Attachment 1: 2-4 Kingsway, Glen Waverley

LEVEL	GFA (Excluding Terrace)	Circulation & Services	NLA Retail	NLA Office	Terrace POS
BASEMENT	426.4 m²	87.2 m²	0.0 m²	0.0 m²	0.0 m²
BASEMENT MEZZ	36.5 m²	36.5 m²	0.0 m²	0.0 m²	0.0 m²
GROUND	386.4 m²	203.6 m²	182.9 m²	0.0 m²	0.0 m²
LEVEL 1	408.1 m²	63.0 m²	0.0 m²	345.1 m²	0.0 m²
LEVEL 2	429.6 m²	63.6 m²	0.0 m²	366.0 m²	0.0 m²
LEVEL 3	429.9 m²	62.6 m²	0.0 m²	367.3 m²	0.0 m²
LEVEL 4	409.7 m²	62.8 m²	0.0 m²	346.8 m²	20.2 m²
LEVEL 5	299.2 m²	61.6 m²	0.0 m²	237.5 m²	112.8 m²
ROOF	107.6 m²	107.6 m²	0.0 m²	0.0 m²	93.2 m²
	2933.3 m²	748.6 m²	182.9 m²	1662.8 m²	226.3 m²

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

SITE AREA: 473.14m2
BIKE SPACES: 7 TENNANT / 2 VISITOR
CAR SPACES: 30

Revisions
- 19.12.19 TOWN PLANNING SUBMISSION MR
A 10.02.19 TOWN PLANNING RFI RD

10/02/2020 9:53:04 AM

Project **Mix-use Development**
2-4 Kingsway, Glen Waverley

Drawing **Development Summary**
Project No **219118**
Date **11/11/19**
Author **YC**
Scale: @ A1
Drawing No. **TP00.00 A**

rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
SINGLE STOREY BUILDING

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
FORECOURT

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
DOUBLE STOREY PODIUM
WITH 10 STOREY BUILDING ABOVE

OSULLIVAN ROAD

LIGHT POLE

LIGHT POLE

SEAT

KINGSWAY

TRAFFIC LIGHT

SEAT

TRAFFIC LIGHT

TITLE BOUNDARY 97° 35' 37" (33.830 m)

TITLE BOUNDARY 82° 37' 37" (3.030 m)

TITLE BOUNDARY 142° 37' 37" (3.030 m)

TITLE BOUNDARY 7° 40' 37" (9.450 m)

TITLE BOUNDARY 187° 46' 06" (9.448 m)

SUBJECT SITE
2-4 KINGSWAY

TITLE BOUNDARY 277° 35' 37" (38.100 m)

6-10 KINGSWAY
2 STOREY BRICK BUILDING

R.O.W.

52-54 OSULLIVAN ROAD
15 STOREY APARTMENT BUILDING

Revisions			
-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:53:07 AM

Project: **Mix-use Development**
Drawing: **Existing Conditions**
Project No: **219118**
Date: **11/11/19**
Author: **MR**
Scale: @ A1 **1 : 100**
Drawing No.: **TP00.01 A**

2-4 Kingsway, Glen Waverley

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
SINGLE STOREY BUILDING

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
FORECOURT

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
DOUBLE STOREY PODIUM
WITH 10 STOREY BUILDING ABOVE

OSULLIVAN ROAD

LIGHT POLE

SEAT

LIGHT POLE

KINGSWAY

TRAFFIC LIGHT

SEAT

TRAFFIC LIGHT

TITLE BOUNDARY 52° 37' 37" (0.030 m)

TITLE BOUNDARY 97° 35' 37" (33.830 m)

TITLE BOUNDARY 142° 37' 37" (0.030 m)

TITLE BOUNDARY 7° 40' 37" (9.450 m)

SUBJECT SITE
2-4 KINGSWAY

TITLE BOUNDARY 187° 46' 06" (9.448 m)

TITLE BOUNDARY 277° 35' 37" (38.100 m)

6-10 KINGSWAY
2 STOREY BRICK BUILDING

R.O.W.

52-54 OSULLIVAN ROAD
15 STOREY APARTMENT BUILDING

LEGEND

DEMOLITION SCOPE

Revisions			
-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:53:10 AM

Project: **Mix-use Development**
Drawing: **Demolition Plan**
Project No: **219118**
Date: **11/11/19**
Author: **MR**
Scale: @ A1 **1 : 100**
Drawing No.: **TP00.02 A**

2-4 Kingsway, Glen Waverley

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
SINGLE STOREY BUILDING

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
FORECOURT

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
DOUBLE STOREY PODIUM
WITH 10 STOREY BUILDING ABOVE

OSULLIVAN ROAD

KINGSWAY

LIGHT POLE

SEAT

LIGHT POLE

B

TITLE BOUNDARY 97° 35' 37" (33.830 m)

TITLE BOUNDARY 52° 40' 37" (3.906 m)

TITLE BOUNDARY 142° 37' 37" (3.000 m)

TRAFFIC LIGHT

SEAT A

TITLE BOUNDARY 7° 40' 37" (9.450 m)

SUBJECT SITE
2-4 KINGSWAY

TITLE BOUNDARY 187° 46' 06" (9.448 m)

A

52-54 OSULLIVAN ROAD
15 STOREY APARTMENT BUILDING

TITLE BOUNDARY 277° 35' 37" (38.100 m)

TRAFFIC LIGHT

B

6-10 KINGSWAY
2 STOREY BRICK BUILDING

R.O.W.

Revisions			
-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:53:15 AM

Project: **Mix-use Development**
Drawing: **Proposed Site Plan**
Project No: **219118**
Date: **11/11/19**
Author: **MR**
Scale: @ A1 **1 : 100**
Drawing No.: **TP01.00 A**

2-4 Kingsway, Glen Waverley

rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au

OSULLIVAN ROAD

KINGSWAY

B

2370

2360

TITLE BOUNDARY 97° 38' 37" (32.830 m)

TITLE BOUNDARY 82° 37' 37" (1.830 m)

DEEP PLANTING ZONE

2670

530

TITLE BOUNDARY 142° 37' 37" (0.530 m)

1180

1045

A

PARKING
339.1 m²
TOTAL 30
CARSPACES

TRAVERSER

SERVICES

RWT
10,000L

SERVICES

SERVICES

TITLE BOUNDARY 270° 00' 00" (9.436 m)

TITLE BOUNDARY 270° 38' 37" (38.160 m)

TITLE BOUNDARY 180° 00' 00" (9.436 m)

BASEMENT MEZZANINE
FIRE PUMP ROOM ABOVE

B

A

R.O.W.

NOTE: BASEMENT ACCESS IS FOR AUTHORISED PERSONEL ONLY.

NOTE: SINGLE VOLUME BASMENT INDICATED FOR CAR STACKER ARRANGEMENT.

NOTE: NO. CARPARKS VARIES ON BASMENT MEZZANINE.

LEGEND

- OFFICE
- RETAIL
- LOBBY
- SERVICES/CORE
- TERRACE
- PARKING

Revisions			
-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:53:18 AM

Project: **Mix-use Development**

2-4 Kingsway, Glen Waverley

Drawing: **BASEMENT**

Project No: **219118**

Date: **11/11/19**

Author: **YC**

Scale: @ A1 **1 : 100**

Drawing No.: **TP01.01 A**

rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
SINGLE STOREY BUILDING

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
FORECOURT

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
DOUBLE STOREY PODIUM
WITH 10 STOREY BUILDING ABOVE

OSULLIVAN ROAD

KINGSWAY

LIGHT POLE

LIGHT POLE

SEAT

LINE OF CANOPY ABOVE

2145

2120

TITLE BOUNDARY 97° 35' 37" (33.830 m)

TITLE BOUNDARY 82° 24' 23" (3.000 m)

VISITOR BIKE

TITLE BOUNDARY 142° 37' 37" (3.000 m)

VISITOR BIKE

2140

TRAFFIC LIGHT

SERVICES

HASD WASTE
9.3QM

BIN STORAGE
12.7 m²

BIKE STORE
14.0 m²

MAIL

LOBBY
27.6 m²

RETAIL 2
74.3 m²

OUTBOUND GARAGE

SEAT

RETAIL 1
108.5 m²

DDA TOILETS
TO BE
PROVIDED
WITHIN
TENANCY

3500

3640

TRAFFIC LIGHT

TITLE BOUNDARY 7° 40' 37" (9.450 m)

1200

BUILT FORM OVER

TITLE BOUNDARY 187° 46' 00" (9.448 m)

CAR WAITING AREA 2

LINE OF CANOPY ABOVE

DDA TOILETS
TO BE
PROVIDED
WITHIN
TENANCY

SERVICES

INBOUND GARAGE

CAR WAITING AREA 1

5415

7350

2125

TITLE BOUNDARY 277° 35' 37" (38.100 m)

6-10 KINGSWAY
2 STOREY BRICK BUILDING

52-54 OSULLIVAN ROAD
15 STOREY APARTMENT BUILDING

TITLE BOUNDARY 82° 24' 23" (3.000 m)

TITLE BOUNDARY 142° 37' 37" (3.000 m)

R.O.W.

VISITOR BIKE ZONE

LEGEND

- OFFICE
- RETAIL
- LOBBY
- SERVICES/CORE
- TERRACE
- PARKING

NOTE:
DIRECTIONAL AND FUNCTIONAL STAFF SIGNAGE TO BE PROVIDED

Revisions			
-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:53:22 AM

Project: **Mix-use Development**
2-4 Kingsway, Glen Waverley

Drawing: **GROUND**

Project No: **219118**

Date: **11/11/19**

Author: **YC**

Scale: @ A1 **1:100**

Drawing No.: **TP01.02 A**

rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
SINGLE STOREY BUILDING

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
FORECOURT

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
DOUBLE STOREY PODIUM
WITH 10 STOREY BUILDING ABOVE

OSULLIVAN ROAD

KINGSWAY

EXTENT OF CANOPY

300
2140

TITLE BOUNDARY 97° 35' 37" (33.830 m)

TITLE BOUNDARY 52° 57' 37" (3.536 m)

TITLE BOUNDARY 142° 37' 37" (3.000 m)

300
2240

TITLE BOUNDARY 77° 40' 37" (9.450 m)

EXTENT OF CANOPY

PROPOSED OUTDOOR
WORKSPACE

OFFICE
345.1 m²

W.C.
SERVICES
W.C.
DDA SHOWER / EOT

UP

TITLE BOUNDARY 187° 46' 06" (9.448 m)

3820

TITLE BOUNDARY 277° 35' 37" (38.100 m)

2240

6-10 KINGSWAY
2 STOREY BRICK BUILDING

52-54 OSULLIVAN ROAD
15 STOREY APARTMENT BUILDING

R.O.W.

