

DKO Architecture
Places Designed for People

21-23 Irving Avenue
Box Hill
VIC 3128

DKO

Drawing Number	Description
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DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

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Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning

Project Name	21 - 23 Irving Avenue	Drawing Name	Contents
Project Number	11564	Drawing Number	TP001
Date	18/08/2017	Revision	B
Scale			

Planning Zone Summary

Planning Zone:	RESIDENTIAL GROWTH ZONE - SCHEDULE 3 (RGZ3)
	SCHEDULE TO THE RESIDENTIAL GROWTH ZONE - SCHEDULE 3
Planning Overlay:	PARKING OVERLAY (PO)
	PARKING OVERLAY - PRECINCT 1 SCHEDULE (PO1)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
CLZ - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	
		-- Urban Growth Boundary
+++++ Railway	+--+ Tram	— River, stream
		Lake, waterbody

Building Legend

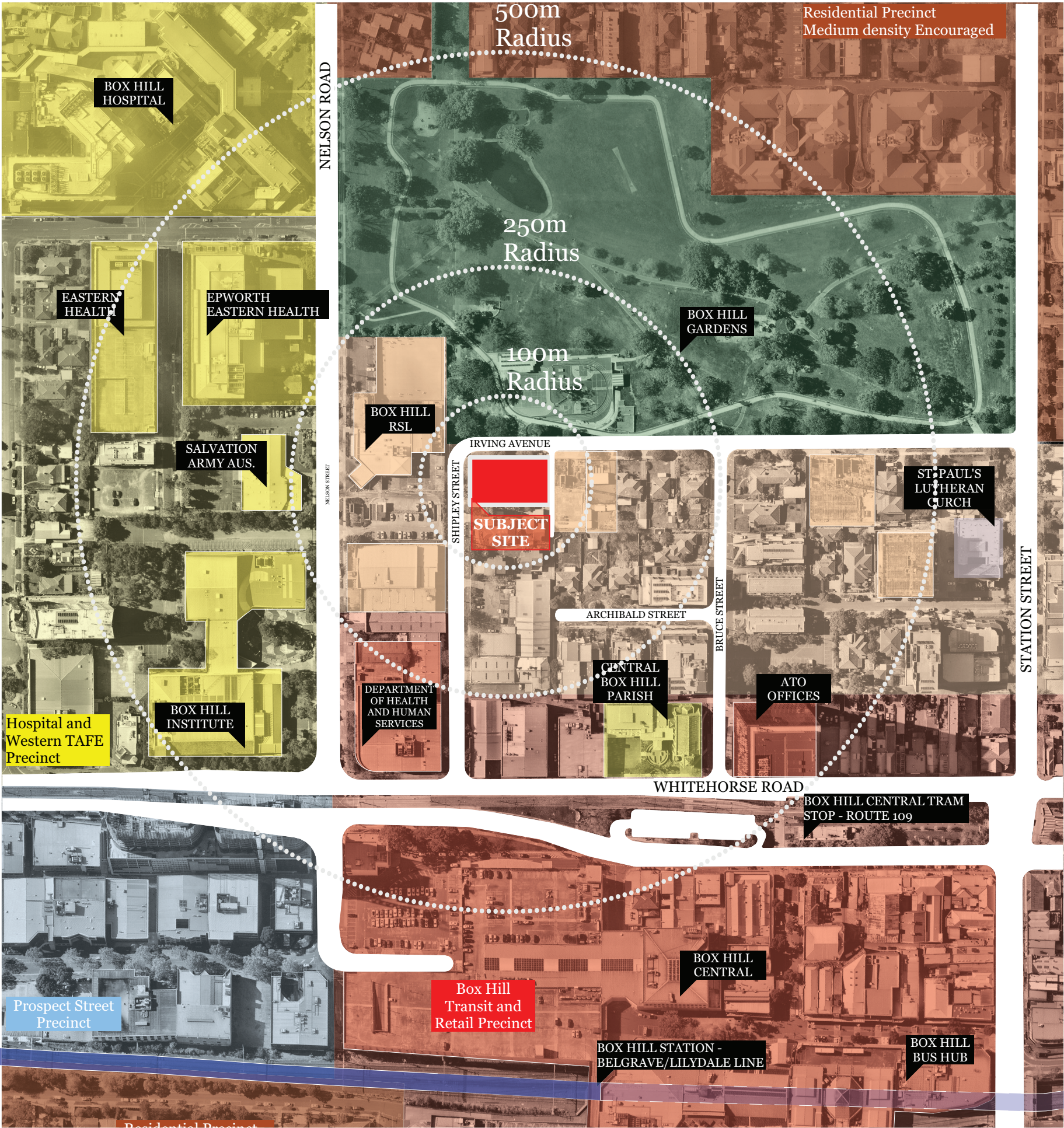
- Public open space
- Education/ Culture/Health
- Commercial/Retail/Offices
- Future Developments
- Community

Zoning Legend

- Box Hill Gardens Precinct
- Residential Precinct Medium density Encouraged
- Box Hill Transit and Retail Precinct
- Prospect Street Precinct - Offices
- Hospital and Western TAFE Precinct

CBD
Approx.
15km

Belgrave -
Lilydale Train
Line



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

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A	18/08/2017	EL	DC	Town Planning

Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	Location Plan
Drawing Number	TP101
Revision	A



A.
12 Nelson Road
20 levels
Pre-sales



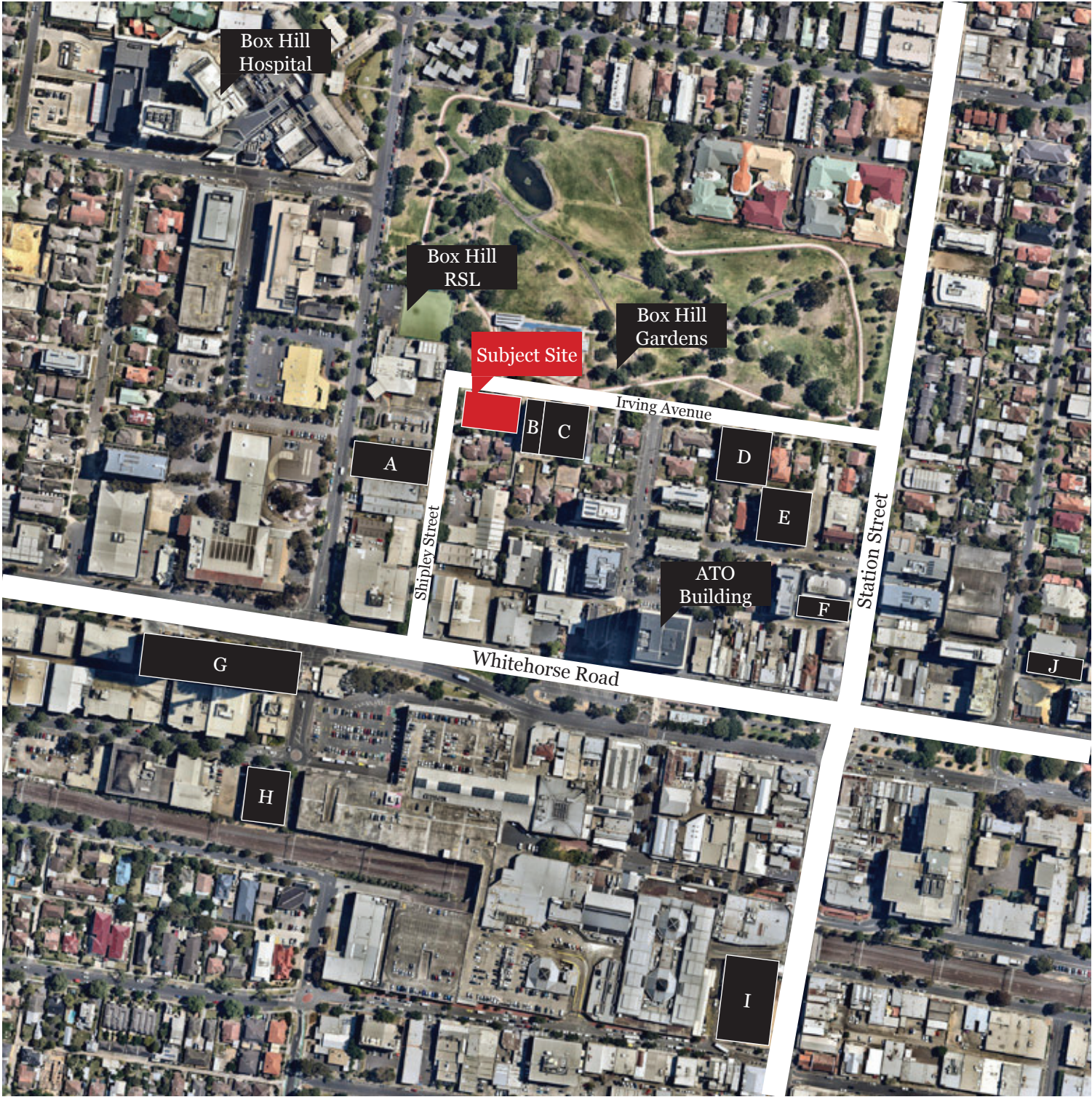
B.
19 Irving Avenue
7 levels
Under construction



C.
15-17 Irving Avenue
10 levels
Under construction



G.
850 Whitehorse Road
36, 26 levels
Under construction



H.
9-11
Prospect
Street
26 levels
Approved



I.
545 Station Street
35 levels
Under Construction
DKO Architecture



D.
5-7 Irving Avenue
9 levels
Under construction



E.
2 Elland Avenue
9 levels
Recently completed



F.
701 Station Street
12 levels
Approved



J.
4 Watts Street
8 levels
Planning Assessment
DKO Architecture



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

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A	18/08/2017	EL	DC	Town Planning

Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	Surrounding Developments 1
Drawing Number	TP102
Revision	A



A.
5-7 Bruce Street
8 Levels
Complete



B.
1 Archibald St
9 Levels
Complete



D.
8 Bruce Street
4 Levels
Complete



E.
6 Bruce Street
4 Levels
Complete



C
10 Bruce Street
4 Levels
Complete



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

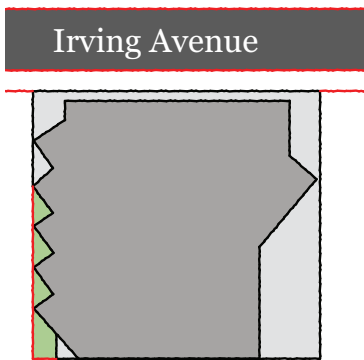
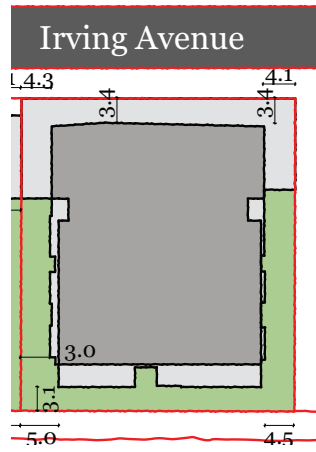
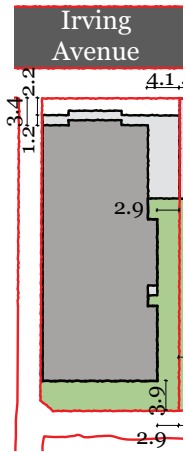
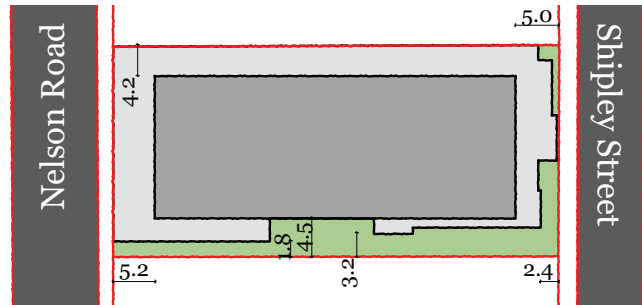
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A	18/08/2017	EL	DC	Town Planning

Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	Surrounding Developments 2
Drawing Number	TP103
Revision	A



- A.
- 12 Nelson Road
 - 20 Stories inc. roof Deck
 - Pre-sales
 - 4 Level Podium

- B.
- 19 Irving Avenue
 - 7 Stories
 - Under construction
 - 2 Story Podium

- C.
- 15-17 Irving Avenue
 - 10 Stories inc. roof Deck
 - Under construction
 - No Podium

- D.
- 5-7 Irving Avenue
 - 9 Stories
 - Under construction
 - 4 Story Podium



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

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Project Name
Project Number
Date
Scale

21 - 23 Irving Avenue
11564
18/08/2017

Drawing Name
Drawing Number
Revision

Surrounding Developments Analysis
TP104
A





1- Shipley St



2- Shipley St



3- Corner of Irving and Shipley



4- Subject Site



5- Irving Avenue



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
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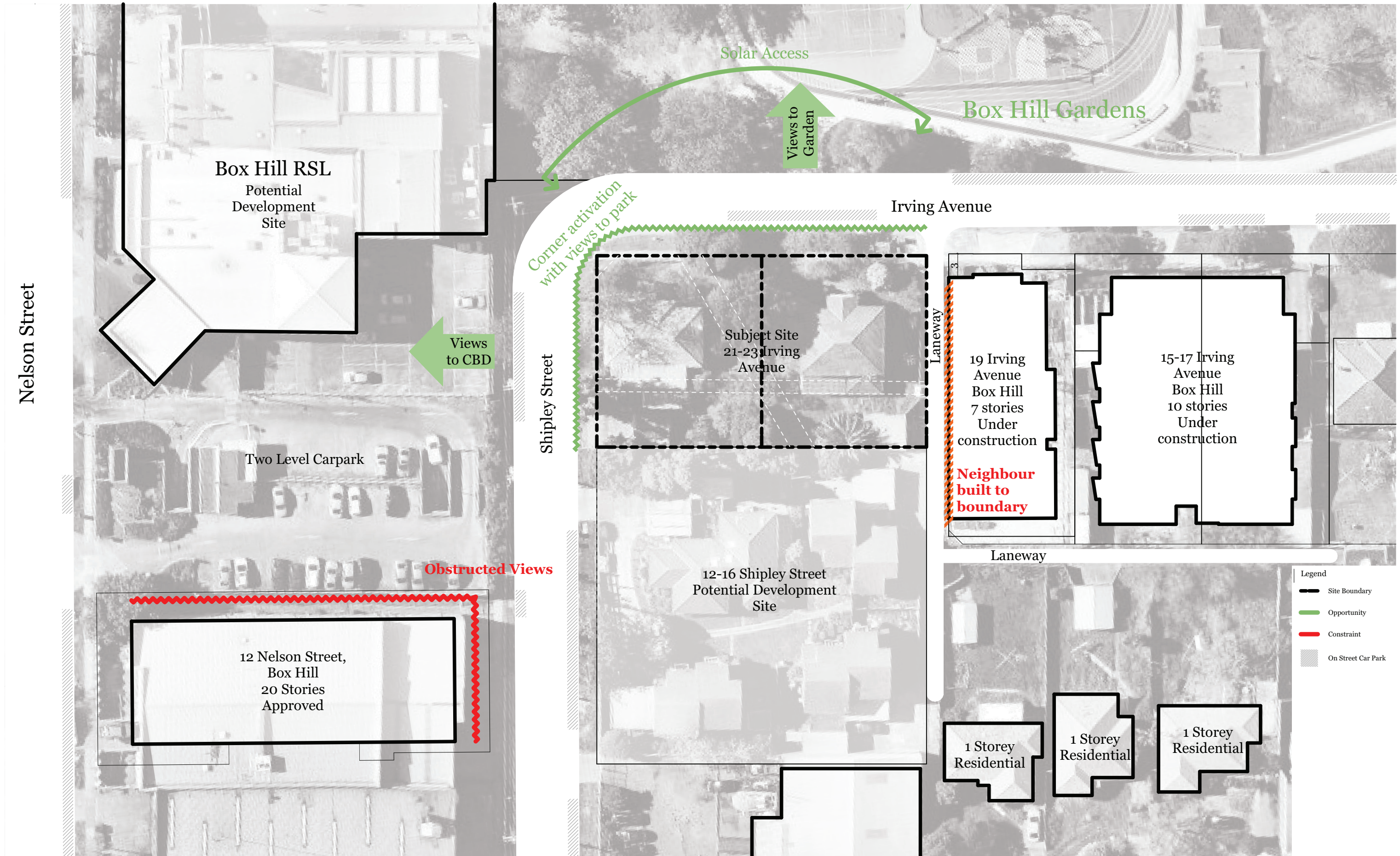


Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning

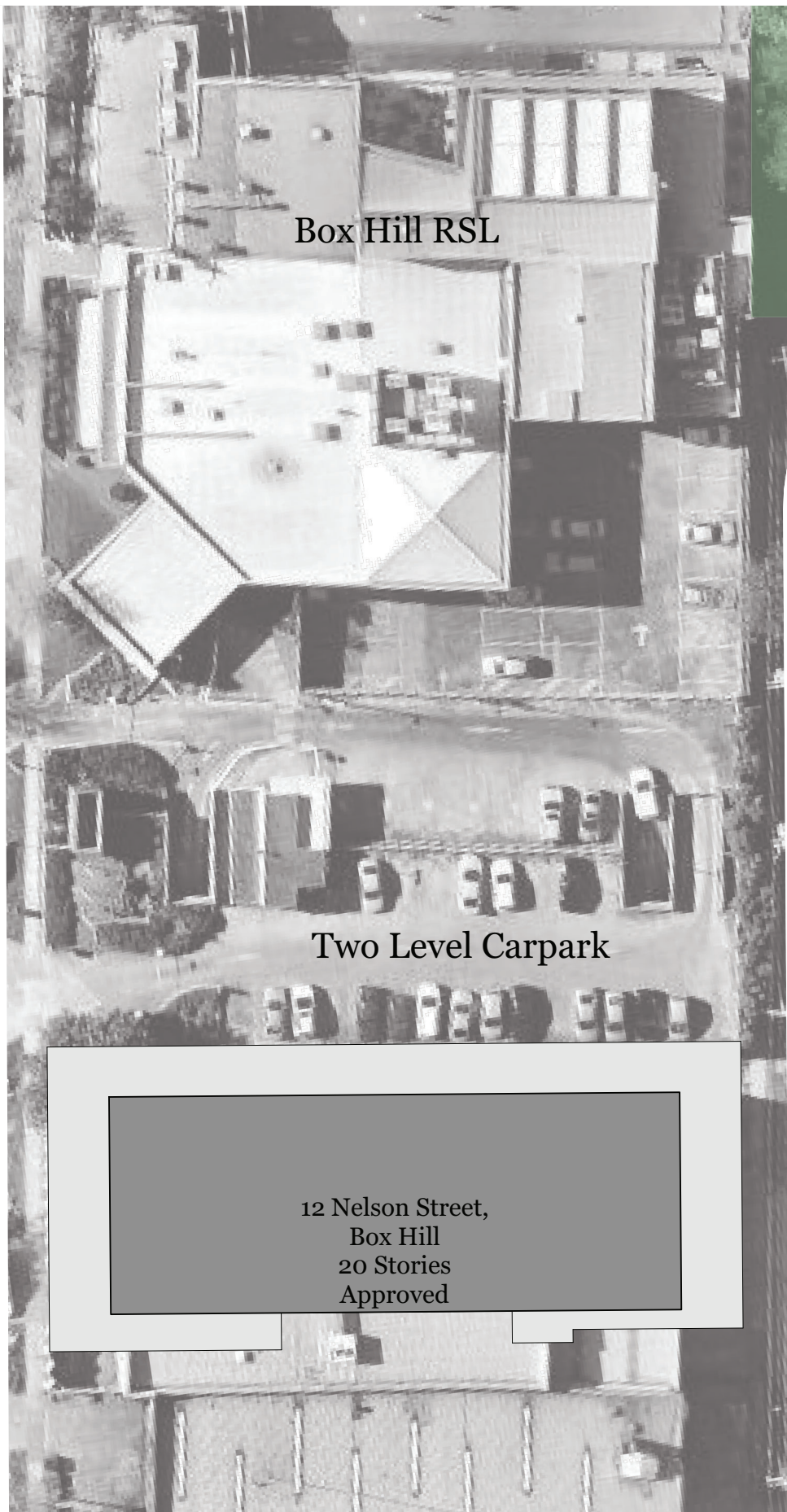
Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	
Drawing Number	
Revision	

Site Photos
TP106
A



Nelson Street



Box Hill RSL

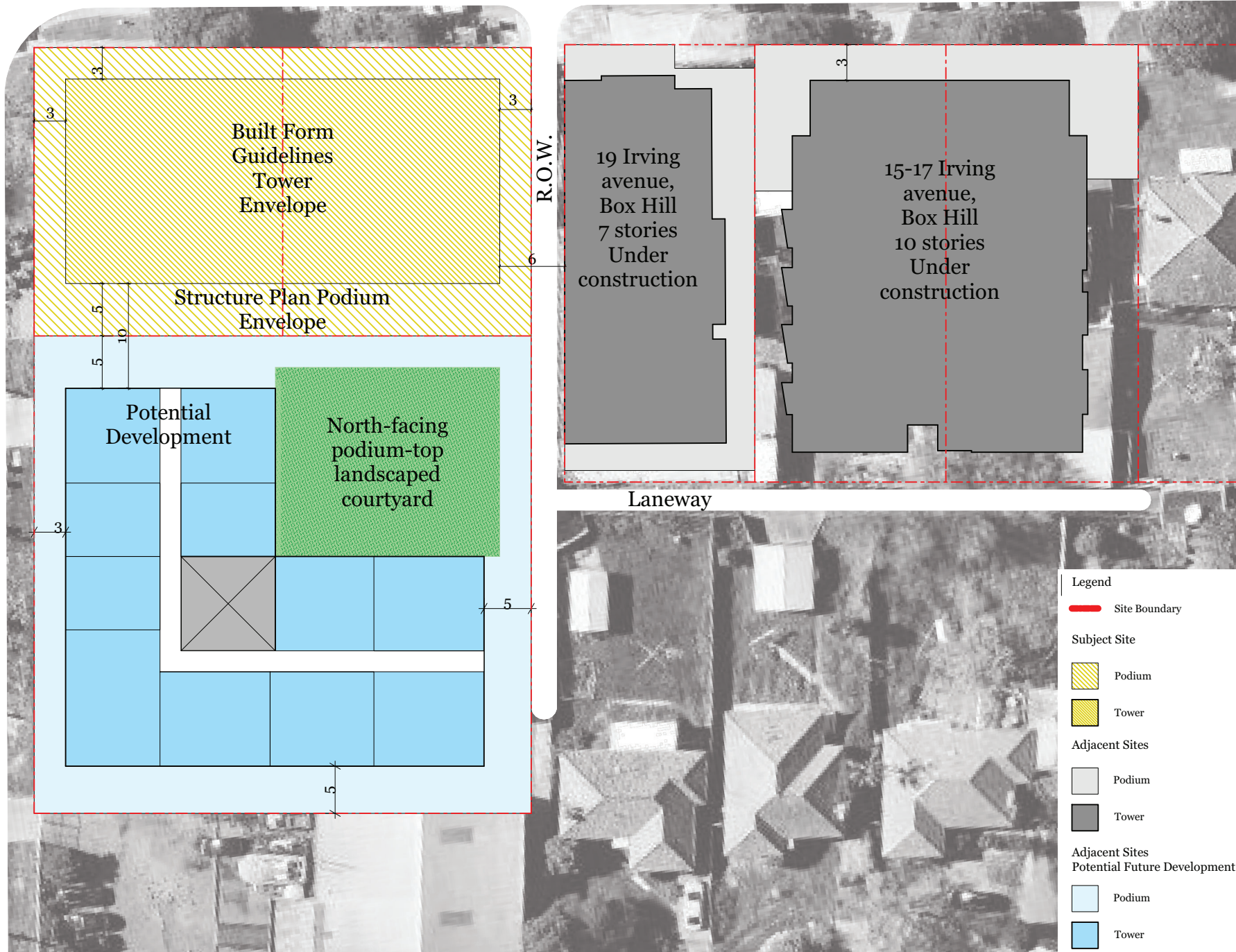
Two Level Carpark

12 Nelson Street,
Box Hill
20 Stories
Approved

Box Hill Gardens

Irving Avenue

Shipley Street



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90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

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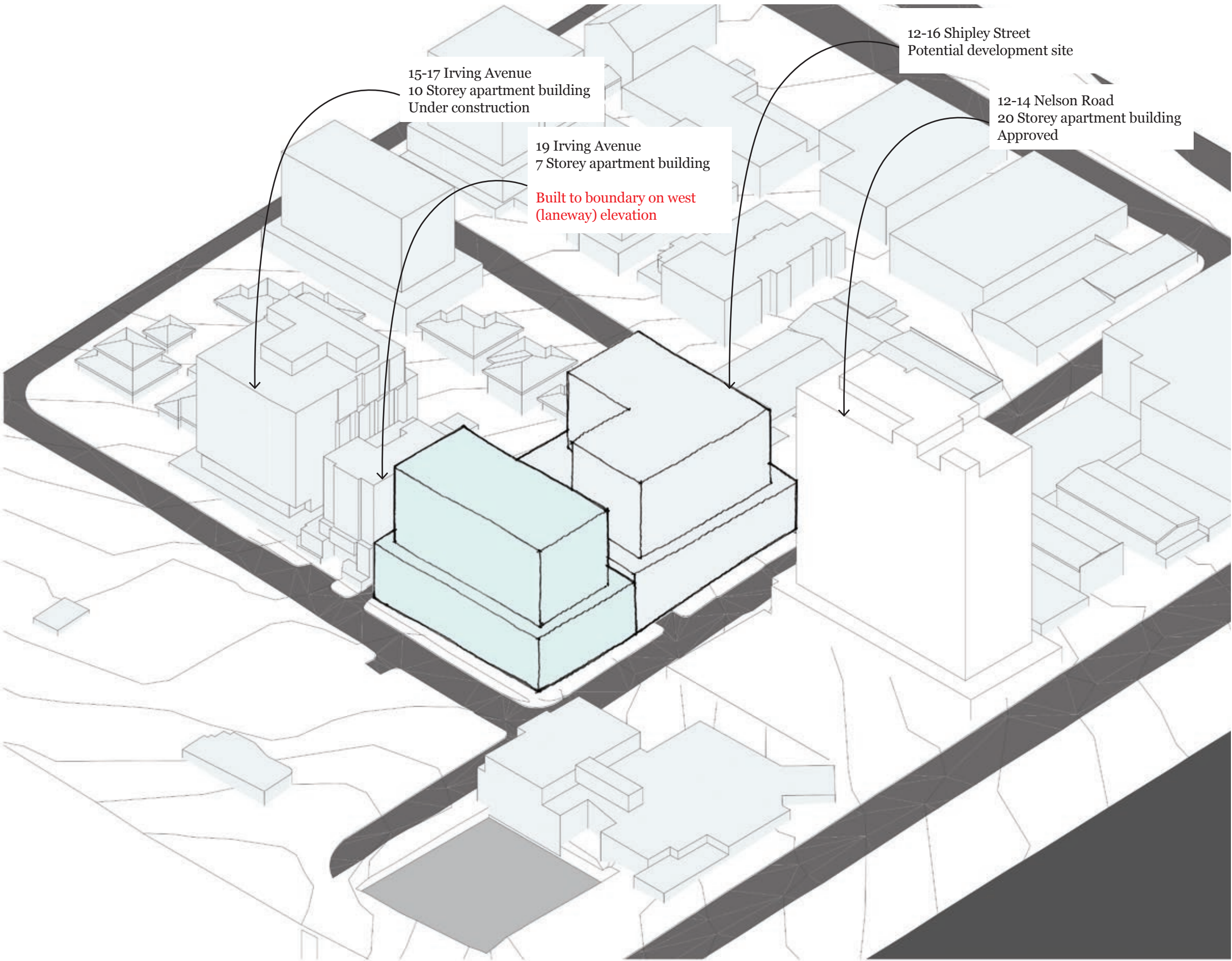
Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning

Project Name 21 - 23 Irving Avenue
Project Number 11564
Date 18/08/2017
Scale 1:500

Drawing Name
Drawing Number
Revision

Equitable Dev Study - B.F.G. Plan
TP108
A

Council Built Form Guidelines and Equitable Development



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

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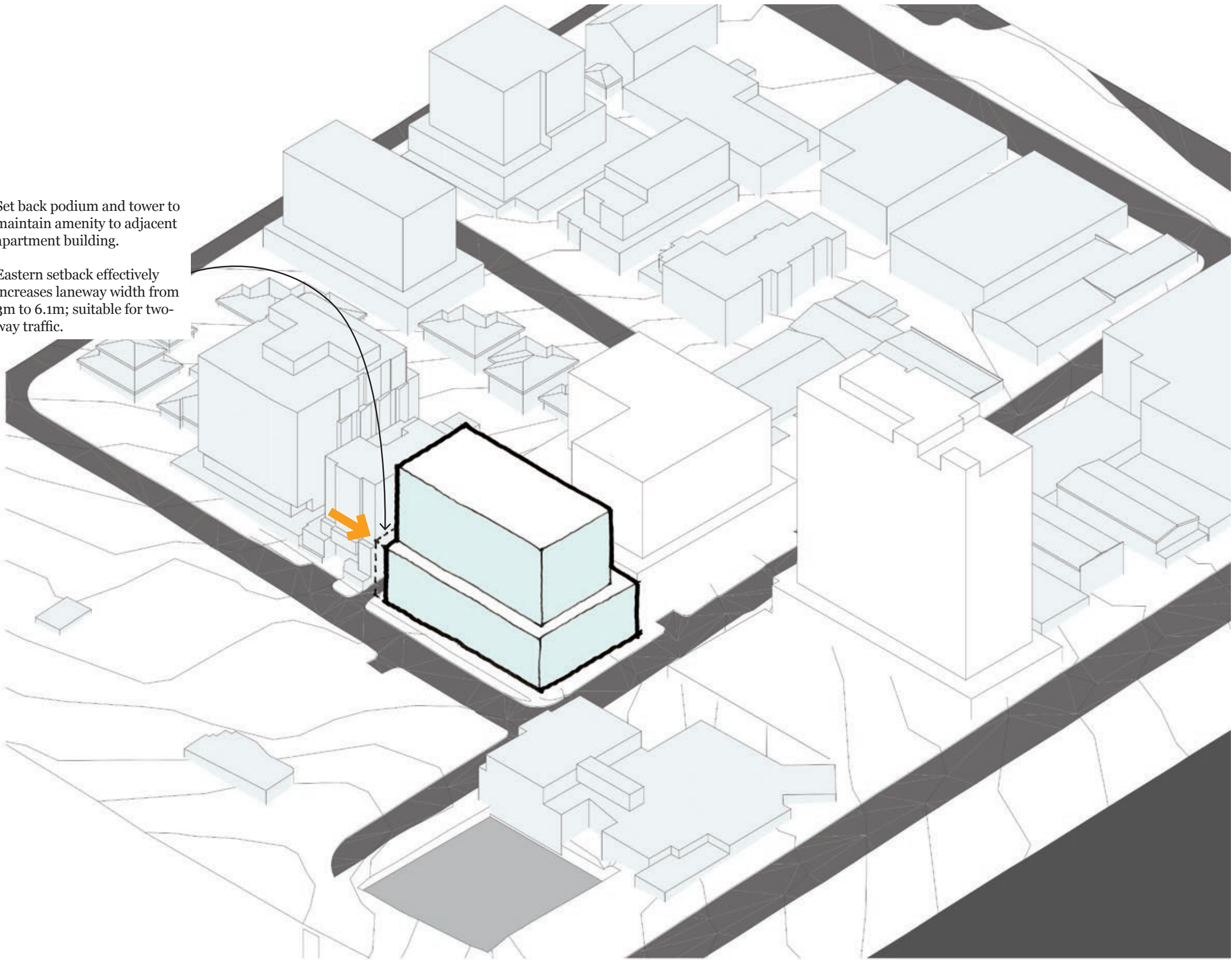
Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	Built Form - Design Response 1
Drawing Number	TP109
Revision	A

Maintain neighbour's amenity and allow greater traffic flow

Set back podium and tower to maintain amenity to adjacent apartment building.

Eastern setback effectively increases laneway width from 3m to 6.1m; suitable for two-way traffic.



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

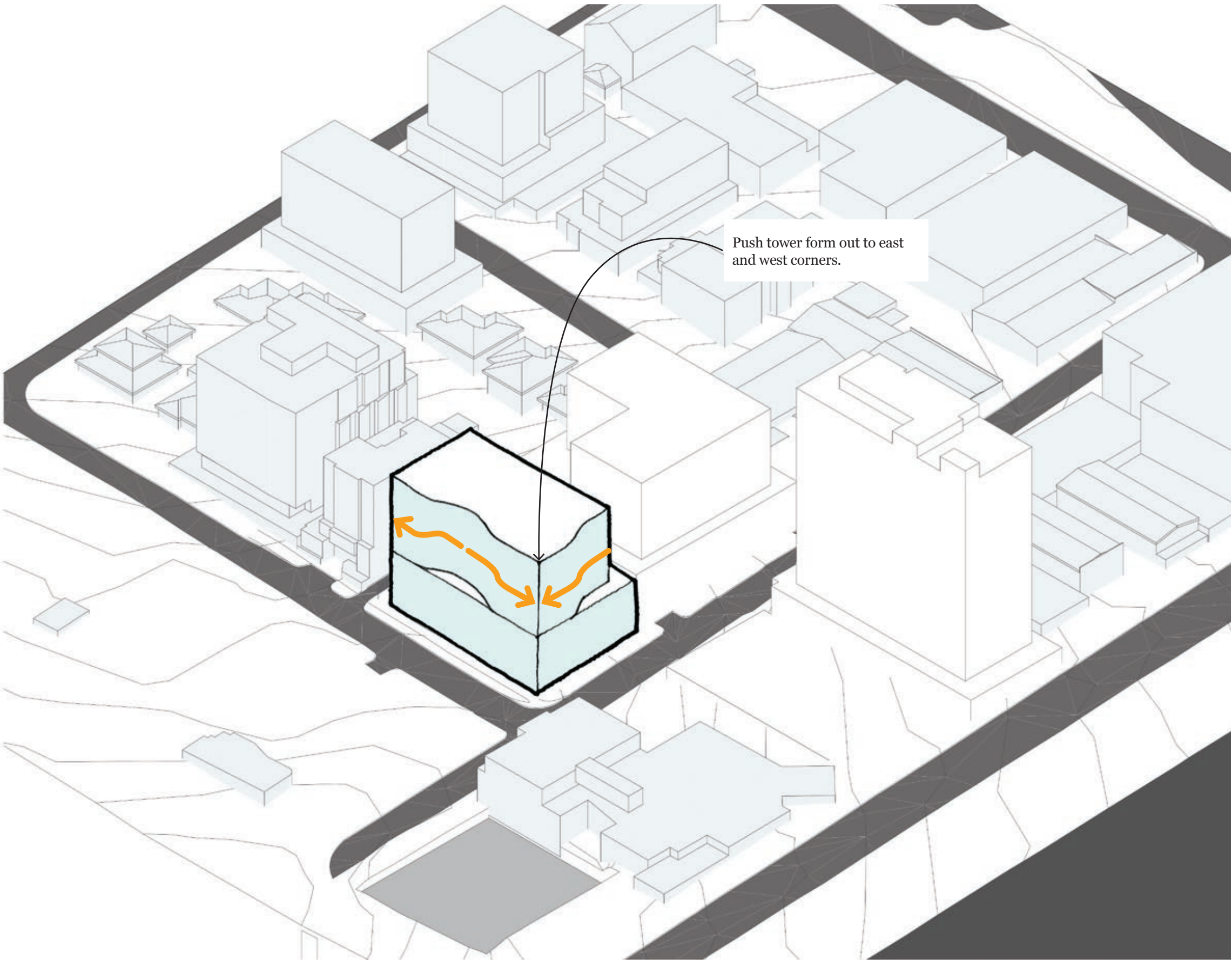
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B	15/06/2017	EL	JL	Town Planning

Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	Built Form - Design Response 2
Drawing Number	TP110
Revision	B

Maintain neighbour's amenity and allow greater traffic flow



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90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

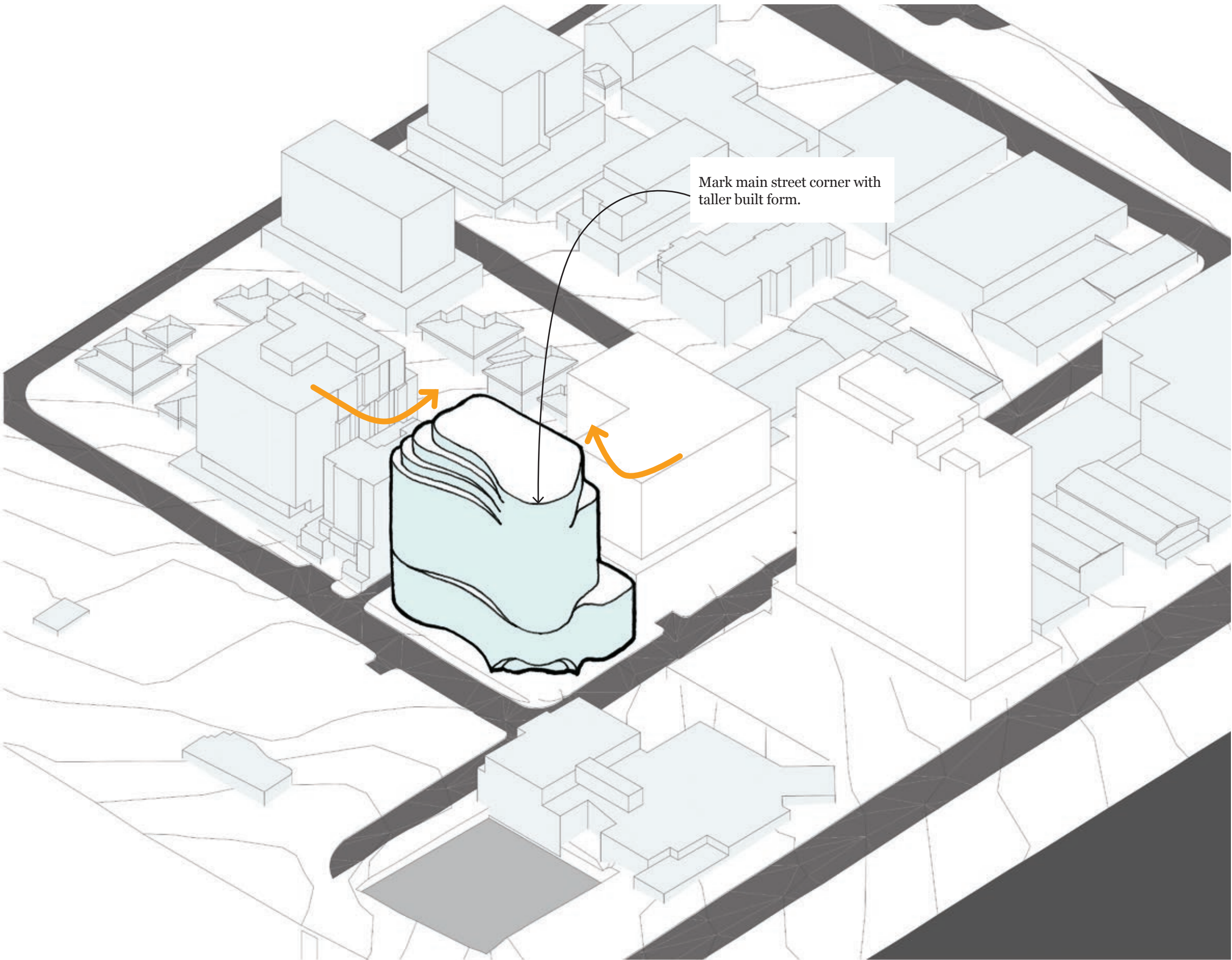
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Project Name	21 - 23 Irving Avenue
Project Number	11564
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Scale	

