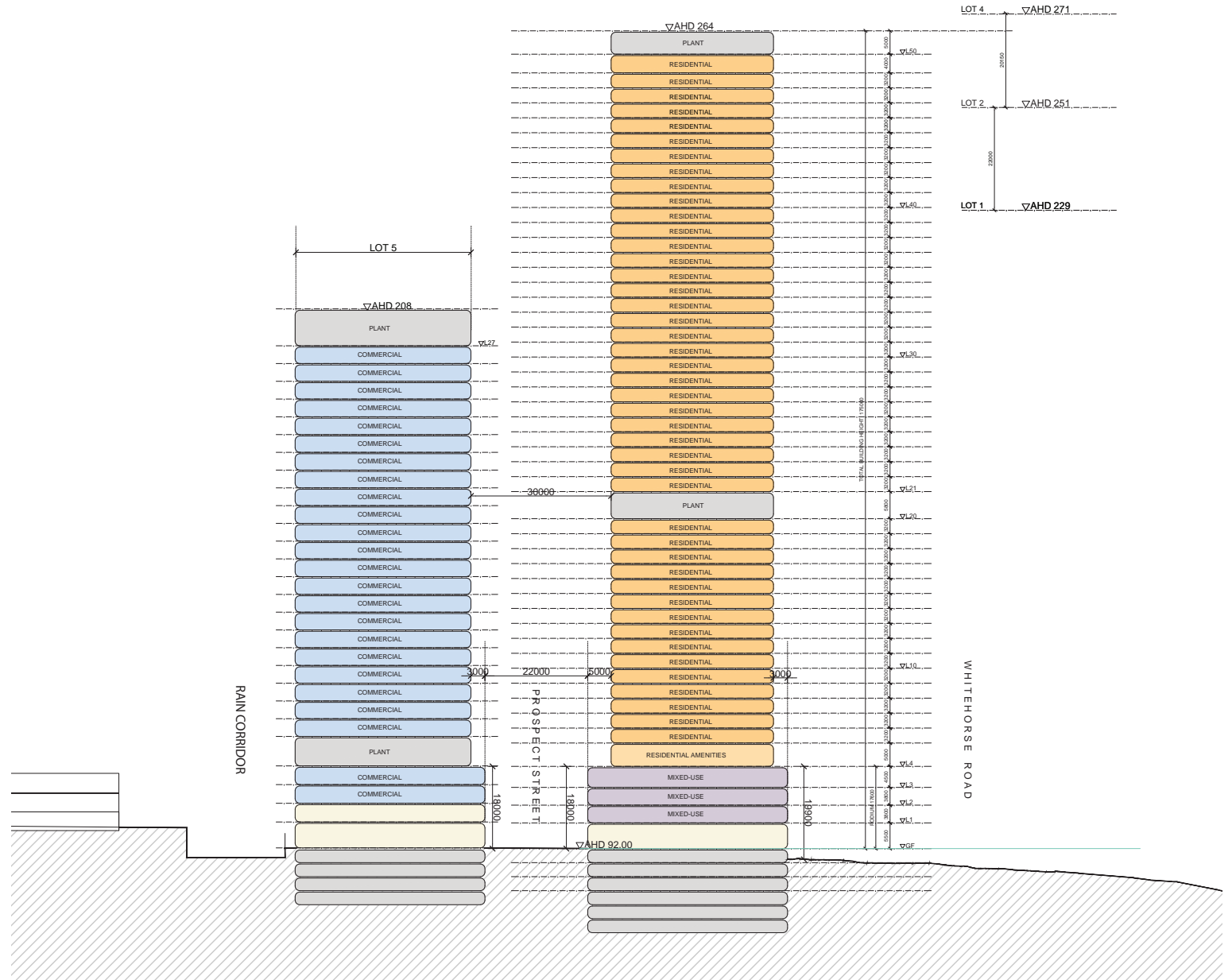
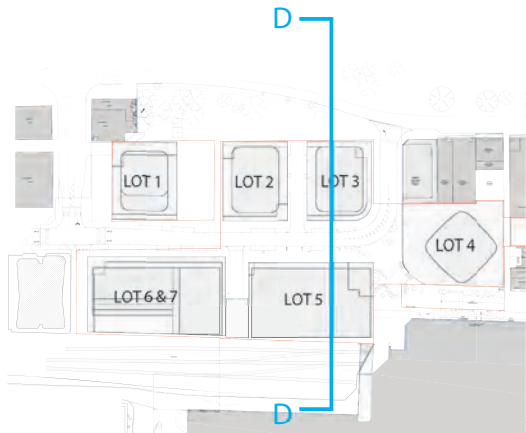


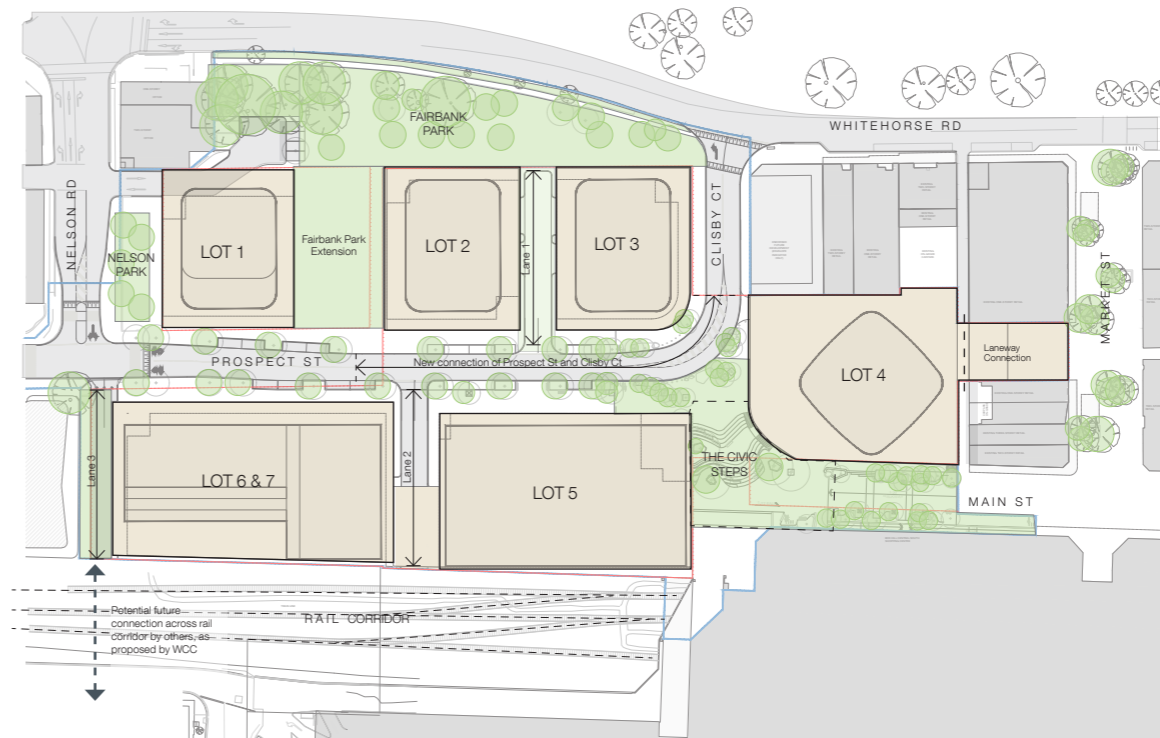
4.2 INDICATIVE CONCEPT PLAN

SECTION DD



Note:
/All dimensions and area calculations are advisory only and all figures should be checked and verified by a licensed surveyor.

4.3 INDICATIVE DEVELOPMENT SUMMARY



	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6 & 7	Total
Land Use	Mixed-use	Mixed-use	Mixed-use	Mixed-use	Commercial	Mixed-use	
Lot/Title Area Above Ground	1,751	2,014	1,714	2,838	3,551	3,797	15,665
Total Above Ground Levels inc. roof plant, excl. mezzanine levels	39	46	50	49	27	32	
Podium Levels	4	4	4	6	4	4	
Tower Levels	35	42	46	43	23	28	
Total Above Ground GFA (sqm)	32,158	41,854	44,932	53,229	65,224	51,700	289,097
Residential GFA (sqm)	25,160	34,000	37,420	37,253	-	38,530	172,363
Commercial GFA (sqm)	4,383	4,580	4,437	8,498	52,425	8,880	83,203
Retail GLAR (sqm)	564	505	534	865	1,317	494	4,279
Total Basement GFA (sqm)	8,770	10,524	10,482	9,252	11,037	12,940	63,005
Basement Levels	5	6	6	3	4	4	
No. Cars	222	222	221	224	202	307	1,398

Notes

GFA (Gross Floor Area) is the total floor area of a building, measured to external face of dominant wall or centre of party walls, and includes all roofed areas and balconies/terraces.

GLAR refers to Gross Lettable Area - Retail, indicative only

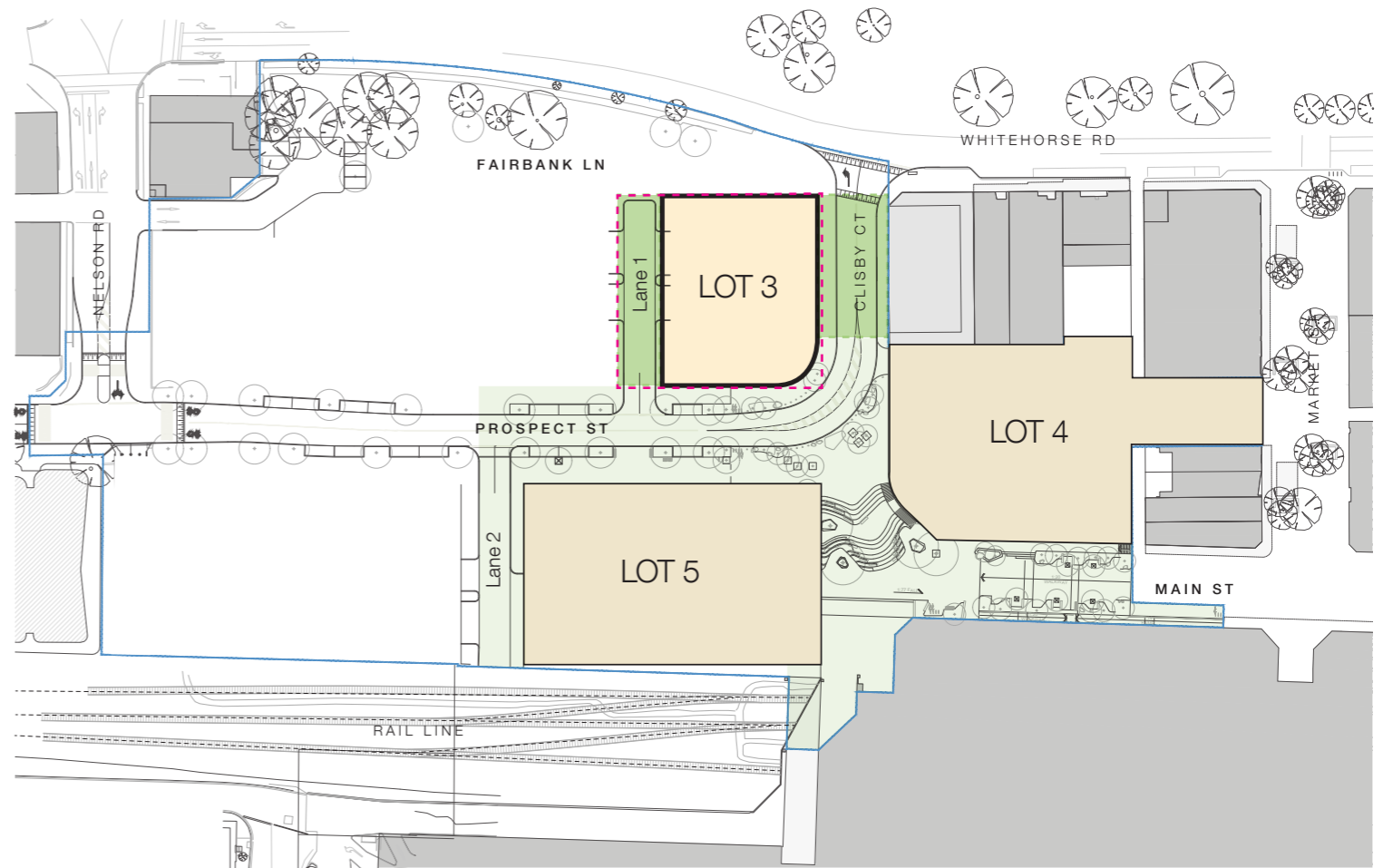
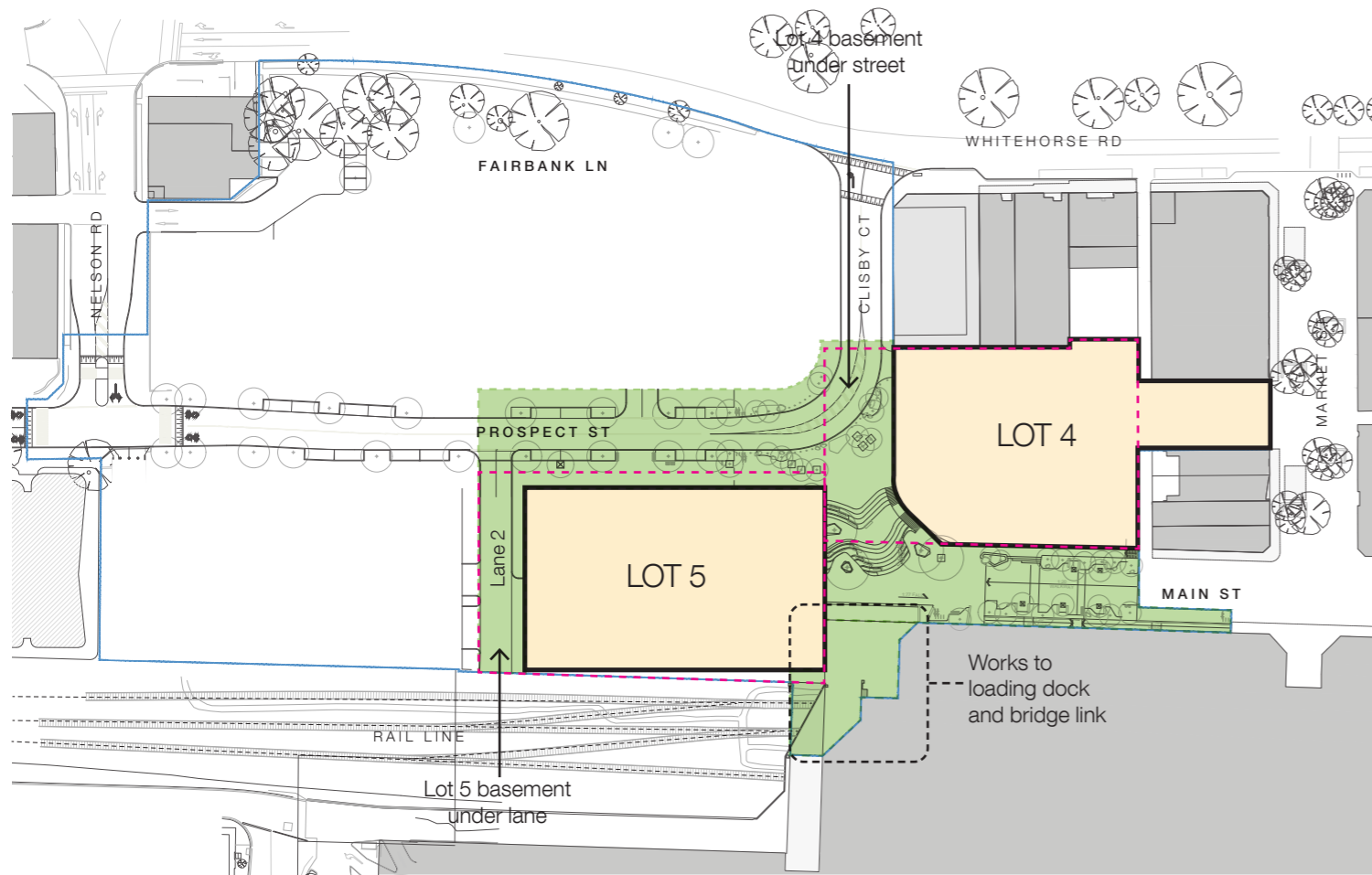
The figures presented here are indicative only and are subject to further detailed design and relevant planning approvals and building permits

