

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
15/11/2018
ADVERTISED MATERIAL
CITY OF WHITEHORSE
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LEGEND

DEMOLISH EXISTING TREE

KEEP EXISTING TREE

PROPOSED TREE

NEIGHBOUR'S TREE

NO.2-7 BRUCE ST
APPROX. 9 STOREY RESIDENTIAL UNITS

SOLAR PANEL

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MAROONDAH HWY (WHITEHORSE RD)

EXISTING CONDITONS PLAN

BRUCE STREET

VEHICLE ENTRY
ADJACENT BUILDING

CAR PARK ENTRY

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NO.913 WHITEHORSE ROAD
AUSTRALIAN TAXATION OFFICE AT 20LEVELS

NO.913 WHITEHORSE ROAD

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TOWN PLANNING



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Richard Leonard 7522,
Robert Stent 7523,
Geoffrey Hammer 5147
ABN 84 006 394 261

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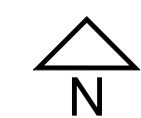
BRUCE STREET

MAB

2-4 BRUCE STREE BOX HILL

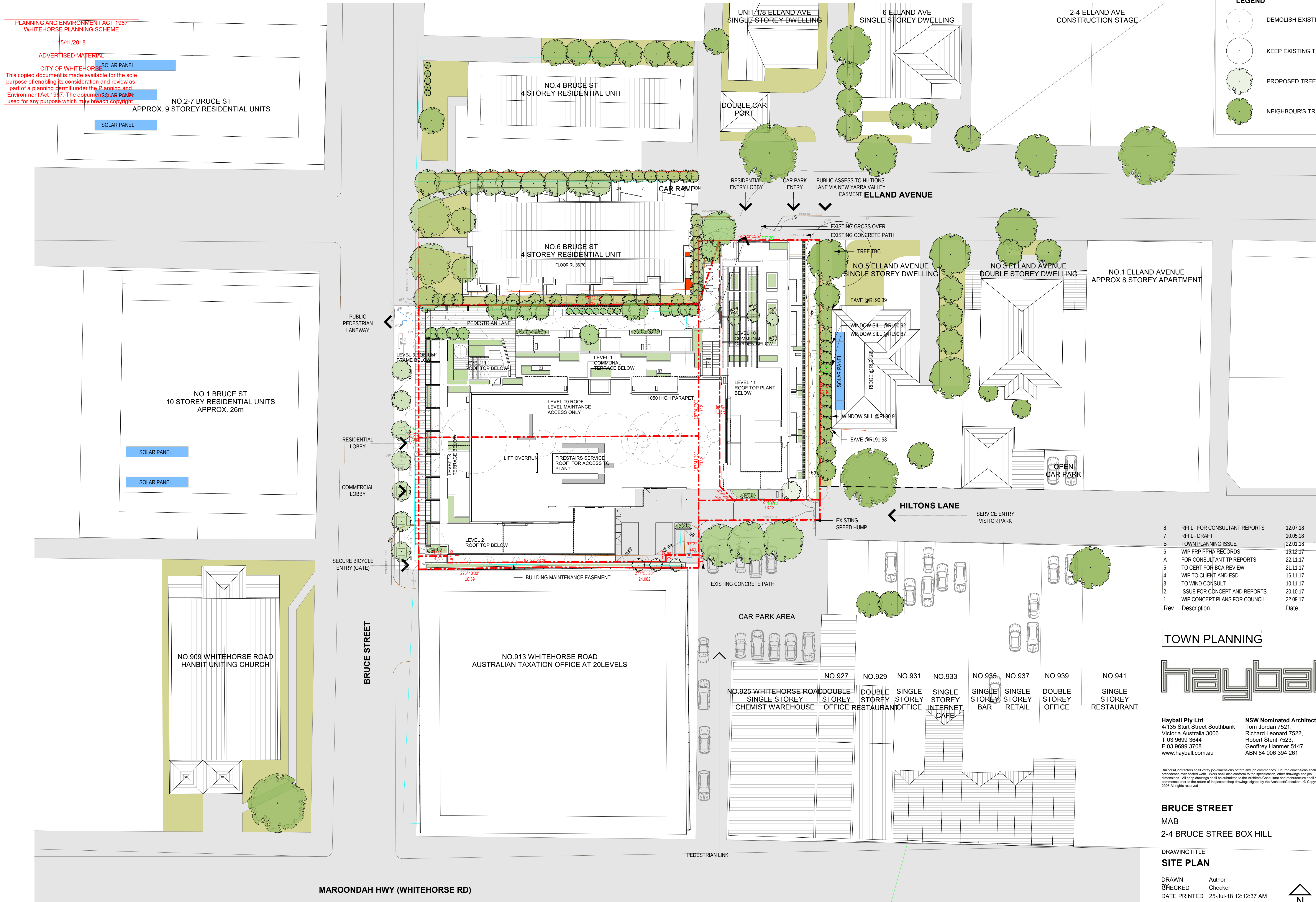
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EXISTING CONDITIONS PLAN

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PROJECT NUMBER DWG NO REVISION

2117 TP 00.01 2



8	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
7	RFI 1 - DRAFT	10.05.18
B	TOWN PLANNING ISSUE	22.01.18
6	WIP FRP PPHA RECORDS	15.12.17
A	FOR CONSULTANT TP REPORTS	22.11.17
5	TO CERT FOR BCA REVIEW	21.11.17
4	WIP TO CLIENT AND ESD	16.11.17
3	TO WIND CONSULT	10.11.17
2	ISSUE FOR CONCEPT AND REPORTS	20.10.17
1	WIP CONCEPT PLANS FOR COUNCIL	22.09.17
Rev	Description	Date

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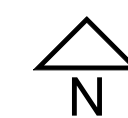
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BRUCE STREET

MAB
2-4 BRUCE STREE BOX HILL

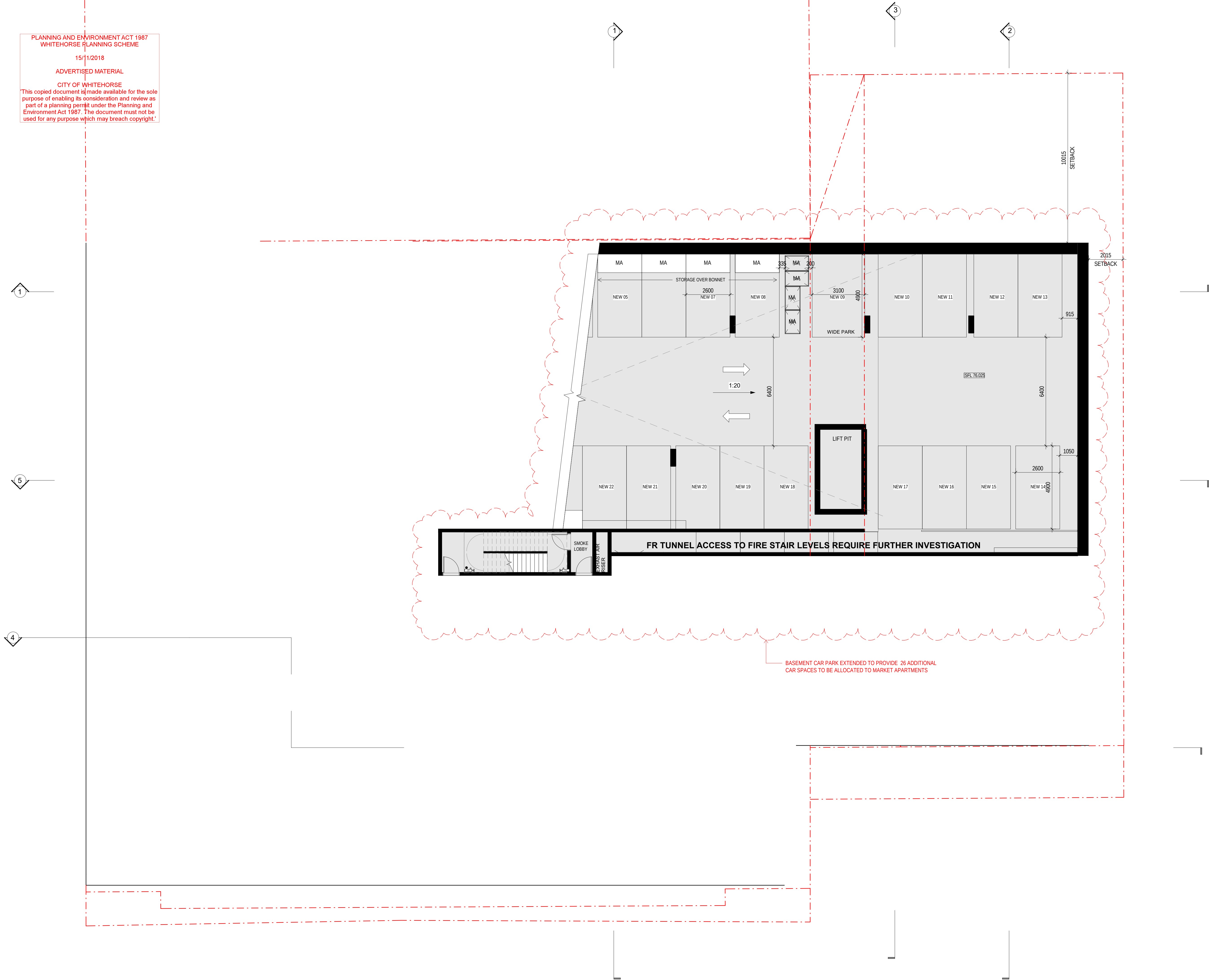
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SITE PLAN

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PROJECT NUMBER	DWG NO	REVISION
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2117 TP 00.02



2117 PARKING SCHEDULE		
BASEMENT 04		
RESI	18	
BASEMENT 03		
RESI	69	
BASEMENT 02		
RESI	59	
OFFICE	9	
BASEMENT 01		
VISITOR	16	
RESI AF DDA	2	
RESI AF	23	
RESI	2	
OFFICE	4	
CAFE	3	
GROUND		
VISITOR DDA	3	
VISITOR	2	
Grand total: 210	210	
2117 PARKING SCHEDULE TYPE		
CAFE	3	
OFFICE	13	
RESI	148	
RESI AF	23	
RESI AF DDA	2	
VISITOR	18	
VISITOR DDA	3	
Grand total: 210	210	

3	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
2	RFI 1 - DRAFT 2	06.06.18
1	RFI 1 - DRAFT	10.05.18
Rev	Description	Date

PRELIMINARY ISSUE



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BRUCE STREET

MAB

2-4 BRUCE STREE BOX HILL

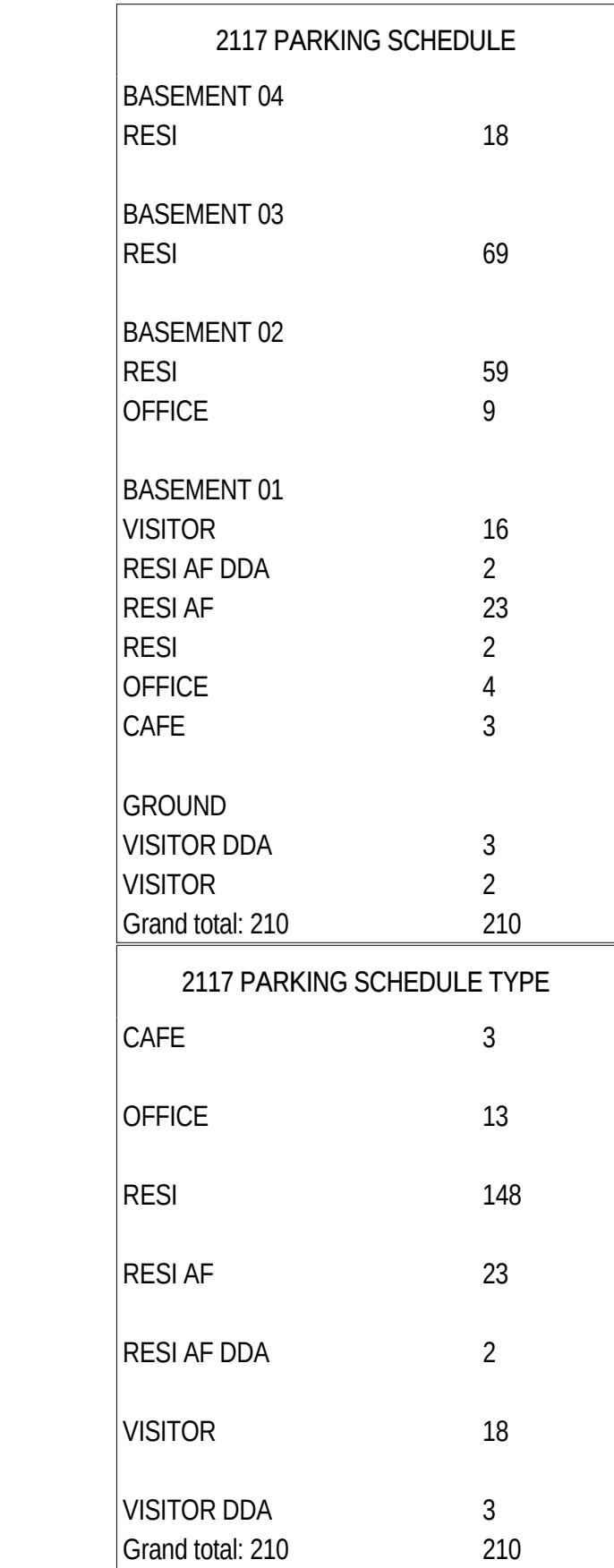
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BASEMENT 4

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PROJECT NUMBER 2117
NO 01.01A
REVISION 3



20	RF1 - FOR CONSULTANT REPORTS	12.07.18
19	RF1 - DRAFT ST	06.06.18
18	RF1 - DRAFT	10.05.18
B	TOWN PLANNING ISSUE	22.01.18
17	WIP FRP PHA RECORDS	15.12.17
A	FOR CONSULTANT TP REPORTS	22.11.17
16	TO CERT FOR BCA REVIEW	21.11.17
15	WIP TO CLIENT AND ESD	16.11.17
14	UPDATED STORAGE AND PARKS	09.11.17
13	CAR PARKS FOR POS	01.11.17
12	ISSUE FOR CONCEPT AND REPORTS	20.10.17
11	WIP CONCEPT PLANS FOR COUNCIL	10.10.17
10	WIP CONCEPT PLANS FOR COUNCIL 3	27.09.17
9	WIP CONCEPT PLANS FOR COUNCIL 2	26.09.17
8	WIP CONCEPT PLANS FOR COUNCIL	22.09.17
7	WIP CONSULTANT COORDINATION	07.09.17
6	WIP CONSULTANT COORDINATION	01.09.17
5	WIP FOR CLIENT REVIEW	02.08.17
4	FOR CLIENT REVIEW	01.08.17
3	TO MAB FOR COST Q	03.07.17
2	WORK IN PROGRESS FOR INFORMATION	29.06.17
1	ONLY	23.06.17

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PROJECT NUMBER	DWG NO	REVISION
2117	01.01B	20

1

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2



2117 PARKING SCHEDULE		
BASEMENT 04		
RESI	18	
BASEMENT 03		
RESI	69	
BASEMENT 02		
RESI	59	
OFFICE	9	
BASEMENT 01		
VISITOR	16	
RESI AF DDA	2	
RESI AF	23	
RESI	2	
OFFICE	4	
CAFE	3	
GROUND		
VISITOR DDA	3	
VISITOR	2	
Grand total: 210	210	
2117 PARKING SCHEDULE TYPE		
CAFE	3	
OFFICE	13	
RESI	148	
RESI AF	23	
RESI AF DDA	2	
VISITOR	18	
VISITOR DDA	3	
Grand total: 210	210	

20	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
19	RFI 1 - DRAFT 2	06.06.18
18	RFI 1 - DRAFT	10.05.18
8	TOWN PLANNING ISSUE	22.01.18
17	WIP FRP PPHA RECORDS	15.12.17
A	FOR CONSULTANT TP REPORTS	22.11.17
16	TO CERT FOR BCA REVIEW	21.11.17
15	WIP TO CLIENT AND ESD	16.11.17
14	UPDATED STORAGE AND PARKS	09.11.17
13	CAR PARKS FOR POS	01.11.17
12	ISSUE FOR CONCEPT AND REPORTS	20.10.17
11	WIP CONCEPT PLANS FOR COUNCIL	10.10.17
10	WIP CONCEPT PLANS FOR COUNCIL 3	27.09.17
9	WIP CONCEPT PLANS FOR COUNCIL 2	26.09.17
8	WIP CONCEPT PLANS FOR COUNCIL	22.09.17
7	WIP CONSULTANT COORDINATION	07.09.17
6	WIP CONSULTANT COORDINATION	01.09.17
5	WIP FOR CLIENT REVIEW	02.08.17
4	FOR CLIENT REVIEW	01.08.17
3	TO MAB FOR COST Q	03.07.17
2	WORK IN PROGRESS SET	29.06.17
1	WORK IN PROGRESS FOR INFORMATION ONLY	23.06.17
Rev	Description	Date

TOWN PLANNING



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BRUCE STREET

MAB
2-4 BRUCE STREE BOX HILL

DRAWINGTITLE

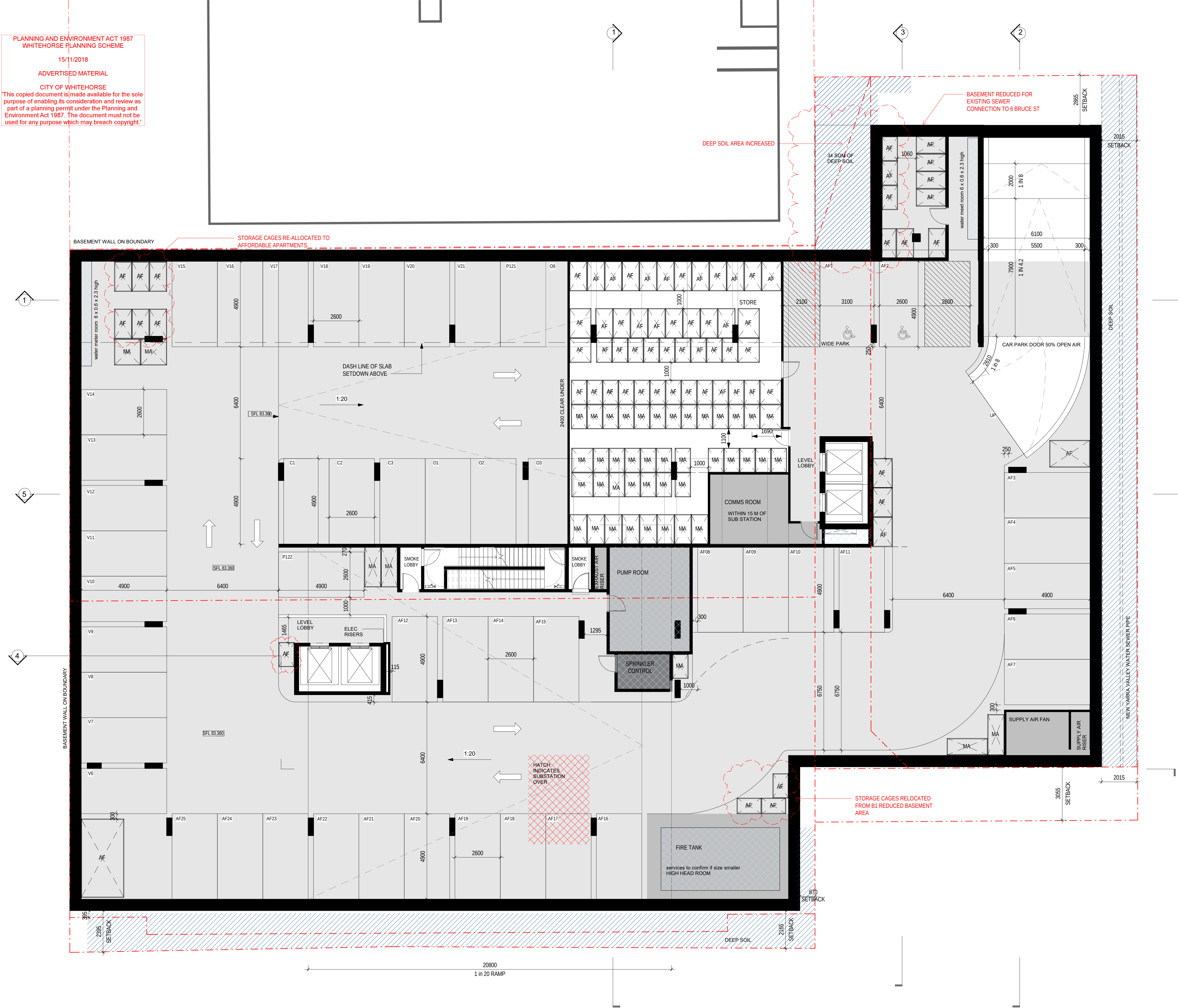
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PROJECT NUMBER DWG NO REVISION

