

PART A – SITE LOCATION and PROPOSED SITE PLAN



Figure 1 | Regional context map (Source: Nearmap 2019)



Figure 2 | The site in the local context (Source: Nearmap 2020)

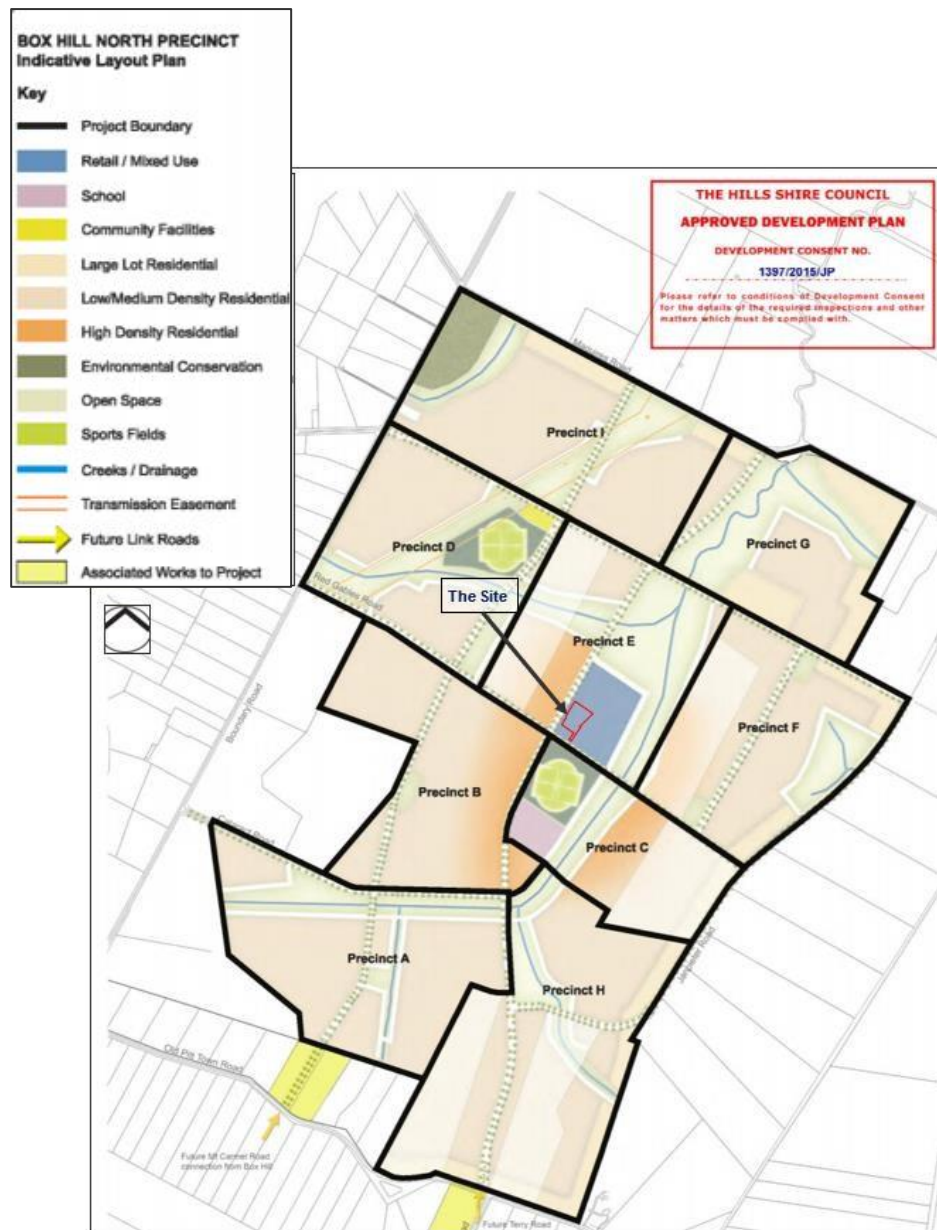


Figure 3 | Box Hill North Masterplan Precincts

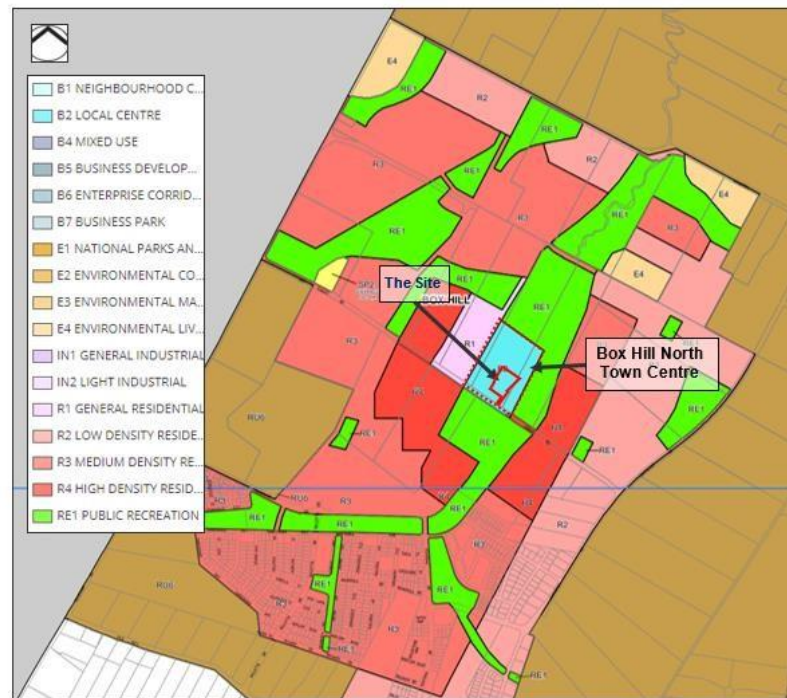


Figure 4 | Box Hill North land use zoning (Hills LEP 2019)

