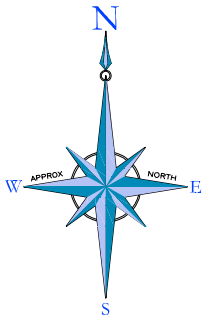
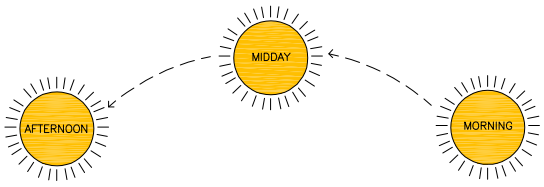
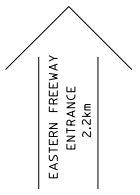




MELWAYS



AERIAL PHOTO

LEGEND

- W — WINDOW
- HW — HABITABLE WINDOW
- W / HW — WINDOW (LOWER STOREY) HABITABLE WINDOW (UPPER STOREY)
- H5 — TREE (HEIGHT 5m)
- VERANDAH
- BLUESTONE EDGING
- STONE RETAINING WALL
- 20.34 — OVERHEAD RL VALUE
- par — PARAPET RL
- ug — UNDERSIDE OF GUTTER RL

NOTES

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DETAILS

SURVEYORS	KJERARDI	-
DRAWN	KEITH ERARDI	13-06-2011
CHECKED	BILL PATTERSON	14-06-2011
CO-ORDINATES	ARBITRARY	± 50mm
LEVELS	AHD	± 20mm
CONTOUR INTERVAL	0.2m	1m INDEX

AUSTRALIAN HEIGHT DATUM DERIVED FROM
PM 926
R.L. 89.40 (SMES 21 / 06 / 11)

No.16 SINGLE STOREY WEATHERBOARD HOUSE (SETBACK 11.3m, VERANDAH 9.4m)
No.14 TWO STOREY BRICK HOUSE (SETBACK 6.6m)
PALING H1.6
PLAY GROUND EQUIPMENT
No.10 SINGLE STOREY BRICK BUILDING (WATTS STREET CHILDRENS CENTRE)
PLAY RESERVE 400m
PALING H1.8
No.8 SINGLE STOREY BRICK BUILDING
No.6 TWO STORY BRICK OFFICE BUILDING
No.4 TWO STOREY BRICK BUILDING
Lot 1 725m²
No.1 VACANT LAND
PORTABLE SALES OFFICE
No.5 MULTI STOREY CARPARK
No.7 FIVE UNIT SITE
U4 TWO STOREY BRICK UNIT
U5 BRICK GARAGE
No.5 TWO STOREY BRICK OFFICE BUILDING
No.1011 MULTI STOREY OFFICE BUILDING
No.991 SIX STOREY OFFICE BUILDING
No.997
BITUMEN & GRAVEL PARKING
BITUMEN TRUCK & CAR PARKING
SINGLE STOREY BRICK BUILDING (BUDGET TRUCK & CAR RENTAL)
CARPORT
BITUMEN CARPARK
CARPARKING UNDER
2nd Storey overhangs
GROUND FLOOR BALCONY/GARDEN
T.B.M Rivet In Pit Apron R.L. 88.27
STREET
WATTS
ROAD
WHITEHORSE
GATTERS LANE
CONCRETE FOOTPATH
INVERT OF CONCRETE KERB
CONCRETE CROSSOVER
BITUMEN DRIVEWAY
CONC X'OVER
BOX HILL HOSPITAL 600m
BOX HILL GARDENS 200m
BOX HILL TAFE 'ELGAR CAMPUS' 900m
BOX HILL TAFE 'NELSON CAMPUS' 550m
BOX HILL TRAIN STATION AND BUS TERMINUS 'MULTIPLE ROUTES' 400m
BOX HILL 'CENTRO' SHOPPING CENTRE 350m
BOX HILL TAFE 'WHITEHORSE CAMPUS' 150m
OUR LADY OF SION GIRLS SCHOOL 400m
BOX HILL HIGH SCHOOL 1.1km

0 2.5 5 10 15
SCALE 1:250

PHOTO 1

PHOTO 2

PHOTO 3

PLAN SITE AND NEIGHBOURHOOD DESCRIPTION

PROJECT 4 WATTS STREET BOX HILL

TITLE REF VOL. 3317 FOL. 394 LOT 1 ON TP 379204E

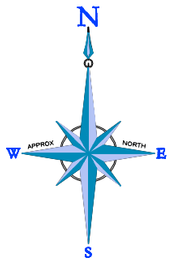
CLIENT DESIGN EQUILIBRIUM

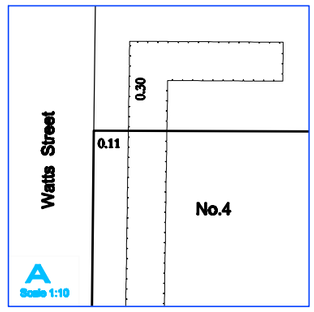
DATE 27 JUN 2011 SCALE 1: 250

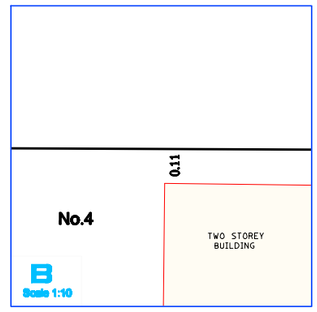
REFERENCE No 7651 SHEET A1 / 1 OF 1

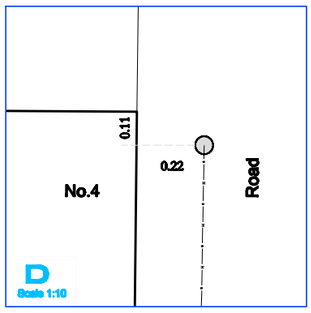
A LINE SURVEYING
LICENSED LAND SURVEYORS
109 BEDFORD ROAD
EAST RINGWOOD, 3135.
PH 9870 6443 FAX 9879 3740
Email : admin@alinesurveying.com.au

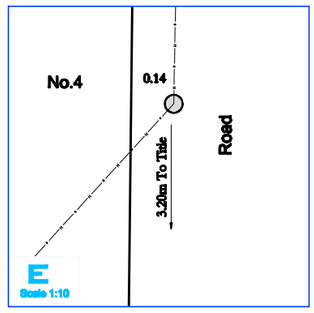
CAD FILE: 7651 99SA.DWG

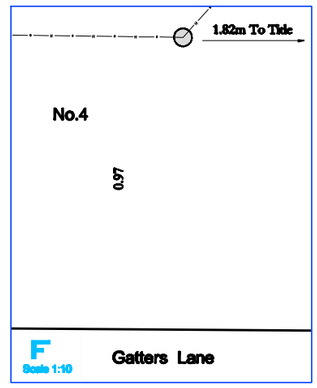


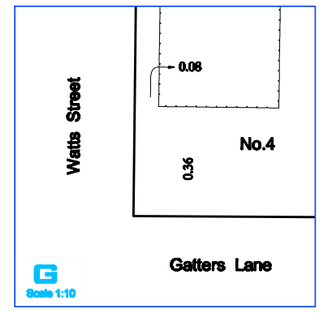












LEGEND

W	WINDOW
HW	HABITABLE WINDOW
W / HW	WINDOW (LOWER STOREY) HABITABLE WINDOW (UPPER STOREY)
H5	TREE (HEIGHT 5m)
VER	VERANDAH
	HIGH WOVEN WIRE FENCE
	BLUESTONE FENCE
	STONE RETAINING WALL
20.24	OVERHEAD RL VALUE
par	PARAPET RL
U9	UNDERSIDE OF GUTTER RL

