

TOWN PLANNING APPLICATION

254 - 294 WELLINGTON ROAD OFFICE PARK, MULGRAVE



254-294 WELLINGTON ROAD OFFICE PARK DEVELOPMENT

254-294 WELLINGTON ROAD, MULGRAVE_PLANNING APPLICATION

DEVELOPMENT SUMMARY – NETT LETTABLE AREAS		06.08.2018	Rev H	
Allocation	Level	NLA (m2)	GFA (m2)	Efficiency (%)
OFFICE SPACE				
Office Building 01	00	996	1,817	n/a
	01	1,841	2,096	88
	02	2,010	2,265	89
	03	2,010	2,265	89
	04	2,010	2,265	89
	05	2,010	2,265	89
	06	2,010	2,265	89
Office Building 01 Sub-Total	7 levels	12,887	15,238	
Office Building 02	00	995	2,079	n/a
	01	2,083	2,338	89
	02	2,083	2,338	89
	03	2,083	2,338	89
	04	2,083	2,338	89
	05	2,083	2,338	89
	06	2,083	2,338	89
Office Building 02 Sub-Total	8 levels	15,576	18,445	
Office Building 03	00	995	2,079	n/a
	01	2,083	2,338	89
	02	2,083	2,338	89
	03	2,083	2,338	89
	04	2,083	2,338	89
	05	2,083	2,338	89
	06	2,083	2,338	89
Office Building 03 Sub-Total	8 levels	15,576	18,445	
Office Building 04	00	pls. see development summary carparking		
	01	1,613	2,136	76
	02	1,920	2,343	82
	03	1,936	2,191	88
	04	1,936	2,191	88
	05	1,936	2,191	88
	06	1,936	2,191	88
Office Building 04 Sub-Total	9 levels	15,149	17,625	
Office building 04 link bridge	level 03	n/a	110	n/a
Carpark Building 04 workshop	ground level	1,395	n/a	n/a
Office Development Total		60,583	69,583	
CAFÉ SPACE				
Building 01 Cafe	00	123	n/a	n/a
Building 02 Cafe	00	253	n/a	n/a
Building 03 Cafe	00	253	n/a	n/a
Building 04 Cafe	00	155	n/a	n/a
Café Development Total		784		
HERITAGE BUILDING				
Ground Level	00	730		n/a
Level 01	01	1,310		n/a
Heritage Development Total		2,040	2,467	

254-294 WELLINGTON ROAD OFFICE PARK DEVELOPMENT

254-294 WELLINGTON ROAD, MULGRAVE_PLANNING APPLICATION

DEVELOPMENT SUMMARY – CARPARKING		
Allocation	Level	Number
On-grade heritage building	00	26
On-grade site boulevard	00	38
On-grade office building 4	01	15
On-grade Sub-Total	00	79
Carpark Building 01	00	*74
	01	102
	02	102
	03	102
	04	102
Building 01 Sub-Total	5 levels	482
Carpark Building 02	00	43
	01	103
	02	103
	03	103
	04	103
Building 02 Sub-Total	6 levels	558
Carpark Building 03	00	43
	01	103
	02	103
	03	103
	04	103
Building 03 Sub-Total	6 levels	558
Carpark Building 04	00	22
	01	32
	02	99
	03	99
	04	95
	05	99
	06	99
	07	99
	08	105
Building 04 Sub-Total	9 levels	749
Office building 04 Sub-Total	Ground level	71
DEVELOPMENT TOTAL		2,497**

Notes:

*total 74no. carpark building 01 ground floor spaces includes

31no. spaces allocated for the heritage building

**includes total disabled car spaces = 31

(on-site heritage & within carpark buildings 01-04)

Drawing List

TP-01 cover sheet
 TP-02 locality plan
 TP-03 ground floor site plan
 TP-04 level 01 site plan

TP-05 level 02 site plan
 TP-06 level 03 site plan
 TP-07 level 04 site plan
 TP-08 level 05 site plan

TP-09 level 06 site plan
 TP-10 level 07 site plan
 TP-11 level 08 site plan
 TP-12 roof site plan
 TP-13 site elevations

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Rev #	Date	Description
01	2012/09/16	Town planning
02	27/07/2018	Town planning revised
03	06/08/2018	Town Planning Issue revised

Traffic Engineer
GTA
 Level 25, 55 Collins Street, Melbourne
 Tel: (03) 9551 9600
 Town Planning
SMEC Australia Pty. Ltd.
 Level 10, 71 Queens Road, Melbourne
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Client
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Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave

Scale
 nts @ A1
 Date Printed
 06/08/2018

Drawing Title
 Cover Sheet
 Project Number
 Drawing Number
 Revision
 TP-01
 03
 Status
 Town Planning



LOCALITY PLAN

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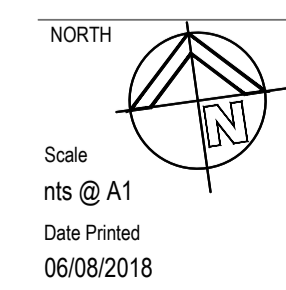
Rev #	Date	Description
01	20/12/2016	Town Planning Issue
02	27/07/2018	Town Planning Issue revised
03	06/08/2018	Town Planning Issue revised