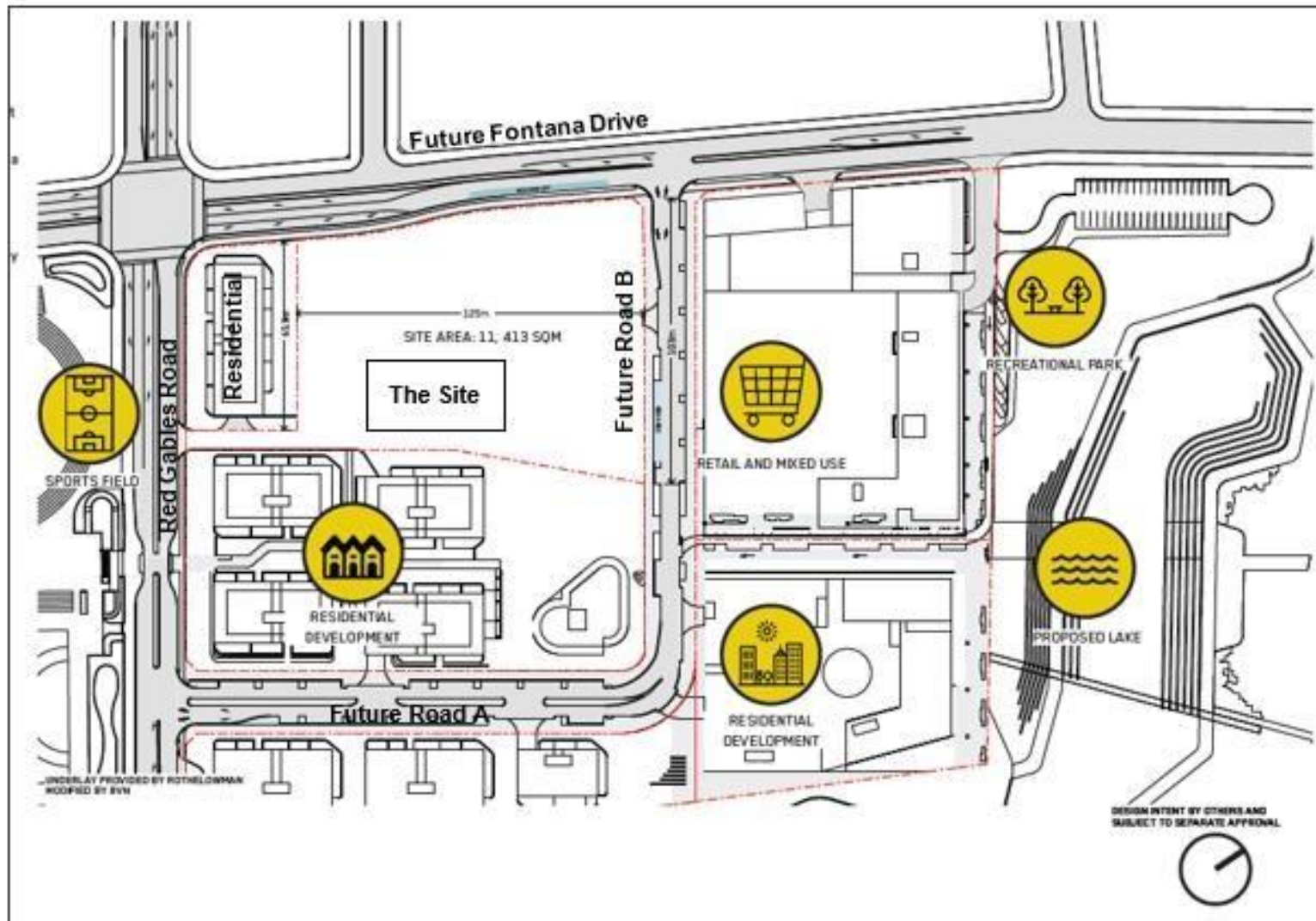


Figure 5 | The site and the future surrounding developments (Source: Applicant's RTS)

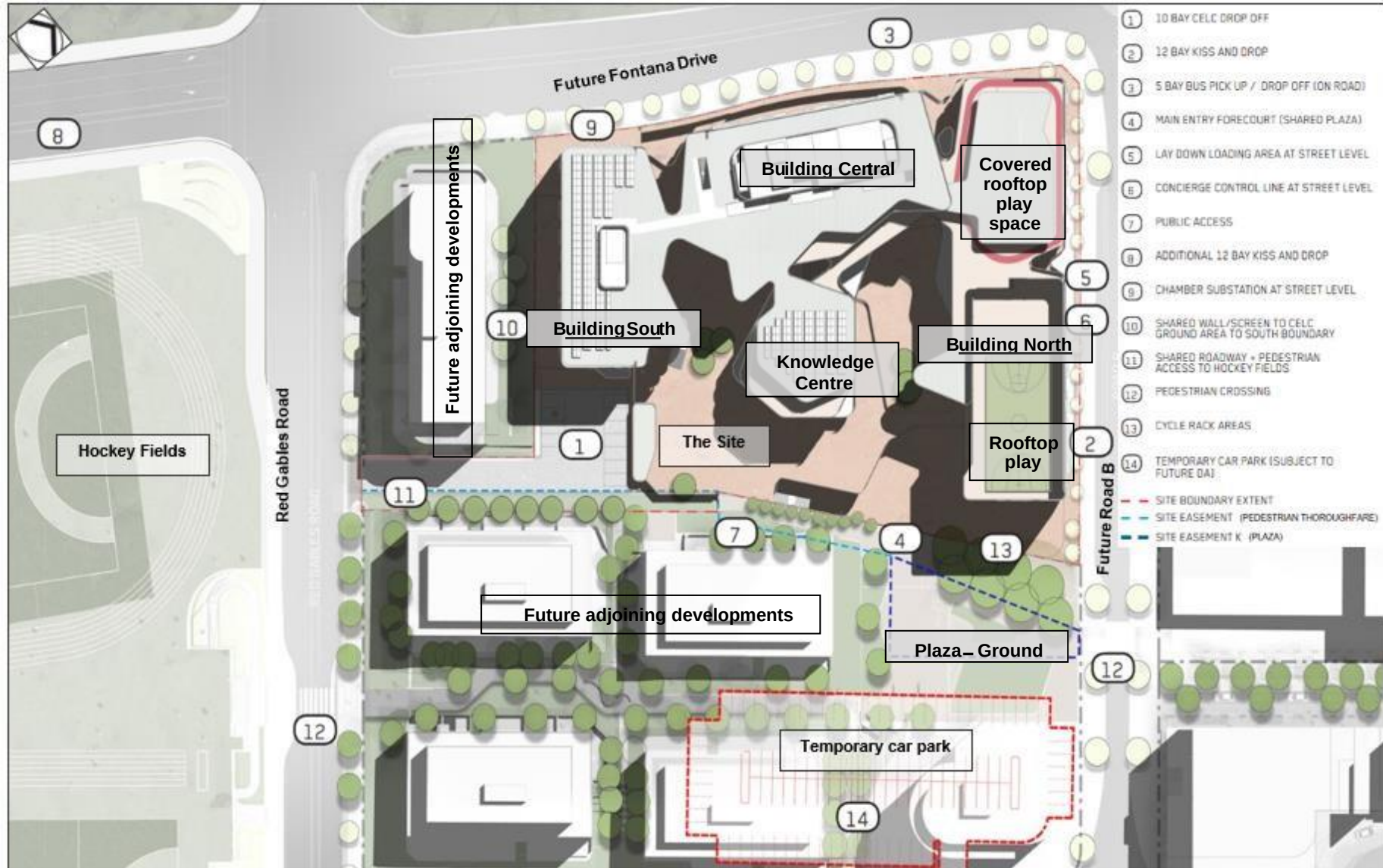


Figure 6 | The site and the future surrounding developments (Source: Applicant's RTS)

PART B – ARCHITECTURAL AND LANDSCAPE PLANS



Figure 1 | Proposed Ground level



Figure 2 | Proposed Level 1

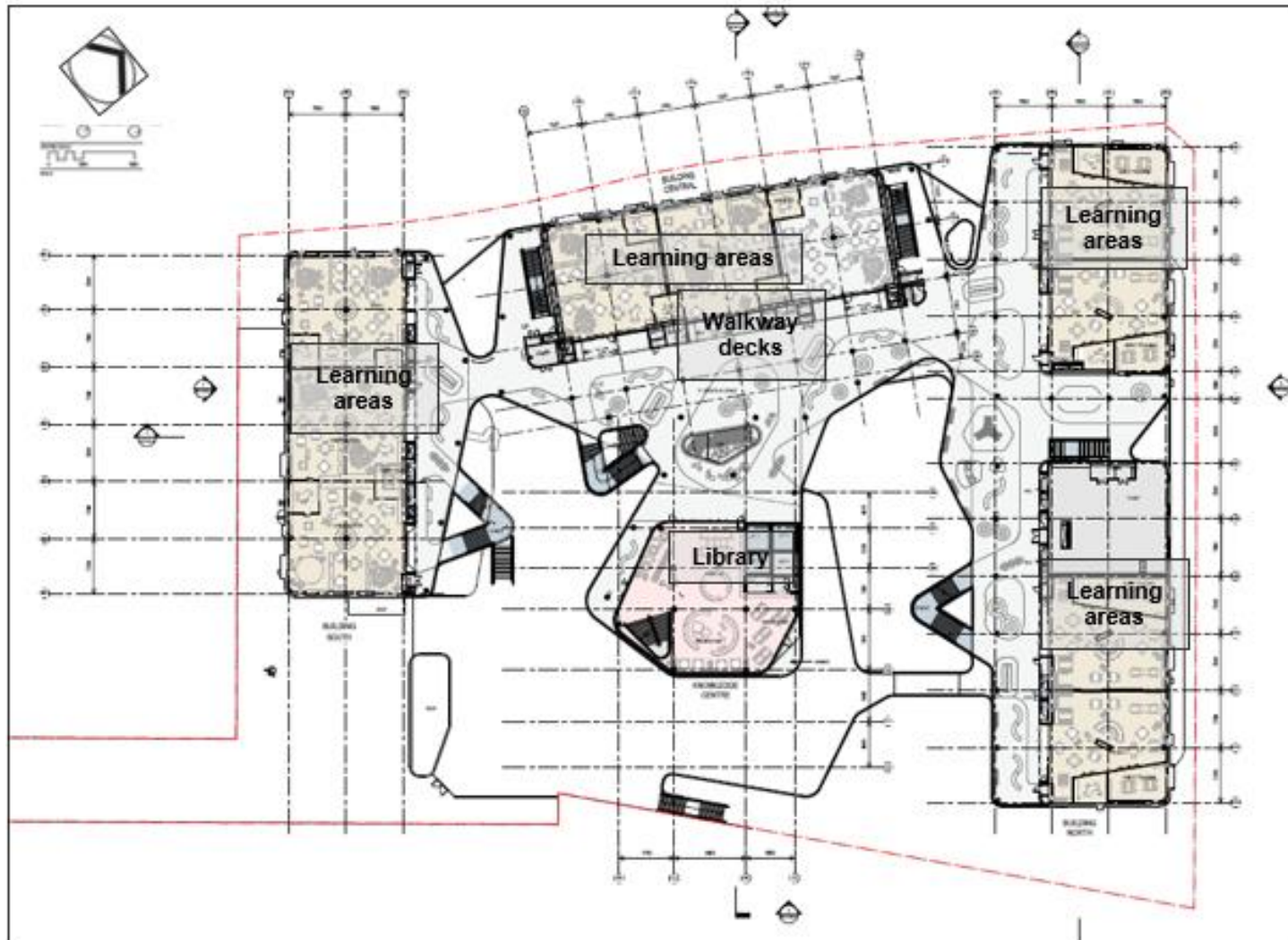


Figure 3 | Typical layout of proposed Level 2 / 3(layouts have marginal variation)

