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3

DEVELOPMENT SCHEDULE



| | | RE | ESIDENTIAL | | S/CIRC/COMM | RETAIL | COMMERCIAL | COMMUNAL | C | CARPARK | BALCONIES | AREA PER LEVEL | | FLOOR EFFICIENCY |
|--------------------------------------|-------|--------------|------------|-------------------|-------------|------------|------------|------------|------------|---------|-------------------------|-------------------------|-----------------------|-------------------------------|
| | Area | 2 BED 2 BATH | 3 BED | TOTAL APTS/FLOOR | Area | Area (GFA) | Area (GFA) | Area (GFA) | NO | Area | COMMUNAL Area | (EXCLUDING sellable sqm | BALCONIES) GFA | (EX CARS & BALCONIES) % |
| Bank of China Car Parks* use TBC | | | | | | | | | | | | | | |
| Galleria Visitor Car Parks | | | | | | | | | | | | _ | | |
| Basement 04 | | | | | 132 | | | | 44 | 1386 | | 0 | 1518 | 0.00% |
| Basement 03 | | | | | 129 | | | | 42 | 1390 | | 0 | 1519 | 0.00% |
| Basement 02 | | | | | 122 | | | | 42 | 1396 | | 0 | 1518 | 0.00% |
| Basement 01 | | | | | 141 | | | | 39 | 1376 | | 0 | 1517 | 0.00% |
| Ground Floor - RETAIL AND RESTAURANT | | | | | 592 | 617 | | | | 243 | | 617 | 1452 | 51.03% |
| Level 01 - RESTAURANT | | | | | 1075 | 441 | | | | | | 441 | 1516 | 29.09% |
| Level 02 - RETAIL | | | | | 742 | 774 | | | | | | 774 | 1516 | 51.06% |
| Level 03 - APARTMENTS | 773 | 8 | 1 | 9 | 147 | | | | | | 595 | 773 | 920 | 84.02% |
| Level 04 (TYPICAL 04-09) -APARTMENTS | 773 | 8 | 1 | 9 | 147 | | | | | | 102 | 773 | 920 | 84.02% |
| Level 05 - APARTMENTS | 773 | 8 | 1 | 9 | 147 | | | | | | 102 | 773 | 920 | 84.02% |
| Level 06 - APARTMENTS | 773 | 8 | 1 | 9 | 147 | | | | | | 102 | 773 | 920 | 84.02% |
| Level 07 - APARTMENTS | 773 | 8 | 1 | 9 | 147 | | | | | | 102 | 773 | 920 | 84.02% |
| Level 08 - APARTMENTS | 773 | 8 | 1 | 9 | 147 | | | | | | 102 | 773 | 920 | 84.02% |
| Level 09 - APARTMENTS | 773 | 8 | 1 | 9 | 147 | | | | | | 102 | 773 | 920 | 84.02% |
| Level 10 - APARTMENTS | 691 | 7 | 1 | 8 | 140 | | | | | | 171 | 691 | 831 | 83.15% |
| Level 11 (TYPICAL 11-18)- APARTMENTS | 691 | 7 | 1 | 8 | 140 | | | | | | 87 | 691 | 831 | 83.15% |
| Level 12 - APARTMENTS | 691 | 7 | 1 | 8 | 140 | | | | | | 87 | 691 | 831 | 83.15% |
| Level 13 - APARTMENTS | 691 | 7 | 1 | 8 | 140 | | | | | | 87 | 691 | 831 | 83.15% |
| Level 14 - APARTMENTS | 691 | 7 | 1 | 8 | 140 | | | | | | 87 | 691 | 831 | 83.15% |
| Level 15 - APARTMENTS | 691 | 7 | 1 | 8 | 140 | | | | | | 87 | 691 | 831 | 83.15% |
| Level 16 - APARTMENTS | 691 | 7 | 1 | 8 | 140 | | | | | | 87 | 691 | 831 | 83.15% |
| Level 17 - APARTMENTS | 691 | 7 | 1 | 8 | 140 | | | | | | 87 | 691 | 831 | 83.15% |
| Level 18 - APARTMENTS | 691 | 7 | 1 | 8 | 140 | | | | | | 87 | 691 | 831 | 83.15% |
| Level 19 - APARTMENTS | 585 | 3 | 3 | 6 | 123 | | | | | | 208 | 585 | 708 | 82.63% |
| Level 20 - APARTMENTS | 585 | 3 | 3 | 6 | 123 | | | | | | 73 | 585 | 708 | 82.63% |
| ROOF COMMUNAL | | | | | 331 | | | 157 | | | 238 | 0 | 331 | 0.00% |
| | | | | | | | | | | | | | | - |
| Totals | 12800 | 125 | 22 | | 5799 | 1832 | 0 | 157 | 167 | 5791 | 2593 | 14632 | 26222 | 1 |
| | | Total Apa | rtments= | 147 | | | | | sqm/car = | 34.7 | | | | |
| | | 85.0% | 15.0% | | | | | | 5411/0ai - | · | | | | |

| REQUIRED CAR PARK ANALYSIS | | | | | | | | VISITORS |
|----------------------------|-----|-------|-------|-----------|------------|---|-----|----------|
| RATE | | 0.800 | 1.500 | 0.010 | 0.035 | | | 0.000 |
| REQUIRED CARS | | 100 | 33 | See below | 0 | I | l l | 0.0 |
| | | | | | | Ī | | |
| TOTAL REQ CARS | 148 | | | 1/100sqm | 3.5/100sqm | | | |

| EXISTING RETAIL AREA (APPROX.) | 1307 | ADDITIONAL PROPOSED RETAIL AREA | 525 | Г |
|--------------------------------|------|--------------------------------------|-----|---|
| EXISTING RETAIL CAR PARKS | 10 | ADDITIONAL RETAIL CAR PARKS 1/100sqm | 5 | |
| TOTAL REQ RETAIL CARS | 15 | | | 1 |

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PROJECT

251-261 Springvale Road Glen Waverley VIC 3150

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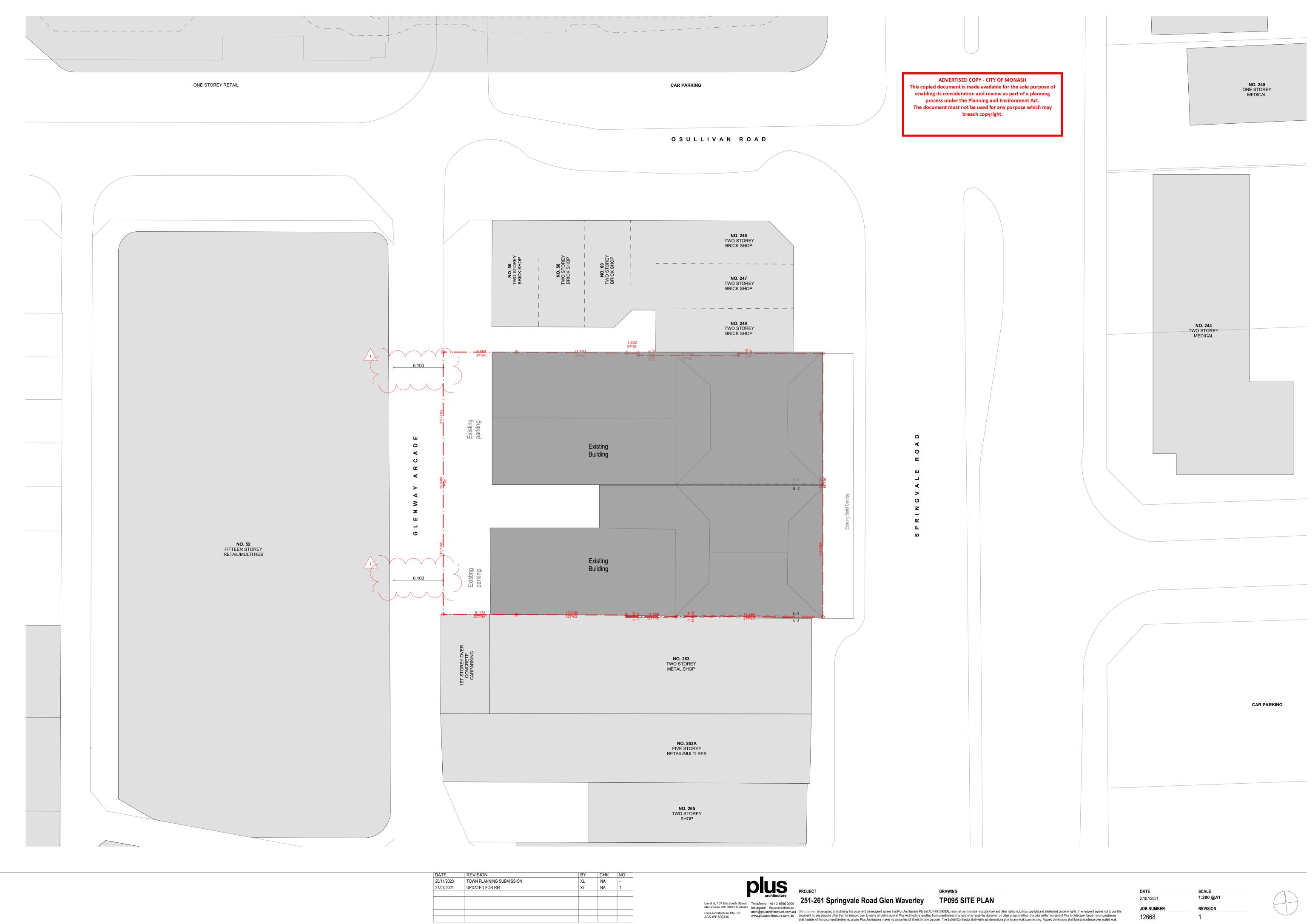
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ARCHITECTURALS





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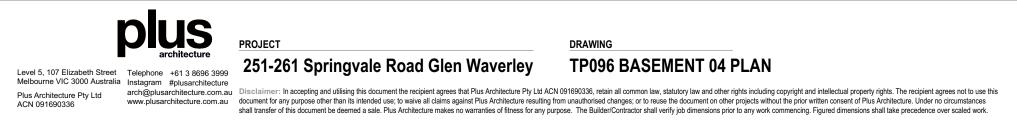


