

TOWN PLANNING PERMIT AMENDMENT APPLICATION

(EXISTING PERMIT NO. TPA 47000_D)

254-294 WELLINGTON ROAD, MULGRAVE

Attachment 1: 254-294 Wellington Road and 1 Peter Avenue, Mulgrave

DRAWING LIST

TP00.00	Cover Sheet
TP00.02	Locality Plan
TP00.03	Existing Conditions Plan
TP00.04	Demolition Plan
TP00.05	Staging Plan
TP01.01	Ground Floor Site Plan
TP01.02	Level 01 Site Plan
TP01.03	Level 02 Site Plan
TP01.04	Level 03 Site Plan
TP01.05	Level 04 Site Plan
TP01.06	Level 05 Site Plan
TP01.07	Level 06 Site Plan
TP01.08	Level 07 Site Plan
TP01.09	Level 08 Site Plan
TP01.10	Level 09 Site Plan
TP02.01	Site Elevations Sheet 1
TP02.02	Site Elevations Sheet 2
TP02.03	Site Elevations Sheet 3
TP03.01	Site Sections Sheet 1
TP03.02	Site Sections Sheet 2
TP05.01	Development Summary
TP07.01	Materials Schedule

REFER TO ATTACHED BUILDING 4 AND CARPARK BUILDING 4 DRAWINGS ENDORSED ON 19 MARCH 2020 (TPA_47000_D) FOR BUILDING 4 THAT IS UNDER CONSTRUCTION.

TOWN PLANNING PERMIT AMENDMENT SUBMISSION

Revisions	Date	Description	Author
	18.09.20	Draft for Comment	EG
	29.09.20	Draft for Comment	EG
	21.10.20	Town Planning Permit Amendment Submission	NC
	11.03.21	Response to RF1 2	NC

Project / **Wellington Place**

Drawing / **Cover Sheet**

Project No. / **220014** Date / **08/26/20**

Author / **EG**

Scale: @ A1/

Drawing No. / **TP00.00**

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TOWN PLANNING PERMIT AMENDMENT SUBMISSION

Revisions	Date	Description	Author
	01.09.20	Pre-Application Meeting	EG
	18.09.20	Draft for Comment	EG
	29.09.20	Draft for Comment	EG
	21.10.20	Town Planning Permit Amendment Submission	NC

Project / Wellington Place

Drawing / Locality Plan

Project No / 220014

Date / 16/07/2020

Author / NC

Scale: @ A1 / 1 : 2000

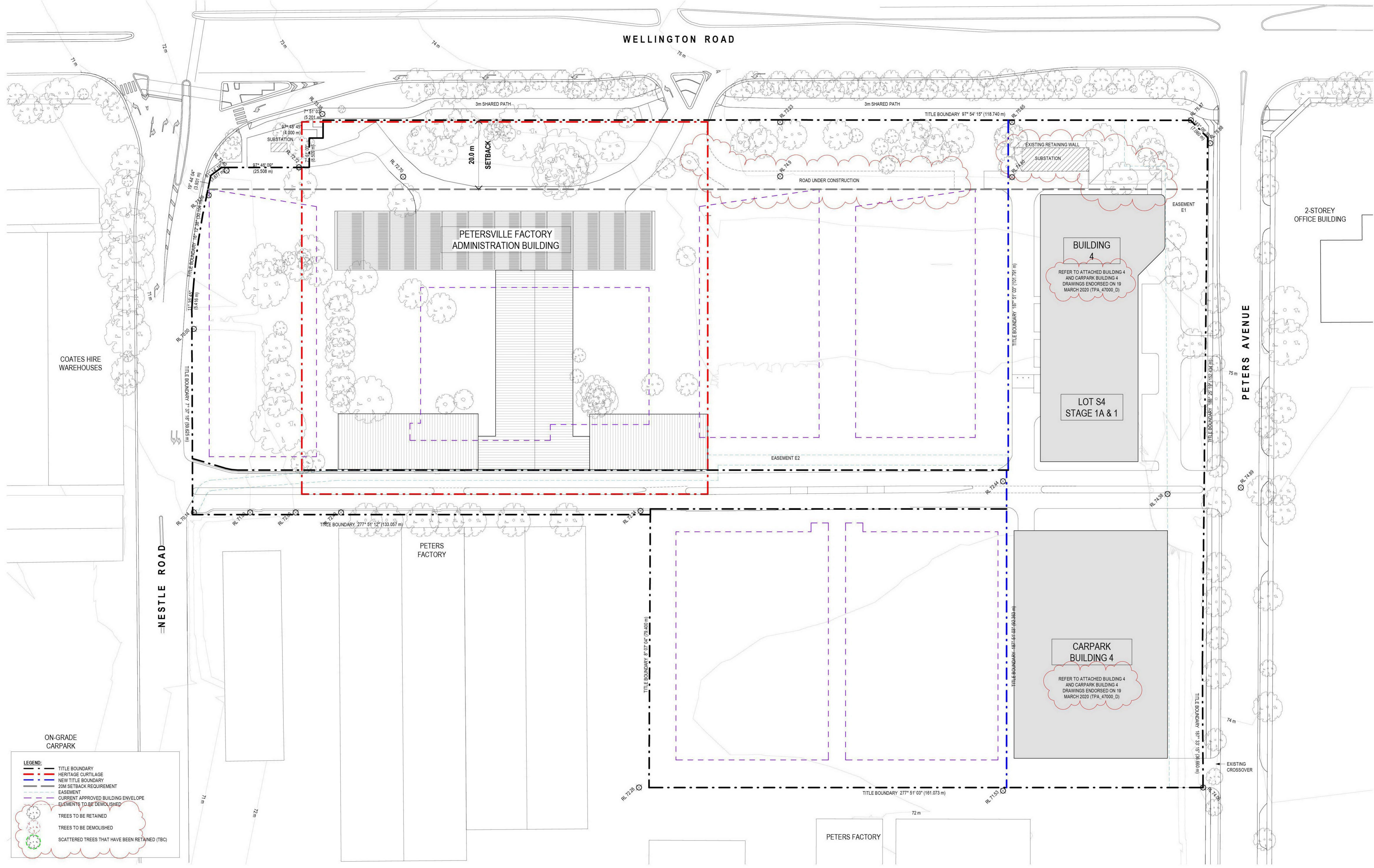
Drawing No. / TP00.02

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Revisions	Author
18.09.20 Draft for Comment	EG
29.09.20 Draft for Comment	EG
21.10.20 Town Planning Permit Amendment Submission	NC
10.12.20 Response to RFI	EG
11.03.21 Response to RFI 2	NC

Project **Wellington Place**
 254-294 Wellington Road, Mulgrave

Drawing **Existing Conditions Plan**

Project No **220014** Date **06/03/13**

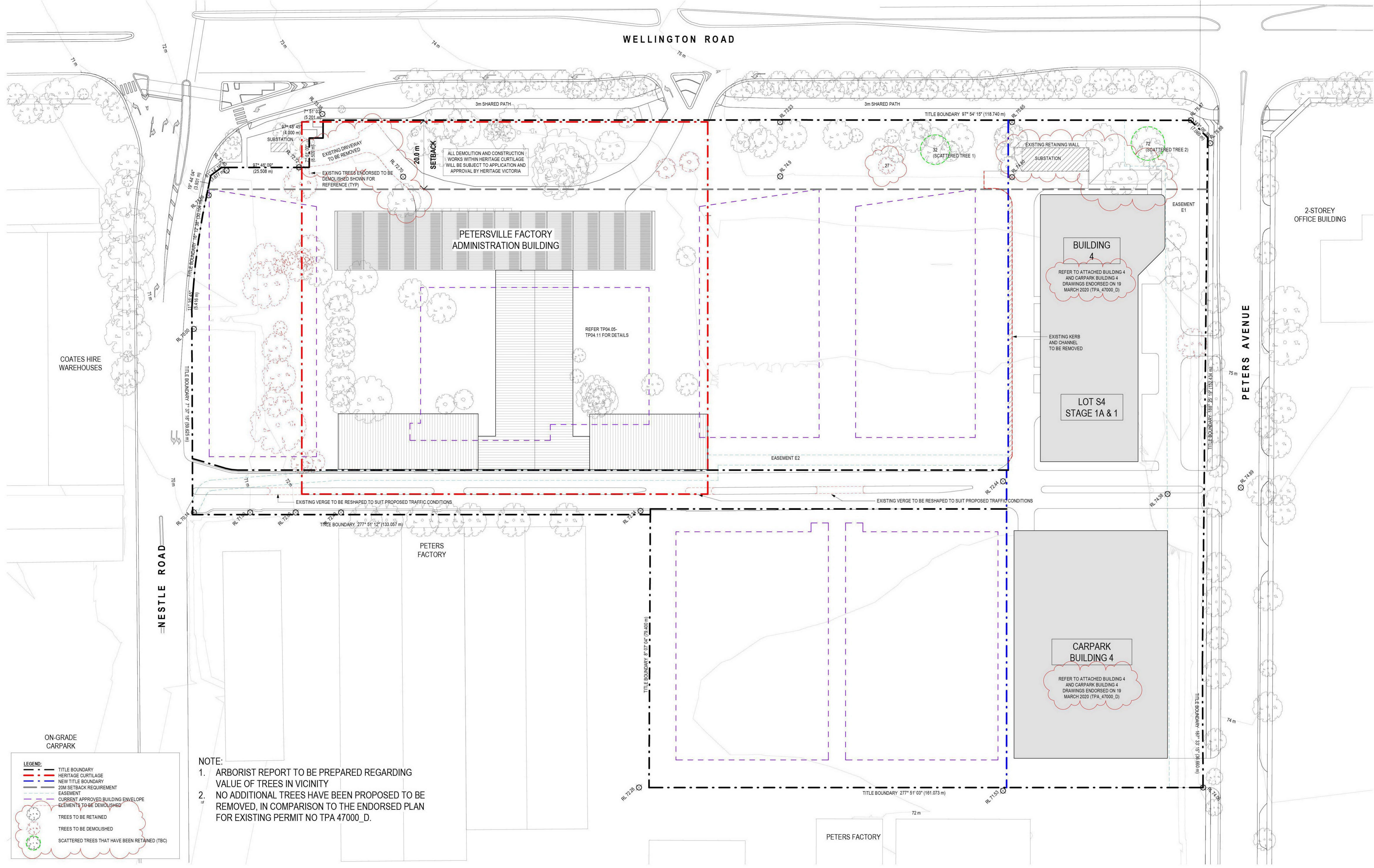
Author **MT** Scale: @ A1 **1 : 500**

Drawing No **TP00.03**



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ON-GRADE CARPARK

LEGEND:

- TITLE BOUNDARY
- - - HERITAGE CURTLAGE
- - - NEW TITLE BOUNDARY
- - - 20M SETBACK REQUIREMENT
- - - EASEMENT
- - - CURRENT APPROVED BUILDING ENVELOPE
- - - ELEMENTS TO BE DEMOLISHED
- TREES TO BE RETAINED
- TREES TO BE DEMOLISHED
- SCATTERED TREES THAT HAVE BEEN RETAINED (TBC)

NOTE:

1. ARBORIST REPORT TO BE PREPARED REGARDING VALUE OF TREES IN VICINITY
2. NO ADDITIONAL TREES HAVE BEEN PROPOSED TO BE REMOVED, IN COMPARISON TO THE ENDORSED PLAN FOR EXISTING PERMIT NO TPA 47000_D.

TOWN PLANNING PERMIT AMENDMENT SUBMISSION

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	29.09.20	Draft for Comment	EG
	21.10.20	Town Planning Permit Amendment Submission	NC
	10.12.20	Response to RFI	EG
	11.03.21	Response to RFI 2	NC

Project **Wellington Place**

Drawing **Demolition Plan**

Project No **220014** Date **07/17/20**

Author **EG**

Scale: @ A1 **1 : 500**

Drawing No. **TP00.04**

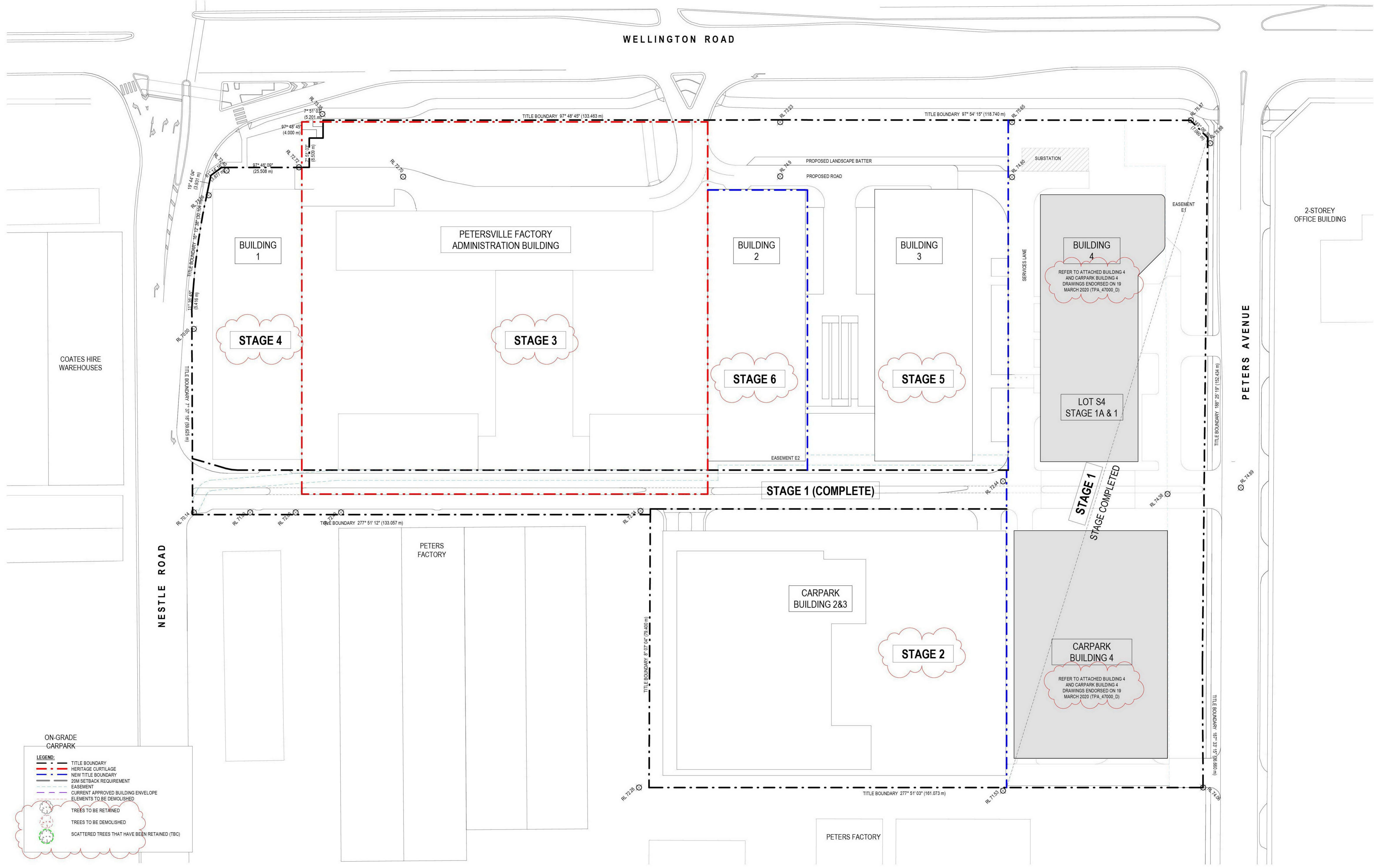


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ON-GRADE CARPARK

LEGEND:

- TITLE BOUNDARY
- - - HERITAGE CURTILAGE
- - - NEW TITLE BOUNDARY
- - - 20M SETBACK REQUIREMENT
- - - EASEMENT
- - - CURRENT APPROVED BUILDING ENVELOPE
- - - ELEMENTS TO BE DEMOLISHED
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- SCATTERED TREES THAT HAVE BEEN RETAINED (TBC)

TOWN PLANNING PERMIT AMENDMENT SUBMISSION

Revisions	Date	Description	Author
29.09.20	29/09/20	Draft for Comment	EG
21.10.20	21/10/20	Town Planning Permit Amendment Submission	NC
10.12.20	10/12/20	Response to RF1	EG
11.03.21	11/03/21	Response to RF1 2	NC

Project **Wellington Place**

Drawing **Staging Plan**

Project No **220014** Date **09/25/20**

Author **EG**

Scale: @ A1 **1 : 500**

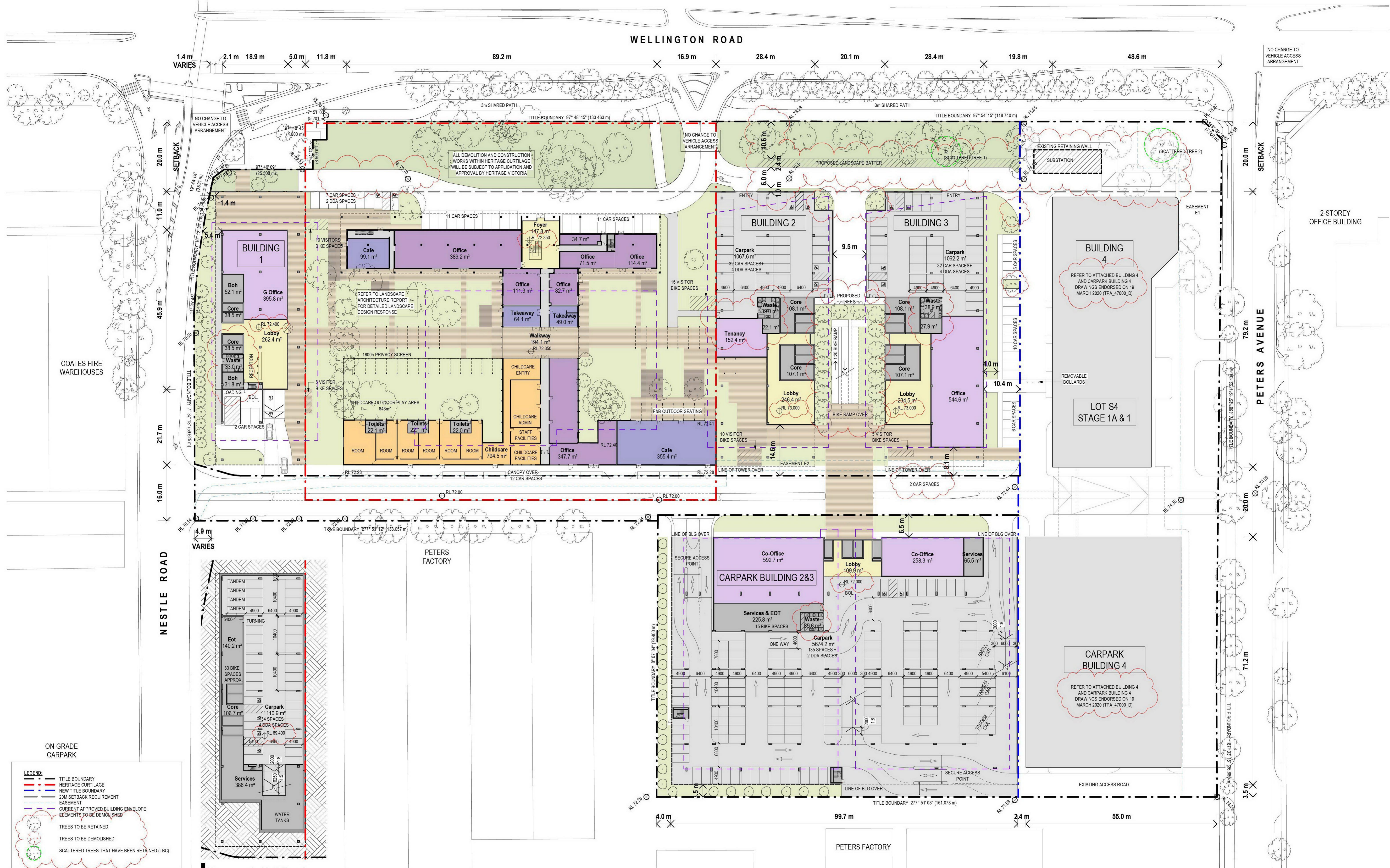
Drawing No. **TP00.05**

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Revisions	18.09.20	29.09.20	21.10.20	10.12.20	05.03.21
	Draft for Comment	Draft for Comment	Town Planning Permit Amendment Submission	Response to RFI	Response to RFI 2

EG
EG
NC
EG
NC

Project **Wellington Place** Drawing **Ground Floor Site Plan** Project No **220014** Date **16/04/2020** Author **NC** Scale: @ A1 **1 : 500** Drawing No. **TP01.01**

