

TAOUK ARCHITECTS



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WHITEHORSE PLANNING SCHEME

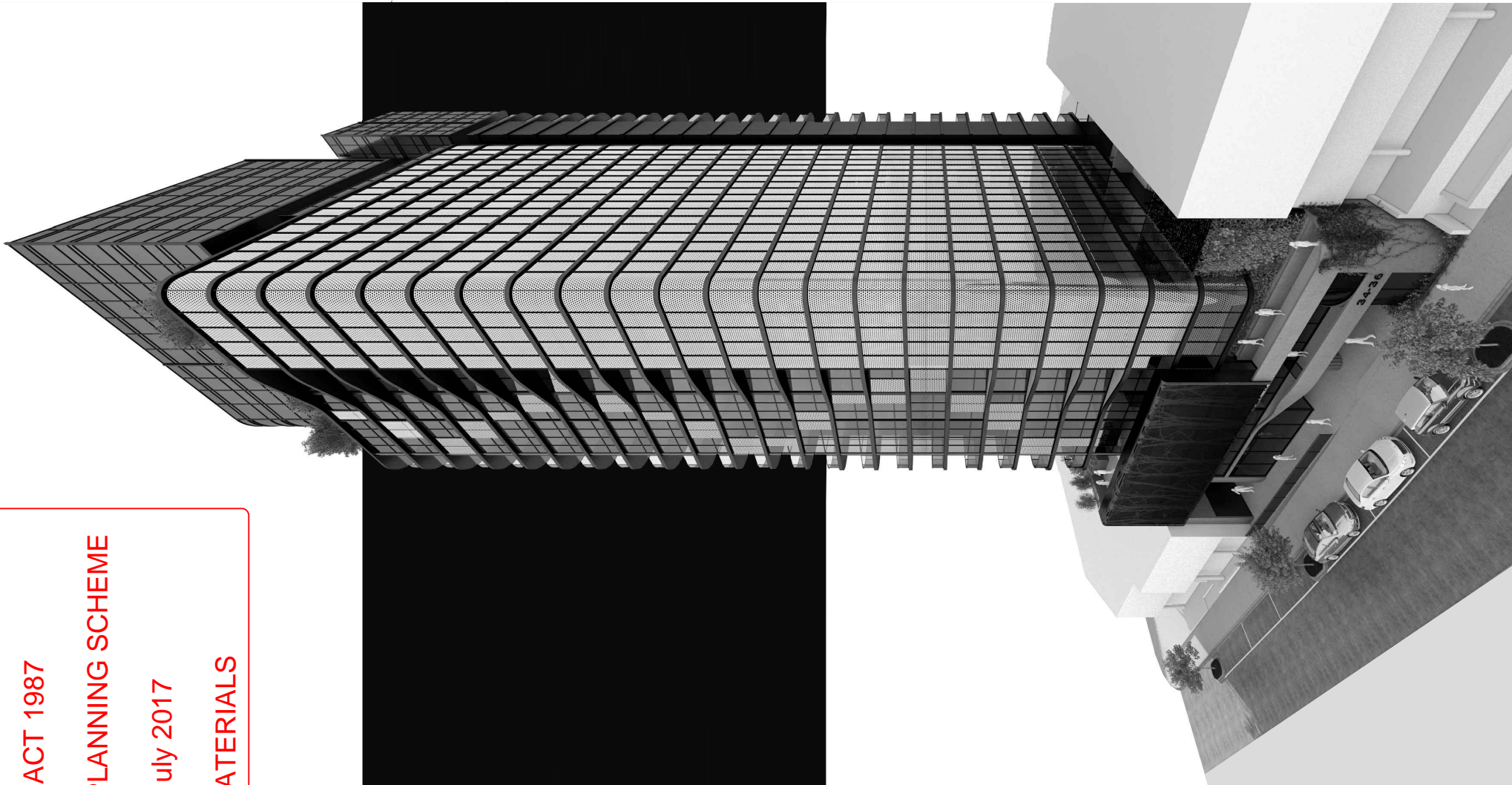
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34-36 PROSPECT STREET BOXHILL

TOWN PLANNING APPLICATION SUBMISSION

NOVEMBER 2016



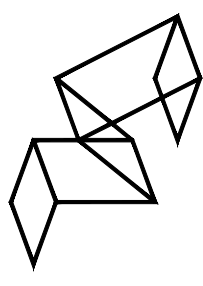


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SITE INFORMATION 1.0

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.

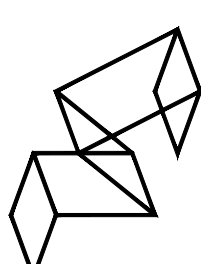
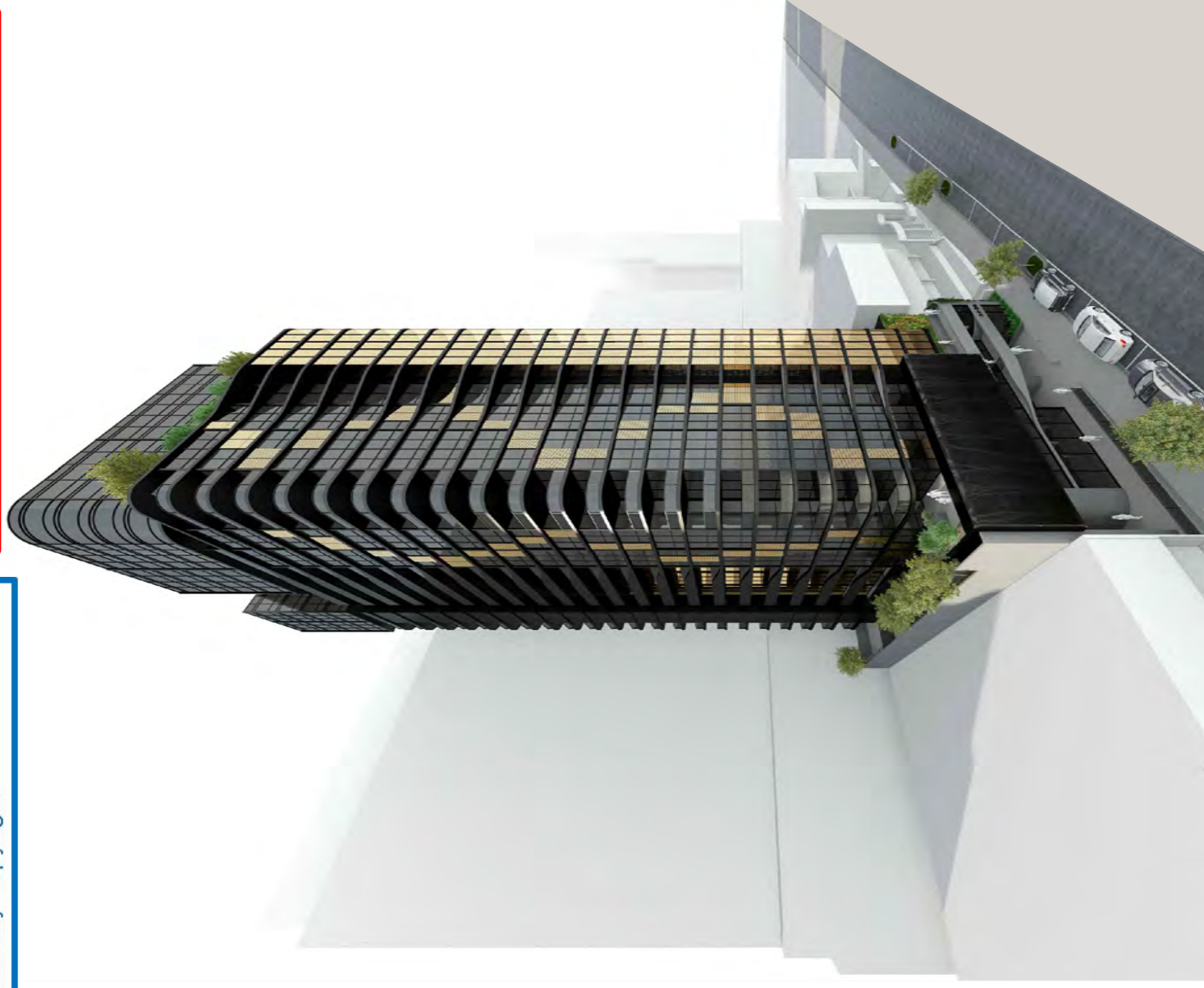
THE PROPOSED DEVELOPMENT FORM PROVIDES A MODERN ARCHITECTURAL DESIGN AESTHETIC WITH CONTEMPORARY MATERIALS AND FINISHES SELECTED TO COMPLIMENT THIS ARCHITECTURE.

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).

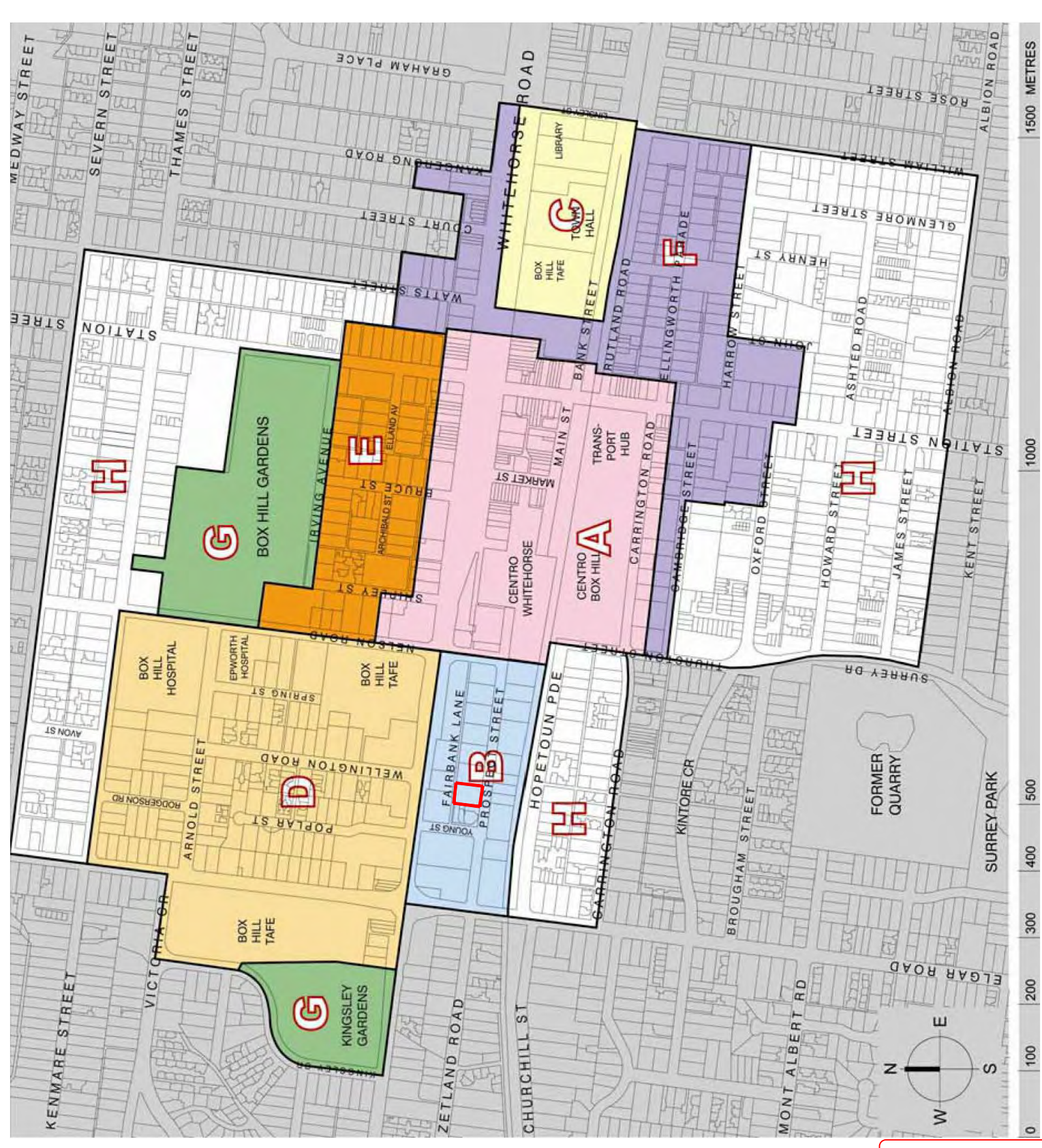
THE PROJECT TEAM COMPRISES:

- 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

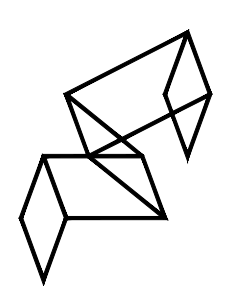
2.1 ACTIVITY PRECINCTS



- 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 TAPE PRECINCT:
CONSOLIDATION OF CULTURAL, COMMUNITY AND EDUCATIONAL FACILITIES IN THE PRECINCT
- D** HOSPITAL & WESTERN TAPE 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)
- [Red Outline]** SUBJECT SITE:
LOCATED WITHIN ACTIVITY PRECINCT 'B'

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BOX HILL CENTRE STRUCTURE PLAN & ZONING 2.0

2.2 BUILT FORM PRECINCTS

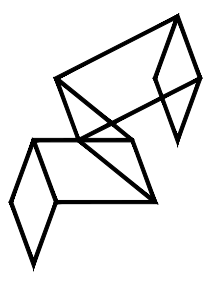
- A** PERIPHERAL RESIDENTIAL PRECINCTS:
NEW DEVELOPMENT SUPPORTING HIGHER DENSITIES BUT CONSISTENT WITH THE AREAS EXISTING BUILT FORM CHARACTER
- B** LOW-RISE HIGHER-DENSITY RESIDENTIAL PRECINCTS:
3-STORY HEIGHT LIMIT WITH REDUCED SETBACK REQUIREMENTS ENABLING INCREASED RESIDENTIAL DENSITIES WHILE MAINTAINING A TRANSITIONAL BUILDING SCALE
- C** TRADITIONAL TOWN CENTRE:
THE EXISTING BUILT FORM CHARACTER AND 2 TO 3-STORY 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'



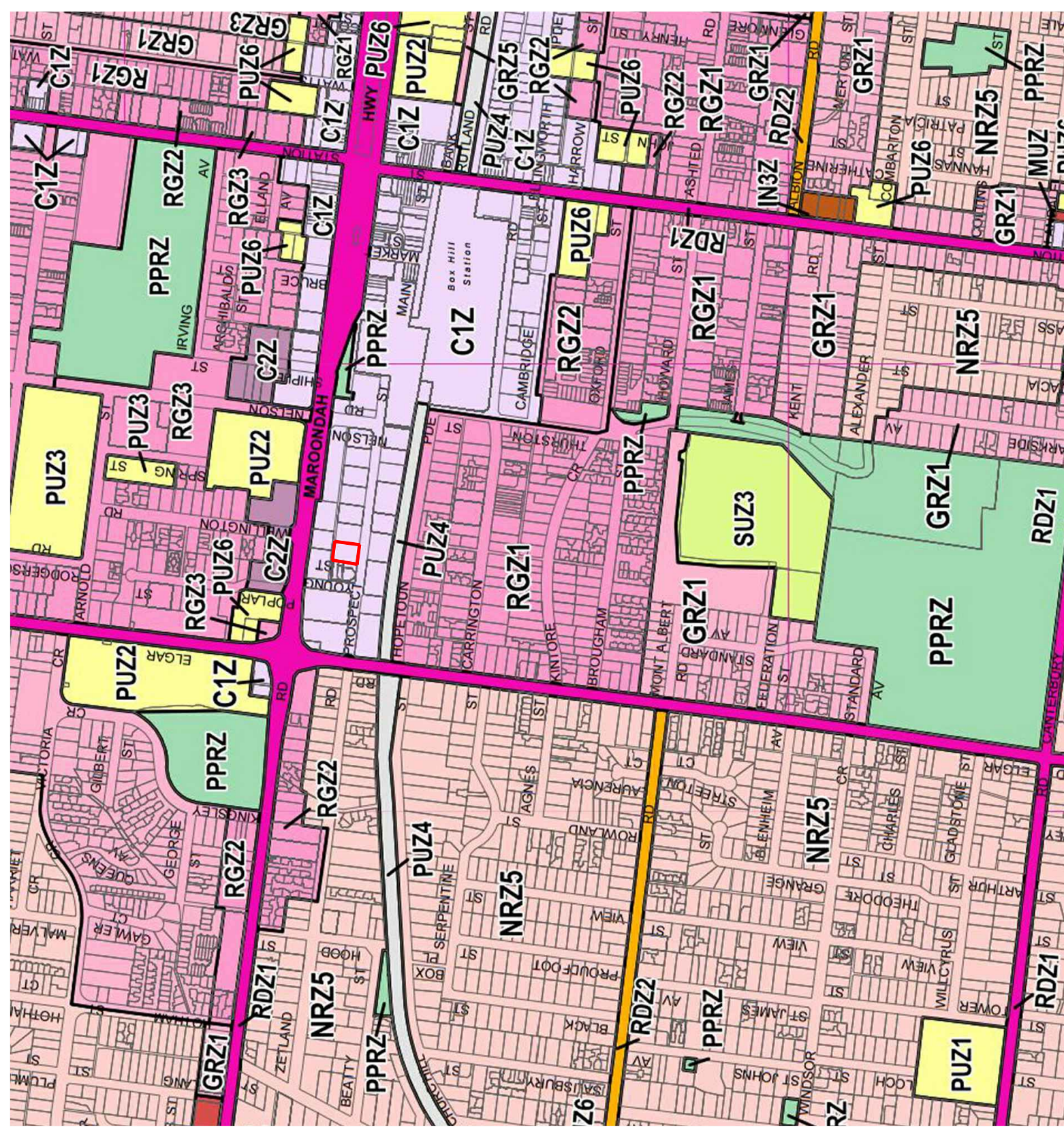
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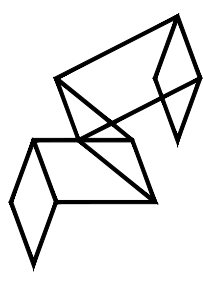
2.3 ZONING



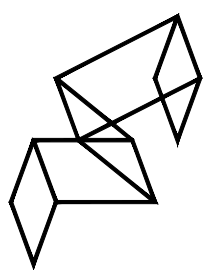
COMMERCIAL	C1Z COMMERCIAL 1 ZONE	GRZ1 GENERAL RESIDENTIAL ZONE - SCHEDULE 1
	C2Z COMMERCIAL 2 ZONE	GRZ3 GENERAL RESIDENTIAL ZONE - SCHEDULE 3
INDUSTRIAL	IN3Z INDUSTRIAL 3 ZONE	GRZ4 GENERAL RESIDENTIAL ZONE - SCHEDULE 4
PUBLIC LAND	PPRZ PUBLIC PARK AND RECREATION ZONE	GRZ5 GENERAL RESIDENTIAL ZONE - SCHEDULE 5
	PUZ2 PUBLIC USE ZONE - EDUCATION	MJZ MIXED USE ZONE
	PUZ3 PUBLIC USE ZONE - HEALTH AND COMMUNITY	NRZ2 NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 2
	PUZ6 PUBLIC USE ZONE - LOCAL GOVERNMENT	NRZ3 NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 3
	PUZ1 PUBLIC USE ZONE - SERVICE AND UTILITY	NRZ5 NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 5
	PUZ4 PUBLIC USE ZONE - TRANSPORT	RGZ1 RESIDENTIAL GROWTH ZONE - SCHEDULE 1
	RDZ1 ROAD ZONE - CATEGORY 1	RGZ2 RESIDENTIAL GROWTH ZONE - SCHEDULE 2
	RDZ2 ROAD ZONE - CATEGORY 2	RGZ3 RESIDENTIAL GROWTH ZONE - SCHEDULE 3
	SUBJECT SITE: LOCATED WITHIN 'C1Z'	SPECIAL PURPOSE
		SUZ3 SPECIAL USE ZONE - SCHEDULE 3

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3.1 SITE CONTEXT



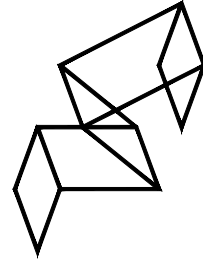
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URBAN CONTEXT ANALYSIS 3.0

3.2 SUBJECT SITE - AERIAL PHOTOGRAPH



SUBJECT SITE



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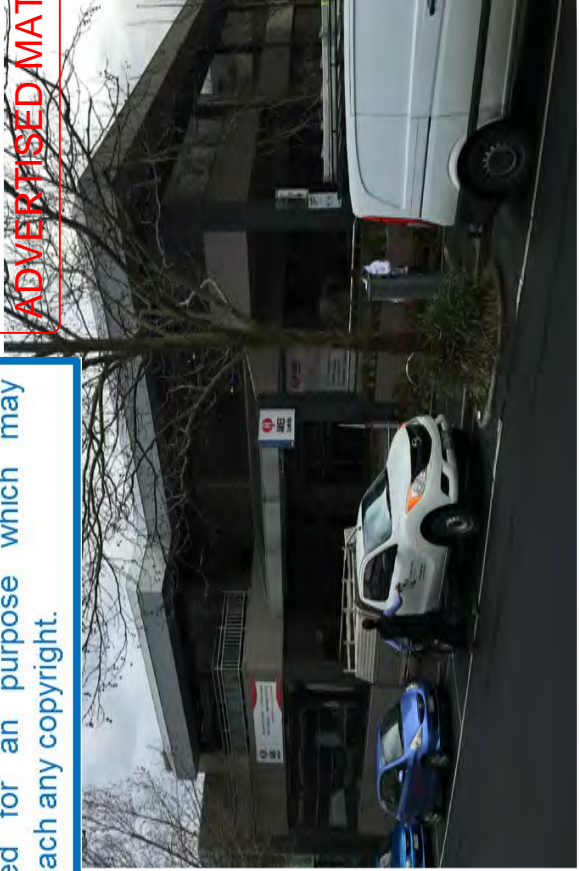
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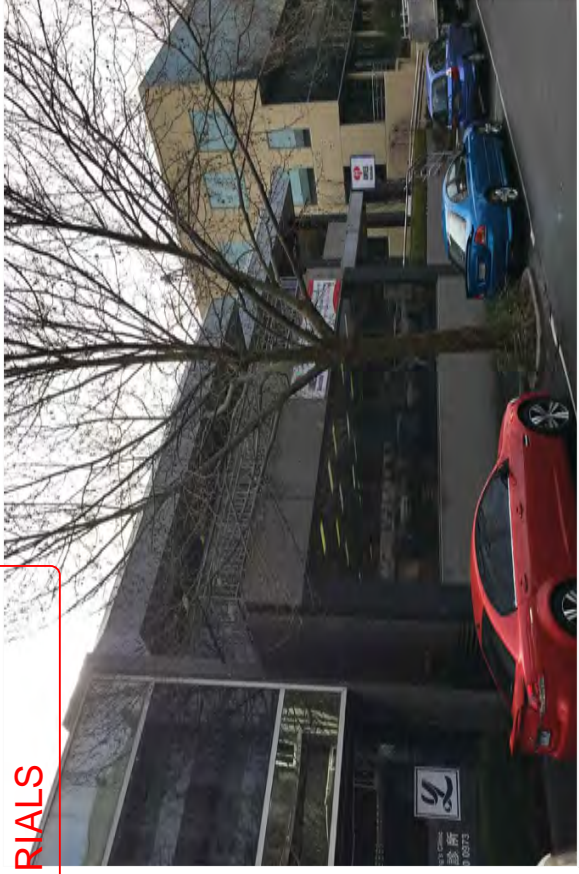
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URBAN CONTEXT ANALYSIS 3.0

