



PHOTO No.1

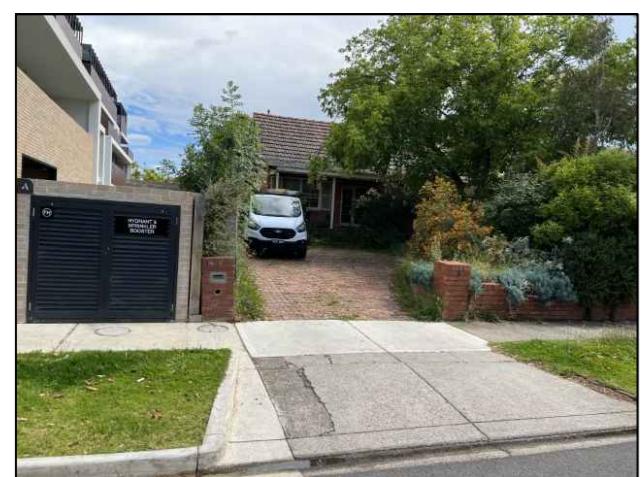


PHOTO No.2

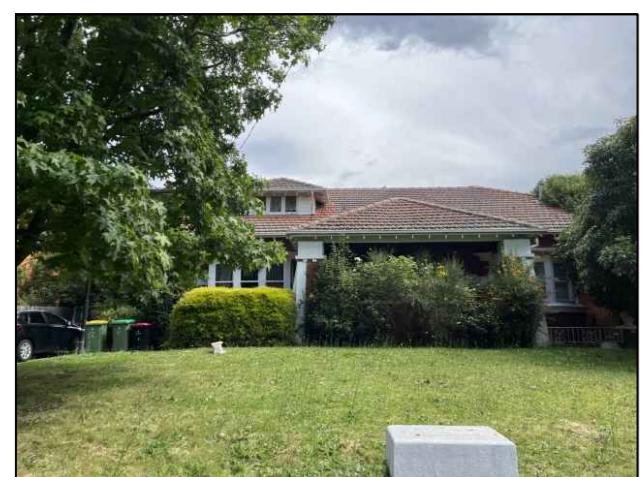
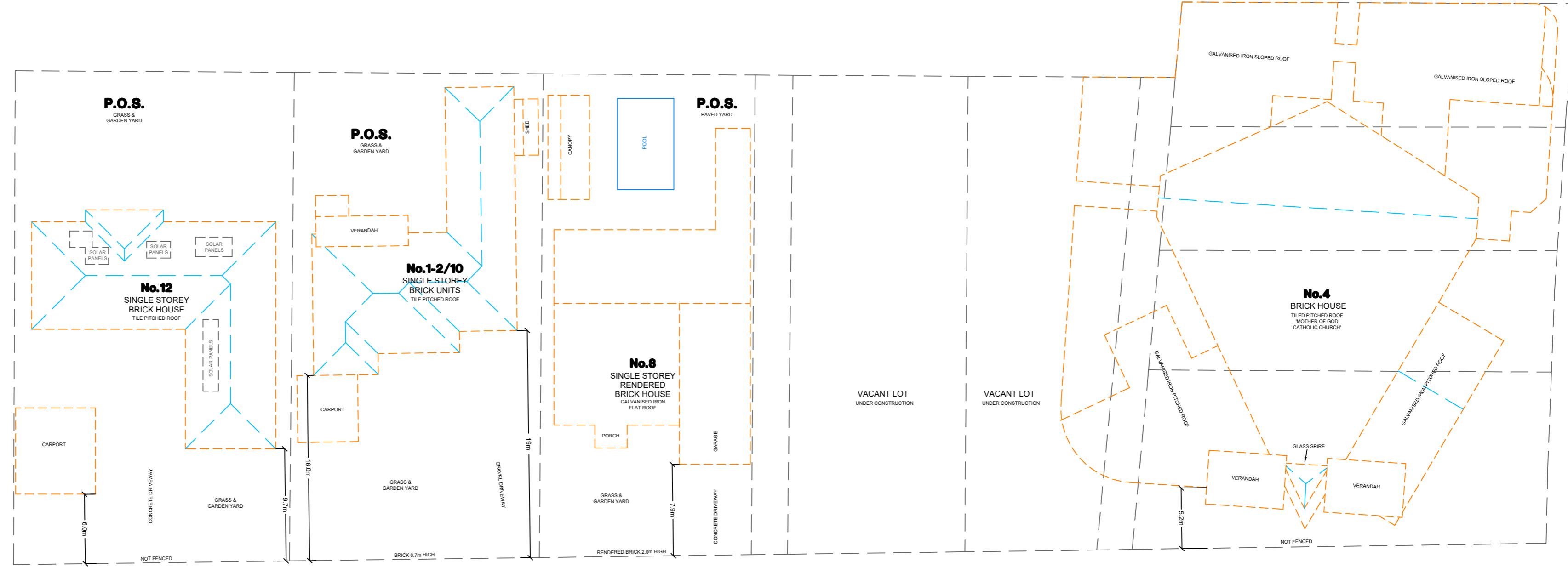


PHOTO No.3



PHOTO No.4

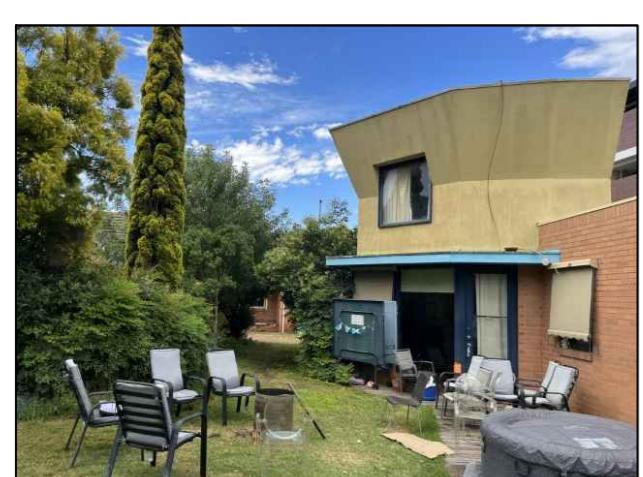


PHOTO No.5



PHOTO No.6



PHOTO No.7

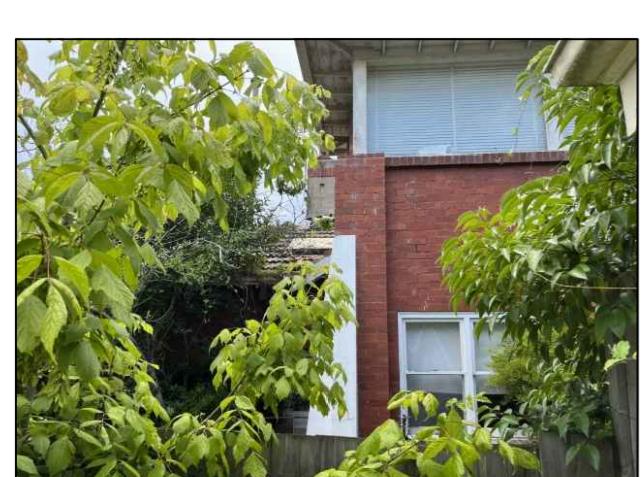
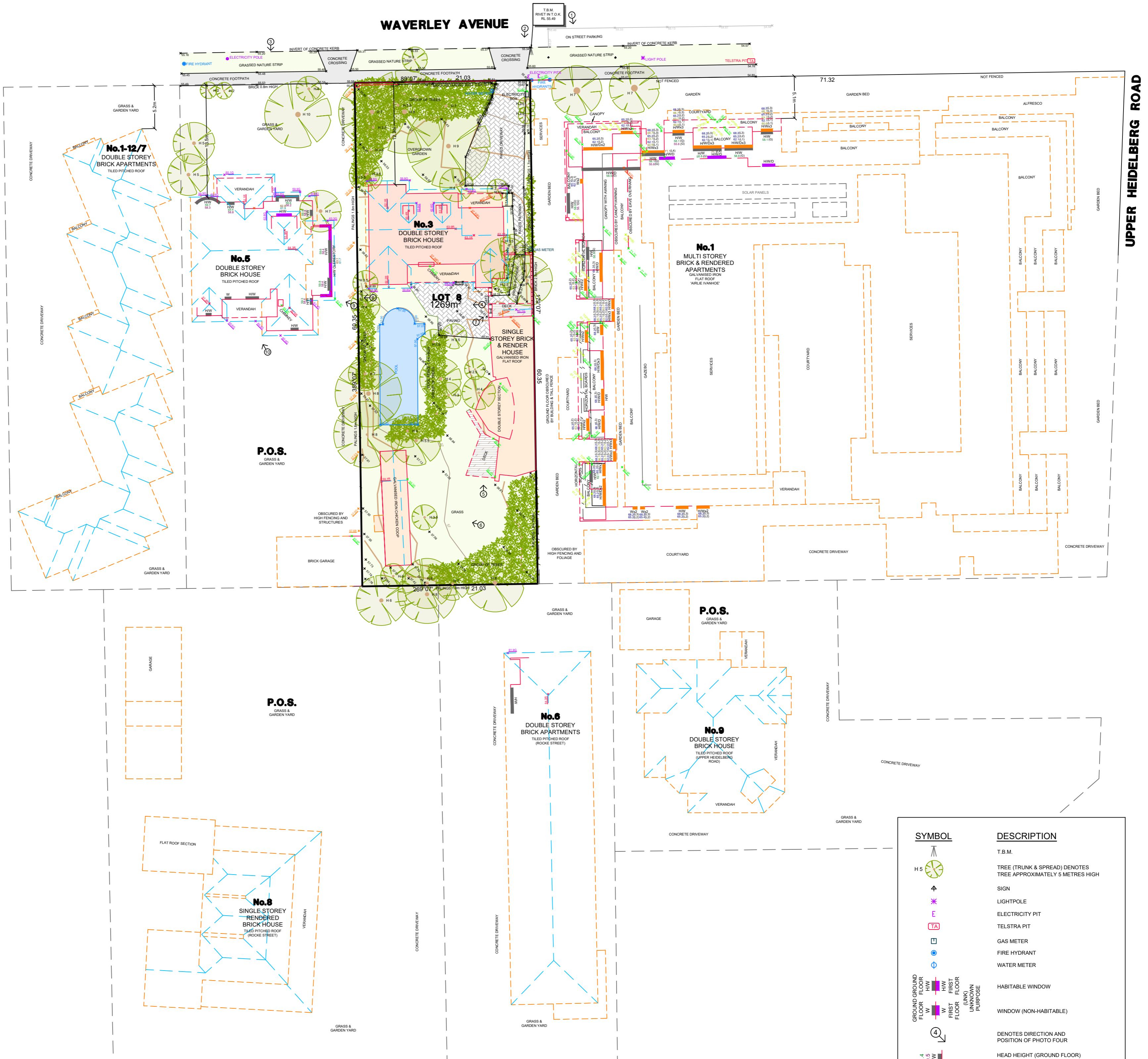


PHOTO No.8



EXPLANATORY NOTES:
 - DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF JCA LAND CONSULTANTS.
 - ACCURACY OF DATA IS DETERMINED AS +/- 0.05.
 - ACCURACY OF PRODUCED LEVELS +/- 0.02.
 - THIS HARDCOPY PLAN IS A VERIFICATION PLOT OF COMPUTER FILE :
 DWG: 3053512F10.dwg DATE: 02/06/23
 - LOCATION OF ADJACENT BUILDINGS AND ENVIRONS IS INDICATIVE ONLY UNLESS OTHERWISE SHOWN.
 - SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY.
 - OWNERSHIP OF PROPERTY IS NOT 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.



PHOTO No.9



PHOTO No.10

IMPORTANT NOTE:

- SEE JCA LAND CONSULTANTS "RECORD OF HAVING A RE-ESTABLISHMENT TITLE BOUNDARIES" (DWG No. 3053511G10.dwg) FOR TITLE DETAILS AND RELATIONSHIP TO FENCING.

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

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

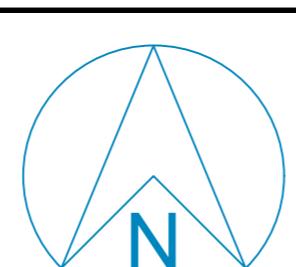
Client: KUD Municipality: BANYULE

PLAN OF FEATURE SURVEY

3 WAVERLEY AVENUE

IVANHOE

Scale: 1:300 @ A1



Sheet: 1 OF 1

DWG: 3053512F10

Job No: 30535

Surveyors: Z.BRACE B.D.

Drawn: M.COAKLEY 17/01/23

Reviewed: T.S.M. 20/01/23

Approved: APPD CHECK Checked

Revised: REV. T.S.M. 20/01/23

Date: APPD CHECK Checked

Additional Feature As Per Survey 26/05/23

02/06/23 C.M. M.S. Drawn: M.COAKLEY 17/01/23

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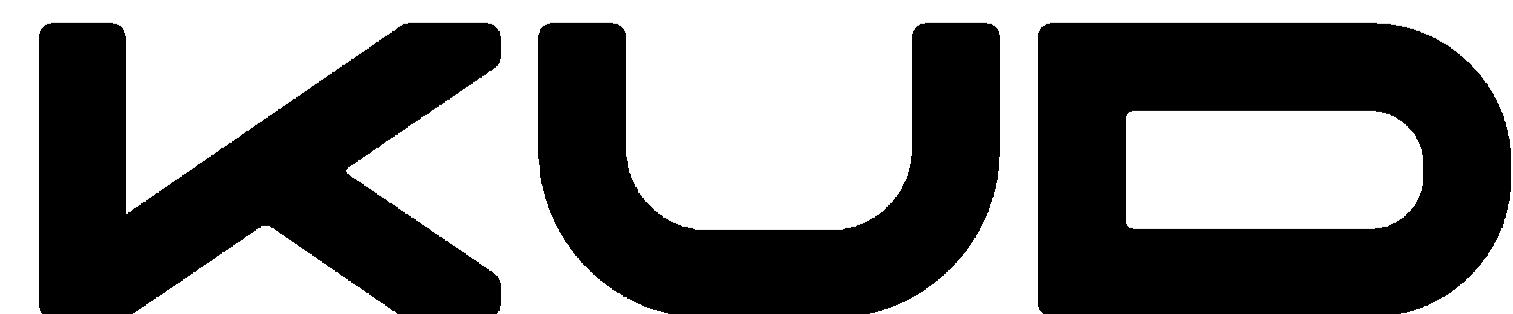
Date: APPD CHECK Checked

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02/06/23 C.M. M.S. Drawn: M.COAKLEY 17/01



3 WAVERLEY AVENUE, IVANHOE



Architecture.
Interior. Planning.
Urban Design. Art.

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

ADVERTISED PLAN
Application No. P1157/2024
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NSA APARTMENT & BADS ASSESSMENT SCHEDULE												STANDARD BALCONY	
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	STANDARD BALCONY
LEVEL 00													
UNIT G.01	202 m ²	3 BEDROOM	Yes	6.00 m ²	35.36 m ³	Design Option A	Yes	Yes	Yes	Yes	Yes	Yes	
UNIT G.02	159 m ²	3 BEDROOM	Yes	6.00 m ²	30.32 m ³	Design Option A	Yes	Yes	Yes	Yes	No		
UNIT G.03	162 m ²	3 BEDROOM	Yes	6.00 m ²	24.15 m ³	Design Option A	Yes	Yes	Yes	Yes	Yes		
UNIT G.04	148 m ²	3 BEDROOM	Yes	6.00 m ²	23.50 m ³	Design Option A	Yes	Yes	Yes	Yes	Yes		
LEVEL 01													
UNIT L.01	142 m ²	3 BEDROOM	Yes	6.00 m ²	27.00 m ³	Design Option A	Yes	Yes	Yes	Yes	Yes	Yes	24 m ²
UNIT L.02	Not Enclosed	3 BEDROOM	Yes	6.00 m ²	22.70 m ³	Design Option A	Yes	Yes	Yes	Yes	No		26 m ²
UNIT L.02	149 m ²	3 BEDROOM											21 m ²
UNIT L.03	144 m ²	3 BEDROOM	Yes	6.00 m ²	23.55 m ³	Design Option A	Yes	Yes	Yes	Yes	Yes	Yes	21 m ²
UNIT L.04	149 m ²	3 BEDROOM	Yes	6.00 m ²	26.45 m ³	Design Option A	Yes	Yes	Yes	Yes	Yes	Yes	
LEVEL 02													
UNIT L.01	189 m ²	3 BEDROOM	Yes	6.00 m ²	33.90 m ³	Design Option A	Yes	Yes	Yes	Yes	Yes	Yes	33 m ²
UNIT L.02	168 m ²	3 BEDROOM	10(80%)	6.00 m ²	32.80 m ³	Design Option A	Yes	10 (100%)	Yes	10 (100%)	Yes	10 (100%)	33 m ²
Grand total:	1218 m ²												158 m ²
NSA (INTERNAL)	TOTAL 1635 m ²												
BALCONIES/TERRACES	TOTAL 158 m ²												
COURTYARDS (GROUND FLOOR)	TOTAL 326 m ²												
NSA GRAND TOTAL	2218 m ²												

GF Courtyard Area	Location
45 m ²	G.01 A
11 m ²	G.01 B
3 m ²	G.01 C
49 m ²	G.02
118 m ²	G.03
105 m ²	G.04

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

Grand total: 1218 m²
NSA (INTERNAL) TOTAL 1635 m²
BALCONIES/TERRACES TOTAL 158 m²
COURTYARDS (GROUND FLOOR) TOTAL 326 m²

NSA GRAND TOTAL 2218 m²

AREA SCHEDULE (GFA)	
Level	Area
BASEMENT LEVEL	787 m ²
LEVEL 00	735 m ²
LEVEL 01	734 m ²
LEVEL 02	474 m ²
GFA TOTAL:	2730 m ²

CAR PARKING SCHEDULE	
Type	Count
2800w x 4900d	20

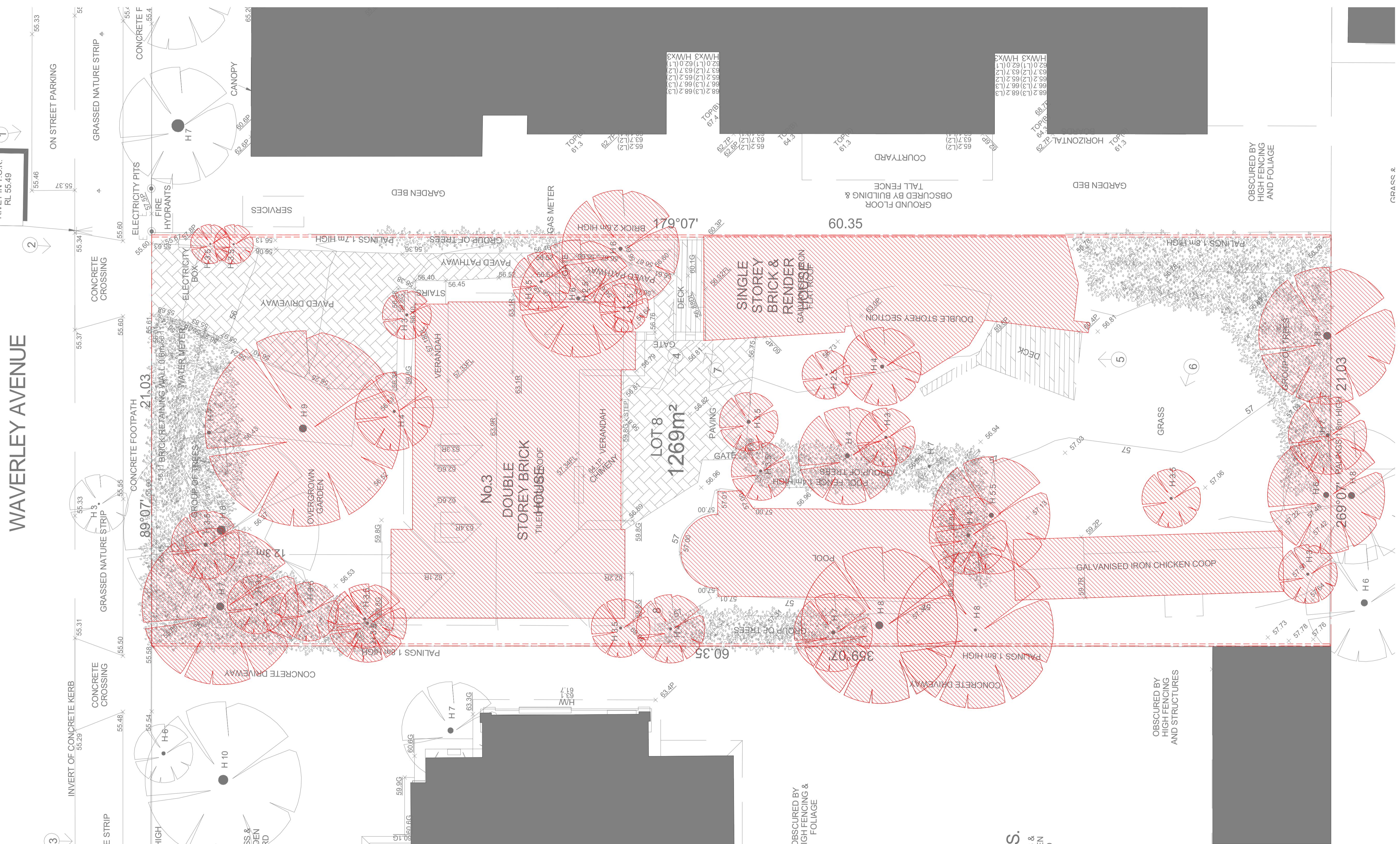
BIKE PARKING SCHEDULE	
Type	Bike Parking Spaces
VISITOR BIKE HOOP	2
WALL MOUNTED BIKE RAIL - NED KELLY	8

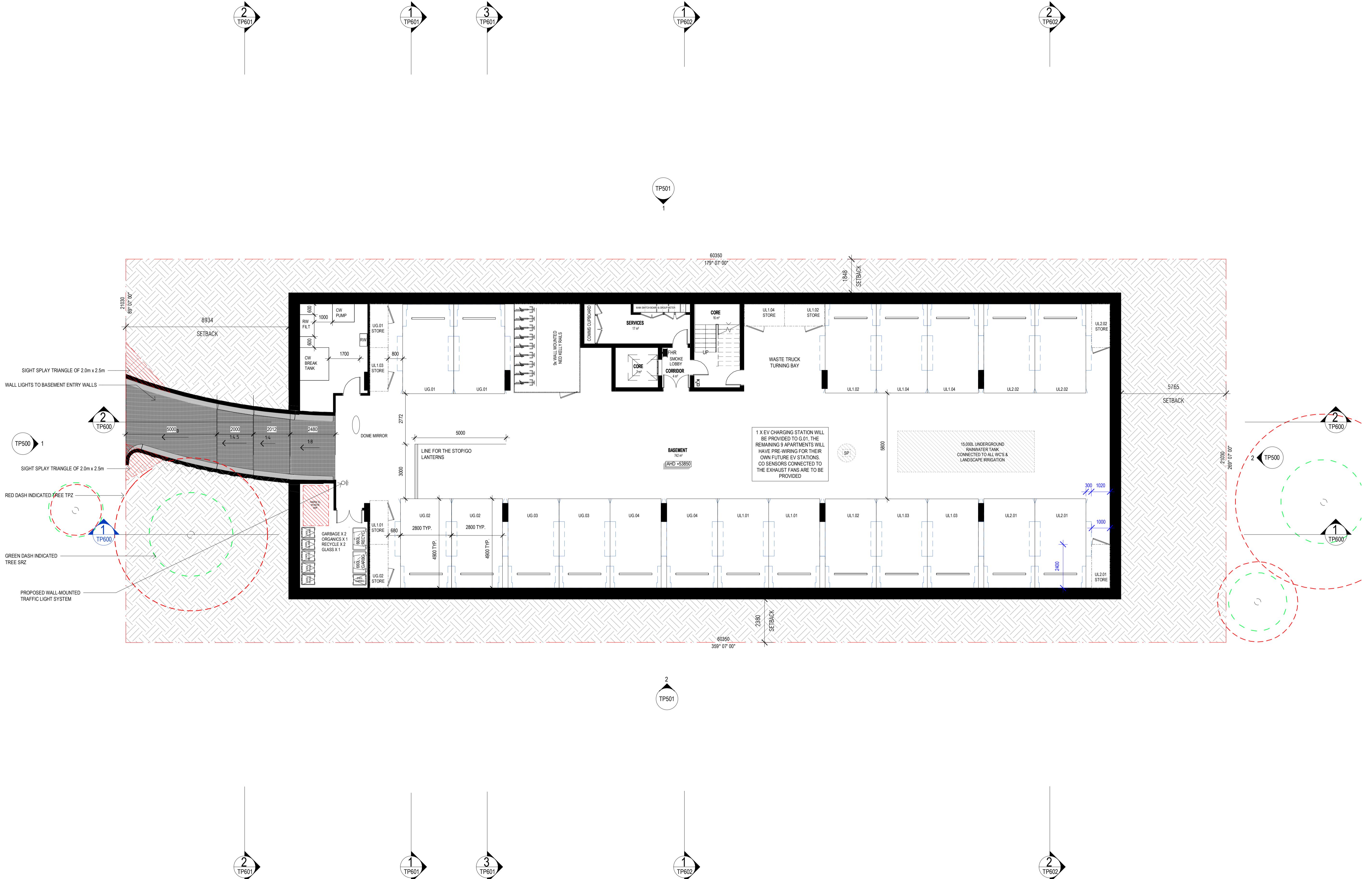
Grand Total: 10

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

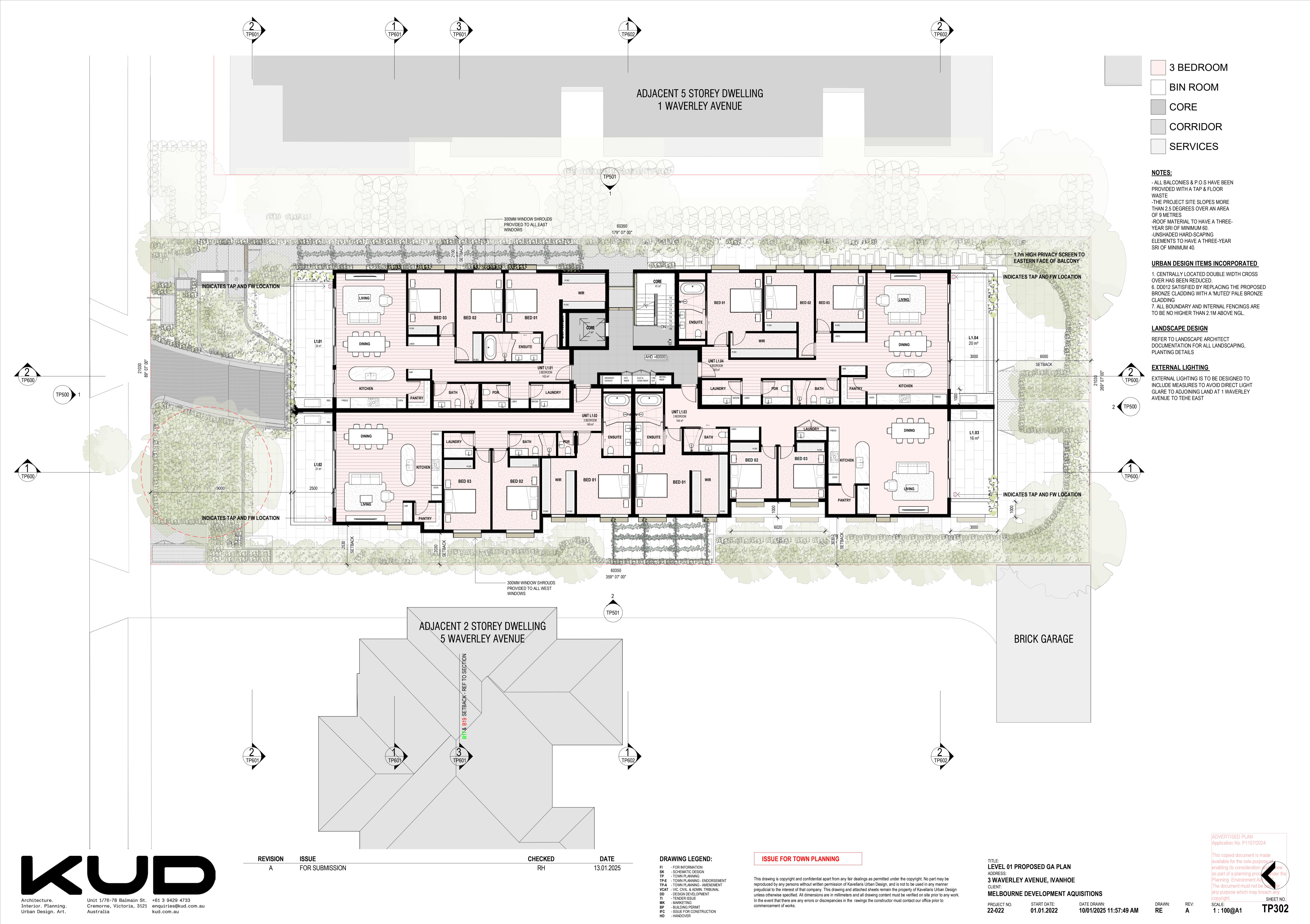
DRAWING NO	DRAWING NAME
TP603	PROPOSED BUILDING SECTIONS
TP650	COMPLIANCE ASSESSMENT - GROUND
TP651	COMPLIANCE ASSESSMENT - LEVEL 1
TP652	COMPLIANCE ASSESSMENT - LEVEL 2
TP660	ESD - BASEMENT PROPOSED PLAN
TP661	ESD - LEVEL 00 PROPOSED PLAN
TP662	ESD - LEVEL 01 PROPOSED PLAN
TP663	ESD - LEVEL 02 PROPOSED 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