Drawing Name	Built Form - Design Response 3
Drawing Number	TP111
Revision	B

Maintain neighbour's amenity and allow greater traffic flow



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

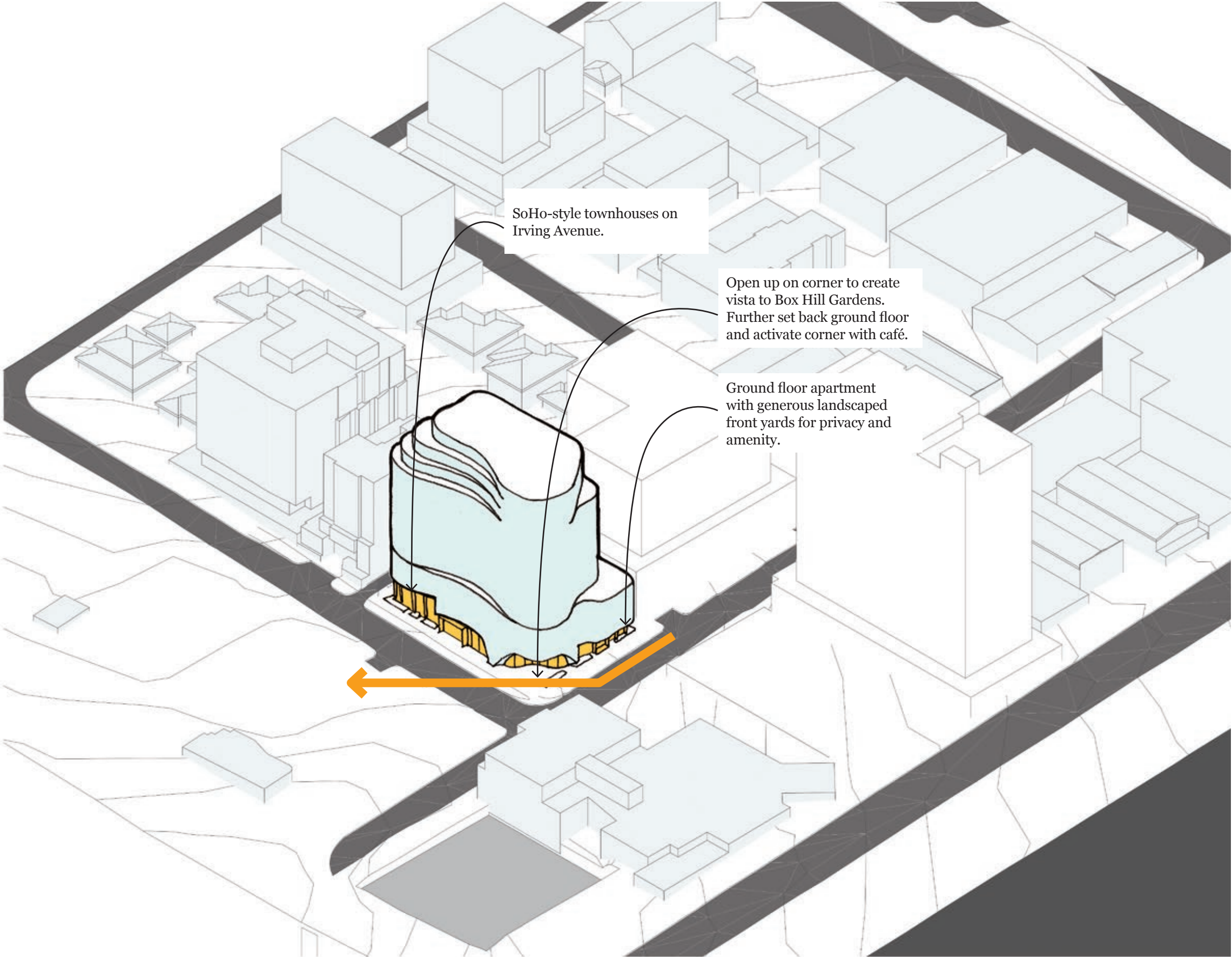
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Project Name	21 - 23 Irving Avenue
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Scale	

Drawing Name	Built Form - Design Response 4
Drawing Number	TP112
Revision	B

Create Public Open Space and Activate Prominent Corner at Ground Level



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90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

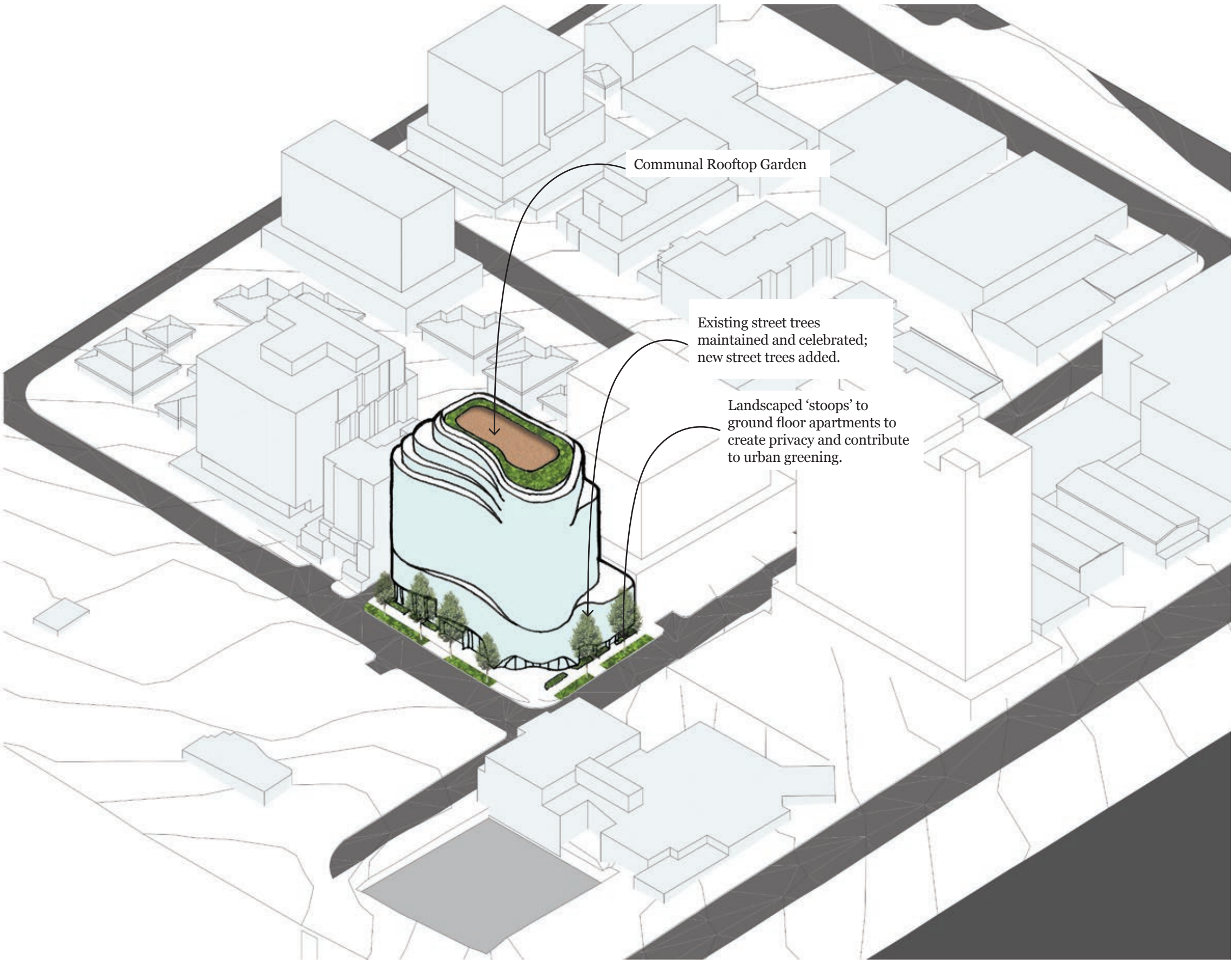
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Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	Built Form - Design Response 5
Drawing Number	TP113
Revision	B

Communal Open Space and Urban Greening



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

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Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	Built Form - Design Response 6
Drawing Number	TP114
Revision	B

Precedent Imagery -
Form + Facade



Eve - DKO Architecture, Sydney



Ocean Grand Residential Complex. New Taipei City, Taiwan



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
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T +61 3 8601 6000
info@DKO.com.au
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Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	
Drawing Number	
Revision	

Precedent Imagery
TP115
A

Precedent Imagery -
Form + Facade



357 West Street, New York



Lumiere, South Perth



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
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Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	Precedent Imagery
Drawing Number	TP116
Revision	A

Precedent Imagery -
Facade + Materiality



Garden and House, Tokyo



Luna Apartments, Melbourne



Chandigarh, India



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
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Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	Precedent Imagery
Drawing Number	TP117
Revision	A

Precedent Imagery -
Landscape: Communal Open Space



Rooftop Garden

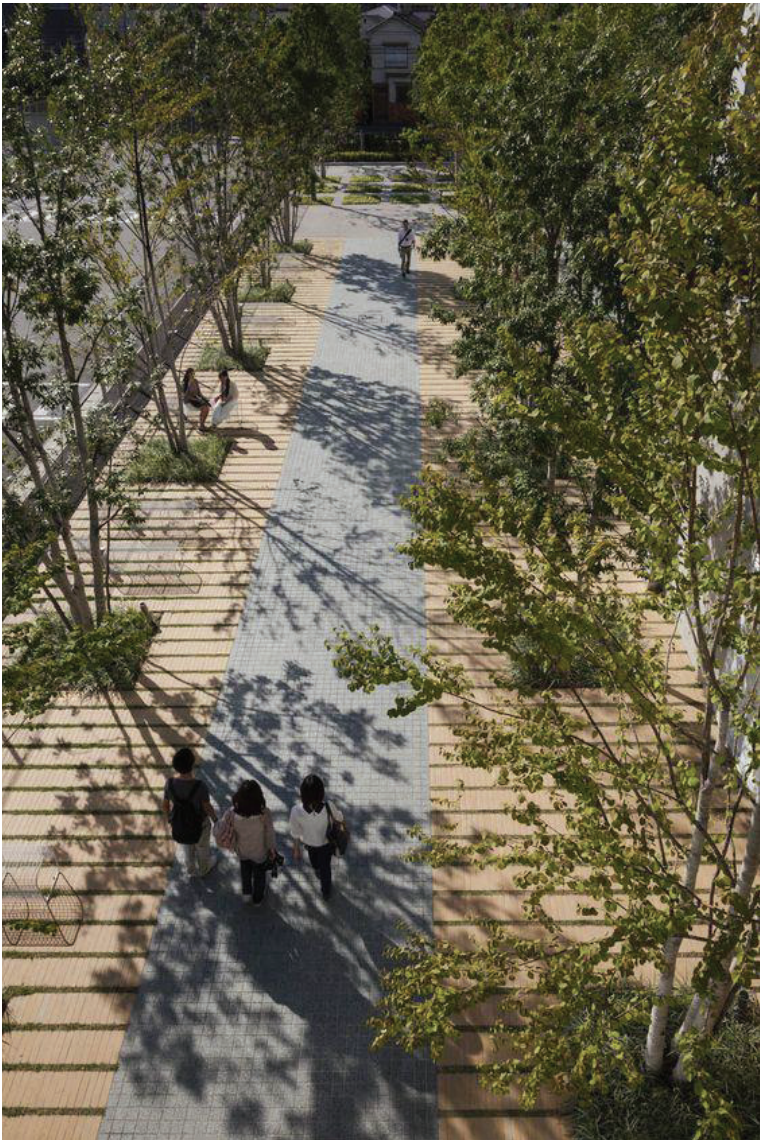


Rooftop Garden



Transform Rijnstraat, Holland
Visual Garden

Precedent Imagery -
Landscape: Public Plaza



Mekel Park Campus Delft University
Fixed Furniture, Netherlands

Public Footpath Materiality



West Kowloon Cultural District,
Hong Kong

Public Plaza



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
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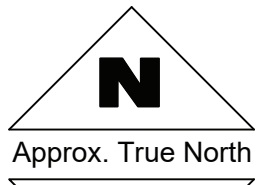
Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning

Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	Precedent Imagery
Drawing Number	TP119
Revision	A

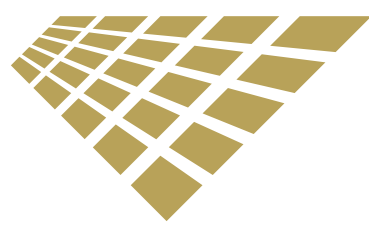


Note:
Land survey provide by Land Dimensions Pty Ltd.



Job Reference No.		17028		
Scale	1:200 Lengths are in metres			
Drawn	JM/JA	Checked	JM/JA	
Date	9/02/2017			
Drawing number	17028FL		Version	A
Original sheet size	A1		Sheet	1 of 1
Client KIN Property Group Pty Ltd				

LAND DIMENSIONS



A.C.N. 129 548 054
PO Box 1244
Waverley Gardens Vic 3170
Level 1 Suite 2, 327 Police Road
Mulgrave Vic 3170
T (03) 9790 0399
W landdimensions.net.au

Legend		
104 Existing Surface	618 Chimney	
107 Floor Level	620 Rock Retaining Wall	
108 Roof Level	621 Brick Retaining Wall	
201 Single Tree > 2m	622 Wood Retaining Wall	
308 Side Entry Drainage Pit	628 Steps	
310 Junction Drainage Pit	632 Eave	
407 Invert of Kerb/Channel	633 Parapet	
408 Back of Kerb/Channel	634 Ridge Line	
409 Top of Kerb/Channel	635 Spouting/Gutter	
410 Pedestrian Path	712 Electricity Pole only	
411 Driveway	713 Electricity Pole with Light	
503 Signs	721 Telecommunications Pit	
601 House	738 Gas Meter	
602 Minor Building	753 Fire Hydrant	
603 Major Building	761 Sewerage Pit	
604 Verandah/Deck	761 Stay for Pole	
605 Window	764 Unclassified Utility	
606 Door	903 Fence	
617 Wall	904 Gate	

Notations

Date of Survey 3 January 2017

For Title Re-establishment Survey showing relationship between fences and Title Boundaries refer to survey drawing No. 17028R

Land Subject to Easements

E-1 & E-3 Sewerage 1.83m wide vide TP167024P
E-2 & E-3 To City of Box Hill 3.05m wide vide TP167024P
E-4 Right of Carriageway 3.05m wide vide TP167024P

Direction of Photographs shown thus
Refer to drawing 17028PH for photos

Levels shown thus are to Australian Height Datum
vide NUNAWADING PM 543 with a stated value of RL 90.080

Tree heights shown thus HT:13m are approximate only

Contour Interval 0.2 metres

Property Information shown thus is not based on Survey
and has been obtained from the Digital Cadastral Map Base.

Location of buildings beyond site fences and shown as dashed lines are indicative only

Windows noted HAB N/HAB have been determined by external visual appearance at the time of survey. Land Dimensions Pty Ltd can accept no responsibility for any person or corporation who may rely on this for any purpose.

Services shown hereon have been located by field survey. Other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority or Dial before you Dig should be contacted for possible location of further underground services.

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Window Legend
WL1 Denotes Level 1 window
WL2 Denotes Level 2 window
WL3 Denotes Level 3 window
WL4 Denotes Level 4 window
WL5 Denotes Level 5 window
WL6 Denotes Level 6 window
WL7 Denotes Level 7 window

Date	Version	Amendment
6/4/17	A	Number 21 surveyed & information included

Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning

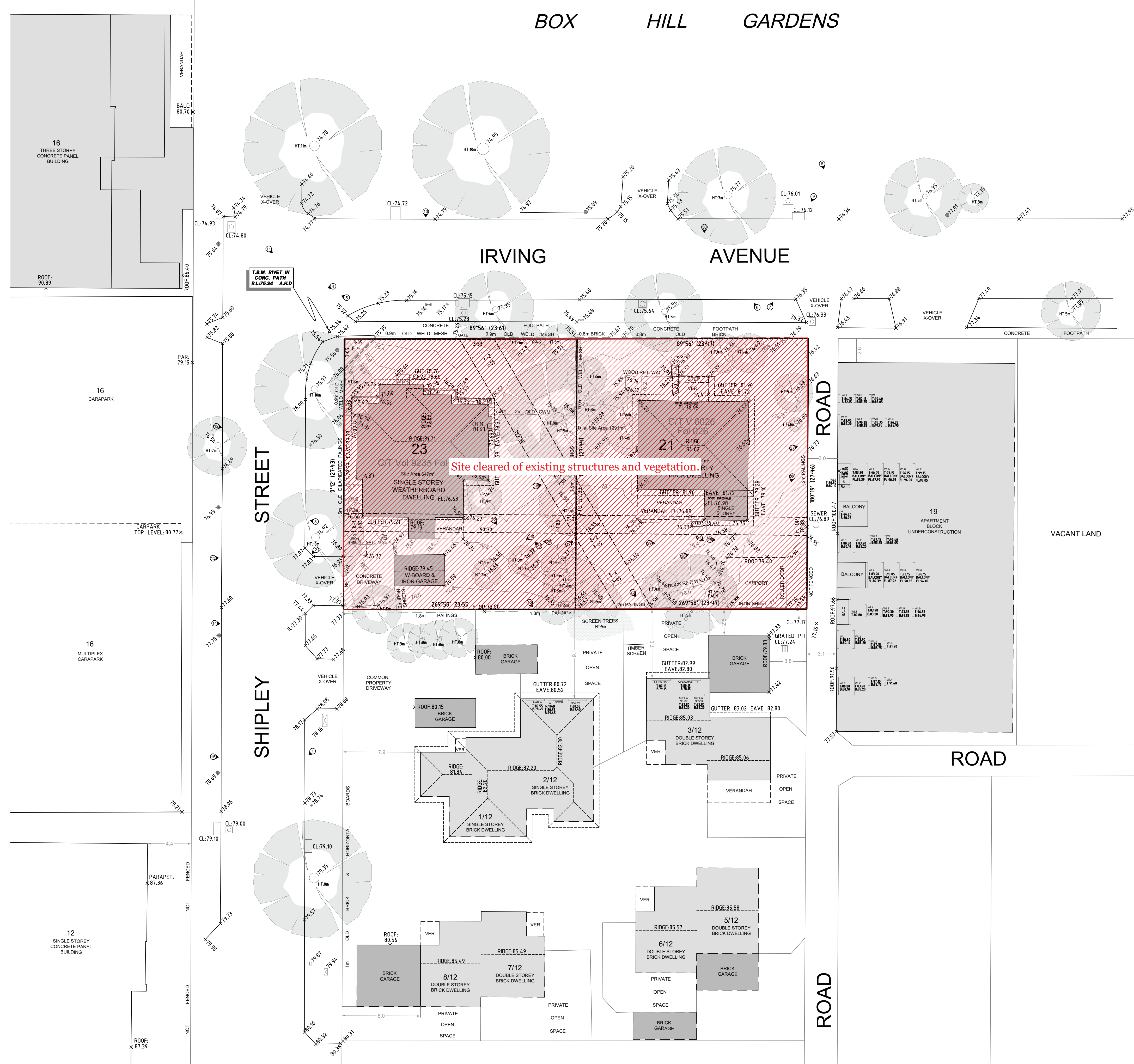
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Project Name	21 - 23 Irving Avenue	Project Number	11564
Project Address	21-23 Irving Ave, Box Hill, VIC 3128	Drawing Name	Existing Conditions - Survey
		Scale	
		Date	

Client	KIN Consolidated	Drawing Number	TP200
		Revision	A



Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning

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Project Name
Project Address

21 - 23 Irving Avenue
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

11564
Demolition Plan

Client
KIN Consolidated

Drawing Number
Revision

TP201
A



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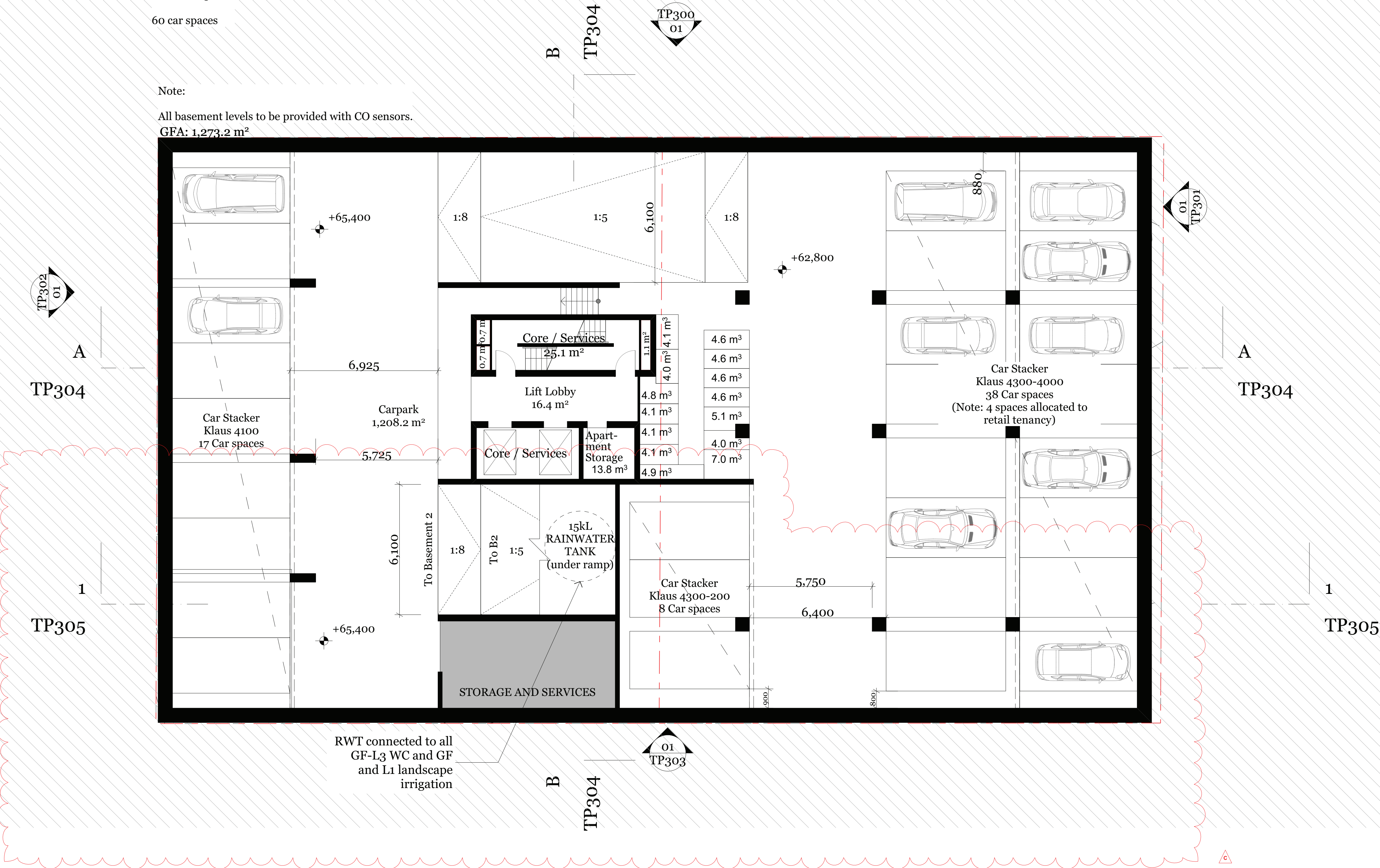
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Drawing Number **TP202**
Revision **C**

Basement 3 Plan
60 car spaces

Note:
All basement levels to be provided with CO sensors.
GFA: 1,273.2 m²



Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

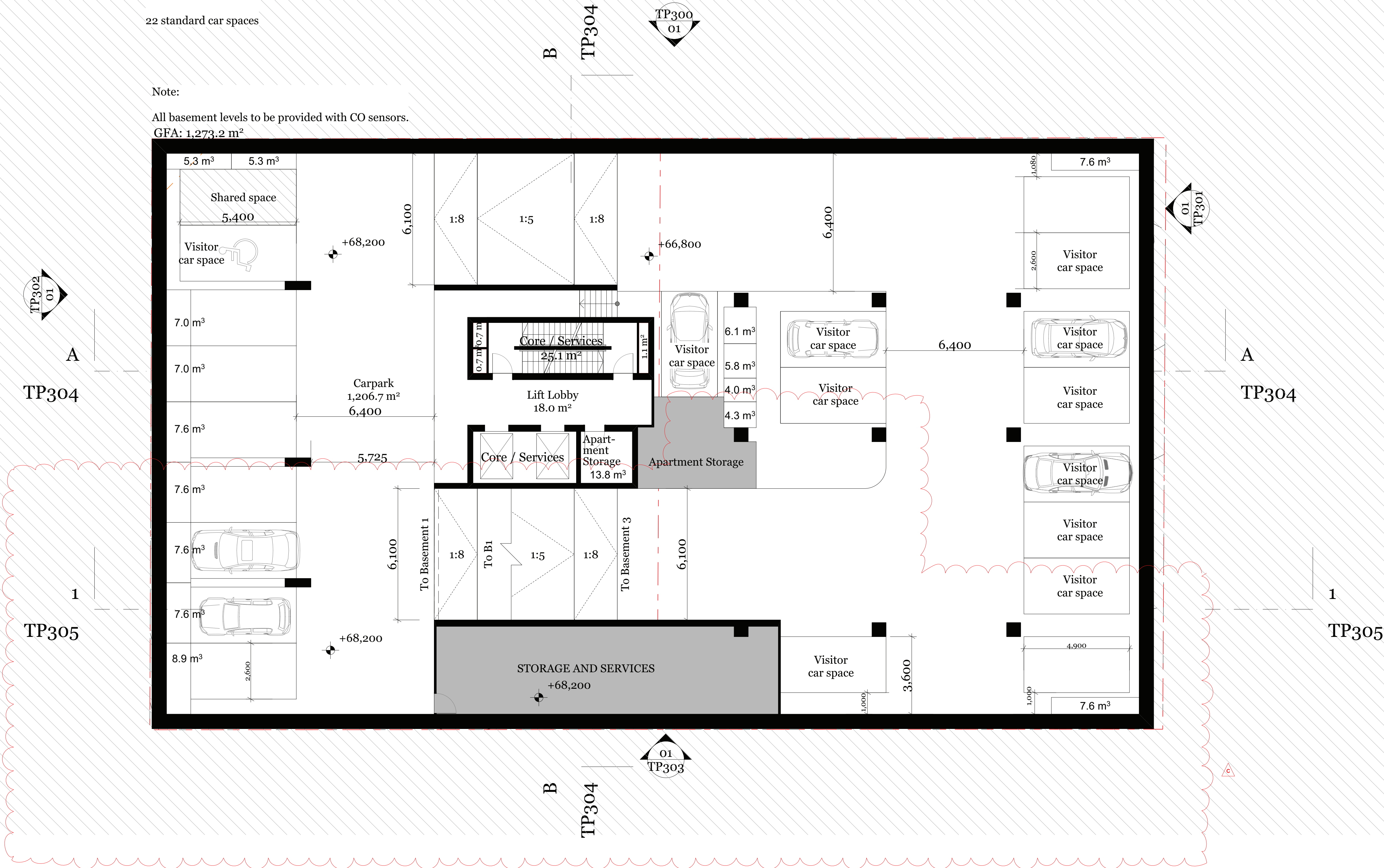
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Project Name	21 - 23 Irving Avenue	Project Number	11564
Project Address	21-23 Irving Ave, Box Hill, VIC 3128	Drawing Name	Basement 3 Plan
		Scale	1:100
		Date	22/11/2019
Client	KIN Consolidated	Drawing Number	TP203
		Revision	C

Basement 2 Plan
22 standard car spaces

Note:
All basement levels to be provided with CO sensors.
GFA: 1,273.2 m²



Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

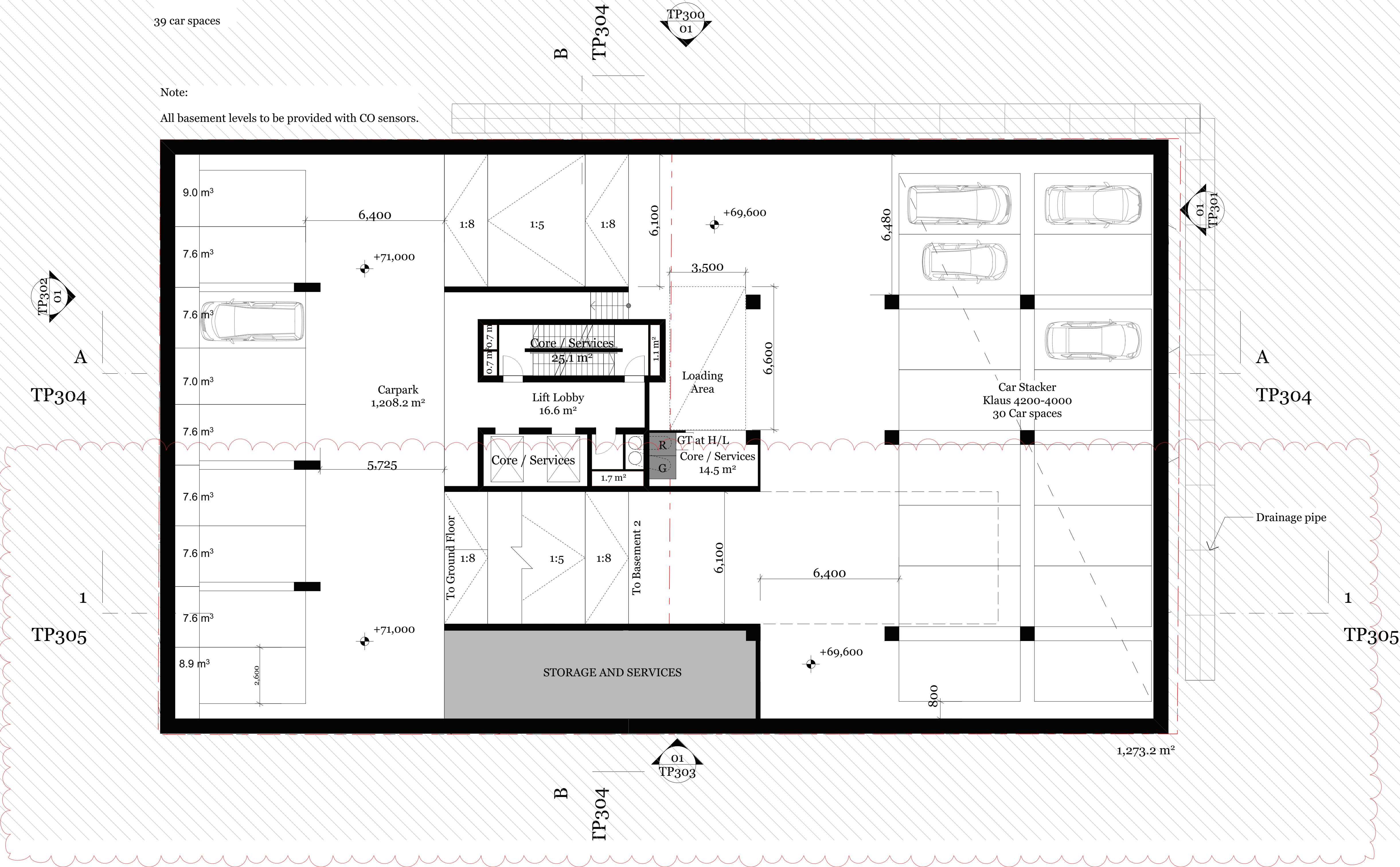
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Project Name	21 - 23 Irving Avenue	Project Number	11564
Project Address	21-23 Irving Ave, Box Hill, VIC 3128	Drawing Name	Basement 2 Plan
		Scale	1:100
		Date	22/11/2019
Client	KIN Consolidated	Drawing Number	TP204
		Revision	C

Basement 1 Plan
39 car spaces

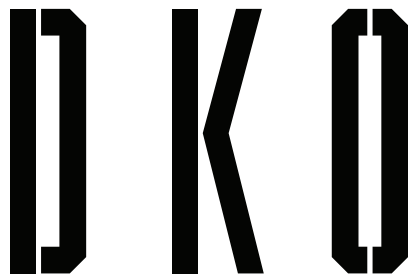
Note:
All basement levels to be provided with CO sensors.



Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

DKO Architecture (Vic.) Pty Ltd
Suite 2/112 New Quay Promenade
Decklands, VIC 3108
T +61 3 8601 6000
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Project Name
Project Address
21 - 23 Irving Avenue
Box Hill, VIC 3128

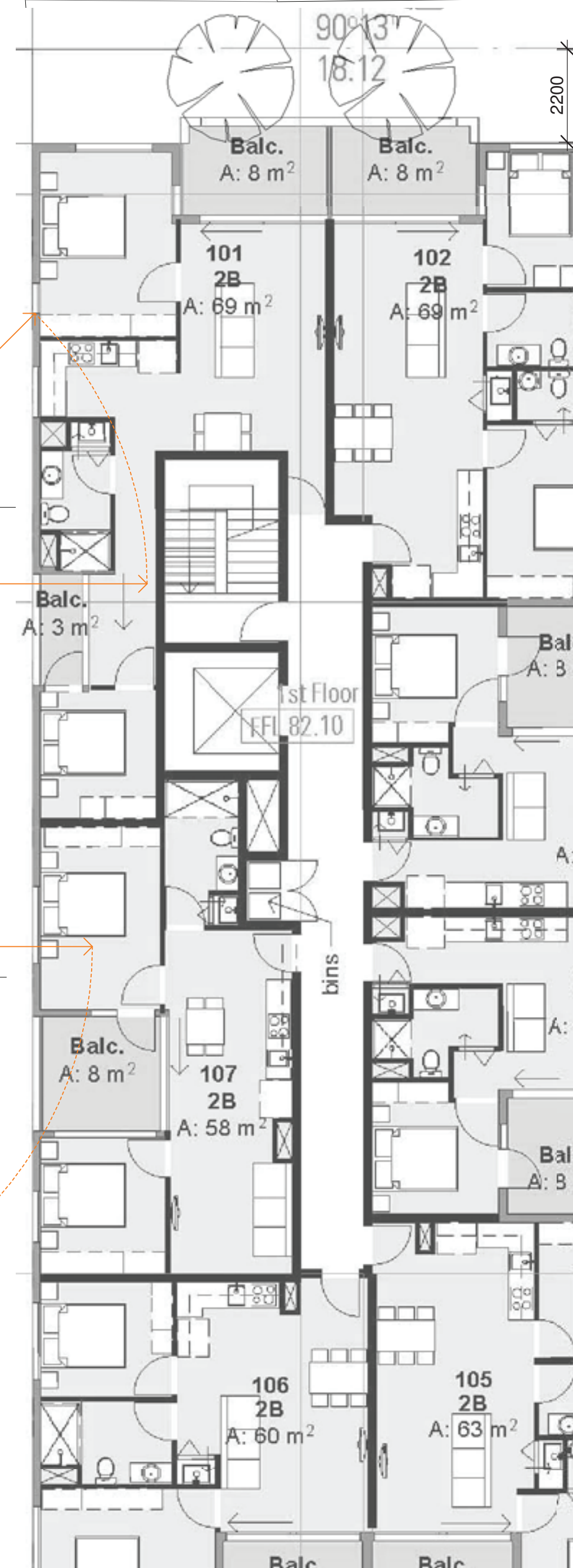
Client
KIN Consolidated

Project Number
Drawing Name
Scale
Date
11564
Basement 1 Plan
1:100
22/11/2019

Drawing Number
Revision
TP205
C

Irving Avenue

Shipley Street



Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

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Suite 2/112 New Quay Promenade
Decklands, VIC 3008
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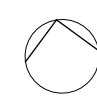
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Project Name 21 - 23 Irving Avenue
Project Address 21-23 Irving Ave.
Box Hill, VIC 3128

Project Number 11564
Drawing Name Level 1 Plan
Scale 1:100
Date 22/11/2019

Client KIN Consolidated

Drawing Number **TP207**
Revision **C**



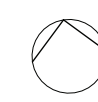
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Drawing Number **TP208**
Revision **B**

Irving Avenue

Shipley Street



Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning

DKO Architecture (Vic.) Pty Ltd
Suite 2/112 New Quay Promenade
Decklands, VIC 3008
T +61 3 8601 6000
info@dko.com.au
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Project Name
Project Address

21 - 23 Irving Avenue
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

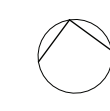
11564
Level 4 Plan
1:100
22/11/2019

Client

KIN Consolidated

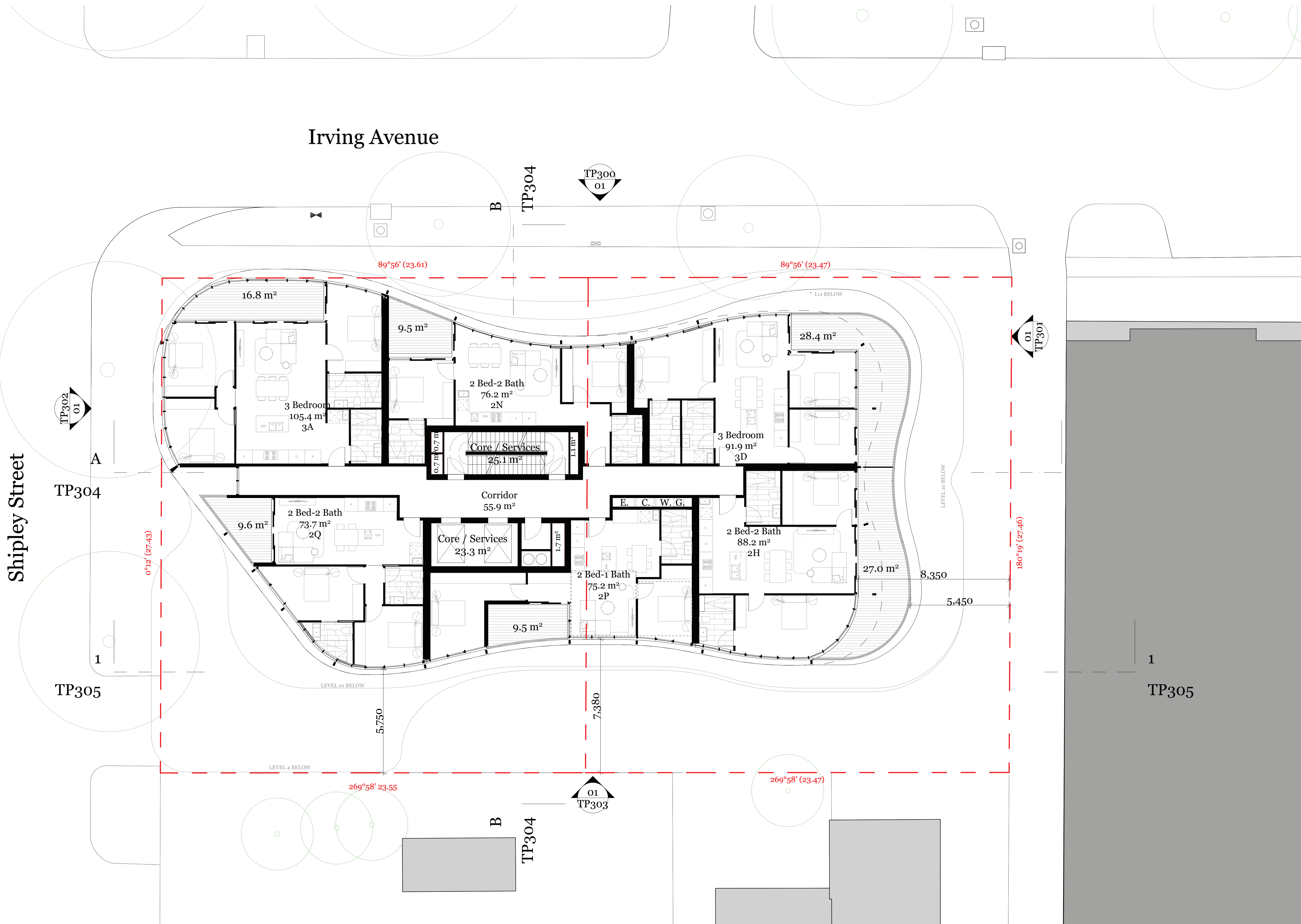
Drawing Number
Revision

TP209
B



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Drawing Number **TP211**
Revision **B**



Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
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Suite 2/112 New Quay Promenade
Docklands, VIC 3008
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Project Name
Project Address

21 - 23 Irving Avenue
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

11564
L12 Plan
1:100
22/11/2019

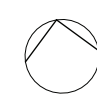
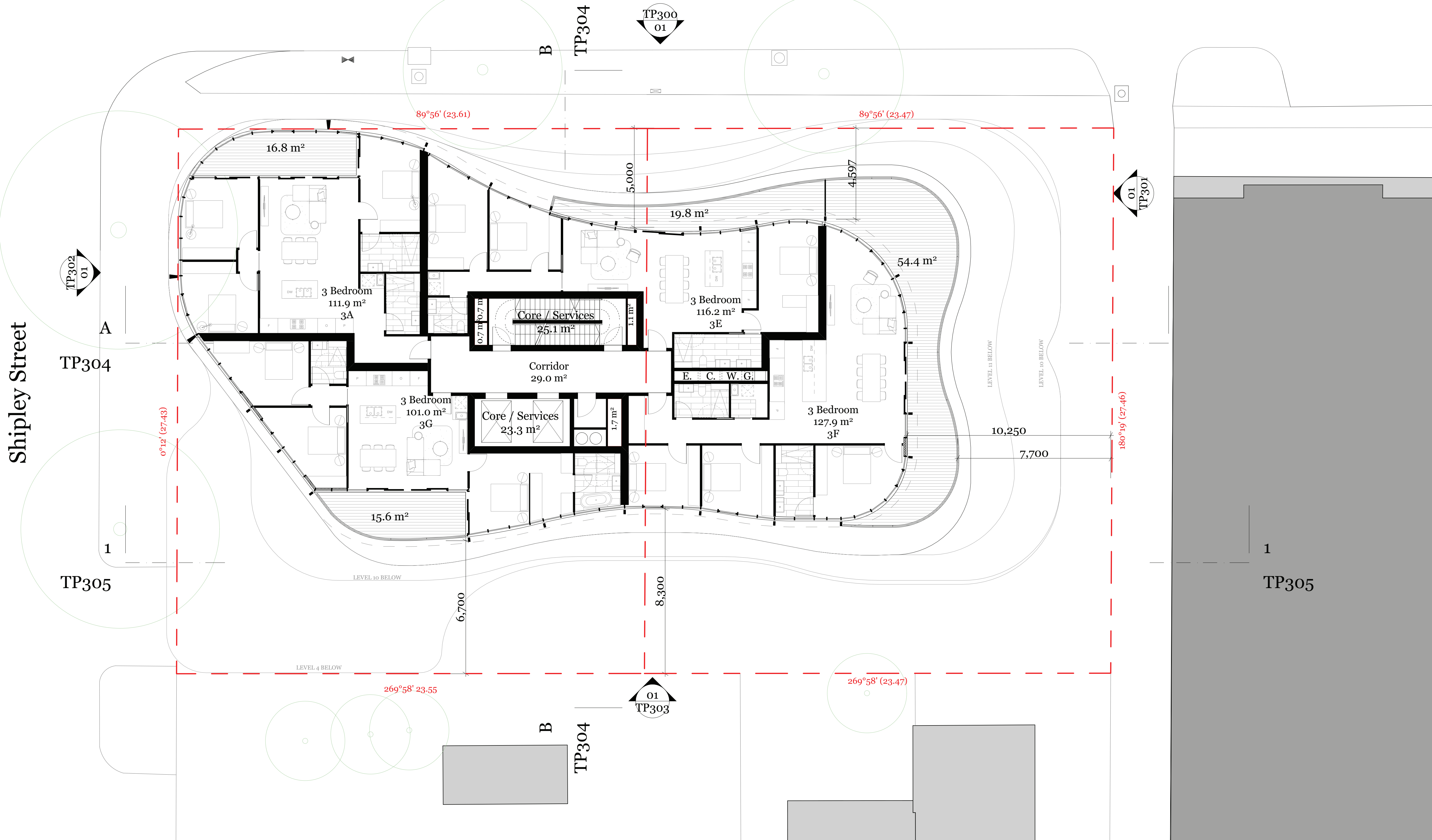
Client
KIN Consolidated

