



Approved DA - 694/2017/JP



S4.55(2) Modification Submission to 694/2017/JP

7-9 Terry Road, Box Hill

Applicant : Vandana Vandana - UPG 184 Pty Ltd

UNIT MATRIX SUMMARY

UNIT TYPE	1BR	2BR	3BR	TOTAL
LOWER GROUND FLOOR	0	6	2	8
GROUND FLOOR	2	7	3	12
LEVEL 1	3	9	4	16
LEVEL 2	3	9	4	16
LEVEL 3	4	9	3	16
LEVEL 4	2	11	2	15
LEVEL 5	2	11	2	15
LEVEL 6	1	5	0	6
SUB TOTAL	17	67	20	
	16.4%	64.4%	19.2%	
TOTAL UNITS				104

CAR PARK TYPE SUMMARY

TYPE	AMOUNT
Residential car spaces	104
Accessible car spaces	10
Visitor car spaces	19
Accessible visitor car spaces	2
TOTAL CAR SPACES	135

DEVELOPMENT SUMMARY

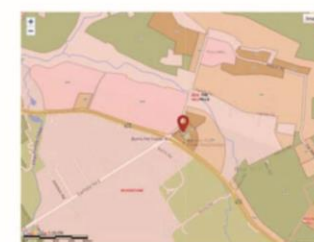
	ALLOWABLE	APPROVED	PROPOSED	COMPLIES
01 SITE AREA GROSS SITE AREA (include road widening)	-	3621.30m ² 4790m ²	3621.30m ² 4790m ²	N/A
02 ZONE	R4	-	-	YES
03 BUILDING HEIGHT	Max. 21m	21m	22.8m	YES
04 FSR (Gross Site Area)	2:1 9580m ²	1.82 : 1 8,707.5 m ²	1.88 : 1 4790m ²	YES
05 NUMBER OF UNIT	-	1 BEDROOM / STUDIO = 14 2 BEDROOM = 81 3 BEDROOM = 9 TOTAL = 103	1 BEDROOM / STUDIO = 17 2 BEDROOM = 67 3 BEDROOM = 20 TOTAL = 104	YES
06 CAR SPACE - 1 BEDROOM/ STUDIO - 2 BEDROOM - 3 BEDROOM - VISITOR - CAR WASH BAY	1 per UNIT 1 per UNIT 1.5 per UNIT 0.2 per UNIT 0	- - - - -	- - - - -	- - - - -
07 SOLAR ACCESS	70%	72.82% (75 of 103 UNITS)	70% (69 of 104 UNITS)	-
08 CROSS VENTILATION	60%	61.17% (63 of 103 UNITS)	60% (54 of 104 UNITS)	-
09 ADAPTABLE UNIT	10% of 103 UNITS =11 UNITS (TBC)	11 UNITS	11 UNITS	-
10 DEEP SOIL ZONE	253.491m ² (7% OF SITE)	630 m ² (17.4 % OF SITE)	257.25m ² (7.1% OF SITE)	-
11 LANDSCAPE	1086.39m ² (30% OF SITE)	2,025.43 m ² (55.93 % OF SITE)	1015.41 m ² (26% OF SITE)	-
12 COMMON OPEN SPACE	543.2m ² (15% OF SITE)	1,000.4 m ² (27.63 % OF SITE)	879.2m ² (23% OF SITE)	-
13 SITE COVERAGE	1810.65m ² (50% OF SITE)	1,559.1 m ² (44.16 % OF SITE)	1544 m ² (42% OF SITE)	-



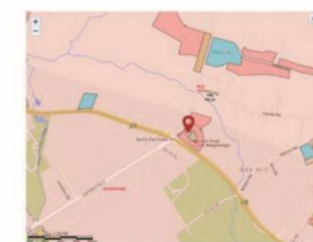
SITE LOCATION



ZONING: R4 (HIGH DENSITY RES.)



