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1287, 1289, 1291, 1293 & 1295 High Street, Malvern

★ = objectors

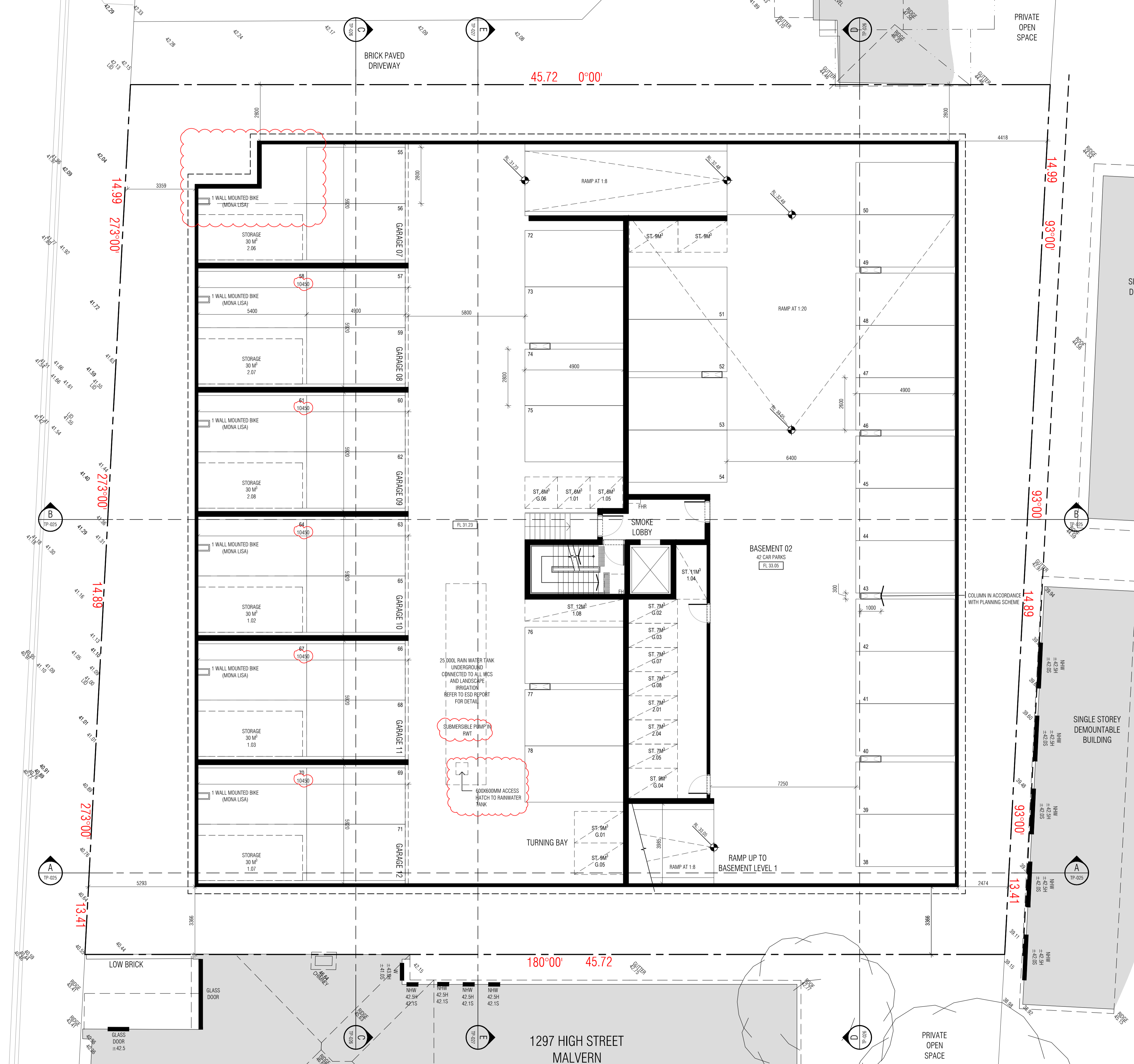
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NOTE
• CO MONITORING WILL BE PROVIDED TO THE BASEMENT CARPARK

HIGH STREET



MALVERN CENTRAL SCHOOL
PARK STREET CAMPUS

EWERT LEAF

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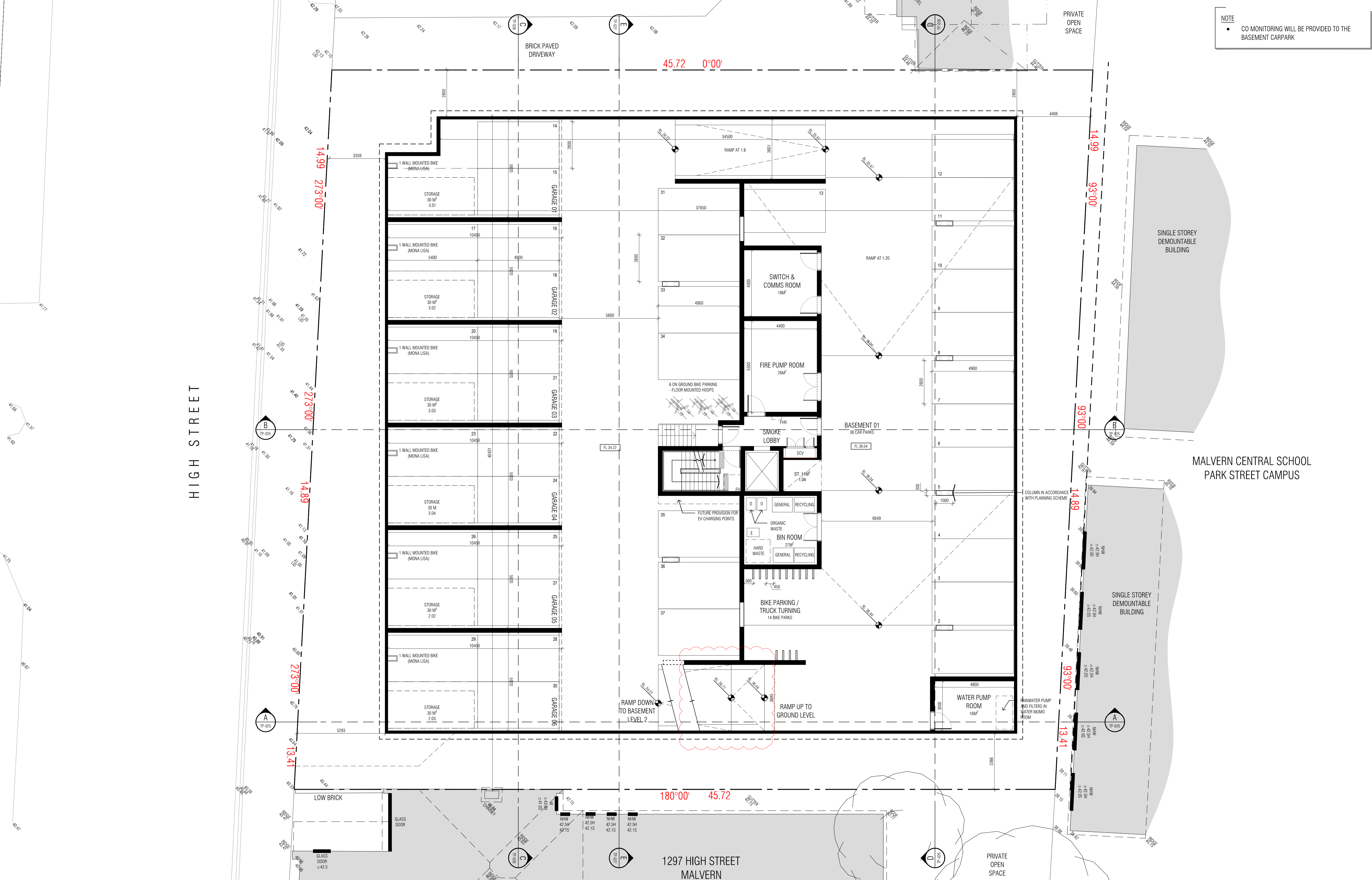
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A	09.03.22	ISSUE FOR TOWN PLANNING	ER				
B	27.05.22	RFI RESPONSE TO COUNCIL - TOWN PLANNING APPLICATION	TW				

PROJECT
1287 - 1295 HIGH STREET
MALVERN
VIC 3144

TOWN PLANNING DRAWINGS
DRAWING TITLE
BASEMENT 02 PLAN
SCALE: 1:100
PAGE: A1
DRAWN: HH
DRAWING ISSUE
TOWN PLANNING
DATE: MARCH 2022
PROJECT NO:
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DRAWING No
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HIGH STREET

MALVERN CENTRAL SCHOOL
 PARK STREET CAMPUS



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PROJECT
 1287 - 1295 HIGH STREET
 MALVERN
 VIC 3144

TOWN PLANNING DRAWINGS

DRAWING TITLE
 BASEMENT 01 PLAN

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 PAGE: A1
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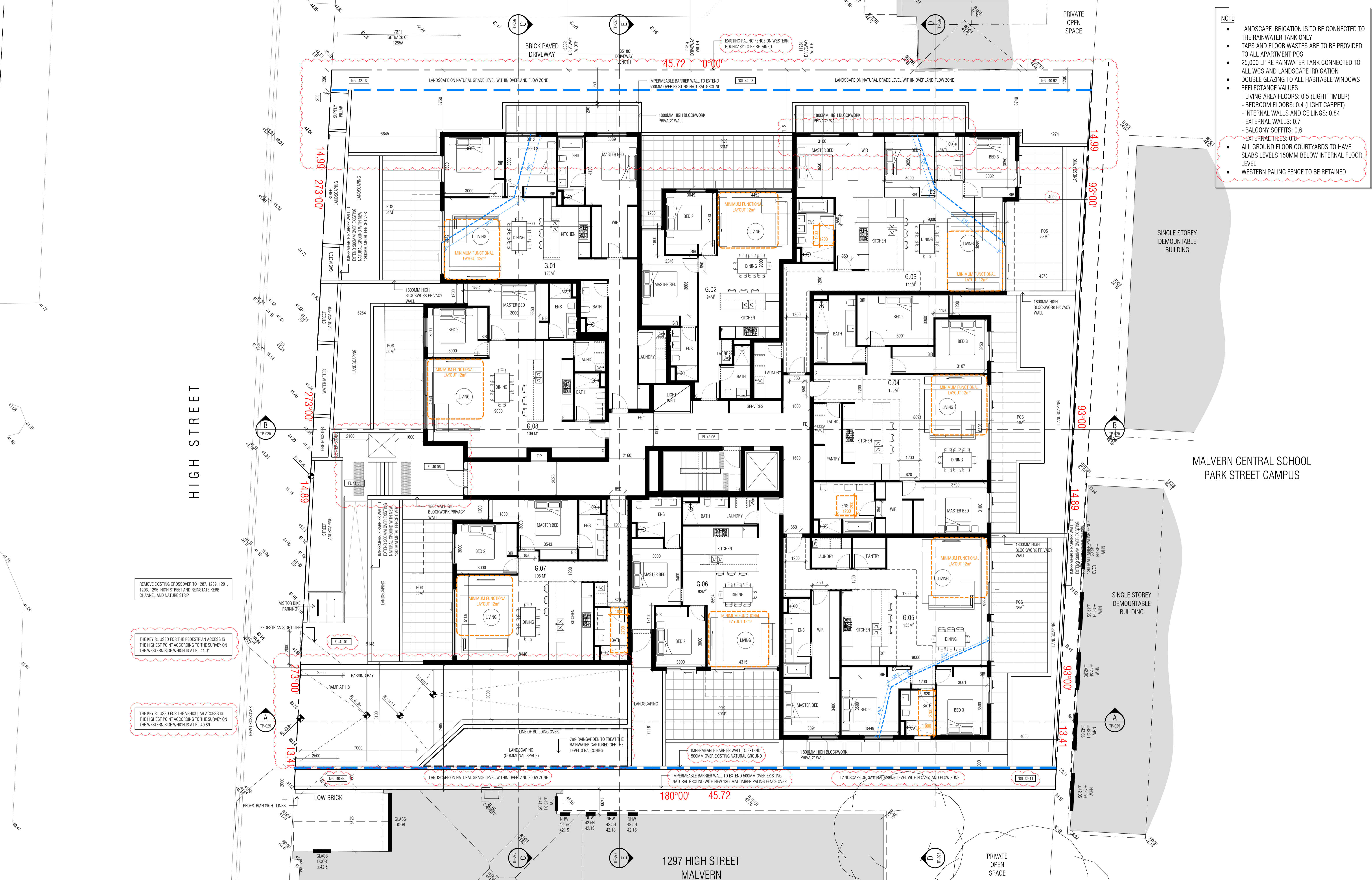
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NOTE

- LANDSCAPE IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY
- TAPS AND FLOOR WASTES ARE TO BE PROVIDED TO ALL APARTMENT POS
- 25,000 LITRE RAINWATER TANK CONNECTED TO ALL WCS AND LANDSCAPE IRRIGATION
- DOUBLE GLAZING TO ALL HABITABLE WINDOWS
- REFLECTANCE VALUES:
 - LIVING AREA FLOORS: 0.5 (LIGHT TIMBER)
 - BEDROOM FLOORS: 0.4 (LIGHT CARPET)
 - INTERNAL WALLS AND CEILINGS: 0.84
 - EXTERNAL WALLS: 0.7
 - BALCONY SOFFITS: 0.6
 - EXTERNAL TILES: 0.6
- ALL GROUND FLOOR COURTYARDS TO HAVE SLABS LEVELS 150MM BELOW INTERNAL FLOOR LEVEL
- WESTERN PALING FENCE TO BE RETAINED

REMOVE EXISTING CROSSOVER TO 1287, 1289, 1291, 1293, 1295 HIGH STREET AND REINSTATE KERB, CHANNEL AND NATURE STRIP

THE KEY RL USED FOR THE PEDESTRIAN ACCESS IS THE HIGHEST POINT ACCORDING TO THE SURVEY ON THE WESTERN SIDE WHICH IS AT RL 41.01

THE KEY RL USED FOR THE VEHICULAR ACCESS IS THE HIGHEST POINT ACCORDING TO THE SURVEY ON THE WESTERN SIDE WHICH IS AT RL 40.89



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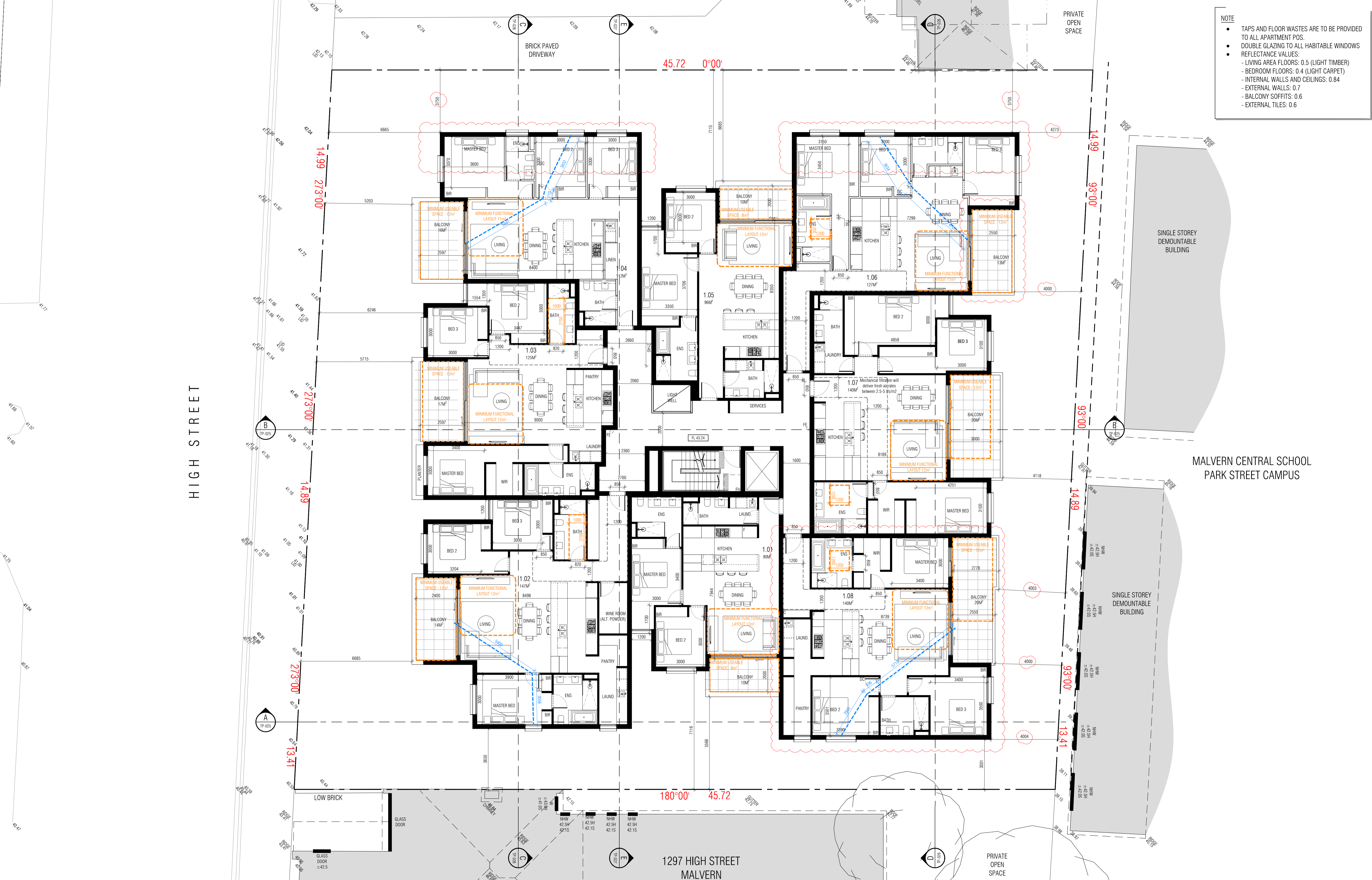
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1297 HIGH STREET
MALVERN

PROJECT
1287 - 1295 HIGH STREET
MALVERN
VIC 3144

TOWN PLANNING DRAWINGS
 DRAWING TITLE
GROUND FLOOR PLAN
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- NOTE**
- TAPS AND FLOOR WASTES ARE TO BE PROVIDED TO ALL APARTMENT POS.
 - DOUBLE GLAZING TO ALL HABITABLE WINDOWS
 - REFLECTANCE VALUES:
 - LIVING AREA FLOORS: 0.5 (LIGHT TIMBER)
 - BEDROOM FLOORS: 0.4 (LIGHT CARPET)
 - INTERNAL WALLS AND CEILINGS: 0.84
 - EXTERNAL WALLS: 0.7
 - BALCONY SOFFITS: 0.6
 - EXTERNAL TILES: 0.6



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C	16.09.22	ISSUE FOR TOWN PLANNING	TW				

PROJECT	1287 - 1295 HIGH STREET MALVERN VIC 3144
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TOWN PLANNING DRAWINGS	
DRAWING TITLE	FIRST FLOOR PLAN
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1297 HIGH STREET
MALVERN

PRIVATE OPEN SPACE

SINGLE STOREY DEMOUNTABLE BUILDING

SINGLE STOREY DEMOUNTABLE BUILDING

MALVERN CENTRAL SCHOOL
PARK STREET CAMPUS

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- NOTE**
- TAPS AND FLOOR WASTES ARE TO BE PROVIDED TO ALL APARTMENT POS.
 - DOUBLE GLAZING TO ALL HABITABLE WINDOWS
 - REFLECTANCE VALUES:
 - LIVING AREA FLOORS: 0.5 (LIGHT TIMBER)
 - BEDROOM FLOORS: 0.4 (LIGHT CARPET)
 - INTERNAL WALLS AND CEILINGS: 0.84
 - EXTERNAL WALLS: 0.7
 - BALCONY SOFFITS: 0.6
 - EXTERNAL TILES: 0.6



HIGH STREET

MALVERN CENTRAL SCHOOL
PARK STREET CAMPUS

1297 HIGH STREET
MALVERN



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PROJECT
1287 - 1295 HIGH STREET
MALVERN
VIC 3144

TOWN PLANNING DRAWINGS

DRAWING TITLE
SECOND FLOOR PLAN

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HIGH STREET



- NOTE**
- CO MONITORING WILL BE PROVIDED TO THE BASEMENT CARPARK
 - 331M2 OF LEVEL 3 BALCONY AREA IS TO BE DIRECTED INTO THE 7M2 RAINGARDEN
 - TAPS AND FLOOR WASTES ARE TO BE PROVIDED TO ALL APARTMENT POS.
 - DOUBLE GLAZING TO ALL HABITABLE WINDOWS
 - REFLECTANCE VALUES:
 - LIVING AREA FLOORS: 0.5 (LIGHT TIMBER)
 - BEDROOM FLOORS: 0.4 (LIGHT CARPET)
 - INTERNAL WALLS AND CEILINGS: 0.84
 - EXTERNAL WALLS: 0.7
 - BALCONY SOFFITS: 0.6
 - EXTERNAL TILES: 0.6

MALVERN CENTRAL SCHOOL
PARK STREET CAMPUS

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1287 - 1295 HIGH STREET
MALVERN
VIC 3144