Drawing Number
Revision

TP212
B

Irving Avenue

Shipley Street



Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
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Suite 2/112 New Quay Promenade
Decklands, VIC 3008
T +61 3 8601 6000
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Project Name
Project Address

21 - 23 Irving Avenue
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

11564
L13 Plan
1:100
22/11/2019

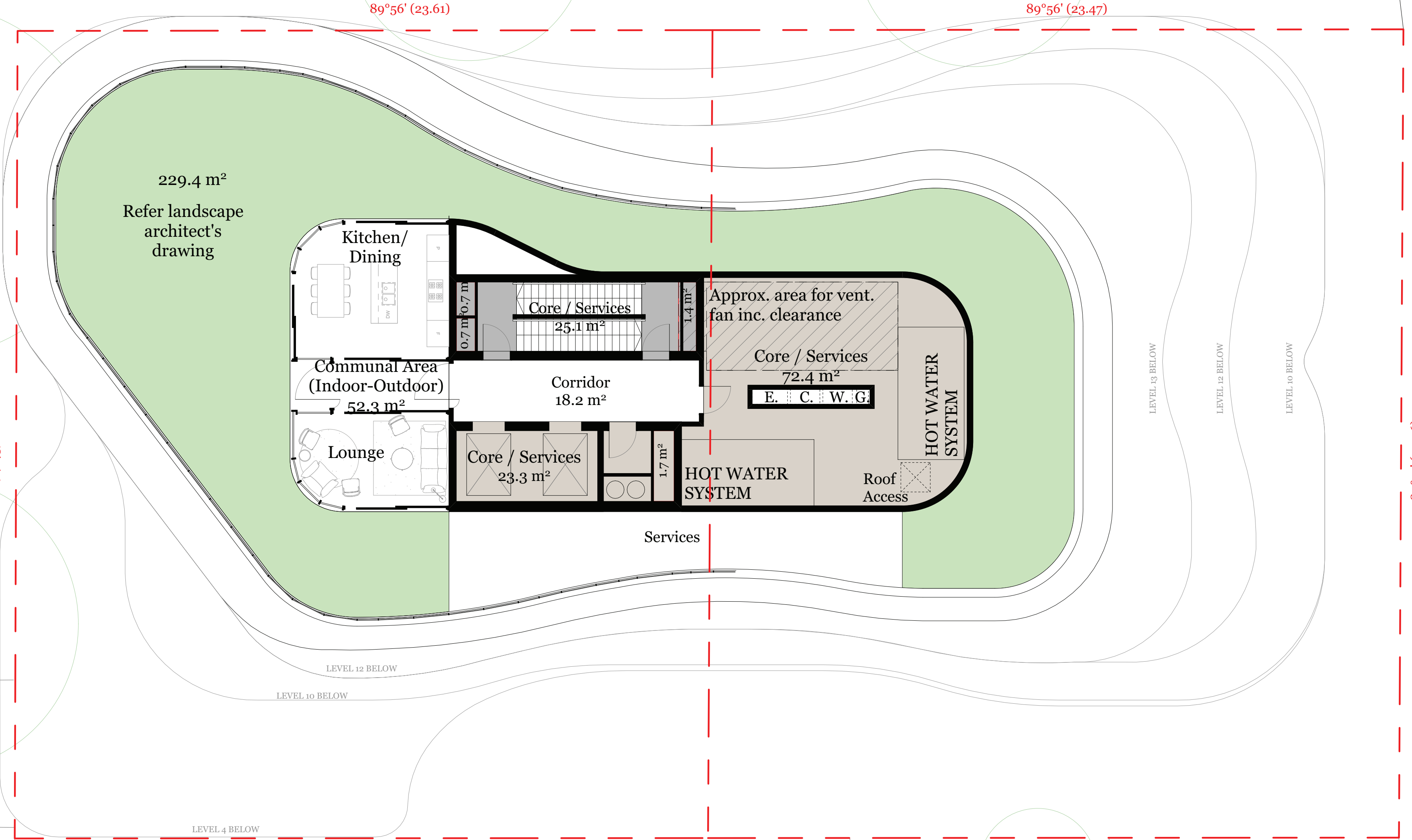
Client
KIN Consolidated

Drawing Number
Revision

TP213
B

Shipley Street

Irving Avenue



Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
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Suite 2/112 New Quay Promenade
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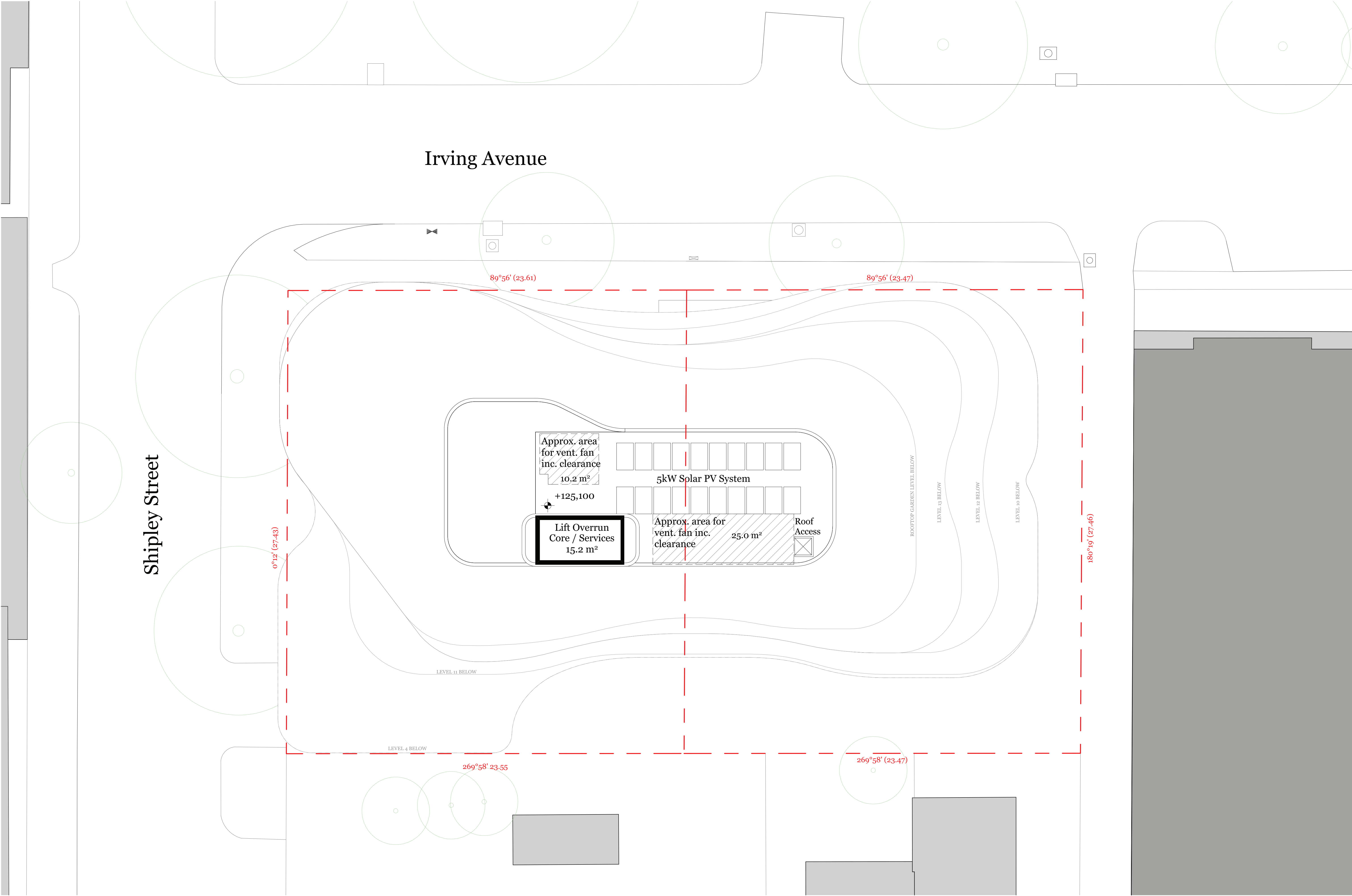


Project Name	21 - 23 Irving Avenue
Project Address	21-23 Irving Ave. Box Hill, VIC 3128

Project Number	11564
Drawing Name	Roof Garden Plan
Scale	1:100
Date	22/11/2019

Client	KIN Consolidated
--------	------------------

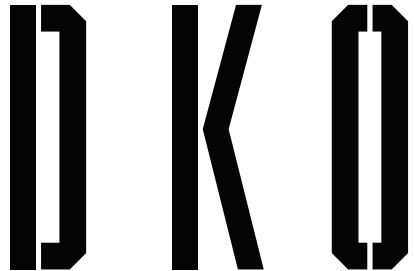
Drawing Number	TP214
Revision	B



Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning

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Project Name	21 - 23 Irving Avenue
Project Address	21-23 Irving Ave, Box Hill, VIC 3128

Project Number	11564
Drawing Name	Roof Plan
Scale	1:100
Date	22/11/2019

Client	KIN Consolidated
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Drawing Number	TP215
Revision	A



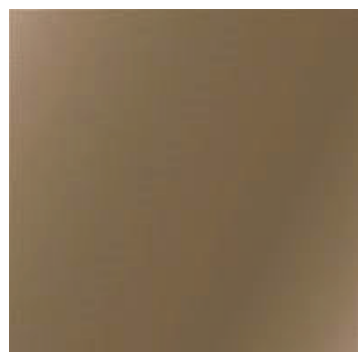
1. Light Grey Concrete Look
- Paint/Render



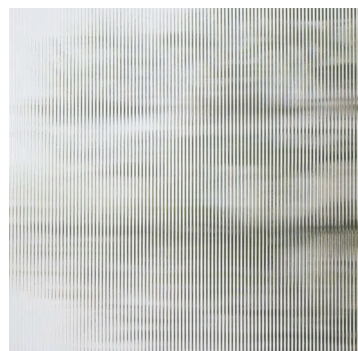
2. Light Bronze Tinted Glass



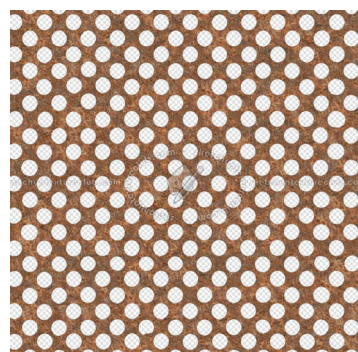
3. Clear Glass



4. Light Bronze Polished Finish



5. Fluted glass
- Obscure Glazing



6. Bronze colour perforated mesh

North Elevation (Irving Avenue)
1:100

Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

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Suite 2/112 New Quay Promenade
Docklands, VIC 3008
T +61 3 8601 6000
info@DKO.com.au
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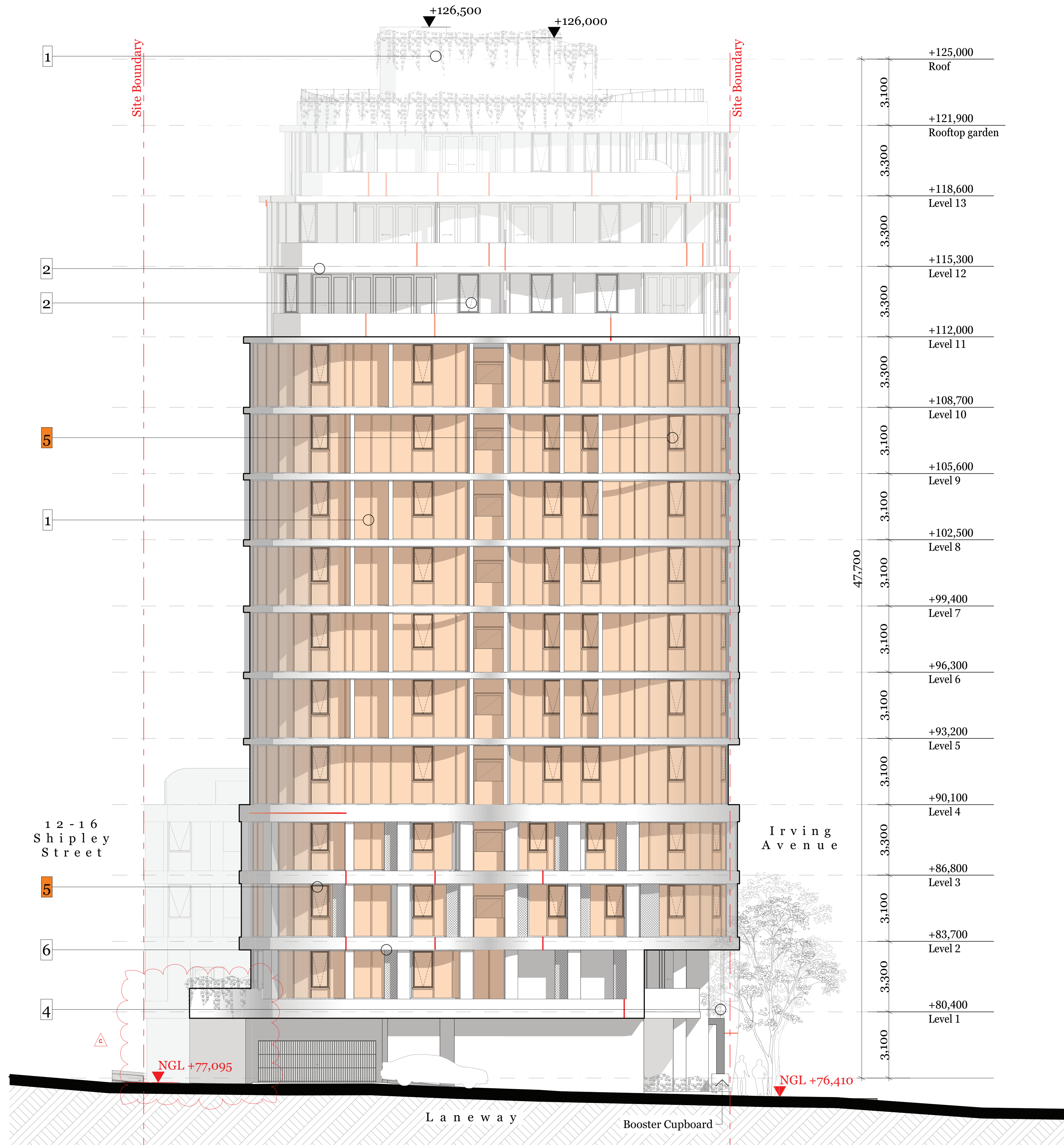
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Project Name 21 - 23 Irving Avenue
Project Address 21-23 Irving Ave,
Box Hill, VIC 3128

Client KIN Consolidated

Project Number 11564
Drawing Name North Elevation
Scale 1:100
Date 22/11/2019

Drawing Number **TP300**
Revision **B**



1. Light Grey Concrete Look
- Paint/Render



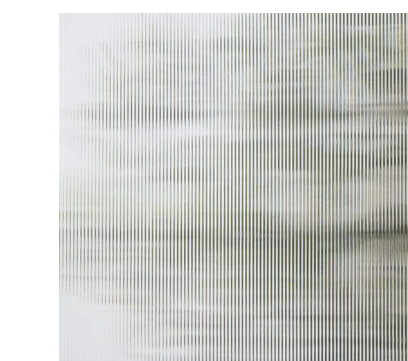
2. Light Bronze Tinted Glass



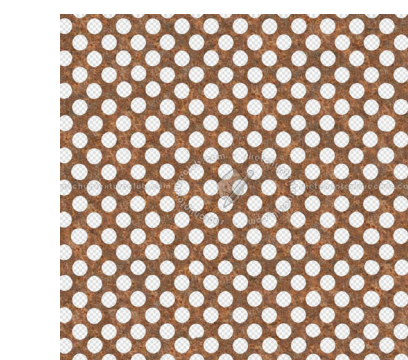
3. Clear Glass



4. Light Bronze Polished Finish



5. Fluted glass
- Obscure Glazing



6. Bronze colour perforated mesh

East Elevation (Laneway)
1:100

Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

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Suite 2/112 New Quay Promenade
Decklands, VIC 3108
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Project Name
Project Address

21 - 23 Irving Avenue
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

11564
East Elevation
1:100
22/11/2019

Client
KIN Consolidated

Drawing Number
Revision

TP301
C

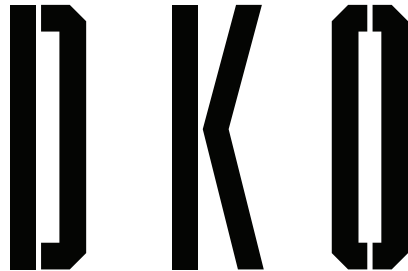


West Elevation (Shipley Street)
1:100

Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning

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Docklands, VIC 3008
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Project Name	21 - 23 Irving Avenue
Project Address	21-23 Irving Ave. Box Hill, VIC 3128

Project Number	11564
Drawing Name	West Elevation
Scale	1:100
Date	22/11/2019

Client	KIN Consolidated
--------	------------------

Drawing Number	TP302
Revision	B



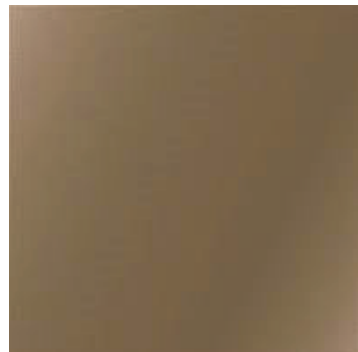
1. Light Grey Concrete
Look
- Paint/Render



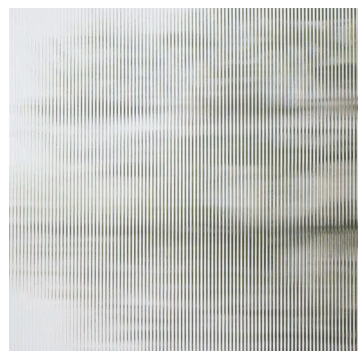
2. Light Bronze Tinted
Glass



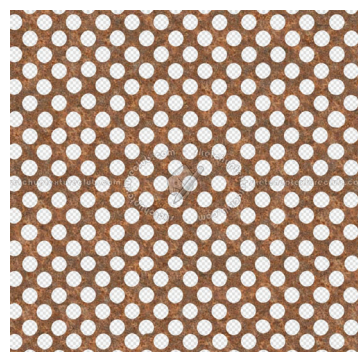
3. Clear Glass



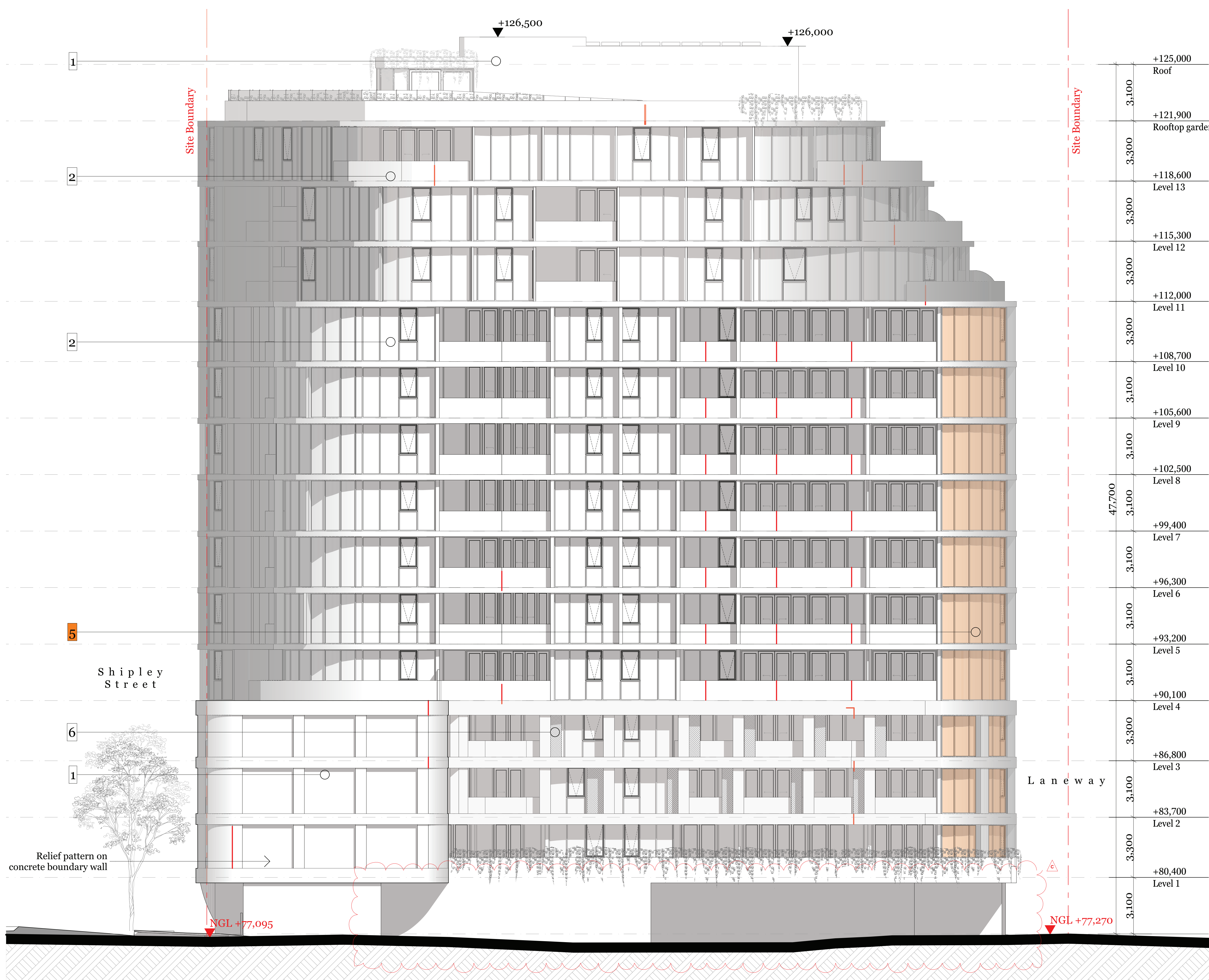
4. Light Bronze
Polished Finish



5. Fluted glass
- Obscure Glazing



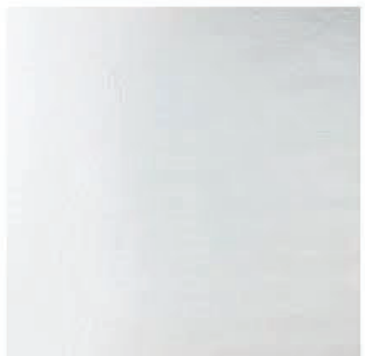
6. Bronze colour
perforated mesh



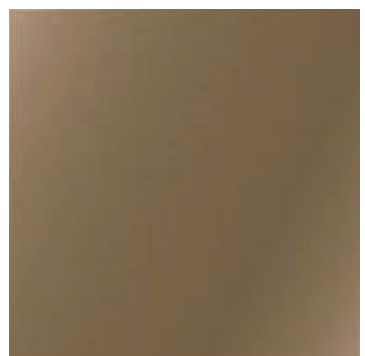
1. Light Grey Concrete Look
- Paint/Render



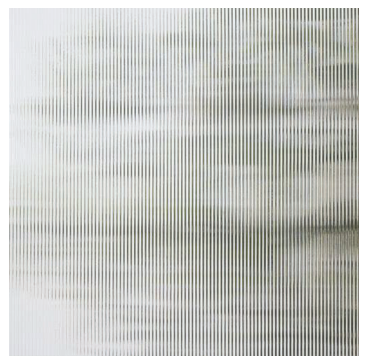
2. Light Bronze Tinted Glass



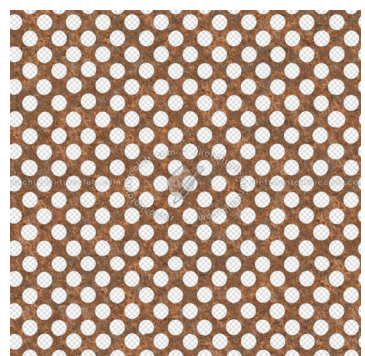
3. Clear Glass



4. Light Bronze Polished Finish



5. Fluted glass
- Obscure Glazing



6. Bronze colour perforated mesh

South Elevation (12-16 Shipley Street)
1:100

Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

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Suite 2/112 New Quay Promenade
Decklands, VIC 3108
T +61 3 8601 6000
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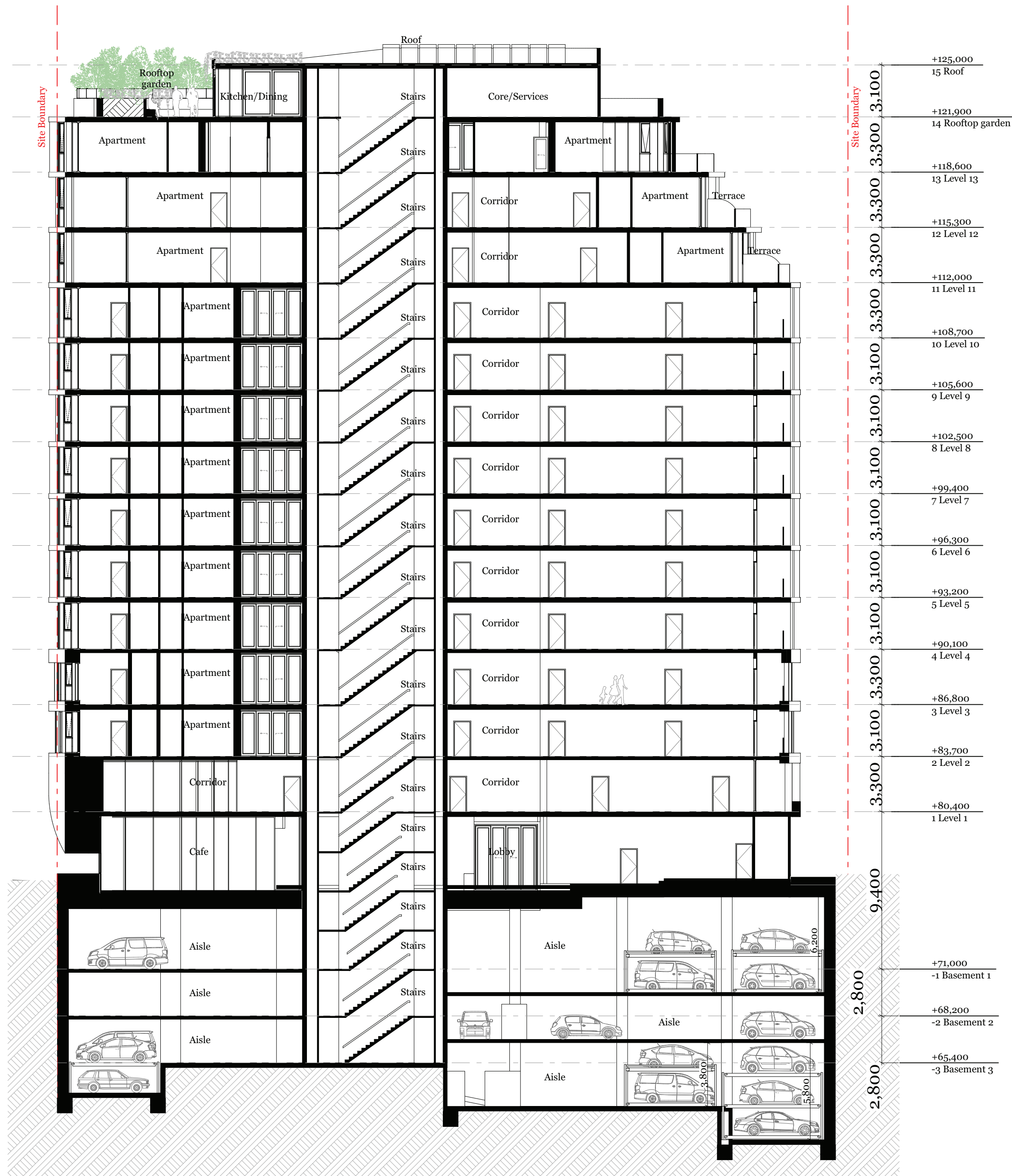


Project Name 21 - 23 Irving Avenue
Project Address 21-23 Irving Ave,
Box Hill, VIC 3128

Client KIN Consolidated

Project Number 11564
Drawing Name South Elevation
Scale 1:100
Date 22/11/2019

Drawing Number TP303
Revision C



SECTION A
1:200



SECTION B
1:200

Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

DKO Architecture (Vic.) Pty Ltd
Suite 2/112 New Quay Promenade
Docklands, VIC 3008
T +61 3 8601 6000
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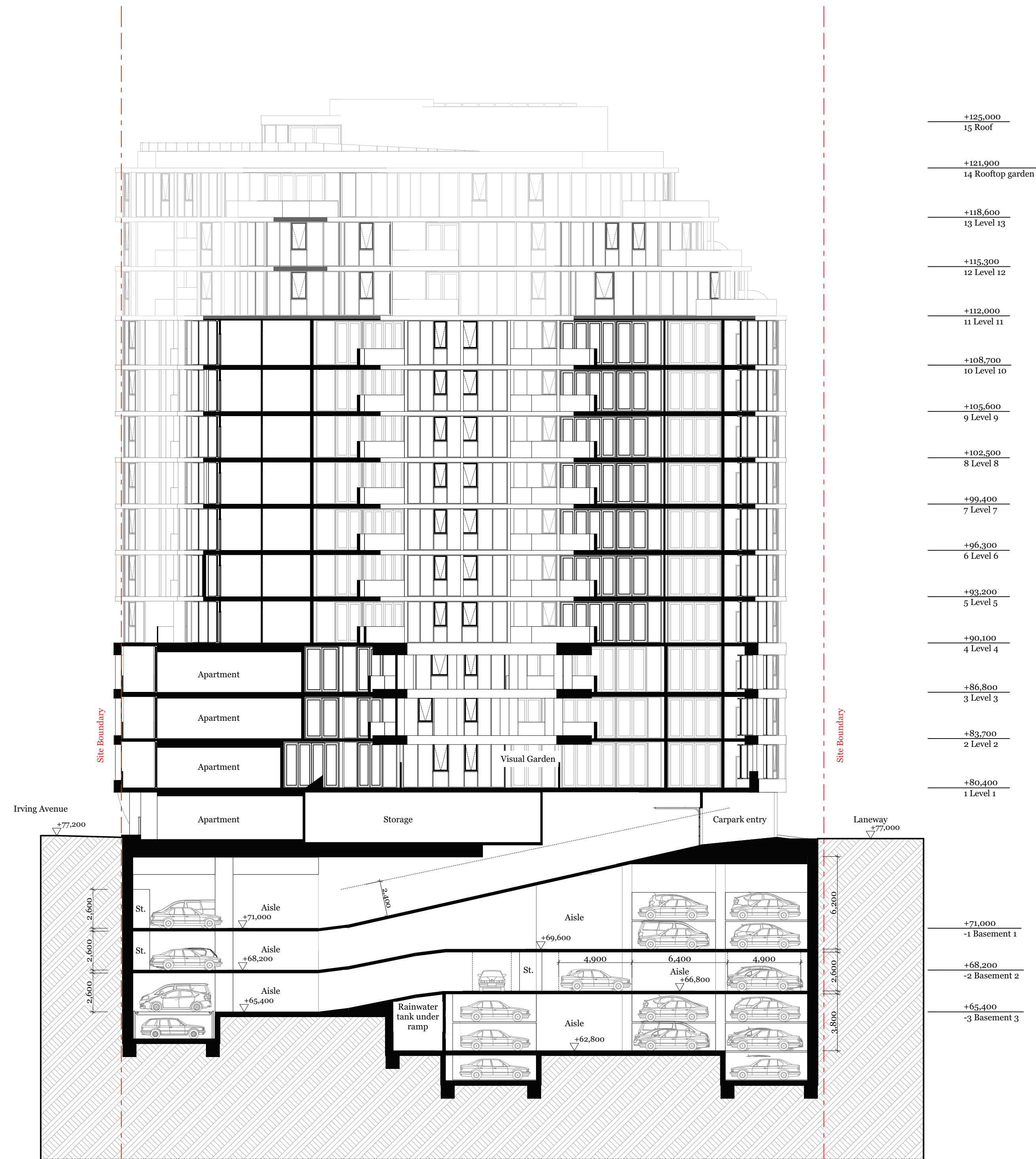


Project Name
Project Address
21 - 23 Irving Avenue
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date
11564
Sections
1:200
22/11/2019

Client
KIN Consolidated

Drawing Number
Revision
TP304
C



1 Carpark Entry Ramp Section

Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning

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Project Name
Project Address

21 - 23 Irving Avenue
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

11564
Section 2

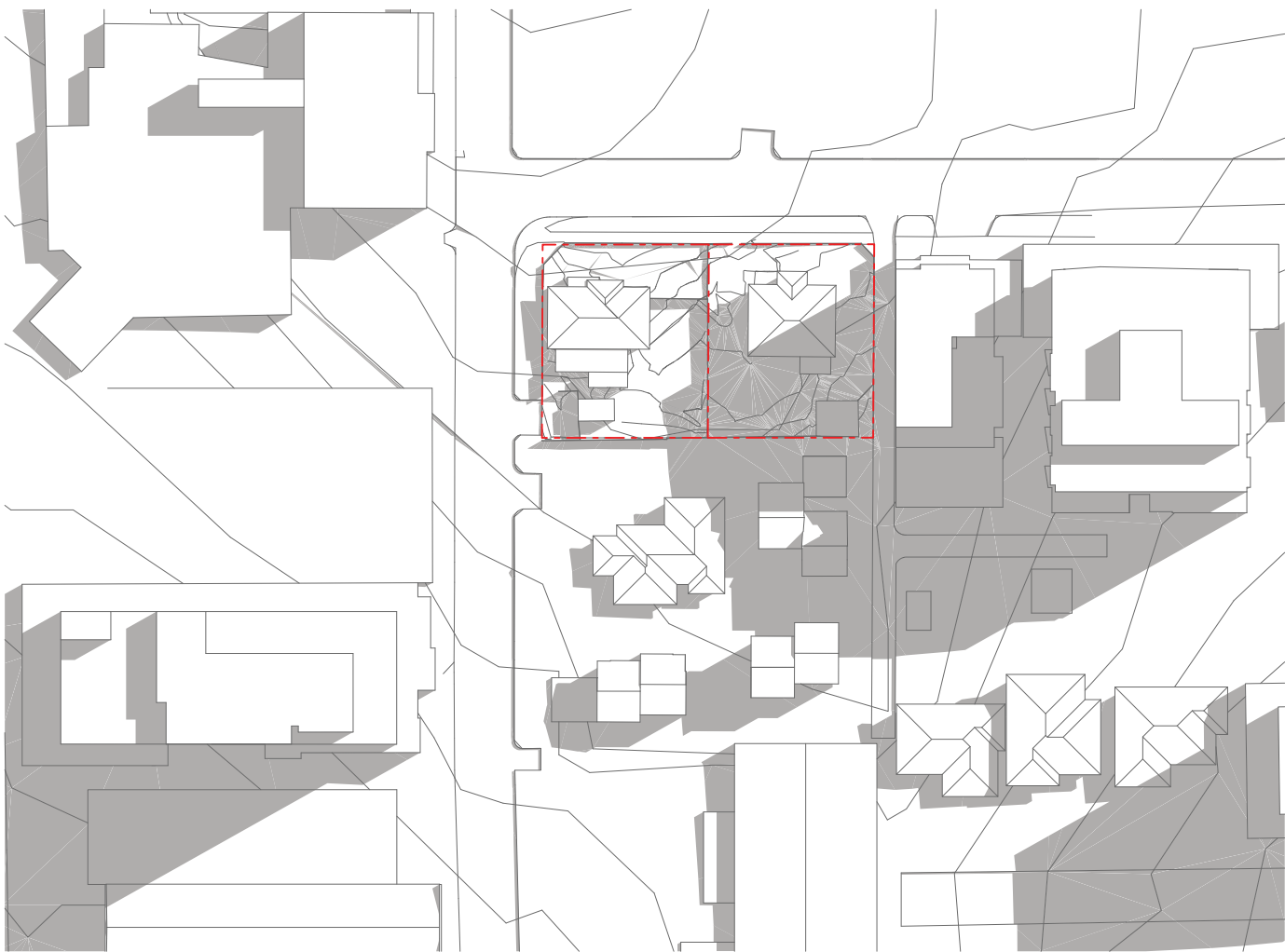
Client

KIN Consolidated

Drawing Number
Revision

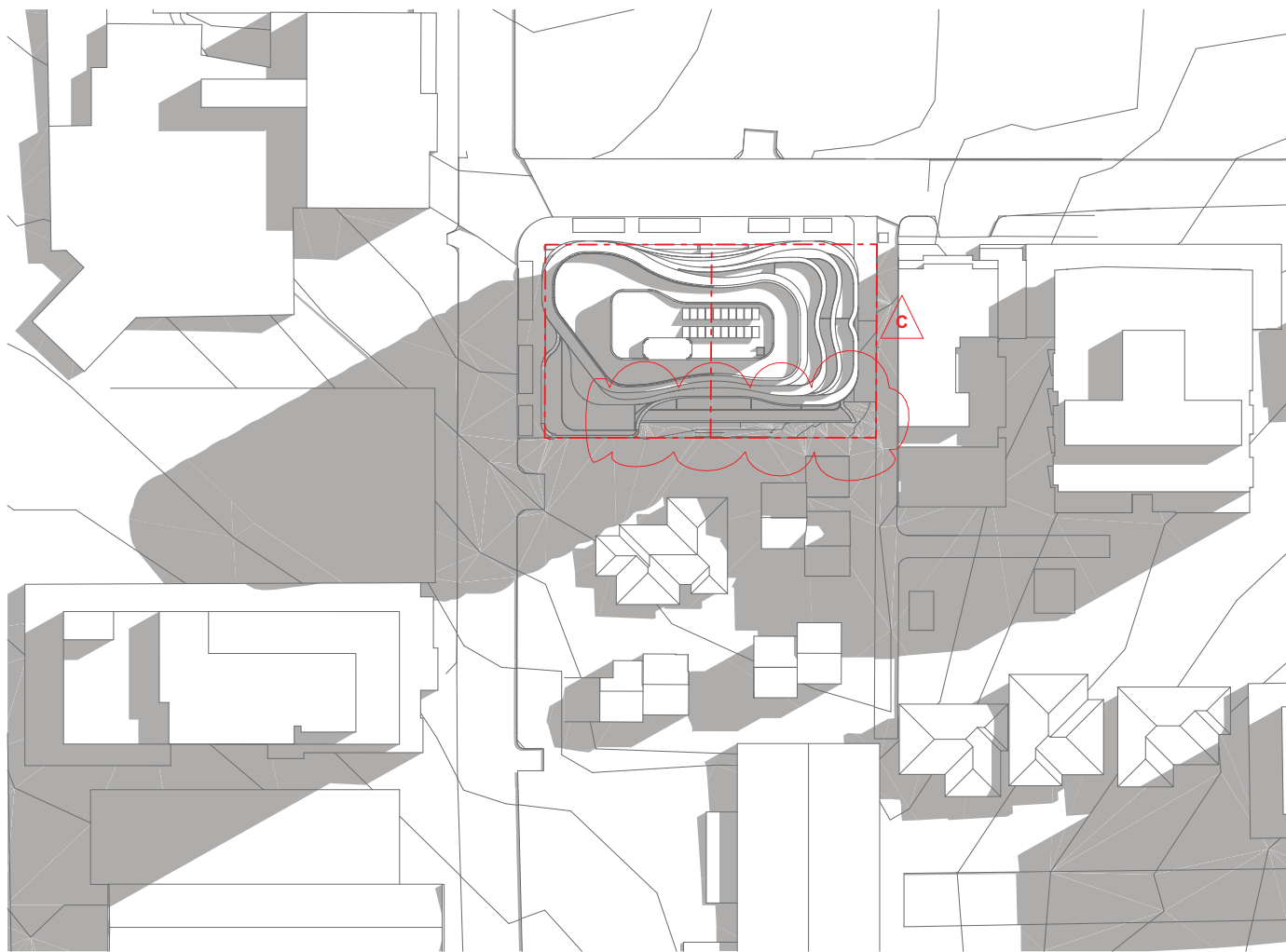
TP305
A

Existing and Approved Developments



SEP 21 | 9AM - Existing and Approved Developments
1:1000

Proposed Envelope



SEP 21 | 9AM - Proposed
1:1000



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
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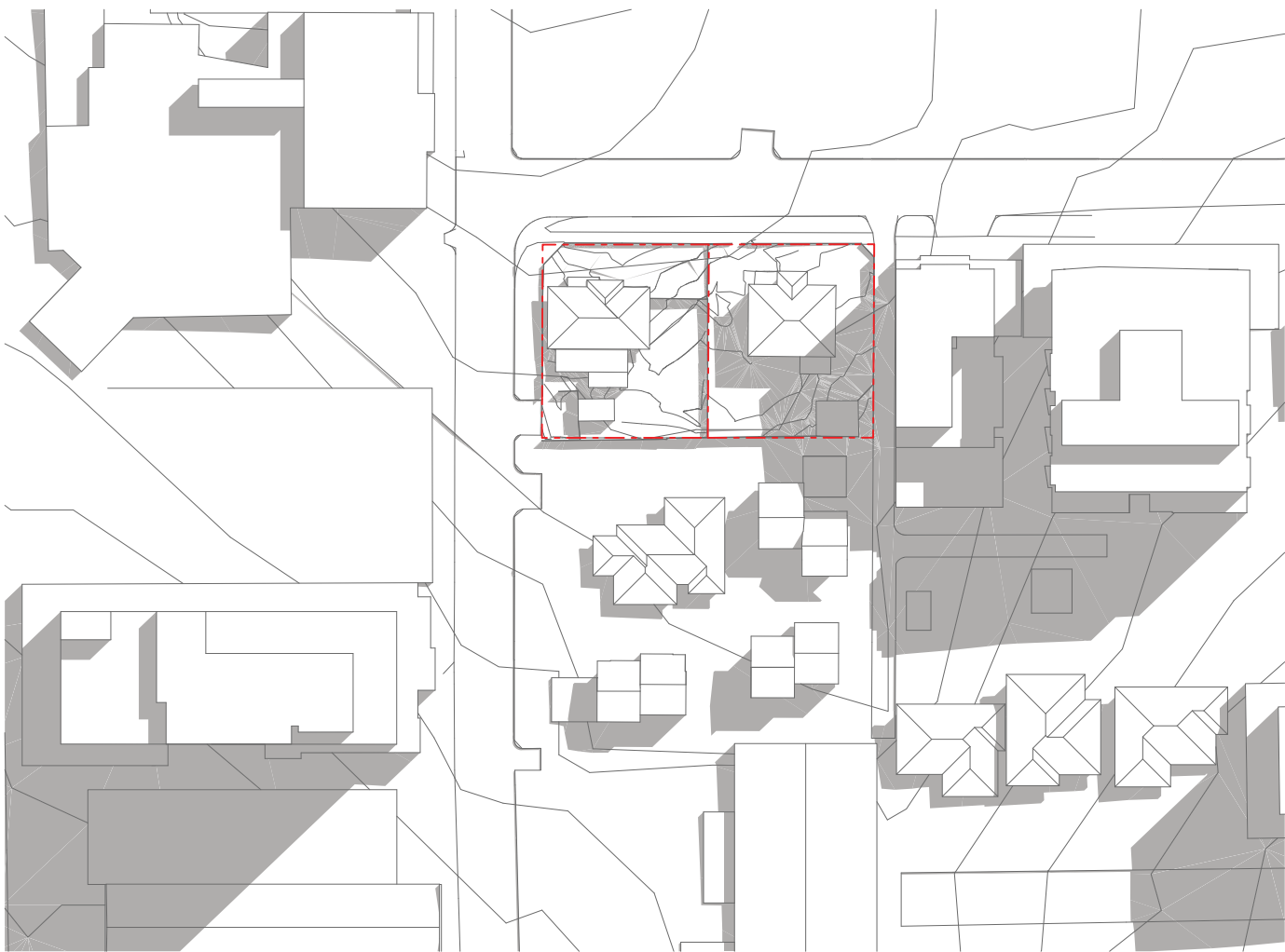


Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	1:1000

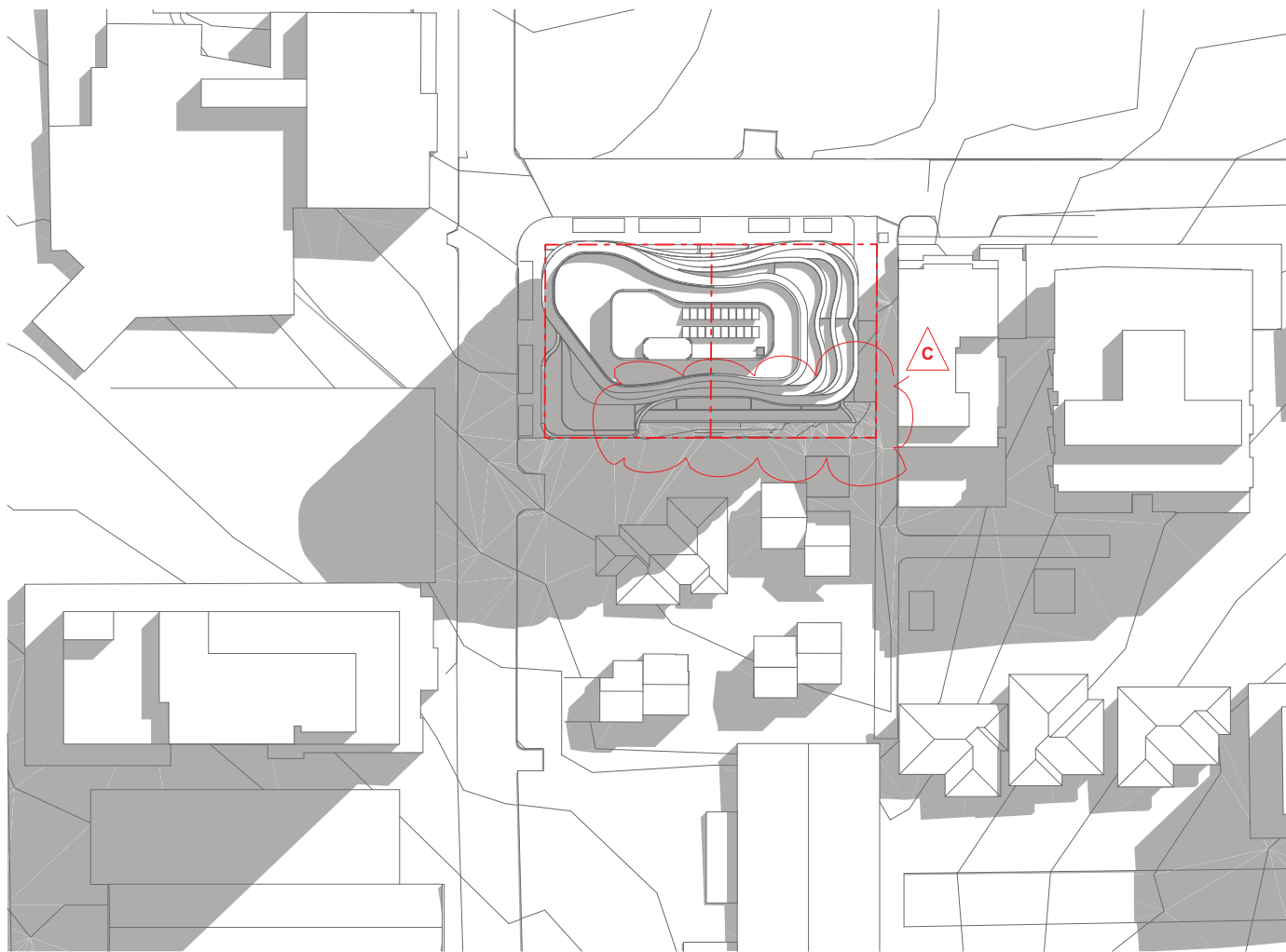
Drawing Name	Shadows Diagrams 1
Drawing Number	TP400
Revision	C

Existing and Approved Developments



SEP 21 | 10AM - Existing and Approved Developments
1:1000

Proposed Envelope



SEP 21 | 10AM - Proposed
1:1000



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

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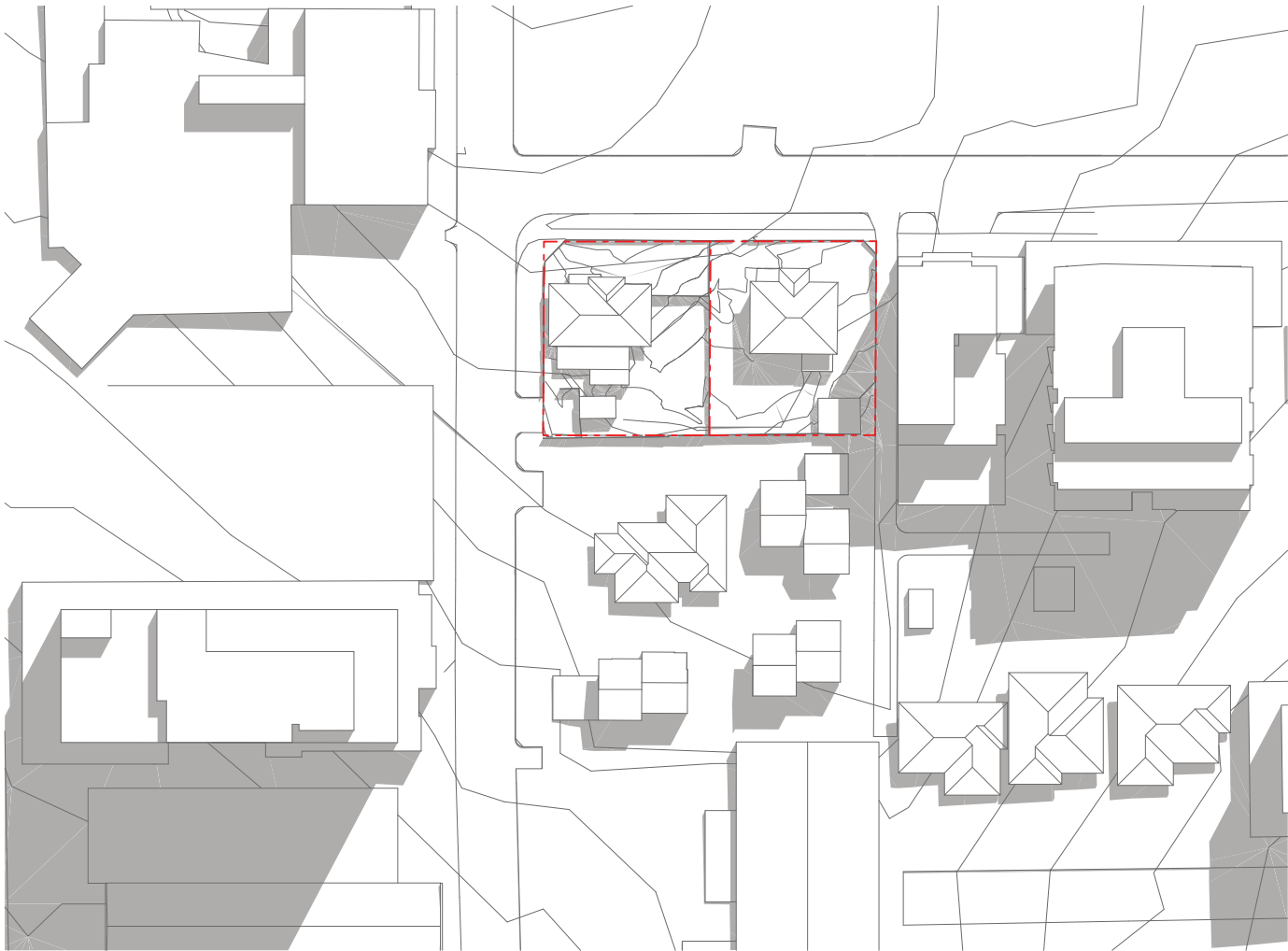


Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	1:1000

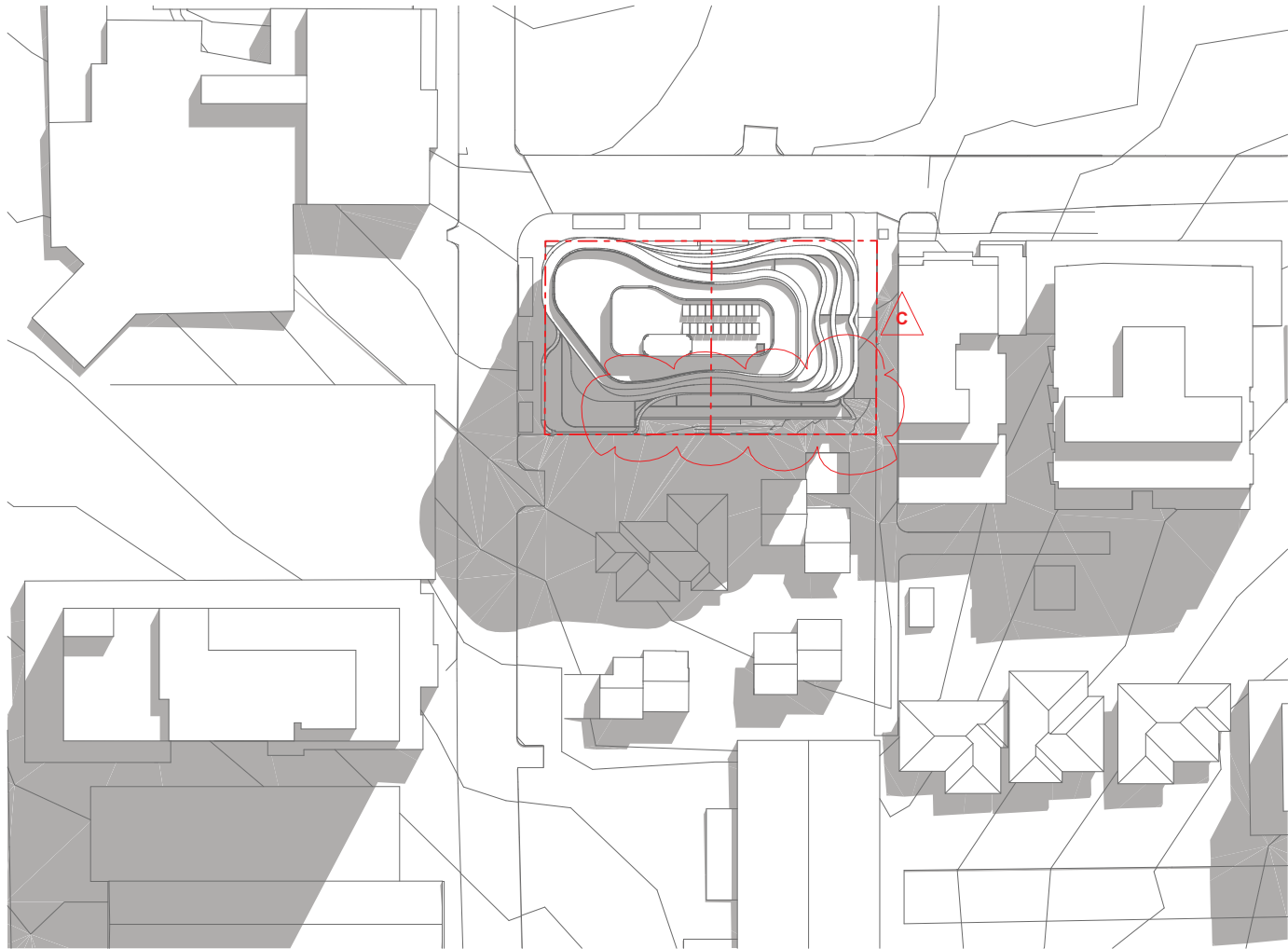
Drawing Name	Shadows Diagrams 2
Drawing Number	TP401
Revision	C

Existing and Approved Developments



SEP 21 | 11AM - Existing and Approved Developments
1:1000

Proposed Envelope



SEP 21 | 11AM - Proposed
1:1000



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

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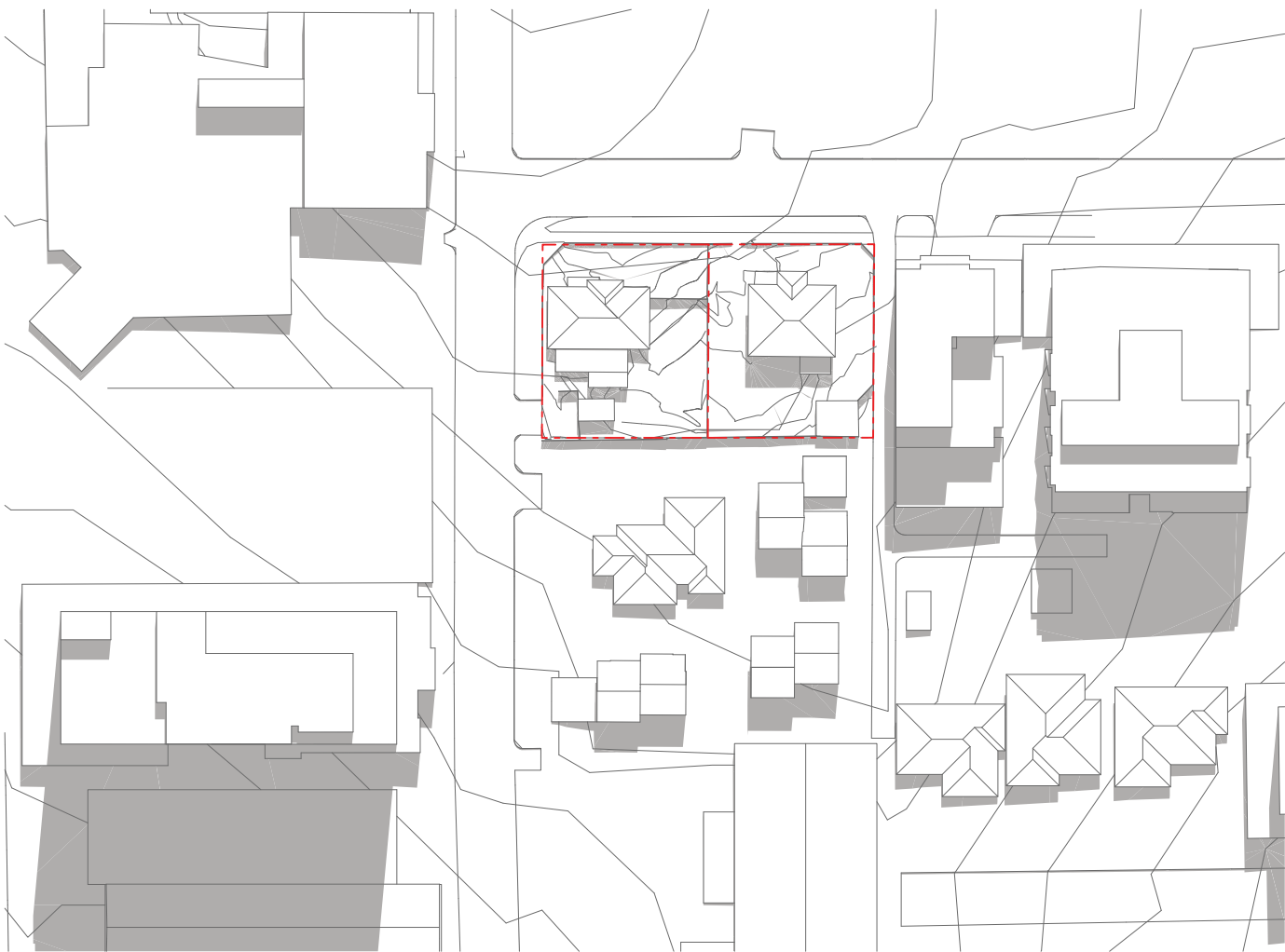


Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	1:1000

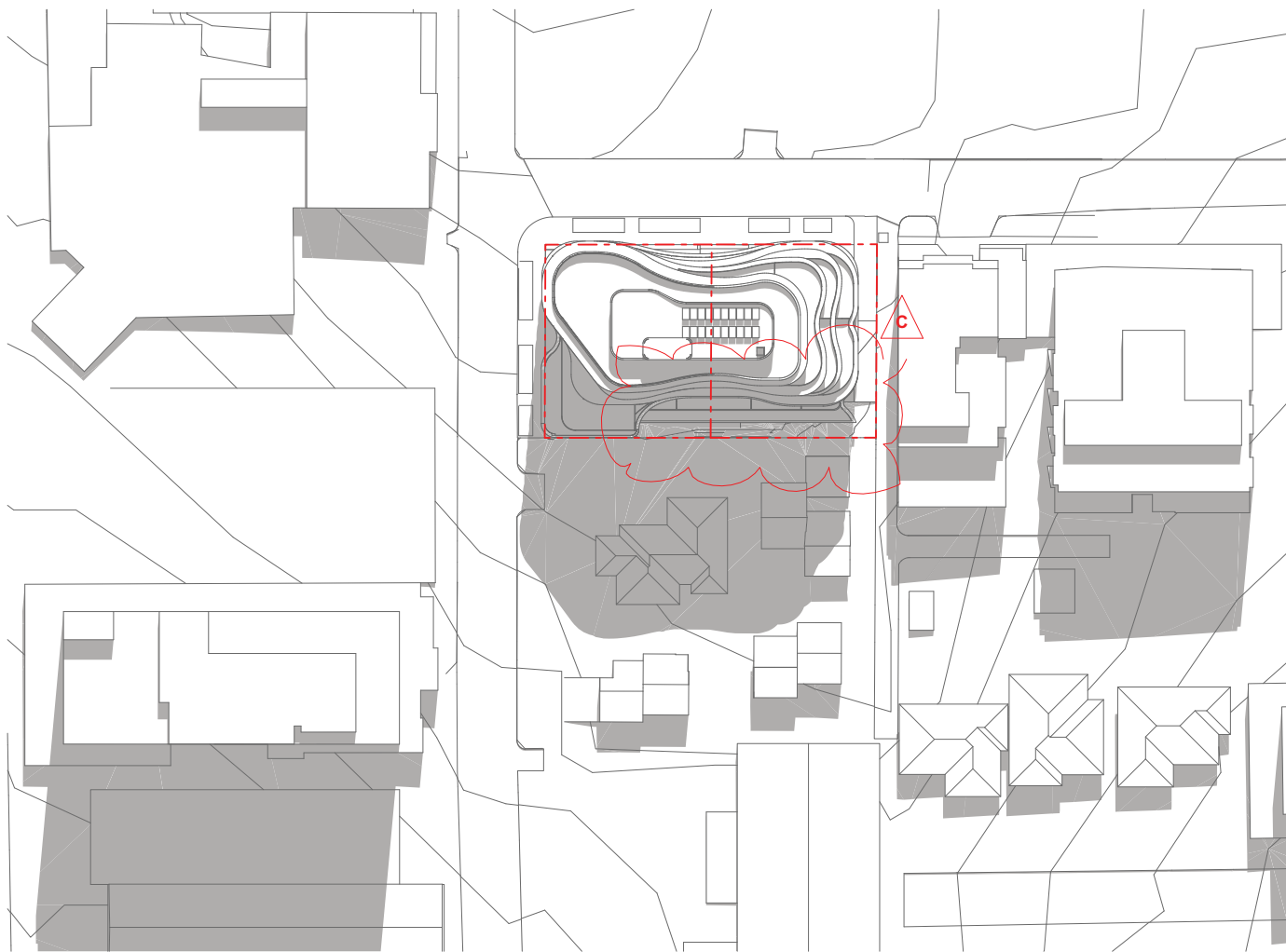
Drawing Name	Shadows Diagrams 3
Drawing Number	TP402
Revision	C

Existing and Approved Developments



SEP 21 | 12PM - Existing and Approved Developments
1:1000

Proposed Envelope



SEP 21 | 12PM - Proposed
1:1000



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
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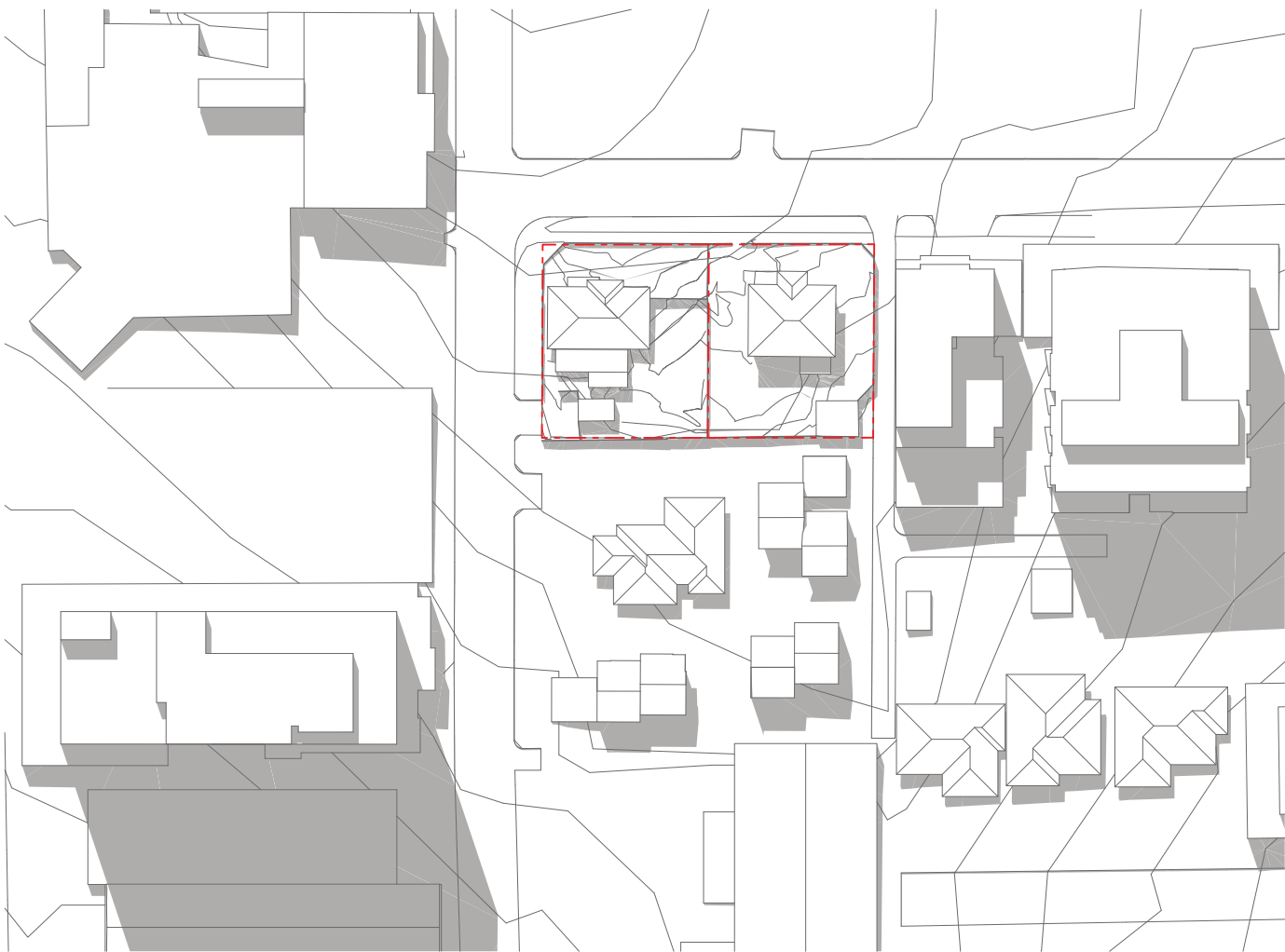


Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	1:1000

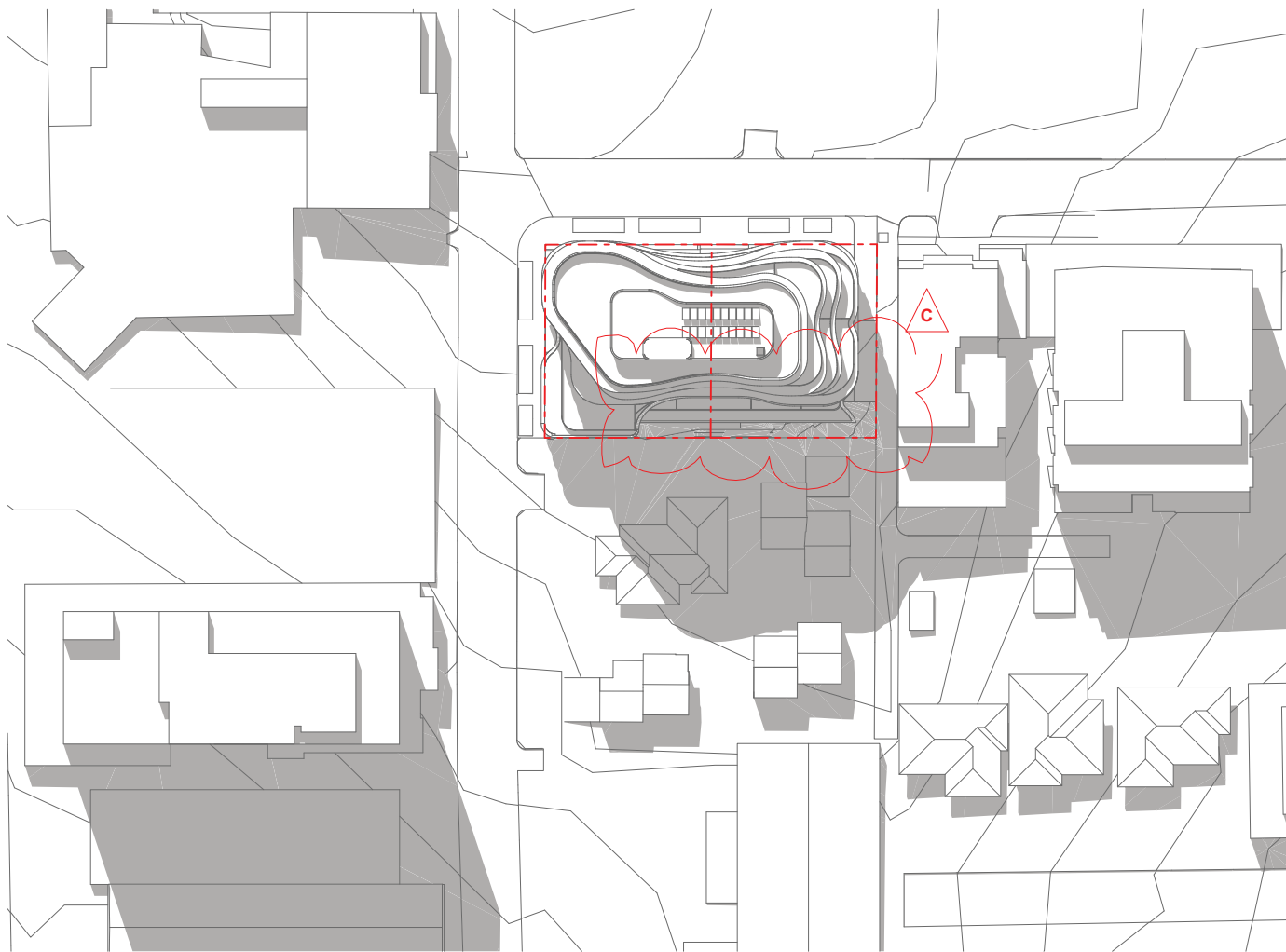
Drawing Name	Shadows Diagrams 4
Drawing Number	TP403
Revision	C

Existing and Approved Developments



SEP 21 | 1PM - Existing and Approved Developments
1:1000

Proposed Envelope



SEP 21 | 1PM - Proposed
1:1000



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

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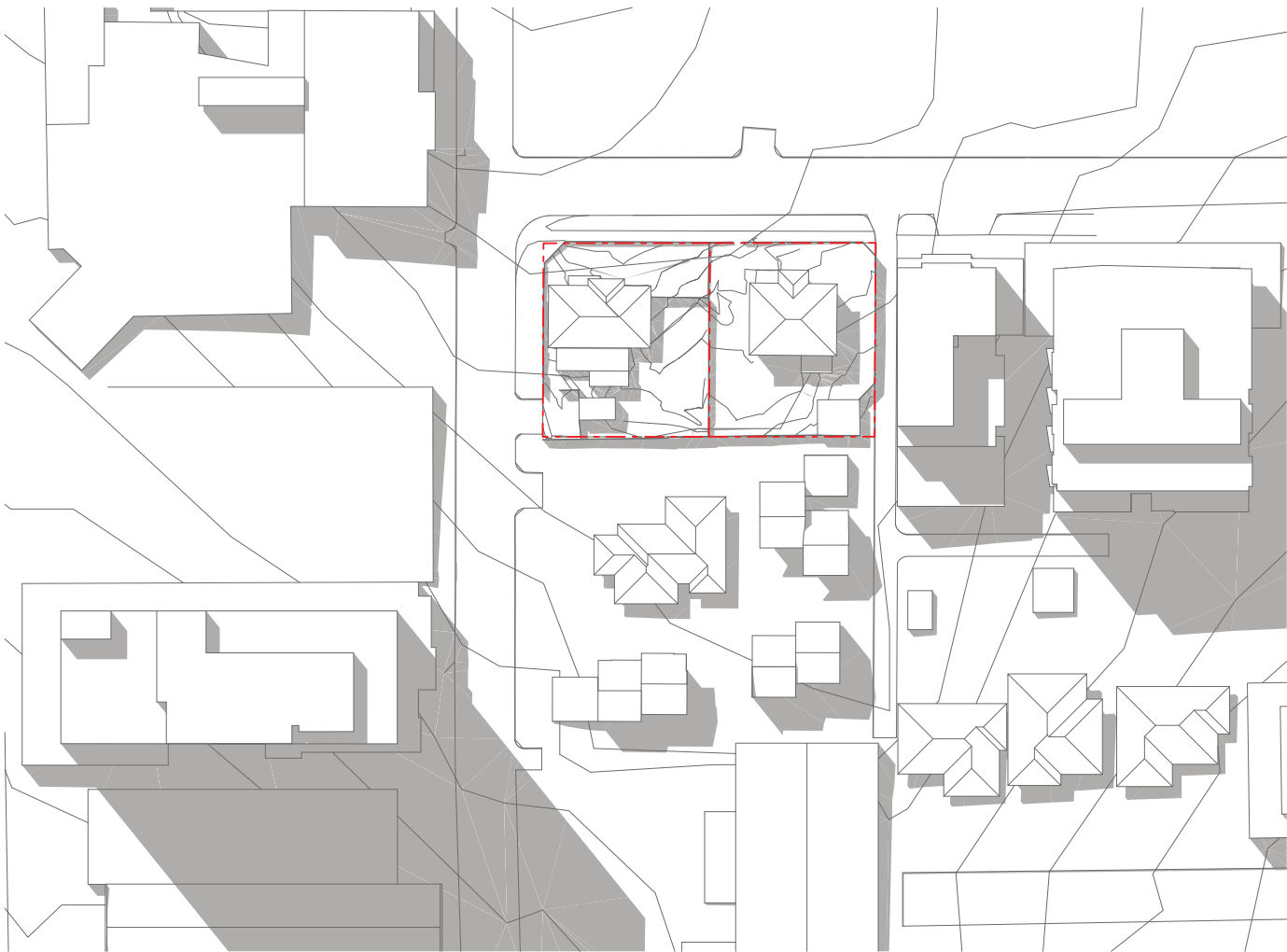


Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	1:1000

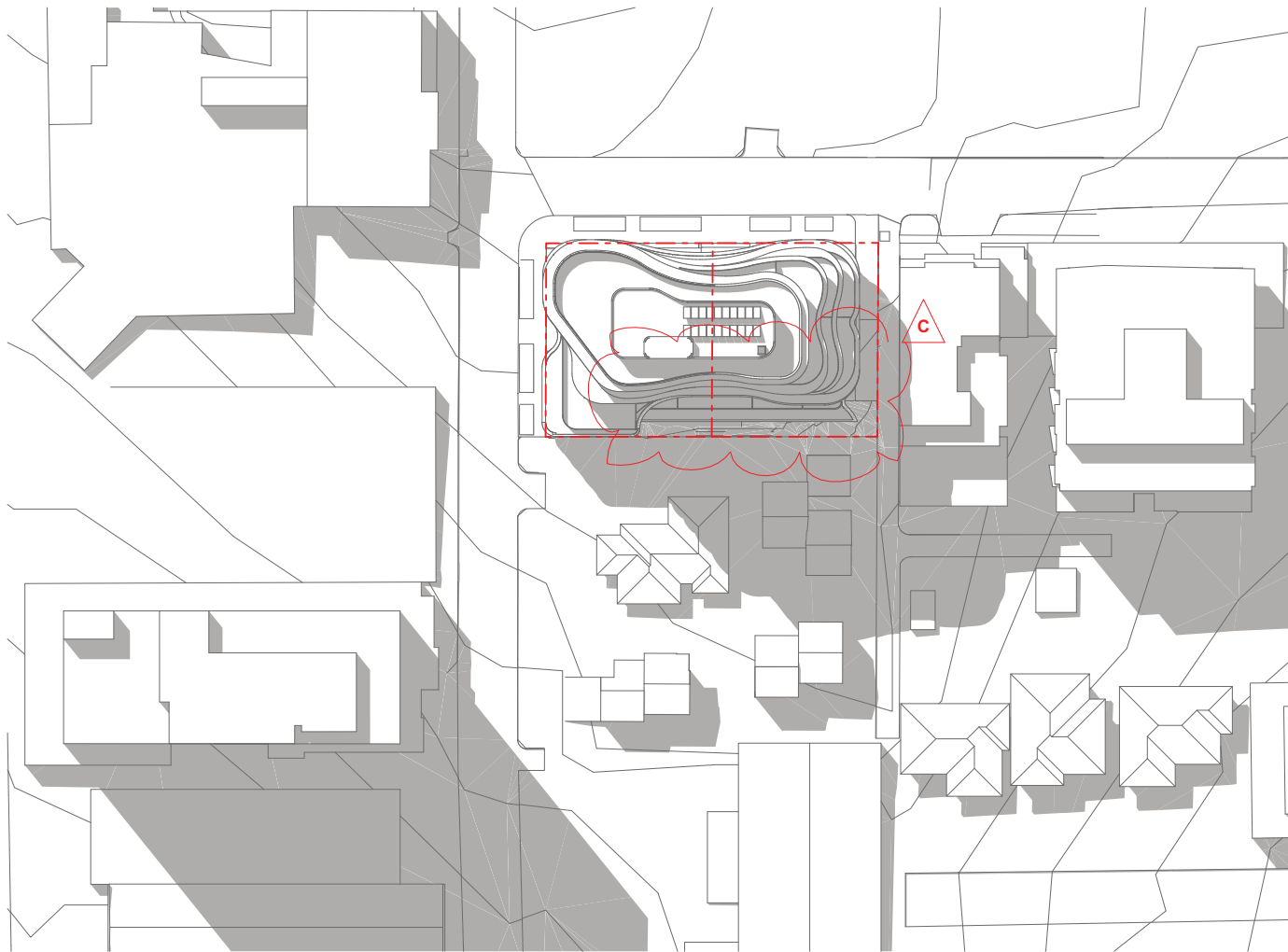
Drawing Name	Shadows Diagrams 5
Drawing Number	TP404
Revision	C