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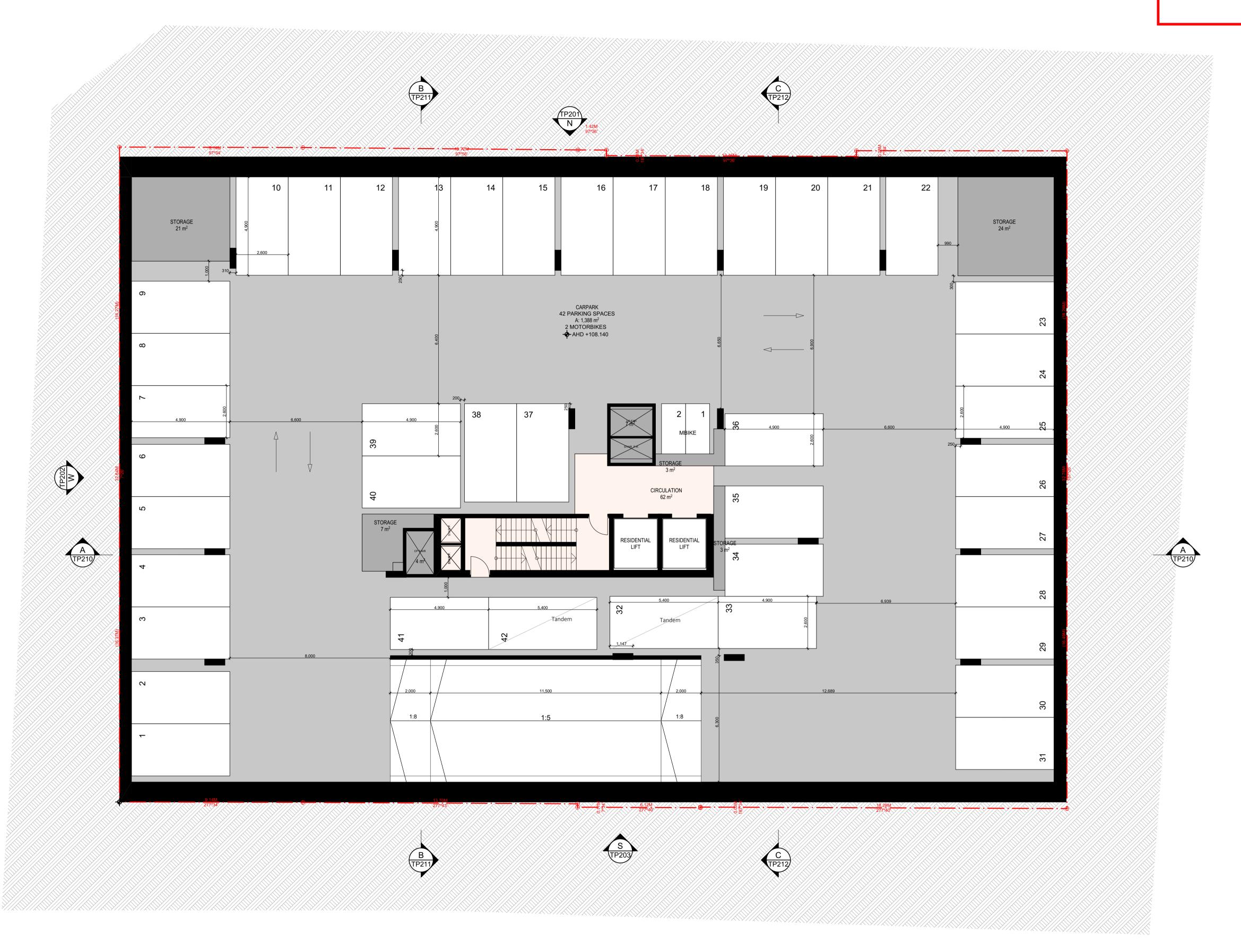




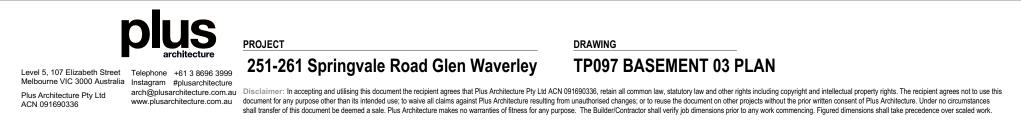
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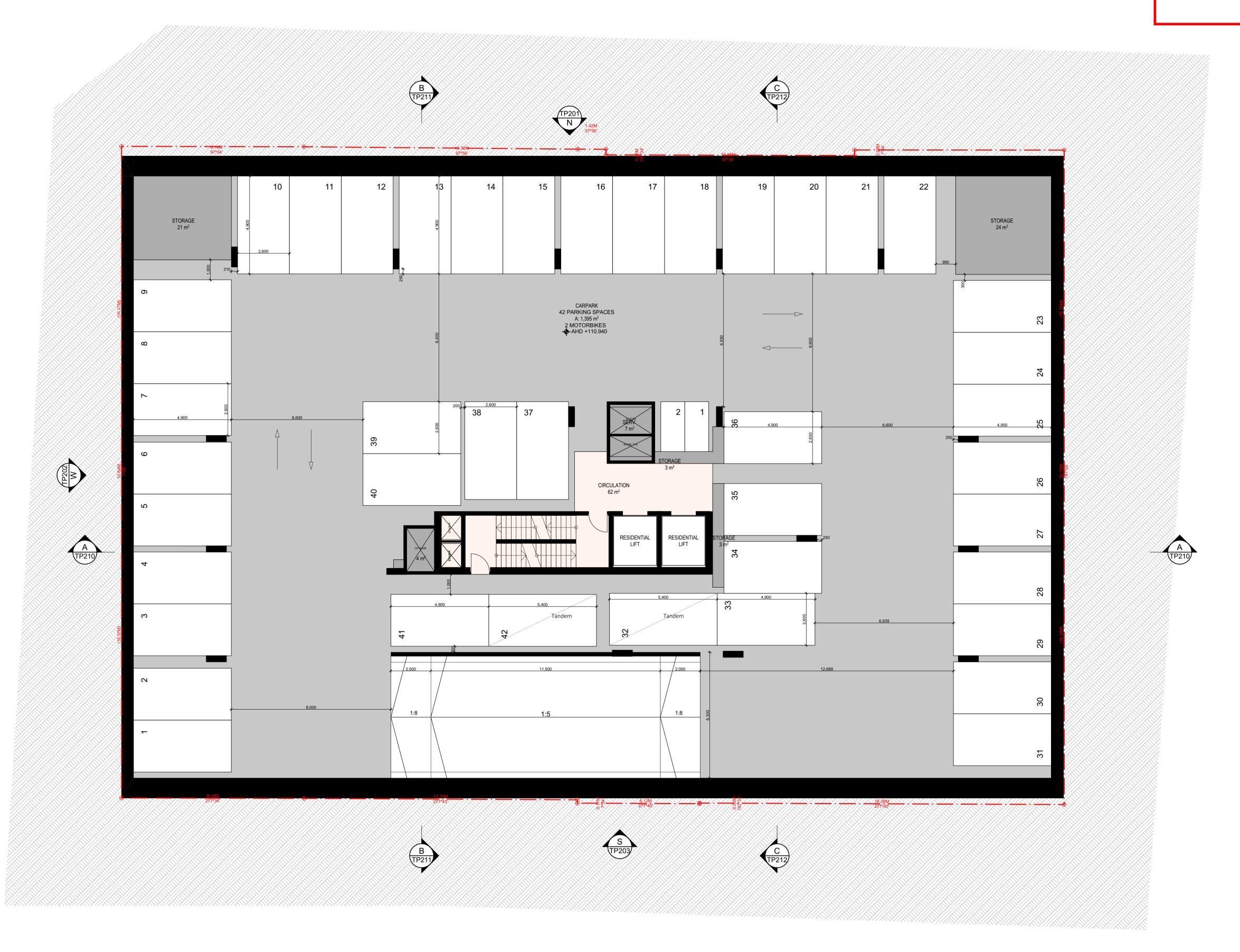


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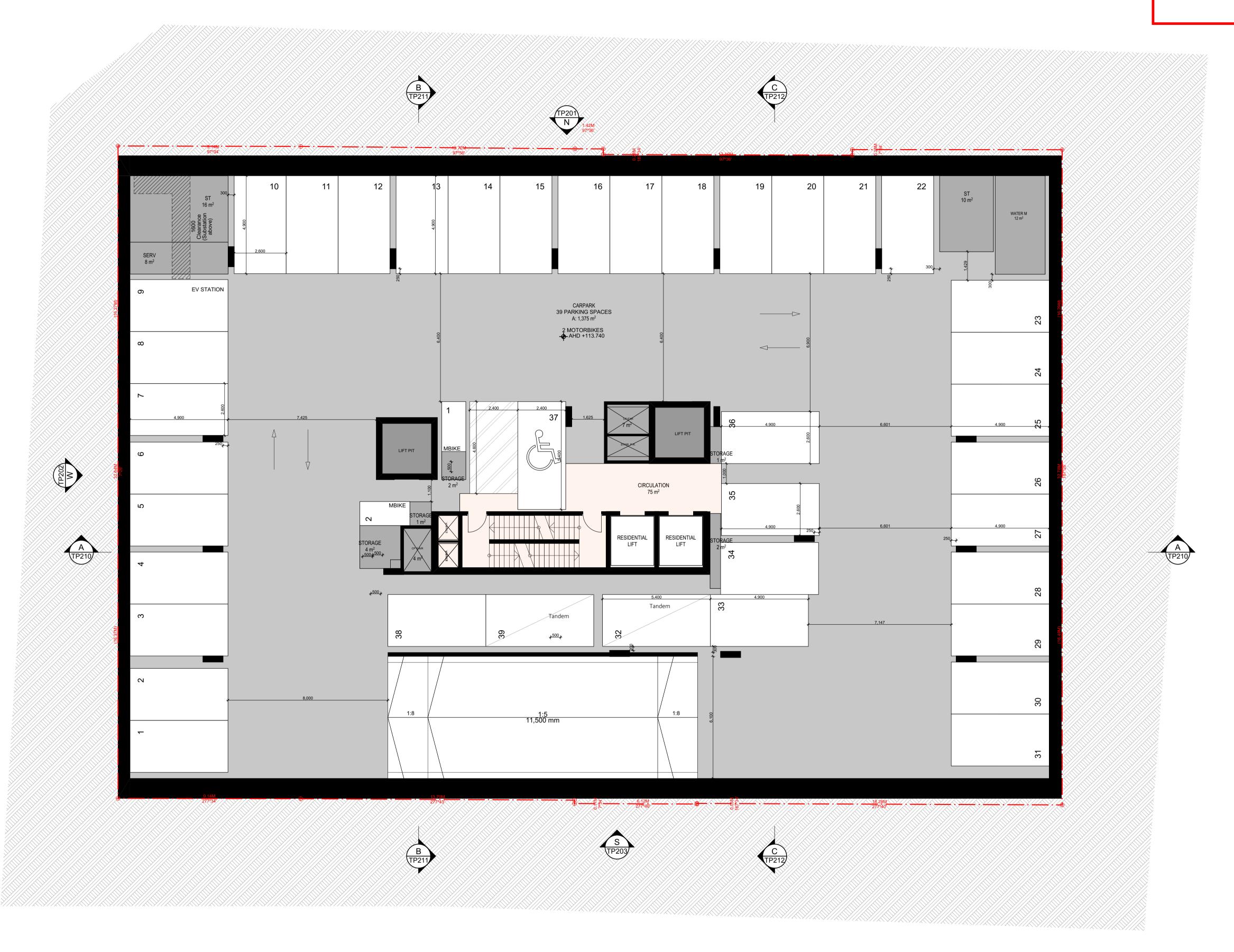