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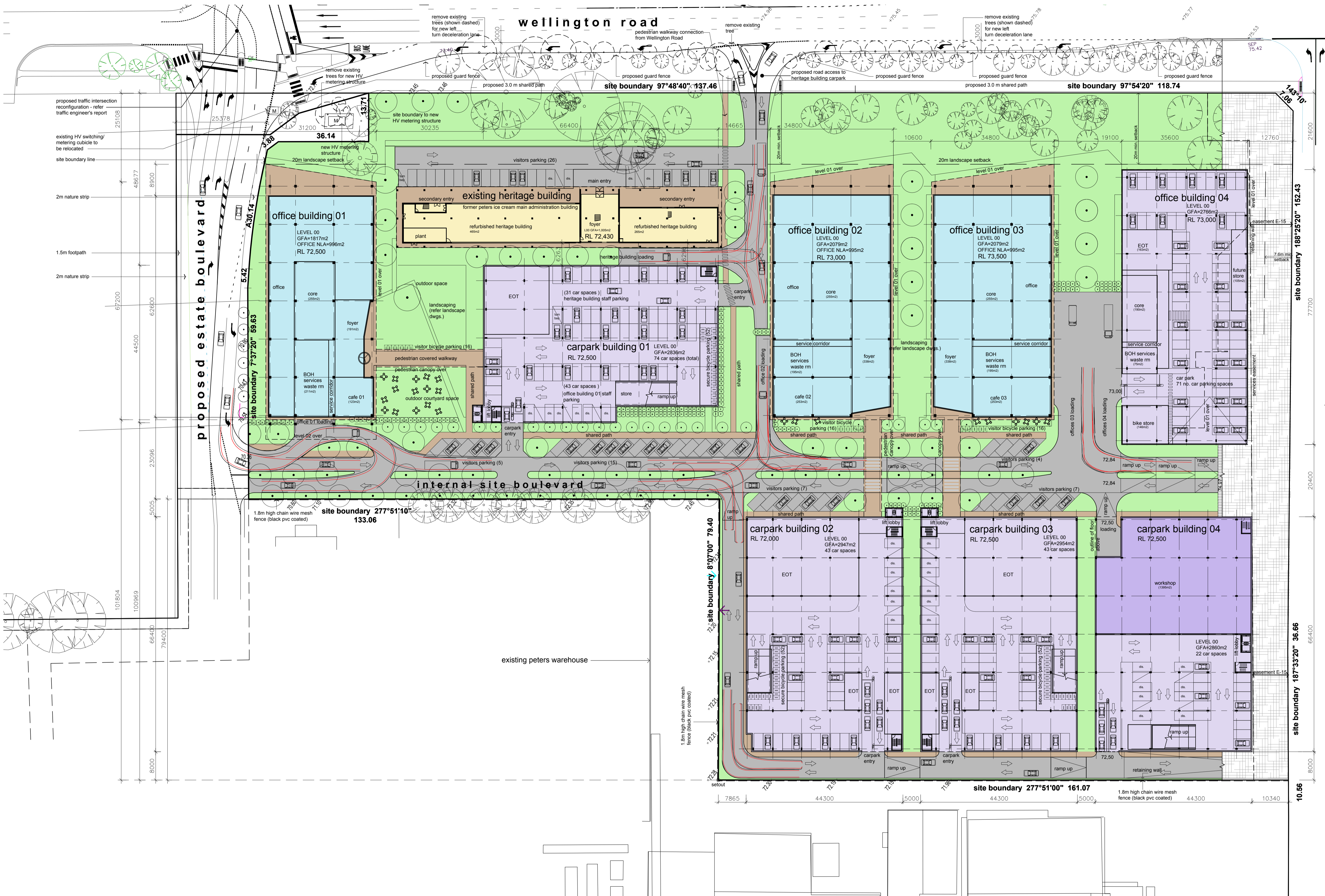
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Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



Drawing Title		
Locality Plan		
Project Number	Drawing Number	Revision
	TP-02	03
Status	Town Planning	



GROUND FLOOR SITE PLAN

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Rev #	Date	Description
01	2012/2016	Town Planning Issue
02	24/03/2017	Revised as per response from VIC roads - 3m wide shared user path added along Wellington road site access, 90m long left turn deceleration lane added along Wellington road heritage, vegetation removed and roadside barriers added along the deceleration lane roadside works
03	20/06/2017	Revised as per traffic engineer's drawings dated the 17.05.17 rev. F3
04	27/07/2018	Town Planning Issue revised
05	06/08/2018	Town Planning Issue revised

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GTA
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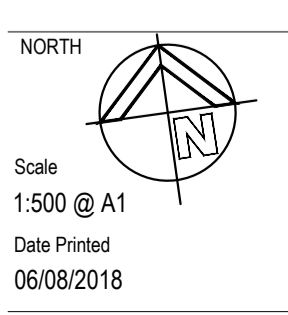
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Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave

