

Architectural Town Planning Submission

The Glen Towers, 235 Springvale Rd, Glen Waverley

September 2017



GOLDEN AGE



1.0	Architectural Statement	3
2.0	Design Proposal	4
6.0	Materials	8
7.0	Shadow Analysis	9
8.0	Drawings	10

Client
Golden Age
Level 39, 120 Collins Street
Melbourne, VIC, 3000

Town Planning
Urbis Planning
Level 12, 120 Collins Street
Melbourne, VIC, 3000

Traffic Consultant
GTA Consultants
Level 25, 55 Collins Street
Melbourne, VIC, 3000

Mechanical Engineer
ADP Consulting
11/60 Albert Rd
South Melbourne, VIC, 3205

Architecture
Rothelowman
Level 1, 153 Sturt Street
Southbank, VIC, 3006

Landscape Architect
Aspect Studios
Level 1, 30-32 Easey Street
Collingwood, VIC, 3066

Environmental Consultant
ADP Consulting
11/60 Albert Rd
South Melbourne, VIC, 3205

Structural Engineer
Robert Bird Group
5/500 Collins Street
Melbourne, VIC, 3000

Project Contact
Shane Rothe
Founding Principal
T +61 3 9268 6800
M +61 419 962 226
ShaneR@rothelowman.com.au

1.0 Architectural Statement

1.01 Project Summary

The Site

Located above the redeveloped 'The Glen shopping centre', the site at 235 Springvale Road is a highly prominent development opportunity within the Glen Waverley Principal Activity Centre. In addition to the shopping centre directly below, the site is adjacent to many key amenities, including schools and civic facilities. The site's elevated position enables views towards the CBD, Dandenongs and Port Philip.

The Opportunity

The proposed development will be a key landmark for The Glen shopping centre and the greater Glen Waverley precinct. A designated Principal Activity Centre, Glen Waverley has the infrastructure and amenities necessary to support significant development in line with the planning objectives of the City of Monash. The proposed development is envisioned as a home for owner-occupiers attracted to the unique opportunities and lifestyle to be found in a vibrant, growing Glen Waverley.

The Proposed Development

The proposed development consists of 555 apartments across three buildings. The residential development will be tightly integrated with the revitalised shopping centre, while maintaining a distinct identity. The development's three towers will share extensive communal facilities alongside and directly above the retail podium. Each tower is designed with a separate lobby and a unique identity.

Project Details

- A total of 555 apartment, approximately 51,000m² GFA
- Three residential towers, of 17 storeys, 9 storeys and 10 storeys above a shopping centre podium.
- Apartments, services and residents' amenity within shopping centre podium.
- Car parking for 612 cars in a basement level

Design Statement

The proposed development aims to provide confident, contemporary architecture to the burgeoning and fast evolving Glen Waverley precinct.

The development is composed of three primary building forms which are visually elevated above The Glen shopping centre. They are designed to be collegial, similarly detailed but varying in form and colour. Each building is accessed at ground level through large, clearly defined lobbies with a high level of finish.

The urban forms respond to their immediate surrounds, adjacent buildings and contextual boundaries through controlled urban gestures, setbacks and interfaces.

The architecture is cleanly contemporary, reflective and vibrant. Each tower draws particular inspiration from one of three natural elements; timber, water and metal. The organic composition generates a calm and restrained outcome

that contrasts with the varied and active landscapes and streetscapes of the surrounding precinct.

Materials are vibrant, high quality and low maintenance, with hues and tones that are conceptually consistent with each tower's signature element. Facade materials are chosen to avoid excess sun glare and reflectivity.

The facade of each building is activated by vegetation provided in planters in front of apartment terraces. Oscillating across each facade, these planters provide additional shading and amenity for residents while lending a human scale to each building. Large upper-floor private terraces are designed with shading structures that improve residents' amenity and complement the building's form.





Disclaimer: Perspective images are presented as an artist's impression of the development.
Landscaping shown on perspective images is indicative only and is subject to Landscape Architect's design.



Disclaimer: Perspective images are presented as an artist's impression of the development.
Landscaping shown on perspective images is indicative only and is subject to Landscape Architect's design.