2117 TP 01.02 20



2117 PARKING SCHEDULE		
BASEMENT 04		
RESI	18	
BASEMENT 03		
RESI	69	
BASEMENT 02		
RESI	59	
OFFICE	9	
BASEMENT 01		
VISITOR	16	
RESI AF DDA	2	
RESI AF	23	
RESI	2	
OFFICE	4	
CAFE	3	
GROUND		
VISITOR DDA	3	
VISITOR	2	
Grand total: 210	210	
2117 PARKING SCHEDULE TYPE		
CAFE	3	
OFFICE	13	
RESI	148	
RESI AF	23	
RESI AF DDA	2	
VISITOR	18	
VISITOR DDA	3	
Grand total: 210	210	

20	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
19	RFI 1 - DRAFT 2	06.06.18
18	RFI 1 - DRAFT	10.05.18
8	TOWN PLANNING ISSUE	22.01.18
17	WIP FRP PPHA RECORDS	15.12.17
A	FOR CONSULTANT TP REPORTS	22.11.17
16	TO CERT FOR BCA REVIEW	21.11.17
15	WIP TO CLIENT AND ESD	16.11.17
14	UPDATED STORAGE AND PARKS	09.11.17
13	CAR PARKS FOR POS	01.11.17
12	ISSUE FOR CONCEPT AND REPORTS	20.10.17
11	WIP CONCEPT PLANS FOR COUNCIL	10.10.17
10	WIP CONCEPT PLANS FOR COUNCIL 3	27.09.17
9	WIP CONCEPT PLANS FOR COUNCIL 2	26.09.17
8	WIP CONCEPT PLANS FOR COUNCIL	22.09.17
7	WIP CONSULTANT COORDINATION	07.09.17
6	WIP CONSULTANT COORDINATION	01.09.17
5	WIP FOR CLIENT REVIEW	02.08.17
4	FOR CLIENT REVIEW	01.08.17
3	TO MAB FOR COST Q	03.07.17
2	WORK IN PROGRESS SET	29.06.17
1	WORK IN PROGRESS FOR INFORMATION ONLY	23.06.17
Rev	Description	Date

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BRUCE STREET

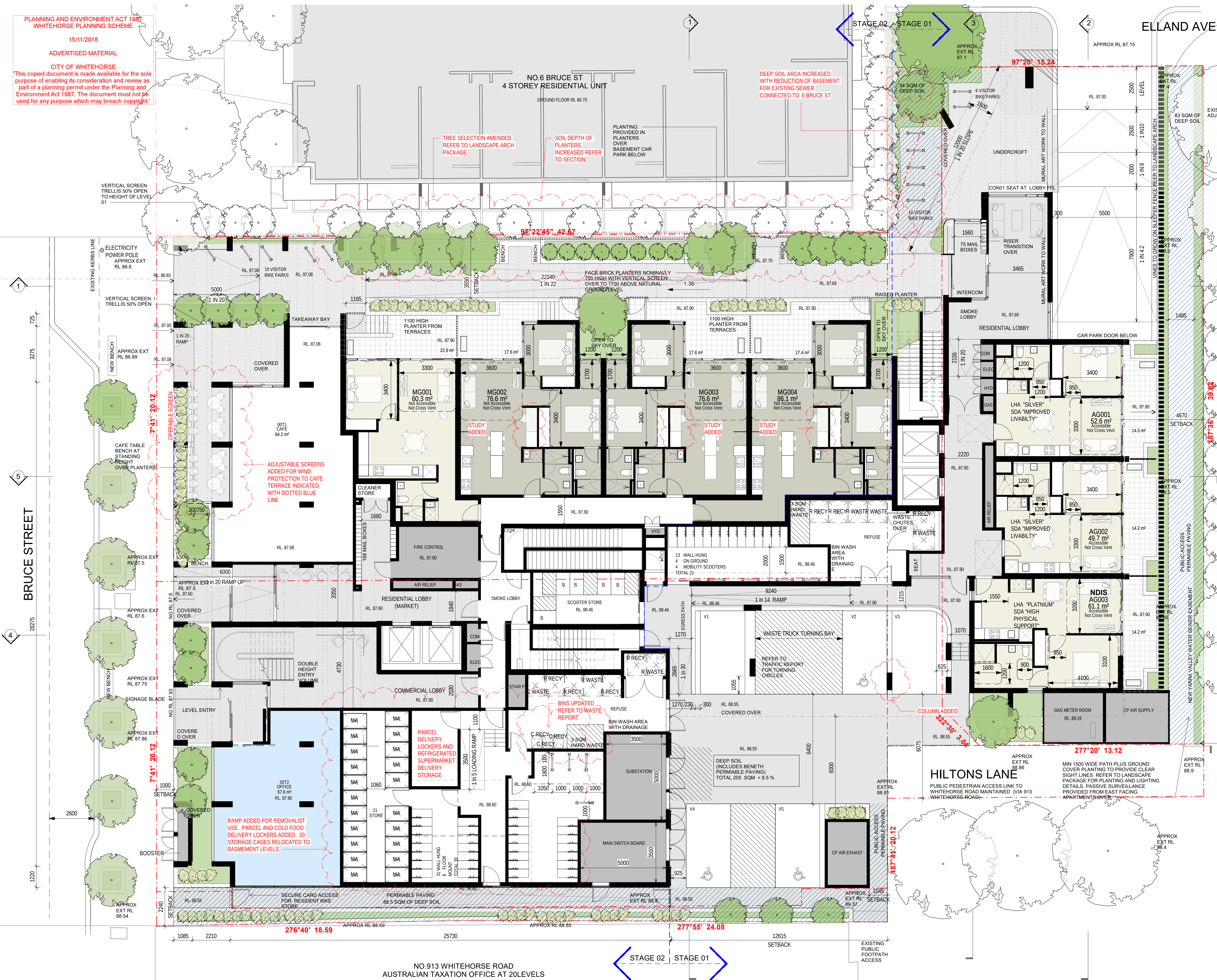
MAB
2-4 BRUCE STREE BOX HILL

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BASEMENT 1

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2117 TP 01.03 20

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2117 PARKING SCHEDULE	
BASEMENT 04	
RESI	18
BASEMENT 03	
RESI	69
BASEMENT 02	
RESI	59
OFFICE	9
BASEMENT 01	
VISITOR	16
RESI AF DDA	2
RESI AF	23
RESI	2
OFFICE	4
CAFE	3
GROUND	
VISITOR DDA	3
VISITOR	2
Grand total: 210	210
2117 PARKING SCHEDULE TYPE	
CAFE	3
OFFICE	13
RESI	148
RESI AF	23
RESI AF DDA	2
VISITOR	18
VISITOR DDA	3
Grand total: 210	210

2117 BIKE PARKING SCHEDULE		
GROUND		
DOUBLE INTERNAL FLOOR	40	
MOUNT BICYCLE		
WALL HUNG BICYCLE	44	
GRAND CONSULTANT REPORTS	84	12.07.18
F1 - DRAFT 2		06.06.18
F1 - DRAFT		10.05.18
TOWN PLANNING ISSUE		22.01.18
FOR CONSULTANT TP REPORTS		22.11.17
TO CERT FOR BCA REVIEW		21.11.17
TO CLIENT AND ESD		16.11.17
LANDSCAPE UPDATE		15.11.17
TO WIND CONSULT		10.11.17
UPDATED STORAGE AND PARKS		09.11.17
FOR PARKS FOR POS		01.11.17
ISSUE FOR CONCEPT AND REPORTS		20.10.17
FOR DISCUSSION		11.10.17
FOR CONCEPT PLANS FOR COUNCIL		10.10.17
FOR CONCEPT PLANS FOR COUNCIL 3		27.09.17
FOR CONCEPT PLANS FOR COUNCIL 2		26.09.17
FOR CONCEPT PLANS FOR COUNCIL		22.09.17
FOR CONSULTANT COORDINATION		07.09.17
FOR CONSULTANT COORDINATION		01.09.17
FOR CLIENT REVIEW		02.08.17
TO MAB FOR COST Q		03.07.17
WORK IN PROGRESS SET		29.06.17
WORK IN PROGRESS FOR INFORMATION		23.06.17

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BRUCE STREET
MAB
2-4 BRUCE STREE BOX HILL

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GROUND FLOOR

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PROJECT NUMBER	DWG NO	REVISION
2117	TP 01.04	21

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19	RFI 1 - DRAFT 2	06.06.18
18	RFI 1 - DRAFT	10.05.18
17	TOWN PLANNING ISSUE	22.01.18
16	WIP FRP PHHA REVISIONS	15.12.17
15	FOR CONSULTANT TP REPORTS	22.11.17
14	TO CERT FOR BCA REVIEW	21.11.17
13	WIP TO CLIENT AND ESD	16.11.17
12	LANDSCAPE UPDATE	15.11.17
11	TO WIND CONSULT	10.11.17
10	ISSUE FOR CONCEPT AND REPORTS	20.10.17
9	WIP CONCEPT PLANS FOR COUNCIL	10.10.17
8	WIP CONCEPT PLANS FOR COUNCIL 3	27.09.17
7	WIP CONCEPT PLANS FOR COUNCIL 2	26.09.17
6	WIP CONCEPT PLANS FOR COUNCIL	22.09.17
5	WIP CONSULTANT COORDINATION	07.09.17
4	WIP CONSULTANT COORDINATION	01.09.17
3	WIP L1 - L19 FOR CLIENT REVIEW	16.08.17
2	WIP FOR CLIENT REVIEW	02.08.17
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	WORK IN PROGRESS SET	29.06.17
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BRUCE STREET

MAB
2-4 BRUCE STREE BOX HILL

LEVEL 1

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PROJECT NUMBER	DWG NO	REVISION
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19	RFI 1 - DRAFT 2	06.06.18
18	RFI 1 - DRAFT	10.05.18
8	TOWN PLANNING ISSUE	22.01.18
17	WIP FRP PHA RECORDS	15.12.17
A	FOR CONSULTANT TP REPORTS	22.11.17
16	TO CERT FOR BCA REVIEW	21.11.17
15	WIP TO CLIENT AND ESD	16.11.17
14	TO WIND CONSULT	10.11.17
13	ISSUE FOR CONCEPT AND REPORTS	20.10.17
12	WIP CONCEPT PLANS FOR COUNCIL	10.10.17
11	WIP CONCEPT PLANS FOR COUNCIL 3	27.09.17
10	WIP CONCEPT PLANS FOR COUNCIL 2	26.09.17
9	WIP CONCEPT PLANS FOR COUNCIL	22.09.17
8	WIP CONSULTANT COORDINATION	07.09.17
7	WIP CONSULTANT COORDINATION	01.09.17
6	WIP L1 - L19 FOR CLIENT REVIEW	16.08.17
5	WIP FOR CLIENT REVIEW	02.08.17
4	TO MAB FOR COST Q	03.07.17
3	REDUCTIONS TYP L2/L17	30.06.17
2	WORK IN PROGRESS SET	29.06.17
1	WORK IN PROGRESS FOR INFORMATION ONLY	23.06.17

Rev	Description	Date
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TOWN PLANNING



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Robert Stent 7523,
Geoffrey Hamer 5147
ABN 84 006 394 261

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BRUCE STREET
MAB
2-4 BRUCE STREE BOX HILL

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LEVEL 2

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PROJECT NUMBER
2117

DWG NO
TP 01.06

REVISION
20

ROOF RL 98.70

LOFT APARTMENT DROPPED 1
LEVEL TO CREATE SINGLE
LEVEL RECESS AT L11

- SMALL SECTION OF
CORRIDOR BELOW 1500.
ENTRY TO 2 APARTMENTS
ONLY PAST THIS AREA

MINOR INTERNAL AMENDMENTS TO WIDEN CORRIDOR + INCREASE SERVICE RISERS

INTERNAL AMENDMENTS TO APARTMENT TO ADD
STUDY AREA TO APARTMENT TYPICAL OF M0203

OPEN FIRE STAIR WITH SEAT TO
ENCOURAGE USE AND PASSIVE
SURVEILLANCE

1100 HIGH PERFORATED
METAL BALUSTRADE
WHERE BALCONY IS
FURTHER THAN 4500mm
FROM BOUNDARY.
SCREENING PROVIDED TO
WIDER AREAS OF
BALCONY

NO.913 WHITEHORSE ROAD
AUSTRALIAN TAXATION OFFICE AT 20LEVELS

19	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
18	RFI 1 - DRAFT 2	06.06.18
17	RFI 1 - DRAFT	10.05.18
8	TOWN PLANNING ISSUE	22.01.18
16	WIP FRP PPHA RECORDS	15.12.17
A	FOR CONSULTANT TP REPORTS	12.11.17
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3	TO MAB FOR COST Q	03.07.17
2	WORK IN PROGRESS SET	29.06.17
1	WORK IN PROGRESS FOR INFORMATION	23.06.17

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TOWN PLANNING

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BRUCE STREET

MAB

2-4 BRUCE STREE BOX HILL

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LEVEL 3

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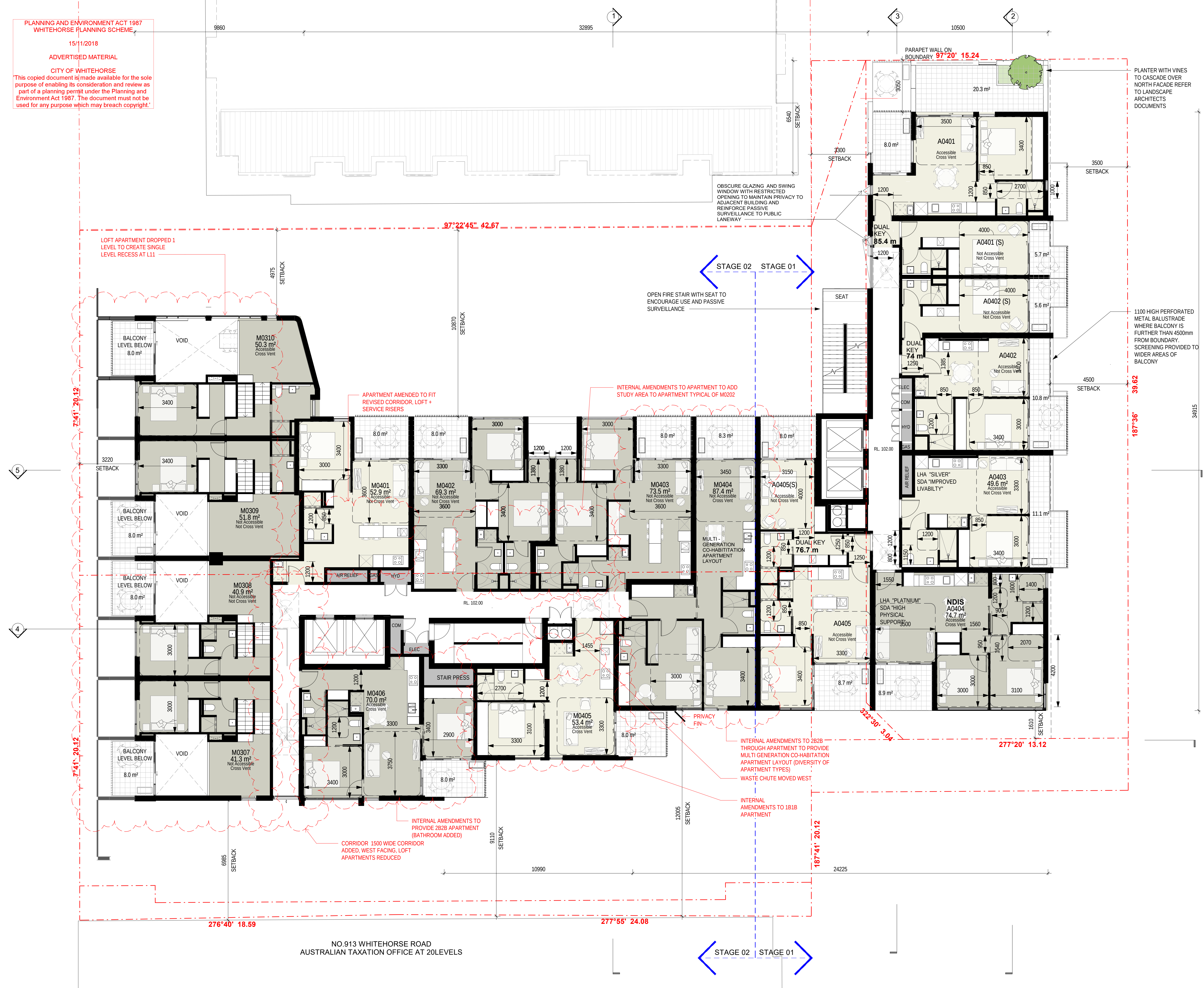
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REVISION

2117

TP 01.07

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BRUCE STREET
MAB
2-4 BRUCE STREE BOX HILL

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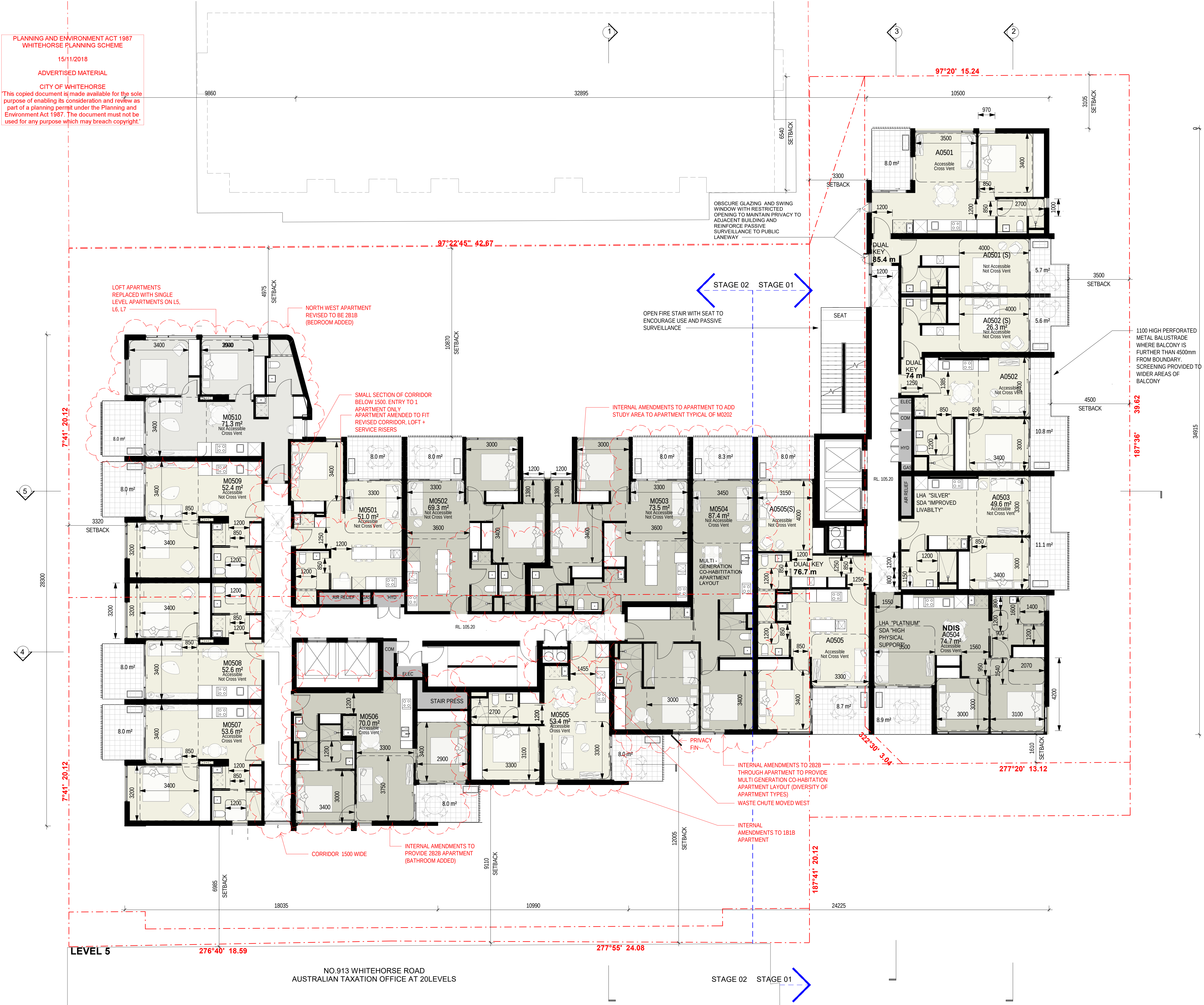
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REVISION
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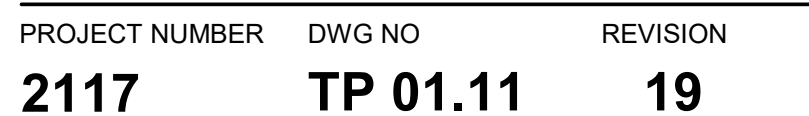


