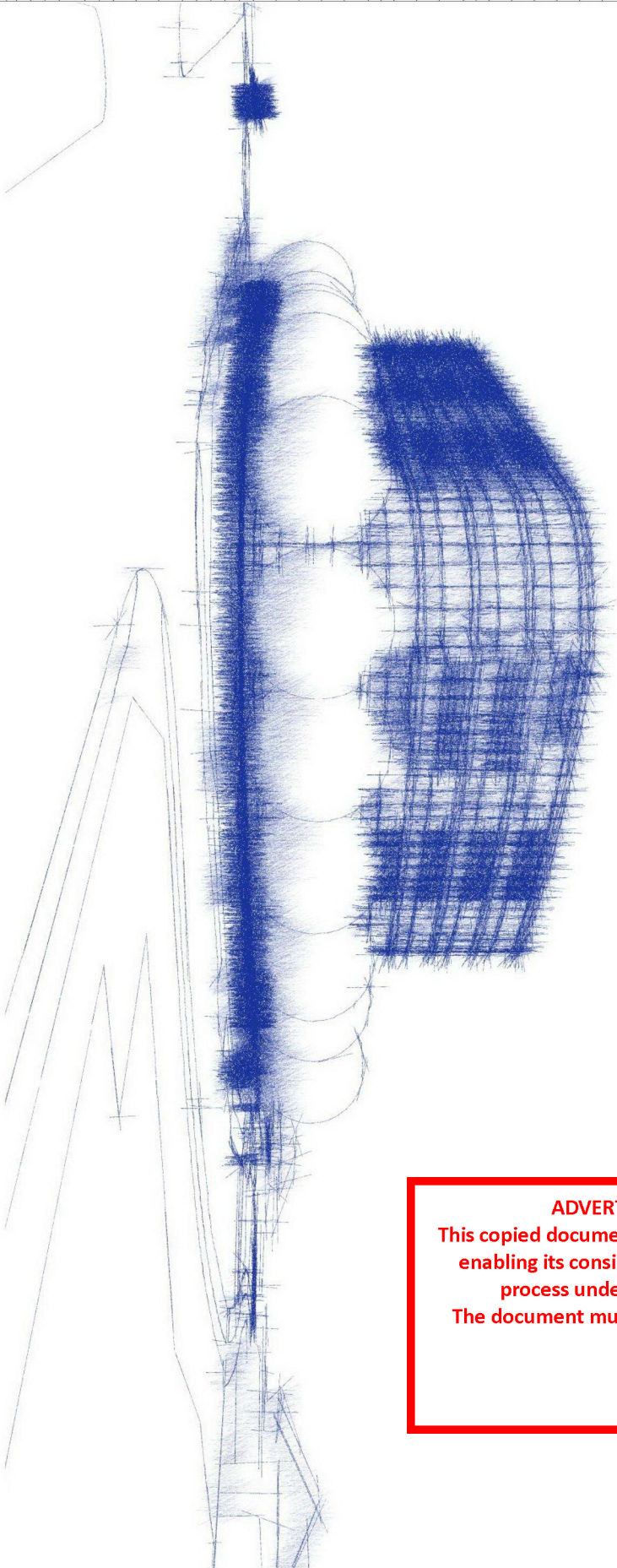


Drawing Number	Drawing Title	Scale
TP3.00	COVER PAGE	
TP1.00	SITE ANALYSIS	1:2000
TP1.01	SITE CONTEXT	1:2000
TP1.02	NEIGHBOURHOOD & SITE CONTEXT	1:2500
TP1.03	EXISTING CONDITION	1:500
TP1.04	SITE & SURROUNDING	NTS
TP1.05	DESIGN RESPONSE ZONING & MASSING	1:500
TP1.06	DESIGN RESPONSE CIRCULATION	1:500
TP1.07	DESIGN RESPONSE GREEN SPACE	1:500
TP1.08	DESIGN RESPONSE FACADE	NTS
TP1.09	DEMOLITION PLAN	1:2500
TP1.10	SITE PLAN	1:2500
FLOOR PLANS		
TP2.01	BASEMENT 02	1:2500
TP2.02	BASEMENT 01	1:2500
TP2.03	LOWER GROUND	1:2500
TP2.04	UPPER GROUND	1:2500
TP2.05	LEVEL 01	1:2500
TP2.06	LEVEL 02	1:2500
TP2.07	LEVEL 03	1:2500
TP2.08	LEVEL 04	1:2500
TP2.09	LEVEL 05	1:2500
TP2.10	ROOFTOP	1:2500
TP2.11	ROOF	1:2500
ELEVATIONS		
TP3.01	NORTH & SOUTH ELEVATION	1:2000
TP3.02	EAST & WEST ELEVATION	1:2000
TP3.03	INTERNAL ELEVATIONS	1:2000
SECTIONS		
TP4.01	SECTION A	1:400
TP4.02	SECTION B	1:200
TP4.03	SECTION C	1:200
TP4.04	SECTION D	1:200
TP4.05	SECTION E & F	1:200
