

Mt Carmel Drive, Box Hill

Construction of a seven storey mixed use development with a roof terrace, comprising a café, commercial tenancies (business premises), gym, child care centre and office premises, with an adjoining three storey car park, an additional at-grade parking lot to the north of the site, and associated landscaping, and vehicular and pedestrian access



Specialist Reports & Investigations

The following specialist reports were submitted with the application:

Report	Prepared By	Conclusions
Aboriginal Heritage Impact Permit	NSW Office of Environment & Heritage	OEH has considered the application and supporting information provided, and matters under section 90K of the NPW Act and has decided to issue an AHIP subject to conditions.
Access Report	Morris Goding Access Consulting	The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities and parking can be readily achieved.
Acoustic Assessment	Renzo Tonin & Associates	Provided the recommendations in Section 8 are implemented, the development is deemed acceptable for use during the proposed hours of operation.
BCA Report	BCA Logic	The architectural design documentation as referred to in report has been assessed against the applicable provisions of the Building Code of Australia, (BCA) and it is considered that such documentation complies or is capable of complying with that Code.
Geotechnical Assessment Report	JK Geotechnics	The fill on site to comprise engineered fill, and suitable to support the proposed development, on condition that additional testing of any fill by Standard Penetration Testing (SPT) or Cone Penetration Testing (CPT) be completed within the footprint of the proposed on-grade parking lot.
Land Use Suitability Assessment	ERM	ERM concludes that the Site is suitable for future 'Commercial / Industrial' land use (NEPC, 2013) without the need for further investigation, remediation or management.
Transport Impact Assessment	Stantec	The proposed supply of 260 parking spaces is considered appropriate and meets the applicable statutory requirements. The proposed parking layout is designed in accordance with the dimensional requirements as set out in DCP 2012 and Australian Standard for Off Street Car Parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009). The traffic generated by the proposed development is consistent with that already considered as part of masterplanning for the Box Hill precinct. The proposal is not expected to compromise the function or operation of the surrounding network and can be supported from a transport perspective.

CONSULTANT REPORTS

TONY OWON PTNRS

Issue of Aboriginal Heritage Impact Permit



Your reference:
Our reference: AHS001 No. 0001 1 31/10/2022
Notice number: C0001068
Context: Final Study (S2) 1000 0000

Wish Property Consulting Pty Ltd
14 Llan Road
ANNANDGROVE
NSW 2150
Australia

NOTICE OF THE ISSUE OF ABORIGINAL HERITAGE IMPACT PERMIT C0001068

BACKGROUND
A. Wish Property Consulting Pty Ltd (the applicant) applied to the Office of Environment & Heritage (OEH) under section 90A of the National Parks and Wildlife Act 1974 (NPW Act) for an Aboriginal Heritage Impact Permit (AHIP). The AHIP application was in relation to Box Hill Residential Development.
B. OEH received the application on 19 March 2015 and further information was received on 1 April 2015.

ISSUE OF ABORIGINAL HERITAGE IMPACT PERMIT

- OEH has considered the application and supporting information provided, and matters under section 90K of the NPW Act and has decided to issue an AHIP C0001068 subject to conditions.
- The AHIP is attached.
- You should read the AHIP carefully and ensure you comply with its conditions.

It is an offence under section 90J NPW Act to fail to comply with the conditions of the AHIP. The maximum penalty that a court may impose on a corporation for failing to comply with this AHIP is \$1.1m. OEH can also issue penalty notices for this offence.

Notice No. C0001068
Application Ref No. AHS001 2015
Issue: 10/01/2022 10:00:00

Page 1 of 2

BCA Logic

BCA Assessment Report Box Hill Commercial



Project: Box Hill Commercial
Reference No: 110100-BCA-0
Date: 28 July 2022
Client: Mogul Stud
Client Contact: Tony Lu - Tony@mogulstud.com.au
Email: tony@mogulstud.com.au
BCA Logic Contact: Alex Tackley
Phone: (08) 817 1331
Email: Alex.Tackley@mogulstud.com.au

Site: 100, Level 1, 101, Castle Street, Sydney NSW 2000, (Preston Wharf, PO Box 2140, Queen Victoria Building, NSW 1200)



REPORT TO MOGUL STUD PTY LTD ON GEOTECHNICAL ASSESSMENT FOR PROPOSED BOX HILL COMMERCIAL DEVELOPMENT AT MOUNT CARMEL DRIVE, BOX HILL, NSW

Date: 21 May 2022
Ref: 2207010102

JK Geotechnics
www.jkgeotechnics.com.au

T: +61 2 9988 1000
JK Geotechnics Pty Ltd
ABN 57 960 510 995



RENZO TONIN & ASSOCIATES

Acoustic
Consulting
Sydney, Australia

CARMEL VILLAGE COMMERCIAL BUILDING, BOX HILL

DA Acoustic Assessment

26 July 2022

APG

1000-0-0000-00 Acoustic Assessment (S2)

35
Renzo Tonin & Associates Pty Ltd
Level 10, 100-102, Pitt Street, Sydney NSW 2000
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T: +61 2 9250 0000 F: +61 2 9250 0001
A: 100-102 Pitt Street Sydney NSW 2000



Box Hill Commercial Landscape Concept June 2022



COMMERCIAL DEVELOPMENT BOX HILL RETAIL CARMEL VILLAGE, BOX HILL, NSW, 2163



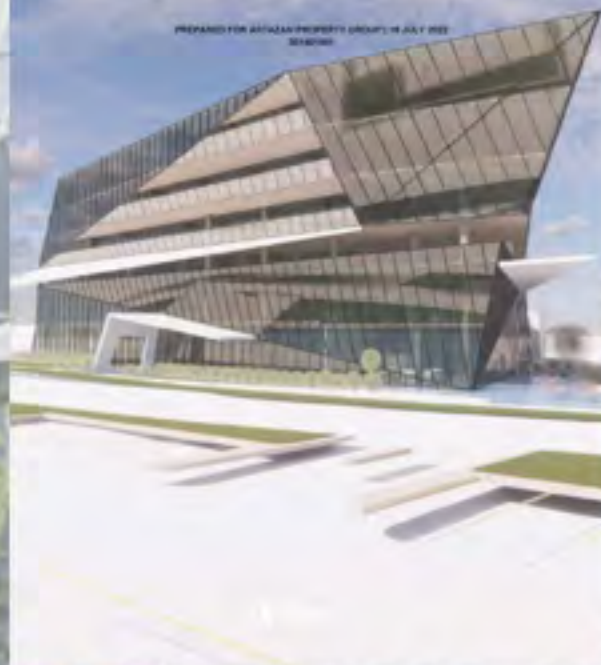
LOCATION MAP



MOUNT CARMEL DRIVE COMMERCIAL

TRANSPORT IMPACT ASSESSMENT

PREPARED FOR ARTAZAN PROPERTY GROUP'S IN JULY 2022
SERVING:



NCC 2019 Amdt 1 Section JV3 for Part J1 Design Report

Box Hill Commercial Development,
Carmel Village, Box Hill, 2765

Project No: 1000000
Revision: 1
Issue: 08 July 2022
Client: Commercial Services, APG

E-LAB Consulting
Building science and engineering, indoor climate



Morris Goding
Access Consulting

APG

Mount Carmel Drive Retail
Development, Box Hill, NSW.

Access Review -
Final

30 May 2022

Morris Goding
Access Consulting
ABN 15 414 202 940

Studio 5, Level 1
55 Bowman Street
Pyrmont NSW 2150

T: 02 9902 9522
F: 02 9902 9442
M: 04 9902 9442

ADMIN
G.D.
M.G.

Box Hill Commercial, Mt Carmel Drive – Waste Management Plan

A Submission to Artazan Property Group Pty Ltd
on behalf of Mogul Stud Pty Ltd

10th July 2022



The Site

The subject site is located on the northern side of Windsor Road, a classified road, and approximately 250m to the east of Boundary Road in Box Hill. It comprises Part Lot 103 and Part Lot 106 in DP 1257660.

The site area of the development site is 9,367.3m² including the car park sites, and 3,469.5m² for the commercial building site.

An approval for a mixed use development under DA407/2019/JP (as modified) will see the development of the Box Hill Inn Village shopping centre, located to the west of the subject development site. Part of that application includes a new unnamed road (urban way) located to the north of the proposed development, as seen on the plans.

Earthworks are currently being undertaken on the site in accordance with approvals under previous development applications. Prior to earthworks, the site was used as rural lands with a gentle slope that graded towards the creek line to the west of the site and also to two dams located further to the east of the site.



Site Context

The site is located in the Box Hill Precinct, which forms part of The Hills Growth Centre under the SEPP (Precincts – Central River City) 2021. The site and adjoining land are generally currently vacant former rural lands and/or undergoing earthworks to cater for future development including new road connections. As such, the existing surrounding development is not indicative of the future character of the locality, as prescribed by the planning controls.

The subject site has good access to public transport and is located 200m from a bus stop on Windsor Road, which provides transport to Riverstone, Rouse Hill and surrounding suburbs. It is anticipated that the site will also be connected to future bus services that operate on Mount Carmel Drive when it becomes operational.



The site plays an important role within the broader context of the North West Growth Centre. Identified as Box Hill Inn Village within the Box Hill DCP 2018, the site is a key centre offering services and facilities to local residents and employees. The site is strategically located within the B7 Business Park and in close proximity to IN2 Light Industrial zones to the north, east and west, which will provide future employment lands, and residential uses to the south.

The figure below illustrates the zoning of the broader site and the general strategic context. The location of the proposed mixed use development and the proposed off-site parking lot are indicated by blue stars.



Background

The site has been subject to a number of previous development applications including bulk earthworks and the construction of Mount Carmel Drive. A summary of development applications that are relevant to the site are listed and described within the Statement of Environmental Effects submitted with the application, and the key approvals are listed below.

1327/2014/ZB - This application has been approved and proposed bulk earthworks and creek rehabilitation for a large area of the Box Hill precinct, including the subject site. The scope of the proposal was limited to earthworks required to provide platforms above the 100 year flood level suitable for residential development. The application also included rehabilitation work to First Ponds Creek, Killarney Chain of Ponds and its tributaries and the construction of the first regional detention basin to allow the development of Stage 1 of the Precinct.

573/2017/ZB - Approved 7 June 2017, this application approved the construction of Mount Carmel Drive from an intersection on Windsor Road to the Stage 2 development area. Notably, this is the part of Mount Carmel Drive that directly adjoins the site to the east. Works in relation to this approval are currently underway.

407/2019/JP - A development application was lodged within Council on 5 September 2018 and subsequently refused by Council. An appeal was lodged against the refusal to the Land and Environment Court, and a conciliation conference was held on 6 March 2020 where an agreement was reached and development consent was granted for: *‘Construction of a mixed use development comprising a major supermarket retailer, a “mini major” retailer, 19 speciality stores and 12 non-retail tenancies, associated storage, lobbies, landscaping and signage and car parking containing 538 spaces on the land at 745 Windsor Road, Box Hill’.*

Pre-DA Consultation

In preparing this DA we had several meetings with Hills Shire Council. A pre-lodgement meeting occurred on February 4, 2022. At that meeting a number of issues were raised which have been addressed in this DA submission. It is noted that the panel was generally supportive of the proposal.

The following key issues were raised at the pre-DA meeting on February 4 2022 and subsequently addressed in the proposal as follows:

Issue: *Setback encroachments should be outlined for each floor of the proposed building to the road as if it were a public road.*

Response: Setback encroachments have been marked on the plans accordingly.

Issue: *The lack of parking on the subject site and reduction in parking relating to approved development on the adjoining site is to be addressed. The status of the 100 space carpark is to be clearly outlined as temporary or permanent. Ideally compliant parking should be provided on the subject site.*

Response: A detailed review of parking was conducted resulting in additional parking sites being included in the DA to ensure compliance.

Issue: *Planning controls for child care centres are to be complied with.*

Response: The child care has been designed by a specialist child-care designer according to state government regulations.

The Proposal - Building

The proposal is for a seven storey mixed use development with associated parking, landscaping and signage. The proposal will provide a café at the ground floor, with outdoor seating and landscaping to add to the village-like atmosphere established by the approved development on the site. The proposal includes a gym (approximately 1,464m² in size), a child care centre (approximately 671m² in size with approximately 725m² of outdoor space), business premises and office premises, as well as a communal roof top terrace.

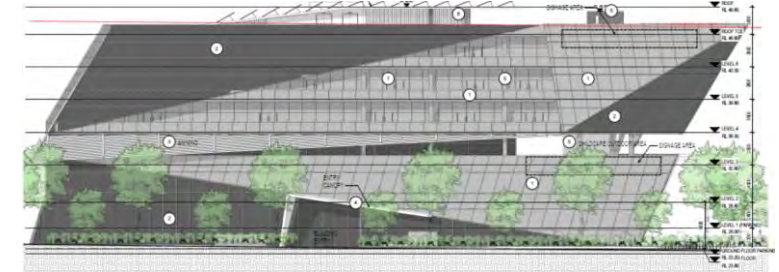
This area of the site was reserved for future development under the previously approved mixed use development on the site under DA407/2019/JP. The mixed use building is designed to respond to the corner of the site, addressing two street frontages, whilst complementing the approved access and parking layout for the rest of the site.

The proposed child care centre will provide education and care for 100 children of 0-5 years of age and will likely operate between 7am - 6pm Monday to Friday (excluding public holidays). A detailed Plan of Management (PoM) will be submitted in conjunction with an Occupation Certificate, providing guidelines and controls for the operation and management of the proposed childcare centre.

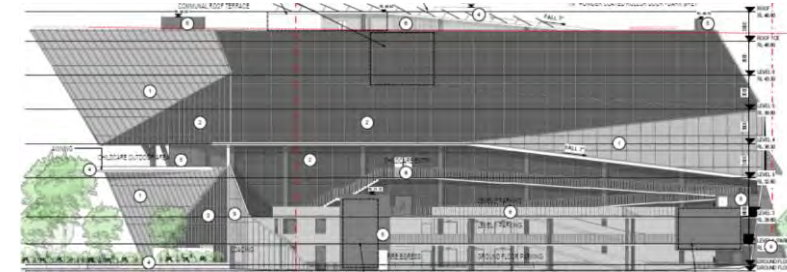
The fit out of the café, gym, and commercial and office spaces will be subject to future development applications.

Project Data	
	Proposed development
Site Area	9,367.30m ²
Developable Site Area	3,469.50m ²
Existing Southern Carpark Site	2,211.2m ²
Proposed Northern Carpark Site	3,686.6m ²
GFA Commercial	6,330.7m ²
Gym	1,635.5m ²
Childcare	712.8m ²
Total GFA	8,679m ²
FSR*	2.5:1
Site Coverage	1793.8m ² (15.7%)
Parking Cars	314
Motorbikes	8
Bicycles	8
Deep Soil Area	570.9m ² (16.5%)

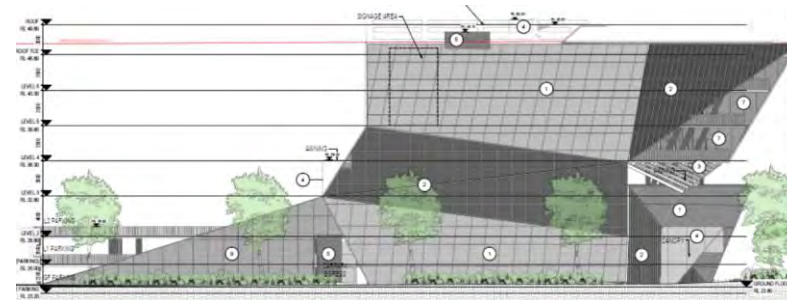
North Elevation (Urban Way)



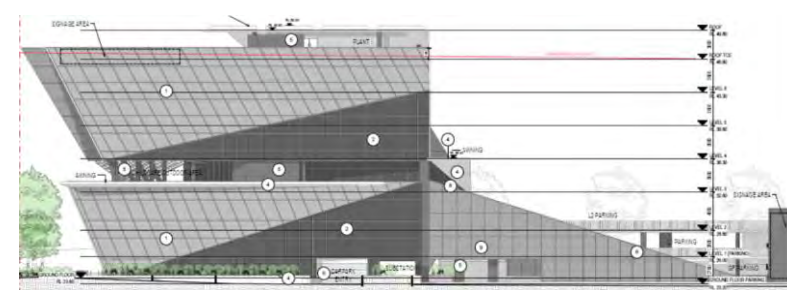
South Elevation



East Elevation (Mt Carmel Drive)



West Elevation



The Proposal – Parking & Access

Parking will be provided within the building footprint at the ground and first floor levels, and adjacent to the building within a 3 storey parking structure with an open air top level. The proposed parking structure will sit above the at-grade parking area previously approved on the site under DA407/2019/JP. The proposed parking structure will be integrated well within the site, in relation to the approved vehicle and pedestrian layout and access arrangements.

Additional parking is also proposed to the north of the site, on the northern side of the approved urbanway, within a new at-grade parking lot. The proposed parking provision is considered necessary to accommodate the proposed development and subsequent land uses.

As per the previously approved development on the site under DA407/2019/JP, vehicle access to the site will be provided via four driveways: one to Windsor Road providing access to the site only; one to Mount Carmel Drive providing access and egress to the site; and two driveways to the new unnamed road to the north, both providing access and egress. Access to the site from Windsor Road will be provided by the dedicated left turn deceleration lane on the northern side of Windsor Road, as approved under 573/2017/ZB and to be built as part of the Windsor Road and Mount Carmel Drive upgrade



DEVELOPMENT APPLICATION

DATE: JUNE 2022

DRAWING LIST

SHEET NUMBER	SHEET NAME	Current Revision
A000	COVER PAGE	B
A001	LOCATION PLAN	B
A002	LOCATION PLAN	B
A003	SITE PHOTO	B
A004	SURVEY PLAN	B
A005	DEVELOPMENT SITE	B
A006	LOCATION AERIAL VIEW	B
A007	SITE PRINCIPLES - RETAIL CIRCULATION	B
A008	SITE PRINCIPLES - SITE ACCESS	B
A009	SETBACK DIAGRAM	B
A010	DESIGN FEATURES PROPOSED	B
A011	OPTION 1 DESIGN FEATURE NODES	B
A012	OPTION 2 CONCEPTUAL DESIGN	B
A013	ADJOINING SHOPPING CENTRE CHARACTER	B
A014	ADJOINING SHOPPING CENTRE CHARACTER	B
A015	COMMERCIAL ARCHITECTURE CHARACTER	B
A016	MASSING & PROGRAM CONCEPT	B
A017	PHYSICAL MODEL EVOLUTION	B
A021	SITE PLAN	B
A022	SITE ANALYSIS	B
A030	SETBACK DIAGRAM - GF TO L3	B
A031	SETBACK - L4 TO ROOF	B
A100	GROUND FLOOR PLAN	B
A101	GROUND FLOOR PLAN (PARKING)	B
A102	LEVEL 1 PLAN	B
A103	LEVEL 1 PLAN (PARKING)	B
A104	LEVEL 2 PLAN	B
A105	LEVEL 2 PLAN (PARKING)	B
A106	LEVEL 3 PLAN	B
A107	LEVEL 4 PLAN	B
A108	LEVEL 5 PLAN	B
A109	LEVEL 6 PLAN	B
A110	ROOF TERRACE PLAN	B
A111	ROOF PLAN	B
A200	ELEVATIONS NORTH	B
A201	ELEVATIONS SOUTH	B
A202	ELEVATION WEST	B
A203	ELEVATION EAST	B
A300	SECTION 1	B
A301	SECTION 2	B
A302	SECTION 3	B
A310	RAMP SECTIONS	B
A410	PARKING CALCULATION 1	B
A411	PARKING CALCULATION 2	B
A420	SITE COVERAGE & DEEP SOIL CALC.	B
A500	GROSS FLOOR AREA CALCULATION 1	B
A501	GROSS FLOOR AREA CALCULATION 2	B
A507	NLA SCHEDULE	B
A550	SHADOW DIAGRAMS 1	B
A551	SHADOW DIAGRAMS 2	B
A700	PERSPECTIVE 1	B
A701	PERSPECTIVE 2	B
A702	PERSPECTIVE 3	B
A800	MATERIAL SCHEDULE	B



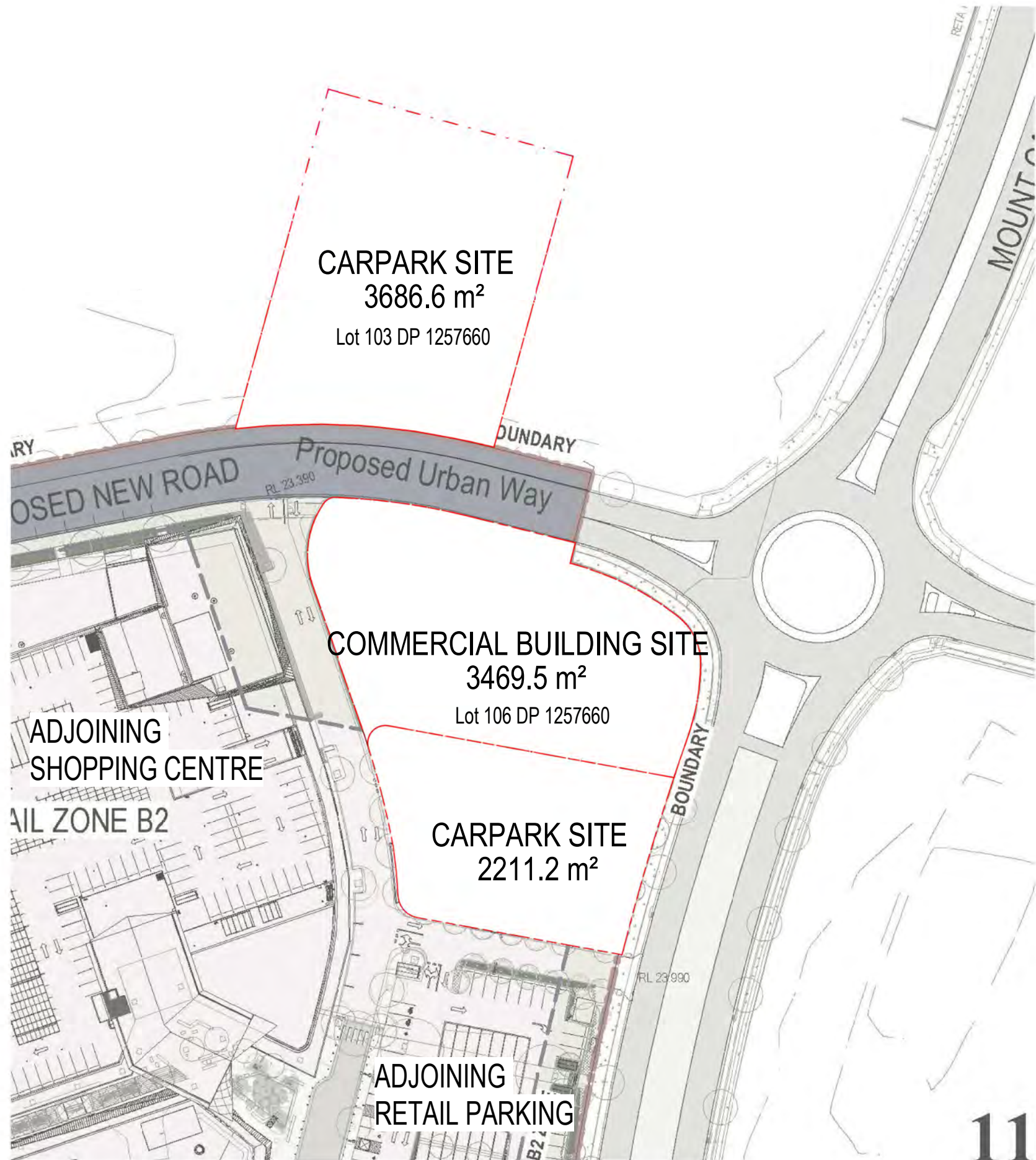
CARMEL VILLAGE, COMMERCIAL OFFICE BUILDING
MOUNT CARMEL DRIVE, BOX HILL 2765 NSW
DEVELOPMENT APPLICATION