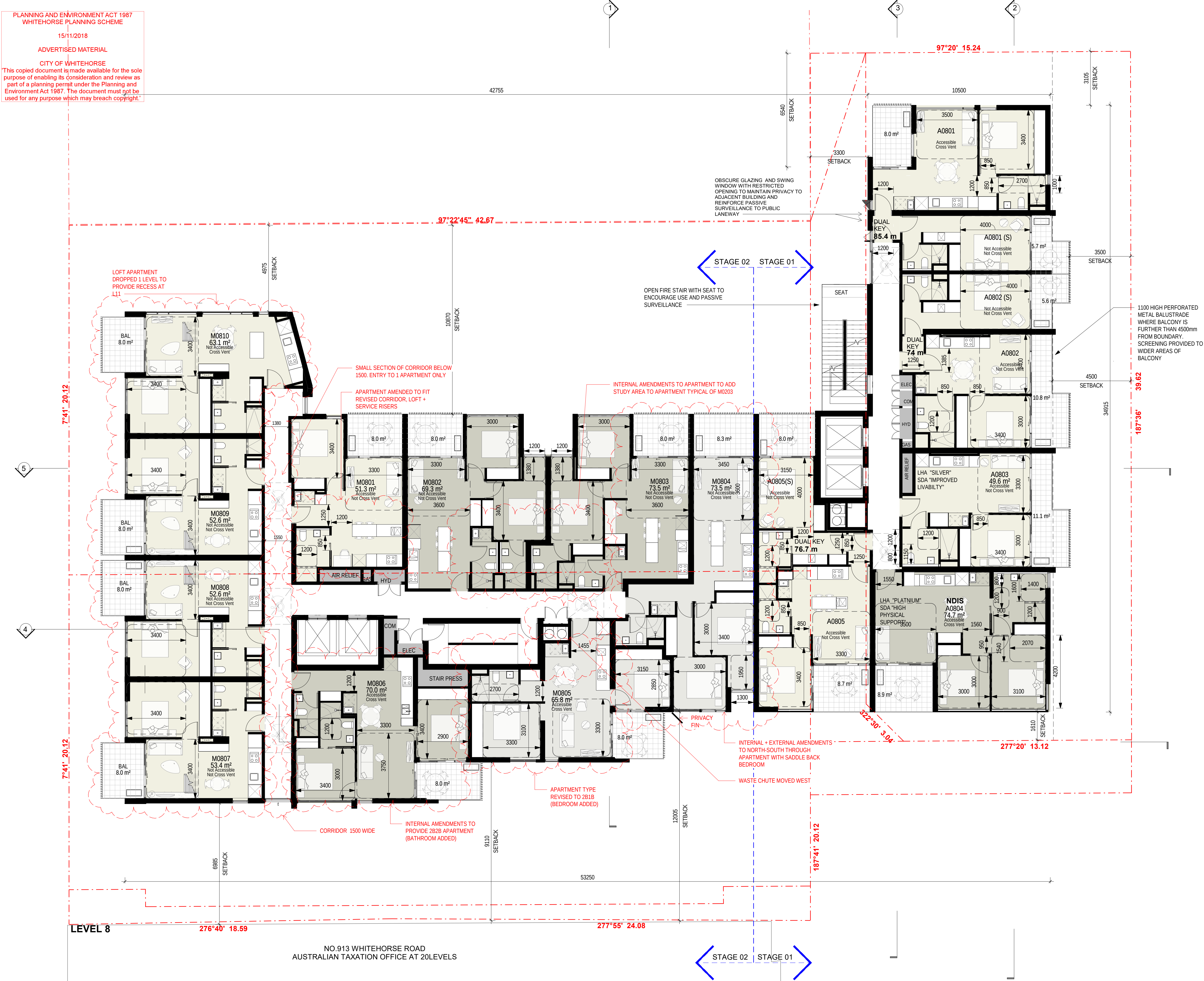
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2-4 BRUCE STREE BOX HILL

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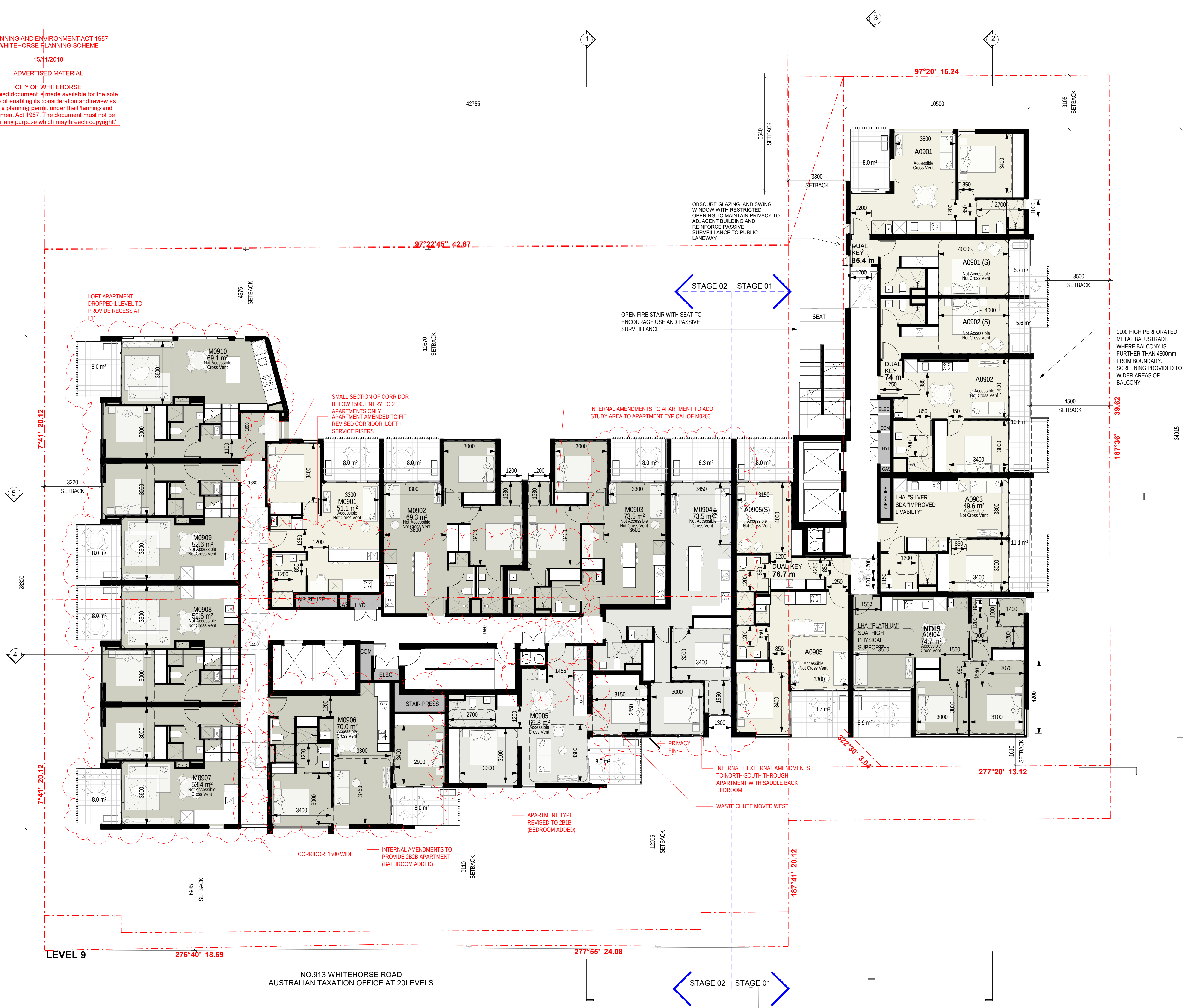
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18	RFI 1 - DRAFT 2	06.06.18
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3	TO MAB FOR COST Q	03.07.17
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BRUCE STREET

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2-4 BRUCE STREE BOX HILL

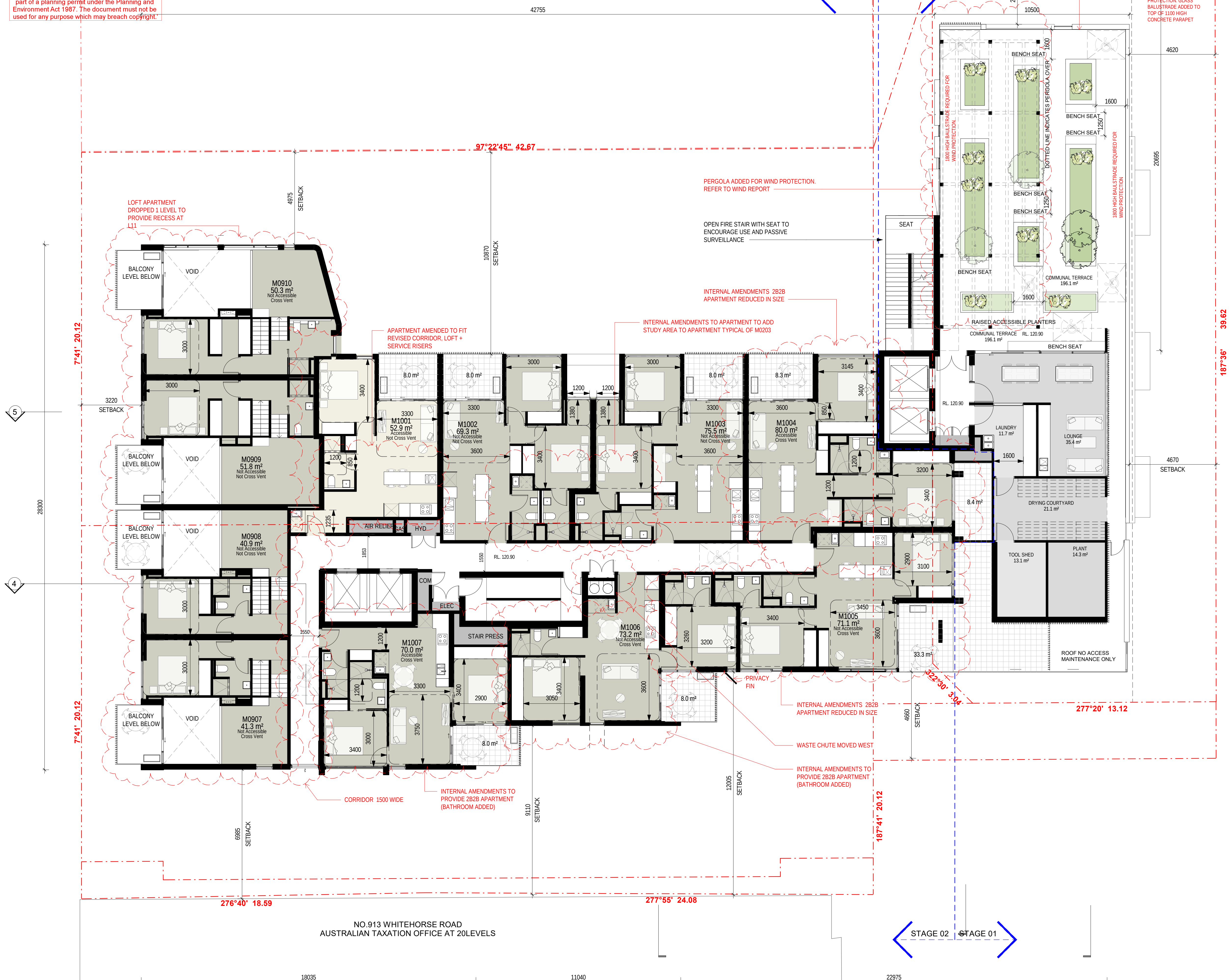
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21	RF11 - FOR CONSULTANT REPORTS	12.07.18
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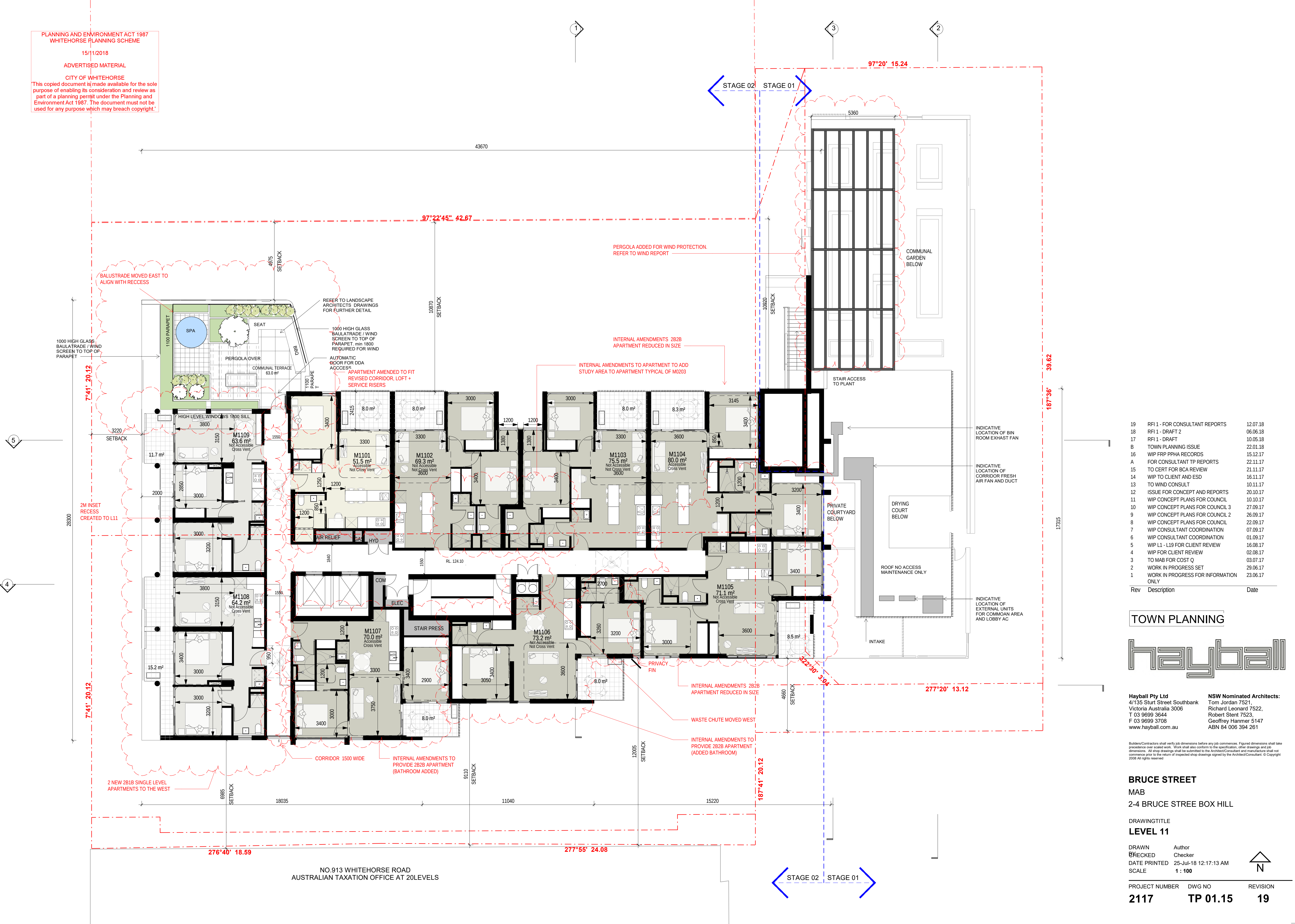
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2-4 BRUCE STREE BOX HILL

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2117	TP 01.14	21



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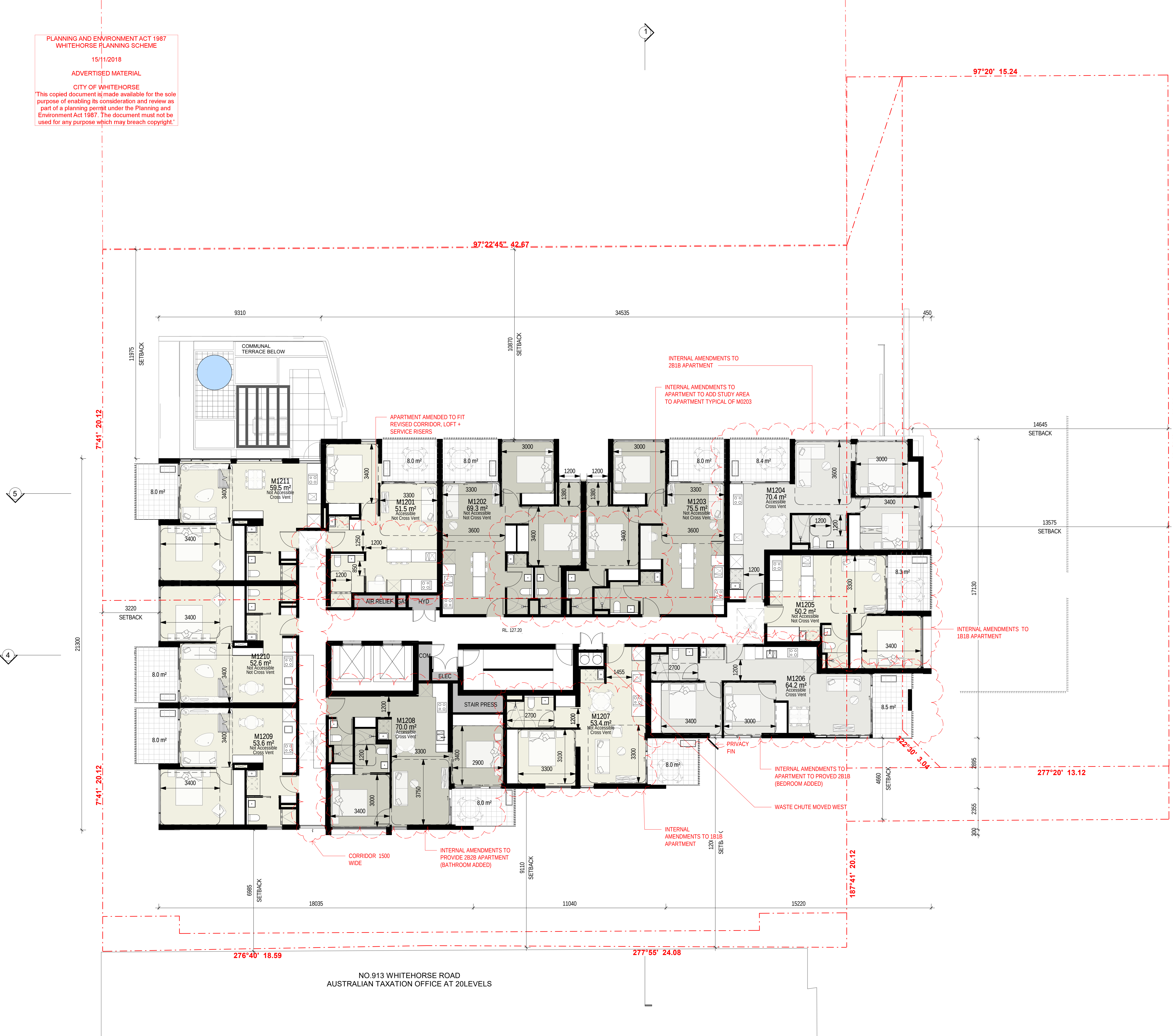
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Richard Leonard 7522,
Robert Stent 7523,
Geoffrey Hammer 5147
ABN 84 006 394 261

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BRUCE STREET

MAB
2-4 BRUCE STREE BOX HILL

DRAWINGTITLE
LEVEL 13

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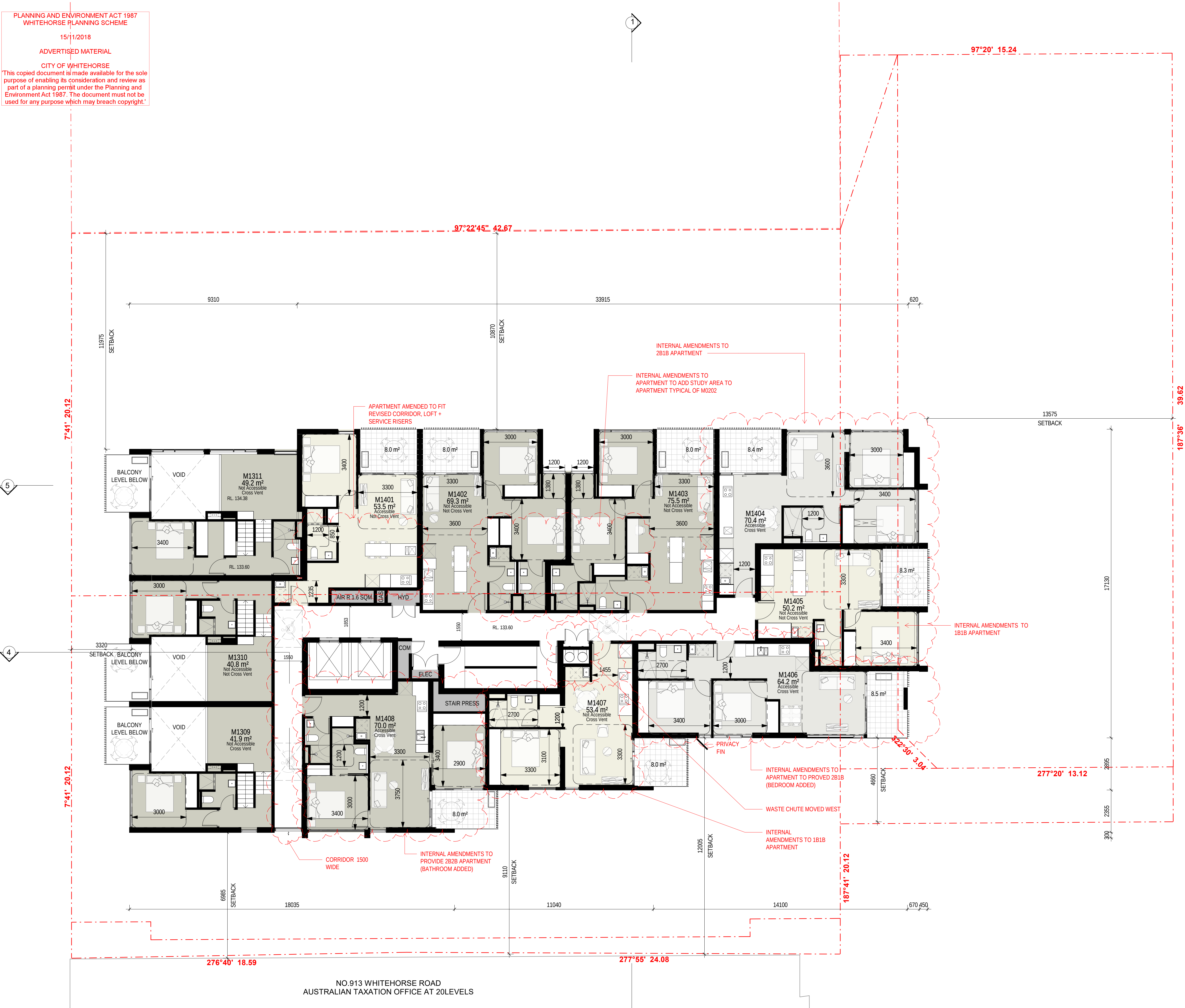
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PROJECT NUMBER
2117