Disclaimer: Perspective images are presented as an artist's impression of the development.
Landscaping shown on perspective images is indicative only and is subject to Landscape Architect's design.



Disclaimer: Perspective images are presented as an artist's impression of the development. Landscaping shown on perspective images is indicative only and is subject to Landscape Architect's design.



Disclaimer: Perspective images are presented as an artist's impression of the development. Landscaping shown on perspective images is indicative only and is subject to Landscape Architect's design.

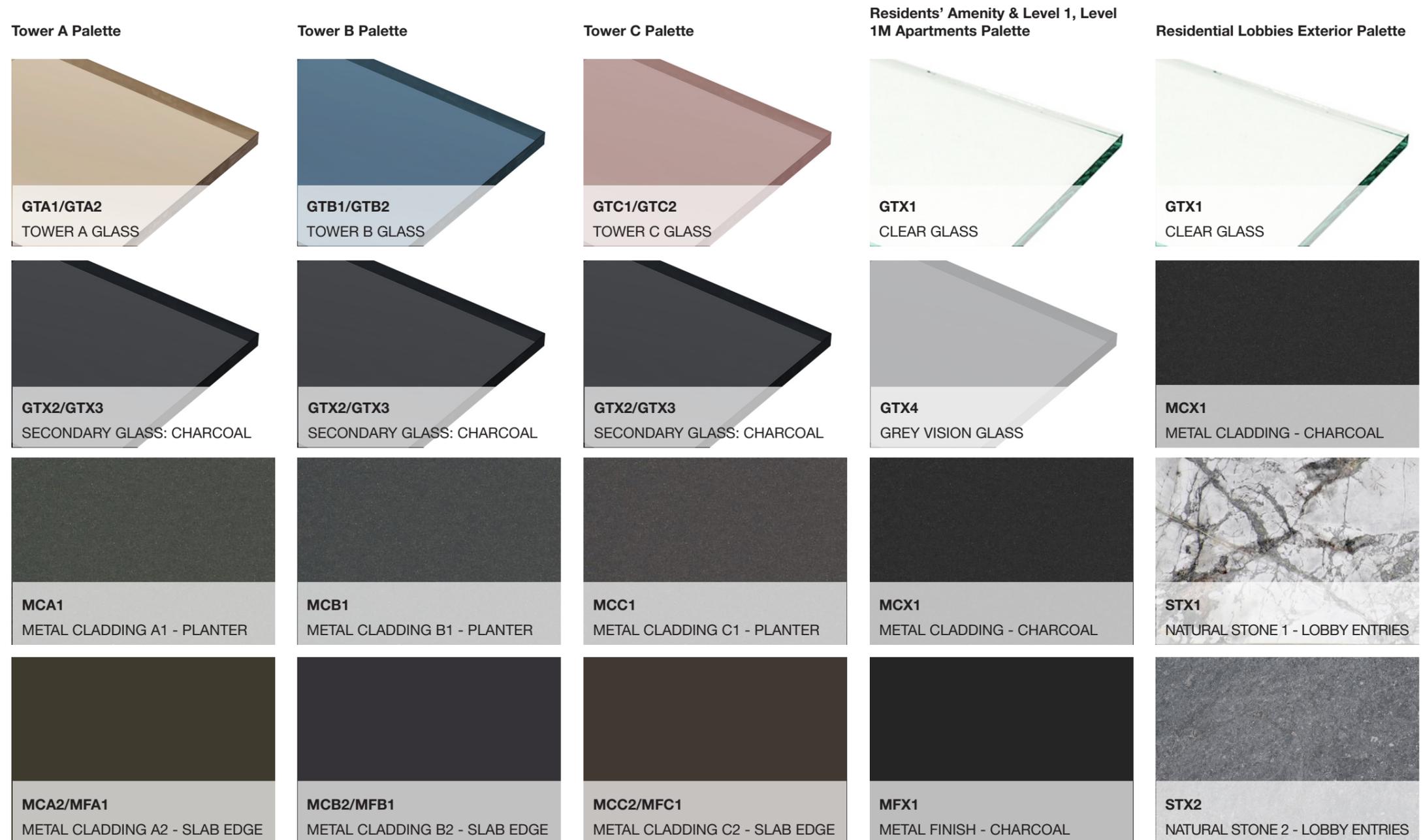
3.0 Materials / 3.01 Materials Palette

- AFX1:** APPLIED FINISH - DARK CHARCOAL
- GTA1:** VISION GLASS A1 - TOWER A
- GTA2:** SPANDREL GLASS A2 - TOWER A
- GTB1:** VISION GLASS B1 - TOWER B
- GTB2:** SPANDREL GLASS B2 - TOWER B
- GTC1:** VISION GLASS C1 - TOWER C
- GTC2:** SPANDREL GLASS C2 - TOWER C
- GTX1:** CLEAR VISION GLASS
- GTX2:** CHARCOAL VISION GLASS
- GTX3:** CHARCOAL SPANDREL GLASS

- GTX4:** GREY VISION GLASS