NOTES

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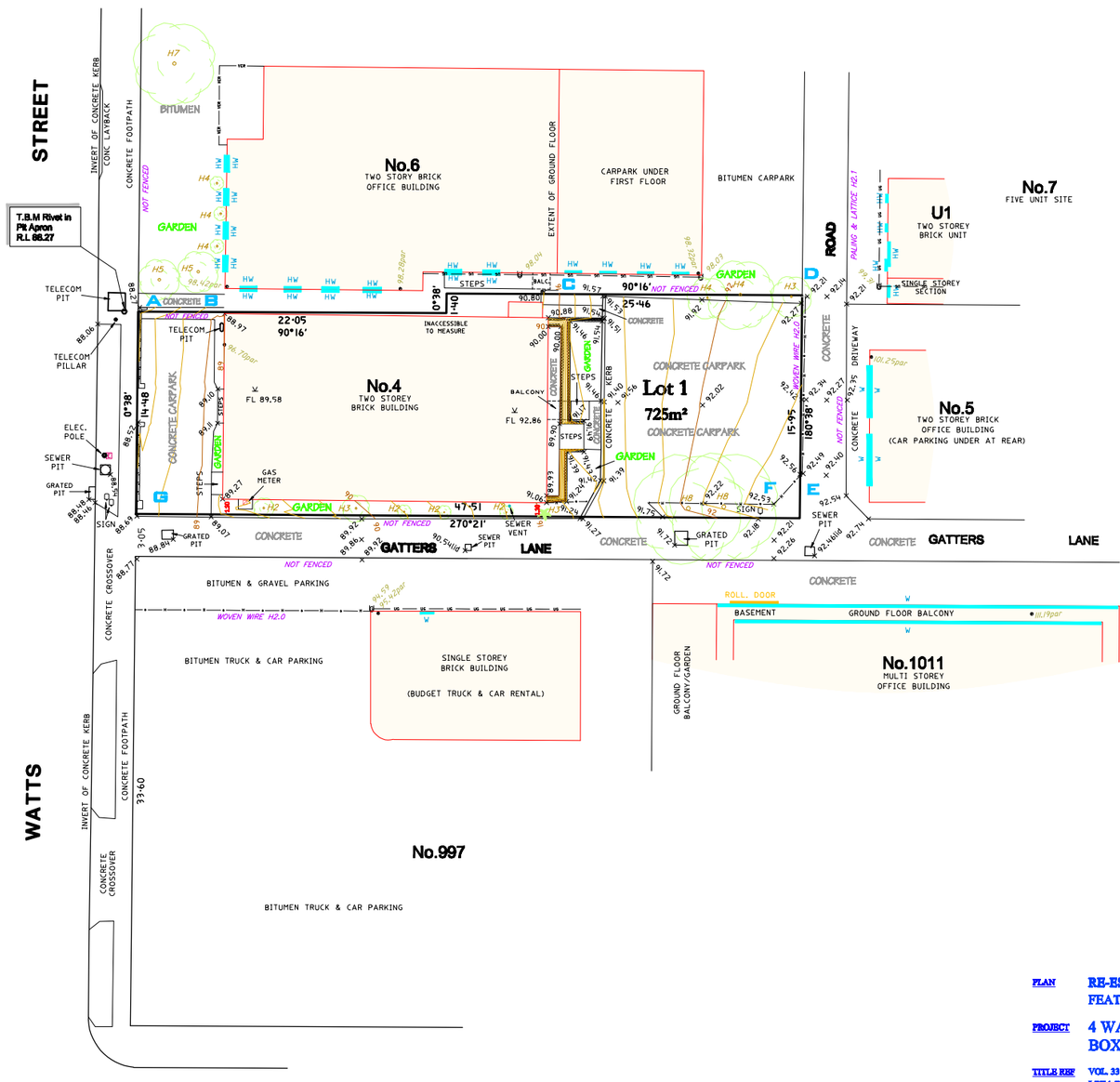
DETAILS

SURVEYORS	J.CLEMOW	J.COLLINS
DRAWN	KEITH IERARDI	28-06-2011
CHECKED	J.CLEMOW	04-07-2011
CO-ORDINATES	ARBITRARY	± 50mm
LEVELS	AHD	± 20mm
CONTOUR INTERVAL	0.2m	1m INDEX

AUSTRALIAN HEIGHT DATUM DERIVED FROM
PM 928
R.L. 89.40 (SMES 21 / 86 / 11)



0 1 2 4 6 8 10
SCALE 1:200

PLAN RE-ESTABLISHMENT OF TITLE FEATURE & LEVEL SURVEY

PROJECT 4 WATTS STREET BOX HILL

TITLE REF VOL. 3317 FOL. 394 LOT 1 ON TP 379204E

CLIENT DESIGN EQUILIBRIUM

DATE 27 JUN 2011 **SCALE** 1: 200

REFERENCE No 7651 **SHEET** A1 / 1 OF 1

A LINE SURVEYING
LICENSED LAND SURVEYORS
109 BEDFORD ROAD
EAST RINGWOOD, 3135.
PH 9870 6443 FAX 9879 3740
Email : admin@alinesurveying.com.au

CAD FILE: 7651 99.DWG

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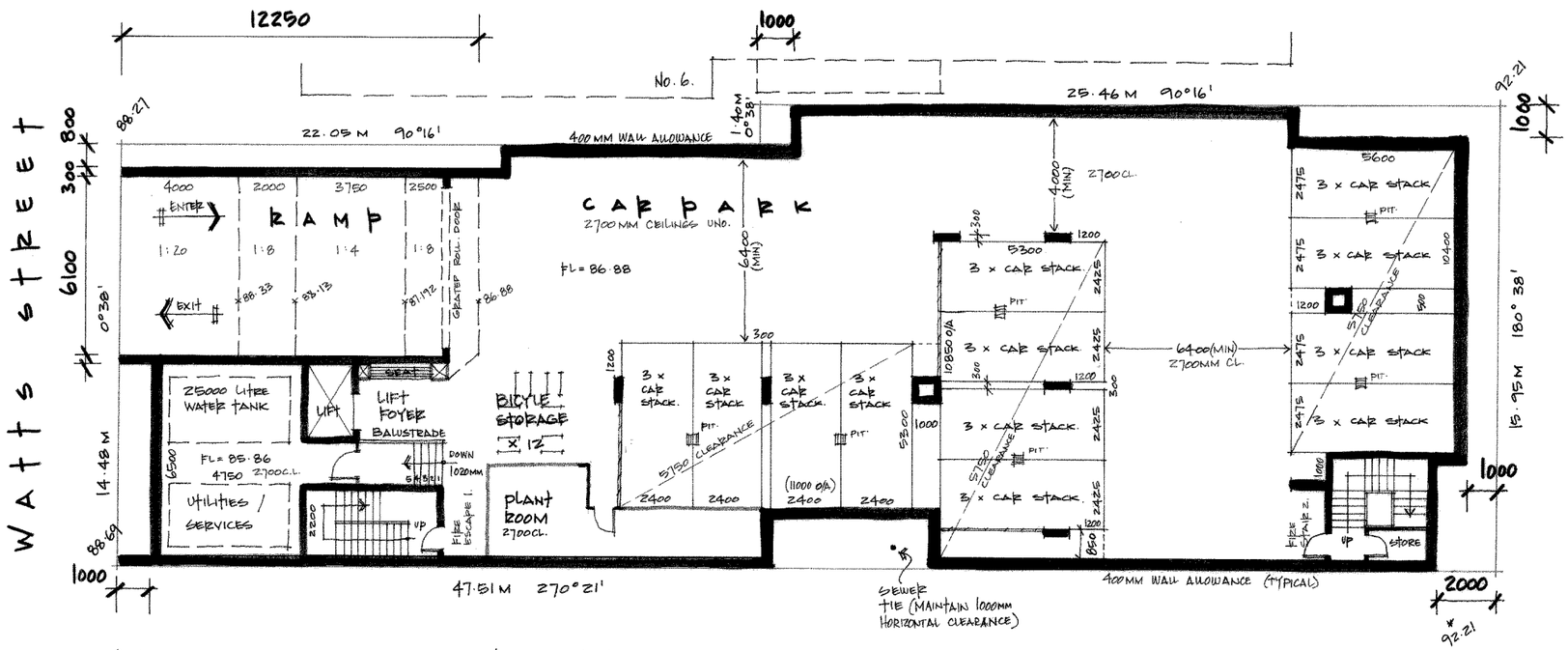
e designeq@bigpond.net.au
deq.care@bigpond.net.au
17a Diana Drive, Blackburn North
VIC Australia 3130



PROPOSED BASEMENT CARPARK PLAN

1 : 100

NORTH

JOB No : 11-012 TP1.
SHEET 3 OF 10 A1
DRAWN : DALE WALTON
DESIGNED : DALE WALTON
15.11.11
REV. B.

PROPOSED 30 APARTMENT & 1 OFFICE COMPLEX AT 4 WATTS STREET FOR FASTER PROPERTIES INVESTMENT PTY LTD

design equilibrium
Building design & town planning specialist
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t 98786118 f 98786869
e designeq@bigpond.net.au
deq.care@bigpond.net.au
17a Diana Drive, Blackburn North
VIC Australia 3130

EXISTING 3 LEVEL CARPARK.

PROPOSED 3 LEVEL (42 DWELLING) RESIDENTIAL APARTMENT BUILDING. APPROVAL No. WH/2009/767

ZERO SETBACK

PAYNES LANE

ACCESS

EXISTING 6 STOREY BUILDING

ZERO SETBACK

EXISTING 3 No. ON-STREET PARKING SPACES TO BE REMOVED (PROVISION PROVIDED WITHIN DEVELOPMENT).

WATTS STREET

NEW CROSSOVER

EXISTING CROSSOVER

6100

telstra PILLAR to BE RELOCATED

telstra pit

88.27

300 900

6200MM SETBACK.

NO. 6

2.5 STOREY OFFICE BUILDING

CAR PARK UNDER FIRST FLOOR

BITUMEN CARPARK

PARAPET 98.42

STAIRS

LAND.

GARDEN BED WITH LOW LEVEL PLANTING

91.92

1000

92.21

1000

8000

1200

WC.

SHOWER

4800

4000 2000 3750 2500

ENTER

1:20 1:8 1:4 1:8

600

5800

OFFICE
FL = 89.93

0.58 x 0.78M. GENERAL WASTE WHEELIE BINS (240L x 12)

16900

EXIT

GARDEN BED 2500

1600

SCAN

SIGHT LINE

2000

PORTICO

ELEC. POLE

GARDEN BED

ENTRY FOYER
FL = 88.91

LIFT

EXTENDED FOYER

BALUSTRADE

SERVICES CUPD

SERVICES AREA

1:14 RAMP UP

LANDING

UP

DOWN

FIRE STAIR

BIN STORE

3850

150

2425 2425 2425 2425

300

0.58 x 0.78M RECYCLE WASTE BINS. (240L x 10)

5300

VOID OVER

VENT GRILLE

11150 (o/a)

CONC.