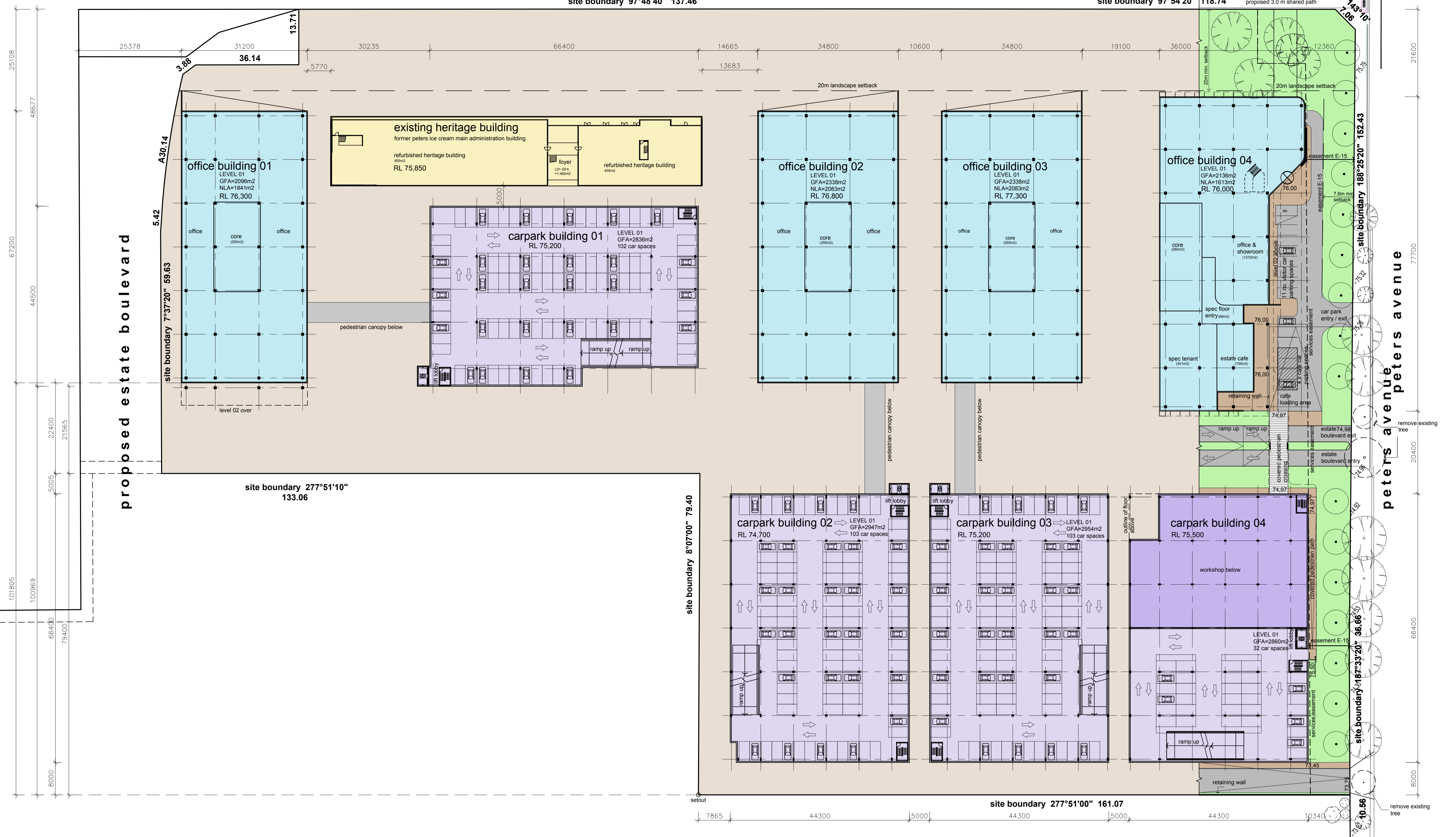


Drawing Title
Ground Floor Site Plan

Project Number Drawing Number Revision
 TP-03 03

Status
 Town Planning

wellington road



LEVEL 01 SITE PLAN

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01	20/12/2016	Town Planning Issue
02	27/07/2018	Town Planning Issue revised
03	06/08/2018	Town Planning Issue revised

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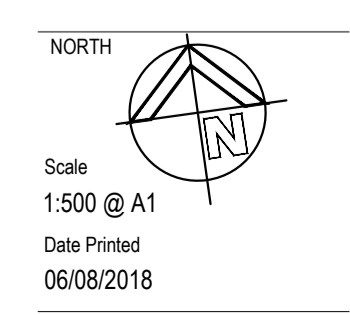
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Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



Project Number	Drawing Number	Revision
TP-04	03	

Status
 Town Planning

wellington road



LEVEL 02 SITE PLAN

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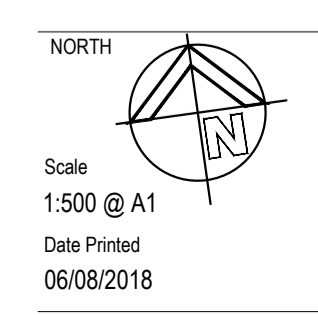
Rev #	Date	Description
01	20/12/2016	Town Planning Issue
02	27/07/2018	Town Planning Issue revised
03	06/08/2018	Town Planning Issue revised

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Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



Drawing Title
Level 02 Site Plan
 Project Number Drawing Number Revision
 TP-05 03
 Status
 Town Planning

wellington road



LEVEL 03 SITE PLAN

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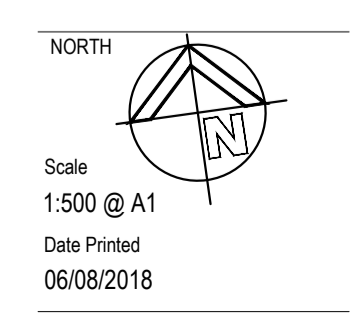
Rev #	Date	Description
01	20/12/2016	Town Planning Issue
02	27/07/2018	Town Planning Issue revised
03	06/08/2018	Town Planning Issue revised

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Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



Drawing Title
Level 03 Site Plan
 Project Number Drawing Number Revision
 TP-06 03
 Status
Town Planning

wellington road



LEVEL 04 SITE PLAN

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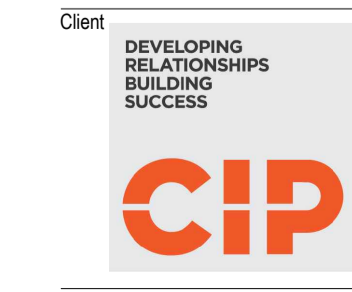
Rev #	Date	Description
01	20/12/2016	Town Planning Issue
02	27/07/2018	Town Planning Issue revised
03	06/08/2018	Town Planning Issue revised

