



PHOTO No.1



PHOTO No.2



PHOTO No.3



PHOTO No.4



PHOTO No.5



PHOTO No.6



PHOTO No.7



PHOTO No.8

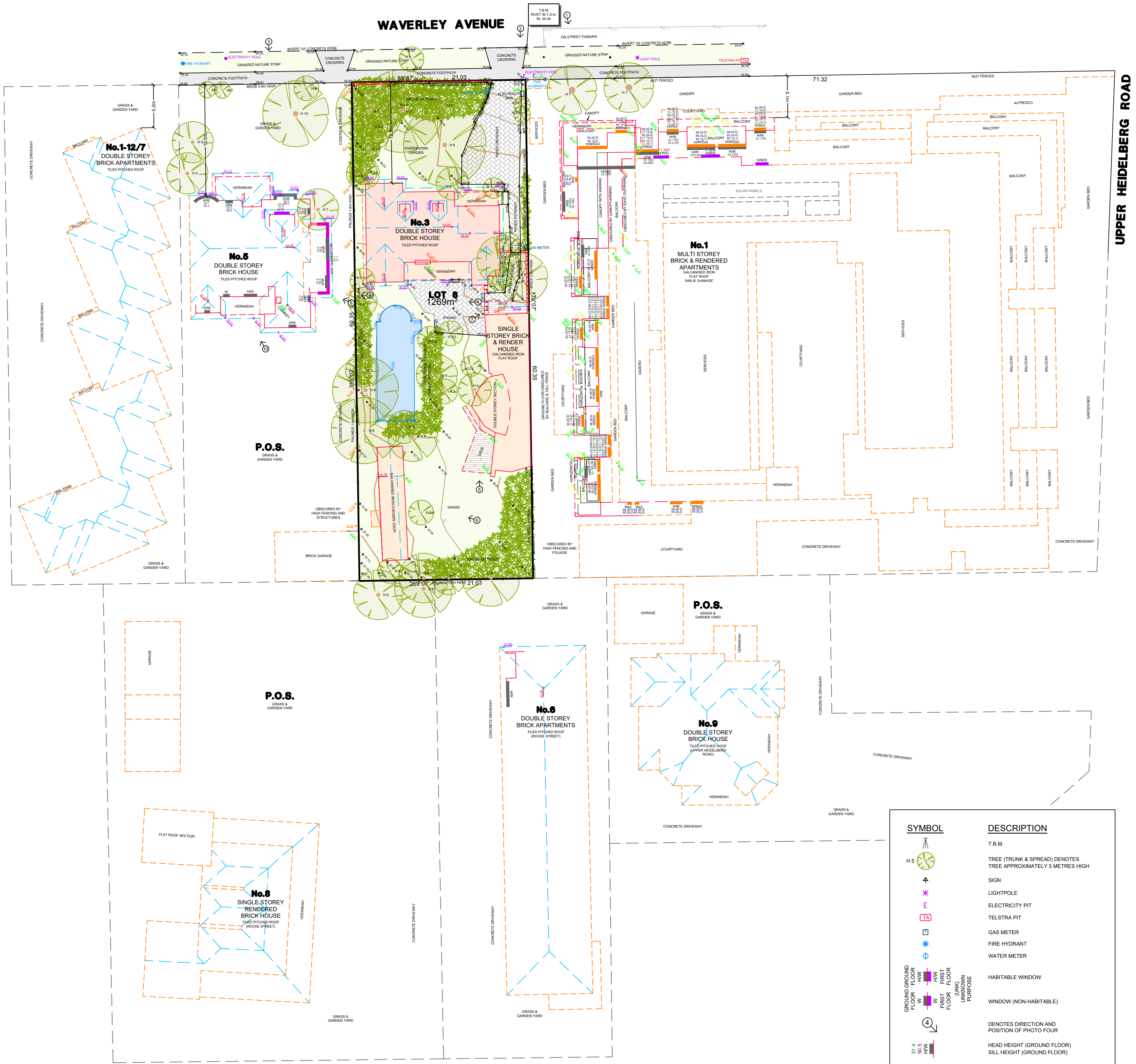
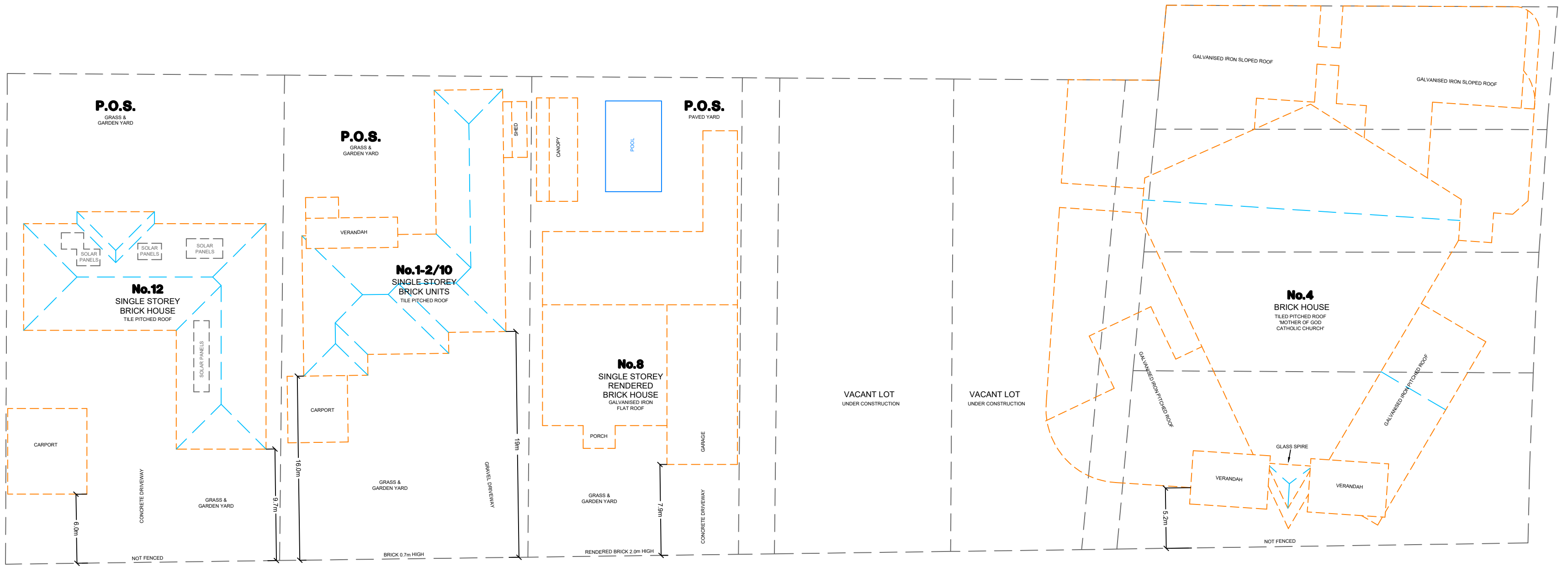


PHOTO No.9



PHOTO No.10

EXPLANATORY NOTES:

- DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF JCA LAND CONSULTANTS.
- ACCURACY OF DETAIL LOCATION ± 0.05
- ACCURACY OF REDUCED LEVELS ± 0.02
- THIS HARD COPY PLAN IS A VERIFICATION PLOT OF COMPUTER FILE : DWG: 3053512F1D.dwg DATE: 02/06/23
- LOCATION OF ABUTTING BUILDINGS AND ENVIRONS IS INDICATIVE ONLY UNLESS OTHERWISE SHOWN.
- TREE SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY.
- ONLY SIGNIFICANT TREES HAVE BEEN LOCATED AND SHOWN ON THIS PLAN.
- ALL VEGETATION SHOWN ON THIS PLAN IS TO BE VERIFIED BY AN ARBORIST.
- WINDOW DESCRIPTIONS ANNOTATED ON THIS PLAN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED BY THE ARCHITECT, OWNER OR BUILDER PRIOR TO ANY DESIGN.
- ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN.
- IT IS STRONGLY RECOMMENDED THAT A MELBOURNE ONE CALL SERVICE (DIAL BEFORE YOU DIG, FAX 1300 652 077) ENQUIRY BE MADE TO DETERMINE THE LOCATION OF ANY UNDERGROUND SERVICES WITHIN THE SITE.

DATUM NOTES:

- LEVELS SHOWN THUS m ARE BASED ON AUSTRALIAN HEIGHT DATUM
- LEVEL DATUM BASED ON GPSNET CORRECTED RTK GNSS OBSERVATIONS
- CONTOUR INTERVAL AT 0.2m

REV.	REVISION	DATE	APPD	CHECK	Checked	T.S.M.	20/01/23
02	ADDITIONAL FEATURE AS PER SURVEY 26/05/23	02/06/23	C.M.	M.S.	Drawn	M.COAKLEY	17/01/23

LAND SURVEYED:
COUNTY OF BOURKE, PARISH OF KEELBUNDORA
PART OF CROWN PORTION 1
LOT 8 ON LP 5841
VOL.6310 FOL. 925

JCA Land Consultants certify that this plan is in all respects accurate and correctly represents the existing conditions on the 12/01/23



Scale: 1:300 @ A1

IMPORTANT NOTE:

- SEE JCA LAND CONSULTANTS "RECORD OF HAVING A RE-ESTABLISHMENT TITLE BOUNDARIES" (DWG No. 3053511G1D.dwg) FOR TITLE DETAILS AND RELATIONSHIP TO FENCING.

DWG: 3053512F1D
Job No: 30535
Sheet: 1 OF 1

Client : KUD Municipality : BANYULE

PLAN OF FEATURE SURVEY
3 WAVERLEY AVENUE
IVANHOE

JCA LAND CONSULTANTS
The Subdivision Specialists
Suite 9, 303 Maroondah Highway, Ringwood VIC 3134
T: 03 9735 4888 E: jca@jcalc.com.au www.jcalc.com.au



3 WAVERLEY AVENUE, IVANHOE

KUD

Architecture.
Interior. Planning.
Urban Design. Art.

Unit 1/76-78 Balmain St.
Cremorne, Victoria, 3121
Australia

+61 3 9429 4733
enquiries@kud.com.au
kud.com.au

ADVERTISED PLAN
Application No. P1157/2024
This copied document is made
available for the sole purpose of
enabling its consideration and review
as part of a planning process under the
Planning Environment Act 1987.
The document must not be used for
any purpose which may breach any
copyright.

NSA APARTMENT & BADS ASSESSMENT SCHEDULE												
NAME	AREA	NO. OF BEDs	ACCESSIBLE	Storage Ext.	Storage Int.	STANDARD B42 - BATHROOM DESIGN	STANDARD B43 - P.O.S	STANDARD B44 - STORAGE	STANDARD B46 - DWELLING AMENITY	STANDARD B47 - ROOM DEPTH	STANDARD B48 - WINDOWS	STANDARD B49 - CROSS VENTILATION
LEVEL 00												
UNIT G.01	202 m²	3 BEDROOM	Yes	6.00 m³	35.36 m³	Design Option A	Yes	Yes	Yes	Yes	Yes	Yes
UNIT G.02	159 m²	3 BEDROOM	Yes	6.00 m³	30.32 m³	Design Option A	Yes	Yes	Yes	Yes	Yes	No
UNIT G.03	162 m²	3 BEDROOM	Yes	6.00 m³	24.15 m³	Design Option A	Yes	Yes	Yes	Yes	Yes	Yes
UNIT G.04	148 m²	3 BEDROOM	Yes	6.00 m³	23.50 m³	Design Option A	Yes	Yes	Yes	Yes	Yes	Yes
LEVEL 01												
UNIT L1.01	142 m²	3 BEDROOM	Yes	6.00 m³	27.00 m³	Design Option A	Yes	Yes	Yes	Yes	Yes	Yes
UNIT L1.02	Not Enclosed	3 BEDROOM	Yes	6.00 m³	22.70 m³	Design Option A	Yes	Yes	Yes	Yes	Yes	No
UNIT L1.02	149 m²	3 BEDROOM										
UNIT L1.03	144 m²	3 BEDROOM	Yes	6.00 m³	23.55 m³	Design Option A	Yes	Yes	Yes	Yes	Yes	Yes
UNIT L1.04	148 m²	3 BEDROOM	Yes	6.00 m³	26.45 m³	Design Option A	Yes	Yes	Yes	Yes	Yes	Yes
LEVEL 02												
UNIT L2.01	189 m²	3 BEDROOM	Yes	6.00 m³	33.90 m³	Design Option A	Yes	Yes	Yes	Yes	Yes	Yes
UNIT L2.02	164 m²	3 BEDROOM	100% (100%)	6.00 m³	32.80 m³	Design Option A	Yes 10 (100%)	Yes 10 (100%)	Yes 10 (100%)	Yes 10 (100%)	Yes 10 (100%)	Yes 8 (80%)
Grand total: 11 NSA (INTERNAL) BALCONIES/TERRACES COURTYARDS (GROUND FLOOR) TOTAL 1635m² TOTAL 158m² TOTAL 325m²												
NSA GRAND TOTAL 2218m²												

STANDARD BALCONY	
24 m²	
26 m²	
21 m²	
21 m²	
33 m²	
33 m²	
158m²	

GF Courtyard Area	Location
45 m²	G.01 A
11 m²	G.01 B
3 m²	G.01 C
49 m²	G.02
118 m²	G.03
105 m²	G.04

325m²

SITE AREA: 1269m²
SITE COVERAGE: 679m² (54%)
NSA TOTAL AREA: 2133m²
GFA TOTAL AREA: 2730m²
PERMEABLE AREA: 345.5m² (27.2%)
GARDEN AREA: 465.1m² (36.66%)

AREA SCHEDULE (GFA)	
Level	Area
BASEMENT LEVEL	787 m²
LEVEL 00	735 m²
LEVEL 01	734 m²
LEVEL 02	474 m²
GFA TOTAL:	2730m²

CAR PARKING SCHEDULE	
Type	Count
2800w x 4900d	20
Grand Total: 20	

BIKE PARKING SCHEDULE	
Type	Bike Parking Spaces
VISITOR BIKE HOOP	2
WALL MOUNTED BIKE RAIL - NED KELLY	8
Grand Total: 10	

ARCHITECTURE DRAWING LIST	
DRAWING NO	DRAWING NAME
TP000	COVER SHEET
TP002	DEVELOPMENT SUMMARY
TP100	CONTEXT AERIAL
TP200	LEVEL 00 EXISTING + DEMOLITION PLAN
TP300	BASEMENT PROPOSED GA PLAN
TP301	LEVEL 00 PROPOSED GA PLAN
TP302	LEVEL 01 PROPOSED GA PLAN
TP303	LEVEL 02 PROPOSED GA PLAN
TP304	ROOF PROPOSED GA PLAN
TP306	SETBACK PLAN - GROUND FLOOR
TP307	SETBACK PLAN - LEVEL 01
TP308	SETBACK PLAN - LEVEL 02
TP400	GARDEN AREA
TP401	PERMEABILITY AREA
TP402	DEEP SOIL
TP500	PROPOSED NORTH + SOUTH ELEVATION
TP501	PROPOSED EAST + WEST ELEVATION
TP600	PROPOSED BUILDING SECTIONS
TP601	PROPOSED BUILDING SECTIONS
TP602	PROPOSED BUILDING SECTIONS

ARCHITECTURE DRAWING LIST	
DRAWING NO	DRAWING NAME
TP603	PROPOSED BUILDING SECTIONS
TP650	COMPLIANCE ASSESSMENT - GROUND
TP651	COMPLIANCE ASSESSMENT - LEVEL 1
TP652	COMPLIANCE ASSESSMENT - LEVEL 2
TP660	ESD - BASEMENT PROPOSED PLAN
TP661	ESD - LEVEL 00 PROPOSED PLAN
TP662	ESD - LEVEL 01 PROPOSED PLAN
TP663	ESD - LEVEL 02 PROPOSED PLAN
TP664	ESD - ROOF PROPOSED PLAN
TP665	WSUD - ROOF PROPOSED PLAN
TP700	9AM EXISTING AND PROPOSED
TP701	10AM EXISTING AND PROPOSED
TP702	11AM EXISTING AND PROPOSED
TP703	12PM EXISTING AND PROPOSED
TP704	1PM EXISTING AND PROPOSED
TP705	2PM EXISTING AND PROPOSED
TP706	3PM EXISTING AND PROPOSED



REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:

- FI - FOR INFORMATION
- SK - SCHEMATIC DESIGN
- TP - TOWN PLANNING
- TP-E - TOWN PLANNING - ENDORSEMENT
- TP-A - TOWN PLANNING - AMENDMENT
- VCAT - VIC. CIVIL & ADMIN. TRIBUNAL
- DD - DESIGN DEVELOPMENT
- TI - TENDER ISSUE
- MK - MARKETING
- BP - BUILDING PERMIT
- IPC - ISSUE FOR CONSTRUCTION
- HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE:
CONTEXT AERIAL
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT ACQUISITIONS

PROJECT NO.
22-022

START DATE:
01.01.2022

DATE DRAWN:
10/01/2025 10:51:10 AM

DRAWN:
RE

REV:
A

REVISION	ISSUE
A	FOR SUBMISSION

CHECKED	DATE
RH	13.01.2025

DRAWING LEGEND:
FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VZAT - VIC CIVIL & ADMIN TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IPC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavalaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavalaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE:
LEVEL 00 EXISTING + DEMOLITION PLAN
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO.
22-022

START DATE:
01.01.2022

DATE DRAWN:
10/01/2025 10:51:15 AM

DRAWN:
RE

REV:
A

ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning, Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SCALE:
1:100@A1

SHEET NO.
TP200

WAVERLEY AVENUE

1

RIVET IN T.O.K.
RL 55.49

2

3

INVERT OF CONCRETE KERB

CONCRETE CROSSING

GRASSED NATURE STRIP

CONCRETE CROSSING

CONCRETE FOOTPATH

CONCRETE CROSSING

GRASSED NATURE STRIP

ON STREET PARKING

HIGH

SS & IDEN RD

CONCRETE DRIVEWAY

GROUP OF TREES

WATER METER

ELECTRICITY BOX

ELECTRICITY PITS

CONCRETE F

H 10

H 6

H 7

H 9

H 3

H 7

H 7

VERANDAH

VERANDAH

VERANDAH

VERANDAH

VERANDAH

VERANDAH

VERANDAH

CHIMNEY

CHIMNEY

CHIMNEY

CHIMNEY

CHIMNEY

CHIMNEY

CHIMNEY

PAVED DRIVEWAY

PAVED DRIVEWAY

PAVED DRIVEWAY

PAVED DRIVEWAY

PAVED DRIVEWAY

PAVED DRIVEWAY

PAVED DRIVEWAY

STAIRS

STAIRS

STAIRS

STAIRS

STAIRS

STAIRS

STAIRS

GAS METER

GAS METER

GAS METER

GAS METER

GAS METER

GAS METER

GAS METER

DECK

DECK

DECK

DECK

DECK

DECK

DECK

GATE

GATE

GATE

GATE

GATE

GATE

GATE

PAVING

PAVING

PAVING

PAVING

PAVING

PAVING

PAVING

POOL

POOL

POOL

POOL

POOL

POOL

POOL

CHICKEN COOP

CHICKEN COOP

CHICKEN COOP

CHICKEN COOP

CHICKEN COOP

CHICKEN COOP

CHICKEN COOP

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

OBSCURED BY HIGH FENCING & FOLIAGE

WAVERLEY AVENUE

ADJACENT 5 STOREY DWELLING
1 WAVERLEY AVENUE

ADJACENT 2 STOREY DWELLING
5 WAVERLEY AVENUE

BRICK GARAGE

- 3 BEDROOM
- BIN ROOM
- CORE
- CORRIDOR
- SERVICES

NOTES:
- ALL BALCONIES & P.O.S HAVE BEEN PROVIDED WITH A TAP & FLOOR WASTE
- THE PROJECT SITE SLOPES MORE THAN 2.5 DEGREES OVER AN AREA OF 9 METRES
- ROOF MATERIAL TO HAVE A THREE-YEAR SRI OF MINIMUM 60.
- UNSHADED HARD-SCAPING ELEMENTS TO HAVE A THREE-YEAR SRI OF MINIMUM 40.

URBAN DESIGN ITEMS INCORPORATED
1. CENTRALLY LOCATED DOUBLE WIDTH CROSS OVER HAS BEEN REDUCED
6. DD012 SATISFIED BY REPLACING THE PROPOSED BRONZE CLADDING WITH A 'MUTED' PALE BRONZE CLADDING
7. ALL BOUNDARY AND INTERNAL FENCINGS ARE TO BE NO HIGHER THAN 2.1M ABOVE NGL.

LANDSCAPE DESIGN
REFER TO LANDSCAPE ARCHITECT DOCUMENTATION FOR ALL LANDSCAPING, PLANTING DETAILS

EXTERNAL LIGHTING
EXTERNAL LIGHTING IS TO BE DESIGNED TO INCLUDE MEASURES TO AVOID DIRECT LIGHT GLARE TO ADJOINING LAND AT 1 WAVERLEY AVENUE TO TEHE EAST



REVISION
A

ISSUE
FOR SUBMISSION

CHECKED
RH

DATE
13.01.2025

DRAWING LEGEND:
FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VCAT - VIC. CIVIL & ADMIN. TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IPC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE:
LEVEL 00 PROPOSED GA PLAN
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO.
22-022

START DATE:
01.01.2022

DATE DRAWN:
10/01/2025 11:54:27 AM

DRAWN:
RE

REV:
A

SCALE:
1:100@A1

SHEET NO.
TP301

KUD

Architecture.
Interior. Planning.
Urban Design. Art.

Unit 1/76-78 Balmain St.
Cremorne, Victoria, 3121
Australia

+61 3 9429 4733
enquiries@kud.com.au
kud.com.au

ADVERTISED PLAN
Application No. P1157/2024
This copied document is made available for the sole purpose of enabling its consideration as part of a planning process under the Planning, Environment and Heritage Act 2002. The document must not be used for any purpose which may breach any copyright.
SHEET NO.
TP301



- 3 BEDROOM
- BIN ROOM
- CORE
- CORRIDOR
- SERVICES

NOTES:

- ALL BALCONIES & P.O.S HAVE BEEN PROVIDED WITH A TAP & FLOOR WASTE
- THE PROJECT SITE SLOPES MORE THAN 2.5 DEGREES OVER AN AREA OF 9 METRES
- ROOF MATERIAL TO HAVE A THREE-YEAR SRI OF MINIMUM 60.
- UNSHADED HARD-SCAPING ELEMENTS TO HAVE A THREE-YEAR SRI OF MINIMUM 40.

URBAN DESIGN ITEMS INCORPORATED

- CENTRALLY LOCATED DOUBLE WIDTH CROSS OVER HAS BEEN REDUCED
- DD012 SATISFIED BY REPLACING THE PROPOSED BRONZE CLADDING WITH A 'MUTED' PALE BRONZE CLADDING
- ALL BOUNDARY AND INTERNAL FENCINGS ARE TO BE NO HIGHER THAN 2.1M ABOVE NGL.

LANDSCAPE DESIGN

REFER TO LANDSCAPE ARCHITECT DOCUMENTATION FOR ALL LANDSCAPING, PLANTING DETAILS

EXTERNAL LIGHTING

EXTERNAL LIGHTING IS TO BE DESIGNED TO INCLUDE MEASURES TO AVOID DIRECT LIGHT GLARE TO ADJOINING LAND AT 1 WAVERLEY AVENUE TO THE EAST

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

- DRAWING LEGEND:**
- FI - FOR INFORMATION
 - SK - SCHEMATIC DESIGN
 - TP - TOWN PLANNING
 - TP-E - TOWN PLANNING - ENDORSEMENT
 - TP-A - TOWN PLANNING - AMENDMENT
 - VCAT - VIC. CIVIL & ADMIN. TRIBUNAL
 - DD - DESIGN DEVELOPMENT
 - TI - TENDER ISSUE
 - MK - MARKETING
 - BP - BUILDING PERMIT
 - IPC - ISSUE FOR CONSTRUCTION
 - HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavellaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavellaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE:
LEVEL 01 PROPOSED GA PLAN
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT ACQUISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:57:49 AM
DRAWN: RE
REV: A
SCALE: 1:100@A1
SHEET NO. TP302

ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration as part of a planning process under the Planning, Environment and Heritage Act 2002. The document must not be used for any purpose which may breach any copyright.

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:	
FI	- FOR INFORMATION
SK	- SCHEMATIC DESIGN
TP	- TOWN PLANNING
TP-E	- TOWN PLANNING - ENDORSEMENT
TP-A	- TOWN PLANNING - AMENDMENT
VCAT	- VIC. CIVIL & ADMIN. TRIBUNAL
DD	- DESIGN DEVELOPMENT
TI	- TENDER ISSUE
MR	- MARKETING
BP	- BUILDING PERMIT
IPC	- ISSUE FOR CONSTRUCTION
HO	- HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavellaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavellaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE:
LEVEL 02 PROPOSED GA PLAN
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:00:52 AM
DRAWN: RE
REV: A

ADVERTISED PLAN
Application No. P1157/2024
This copied document is made available for the sole purpose of enabling its consideration as part of a planning process under the Planning, Environment and Heritage Act 2014. The document must not be used for any purpose which may breach any copyright.
SCALE: 1:100@A1
SHEET NO. TP303

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VCAT - VIC. CIVIL & ADMIN. TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IPC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavellaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavellaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

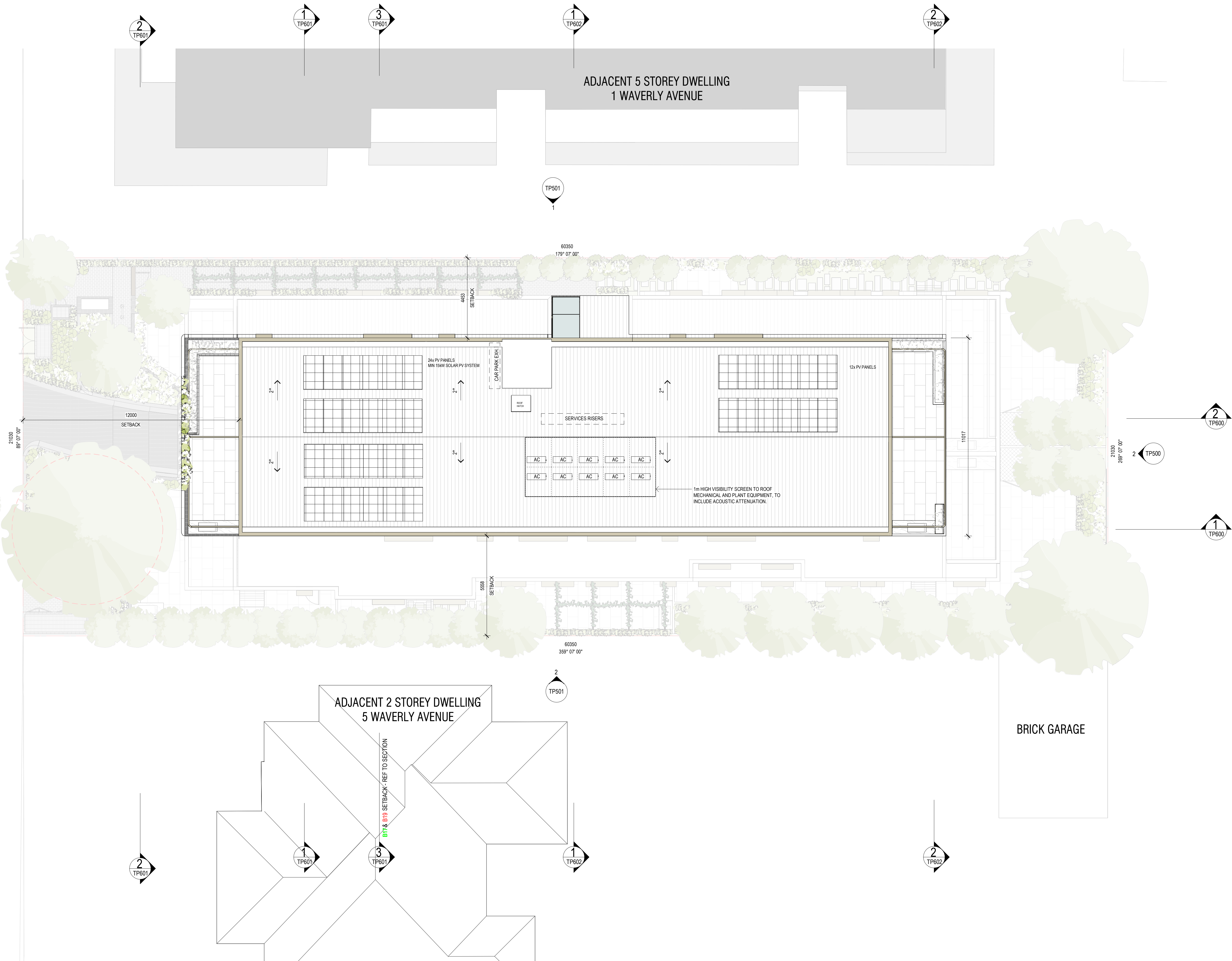
TITLE:
ROOF PROPOSED GA PLAN
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

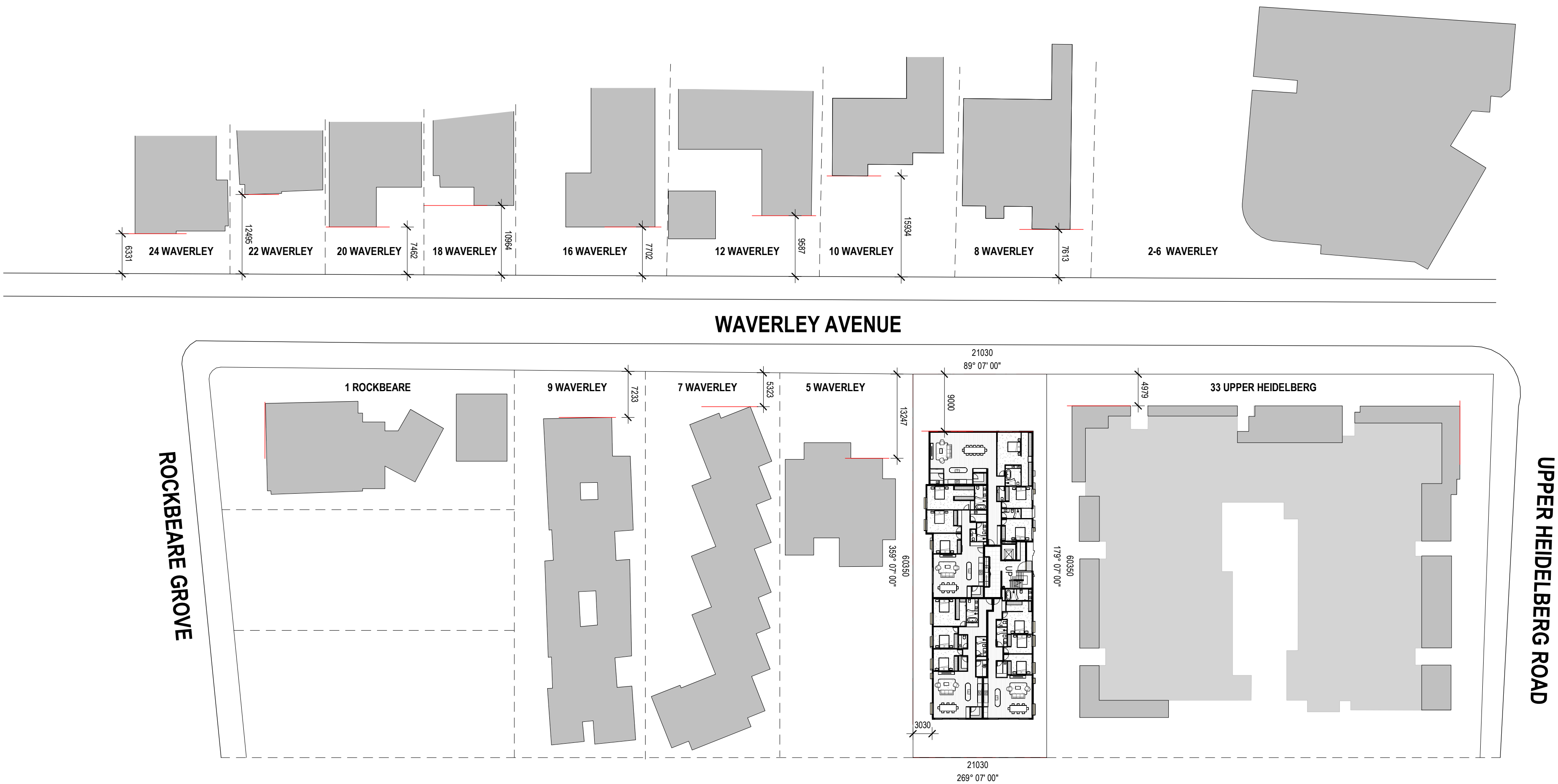
PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:02:51 AM
DRAWN: RE
REV: A

ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration as part of a planning process under the Planning, Environment and Heritage Act 2002. The document must not be used for any purpose which may breach any copyright.