- MCA1:** METAL CLADDING A1 - TOWER A
- MCA2:** METAL CLADDING A2- TOWER A
- MCB1:** METAL CLADDING B1 - TOWER B
- MCB2:** METAL CLADDING B2 - TOWER B
- MCC1:** METAL CLADDING C1 - TOWER C
- MCC2:** METAL CLADDING C2 - TOWER C
- MCX1:** METAL CLADDING - DARK CHARCOAL
- MFA1:** METAL FINISH A1 - TOWER A
- MFB1:** METAL FINISH B1 - TOWER B

- MFC1:** METAL FINISH C1 - TOWER C
- MFX1:** METAL FINISH - DARK CHARCOAL
- STX1:** NATURAL STONE 1 - LOBBY ENTRIES
- STX2:** NATURAL STONE 2 - LOBBY ENTRIES

Palette is representative of proposed core materials only. Graphical representation is indicative only.



4.0 Communal Areas / Communal Amenities

Communal Amenities

In addition to the extensive public amenities provided by The Glen shopping centre below, the proposed development features over 1000m² of residential amenities, including:

- Double-storey gym with panoramic views towards the Dandenong Ranges
- Pool and sauna area, with 25 metre lap pool and spa
- TV/entertainment room
- Bar & mahjong rooms
- Bookable dining/function rooms
- Communal lounge and gathering spaces