BIN PICKUP (TWO STOREY)

LANDSCAPING

SERVICES AREA 2.7 x 1.8

CONC.

1000

11000 OVERALL

850

17100

5300

FIRE ESCAPE

GRATED ROLLER DOOR FOR VENTILATION TO BINS

MAINTAIN 1000MM HORIZONTAL CLEARANCE TO SEWER TIE

PIT TO SEWER TIE LOCATION (ABOVE).

91.27

FIRE RATED GLASS BLOCKS

ONE WAY

2000

92.21

88.69

LETTERBOXES to RAMP 1900

NON-SLIP SURFACE

GATTERS LANE (CONC.)

NOT FENCED

89.92

NOT FENCED

NOT FENCED

← BITUMEN & GRAVEL PARKING →

2M. WOVEN WIRE FENCE

BITUMEN CAR & TRUCK PARKING (BUDGET RENTALS)

95.42 PARAPET

SINGLE STOREY BRICK BUILDING

4-5 STOREY OFFICE BUILDING

x PARAPET 111.19

STORAGE x 30 (4800 x 12800)

VOID OVER TRIPLE CAR STACKERS

FIRE STAIR

UP

DOWN

5600

FL = 89.93

2000

x 92.21

ACCESS ROAD

TWO STOREY BRICK UNITS

EAVE 99.21

101.25 PARAPET

TWO STOREY BRICK OFFICE BUILDING (CAR PARK UNDER AT REAR)

92.54

92.74

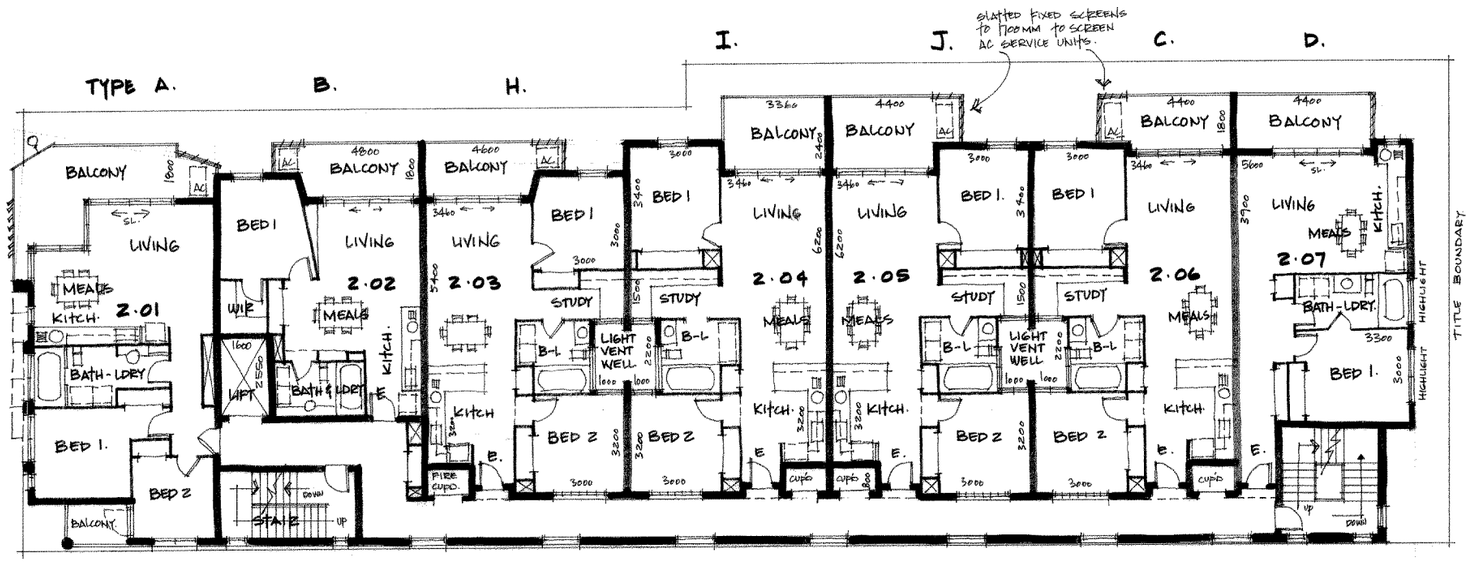
NORTH

PROPOSED GROUND FLOOR PLAN

1 : 1 0 0

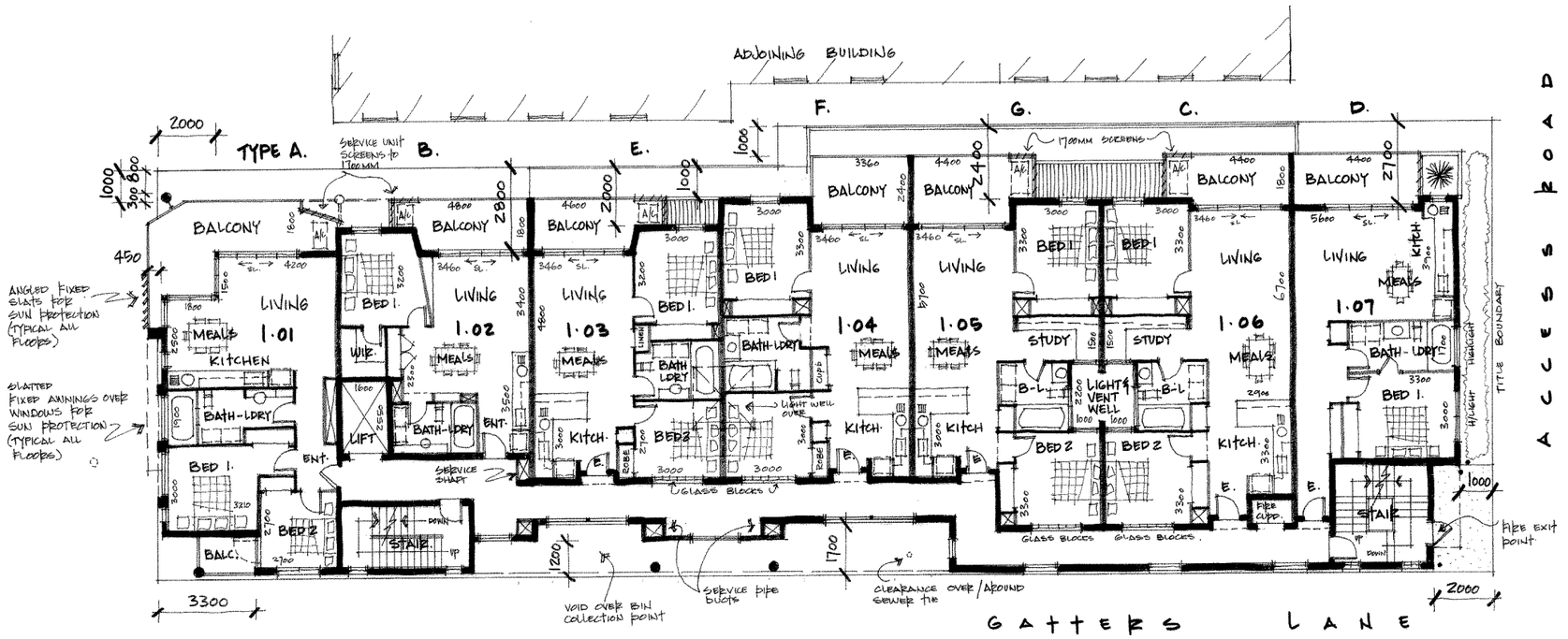
JOB No. 11-012 TP1
SHEET 4 of 10 A1.
DESIGN : DALE WALTON
DRAWN : DALE WALTON
15.11.11
REV. B

PROPOSED 30 APARTMENT & 1 OFFICE COMPLEX AT 4 WATTS STREET BOX HILL FOR FASTER PROPERTIES INVESTMENT PTY LTD.



SECOND & THIRD FLOOR PLANS

1 : 1 0 0 * ROOM SIZES AS PER FLOORS BELOW IF NOT NOTED.



FIRST FLOOR PLAN

1 : 1 0 0

AREA SCHEDULE

TYPE	UNITS	SIZE (M²)
A. (2 BED)	1.01 2.01 3.01 4.01 5.01	64 (UNIT) 15 (BALCONY)
B. (1 BED)	1.02 2.02 3.02 4.02 5.02	47M² (RES) 8M² BALCONY
C. (2 BED + STUDY)	1.06 2.06 3.06	74M² (RES) 8M² BALCONY
D. (1 BED)	1.07 2.07 3.07	57M² (RES) 8M² BALCONY
E. (2 BED)	1.03	58M² (RES) 8M² BALCONY.
F. (2 BED)	1.04	64M² (RES) 8M² BALCONY
G. (2 BED + STUDY)	1.05	68M² (RES) 8M² BALCONY
H. (2 BED + STUDY)	2.03 3.03 4.03 5.03	67.5M² (RES) 8M² BALCONY.
I. (2 BED + STUDY)	2.04 3.04 4.04	70M² (RES) 8M² BALCONY.
J. (2 BED + STUDY)	2.05 3.05 4.05	70M² (RES) 8M² BALCONY.
K. (2 BED + STUDY)	5.04	63.5M² (RES) 8M² BALCONY

OFFICE : 1 × 122.5 M² INC. TOILETS & RECEPT.