SCALE: 1:100@A1
SHEET NO. TP304





REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

- DRAWING LEGEND:**
- FI - FOR INFORMATION
 - SK - SCHEMATIC DESIGN
 - TP - TOWN PLANNING
 - TP-E - TOWN PLANNING - ENDORSEMENT
 - TP-A - TOWN PLANNING - AMENDMENT
 - VCAT - VIC. CIVIL & ADMIN. TRIBUNAL
 - DD - DESIGN DEVELOPMENT
 - TI - TENDER ISSUE
 - MK - MARKETING
 - BP - BUILDING PERMIT
 - IFC - ISSUE FOR CONSTRUCTION
 - HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE:
SETBACK PLAN - GROUND FLOOR
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:03:00 AM
DRAWN: RE
REV: A

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:	
FI	- FOR INFORMATION
SK	- SCHEMATIC DESIGN
TP	- TOWN PLANNING
TP-E	- TOWN PLANNING - ENDORSEMENT
TP-A	- TOWN PLANNING - AMENDMENT
VCAT	- VIC. CIVIL & ADMIN. TRIBUNAL
DD	- DESIGN DEVELOPMENT
TI	- TENDER ISSUE
MK	- MARKETING
BP	- BUILDING PERMIT
IFC	- ISSUE FOR CONSTRUCTION
HO	- HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE:
SETBACK PLAN - LEVEL 01
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

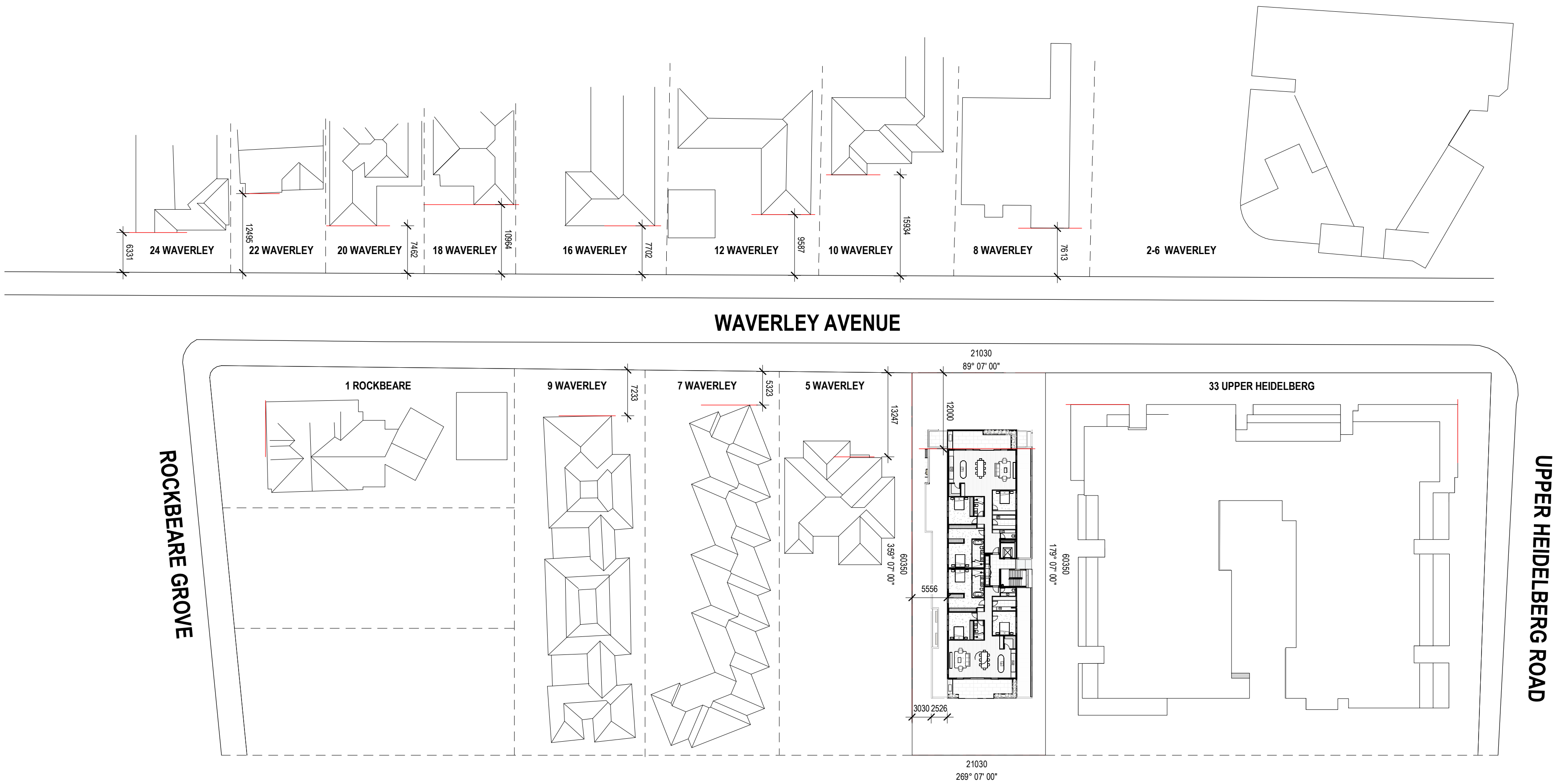
PROJECT NO.
22-022

START DATE:
01.01.2022

DATE DRAWN:
10/01/2025 11:03:05 AM

DRAWN:
RE

REV:
A



REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:	
FI	- FOR INFORMATION
SK	- SCHEMATIC DESIGN
TP	- TOWN PLANNING
TP-E	- TOWN PLANNING - ENDORSEMENT
TP-A	- TOWN PLANNING - AMENDMENT
VCAT	- VIC CIVIL & ADMIN TRIBUNAL
DD	- DESIGN DEVELOPMENT
TI	- TENDER ISSUE
MK	- MARKETING
BP	- BUILDING PERMIT
IFC	- ISSUE FOR CONSTRUCTION
HO	- HANDOVER

ISSUE FOR TOWN PLANNING

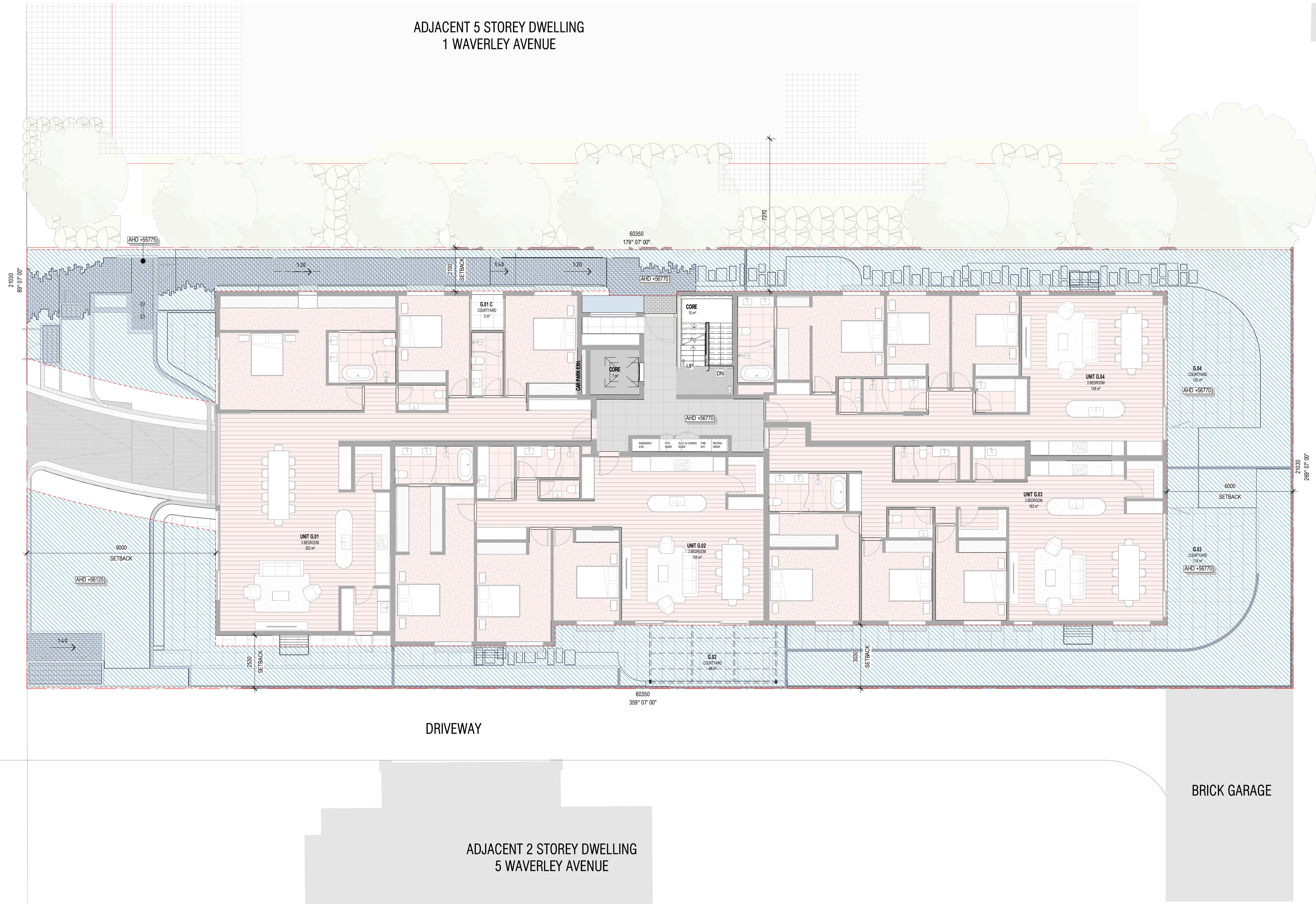
This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE:
SETBACK PLAN - LEVEL 02
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:03:10 AM
DRAWN: RE
REV: A

ADVERTISED PLAN
Application No. P1157/2024
This copied document is made available for the sole purpose of enabling its consideration as part of a planning process under the Planning, Environment Act 1987. The document must not be used for any purpose which may breach any copyright.
SCALE: 1:500@A1
SHEET NO. TP308

WAVERLEY AVENUE



KUD

Architecture.
Interior. Planning.
Urban Design. Art.

Unit 1/76-78 Balmian St.
Cremorne, Victoria, 3121
Australia

+61 3 9429 4733
enquiries@kud.com.au
kud.com.au

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:

- FI - FOR INFORMATION
- SK - SCHEMATIC DESIGN
- TP - TOWN PLANNING
- TP-E - TOWN PLANNING - ENDORSEMENT
- TP-A - TOWN PLANNING - AMENDMENT
- VCAT - VIC. CIVIL & ADMIN. TRIBUNAL
- DD - DESIGN DEVELOPMENT
- TI - TENDER ISSUE
- MK - MARKETING
- BP - BUILDING PERMIT
- IPC - ISSUE FOR CONSTRUCTION
- HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

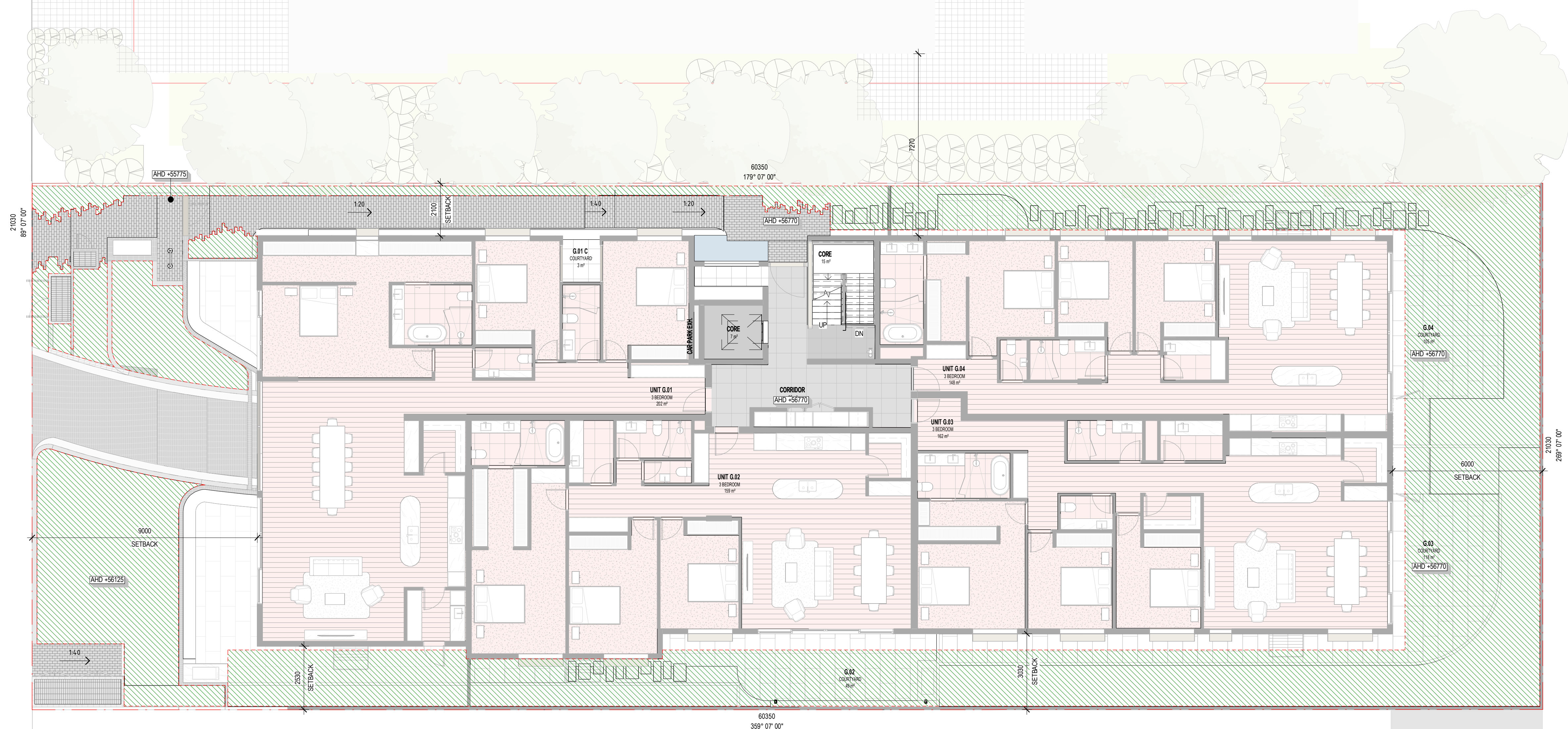
TITLE:
GARDEN AREA
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT ACQUISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:03:27 AM
DRAWN: RE
REV: A
SCALE: 1:100@A1
SHEET NO. TP400

ADVERTISED PLAN
Application No. P1157/2024
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning, Environment Act 1987. The document must not be used for any purpose which may breach any copyright.
SHEET NO. TP400

WAVERLEY AVENUE

ADJACENT 5 STOREY DWELLING
1 WAVERLEY AVENUE



- 3 BEDROOM
- BIN ROOM
- CORE
- CORRIDOR
- SERVICES

LEGEND
PERMEABLE AREA
345.5m² / 27.8% (20% min.)

DRIVEWAY

ADJACENT 2 STOREY DWELLING
5 WAVERLEY AVENUE

BRICK GARAGE



Architecture.
Interior. Planning.
Urban Design. Art.

Unit 1/76-78 Balmain St.
Cremorne, Victoria, 3121
enquiries@kud.com.au
kud.com.au

+61 3 9429 4733

REVISION	ISSUE
A	FOR SUBMISSION

CHECKED	DATE
RH	13.01.2025

DRAWING LEGEND:

- FI - FOR INFORMATION
- SK - SCHEMATIC DESIGN
- TP - TOWN PLANNING
- TP-E - TOWN PLANNING - ENDORSEMENT
- TP-A - TOWN PLANNING - AMENDMENT
- VZAT - VIC. CIVIL & ADMIN. TRIBUNAL
- DD - DESIGN DEVELOPMENT
- TI - TENDER ISSUE
- MK - MARKETING
- BP - BUILDING PERMIT
- IPC - ISSUE FOR CONSTRUCTION
- HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavellaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavellaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE:
PERMEABILITY AREA
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT ACQUISITIONS

PROJECT NO. 22-022	START DATE: 01.01.2022	DATE DRAWN: 10/01/2025 11:03:47 AM	DRAWN: RE	REV: A
-----------------------	---------------------------	---------------------------------------	--------------	-----------

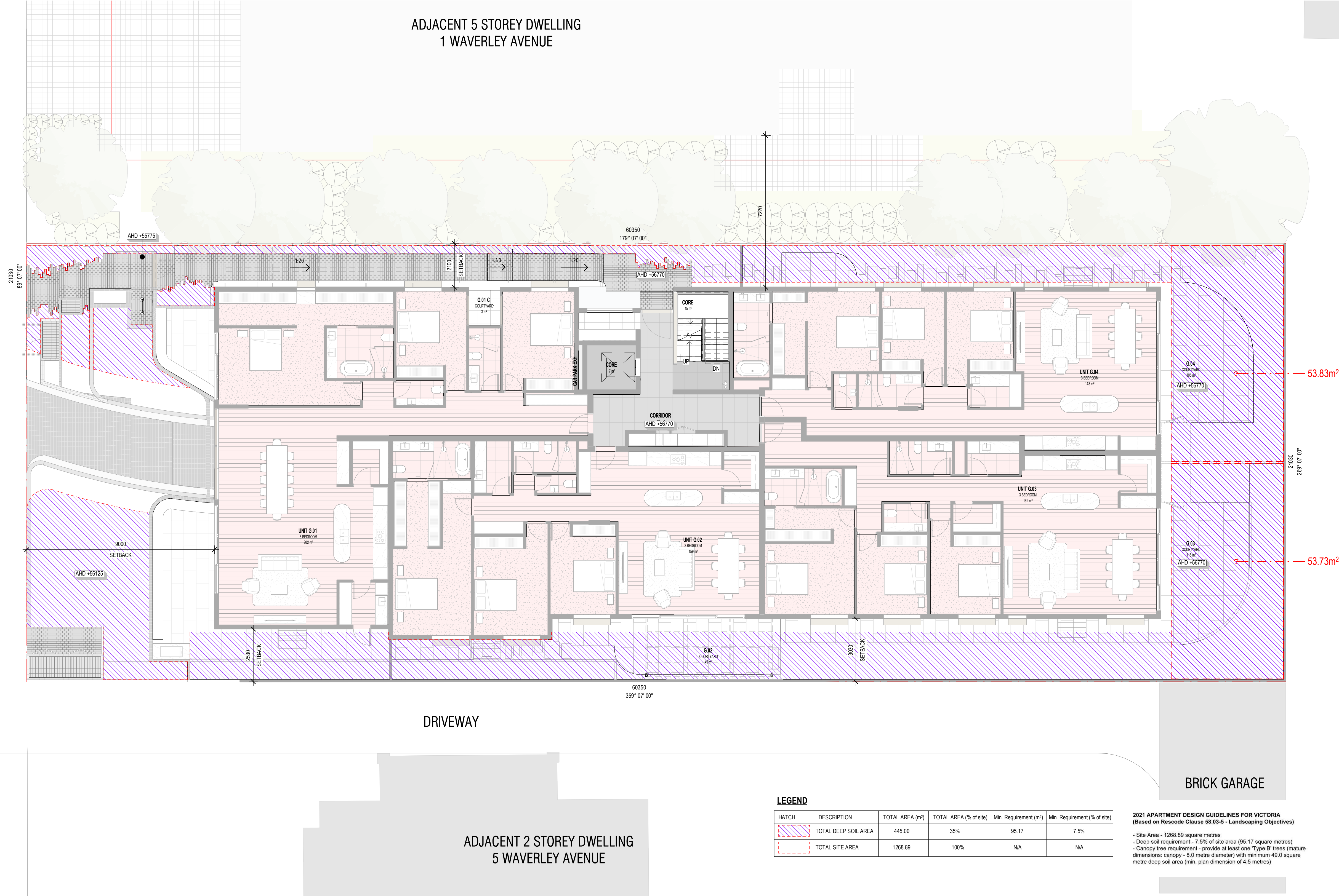
ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration as part of a planning process. The document must not be used for any purpose which may breach any copyright.

SCALE:
1:100@A1

SHEET NO.
TP401

WAVERLEY AVENUE



REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VCAT - VIC. CIVIL & ADMIN. TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IPC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE:
PROPOSED NORTH + SOUTH ELEVATION
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT ACQUISITIONS

PROJECT NO.
22-022

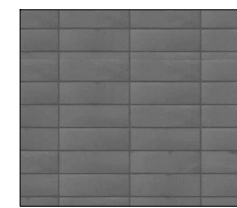
START DATE:
01.01.2022

DATE DRAWN:
10/01/2025 11:04:24 AM

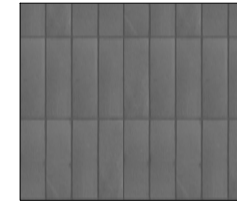
DRAWN:
RE

REV:
A

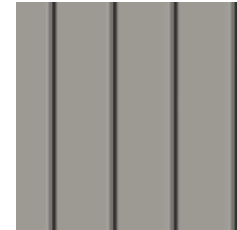
MATERIAL LEGEND



01
GREY BRICK



02
GREY BRICK STACKBOND



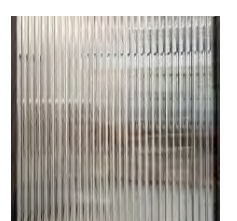
03
PALE BRONZE METAL
CLADDING



04
STEEL PERGOLA



05
CONCRETE RENDER



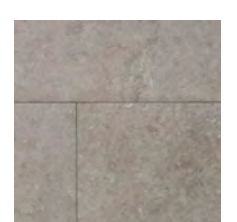
06
OBSCURED FLUTTED
GLASS



07
CLEAR GLASS



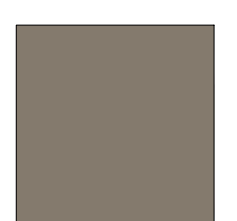
08
FIBRE CEMENT SHEET
CLADDING



09
EXTERNAL TILE - POS
Porcelain Tiles 'Or Similar'



10
EXTERNAL TILE - ENTRY PATH &
DRIVEWAY
Cobblestones 'Or Similar'



11
ALUMINIUM FRAMED GLAZED
WINDOWS & DOORS - Medium
Bronze 'Or Similar'



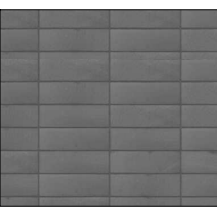
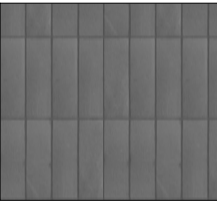
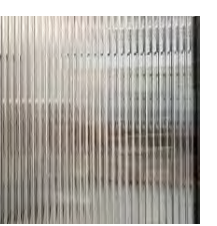
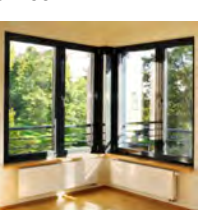
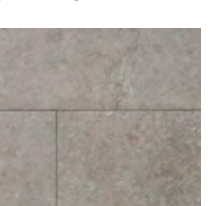
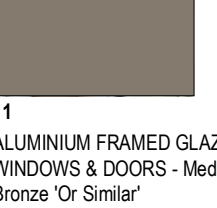
12
METAL ROOF - LYSAGHT 'Or
Similar'

ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning, Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SHEET NO.
TP500

MATERIAL LEGEND

01
GREY BRICK02
GREY BRICK STACKBOND03
PALE BRONZE METAL
CLADDING04
STEEL PERGOLA05
CONCRETE RENDER06
OBSCURED FLUTED
GLASS07
CLEAR GLASS08
FIBRE CEMENT SHEET
CLADDING09
EXTERNAL TILE - POS
Porcelain Tiles 'Or Similar'10
EXTERNAL TILE - ENTRY PATH &
DRIVEWAY
Cobblestones 'Or Similar'11
ALUMINIUM FRAMED GLAZED
WINDOWS & DOORS - Medium
Bronze 'Or Similar'12
METAL ROOF - LYSAGHT 'Or
Similar'

NOTES:

- ALL WESTERN & EASTERN
FACADE WINDOWS TO HAVE
METAL SHROUDS
- ROOF MATERIAL TO HAVE A
THREE-YEAR SRI OF MINIMUM 60.
- UNSHADED HARD-SCAPING
ELEMENTS TO HAVE A THREE-
YEAR SRI OF MINIMUM 40.

BOUNDARY FENCE TO BE
NO LESS THAN 2M ABOVE
BOUNDARY NGL

BOUNDARY FENCE TO BE
NO LESS THAN 2M ABOVE
BOUNDARY NGL

ADVERTISED PLAN
Application No. P1157/2024

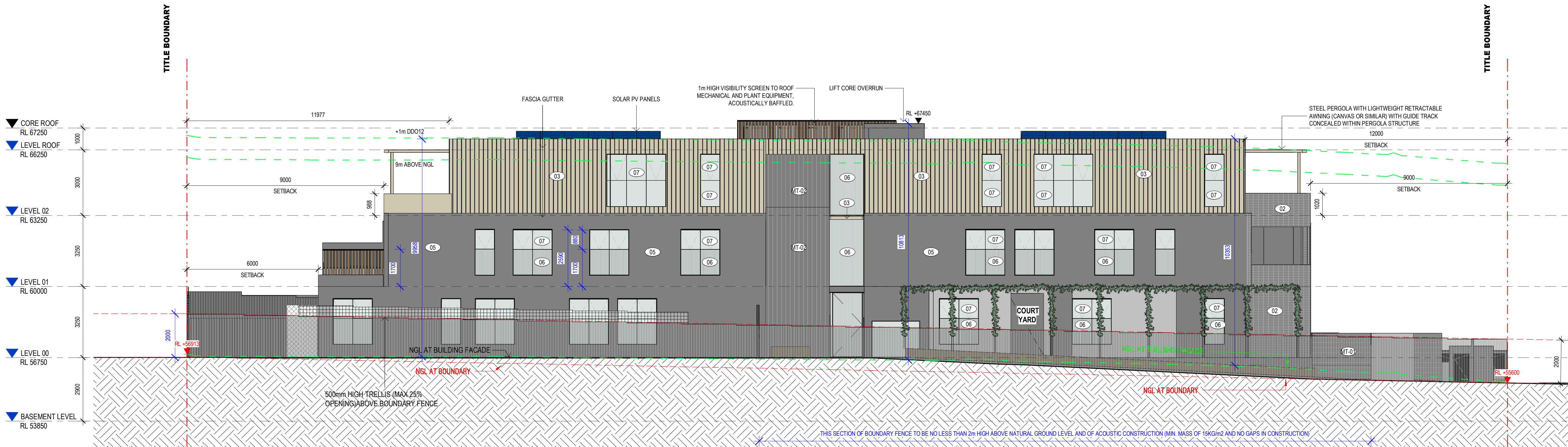
This copied document is made
available for the sole purpose of
enabling its consideration and review
as part of a planning process under the
Planning, Environment Act 1987.
(The document must not be used for
any purpose which may breach any
copyright.)

SCALE:

1:100@A1

SHEET NO.

TP501



1 ELEVATION - EAST PROPOSED

TP300 1:100



2 ELEVATION - WEST PROPOSED

TP300 1:100

KUD

Architecture.
Interior. Planning.
Urban Design. Art.

Unit 1/76-78 Balmain St.
Cremorne, Victoria, 3121
Australia

+61 3 9429 4733
enquiries@kud.com.au
kud.com.au

REVISION

A

ISSUE

FOR SUBMISSION

CHECKED

RH

DATE

13.01.2025

DRAWING LEGEND:

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VZAT - VIC. CIVIL & ADMIN. TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IPC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE: PROPOSED EAST + WEST ELEVATION

ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT ACQUISITIONS

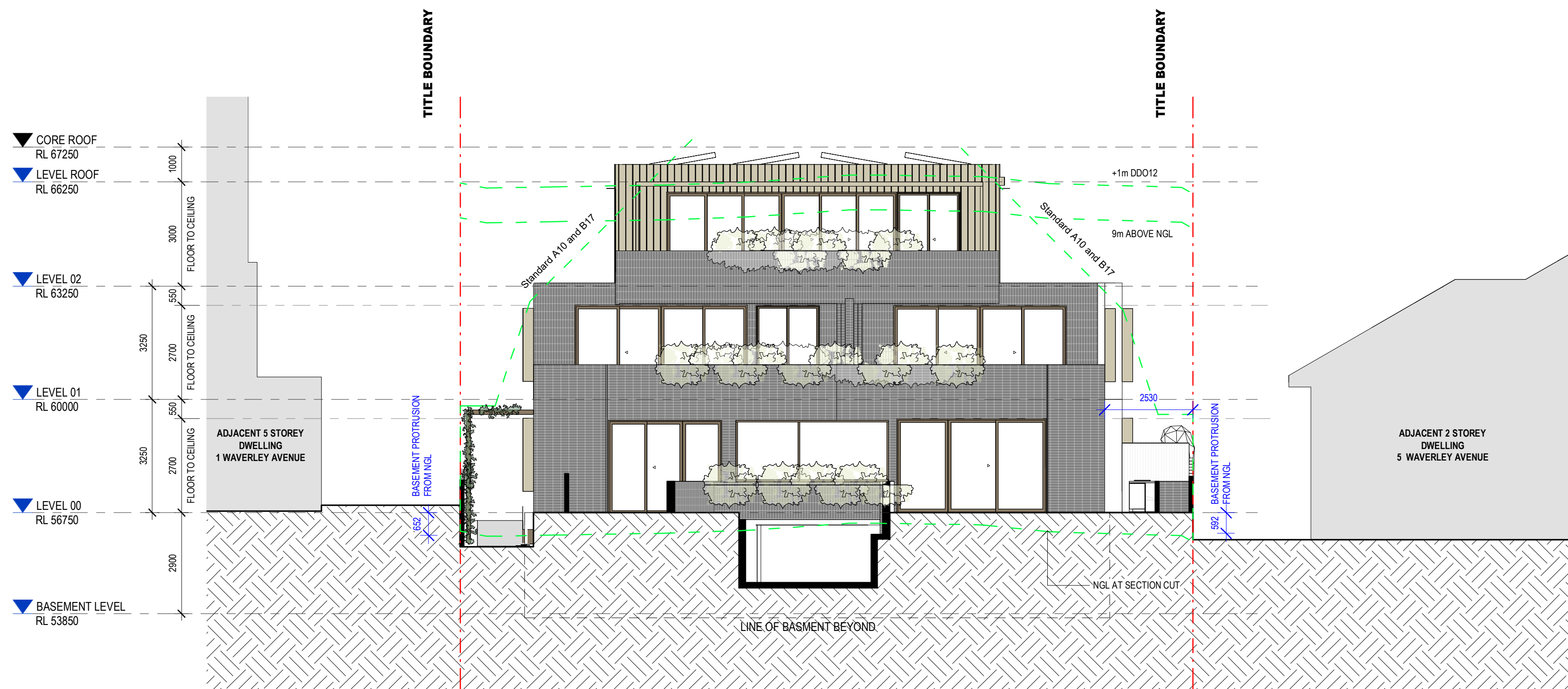
PROJECT NO.
22-022START DATE:
01.01.2022DATE DRAWN:
10/01/2025 11:04:36 AMDRAWN:
REREV:
A