All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor

This table reflects conditions that are current as at the time of preparation

This table will be subject to future changes in response to the marketplace

4.4 PROPOSED LOT STAGING



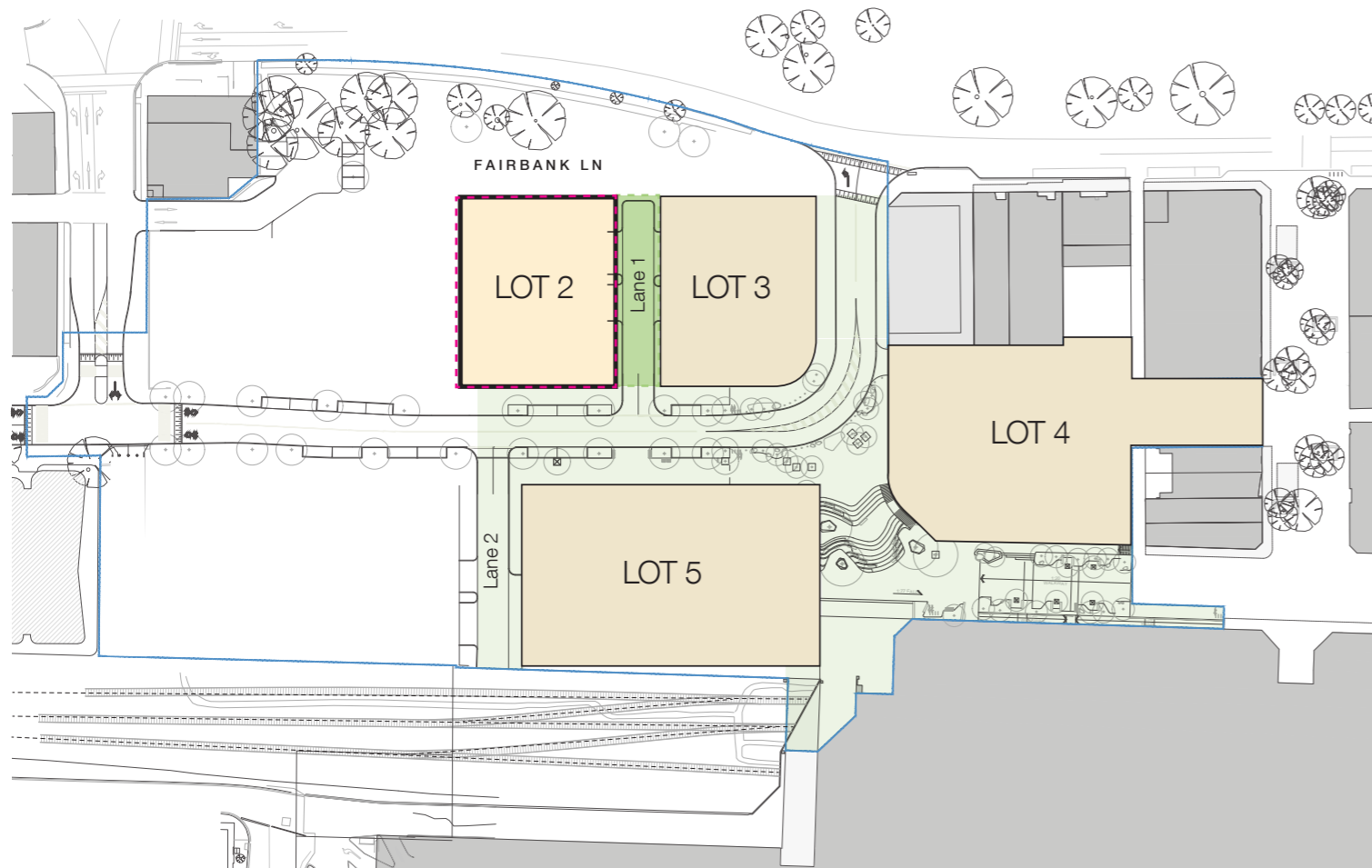
STAGE 1

- Built form
- Public realm and interface works
- Basement envelope

Staging works indicative only and subject to change in response to market conditions, detailed design and construction coordination

STAGE 2

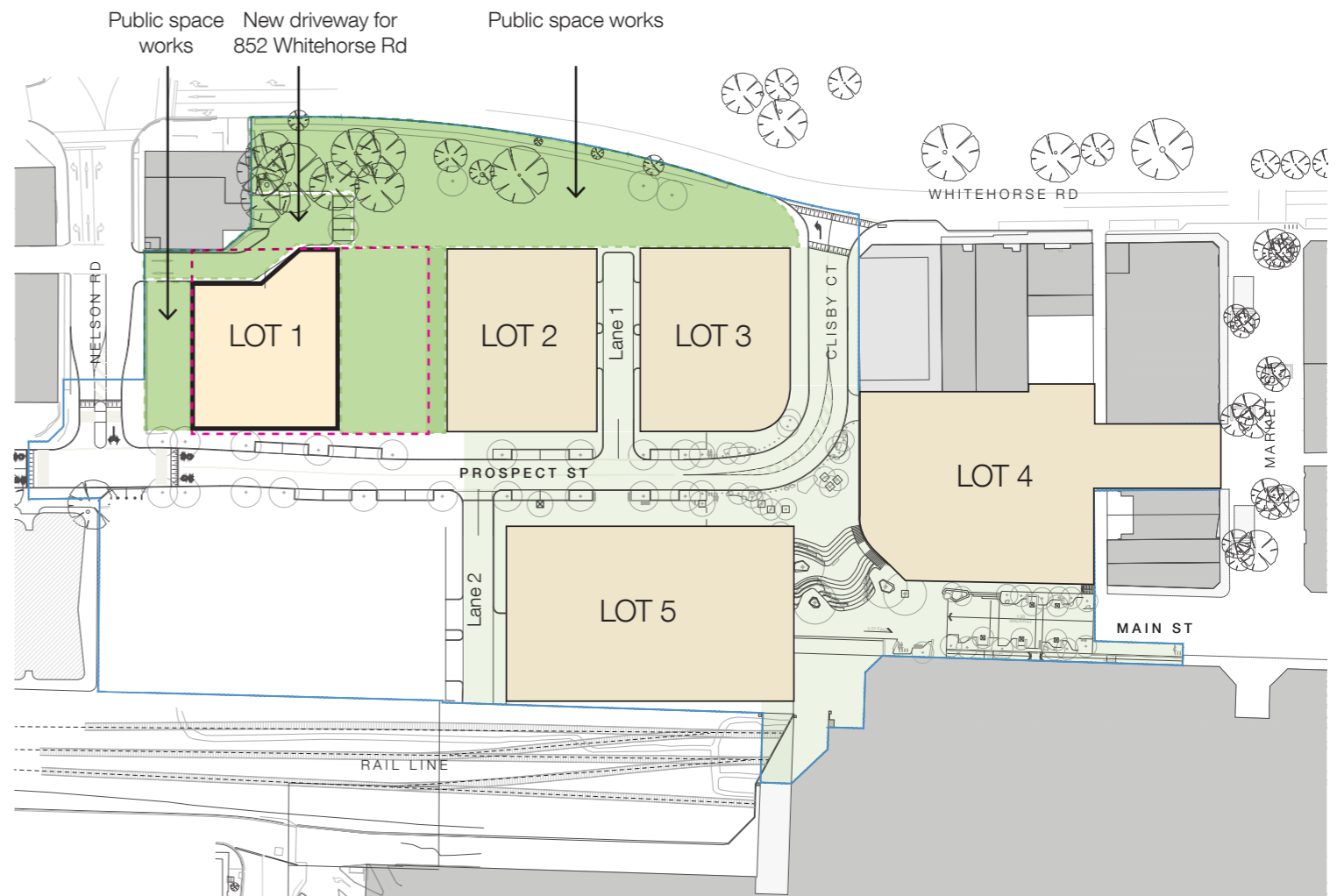
4.4 PROPOSED LOT STAGING



STAGE 3

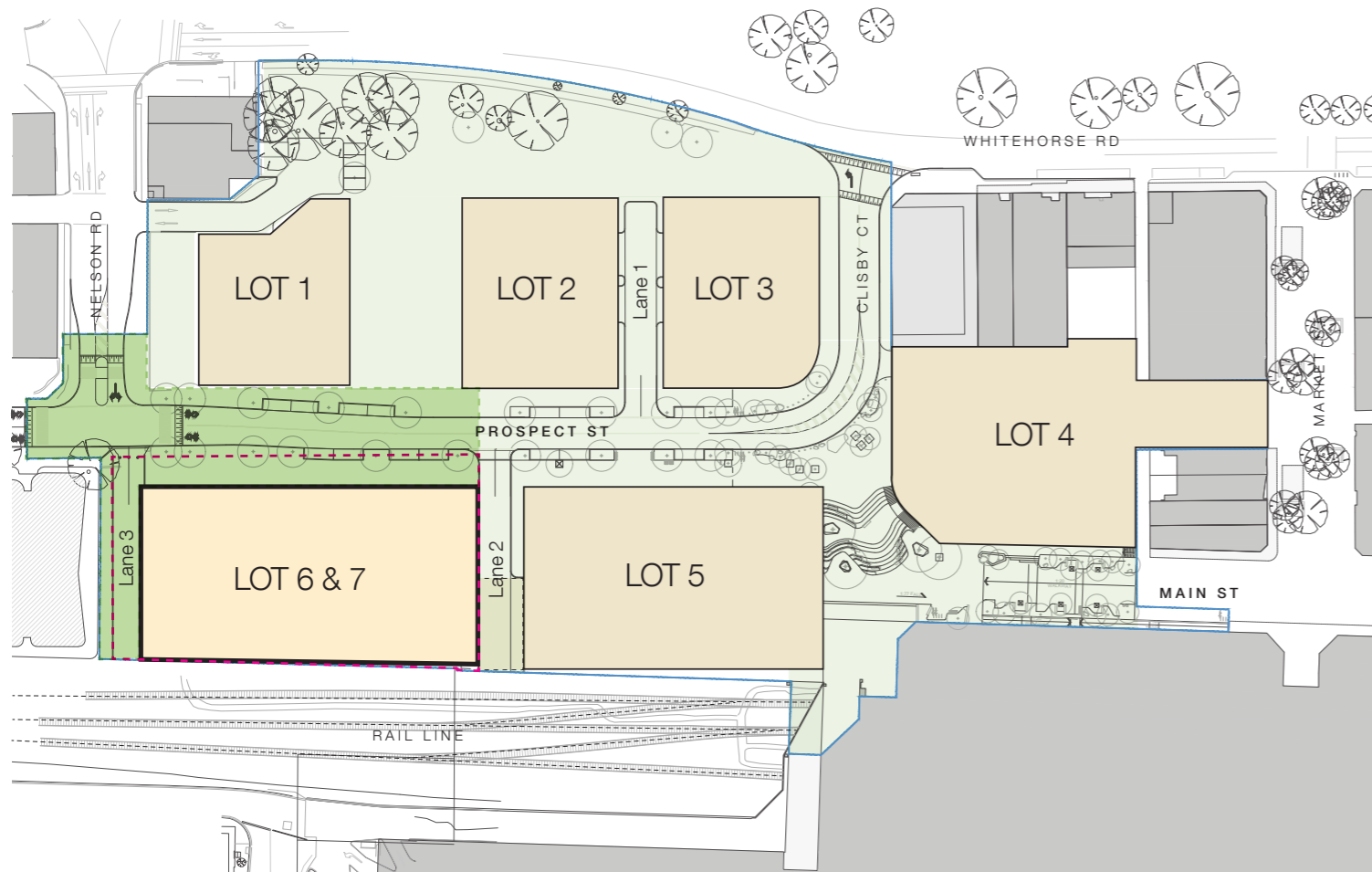
- Built form
- Public realm and interface works
- Basement envelope

Staging works indicative only and subject to change in response to market conditions, detailed design and construction coordination






STAGE 4

4.4 PROPOSED LOT STAGING

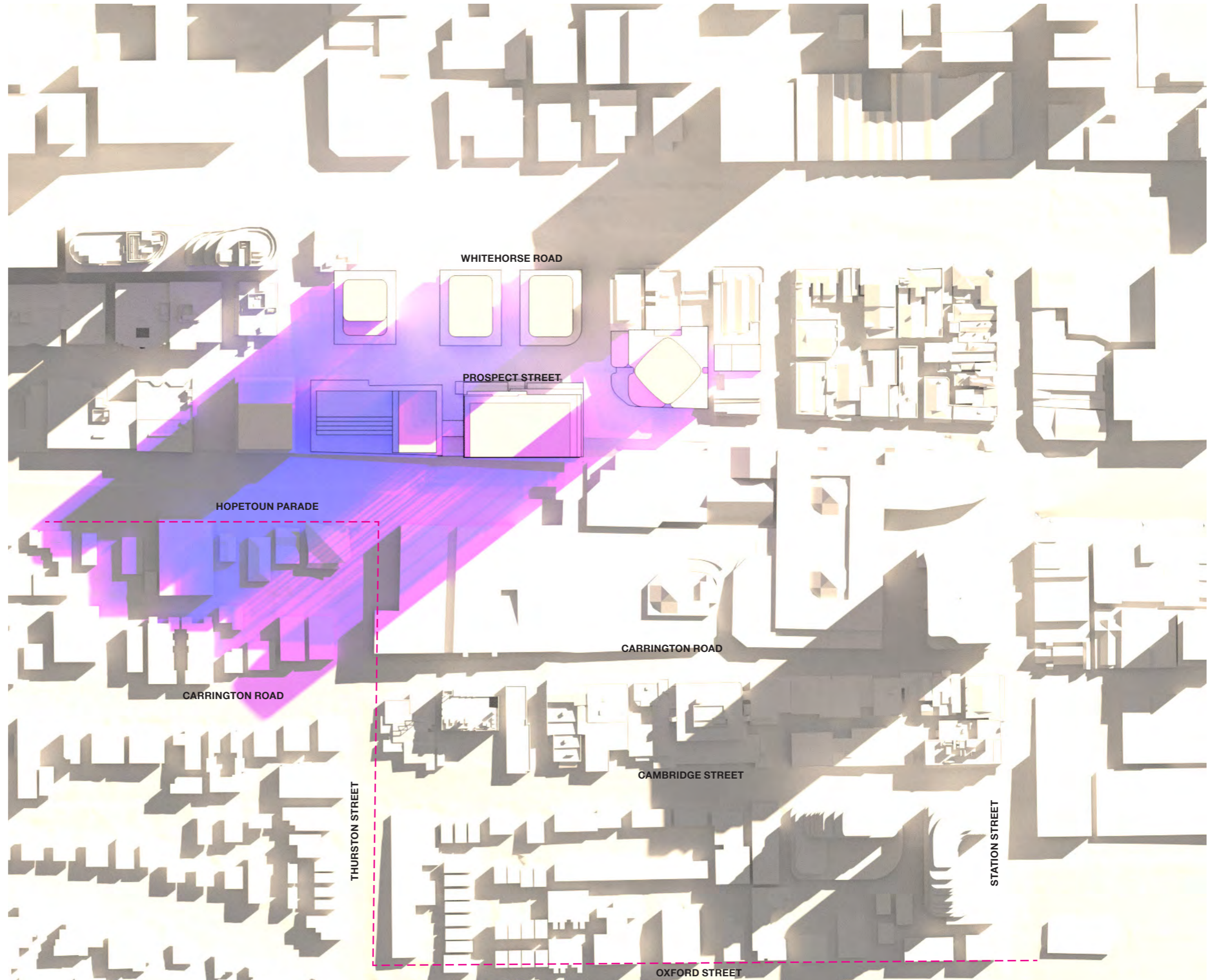



STAGE 5

-  Built form
-  Public realm and interface works
-  Basement envelope

Staging works indicative only and subject to change in response to market conditions, detailed design and construction coordination

