

THE 'ESD' REPORT ASSOCIATED WITH THESE PLANS FORMS PART OF THE TOWN PLANNING SUBMISSION. IT IS THEREFORE REQUIRED TO BE READ IN CONJUNCTION WITH THE PLANS AND APPLIED ACCORDINGLY

REFER TO DRAWINGS TP03a AND TP03b FOR FURTHER DETAILS OF CAR STACKERS AND PITS

AMENDMENTS	
15	FOR ENDORSEMENT
14	FOR ENDORSEMENT
13	SECTION 72 AMENDMENT
12	SECONDARY CONSENT APPLICATION
11	FOR ENDORSEMENT
10	R.F.L. TO AMENDMENT
9	APPLICATION FOR AMENDMENT
8	R.F.I. TO ENDORSEMENT DRAWINGS
7	ENDORSEMENT DRAWINGS
6	RESPONSE TO R.F.I. 3
5	POST R.F.I. 2 RE-DESIGN
4	TRAFFIC REPORT AMENDMENT
3	RESPONSE TO R.F.I. 2
2	RESPONSE TO R.F.I.
1	TOWN PLANNING APPLICATION
REV	STAGE
DATE	DATE

FOR ENDORSEMENT  
PERMIT No. WH/2016/222/A

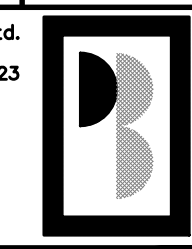
Project  
PROPOSED DEVELOPMENT  
105 CARRINGTON ROAD  
BOX HILL

Title  
Basement Plan

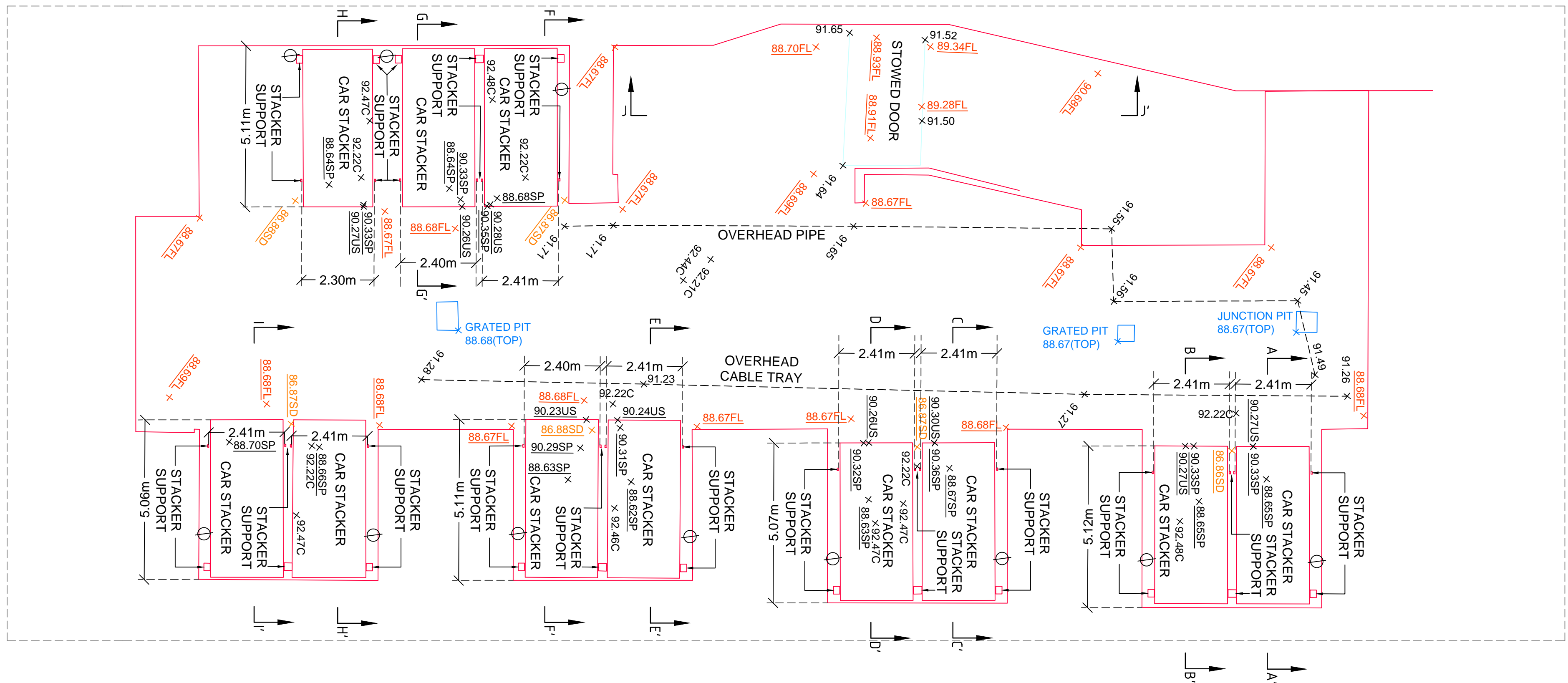
Drawn LC	Date FEB 2022
Job No 1601	Scale 1:100 @ A1

Drawing No TP 03	Revision No 15
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**BASEMENT FLOOR**

- 88.64SP × STACKER PLATFORM HEIGHT  
90.27US × UNDERSIDE OF STACKER  
86.88SD × STACKER PIT DEPTH  
92.47C × CEILING LEVEL  
⊕ STACKER MOTOR

**LAND SURVEYED:**  
COUNTY OF BOURKE, PARISH OF NUNAWADING  
PART OF CROWN PORTION 5  
LOTS 1 & 2 ON TP254087D & LOT 10 ON TP19088V  
VOL. 4438 FOL. 554, & VOL. 10611 FOL. 040

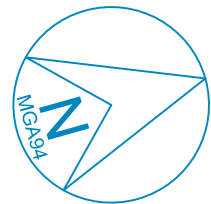
**DATUM NOTES:**  
- LEVELS SHOWN THUS ARE BASED ON AUSTRALIAN HEIGHT DATUM  
- LEVEL DATUM BASED ON GPSNET CORRECTED RTK GNSS OBSERVATIONS  
- CONTOUR INTERVAL AT 0.2m

04	CROSS SECTION ADDED	09/02/22	M.B.	J.A.
03	DIMENSIONS ADDED TO CAR STACKERS	05/11/21	M.B.	
02	CAR STACKER ADDED TO BASEMENT LEVEL	04/11/21	M.B.	J.A.
REV.	REVISION	DATE	APPD	CHECK

JCA Land Consultants certify that this plan is in all respects accurate and correctly represents the existing conditions on the 01/05/21

Surveyors	J.ARBLAGSTER	/ H.W.
Drawn	J.CROOKS	07/05/21
Checked	J.ARBLAGSTER	07/05/21

**EXPLANATORY NOTES:**  
- DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF JCA LAND CONSULTANTS.  
- ACCURACY OF DETAIL LOCATION ± 0.05  
- ACCURACY OF REDUCED LEVELS ± 0.02  
- THIS HARD COPY PLAN IS A VERIFICATION PLOT OF COMPUTER FILE:  
DWG: MOD\_2384914F1D.dwg DATE: 09/02/22  
- LOCATION OF ABUTTING BUILDINGS AND ENVIRONS IS INDICATIVE ONLY UNLESS OTHERWISE SHOWN.  
- TREE SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY.  
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SCALE 1:100 @ A1

Client : MEIDAO ENTERPRISE P/L Municipality : WHITEHORSE

PLAN OF FEATURE SURVEY  
105 CARRINGTON ROAD  
BOX HILL

DWG: MOD\_2384914F1D

Job No: 23849

Sheet: 2 OF 3

**JCA LAND CONSULTANTS**  
The Subdivision Specialists  
Suite 9, 303 Maroondah Highway, Ringwood VIC 3134  
T: 03 9735 4888 E: jca@jcalc.com.au www.jcalc.com.au

AMENDMENTS	BASEMENT PLAN AMENDED TO REFLECT 'AS BUILT' CONDITIONS	
15	FOR ENDORSEMENT	FEB 2022
14	FOR ENDORSEMENT	AUG 2021
13	SECTION 72 AMENDMENT	MAY 2021
12	SECONDARY CONSENT APPLICATION	JUN 2021
11	FOR ENDORSEMENT	NOV 2020
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7	ENDORSEMENT DRAWINGS	FEB 2018
6	RESPONSE TO R.F.I. 3	APR 2017
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4	TRAFFIC REPORT AMENDMENT	DEC 2016
3	RESPONSE TO R.F.I. 2	OCT 2016
2	RESPONSE TO R.F.I.	JULY 2016
1	TOWN PLANNING APPLICATION	FEB 2016
REV	STAGE	DATE

**FOR ENDORSEMENT**  
PERMIT No. WH/2016/222/A

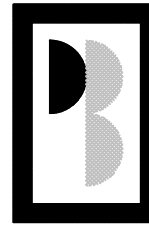
Project  
PROPOSED DEVELOPMENT  
105 CARRINGTON ROAD  
BOX HILL