BUILDING HEIGHT: 21 m

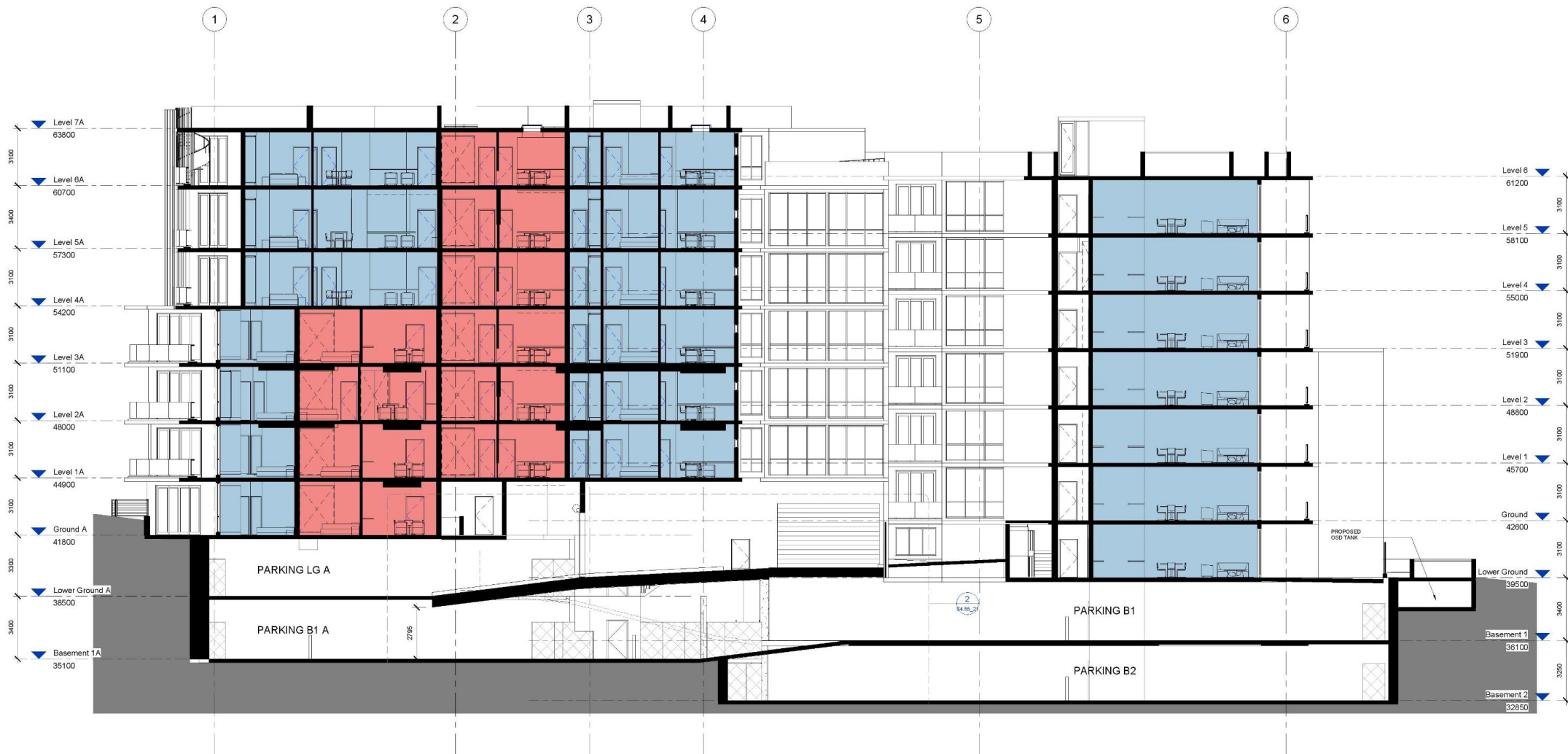


FSR: 2 : 1

KEY SITES



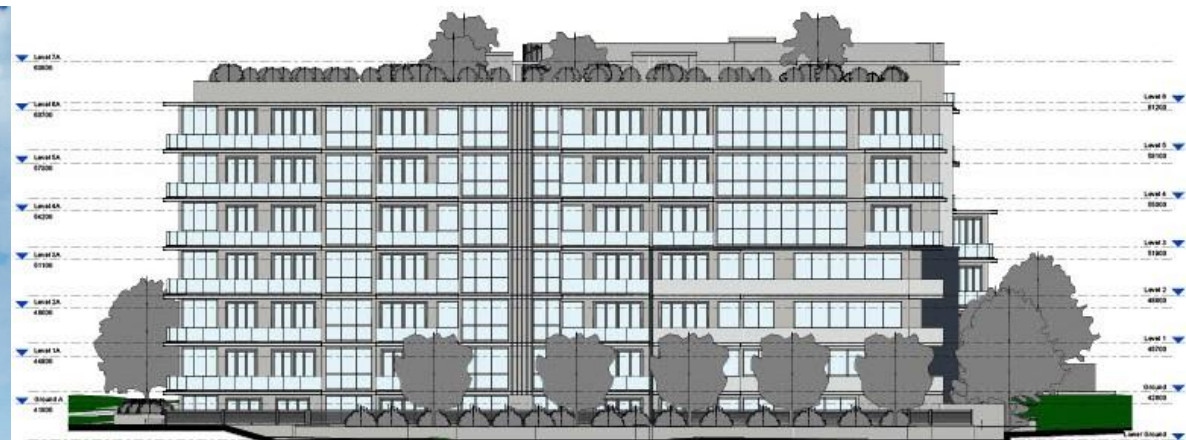
Ground Floor Plan



Building Cross Section



Brookline Crescent Perspective



North Elevation



East Elevation

Street View



Terry Road Perspective



South Elevation



West Elevation

Street View



Aerial View

- Access Design Report
- SEPP65 Report
- Statement of Environmental Effects report
- Apartment Design Guide Compliance Statement
- Basix Certificate
- NatHER Report
- Stormwater Management Plan
- Traffic Report

