

AGENDA



Meeting of the Strategic Planning Committee of Council

Under Section 89 of the Local Government Act 1989, Council may resolve that the Meeting be closed to members of the public if the Meeting is discussing any of the following issues Personnel Matters, Personal Hardship of any resident or ratepayer, Industrial Matters, Contractual Matters, Proposed Developments, Legal Advice, Matters affecting security of Council property, any other matter which the Council or Special Committee considers would prejudice the Council or any person.

To be held at the

Civic Centre

511 Burwood Highway

Wantirna South

On

Monday 9 September 2019 at 7:00 pm

Order of Business

- 1 Apologies And Requests For Leave Of Absence.....3
- 2 Declarations Of Conflict Of Interest.....3
- 3 Confirmation Of Minutes.....3
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Tony Doyle
Chief Executive Officer

1 Apologies and Requests for Leave of Absence

2 Declarations of Conflict of Interest

3 Confirmation of Minutes

Confirmation of Minutes of Strategic Planning Committee Meeting on Monday 12 August 2019



ATTACHMENT 2

Address
 390 Burwood
 Highway,
 WANTIRNA
 SOUTH

Application Number
 P/2018/6465

Description
 Use and development of the land for accommodation, education centre, and office within three (3) buildings (ranging from 8-15 storeys), reduction in car parking and alteration of access to a Road Zone Category 1

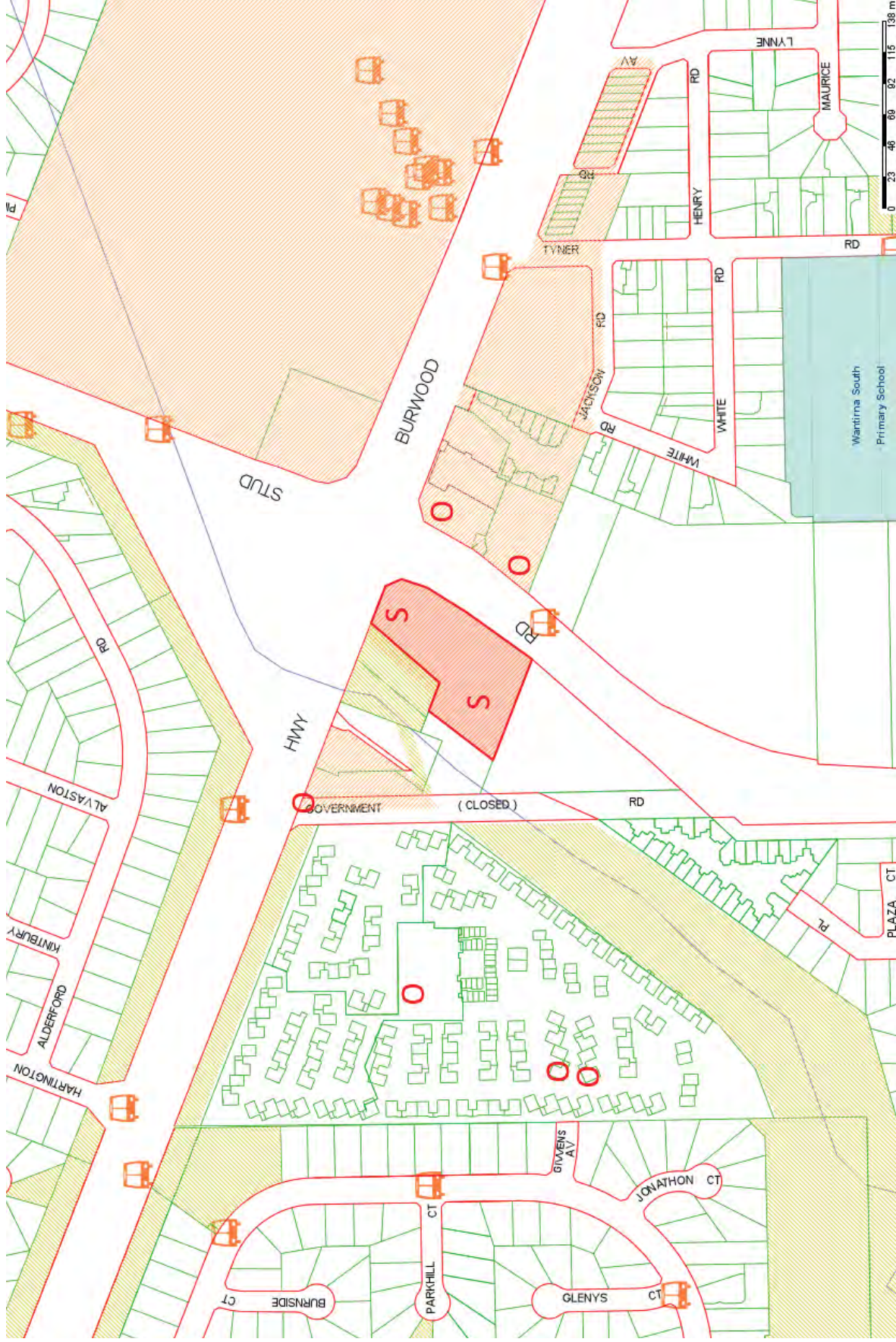
Wardname
 Scott

LEGEND:

- Title Boundary
- Road Boundaries
- City Boundary
- Bus Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- P-12 School
- Bus Stops
- Objector
- Unit Development
- Subject Property
- Petition



Scale: 1:3000



DISCLAIMER:
 Roads and Title Boundaries - State of Victoria, Knox City Council
 Planning Scheme Information - DPCD, Knox City Council
 Aerial Photography - AAM (Flown January 2013 - unless otherwise stated)
 Melbourne Water Drainage Information - Melbourne Water

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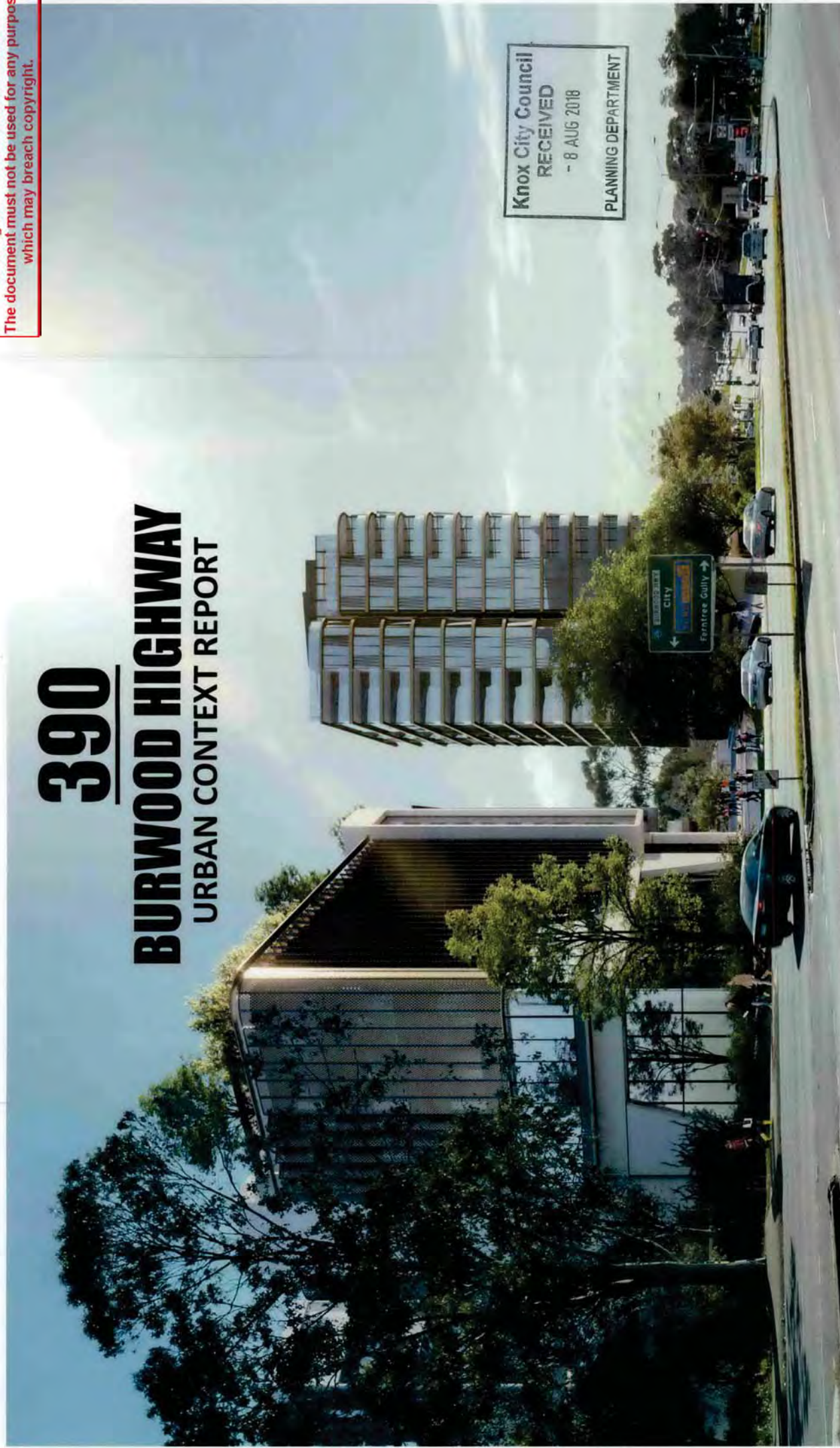


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390 BURWOOD HIGHWAY URBAN CONTEXT REPORT



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Client	Viapac Group
Architecture & Design	Cox Architecture
Planning Consultant	Urbis
Landscape Architects	MiemLa Landscape Architects
Building Surveyor	Philip Chun & Associates
Structural Engineer	Wood & Grieve Engineers
Building Services	Wood & Grieve Engineers
Fire Engineering	Wood & Grieve Engineers
Acoustics	Wood & Grieve Engineers
ESD	Wood & Grieve Engineers
Traffic	Trafix
Waste Management	Wastemin

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390 Burwood Highway presents an exciting opportunity for a vibrant mixed-use development at the western gateway to the Knox Activity Centre. Sited at the prominent intersection of Burwood Highway and Stud Road, the development promises to introduce activity, amenity and a contemporary built landscape as a catalyst for further development of Wantirna South into the capital of the Eastern Suburbs.

A driving ethos of Cox Architecture is to design for social outcomes and community benefit; an approach that is vital to the success of a project of this scale and typology. Viewing and assessing the project brief and client requirements hand in hand with the projected social outcomes and impact on the human users and the greater community has formed the basis of our design for the project. The proposal provides amenity for a range of user groups, from secondary education and associated boarding facilities, to private residential apartments and provisions for retail opportunities and commercial office tenancies. A truly mixed-use development such as this requires careful consideration not only of the well-being of the users, but also the well-being of the wider community and of the operational challenges and benefits to the people of Wantirna South and surrounding suburbs.

Through detailed cross disciplinary consultation with experts in a range of fields from urban design, planning and traffic management to waste management, sustainability and services engineering, we have been able to refine a quality design response which we believe achieves exceptional community consideration, an architectural language appropriate to the site, and responds to the directives outlined within the Knox Central Structure Plan and the area's revised planning controls.

Such a prominent location has the potential to serve as a marker through built form; a physical representation of arrival into a reactivated and exciting city centre. For this purpose, an architectural form of significant height is proposed, robust enough for the traffic intensity of the corner, but sensitively integrated through a graduated interface from footpath to trees to podium to tower.

This urban context and design report captures site investigations and analysis, design considerations, a summary of the proposed program and building typologies, and the design team's response and architectural proposals.

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2.0 SITE CONTEXT

2.1 The Site

The Knox Central Structure Plan envisages a vibrant, higher density true mixed use precinct that makes a significant contribution towards providing housing and employment opportunities in the Knox Central Activity Centre and the broader City of Knox. New Development will embody educational and residential development, community facilities, design excellence, making a positive contribution to the appearance, amenity and safety of the public domain whilst encouraging sustainable transport outcomes.

The site offers exceptional long range views to the Dandenong Ranges whilst interfacing with the Blind Creek corridor on the ground plane, ensuring that the development connects well to this unique natural environment distinguishing it from all other activity centres.



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2.0 SITE CONTEXT

A unique aspect of the site is its proximity to existing high quality education facilities; including the Wantirna South Primary School, St Andrews Christian College, Fairhills High School (including a 300 seat Performing Arts Theatre available to community groups), a Chinese language school, and the Knox Innovation, Opportunity and Sustainability Centre (KIOSC), based at Swinburne University. The proposed development will strengthen the educational focus and provide a unique opportunity for creating an interface between education, the community and the economic development of the region.

The proposed design aims to create diverse, medium to high density housing choices in Knox Central, in order to accommodate a growing and diversifying population, by seeking a quality architectural response which enhances quality of life for inhabitants and the community.

The Activity Centre also forms part of a habitat corridor stretching from the Dandenong Ranges to the Dandenong Valley. Knox Central has a number of identified sites of biological significance associated with Lewis Park and the Blind Creek. The project's site sits adjacent to the Blind Creek and the proposal responds sensitively to this interface with its approach to planting and water filtration.



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2.0 SITE CONTEXT

2.3 Site Transport and Connections

The site of 390 Burwood Highway sits on a prominent corner and gateway to the Knox Central Activity Precinct.

Burwood Highway is a primary transport route creating an important connection between Eastlink freeway and Knox Central. Whilst this contributes to good vehicular access, this currently represents a significant barrier for pedestrians and the at grade carparking further compromises pedestrian amenity.

Buses currently provide the sole form of public transport available within and to Knox Central. A significant bus interchange is located at Westfield Knox. The closest train stations are Bayswater, Boronia and Ringwood, which are linked by bus services to Knox Central.

The shared path network within Knox Central provides opportunities for walking and cycling off-road. The Blind Creek Trail runs the length of Knox Central and provides an east-west shared path through the activity centre and the Stud Road and Burwood Highway trails provide a greater connectivity to the surrounding neighbourhoods.



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The 390 Burwood Highway site sits at the eastern end of the Knox Central Activity Centre. This becomes a prominent gateway from the East and also local for local traffic arriving from Stud Road.

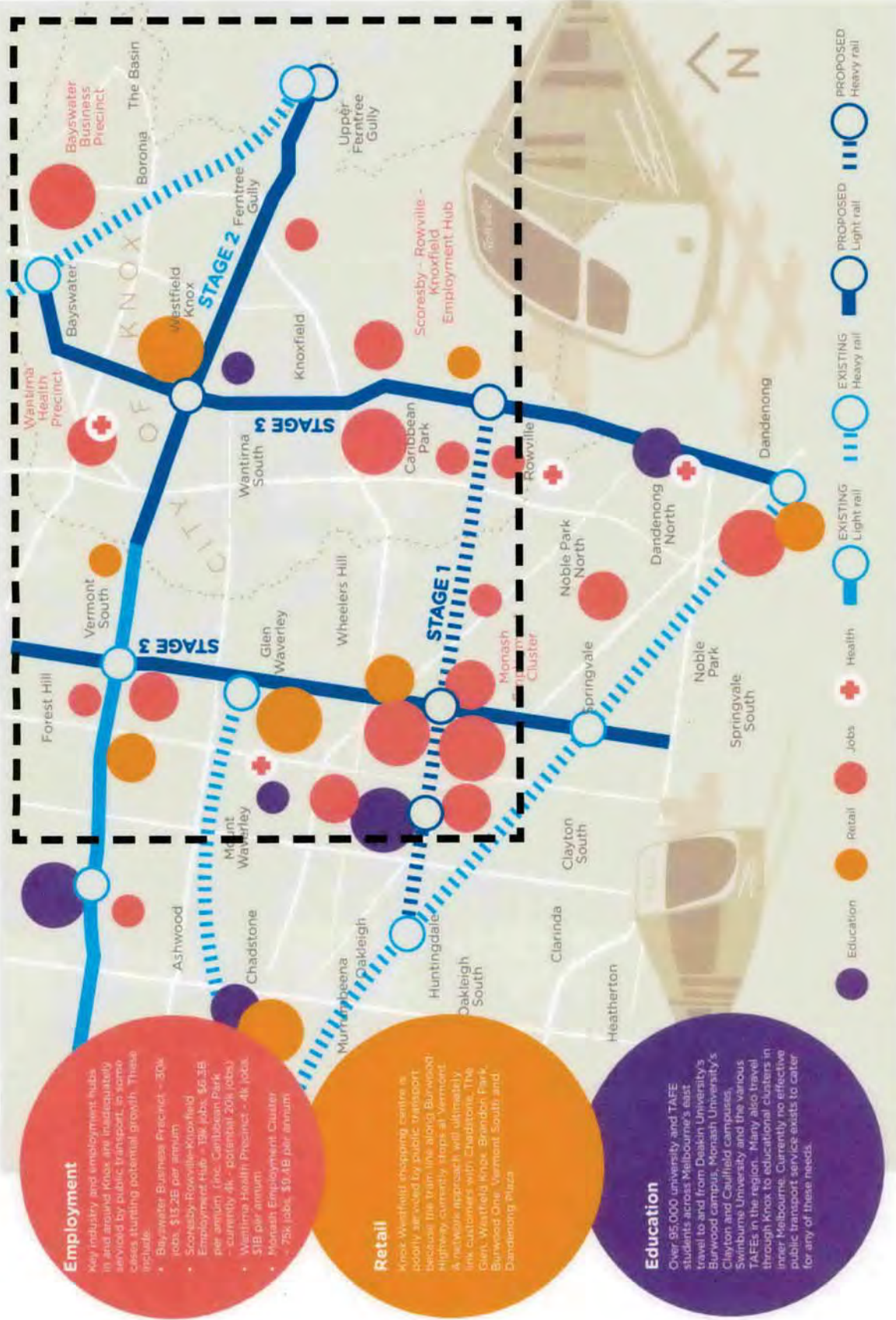
The Knox Central Structure Plan is defining the area to become the Capital of the East. This will be a vibrant modern mixed-use activity centre that attracts residents, workers and visitors from across Melbourne's east. It will be the most well known and popular destination in the east of Melbourne.

Whilst the Burwood Highway provides a distinctive boulevard presence there is a need to create a sense of arrival at 'Knox's CBD'. The Knox Central Structure Plan provides 390 Burwood Highway with the opportunity to aid in this placemaking. Noting that developments that exceed the preferred building height must demonstrate that the design is of exceptional quality and would exceed the high design quality already expected within the Activity Centre.

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2.0 SITE CONTEXT
2.5 Knox Council Vision

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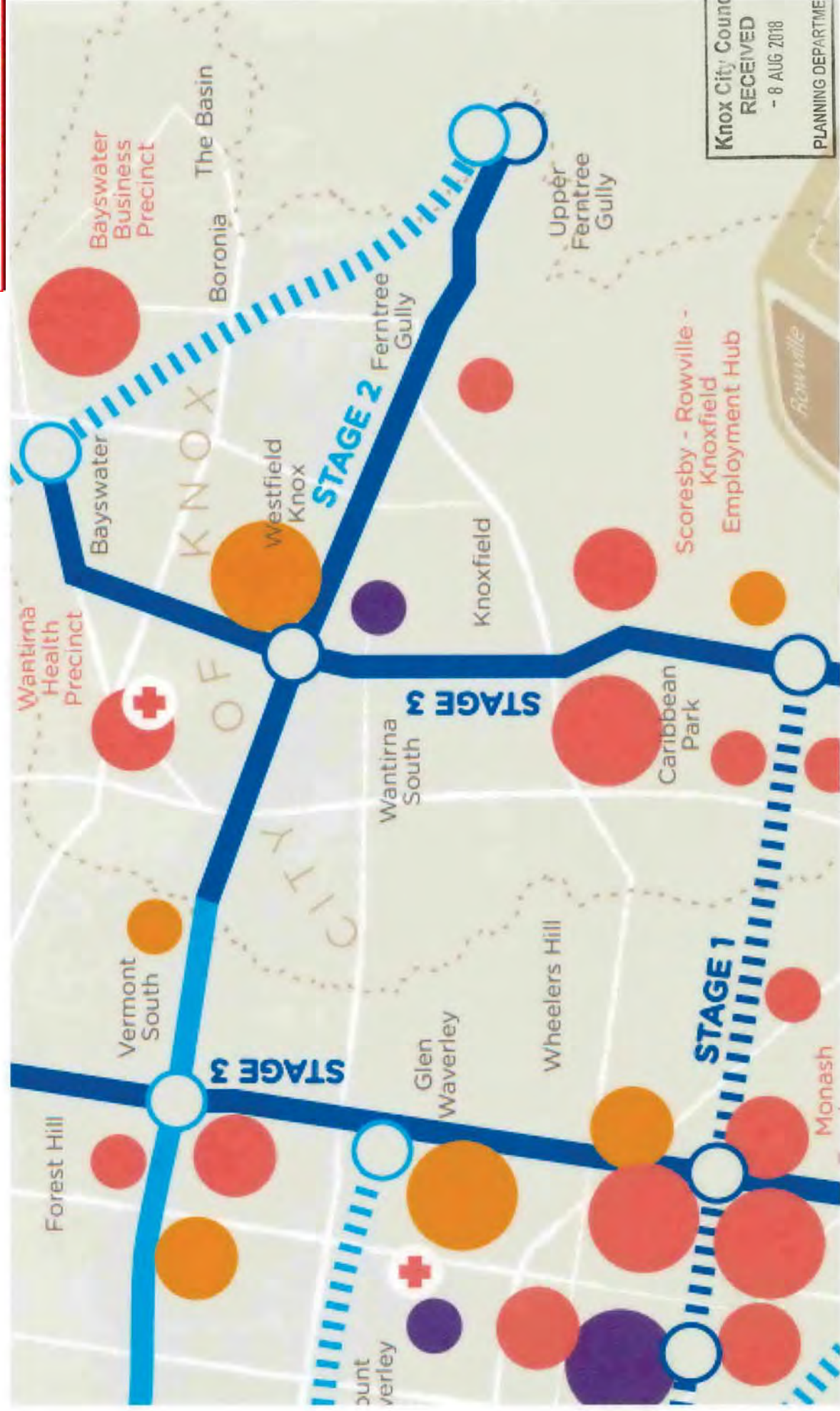


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2.0 SITE CONTEXT

2.5 Knox Council Vision

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2.0 SITE CONTEXT
2.6 Site Photos



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2.0 SITE CONTEXT
2.6 Site Photos



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2.0 SITE CONTEXT

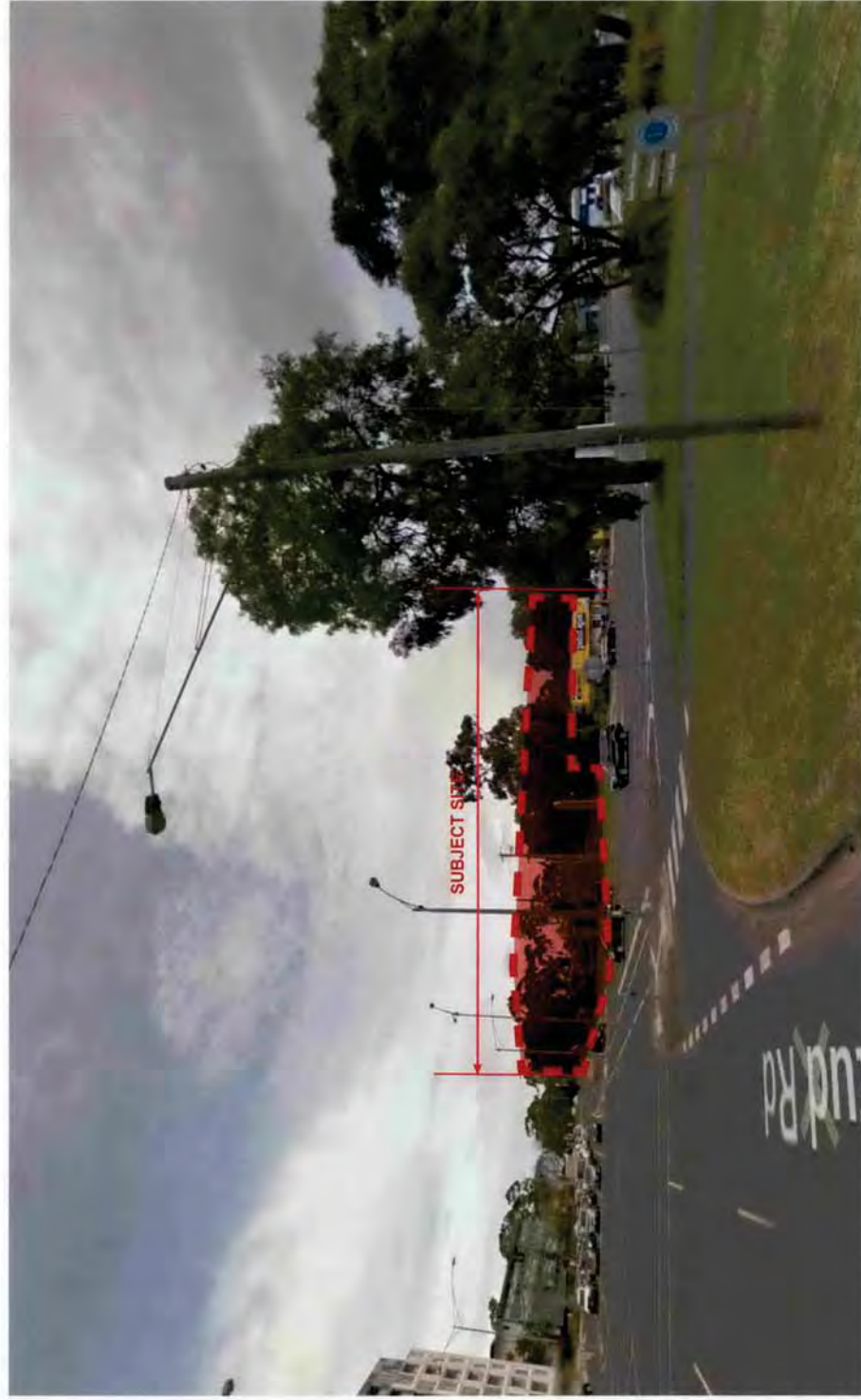
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3.0 URBAN CONTEXT ANALYSIS 3.1 Planning Controls

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Mixed Use Zone- (MUZ)

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.
- To provide for housing at higher densities.
- To encourage development that responds to the existing or preferred neighbourhood character of the area.
- To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.