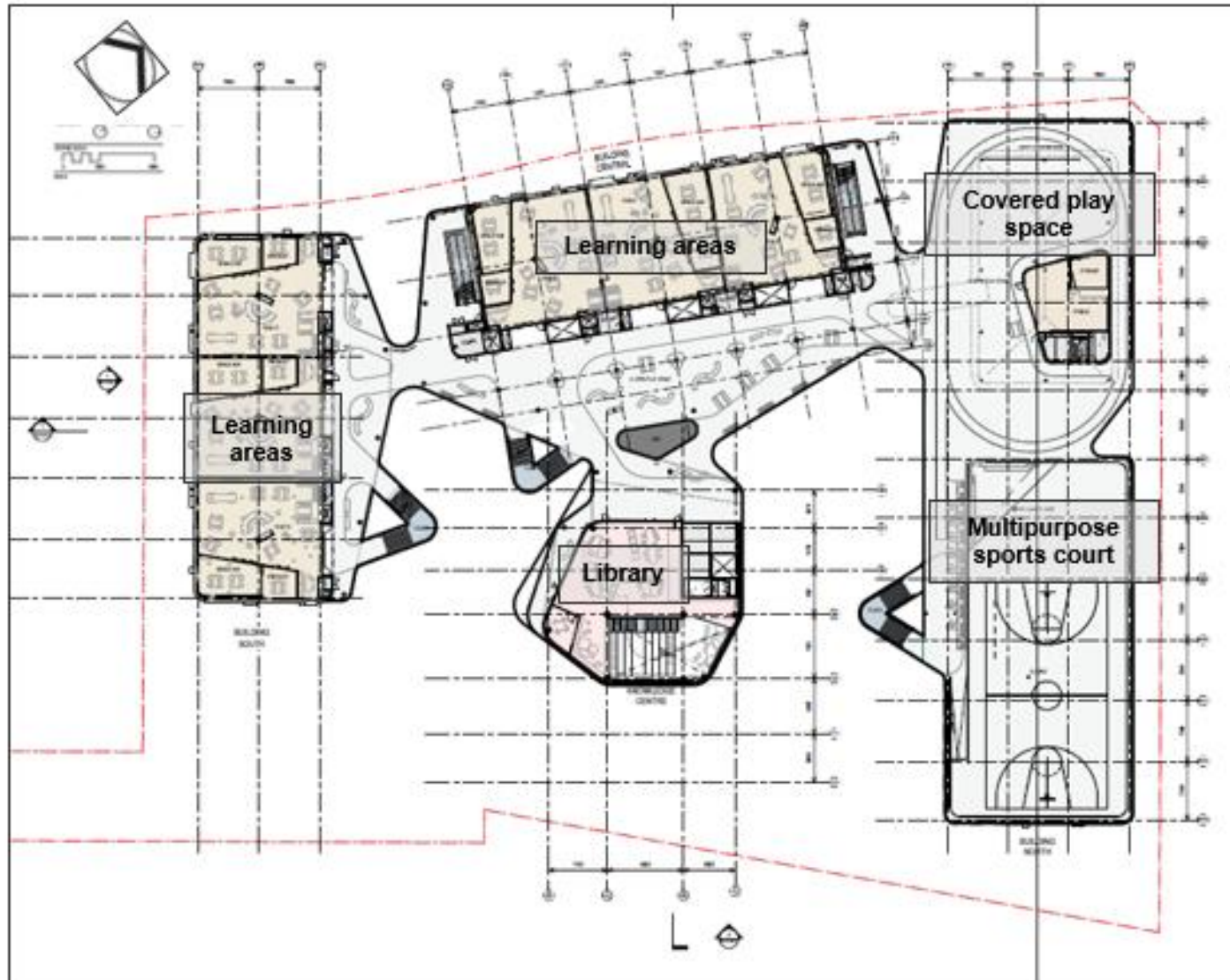


Figure 4 | Proposed Level 4

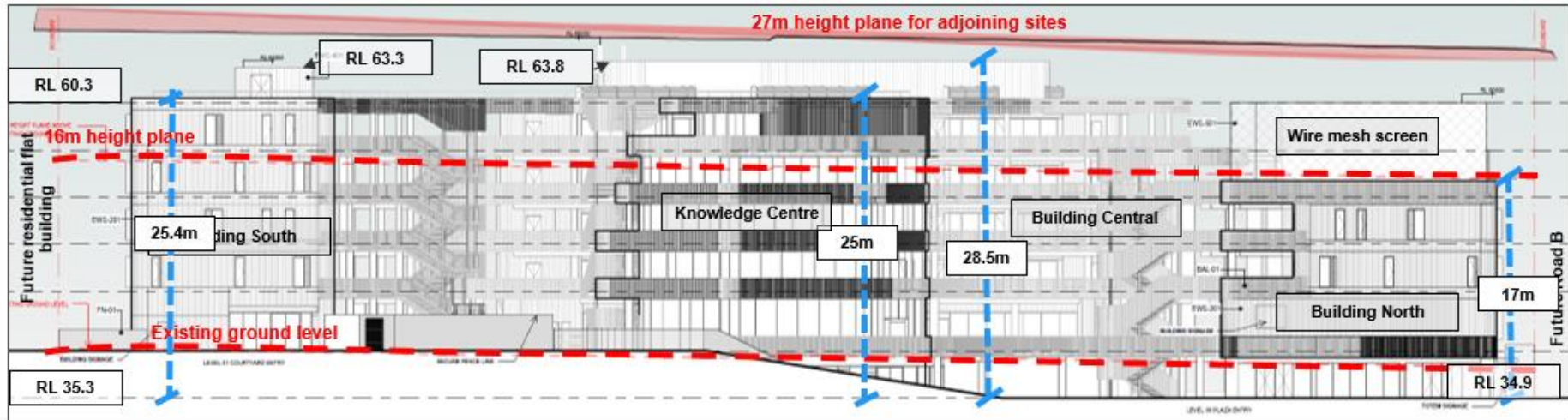


Figure 5 | Proposed Eastern elevation (facing town centre plaza)

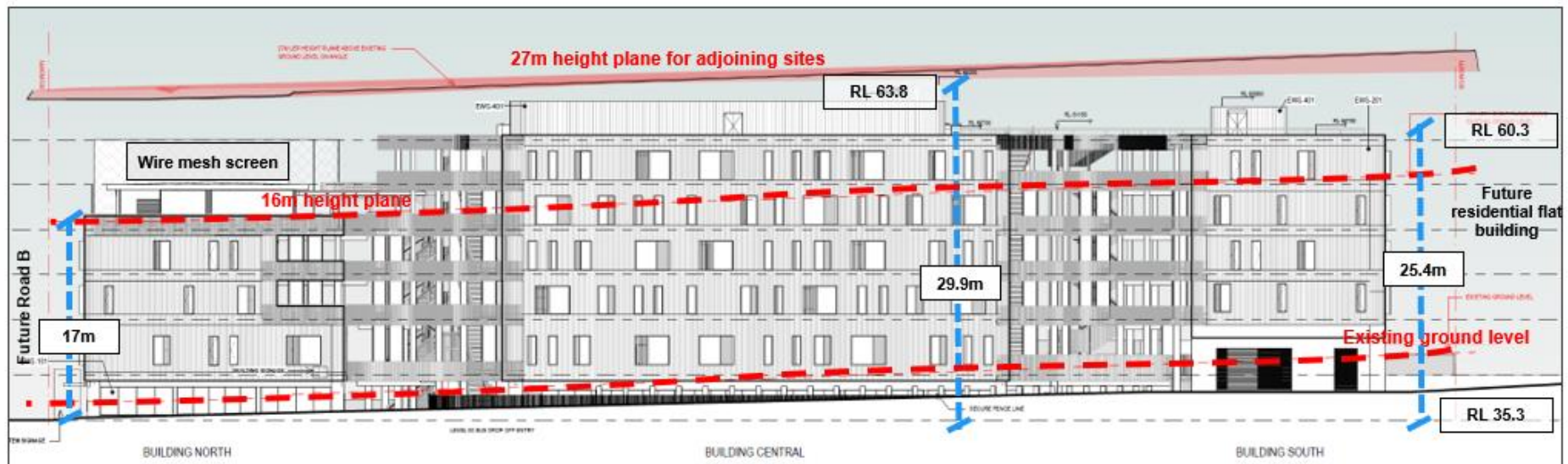


Figure 6 | Proposed Fontana Drive elevation (facing town centre plaza)