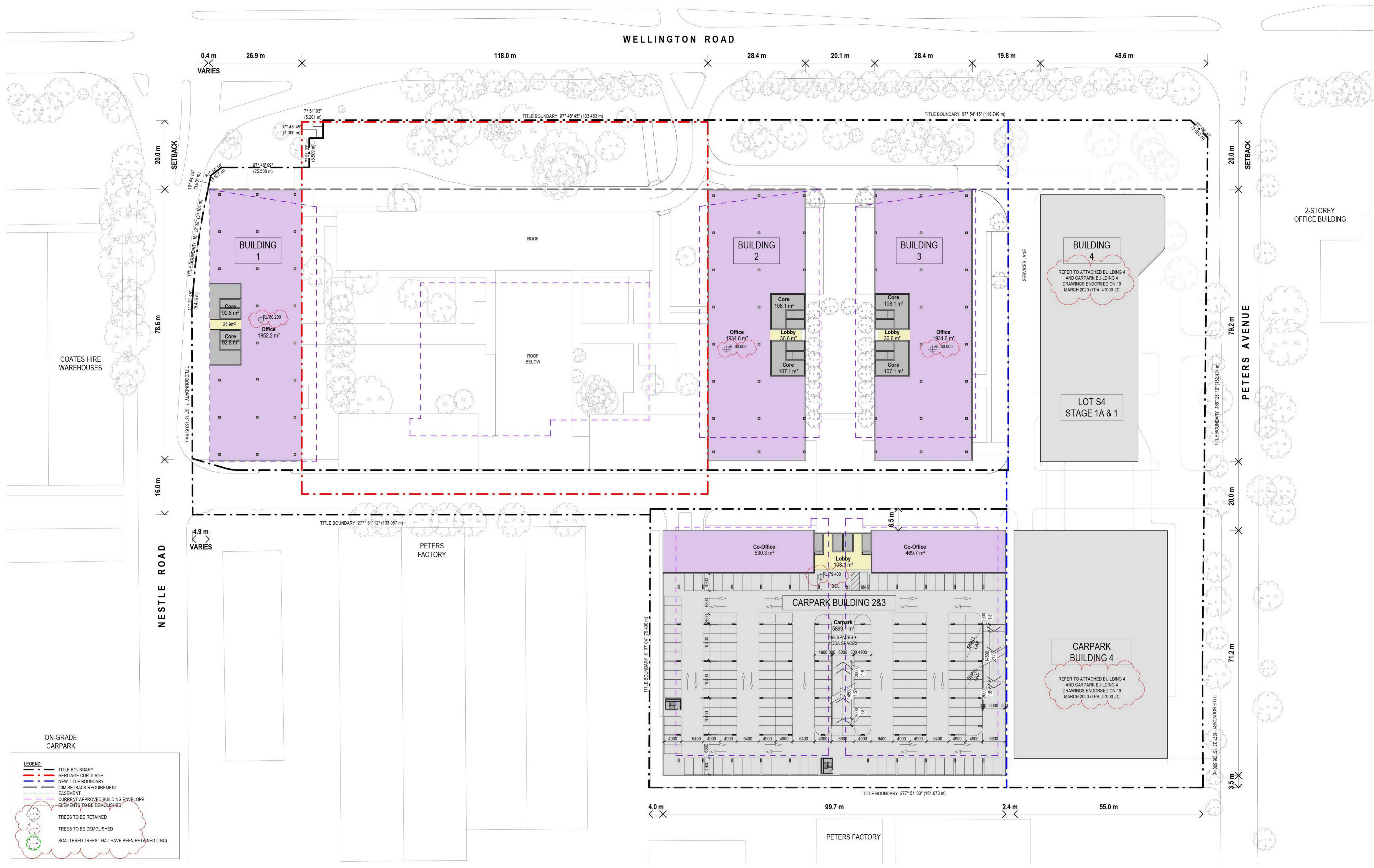
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Revisions	Date	Description	Author
	01.09.20	Pre-Application Meeting	EG
	18.09.20	Draft for Comment	EG
	29.09.20	Draft for Comment	EG
	21.10.20	Town Planning Permit Amendment Submission	NC
	10.12.20	Response to RFI	EG

Project **Wellington Place**

Drawing **Level 02 Site Plan**

Project No **220014** Date **03/20/20**

Author **NC** Scale: @ A1 **1 : 500**

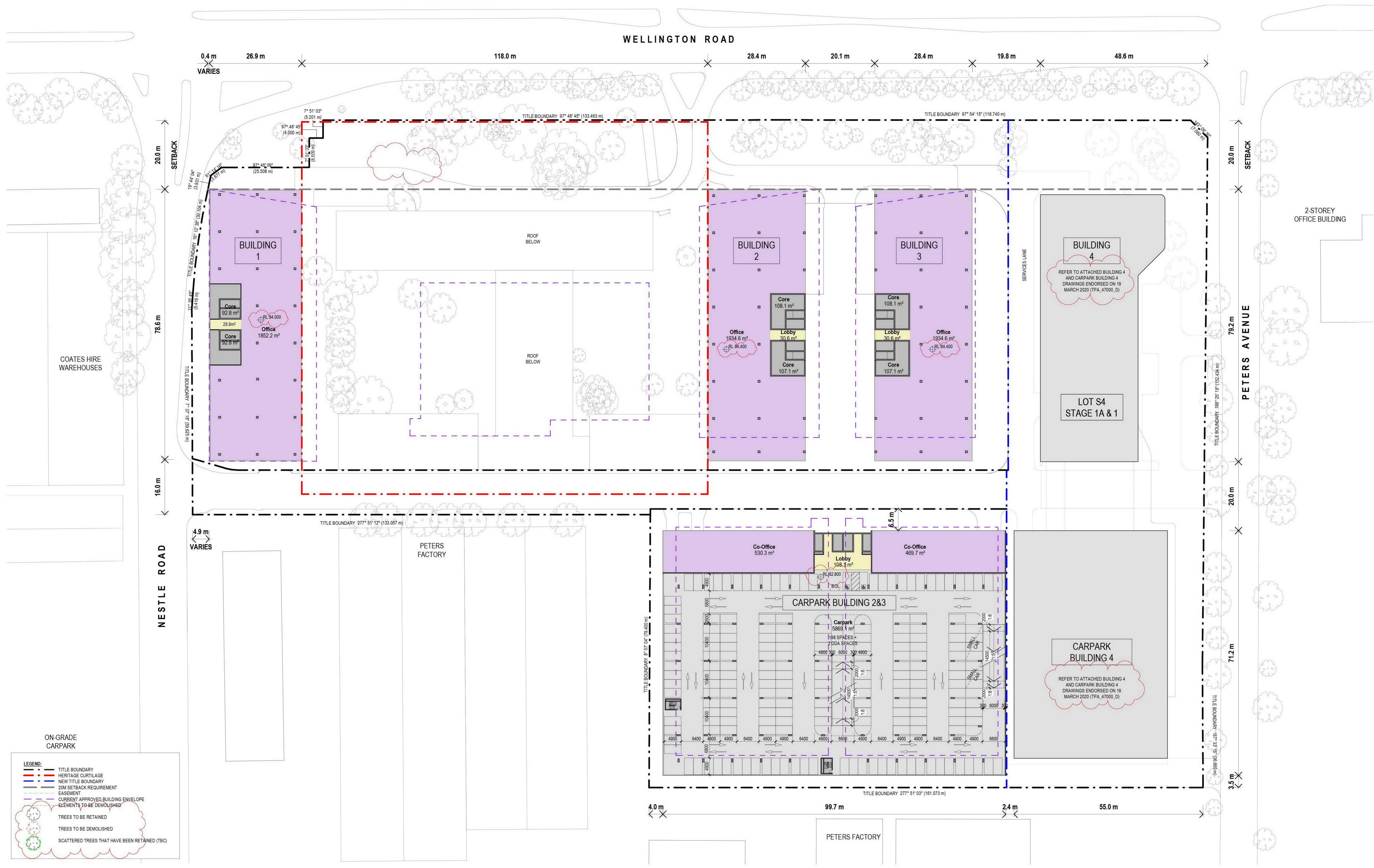
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Revisions	EG
18.09.20 Draft for Comment	EG
29.09.20 Draft for Comment	EG
21.10.20 Town Planning Permit Amendment Submission	NC
10.12.20 Response to RF1	EG
11.03.21 Response to RF1.2	NC

Project **Wellington Place**

Drawing **Level 03 Site Plan**

Project No **220014** Date **07/15/20**

Author **EG** Scale: @ A1 **1 : 500**

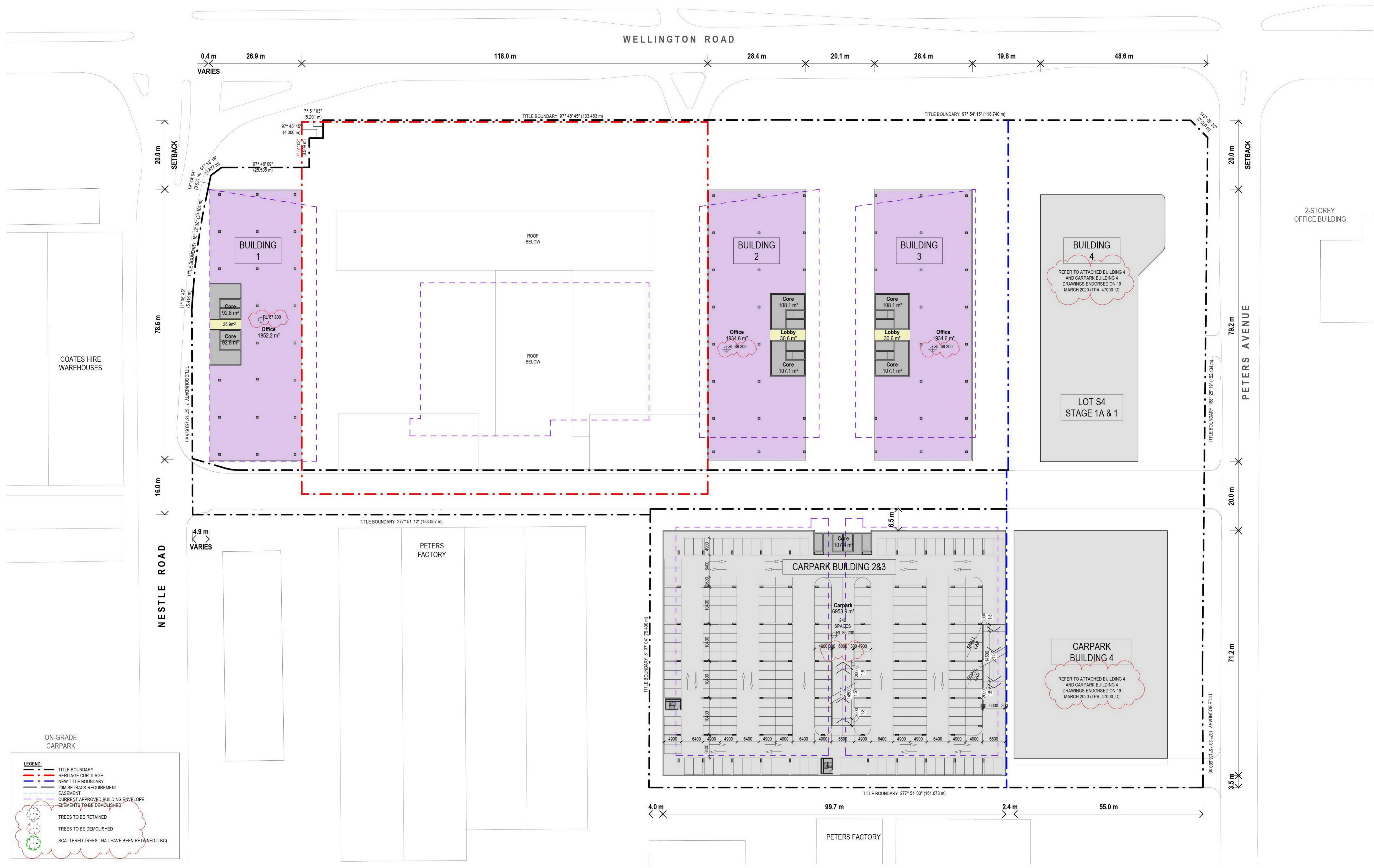
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29.09.20	Draft for Comment	EG	
21.10.20	Town Planning Permit Amendment Submission	NC	
10.12.20	Response to RFI	EG	

Project Wellington Place

Drawing Level 04 Site Plan

Project No 220014 Date 07/15/20

Author EG

Scale: @ A1 1 : 500

Drawing No. TP01.05

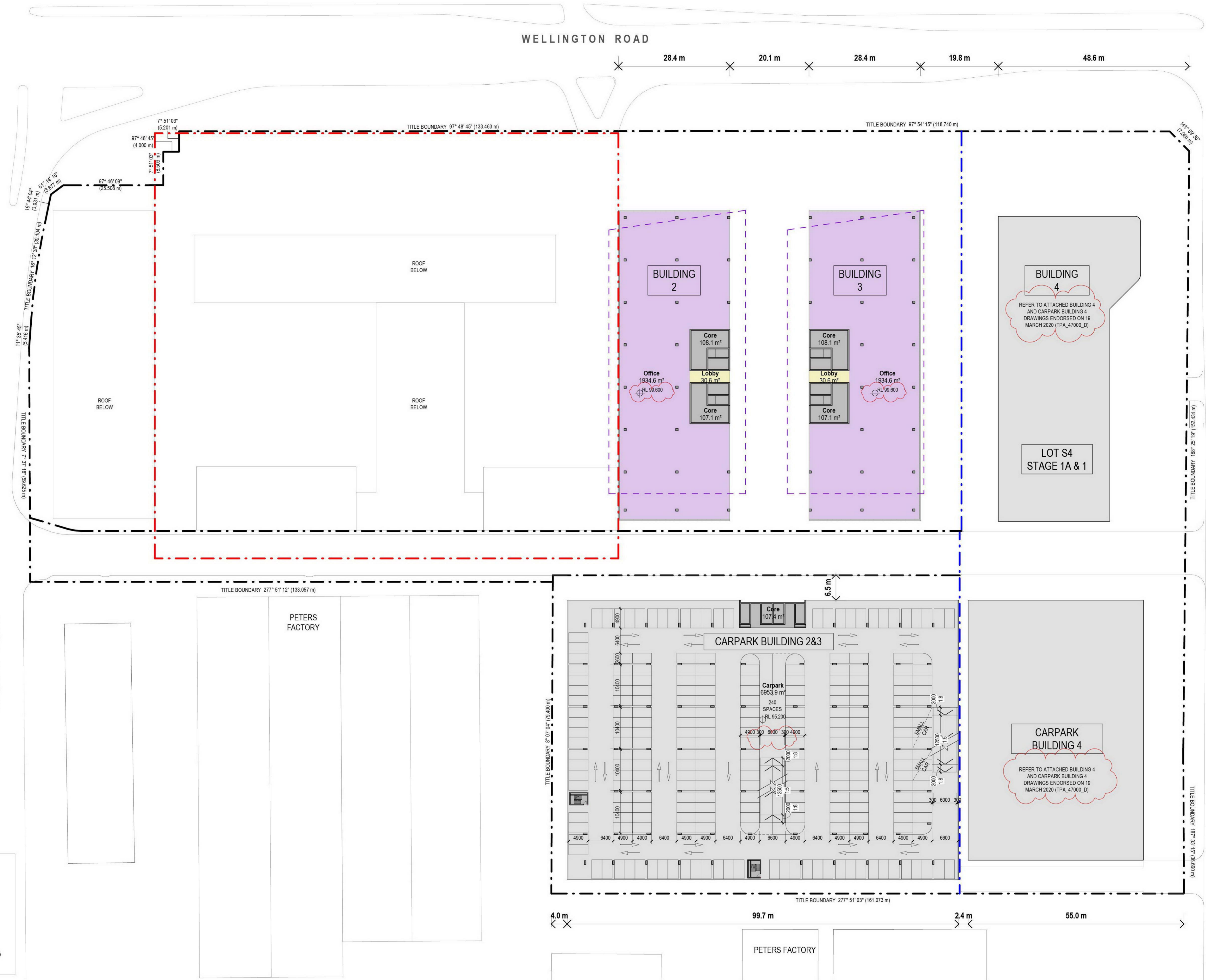
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WELLINGTON ROAD



ON-GRADE CARPARK

LEGEND

- TITLE BOUNDARY
- HERITAGE CURTILAGE
- NEW TITLE BOUNDARY
- 20M SETBACK REQUIREMENT
- EASEMENT
- CURRENT APPROVED BUILDING ENVELOPE
- ELEMENTS TO BE DEMOLISHED
- TREES TO BE RETAINED
- TREES TO BE DEMOLISHED
- SCATTERED TREES THAT HAVE BEEN RETAINED (TBC)

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01.09.20	Pre-Application Meeting	EG	
18.09.20	Draft for Comment	EG	
29.09.20	Draft for Comment	EG	
21.10.20	Town Planning Permit Amendment Submission	NC	
10.12.20	Response to RFI	EG	

Project **Wellington Place**

Drawing **Level 07 Site Plan**

Project No **220014** Date **07/15/20**

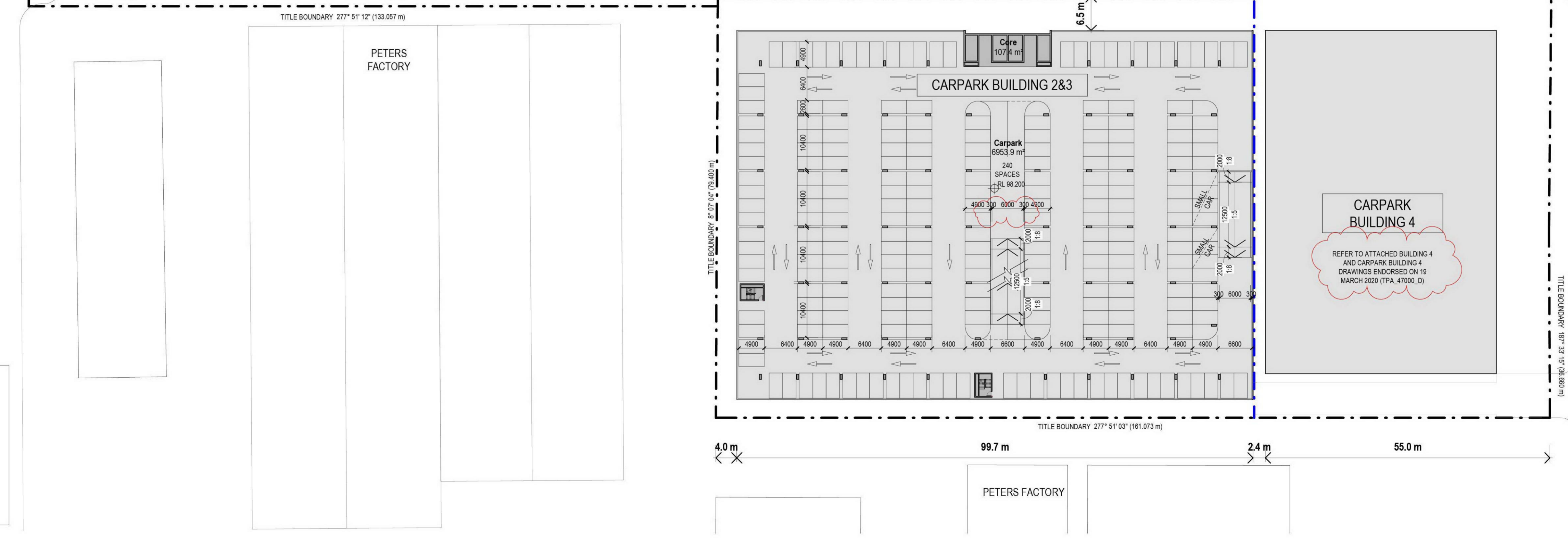
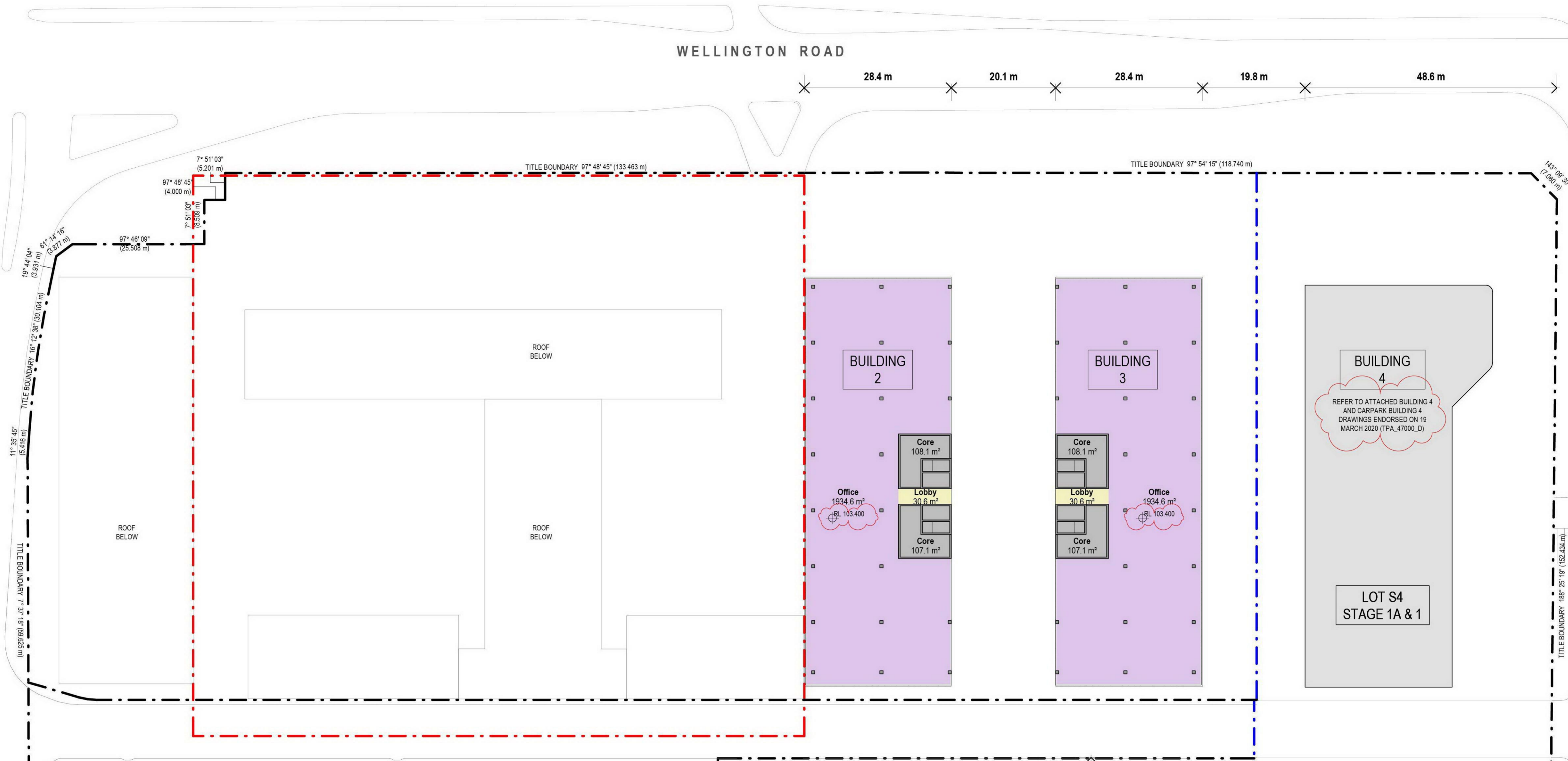
Author **EG** Scale: @ A1 **1 : 500**

Drawing No **TP01.08**

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WELLINGTON ROAD



ON-GRADE CARPARK

LEGEND

- TITLE BOUNDARY
- HERITAGE CURTILAGE
- NEW TITLE BOUNDARY
- 20M SETBACK REQUIREMENT
- EXISTENCE
- CURRENT APPROVED BUILDING ENVELOPE
- ELEMENTS TO BE DEMOLISHED
- TREES TO BE RETAINED
- TREES TO BE DEMOLISHED
- SCATTERED TREES THAT HAVE BEEN RETAINED (TBC)