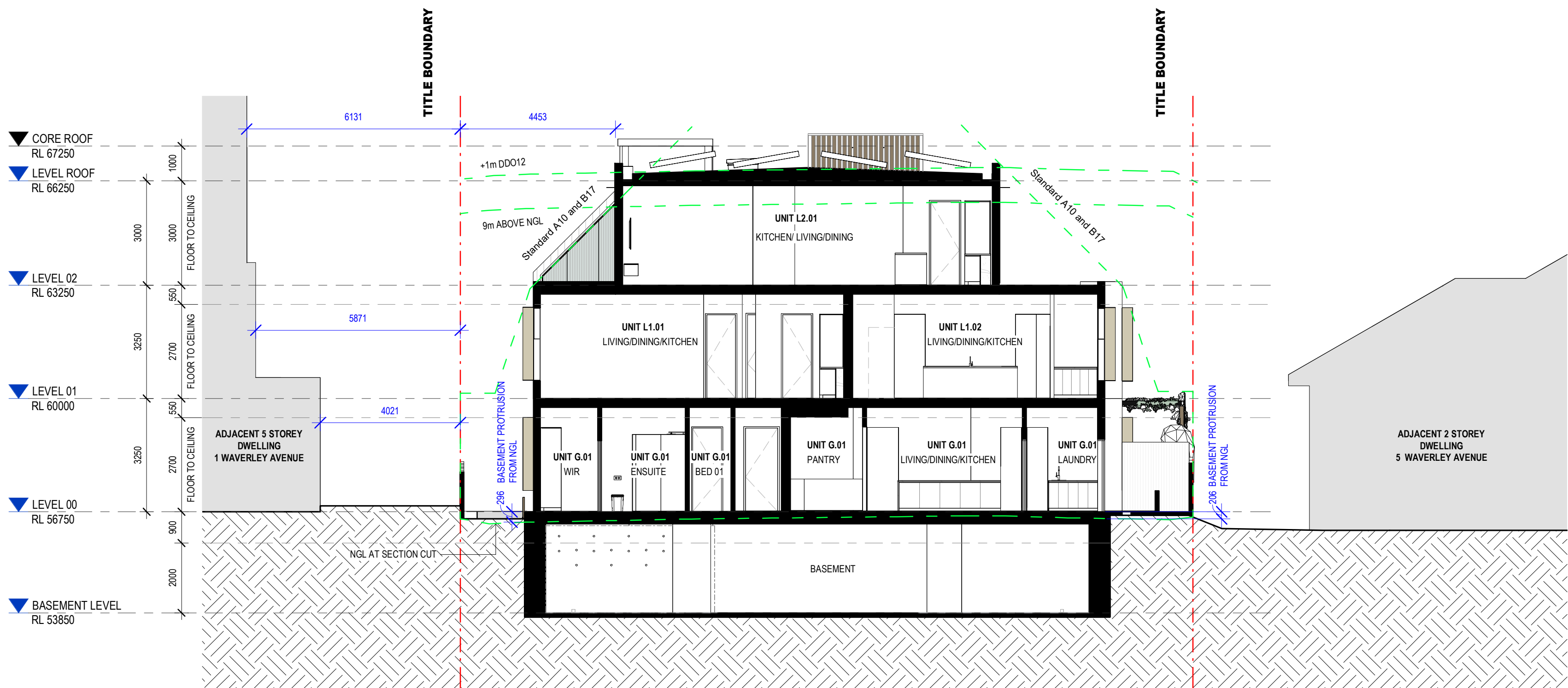
1 SECTION AA
TP300 1: 100



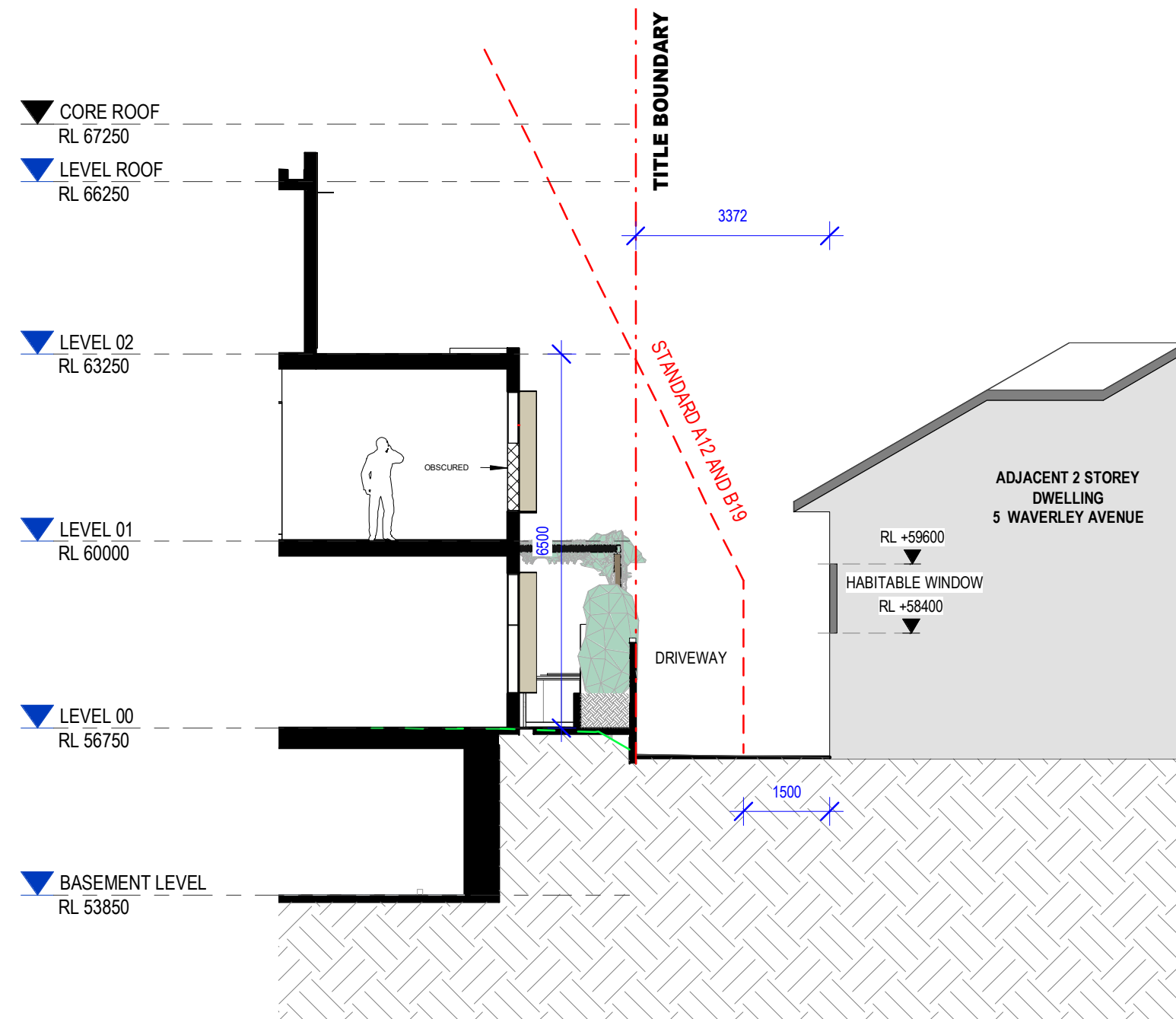
2 SECTION BB
TP300 1: 100



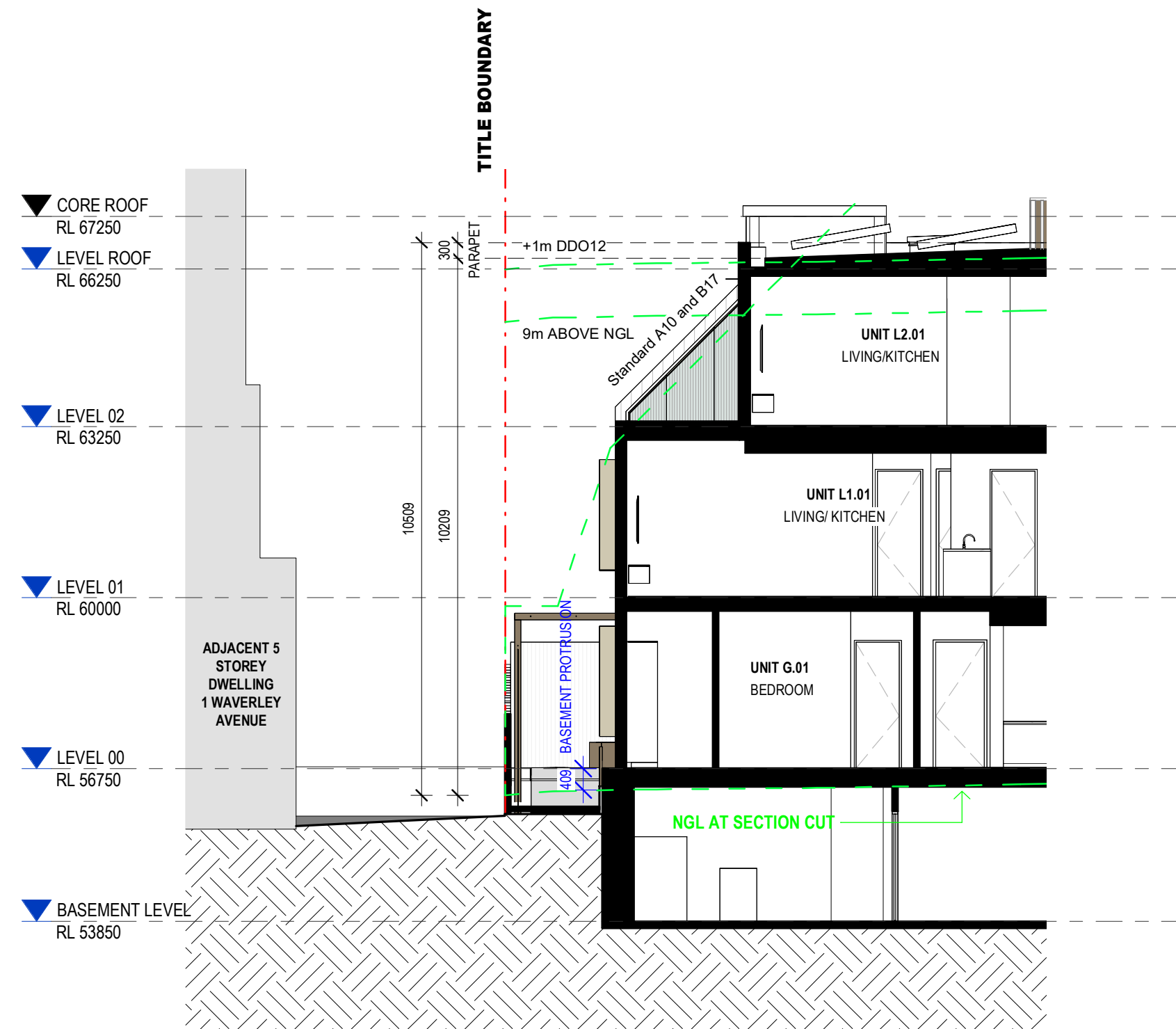
2 SECTION CC
TP300 1:100



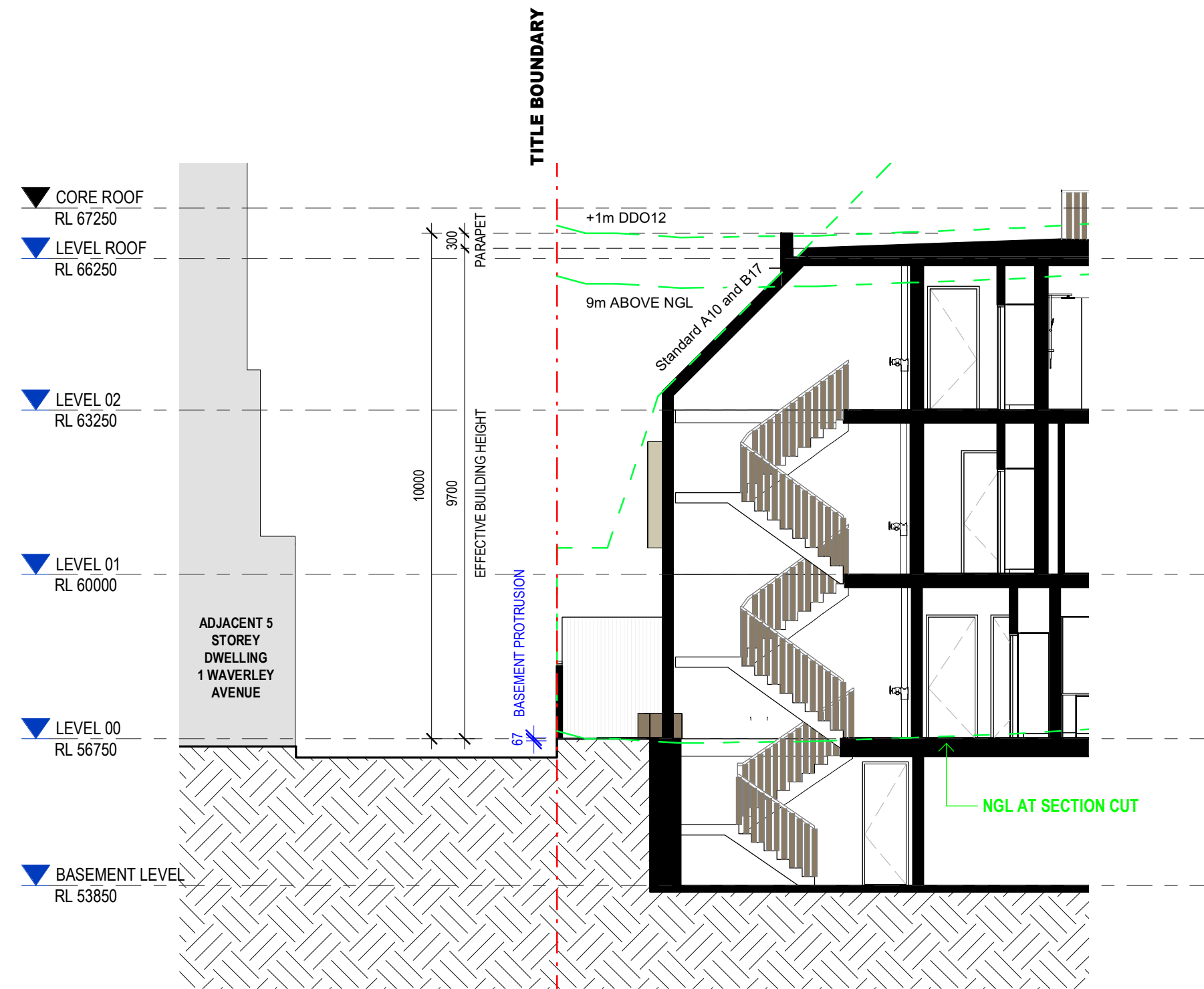
1 SECTION DD
TP300 1:100



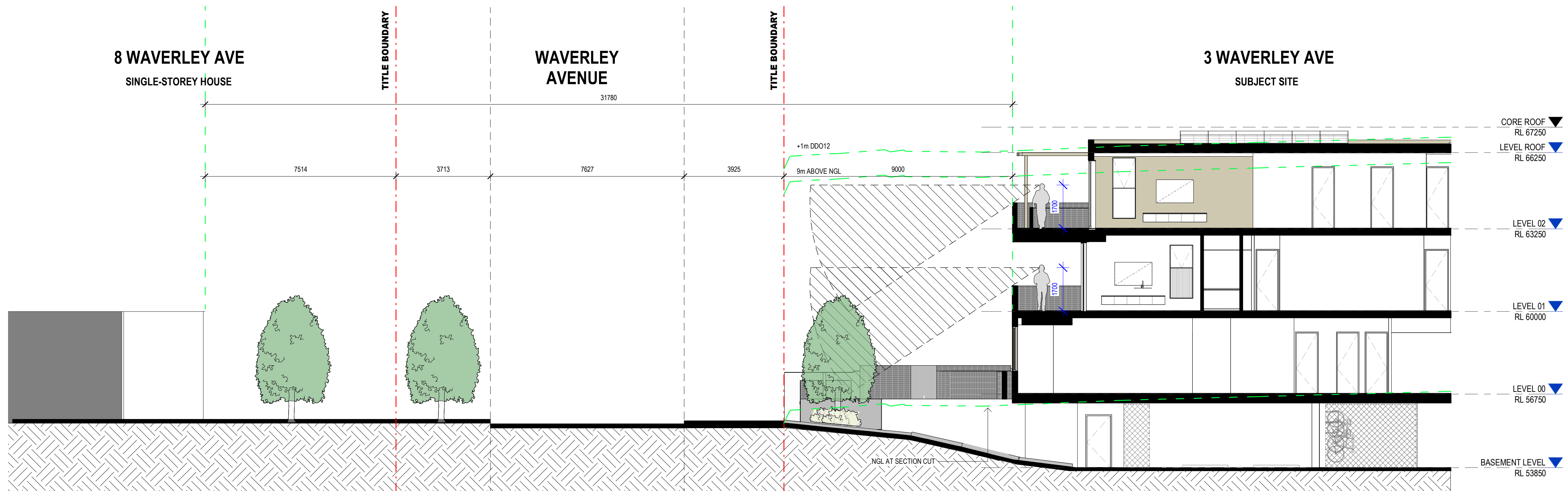
3 SECTION DD1 - B19 DAYLIGHTING
TP300 1:100



3 SECTION GG - NORTH-EAST CORNER
1:100



2 SECTION HH - STAIR CHAMFER
1:100



1 SECTION - STREET CROSS-SECTION
1:100

WAVERLEY AVENUE

ADJACENT 5 STOREY DWELLING
1 WAVERLEY AVENUE

DRIVEWAY

ADJACENT 2 STOREY DWELLING
5 WAVERLEY AVENUE

BRICK GARAGE

- 3 BEDROOM
BIN ROOM
CORE
CORRIDOR
SERVICES

BADS COMPLIANCE G.01	
STORAGE TYPE	
INTERNAL	35.36 m³
EXTERNAL	6.3 m³
ACCESSIBLE	Yes
CROSS VENTILATION	Yes
STANDARD B42	Yes

BADS COMPLIANCE G.02	
STORAGE TYPE	
INTERNAL	30.32 m³
EXTERNAL	6.3 m³
ACCESSIBLE	Yes
CROSS VENTILATION	No
STANDARD B42	Yes

BADS COMPLIANCE G.03	
STORAGE TYPE	
INTERNAL	24.15m³
EXTERNAL	6.2 m³
ACCESSIBLE	Yes
CROSS VENTILATION	Yes
STANDARD B42	Yes

BADS COMPLIANCE G.04	
STORAGE TYPE	
INTERNAL	23.5.0 m³
EXTERNAL	6.2 m³
ACCESSIBLE	Yes
CROSS VENTILATION	Yes
STANDARD B42	Yes

SIGHT PLAY TRIANGLE OF
2.0m x 2.5m

RED DASH INDICATED TREE TPZ

GREEN DASH INDICATED
TREE SRZ

KUD

Architecture.
Interior. Planning.
Urban Design. Art.

Unit 1/76-78 Balmain St.
Cremorne, Victoria, 3121
Australia

+61 3 9429 4733
enquiries@kud.com.au
kud.com.au

REVISION
A
ISSUE
FOR SUBMISSION

CHECKED
RH
DATE
13.01.2025

DRAWING LEGEND:
FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VCAT - VIC. CIVIL & ADMIN. TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IPC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

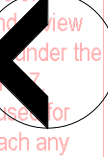
This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavellaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavellaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

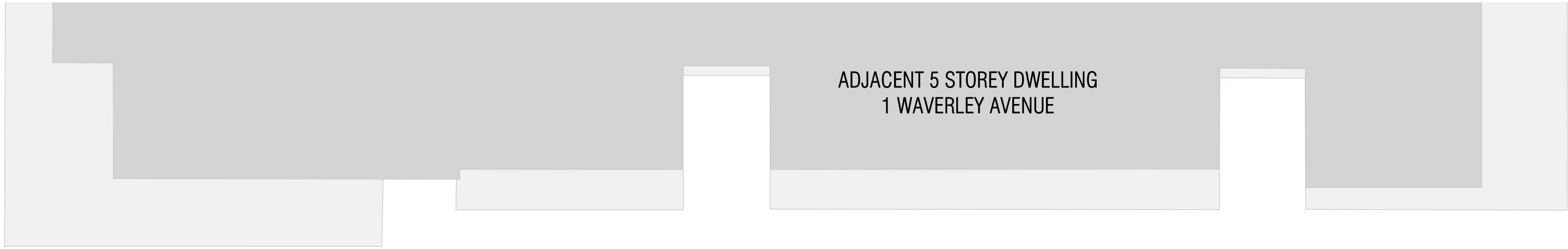
TITLE:
COMPLIANCE ASSESSMENT - GROUND
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT ACQUISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:07:44 AM
DRAWN: RE
REV: A
SCALE: 1:100@A1
SHEET NO. TP650

ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration as part of a planning process under the Planning, Environment and Heritage Act 1987. The document must not be used for any purpose which may breach any copyright.





- 3 BEDROOM
- BIN ROOM
- CORE
- CORRIDOR
- SERVICES



BADS COMPLIANCE L1.01	
STORAGE TYPE	
INTERNAL	27 m³
EXTERNAL	4.8 m³
ACCESSIBLE	Yes
CROSS VENTILATION	Yes
STANDARD B42	Yes

BADS COMPLIANCE L1.02	
STORAGE TYPE	
INTERNAL	22.7 m³
EXTERNAL	4.8 m³
ACCESSIBLE	Yes
CROSS VENTILATION	No
STANDARD B42	Yes

BADS COMPLIANCE L1.03	
STORAGE TYPE	
INTERNAL	23.55 m³
EXTERNAL	4.8 m³
ACCESSIBLE	Yes
CROSS VENTILATION	Yes
STANDARD B42	Yes

BADS COMPLIANCE L1.04	
STORAGE TYPE	
INTERNAL	26.45 m³
EXTERNAL	4.8 m³
ACCESSIBLE	Yes
CROSS VENTILATION	Yes
STANDARD B42	Yes

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

- DRAWING LEGEND:
- FI - FOR INFORMATION
 - SK - SCHEMATIC DESIGN
 - TP - TOWN PLANNING
 - TP-E - TOWN PLANNING - ENDORSEMENT
 - TP-A - TOWN PLANNING - AMENDMENT
 - VCAT - VIC. CIVIL & ADMIN. TRIBUNAL
 - DD - DESIGN DEVELOPMENT
 - TI - TENDER ISSUE
 - MK - MARKETING
 - BP - BUILDING PERMIT
 - IPC - ISSUE FOR CONSTRUCTION
 - HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavellaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavellaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE:
COMPLIANCE ASSESSMENT - LEVEL 1
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT ACQUISITIONS

PROJECT NO. 22-022 START DATE: 01.01.2022 DATE DRAWN: 10/01/2025 11:10:46 AM DRAWN: RE REV: A SCALE: 1:100@A1 SHEET NO. TP651

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:	
FI	- FOR INFORMATION
SK	- SCHEMATIC DESIGN
TP	- TOWN PLANNING
TP-E	- TOWN PLANNING - ENDORSEMENT
TP-A	- TOWN PLANNING - AMENDMENT
V&AT	- VIC. CIVIL & ADMIN. TRIBUNAL
DD	- DESIGN DEVELOPMENT
TI	- TENDER ISSUE
MK	- MARKETING
BP	- BUILDING PERMIT
IFC	- ISSUE FOR CONSTRUCTION
HO	- HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavellaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavellaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

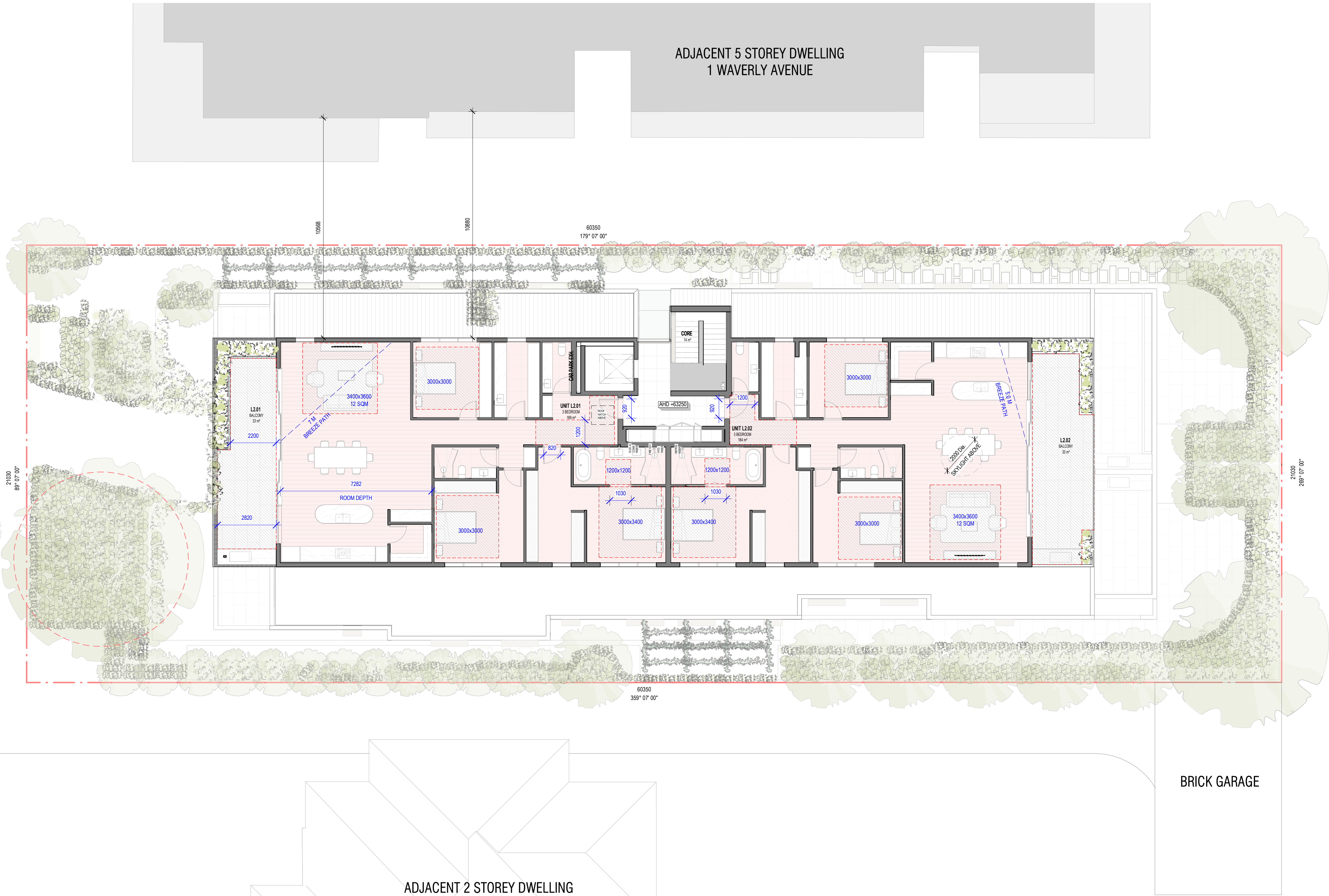
TITLE:
COMPLIANCE ASSESSMENT - LEVEL 2
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT ACQUISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:13:49 AM
DRAWN: RE
REV: A

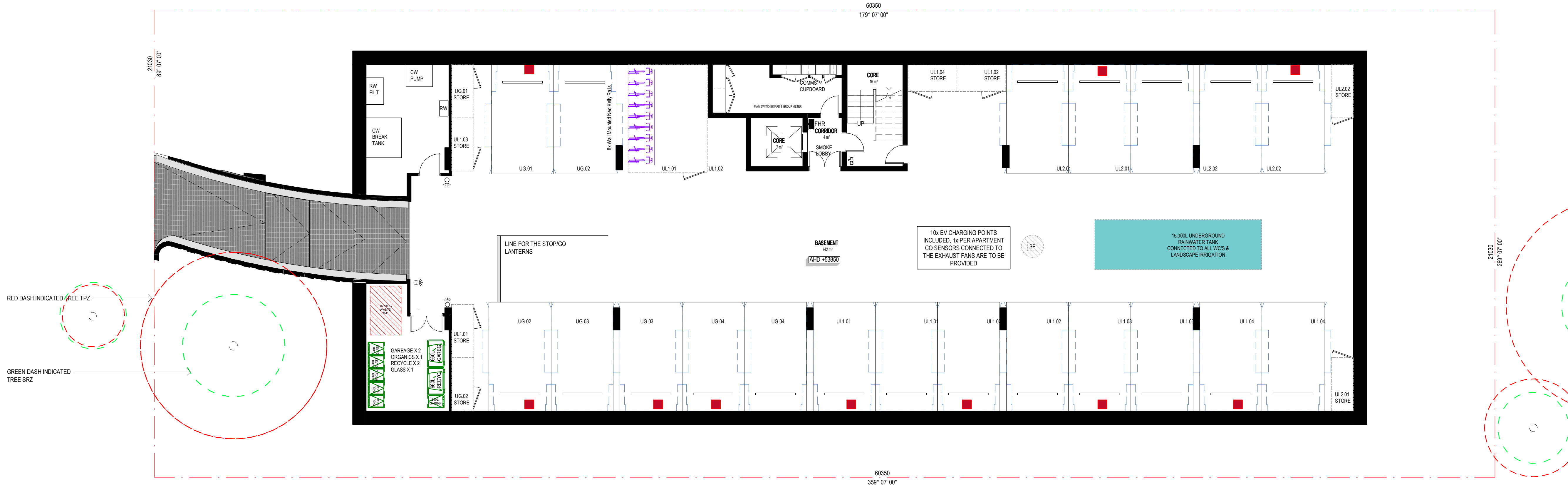
- 3 BEDROOM
- BIN ROOM
- CORE
- CORRIDOR
- SERVICES

BADS COMPLIANCE L2.01	
STORAGE TYPE	
INTERNAL	22.9 m³
EXTERNAL	6.3 m³
ACCESSIBLE	Yes
CROSS VENTILATION	Yes
STANDARD B42	Yes

BADS COMPLIANCE L2.02	
STORAGE TYPE	
INTERNAL	22.9 m³
EXTERNAL	6.3 m³
ACCESSIBLE	Yes
CROSS VENTILATION	Yes
STANDARD B42	Yes



BESS INITIATIVES
MANAGEMENT <ul style="list-style-type: none">INDIVIDUAL COLD AND HOT WATER, ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS AND COMMUNAL AREAS.SMART METERING FOR ELECTRICITY AND WATER WILL BE PROVIDED TO ALL APARTMENTS AND INTERFACE WILL BE PROVIDED FOR THE EV CHARGING UNITSA BUILDING USER'S GUIDE WILL BE PROVIDED TO ALL OCCUPANTS.
WATER EFFICIENCY <ul style="list-style-type: none">WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.>80% OF FIRE TEST WATER (E.G. HYDRANT PUMP TEST WATER OR SOV ANNUBAR TEST) IS TO BE REUSED ON SITE.
ENERGY EFFICIENCY <ul style="list-style-type: none">THE DEVELOPMENT IS TO ACHIEVE A 7.0 STAR AVERAGE NATHERS ENERGY RATING RESULT.NO DWELLING IS TO EXCEED THE MAXIMUM ALLOWED COOLING LOAD OF 21 MJ/M2 (CLIMATE ZONE 62 MOORABBIN) IN ACCORDANCE WITH BABS STANDARD B35.THE DEVELOPMENT IS TO UTILISE AN ELECTRIC INSTANTANEOUS HOT WATER SYSTEM.THE EFFICIENCY OF THE AIR CONDITIONING SYSTEM IS TO BE WITHIN 1 STAR RATING OF BEST AVAILABLE UNDER MEPS POST-OCTOBER 2012 MEASUREMENT STANDARD OR SYSTEMS ARE TO HAVE A COP OR EER NOT LESS THAN 85% OF THE MOST EFFICIENCY EQUIVALENT CAPACITY UNIT AVAILABLE.GLAZING SYSTEMS ARE TO BE DOUBLE GLAZED OR BETTER.THE DEVELOPMENT WILL BE ALL-ELECTRIC WITH NO GAS CONNECTION TO SITE.ALL GROUND FLOOR APARTMENTS WILL BE PROVIDED WITH RETRACTABLE CLOTHES DRYING LINES WITHIN THE POS.A COMPREHENSIVE SHADING STRATEGY IS APPLIED TO THE DEVELOPMENT INCLUDING EXTERNAL SHADING DEVICES AND OVERHANGS.A 15KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF.
STORM WATER MANAGEMENT <ul style="list-style-type: none">LANDSCAPE IRRIGATION DEMAND WILL BE CONNECTED TO THE RAINWATER TANK.A MELBOURNE STORM RATING OF 112% IS ACHIEVED.A 15,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE ROOF AREAS. THIS TANK WILL BE CONNECTED TO AL WCS AND LANDSCAPE IRRIGATION.
INDOOR ENVIRONMENTAL QUALITY <ul style="list-style-type: none">80% (8 OUT OF 10) OF THE DEVELOPMENT'S APARTMENTS ARE NATURALLY VENTILATED.DAYLIGHT COMPLIANCE IS DEMONSTRATED USING THE BESS BUILT-IN DAYLIGHT CALCULATOR.60% (6 OUT OF 10) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.ALL INTERNALLY APPLIED PAINTS, ADHESIVES, SEALANTS AND CARPETS ARE TO HAVE A LOW OR ULTRA-LOW VOC CONTENT. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.<ul style="list-style-type: none">NORTH ORIENTED WINDOWS AT GROUND FLOOR ARE SHADED BY EXTERNAL VENETIAN BLINDSNORTH ORIENTED WINDOWS AT LEVEL 1 ARE SHADED BY THE OVERHANGING SLAB OF THE FLOOR ABOVE.NORTH ORIENTED WINDOWS AT LEVEL 2 ARE SHADED BY A STEEL PERGOLA WITH RETRACTABLE AWNINGS.EAST AND WEST ORIENTED WINDOWS AT GROUND FLOOR ARE SHADED BY THE BOUNDARY FENCE AND THE ADJACENT DEVELOPMENTS.EAST AND WEST ORIENTED WINDOWS AT GROUND - LEVEL 2 ARE SHADED BY 300MM DEEP WINDOW BOXES.
TRANSPORT <ul style="list-style-type: none">A MINIMUM OF 2 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.TEN CHARGING POINTS (ONE FOR EACH APARTMENT) FOR ELECTRICAL VEHICLES AND A LOAD MANAGEMENT SYSTEM ARE INTEGRATED IN THE PROPOSED DEVELOPMENT. EV CHARGING WILL SUPPORT LEVEL 2 (MODE 3) 7KW 32AMP.
WASTE <ul style="list-style-type: none">AT LEAST 80% OF THE WASTE GENERATED DURING CONSTRUCTION AND DEMOLITION HAS BEEN DIVERTED FROM LANDFILL.SEPARATE GENERAL, RECYCLING, GLASS AND ORGANIC WASTE STORAGE WILL BE PROVIDED AT THE BASEMENT BIN ROOM.
MATERIALS <ul style="list-style-type: none">CONCRETE ELEMENTS WILL HAVE A 30% PORTLAND CEMENT REDUCTION WHERE APPROVED BY THE STRUCTURAL ENGINEER.THE DESIGN WILL SEEK TO LIMIT THE USE OF HIGH EMBEDDED ENERGY METAL FINISHES.AT LEAST 40% OF COARSE AGGREGATE IN THE CONCRETE IS CRUSHED SLAG AGGREGATE OR OTHER ALTERNATIVE MATERIALS (MEASURED BY MASS ACROSS ALL CONCRETE MIXES IN THE PROJECT).THE BUILDING'S STEEL (BY MASS) IS TO BE SOURCED FROM A RESPONSIBLE STEEL MAKER.WHERE TIMBER IS TO BE USED, SUCH TIMBERS ARE TO ACCORD WITH THE GBCA'S 'ESSENTIAL' CRITERIA FOR FOREST CERTIFICATION (MAY INCLUDE FSC AND / OR PEFC CERTIFICATION).PERMANENT FORMWORK, PIPES, FLOORING, BLINDS, AND CABLES IN THE PROJECT WILL SEEK TO COMPLY WITH THE FOLLOWING:<ul style="list-style-type: none">MEET THE GBCA'S BEST PRACTICE GUIDELINES FOR PVC.ORTHE SUPPLIER HOLDS A VALID ISO14001 CERTIFICATION.THE PROJECT WILL INCORPORATE PRODUCTS THAT MEET THE TRANSPARENCY AND SUSTAINABILITY REQUIREMENTS WHERE DEEMED APPROPRIATE.ROOF ARE TO HAVE A THREE-YEAR SRI OF MINIMUM 60.UNSHADED HARD-SCAPING ELEMENTS ARE TO HAVE A THREE-YEAR SRI OF MINIMUM 40.
URBAN ECOLOGY <ul style="list-style-type: none">PLANTER BOXES AND LANDSCAPED AREAS ARE TO BE LOCATED AT GROUND LEVEL.THE PROPOSED DEVELOPMENT WILL INCORPORATE A GREEN WALL TO THE CORE EXTERNAL WALL.ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.



SITE PLAN LEGEND	
	NEIGHBOURING BUILDINGS
	VEGETATED AREA (17.2%) GARDEN BEDS
	PLANTER BOX
	EXTERNAL PAVING
	EXTERNAL TILES
	PROPOSED TREE (REFER TO LANDSCAPE PLAN)
	EXISTING TREE & TPZ/SRZ

ESD SYMBOLS	
	RETRACTABLE CLOTHESLINE
	UNDERGROUND RAINWATER TANK
	INDICATES EXTERNAL TAP & FLOOR WASTE
	SHADING DEVICE (SHROUD & PERGOLA)
	D.G. DOUBLE GLAZING
	NED KELLEY BIKE RACK
	VISITOR BIKE RACK
	WASTE BINS (REFER TO WASTE CONSULTANT REPORT)
	EV CHARGING POINTS
	MIN 15KW SOLAR PV SYSTEM
	EXTERNAL AIR CONDITIONING UNIT (METAL FIN SCREEN TO PERIMETER)

KUD

Architecture.
Interior. Planning.
Urban Design. Art.

Unit 1/76-78 Balmaln St.
Cremorne, Victoria, 3121
Australia

+61 3 9429 4733
enquiries@kud.com.au
kud.com.au

Unit 1/76-78 Balmain St. +61 3 9429 4733
Cremorne, Victoria, 3121 enquiries@kud.com.au
Australia kud.com.au

CHECKED	DATE
RH	13.01.2025

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VCAT - VIC. CIVIL & ADMIN. TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IFC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavalieris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavalieris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE:
ESD - LEVEL 00 PROPOSED PLAN
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO. 22-022 START DATE: 01.01.2022 DATE DRAWN: 10/01/2025 11:15:28 AM

DRAWN: RE REV: A SCALE: As indicated@A1 TP661

ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 2017. The document must not be used for any purpose which may breach any copyright.

SHEET NO.