BASEMENT :

12 BY TRIPLE CAR STACKERS = 36 SPACES
- OFFICE = 5 SPACES
- 22 × 1 BED = 22 SPACES
- 6 × VISITOR = 6 SPACES
- 8 × 1 BED = 8 SPACES (3 ALLOWED)

41 SPACES REQUIRED
- 5 SPACE DISPENSATION

36 SPACES ALLOWED.

DWELLING TOTAL = 30 DWELLINGS
1 OFFICE.

Building design & town planning specialist
ABN 37 589 773 255
t 98786118 f 98786869
e designeq@bigpond.net.au
deq.care@bigpond.net.au
17a Diana Drive, Blackburn North
VIC Australia 3130

design equilibrium

NORTH

JOB NO : 11-012 TP1
SHEET 5 OF 10 A1.
DESIGNED : DAVE WALTON
DRAWN : DAVE WALTON
15·11·11
REV. B

PROPOSED 30 APARTMENT & 1 OFFICE COMPLEX AT 4 WATTS STREET BOX HILL FOR FASTER PROPERTIES INVESTMENT PTY LTD.

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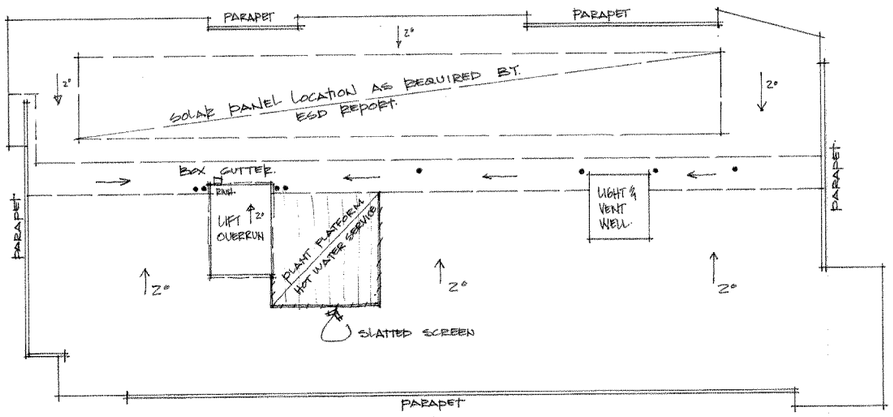
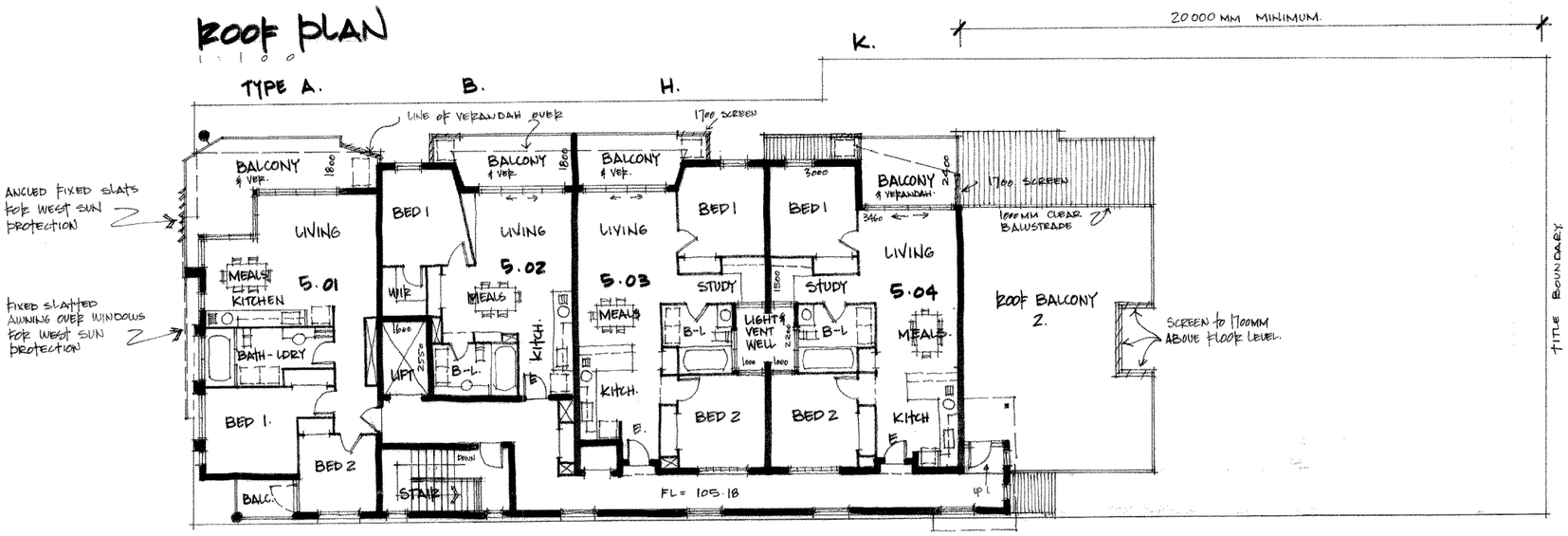
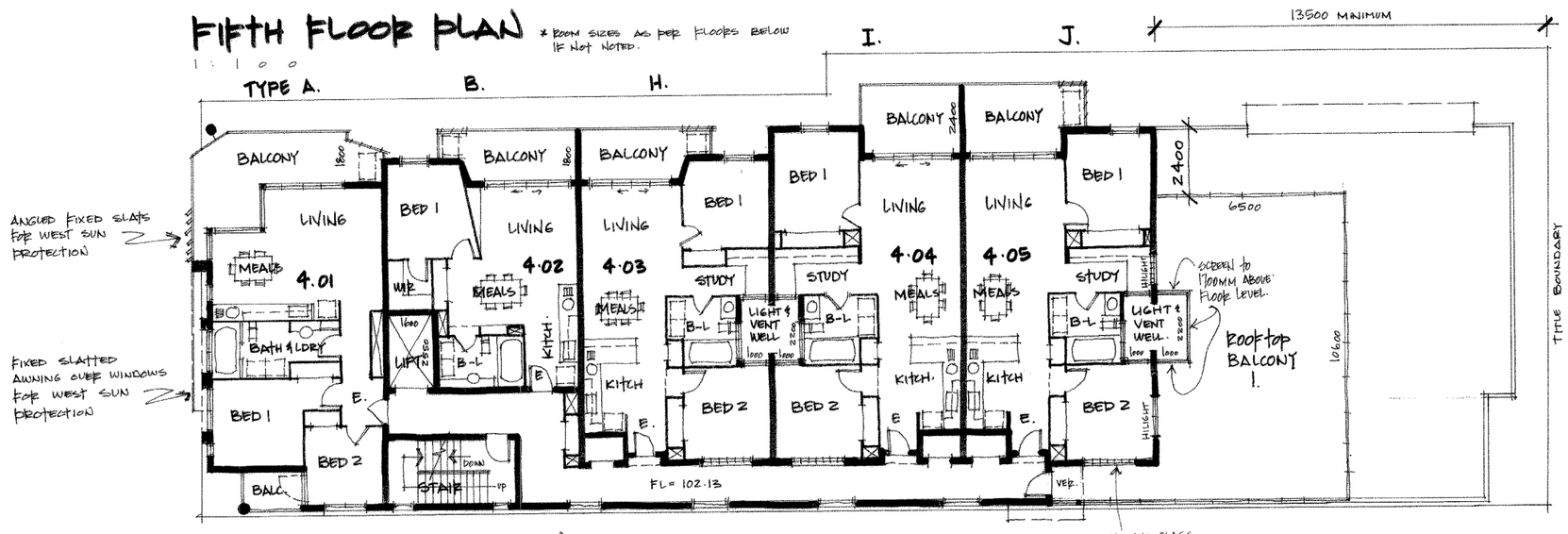


ROOF PLAN
1:100



FIFTH FLOOR PLAN
* ROOM SIZES AS PER FLOORS BELOW IF NOT NOTED.
1:100



FOURTH FLOOR PLAN
* ROOM SIZES AS PER FLOORS BELOW IF NOT NOTED
1:100

NORTH

JOB No: 11-012 TP1
SHEET 6 of 10 A1.
DESIGN: DALE WALTON
DRAWN: DALE WALTON
15.11.11
REV. B

PROPOSED 30 APARTMENT & 1 OFFICE COMPLEX AT 4 WATTS STREET BOX HILL FOR FASTER PROPERTIES INVESTMENT PTY LTD.