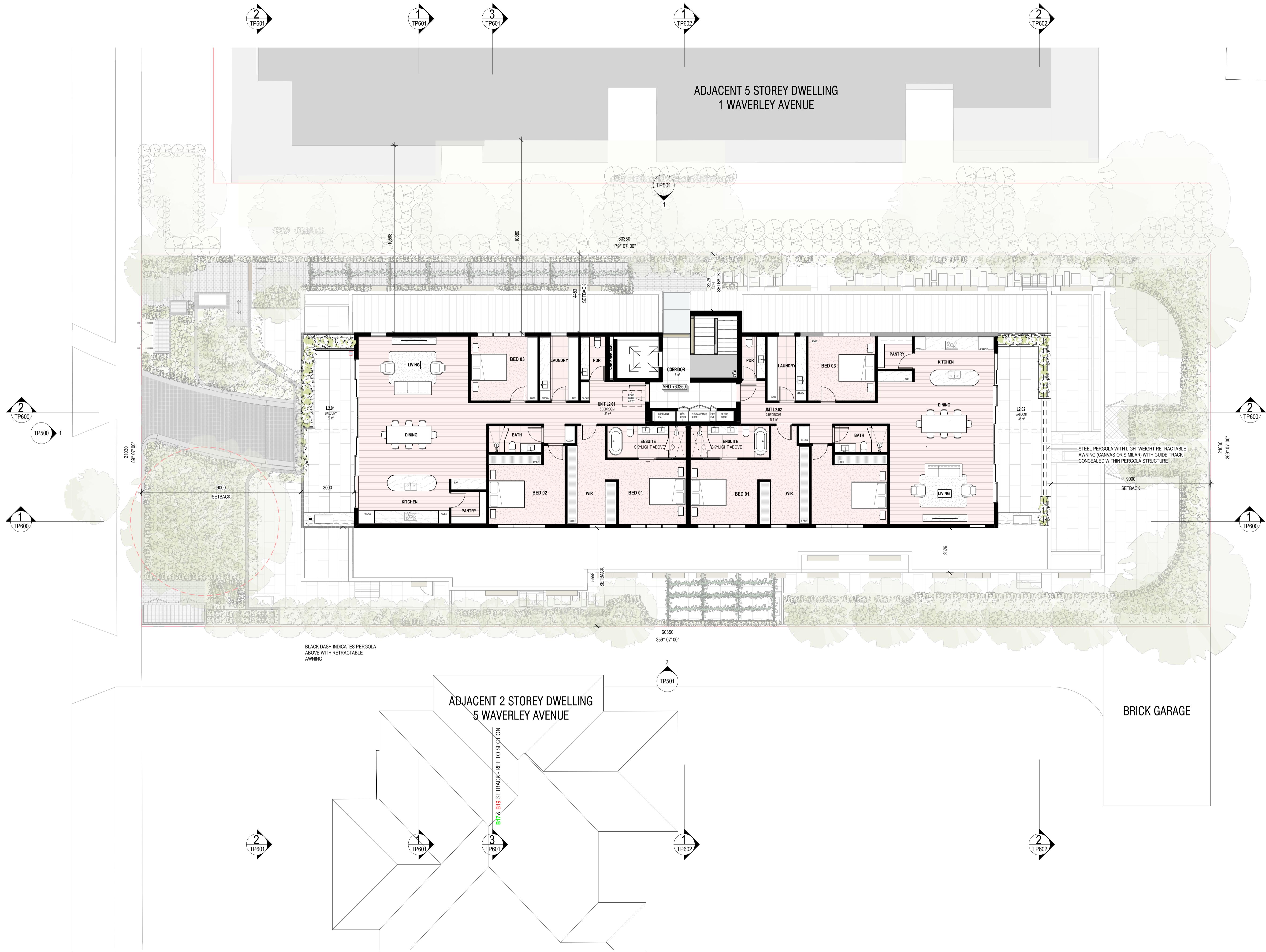


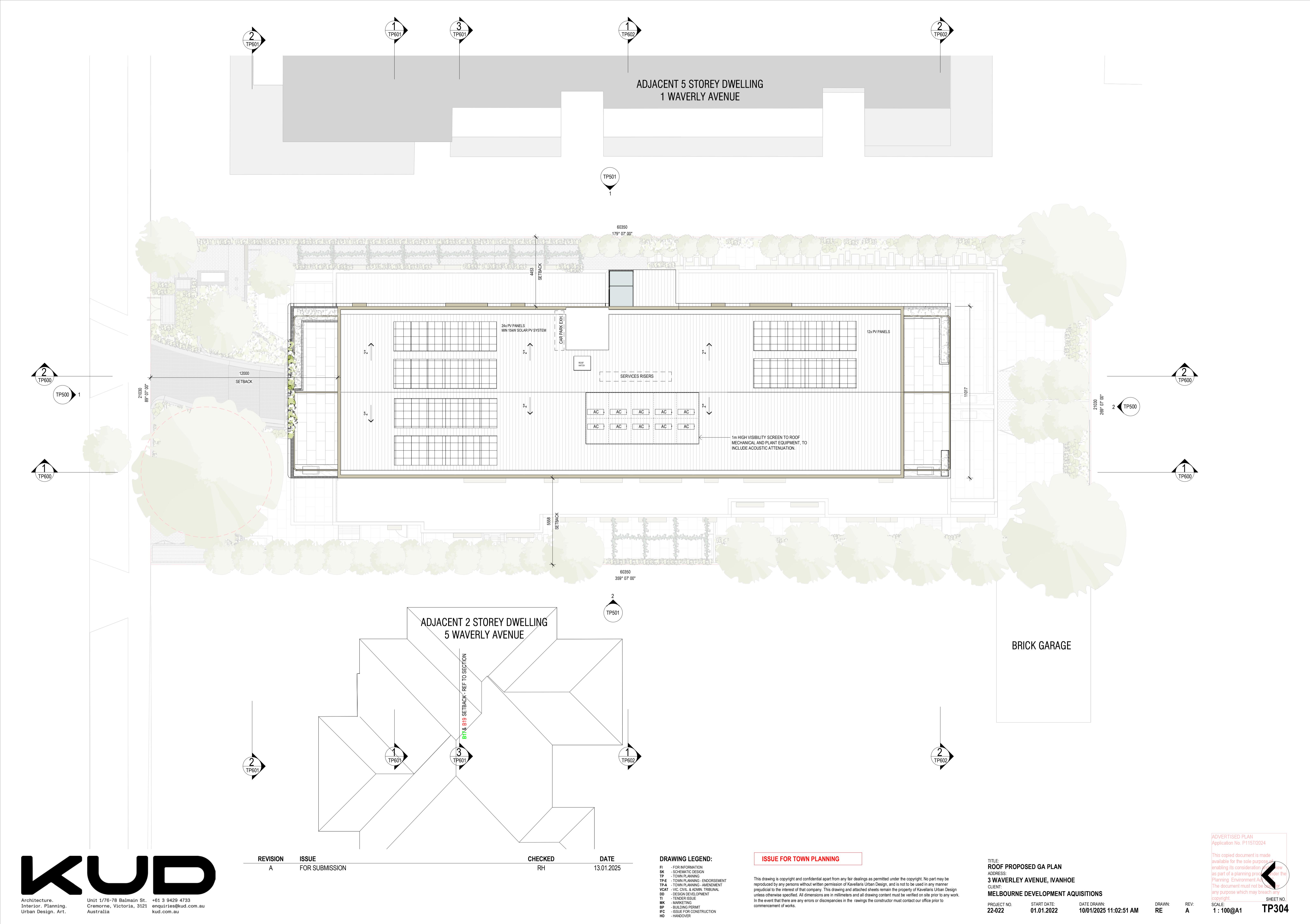


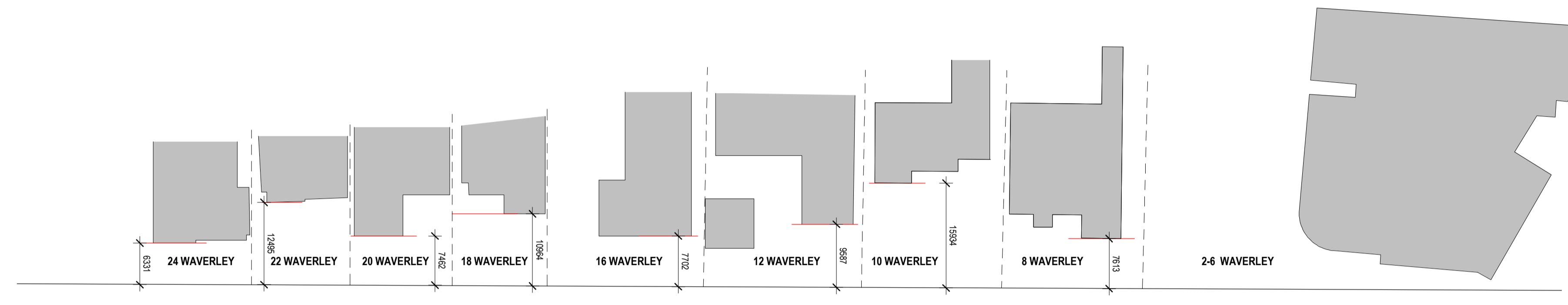








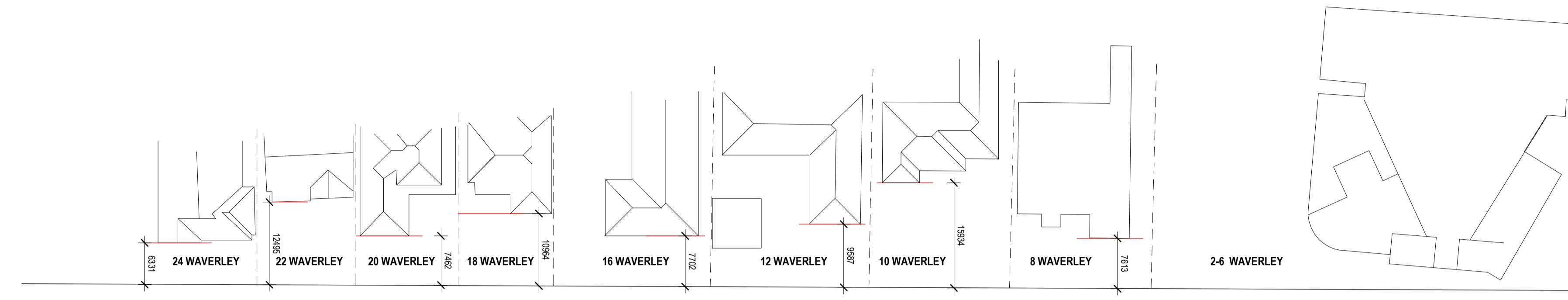




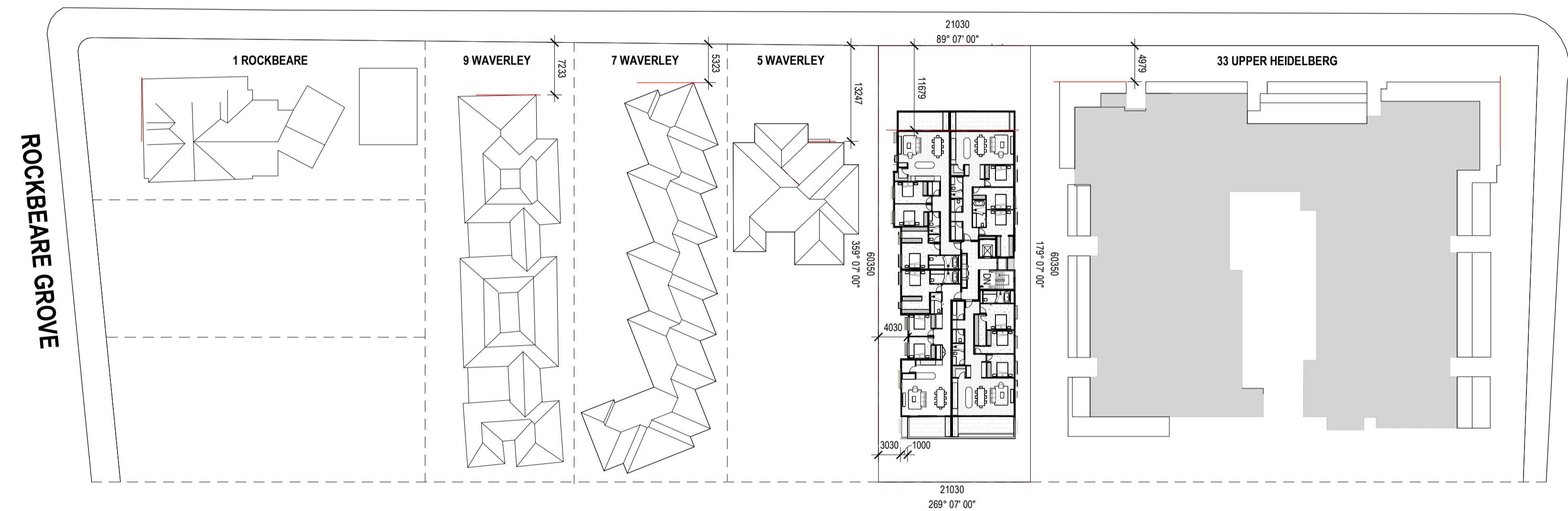
WAVERLEY AVENUE



UPPER HEIDELBERG ROAD



WAVERLEY AVENUE



UPPER HEIDELBERG ROAD

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 - VICTORIAN CIVIL & ADMINISTRATIVE TRIBUNAL
 DO - DESIGN & DEVELOPMENT
 TI - TENDER ISSUE
 MK - MARKETING
 BP - BUILDING PERMIT
 IFC - ISSUE FOR CONSTRUCTION
 HO - HANDOVER

ISSUE FOR TOWN PLANNING

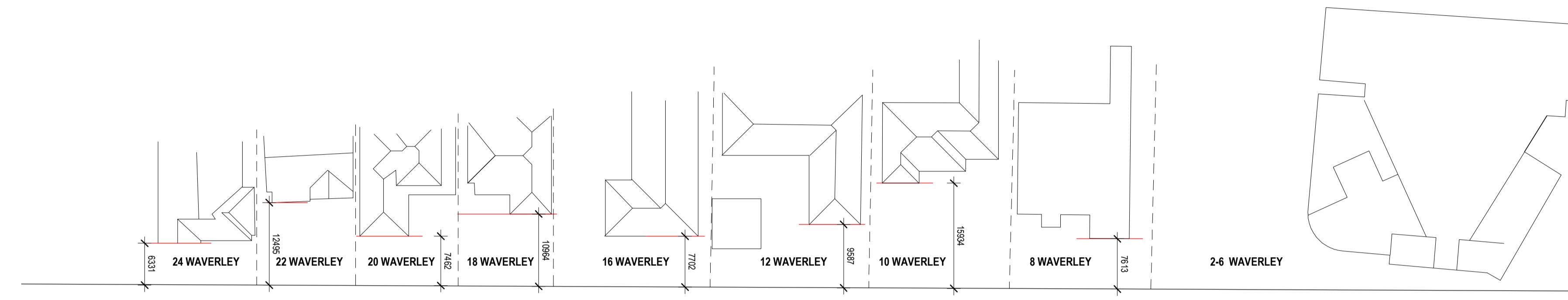
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TITLE: SETBACK PLAN - LEVEL 01
 ADDRESS: 3 WAVERLEY AVENUE, IVANHOE
 CLIENT: MELBOURNE DEVELOPMENT AQUISITIONS
 PROJECT NO. 22-022 START DATE: 01.01.2022 DATE DRAWN: 10/01/2025 11:03:05 AM DRAWN: RE REV: A

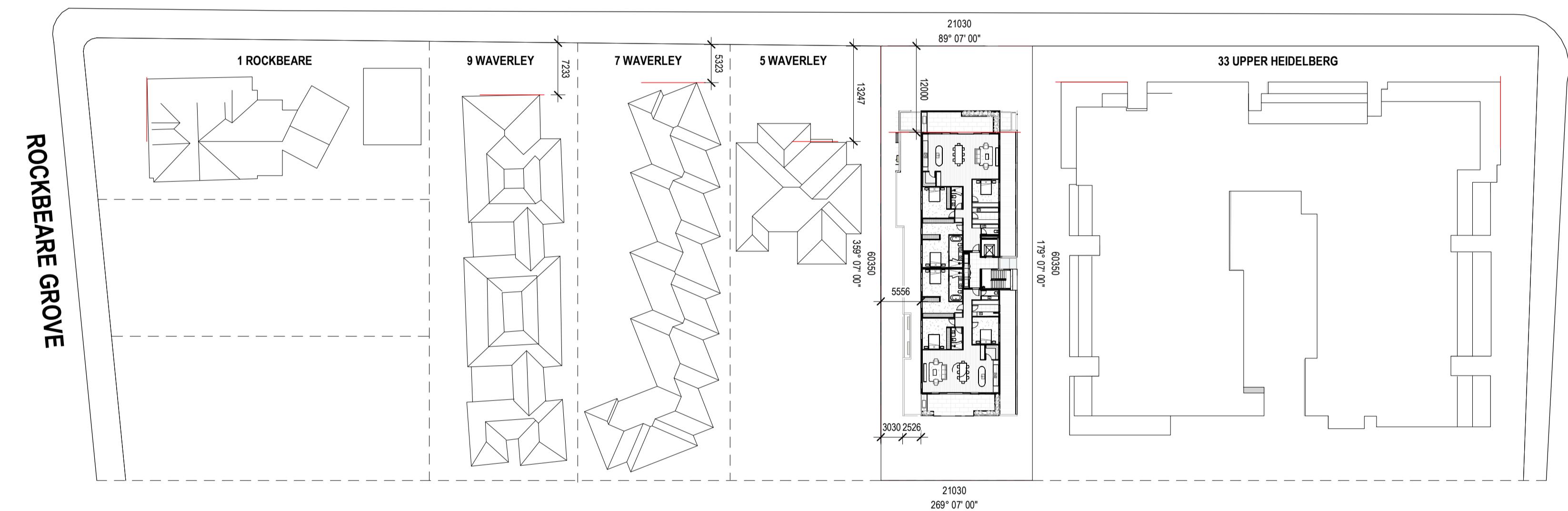
ADVERTISED PLAN
 Application No. P1157/2024

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Sheet No. TP307



WAVERLEY AVENUE



UPPER HEIDELBERG ROAD

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:

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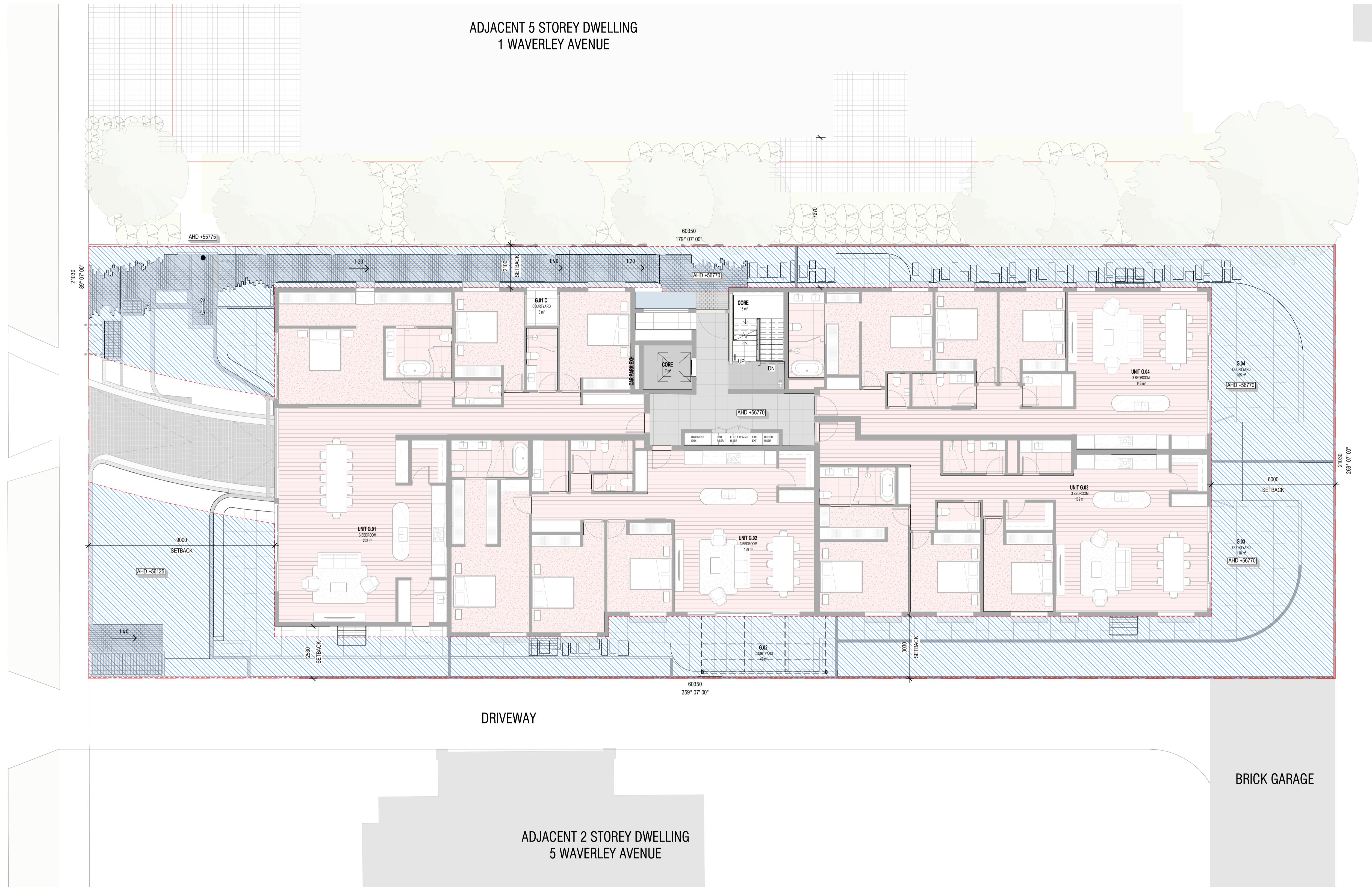
ISSUE FOR TOWN PLANNING

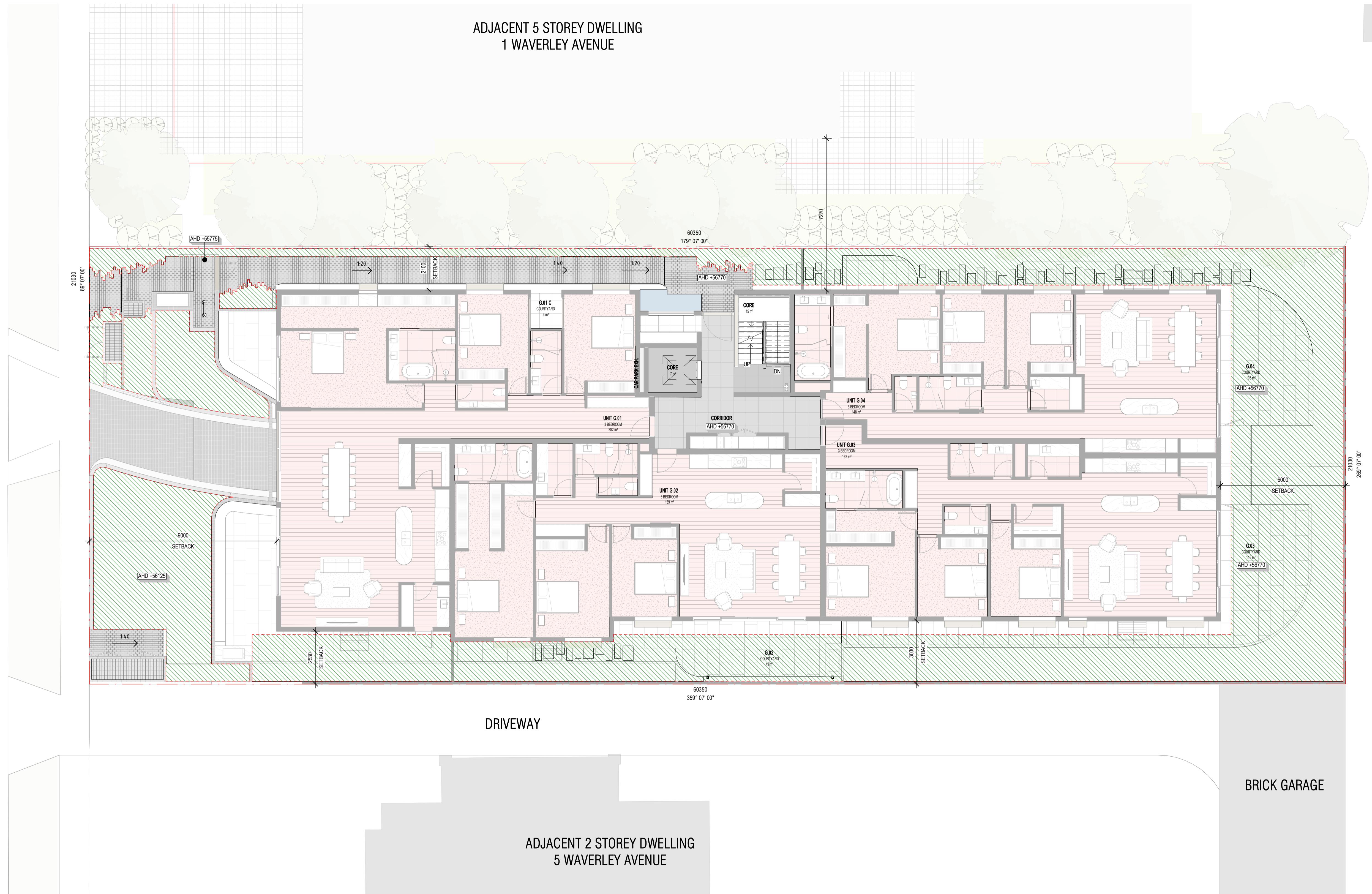
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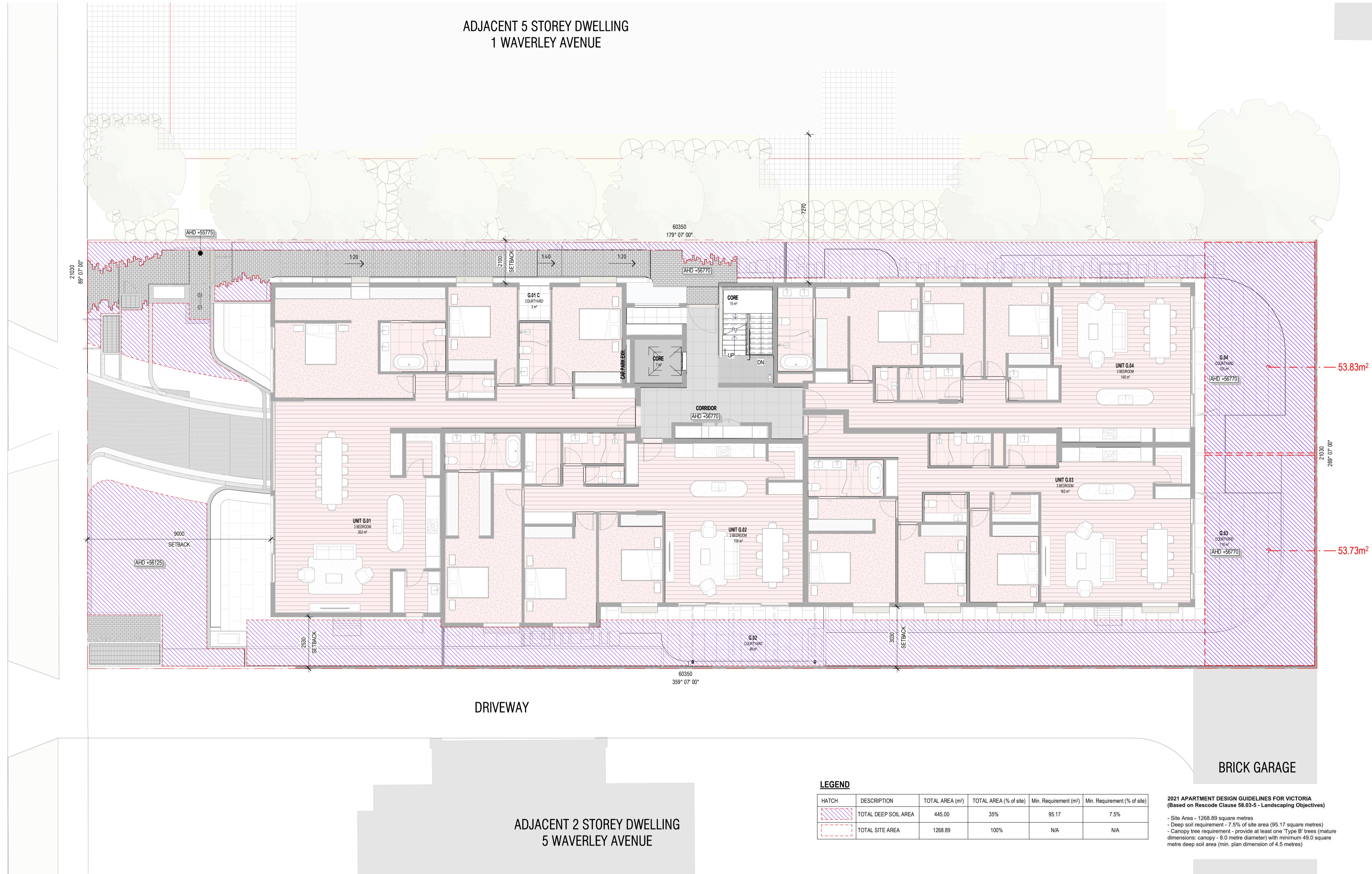
TITLE:
SETBACK PLAN - LEVEL 02
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

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
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SHEET NO. TP308
SCALE: 1: 500@A1







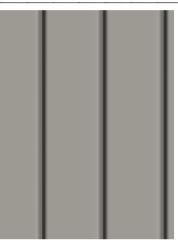
MATERIAL LEGEND



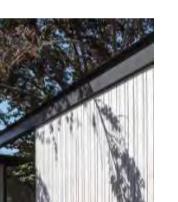
01
GREY BRICK



02
GREY BRICK STACKBOND



03
PALE BRONZE METAL CLADDING



04
STEEL PERGOLA



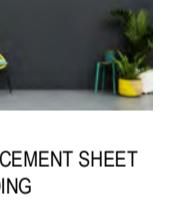
05
CONCRETE RENDER



06
OBSCURED FLUTTED GLASS



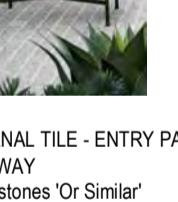
07
CLEAR GLASS



08
FIBRE CEMENT SHEET CLADDING



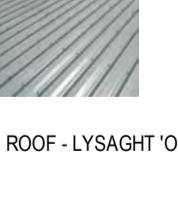
09
EXTERNAL TILE - POS
Porcelain Tiles 'Or Similar'