BESS INITIATIVES

MANAGEMENT

- INDIVIDUAL COLD AND HOT WATER, ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS AND COMMUNAL AREAS.
- SMART METERING FOR ELECTRICITY AND WATER WILL BE PROVIDED TO ALL APARTMENTS AND INTERFACE WILL BE PROVIDED FOR THE EV CHARGING UNITS.
- A BUILDING USER'S GUIDE WILL BE PROVIDED TO ALL OCCUPANTS.

WATER EFFICIENCY

- WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
- >80% OF FIRE TEST WATER (E.G. HYDRANT PUMP TEST WATER OR SCV ANNUBAR TEST) IS TO BE REUSED ON SITE.

ENERGY EFFICIENCY

- THE DEVELOPMENT IS TO ACHIEVE A TWO STAR AVERAGE MATTERS ENERGY RATING RESULT.
- NO DWELLINGS IS TO EXCEED THE MAXIMUM ALLOWED COOLING COEFFICIENT OF 2.1 MJ/M2 (CLIMATE ZONE 2: MOORABBIN) IN ACCORDANCE WITH HASS STANDARD B3.
- THE DEVELOPMENT IS TO UTILISE AN ELECTRIC INSTANTANEOUS HOT WATER SYSTEM.
- THE EFFICIENCY OF THE AIR CONDITIONING SYSTEM IS TO BE WITHIN 1 STAR RATING OF BEST AVAILABLE UNDER MEPS POST-OCTOBER 2012 MEASUREMENT STANDARD OR SYSTEMS ARE TO HAVE A COP OR EER NOT LESS THAN 85% OF THE MOST EFFICIENT EQUIVALENT AVAILABLE (UNIT AVERAGE).
- GLAZING SYSTEMS ARE TO BE DOUBLE GLAZED OR BETTER.
- THE DEVELOPMENT WILL BE ALL-ELECTRIC WITH NO GAS CONNECTION TO SITE.
- GROUND FLOOR APARTMENTS WILL BE PROVIDED WITH RETRACTABLE CLOTHES DRYING LINES WITHIN THE POS.
- A COMPREHENSIVE SHADING STRATEGY IS APPLIED TO THE DEVELOPMENT INCLUDING EXTERNAL SHADING DEVICES AND OVERHANGS.
- A TSKW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF.

STORM WATER MANAGEMENT

- LANDSCAPE IRRIGATION DEMAND WILL BE CONNECTED TO THE RAINWATER TANK.
- A MELBOURNE STORM RATING OF 112% IS ACHIEVED.
- A 15,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE ROOF AREAS. THIS TANK WILL BE CONNECTED TO ALL WCS AND LANDSCAPE IRRIGATION.

INDOOR ENVIRONMENTAL QUALITY

- 80% (8 OUT OF 10) OF THE DEVELOPMENT'S APARTMENTS ARE NATURALLY VENTILATED.
- DAYLIGHT COMPLIANCE IS DEMONSTRATED USING THE BESS BUILD IN DAYLIGHT CALCULATOR
- 80% IS OUT OF 10) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
- ALL INTERNALLY APPLIED PAINTS ADEQUATE, SEALANTS AND CARPETS ARE TO HAVE A LOW OR ULTRA-LOW VOC CONTENT.
- EQUIPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - NORTH ORIENTED WINDOWS AT GROUND FLOOR ARE SHADED BY EXTERNAL BLINDS
 - NORTH ORIENTED WINDOWS AT LEVEL 1 ARE SHADED BY THE OVERHANGING SLAB OF THE FLOOR ABOVE
 - NORTH ORIENTED WINDOWS AT LEVEL 2 ARE SHADED BY A STEEL PERGOLA WITH RETRACTABLE BLINDS
 - EAST AND WEST ORIENTED WINDOWS AT GROUND FLOOR ARE SHADED BY THE BOUNDARY FENCE AND FENCE
 - THE ADJACENT DEVELOPMENTS
 - EAST AND WEST ORIENTED WINDOWS AT GROUND LEVEL 2 ARE SHADED BY 300MM DEEP WINDOW BOXES

TRANSPOR

- A MINIMUM OF 2 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
- TEN CHARGING POINTS (ONE FOR EACH APARTMENT) FOR ELECTRICAL VEHICLES AND A LOAD MANAGEMENT SYSTEM ARE INTEGRATED IN THE PROPOSED DEVELOPMENT. EV CHARGING WILL SUPPORT LEVEL 2 (MODE 3) 7KW 32AMP.

WASTE

- AT LEAST 80% OF THE WASTE GENERATED DURING CONSTRUCTION AND DEMOLITION HAS BEEN DIVERTED FROM LANDFILL.
- SEPARATE GENERAL, RECYCLING, GLASS AND ORGANIC WASTE STORAGE WILL BE PROVIDED AT THE BASEMENT BIN ROOM.

MATERIALS

- CONCRETE ELEMENTS WILL HAVE A 30% PORTLAND CEMENT REDUCTION WHERE APPROVED BY THE STRUCTURAL ENGINEER.
- THE DESIGN WILL SEEK TO LIMIT THE USE OF HIGH EMBEDDED ENERGY MATERIAL FINISHES.
- AT LEAST 40% OF CHARGE AGGREGATE IN THE CONCRETE IS CRUSHED, ALL AGGREGATE OR OTHER ALTERNATIVE MATERIALS (MEASURED BY MASS ACROSS ALL CONCRETE MIXES IN THE PROJECT).
- THE BUILDING'S STEEL (BY MASS) IS TO BE SOURCED FROM A RESPONSIBLE STEEL MAKER.
- TIMBER: TIMBER IS TO BE USED, SUCH TIMBERS ARE TO ACCORD WITH THE GBGA'S ESSENTIAL CRITERIA FOR FOREST CERTIFICATION (MAY INCLUDE FSC AND / OR PEFC CERTIFICATION).
- PERMANENT FORMWORK, PILES, FLOORING, GLINDS, AND CABLES THE PROJECT WILL SEEK TO COMPLY WITH THE FOLLOWING:
 - MEET THE GBGA'S BEST PRACTICE GUIDELINES FOR PV OR
 - THE SUPPLIER HOLDS A VALID ISO14001 CERTIFICATE
- THE PROJECT WILL INCORPORATE PRODUCTS THAT MEET THE TRANSPARENCY AND SUSTAINABILITY REQUIREMENTS WHERE DEEMED APPROPRIATE.
- ROOF ARE TO HAVE A THREE-YEAR SRI OF MINIMUM 60.
- UNGRADED HARD-SCAPING ELEMENTS ARE TO HAVE A THREE-YEAR SRI OF MINIMUM 40.

URBAN ECOLOGY

- PLANTER BOXES AND LANDSCAPED AREAS ARE TO BE LOCATED AT GROUND LEVEL.
- THE PROPOSED DEVELOPMENT WILL INCORPORATE A GREEN WALL TO THE CORE EXTERNAL WALL.
- ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.

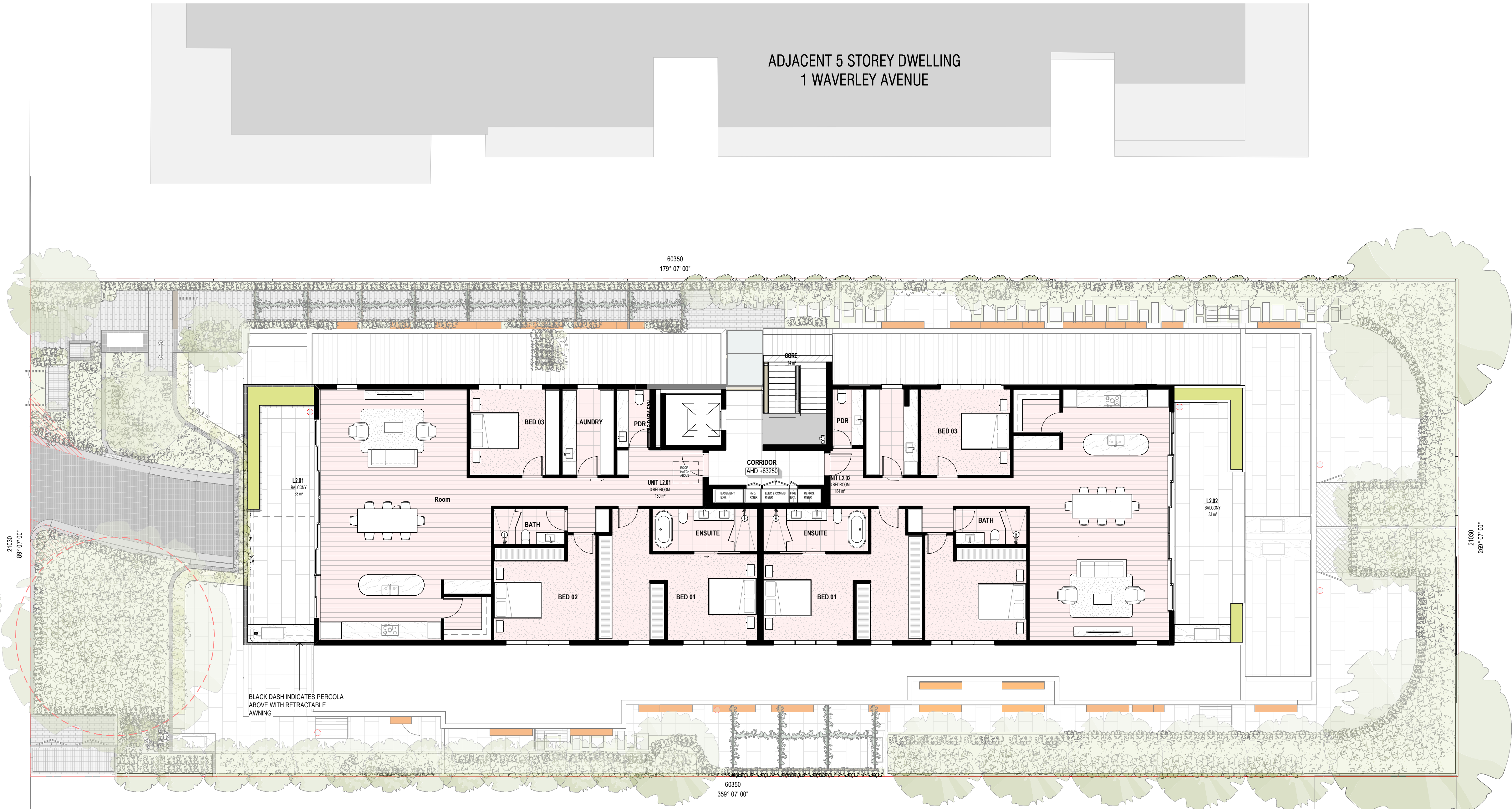


SITE PLAN LEGEND			
	NEIGHBOURING BUILDINGS		EXTERNAL TILES
	VEGETATED AREA (17.2%) GARDEN BEDS		PROPOSED TREE (REFER TO LANDSCAPE PLAN)
	PLANTER BOX		EXISTING TREE & TPZ/SRZ
	EXTERNAL PAVING		

ESD SYMBOLS			
	RETRACTABLE CLOTHESLINE		DOUBLE GLAZING
	UNDERGROUND RAINWATER TANK		NED KELLEY BIKE RACK
	INDICATES EXTERNAL TAP & FLOOR WASTE		VISITOR BIKE RACK
	SHADING DEVICE (SHROUD & PERGOLA)		WASTE BINS (REFER TO WASTE CONSULTANT REPORT)
			EV CHARGING POINTS
			MIN 15KW SOLAR PV SYSTEM
			EXTERNAL AIR CONDITIONING UNIT (METAL FIN SCREEN TO PERIMETER)

BESS INITIATIVES	
MANAGEMENT	<ul style="list-style-type: none">INDIVIDUAL COLD AND HOT WATER, ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS AND COMMUNAL AREAS.SMART METERING FOR ELECTRICITY AND WATER WILL BE PROVIDED TO ALL APARTMENTS AND INTERFACE WILL BE PROVIDED FOR THE EV CHARGING UNITSA BUILDING USER'S GUIDE WILL BE PROVIDED TO ALL OCCUPANTS.
WATER EFFICIENCY	<ul style="list-style-type: none">WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.>80% OF FIRE TEST WATER (E.G. HYDRANT PUMP TEST WATER OR SCV ANNULAR TEST) IS TO BE REUSED ON SITE.
ENERGY EFFICIENCY	<ul style="list-style-type: none">THE DEVELOPMENT IS TO ACHIEVE A 7.0 STAR AVERAGE NATHERS ENERGY RATING RESULT.NO DWELLING IS TO EXCEED THE MAXIMUM ALLOWED COOLING LOAD OF 21 MJ/M2 (CLIMATE ZONE 62 MOORABBIN) IN ACCORDANCE WITH BABS STANDARD B35.THE DEVELOPMENT IS TO UTILISE AN ELECTRIC INSTANTANEOUS HOT WATER SYSTEM.THE EFFICIENCY OF THE AIR CONDITIONING SYSTEM IS TO BE WITHIN 1 STAR RATING OF BEST AVAILABLE UNDER MEPS POST-OCTOBER 2012 MEASUREMENT STANDARD OR SYSTEMS ARE TO HAVE A COP OR EER NOT LESS THAN 85% OF THE MOST EFFICIENCY EQUIVALENT CAPACITY UNIT AVAILABLE.GLAZING SYSTEMS ARE TO BE DOUBLE GLAZED OR BETTER.THE DEVELOPMENT WILL BE ALL-ELECTRIC WITH NO GAS CONNECTION TO SITE.ALL GROUND FLOOR APARTMENTS WILL BE PROVIDED WITH RETRACTABLE CLOTHES DRYING LINES WITHIN THE POS.A COMPREHENSIVE SHADING STRATEGY IS APPLIED TO THE DEVELOPMENT INCLUDING EXTERNAL SHADING DEVICES AND OVERHANGS.A 15KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF.
STORM WATER MANAGEMENT	<ul style="list-style-type: none">LANDSCAPE IRRIGATION DEMAND WILL BE CONNECTED TO THE RAINWATER TANK.A MELBOURNE STORM RATING OF 112% IS ACHIEVED.A 15,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE ROOF AREAS. THIS TANK WILL BE CONNECTED TO AL WCS AND LANDSCAPE IRRIGATION.
INDOOR ENVIRONMENTAL QUALITY	<ul style="list-style-type: none">80% (8 OUT OF 10) OF THE DEVELOPMENT'S APARTMENTS ARE NATURALLY VENTILATED.DAYLIGHT COMPLIANCE IS DEMONSTRATED USING THE BESS BUILT-IN DAYLIGHT CALCULATOR.60% (6 OUT OF 10) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.ALL INTERNALLY APPLIED PAINTS ADHESIVES, SEALANTS AND CARPETS ARE TO HAVE A LOW OR ULTRA-LOW VOC CONTENT.THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.<ul style="list-style-type: none">NORTH ORIENTED WINDOWS AT GROUND FLOOR ARE SHADED BY EXTERNAL VENETIAN BLINDSNORTH ORIENTED WINDOWS AT LEVEL 1 ARE SHADED BY THE OVERHANGING SLAB OF THE FLOOR ABOVE.NORTH ORIENTED WINDOWS AT LEVEL 2 ARE SHADED BY A STEEL PERGOLA WITH RETRACTABLE AWNINGS.EAST AND WEST ORIENTED WINDOWS AT GROUND FLOOR ARE SHADED BY THE BOUNDARY FENCE AND THE ADJACENT DEVELOPMENTS.EAST AND WEST ORIENTED WINDOWS AT GROUND - LEVEL 2 ARE SHADED BY 300MM DEEP WINDOW BOXES.
TRANSPORT	<ul style="list-style-type: none">A MINIMUM OF 2 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.TEN CHARGING POINTS (ONE FOR EACH APARTMENT) FOR ELECTRICAL VEHICLES AND A LOAD MANAGEMENT SYSTEM ARE INTEGRATED IN THE PROPOSED DEVELOPMENT. EV CHARGING WILL SUPPORT LEVEL 2 (MODE 3) 7KW 32AMP.
WASTE	<ul style="list-style-type: none">AT LEAST 80% OF THE WASTE GENERATED DURING CONSTRUCTION AND DEMOLITION HAS BEEN DIVERTED FROM LANDFILL.SEPARATE GENERAL, RECYCLING, GLASS AND ORGANIC WASTE STORAGE WILL BE PROVIDED AT THE BASEMENT BIN ROOM.
MATERIALS	<ul style="list-style-type: none">CONCRETE ELEMENTS WILL HAVE A 30% PORTLAND CEMENT REDUCTION WHERE APPROVED BY THE STRUCTURAL ENGINEER.THE DESIGN WILL SEEK TO LIMIT THE USE OF HIGH EMBEDDED ENERGY METAL FINISHES.AT LEAST 40% OF COARSE AGGREGATE IN THE CONCRETE IS CRUSHED SLAG AGGREGATE OR OTHER ALTERNATIVE MATERIALS (MEASURED BY MASS ACROSS ALL CONCRETE MIXES IN THE PROJECT).THE BUILDING'S STEEL (BY MASS) IS TO BE SOURCED FROM A RESPONSIBLE STEEL MAKER.WHERE TIMBER IS TO BE USED, SUCH TIMBERS ARE TO ACCORD WITH THE GBCA'S 'ESSENTIAL' CRITERIA FOR FOREST CERTIFICATION (MAY INCLUDE FSC AND / OR PEFC CERTIFICATION).PERMANENT FORMWORK, PIPES, FLOORING, BLINDS, AND CABLES IN THE PROJECT WILL SEEK TO COMPLY WITH THE FOLLOWING:<ul style="list-style-type: none">MEET THE GBCA'S BEST PRACTICE GUIDELINES FOR PVC.ORTHE SUPPLIER HOLDS A VALID ISO14001 CERTIFICATION.THE PROJECT WILL INCORPORATE PRODUCTS THAT MEET THE TRANSPARENCY AND SUSTAINABILITY REQUIREMENTS WHERE DEEMED APPROPRIATE.ROOF ARE TO HAVE A THREE-YEAR SRI OF MINIMUM 60.UNSHADED HARD-SCAPING ELEMENTS ARE TO HAVE A THREE-YEAR SRI OF MINIMUM 40.
URBAN ECOLOGY	<ul style="list-style-type: none">PLANTER BOXES AND LANDSCAPED AREAS ARE TO BE LOCATED AT GROUND LEVEL.THE PROPOSED DEVELOPMENT WILL INCORPORATE A GREEN WALL TO THE CORE EXTERNAL WALL.ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.

BESS INITIATIVES
MANAGEMENT <ul style="list-style-type: none">INDIVIDUAL COLD AND HOT WATER, ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS AND COMMUNAL AREAS.SMART METERING FOR ELECTRICITY AND WATER WILL BE PROVIDED TO ALL APARTMENTS AND INTERFACE WILL BE PROVIDED FOR THE EV CHARGING UNITSA BUILDING USER'S GUIDE WILL BE PROVIDED TO ALL OCCUPANTS.
WATER EFFICIENCY <ul style="list-style-type: none">WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.>80% OF FIRE TEST WATER (E.G. HYDRANT PUMP TEST WATER OR SCV ANNUBAR TEST) IS TO BE REUSED ON SITE.
ENERGY EFFICIENCY <ul style="list-style-type: none">THE DEVELOPMENT IS TO ACHIEVE A 7.0 STAR AVERAGE NATHERS ENERGY RATING RESULT.NO DWELLING IS TO EXCEED THE MAXIMUM ALLOWED COOLING LOAD OF 21 MJ/M2 (CLIMATE ZONE 62 MOORABBIN) IN ACCORDANCE WITH BABS STANDARD B35.THE DEVELOPMENT IS TO UTILISE AN ELECTRIC INSTANTANEOUS HOT WATER SYSTEM.THE EFFICIENCY OF THE AIR CONDITIONING SYSTEM IS TO BE WITHIN 1 STAR RATING OF BEST AVAILABLE UNDER MEPS POST-OCTOBER 2012 MEASUREMENT STANDARD OR SYSTEMS ARE TO HAVE A COP OR EER NOT LESS THAN 85% OF THE MOST EFFICIENCY EQUIVALENT CAPACITY UNIT AVAILABLE.GLAZING SYSTEMS ARE TO BE DOUBLE GLAZED OR BETTER.THE DEVELOPMENT WILL BE ALL-ELECTRIC WITH NO GAS CONNECTION TO SITE.ALL GROUND FLOOR APARTMENTS WILL BE PROVIDED WITH RETRACTABLE CLOTHES DRYING LINES WITHIN THE POS.A COMPREHENSIVE SHADING STRATEGY IS APPLIED TO THE DEVELOPMENT INCLUDING EXTERNAL SHADING DEVICES AND OVERHANGS.A 15KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF.
STORM WATER MANAGEMENT <ul style="list-style-type: none">LANDSCAPE IRRIGATION DEMAND WILL BE CONNECTED TO THE RAINWATER TANK.A MELBOURNE STORM RATING OF 112% IS ACHIEVED.A 15,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE ROOF AREAS. THIS TANK WILL BE CONNECTED TO AL WGS AND LANDSCAPE IRRIGATION.
INDOOR ENVIRONMENTAL QUALITY <ul style="list-style-type: none">80% (8 OUT OF 10) OF THE DEVELOPMENT'S APARTMENTS ARE NATURALLY VENTILATED.DAYLIGHT COMPLIANCE IS DEMONSTRATED USING THE BESS BUILT-IN DAYLIGHT CALCULATOR.60% (6 OUT OF 10) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.ALL INTERNALLY APPLIED PAINTS, ADHESIVES, SEALANTS AND CARPETS ARE TO HAVE A LOW OR ULTRA-LOW VOC CONTENT.THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.<ul style="list-style-type: none">NORTH ORIENTED WINDOWS AT GROUND FLOOR ARE SHADED BY EXTERNAL VENETIAN BLINDSNORTH ORIENTED WINDOWS AT LEVEL 1 ARE SHADED BY THE OVERHANGING SLAB OF THE FLOOR ABOVE.NORTH ORIENTED WINDOWS AT LEVEL 2 ARE SHADED BY A STEEL PERGOLA WITH RETRACTABLE AWNINGS.EAST AND WEST ORIENTED WINDOWS AT GROUND FLOOR ARE SHADED BY THE BOUNDARY FENCE AND THE ADJACENT DEVELOPMENTS.EAST AND WEST ORIENTED WINDOWS AT GROUND - LEVEL 2 ARE SHADED BY 300MM DEEP WINDOW BOXES.
TRANSPORT <ul style="list-style-type: none">A MINIMUM OF 2 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.TEN CHARGING POINTS (ONE FOR EACH APARTMENT) FOR ELECTRICAL VEHICLES AND A LOAD MANAGEMENT SYSTEM ARE INTEGRATED IN THE PROPOSED DEVELOPMENT. EV CHARGING WILL SUPPORT LEVEL 2 (MODE 3) 7KW 32AMP.
WASTE <ul style="list-style-type: none">AT LEAST 80% OF THE WASTE GENERATED DURING CONSTRUCTION AND DEMOLITION HAS BEEN DIVERTED FROM LANDFILL.SEPARATE GENERAL, RECYCLING, GLASS AND ORGANIC WASTE STORAGE WILL BE PROVIDED AT THE BASEMENT BIN ROOM.
MATERIALS <ul style="list-style-type: none">CONCRETE ELEMENTS WILL HAVE A 30% PORTLAND CEMENT REDUCTION WHERE APPROVED BY THE STRUCTURAL ENGINEER.THE DESIGN WILL SEEK TO LIMIT THE USE OF HIGH EMBEDDED ENERGY METAL FINISHES.AT LEAST 40% OF COARSE AGGREGATE IN THE CONCRETE IS CRUSHED SLAG AGGREGATE OR OTHER ALTERNATIVE MATERIALS (MEASURED BY MASS ACROSS ALL CONCRETE MIXES IN THE PROJECT).THE BUILDING'S STEEL (BY MASS) IS TO BE SOURCED FROM A RESPONSIBLE STEEL MAKER.WHERE TIMBER IS TO BE USED, SUCH TIMBERS ARE TO ACCORD WITH THE GBCA'S 'ESSENTIAL' CRITERIA FOR FOREST CERTIFICATION (MAY INCLUDE FSC AND / OR PEFC CERTIFICATION).PERMANENT FORMWORK, PIPES, FLOORING, BLINDS, AND CABLES IN THE PROJECT WILL SEEK TO COMPLY WITH THE FOLLOWING:<ul style="list-style-type: none">MEET THE GBCA'S BEST PRACTICE GUIDELINES FOR PVC.ORTHE SUPPLIER HOLDS A VALID ISO14001 CERTIFICATION.THE PROJECT WILL INCORPORATE PRODUCTS THAT MEET THE TRANSPARENCY AND SUSTAINABILITY REQUIREMENTS WHERE DEEMED APPROPRIATE.ROOF ARE TO HAVE A THREE-YEAR SRI OF MINIMUM 60.UNSHADED HARD-SCAPING ELEMENTS ARE TO HAVE A THREE-YEAR SRI OF MINIMUM 40.
URBAN ECOLOGY <ul style="list-style-type: none">PLANTER BOXES AND LANDSCAPED AREAS ARE TO BE LOCATED AT GROUND LEVEL.THE PROPOSED DEVELOPMENT WILL INCORPORATE A GREEN WALL TO THE CORE EXTERNAL WALL.ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.



SITE PLAN LEGEND	
NEIGHBOURING BUILDINGS	EXTERNAL TILES
VEGETATED AREA (17.2%) GARDEN BEDS	PROPOSED TREE (REFER TO LANDSCAPE PLAN)
PLANTER BOX	EXISTING TREE & TPZ/SRZ
EXTERNAL PAVING	

ESD SYMBOLS		
RETRACTABLE CLOTHESLINE	D.G. DOUBLE GLAZING	EV CHARGING POINTS
UNDERGROUND RAINWATER TANK	NED KELLEY BIKE RACK	MIN 15KW SOLAR PV SYSTEM
INDICATES EXTERNAL TAP & FLOOR WASTE	VISITOR BIKE RACK	EXTERNAL AIR CONDITIONING UNIT (METAL FIN SCREEN TO PERIMETER)
SHADING DEVICE (SHROUD & PERGOLA)	WASTE BINS (REFER TO WASTE CONSULTANT REPORT)	

REVISION	ISSUE
A	FOR SUBMISSION

CHECKED	DATE
RH	13.01.2025

DRAWING LEGEND:

FI	- FOR INFORMATION
SK	- SCHEMATIC DESIGN
TP	- TOWN PLANNING
TP-E	- TOWN PLANNING - ENDORSEMENT
TP-A	- TOWN PLANNING - AMENDMENT
VCAT	- VIC. CIVIL & ADMIN. TRIBUNAL
DD	- DESIGN DEVELOPMENT
TI	- TENDER ISSUE
MK	- MARKETING
BP	- BUILDING PERMIT
IPC	- ISSUE FOR CONSTRUCTION
HO	- HANDOVER

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

ISSUE FOR TOWN PLANNING

TITLE:
ESD - ROOF PROPOSED PLAN
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO.
22-022

START DATE:
01.01.2022

DATE DRAWN:
10/01/2025 11:21:54 AM

DRAWN:
RE

REV:
A

SCALE:
As indicated@A1

SHEET NO.

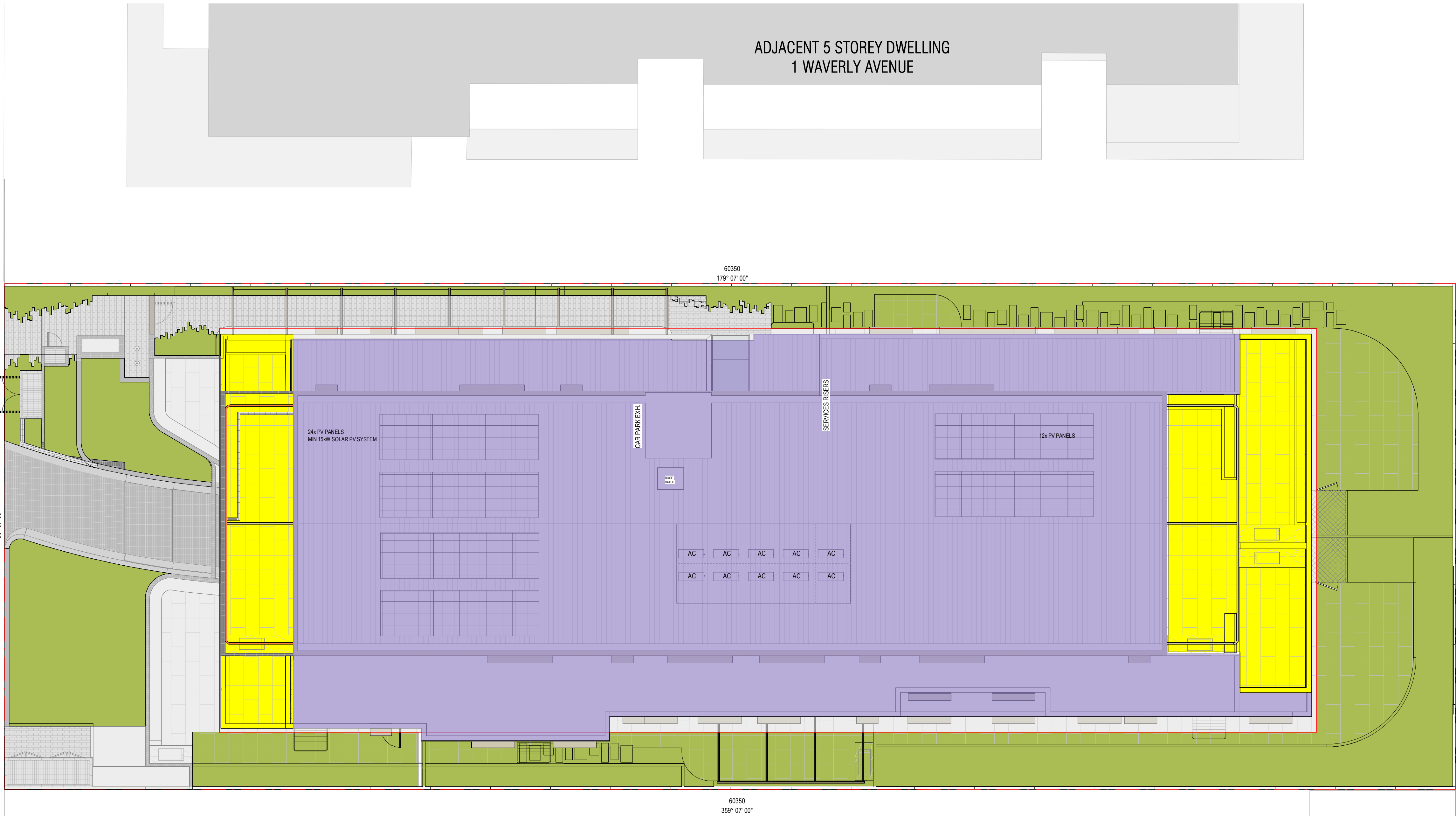
TP664

BESS INITIATIVES
MANAGEMENT <ul style="list-style-type: none">INDIVIDUAL COLD AND HOT WATER, ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS AND COMMUNAL AREAS.SMART METERING FOR ELECTRICITY AND WATER WILL BE PROVIDED TO ALL APARTMENTS AND INTERFACE WILL BE PROVIDED FOR THE EV CHARGING UNITSA BUILDING USER'S GUIDE WILL BE PROVIDED TO ALL OCCUPANTS.
WATER EFFICIENCY <ul style="list-style-type: none">WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.>80% OF FIRE TEST WATER (E.G. HYDRANT PUMP TEST WATER OR SOV ANNULAR TEST) IS TO BE REUSED ON SITE.
ENERGY EFFICIENCY <ul style="list-style-type: none">THE DEVELOPMENT IS TO ACHIEVE A 7.0 STAR AVERAGE NATHERS ENERGY RATING RESULT.NO DWELLING IS TO EXCEED THE MAXIMUM ALLOWED COOLING LOAD OF 21 MJ/M2 (CLIMATE ZONE 62 MOORABBIN) IN ACCORDANCE WITH BADS STANDARD B35.THE DEVELOPMENT IS TO UTILISE AN ELECTRIC INSTANTANEOUS HOT WATER SYSTEM.THE EFFICIENCY OF THE AIR CONDITIONING SYSTEM IS TO BE WITHIN 1 STAR RATING OF BEST AVAILABLE UNDER MEPS POST-OCTOBER 2012 MEASUREMENT STANDARD OR SYSTEMS ARE TO HAVE A COP OR EER NOT LESS THAN 85% OF THE MOST EFFICIENCY EQUIVALENT CAPACITY UNIT AVAILABLE.GLAZING SYSTEMS ARE TO BE DOUBLE GLAZED OR BETTER.THE DEVELOPMENT WILL BE ALL-ELECTRIC WITH NO GAS CONNECTION TO SITE.ALL GROUND FLOOR APARTMENTS WILL BE PROVIDED WITH RETRACTABLE CLOTHES DRYING LINES WITHIN THE POS.A COMPREHENSIVE SHADING STRATEGY IS APPLIED TO THE DEVELOPMENT INCLUDING EXTERNAL SHADING DEVICES AND OVERHANGS.A 15KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF.
STORM WATER MANAGEMENT <ul style="list-style-type: none">LANDSCAPE IRRIGATION DEMAND WILL BE CONNECTED TO THE RAINWATER TANK.A MELBOURNE STORM RATING OF 112% IS ACHIEVED.A 15,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE ROOF AREAS. THIS TANK WILL BE CONNECTED TO AL WGS AND LANDSCAPE IRRIGATION.
INDOOR ENVIRONMENTAL QUALITY <ul style="list-style-type: none">80% (8 OUT OF 10) OF THE DEVELOPMENT'S APARTMENTS ARE NATURALLY VENTILATED.DAYLIGHT COMPLIANCE IS DEMONSTRATED USING THE BESS BUILT-IN DAYLIGHT CALCULATOR.60% (6 OUT OF 10) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.ALL INTERNALLY APPLIED PAINTS, ADHESIVES, SEALANTS AND CARPETS ARE TO HAVE A LOW OR ULTRA-LOW VOC CONTENT. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.<ul style="list-style-type: none">NORTH ORIENTED WINDOWS AT GROUND FLOOR ARE SHADED BY EXTERNAL VENETIAN BLINDSNORTH ORIENTED WINDOWS AT LEVEL 1 ARE SHADED BY THE OVERHANGING SLAB OF THE FLOOR ABOVE.NORTH ORIENTED WINDOWS AT LEVEL 2 ARE SHADED BY A STEEL PERGOLA WITH RETRACTABLE AWNINGS.EAST AND WEST ORIENTED WINDOWS AT GROUND FLOOR ARE SHADED BY THE BOUNDARY FENCE AND THE ADJACENT DEVELOPMENTS.EAST AND WEST ORIENTED WINDOWS AT GROUND – LEVEL 2 ARE SHADED BY 300MM DEEP WINDOW BOXES.
TRANSPORT <ul style="list-style-type: none">A MINIMUM OF 2 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.TEN CHARGING POINTS (ONE FOR EACH APARTMENT) FOR ELECTRICAL VEHICLES AND A LOAD MANAGEMENT SYSTEM ARE INTEGRATED IN THE PROPOSED DEVELOPMENT. EV CHARGING WILL SUPPORT LEVEL 2 (MODE 3) 7KW 32AMP.
WASTE <ul style="list-style-type: none">AT LEAST 80% OF THE WASTE GENERATED DURING CONSTRUCTION AND DEMOLITION HAS BEEN DIVERTED FROM LANDFILL.SEPARATE GENERAL, RECYCLING, GLASS AND ORGANIC WASTE STORAGE WILL BE PROVIDED AT THE BASEMENT BIN ROOM.
MATERIALS <ul style="list-style-type: none">CONCRETE ELEMENTS WILL HAVE A 30% PORTLAND CEMENT REDUCTION WHERE APPROVED BY THE STRUCTURAL ENGINEER.THE DESIGN WILL SEEK TO LIMIT THE USE OF HIGH EMBEDDED ENERGY METAL FINISHES.AT LEAST 40% OF COARSE AGGREGATE IN THE CONCRETE IS CRUSHED SLAG AGGREGATE OR OTHER ALTERNATIVE MATERIALS (MEASURED BY MASS ACROSS ALL CONCRETE MIXES IN THE PROJECT).THE BUILDING'S STEEL (BY MASS) IS TO BE SOURCED FROM A RESPONSIBLE STEEL MAKER.WHERE TIMBER IS TO BE USED, SUCH TIMBERS ARE TO ACCORD WITH THE GBCA'S 'ESSENTIAL' CRITERIA FOR FOREST CERTIFICATION (MAY INCLUDE FSC AND / OR PEFC CERTIFICATION).PERMANENT FORMWORK, PIPES, FLOORING, BLINDS, AND CABLES IN THE PROJECT WILL SEEK TO COMPLY WITH THE FOLLOWING:<ul style="list-style-type: none">MEET THE GBCA'S BEST PRACTICE GUIDELINES FOR PVC, ORTHE SUPPLIER HOLDS A VALID ISO14001 CERTIFICATION.THE PROJECT WILL INCORPORATE PRODUCTS THAT MEET THE TRANSPARENCY AND SUSTAINABILITY REQUIREMENTS WHERE DEEMED APPROPRIATE.ROOF ARE TO HAVE A THREE-YEAR SRI OF MINIMUM 60.UNSHADED HARD-SCAPING ELEMENTS ARE TO HAVE A THREE-YEAR SRI OF MINIMUM 40.
URBAN ECOLOGY <ul style="list-style-type: none">PLANTER BOXES AND LANDSCAPED AREAS ARE TO BE LOCATED AT GROUND LEVEL.THE PROPOSED DEVELOPMENT WILL INCORPORATE A GREEN WALL TO THE CORE EXTERNAL WALL.ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.