TYPICAL UNIT LAYOUT		
TP5.01		1:100
SHADOW DIAGRAM		
TP6.01	9AM SHADOW DIAGRAM	1:2500
TP6.02	12PM SHADOW DIAGRAM	1:2500
TP6.03	3PM SHADOW DIAGRAM	1:2500
VIEWS		
TP7.01	VIEW AT CORNER BLACKBURN ROAD - LEMON AVENUE	NTS
TP7.02	VIEW FROM LEMON AVENUE	NTS
TP7.03	DETAILED VIEW	NTS
TP7.04	COURTYARD VIEW	NTS
FINISHES SCHEDULE & DEVELOPMENT SUMMARY		
TP8.01	FINISHES SCHEDULE	NTS
TP8.02	DEVELOPMENT SUMMARY (2 PAGES)	NTS



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RETIREMENT & CHILDCARE DEVELOPMENT 445 BLACKBURN ROAD

BC MOUNT WAVERLEY PROJECT PTY LTD
 19.012 NOVEMBER 2019

M E T A X A S

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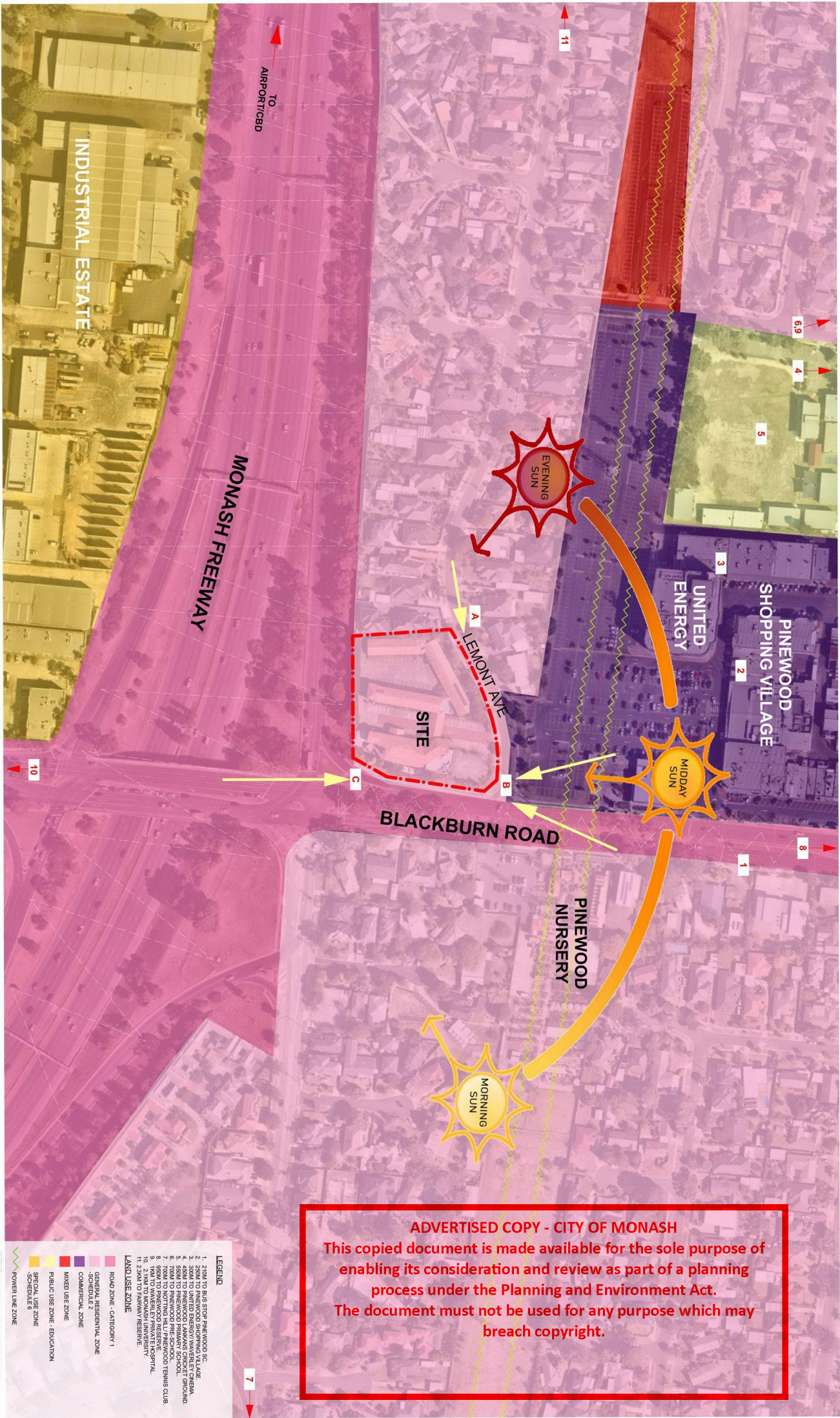
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Client: BC MOUNT WAVERLEY PROJECT PTY LTD
Project Name: RETIREMENT & CHILD CARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawing Title: SITE CONTEXT	
Scale: 1:2000	GNAN
Issue: TP	Issue Date: 08.11.2019
Project No:	19012
Drawing No:	TP1.00
Rev:	-