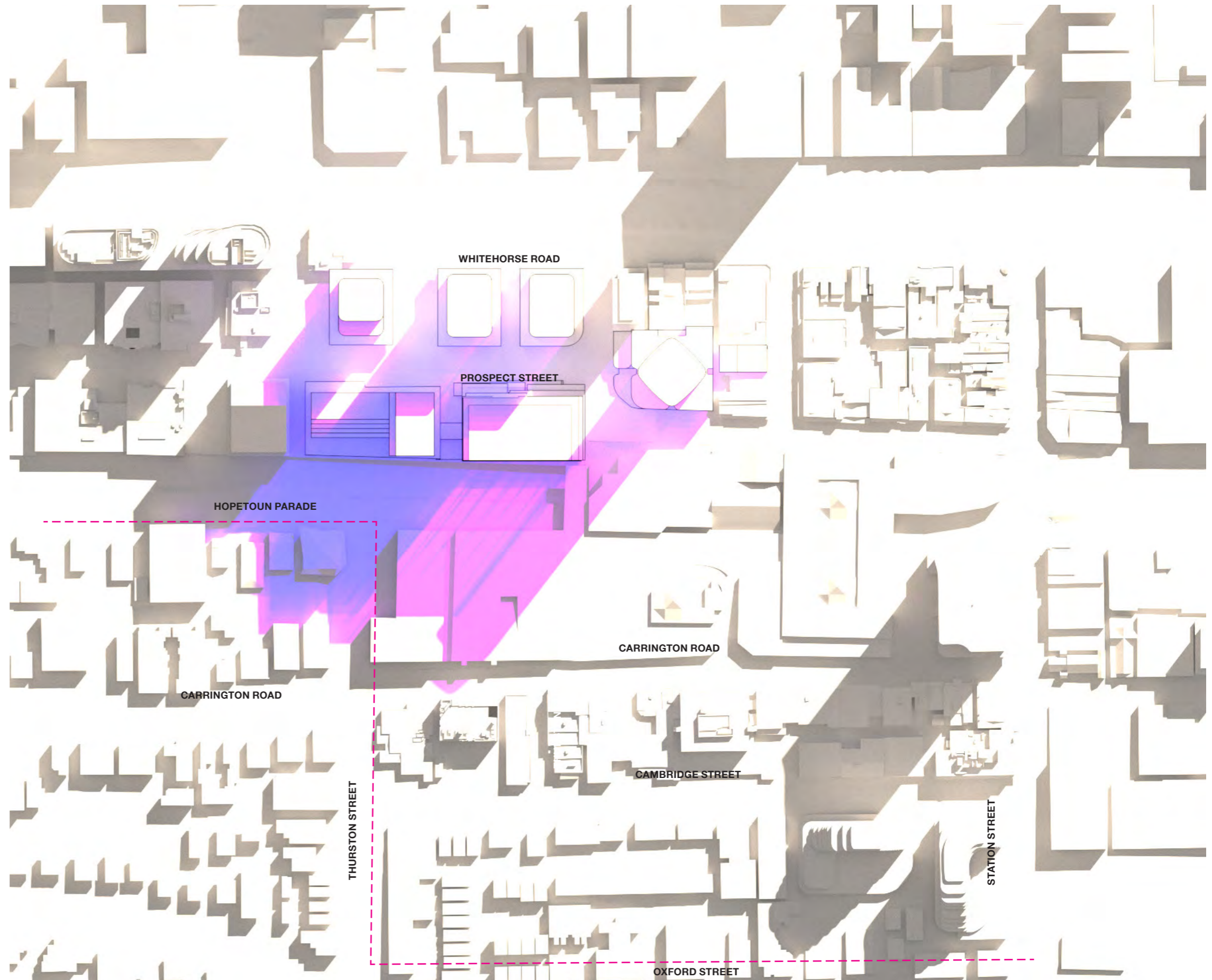
4.5 SHADOW ANALYSIS 9AM 22ND SEPTEMBER




 Shadow cast by proposed development

Note:
/Shadow studies are approximate and should be verified by a shadow consultant.

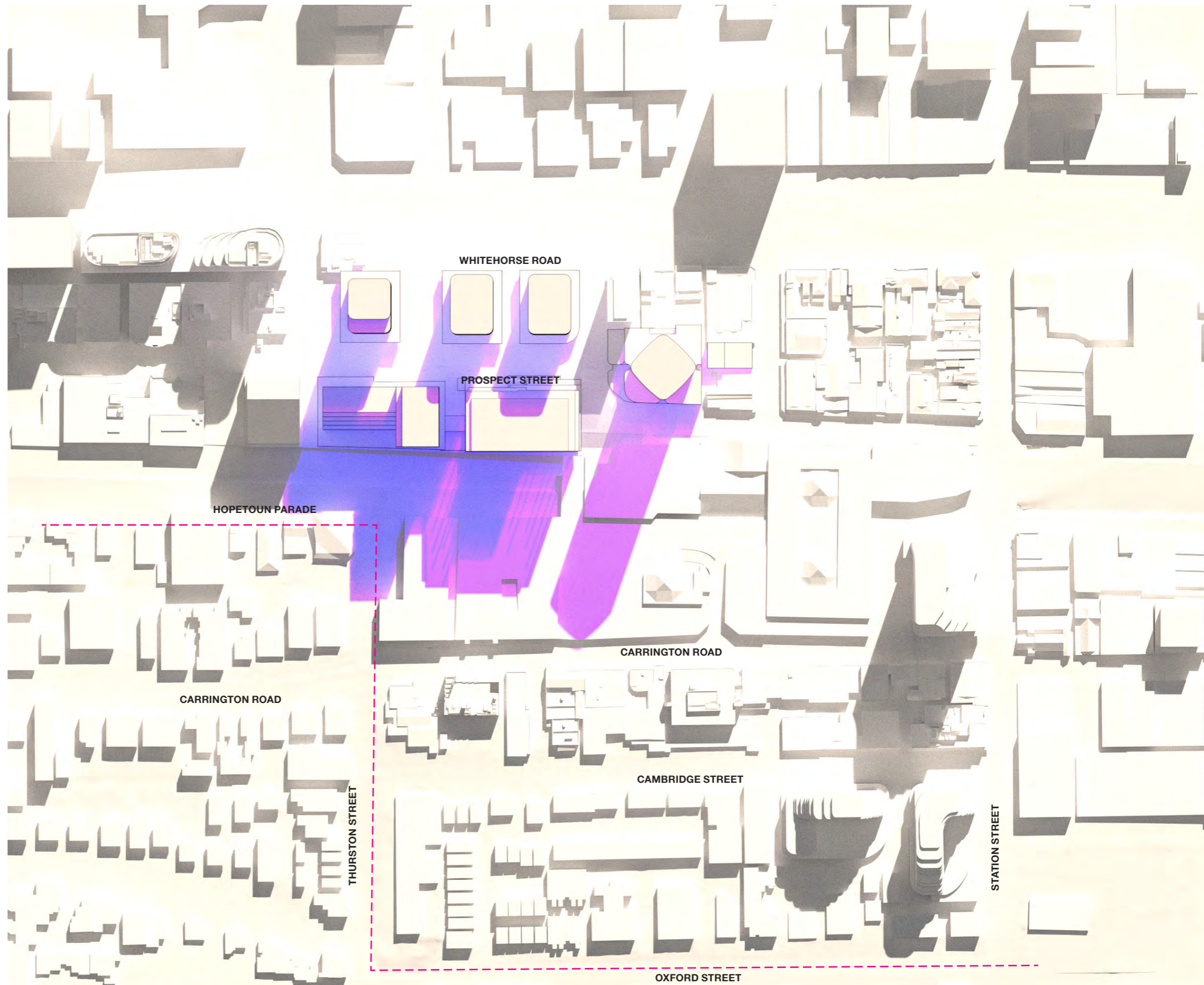
4.5 SHADOW ANALYSIS 10AM 22ND SEPTEMBER




 Shadow cast by proposed development

Note:
/Shadow studies are approximate and should be verified by a shadow consultant.

4.5 SHADOW ANALYSIS 11AM 22ND SEPTEMBER

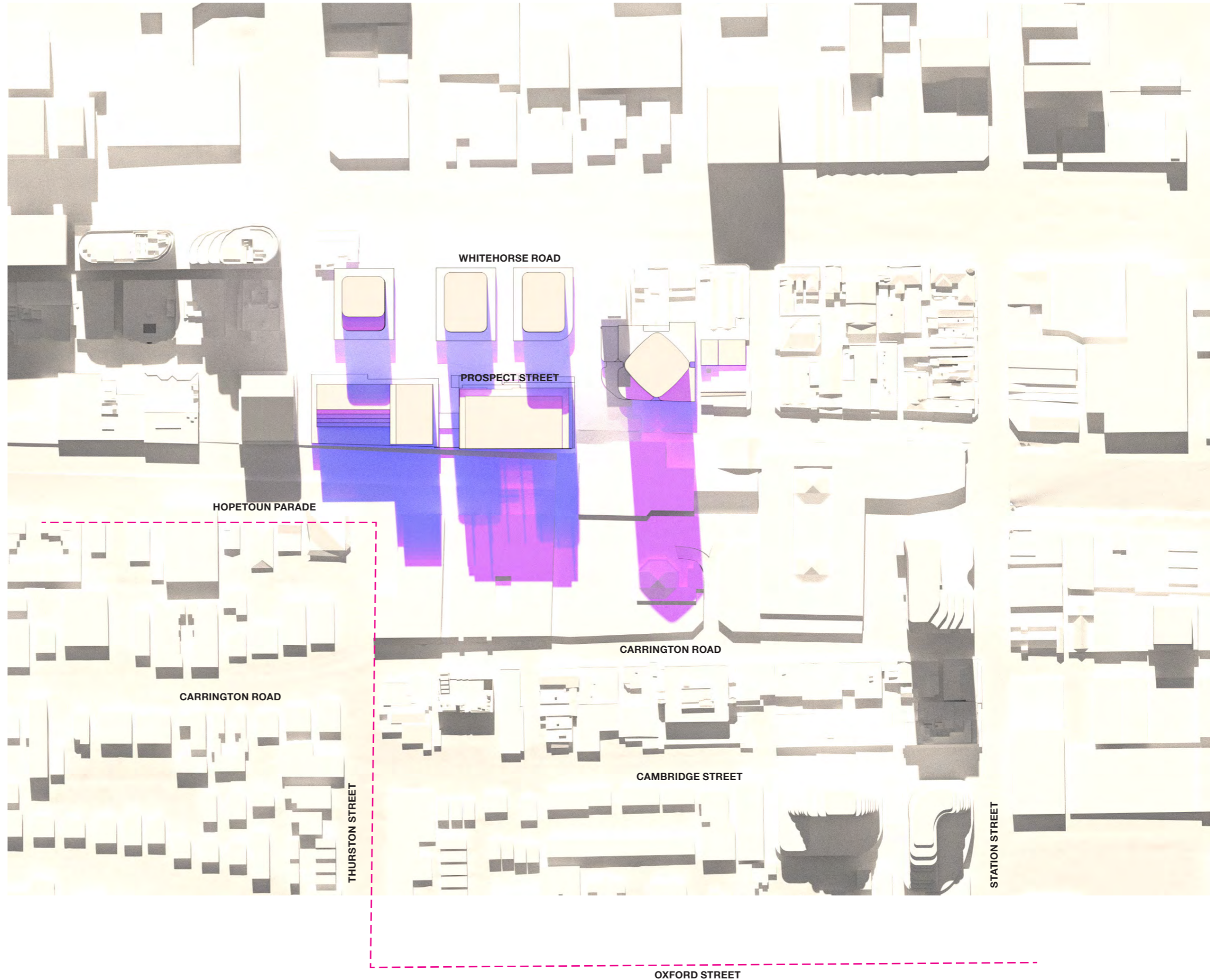



 Shadow cast by proposed development

Note:
/Shadow studies are approximate and should be verified by a shadow consultant.