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18.09.20	Draft for Comment	EG	
29.09.20	Draft for Comment	EG	
21.10.20	Town Planning Permit Amendment Submission	NC	
10.12.20	Response to RFI	EG	

Project Wellington Place

Drawing Level 08 Site Plan

Project No. 220014 Date 07/15/20

Author NC Scale: @ A1 1 : 500

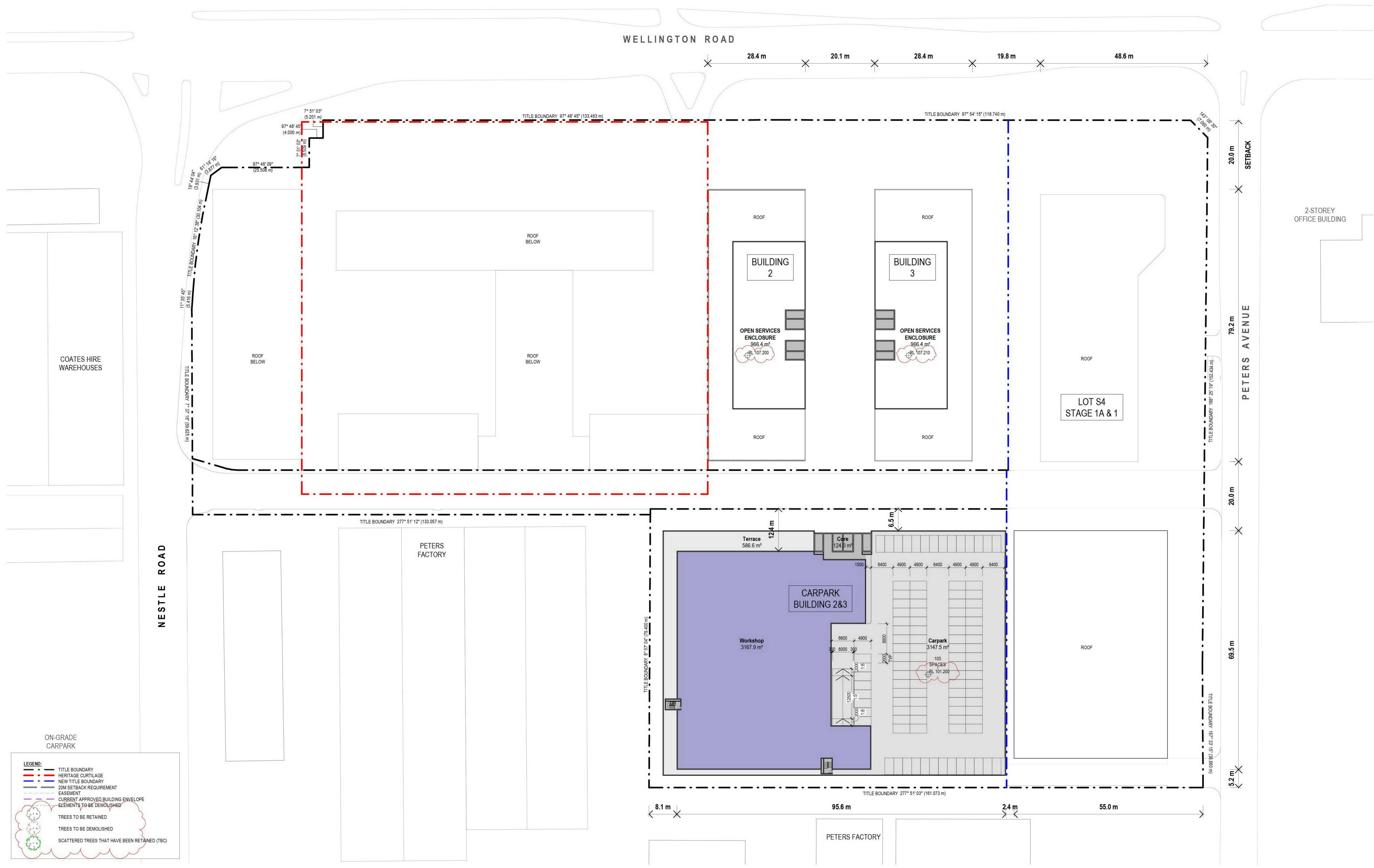
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	29.09.20	Draft for Comment	EG
	21.10.20	Town Planning Permit Amendment Submission	NC
	10.12.20	Response to RFI	EG

Project **Wellington Place**

Drawing **Level 09 Site Plan**

Project No **220014** Date **07/15/20**

Author **NC** Scale: @ A1/ **1 : 500**

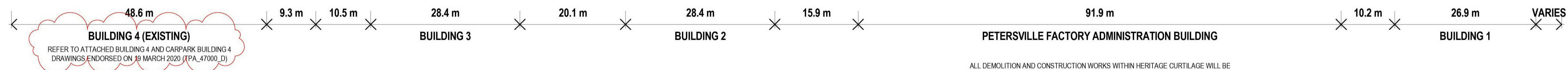
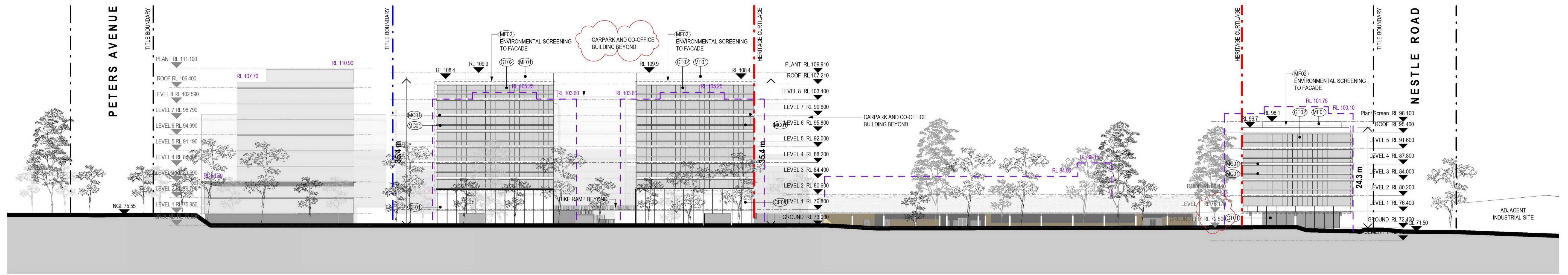
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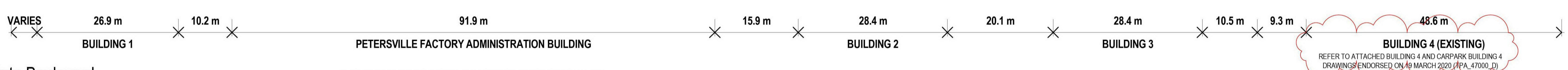
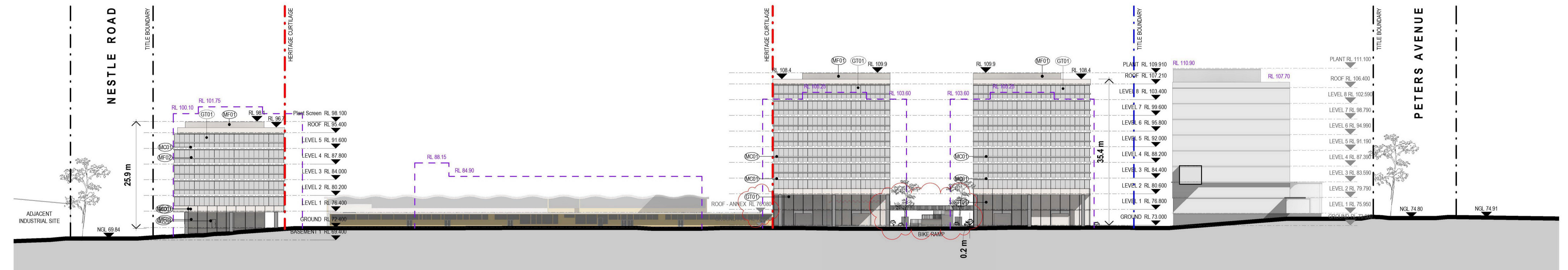
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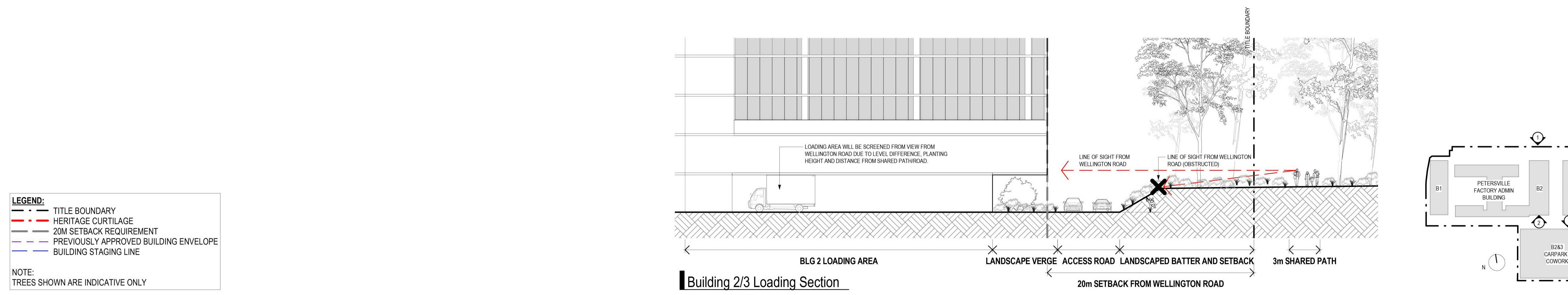
1 - North Elevation - Wellington Road

Scale 1:500



2 - South Elevation - Estate Boulevard

Scale 1:500



Key Plan

LEGEND:

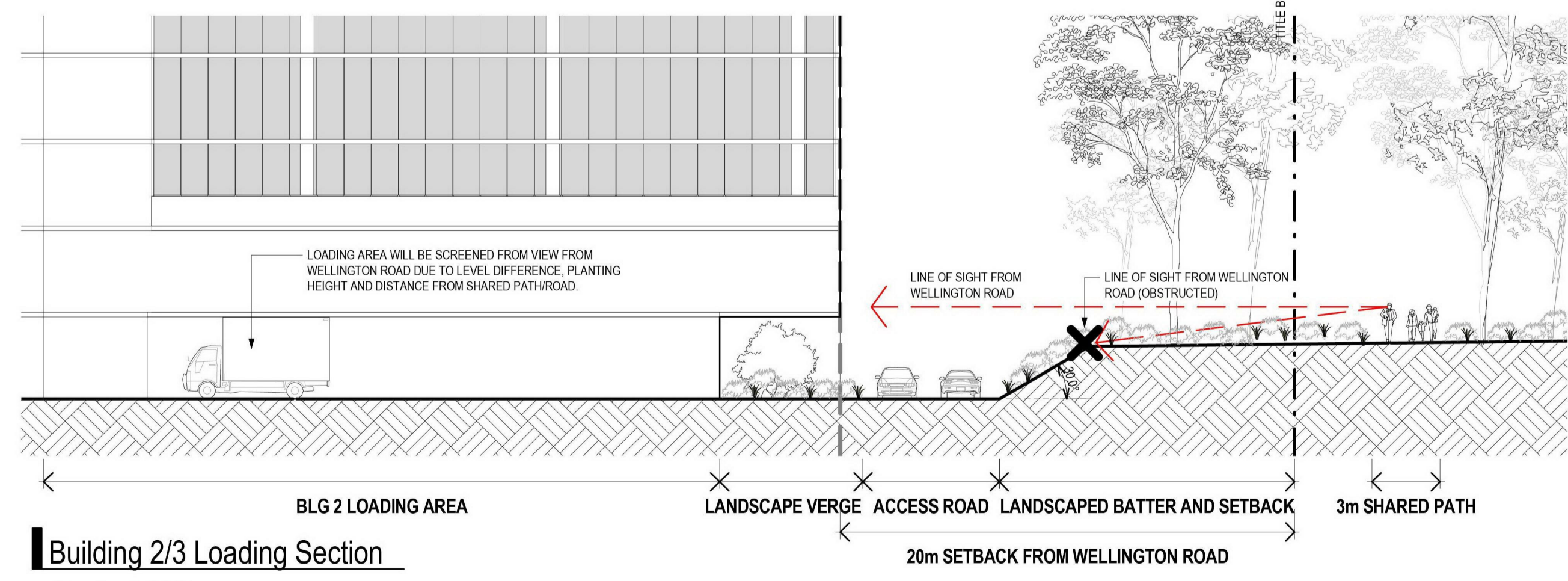
- - - TITLE BOUNDARY
- - - HERITAGE CURTILAGE
- - - 20M SETBACK REQUIREMENT
- - - PREVIOUSLY APPROVED BUILDING ENVELOPE
- - - BUILDING STAGING LINE

NOTE:
TREES SHOWN ARE INDICATIVE ONLY

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Building 2/3 Loading Section

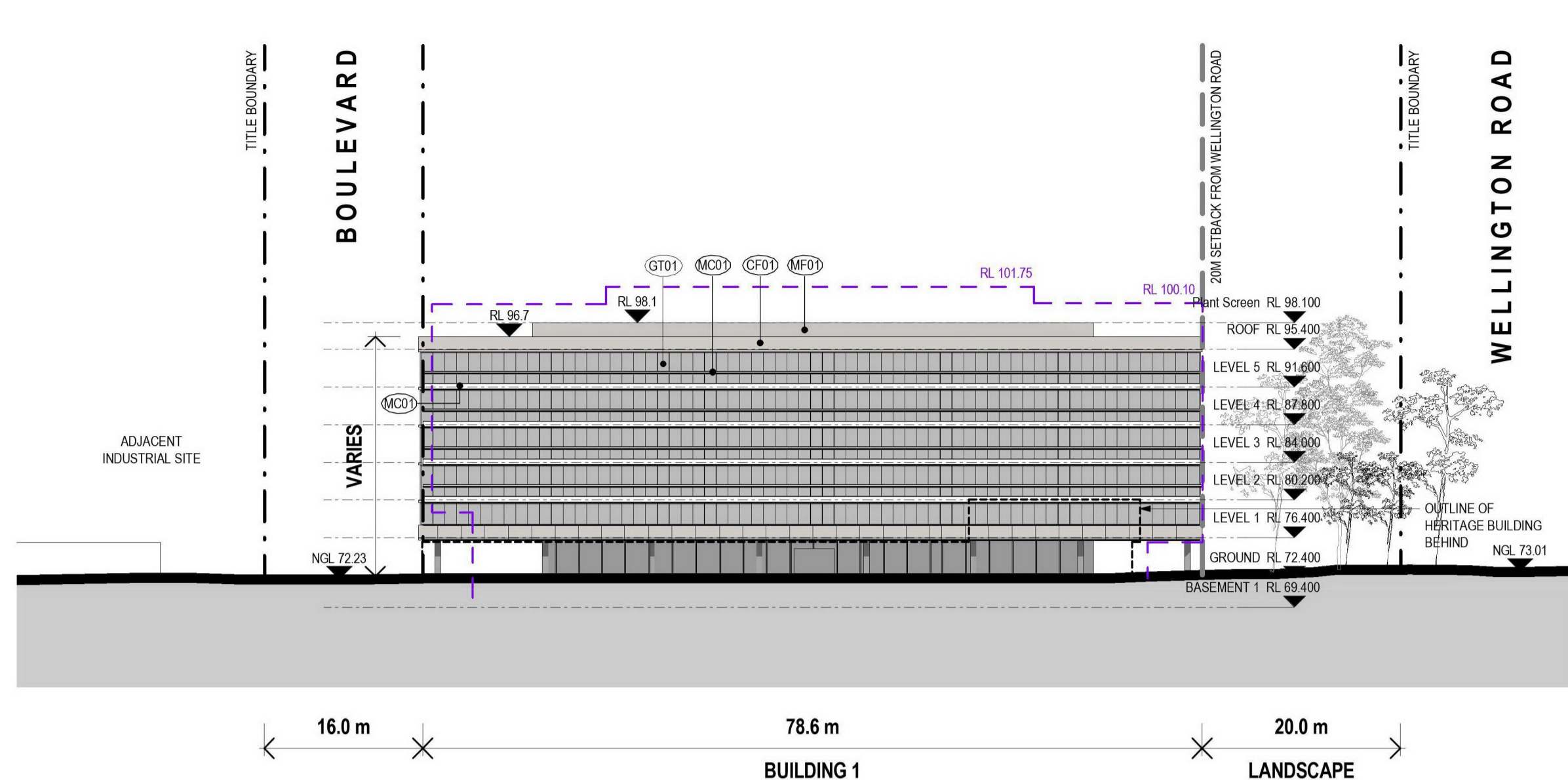
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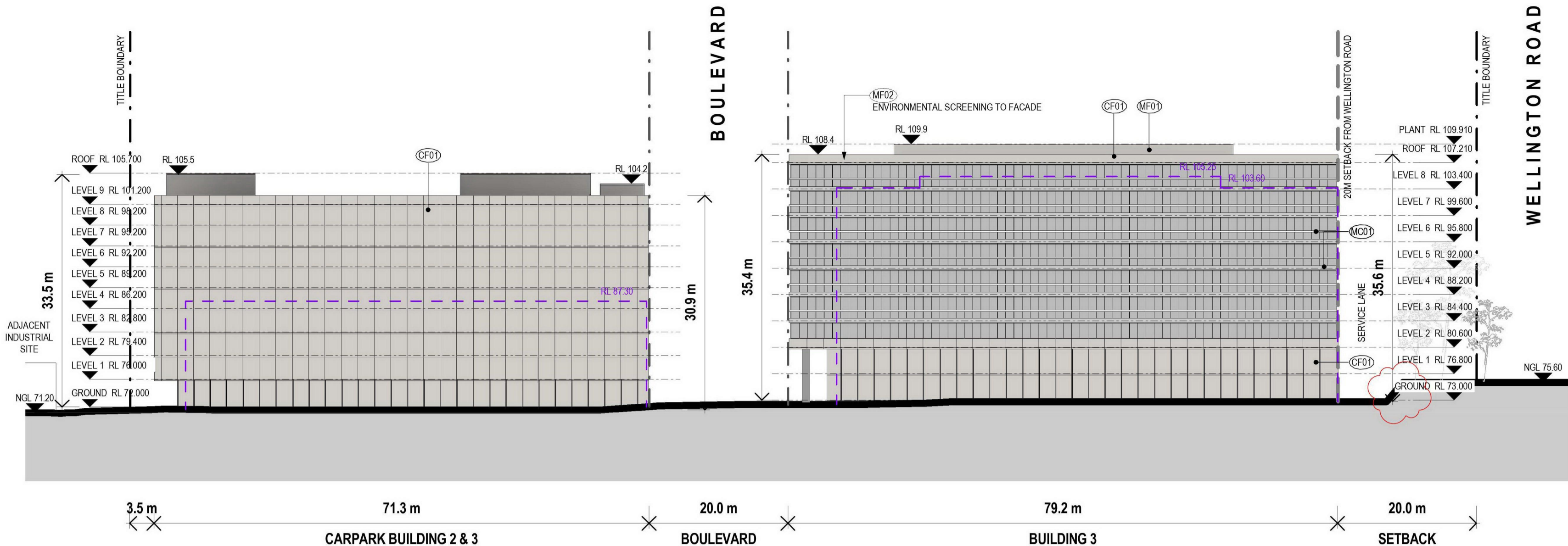
Revisions	EG
18.09.20 Draft for Comment	EG
29.09.20 Draft for Comment	EG
21.10.20 Town Planning Permit Amendment Submission	NC
10.12.20 Response to RFI	EG
11.03.21 Response to RFI 2	NC

