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**DEVELOPMENT SCHEDULE**

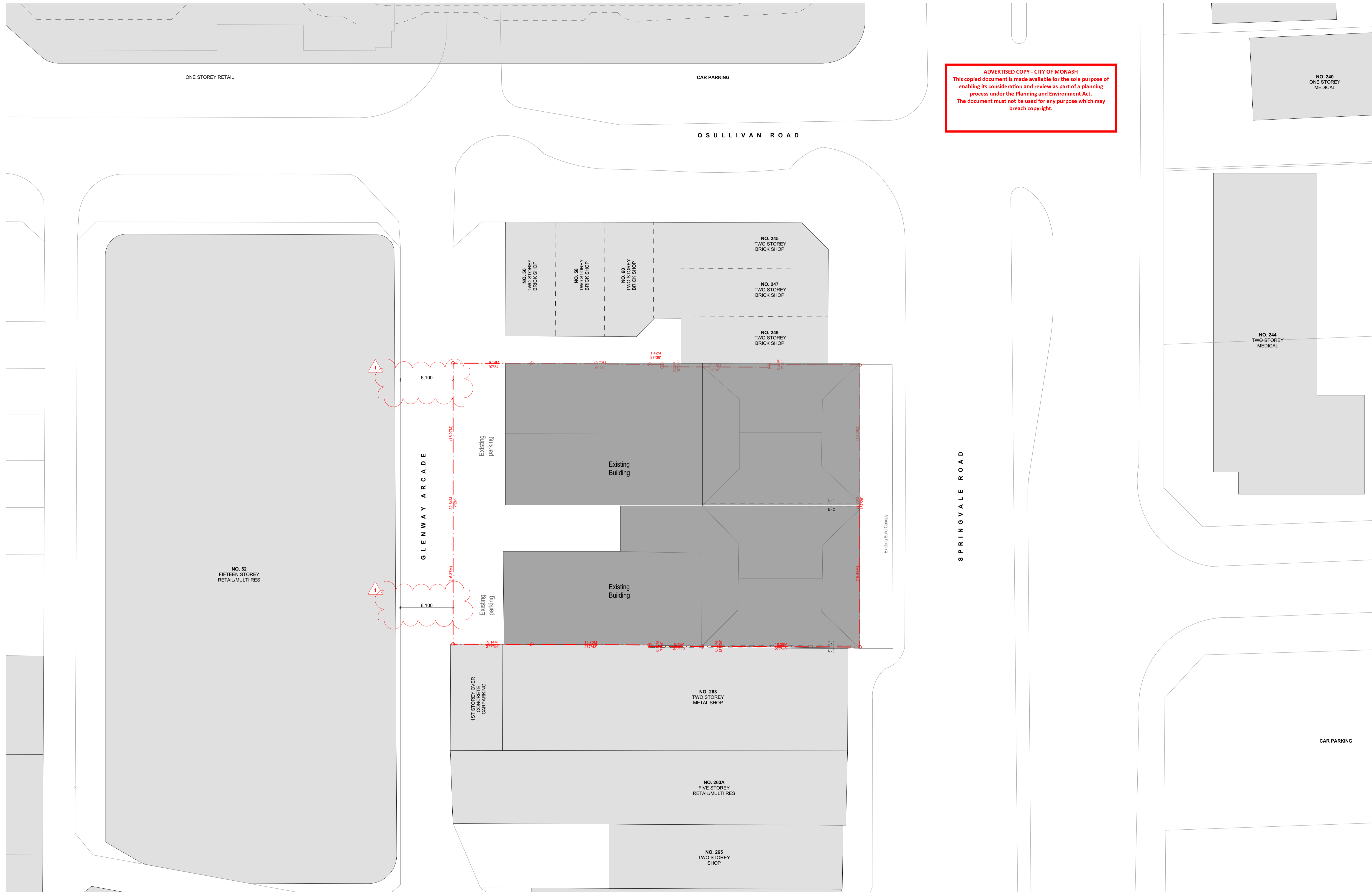
	RESIDENTIAL			TOTAL	S/CIRC/COMM Area	RETAIL Area (GFA)	COMMERCIAL Area (GFA)	COMMUNAL Area (GFA)	CARPARK		BALCONIES COMMUNAL Area	AREA PER LEVEL (EXCLUDING BALCONIES) sellable sqm GFA		FLOOR EFFICIENCY (EX CARS & BALCONIES) %	
	Area	2 BED 2 BATH	3 BED						APTS/FLOOR	NO		Area	sellable sqm		GFA
Bank of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

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

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

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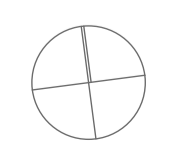
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PROJECT  
**251-261 Springvale Road Glen Waverley**

DRAWING  
**TP095 SITE PLAN**

DATE 27/07/2021 SCALE 1:200 @A1  
 JOB NUMBER 12668 REVISION 1





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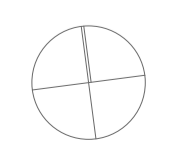
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PROJECT  
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DRAWING  
**TP096 BASEMENT 04 PLAN**

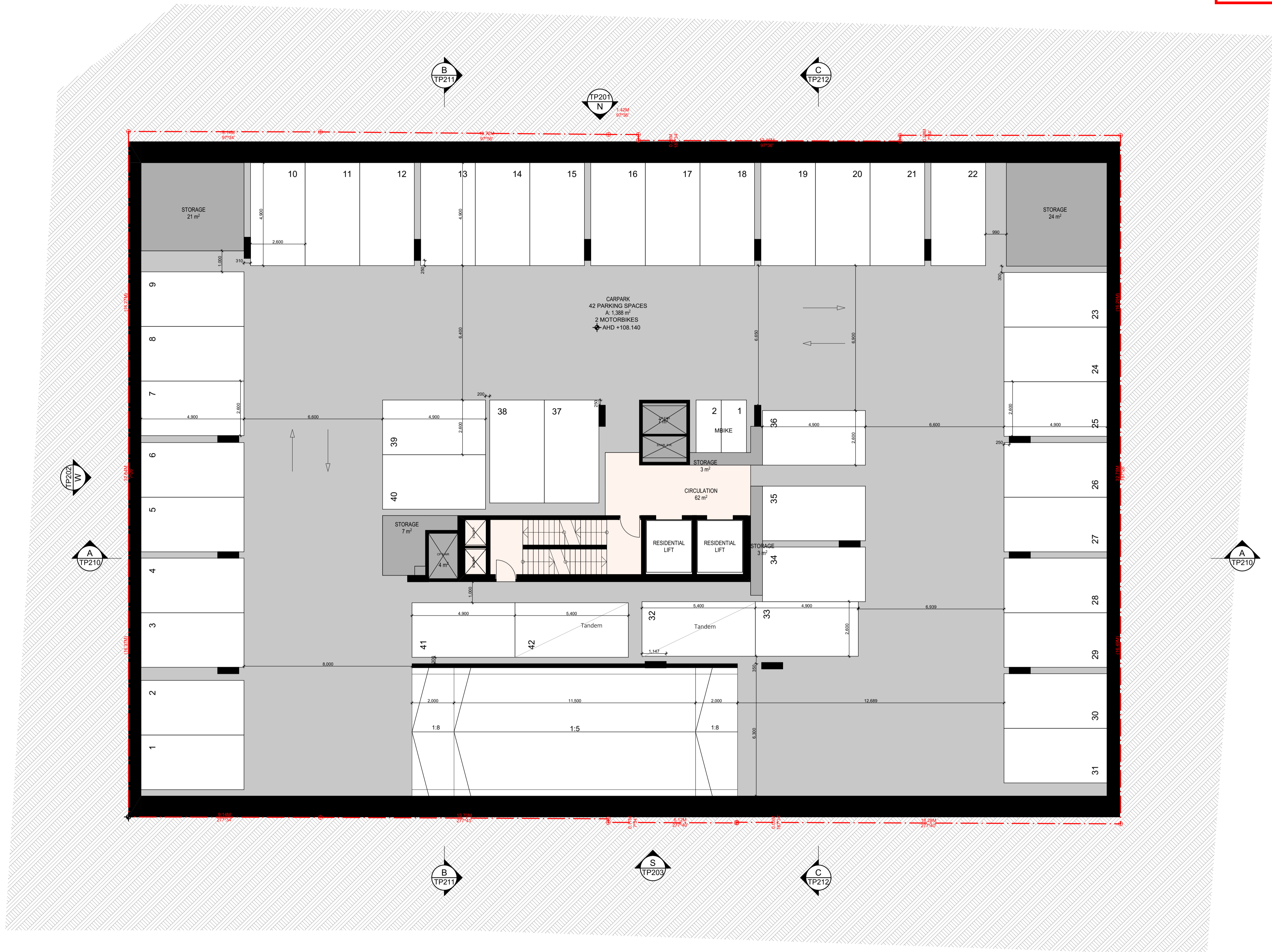
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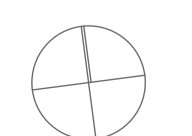
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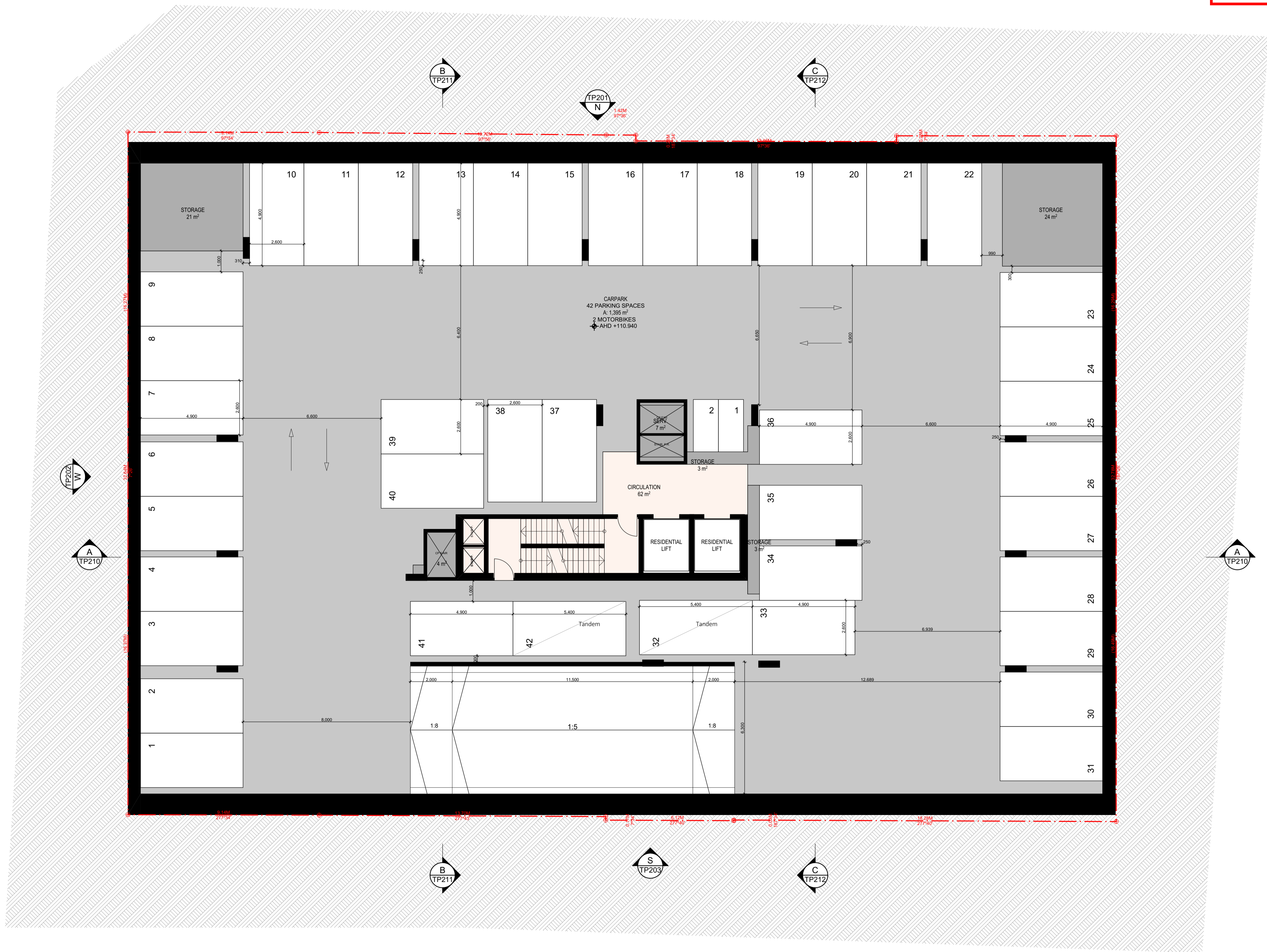
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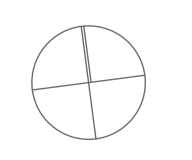
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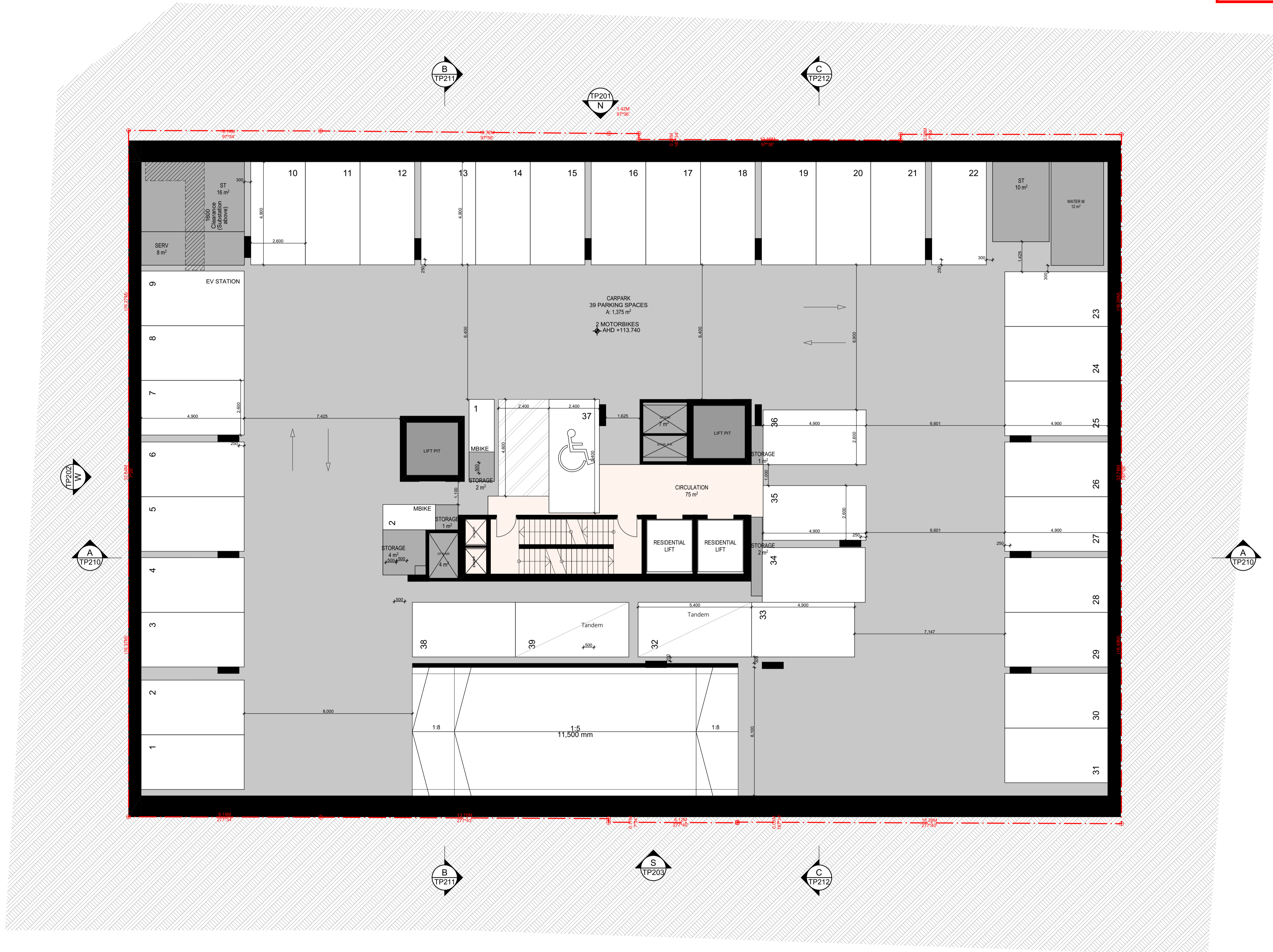
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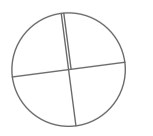
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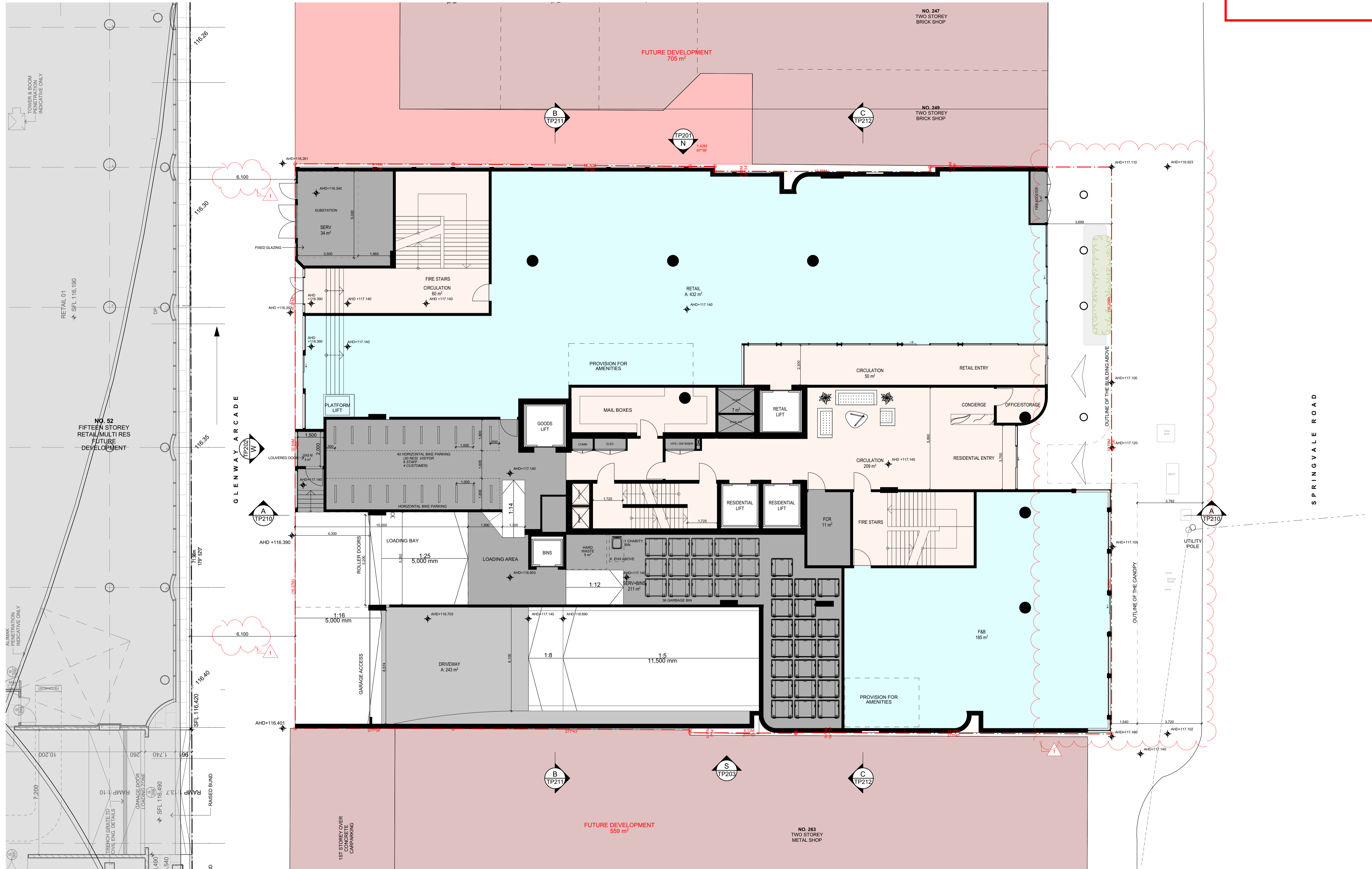
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**TP099 BASEMENT 01 PLAN**