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FUTURE
DEVELOPMENT

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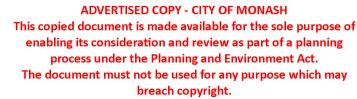


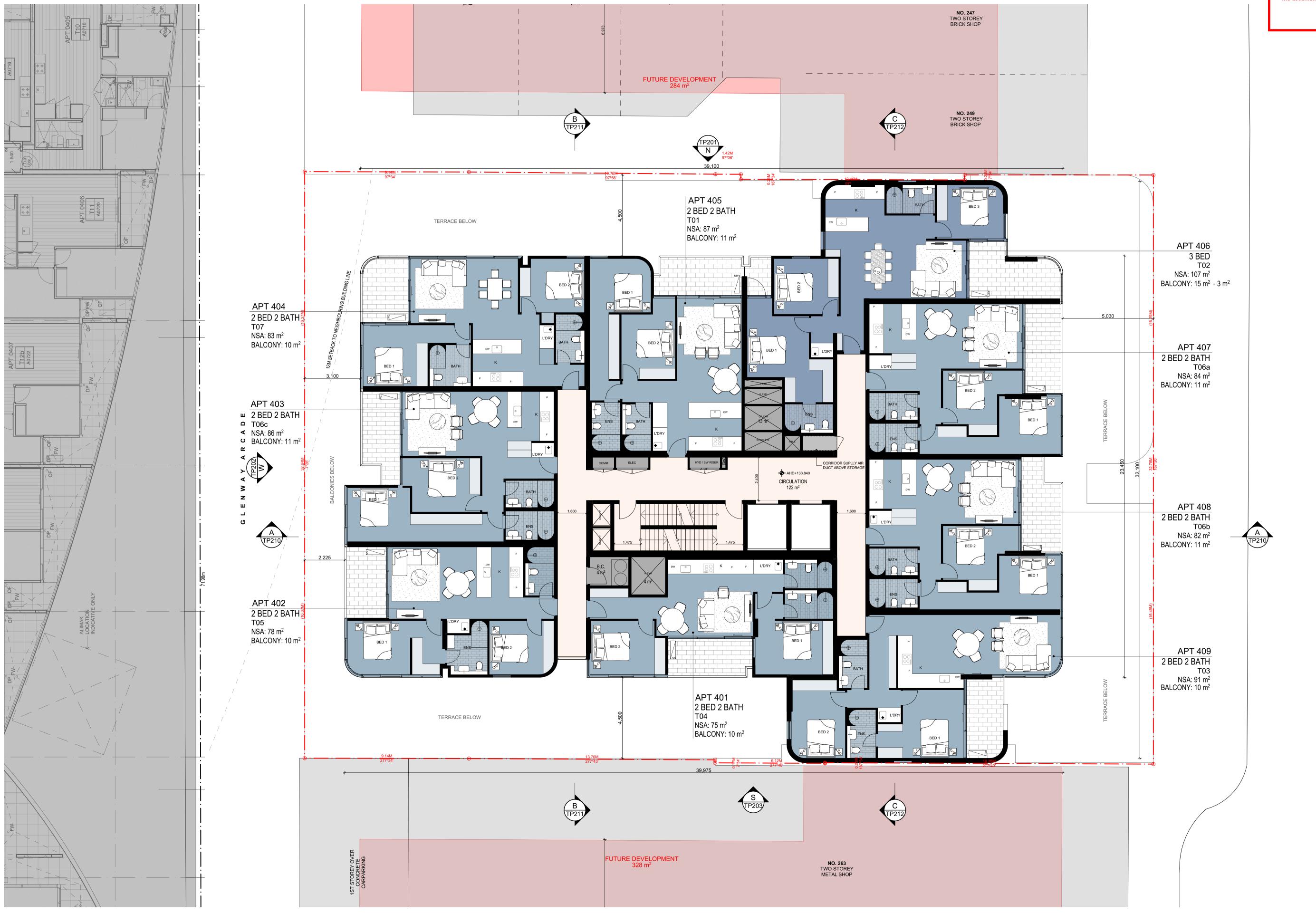
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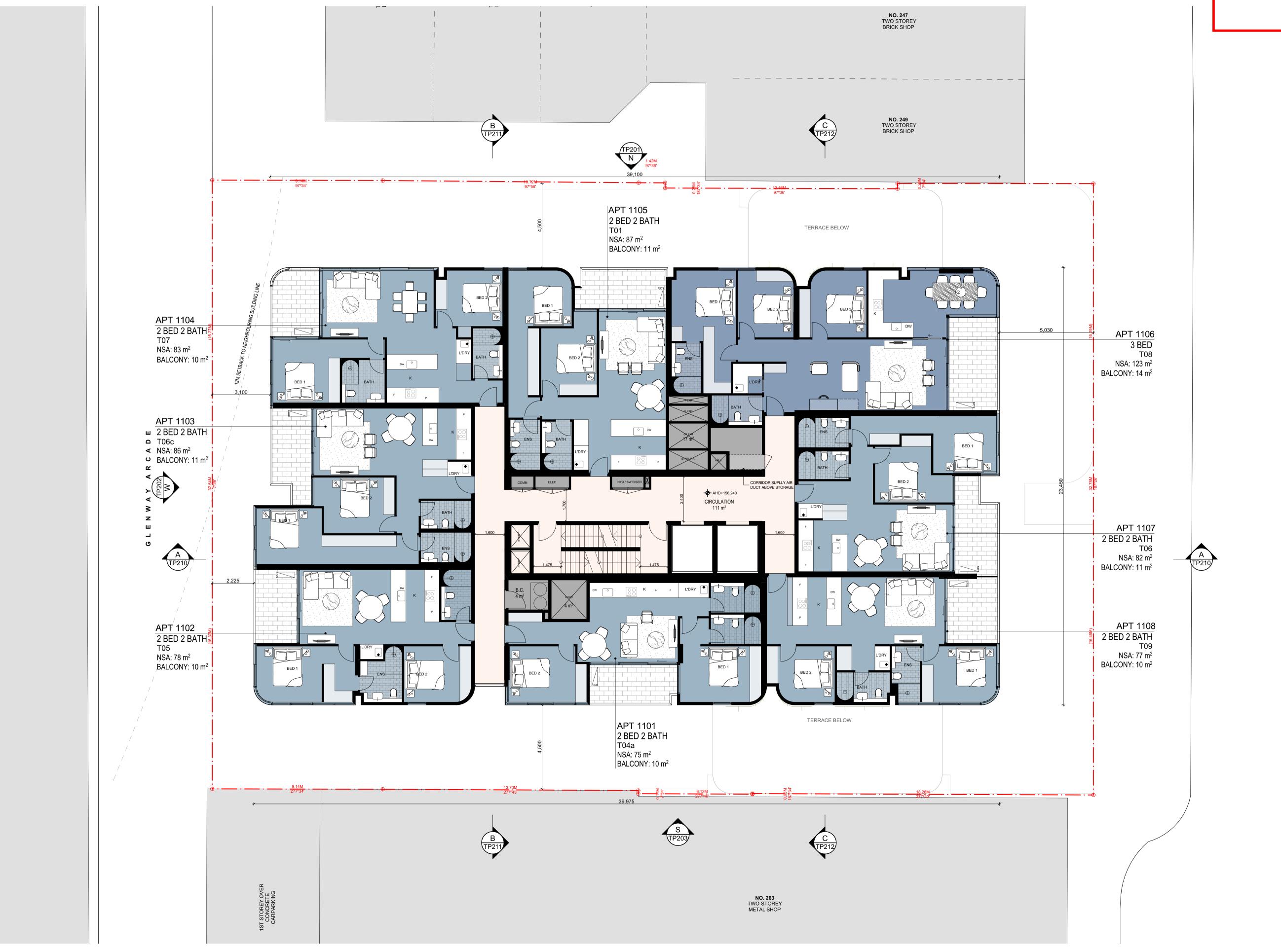




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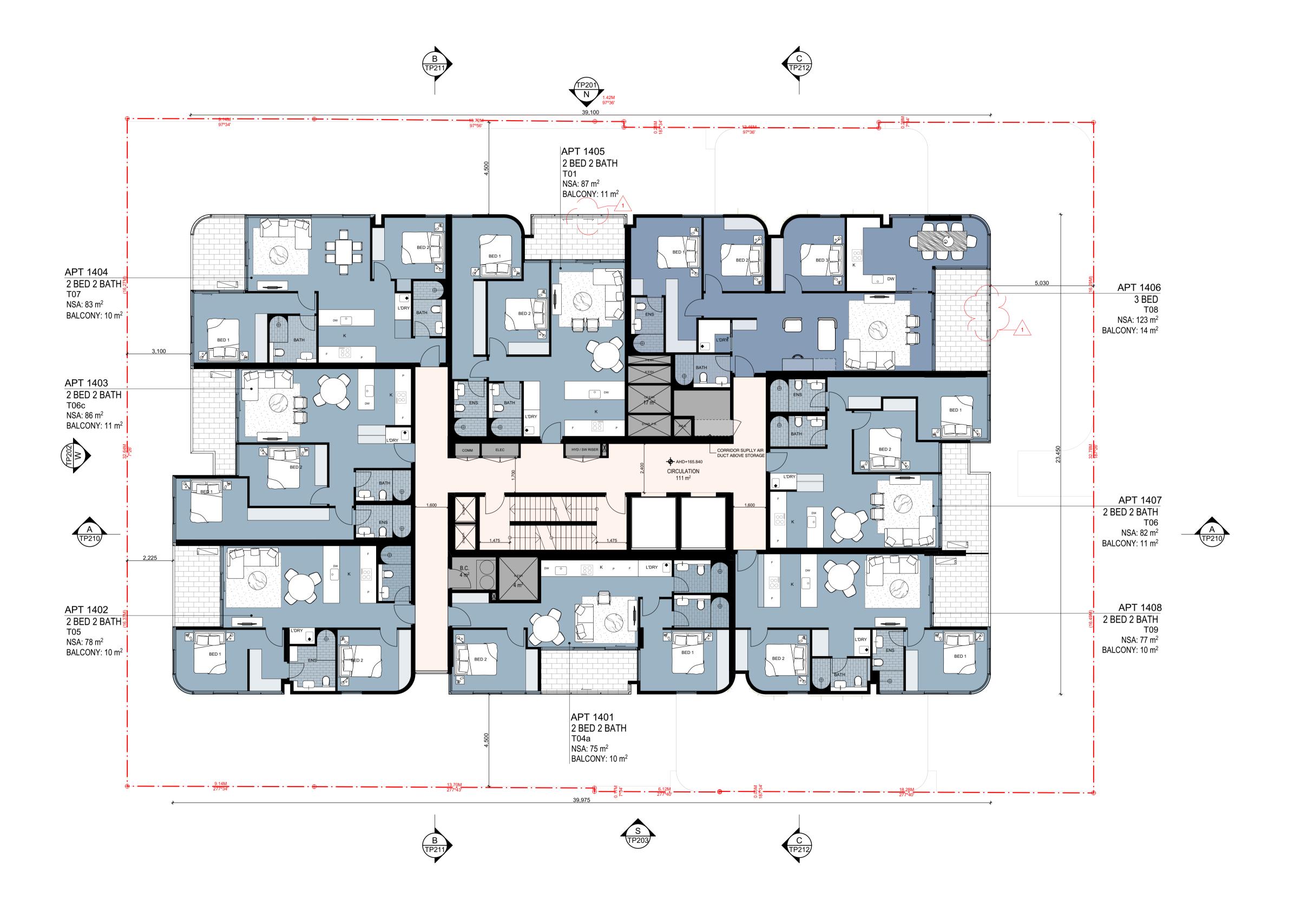






