

KINGLOCH PARADE

Vantirna



**A 51 HOME COMMUNITY
THAT'S FUTURE-PROOF,
EXTRA GREEN, SUPER SOCIAL**
and a little bit once-in-a-lifetime



Artist's impression

COMMUNITY

*Old school meets
new school*

56 Kingloch Parade is the site of the old Wantirna Heights School.

The history, community spirit and playfulness of the school has driven the development ethos. Hundreds of locals helped with the design to create something Wantirna can be proud of.



Artist's impression

Open spaces will be broken into zones to harness the social spirit of the area and create a strong sense of neighbourhood.

The internal roads will be designed as shared spaces to encourage a sense of play as a nod to the old school.

- 1 Safer internal roads with slower traffic.
- 2 Accessible and inviting pavement to give pedestrians priority.
- 3 More space for landscaping, instead of concrete.



SUSTAINABILITY

*In practice, not just
in pamphlets*

The most sustainable
development of its kind
in the suburbs.

Set to create a benchmark in
green living with an ambitious
target of 7 Star energy ratings
and BESS Design Excellence.



Artist's impression

7 STAR ENERGY RATINGS

With an incredibly rare 7 Star NatHERS rating, be proud of where you live, qualify for cheaper home loans and save over \$700 in annual utility bills.

BESS DESIGN EXCELLENCE

This voluntary commitment goes well beyond the minimum requirements and ranks the development in areas such as energy, water, waste and urban ecology.

LESS PIT AND PIPE, MORE BIRD LIFE

A blue green spine, cut through the middle of the site, along with a series of swales running underneath the surface will passively irrigate the plants and trees and feed the native birds.

FOSSIL FUEL FREE

Fully electric, the development will utilise the latest cutting edge appliances for cooking, hot water and heating to ensure all homes are future proof.

SUN, SHADE, WATER AND RAIN

Solar panels and rainwater tanks will be provided as standard, generating over a quarter of the energy demand and saving 1,500 kL of clean water from going to waste. Shading devices throughout and cross flow ventilation will create the highest standards of thermal comfort.

- 1 An abundance of natural light and cross flow ventilation.
- 2 Private and inviting outdoor spaces for informal gathering.
- 3 Zoning of spaces to reduce noise.



LANDSCAPE

*Good for humans,
great for birds*

A lush and native
hideaway for growing
trees and families.

Over 200 carefully selected
plants and trees along
with a deep appreciation
of water management will
create a resilient habitat
for the future.

It's believed the word Wantirna loosely translates to 'Gurgling Stream' in the Woiwurrung language. Kingloch Parade will have its own gurgling stream in the form of a sustainable, underground water management system to feed the plants and native bird life.

- 1 Blue green spine running through the centre of the site.
- 2 Native plants and trees to create a resilient habitat and assist in privacy.
- 3 Nature-based playground and communal spaces.



ARCHITECTURE

*Built to live in,
for a long time*

Inspired by Wantirna's past,
built to last.

The architecture will
celebrate the streetscape
using pitched roof forms and
robust materials. Light-filled
internal courtyards and warm
natural tones will offer a
modern take on mid-century
modern Australian.



Artist's impression

NOT THE SAME OLD FLOORPLANS

*Flexible living for the
new normal*



- 1 Flexible floorplans with multiple living zones.
- 2 Expansive indoor and outdoor connections.
- 3 Multi-generational living options with large bedrooms and ensuites.





Artist's impression

INTERIOR

*Light-filled living spaces,
for basking*

The living rooms feature
2.7m high ceilings as standard,
with Typology E soaring
to 3.5m high to capture as
much daylight as possible.



Artist's impression



Artist's impression

In addition to the courtyards,
Typologies B and C feature
large north facing balconies
and a strong connection
to the tree lined streets.



Artist's impression

The primary kitchen type features in all the homes and townhouses. It uses a 4m long backbench and 3m island to create the ultimate cooking and entertaining zone.



Artist's impression

The secondary kitchen type is featured in all the terraces. With expansive overhead storage and flexible cupboard arrangements, they create a highly functional and usable zone.



Artist's impression

All ensuites feature a dual vanity basin with lots of storage space. The secondary bathrooms feature a unique bench seat, designed to assist people with mobility needs or provide a handy chair for families at bath time.



Artist's impression

WANTIRNA

*A hidden gem of
Melbourne's east*



Located just off the East Link and 25 minutes to the CBD, the location is away from the hustle and bustle, but close enough to heaps of amenity.

Kingloch Parade is set within a quiet and leafy neighborhood, away from busy main roads, while also close to great schools, parks, walking tracks and both Westfield Knox and Eastland.

This part of Wantirna is known by locals for being peaceful, safe, clean and green.



A LITTLE SOMETHING *for everyone*

RETAIL

- 01 Wantirna Mall
- 02 Farmer Joe's Market
- 03 Australia Post
- 04 The Grill Bar
- 05 Wantirna Pharmacy
- 06 Okami Japanese Restaurant
- 07 Ritchies SUPA IGA
- 08 Westfield Knox
- 09 Burwood Highway Retail Precinct
- 10 Studfield Shopping Centre
- 11 Mountain High Shopping Centre
- 12 Bayswater Retail Precinct

