PROSPECT PTY LTD

DRAWING TITLE

ROOF PLAN

SCALE 1:100 @ A1

JOB No. 15-20

DATE

NOVEMBER 2016

ISSUE

TOWN PLANNING ISSUE

DRAWN

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DRAWING No. TPA14

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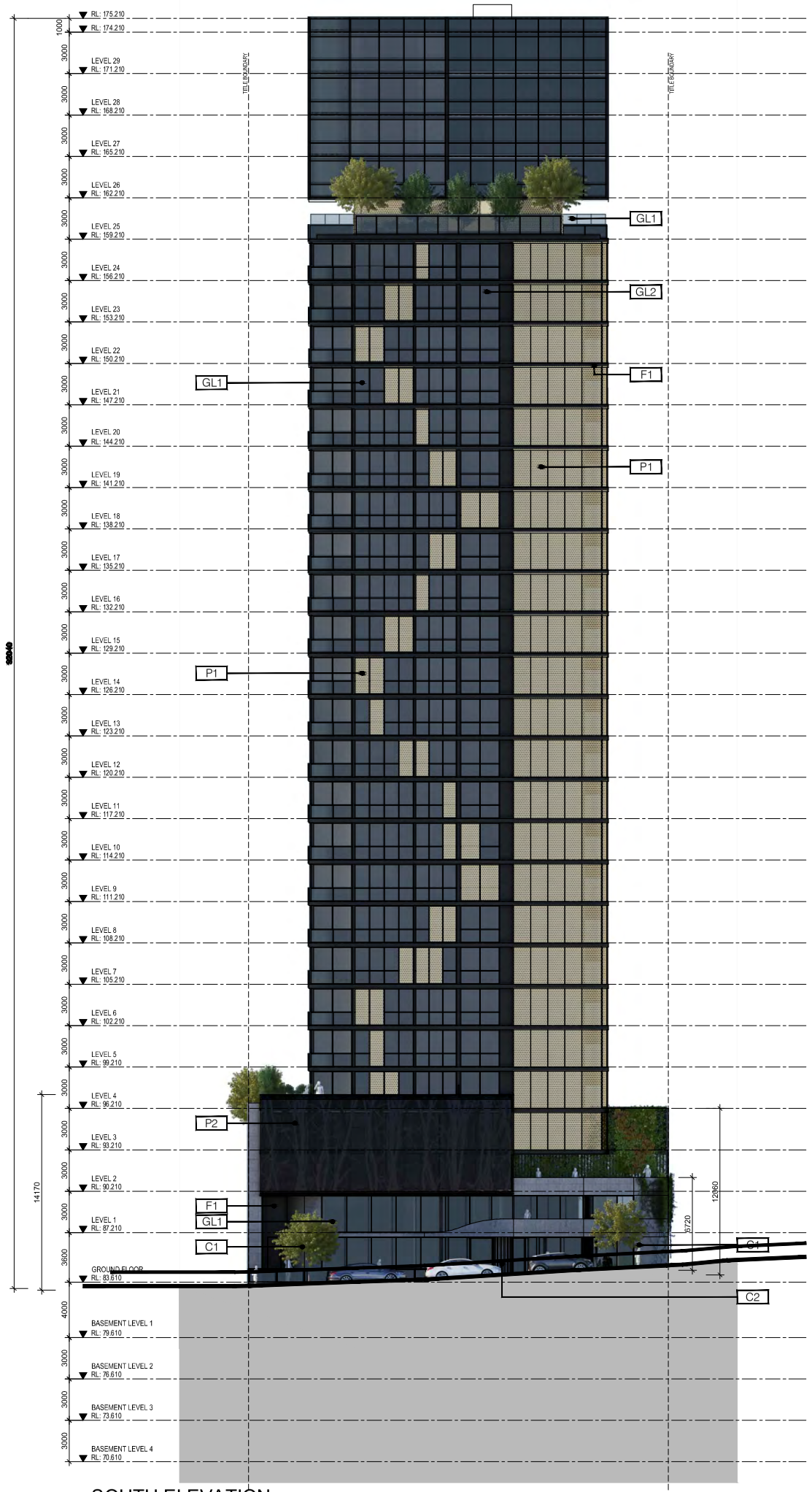
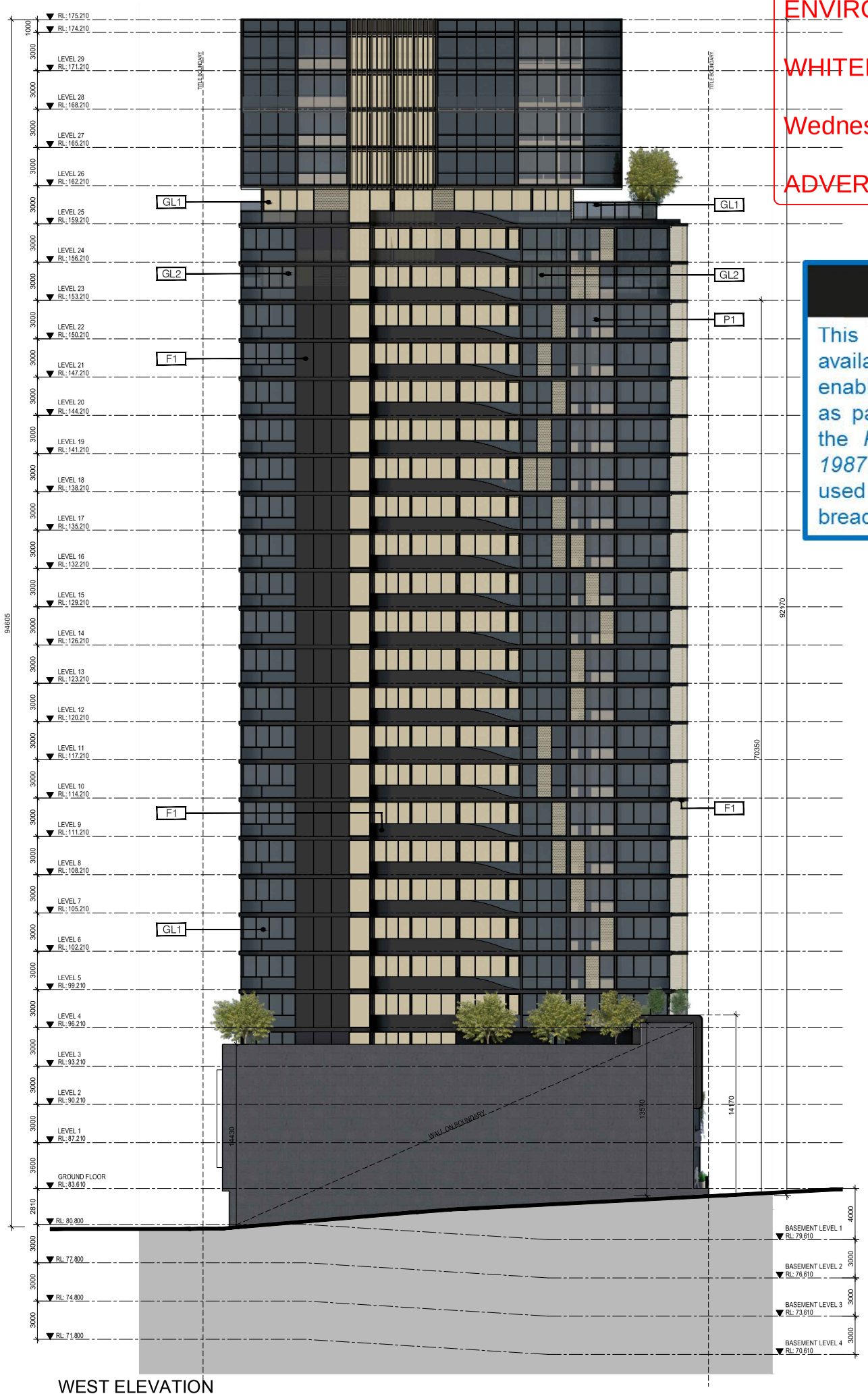