Existing and Approved Developments



SEP 21 | 2PM - Existing and Approved Developments
1:1000

Proposed Envelope



SEP 21 | 2PM - Proposed
1:1000



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90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
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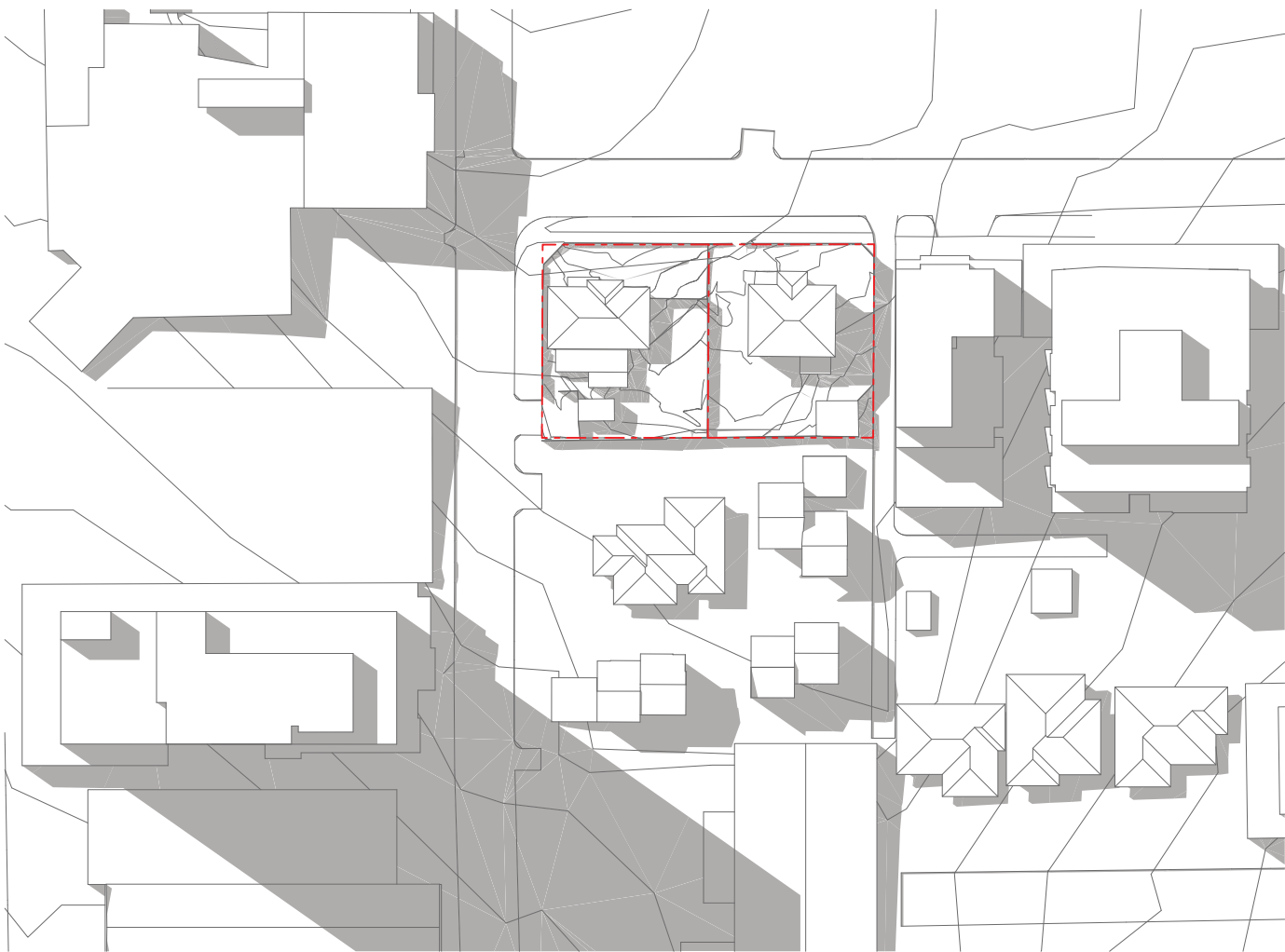


Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	1:1000

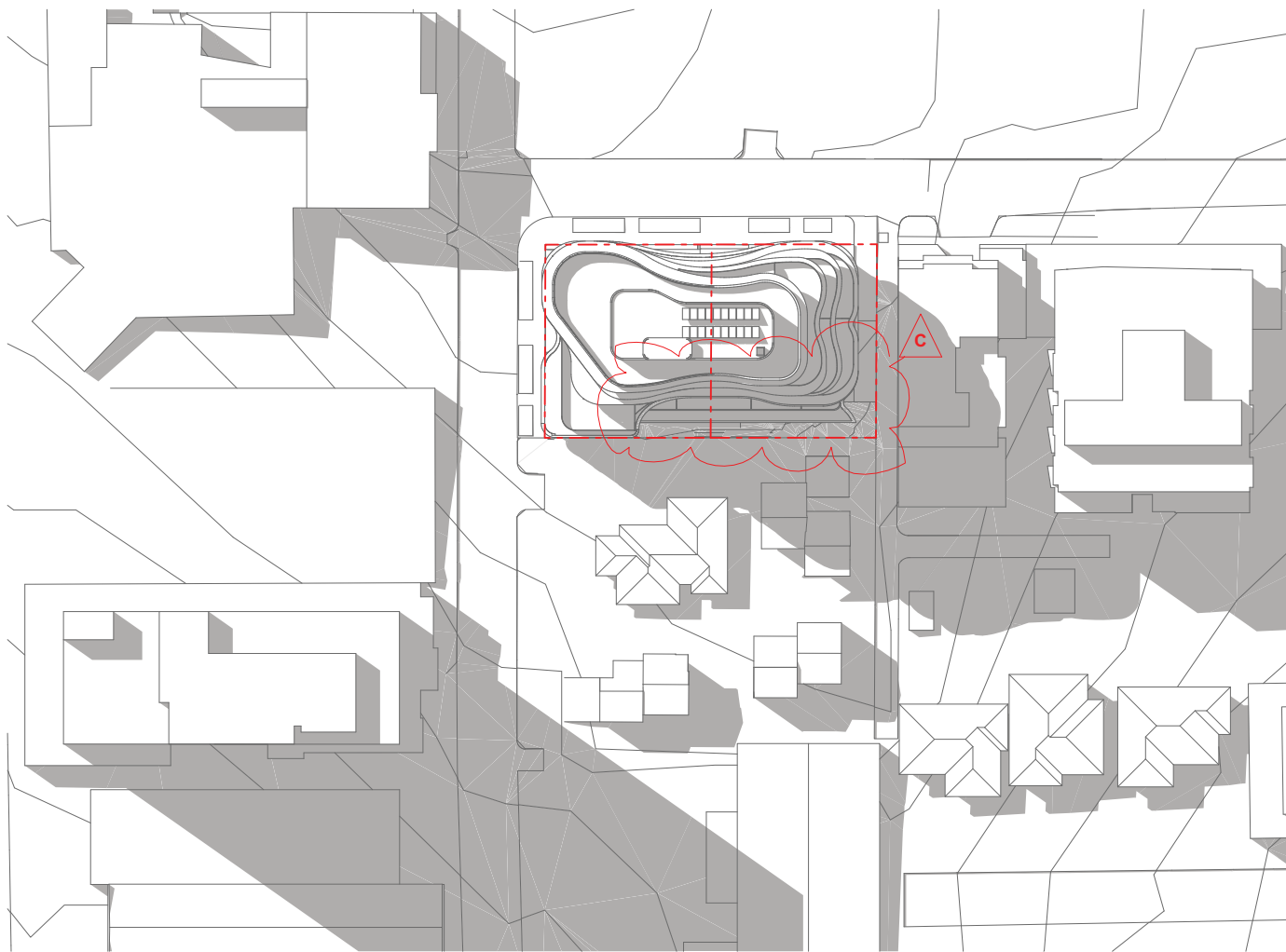
Drawing Name	Shadows Diagrams 6
Drawing Number	TP405
Revision	C

Existing and Approved Developments



SEP 21 | 3PM - Existing and Approved Developments
1:1000

Proposed Envelope



SEP 21 | 3PM - Proposed
1:1000



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
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Rev.	Date	By	Ckd	Description
A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning
C	22/11/2019	AMP	JL	Redesign for pipe and floodway

Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	1:1000

Drawing Name	Shadows Diagrams 7
Drawing Number	TP406
Revision	C



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DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

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A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning

Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	Artists Impression 1
Drawing Number	TP407
Revision	B





Accommodation Summary

1 Bedroom	22
2 Bedroom	82
3 Bedroom	9
Total	113
Standard D17 (Accessibility)	
No. of compliant apartments	63
Percentage of apartments	56%
Standard D27 (Natural Ventilation)	
No. of compliant apartments	51
Percentage of apartments	45%

Design Response

The following statement has been prepared in response to Whitehorse City Council's RFI from 18/09/2017 (Application number: WH/2017/686) The numbering of the points below corresponds to the RFI.

- 1a. Refer table.
- 1b. The proposed development has 281m² of communal space on the rooftop garden, comprising of 229m² of outdoor space and 52m² of indoor-outdoor space.
- 1c. The proposed development has no provision for deep soil planting within the site boundary. Refer the accompanying planning report for information.
- 1d. Refer table. All apartments to have a ceiling height of 2.7m for the majority of the living area.
- 1e. Refer TP411-423 for information.
- 1f. All apartments are provided with an external storage area with the following volumes:
1 Bedroom: min. 4m³
2 Bedroom: min. 5m³
3 Bedroom: min. 6m²
The above volumes, added to the storage volume within the apartment, achieve the total minimum storage volume for each dwelling type under Standard D20. Refer TP411-423 for dimensions, location and volume of storage within individual apartments. Refer TP411 for a table of external storage spaces.
- 1g. Refer table. Where individual apartment types are shown to be non-compliant under Standard D4 (Functional Layout), the non-compliant rooms have been provided with more area to compensate for the non-compliance. Refer TP411-423 for information.
- 1h. Refer TP411-423 for information.
- 1i. No apartments in the proposed development have 'snorkel' type arrangements.
- 1j. Refer table. Refer TP411-423 for demonstration of requirement.
- 1k. Refer TP300-303 for elevations stating external cladding colours and materials. The proposed development will have a light coloured roof/paving/decking to reduce solar heat gain. The proposed balustrades will primarily be bronze tinted glass, with a low VLT(visual light transmission).
- The values stated above are indicative and subject to detailed design.

Clause 58 Compliance Table

Apartment			Clause 58 Compliance								
			D17	D19	D20	D24			D25	D27	
Level	Apt. No.	No. Bedrooms	Accessibility	POS	Storage	Functional Layout - Living area	Functional Layout - Main bedroom	Functional Layout - Other bedrooms	Room Depth	Natural Ventilation	A/C Condenser Location
Ground	1L	1	✓	✓	✓	✓	✓	-	✓		Balcony
	1M	1		✓	✓	✓	✓	-	✓		Balcony
	TH	2		✓	✓	✓	✓	✓	✓	✓	Balcony
	TH	2		✓	✓	✓	✓	✓	✓	✓	Balcony
1	1F	1	✓	✓	✓	✓	✓	-	✓		Balcony
	2S	2		✓	✓	✓	✓	✓	✓		Balcony
	2T	2		✓	✓	✓		✓	✓	✓	Balcony
	1G	1	✓	✓	✓	✓	✓	-	✓		Balcony
	2U	2	✓	✓	✓	✓	✓	✓	✓		Balcony
	1H	1	✓	✓	✓	✓	✓	-	✓		Balcony
	1J	1	✓	✓	✓	✓	✓	-	✓		Balcony
	1K	1		✓	✓	✓	✓	-	✓		Balcony
2 to 3 (2 levels)	2A	2		✓	✓	✓		✓	✓	✓	On A/C deck
	2B	2	✓	✓	✓	✓	✓	✓	✓		Balcony
	1A	1		✓	✓	✓	✓	-	✓		Balcony
	2C	2	✓	✓	✓	✓	✓	✓	✓		Balcony
	2D	2		✓	✓	✓	✓	✓	✓	✓	Balcony
	2E	2		✓	✓	✓		✓	✓	✓	On A/C deck
	1B	1	✓	✓	✓	✓	✓	-	✓		Balcony
	2F	2	✓	✓	✓	✓	✓	✓	✓		Balcony
	1C	1	✓	✓	✓	✓	✓	-	✓		Balcony
	2G	2		✓	✓	✓	✓	✓	✓	✓	Balcony
	1D	1	✓	✓	✓	✓	✓	-	✓		Balcony
4 to 10 (7 Levels)	2H	2		✓	✓	✓		✓	✓	✓	On A/C deck
	2B	2	✓	✓	✓	✓	✓	✓	✓		Balcony
	1E	1		✓	✓	✓	✓	-	✓		Balcony
	2J	2	✓	✓	✓	✓	✓	✓	✓		Balcony
	2D	2		✓	✓	✓	✓	✓	✓	✓	On A/C deck
	2E	2		✓	✓	✓		✓	✓	✓	Balcony
	2K	2	✓	✓	✓	✓	✓	✓	✓		Balcony
	2L	2	✓	✓	✓	✓	✓	✓	✓		Balcony
	2M	2	✓	✓	✓	✓	✓	✓	✓	✓	On A/C deck



DKO Architecture (Vic.) Pty Ltd
90-94 Rokeby Street
Collingwood, VIC 3066
ABN: 61413783636

T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au

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A	18/08/2017	EL	DC	Town Planning
B	15/06/2017	EL	JL	Town Planning

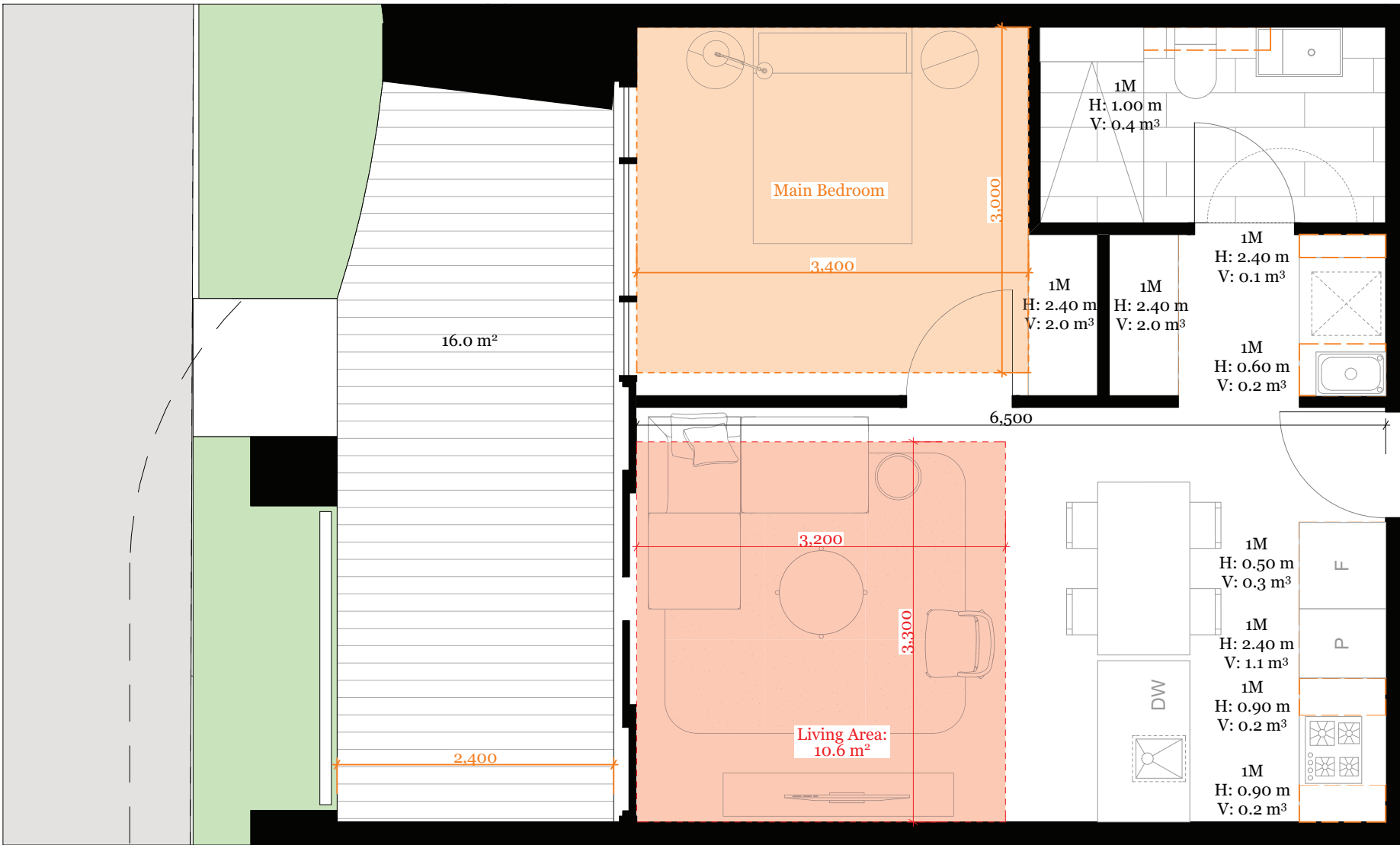
Project Name	21 - 23 Irving Avenue
Project Number	11564
Date	18/08/2017
Scale	

Drawing Name	Design Response
Drawing Number	TP410
Revision	B

Clause 58 Apartment Plans LG

Apartment 1M

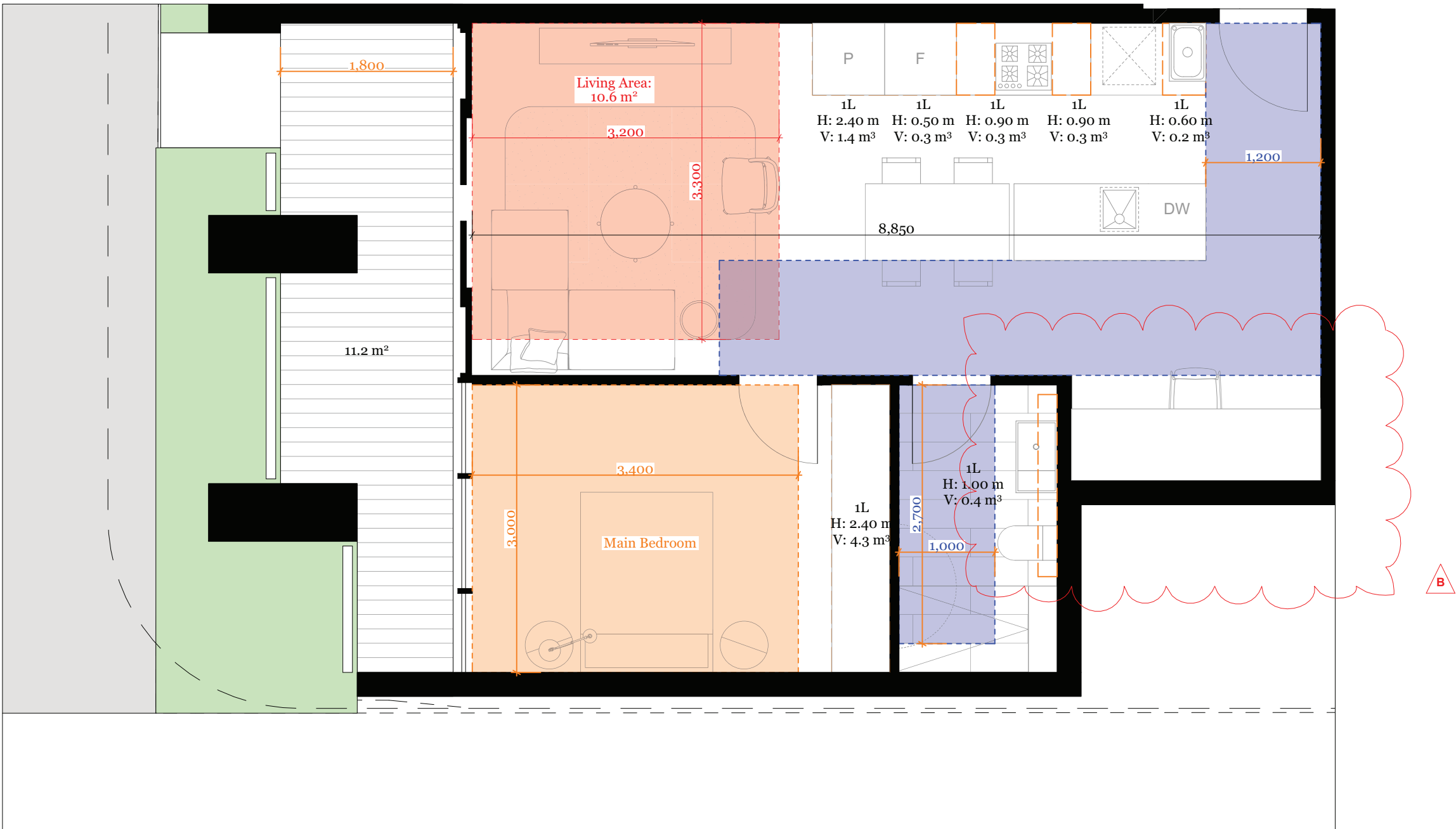
Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



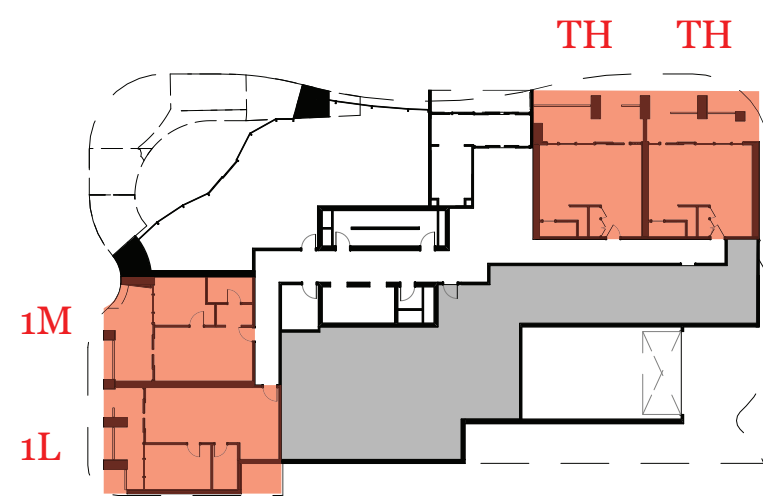
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Apartment 1L

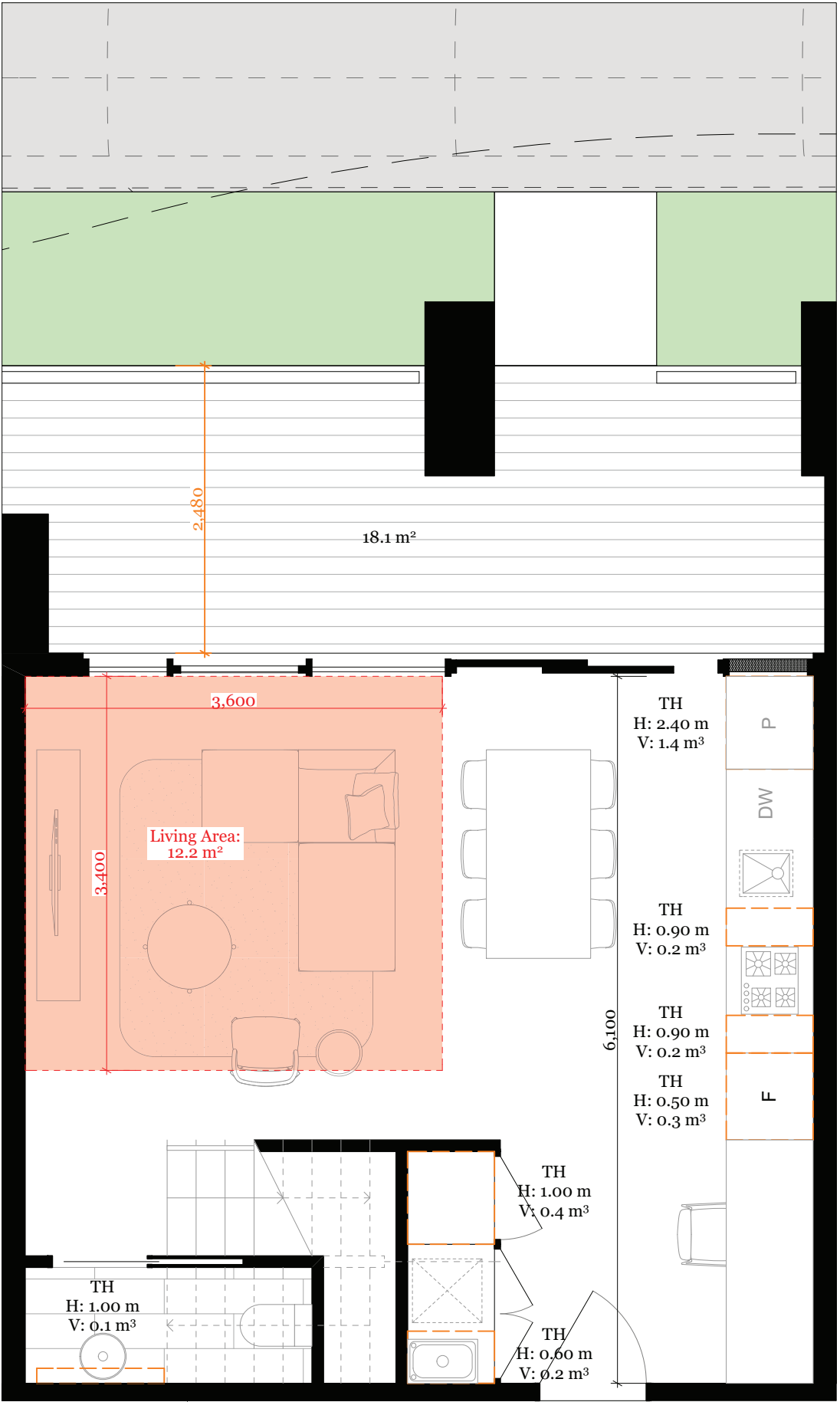
Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



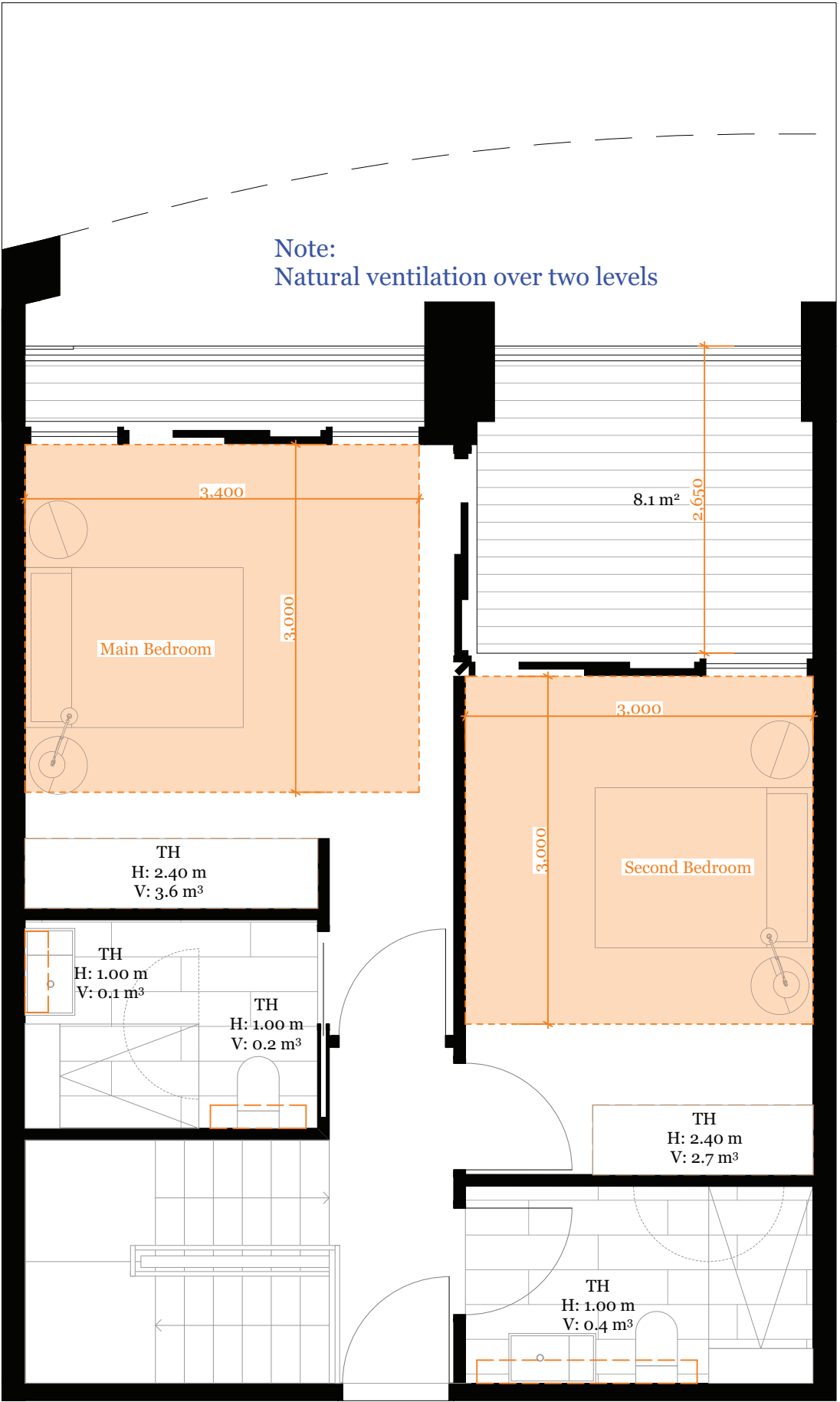
2
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0
1:500 | Key Plan



3
1:50 | Type TH - Ground Floor



4
1:50 | Type TH - Level 1

Type TH (Townhouse)

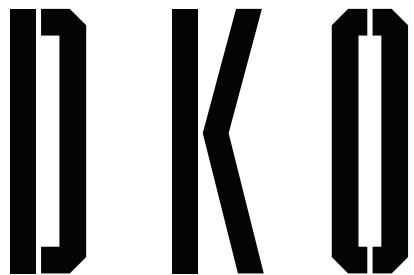
Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On Balcony



Rev.	Date	By	Ckd	Description
A	15/06/2018	EL	JL	Town Planning
B	22/11/2019	AMP	JL	Redesign for pipe and floodway

DKO Architecture (Vic.) Pty Ltd
Suite 2/112 New Quay Promenade
Docklands, VIC 3008
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783635

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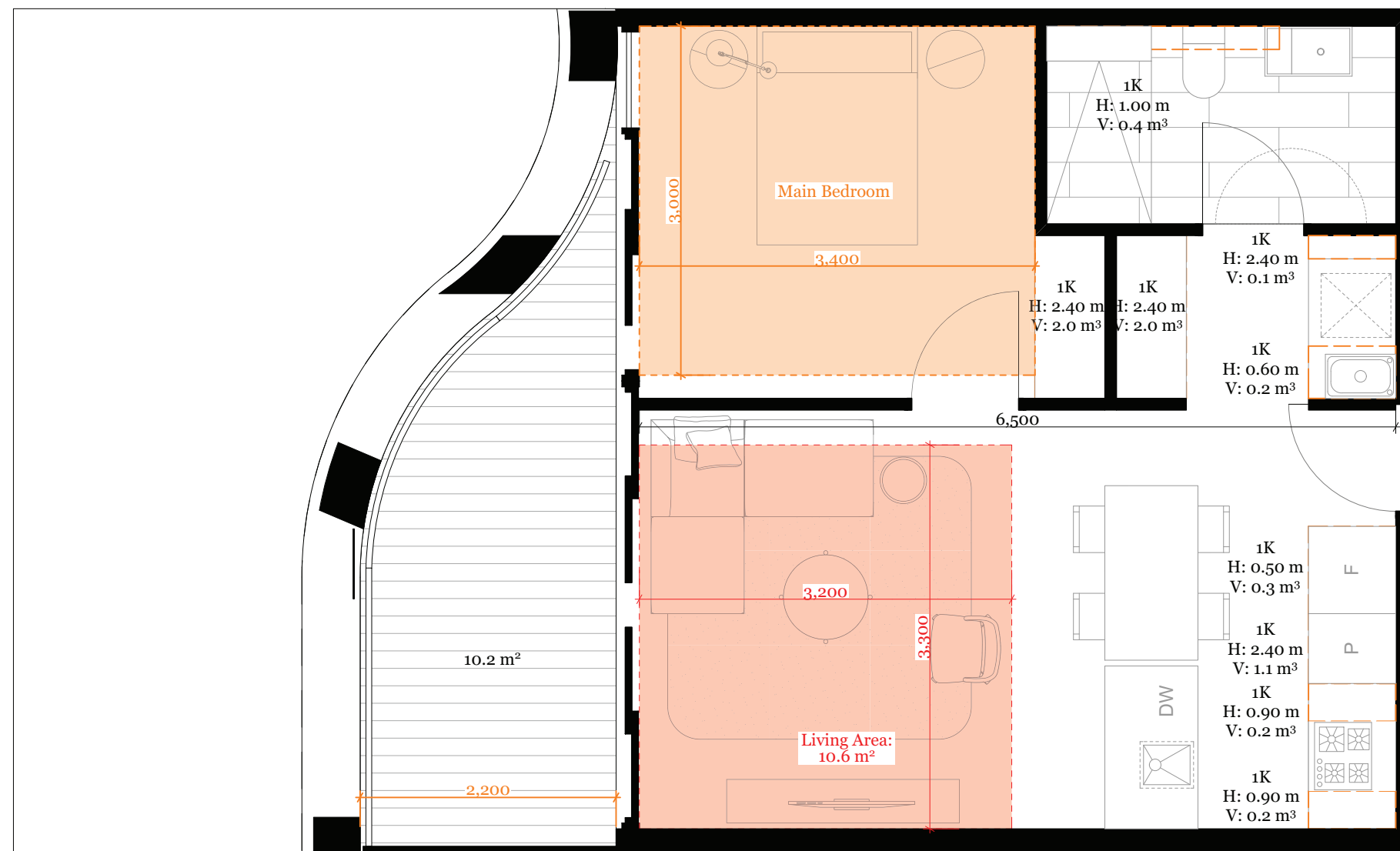
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Project Address	21-23 Irving Ave, Box Hill, VIC 3128	Drawing Name	Clause 58 Apartment Plans
		Scale	LG
		Date	

Client	KIN Consolidated	Drawing Number	TP411
		Revision	B

Clause 58 Apartment Plans L1

Apartment 1K

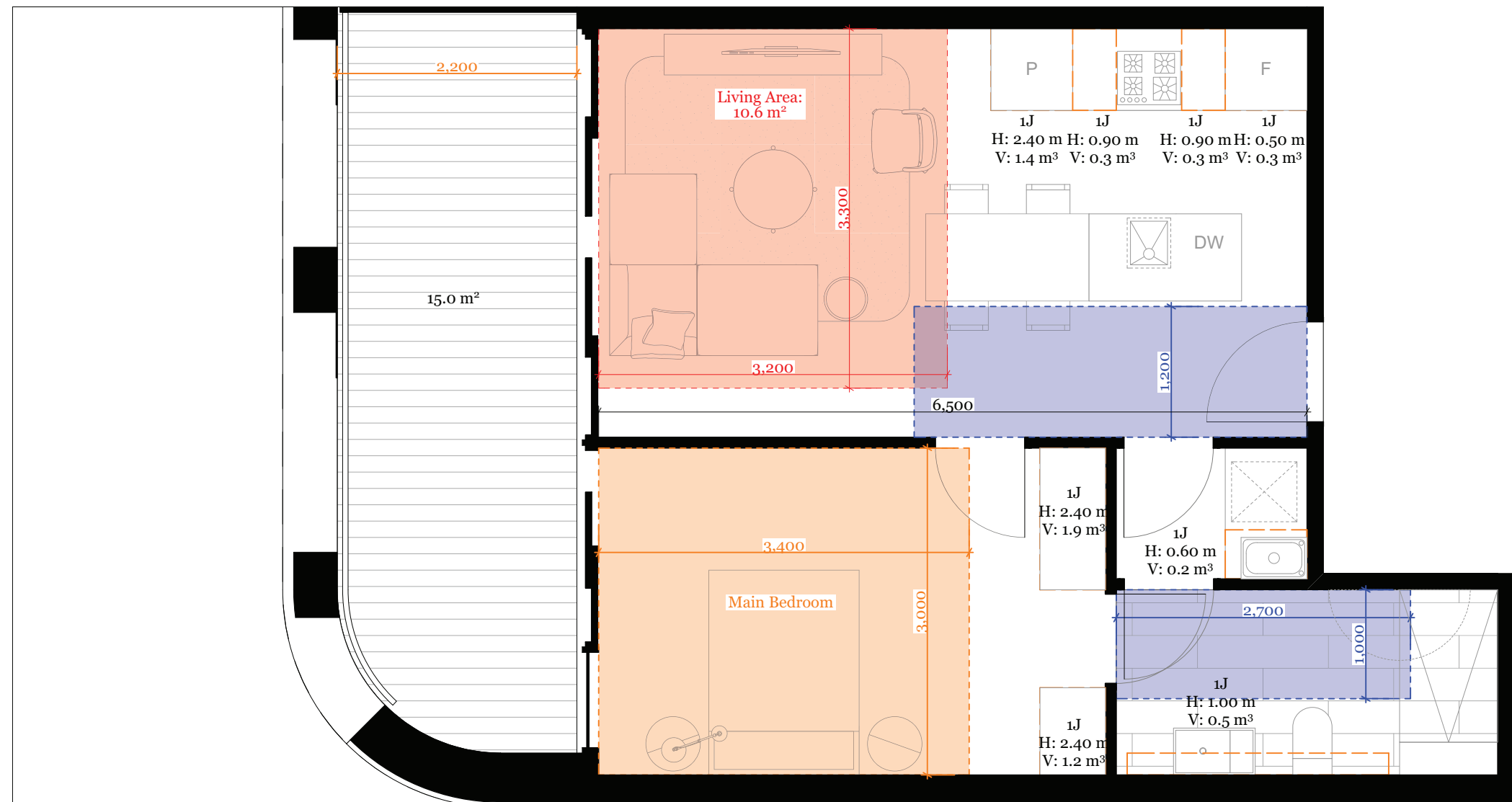
Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



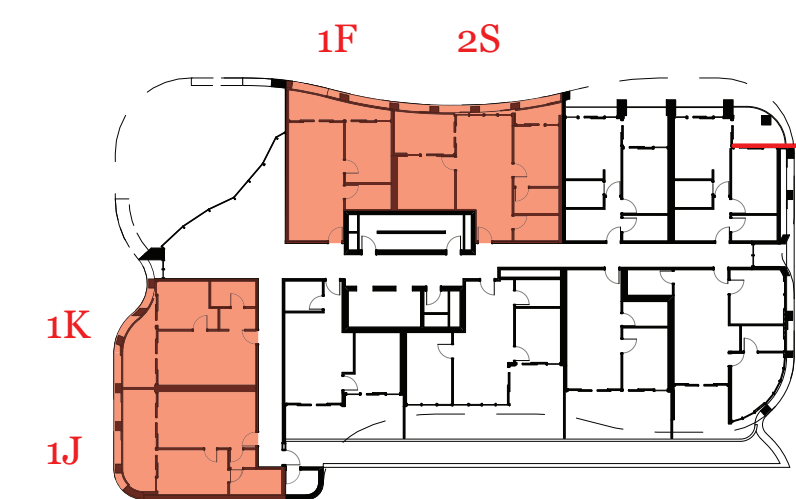
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Apartment 1J

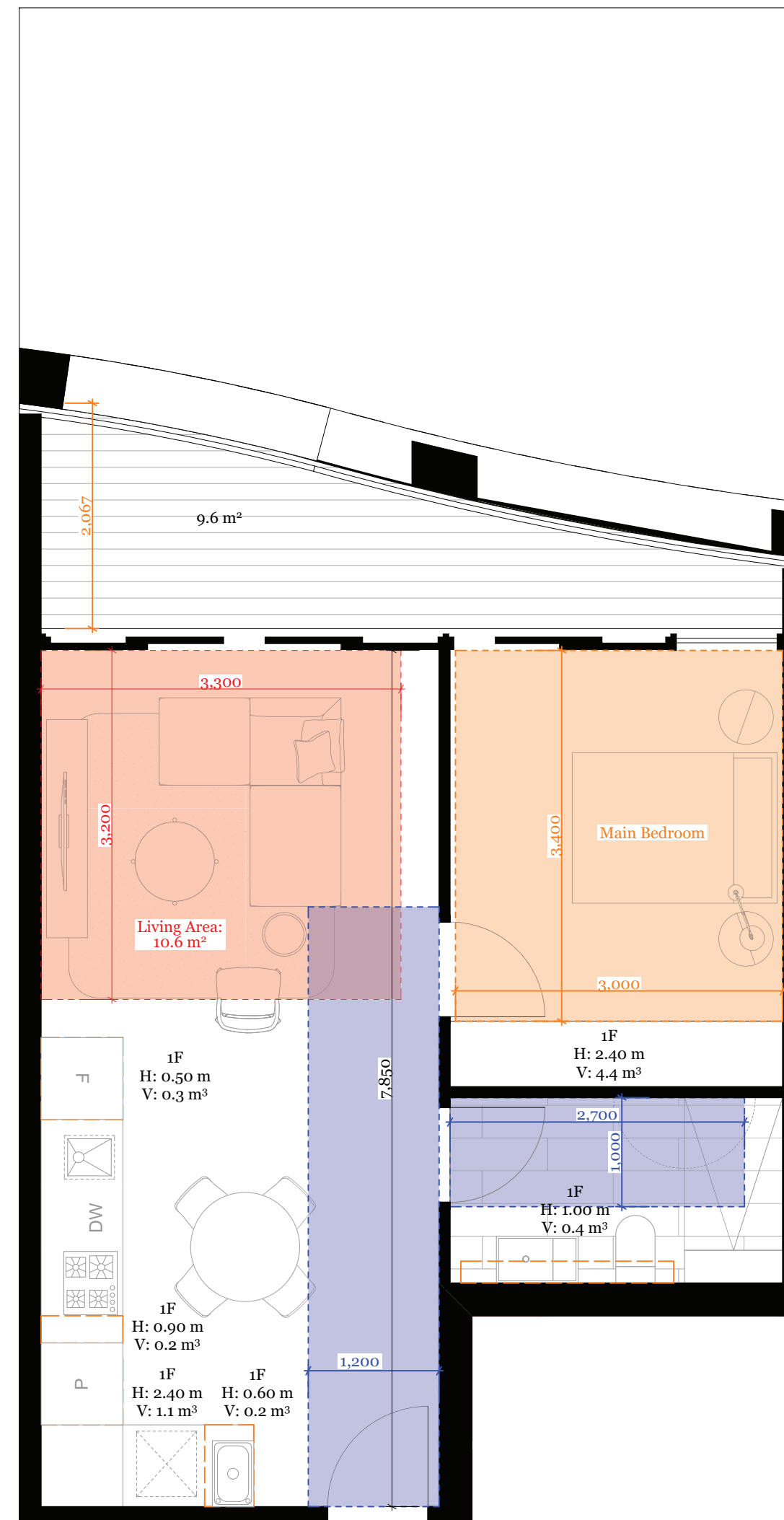
Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