FOOD & BEVERAGE

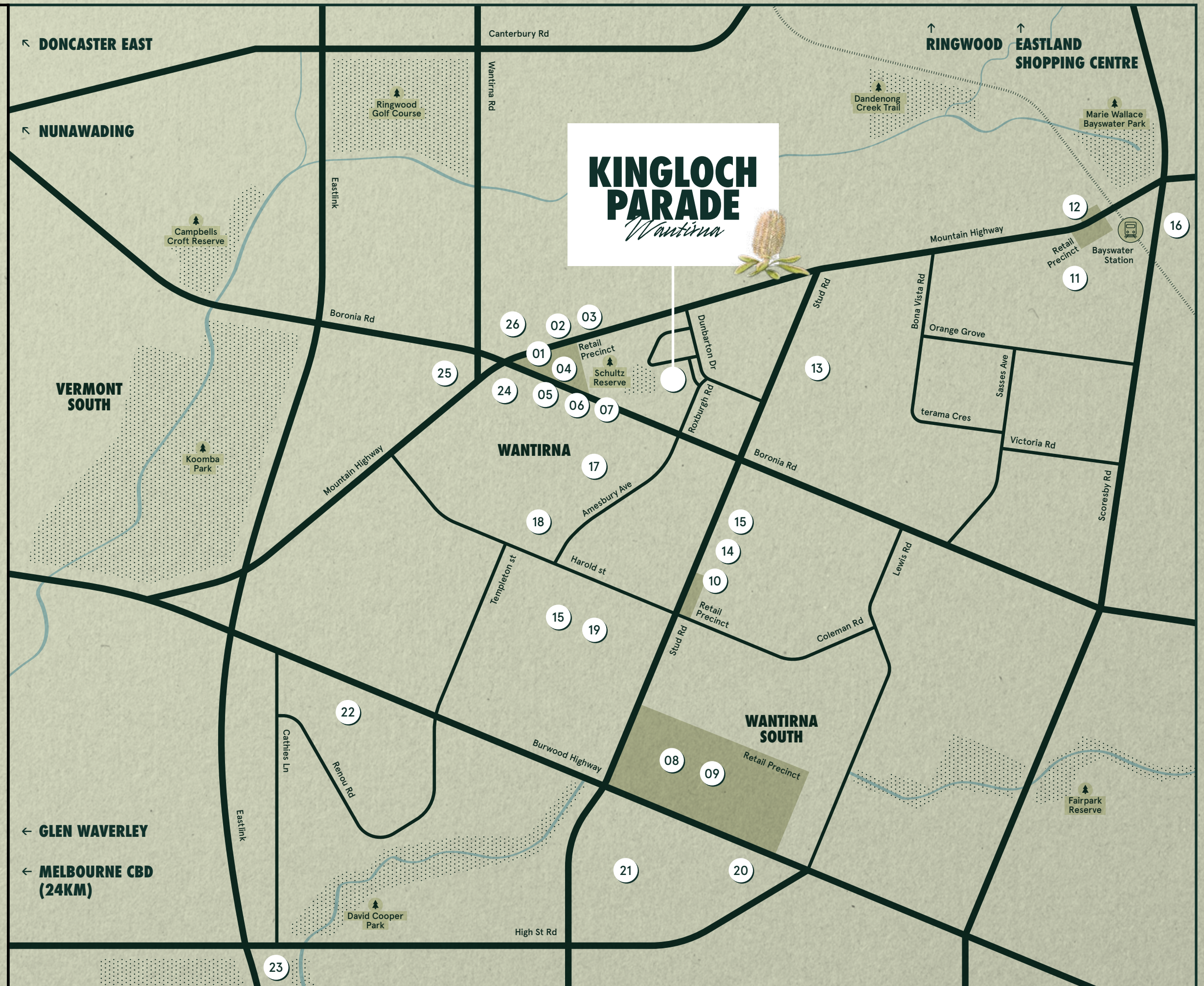
- 13 Bintang Indonesian Cuisine
- 14 Straits Cafe
- 15 The Crest Cafe
- 16 The Hatter and the Hare

EDUCATION

- 17 Regency Park Primary School
- 18 Wantirna College
- 19 Templeton Primary School
- 20 St Andrews Christian College
- 21 Swinburne University of Technology
- 22 The Knox School
- 23 Waverley Christian College

HEALTH & WELLBEING

- 24 Knox Hospital
- 25 Wantirna Health
- 26 Eastlink Family Medical



THE TEAM

*Creating something
Wantirna can be proud of*



COMMUNITY

The design of Kingloch Parade has been informed by engaging with locals and potential purchasers. Local shopowners, sporting clubs, neighbouring residents, former school staff and many other Wantirna locals have significantly contributed to the evolution of our vision for the site, as we collectively define the story of Kingloch Parade. The full report from this engagement phase is available on request.



DEVELOPER

Oz Property Group have been making homes since 2007, playing a part in 677 beautiful, sustainable homes to date. Known for their transparent and collaborative approach, they work with the community right from the start to ensure it's the right time, for the right development, in the right place.



ARCHITECT

At the core of DKO's ethos is the pursuit of high quality architecture driven by the needs of the client, the site's opportunities and the dynamic process of translating design intent into built outcome. Through every project, DKO maintains a commitment to architecture that serves people, respects place and stands the test of time.



ARCHITECT & INTERIOR DESIGNER

SLAB is a collaborative and multi disciplinary design firm. The team is design driven and enthusiastic, with a rigorous approach to each individual project and client. SLAB encourages collaboration with other firms, bringing varied processes and knowledge together. Consideration of context drives each design, and a dedication to quality of space results in timelessness and simplicity.



LANDSCAPE ARCHITECT

REALMstudios are master planners, urban designers and landscape architects with studios in Sydney, Melbourne, Perth and Hobart.

Their focus is on the multidisciplinary field of "City Making & Liveability" where they are guided by core values that entwine Urban Ecology with Community and Place – making better places to live in, into the future.



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