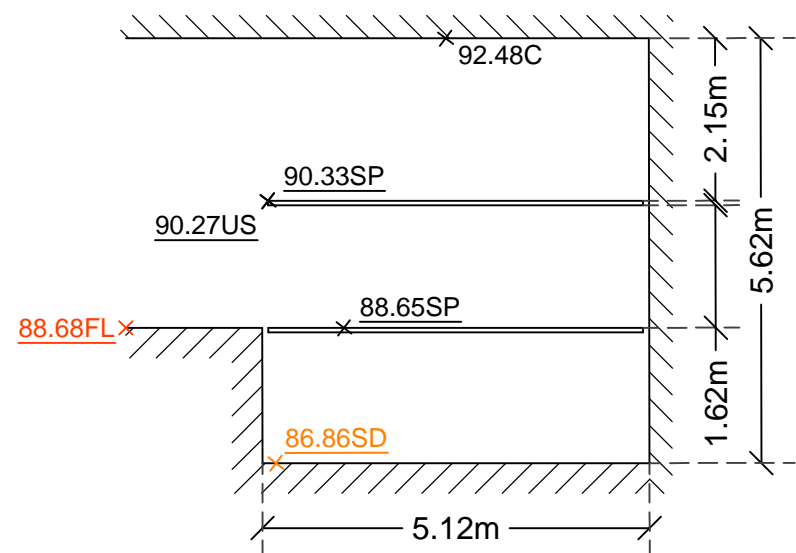
Title  
Basement Feature Survey

Drawn LC	Date FEB 2022
Job No 1601	Scale 1:100 @ A1

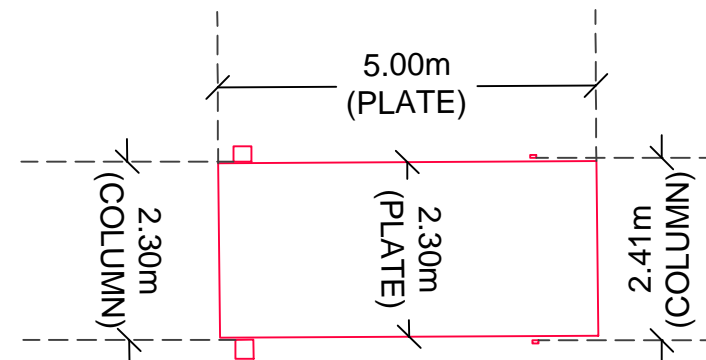
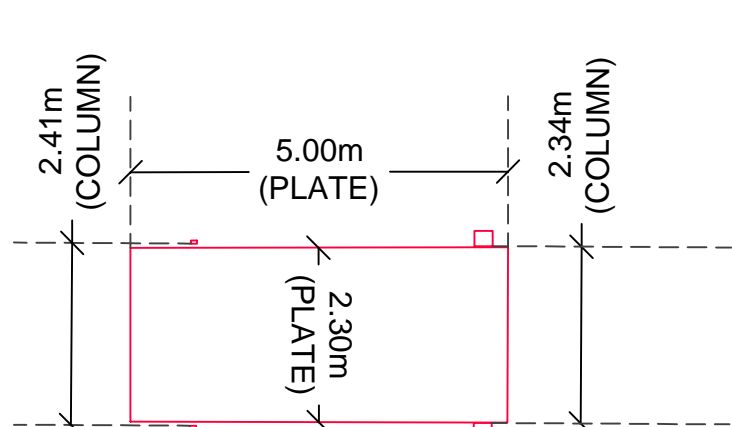
Drawing No <b>TP 03a</b>	Revision No <b>15</b>
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PLOT DATE 24.02.2022  
Peter Brown Architects Pty. Ltd.  
9 Evans Pl. Hawthorn East Vic.3123  
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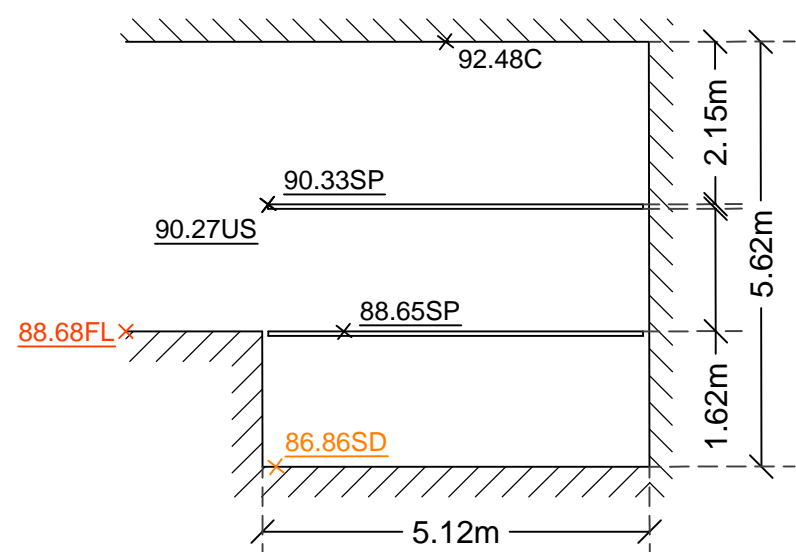
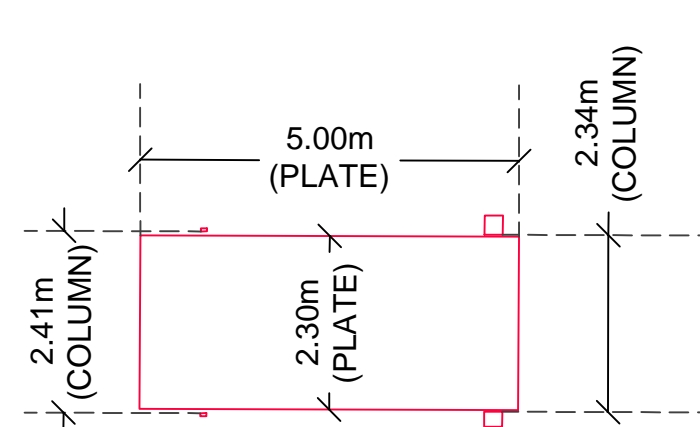
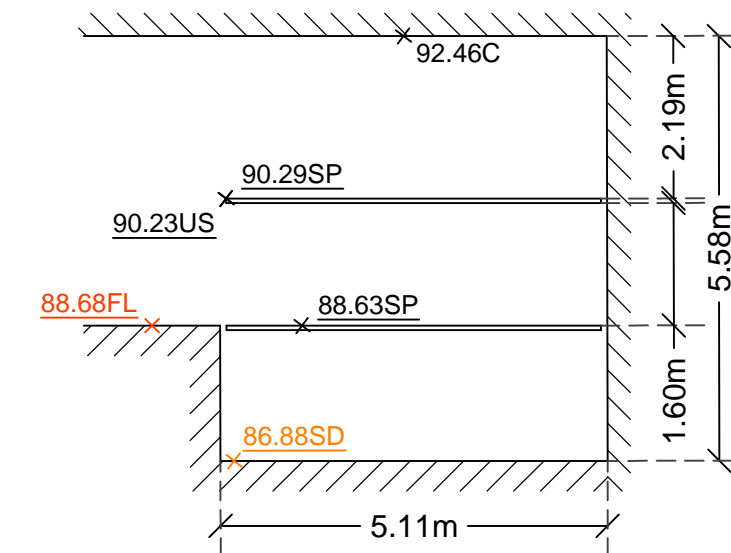
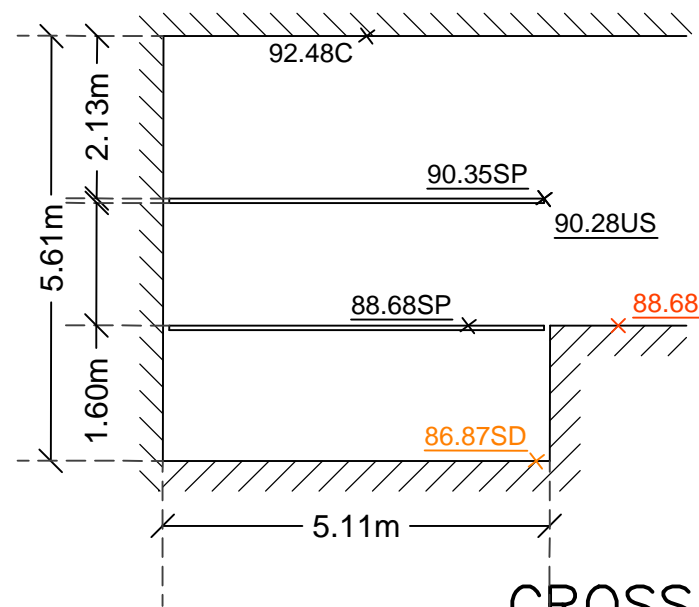




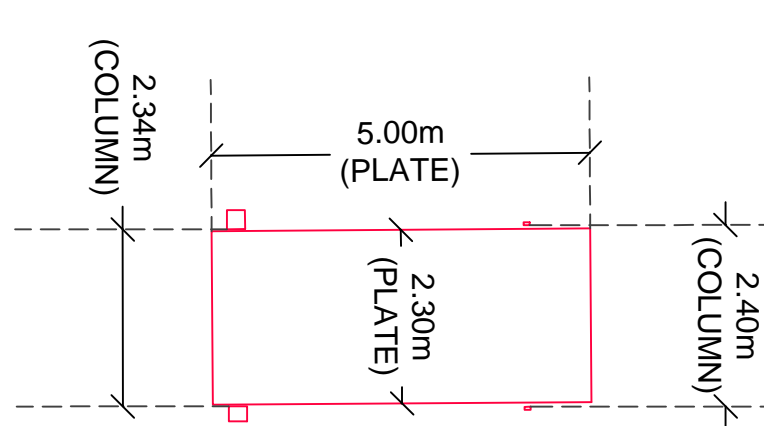
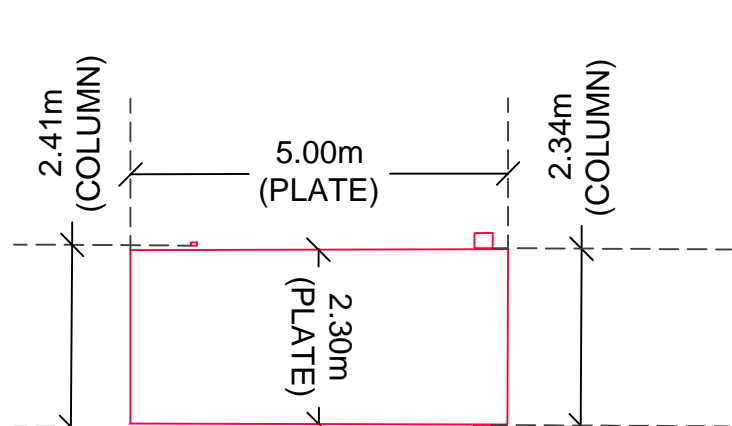
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(NOT TO SCALE)



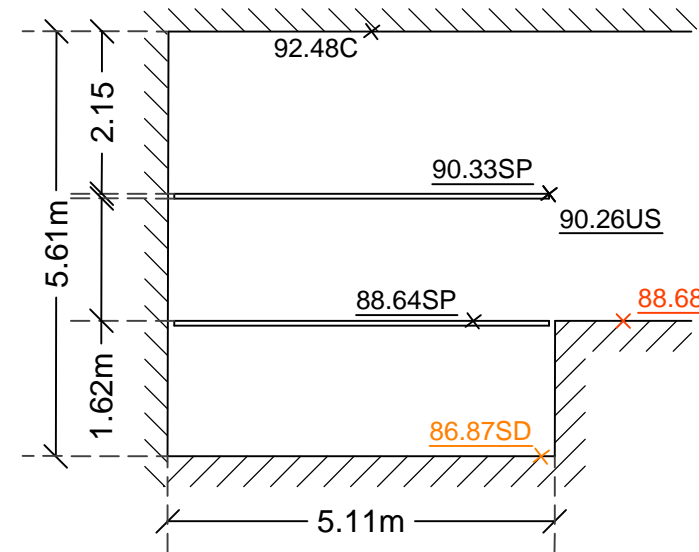
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(NOT TO SCALE)



CROSS SECTION B-B'  
(NOT TO SCALE)

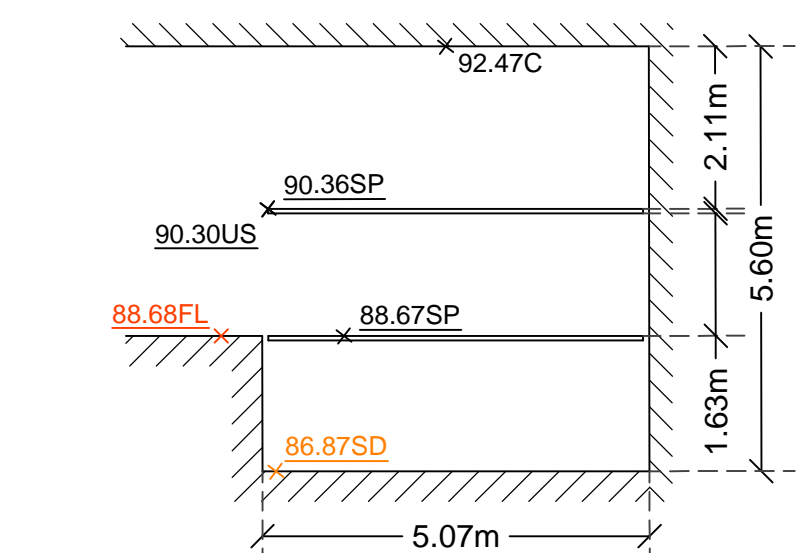


CROSS SECTION G-G'  
(NOT TO SCALE)