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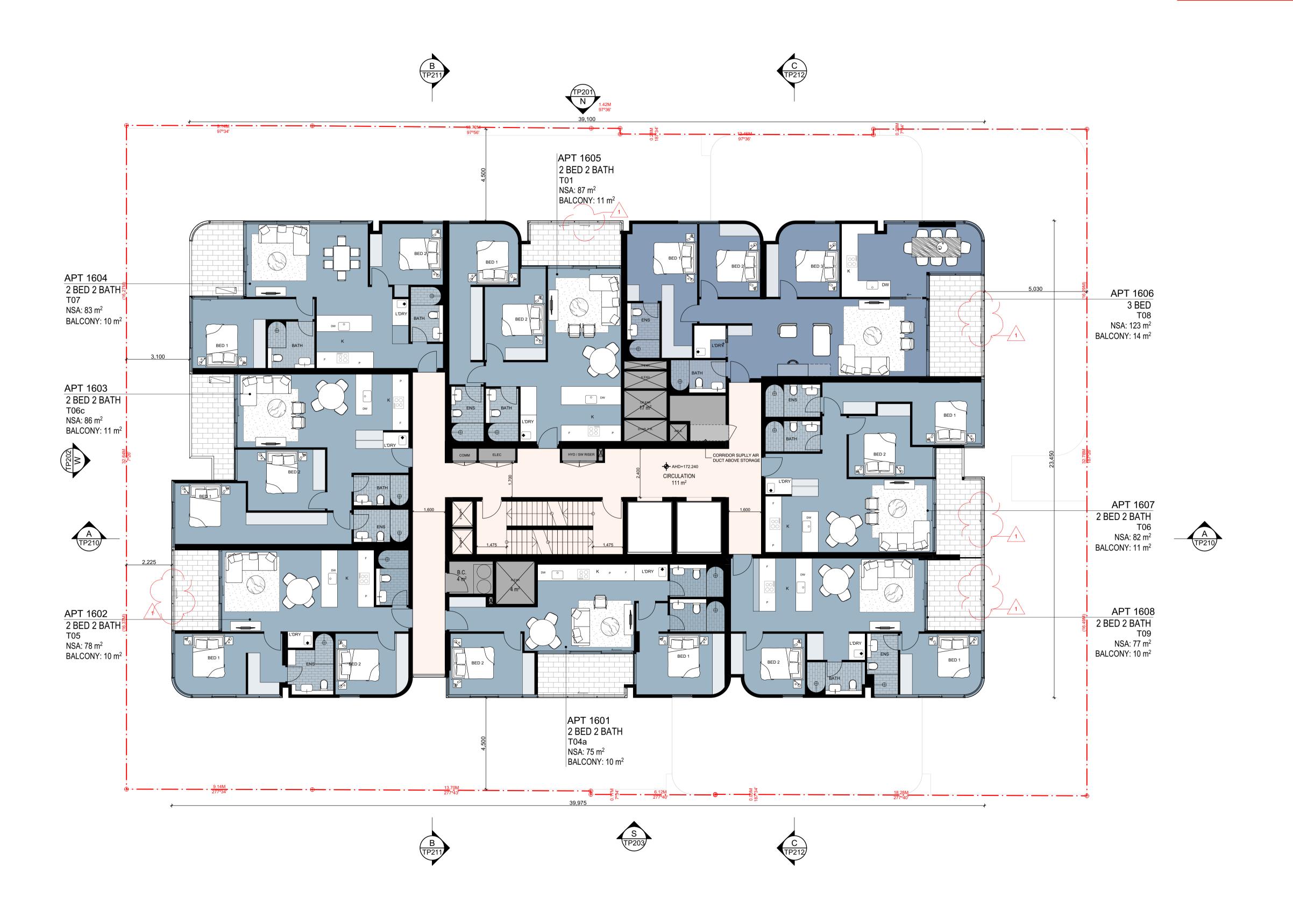
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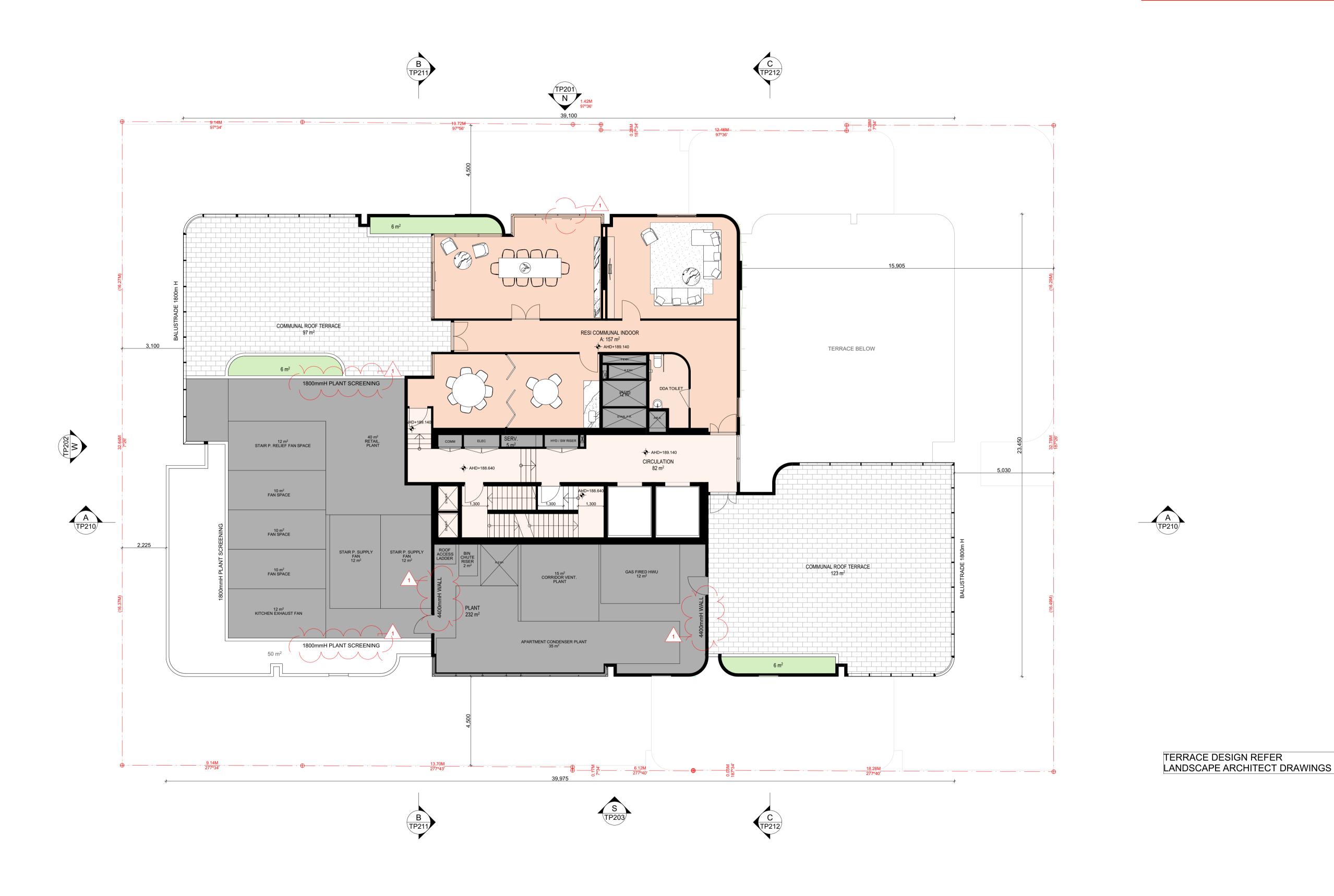


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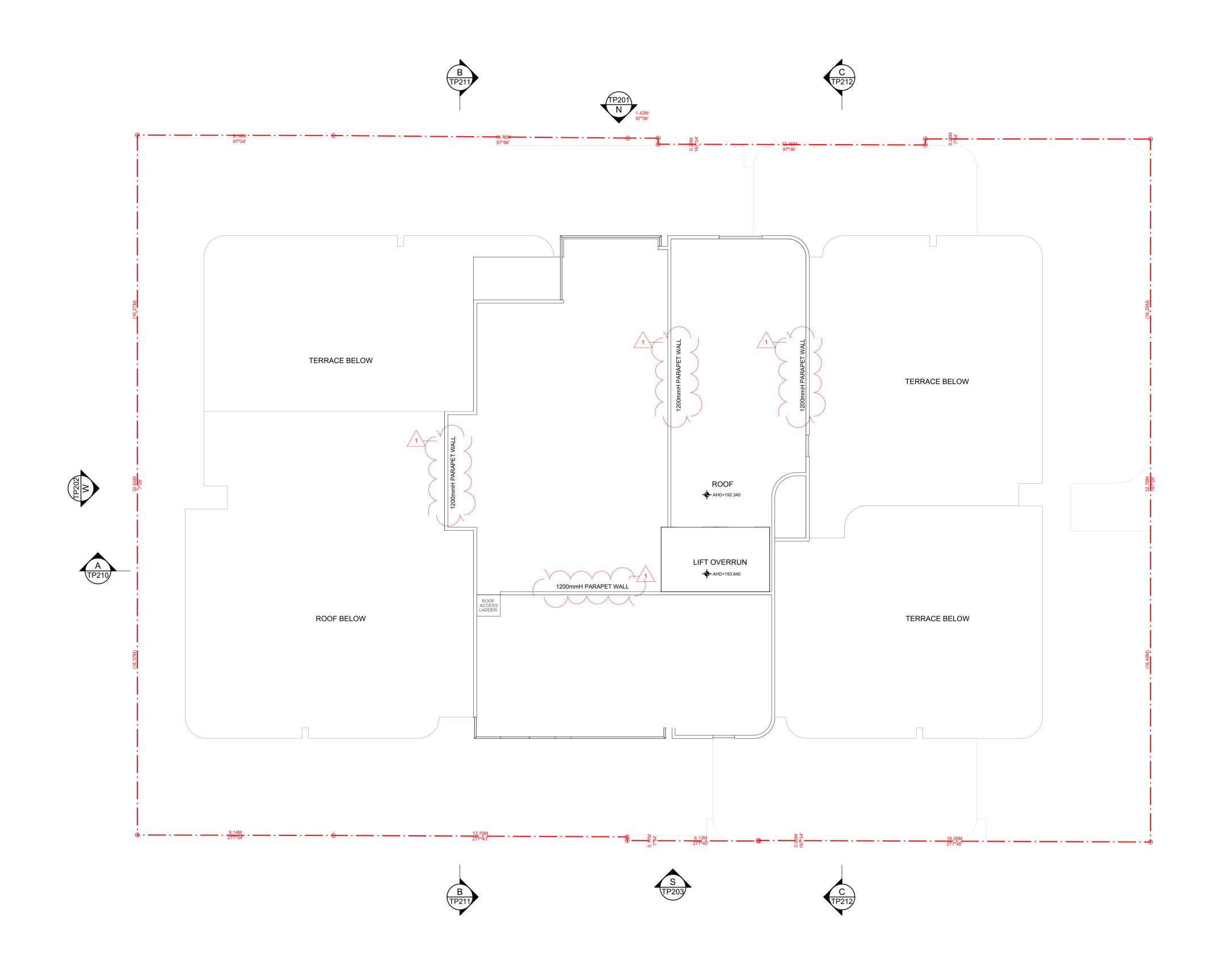