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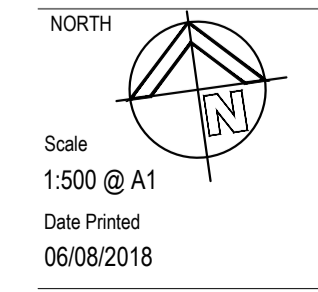
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Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



Drawing Title
Level 04 Site Plan

Project Number Drawing Number Revision
 TP-07 03

Status
Town Planning

wellington road



LEVEL 05 SITE PLAN

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Rev #	Date	Description
01	20/12/2016	Town Planning Issue
02	27/07/2018	Town Planning Issue revised
03	06/08/2018	Town Planning Issue revised

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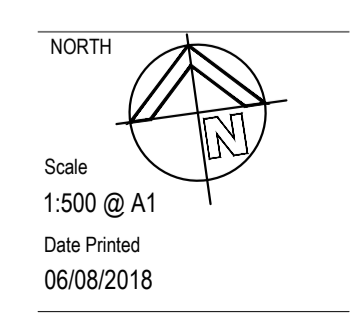
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Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



Drawing Title
Level 05 Site Plan

Project Number Drawing Number Revision
 TP-08 03

Status
Town Planning

wellington road



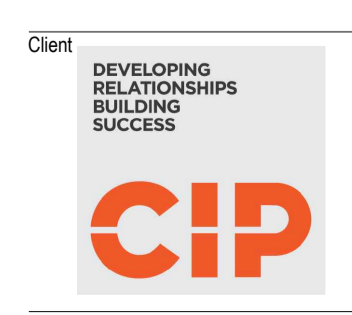
LEVEL 06 SITE PLAN

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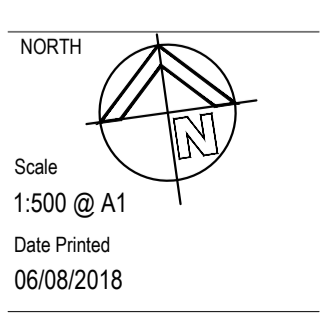
Rev #	Date	Description
01	20/12/2016	Town Planning Issue
02	27/07/2018	Town Planning Issue revised
03	06/08/2018	Town Planning Issue revised

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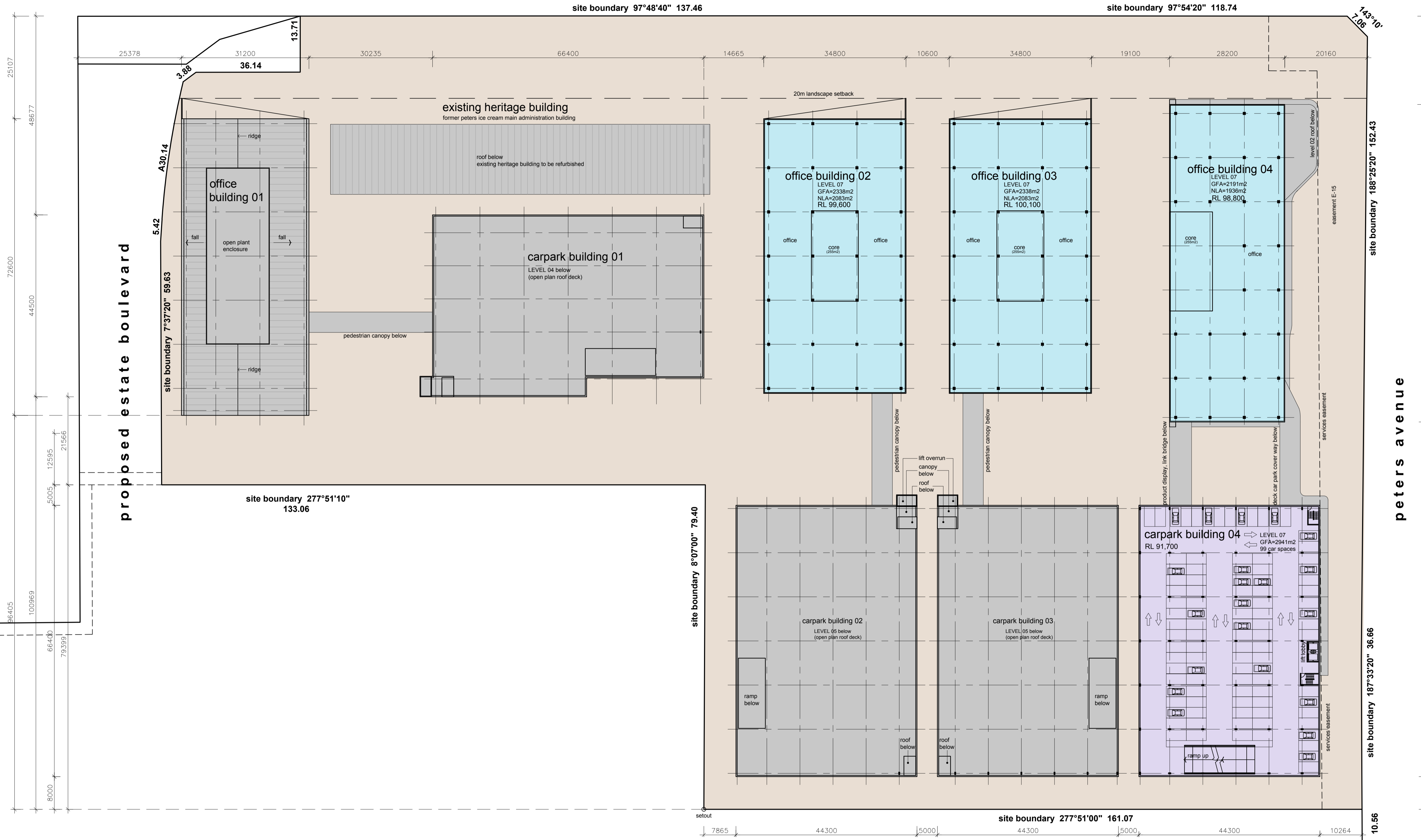


Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



Drawing Title		
Level 06 Site Plan		
Project Number	Drawing Number	Revision
	TP-09	03
Status		
Town Planning		

wellington road



LEVEL 07 SITE PLAN

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Rev #	Date	Description
01	20/12/2016	Town Planning Issue
02	27/07/2018	Town Planning Issue revised
03	06/08/2018	Town Planning Issue revised

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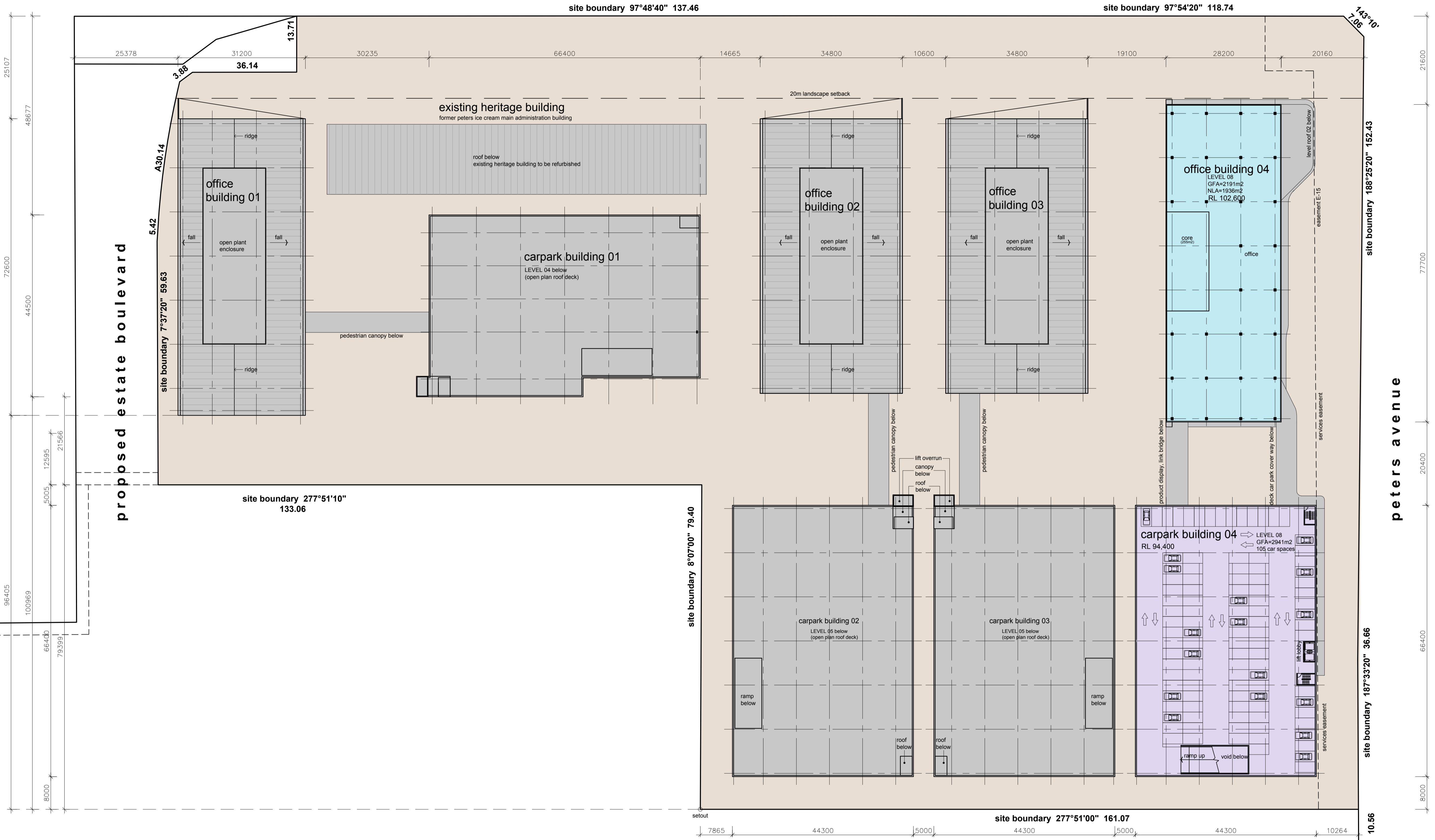
Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave

NORTH

 Scale
 1:500 @ A1
 Date Printed
 06/08/2018

Drawing Title
Level 07 Site Plan
 Project Number
 Drawing Number
 Revision
TP-10 03
 Status
Town Planning

wellington road



LEVEL 08 SITE PLAN

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Rev #	Date	Description
01	2012/2016	Town Planning Issue
02	27/07/2018	Town Planning Issue revised
03	06/08/2018	Town Planning Issue revised

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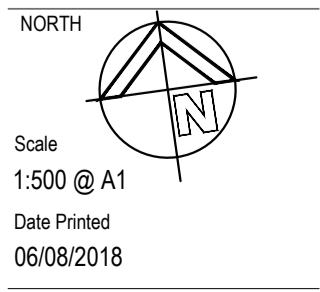
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Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