FINISHES SCHEDULE :

- AL. ALUCABOND CLADDING — COLOUR : METALLIC SMOKED SILVER
- T. TERRACADE TILE CLADDING — COLOUR : GIBSON (RED)
- B1. RENDER OR PAINTED FINISH — COLOUR : REGENCY WHITE (DULUX)
- B2. RENDER OR PAINTED FINISH — COLOUR : EARTH (DULUX)
- CB. COLOURBOND FASCIA — COLOUR : WOODLAND GREY
- C. EXPOSED ELEMENTS (DULUX)
- GR. GARAGE ENTRY GRILLE — COLOUR : NATURAL ANODISED
- S. FIXED ANGLED SUN SHADE SLATS — COLOUR : NATURAL ANODISED + RED COLOUR FEATURE.
- BL. METAL BALUSTRADE — COLOUR : NATURAL ANODISED.
- BZ. CLEAR GLAZED BALUSTRADE
- AW FIXED HORIZONTAL ALUMINIUM SUN SHADE — COLOUR : NATURAL ANODISED
- B3. RENDER OR PAINTED FINISH — COLOUR : PORTLAND STONE (DULUX)
- SC. NATURAL ANODISED
- V. VITRA PANEL SCREEN — COLOUR : MARY JANE (DARK GREY)
- GL. TINTED GLAZING WITH POWDER COATED ALUMINIUM FRAMES — COLOUR : BLACK
- ST. FEATURE ENTRY STONE WALL.

EXPECTED FUTURE DEVELOPMENT TRANSITION LINE OF BUILT FORM DOWN TO EXISTING CHILD CARE CENTRE AT No. 10 (AVERAGE - APPROXIMATE)

RL 111.19

RL 109.00 (20.31 METRES ABOVE N.G.L AT THIS POINT)

BROKEN LINE DENOTES 5 STOREY BUILDING BEHIND BUDGET RENT A CAR BUILDING (No. 1011 WHITEHORSE RD, BOX HILL)

No. 10

No. 8.

No. 6

RL 98.42

EXISTING CHILD CARE CENTRE.

No. 997 WHITEHORSE RD.

POTENTIAL 6-8 STOREY DEVELOPMENT SITE.

GATTERS LANE.

WEST ELEVATION & STREETSCAPE

1 : 1 0 0

BUILDING TRANSITION LINE (AVERAGE)

LINE OF APPROVED 8 STOREY (42) APARTMENT COMPLEX - PERMIT No. WH/2009/767 1-3 WATTS ST.

RL 111.19

LINE OF EXISTING MULTI-LEVEL OFFICE BUILDING BEHIND PROPOSAL No. 1011 WHITEHORSE RD Box HILL.

RL 109.00 PARAPET

RL 103.18 FIFTH

RL 102.13 FOURTH

RL 99.08 THIRD

RL 96.03 SECOND

RL 92.98 FIRST

RL 89.93 GROUND 2

RL 88.91 GROUND 1.

RL = 102.78 (MAX 10.54M)

RL 101.25

EXISTING OFFICE BUILDING.

REAR LANE

No. 991 WHITEHORSE RD EXISTING 6 STOREY OFFICE BUILDING OPPOSITE.

WATTS ST.

NORTH ELEVATION

1 : 1 0 0

PROPOSED 30 APARTMENT & 1 OFFICE COMPLEX AT 4 WATTS STREET BOX HILL FOR FASTER PROPERTIES INVESTMENT PTY LTD.

design quadrangle
Building design & town planning specialist
ABN 37 584 773 255
t 98785 [illegible] f 98786829
d: dale@dqpartners.net.au
e: dqpcare@dqpartners.net.au
17a Diana Drive, Blackburn North
VIC Australia 3130

JOB No: 11-012 TP 1.
SHEET 7 OF 10 A1.
DRAWN : DALE WALTON
DESIGN : DALE WALTON
21.10.11
REV. A.

design equilibrium
Building design & town planning specialist
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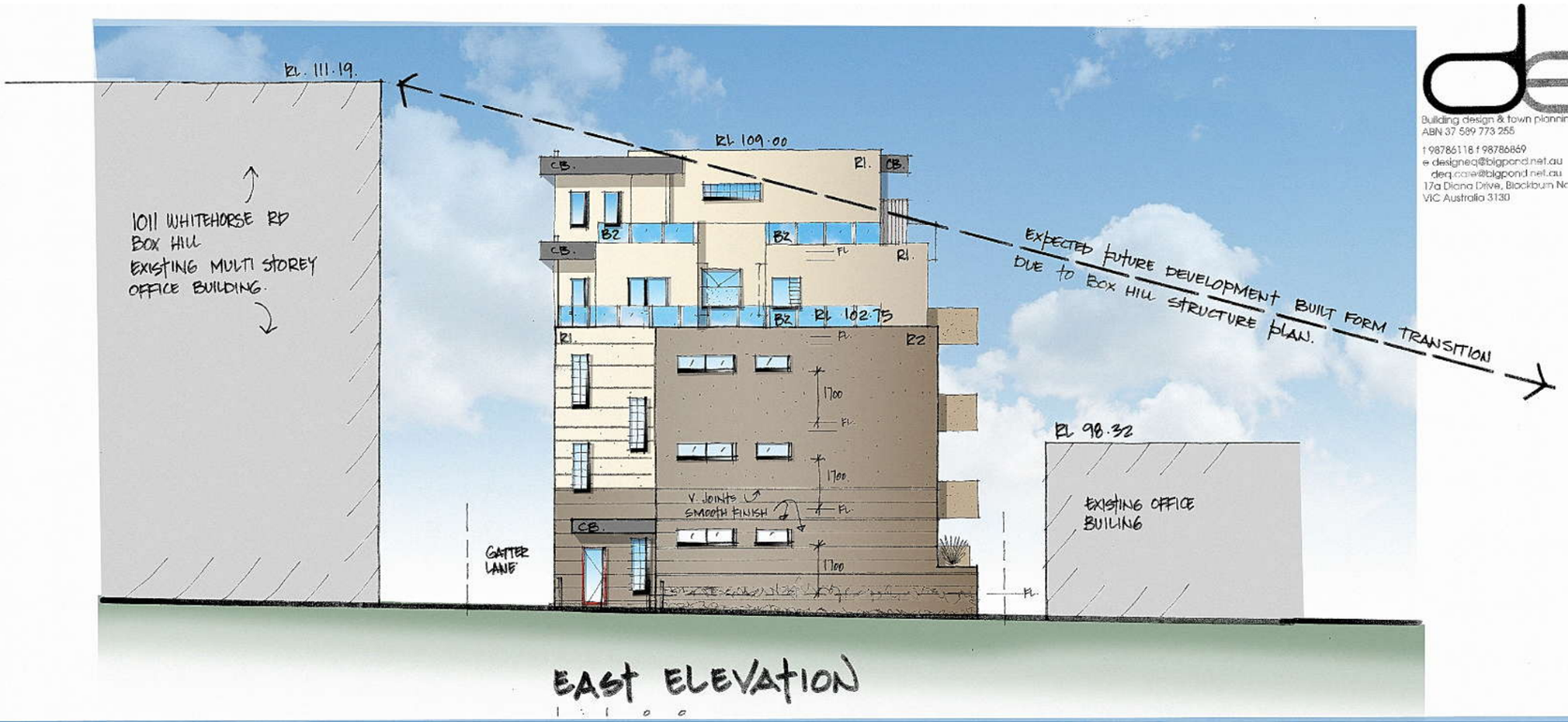
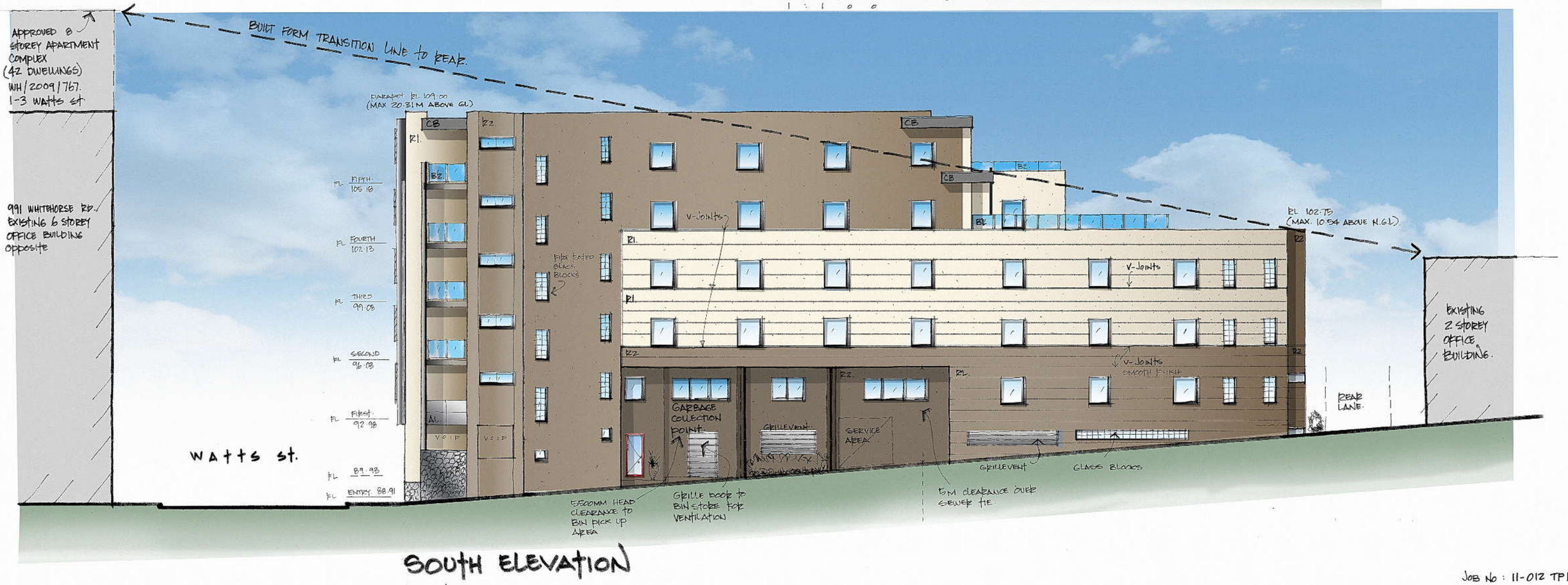