LEGEND
- OFFICE
- RETAIL
- LOBBY
- SERVICES/CORE
- TERRACE
- PARKING

Revisions			
-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:53:26 AM

Project: Mix-use Development
Drawing: LEVEL 1
Project No: 219118
Date: 11/11/19
Author: YC
Scale: @ A1 1 : 100
Drawing No.: TP01.03 A

2-4 Kingsway, Glen Waverley

rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au

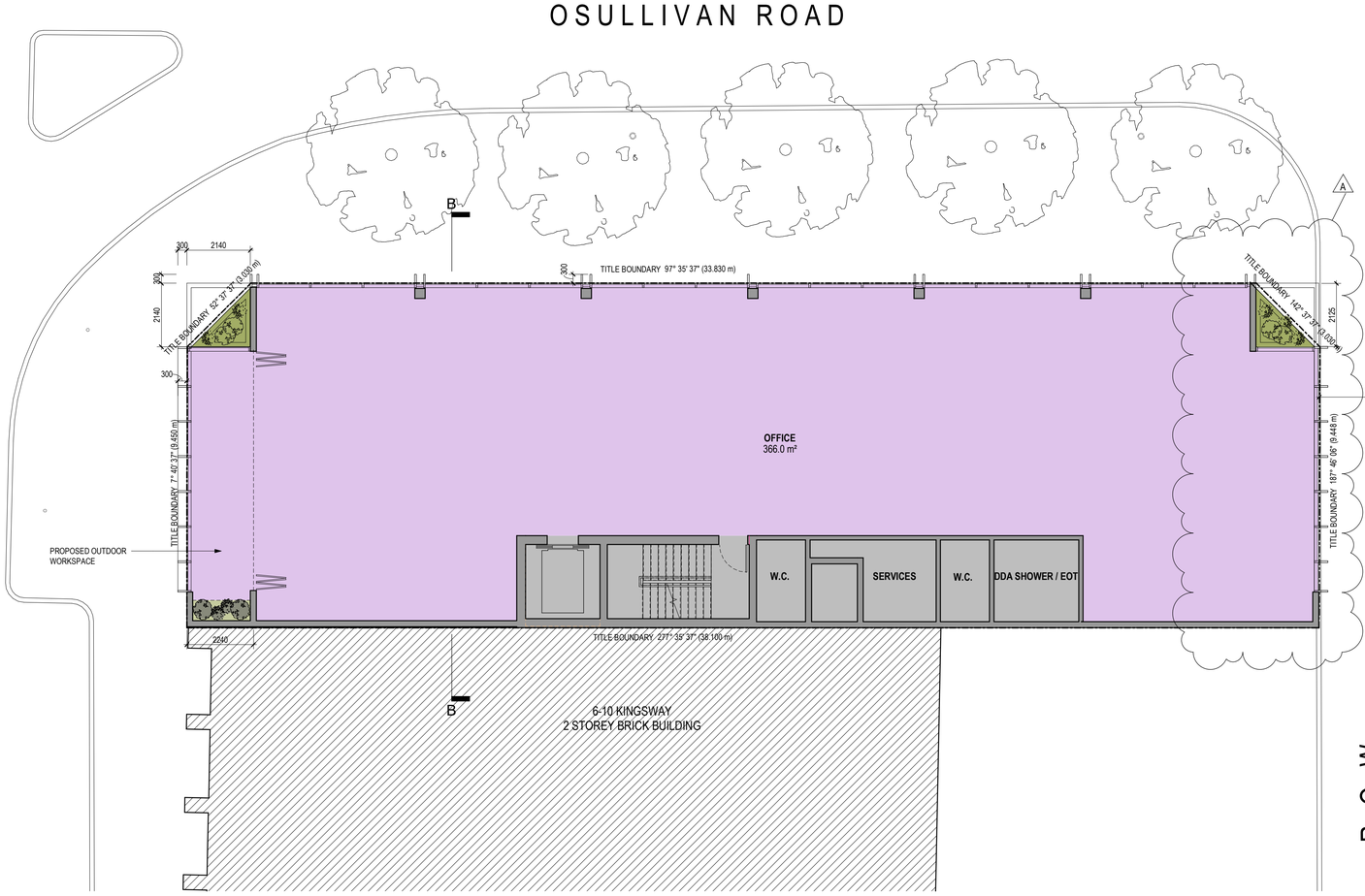
227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
SINGLE STOREY BUILDING

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
FORECOURT

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
DOUBLE STOREY PODIUM
WITH 10 STOREY BUILDING ABOVE

OSULLIVAN ROAD

KINGSWAY



Revisions				
	-	19.12.19	TOWN PLANNING SUBMISSION	MR
	A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:53:30 AM

Project: Mix-use Development
Drawing: LEVEL 2
Project No: 219118
Date: 11/11/19
Author: YC
Scale: @ A1 1 : 100
Drawing No.: TP01.04 A

2-4 Kingsway, Glen Waverley

rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
SINGLE STOREY BUILDING

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
FORECOURT

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
DOUBLE STOREY PODIUM
WITH 10 STOREY BUILDING ABOVE

OSULLIVAN ROAD

KINGSWAY

B

A

300
2140
300
2140

TITLE BOUNDARY 97° 35' 37" (33.830 m)

TITLE BOUNDARY 82° 37' 37" (3.039 m)

TITLE BOUNDARY 142° 37' 37" (3.030 m)

2325

TITLE BOUNDARY 7° 40' 37" (9.450 m)

TITLE BOUNDARY 187° 46' 06" (9.448 m)

OFFICE
367.3 m²

PROPOSED OUTDOOR
WORKSPACE

W.C. | SERVICES | W.C. | DDA SHOWER / EOT

TITLE BOUNDARY 277° 35' 37" (38.100 m)

2240

10400

6-10 KINGSWAY
2 STOREY BRICK BUILDING

R.O.W.

52-54 OSULLIVAN ROAD
15 STOREY APARTMENT BUILDING

LEGEND
- OFFICE
- RETAIL
- LOBBY
- SERVICES/CORE
- TERRACE
- PARKING

Revisions

-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:53:34 AM

Project: **Mix-use Development**
Drawing: **LEVEL 3**
Project No: **219118**
Date: **11/11/19**
Author: **YC**
Scale: @ A1 **1 : 100**
Drawing No.: **TP01.05 A**

2-4 Kingsway, Glen Waverley

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
SINGLE STOREY BUILDING

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
FORECOURT

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
DOUBLE STOREY PODIUM
WITH 10 STOREY BUILDING ABOVE

OSULLIVAN ROAD

KINGSWAY

B

A

TITLE BOUNDARY 97° 35' 37" (33.830 m)

TITLE BOUNDARY 82° 37' 37" (3.039 m)

TITLE BOUNDARY 142° 37' 37" (3.039 m)

TITLE BOUNDARY 7° 40' 37" (9.450 m)

TITLE BOUNDARY 187° 46' 06" (9.448 m)

TITLE BOUNDARY 277° 35' 37" (38.100 m)

300

2140

2115

2240

10400

OFFICE
346.8 m²

TERRACE
20.2 m²

W.C.

SERVICES

W.C.

DDA SHOWER / EOT

PROPOSED OUTDOOR
WORKSPACE

6-10 KINGSWAY
2 STOREY BRICK BUILDING

52-54 OSULLIVAN ROAD
15 STOREY APARTMENT BUILDING

R.O.W.

LEGEND

- OFFICE
- RETAIL
- LOBBY
- SERVICES/CORE
- TERRACE
- PARKING

Revisions			
-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:53:38 AM

Project: **Mix-use Development**

Drawing: **LEVEL 4**

Project No: **219118**

Date: **11/11/19**

Author: **YC**

Scale: @ A1 **1 : 100**

Drawing No.: **TP01.06 A**

2-4 Kingsway, Glen Waverley

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

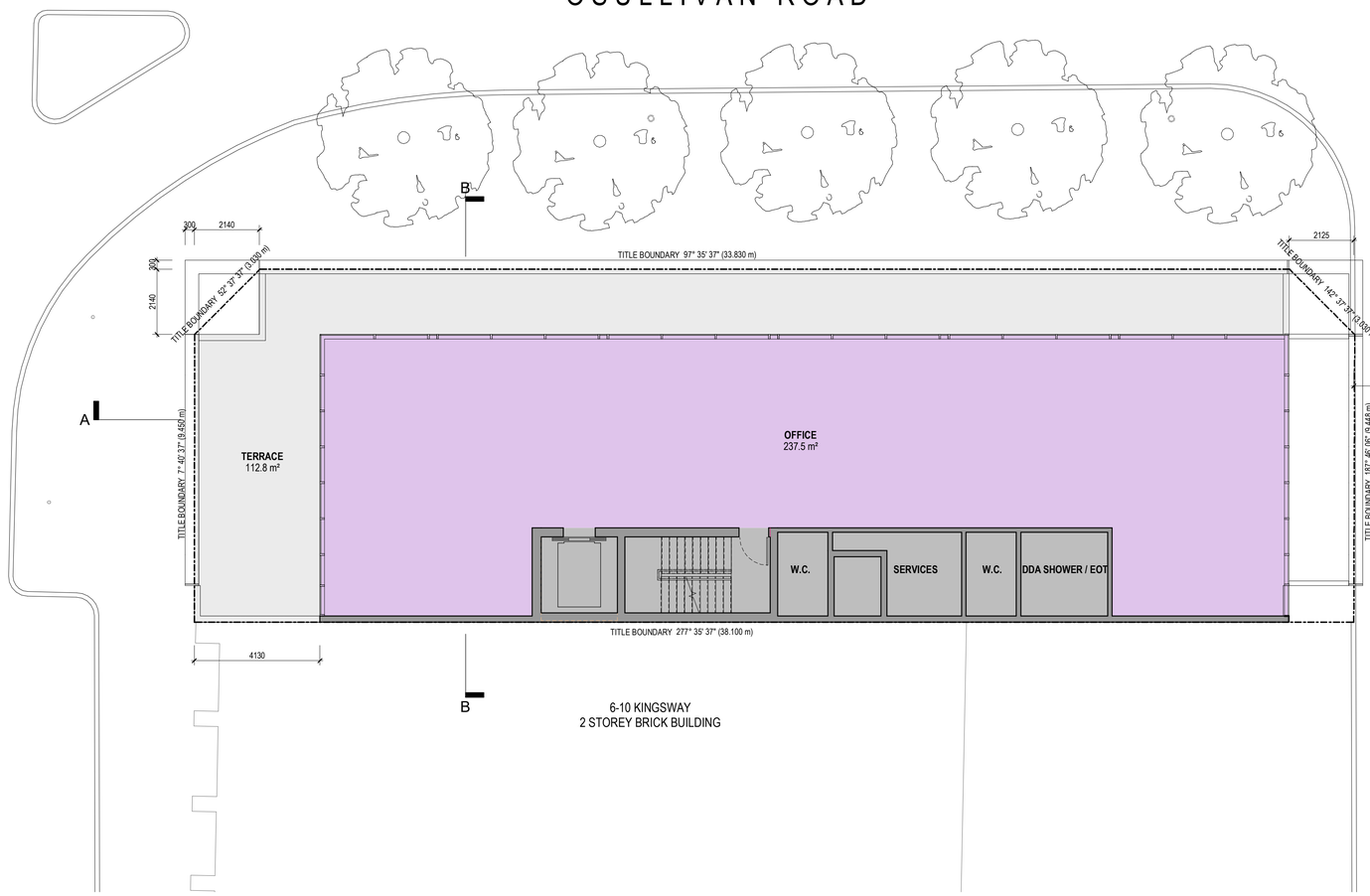
227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
SINGLE STOREY BUILDING

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
FORECOURT

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
DOUBLE STOREY PODIUM
WITH 10 STOREY BUILDING ABOVE

OSULLIVAN ROAD

KINGSWAY



6-10 KINGSWAY
2 STOREY BRICK BUILDING

52-54 OSULLIVAN ROAD
15 STOREY APARTMENT BUILDING

R.O.W.