Communal Outdoor Space

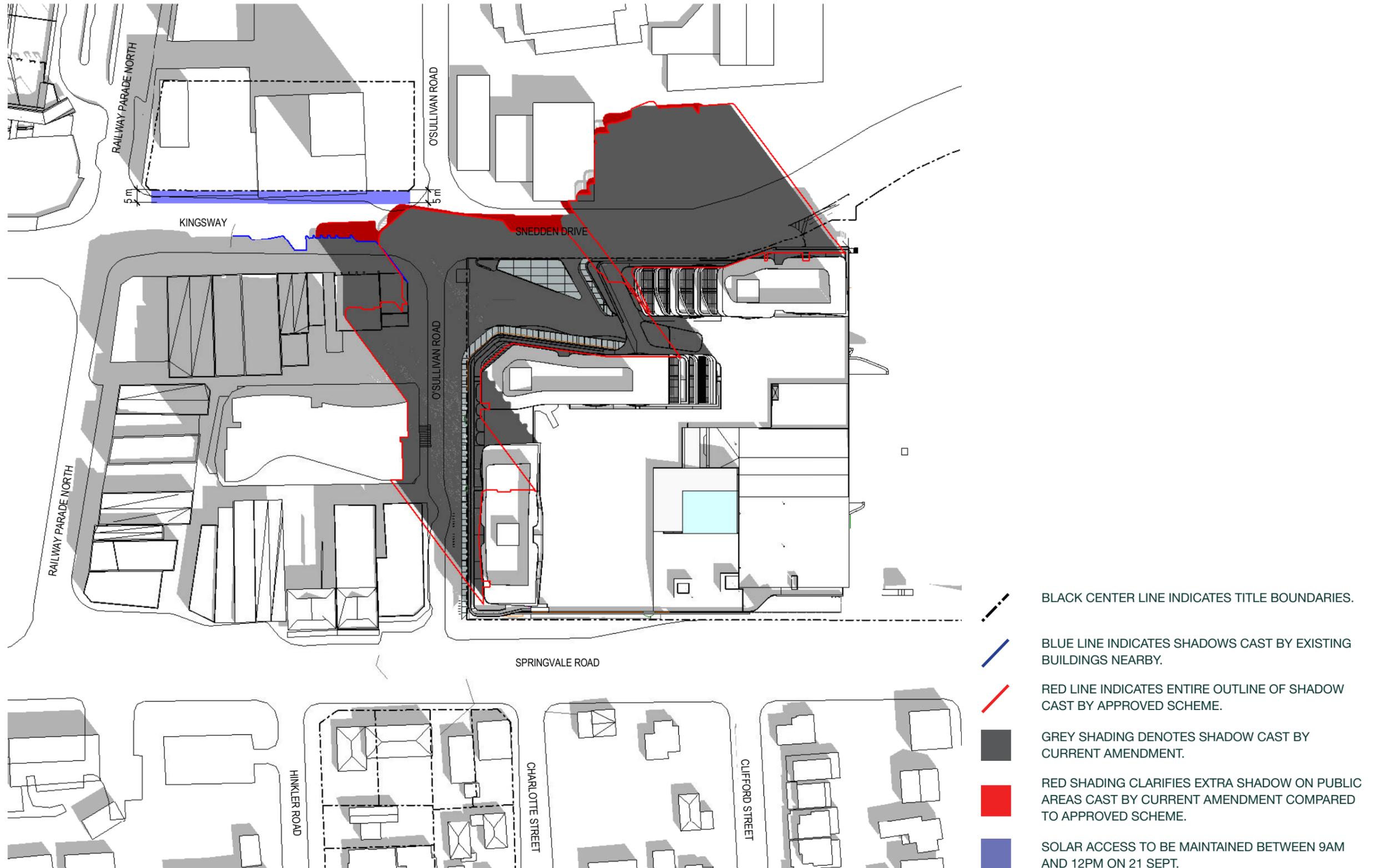
In line with planning permit condition 1n), the proposed development features a substantial rooftop communal open space, programmed and landscaped to provide for a range of recreation spaces, including:

- Barbecue areas and outdoor dining space
- Children's play areas
- Open lawns
- Kitchen garden plots
- Intimate outdoor spaces