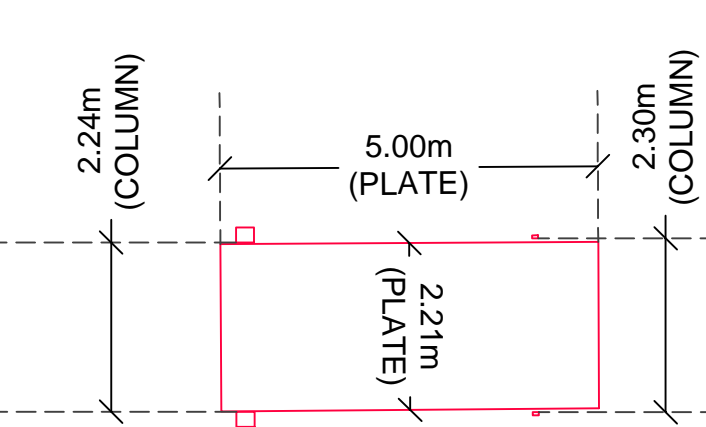
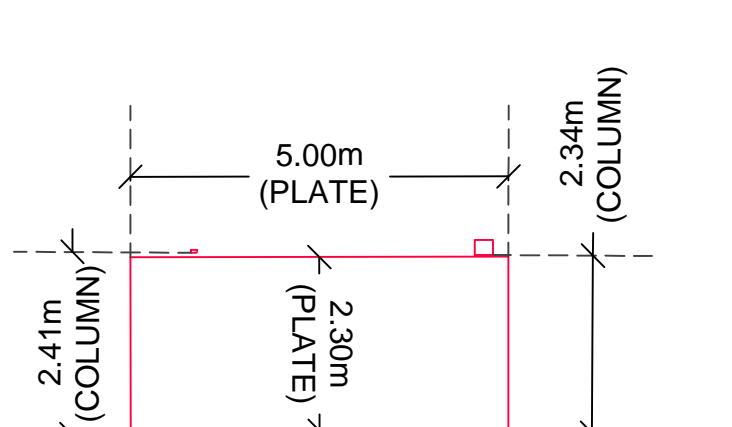


## BASEMENT FLOOR

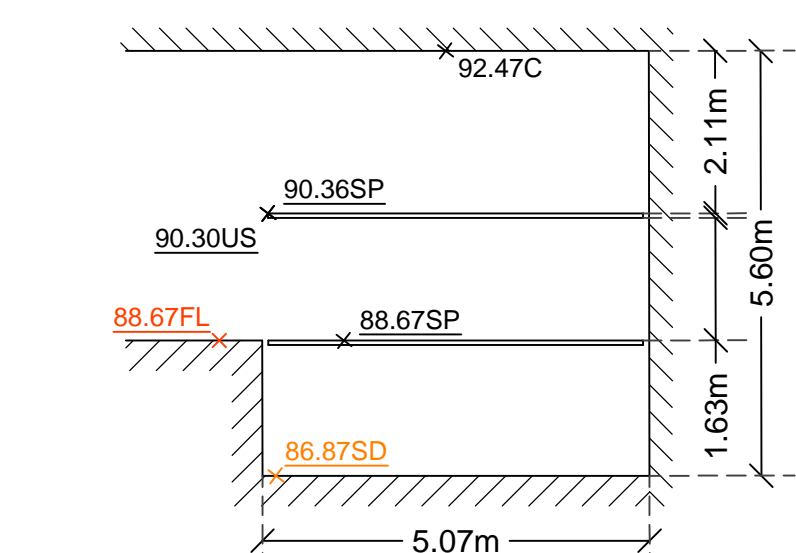
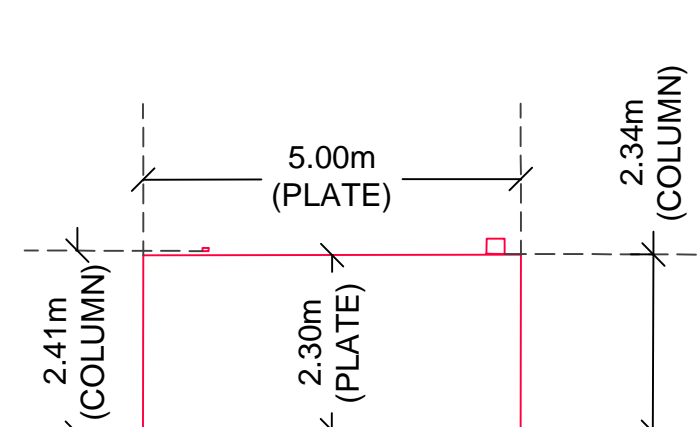
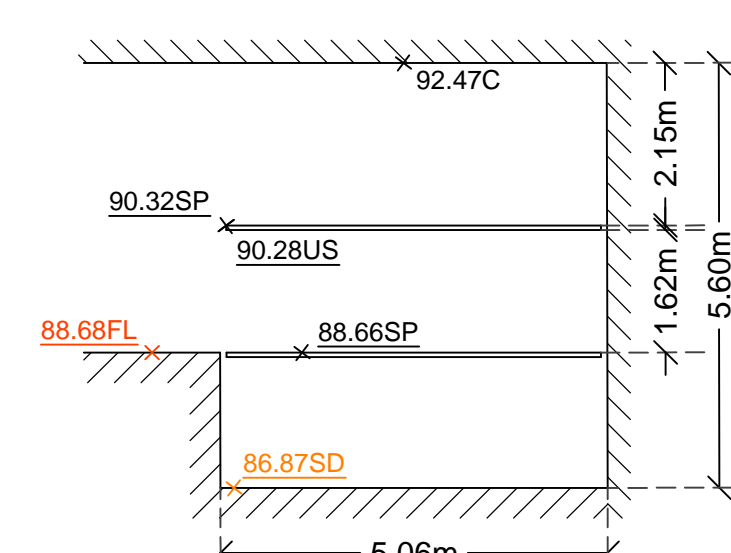
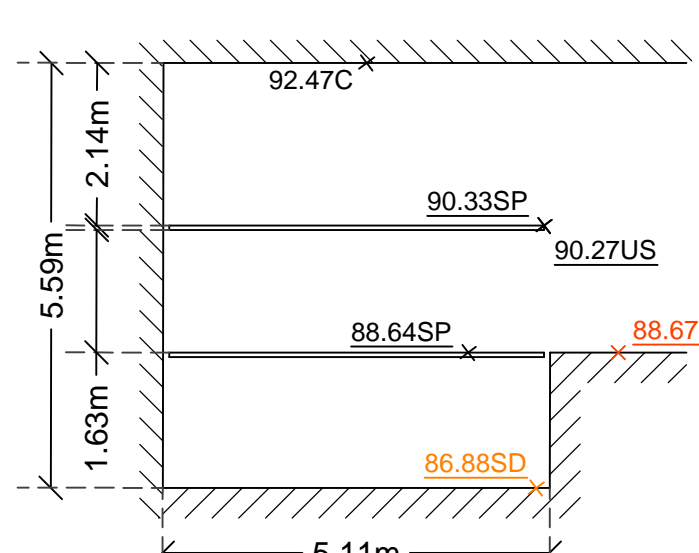
- 88.64SP × STACKER PLATFORM HEIGHT  
90.27US × UNDERSIDE OF STACKER  
88.68SD × STACKER PIT DEPTH  
92.47C × CEILING LEVEL  
⊙ STACKER MOTOR



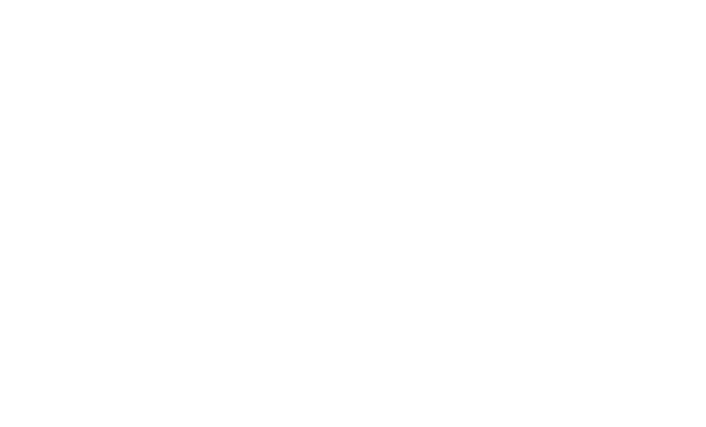
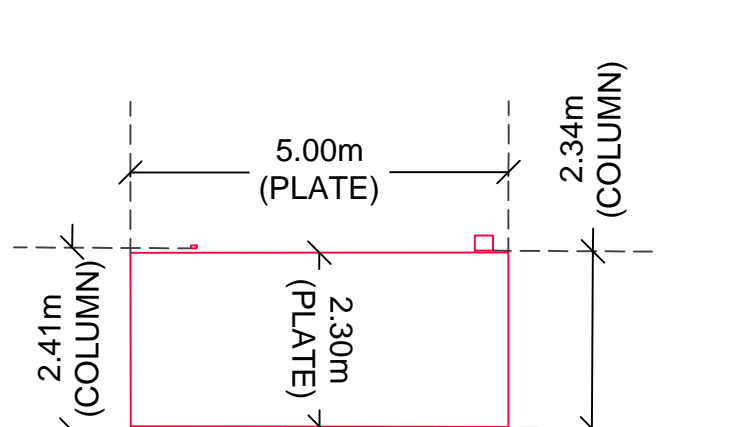
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(NOT TO SCALE)