EAST ELEVATION
1 : 1 0 0



SOUTH ELEVATION
1 : 1 0 0

PROPOSED 30 APARTMENT & 1 OFFICE COMPLEX AT 4 WATTS STREET BOX HILL FOR FASTER PROPERTIES INVESTMENT PTY LTD.

JOB No : 11-012 TP1
SHEET 8 OF 10 A1.
DESIGN : DALE WALTON
DRAWN : DALE WALTON
21.10.11
REV. A

design equilibrium
Building design & town planning specialist
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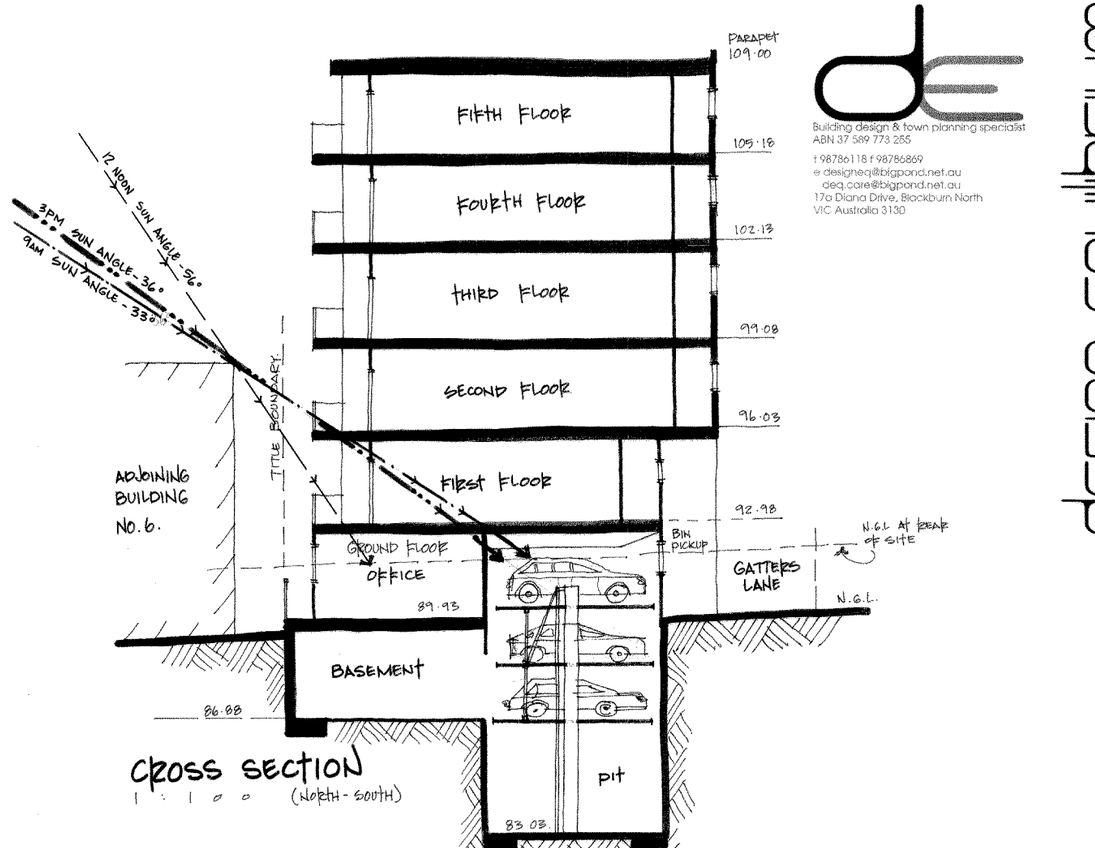
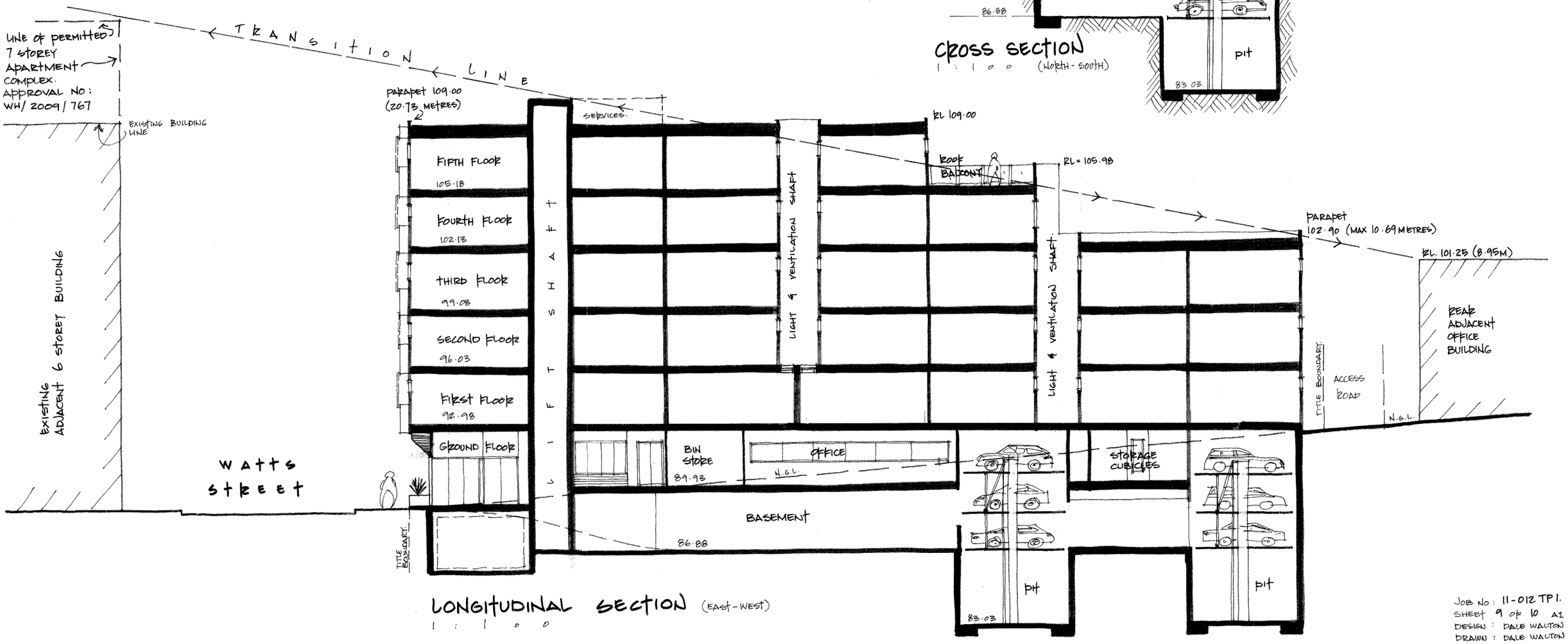
t 98786118 f 98786869
e designeq@bigpond.net.au
deq.care@bigpond.net.au
17a Diana Drive, Blackburn North
VIC Australia 3130