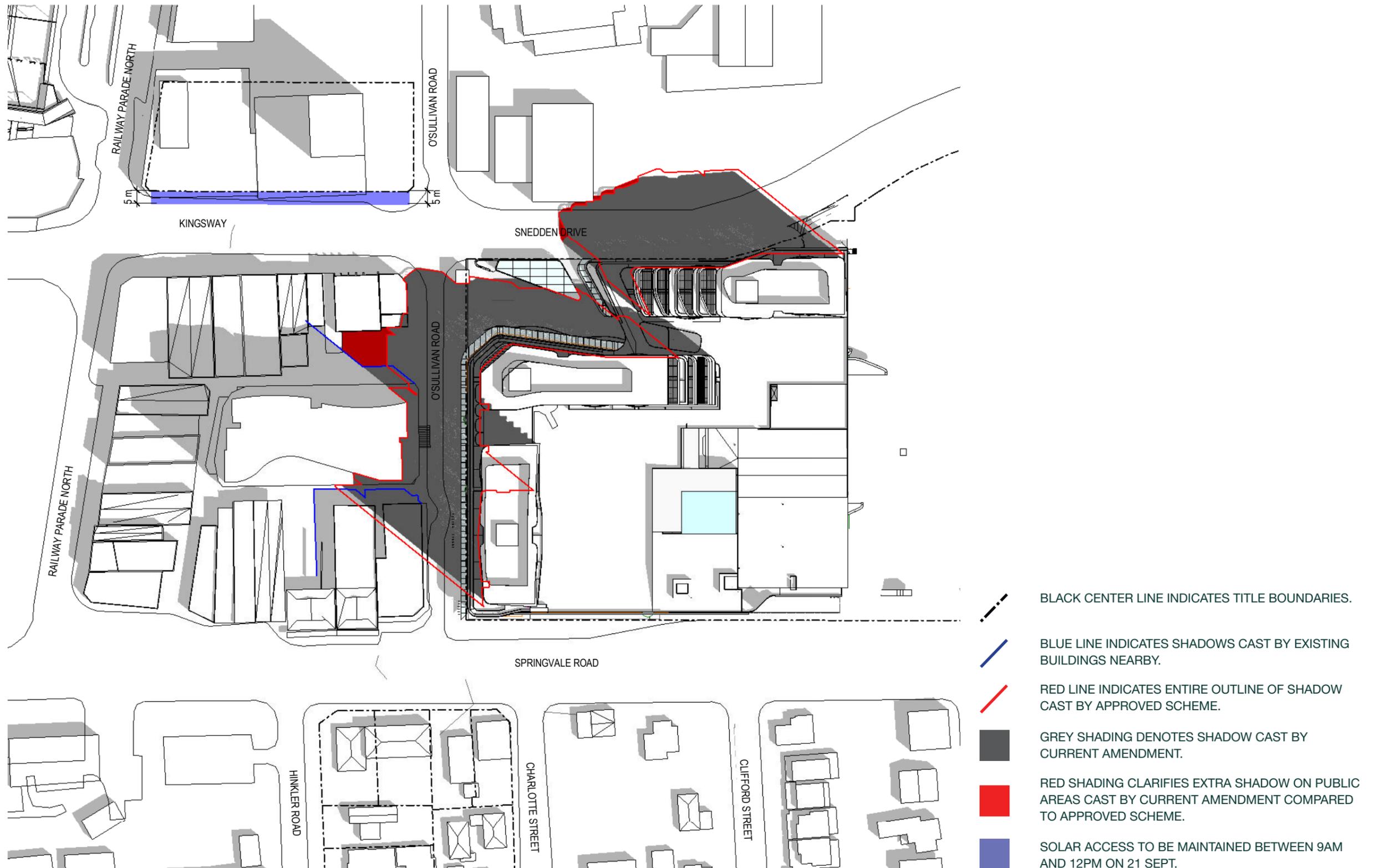
THE GLEN - INTERNAL AMENITY PROVISION

AMENITY	INTERNAL AREA m ²	ADJACENT TERRACE AREA m ²
LEVEL 1		
GYM	114	
LEVEL 1 MEZZ		
GYM	106	
POOL LOUNGE	144	
PLUNGE POOL	45	
LAP POOL	87.5	
SPA	14	
SAUNA	16	
TREATMENT ROOM	34	
M&F TOILETS / CHANGE ROOM	53	
LEVEL 2		
GARDEN LOUNGE	118	
BAR (MAHJONG/GAMES)	76	31
LOUNGE 1	40	21
LOUNGE 2	40	23
LOUNGE 3	25	
ENTERTAINMENT ROOM	37	20
M&F TOILETS	56	
LOUNGE (TOWER C)	48	
TOTAL (INTERNAL)	1054	
AVERAGE (555 APT) - INTERNAL	1.90	

