

# 3-9 Wellington Road & 7 Poplar Street

S87A Amendment

July 2023

**rothelowman**

Brisbane, Melbourne, Sydney  
rothelowman.com.au

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<b>Client</b> SYP Property Suite 2 level 8/469 La Trobe St, Melbourne VIC 3000	<b>Town Planning</b> Planning Property Partners 13/1 Collins Street, Melbourne VIC 3000	<b>Waste</b> Leigh Design PO Box 115, Carnegie, VIC 3163	<b>Building Surveyor</b> Nicolas Building Surveyors Suite 6/307-313 Wattletree Rd, Malvern East VIC 3145
<b>Architecture</b> Rothelowman L1, 153 Sturt Street Southbank, VIC, 3006	<b>ESD Consultant</b> Ark Resources L8/6-10 Northumberland St, South Melbourne VIC 3205	<b>Landscape</b> MDG Landscape Architects L3/141 Flinders lane, Melbourne,VIC 3000	
<b>Structural/ Services/ Mechanical</b> O'Neill Group 2 Oxford St, South Yarra VIC 3141	<b>Traffic</b> Traffix L28/459 Collins St, Melbourne VIC 3000	<b>Quantity Surveyor</b> A2m Consulting L15/470 Collins Street, Melbourne, VIC 3000	



# 1.0 Project Summary / 1.01 Project Description

Project Details

24 storey residential tower  
28,455.6 m² total GFA  
201 Apartments  
Quality residential amenity -  
extensive outdoor landscaping, pool and gym facilities  
2 floors of resident amenity

The Site

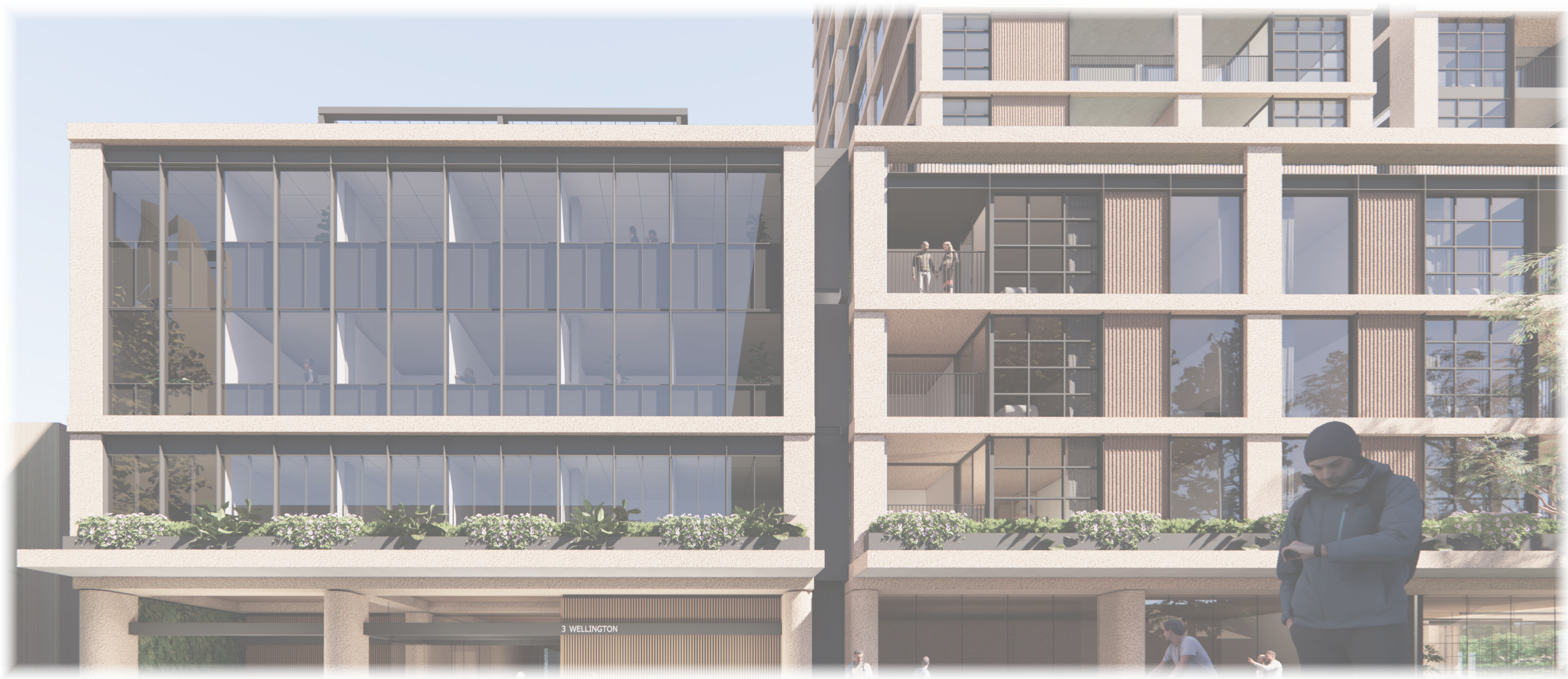
The site at 3 - 9 Wellington Road and 7 Poplar Street is located in Box Hill, North of Whitehorse Road. The site falls within a Residential Growth Zone (RGZ) under Schedule 3 (RGZ3), Significant Landscape (SLO), and a Parking Overlay (PO). The Subject Site has been highlighted as a Priority Pedestrian Link within the Box Hill Metropolitan Activity Centre Access Framework.