ADVERTISED PLAN
Application No. P1151/2024

This copied document is made available for the sole purpose of enabling its consideration as part of a planning process under the Planning, Environment and Infrastructure Act 2016. The document must not be used for any purpose which may breach any copyright.





WSUD PLAN LEGEND	
	ROOF AREA TO RAIN WATER TANKS
	IMPERVIOUS - GROUND LEVEL
	PERMEABLE AREA
	TERRACES

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:	
FI	- FOR INFORMATION
SK	- SCHEMATIC DESIGN
TP	- TOWN PLANNING
TP-E	- TOWN PLANNING - ENDORSEMENT
TP-A	- TOWN PLANNING - AMENDMENT
VCAT	- VIC. CIVIL & ADMIN. TRIBUNAL
DD	- DESIGN DEVELOPMENT
TI	- TENDER ISSUE
MK	- MARKETING
BP	- BUILDING PERMIT
IPC	- ISSUE FOR CONSTRUCTION
HO	- HANDOVER

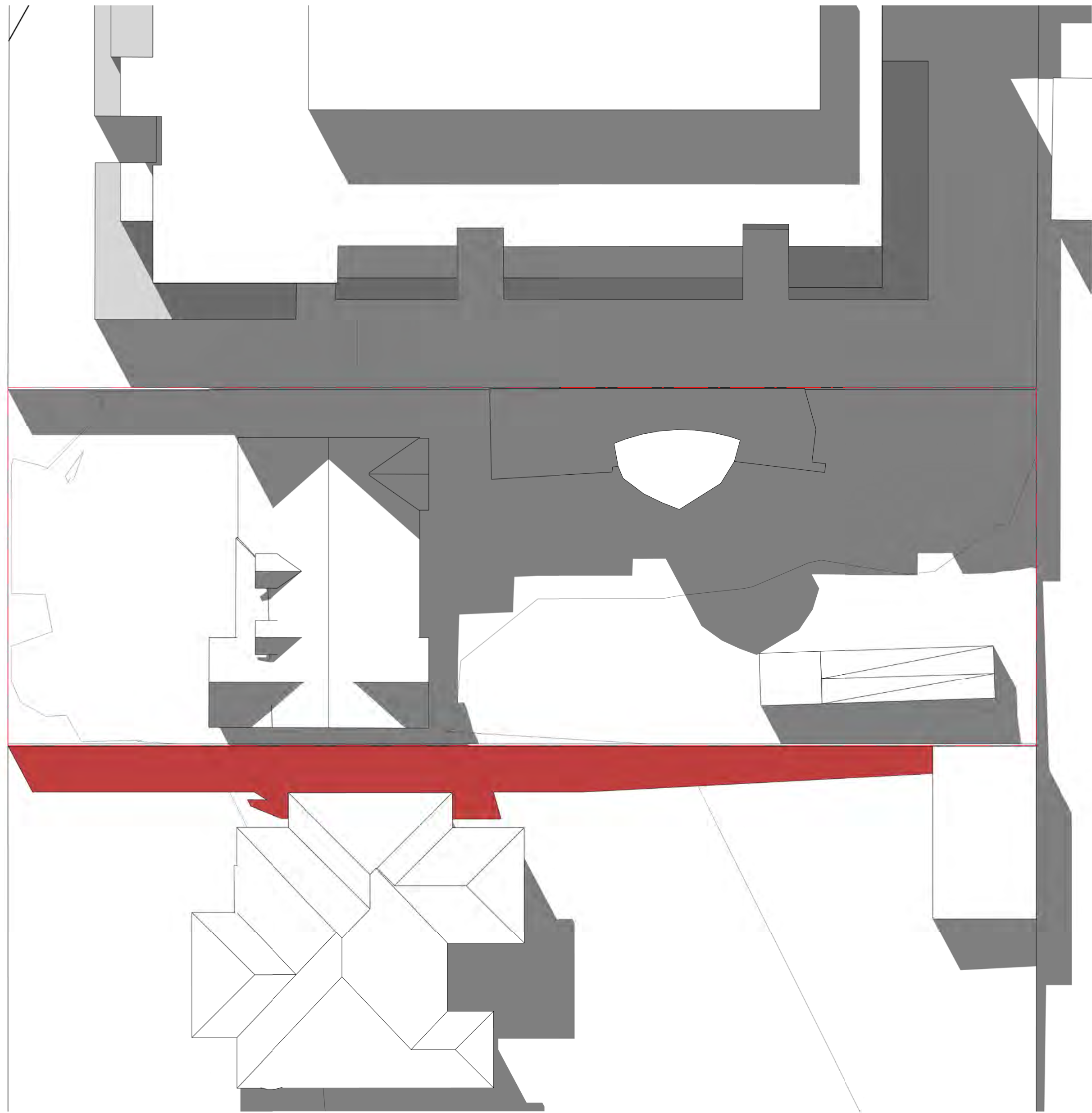
ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

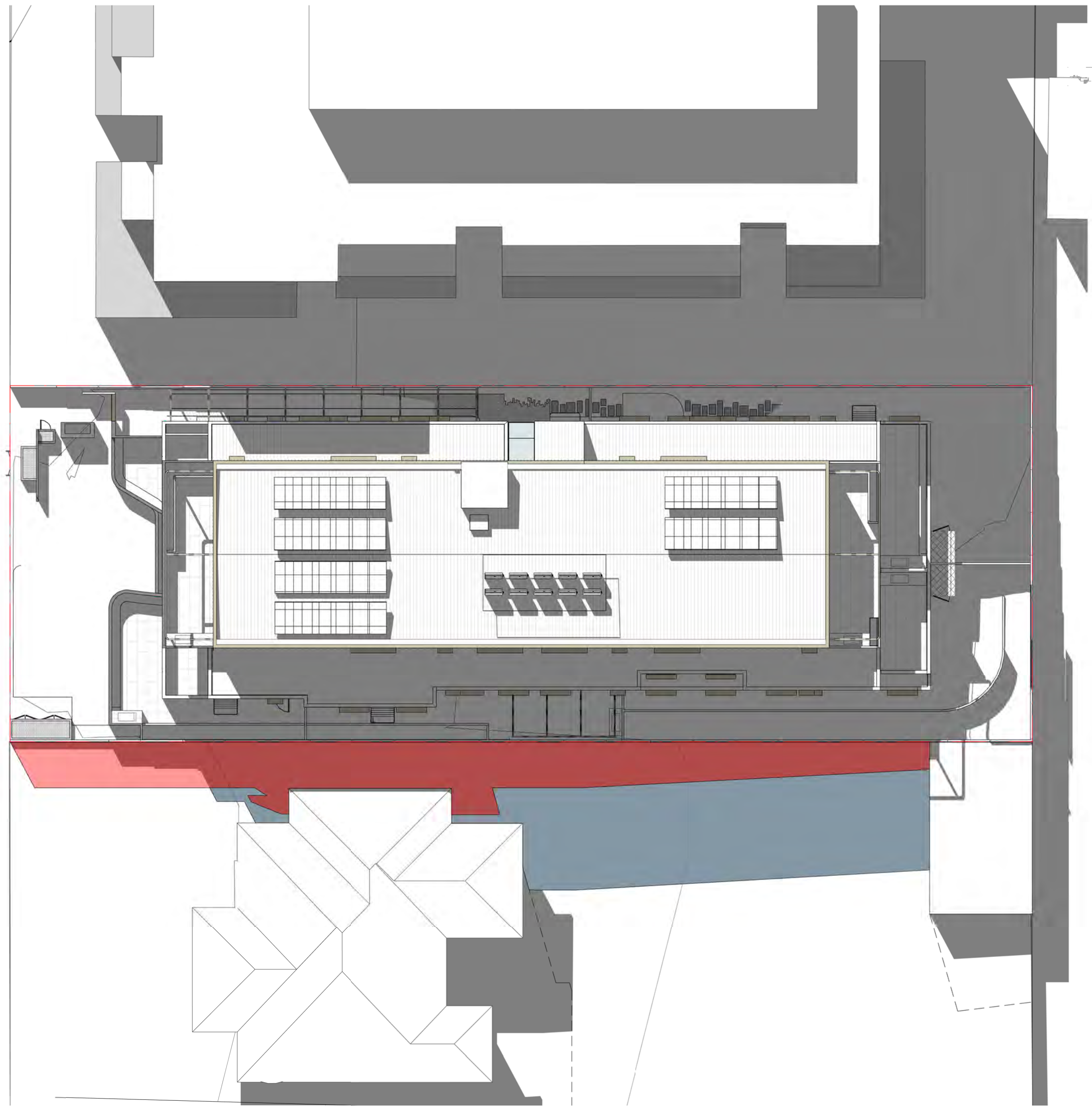
TITLE:
WSUD - ROOF PROPOSED PLAN
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:22:00 AM
DRAWN: RE
REV: A

ADVERTISED PLAN
Application No. P1157/2024
This copied document is made available for the sole purpose of enabling its consideration as part of a planning process under the Planning, Environment and Heritage Act 2015. The document must not be used for any purpose which may breach any copyright.
SCALE:
As indicated@A1
SHEET NO.
TP665

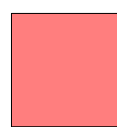


1 EXISTING SHADOW ANALYSIS - SEP21 0900H
TP500 1 : 200



2 PROPOSED SHADOW ANALYSIS - SEP21 0900H
TP500 1 : 200

LEGEND



SHADOW CAST BY THE EXISTING CONDITONS



ADDITIONAL SHADOW CAST BY THE PROPOSAL

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VCAT - VIC CIVIL & ADMIN TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IFC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

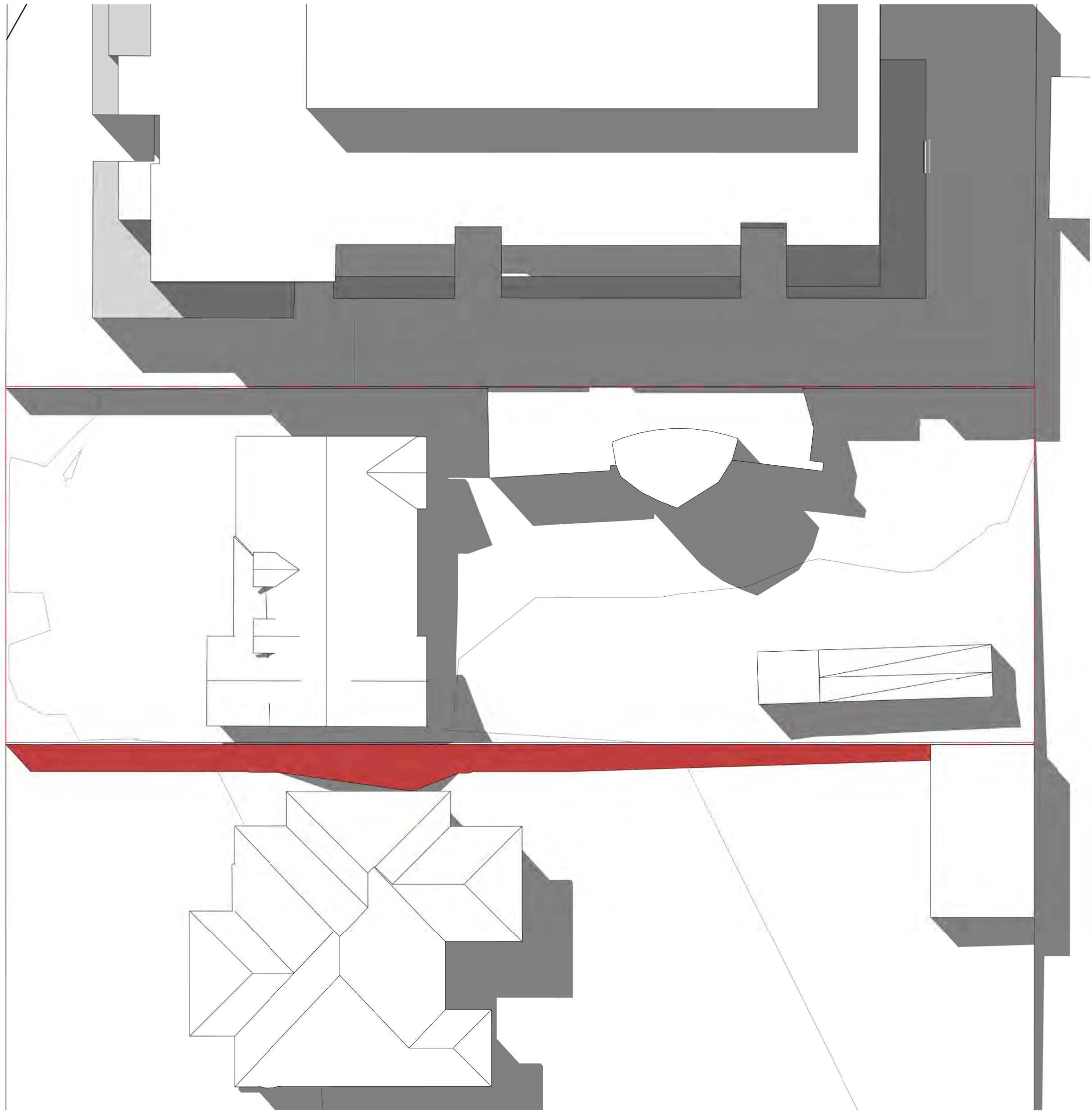
TITLE:
9AM EXISTING AND PROPOSED
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:22:05 AM
DRAWN: RE
REV: A

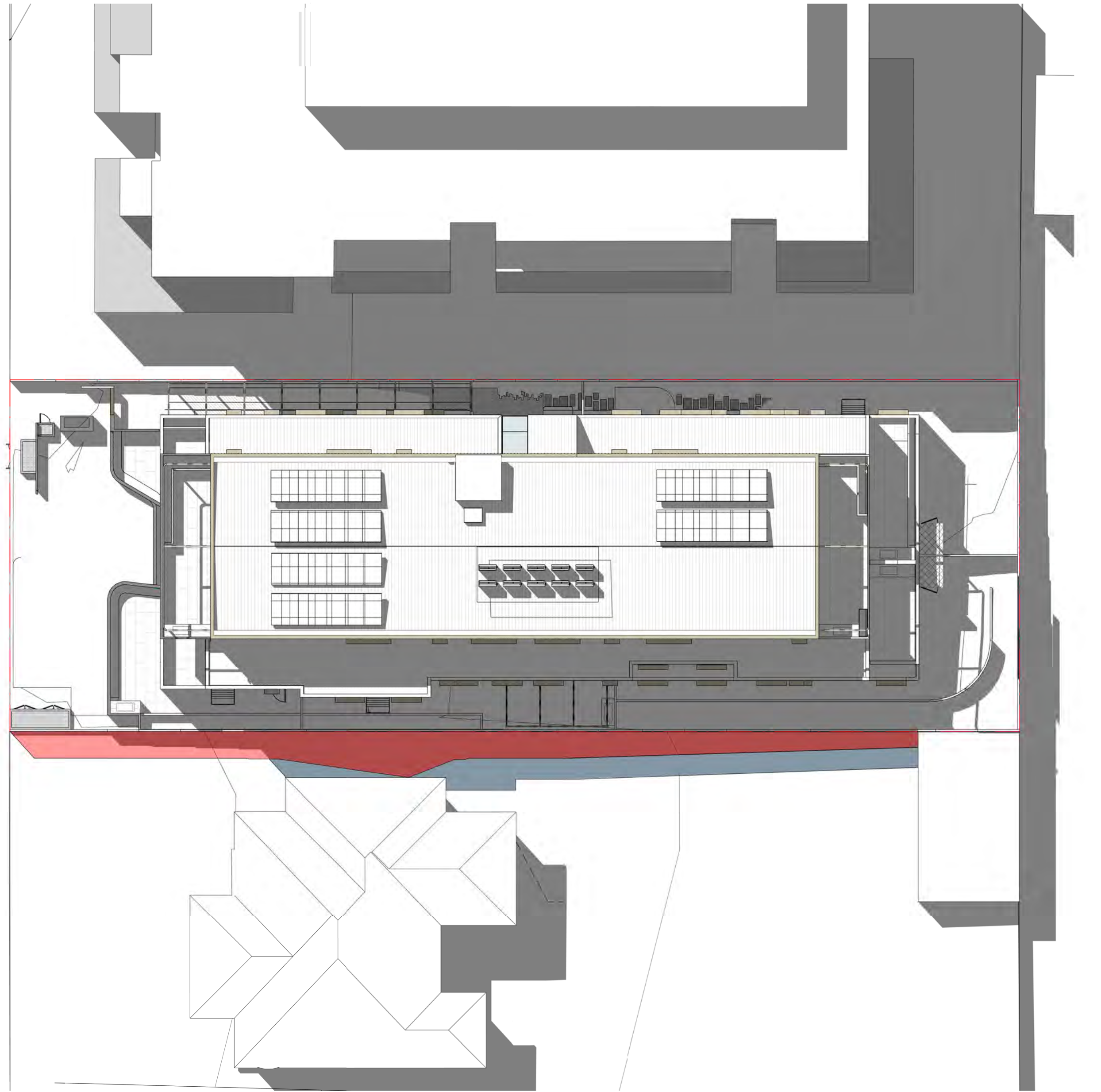
ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SCALE:
As indicated@A1
SHEET NO.
TP700

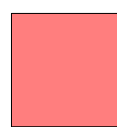


1 EXISTING SHADOW ANALYSIS - SEP21 1000H
TP500 1:200

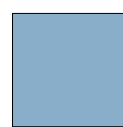


2 PROPOSED SHADOW ANALYSIS - SEP21 1000H
TP500 1:200

LEGEND



SHADOW CAST BY THE EXISTING CONDITONS



ADDITIONAL SHADOW CAST BY THE PROPOSAL

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VCAT - VIC. CIVIL & ADMIN. TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IPC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

TITLE:
10AM EXISTING AND PROPOSED
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:22:14 AM
DRAWN: RE
REV: A

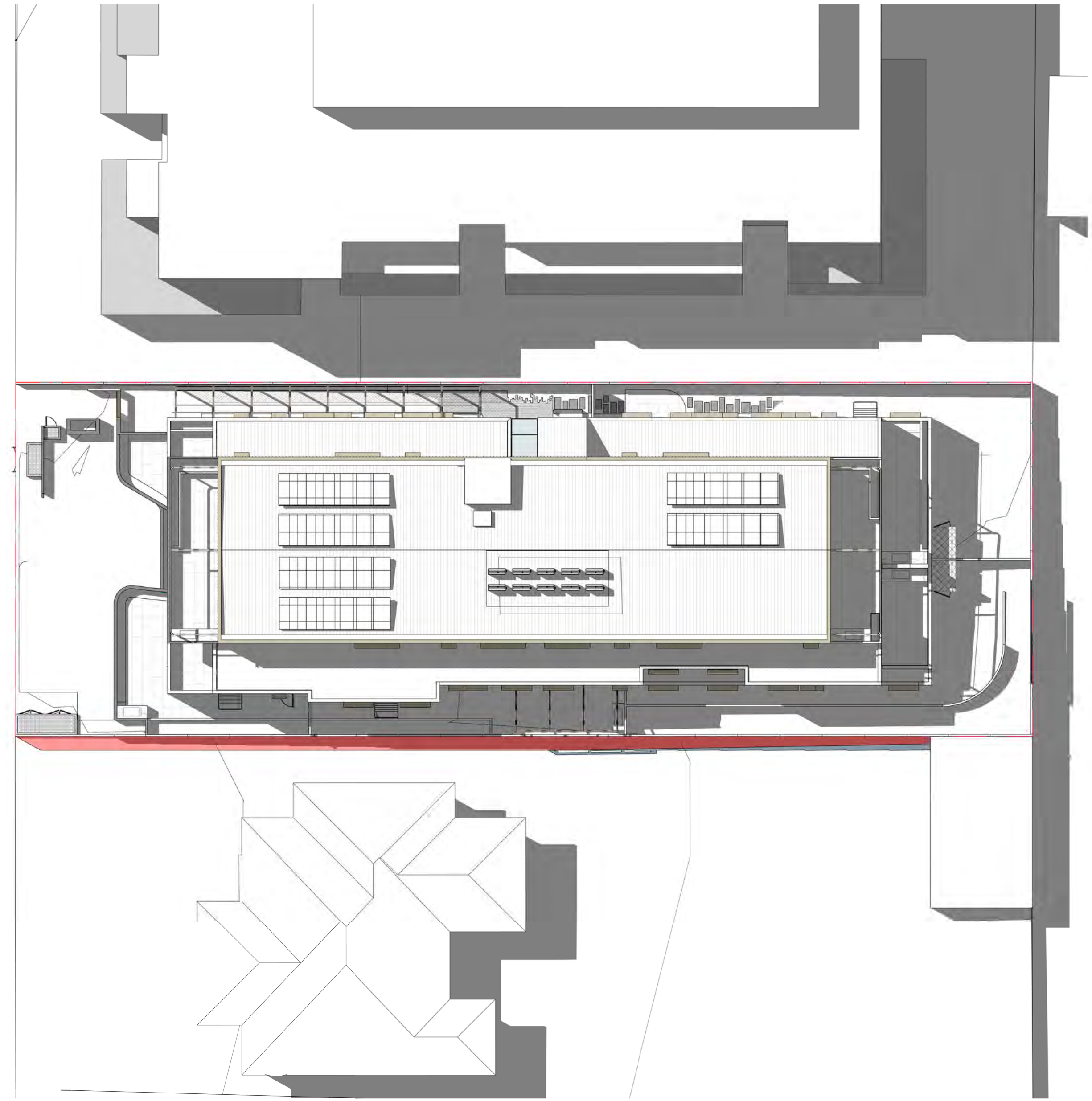
ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SCALE:
As indicated@A1
SHEET NO.
TP701

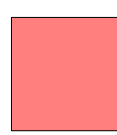


1 EXISTING SHADOW ANALYSIS - SEP21 1100H
TP500 1:200



2 PROPOSED SHADOW ANALYSIS - SEP21 1100H
TP500 1:200

LEGEND



SHADOW CAST BY THE EXISTING CONDITONS



ADDITIONAL SHADOW CAST BY THE PROPOSAL

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VCAT - VIC CIVIL & ADMIN TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IPC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the rawings the constructor must contact our office prior to commencement of works.

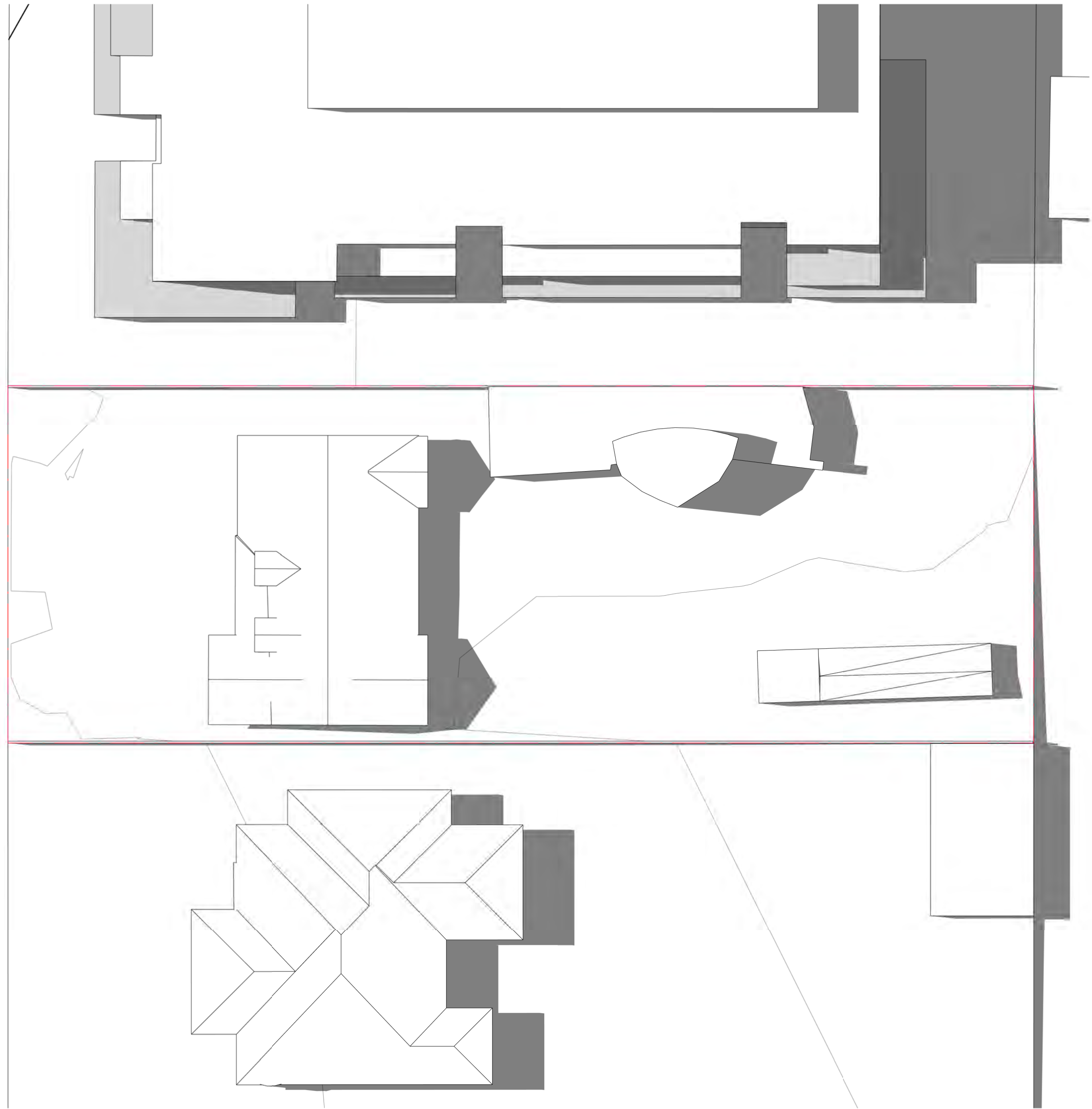
TITLE:
11AM EXISTING AND PROPOSED
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:22:23 AM
DRAWN: RE
REV: A

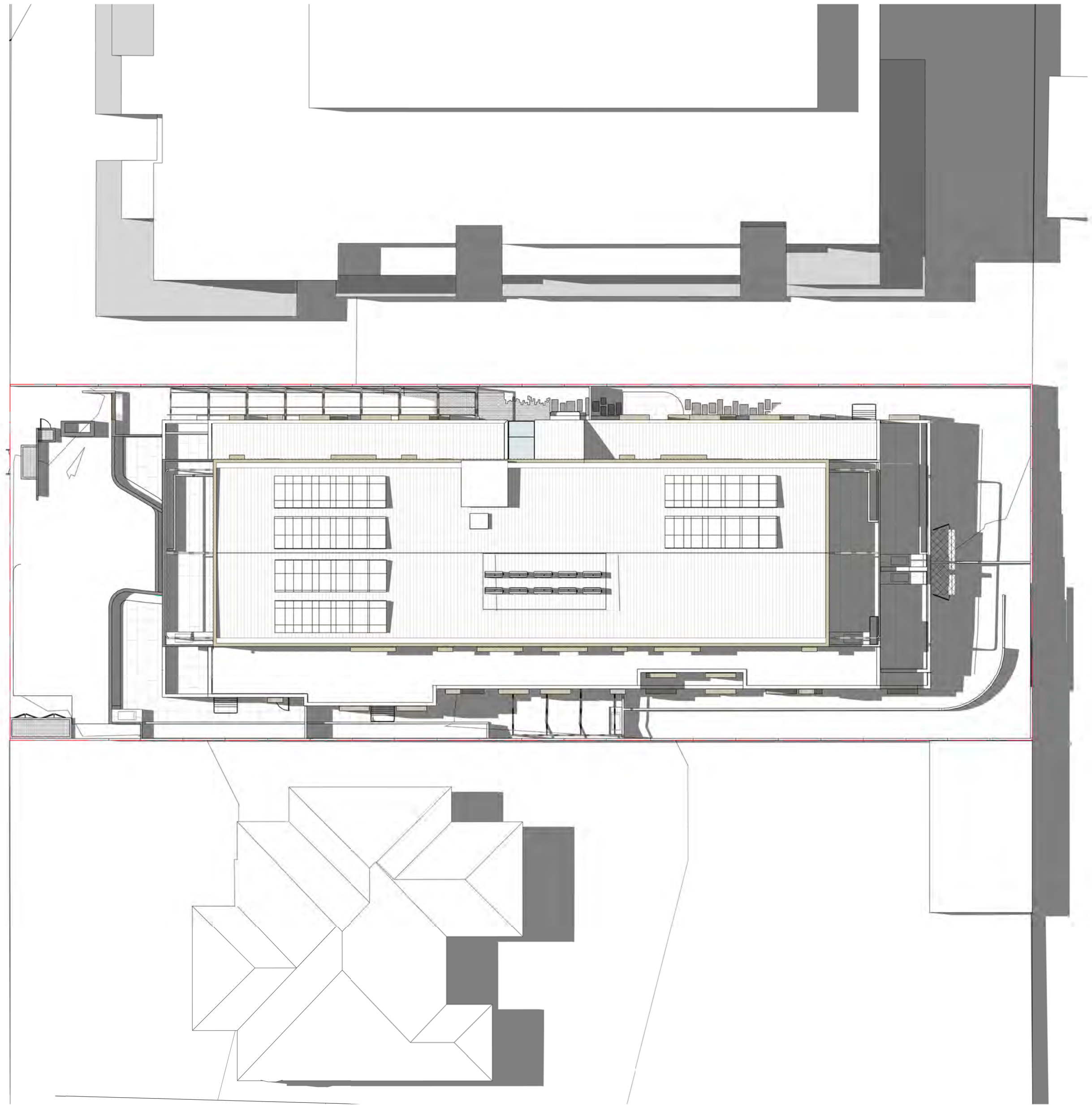
ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SCALE: As indicated@A1
SHEET NO. TP702



1 EXISTING SHADOW ANALYSIS - SEP21 1200H
TP500 1:200



2 PROPOSED SHADOW ANALYSIS - SEP21 1200H
TP500 1:200

LEGEND



SHADOW CAST BY THE EXISTING CONDITONS



ADDITIONAL SHADOW CAST BY THE PROPOSAL

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VCAT - VIC CIVIL & ADMIN TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IPC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavellaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavellaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the rawings the constructor must contact our office prior to commencement of works.