Design Development Overlay (DDO)

- To provide new built form that can accommodate a significantly higher intensity of activity commensurate with the role of Knox Central.
- To achieve landscaping that complements the vegetation character of Knox and complements the unique features of Blind Creek.
- To achieve a continuous boulevard streetscape along Burwood Highway that is planted with canopy trees and formal landscaping and provides an intense and prominent urban form to reflect the role and context of Knox Central.
- To ensure that the interface between new development and the Blind Creek Corridor contributes to the activity, safety and amenity of the natural environment and open space corridor and is integrated with development.

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3.0 URBAN CONTEXT ANALYSIS

3.1 Planning Controls

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Land Subject to Inundation Overlay- (LSIO)

- To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.



Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed. If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

3.0 URBAN CONTEXT ANALYSIS 3.2 Knox Central Structure Plan Zoning

The southern side of Burwood Highway will provide a mixed-use environment providing higher density residential development and commercial uses at ground floor.

Commercial uses will be complementary to the activities within the commercial core and will activate street frontages.

In areas other than high pedestrian 'nodes', where active frontage may not be critical, ground floor frontages will provide transparency and surveillance opportunities.

Development will provide a consistent built form character to Burwood Highway, through the use of front setbacks, street wall heights and landscaping.

Development will contribute to an active, vibrant pedestrian environment.

- Legend**
- Activity Centre Boundary
 - Burwood Highway Corridor
 - Blind Creek Corridor
- PRECINCTS**
- Burwood Highway South Mixed Use
 - Chick & Community
 - Commercial Core
 - Educational
 - Existing Residential
 - Future Residential
 - Lewis Road Industry
 - Lewis Road Mixed Use
 - Open Space & Recreation
 - Strategic Development Site

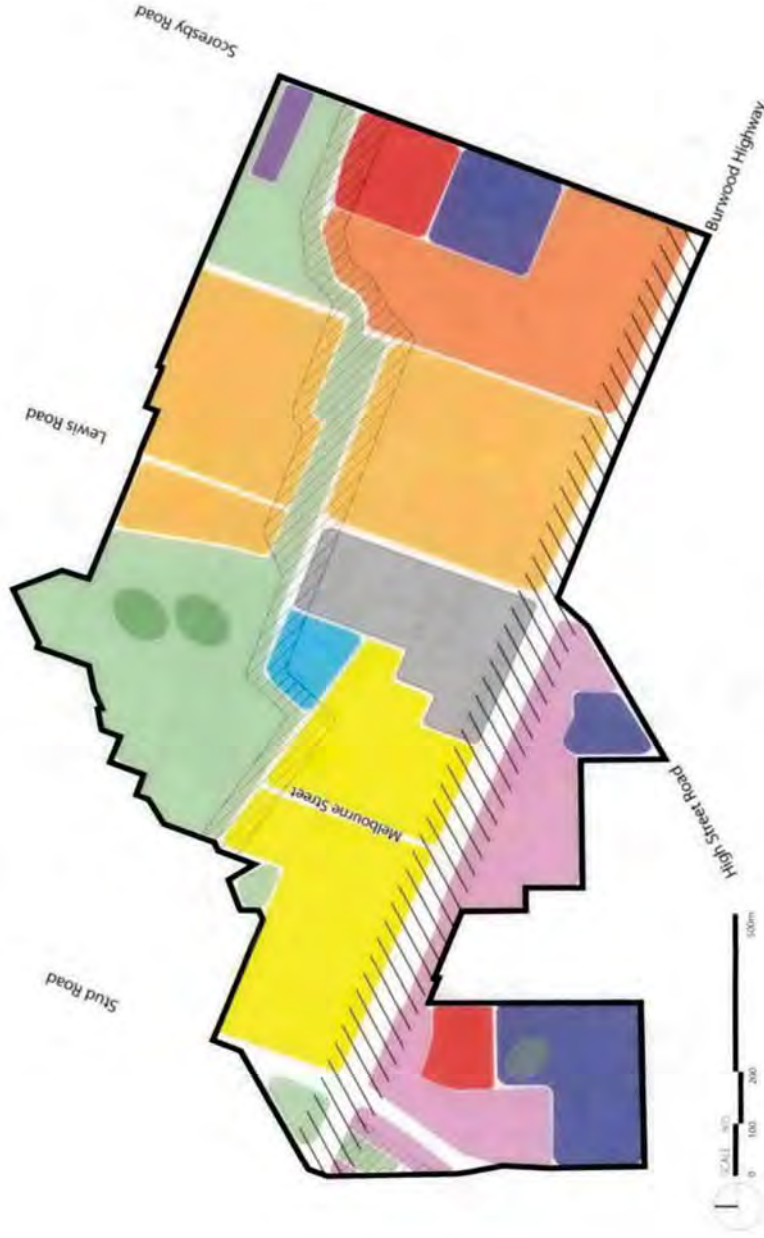


Image from Knox City Council "Knox Central Structure Plan - October 2017"

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3.0 URBAN CONTEXT ANALYSIS

The Knox Central Structure Plan is an enabling document that encourages an intensification of activity and development within the Activity Centre.

The preferred building heights shown, seek to provide guidance to developers and the community on the likely future urban form of Knox Central.

They are not intended to be prescriptive or mandatory heights. Rather, they represent a starting point for discussion between Council and landowners regarding the capacity of development sites.

In considering the appropriate scale of development on individual sites, consideration will be given to:

- The architectural quality of proposed buildings
- The appropriate level of impacts on sensitive interfaces
- The contribution the building makes to the public realm
- The constraints of the site

Developments that exceed the preferred building height must demonstrate that the design is of exceptional quality and would exceed the high design quality already expected within the Activity Centre.

Legend

- Activity Centre Boundary
- Open Space - Existing
- Open Space - Future
- Preferred Maximum Building Height (metres)
- Feature Form 40 metres Preferred Maximum Building Height
- Sensitive Residential Interface

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Image from Knox City Council "Knox Central Structure Plan - October 2017"

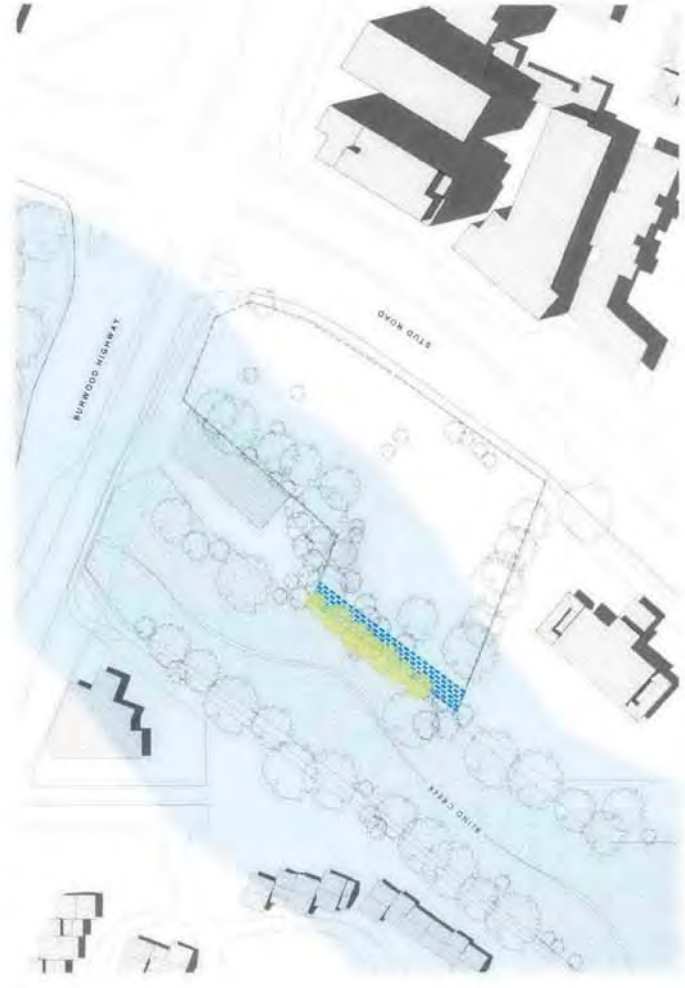
3.0 URBAN CONTEXT ANALYSIS
3.4 Site analysis - Planning controls

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Site Easement

Existing (AUSnet owned) electrical transmission easement within site. Propose application to allow for pavement/soft landscaping over.



Land Subject To Inundation Overlay (LSIO)

Melbourne Water confirmed [required] 5m setback [to buildings] from western site boundary. Melbourne Water stipulated revegetation along Blind Creek corridor between waterway and any new building/s.

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3.0 URBAN CONTEXT ANALYSIS
3.4 Site analysis. Planning controls. The document must not be used for any purpose which may breach copyright.



Structure Plan Preferred Setbacks

Line of existing neighbouring buildings surrounding the Burwood Highway/Strud Road intersection. Continuous offset from Burwood Highway to allow for future planted boulevard.

Proposed controls under C149 recommend a 12m setback from the Burwood Highway facing title boundary. Our development proposes a 6m setback from the title boundary to the residential podium, with a 7.7m setback from the title boundary to the residential apartments. At 390 Burwood Highway, the northern title boundary is an additional 10m from the Burwood Highway road edge.

Setbacks proposed in this report are at least 4 metres further away from Burwood Highway than neighbouring buildings. The neighbouring Kubix development at 400 Burwood Highway is constructed 2m (podium) - 4m (upper levels) from their northern title boundary.



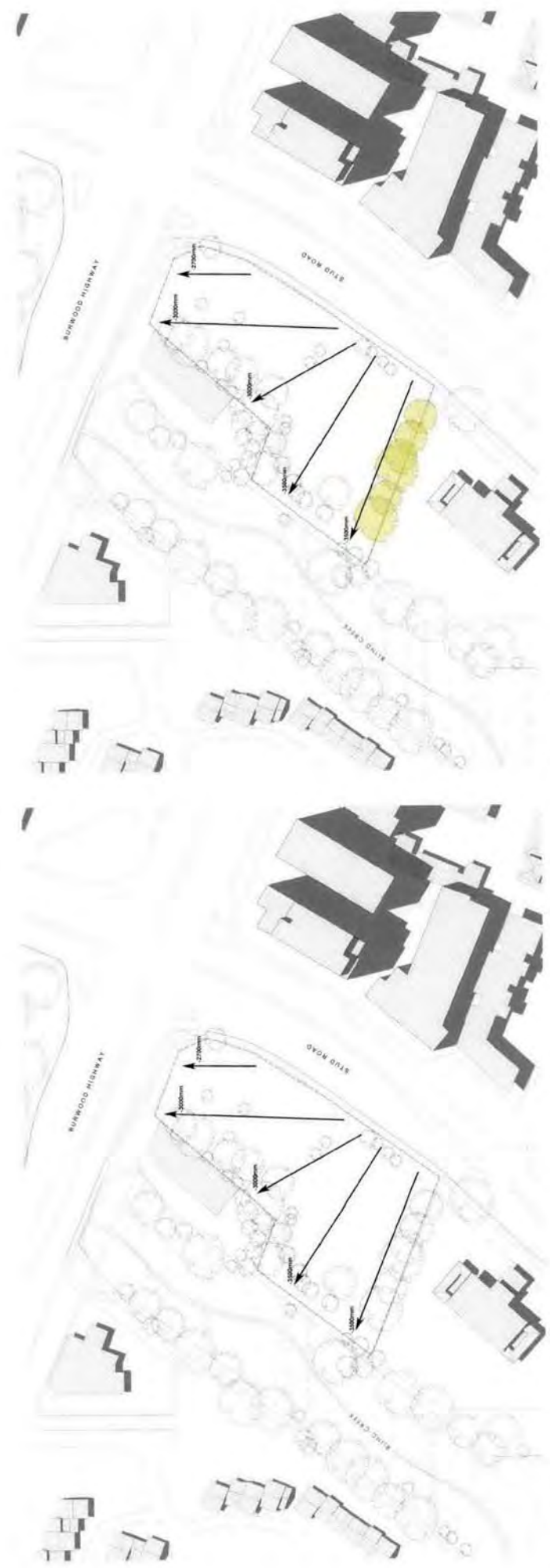
Structure Plan Preferred Heights

Proposed building heights under C149 recommends greatest heights and opportunities for feature forms at major intersections.

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3.0 URBAN CONTEXT ANALYSIS
3.5 Site analysis - Environmental

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Site Topography

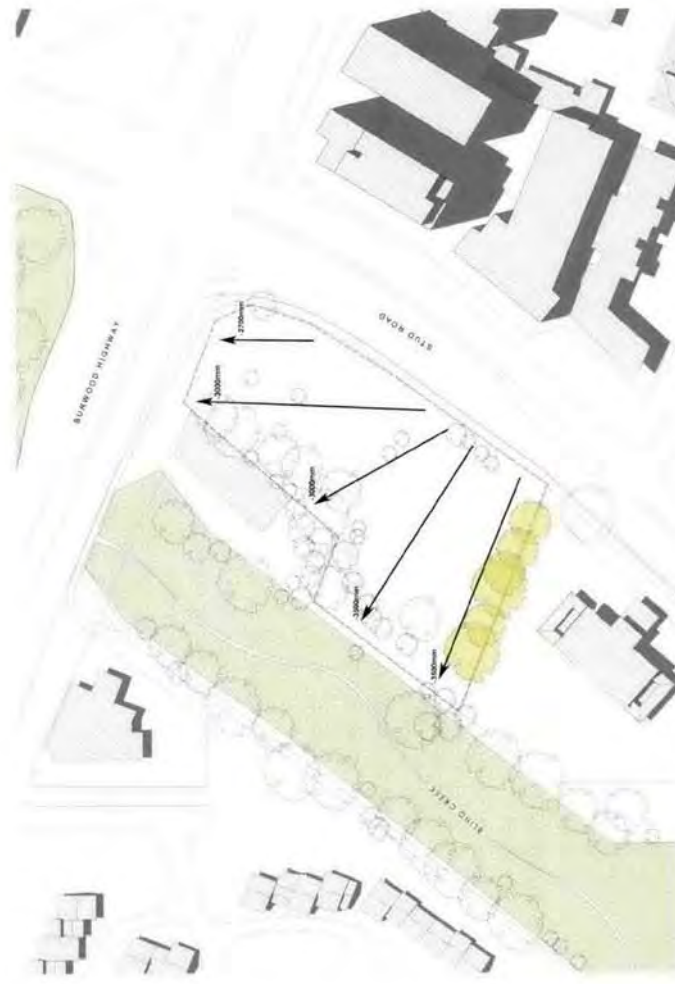
The site has an east-to-west cross fall of up to 3.5m.

Existing Trees

Recommended retention of trees along southern boundary.

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3.0 URBAN CONTEXT ANALYSIS



Blind Creek Biodiversity Corridor

The adjacent Blind Creek is a significant biodiversity corridor. Retention of vegetation and introduction of increased activity and interaction with the creek is encouraged.



Traffic Noise

Significant traffic noise emanates from the Burwood Highway/Stud Road intersection during peak hours.

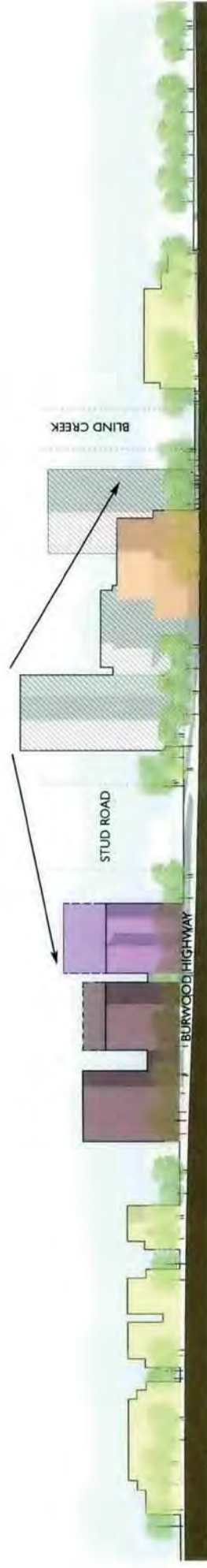
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4.0 MASTERPLANNING DESIGN RESPONSE

4.1 Massing and Height

The following demonstrate the relationship between the proposed 390 Burwood Highway development and the heights of neighbouring buildings, proposed by the Knox Central Structure Plan.

The development's building positions and heights serve to emphasize the entry point into the activity precinct, whilst maintaining a diminishing of heights away from the intersection.



Knox Central Structure Planning heights and proposed building along Burwood Highway.

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4.1 Missing and Height

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4.0 MASTER PLANNING DESIGN RESPONSE



LEGEND

[Orange box]	24M HEIGHT
[Purple box]	40M HEIGHT
[Dark purple box]	34M HEIGHT
[Yellow box]	18M HEIGHT
[Red box]	25M HEIGHT

Knox Central Structure Planning heights and proposed building along Burwood Highway

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4.0 MASTERPLANNING DESIGN RESPONSE 4.2 Structure Plan Area Analysis

The following demonstrate the relationship between the proposed 390 Burwood Highway development and the heights of neighbouring buildings proposed by the KNOX Central Structure Plan.

The development's building positions and heights serve to emphasise the entry point into the activity precinct, whilst maintaining a diminishing of heights away from the intersection.

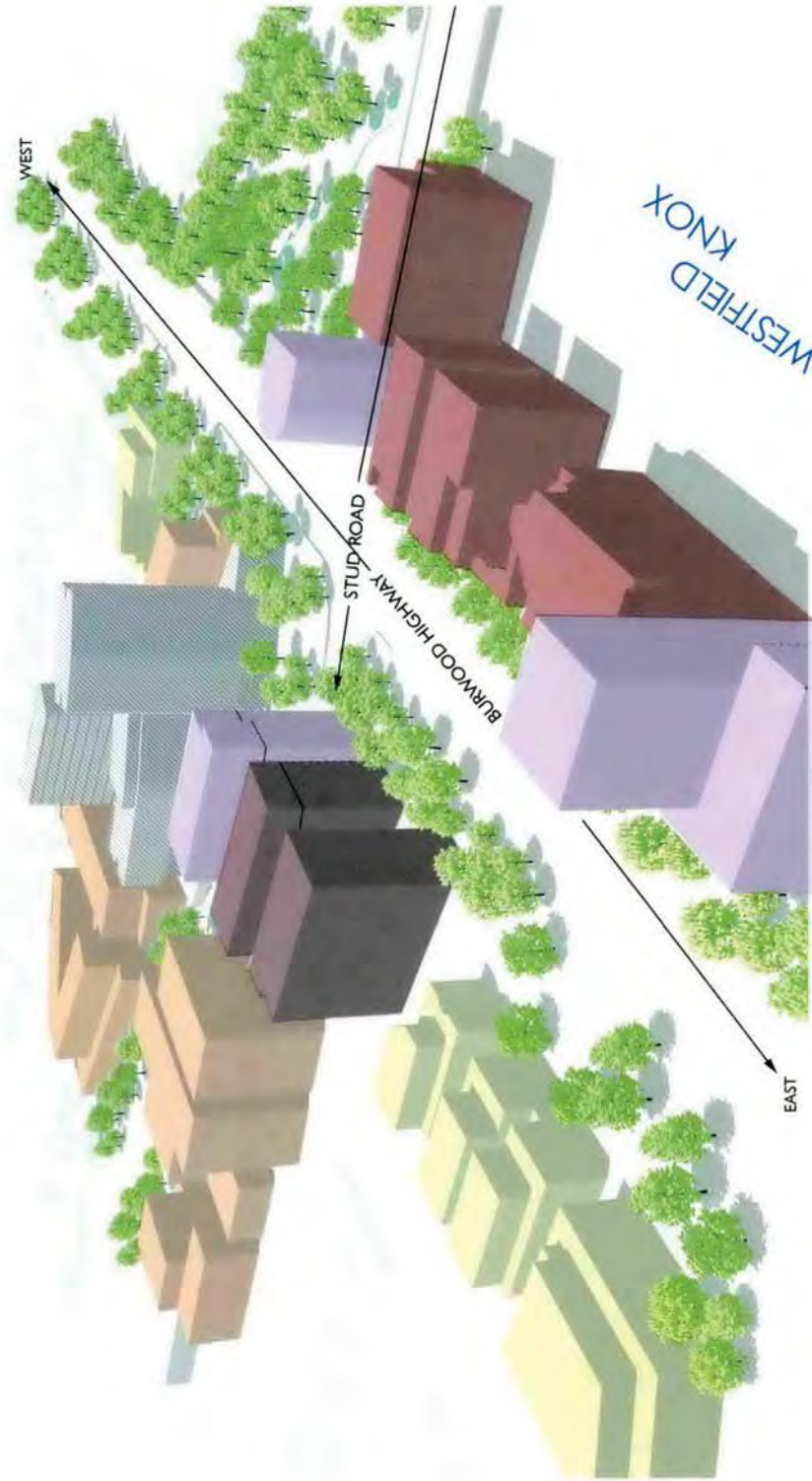


Burwood Highway towards Knox Central Activity Centre

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4.0 MASTER PLANNING DESIGN RESPONSE



Burwood Highway from Knox Central Activity Centre

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4.0 MASTERPLANNING DESIGN RESPONSE 4.3 Massing Views



01 Burwood Highway towards Knox Central Activity Centre



02 Burwood Highway looking East towards Stud Road intersection



03 Burwood Highway / Stud Road Gateway (looking South West)



04 Burwood Highway / Stud Road Gateway (looking North)

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5.0 SITE PLANNING

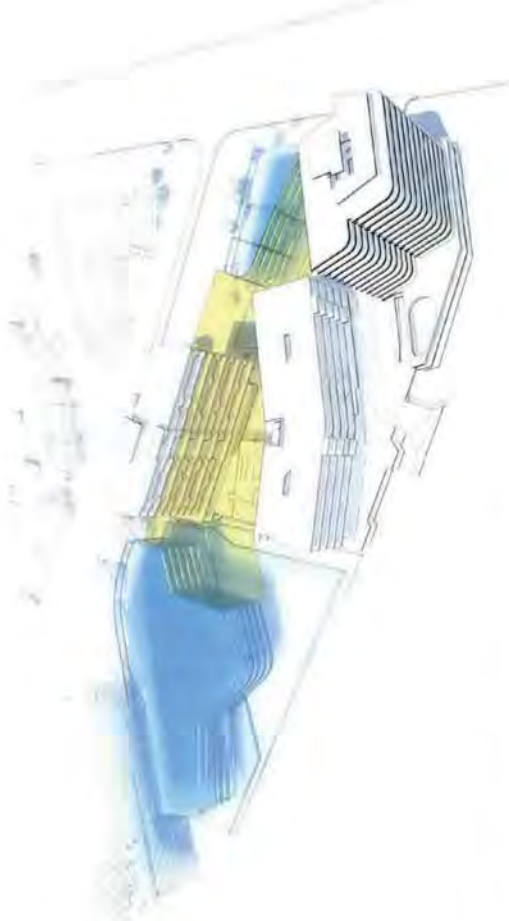
The Allowance For Future Equitable Development Of New Burwood Street.