LOCATION PLAN

Rev.	Description	By	Date	Disclaimer	Notes	General Contractor	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date	
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Architects tony owen partners Level 2, 131 Macquarie Street, Sydney NSW 2000 P.O. Box 999, Sydney NSW 2000 T: 02 9550 2010 F: 02 9550 2010 E: info@owenpartners.com.au Reg. No 7080	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Drawing title LOCATION PLAN Project no. 1042 Drawing no. A001 Drawing status DEVELOPMENT APPLICATION	Rev. B	Date JUN 2022



DEVELOPMENT SITE

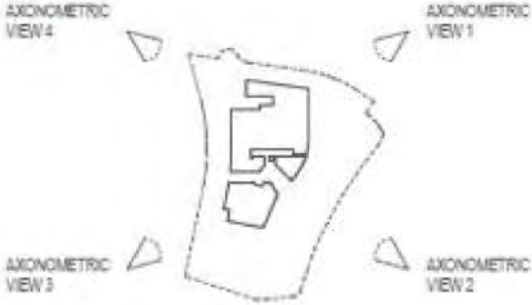
Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
B	DEVELOPMENT APPLICATION	TL	JUN 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHEN ANY DISCREPANCY EXISTS BETWEEN ISSUED AND ISSUED DIMENSIONS, THE ISSUED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Architects tony owen partners Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 0000 F 02 9550 0010 E info@owenpartners.com.au Reg. No 7080	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Scale 1 : 500 Drawing title DEVELOPMENT SITE Project no. 1042 Drawing no. Drawn TL A005 Rev. B Drawing status DEVELOPMENT APPLICATION	JUN 2022

ADJOINING RETAIL CARPARK

ADJOINING SHOPPING CENTRE

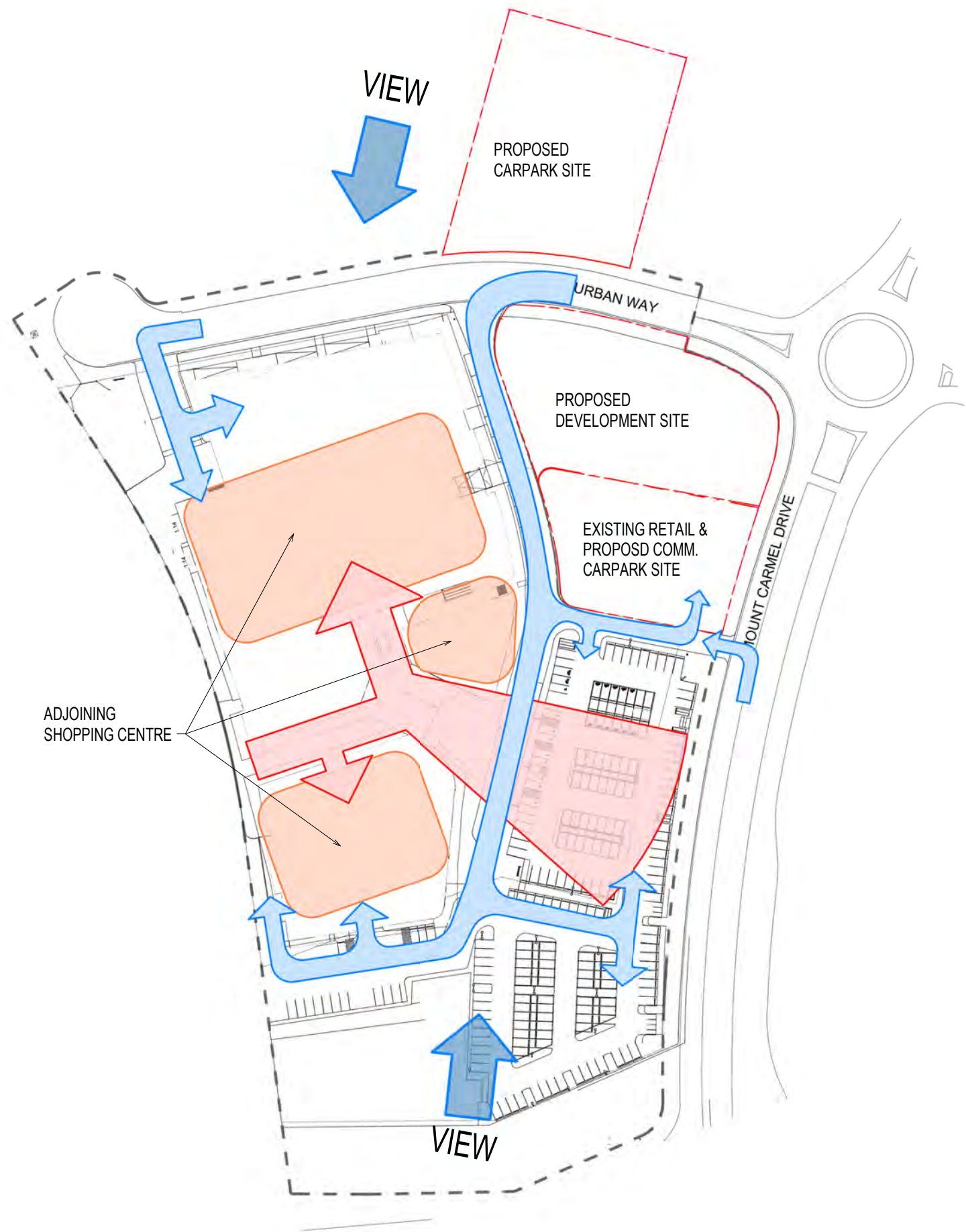
SUBJECT SITE




CARPARK SITE




LOCATION AERIAL VIEW

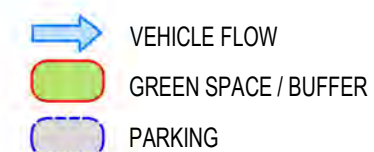
Rev.	Description	By	Date	Disclaimer	Notes	General Contractor	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
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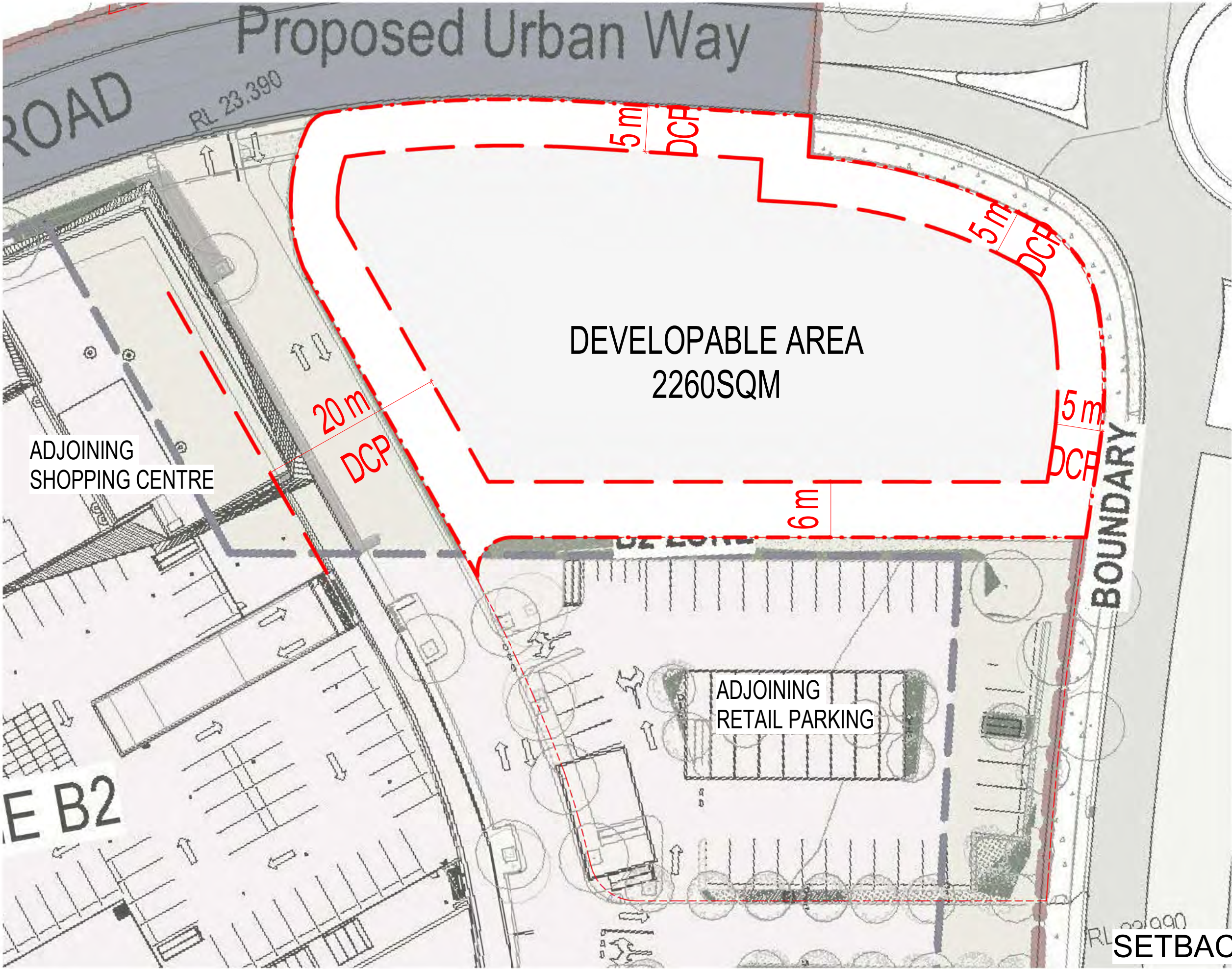
-  VEHICLE FLOW
-  RETAIL NODE
-  MAJOR RETAIL CIRCULATION

SITE PRINCIPLES - RETAIL CIRCULATION

Rev.	Description	By	Date	Disclaimer	Notes	General Contractor	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
B	DEVELOPMENT APPLICATION	TL	JUN 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHEN ANY DISCREPANCY EXISTS BETWEEN ISSUED AND SOLID DIMENSIONS, THE ISSUED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Architects tony owen partners Level 2 101-103 Sussex Street Sydney NSW 2000 P 02 9250 0000 F 02 9250 0010 E info@owenpartners.com.au Reg. No 7080	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Scale 1 : 750	Date JUN 2022
				BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE CORRECT AND AS SHOWN. THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS, IN LOCATING SPECIFIC ELEMENTS, MATERIALS OR EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.	DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. IN CASE OF CONFLICT, NOTIFY ARCHITECT OR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.							Drawing title SITE PRINCIPLES - RETAIL CIRCULATION	
														Project no. 1042 Drawing no. Rev. Drawn TL A007 B
														Drawing status DEVELOPMENT APPLICATION




<p>Description DEVELOPMENT APPLICATION</p>	<p>By 11 JUN 2022</p>	<p>Disclaimer THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH GENERAL SUBMITTER OF THE DRAWINGS DOES NOT CONSTITUTE A PROFESSIONAL OPINION OR WARRANTY BY THE DEVELOPER ON ITS SERVANTS AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.</p> <p>BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE THE CURRENT LATEST AND CORRECT EDITION. ALL CONTRACTORS WHO INCUR RESPONSIBILITY FOR THE DRAWINGS ARE ADVISED THAT THE DRAWINGS ARE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF SALE.</p>	<p>Notes THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. ANY DISCREPANCY BETWEEN FIGURES AND SCALE DIMENSIONS SHALL BE REVERSED TO THE FIGURES.</p> <p>BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO EMBARKATION OF FURTHER WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES OF AUSTRALIA.</p>	<p>THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED WORKS. ANY DISCREPANCY OR OVERSIGHT, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PROCEEDING WITH CONSTRUCTION.</p> <p>ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONNECTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS OR LOCATION, STRUCTURAL, EMBLEM, MATERIALS, EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.</p> <p>DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION, LOCATION, DIMENSIONS AND THERE IN CASE OF CONFLICT WITH THE ARCHITECT'S WRITTEN CONTRACT PRIOR TO PROCEEDING WITH CONSTRUCTION.</p>	<p>Legend</p>	<p>Consultants</p>	<p>Client</p>	<p>Architects</p>	<p>Project</p>	<p>Key plan</p>	<p>Scale</p>	<p>Date</p>
<p>Client: MCDONALD INDUSTRIES</p> <p>Level: 61, 63 Macquarie Street, Sydney NSW 2000</p> <p>PROJECT MANAGER: ARTAZAN PROPERTY GROUP</p>	<p>Level: 61, 63 Macquarie Street, Sydney NSW 2000</p>	<p>Project address: CARMEL VILLAGE Lot 106 DP 1257669 Mt Carmel Drive, Box Hill</p>	<p>Project: BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING</p>	<p>Scale: 1 : 750</p>	<p>Date: JUN 2022</p>	<p>Site plan</p>	<p>Site plan</p>	<p>Site plan</p>	<p>Site plan</p>	<p>Site plan</p>	<p>Site plan</p>	<p>Site plan</p>
<p>Legend</p>	<p>Consultants</p>	<p>Client</p>	<p>Architects</p>	<p>Project</p>	<p>Scale</p>	<p>Date</p>	<p>Site plan</p>	<p>Site plan</p>	<p>Site plan</p>	<p>Site plan</p>	<p>Site plan</p>	<p>Site plan</p>

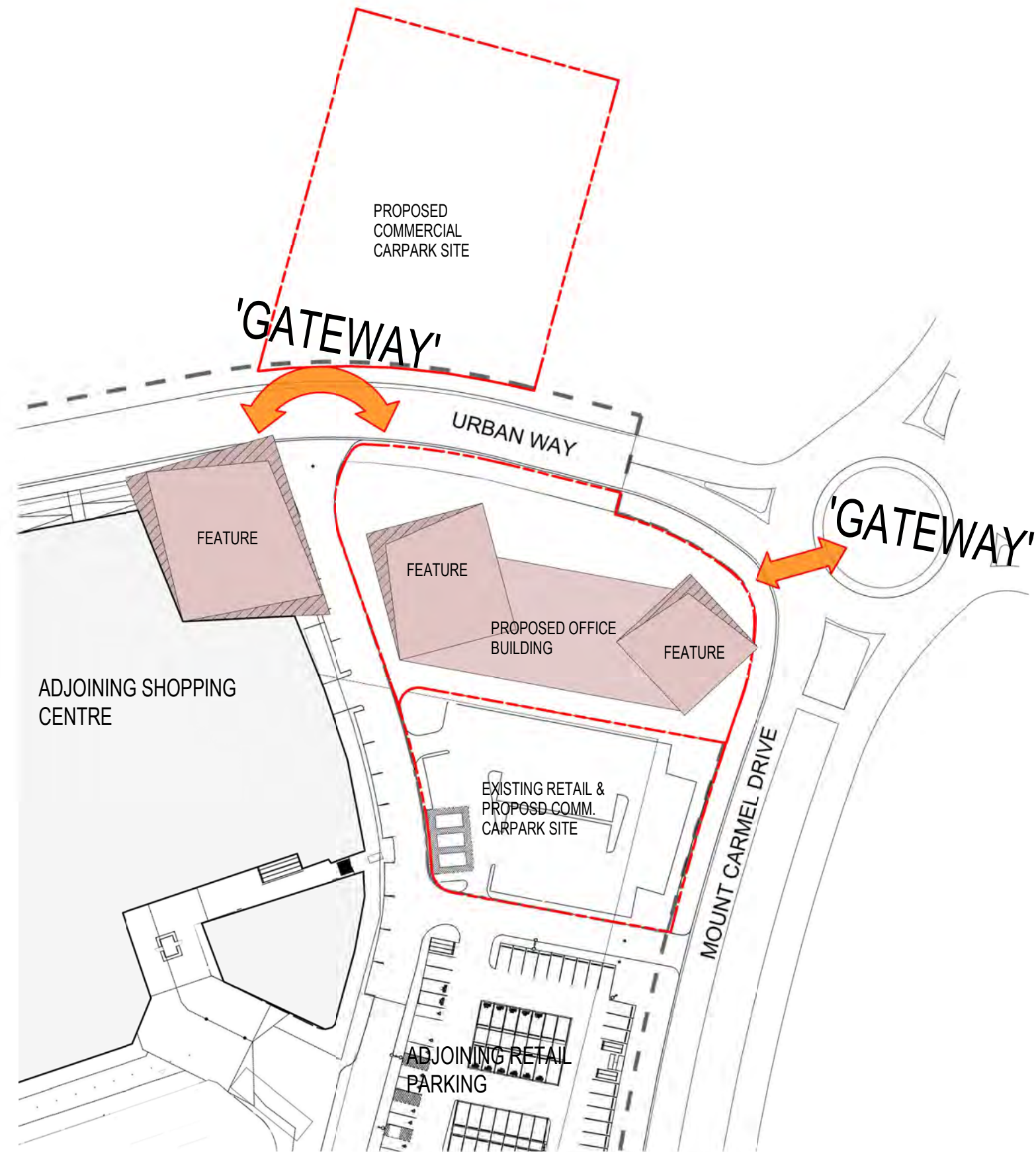


Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
B	DEVELOPMENT APPLICATION	TL	JUN 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL WORK THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS HAVE BEEN MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	tony owen partners Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 1000 F 02 9550 1010 E info@owenpartners.com.au Reg. No 7080	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		1 : 200	JUN 2022
				BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE THE LATEST AND MOST ACCURATE. THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ORDER BOOKS, PANELS, SCHEDULES AND MODIFICATIONS ISSUED BY THE ARCHITECT.							Drawing title SETBACK DIAGRAM	
													Project no. 1042 Drawing no. Rev. Drawn TL A009 B
													Drawing status DEVELOPMENT APPLICATION



ARCHITECTURAL FEATURE /
GATEWAY

Rev.	Description	By	Date	Disclaimer	Notes		Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
B	DEVELOPMENT APPLICATION	TL	JUN 2022	<p>THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.</p> <p>BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS HAVE BEEN CHECKED BY THE ARCHITECT AND THAT THE DRAWINGS ARE THE LATEST AND CORRECT VERSION. ANY DISCREPANCIES OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE COMMENCEMENT OF WORK.</p> <p>IF THERE IS A DISCREPANCY BETWEEN THESE DRAWINGS AND CONSULTANT DRAWINGS, IN CONNECTION WITH STRUCTURAL, SERVICES, MATERIALS, ETC., THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.</p>	<p>THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER THOSE DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.</p> <p>THESE DRAWINGS SHALL BE REVIEWED IN CONNECTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SPECIFICATIONS, IN CASE OF CONFLICT BETWEEN THESE DRAWINGS AND CONSULTANT DRAWINGS, IN CONNECTION WITH STRUCTURAL, SERVICES, MATERIALS, ETC., THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.</p> <p>DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTIAL DIMENSIONS AND DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER WRITTEN DIMENSIONS ON THESE DRAWINGS.</p>			<p>CLIENT: MCDONALD INDUSTRIES</p> <p>Level 6, 131 Macquarie Street, Sydney NSW 2000</p> <p>PROJECT MANAGER: ARTAZAN PROPERTY GROUP</p> <p>7 Essex Street, Sydney NSW 2000</p>	<p>born architects</p> <p>Unit 2 Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9223 9999 F 02 9223 9999 E info@bornarchitects.com.au</p> <p>Tom Owen Partners Architects Rev. No 7080</p>	<p>BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING</p> <p>Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill</p>		<p>1 : 500</p> <p>Drawing title DESIGN FEATURES PROPOSED</p> <p>Drawing no. A010</p> <p>Rev. B</p> <p>Drawing status DEVELOPMENT APPLICATION</p>	JUN 2022	



OPTION 1 DESIGN FEATURE NODES

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
B	DEVELOPMENT APPLICATION	TL	JUN 2022	<p>THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.</p> <p>BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS HAVE BEEN CAREFULLY AND IN FULLY UNDERSTOOD. AS A RESULT OF THE DISCREPANCIES THE DRAWINGS ARE SUBJECT TO THE CONTRACT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.</p>	<p>DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. THE FIGURED DIMENSIONS SHALL PREVAIL.</p> <p>BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS.</p> <p>ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).</p> <p>ALL WORK SHALL COMPLY WITH THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS. THE DRAWINGS, ALL APPROPRIATE FINISHES, SCHEDULES AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.</p>	<p>THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND PRELIMINARY CONDITIONS AND SHALL COMPLY WITH FORMS SUBMITTED AS REQUIRED. ANY CORRECTIONS OR CHANGES, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE RESUBMISSION OF ANY WORK OR QUESTION.</p> <p>ALL CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANT DRAWINGS OR LOCAL GOVERNMENT, LOCAL BY-LAWS, MATERIALS AND METHODS, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.</p> <p>NO NOTIFICATION DRAWINGS, WRITTEN DIMENSIONS COVER PARTITION, LOCATION, DIMENSIONS AND TOLERANCE. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.</p>		<p>CLIENT: MCDONALD INDUSTRIES</p> <p>Level 6, 131 Macquarie Street, Sydney NSW 2000</p> <p>PROJECT MANAGER: ARTAZAN PROPERTY GROUP</p> <p>7 Essex Street, Sydney NSW 2000</p>	<p>tony owen partners</p> <p>Level 2 10 The Square Street Sydney NSW 2000 P 02 9550 0000 F 02 9550 0010 E info@owenpartners.com.au Reg. No 7080</p>	<p>BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING</p> <p>Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill</p>		<p>Scale 1 : 500</p> <p>Drawing title OPTION 1 DESIGN FEATURE NODES</p> <p>Project no. 1042 Drawing no. Drawn TL A011 Rev. B</p> <p>Drawing status DEVELOPMENT APPLICATION</p>	