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



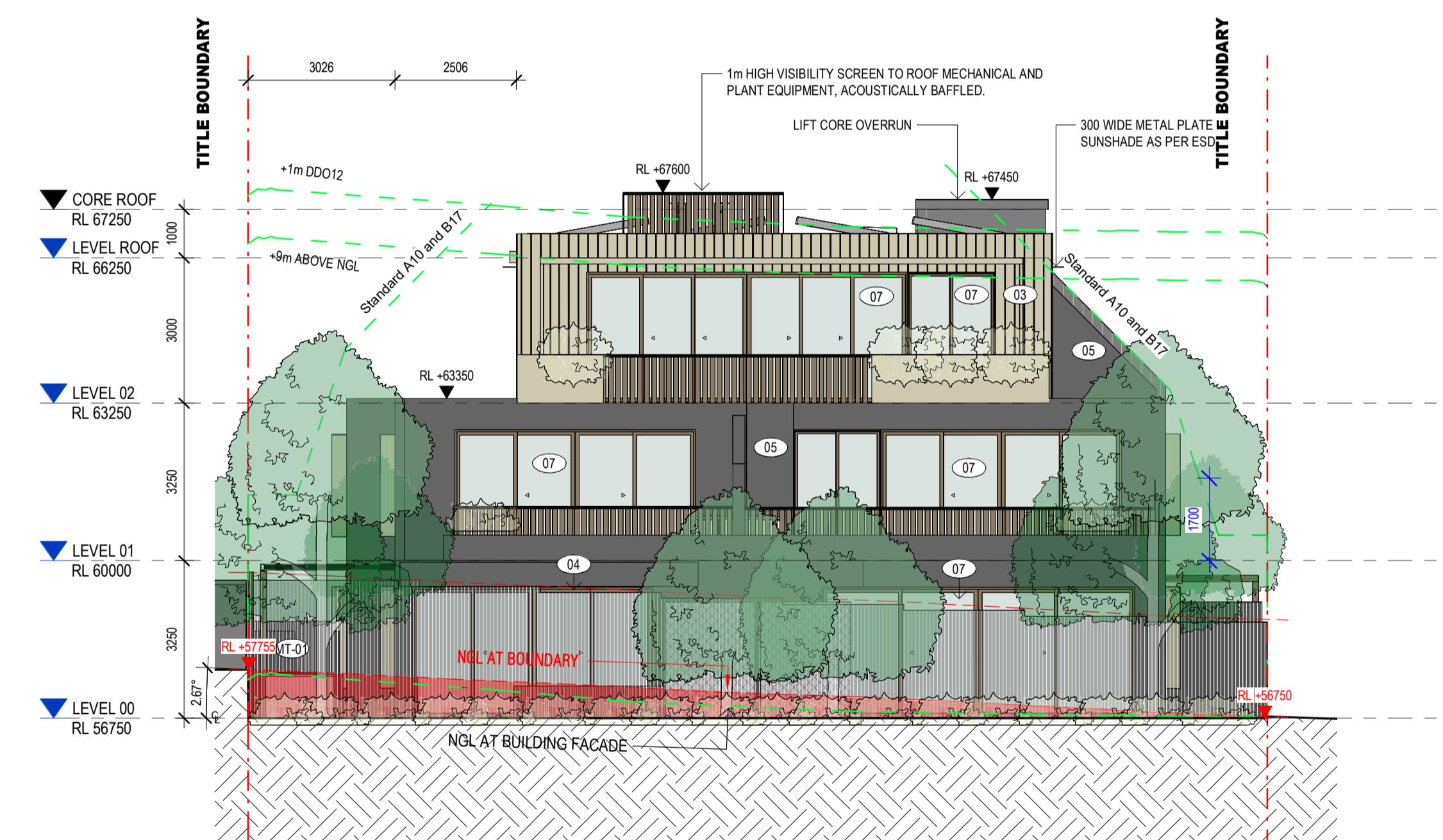
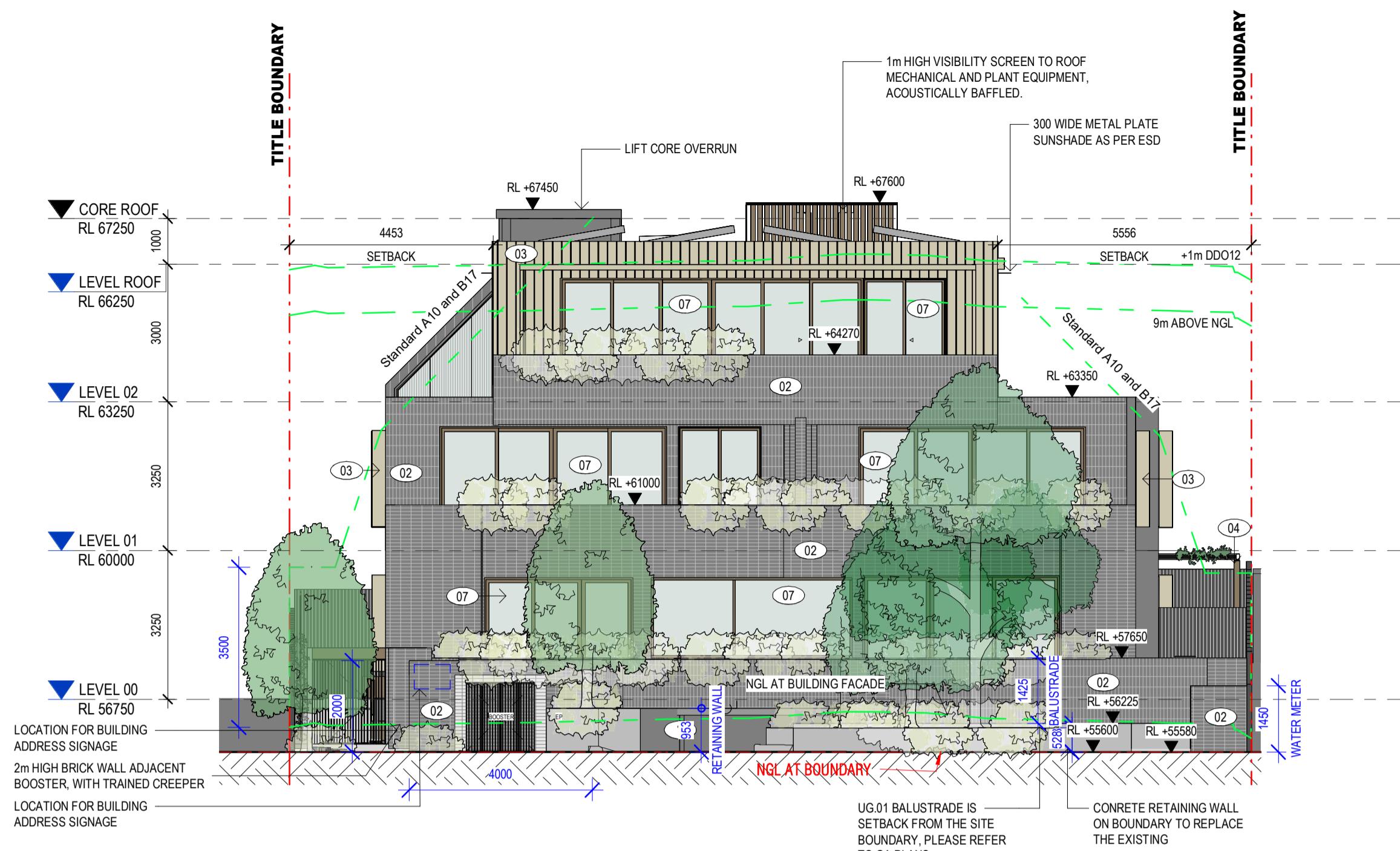
11
ALUMINIUM FRAMED GLAZED
WINDOWS & DOORS - Medium
Bronze 'Or Similar'

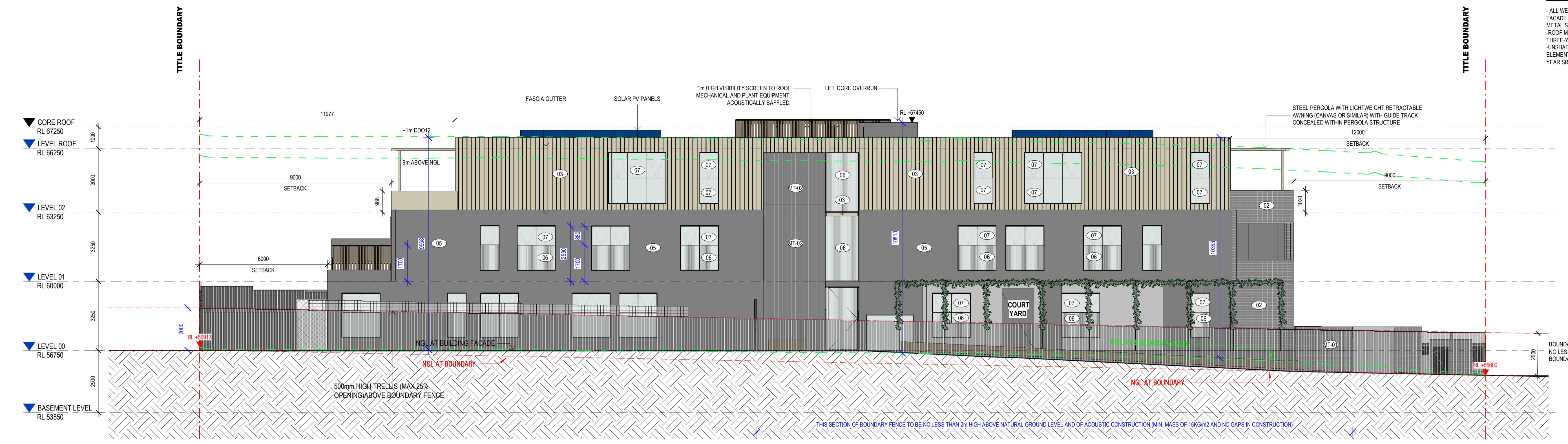


12
METAL ROOF - LYSAGHT 'Or
Similar'

NOTES:

- ALL WESTERN & EASTERN FAÇADE 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.





1 ELEVATION - EAST PROPOSED

TP300 1 : 100

TP300 1:100



2 ELEVATION - WEST PROPOSED

TP300 1 : 100

TP300 1 : 100

REVISION	ISSUE	CHECKED	DATE
A	FOR SUBMISSION	RH	13.01.2025

DRAWING LEGEND:

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
HC	- HANDBOOK

ISSUE FOR TOWN PLANNING

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TITLE:

PROPOSED EAST + WEST ELEVATION

ADDRESS:
3 WAVERLEY AVENUE, IVANHOE

CLIENT:
MELBOURNE DEVELOPMENT ACQUISITIONS

MELBOURNE DEVELOPMENT ACQUISITIONS

PROJECT NO. 22-022 DATE 01.01.2022 BY 10/01/2025 11:04:36 AM

ADVERTISED PLAN
Application No. P1157/2024



SECTION AA
1 : 100
TP300



SECTION BB
1 : 100

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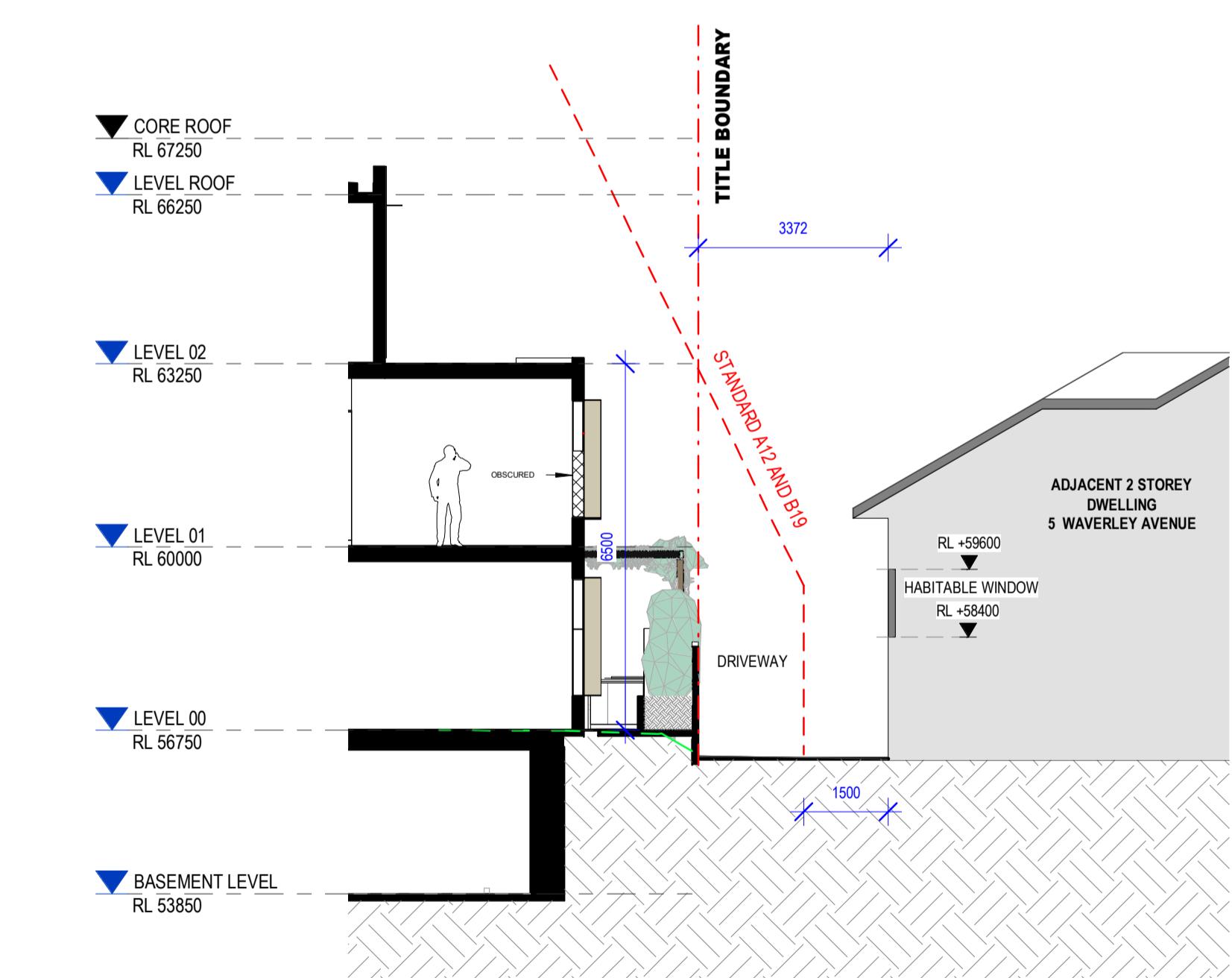
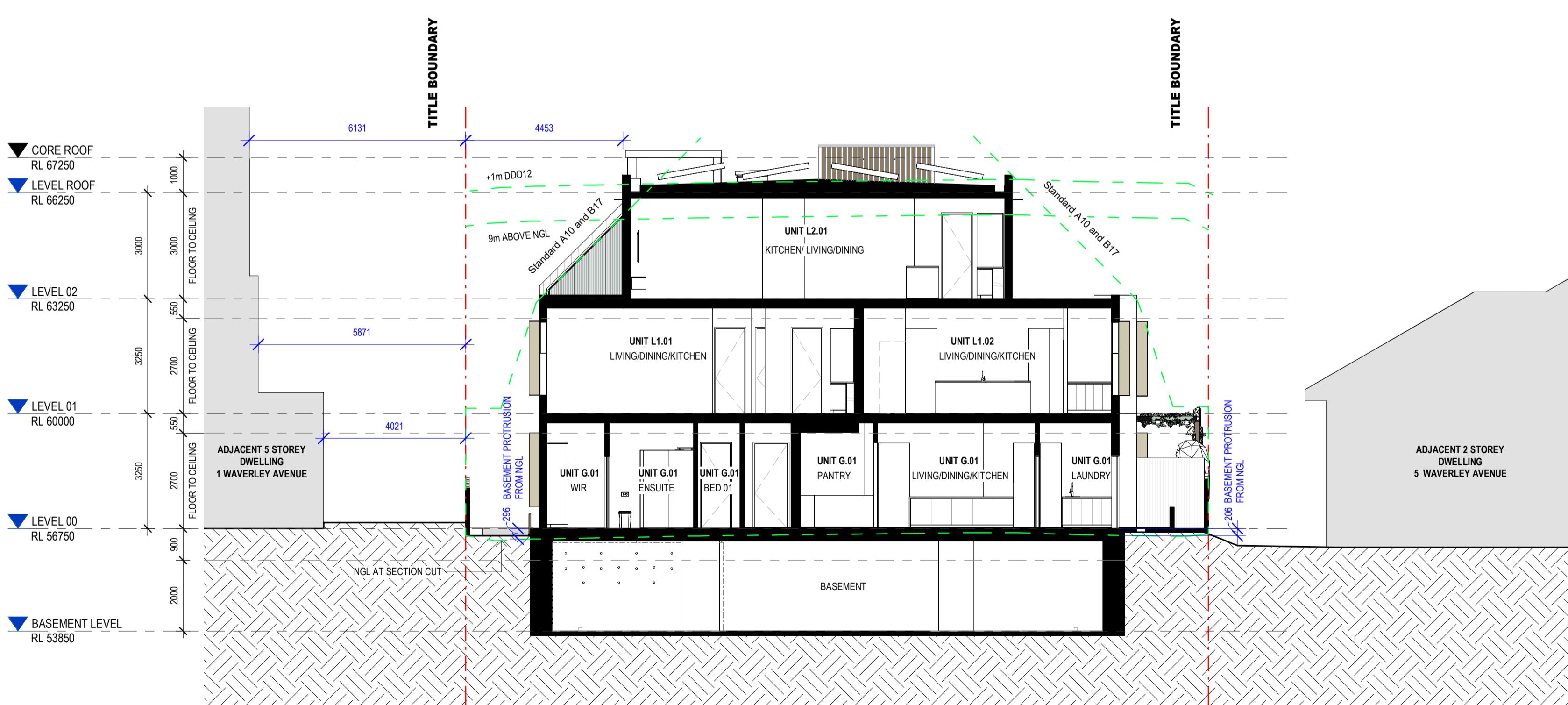
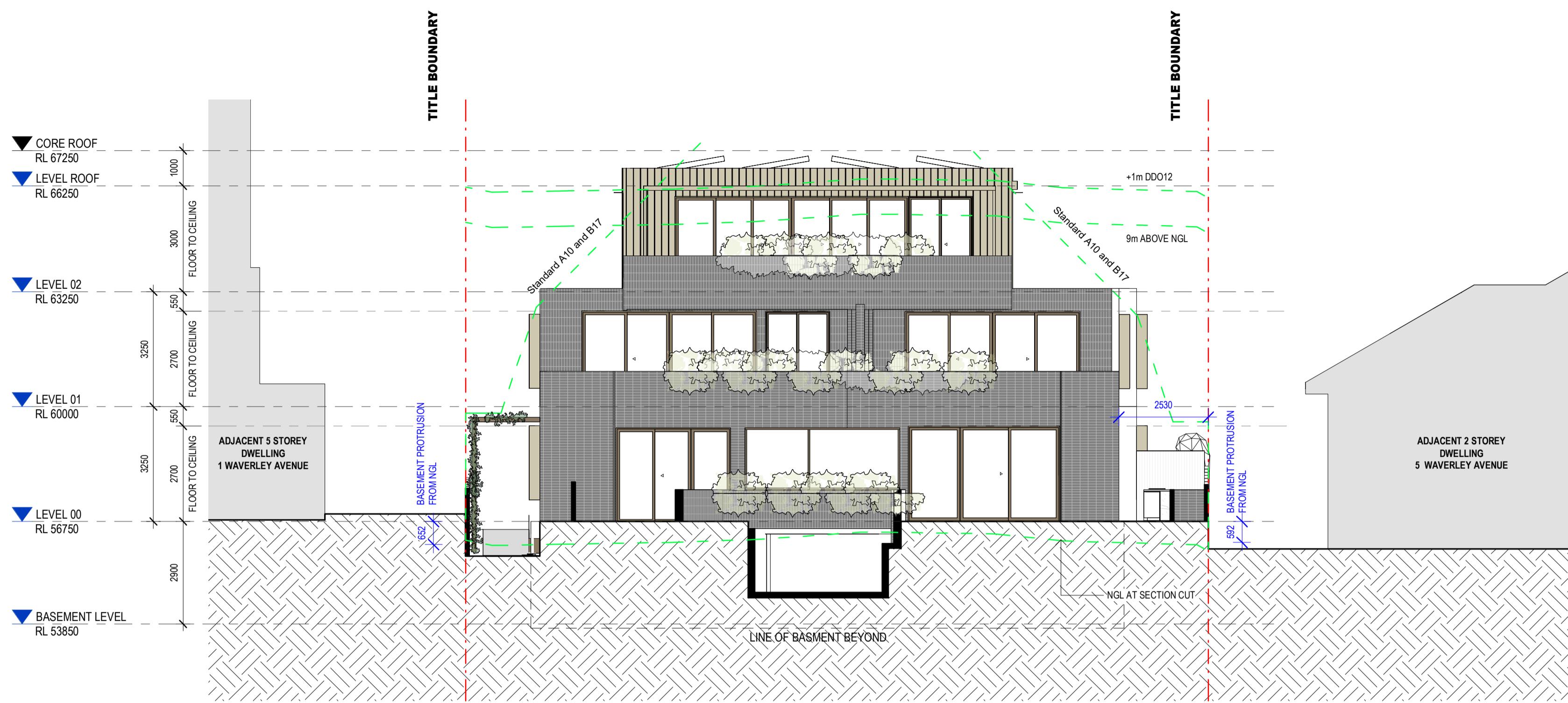
**TITLE:
PROPOSED BUILDING SECTIONS
ADDRESS:**

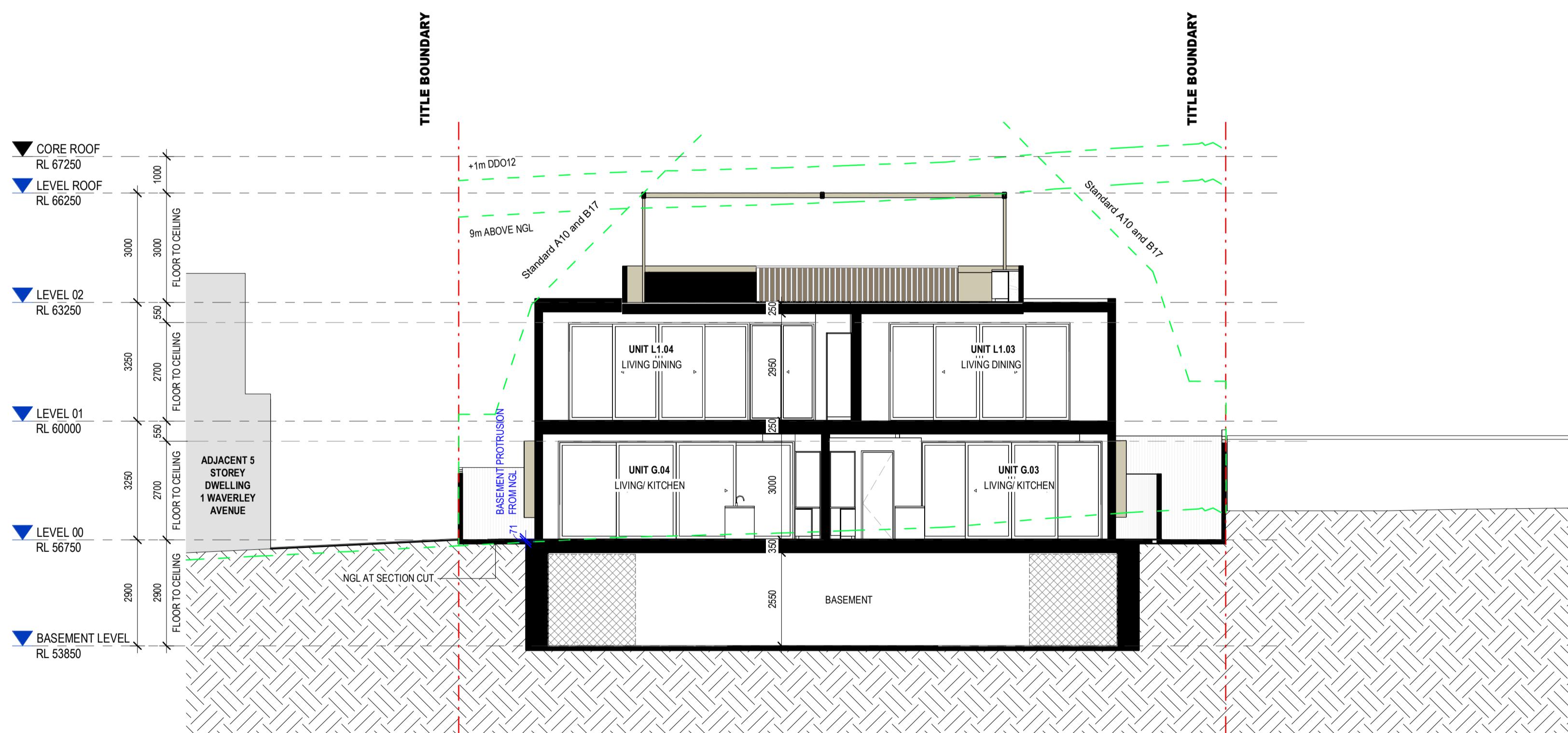
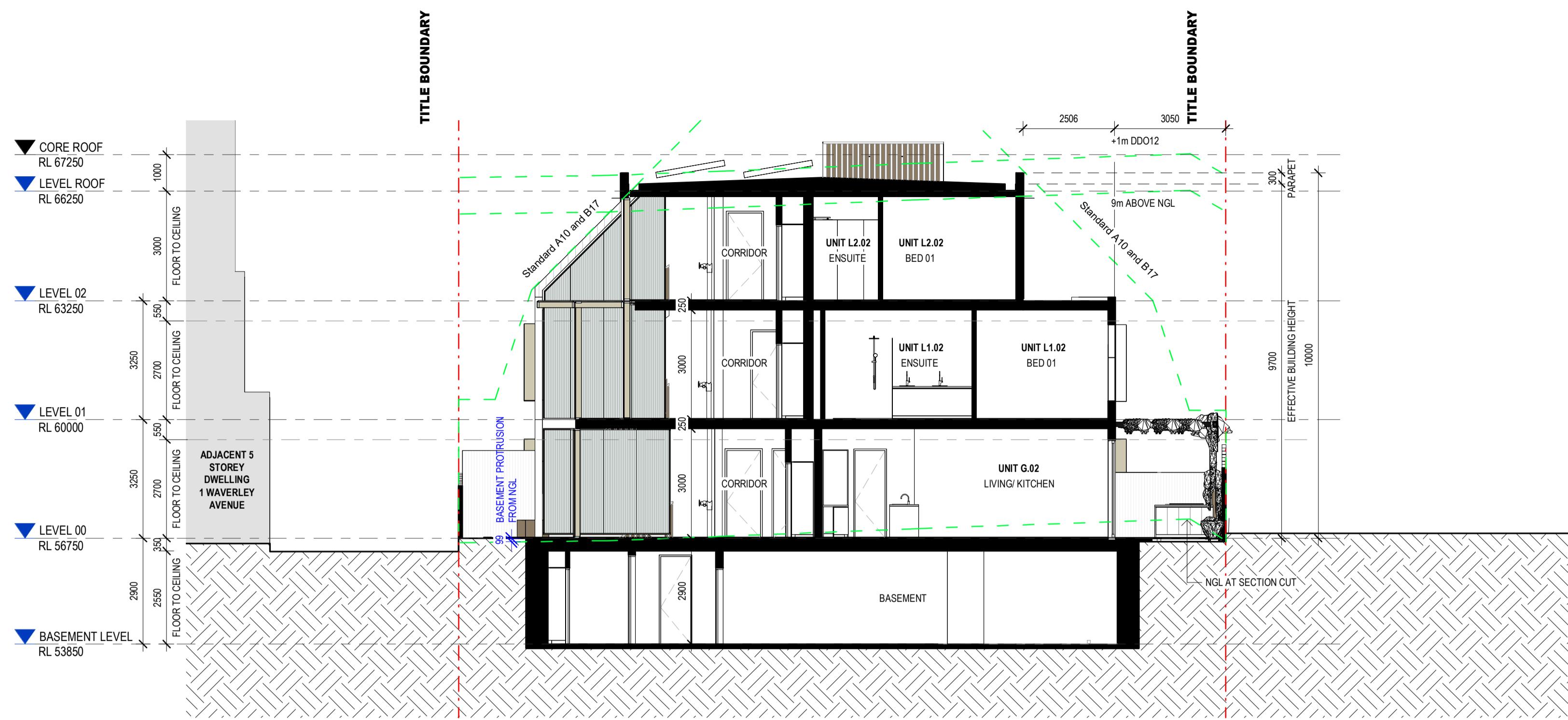
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT ACQUISITIONS