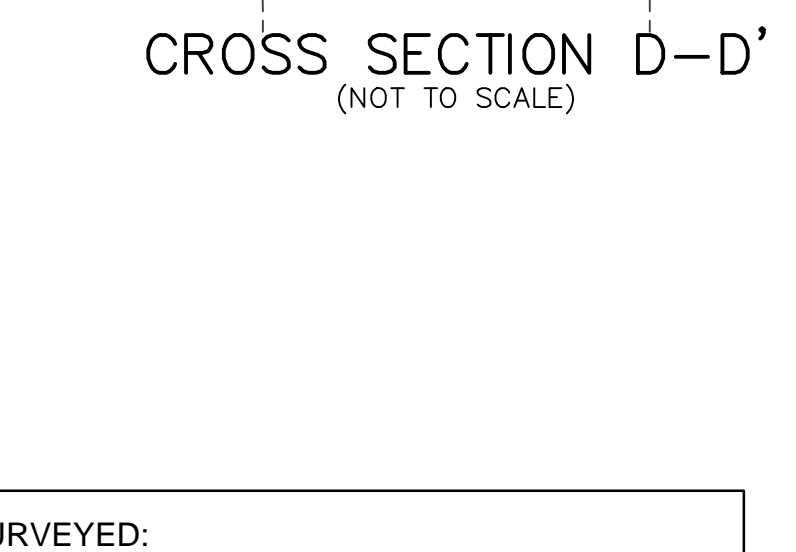
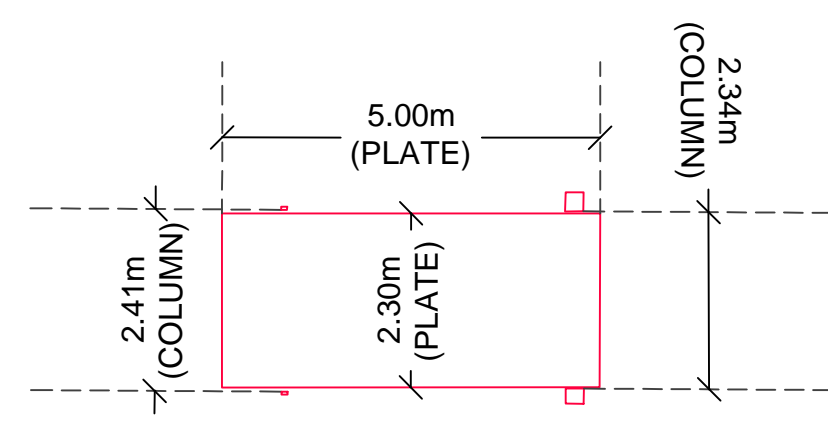
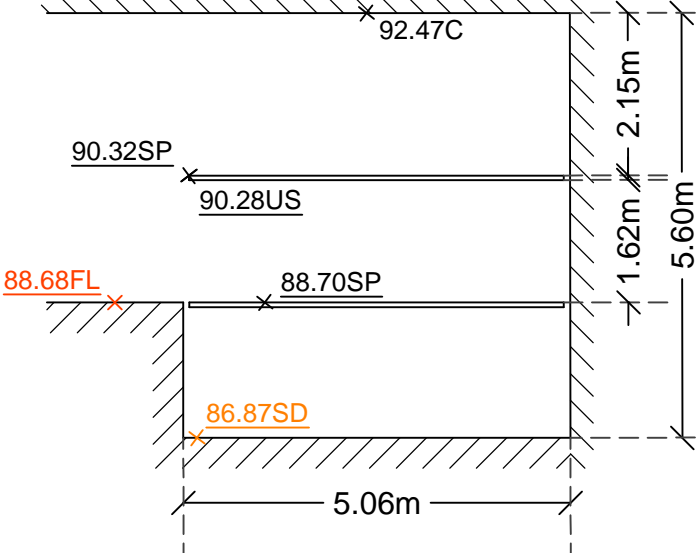
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(NOT TO SCALE)



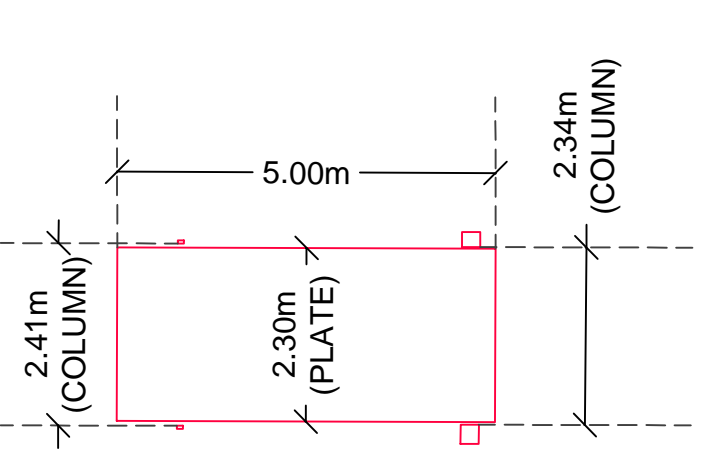
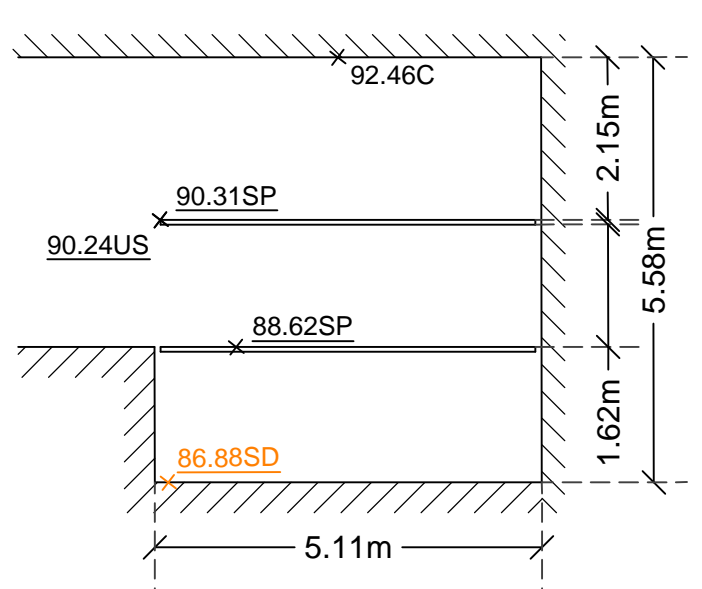
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(NOT TO SCALE)



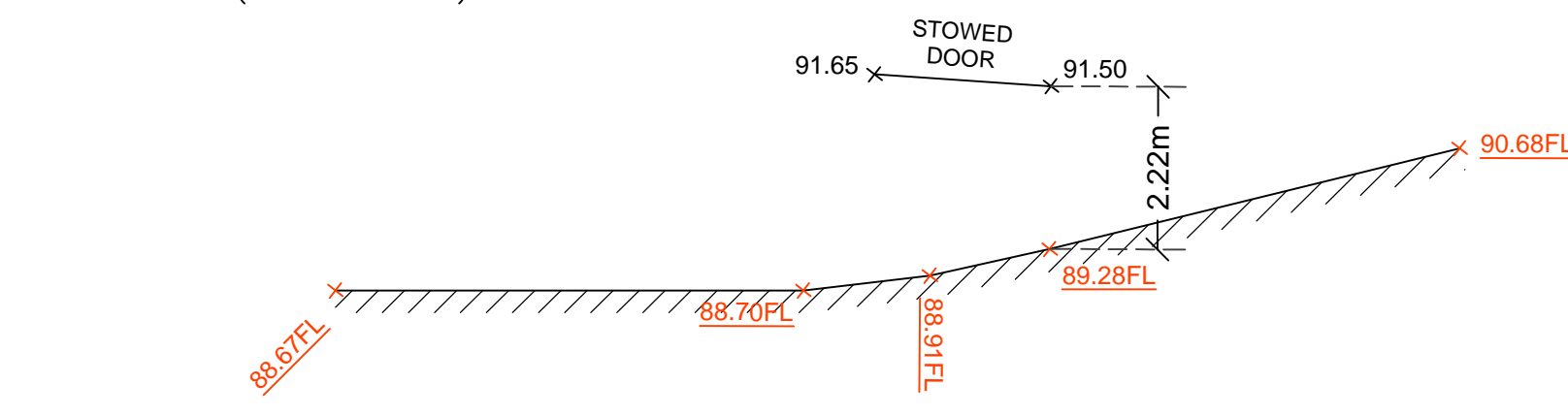
CROSS SECTION I-I'  
(NOT TO SCALE)



CROSS SECTION E-E'  
(NOT TO SCALE)



CROSS SECTION J-J'  
(NOT TO SCALE)



LAND SURVEYED:  
COUNTY OF BOURKE, PARISH OF NUNAWADING  
PART OF CROWN PORTION 5  
LOTS 1 & 2 ON TP254087D & LOT 10 ON TP18088V  
VOL. 4438 FOL. 554, & VOL. 10611 FOL. 040

DATUM NOTES:  
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- LEVEL DATUM BASED ON GPSNET CORRECTED RTK GNSS OBSERVATIONS  
- CONTOUR INTERVAL AT 0.2m

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SCALE 1:100 @ A1

Client : MEIDAO ENTERPRISE P/L Municipality : WHITEHORSE

PLAN OF CROSS SECTIONS  
105 CARRINGTON ROAD  
BOX HILL

DWG: MOD\_2384914F1D  
Job No: 23849  
Sheet: 3 OF 3



AMENDMENTS		
- BASEMENT PLAN AMENDED TO REFLECT 'AS BUILT' CONDITIONS		
15	FOR ENDORSEMENT	FEB 2022
14	FOR ENDORSEMENT	AUG 2021
13	SECTION 72 AMENDMENT	MAY 2021
12	SECONDARY CONSENT APPLICATION	JUN 2021
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10	REF. TO AMENDMENT	DEC 2018
9	APPLICATION FOR AMENDMENT	NOV 2018
8	RFI TO ENDORSEMENT DRAWINGS	MAY 2018
7	ENDORSEMENT DRAWINGS	FEB 2018
6	RESPONSE TO RFI 3	APR 2017
5	POST RFI 2 RE-DESIGN	FEB 2017
4	TRMPPC REPORT AMENDMENT	DEC 2016
3	RESPONSE TO RFI 2	OCT 2016
2	RESPONSE TO RFI	JULY 2016
1	TOWN PLANNING APPLICATION	FEB 2016
REV	STAGE	DATE

FOR ENDORSEMENT  
PERMIT No. WH/2016/222/A

Project  
PROPOSED DEVELOPMENT  
105 CARRINGTON ROAD  
BOX HILL

Title  
Basement Car Stacker  
Pit Sections

Drawn LC	Date FEB 2022
Job No 1601	Scale 1:100 @ A1

Drawing No TP 03b	Revision No 15
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P.O.S.  
← MORE THAN 20m SETBACK  
TO DWELLING

# No.24

Prior to commencement of any building or demolition works on the land, a Tree Protection Zones (TPZs) must be established on the subject site (and nature strip if required) and maintained during, and until completion of, all buildings and works including landscaping.

Tree Protection Zone measures are to be established in accordance with Australian Standard 4970-2009 and are to include the following:

- i) Erection of solid chain mesh or similar type fencing at a minimum height of 1.8 metres in height held in place with concrete feet.
- ii) Signage placed around the outer edge of perimeter the fencing identifying the area as a TPZ. The signage should be visible from within the development, with the lettering complying with AS 1310.
- iii) Much along the surface of the TPZ to a depth of 100mm and undertake supplementary provide watering/irrigation within the TPZ, prior and during any works performed.
- iv) No excavation, constructions works or activities, grade changes, surface treatments or storage of materials of any kind are permitted within the TPZ unless otherwise approved within this permit or further approved in writing by the Responsible Authority.
- v) All supports and bracing should be installed in such a way that any excavation, construction or bracing should avoid damaging roots where possible.
- vi) No trenching is allowed within the TPZ for the installation of utility services unless tree sensitive installation methods such as boring have been approved by the Responsible Authority.
- vii) Where construction is approved within the TPZ, fencing and mulching should be placed at the outer point of the construction area.
- viii) Where there are approved works within the TPZ, it may only not be reduced to the required amount by an authorized person only during approved construction within the TPZ, and must be restored in accordance with the above requirements at all other times.