The Opportunity

The site is within walking distance of amenities such as Box Hill Station, Box Hill Central, Box Hill Gardens, Box Hill Hospital, Kingsley Gardens, And The Box Hill Institute. Located on Wellington Rd and Poplar St, access to the site can be achieved by Tram Route 109, Bus Route 284, as well as via a short walk from Box Hill Station.

The Proposed Development design aims to capture the atmosphere of home through it's character and identity. The amenity and liveability of the dwelling are the foundation of the architectural response and influence the strategic design decisions made throughout the design process. Working from inside out, puts the ultimate users of the building at the center of the process ensuring a high quality outcome.

The landscape in addition becomes a promenade for the public, connecting the Box Hill institutes and providing green open space for residents and the public to enjoy. Ultimately this creates a stronger urban fabric for the Box Hill precinct.





# Urban Context & Site Analysis



**Legend**

	Subject Site
	Major Roads
	Minor Roads
	Train Line
	Tram Line
	Bus Route
	Train Station
	Tram Stop
	Bus Stop

**Landmarks**

1	Kingsley Gardens
2	Box Hill Gardens
3	Box Hill Hospital
4	Box Hill Institute
5	Box Hill Bowls Club
6	Box Hill Central
7	Epworth Eastern
8	Eastern Health





**Legend**

- Primary Street Connection
- Secondary Street Connection
- Primary Pedestrian Connection
- Secondary Pedestrian Connection
- Public Open Space