4.5 SHADOW ANALYSIS

12PM 22ND SEPTEMBER

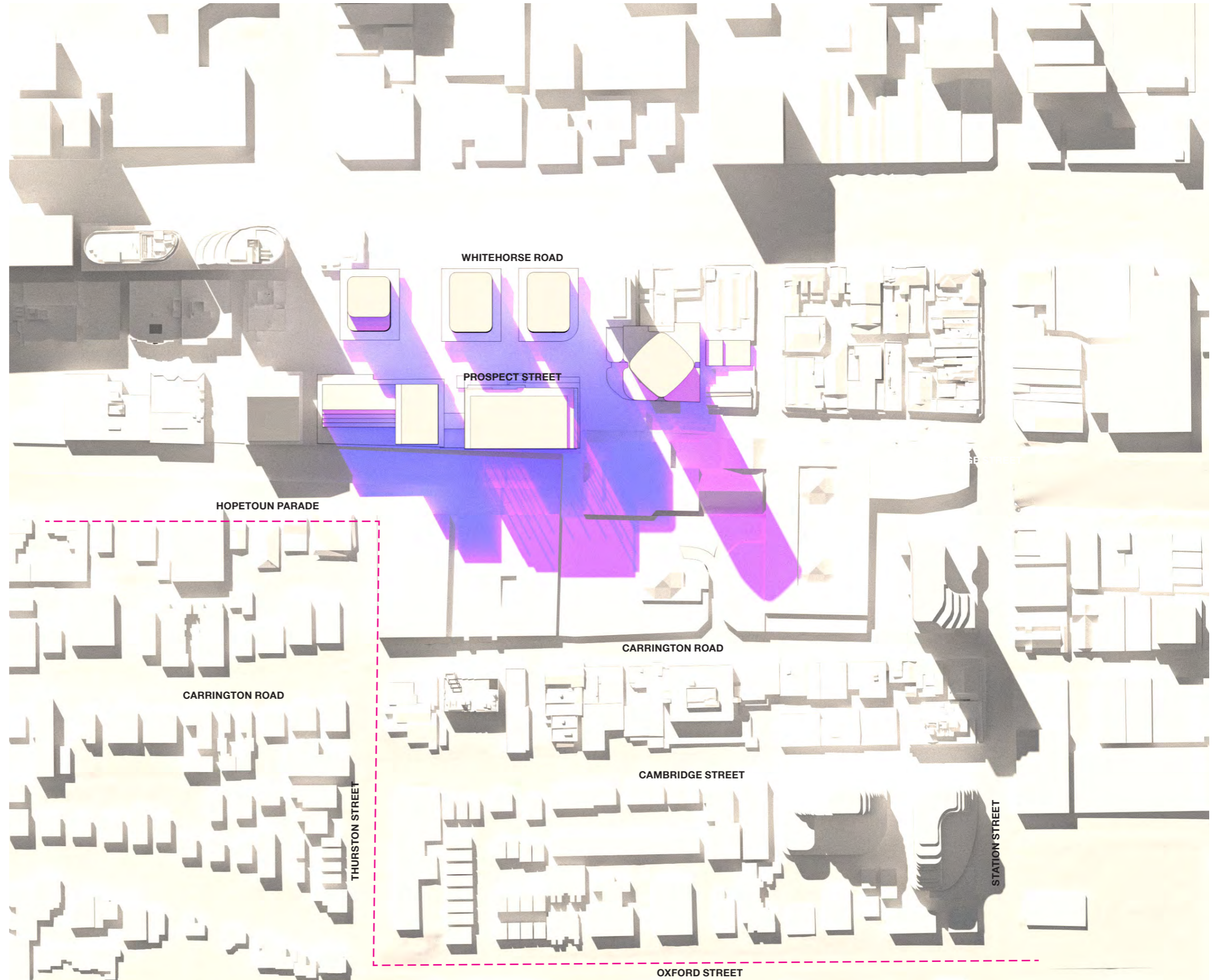



 Shadow cast by proposed development

Note:
/Shadow studies are approximate and should be verified by a shadow consultant.

4.5 SHADOW ANALYSIS

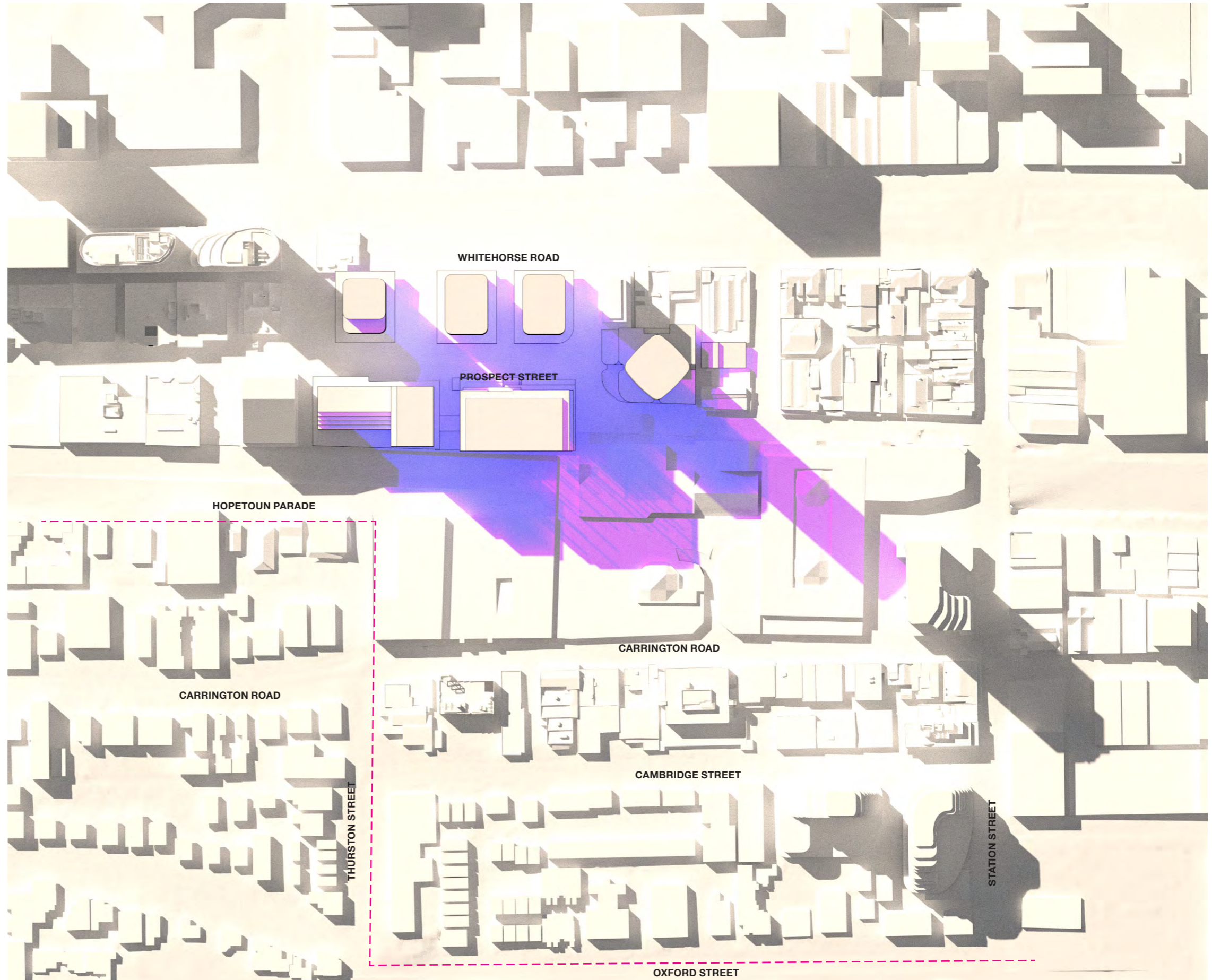
1PM 22ND SEPTEMBER




 Shadow cast by proposed development

Note:
/Shadow studies are approximate and should be verified by a shadow consultant.

4.5 SHADOW ANALYSIS 2PM 22ND SEPTEMBER

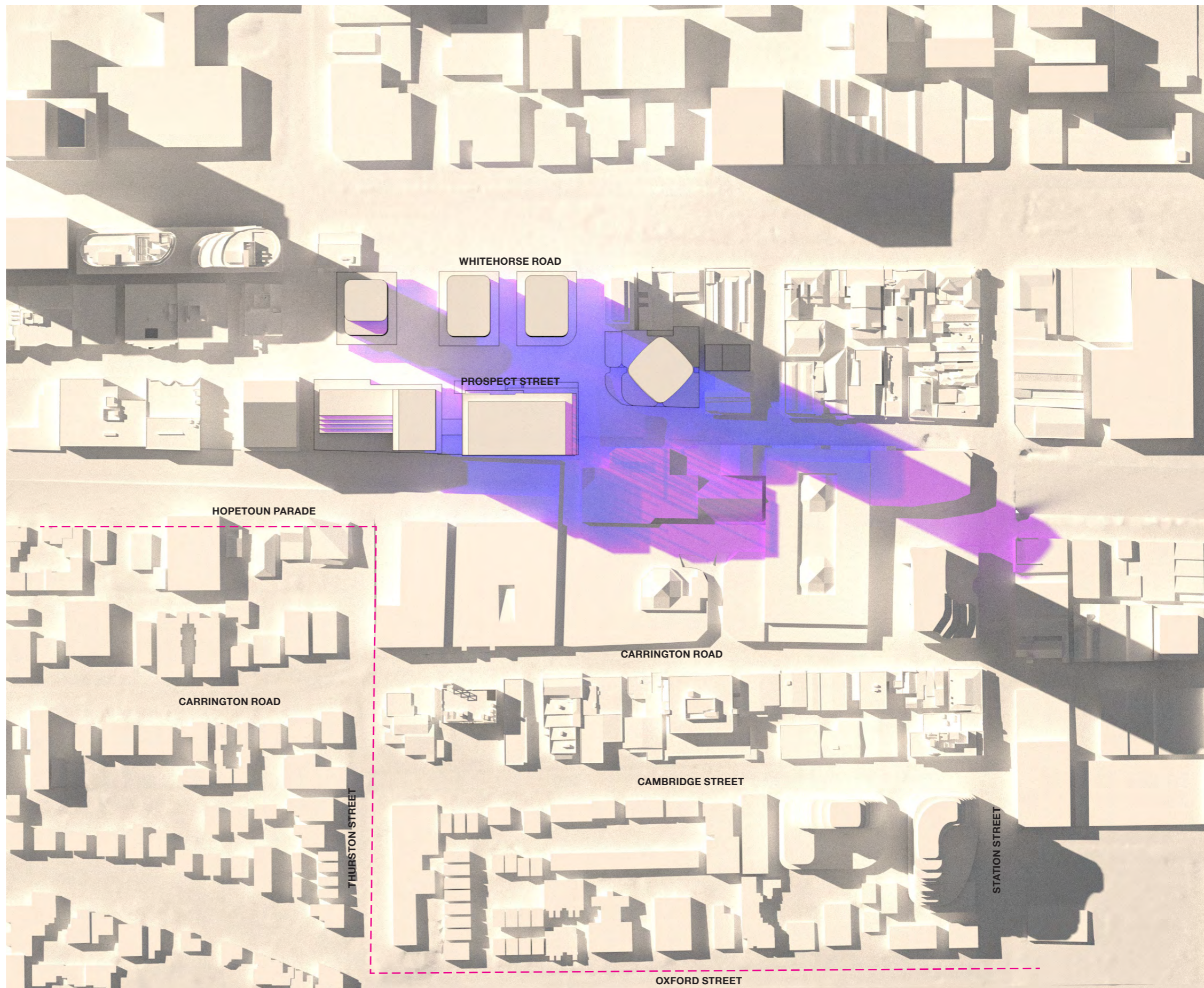



 Shadow cast by proposed development

Note:
/Shadow studies are approximate and should be verified by a shadow consultant.

4.5 SHADOW ANALYSIS

3PM 22ND SEPTEMBER



 Shadow cast by proposed development

Note:
/Shadow studies are approximate and should be verified by a shadow consultant.

4.6 SURROUNDING CONTEXT 3D PERSPECTIVES



 Key Views

 Box Hill Metropolitan Activity Centre





/View 1 - From the centre of Box Hill Gardens

 Proposed Built Form
(Artist impression
only)

 Development under
construction, approved
or pending permit

*This photomontage is an approximate representation of the location of the proposed built form massing. Context information is indicative and provided for information only.



/View 2 - From the eastern footpath of Box Hill Gardens

Proposed Built Form
(Artist impression
only)

Development under
construction, approved
or pending permit

*This photomontage is an approximate representation of the location of the proposed built form massing. Context information is indicative and provided for information only.



/View 3 - From the western footpath of Box Hill Gardens

Proposed Built Form
(Artist impression
only)


Development under
construction, approved
or pending permit

*This photomontage is an approximate representation of the location of the proposed built form massing. Context information is indicative and provided for information only.



/View 4 - From corner of Poplar Street and Whitehorse Road to west of the MAC

 Proposed Built Form (Artist impression only)

 Development under construction, approved or pending permit

*This photomontage is an approximate representation of the location of the proposed built form massing. Context information is indicative and provided for information only.



/View 5 - From north-eastern corner of Whitehorse Road and Station Street to the east of the MAC



Proposed Built Form (Artist impression only)



Development under construction, approved or pending permit

*This photomontage is an approximate representation of the location of the proposed built form massing. Context information is indicative and provided for information only.



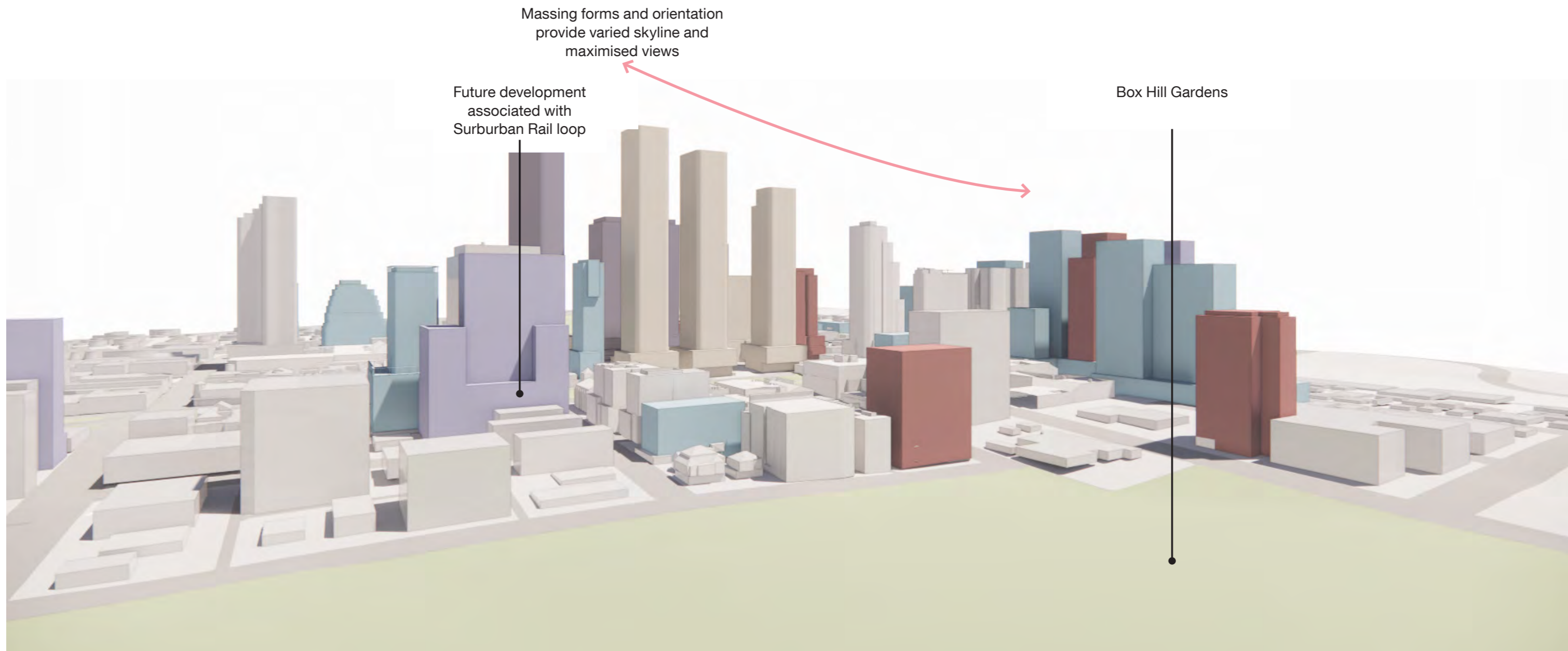
13.5m (4 Storeys) Preferred Maximum Building Height proposed by Draft Structural Plan (May 2020)

/View 6 - From the southern footpath of Carrington Road between Thurston Street and Station Walk

- Proposed Built Form (Artist impression only)
- Development under construction, approved or pending permit

*This photomontage is an approximate representation of the location of the proposed built form massing. Context information is indicative and provided for information only.

