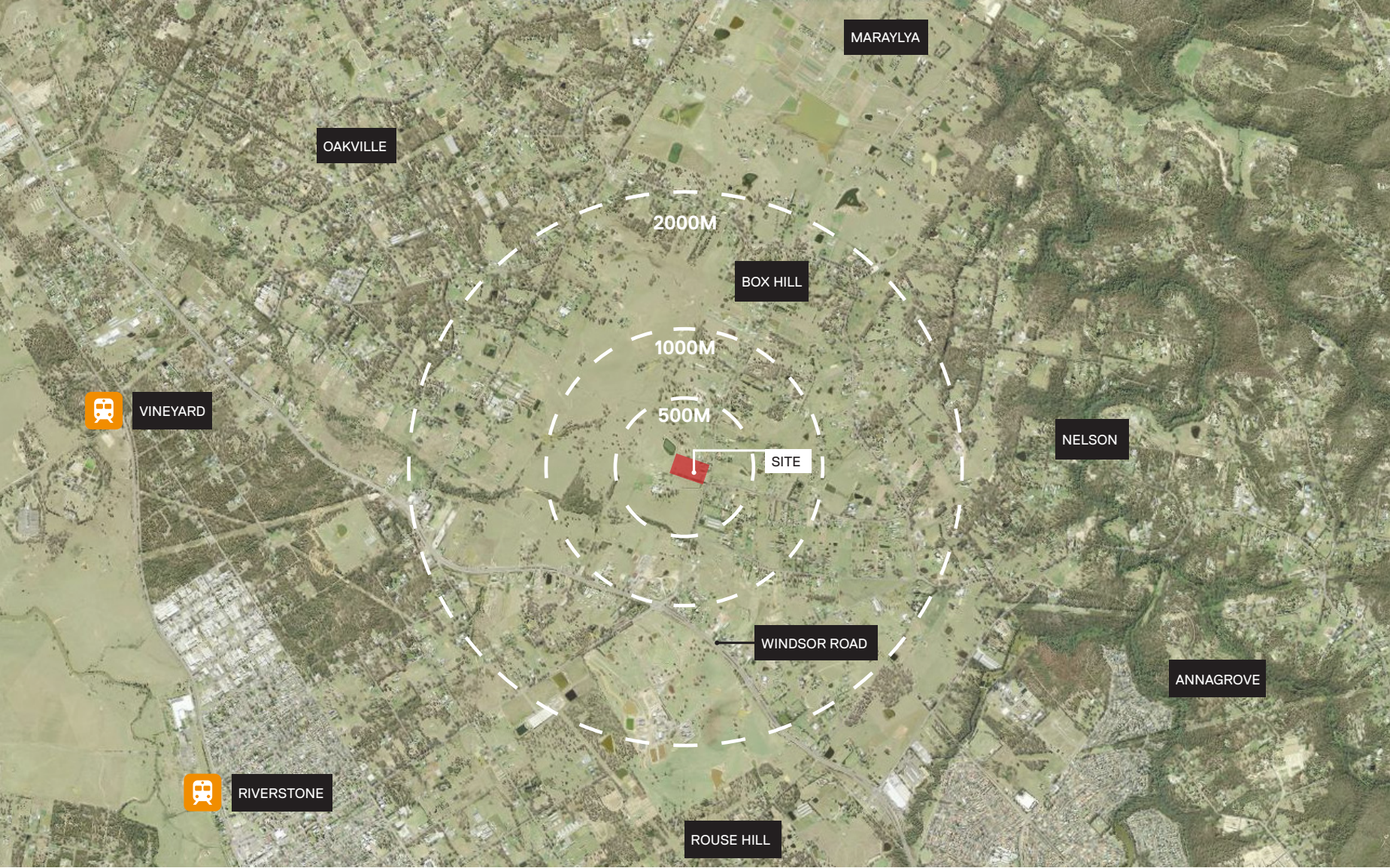




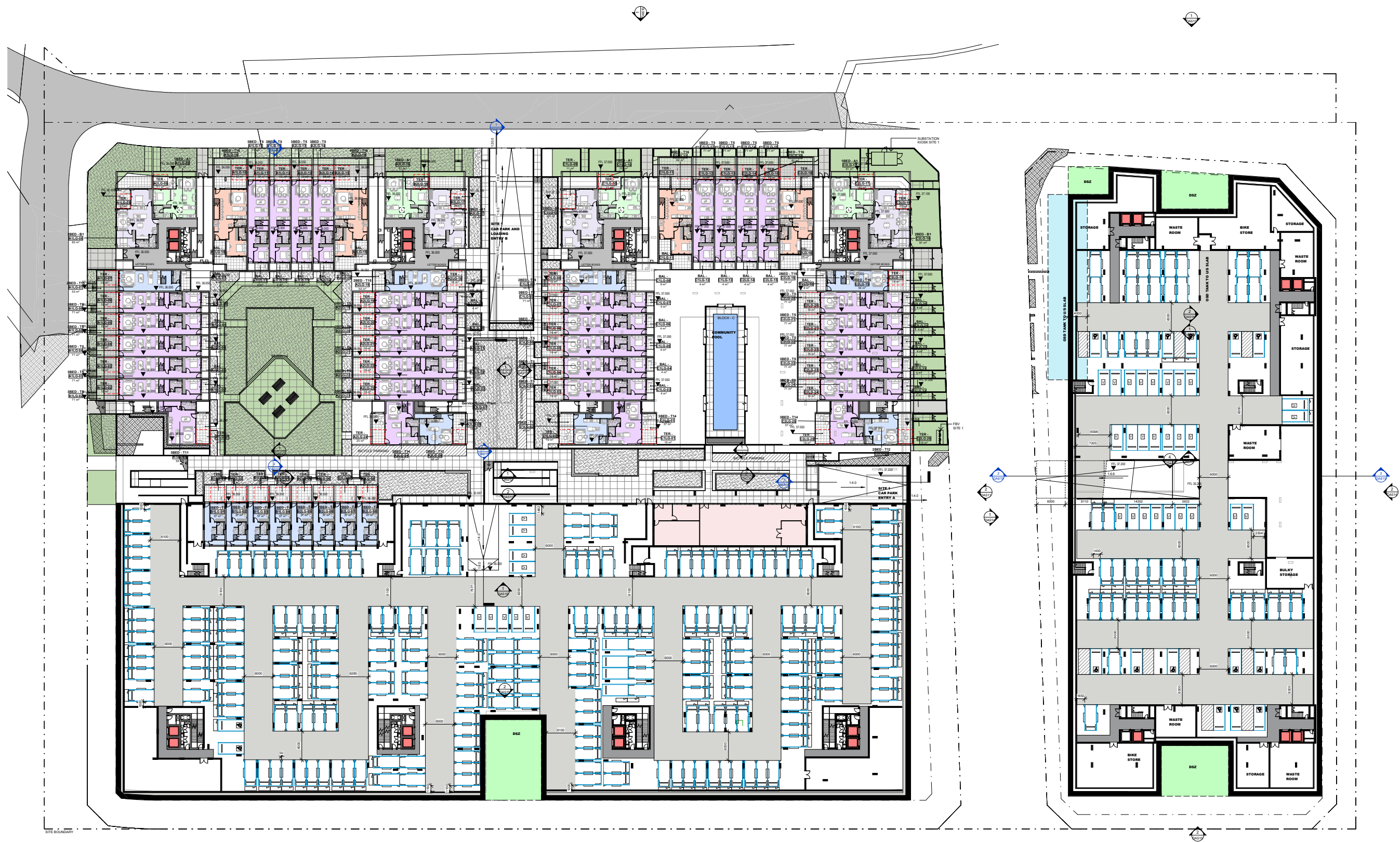
34 - 36 Terry Road, Box Hill

OWNERS CONSENT UPG 122 PTY LTD.