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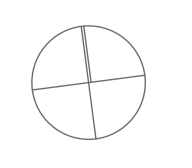
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DATE  
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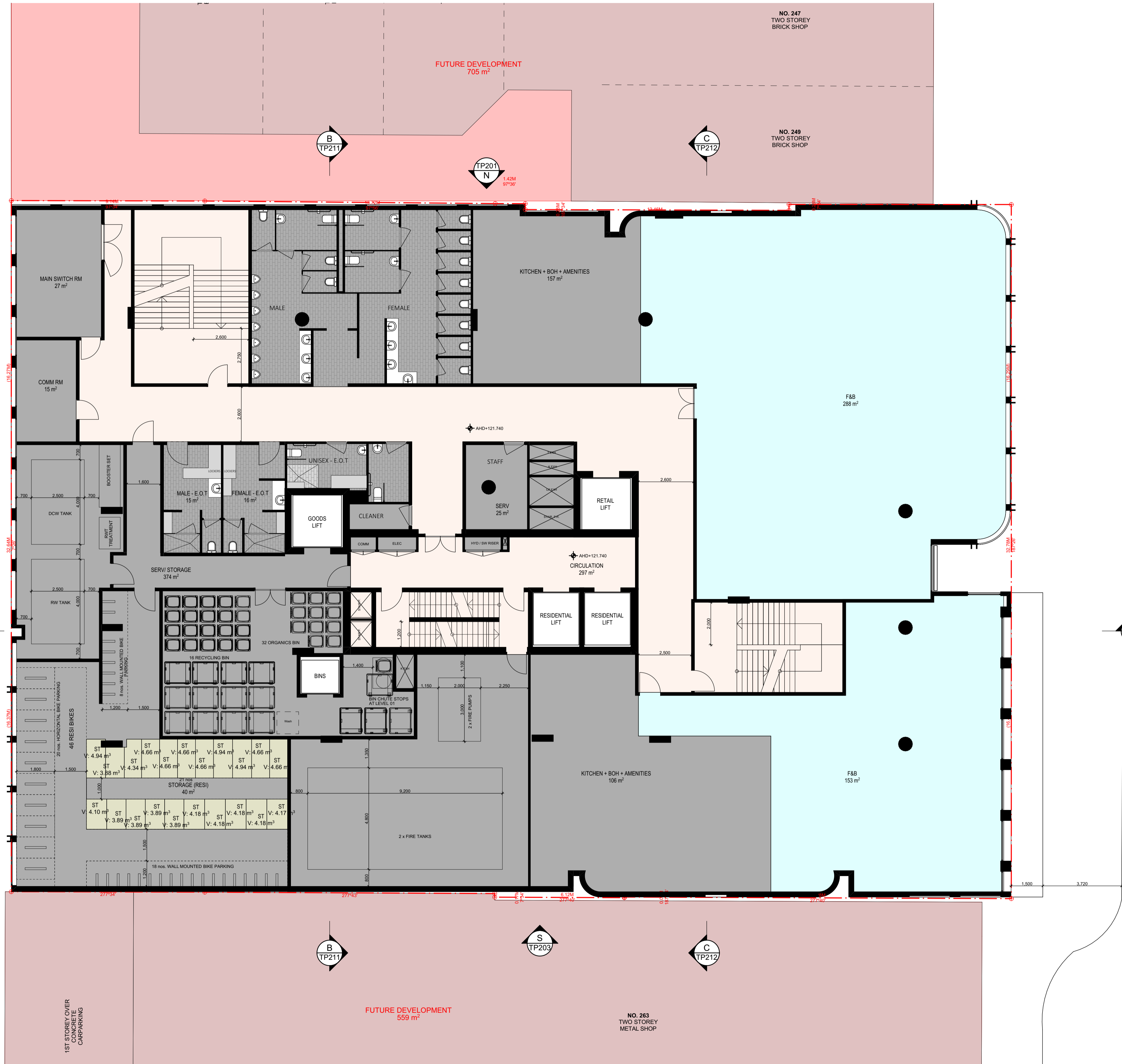
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NO. 52  
 FIFTEEN STOREY  
 RETAIL/MULTI RES  
 FUTURE  
 DEVELOPMENT