2 | Apartment 1J
1:50



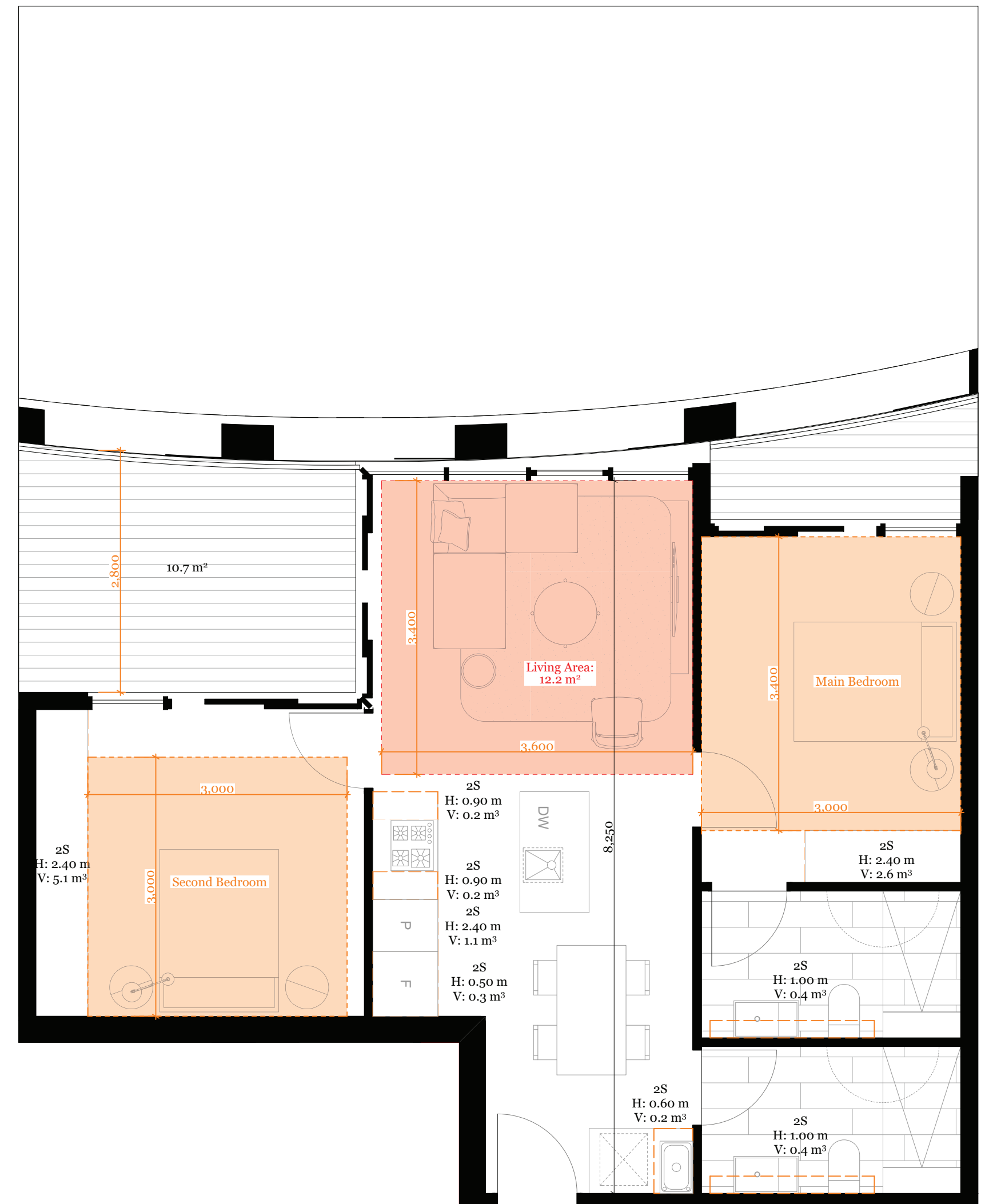
0 | Key Plan
1:500



3 1:50	Apartment 1H
-----------	--------------

Apartment 1F

Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



4 | Apartment 2S
1:50

Apartment 2S

Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony

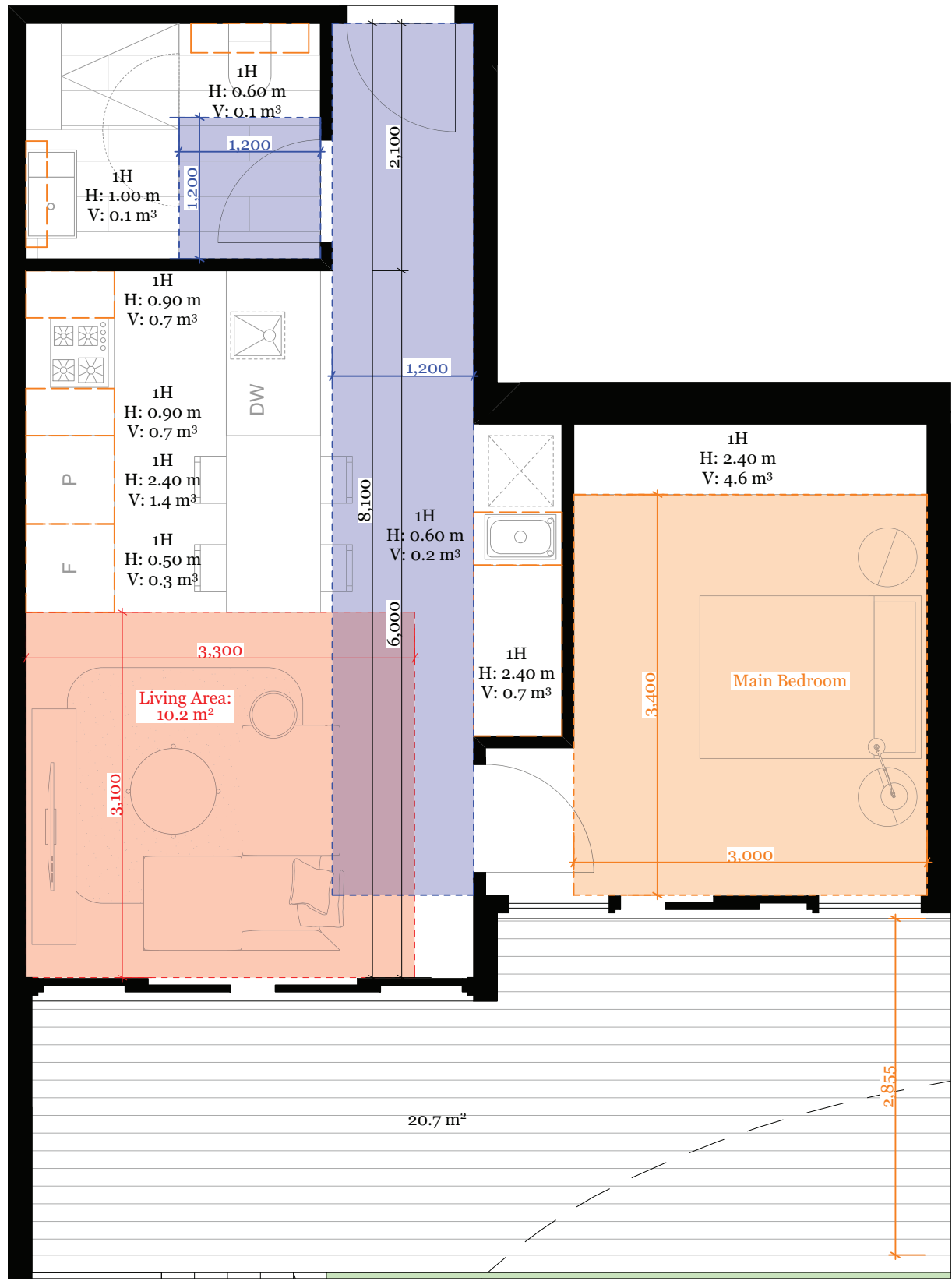
Rev.	Date	By	Ckd	Description
A	15/06/2018	EL	JL	Town Planning

DKO Architecture (Vic.) Pty Ltd
Suite 2/112 New Quay Promenade
Docklands, VIC 3008
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636

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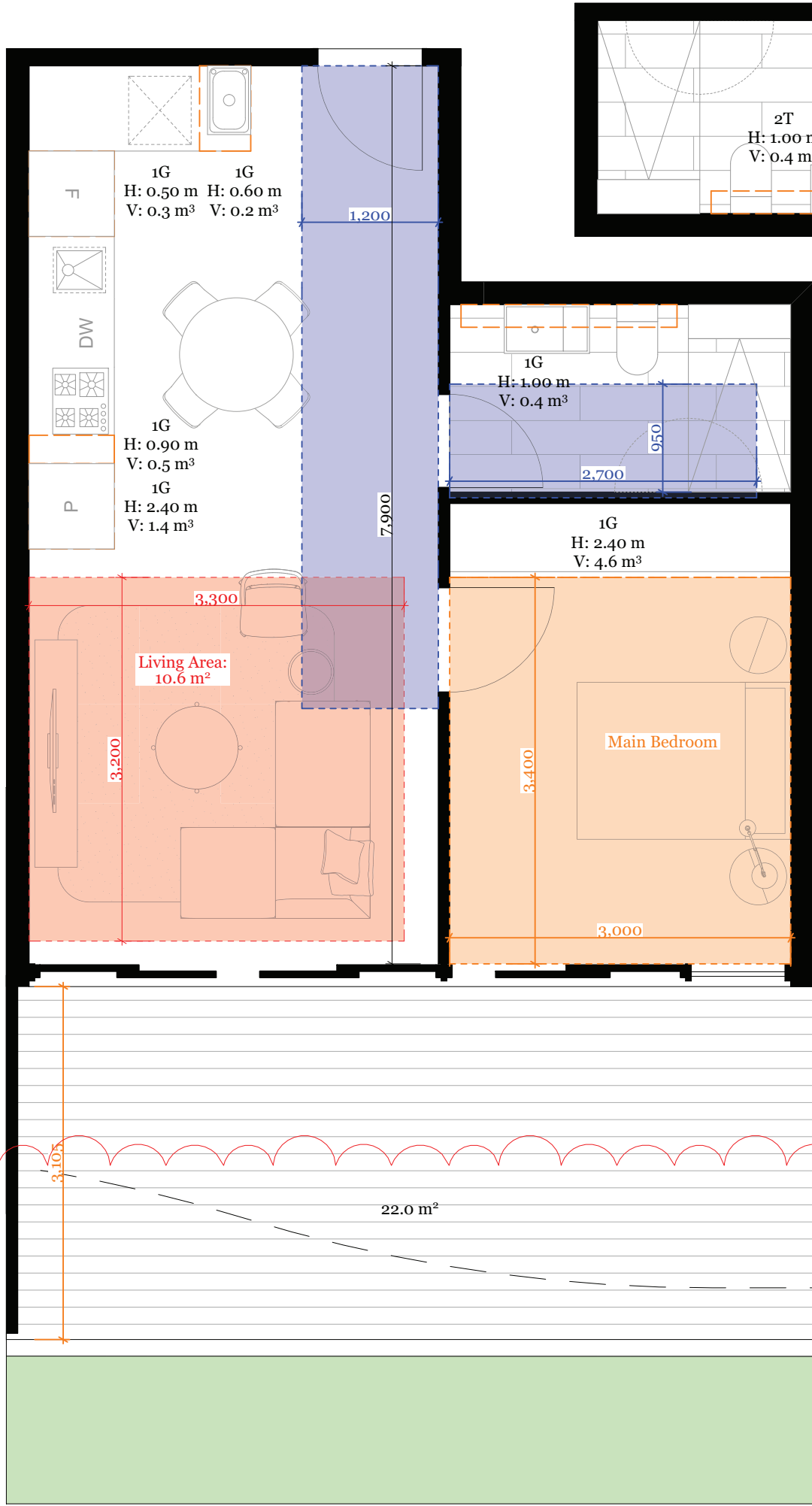
Project Name	21 - 23 Irving Avenue	Project Number	11564
Project Address	21-23 Irving Ave, Box Hill, VIC 3128	Drawing Name	Clause 58 Apartment Plans
		Scale	Li
		Date	
Client	KIN Consolidated	Drawing Number	TP412
		Revision	A



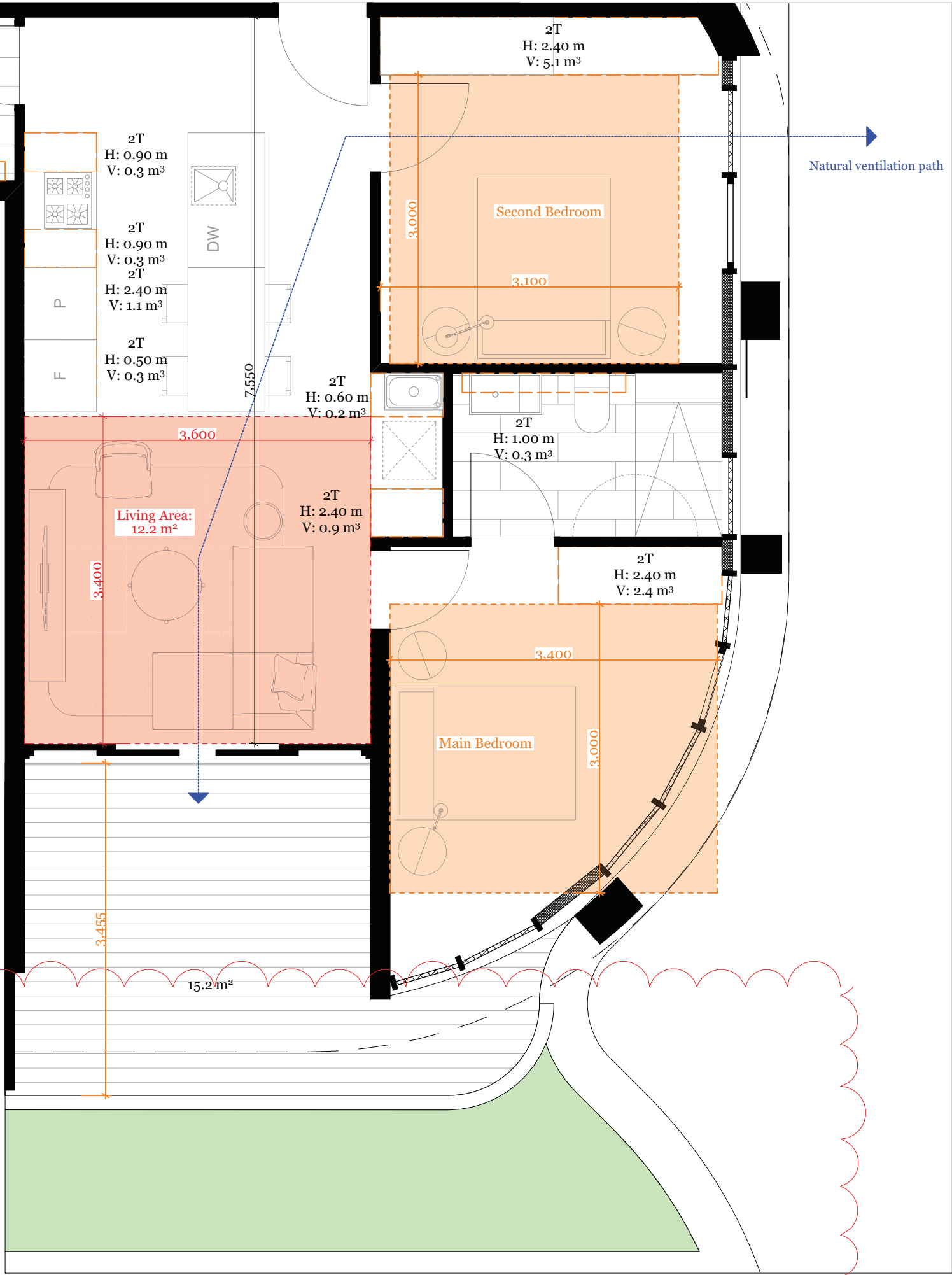
1
1:50 | Apartment 1H



2
1:50 | Apartment 2U



3
1:50 | Apartment 1G



4
1:50 | Apartment 2T

Apartment 1H

Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony

Apartment 2U

Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony

Apartment 1G

Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony

Apartment 2T

Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	No
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On Balcony

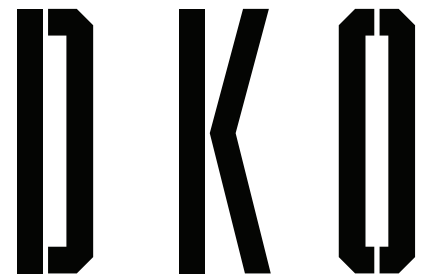


0
1:500 | Key Plan



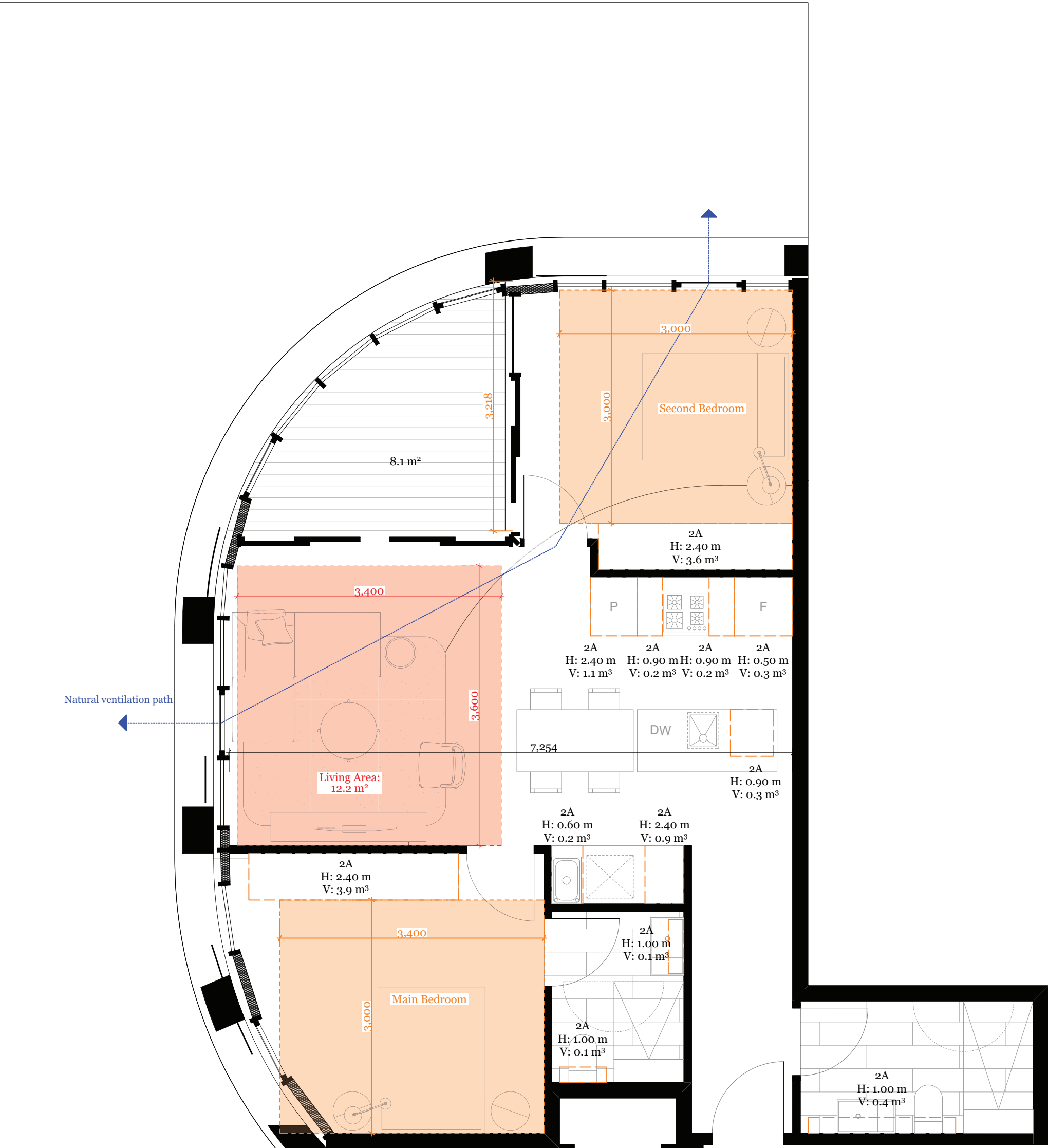
Rev.	Date	By	Ckd	Description
A	15/06/2018	EL	JL	Town Planning
B	22/11/2019	AMP	JL	Redesign for pipeline and floodway

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Suite 2/112 New Quay Promenade
Decklands, VIC 3008
T +61 3 8601 6000
info@DKO.com.au
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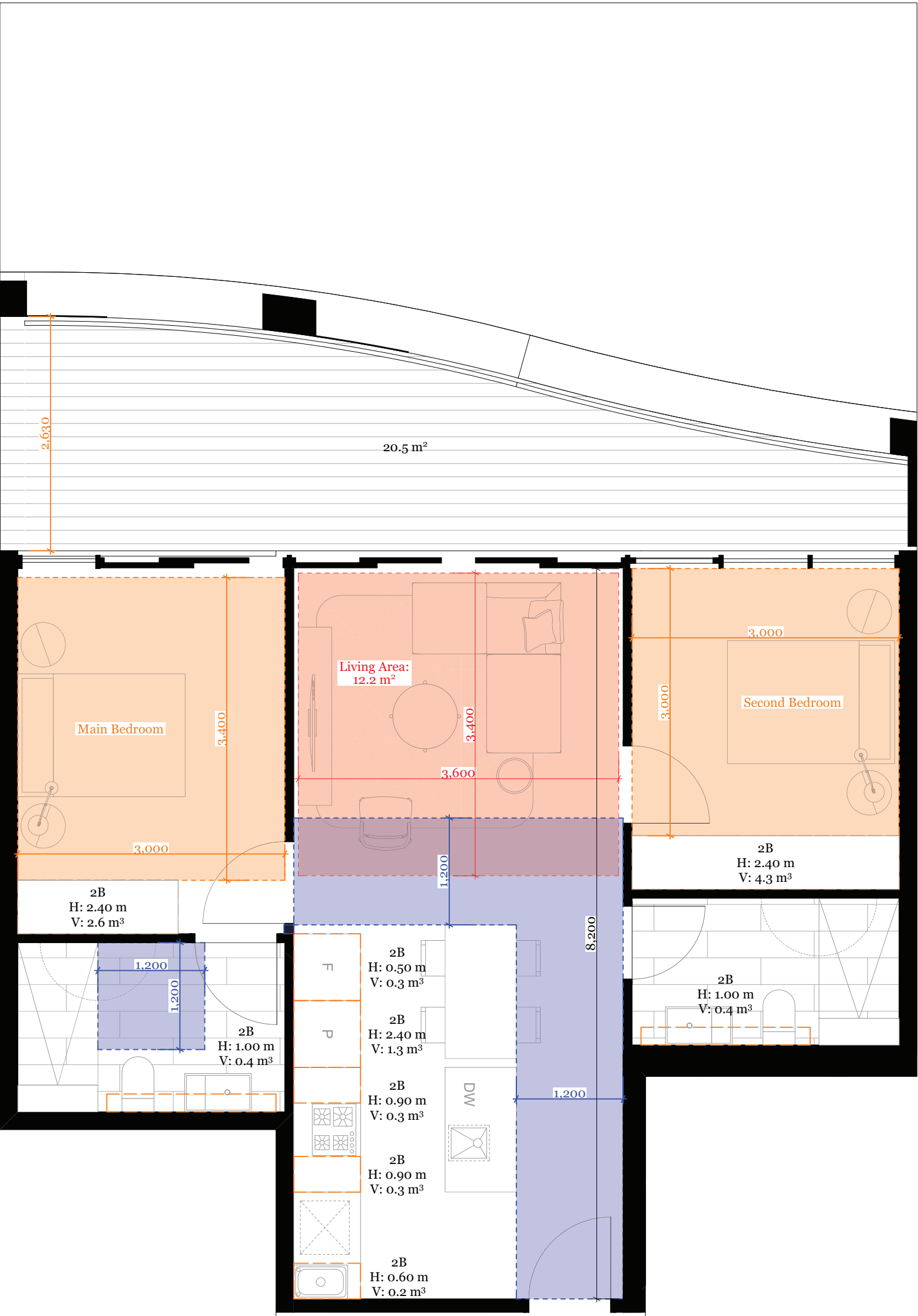
Project Name	21 - 23 Irving Avenue	Project Number	11564
Project Address	21-23 Irving Ave, Box Hill, VIC 3128	Drawing Name	Clause 58 Apartment Plans
		Scale	L1
		Date	
Client	KIN Consolidated	Drawing Number	TP413
		Revision	B

Clause 58 Apartment Plans L2-3



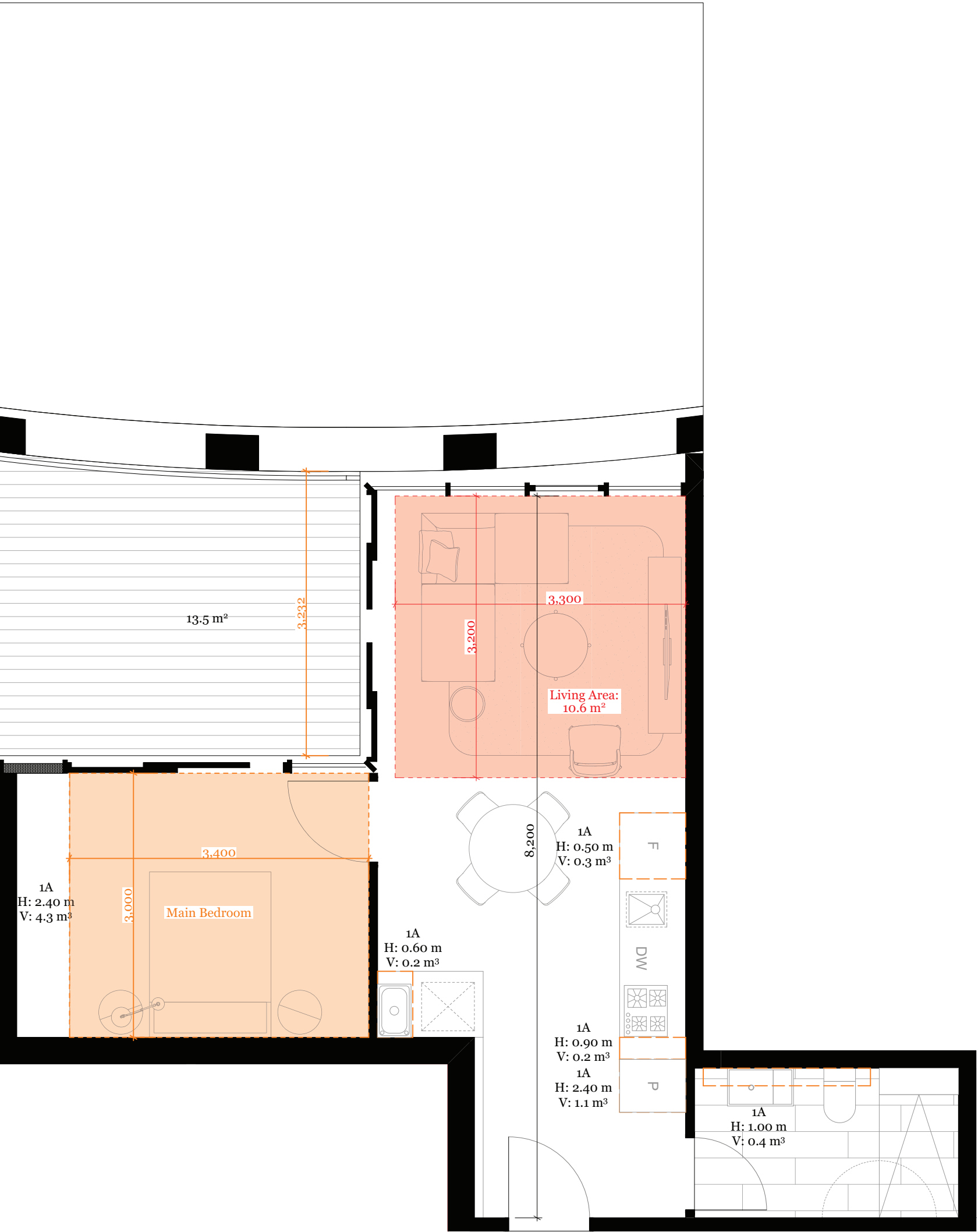
1 1:50	Apartment 2A
-----------	--------------

Apartment 2A	
Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	No
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On A/C deck



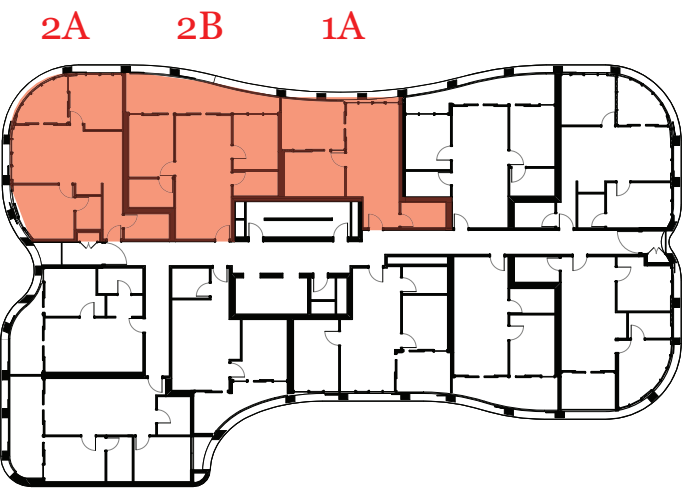
2
1:50 | Apartment 2B

Apartment 2B	
Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



3 1:50	Apartment 1A
-----------	--------------

Apartment 1A	
Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



0 1:500 | Key Plan

Rev.	Date	By	Ckd	Description
A	15/06/2018	EL	JL	Town Planning

DKO Architecture (Vic.) Pty Ltd
Suite 2/112 New Quay Promenade
Docklands, VIC 3008
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783636

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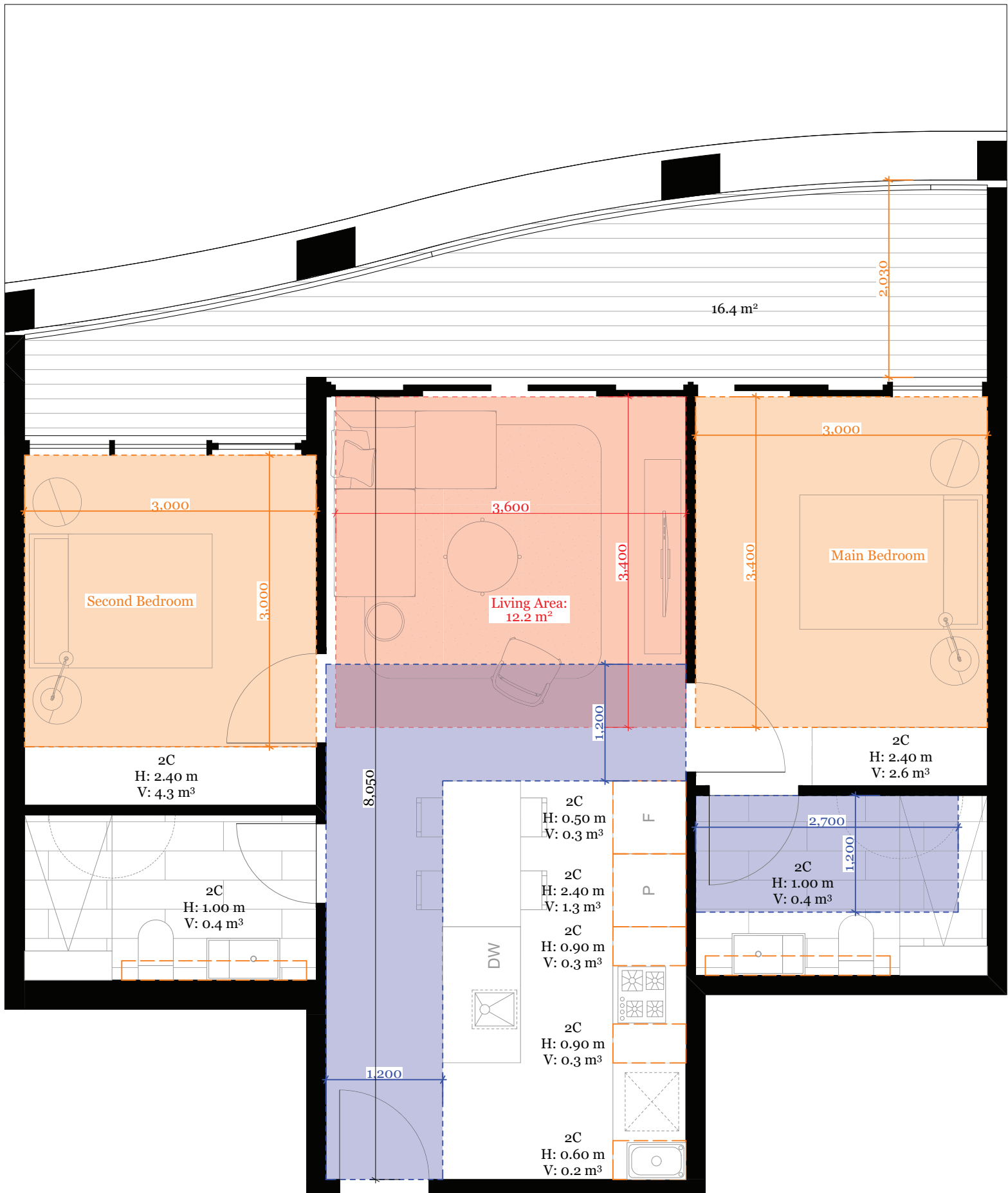
DKO

Project Name	21 - 23 Irving Avenue	Project Number	1564
Project Address	21-23 Irving Ave, Box Hill, VIC 3128	Drawing Name	Clause 58 Apartment Plans
		Scale	I:2-3
		Date	
Client	KIN Consolidated	Drawing Number	TP414
		Revision	B

Clause 58 Apartment Plans L2-3

Apartment 2C

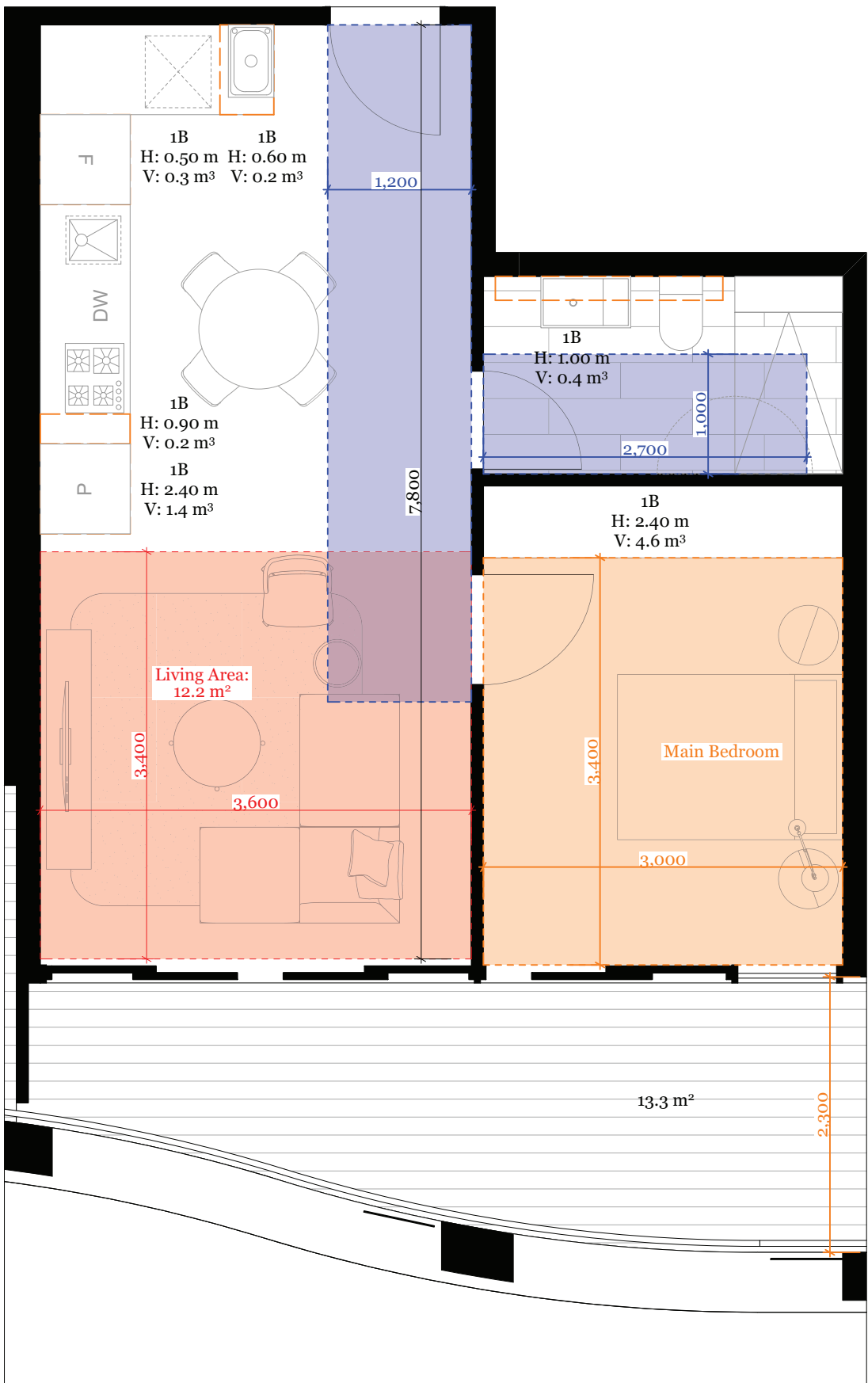
Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



3
1:50 | Apartment 2C

Apartment 1B

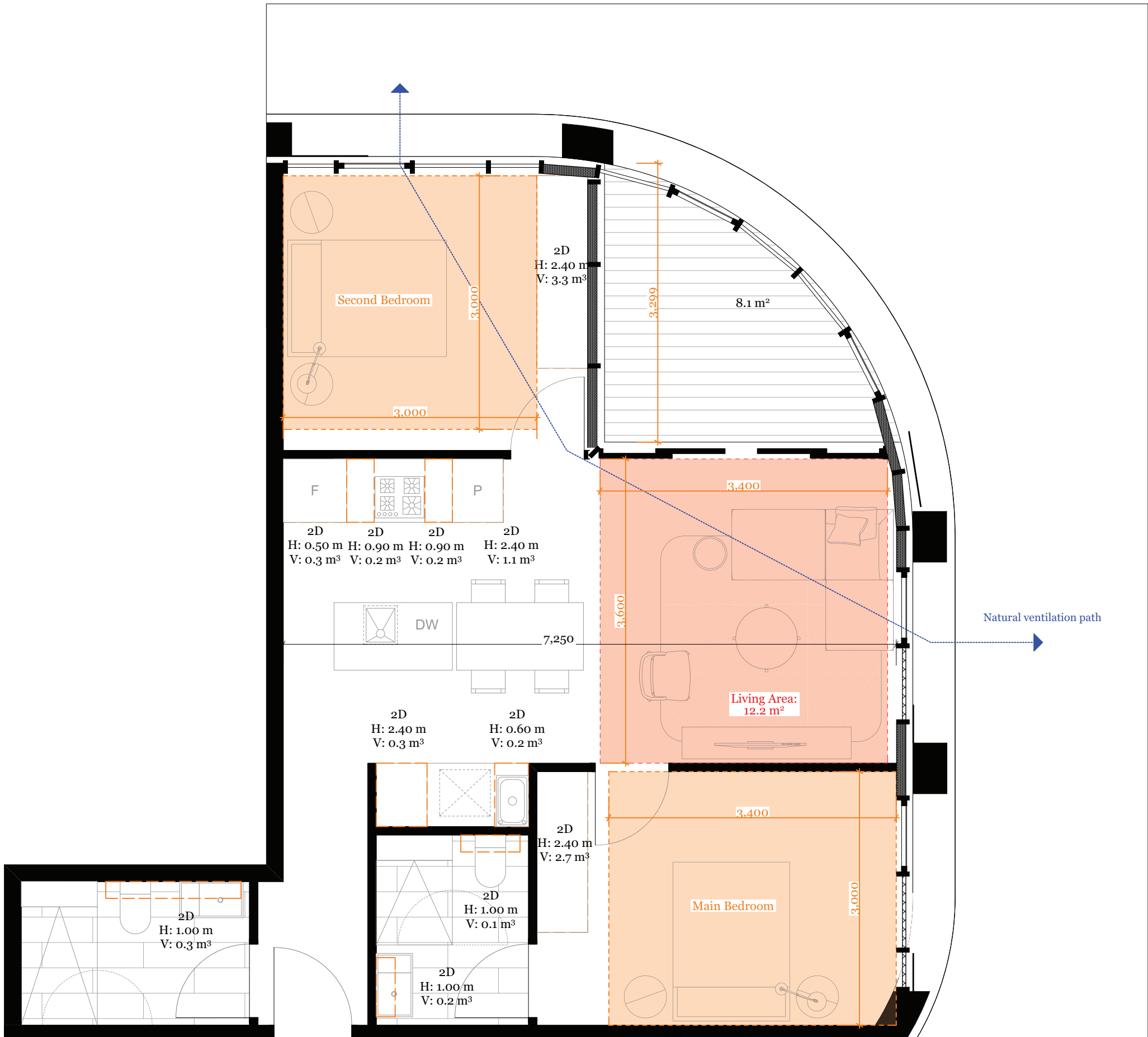
Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