URBAN WAY

NODE

GREEN FRONTAGE

PODIUM

60000

TOWER

24000

CORE

GREEN CORRIDOR

GREEN CORRIDOR

FEATURE

ADJOINING
SHOPPING CENTRE

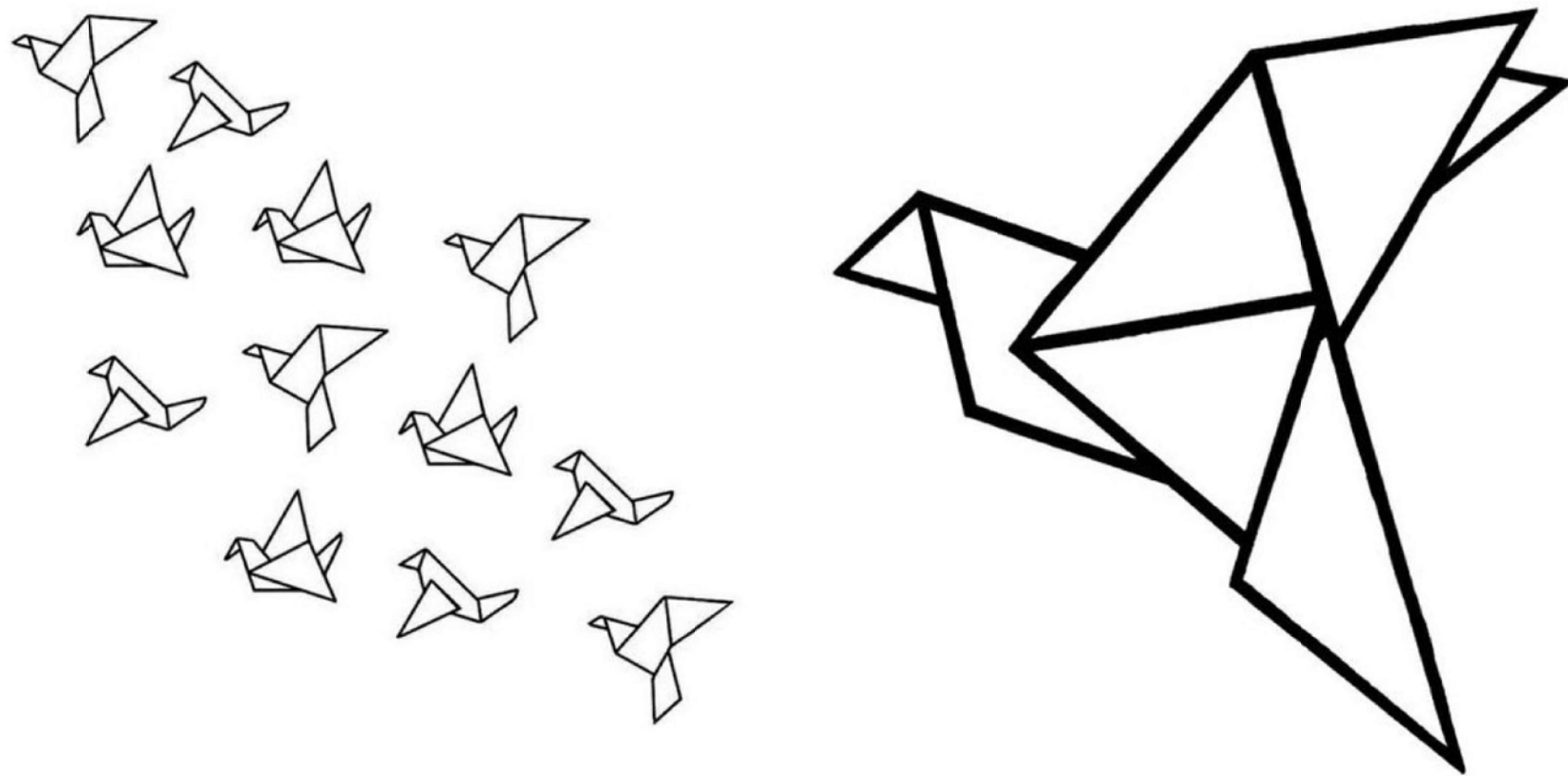
EXISTING RETAIL &
PROPOSD COMM.
CARPARK BUILDING

MOUNT CARMEL DRIVE

OPTION 2 CONCEPTUAL DESIGN

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
B	DEVELOPMENT APPLICATION	TL	JUN 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Architects tony owen partners Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 0000 F 02 9550 0010 E info@owenpartners.com.au Reg. No 7080	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Scale 1 : 200 Drawing title OPTION 2 CONCEPTUAL DESIGN Project no. 1042 Drawing no. Drawn TL A012 Rev. B Drawing status DEVELOPMENT APPLICATION	Rev. B

CRANE / CANOPY



ADJOINING SHOPPING CENTRE CHARACTER

[illegible]





ADJOINING SHOPPING CENTRE CHARACTER

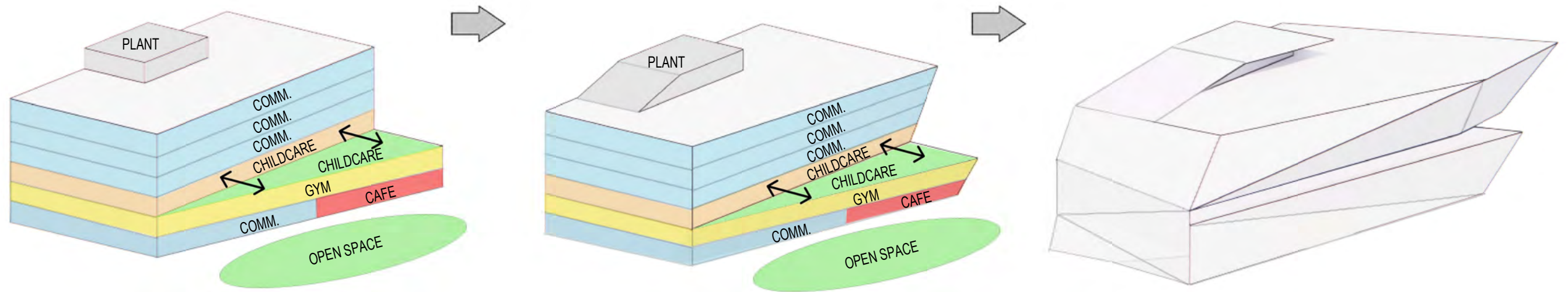
Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
B	DEVELOPMENT APPLICATION	TL	JUN 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Architects tony owen partners Level 2, 15-16 Queen Street, Sydney NSW 2000 P 02 9250 0000 F 02 9250 0010 E info@owenpartners.com.au Reg. No 7080	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Drawing title ADJOINING SHOPPING CENTRE CHARACTER Project no. 1042 Drawing no. A014 Drawn TL Rev. B Drawing status DEVELOPMENT APPLICATION	JUN 2022



Architectural Character

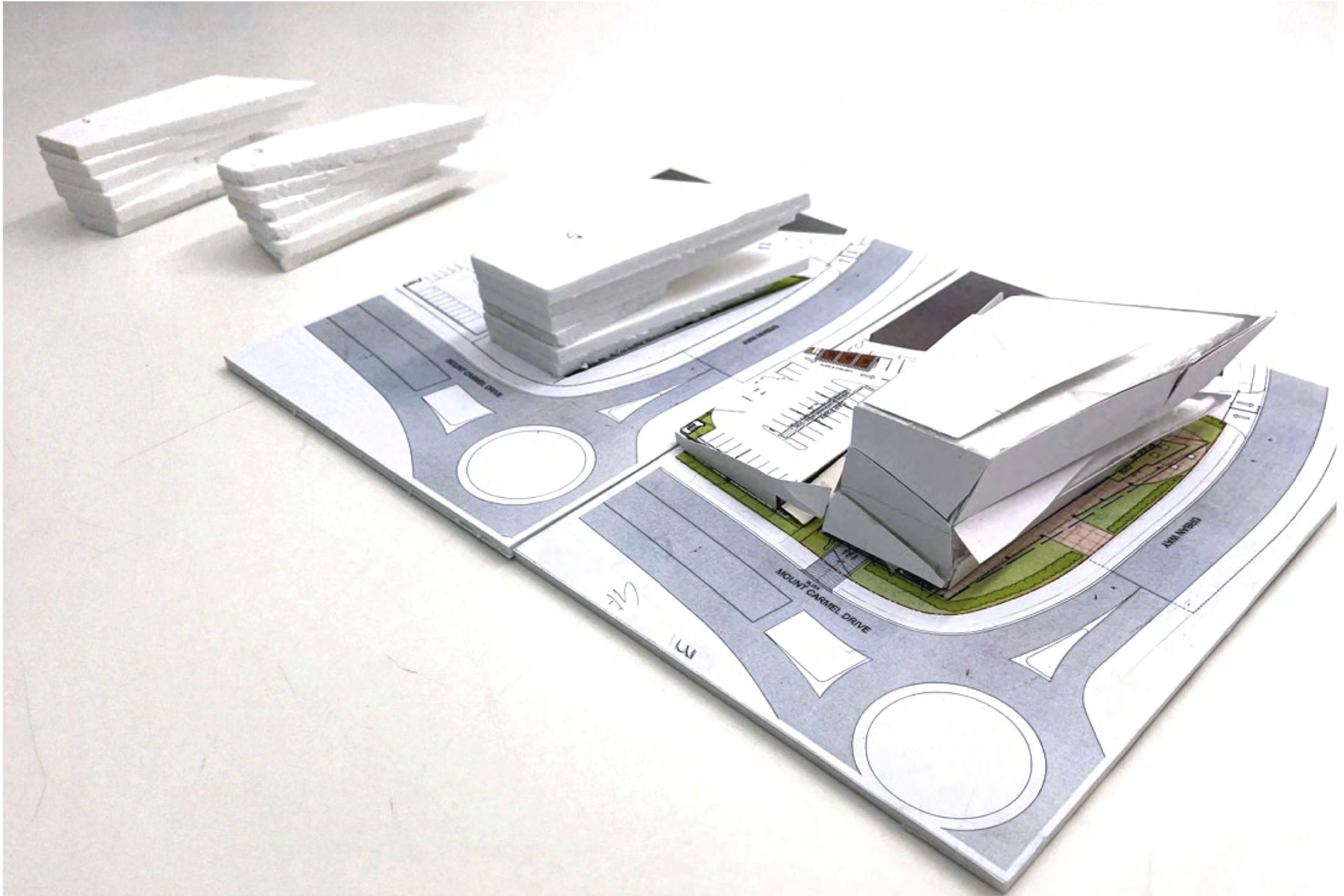
COMMERCIAL ARCHITECTURE CHARACTER

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
B	DEVELOPMENT APPLICATION	TL	JUN 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	 Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 2000 F 02 9550 2010 E info@owenpartners.com.au Reg. No 7080	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Drawing title COMMERCIAL ARCHITECTURE CHARACTER Project no. 1042 Drawing no. Rev. Drawn TL A015 B Drawing status DEVELOPMENT APPLICATION	






MASSING & PROGRAM CONCEPT

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
B	DEVELOPMENT APPLICATION	TL	JUN 2022	<p>THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.</p> <p>IF YOU ARE CARRYING OUT ANY WORK BASED ON THE DRAWINGS, YOU AGREE TO ACCEPT ANY AND ALL RISKS OF INADEQUACY, INCOMPLETENESS OR INCONSISTENCY OF THE DRAWINGS. THE DRAWINGS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.</p>	<p>THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.</p> <p>BUILDER TO CHECK ALL SET DIMENSIONS PRIOR TO FABRICATION OF WORK.</p> <p>ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES OF AUSTRALIA (BCA).</p> <p>ALL WORK SHALL COMPLY TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ACCESSORIES, FINISHES, SCHEDULES AND MODIFICATIONS AGREED BY THE ARCHITECT.</p>	<p>THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND PRE-CONSTRUCTION AND FINAL CONSTRUCTION BALANCE BEFORE ANY CONSTRUCTION OR ERECTIONS. ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.</p> <p>ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAILE.</p> <p>ARCHITECTS AND CONSULTANTS DRAWINGS IN LOGICAL STRUCTURAL ELEMENTS MATERIALS & EQUIPMENT. THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.</p> <p>DO NOT SCALE DRAWINGS. WITHIN SPECIFIED DIMENSIONS, DIMENSIONS AND TYPES. IN CASE OF CONFLICT, NOTIFY ARCHITECT OR WRITING CLARIFICATION TO PROCEEDING WITH CONSTRUCTION.</p>		<p>CLIENT: MCDONALD INDUSTRIES</p> <p>Level 6, 131 Macquarie Street, Sydney NSW 2000</p> <p>PROJECT MANAGER: ARTAZAN PROPERTY GROUP</p> <p>7 Essex Street, Sydney NSW 2000</p>	<p>tony owen partners</p> <p>Tony Owen Partners Architects</p> <p>Reg. No 7080</p>	<p>BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING</p> <p>Project address</p> <p>CARMEL VILLAGE</p> <p>Lot 106 DP 1257660 Mt Carmel Drive, Box Hill</p>		<p>Drawing title</p> <p>MASSING & PROGRAM CONCEPT</p> <p>Project no. 1042 Drawing no. Rev.</p> <p>Drawn TL A016 B</p> <p>Drawing status</p> <p>DEVELOPMENT APPLICATION</p>	<p>Date</p> <p>JUN 2022</p>



PHYSICAL MODEL EVOLUTION

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
B	DEVELOPMENT APPLICATION	TL	JUN 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. THE FIGURED DIMENSIONS SHALL PREVAIL. WHEN ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SOLID DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS ARE USED IN THE SAME MANNER AS THEY WERE DESIGNED. THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.		THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS, A LOCATING SPECIFICALLY ELEMENTS, MATERIALS EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. IN CASE OF CONFLICT, NOTIFY ARCHITECT OR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL RELEVANT STANDARDS, SCHEDULES AND MODIFICATIONS ISSUED BY THE ARCHITECT.	CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	 Tony Owen Partners Architects Level 2, 131 Macquarie Street, Sydney NSW 2000 P 02 9550 0000 F 02 9550 0010 E info@owenpartners.com.au Reg. No 7080	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		 Scale Drawing title PHYSICAL MODEL EVOLUTION Project no. 1042 Drawing no. Rev. Drawn TL A017 B Drawing status DEVELOPMENT APPLICATION	JUN 2022



1 SETBACK DIAGRAM - GF
1 : 250



2 SETBACK DIAGRAM - L1
1 : 250



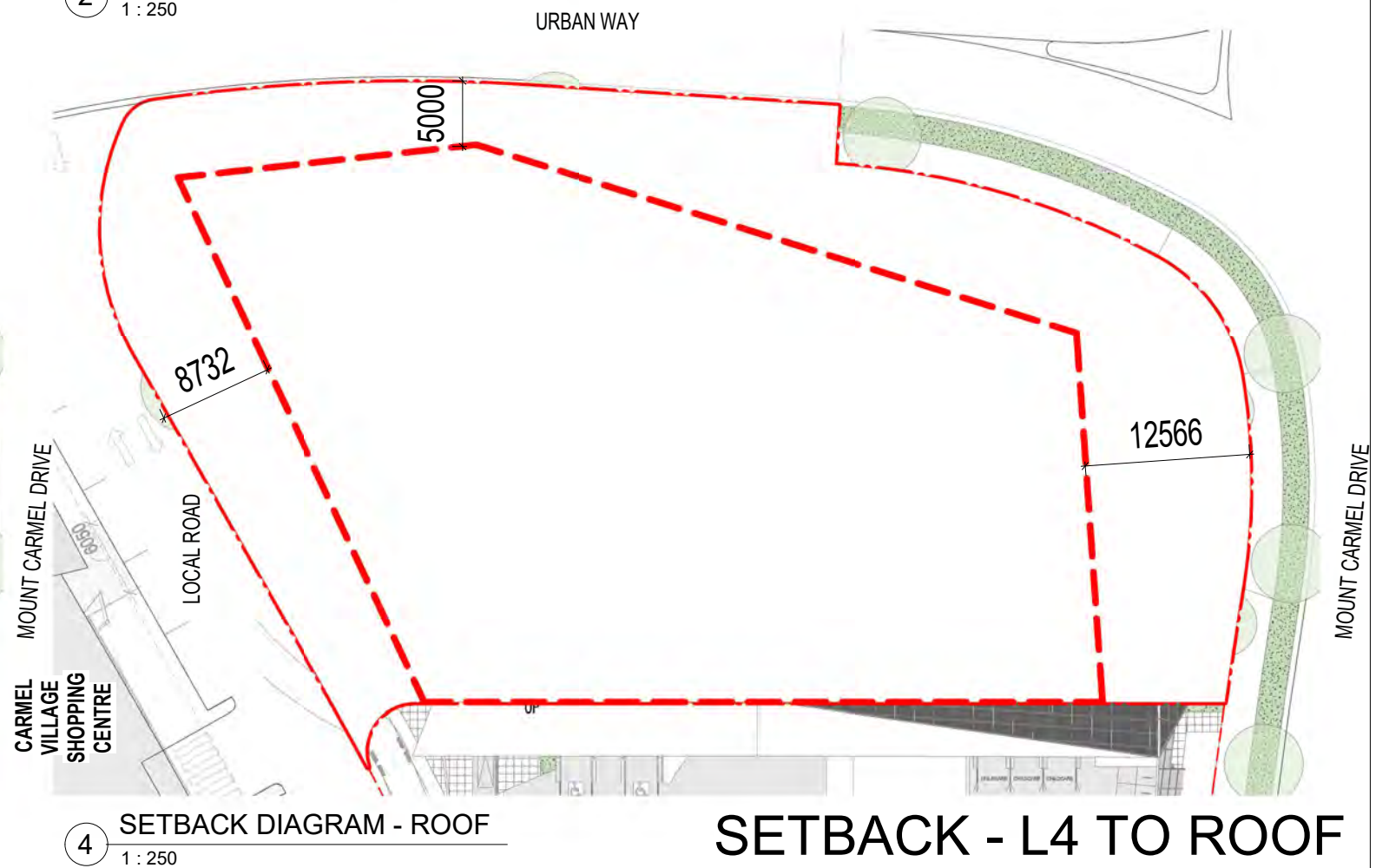
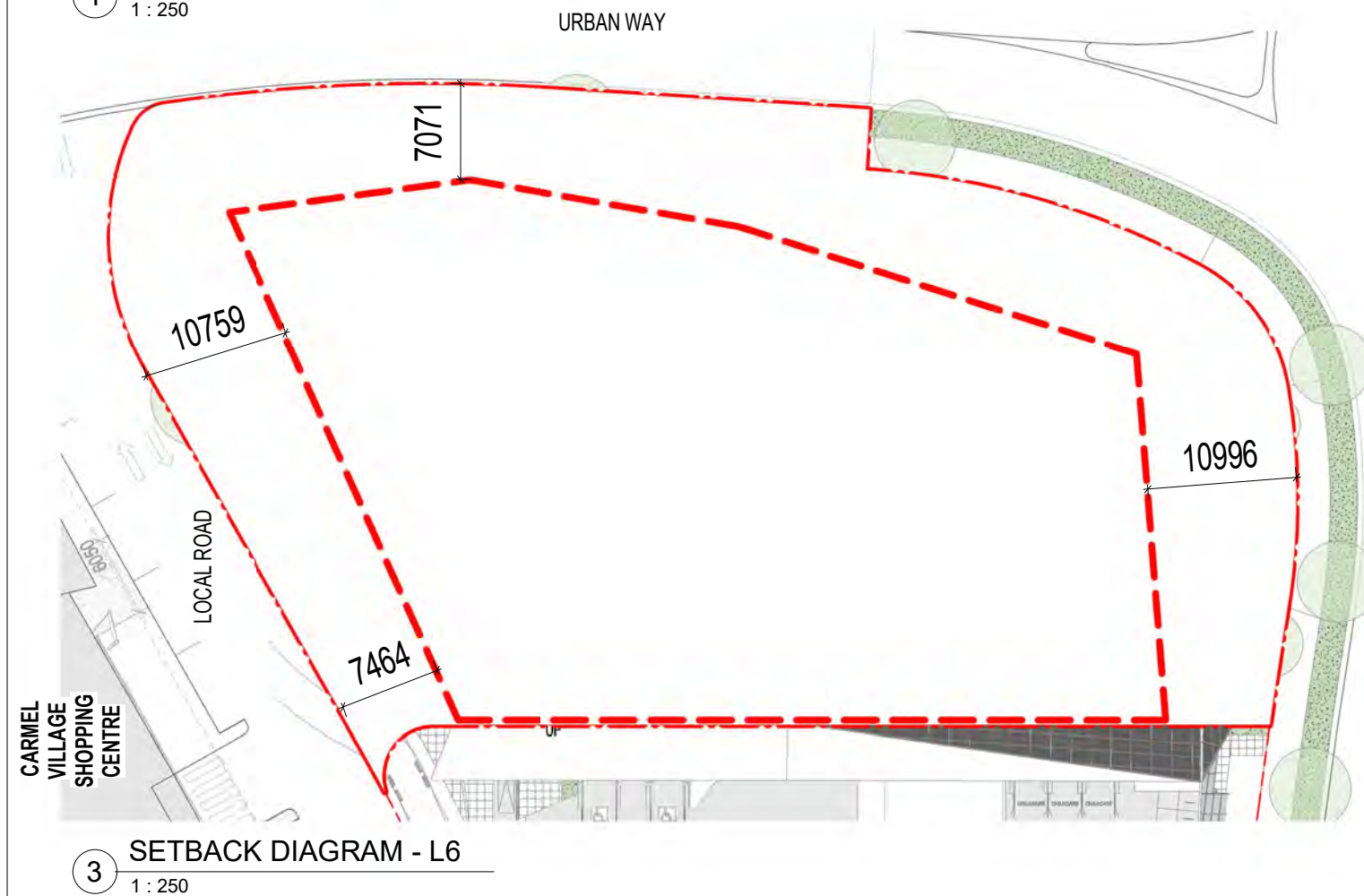
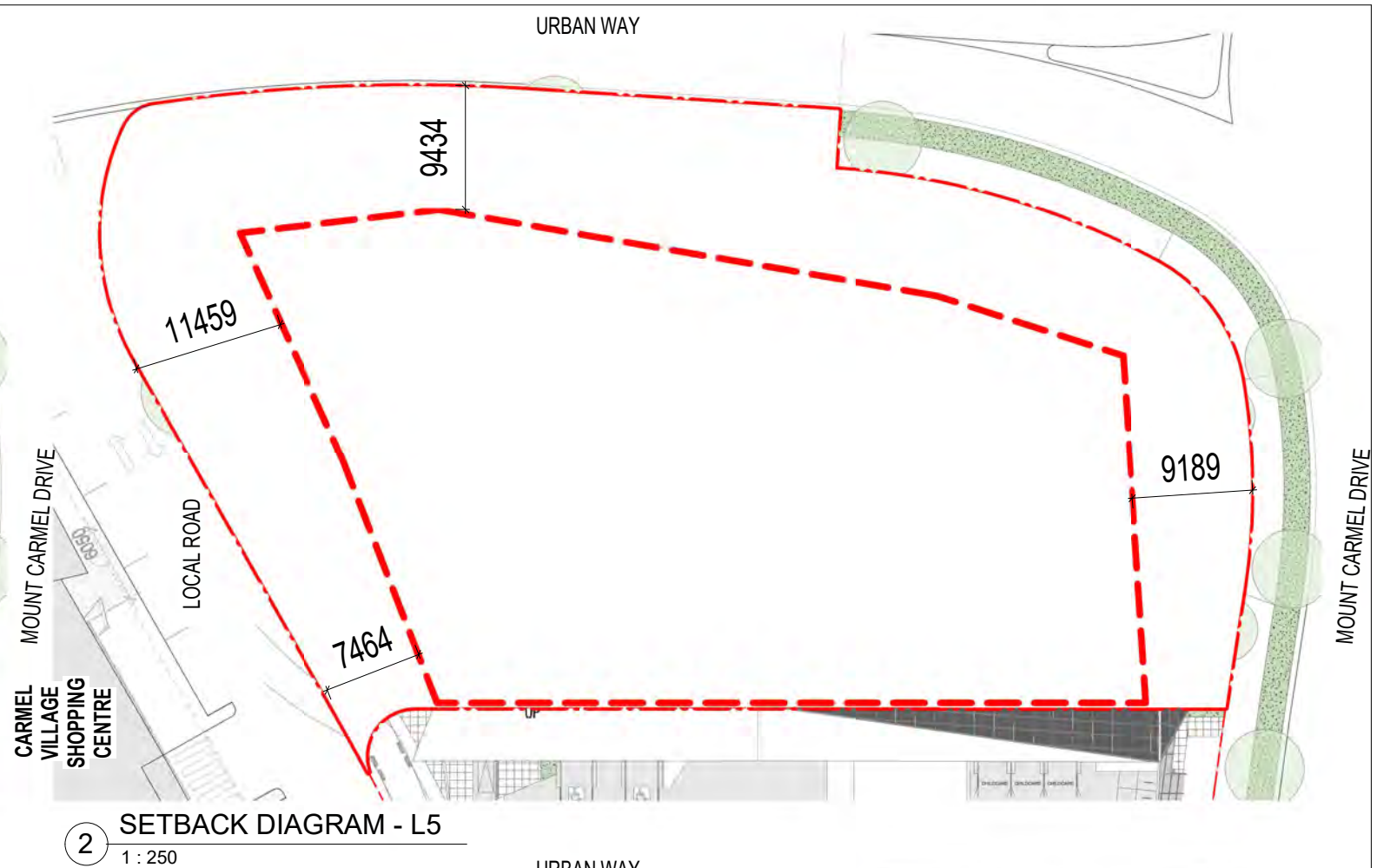
3 SETBACK DIAGRAM - L2
1 : 250