DWG NO
TP 01.17

REVISION
19



19	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
18	RFI 1 - DRAFT 2	06.06.18
17	RFI 1 - DRAFT	10.05.18
8	TOWN PLANNING ISSUE	22.01.18
16	WIP FRP PPHA RECORDS	15.12.17
A	FOR CONSULTANT TP REPORTS	22.11.17
15	TO CERT FOR BCA REVIEW	21.11.17
14	WIP TO CLIENT AND ESD	16.11.17
13	TO WIND CONSULT	10.11.17
12	ISSUE FOR CONCEPT AND REPORTS	20.10.17
11	WIP CONCEPT PLANS FOR COUNCIL	10.10.17
10	WIP CONCEPT PLANS FOR COUNCIL 3	27.09.17
9	WIP CONCEPT PLANS FOR COUNCIL 2	26.09.17
8	WIP CONCEPT PLANS FOR COUNCIL	22.09.17
7	WIP CONSULTANT COORDINATION	07.09.17
6	WIP CONSULTANT COORDINATION	01.09.17
5	WIP L1 - L19 FOR CLIENT REVIEW	16.08.17
4	WIP FOR CLIENT REVIEW	02.08.17
3	TO MAB FOR COST Q	03.07.17
2	WORK IN PROGRESS SET	29.06.17
1	WORK IN PROGRESS FOR INFORMATION ONLY	23.06.17

Rev	Description	Date
19	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
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2	WORK IN PROGRESS SET	29.06.17
1	WORK IN PROGRESS FOR INFORMATION ONLY	23.06.17

TOWN PLANNING



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BRUCE STREET

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2-4 BRUCE STREE BOX HILL

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PROJECT NUMBER
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REVISION
19

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WHITEHORSE PLANNING SCHEME
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19	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
18	RFI 1 - DRAFT 2	06.06.18
17	RFI 1 - DRAFT	10.05.18
8	TOWN PLANNING ISSUE	22.01.18
16	WIP FRP PPHA RECORDS	15.12.17
A	FOR CONSULTANT TP REPORTS	22.11.17
15	TO CERT FOR BCA REVIEW	21.11.17
14	WIP TO CLIENT AND ESD	16.11.17
13	TO WIND CONSULT	10.11.17
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BRUCE STREET

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2-4 BRUCE STREE BOX HILL

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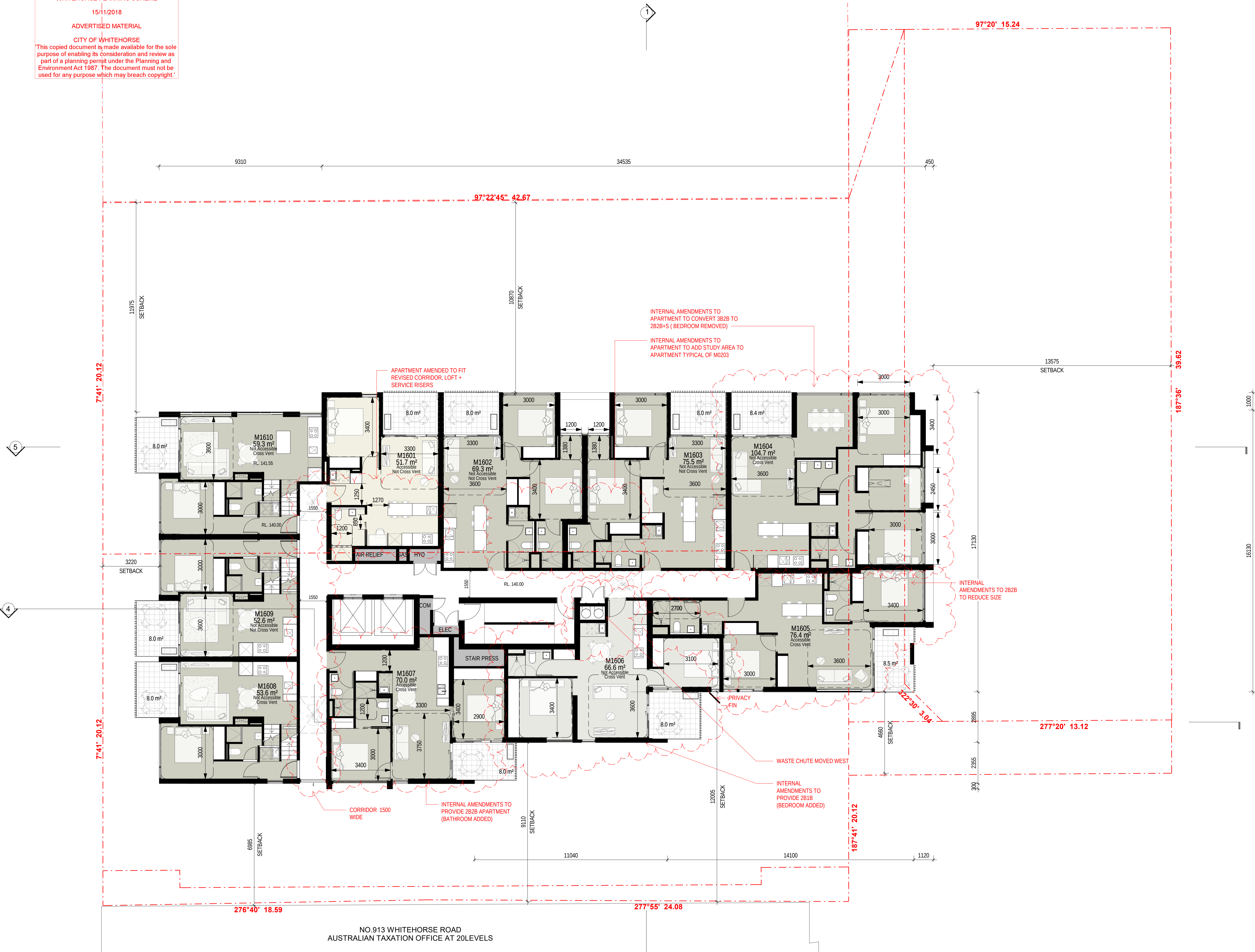
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PROJECT NUMBER
2117

DWG NO
TP 01.19

REVISION
19



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18	RFI 1 - DRAFT	10.05.18
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17	WIP FRP PPHA RECORDS	15.12.17
A	FOR CONSULTANT TP REPORTS	22.11.17
16	TO CERT FOR BCA REVIEW	21.11.17
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14	APPARTEMENTS ADDED MAB REVIEW	14.11.17
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7	WIP CONSULTANT COORDINATION	07.09.17
6	WIP CONSULTANT COORDINATION	01.09.17
5	WIP L1 - L19 FOR CLIENT REVIEW	16.08.17
4	WIP FOR CLIENT REVIEW	02.08.17
3	TO MAB FOR COST Q	03.07.17
2	WORK IN PROGRESS SET	29.06.17
1	WORK IN PROGRESS FOR INFORMATION ONLY	23.06.17

Rev	Description	Date
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BRUCE STREET

MAB
2-4 BRUCE STREE BOX HILL

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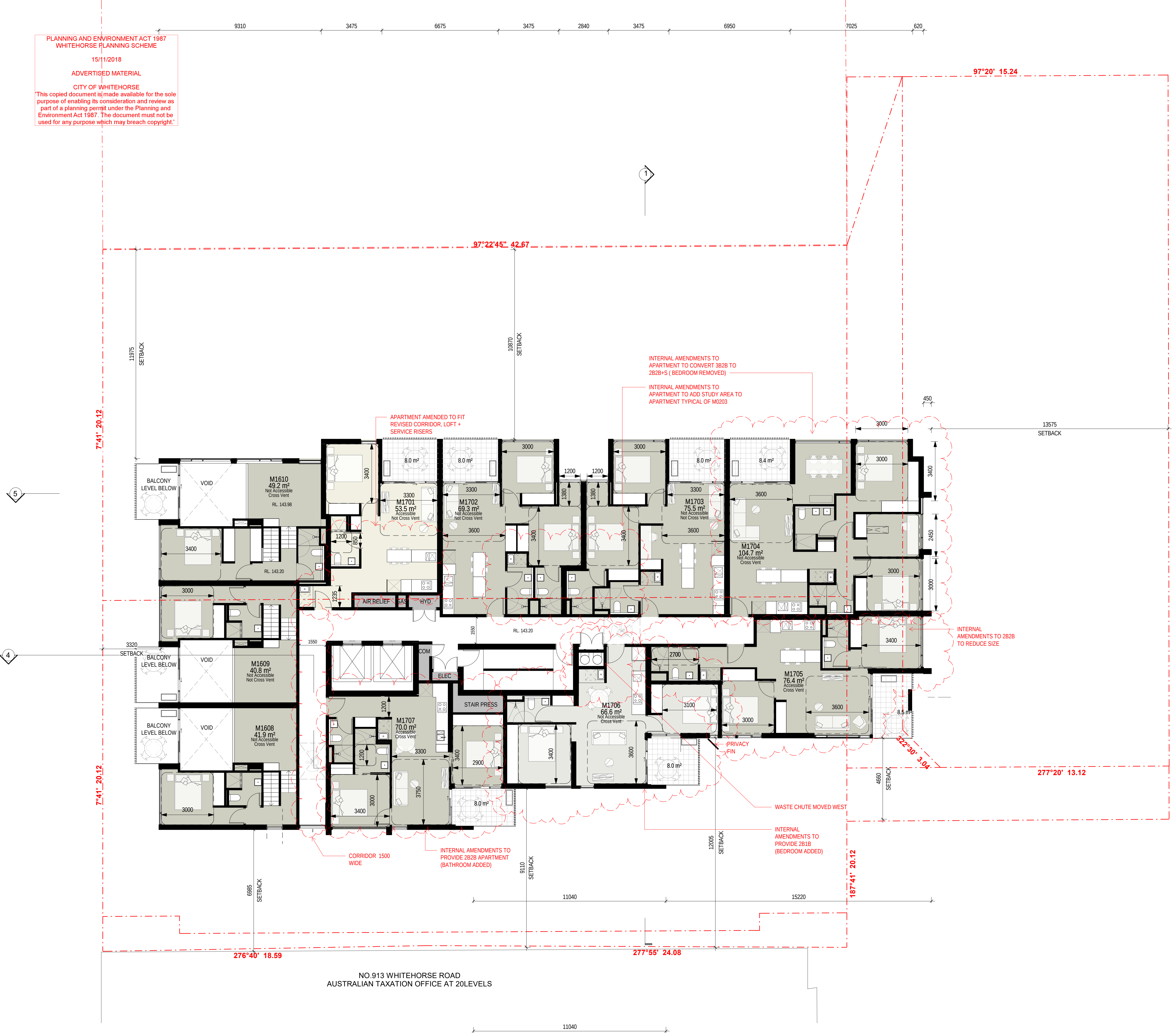


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20	RFI 1 - DRAFT 2	06.06.18
19	RFI 1 - DRAFT	10.05.18
8	TOWN PLANNING ISSUE	22.01.18
18	WIP FRP PPHA RECORDS	15.12.17
A	FOR CONSULTANT TP REPORTS	22.11.17
17	TO CERT FOR BCA REVIEW	21.11.17
16	WIP TO CLIENT AND ESD	16.11.17
15	TO WIND CONSULT	10.11.17
14	ISSUE FOR CONCEPT AND REPORTS	20.10.17
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9	WIP CONSULTANT COORDINATION	07.09.17
8	WIP CONSULTANT COORDINATION	01.09.17
7	WIP L1 - L19 FOR CLIENT REVIEW	16.08.17
6	WIP FOR CLIENT REVIEW	02.08.17
5	TO MAB - RFP COMPARISON	28.07.17
4	TO MAB FOR COST Q	03.07.17
3	REDUCTIONS TYP L2/L17	30.06.17
2	WORK IN PROGRESS SET	29.06.17
1	WORK IN PROGRESS FOR INFORMATION ONLY	23.06.17

Rev	Description	Date
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BRUCE STREET
MAB
2-4 BRUCE STREE BOX HILL

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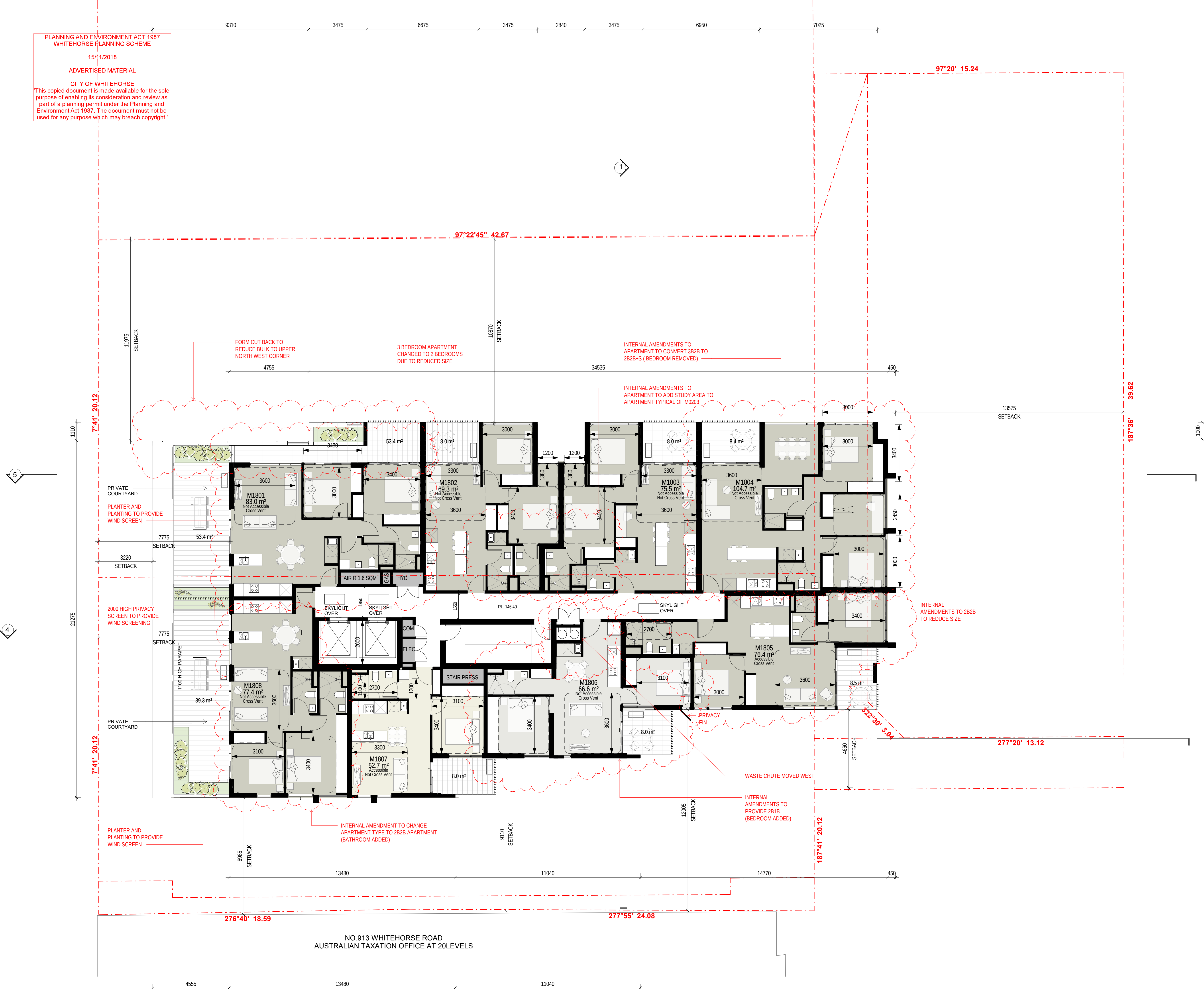
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2117

DWG NO
TP 01.21

REVISION
21



20	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
19	RFI 1 - DRAFT 2	06.06.18
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8	TOWN PLANNING ISSUE	22.01.18
17	WIP FRP PPHA RECORDS	15.12.17
A	FOR CONSULTANT TP REPORTS	22.11.17
16	TO CERT FOR BCA REVIEW	21.11.17
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14	LANDSCAPE UPDATE	15.11.17
13	TO WIND CONSULT	10.11.17
12	ISSUE FOR CONCEPT AND REPORTS	20.10.17
11	WIP FOR DISCUSSION	11.10.17
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6	WIP CONSULTANT COORDINATION	07.09.17
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4	WIP L1 - L19 FOR CLIENT REVIEW	16.08.17
3	WIP FOR CLIENT REVIEW	02.08.17
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1	WORK IN PROGRESS SET	29.06.17
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BRUCE STREET

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2-4 BRUCE STREET BOX HILL

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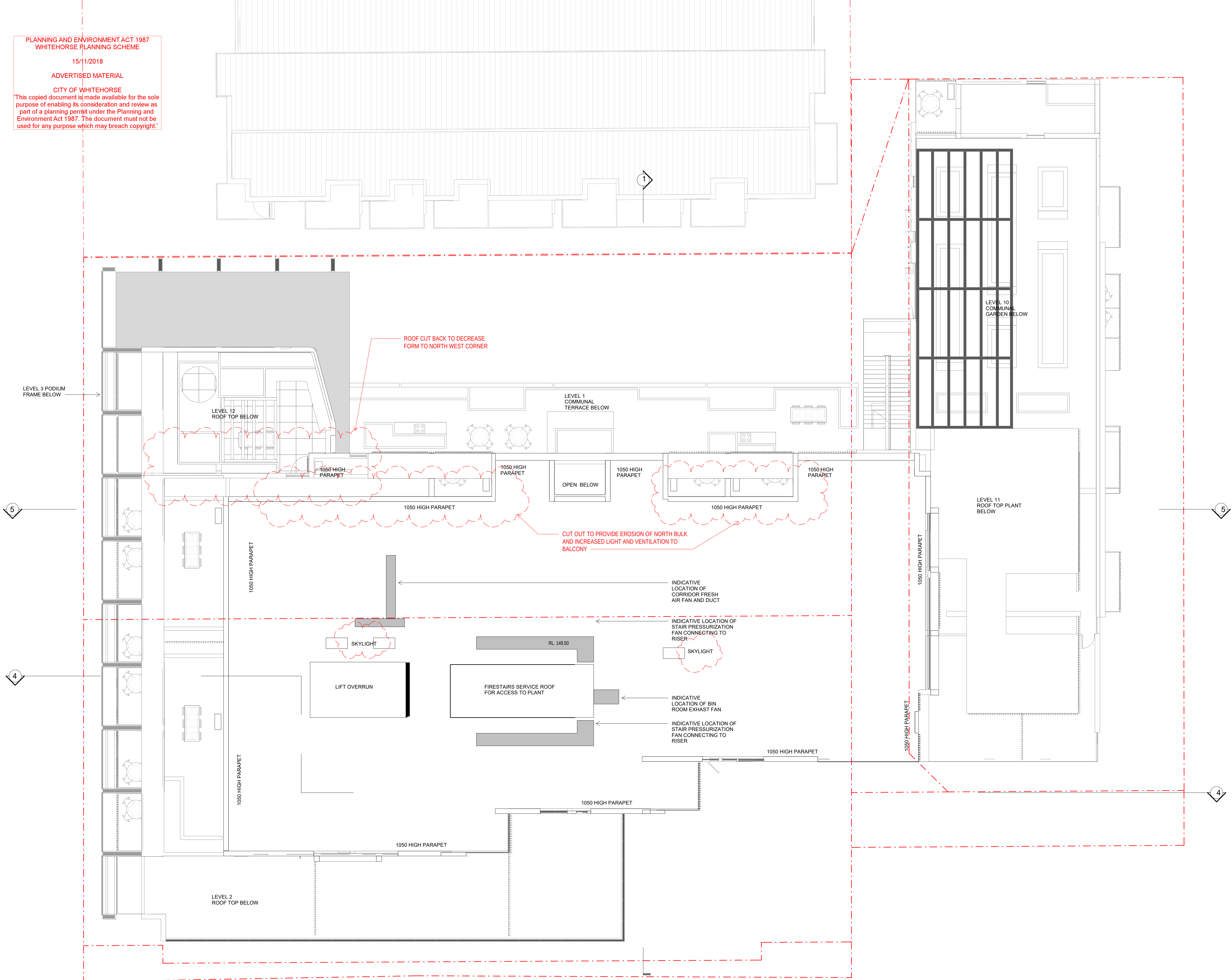
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PROJECT NUMBER
2117