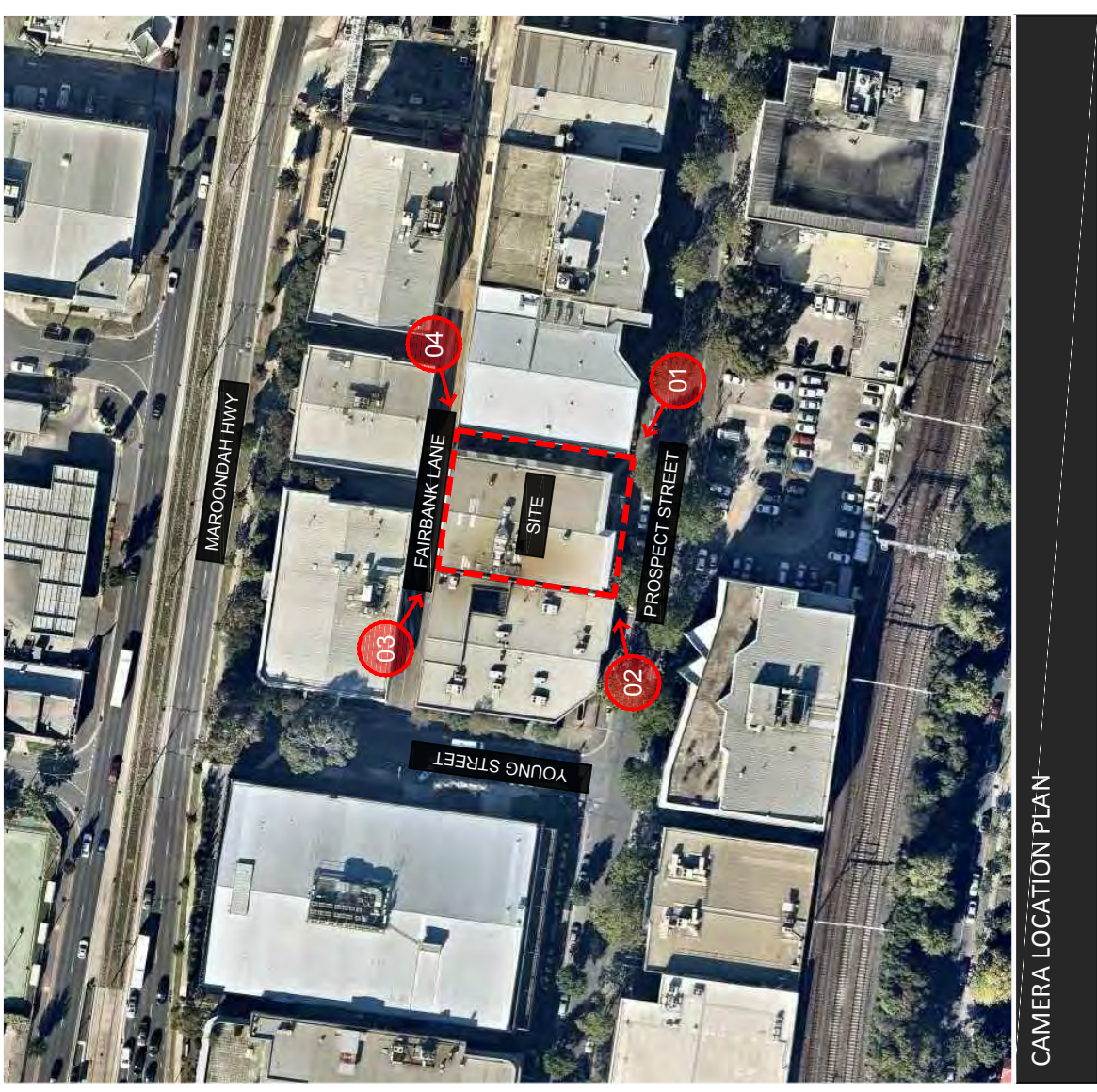
3.3 SITE PHOTOGRAPHS



01 VIEW LOOKING NORTH WEST ALONG PROSPECT STREET



02 VIEW LOOKING NORTH EAST ALONG PROSPECT STREET



CAMERA LOCATION PLAN

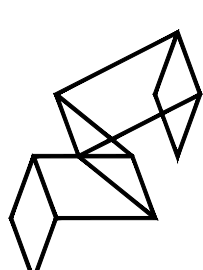
--- SUBJECT SITE



03 VIEW LOOKING SOUTH EAST ALONG FAIRBANK LANE

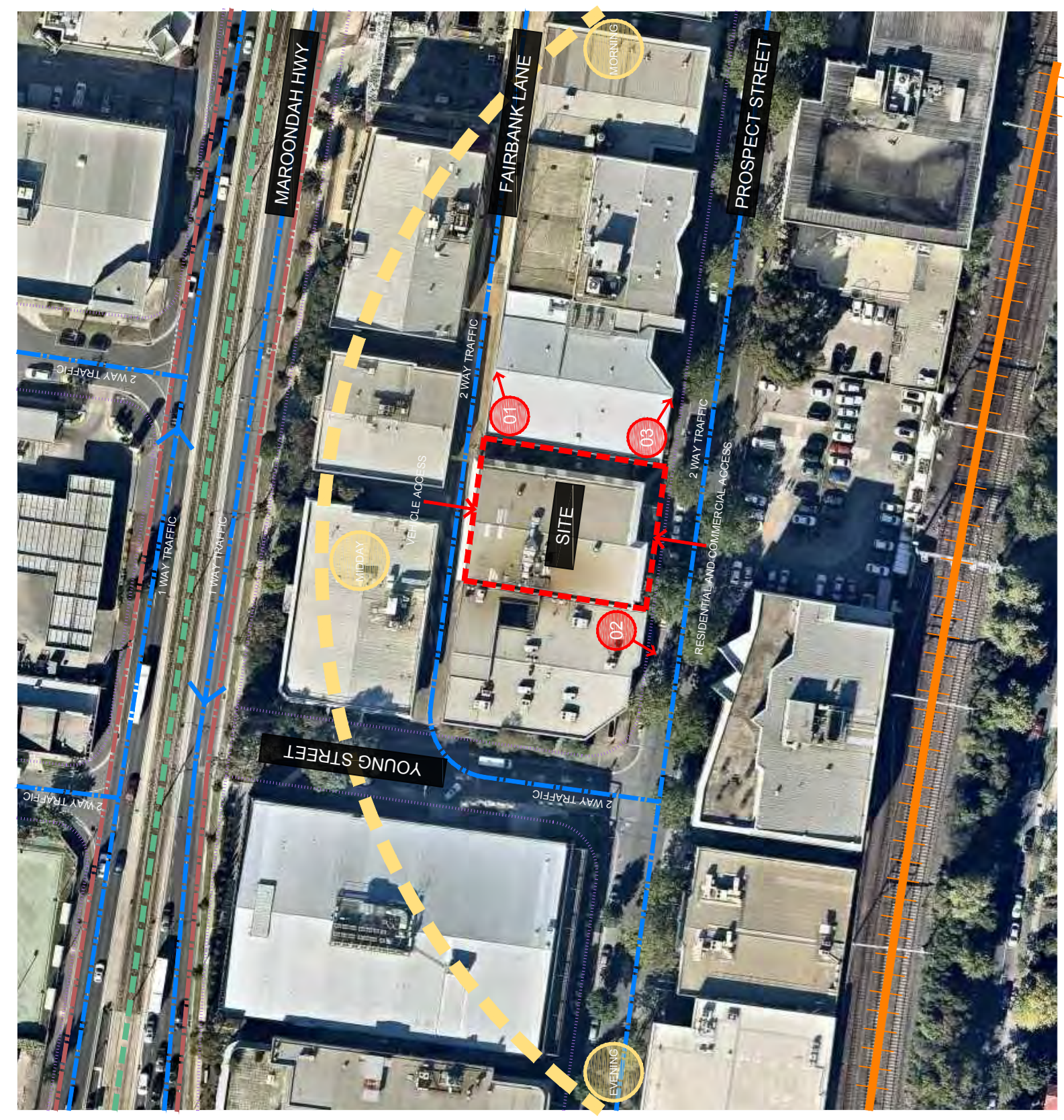


04 VIEW LOOKING SOUTH WEST ALONG FAIRBANK LANE



URBAN CONTEXT ANALYSIS 3.0

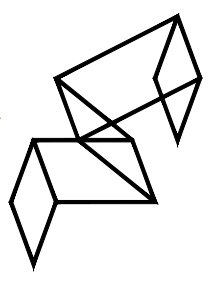
3.4 SITE ANALYSIS



- 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

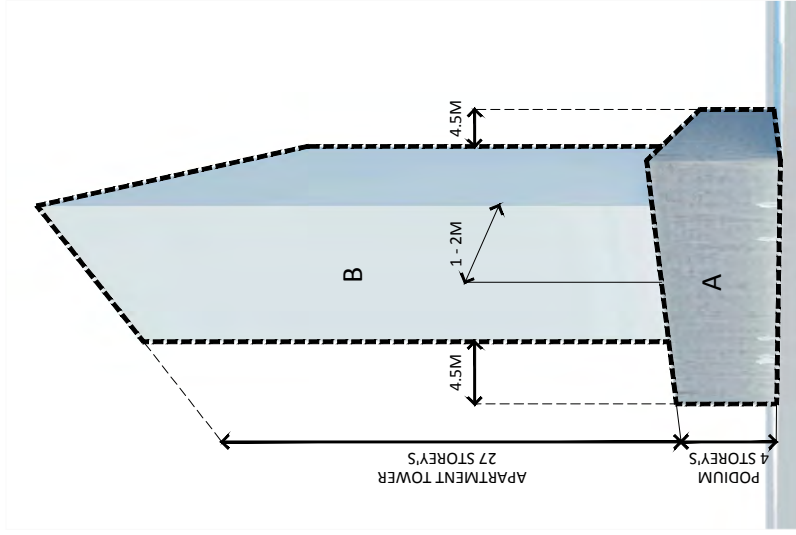
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DESIGN RESPONSE 4.0

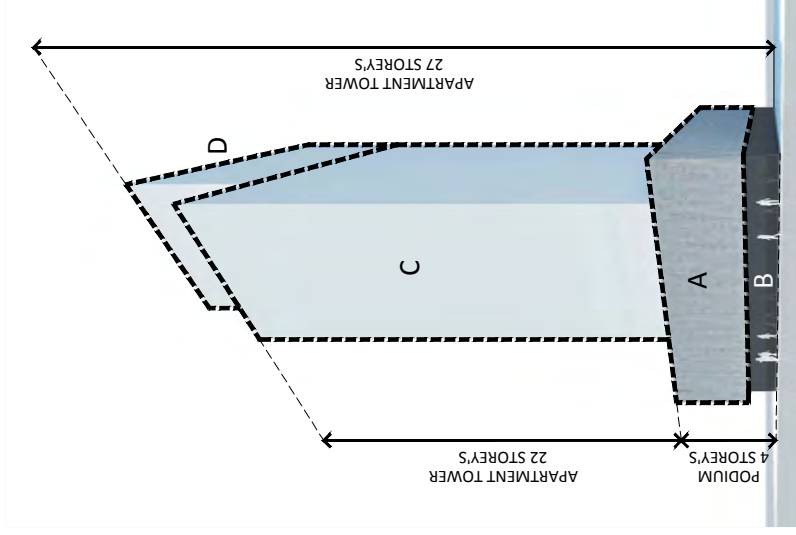
4.1 MASSING DIAGRAMS



1 MASSING DIAGRAM 01

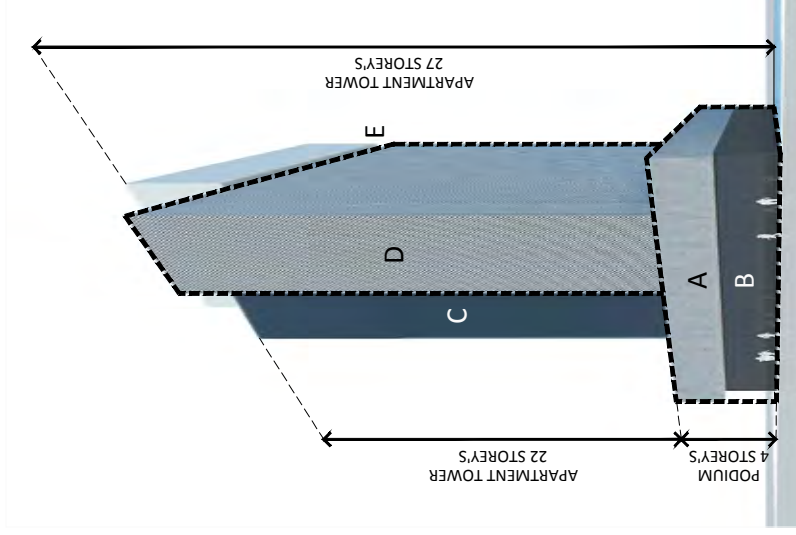
PROPOSED BUILDING FORM CONSISTS OF:

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



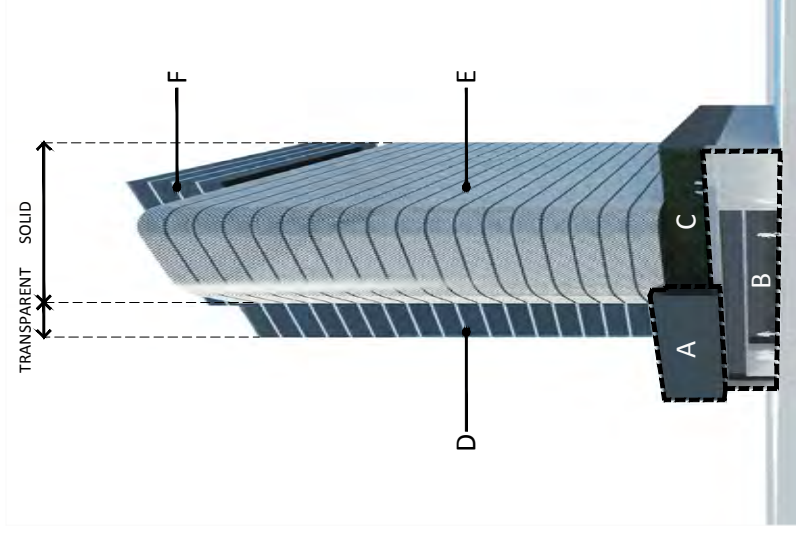
2 MASSING DIAGRAM 02

- 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 STOREYS HIGH
- D THE REAR PORTION OF THE TOWER IS TO BE 27 STOREYS 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 GUIDELINES



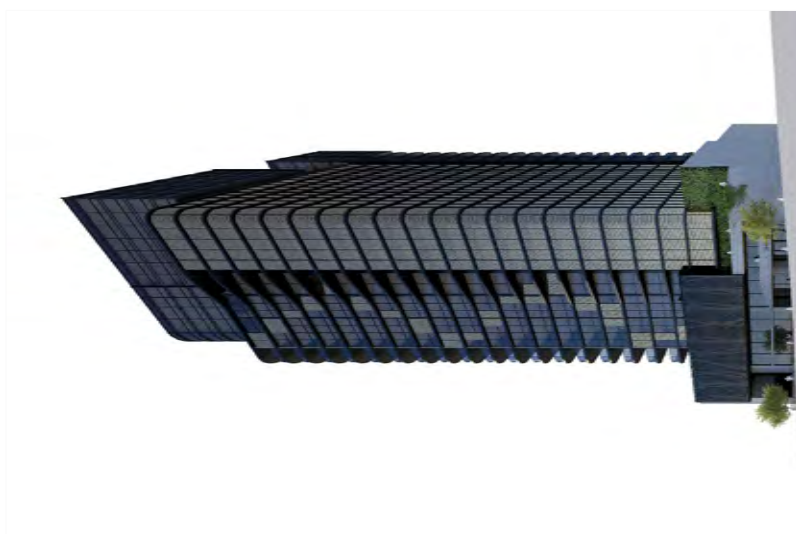
3 MASSING DIAGRAM 03

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



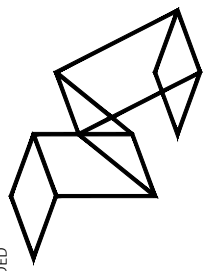
4 MASSING DIAGRAM 04

- 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
- F 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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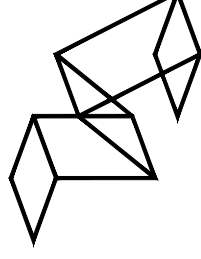
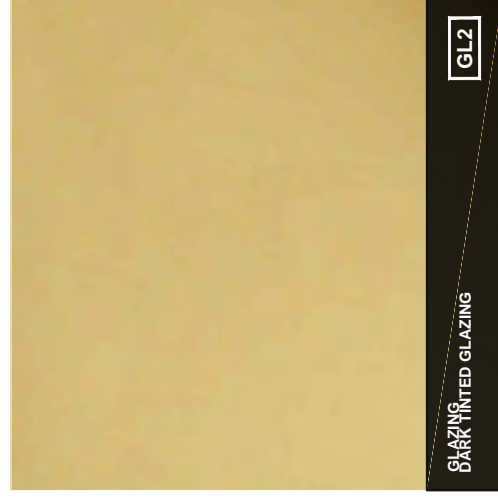
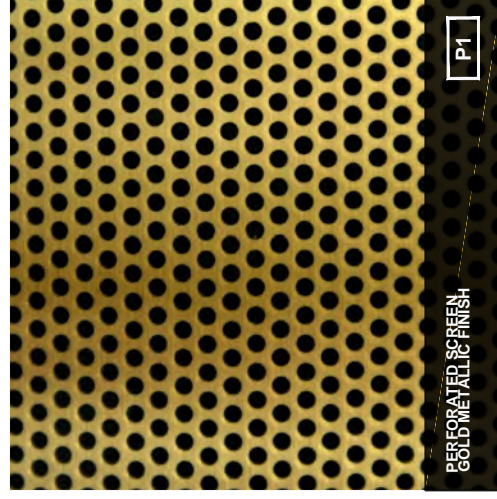
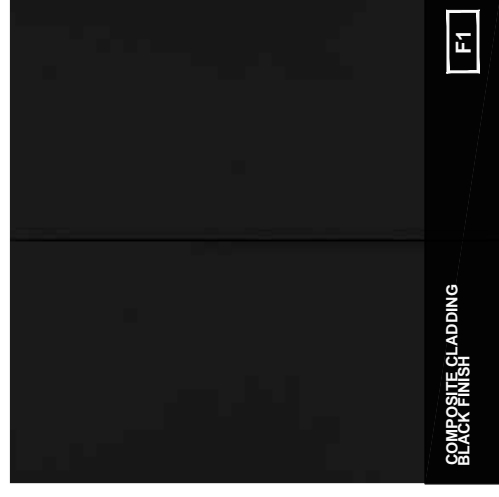
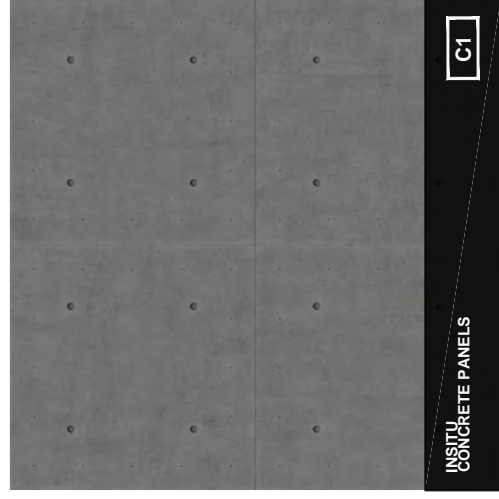
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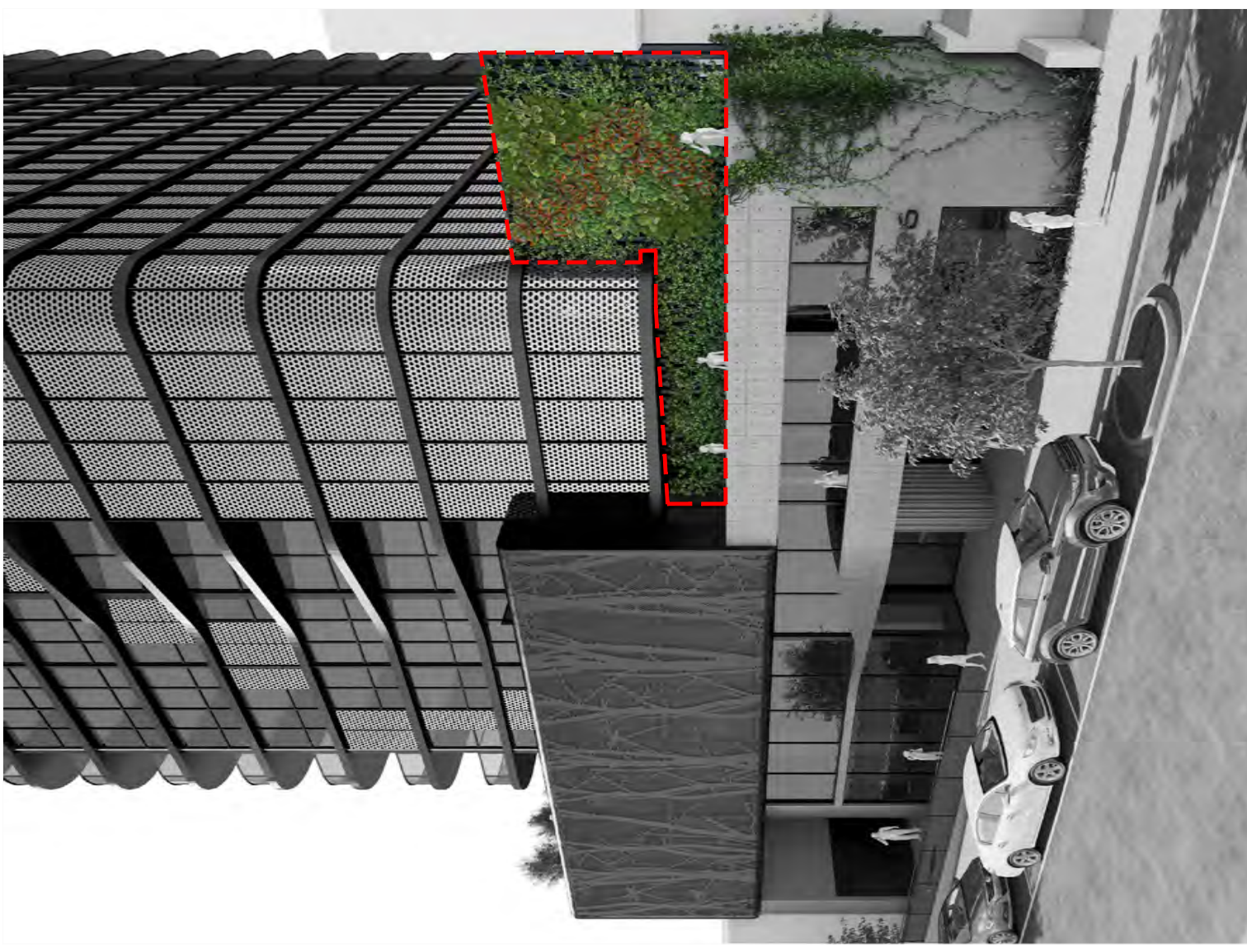
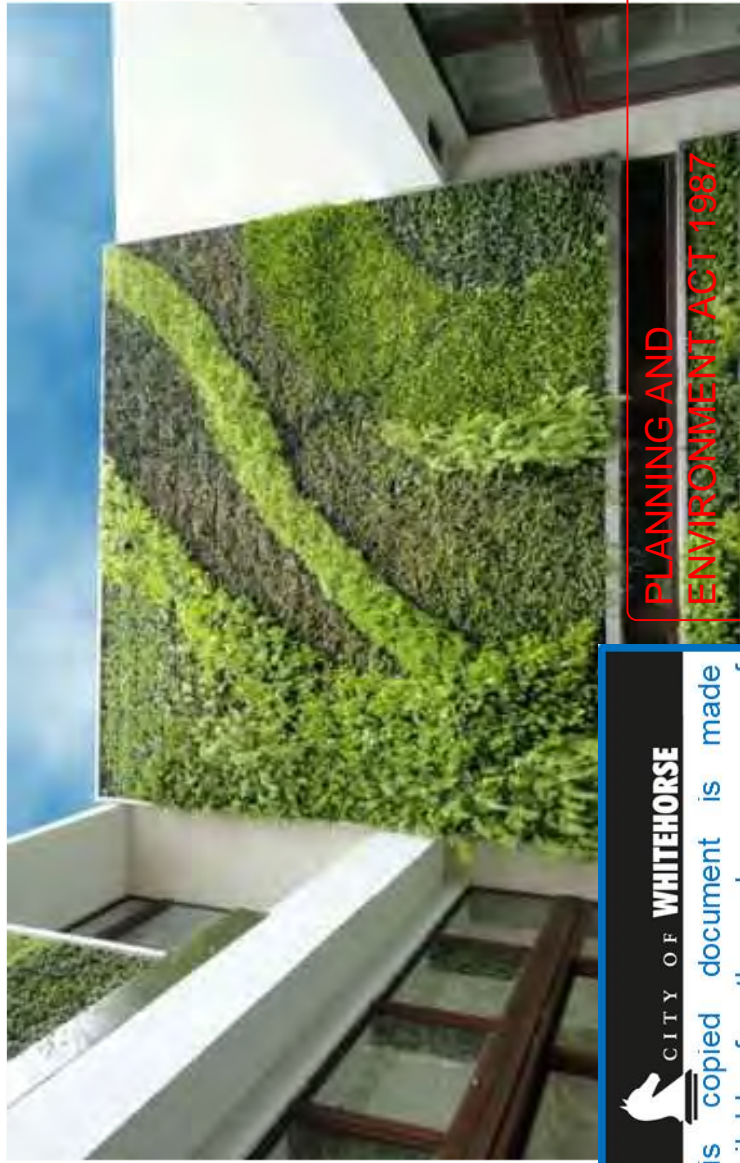
DESIGN RESPONSE 4.0

4.2 CONCEPT MATERIALS



DESIGN RESPONSE 4.0

4.3 FEATURE GREEN WALL CONCEPT



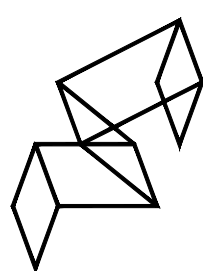
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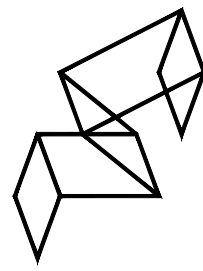
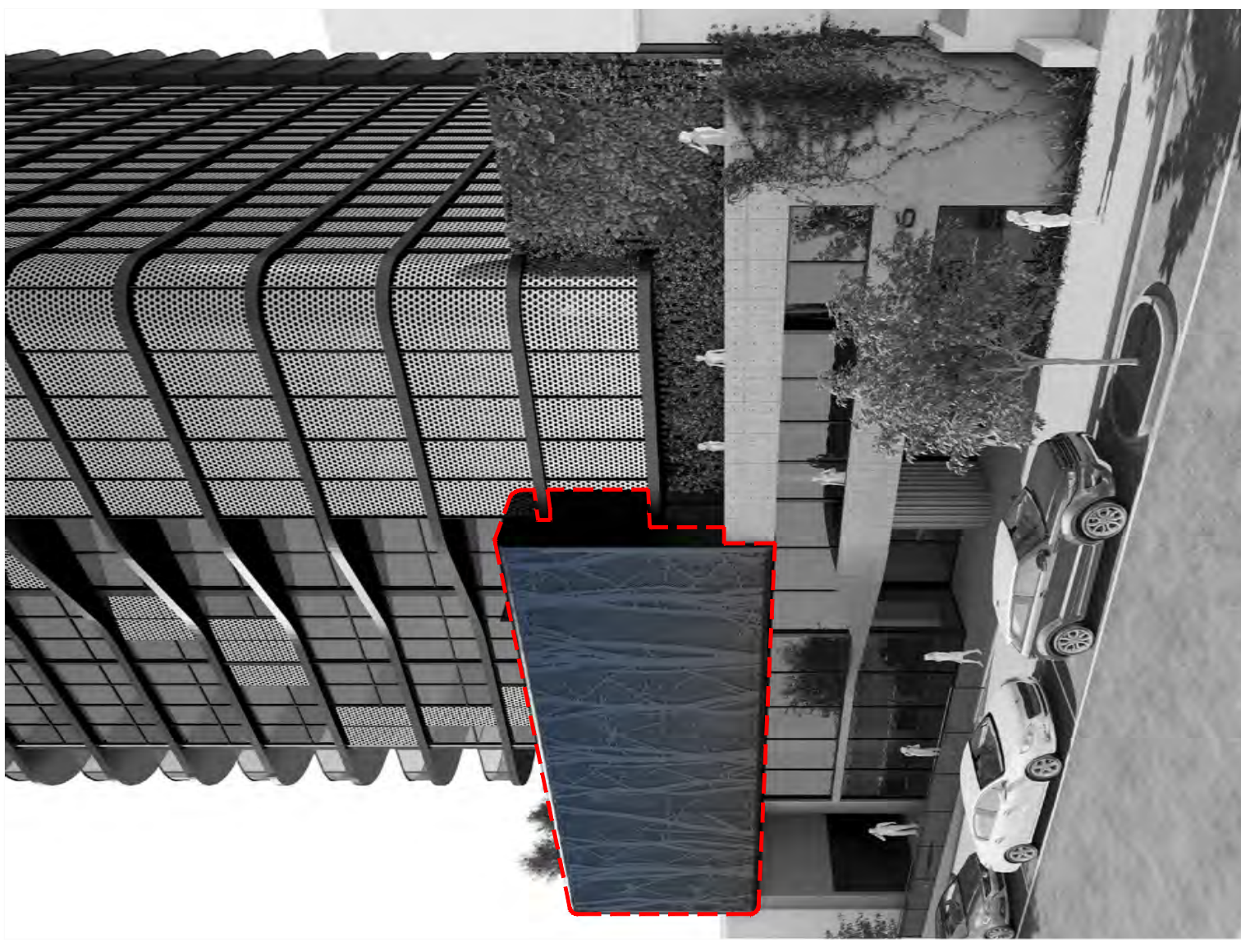
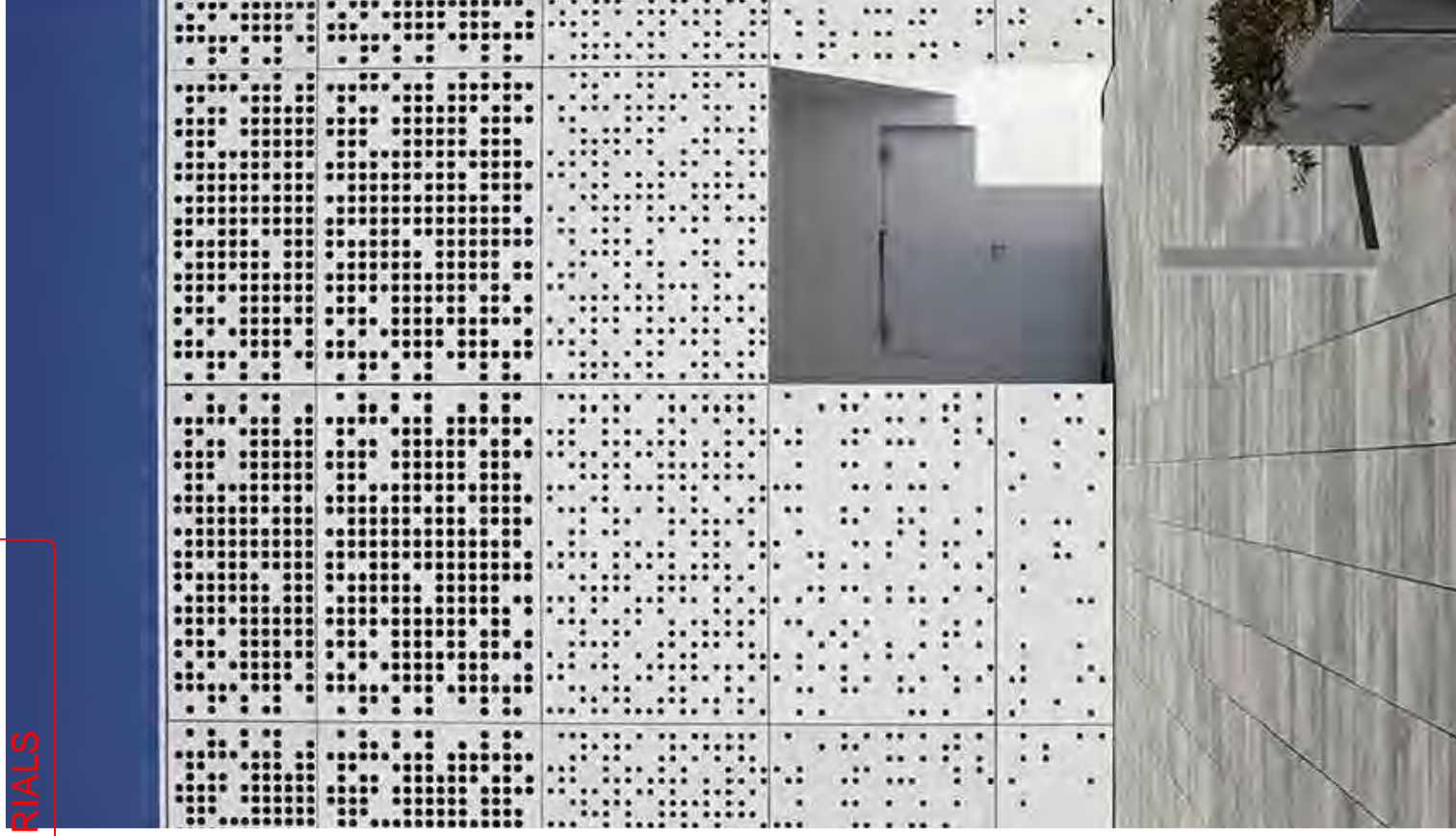
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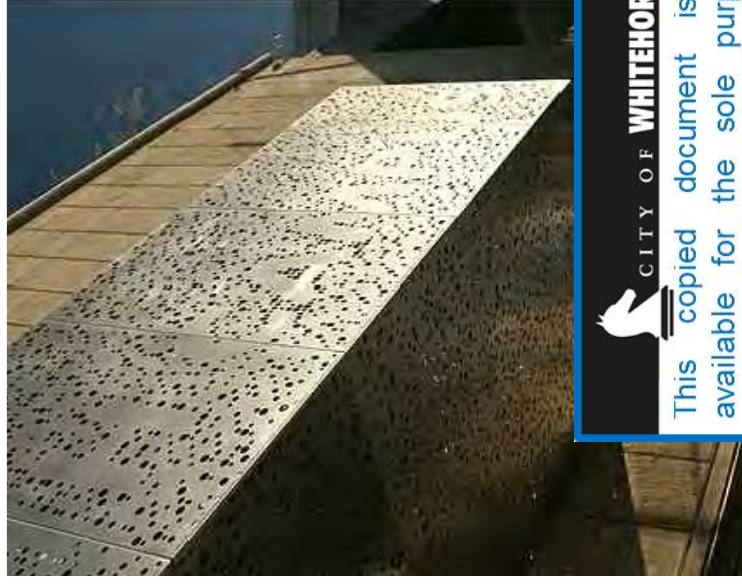
DESIGN RESPONSE 4.0