Drawing Title
Level 08 Site Plan

Project Number	Drawing Number	Revision
	TP-11	03

Status
Town Planning

wellington road



ROOF SITE PLAN

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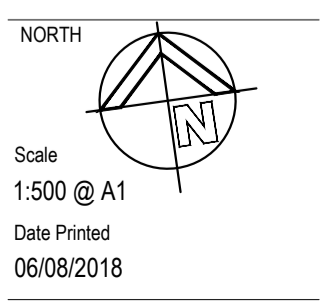
Rev #	Date	Description
01	20/12/2016	Town Planning Issue
02	27/07/2018	Town Planning Issue revised
03	06/08/2018	Town Planning Issue revised

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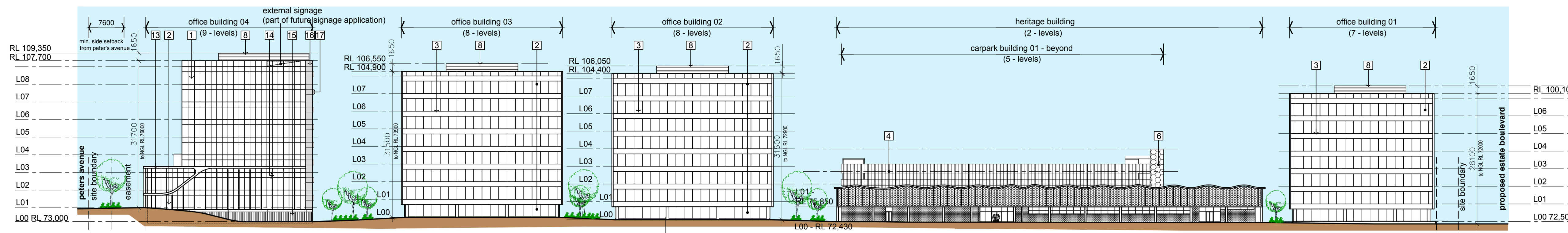
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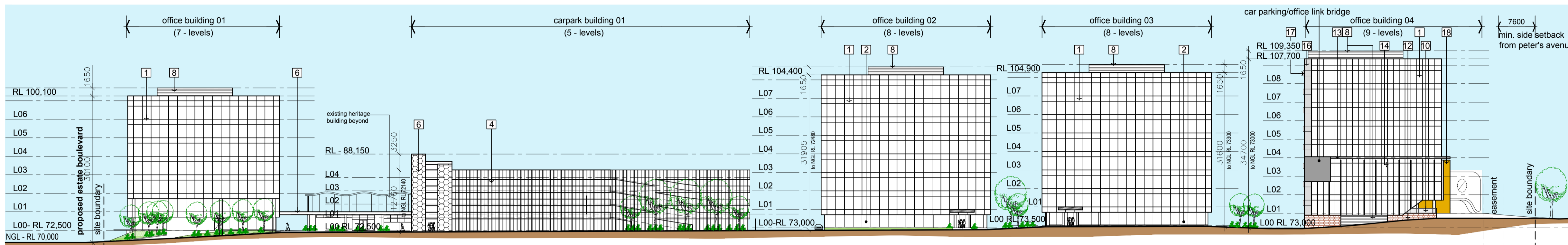
Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



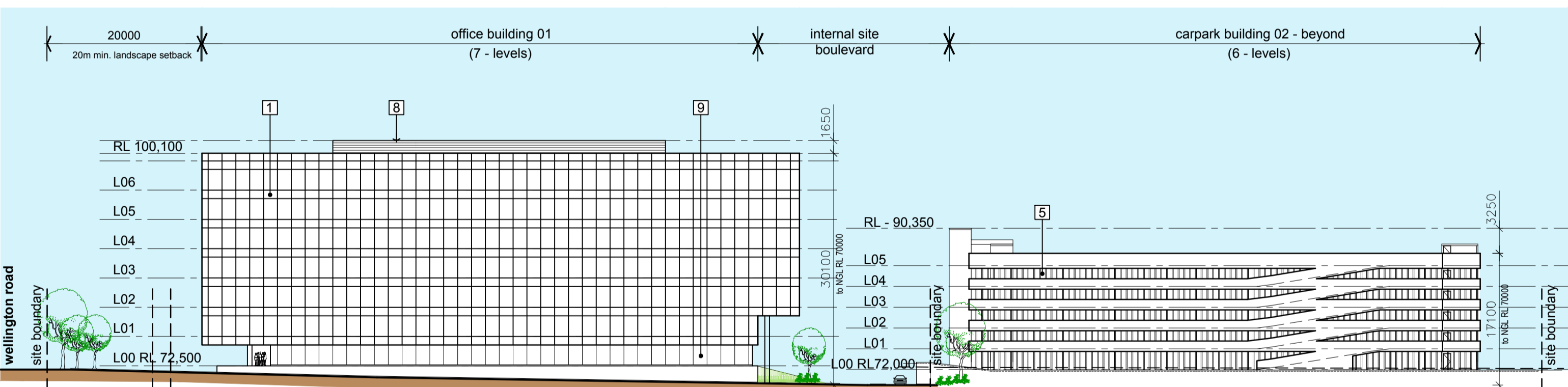
Drawing Title
Roof Site Plan
 Project Number Drawing Number Revision
 Status
 Town Planning
 TP-12
 03