DWG NO
TP 01.22

REVISION
20



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11	RF1 - DRAFT 2	06.06.18
10	RF1 - DRAFT	10.05.18
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9	WIP FRP PHA RECORDS	15.12.17
A	WIP CONSULT TPT REPORTS	22.11.17
8	TO CERT FOR BCA REVIEW	21.11.17
7	WIP TO CLIENT AND ESD	16.11.17
6	TO WIND CONSULT	10.11.17
5	WIP CONCEPT PLANS FOR COUNCIL	22.09.17
4	WIP CONSULT COORDINATION	07.09.17
3	WIP CONSULTANT COORDINATION	01.09.17
2	WIP L1 - L19 FOR CLIENT REVIEW	16.08.17
1	WIP FOR CLIENT REVIEW	02.08.17
Rev	Description	Date

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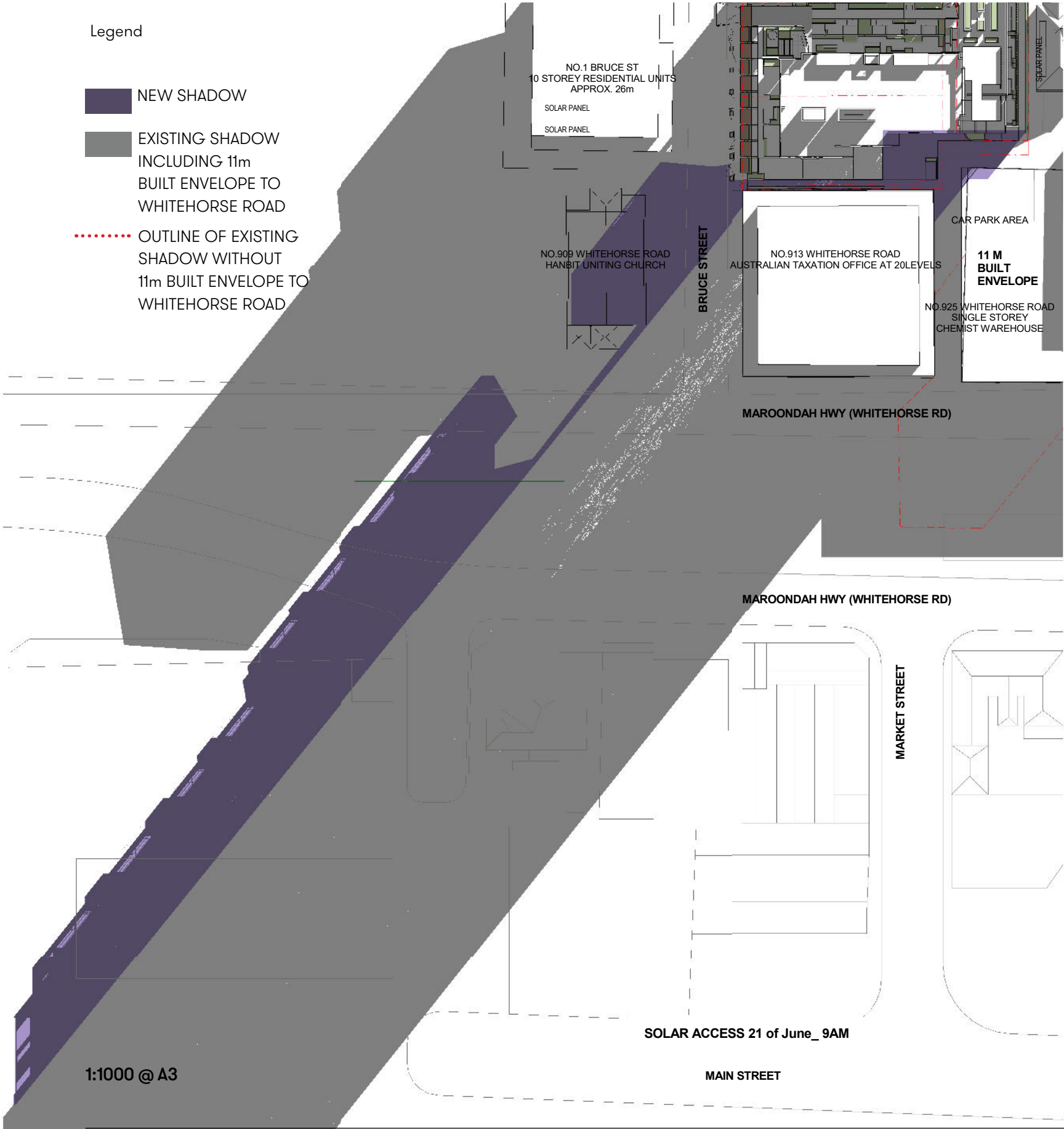
2117 TP 01.23 12

04 Technical Response

01 Shadow Analysis 21th of June

Legend

- NEW SHADOW
- EXISTING SHADOW INCLUDING 11m BUILT ENVELOPE TO WHITEHORSE ROAD
- OUTLINE OF EXISTING SHADOW WITHOUT 11m BUILT ENVELOPE TO WHITEHORSE ROAD

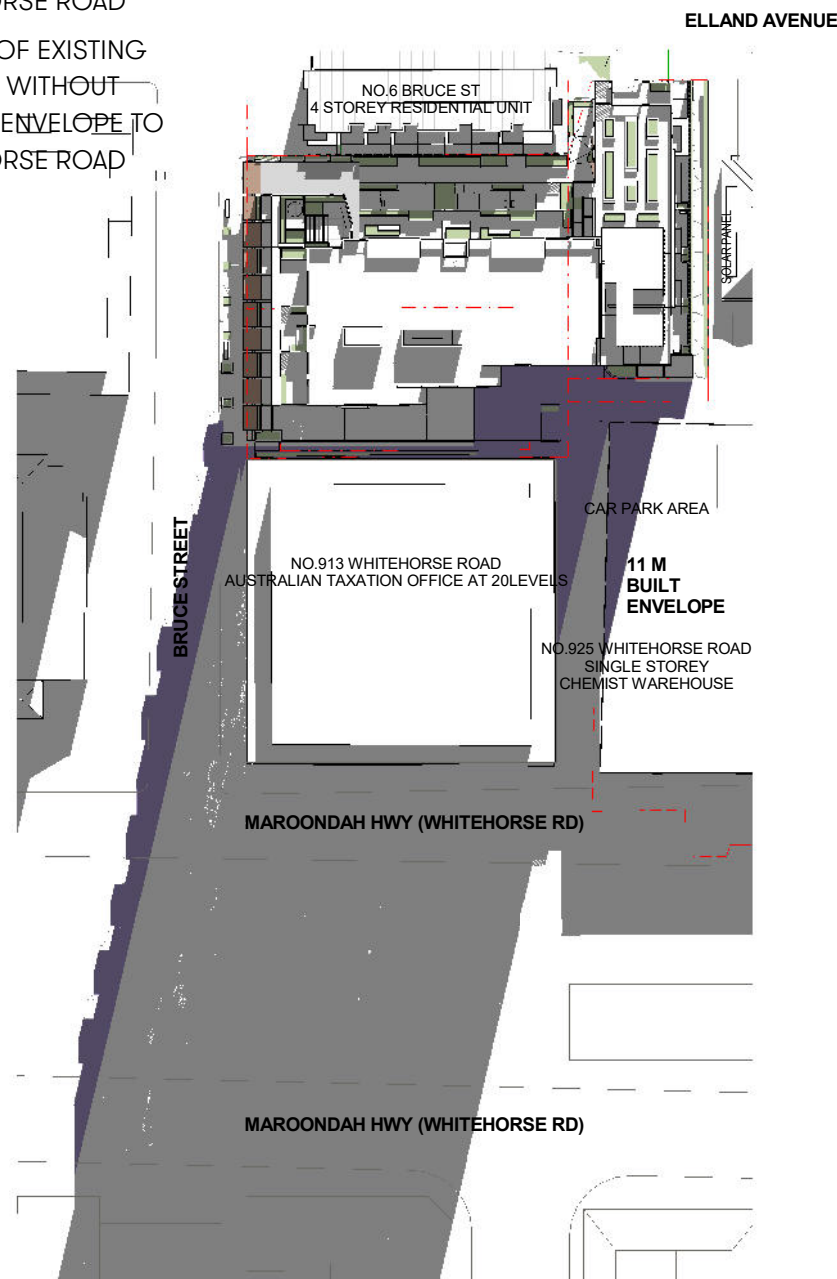


04 Technical Response

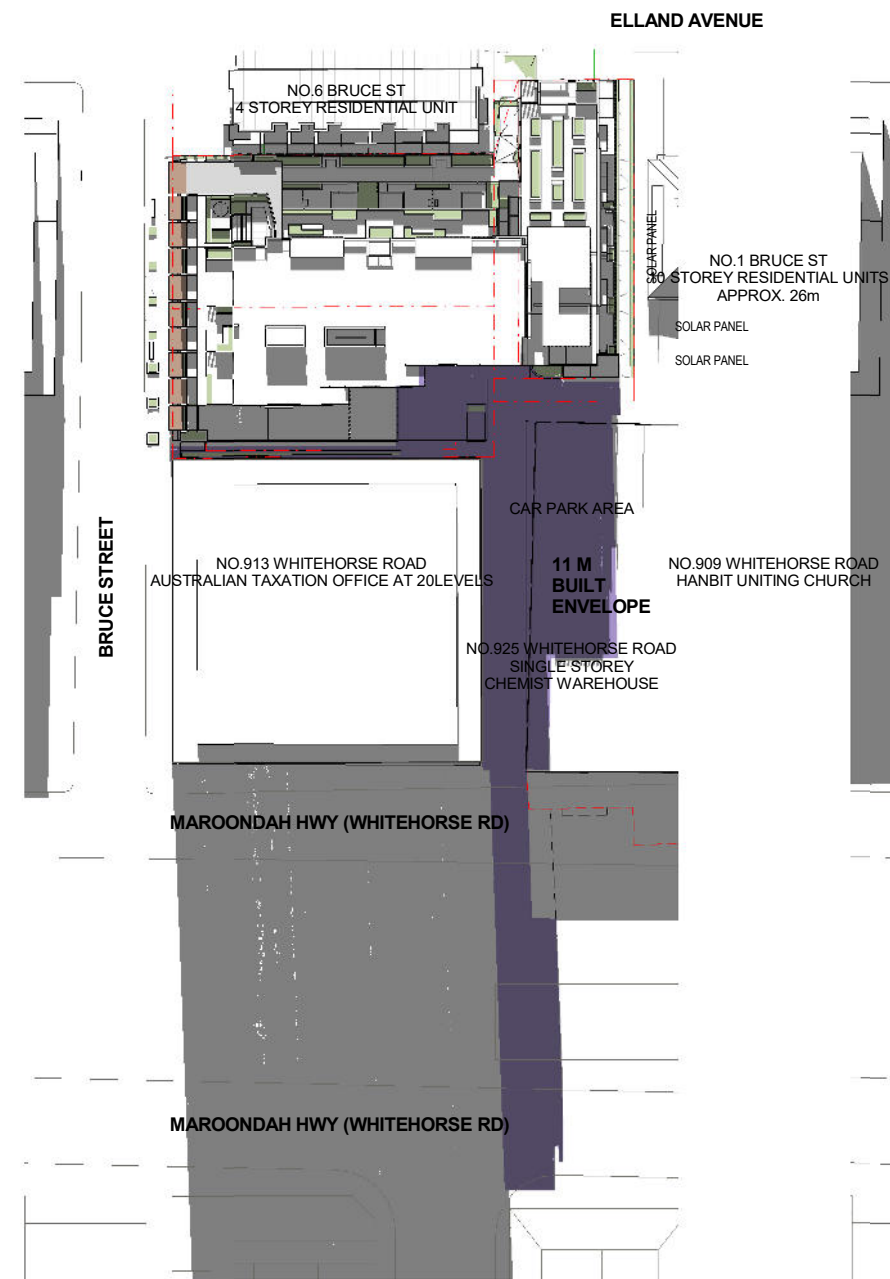
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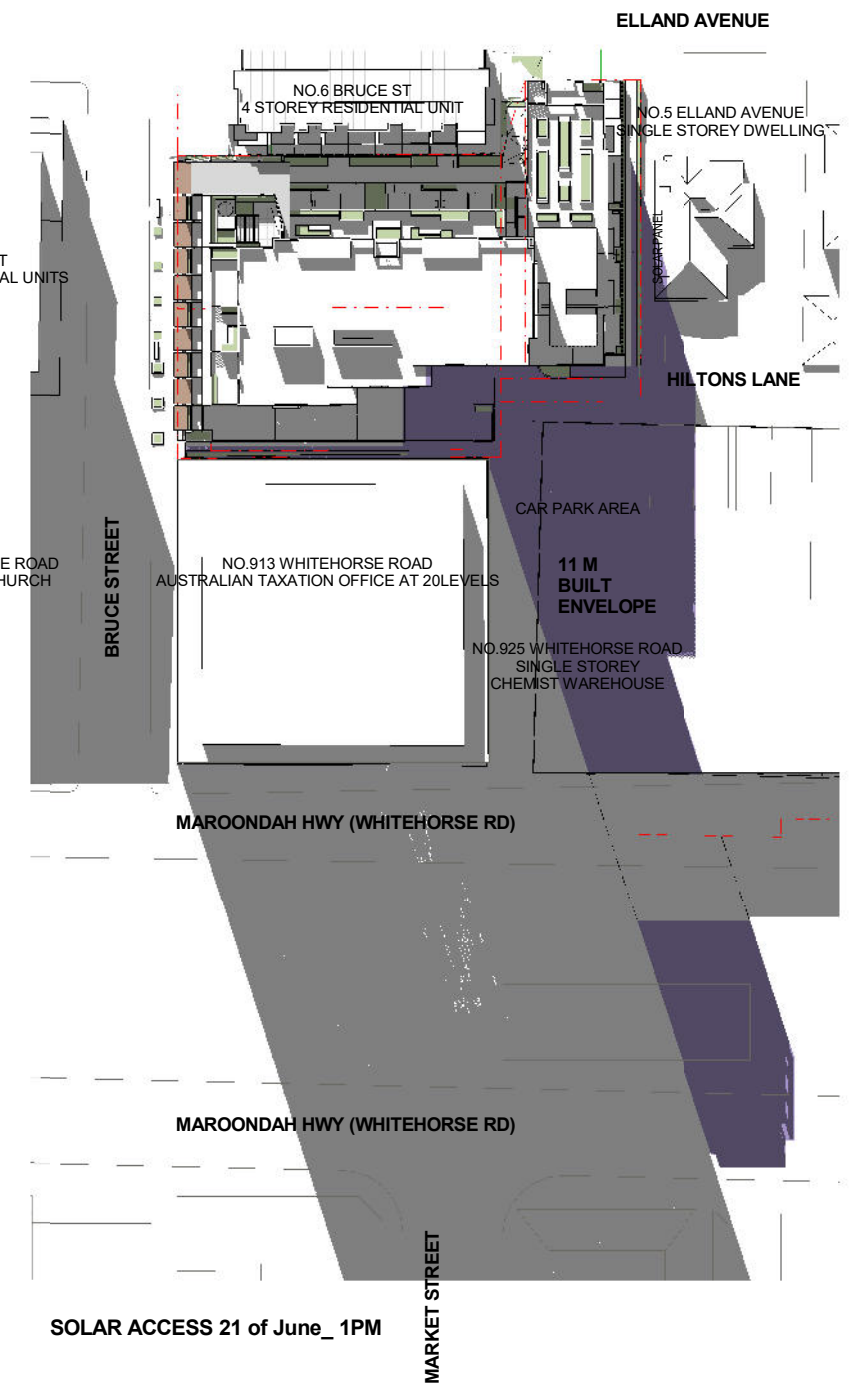
- NEW SHADOW
- EXISTING SHADOW INCLUDING 11m BUILT ENVELOPE TO WHITEHORSE ROAD
- OUTLINE OF EXISTING SHADOW WITHOUT 11m BUILT ENVELOPE TO WHITEHORSE ROAD