Legend

Subject Site

Demolished

Community

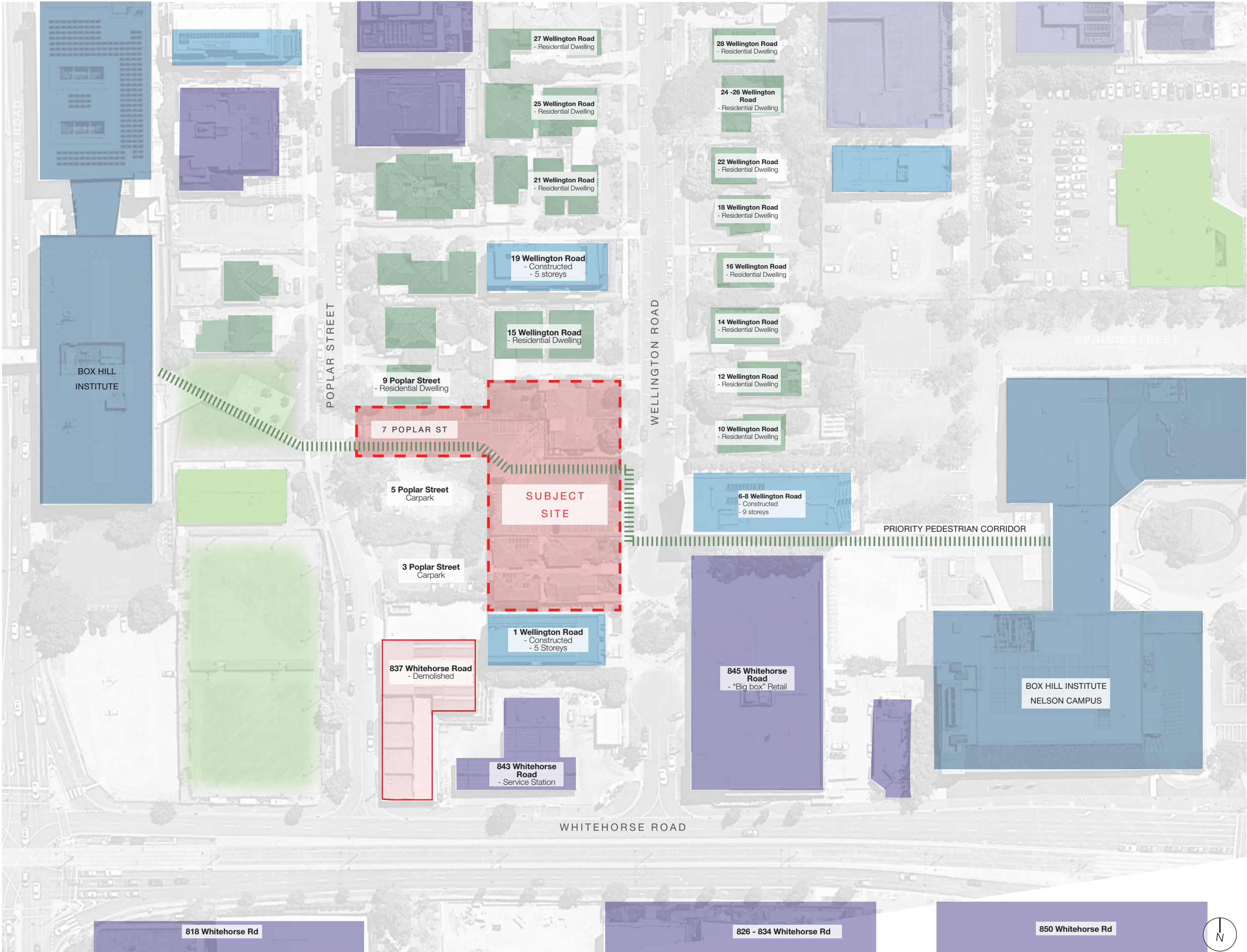
Residential

Multi-Residential

Education

Health

Commercial / Retail





Legend

Subject Site

Community

Residential

Multi-Residential

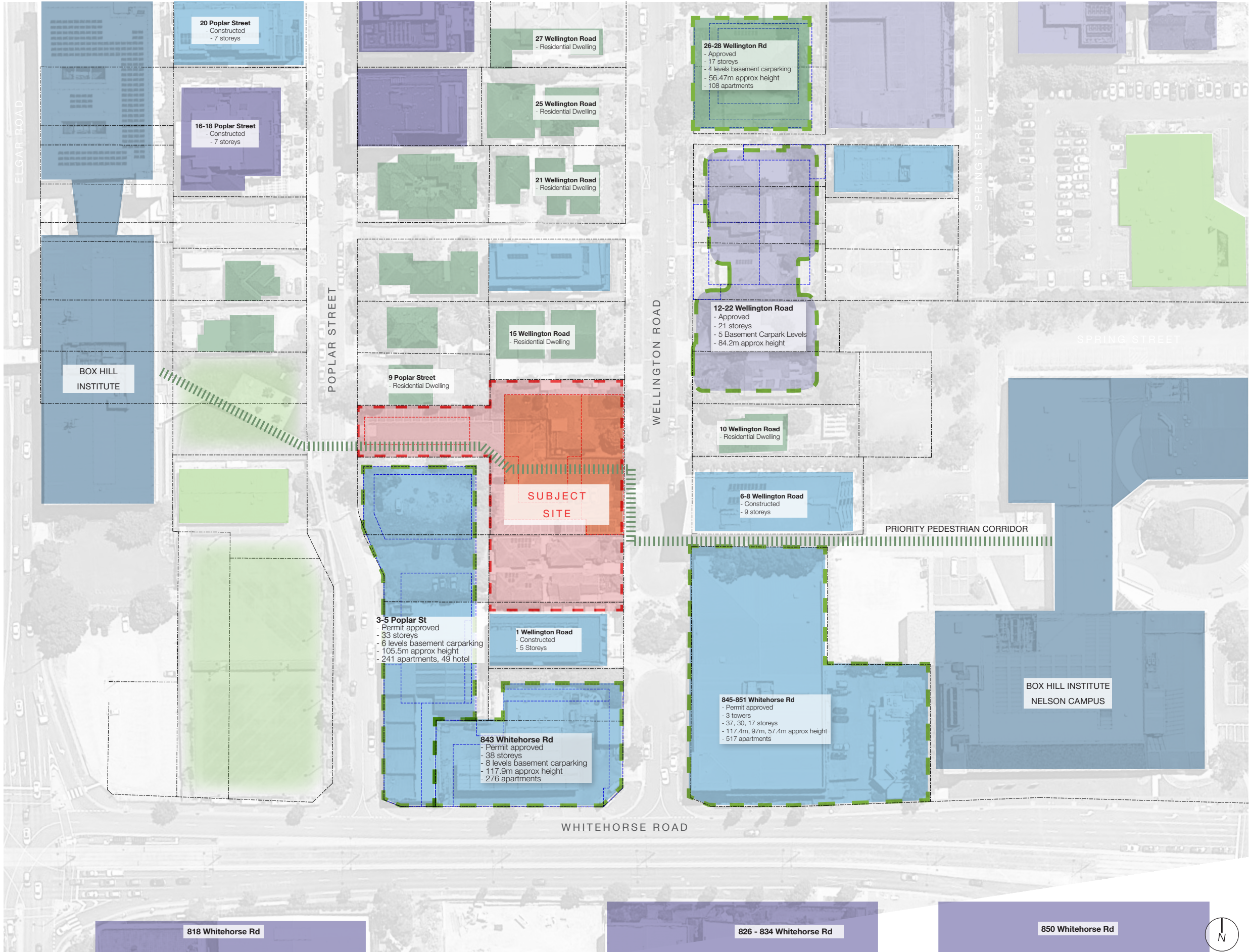
Education

Health

Commercial / Retail

Approved Developments

Under Application





Legend