4.7 SURROUNDING CONTEXT DEVELOPMENTS



/View from North East

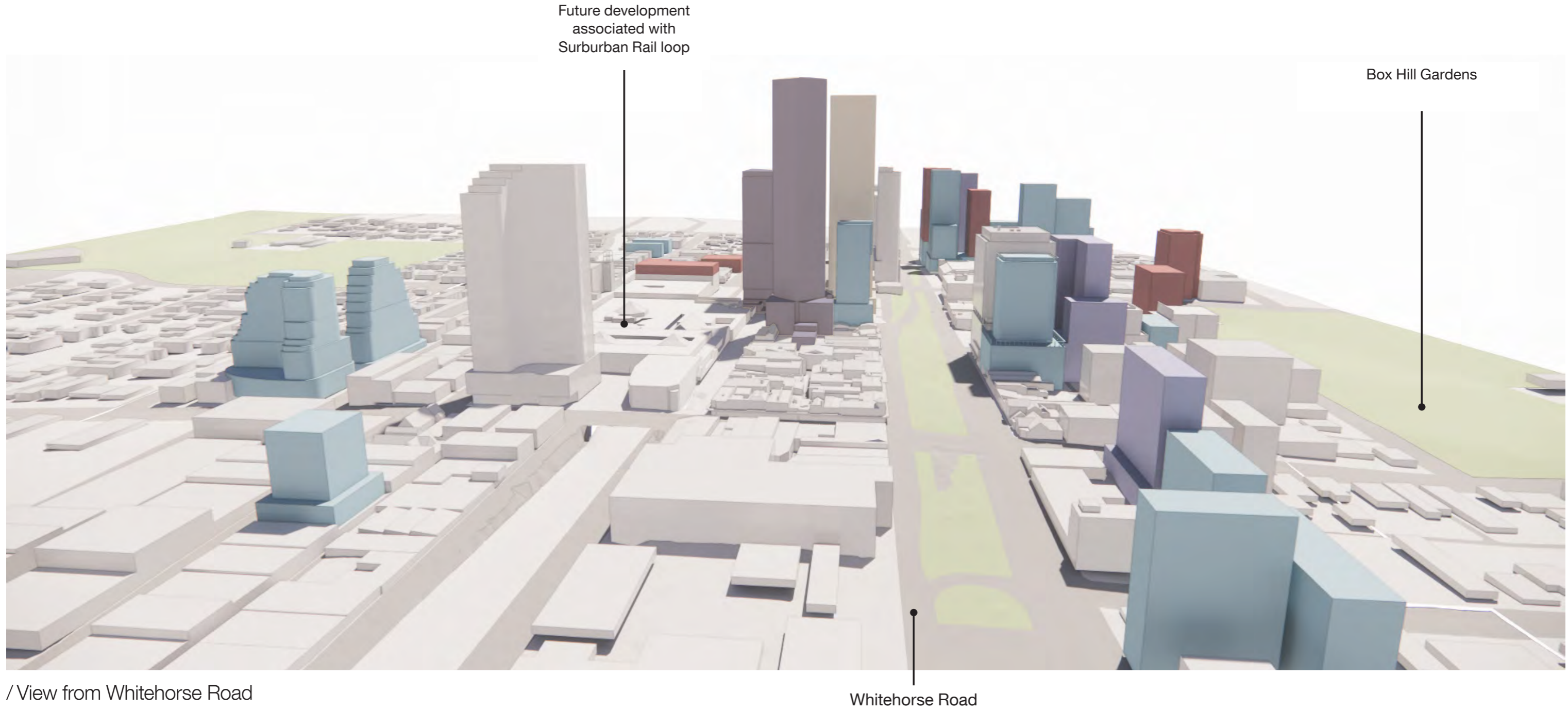
*Context information is indicative and provided for information only. No survey and AHD available.

Lot 1-3, 6 and 7

Approved development

Development pending permit

4.7 SURROUNDING CONTEXT DEVELOPMENTS



*Context information is indicative and provided for information only. No survey and AHD available.

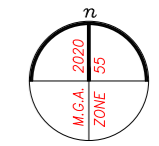
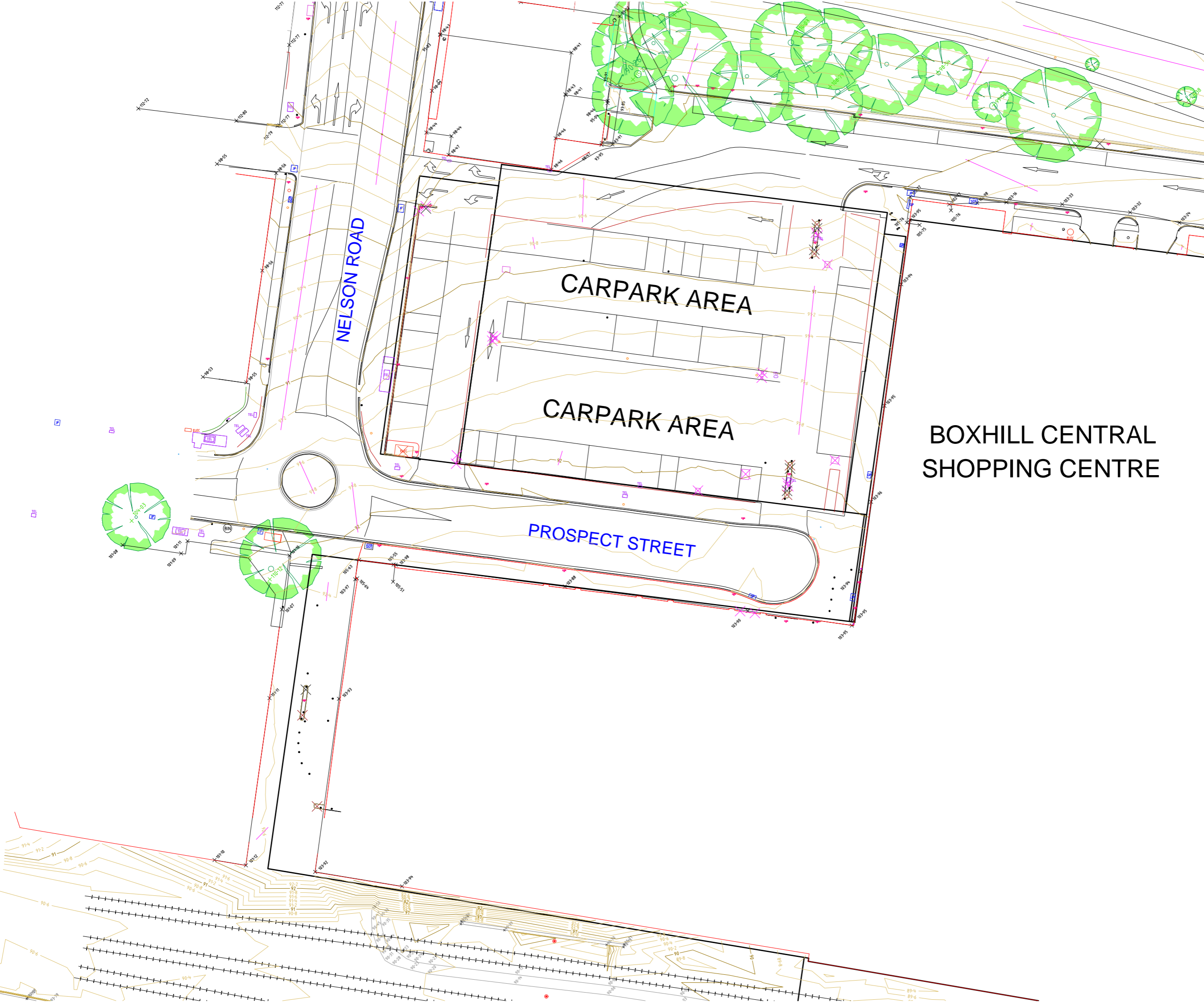
Lot 1-3, 6 and 7

Approved development

Development pending permit



4.8 SITE SURVEY



BOXHILL CENTRAL SHOPPING CENTRE

201	Tree > 2m	
202	Top of Tree Height	
203	Group Trees/Shrubs	
301	Drain - Conv/Earth	
403	Edge of Bitumen	
407	Invert of Kerb/Channel	
411	Driveway	
416	Road Marks	
418	Lane Lines(Solid)	
419	Edge of Concrete	
421	Edge of Paving	
501	Guard Rail	
503	Sign	
516	Side Mounted Sign	
521	Bollard	
522	Rubbish Bin	
523	Seat	
524	Bike Rack	
525	Flag Pole	
526	Parking Meter	
603	Building	
605	Window	
606	Doorway	
617	Wall	
621	Retaining Wall - Conc	
628	Stairs / Steps	
630	Top of Wall	
633	Parapet	
710	Street Light	
726	Telecom Unclassified	
903	Fence	
904	Gate	
950	Title	

Notations

Date of Survey October 2019

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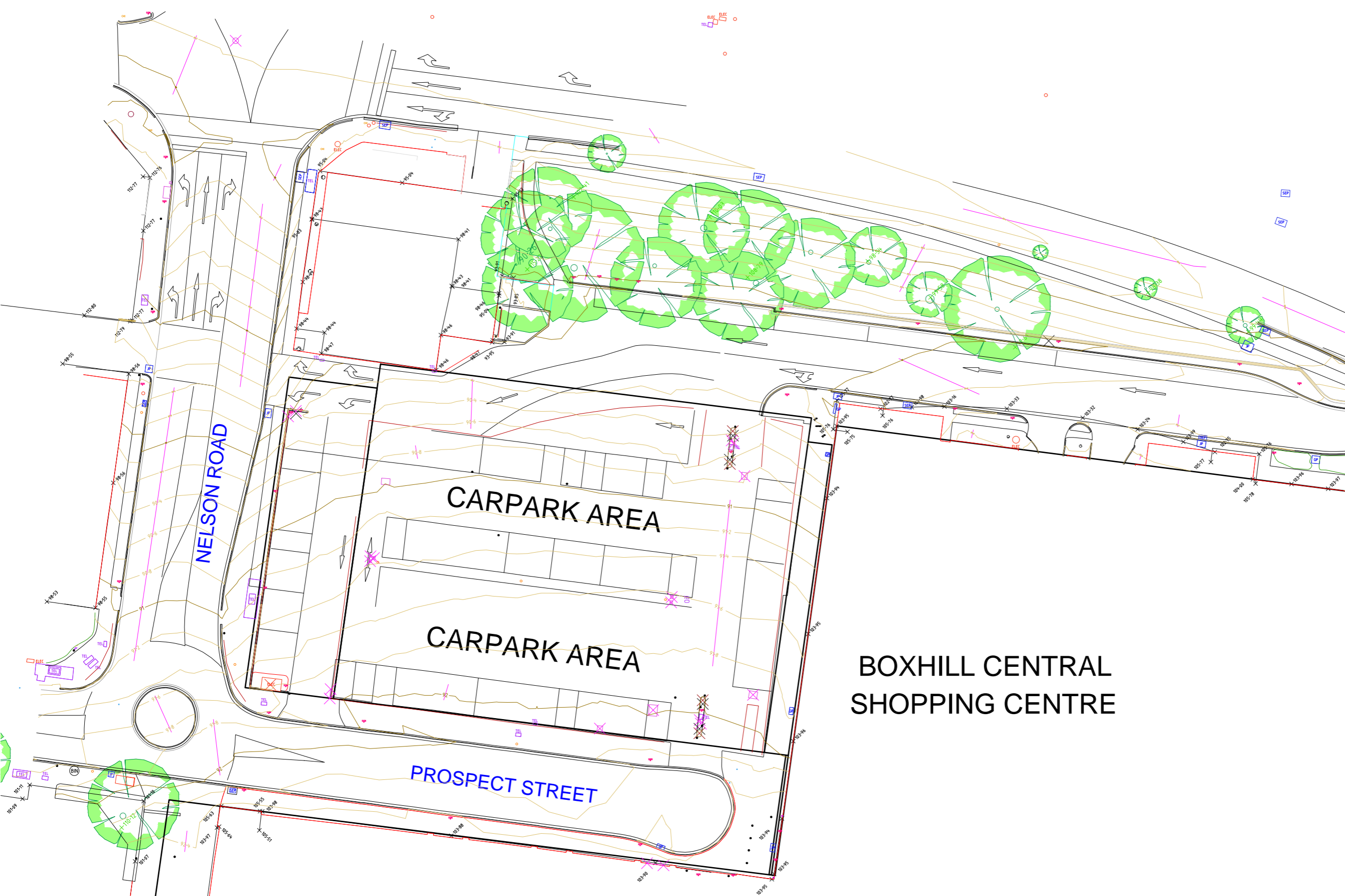
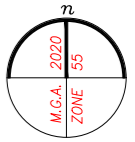
Levels shown thus A^{H} are to Australian Height Datum

Refer to frozen layers with a suffix of -L for levels.
Refer to frozen layers with a suffix of -C for crosses.
Refer to frozen layer "TRIANGLE" for 3D Triangles.

Contour Interval 0.2 metres.

Scale 1:250

Surveyor	AZ
Drawn	JD
Date	20/03/20
Survey Data	Boxhill External.imp
CAD drawing number	301512-DA
Original sheet size	A1
Client	Vicinity Centres
Project	Box Hill Shopping Centre 1 Main Street Box Hill, Vic
Details	Feature and Level Survey Boxhill North External
Sheet	1 of 6
Job Number	301512

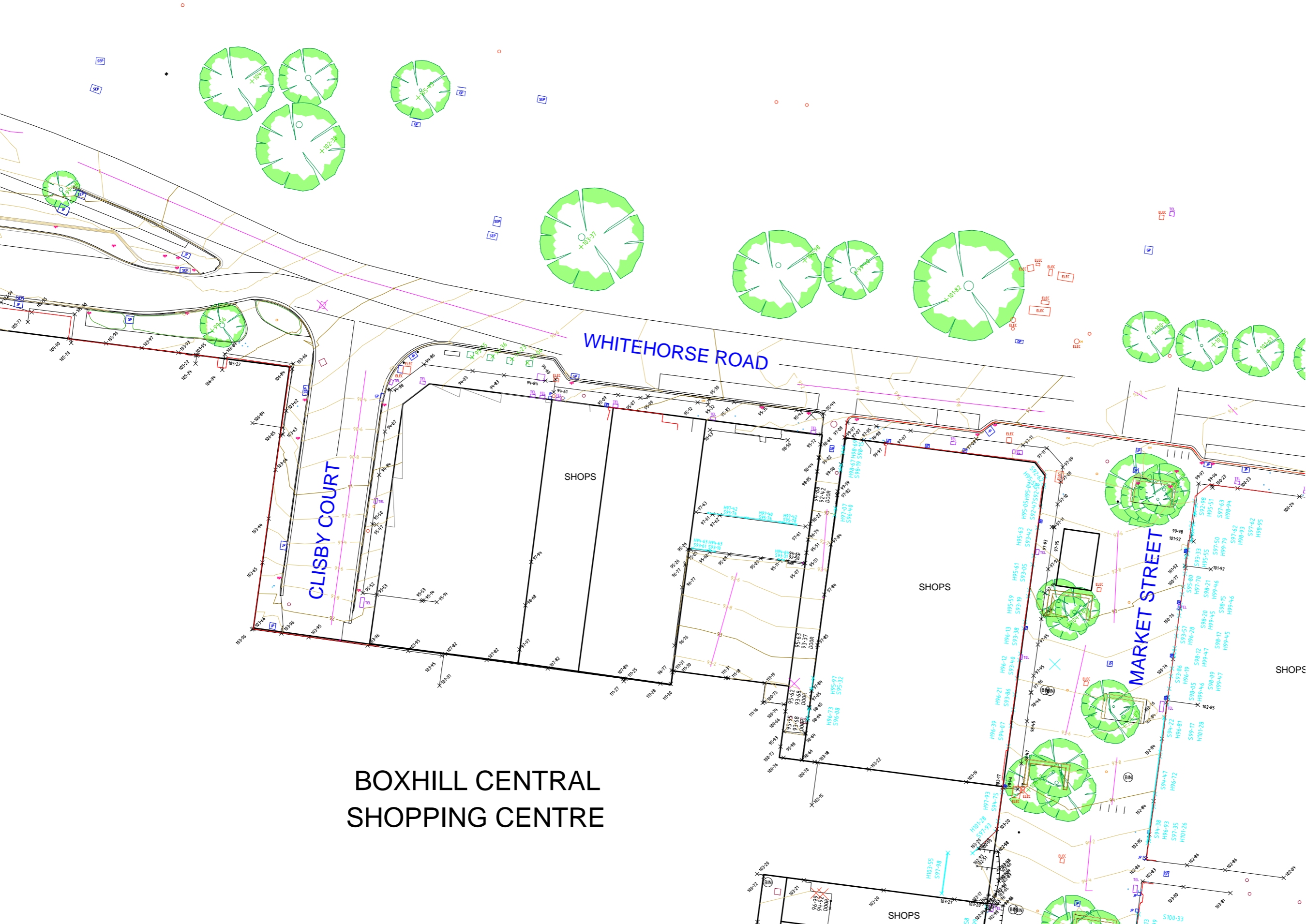
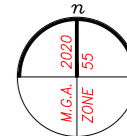