4.5 PERFORATED WALL CONCEPT

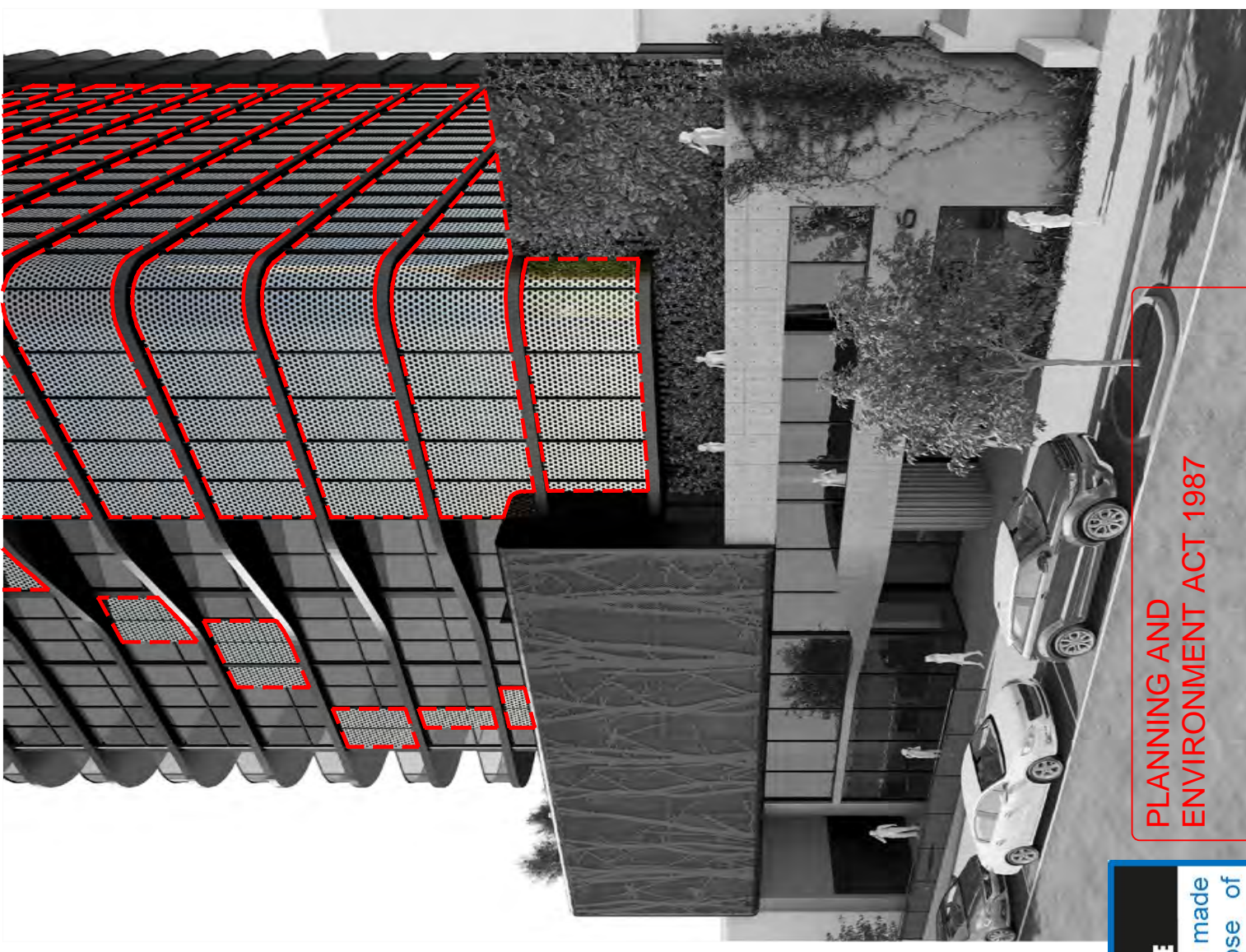


DESIGN RESPONSE 4.0

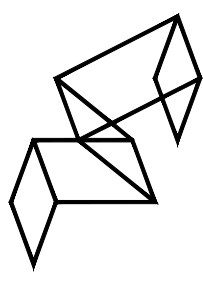
4.6 FEATURE BALCONY SCREEN CONCEPT



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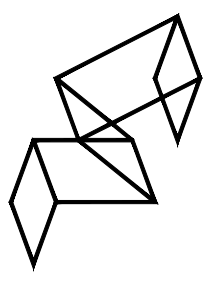
3D PERSPECTIVES

5.0

5.1 CAMERA LOCATION PLAN



SUBJECT SITE



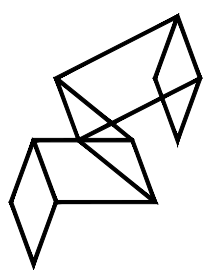
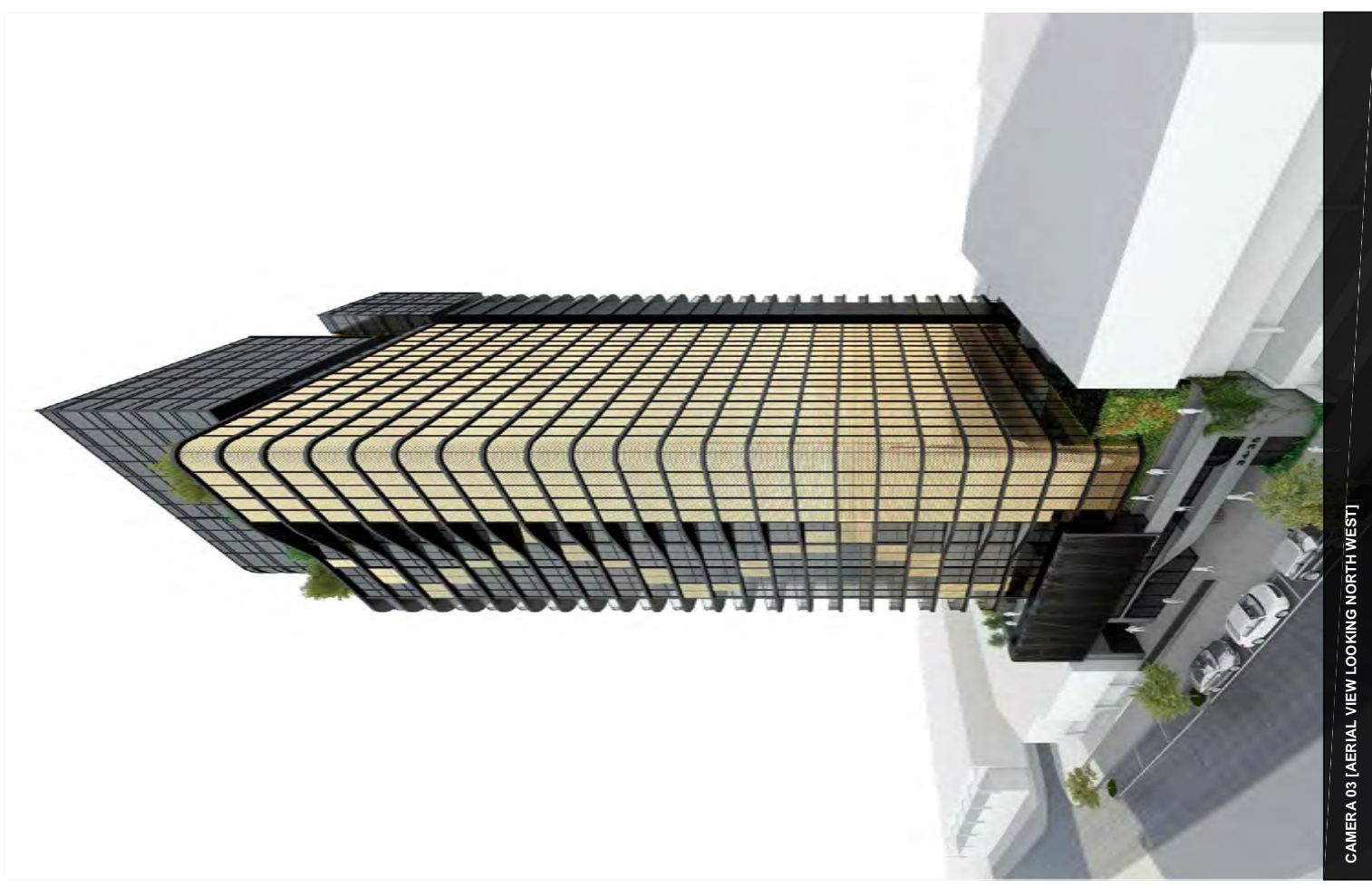
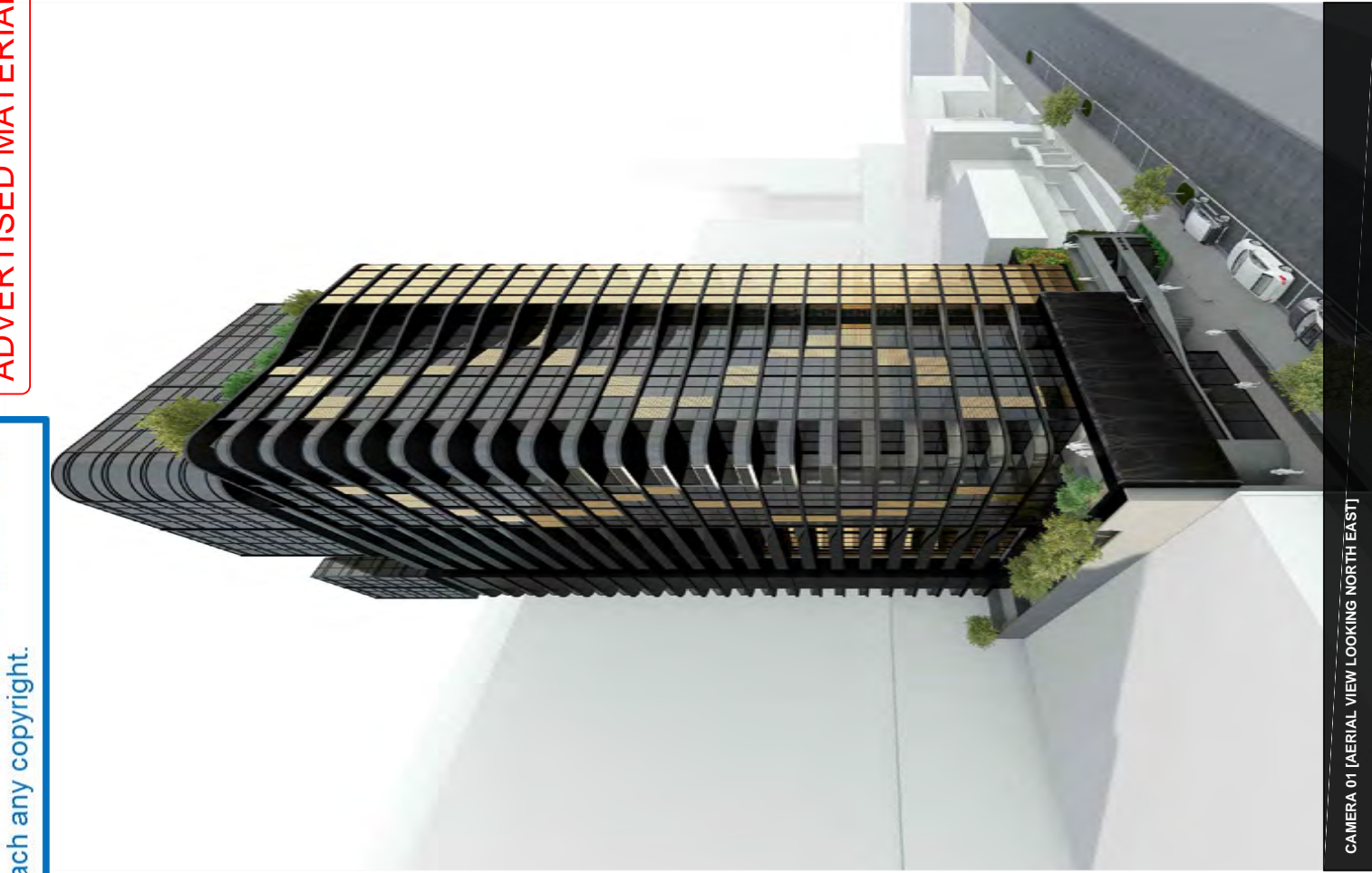


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3D PERSPECTIVES 5.0

5.2 3D PERSPECTIVES [CAMERA 01 - 03]





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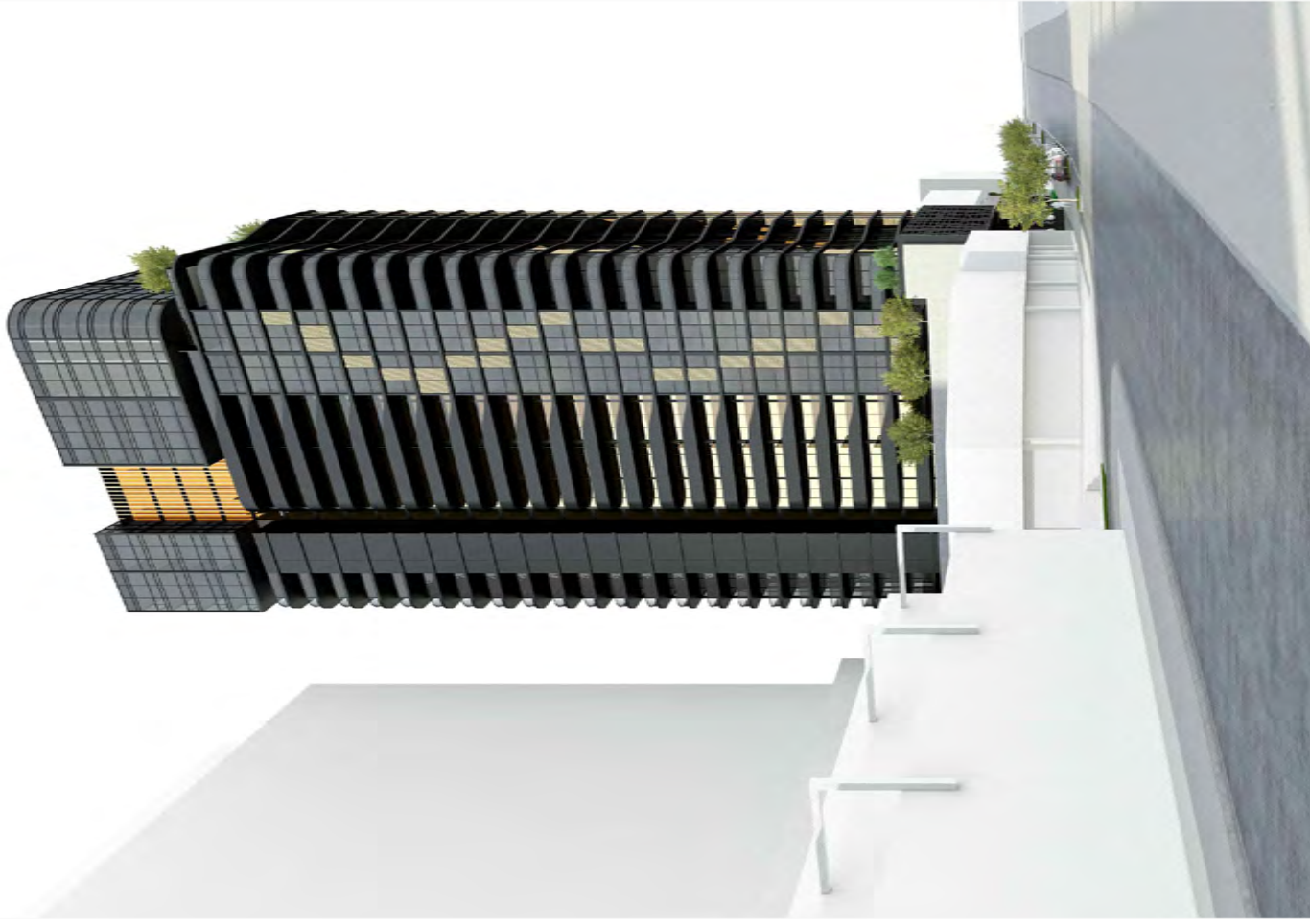
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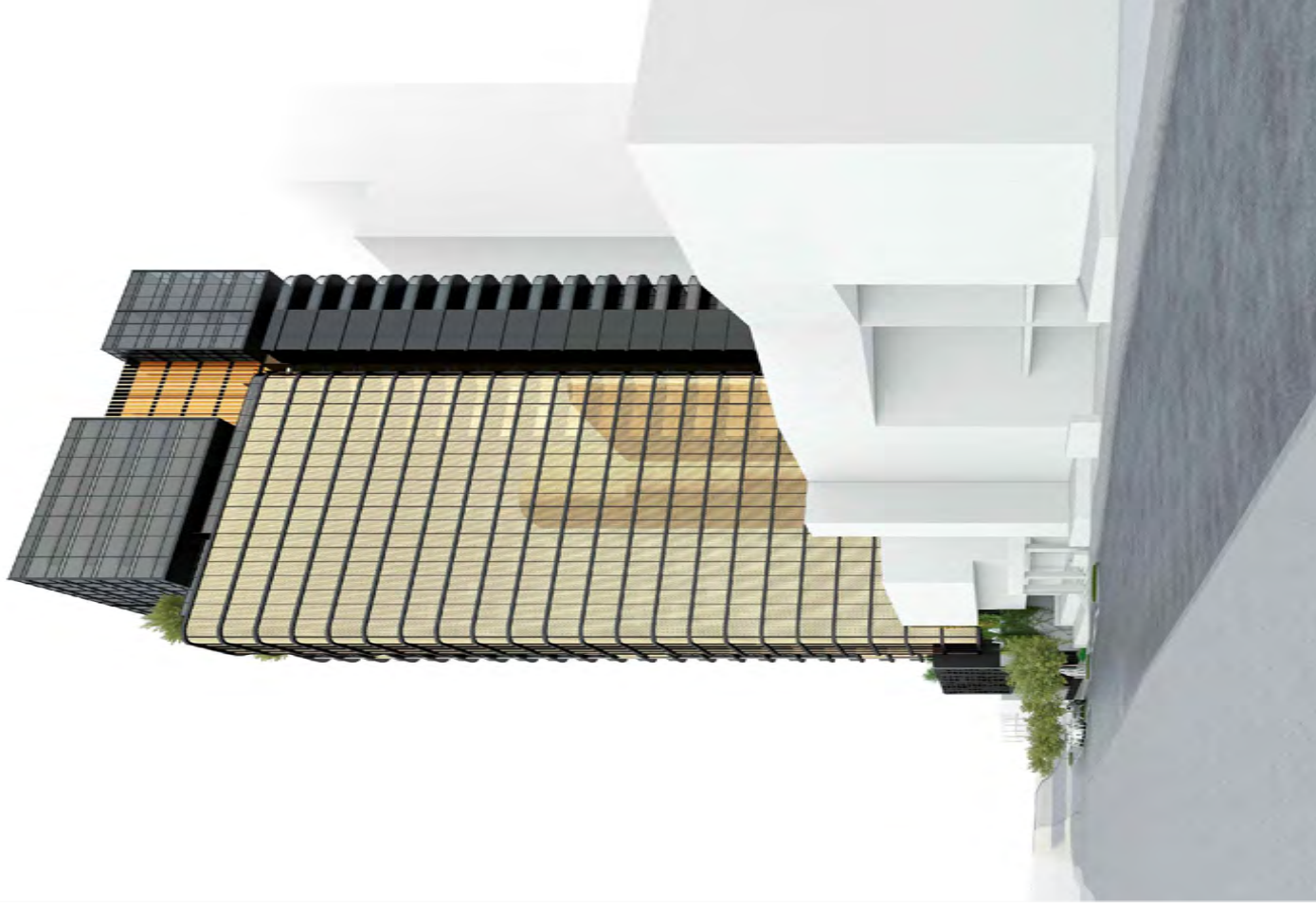
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3D PERSPECTIVES 5.0

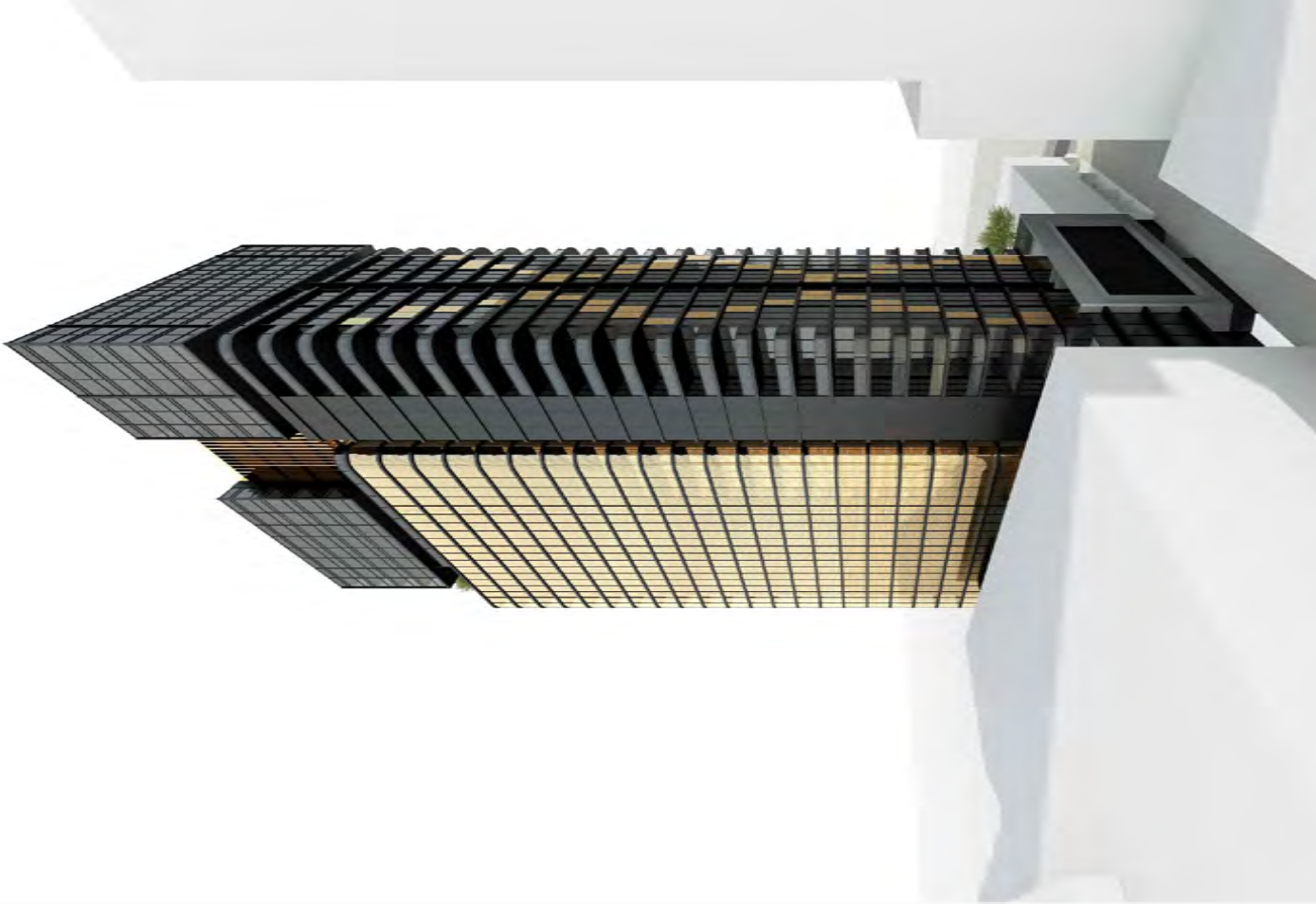
5.3 3D PERSPECTIVES [CAMERA 04 - 06]



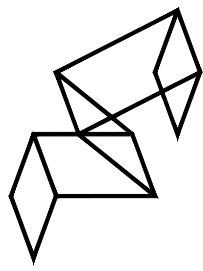
CAMERA 04 [STREET LEVEL VIEW LOOKING EAST ALONG PROSPECT STREET]



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



CAMERA 06 [AERIAL VIEW LOOKING SOUTH WEST]