3
1:50 | Apartment 1B

Apartment 2D

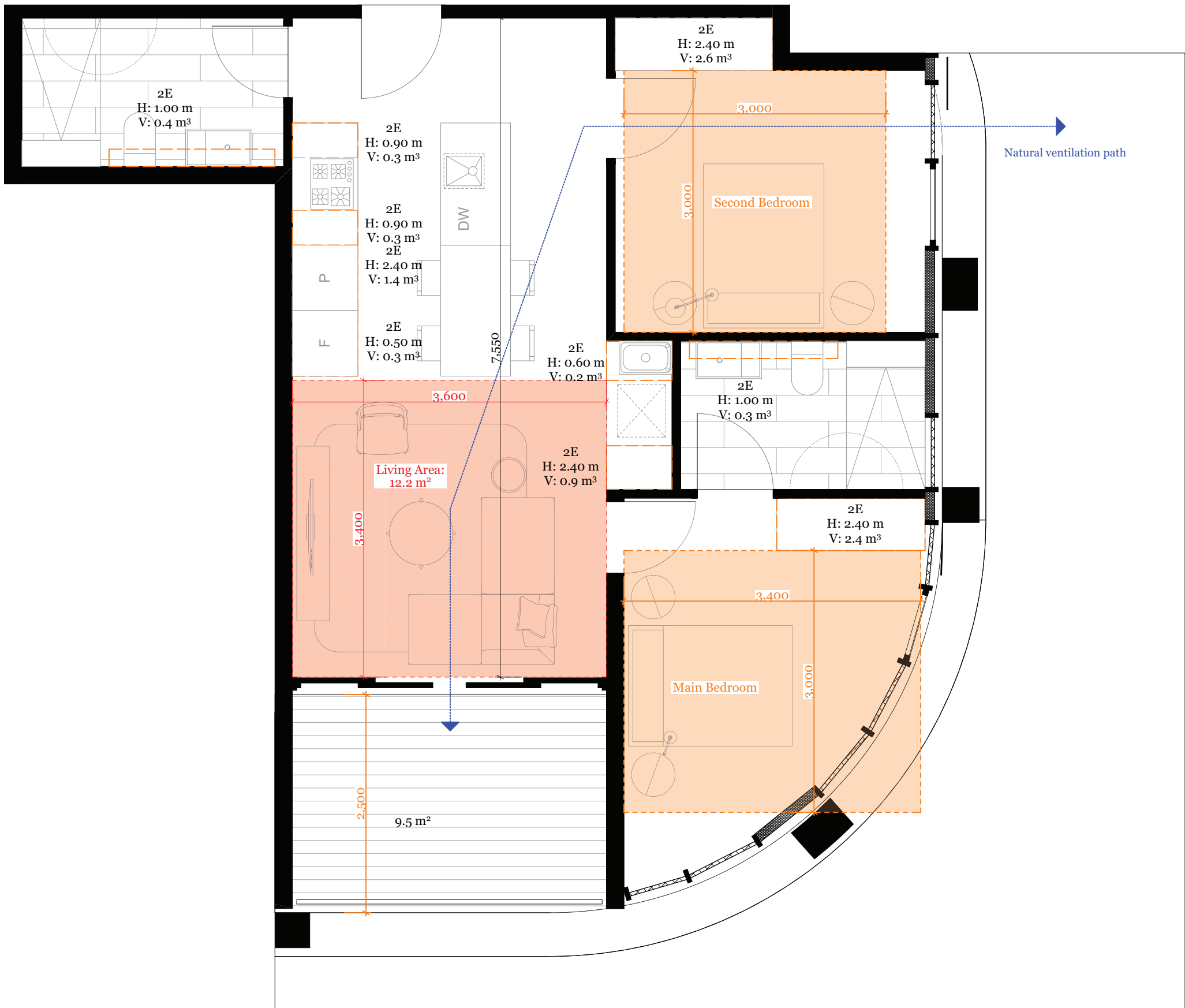
Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On A/C deck



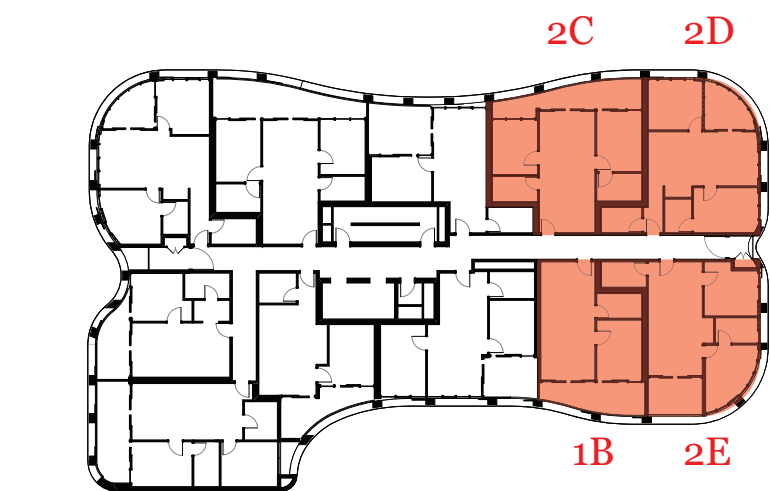
3
1:50 | Apartment 2D

Apartment 2E

Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	No
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On Balcony



3
1:50 | Apartment 2E



Clause 58 Apartment Plans L2-3

Apartment 1D

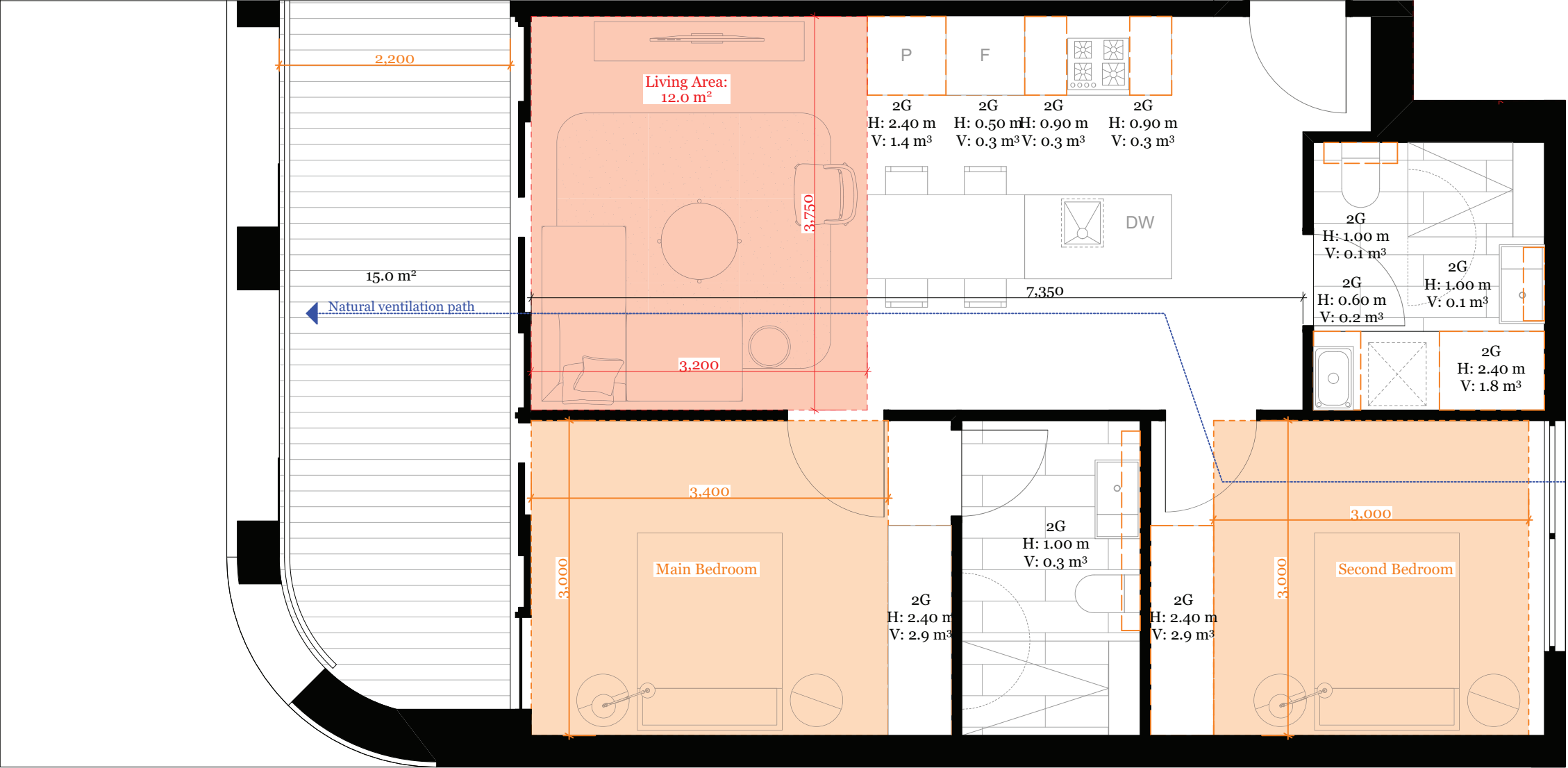
Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



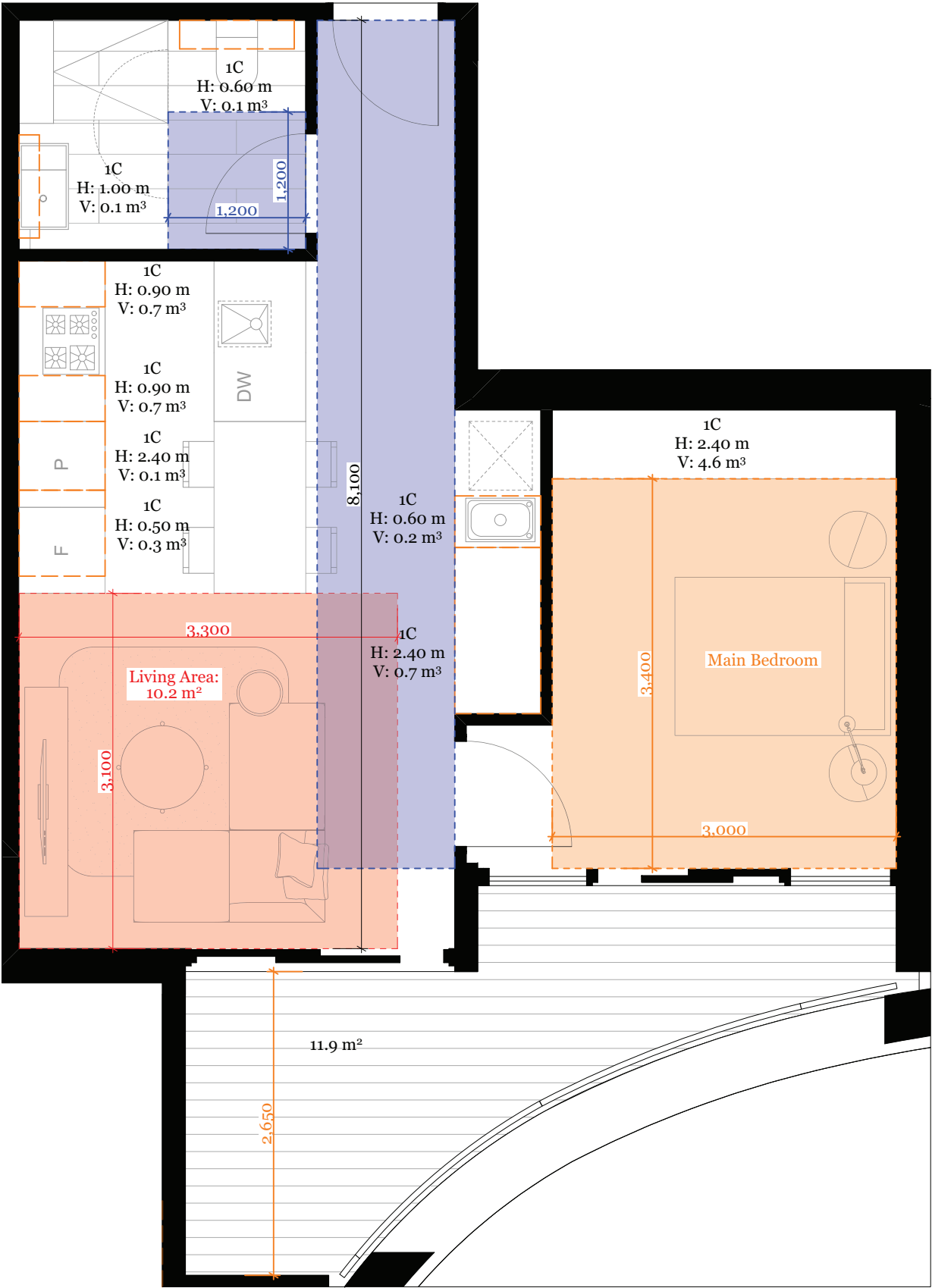
1
1:50 | Apartment 1D

Apartment 2G

Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On Balcony



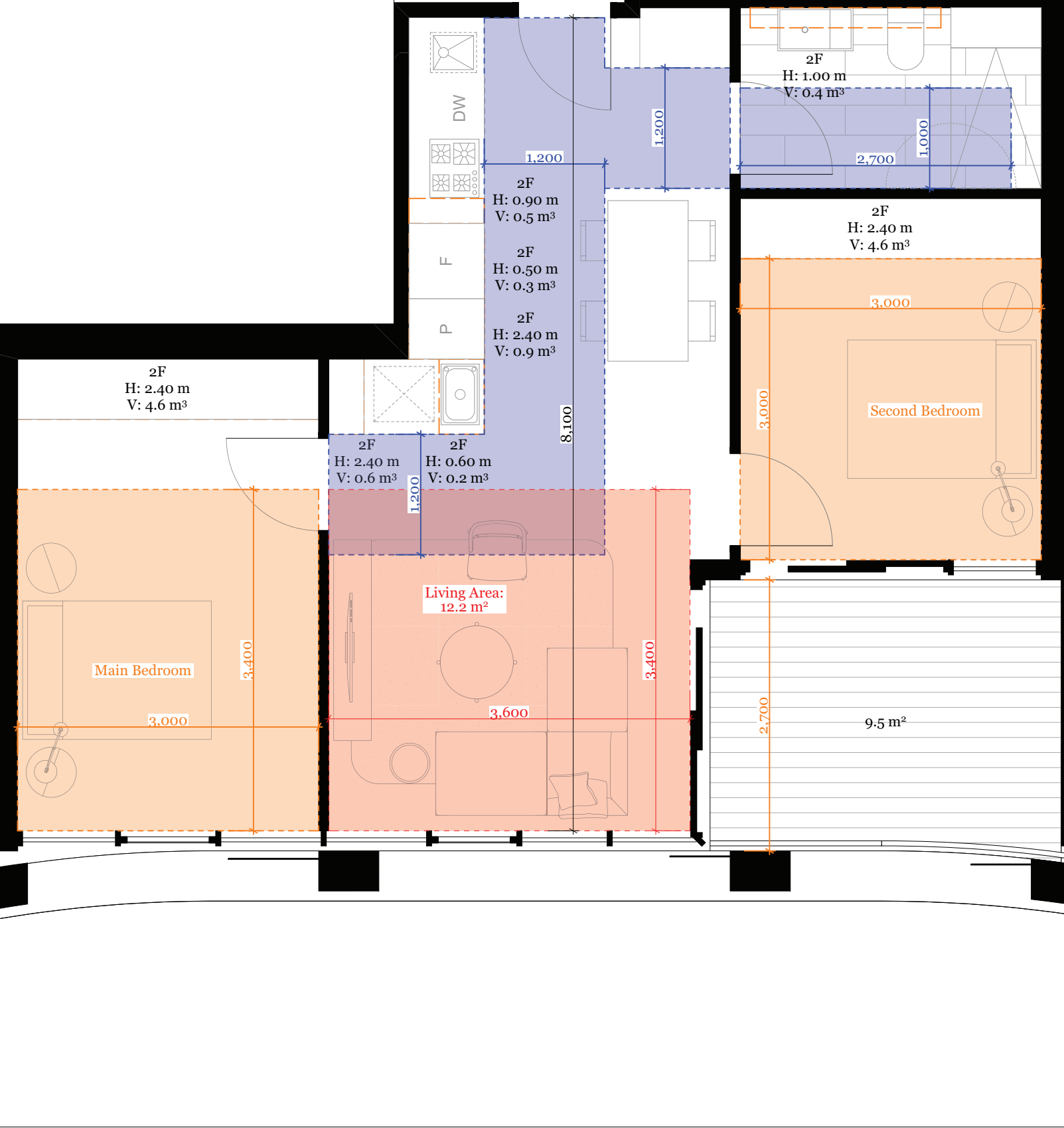
4
1:50 | Apartment 2G



2
1:50 | Apartment 1C

Apartment 1C

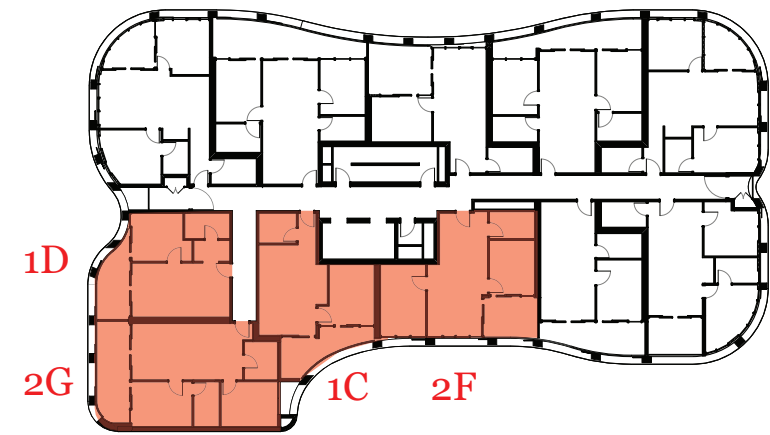
Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



3
1:50 | Apartment 2F

Apartment 2F

Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony

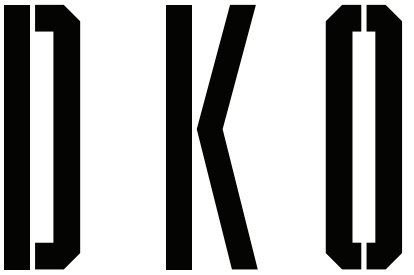


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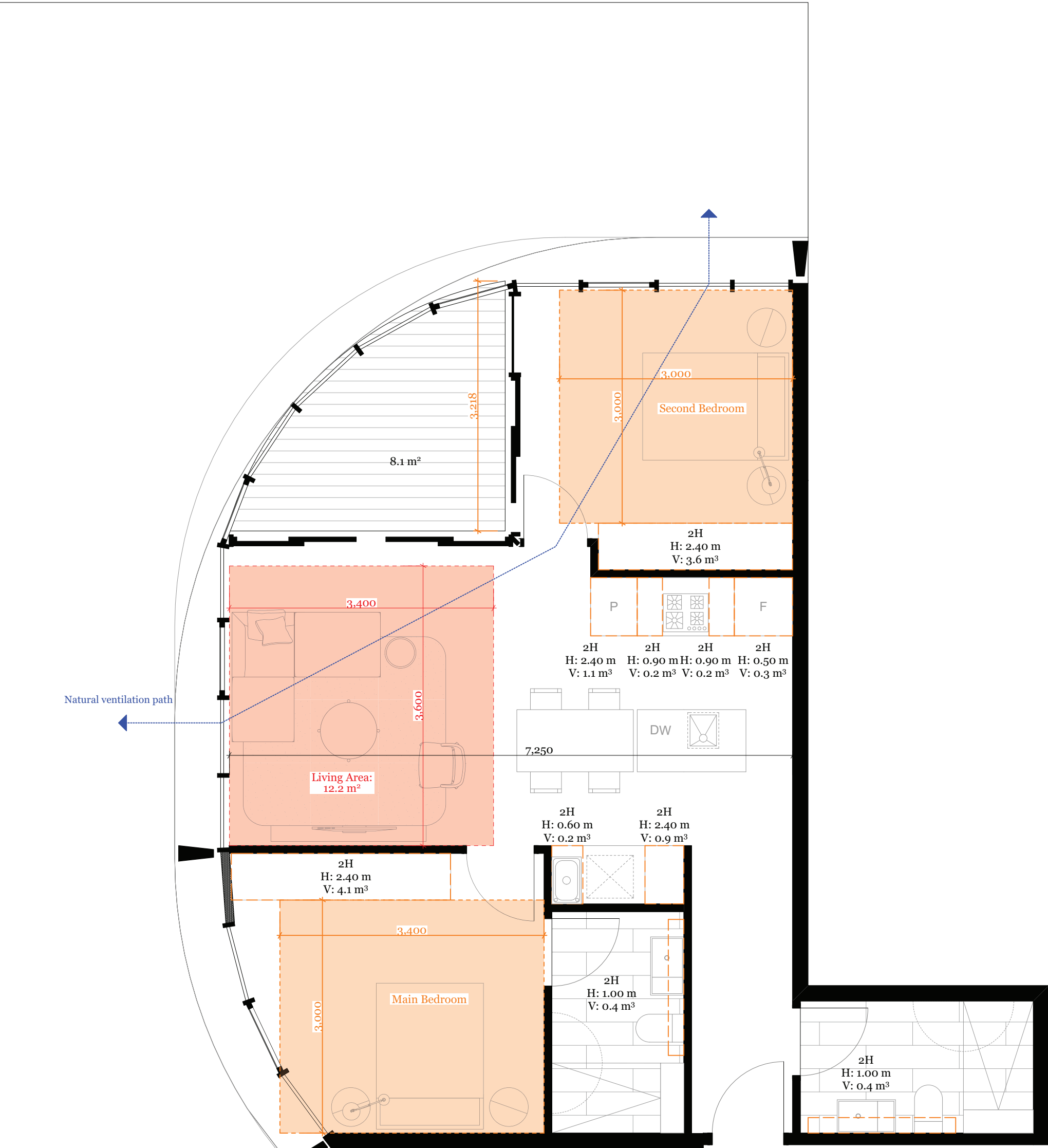


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A	15/06/2018	EL	JL	Town Planning

DKO Architecture (Vic.) Pty Ltd
Suite 2/112 New Quay Promenade
Decklands, VIC 3008
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
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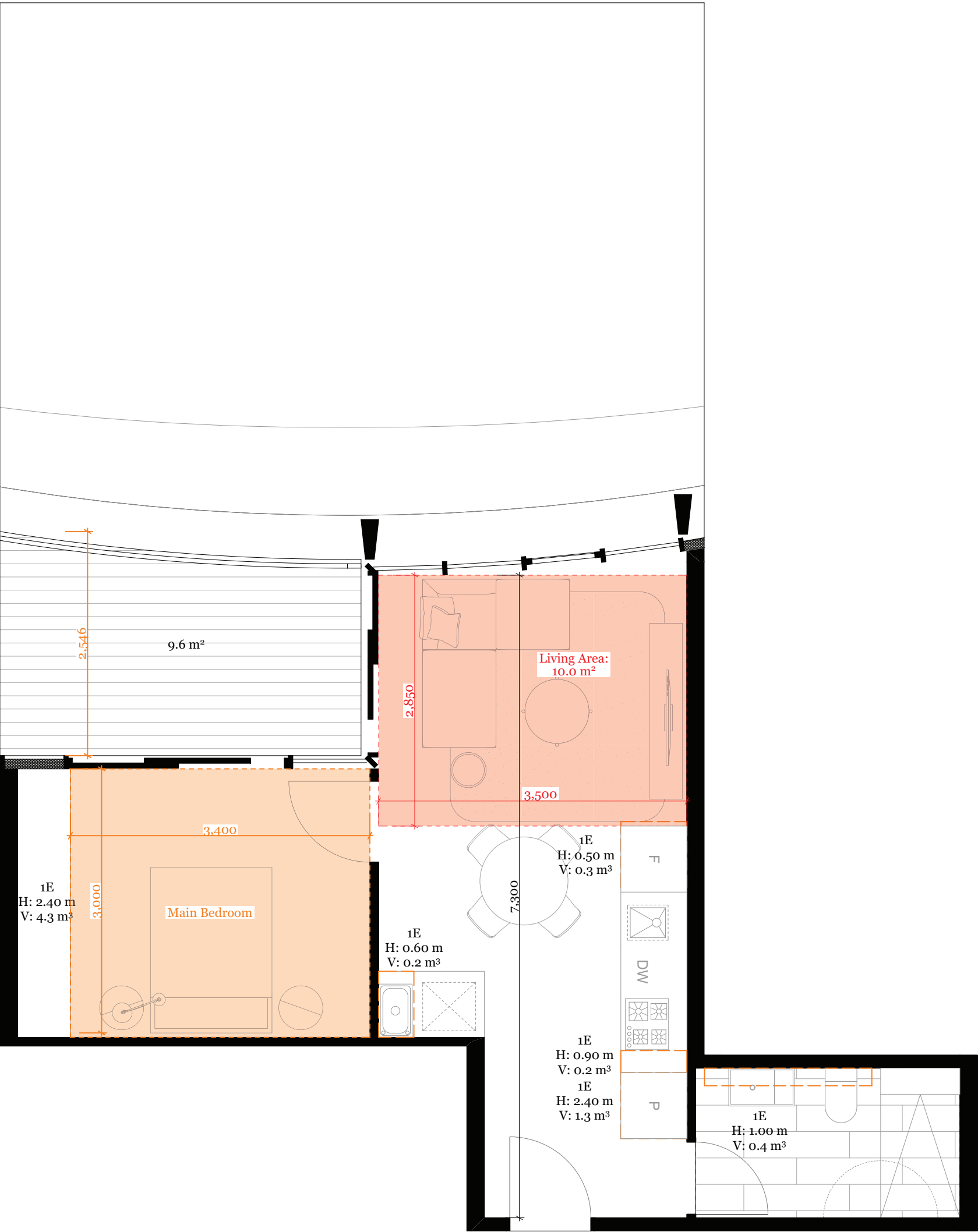
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Project Address	21-23 Irving Ave, Box Hill, VIC 3128	Drawing Name	Clause 58 Apartment Plans
		Scale	L2-3
		Date	
Client	KIN Consolidated	Drawing Number	TP416
		Revision	A



1
1:50
Apartment 2H

Apartment 2H

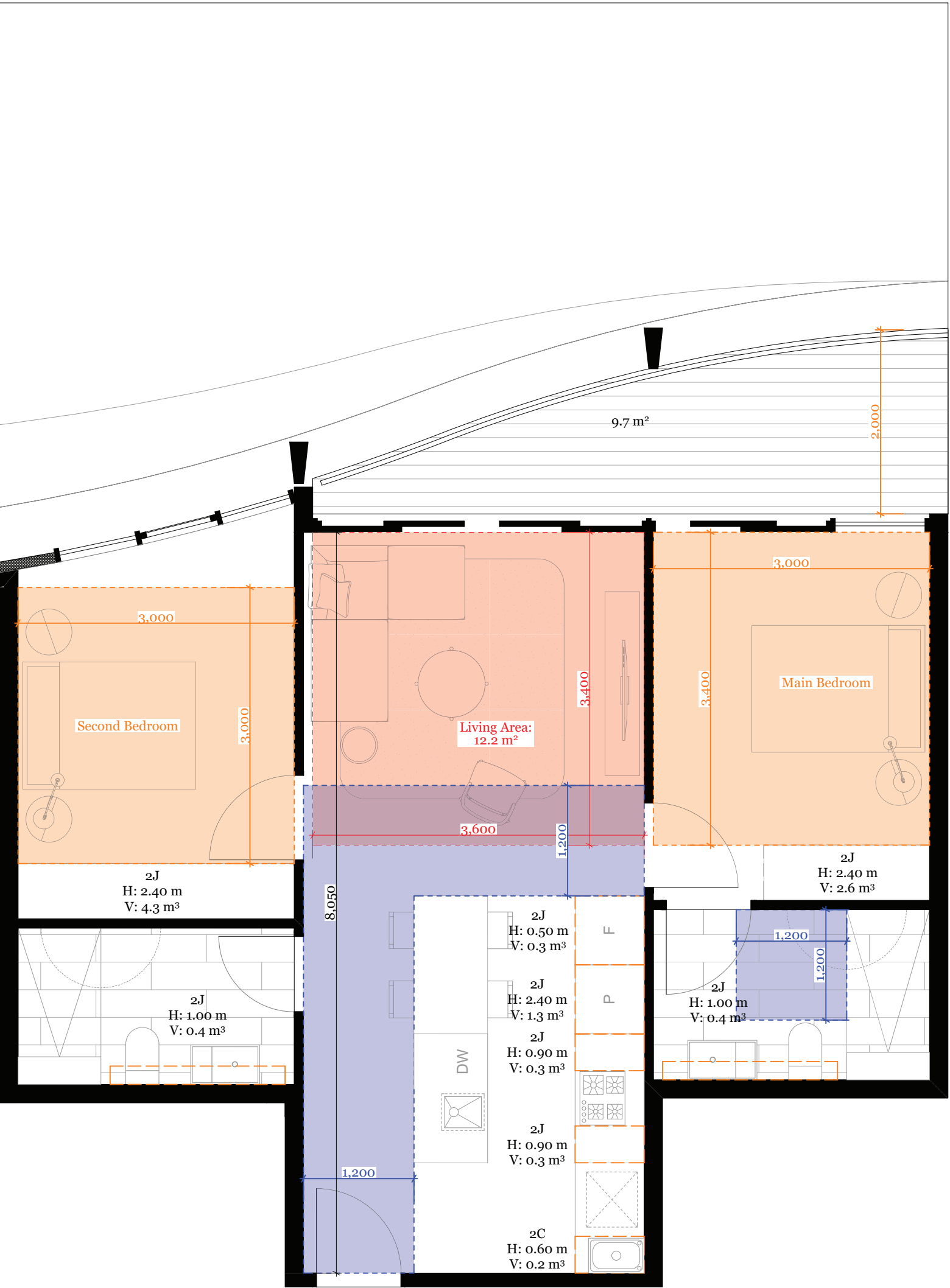
Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	No
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On A/C deck



2
1:50
Apartment 1E

Apartment 1E

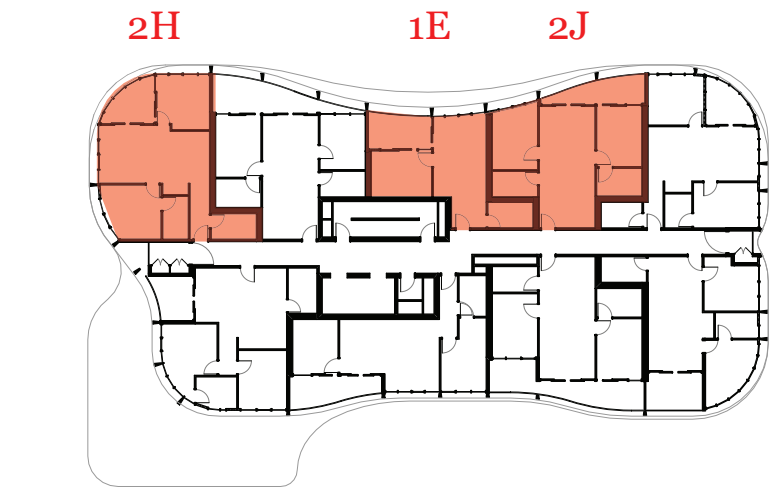
Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



3
1:50
Apartment 2J

Apartment 2J

Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



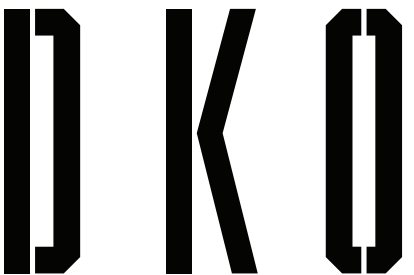
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Key Plan



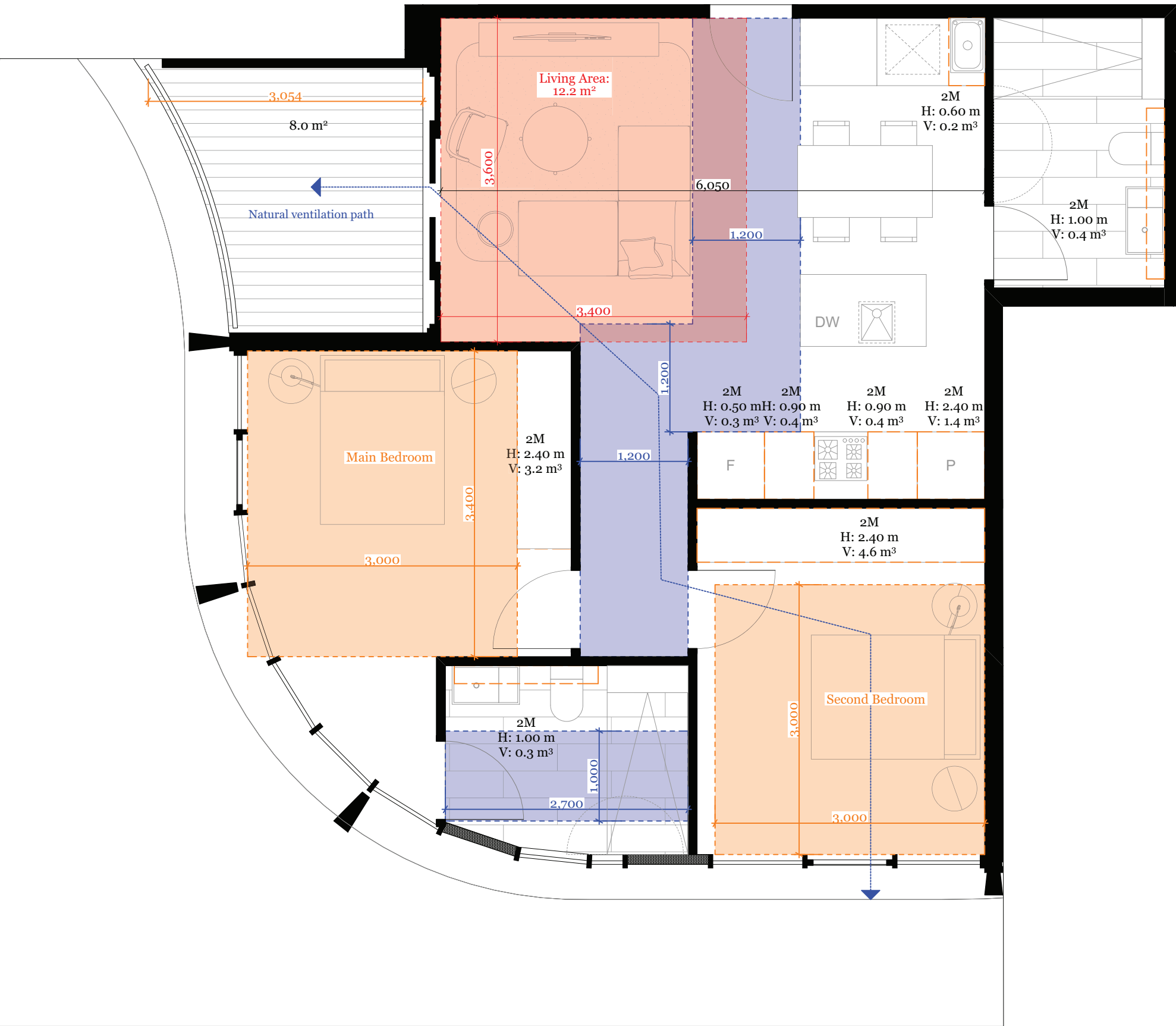
Rev.	Date	By	Ckd	Description
A	15/06/2018	EL	JL	Town Planning

DKO Architecture (Vic.) Pty Ltd
Suite 2/112 New Quay Promenade
Docklands, VIC 3008
T +61 3 8601 6000
info@dko.com.au
www.dko.com.au
ABN: 61413783635

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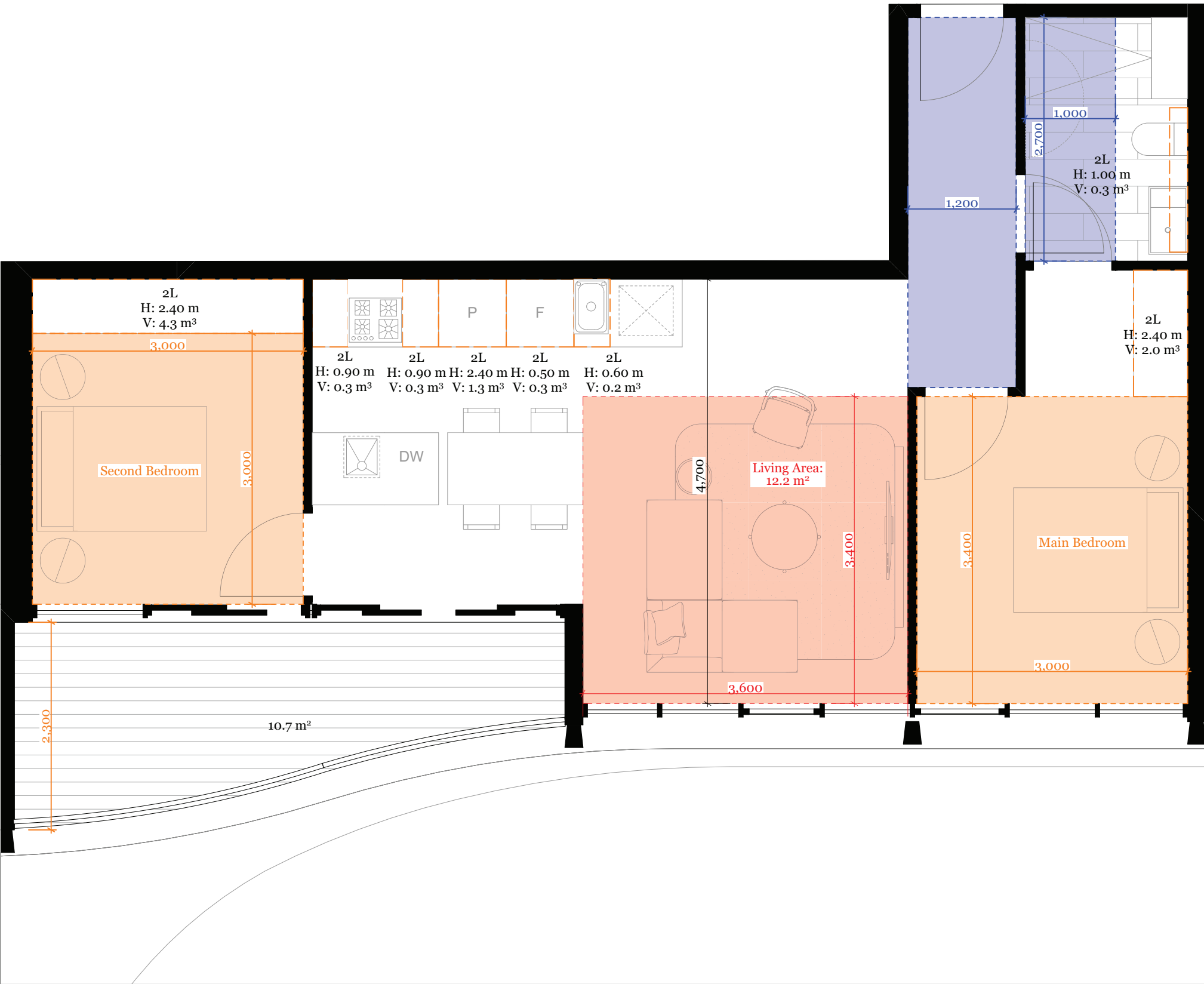
Project Name	21 - 23 Irving Avenue	Project Number	11564
Project Address	21-23 Irving Ave, Box Hill, VIC 3128	Drawing Name	Clause 58 Apartment Plans
		Scale	L4-10
		Date	
Client	KIN Consolidated	Drawing Number	TP417
		Revision	A