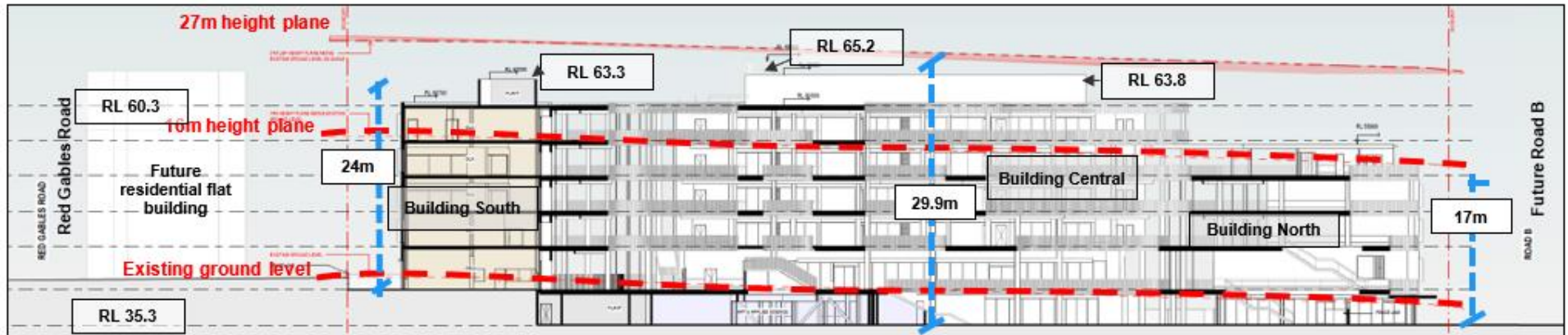


Figure 7 | North-South section through the site

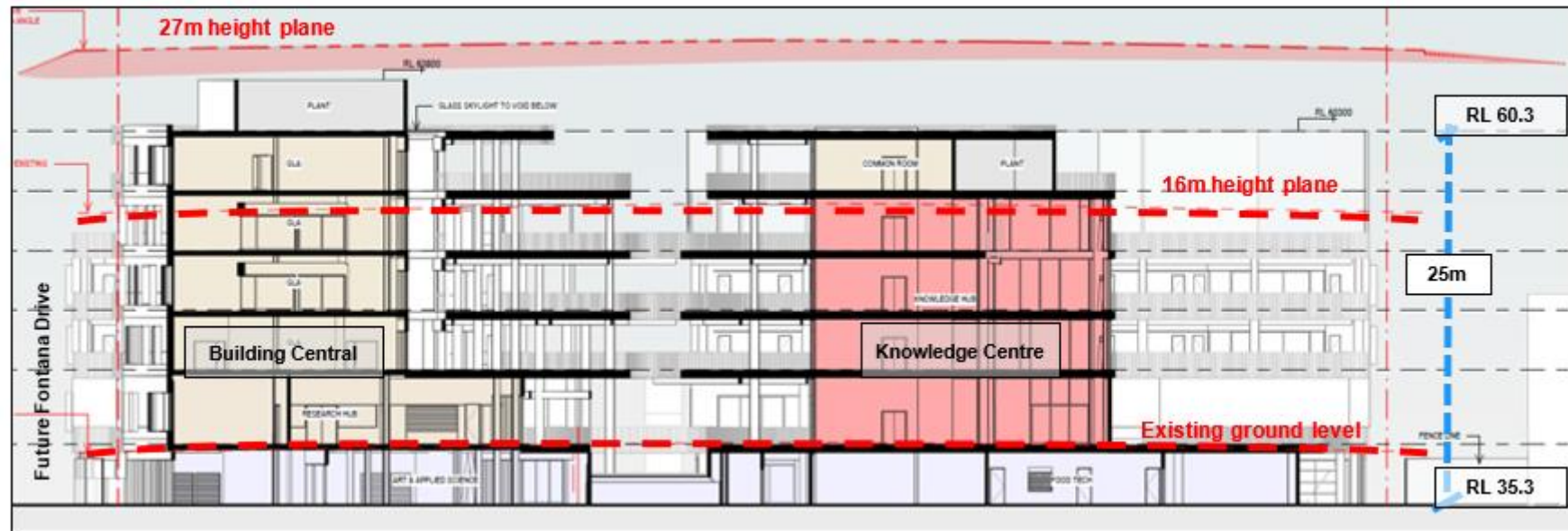
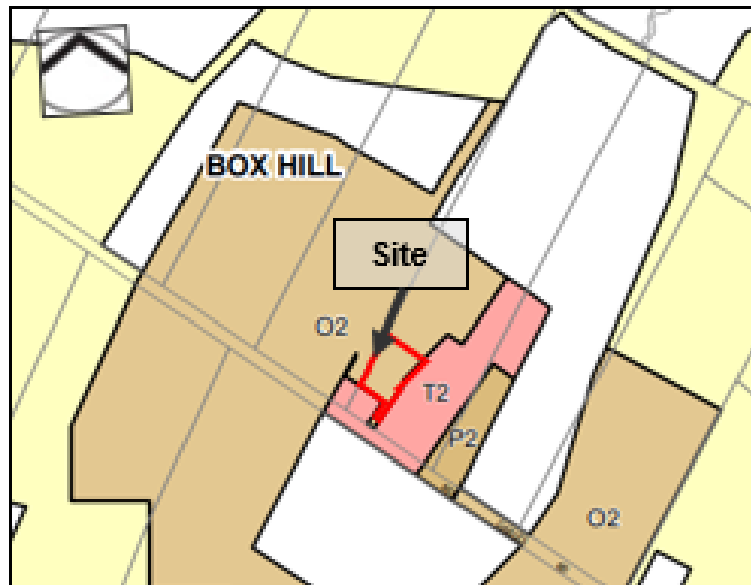
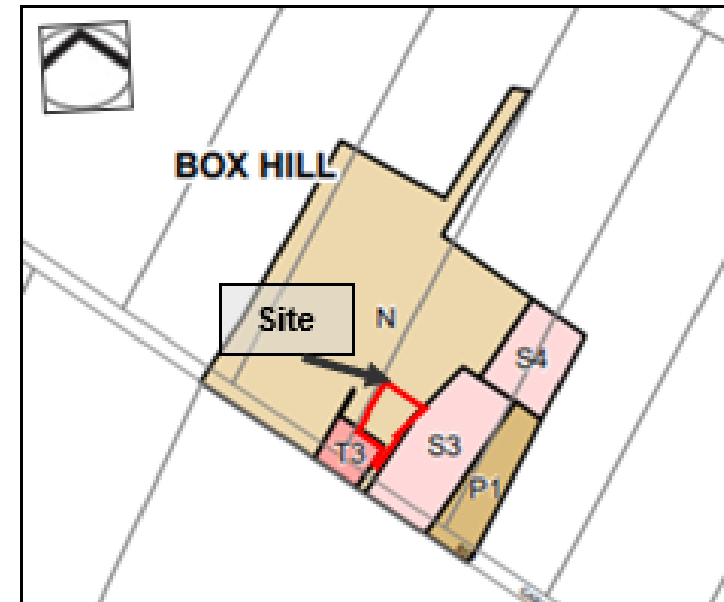


Figure 8 | East-west section through the site



Maximum Building Height (m)			
G	7.0	S	23.0
I	8.0	T1	25.0
J	9.0	T2	27.0
K	10.0	T3	28.0
M1	12.0	U	30.0
M2	12.5	V1	36.0
N	14.0	V2	37.0
Q1	15.0	W	40.0
Q2	16.0	X1	45.0