GLENWAY ARCADE  
 TP202  
 TP210

SPRINGVALE ROAD  
 TP210

1ST STOREY OVER  
 CONCRETE  
 CARPARKING

FUTURE DEVELOPMENT  
 559 m²

NO. 263  
 TWO STOREY  
 METAL SHOP

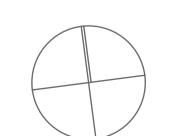
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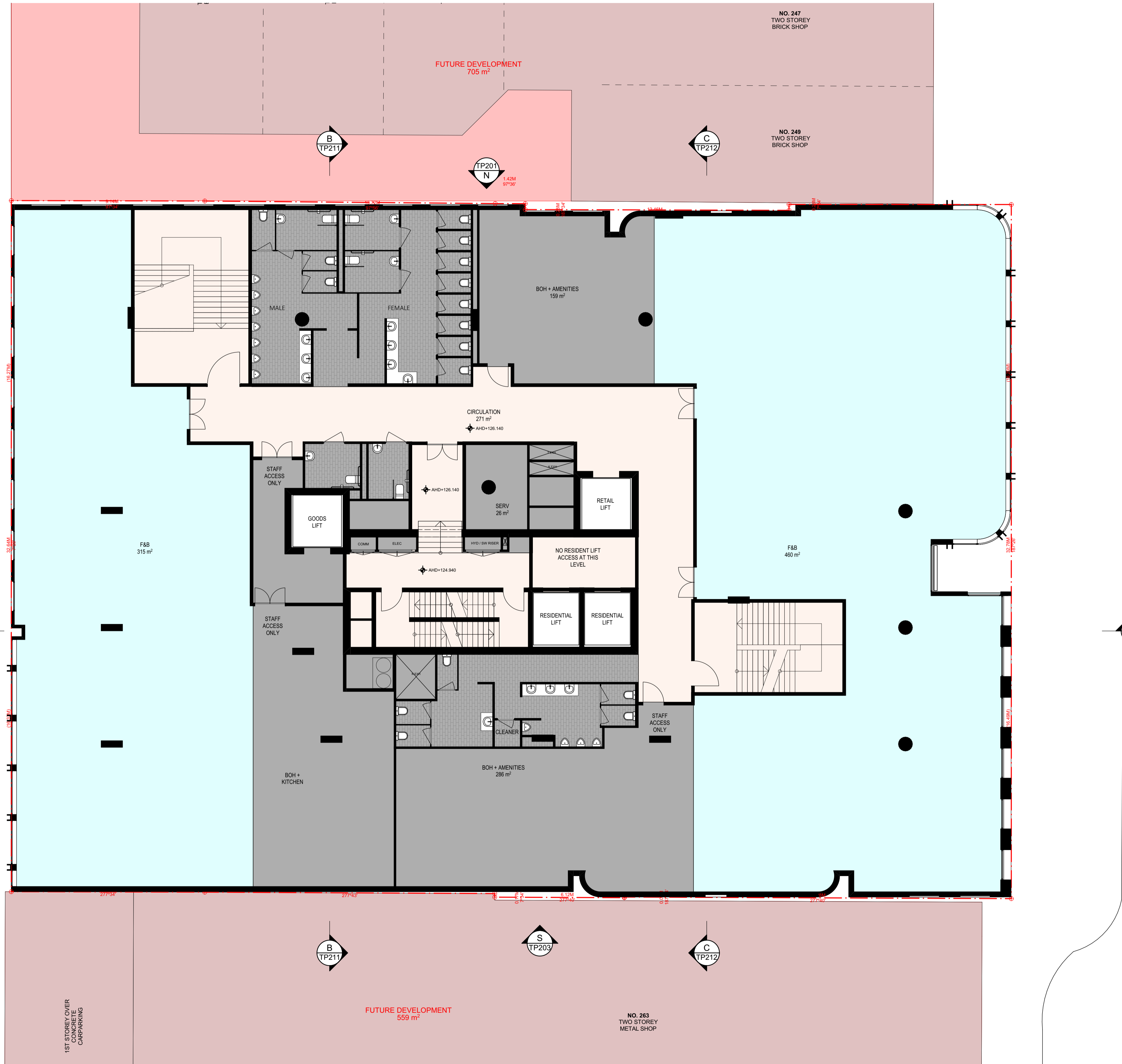
PROJECT  
 251-261 Springvale Road Glen Waverley

DRAWING  
 TP101 LEVEL 01 PLAN

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NO. 52  
 FIFTEEN STOREY  
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 FUTURE  
 DEVELOPMENT

GLENWAY ARCADE  
 TP202  
 TP210

SPRINGVALE ROAD  
 TP210

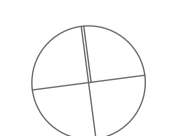
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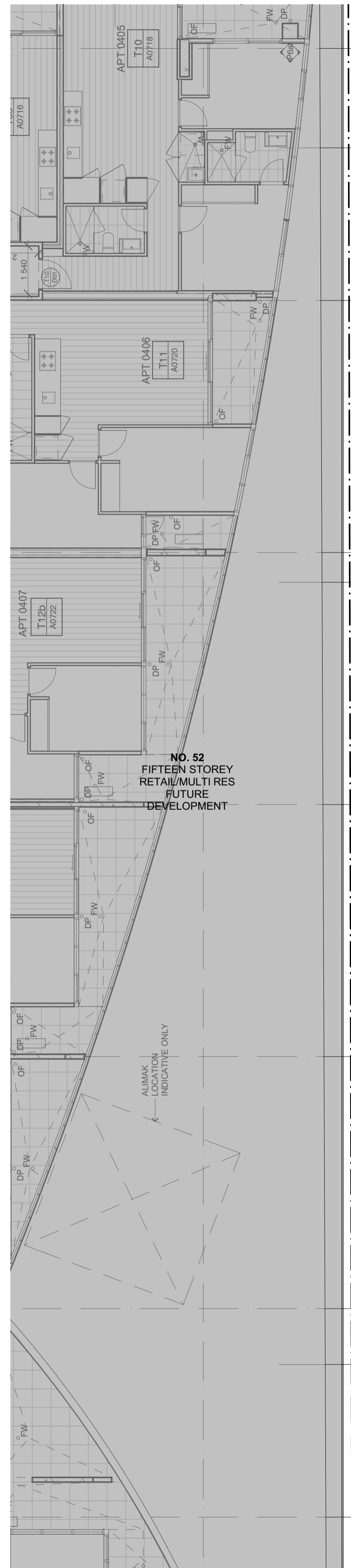
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 TP102 LEVEL 02 PLAN

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TERRACE DESIGN REFER LANDSCAPE ARCHITECT DRAWINGS

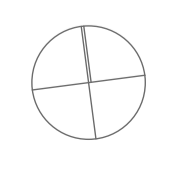
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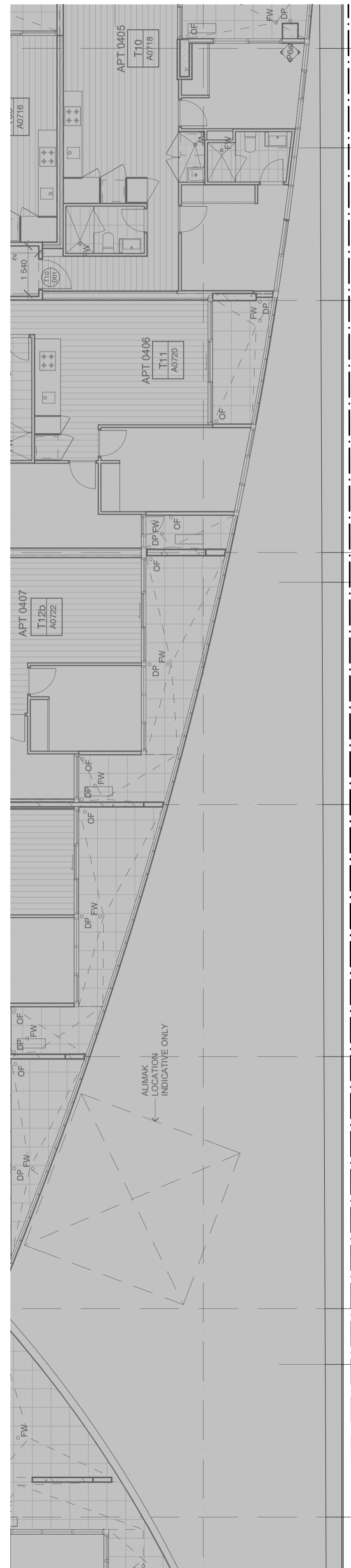
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APT 404  
 2 BED 2 BATH  
 T07  
 NSA: 83 m<sup>2</sup>  
 BALCONY: 10 m<sup>2</sup>

APT 403  
 2 BED 2 BATH  
 T06c  
 NSA: 86 m<sup>2</sup>  
 BALCONY: 11 m<sup>2</sup>

APT 402  
 2 BED 2 BATH  
 T05  
 NSA: 78 m<sup>2</sup>  
 BALCONY: 10 m<sup>2</sup>

APT 405  
 2 BED 2 BATH  
 T01  
 NSA: 87 m<sup>2</sup>  
 BALCONY: 11 m<sup>2</sup>

APT 406  
 3 BED  
 T02  
 NSA: 107 m<sup>2</sup>  
 BALCONY: 15 m<sup>2</sup> + 3 m<sup>2</sup>

APT 407  
 2 BED 2 BATH  
 T06a  
 NSA: 84 m<sup>2</sup>  
 BALCONY: 11 m<sup>2</sup>

APT 408  
 2 BED 2 BATH  
 T06b  
 NSA: 82 m<sup>2</sup>  
 BALCONY: 11 m<sup>2</sup>

APT 409  
 2 BED 2 BATH  
 T03  
 NSA: 91 m<sup>2</sup>  
 BALCONY: 10 m<sup>2</sup>

APT 401  
 2 BED 2 BATH  
 T04  
 NSA: 75 m<sup>2</sup>  
 BALCONY: 10 m<sup>2</sup>

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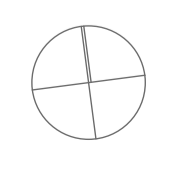
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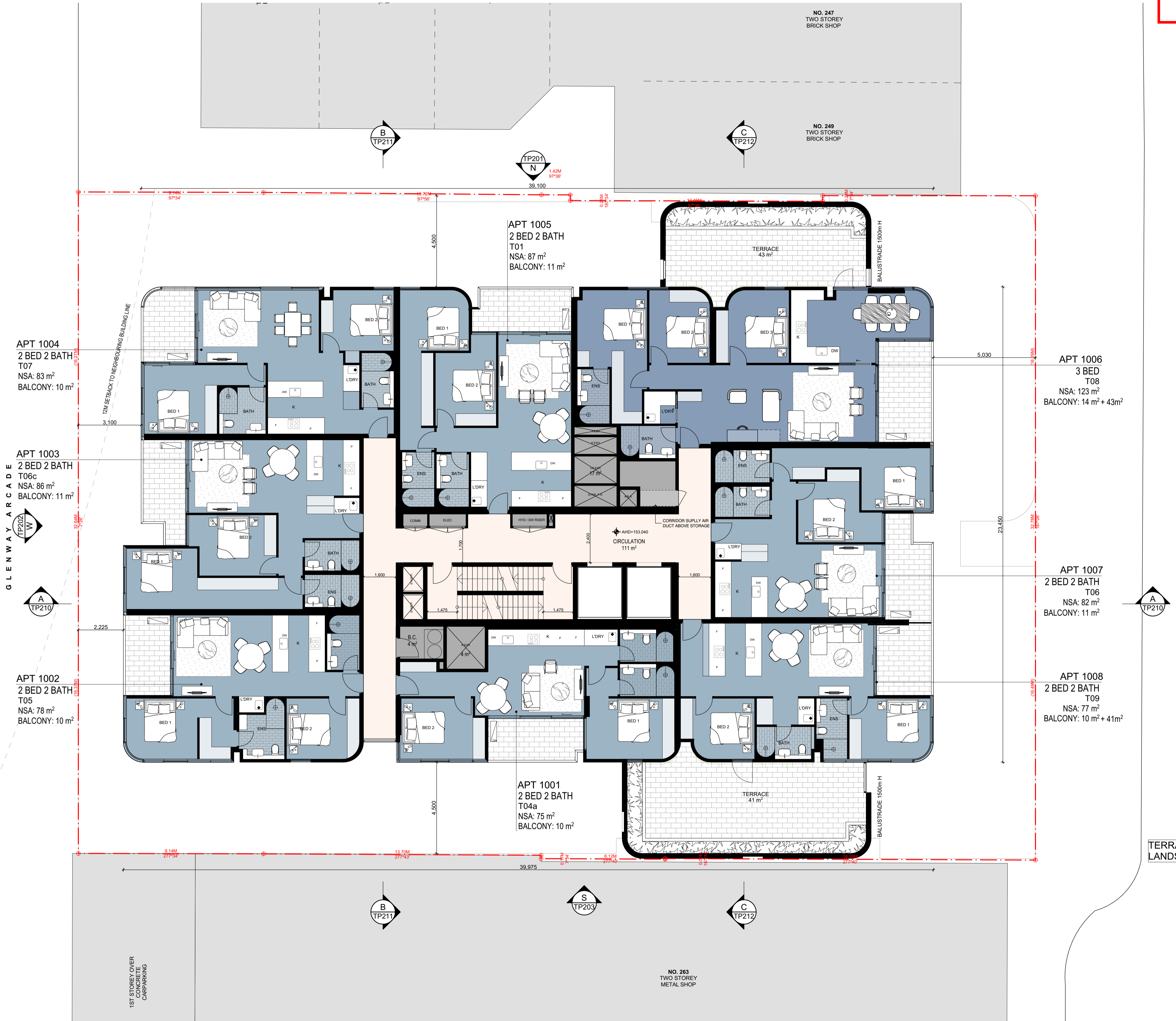
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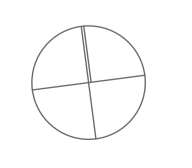
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PROJECT 251-261 Springvale Road Glen Waverley  
 DRAWING TP110 LEVEL 10 PLAN