TOWN PLANNING DRAWINGS

DRAWING TITLE
THIRD FLOOR PLAN

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1 NORTH ELEVATION



2 SOUTH ELEVATION

EXTERNAL FINISHES LEGEND

CONC 1	TEXTURED CONCRETE
CONC 2	CONCRETE RENDER
MET 1	SHADOW LINES (COLOUR: COPPER)
MET 2	METAL CLADDING (COLOUR: DARK GREY)
TIM 1	CHARRED TIMBER CLADDING APPLIED TO UNDERSIDE OF SOFFITS AND WALLS OF BALCONIES
SCR 1	VERTICAL METAL PRIVACY SCREEN MAX 25% TRANSPARENCY
BAL 1	VERTICAL METAL BALUSTRADE SCREEN
SCR 2	BLACK BRUSHED METAL SERVICES PANEL
FSC 1	CEMENT SHEET CLADDING (COLOUR: DARK GREY)

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PROJECT
 1287 - 1295 HIGH STREET
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 MALVERN
 VIC 3144

TOWN PLANNING DRAWINGS

DRAWING TITLE
 ELEVATIONS - NORTH AND SOUTH

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3 EAST ELEVATION



4 WEST ELEVATION

EXTERNAL FINISHES LEGEND

CONC 1	TEXTURED CONCRETE
CONC 2	CONCRETE RENDER
MET 1	SHADOW LINES (COLOUR: COPPER)
MET 2	METAL CLADDING (COLOUR: DARK GREY)
TIM 1	CHARRED TIMBER CLADDING APPLIED TO UNDERSIDE OF SOFFITS AND WALLS OF BALCONIES
SCR 1	VERTICAL METAL PRIVACY SCREEN MAX 25% TRANSPARENCY
BAL 1	VERTICAL METAL BALUSTRADE SCREEN
SCR 2	BLACK BRUSHED METAL SERVICES PANEL
FSC 1	CEMENT SHEET CLADDING (COLOUR: DARK GREY)

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PROJECT
 1287 - 1295 HIGH STREET
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TOWN PLANNING DRAWINGS
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 ELEVATIONS - EAST AND WEST
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EXTERNAL FINISHES LEGEND

CONC 1	TEXTURED CONCRETE
CONC 2	CONCRETE RENDER
MET 1	SHADOW LINES (COLOUR: COPPER)
MET 2	METAL CLADDING (COLOUR: DARK GREY)
TIM 1	CHARRED TIMBER CLADDING APPLIED TO UNDERSIDE OF SOFFITS AND WALLS OF BALCONIES
SCR 1	VERTICAL METAL PRIVACY SCREEN MAX 25% TRANSPARENCY
BAL 1	VERTICAL METAL BALLUSTRADE SCREEN
SCR 2	BLACK BRUSHED METAL SERVICES PANEL
FSC 1	CEMENT SHEET CLADDING (COLOUR: DARK GREY)

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TOWN PLANNING DRAWINGS

DRAWING TITLE
FENCE ELEVATION

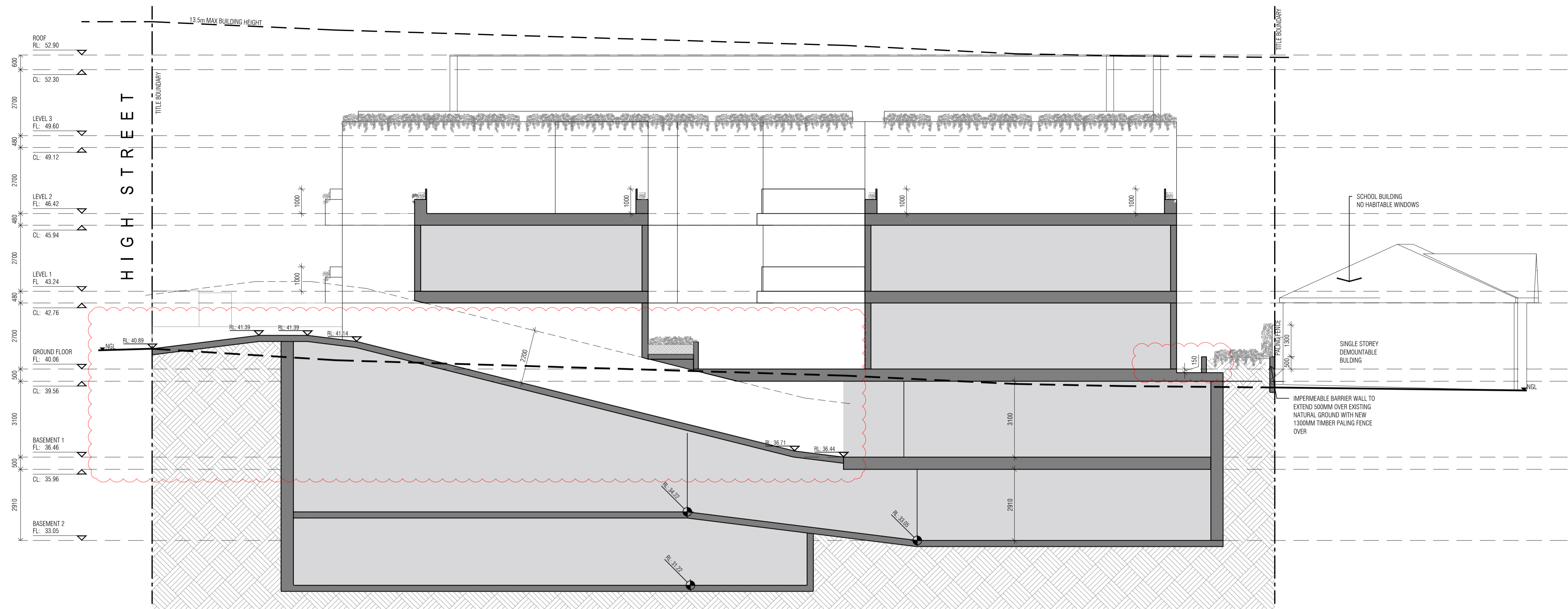
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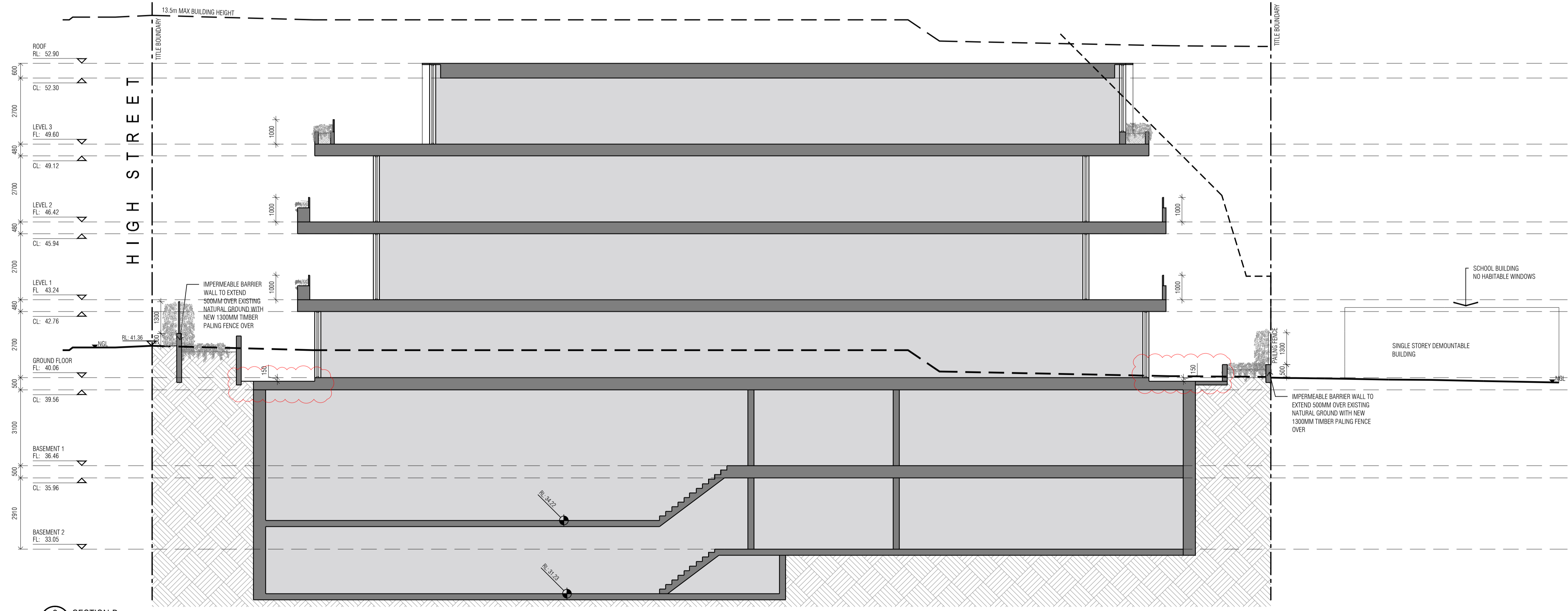
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1 SECTION A



2 SECTION B



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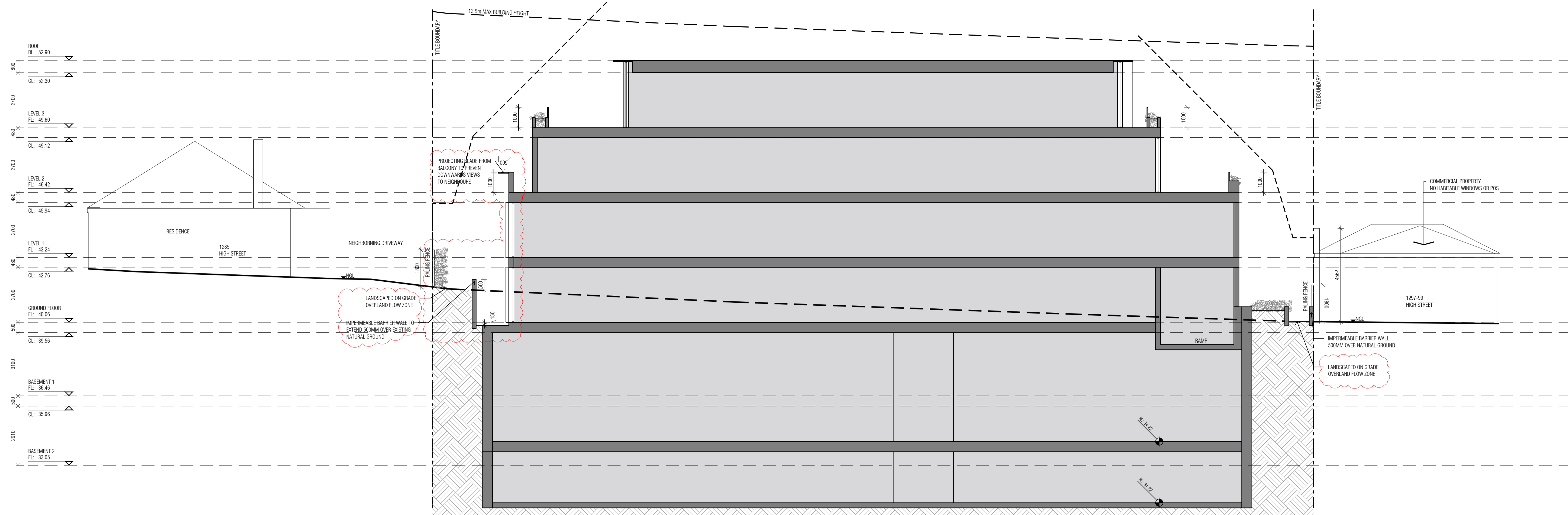
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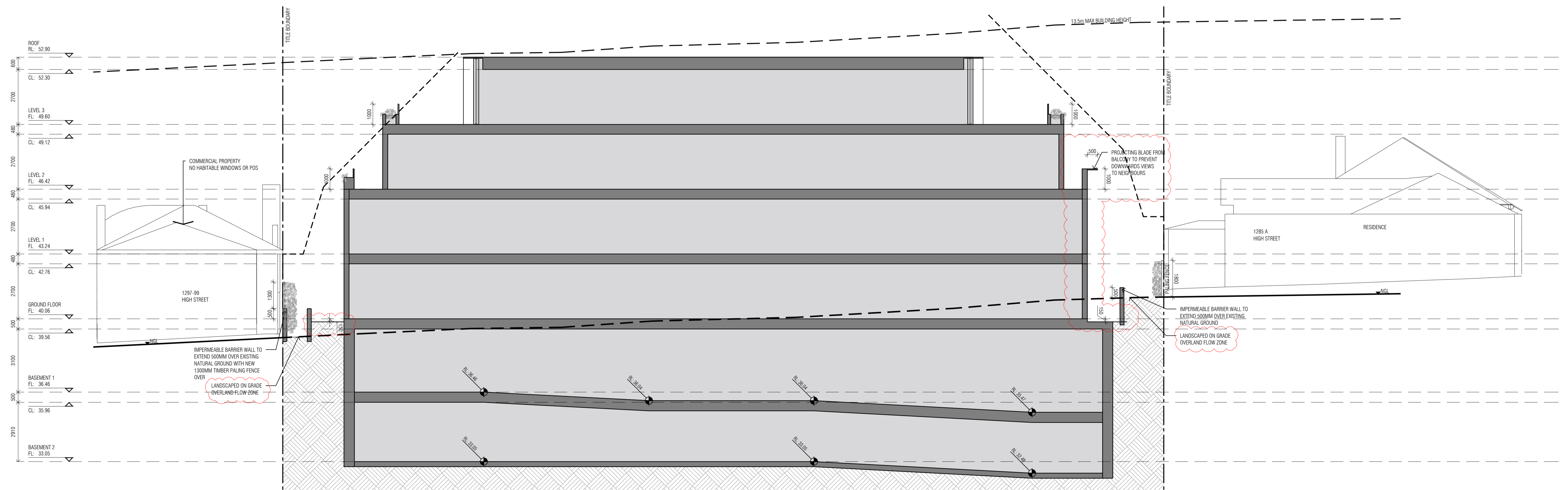
PROJECT
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TOWN PLANNING DRAWINGS
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3 SECTION C



4 SECTION D



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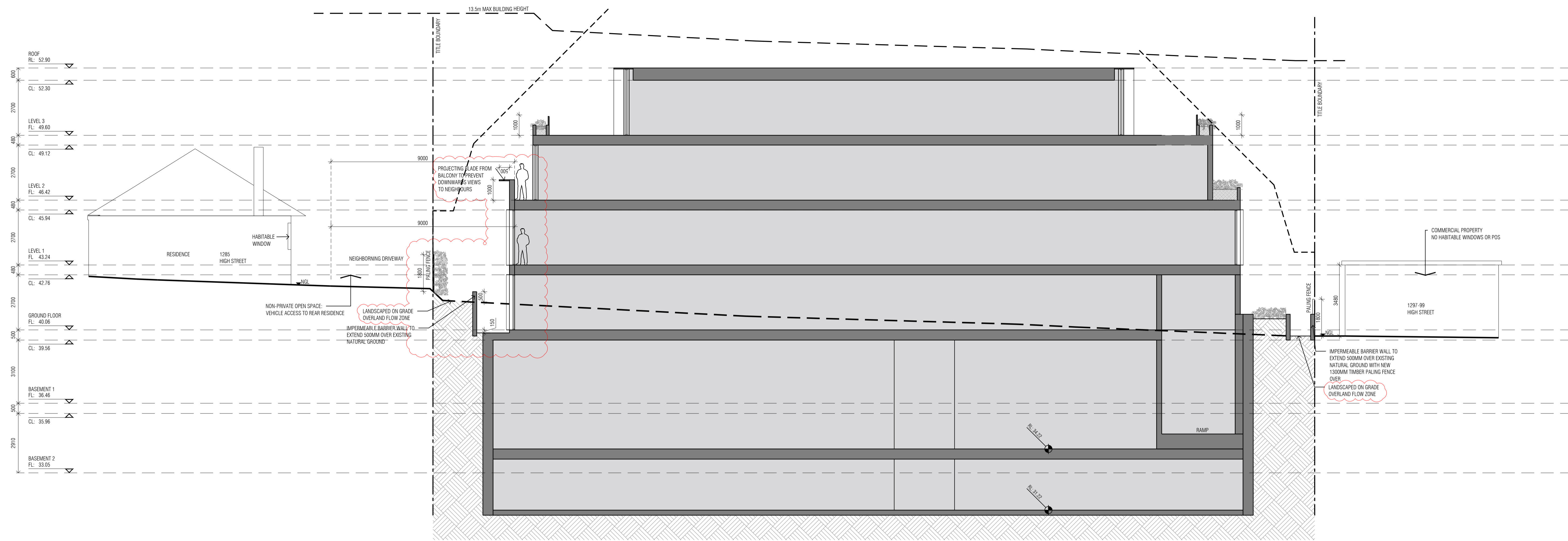
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B	27.05.22	RFI RESPONSE TO COUNCIL - TOWN PLANNING APPLICATION	TW				
C	16.09.22	ISSUE FOR TOWN PLANNING	TW				

PROJECT
 1287 - 1295 HIGH STREET
 1287-1295 HIGH STREET
 MALVERN
 VIC 3144

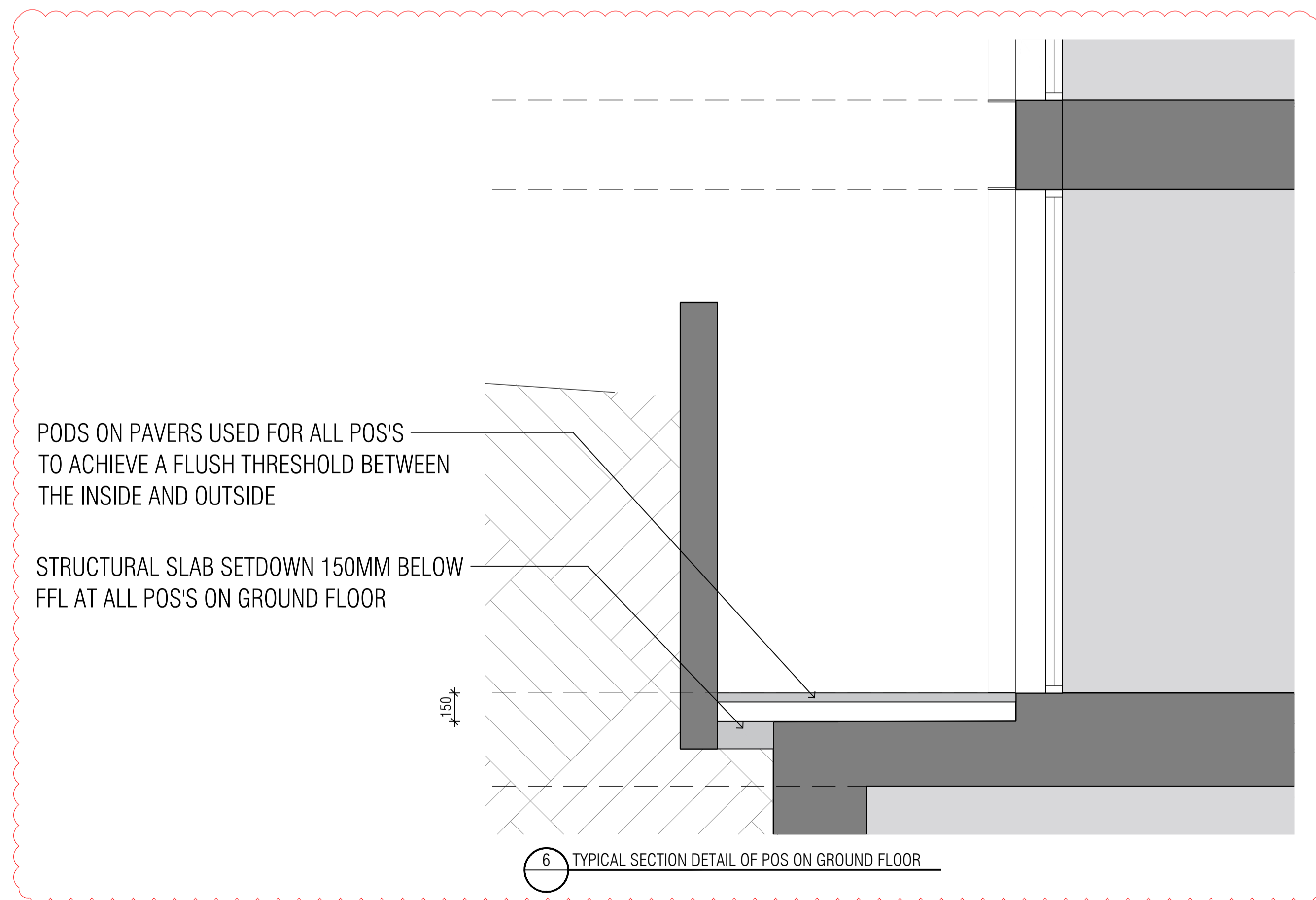
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 PAGE: A1
 DRAWN: HH
 DRAWING ISSUE
 TOWN PLANNING

DATE: MARCH 2022
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5 SECTION E