During construction of any building, or during other works, the following tree protection measures shall be adhered to, to the satisfaction of the Responsible Authority:

- a) All buildings and works for the demolition of the site and construction of the development (as shown on the endorsed plans) must not alter the existing ground level or topography of the land within 1.0 metres of the west boundary fence where within the 2.0 metre TPZ of Trees 12 and 13.

WINDOWS NOTED AS OPAQUE  
TO BE MANUFACTURED OPAQUE GLASS  
- NO OPAQUE FILM TO BE USED

TRAFFIC SIGNAL TO ALERT IN-BOUND  
VEHICLES OF EXITING VEHICLE.  
MOUNTED ON OVERHEAD STRUCTURE.  
(REFER C.P.M.P)

AREA SCHEDULE		BEDROOMS	GROUND FLOOR AREA	FIRST FLOOR AREA	SECOND FLOOR AREA	TOTAL LIVING AREA	BALCONY AREA	PRIVATE OPEN SPACE
	UNIT 1	3	45	40	40	125	12	—
	UNIT 2	3	40	35	35	110	12	9
	UNIT 3	3	40	35	35	110	12	9
	UNIT 4	3	40	35	35	110	12	9
	UNIT 5	3	40	35	35	110	12	9
	UNIT 6	3	40	35	35	110	12	9
	UNIT 7	3	40	35	35	110	12	9
	UNIT 8	3	50	45	25	120	12	60
	UNIT 9	3	55	40	30	125	—	40
UNIT 10	4	75	45	30	150	7	30	
UNIT 11	2	40	50	30	120	12	—	
SITE AREA						— 993.5m <sup>2</sup>		
BUILDING FOOTPRINT						— 559.0m <sup>2</sup>		
HARD SURFACES						— 68.6m <sup>2</sup>		
SITE COVERAGE						— 56.2%		
PERMEABILITY						— 36.8%		

TELECOM PIT  
(TO BE RELOCATED)

CARRINGTON  
ROAD

ADD 9.3m<sup>2</sup> (12.3%) BA  
TO TPZ BY REINSTALLING  
NATURE STRIP

AMENDMENTS	* BASEMENT PLAN AMENDED TO REFLECT 'AS BUILT' CONDITIONS	
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2	RESPONSE TO RI 1	JULY 2011
1	TOWN PLANNING APPLICATION	FEB 2016
REV	STAGE	DATE

FOR ENDORSEMENT  
PERMIT No. WH/2016/222/A

Project  
PROPOSED DEVELOPMENT  
105 CARRINGTON ROAD  
BOX HILL

Title

Ground Floor Plan

Drawn LC	Date FEB 2022
Job No 1601	Scale 1:100 @ A1

Drawing No	Revision No
TP 04	15

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E-mail : [pb@pbarch.com.au](mailto:pb@pbarch.com.au)  
A.B.N. 85 070 416 287



# 1 GROUND FLOOR PLAN

SCALE - 1:100

The graph shows a function  $f(x)$  on the interval  $[0, 10]$ . The function is 0 for  $x \in [0, 5]$  and 1 for  $x \in (5, 6)$ ,  $(6, 7)$ ,  $(8, 9)$ , and  $(9, 10)$ . The function is 0 for  $x \in [7, 8]$  and  $[9, 10]$  (note: the original image has a typo in the interval definition, it should be  $[9, 10]$  for the 0 part). The function is 1 for  $x \in (5, 6)$ ,  $(6, 7)$ ,  $(8, 9)$ , and  $(9, 10)$ .

0  
0  
0  
0  
0  
0  
0  
0  
0  
0  
0  
0



G.I. GARAGE

P.O.S.  
MORE THAN 20m SETBACK  
TO DWELLING

No.24  
SINGLE STOREY  
BRICK HOUSE  
PITCHED TILE ROOF

P.O.S.  
LAWN  
AREA

No.107  
SINGLE STOREY  
BRICK HOUSE  
PITCHED TILE ROOF

BRICK GARAGE

LAWN  
AREA

AREA SCHEDULE									
		BEDROOMS	GROUND FLOOR AREA	FIRST FLOOR AREA	SECOND FLOOR AREA	TOTAL LIVING AREA	BALCONY AREA	PRIVATE OPEN SPACE	
UNIT 1	3	45	40	40	125	12	-		
UNIT 2	3	40	35	35	110	12	9		
UNIT 3	3	40	35	35	110	12	9		
UNIT 4	3	40	35	35	110	12	9		
UNIT 5	3	40	35	35	110	12	9		
UNIT 6	3	40	35	35	110	12	9		
UNIT 7	3	40	35	35	110	12	9		
UNIT 8	3	50	45	25	120	12	60		
UNIT 9	3	55	40	30	125	-	40		
UNIT 10	4	75	45	30	150	7	30		
UNIT 11	2	40	50	30	120	12	-		
SITE AREA						- 993.5m <sup>2</sup>			
BUILDING FOOTPRINT						- 559.0m <sup>2</sup>			
HARD SURFACES						- 68.6m <sup>2</sup>			
SITE COVERAGE						- 56.2%			
PERMEABILITY						- 36.8%			

WINDOWS NOTED AS OPAQUE  
TO BE MANUFACTURED OPAQUE GLASS  
- NO OPAQUE FILM TO BE USED

THE 'ESD' REPORT ASSOCIATED WITH THESE PLANS  
FORMS PART OF THE TOWN PLANNING SUBMISSION.  
IT IS THEREFORE REQUIRED TO BE READ IN  
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PLANS AND APPLIED ACCORDINGLY

No.6  
TWO-STOREY  
BRICK HOUSE  
PITCHED TILE ROOF

TPZ  
R2400

TPZ  
R2000

TPZ  
R2100

TPZ  
R4764

A  
TP07

A  
TP07

B  
TP07

CARRINGTON  
ROAD

AMENDMENTS		
• BASEMENT PLAN AMENDED TO REFLECT 'AS BUILT' CONDITIONS		
15	FOR ENDORSEMENT	FEB 2022
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13	SECTION 72 AMENDMENT	MAY 2021
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1	TOWN PLANNING APPLICATION	FEB 2016
REV	STAGE	DATE

FOR ENDORSEMENT  
PERMIT No. WH/2016/222/A

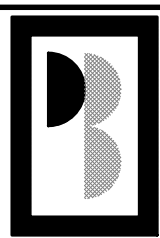
Project  
PROPOSED DEVELOPMENT  
105 CARRINGTON ROAD  
BOX HILL

Title  
First Floor Plan

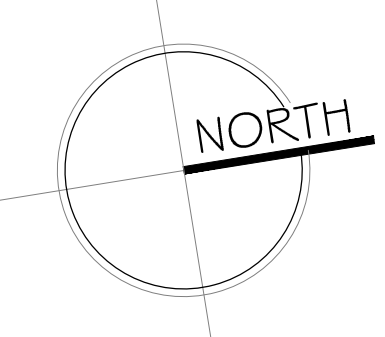
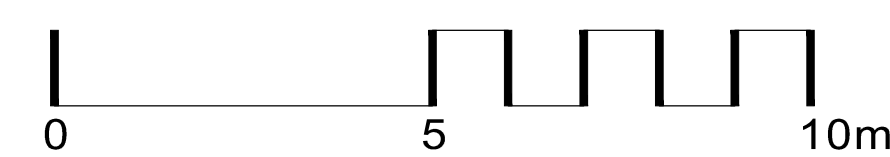
Drawn LC	Date FEB 2022
Job No 1601	Scale 1:100 @ A1

Drawing No TP 05	Revision No 15
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A.B.N. 85 070 416 287



1 FIRST FLOOR PLAN  
SCALE - 1:100









G.I GARAGE

P.O.S.  
MORE THAN 20m SETBACK  
TO DWELLING

No.24  
SINGLE STOREY  
BRICK HOUSE  
PITCHED TILE ROOF

P.O.S.  
LAWN  
AREA

No.107  
SINGLE STOREY  
BRICK HOUSE  
PITCHED TILE ROOF

AREA SCHEDULE												
		BEDROOMS	GROUND FLOOR AREA	FIRST FLOOR AREA	SECOND FLOOR AREA	TOTAL LIVING AREA	BALCONY AREA	PRIVATE OPEN SPACE				
UNIT 1	3	45	40	40	125	12	-	-				
UNIT 2	3	40	35	35	110	12	9					
UNIT 3	3	40	35	35	110	12	9					
UNIT 4	3	40	35	35	110	12	9					
UNIT 5	3	40	35	35	110	12	9					
UNIT 6	3	40	35	35	110	12	9					
UNIT 7	3	40	35	35	110	12	9					
UNIT 8	3	50	45	25	120	12	60					
UNIT 9	3	55	40	30	125	-	40					
UNIT 10	4	75	45	30	150	7	30					
UNIT 11	2	40	50	30	120	12	-					
SITE AREA										-	993.5m <sup>2</sup>	
BUILDING FOOTPRINT										-	559.0m <sup>2</sup>	
HARD SURFACES										-	68.6m <sup>2</sup>	
SITE COVERAGE										-	56.2%	
PERMEABILITY										-	36.8%	

THE 'ESD' REPORT  
ASSOCIATED WITH THESE  
PLANS FORMS PART OF  
THE TOWN PLANNING  
SUBMISSION. IT IS  
THEREFORE REQUIRED TO  
BE READ IN  
CONJUNCTION WITH THE  
PLANS AND APPLIED  
ACCORDINGLY

CARRINGTON  
ROAD

AMENDMENTS		
15	FOR ENDORSEMENT	FEB 2022
14	FOR ENDORSEMENT	AUG 2021
13	SECTION 72 AMENDMENT	MAY 2021
12	SECONDARY CONSENT APPLICATION	JAN 2021
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FOR ENDORSEMENT  
PERMIT No. WH/2016/222/A

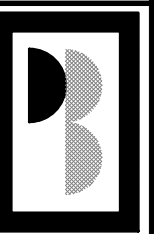
Project  
PROPOSED DEVELOPMENT  
105 CARRINGTON ROAD  
BOX HILL