Maximum Floor Space Ratio (n:1)			
A	0.2	T1	2.0
F	0.6	T2	2.1
I	0.75	T3	2.3
L	0.9	T4	2.42
N	1.0	U1	2.6
P1	1.2	U2	2.7
S3	1.7		
S4	1.9		

Figure 9 | Height of buildings and FSR relationship with adjoining sites



Figure 10 | Landscape site plan

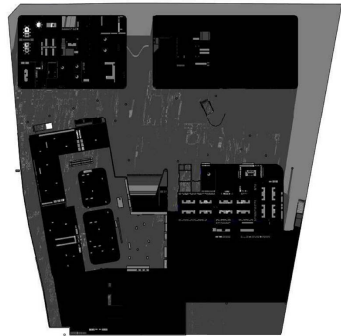


Figure 11 | Aerial photo showing open spaces at various levels

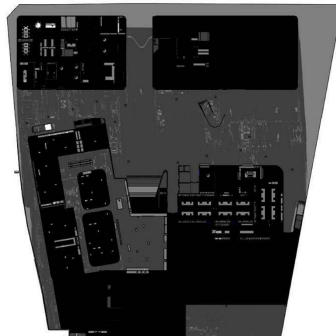
SHADOW DIAGRAMS

8.11 SHADOW DIAGRAMS

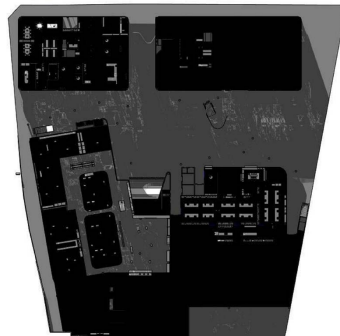
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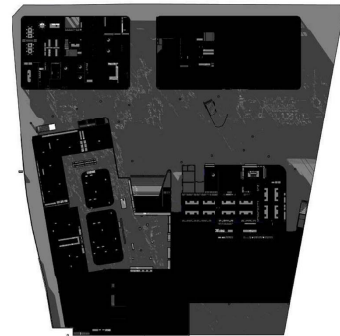
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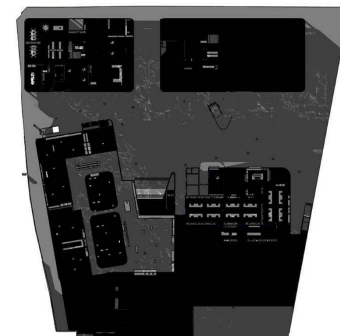
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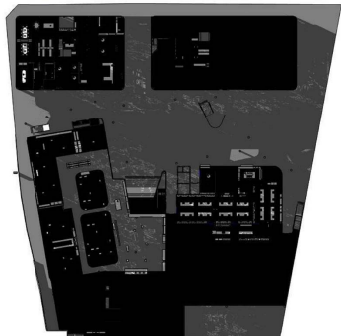
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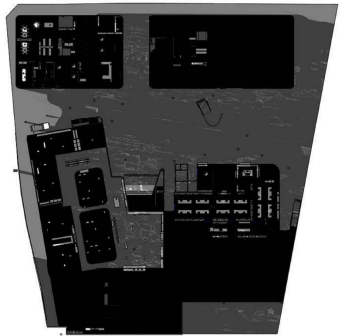
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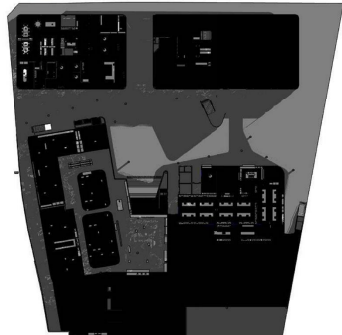
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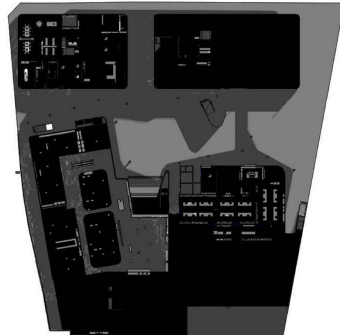
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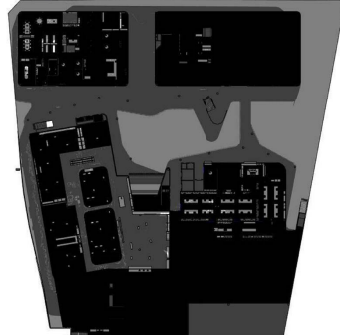
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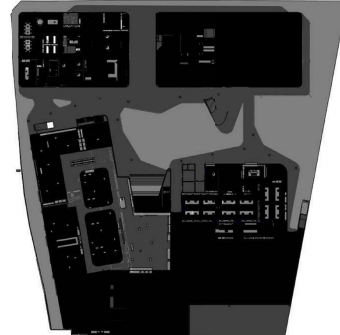
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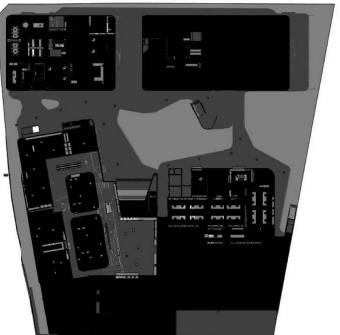
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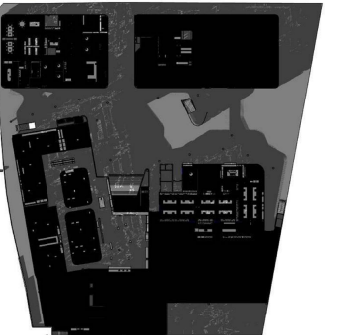