254-294 Wellington Road, Mulgrave

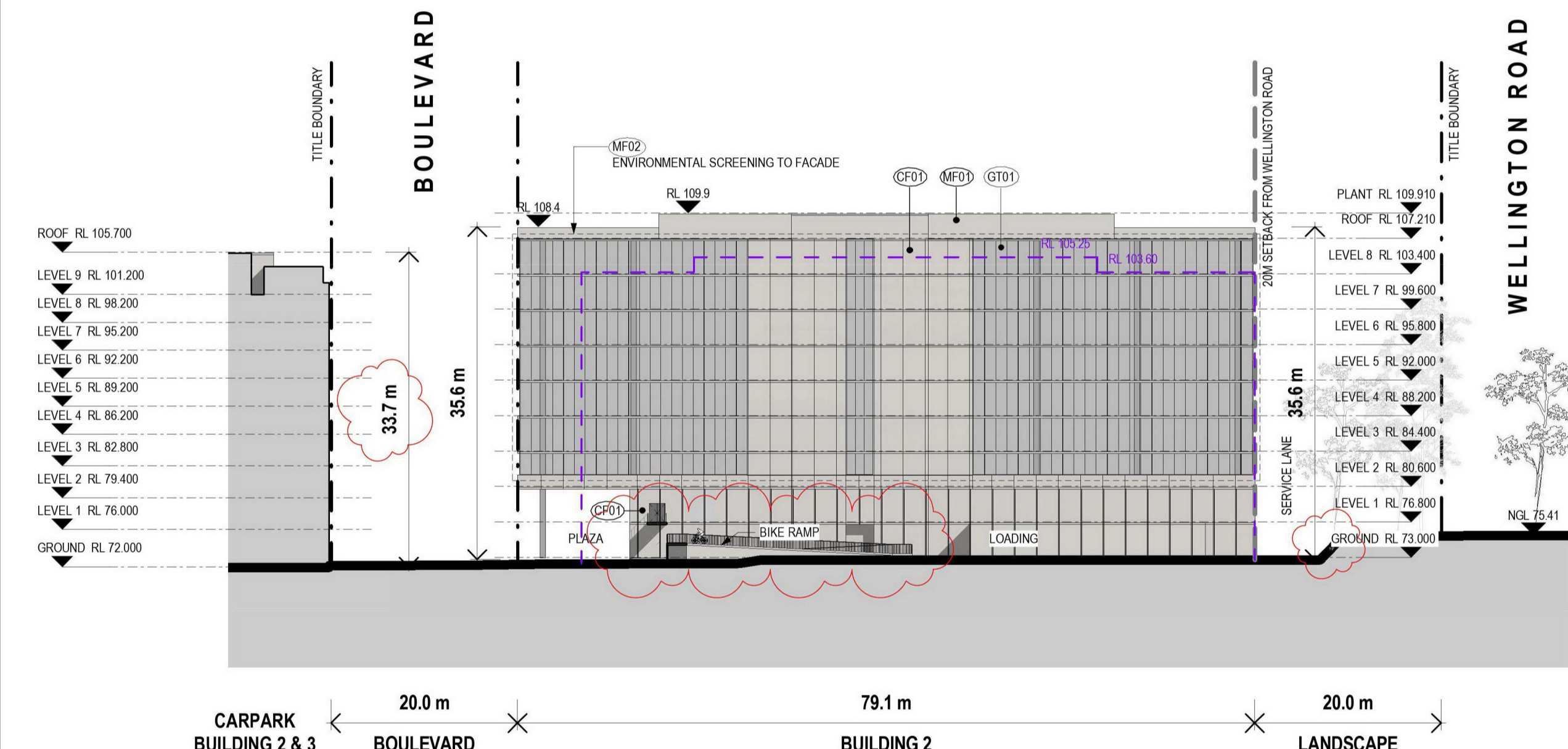
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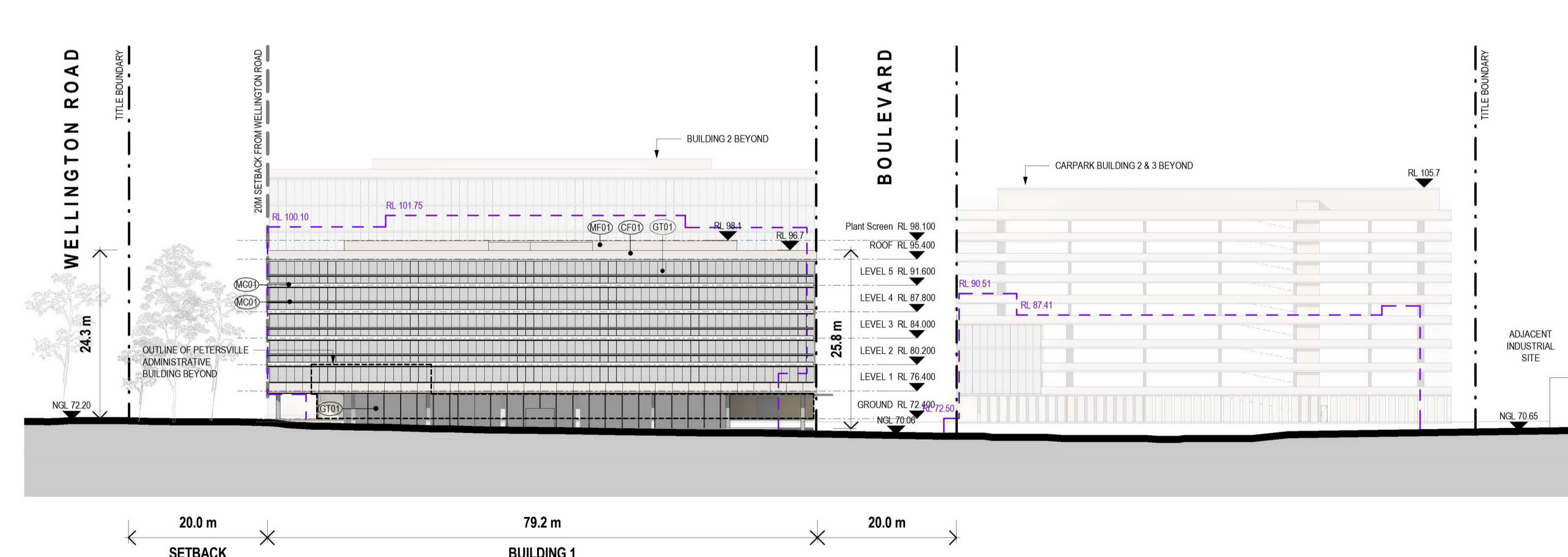
3 - East Elevation - Building 1
Scale 1:500



5 - East Elevation - Building 3
Scale 1:500



4 - East Elevation - Building 2
Scale 1:500



6 - West Elevation - Building 1
Scale 1:500

LEGEND:

- - - TITLE BOUNDARY
- - - HERITAGE CURTILAGE
- - - 20M SETBACK REQUIREMENT
- - - PREVIOUSLY APPROVED BUILDING ENVELOPE
- - - BUILDING STAGING LINE

NOTE:
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10.12.20	Response to RFI	EG	

Project **Wellington Place**

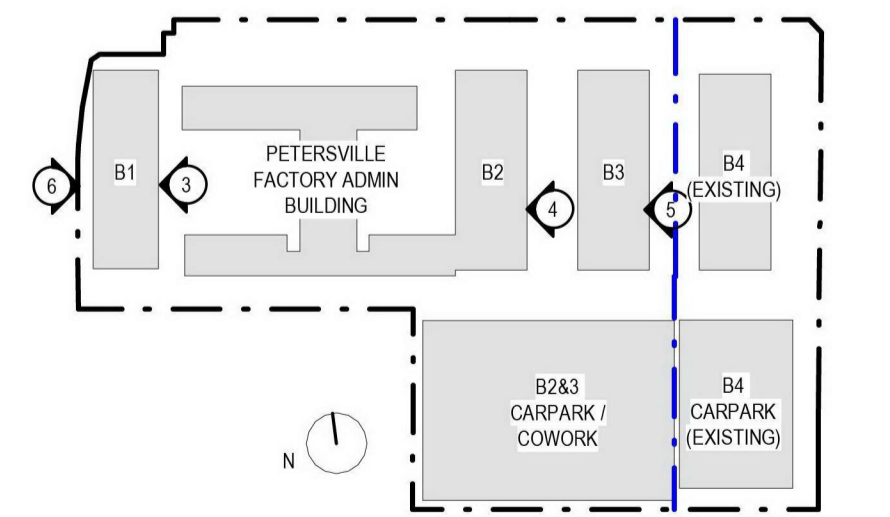
Drawing **Site Elevations Sheet 2**

Project No **220014** Date **07/15/20**

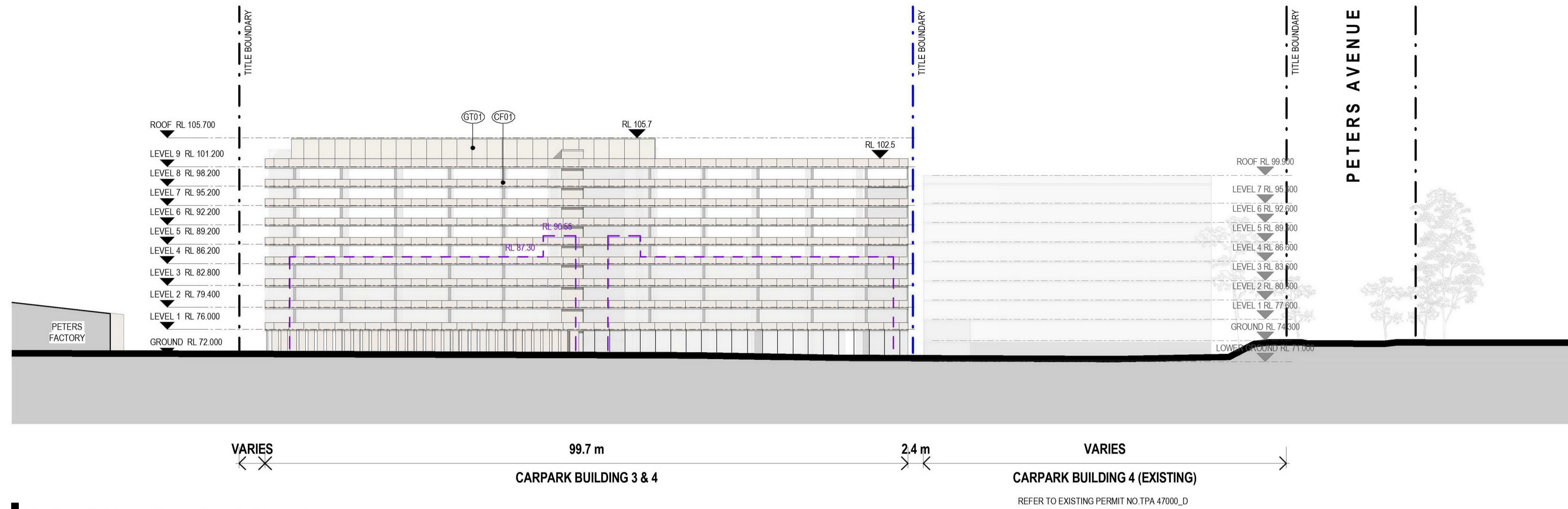
Author **EG**

Scale: @ A1 / **As indicated**

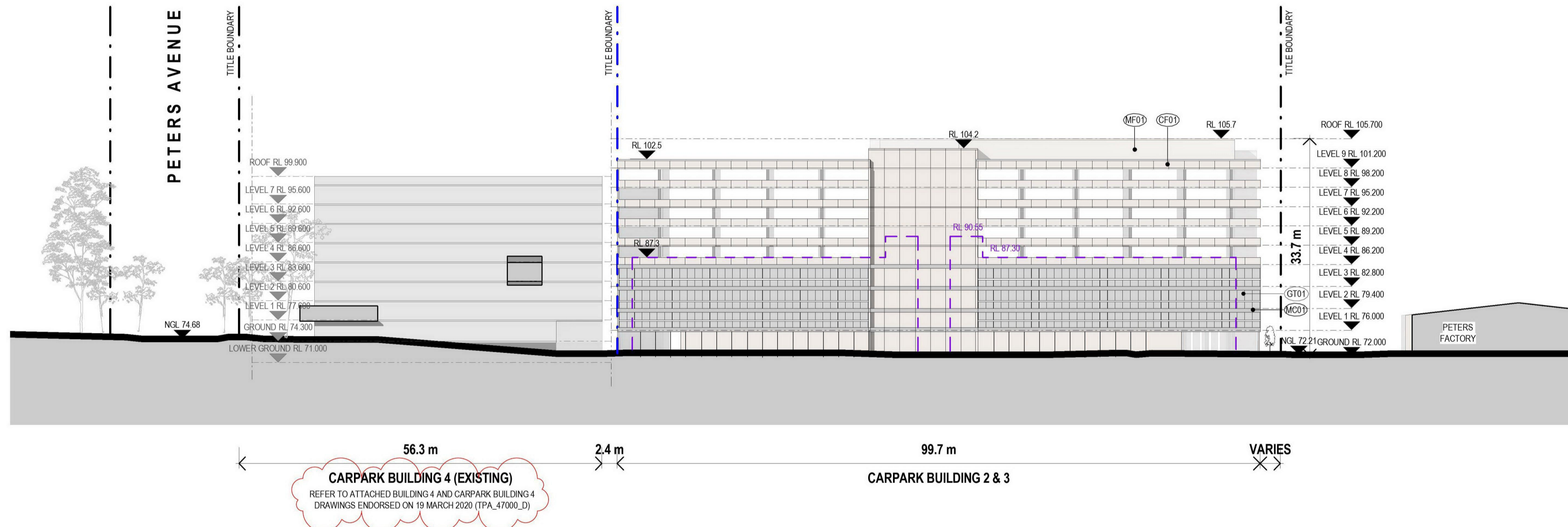
Drawing No. **TP02.02**



Key Plan



7 - South Elevation - South Boundary
Scale 1:500



8 - North Elevation - Carpark Building
Scale 1:500

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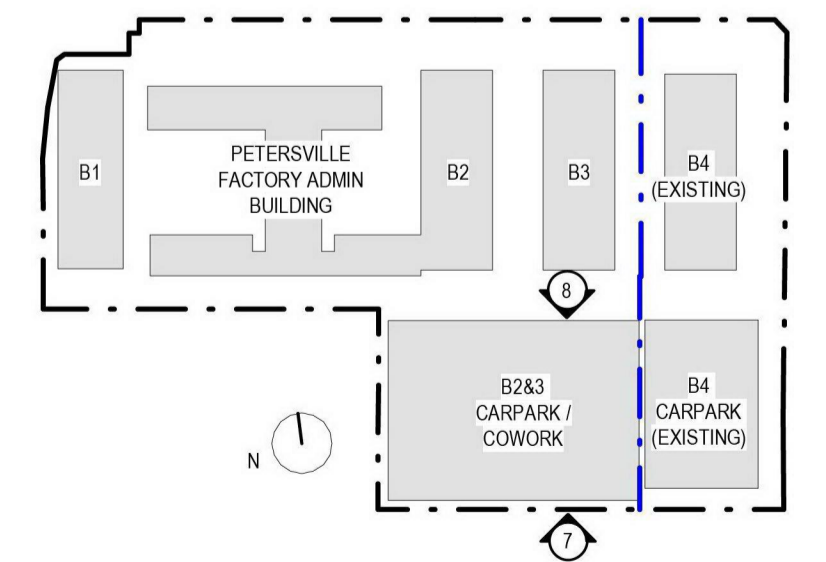
- - - TITLE BOUNDARY
- - - HERITAGE CURTILAGE
- - - 20M SETBACK REQUIREMENT
- - - PREVIOUSLY APPROVED BUILDING ENVELOPE
- - - BUILDING STAGING LINE

NOTE:
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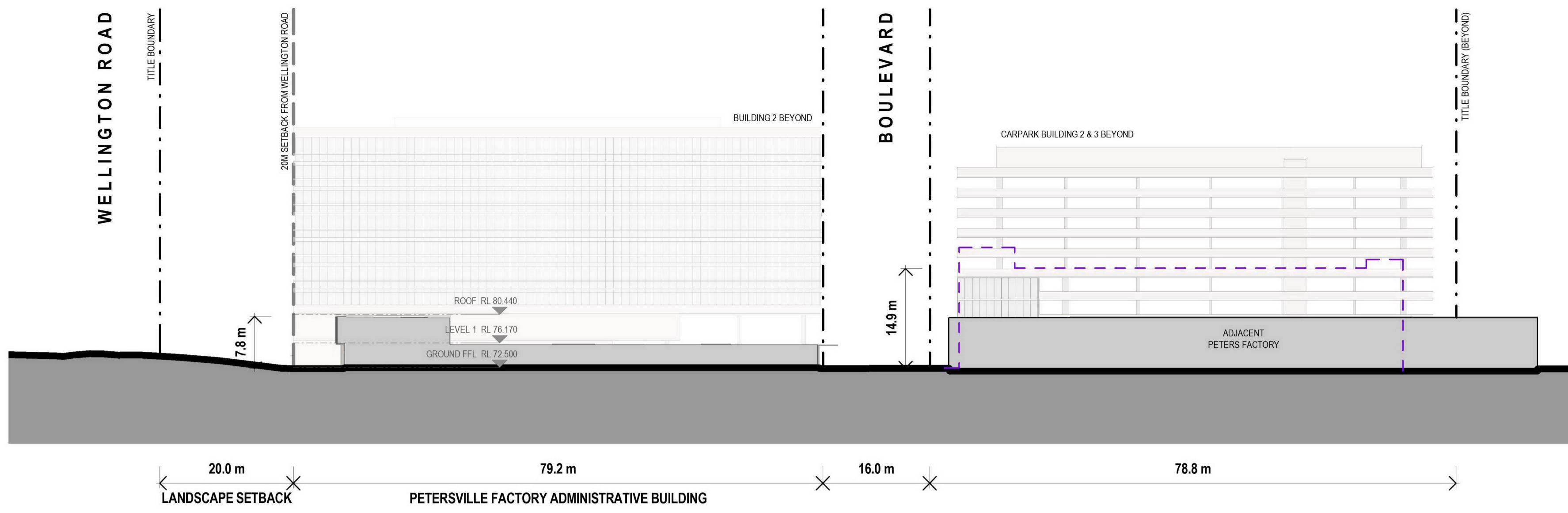
Revisions	Date	Description	Author
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	21.10.20	Town Planning Permit Amendment Submission	NC
	10.12.20	Response to RFI	EG

Project **Wellington Place** Drawing **Site Elevations Sheet 3** Project No **220014** Date **08/24/20** Author **EG** Scale: @ A1 **As indicated** Drawing No. **TP02.03**

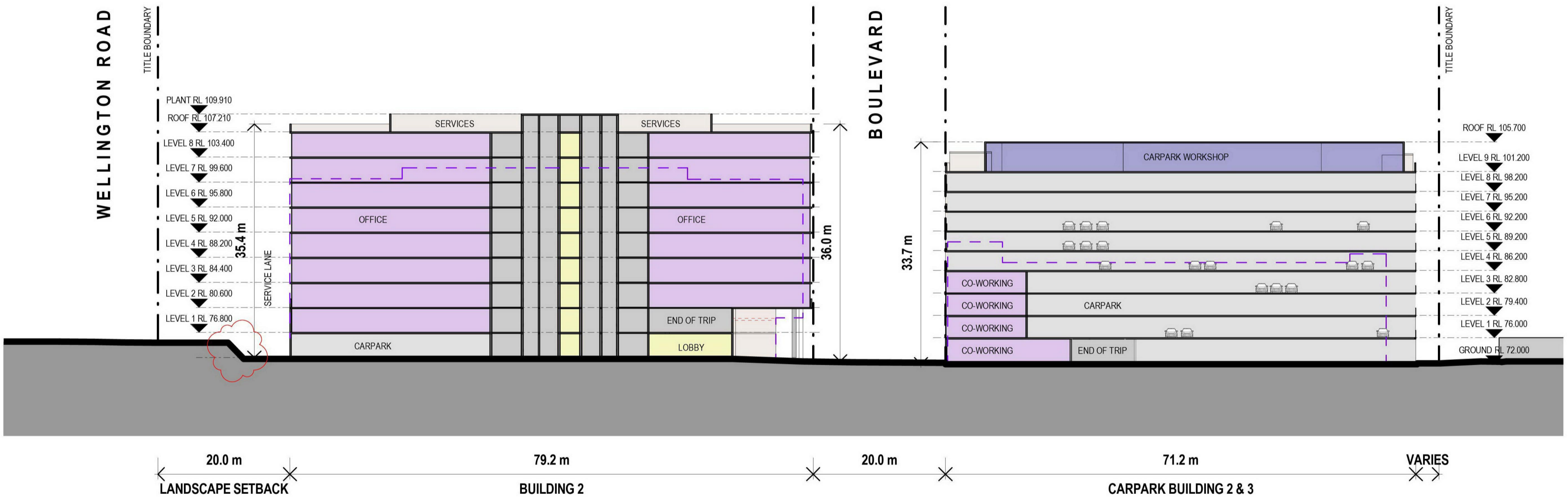


Key Plan

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1 - North-South Section 1
Scale 1:500



2 - North-South Section 2
Scale 1:500

LEGEND:

- - - TITLE BOUNDARY
- - - HERITAGE CURTILAGE
- - - 20M SETBACK REQUIREMENT
- - - PREVIOUSLY APPROVED BUILDING ENVELOPE
- - - BUILDING STAGING LINE

NOTE:
TREES SHOWN ARE INDICATIVE ONLY

TOWN PLANNING PERMIT AMENDMENT SUBMISSION

Revisions	Date	Description	Author
	01.09.20	Pre-Application Meeting	EG
	18.09.20	Draft for Comment	EG
	29.09.20	Draft for Comment	EG
	21.10.20	Town Planning Permit Amendment Submission	NC
	10.12.20	Response to RFI	EG

Project **Wellington Place**

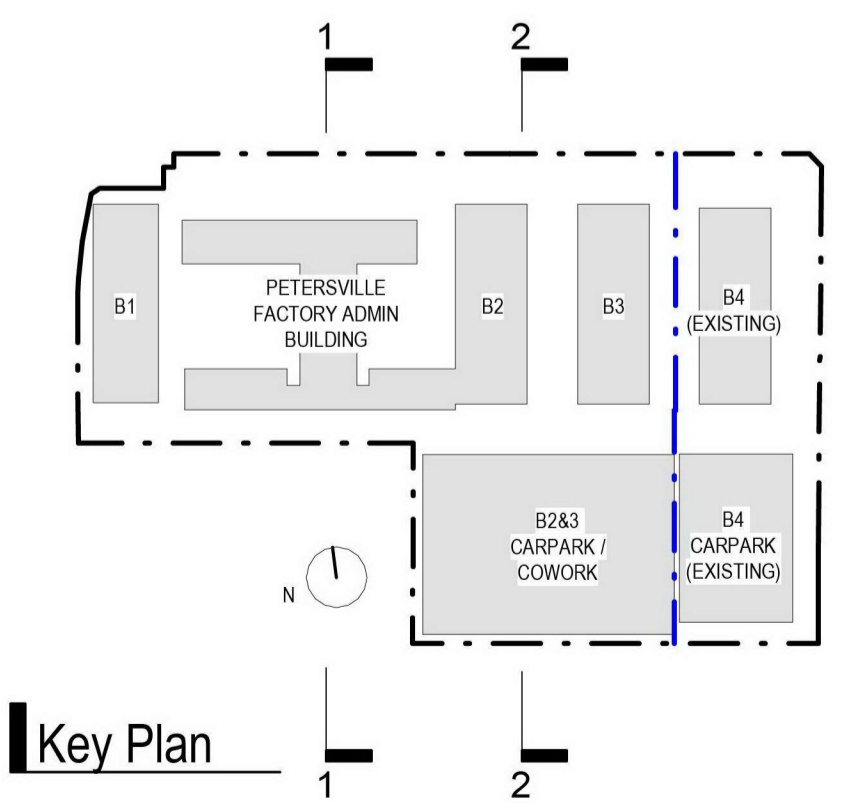
Drawing **Site Sections Sheet 1**

Project No **220014** Date **08/11/20**

Author **EG**

Scale: @ A1 **As indicated**

Drawing No. **TP03.01**



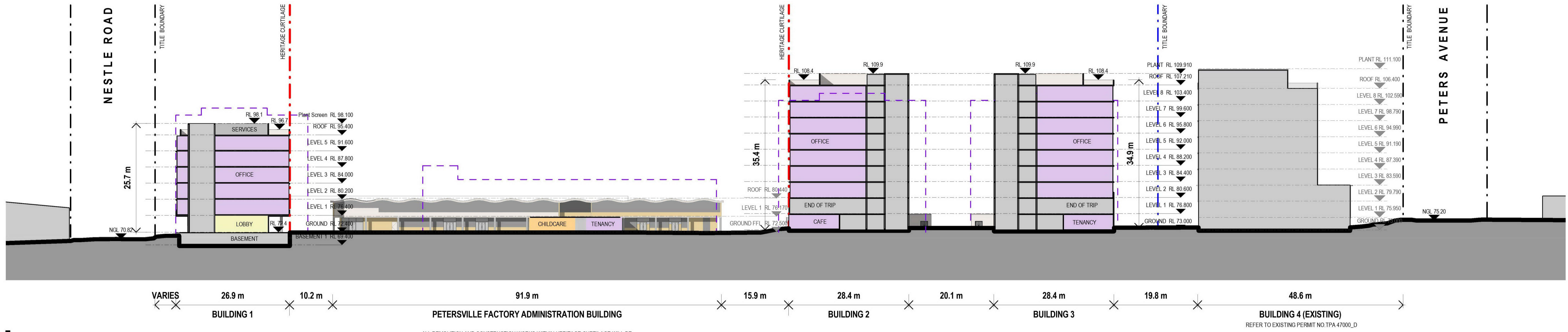
Key Plan

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3 - East-West Section 1
Scale 1:500