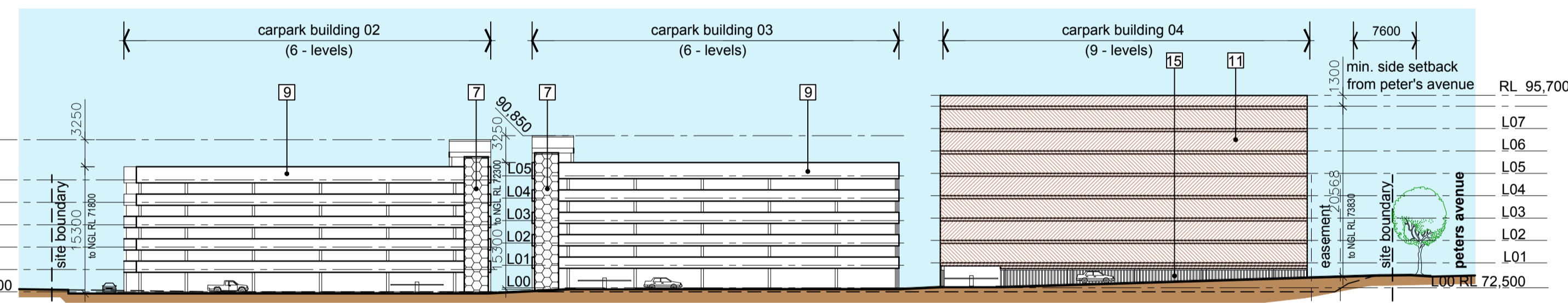
WELLINGTON ROAD - NORTH ELEVATION



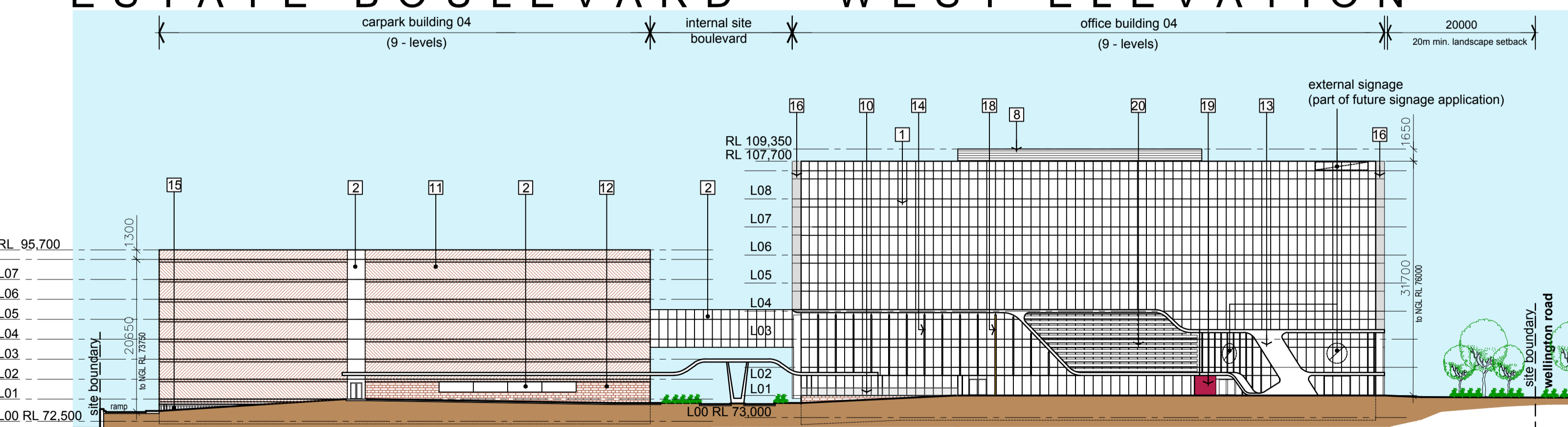
INTERNAL SITE BOULEVARD - SOUTH ELEVATION