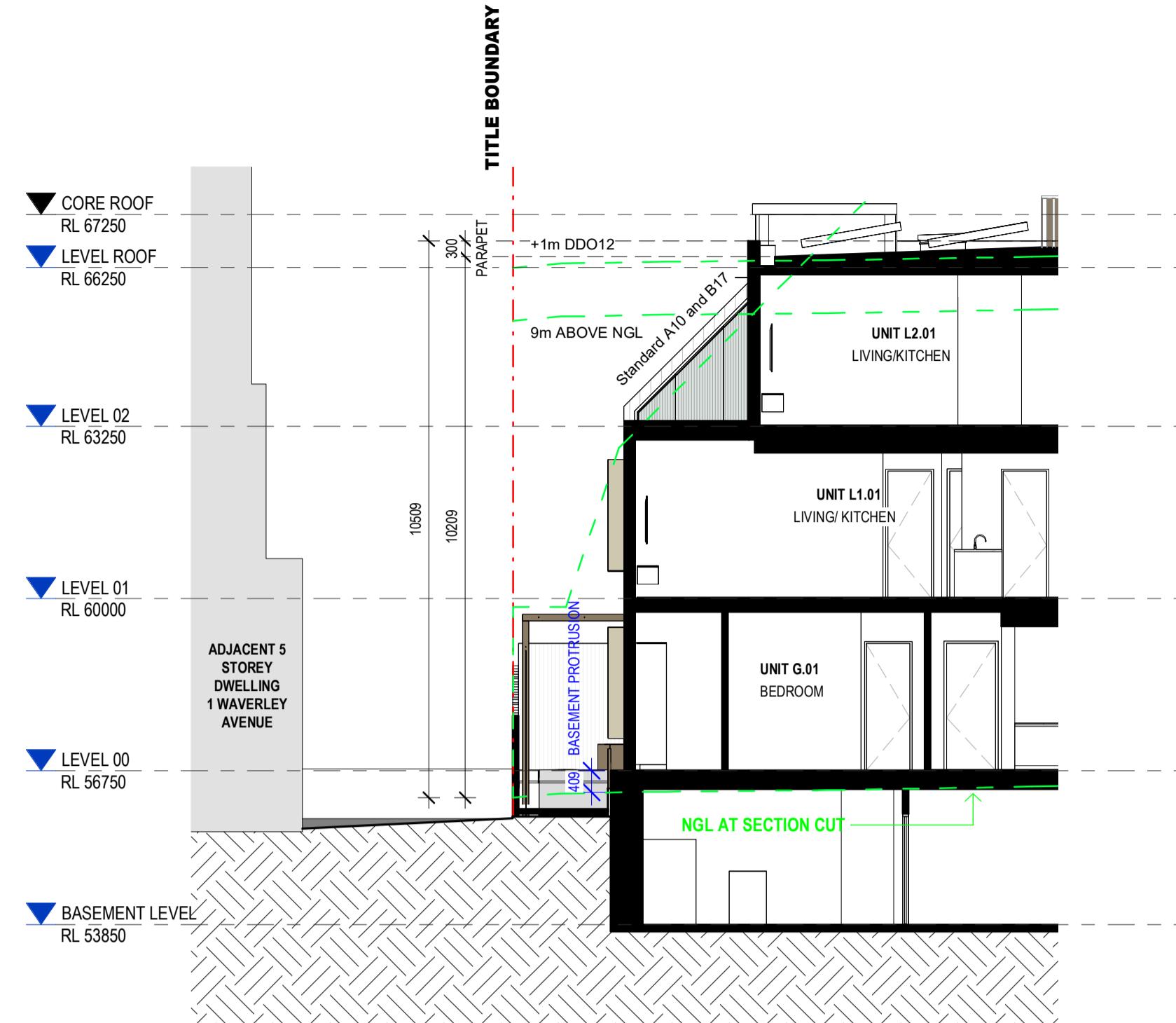
MELBOURNE DEVELOPMENT ACQUISITIONS

ADVERTISED PLAN
Application No. P1157/2024

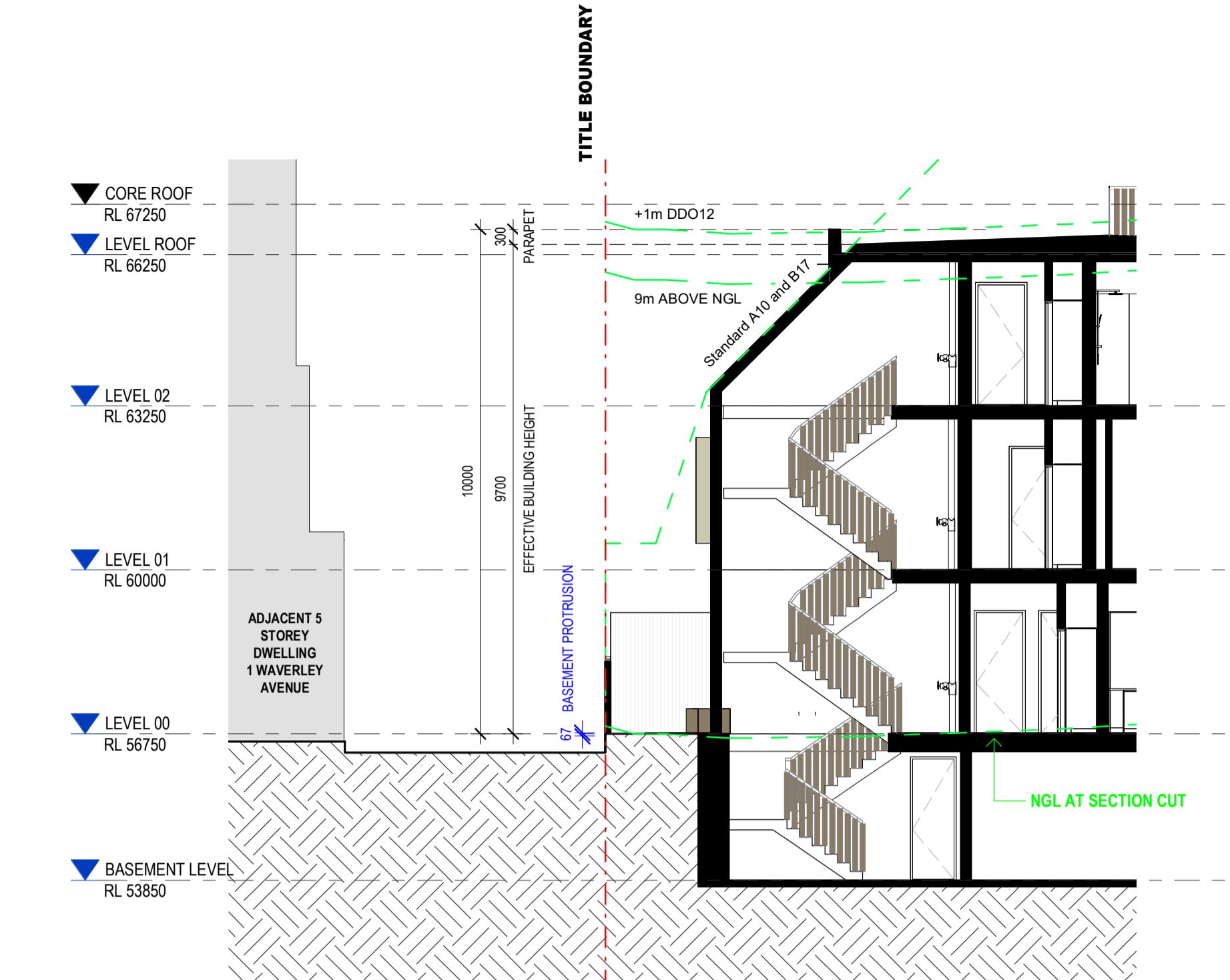
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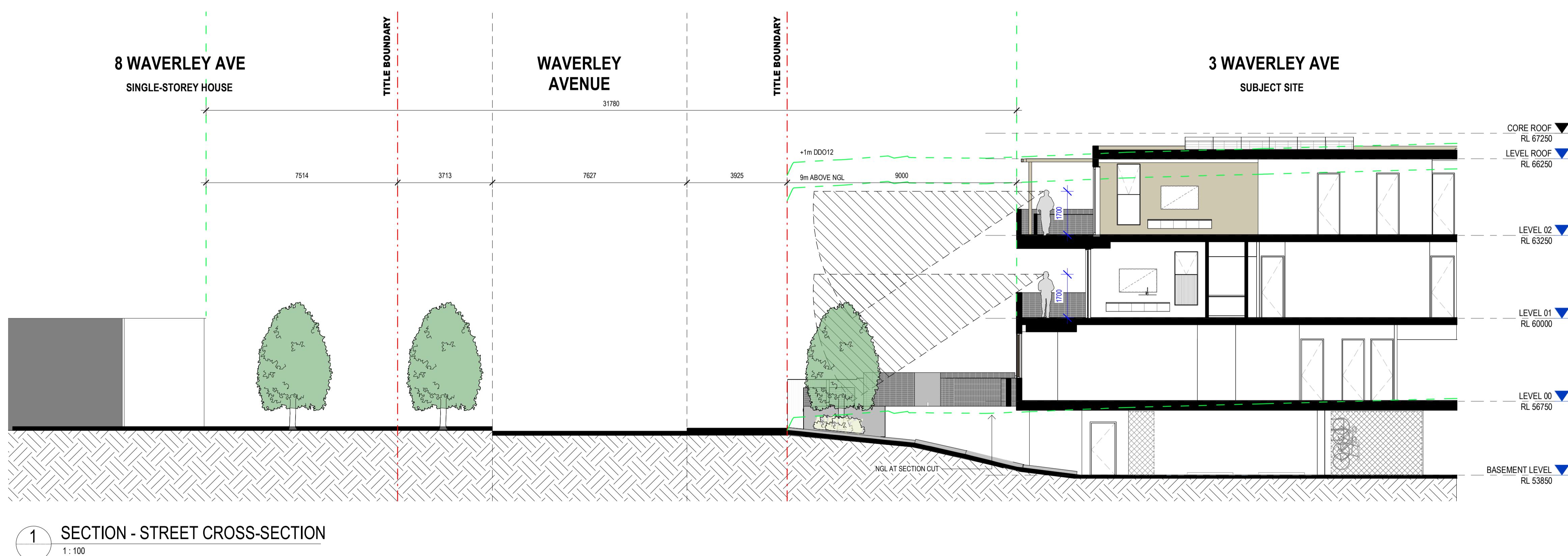




3 SECTION GG - NORTH-EAST CORNER
1:100



2 SECTION HH - STAIR CHAMFER
1:100



1 SECTION - STREET CROSS-SECTION
1:100

REVISION A ISSUE FOR SUBMISSION CHECKED RH DATE 13.01.2025

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 TP-A - TOWN PLANNING - AMENDMENT
 VCAT - VICTORIAN CIVIL & ADMINISTRATIVE TRIBUNAL
 DO - DESIGN & DEVELOPMENT
 TIER - TENDER ISSUE
 MK - MARKETING
 BP - BUILDING PERMIT
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ISSUE FOR TOWN PLANNING

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TITLE: PROPOSED BUILDING SECTIONS

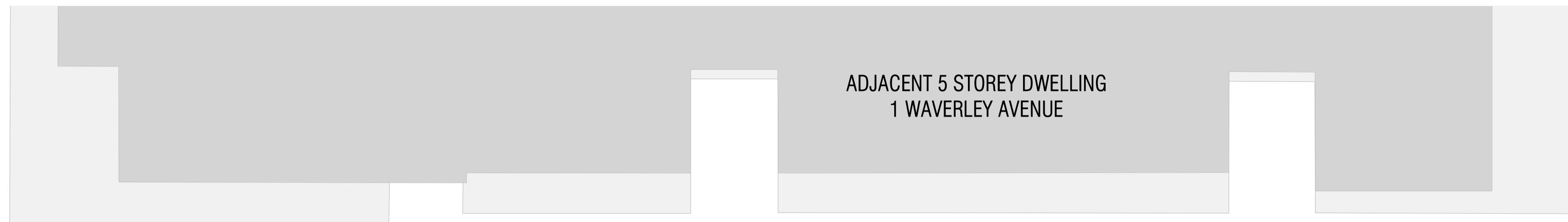
ADDRESS: 3 Waverley Avenue, Ivanhoe

CLIENT: MELBOURNE DEVELOPMENT AQUISITIONS

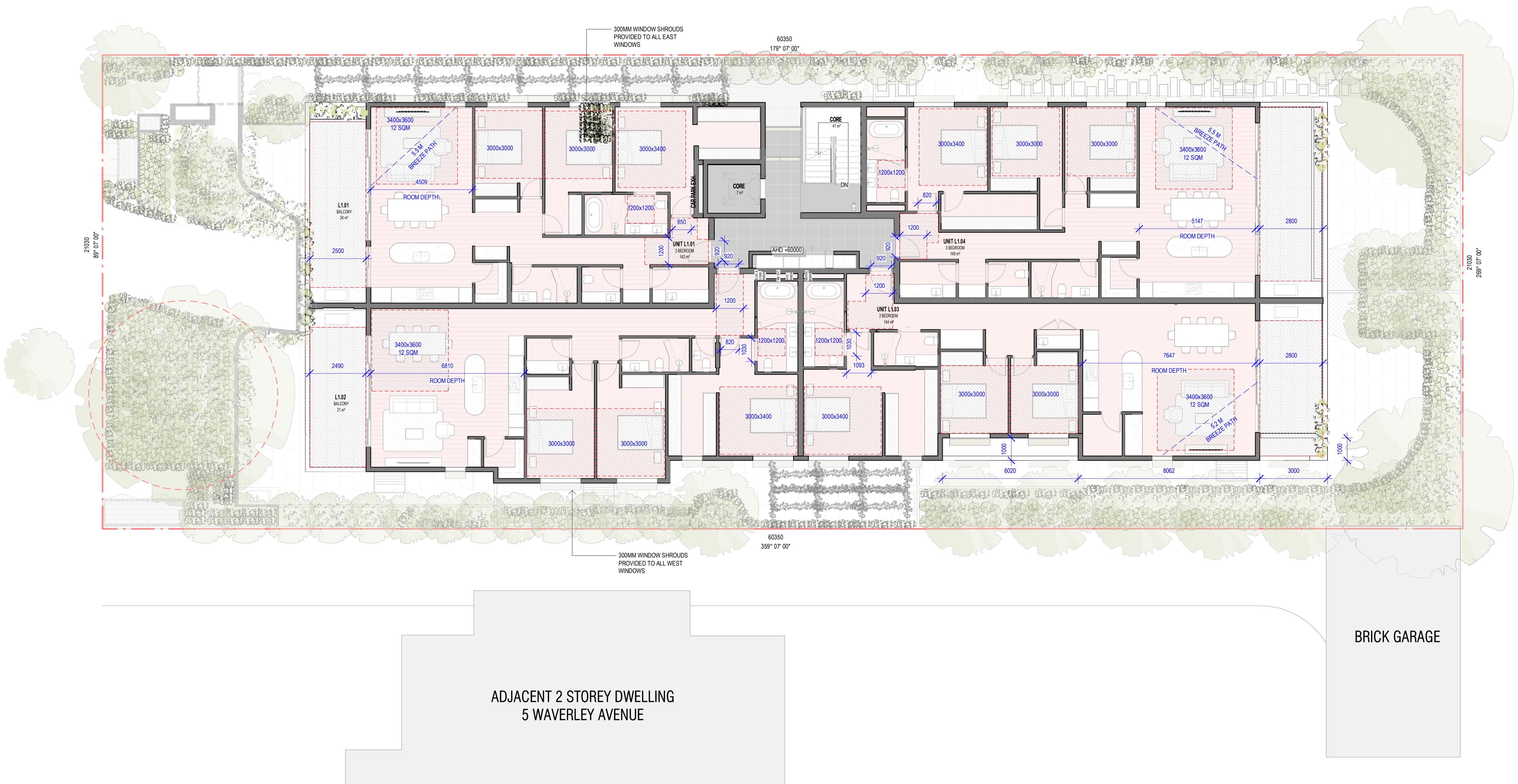
PROJECT NO. 22-022 START DATE: 01.01.2022 DATE DRAWN: 10/01/2025 11:05:03 AM DRAWN: RE REV: A

ADVERTISED PLAN
Application No. P1157/2024
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Sheet No. TP603
Scale: 1:100@A1





3 BEDROOM
 BIN ROOM
 CORE
 CORRIDOR
 SERVICES



BADS COMPLIANCE L1.01	
STORAGE TYPE	
INTERNAL	27 m ³
EXTERNAL	4.8 m ³
ACCESSIBLE	Yes
CROSS VENTILATION	Yes
STANDARD B42	Yes

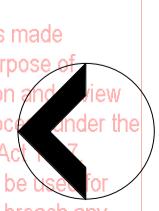
BADS COMPLIANCE L1.02	
STORAGE TYPE	
INTERNAL	22.7 m ³
EXTERNAL	4.8 m ³
ACCESSIBLE	Yes
CROSS VENTILATION	No
STANDARD B42	Yes

BADS COMPLIANCE L1.03	
STORAGE TYPE	
INTERNAL	23.55 m ³
EXTERNAL	4.8 m ³
ACCESSIBLE	Yes
CROSS VENTILATION	Yes
STANDARD B42	Yes

BADS COMPLIANCE L1.04	
STORAGE TYPE	
INTERNAL	26.45 m ³
EXTERNAL	4.8 m ³
ACCESSIBLE	Yes
CROSS VENTILATION	Yes
STANDARD B42	Yes

ADVERTISED PLAN
Application No. P1157/2024

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 TPI - TOWN PLANNING - ENDORSEMENT
 TPA - TOWN PLANNING - ENDORSEMENT
 VCAT - VICTORIAN CIVIL & ADMINISTRATIVE TRIBUNAL
 DD - DESIGN DEVELOPMENT
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ISSUE FOR TOWN PLANNING

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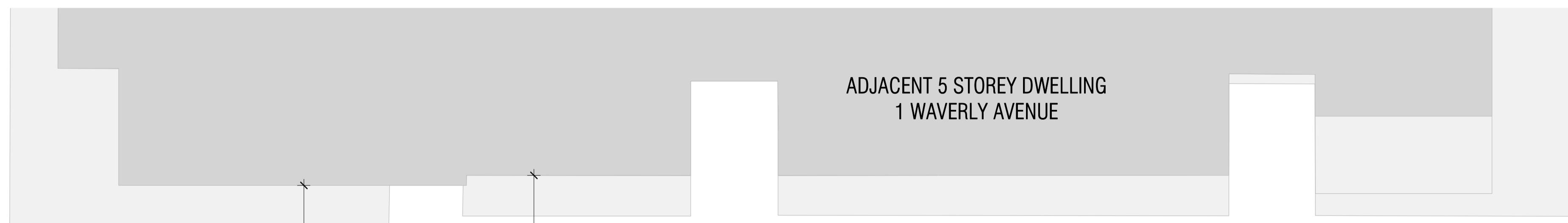
TITLE: COMPLIANCE ASSESSMENT - LEVEL 1

ADDRESS: 3 WAVERLEY AVENUE, IVANHOE

CLIENT: MELBOURNE DEVELOPMENT AQUISITIONS

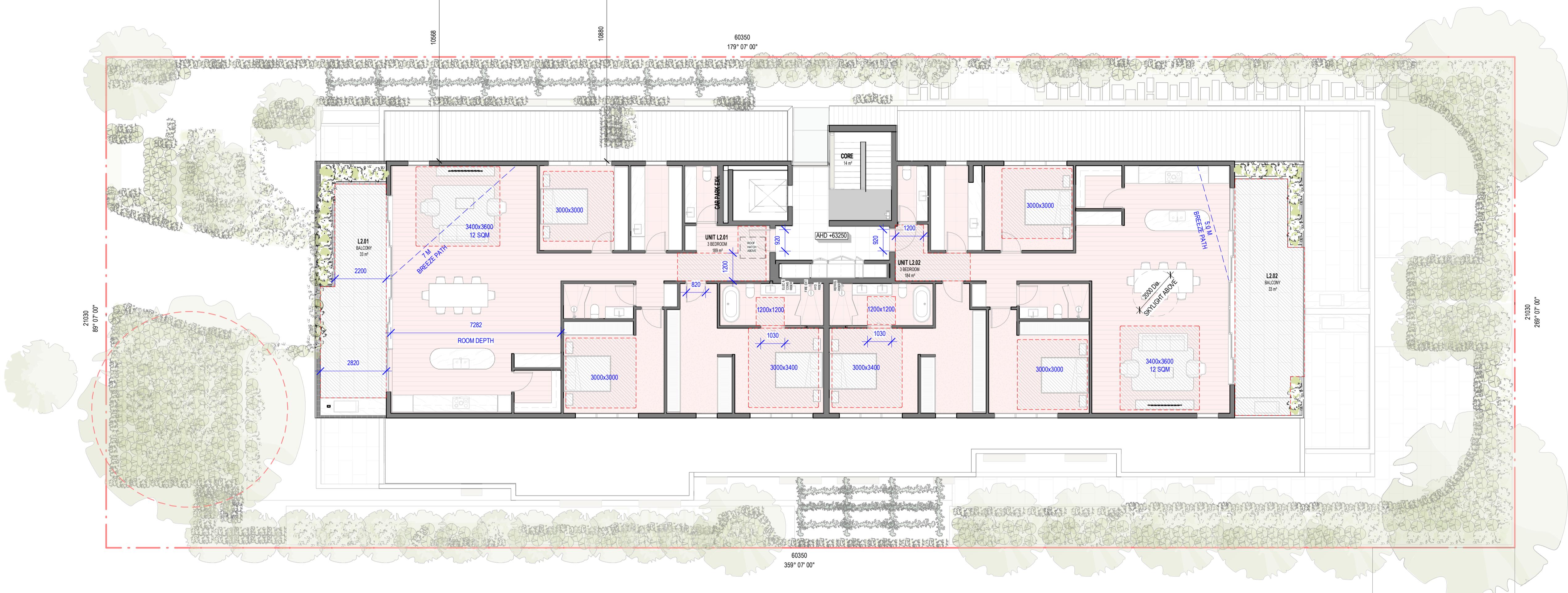
PROJECT NO. 22-022 START DATE: 01.01.2022 DATE DRAWN: 10/01/2025 11:10:46 AM DRAWN: RE REV: A

SCALE: 1 : 100@A1 TP651



ADJACENT 5 STOREY DWELLING
1 WAVERLY AVENUE

3 BEDROOM
BIN ROOM
CORE
CORRIDOR
SERVICES



BADS COMPLIANCE L2.01	
STORAGE TYPE	
INTERNAL	22.9 m ³
EXTERNAL	6.3 m ³
ACCESSIBLE	Yes
CROSS VENTILATION	Yes
STANDARD B42	Yes

BADS COMPLIANCE L2.02	
STORAGE TYPE	
INTERNAL	22.9 m ³
EXTERNAL	6.3 m ³
ACCESSIBLE	Yes
CROSS VENTILATION	Yes
STANDARD B42	Yes



ADJACENT 2 STOREY DWELLING
5 WAVERLEY AVENUE

BRICK GARAGE

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TITLE: COMPLIANCE ASSESSMENT - LEVEL 2

ADDRESS: 3 WAVERLEY AVENUE, IVANHOE

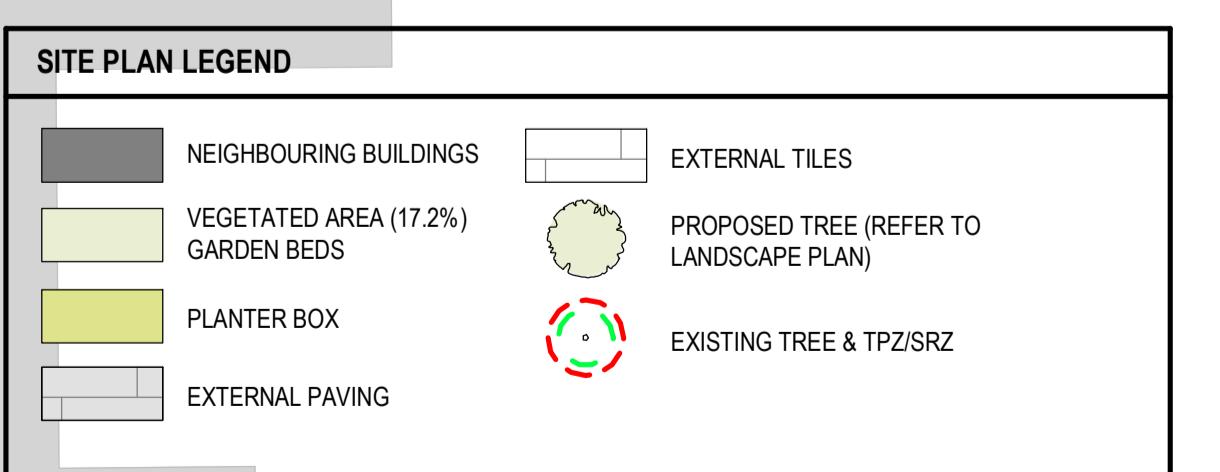
CLIENT: MELBOURNE DEVELOPMENT AQUISITIONS

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

ADVERTISED PLAN
Application No. P1157/2024

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SCALE: 1 : 100 @ A1

ADJACENT 2 STOREY DWELLING
5 WAVERLEY AVENUEREVISION
A
ISSUE
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RH
DATE
13.01.2025DRAWING LEGEND:
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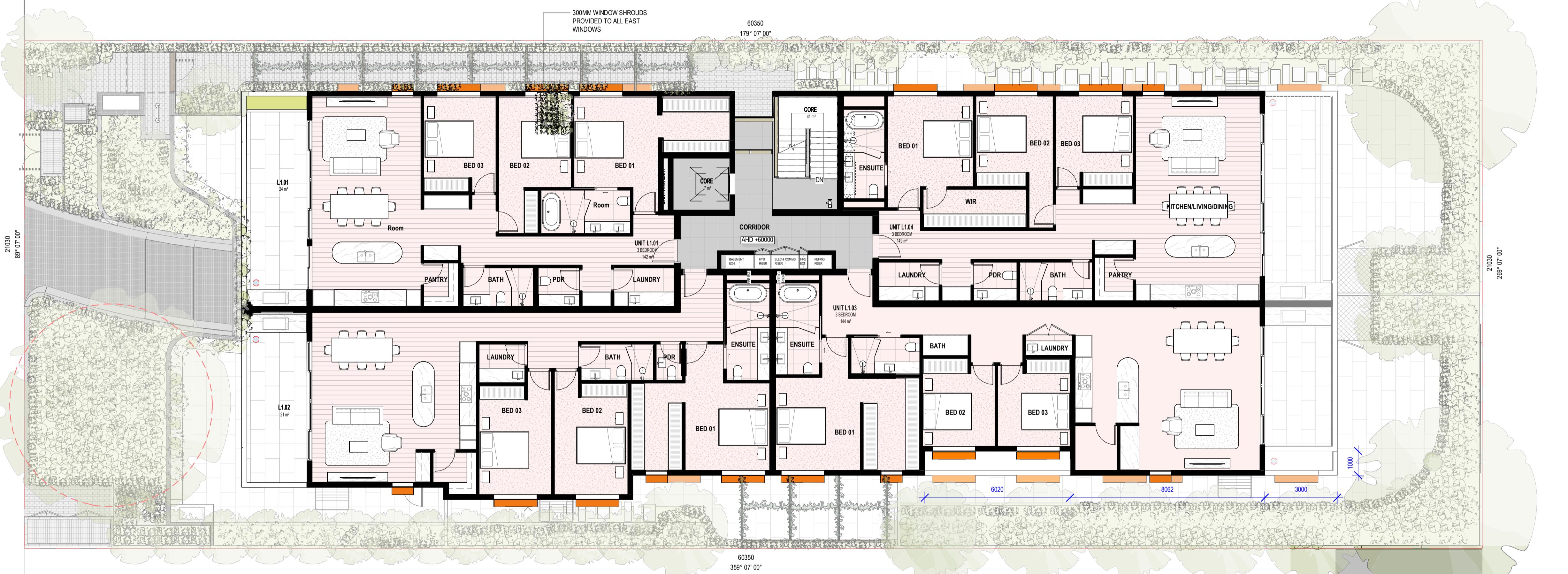
ISSUE FOR TOWN PLANNING

TITLE:
ESD - LEVEL 00 PROPOSED PLANADDRESS:
3 WAVERLEY AVENUE, IVANHOECLIENT:
MELBOURNE DEVELOPMENT AQUISITIONSPROJECT NO.
22-022
START DATE:
01.01.2022
DATE DRAWN:
10/01/2025 11:15:28 AM

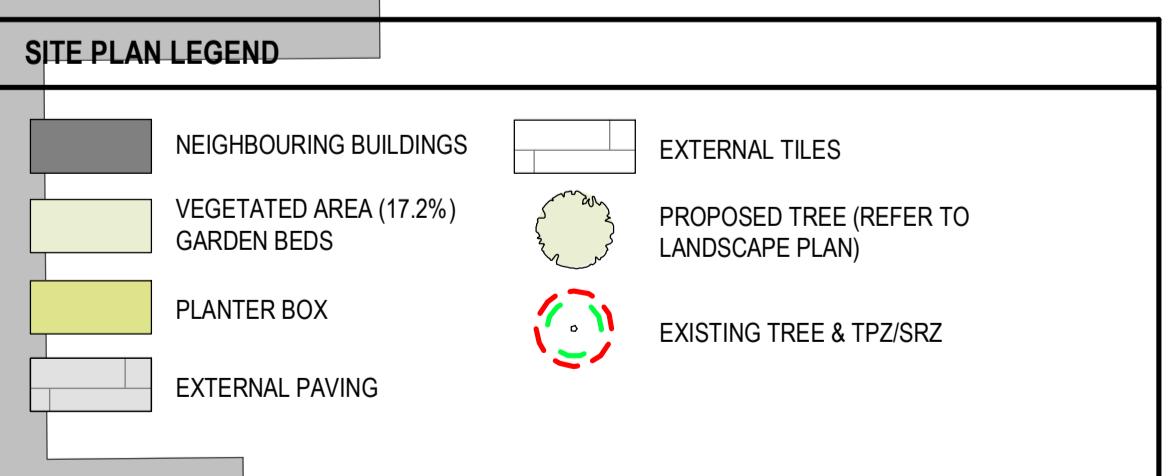
BESS INITIATIVES	
MANAGEMENT	
<ul style="list-style-type: none"> INDIVIDUAL COLD AND HOT WATER, ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS AND COMMUNAL AREAS. SMART METERING FOR ELECTRICITY AND WATER WILL BE PROVIDED FOR THE ALL APARTMENTS AND INTERFACE WILL BE PROVIDED FOR THE EV CHARGING UNITS. A BUILDING USER'S GUIDE WILL BE PROVIDED TO ALL OCCUPANTS. 	
WATER EFFICIENCY	
<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 PELLING IS TO EXCEED THE MAXIMUM ALLOWED COOLING LOAD OF 21 MJ/m² (CLIMATE ZONE 6E MOORABbin) IN ACCORDANCE WITH BADS STANDARD B35. THE DEVELOPMENT IS TO UTILISE AN ELECTRIC INSTANTANEOUS HOT WATER SYSTEM. THE DEVELOPMENT IS TO USE THE AIR CONDITIONING SYSTEM IS TO BE WITHIN THE RATED PERFORMANCE OF THE SYSTEM. THIS HELPS POST-OCTOBER 2012 ASSESSMENT STANDARD. AC SYSTEMS ARE TO HAVE A COP OR EER NOT LESS THAN 85% OF THE MOST EFFICIENT 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 WITH THE POS. A COMPREHENSIVE SHADE STRATEGY IS APPLIED TO THE DEVELOPMENT INCLUDING EXTERNAL SHADE 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 1112 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	
<ul style="list-style-type: none"> 80% (6 OUT OF 10) OF THE DEVELOPMENT'S APARTMENTS ARE NATURALLY VENTILATED. DAYLIGHT COMPLIANCE IS DEMONSTRATED USING THE BESS BUILT-IN DAYLIGHT CALCULATOR. 6% (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 SHADE STRATEGY NORTH ORIENTED WINDOWS AT GROUND FLOOR ARE SHADED BY EXTERNAL VENETIAN 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 INTERNAL VENETIAN BLINDS OR EXTERNAL 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 BIKE 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 EMBODIED 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 GREEN TIMBER CRITERIA FOR FSC 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, OR; THE SUPPLIER HOLDS A VALID ISO14001 CERTIFICATION. THE PROJECT WILL INCORPORATE PRODUCTS THAT MEET THE TRANSITION TO 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 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. P11572024
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Sheet No.
DRAWN: RE: REV: A
SCALE: As indicated @ A1
TP661