SOUTH ELEVATION [PROSPECT STREET]



WEST ELEVATION

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PROJECT

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL

CLIENT

ZL PROSPECT PTY LTD

DRAWING TITLE

PROPOSED SOUTH & WEST ELEVATIONS

SCALE 1:200 @ A1 1:400 @ A3

JOB No. 15-20

DATE

NOVEMBER 2016

PRELIMINARY ISSUE

DRAWN

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DRAWING No. TPA15

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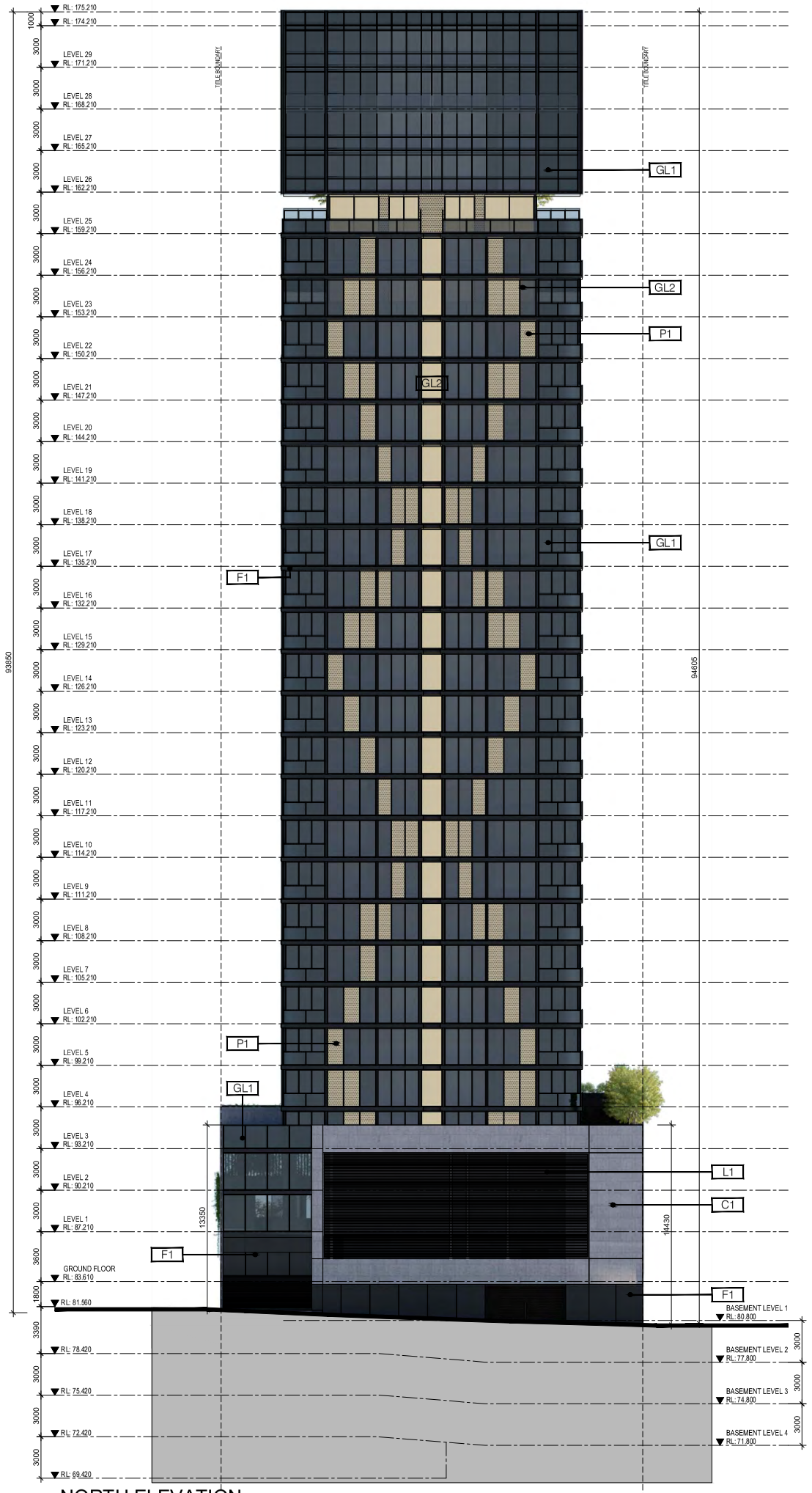
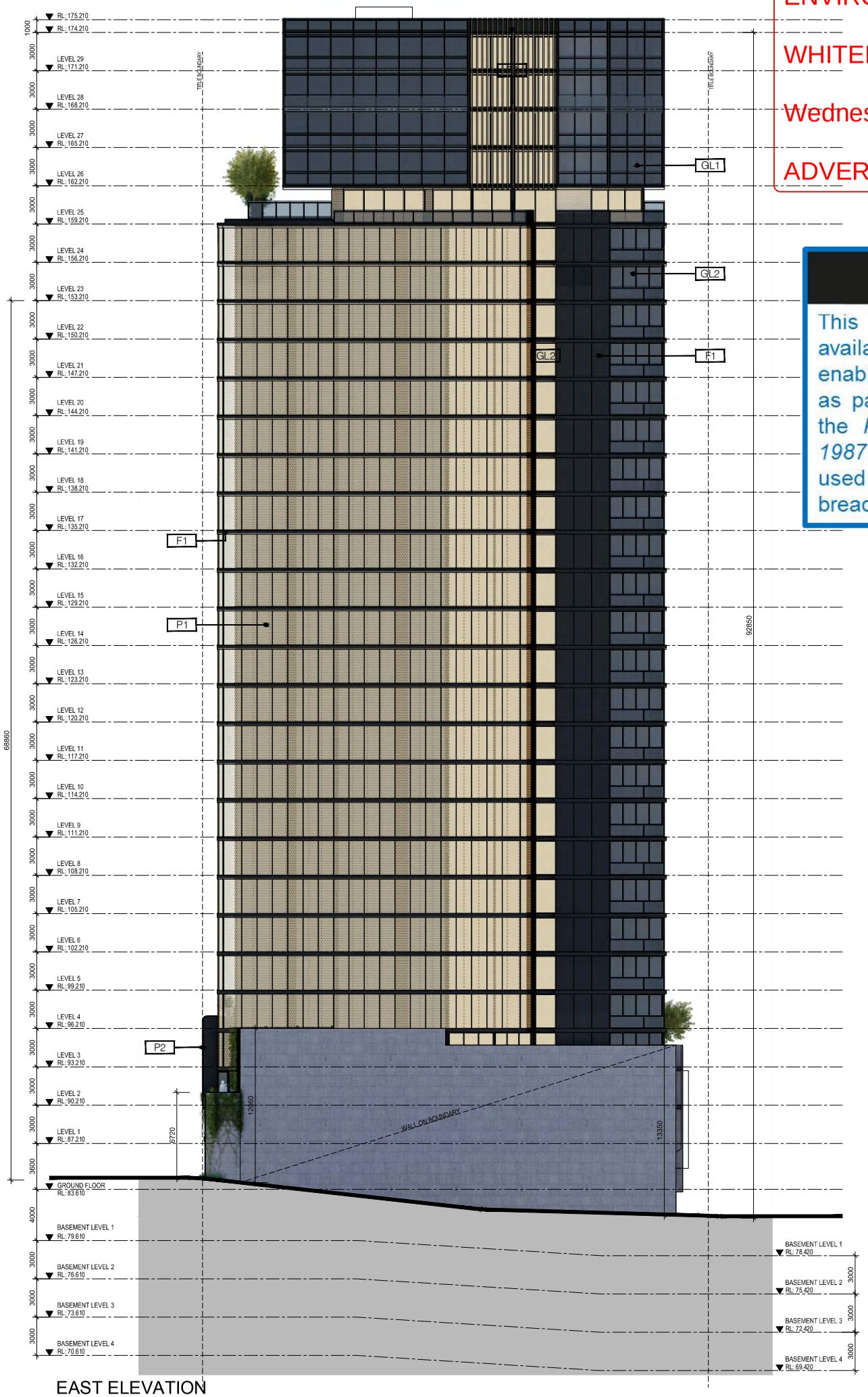