Subject Site

Community

Residential

Multi-Residential

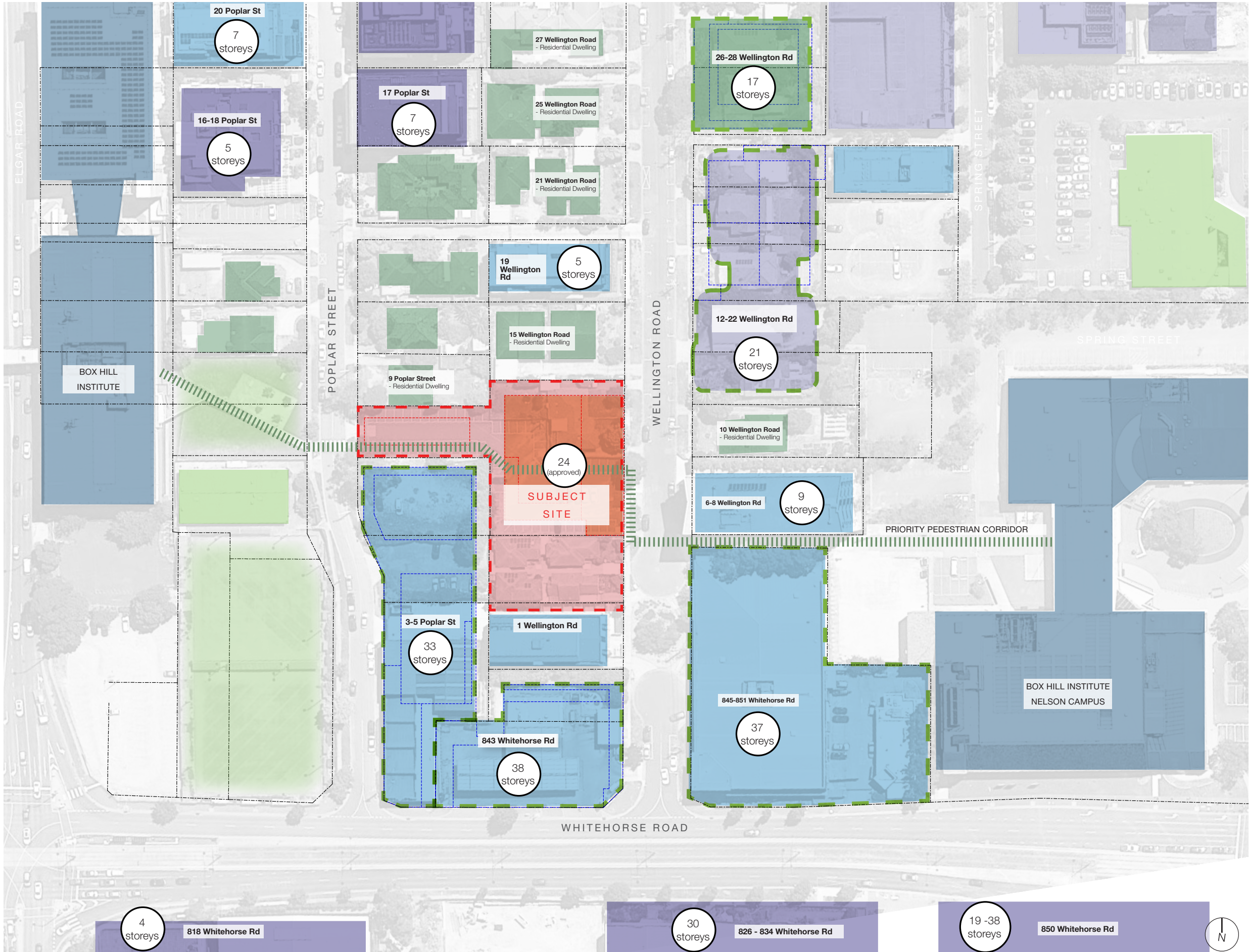
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View 1. View South down Wellington Road



View 2. View North West down Wellington Road



View 3 — View North down Poplar Street



View 4 — View South down Poplar Street



View 5 — View North West of Subject Site