ADJACENT 5 STOREY DWELLING 1 WAVERLY AVENUE



ADJACENT 2 STOREY DWELLING 5 WAVERLY AVENUE



REVISION A
ISSUE FOR SUBMISSION

CHECKED RH
DATE 13.01.2025

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BP - BUILDING PERMIT
IFC - ISSUE FOR CONSTRUCTION
HO - HANDOVER

ISSUE FOR TOWN PLANNING

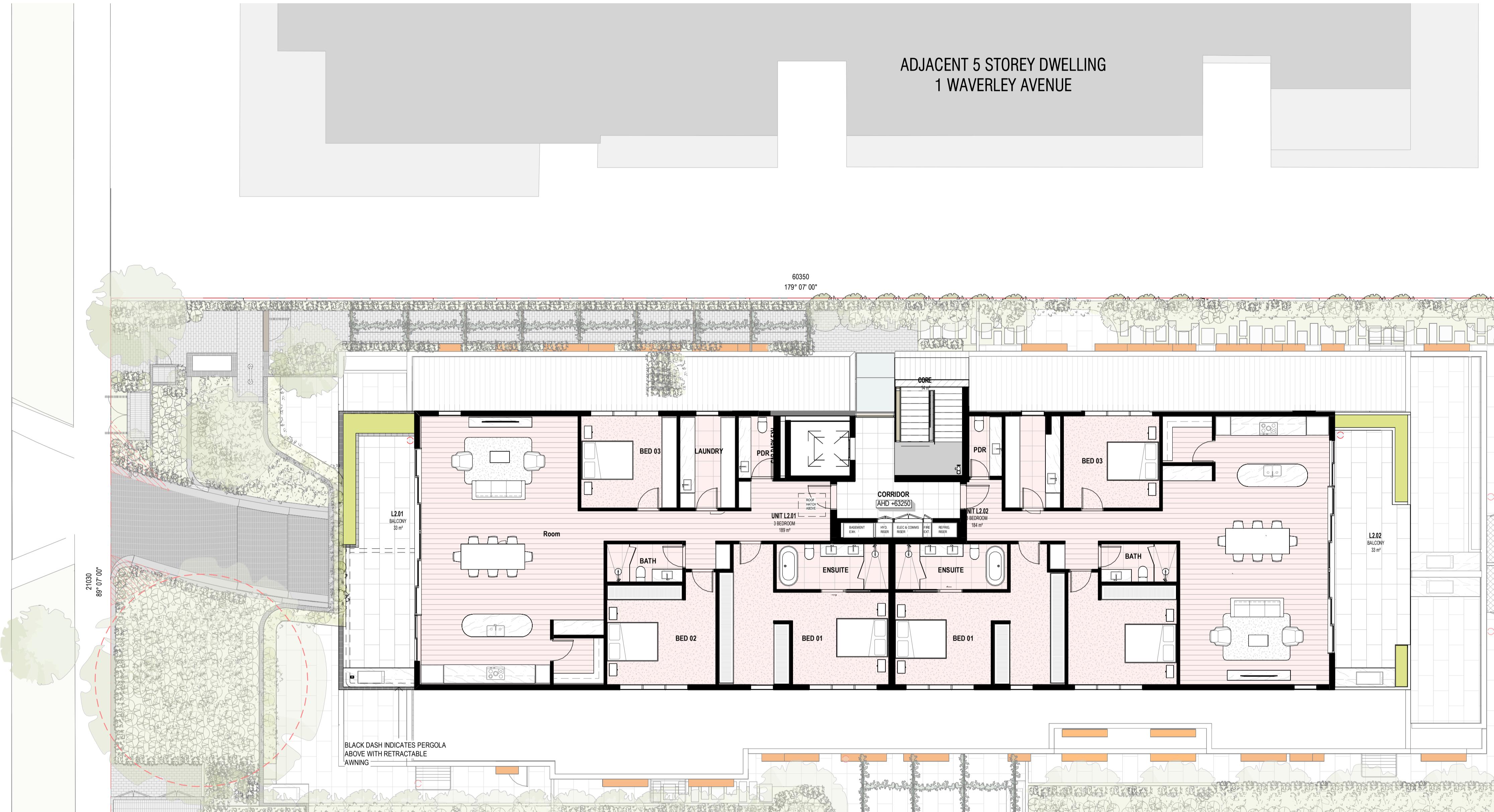
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TITLE: ESD - LEVEL 01 PROPOSED PLAN
ADDRESS: 3 WAVERLEY AVENUE, IVANHOE
CLIENT: MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO. 22-022
START DATE: 01.01.2022
DATE DRAWN: 10/01/2025 11:18:33 AM

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 UNITS. A 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. >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 DWELLINGS IS TO EXCEED THE MAXIMUM ALLOWED COOLING LOAD OF 21 MJ/m² (CLIMATE ZONE 6E MOORABbin) IN ACCORDANCE WITH BADS STANDARD B35. THE EFFICIENCY OF THE AIR CONDITIONING SYSTEM IS TO BE WITHIN THE RATED PERFORMANCE OF THE SYSTEMS HELPS POST-OCTOBER 2012 ASSESSMENT STANDARD. GC SYSTEMS ARE TO HAVE A COP OF 3.0 OR GREATER NOT LESS THAN 85% OF THE MOST EFFICIENT 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 ALL WCs AND LANDSCAPE IRRIGATION. 	
INDOOR ENVIRONMENTAL QUALITY	
<ul style="list-style-type: none"> 80% (6 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. NORTH ORIENTED WINDOWS AT GROUND FLOOR ARE SHADED BY EXTERNAL VENETIAN 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 THE OVERHANGING SLAB OF THE FLOOR ABOVE. 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 BIKE 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 EMBODIED ENERGY METAL FINISHES. AT LEAST 30% 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 GREEN STAR CRITERIA FOR LEADERSHIP CERTIFICATION (MAY INCLUDE FSC AND/or PEFC CERTIFICATION). PERMANENT FORMWORK, FLOORING, BLINDS, AND CABLES IN THE PROJECT WILL SEEK TO COMPLY WITH THE FOLLOWING: MEET THE GBCA'S BEST PRACTICE GUIDELINES FOR PVC, OR; THE SUPPLIER HOLDS A VALID ISO14001 CERTIFICATION. THE PROJECT WILL INCORPORATE PRODUCTS THAT MEET THE TRADITIONAL 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. P11572024
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Sheet No. TP662
RE: A
REV: A
SCALE: As indicated@A1



ADJACENT 5 STOREY DWELLING
1 WAVERLEY AVENUE

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

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

REVISION
A
ISSUE
FOR SUBMISSION

CHECKED
RH
13.01.2025
DATE

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

ISSUE FOR TOWN PLANNING

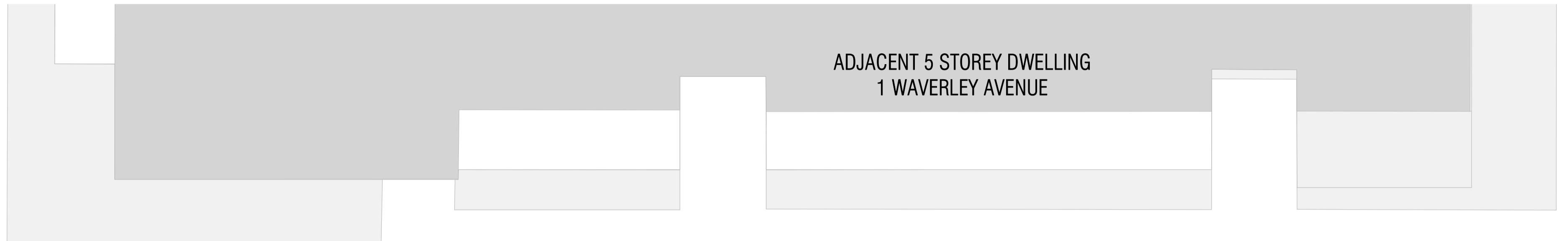
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TITLE:
ESD - LEVEL 02 PROPOSED PLAN
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

PROJECT NO.
22-022
START DATE:
01.01.2022
DATE DRAWN:
10/01/2025 11:21:43 AM

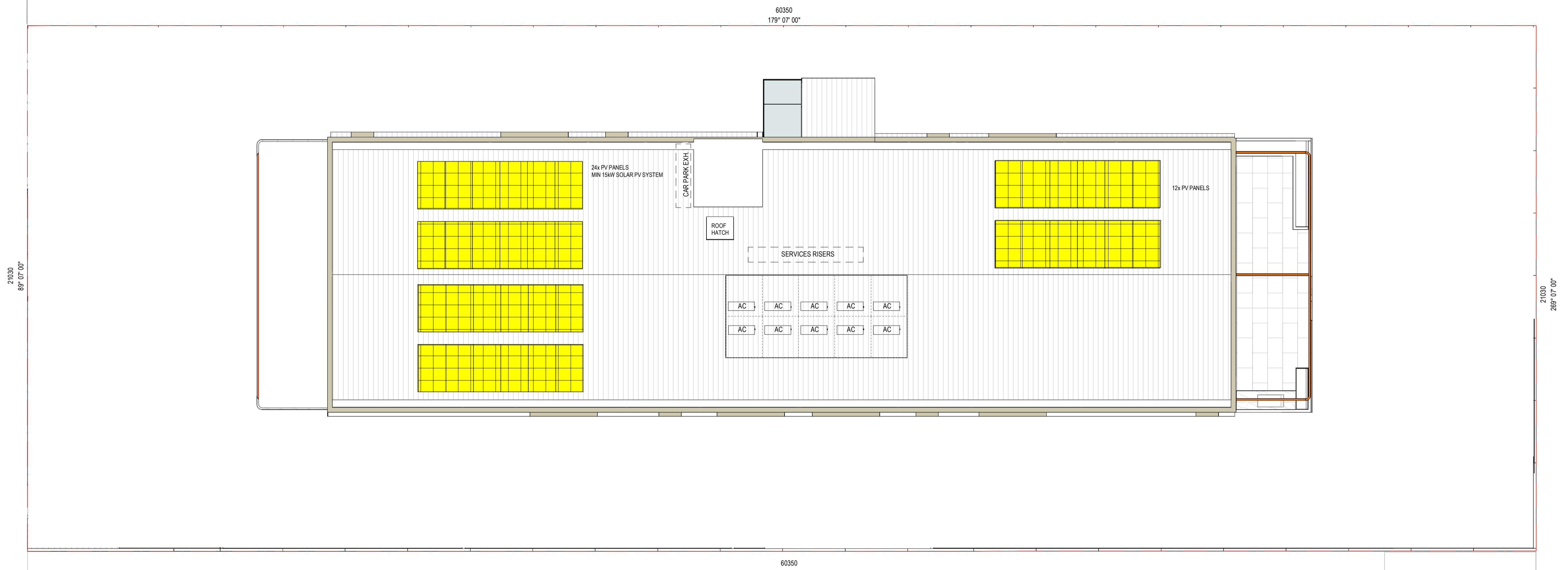
BESS INITIATIVES	
MANAGEMENT	INDIVIDUAL COLD AND HOT WATER, ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS AND COMMUNAL AREAS. SMART METERING FOR ELECTRICITY AND WATER WILL BE PROVIDED TO ALL APARTMENTS AND INTERFACE WILL BE PROVIDED FOR THE EV CHARGING UNITS. A BUILDING USER'S GUIDE WILL BE PROVIDED TO ALL OCCUPANTS.
WATER EFFICIENCY	WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED. >80% OF FIRE TEST WATER (E.G. HYDRANT PUMP TEST WATER OR SCV ANNULAR TEST) IS TO BE REUSED ON SITE.
ENERGY EFFICIENCY	THE DEVELOPMENT IS TO ACHIEVE A 7.0 STAR AVERAGE NATHERS ENERGY RATING RESULT. NO DWELLINGS ARE TO EXCEED THE MAXIMUM ALLOWED COOLING LOAD OF 21 MJ/M ² (CLIMATE ZONE 6E MOORABbin) IN ACCORDANCE WITH BADS STANDARD B35. THE EFFICIENCY OF THE AIR CONDITIONING SYSTEM IS TO BE WITHIN THE RATING OF THE EQUIPMENT. THE EQUIPMENT MEETS POST-OCTOBER 2012 PERFORMANCE STANDARD. DC SYSTEMS ARE TO HAVE A COP OR EER NOT LESS THAN 85% OF THE MOST EFFICIENT 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	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% (6 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. NORTH ORIENTED WINDOWS AT GROUND FLOOR ARE SHADED BY EXTERNAL VENETIAN 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 INTERNAL VENETIAN BLINDS OR 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	A MINIMUM OF 2 BIKE 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 EMBODIED ENERGY METAL FINISHES. AT LEAST 50% 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 GREEN STAR CRITERIA FOR LEAST 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: MEET THE GBCA'S BEST PRACTICE GUIDELINES FOR PVC, OR. THE SUPPLIER HOLDS A VALID ISO14001 CERTIFICATION. THE PROJECT WILL INCORPORATE PRODUCTS THAT MEET THE TRANSITION TO 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	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. P11572024
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RE: A
REV: A
SCALE: As indicated@A1
TP663



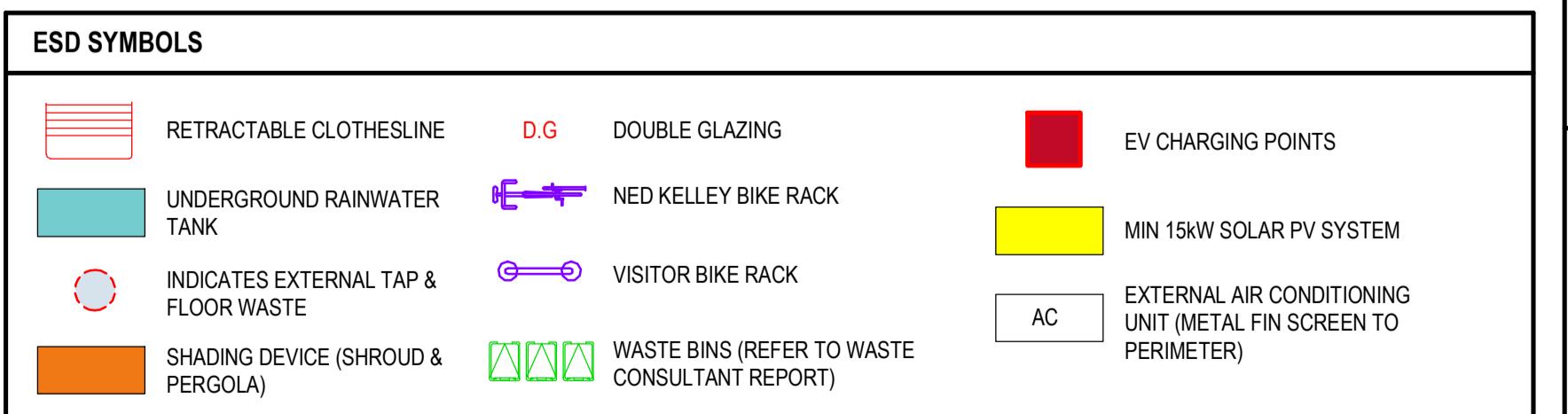
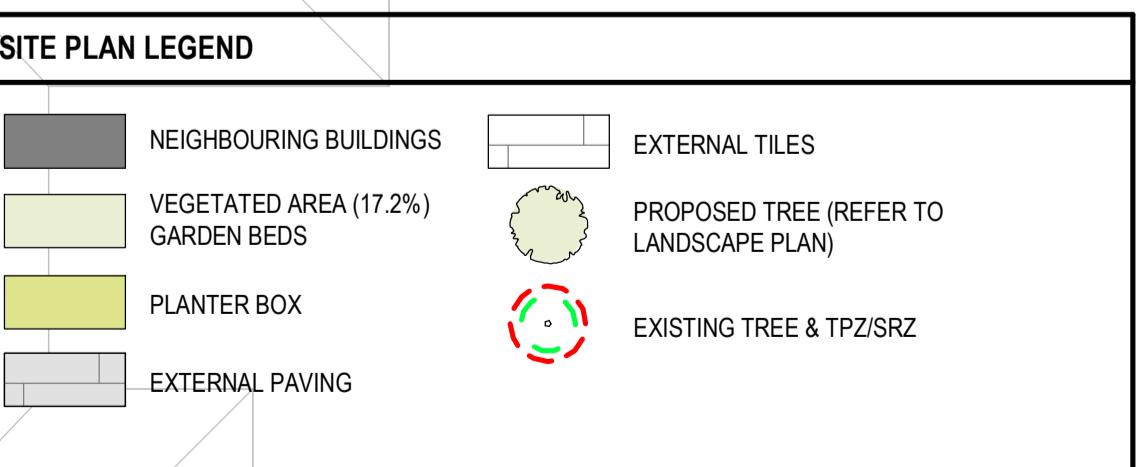
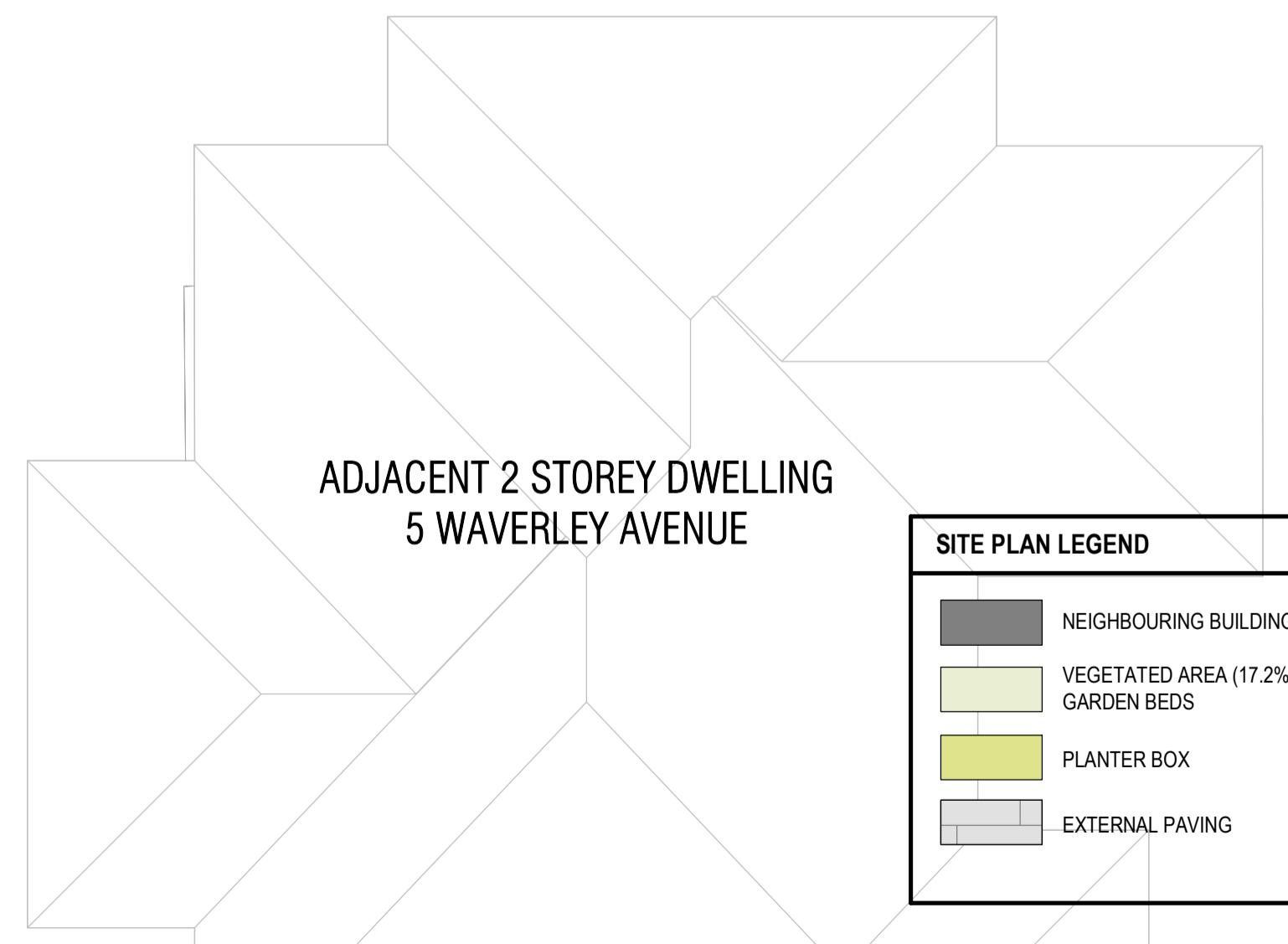
ADJACENT 5 STOREY DWELLING
1 WAVERLEY AVENUE

60350
179° 07' 00"



60350
359° 07' 00"

ADJACENT 2 STOREY DWELLING
5 WAVERLEY AVENUE



REVISION A
ISSUE FOR SUBMISSION
CHECKED RH
DATE 13.01.2025

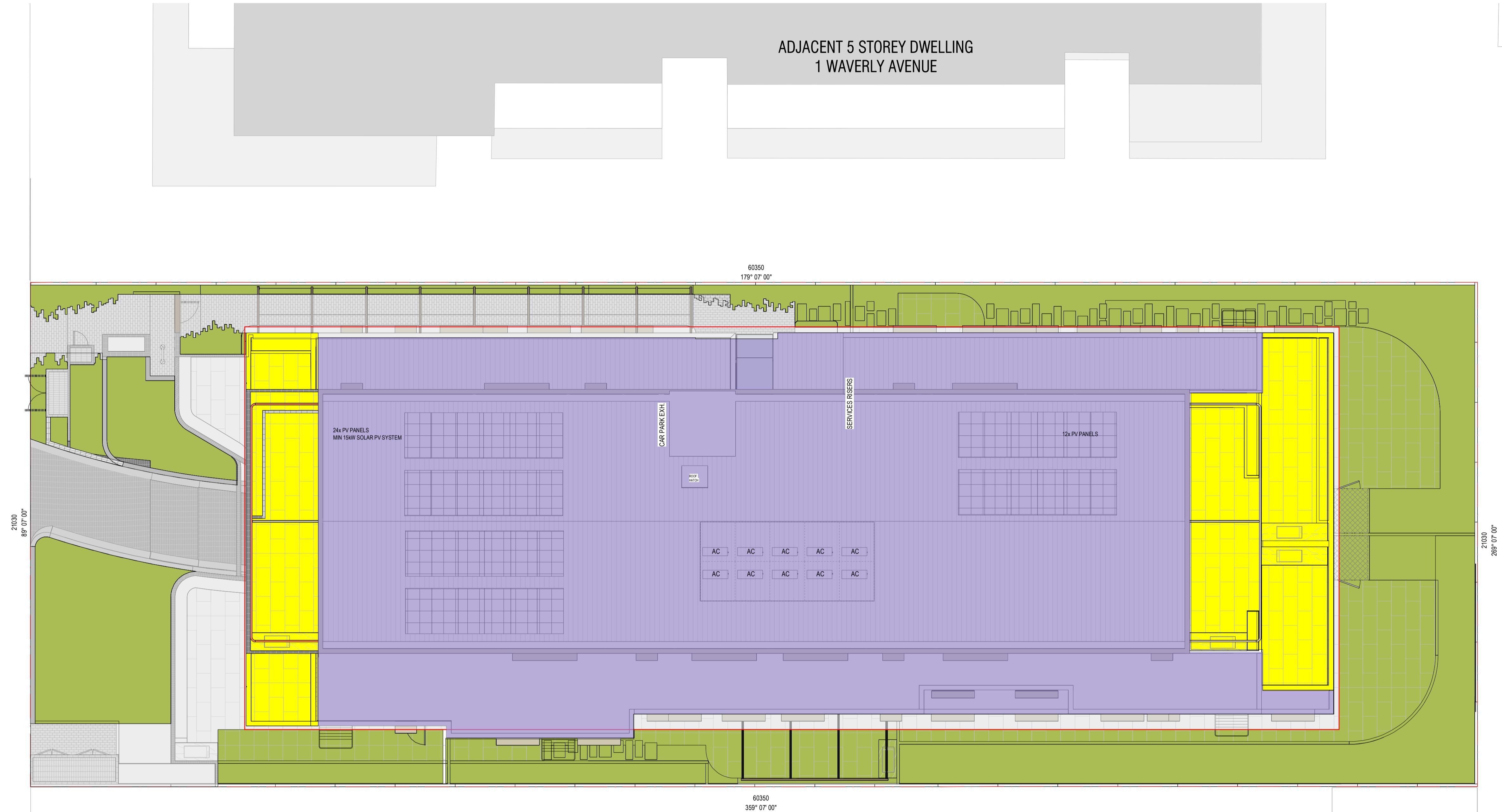
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ISSUE FOR TOWN PLANNING

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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 FOR 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	
<ul style="list-style-type: none"> WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED. >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 DWELLINGS IS TO EXCEED THE MAXIMUM ALLOWED COOLING LOAD OF 21 MJ/M² (CLIMATE ZONE 6E 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 THE RATING OF THE EQUIPMENT AND MEETS POST-OCTOBER 2012 PERFORMANCE STANDARD. AC SYSTEMS ARE TO HAVE A COP OR EER NOT LESS THAN 85% OF THE MOST EFFICIENT 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 WITH 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 ALL WCs AND LANDSCAPE IRRIGATION. 	
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TRANSPORT	
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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. 	
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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	
<p>Application No. P11572024</p> <p>This copied document is made available for the sole purpose of enabling its consideration as part of a planning proposal under the Planning Environment Act. The document must not be used for any purpose which may breach any copyright.</p>	



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 - VICTORIAN CIVIL & ADMINISTRATIVE TRIBUNAL
 DO - DESIGN & DEVELOPMENT
 TI - TENDER ISSUE
 MK - MARKETING
 BP - BUILDING PERMIT
 IFC - ISSUE FOR CONSTRUCTION
 HO - HANDBOOK

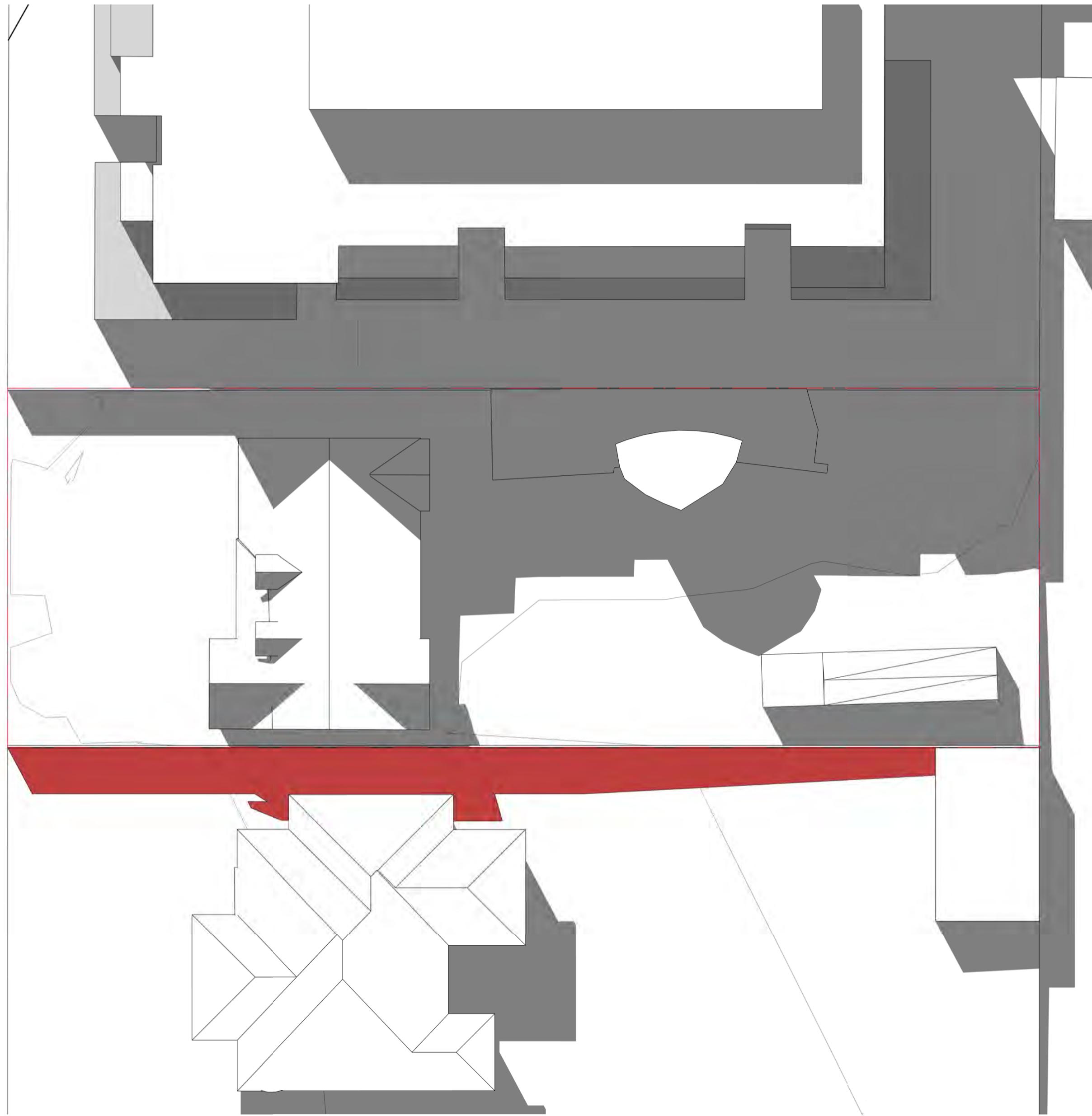
ISSUE FOR TOWN PLANNING

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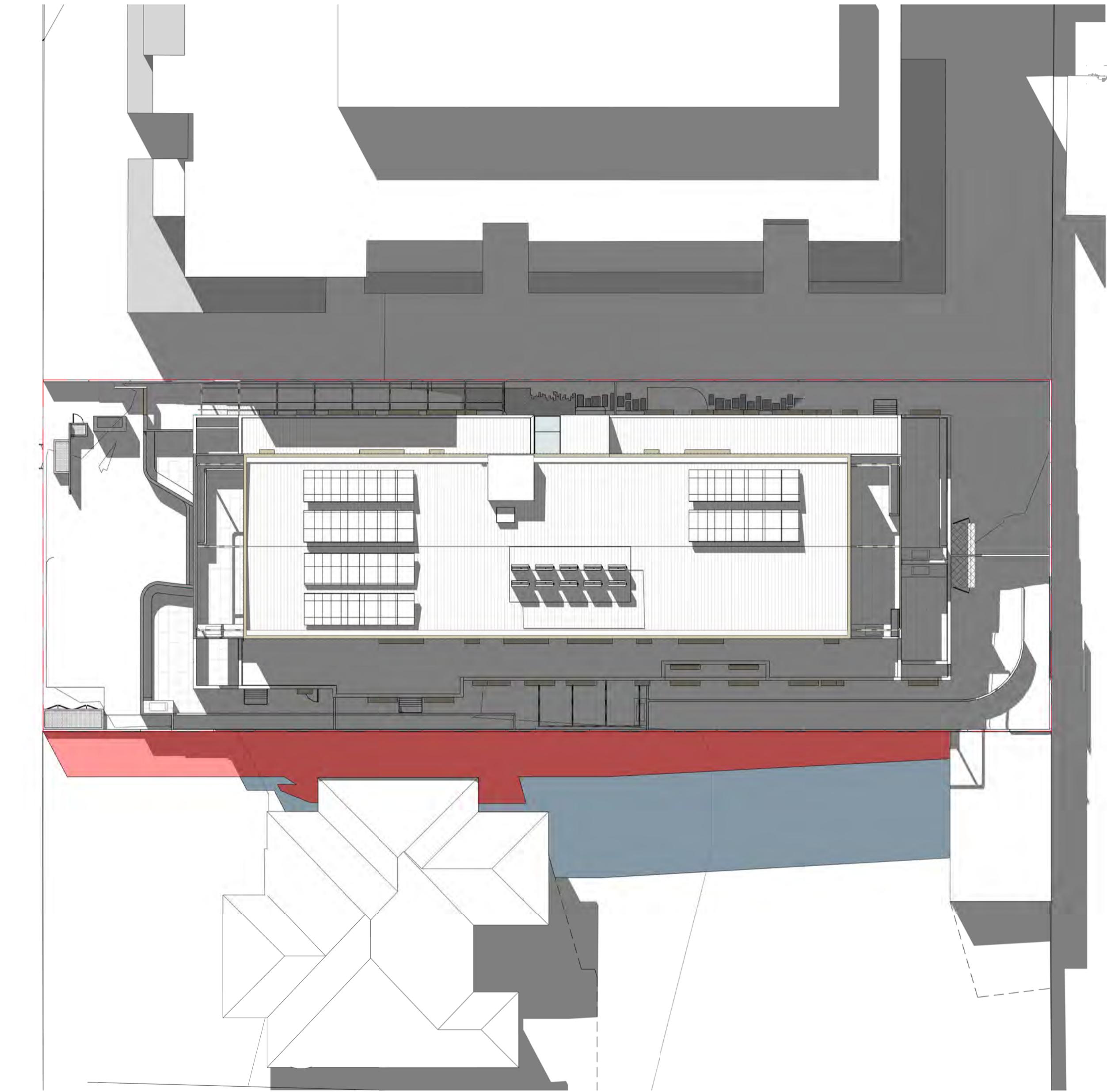
TITLE: WSUD - ROOF PROPOSED PLAN
 ADDRESS: 3 WAVERLEY AVENUE, IVANHOE
 CLIENT: MELBOURNE DEVELOPMENT AQUISITIONS
 PROJECT NO. 22-022 START DATE: 01.01.2022 DATE DRAWN: 10/01/2025 11:22:00 AM DRAWN: RE REV: A