Title  
Roof Plan

Drawn LC	Date FEB 2022
Job No 1601	Scale 1:100 @ A1

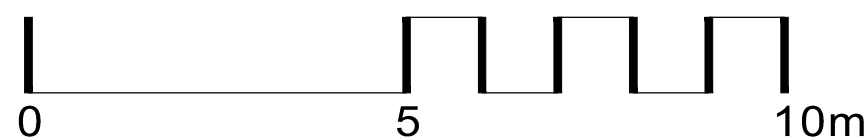
Drawing No TP 06A	Revision No 15
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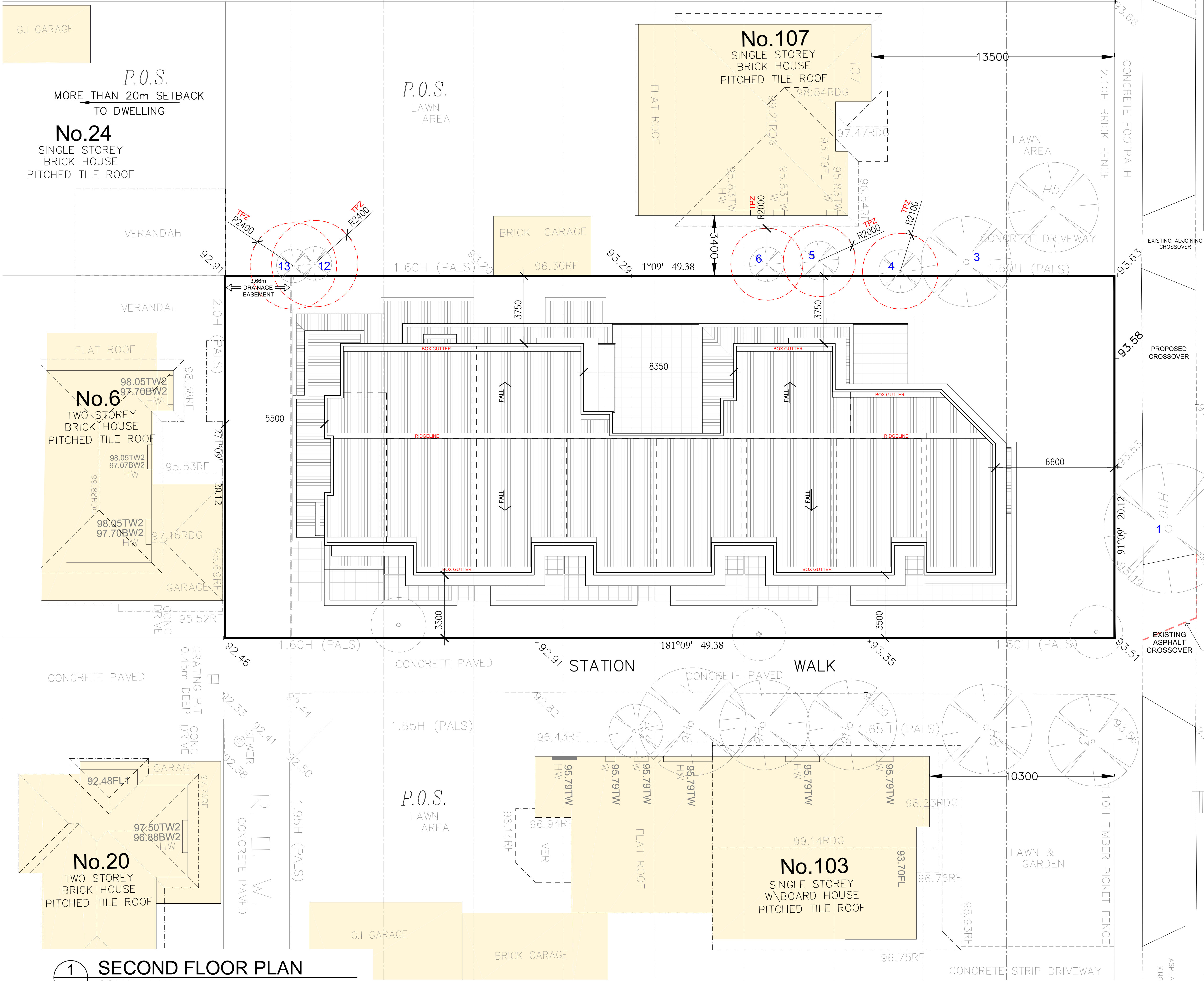