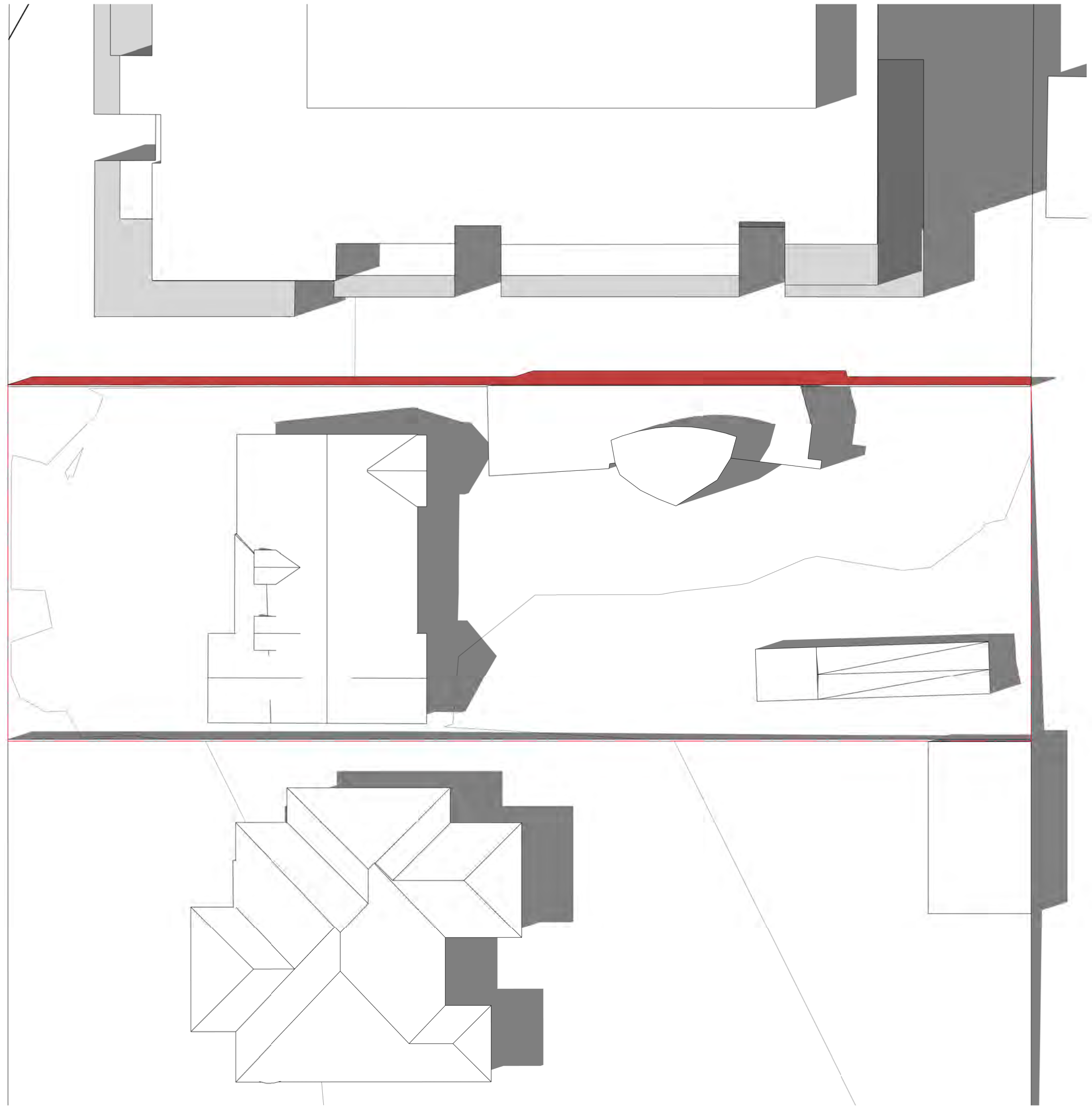
TITLE:
12PM EXISTING AND PROPOSED
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:22:34 AM
DRAWN: RE
REV: A

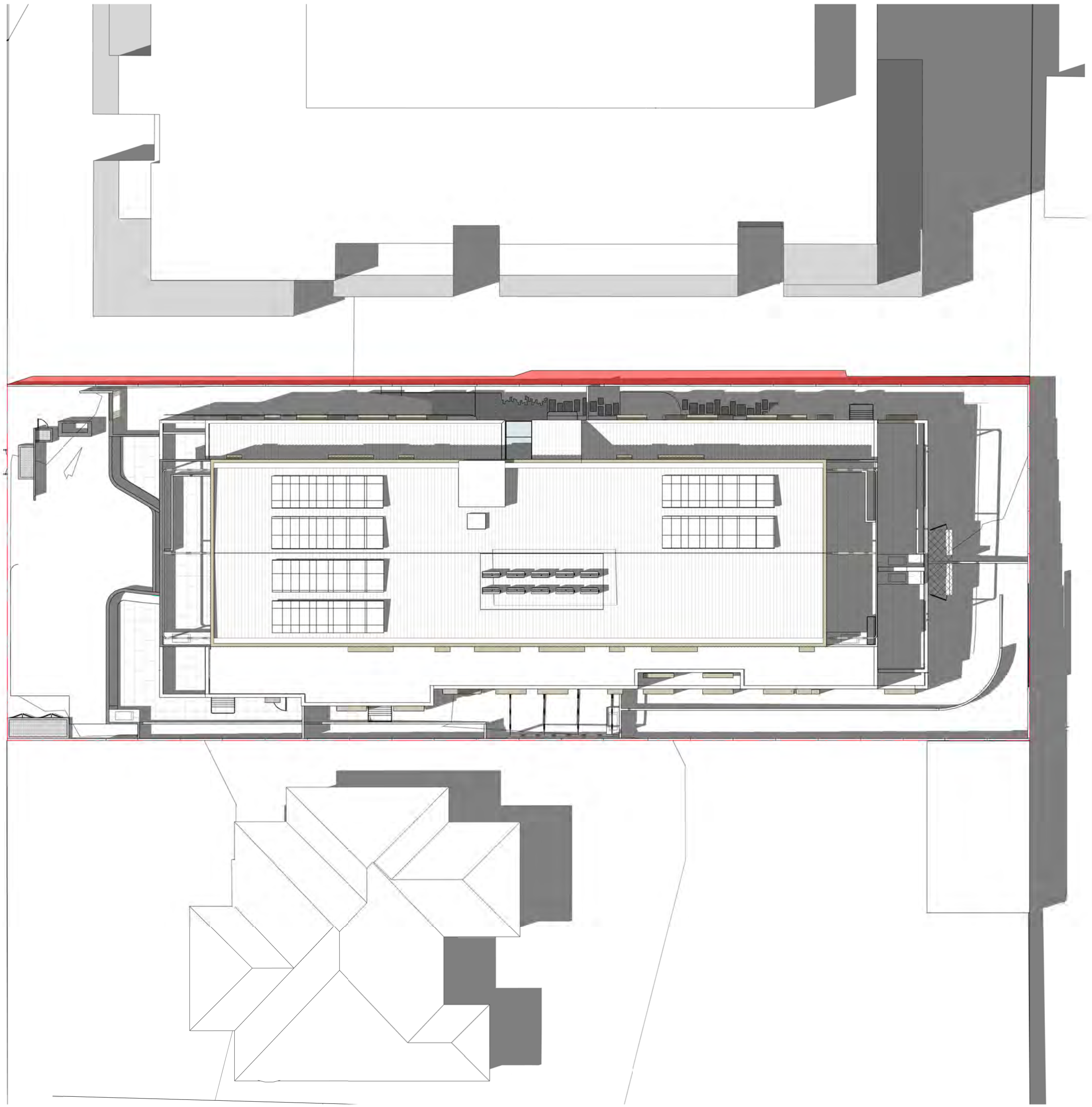
ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SCALE:
As indicated@A1
SHEET NO.
TP703

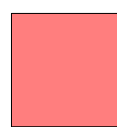


1 EXISTING SHADOW ANALYSIS - SEP21 1300H
TP500 1:200

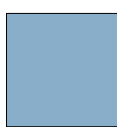


2 PROPOSED SHADOW ANALYSIS - SEP21 1300H
TP500 1:200

LEGEND



SHADOW CAST BY THE EXISTING CONDITONS



ADDITIONAL SHADOW CAST BY THE PROPOSAL

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VCAT - VIC CIVIL & ADMIN TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IPC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the rawings the constructor must contact our office prior to commencement of works.

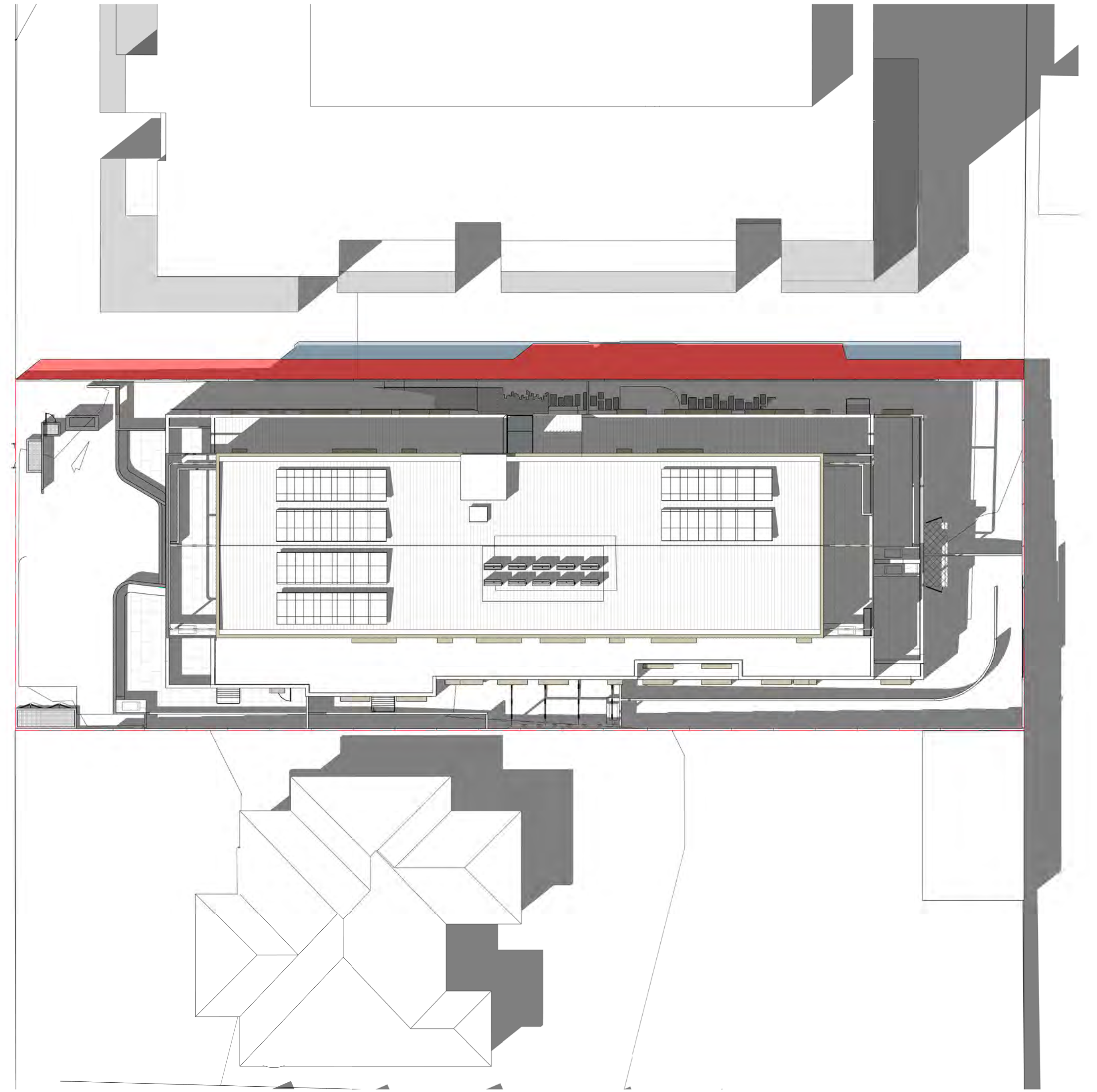
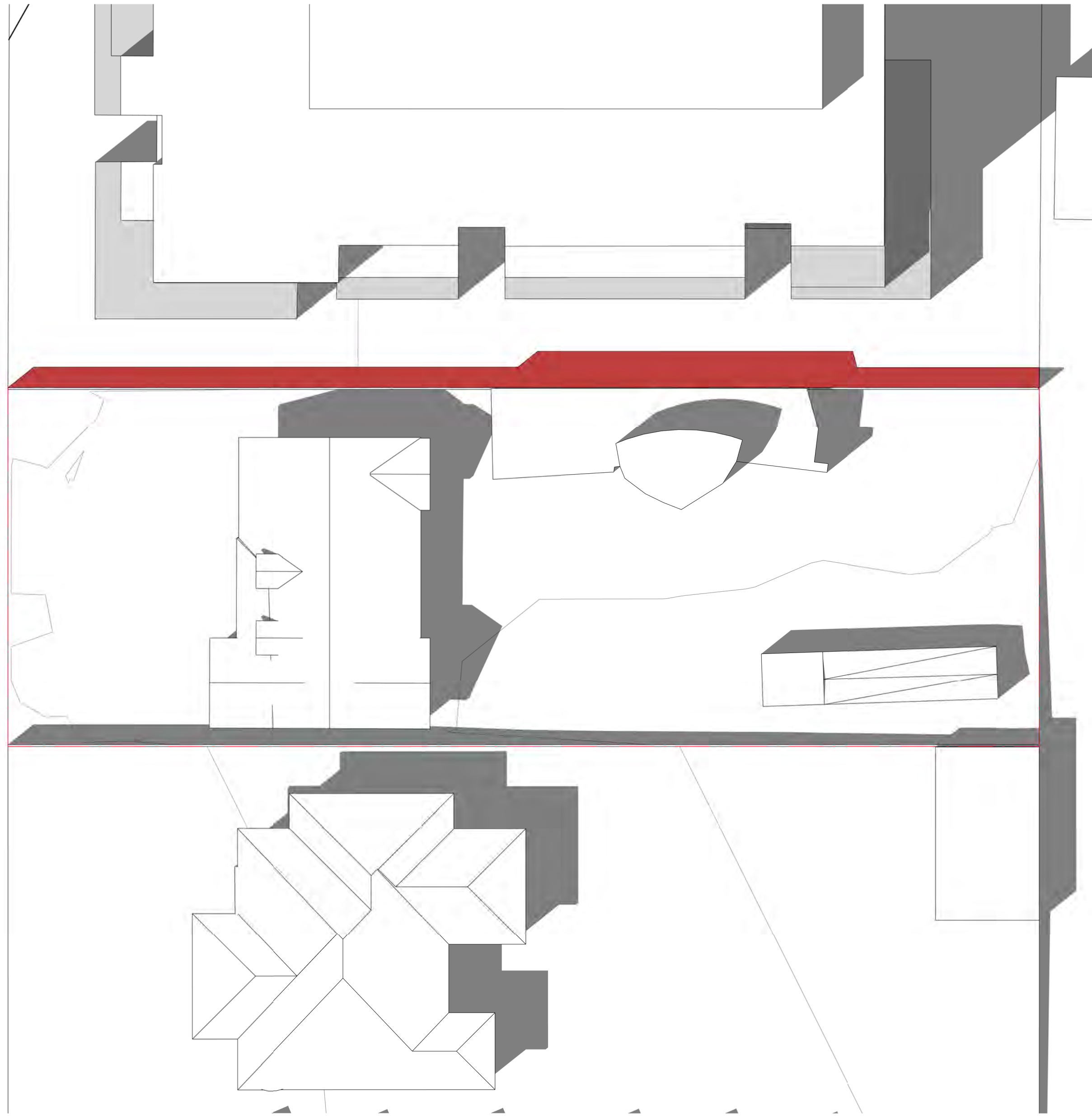
TITLE:
1PM EXISTING AND PROPOSED
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:22:43 AM
DRAWN: RE
REV: A

ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SCALE: As indicated@A1
SHEET NO. TP704



1
TP500

EXISTING SHADOW ANALYSIS - SEP21 1400H

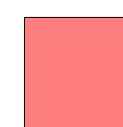
1 : 200

2
TP500

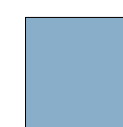
PROPOSED SHADOW ANALYSIS - SEP21 1400H

1 : 200

LEGEND



SHADOW CAST BY THE EXISTING CONDITONS



ADDITIONAL SHADOW CAST BY THE PROPOSAL

KUD

Architecture.
Interior. Planning.
Urban Design. Art.

Unit 1/76-78 Balmain St.
Cremorne, Victoria, 3121
Australia

+61 3 9429 4733
enquiries@kud.com.au
kud.com.au

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VCAT - VIC CIVIL & ADMIN TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IPC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

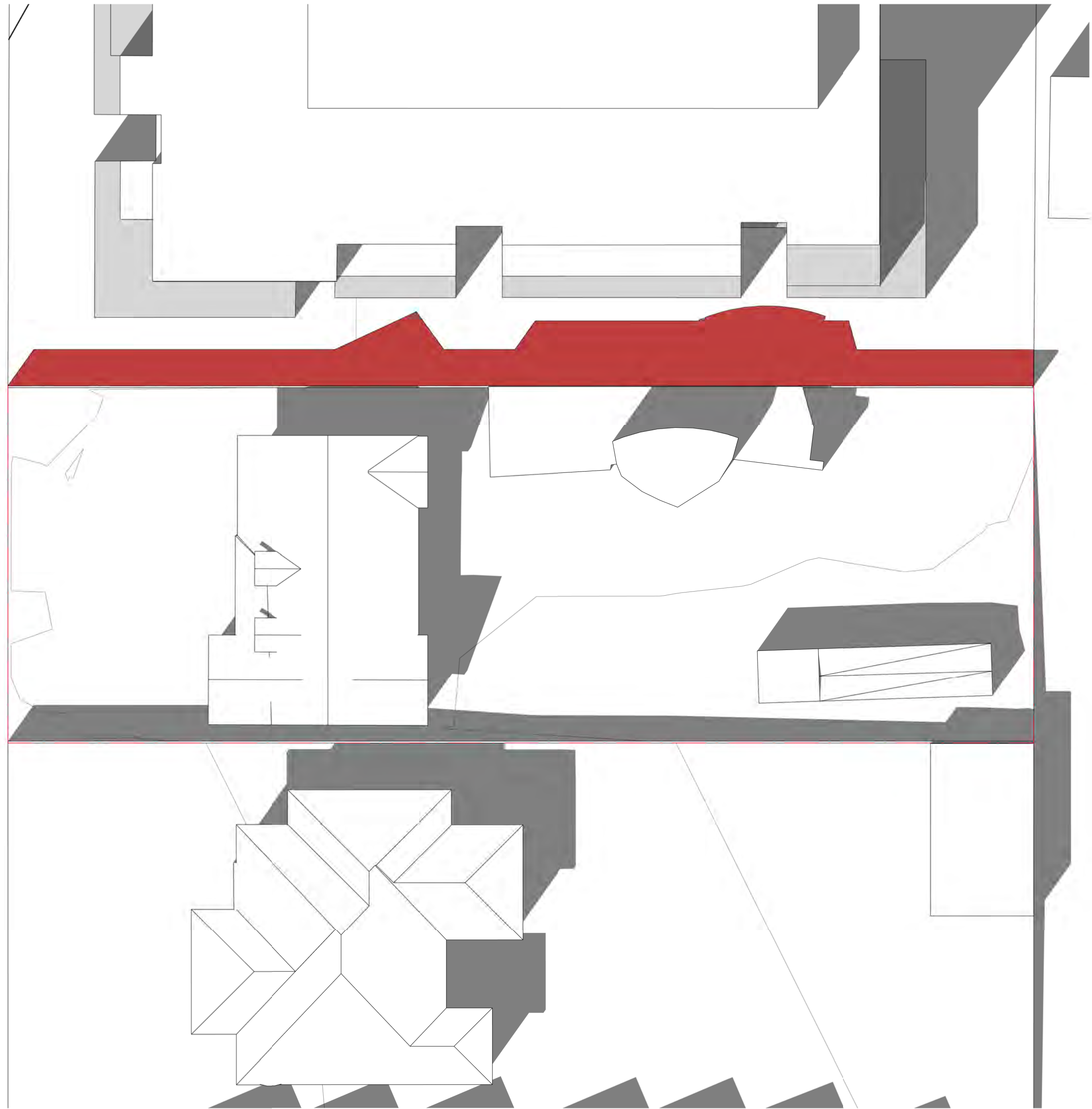
This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavellaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavellaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the rawings the constructor must contact our office prior to commencement of works.

TITLE:
2PM EXISTING AND PROPOSED
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQISITIONS

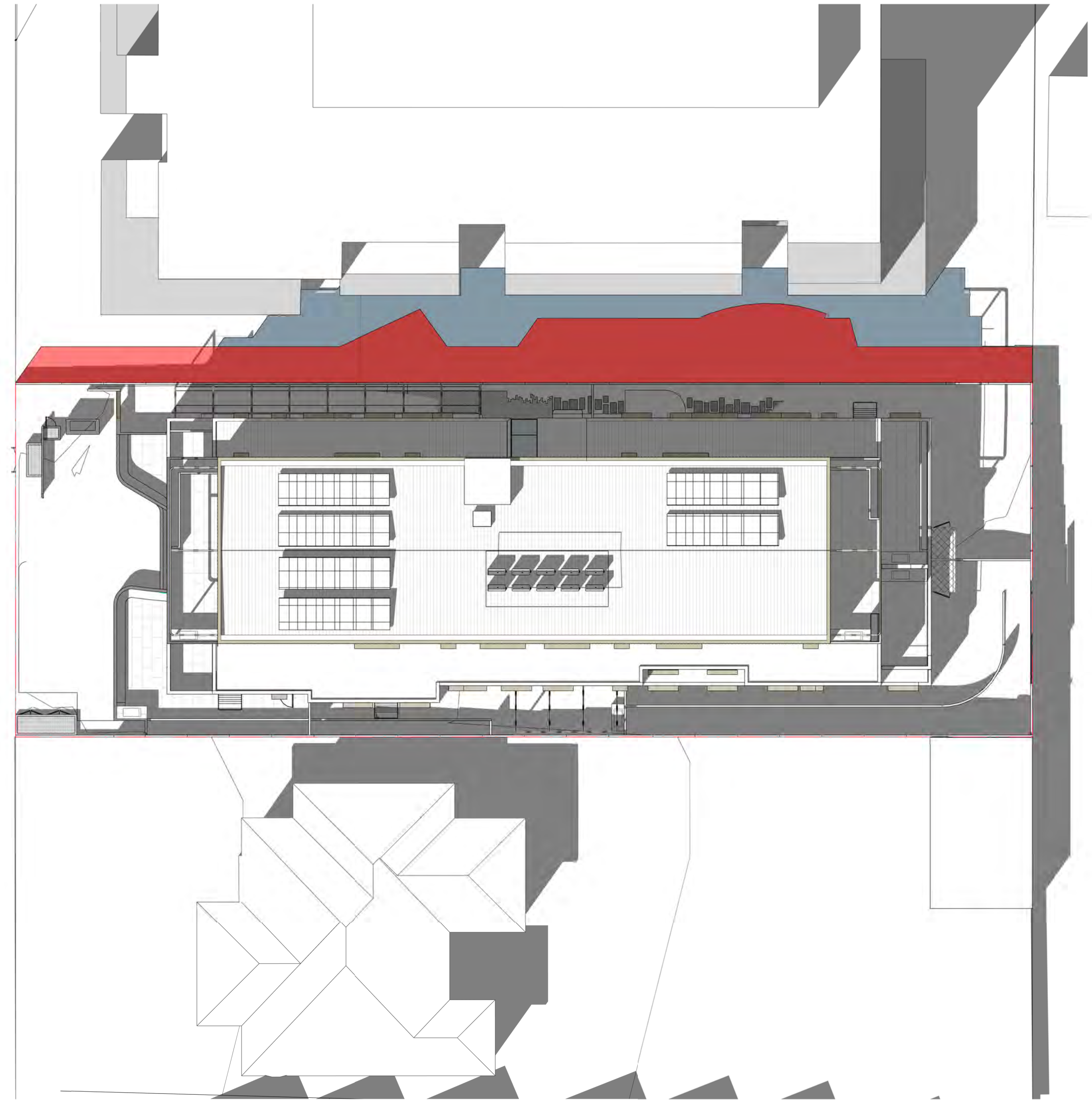
PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:22:53 AM
DRAWN: RE
REV: A
SCALE: As indicated@A1
SHEET NO. TP705

ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

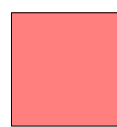


1 EXISTING SHADOW ANALYSIS - SEP21 1500H
TP500 1 : 200



2 PROPOSED SHADOW ANALYSIS - SEP21 1500H
TP500 1 : 200

LEGEND



SHADOW CAST BY THE EXISTING CONDITONS



ADDITIONAL SHADOW CAST BY THE PROPOSAL

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
TP-E - TOWN PLANNING - ENDORSEMENT
TP-A - TOWN PLANNING - AMENDMENT
VCAT - VIC CIVIL & ADMIN TRIBUNAL
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IPC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

This drawing is copyright and confidential apart from any fair dealings as permitted under the copyright. No part may be reproduced by any persons without written permission of Kavelaris Urban Design, and is not to be used in any manner prejudicial to the interest of that company. This drawing and attached sheets remain the property of Kavelaris Urban Design unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

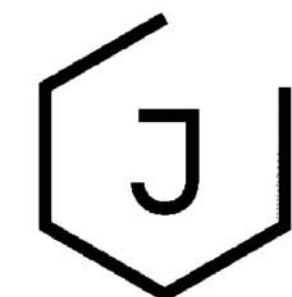
TITLE:
3PM EXISTING AND PROPOSED
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:23:03 AM
DRAWN: RE
REV: A

ADVERTISED PLAN
Application No. P1157/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SCALE:
As indicated@A1
SHEET NO.
TP706



Jack Merlo
Design & Landscape
332A Toorak Road
South Yarra Victoria
3141 Australia
+61 3 9866 5550
info@jackmerlo.com
www.jackmerlo.com

CONDITIONS OF USE
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by Jack Merlo; and by authorised persons who agree to these conditions.
Subject only to the Consultancy Agreement:
1. This document and all intellectual property rights in it remain the property of Jack Merlo and may not be changed, used, reproduced, provided or disclosed by or to any person without the written consent of Jack Merlo, and only then with clear identification of Jack Merlo as author and owner of all changes made.
2. Each user must:
(a) Not scale any drawing, use figured dimensions only and verify all dimensions;
(b) Only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) Where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) Properly form their own opinions as to the correctness and sufficiency of the document for their purposes and notify Jack Merlo immediately upon becoming aware of any issues;
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies Jack Merlo from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

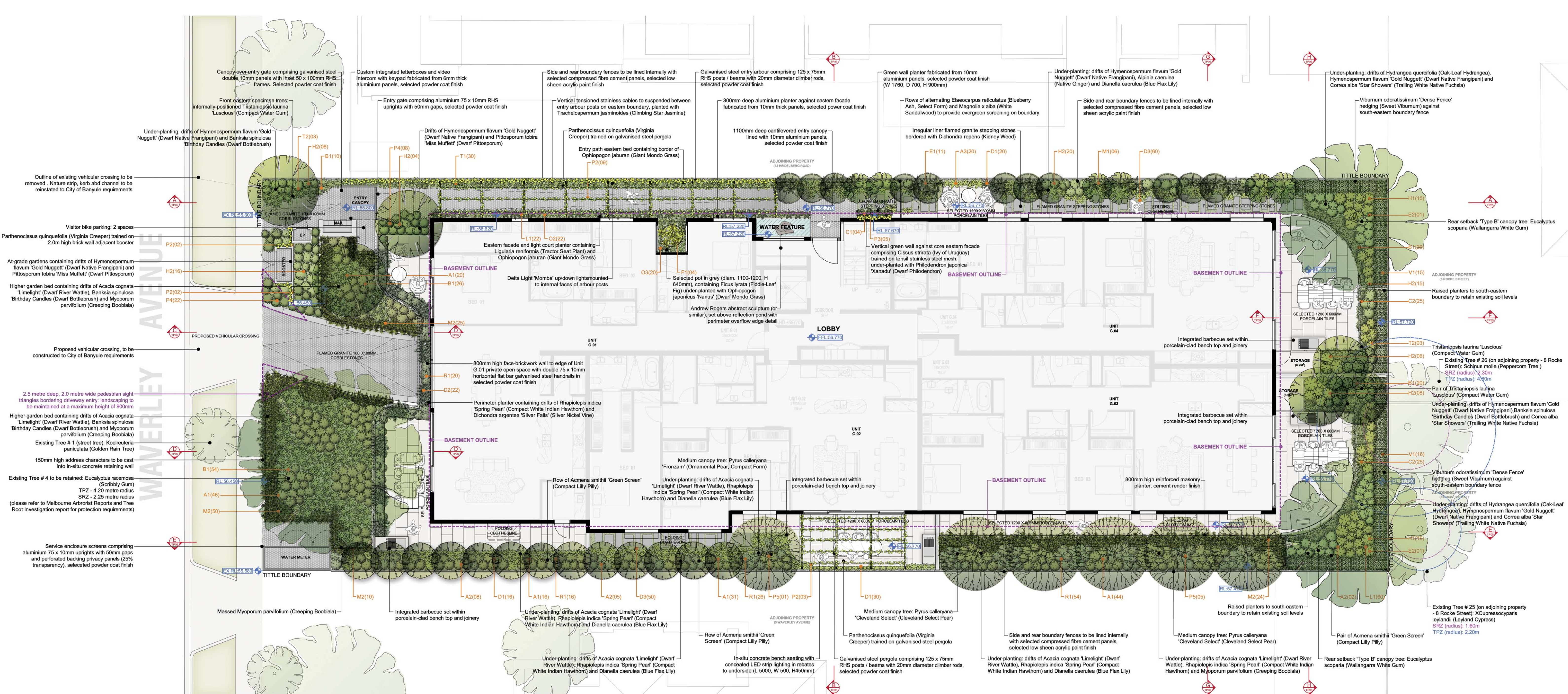
3 Waverley Avenue, Ivanhoe

CLIENT
3 Waverley Developer Pty Ltd

SCALE 1:100, A1 PAGE

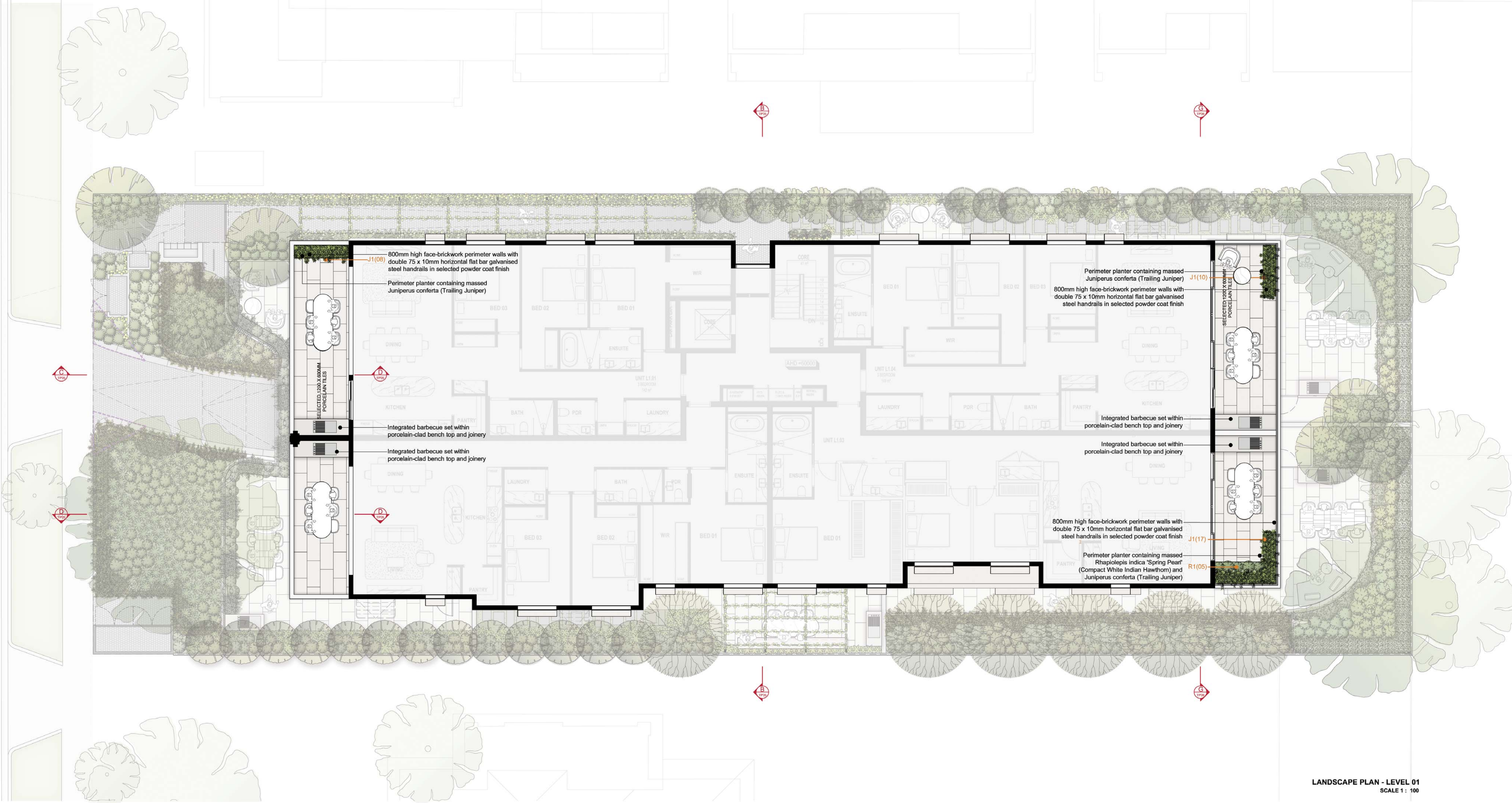
DRAWING TITLE
Landscape Plan - Ground Level
PROJECT NUMBER
23.021
DRAWING STATUS
TP01
DATE
08.10.24
REVISION
The document must not be used for any copyright.

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.