6 TYPICAL SECTION DETAIL OF POS ON GROUND FLOOR

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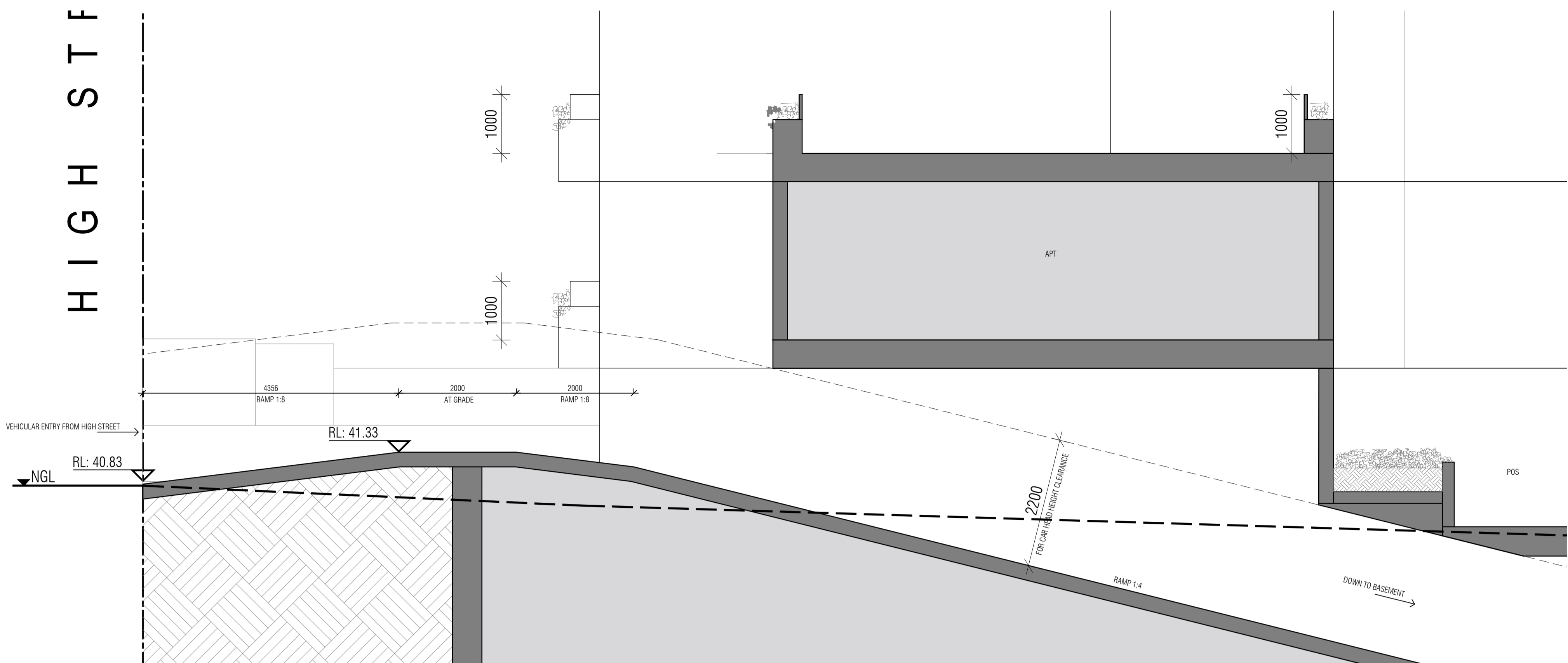
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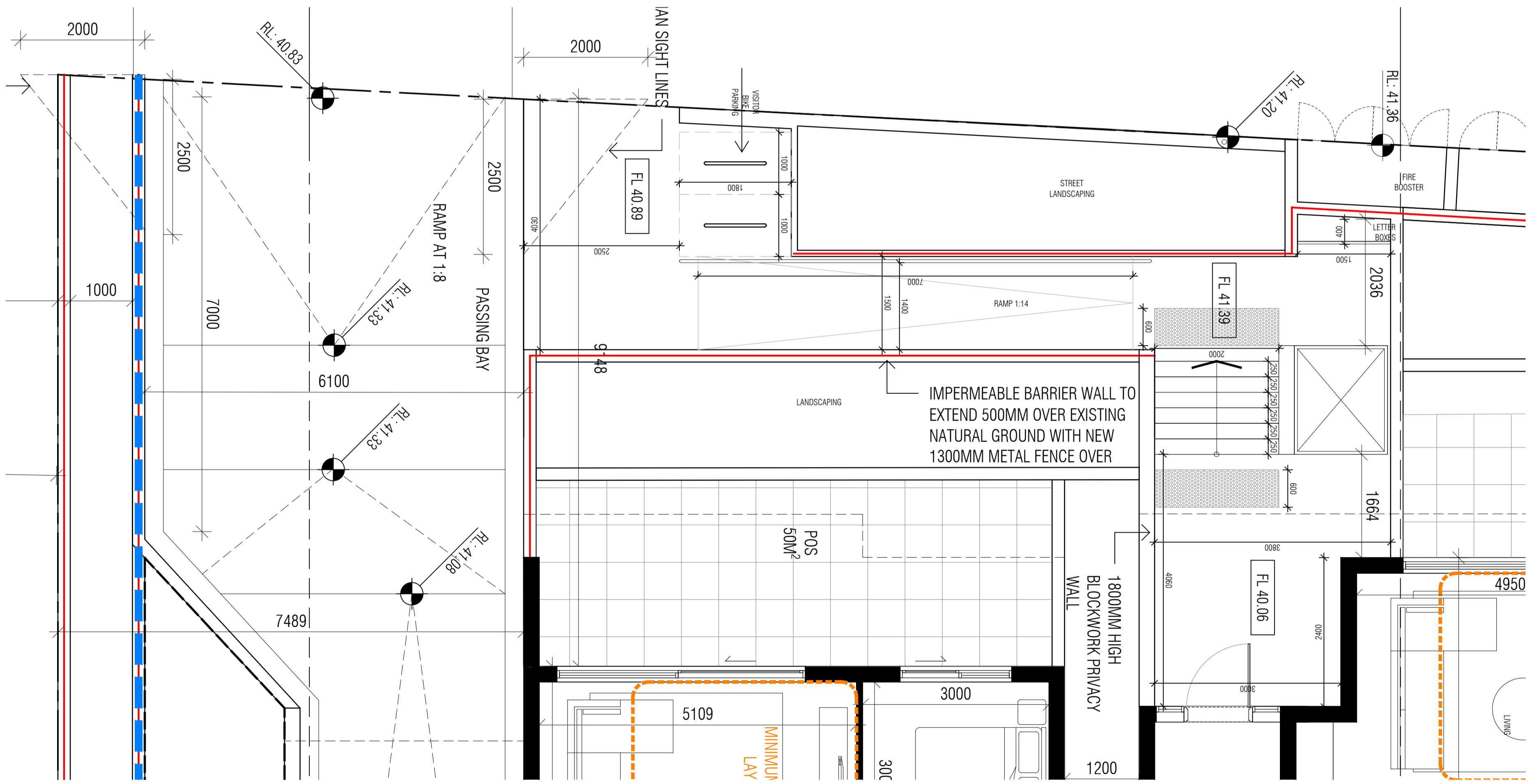
PROJECT
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 1287-1295 HIGH STREET
 MALVERN
 VIC 3144

TOWN PLANNING DRAWINGS
 DRAWING TITLE
DESIGN RESPONSE 6
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 DATE: MARCH 2022
 PROJECT NO:
 M21139
 DRAWING No
 TP-025.C
 REV

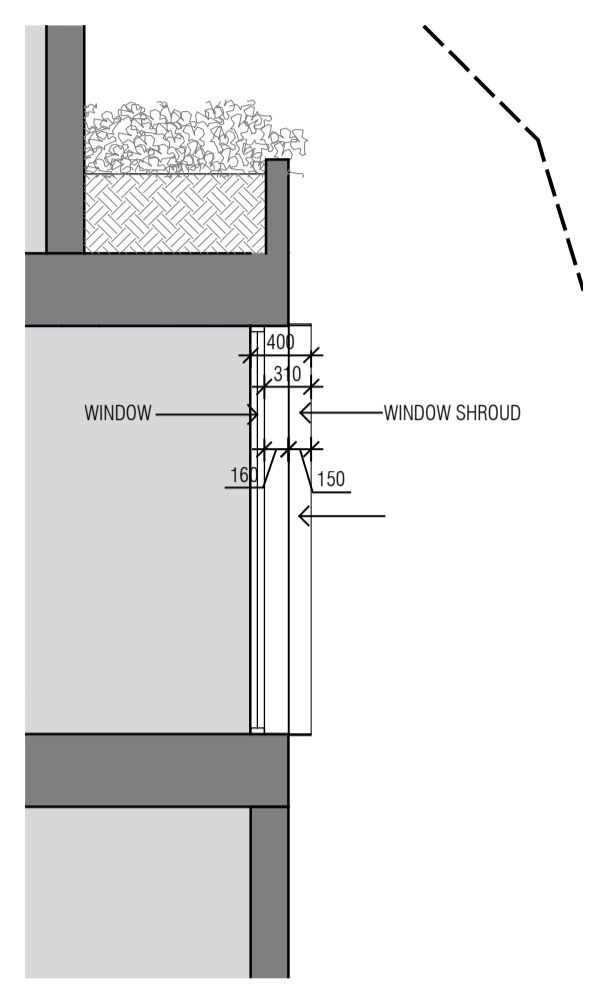
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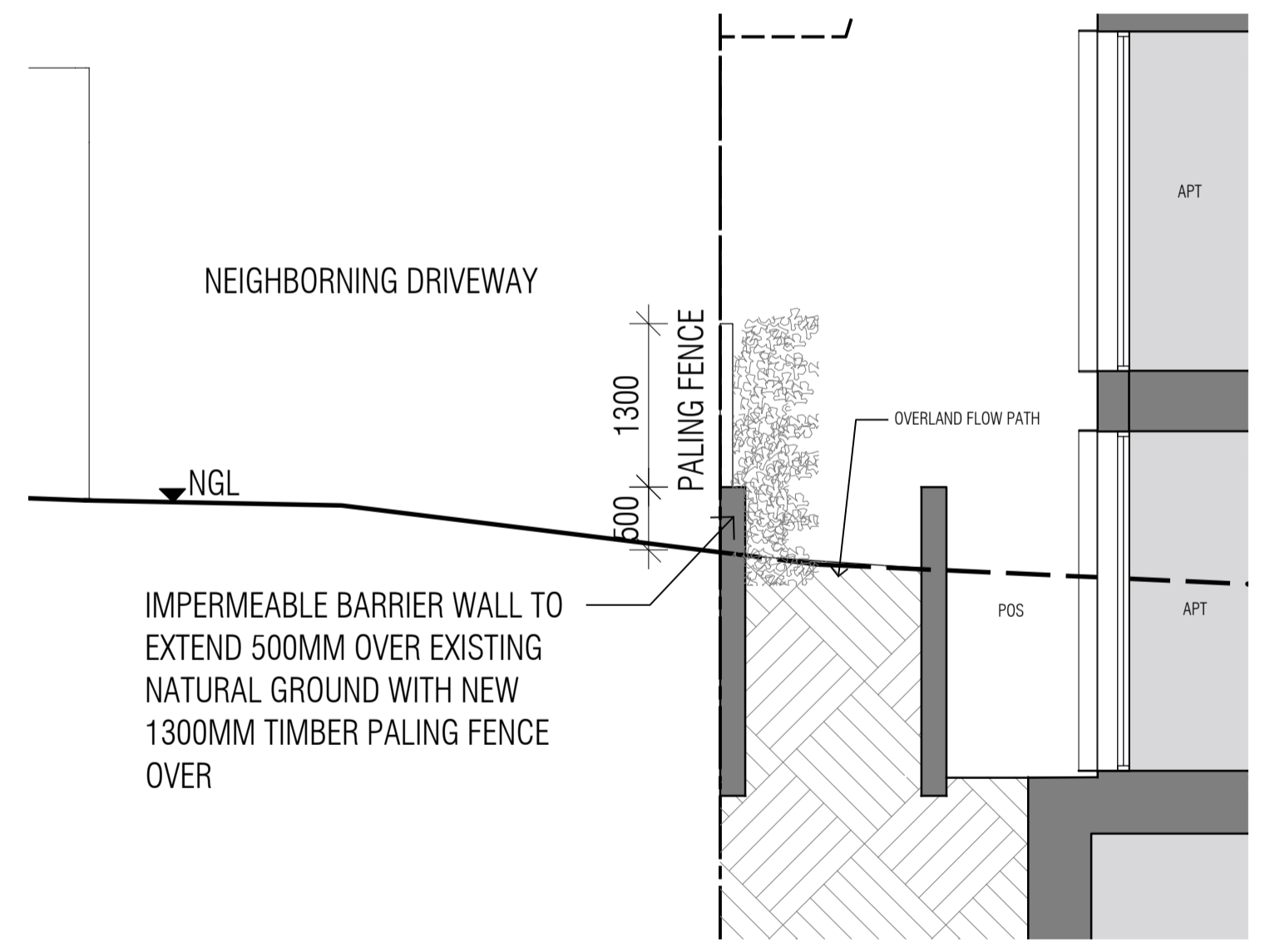
1 SECTION THROUGH THE PARKING ENTRY RAMP



2 PEDESTRIAN AND VEHICULAR ENTRY PLAN



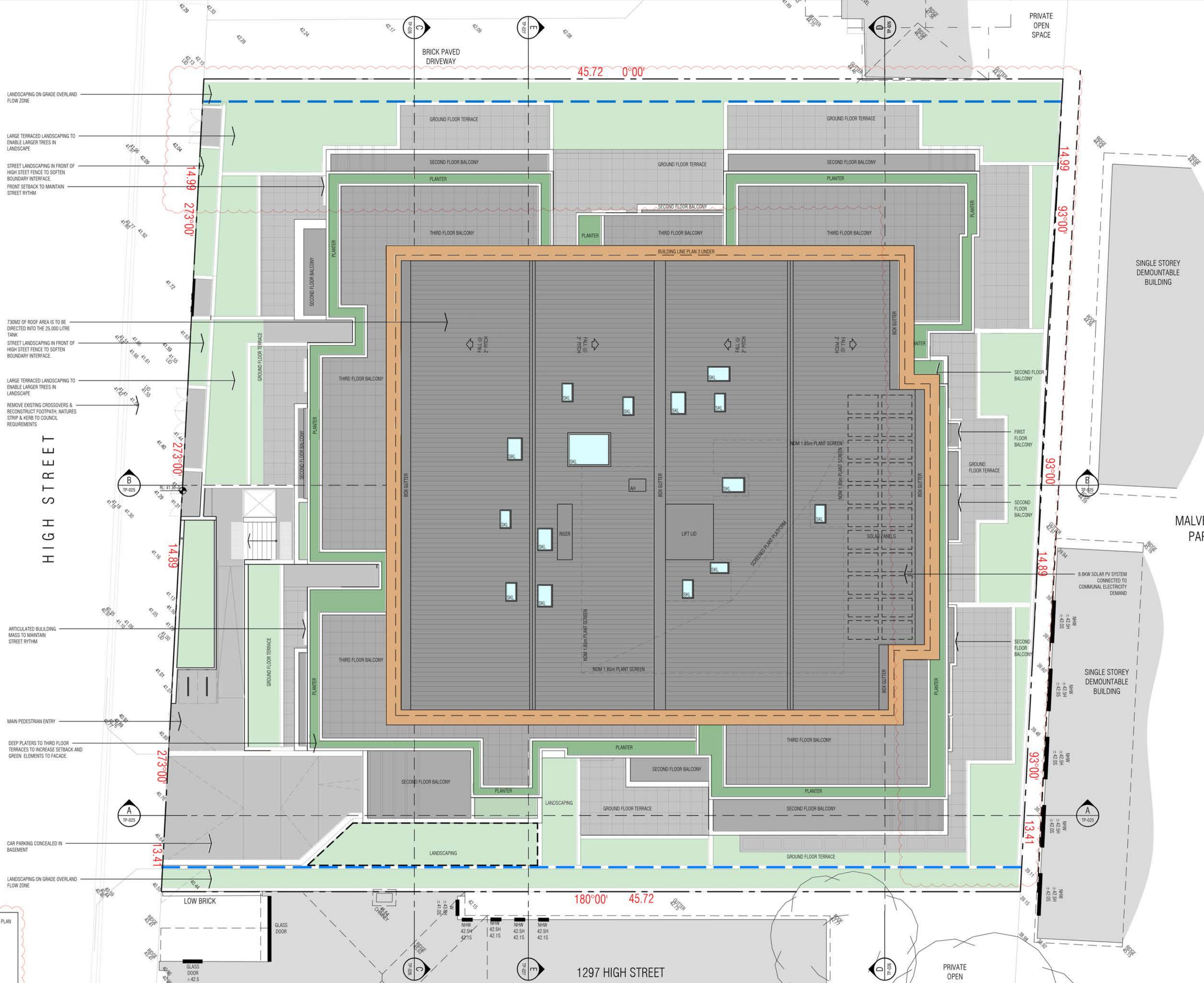
3 SECTION THROUGH WINDOW SHROUD



4 SECTION THROUGH IMPERMEABLE BARRIER WALL

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A	27.05.22	RPI RESPONSE TO COUNCIL - TOWN PLANNING APPLICATION	TW				

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- LANDSCAPING ON GRADE OVERLAND FLOW ZONE
- LARGE TERRACED LANDSCAPING TO ENABLE LARGER TREES IN LANDSCAPE
- STREET LANDSCAPING IN FRONT OF HIGH STREET FENCE TO SOFTEN BOUNDARY INTERFACE. FRONT SETBACK TO MAINTAIN STREET RHYTHM
- 730M2 OF ROOF AREA IS TO BE DIRECTED INTO THE 25,000 LITRE TANK
- STREET LANDSCAPING IN FRONT OF HIGH STREET FENCE TO SOFTEN BOUNDARY INTERFACE.
- LARGE TERRACED LANDSCAPING TO ENABLE LARGER TREES IN LANDSCAPE
- REMOVE EXISTING CROSSOVERS & RECONSTRUCT FOOTPATH, NATURES STRIP & KERB TO COUNCIL REQUIREMENTS
- ARTICULATED BUILDING MASS TO MAINTAIN STREET RHYTHM
- MAIN PEDESTRIAN ENTRY
- DEEP PLANTERS TO THIRD FLOOR TERRACES TO INCREASE SETBACK AND GREEN ELEMENTS TO FACADE
- CAR PARKING CONCEALED IN BASEMENT
- LANDSCAPING ON GRADE OVERLAND FLOW ZONE

DEEP SOIL AREA:	REFER TO LANDSCAPE ARCHITECTS PLAN
TOTAL SITE AREA:	1977m ²
GARDEN AREA:	727m ²
GARDEN AREA %:	36.7%
PERMEABILITY AREA:	466m ²
PERMEABILITY AREA %:	23.5%
BASEMENT SITE COVERAGE:	1406m ² 71%
PROPOSED SITE COVERAGE:	1198m ² 60%



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A	22.12.21	ISSUE FOR TOWN PLANNING	ER				
B	24.02.22	ISSUE FOR TOWN PLANNING	ER				
C	16.09.22	ISSUE FOR TOWN PLANNING	TW				

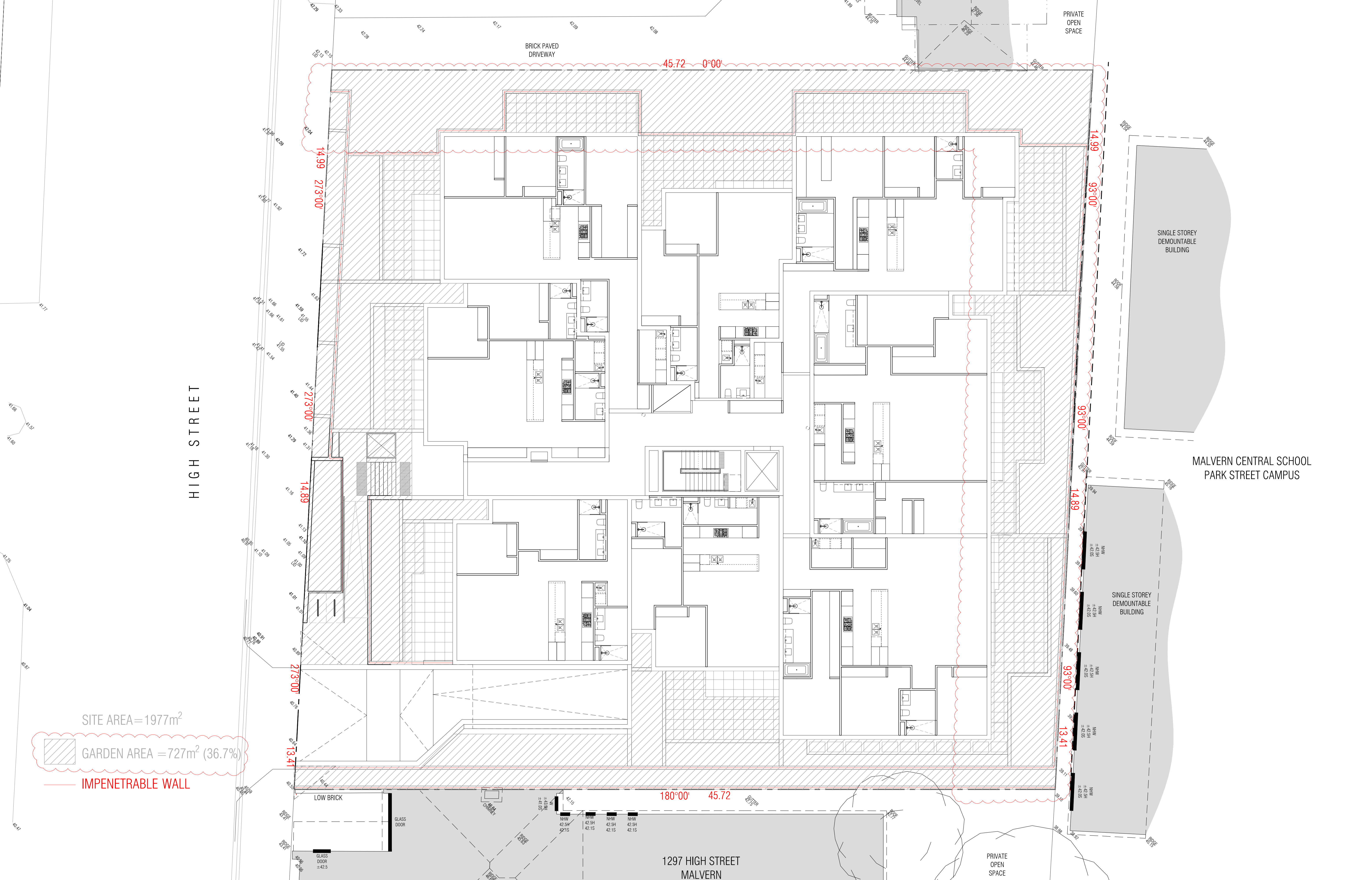
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1297 HIGH STREET
MALVERN