201	Tree- 2m	⊗
202	Top of Tree Height	×
203	Group Trees/Shrubs	⊗
301	Drain - Con/Earth	—
403	Edge of Bitumen	—
407	Invert of Kerb/Channel	—
411	Driveway	—
416	Road Marks	—
418	Lane Lines(Solid)	—
419	Edge of Concrete	—
421	Edge of Paving	—
501	Guard Rail	—
503	Sign	⊗
516	Side Mounted Sign	⊗
521	Bollard	•
522	Rubbish Bin	⊗
523	Seat	⊗
524	Bike Rack	⊗
525	Flag Pole	⊗
526	Parking Meter	⊗
603	Building	—
605	Window	×
606	Doorway	×
617	Wall	—
621	Retaining Wall - Conc	—
628	Stairs / Steps	—
630	Top of Wall	—
633	Parapet	×
710	Street Light	×
726	Telecom Unclassified	⊗
903	Fence	—
904	Gate	—
950	Title	—

Notations
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 Refer to frozen layer with a suffix of -C for crosses.
 Refer to frozen layer "TRIANGLE" for 3D Triangles.
 Contour Interval 0.2 metres.

Scale	1:250	0 2.5 5 7.5 10
Surveyor	AZ	
Drawn	JD	
Date	20/03/20	
Survey Data	Boxhill External.imp	
CAD drawing number	301512-DA	
Original sheet size	A1	
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Project	Box Hill Shopping Centre 1 Main Street Box Hill, Vic	
Details	Feature and Level Survey Boxhill North External	
Sheet	2 of 6	
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BOXHILL CENTRAL SHOPPING CENTRE



BOXHILL CENTRAL SHOPPING CENTRE

201	Tree > 2m	
202	Top of Tree Height	
203	Group Trees/Shrubs	
301	Drain - Con/Earth	
403	Edge of Bitumen	
407	Invert of Kerb/Channel	
411	Driveway	
416	Road Marks	
418	Lane Lines(Solid)	
419	Edge of Concrete	
421	Edge of Paving	
501	Guard Rail	
503	Sign	
516	Side Mounted Sign	
521	Bollard	
522	Rubbish Bin	
523	Seat	
524	Bike Rack	
525	Flag Pole	
526	Parking Meter	
603	Building	
605	Window	
606	Doorway	
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710	Street Light	
726	Telecom Unclassified	
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904	Gate	
950	Title	

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Levels shown thus ± 99.99 are to Australian Height Datum

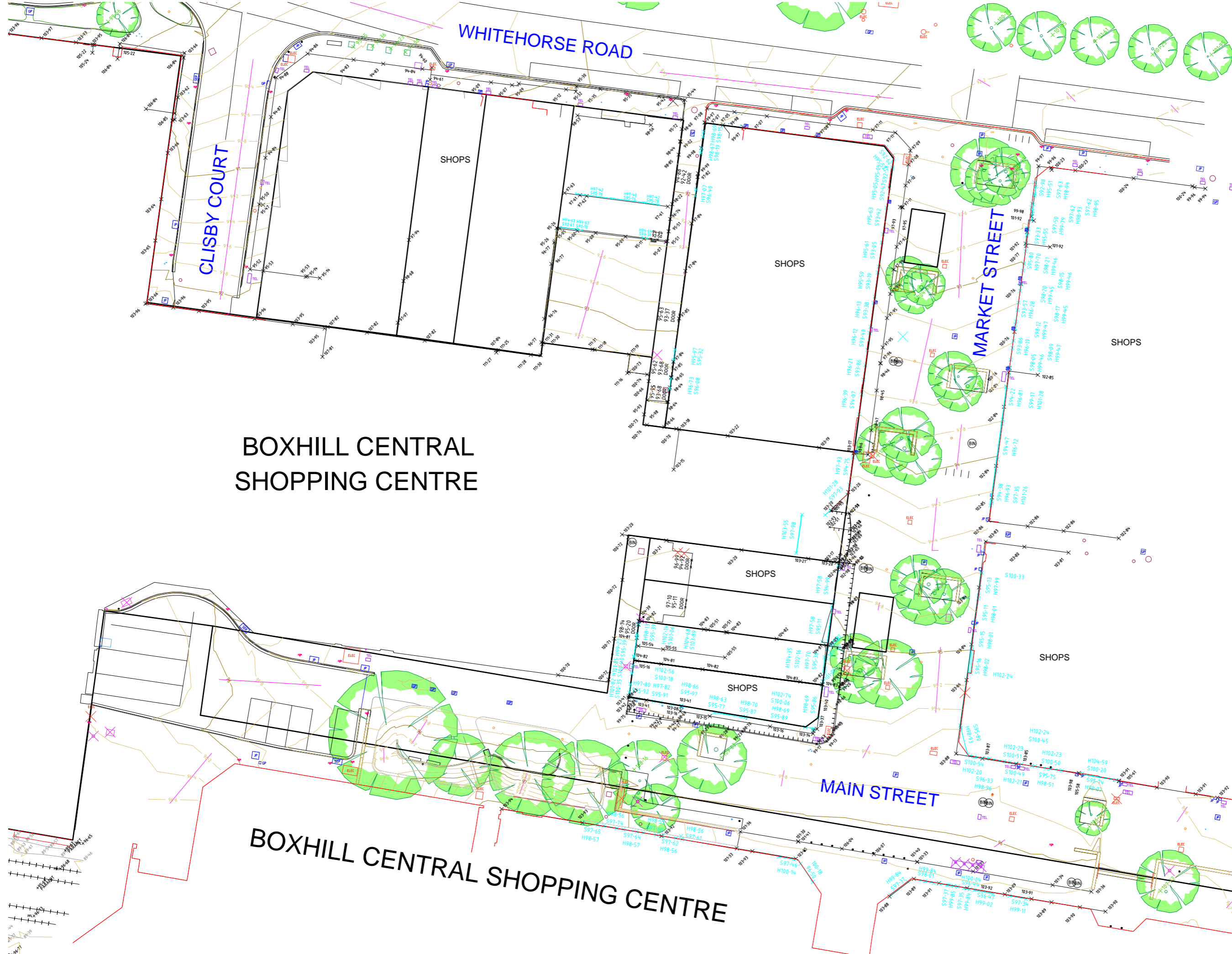
Refer to frozen layers with a suffix of -L for levels.
 Refer to frozen layers with a suffix of -C for crosses.
 Refer to frozen layer "TRIANGLE" for 3D Triangles.

Contour Interval 0.2 metres.

Scale	1:250
Surveyor	AZ
Drawn	JD
Date	20/03/20
Survey Data	Boxhill External.imp
CAD drawing number	301512-DA
Original sheet size	A1
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Details	Feature and Level Survey Boxhill North External
Sheet	3 of 6
Job Number	301512

Level 3, 1 Southbank Boulevard
 Southbank, Victoria 3006
 (03) 7019 8400
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BOXHILL CENTRAL SHOPPING CENTRE

BOXHILL CENTRAL SHOPPING CENTRE

BOXHILL CEN

201	Tree > 2m	
202	Top of Tree Height	
203	Group Trees/Shrubs	
301	Drain - Con/Earth	
403	Edge of Bitumen	
407	Invert of Kerb/Channel	
411	Driveway	
416	Road Marks	
418	Lane Lines(Solid)	
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525	Flag Pole	
526	Parking Meter	
603	Building	
605	Window	
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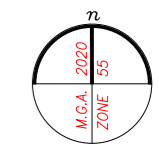
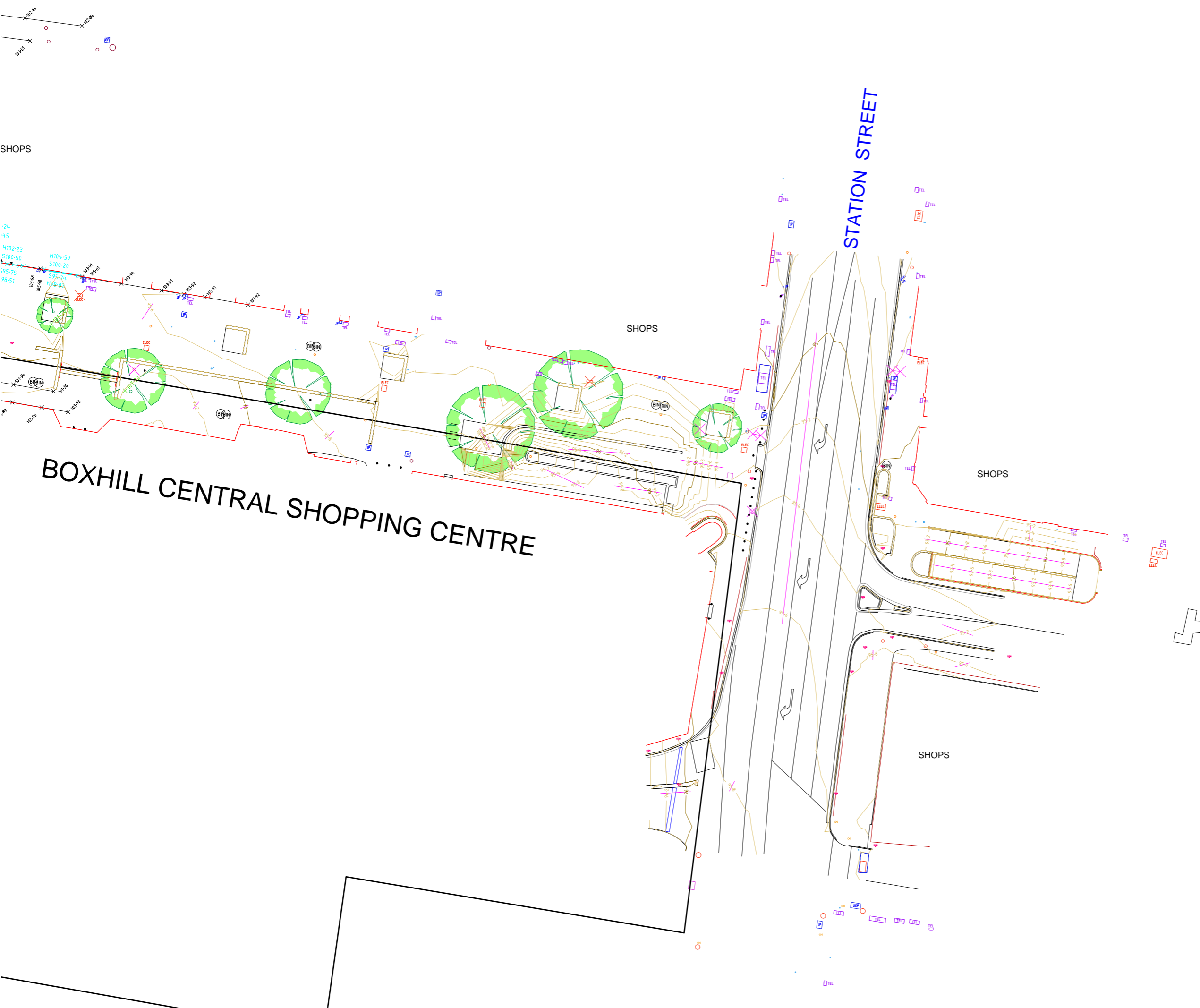
Levels shown thus $\text{AHD} \pm 0.00$ are to Australian Height Datum

Refer to frozen layers with a suffix of -L for levels.
Refer to frozen layers with a suffix of -C for crosses.
Refer to frozen layer "TRIANGLE" for 3D Triangles.

Contour Interval 0.2 metres.