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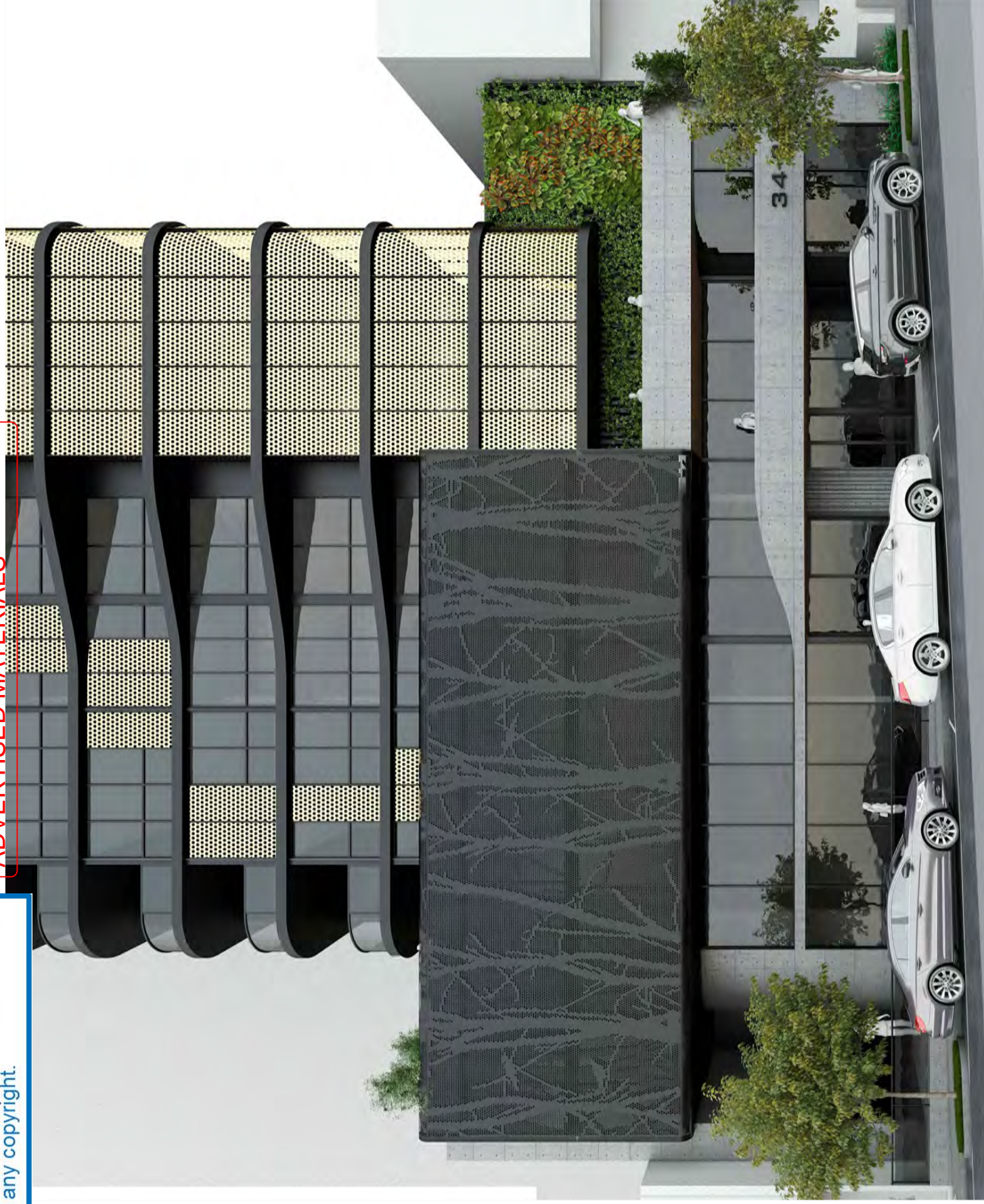
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3D PERSPECTIVES

5.0

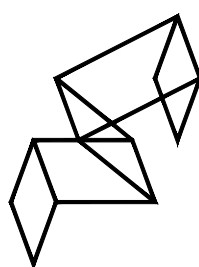
5.4 3D PERSPECTIVES [CAMERA 07 - 08]



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



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



DEVELOPMENT SUMMARY

PROJECT: 34-36 PROSPECT STREET BOX HILL
 PROJECT No: 15-20

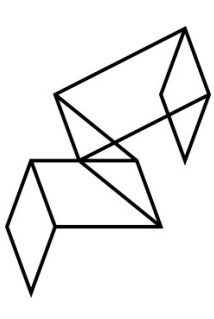
SITE AREA 1207.58m² FLOOR AREA: OFFICE: TOTAL NET FLOOR AREA RETAIL: TOTAL LEASABLE FLOOR AREA

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	773.21m ²	Car park								20		36	
BASEMENT LEVEL 4	1,075.30m ²	Car park								31		27	
BASEMENT LEVEL 3	1,075.30m ²	Car park								31		27	
BASEMENT LEVEL 2	1,075.30m ²	Car park								31		27	
BASEMENT LEVEL 1	1,075.30m ²	Car park								25	44	15	
GROUND FLOOR	1,059.20m ²	Car park								46	20		
LEVEL 1	1,082.00m ²	Residential Entry Lobby Commercial Entry Lobby Retail Premise 1 Retail Premise 2		41.34m ² 27.41m ²									
LEVEL 2	1,108.20m ²	Storage Room Office space 1 Office space 2				31.51m ²			181.94m ² 381.05m ²			32	
LEVEL 3	677.15m ²	Storage Room Office space 3 Office space 4 Theatre Room Communal Room Residents Gymnasium Lower Common Terrace Pool				27.65m ²		35.22m ² 56.18m ² 91.69m ² 84.62m ² 86.25m ²	217.94m ² 371.50m ²			32	4
LEVEL 4	612.10m ²	Apartment 3.01 Apartment 3.02 Apartment 3.03 Apartment 3.04 Apartment 4.01 Apartment 4.02 Apartment 4.03 Apartment 4.04 Apartment 4.05 Apartment 4.06	A B B A A B C D E F	70.11m ² 69.17m ² 69.17m ² 70.11m ² 70.11m ² 69.17m ² 59.69m ² 69.35m ² 69.48m ² 56.85m ²	2 2 2 2 2 2 1 2 2 1	2 2 2 2 2 2 1 2 2 1	65.83m ² 30.99m ² 54.31m ² 68.38m ²					8	

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LEVEL	GF AREA	LOCATION	APARTMENT TYPE	FLOOR AREA	BEDROOMS	BATHROOMS	P.O.S.	COMMUNAL AREA	LEASABLE AREA	CAR SPACES	BIKE SPACES	STORAGE CAGES	APARTMENTS
LEVEL 5-24		612.10m²											
Apartment 4.07		B		69.17m ²	2	2	10.56m ²						
Apartment 4.08		A		70.11m ²	2	2	12.29m ²						160
LEVEL 25		368.82m²											
Apartment 5.01		A		70.11m ²	2	2	12.29m ²						
Apartment 5.02		B		69.17m ²	2	2	10.56m ²						
Apartment 5.03		C		59.69m ²	1	1	14.21m ²						
Apartment 5.04		D		69.35m ²	2	2	21.49m ²						
Apartment 5.05		E		69.48m ²	2	2	11.65m ²						
Apartment 5.06		F		56.85m ²	1	1	8.29m ²						
Apartment 5.07		B		69.17m ²	2	2	10.56m ²						
Apartment 5.08		A		70.11m ²	2	2	12.29m ²						4
LEVEL 26-29		519.97m²											
		116.88m²											
Upper Common Terrace													
Apartment 26.01		J		94.30m ²	3	2	12.99m ²						20
Apartment 26.02		K		82.75m ²	2	2	14.19m ²						
Apartment 26.03		L		114.56m ²	3	3	25.65m ²						
Apartment 26.04		M		62.48m ²	1	1	10.07m ²						
Apartment 26.05		J		94.30m ²	3	2	12.99m ²						
TOTAL 1 BEDROOM APARTMENTS		46											
TOTAL 2 BEDROOM APARTMENTS		138											
TOTAL 3 BEDROOM APARTMENTS		12											

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

CAR PARKING REQUIRED

0.5 SPACES FOR EACH 1 BEDROOM APARTMENT
0.75 SPACES FOR EACH 2 BEDROOM APARTMENT
1.0 SPACES FOR EACH 3 BEDROOM APARTMENT
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
2 CAR PARKING SPACES REQUIRED FOR EACH 100m² OFFICE SPACE
RETAIL PREMISES

TOTAL CAR PARKING REQUIRED
TOTAL CAR PARKING PROVIDED

TOTAL 23
103
12
20
23
NA
181
184

SUMMARY	GF AREA	COMMUNAL AREA	FLOOR AREA	CAR SPACES	BIKE SPACES	STORAGE CAGES	APARTMENTS
TOTAL	24,301.95m ²	470.84m ²	1,396.77m ²	184	64	196	196

RETAIL AND OFFICE

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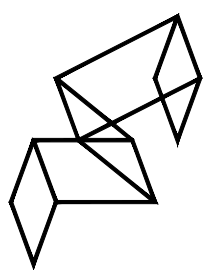
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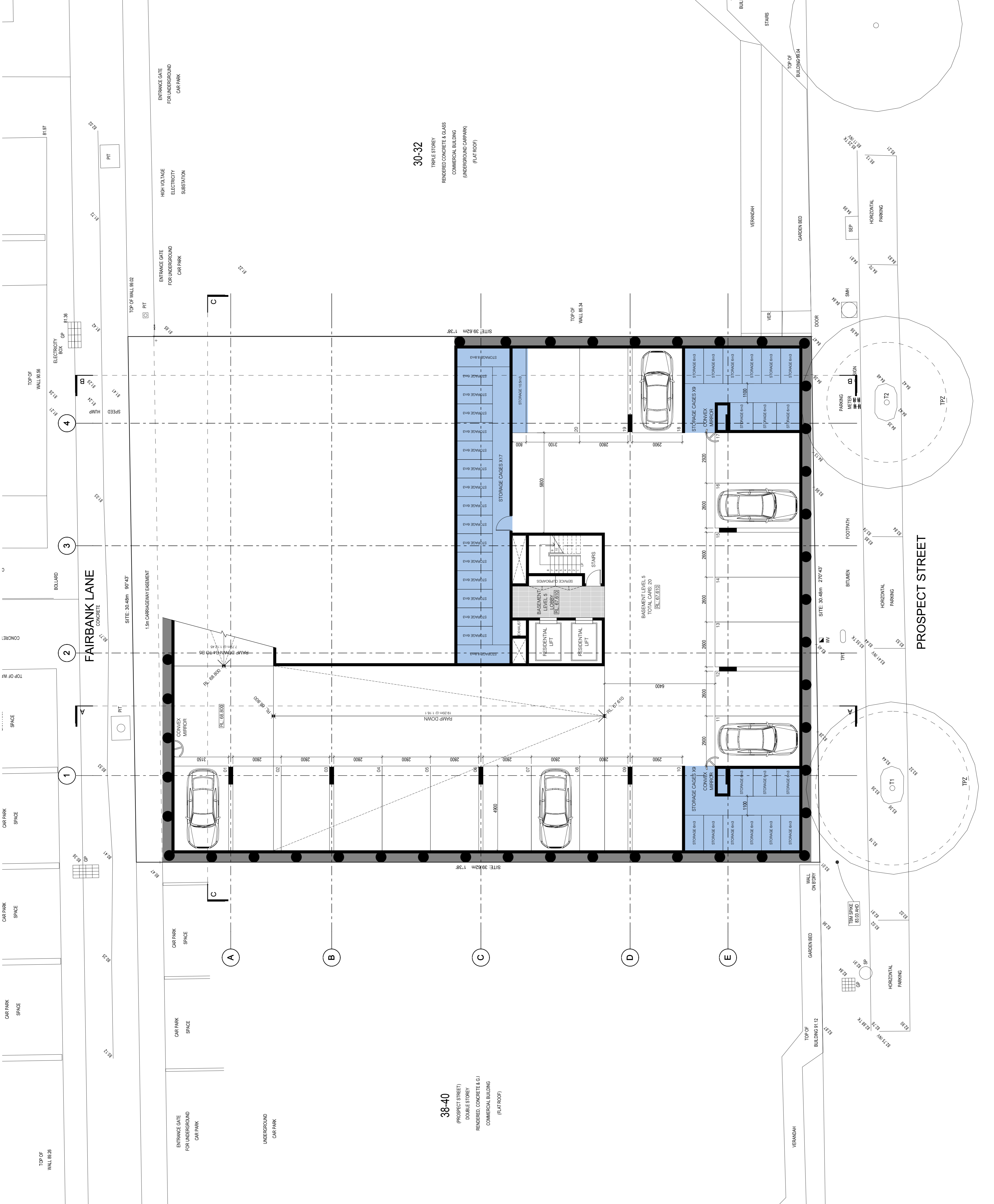
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APPENDIX A 7.0

ARCHITECTURAL DRAWINGS





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- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

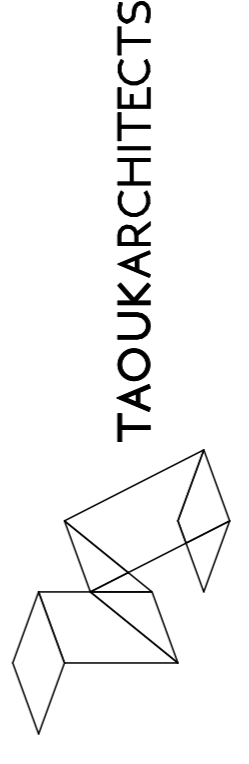
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 RENDERED CONCRETE & GLASS
 COMMERCIAL BUILDING
 (UNDERGROUND CARPARK)
 (FLAT ROOF)

38-40
 (PROSPECT STREET)
 DOUBLE STOREY
 RENDERED CONCRETE & G.I
 COMMERCIAL BUILDING
 (FLAT ROOF)

REVISION 25.11.16 TOWN PLANNING APPLICATION ISSUE



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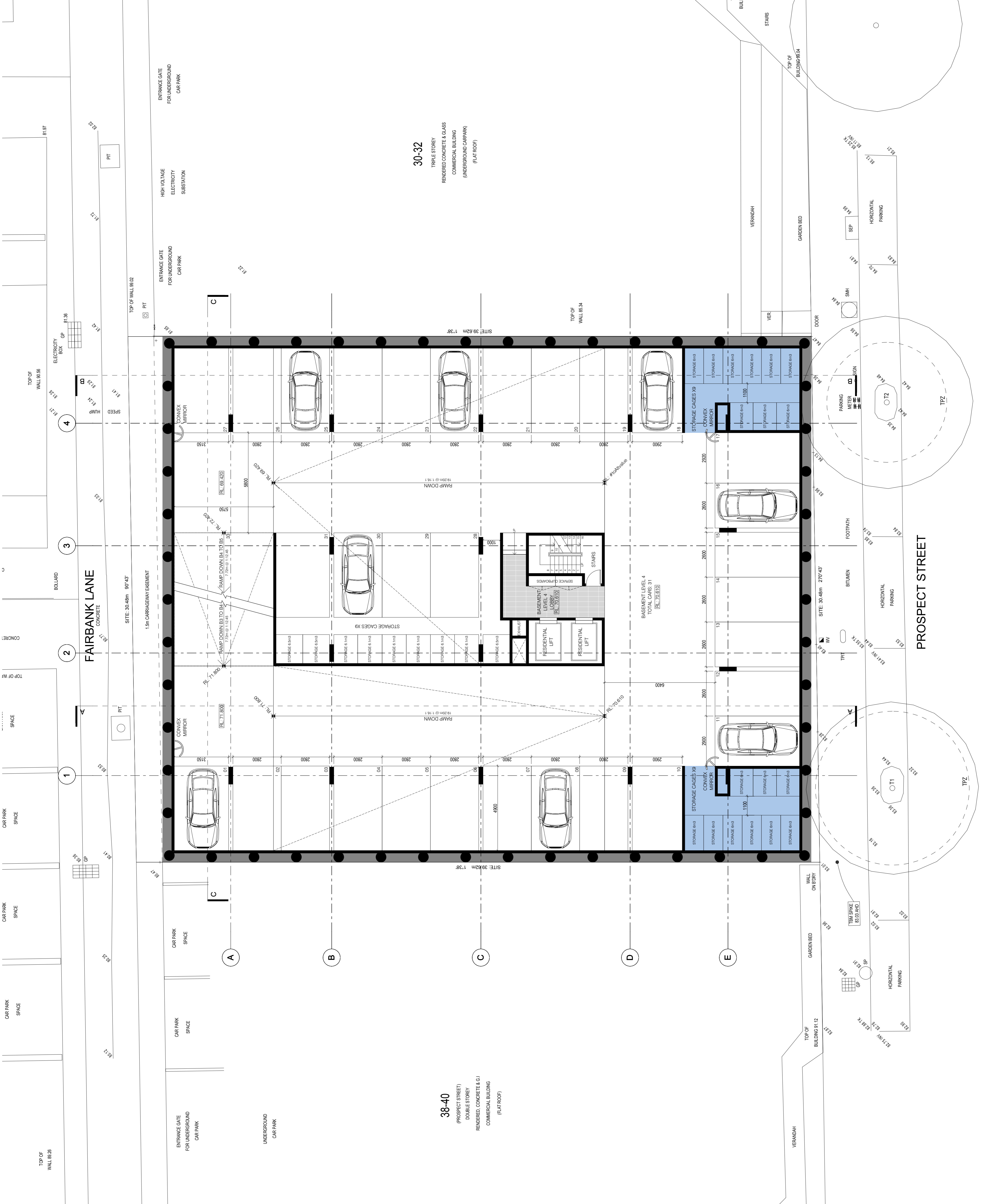
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34-36 PROSPECT STREET
 BOX HILL VIC 3128

CLIENT ZL PROSPECT PTY LTD
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 SCALE 1:100 @ A1
 DATE NOVEMBER 2016
 ISSUE TOWN PLANNING ISSUE
 DRAWN M.B
 DRAWING No. TPA01
 REVISION

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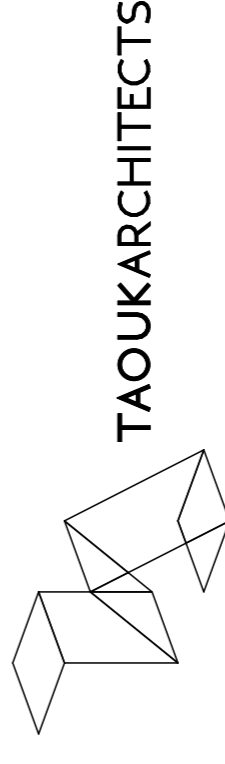
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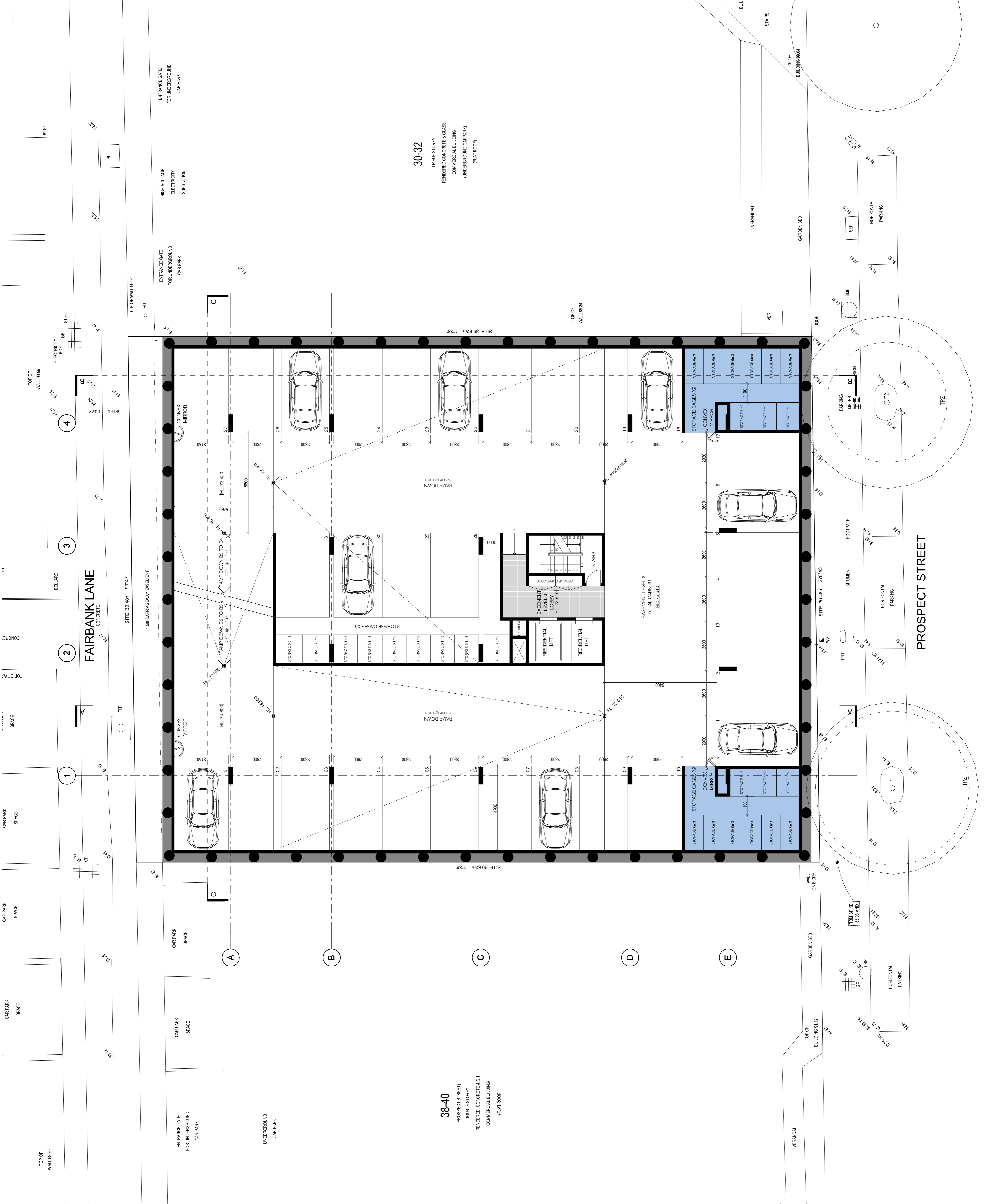
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FAIRBANK LANE