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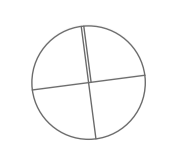


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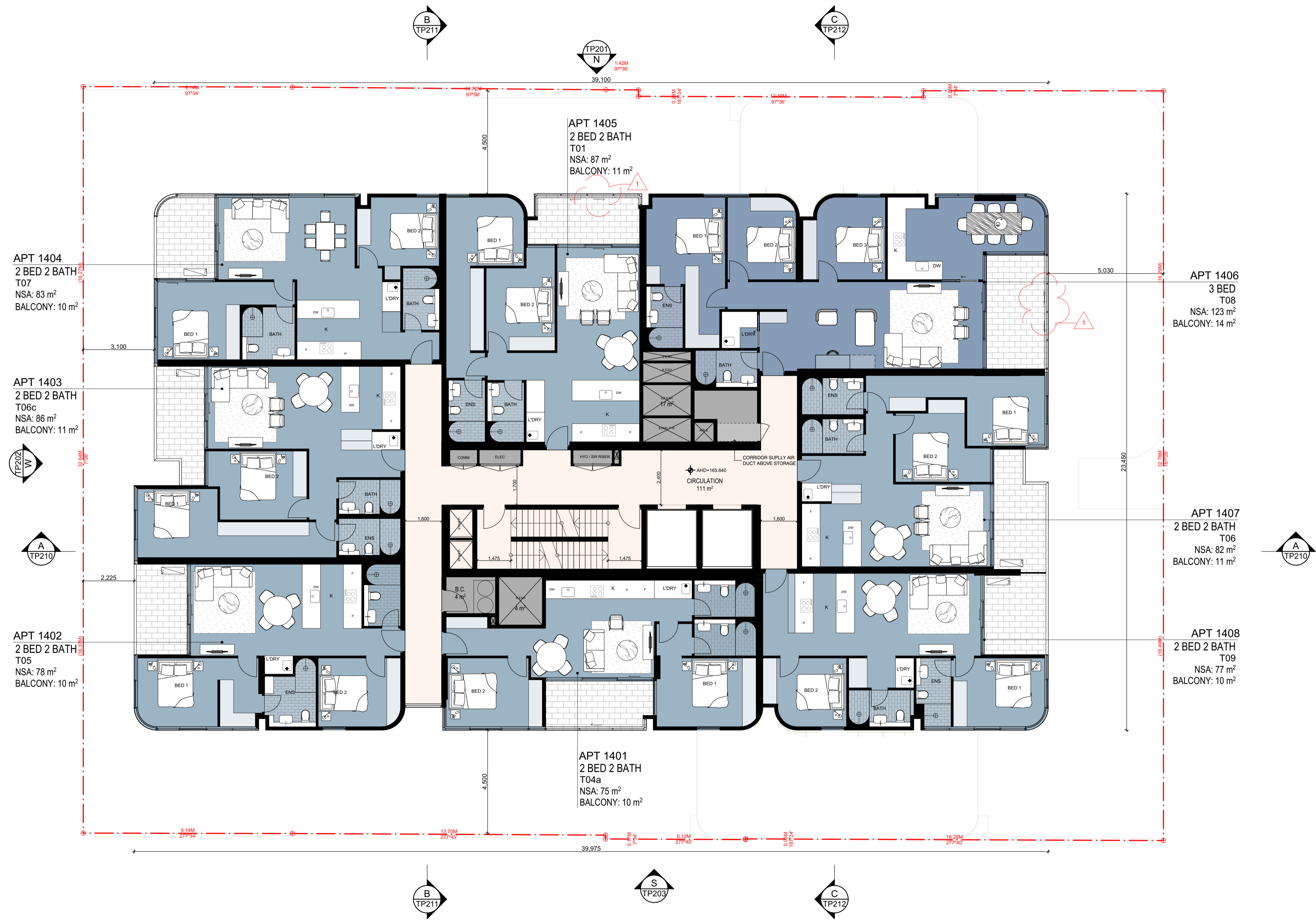
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PROJECT **251-261 Springvale Road Glen Waverley**  
 DRAWING **TP111 LEVEL 11 - 13 PLAN**

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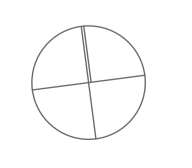
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PROJECT  
 251-261 Springvale Road Glen Waverley

DRAWING  
 TP114 LEVEL 14 - 15 PLAN

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PROJECT  
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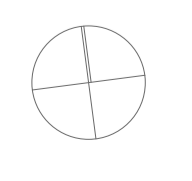
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**TP119 LEVEL 19 PLAN**

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APT 2004  
 3 BED  
 T12  
 NSA: 109 m<sup>2</sup>  
 BALCONY: 14 m<sup>2</sup>

APT 2003  
 2 BED 2 BATH  
 T06c  
 NSA: 86 m<sup>2</sup>  
 BALCONY: 11 m<sup>2</sup>

APT 2002  
 2 BED 2 BATH  
 T05  
 NSA: 78 m<sup>2</sup>  
 BALCONY: 10 m<sup>2</sup>

APT 2005  
 3 BED  
 T10  
 NSA: 121 m<sup>2</sup>  
 BALCONY: 14 m<sup>2</sup>

APT 2006  
 3 BED  
 T11  
 NSA: 116 m<sup>2</sup>  
 BALCONY: 15 m<sup>2</sup>

APT 2001  
 2 BED 2 BATH  
 T04a  
 NSA: 75 m<sup>2</sup>  
 BALCONY: 10 m<sup>2</sup>

DATE	REVISION	BY	CHK	NO.
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27/07/2021	UPDATED FOR RFI	XL	NA	1



PROJECT  
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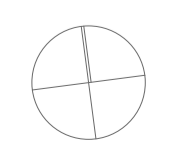
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DATE  
 27/07/2021

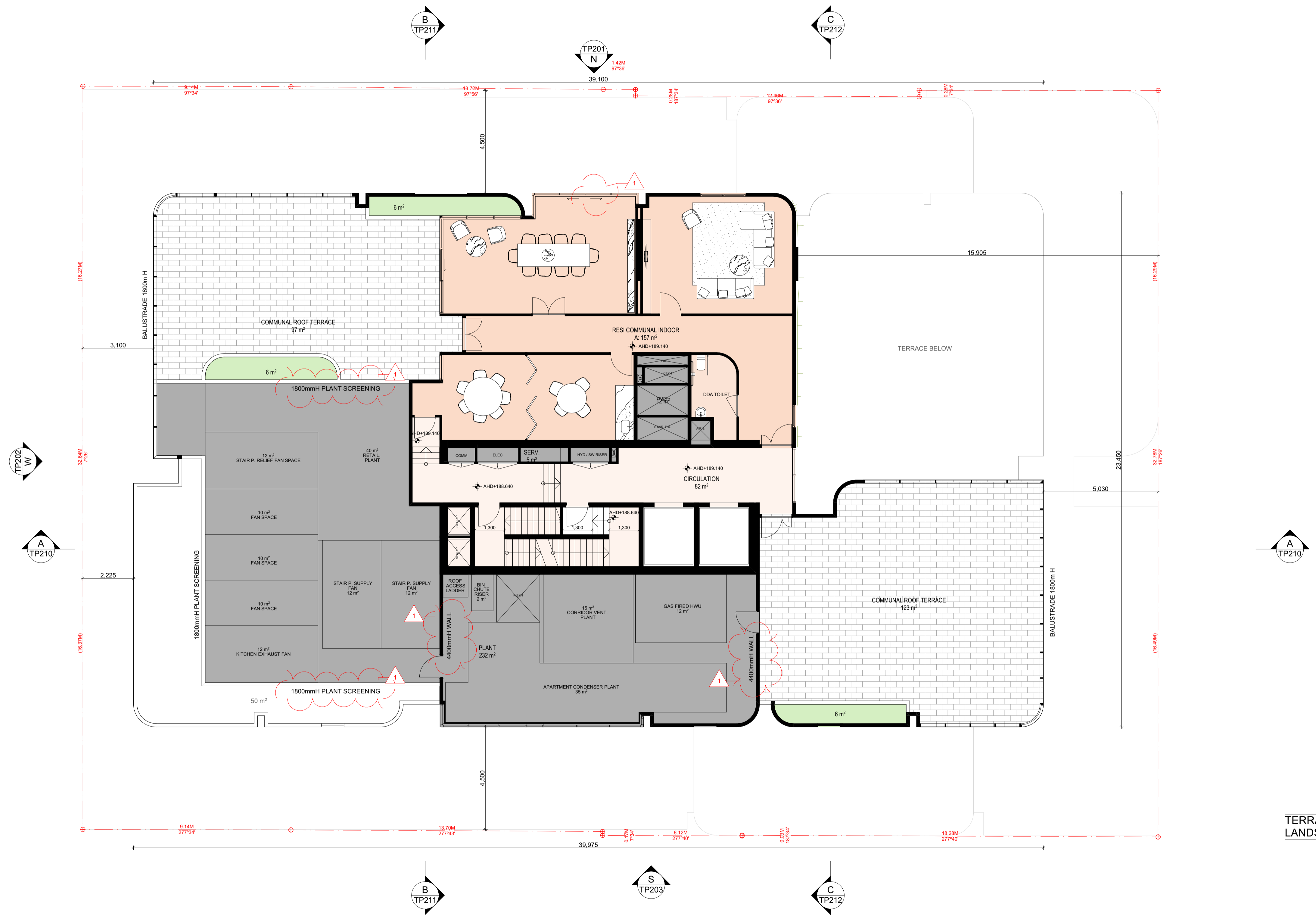
JOB NUMBER  
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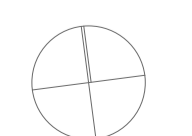
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 LANDSCAPE ARCHITECT DRAWINGS

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 Plus Architecture Pty Ltd arch@plusarchitecture.com.au  
 ACN 091890335 www.plusarchitecture.com.au

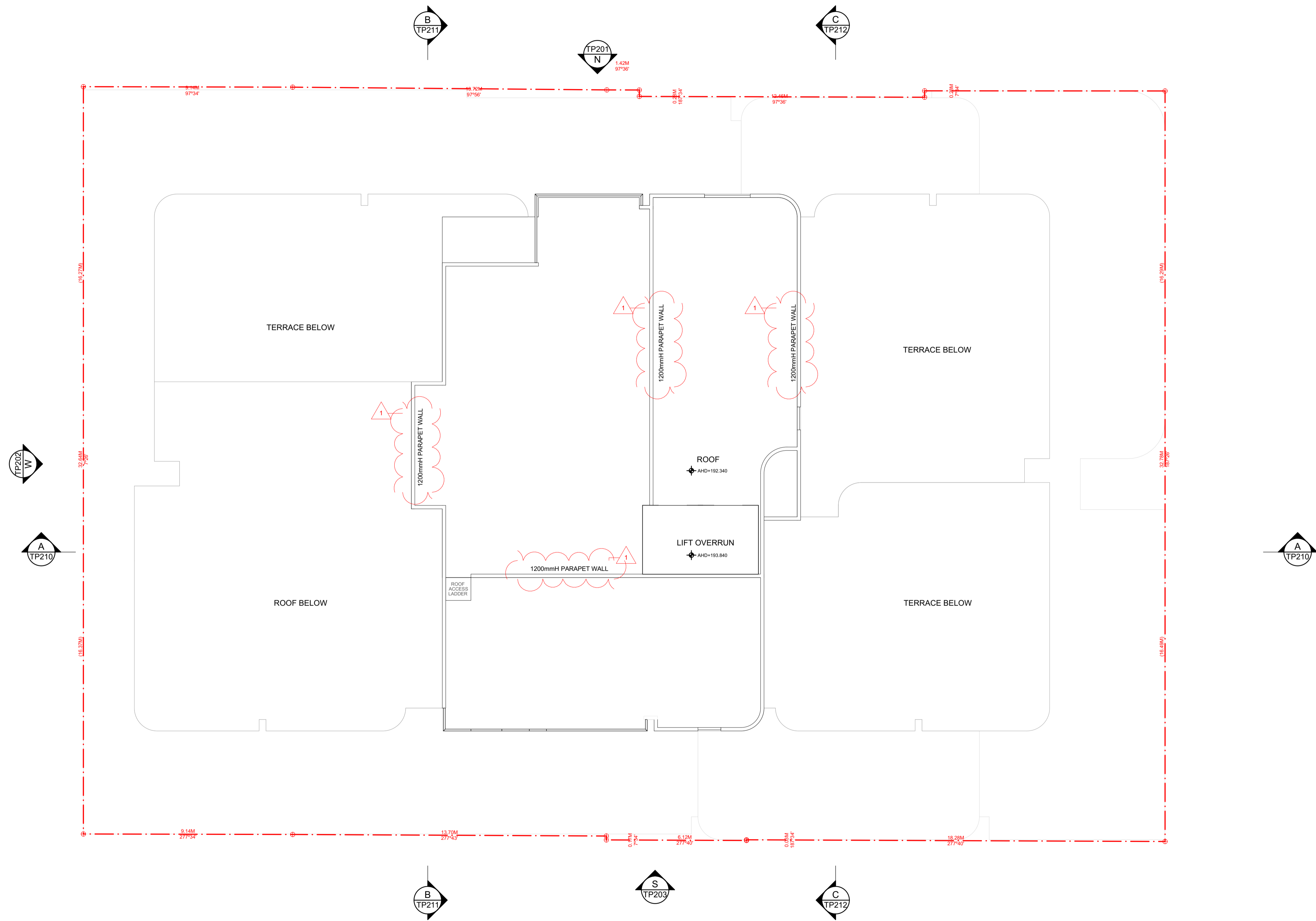
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**251-261 Springvale Road Glen Waverley**  
 DRAWING  
**TP121 COMMUNAL PLAN**