PROJECT
1287 - 1295 HIGH STREET
MALVERN
VIC 3144

TOWN PLANNING DRAWINGS	
DRAWING TITLE	DESIGN RESPONSE 1
SCALE:	1:100
PAGE:	A1
DRAWN:	HH
DRAWING ISSUE	TOWN PLANNING
DATE:	MARCH 2022
PROJECT NO:	M21139
DRAWING No	TP-020.C
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SITE AREA = 1977m²

GARDEN AREA = 727m² (36.7%)

IMPENETRABLE WALL

HIGH STREET

BRICK PAVED DRIVEWAY

PRIVATE OPEN SPACE

SINGLE STOREY DEMOUNTABLE BUILDING

MALVERN CENTRAL SCHOOL PARK STREET CAMPUS

SINGLE STOREY DEMOUNTABLE BUILDING

PRIVATE OPEN SPACE

1297 HIGH STREET MALVERN



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PROJECT
1287 - 1295 HIGH STREET
MALVERN
VIC 3144

TOWN PLANNING DRAWINGS

DRAWING TITLE
DESIGN RESPONSE 7

SCALE: 1:100
PAGE: A1
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DATE: MARCH 2022
PROJECT NO:
M21139

DRAWING ISSUE
TOWN PLANNING

DRAWING No: TP-026.C

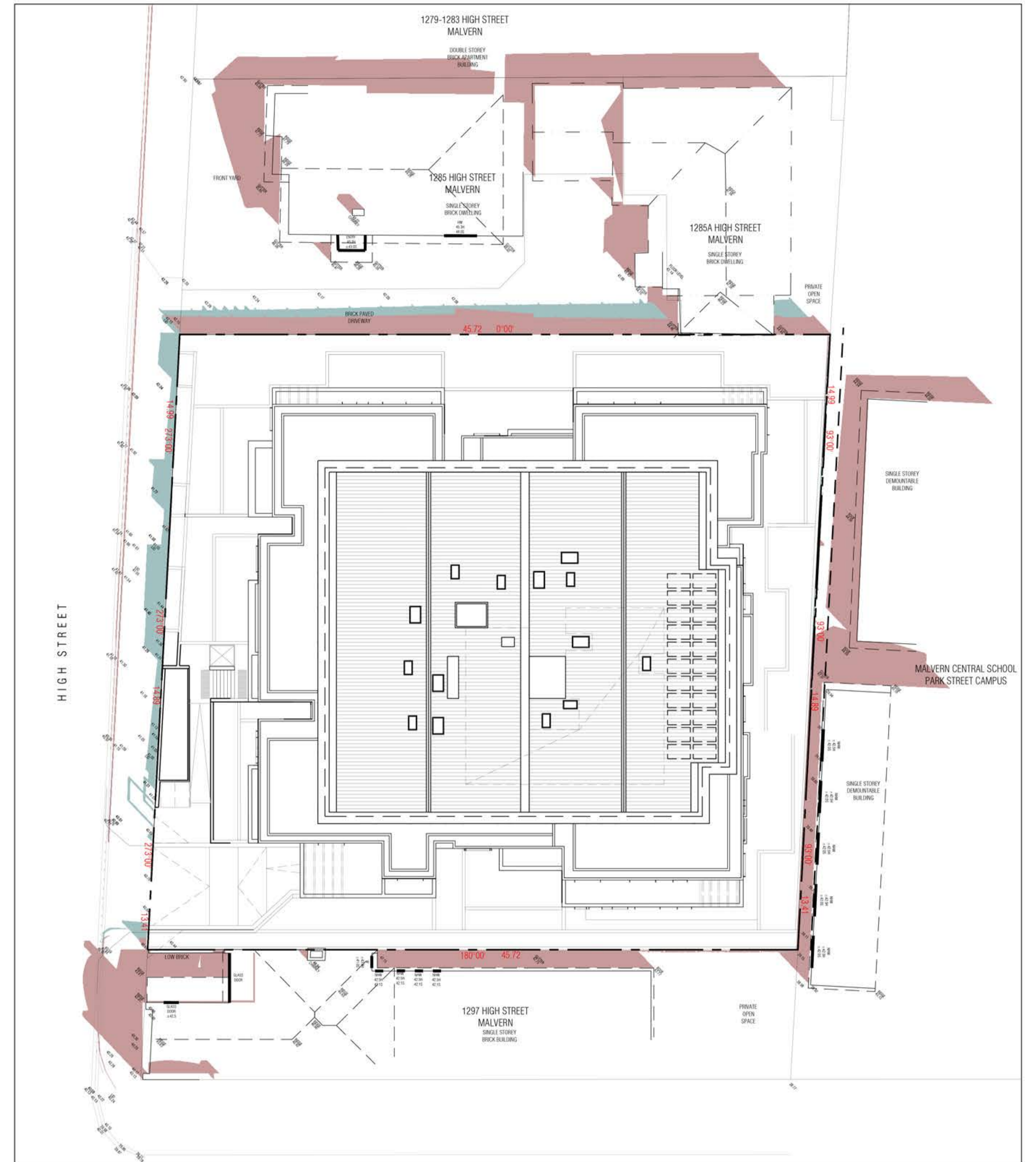
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COMPARATIVE SHADOW DIAGRAM - 9 AM, 22 SEPTEMBER

EXISTING PROPOSED

SHADOW ANALYSIS ON 1285 B HIGH STREET SPOS (9AM)	
TOTAL AREA	73 SQM
EXISTING SHADOW	7SQM
ADDITIONAL SHADOW	2 SQM



COMPARATIVE SHADOW DIAGRAM - 10 AM, 22 SEPTEMBER

EXISTING PROPOSED

SHADOW ANALYSIS ON 1285 B HIGH STREET SPOS (10AM)	
TOTAL AREA	73 SQM
EXISTING SHADOW	4SQM
ADDITIONAL SHADOW	2 SQM

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PROJECT
1287 - 1295 HIGH STREET
MALVERN
VIC 3144

TOWN PLANNING DRAWINGS
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SHADOW DIAGRAM 9 & 10AM @ 22 SEPTEMBER
SCALE: 1:200
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TOWN PLANNING

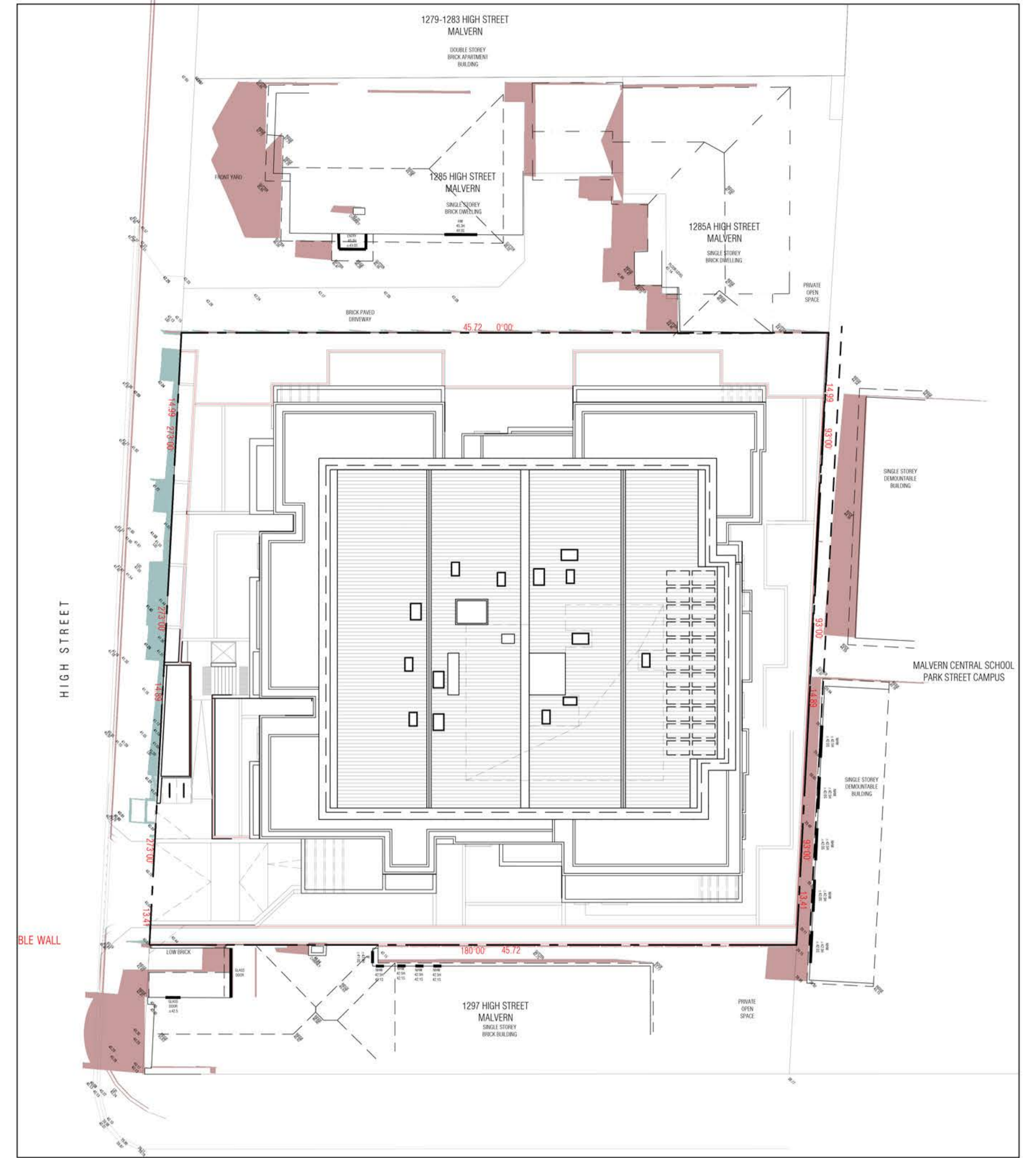
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COMPARATIVE SHADOW DIAGRAM - 11 AM, 22 SEPTEMBER

EXISTING PROPOSED



COMPARATIVE SHADOW DIAGRAM - 12 PM, 22 SEPTEMBER

EXISTING PROPOSED

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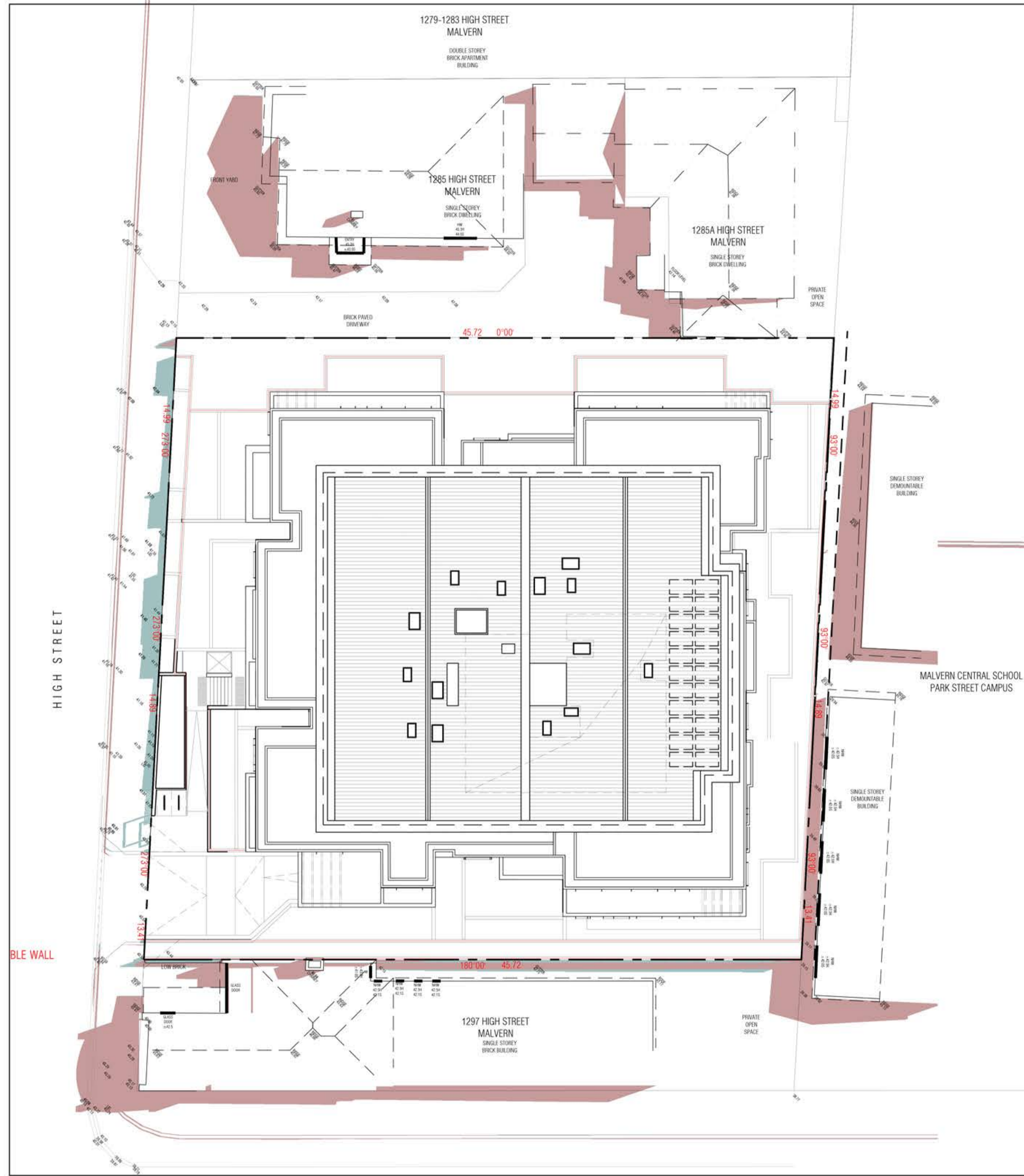
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B	16.09.22	ISSUE FOR TOWN PLANNING	TW				

PROJECT
1287 - 1295 HIGH STREET
1287-1295 HIGH STREET
MALVERN
VIC 3144

TOWN PLANNING DRAWINGS
DRAWING TITLE
SHADOW DIAGRAM 11AM & 12PM @ 22 SEPTEMBER
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DRAWN: HH
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TOWN PLANNING

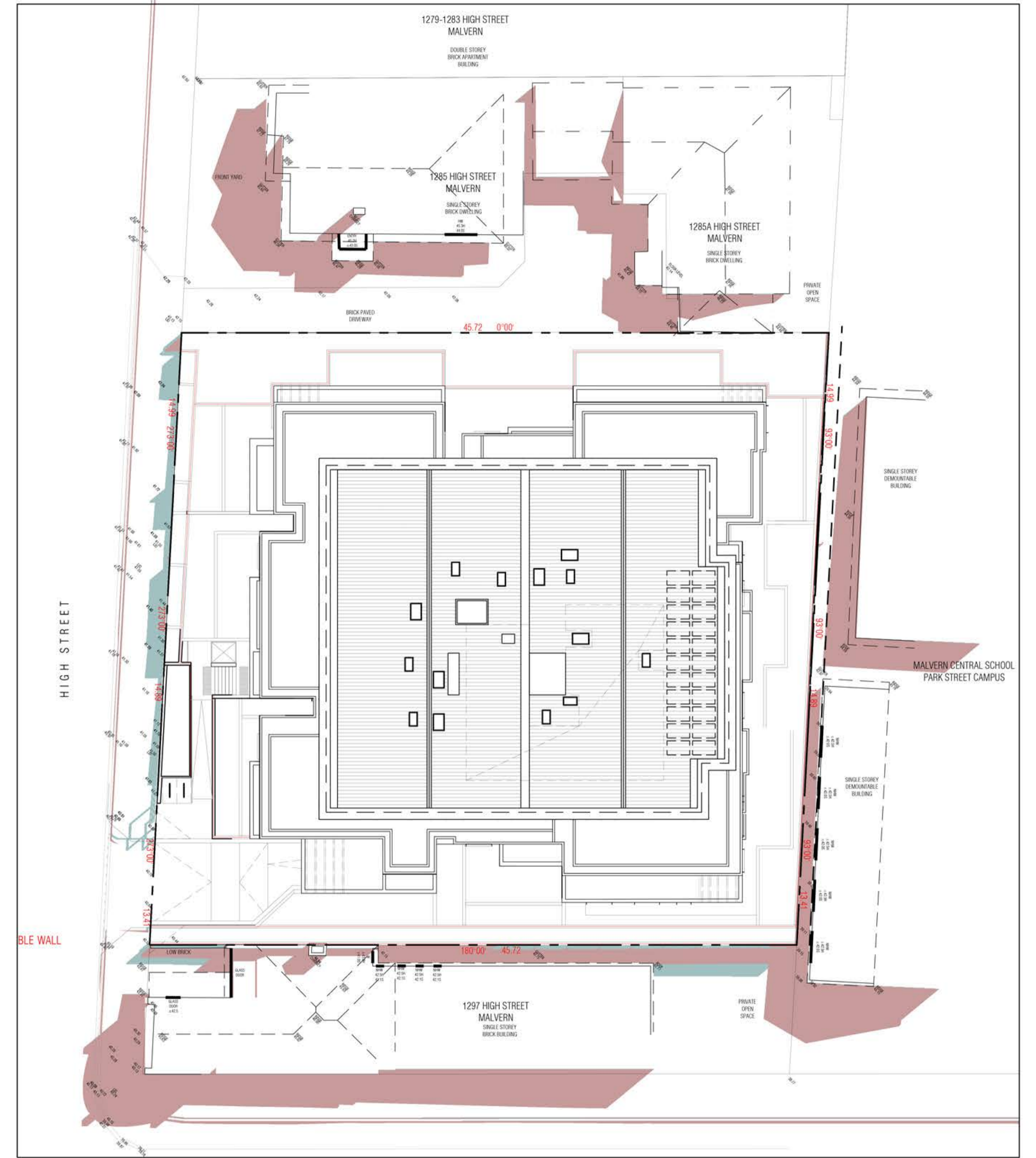
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COMPARATIVE SHADOW DIAGRAM - 1 PM, 22 SEPTEMBER

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COMPARATIVE SHADOW DIAGRAM - 2 PM, 22 SEPTEMBER

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DRAWING TITLE
SHADOW DIAGRAMS 1 & 2PM @ 22 SEPTEMBER
SCALE: 1:200
PAGE: A1
DRAWN: HH
DRAWING ISSUE
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COMPARATIVE SHADOW DIAGRAM - 3 PM, 22 SEPTEMBER

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TOWN PLANNING DRAWINGS
SHADOW DIAGRAM 3PM @ 22 SEPTEMBER
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DATE: MARCH 2022
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FRONT STREET VIEW (SOUTHERN ELEVATION)
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TOWN PLANNING DRAWINGS

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DESIGN RESPONSE 2

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STREETSCAPE ELEVATION - EXISTING
NTS