NORTH ELEVATION [FAIRBANK LANE]



EAST ELEVATION

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PROJECT
RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL

CLIENT
ZL PROSPECT PTY LTD

DRAWING TITLE
PROPOSED NORTH & EAST ELEVATIONS

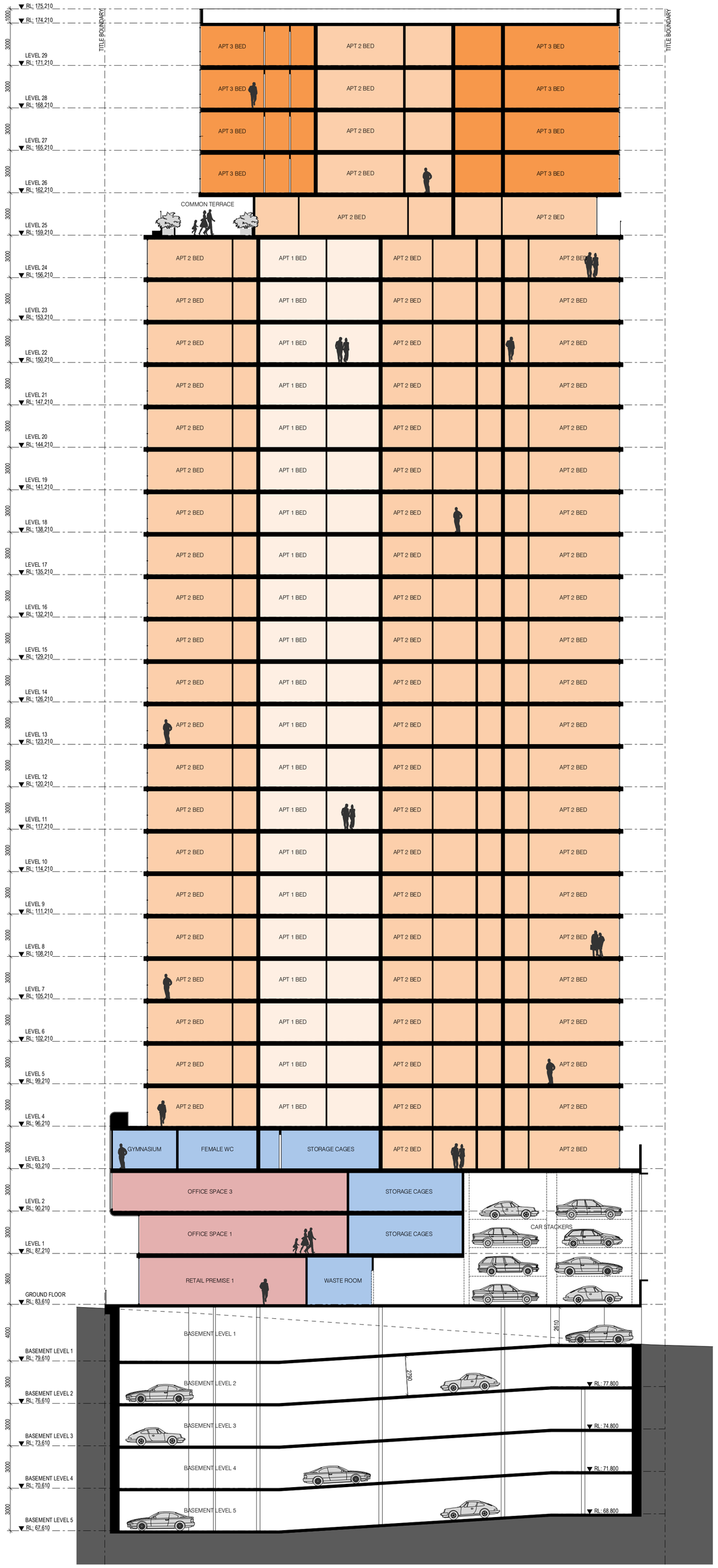
SCALE 1:200 @ A1 1:400 @ A3
JOB No. 15-20