ADVERTISED PLAN
 Application No. P1157/2024
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Sheet No. TP665



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



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

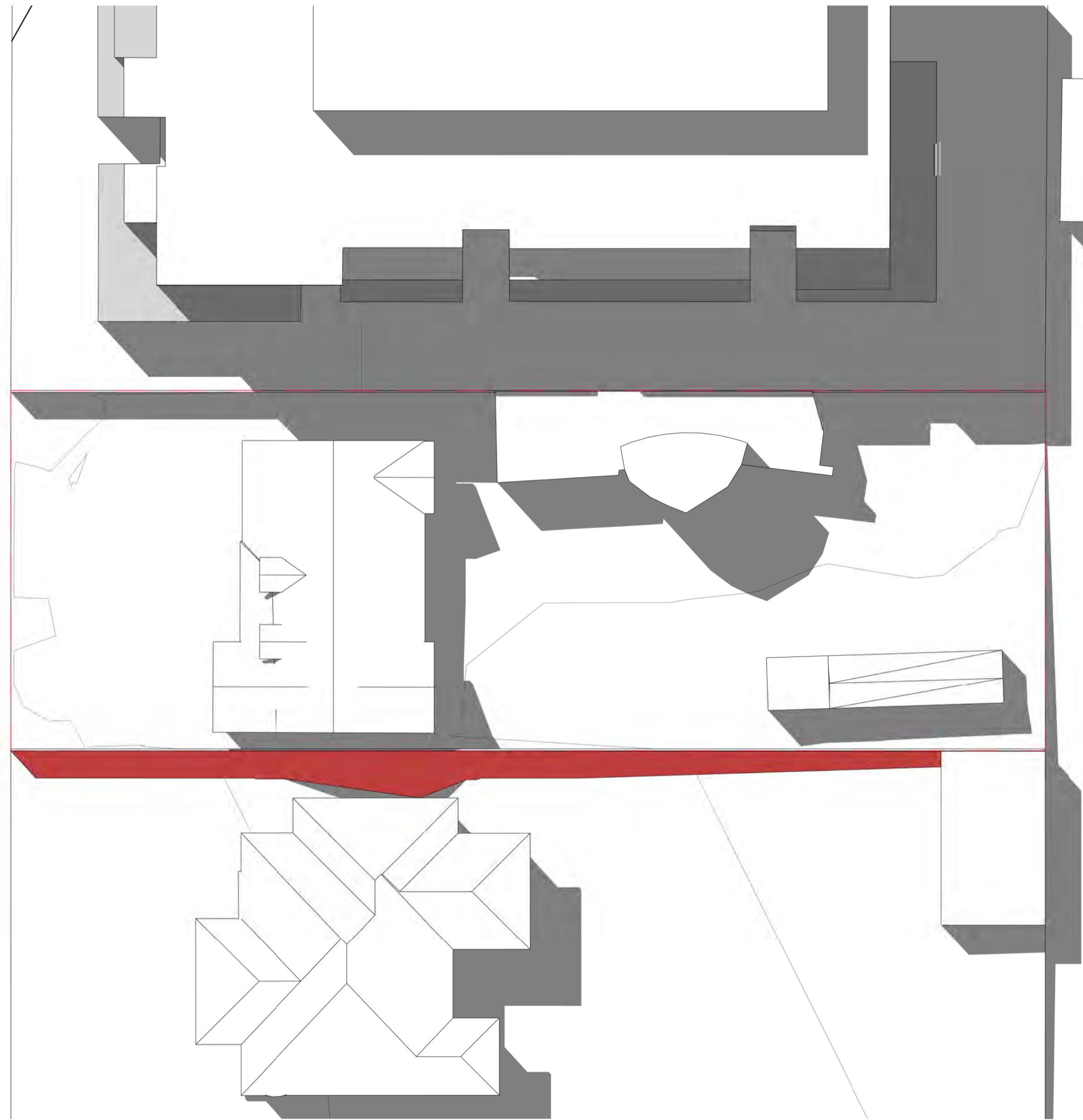
LEGEND

- SHADOW CAST BY THE EXISTING CONDITIONS
- ADDITIONAL SHADOW CAST BY THE PROPOSAL

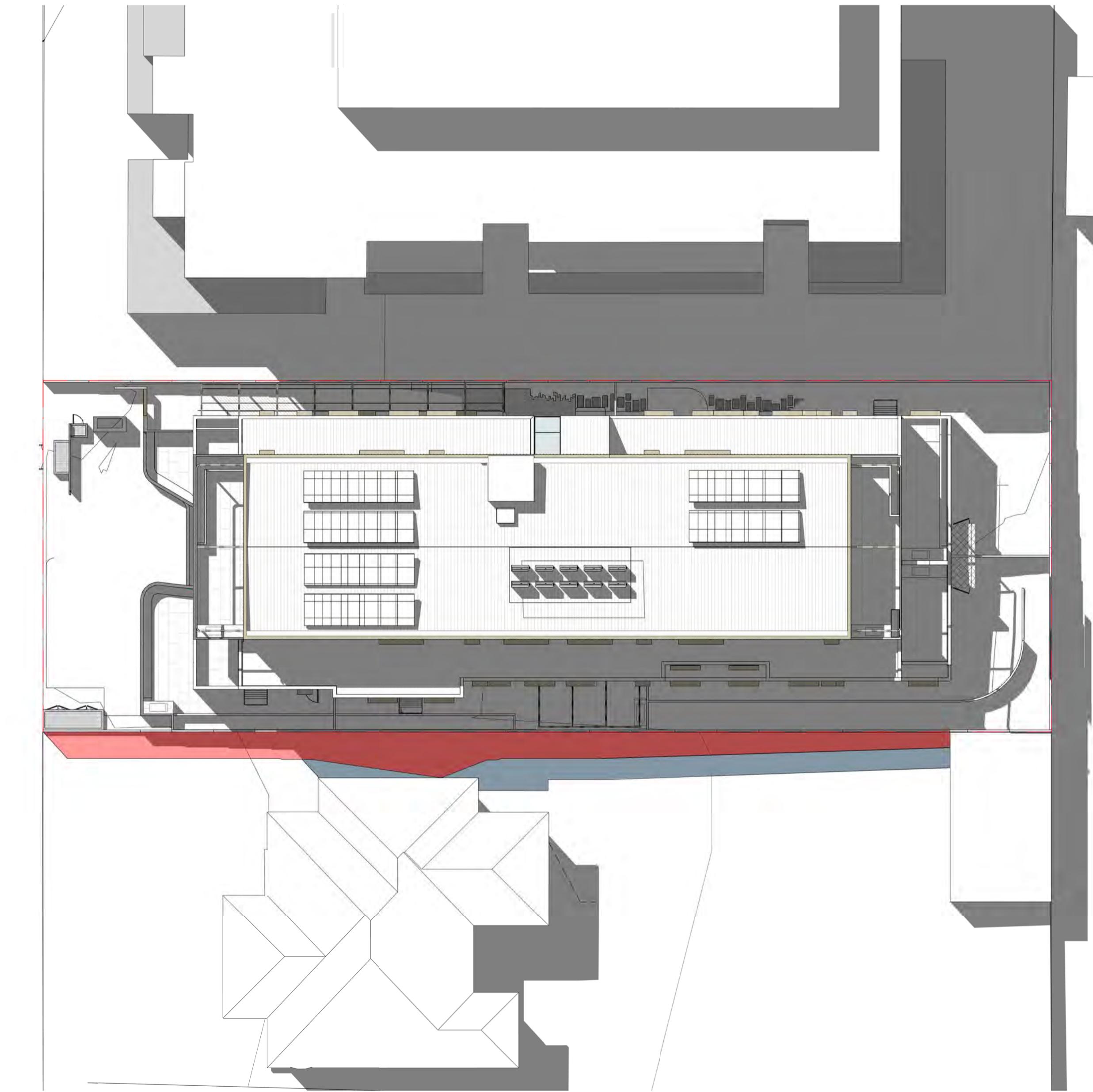
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TITLE:
9AM EXISTING AND PROPOSED
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS
PROJECT NO. 22-022 **START DATE:** 01.01.2022 **DATE DRAWN:** 10/01/2025 11:22:05 AM **DRAWN:** RE
REV: A **SCALE:** As indicated @ A1 **TP700**

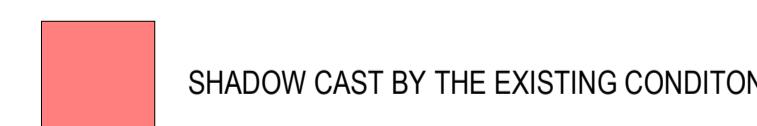


1 EXISTING SHADOW ANALYSIS - SEP21 1000H
TP500 1:200

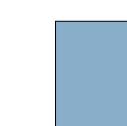


2 PROPOSED SHADOW ANALYSIS - SEP21 1000H
TP500 1:200

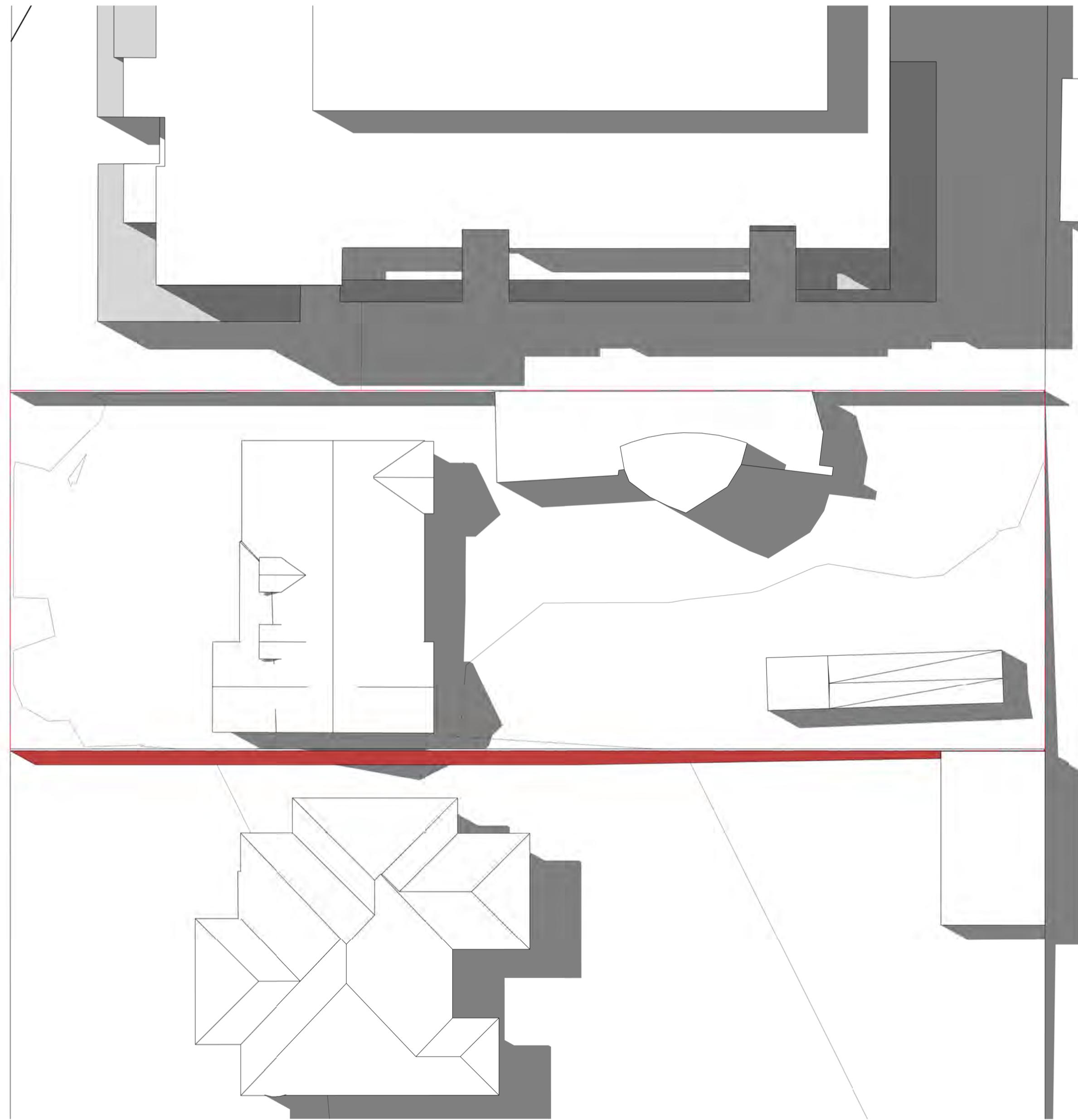
LEGEND



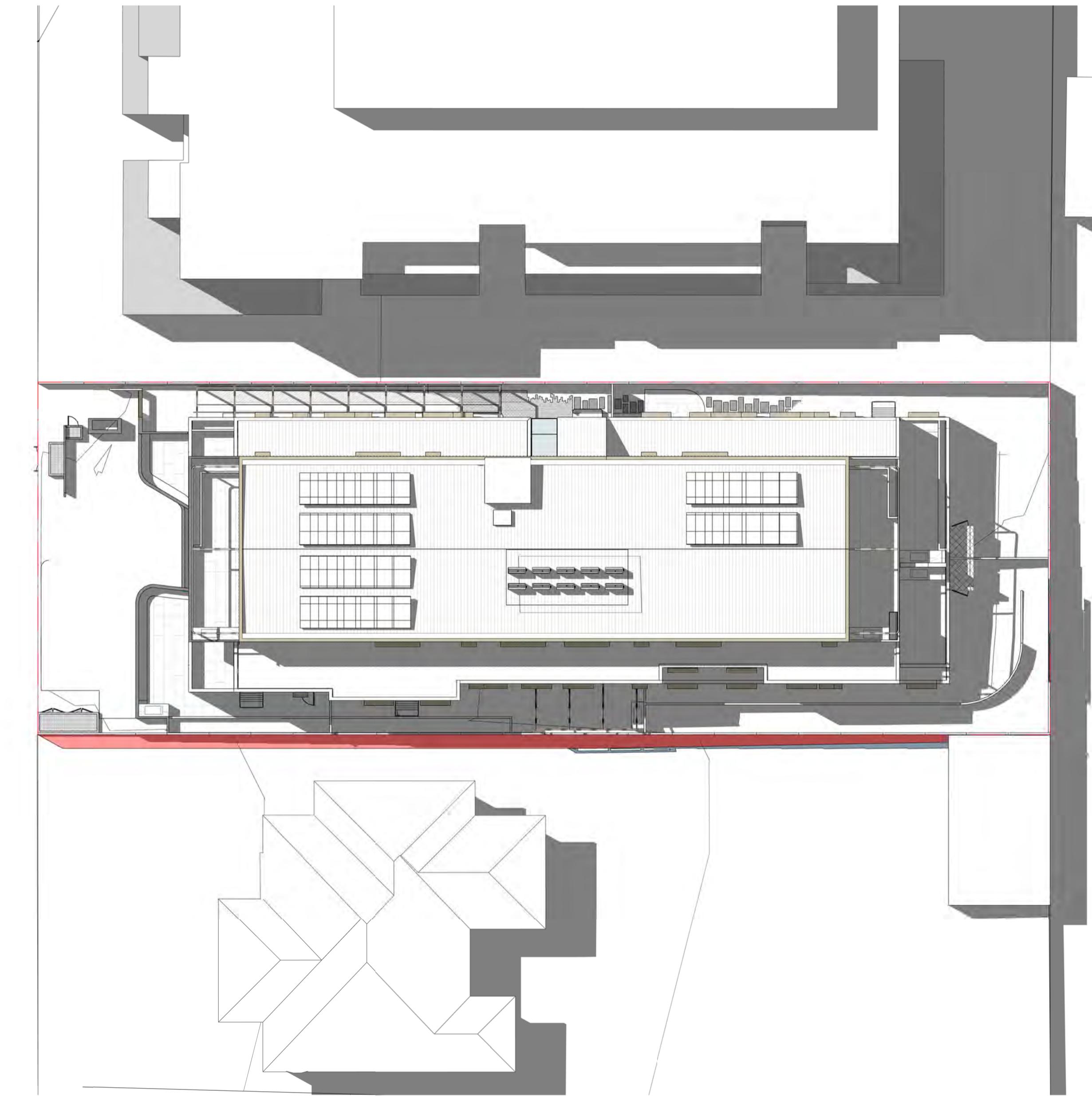
SHADOW CAST BY THE EXISTING CONDITIONS



ADDITIONAL SHADOW CAST BY THE PROPOSAL



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



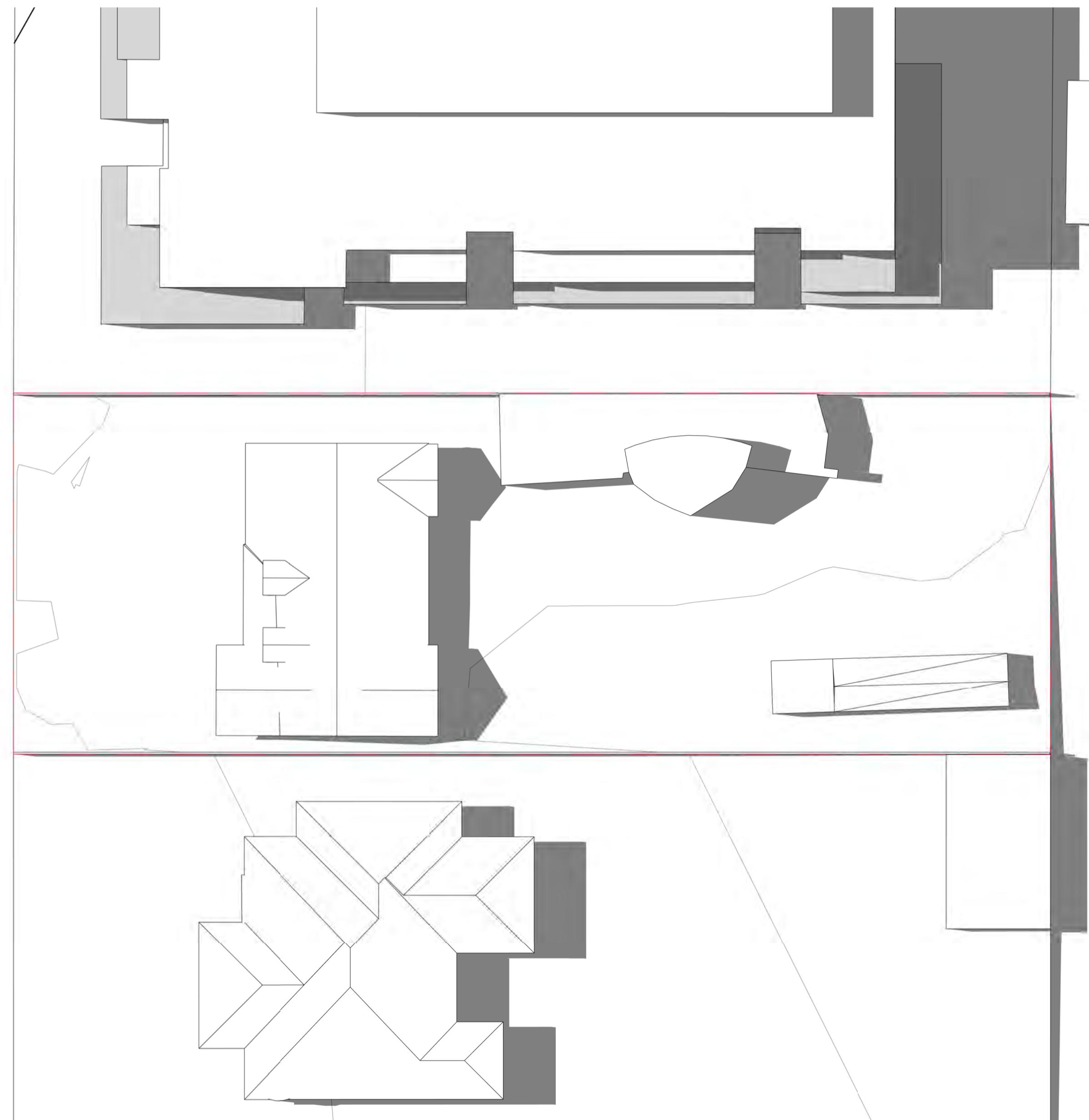
2 PROPOSED SHADOW ANALYSIS - SEP21 1100H
TP500 1:200

LEGEND

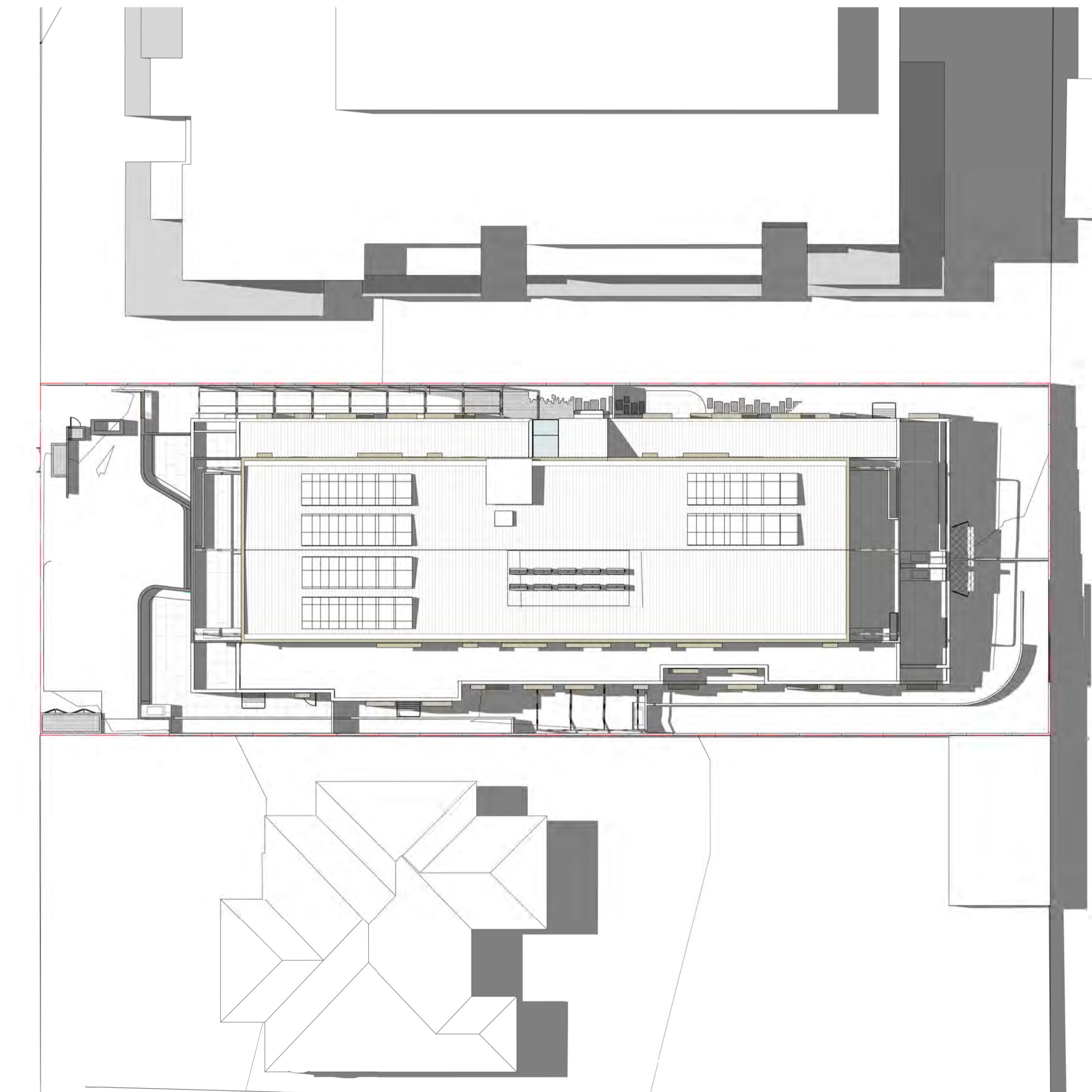
- SHADOW CAST BY THE EXISTING CONDITIONS
- ADDITIONAL SHADOW CAST BY THE PROPOSAL

ISSUE FOR TOWN PLANNING

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



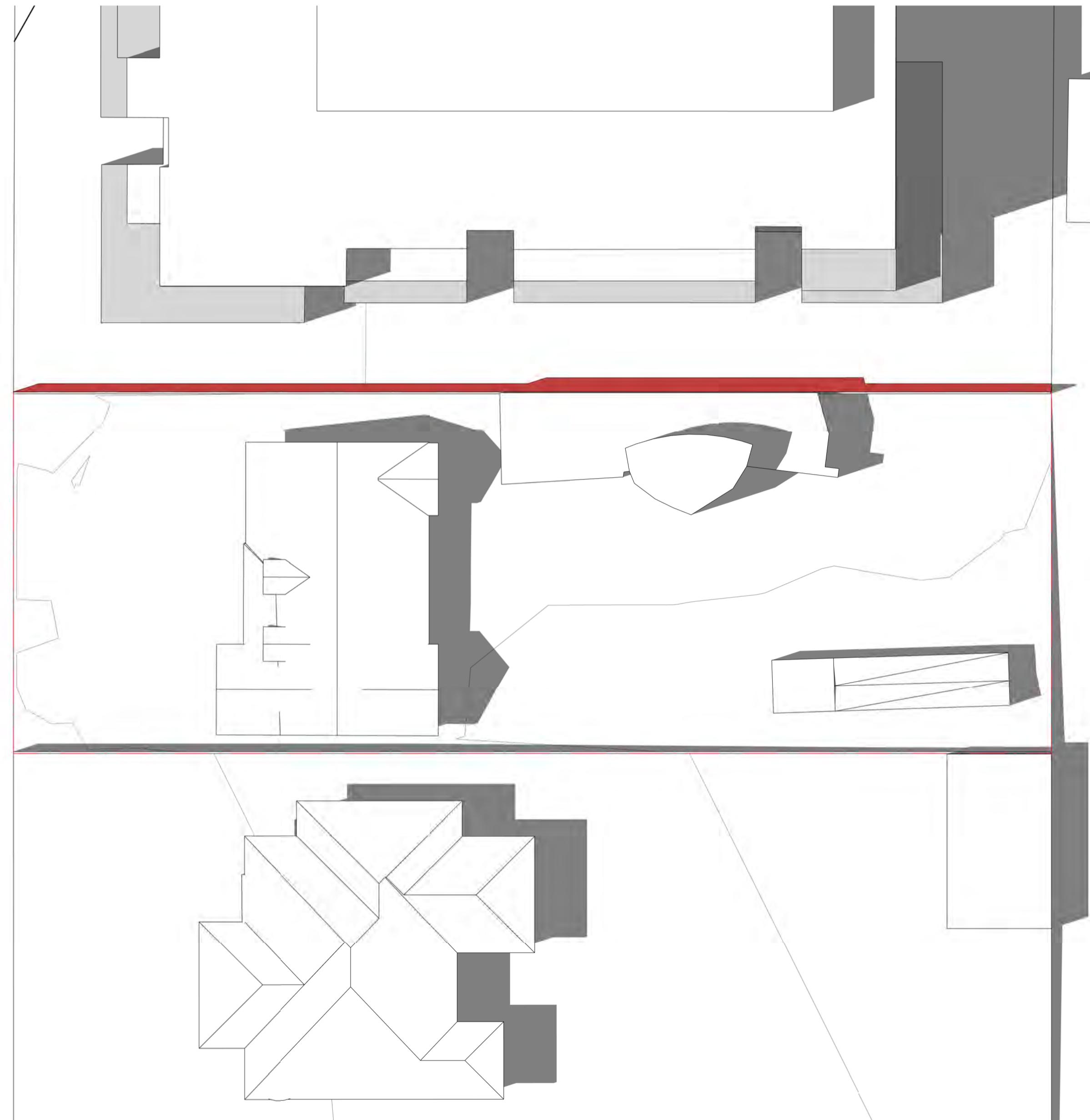
2 PROPOSED SHADOW ANALYSIS - SEP21 1200H
TP500 1:200