4 SETBACK DIAGRAM - L3
1 : 250

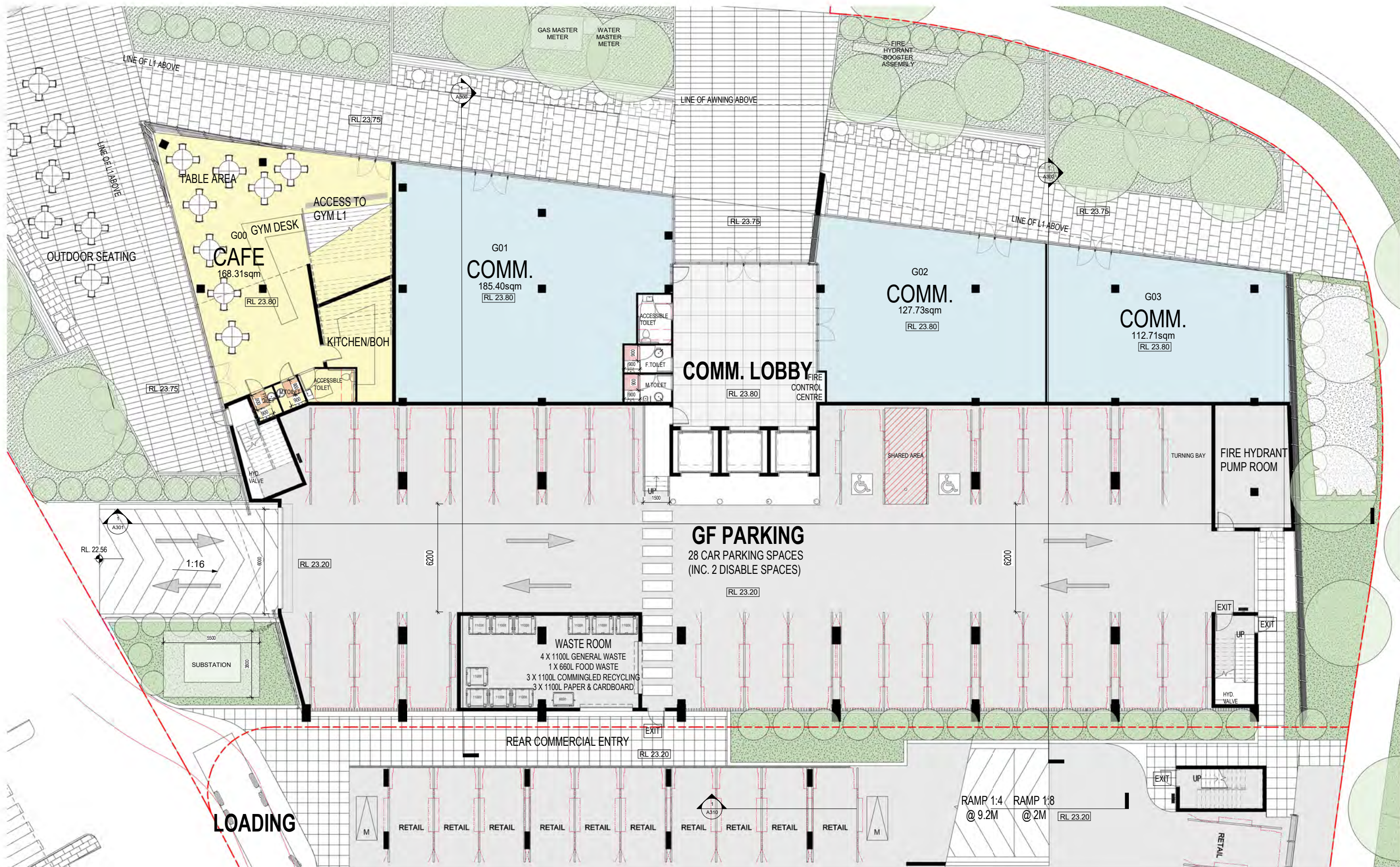
SETBACK DIAGRAM - GF TO L3

Rev.	Description	By	Date	Disclaimer	Notes	General Contractor	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
B	DEVELOPMENT APPLICATION	TL	JUN 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS ARE THE LATEST AND CORRECT VERSION. THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.	ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS' AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS' AND CONSULTANTS' DRAWINGS, A LOCATING SPECIFIC ELEMENTS, MATERIALS, EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.	DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. IN CASE OF CONFLICT, NOTIFY ARCHITECT OR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.	Client: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Architects: tony owen partners Level 2, 61-63 Queen Street, Sydney NSW 2000 P 02 9550 0000 F 02 9550 0010 E info@owenpartners.com.au Reg. No 7080	Project: BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address: CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Scale: 1 : 250 Drawing title: SETBACK DIAGRAM - GF TO L3 Project no. 1042 Drawing no. Rev. B Drawn TL A630 Drawing status: DEVELOPMENT APPLICATION	Date: JUN 2022



SETBACK - L4 TO ROOF

Rev.	Description	By	Date	Disclaimer	Notes	General Contractor	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
B	DEVELOPMENT APPLICATION	TL	JUN 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	tony owen partners Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 0000 F 02 9550 0010 E info@owenpartners.com.au Reg. No 7080	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		1 : 250 Drawing title SETBACK - L4 TO ROOF Project no. 1042 Drawing no. Drawn TL A831 Rev. B Drawing status DEVELOPMENT APPLICATION	JUN 2022



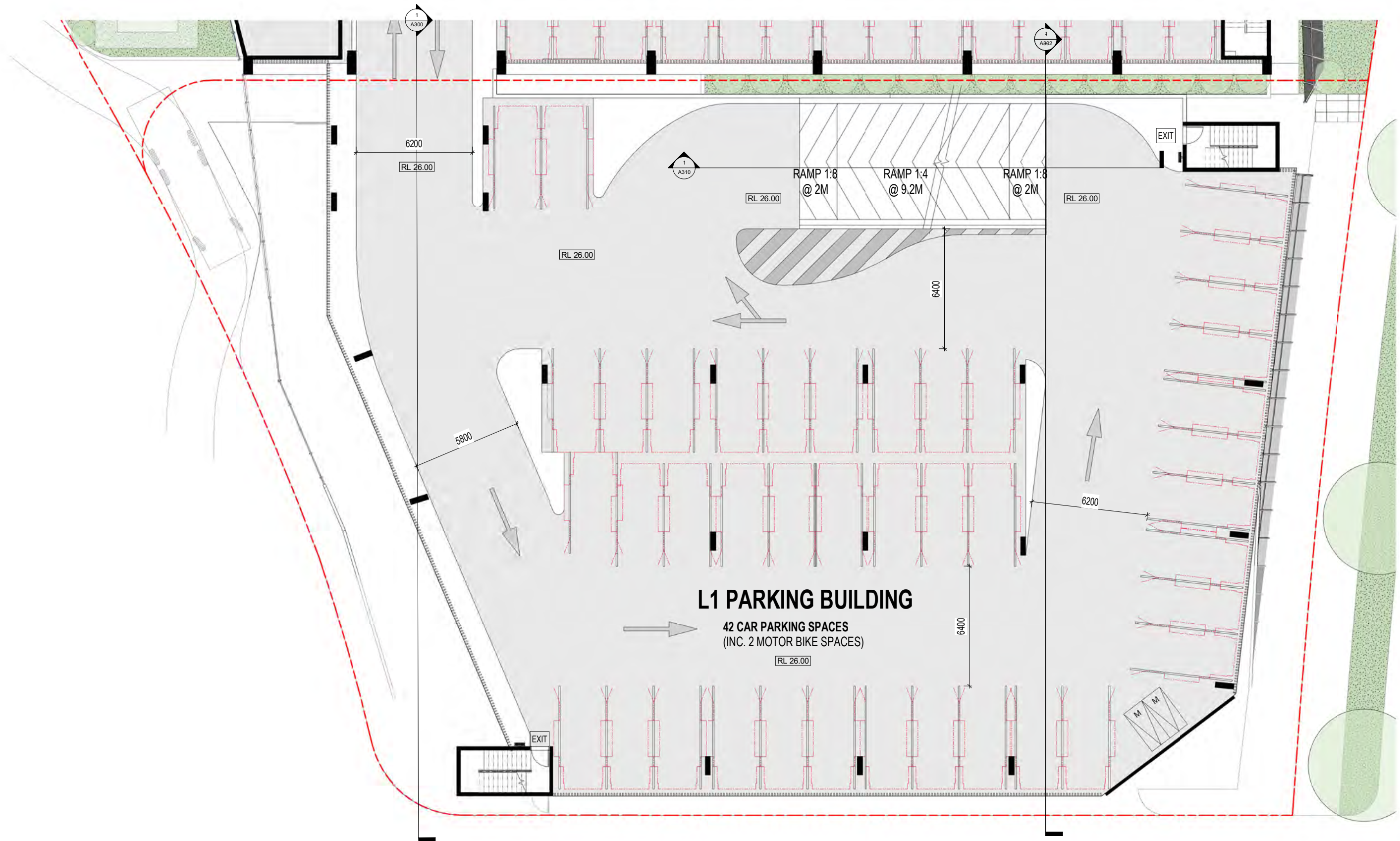
GROUND FLOOR PLAN

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHEN ANY DISCREPANCY EXISTS BETWEEN FIGURES AND DIMENSIONS THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	tony owen partners Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 0888 F 02 9550 0818 E info@tonyowen.com.au Reg. No 7080	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		1 : 100 Drawing title GROUND FLOOR PLAN Project no. 1042 Drawing no. Drawn TL A100 Rev. Drawing status DEVELOPMENT APPLICATION	JUN 2022



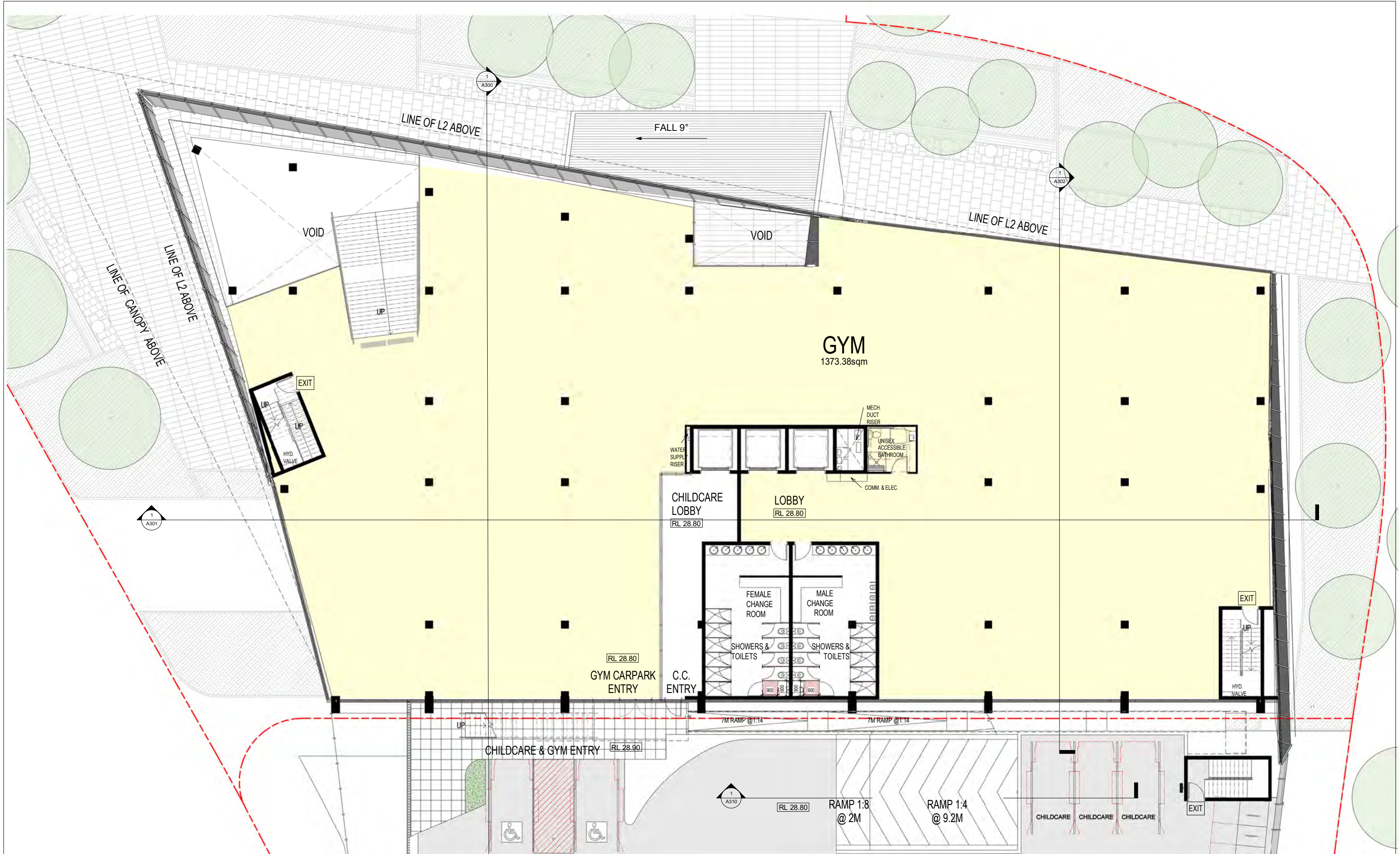
LEVEL 1 PLAN

Rev.	Description	By	Date	Disclaimer	Notes	General	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHEN ANY DISCREPANCY EXISTS BETWEEN FIGURES AND WORDS, THE FIGURES SHALL PREVAIL. THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Architects tony owen partners Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 0888 F 02 9550 0818 E info@owenpartners.com.au Reg. No 7080	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Scale 1 : 100 Drawing title LEVEL 1 PLAN Project no. 1042 Drawing no. Drawn TL A102 Rev. B Drawing status DEVELOPMENT APPLICATION	Date JUN 2022



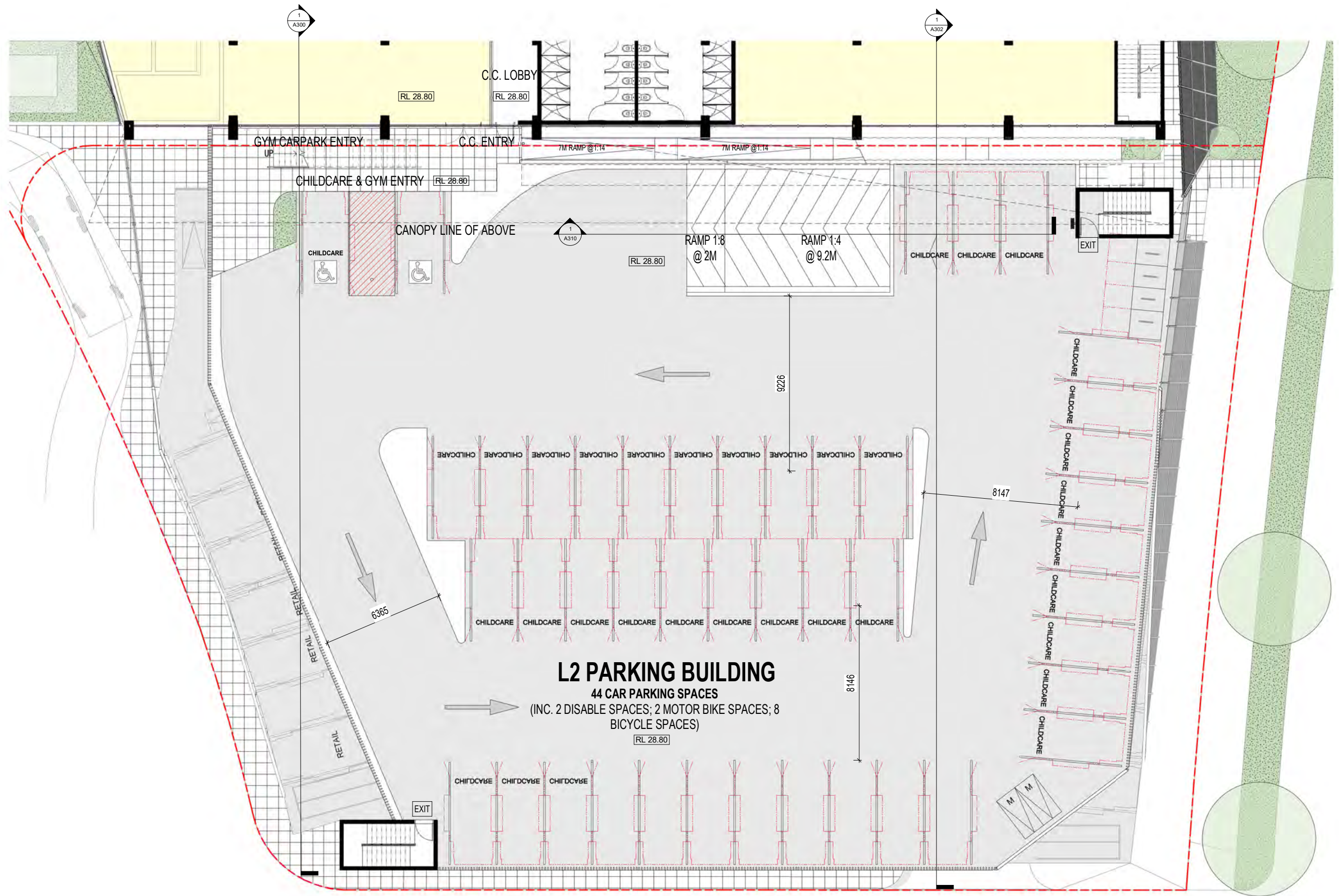
LEVEL 1 PLAN (PARKING)

Rev.	Description	By	Date	Disclaimer	Notes	General	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.		CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Architects tony owen partners Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 0000 F 02 9550 0010 E info@owenpartners.com.au Reg. No 7080	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Scale 1 : 100 Drawing title LEVEL 1 PLAN (PARKING) Project no. 1042 Drawing no. Drawn TL A103 Rev. B Drawing status DEVELOPMENT APPLICATION	



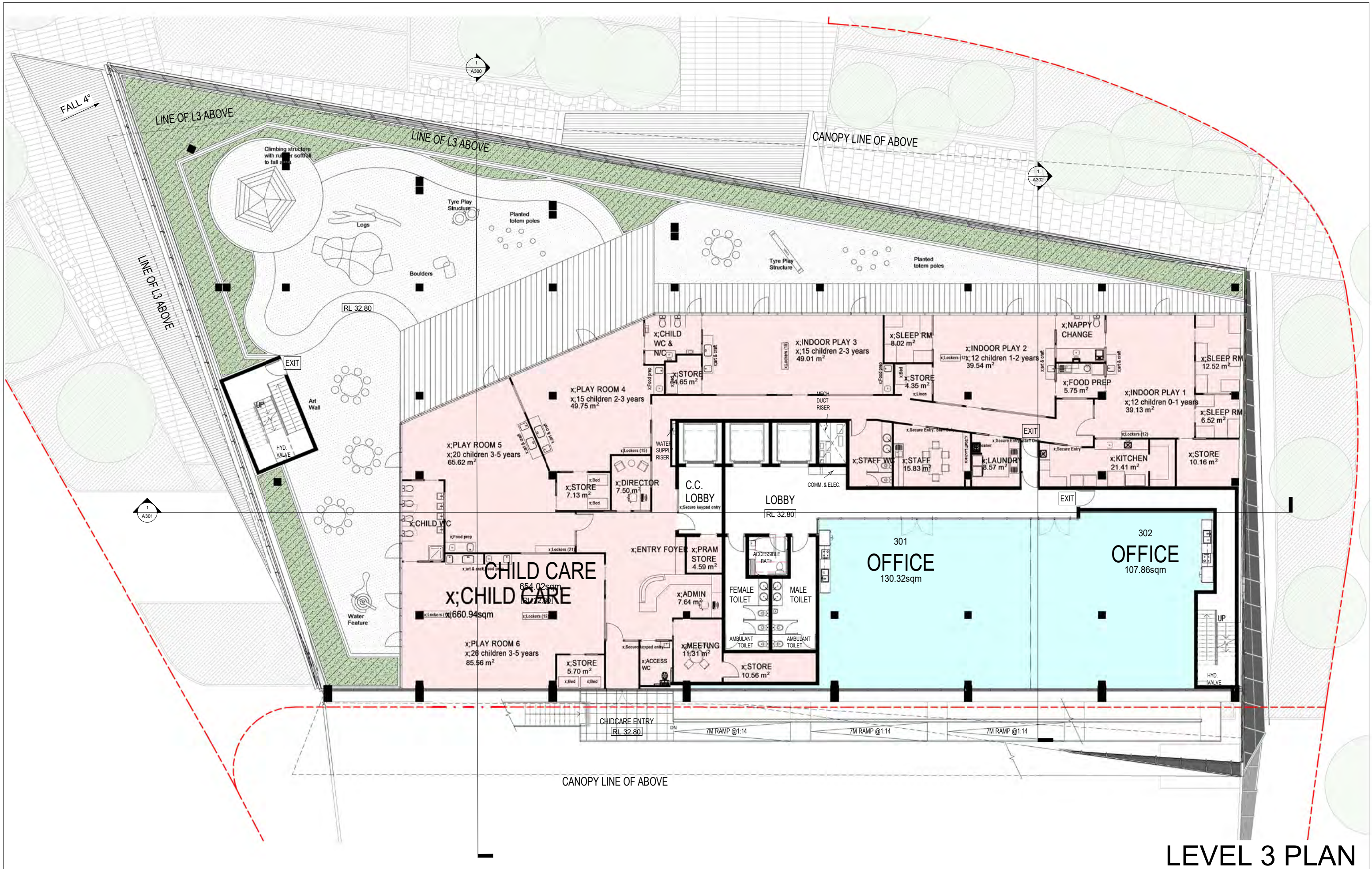
LEVEL 2 PLAN

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	 Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 0800 F 02 9550 0818 E info@tonyowen.com.au Reg. No 7080	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Scale 1 : 100 Drawing title LEVEL 2 PLAN Project no. 1042 Drawing no. Drawn TL A104 Rev. B Drawing status DEVELOPMENT APPLICATION	JUN 2022
B	DEVELOPMENT APPLICATION	TL	JUN 2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE ACCURATE AND ANY WORK DESCRIBED AS A RESULT OF THESE DRAWINGS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE ACCURATE AND ANY WORK DESCRIBED AS A RESULT OF THESE DRAWINGS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.								