LEGEND
- OFFICE
- RETAIL
- LOBBY
- SERVICES/CORE
- TERRACE
- PARKING

Revisions			
-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:53:41 AM

Project: **Mix-use Development**
2-4 Kingsway, Glen Waverley

Drawing: **LEVEL 5**

Project No: **219118**

Date: **11/11/19**

Author: **YC**

Scale: @ A1 **1 : 100**

Drawing No.: **TP01.07 A**

rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au

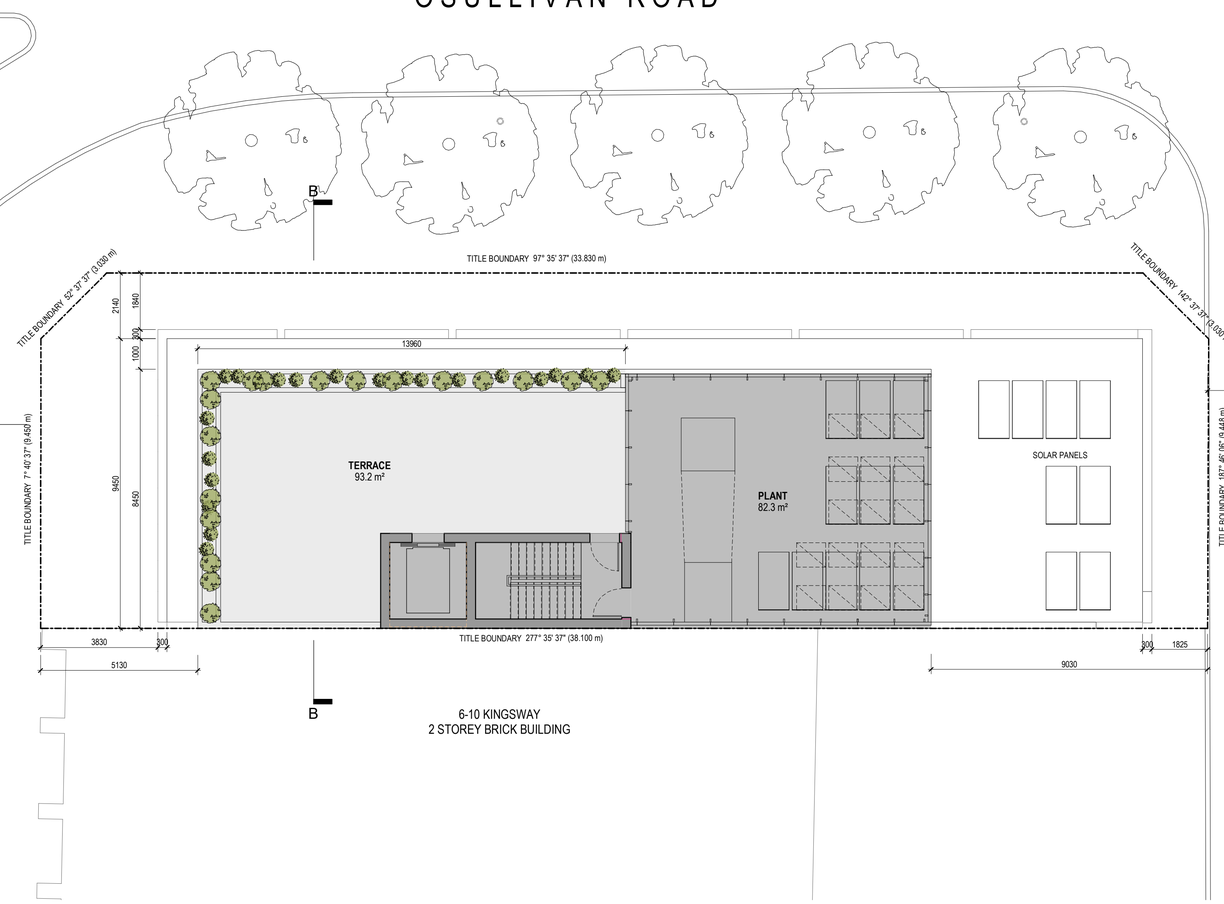
227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
SINGLE STOREY BUILDING

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
FORECOURT

227-235 SPRINGVALE ROAD
THE GLEN SHOPING CENTRE
DOUBLE STOREY PODIUM
WITH 10 STOREY BUILDING ABOVE

OSULLIVAN ROAD

KINGSWAY



52-54 OSULLIVAN ROAD
15 STOREY APARTMENT BUILDING

R.O.W.

LEGEND
- OFFICE
- RETAIL
- LOBBY
- SERVICES/CORE
- TERRACE
- PARKING

Revisions			
-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:53:45 AM

Project: **Mix-use Development**
2-4 Kingsway, Glen Waverley

Drawing: **ROOF**

Project No: **219118**

Date: **11/11/19**

Author: **YC**

Scale: @ A1 **1 : 100**

Drawing No.: **TP01.08 A**

rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au

NORTH ELEVATION

Revisions

-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:53:56 AM

MATERIAL LEGEND

AF01	APPLIED FINISH - CHARCOAL RENDER
GT01	GLAZING - CLEAR
GT02	GLAZING - GREY SPANDREL
GT03	GLAZING - DARK SPANDREL
MF01	METAL FINISH - DARK
MF02	METAL FINISH - BROWN
ST01	STONE FINISH

Project: **Mix-use Development**
2-4 Kingsway, Glen Waverley

Drawing: **Elevation**
Project No: **219118**
Date: **11/11/19**
Author: **MR**
Scale: @ A1 **1 : 100**
Drawing No.: **TP02.01 A**

rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au

WEST ELEVATION

EAST ELEVATION

A

NOTE:
DIRECTIONAL AND FUNCTIONAL STAFF SIGNAGE TO BE PROVIDED

Revisions

-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:54:12 AM

MATERIAL LEGEND

AF01	APPLIED FINISH - CHARCOAL RENDER
GT01	GLAZING - CLEAR
GT02	GLAZING - GREY SPANDREL
GT03	GLAZING - DARK SPANDREL
MF01	METAL FINISH - DARK
MF02	METAL FINISH - BROWN
ST01	STONE FINISH

Project: **Mix-use Development**
2-4 Kingsway, Glen Waverley

Drawing: **Elevation**

Project No: **219118**

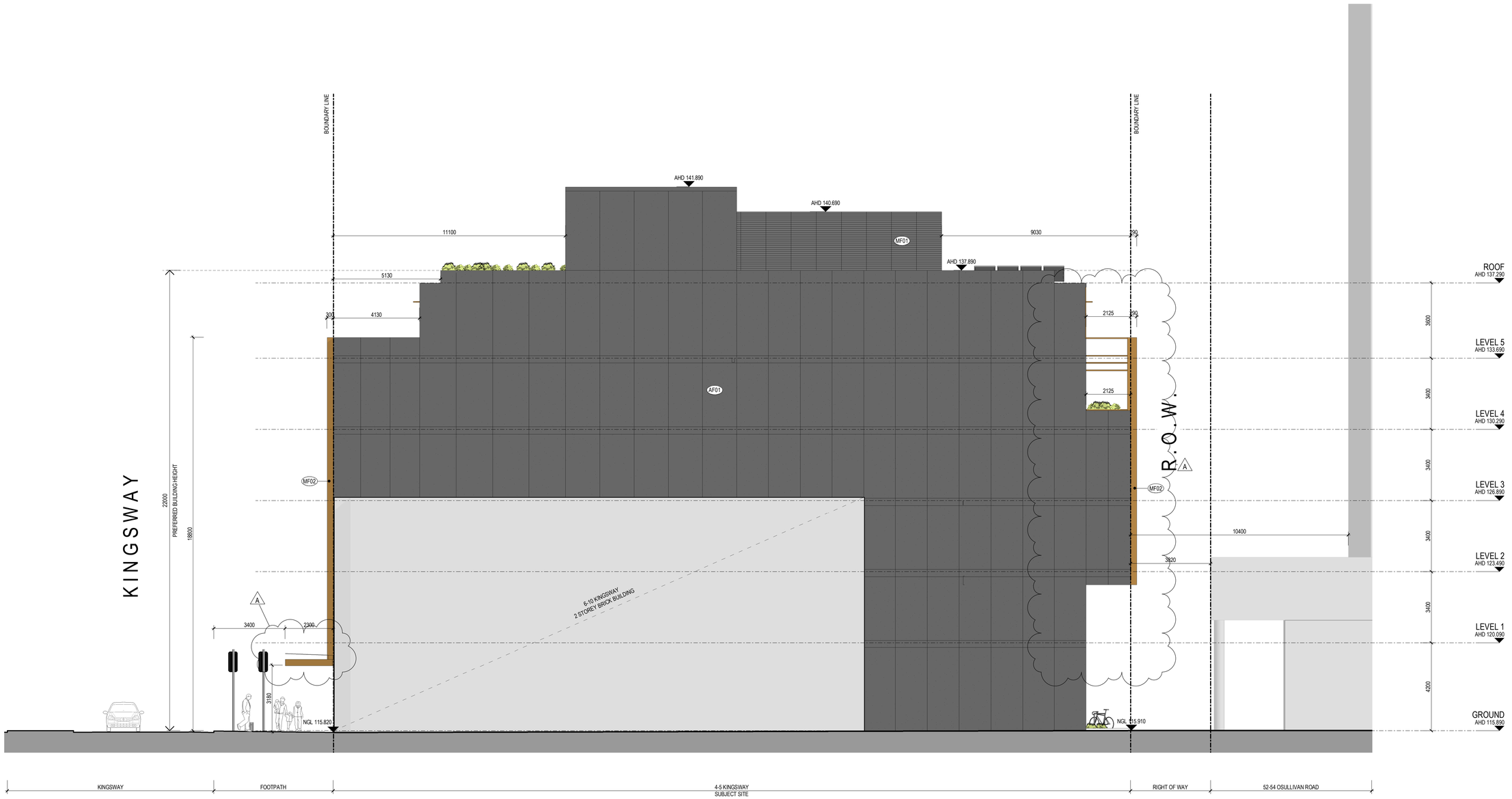
Date: **12/11/19**

Author: **MR**

Scale: @ A1 **1 : 100**

Drawing No.: **TP02.02 A**

rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au



SOUTH ELEVATION

Revisions				
	-	19.12.19	TOWN PLANNING SUBMISSION	MR
	A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:54:25 AM

MATERIAL LEGEND

AF01	APPLIED FINISH - CHARCOAL RENDER
GT01	GLAZING - CLEAR
GT02	GLAZING - GREY SPANDREL
GT03	GLAZING - DARK SPANDREL
MF01	METAL FINISH - DARK
MF02	METAL FINISH - BROWN
ST01	STONE FINISH