DATE  
 27/07/2021  
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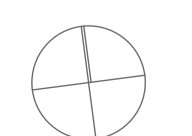
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 Plus Architecture Pty Ltd arch@plusarchitecture.com.au  
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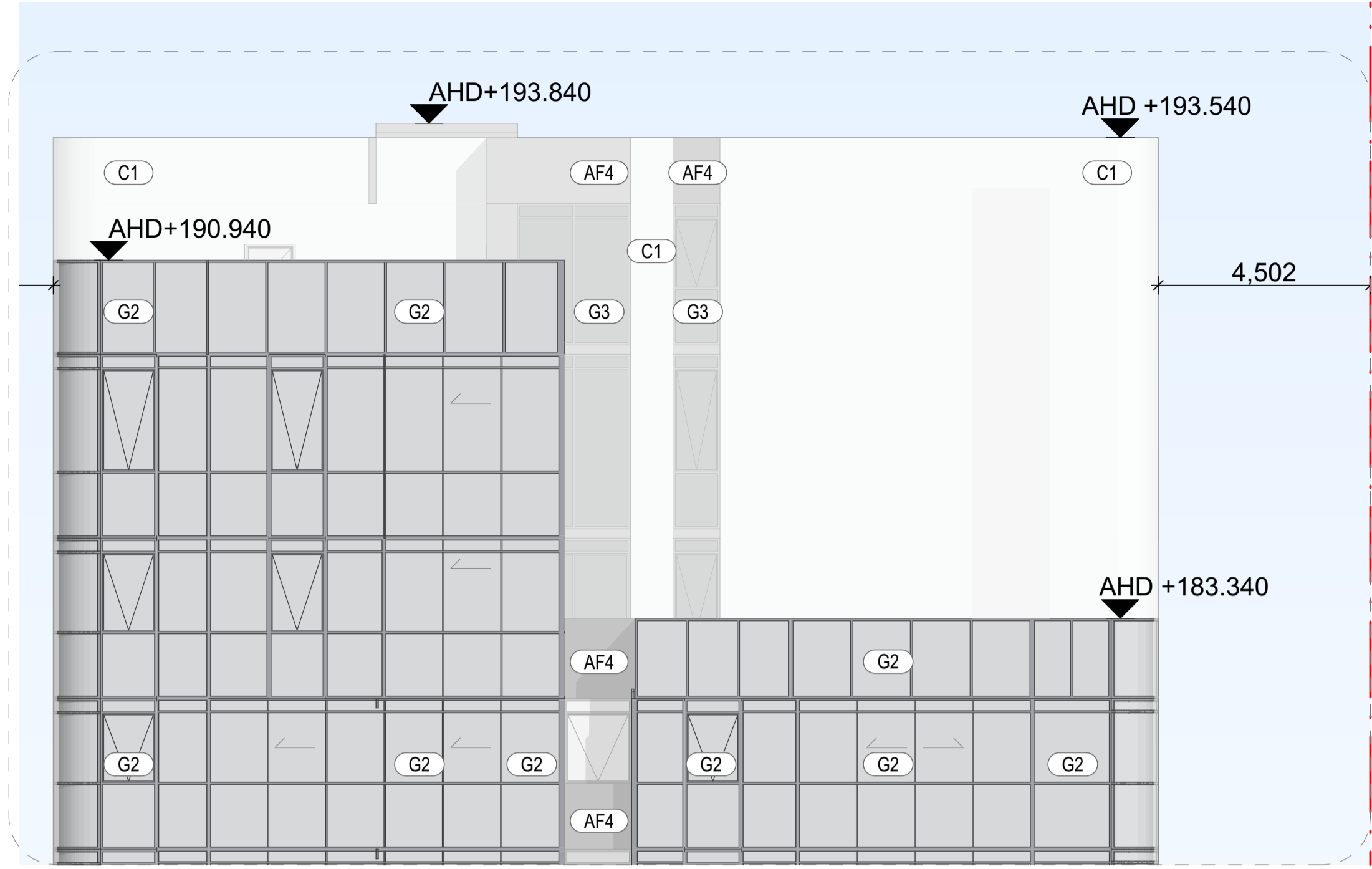
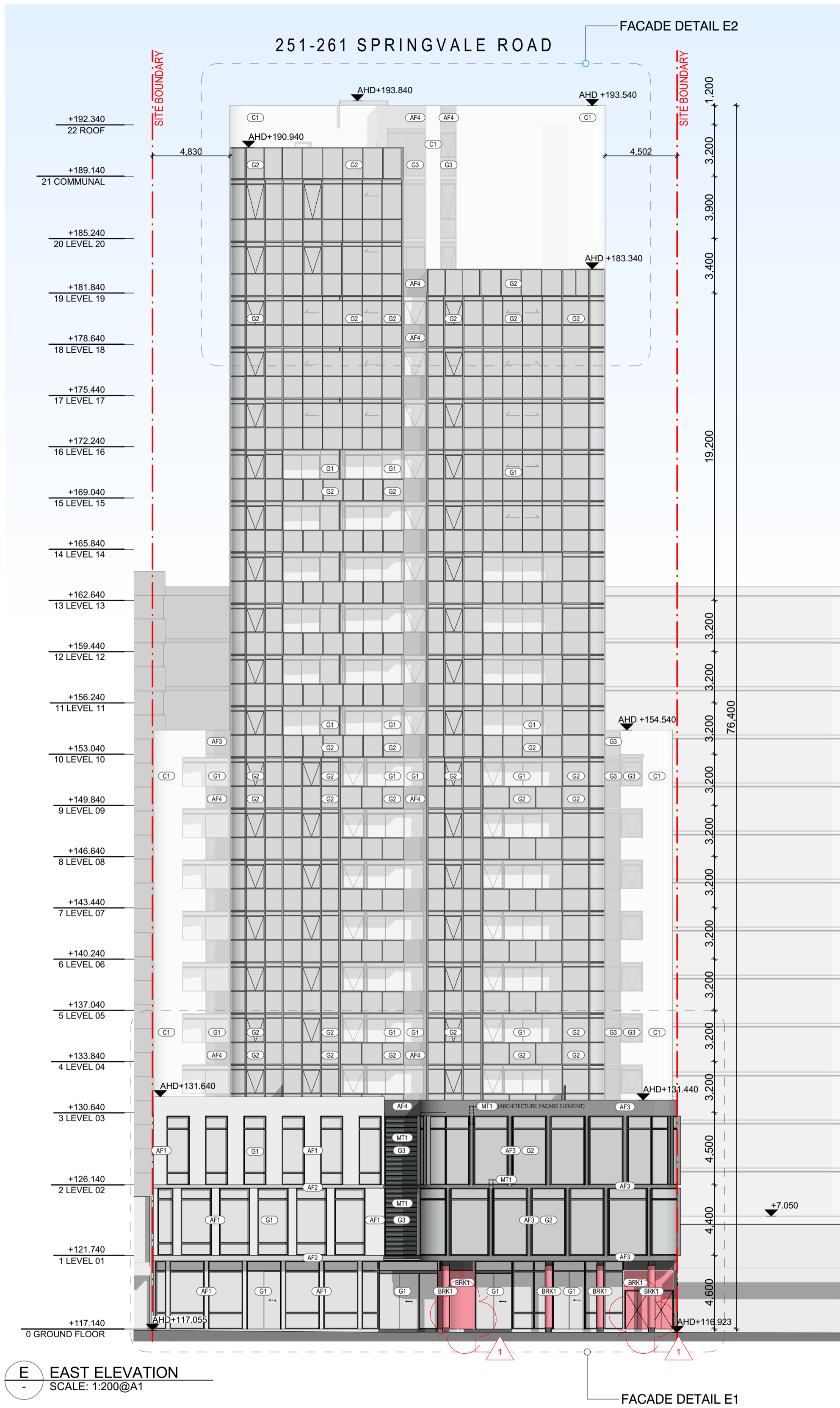
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DRAWING  
**TP122 ROOF PLAN**

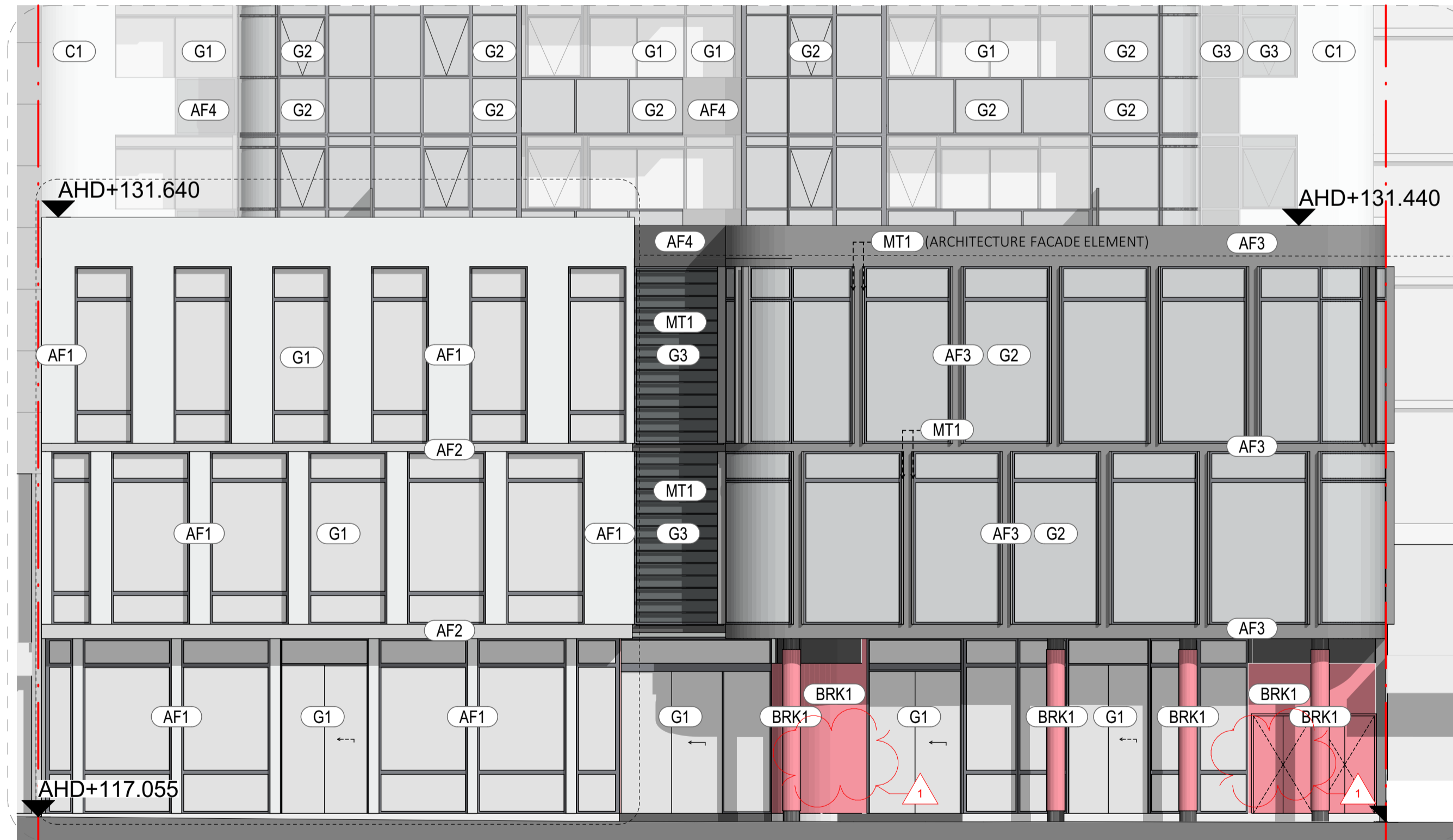
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 JOB NUMBER 12668 REVISION 1