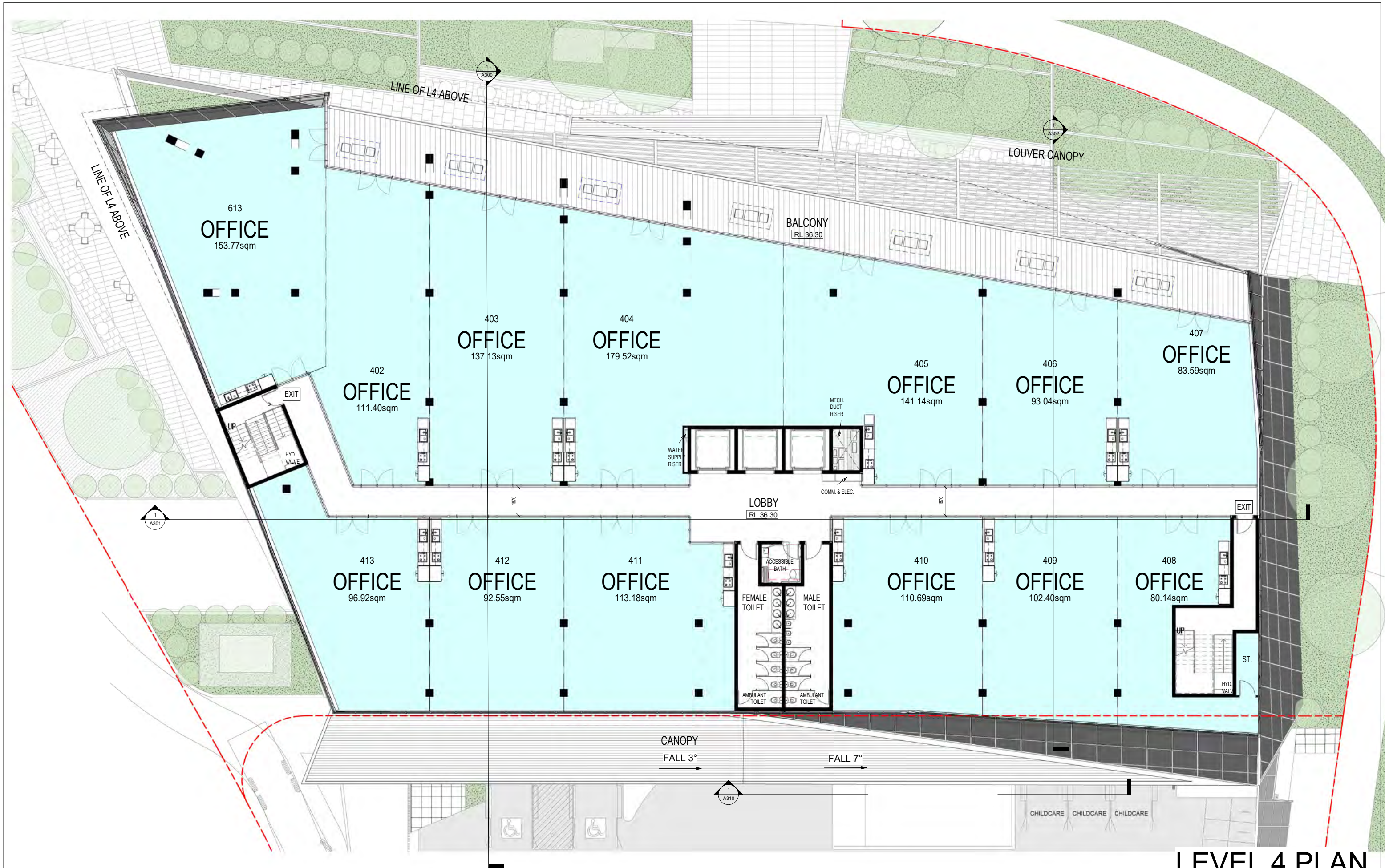
LEVEL 2 PLAN (PARKING)

Rev.	Description	By	Date	Disclaimer	Notes	General	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Architects tony owen partners Level 2, 131 Macquarie Street, Sydney NSW 2000 P 02 9550 0000 F 02 9550 0010 E info@owenpartners.com.au Reg. No 7080	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill	Key plan 	Scale 1 : 100	Date JUN 2022
B	DEVELOPMENT APPLICATION	TL	JUN 2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE CORRECT AND THAT THEY ACCURATELY REPRESENT THE DEVELOPMENT AS SHOWN. THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE CORRECT AND THAT THEY ACCURATELY REPRESENT THE DEVELOPMENT AS SHOWN. THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS A LATEST SPECIFICATION, ELEMENTS, MATERIALS AND EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.							Project no. 1042 Drawing no. A105 Rev. B	Drawing status DEVELOPMENT APPLICATION



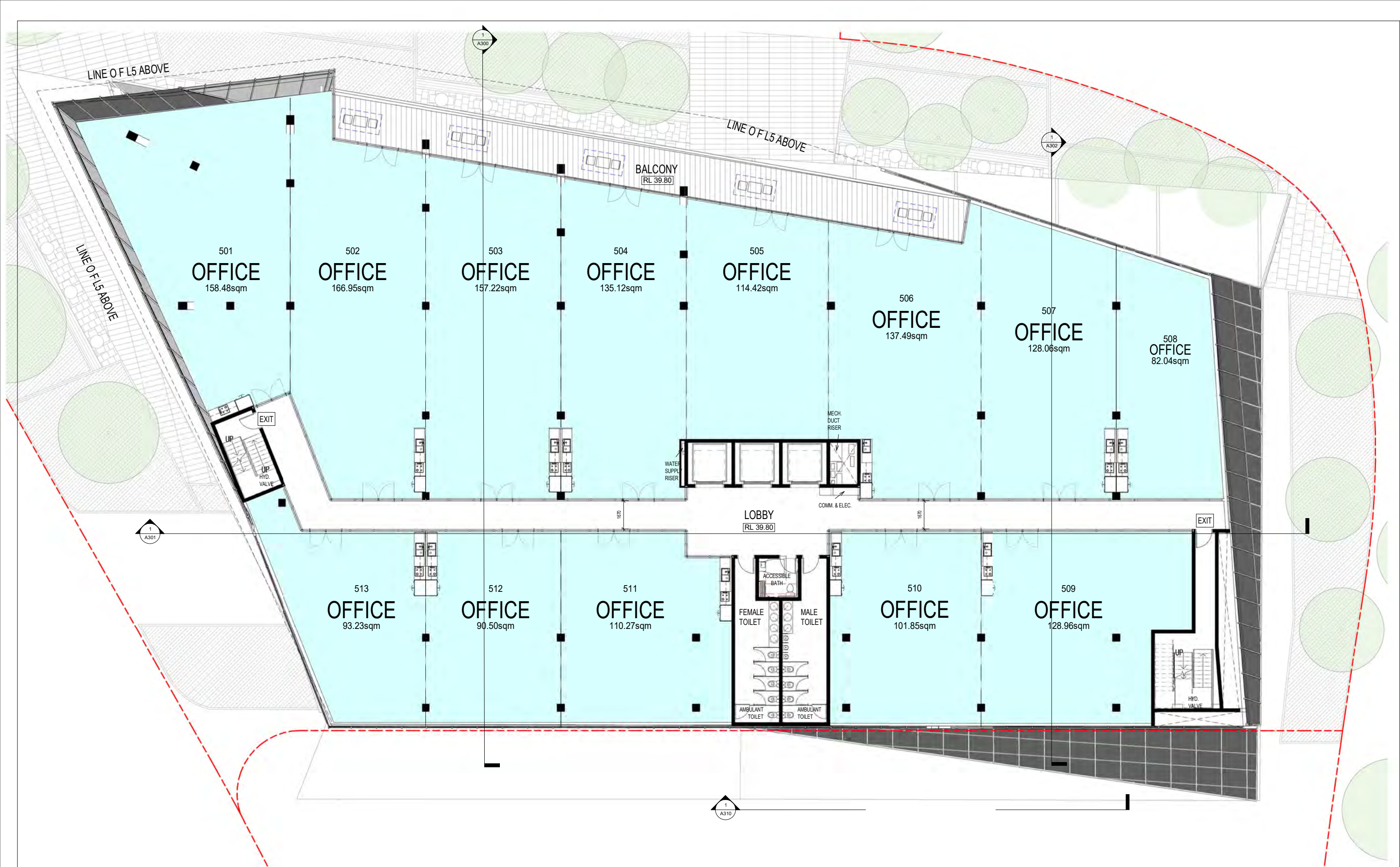
LEVEL 3 PLAN

Rev.	Description	By	Date	Disclaimer	Notes	General Contractor	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	NOTES: DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHEN ANY DISCREPANCY EXISTS BETWEEN FIGURES AND WORDS, THE FIGURES SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Architects tony owen partners Level 2 131 Macquarie Street Sydney NSW 2000 P: 02 9550 0000 F: 02 9550 0010 E: info@owenpartners.com.au Reg. No 7080	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill	Key plan 	Scale 1 : 100 Drawing title LEVEL 3 PLAN Project no. 1042 Drawing no. Rev. Drawn TL A106 B Drawing status DEVELOPMENT APPLICATION	JUN 2022





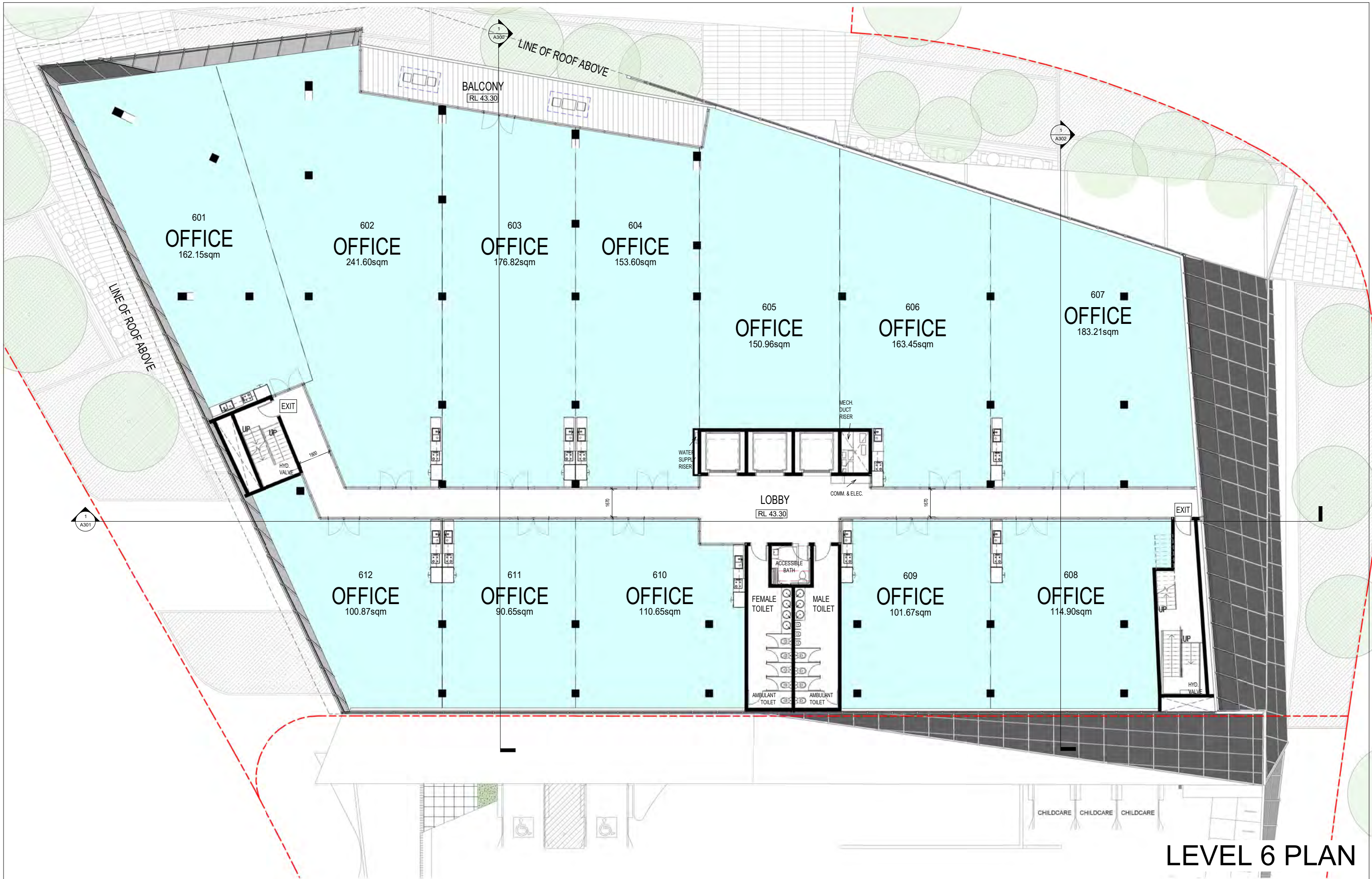
LEVEL 4 PLAN

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	tony owen partners Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 2000 F 02 9550 2010 E info@owenpartners.com.au Reg. No 7080	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		1 : 100 Drawing title LEVEL 4 PLAN Project no. 1042 Drawing no. Drawn TL A107 Rev. B Drawing status DEVELOPMENT APPLICATION	JUN 2022



LEVEL 5 PLAN

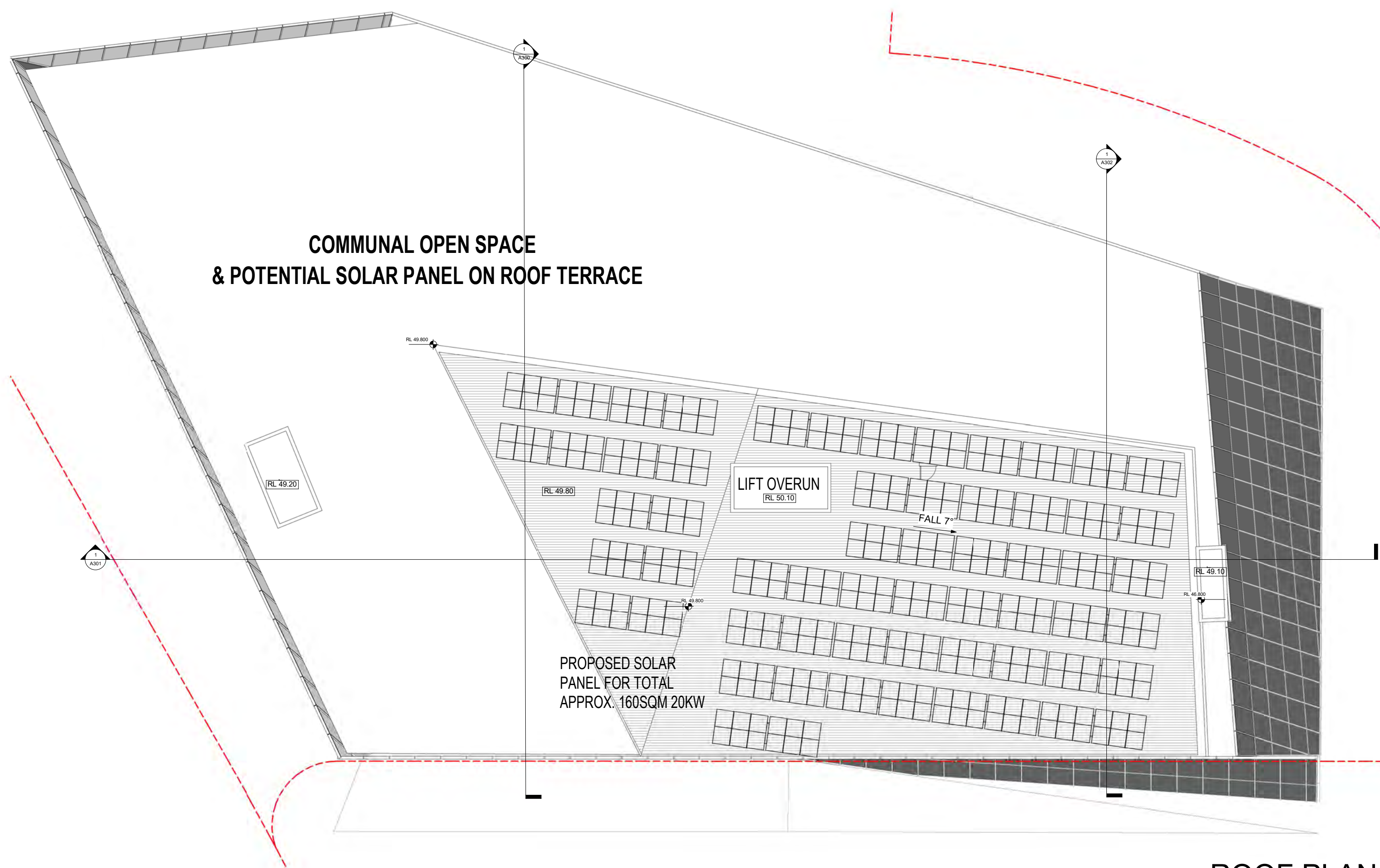
Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE DEVELOPMENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL OR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS ARE THE LATEST AND CORRECT. THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.		CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	 Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 2000 F 02 9550 2010 E info@owenpartners.com.au Reg. No 7080	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Scale 1 : 100 Drawing title LEVEL 5 PLAN Project no. 1042 Drawing no. Rev. Drawn TL A108 B Drawing status DEVELOPMENT APPLICATION	JUN 2022
B	DEVELOPMENT APPLICATION	TL	JUN 2022										





LEVEL 6 PLAN

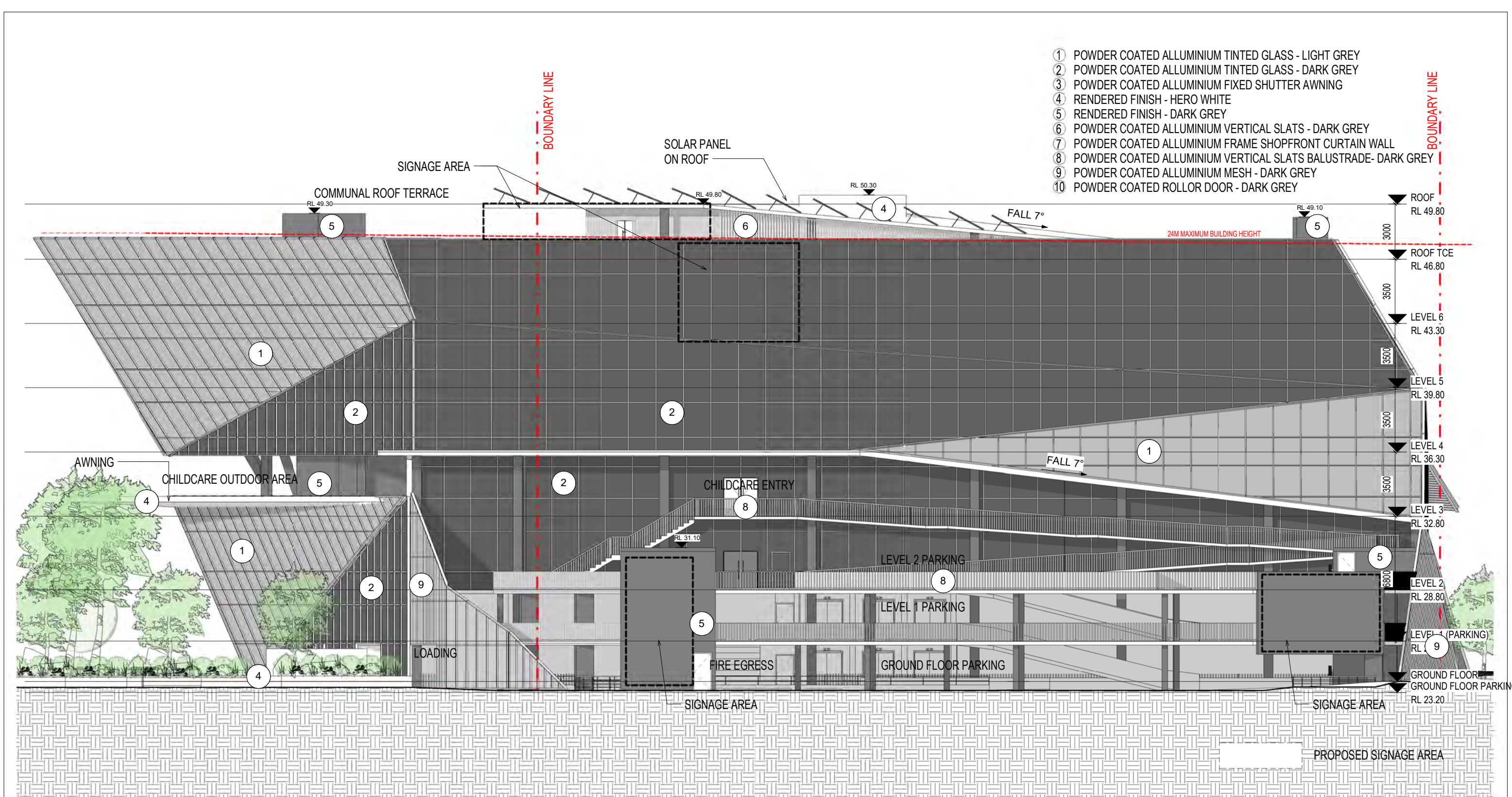
Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL OR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL. DIMENSIONS OF THE FIGURED DIMENSIONS SHALL PREVAIL. DIMENSIONS OF THE FIGURED DIMENSIONS SHALL PREVAIL. DIMENSIONS OF THE FIGURED DIMENSIONS SHALL PREVAIL.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	tony owen partners Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 2000 F 02 9550 2010 E info@tonyowen.com.au Reg. No 7080	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		1 : 100	JUN 2022
B	DEVELOPMENT APPLICATION	TL	JUN 2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE ACCURATE AND THAT ANY WORK DESCRIBED AS A RESULT OF THESE DRAWINGS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS AND EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.							Drawing title LEVEL 6 PLAN Project no. 1042 Drawing no. Drawn TL A109 Rev. B Drawing status DEVELOPMENT APPLICATION	

COMMUNAL OPEN SPACE
& POTENTIAL SOLAR PANEL ON ROOF TERRACE



ROOF PLAN

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITTINGS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	 Tony Owen Partners Architects Level 2, 101-103 Queen Street, Sydney NSW 2000 P 02 9550 0888 F 02 9550 0818 E info@owenpartners.com.au Reg. No 7080	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		1 : 100	JUN 2022
B	DEVELOPMENT APPLICATION	TL	JUN 2022	BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS ARE CORRECT AND THAT A COPY HAS BEEN PROVIDED TO THE RELEVANT AUTHORITIES. THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS OR EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. IN CASE OF CONFLICT, NOTIFY ARCHITECT OR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.							Project no. 1042 Drawing no. A111 Rev. B Drawing status DEVELOPMENT APPLICATION	