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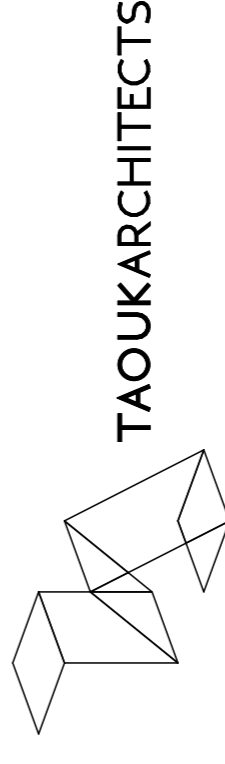
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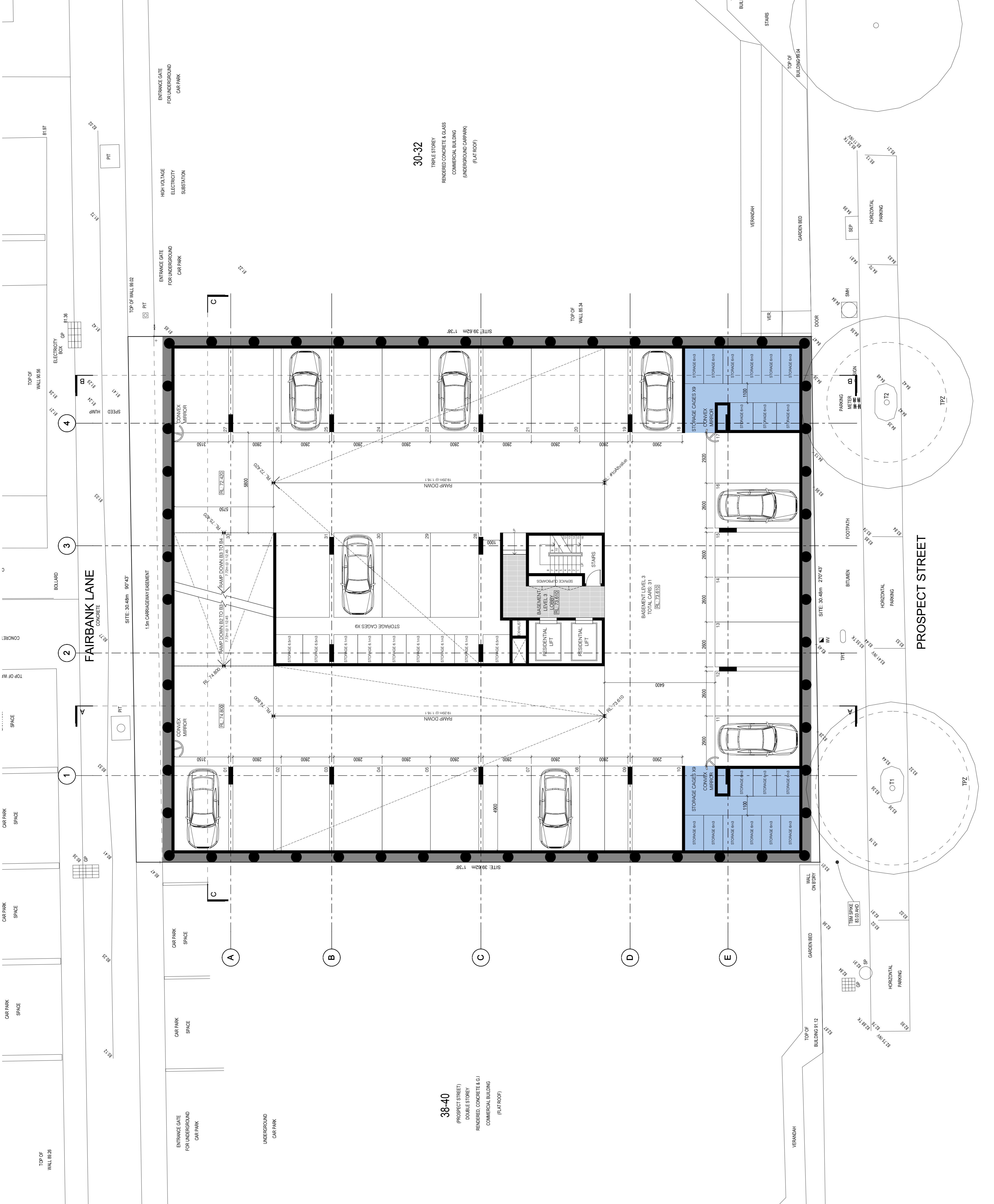
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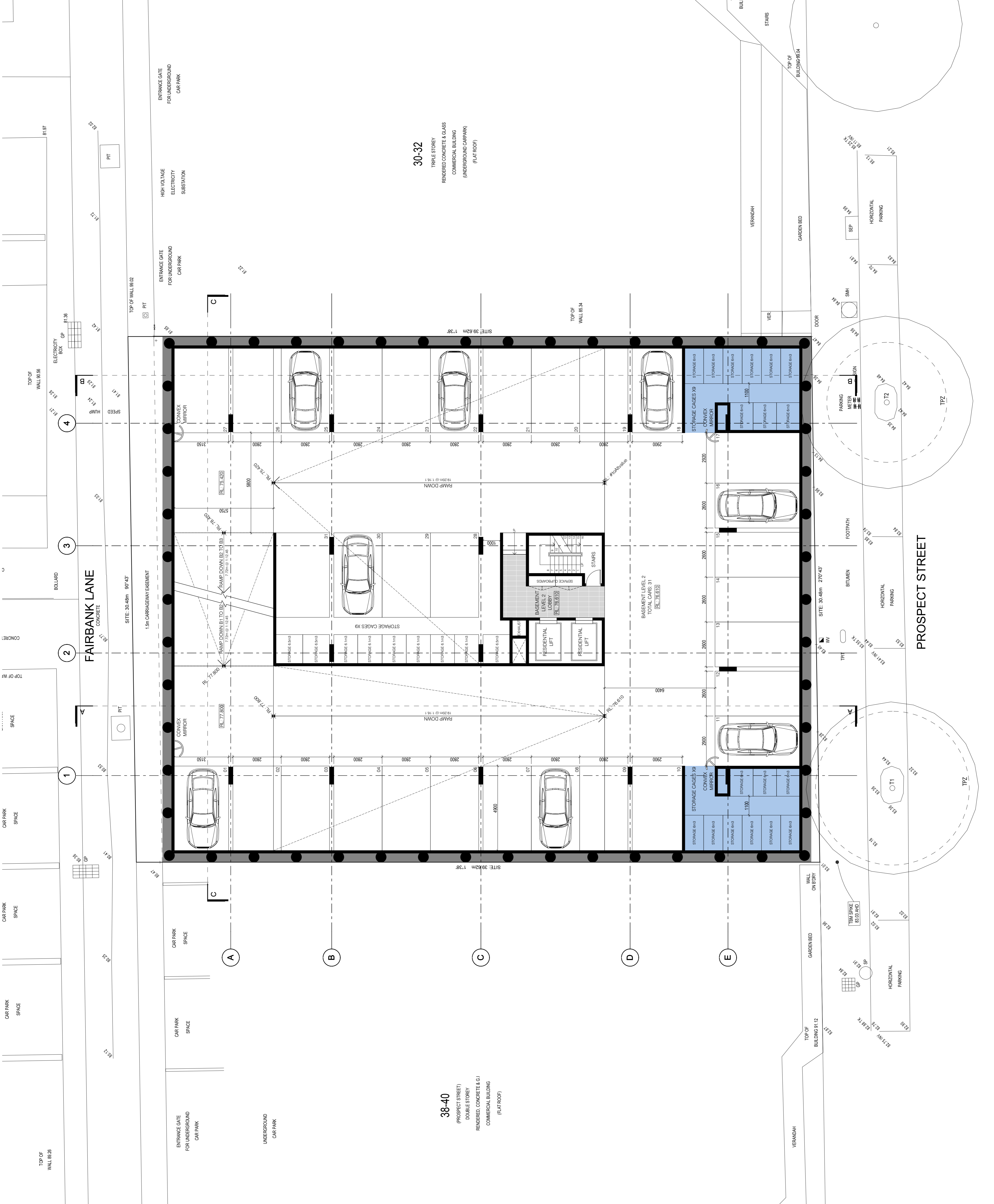
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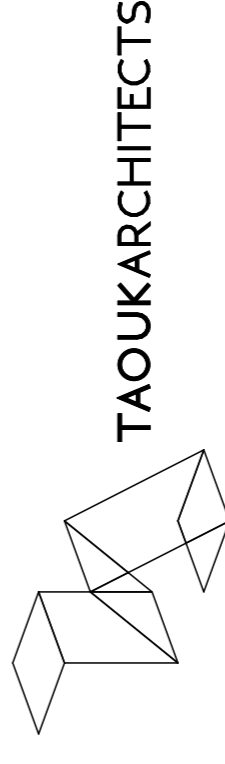
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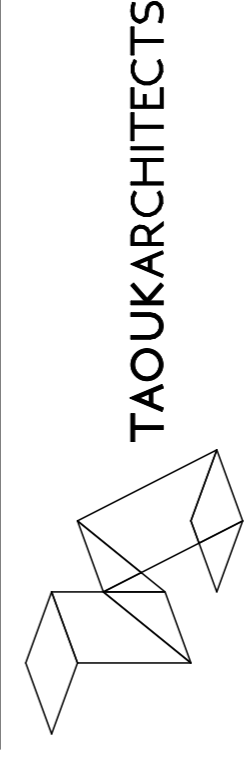
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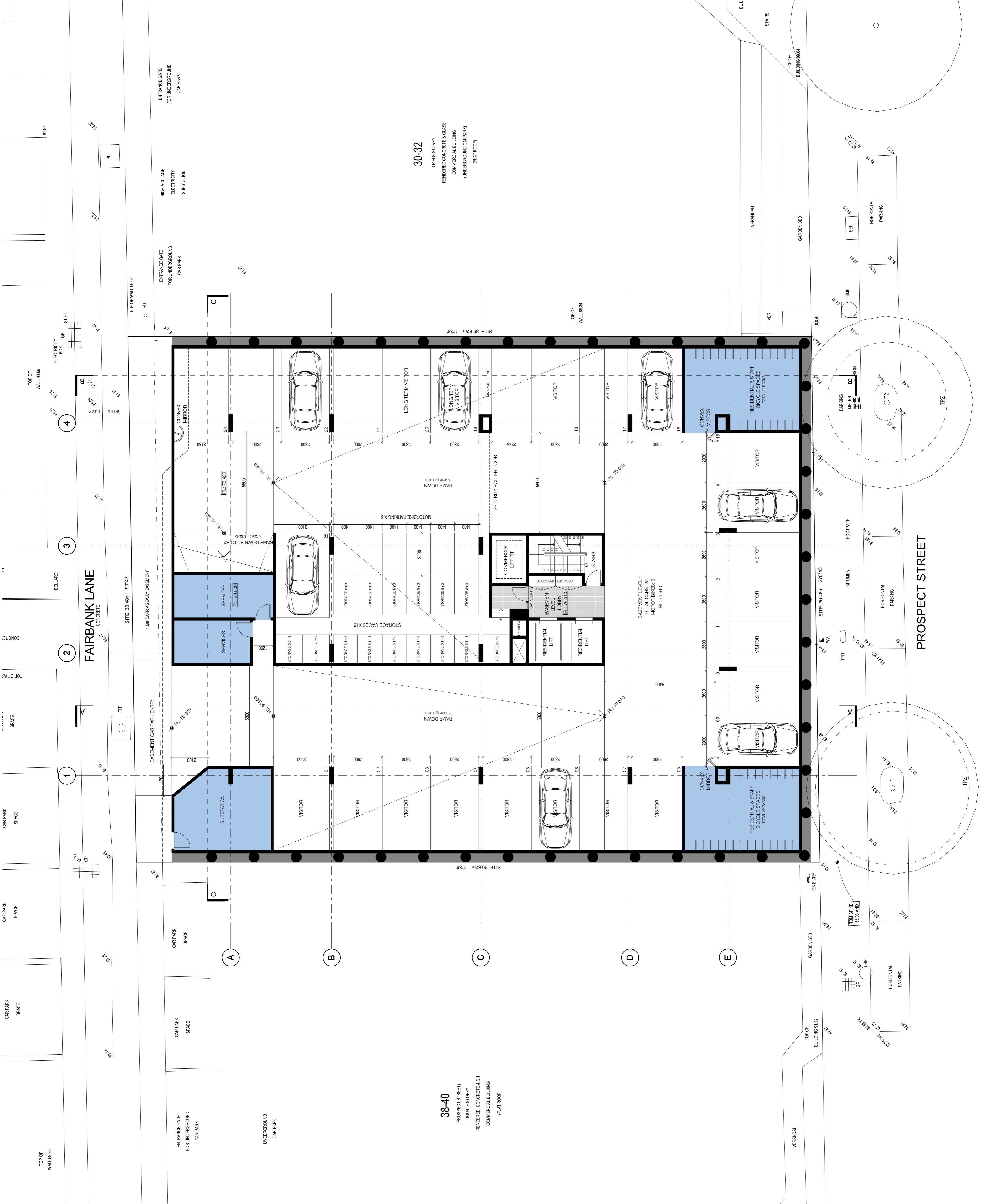
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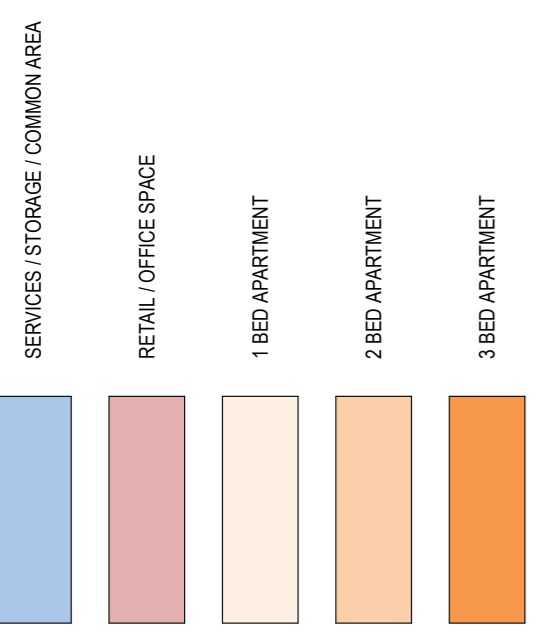
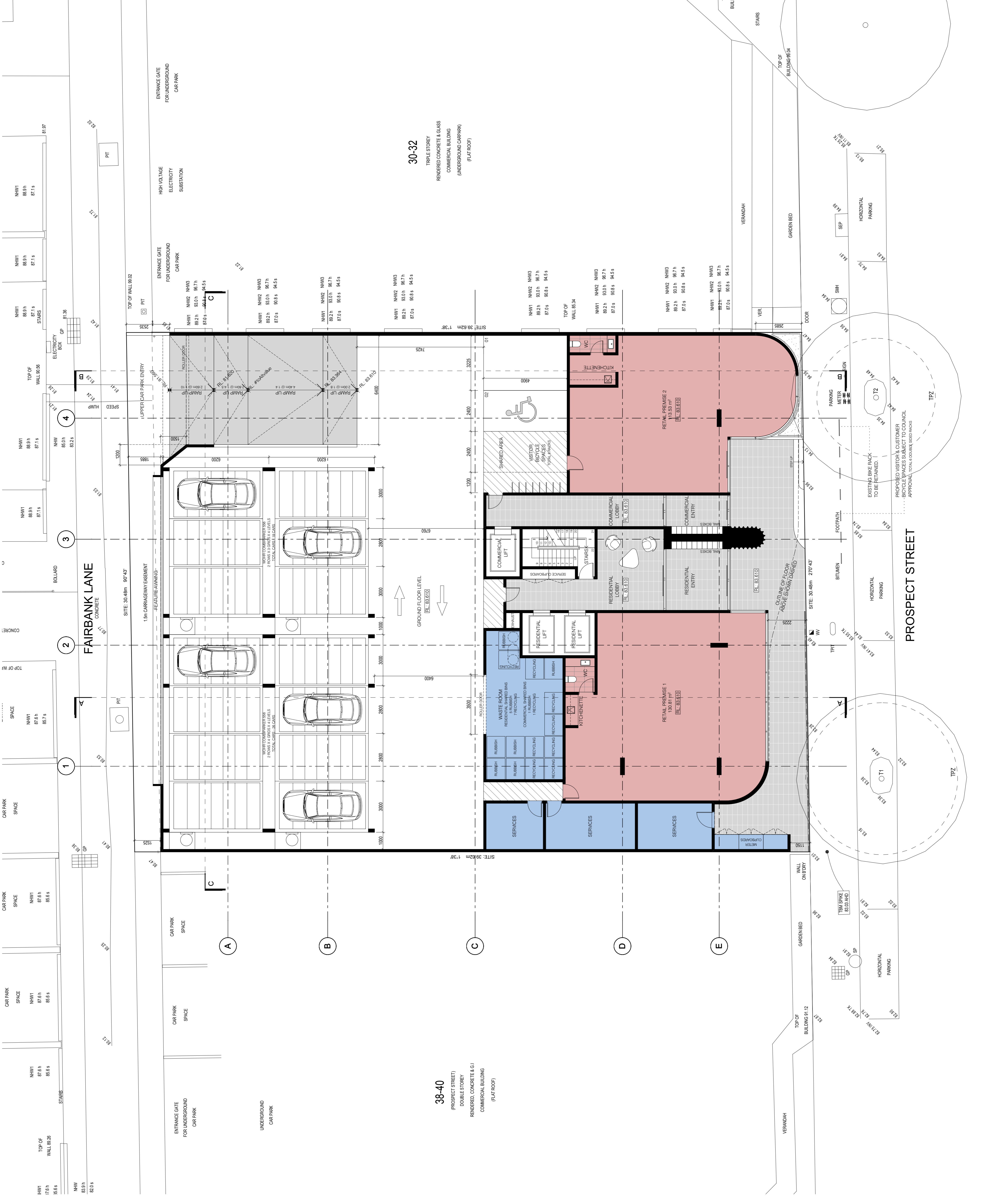
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TPA05





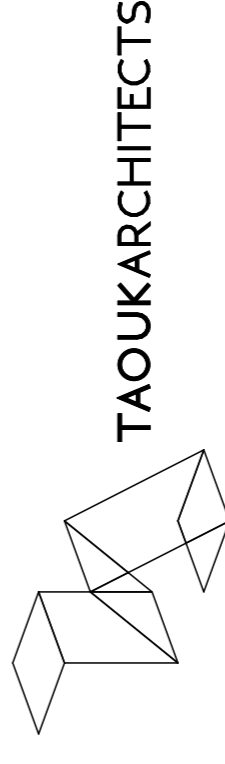
PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
 Wednesday, 12 July 2017
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30-32
 TRIPLE STOREY
 RENDERED CONCRETE & GLASS
 COMMERCIAL BUILDING
 (UNDERGROUND CARPARK)
 (FLAT ROOF)

38-40
 (PROSPECT STREET)
 DOUBLE STOREY
 RENDERED CONCRETE & G.I.
 COMMERCIAL BUILDING
 (FLAT ROOF)

REVISION 25.11.16 TOWN PLANNING APPLICATION ISSUE



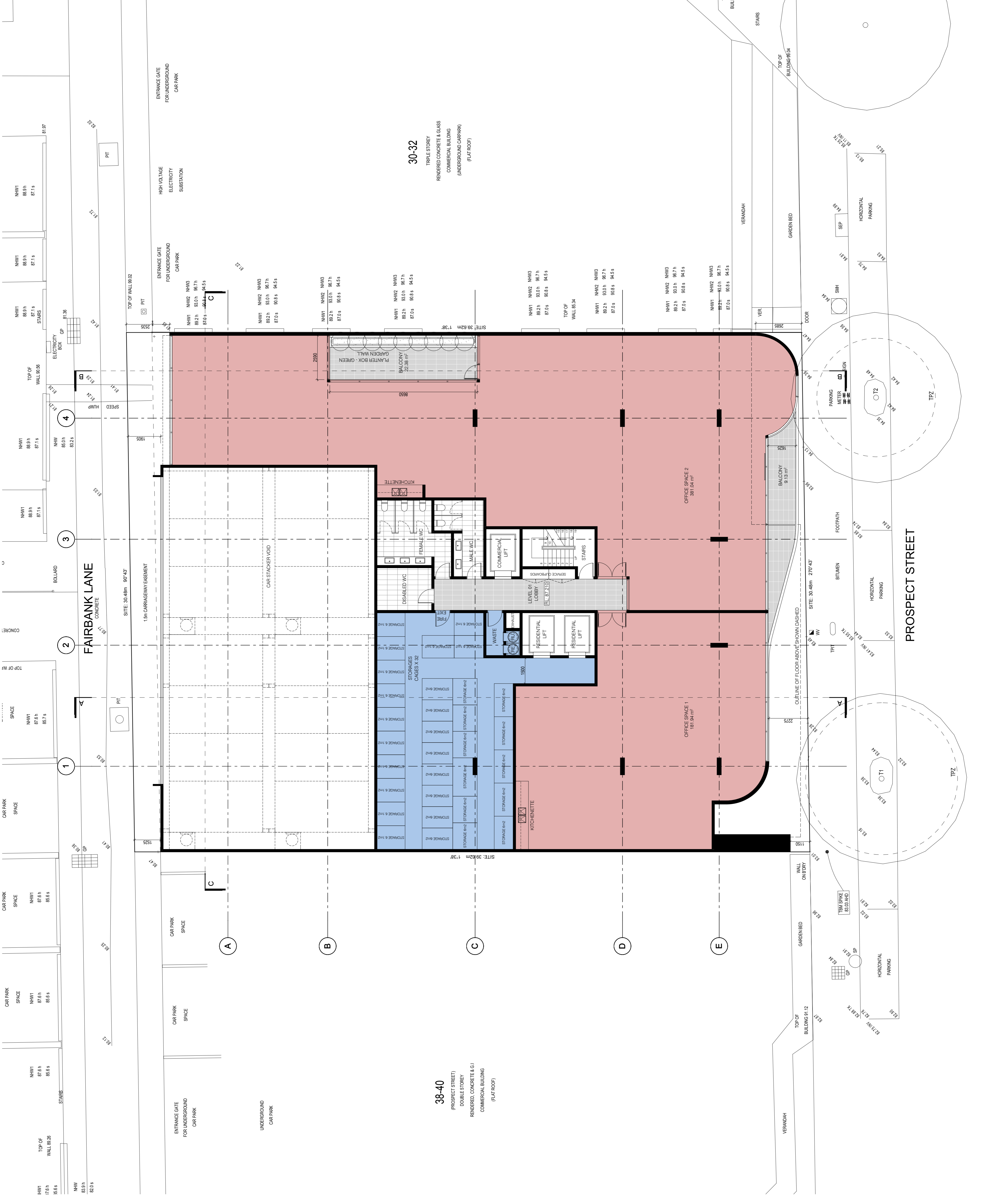
448 HEIDELBERG ROAD FAIRFIELD VIC 3078
 P:9456.8980 info@taoukarchitects.com.au www.taoukarchitects.com.au

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT	ZL PROSPECT PTY LTD
DRAWING TITLE	GROUND FLOOR PLAN
SCALE	1:100 @ A1
DATE	NOVEMBER 2016
ISSUE	TOWN PLANNING ISSUE
DRAWN	M.B
DRAWING NO.	TPA06
REVISION	

PROSPECT STREET





- 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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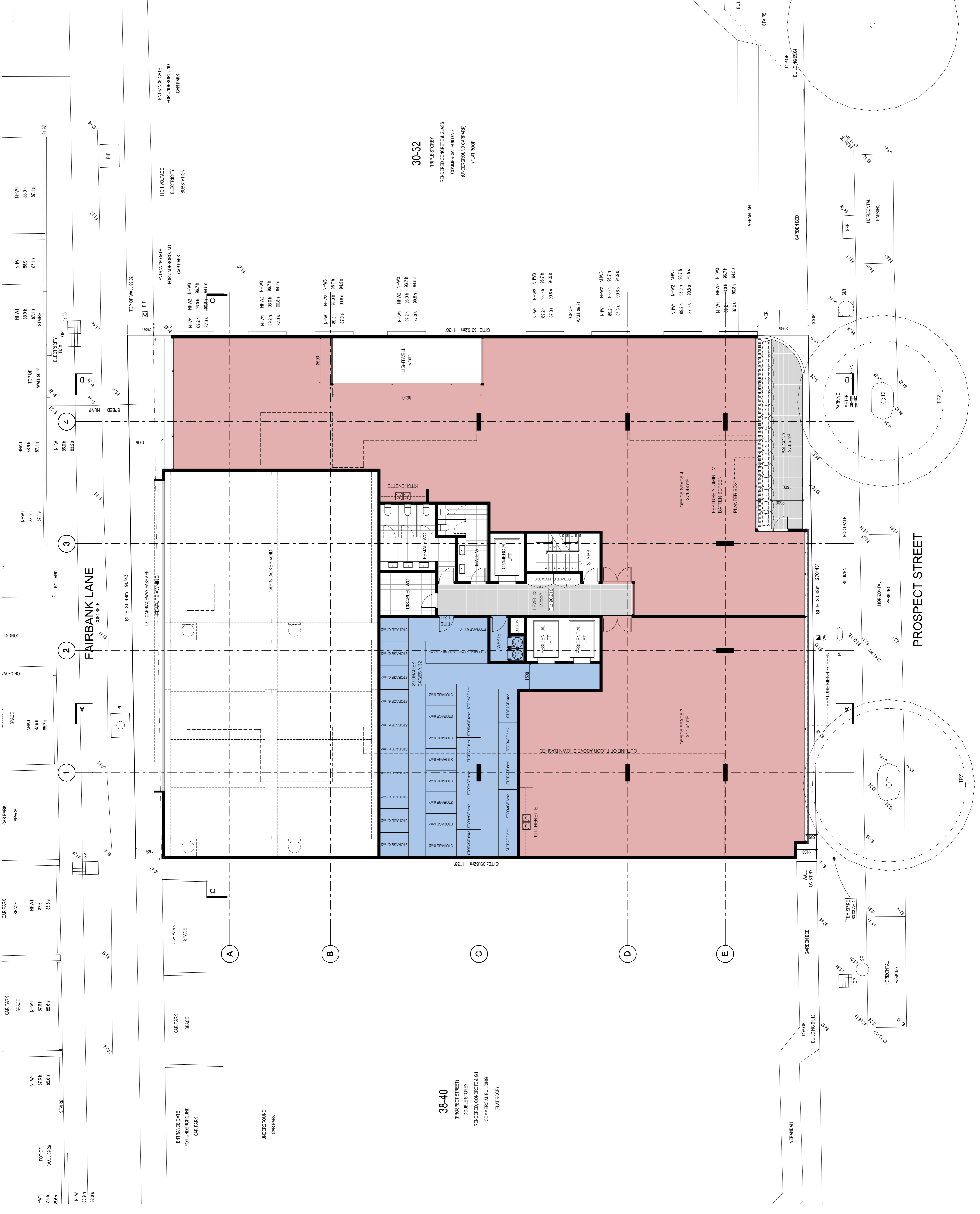
448 HEIDELBERG ROAD FAIRFIELD VIC 3078
 P: 9456 8980 info@taoukarchitects.com.au www.taoukarchitects.com.au

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT	ZL PROSPECT PTY LTD
DRAWING TITLE	LEVEL 1 FLOOR PLAN
SCALE	1:100 @ A1
DATE	NOVEMBER 2016
ISSUE	TOWN PLANNING ISSUE
DRAWN	M.B
REVISION	TPA07

30-32
 TRIPLE STOREY
 RENDERED CONCRETE & GLASS
 COMMERCIAL BUILDING
 (UNDERGROUND CARPARK)
 (FLAT ROOF)

38-40
 (PROSPECT STREET)
 DOUBLE STOREY
 RENDERED CONCRETE & G.I
 COMMERCIAL BUILDING
 (FLAT ROOF)

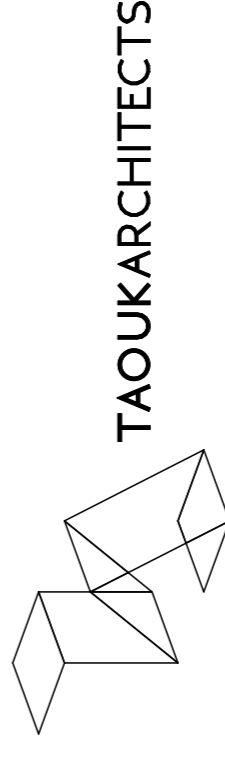


- SERVICES STORAGE COMMON AREA
- RETAIL / OFFICE SPACE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

PLANNING AND ENVIRONMENT ACT 1987
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4 4 8 H E I D E L B E R G R O A D FA I R F I E L D V I C 3 0 7 8
 P 0 4 6 6 8 0 9 0 I N F O @ T A O U K A R C H I T E C T S . C O M . A U W W W . T A O U K A R C H I T E C T S . C O M . A U

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT
 ZL PROSPECT PTY LTD

DRAWING TITLE
 LEVEL 2 FLOOR PLAN

SCALE
 1:100 @ A1

DATE
 NOVEMBER 2016

ISSUE
 TOWN PLANNING ISSUE

DRAWN
 M.B

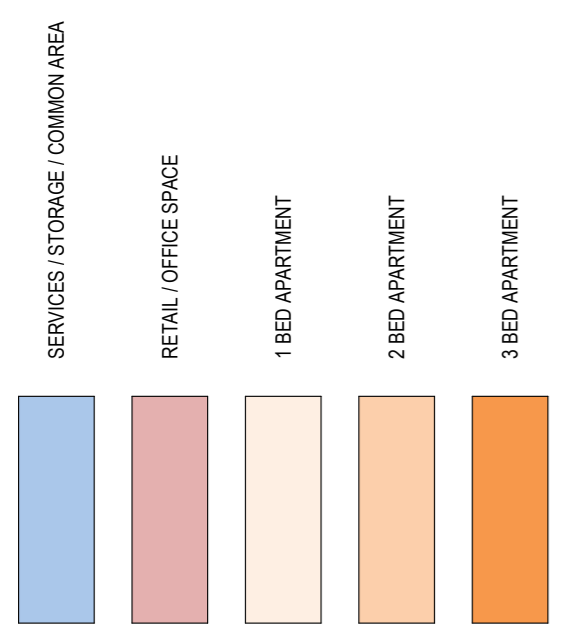
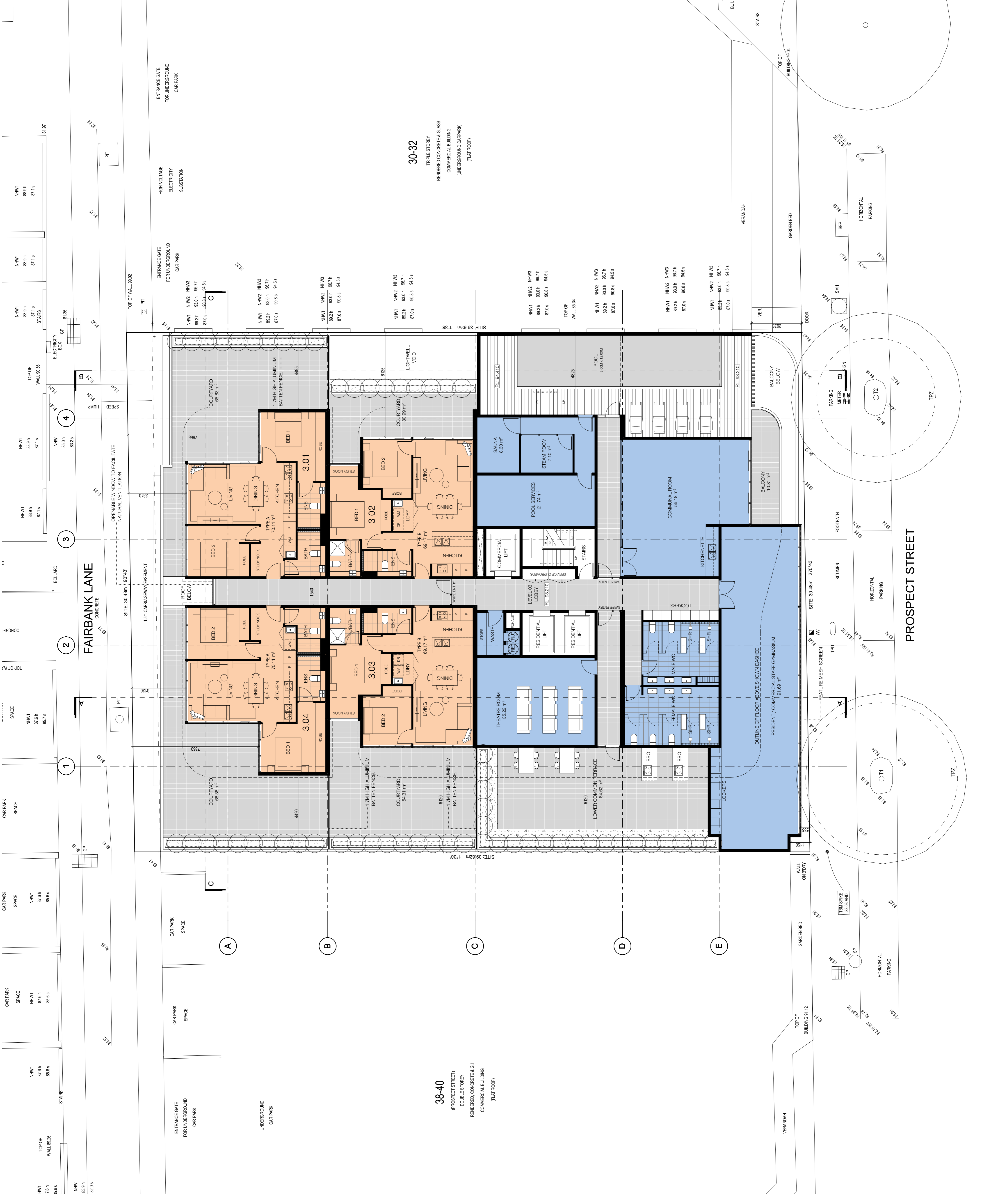
REVISION
 TPA08

PROSPECT STREET

FAIRBANK LANE

38-40
 (PROSPECT STREET)
 DOUBLE STOREY
 RENDERED CONCRETE & G.I.
 COMMERCIAL BUILDING
 (FLAT ROOF)

30-32
 TRIPLE STOREY
 RENDERED CONCRETE & GLASS
 COMMERCIAL BUILDING
 (UNDERGROUND CARPARK)
 (FLAT ROOF)



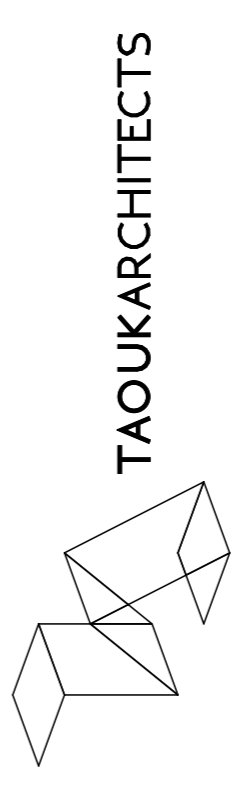
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30-32
 TRIPLE STOREY
 RENDERS CONCRETE & GLASS
 COMMERCIAL BUILDING
 (UNDERGROUND CARPARK)
 (FLAT ROOF)

38-40
 (PROSPECT STREET)
 DOUBLE STOREY
 RENDERS CONCRETE & G.I
 COMMERCIAL BUILDING
 (FLAT ROOF)