DATE
NOVEMBER 2016

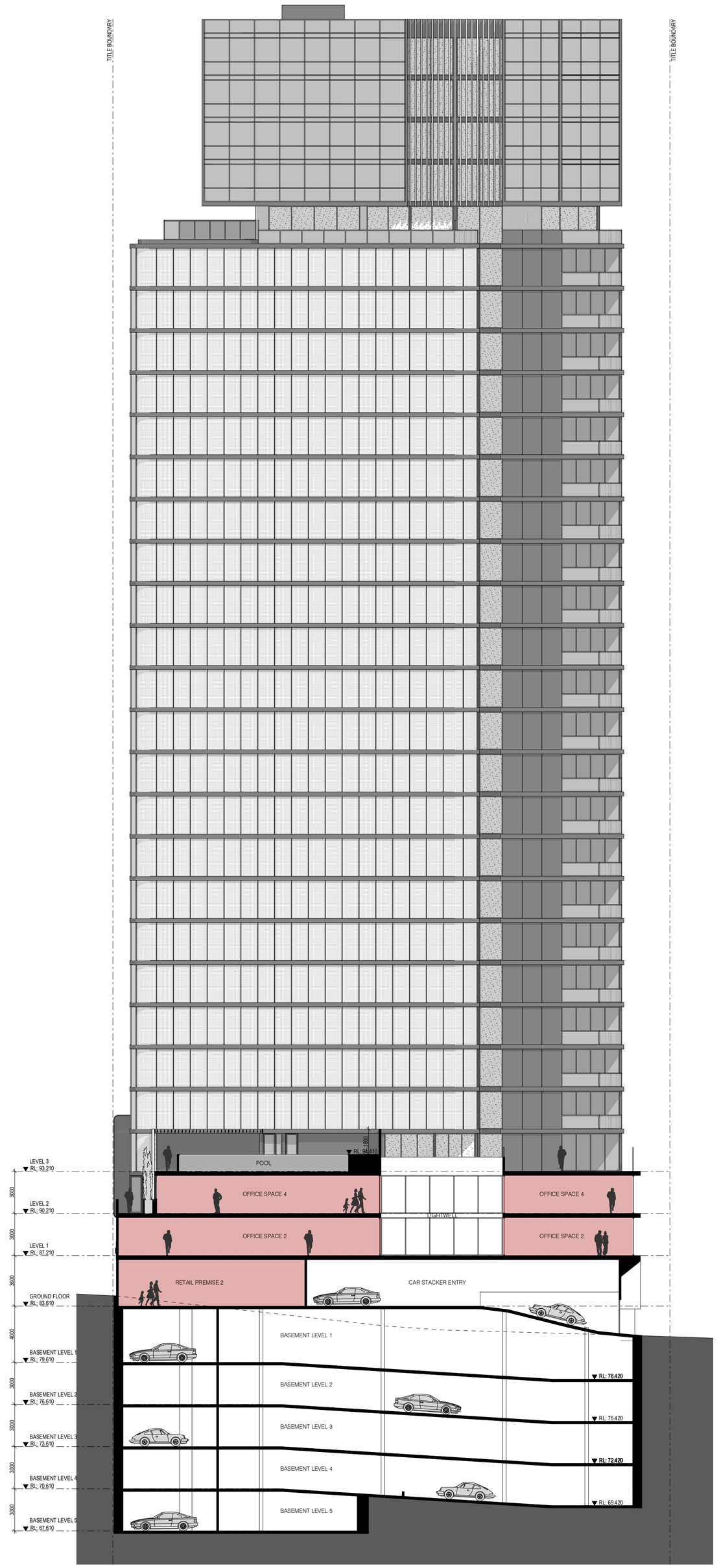
TOWN PLANNING ISSUE

DRAWN
DF

DRAWING No. TPA16
REVISION -



SECTION AA



SECTION BB

SERVICES / STORAGE / COMMON AREA

RETAIL / OFFICE SPACE

1 BED APARTMENT

2 BED APARTMENT

3 BED APARTMENT

PLANNING AND
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WHITEHORSE PLANNING SCHEME

Wednesday, 12 July 2017

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PROJECT

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT

ZL PROSPECT PTY LTD

DRAWING TITLE

SECTIONS

SCALE

1:200 @ A1

JOB No.