PLANTING SCHEDULE

Symbol	Plant	Common Name	Pot Size	Quantity	Planted Height	Planted Width	Maintained Height	Maintained Width
A1	Acacia cognata 'Limelight'	Dwarf River Wattle	20cm	157	0.20m	0.20m	0.80m	1.00m
A2	Acmena smithii 'Green Screen'	Compact Lilly Pilly	100lt	13	2.00m	0.80m	5.00m	2.00m
A3	Alpinia caerulea	Native Ginger	20cm	20	0.20m	0.20m	0.50m	0.70m
B1	Banksia spinulosa 'Birthday Candles'	Dwarf Bottle Brush	20cm	70	0.20m	0.60m	8.00m	10.00m
C1	Cissus strirata	Ivy of Uruguay	25cm	04	0.40m	0.20m	2.00m	1.50m
C2	Correa alba 'Star Showers'	Trailing White native Fuchsia	20cm	65	0.20m	0.20m	0.40m	0.70m
D1	Dianella caerulea	Blue Flax Lily	15cm	66	0.15m	0.15m	0.40m	0.40m
D2	Dichondra argentea 'Silver Falls'	Silver Nickel Vine	10cm	22	0.10m	0.15m	0.20m	0.90m
D3	Dichondra repens	Kidney Weed	8cm	110	0.05m	0.10m	0.10m	0.30m
E1	Elaeocarpus reticulatus	Blueberry Ash, Select Form	100lt	11	2.00m	0.80m	5.00m	3.00m
E2	Eucalyptus scoparia	Wallangarra White Gum	300lt	02	3.00m	1.50m	12.00m	8.00m
F1	Ficus lyrata	Fiddle-Leaf Fig	100lt	04	2.50m	1.50m	3.00m	2.00m
H1	Hydrangea quercifolia	Oak-Leaf Hydrangea	25cm	30	0.30m	0.30m	1.00m	1.20m
H2	Hymenospermum flavum 'Gold Nugget'	Dwarf Native Frangipani	20cm	72	0.20m	0.20m	0.60m	0.70m
L1	Ligularia reniformis	Tractor Seat Plant	20cm	22	0.20m	0.20m	0.50m	0.60m
M1	Magnolia x alba	White Sandalwood	100lt	06	2.00m	0.80m	5.00m	3.00m
M2	Myoporum parvifolium	Creeping Boobiala	20cm	111	0.10m	0.20m	0.20m	1.00m
O2	Ophiopogon jaburan	Giant Mondo Grass	15cm	22	0.15m	0.15m	0.30m	0.30m
O3	Ophiopogon japonicus 'Nanus'	Dwarf Mondo Grass	8cm	20	0.05m	0.10m	0.10m	0.20m
P2	Parthenocissus quinquefolia	Virginia Creeper	25cm	16	0.60m	0.20m	3.50m	5.00m
P3	Philodendron japonica 'Xanadu'	Dwarf Philodendron	20cm	05	0.20m	0.20m	0.50m	0.60m
P4	Pittosporum tobira 'Miss Muffett'	Dwarf Pittosporum	20cm	30	0.20m	0.20m	0.50m	0.60m
P5	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	500lt	06	5.50m	2.50m	10.00m	4.00m
R1	Rhaphiolepis indica 'Spring Pearl'	Compact White Indian Hawthorn	20cm	113	0.20m	0.20m	0.50m	0.70m
T1	Trachelospermum jasminoides	Climbing Star Jasmine	20cm	30	0.40m	0.20m	2.50m	1.50m
T2	Tristanopsis laurina 'Luscious'	Water Gum, Select Form	200lt	06	2.50m	1.50m	8.00m	4.00m
V1	Viburnum odoratissimum 'Dense Fence'	Sweet Viburnum	50cm	26	1.20m	0.60m	2.50m	1.20m



LANDSCAPE PLAN - LEVEL 01
SCALE 1 : 100

PLANTING SCHEDULE

Symbol	Plant	Common Name	Pot Size	Quantity	Planted Height	Planted Width	Maintained Height	Maintained Width
J1	Juniperus conferta	Trailing Juniper	20cm	35	0.15m	0.20m	0.30m	1.00m
R1	Rhapiolepis indica 'Spring Pearl'	Compact White Indian Hawthorn	20cm	05	0.20m	0.20m	0.50m	0.70m

3 Waverley Avenue, Ivanhoe

CLIENT
3 Waverley Developer Pty Ltd

SCALE 1:100, A1 PAGE

DRAWING TITLE
Landscape Plan - Level 01

PROJECT NUMBER
23.021

DRAWING STATUS
TP02

DATE
08.10.24

REVISION
J

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.

ADVERTISED PLAN
Application No. P1467/2024

This copied document is made for the sole purpose of consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any other purpose without the copyright.

Jack Merlo
Design & Landscape

332A Toorak Road
South Yarra Victoria
3141 Australia

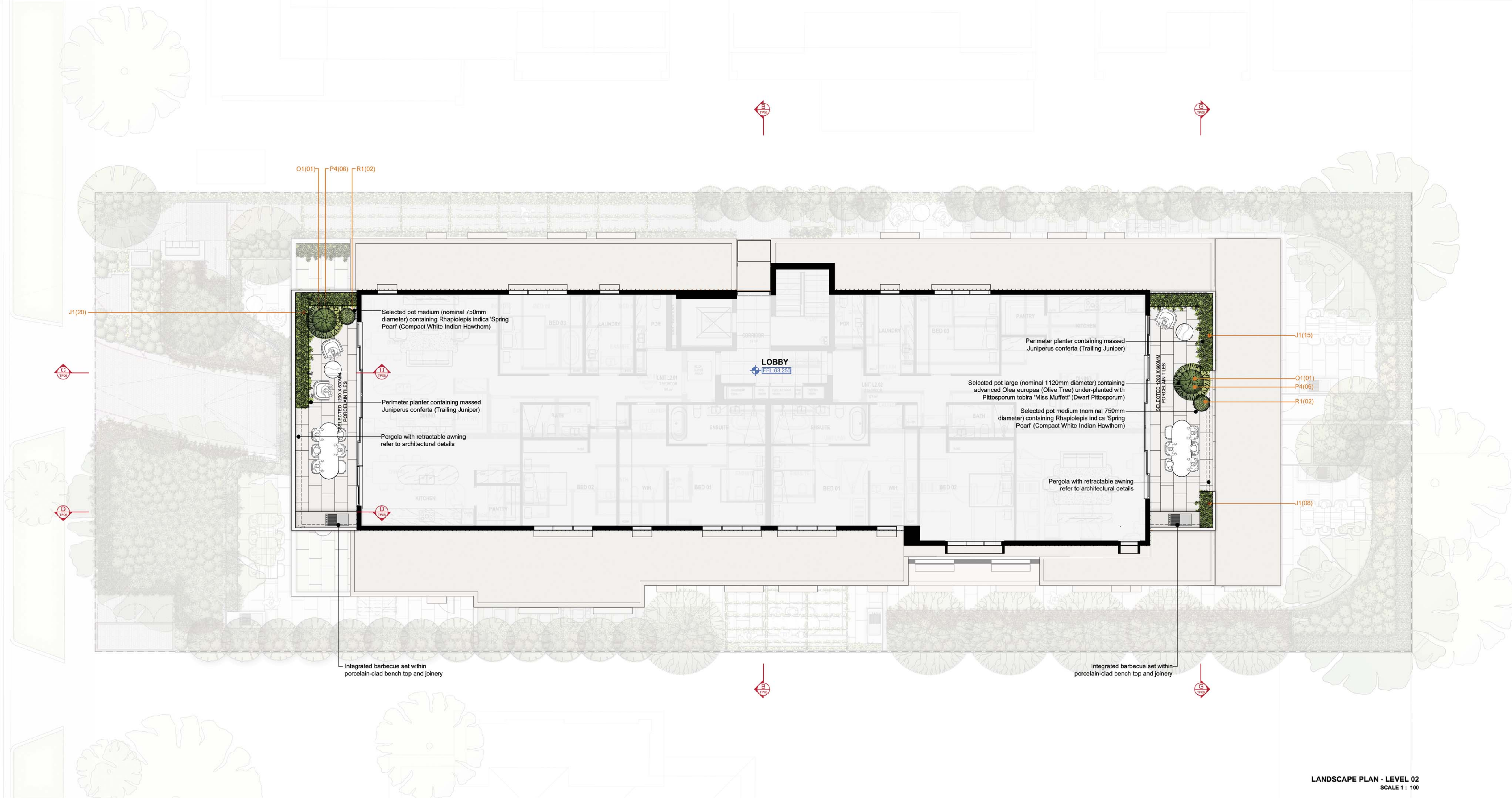
+61 3 9866 5550
info@jackmerlo.com
www.jackmerlo.com

CONDITIONS OF USE

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by Jack Merlo; and by authorised persons who agree to these conditions.

Subject only to the Consultancy Agreement:

- This document and all intellectual property rights in it remain the property of Jack Merlo and may not be changed, used, reproduced, provided or disclosed by or to any person without the written consent of Jack Merlo, and only then with clear identification of Jack Merlo as author and owner of all changes made.
- Each user must:
 - Not scale any drawing, use figured dimensions only and verify all dimensions;
 - Only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
 - Where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
 - Properly form their own opinions as to the correctness and sufficiency of the document for their purposes and notify Jack Merlo immediately upon becoming aware of any issues;
 - To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies Jack Merlo from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.



LANDSCAPE PLAN - LEVEL 02
SCALE 1 : 100

PLANTING SCHEDULE

Symbol	Plant	Common Name	Pot Size	Quantity	Planted Height	Planted Width	Maintained Height	Maintained Width
J1	Juniperus conferta	Trailing Juniper	20cm	43	0.15m	0.20m	0.30m	1.00m
O1	Olea europea	Olive Tree	200L	02	2.00m	1.00m	2.50m	1.50m
P4	Pittosporum tobira 'Miss Muffett'	Dwarf Pittosporum	20cm	12	0.20m	0.20m	0.50m	0.60m
R1	Rhipiolepis indica 'Spring Pearl'	Compact White Indian Hawthorn	20cm	04	0.20m	0.20m	0.50m	0.70m

3 Waverley Avenue, Ivanhoe

CLIENT
3 Waverley Developer Pty Ltd

SCALE 1:100, A1 PAGE

DRAWING TITLE
Landscape Plan - Level 02

PROJECT NUMBER
23.021

DRAWING STATUS
TP03

DATE
08.10.24

REVISION
J

Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to Jack Merlo Office for decision before proceedings with the work.

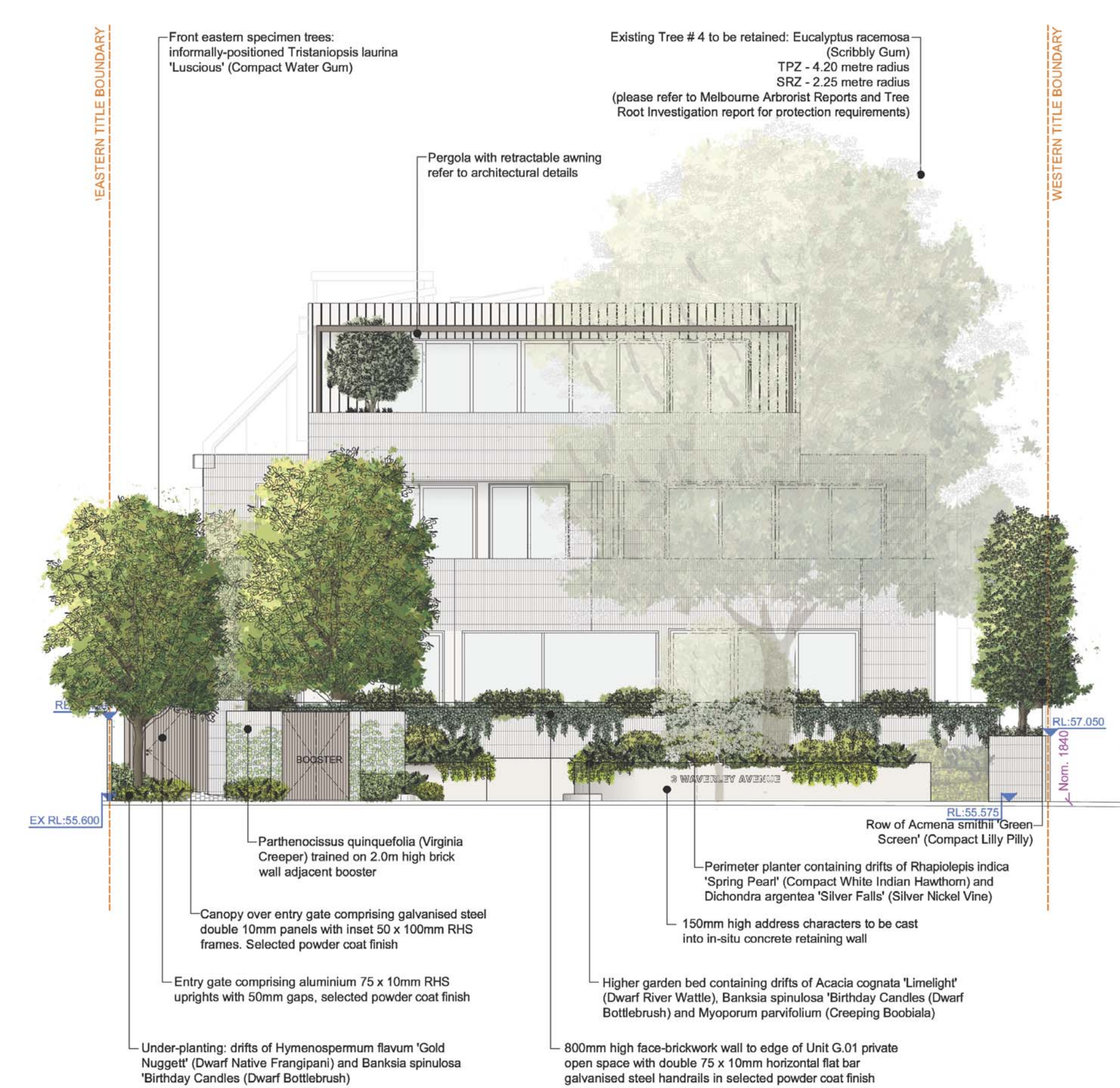
Jack Merlo
Design & Landscape

332A Toorak Road
South Yarra Victoria
3141 Australia

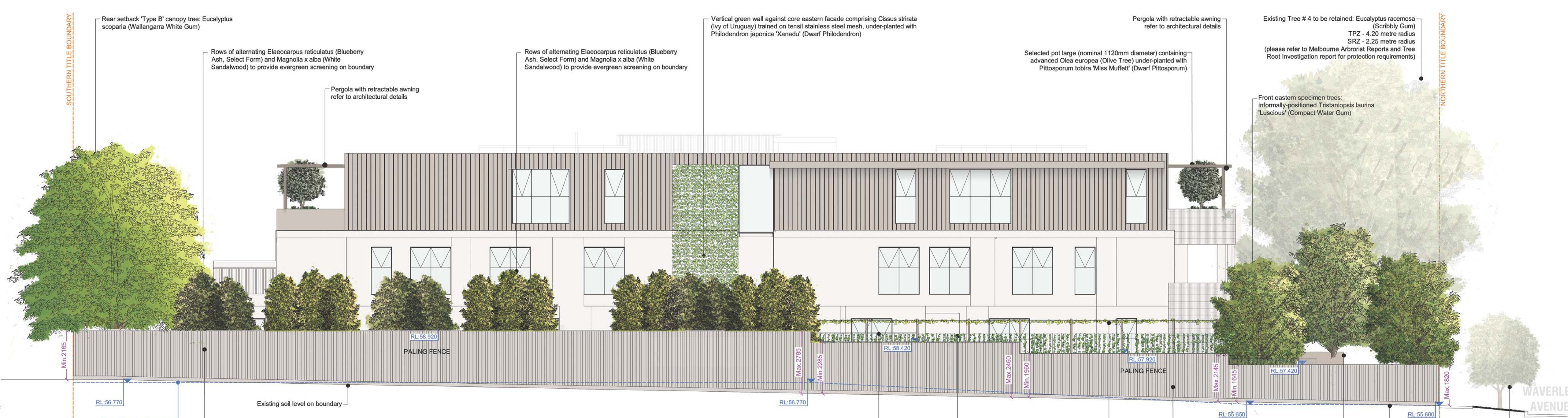
+61 3 9866 5550
info@jackmerlo.com
www.jackmerlo.com

CONDITIONS OF USE
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by Jack Merlo; and by authorised persons who agree to these conditions.
Subject only to the Consultancy Agreement:
1. This document and all intellectual property rights in it remain the property of Jack Merlo and may not be changed, used, reproduced, provided or disclosed by or to any person without the written consent of Jack Merlo, and only then with clear identification of Jack Merlo as author and owner of all changes made.
2. Each user must:
(a) Not scale any drawing, use figured dimensions only and verify all dimensions;
(b) Only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) Where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) Properly form their own opinions as to the correctness and sufficiency of the document for their purposes and notify Jack Merlo immediately upon becoming aware of any issues;
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnities Jack Merlo from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

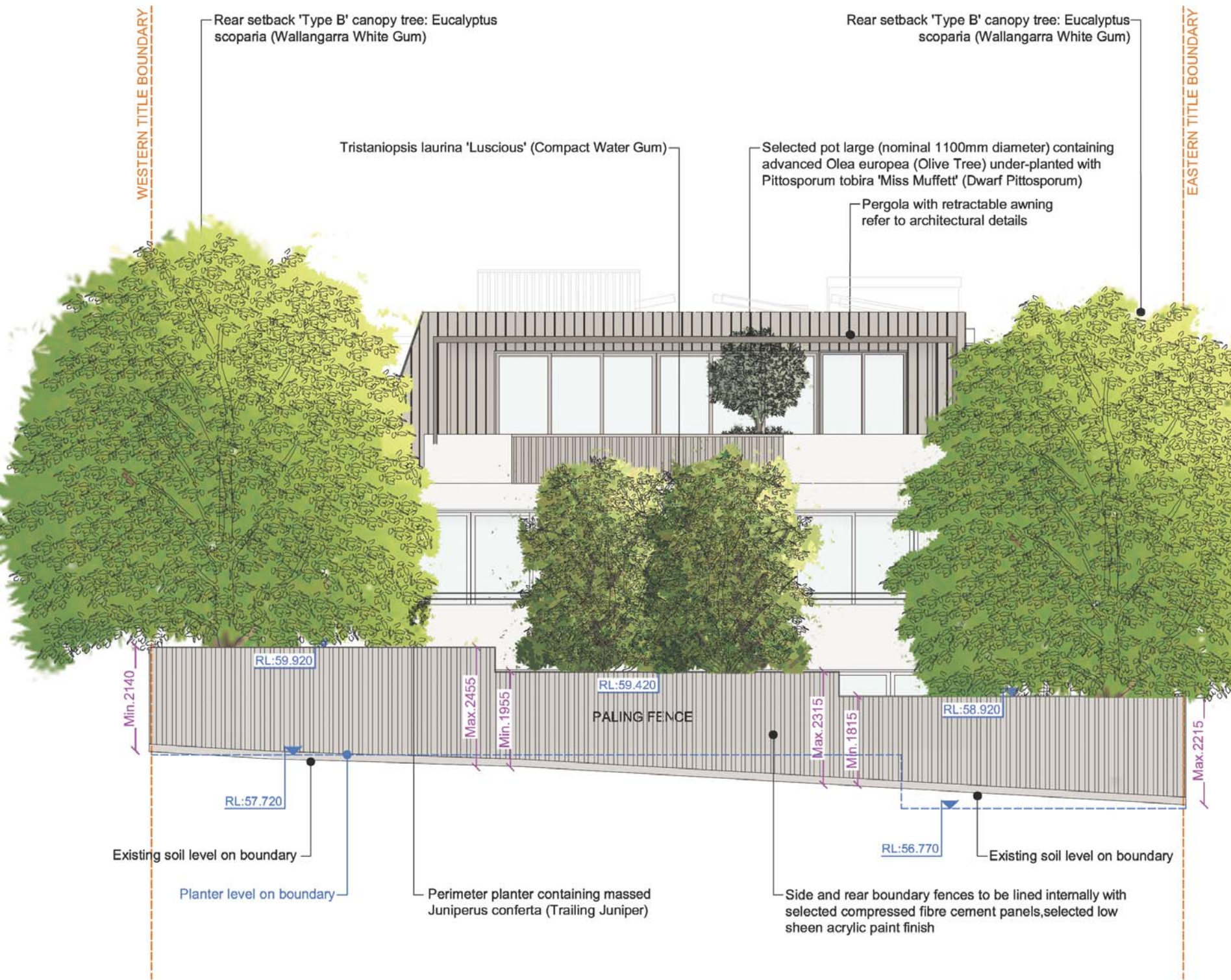
ADVERTISED PLAN
Application No. P1467/2024
This copied document is made for the sole purpose of planning consideration and review as part of a planning process under the Planning Environment Act 1987.
The document must not be used for any other purpose without the written consent of Jack Merlo.
Copyright © 2024 Jack Merlo



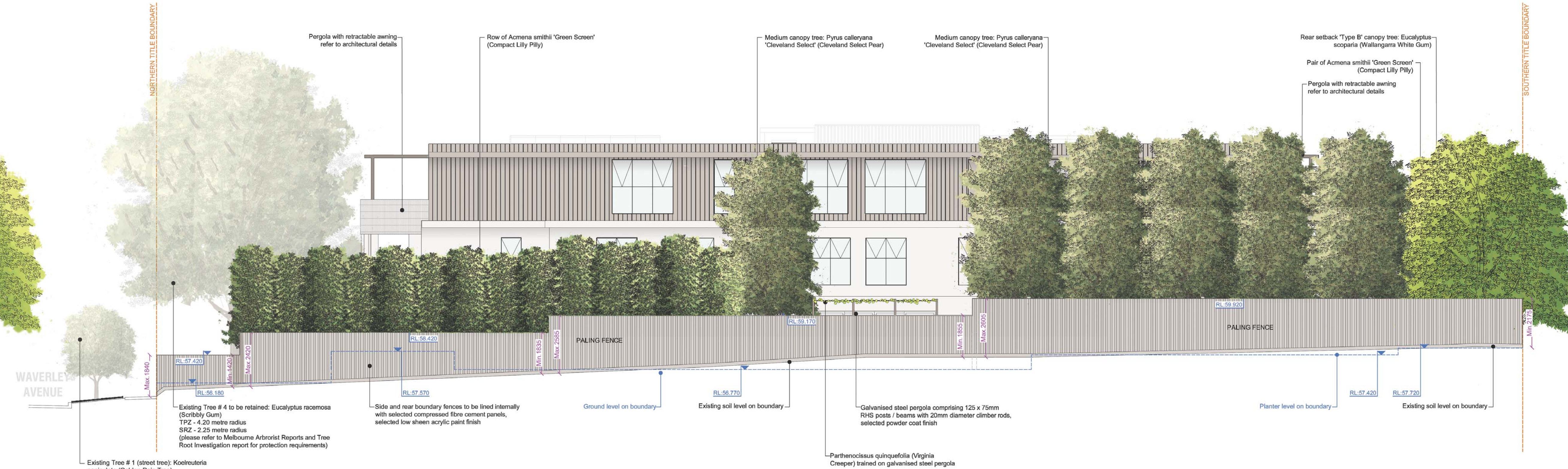
NORTHERN BOUNDARY ELEVATION
(WAVERLEY AVENUE FRONTAGE)
SCALE 1 : 100



EASTERN BOUNDARY ELEVATION
SCALE 1 : 100



SOUTHERN BOUNDARY ELEVATION
SCALE 1 : 100



WESTERN BOUNDARY ELEVATION
SCALE 1 : 100



Jack Merlo
Design & Landscape

332A Toorak Road
South Yarra Victoria
3141 Australia

+61 3 9866 5550
info@jackmerlo.com
www.jackmerlo.com

CONDITIONS OF USE

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by Jack Merlo; and by authorised persons who agree to these conditions.

Subject only to the Consultancy Agreement:

- This document and all intellectual property rights in it remain the property of Jack Merlo and may not be changed, used, reproduced, provided or disclosed by or to any person without the written consent of Jack Merlo, and only then with clear identification of Jack Merlo as author and owner of all changes made.
- Each user must:
 - Not scale any drawing, use figured dimensions only and verify all dimensions;
 - Only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
 - Where the document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
 - Properly form their own opinions as to the correctness and sufficiency of the document for their purposes and notify Jack Merlo immediately upon becoming aware of any issues;
- To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies Jack Merlo from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

3 Waverley Avenue, Ivanhoe

CLIENT

3 Waverley Developer Pty Ltd

SCALE 1:100, 594 x 990mm

DRAWING TITLE

Landscape Boundary Elevations

PROJECT NUMBER

23.021

DRAWING STATUS

TP04

ADVERTISED PLAN

Application No: P1416776924

This copied document is made

as part of a planning process under the

Planning Environment Act 1987

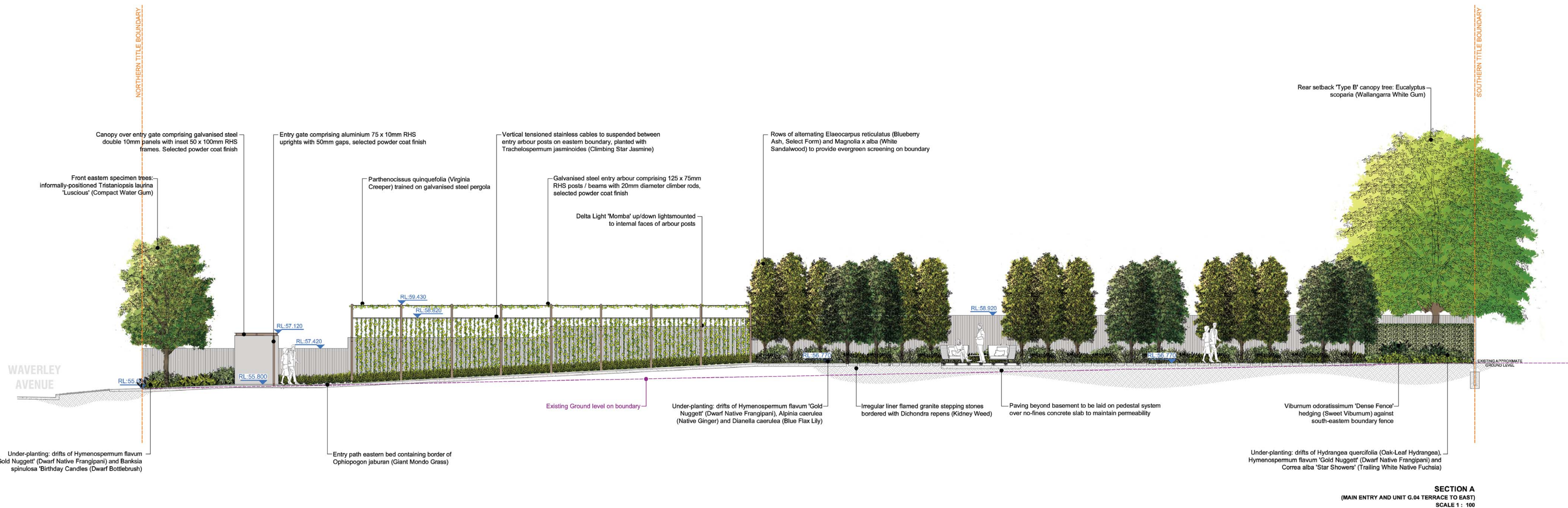
The document must not be used for

any breach of copyright

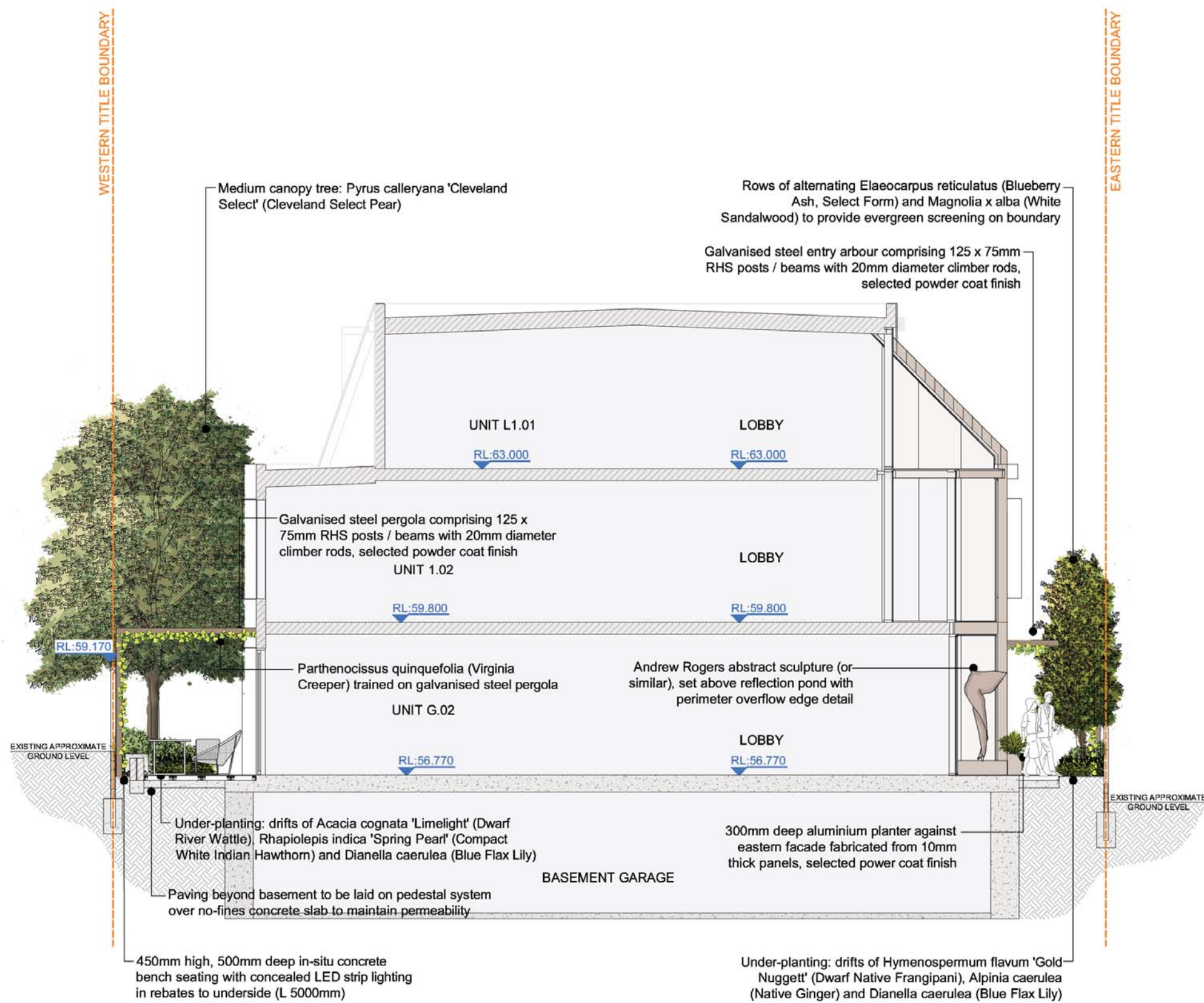
DATE 08.10.24

REVISION

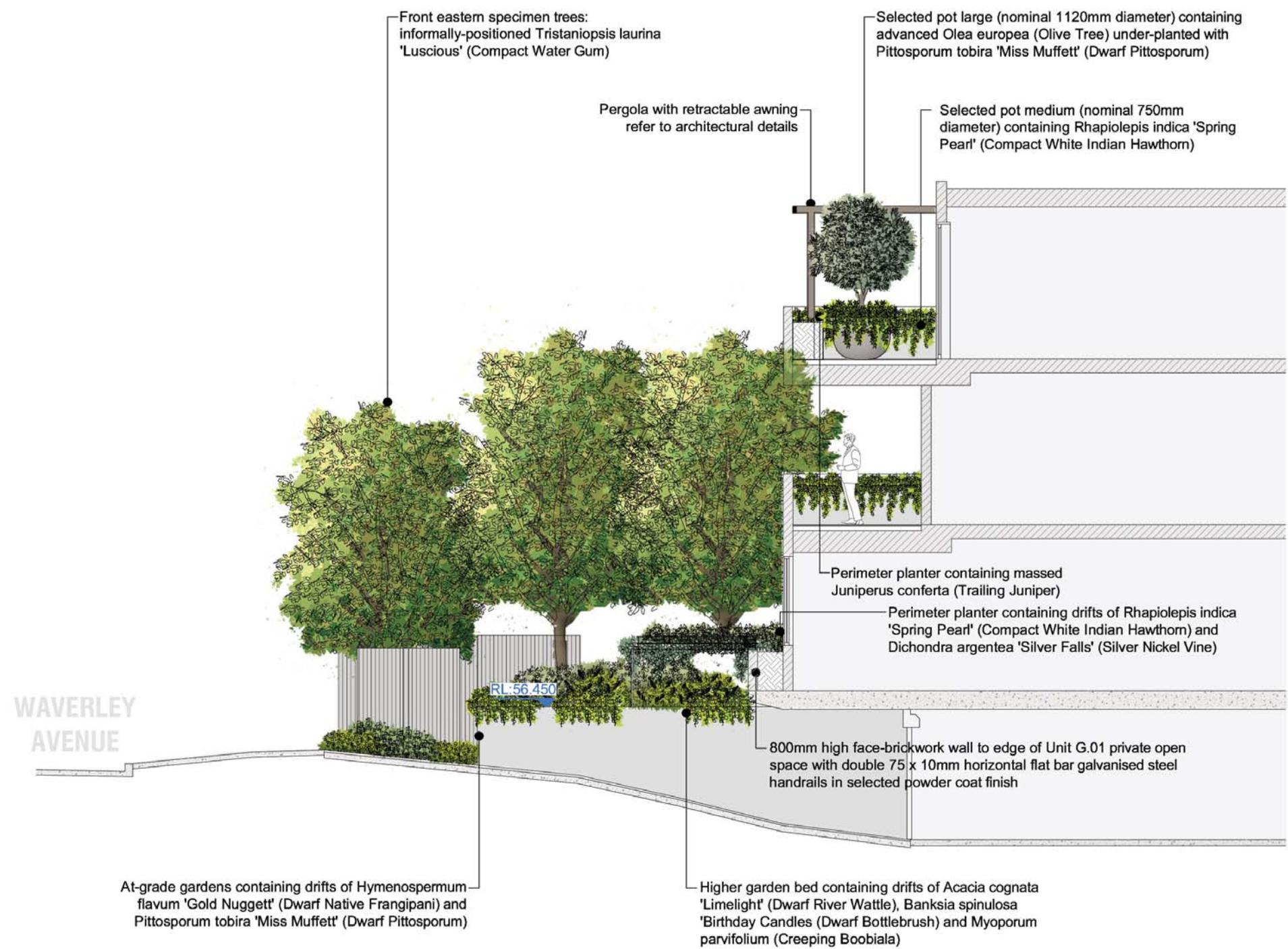
Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to Jack Merlo Office for decision before proceedings with the work.