DA DEVELOPMENT SUMMARY											
LEVEL		1 BED	2 BED	2 BED SKY	2 BED TH	3 BED	3 BED SKY	3 BED TH	4 BED SKY	4 BED TH	Total
BLOCK A	GROUND	1	2	0	0	2	0	0	0	0	5
	LEVEL 1	6	2	0	0	13	0	0	0	0	21
	LEVEL 2	4	4	0	0	13	0	0	0	0	21
	LEVEL 3	4	4	0	0	13	0	0	0	0	21
	LEVEL 4	0	0	2	0	0	24	0	2	0	28
	LOWER GROUND	2	2	0	3	0	0	16	0	2	25
		17	14	2	3	41	24	16	2	2	121
BLOCK B	GROUND	0	0	0	5	0	0	14	0	4	23
	LEVEL 1	2	2	0	0	0	0	0	0	0	4
	LEVEL 2	4	4	0	0	15	0	0	0	0	23
	LEVEL 3	4	4	0	0	15	0	0	0	0	23
	LEVEL 4	4	4	0	0	13	0	0	0	0	21
	LEVEL 5	0	0	2	0	0	24	0	2	0	28
	LOWER GROUND	0	0	0	8	0	0	0	0	0	8
BLOCK C	GROUND	0	2	0	0	2	0	0	0	0	4
	LEVEL 1	4	4	0	0	13	0	0	0	0	21
	LEVEL 2	4	4	0	0	13	0	0	0	0	21
	LEVEL 3	4	4	0	0	13	0	0	0	0	21
	LEVEL 4	0	0	2	0	0	24	0	2	0	28
	LOWER GROUND	2	2	0	4	0	0	16	0	2	26
		14	16	2	4	41	24	16	2	2	121
BLOCK D	GROUND	2	2	0	2	0	0	22	0	4	32
	LEVEL 1	1	1	0	0	2	0	0	0	0	5
	LEVEL 2	4	4	0	0	15	0	0	0	0	23
	LEVEL 3	4	4	0	0	15	0	0	0	0	23
	LEVEL 4	4	4	0	0	13	0	0	0	0	21
	LEVEL 5	0	0	2	0	0	24	0	2	0	28
		15	15	2	2	45	24	22	2	4	132
BLOCK E	GROUND	1	4	0	0	0	0	16	0	0	21
	LEVEL 1	1	4	0	0	0	0	0	0	0	5
	LEVEL 2	1	6	0	0	10	0	0	0	0	17
	LEVEL 3	1	6	0	0	10	0	0	0	0	17
		4	20	0	0	20	0	16	0	0	60
BLOCK F	GROUND	1	3	0	0	2	0	13	0	0	19
	LEVEL 1	1	3	0	0	2	0	0	0	0	6
	LEVEL 2	1	5	0	0	10	0	0	0	0	16
	LEVEL 3	1	5	0	0	10	0	0	0	0	16
	LEVEL 4	1	5	0	0	10	0	0	0	0	16
		5	21	0	0	34	0	13	0	0	73
	TOTAL: 637	69	100	8	22	224	96	97	8	12	637
	UNIT MIX	10.83%	16.01%	1.26%	3.61%	35.32%	15.07%	15.23%	1.26%	1.88%	138.78%
		1 BED	2 BED		3 BED			4 BED		TOTAL	
		10.83%	20.57%		65.46%			3.14%		138.30%	