STREETSCAPE ELEVATION - WITH PROPOSED DEVELOPMENT
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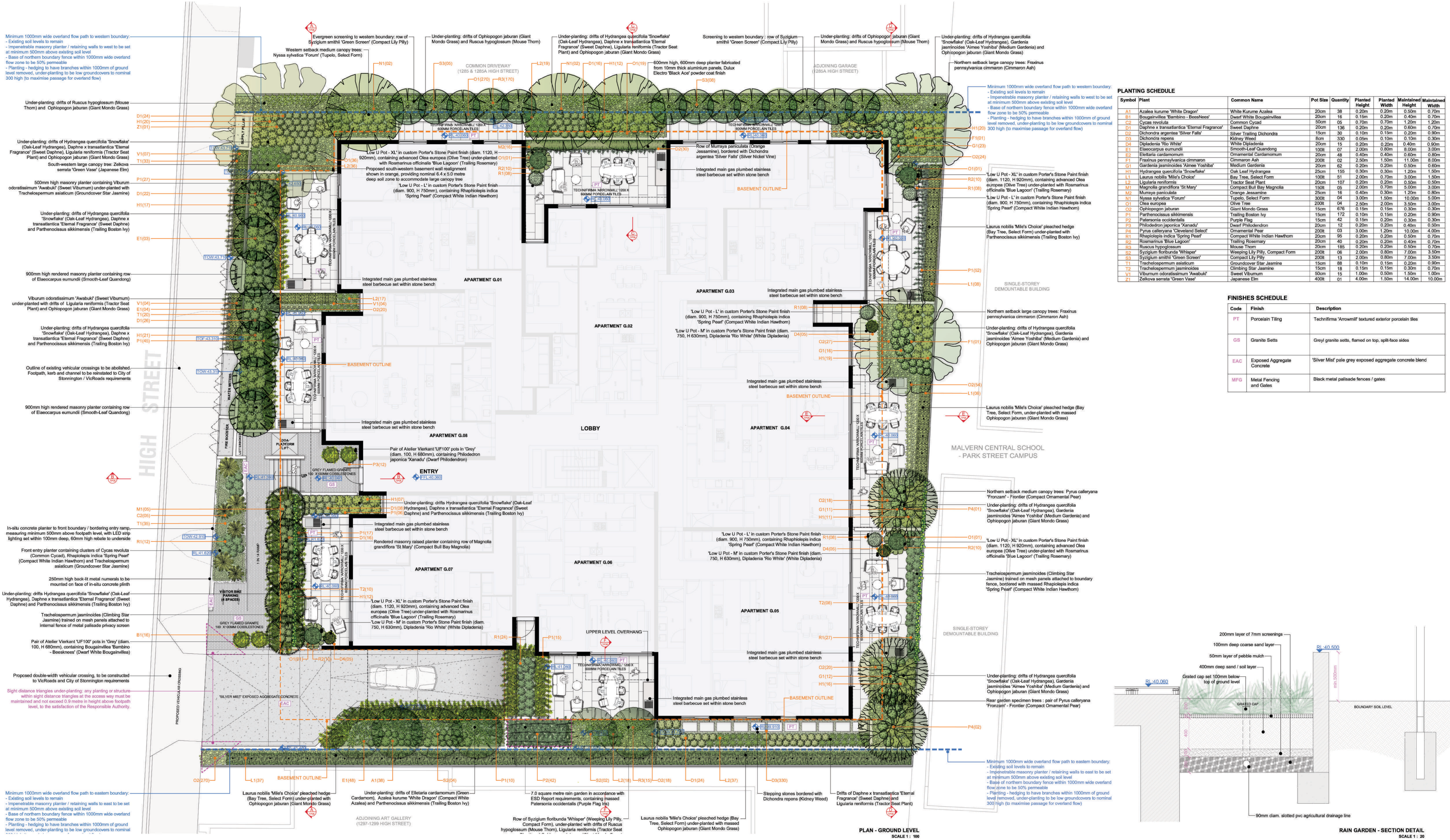
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1287-1295 HIGH STREET
MALVERN
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TOWN PLANNING DRAWINGS
DRAWING TITLE
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SCALE: N/A
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DATE: MARCH 2022
PROJECT NO:
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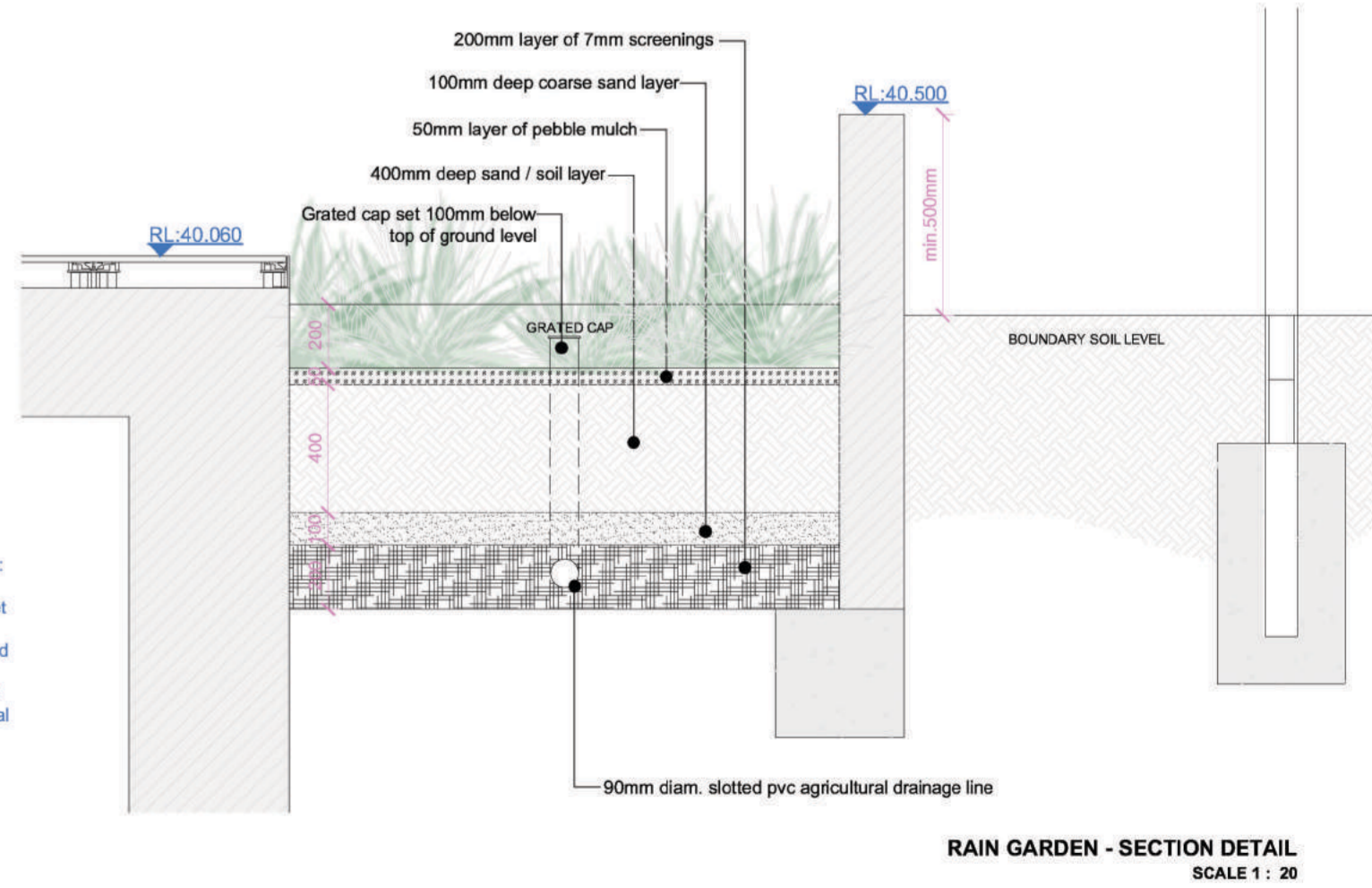


PLANTING SCHEDULE

Symbol	Plant	Common Name	Pot Size	Quantity	Planted Height	Planted Width	Maintained Height	Maintained Width
A1	Azalea kurume 'White Dragon'	White Kurume Azalea	20cm	38	0.20m	0.20m	0.50m	0.70m
B1	Bougainvillea 'Bambino - Beesnees'	Dwarf White Bougainvillea	20cm	16	0.15m	0.20m	0.40m	0.70m
C2	Cycas revoluta	Common Cycas	50cm	05	0.70m	0.70m	1.20m	1.20m
D1	Daphne x transatlantica 'Eternal Fragrance'	Sweet Daphne	20cm	136	0.20m	0.20m	0.60m	0.70m
D2	Dichondra argentea 'Silver Falls'	Silver Trailing Dichondra	15cm	30	0.10m	0.15m	0.20m	0.90m
D3	Dichondra repens	Kidney Weed	8cm	330	0.05m	0.10m	0.10m	0.30m
D4	Dipladenia 'Rio White'	White Dipladenia	20cm	15	0.20m	0.20m	0.40m	0.90m
E1	Elaeocarpus eumundii	Smooth-Leaf Quandong	100L	07	2.00m	0.80m	8.00m	3.00m
E2	Elettaria cardamomum	Ornamental Cardamomum	200L	48	0.40m	0.40m	0.60m	0.80m
F1	Fraxinus pennsylvanica cinnamom	Cinnamon Ash	200L	02	2.50m	1.50m	11.00m	8.00m
G1	Gardenia jasminoides 'Aimee Yoshiba'	Medium Gardenia	20cm	62	0.20m	0.20m	0.50m	0.60m
H1	Hydrangea quercifolia 'Snowflake'	Oak Leaf Hydrangea	25cm	155	0.30m	1.20m	1.50m	1.50m
L1	Laurus nobilis 'Mile's Choice'	Bay Tree, Select Form	100L	51	2.00m	0.70m	3.00m	1.50m
L2	Ligularia reniformis	Tractor Seat Plant	20cm	107	0.20m	0.20m	0.50m	0.50m
M1	Magnolia grandiflora 'St Mary'	Compact Bull Bay Magnolia	150L	05	2.00m	0.70m	5.00m	3.00m
M2	Murraya paniculata	Orange Jessamine	25cm	16	0.40m	0.30m	1.20m	0.80m
N1	Nyssa sylvatica 'Forum'	Tupelo, Select Form	300L	04	3.00m	1.50m	10.00m	5.00m
O1	Olea europaea	Olive Tree	200L	04	2.50m	2.00m	3.50m	3.00m
O2	Ophiopogon jaburan	Giant Mondo Grass	15cm	618	0.15m	0.30m	0.30m	0.30m
P1	Parthenocissus sikkimensis	Trailing Boston Ivy	15cm	172	0.10m	0.15m	0.20m	0.30m
P2	Patersonia occidentalis	Purple Flag	15cm	42	0.15m	0.20m	0.30m	0.30m
P3	Philodendron japonica 'Xanadu'	Dwarf Philodendron	20cm	12	0.20m	0.20m	0.40m	0.20m
O4	Phytocallerya 'Crescent Select'	Ornamental Pear	200L	03	3.00m	1.20m	10.00m	4.00m
R1	Rhaploplepis indica 'Spring Pear'	Compact White Indian Hawthorn	20cm	95	0.20m	0.20m	0.50m	0.70m
R2	Rosmarinus 'Blue Lagoon'	Trailing Rosemary	20cm	40	0.20m	0.20m	0.40m	0.70m
R3	Ruscus hypoglossum	Mouse Thorn	20cm	185	0.20m	0.20m	0.50m	0.70m
S2	Syzgium floribunda 'Whisper'	Weeping Lily Pilly, Compact Form	200L	06	2.00m	0.80m	7.00m	3.50m
S3	Syzgium smithii 'Green Screen'	Compact Lily Pilly	200L	13	2.00m	0.80m	7.00m	3.50m
T1	Trachospermum asiaticum	Groundcover Star Jasmine	15cm	88	0.10m	0.15m	0.20m	0.90m
T2	Trachospermum jasminoides	Climbing Star Jasmine	15cm	18	0.15m	0.30m	0.70m	0.70m
V1	Viburnum odoratissimum 'Awabuki'	Sweet Viburnum	50cm	15	1.00m	0.50m	1.50m	1.00m
Z1	Zelkova serrata 'Green Vase'	Japanese Elm	400L	01	4.00m	1.50m	14.00m	10.00m

FINISHES SCHEDULE

Code	Finish	Description
PT	Porcelain Tiling	Technifirma 'Arrowmill' textured exterior porcelain tiles
GS	Granite Sets	Grey granite sets, flamed on top, split-face sides
EAC	Exposed Aggregate Concrete	'Silver Mist' pale grey exposed aggregate concrete blend
MFG	Metals Fencing and Gates	Black metal palisade fences / gates



PLAN - GROUND LEVEL
SCALE 1 : 100

RAIN GARDEN - SECTION DETAIL
SCALE 1 : 20

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1287 - 1295 High Street, Malvern

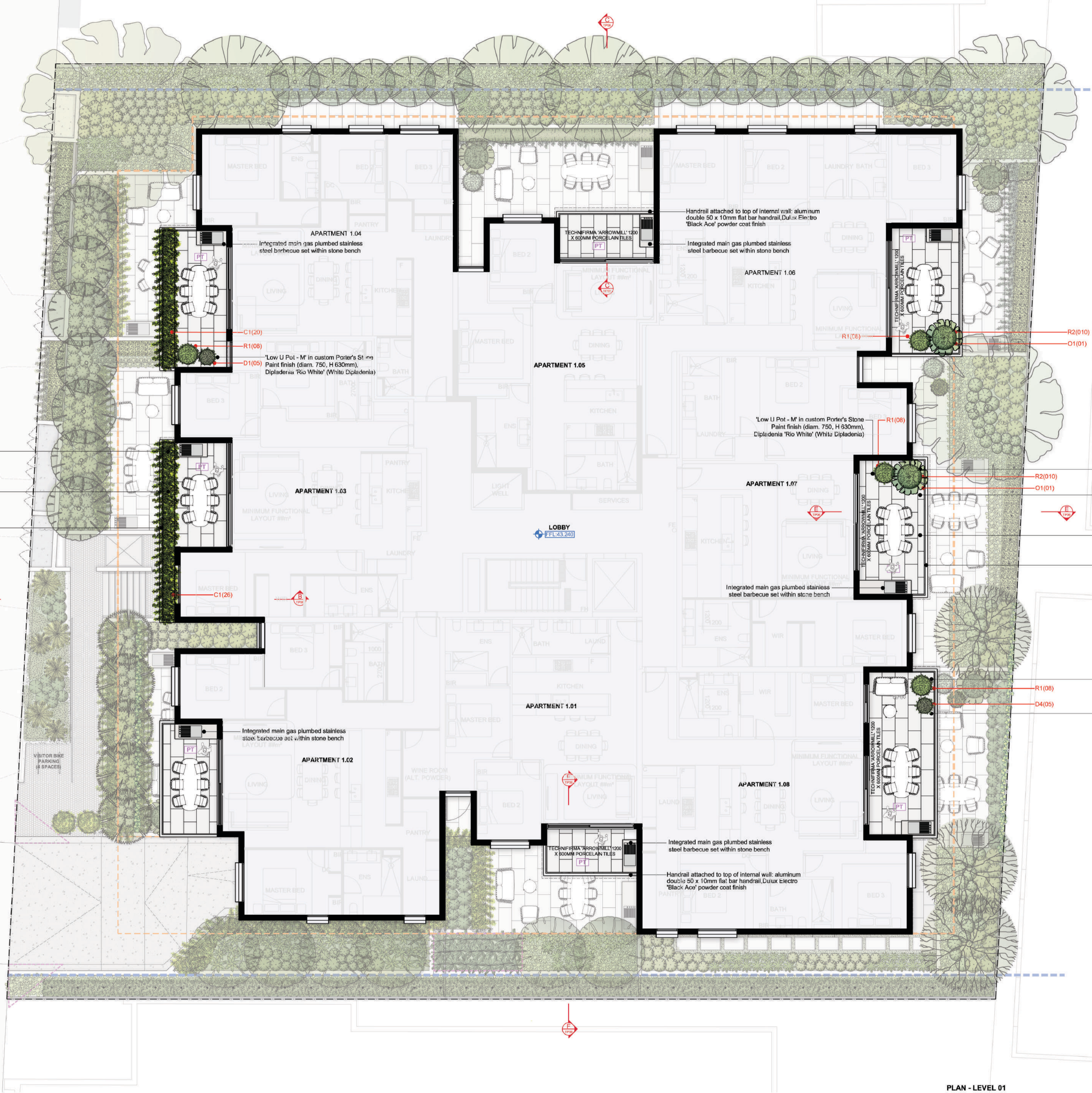
CLIENT
HIGH 1295 Developer Pty Ltd

DRAWING TITLE
Landscape Plan - Ground Level

PROJECT NUMBER	DRAWING STATUS	DATE	REVISION
22.025	TP01	18.05.22	B

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PLANTING SCHEDULE

Symbol	Plant	Common Name	Pot Size	Quantity	Planted Height	Planted Width	Maintained Height	Maintained Width
C1	Cotoneaster dammeri	Trailing Cotoneaster	14cm	46	0.10m	0.15m	0.20m	1.00m
D4	Dipladenia 'Rio White'	White Dipladenia	20cm	04	0.20m	0.20m	0.40m	0.90m
O1	Olea europaea	Olive Tree	200t	02	2.50m	2.00m	3.50m	3.00m
R1	Rhaphiglesia indica 'Spring Pear'	Compact White Indian Hawthorn	20cm	32	0.20m	0.20m	0.50m	0.70m
R2	Rosmarinus 'Blue Lagoon'	Trailing Rosemary	20cm	20	0.20m	0.20m	0.40m	0.70m

FINISHES SCHEDULE

Code	Finish	Description
PT	Porcelain Tiling	Technifirma 'Arrowmill' textured exterior porcelain tiles

760mm high modular integrated planters fabricated from 10mm thick aluminum panels, Dulux Electro 'Black Ace' powder coat finish

Perimeter planters containing massed Cotoneaster dammeri (Trailing Cotoneaster)

Handrail attached to top of internal wall: aluminum double 50 x 10mm flat bar handrail, Dulux Electro 'Black Ace' powder coat finish

'Low U Pot - XL' in custom Porter's Stone Paint finish (diam. 920mm), containing advanced Olea europaea (Olive Tree with Rosmarinus officinalis 'Blue Lagoon') (Trailing Rose)

760mm high modular integrated planters fabricated from 10mm thick aluminum panels, Dulux Electro 'Black Ace' powder coat finish

Perimeter planters containing massed Cotoneaster dammeri (Trailing Cotoneaster)

Handrail attached to top of internal wall: aluminum double 50 x 10mm flat bar handrail, Dulux Electro 'Black Ace' powder coat finish

'Low U Pot - L' in custom Porter's Stone Paint finish (diam. 900, H 750mm), containing Rhaphiglesia indica 'Spring Pear' (Compact White Indian Hawthorn)

'Low U Pot - M' in custom Porter's Stone Paint finish (diam. 750, H 630mm), Dipladenia 'Rio White' (White Dipladenia)

PLAN - LEVEL 01
SCALE 1: 100

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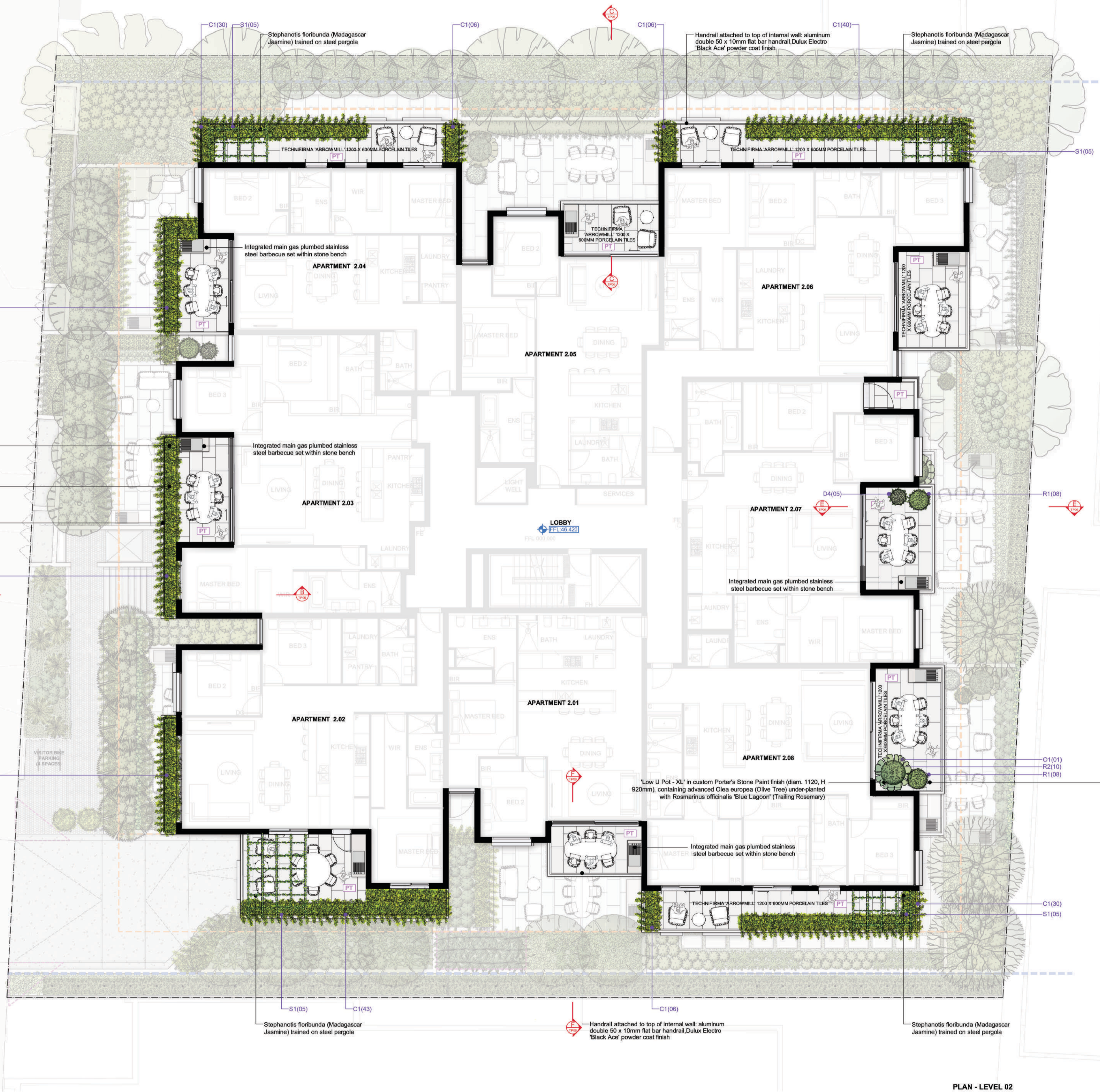
DRAWING TITLE
Landscape Plan - Level 01

PROJECT NUMBER	DRAWING STATUS	DATE	REVISION
22.025	TP02	18.05.22	B

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PLANTING SCHEDULE

Symbol	Plant	Common Name	Pot Size	Quantity	Planted Height	Planted Width	Maintained Height	Maintained Width
C1	Cotoneaster dammeri	Trailing Cotoneaster	14cm	217	0.10m	0.15m	0.20m	1.00m
D4	Dipladenia 'Rio White'	White Dipladenia	20cm	04	0.20m	0.20m	0.40m	0.90m
O1	Olea europaea	Olive Tree	200t	01	2.50m	2.00m	3.50m	3.00m
R1	Rhaphiolepis indica 'Spring Pearl'	Compact White Indian Hawthorn	20cm	16	0.20m	0.20m	0.50m	0.70m
R2	Rosmarinus 'Blue Lagoon'	Trailing Rosemary	20cm	10	0.20m	0.20m	0.40m	0.70m
S1	Stephanotis floribunda	Madagascar Jasmine	20cm	20	0.40m	0.20m	3.50m	1.00m