15-20

DATE

NOVEMBER 2016

ISSUE

TOWN PLANNING ISSUE

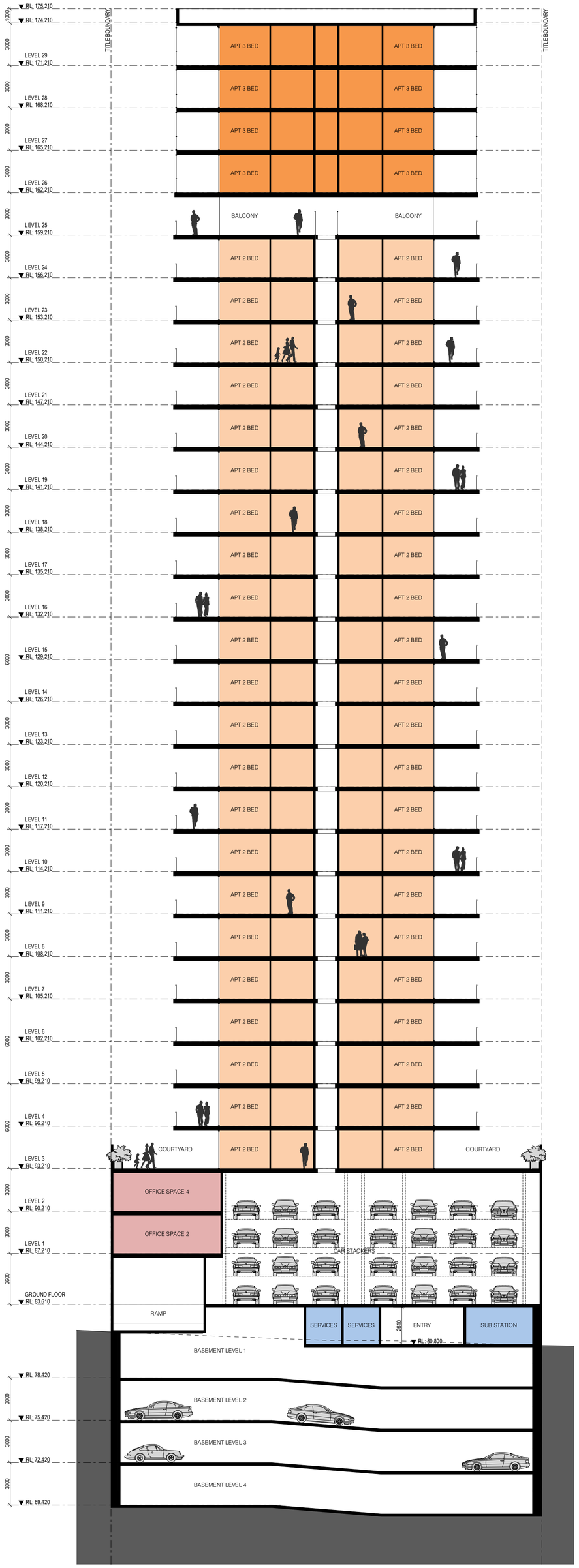
DRAWN

M.B

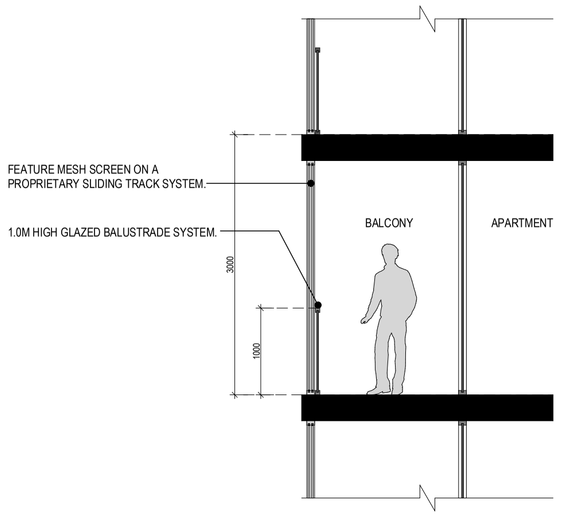
DRAWING No.

TPA17

REVISION



SECTION CC



DETAIL 1

SERVICES / STORAGE / COMMON AREA

RETAIL / OFFICE SPACE

1 BED APARTMENT

2 BED APARTMENT

3 BED APARTMENT

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PROJECT

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT

ZL PROSPECT PTY LTD

DRAWING TITLE

SECTIONS

SCALE

1:200, 1:50 @ A1

JOB No.