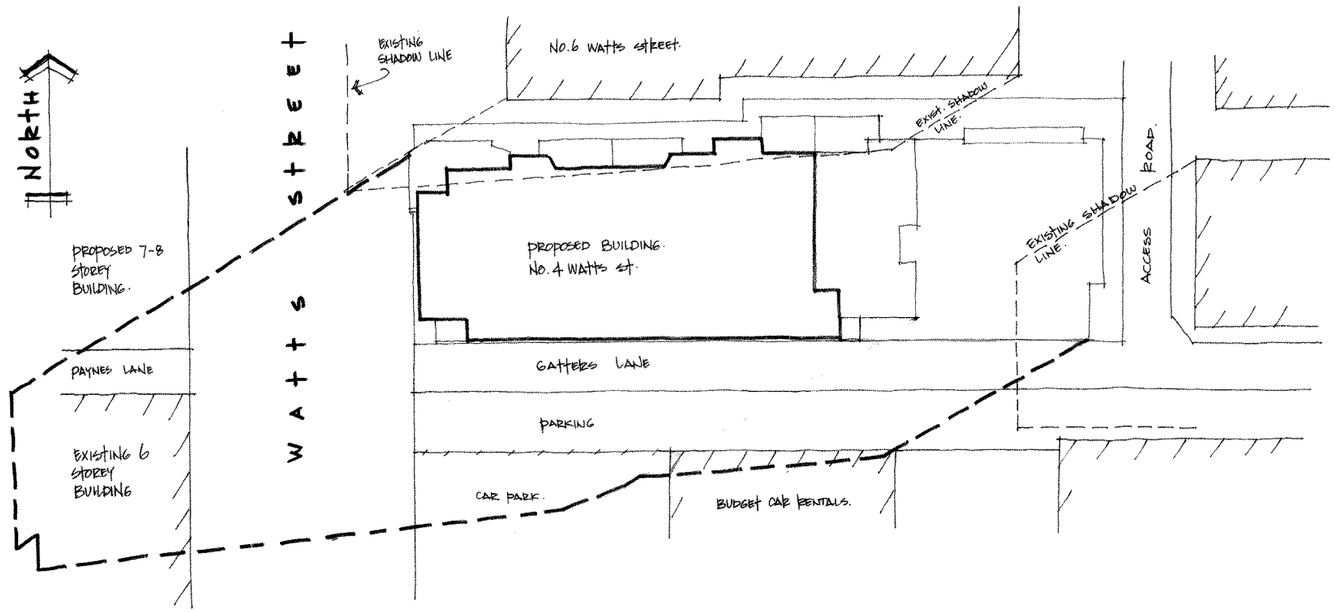
CROSS SECTION
1 : 100 (NORTH - SOUTH)



LONGITUDINAL SECTION (EAST - WEST)
1 : 100

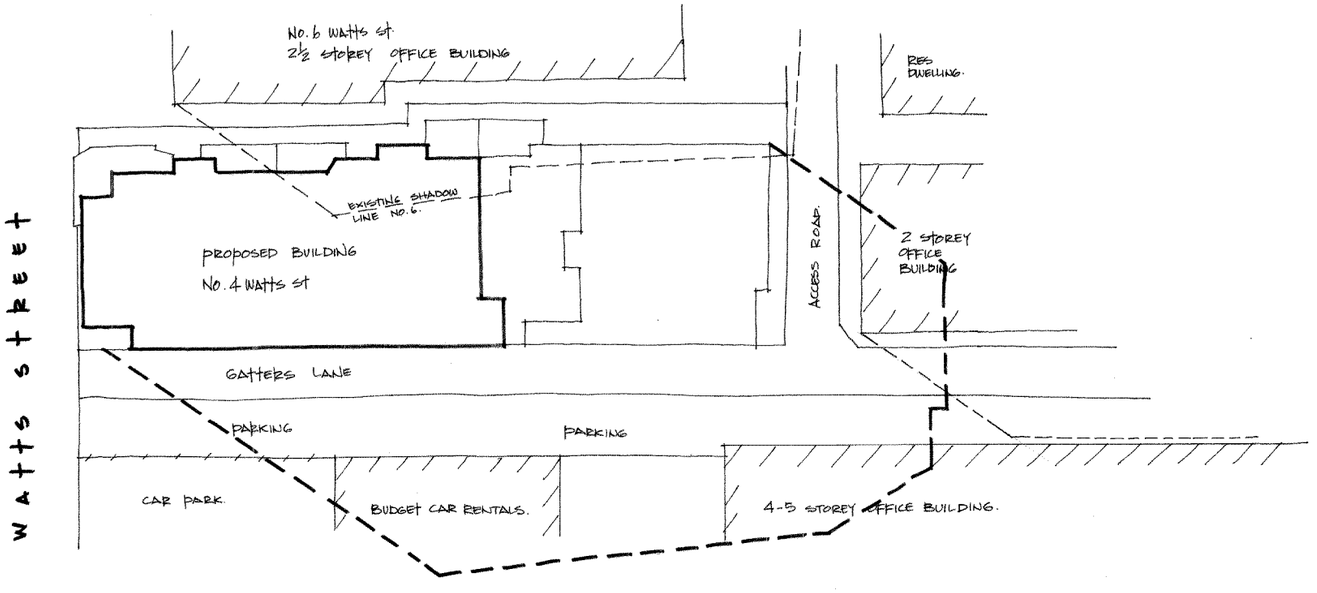
PROPOSED 30 APARTMENT & 1 OFFICE COMPLEX AT 4 WATTS STREET BOX HILL FOR FASTER PROPERTIES INVESTMENT PTY LTD.

JOB NO : 11-012.TP1.
SHEET 9 OF 10 A1
DESIGN : DALE WALTON
DRAWN : DALE WALTON
15.11.11
REV. B



9AM SHADOW PLAN

SEPTEMBER 22 N 61° E 33° ALTITUDE



3PM SHADOW PLAN

SEPTEMBER 22 N 56° W 36° ALTITUDE

* Note: SHADOW LINES CAST TO GROUND LEVEL ASSUMING NO ADJACENT BUILDING ON SITE.

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SHEET 10 OF 10 A1.
DESIGN: DALE WALTON
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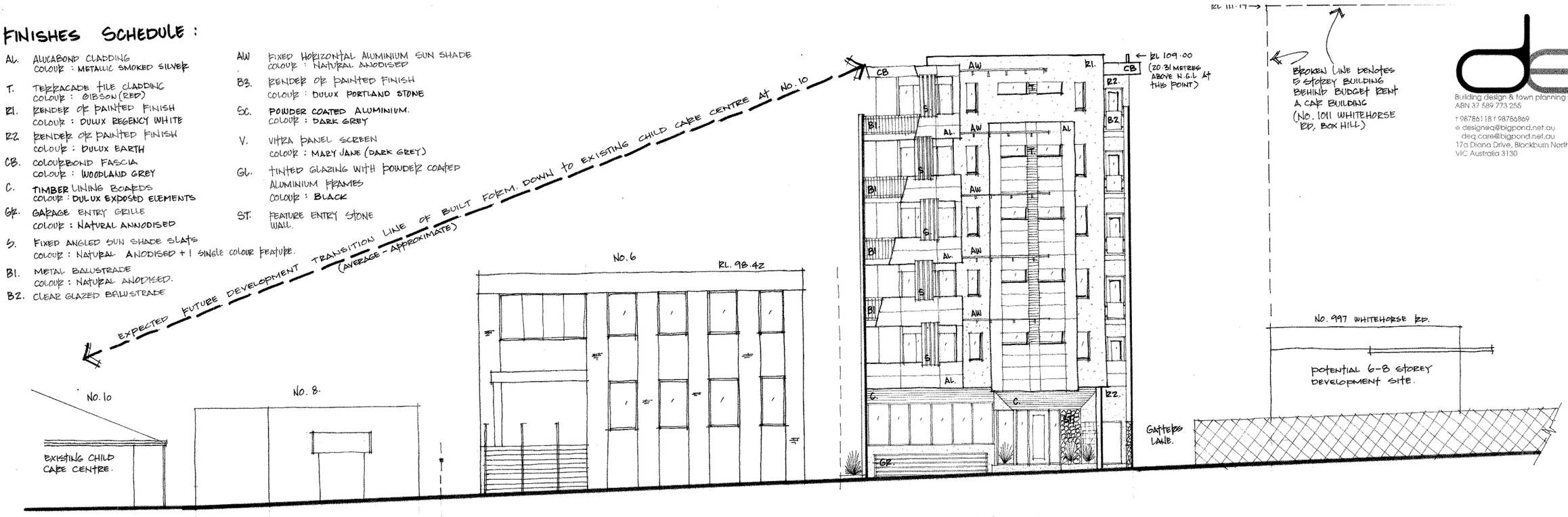
15.11.11
REV. B

PROPOSED 30 APARTMENT & 1 OFFICE COMPLEX AT 4 WATTS STREET BOX HILL FOR FASTER PROPERTIES INVESTMENT PTY LTD.