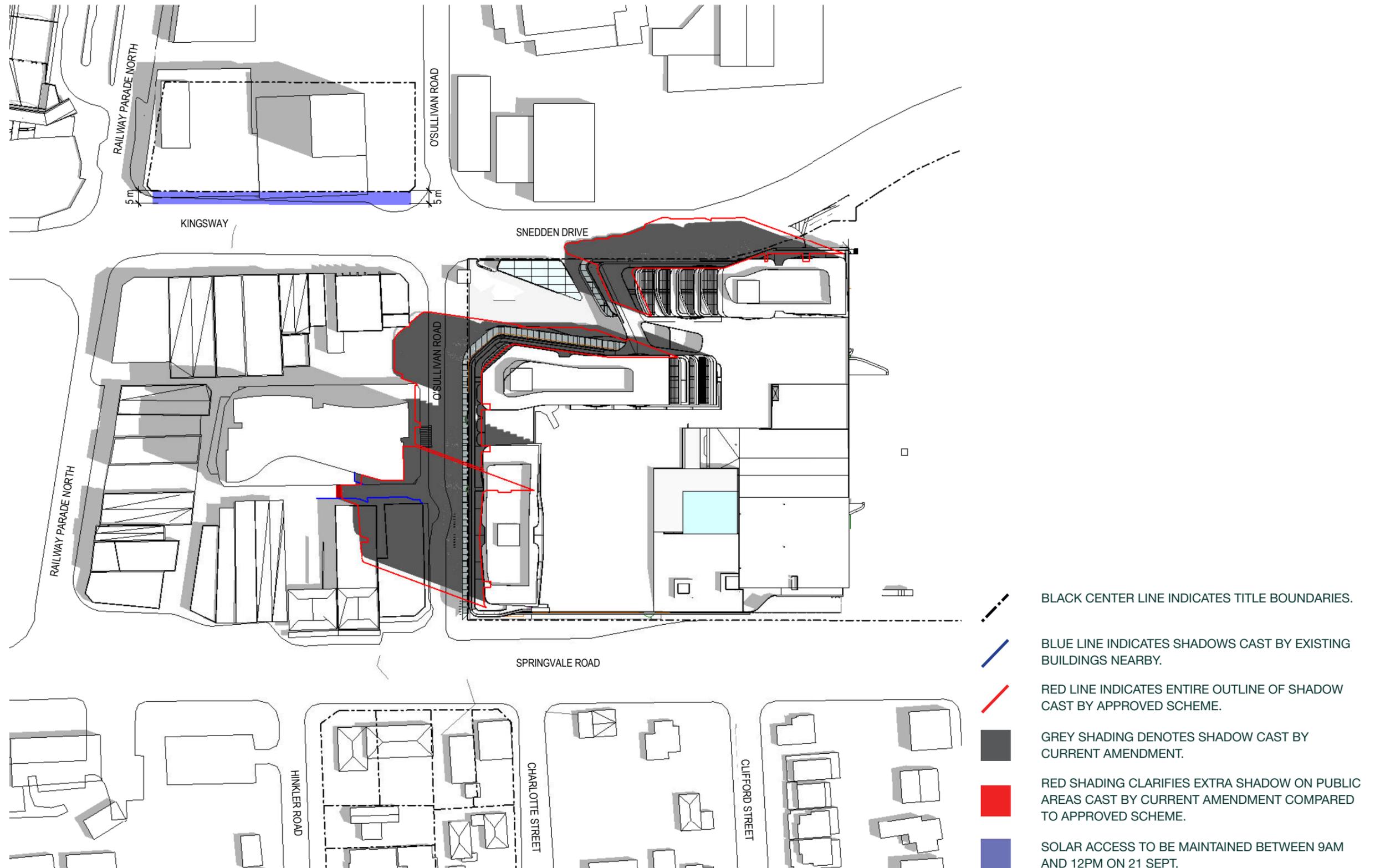
Shadow Analysis - 9AM September 21st (Equinox)