PLOT DATE 26.10.2022

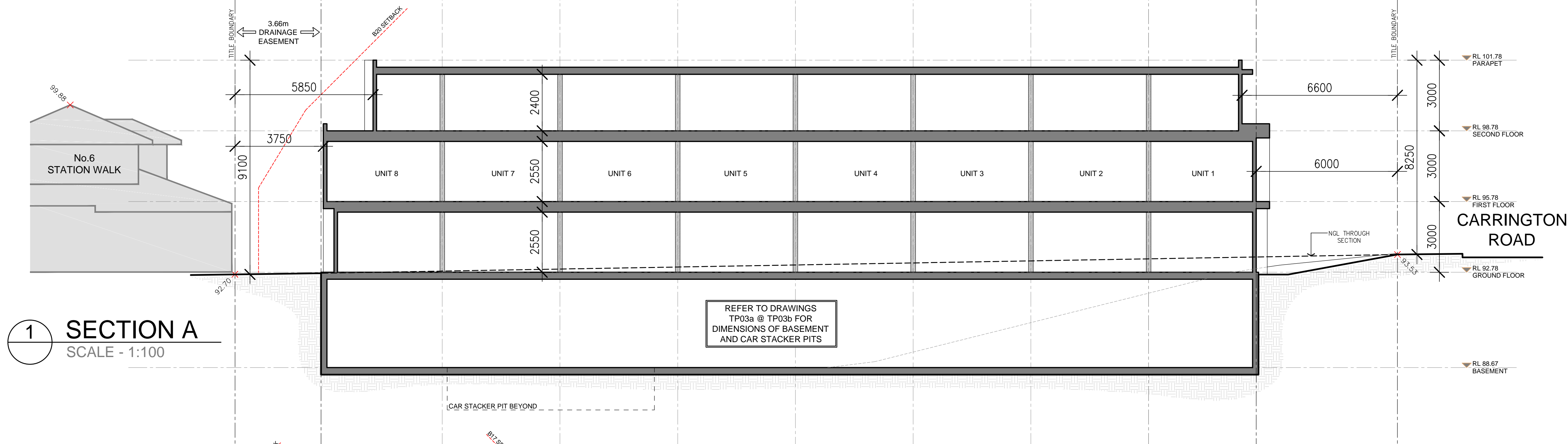
NORTH



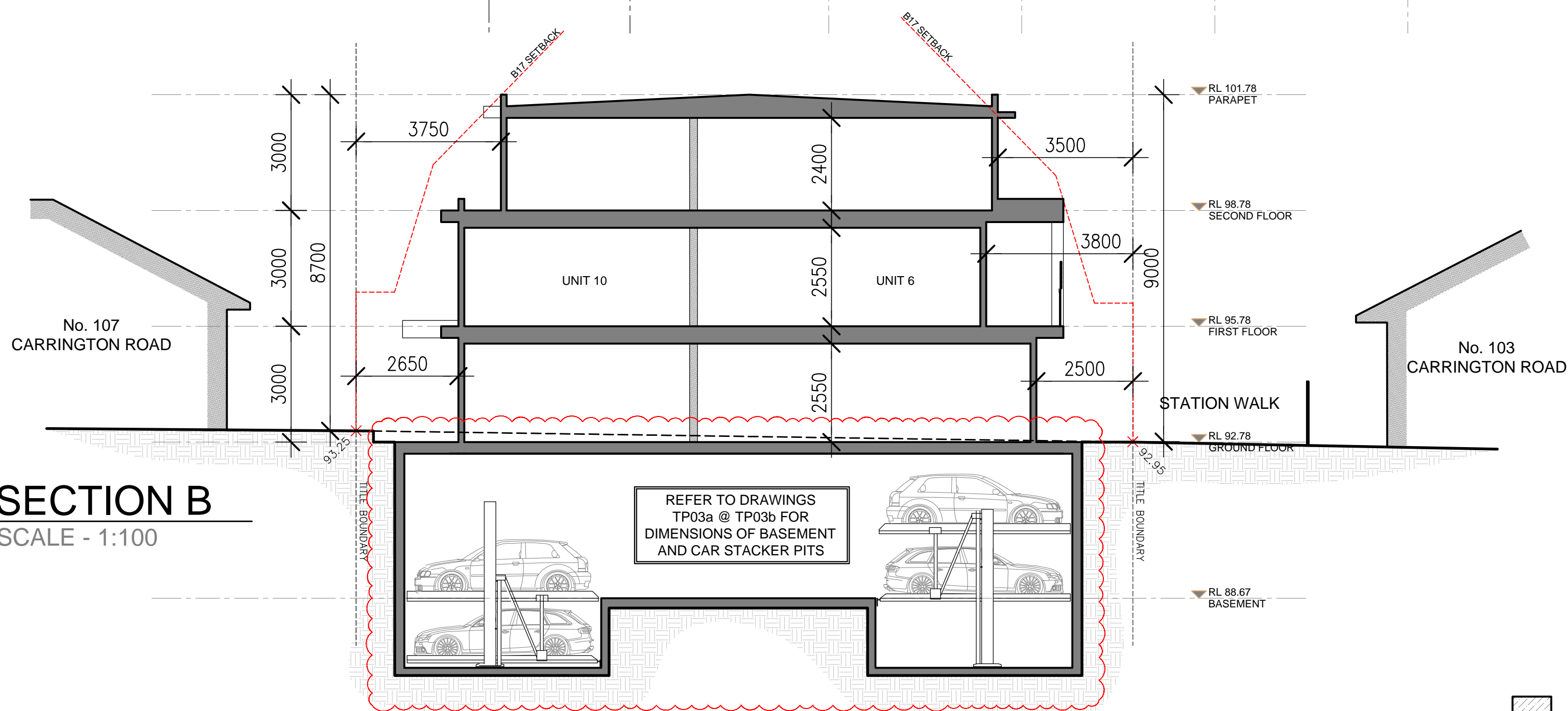
1 SECOND FLOOR PLAN  
SCALE - 1:100



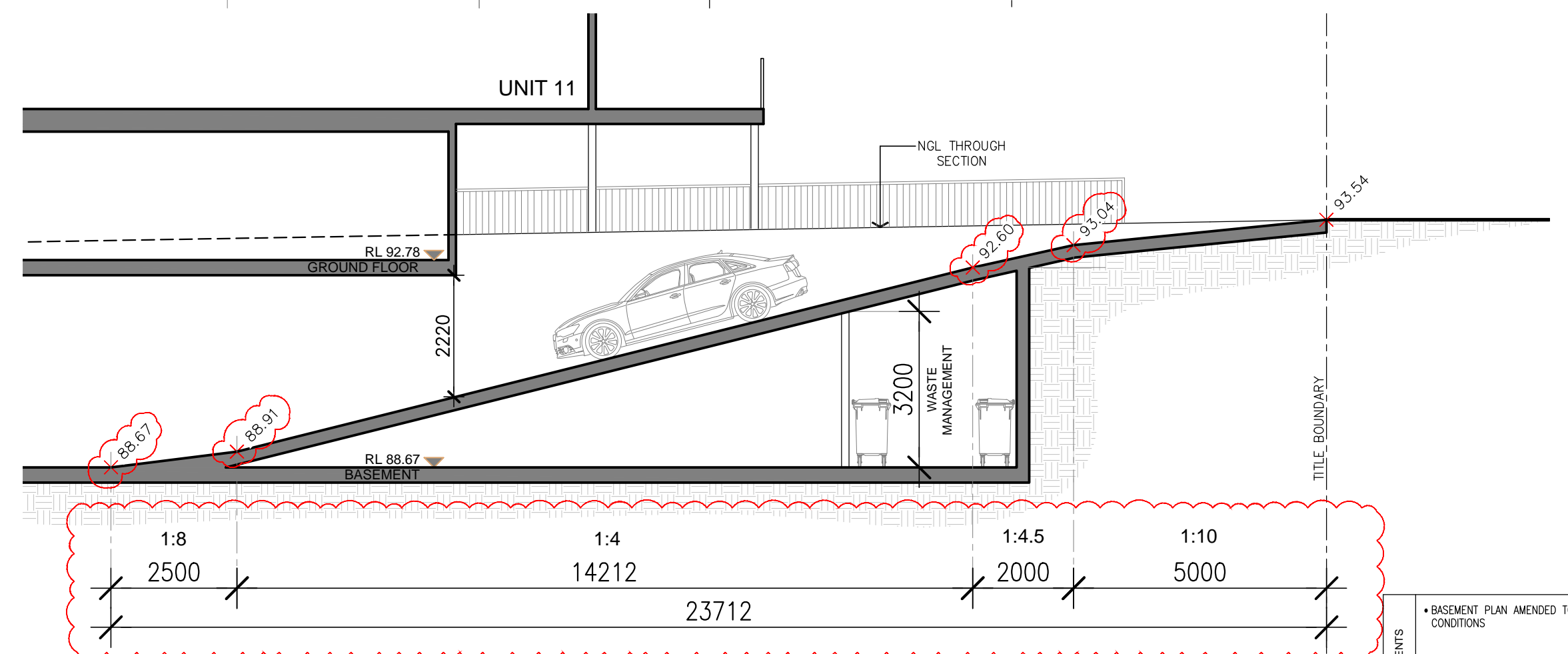




1 SECTION A  
SCALE - 1:100



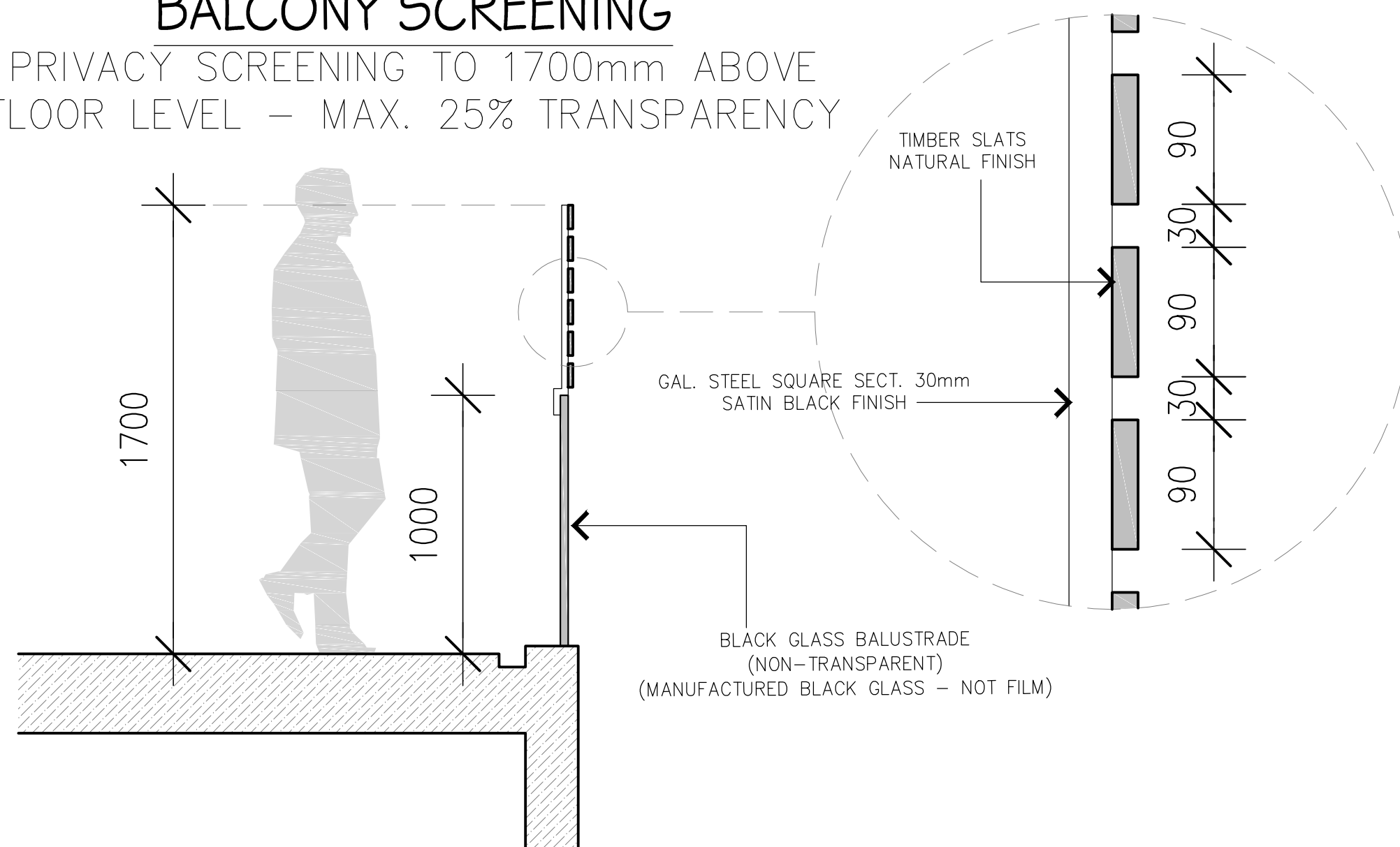
2 SECTION B  
SCALE - 1:100



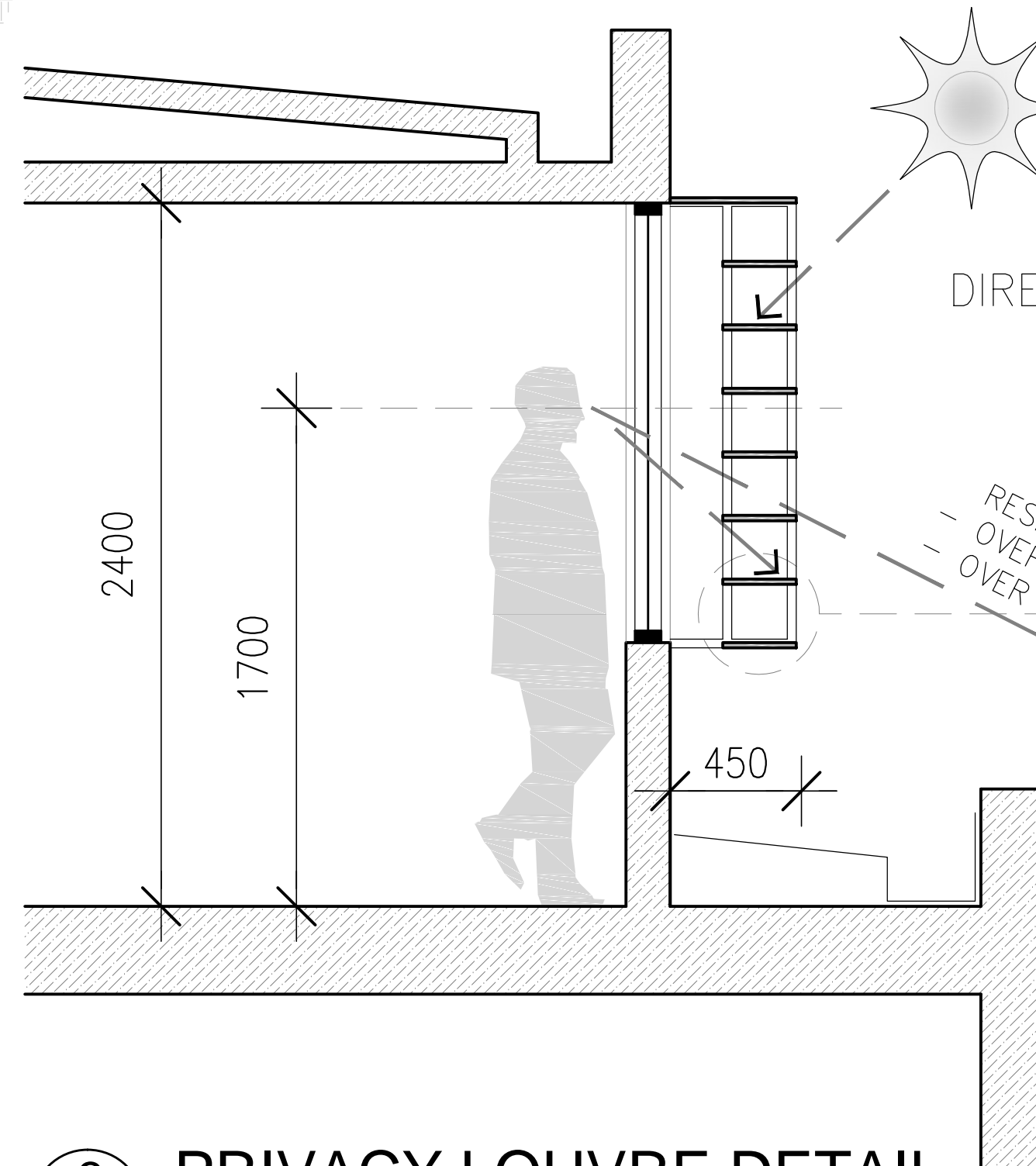
5 VEHICLE RAMP SECTION  
SCALE - 1:100

### BALCONY SCREENING

PRIVACY SCREENING TO 1700mm ABOVE FLOOR LEVEL – MAX. 25% TRANSPARENCY



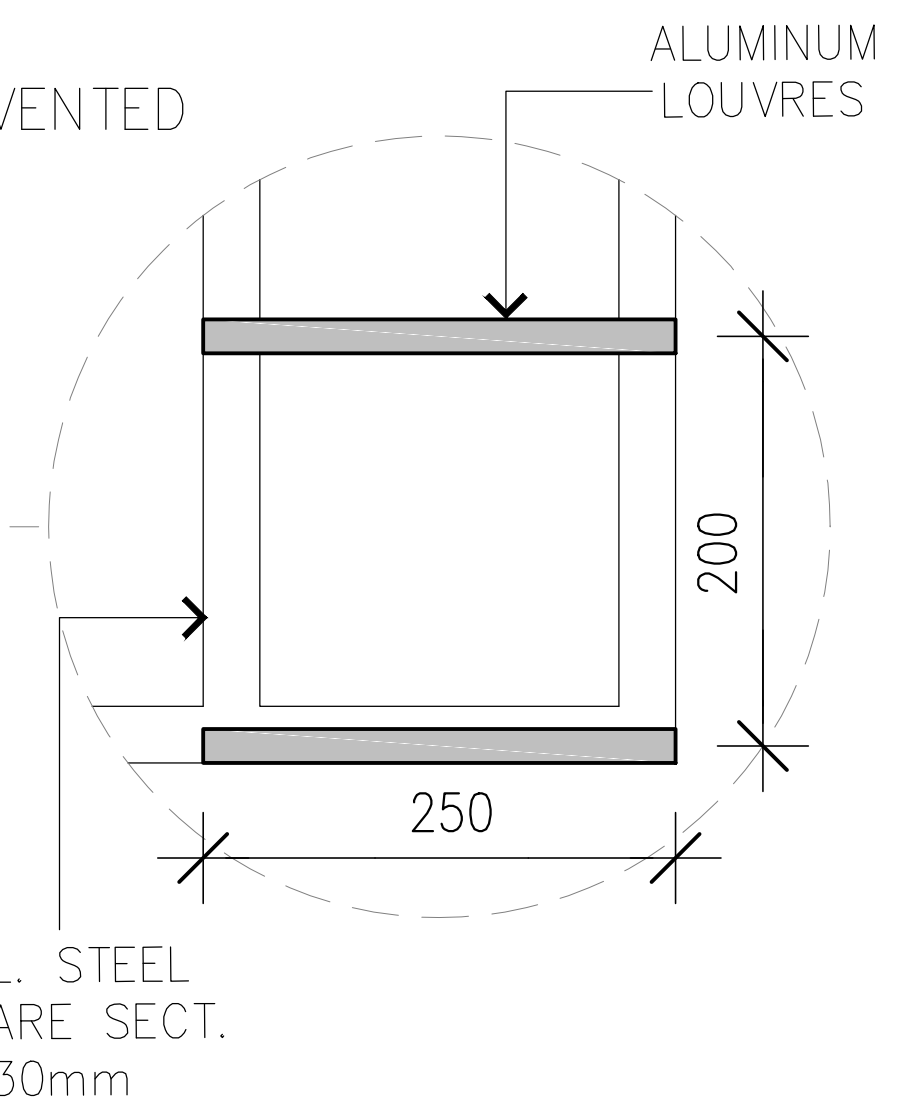
4 BALCONY SCREEN DETAIL  
SCALE - 1:20



3 PRIVACY LOUVRE DETAIL  
SCALE - 1:20

### PRIVACY LOUVRE

DIRECT DOWNWARD VIEWING PREVENTED  
SOLAR SHADING PROVIDED  
DISTANT VIEWS ALLOWED



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FOR ENDORSEMENT  
PERMIT No. WH/2016/222/A