LEGEND:
 - - - TITLE BOUNDARY
 - - - HERITAGE CURTILAGE
 - - - 20M SETBACK REQUIREMENT
 - - - PREVIOUSLY APPROVED BUILDING ENVELOPE
 - - - BUILDING STAGING LINE

NOTE:
 TREES SHOWN ARE INDICATIVE ONLY

TOWN PLANNING PERMIT AMENDMENT SUBMISSION

Revisions	Date	Description	Author
01.09.20	18.09.20	Pre-Application Meeting	EG
18.09.20	29.09.20	Draft for Comment	EG
29.09.20	21.10.20	Draft for Comment	EG
21.10.20		Town Planning Permit Amendment Submission	NC

Project **Wellington Place**

Drawing **Site Sections Sheet 2**

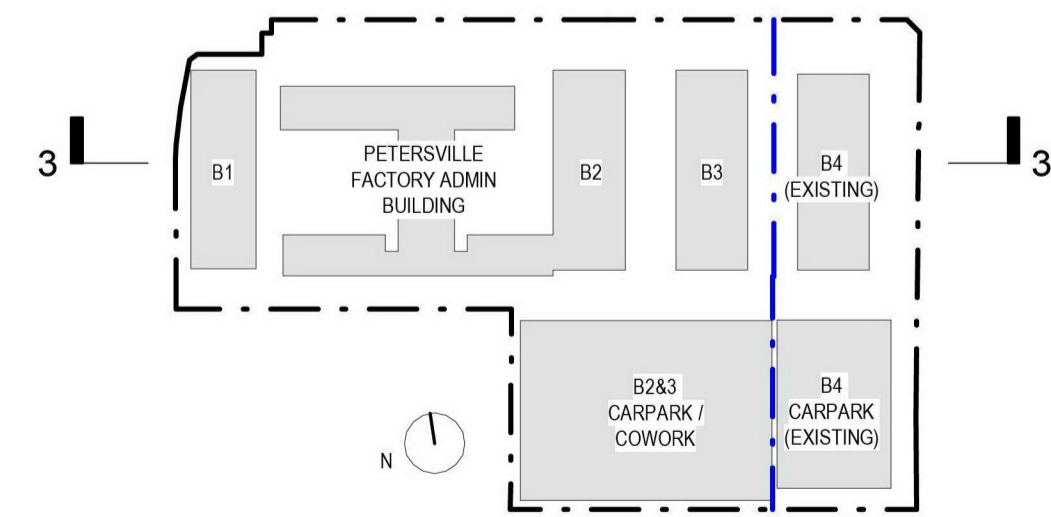
Project No **220014** Date **08/21/20**

Author **EG**

Scale: @ A1 **As indicated**

Drawing No. **TP03.02**

Key Plan



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OVERALL SITE DEVELOPMENT SUMMARY (excludes Heritage Bldg)

Level	GFA	Circulation & Services	GFA Parking	NLA Office	NLA Car Workshop	NSA/NLA Total (Exc. Workshop)
BASEMENT 1	1744.2 m ²	633.3 m ²	1110.9 m ²	0.0 m ²	0.0 m ²	0.0 m ²
GROUND	11836.4 m ²	2088.5 m ²	7804.0 m ²	1943.8 m ²	0.0 m ²	1943.8 m ²
LEVEL 1	12967.2 m ²	2138.6 m ²	5869.1 m ²	4959.5 m ²	0.0 m ²	4959.5 m ²
LEVEL 2	13615.4 m ²	1024.8 m ²	5869.1 m ²	6721.5 m ²	0.0 m ²	6721.5 m ²
LEVEL 3	13615.4 m ²	1024.8 m ²	5869.1 m ²	6721.5 m ²	0.0 m ²	6721.5 m ²
LEVEL 4	13615.0 m ²	939.6 m ²	6953.9 m ²	5721.5 m ²	0.0 m ²	5721.5 m ²
LEVEL 5	13615.0 m ²	939.6 m ²	6953.9 m ²	5721.5 m ²	0.0 m ²	5721.5 m ²
LEVEL 6	11529.2 m ²	706.0 m ²	6953.9 m ²	3869.3 m ²	0.0 m ²	3869.3 m ²
LEVEL 7	11529.2 m ²	706.0 m ²	6953.9 m ²	3869.3 m ²	0.0 m ²	3869.3 m ²
LEVEL 8	11529.2 m ²	706.0 m ²	6953.9 m ²	3869.3 m ²	0.0 m ²	3869.3 m ²
LEVEL 9	6506.1 m ²	190.7 m ²	3147.5 m ²	0.0 m ²	3167.9 m ²	0.0 m ²
ROOF	3149.0 m ²	3149.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²
	125251.3 m ²	14247.0 m ²	64439.4 m ²	43397.0 m ²	3167.9 m ²	43397.0 m ²

HERITAGE BUILDING SUMMARY

Level	GFA	NSA/NLA Total
GROUND	3278.4 m ²	2513.6 m ²
LEVEL 1	1389.7 m ²	1290.1 m ²
	4668.2 m ²	3803.7 m ²

BICYCLE PARKING SUMMARY

Building	Bicycle Parks
GROUND - ON-GRADE	45
BUILDING 1	33
BUILDING 2 & 3	101
BUILDING 2&3 CARPARK	15
	194

PROPOSED CAR PARKING SUMMARY

Level	Visitor	Office
Ground - On-Grade	68	0
BUILDING 1		
BASEMENT 1	0	38
BUILDING 2 & 3		
GROUND	0	72
LEVEL 1	0	0
BUILDING 2&3 CARPARK		
GROUND	0	137
LEVEL 1	0	200
LEVEL 2	0	200
LEVEL 3	0	200
LEVEL 4	0	240
LEVEL 5	0	240
LEVEL 6	0	240
LEVEL 7	0	240
LEVEL 8	0	240
LEVEL 9	0	103
GRAND TOTAL	68	2150

BUILDING 4 CAR PARKING SUMMARY

Total Cars in Caprpark Building: 915
On-Grade Cars: 19

Total DDA Spaces: 21

TOTAL Cars On-Site inc. B4: 3152

BLG 1 DEVELOPMENT SUMMARY

LEVEL	GFA	GFA Parking	Circulation & Services	NLA Office	NSA/NLA Total
BASEMENT 1	1744.2 m ²	1110.9 m ²	633.3 m ²	0.0 m ²	0.0 m ²
GROUND	874.4 m ²	0.0 m ²	478.6 m ²	395.8 m ²	395.8 m ²
LEVEL 1	2085.8 m ²	0.0 m ²	233.6 m ²	1852.2 m ²	1852.2 m ²
LEVEL 2	2085.8 m ²	0.0 m ²	233.6 m ²	1852.2 m ²	1852.2 m ²
LEVEL 3	2085.8 m ²	0.0 m ²	233.6 m ²	1852.2 m ²	1852.2 m ²
LEVEL 4	2085.8 m ²	0.0 m ²	233.6 m ²	1852.2 m ²	1852.2 m ²
LEVEL 5	2085.8 m ²	0.0 m ²	233.6 m ²	1852.2 m ²	1852.2 m ²
ROOF	1078.2 m ²	0.0 m ²	1078.2 m ²	0.0 m ²	0.0 m ²
	14125.8 m ²	1110.9 m ²	3358.0 m ²	9656.9 m ²	9656.9 m ²

BLG 2 DEVELOPMENT SUMMARY

LEVEL	GFA	GFA Parking	Circulation & Services	NLA Office	NSA/NLA Total
GROUND	1742.7 m ²	1067.6 m ²	522.7 m ²	152.4 m ²	152.4 m ²
LEVEL 1	1783.8 m ²	0.0 m ²	753.1 m ²	1030.7 m ²	1030.7 m ²
LEVEL 2	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
LEVEL 3	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
LEVEL 4	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
LEVEL 5	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
LEVEL 6	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
LEVEL 7	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
LEVEL 8	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
ROOF	69.0 m ²	0.0 m ²	69.0 m ²	0.0 m ²	0.0 m ²
	19123.0 m ²	1067.6 m ²	3329.9 m ²	14725.5 m ²	14725.5 m ²

LANDSCAPE SUMMARY

Total Area: 45992.8m²

Current Landscape: 9190.8m²

Percentage: 20%

BLG 3 DEVELOPMENT SUMMARY

LEVEL	GFA	GFA Parking	Circulation & Services	NLA Office	NSA/NLA Total
GROUND	2135.3 m ²	1062.2 m ²	528.4 m ²	544.6 m ²	544.6 m ²
LEVEL 1	2004.4 m ²	0.0 m ²	927.9 m ²	1076.5 m ²	1076.5 m ²
LEVEL 2	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
LEVEL 3	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
LEVEL 4	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
LEVEL 5	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
LEVEL 6	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
LEVEL 7	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
LEVEL 8	2218.2 m ²	0.0 m ²	283.6 m ²	1934.6 m ²	1934.6 m ²
ROOF	69.0 m ²	0.0 m ²	69.0 m ²	0.0 m ²	0.0 m ²
	19736.2 m ²	1062.2 m ²	3510.5 m ²	15163.5 m ²	15163.5 m ²

CO-WORK/CARPARK DEVELOPMENT SUMMARY

LEVEL	GFA	GFA Parking	Circulation & Services	NLA Co-Work	NLA Car Workshop	NSA/NLA Total (Exc. Workshop)
GROUND	7078.9 m ²	5674.2 m ²	553.7 m ²	851.0 m ²	0.0 m ²	851.0 m ²
LEVEL 1	7093.2 m ²	5869.1 m ²	224.1 m ²	1000.0 m ²	0.0 m ²	1000.0 m ²
LEVEL 2	7093.2 m ²	5869.1 m ²	224.1 m ²	1000.0 m ²	0.0 m ²	1000.0 m ²
LEVEL 3	7093.2 m ²	5869.1 m ²	224.1 m ²	1000.0 m ²	0.0 m ²	1000.0 m ²
LEVEL 4	7092.8 m ²	6953.9 m ²	138.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²
LEVEL 5	7092.8 m ²	6953.9 m ²	138.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²
LEVEL 6	7092.8 m ²	6953.9 m ²	138.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²
LEVEL 7	7092.8 m ²	6953.9 m ²	138.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²
LEVEL 8	7092.8 m ²	6953.9 m ²	138.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²
LEVEL 9	6506.1 m ²	3147.5 m ²	190.7 m ²	0.0 m ²	3167.9 m ²	0.0 m ²
	70328.4 m ²	61198.7 m ²	2110.8 m ²	3851.0 m ²	3167.9 m ²	3851.0 m ²

NOTE:

The following development summary includes only the proposed buildings for the amendment to the existing planning permit and endorsed drawings. The constructed buildings and associated areas and parking provisions have been excluded from the development summary and site area. Overall Site Area =45,993m²
Overall Site Area Excluding Nissan's Title = 35,068m²

*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.

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TOWN PLANNING PERMIT AMENDMENT SUBMISSION

Revisions	Date	Description	Author
	01.09.20	Pre-Application Meeting	EG
	18.09.20	Draft for Comment	EG
	29.09.20	Draft for Comment	EG
	21.10.20	Town Planning Permit Amendment Submission	NC
	05.03.21	Response to RFI 2	NC

11/03/2021 11:37:08 AM

Project **Wellington Place**

Drawing **Development Summary**

Project No **220014**

Date **03/20/20**

Author **NC**

Scale: @ A1

Drawing No. **TP05.01**

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MATERIALS SELECTION

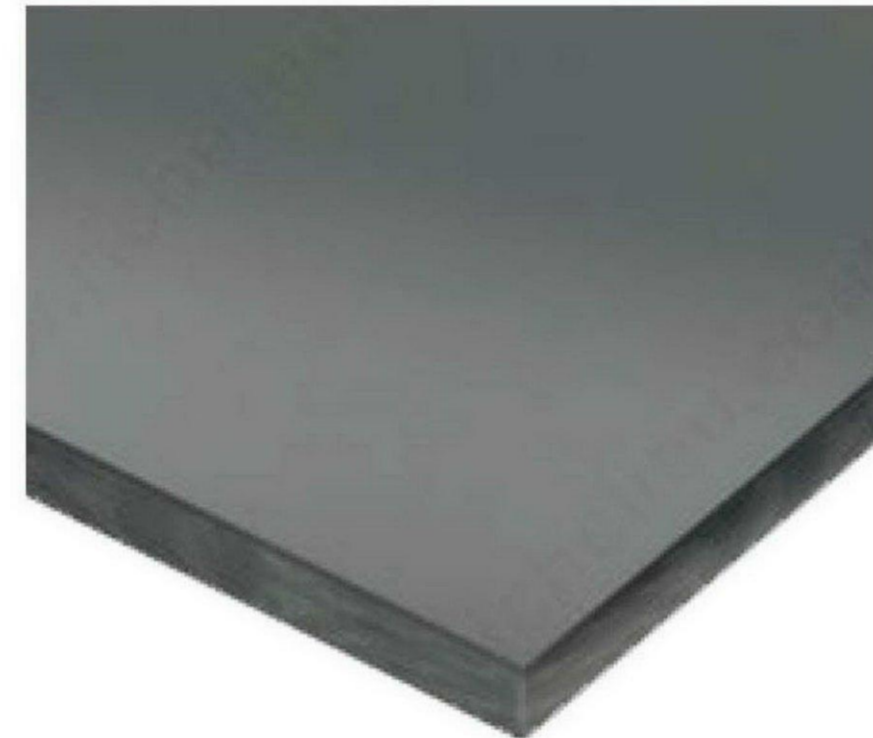
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GT01	Glass	Clear	MF01	Metal Finish Louvres / Roof Plant Screen	Charcoal
GT02	Glass	Grey	MF02	Environmental Screen	Earth Tone
			TM01	Timber Look	Natural



CF01



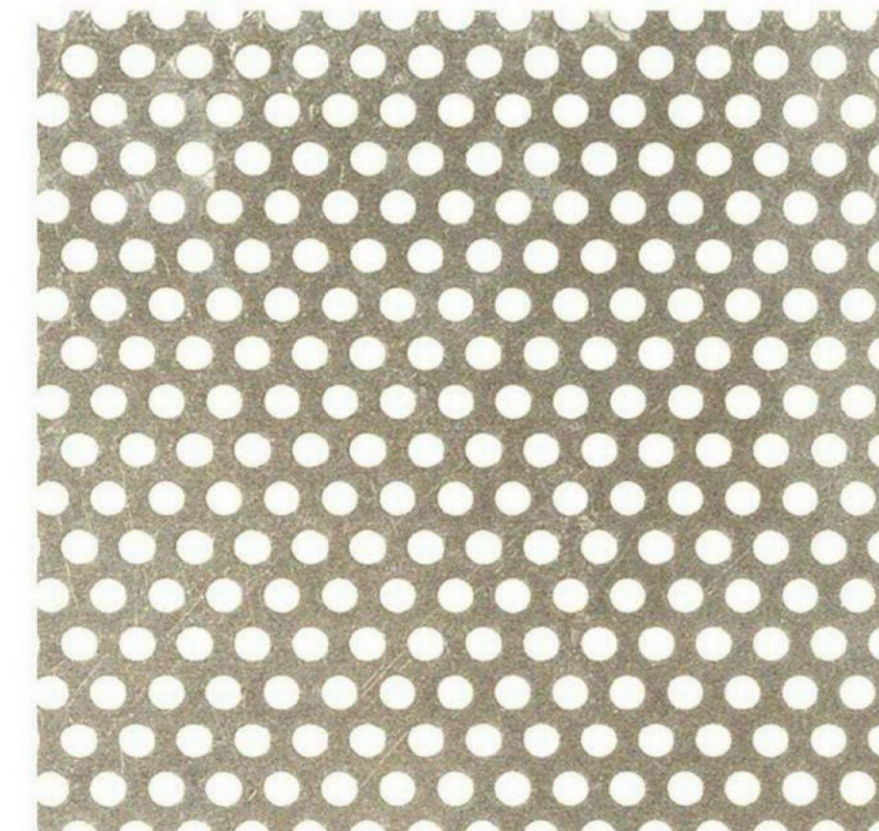
GT01



GT02



MC01



MF01



MF02



TM01 - TIMBER LOOK

The following palette is representative of the proposed core materials. The graphic representation is indicative only

TOWN PLANNING PERMIT AMENDMENT SUBMISSION

Revisions	Date	Description	Author
	18.09.20	Draft for Comment	EG
	29.09.20	Draft for Comment	EG
	21.10.20	Town Planning Permit Amendment Submission	NC

Project **Wellington Place**

Drawing **Materials Schedule**

Project No **220014** Date **09/18/20**

Author **LB**

Scale: @ A1

Drawing No. **TP07.01**

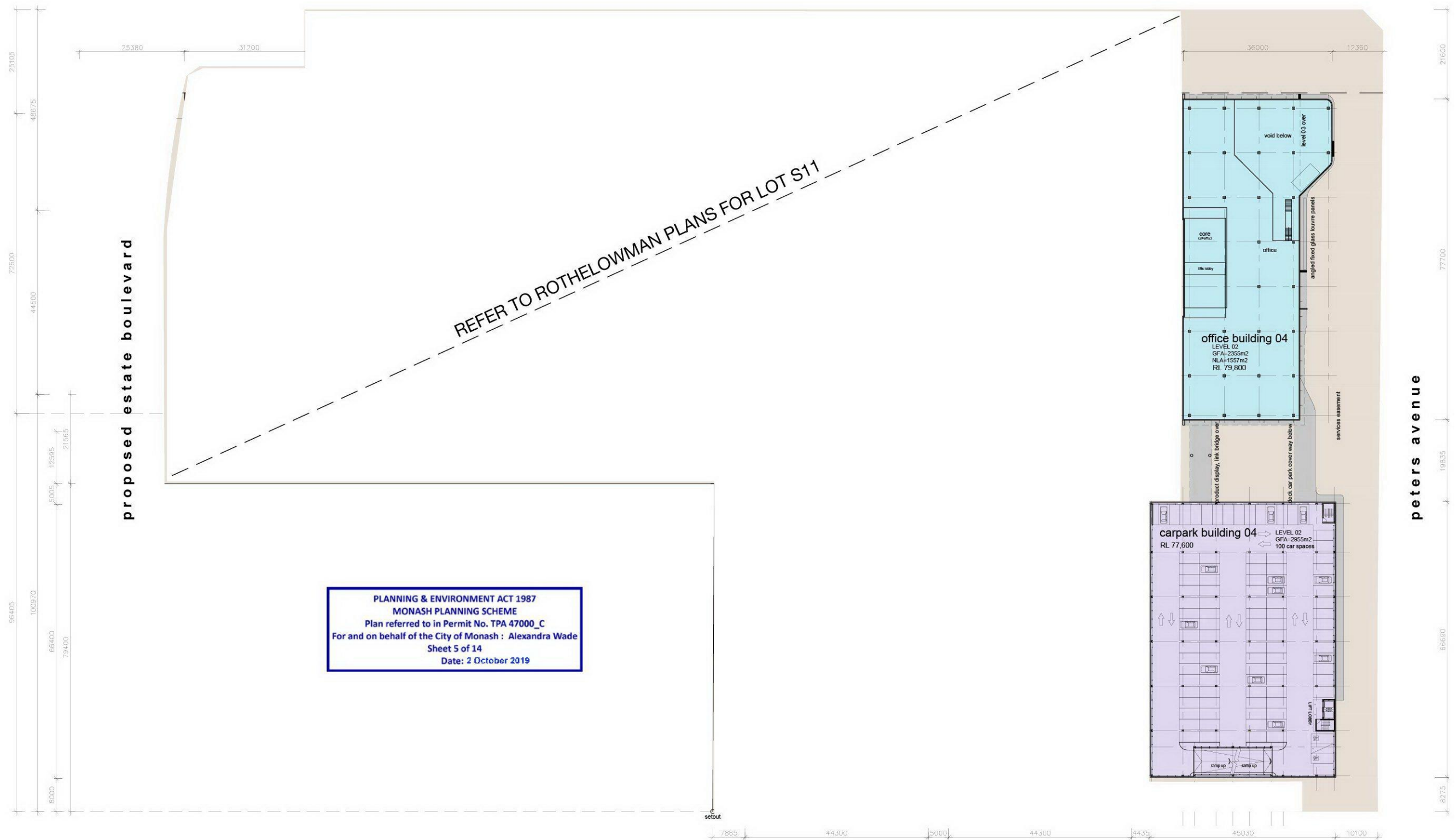
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LEVEL 02 SITE PLAN

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Rev #	Date	Description
01	20/12/2016	Town Planning Issue
02	27/01/2018	Town Planning Issue revised
03	06/06/2018	Town Planning Issue revised
04	26/11/2018	Carpark dimensions
05	10/01/2019	Carpark building 04 layout revised
06	03/05/2019	Town Planning Issue - Revised Drawings
07	31/05/2019	Town Planning Issue - Revised Drawings

Traffic Engineer
GTA
 Level 25, 55 Collins Street, Melbourne
 Tel: (03) 9651 9600

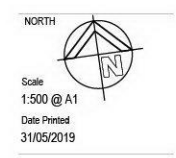
Town Planning
SMEC Australia Pty. Ltd.
 Level 10, 71 Queens Road, Melbourne
 Tel: (03) 96514 1500