15-20

DATE

NOVEMBER 2016

ISSUE

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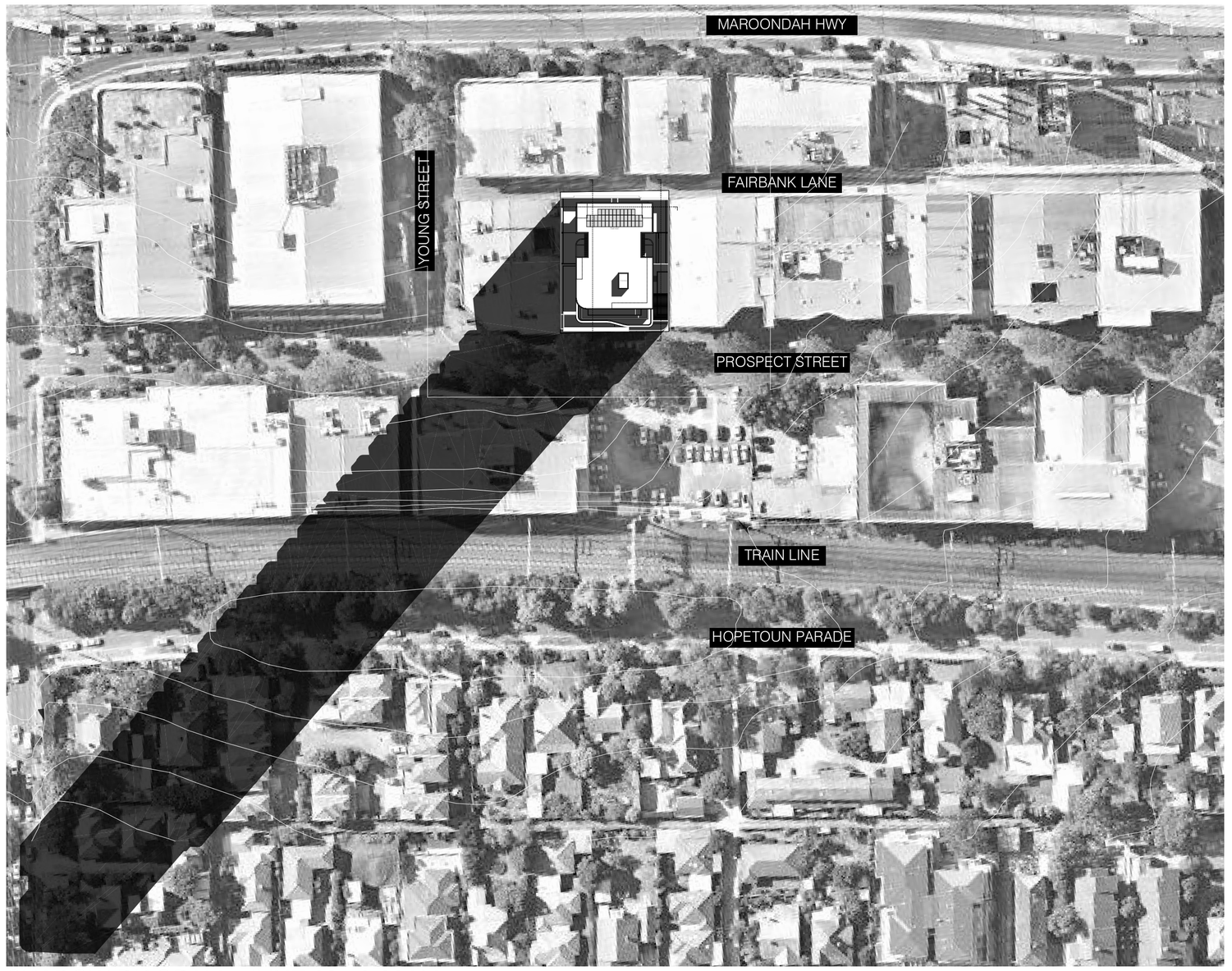
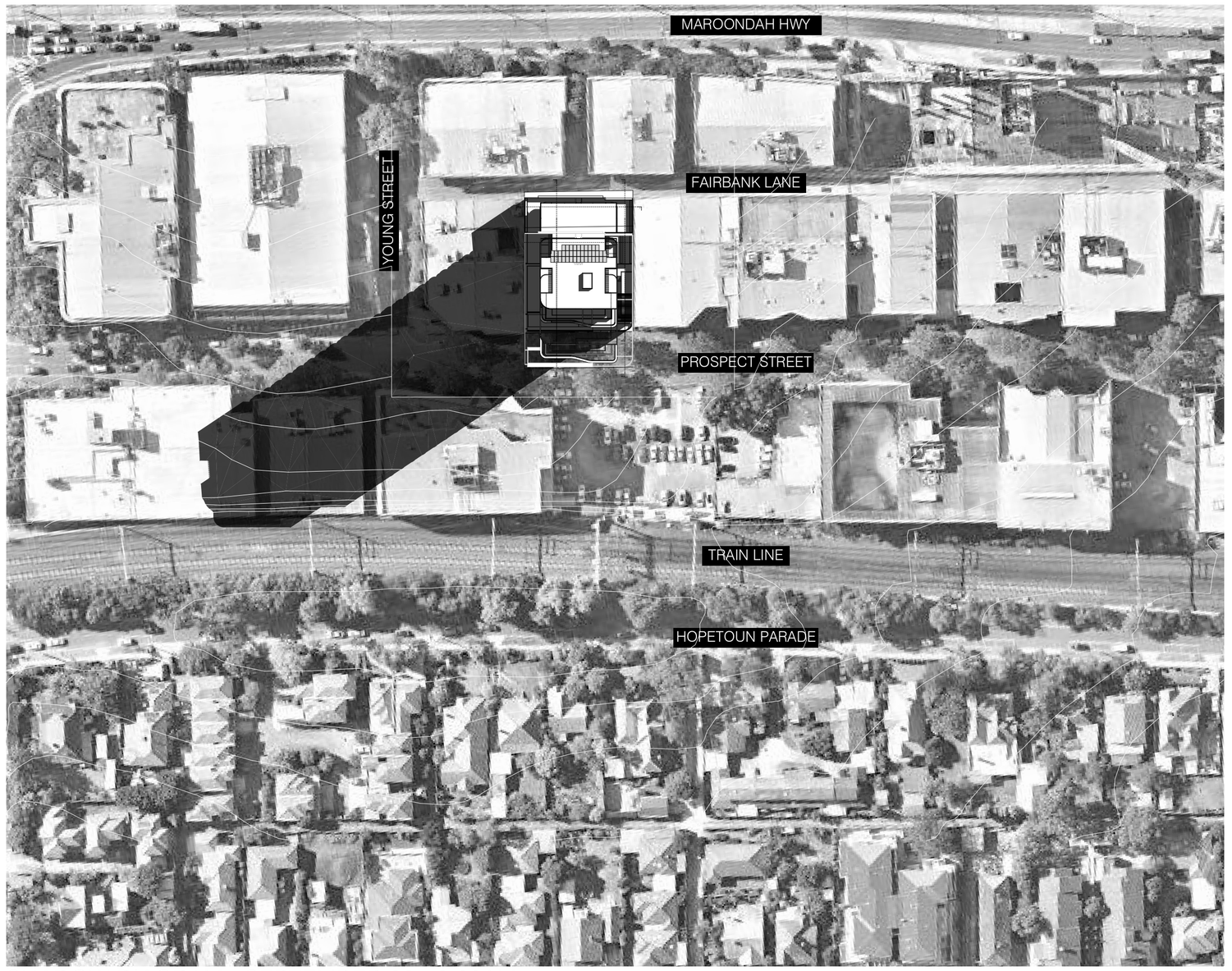
DRAWING No.

TPA18

REVISION



SHADOW DIAGRAM - JUNE 22 - 9:00AM



SHADOW DIAGRAM - SEPTEMBER 22 - 9:00AM

SHADOW DIAGRAM - JUNE 22 - 10:00AM

SHADOW DIAGRAM - SEPTEMBER 22 - 10:00AM

PLANNING AND
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WHITEHORSE PLANNING SCHEME

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TAOUKARCHITECTS

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PROJECT

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT

ZL PROSPECT PTY LTD

DRAWING TITLE

SHADOW DIAGRAMS 9:00AM & 10:00AM

SCALE

1:1000 @ A1

JOB No.

15-20

DATE

NOVEMBER 2016

ISSUE

TOWN PLANNING ISSUE

DRAWN

M.B

DRAWING No.