Project  
PROPOSED DEVELOPMENT  
105 CARRINGTON ROAD  
BOX HILL

Title  
Sections  
Details

Drawn LC	Date FEB 2022
Job No 1601	Scale 1:100 @ A1

Drawing No TP 07	Revision No 15
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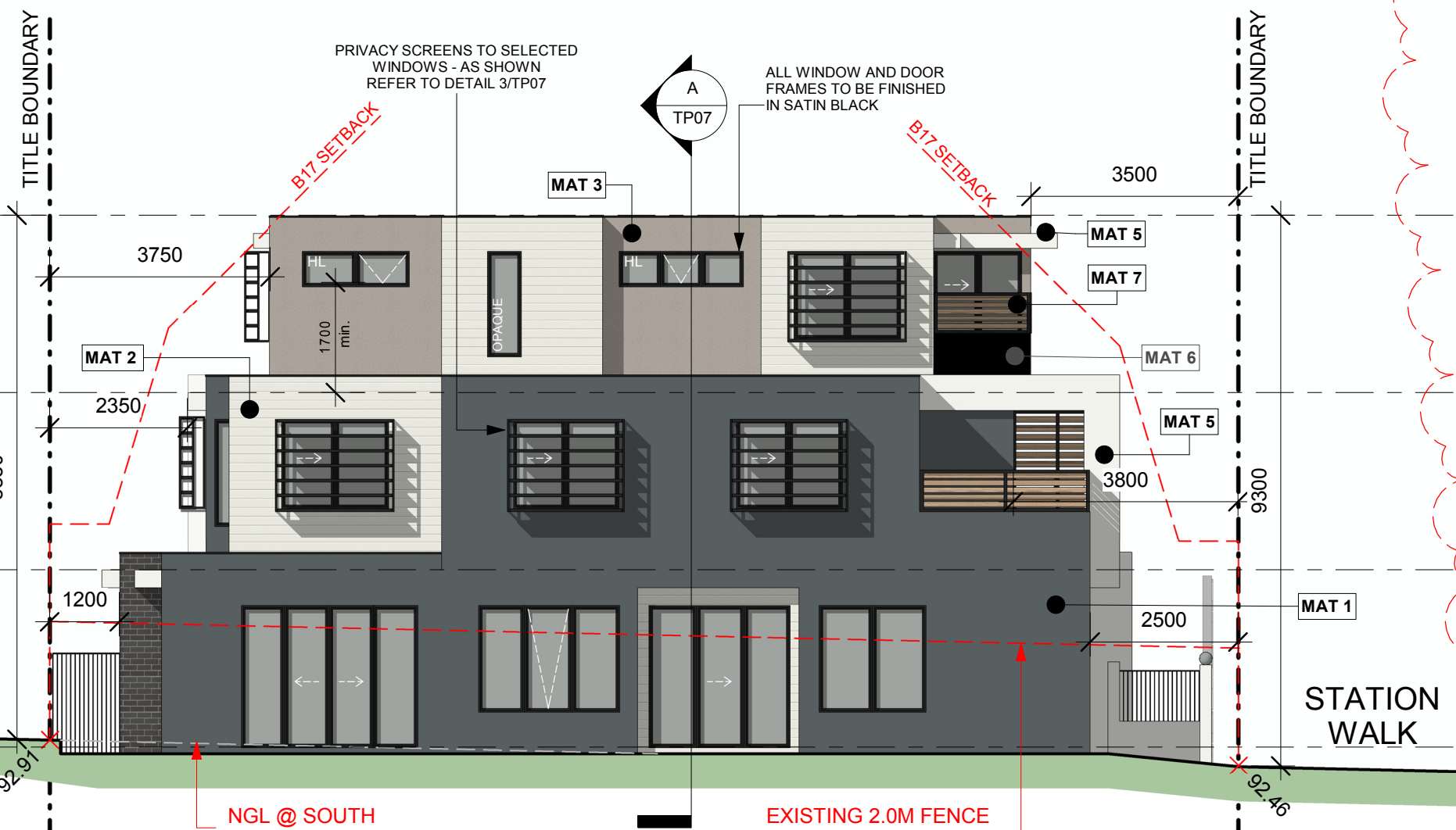




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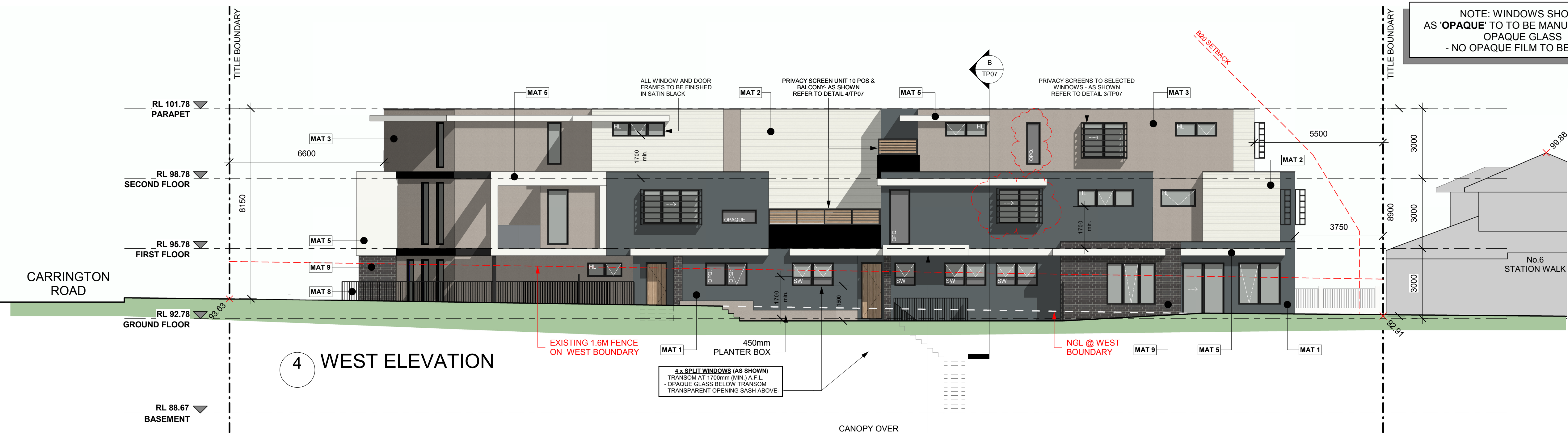
1 NORTH ELEVATION  
CARRINGTON ROAD



2 SOUTH ELEVATION



3 EAST ELEVATION  
STATION WALK



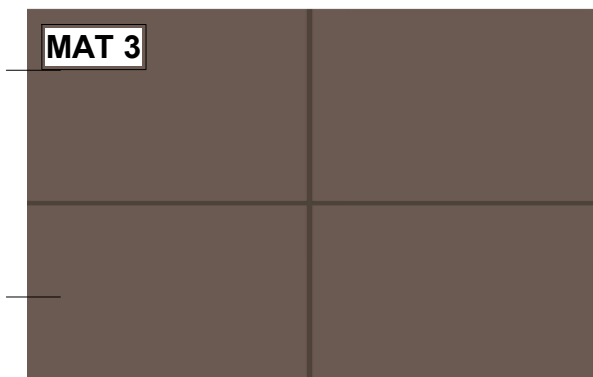
4 WEST ELEVATION



MAT 1



MAT 2



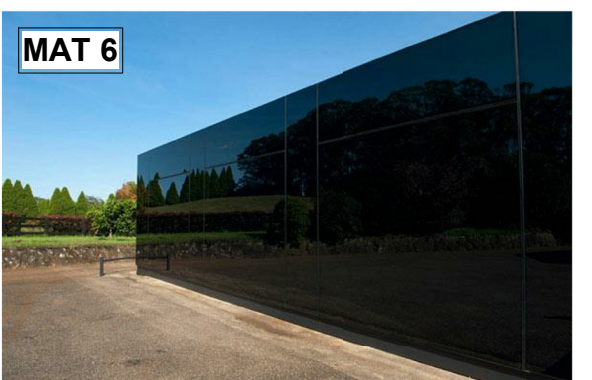
MAT 3



MAT 4

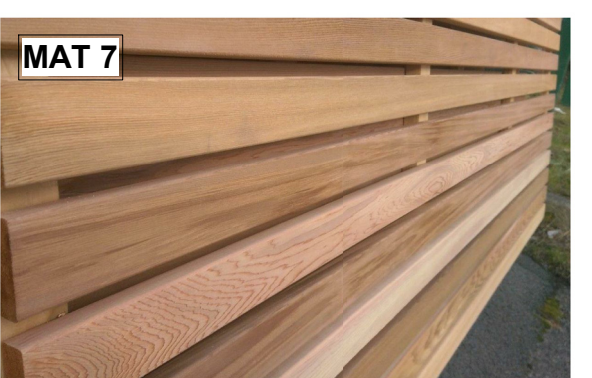


MAT 5



MAT 6

NOTE: WINDOWS SHOWN AS 'HL' TO HAVE A MINIMUM SILL HEIGHT OF 1700mm



MAT 7



MAT 8



MAT 9

NOTE: WINDOWS SHOWN AS 'OPAQUE' TO TO BE MANUFACTURED OPAQUE GLASS - NO OPAQUE FILM TO BE USED

FOR ENDORSEMENT  
PERMIT No. WH/2016/222/A

Project  
PROPOSED DEVELOPMENT  
105 CARRINGTON ROAD  
BOX HILL

Title  
ELEVATIONS  
MATERIALS SCHEDULE

Drawn LC Date AUG 2022  
Job No 1601 Scale 1:100 @ A1

Drawing No TP08 Revision No 15

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