Project: **Mix-use Development**
2-4 Kingsway, Glen Waverley

Drawing: **Elevation**

Project No: **219118**

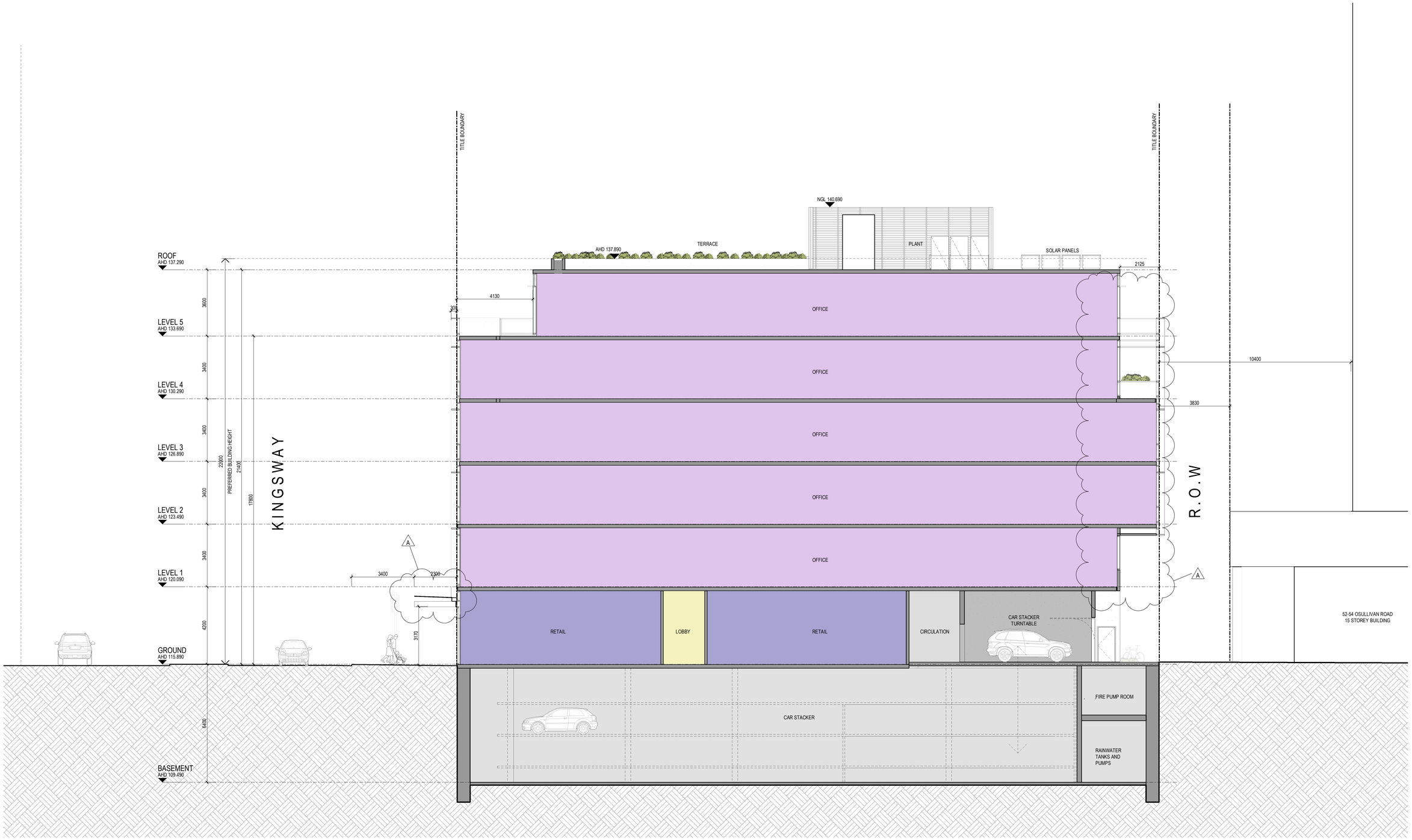
Date: **11/11/19**

Author: **MR**

Scale: @ A1 **1 : 100**

Drawing No.: **TP02.03 A**

rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au



Revisions			
-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:54:34 AM

Project: **Mix-use Development**
2-4 Kingsway, Glen Waverley

Drawing: **Section A**

Project No: **219118**

Date: **11/11/19**

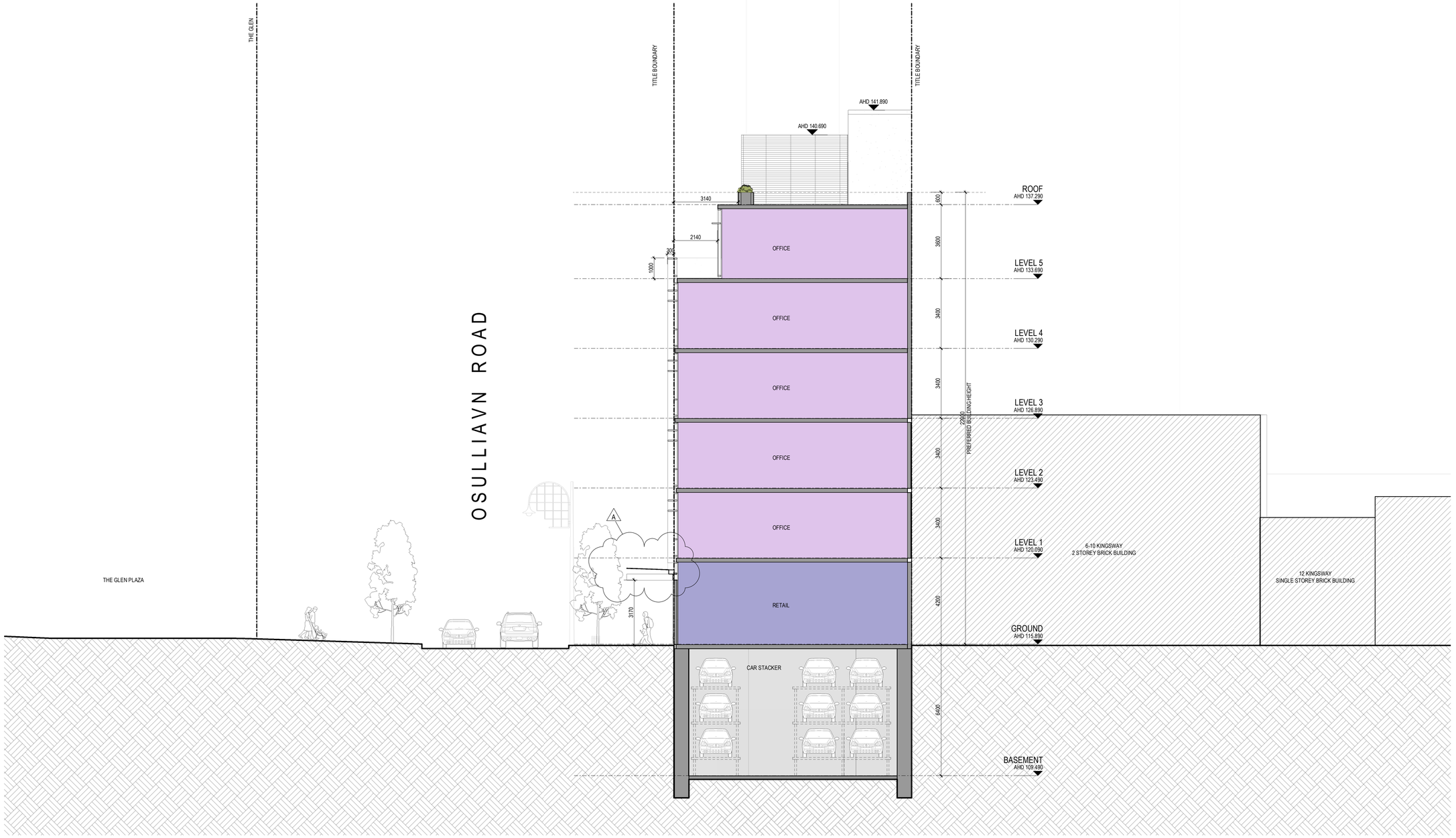
Author: **YC**

Scale: @ A1 **1 : 100**

Drawing No.: **TP03.01 A**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



Revisions			
-	19.12.19	TOWN PLANNING SUBMISSION	MR
A	10.02.19	TOWN PLANNING RFI	RD

10/02/2020 9:54:46 AM

Project: **Mix-use Development**
2-4 Kingsway, Glen Waverley

Drawing: **Section B**

Project No: **219118**

Date: **11/11/19**

Author: **YC**

Scale: @ A1 **1 : 100**

Drawing No.: **TP03.02 A**

rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au

6.0 Design Proposal

6.01 Perspective View

2-4 KINGSWAY COMMERCIAL, GLEN WAVERLEY

LANDSCAPE TOWN PLANNING PACKAGE

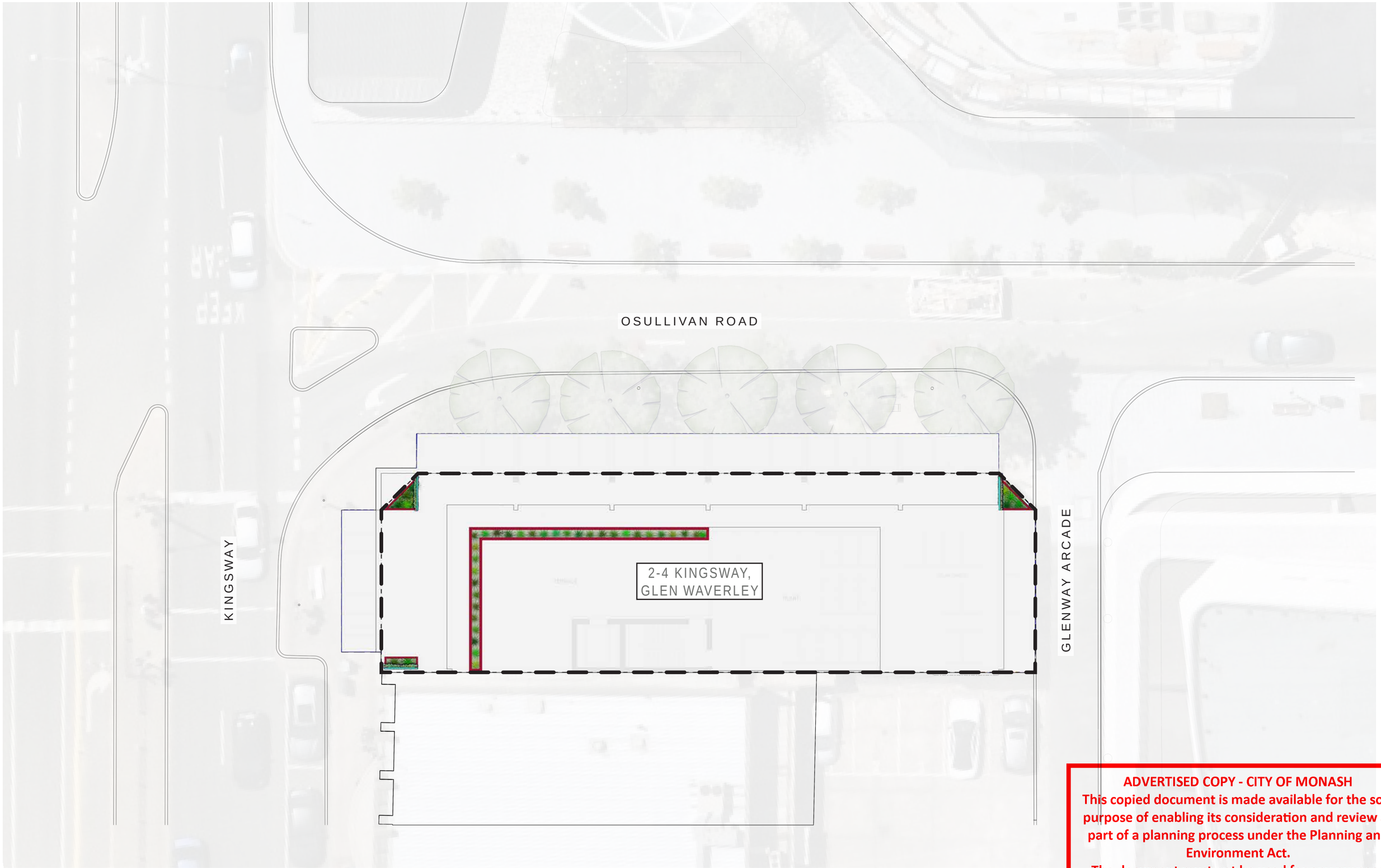
FEBRUARY 2020

DRAWING INDEX

SITE IMAGE

Landscape Architects

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633



SITE IMAGE
Landscape Architects
Melbourne | Sydney

2-4 KINGSWAY COMMERCIAL, GLEN WAVERLEY

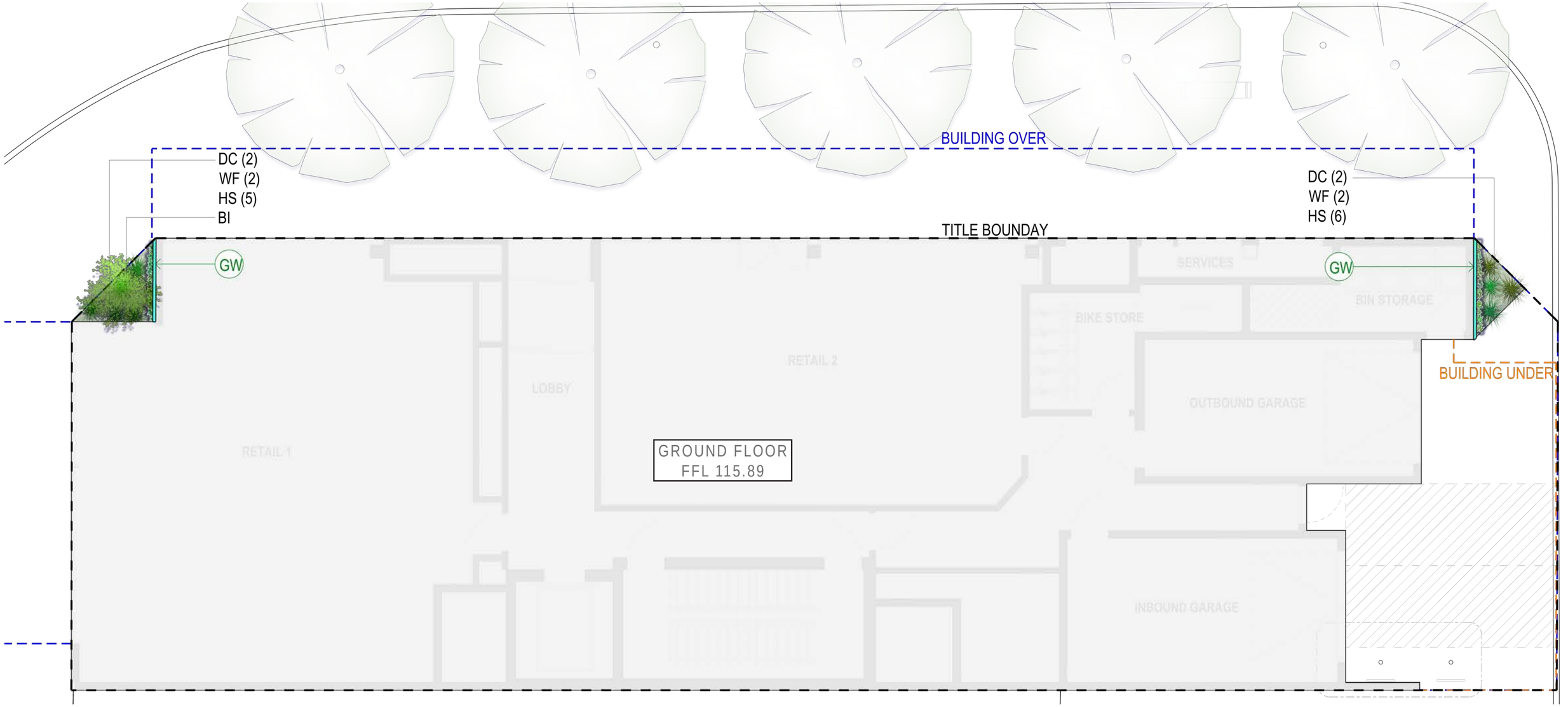
SITE PLAN

SCALE: 1:200 @ A3
0 1 2 3 4 5 10M

NORTH

CLIENT	WISE PROPERTY GROUP	DRAWING NUMBER	TP001
ARCHITECT	ROTHELOWMAN	ISSUE	A
SITE IMAGE JOB NUMBER	SM20354	DATE	07.02.2020