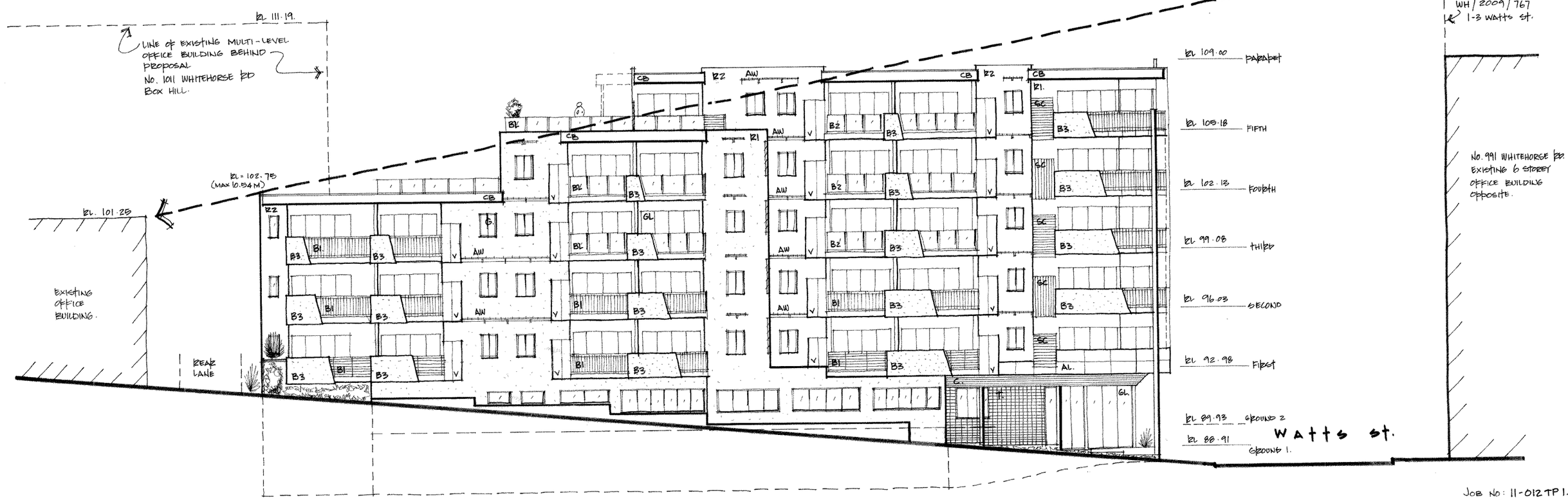
FINISHES SCHEDULE :

- AL. ALUCABOND CLADDING — COLOUR : METALLIC SMOKED SILVER
- T. TERRACADE TILE CLADDING — COLOUR : GIBSON (RED)
- R1. RENDER OR PAINTED FINISH — COLOUR : DULUX REGENCY WHITE
- R2. RENDER OR PAINTED FINISH — COLOUR : DULUX EARTH
- CB. COLOURBOND FASCIA — COLOUR : WOODLAND GREY
- C. TIMBER LINING BOARDS — COLOUR : DULUX EXPOSED ELEMENTS
- GR. GARAGE ENTRY GRILLE — COLOUR : NATURAL ANNODISED
- S. FIXED ANGLED SUN SHADE SLATS — COLOUR : NATURAL ANODISED + 1 SINGLE COLOUR FEATURE.
- B1. METAL BALUSTRADE — COLOUR : NATURAL ANODISED.
- B2. CLEAR GLAZED BALUSTRADE
- AW FIXED HORIZONTAL ALUMINIUM SUN SHADE — COLOUR : NATURAL ANODISED
- B3. RENDER OR PAINTED FINISH — COLOUR : DULUX PORTLAND STONE
- SC. POWDER COATED ALUMINIUM. — COLOUR : DARK GREY
- V. VITRA PANEL SCREEN — COLOUR : MARY JANE (DARK GREY)
- GL. TINTED GLAZING WITH POWDER COATED ALUMINIUM FRAMES — COLOUR : BLACK
- ST. FEATURE ENTRY STONE WALL



WEST ELEVATION & STREETSCAPE

1 : 1 0 0



NORTH ELEVATION

1 : 1 0 0

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JOB No: 11-012 TP 1.
SHEET 7 OF 10 A1.
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DESIGN : DALE WALTON
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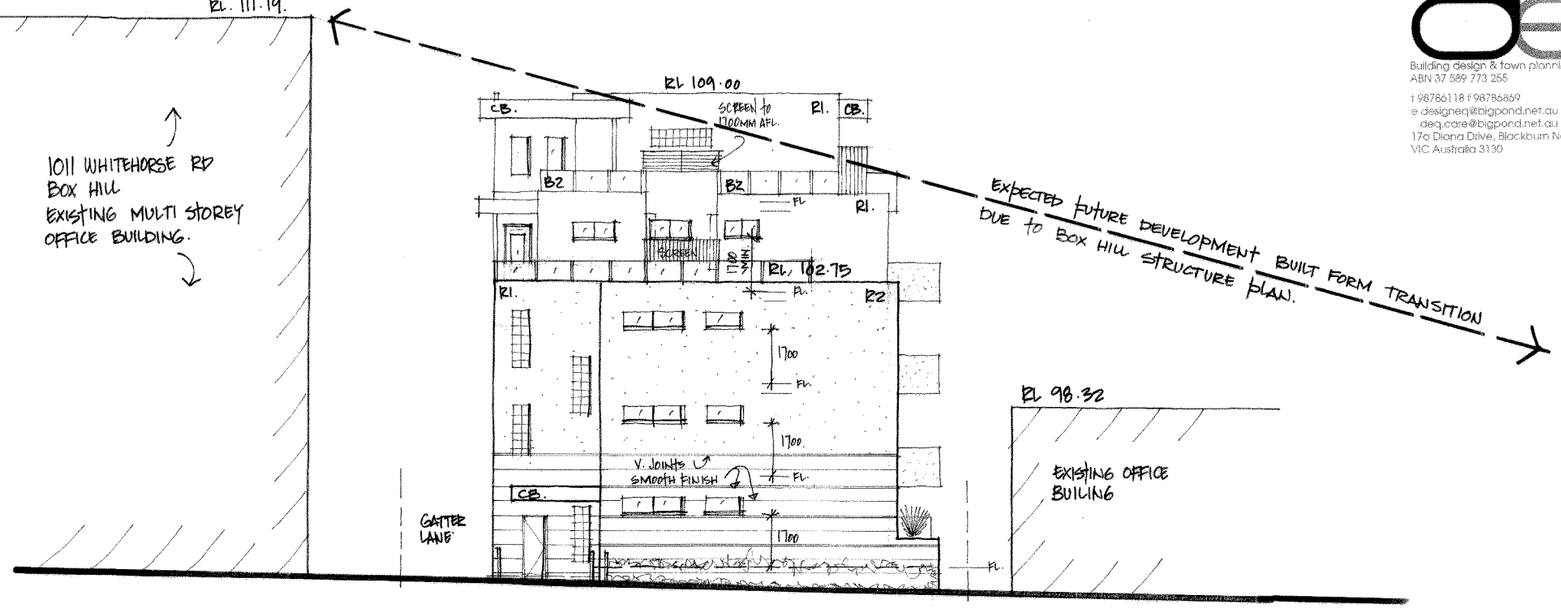
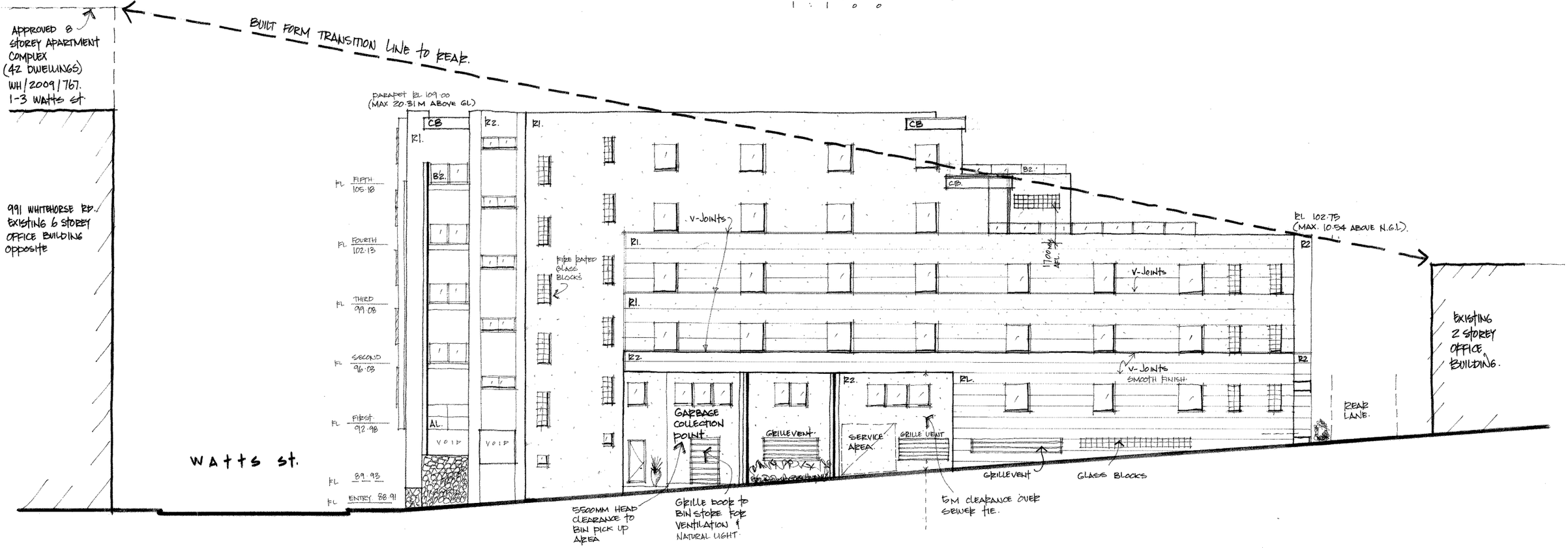


EAST ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100

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JOB No : 11-012 TP1
SHEET 8 OF 10 A1.
DESIGN : DALE WALTON
DRAWN : DALE WALTON
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