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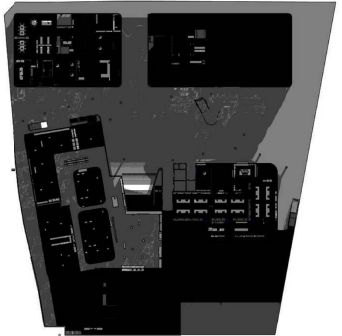
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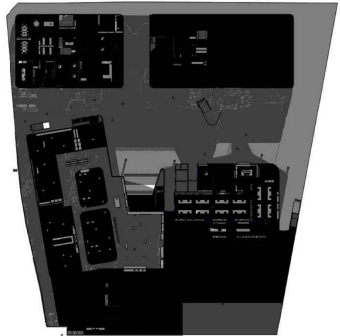
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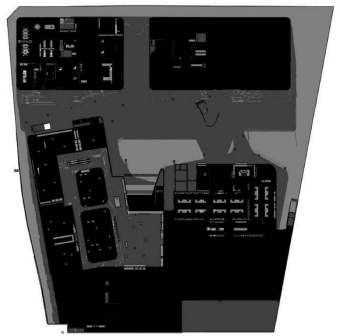
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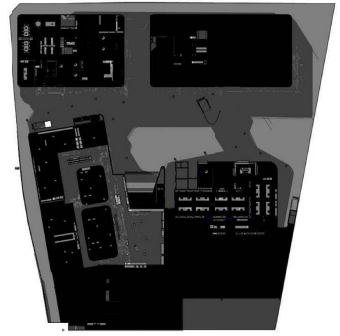
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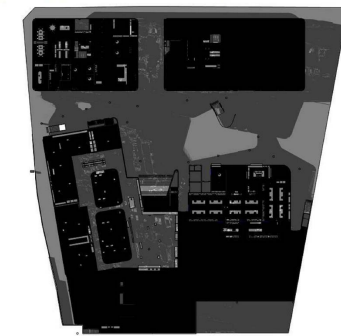
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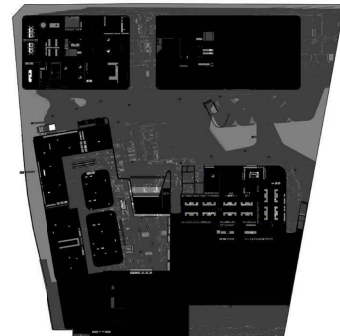
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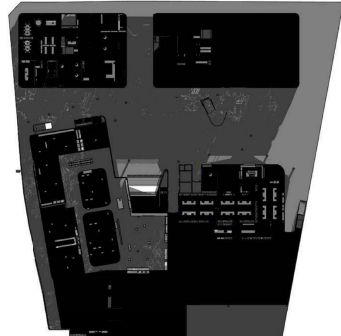
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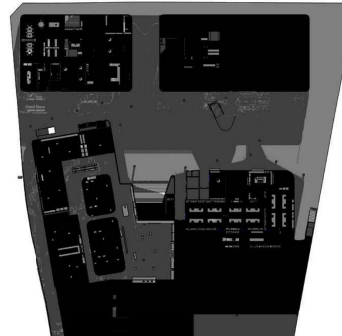
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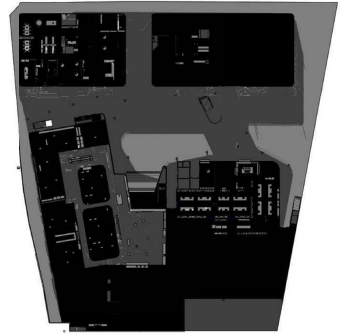
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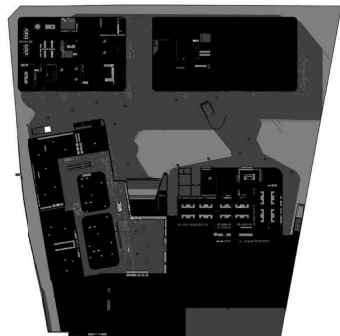
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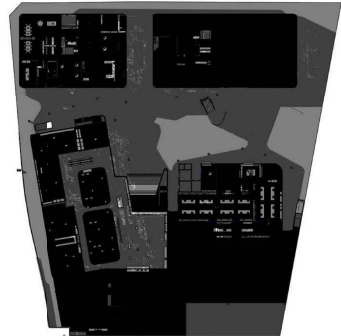
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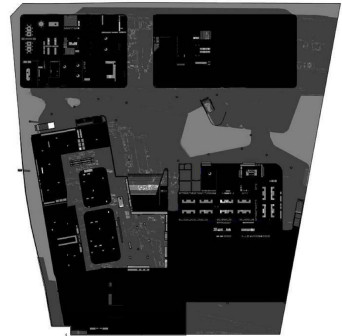
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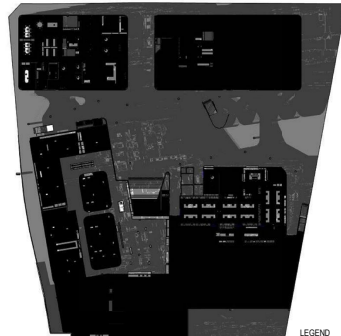
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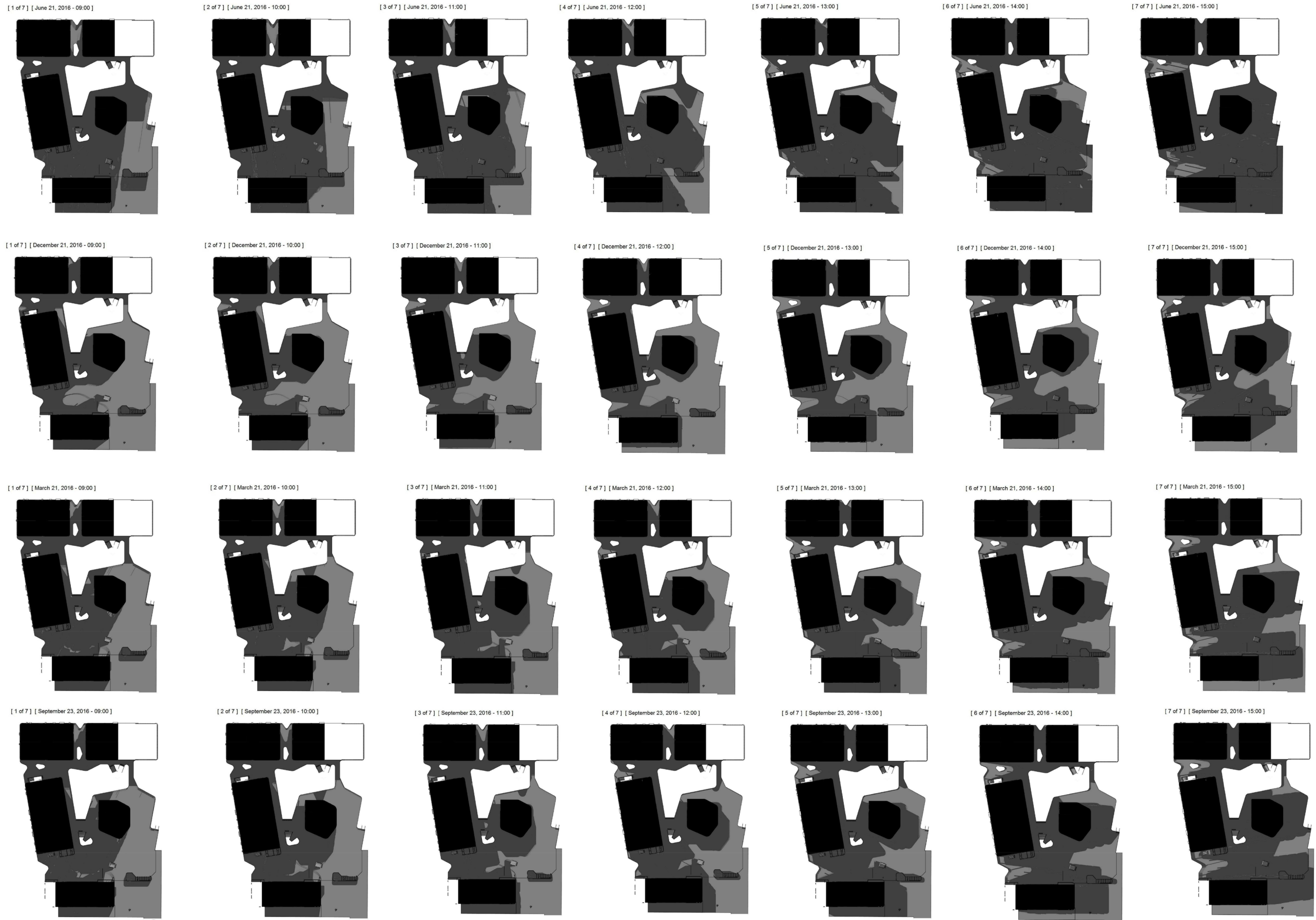
LEVEL 00