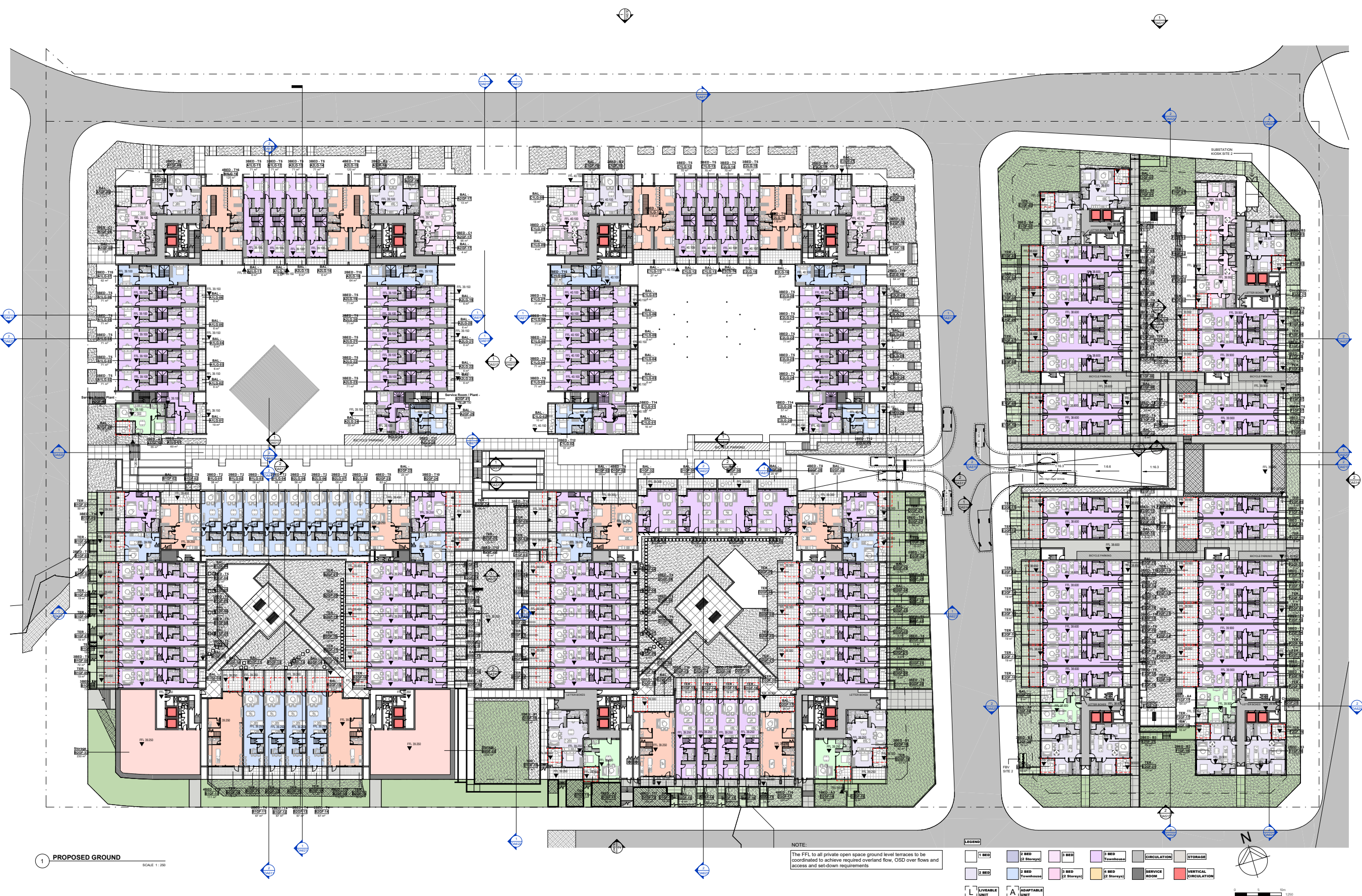


Site Details



1 PROPOSED LOWER GROUND
SCALE 1:200

Lower Ground Floor Plan



Ground Floor Plan



Building Cross Section



Street View (Site 1)



1 SITE 1 - HURRELL STREET ELEVATION



Street View (Site 1)