Scale 1:250

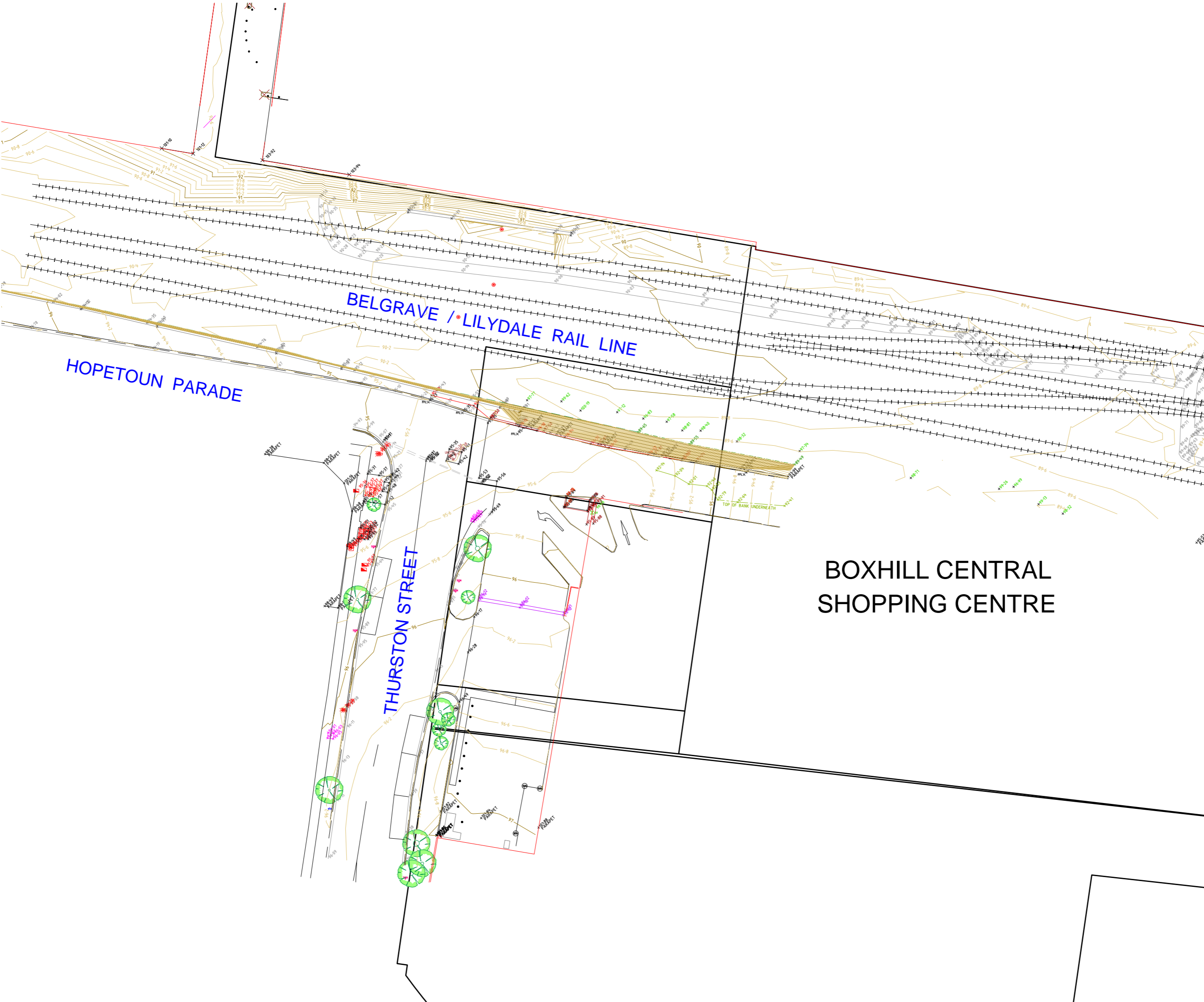
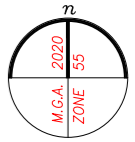
Surveyor	AZ
Drawn	JD
Date	20/03/20
Survey Data	Boxhill External.imp
CAD drawing number	301512-DA
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Sheet	4 of 6
Job Number	301512



201	Trees > 2m	⊕
202	Top of Tree Height	x
203	Group Trees/Shrubs	⊕
301	Drain - Con/Earth	—
403	Edge of Bitumen	—
407	Invert of Kerb/Channel	—
411	Driveway	—
416	Road Marks	—
418	Lane Lines (Solid)	—
419	Edge of Concrete	—
421	Edge of Paving	—
501	Guard Rail	—
503	Sign	—
516	Side Mounted Sign	—
521	Bollard	•
522	Rubbish Bin	⊕
523	Seat	—
524	Bike Rack	—
525	Flag Pole	—
526	Parking Meter	—
603	Building	—
605	Window	x
606	Doorway	—
617	Wall	—
621	Retaining Wall - Conc	—
628	Stairs / Steps	—
630	Top of Wall	—
633	Parapet	x
710	Street Light	—
726	Telecom Unclassified	—
903	Fence	—
904	Gate	—
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 Levels shown thus 4.50^{AD} are Australian Height Datum
 Refer to frozen layers with a suffix of -L for levels.
 Refer to frozen layers with a suffix of -C for crosses.
 Refer to frozen layer "TRIANGLE" for 3D Triangles.
 Contour Interval 0.2 metres.

Scale	1:250
Surveyor	AZ
Drawn	JD
Date	20/03/20
Survey Data	Boxhill External.imp
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201	Trees > 2m	⊗
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203	Group Trees/Shrubs	⊗
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403	Edge of Bitumen	—
407	Invert of Kerb/Channel	—
411	Driveway	—
416	Road Marks	—
418	Lane Lines (Solid)	—
419	Edge of Concrete	—
421	Edge of Paving	—
501	Guard Rail	—
503	Sign	+
516	Side Mounted Sign	+
521	Bollard	•
522	Rubbish Bin	⊗
523	Seat	—
524	Bike Rack	—
525	Flag Pole	—
526	Parking Meter	—
603	Building	—
605	Window	x
606	Doorway	—
617	Wall	—
621	Retaining Wall - Conc	—
628	Stairs / Steps	—
630	Top of Wall	—
633	Parapet	x
710	Street Light	—
726	Telecom Unclassified	—
903	Fence	—
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950	Title	—

Notations

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Levels shown thus 49.80 are to Australian Height Datum

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Refer to frozen layers with a suffix of -C for crosses.
Refer to frozen layer "TRIANGLE" for 3D Triangles.

Contour Interval 0.2 metres.

Scale	1:250	0 2.5 5 7.5 10
Surveyor	AZ	
Drawn	JD	
Date	20/03/20	
Survey Data	Boxhill External.imp	
CAD drawing number	301512-DA	
Original sheet size	A1	
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Details	Feature and Level Survey Boxhill North External	
Sheet	6 of 6	
Job Number	301512	



4.9
**MASTER PLAN OF
SUBDIVISION**

LOCATION OF LAND

PARISH: NUNAWADING
 TOWNSHIP: -
 SECTION: -
 CROWN ALLOTMENT: -
 CROWN PORTION: 5 (PART), 29A (PART)
 TITLE REFERENCE: VOL.12006 FOL.736 VOL.12006 FOL.737

LAST PLAN REFERENCE: TP665882M (LOTS 1-5) & CP102909

POSTAL ADDRESS: PROSPECT STREET & MARKET STREET,
 (at time of subdivision) BOX HILL, 3128

MGA 94 CO-ORDINATES: E 334570 ZONE: 55
 (approx. centre of land in plan) N 5812655

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER COUNCIL/BODY/PERSON

NIL NIL

NOTATIONS

STAGING THIS IS ~~NOT~~A STAGED SUBDIVISION PLANNING PERMIT NO.

DEPTH LIMITATION DOES NOT APPLY

OTHER PURPOSE OF PLAN:
 TO REMOVE THE EASEMENT IN FAVOUR OF MMBW ON TP665882M NOT SHOWN HEREIN

GROUNDS FOR REMOVAL OF EASEMENT:
 WHITEHORSE CITY COUNCIL PLANNING PERMIT No.

EASEMENT INFORMATION

LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT

SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF

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 Formerly **Bosco Jonson**



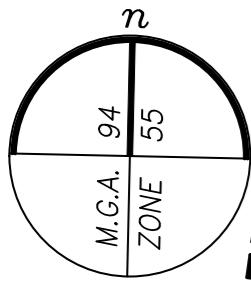
DATE 21/06/22
 VERSION F

REFERENCE 302359
 DRAWING 302359-EF

ORIGINAL SHEET SIZE A3
 SHEET 1 OF 8 SHEETS

PLAN OF SUBDIVISION

PS 840627S /S 1



SITE PLAN
DIAGRAM 1

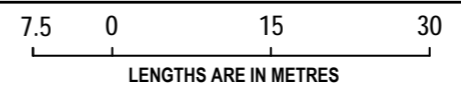
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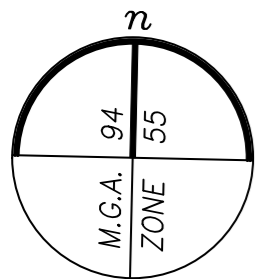


SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 2

PLAN OF SUBDIVISION

PS 840627S /S 1



NELSON STREET

WHITEHORSE ROAD

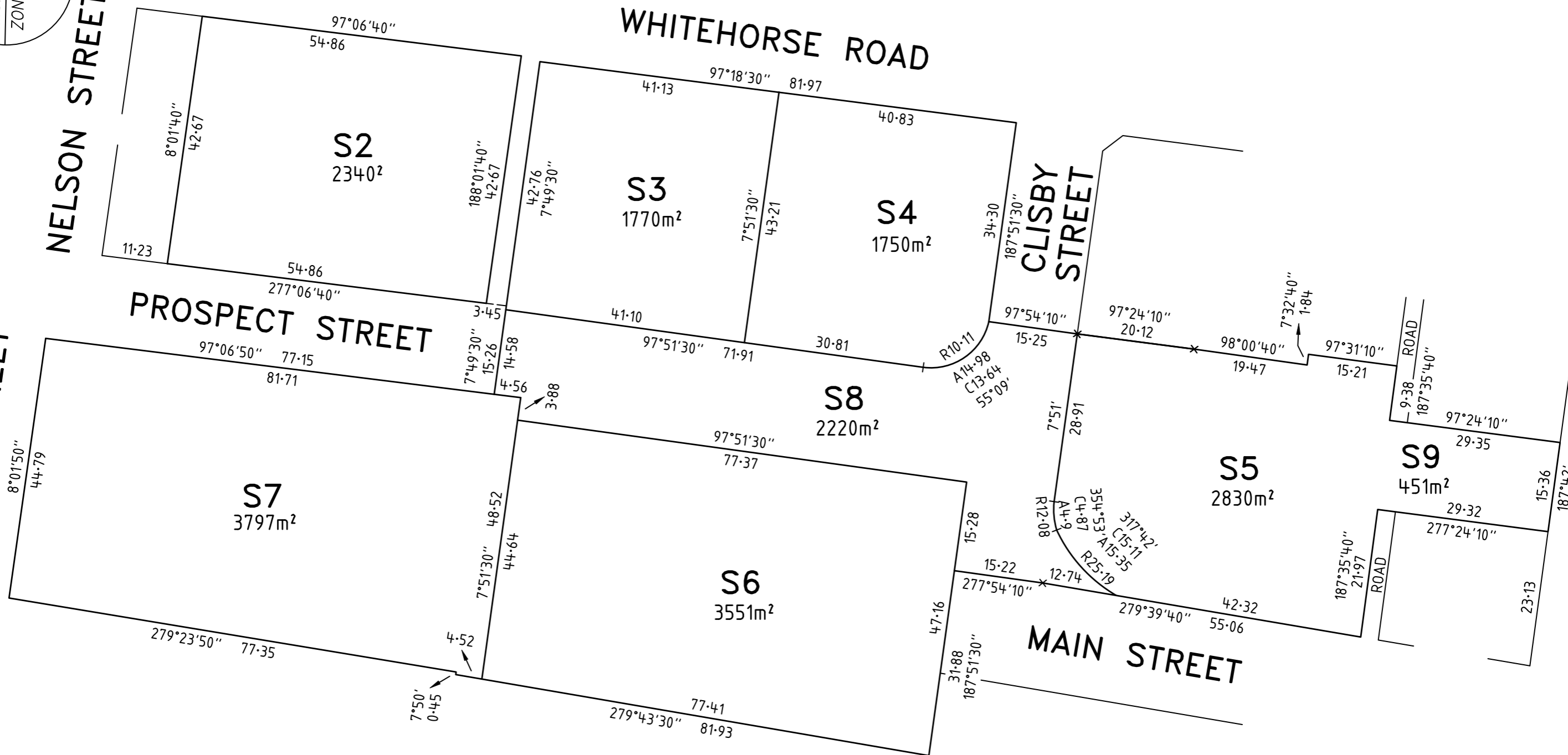
CLISBY STREET

NELSON STREET

PROSPECT STREET

MAIN STREET

MARKET STREET



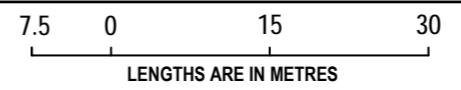
GROUND LEVEL AND ABOVE
DIAGRAM 2
SEE ENLARGEMENTS 2A AND 2B FOR MORE DETAILS

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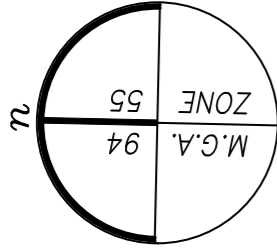


LICENSED SURVEYOR **ROSS NICHOLSON**

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SCALE 1:750 ORIGINAL SHEET SIZE A3
SHEET 3



WHITEHORSE ROAD



SEE ENLARGEMENT 2B

GROUND LEVEL AND ABOVE (PART)
ENLARGEMENT 2A

BATESSMART™

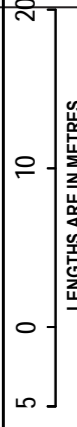


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LICENSED SURVEYOR ROSS NICHOLSON

SCALE 1:500



DATE 21/06/22

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ORIGINAL SHEET SIZE A3

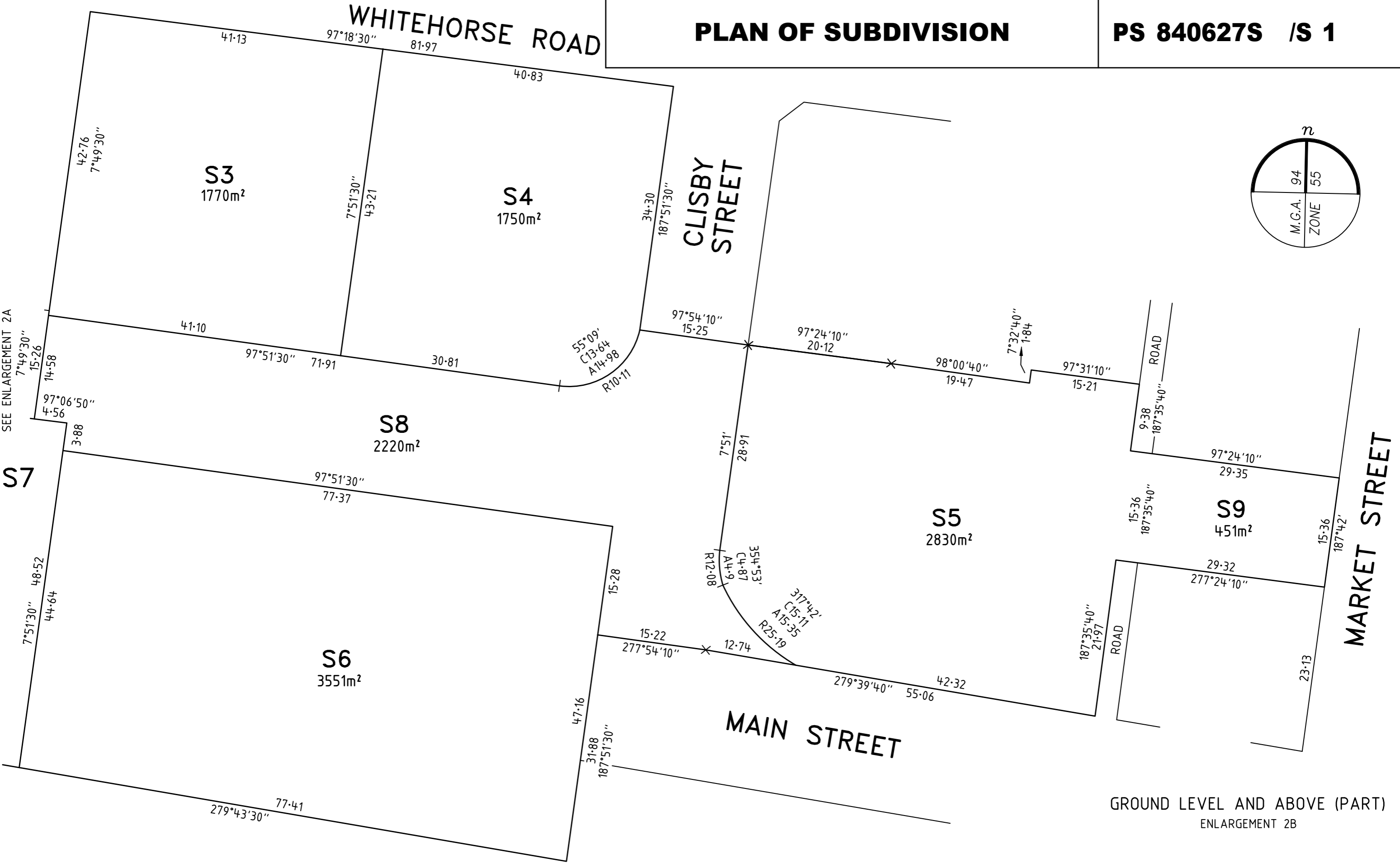
VERSION F

DRAWING 302359-EF

SHEET 4

PLAN OF SUBDIVISION

PS 840627S /S 1



SEE ENLARGEMENT 2A

GROUND LEVEL AND ABOVE (PART)
ENLARGEMENT 2B

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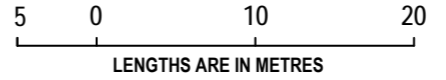