SOLAR ACCESS 21 of June_ 11AM



SOLAR ACCESS 21 of June_ 12PM



SOLAR ACCESS 21 of June_ 1PM

1:1000 @ A3

04 Technical Response

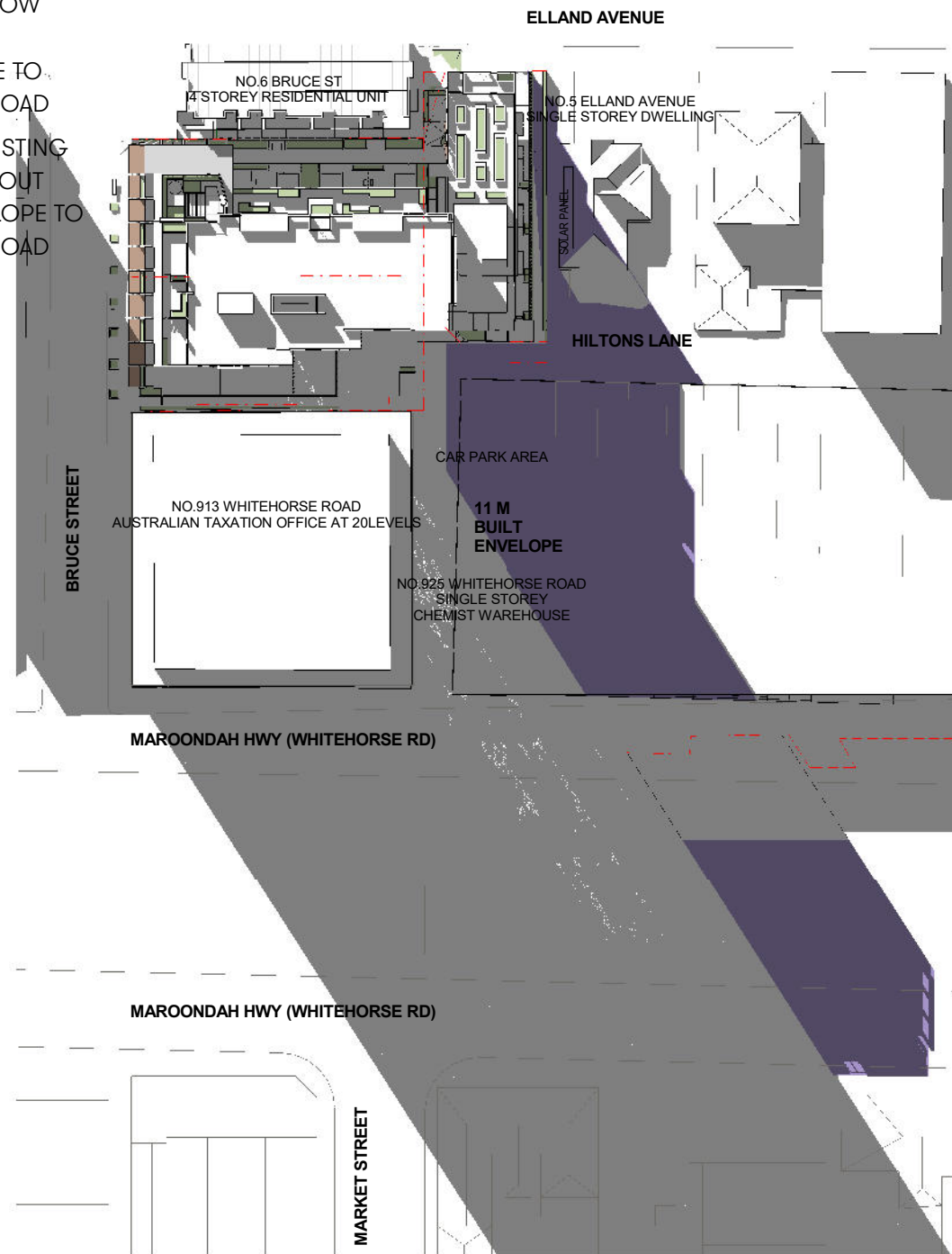
01 Shadow Analysis 21th of June

Legend

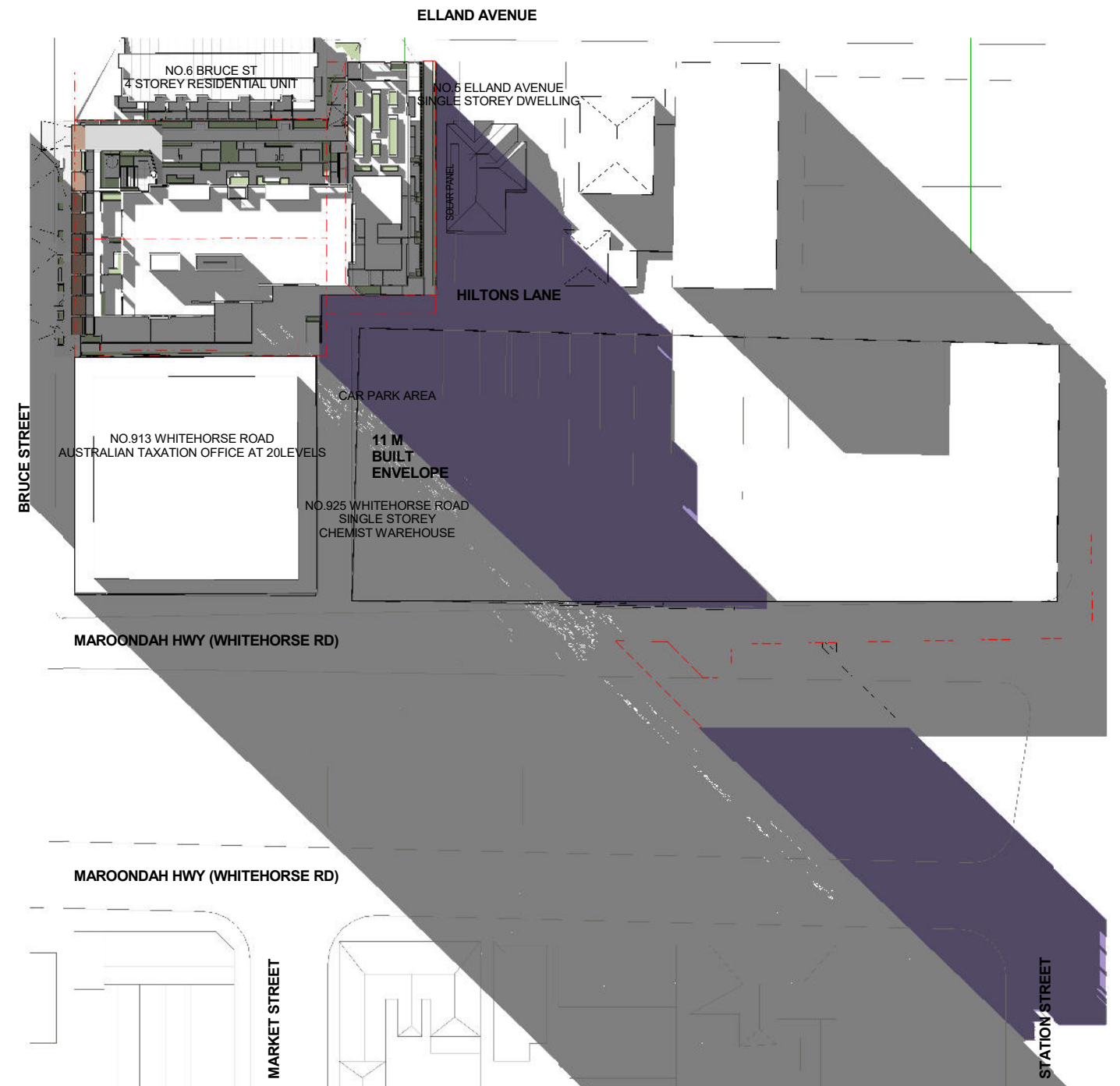
NEW SHADOW

EXISTING SHADOW
INCLUDING 11m
BUILT ENVELOPE TO
WHITEHORSE ROAD

.....
OUTLINE OF EXISTING
SHADOW WITHOUT
11m BUILT ENVELOPE TO
WHITEHORSE ROAD



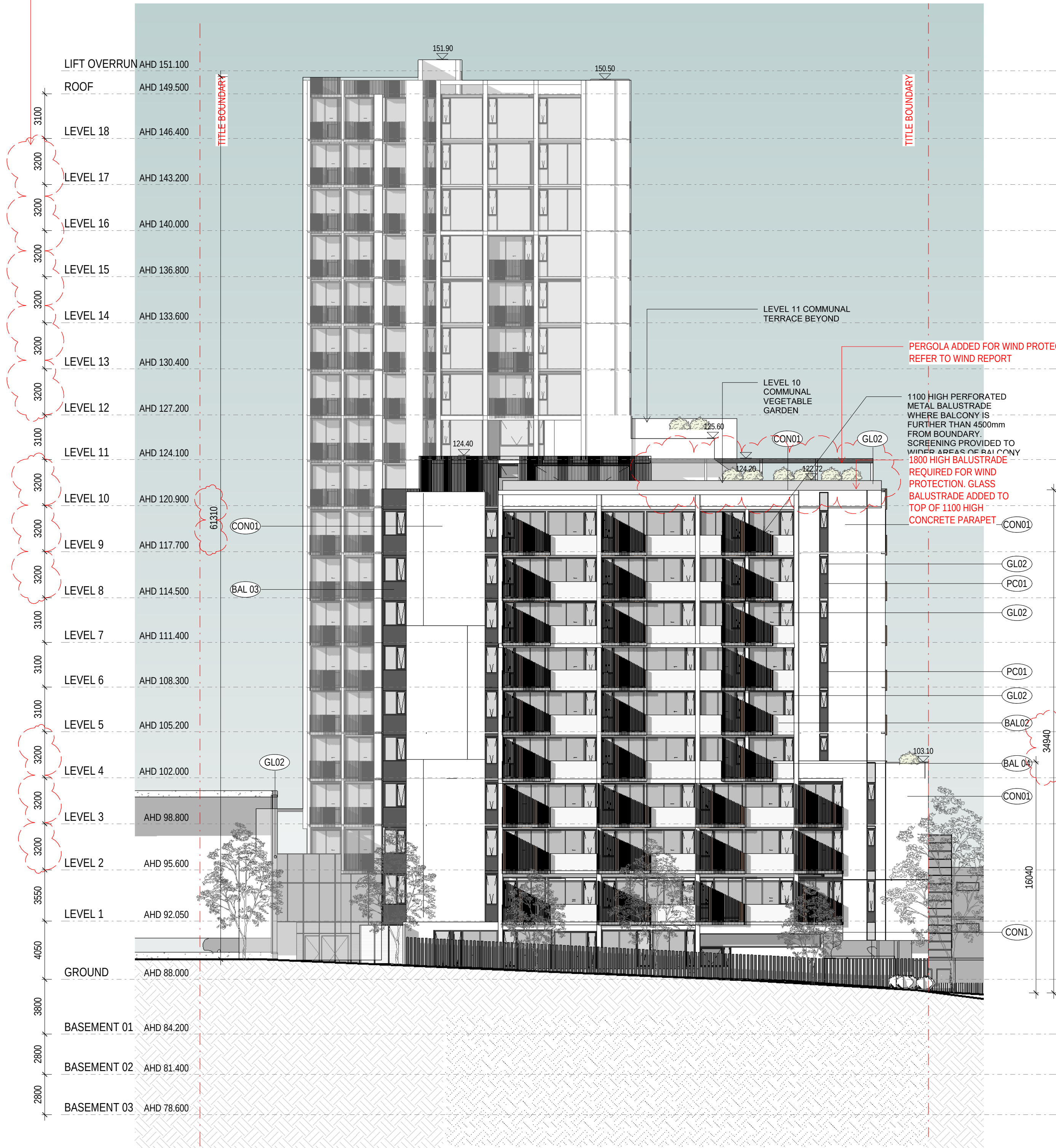
SOLAR ACCESS 21 of June_2PM



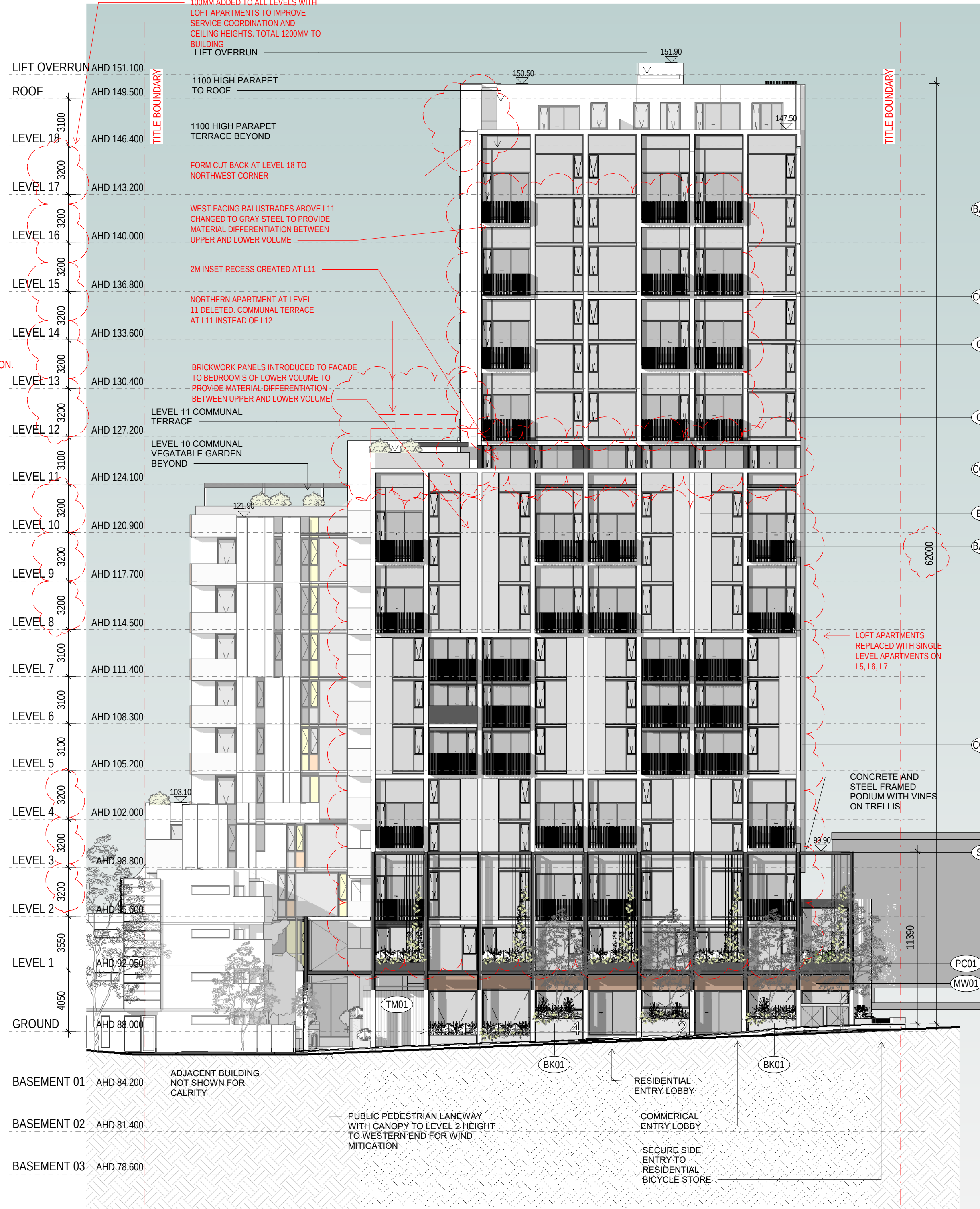
SOLAR ACCESS 21 of June_3PM

1:1000 @ A3

100MM ADDED TO ALL LEVELS WITH LOFT APARTMENTS TO IMPROVE SERVICE COORDINATION AND CEILING HEIGHTS. TOTAL 1200MM TO BUILDING



1 EAST ELEVATION
A02.02 1:200



2 WEST ELEVATION
A02.01 1:200

MATERIALS KEY	
CON 01	100 % BRIGHTON LIGHT PRECAST CONCRETE PANELS AND FRAME STRUCTURE
CON 02	STANDARD GREY CONCRETE NOT EXPOSED EXTERNALLY
BK01	FACE BRICK WALLS AND PLANTERS GRAPHITE
BK02	FACE GLAZED BLUE BRICK TO ELLAND AVE MAILROOM EXTERIOR ONLY
TM01	PAINTED TIMBER CLADDING BOARDS MOSS GREEN
PC01	POWERCOAT TO METAL WORK BLACK FINISH. WINDOW FRAMES, SPANDREL PANELS TRIMS AND CAPPINGS
ST01	BLACK PAINT TO STEEL FRAME MEMBERS
ST02	BLACK PAINT TO STEEL PLATE PLANTER BOXES
PT01	MATT BLACK PAINT TO CONCRETE SOFFITS
PT02	MATT MOSS GREEN PAINT TO CONCRETE SOFFITS OF EXPOSED FIRE STAIR
GL01	CLEAR GLAZING TO GROUND FLOOR CAFE AND OFFICE TENANCY
GL02	GREY TINTED TO GLAZING TO RESIDENTIAL DWELLINGS
GL03	TRANSLUCENT/ OBSCURE GLASS (SCREENING) TO EXTERIOR TO MATCH GL02
GL04	COLOUR BACKED GLASS - ORANGE
GL03	COLOUR BACKED GLASS - YELLOW
BAL 01	BALUSTRADE PC01 VERTICAL METAL ANGLE
BAL 02	BALUSTRADE BRONZE PERFORATED SHEET METAL
BAL 03	BALUSTRADE PC01 SOLID METAL SHEET PANEL WITH FRAME BEHIND
BAL 04	BALUSTRADE BRONZE VERTICAL METAL ANGLE
BAL 05	BALUSTRADE GREY STEEL VERTICAL METAL ANGLE
MW 01	METALIC BRONZE AWNINGS
SS 01	STAINLESS STEEL TRELLIS
MC01	METAL CLADDING MINI ZINCALUME ORB CLADDING PANELS IN PC01 FRAME

9	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
8	RFI 1 - DRAFT 2	06.06.18
7	RFI 1 - DRAFT	10.05.18
6	TOWN PLANNING ISSUE	22.01.18
5	WIP FRP PPHA RECORDS	15.12.17
4	WIP ELEVATIONS	04.12.17
3	FOR CONSULTANT TP REPORTS	22.11.17
2	TO CERT FOR BCA REVIEW	21.11.17
1	WIP TO CLIENT AND ESD	16.11.17
Rev	TO WIND CONSULT	10.11.17
	WIP CONCEPT PLANS FOR COUNCIL	22.09.17
Rev	Description	Date

TOWN PLANNING

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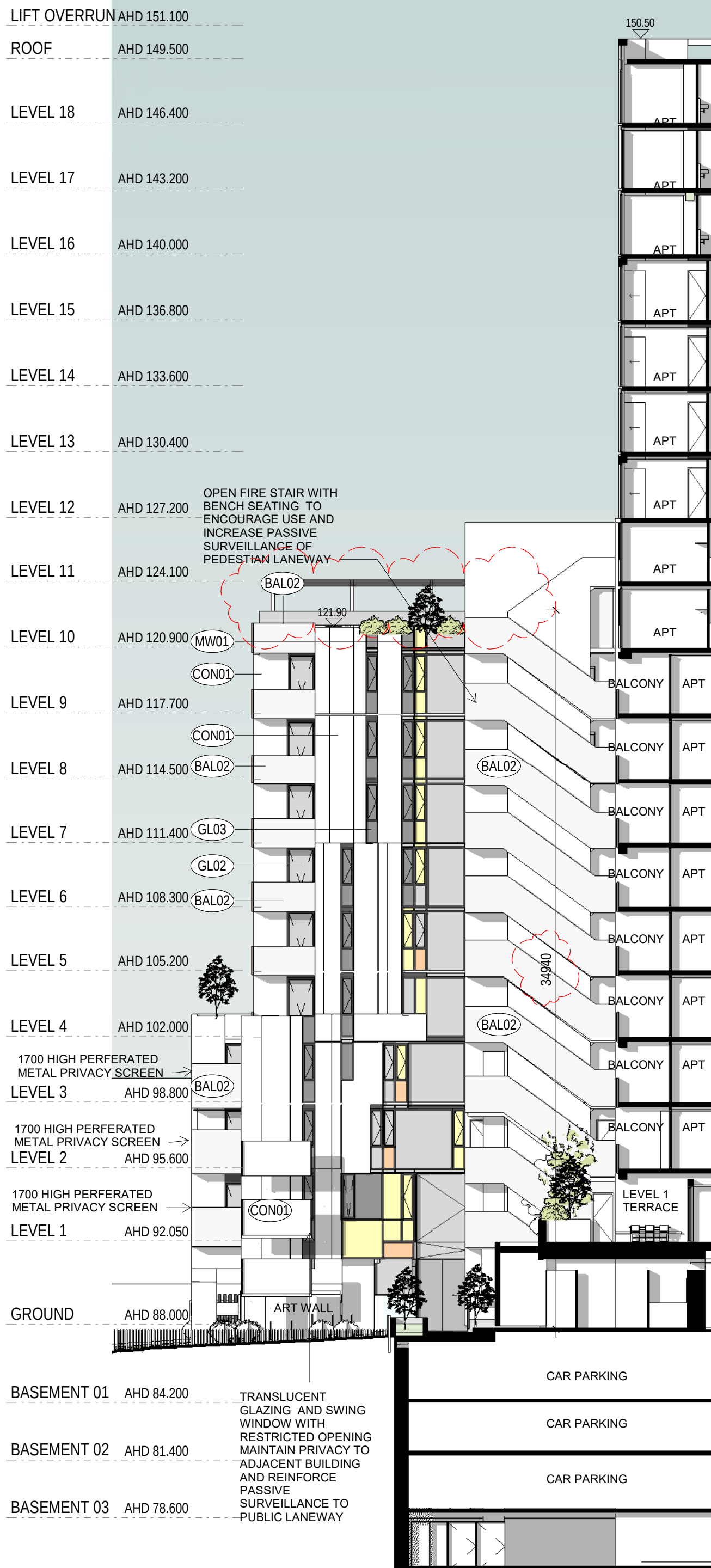
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BRUCE STREET
MAB
2-4 BRUCE STREE BOX HILL

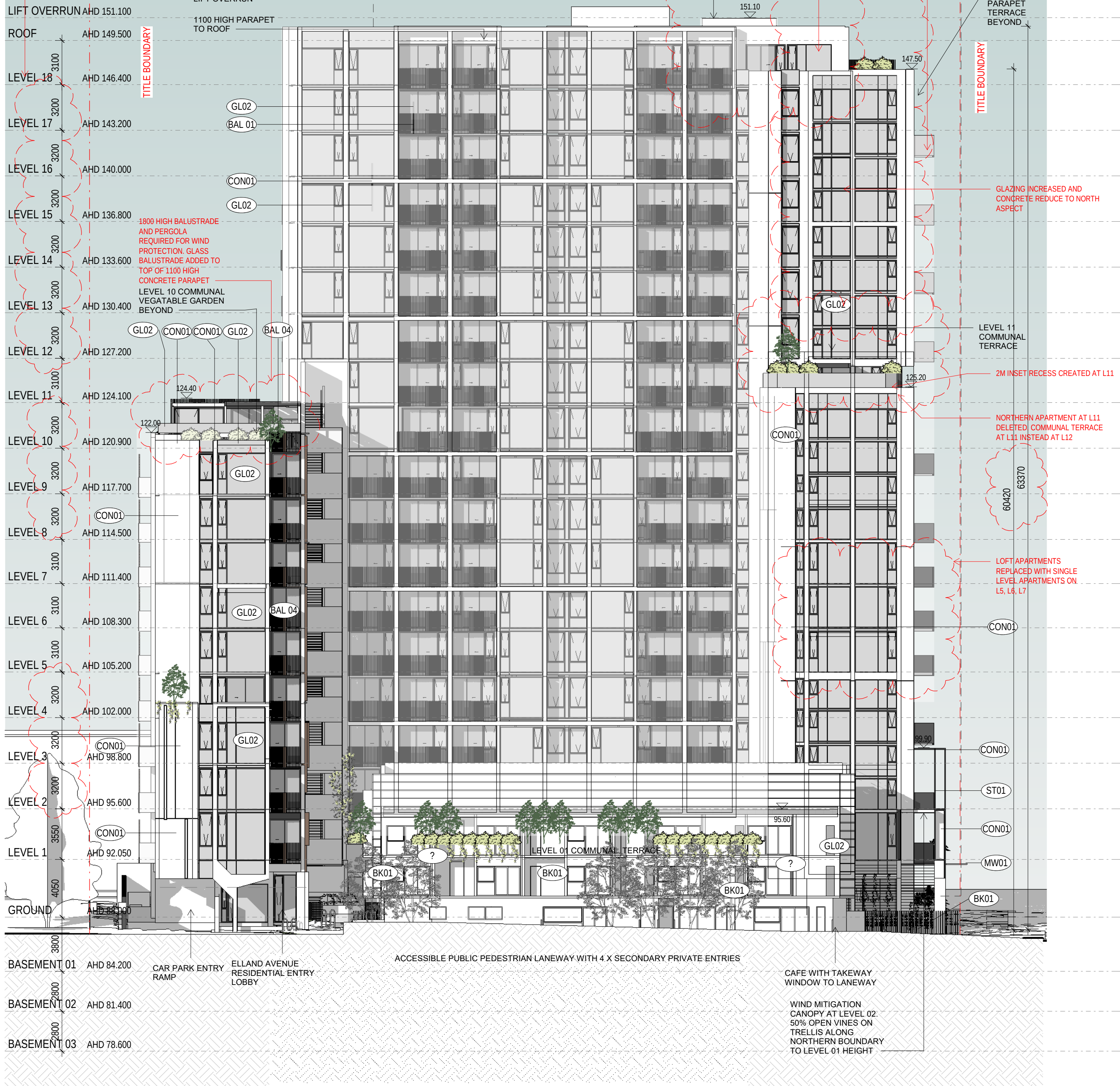
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EAST & WEST ELEVATION