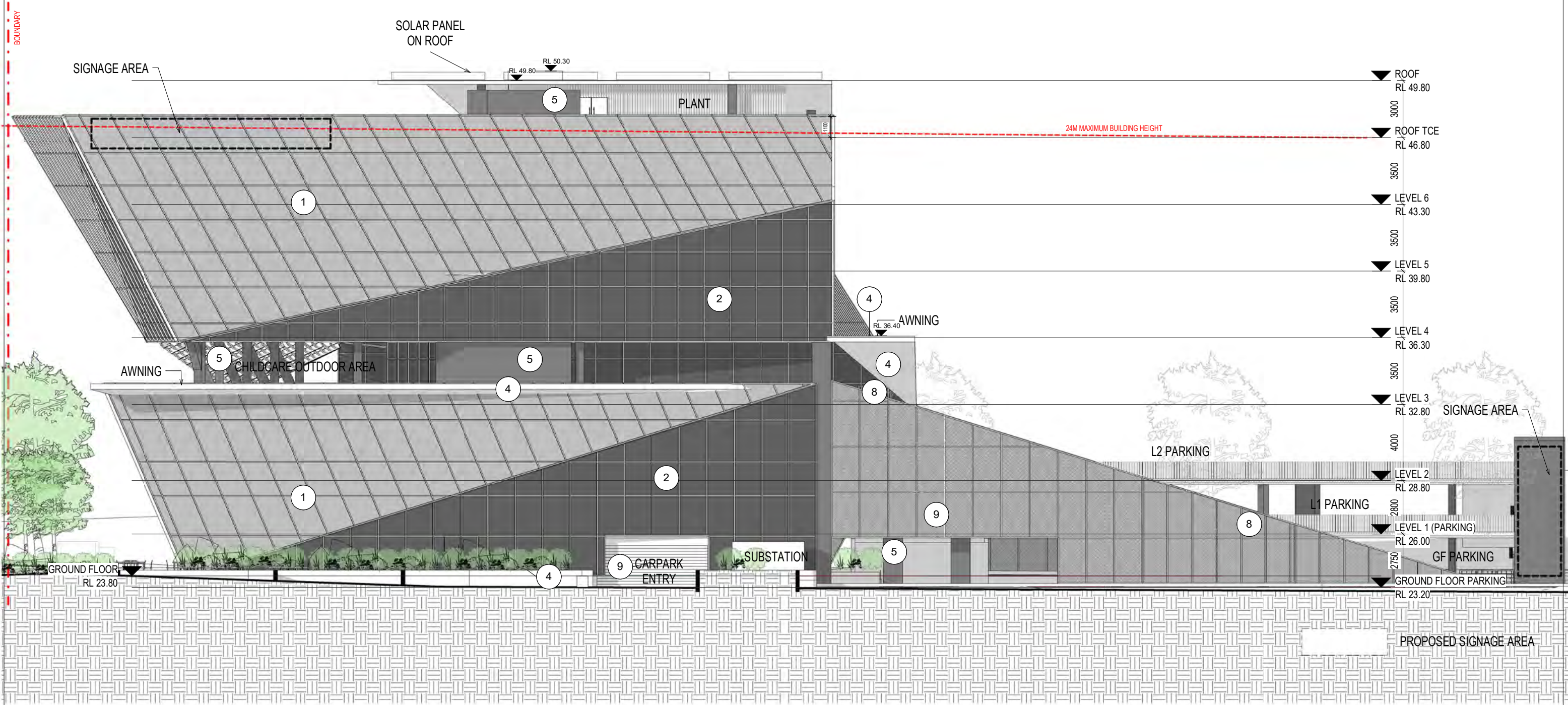


- 1 POWDER COATED ALLUMINIUM TINTED GLASS - LIGHT GREY
- 2 POWDER COATED ALLUMINIUM TINTED GLASS - DARK GREY
- 3 POWDER COATED ALLUMINIUM FIXED SHUTTER AWNING
- 4 RENDERED FINISH - HERO WHITE
- 5 RENDERED FINISH - DARK GREY
- 6 POWDER COATED ALLUMINIUM VERTICAL SLATS - DARK GREY
- 7 POWDER COATED ALLUMINIUM FRAME SHOPFRONT CURTAIN WALL
- 8 POWDER COATED ALLUMINIUM VERTICAL SLATS BALUSTRADE- DARK GREY
- 9 POWDER COATED ALLUMINIUM MESH - DARK GREY
- 10 POWDER COATED ROLLOR DOOR - DARK GREY

ELEVATIONS SOUTH

Rev.	Description	By	Date	Disclaimer	Notes	General Contractor	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Architects tony owen partners Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 0000 F 02 9550 0010 E info@owenpartners.com.au Reg. No 7080	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill	Key plan	Scale 1 : 100	Date JUN 2022
B	DEVELOPMENT APPLICATION	TL	JUN 2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE UP TO DATE AND ACCURATE. THESE DOCUMENTS AND ANY WORK DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE UP TO DATE AND ACCURATE. THESE DOCUMENTS AND ANY WORK DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING SPECIFIC ELEMENTS, MATERIALS OR EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.							Drawing title ELEVATIONS SOUTH Project no. 1042 Drawing no. Drawn TL A201 Rev. B Drawing status DEVELOPMENT APPLICATION	

- ① POWDER COATED ALLUMINIUM TINTED GLASS - LIGHT GREY
- ② POWDER COATED ALLUMINIUM TINTED GLASS - DARK GREY
- ③ POWDER COATED ALLUMINIUM FIXED SHUTTER AWNING
- ④ RENDERED FINISH - HERO WHITE
- ⑤ RENDERED FINISH - DARK GREY
- ⑥ POWDER COATED ALLUMINIUM VERTICAL SLATS - DARK GREY
- ⑦ POWDER COATED ALLUMINIUM FRAME SHOPFRONT CURTAIN WALL
- ⑧ POWDER COATED ALLUMINIUM VERTICAL SLATS BALUSTRADE- DARK GREY
- ⑨ POWDER COATED ALLUMINIUM MESH - DARK GREY
- ⑩ POWDER COATED ROLLOR DOOR - DARK GREY



ELEVATION WEST

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS HAVE BEEN CAREFULLY AND ACCURATELY CHECKED. THESE DRAWINGS ARE THE RESULT OF THE DESIGNER'S SKILL AND JUDGEMENT. THE DESIGNER SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	DRAWINGS SHALL BE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DRAWINGS. THE FINISHED DRAWINGS SHALL PRESENT AN ACCURATE AND CONSISTENT DRAWING IN LOCATING STRUCTURAL ELEMENTS, MATERIALS & EQUIPMENT. THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. WRITE DIMENSIONS GIVEN (MATCH) LOCATIONS, DIMENSIONS AND TYPES. IN CASE OF CONFLICT, NOTIFY ARCHITECT OR WRITE CLARIFICATION TO ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND RELATIONS AND SHALL COMPLY WITH ALL DIM							

- 1

POWDER COATED ALLUMINIUM TINTED GLASS - LIGHT GREY
- 2

POWDER COATED ALLUMINIUM TINTED GLASS - DARK GREY
- 3

POWDER COATED ALLUMINIUM FIXED SHUTTER AWNING
- 4

RENDERED FINISH - HERO WHITE
- 5

RENDERED FINISH - DARK GREY
- 6

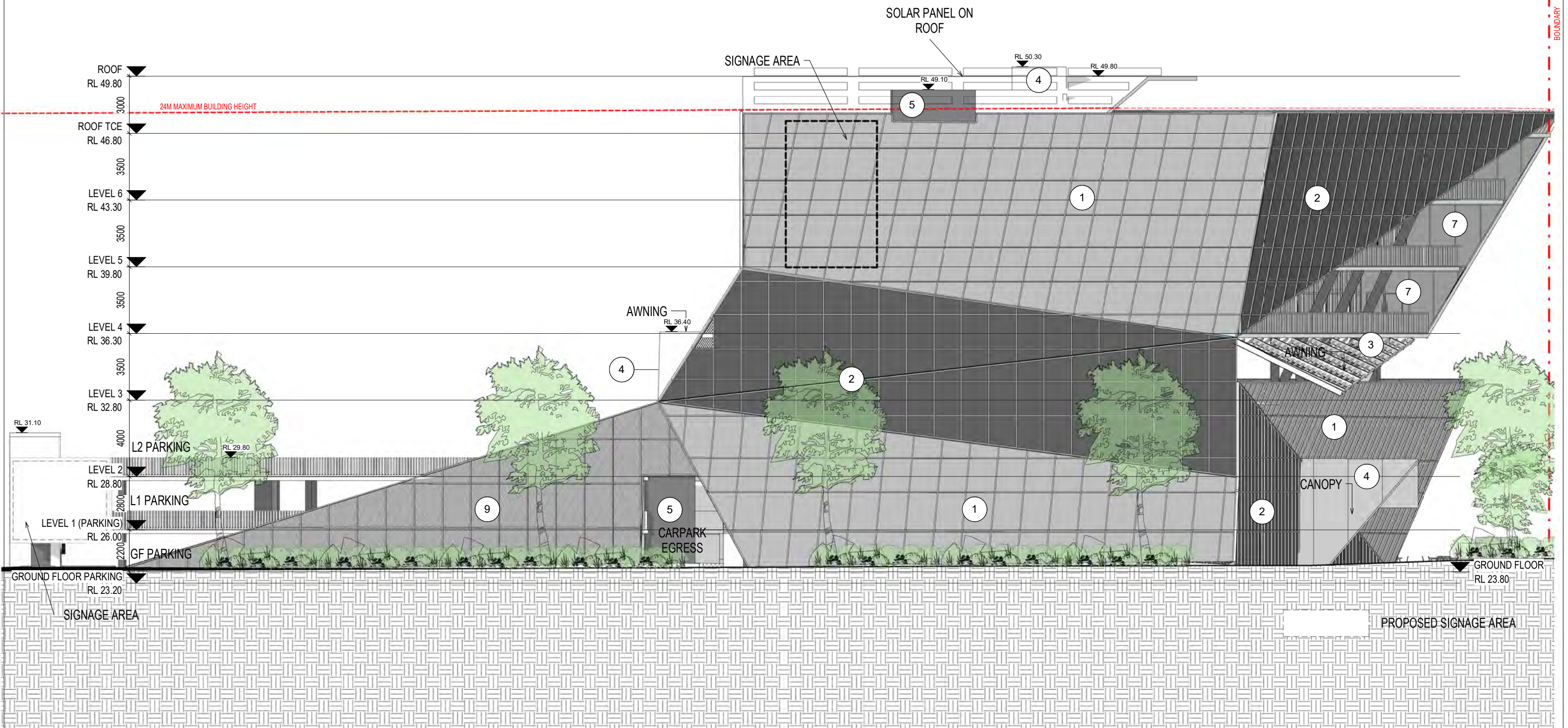
POWDER COATED ALLUMINIUM VERTICAL SLATS - DARK GREY
- 7

POWDER COATED ALLUMINIUM FRAME SHOPFRONT CURTAIN WALL
- 8


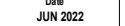
POWDER COATED ALLUMINIUM VERTICAL SLATS BALUSTRADE- DARK GREY
- 9

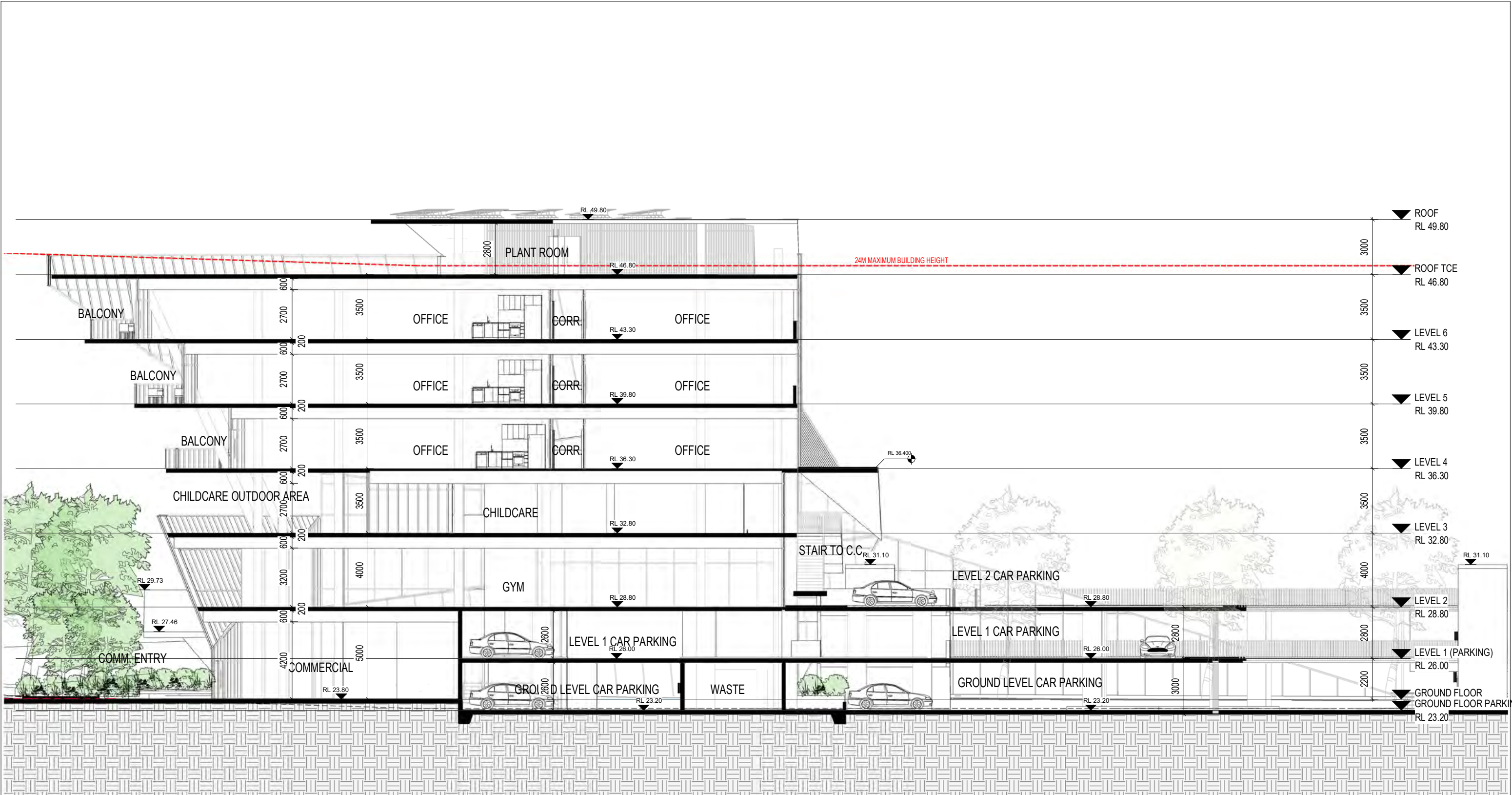
POWDER COATED ALLUMINIUM MESH - DARK GREY
- 10

POWDER COATED ROLLOR DOOR - DARK GREY



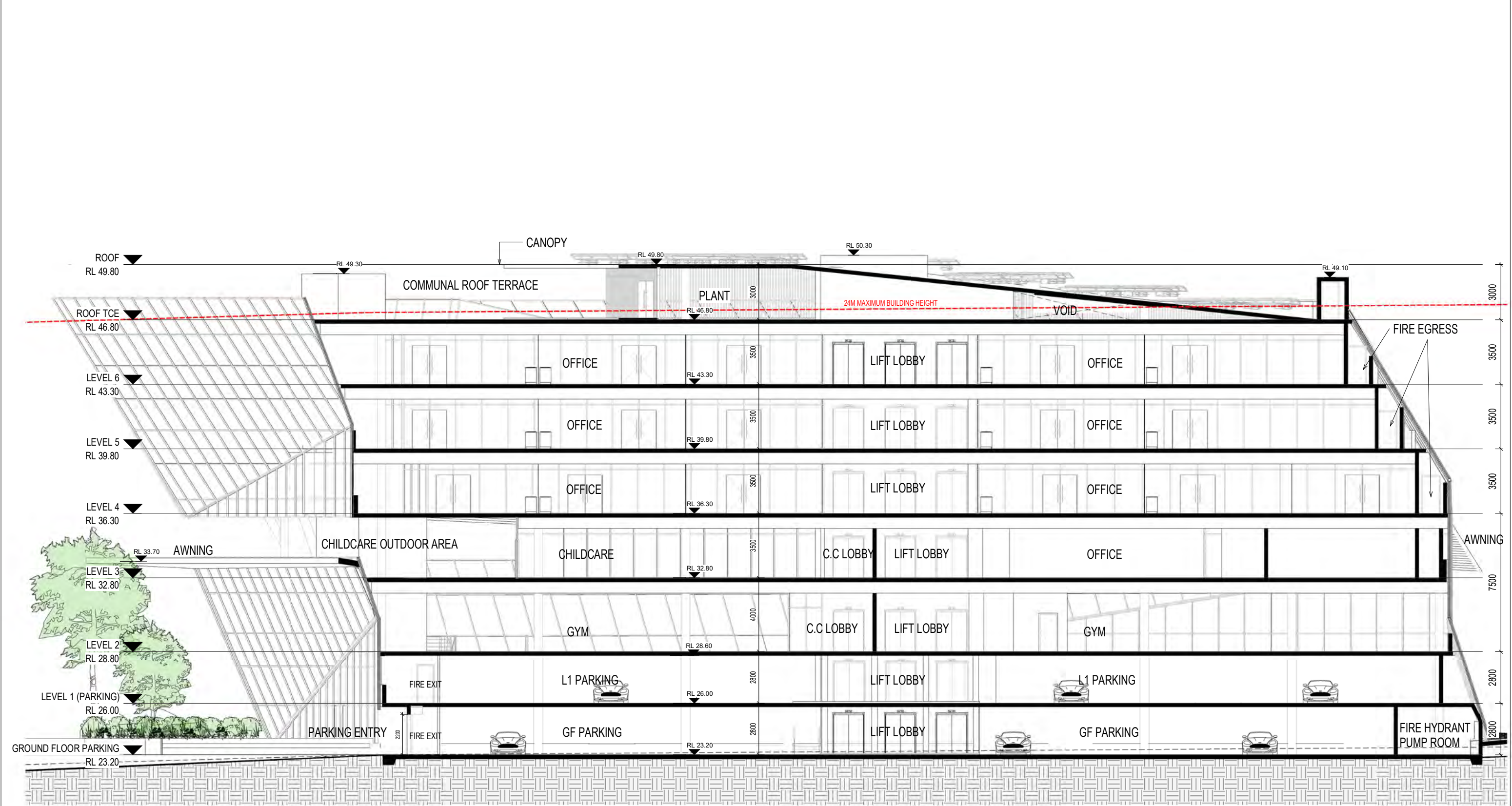
ELEVATION EAST

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	<div>Architects</div> <div></div> <div>Tony Owen Partners Architects Reg. No 7080</div>	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Scale 1 : 100 Drawing title ELEVATION EAST Project no. 1042 Drawing no. Drawn TL A203 Rev. Drawing status DEVELOPMENT APPLICATION	Rev. B
B	DEVELOPMENT APPLICATION	TL	JUN 2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE CORRECT AND THAT THEY ACCURATELY REPRESENT THE DEVELOPMENT. THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS, EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. IN CASE OF CONFLICT, NOTIFY ARCHITECT OR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ACCESSORIES, FINISHES, SCHEDULES AND MODIFICATIONS ISSUED BY THE ARCHITECT.								





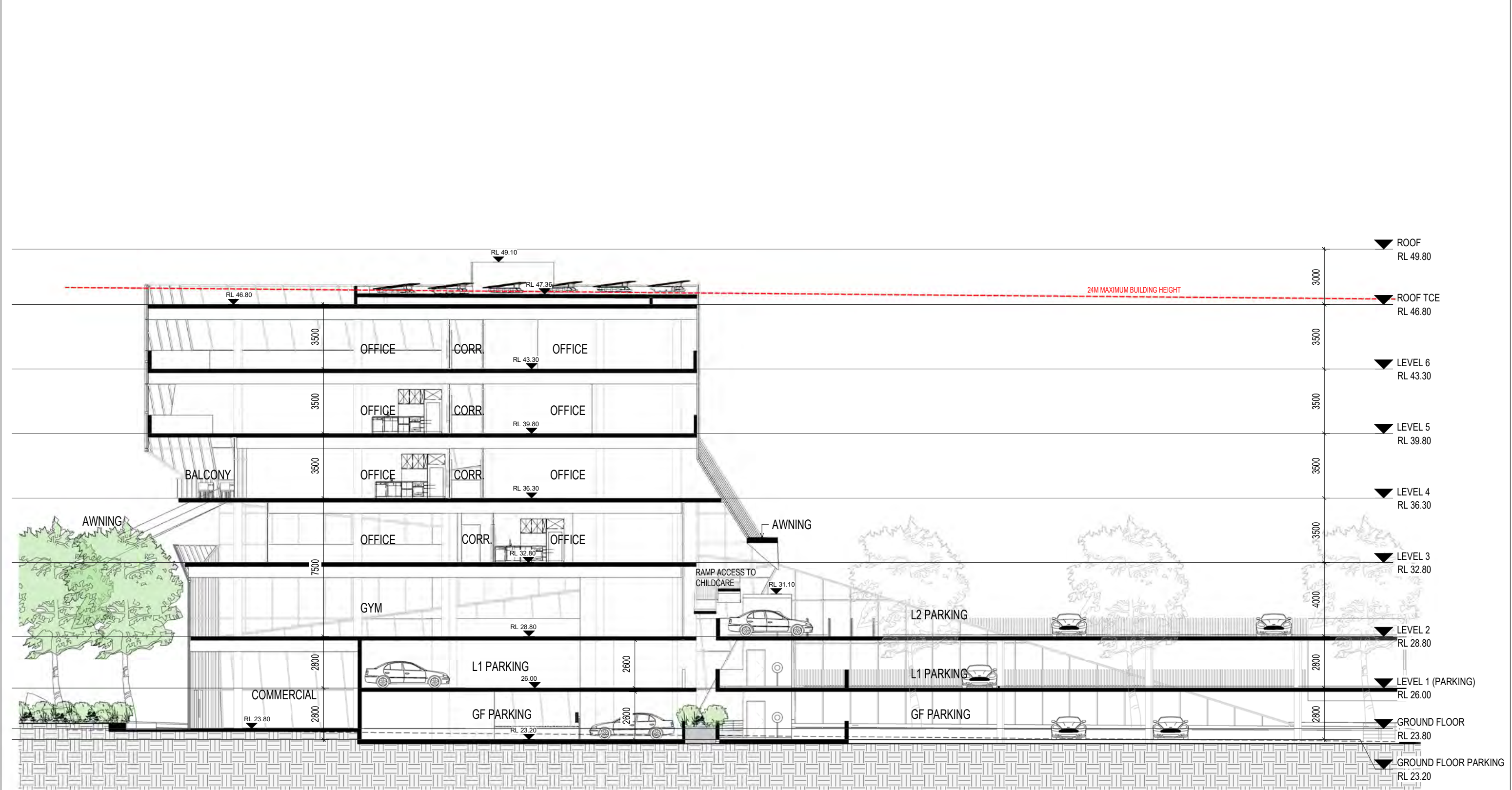
SECTION 1

Rev.	Description	By	Date	Disclaimer	Notes	General Contractor	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	NOTES: DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN ISSUED AND ISSUED DIMENSIONS, THE ISSUED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Architects tony owen partners Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 0800 F 02 9550 0810 E info@owenpartners.com.au Reg. No 7080	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill	Key plan 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	Scale 1 : 100 Drawing title SECTION 1 Project no. 1042 Drawing no. Drawn TL A300 Rev. Drawing status DEVELOPMENT APPLICATION	Rev. B