The following massing diagrams represent the likely future development of sites neighboring 390 burwood highway. Masses shown in blue are on sites currently occupied by 'paint spot' and the 'wantirna club'. Forms are based on the knox planning scheme (discretionary) height stipulations and have adopted boundary setbacks to mirror those proposed for the 390 burwood highway site.

Equitable development setbacks adopted for the southern in north-western boundaries of the 390 burwood highway development site are as follows (with relation to the title boundary):

- Minimum 1m setback to edge of upper ground level plaza
- Minimum 1m setback to lower podium levels (below 15m above grade)
- Minimum 4m setback to any built form above 15m above grade
- If a neighbouring building exists above 15m, allow 8m minimum distance between buildings

If the same boundary setbacks are adopted by future developments buildings will maintain a minimum 8m spacing.



VIEW FROM NORTH-EAST OF DEVELOPMENT SITE



VIEW FROM SOUTH-WEST OF DEVELOPMENT SITE

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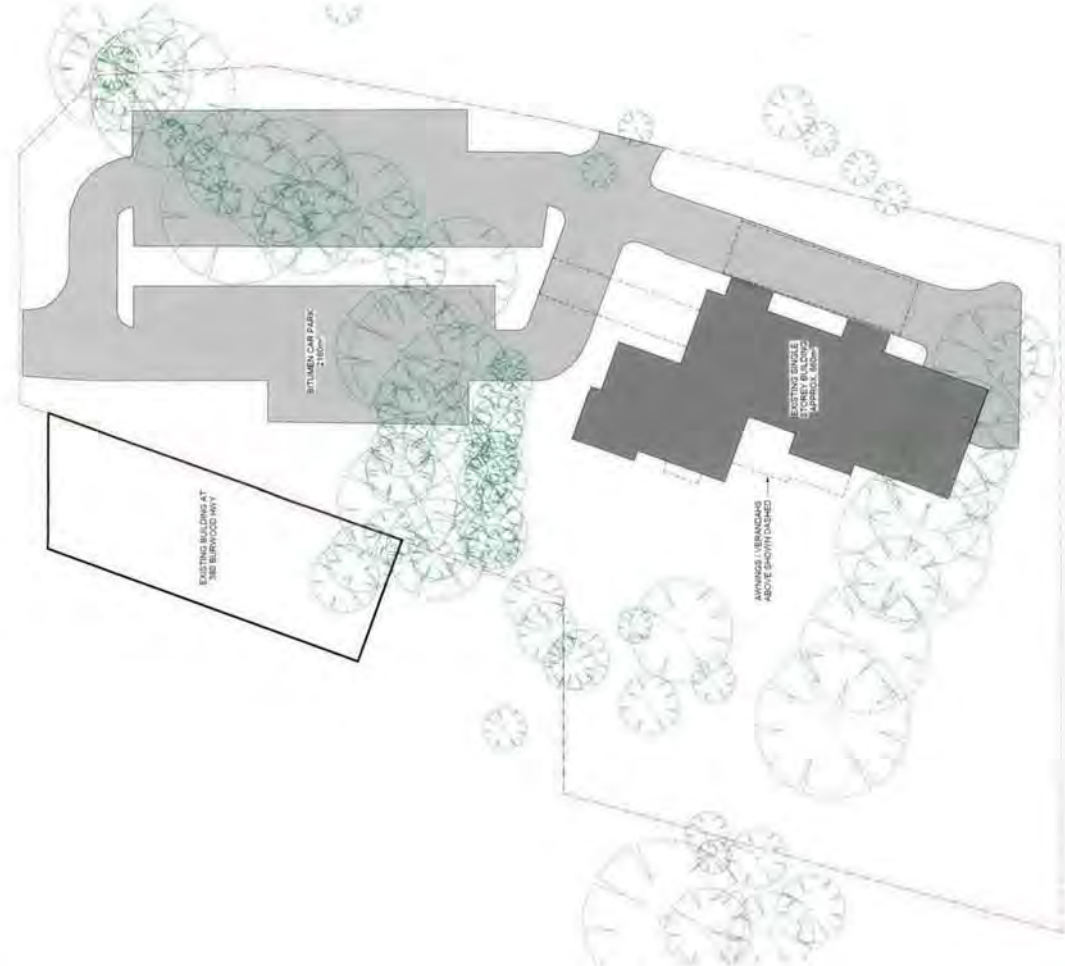
- POSSIBLE FOR OF FUTURE DEVELOPMENT BASED ON KNOX PLANNING SCHEME AND SETBACKS AS PER 390 BURWOOD HIGHWAY SITE
- INDICATION OF INTERNAL OPEN AREA TO ACHIEVE CONSISTENT BUILDING SPACING AND DAYLIGHT PENETRATION
- LOCATIONS WHERE FUTURE DEVELOPMENT MIRRORS BOUNDARY SETBACKS AS PROPOSED IN PARAGRAPH ABOVE FOR 390 BURWOOD HIGHWAY SITE.
- MASTER PLANNING ASSUMPTION OF BUILD FORM REDUCING IN SCALE AWAY FROM THE ACTIVITY ZONE ARRIVAL INTERSECTION.

5.0 SITE PLANNING

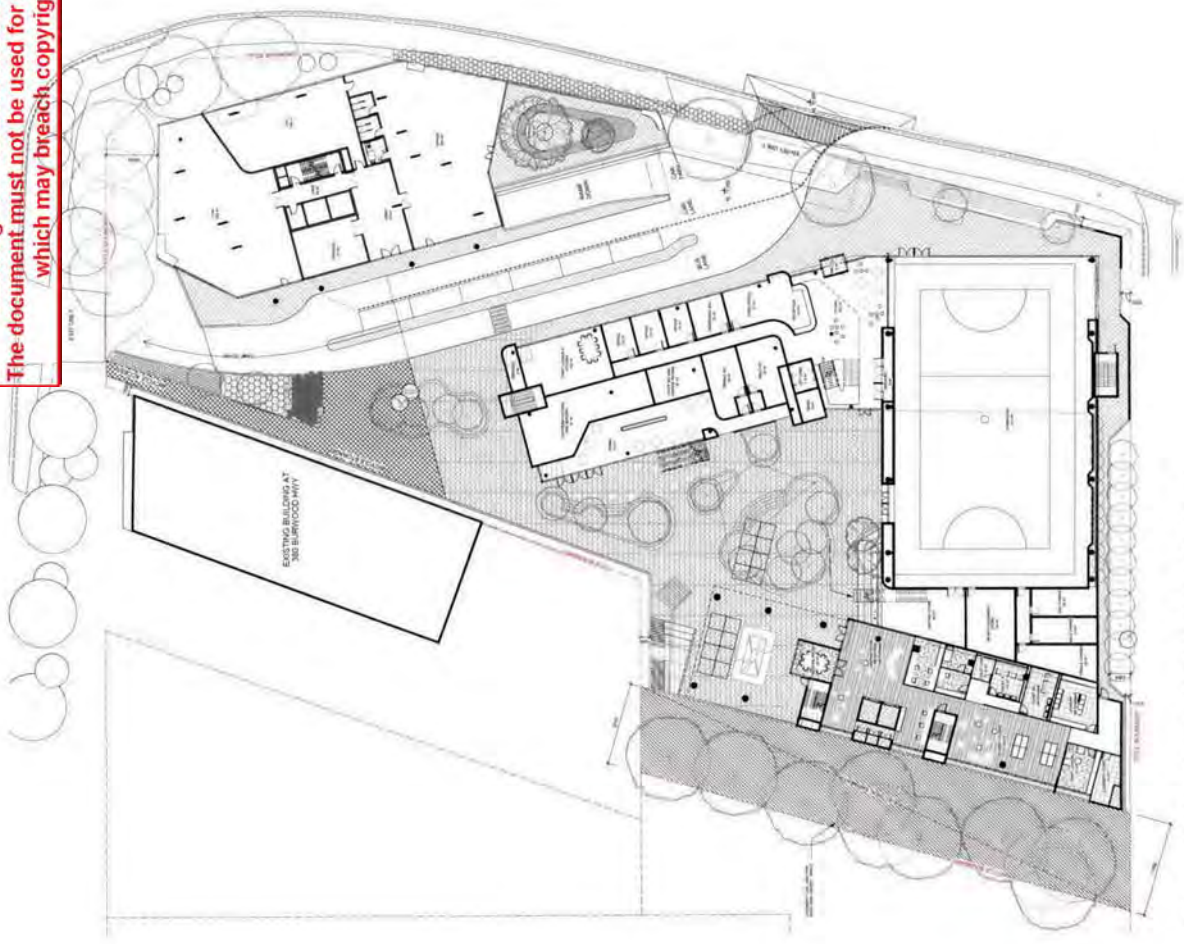
5.2 Existing and Proposed Site Plans

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SITE PLAN 01 - EXISTING SITE CONDITIONS



SITE PLAN 02 - PROPOSED DEVELOPMENT

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5.0 SITE PLANNING

5.3 Project Massing

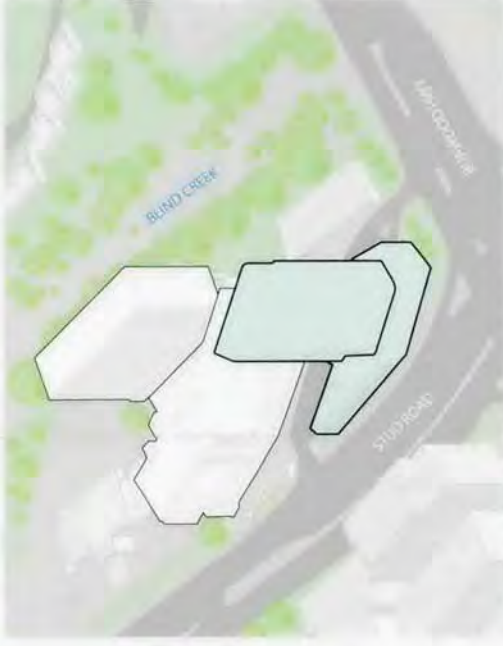
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SCHOOL



STUDENT BOARDING



PRIVATE RESIDENTIAL



5.0 SITE PLANNING 5.4 Elevations

NORTH



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5.0 SITE PLANNING
5.4 Elevations

EAST

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5.0 SITE PLANNING
5.4 Elevations

WEST

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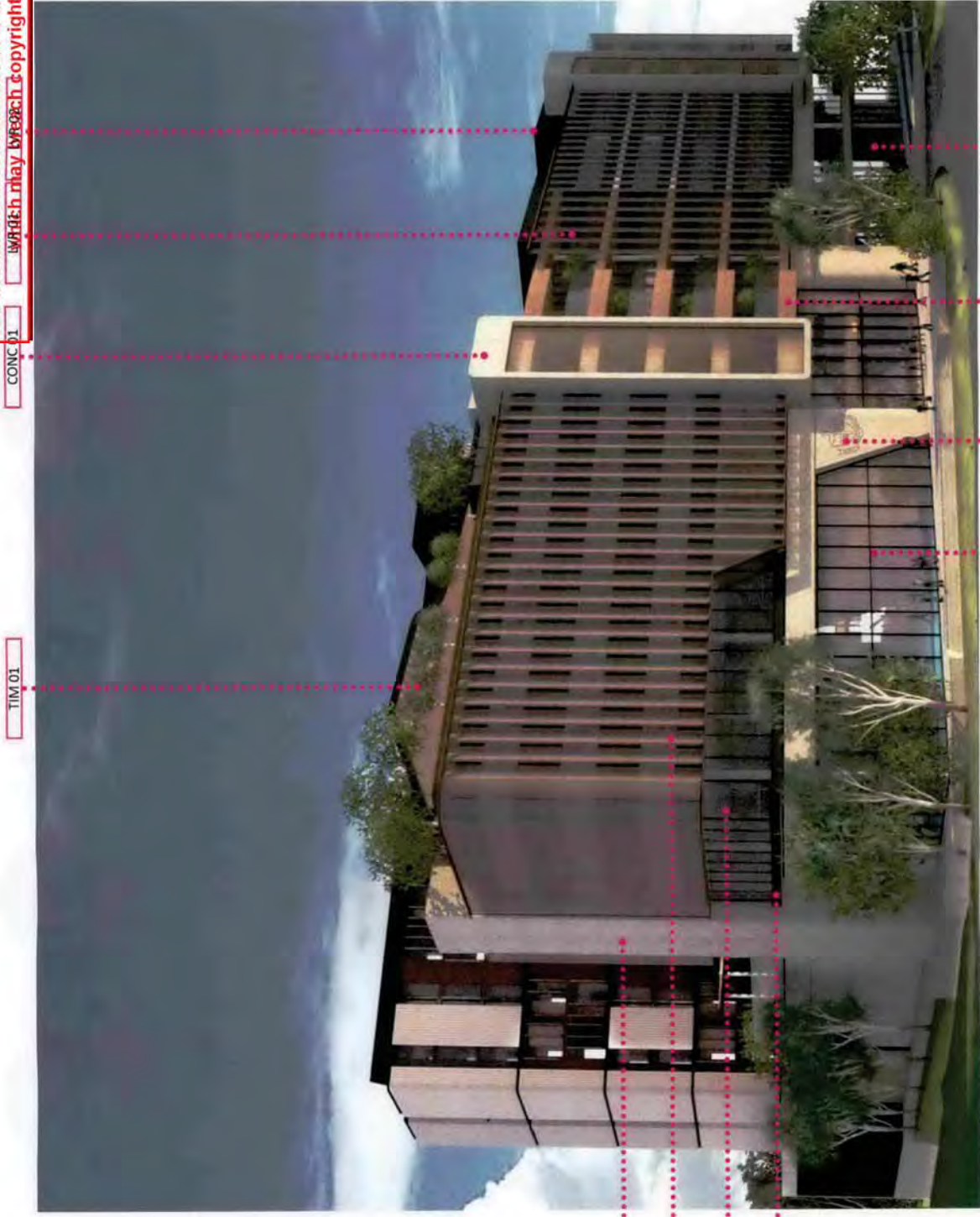
6.0 VERTICAL SCHOOL 6.1 School - Concept Vision

Catering for up to 500 students, this new private educational facility will deliver a Department of Education approved VCE curriculum to secondary students over an enrolment period of 2-3 years. The curriculum will be based primarily on a STEM (Science-Technology-Engineering-Maths) model with collaborative and supported self-driven learning promoted in a 'university style' learning environment.

An associated boarding facility will provide high quality supervised student living for 150 students and 20 student mentors. For those not staying on campus, a door to door bus service will provide a safe connection to and from school whilst reducing vehicular congestion within the site itself.

The design team has drawn on a wealth of experience in past and current education projects, both public and private, to propose a state of the art facility capable of delivering the best possible educational outcomes and preparedness for subsequent tertiary education. Planning is based upon a series of 'learning landscapes', outdoor recreation and teaching spaces, and 'internal 'streets' flanked by a diverse range of gathering places, collaborative zones, lightwells and traditional classrooms. The arrangement of spaces also allows for the possible after-hours sharing of facilities with the broader community with the competition size gymnasium, resource centre and lecture theatre all directly adjacent the primary entry foyer and Stud Road address.

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TIM 01

CONC 01

CONC 01

CONC 01

LVR 01

GLA 02

GLA 02

GLA 02

CONC 01

TIM 02

GLA 02

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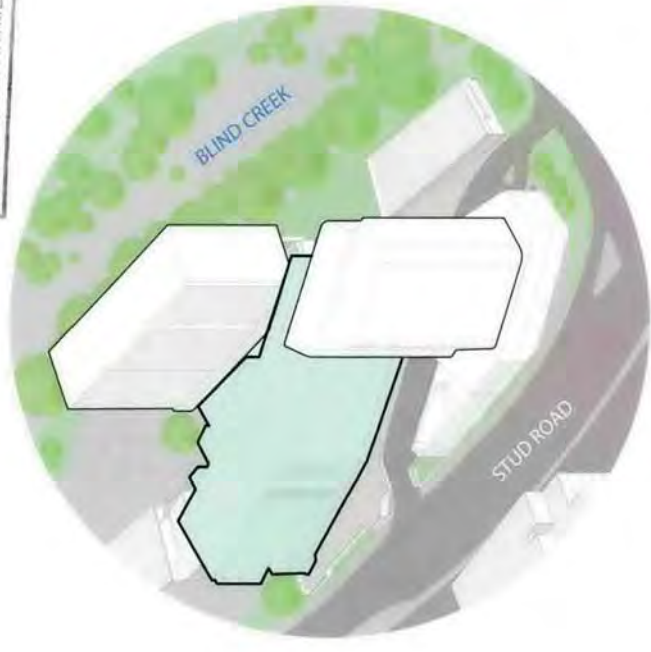


TIM 01 Timber Structure
 TIM 02 Timber Board Finish
 LVR 01 Perforated Bronze Louver
 CEM 01 Charcoal Cement Render
 CONC 01 Precast Concrete



GLA 02 Shopfront Glass
 PAV 02 Concrete Paving
 LVR 02 Charcoal Colour Aluminium Louver
 CONC 02 Textured Precast Concrete
 ALUM 01 ALUMINIUM CLADDING

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6.0 VERTICAL SCHOOL

6.3 School - Design Ideas

LEARNING LANDSCAPES

Achieving substantial and functional outdoor space is integral to the wellbeing and health of students, and is a challenge to achieve when designing any vertical school on a modest site. In this instance, stepping roofscapes have been utilised to introduce a collection of outdoor 'learning landscapes' overlooking a central courtyard space, which in turn connects to the adjacent Blind Creek green corridor. These 'learning landscapes' serve to draw vegetation through the site from the West and to reinstatement the existing trees required to be removed to allow for the development.

Each learning landscape has a unique purpose; from social and eating areas adjacent the cafeteria and dining hall, to outdoor study spaces and presentation amphitheatres, recreation areas, and covered teaching spaces including an outdoor biology classroom and experiment area. The easement zone along the western site boundary will also be accessible to students and will include substantial revegetation and an educational bioretention (water filtering) swale.

Outside of school hours, a number of these learning landscapes will become available to ~~supporting~~ students to ensure they have immediate access to safe and secure outdoor recreation spaces outside of teaching times.



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THE INTERNAL STREET

Just as the acquisition of knowledge can occur in a traditional classroom setting, it can also manifest through more organic interactions and impromptu collaborations and meetings.

The 'internal street' promotes these more fluid interactions and passing-on of experiences and knowledge outside of the adjacent classrooms. Rather than serving as circulation only, these internal streets are broken by gathering spaces, meeting rooms, lightwells, and study zones. Student home rooms and staff rooms are also positioned along the internal street to encourage more seamless interactions between staff and students.



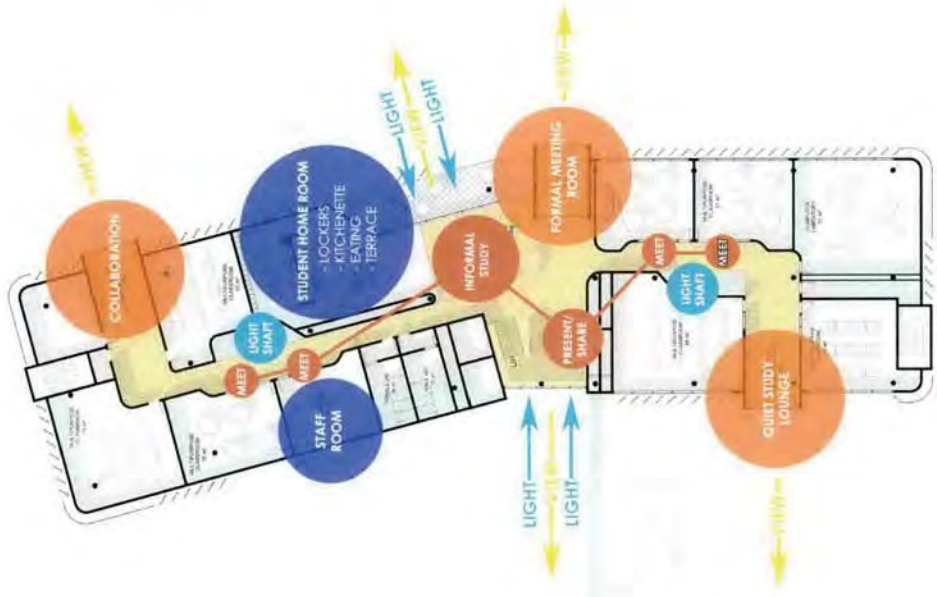
THE INTERNAL STREET



VERTICAL MODULATION



CLASSROOM CONNECTION



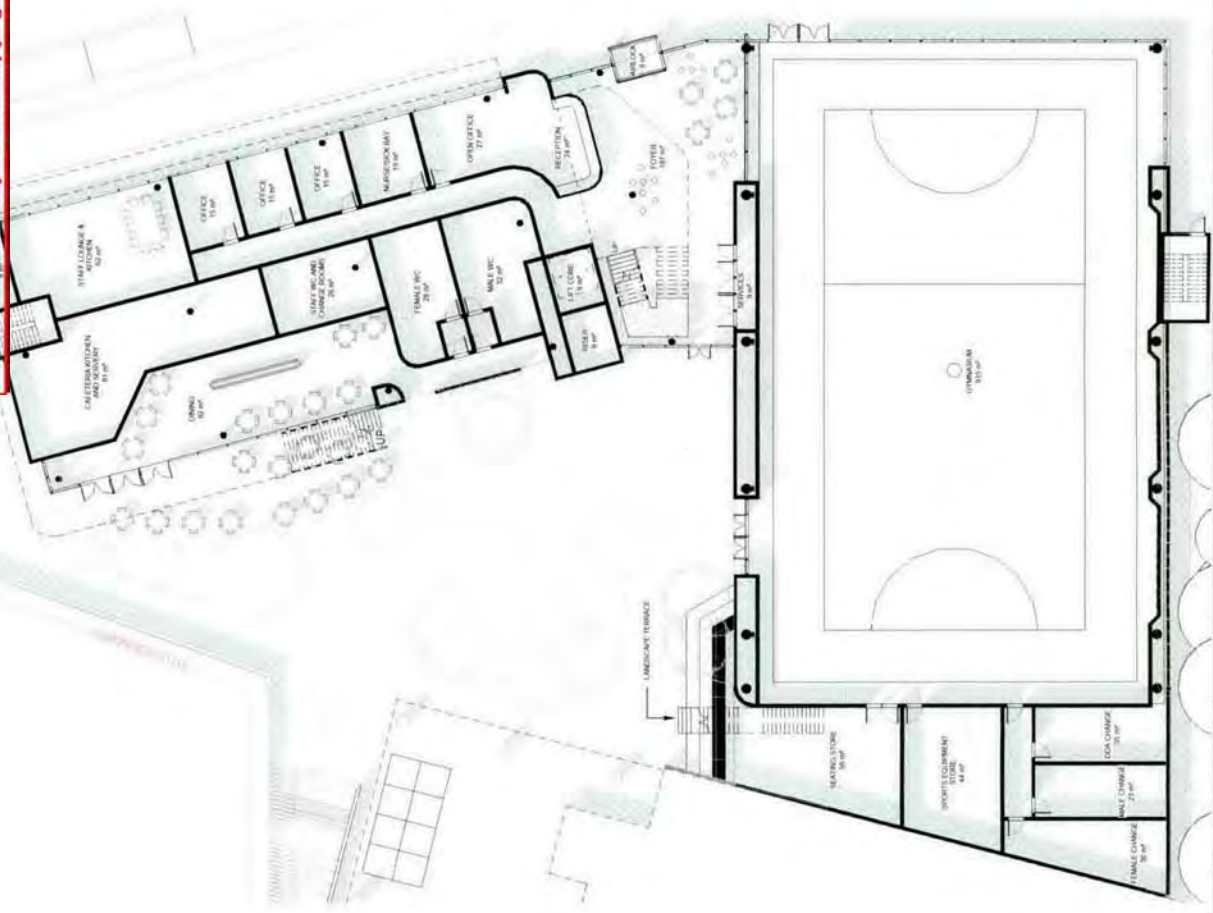
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6.0 VERTICAL SCHOOL
6.4 School - Plans