Client
CIP
 Level 3, 325 Flinders Lane, Melbourne
 Tel: (03) 9629 0200

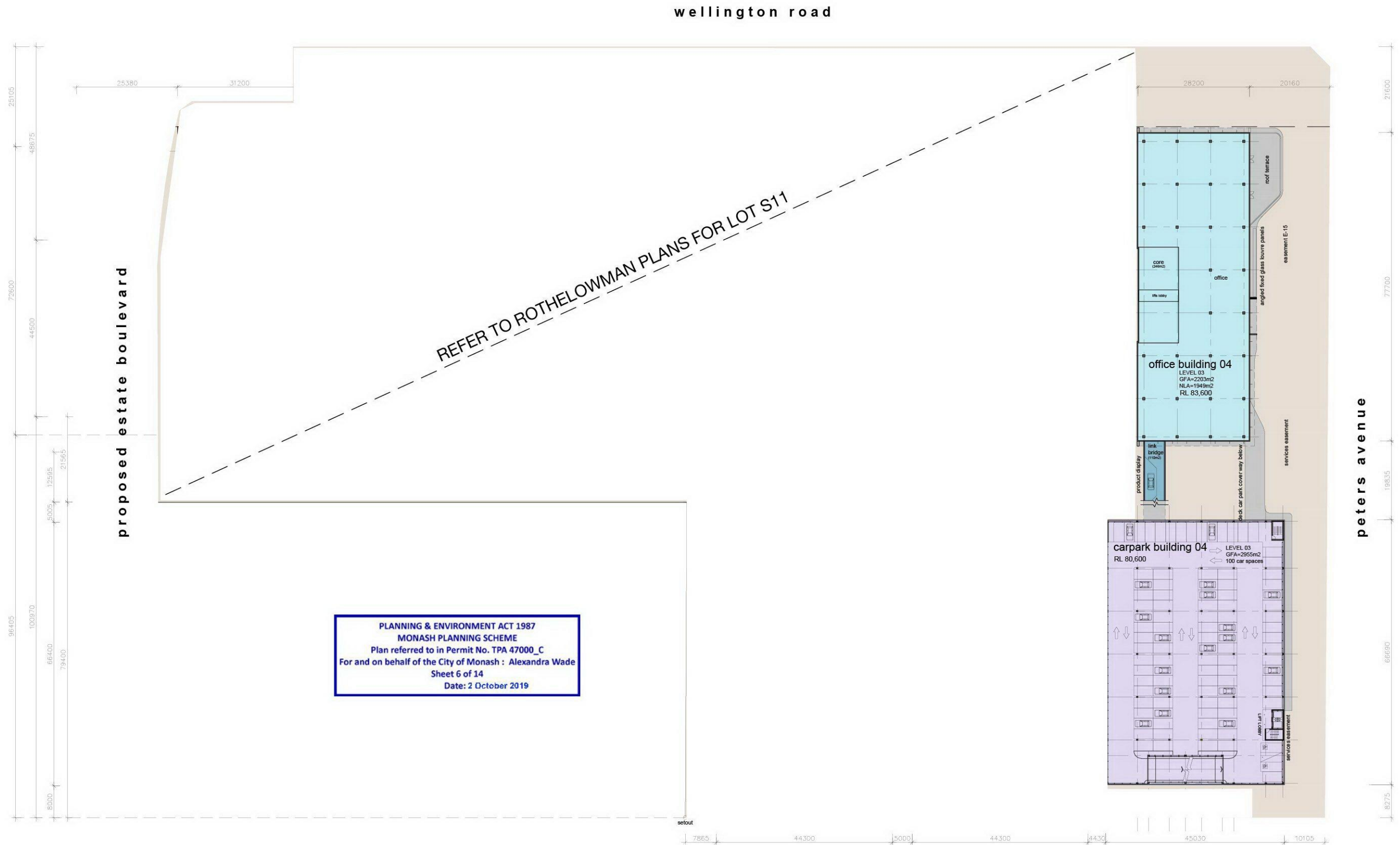
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 Level 10, 2 Southbank Boulevard, Melbourne
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Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



Drawing Title		
Level 02 Site Plan		
Project Number	Drawing Number	Revision
	TP-05	07
Status	Town Planning	



LEVEL 03 SITE PLAN

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Rev #	Date	Description
01	20/12/2016	Town Planning Issue
02	27/01/2018	Town Planning Issue Revised
03	06/06/2018	Town Planning Issue Revised
04	10/01/2019	Carpark building 04 layout revised
05	03/05/2019	Town Planning Issue - Revised Drawings
06	31/05/2019	Town Planning Issue - Revised Drawings

Traffic Engineer
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Tel: (03) 9651 9600

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Tel: (03) 96514 1500

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Tel: (03) 9629 0200

Client
Frasers Property
Level 14, 2 Southbank Boulevard, Melbourne
Tel: (03) 9426 1000

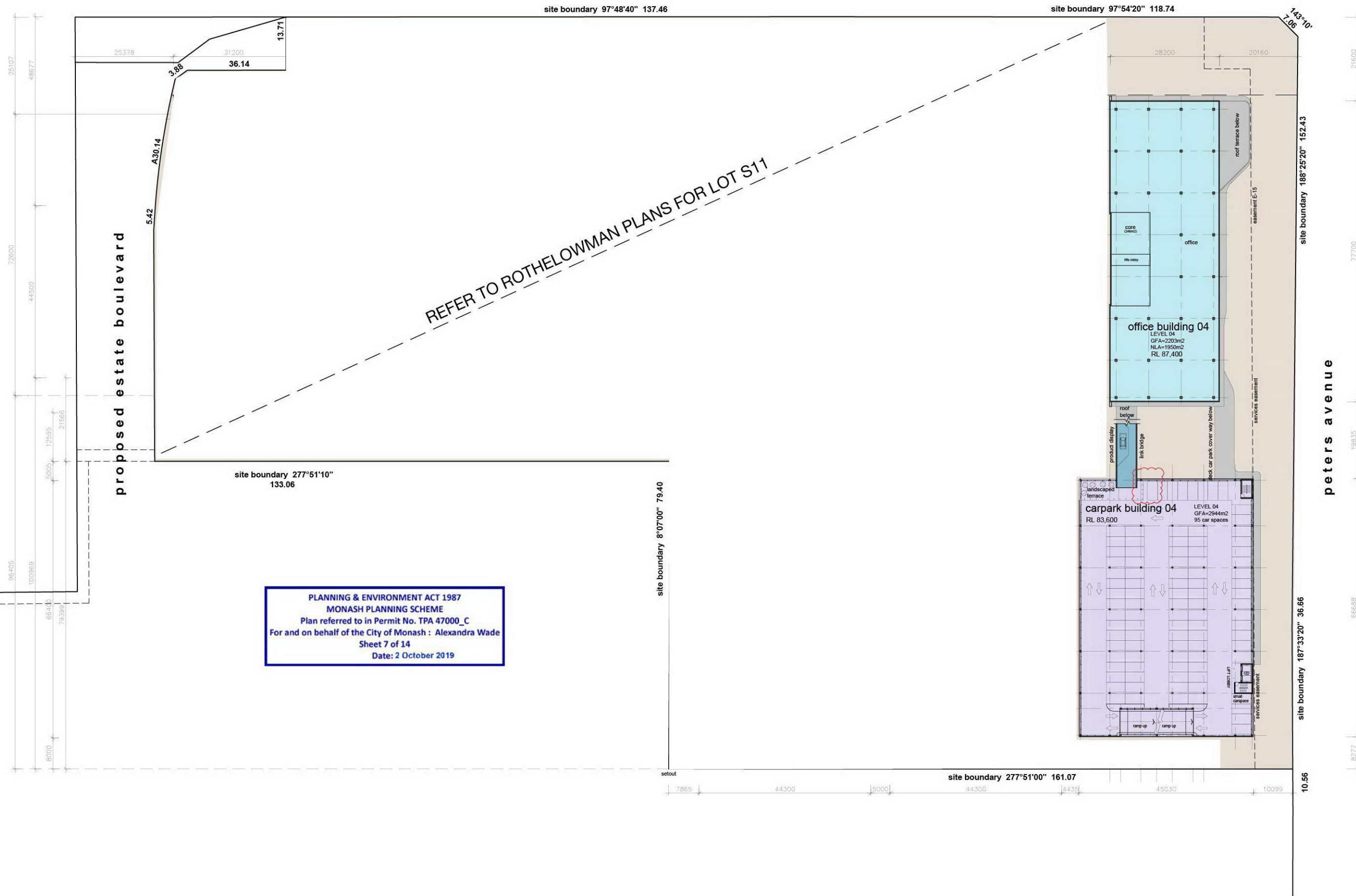


Project
254-294 Wellington Rd Office Park
254 - 294 Wellington Road, Mulgrave



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

wellington road



PLANNING & ENVIRONMENT ACT 1987
 MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 47000_C
 For and on behalf of the City of Monash : Alexandra Wade
 Sheet 7 of 14
 Date: 2 October 2019

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	04/02/2018	Town Planning Issue Revised
04	10/01/2019	Carpark building 04 layout revised
05	03/05/2019	Town Planning Issue - Revised Drawings
06	31/05/2019	Town Planning Issue - Revised Drawings
07	16/07/2019	Town Planning Issue - Council feedback changes
08	16/09/2019	Town Planning Issue - Carpark re-marking

Traffic Engineer
GTA
 Level 25, 55 Collins Street, Melbourne
 Tel : (03) 9651 9600

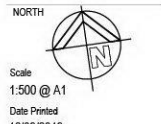
Town Planning
SMEC Australia Pty. Ltd.
 Level 10, 71 Queens Road, Melbourne
 Tel : (03) 96514 1500

Client
CIP
 Level 3, 325 Flinders Lane, Melbourne
 Tel : (03) 9629 0200

Client
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 Tel : (03) 9426 1000



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

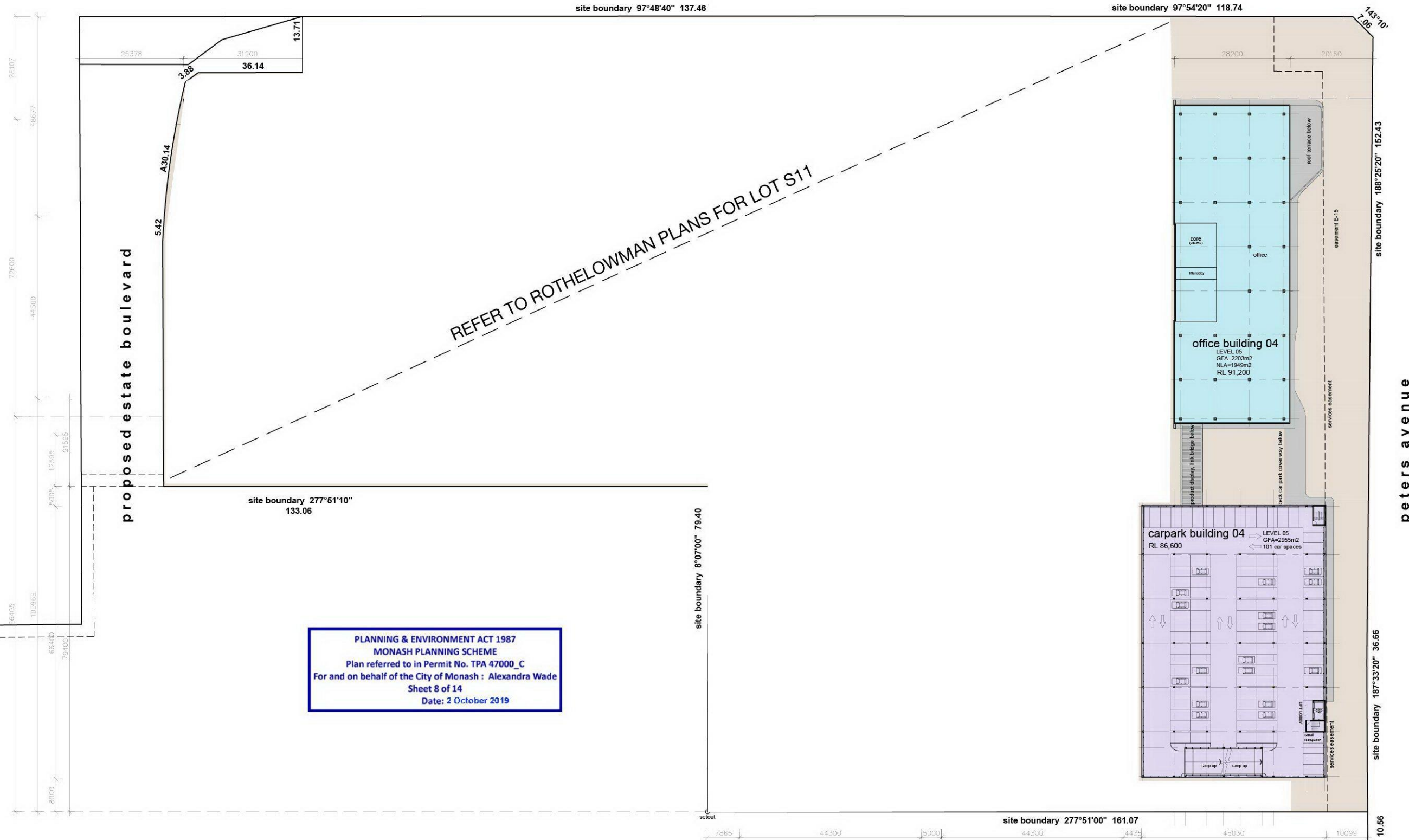


Drawing Title
Level 04 Site Plan

Project Number Drawing Number Revision
 TP-07 08

Status
 Town Planning

wellington road



PLANNING & ENVIRONMENT ACT 1987
 MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 47000_C
 For and on behalf of the City of Monash : Alexandra Wade
 Sheet 8 of 14
 Date: 2 October 2019

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	04/02/2018	Town Planning issue revised
04	10/01/2019	Carpark building 04 layout revised
05	03/09/2019	Town Planning issue - Revised Drawings
06	31/05/2019	Town Planning issue - Revised Drawings
07	17/07/2019	Town Planning issue - Council feedback changes

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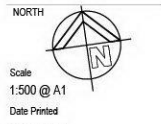
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 Level 14, 2 Southbank Boulevard, Melbourne
 Tel : (03) 9426 1000



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

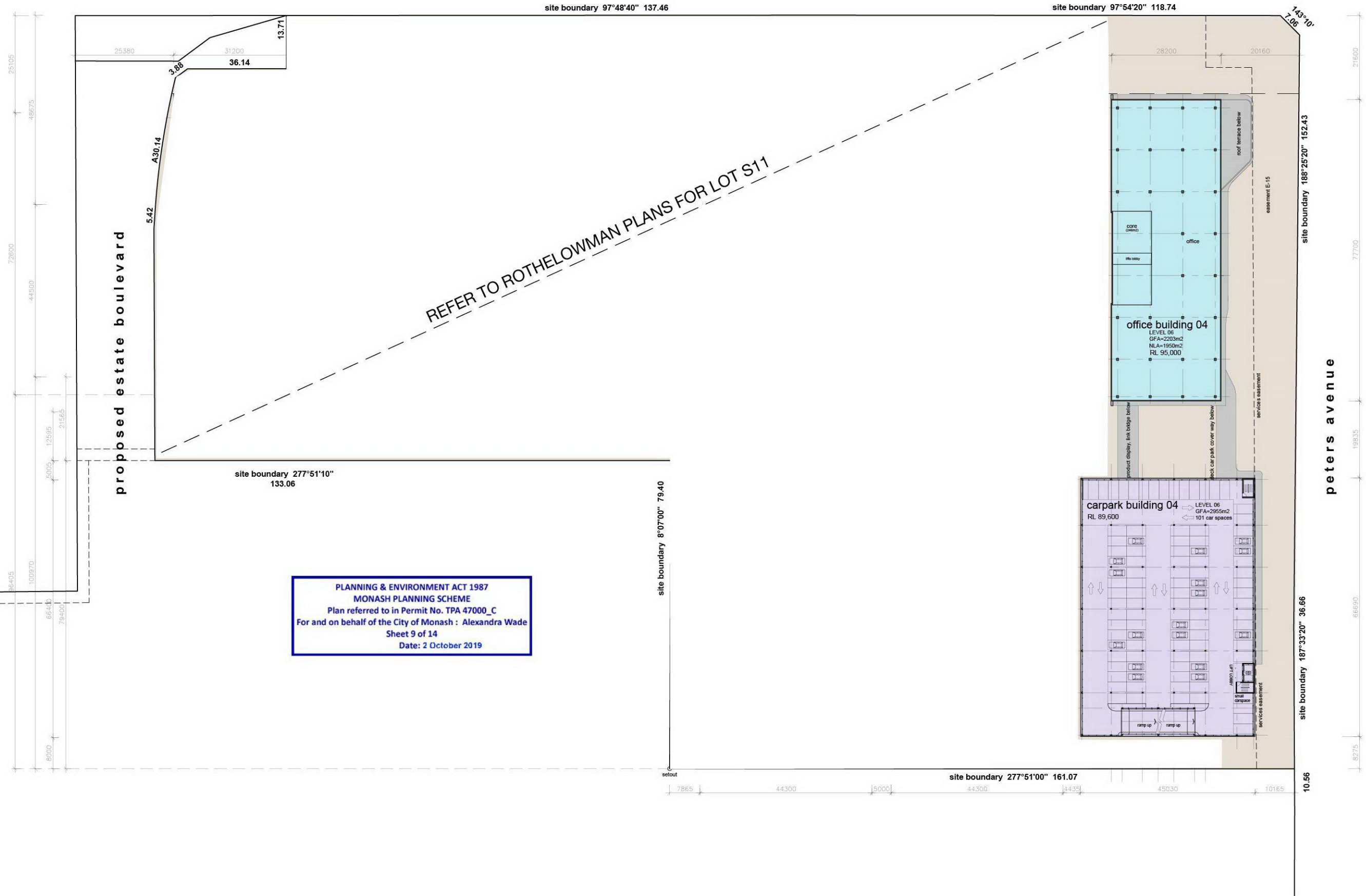


Drawing Title
Level 05 Site Plan

Project Number	Drawing Number	Revision
	TP-08	07

Status
 Town Planning

wellington road



PLANNING & ENVIRONMENT ACT 1987
 MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 47000_C
 For and on behalf of the City of Monash : Alexandra Wade
 Sheet 9 of 14
 Date: 2 October 2019

LEVEL 06 SITE PLAN

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Rev #	Date	Description
01	20/12/2016	Town Planning Issue
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03	04/05/2018	Town Planning Issue Revised
04	10/01/2019	Carpark building 04 layout revised
05	03/09/2019	Town Planning Issue - Revised Drawings
06	31/05/2019	Town Planning Issue - Revised Drawings
07	17/07/2019	Town Planning Issue - Council feedback changes

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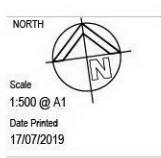
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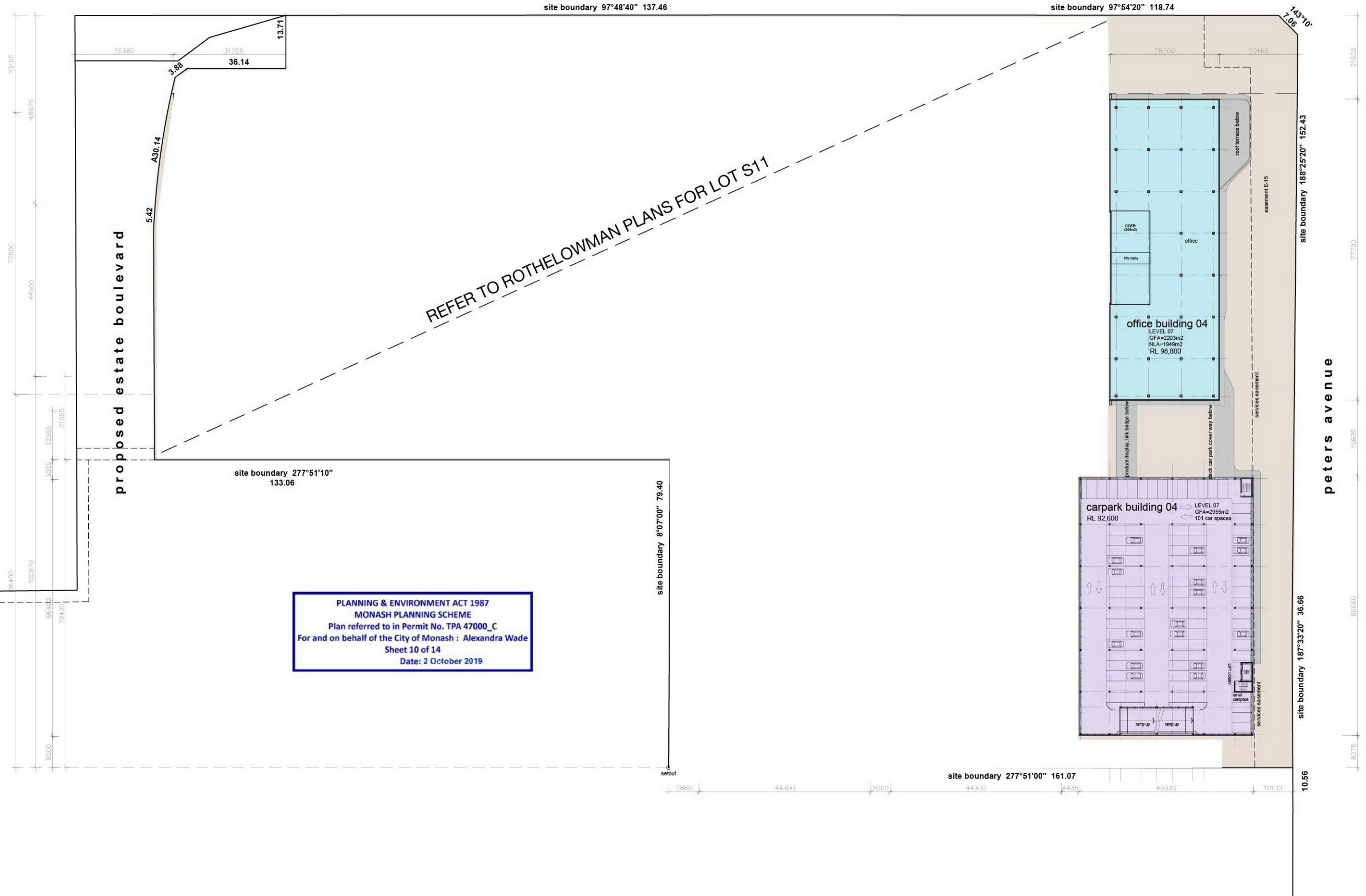


Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



Drawing Title		
Level 06 Site Plan		
Project Number	Drawing Number	Revision
	TP-09	07
Status	Town Planning	

wellington road



PLANNING & ENVIRONMENT ACT 1987
 MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 47000_C
 For and on behalf of the City of Monash : Alexandra Wade
 Sheet 10 of 14
 Date: 2 October 2019