LEGEND

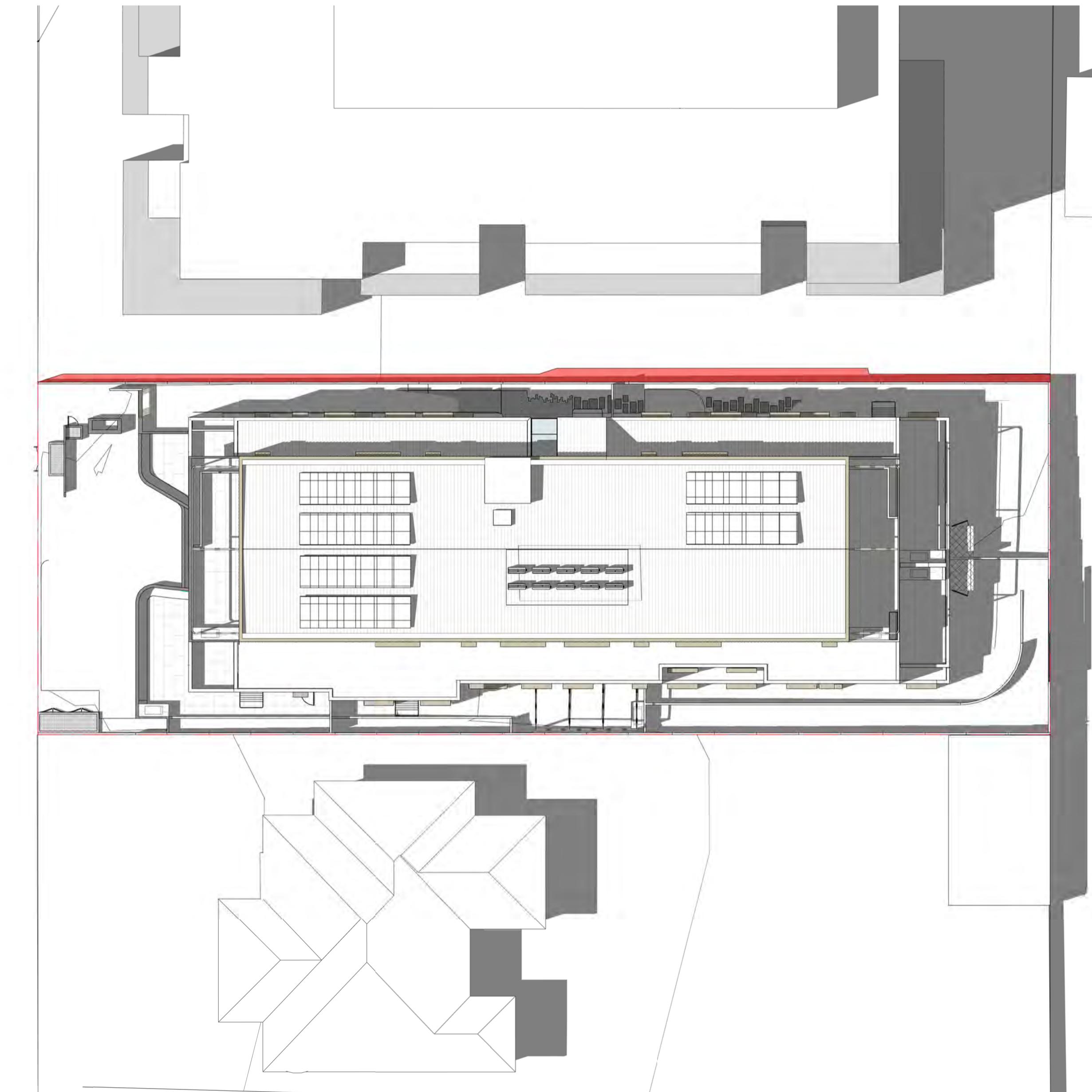
- SHADOW CAST BY THE EXISTING CONDITIONS
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ISSUE FOR TOWN PLANNING

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



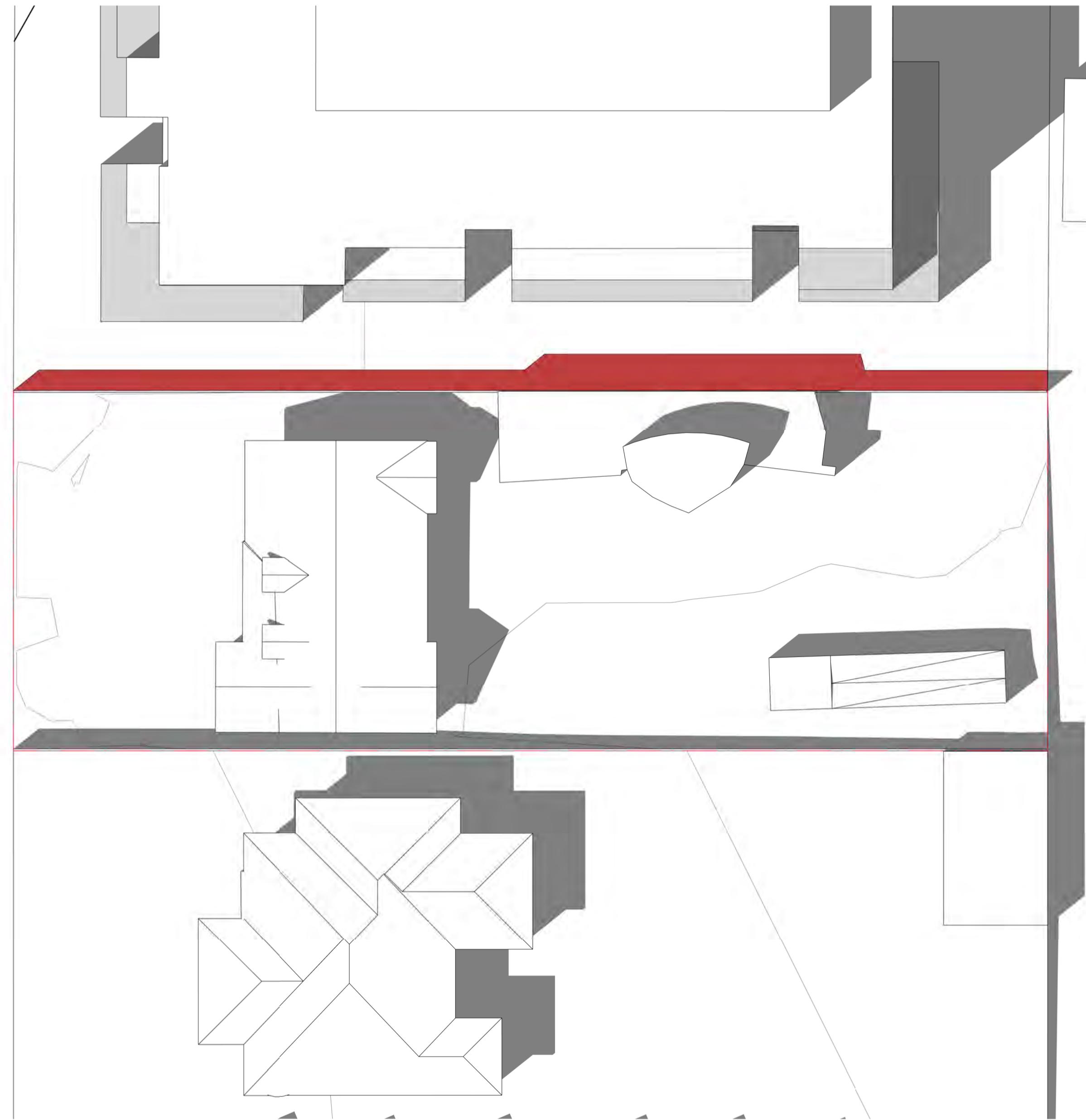
2 PROPOSED SHADOW ANALYSIS - SEP21 1300H
TP500 1:200

LEGEND

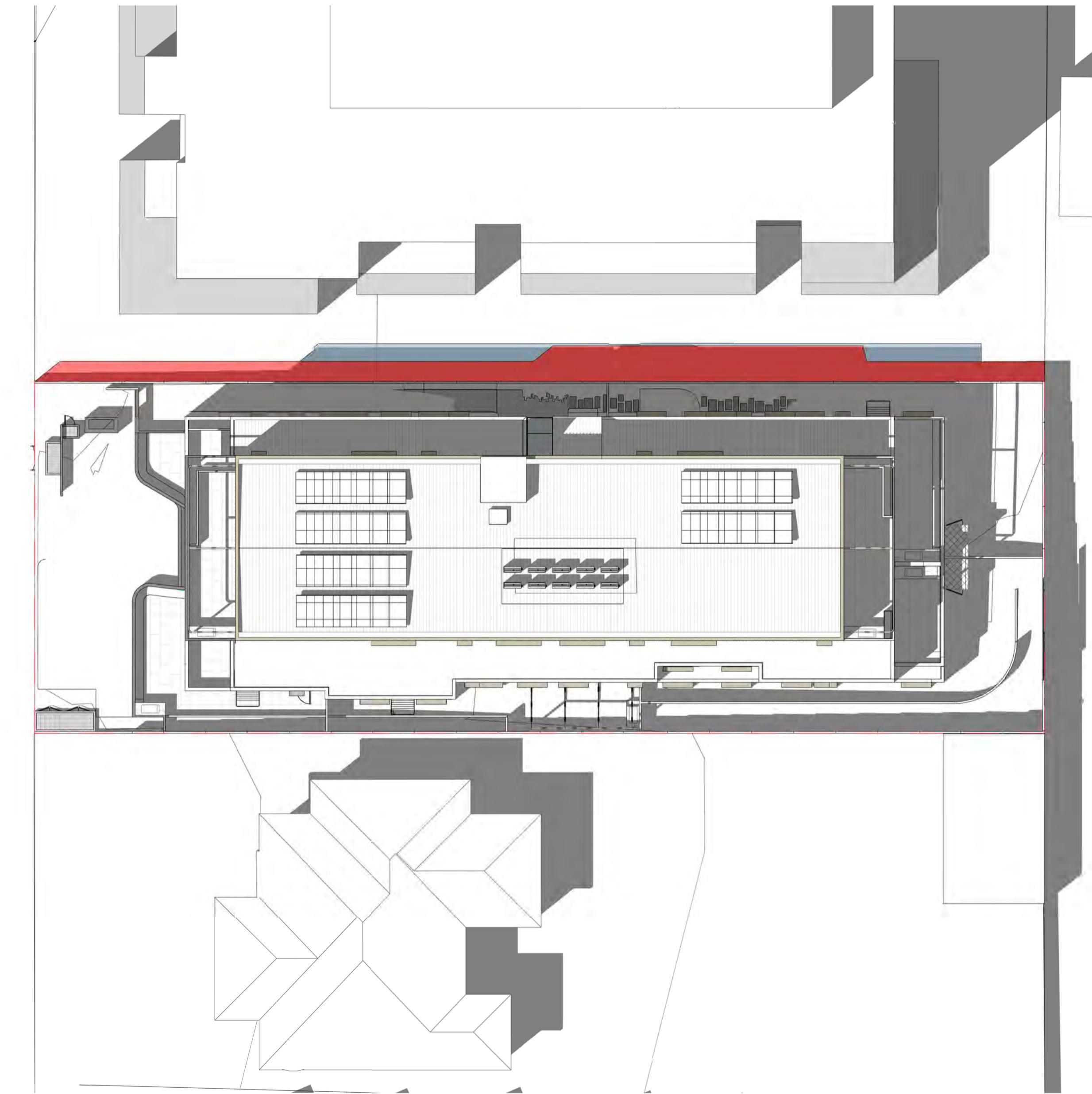
- SHADOW CAST BY THE EXISTING CONDITIONS
- ADDITIONAL SHADOW CAST BY THE PROPOSAL

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TP500 1:200



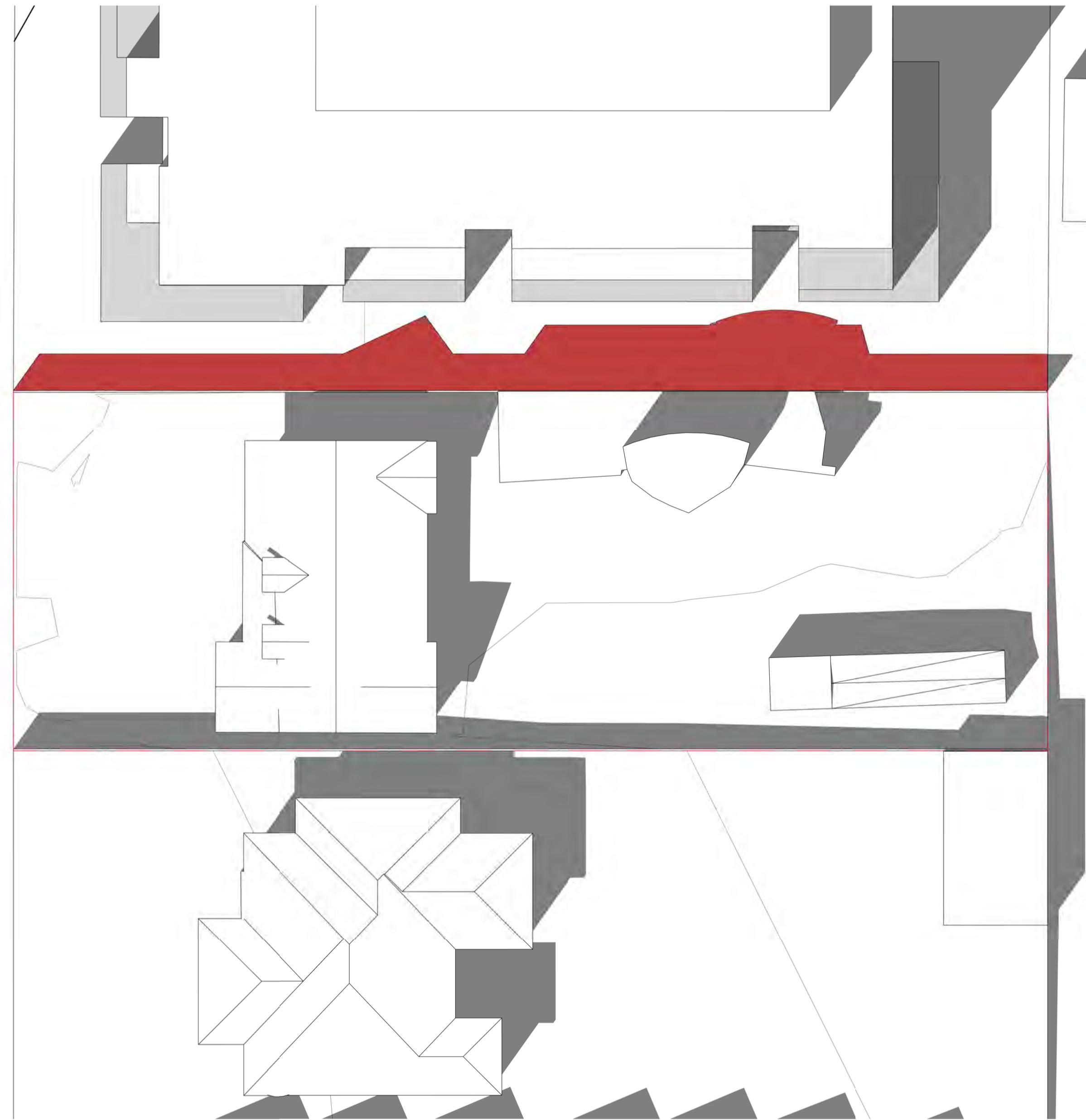
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TP500 1:200

LEGEND

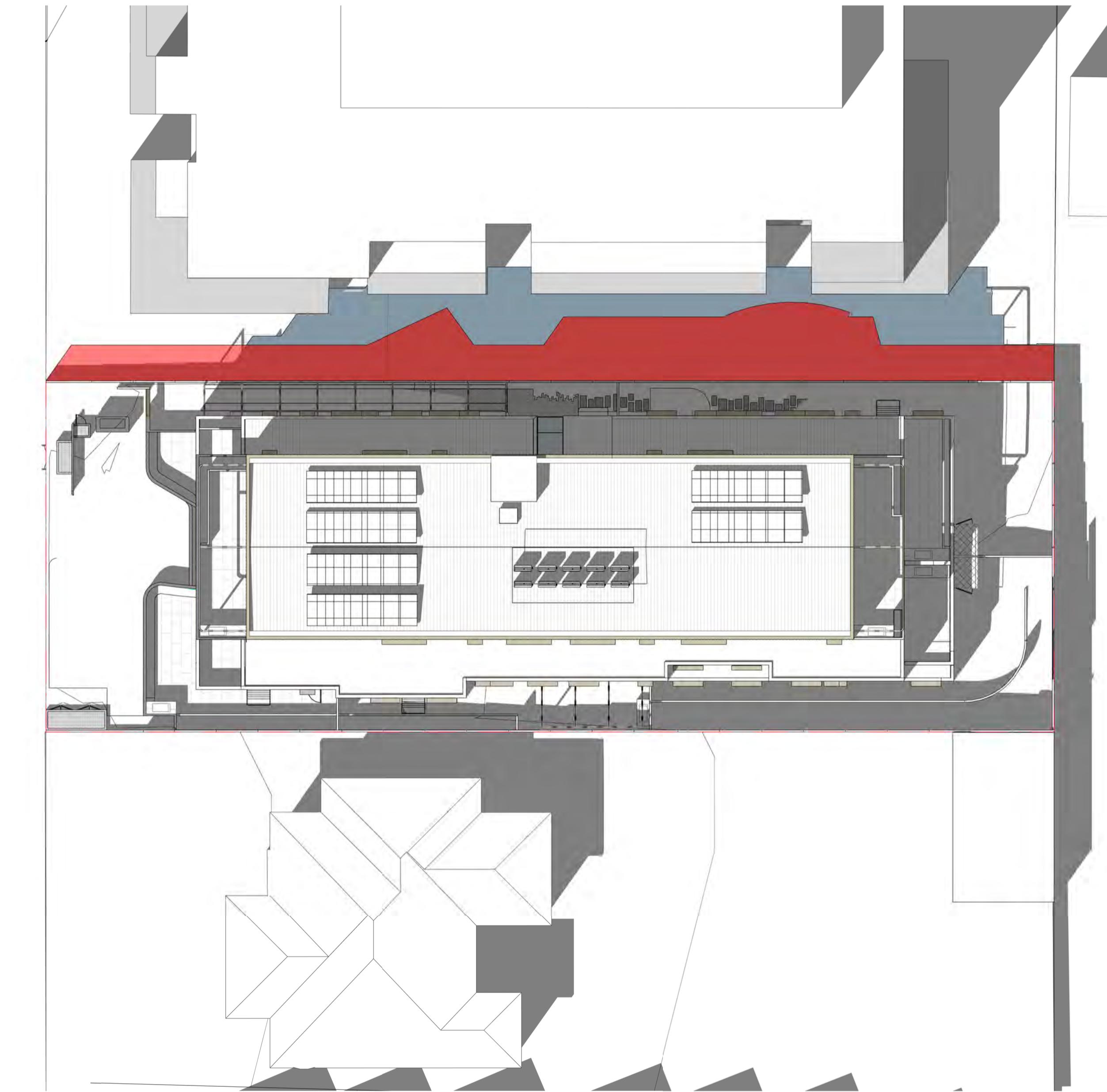
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1 EXISTING SHADOW ANALYSIS - SEP21 1500H
TP500 1:200



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

LEGEND

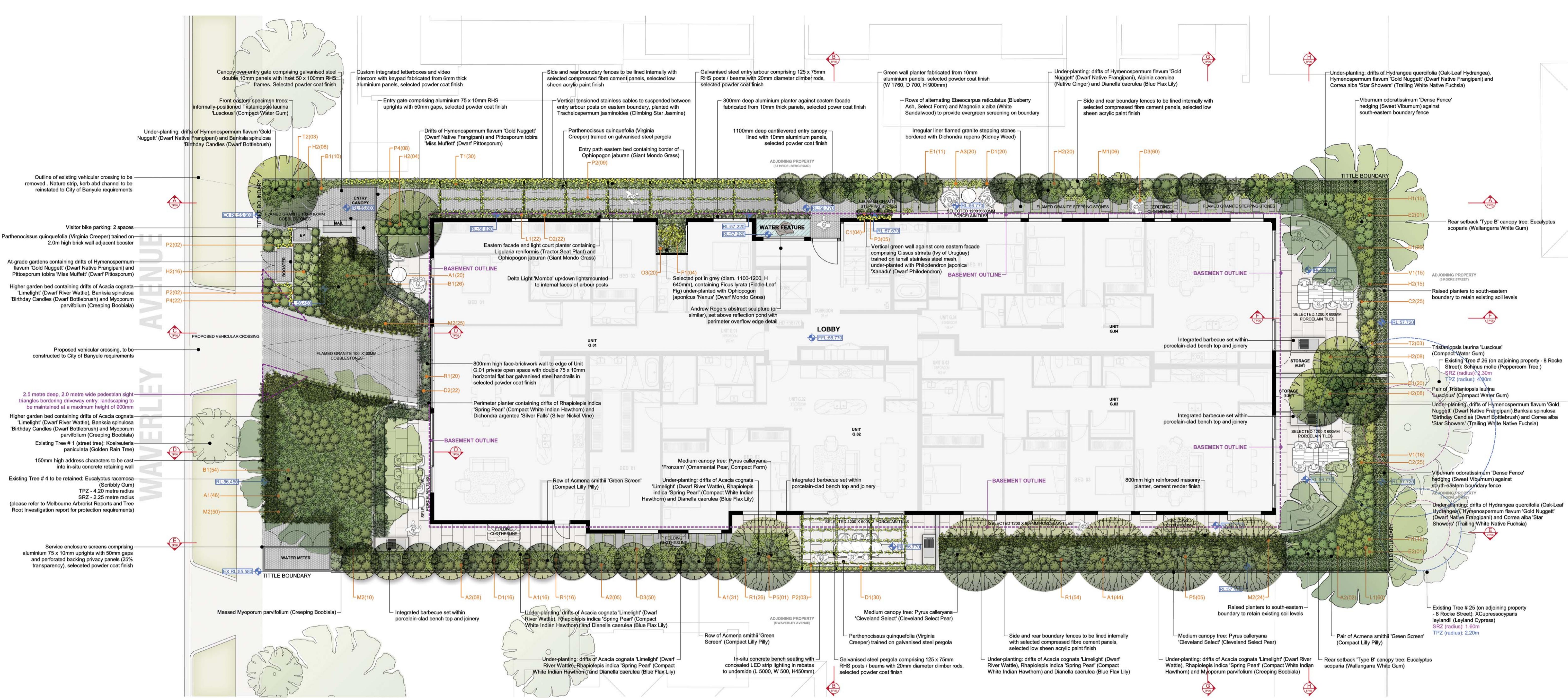
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3PM EXISTING AND PROPOSED
ADDRESS:
3 WAVERLEY AVENUE, IVANHOE
CLIENT:
MELBOURNE DEVELOPMENT AQUISITIONS

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



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 quadrangularis	Ivy Gourd	25cm	04	0.20m	0.20m	2.00m	1.50m
C2	Correa alba 'Star Showers'	Trailing White Native Fuchsia	20cm	05	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	100cm	11	2.00m	0.80m	5.00m	3.00m
E2	Eucalyptus scorpiaria	Wallangarra White Gum	300lt	02	3.00m	1.50m	12.00m	8.00m
F1	Ficus lyrate	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	Hymenosperum flavum 'Gold Nugget'	Dwarf Native Frangipani	30cm	72	0.20m	0.20m	0.60m	0.70m
L1	Ligularia dentifolia	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 jasminoides 'Xanadu'	Dwarf Philodendron	20cm	05	0.20m	0.20m	0.50m	0.60m
P4	Pittosporum tenuifolium 'Miss Muffet'	Dwarf Pittosporum	20cm	30	0.20m	0.20m	0.50m	0.60m
P5	Pyrus calleryana 'Chanticleer Select'	Cleveland Select Pear	500lt	06	5.50m	2.50m	10.0m	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	Tristania 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

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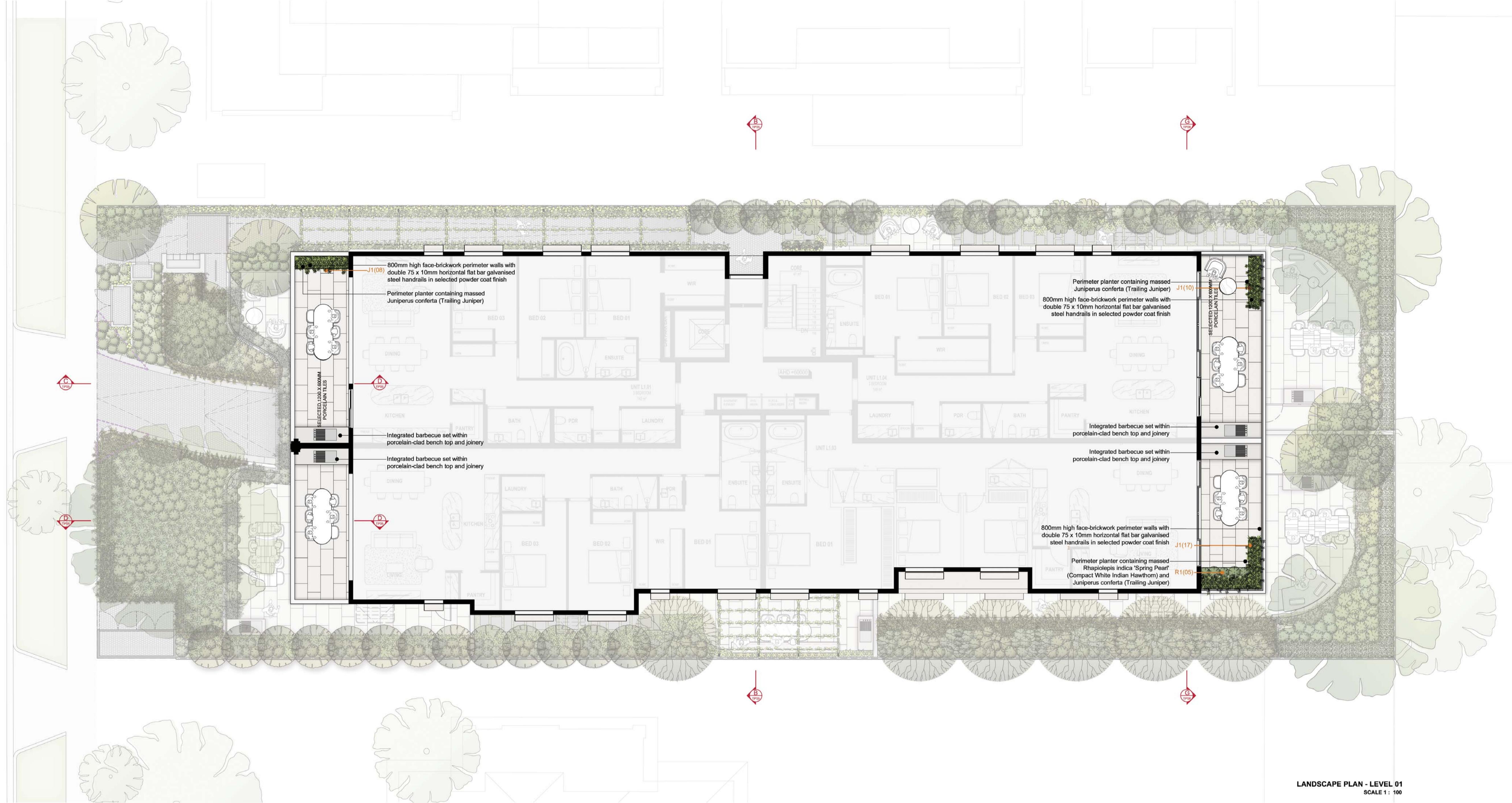
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 Landscape Plan - Ground Level
PROJECT NUMBER 23.021 **DRAWING STATUS** TP01 **DATE** 08.10.24 **BY** breach and
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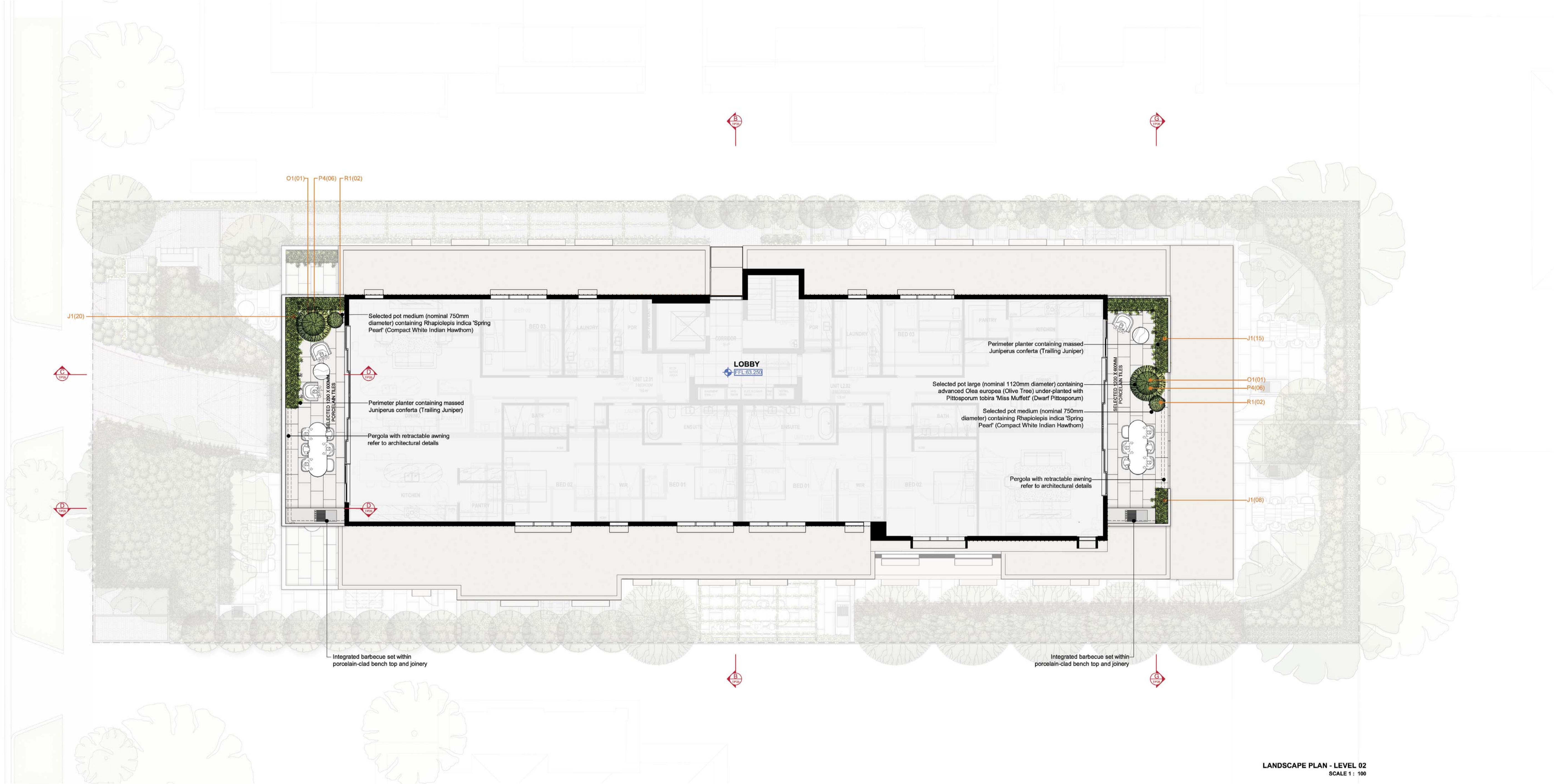
NORTH