FINISHES SCHEDULE

Code	Finish	Description
PT	Porcelain Tiling	Technifirma 'Arrowmill' textured exterior porcelain tiles

PLAN - LEVEL 02
SCALE 1: 100

PROJECT TITLE

1287 - 1295 High Street, Malvern

CLIENT

HIGH 1295 Developer Pty Ltd

SCALE 1:100, A1 PAGE

DRAWING TITLE

Landscape Plan - Level 02

PROJECT NUMBER	DRAWING STATUS	DATE	REVISION
22.025	TP03	18.05.22	B

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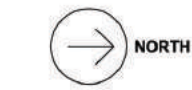
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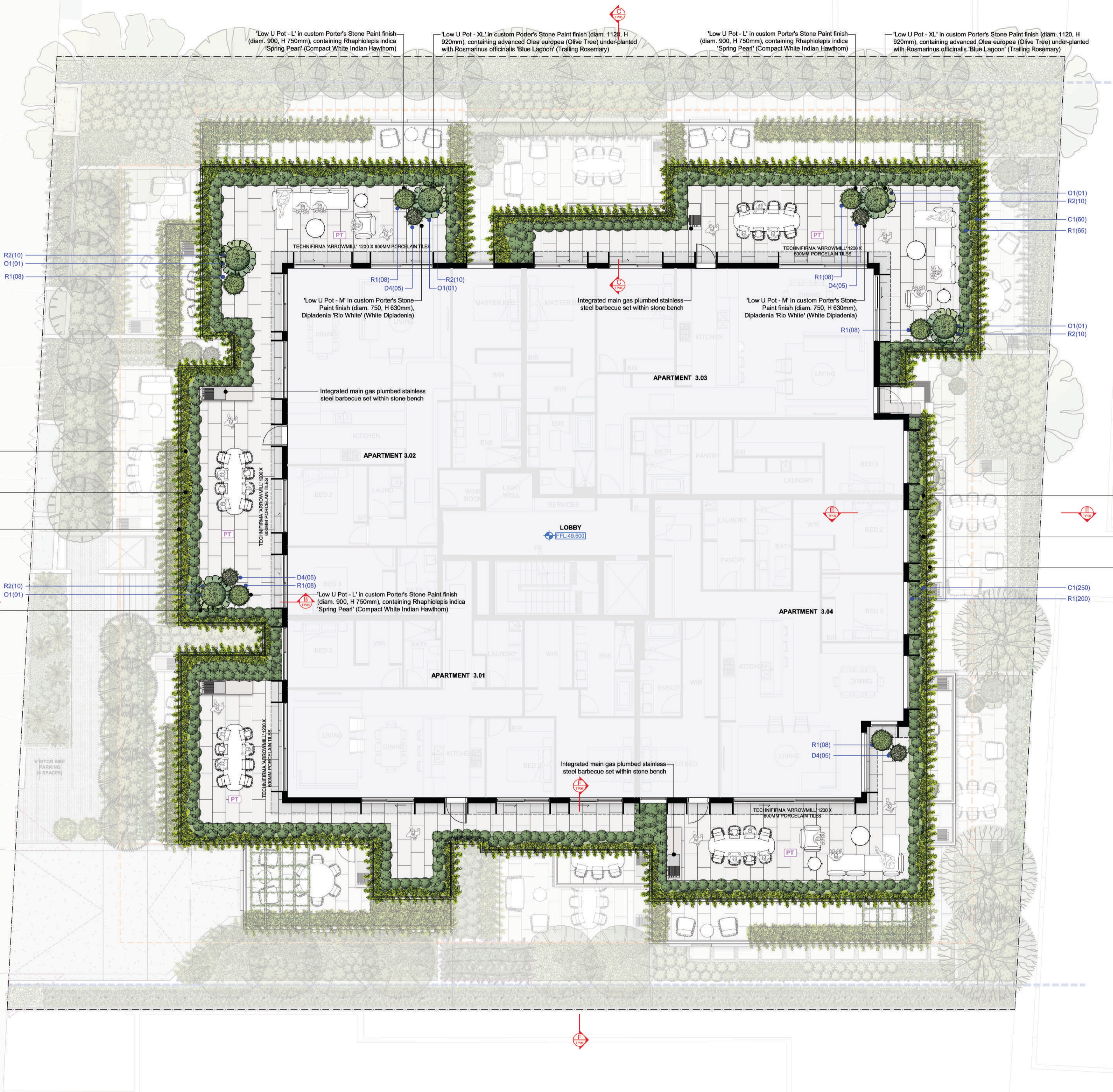
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PLANTING SCHEDULE

Symbol	Plant	Common Name	Pot Size	Quantity	Planted Height	Planted Width	Maintained Height	Maintained Width
C1	Cotoneaster dammeri	Trailing Cotoneaster	14cm	310	0.10m	0.15m	0.20m	1.00m
D4	Dipladenia 'Rio White'	White Dipladenia	20cm	20	0.20m	0.20m	0.40m	0.90m
O1	Olea europaea	Olive Tree	200t	05	2.50m	2.00m	3.50m	3.00m
R1	Rhaphiolepis indica 'Spring Pear'	Compact White Indian Hawthorn	20cm	313	0.20m	0.20m	0.50m	0.70m
R2	Rosmarinus 'Blue Lagoon'	Trailing Rosemary	20cm	50	0.20m	0.20m	0.40m	0.70m

FINISHES SCHEDULE

Code	Finish	Description
PT	Porcelain Tiling	Technifirma 'Arrowmill' textured exterior porcelain tiles

PLAN - LEVEL 03
SCALE 1: 100

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1287 - 1295 High Street, Malvern

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DRAWING TITLE

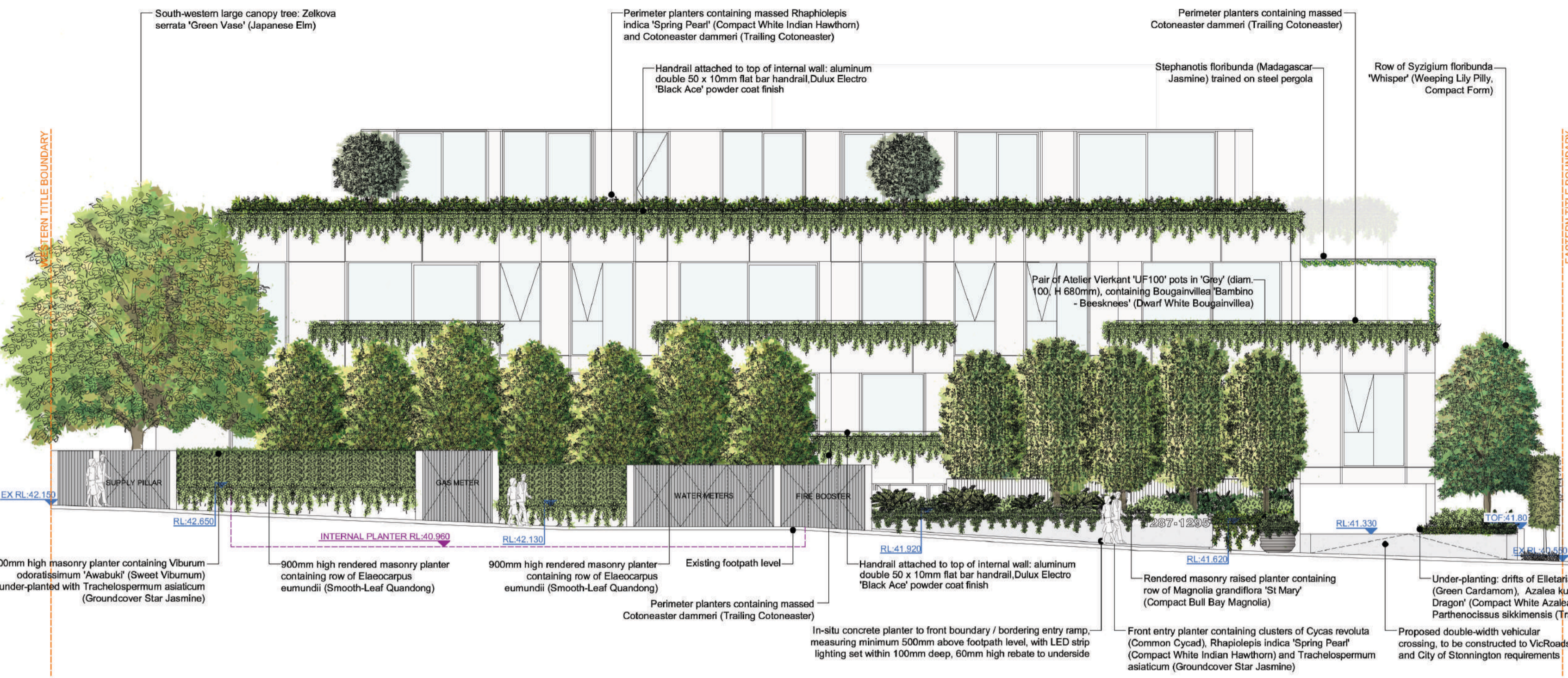
Landscape Plan - Level 03

PROJECT NUMBER	DRAWING STATUS	DATE	REVISION
22.025	TP04	18.05.22	B

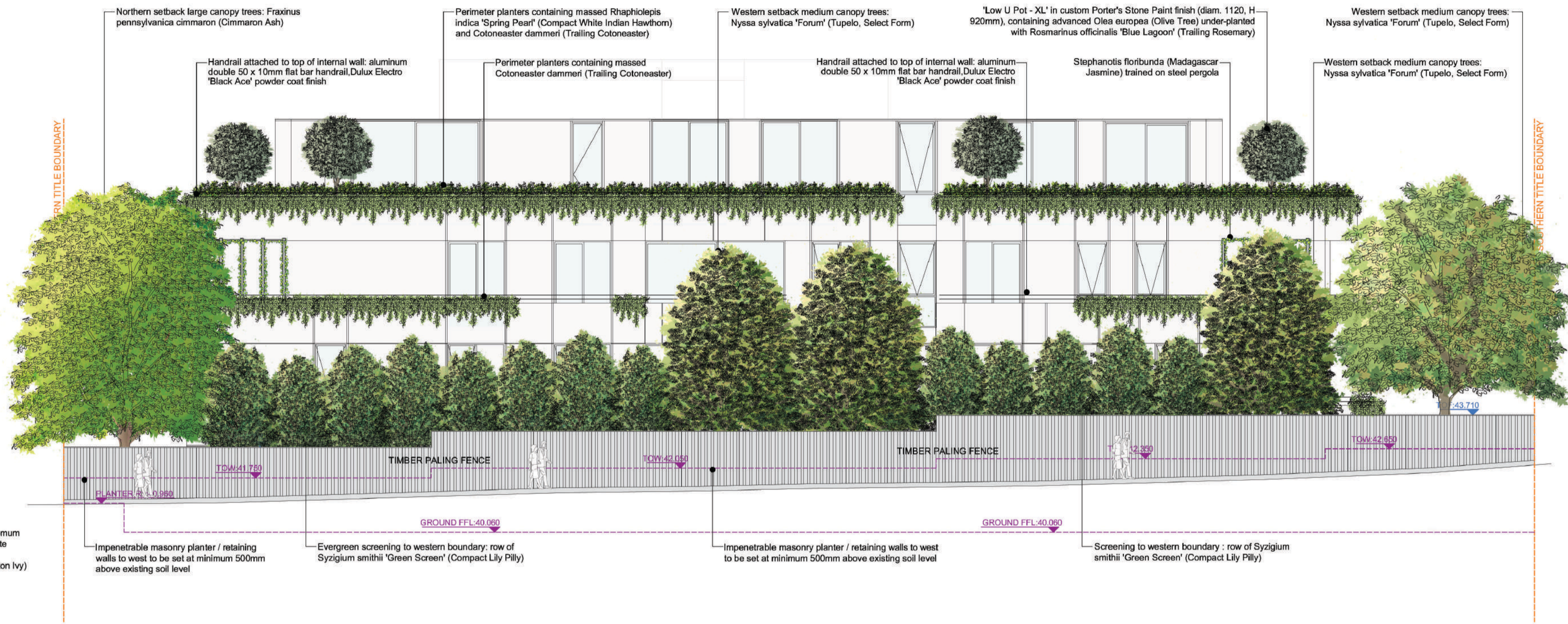
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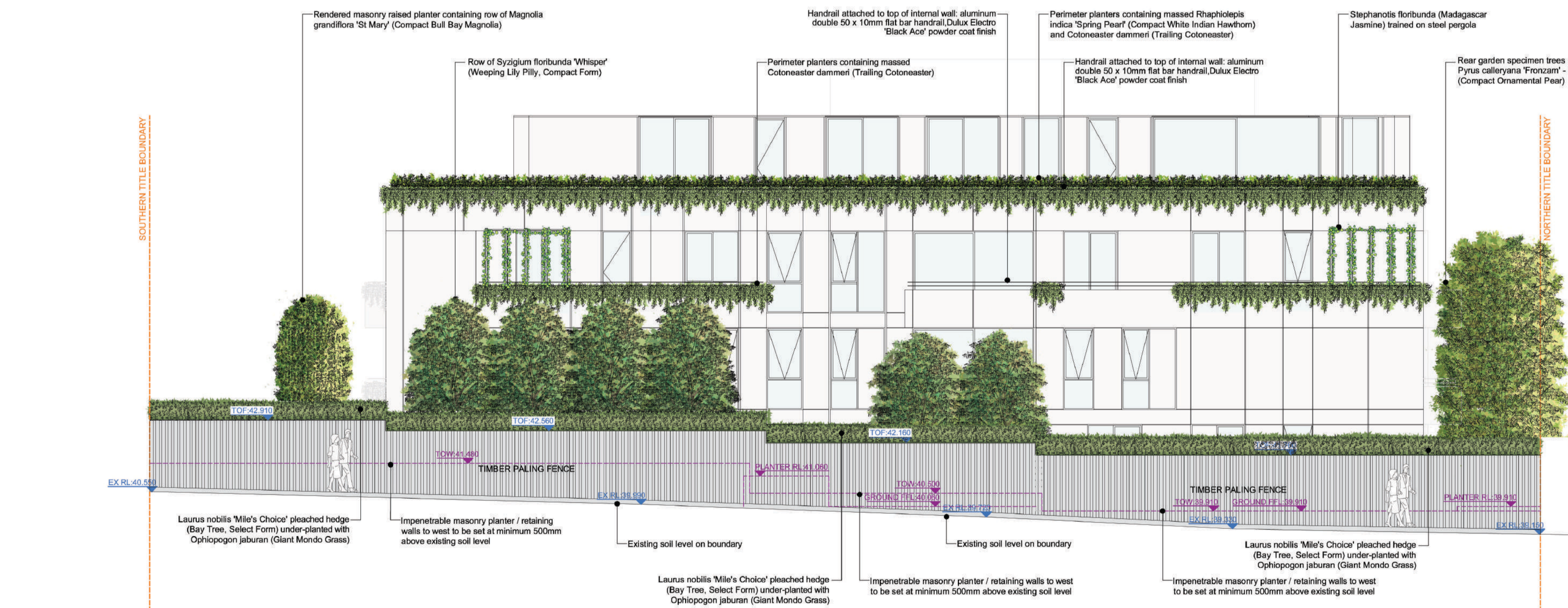
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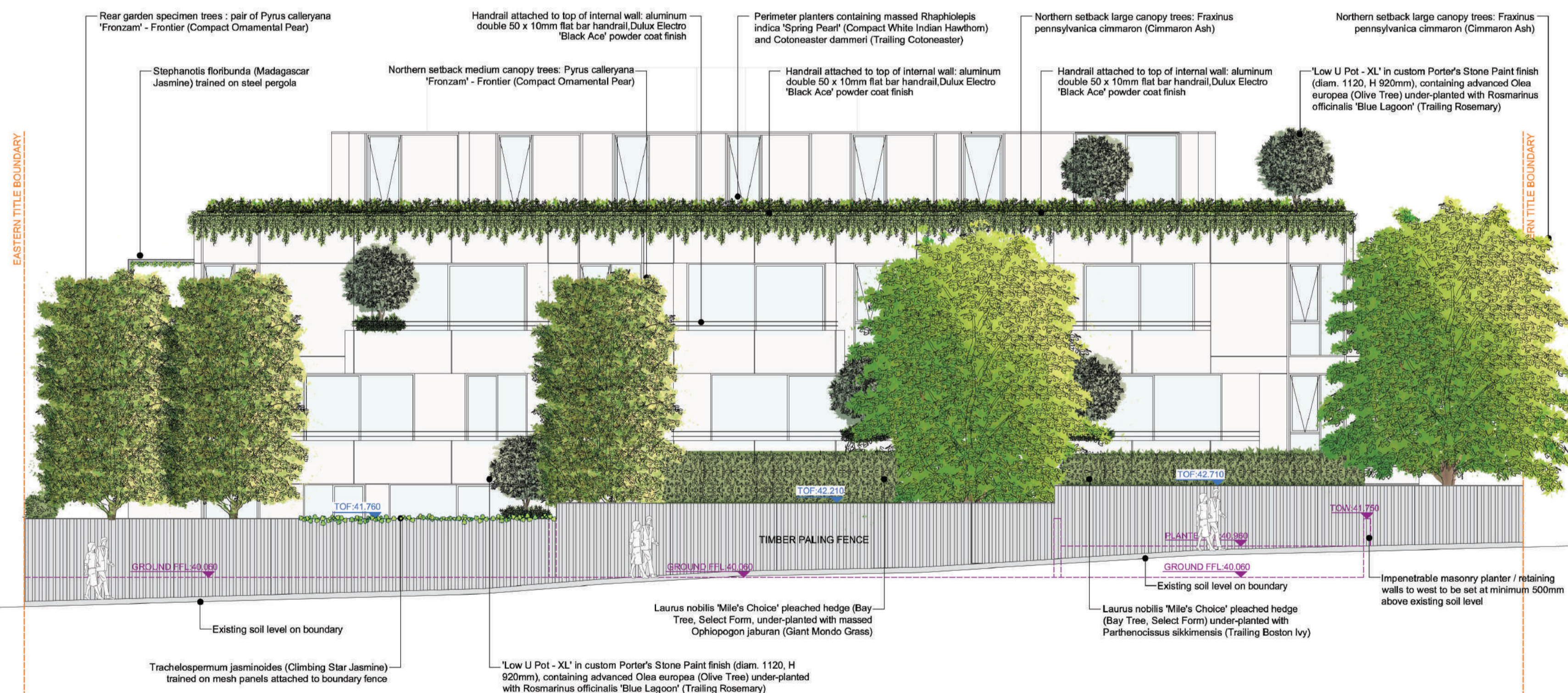
SOUTHERN BOUNDARY ELEVATION
(HIGH STREET FRONTAGE)
SCALE 1 : 100



WESTERN BOUNDARY ELEVATION
SCALE 1 : 100



EASTERN BOUNDARY ELEVATION
SCALE 1 : 100



NORTHERN BOUNDARY ELEVATION
SCALE 1 : 100

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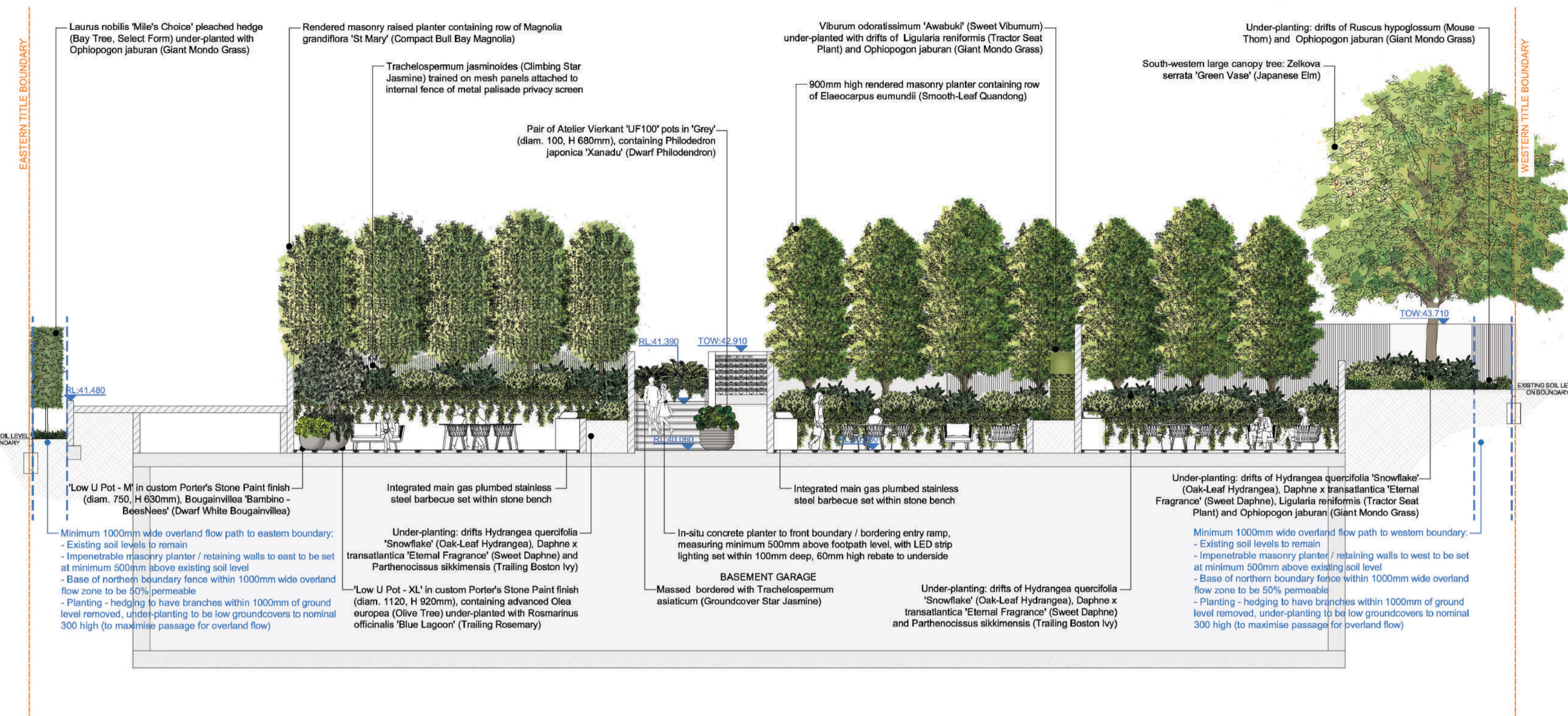
DRAWING TITLE