LEVEL 07 SITE PLAN

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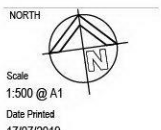
Rev #	Date	Description
01	20/12/2016	Town Planning Issue
02	27/01/2018	Town Planning Issue revised
03	06/06/2018	Town Planning Issue revised
04	10/01/2019	Carpark building 04 layout revised
05	05/05/2019	Town Planning Issue - Drawings revised
06	21/06/2019	Town Planning Issue - Drawings revised
07	17/01/2019	Town Planning Issue - Council feedback changes

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 Town Planning
SMEC Australia Pty. Ltd.
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 Tel: (03) 96514 1500

Client
CIP
 Level 3, 325 Flinders Lane, Melbourne
 Tel: (03) 9629 0200
 Client
Frasers Property
 Level 14, 2 Southbank Boulevard, Melbourne
 Tel: (03) 9428 1000

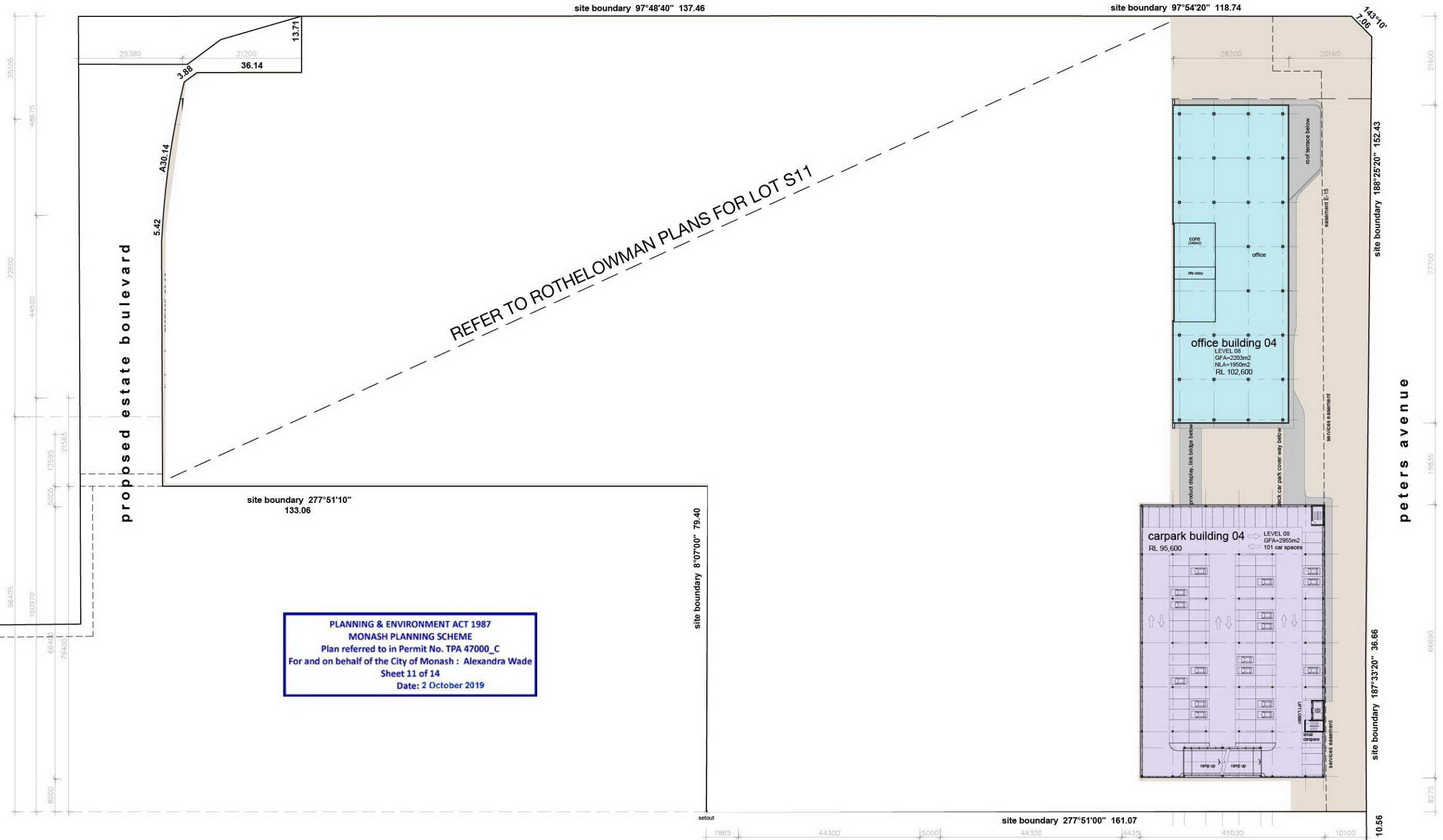


Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



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

wellington road



LEVEL 08 SITE PLAN

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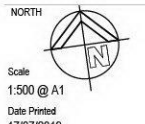
Rev #	Date	Description
01	20/12/2016	Team Planning Issue
02	27/07/2018	Team Planning Issue revised
03	06/02/2019	Team Planning Issue revised
04	10/01/2019	Carpark building 04 layout revised
05	03/05/2019	Team Planning Issue - Drawings revised
06	21/05/2019	Team Planning Issue - Drawings revised
07	17/07/2019	Team Planning Issue - Council feedback charges

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 Tel: (03) 9629 0200
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 Tel: (03) 9426 1000

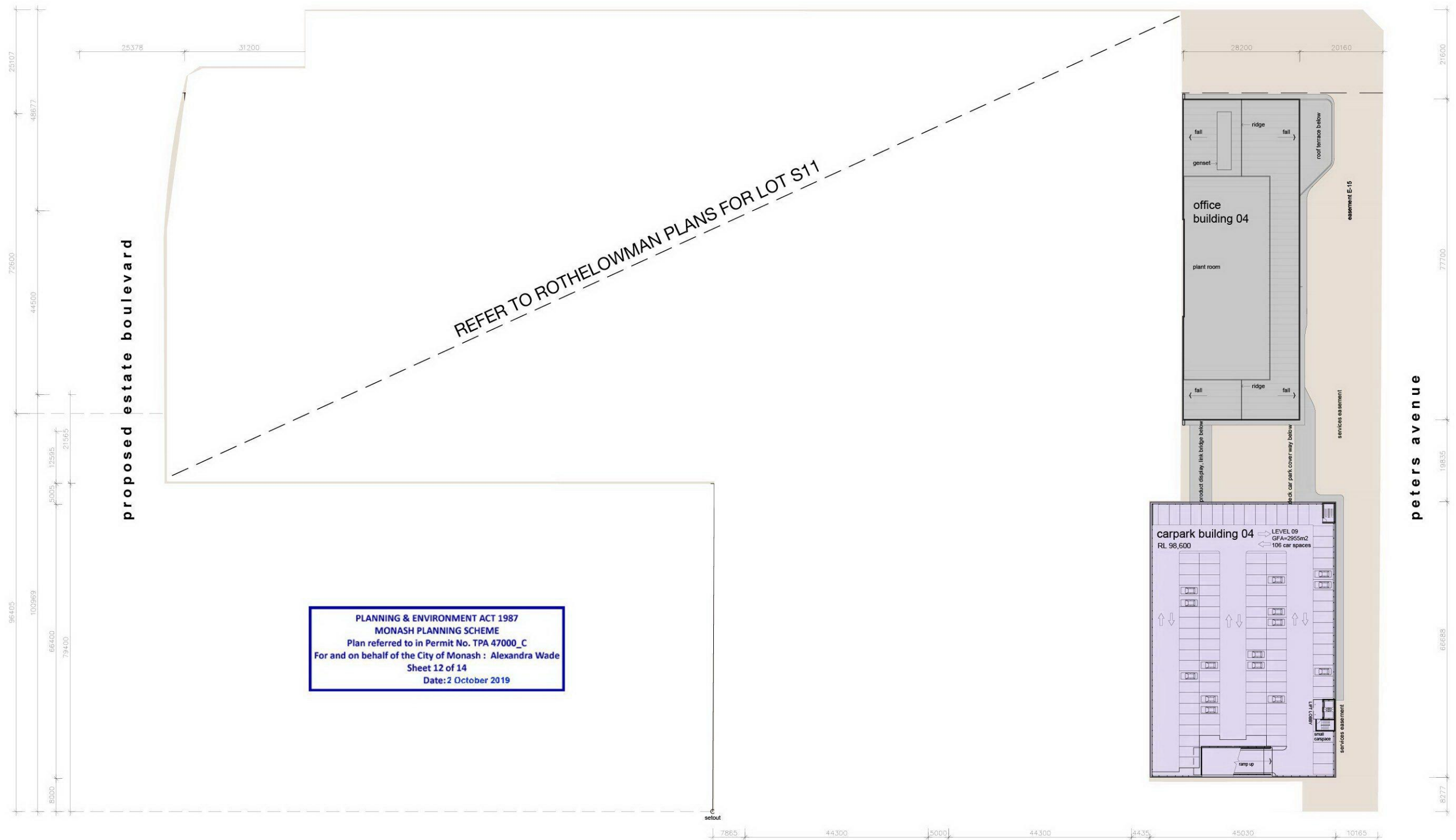


Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



Drawing Title		
Level 08 Site Plan		
Project Number	Drawing Number	Revision
	TP-11	07
Status	Town Planning	

wellington road



PLANNING & ENVIRONMENT ACT 1987
 MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 47000_C
 For and on behalf of the City of Monash : Alexandra Wade
 Sheet 12 of 14
 Date: 2 October 2019

LEVEL 09 SITE PLAN

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Rev #	Date	Description
01	20/12/2016	Town Planning Issue
02	27/01/2018	Town Planning Issue revised
03	06/06/2018	Town Planning Issue revised
04	10/01/2019	Additional level 09 added to carpark building 04
05	18/01/2019	Carpark level corrected, office plant room revised
06	02/06/2019	Town Planning Issue - Drawings revised
07	31/05/2019	Town Planning Issue - Drawings revised
08	17/07/2019	Town Planning Issue - Council feedback changes

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 Tel: (03) 9651 9600

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 Level 10, 71 Queens Road, Melbourne
 Tel: (03) 96514 1500

Client
CIP
 Level 3, 325 Flinders Lane, Melbourne
 Tel: (03) 9629 0200

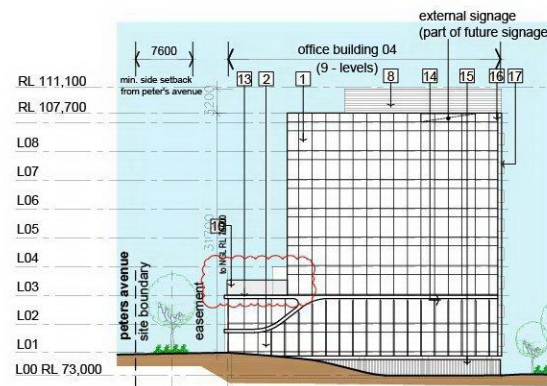
Client
Frasers Property
 Level 10, 2 Southbank Boulevard, Melbourne
 Tel: (03) 9428 1000



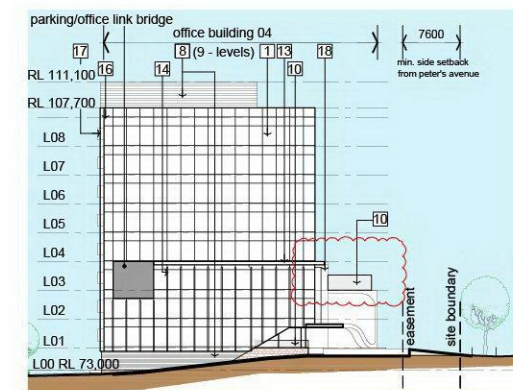
Project
254-294 Wellington Rd Office Park
 254 - 294 Wellington Road, Mulgrave



Drawing Title		
Level 09 Site Plan		
Project Number	Drawing Number	Revision
	TP-12	08
Status	Town Planning	



WELLINGTON ROAD - NORTH ELEVATION

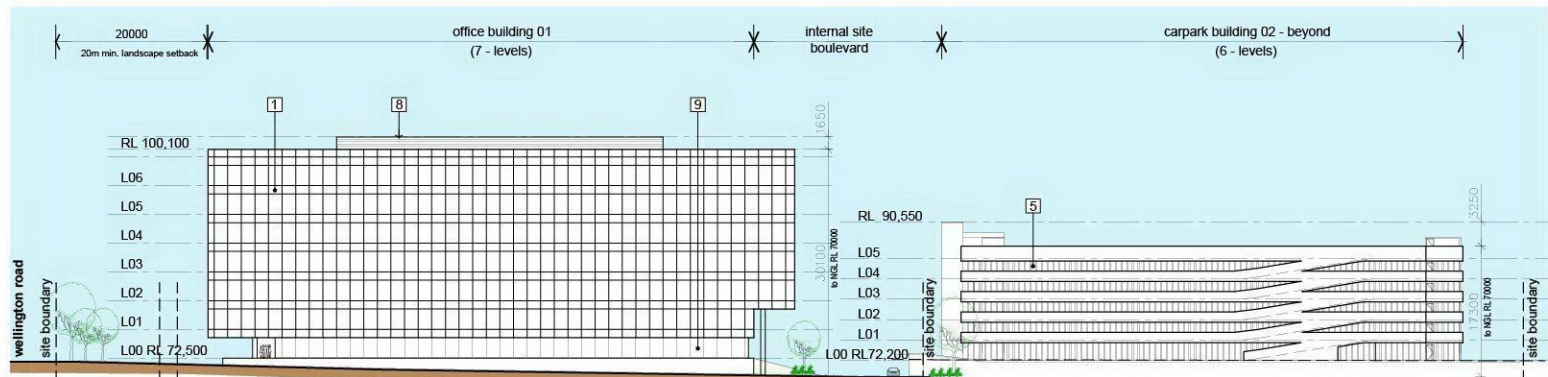


INTERNAL SITE BOULEVARD - SOUTH ELEVATION

PLANNING & ENVIRONMENT ACT 1987
 MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 47000_C
 For and on behalf of the City of Monash: Alexandra Wade
 Sheet 13 of 14
 Date: 2 October 2019

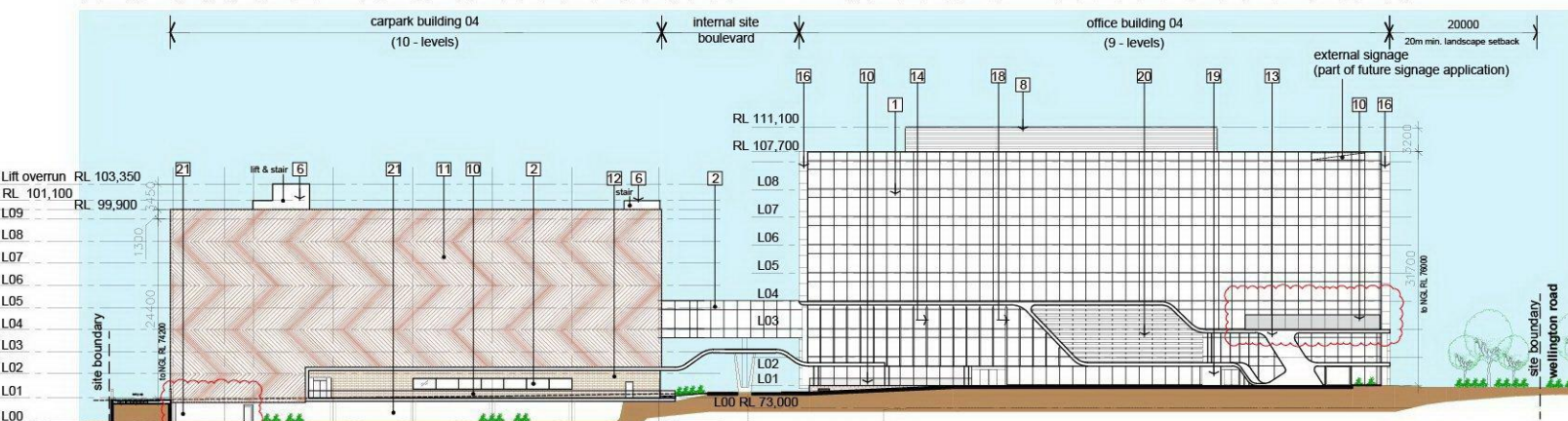
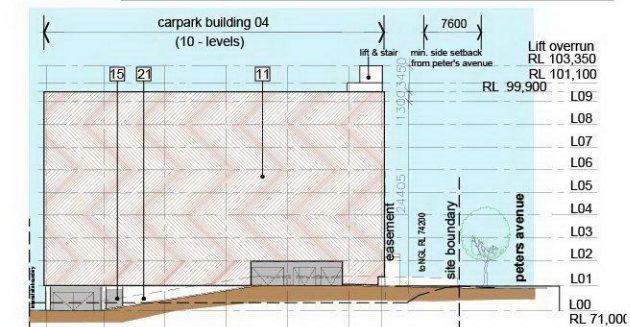
External Finishes Schedule:

- 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 render to spandrels)
- 6 aluminium cladding. (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 brick cladding - charcoal
- 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
- 21 render finish - charcoal

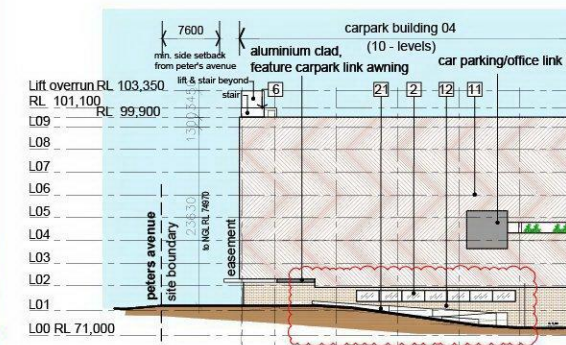


ESTATE BOULEVARD - WEST ELEVATION

CARPARK BUILDING - SOUTH ELEVATION



PETERS AVENUE - EAST ELEVATION



INTERNAL SITE BOULEVARD - NORTH ELEVATION

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Rev #	Date	Description
01	30/12/2018	Team Planning Issue
02	27/07/2019	Team Planning Issue revised
03	06/08/2019	Team Planning Issue revised
04	19/01/2019	Additional level 09 added to carpark building 04 elevations revised.
05	19/01/2019	Carpark stairs - lifts and office program updates.
06	05/05/2019	Team Planning Issue - Drawings Revised
07	31/05/2019	Team Planning Issue - Drawings Revised
08	02/07/2019	Team Planning Issue - revision clouds added
09	04/07/2019	Team Planning Issue - carpark east view precast in lieu of metal precast

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DEVELOPING RELATIONSHIPS BUILDING SUCCESS
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FRASERS PROPERTY

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

NORTH
 Scale
 1:500 @ A1
 Date Printed
 04/07/2019

Drawing Title
Site Elevations

Project Number Drawing Number Revision
 TP-13 09

Status
 Town Planning



254-294 Wellington Rd, Mulgrave

Landscape Concept for Planning Permit Application

Prepared for ESR

Quality Assurance

254 Wellington Rd
Landscape Concept Report
for Town Planning Application

Prepared for ESR

Project Number
[320-0501-L-00-RP01]

Revision (see below)
[01]

Issued
25 Mar 2021

Revisions

Rev	Issued	Details	Prepared By	Reviewed By	Project Principal
[00]	Sep 2020	For Town Planning	KM	ML	ML
[01]	25 Mar 2021	For Town Planning	JL	ML	ML

1 Landscape Design Response

Landscape Vision

The vision for the proposed development is to achieve a vibrant and cohesive landscape that delivers a unique experience and celebrates the character of the site, building a distinctive identity that is grounded in the local context and a refreshed landscape design thematic.

The objective is to create a place offering deep, rich and multilayered opportunities to enhance visitor experience to ensure the development of welcoming, accessible, mix use precinct active throughout the day, evenings and weekends.

Design Principles

The following design principles should be adopted as part of the landscape strategy for the Wellington Place Precinct external landscape areas.

Identity and Legibility

- Create a strong cohesive precinct wide identity that builds upon the precinct heritage buildings and the retention of existing and established tree structure, whilst introducing and refreshed landscape design thematic as well as material selection to compliment new architectural style and character
- Create legible & navigable outdoor spaces including gateways, a hierarchy of linear linkages connecting a series of destination nodes, and interface treatments
- Use signature trees species to identify gateways, internal street hierarchy & nodal spaces

Connected and engaging

- Create a walk-able and connected precinct, encourage activation and habitation of outdoor spaces, optimize use and foster opportunities for social interaction.

Flexibility

- Consider the end users and how best to cater for them through a flexible landscape, designed for adaption over temporal scales

Sustainability

- Showcase ESD values through provision of green infrastructure and climate responsive design

Art Overlay

- Consider incorporation of sculpture /art overlay as an integral part of the landscape spaces to be enjoyed by the precinct users and the community, as well as contributing to the 'sense of place'.

Inspiration

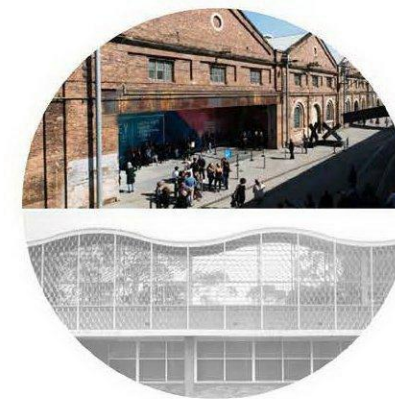
KEY words

...permeability...
 ...legible pedestrian routes...
 ...rhythm...
 ...clear 'heart'...
 ...frame life between the buildings...
 ...site character...
 ...site activation...