TPA19

REVISION

SHADOW DIAGRAM - JUNE 22 - 11:00AM

SHADOW DIAGRAM - SEPTEMBER 22 - 11:00AM

SHADOW DIAGRAM - JUNE 22 - 12:00PM

SHADOW DIAGRAM - SEPTEMBER 22 - 12:00PM

PLANNING AND
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WHITEHORSE PLANNING SCHEME

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PROJECT
RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT
ZL PROSPECT PTY LTD

DRAWING TITLE
SHADOW DIAGRAMS 11:00AM & 12:00PM

SCALE
1:1000 @ A1

JOB No.
15-20

DATE
NOVEMBER 2016

ISSUE
TOWN PLANNING ISSUE

DRAWN
M.B

DRAWING No.
TPA20

REVISION

SHADOW DIAGRAM - JUNE 22 - 1:00PM

SHADOW DIAGRAM - SEPTEMBER 22 - 1:00PM

SHADOW DIAGRAM - JUNE 22 - 2:00PM

SHADOW DIAGRAM - SEPTEMBER 22 - 2:00PM

PLANNING AND
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PROJECT

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT

ZL PROSPECT PTY LTD

DRAWING TITLE

SHADOW DIAGRAMS 1:00PM & 2:00PM

SCALE

1:1000 @ A1

JOB No.

15-20

DATE

NOVEMBER 2016

ISSUE

TOWN PLANNING ISSUE

DRAWN

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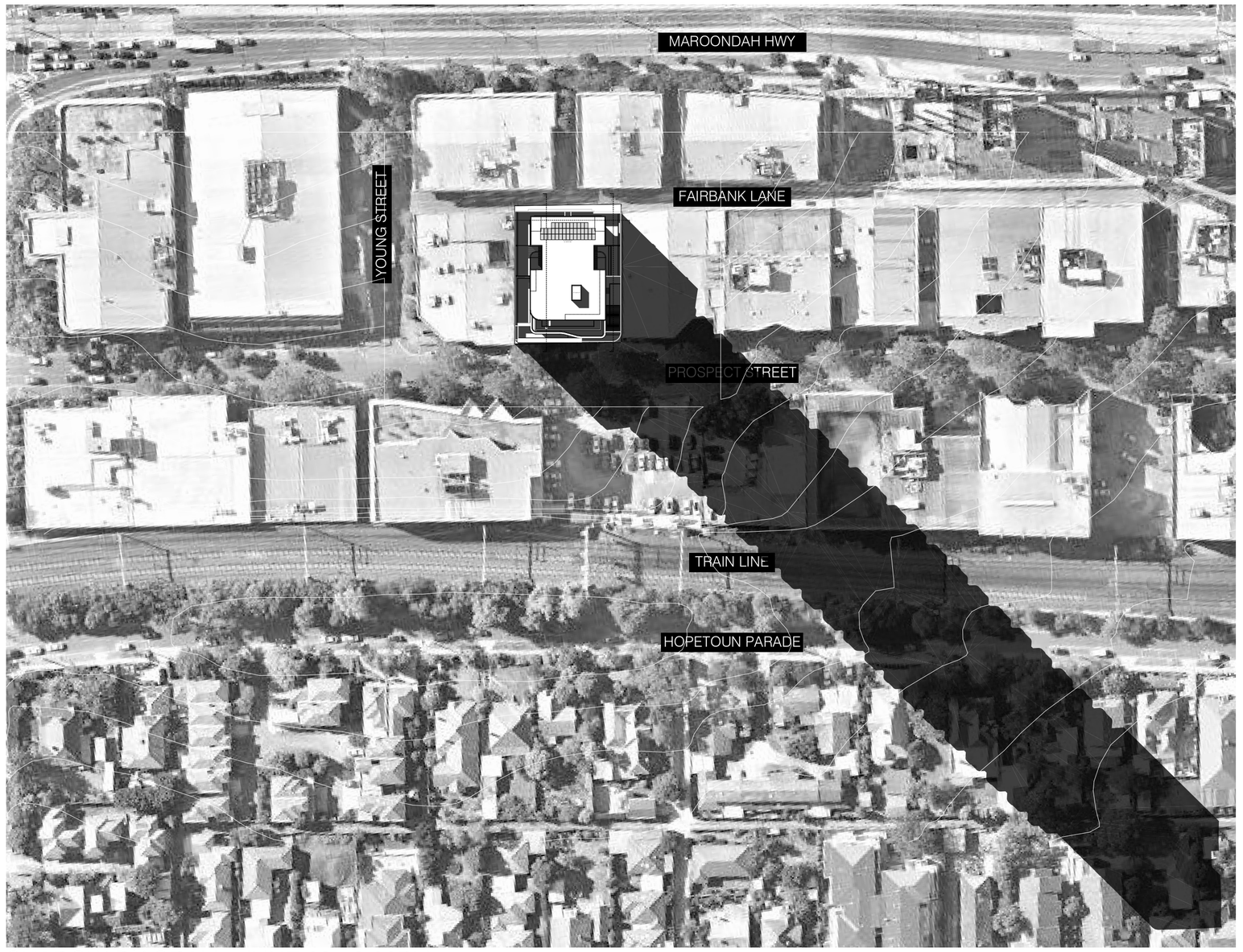
DRAWING No.

TPA21

REVISION



SHADOW DIAGRAM - JUNE 22 - 3:00PM

SHADOW DIAGRAM - SEPTEMBER 22 - 3:00PM

PLANNING AND
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PROJECT

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT

ZL PROSPECT PTY LTD

DRAWING TITLE

SHADOW DIAGRAMS 3:00PM

SCALE

1:1000 @ A1

JOB No.

15-20

DATE

NOVEMBER 2016

ISSUE

TOWN PLANNING ISSUE

DRAWN

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DRAWING No.

TPA22

REVISION