Boundary Elevations

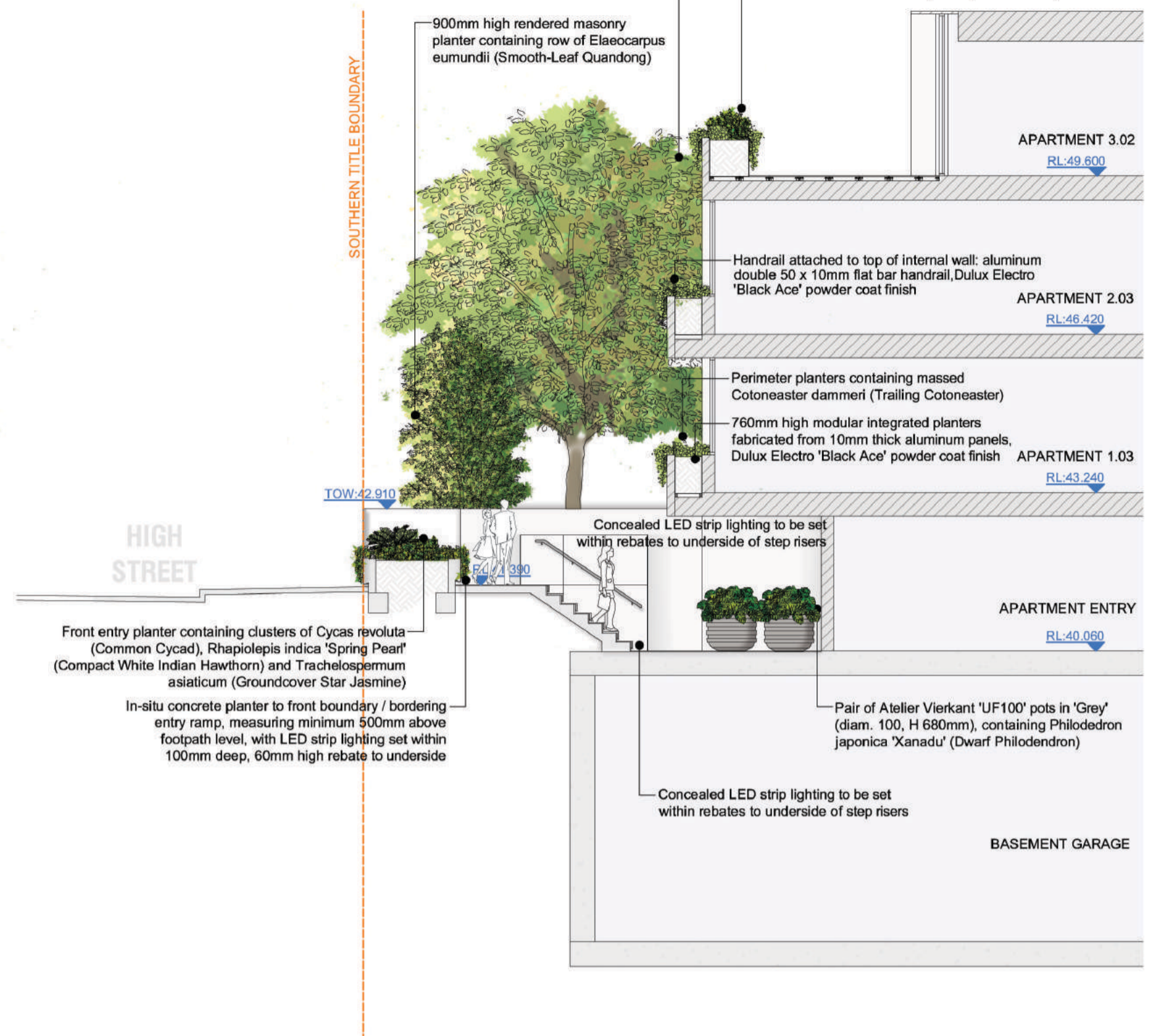
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22.025	TP05	18.05.22	B

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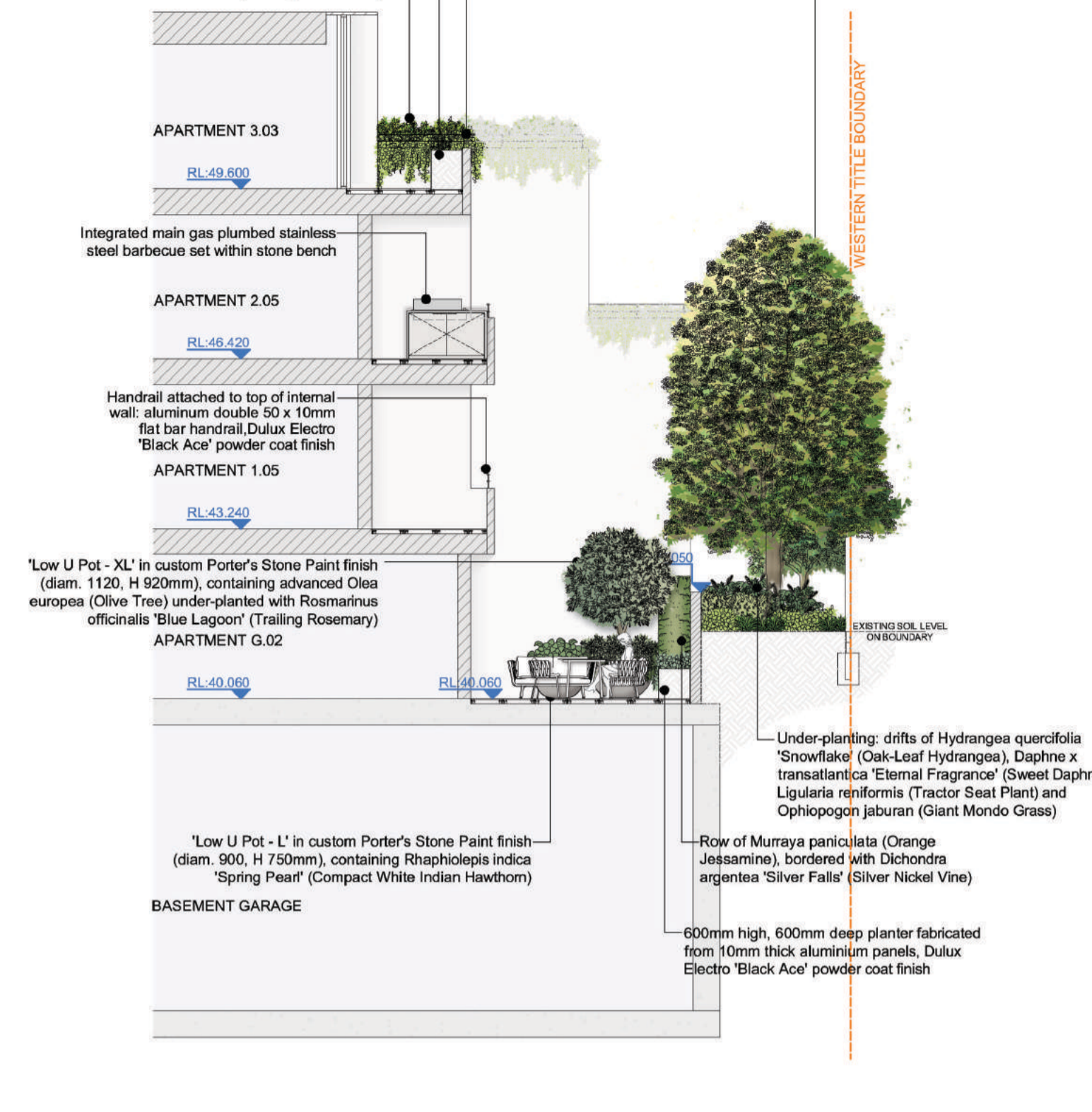
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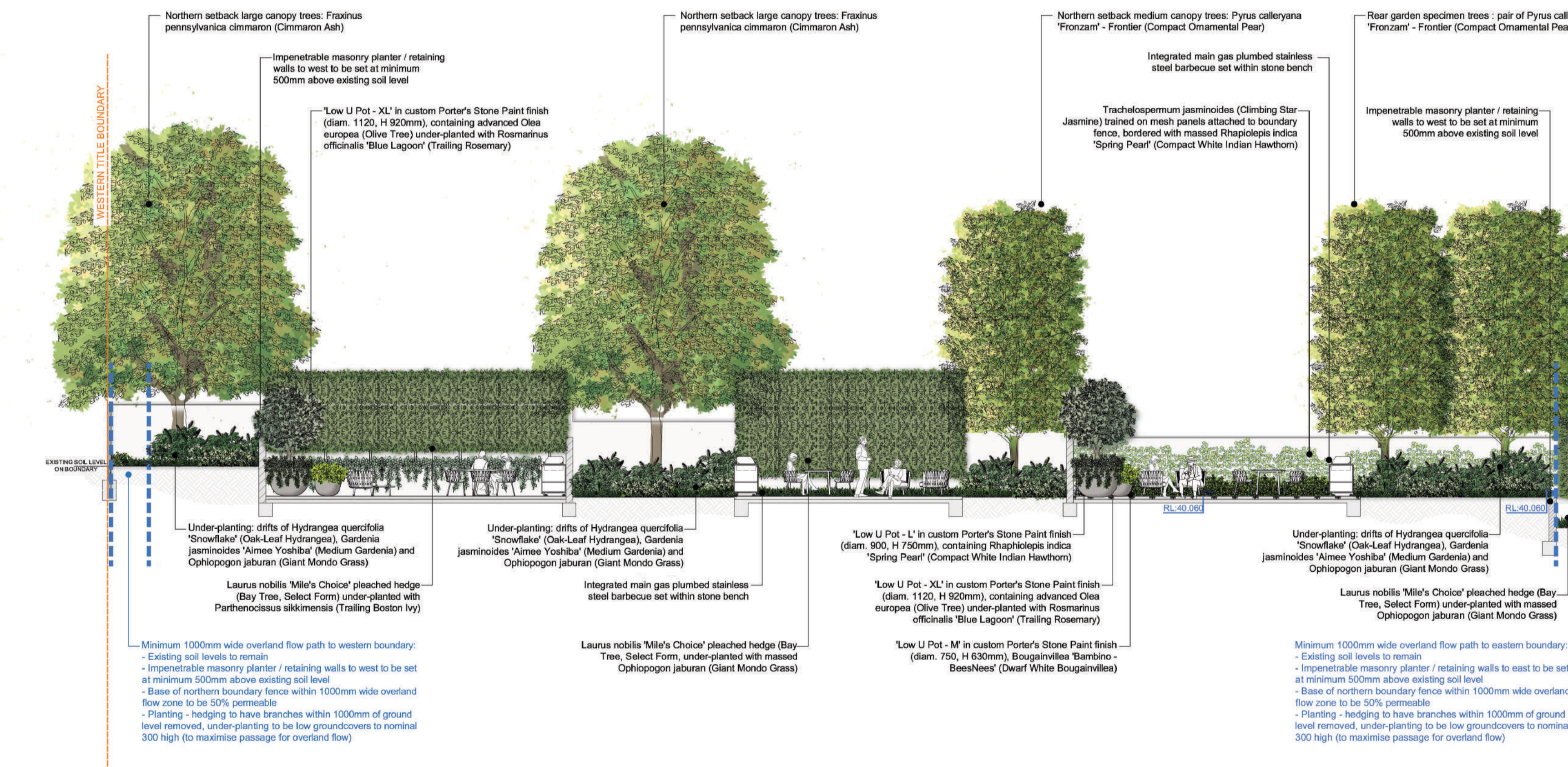
SECTION A-A
(FRONT SETBACK TO SOUTH)
SCALE 1 : 100



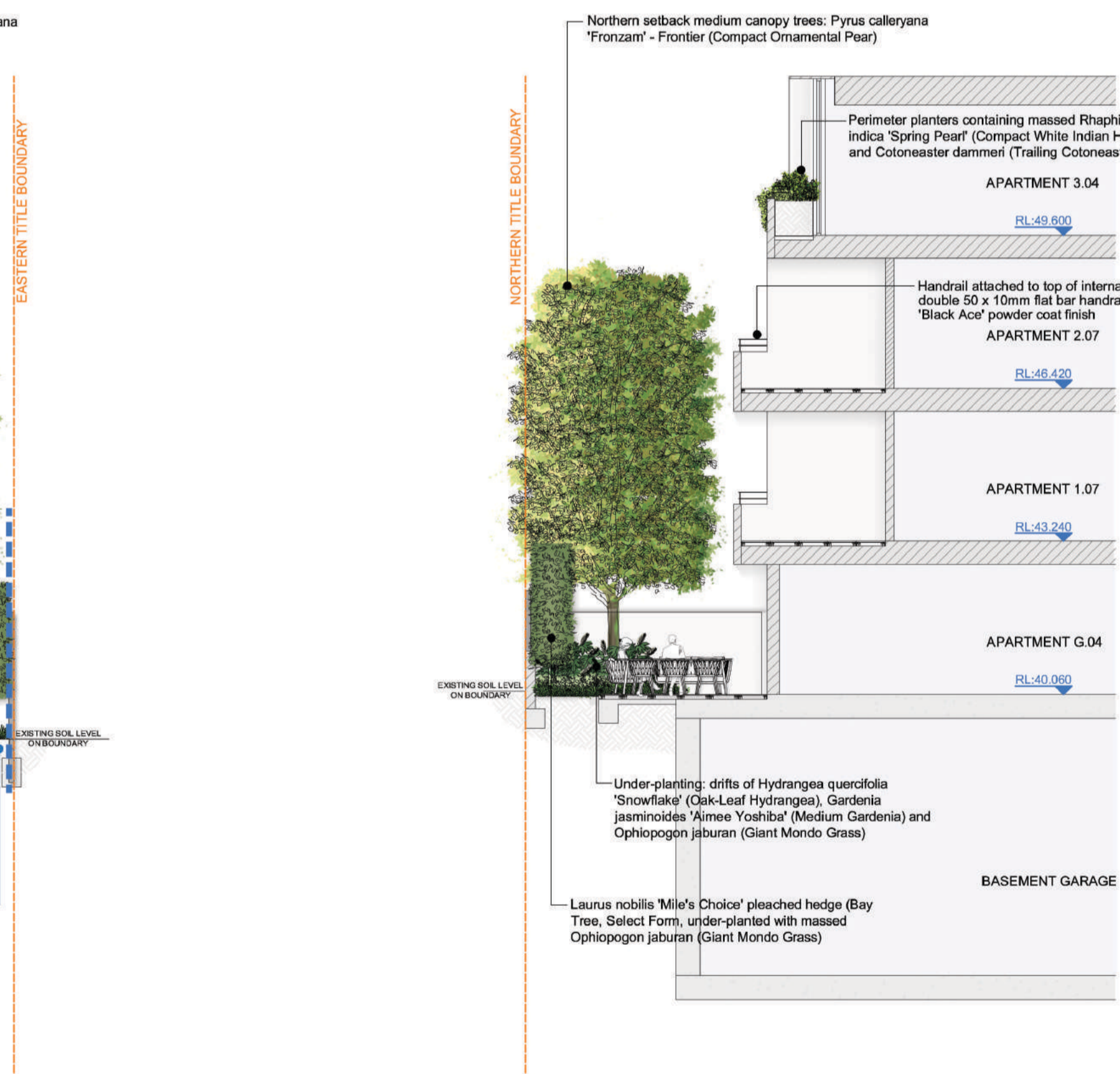
SECTION B-B
(FRONT ENTRY TO WEST)
SCALE 1 : 100



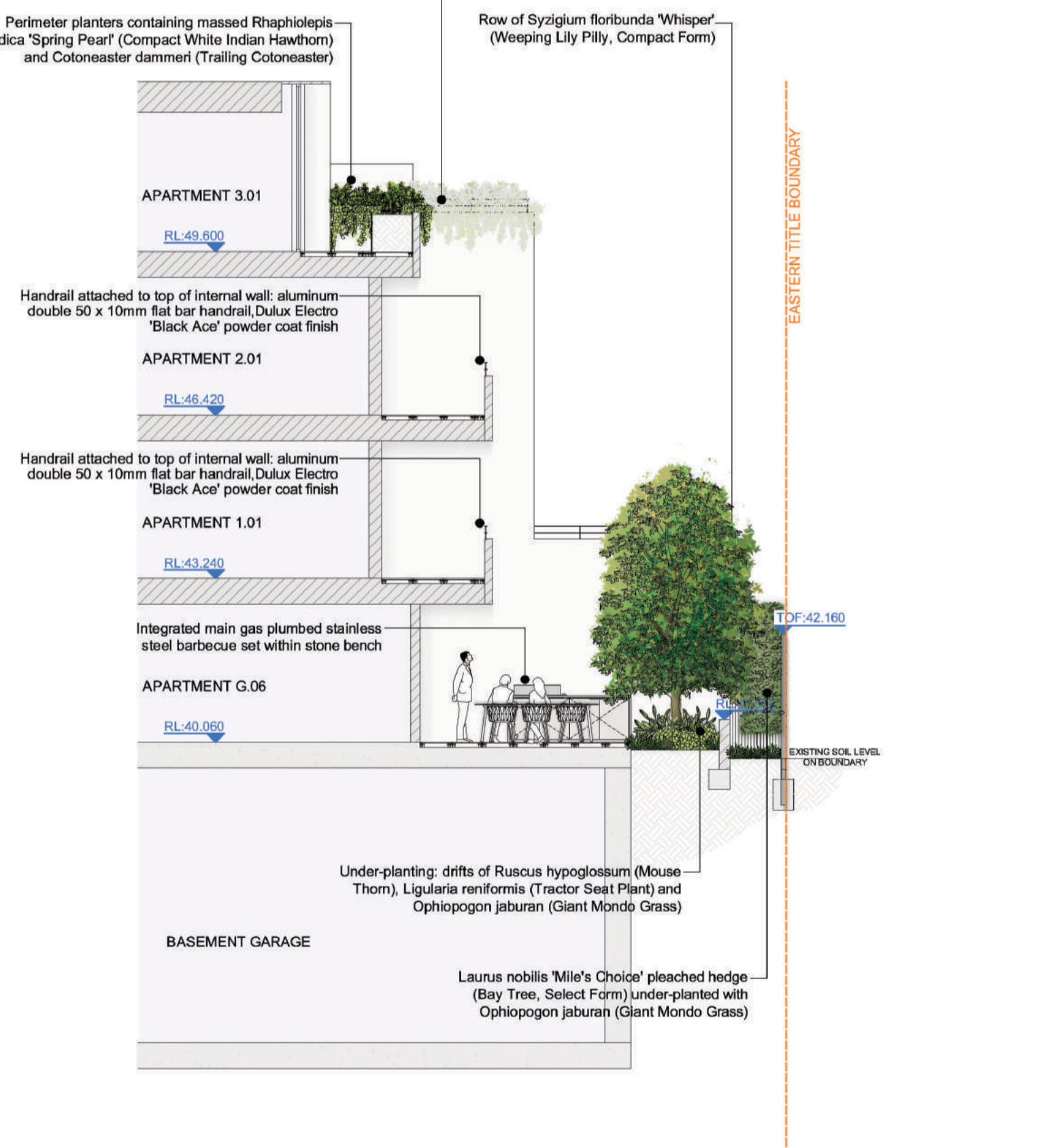
SECTION C-C
(NORTHERN SETBACK TO WEST)
SCALE 1 : 100



SECTION D-D
(REAR SETBACK TO NORTH)
SCALE 1 : 100



SECTION E-E
(REAR SETBACK TO EAST)
SCALE 1 : 100



SECTION F-F
(EASTERN SETBACK TO NORTH)
SCALE 1 : 100

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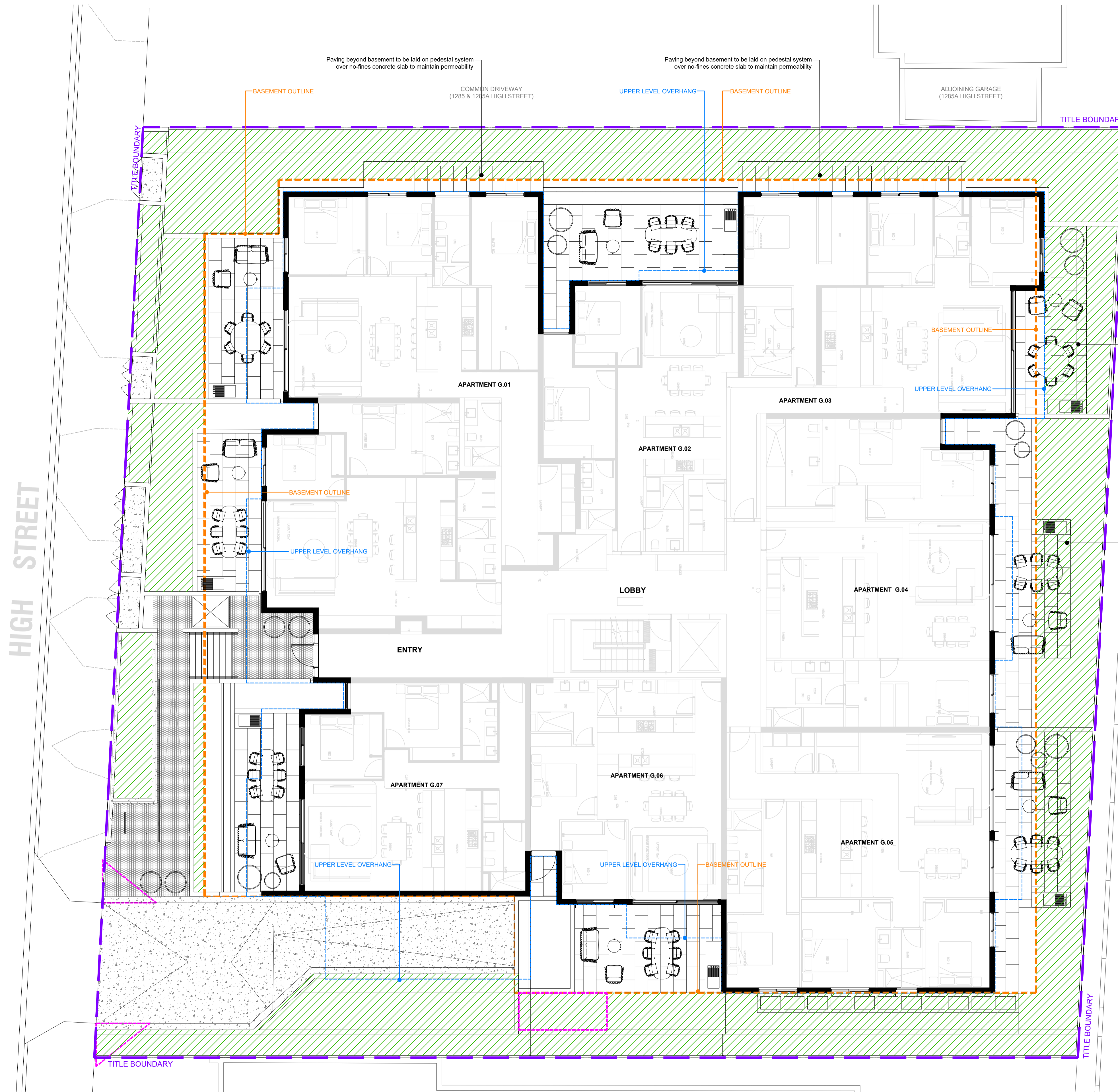
PROJECT TITLE
1287 - 1295 High Street, Malvern
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HIGH 1295 Developer Pty Ltd
SCALE
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DRAWING TITLE
Landscape Sections