Landscape

Harmonious
Native Palette



Simplicity

Unified Architectural Language
Restrained Colour Palette

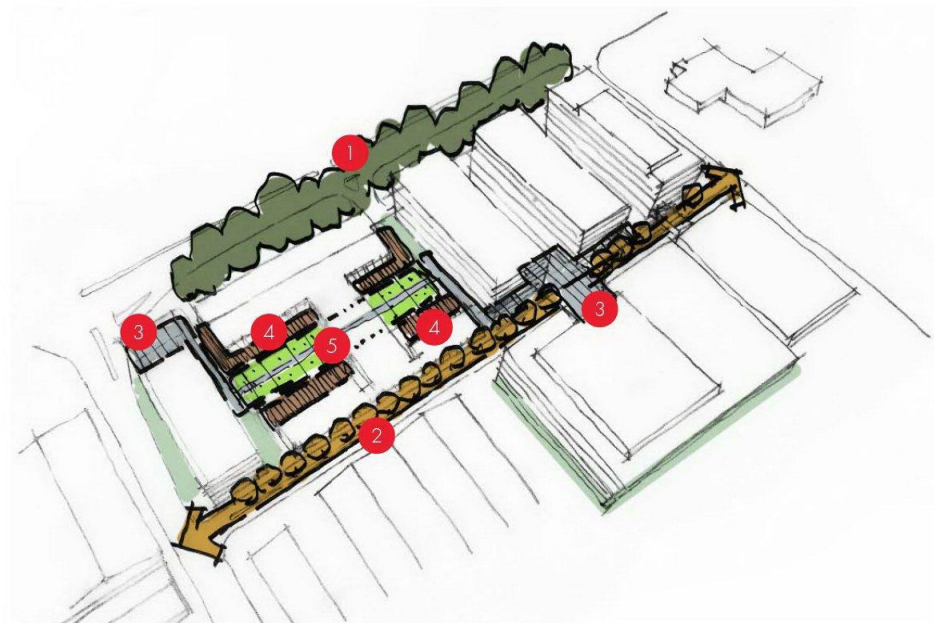


Structural Continuity

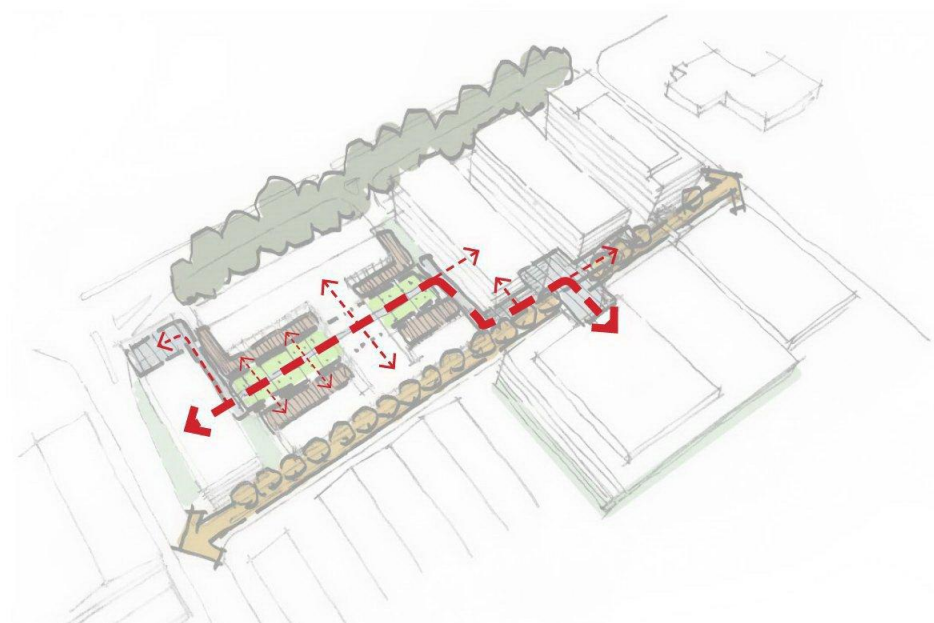
Facade Rhythm
Cohesive Geometry

(images from Rothelowman Report)

2 Landscape Spaces



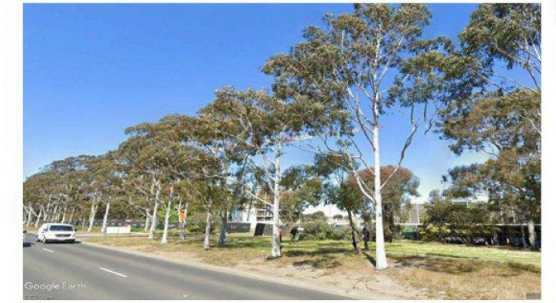
Landscape Spaces



Movement Routes / Connectivity

1 Landscape Setback – Street frontage

- Enhance the landscape 'Sense of place' and a sense of arrival via the augmentation of existing tree structure where possible and low-lying shrub planting to visually 'enclose' the precinct
- Provide additional landscape amenity through informal landscape nodes
- Provide linkages through additional pathways where possible



2 Boulevard

- Create a tree boulevard avenue complementing the overall sense of arrival, as well as framing views upon entry and egress from the precinct.



3 Arrival Forecourts

- Landscape treatment to complement and enhance the architectural urban gesture
- Landscape treatment to reinforce building address and sense of arrival
- Spill-out courtyards immediate to building to offer varied, adaptable landscape amenities
- Encourage activation of landscape spaces



4 Active Edges

- Spill-out courtyards immediate to building to offer varied, adaptable landscape amenities
- Encourage activation of landscape spaces
- Natural shade to be provided through new tree plantings
- Landscape treatment to complement and enhance the architectural urban gesture



5 Flexible Courtyards

- Flexible courtyards will offer adaptable landscape amenities as well as natural shade via strategic tree structure planting
- Activate landscape spaces that promote collaboration and meeting
- 'Loose fit' and adaptable spaces that can respond to different uses
- Landscape screening to be provided to private areas therefore encouraging social interactions.



3 Landscape Concept Plan



Legend

- 1 **Landscape Setback – Street frontage**
 - 2 **Boulevard**
 - 3 **Arrival Forecourts**
 - 4 **Active Edges**
 - 5 **Flexible Courtyards**
- | | | |
|--|---|--|
| <ul style="list-style-type: none"> TITLE BOUNDARY EXISTING TREES
To be retained and protected PROPOSED TREES
Refer to Planting schedule for example species LAWN GARDEN BED
Refer to Planting schedule for example species | <ul style="list-style-type: none"> PAVING TYPE 1
Exposed aggregate concrete with brick banding PAVING TYPE 2
Brick paving PAVING TYPE 3
Timber platforms/seating CONCRETE SEAT PERGOLA STRUCTURE | |
|--|---|--|



4 Flexible Courtyards

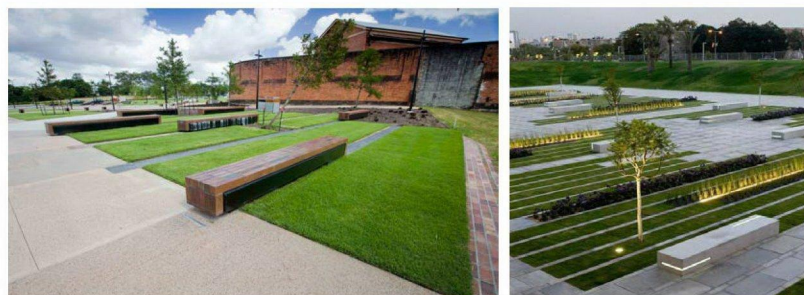
Located between the heritage buildings, the flexible Courtyard is the heart of the precinct. The 'loose fit' and adaptability of the space will make it suitable for a variety of uses, including meeting & collaboration, events and outdoor dining.

Various height timber platforms and a lawn area are strategically located to provide opportunities for larger group gatherings, while smaller seating elements allow for more intimate spaces and smaller groups of people.

The connecting pedestrian route through the courtyards is strengthened by a series of pergola structures and vertical green providing a positive impact on the form and experience of the site.

Design principles:

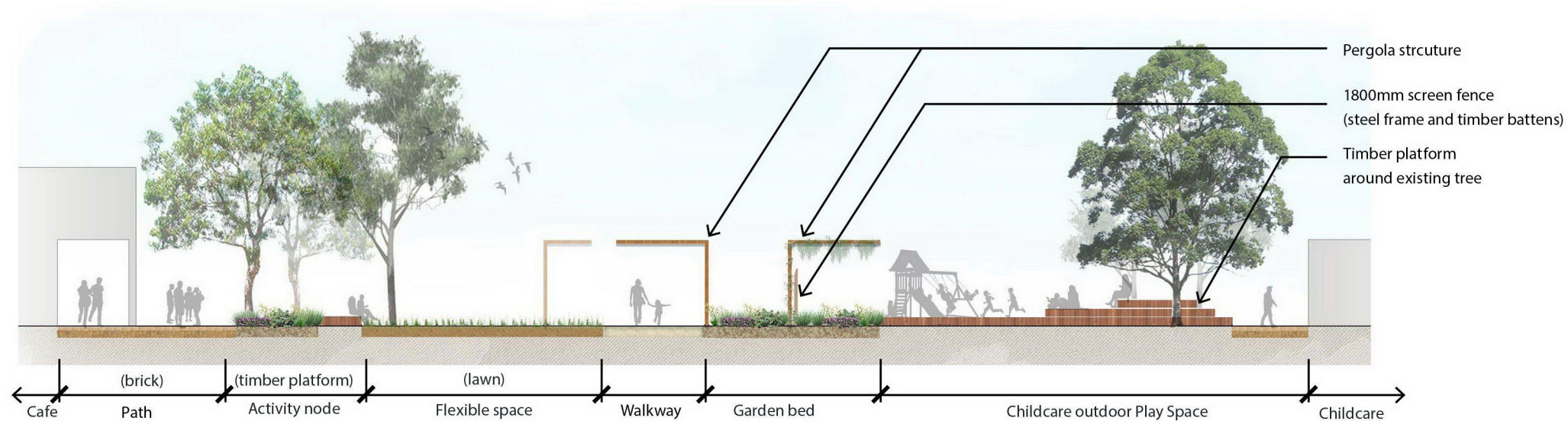
- Formal language with robust, high quality materials
- Provision of seating and shade
- Create a stimulating experience with integrated structures and opportunities for greening
- Equality of access and inclusive design



Landscape language



Landscape Plan



Landscape Section A 1:20 (A3)

Flexible Courtyards_Perspective



Artist impression only

5 Planting Strategy



Materials| Planting Strategy

Planters and selected plant species will marry the external facade to the landscape using predominantly native species with a variety of forms, textures and colours. Complementary tree species, exotic and native (non-indigenous) have been used to highlight particular areas.

The starting point for the planting design is the City of Monash preferred landscape character 'Tall Eucalypt' *Vegetation with the appearance of Eucalyptus species and taller than 10m. Predominantly evergreen character, Preferred landscape subcharacter: GC3 - Native garden commercial/ industrial tall Eucalypt landscape character. ...Include tall eucalypt style canopy trees to soften the built form.*

The planting design also strives to meet the goals set out in the 'Masterplan Sustainability Management Plan'.

1.2 Monash City Council Requirements: Key Nominated Objectives from the Environmentally Sustainable Design Policy Clause 22.13 Urban Ecology

- 'protect and enhance biodiversity within the municipality'
- Provide environmentally sustainable landscapes and natural habitats, and minimise the urban heat island effect;
- Encourage the retention of significant trees;
- Encourage the planting of indigenous vegetation

The design retains as many existing trees as possible, makes use of predominantly indigenous species as outlined in Monash City Council's resources. Creates a vegetated 'envelope' around the site, and establishes shade for key routes of pedestrian travel within the Masterplan site.

2.1 Building Management

Water Resources - Landscape Irrigation

- Drought tolerant landscaping is installed in accordance with Xeriscape principles and coarse mulch will be applied to improve infiltration and reduce water requirements.

Indigenous species require less water input and are climatically suited to their environment. Drip irrigation will be used in locations where irrigation would be required.

Lawn areas have been used strategically and used minimally.

6 Soft Landscape Materials Palette

Planting Schedule

BOULEVARD AND ASSOCIATED SPACES

CODE	BOTANIC NAME	COMMON NAME	DENSITY	MATURE SIZE (H x W)	INSTALL SIZE
TREES					
Erad	<i>Eucalyptus radiata</i>	Narrow-leaf Peppermint	As Shown	10-40 x 6-20m	45L
Esid	<i>Eucalyptus sideroxylon</i>	Red Ironbark	As Shown	10-15 x 3-5m	45L
Tcor	<i>Tilia cordata</i>	Small Leaf Linden	As Shown	15 x 6m	45L/200L
SHRUBS & GROUNDCOVERS					
Dadm	<i>Dianella admixta</i>	Black Anther Flax Lily	4/m ²	0.5 x 0.5m	200mm pots
Fnod	<i>Ficinia nodosa</i>	Knobby Club Rush	4/m ²	0.75-1.5 x 2m	200mm pots
Hvio	<i>Hardenbegia violacea</i>	Happy Wanderer	4/m ²	climbing	200mm pots
Ltan	<i>Lomandra 'Tanika'</i>	Matt Rush 'Tanika'	4/m ²	0.5 x 0.5m	200mm pots
Lsea	<i>Lomandra confertifolia 'Seascape'</i>	Matt Rush 'Seascape'	4/m ²	0.5 x 0.5m	200mm pots
Pocc	<i>Patersonia occidentalis</i>	Long Purple Flag	4/m ²	0.6m x 0.5m	200mm pots
Tasi FM	<i>Trachelospermum asiaticum 'Flat Mat'</i>	Flat Mat Trachelospermum	2/m ²	0.3 x 3m	200mm pots

FLEXIBLE SPACES

CODE	BOTANIC NAME	COMMON NAME	DENSITY	MATURE SIZE (H x W)	INSTALL SIZE
TREES					
Bpxa	<i>Brachychiton populneus x acerifolius 'Bella Pink'</i>	Brachychiton 'Bella Pink'	As Shown	8 x 4m	45L
Ccit	<i>Corymbia citriodora</i>	Lemon Scented Gum	As Shown	20 x 8m	45L
Nsyl	<i>Nyssa sylvatica</i>	Tupelo	As Shown	11 x 6m	45L
Zs	<i>Zelkova serrata</i>	Japanese Elm	As Shown	8 x 5m	45L
SHRUBS & GROUNDCOVERS					
Bmul	<i>Brachyscome multifida</i>	Cut-Leaf Daisy	4/m ²	0.2 x 0.5m	200mm pots
Csem	<i>Chrysocephalum semipapposum</i>	Clustered Everlasting	4/m ²	0.5 x 0.5m	200mm pots
Cref	<i>Correa reflexa</i>	Native Fuschia	4/m ²	0.5 x 1m	200mm pots
Cvar	<i>Craspedia variabilis</i>	Common Billy Buttons	4/m ²	0.5 x 0.3m	200mm pots
Eniv	<i>Eremophila nivea</i>	Emu Bush	4/m ²	0.8 x 0.5m	200mm pots
Fnod	<i>Ficinia nodosa</i>	Knobby Club Rush	4/m ²	0.75-1.5 x 2m	200mm pots
Iaus	<i>Indigofera australis</i>	Austral Indigo	4/m ²	2 x 2m	200mm pots
Kpro	<i>Kennedia prostrata</i>	Running Postman	4/m ²	prostrate x 1m	200mm pots
Psie	<i>Poa sieberiana</i>	Grey Tussock Grass	4/m ²	0.3 x 0.5m	200mm pots
CLIMBERS					
Hvio	<i>Hardenbegia violacea</i>	Happy Wanderer	4/LM	climbing	200mm pots
Tjas	<i>Trachelospermum jasminoides</i>	Star Jasmine	4/LM	climbing	200mm pots

FORECOURTS AND COURTYARDS

CODE	BOTANIC NAME	COMMON NAME	DENSITY	MATURE SIZE (H x W)	INSTALL SIZE
TREES					
Alit	<i>Allocasurina littoralis</i>	Black Sheoak	As Shown	4-8 x 2-5m	45L
Bmar	<i>Banksia marginata</i>	Silver Banksia	As Shown	1-10 x 1-5m	45L
Bpxa	<i>Brachychiton populneus x acerifolius 'Bella Pink'</i>	Brachychiton 'Bella Pink'	As Shown	8 x 4m	45L
Brup	<i>Brachychiton rupestris</i>	Queensland Bottle Tree	As Shown	10-20 x 5-15m	45L
Tcor	<i>Tilia cordata</i>	Small Leaf Linden	As Shown	15 x 6m	45L
SHRUBS & GROUNDCOVERS					
Bpro	<i>Bossiaea prostrata</i>	Creeping Bossiaea	4/m ²	prostrate x 1m	200mm pots
Gova	<i>Goodenia ovata</i>	Hop Goodenia	4/m ²	1 x 1m	200mm pots
Kpro	<i>Kennedia prostrata</i>	Running Postman	4/m ²	prostrate x 1m	200mm pots
Savi	<i>Solanum aviculare</i>	Kangaroo Apple	4/m ²	1.5 x 1m	200mm pots
Spar	<i>Spyridium parvifolium</i>	Dusty Miller	4/m ²	2 x 1m	200mm pots
Psie	<i>Poa sieberiana</i>	Grey Tussock Grass	4/m ²	0.3 x 0.5m	200mm pots

FRONT SETBACK

NATIVE GRASS					
Acae	<i>Austrodanthonia caespitosa</i>	Common wallaby grass	6/m ²		tubestock
Ttri	<i>Themeda triandra</i>	Kangaroo Grass	6/m ²		tubestock
Psie	<i>Poa sieberiana</i>	Grey Tussock Grass	4/m ²	0.3 x 0.5m	tubestock



7 Hard Landscape Materials Palette

Materials | Design Proposal

The material palette for the outdoor spaces aims to complement the architectural treatment, both heritage and the new buildings.

The use of brick paving and brick banding reflects the materials of the heritage building, and brings a warm natural tone to complement the planting. Exposed aggregate concrete with strategic saw cuts is hard-wearing, while its textural quality brings depth and interest to the pavement.

Timber deck will be used strategically to create break out areas, for informal gathering and seating. Insitu concrete benches will complement the paving.



Brick Pavers



Exposed Aggregate Concrete



Timber



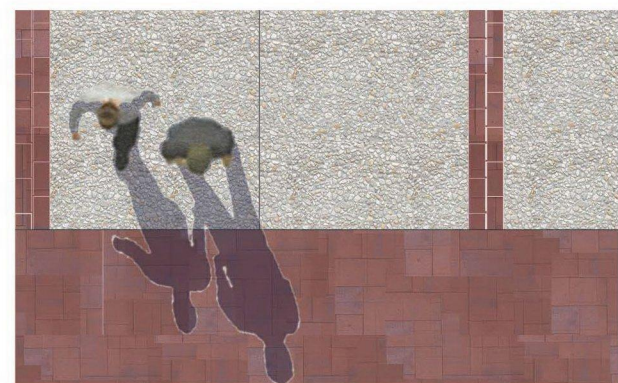
Lawn



Insitu concrete seating



Timber Seating in-built to Planters



Brick and exposed aggregate concrete



Stone Mulches to Planted Areas



Low maintenance planting



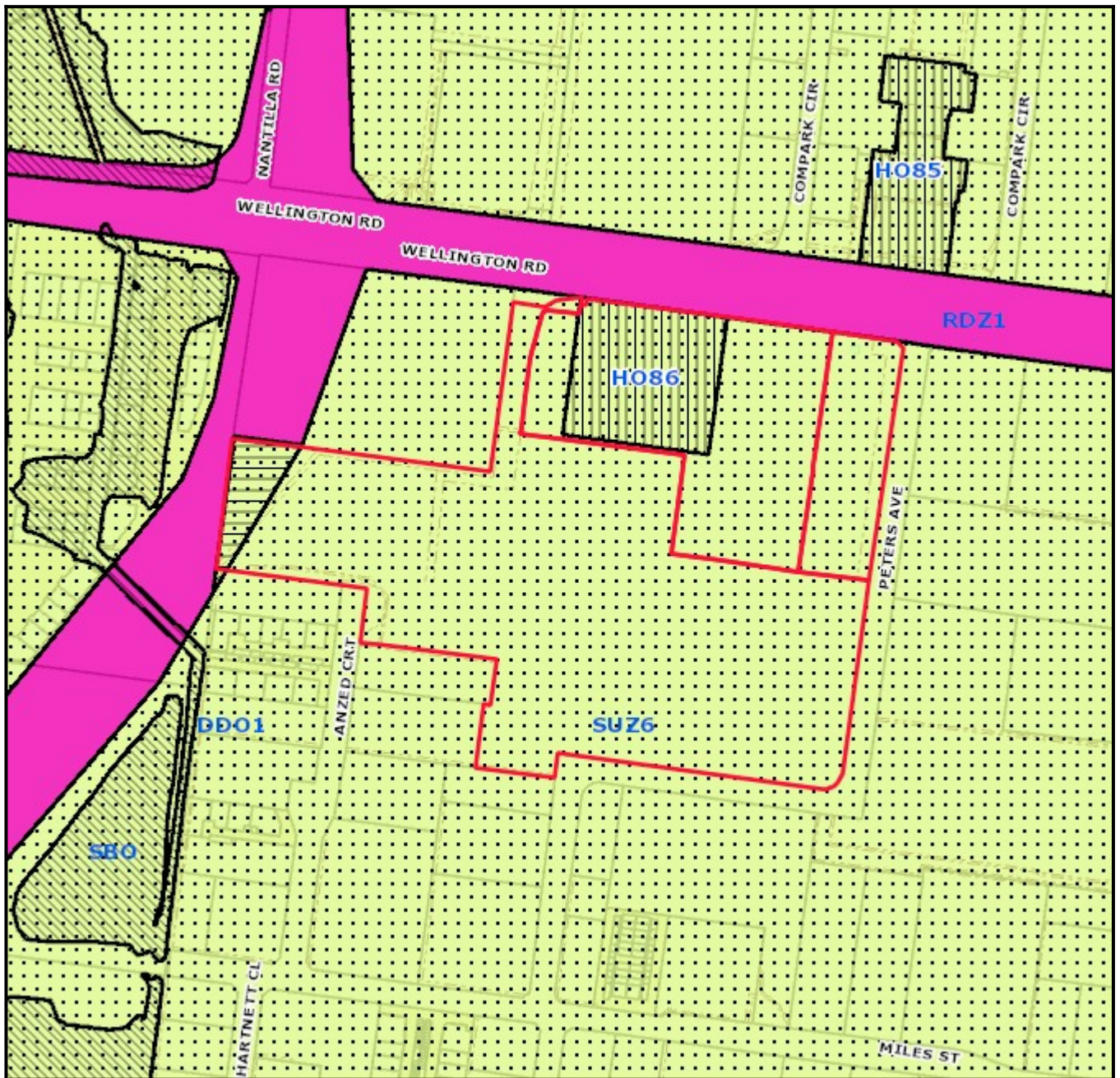
cascading plants to facade

Attachment 2: 254-294 Wellington Road and 1 Peter Avenue, Mulgrave





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



1:5000

Address

254-294 Wellington Road & 1 Peters Avenue MULGRAVE VIC 3170