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	Rhaphiolepis indica 'Spring Pearl'	Compact White Indian Hawthorn	20cm	05	0.20m	0.20m	0.50m	0.70m



PLANTING SCHEDULE

Symbol	Plant	Common Name	Pot Size	Quantity	Planted Height	Planted Width	Maintained Height	Maintained Width
J1	Juniperus conferta	Trailing Juniper	20cm	48	0.15m	0.20m	0.25m	1.00m
O1	Olea europaea	Olive Tree	200lt	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	Rhapholepis indica 'Spring Pearl'	Compact White Indian Hawthorn	20cm	04	0.20m	0.20m	0.50m	0.70m



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DRAWING TITLE
Landscape Plan - Level 02

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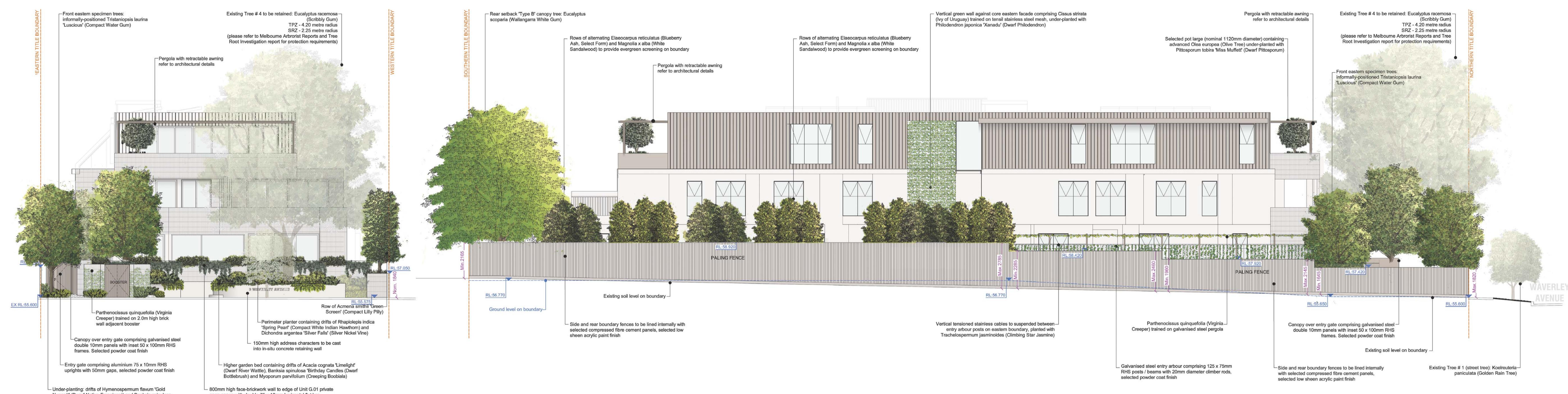
DRAWING STATUS
TP03

PROJECT NUMBER
23.021

DATE
08.10.24

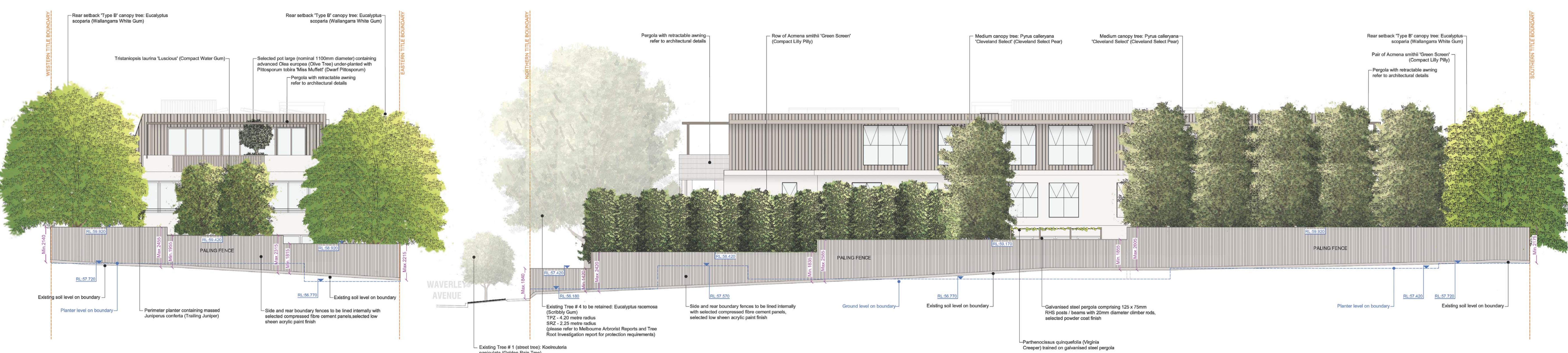
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**NORTHERN BOUNDARY ELEVATION
(WAVERLEY AVENUE FRONTAGE)**

NDARY ELEVATION
SCALE 1 : 100



SOUTHERN BOUNDARY ELEVATION
SCALE 1 : 100

WESTERN BOUNDARY ELEVATION
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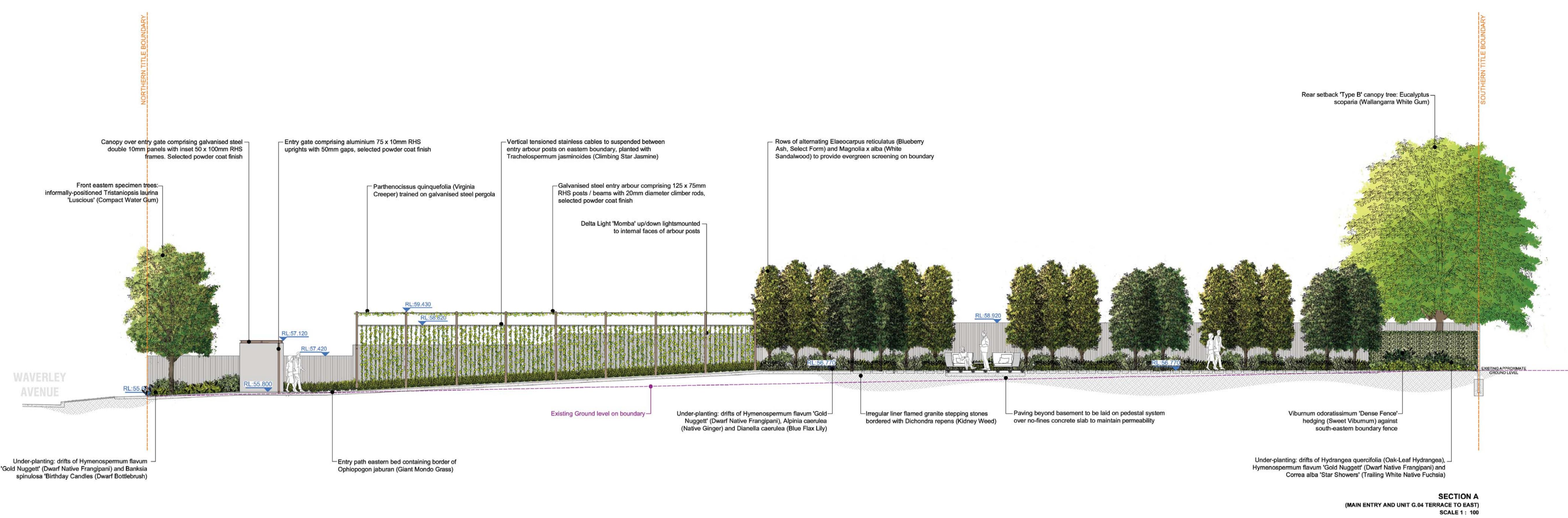
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DATE	REVISION
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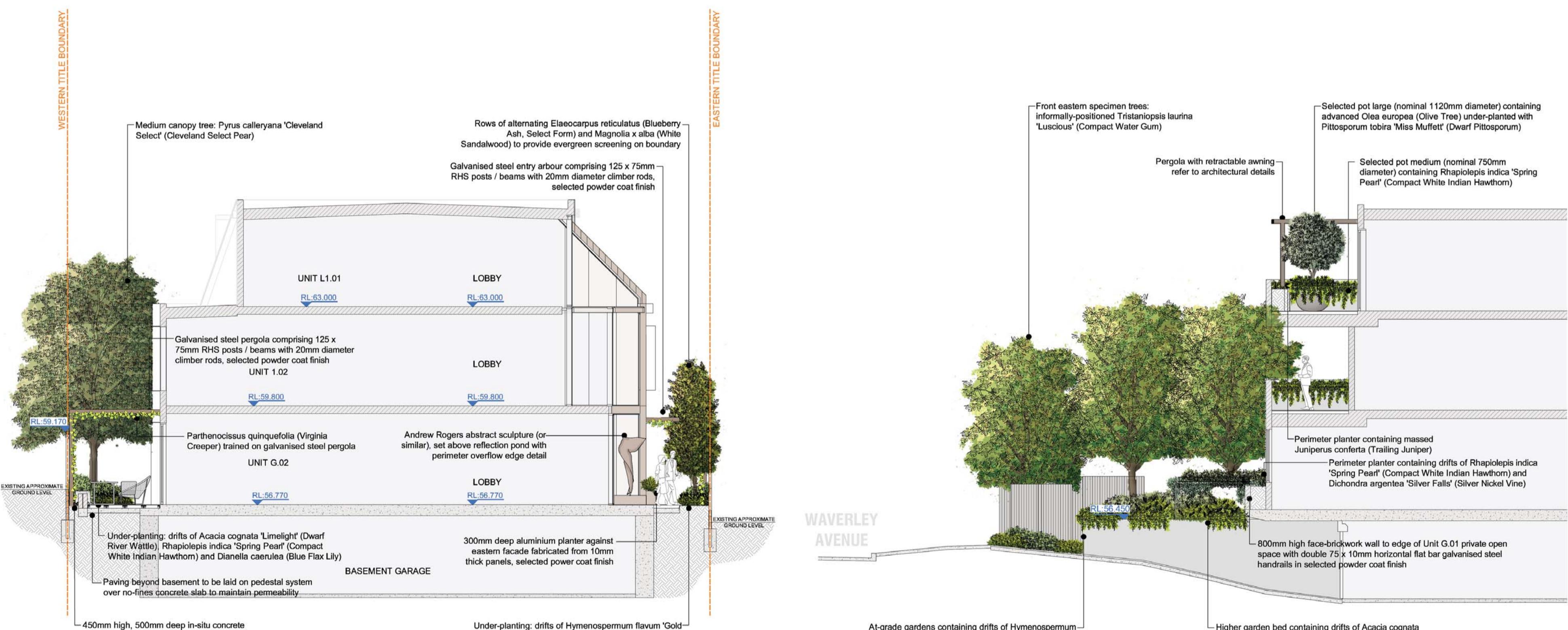
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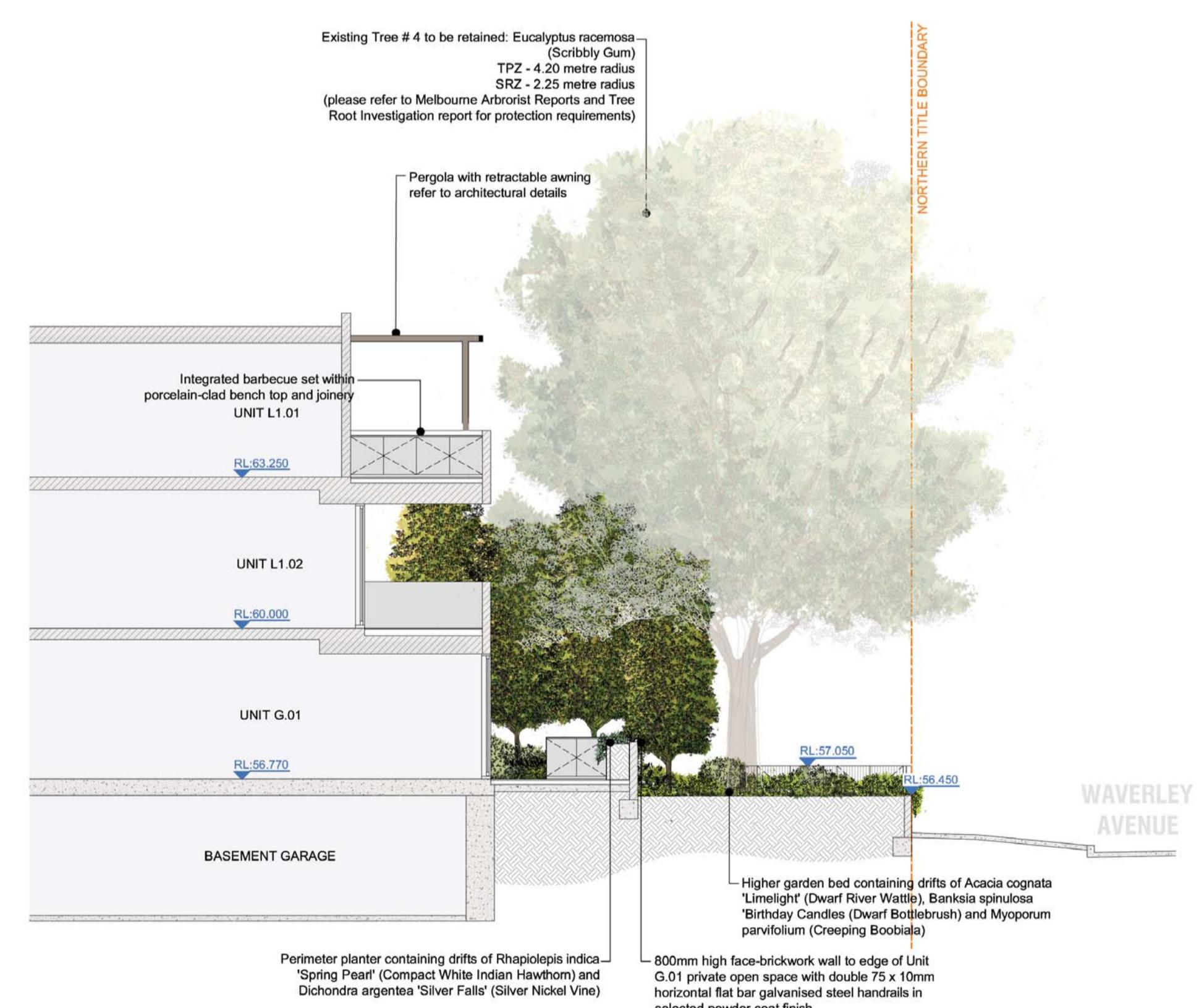
SCALE 1:100, 594 x 950mm



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

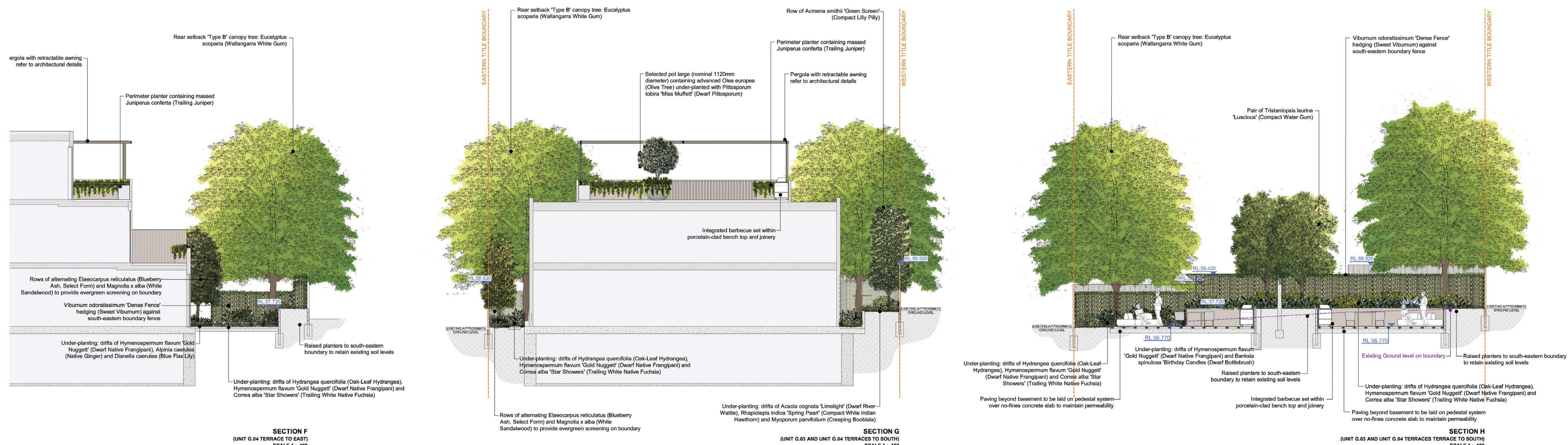
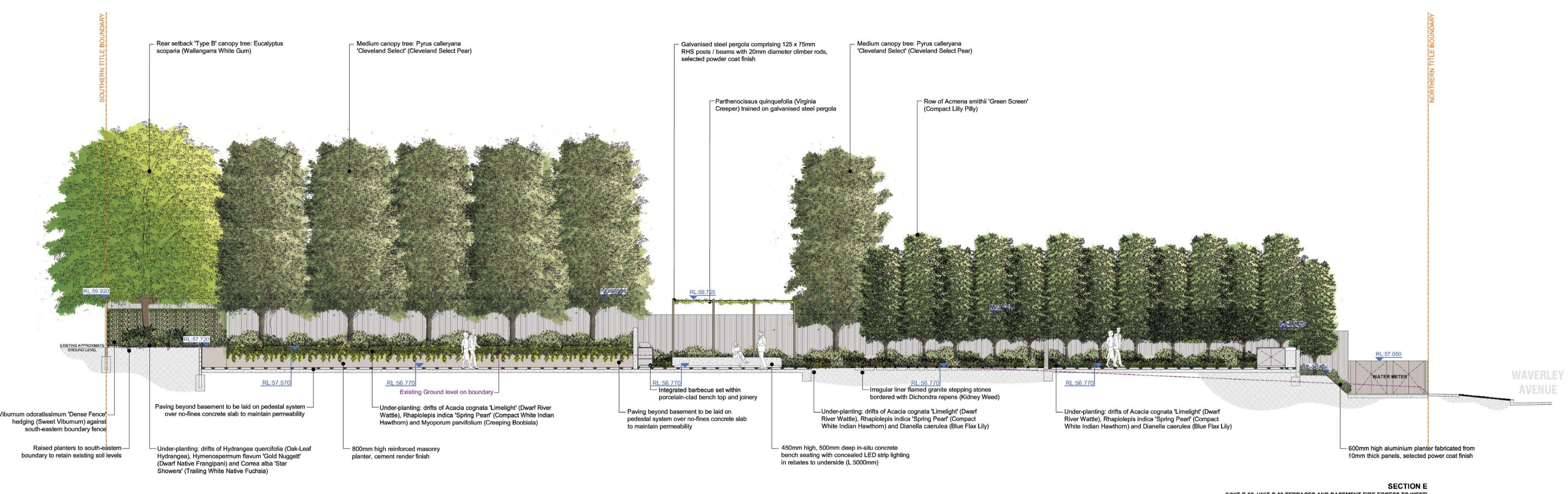
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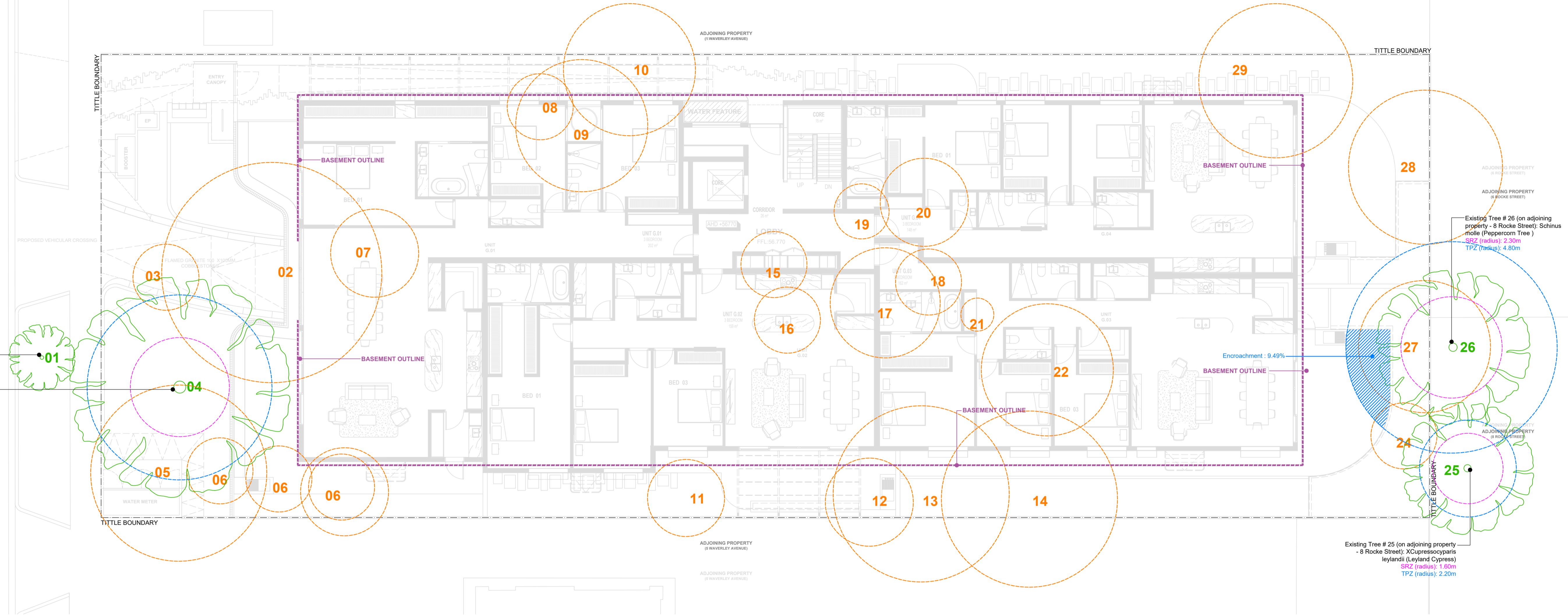
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DRAWING STATUS TP05
DRAWING TITLE Landscape Sections A-D

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LANDSCAPE PLAN - GROUND LEVEL
SCALE 1 : 100

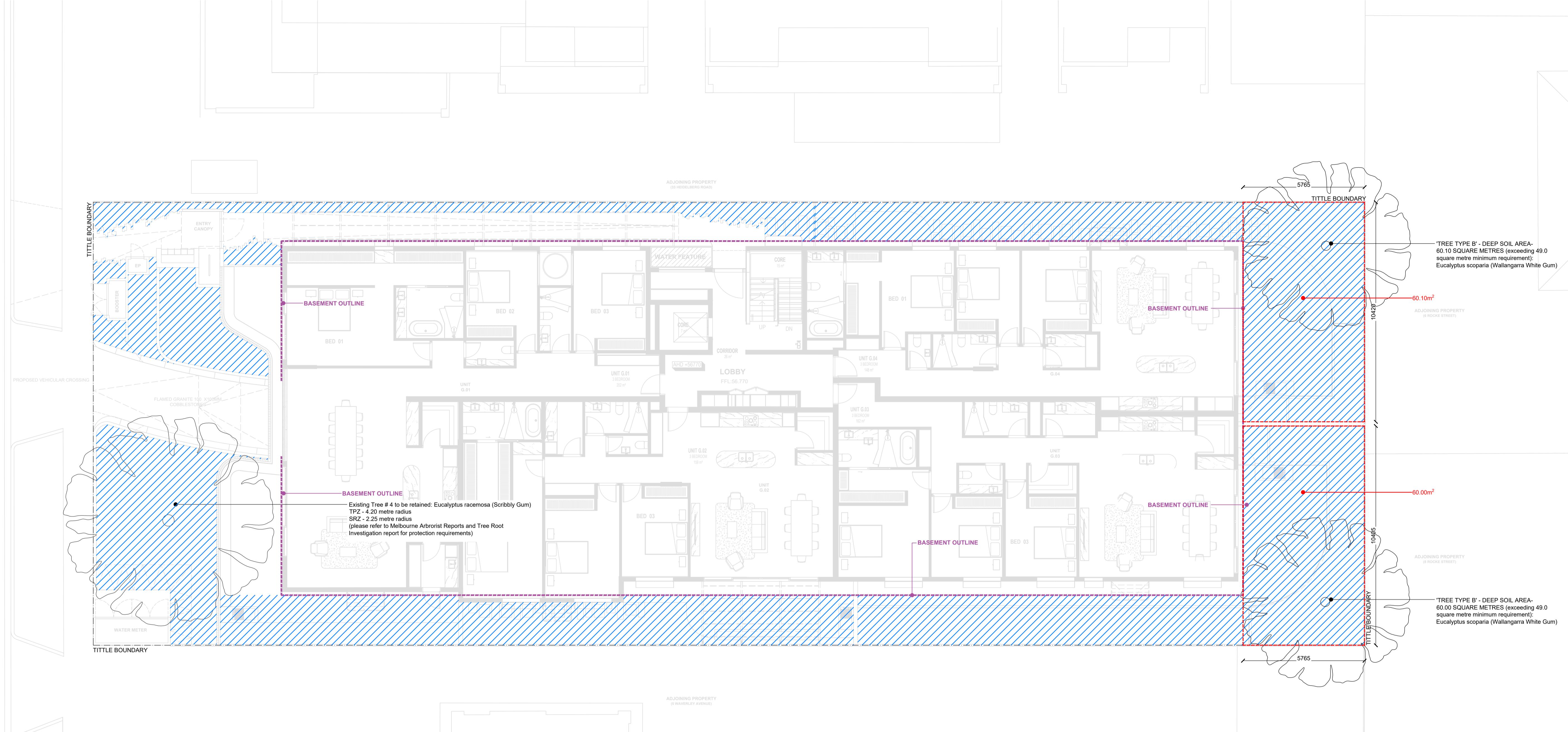
EXISTING TREE SYMBOLS

	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 populinifolius	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



TYPE B TREE SCHEDULE

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

LANDSCAPE PLAN - GROUND LEVEL

DEEP SOIL AREA TABLE

Deep Soil Area Table					
Hatch	Description	Total Area (m ²)	Total Area (% of site)	Min. Requirement (m ²)	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)

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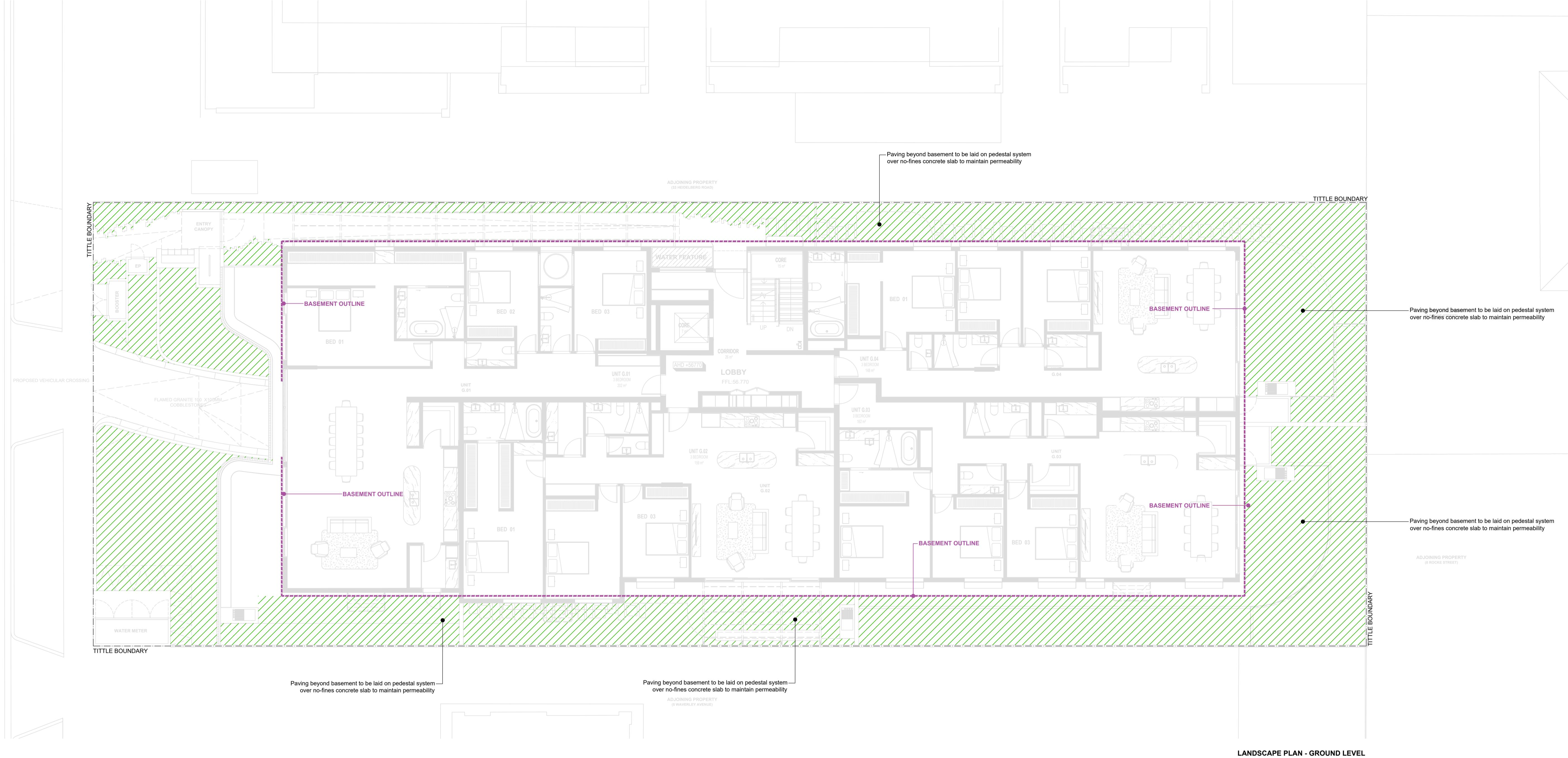
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PERMEABILITY TABLE

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

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3 Waverley Avenue, Ivanhoe

CLIENT

DRAWING TITLE	Site Permeability Plan		
OBJECT NUMBER	DRAWING STATUS	DATE	REVISION
3.021	TP10	08.10.24	J
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