UPPER GROUND (PLAZA)

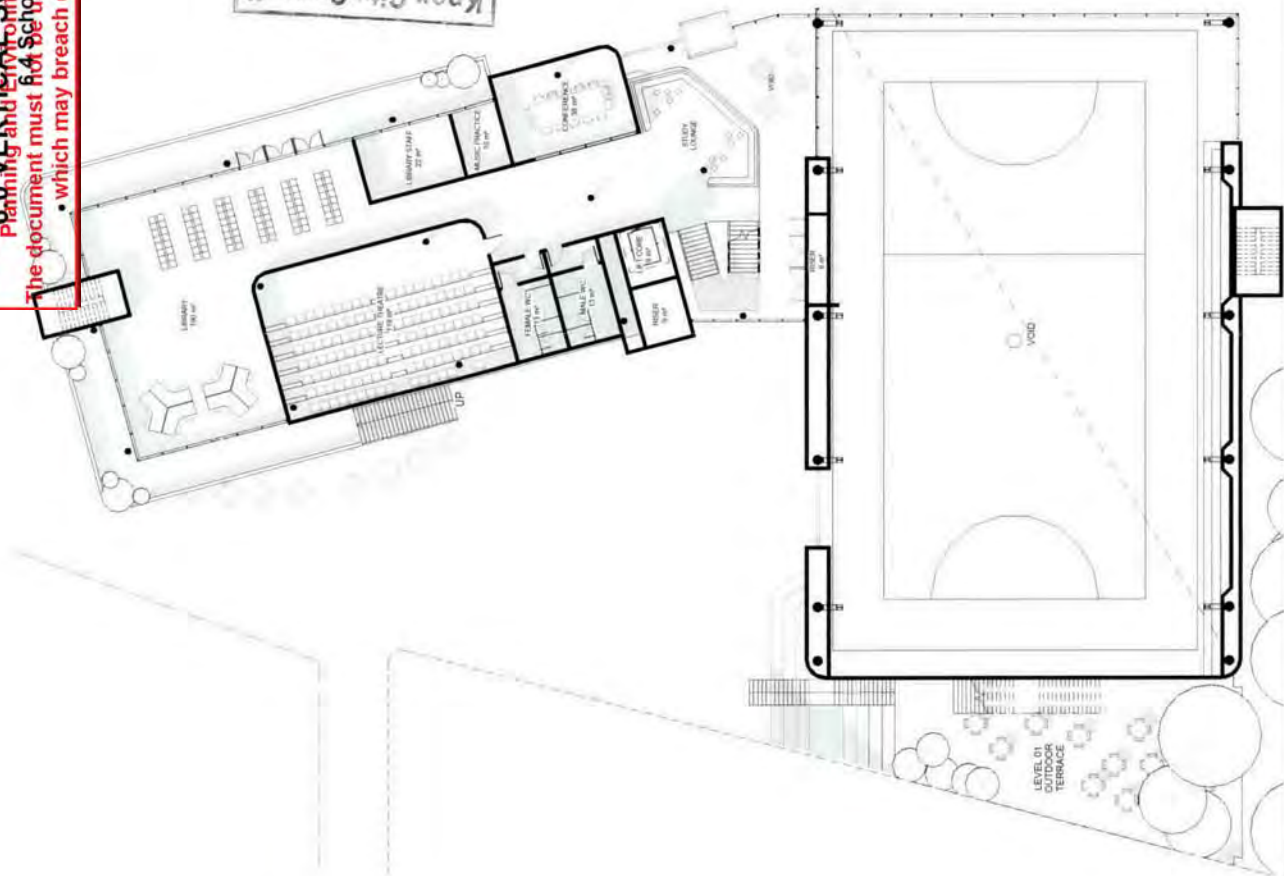


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LEVEL 01

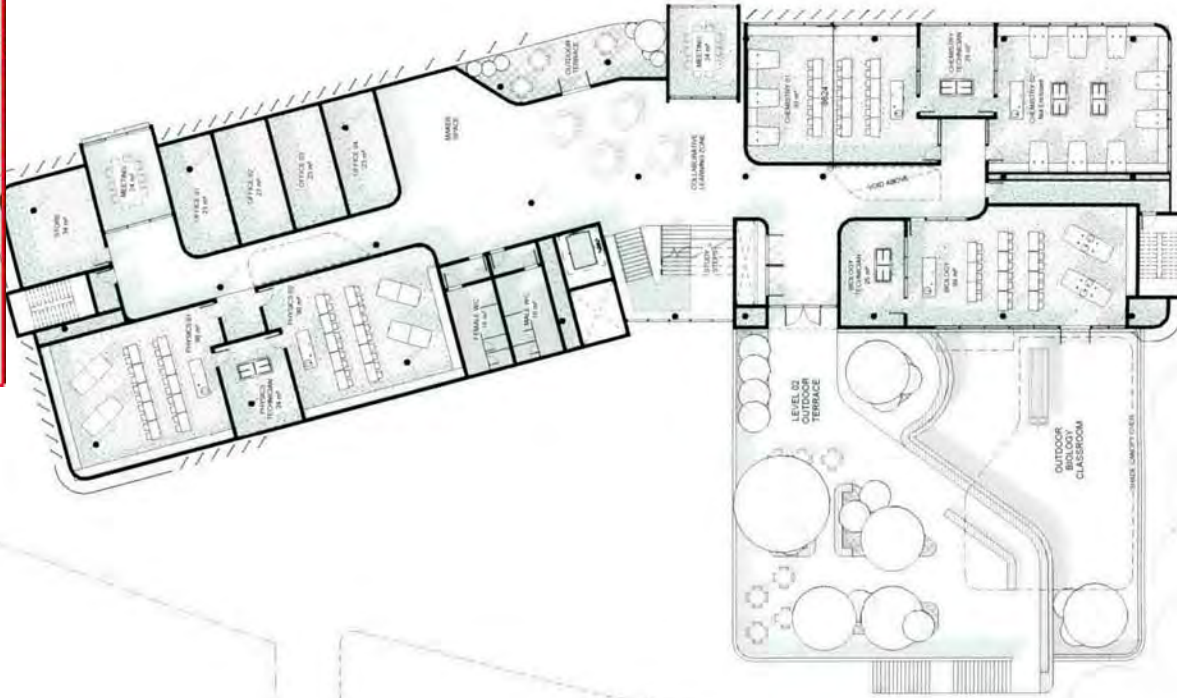


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6.0 VERTICAL SCHOOL

6.4 School - Plans

LEVEL 02

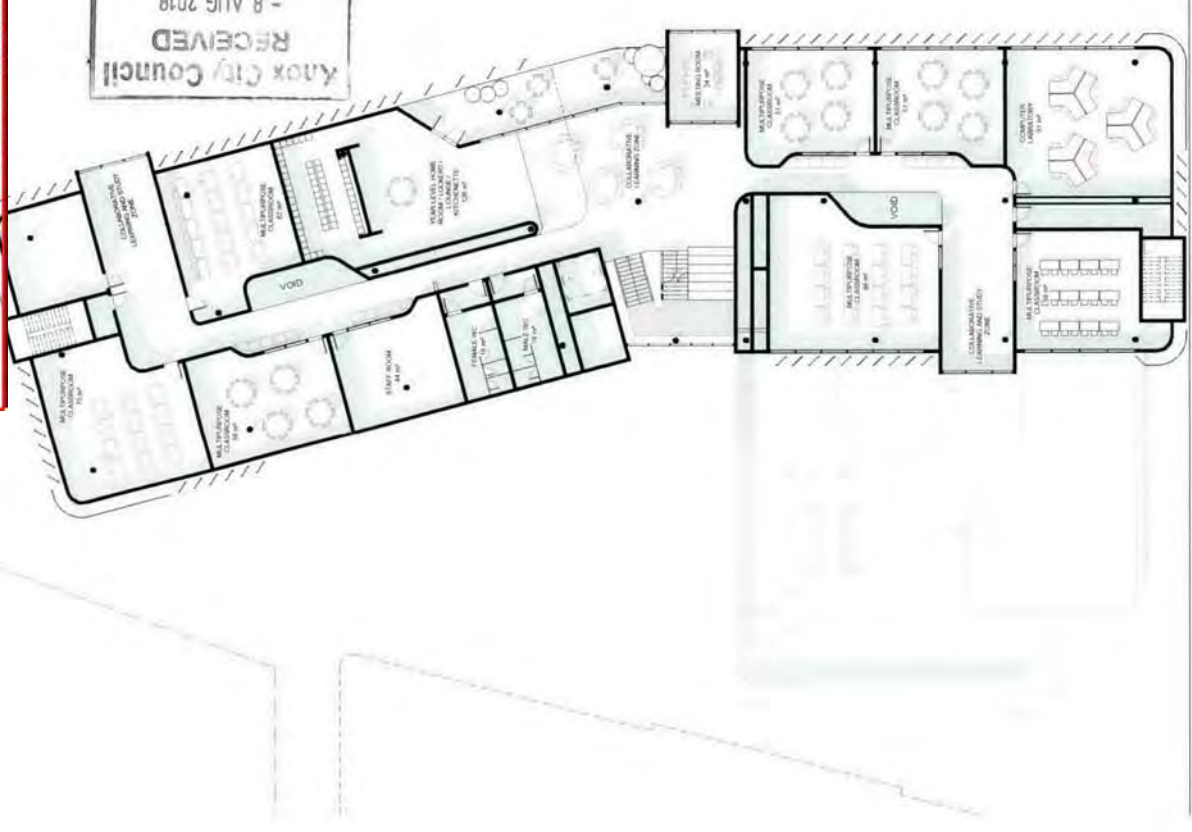


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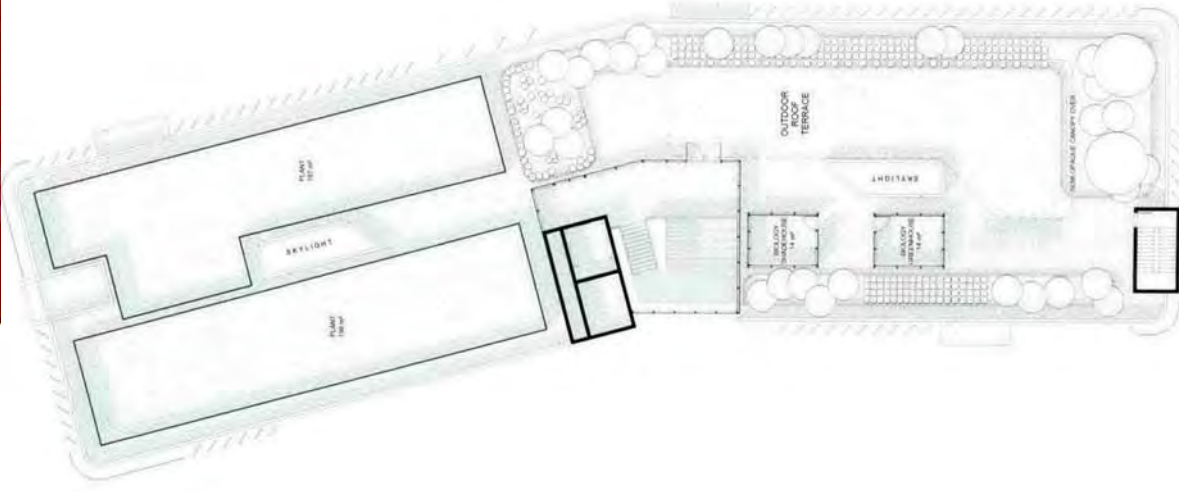
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LEVEL 02, 03, 04 TYPICAL



6.0 VERTICAL SCHOOL
6.4 School - Plans

ROOF LEVEL



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6.0 VERTICAL SCHOOL 6.6 Accommodation -Concept Vision

Directly associated with the adjacent school, the living and learning complex will provide quality accommodation, recreation facilities, meals, and social support to 150 students enrolled in the adjoining secondary school. A provision for twin rooms, shared bathroom rooms and single rooms ensures there are suitable accommodation options for a range of students and personality types.

The social and mental wellbeing of the students has driven the design process, with spatial planning and design of internal and external spaces keyed to promoting social interactions, collaborative living and learning, and creating places of comfort, openness and safety. Key to this are communal spaces, and encouraging students to collaborate and socialise outside of their individual apartments.



LVR 02

CONC 02

GLA 02

LVR 01

ALUM 01

CONC 01

CONC 02

GLA 02

CONC 01

ALUM 01

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6.0 VERTICAL SCHOOL

6.7 Accommodation Massing & Materials which may breach copyright.



TIM 01 Timber Structure
 TIM 02 Timber Board Finish
 LVR 01 Perforated Bronze Louver
 CEM 01 Charcoal Cement Render

CONC 01

CONC 01 Precast Concrete

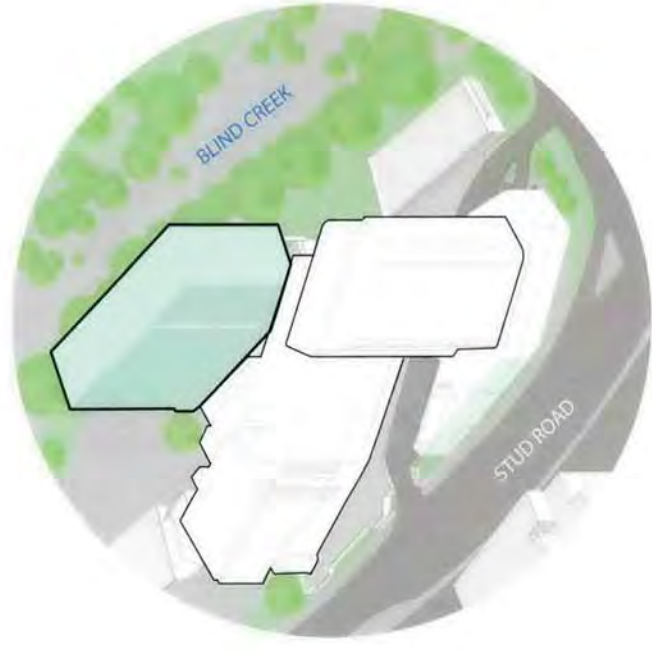


GLA 02 Shopfront Glass
 PAV 02 Concrete Paving
 LVR 02 Charcoal Colour Aluminium Louver
 CONC 02 Textured Precast Concrete

ALUM 01

ALUM 01 ALUMINIUM CLADDING

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6.0 VERTICAL SCHOOL
6.8 Accommodation - Design Ideas

Alternating floor plates are linked by an internal stair and atrium void, surrounded by shared lounge, kitchenette, study and gathering spaces. Each of these community zones is available to be shared by 36 students and is overseen by 2 student mentors, in rooms strategically positioned to allow for passive surveillance and accessibility.

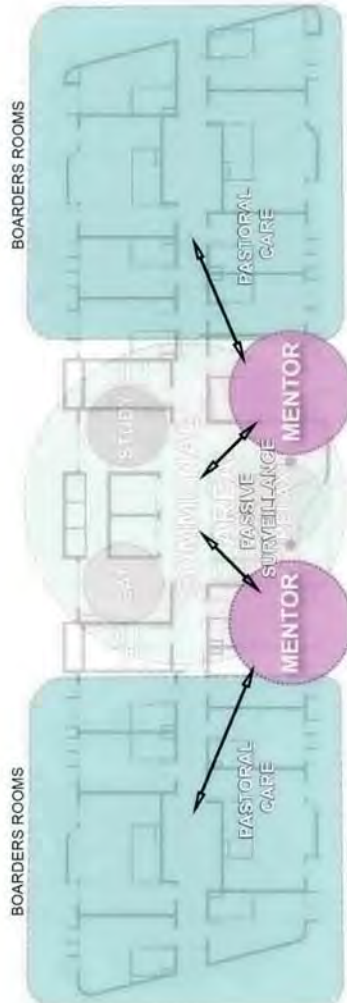
Learning is not only limited to the classrooms. The internal streets' within the school aim to promote a fluid sharing of experiences and ideas; similarly, the shared zones within the boarding complex are an extension of these collaborative zones - places to study, relax, and exchange ideas with fellow students, whether they curriculum based or otherwise.

The experience of living with others, sharing space, and developing skills in interpersonal interaction and inclusion are also seen as vital to a student's growth. The design of shared spaces within the boarding complex serve to encourage the development of social skillsets, in addition to academic excellence.

SOCIAL LIVING

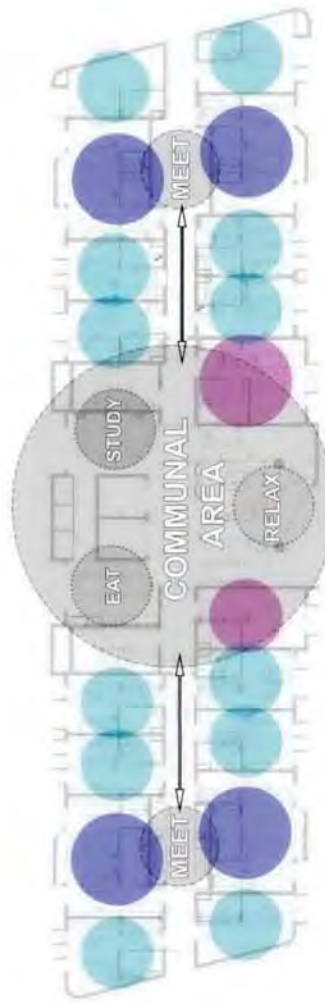


PASTORAL CARE



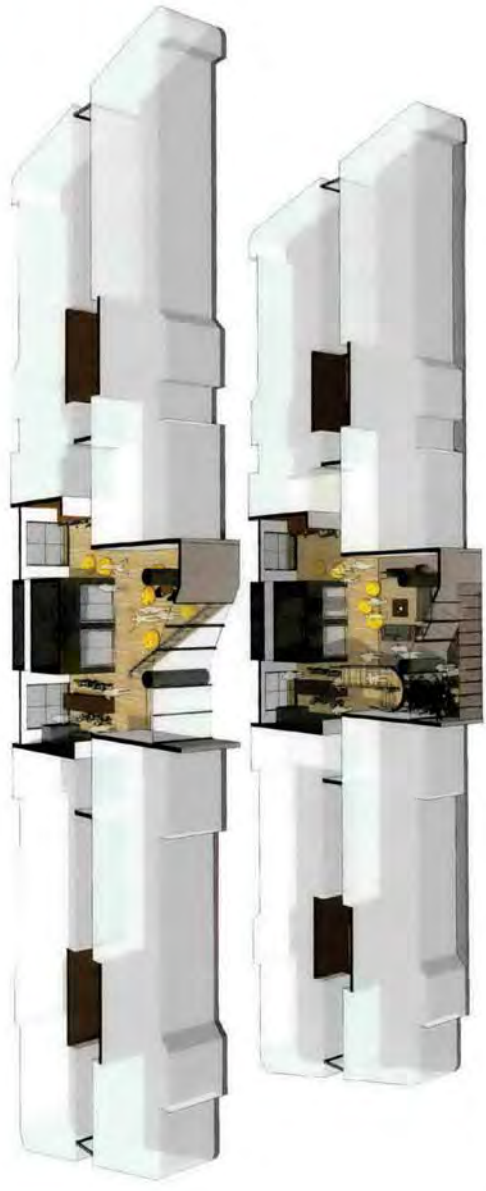
ROOM TYPES

- STUDENT ROOMS (SINGLE)
- STUDENT ROOMS (SHARED)
- MENTOR ROOM



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6.0 VERTICAL SCHOOL
6.9 Accommodation - Plans

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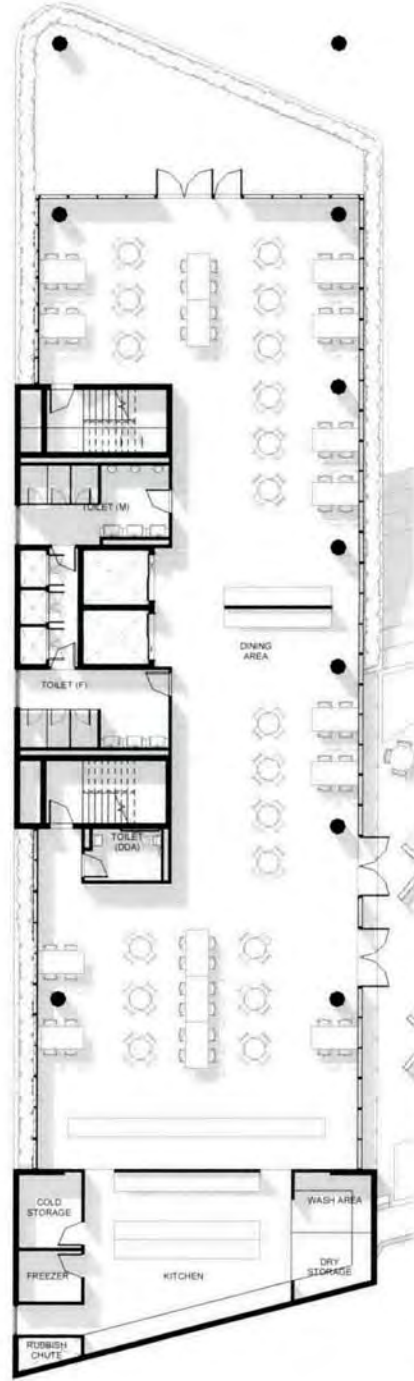


UPPER GROUND (PLAZA)

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6.9. Accommodated Plans any purpose which may breach copyright.



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6.0 VERTICAL SCHOOL 6.9 Accommodation - Plans



TYPICAL LIVING & LEARNING LEVEL - LOWER

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TYPICAL LIVING & LEARNING LEVEL - UPPER

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6.0 VERTICAL SCHOOL
6.10 Accommodation - Renders



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7.0 RESIDENTIAL

7.1 Concept Vision

The residential apartments set a benchmark for living for the City of Knox, with spaces to encourage family engagement, facilities for wellness and unrivalled panoramas .. it's more than a place to call home.

Combining residential within the educational campus provides a complementary partnership for families, allowing greater connectivity to school, community facilities, open space and convenience centres (Knox Central). The existing pedestrian and cycling networks makes for a convenient, vibrant and activated new community.

Whilst the tower is located on the prominent Burwood Highway / Stud Road Corner, the podium level engages with the passer by through retail to the main street frontage, whilst containing the communal health and wellness facilities on level 1. Landscaping is prominent throughout this level, which aims to encourage greater connectivity to the surrounding environment of the Blind Creek Reserve.