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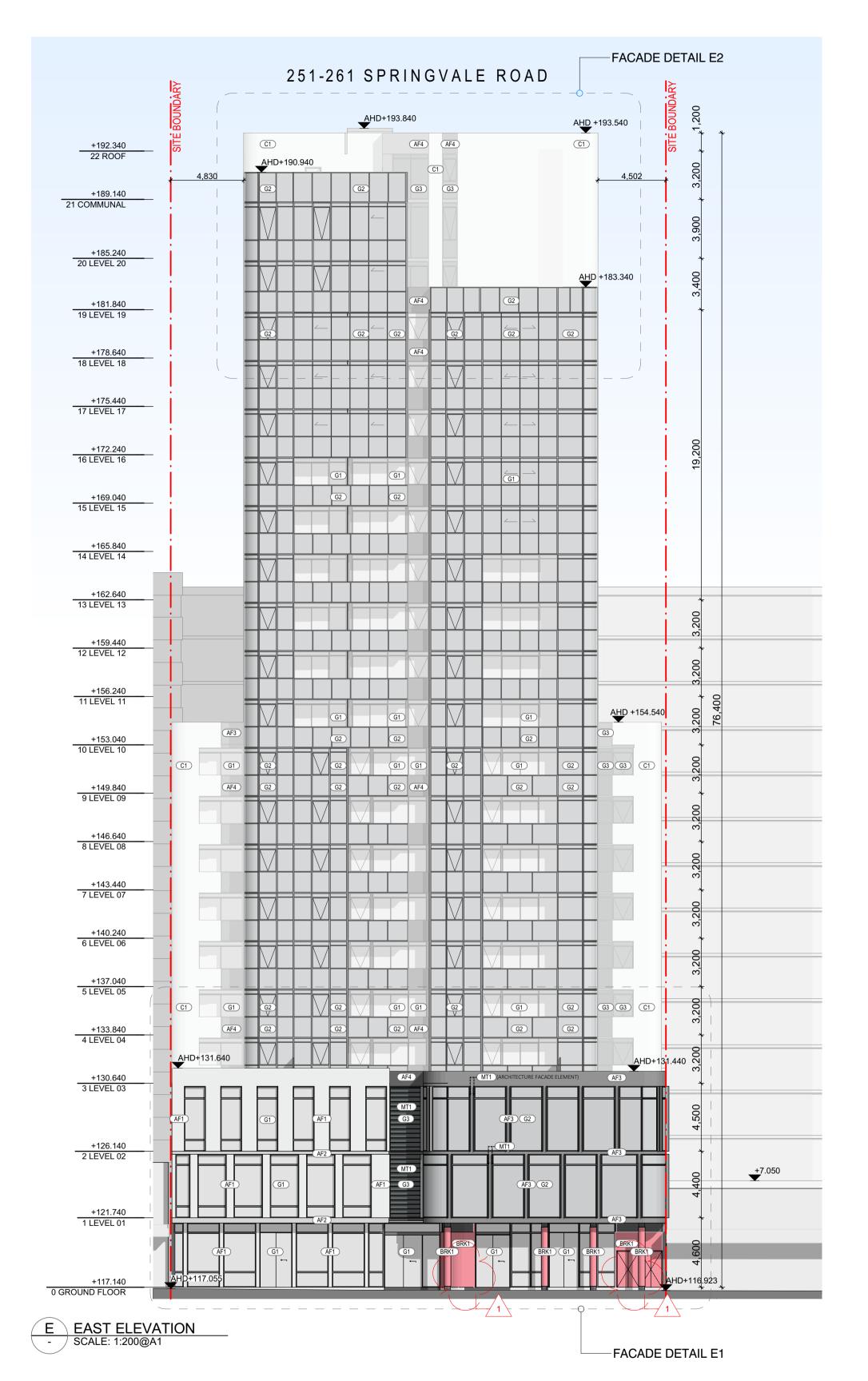


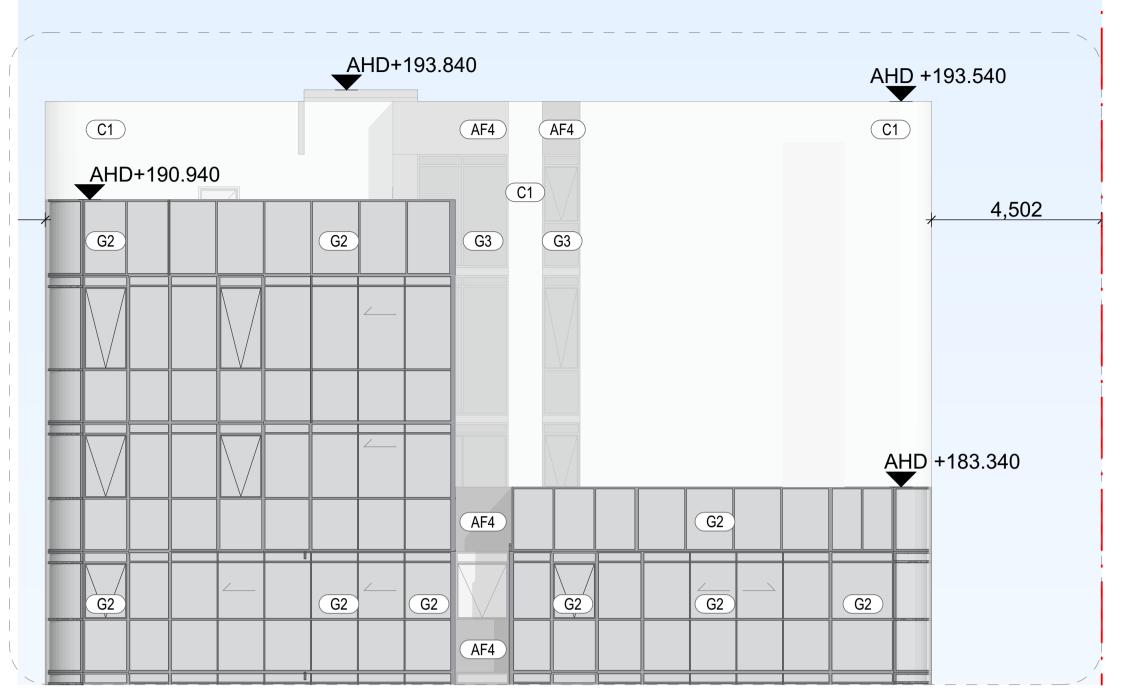
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E FACADE DETAIL E2
- SCALE: 1:100@A1



AF5 PODIUM FACADE DETAIL

C1 TEXTURED FORMLINER CONCRETE PANEL - VERTICALLY ARRANGED ELEVATIONS WITH MID-COARSE CHIPPED PATTERNS, SEPARATED BY DEPRESSIONS

BRK1 BRICKWORK - DARK RED NARROW BRICK. VERTICALLY ARRANGED

MC1 METAL CLADDING - DARK PERFORATED METAL CLADDING. 50% OPEN AREA

(PODIUM FACADE ELEMENT, PLANT SCREEN, LOUVRES)

SCR1 METAL BATTEN SCREEN WITH SOLID PANEL AT THE BACK - DARK POWDERCOAT FINISH. COLOUR TO MATCH MT1

G2 GLAZING TYPE 2 - LIGHT GREY TINT VISION GLAZING G3 GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING

FINISHES LEGEND

REFER 6.1 MATERIAL SCHEDULE

AF1 APPLIED FINISH 1 - WHITE PAINT

AF2 APPLIED FINISH 2 - LIGHT GREY PAINT

AF5 APPLIED FINISH 5 - LIGHT RED PAINT

AF7 APPLIED FINISH 7 - DARK RED PAINT

COLOUR TO MATCH MT1

G1 GLAZING TYPE 1 - CLEAR VISION GLAZING

AF6 APPLIED FINISH 6 - MEDIUM RED PAINT

MT1 METAL FINISH 1 - DARK POWDERCOAT FINISH

AF3 APPLIED FINISH 3 - MEDIUM GREY PAINT AF4 APPLIED FINISH 4 - DARK GREY PAINT

20/11/2020 TOWN PLANNING SUBMISSION NA NA UPDATED FOR RFI

TP200 ELEVATION EAST

1:200, 1:100, 1:133.33 @A1

AHD+193.840 AHD+193.540 +192.340 22 ROOF +192.340 22 ROOF AHD +190.940 AHD+190.940 G2 +189.140 +189.140 21 COMMUNAL 21 COMMUNAL G2 +185.240 20 LEVEL 20 +185.240 20 LEVEL 20 AHD +183.340 +181.840 +181.840 19 LEVEL 19 19 LEVEL 19 +178.640 +178.640 18 LEVEL 18 18 LEVEL 18 +175.440 +175.440 17 LEVEL 17 17 LEVEL 17 +172.240 16 LEVEL 16 +172.240 16 LEVEL 16 +169.040 15 LEVEL 15 +169.040 15 LEVEL 15 14 LEVEL 14 14 LEVEL 14 +162.640 13 LEVEL 13 +162.640 13 LEVEL 13 0 +159.440 +159.440 12 LEVEL 12 12 LEVEL 12 +156.240 +156.240 AHD +154.540 +153.040 +153.040 ш +149.840 +149.840 9 LEVEL 09 9 LEVEL 09 +146.640 8 LEVEL 08 8 LEVEL 08 +143.440 7 LEVEL 07 +143.440 7 LEVEL 07 +140.240 6 LEVEL 06 6 LEVEL 06 +137.040 +137.040 5 LEVEL 05 5 LEVEL 05 +133.840 4 LEVEL 04 +133.840 4 LEVEL 04 AHĎ+131.440 +130.640 3 LEVEL 03 +130.640 3 LEVEL 03 +126.140 2 LEVEL 02 +121.740 +121.740 1 LEVEL 01 1 LEVEL 01 +117.140 +117.140 0 GROUND FLOOR 0 GROUND FLOOR N NORTH ELEVATION
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FINISHES LEGEND REFER 6.1 MATERIAL SCHEDULE