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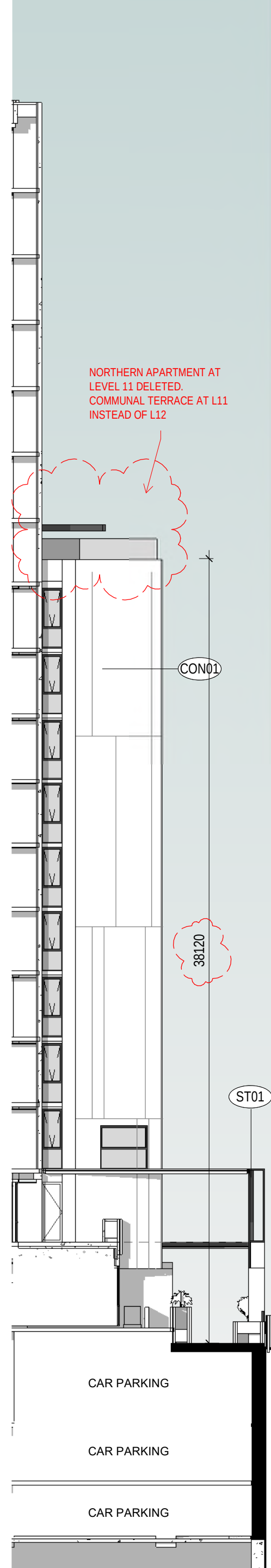
PROJECT NUMBER DWG NO REVISION
2117 TP 06.03 9



3 PARTIAL WEST ELEVATION
A02.01 1:200



1 NORTH ELEVATION
A02.01 1:200



2 PARTIAL EAST ELEVATION
A02.01 1:200

MATERIALS KEY	
CON 01	100 % BRIGHTON LIGHT PRECAST CONCRETE PANELS AND FRAME STRUCTURE
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GL04	COLOUR BACKED GLASS - ORANGE
GL03	COLOUR BACKED GLASS - YELLOW
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BAL 02	BALUSTRADE BRONZE PERFORATED SHEET METAL
BAL 03	BALUSTRADE PC01 SOLID METAL SHEET PANEL WITH FRAME BEHIND
BAL 04	BALUSTRADE BRONZE VERTICAL METAL ANGLE
BAL 05	BALUSTRADE GREY STEEL VERTICAL METAL ANGLE
MW 01	METALIC BRONZE AWNINGS
SS 01	STAINLESS STEEL TRELLIS
MC01	METAL CLADDING MINI ZINCALUME ORB CLADDING PANELS IN PC01 FRAME

8	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
7	RFI 1 - DRAFT 2	06.06.18
6	RFI 1 - DRAFT	10.05.18
5	TOWN PLANNING ISSUE	22.01.18
4	WIP FRP PPHA RECORDS	15.12.17
3	WIP ELEVATIONS	04.12.17
2	FOR CONSULTANT TP REPORTS	22.11.17
1	TO CERT FOR BCA REVIEW	21.11.17
Rev	WIP TO CLIENT AND ESD	16.11.17
	TO WIND CONSULT	10.11.17
	Description	Date

TOWN PLANNING



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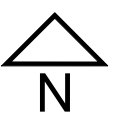
Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

BRUCE STREET

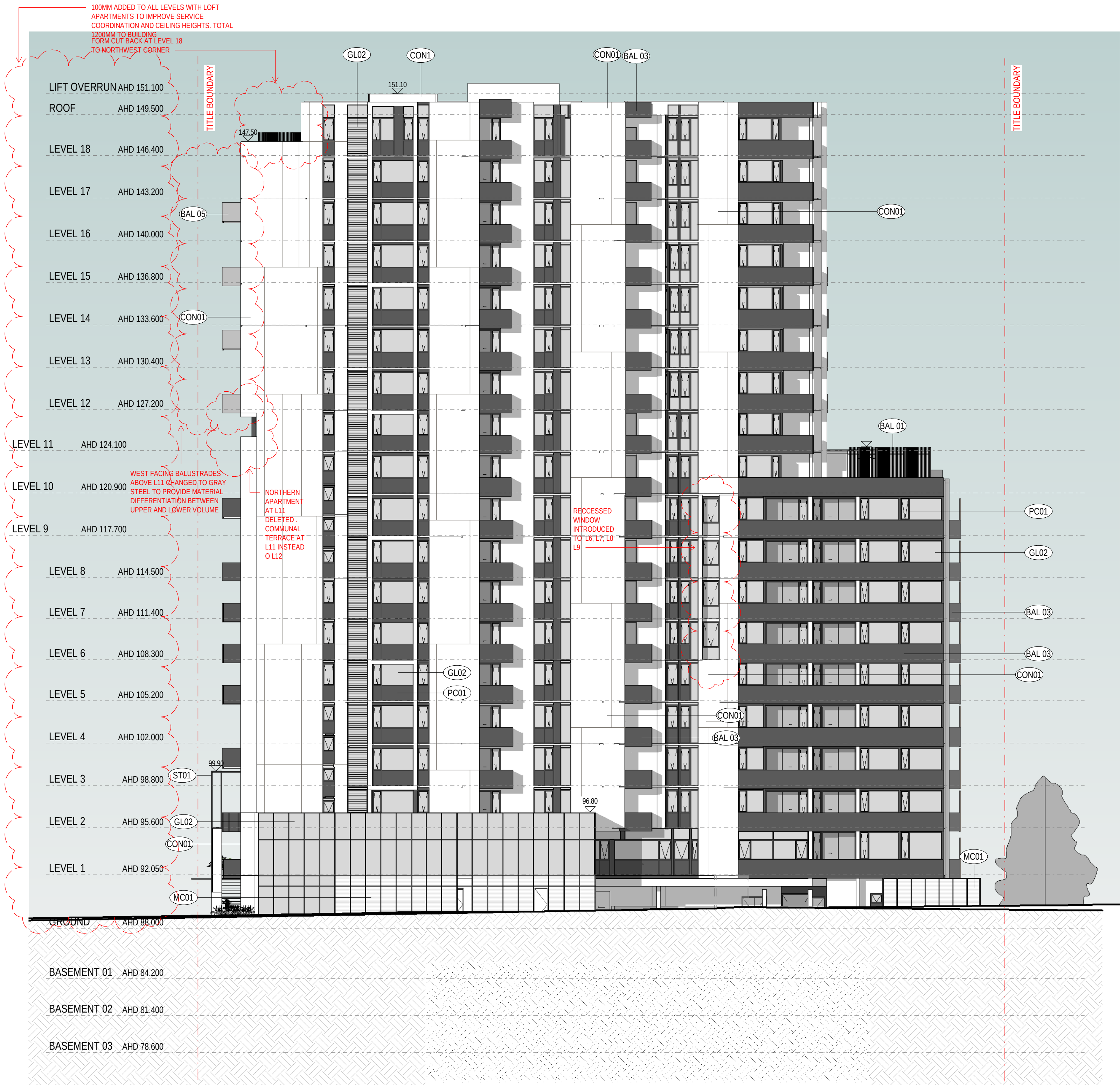
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2-4 BRUCE STREET BOX HILL

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2117 TP 06.04 8



1 SOUTH ELEVATION
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MATERIALS KEY		
CON 01	100 % BRIGHTON LIGHT PRECAST CONCRETE PANELS AND FRAME STRUCTURE	
CON 02	STANDARD GREY CONCRETE NOT EXPOSED EXTERNALLY	
BK01	FACE BRICK WALLS AND PLANTERS GRAPHITE	
BK02	FACE GLAZED BLUE BRICK TO ELLAND AVE MAILROOM EXTERIOR ONLY	
TM01	PAINTED TIMBER CLADDING BOARDS MOSS GREEN	
PC01	POWERCOAT TO METAL WORK BLACK FINISH. WINDOW FRAMES, SPANDREL PANELS TRIMS AND CAPPINGS	
ST01	BLACK PAINT TO STEEL FRAME MEMBERS	
ST02	BLACK PAINT TO STEEL PLATE PLANTER BOXES	
PT01	MATT BLACK PAINT TO CONCRETE SOFFITS	
PT02	MATT MOSS GREEN PAINT TO CONCRETE SOFFITS OF EXPOSED FIRE STAIR	
GL01	CLEAR GLAZING TO GROUND FLOOR CAFE AND OFFICE TENANCY	
GL02	GREY TINTED TO GLAZING TO RESIDENTIAL DWELLINGS	
GL03	TRANSLUCENT/ OBSCURE GLASS (SCREENING) TO EXTERIOR TO MATCH GL02	
GL04	COLOUR BACKED GLASS - ORANGE	
GL03	COLOUR BACKED GLASS - YELLOW	
BAL 01	BALUSTRADE PC01 VERTICAL METAL ANGLE	
BAL 02	BALUSTRADE BRONZE PERFORATED SHEET METAL	
BAL 03	BALUSTRADE PC01 SOLID METAL SHEET PANEL WITH FRAME BEHIND	
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BAL 05	BALUSTRADE GREY STEEL VERTICAL METAL ANGLE	
MW 01	METALIC BRONZE AWNINGS	
SS 01	STAINLESS STEEL TRELLIS	
MC01	METAL CLADDING MINI ZINCALUME ORB CLADDING PANELS IN PC01 FRAME	

9	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
8	RFI 1 - DRAFT 2	06.06.18
7	RFI 1 - DRAFT	10.05.18
6	TOWN PLANNING ISSUE	22.01.18
5	WIP FRP PPHA RECORDS	15.12.17
4	WIP ELEVATIONS	04.12.17
3	FOR CONSULTANT TP REPORTS	22.11.17
2	TO CERT FOR BCA REVIEW	21.11.17
1	WIP TO CLIENT AND ESD	16.11.17
	TO WIND CONSULT	10.11.17
	WIP CONCEPT PLANS FOR COUNCIL	22.09.17
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BRUCE STREET

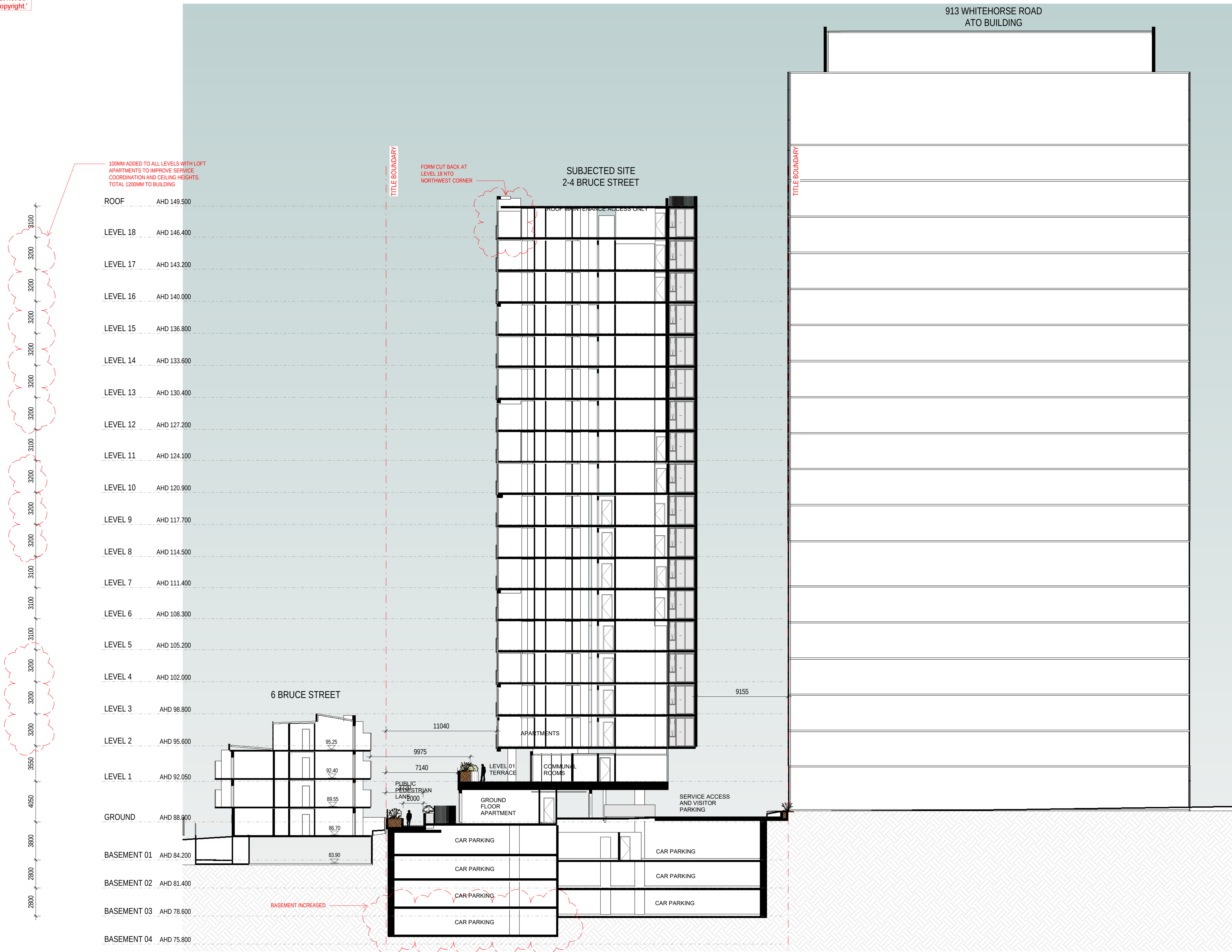
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SECTION 1

5	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
4	RFI 1 - DRAFT 2	06.06.18
3	RFI 1 - DRAFT	10.05.18
8	TOWN PLANNING ISSUE	22.01.18
2	WIP FRP PPHA RECORDS	15.12.17
A	FOR CONSULTANT TP REPORTS	22.11.17
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BRUCE STREET