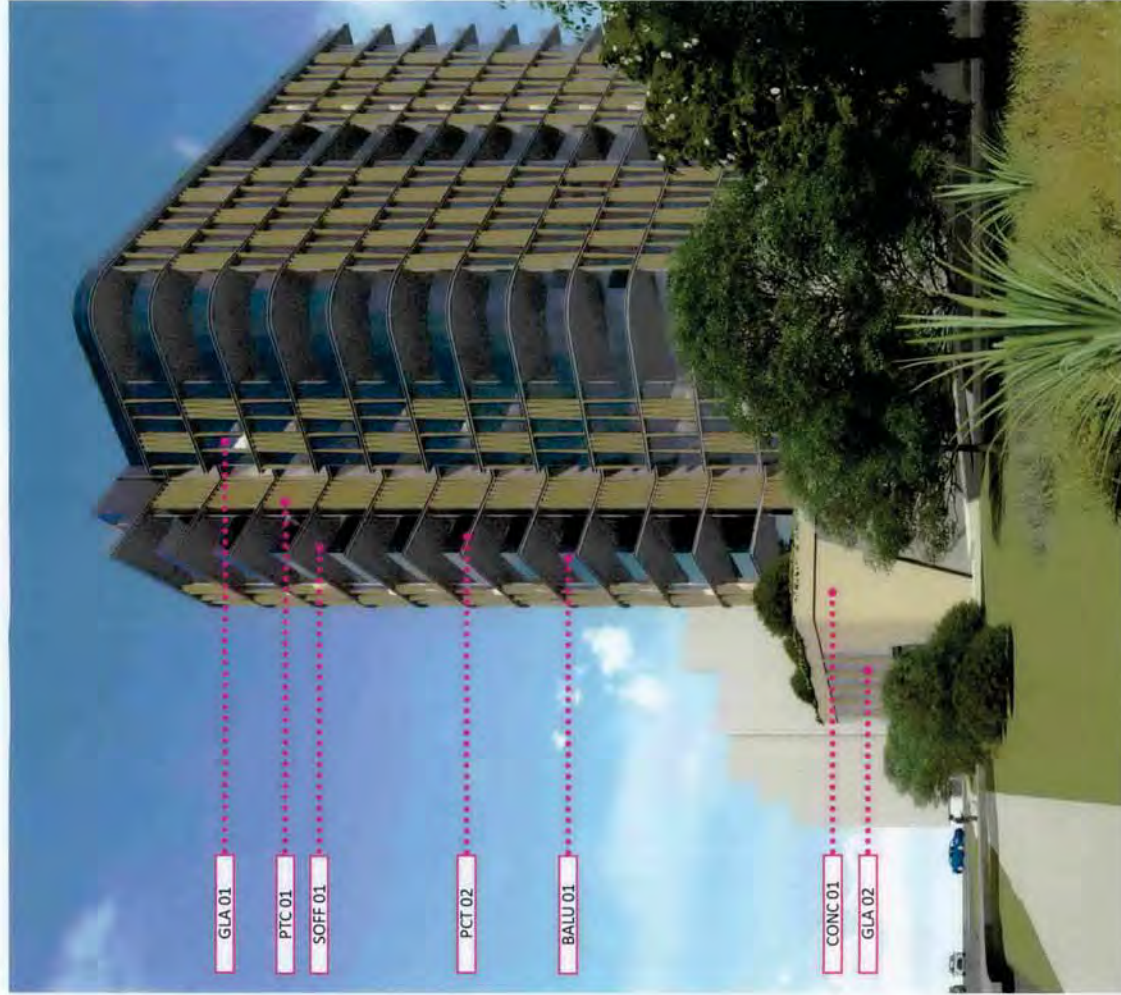
Above the podium, the tower facade is composed with a palette of materials characteristic of the surrounding trees and landscape, providing a warmth and welcoming presence amongst the more austere neighbours.

The rooftop is a communal belvedere, a social space and open gallery providing views to both city and across to the Dandenong Ranges.

The apartments are designed in accordance with the Better Apartment Design Standards, improving the liveability, sustainability for apartment quality and design. The key principles of BADS address

Siting and building arrangement, building performance and dwelling amenity. Each apartment is designed to meet standards in relation to:

- Functional layout
- Room depth
- Windows
- Storage
- Natural ventilation
- Private open space
- Accessibility



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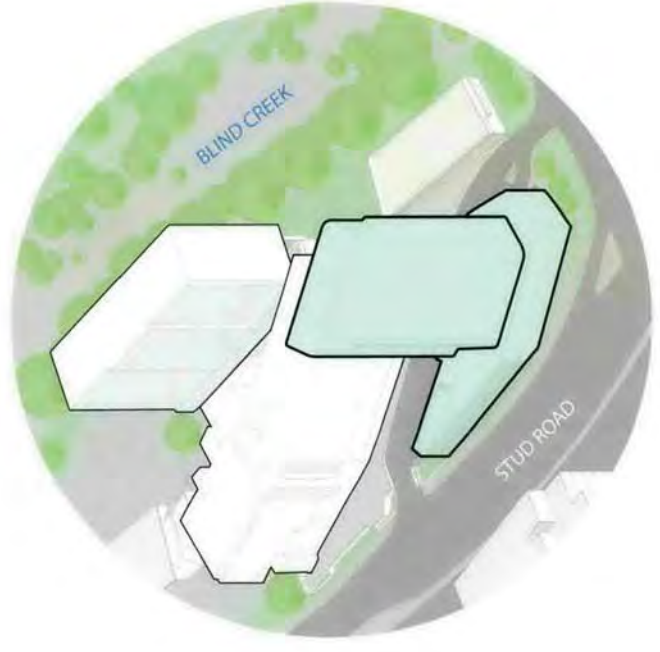


GLA 01 Light Colour Glass Facade
 PCT 01 Powder Coated Bronze Fin
 SOFF 01 Painted Soffit
 PCT 02 Powder Coated Metal
 CONC 01 Precast Concrete



BALU 01 Glass Balustrade (same glass as GLA01)
 GLA 02 Shopfront Glass
 PAV 01 Bluestone Paving
 PAV 02 Concrete Paving

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7.0 RESIDENTIAL
7.3 Design Concept

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SITE SPECIFIC

landscape and nature integrated and interpreted to embrace and engage the human senses.

The subject site is located in what could be considered as a key gate way to the Knox precinct, a large activity area in Wantirna. The site offers close proximity and connection to adjacent blind creek.

The site has excellent orientation, making use of the northerly aspect and has the potential to achieve city views to the west, bay views to the south and views towards the Dandenong Ranges in the east.



TEXTURE

The adjacent creek context is rich in textural elements which the tower draws its articulate fins from.



THE BACKYARD

Re-interpreting the outdoor suburban backyard, a place to socialise and gather, with large raised outdoor vertical terraced areas.

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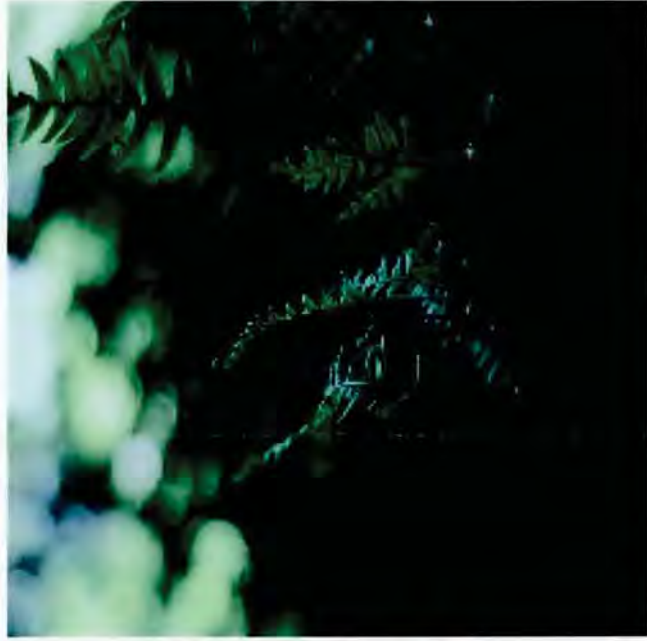
BLIND CREEK

Ever changing fluidity of its environment.



TREESCAPE

The building and gardens, which look out onto the creek and surroundings, abound with plants, trees, birds, butterflies. The setting creates a sense of health and vitality, architecture is a backdrop for the life of the residences.



VEGETATION

keeping the strong connection to the adjacent creek.



7.0 RESIDENTIAL
7.4 Design Response

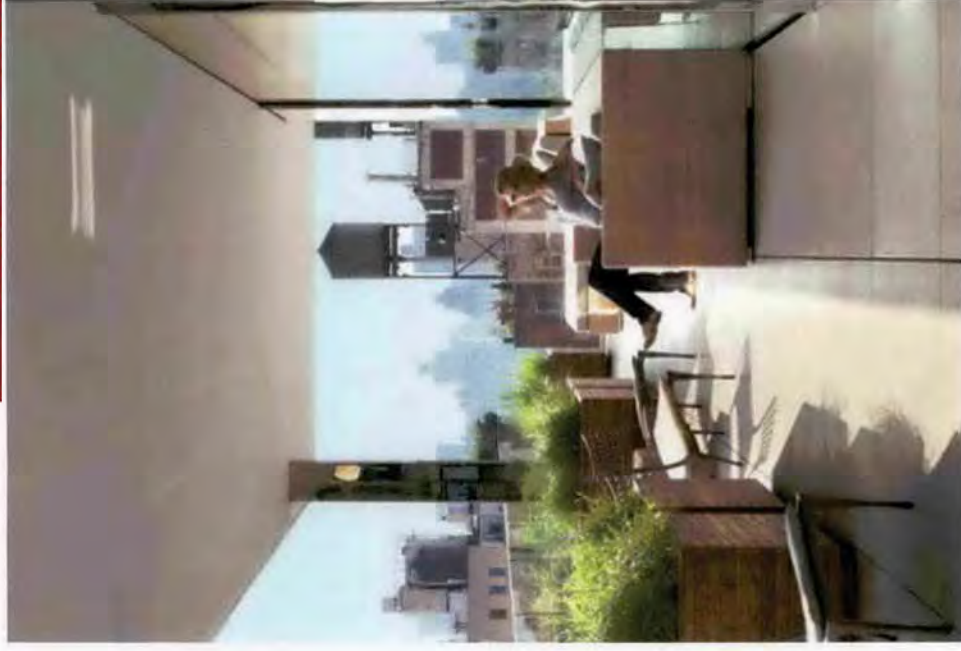
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NATURE INTERGRATED



ARTICULATION

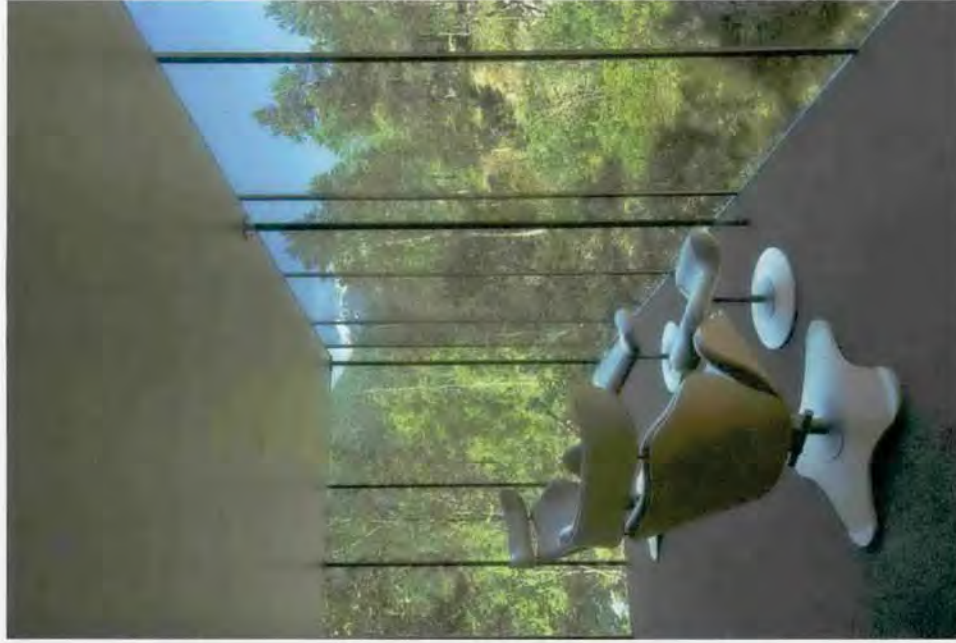


THE VIRTUAL TERRACE

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GLAZING



CONNECTION TO THE OUTSIDE



GARDEN PLANTER ZONES

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7.0 RESIDENTIAL 7.5 Massing and Form Diagrams

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ACTIVATED PODIUM

- Retail tenancies at ground level with entrance to the residential lobby
- Mixed use upper ground with commercial office space, end of trip facilities and residential lobby and amenities.



SITE

- Site and Access
- Primary pedestrian access off Stud Road and Burwood Hwy
- Vehicle access off Stud Road



SHIFT

- Split mass and brake form

VEHICLES PEDESTRIANS

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SHIFTING FORM

- Shift in form, helps brake up the visual bulk.
- 12m average setback off Burwood Hwy.



TERRACE

- Tower orientated to maximise the northerly aspect and daylighting.
- Large outdoor terraces orientated to maximise views and daylight.



ARTICULATION

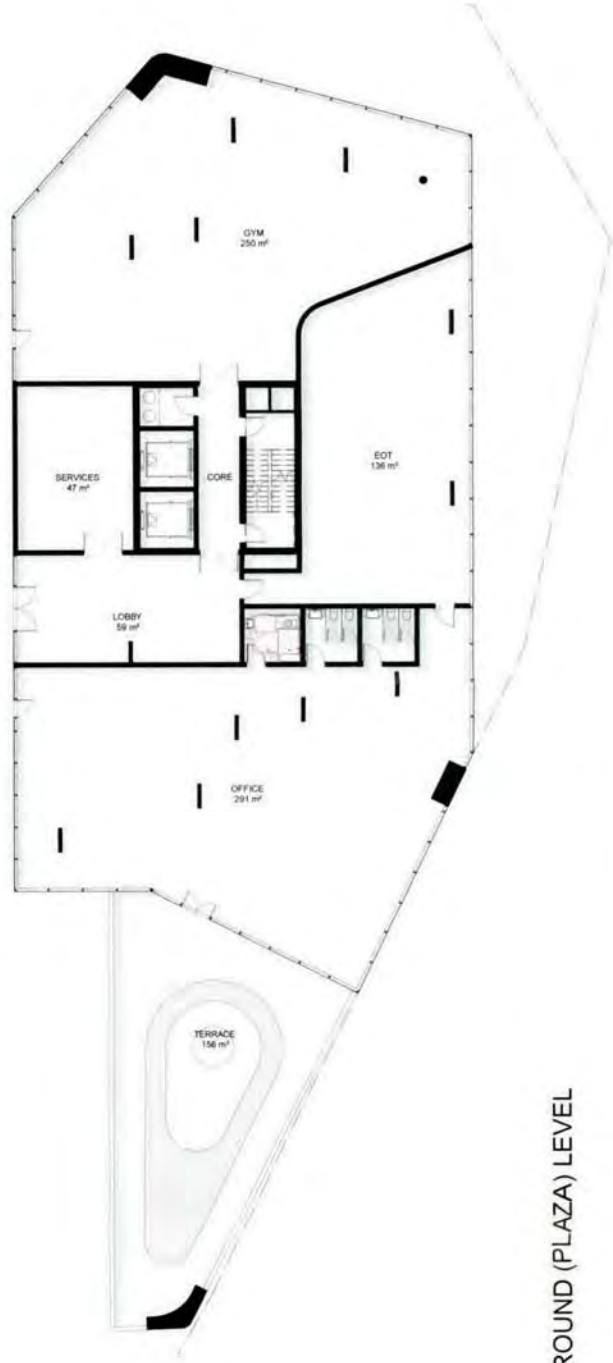
- Textured elements to define and articulate the form.
- Embed landscaping zones

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7.0 RESIDENTIAL

7.6 Plans

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UPPER GROUND (PLAZA) LEVEL

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LEVEL 01

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7.0 RESIDENTIAL
7.6 Plans

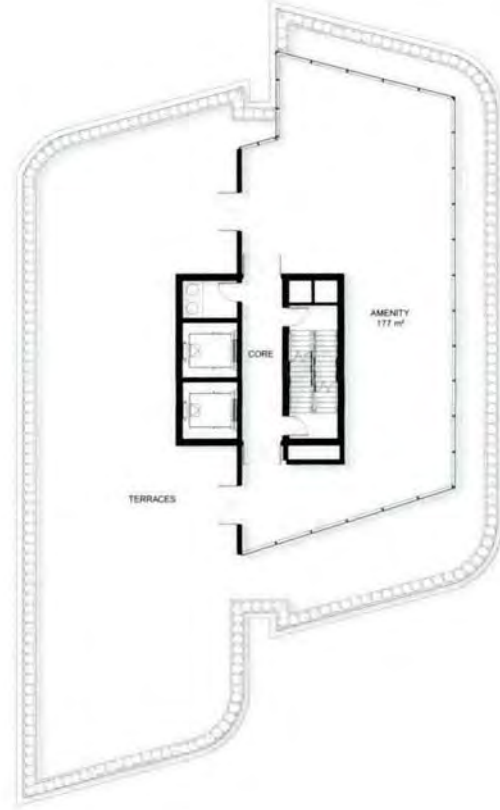
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TYPICAL RESIDENTIAL LEVEL

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ROOF LEVEL

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7.0 RESIDENTIAL 7.7 Look and Feel



Kitchen Joinery



RESIDENCES



Lounge



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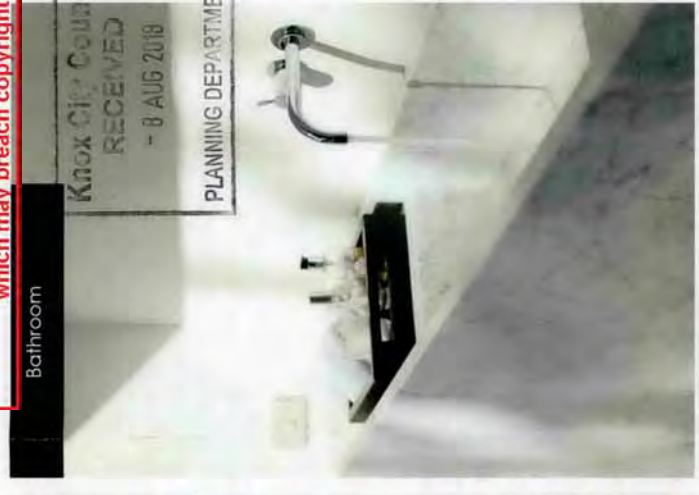
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Joinery



Study



Bathroom



7.0 RESIDENTIAL 7.7 Look and Feel

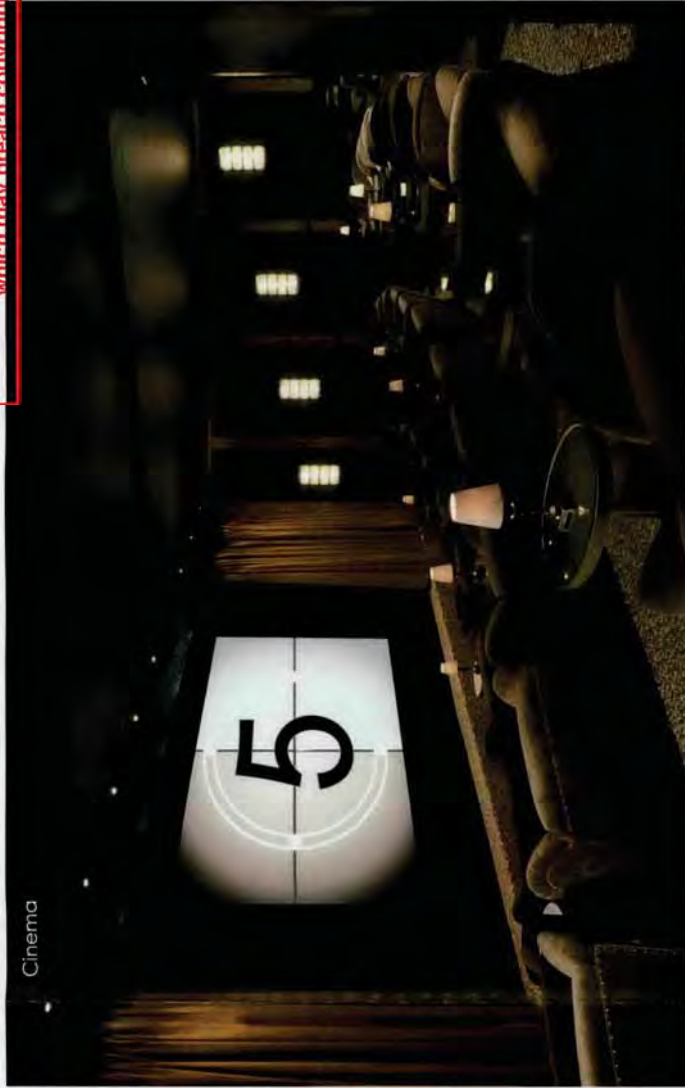
RESIDENTS AMENITY

The quintessential clubhouse has certainly become a point of differentiation amongst residential developments. It is not only a great addition but increases the overall status of the project by providing better quality of life that truly enhances the living experience.

CLUB AMENITIES



Garden



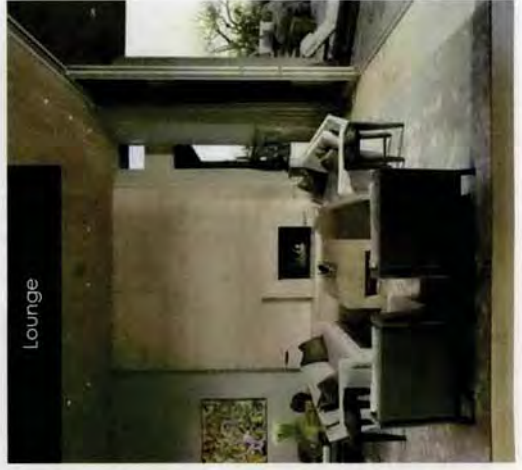
Cinema



Club Pool Room



Gym



Lounge

ADVERTISING PLAN/MATERIAL
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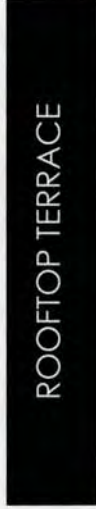
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Built in Seating



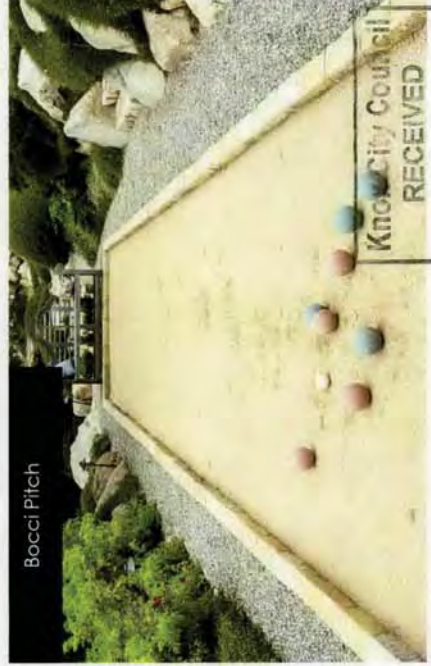
Landscape Terrace



ROOFTOP TERRACE



Dining



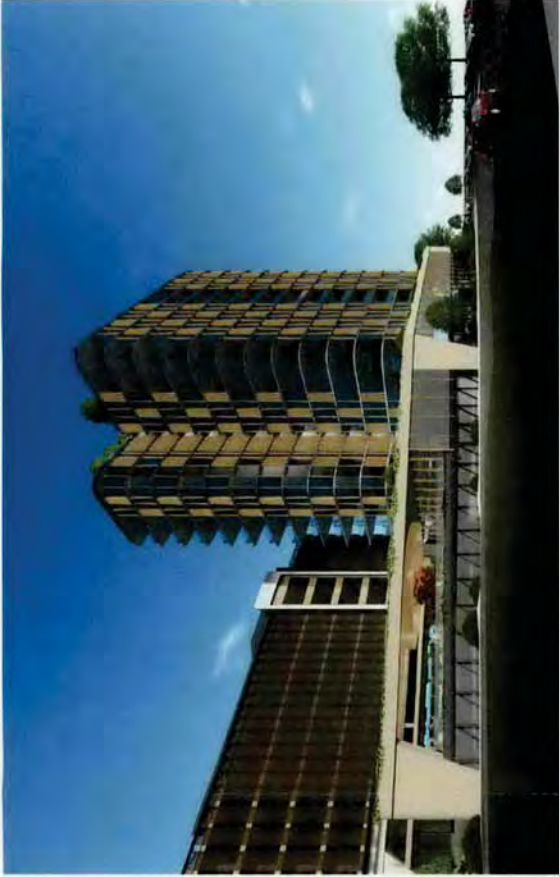
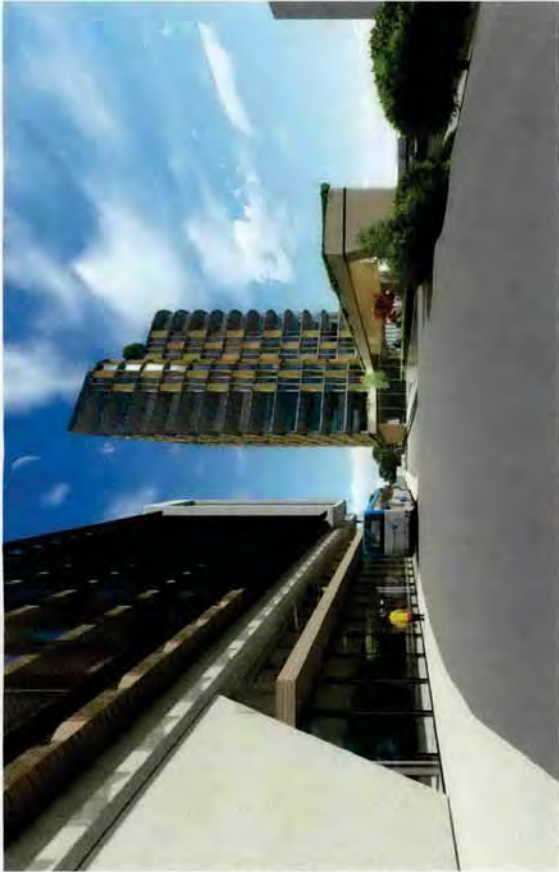
Bocci Pitch