LEGEND
BUILDING
SHADOW
DIRECT LIGHT

SHADOW DIAGRAMS

8.11 SHADOW DIAGRAMS

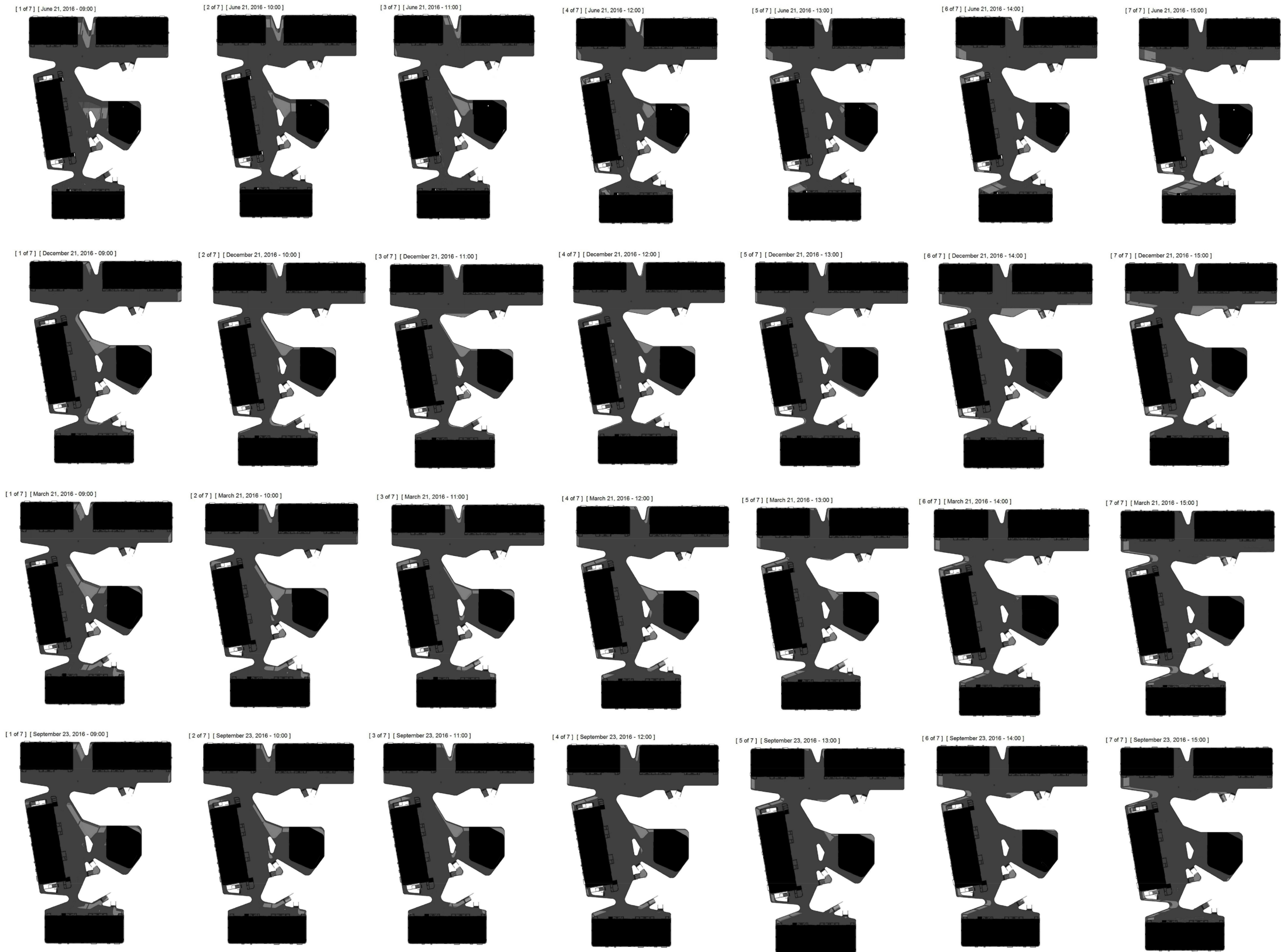


LEVEL 01



SHADOW DIAGRAMS

8.11 SHADOW DIAGRAMS



LEGEND

BUILDING

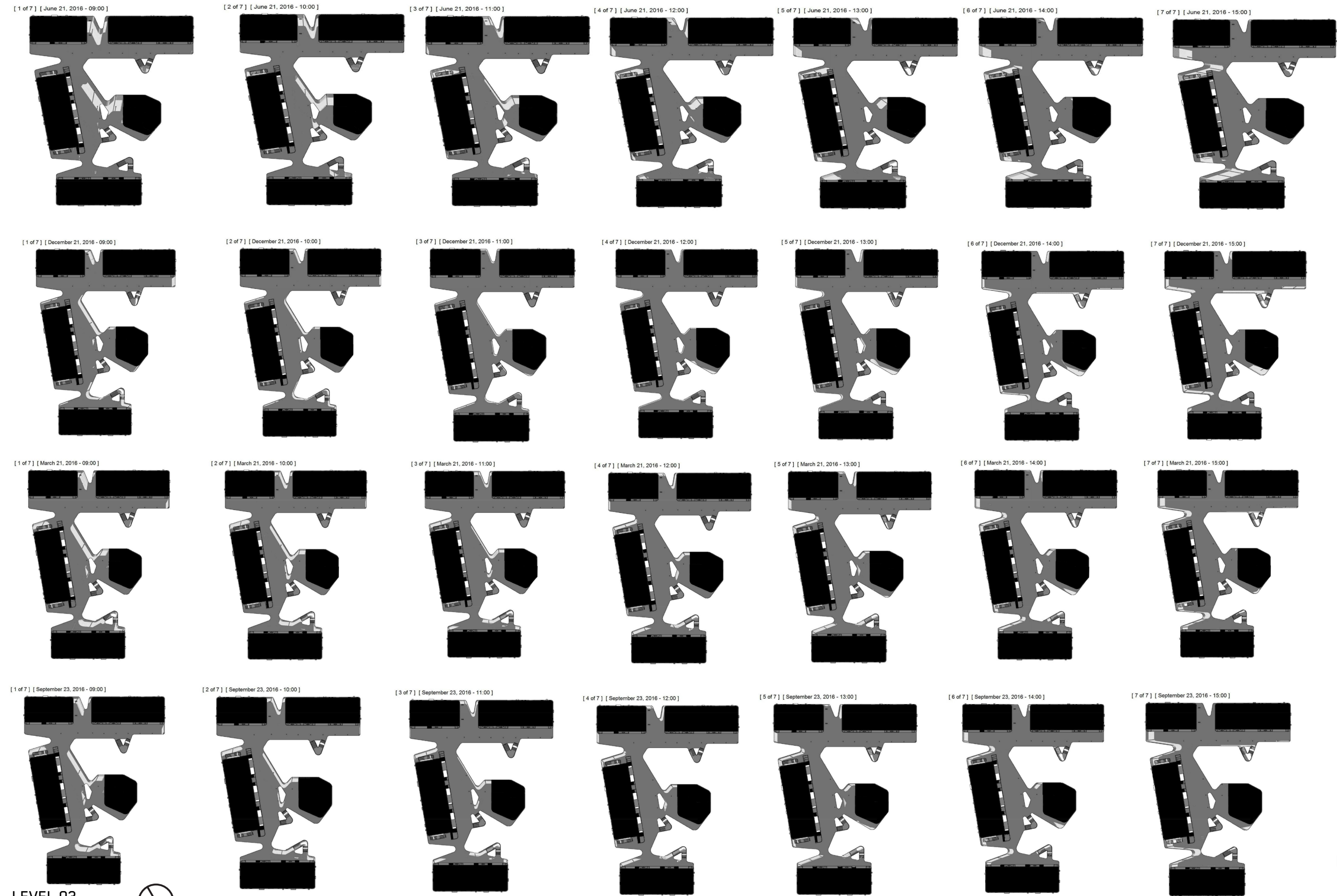
SHADOW

DIRECT LIGHT



SHADOW DIAGRAMS

8.11 SHADOW DIAGRAMS - LEVEL 3



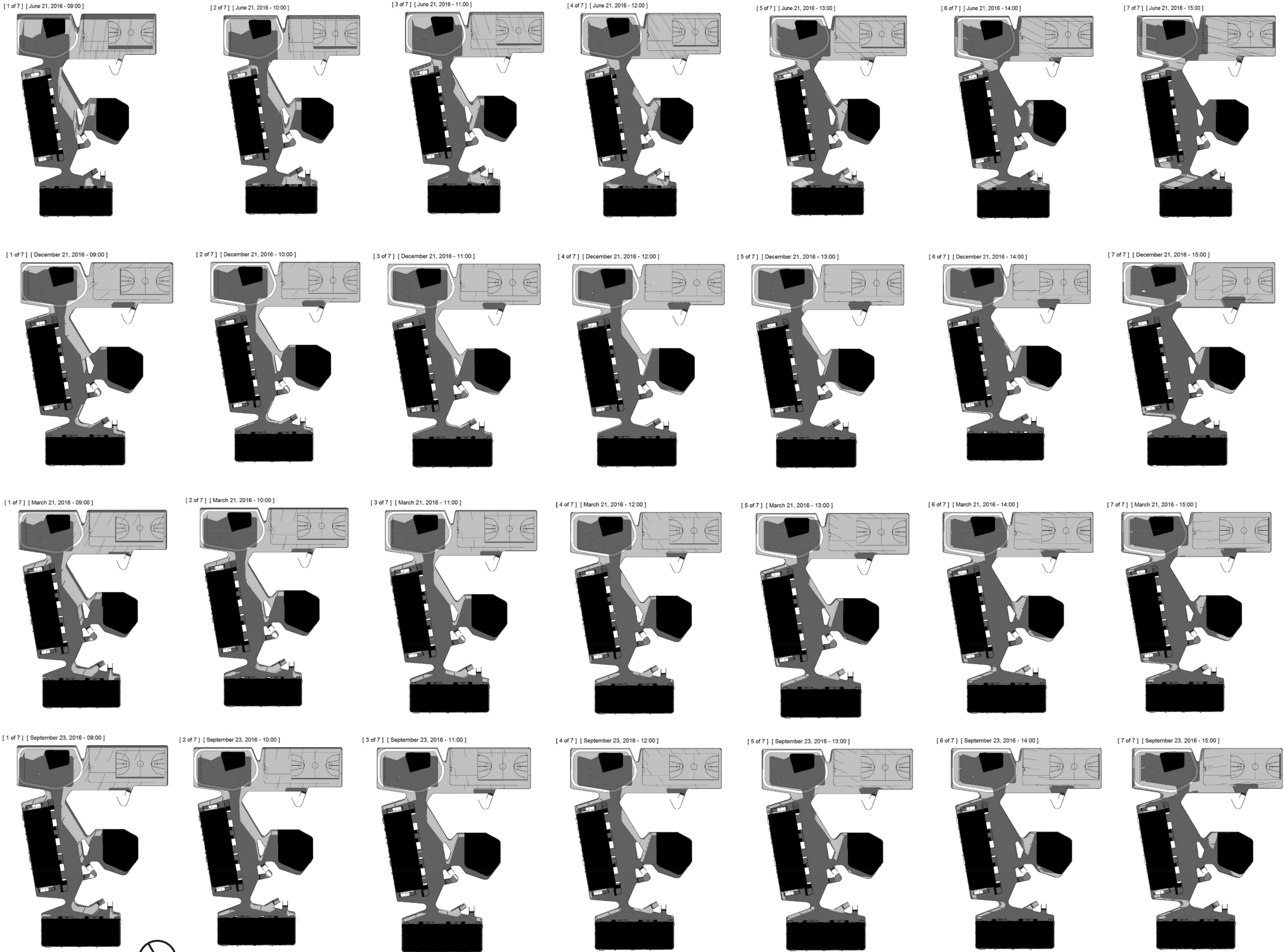
LEVEL 03



LEGEND
BUILDING
SHADOW
DIRECT LIGHT

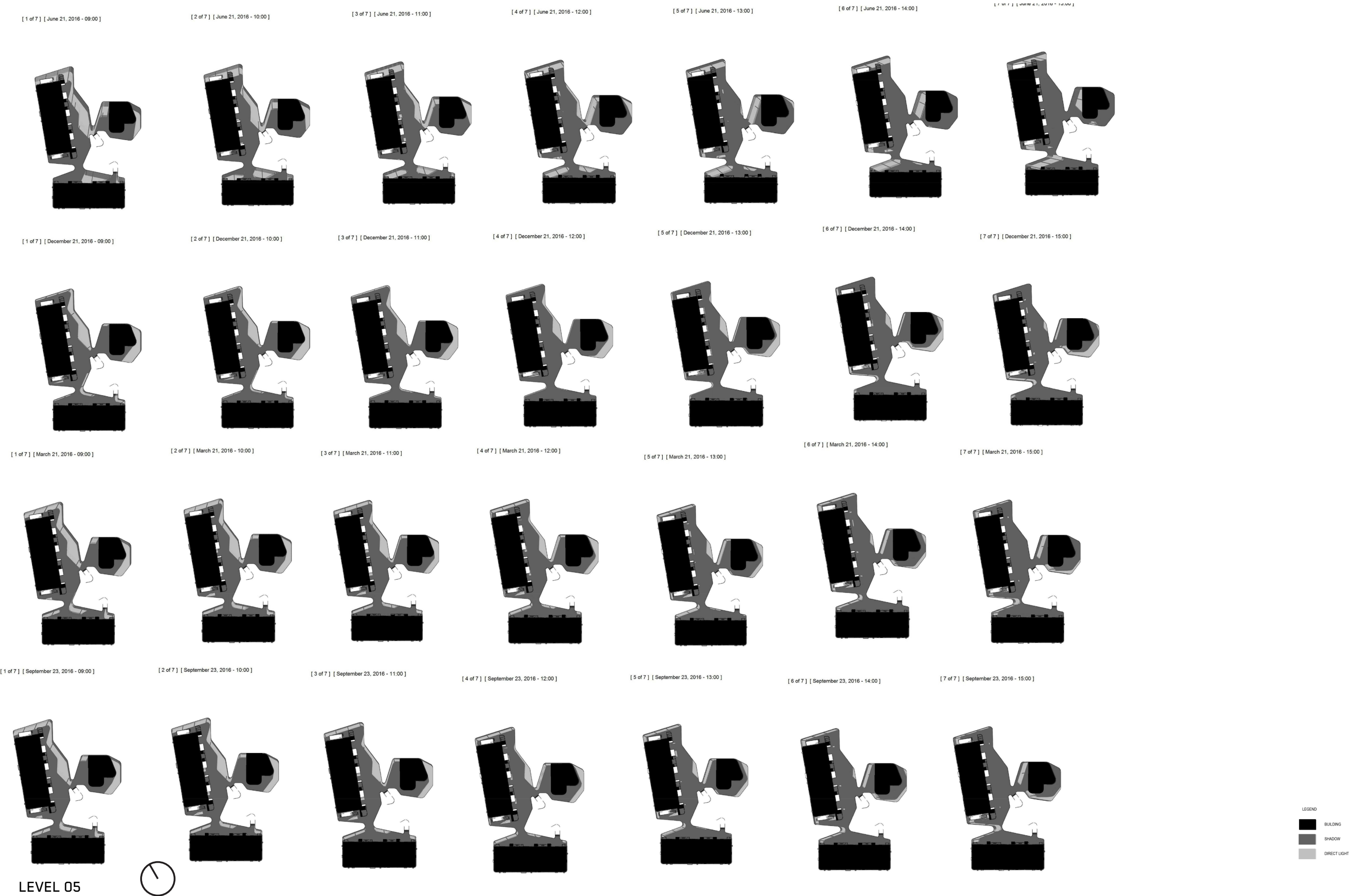
SHADOW DIAGRAMS

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Recommended conditions of consent relevant to IPC briefing

Open Space

Design Amendments

- A1. Prior to the issue of any relevant construction certificate, design plans including the following design amendments must be submitted to the satisfaction of the Planning Secretary:
- (a) removal of the roof or provision of retractable / openable roof over the walkway decks on Level 5 of the Building Central, Building South and surrounding Knowledge Centre, to create more open spaces at this level;
 - (b) removal of the roof or provision of retractable / openable roof over the Level 4 open space adjoining the Fitness Centre, on top of Building North; and
 - (c) provision of 1 -2m wide covered walkways to provide a weatherproof connection between the buildings (where needed) on Level 4 and / or Level 5.

Car Parking

Restriction on the title

- E4. To ensure that appropriate car parking infrastructure is provided for the future use of the school and CELC staff, a positive covenant or restriction-as-to-user under section 88B of the *Conveyancing Act 1919*, must be created on the title of the allotment accommodating the temporary car park approved by DA 29-2020 HA. The restriction-as-to-user must specify that a total of 110 car spaces would be provided within the allotment, for exclusive use by Santa Sophia Catholic College and the CELC, located on Lot 1 DP 1237552, on school days (between 6am and 6:30pm), until access to a permanent car parking infrastructure referred to in E3(a) is delivered within the future Box Hill North Town Centre.