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633



TREE PLANTING

Banksia integrifolia (BI)
COAST BANKSIA

MASS PLANTING

Dianella caerulea (DC)
BLUE FLAX LILY

Westringia fruticosa (WF)
NATIVE ROSEMARY

CLIMBER

Hibbertia scandens (HS)
GUINEA FLOWER

FIXTURE

GREEN WALL (GW)
CLIMBER TRELLIS/MESH

SITE IMAGE
Landscape Architects
Melbourne | Sydney

2-4 KINGSWAY COMMERCIAL, GLEN WAVERLEY

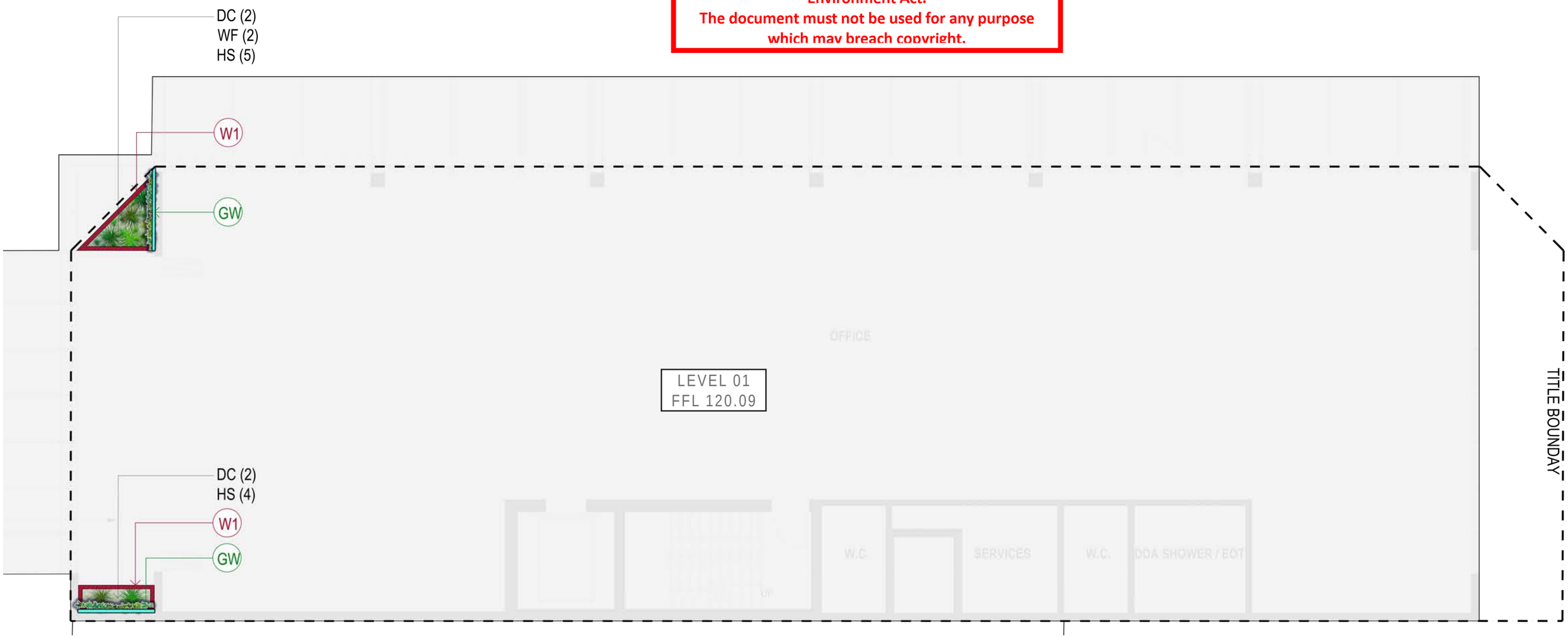
LANDSCAPE PLAN 01 | GROUND FLOOR

SCALE: 1:100 @ A3
0 1 2 3 4 5M

NORTH

CLIENT	WISE PROPERTY GROUP	DRAWING NUMBER	TP101
ARCHITECT	ROTHELOWMAN	ISSUE	A
SITE IMAGE JOB NUMBER	SM20354	DATE	07.02.2020

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633



MASS PLANTING

Dianella caerulea (DC)
BLUE FLAX LILY

Westringia fruticosa (WF)
NATIVE ROSEMARY

CLIMBER

Hibbertia scandens (HS)
GUINEA FLOWER

FIXTURE

GREEN WALL (GW)
CLIMBER TRELLIS MESH

PLANTER WALL (W1)
INSITU CONCRETE PLANTER

SITE IMAGE
Landscape Architects
Melbourne | Sydney

2-4 KINGSWAY COMMERCIAL, GLEN WAVERLEY

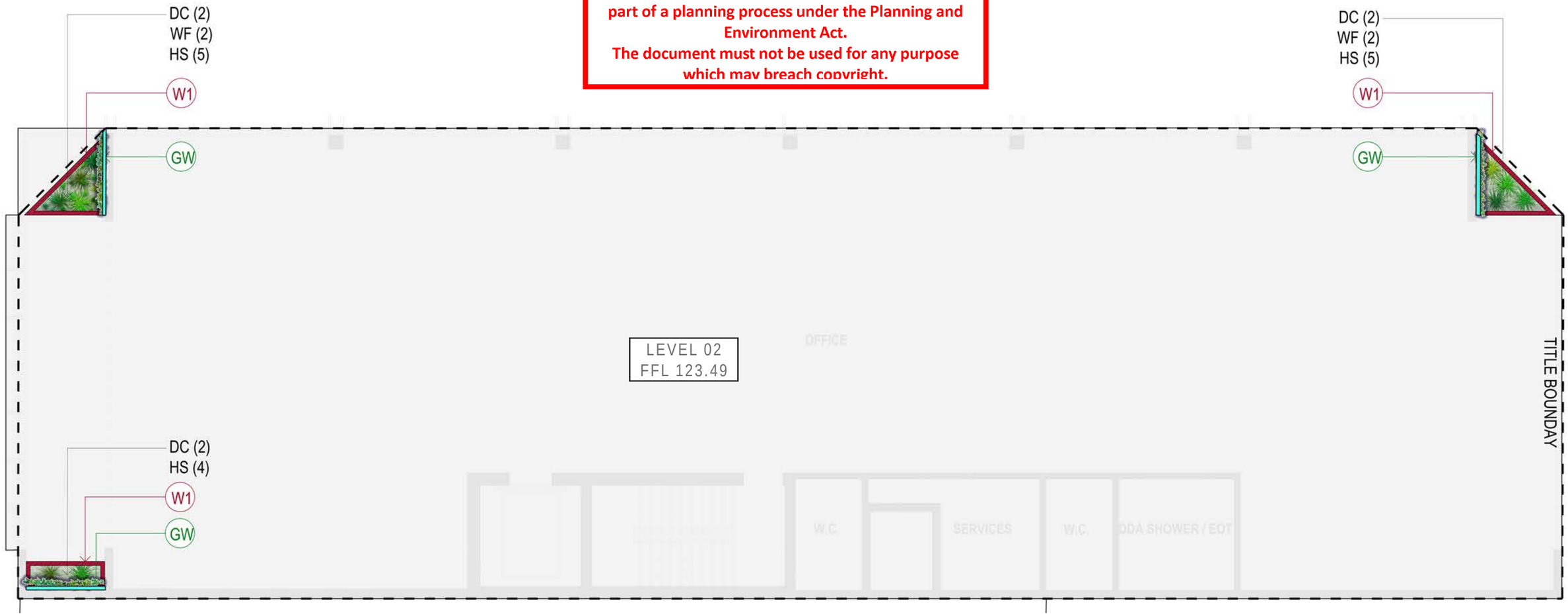
LANDSCAPE PLAN 02 | LEVEL 1

SCALE: 1:100 @ A3
0 1 2 3 4 5M

NORTH

CLIENT	WISE PROPERTY GROUP	**DRAWING NUMBER**	TP102
ARCHITECT	ROTHELOWMAN	**ISSUE**	A
SITE IMAGE JOB NUMBER	SM20354	**DATE**	07.02.2020

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633



MASS PLANTING

Dianella caerulea (DC)
BLUE FLAX LILY

Westringia fruticosa (WF)
NATIVE ROSEMARY

CLIMBER

Hibbertia scandens (HS)
GUINEA FLOWER

FIXTURE

GREEN WALL (GW)
CLIMBER TRELLIS MESH

PLANTER WALL (W1)
INSITU CONCRETE PLANTER

SITE IMAGE
Landscape Architects
Melbourne | Sydney

2-4 KINGSWAY COMMERCIAL, GLEN WAVERLEY

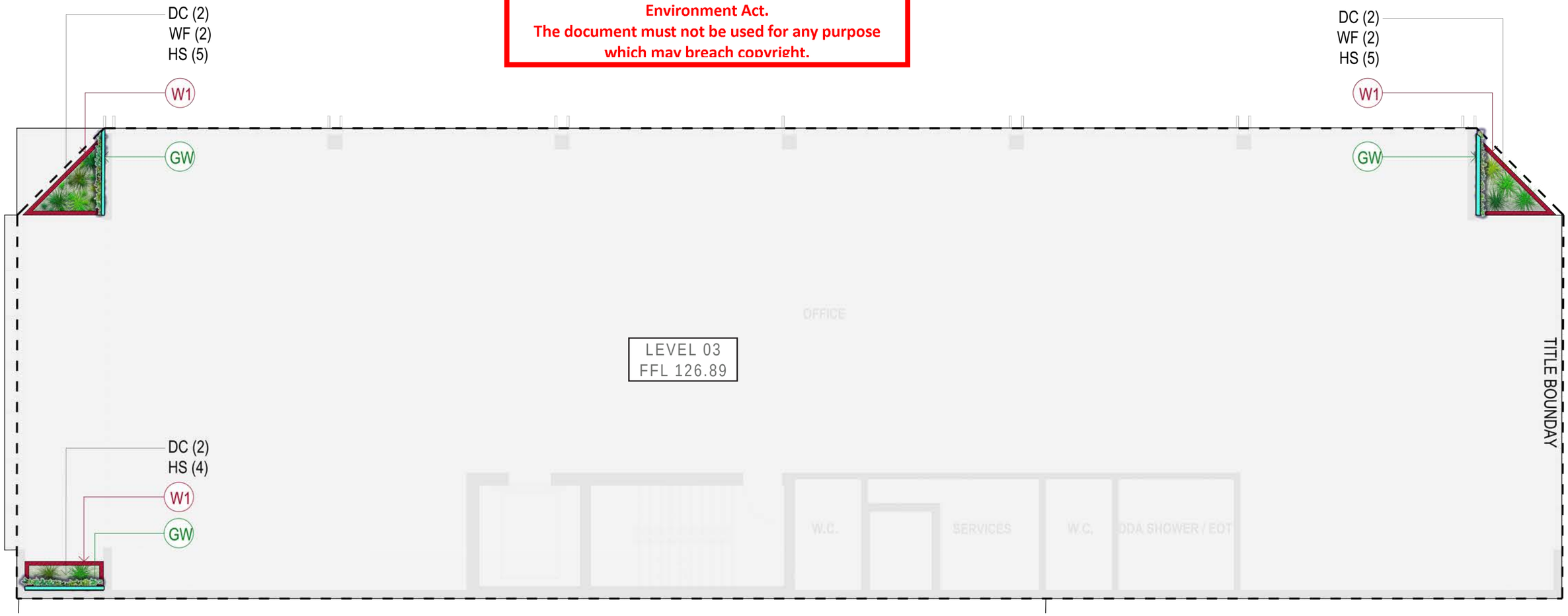
LANDSCAPE PLAN 03 | LEVEL 2

SCALE: 1:100 @ A3
0 1 2 3 4 5M

NORTH

CLIENT	WISE PROPERTY GROUP	**DRAWING NUMBER**	TP103
ARCHITECT	ROTHELOWMAN	**ISSUE**	A
SITE IMAGE JOB NUMBER	SM20354	**DATE**	07.02.2020