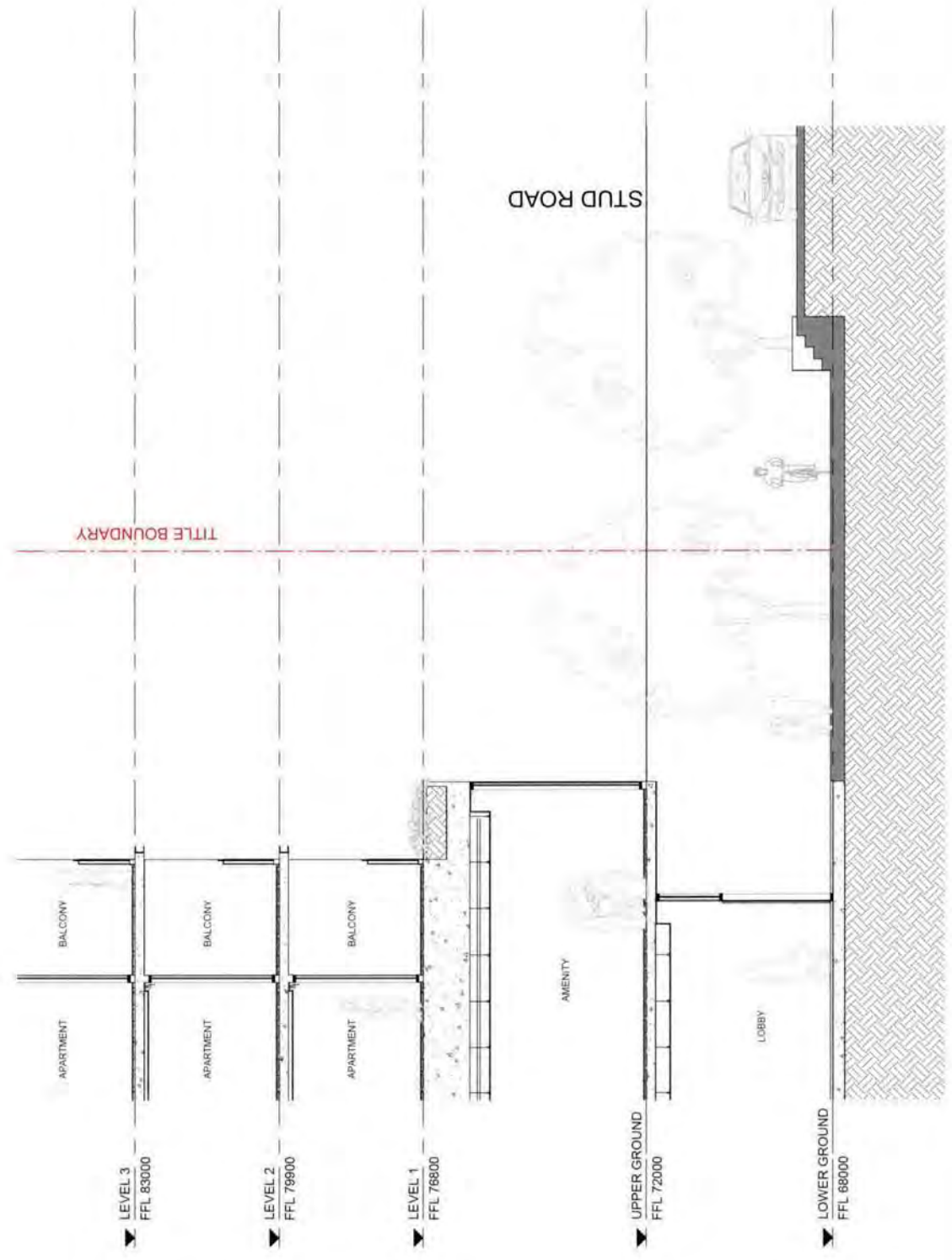
Outdoor Kitchen

7.0 RESIDENTIAL
7.8 Tower Facade Renders

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Section through lobby at Stud Road

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8.0 SUMMARY

8.1 Lower Ground Level Planning

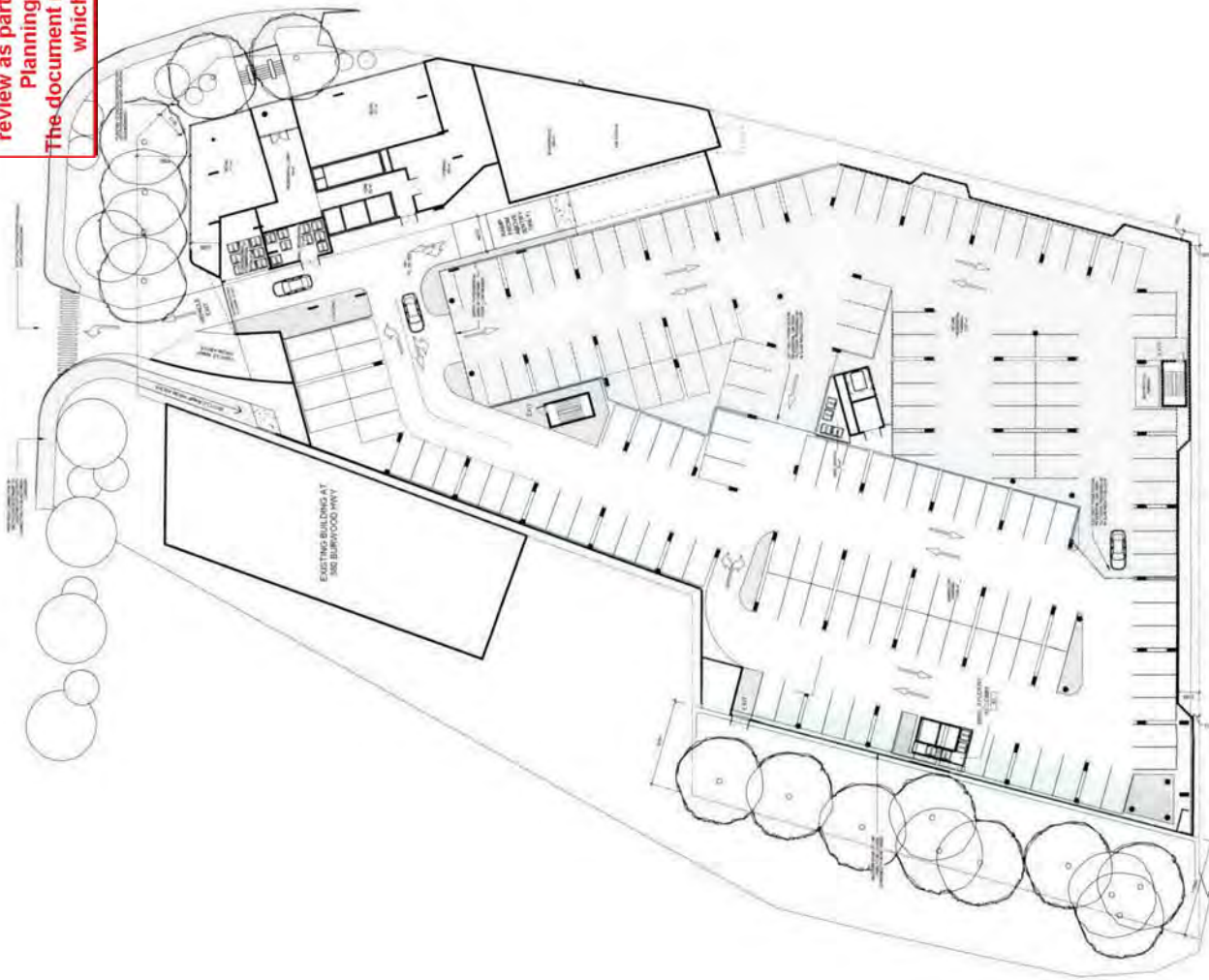
The lower ground level of the site accommodates car parking/ circulation, back of house, commercial tenancies and various entry points to the three buildings.

The north edge and north-eastern corner of the level are 'at grade', providing for vehicle exit and an ideal condition for pedestrian access to the proposed retail and hospitality tenancies. The floor level is also established in response to the Melbourne Water LSI overlay on the site, a factor which renders lower basement levels impractical. As such, the majority of the level is occupied by car spaces, in order to provide adequate parking for the complex combination of uses.

The western edge exposed to Blind Creek is lower screened to minimise the visual impact of car parking and other back of house services; bins for the entire development are provided in various locations throughout, hiding them completely from street view. Cars enter the lower ground via a ramp from the Stud Road side of the site which is topographically elevated.

Parking for the school and commercial tenancies is provided in the main body of the car park, secured by a tilt door at the ramp entry and sliding door to Burwood Highway, while a second line of security is provided for the majority of residents (shown with a diagonal hatch in plan). Mechanical and electrical services, as well as WSUD systems occupy the remaining spaces.

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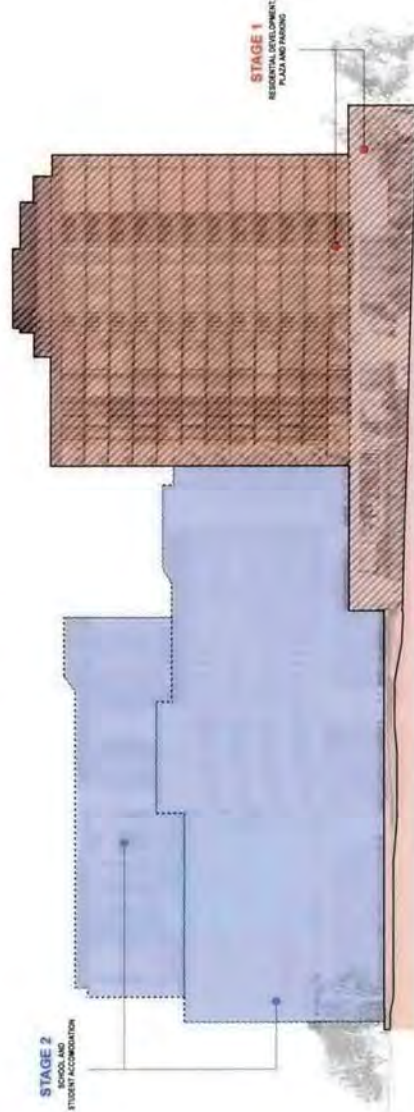
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8.2 Project Construction Staging Approach which may breach copyright.

It is possible that construction of the 390 Burwood Highway development will be divided into two stages. This approach would allow for the ongoing detailed design and authority registration processes associated with the school and student accommodation to occur without delaying the completion of the private residential building and associated plaza deck.

In addition to the private residential building on the NE corner of the site, it is envisaged that the full extent of lower ground level car park and upper ground level deck would be constructed as part of Stage 01 of the development. Stage 02 would include the school and associated student accommodation building.

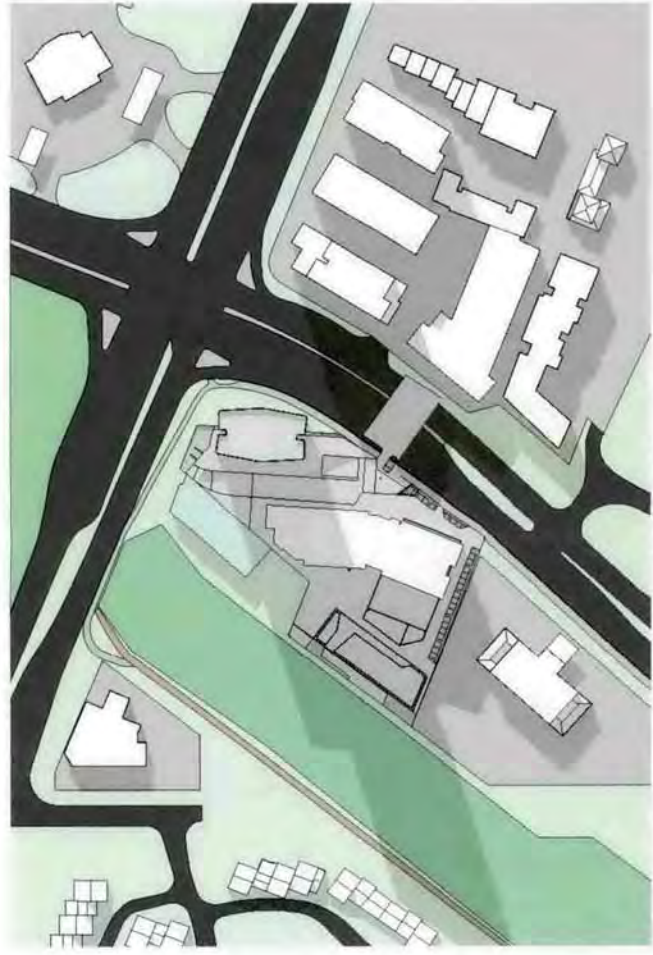
Knox City Council
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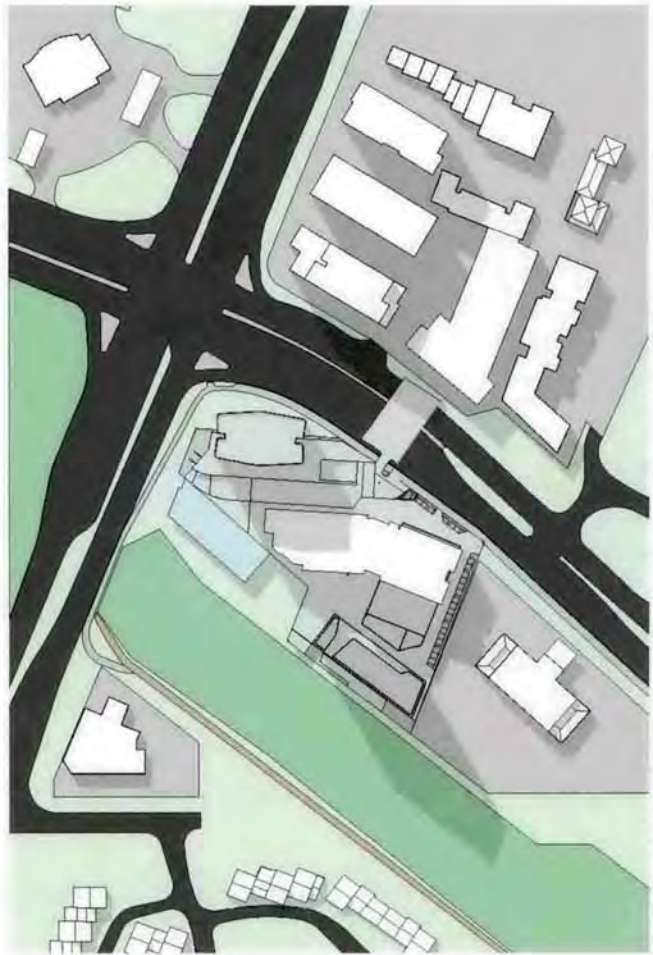
8.0 SUMMARY
8.3 Shadow Analysis

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ADVERTISING PLAN/MATERIAL



SHADOW DIAGRAM - SEPT 21 - 9AM



SHADOW DIAGRAM - SEPT 21 - 10AM

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SHADOW DIAGRAM - SEPT 21 - 12PM



SHADOW DIAGRAM - SEPT 21 - 3PM

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8.0 SUMMARY
8.4 BADS

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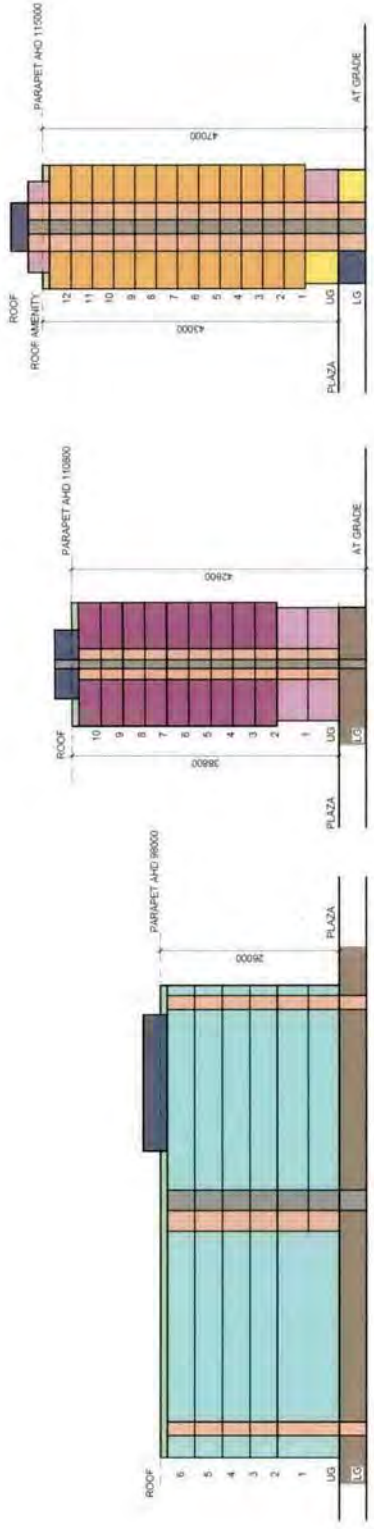
Room/Dwelling/Requirement	Min/Max	Dimension	BADS Compliance				
			1B1B	2B2B			3B3B
Functional Layout	Min 3.0m x 3.4m	3.0m x 3.4m	✓	✓	✓	✓	✓
Room Depth	Min 3.0m x 3.0m	3.0m x 3.0m	✓	✓	✓	✓	✓
Windows	Min 3.3m W / 10m ²	3.3m W / 10m ²	✓	✓	✓	✓	✓
Storage	Min 3.6m W / 12m ²	3.6m W / 12m ²	✓	✓	✓	✓	✓
Cross-ventilation	Min/Max 8m Depth	8m Depth	✓	✓	✓	✓	✓
Private Open Space	Min/Max Snorkel Shape - Secondary Area	Min 1.2m W / Max Depth = 1.5W	✓	✓	✓	✓	✓
DDA Compliance	1 Bedroom Dwelling	8m ² Within	✓	✓	✓	✓	✓
	2 Bedroom Dwelling	10m ² Total	✓	✓	✓	✓	✓
	3+ Bedroom Dwelling	14m ² Total	✓	✓	✓	✓	✓
		12m ² Within	✓	✓	✓	✓	✓
		18m ² Total	✓	✓	✓	✓	✓
		n/a	✓	✓	✓	✓	✓
		1.8m W / 8m ²	✓	✓	✓	✓	✓
		2.0m W / 8m ²	✓	✓	✓	✓	✓
		2.4m W / 12m ²	✓	✓	✓	✓	✓
	All DDA Measures met	See table below	✓	✓	✓	✓	✓

Room/Dwelling/Requirement	Min / Max	Dimension	DDA Compliance				
			1B1B	2B2B			3B3B
Front Door Opening	Min	950mm	✓	✓	✓	✓	✓
Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓	✓	✓	✓	✓
Main Bedroom has access to Adaptable Bath	n/a	n/a	✓	✓	✓	✓	✓
Adaptable Bathroom that meets Design A or B or Alt	n/a	n/a	✓	✓	✓	✓	✓
		All DDA Compliance measures met?	✓	✓	✓	✓	✓
			12	12	12	12	12
		Total Apartments	72				
		Total fully DDA Compliant	48				

Functional Layout	Number Compliant	% Compliant	BADS Minimum	BADS Compliant
Functional Layout	72	100%	100%	✓
Room Depth	72	100%	100%	✓
Windows	72	100%	100%	✓
Storage (Min. Internal)	72	100%	100%	✓
Storage (Total)	72	100%	100%	✓
Cross-ventilation	48	67%	40%	✓
Private Open Space	72	100%	100%	✓
All DDA Measures	48	67%	50%	✓

Front Door Opening	Number Compliant	% Compliant
Front Door Opening	72	100%
Clear Path	72	100%
Access to Bath	48	67%
Adaptable Bath	60	83%

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 8.5 Development Summary
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**IMPERIAL GRAMMAR SCHOOL:
06 LEVELS:**

LOWER GROUND FLOOR:
 UPPER GROUND FLOOR - LEVEL 04:
 LEVEL 05:
 TOTAL AREA:
 10020m²

LOWER GROUND FLOOR:
 UPPER GROUND FLOOR - LEVEL 11:
 LEVEL 2 - 10 STUDENT BOARDING ROOMS
 NUMBER PER LEVEL:
 TOTAL:
 LEVEL 2 - 8 STUDENT MENTOR ROOMS:
 NUMBER PER LEVEL:
 TOTAL:
 02
 18

**BOARDING ACCOMMODATION:
12 LEVELS:**

LOWER GROUND FLOOR:
 UPPER GROUND FLOOR - LEVEL 1:
 LEVEL 2 - 10 STUDENT BOARDING ROOMS
 NUMBER PER LEVEL:
 TOTAL:
 LEVEL 2 - 8 STUDENT MENTOR ROOMS:
 NUMBER PER LEVEL:
 TOTAL:
 02
 18

**RESIDENTIAL TOWER:
14 LEVELS:**

LOWER GROUND FLOOR:
 UPPER GROUND FLOOR:
 LEVEL 01 - 12 RESIDENTIAL:
 1 BED 1 BATH:
 3 BED 2 BATH:
 TOTAL APARTMENTS:
 72