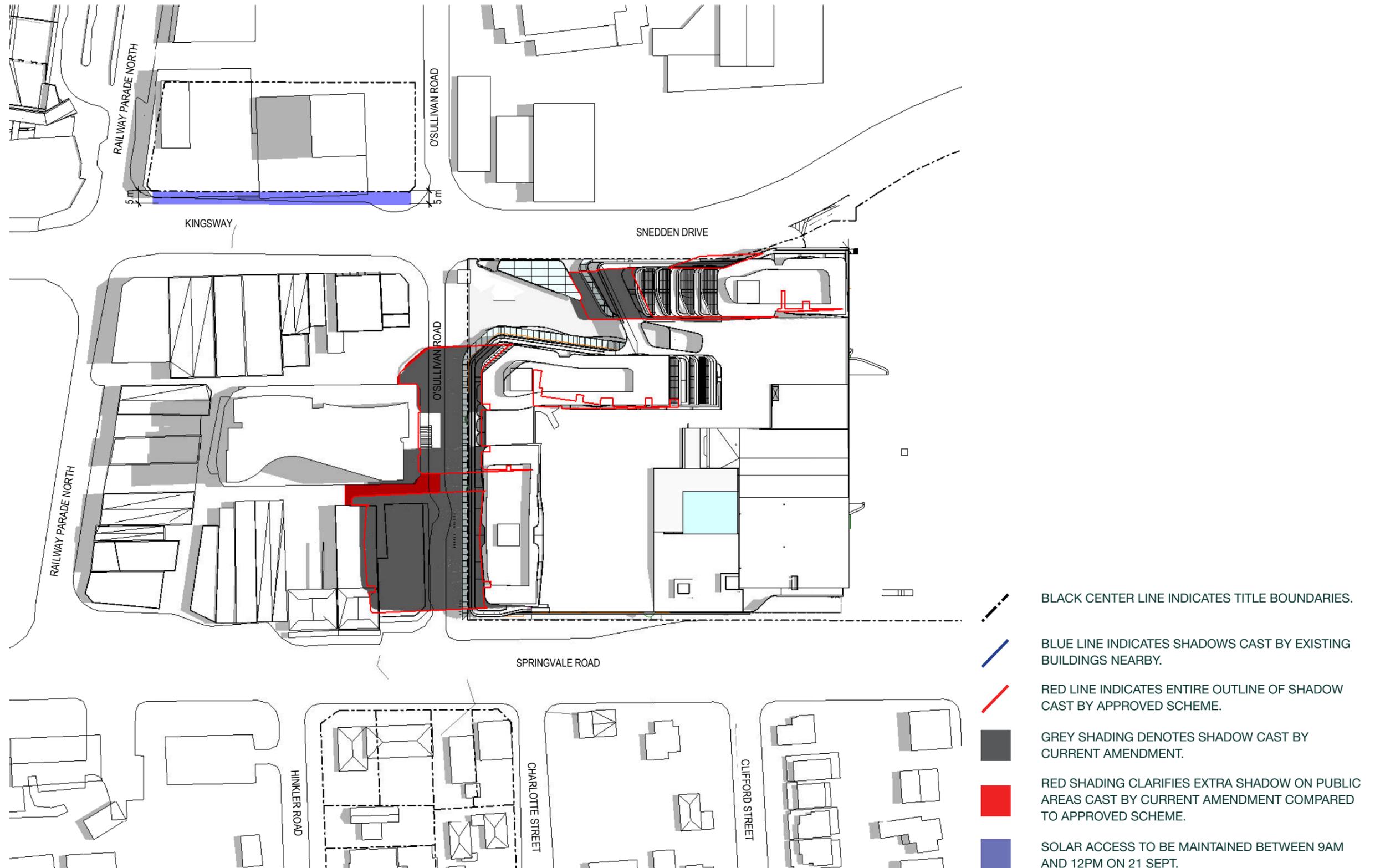
Shadow Analysis - 10AM September 21st (Equinox)