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2-4 BRUCE STREE BOX HILL

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SECTIONS

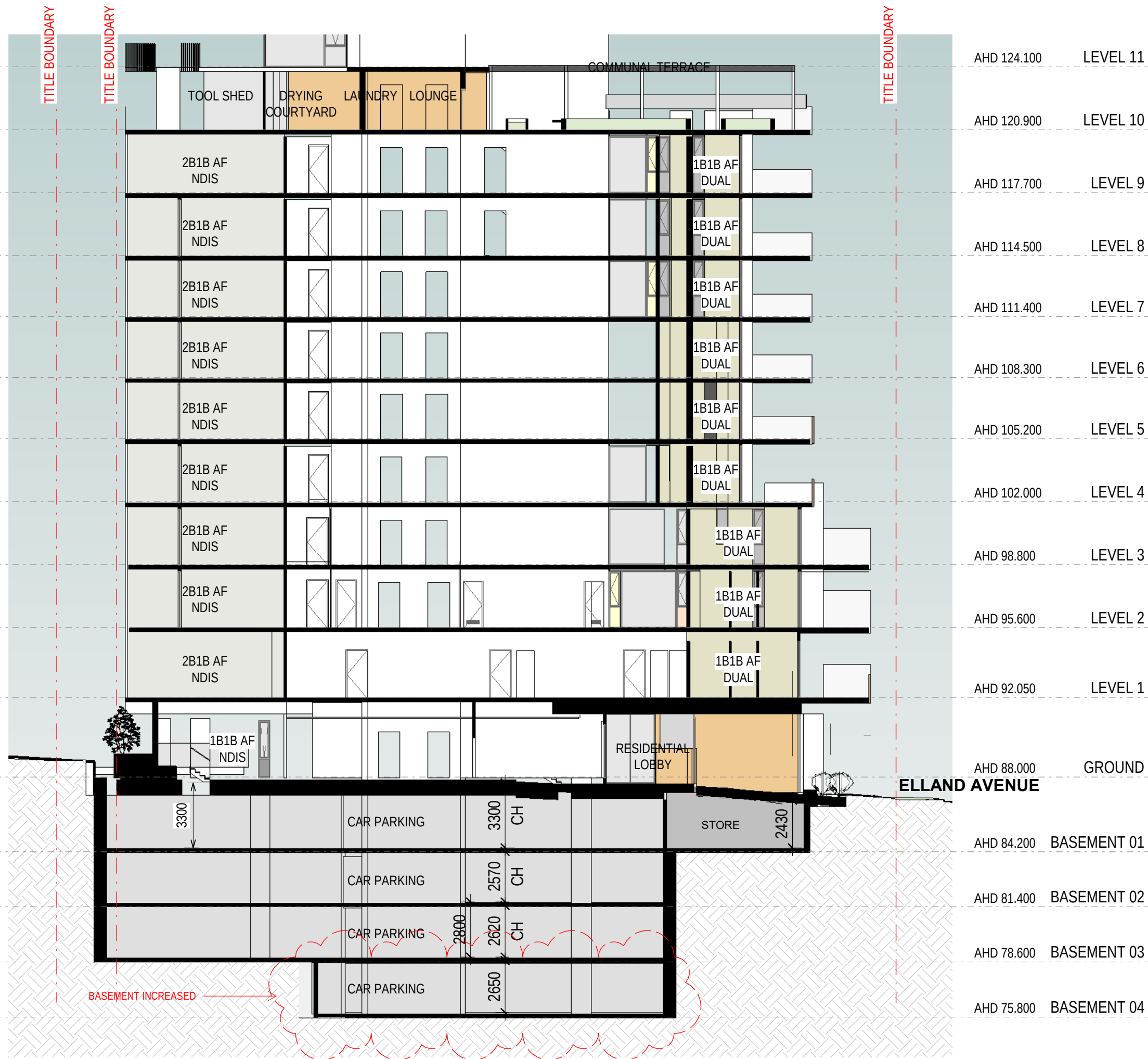
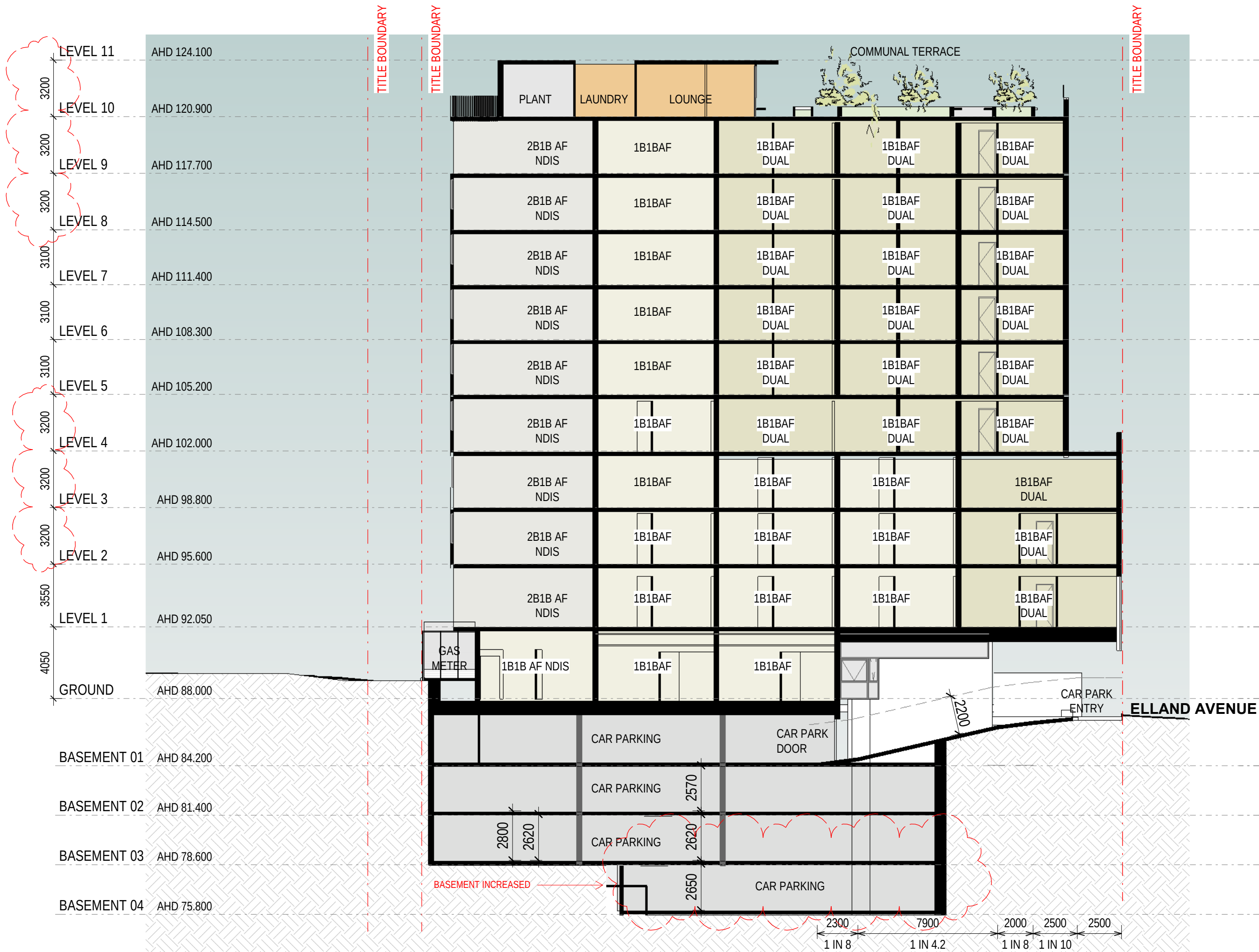
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5	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
4	RFI 1 - DRAFT 2	06.06.18
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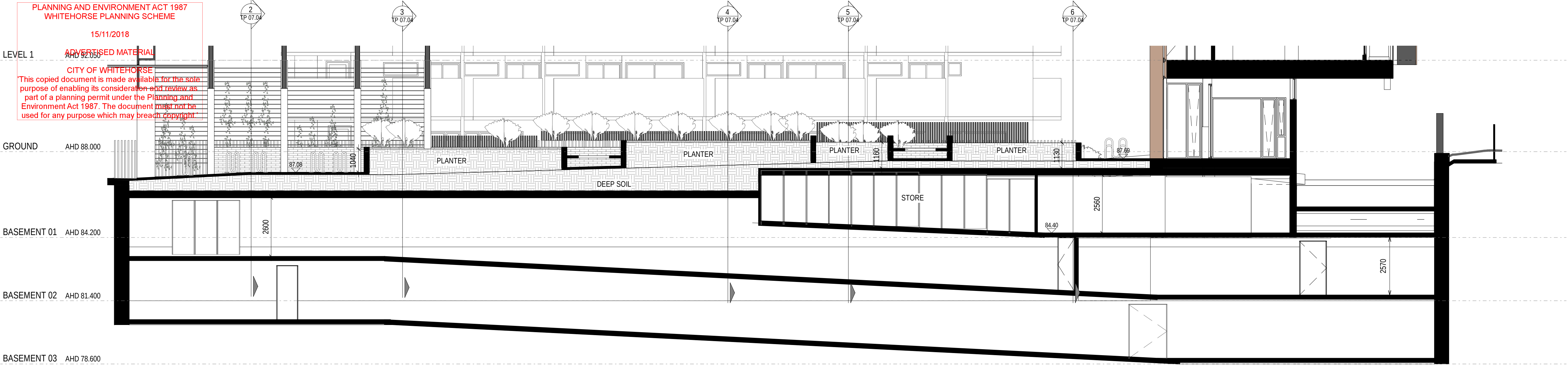
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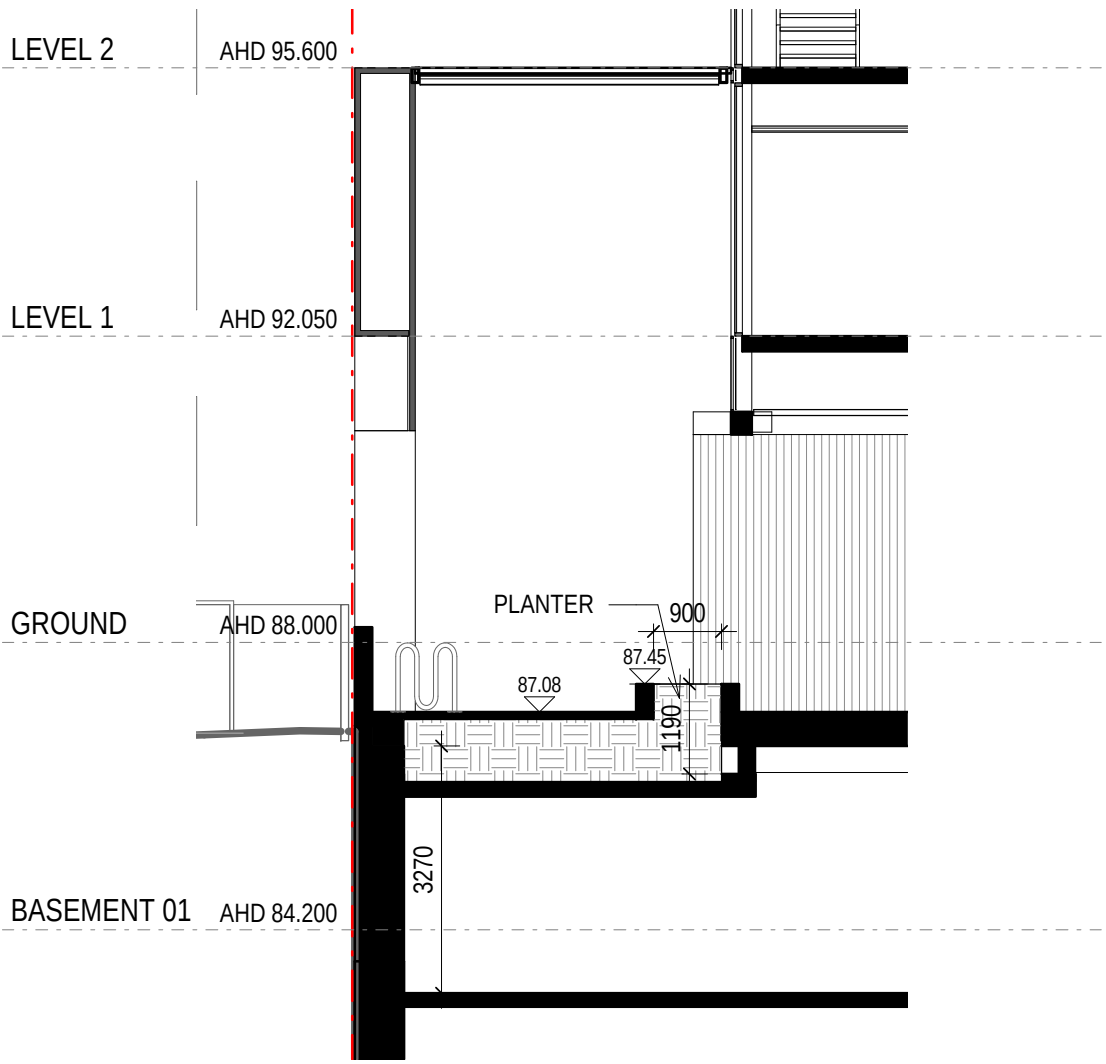
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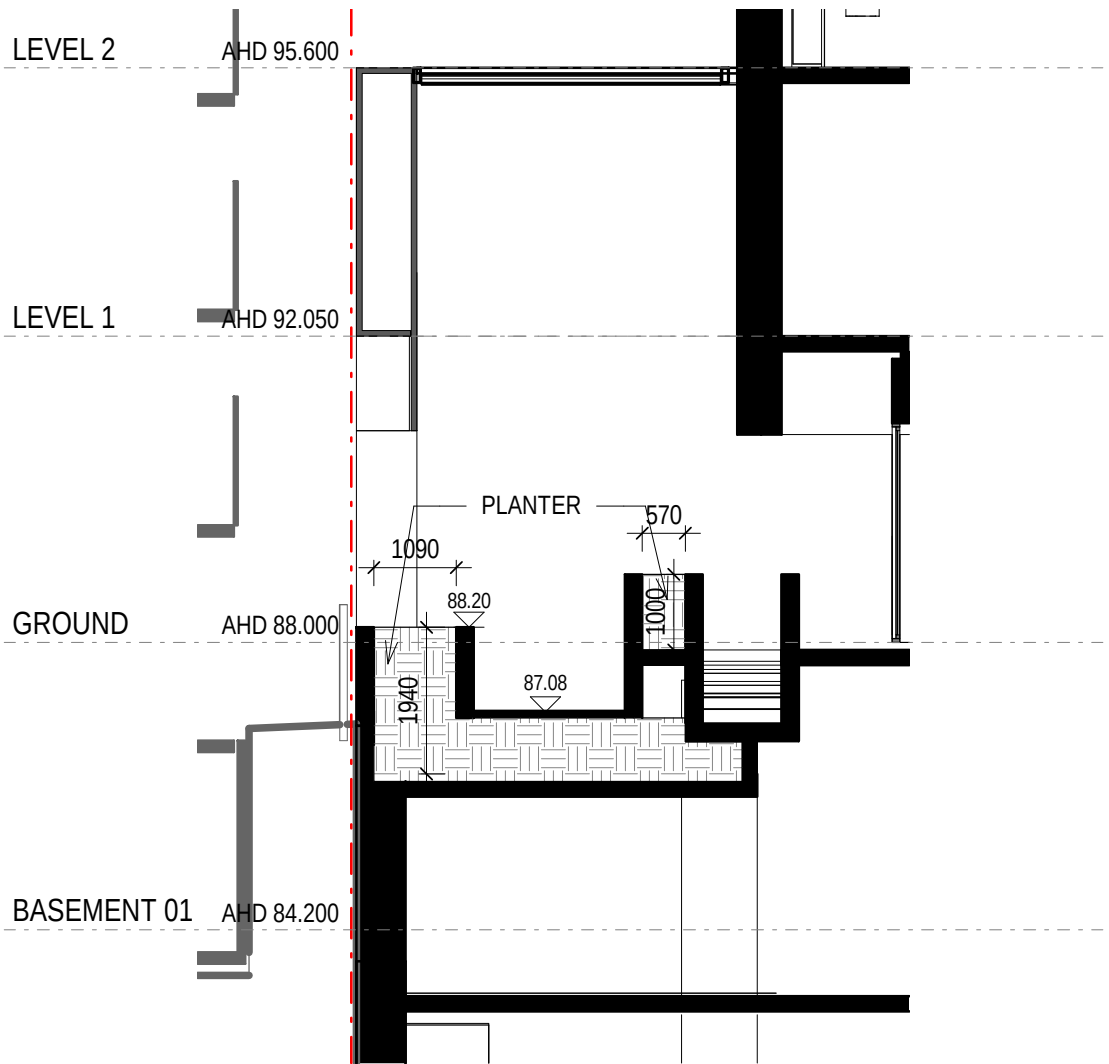
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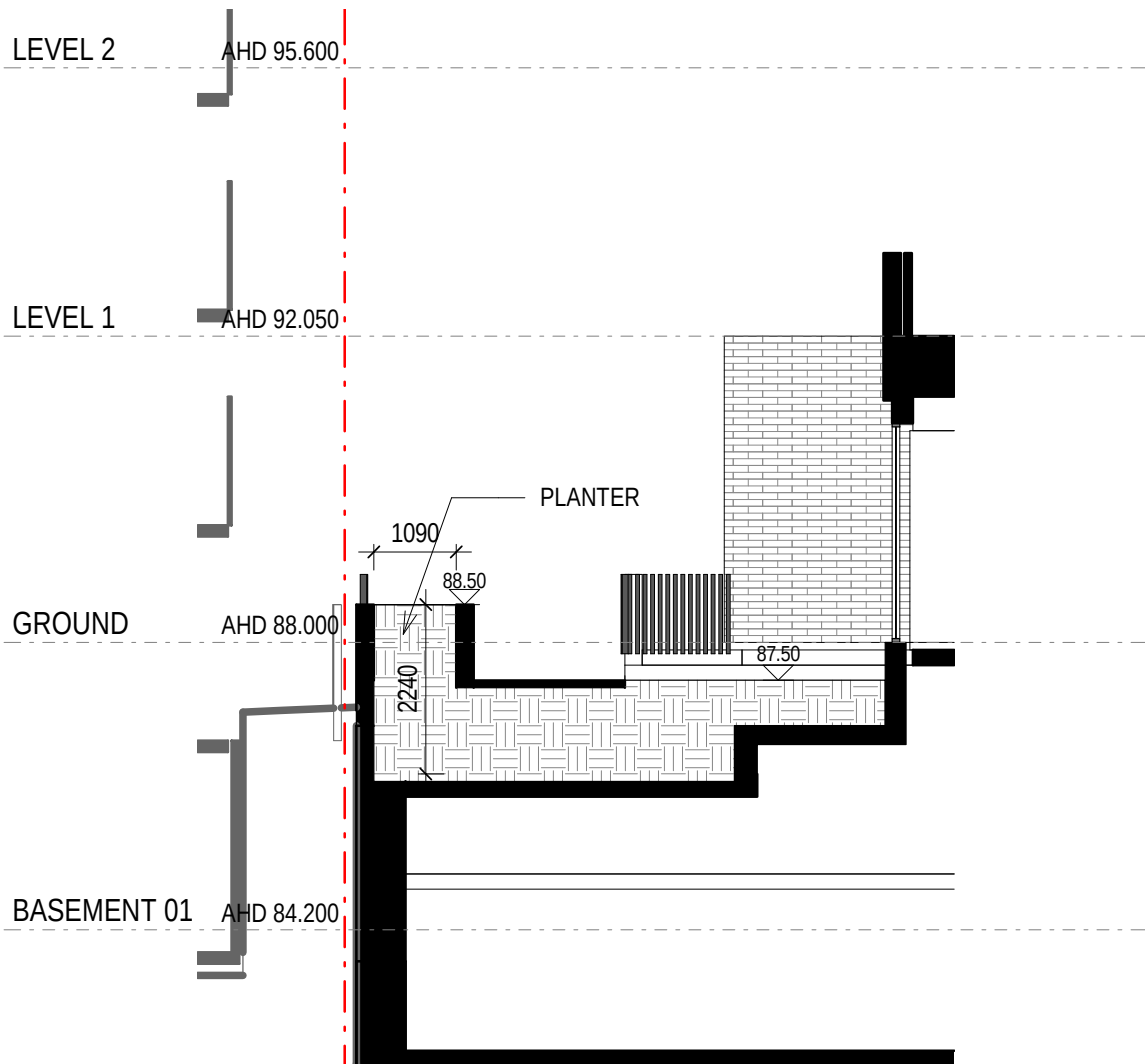
LANDSCAPE_LONGITUDINAL SECTION 1



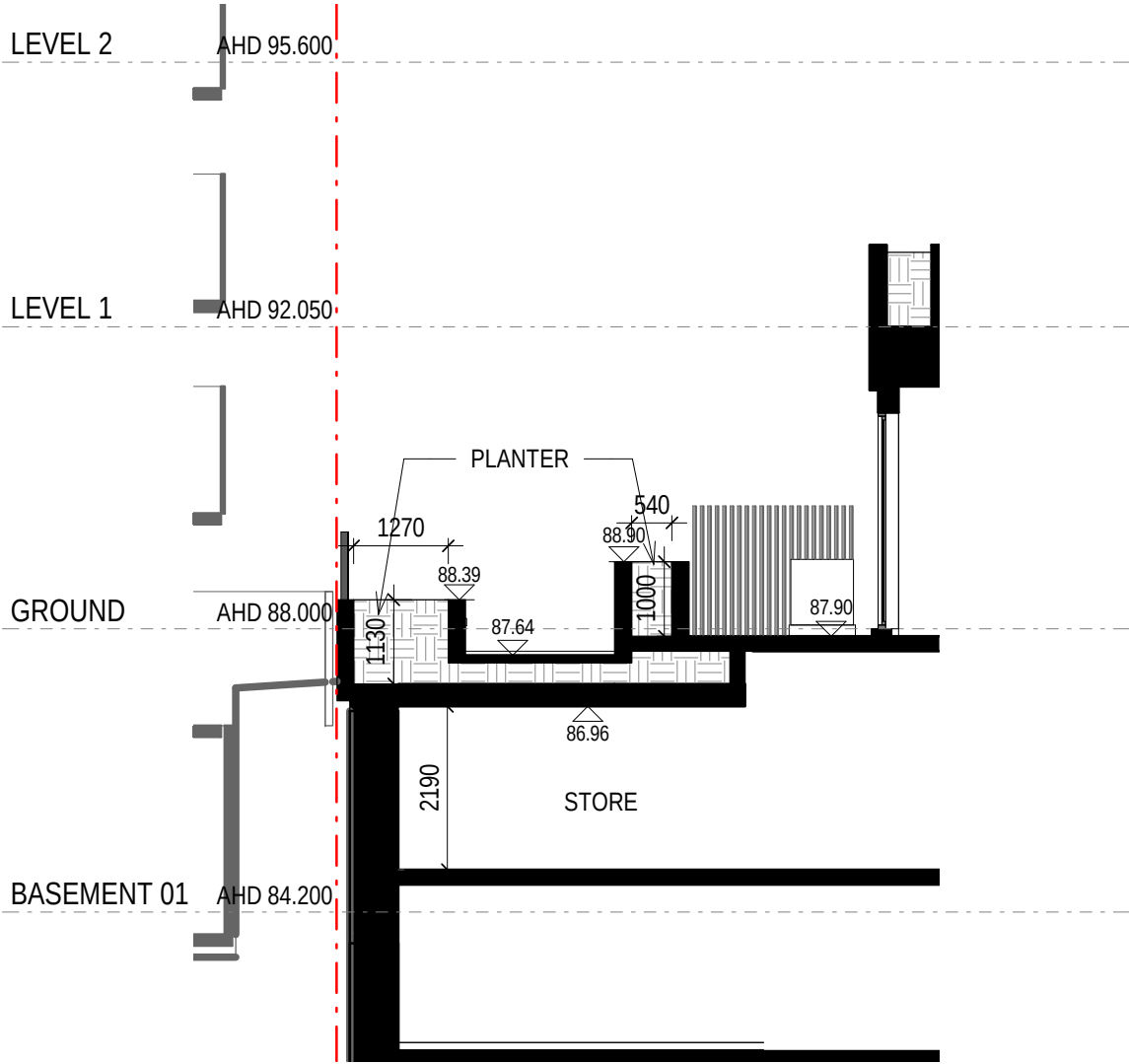
LANDSCAPE_CROSS SECTION 2



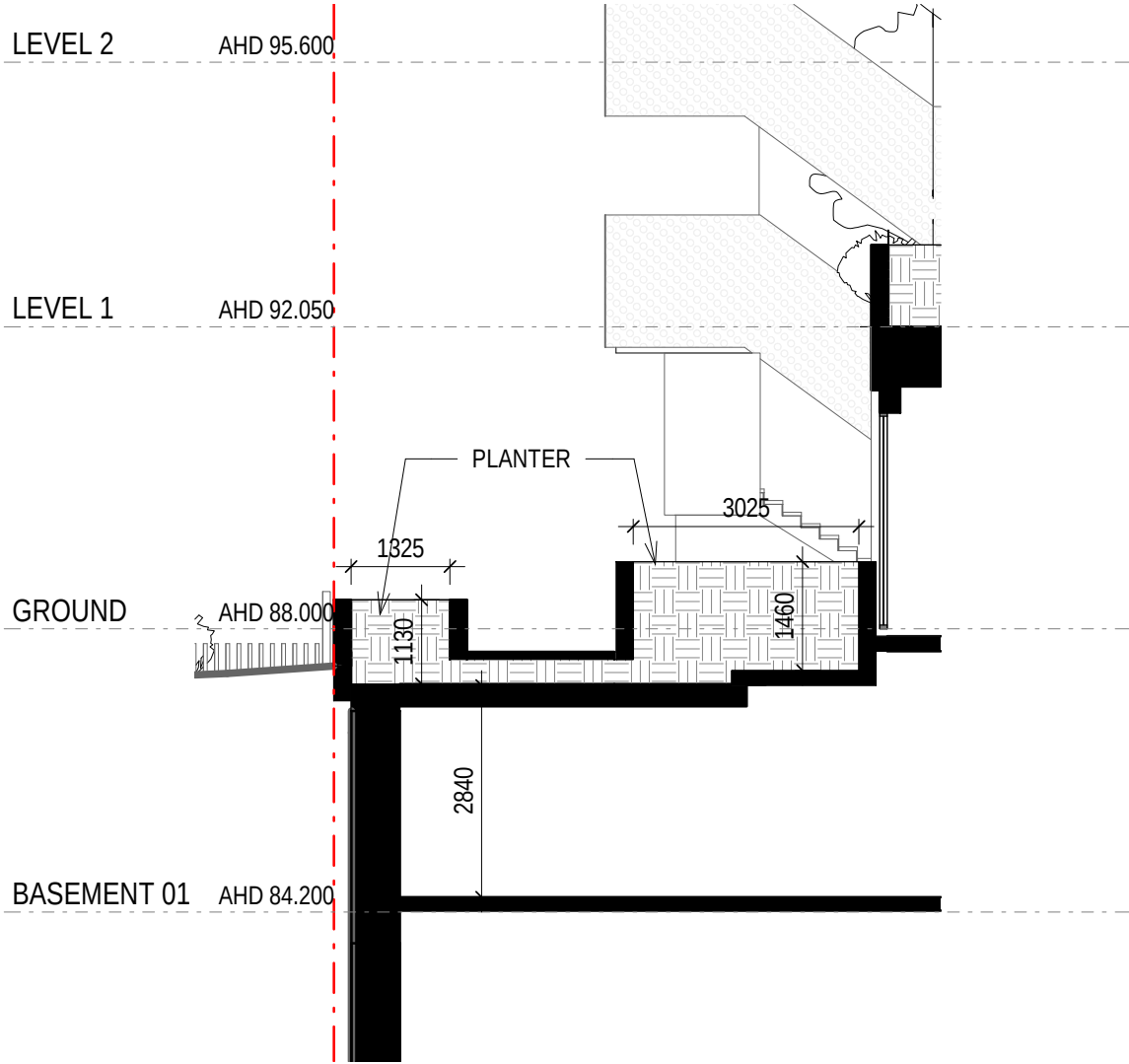
LANDSCAPE_CROSS SECTION 3.



LANDSCAPE_CROSS SECTION 4



LANDSCAPE_CROSS SECTION 5



LANDSCAPE_CROSS SECTION 6

1	RFI 1 - FOR CONSULTANT REPORTS	12.07.18
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PRELIMINARY ISSUE

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