AF1 APPLIED FINISH 1 - WHITE PAINT

AF2 APPLIED FINISH 2 - LIGHT GREY PAINT

AF3 APPLIED FINISH 3 - MEDIUM GREY PAINT

AF4 APPLIED FINISH 4 - DARK GREY PAINT AF5 APPLIED FINISH 5 - LIGHT RED PAINT

AF6 APPLIED FINISH 6 - MEDIUM RED PAINT

AF7 APPLIED FINISH 7 - DARK RED PAINT C1 TEXTURED FORMLINER CONCRETE PANEL - VERTICALLY ARRANGED ELEVATIONS WITH MID-COARSE CHIPPED PATTERNS, SEPARATED BY DEPRESSIONS

BRK1 BRICKWORK - DARK RED NARROW BRICK. VERTICALLY ARRANGED

MT1 METAL FINISH 1 - DARK POWDERCOAT FINISH (PODIUM FACADE ELEMENT, PLANT SCREEN, LOUVRES)

MC1 METAL CLADDING - DARK PERFORATED METAL CLADDING. 50% OPEN AREA

COLOUR TO MATCH MT1

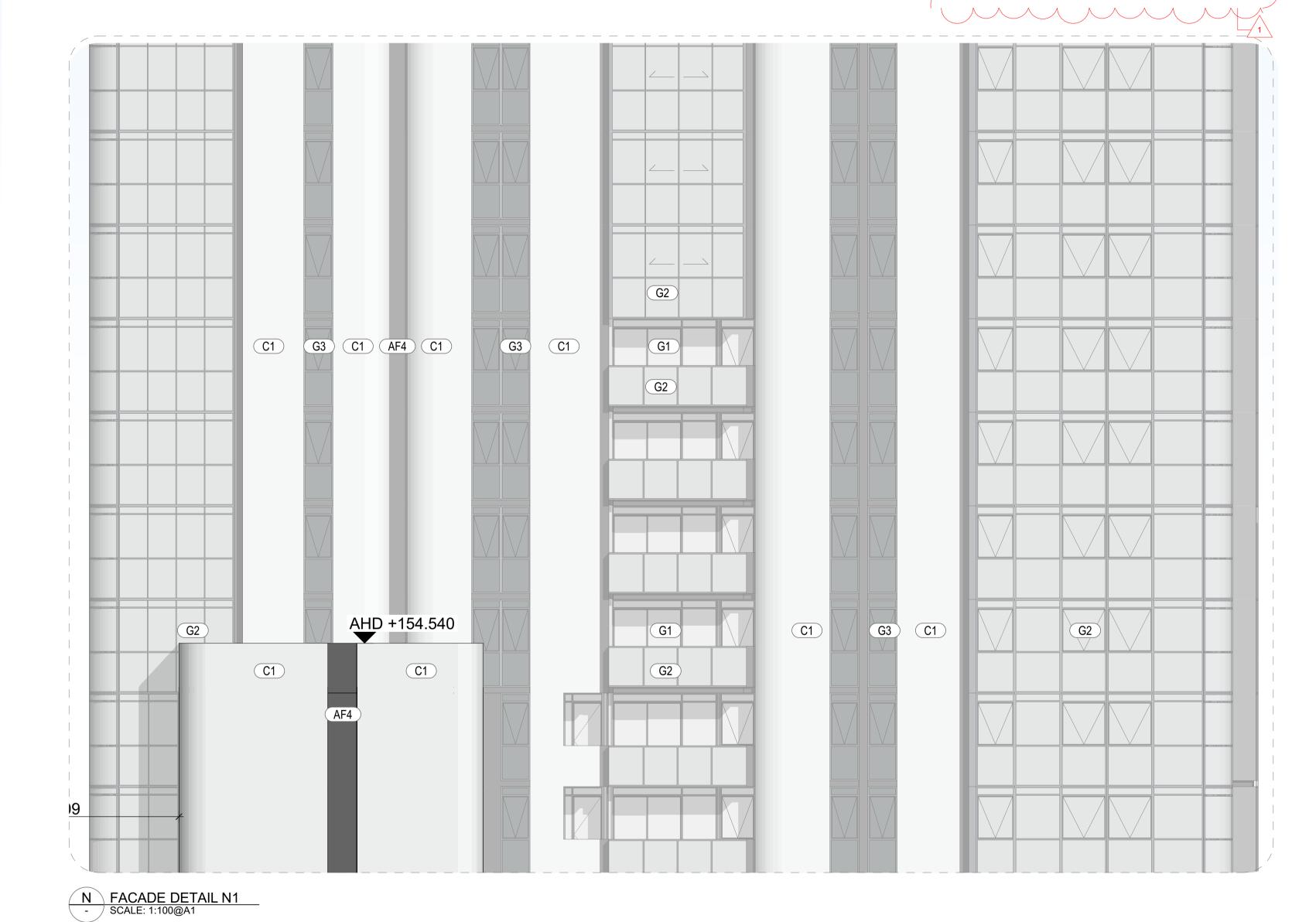
SCR1 METAL BATTEN SCREEN WITH SOLID PANEL AT THE BACK - DARK POWDERCOAT FINISH. COLOUR TO MATCH MT1