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LICENSED SURVEYOR ROSS NICHOLSON

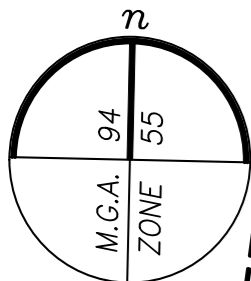
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SCALE
1:500

ORIGINAL SHEET SIZE A3
SHEET 5



BASEMENT LEVEL AND BELOW

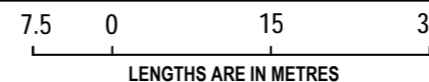
DIAGRAM 3

SEE ENLARGEMENTS 3A AND 3B FOR MORE DETAILS

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LICENSED SURVEYOR **ROSS NICHOLSON**



SCALE
1:750

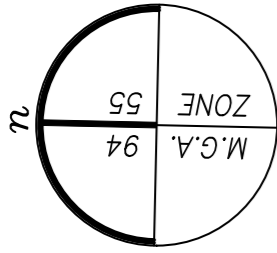
ORIGINAL SHEET SIZE A3

SHEET 6

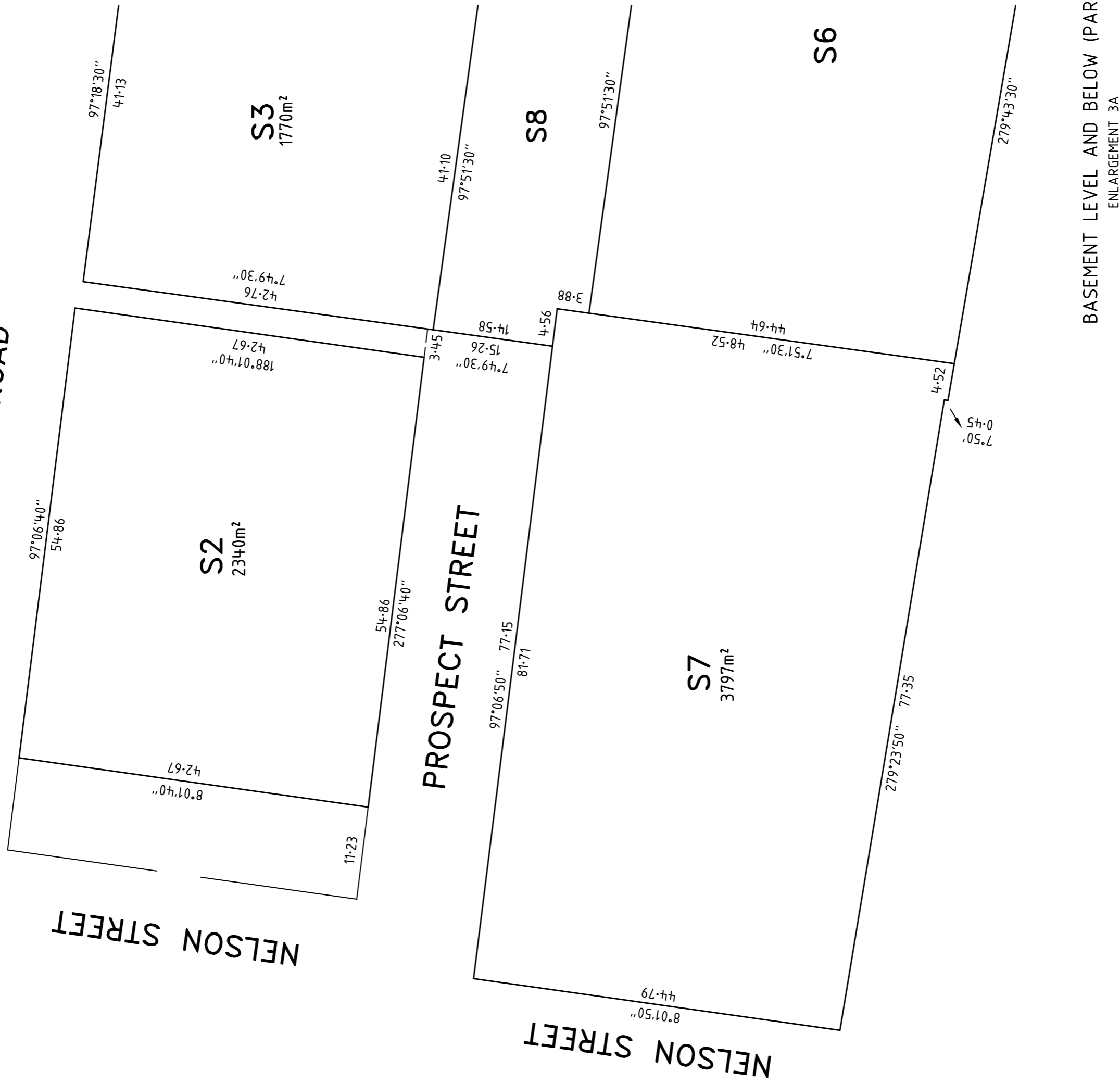
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WHITEHORSE ROAD



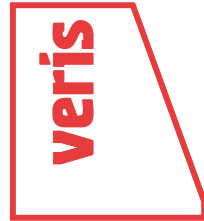
SEE ENLARGEMENT 3B

BASEMENT LEVEL AND BELOW (PART)
ENLARGEMENT 3A

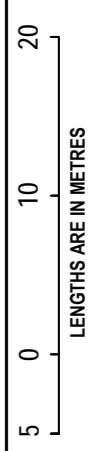
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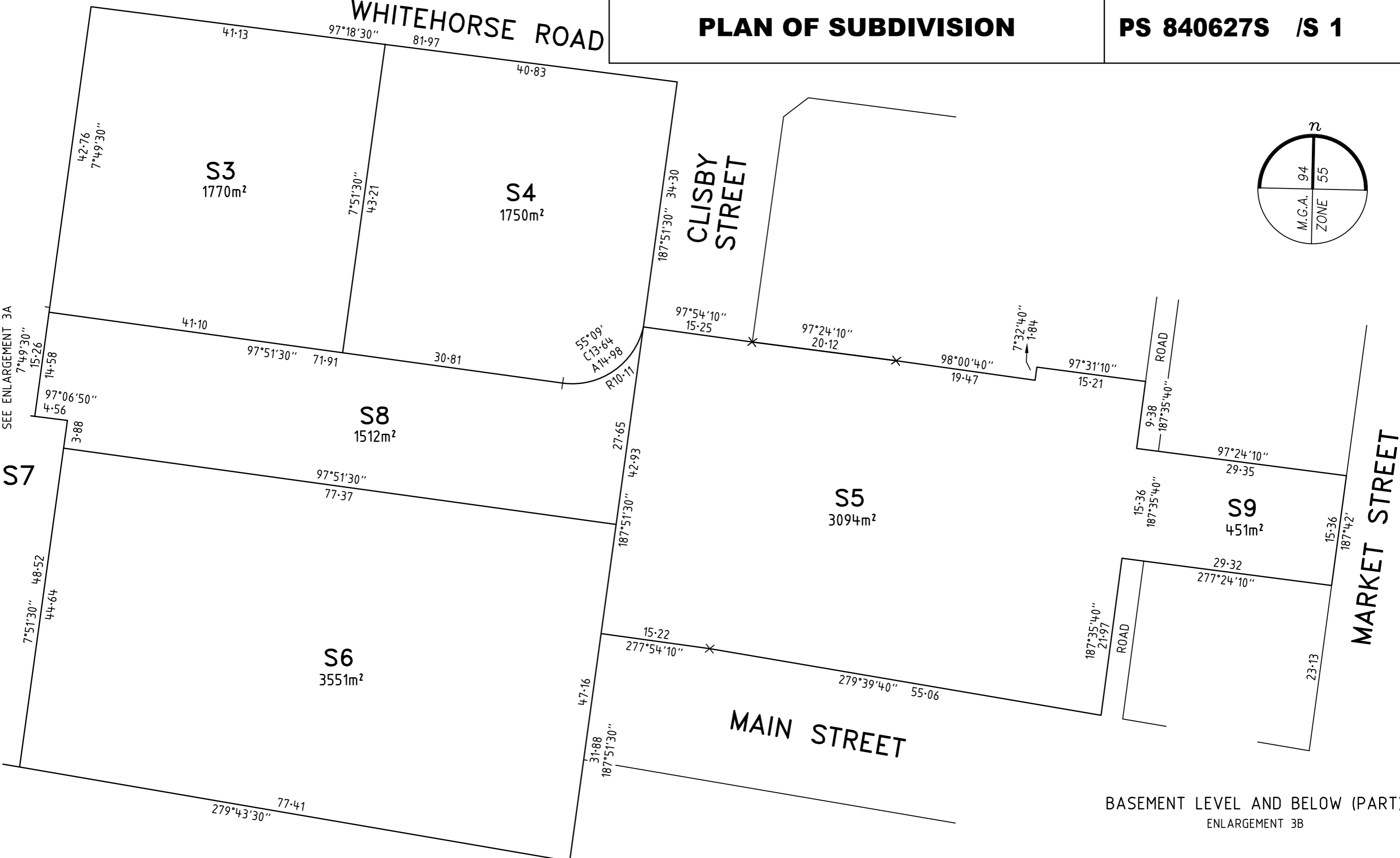
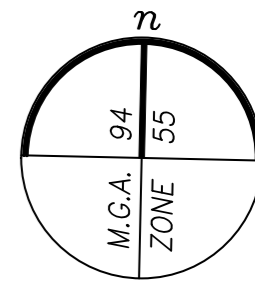
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LICENSED SURVEYOR	ROSS NICHOLSON	SCALE	1:500
DATE	21/06/22	REFERENCE	302359
VERSION	F	DRAWING	302359-EF
		ORIGINAL SHEET SIZE	A3
		SHEET	7





BASEMENT LEVEL AND BELOW (PART) ENLARGEMENT 3B

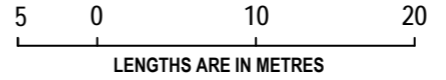
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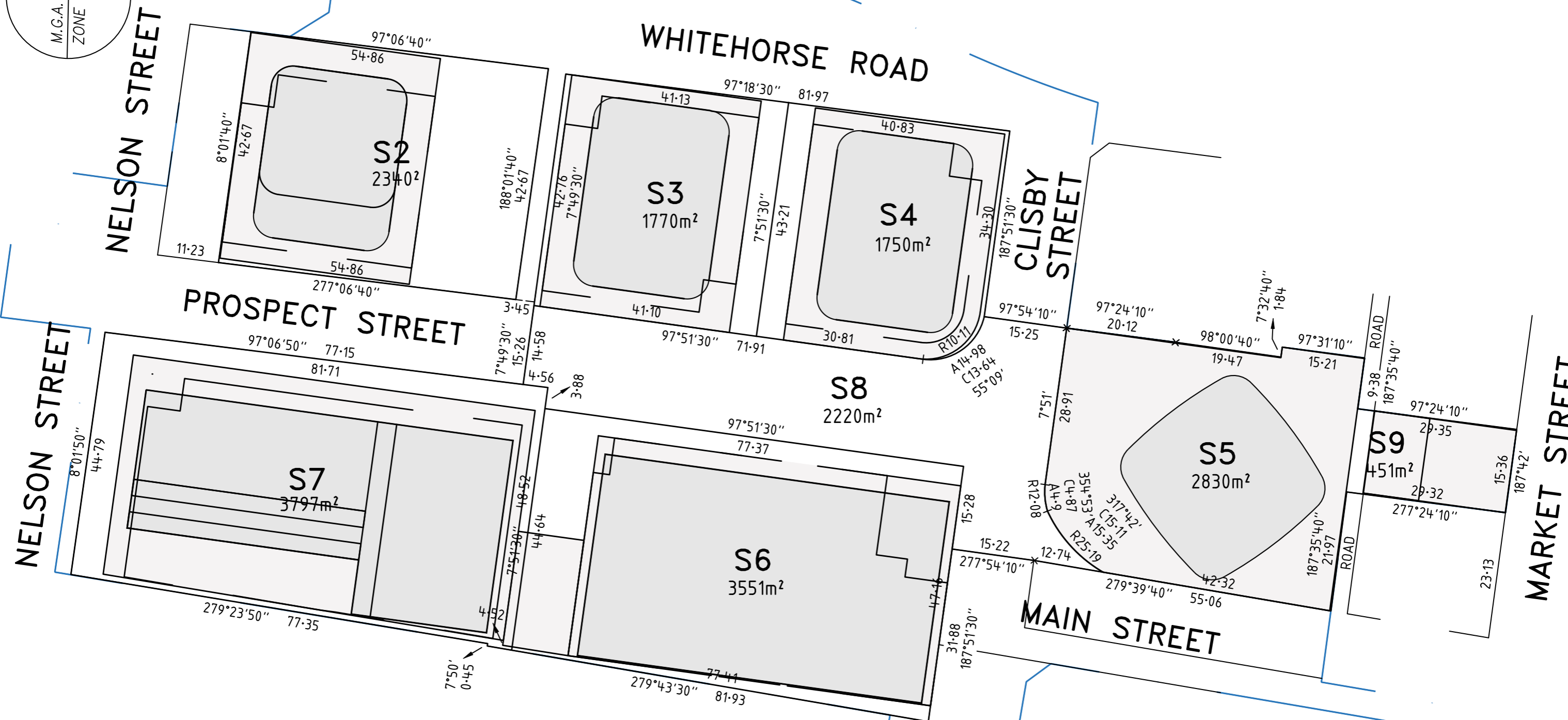
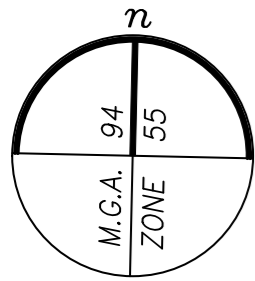


SCALE 1:500

ORIGINAL SHEET SIZE A3 SHEET 8

PLAN OF SUBDIVISION

PS 840627S /S 1



GROUND LEVEL AND ABOVE
DIAGRAM 2

SEE ENLARGEMENTS 2A AND 2B FOR MORE DETAILS

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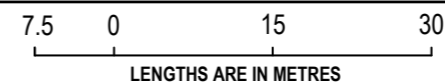
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SCALE
1:750

ORIGINAL SHEET SIZE A3

SHEET 3