REVISION 25.11.16 TOWN PLANNING APPLICATION ISSUE

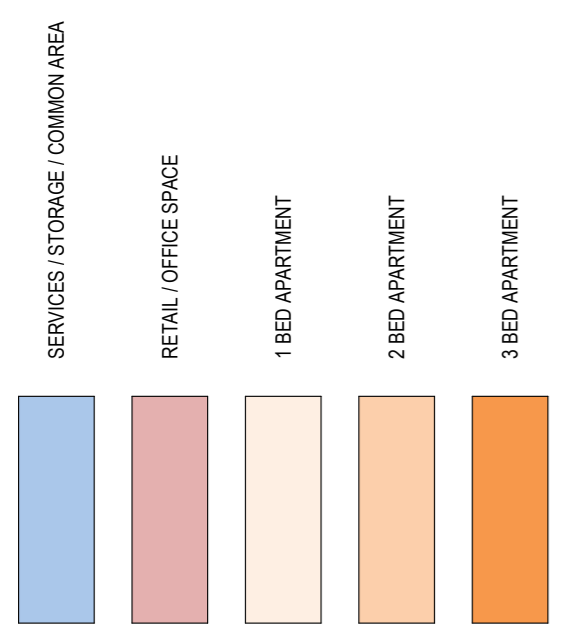
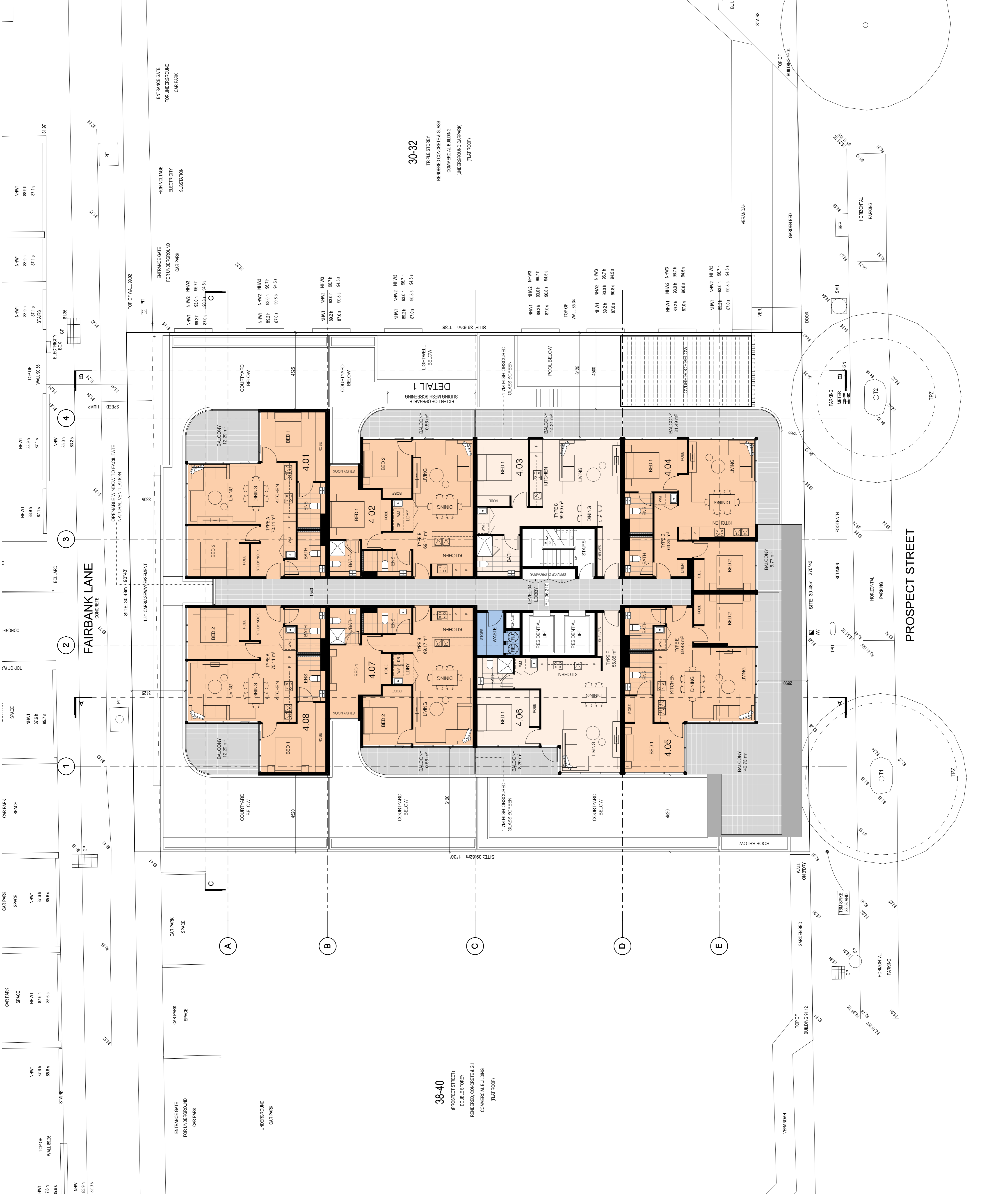


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 P.9456.8980 info@taoukarchitects.com.au www.taoukarchitects.com.au

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT ZL PROSPECT PTY LTD
 DRAWING TITLE LEVEL 3 FLOOR PLAN
 SCALE 1:100 @ A1
 DATE NOVEMBER 2016
 ISSUE TOWN PLANNING ISSUE
 DRAWN M.B
 REVISION TPA09

PROSPECT STREET



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30-32
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 RENDERED CONCRETE & GLASS
 COMMERCIAL BUILDING
 (UNDERGROUND CARPARK)
 (FLAT ROOF)

38-40
 (PROSPECT STREET)
 DOUBLE STOREY
 RENDERED CONCRETE & G.I
 COMMERCIAL BUILDING
 (FLAT ROOF)

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RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT ZL PROSPECT PTY LTD
 DRAWING TITLE LEVEL 4 FLOOR PLAN
 SCALE 1:100 @ A1
 DATE NOVEMBER 2016
 ISSUE TOWN PLANNING ISSUE
 DRAWN M.B
 DRAWING NO. TPA10
 REVISION

- SERVICES STORAGE COMMON AREA
- RETAIL / OFFICE SPACE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
 Wednesday, 12 July 2017
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 P 0 4 6 6 8 0 9 0 I N F O @ T A O U K A R C H I T E C T S . C O M . A U W W W . T A O U K A R C H I T E C T S . C O M . A U

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

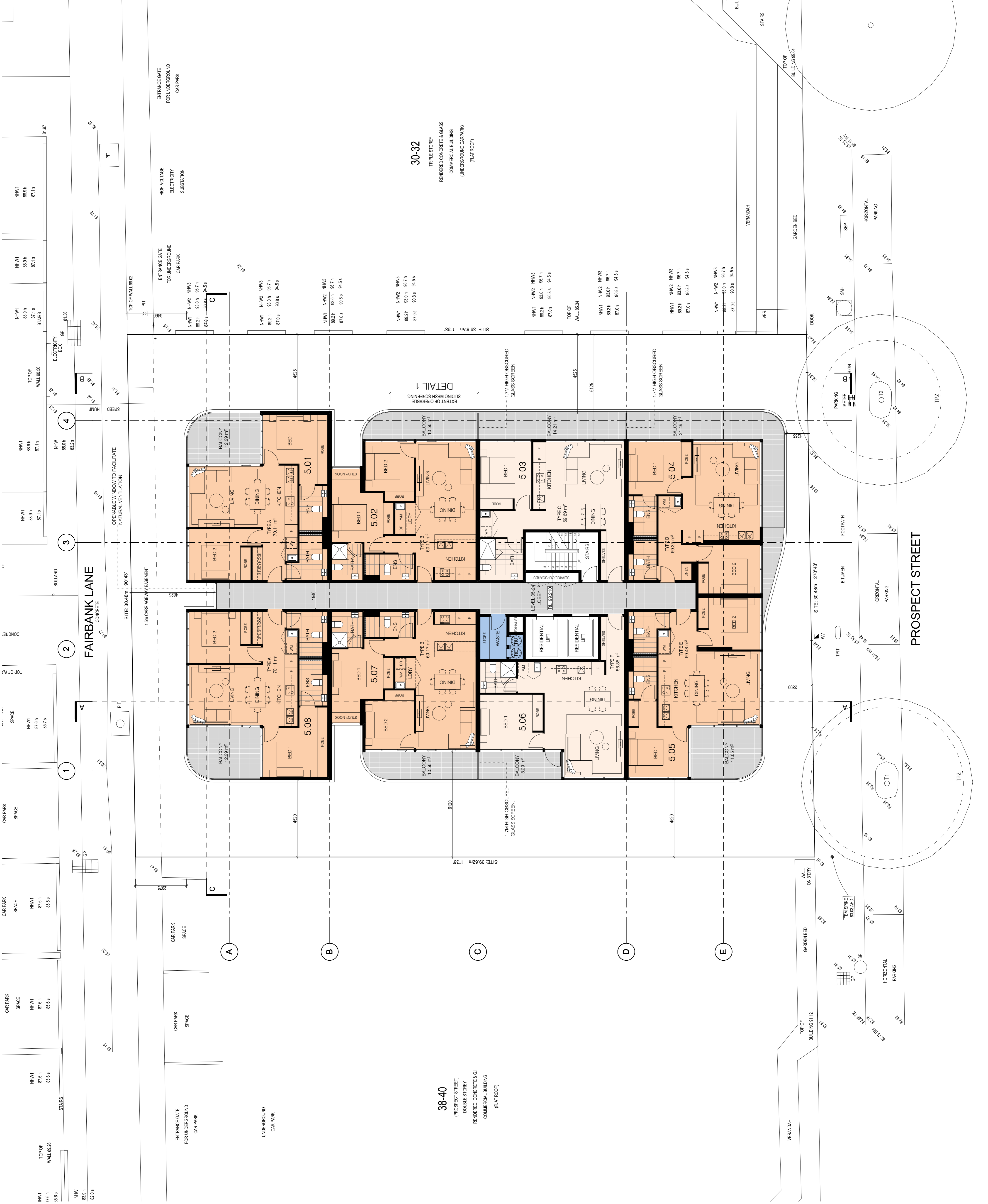
DATE NOVEMBER 2016

ISSUE TOWN PLANNING ISSUE

DRAWN M.B

DRAWING No. TPA11

REVISION



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 COMMERCIAL BUILDING
 (UNDERGROUND CARPARK
 FLAT ROOF)

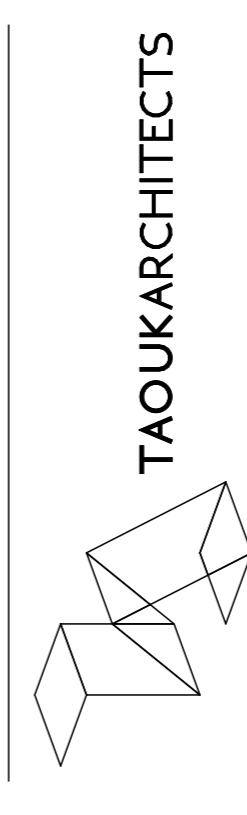
38-40
 (PROSPECT STREET)
 DOUBLE STOREY
 RENDERED CONCRETE & G.I
 COMMERCIAL BUILDING
 (FLAT ROOF)

- SERVICES STORAGE COMMON AREA
- RETAIL / OFFICE SPACE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

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RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
 BOX HILL VIC 3128

CLIENT
 ZL PROSPECT PTY LTD

DRAWING TITLE
 LEVEL 25 FLOOR PLAN

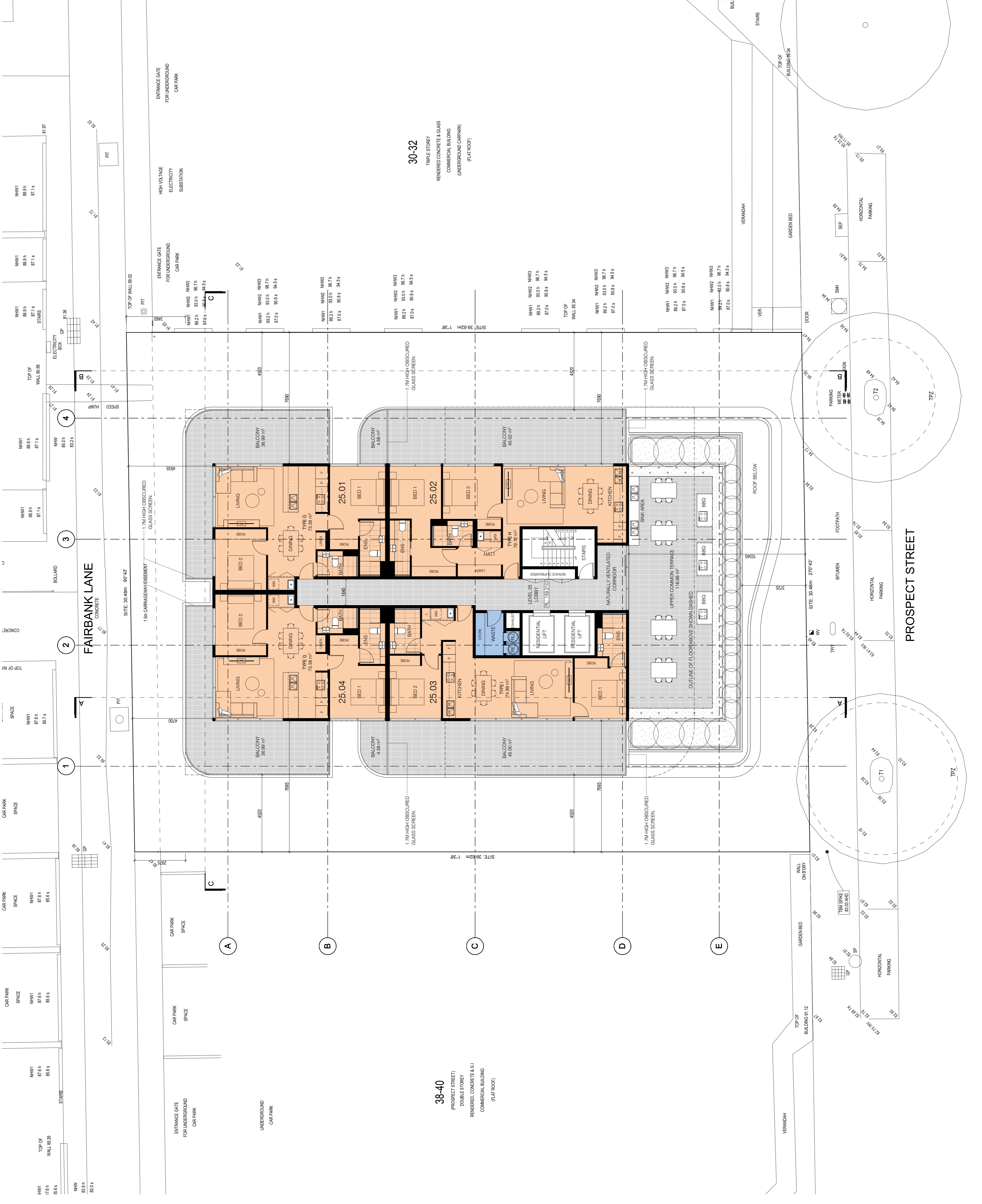
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DATE
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ISSUE
 TOWN PLANNING ISSUE

DRAWN
 M.B

REVISION
 TPA12

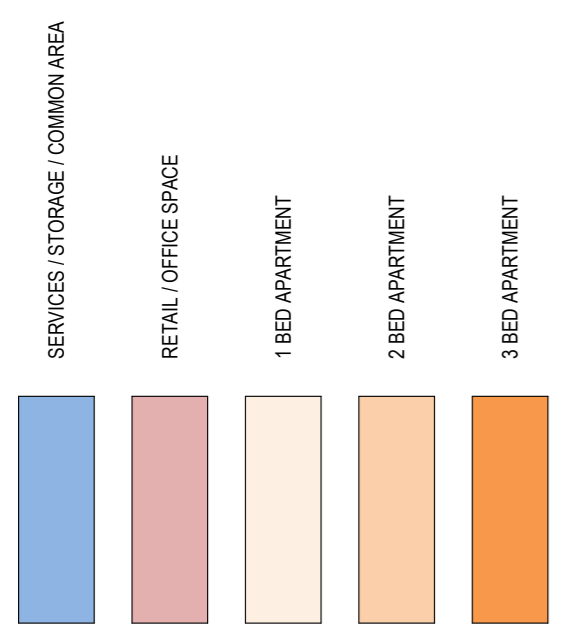
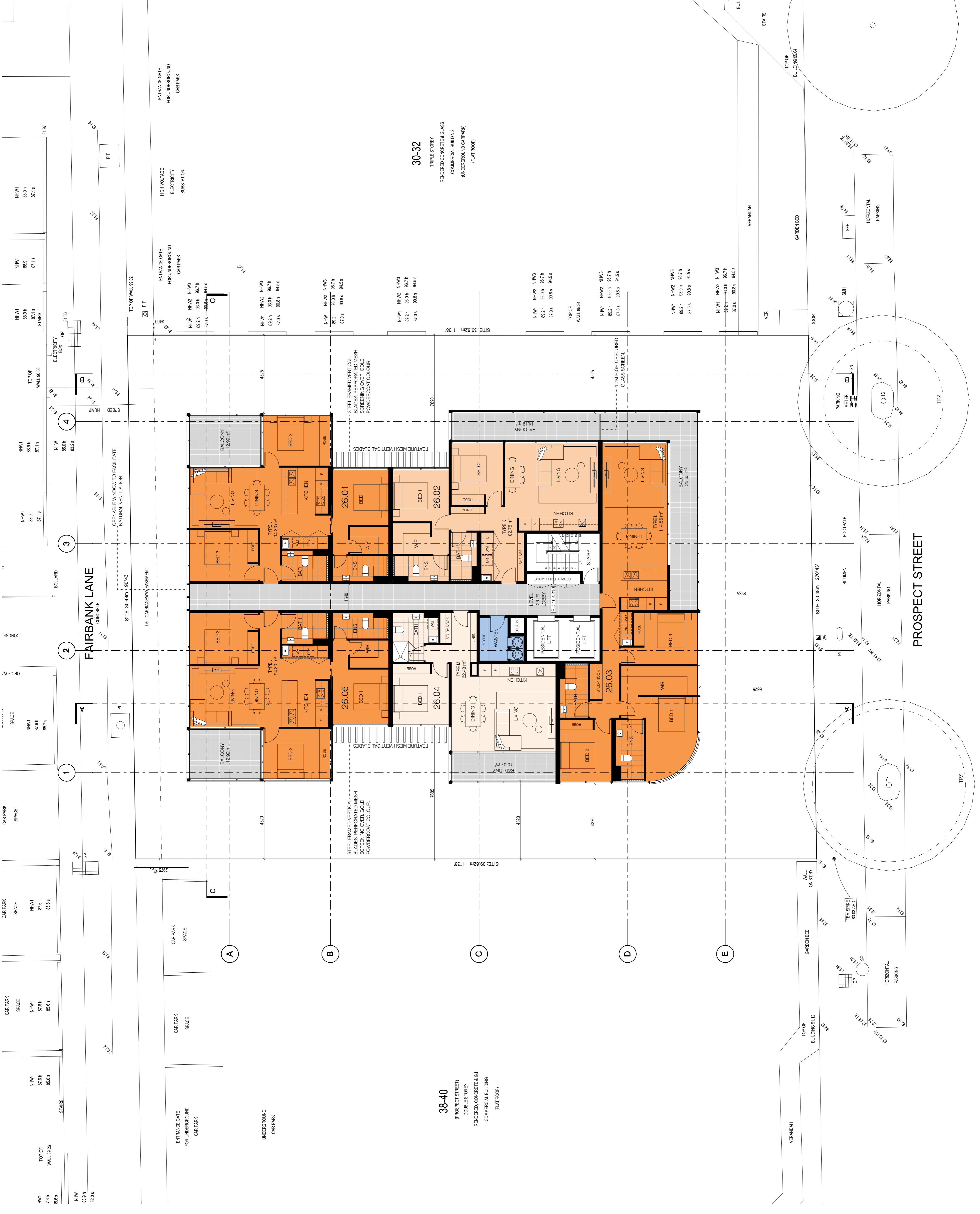


30-32
 TRIPLE STOREY
 RENDEROED CONCRETE & GLASS
 COMMERCIAL BUILDING
 (UNDERGROUND CARPARK
 FLAT ROOF)

38-40
 (PROSPECT STREET)
 DOUBLE STOREY
 RENDEROED CONCRETE & G.I
 COMMERCIAL BUILDING
 (FLAT ROOF)

PROSPECT STREET

FAIRBANK LANE



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 P 0 4 6 6 8 0 9 0 I N F O @ T A O U K A R C H I T E C T S . C O M . A U W W W . T A O U K A R C H I T E C T S . C O M . A U

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
DATE	NOVEMBER 2016
ISSUE	TOWN PLANNING ISSUE
DRAWN	M.B
REVISION	TPA13

PROSPECT STREET

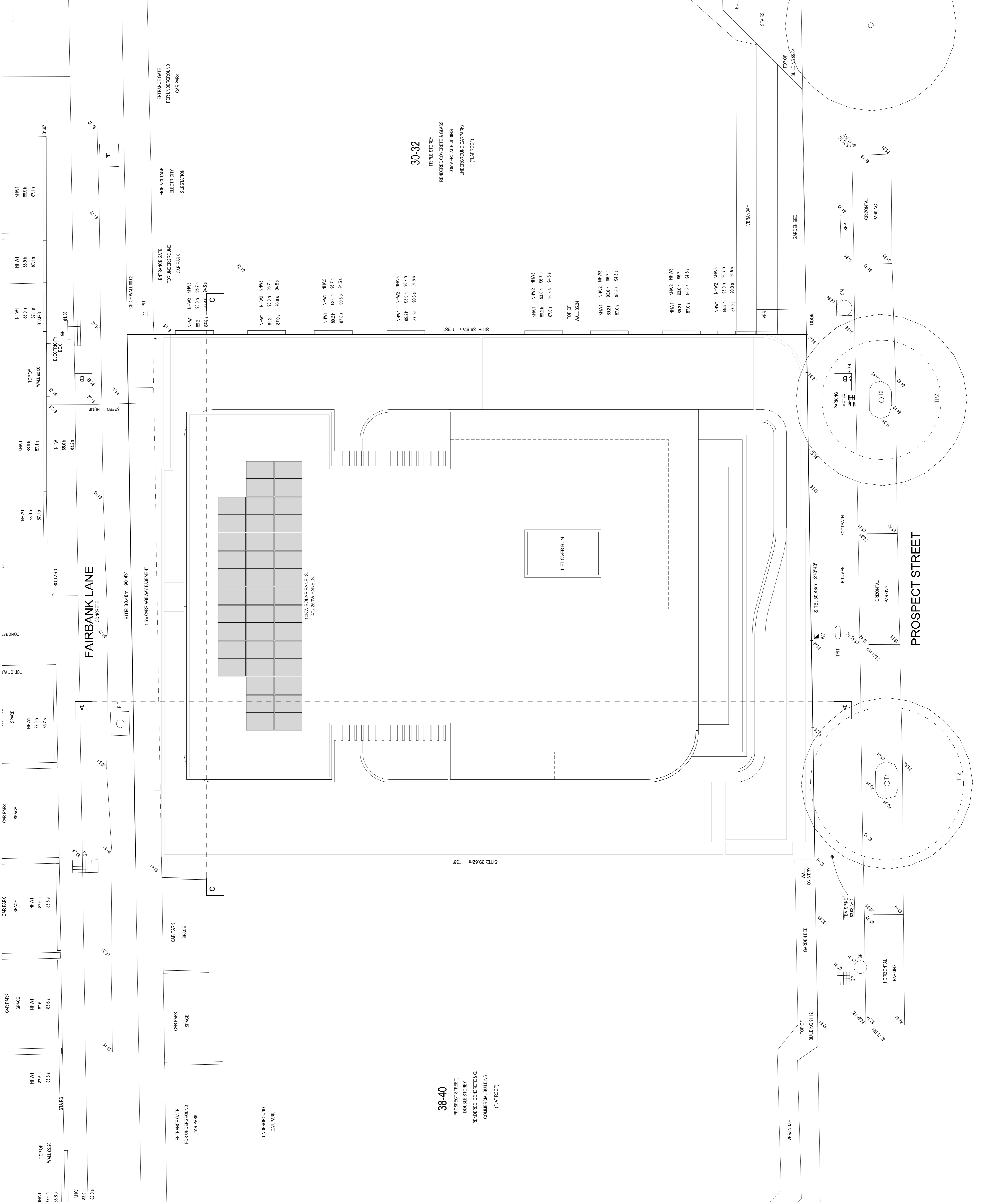
FAIRBANK LANE

38-40
 (PROSPECT STREET)
 DOUBLE STOREY
 RENDURED CONCRETE & GI
 COMMERCIAL BUILDING
 (FLAT ROOF)

30-32
 TRIPLE STOREY
 RENDURED CONCRETE & GLASS
 COMMERCIAL BUILDING
 (UNDERGROUND CARPARK)
 (FLAT ROOF)

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RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT ZL PROSPECT PTY LTD
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 SCALE 1:100 @ A1
 DATE NOVEMBER 2016
 ISSUE TOWN PLANNING ISSUE
 DRAWN M.B
 REVISION TPA14