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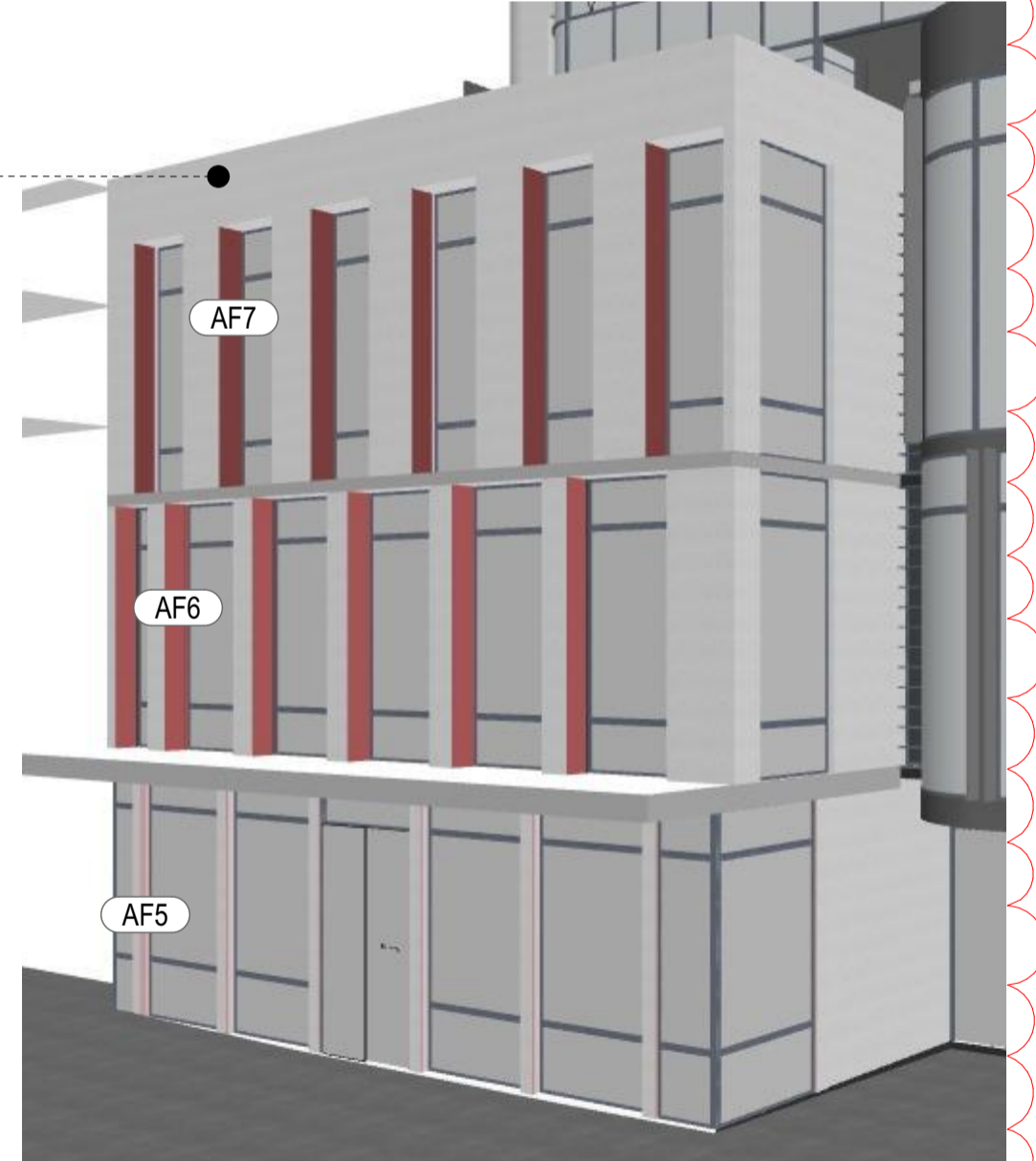


E FACADE DETAIL E2  
 SCALE: 1:100@A1



E FACADE DETAIL E1  
 SCALE: 1:100@A1

- FINISHES LEGEND**  
 REFER 6.1 MATERIAL SCHEDULE
- (AF1) APPLIED FINISH 1 - WHITE PAINT
  - (AF2) APPLIED FINISH 2 - LIGHT GREY PAINT
  - (AF3) APPLIED FINISH 3 - MEDIUM GREY PAINT
  - (AF4) APPLIED FINISH 4 - DARK GREY PAINT
  - (AF5) APPLIED FINISH 5 - LIGHT RED PAINT
  - (AF6) APPLIED FINISH 6 - MEDIUM RED PAINT
  - (AF7) APPLIED FINISH 7 - DARK RED PAINT
  - (C1) TEXTURED FORMLINER CONCRETE PANEL - VERTICALLY ARRANGED ELEVATIONS WITH MID-COURSE CHIPPED PATTERNS, SEPARATED BY DEPRESSIONS
  - (BRK1) BRICKWORK - DARK RED NARROW BRICK, VERTICALLY ARRANGED
  - (MT1) METAL FINISH 1 - DARK POWDERCOAT FINISH (PODIUM FACADE ELEMENT, PLANT SCREEN, LOUVRES)
  - (MC1) METAL CLADDING - DARK PERFORATED METAL CLADDING, 50% OPEN AREA COLOUR TO MATCH MT1
  - (SCR1) METAL BATTEN SCREEN WITH SOLID PANEL AT THE BACK - DARK POWDERCOAT FINISH COLOUR TO MATCH MT1
  - (G1) GLAZING TYPE 1 - CLEAR VISION GLAZING
  - (G2) GLAZING TYPE 2 - LIGHT GREY TINT VISION GLAZING
  - (G3) GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING



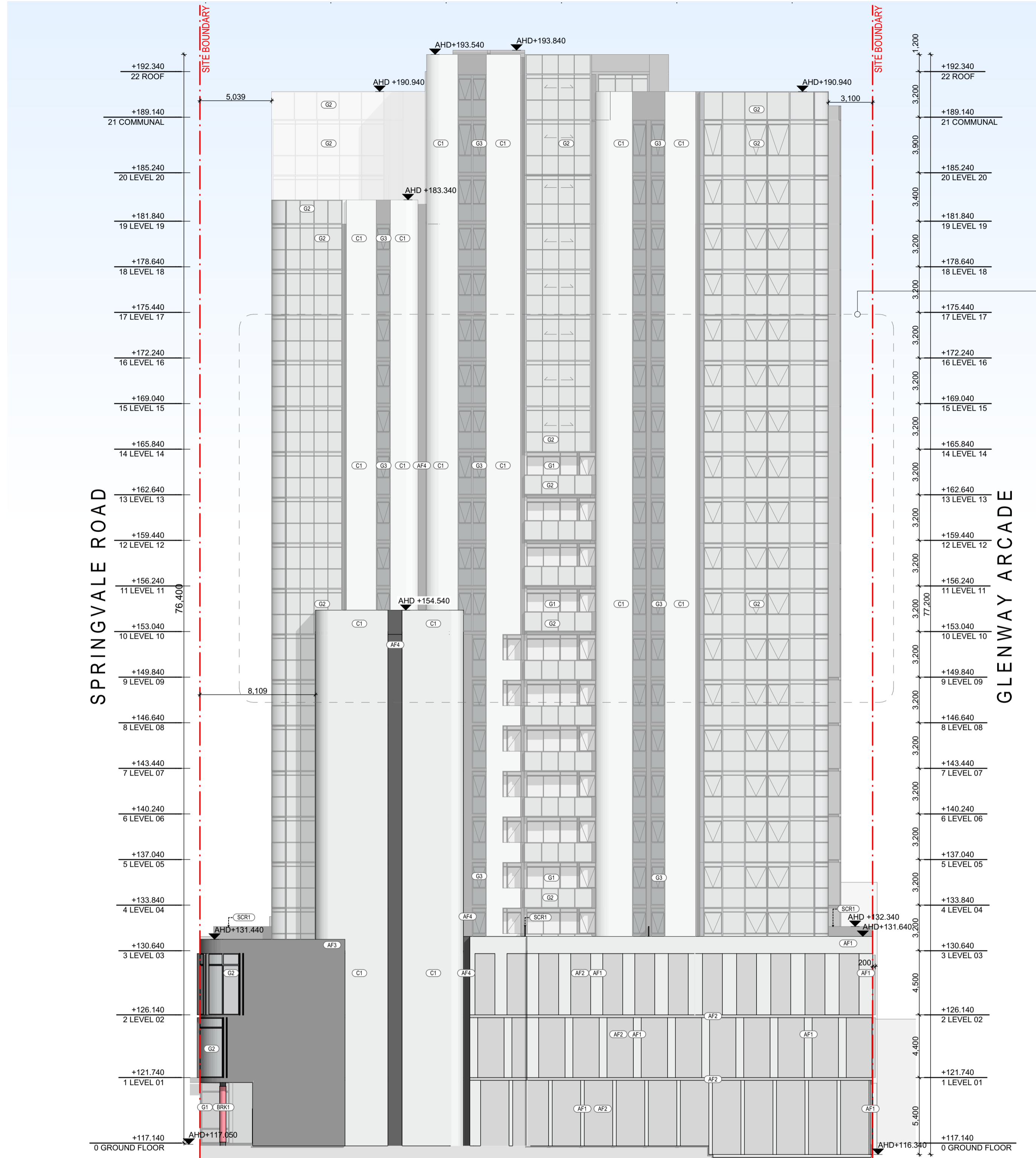
PODIUM FACADE DETAIL

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- FINISHES LEGEND**  
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  - (AF4) APPLIED FINISH 4 - DARK GREY PAINT
  - (AF5) APPLIED FINISH 5 - LIGHT RED PAINT
  - (AF6) APPLIED FINISH 6 - MEDIUM RED PAINT
  - (AF7) APPLIED FINISH 7 - DARK RED PAINT
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  - (G3) GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING



FAÇADE DETAIL N1



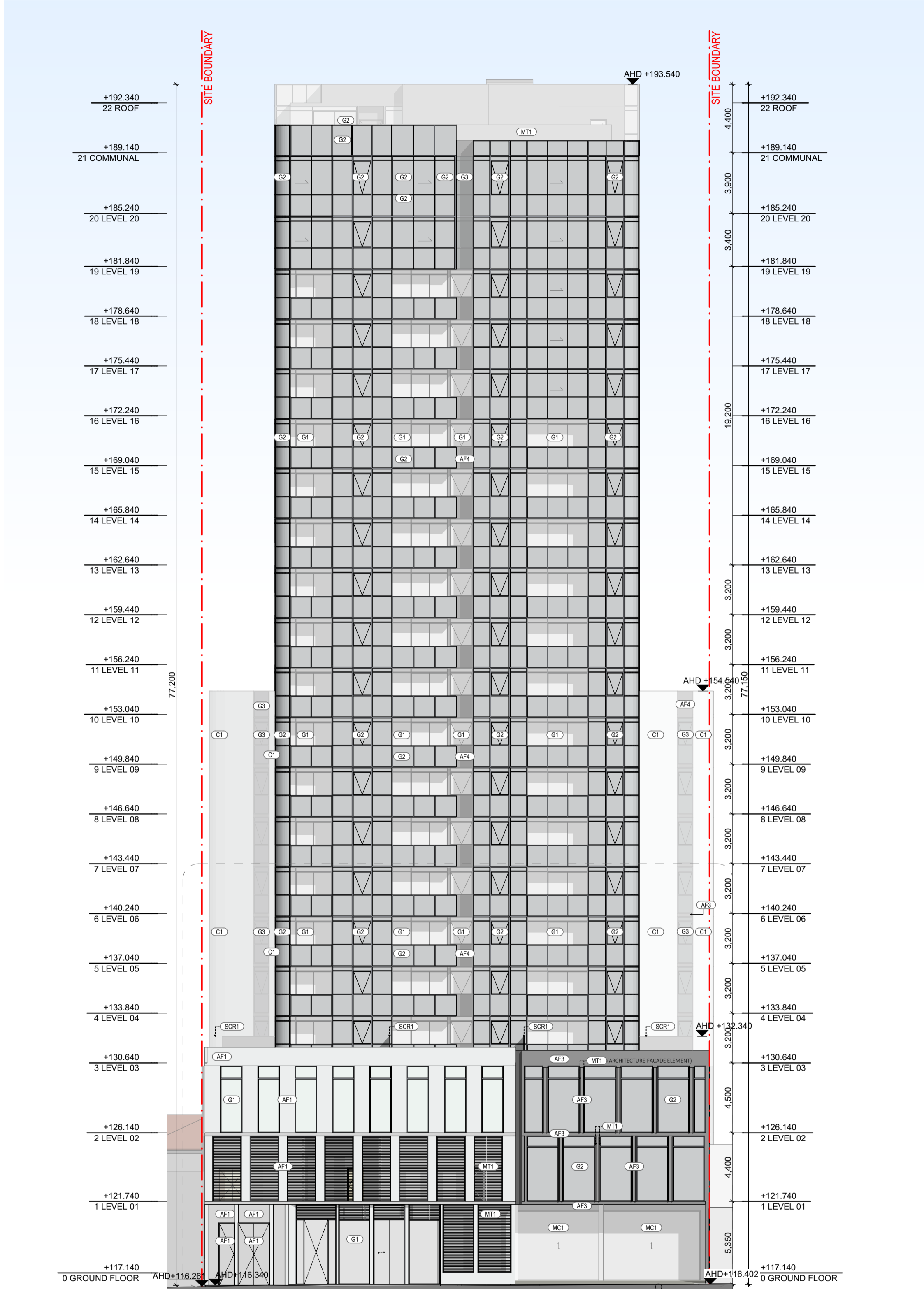
FAÇADE DETAIL N1  
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NORTH ELEVATION  
 SCALE: 1:200@A1