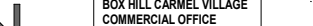
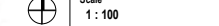


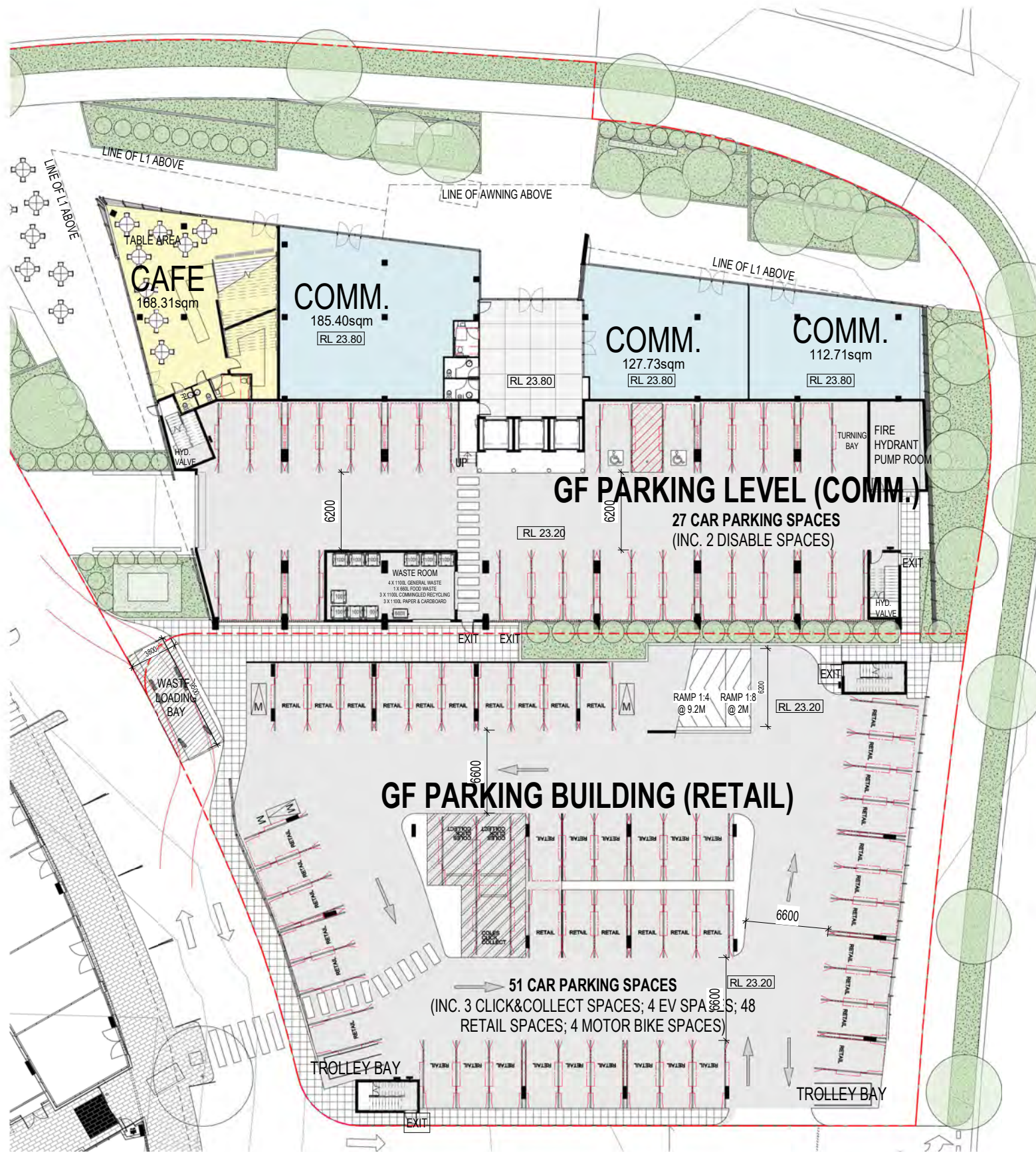
SECTION 2

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	 Level 2, 131 Macquarie Street, Sydney NSW 2000 P 02 9550 0000 F 02 9550 0010 E info@owenpartners.com.au Reg. No 7080 Tony Owen Partners Architects	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		1 : 100	JUN 2022
B	DEVELOPMENT APPLICATION	TL	JUN 2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE UP TO DATE AND ACCURATE. THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS, THE ARCHITECT'S DRAWINGS SHALL PREVAIL. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONTRACTOR DRAWINGS, THE ARCHITECT'S DRAWINGS SHALL PREVAIL. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS, THE ARCHITECT'S DRAWINGS SHALL PREVAIL. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONTRACTOR DRAWINGS, THE ARCHITECT'S DRAWINGS SHALL PREVAIL.							Project no. 1042 Drawing no. Rev. Drawn TL A301 B Drawing status DEVELOPMENT APPLICATION	

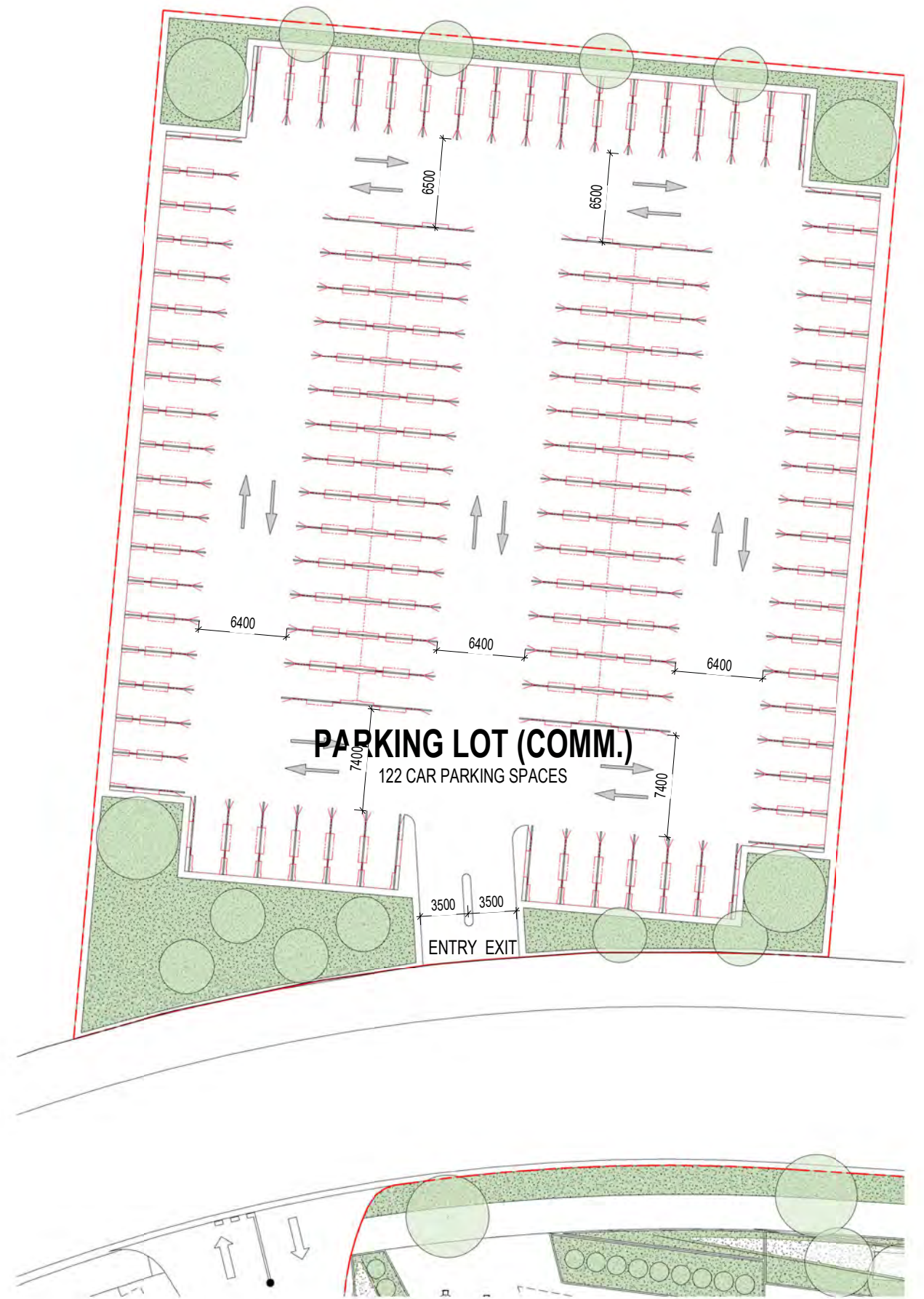


SECTION 3

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	 Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 0800 F 02 9550 0810 E info@owenpartners.com.au	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		1 : 100	JUN 2022
B	DEVELOPMENT APPLICATION	TL	JUN 2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE THE LATEST AND CORRECT EDITION. THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE THE LATEST AND CORRECT EDITION. THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.							Drawing title SECTION 3 Project no. 1042 Drawing no. Drawn TL A302 Rev. B Drawing status DEVELOPMENT APPLICATION	



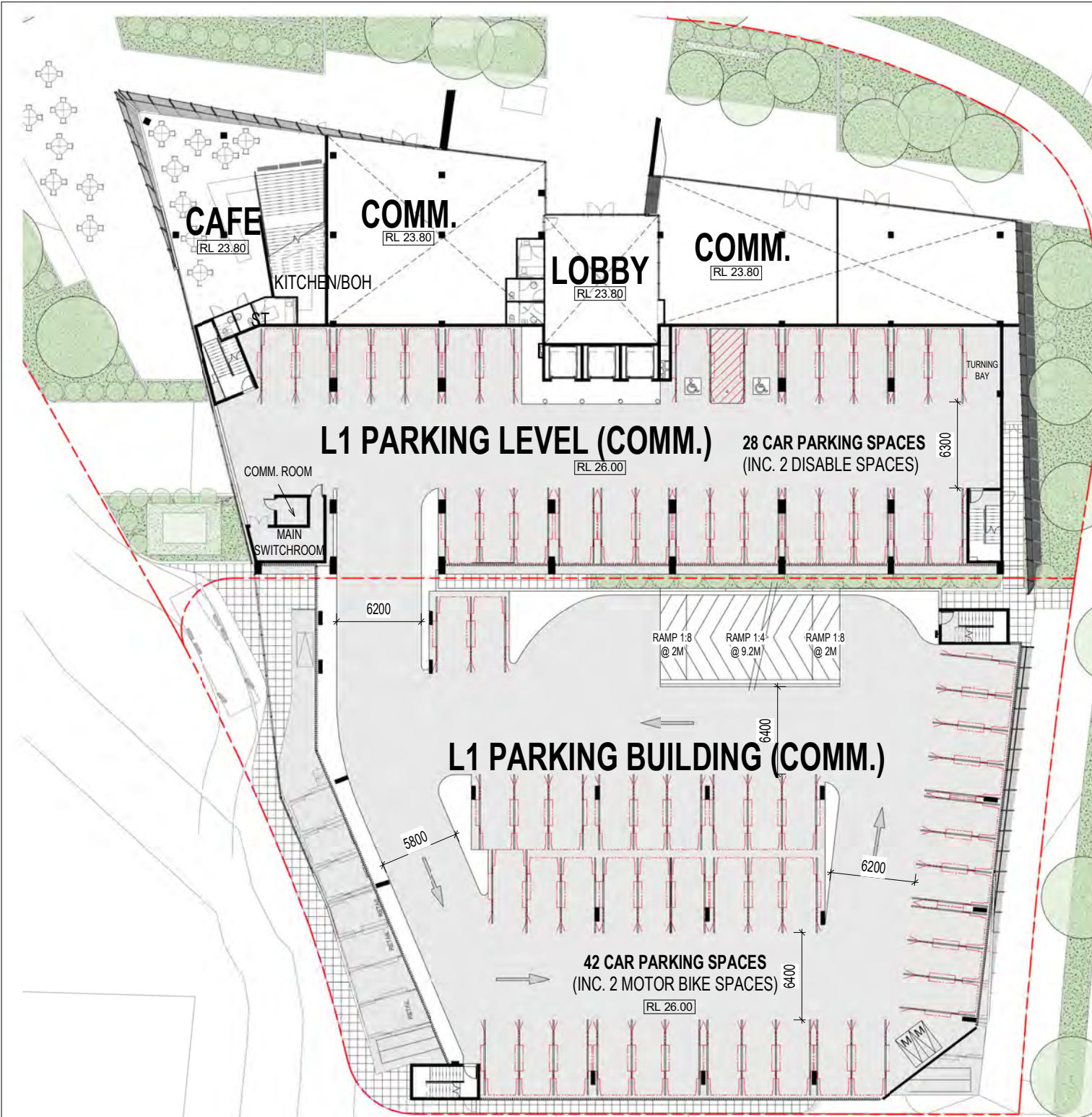
1 OVERALL - GF
1 : 200



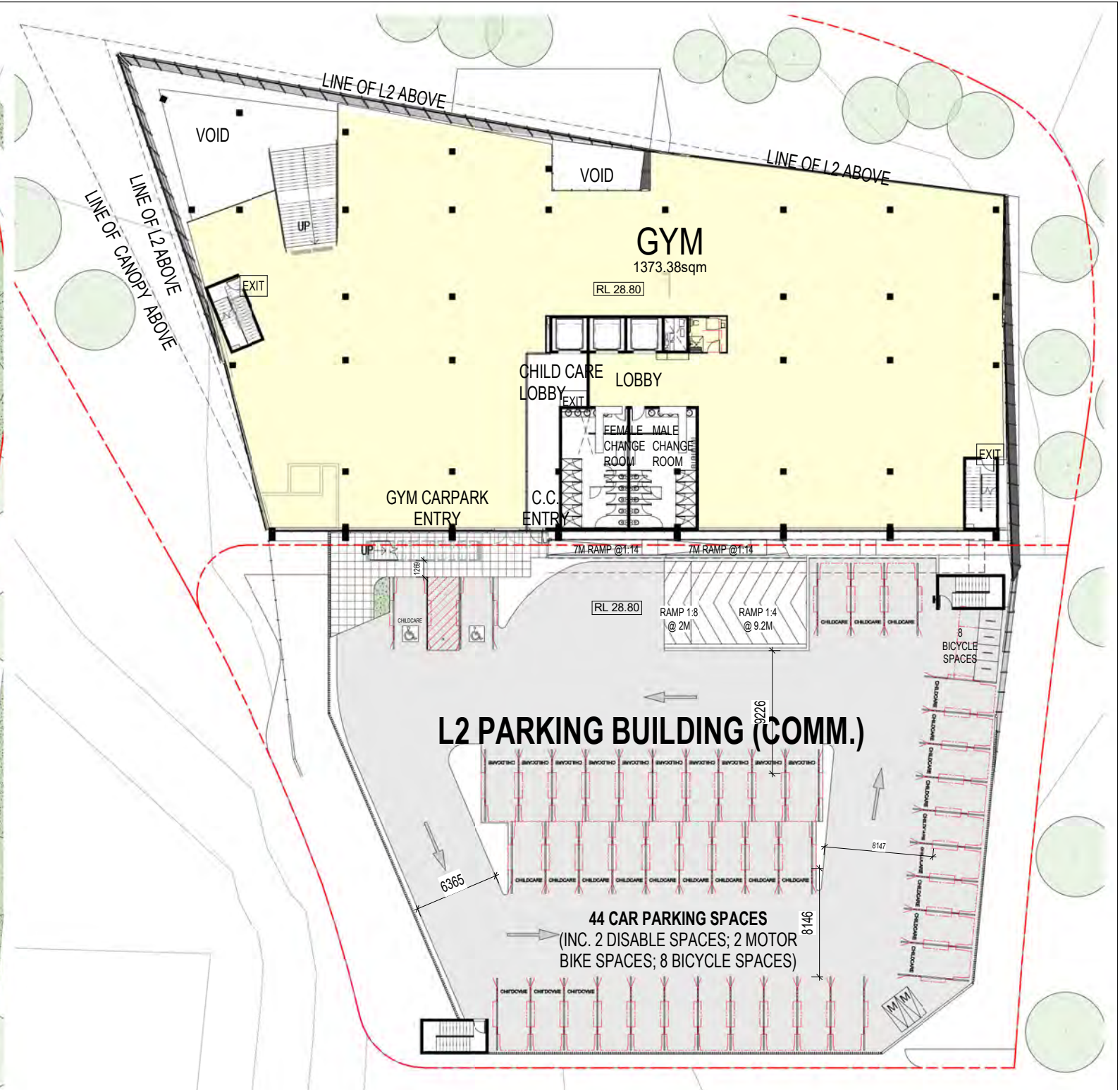
2 NORTHERN PARKING LOT
1 : 200

PARKING CALCULATION 1

Rev.	Description	By	Date	Disclaimer	Notes	General Contractor	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	tony owen architects Level 2, 131 Macquarie Street, Sydney NSW 2000 P: 02 9550 0000 F: 02 9550 0010 E: info@tonyowen.com.au Reg. No 7080	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Scale 1 : 200 Drawing title PARKING CALCULATION 1 Project no. 1042 Drawing no. Drawn TL A410 Rev. Drawing status DEVELOPMENT APPLICATION B	Rev. B



1 OVERALL - L1
1 : 200



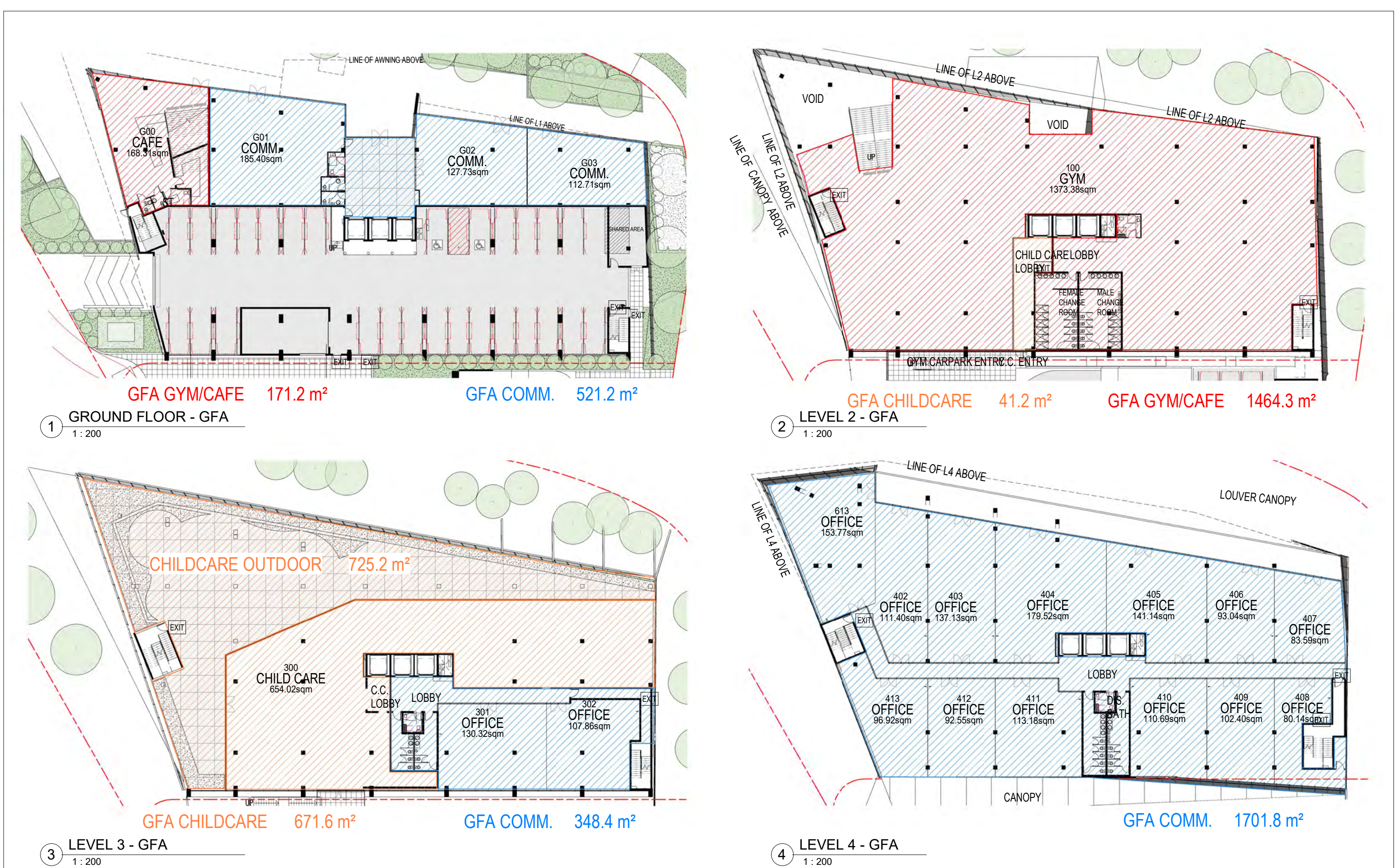
2 OVERALL - L2
1 : 200

PARKING LOT (COMM.):	122 SPACES
GF PARKING LEVEL (COMM.):	27 SPACES
L1 PARKING LEVEL (COMM.):	28 SPACES
GF PARKING BUILDING (RETAIL):	51 SPACES
L1 PARKING BUILDING (COMM.):	42 SPACES
L2 PARKING BUILDING (COMM.):	44 SPACES

TOTAL COMM. PARKING PROVIDED: 263 SPACES
TOTAL COMM. PARKING REQUIRED: 260 SPACES

PARKING CALCULATION 2

Rev.	Description	By	Date	Disclaimer	Notes	General Contractor	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	NOTES: DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHEN ANY DISCREPANCY EXISTS BETWEEN ISSUED AND ISSUED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Architects tony owen partners Level 2, 131 Macquarie Street, Sydney NSW 2000 P 02 9550 0000 F 02 9550 0010 t.owen@partners.com.au Reg. No 7080	Project BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Scale 1 : 200 Drawing title PARKING CALCULATION 2 Project no. 1042 Drawing no. Rev. Drawn TL A411 B Drawing status DEVELOPMENT APPLICATION	Rev. B



GROSS FLOOR AREA CALCULATION 1

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL. DIMENSIONS OF THE FIGURED DIMENSIONS SHALL PREVAIL. DIMENSIONS OF THE FIGURED DIMENSIONS SHALL PREVAIL. DIMENSIONS OF THE FIGURED DIMENSIONS SHALL PREVAIL.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	tony owen partners Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 0000 F 02 9550 0000 E info@tonyowen.com.au Reg. No 7080	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		1 : 200	JUN 2022
B	DEVELOPMENT APPLICATION	TL	JUN 2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE THE LATEST EDITION AND THAT THEY HAVE BEEN CHECKED FOR ANY CHANGES OR REVISIONS. THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL APPROPRIATE STANDARDS, SCHEDULES AND MODIFICATIONS ISSUED BY THE ARCHITECT.							Drawing title GROSS FLOOR AREA CALCULATION 1 Project no. 1042 Drawing no. Drawn TL A500 Drawing status DEVELOPMENT APPLICATION	Rev. B