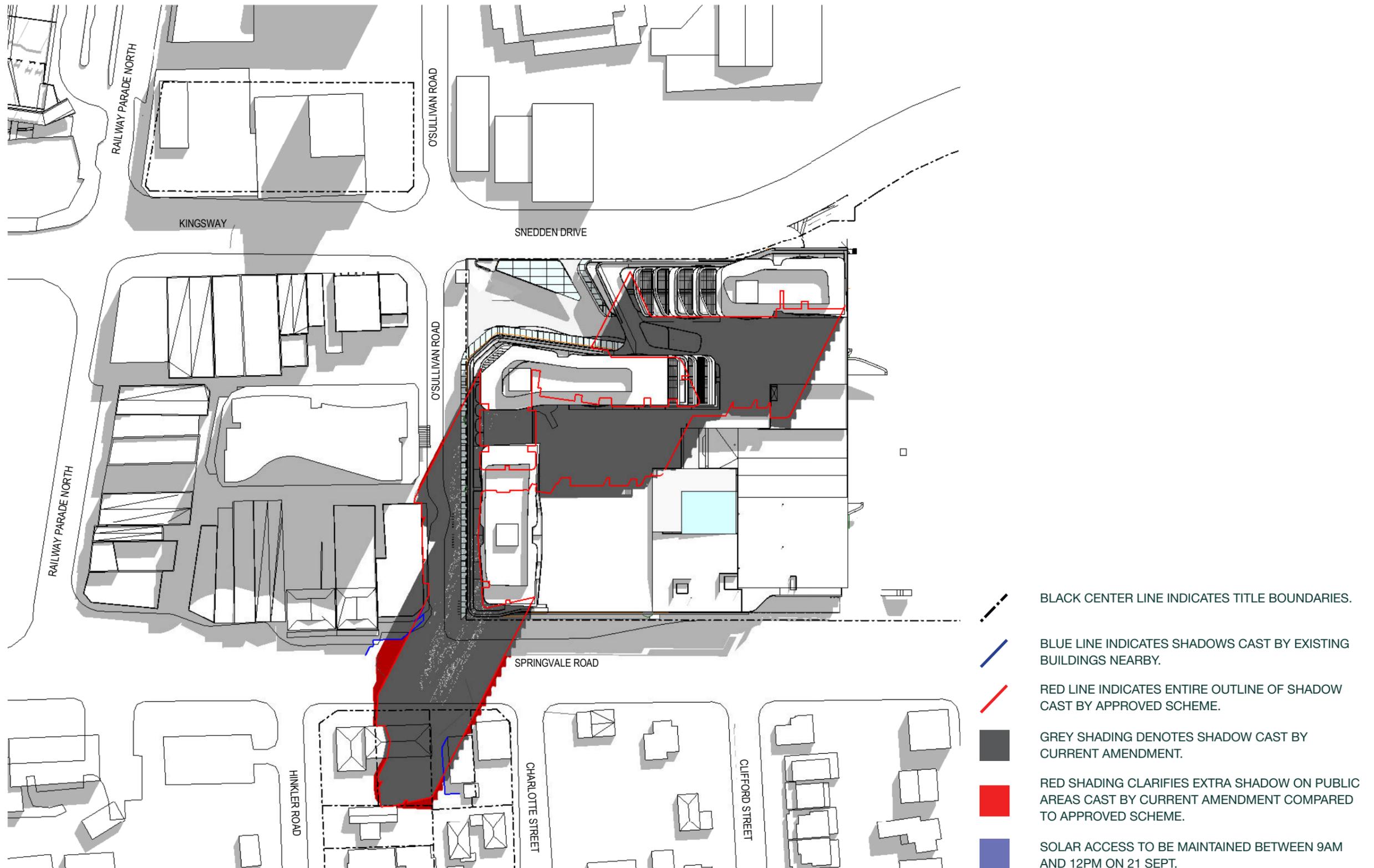
Shadow Analysis - 11AM September 21st (Equinox)



Shadow Analysis - 12PM September 21st (Equinox)



Shadow Analysis - 3PM September 21st (Equinox)



5.0 Drawings

5.01 Drawing List

Development Summary	TP 00.01	Level 14-18 Plan	TP 01.24
Site Plan	TP 00.02	Roof Plan	TP 01.25
Basement Plan - West	TP 01.01	Site Elevations	TP 02.01
Basement Plan - East	TP 01.02	Building A North Elevation	TP 02.02
Lower Ground Plan	TP 01.03	Building A South Elevation	TP 02.03
Ground Floor Plan	TP 01.05	Building A East & West Elevations	TP 02.04
Level 1 Plan	TP 01.06	Building B North & South Elevations	TP 02.05
Level 1 Mezzanine Plan	TP01.07	Building B East Elevation	TP 02.06
Level 2 Plan	TP01.08	Building B West Elevation	TP 02.07
Level 3-6 Plan	TP 01.09	Building C North & South Elevations	TP 02.08
Level 7 Plan	TP 01.13	Building C East Elevation	TP 02.09
Level 8 Plan	TP 01.14	Building C West Elevation	TP 02.10
Level 9 Plan	TP 01.15	Section A - Building A Lobby	TP 03.01
Level 10 Plan	TP 01.16	Section B - Building B Lobby	TP 03.02
Level 11 Plan	TP 01.17	Section C - Building C Lobby	TP 03.03
Level 12-13 Plan	TP 01.18		