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633



MASS PLANTING

Dianella caerulea (DC)
BLUE FLAX LILY

Westringia fruticosa (WF)
NATIVE ROSEMARY

CLIMBER

Hibbertia scandens (HS)
GUINEA FLOWER

FIXTURE

GREEN WALL (GW)
CLIMBER TRELLIS MESH

PLANTER WALL (W1)
INSITU CONCRETE PLANTER

SITE IMAGE
Landscape Architects
Melbourne | Sydney

2-4 KINGSWAY COMMERCIAL, GLEN WAVERLEY

LANDSCAPE PLAN 04 | LEVEL 3

SCALE: 1:100 @ A3
0 1 2 3 4 5M

NORTH

CLIENT	WISE PROPERTY GROUP	**DRAWING NUMBER**	TP104
ARCHITECT	ROTHELOWMAN	**ISSUE**	A
SITE IMAGE JOB NUMBER	SM20354	**DATE**	07.02.2020

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633

MASS PLANTING

Dianella caerulea (DC)
BLUE FLAX LILY

Westringia fruticosa (WF)
NATIVE ROSEMARY

CLIMBER

Hibbertia scandens (HS)
GUINEA FLOWER

FIXTURE

GREEN WALL (GW)
CLIMBER TRELLIS MESH

PLANTER WALL (W1)
INSITU CONCRETE PLANTER

SITE IMAGE
Landscape Architects
Melbourne | Sydney

2-4 KINGSWAY COMMERCIAL, GLEN WAVERLEY

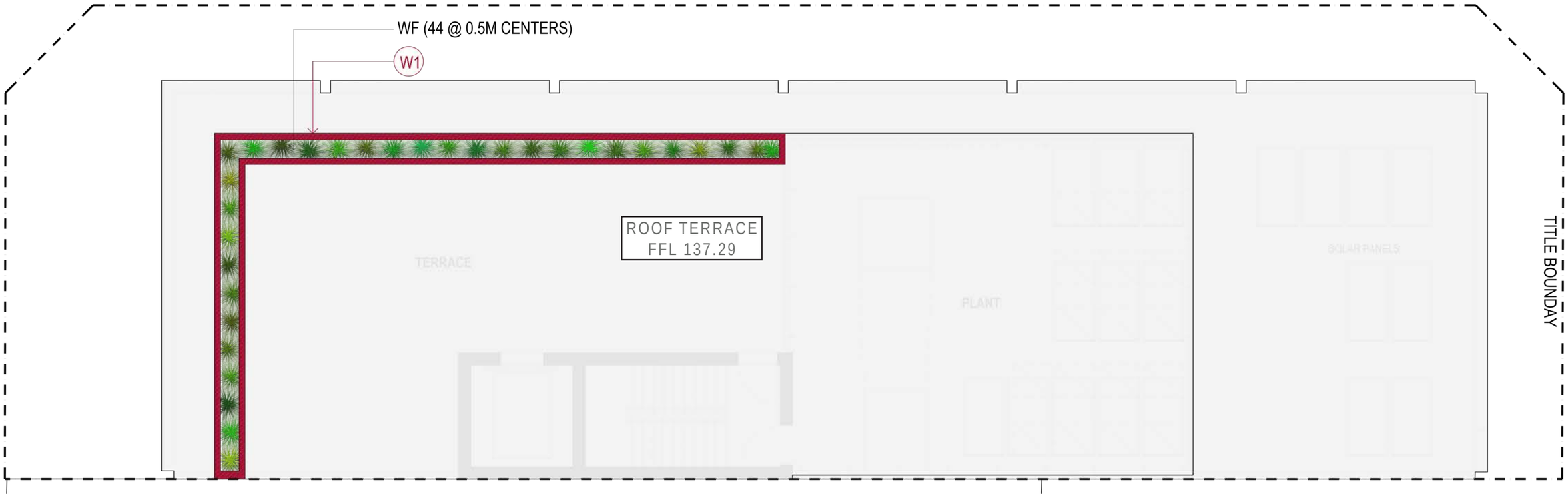
LANDSCAPE PLAN 05 | LEVEL 4

SCALE: 1:100 @ A3
0 1 2 3 4 5M

NORTH

CLIENT	WISE PROPERTY GROUP	**DRAWING NUMBER**	TP105
ARCHITECT	ROTHELOWMAN	**ISSUE**	A
SITE IMAGE JOB NUMBER	SM20354	**DATE**	07.02.2020

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633



MASS PLANTING

Westringia fruticosa (WF)
NATIVE ROSEMARY

FIXTURE

PLANTER WALL (W1)
INSITU CONCRETE PLANTER

SITE IMAGE
Landscape Architects
Melbourne | Sydney

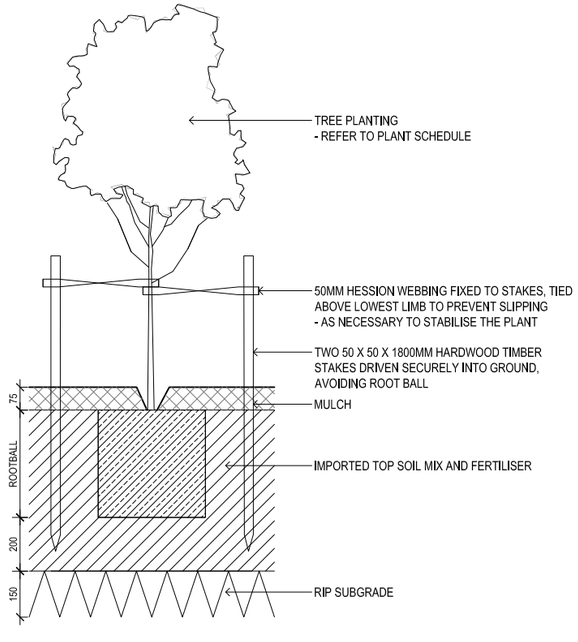
2-4 KINGSWAY COMMERCIAL, GLEN WAVERLEY

LANDSCAPE PLAN 06 | ROOF TERRACE

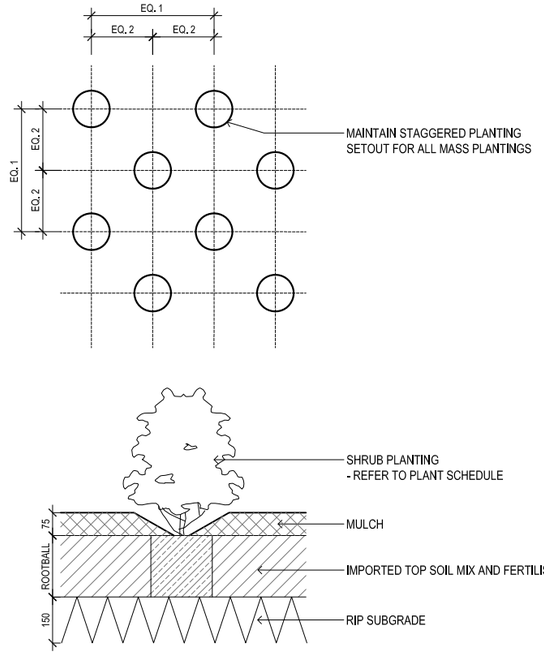
SCALE: 1:100 @ A3
0 1 2 3 4 5M

CLIENT	WISE PROPERTY GROUP	**DRAWING NUMBER**	TP106
ARCHITECT	ROTHELOWMAN	**ISSUE**	A
SITE IMAGE JOB NUMBER	SM20354	**DATE**	07.02.2020

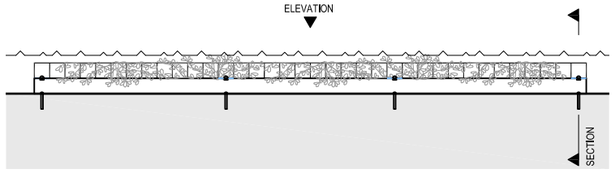
Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633