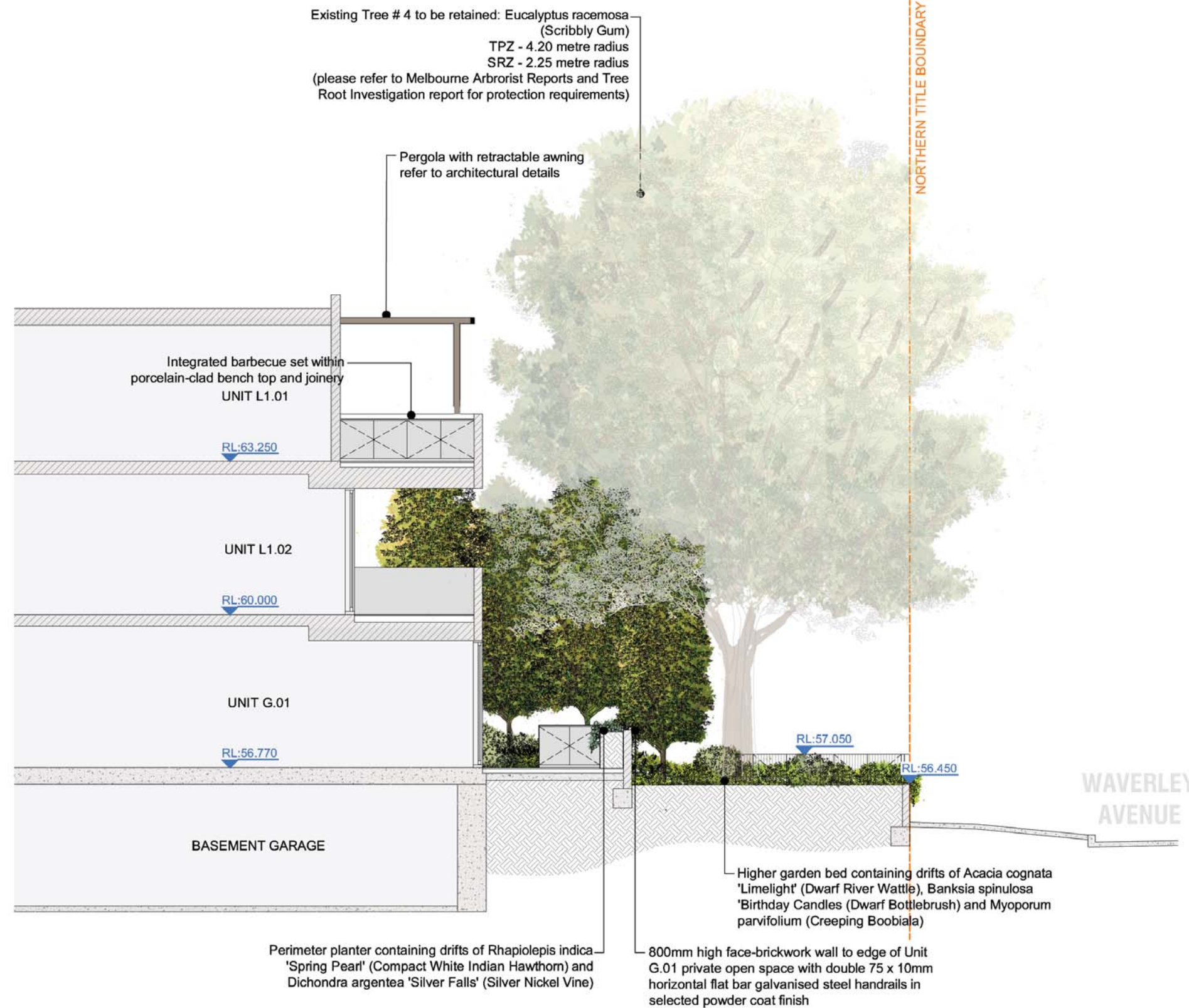
SECTION A
(MAIN ENTRY AND UNIT G.04 TERRACE TO EAST)
SCALE 1 : 100



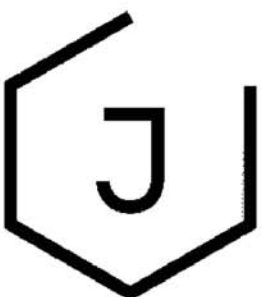
SECTION B
(UNIT G.01 TERRACE AND LOBBY TO NORTH)
SCALE 1 : 100



SECTION C
(DRIVEWAY AND UNIT G.01 FRONT TERRACE TO EAST)
SCALE 1 : 100



SECTION D
(UNIT G.01 FRONT TERRACE AND FRONT GARDEN TO WEST)
SCALE 1 : 100



Jack Merlo
Design & Landscape

332A Toorak Road
South Yarra Victoria
3141 Australia

+61 3 9866 5550
info@jackmerlo.com
www.jackmerlo.com

CONDITIONS OF USE

- This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by Jack Merlo; and by authorised persons who agree to these conditions.
- Subject only to the Consultancy Agreement:
- This document and all intellectual property rights in it remain the property of Jack Merlo and may not be changed, used, reproduced, provided or disclosed by or to any person without the written consent of Jack Merlo, and only then with clear identification of Jack Merlo as author and owner of all changes made.
 - Each user must:
 - Not scale any drawing, use figured dimensions only and verify all dimensions;
 - Only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
 - Where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
 - Properly form their own opinions as to the correctness and sufficiency of the document for their purposes and notify Jack Merlo immediately upon becoming aware of any issues;
 - To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies Jack Merlo from and against all claims, liabilities, losses, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

3 Waverley Avenue, Ivanhoe

CLIENT
3 Waverley Developer Pty Ltd

SCALE 1:100, A1 page

DRAWING TITLE

Landscape Sections A - D

PROJECT NUMBER
23.021

DRAWING STATUS
TP05

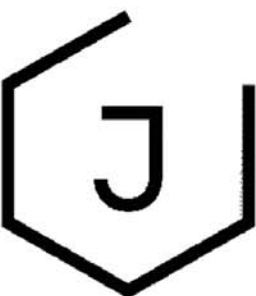
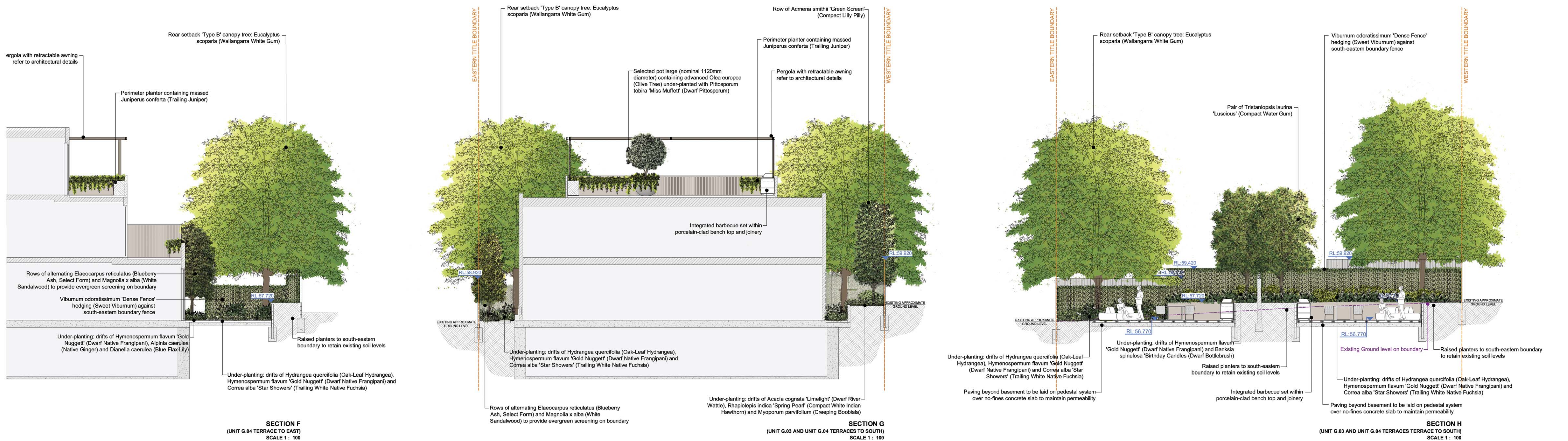
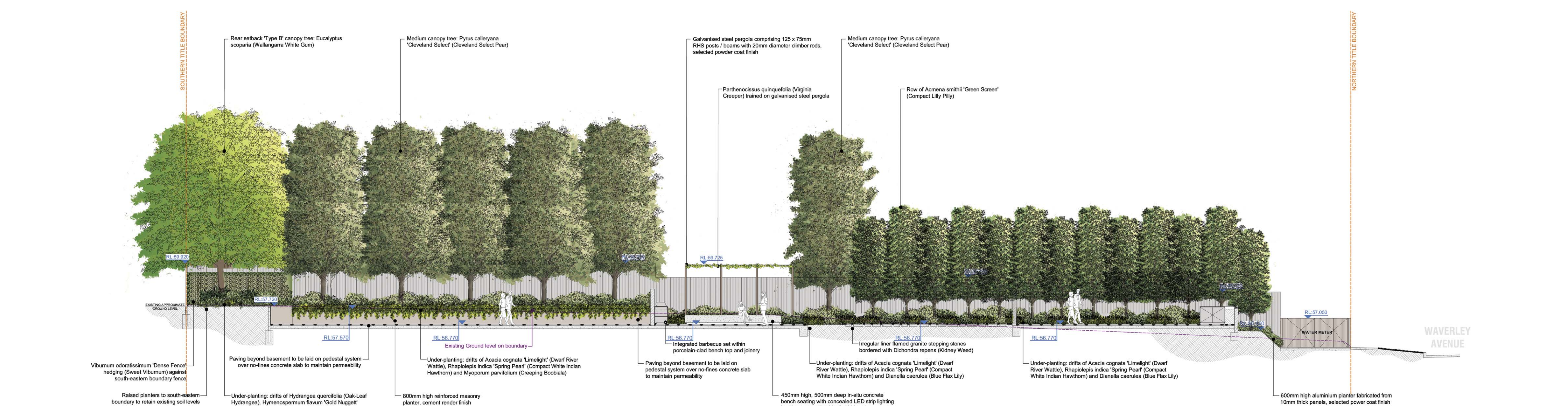
ADVERTISED PLAN
Application No. P1467/2024

This copied document is made available for the sole purpose of assisting in consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any other purpose without the written consent of Jack Merlo.

DATE
08.10.24

REVISION
J

Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to Jack Merlo Office for decision before proceedings with the work.



Jack Merlo
Design & Landscape
332A Toorak Road
South Yarra Victoria
3141 Australia
+613 9866 5550
info@jackmerlo.com
www.jackmerlo.com

CONDITIONS OF USE
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by Jack Merlo; and by authorised persons who agree to these conditions.
Subject only to the Consultancy Agreement:
1. This document and all intellectual property rights in it remain the property of Jack Merlo and may not be changed, used, reproduced, provided or disclosed by or to any person without the written consent of Jack Merlo, and only then with clear identification of Jack Merlo as author and owner of all changes made.
2. Each user must:
(a) Not scale any drawing, use figured dimensions only and verify all dimensions;
(b) Only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) Where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) Properly form their own opinions as to the correctness and sufficiency of the document for their purposes and notify Jack Merlo immediately upon becoming aware of any issues;
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies Jack Merlo from and against all claims, liabilities, losses, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

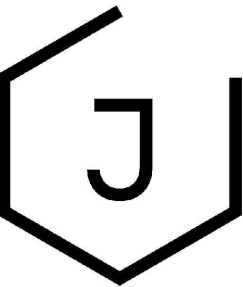
3 Waverley Avenue, Ivanhoe

CLIENT
3 Waverley Developer Pty Ltd

SCALE 1:100, A1 page

DRAWING TITLE
Landscape Sections E, F, G, H
PROJECT NUMBER
23.021
DRAWING STATUS
TP06
DATE
08.10.24
REVISION
J

Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to Jack Merlo Office for decision before proceedings with the work.



Jack Merlo
Design & Landscape

332A Toorak Road
South Yarra Victoria
3141 Australia

+613 9866 5550
info@jackmerlo.com
www.jackmerlo.com

CONDITIONS OF USE
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by Jack Merlo; and by authorised persons who agree to these conditions.

Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of Jack Merlo and may not be changed, used, reproduced, provided or disclosed by or to any person without the written consent of Jack Merlo, and only then with clear identification of Jack Merlo as author and owner of all changes made.

2. Each user must:

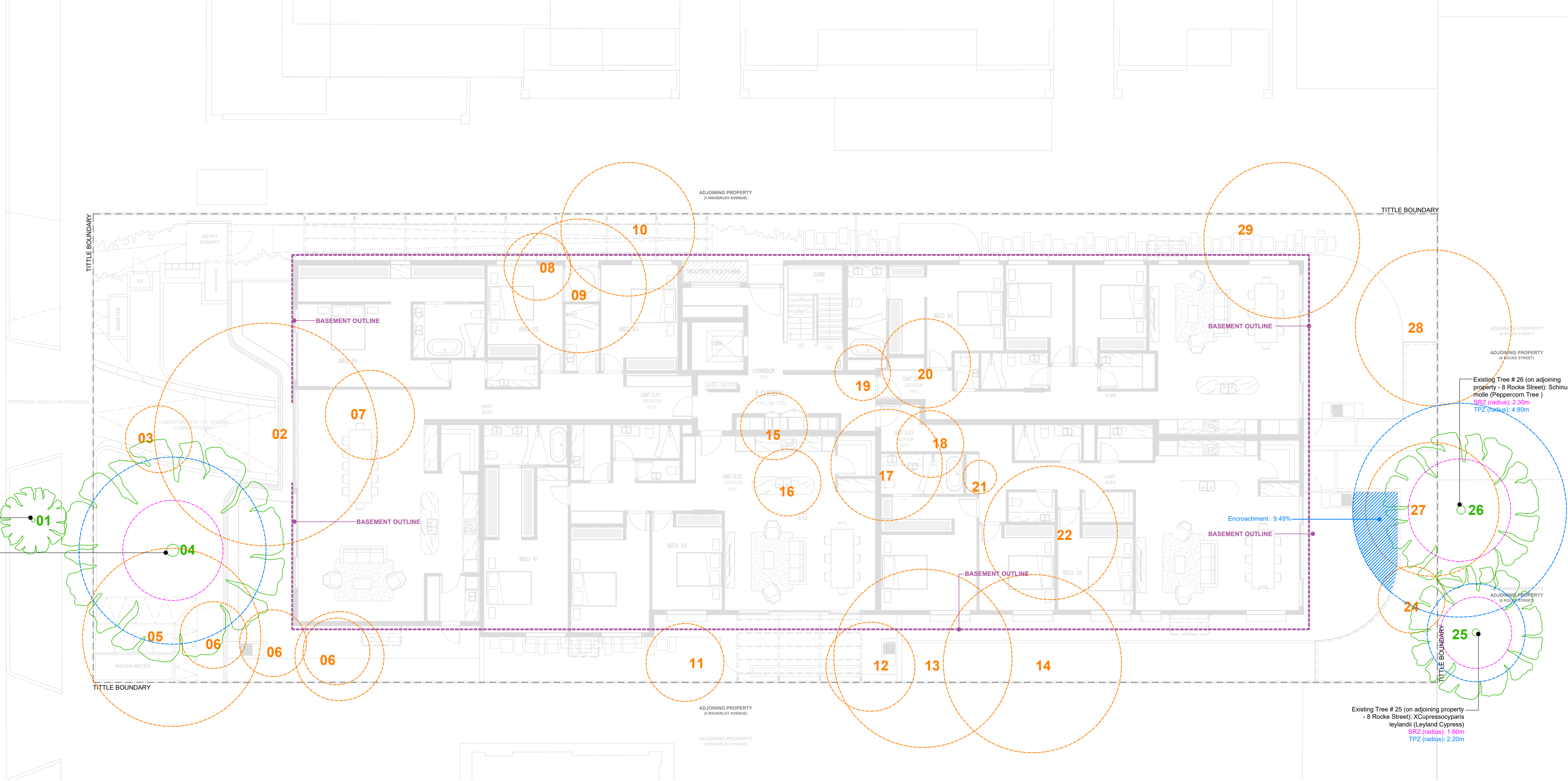
(a) Not scale any drawing, use figured dimensions only and verify all dimensions;

(b) Only use this document in conjunction with all other relevant Project documents, specifications and information from any person;

(c) Where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;

(d) Properly form their own opinions as to the correctness and sufficiency of the document for their purposes and notify Jack Merlo immediately upon becoming aware of any issues;

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies Jack Merlo from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.



EXISTING TREE SYMBOLS

	Existing tree to be retained
	Existing tree to be removed
	Structural Root Zone (SRZ)
	Tree Protection Zone (TPZ)

EXISTING TREE SCHEDULE

Symbol	Plant	Common Name	Retained or Removed
1	Koelreuteria paniculata	Golden Rain Tree	Retain
2	Acer negundo	Box Elder	Remove
3	Corymbia citriodora	Lemon-scented Gum	Remove
4	Eucalyptus racemosa	Scribbly Gum	Retain
5	Melia azedarach	White Cedar	Remove
6	Camellia japonica	Camellia	Remove
7	Nerium oleander	Nerium oleander	Remove
8	Protea sp.	Protea	Remove
9	Ligustrum lucidum	Glossy Privet	Remove
10	Betula pendula	Silver Birch	Remove
11	Acer negundo	Box Elder	Remove
12	Prunus cerasifera 'Nigra'	Prunus cerasifera 'Nigra'	Remove
13	Melaleuca linariifolia	Snow in Summer	Remove
14	Pittosporum undulatum	Sweet Pittosporum	Remove
15	Ligustrum lucidum	Glossy Privet	Remove
16	Ligustrum lucidum	Glossy Privet	Remove
17	Fraxinus angustifolia subsp. angustifolia	Desert Ash	Remove
18	Homalanthus populifolius	Bleeding Heart	Remove
19	Lagerstroemia indica	Crepe Myrtle	Remove
20	Ligustrum lucidum	Glossy Privet	Remove
21	Cupressus sempervirens 'Swane's Golden'	Golden Pencil Pine	Remove
22	Melaleuca bracteata 'Revolution Gold'	Melaleuca Revolution Gold	Remove
23	Citrus reticulata	Mandarin	Remove
24	Coprosma repens	Mirror Plant	Remove
25	XCupressocyparis leylandii	Leyland Cypress	Retain
26	Schinus molle	Peppercorn Tree	Retain
27	Laurus nobilis	Bay Tree	Remove
28	Melaleuca styphelioides	Prickly Paperbark	Remove
29	Ulmus sp.	Elm	Remove

Please note - Tree numbers information in accordance Melbourne Arborist Reports prepared by Melbourne Arborist Reports Pty Ltd dated 18 April 2023

3 Waverley Avenue, Ivanhoe

CLIENT
3 Waverley Developer Pty Ltd

SCALE 1:100, A1 PAGE



DRAWING TITLE
Tree Management Plan

PROJECT NUMBER
23.021

DRAWING STATUS
TP07

(ADVERTISED PLAN
Application No. P4167/2024)

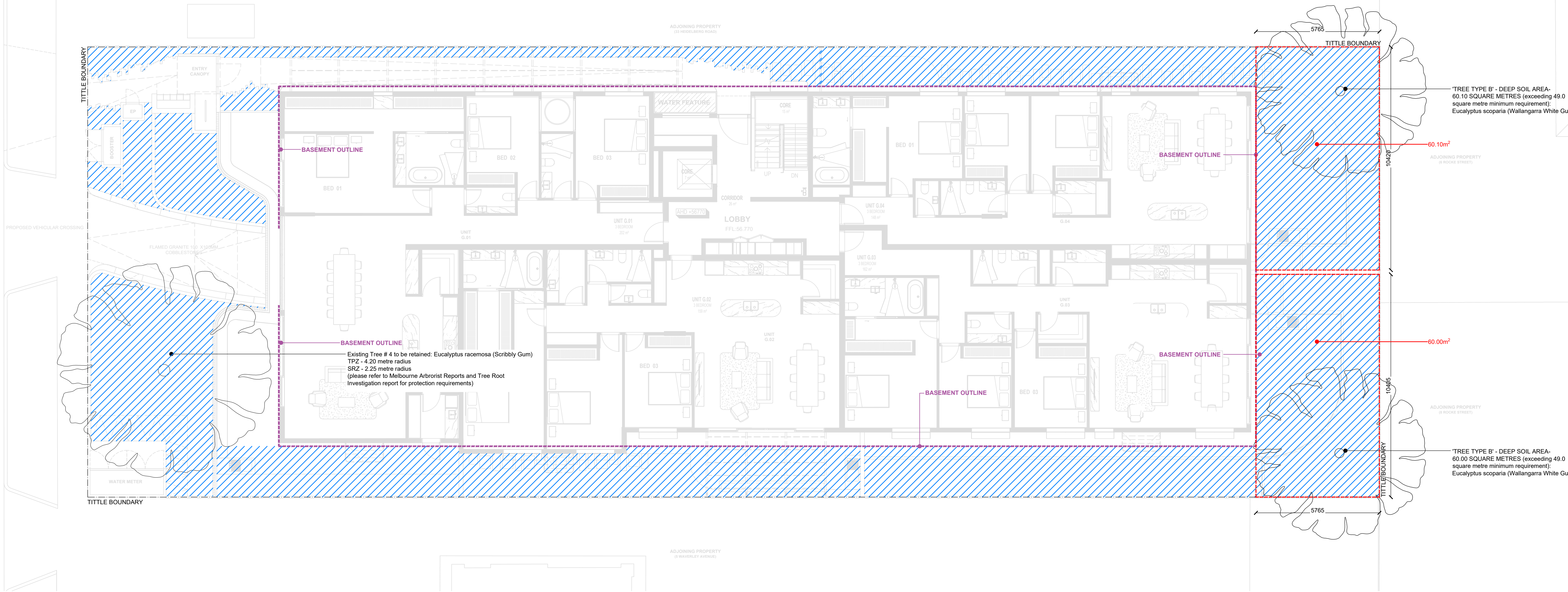
This copied document is made available for the sole purpose of obtaining its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any other purpose without the written consent of Jack Merlo.

DATE
08.10.24

REVISION
J

Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to Jack Merlo Office for decision before proceedings with the work.

WAVERLEY AVENUE



TYPE B TREE SCHEDULE

Tree Species	Quantity	Mature Height	Mature Width	Existing / Proposed
Eucalyptus scoparia (Wallangarra White Gum)	02	12.0m	8.0m	Proposed
Eucalyptus racemosa (Scribbly Gum)	01	15.0m	10.0m	Existing

DEEP SOIL AREA TABLE

Hatch	Description	Total Area (m²)	Total Area (% of site)	Min. Requirement (m²)	Min. Requirement (% of site)
	Total Deep Soil Area	367.26	28.94%	95.17	7.50%
	Total Site Area	1268.89	100%	N/A	N/A

2021 APARTMENT DESIGN GUIDELINES FOR VICTORIA
(Based on Rescode Clause 58.03-5 - Landscaping Objectives)

- Site Area - 1268.89 square metres
- Deep soil requirement - 7.5% of site area (95.17 square metres)
- Canopy tree requirement - provide at least one 'Type B' trees (mature dimensions: canopy - 8.0 metre diameter) with minimum 49.0 square metre deep soil area (min. plan dimension of 4.5 metres)

LANDSCAPE PLAN - GROUND LEVEL
SCALE 1 : 100

CONDITIONS OF USE
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by Jack Merlo; and by authorised persons who agree to these conditions.
Subject only to the Consultancy Agreement:
1. This document and all intellectual property rights in it remain the property of Jack Merlo and may not be changed, used, reproduced, provided or disclosed by or to any person without the written consent of Jack Merlo, and only then with clear identification of Jack Merlo as author and owner of all changes made.
2. Each user must:
(a) Not scale any drawing, use figured dimensions only and verify all dimensions;
(b) Only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) Where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) Properly form their own opinions as to the correctness and sufficiency of the document for their purposes and notify Jack Merlo immediately upon becoming aware of any issues;
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies Jack Merlo from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

Jack Merlo
Design & Landscape

332A Toorak Road
South Yarra Victoria
3141 Australia

+613 9866 5550
info@jackmerlo.com
www.jackmerlo.com

3 Waverley Avenue, Ivanhoe

CLIENT
3 Waverley Developer Pty Ltd

SCALE 1:100, A1 PAGE



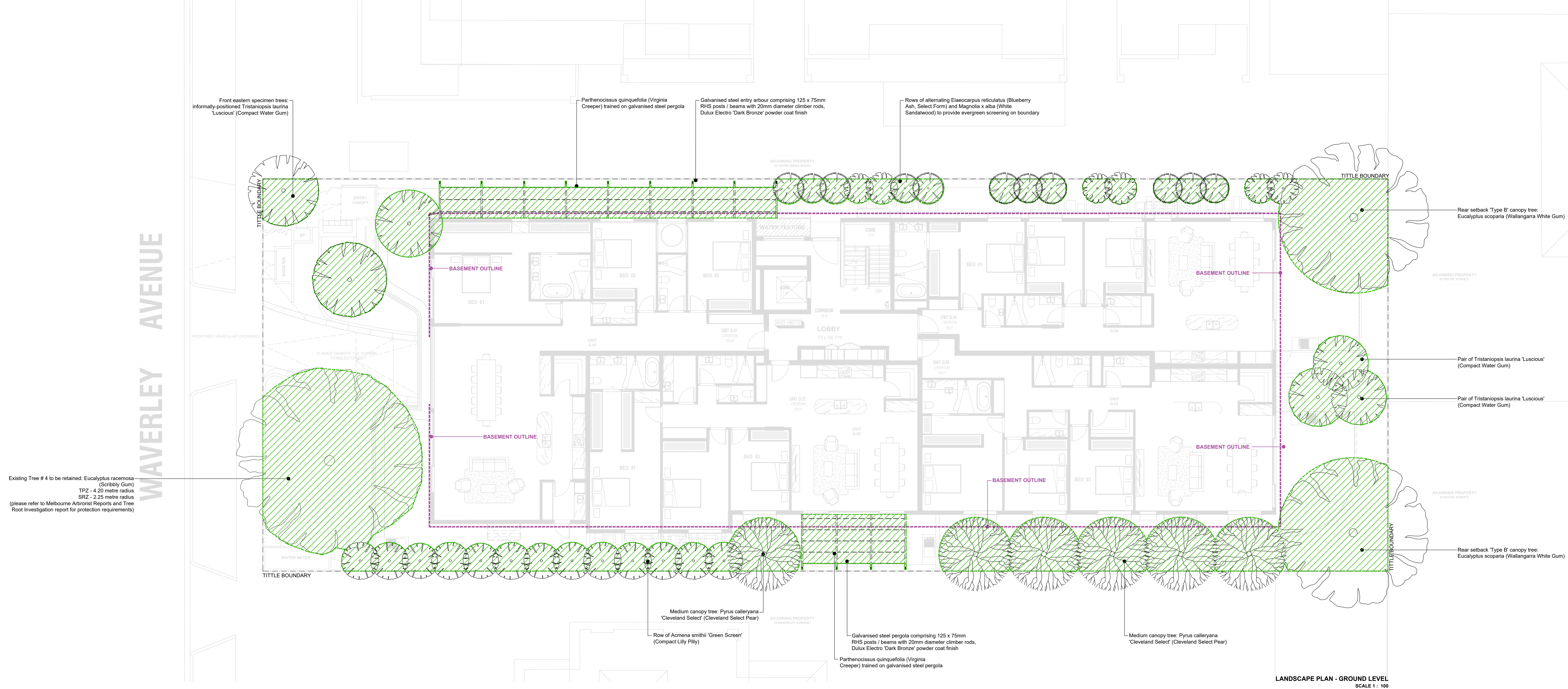
DRAWING TITLE
Deep Soil / Canopy Tree Plan

PROJECT NUMBER
23.021

DRAWING STATUS
TP08

ADVERTISED PLAN
Application No. P4161/2024
This copied document is made for the purpose of obtaining an advertisement and review as part of a planning process under the Planning Environment Act 1987.
The document must not be used for any other purpose without the written consent of Jack Merlo.
DATE
08.10.24
REVISION
J

Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to Jack Merlo Office for decision before proceedings with the work.

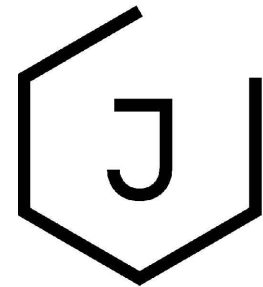


CANOPY COVER AREA TABLE

Hatch	Description	Total Area (m ²)	Total Area (% of site)	Min. Requirement (m ²)	Min. Requirement (% of site)
	Canopy Cover Area	332.35	26.19%	103.78	8.18%
	Total Site Area	1268.89	100%	N/A	N/A

2021 APARTMENT DESIGN GUIDELINES FOR VICTORIA
(Based on Rescode Clause 58.03-5 - Landscaping Objectives)

- Site Area - 2230 square metres
- Canopy requirement - 50 square metres plus 20% of the site area above 1000 square metres (requirement for subject site - 50 + 53.78 = 103.78 square metres)



Jack Merlo
Design & Landscape

332A Toorak Road
South Yarra Victoria
3141 Australia

+613 9866 5550
info@jackmerlo.com
www.jackmerlo.com

CONDITIONS OF USE
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by Jack Merlo; and by authorised persons who agree to these conditions.
Subject only to the Consultancy Agreement:
1. This document and all intellectual property rights in it remain the property of Jack Merlo and may not be changed, used, reproduced, provided or disclosed by or to any person without the written consent of Jack Merlo, and only then with clear identification of Jack Merlo as author and owner of all changes made.
2. Each user must:
(a) Not scale any drawing, use figured dimensions only and verify all dimensions;
(b) Only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) Where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) Property form their own opinions as to the correctness and sufficiency of the document for their purposes and notify Jack Merlo immediately upon becoming aware of any issues;
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies Jack Merlo from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

3 Waverley Avenue, Ivanhoe

CLIENT
3 Waverley Developer Pty Ltd

SCALE 1:100, A1 PAGE



DRAWING TITLE
Canopy Cover Plan

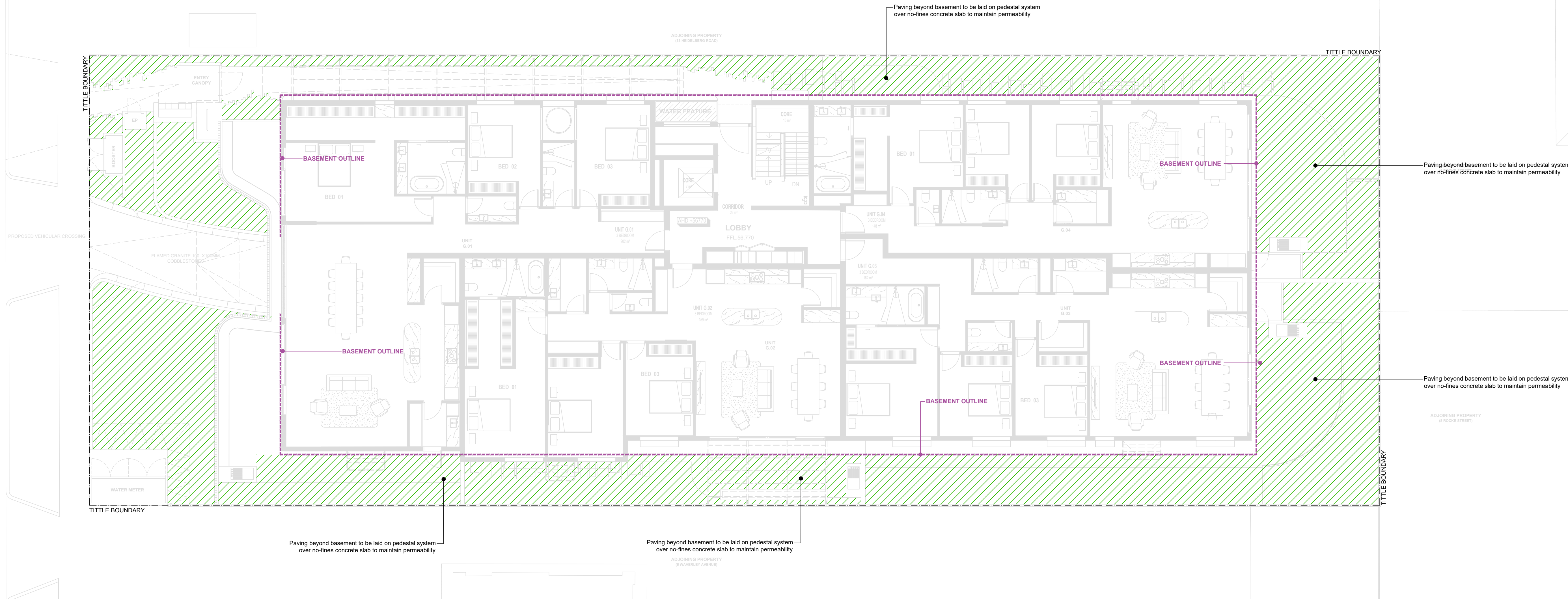
PROJECT NUMBER
23.021

DRAWING STATUS
TP09

(ADVERTISED PLAN
Application No. P4167/2024)
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any other purpose without the written consent of Jack Merlo.
DATE
08.10.24
REVISION
J

Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to Jack Merlo Office for decision before proceedings with the work.

WAVERLEY AVENUE



LANDSCAPE PLAN - GROUND LEVEL
SCALE 1 : 100

PERMEABILITY TABLE

COLOUR	SPECIFICATIONS	Total Area (m ²)	Total Area (% of site)	Min. Requirement (m ²)	Min. Requirement (% of site)
	Permeable Area	347.98	27.42%	253.78	20.00%
	Total Site Area	1268.89	100.00%	N/A	N/A

Jack Merlo
Design & Landscape

332A Toorak Road
South Yarra Victoria
3141 Australia

+613 9866 5550
info@jackmerlo.com
www.jackmerlo.com

CONDITIONS OF USE

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by Jack Merlo; and by authorised persons who agree to these conditions.

Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of Jack Merlo and may not be changed, used, reproduced, provided or disclosed by or to any person without the written consent of Jack Merlo, and only then with clear identification of Jack Merlo as author and owner of all changes made.

2. Each user must:

(a) Not scale any drawing, use figured dimensions only and verify all dimensions;

(b) Only use this document in conjunction with all other relevant Project documents, specifications and information from any person;

(c) Where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;

(d) Properly form their own opinions as to the correctness and sufficiency of the document for their purposes and notify Jack Merlo immediately upon becoming aware of any issues;

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies Jack Merlo from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

3 Waverley Avenue, Ivanhoe

CLIENT
3 Waverley Developer Pty Ltd

SCALE 1:100, A1 PAGE



DRAWING TITLE

Site Permeability Plan

PROJECT NUMBER
23.021

DRAWING STATUS
TP10

ADVERTISED PLAN
Application No. P4167/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any copyright breach and any copyright.

DATE
08.10.24

REVISION
J

Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to Jack Merlo Office for decision before proceedings with the work.