G1 GLAZING TYPE 1 - CLEAR VISION GLAZING

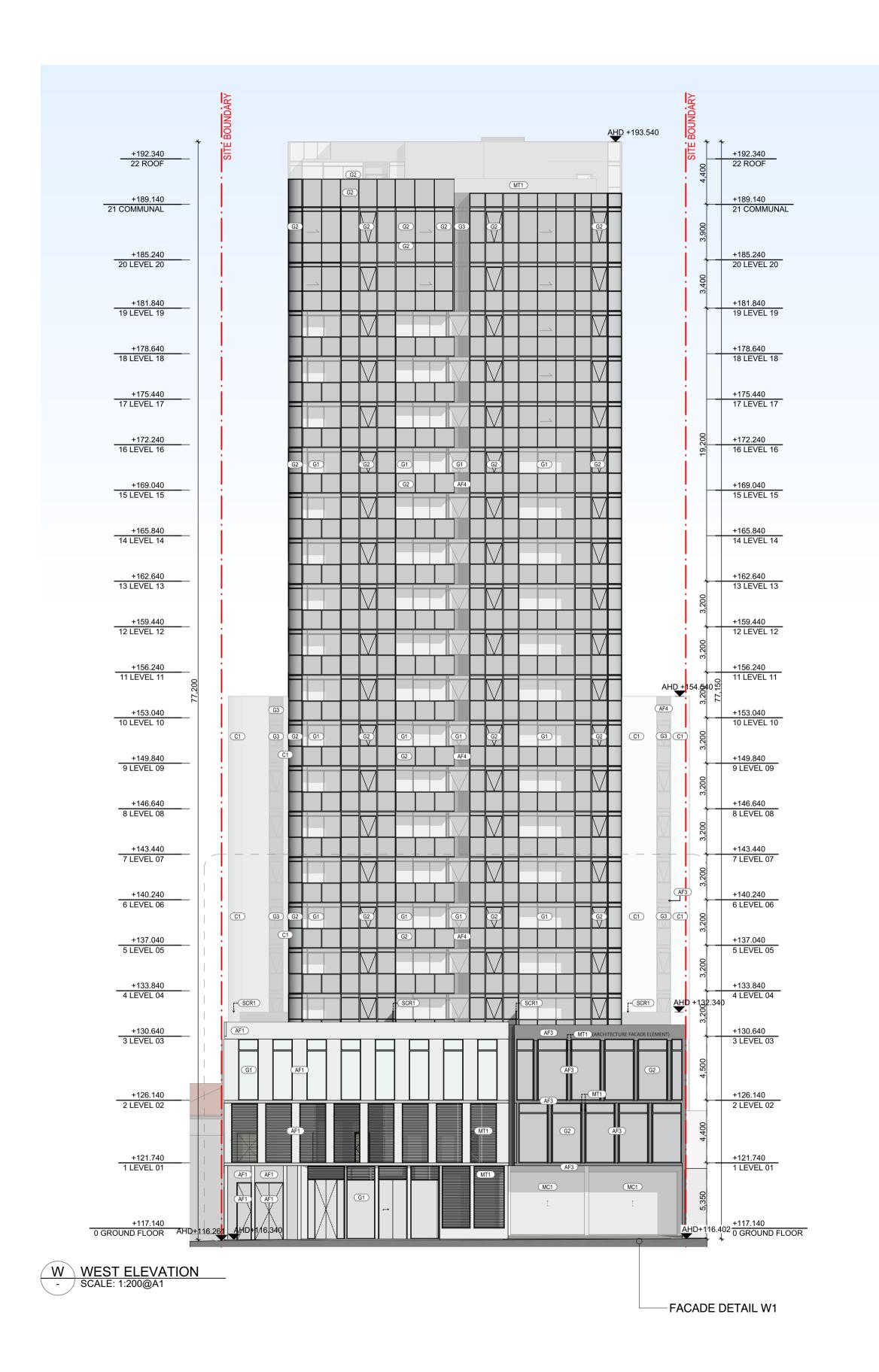
G2 GLAZING TYPE 2 - LIGHT GREY TINT VISION GLAZING

G3 GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING

FACADE DETAIL N1



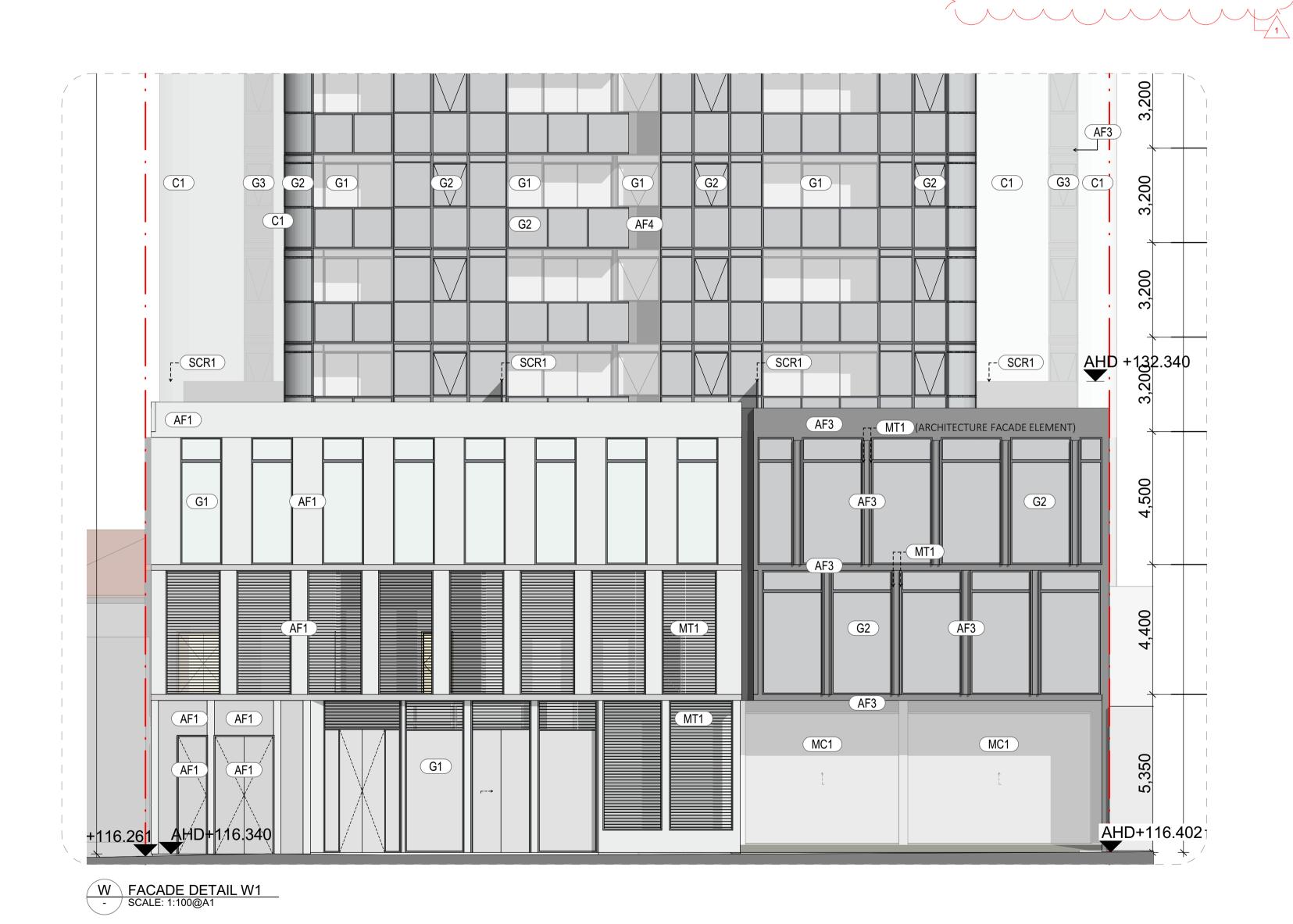
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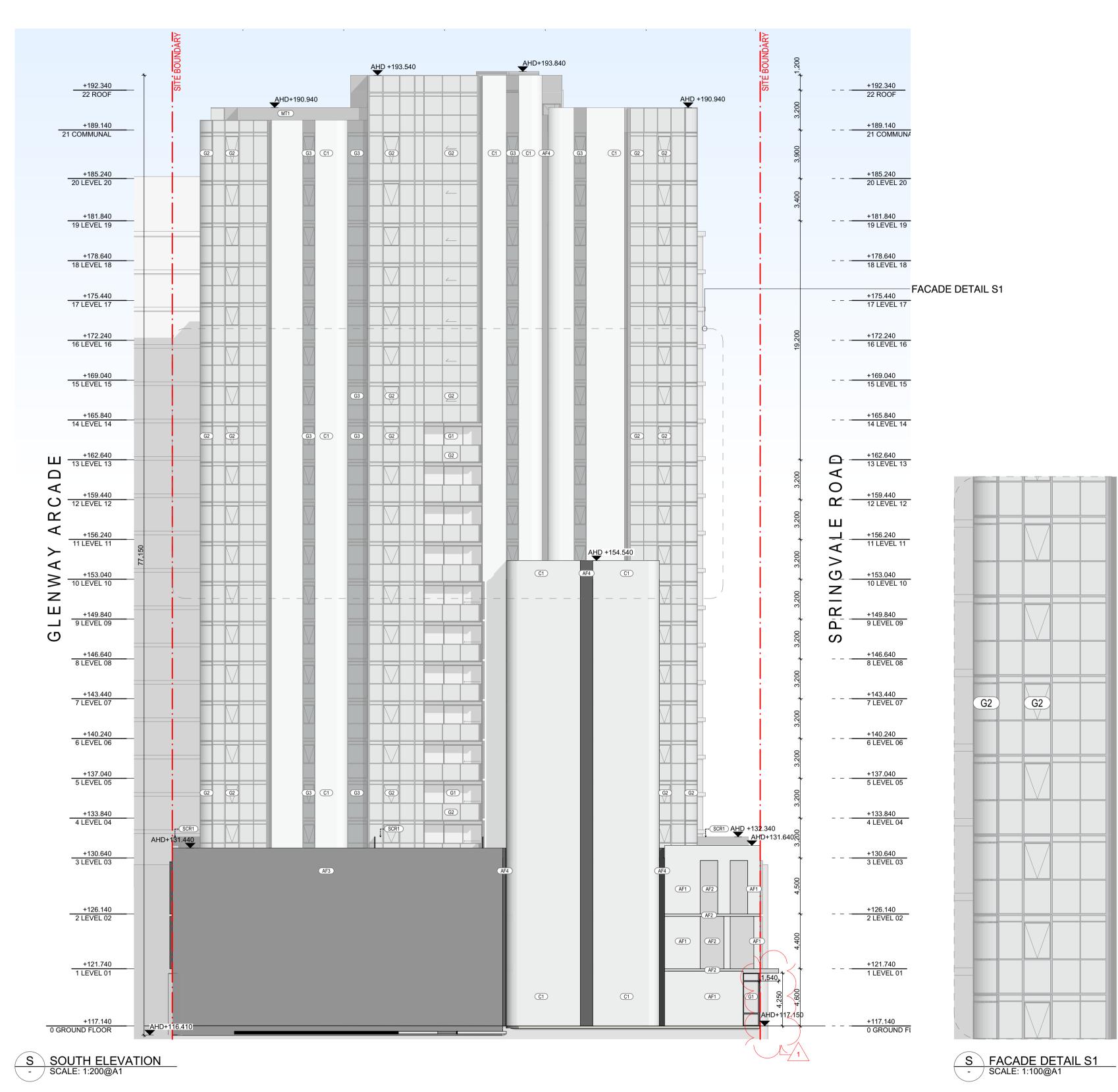
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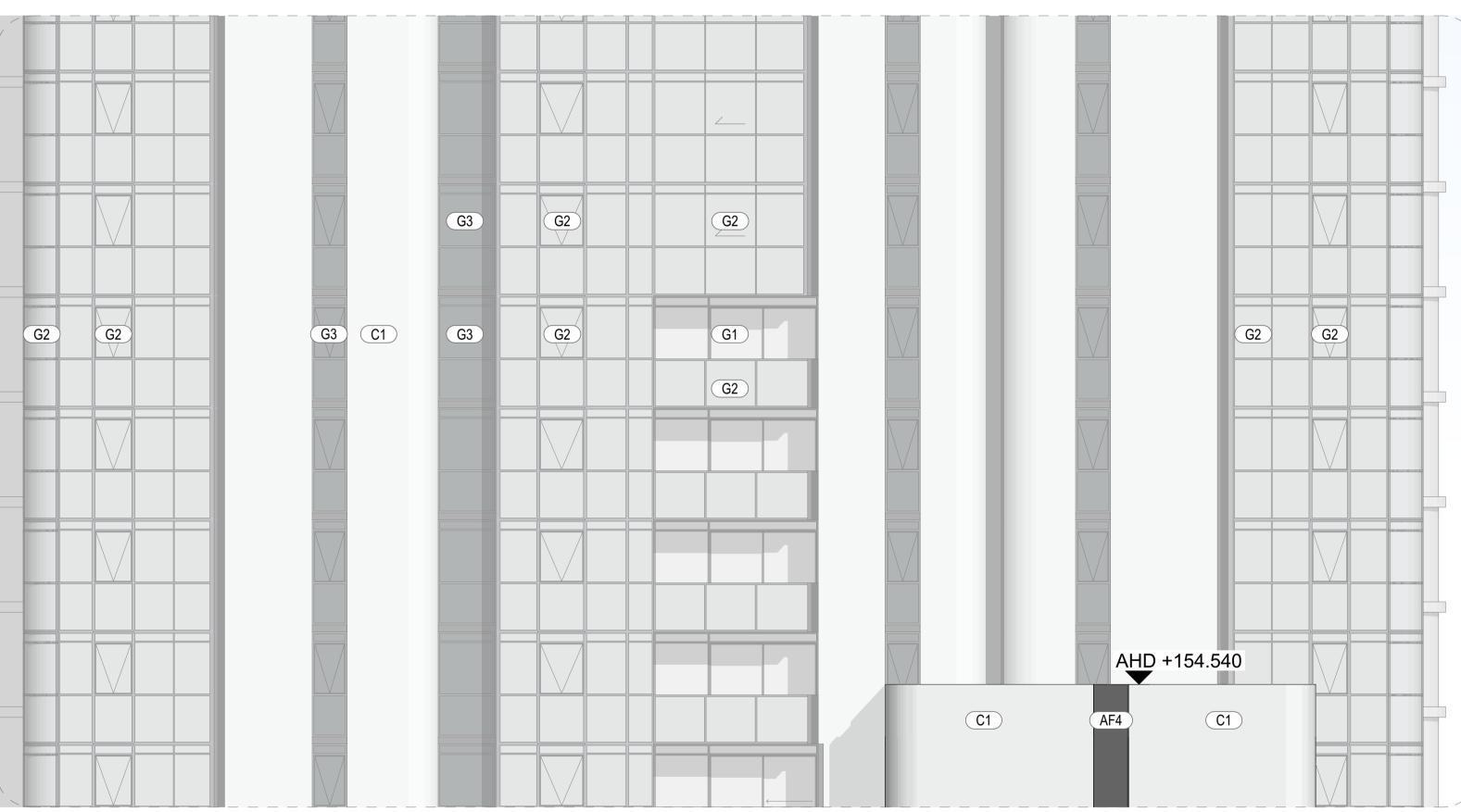
FINISHES LEGEND REFER 6.1 MATERIAL SCHEDULE AF1 APPLIED FINISH 1 - WHITE PAINT AF2 APPLIED FINISH 2 - LIGHT GREY PAINT AF3 APPLIED FINISH 3 - MEDIUM GREY PAINT AF4 APPLIED FINISH 4 - DARK GREY PAINT AF5 APPLIED FINISH 5 - LIGHT RED PAINT AF6 APPLIED FINISH 6 - MEDIUM RED PAINT AF7 APPLIED FINISH 7 - DARK RED PAINT C1 TEXTURED FORMLINER CONCRETE PANEL - VERTICALLY ARRANGED ELEVATIONS WITH MID-COARSE CHIPPED PATTERNS, SEPARATED BY DEPRESSIONS BRK1 BRICKWORK - DARK RED NARROW BRICK. VERTICALLY ARRANGED MT1 METAL FINISH 1 - DARK POWDERCOAT FINISH (PODIUM FACADE ELEMENT, PLANT SCREEN, LOUVRES) MC1 METAL CLADDING - DARK PERFORATED METAL CLADDING. 50% OPEN AREA COLOUR TO MATCH MT1 SCR1 METAL BATTEN SCREEN WITH SOLID PANEL AT THE BACK - DARK POWDERCOAT FINISH. COLOUR TO MATCH MT1 G1 GLAZING TYPE 1 - CLEAR VISION GLAZING