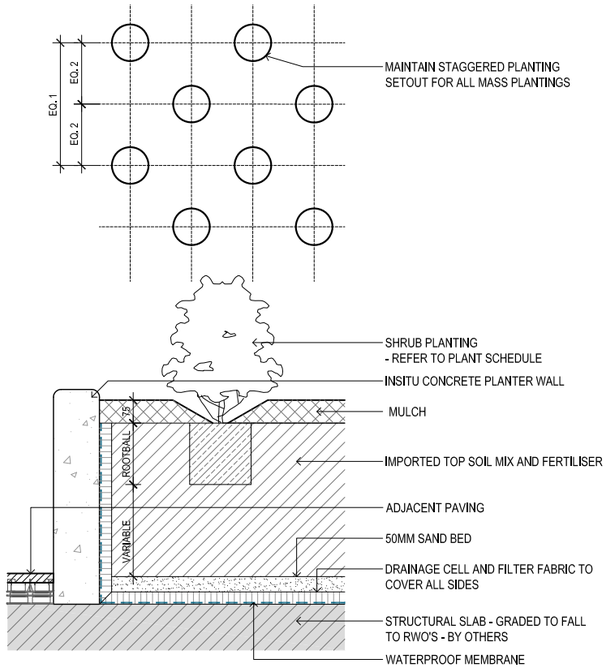
TREE PLANTING: ON GRADE
SCALE 1:20 @A3



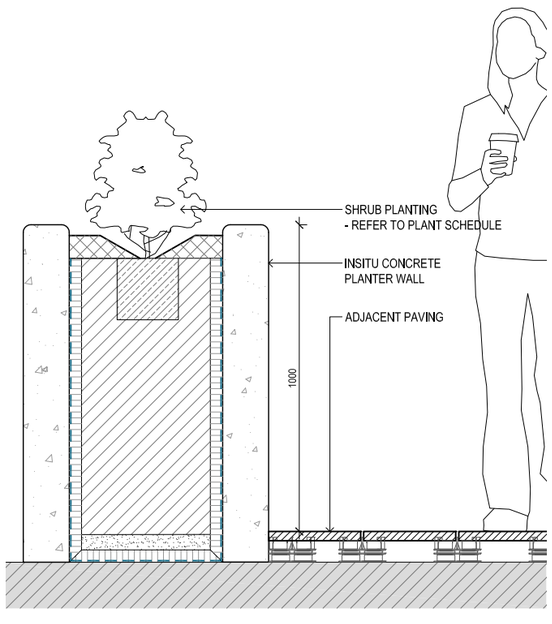
MASS PLANTING: ON GRADE
SCALE 1:20 @A3



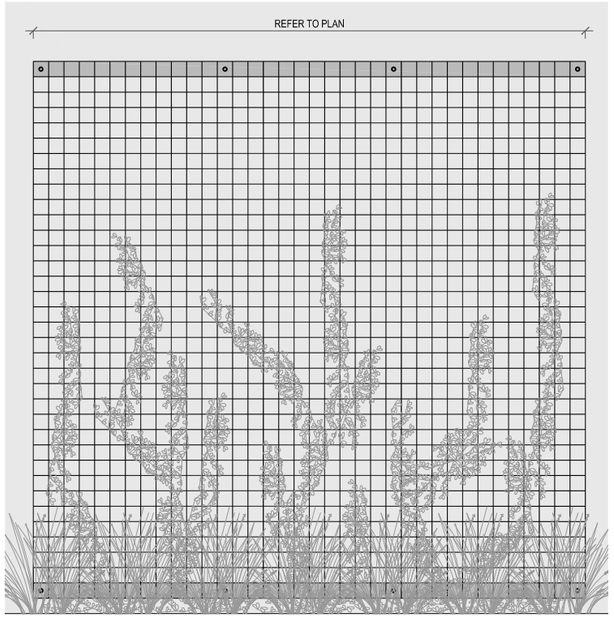
PLAN



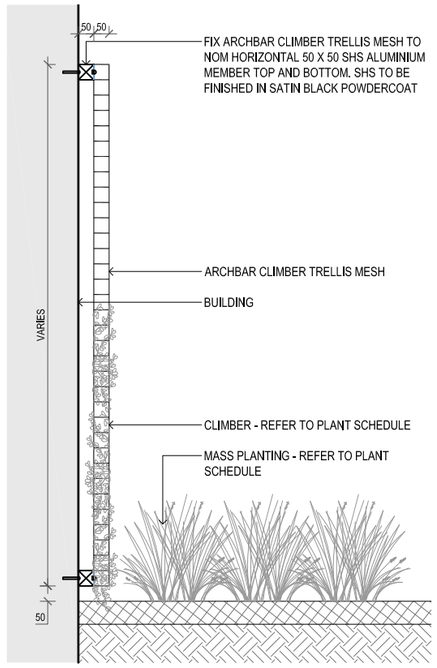
MASS PLANTING: ON SLAB
SCALE 1:20 @A3



ROOF TERRACE PLANTER WALL
SCALE 1:20 @A3



ELEVATION



SECTION

GREEN WALL: CLIMBER TRELLIS MESH
SCALE 1:20 @A3

SITE IMAGE
Landscape Architects
Melbourne | Sydney

2-4 KINGSWAY COMMERCIAL, GLEN WAVERLEY

LANDSCAPE DETAILS

CLIENT	WISE PROPERTY GROUP	**DRAWING NUMBER**	TP201
ARCHITECT	ROTHELOWMAN	**ISSUE**	A
SITE IMAGE JOB NUMBER	SM20354	**DATE**	07.02.2020

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT X WIDTH (M) AT MATURITY	INSTALLATION SIZE	DENSITY PER/M^2	QTY						TOTAL
						GROUND	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	ROOF	
TREE												
BI	*Banksia integrifolia*	Coast Banksia	10.0 X 4.0	75L	AS SHOWN	1						**1**
MASS PLANTING												
DC	*Dianella caerula*	Blue Flax-Lily	0.4 x 0.3 M	150MM	3/M^2	4	4	6	6	6		**26**
WF	*Westringia fruticosa*	Coastal Rosemary	0.3 x 1.5 M	200MM	3/M^2	4	2	4	4	4	44	**62**
CLIMBER												
HS	*Hibbertia scandens*	New Guinea Flower	6.0 x 0.5 M	150MM	0.5M CENTRES	11	9	14	14	14		**62**

MAINTENANCE SCHEDULE

1.1 GENERAL NOTES
The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period.
The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks.
The landscape maintenance works shall include, but not be limited to, the following:

- Replacing failed plants,
- Pruning,
- Insect and pest control,
- Fertilising,
- Maintaining mulch,
- Watering,
- Rubbish removal, and
- Cleaning of the surrounding areas.

1.2 LOGBOOK
Keep a Maintenance Logbook recording when and what maintenance work has been done and what materials, including chemical materials, have been used. The records shall show when and where identified chemicals were used and why. Submit the initial logbook for inspection prior to Practical Completion and again at the end of the Defects Liability Period as a prerequisite for granting Practical and Final Completion Certificates.
Record all major events and activities in the logbook.
Make the logbook available for inspection on request.

1.3 PLANTS
Trees at all times show signs of healthy vigorous growth. Spent flower heads or stalks shall be removed immediately following flowering.
Replace failed plants. A “failed” plant may not mean complete death of soft tissue but failure due to poor growth, appearance, or unacceptable time for plant to re-establish new growth following damage or vandalism. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the Landscape Contractor unless advised otherwise. Failure of the plant shall be at the sole discretion of the Landscape Architect.

1.4 PRUNING
Whatever pruning work is requested by the Landscape Architect shall be performed, including any pruning of damaged growth or miscellaneous pruning considered as beneficial to the condition of the plants. All pruning works shall be undertaken in a manner equal to acceptable horticultural practice.

1.5 SPRAYING
Avoid spraying if ever possible.
Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work.
When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Record in the logbook all relevant details of spraying activities including:

- Product brand / manufacturer’s name,
- Chemical / product name,
- Chemical contents,
- Application quantity and rate,
- Date of application and location,
- Results of application, and
- Use approval authority.

1.6 FERTILISING
Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer’s directions and recommendations.
Record in the logbook all relevant details of fertilising including:

- Product brand / manufacturer’s name,
- Fertiliser / product name,
- Application quantity and rate, and
- Date of application and location.

1.7 STAKES AND TIES
Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period).

1.8 IRRIGATION AND WATERING
Maintain the irrigation system to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required.
Provide additional watering, if necessary.

1.9 EROSION CONTROL MEASURES
Where necessary, maintain the erosion control devices in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary.

1.10 WEEDING AND RUBBISH REMOVAL
During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas.

1.11 URGENT WORKS
Not withstanding anything to the contrary in the Contract, the Project Manager may instruct the Landscape Contractor to perform urgent maintenance works that place the completed contract works at risk. If the Landscape Contractor fails to carry out the work within seven (7) days of such notice, the Project Manager (or representative) reserves the right without further notice to employ others to carry out such urgent and specified work and charge it to the Landscape Contractor. Such work shall include but not limited to the inspection and clearing of drains in the pavement and gardens.

1.12 COMPLETION
A final inspection shall be made by the Project Manager, Landscape Contractor and Landscape Architect before the completion of the Plant Establishment Maintenance Period (Defects Liability Period). Any items requiring rectification shall be repaired before completion of the relevant works and finally approved prior to certification.

SITE IMAGE
Landscape Architects
Melbourne | Sydney

2-4 KINGSWAY COMMERCIAL, GLEN WAVERLEY
PLANT SCHEDULE & MAINTENANCE SCHEDULE

CLIENT	WISE PROPERTY GROUP	**DRAWING NUMBER**	TP202
ARCHITECT	ROTHELOWMAN	**ISSUE**	A
SITE IMAGE JOB NUMBER	SM20354	**DATE**	07.02.2020

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4633

IRRIGATION PERFORMANCE SCHEDULE

1.1 SCOPE

The works included in this section shall include all the necessary components to:
- Design, supply, install, balance and commission permanent irrigation system,
- Prepare and submit irrigation design documents and plans for relevant authority and project approval that fully describe the system to be installed,
- Conform to Water Board and other relevant authorities' approvals, rules and regulations,
- Supply and install all necessary pipes, fittings and pumps for providing a separate automatic system for irrigating all garden areas.

The final irrigation design and installed system shall take into account:
- The requirements to comply with water use restrictions dictated by authorities,
- Water saving and conservation components,
- Using a drip system rather than the use of sprinklers,
- Reducing water delivery rates, volumes and frequencies as plants mature and find their own water sources in the soil and lower strata.

1.2 QUALITY

Give sufficient notice so that inspection may be made of the following:
- Work ready for specified testing,
- Underground or enclosed work ready to be covered up or concealed, and
- Final testing of the completed system.

Prepare and submit detailed shop drawings and a full performance programme for the required irrigation systems, including, but not limited to, irrigation pipes and fittings layout and irrigation controllers and valves locations. Shop drawings is to be submitted to the Project Manager and Landscape Architect for review and approval prior to the supply and installation of the works.

Prepare and furnish to the Project Manager before the date of practical completion, 'work as executed' drawings of the irrigation, to the same scale and on the same sized standard sheets as the contract drawings, showing the locations of all pipes and fittings, including depths of underground pipe work, position of control valves, and the like. Provide written instructions for the operation and maintenance of the automatic irrigation system.

1.3 SYSTEM

The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth.

The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be completely eliminated by the use of drippers.

1.4 MATERIALS AND ITEMS

The system shall incorporate the following components:
- Valve boxes: All water supply points and timers shall be housed in lockable waterproof irrigation style valve boxes for easy access and location. The valve box should be manufactured from fibreglass or high density thermo plastic material. The valve lid is to incorporate a locking mechanism.
- Automatic control valves: 24V solenoid actuated hydraulic valves with flow control and a maximum operating pressure rating 1MPa. Provide stainless steel bonnet holding down bolts and internal metal parts of stainless steel, able to be serviced without removal from the line. Provide a gate valve of the same size immediately upstream of each automatic control valve. House both valves in a high impact plastic valve box with high impact plastic cover at finished ground level.
- Quick coupling valves: Provide DN 20 double lugged bronze quick coupling valves with neoprene seats mounted on DN 20 copper risers offset at least 150mm from the supply pipe. Provide valve boxes and covers set flush with the finished surface.
- Pressure regulating valves: Provide pressure regulating valves at off take points, which are adjustable between 100-700 kPa. Provide an 800µm filter sized to suit the flow immediately upstream from the pressure regulating valve, and provide gate valves upstream from the filter and downstream from the pressure regulating valve. Mount the assembly in an accessible position in the valve box, access pit or adjacent building, and provide backflow prevention.
- Soil moisture sensors: Provide fixed ceramic moisture sensors. Connect to the irrigation controller via moisture control units.
- Control wires: Connect the automatic control valves and soil moisture sensors to the controller with double insulated underground cables laid alongside piping where possible. Lay intertwined for the full length without joints except at valves, sensors and branches of common wires. Provide waterproof connectors. Provide expansion loops at changes of direction and at joints.
- Irrigation controllers: Provide manual cycle and individual station operation, manual on/off operation of irrigation without loss of programme, 240V input and 24V output capable of operating 2 control valves simultaneously, 24 hour battery programme backup and power surge protection. Mount cabinet in a waterproof lockable cabinet. Provide a 240V electrical connection supply, with an isolating switch at the controller.

1.5 INSTALLATION

Work shall be done by or under the direct supervision of appropriately licensed personnel.

The final installation of the system shall include the following features:
- All components except the visible top of pop-up sprinklers shall be installed in a manner that is concealed below ground or below mulch,
- All tubing below mulch shall be pinned into place with galvanised steel spikes to prevent the tubing bending up through the mulch layer,
- All valve boxes shall be supported in the ground on brickwork,
- Valve box lids shall be set level with garden mulch levels and in concealed locations,
- All control fittings such as valves and the like shall be fully accessible within concealed valve boxes in the landscaping,
- All mainline and lateral pipe work shall be concealed from view,
- No tube junctions shall be placed in conduits or under slabs where access is not possible,
- Use Class B copper piping on underside of slabs,
- All joints shall be fitted tightly, sealed and made leak proof, with no internal projections, burrs or obstructions,
- Each separate system shall be controlled by one control panel located in a secure area,
- Back flow and master valve assemblies shall be sized as follows:
- Flow rate 10-17 lpm use 25mm backflow and master valve assembly,
- Flow rate 71-150 lpm use 40mm backflow and master valve assembly, or
- Flow rate 151-240 lpm use 50mm backflow and master valve assembly.
- Space drip line tubing at maximum 450mm centres and maximum 200mm from garden edges, and
- Pipe work shall be in accordance with AS 1477 and AS 2032.