**STUDENT BOARDING
12 LEVELS**

GROSS BUILDING AREA: 7246m²
 BOARDING / LIVING AREA: 4230m²
 CORE / CIRCULATION: 1570m²
 PLANT: 440m²

**UPPER GROUND:
PLAZA**

TOTAL AREA (APPROX): 2710m²

**LOWER GROUND:
CAR PARK**

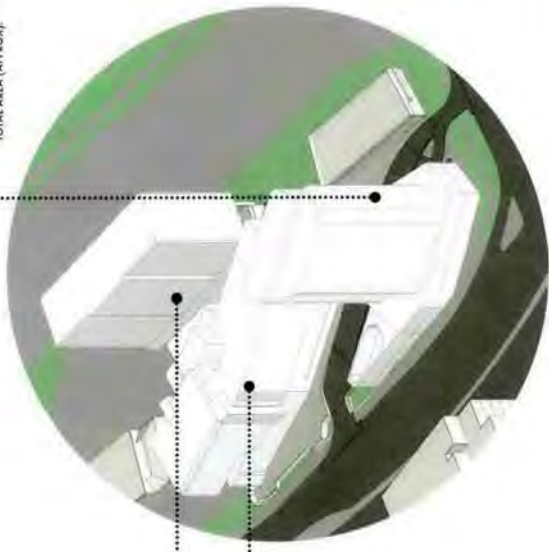
TOTAL AREA (APPROX): 4780m²

**IMPERIAL GRAMMAR SCHOOL
06 LEVELS + PLANT / ROOF GARDEN**

TOTAL BUILDING AREA: 10020m²

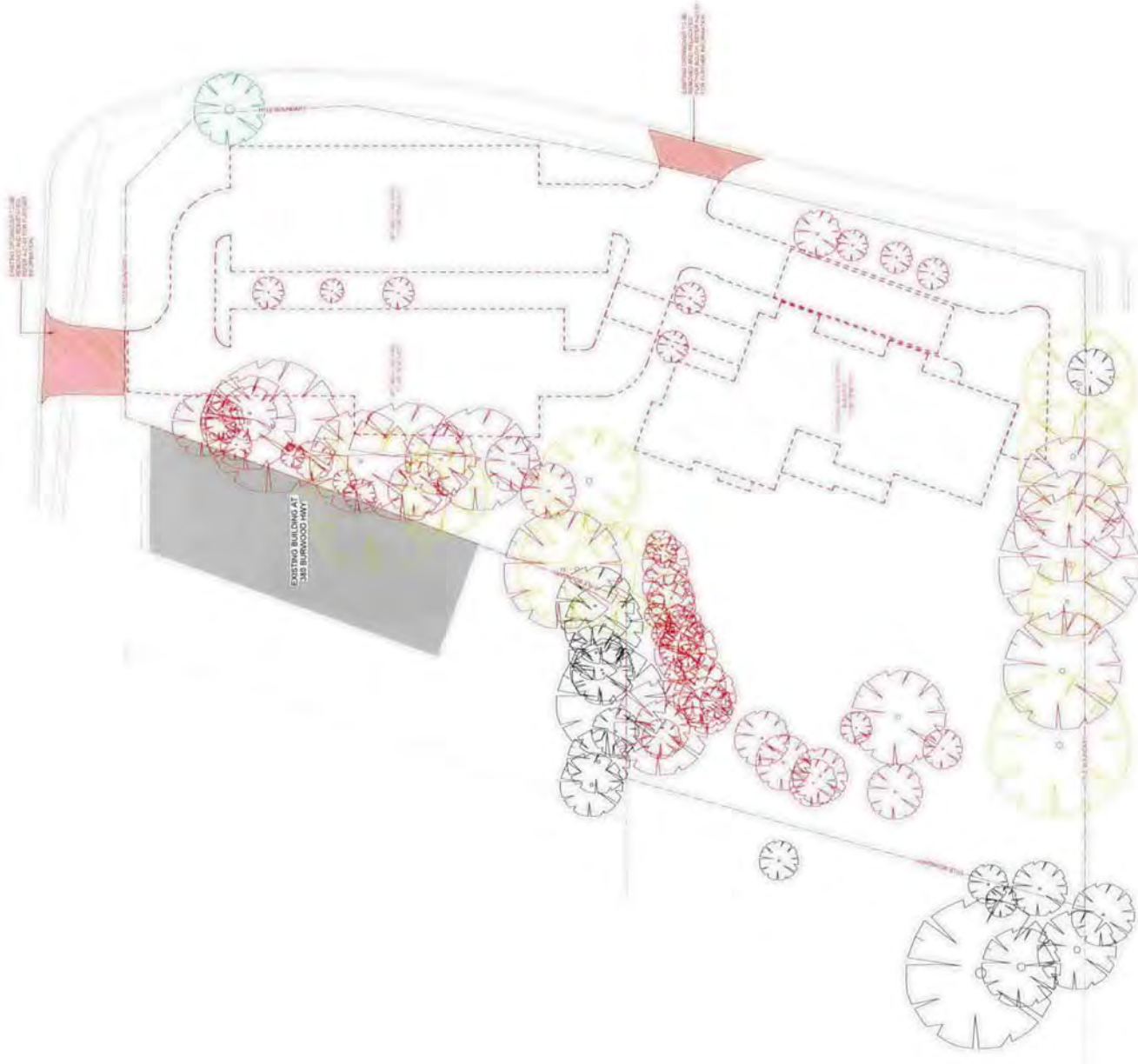
**RESIDENTIAL APARTMENTS
14 LEVELS**

GROSS BUILDING AREA: 10210m²
 GFA: 8470m²
 BALCONY AREA: 1450m²
 ROOF PLANT: 1130m²
 INZA + NLA: 5675m²



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LEGEND

- TREES TO BE REMOVED (NO PERMIT REQUIRED)
- TREES TO BE REMOVED (PERMIT REQUIRED - REFER TO ARBORICULTURAL REPORT FOR DETAILS)
- TREES TO BE REMOVED OUTSIDE SITE BOUNDARY (REQUIRES PERMIT - REFER TO ARBORICULTURAL REPORT FOR DETAILS)
- TREES TO BE RETAINED

City Architect

317095 00

VARPAC GROUP

317095 00

MANTENA SOUTH

200 BURWOOD HIGHWAY

MANTENA SOUTH

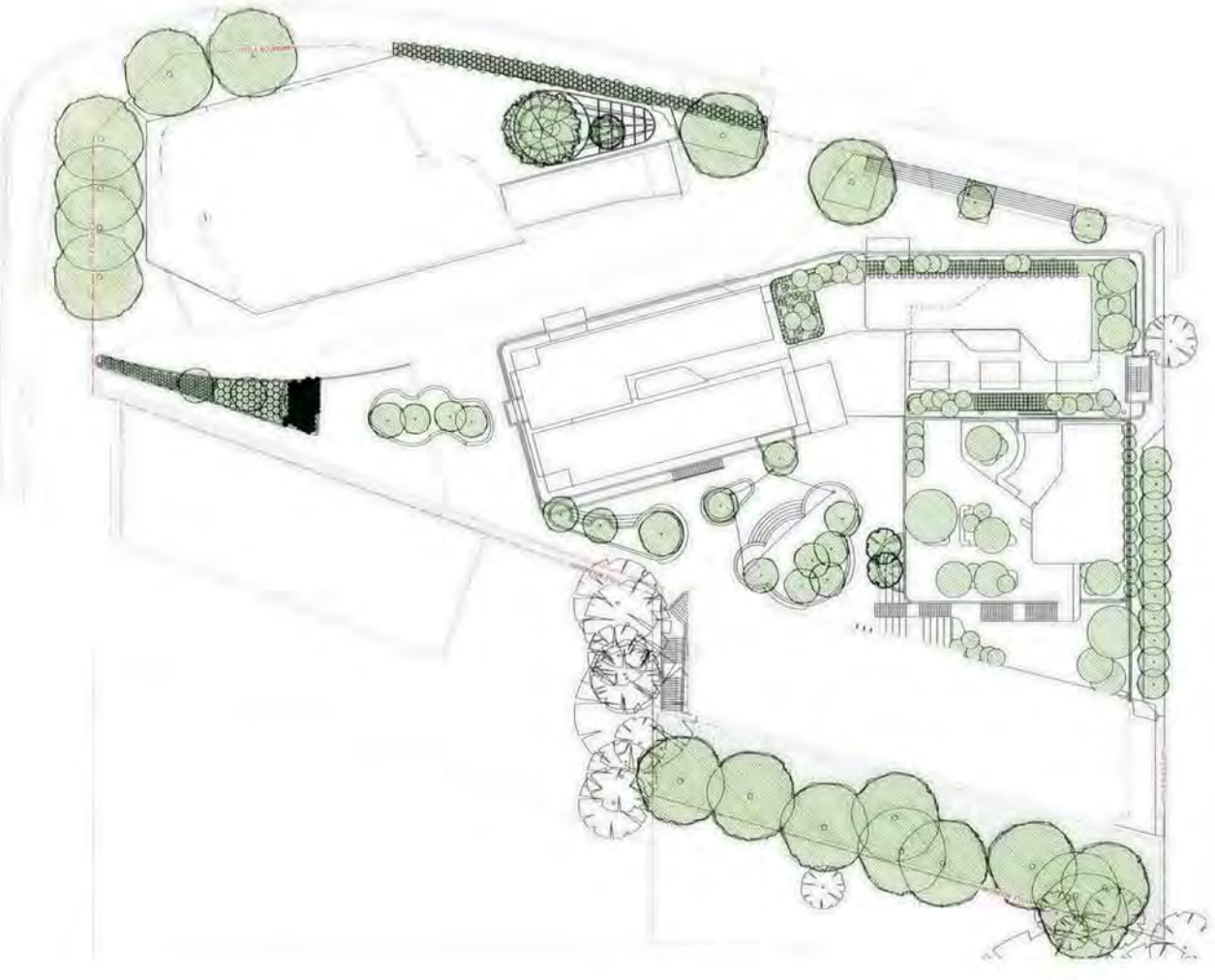
DEMOLITION AND TREE

REMOVAL PLAN

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A-15-02

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LEGEND

- PROPOSED VEGETATION, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR FURTHER DETAIL
- EXISTING TREES (OUTSIDE SITE BOUNDARY)

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COX
 CIVIL ARCHITECTURE
 111 BIRCHWOOD HIGHWAY
 WARRINGTON SOUTH
 NSW 2506
 PH: (02) 9371 1111
 WWW.COXCIVIL.COM.AU

VIAPAC GROUP
 3177056.00

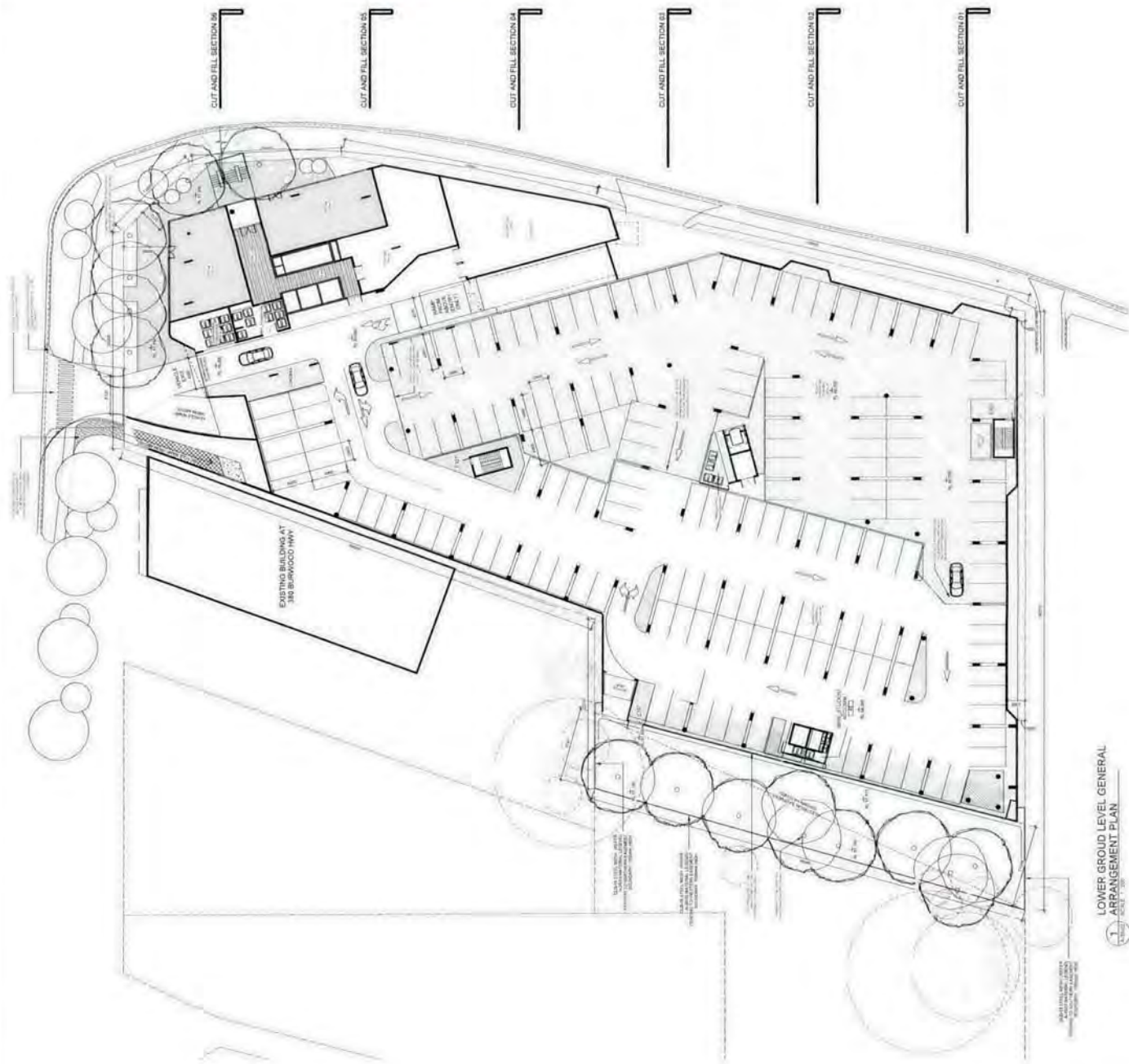
WARRINGTON SOUTH
 880 BIRCHWOOD HIGHWAY
 WARRINGTON SOUTH

REVEGETATION PLAN

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AREA SCHEDULE LOWER GROUND LEVEL	
IMPERVIOUS SURFACE	5135 m ²
PARKING	622 m ²
RESIDENTIAL, COMMERCIAL	6405 m ²
PERMEABLE SURFACE AREA	
PLANTING	193 m ²
PERMEABLE	225 m ²
GRASSCOVER	105 m ²
ROADWAY	114 m ²
BICYCLE PARKING, 40 CARPARK, 185	

LOWER GROUND LEVEL GENERAL ARRANGEMENT PLAN

NOTE: DIMENSIONS RELY ON BUILDING GRASS AND USES REFER TO SECTION 4.3 DEVELOPMENT SUMMARY IN URBAN CONTEXT REPORT.
ALL SPOT LEVELS ON SITE ARE TO THE AUSTRALIAN HEIGHT DATUM

COOK ARCHITECTURE
111 BURWOOD HWY
MANTONVILLE VIC 3170
PH: 03 9594 1111
WWW.COOKARCHITECTURE.COM.AU

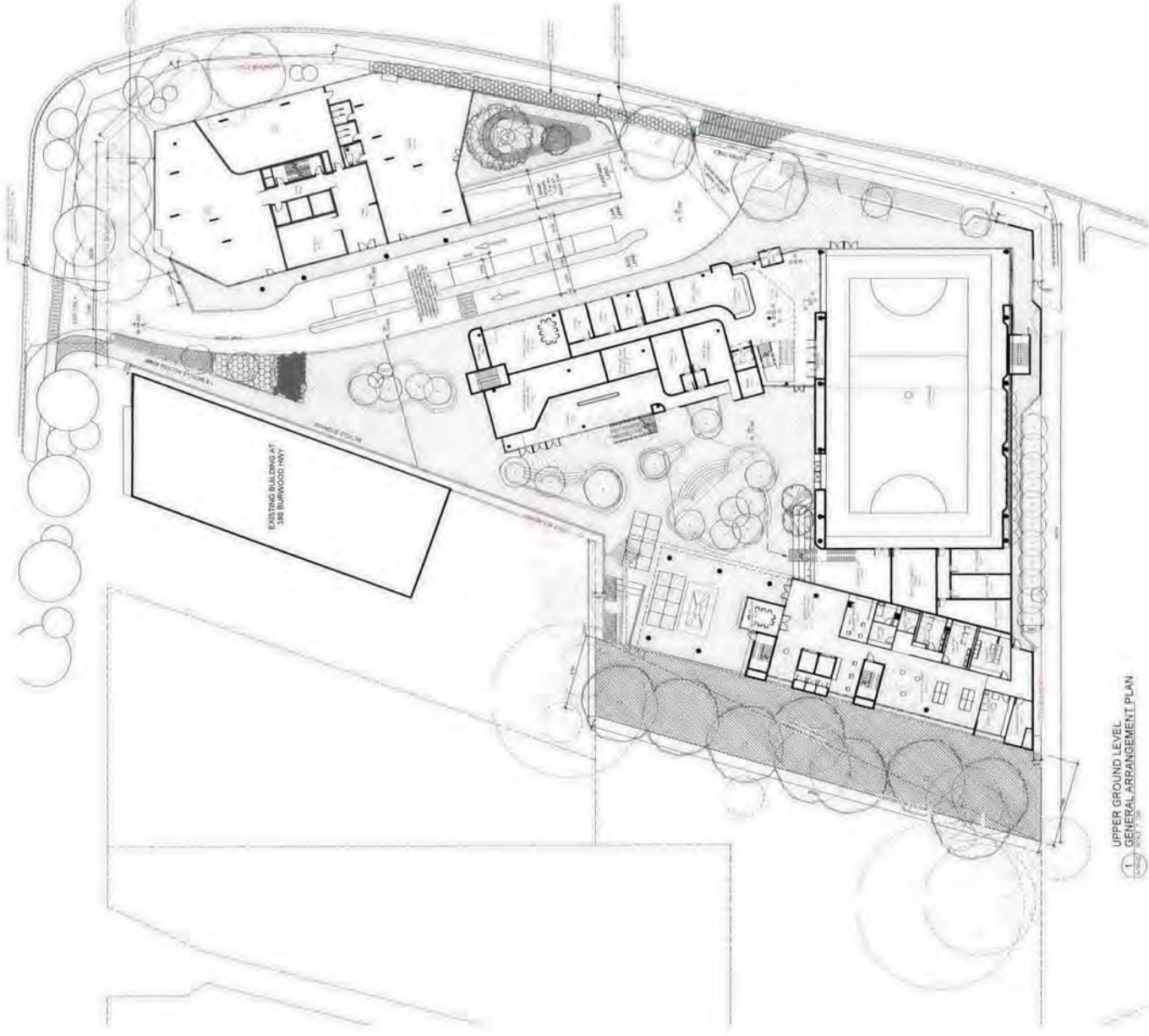
VIAPAC GROUP
Project No: 3117096.00
MANTONVILLE SOUTH
318 BURWOOD HIGHWAY
MANTONVILLE VIC 3170

LOWER GROUND PLAN

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UPPER GROUND LEVEL GENERAL ARRANGEMENT PLAN

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AREA SCHEDULE UPPER GROUND LEVEL

PERVIOUS SURFACE	1452 m ²
RESIDENTIAL COMMERCIAL	887 m ²
ROAD	721 m ²
SCHOOL	1928 m ²
STUDENT ACCOMMODATION	193 m ²
PERMEABLE SURFACE AREA	9743 m ²
PLANTER	378 m ²
BICYCLE PARKING - 100	378 m ²
CAMPARK - 11	378 m ²

NOTE: FOR FURTHER DETAIL ON BUILDING OF AND USES REFER TO SECTION 4.5 (DEVELOPMENT SUMMARY) IN URBAN CONTEXT REPORT.
ALL SPOT LEVELS ON SITE ARE TO THE AUSTRALIAN HEIGHT DATUM

City Architecture
1111 11th Street
2222 22nd Street
3333 33rd Street

COOK

WAPAC GROUP
3170966.00

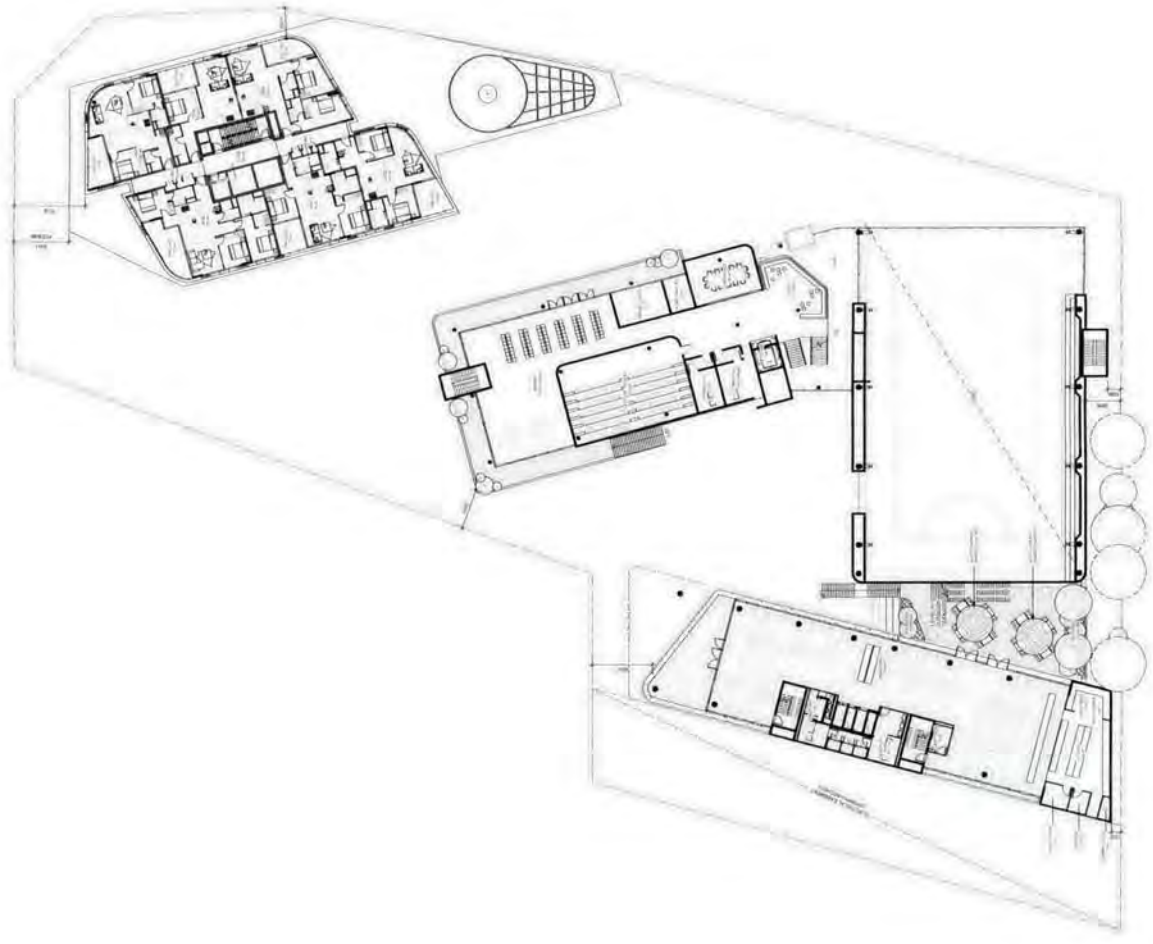
WANTIRNA SOUTH
388 BURWOOD HWY
WANTIRNA SOUTH

UPPER GROUND PLAN

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LEVEL 01 GENERAL ARRANGEMENT PLAN

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CGM ARCHITECTURE
111/113 STATION STREET
MELBOURNE VIC 3000
PH: 03 9412 1234
WWW.CGMARCHITECTURE.COM.AU

COG

VIAPAC GROUP
317096.00

VANTRINA SOUTH
380 BARNWOOD HIGHWAY
BARNWOOD VIC 3083

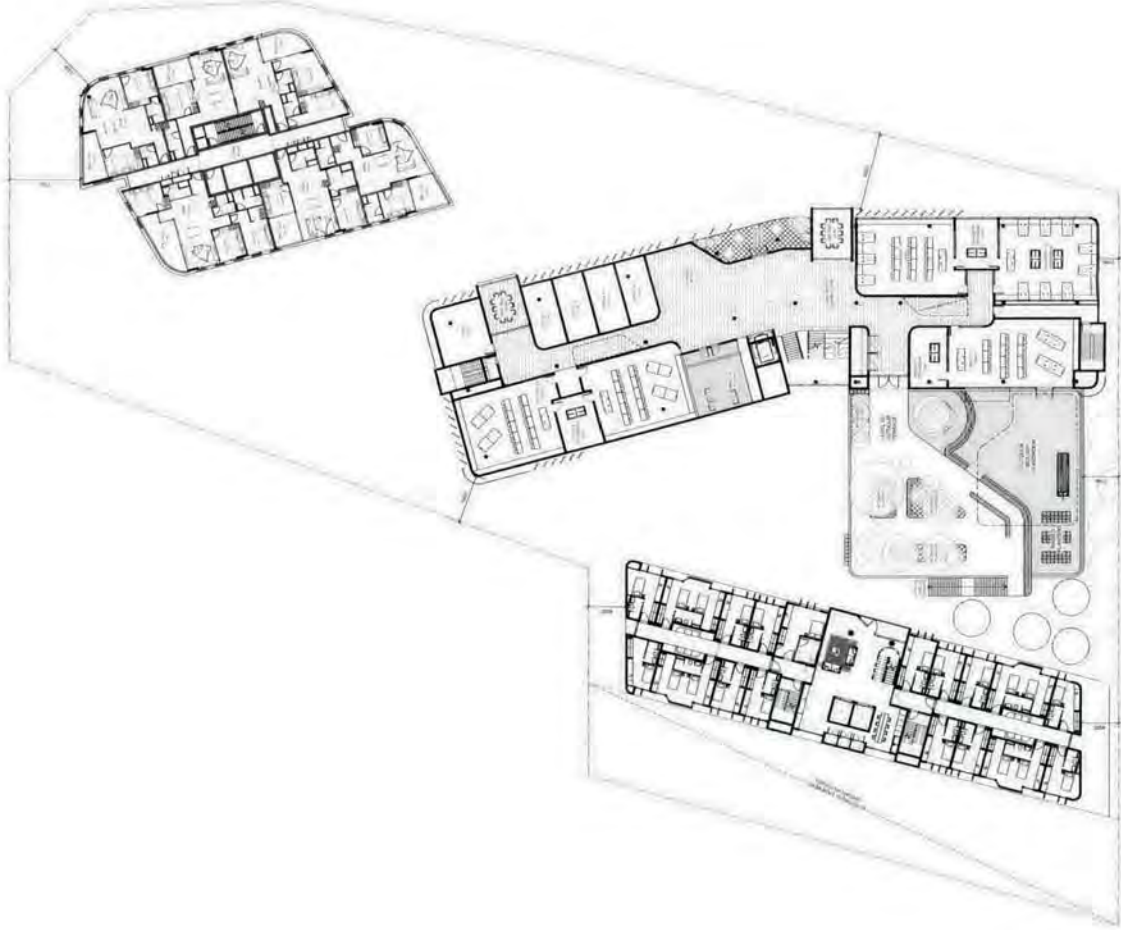
LEVEL 01 PLAN

INFORMATION ONLY

Project Name	
Client	
Scale	
Date	
Author	
Check	
Drawn	
Reviewed	
Approved	
Project No.	
Sheet No.	
Sheet Total	