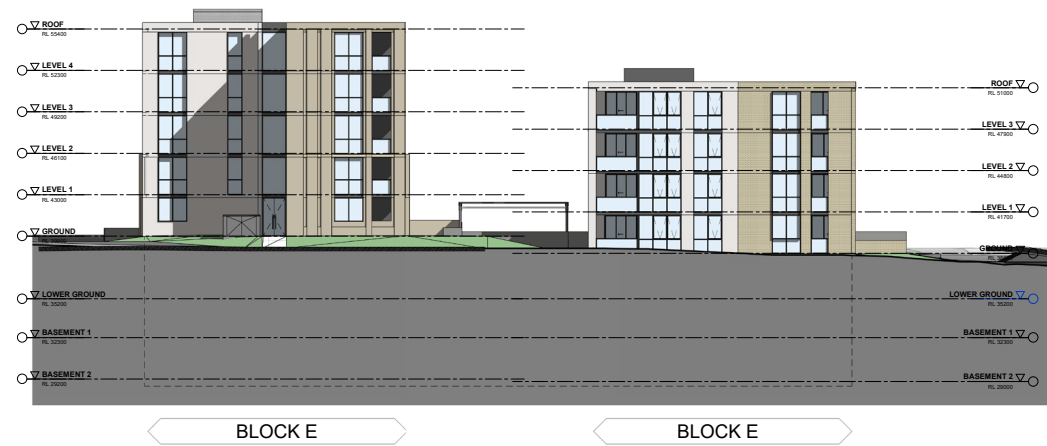


1 SITE 2 - SKARRATT STREET ELEVATION

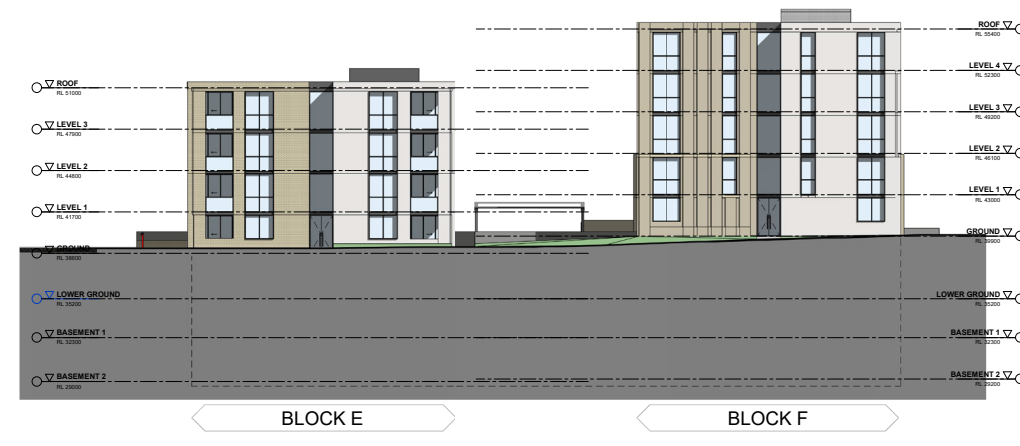


2 SITE 2 - TERRY ROAD ELEVATION

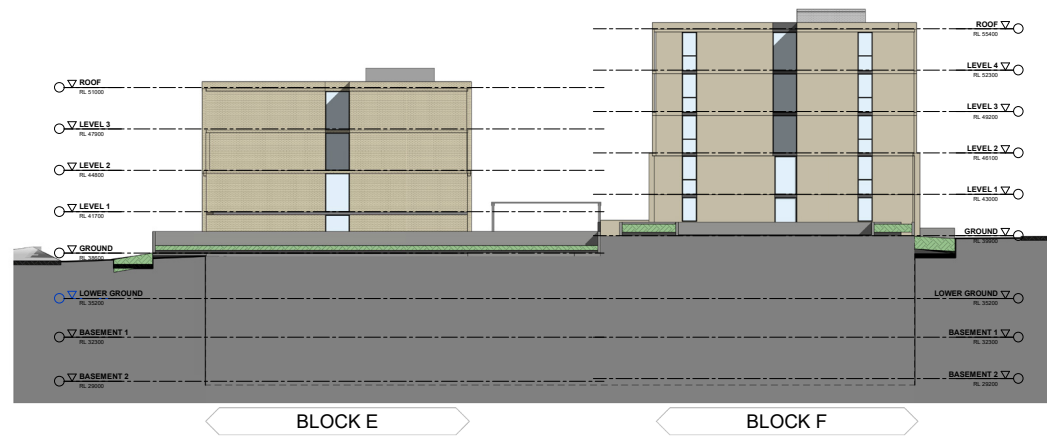
Street View (Site 2)