G2 GLAZING TYPE 2 - LIGHT GREY TINT VISION GLAZING G3 GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING



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TP203 ELEVATION SOUTH

SCALE 1:200, 1:100 @A1

C1 TEXTURED FORMLINER CONCRETE PANEL - VERTICALLY ARRANGED ELEVATIONS

WITH MID-COARSE CHIPPED PATTERNS, SEPARATED BY DEPRESSIONS

MC1 METAL CLADDING - DARK PERFORATED METAL CLADDING. 50% OPEN AREA

BRK1 BRICKWORK - DARK RED NARROW BRICK. VERTICALLY ARRANGED

(PODIUM FACADE ELEMENT, PLANT SCREEN, LOUVRES)

SCR1 METAL BATTEN SCREEN WITH SOLID PANEL AT THE BACK - DARK POWDERCOAT FINISH. COLOUR TO MATCH MT1

G2 GLAZING TYPE 2 - LIGHT GREY TINT VISION GLAZING G3 GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING

FINISHES LEGEND REFER 6.1 MATERIAL SCHEDULE

AF1 APPLIED FINISH 1 - WHITE PAINT

AF2 APPLIED FINISH 2 - LIGHT GREY PAINT

AF3 APPLIED FINISH 3 - MEDIUM GREY PAINT AF4 APPLIED FINISH 4 - DARK GREY PAINT

AF5 APPLIED FINISH 5 - LIGHT RED PAINT

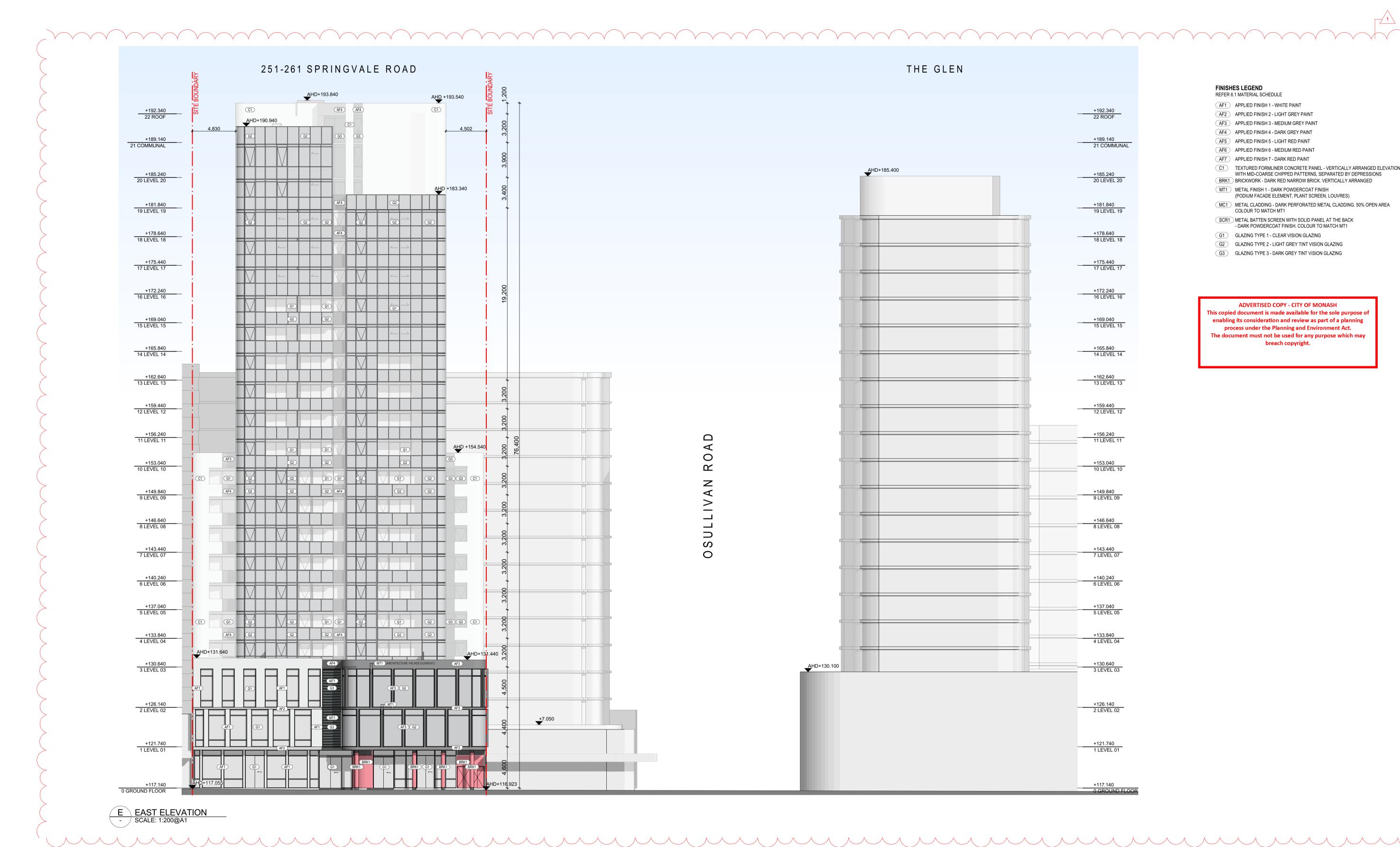
AF6 APPLIED FINISH 6 - MEDIUM RED PAINT AF7 APPLIED FINISH 7 - DARK RED PAINT

MT1 METAL FINISH 1 - DARK POWDERCOAT FINISH

COLOUR TO MATCH MT1

G1 GLAZING TYPE 1 - CLEAR VISION GLAZING





FINISHES LEGEND REFER 6.1 MATERIAL SCHEDULE

- AF1 APPLIED FINISH 1 WHITE PAINT
- AF2 APPLIED FINISH 2 LIGHT GREY PAINT
- AF3 APPLIED FINISH 3 MEDIUM GREY PAINT AF4 APPLIED FINISH 4 - DARK GREY PAINT
- AF5 APPLIED FINISH 5 LIGHT RED PAINT
- AF6 APPLIED FINISH 6 MEDIUM RED PAINT
- AF7 APPLIED FINISH 7 DARK RED PAINT
- C1 TEXTURED FORMLINER CONCRETE PANEL VERTICALLY ARRANGED ELEVATIONS WITH MID-COARSE CHIPPED PATTERNS, SEPARATED BY DEPRESSIONS BRK1 BRICKWORK - DARK RED NARROW BRICK. VERTICALLY ARRANGED
- MT1 METAL FINISH 1 DARK POWDERCOAT FINISH
- (PODIUM FACADE ELEMENT, PLANT SCREEN, LOUVRES)
- MC1 METAL CLADDING DARK PERFORATED METAL CLADDING. 50% OPEN AREA COLOUR TO MATCH MT1
- SCR1 METAL BATTEN SCREEN WITH SOLID PANEL AT THE BACK - DARK POWDERCOAT FINISH. COLOUR TO MATCH MT1
- G1 GLAZING TYPE 1 CLEAR VISION GLAZING
- G2 GLAZING TYPE 2 LIGHT GREY TINT VISION GLAZING
- G3 GLAZING TYPE 3 DARK GREY TINT VISION GLAZING

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| +162.640 3 LEVEL 13 | APARTMENT | | | | APARTMENT | | 3,200 | +162.640 13 LEVEL 13 |
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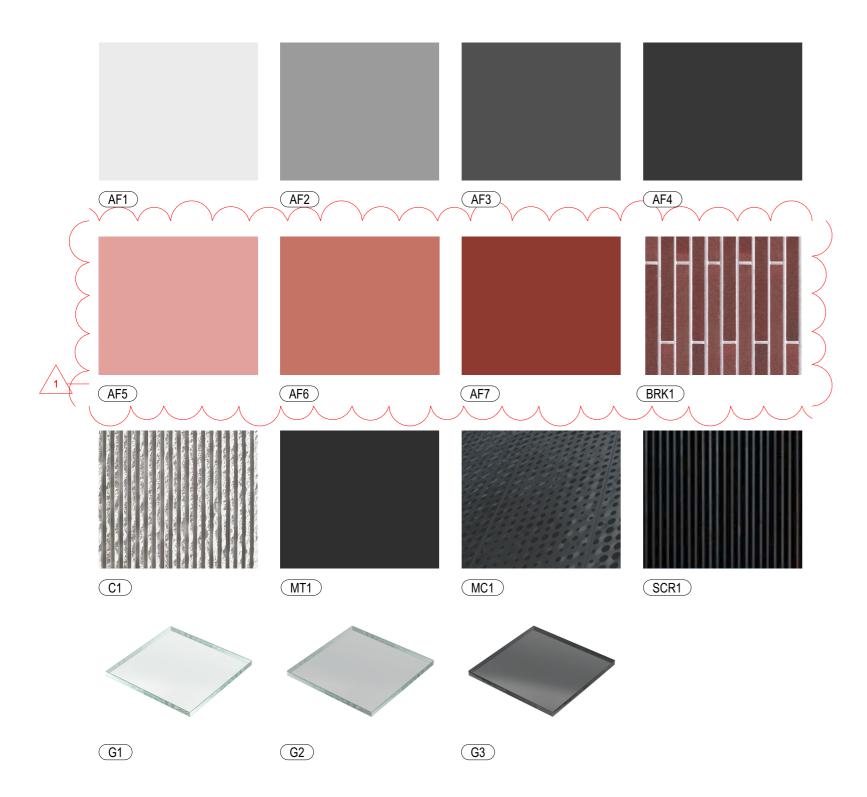
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MATERIAL SCHEDULE





AF1 APPLIED FINISH 1 - WHITE PAINT AF2 APPLIED FINISH 2 - LIGHT GREY PAINT AF3 APPLIED FINISH 3 - MEDIUM GREY PAINT AF4 APPLIED FINISH 4 - DARK GREY PAINT AF5 APPLIED FINISH 5 - LIGHT RED PAINT AF6 APPLIED FINISH 6 - MEDIUM RED PAINT AF7 APPLIED FINISH 7 - DARK RED PAINT C1 TEXTURED FORMLINER CONCRETE PANEL - VERTICALLY ARRANGED ELEVATIONS WITH MID-COARSE CHIPPED PATTERNS, SEPARATED BY DEPRESSIONS BRK1 BRICKWORK - DARK RED NARROW BRICK. VERTICALLY ARRANGED MT1 METAL FINISH 1 - DARK POWDERCOAT FINISH (PODIUM FACADE ELEMENT, PLANT SCREEN, LOUVRES) MC1 METAL CLADDING - DARK PERFORATED METAL CLADDING. 50% OPEN AREA COLOUR TO MATCH MT1 SCR1 METAL BATTEN SCREEN WITH SOLID PANEL AT THE BACK - DARK POWDERCOAT FINISH. COLOUR TO MATCH MT1 G1 GLAZING TYPE 1 - CLEAR VISION GLAZING (G2) GLAZING TYPE 2 - LIGHT GREY TINT VISION GLAZING **G3** GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING

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