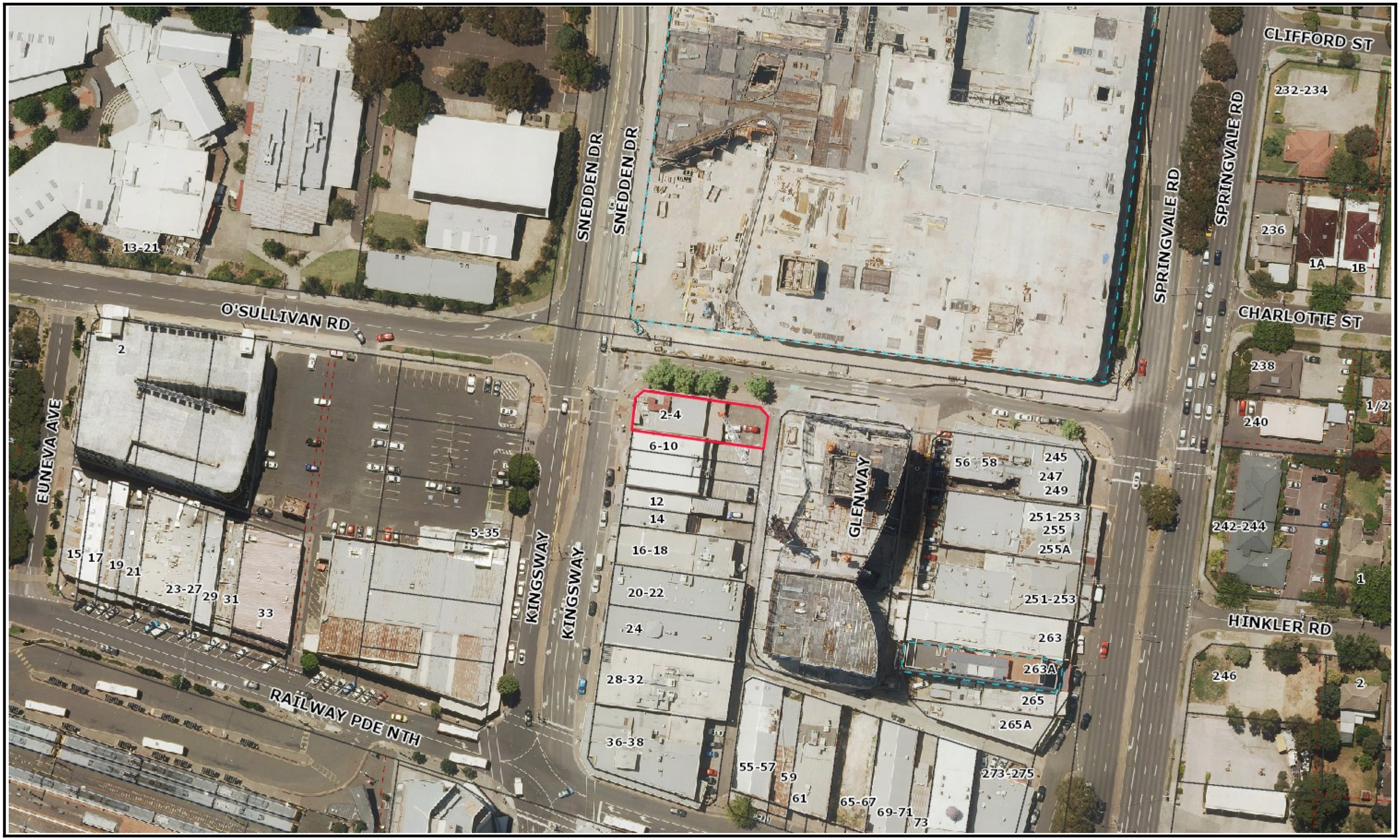
Flush piping system through with clear water at a velocity sufficient to remove foreign matter, and until only clean water is discharged at outlets. Leave the system free of foreign matter on completion.

1.6 COMMISSIONING

The entire system shall be tuned and tested to deliver an adequate amount of water to all plants. Test the system in the presence of the Landscape Architect and/or irrigation designer to facilitate the issue of a Certificate of Practical Completion.

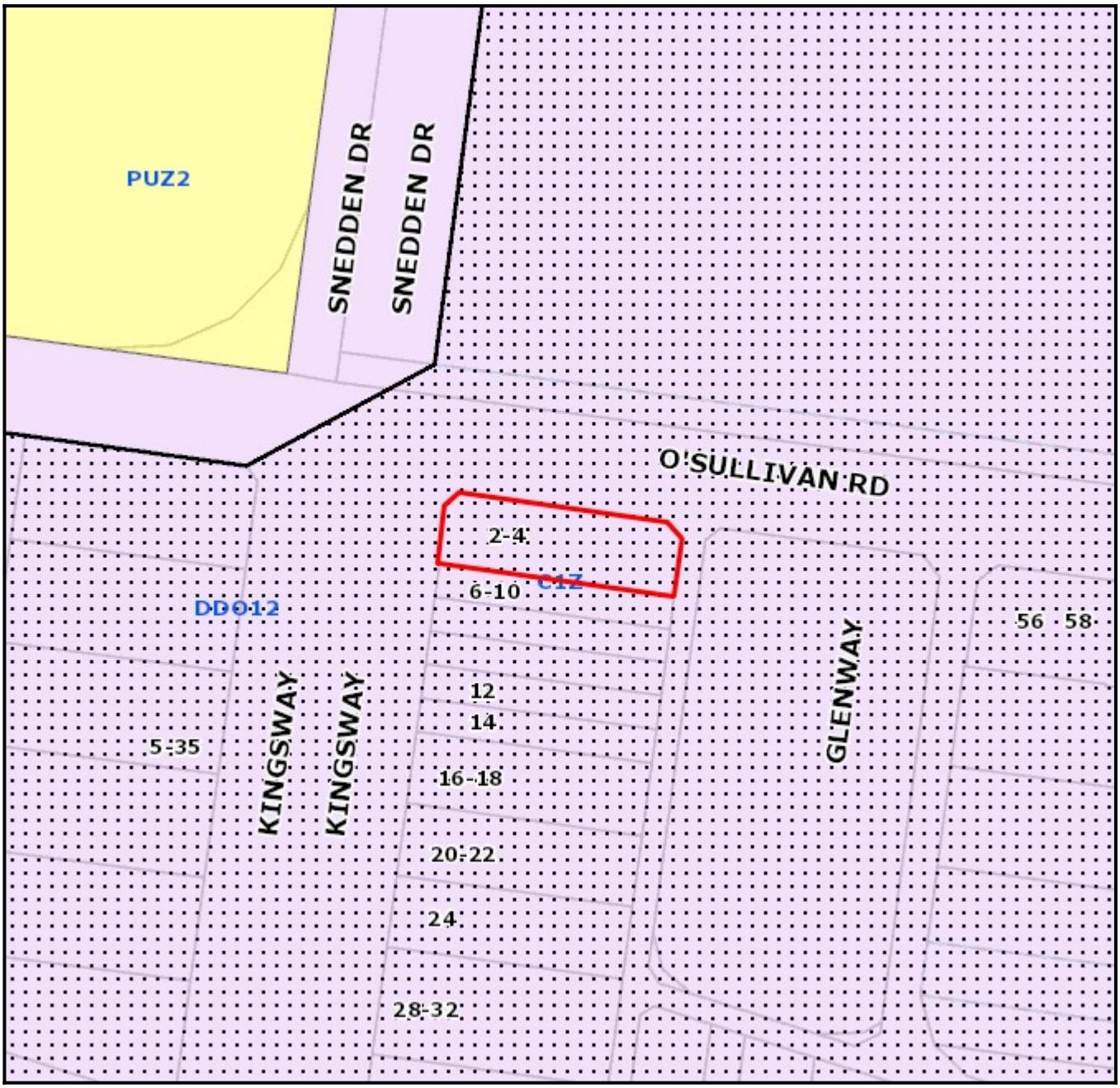
Maintain the system for the duration of the establishment maintenance period as detailed elsewhere in the specification.

Attachment 2: 2-4 Kingsway, Glen Waverley



Attachment 3: 2-4 Kingsway, Glen Waverley

Planning Overlays and Zones



Legend

Planning Zones

C1Z	GRZ10	GRZ7	NRZ1	PPRZ	PUZ5	RGZ3	SUZ5	
C2Z	GRZ2	GRZ8	NRZ2	PUZ1	PUZ6	RGZ4	SUZ6	
CA	GRZ3	GRZ9	NRZ3	PUZ2	PUZ7	SUZ2	UFZ	
CDZ1	GRZ5	IN1Z	NRZ4	PUZ3	RDZ1	SUZ3		
GRZ1	GRZ6	MUZ	PCRZ	PUZ4	RGZ1	SUZ4		

Planning Overlays

DDO	EAO	IPO	NCO	PO
DPO	HO	LSIO / SBO	PAO	VPO

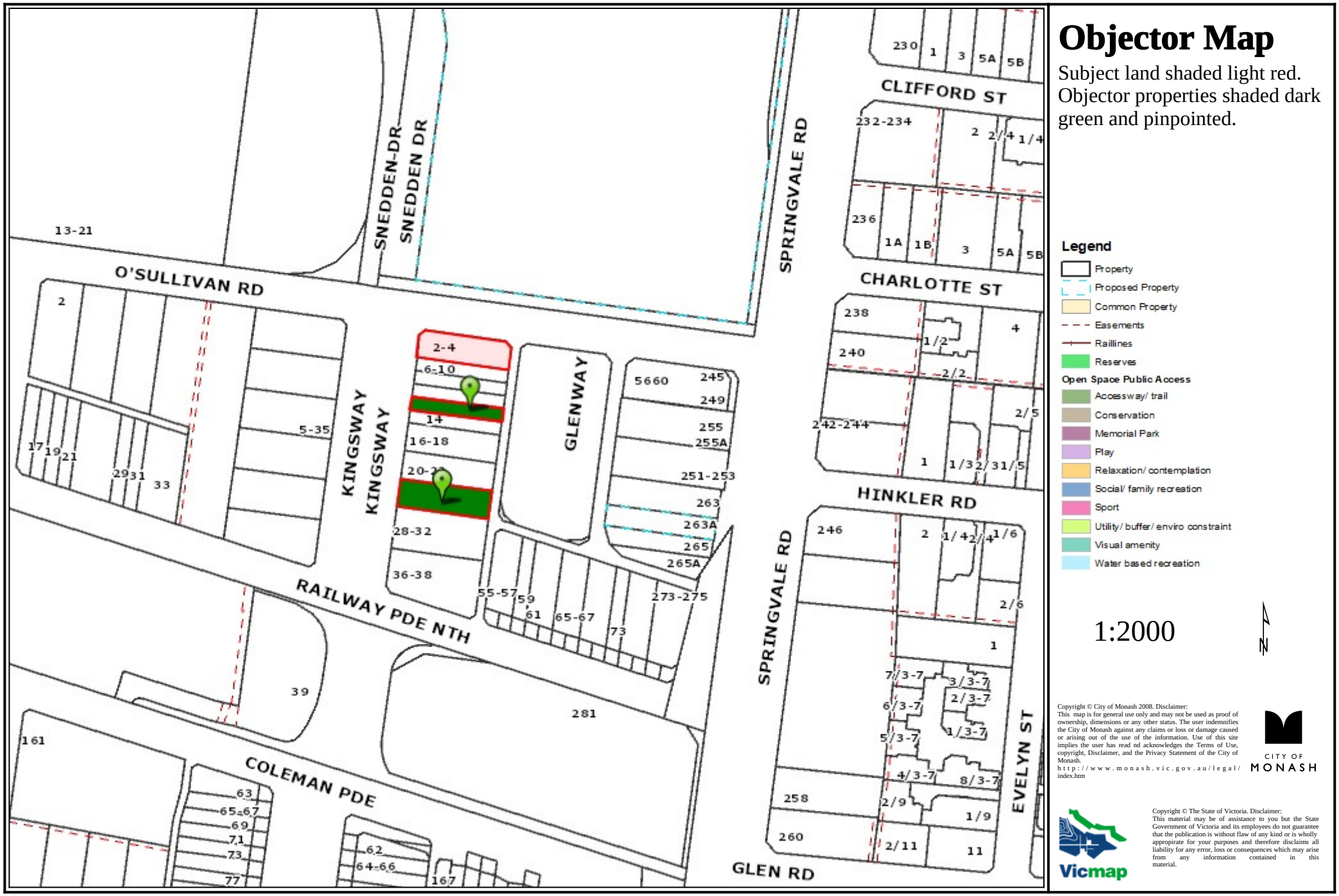
N

1:1000

Address: 2-4 Kingsway GLEN WAVERLEY VIC 3150

Area: 441 sqm

Attachment 4: 2-4 Kingsway, Glen Waverley



Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed.

Legend

- Property
- Proposed Property
- Common Property
- Easements
- Raillines
- Reserves

Open Space Public Access

- Accessway/ trail
- Conservation
- Memorial Park
- Play
- Relaxation/ contemplation
- Social/ family recreation
- Sport
- Utility/ buffer/ enviro constraint
- Visual amenity
- Water based recreation

1:2000

N