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- FINISHES LEGEND**  
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  - (AF4) APPLIED FINISH 4 - DARK GREY PAINT
  - (AF5) APPLIED FINISH 5 - LIGHT RED PAINT
  - (AF6) APPLIED FINISH 6 - MEDIUM RED PAINT
  - (AF7) APPLIED FINISH 7 - DARK RED PAINT
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  - (G2) GLAZING TYPE 2 - LIGHT GREY TINT VISION GLAZING
  - (G3) GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING



W WEST ELEVATION  
 SCALE: 1:200@A1

FACADE DETAIL W1

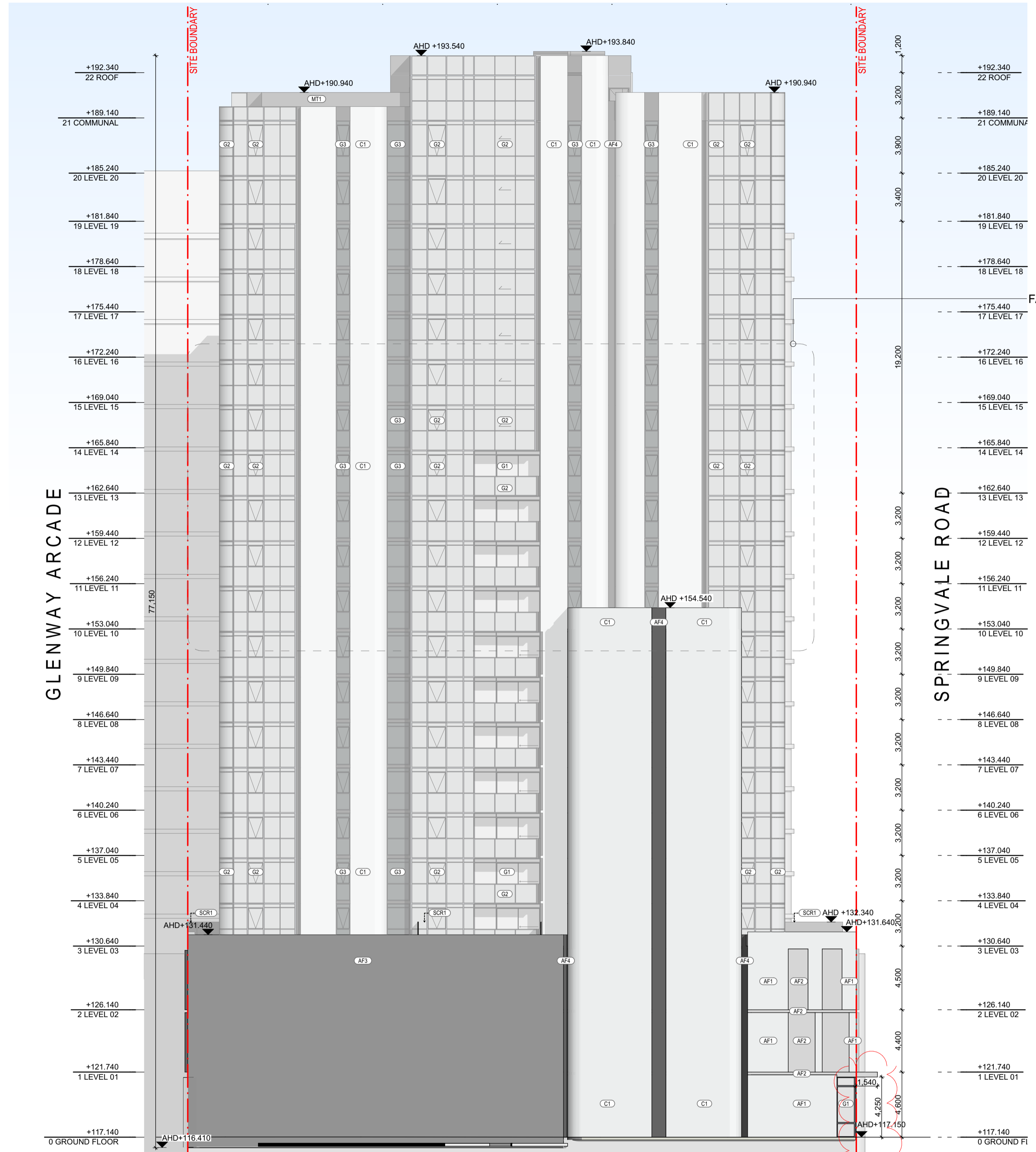


W FACADE DETAIL W1  
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**S SOUTH ELEVATION**  
SCALE: 1:200@A1

**FACADE DETAIL S1**



**S FACADE DETAIL S1**  
SCALE: 1:100@A1

- FINISHES LEGEND**  
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  - (G2) GLAZING TYPE 2 - LIGHT GREY TINT VISION GLAZING
  - (G3) GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING

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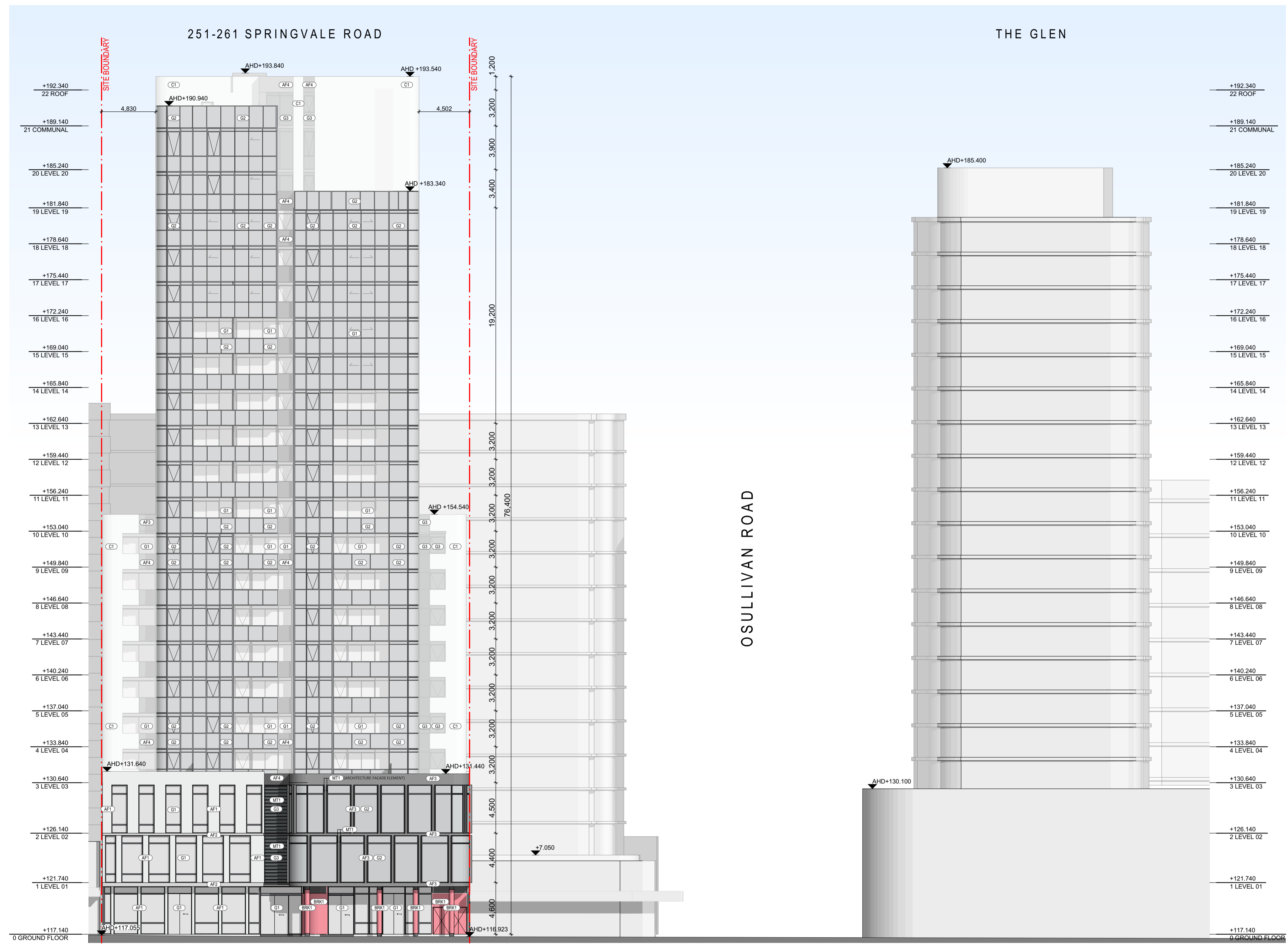
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 Plus Architecture Pty Ltd arch@plusarchitecture.com.au  
 ACN 091890335 www.plusarchitecture.com.au

**PROJECT**  
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**DRAWING**  
 TP203 ELEVATION SOUTH

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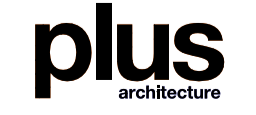


- FINISHES LEGEND**  
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  - (G3) GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING

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**E EAST ELEVATION**  
SCALE: 1:200@A1

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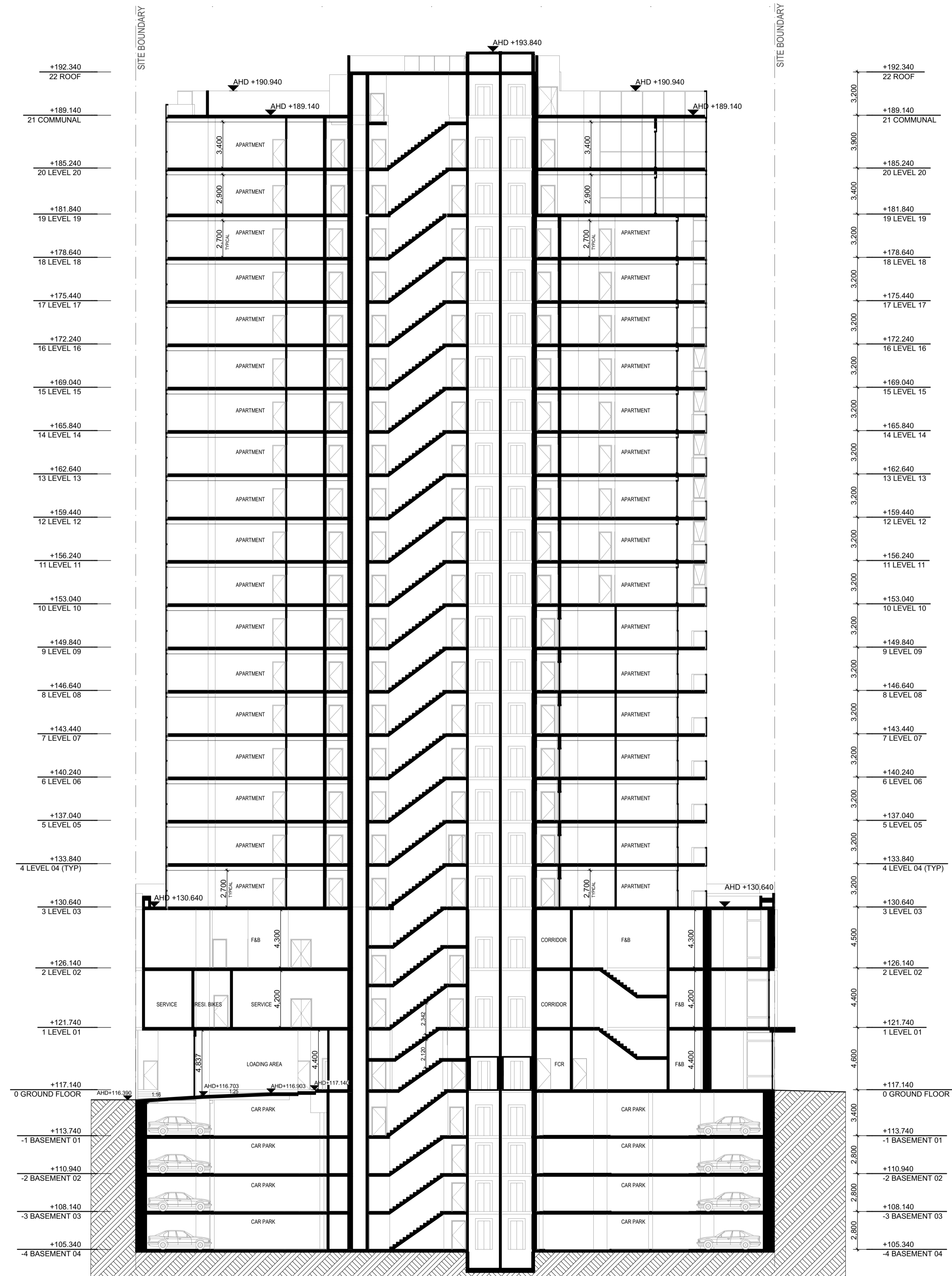
**DRAWING**  
TP204 ELEVATION EAST - SPRINGVALE RD