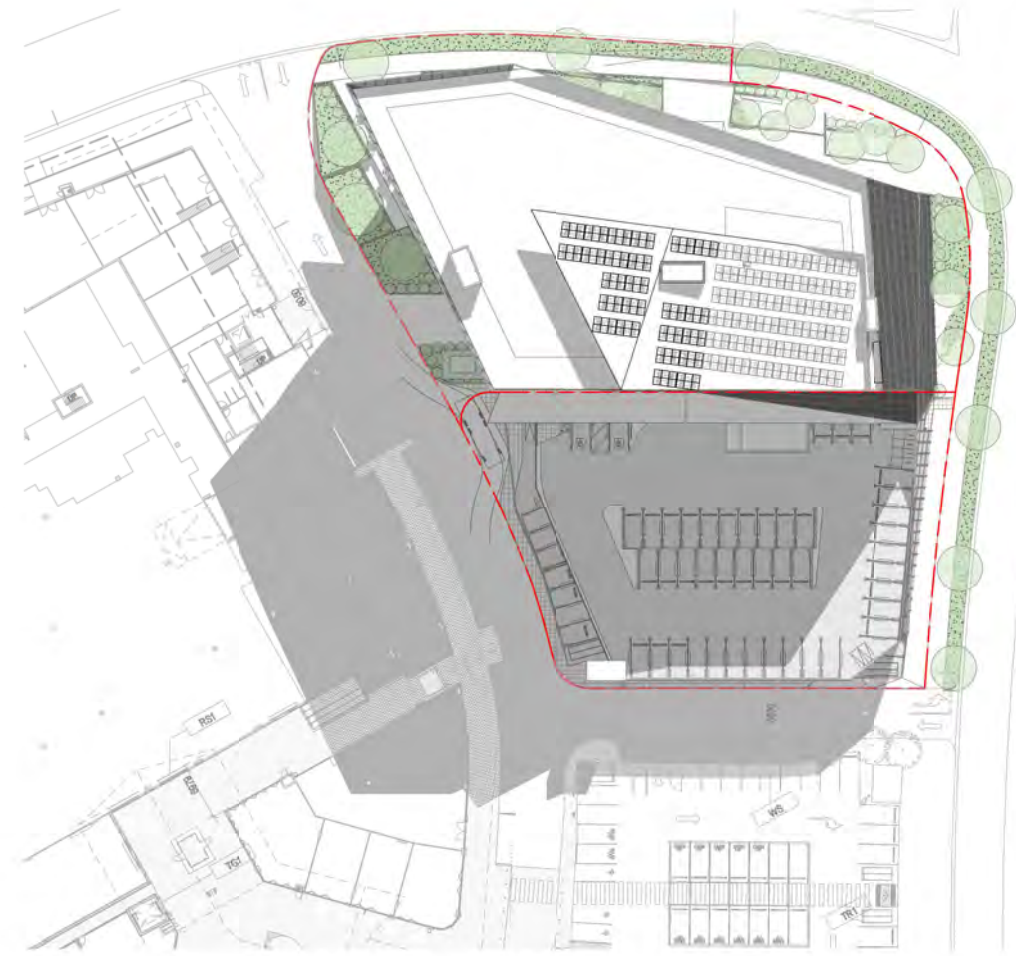


LEVEL 6 - GFA COMM. 1946.8 m²

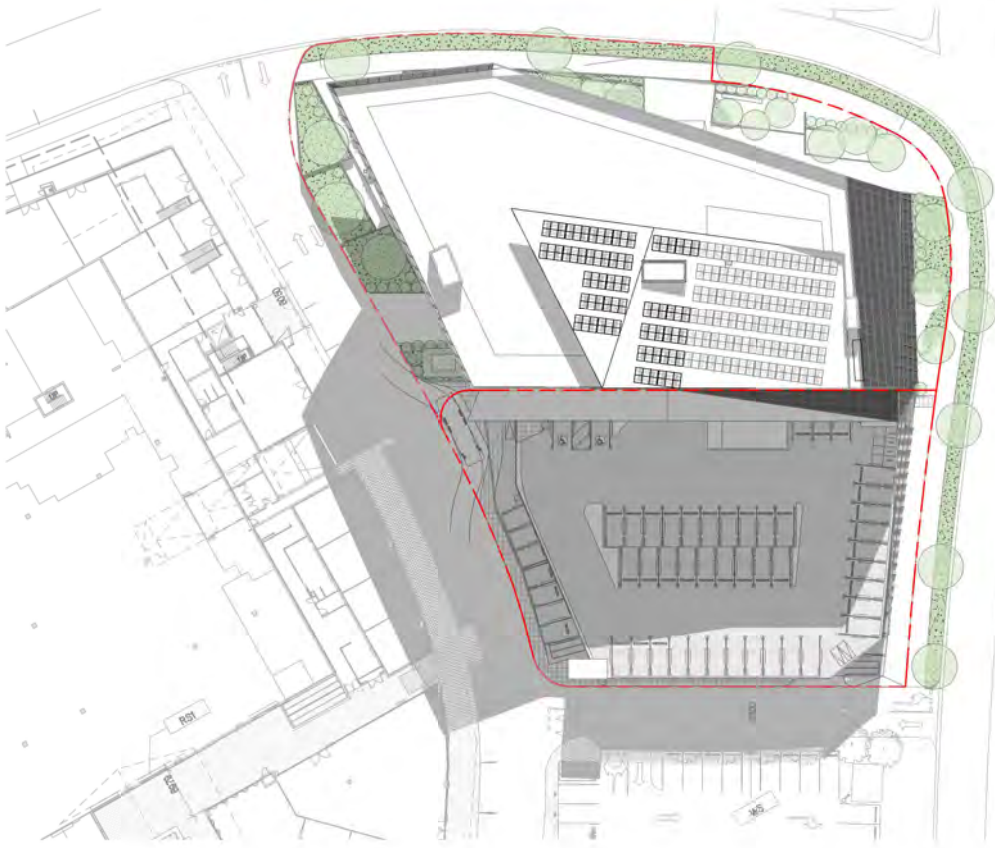
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B	DEVELOPMENT APPLICATION	TL	JUN 2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE USED IN ACCORDANCE WITH THE COPYRIGHT CONDITIONS SET OUT IN THESE CONDITIONS OF SALE. THE DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES OF AUSTRALIA (BCA).	DO NOT SCALE DRAWING. WRITTEN DIMENSIONS GIVEN PREFERRED. DIMENSIONS AND DIMENSIONS SHALL BE SHOWN. ANY CONTRADICTIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.			Tony Owen Partners Architects	Res. No 7080		Drawing title GROSS FLOOR AREA CALCULATION 2 Project no. 1042 Drawing no. Drawn TL A501 Drawing status DEVELOPMENT APPLICATION



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SHADOW DIAGRAMS 1

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	tony owen partners Level 2, 131 Macquarie Street, Sydney NSW 2000 P 02 9550 8888 F 02 9550 8888 E info@tonyowen.com.au	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		1 : 500	JUN 2022
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SHADOW DIAGRAMS 2

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	<div><div>Level 2</div><div>10 The Square Street</div><div>Sydney NSW 2000</div><div>P 02 9550 0888</div><div>F 02 9550 0818</div><div>E info@owenpartners.com.au</div></div> <div>tony owen partners</div> <div>Tony Owen Partners Architects Reg. No 7686</div>	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		1 : 500	JUN 2022
B	DEVELOPMENT APPLICATION	TL	JUN 2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE ACCURATE AND ANY WORK EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	ALL CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS A LOCATING SPECIFICALLY ELEMENTS MATERIALS EQUIPMENT THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.							Drawing title SHADOW DIAGRAMS 2 Project no. 1042 Drawing no. Drawn TL A551 Rev. B Drawing status DEVELOPMENT APPLICATION	



PERSPECTIVE 1

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	FOR COORDINATION	TL	MAY 2022	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA).			CLIENT: MCDONALD INDUSTRIES Level 6, 131 Macquarie Street, Sydney NSW 2000 PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	 Level 2 131 Macquarie Street Sydney NSW 2000 P 02 9550 2000 F 02 9550 2010 E info@owenpartners.com.au Reg. No 7080	BOX HILL CARMEL VILLAGE COMMERCIAL OFFICE BUILDING Project address CARMEL VILLAGE Lot 106 DP 1257660 Mt Carmel Drive, Box Hill		Drawing title PERSPECTIVE 1 Project no. 1042 Drawing no. Rev. Drawn TL A700 B Drawing status DEVELOPMENT APPLICATION	JUN 2022
B	DEVELOPMENT APPLICATION	TL	JUN 2022										
				BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE ACCURATE AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS, A LATEST SPECIFIC DRAWING ELEMENTS, MATERIALS EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. IN CASE OF CONFLICT, NOTIFY ARCHITECT OR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.								

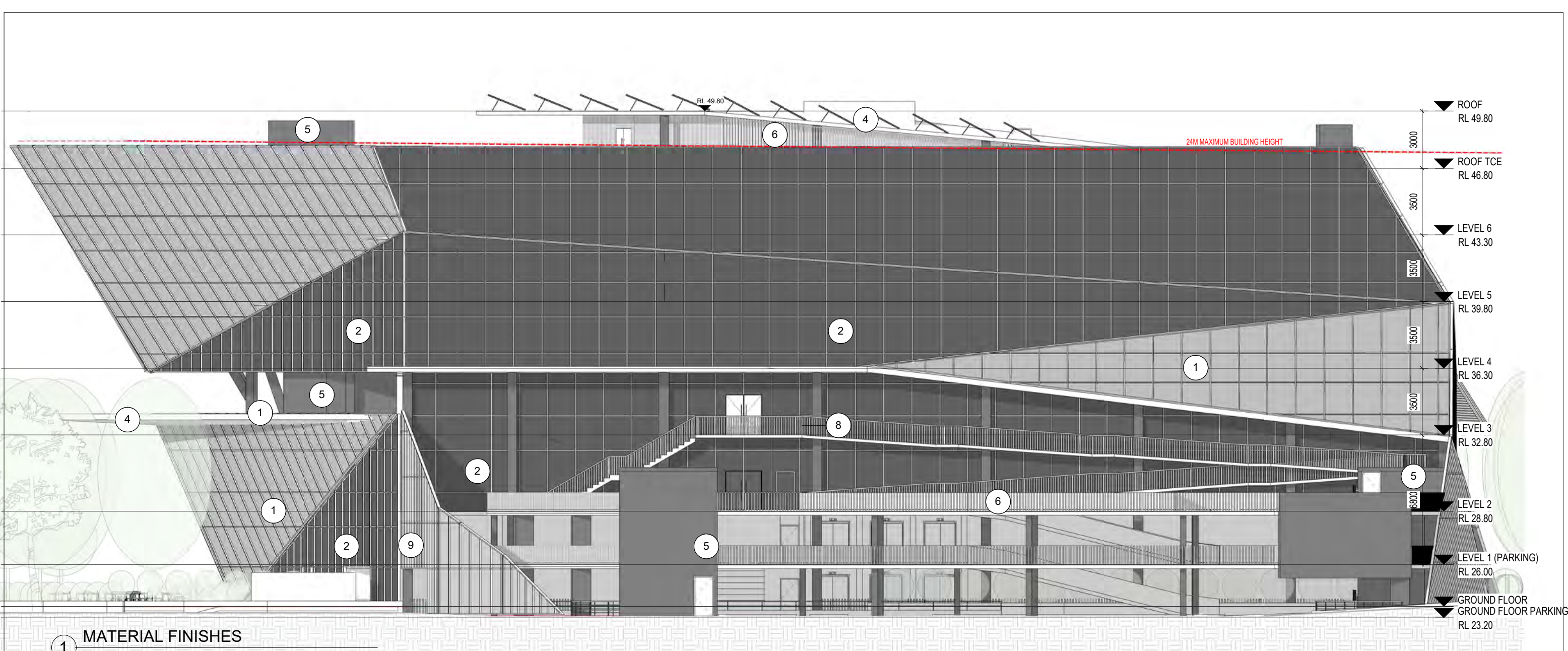


PERSPECTIVE 3

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
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B	DEVELOPMENT APPLICATION	TL	JUN 2022	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS ARE UP TO DATE AND ACCURATE. THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS, A LATEST SPECIFIC ELEMENT, MATERIALS EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. IN CASE OF CONFLICT, NOTIFY ARCHITECT OR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.				Tony Owen Partners Architects Reg. No 7080				

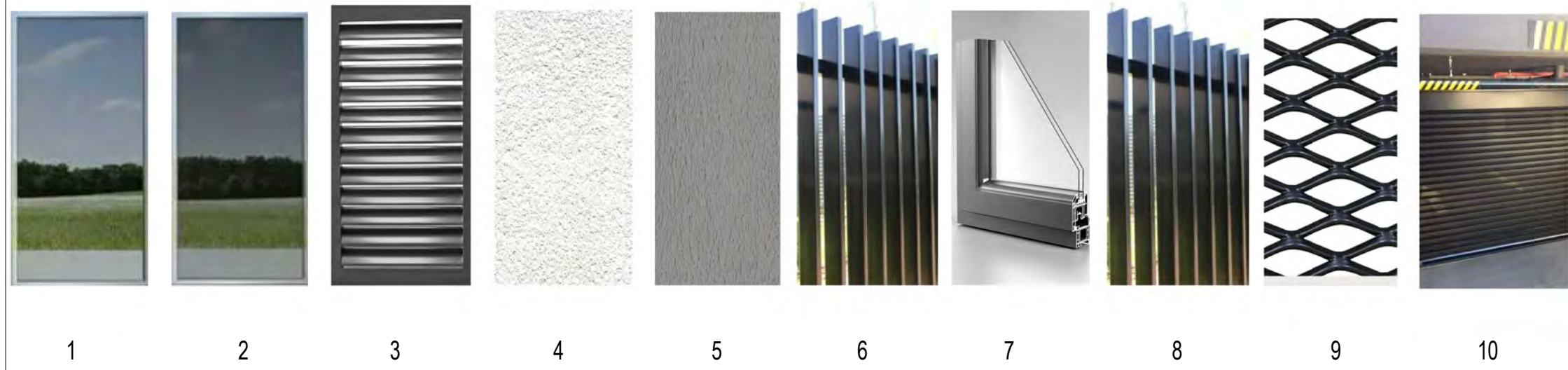


PERSPECTIVE 2



1 MATERIAL FINISHES
1 : 100

PROPOSED SIGNAGE AREA



- 1 POWDER COATED ALLUMINIUM TINTED GLASS - LIGHT GREY
- 2 POWDER COATED ALLUMINIUM TINTED GLASS - DARK GREY
- 3 POWDER COATED ALLUMINIUM FIXED SHUTTER AWNING
- 4 RENDERED FINISH - HERO WHITE
- 5 RENDERED FINISH - DARK GREY
- 6 POWDER COATED ALLUMINIUM VERTICAL SLATS - DARK GREY
- 7 POWDER COATED ALLUMINIUM FRAME SHOPFRONT CURTAIN WALL
- 8 POWDER COATED ALLUMINIUM VERTICAL SLATS BALUSTRADE- DARK GREY
- 9 POWDER COATED ALLUMINIUM MESH - DARK GREY
- 10 POWDER COATED ROLLOR DOOR - DARK GREY

MATERIAL SCHEDULE

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
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B	DEVELOPMENT APPLICATION	TL	JUN 2022					PROJECT MANAGER: ARTAZAN PROPERTY GROUP 7 Essex Street, Sydney NSW 2000	Tony Owen Partners Architects Reg. No 7080			Drawing title MATERIAL SCHEDULE	
												Project no. 1042 Drawing no.	Rev.
												Drawn TL A800	B
												Drawing status DEVELOPMENT APPLICATION	

Specialist Reports & Investigations – Transport Impact

An Assessment of Traffic and Parking Implications Report has been prepared by Stantec and submitted with the application.

The Traffic report makes the following conclusions:

- The proposal generates a Hills Shire Council DCP 2012 parking requirement of 355 spaces and TfNSW Guide to Traffic Generating Developments requirement of 276 spaces. Following pre-DA consultation with Council, application of the TfNSW rate for the commercial parking results in a parking requirement of 260 spaces.
- The proposed supply of 260 parking spaces is considered appropriate and meets the applicable statutory requirements. All parking will be accommodated within the dedicated car parks, with the at-grade car park on the northern side of Urban Way ensuring appropriate use and managing of demand profiles across the day.
- The demand profiles of the various uses are expected to be such that peak demand is unlikely to occur at the same time, allowing for easy use of available parking across the day and week. The proposal will also include a proportion of linked trips, further reducing the overall parking demand.
- On-site waste collection is proposed on the ground level adjacent to the multi-deck car park and adjacent to the internal road being delivered as part of the Business Park Village. The area can accommodate waste trucks and all service vehicles up to 8.8-metre-long medium rigid vehicles.
- Swept paths of all relevant design vehicles has been completed and illustrate appropriate access arrangements and car park circulation for all on-site and adjacent car parks. All vehicles will enter and exit all car parks in a forward direction.
- The traffic generated by the proposed development is consistent with that already considered as part of master planning for the Box Hill precinct. Detailed strategic traffic modelling has already been completed and approved as part of master planning and hence additional detailed intersection modelling has not been completed as part of this proposal.
- The proposal is not expected to compromise the function or operation of the surrounding network and can be supported from a transport perspective.

Specialist Reports & Investigations – Design Statement

A Design Statement has been prepared by Tony Owen Architects and was submitted with the application.

The Statement details the design of the proposed development, and the reasoning behind the architectural choices in relation to circulation, massing and scale, and green space.

A summary of the Design Statement is provided below:

1) Circulation.

- We have analysed the vehicle circulation both along Mount Carmel Drive as well as internal circulation in the centre. We have located parking and loading access points to fit within the circulation patterns of the centre and master plan.
- We have considered the pedestrian circulation within the centre and adjoining streets. This includes potential pedestrian circulation between the centre and the office building.

2) Massing and scale

- Consideration of the fit between the massing of the centre and the offices
- Ensuring the office does not obstruct view corridors between the centre and Windsor Road to maintain retail frontage.
- We have analysed the architectural features in the centre, as well as identified locations for architectural features for the office building. We have located key architectural features in order to integrate and compliment the centre. As such the two buildings combine to form a gateway into the precinct.

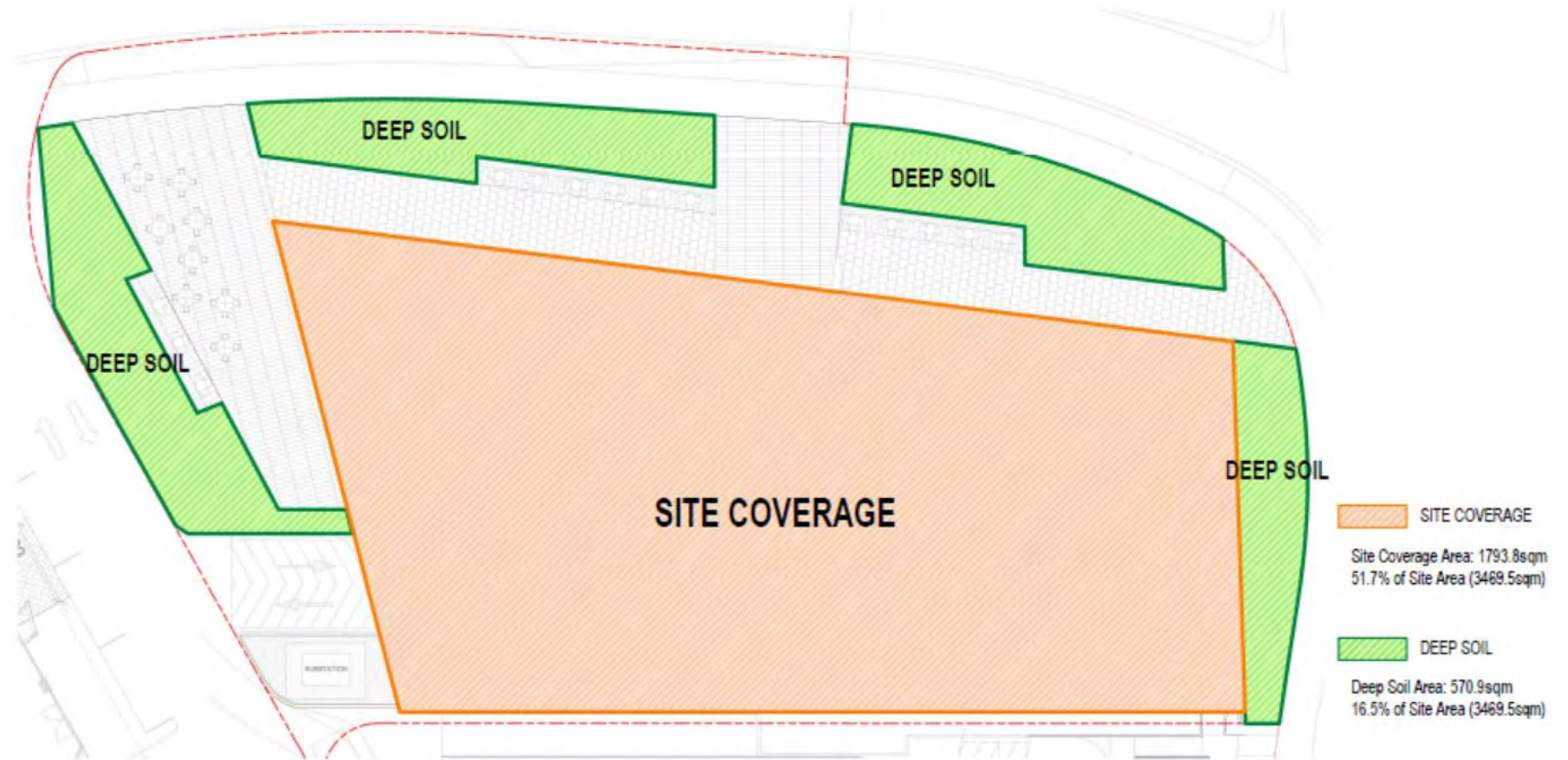
3) Green space

- We have considered the pattern of green spaces and how they integrate with the surroundings and the centre.
- We have proposed green spaces as a buffer to the centre, to create an entry sequence to the office building and to create public space for relaxation and dining.

Items for further consideration – site coverage & deep soil

Deep Soil

570.9m² (16.5%) of deep soil provided. The provision of deep soil area is considered appropriate, despite the non-compliance, given quality deep soil areas are provided around the site frontages. A number of tree plantings are proposed on the site, as well as new shrubs and accent planting, which will provide a quality landscape setting, consistent with the approved development on the site. Landscaping is also provided to the car park to the north of the site, and to the child care centre at Level 3 of the proposal.



Site Coverage

The proposal has a site coverage of 1793.8m² (51.7%). Given the lack of impacts which result from the proposed scale of development, and the minor non-compliance, the proposed site coverage is considered to be appropriate for the site. The proposal will respect the approved developments on the site, including the approved road layout, provide compliant building setbacks, and will not appear to be excessive in bulk of scale.