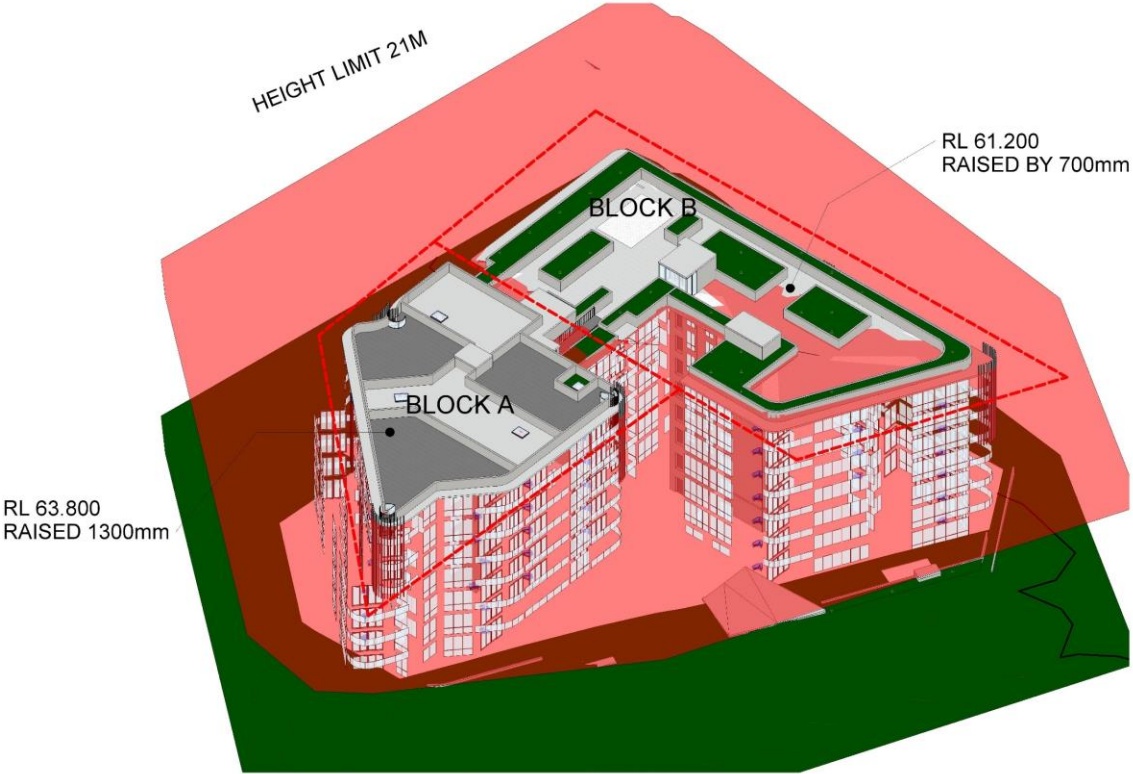
- External Appearance
- SEPP65
- Height

External Appearance

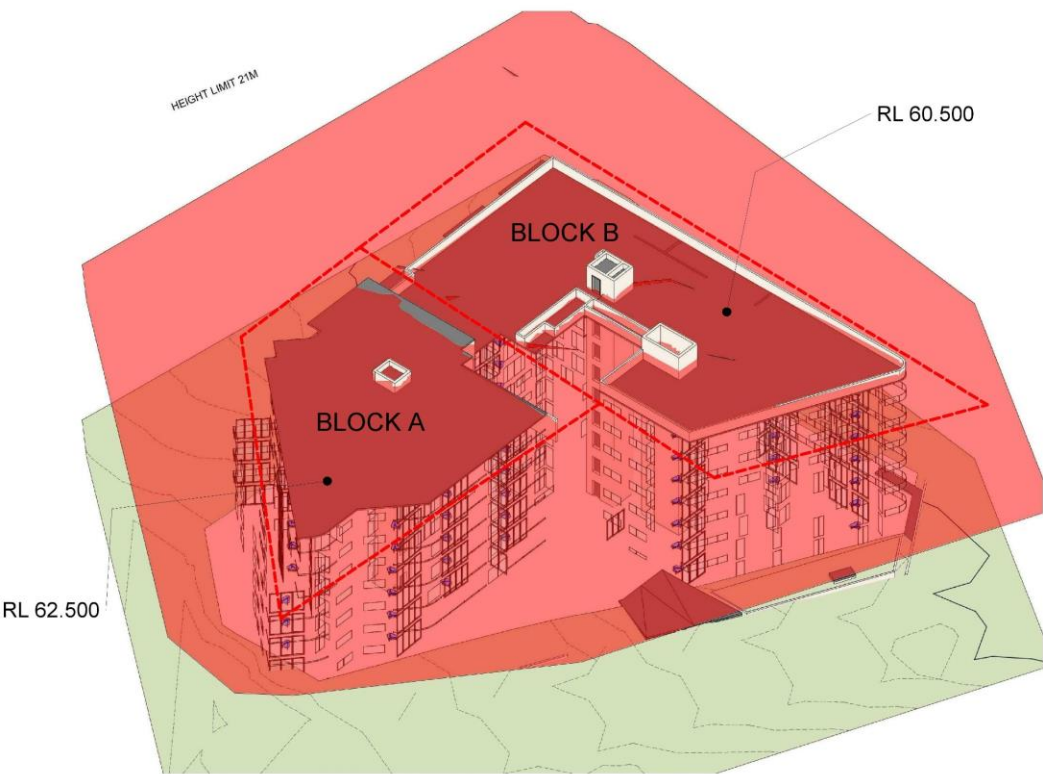


Further Consideration

Height Plane Diagram



Proposed 3D Height Plane



Original 3D Height Plane