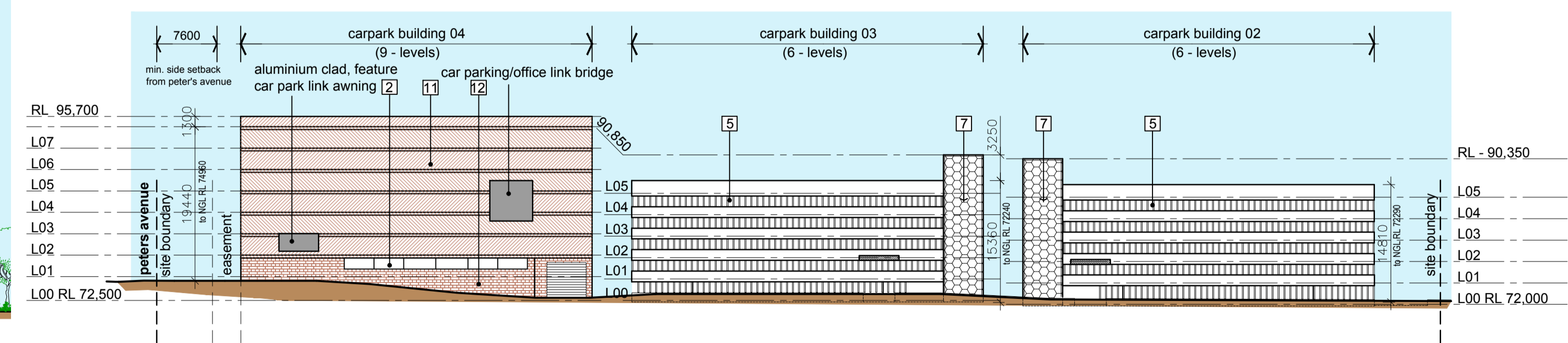
ESTATE BOULEVARD - WEST ELEVATION



CARPARK BUILDING - SOUTH ELEVATION



PETERS AVENUE - EAST ELEVATION



INTERNAL SITE BOULEVARD - NORTH ELEVATION

- External Finishes Schedule:**
- 1 curtain wall glazing tinted & solar coating
 - 2 infill glazing tinted & reflective (20% max)
 - 3 projecting shade awnings
 - 4 vertical aluminium continuous box section fins (charcoal powdercoat finish)
 - 5 vertical aluminium infill box section fins between precast spandrels (white powdercoat finish with white render to spandrels)
 - 6 aluminium cladding with expressed hexagonal pattern. (charcoal colour)
 - 7 aluminium cladding with expressed hexagonal pattern (white colour)
 - 8 aluminium louvre screen (charcoal powdercoat)
 - 9 precast concrete spandrels (white render finish)
 - 10 glass balustrade
 - 11 feature timber look aluminium battens
 - 12 red brick cladding
 - 13 feature aluminium clad ribbon awning
 - 14 feature aluminium blades
 - 15 security fencing - black powdercoat finish
 - 16 white insulated panel cladding
 - 17 boxed out window reveal, black powdercoat finish
 - 18 aluminium cladding (yellow color)
 - 19 aluminium cladding (red color)
 - 20 angled fixed glass louvre panels - dark grey tint

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Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave

NORTH
 Scale
 1:500 @ A1
 Date Printed
 06/08/2018

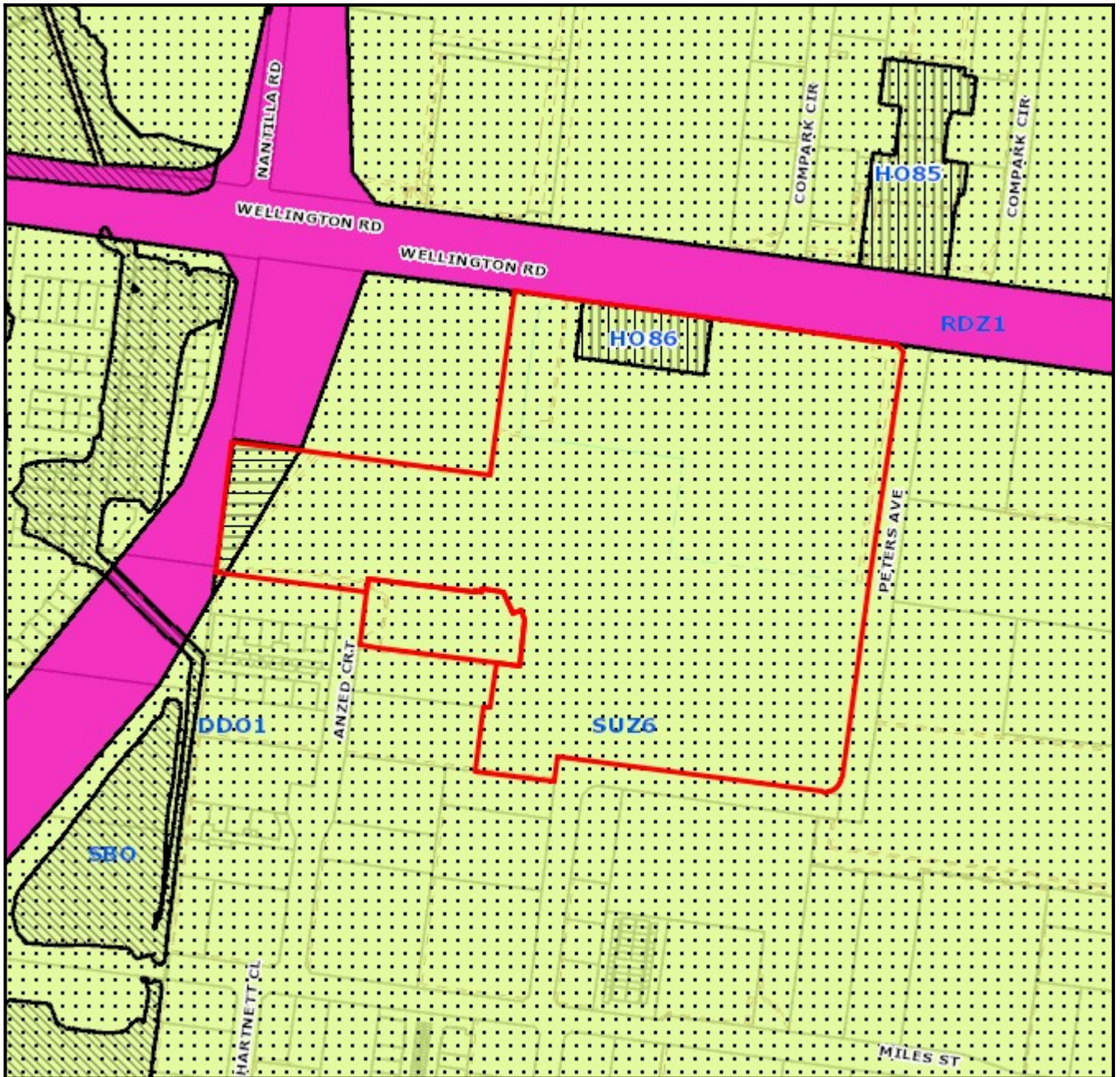
Drawing Title		
Site Elevations		
Project Number	Drawing Number	Revision
	TP-13	03
Status	Town Planning	

Attachment 2: 254-294 Wellington Road, Mulgrave





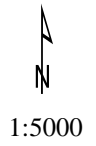
Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



Address

254-294 Wellington Road MULGRAVE VIC 3170