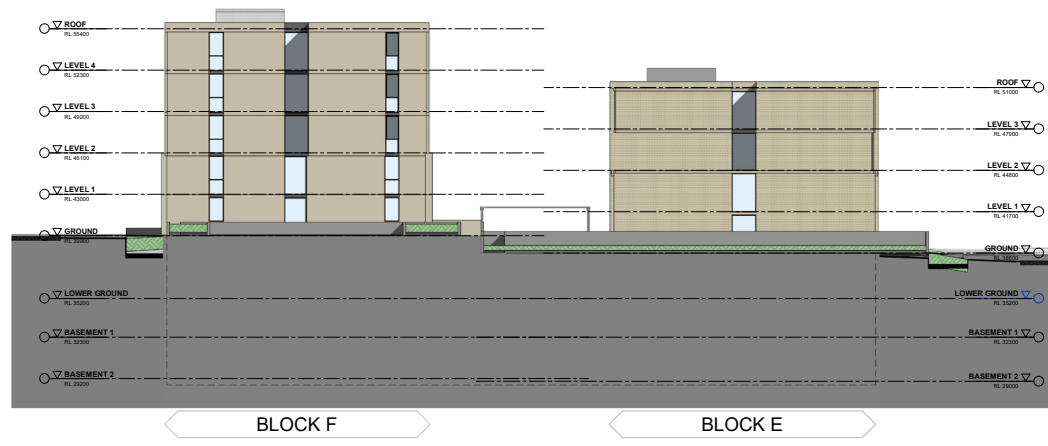
1 SITE 2 - SETTLEMENT DRIVE ELEVATION



2 SITE 2- GARDINER DRIVE ELEVATION



3 SITE 2 - INTERNAL NORTH ELEVATION

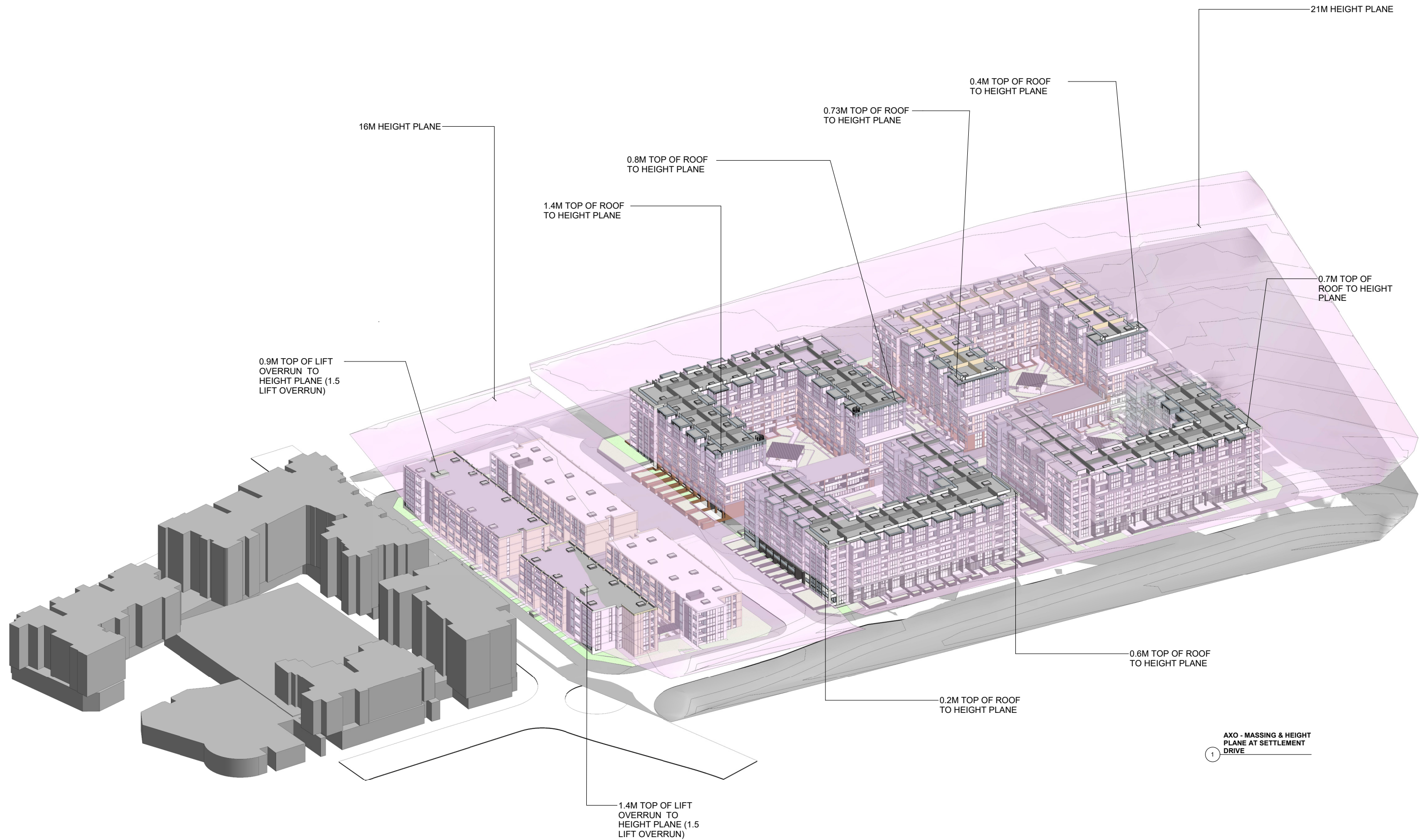


4 SITE 2 - INTERNAL SOUTH ELEVATION

Street View (Site 2)

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

Specialist reports



Height plane