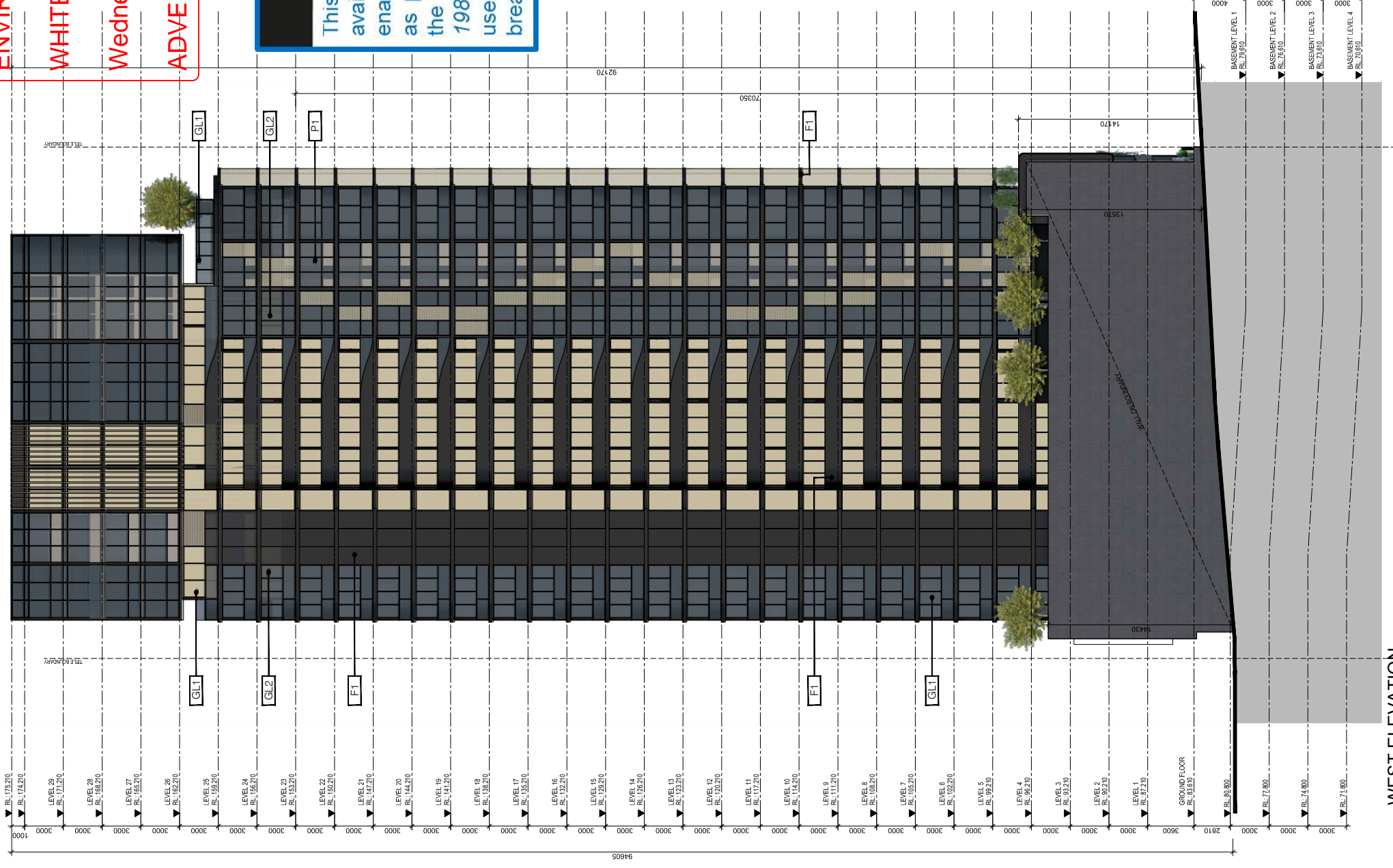
PLANNING AND ENVIRONMENT ACT 1987

WHITEHORSE PLANNING SCHEME

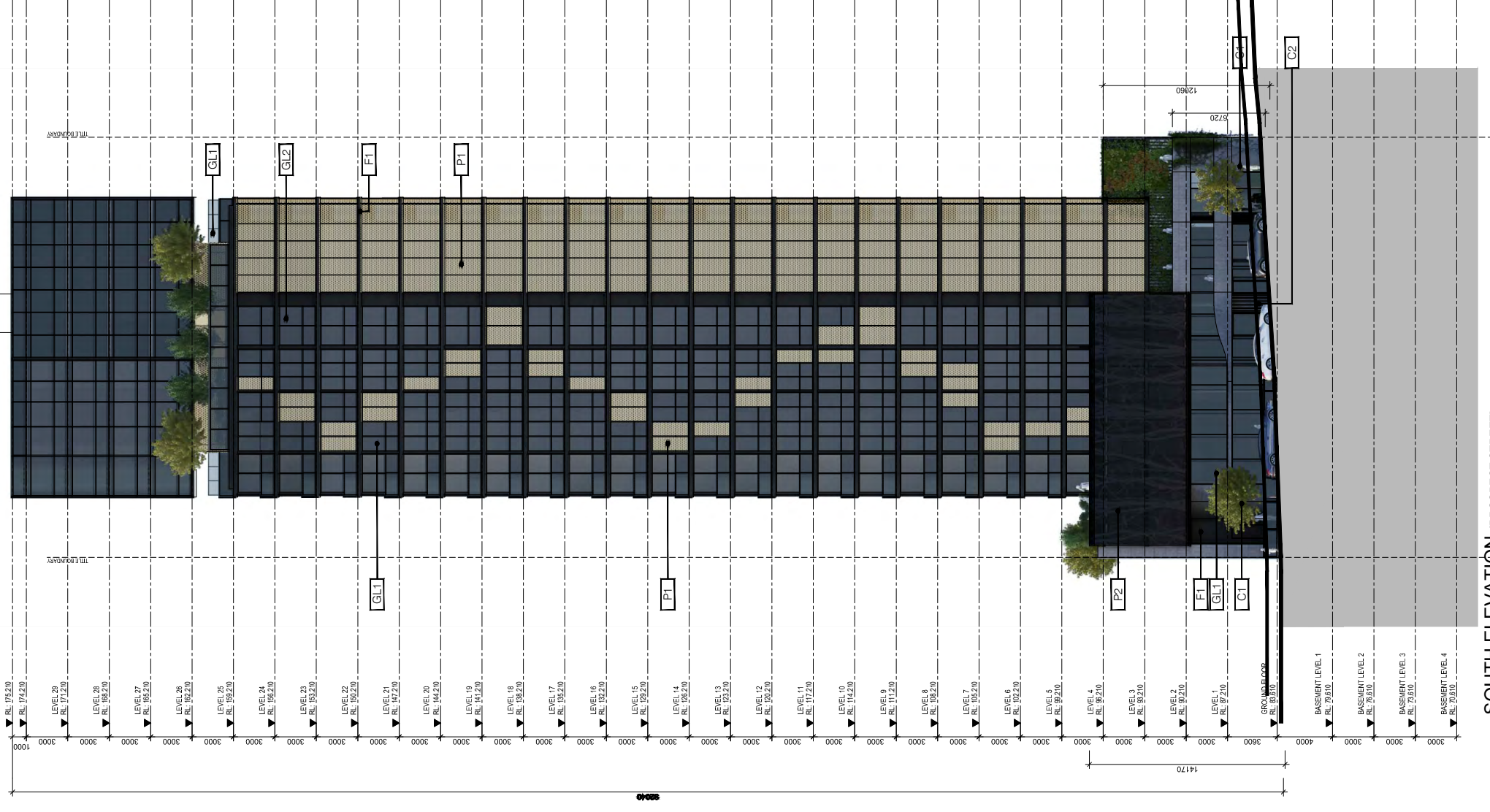
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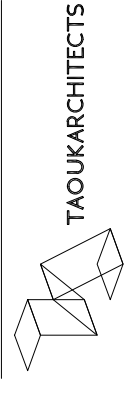


WEST ELEVATION



SOUTH ELEVATION (PROSPECT STREET)

REVISION 25.11.13 TOWN PLANNING APPLICATION ISSUE



P: 9468.8090
PROJECT: 448 HEDDERBERG ROAD FARMFIELD VIC 3078

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

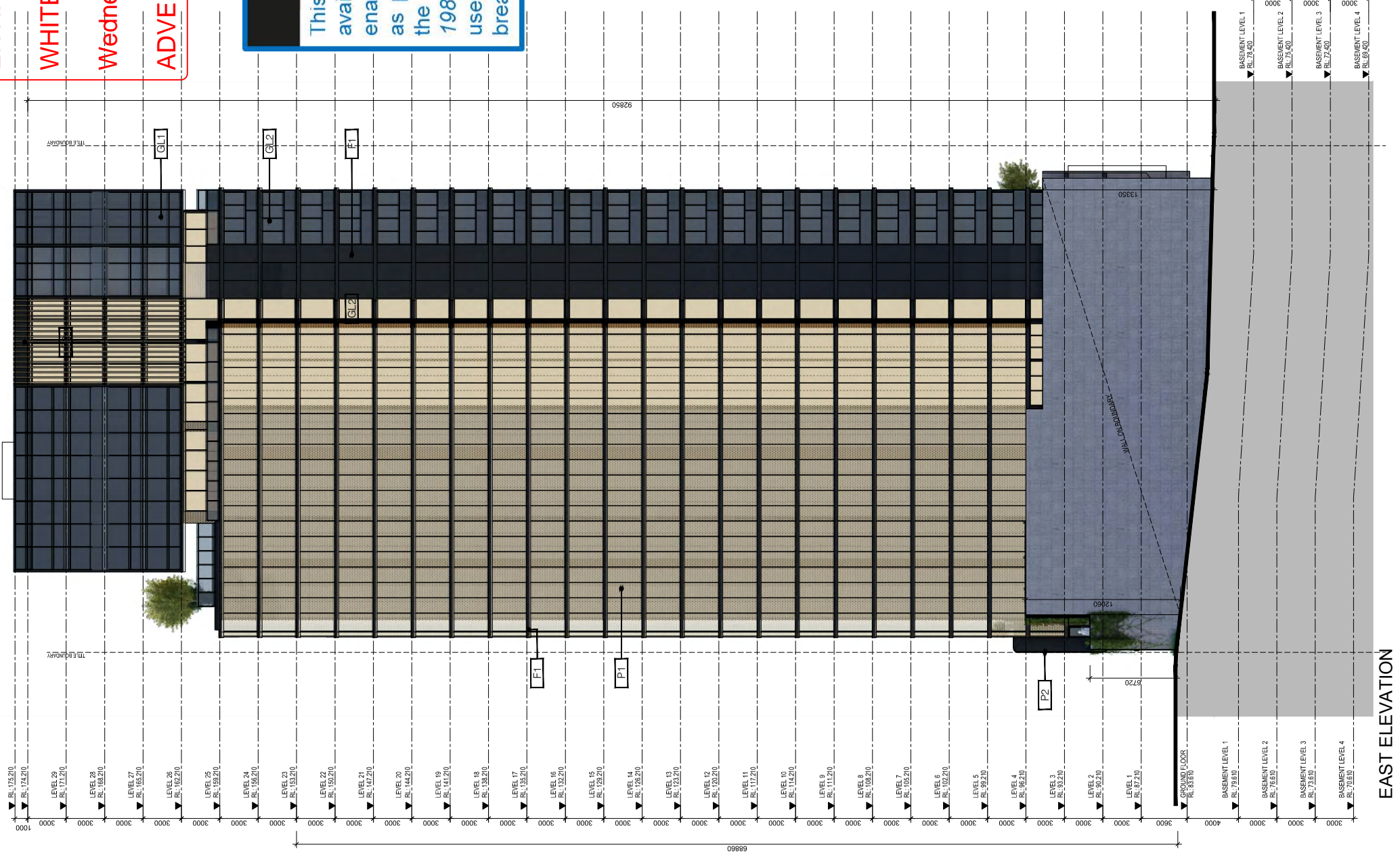
DATE: NOVEMBER 2016

PRELIMINARY ISSUE

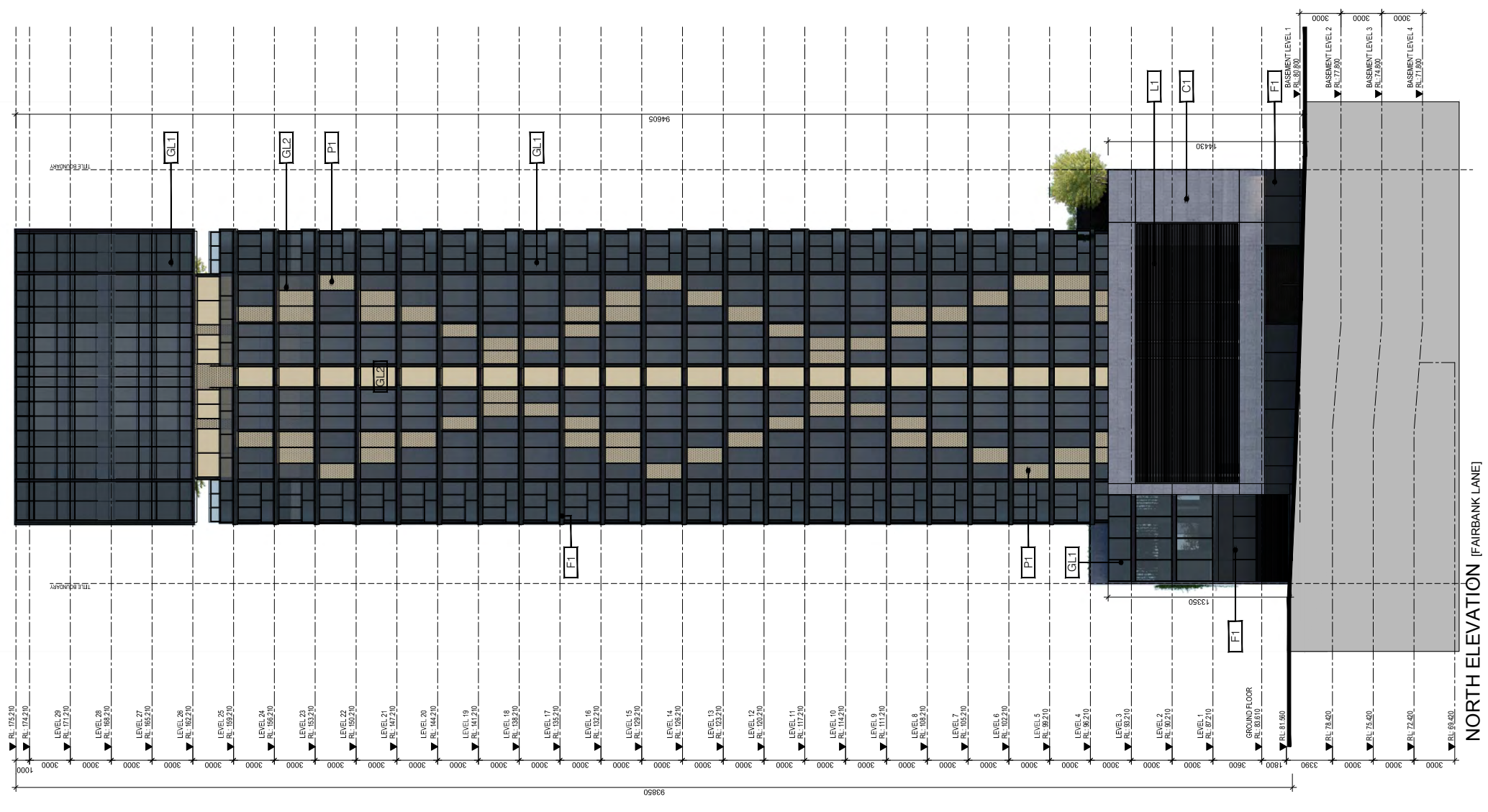
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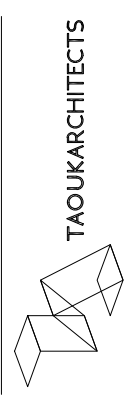


EAST ELEVATION



NORTH ELEVATION [FAIRBANK LANE]

REVISION 25.11.13 TOWN PLANNING APPLICATION ISSUE



P: 9466 8090
 PROJECT: 448 REDBERRING ROAD FAIRFIELD VIC 3079
 PROJECT: RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT
 34-36 PROSPECT STREET
 BOX HILL

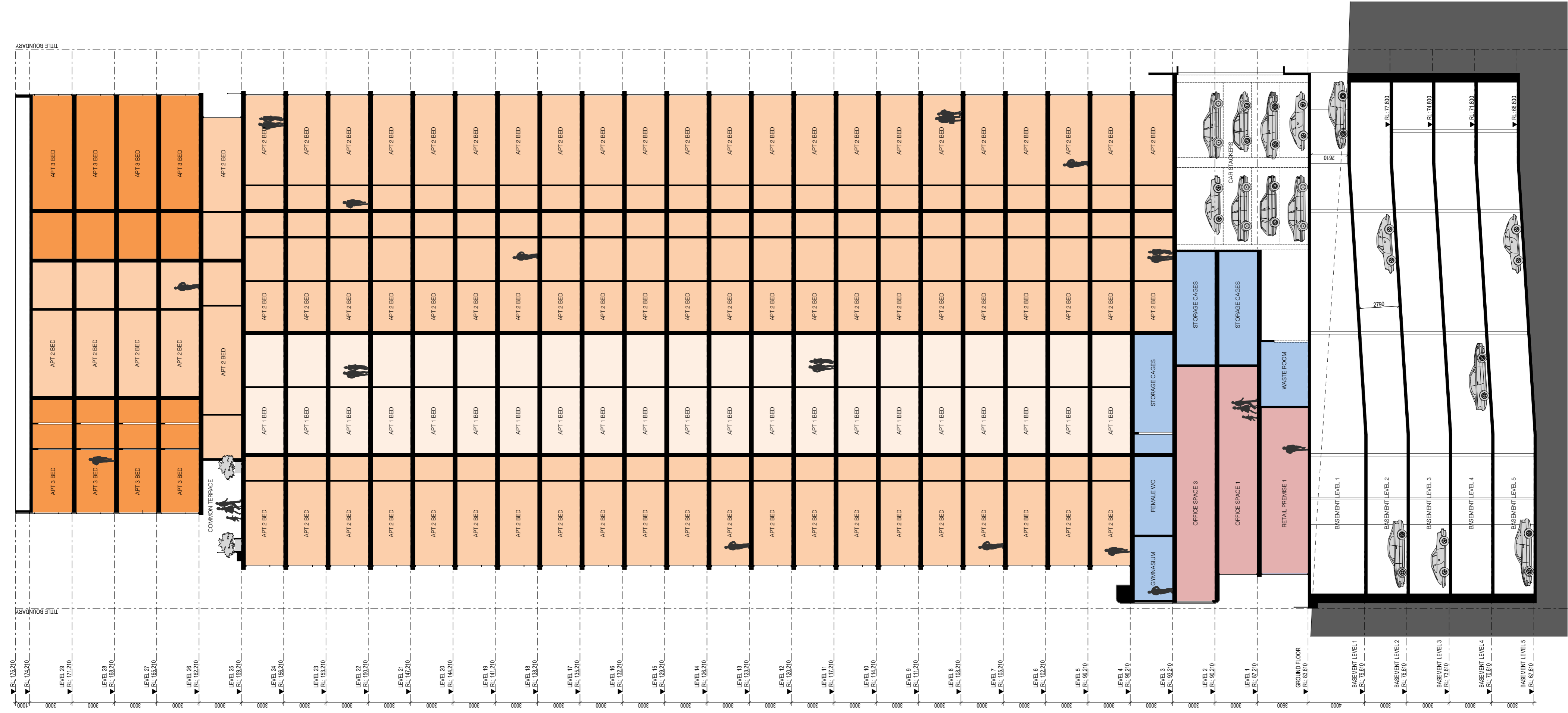
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SCALE: 1:200 @ A1 1:400 @ A3
 JOB No.: 15-20

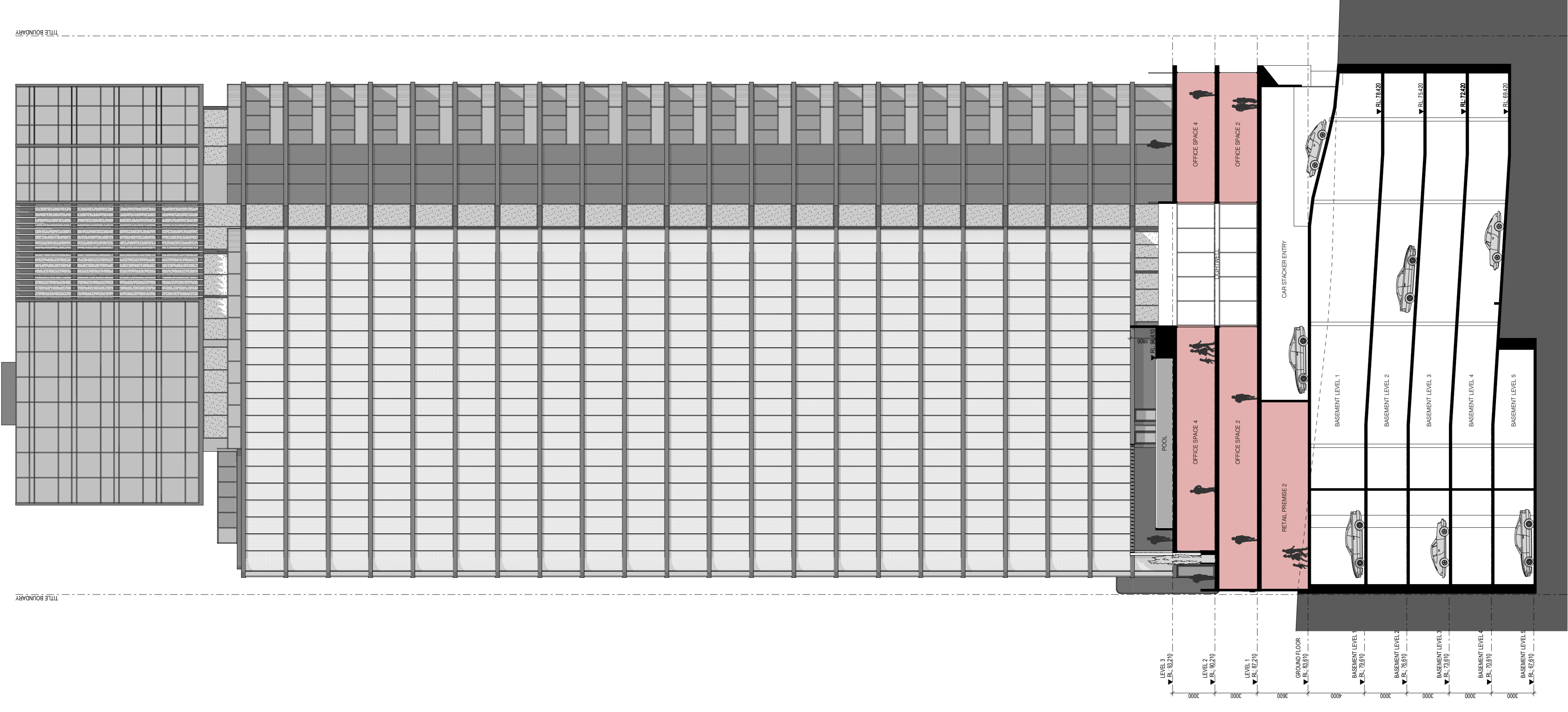
DATE: NOVEMBER 2016

TOWN PLANNING ISSUE

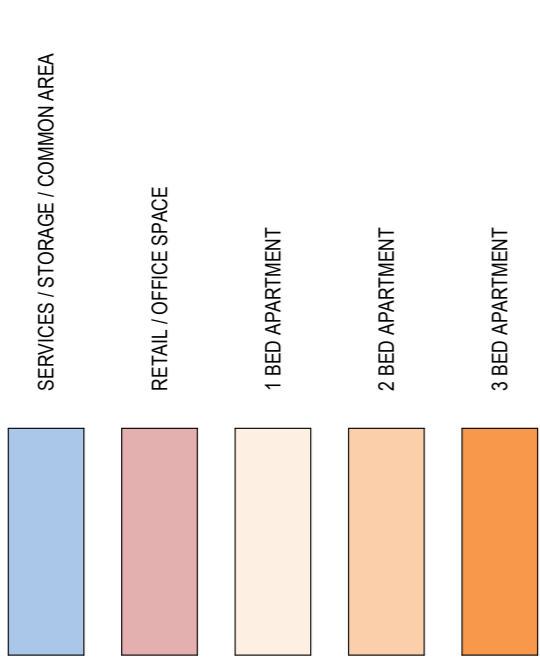
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 REVISION:



SECTION AA



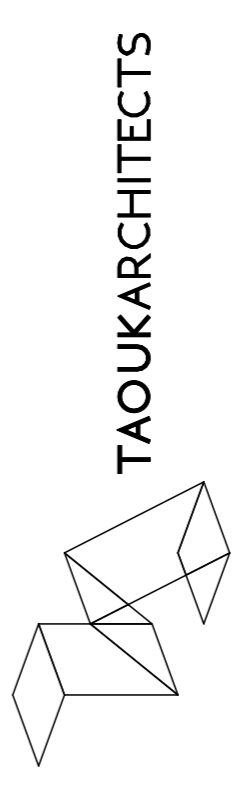
SECTION BB



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 P 9456 8580 info@taoukarchitects.com.au www.taoukarchitect.com.au

RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT
 ZL PROSPECT PTY LTD

DRAWING TITLE
 SECTIONS

SCALE
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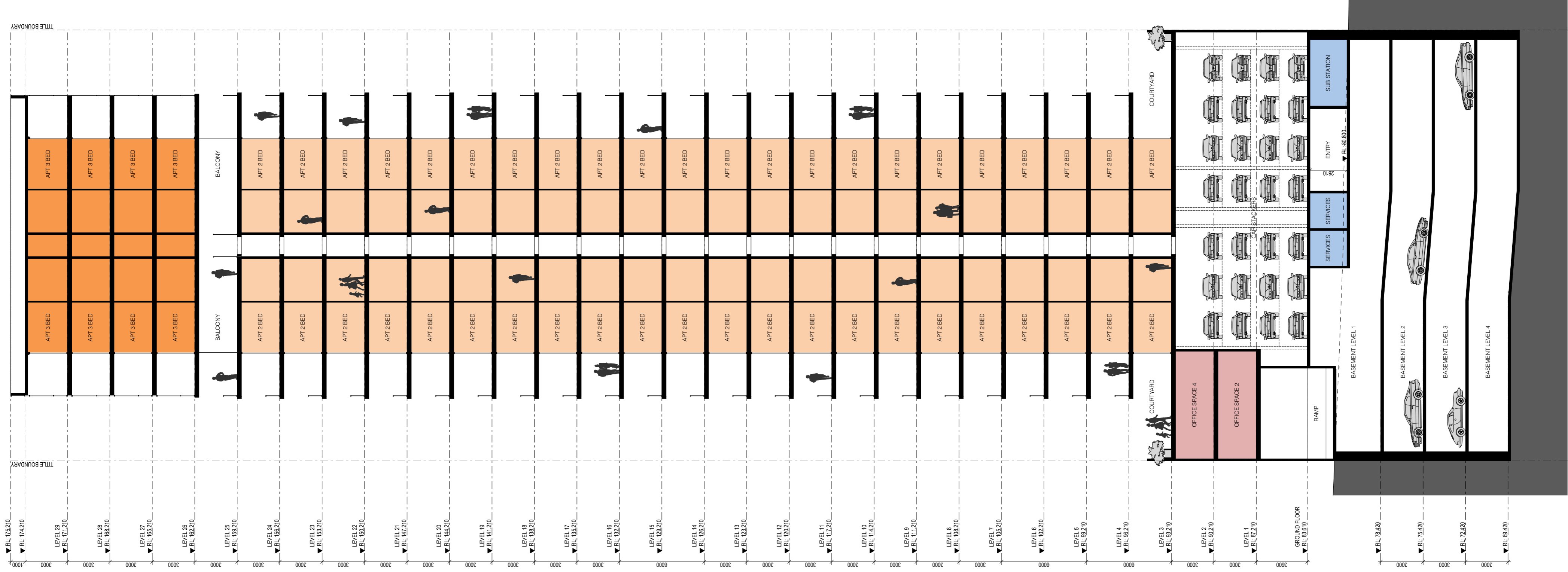
DATE
 NOVEMBER 2016

ISSUE
 TOWN PLANNING ISSUE

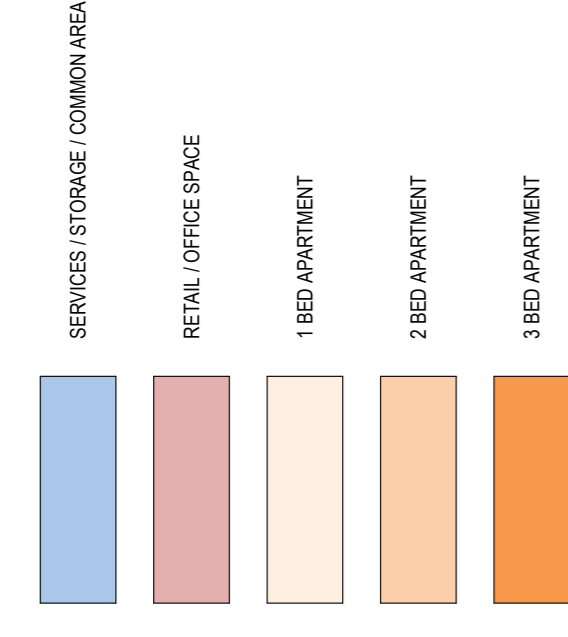
DRAWN
 M.B

REVISION
 TPA17

JOB No.
 15-20



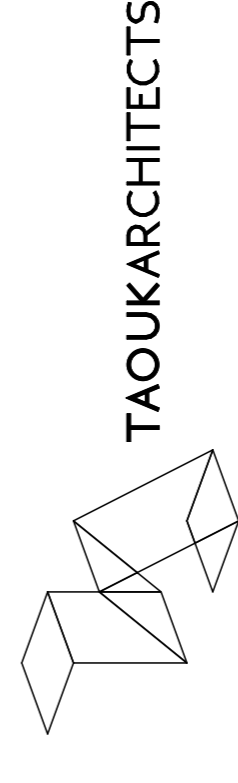
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RESIDENTIAL DEVELOPMENT
34-36 PROSPECT STREET
BOX HILL VIC 3128

CLIENT ZL PROSPECT PTY LTD

DRAWING TITLE SECTIONS

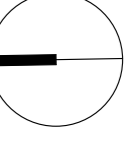
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DATE NOVEMBER 2016