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A SECTION A-A  
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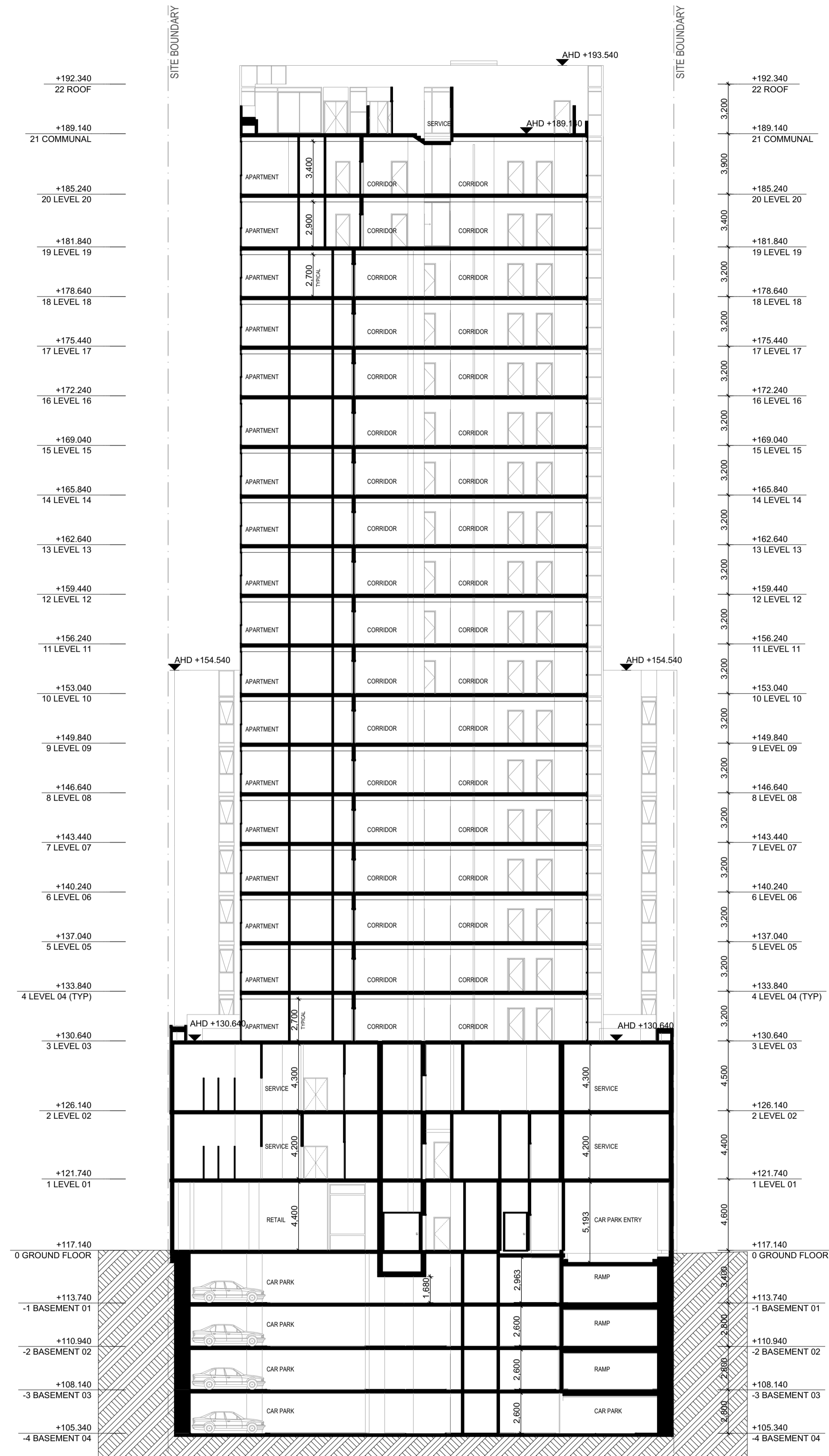
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DRAWING  
**TP210 SECTION A - A**

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**B** SECTION B-B  
 SCALE: 1:200@A1

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 www.plusarchitecture.com.au

PROJECT  
**251-261 Springvale Road Glen Waverley**

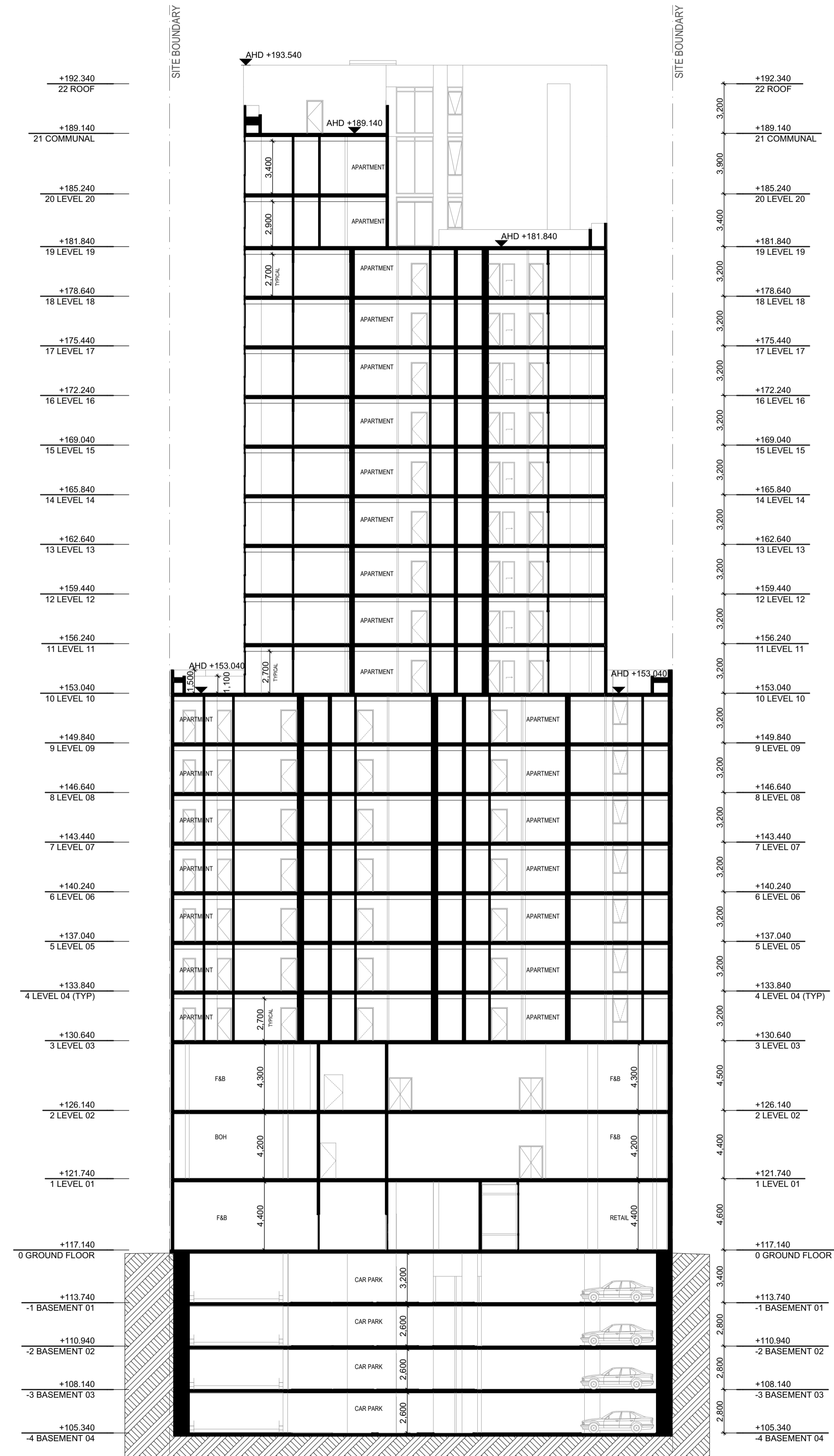
DRAWING  
**TP211 SECTION B - B**

DATE	SCALE
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JOB NUMBER	REVISION
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C SECTION C-C  
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PROJECT  
**251-261 Springvale Road Glen Waverley**

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**TP212 SECTION C - C**

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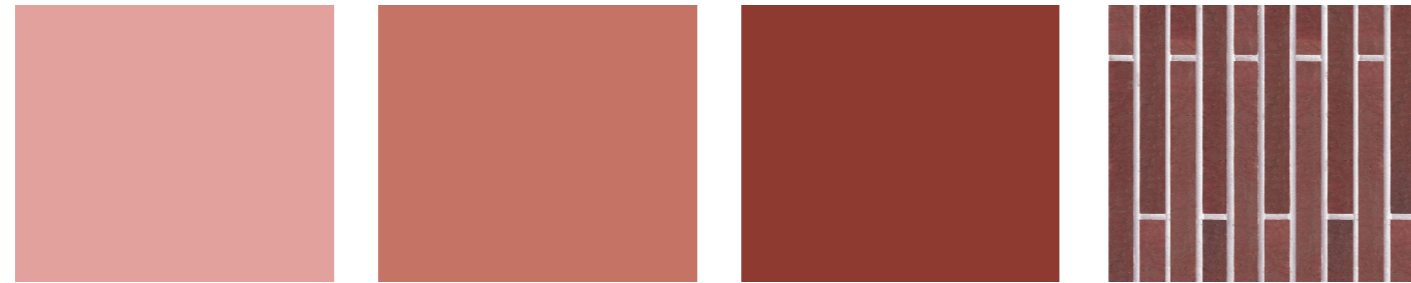
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**MATERIAL SCHEDULE**



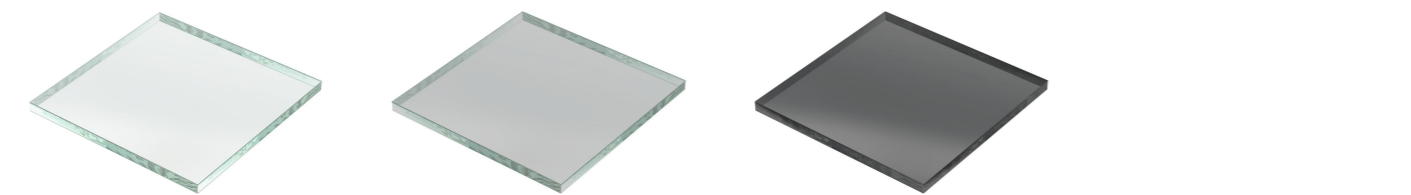
AF1 AF2 AF3 AF4



AF5 AF6 AF7 BRK1



C1 MT1 MC1 SCR1



G1 G2 G3

- AF1 APPLIED FINISH 1 - WHITE PAINT
- AF2 APPLIED FINISH 2 - LIGHT GREY PAINT
- AF3 APPLIED FINISH 3 - MEDIUM GREY PAINT
- AF4 APPLIED FINISH 4 - DARK GREY PAINT
- AF5 APPLIED FINISH 5 - LIGHT RED PAINT
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- AF7 APPLIED FINISH 7 - DARK RED PAINT
- C1 TEXTURED FORMLINER CONCRETE PANEL - VERTICALLY ARRANGED ELEVATIONS WITH MID-COARSE CHIPPED PATTERNS, SEPARATED BY DEPRESSIONS
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- MC1 METAL CLADDING - DARK PERFORATED METAL CLADDING. 50% OPEN AREA COLOUR TO MATCH MT1
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- G1 GLAZING TYPE 1 - CLEAR VISION GLAZING
- G2 GLAZING TYPE 2 - LIGHT GREY TINT VISION GLAZING
- G3 GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING

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