A-21-02

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LEVEL 02 GENERAL ARRANGEMENT PLAN

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Col Architecture

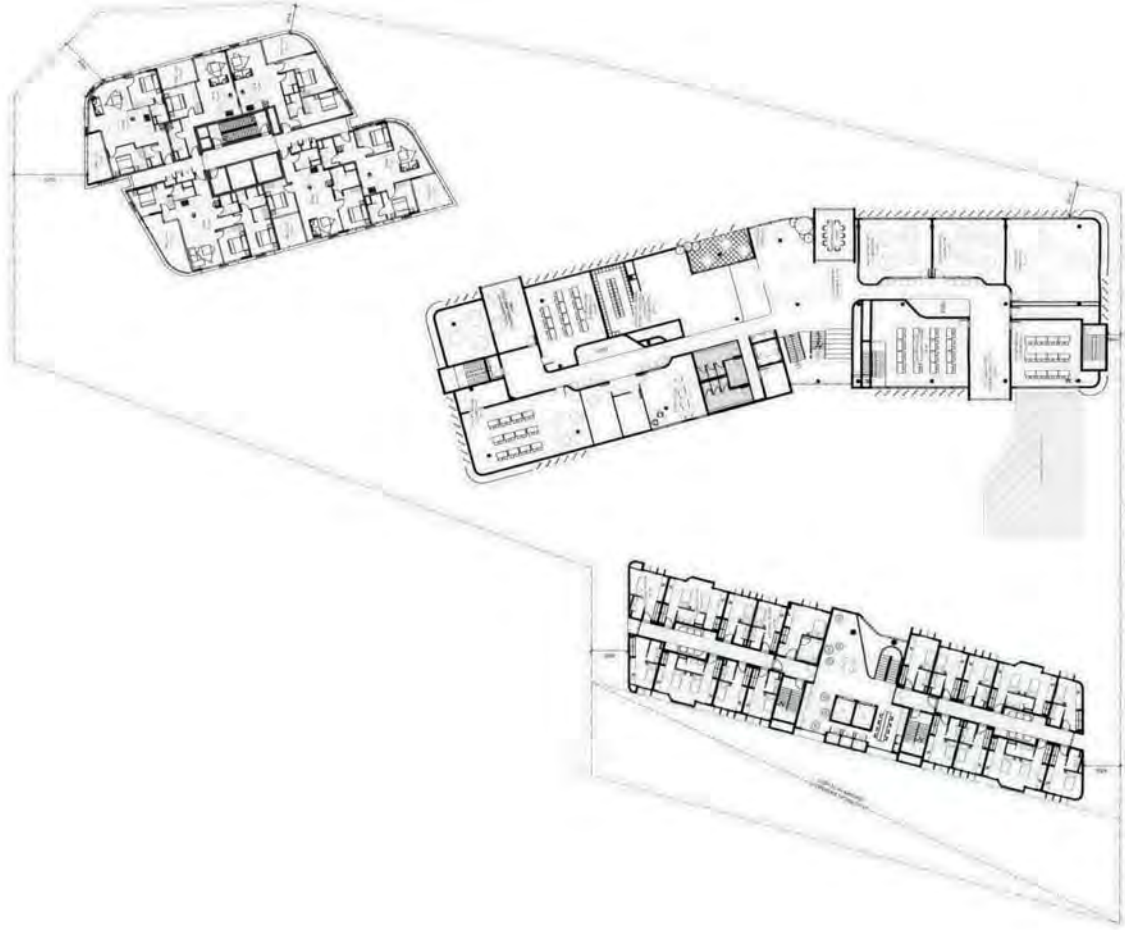


VIAPAC GROUP
317096 00
WAITING SOUTH
395 BURNWOOD HIGHWAY
WARRINGAH SOUTH

LEVEL 02 PLAN
INFORMATION ONLY

Project Name	VIAPAC GROUP
Project No.	317096 00
Client	VIAPAC GROUP
Architect	Col Architecture
Scale	1:100
Date	2018
Sheet No.	A-21-03
Sheet Total	

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LEVEL 03 GENERAL ARRANGEMENT PLAN (LEVEL 04 & 05 SIMILAR)

City Architecture
100/102 Sturt Street
Melbourne VIC 3000
T: (03) 9637 9200
F: (03) 9637 9201
www.cityofmelbourne.vic.gov.au

COX
Architects
Level 10, 100/102 Sturt Street
Melbourne VIC 3000
T: (03) 9637 9200
F: (03) 9637 9201
www.coxarchitects.com.au

Client: VIAPAC GROUP
Project No.: 3172956.00

WANTIRNA SOUTH
100 BURNWOOD AVENUE
3009 VIC 3009

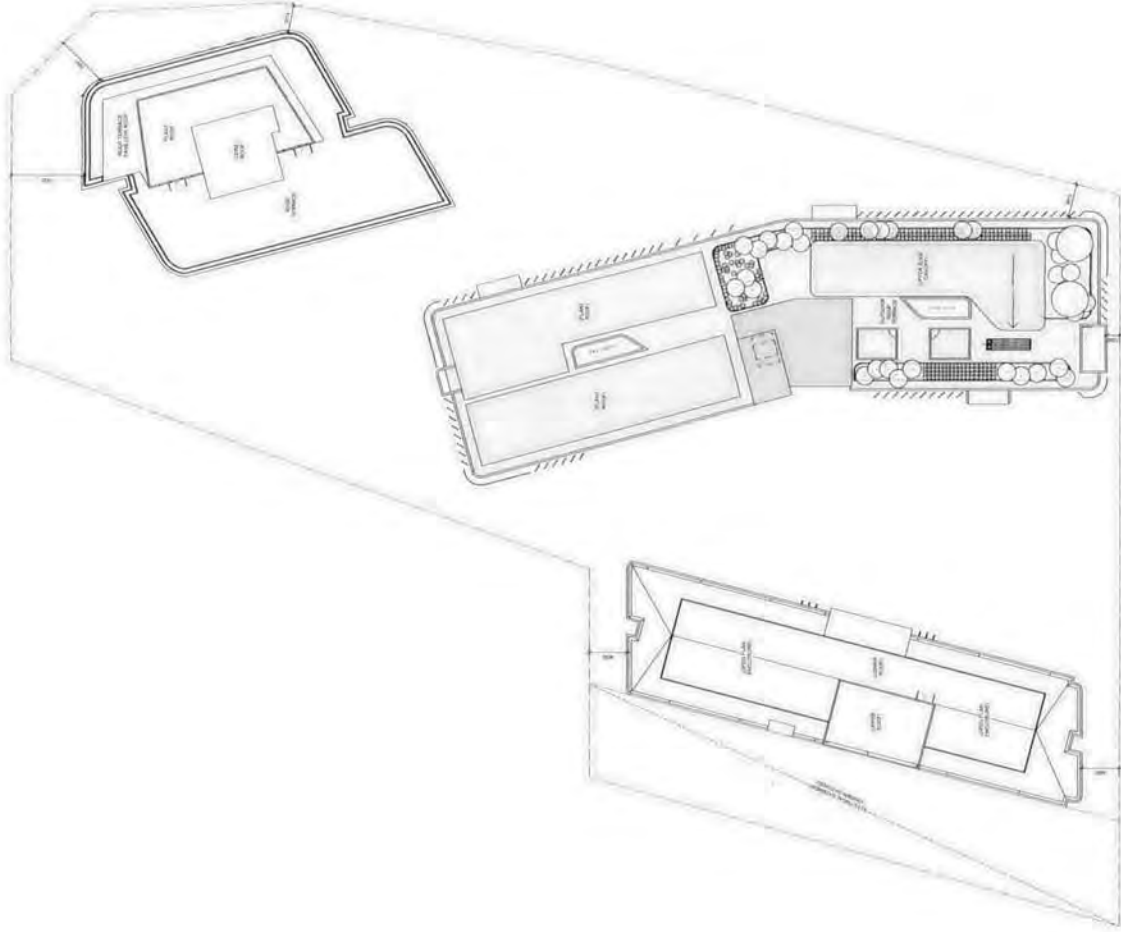
LEVEL 03 PLAN (LEVEL 04 & 05 SIMILAR)

Information Only

Project Name: _____
Drawing No: _____
Scale: _____
Date: _____
Author: _____
Checked: _____
Approved: _____

A-21-04

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ROOF LEVEL GENERAL ARRANGEMENT PLAN

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COO Architecture



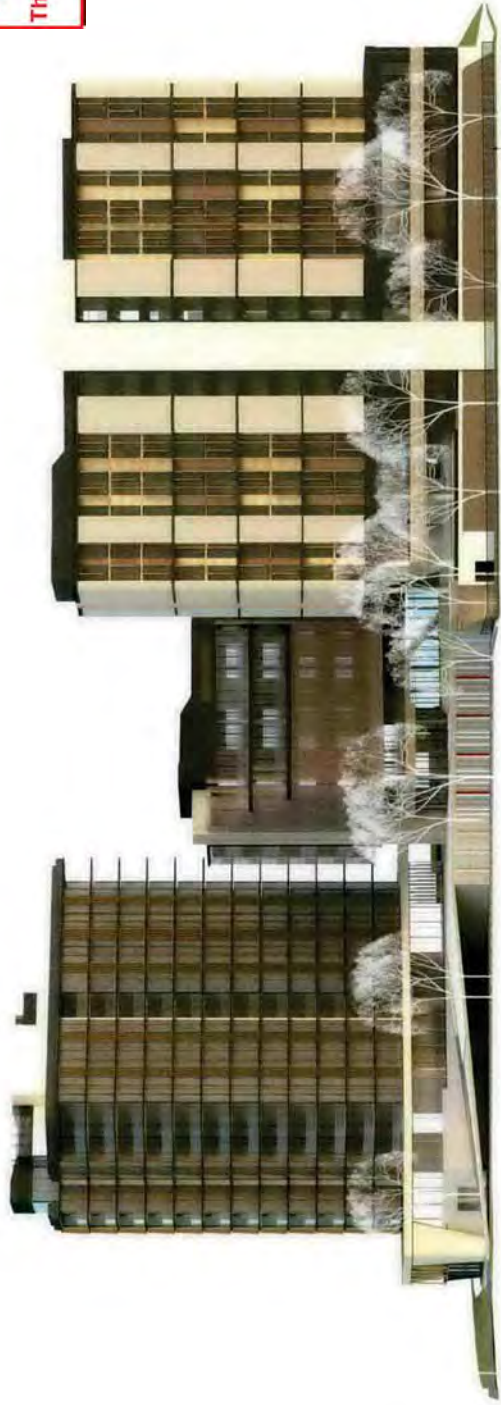
Project Name: VIAPAC GROUP
Project No: 317865.00
Client: VIAPAC GROUP
Address: WANTIRNA SOUTH, 390 BURWOOD HIGHWAY, WANTIRNA SOUTH

Drawn By: [Name]
Checked By: [Name]
Scale: 1:100
Date: [Date]

INFORMATION ONLY

Author	
Checker	
Project No	317865.00
Sheet No	A-21-06
Scale	
Date	
Project Name	VIAPAC GROUP
Client	VIAPAC GROUP
Address	WANTIRNA SOUTH, 390 BURWOOD HIGHWAY, WANTIRNA SOUTH
Drawn By	
Checked By	
Scale	
Date	

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OVERALL SITE - WEST ELEVATION

1:200@AO

NOTE: REFER TO DRAWINGS A-30-003104 FOR DIMENSIONS, MATERIALS AND RELATIVE LEVELS



OVERALL SITE - SOUTH ELEVATION

1:200@AO

NOTE: REFER TO DRAWINGS A-30-003104 FOR DIMENSIONS, MATERIALS AND RELATIVE LEVELS

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OX Architecture
1111 11th Street
Suite 100
Oakland, CA 94612
Tel: 415.778.1200
Fax: 415.778.1201
www.oxarch.com



Client: VIAPAC GROUP
Project: WAINTRNA SOUTH
Phase: ARCHITECTURAL
Scale: 1:200
Date: 2018.09.04
Author: [Name]
Check: [Name]
Title: [Name]

VIAPAC GROUP

3177058.00

WAINTRNA SOUTH
200 BURWOOD HIGHWAY
WAINTRNA SOUTH

SITE ELEVATIONS - WEST
AND SOUTH

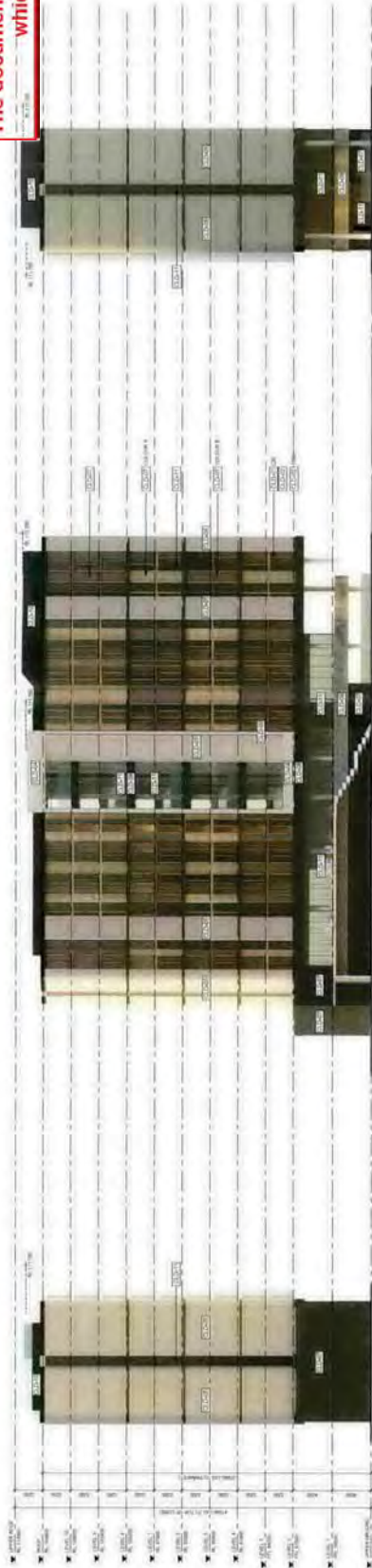
INFORMATION ONLY

Category	Value
Project Name	WAINTRNA SOUTH
Client	VIAPAC GROUP
Phase	ARCHITECTURAL
Scale	1:200
Date	2018.09.04
Author	[Name]
Check	[Name]
Title	[Name]



A-30-01

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STUDENT ACCOMMODATION- SOUTH ELEVATION

STUDENT ACCOMMODATION- EAST ELEVATION

STUDENT ACCOMMODATION- NORTH ELEVATION



STUDENT ACCOMMODATION- WEST ELEVATION

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City Architecture
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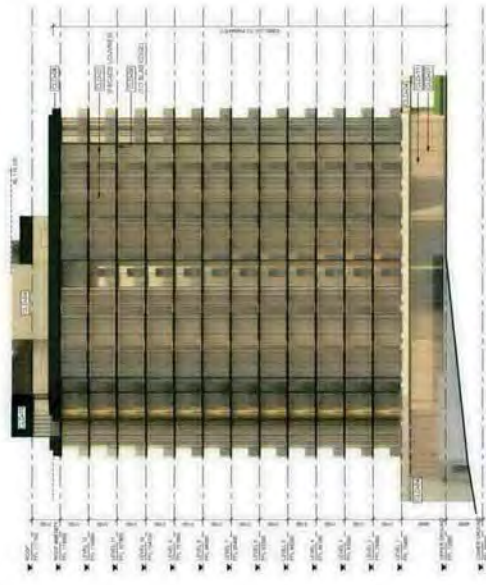
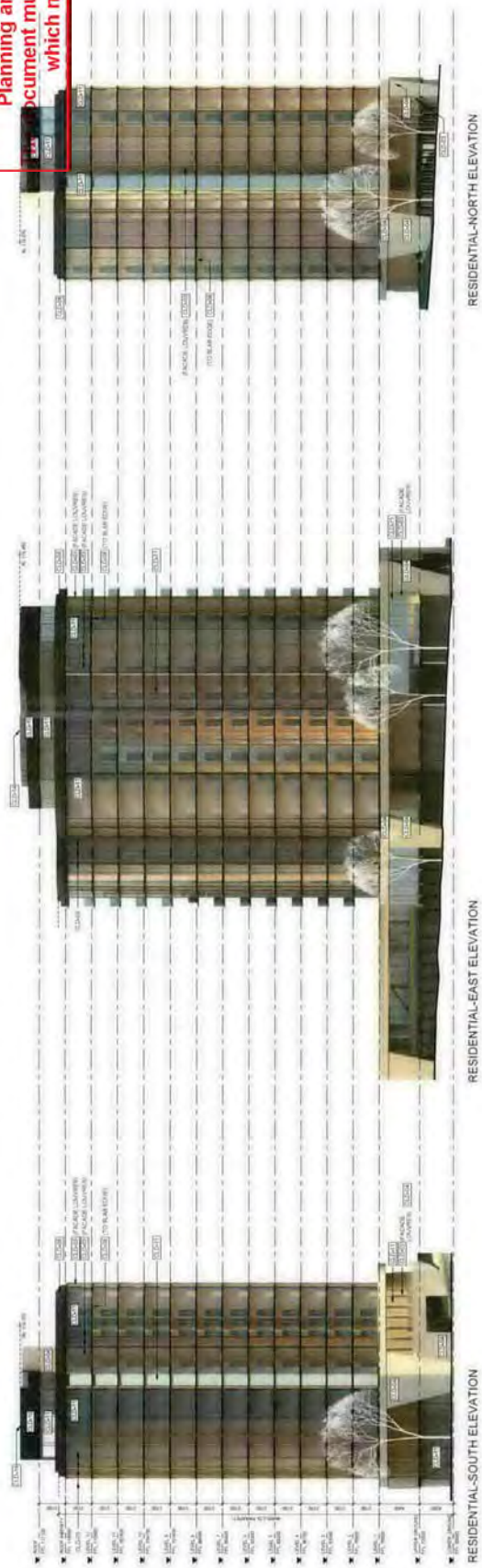
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WANTIRNA SOUTH
305 BURWOOD HIGHWAY
WANTIRNA SOUTH

FAÇADE ELEVATIONS - STUDENT ACCOMMODATION
INFORMATION ONLY

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Project Name: [] Project No: [] Drawing No: [] Drawing Title: [] Drawing Date: [] Drawing Scale: [] Drawing Status: []	Scale: [] Date: [] Author: [] Checker: [] Approver: [] Project Manager: [] Drawing No: [] Drawing Title: [] Drawing Date: [] Drawing Scale: [] Drawing Status: []
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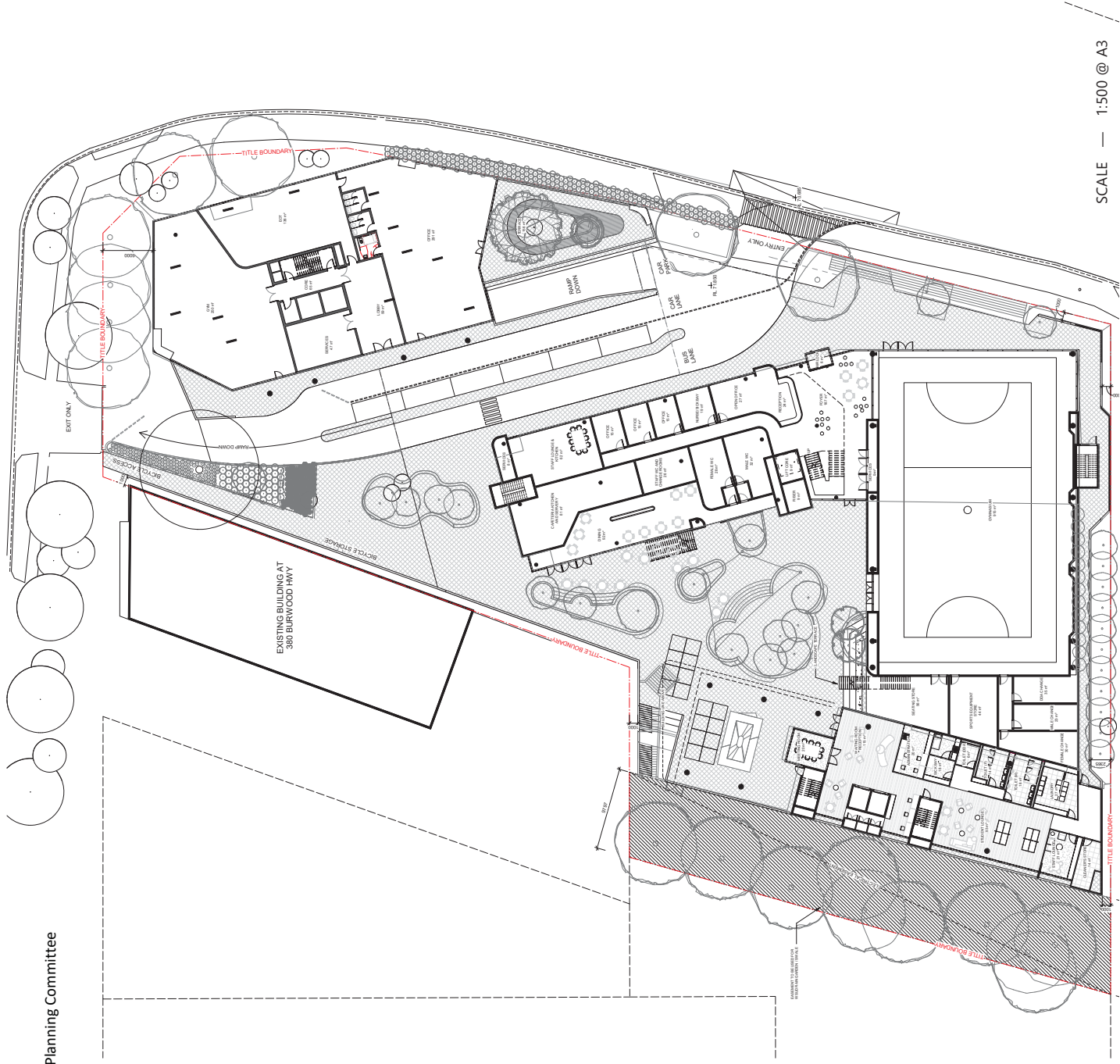


EAST ELEVATION — 1:500 @ A3



SOUTH ELEVATION — 1:500 @ A3





NOTE
 PLAN AMENDED TO REFLECT RETENTION
 OF LEMON SCENTED GUM ADJACENT
 380 BURWOOD HWY.

SCALE 1:500 @ A3