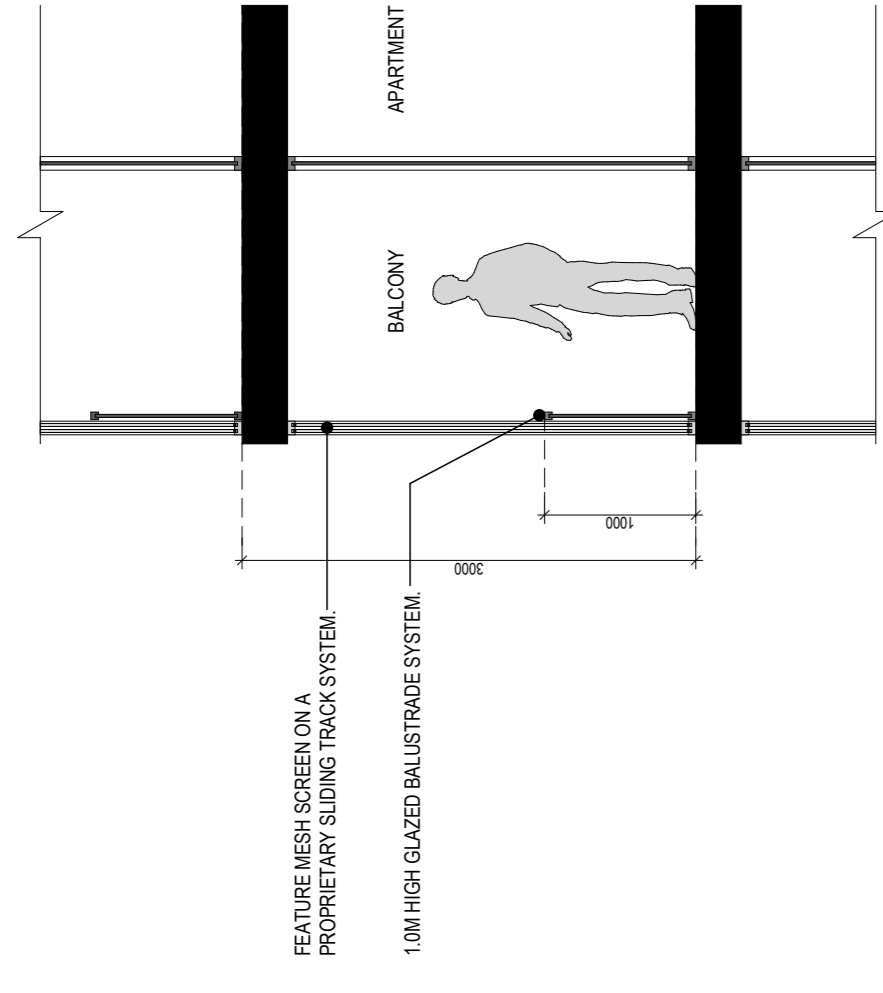
ISSUE TOWN PLANNING ISSUE

DRAWN M.B

REVISION TPA18



DRAWING NO. TPA18

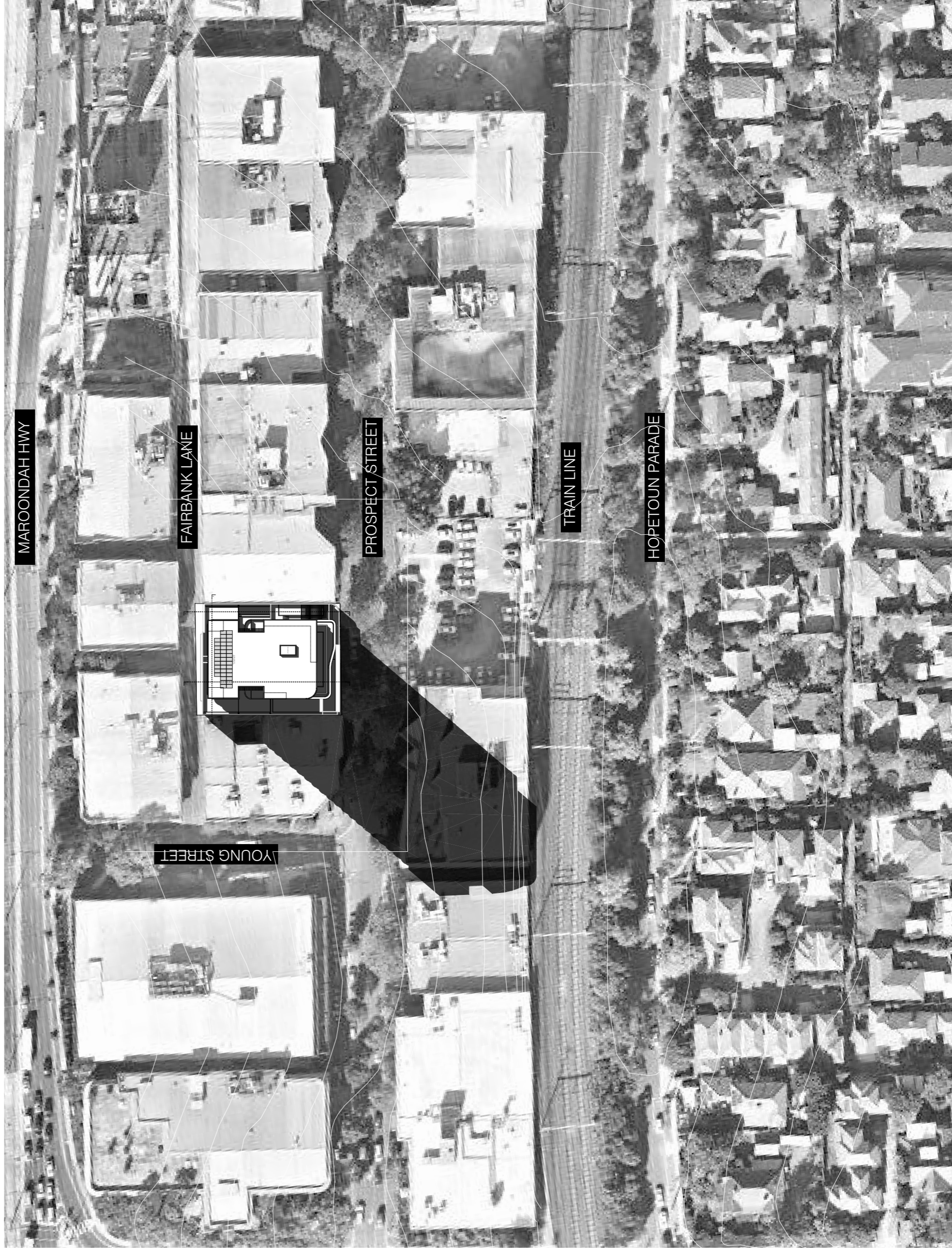


DETAIL 1

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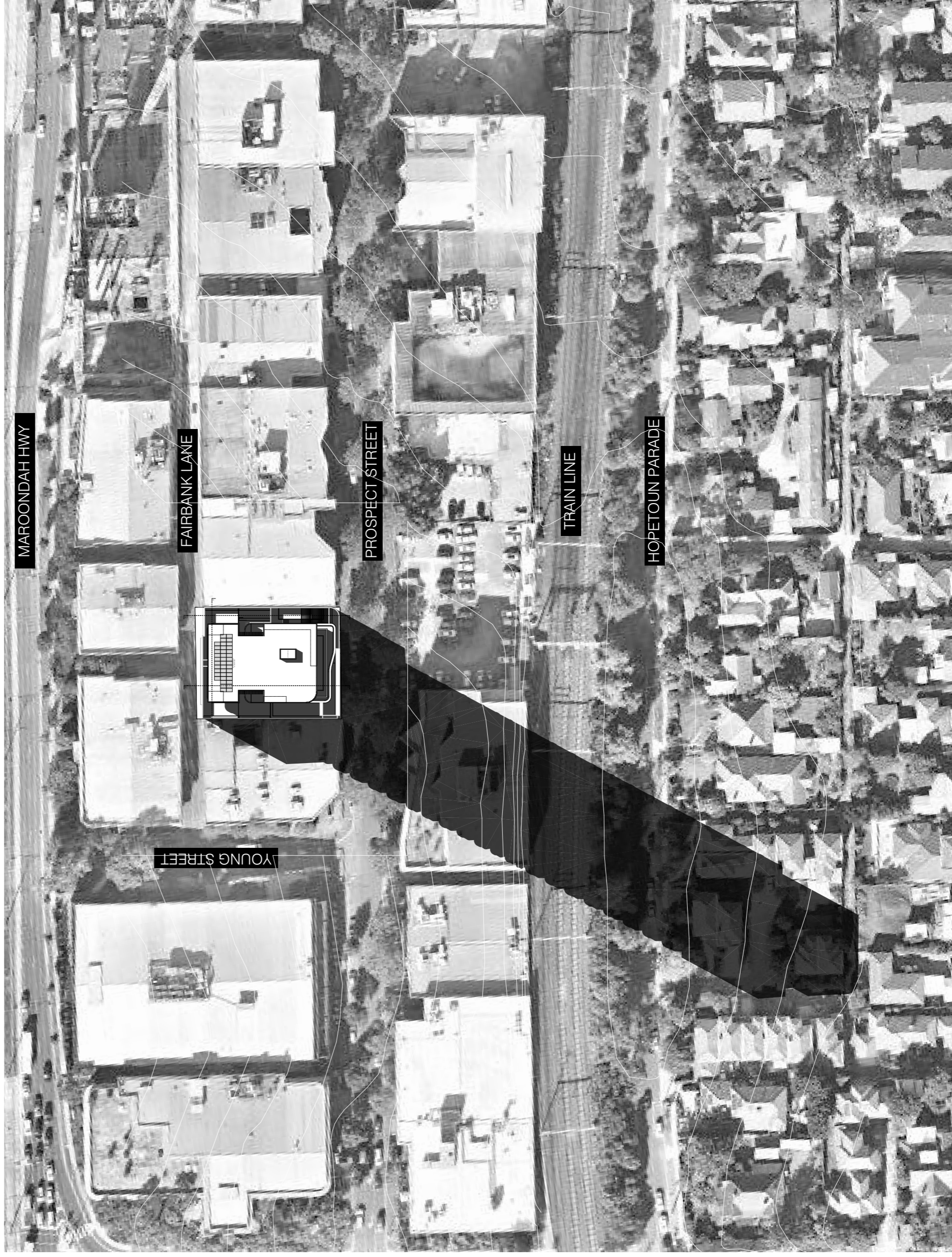
SHADOW DIAGRAM - SEPTEMBER 22 - 9:00AM



SHADOW DIAGRAM - SEPTEMBER 22 - 10:00AM

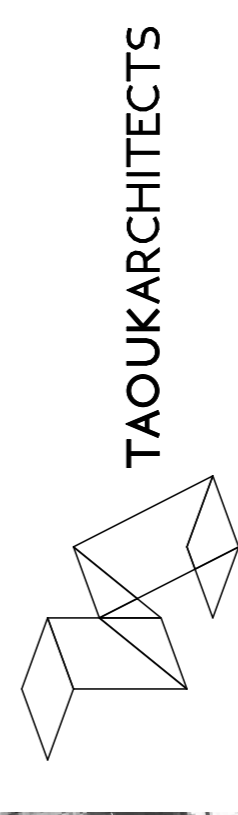


SHADOW DIAGRAM - JUNE 22 - 9:00AM



SHADOW DIAGRAM - JUNE 22 - 10:00AM

REVISION 25.11.16 TOWN PLANNING APPLICATION ISSUE



448 HEIDELBERG ROAD FAIRFIELD VIC 3078
 P 9456 8590 I 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
 SHADOW DIAGRAMS 9:00AM & 10:00AM

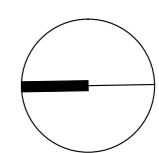
SCALE
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DATE
 NOVEMBER 2016

ISSUE
 TOWN PLANNING ISSUE

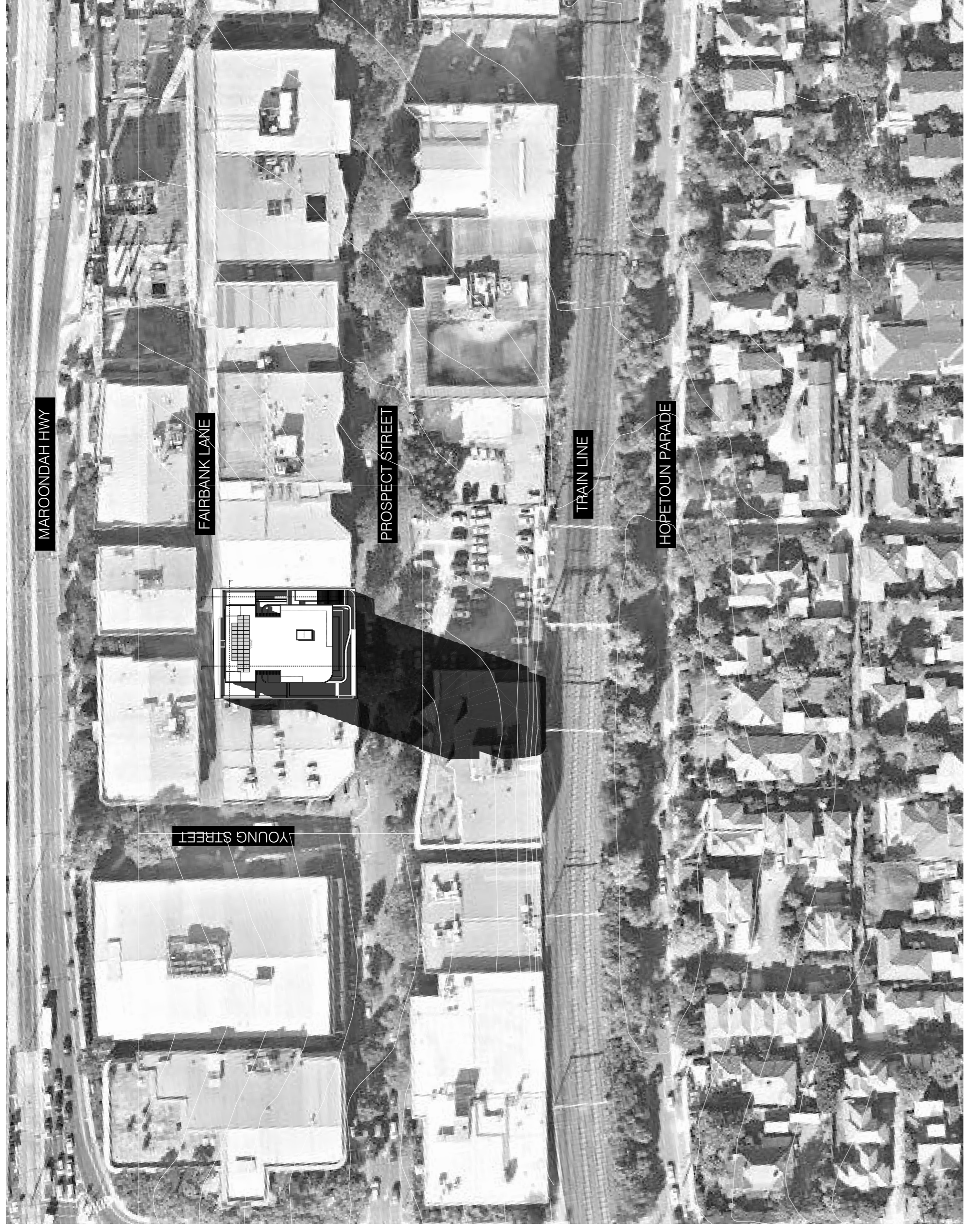
DRAWN
 M.B

DRAWING NO.
 TPA19



REVISION

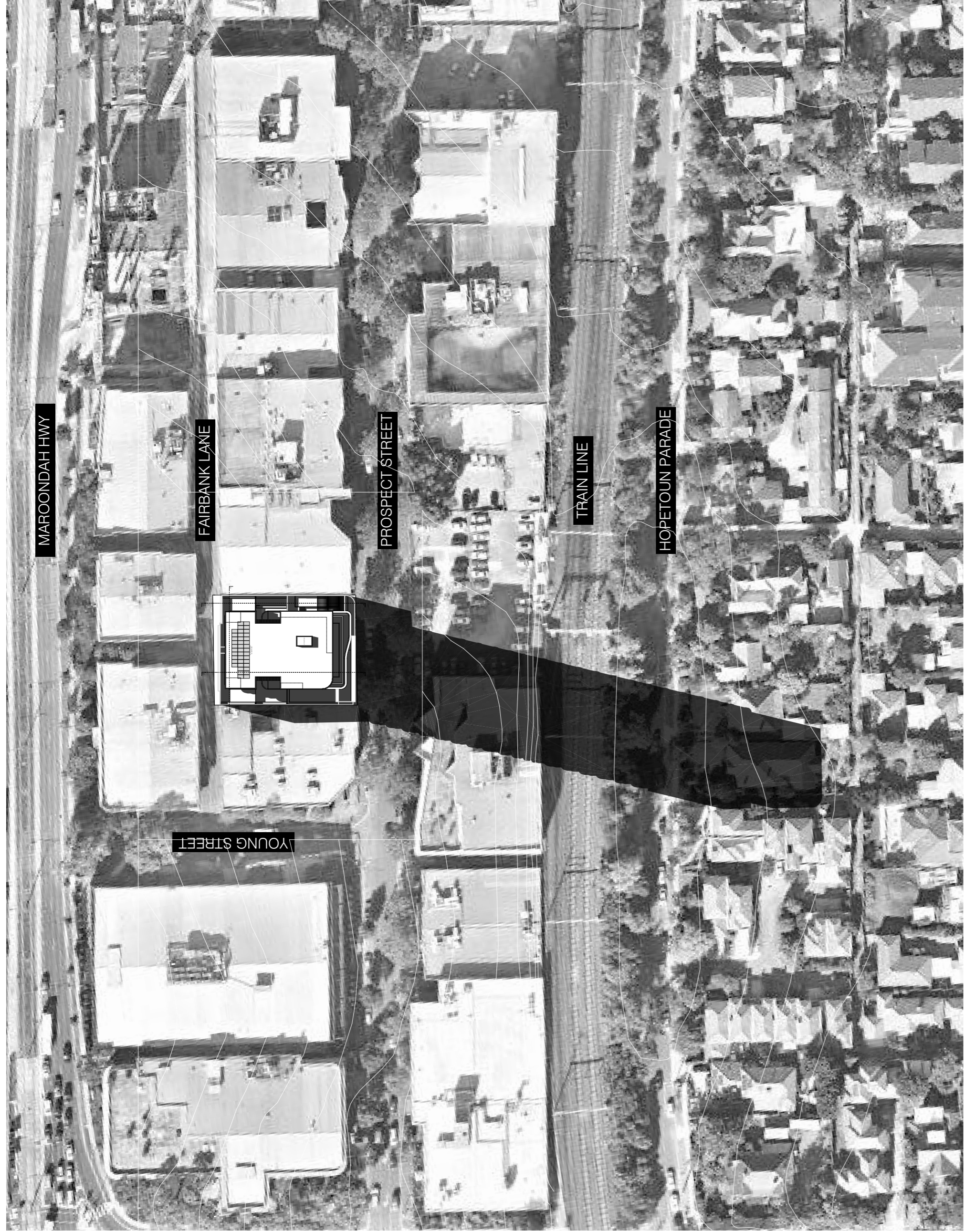
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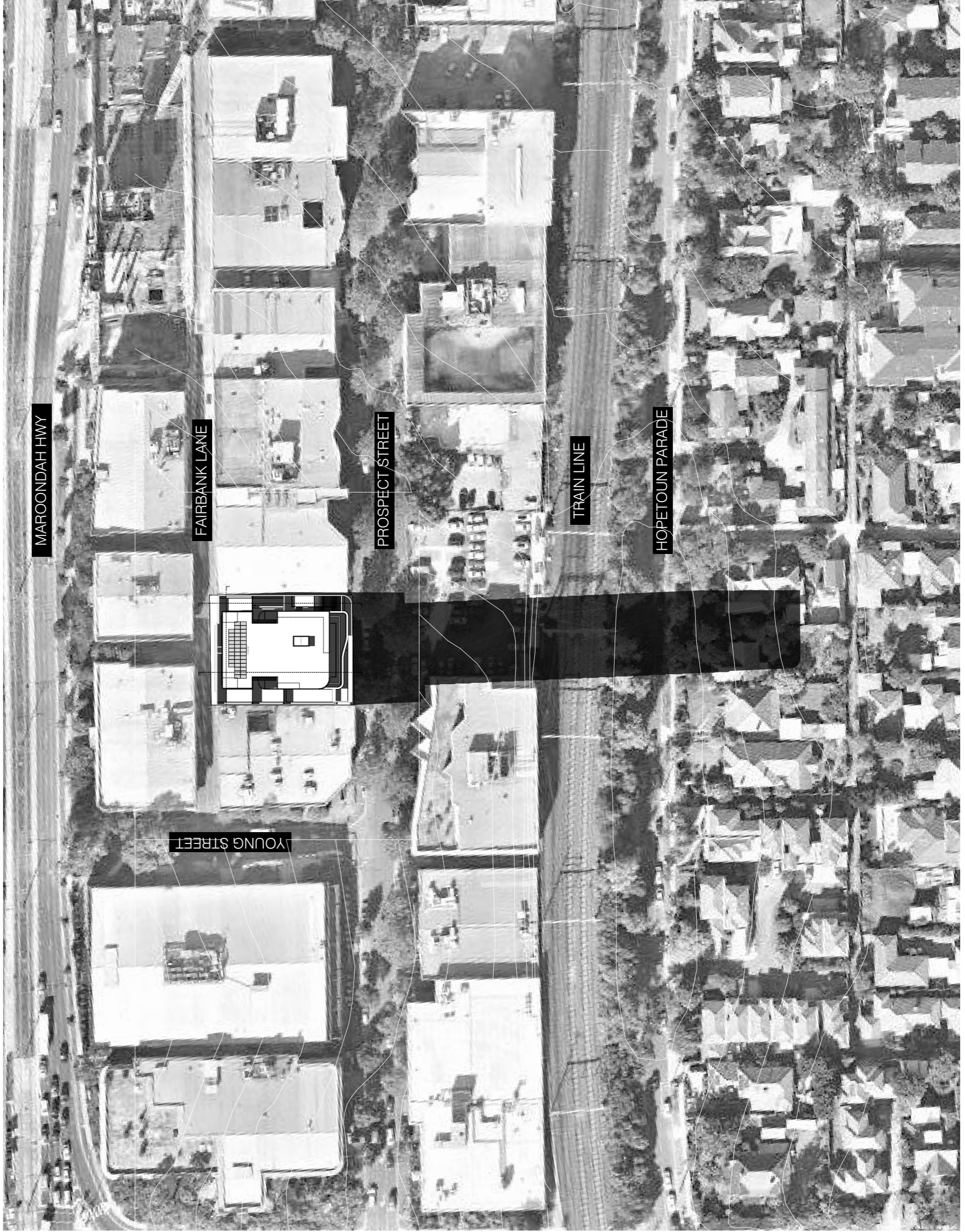
SHADOW DIAGRAM - SEPTEMBER 22 - 11:00AM



SHADOW DIAGRAM - SEPTEMBER 22 - 12:00PM

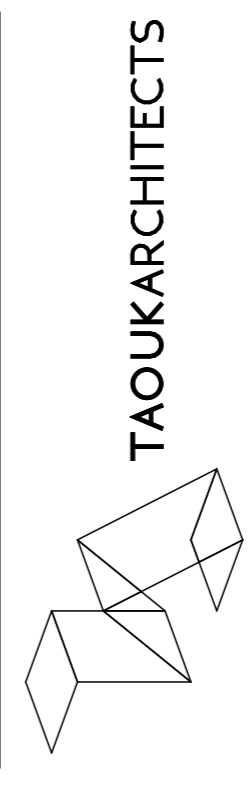


SHADOW DIAGRAM - JUNE 22 - 11:00AM



SHADOW DIAGRAM - JUNE 22 - 12:00PM

REVISION 25.11.16 TOWN PLANNING APPLICATION ISSUE



448 HEIDELBERG ROAD FAIRFIELD VIC 3078
 P 9456 8590 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
 SHADOW DIAGRAMS 11:00AM & 12:00PM

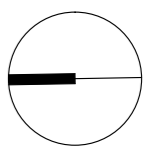
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DATE
 NOVEMBER 2016

ISSUE
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 TPA20



REVISION

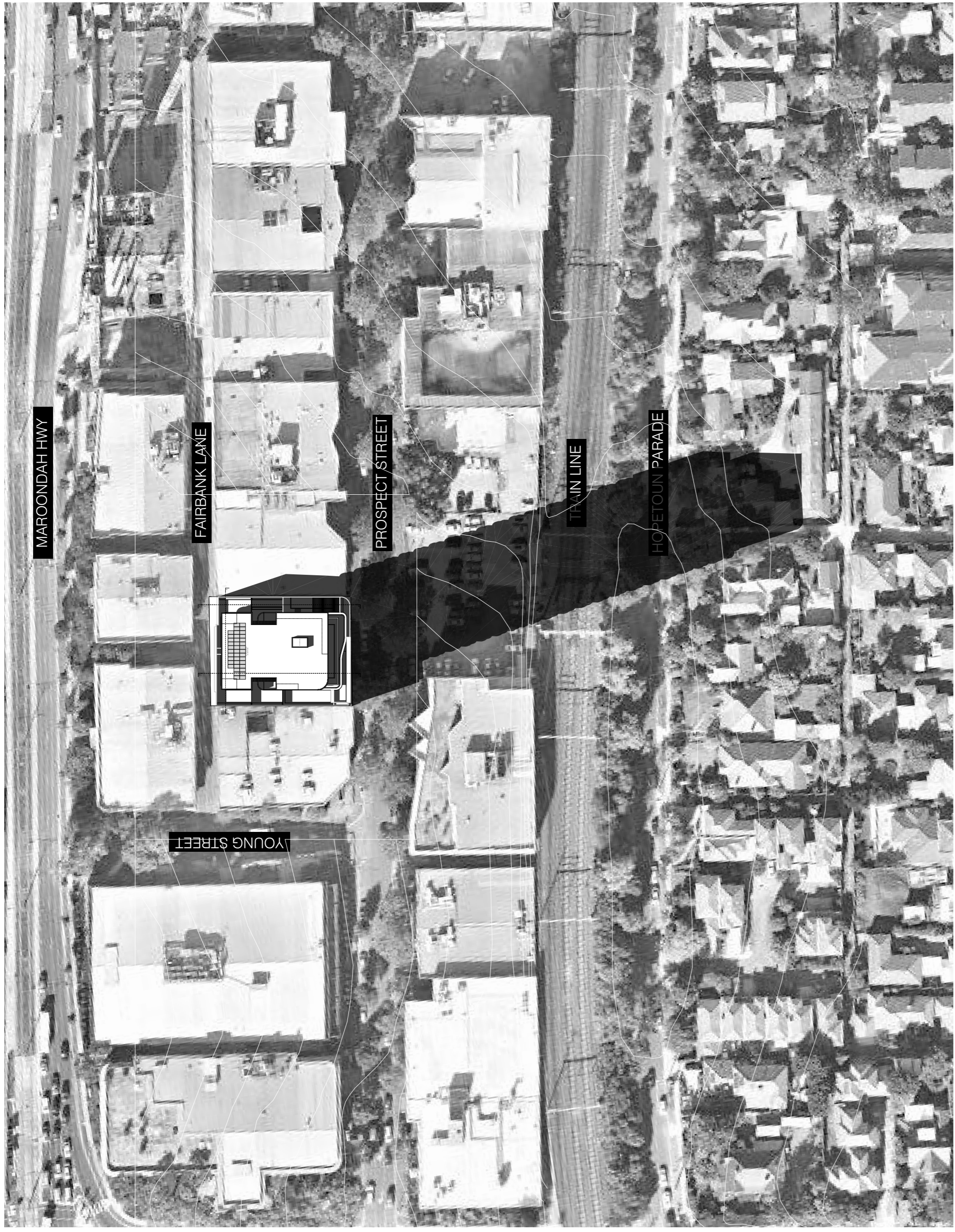
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SHADOW DIAGRAM - SEPTEMBER 22 - 1:00PM



SHADOW DIAGRAM - SEPTEMBER 22 - 2:00PM



SHADOW DIAGRAM - JUNE 22 - 1:00PM



SHADOW DIAGRAM - JUNE 22 - 2:00PM

PLANNING AND ENVIRONMENT ACT 1987
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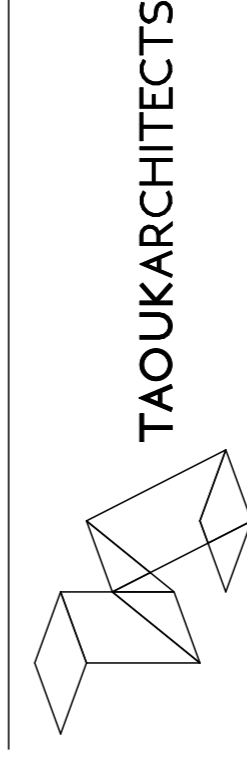


SHADOW DIAGRAM - SEPTEMBER 22 - 3:00PM



SHADOW DIAGRAM - JUNE 22 - 3:00PM

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PROJECT
RESIDENTIAL DEVELOPMENT
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BOX HILL VIC 3128

CLIENT
ZL PROSPECT PTY LTD

DRAWING TITLE
SHADOW DIAGRAMS 3:00PM

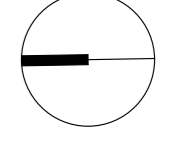
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DATE
NOVEMBER 2016

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