PROJECT NUMBER	DRAWING STATUS	DATE	REVISION
22.025	TP06	18.05.22	B

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PERMEABILITY TABLE

COLOUR	SPECIFICATIONS	AREA (M ²)	AREA% OF SITE
	Permeable Area	416.88	21.00%
	Total Site Area	1976	100.00%

PLAN - GROUND LEVEL
SCALE 1: 100

PROJECT TITLE

1287 - 1295 High Street, Malvern

CLIENT

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SCALE 1:100, A1 PAGE

DRAWING TITLE

Site Permeability Plan

PROJECT NUMBER

22.025

DRAWING STATUS

TP07

DATE

18.05.22

REVISION

B



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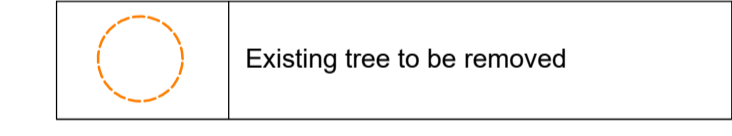


EXISTING TREE SCHEDULE

Symbol	Plant	Common Name	To be retained or removed
1	Michelia figo	Michelia figo	Remove
2	Betula pendula	Silver Birch	Remove
3	Camellia japonica	Camellia	Remove
4	Betula pendula	Silver Birch	Remove
5	Rosa multiflora	Rose Bush	Remove
6	Limon x lisbon	Lemon	Remove
7	Pittosporum tenuifolium	Kahuhu	Remove
8	Pittosporum tenuifolium	Kahuhu	Remove
9	Camellia japonica	Camellia	Remove
10	Michelia figo	Michelia figo	Remove
11	Eriobotrya japonica	Loquat	Remove
12	Waterhousia floribunda	Weeping Lilly Pilly	Remove
13	Lilly Pilly	Lilly Pilly	Remove
14	Ligustrum lucidum	Glossy Privet	Remove
15	Elephantipes	Yucca	Remove
16	Ligustrum lucidum	Glossy Privet	Remove
17	Limon x lisbon	Lemon	Remove
18	Citrus reticulata	Tangerine	Remove
19	Prunus persica	Nectarine	Remove
20	Ficus carica	Common Fig	Remove
21	Eriobotrya japonica	Loquat	Remove
22	Corylus avellana	Hazel Nut	Remove
23	Olea europaea	Common Olive	Remove
24	Prunus dulcis	Almond	Remove
25	Citrus unknown		Remove
26	Camellia japonica	Camellia	Remove
27	Thuja orientalis	Book-leaf Cypress	Remove

Please note - Tree numbers information in accordance with Preliminary Tree Assessment prepared by Open Space Management dated December 2021

EXISTING TREE SYMBOLS



PLAN - GROUND LEVEL
SCALE 1 : 100

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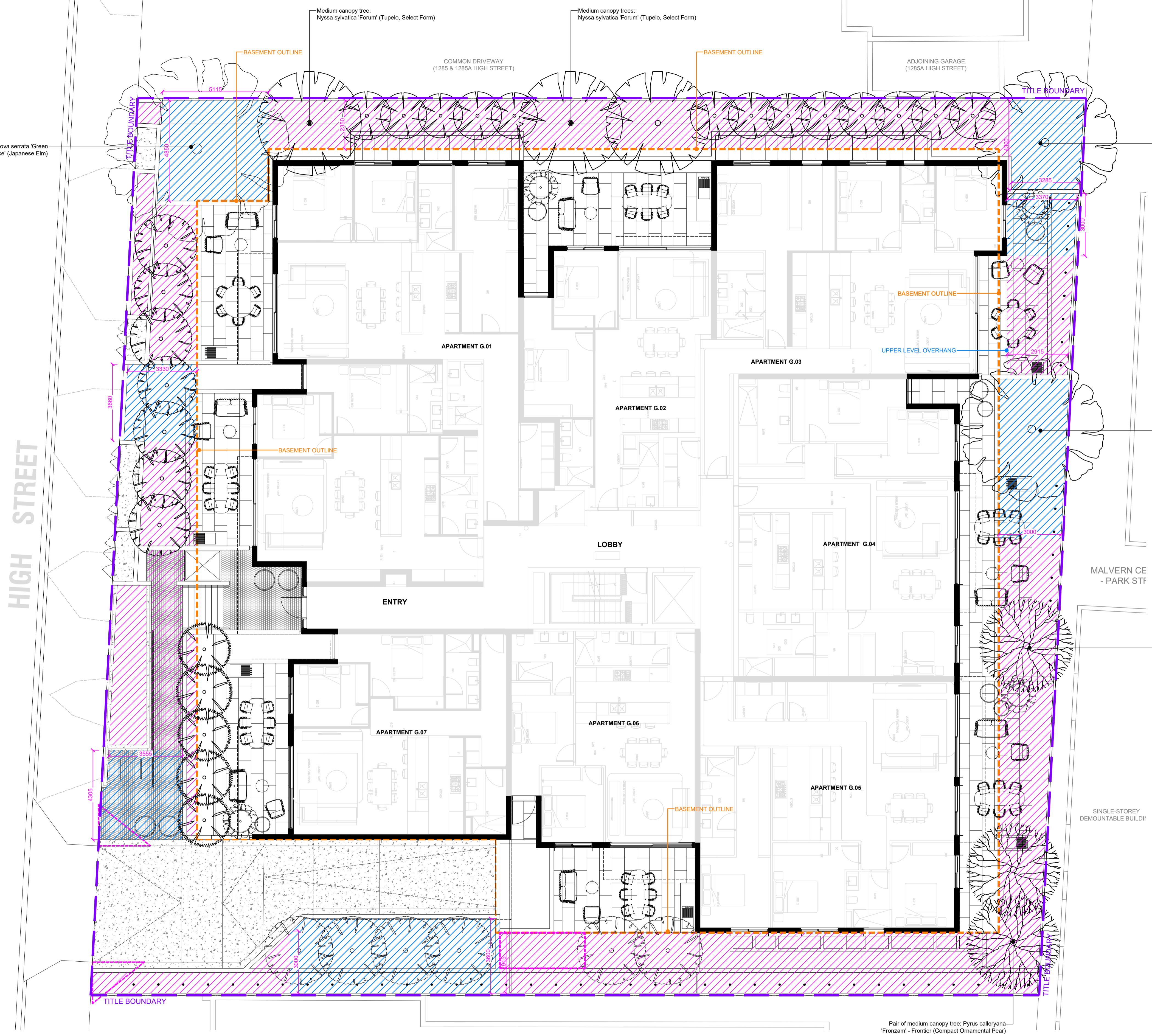
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PROJECT TITLE
1287 - 1295 High Street, Malvern
CLIENT
HIGH 1295 Developer Pty Ltd
SCALE 1:100, A1 PAGE

DRAWING TITLE
Tree Management Plan
PROJECT NUMBER
22.025
DRAWING STATUS
TP08
DATE
18.05.22
REVISION
B
Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to Jack Merlo Office for decision before proceeding with the work.



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PLAN - GROUND LEVEL
SCALE 1 : 100

CANOPY TREE SCHEDULE

Tree Species	Canopy Tree Size	Mature Height	Mature Width
Zelkova serrata 'Green Vase' (Japanese Elm)	Large	14.0m	10.0m
Fraxinus pennsylvanica cinnamaron (Cimmaron Ash)	Large	11.0m	11.0m
Pyrus calleryana 'Fronzam' - Frontier (Compact Ornamental Pear)	Medium	10.0m	4.0m
Nyssa sylvatica 'Forum' (Tupelo, Select Form)	Medium	10.0m	5.0m

DEEP SOIL AREA TABLE

Hatch	Description	Area (m ²)	Percentage of Site (Area)
	Deep Soil Area (greater than 3 metre dimension)	139.89	7.0%
	Deep Soil Area (less than 3 metre dimension)	304.73	15.4%
	Total Deep Soil area	444.62	22.5%
	Total Site Area	1976	100%

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DRAWING TITLE
BADS Deep Soil Plan
PROJECT NUMBER
22.025
DRAWING STATUS
TP09
DATE
18.05.22
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Report any discrepancies to Jack Merlo Office for decision before proceeding with the work.



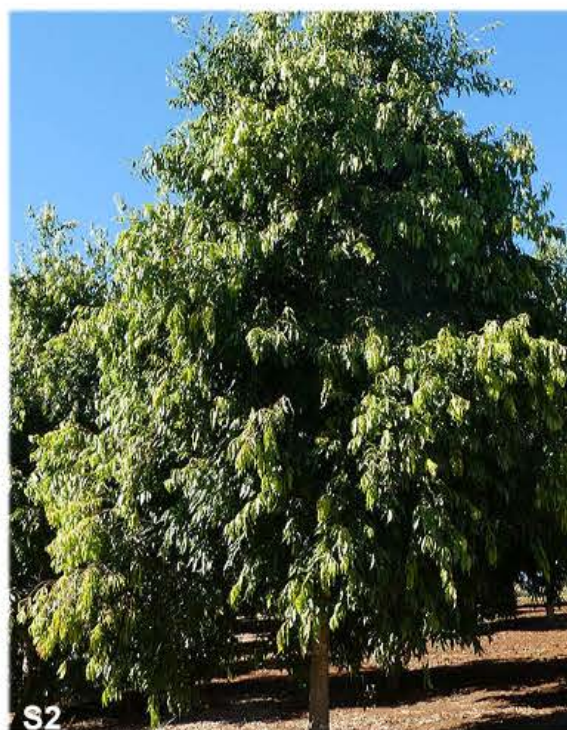


- E1** *Elaeocarpus eumundii* (Smooth-Leaf Quandong)
- F1** *Fraxinus pennsylvanica* 'Cimmaron' (Cimmaron Ash)
- L1** *Laurus nobilis* 'Mile's Choice' (Bay Tree, Select Form)
- M1** *Magnolia grandiflora* 'St Mary' (Compact Bull Bay Magnolia)
- M2** *Murraya paniculata* (Orange Jessamine)



- N1** *Nyssa sylvatica* 'Forum' (Tupelo, Select Form) - Spring / Summer Foliage
- N1** *Nyssa sylvatica* 'Forum' (Tupelo, Select Form) - Autumn / Winter Foliage
- O1** *Olea europea* (Olive Tree)
- P4** *Pyrus calleryana* 'Cleveland Select' (Ornamental Pear)





- S2 Syzigium floribunda 'Whisper' (Weeping Lily Pilly, Compact Form)
- S3 Syzigium smithii 'Green Screen' (Compact Lily Pilly)
- V1 Viburnum odoratissimum 'Awabuki' (Sweet Viburnum)
- Z1 Zelkova serrata 'Green Vase' (Japanese Elm)



- A1 Azalea kurume 'White Dragon' (Compact White Azalea)
- B1 Bougainvillea 'Bambino - BeesNess' (Dwarf White Bougainvillea)
- C2 Cycas revoluta (Common Cycad)



- D1 *Daphne transatlantica* 'Eternal Fragrance' (Sweet Daphne)
- D4 *Dipladenia boliviensis* 'Rio White' (White Dipladenia)
- E2 *Elettaria cardamomum* (Ornamental Cardamomum)
- G1 *Gardenia augusta* 'Aimee Yoshiba' (Medium Gardenia)



- H1 *Hydrangea quercifolia* 'Snowflake' (Oak-Leaf Hydrangea)
- L2 *Ligularia reniformis* (Tractor Seat Plant)
- O2 *Ophiopogon jaburan* (Giant Mondo Grass)
- P2 *Patersonia occidentalis* (Purple Flag)



- P3 *Philodendron japonica* 'Xanadu' (Dwarf Philodendron)
- R1 *Rhapiolepis indica* 'Spring Pearl' (Compact White Indian Hawthorn)
- R2 *Rosmarinus* 'Blue Lagoon' (Trailing Rosemary)
- R3 *Ruscus hypoglossum* (Mouse Thorn)

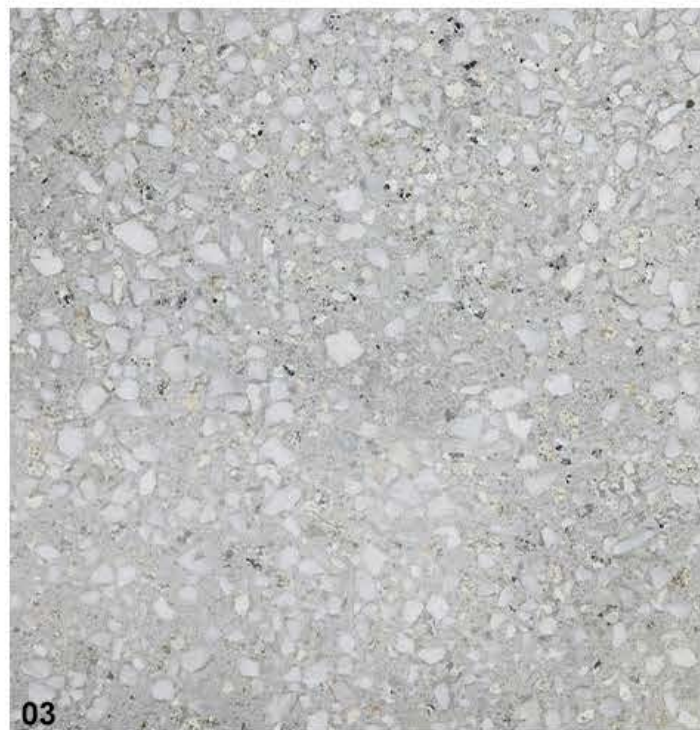


- C1** *Cotoneaster dammeri* (Trailing Cotoneaster)
- D2** *Dichondra argentea* 'Silver Falls' (Silver Nickel Vine)
- D3** *Dichondra repens* (Kidney Weed)
- P1** *Parthenocissus sikkimensis* (Trailing Boston Ivy)



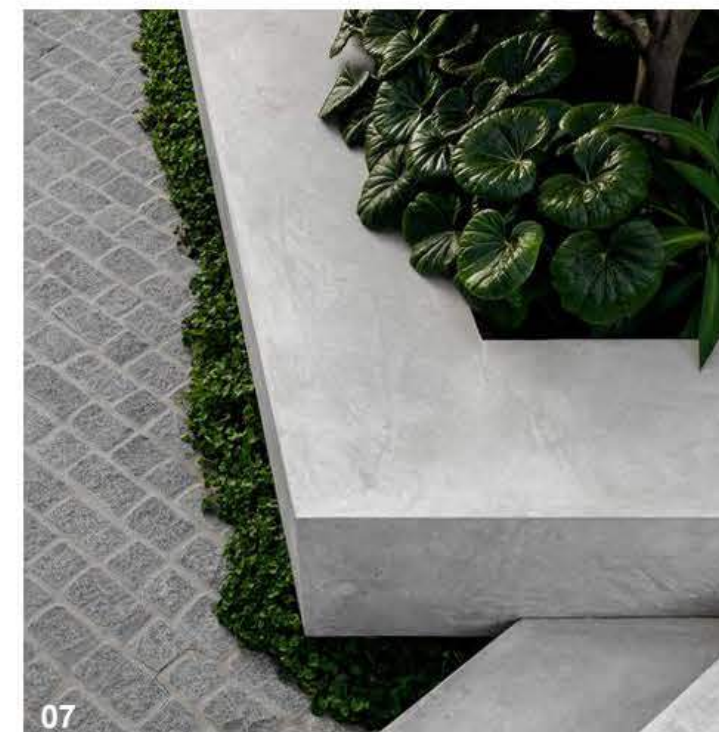
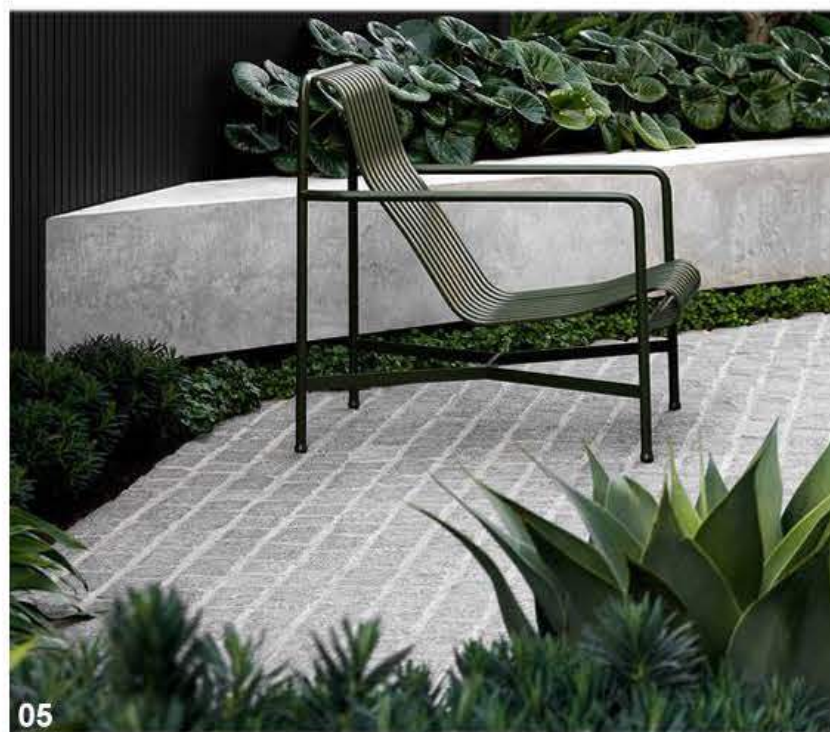


- S1 *Stephanotis floribunda* (Madagascar Jasmine)
- T1 *Trachelospermum asiaticum* (Ground Star Jasmine)
- T2 *Trachelospermum jasminoides* (Climbing Star Jasmine)



- 01 Technifirma 'Arrowmill' Porcelain Tiles
- 02 Granite Cobblestone Paving
- 03 'Silver Mist' Exposed Aggregate Concrete
- 04 Linear Stepping Stones





05-07 In-Situ Concrete Planter



- 08 Metal Screen
- 09 Metal Screen
- 10 Metal Palisade Fencing
- 11 Integrated Barbecue



12



13



14



15

- 12 Pergola with Climbers
- 13 Pergola with Climbers
- 14 Cascading Greenery
- 15 Metal Planter





16-18 Grouped Pots





01 Tribu 'Tosca' 2-Seat Sofa and ClubChair
02 Tribu 'Branch' Tables



03 Tribu Tao' Dining Table with 'Tosca' Chairs
04 Tribu 'Tosca' Dining Table with 'Tosca' Chairs