1
1:50 | Apartment 2M

Apartment 2M

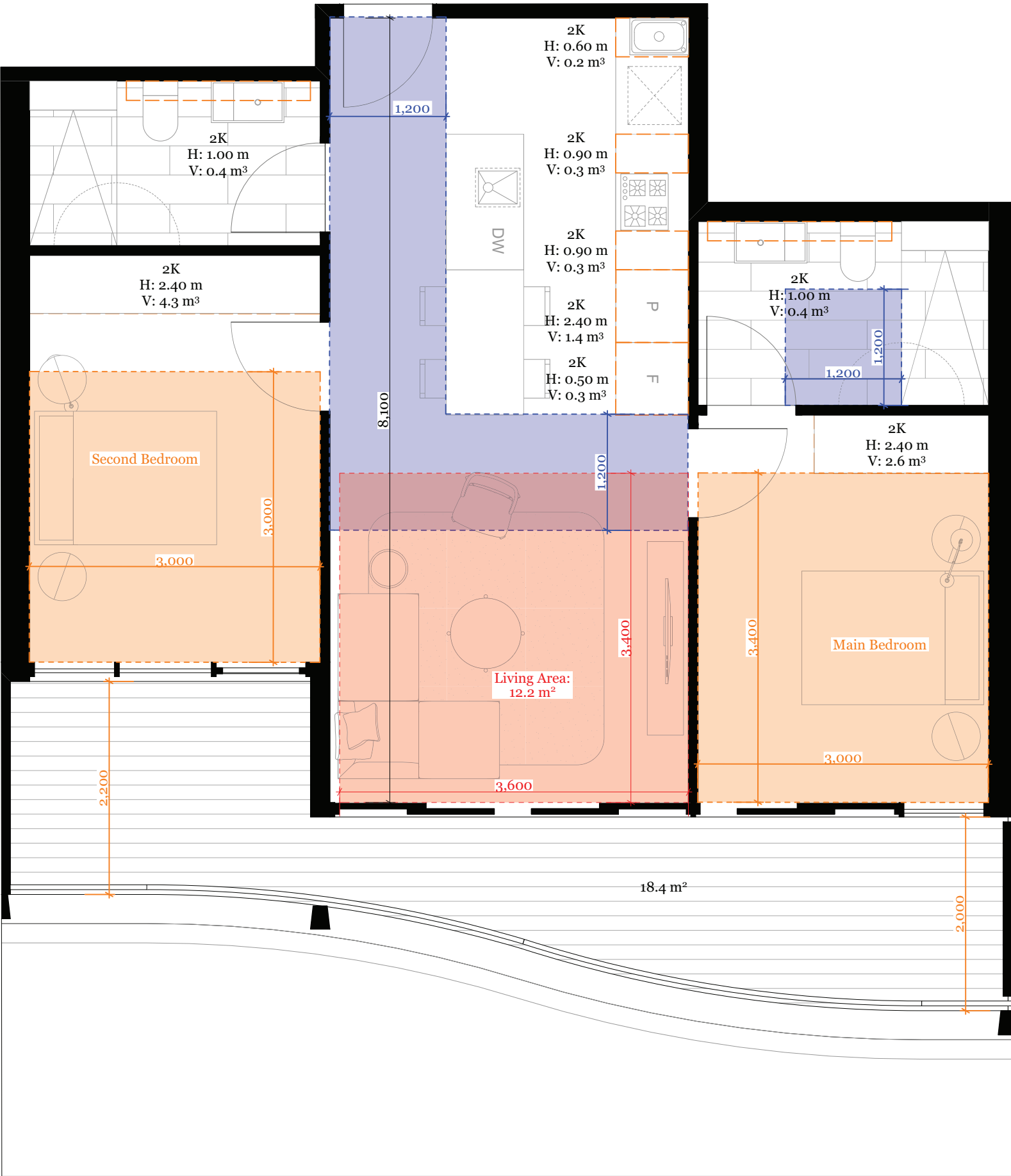
Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	No
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On A/C deck



2
1:50 | Apartment 2L

Apartment 2L

Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



3
1:50 | Apartment 2K

Apartment 2K

Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony

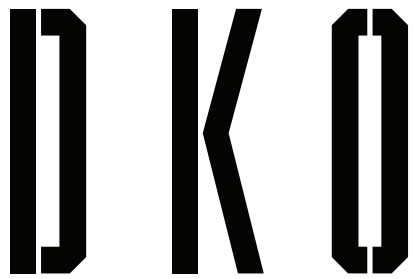


0
1:500 | Key Plan



Rev.	Date	By	Ckd	Description
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Suite 2/112 New Quay Promenade
Docklands, VIC 3008
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
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Project Name	21 - 23 Irving Avenue
Project Address	21-23 Irving Ave, Box Hill, VIC 3128

Project Number	11564
Drawing Name	Clause 58 Apartment Plans
Scale	L4-10
Date	

Client	KIN Consolidated
--------	------------------

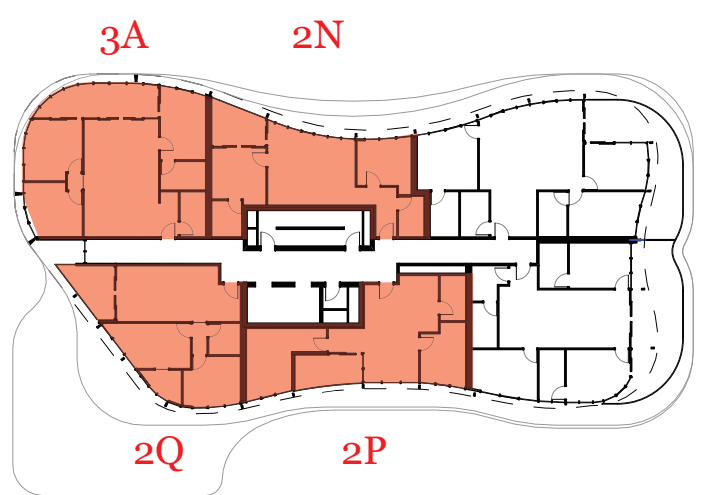
Drawing Number	TP418
Revision	A

Apartment 3A

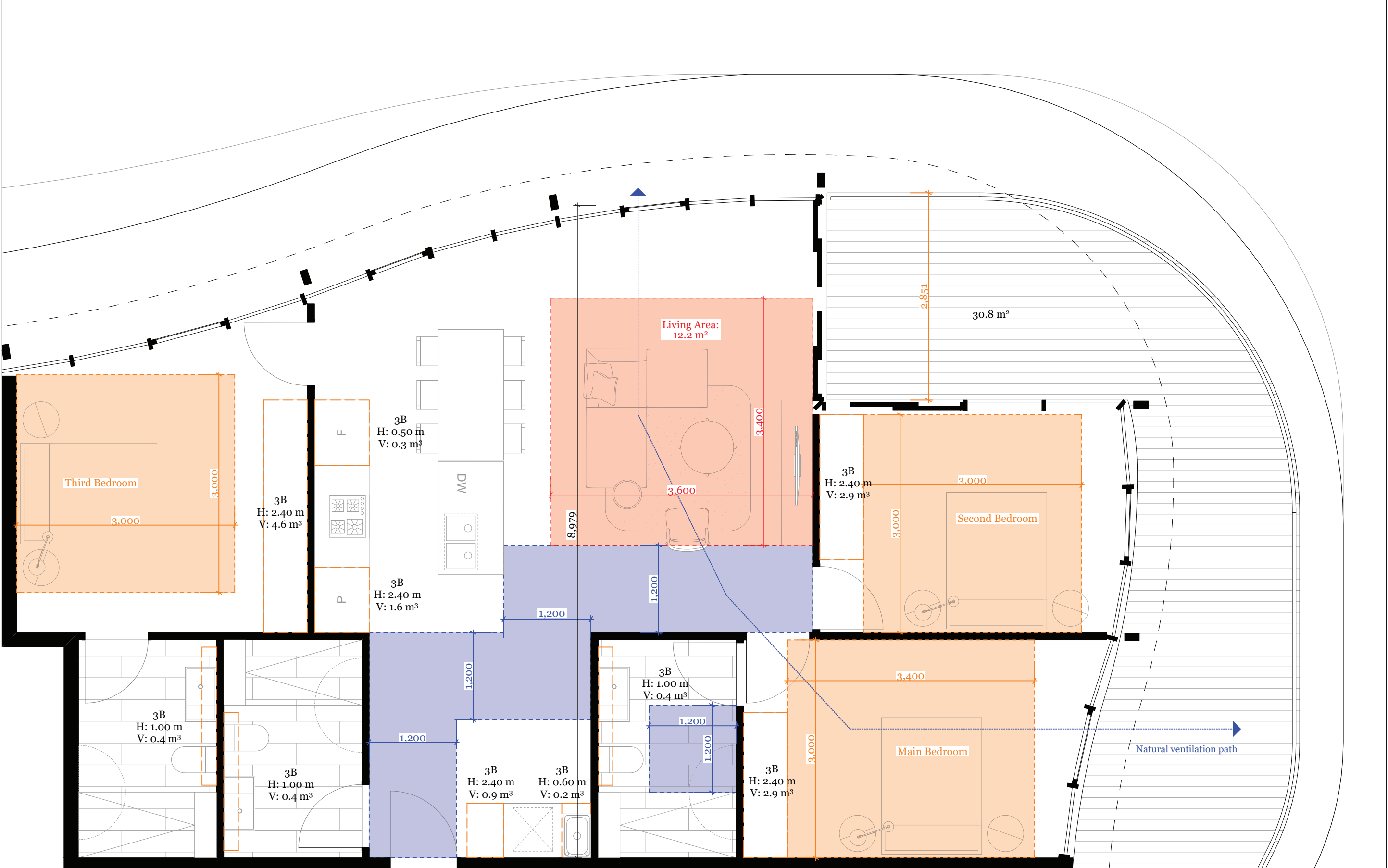
0 1:500 | Key PlanD17 Accessibility
D10 Private Open S0 1:500 | Key Plan

Apartment 2P

Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony

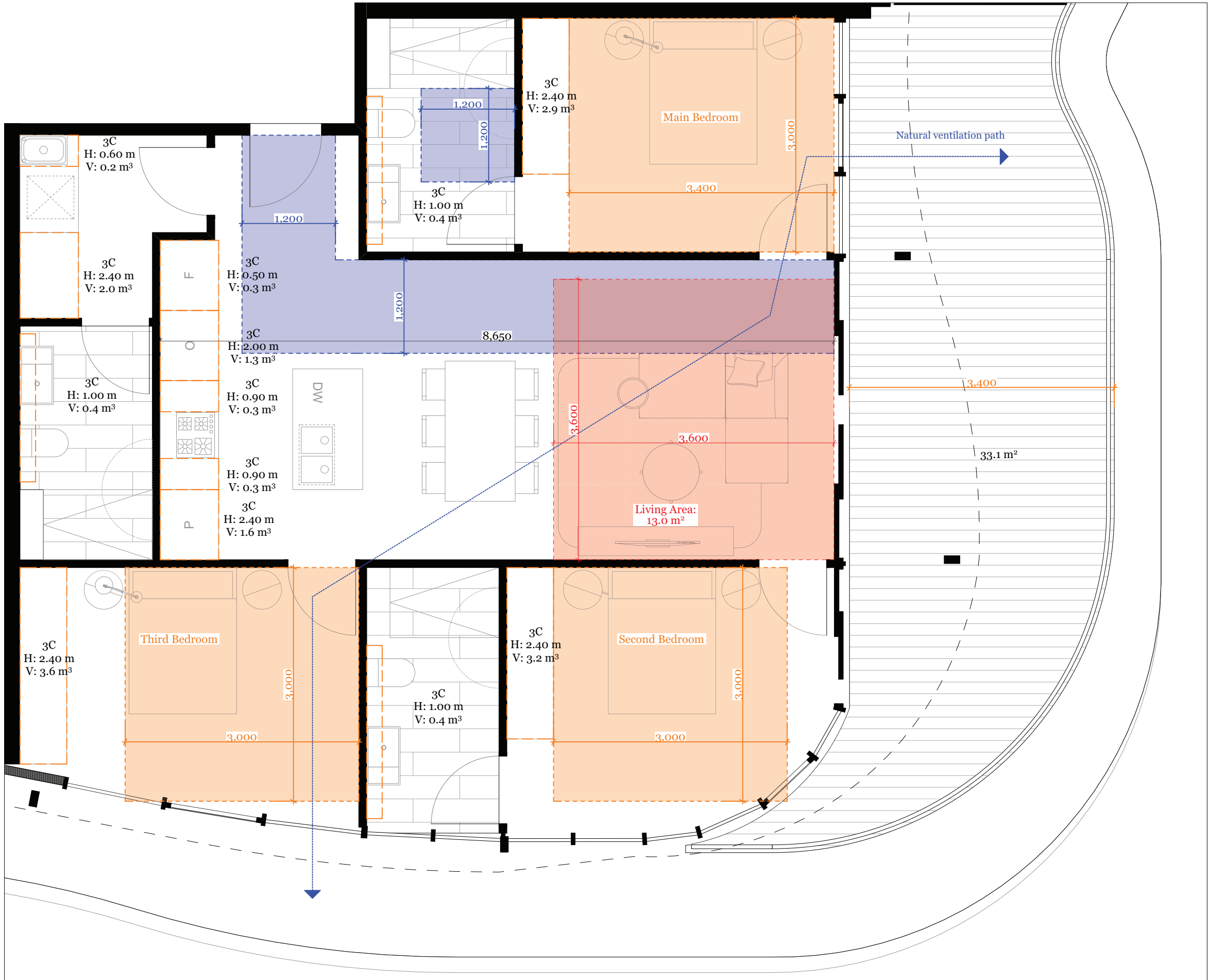


Apartment 3B	
Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On Balcony

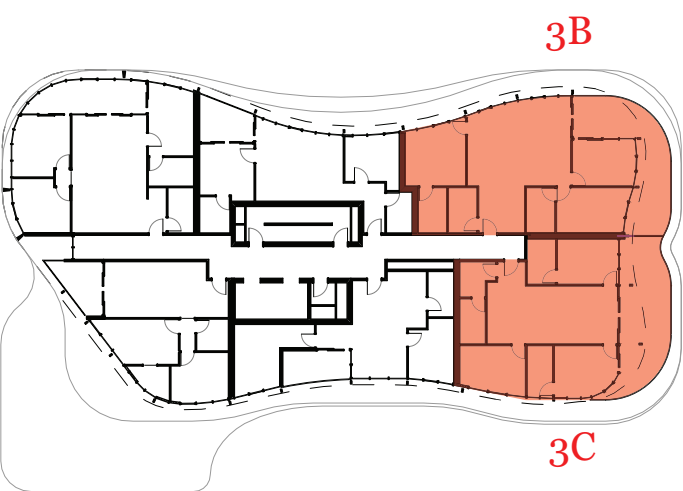


1
1:50
Apartment 3B

Apartment 3C	
Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On Balcony

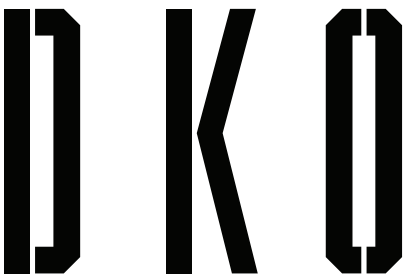


1
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Apartment 3C



Rev.	Date	By	Ckd	Description
A	15/06/2018	EL	JL	Town Planning

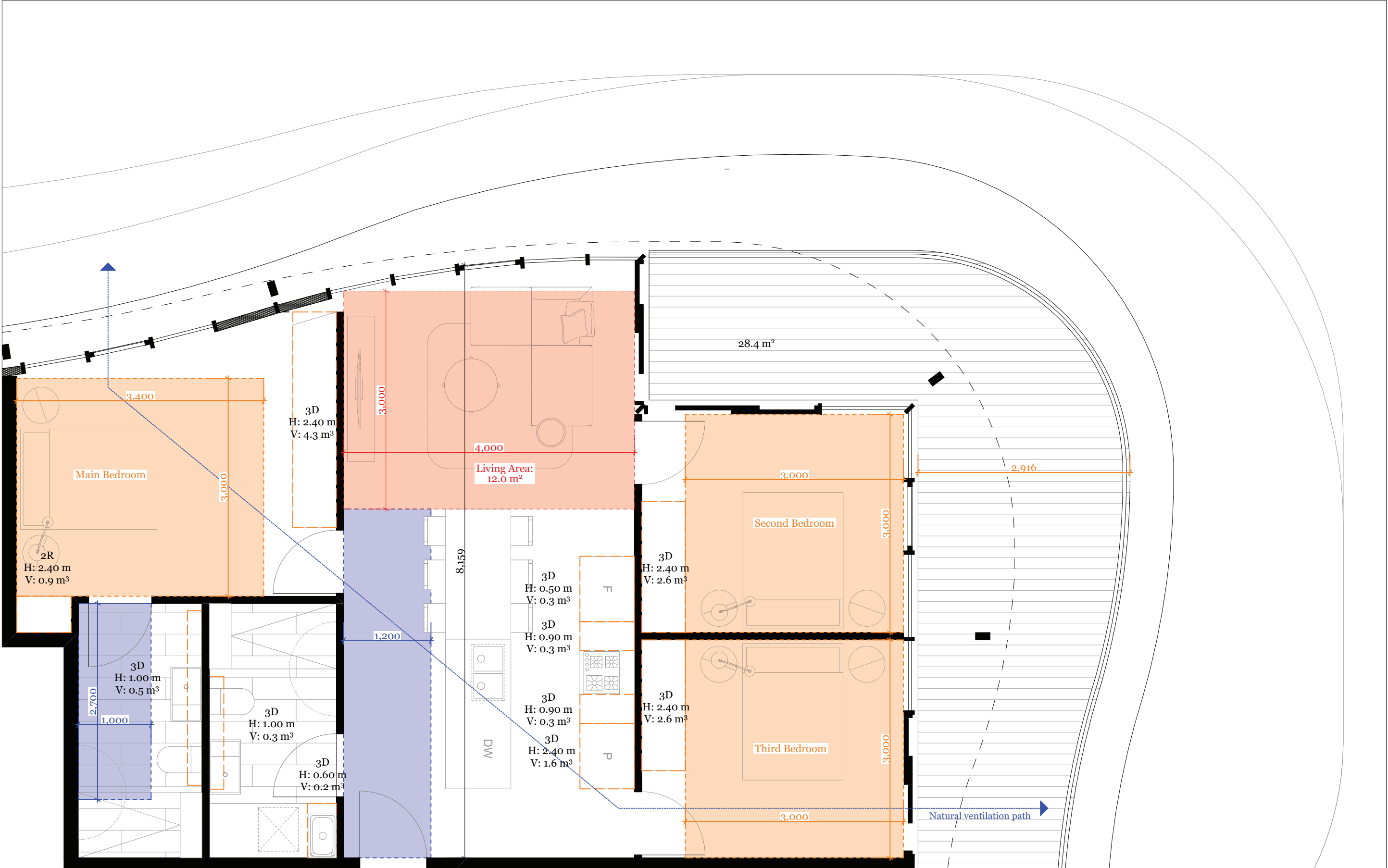
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Suite 2/112 New Quay Promenade
Decklands, VIC 3008
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783695
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Project Name	21 - 23 Irving Avenue	Project Number	11564
Project Address	21-23 Irving Ave, Box Hill, VIC 3128	Drawing Name	Clause 58 Apartment Plans
		Scale	L11
		Date	
Client	KIN Consolidated	Drawing Number	TP420
		Revision	A

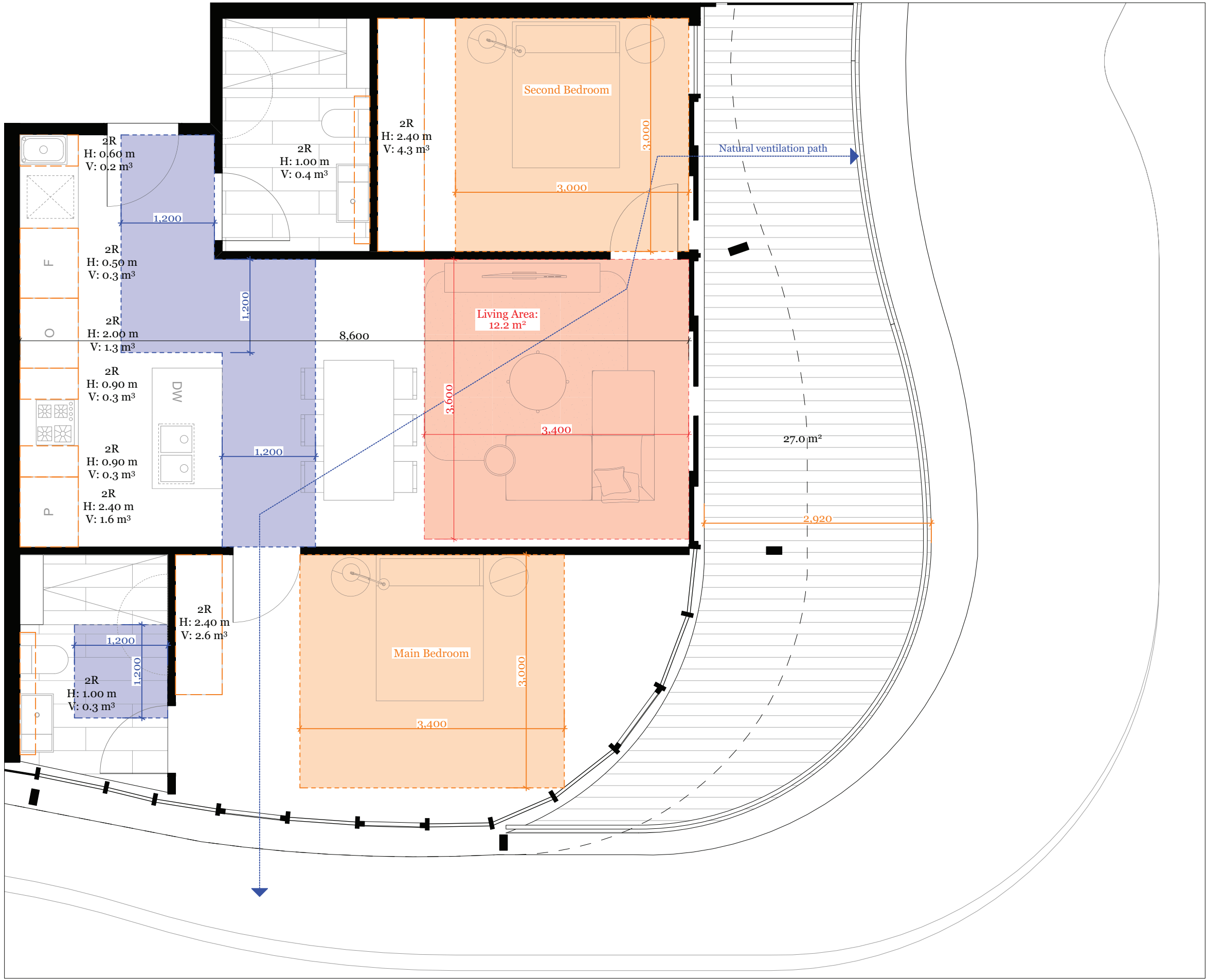
Clause 58 Apartment Plans L12

Apartment 3D	
Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On Balcony

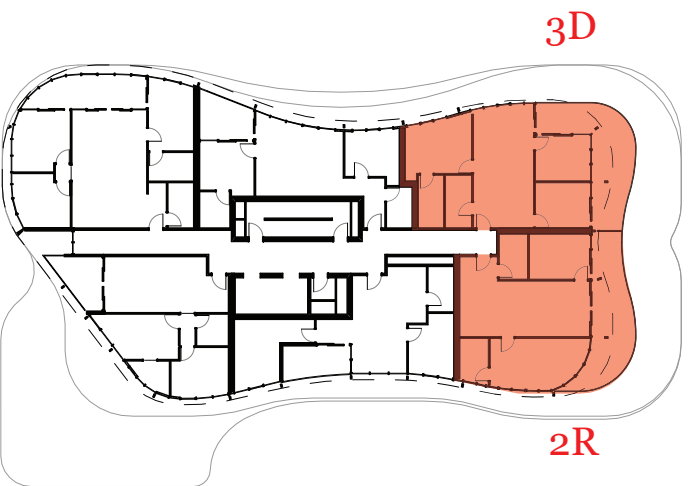


1
1:50
Apartment 3B

Apartment 2R	
Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On Balcony

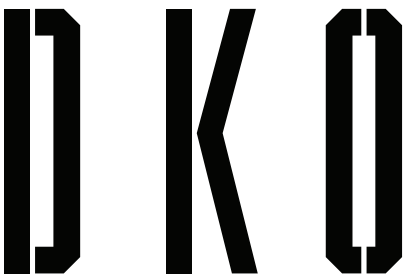


1
1:50
Apartment 3C

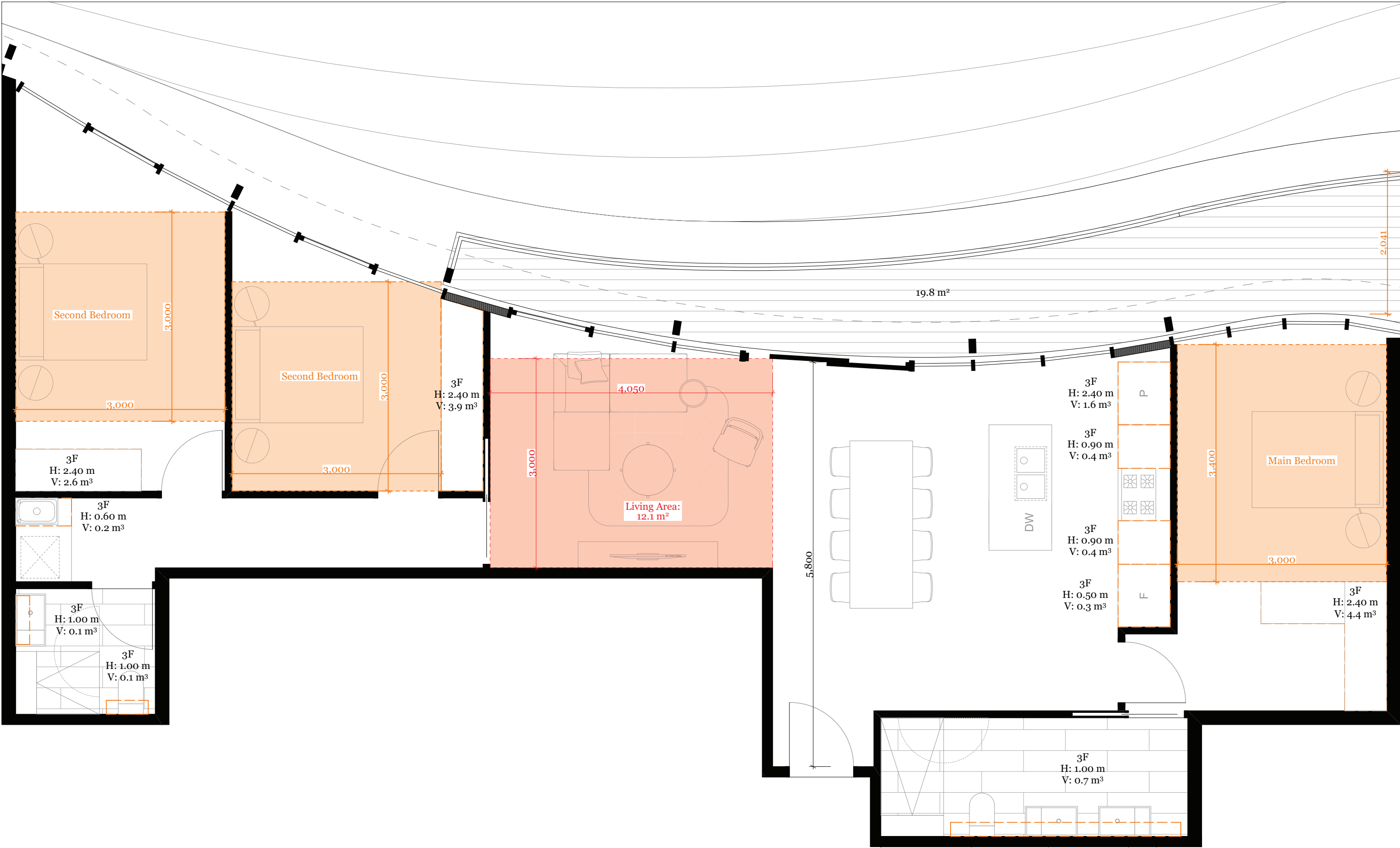


Rev.	Date	By	Ckd	Description
A	15/06/2018	EL	JL	Town Planning

DKO Architecture (Vic.) Pty Ltd
Suite 2/112 New Quay Promenade
Decklands, VIC 3008
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61413783635
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Project Name	21 - 23 Irving Avenue	Project Number	11564
Project Address	21-23 Irving Ave, Box Hill, VIC 3128	Drawing Name	Clause 58 Apartment Plans
		Scale	L12
		Date	
Client	KIN Consolidated	Drawing Number	TP421
		Revision	A

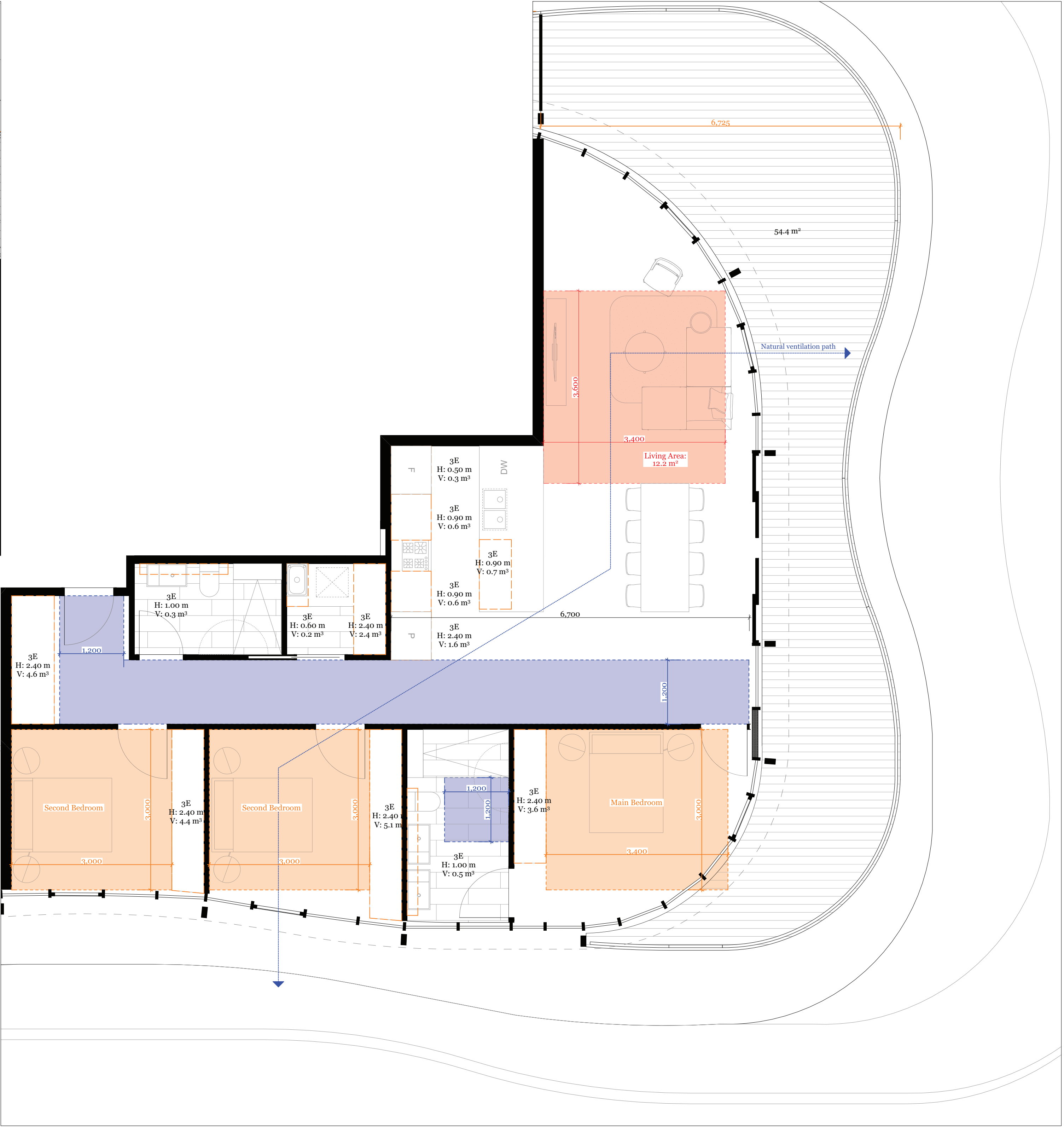
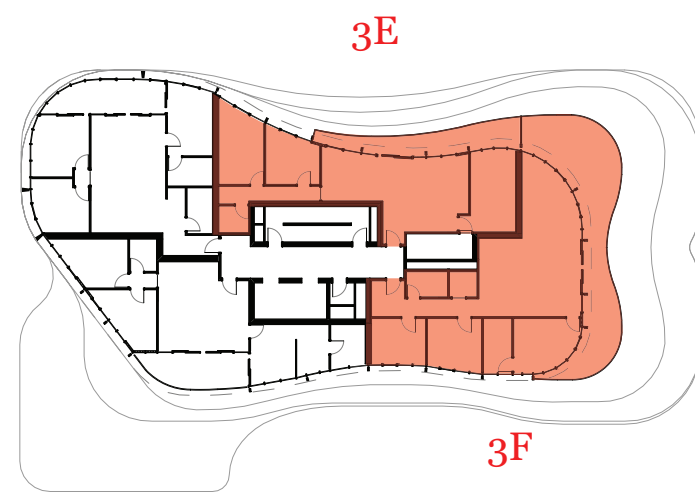


1

1:50

Apartment 3E

Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	No
A/C Condenser location	On Balcony



1

1:50

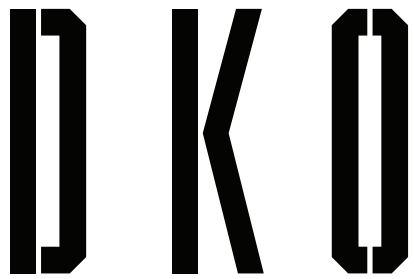
Apartment 3F

Standard	Compliance
D17 Accessibility	Yes
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	Yes
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On Balcony

Rev.	Date	By	Ckd	Description
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DKO Architecture (Vic.) Pty Ltd
Suite 2/112 New Quay Promenade
Decklands, VIC 3008
T +61 3 8601 6000
info@DKO.com.au
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Project Name
Project Address

21 - 23 Irving Avenue
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

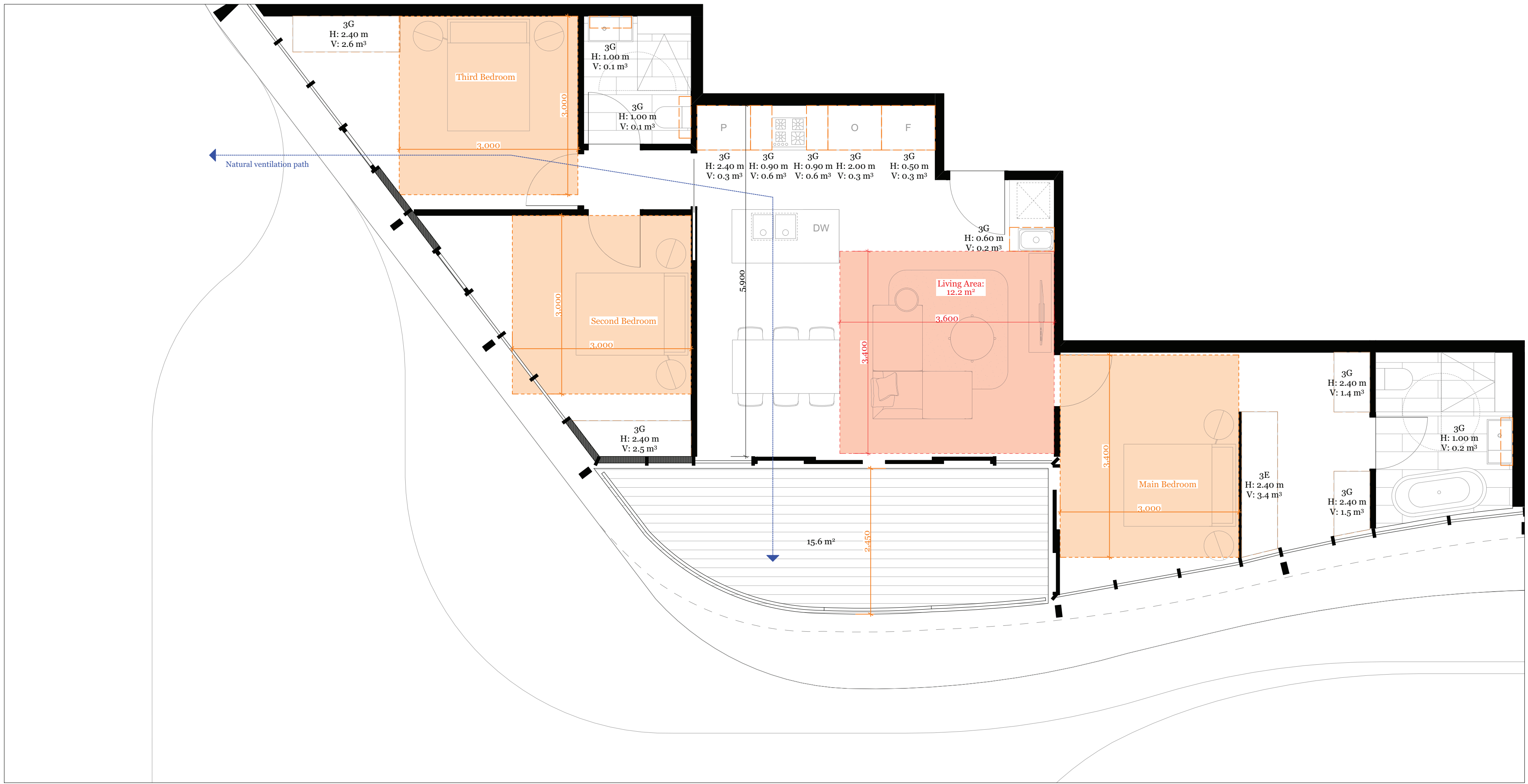
11564
Clause 58 Apartment Plans
L13

Client

KIN Consolidated

Drawing Number
Revision

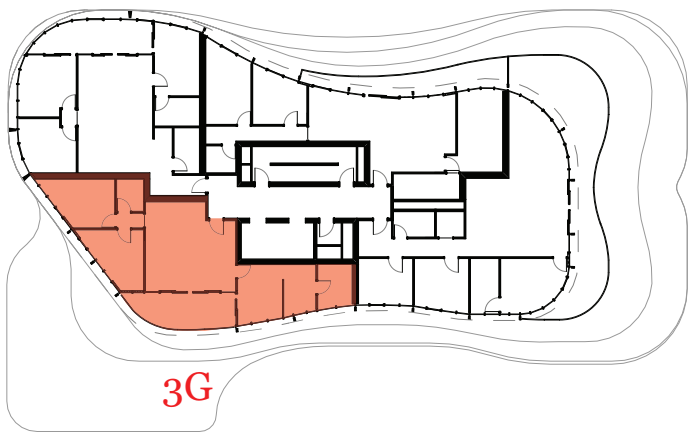
TP422
A



1 Apartment 3G
1:50

Apartment 3G

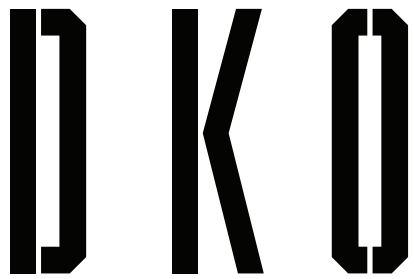
Standard	Compliance
D17 Accessibility	No
D19 Private Open Space	Yes
D20 Storage	Yes
D24 Functional Layout	No
D25 Room Depth	Yes
D27 Natural Ventilation	Yes
A/C Condenser location	On Balcony



0 Key Plan
1:500

Rev.	Date	By	Ckd	Description
A	15/06/2018	EL	JL	Town Planning

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Suite 2/112 New Quay Promenade
Decklands, VIC 3008
T +61 3 8601 6000
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Project Name	21 - 23 Irving Avenue	Project Number	11564
Project Address	21-23 Irving Ave, Box Hill, VIC 3128	Drawing Name	Clause 58 Apartment Plans L13
Client	KIN Consolidated	Drawing Number	TP423
		Revision	A