- E5. At least two months prior to the commencement of operation of the school, evidence must be submitted to the Planning Secretary demonstrating compliance with condition E4.
- E6. The restriction-as-to-user on the temporary car park, as specified in E4, must not be revoked or lifted unless permanent car parking (with 110 spaces) is delivered for the exclusive use of Santa Sophia School and CELC, on school days (between 6am and 6:30pm), within the Box Hill North Town Centre and information in this regard is submitted to the satisfaction of the Planning Secretary.
- E7. Prior to the operation of the permanent car park within the Box Hill North Town Centre by Santa Sophia School and CELC, a positive covenant or restriction-as-to-user under section 88B of the *Conveyancing Act 1919*, must be created on the title of that allotment accommodating the 110 car spaces for permanent and exclusive use of Santa Sophia Catholic College and the CELC, on school days (between 6am and 6:30pm). The restriction-as-to-user must specify that a total of 110 car spaces would be provided within that allotment, for exclusive use by Santa Sophia Catholic College and the CELC (located on Lot 1 DP 1237552) on school days (between 6am and 6:30pm), and in perpetuity.
- E8. At least two months prior to the commencement of operation of the permanent car park within the future Box Hill North Town Centre by Santa Sophia School and CELC, evidence must be submitted to the Planning Secretary demonstrating compliance with condition E7.
- E9. Following compliance with condition E7, the restriction-as-to-user on the allotment for the temporary car park (required by E4) may be extinguished.

Drop-off / Pick-up

Fontana Drive drop-off / pick-up zone

- E10. The drop-off / pick-up zone on future Fontana Drive, south of Red Gables Road, with a capacity to accommodate 20 cars, must be established within 12 months of the commencement of operation of the school or prior to the school student population exceeding 900 students, wherever occurs first.