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- LEGEND**
1. 20M TO BUS STOP PINEWOOD ST. WAGE
 2. 10M TO BUS STOP PINEWOOD ST. WAGE
 3. 300M TO UNITED ENERGY WAVERLEY CENTRA
 4. 550M TO PINEWOOD PRIMARY SCHOOL
 5. 70M TO PINEWOOD PRE SCHOOL
 6. 950M TO PINEWOOD TENNIS CLUB
 7. 104M TO WARELEY PRIVATE HOSPITAL
 8. 11.2KM TO PARKWAY RESERVE
 9. 11.2KM TO PARKWAY RESERVE
 10. 11.2KM TO PARKWAY RESERVE
 11. 2.3KM TO PARKWAY RESERVE
- LAND USE ZONE**
- ROAD ZONE - CATEGORY 1
 - GENERAL RESIDENTIAL ZONE - SCHEDULE 2
 - COMMERCIAL ZONE
 - MIXED USE ZONE
 - PUBLIC USE ZONE - EDUCATION
 - SPECIAL USE ZONE - SCHEDULE 6
 - POWER LINE ZONE
- VIEW LINES**
- A VIEW TO SITE FROM LEMONT AVENUE
 - B VIEW TO SITE AT CORNER BLACKBURN ROAD - LEMONT AVENUE
 - C VIEW TO SITE FROM THE BRIDGE ALONG BLACKBURN ROAD

BC MOUNT WAVERLEY PROJECT PTY LTD

Project Name: **RETIREMENT & CHILDCARE DEVELOPMENT**
445 BLACKBURN ROAD, MOUNT WAVERLEY

Scale: 1:500 @A3 Date: 08.11.2019

Site: TP Prepared By: TP/01

Project No: 191012 Drawing No: TP/01

NEIGHBOURHOOD & SITE CONTEXT

Drawn By: TP/01

Checked By: TP/01

Approved By: TP/01

Project No: 191012

N

TO AIRPORT/CBD

INDUSTRIAL ESTATE

MONASH FREEWAY

LEMONT AVE

BLACKBURN ROAD

PINEWOOD NURSERY

UNITED ENERGY

PINEWOOD SHOPPING VILLAGE

MIDDAY SUN

EVENING SUN

MORNING SUN

SITE

- [Hatched Box] PAVEMENT AREA
- [Green Box] PERMEABLE AREA = 1,303 SQM (20.5%)
- [Purple Box] SITE COVERAGE = 2,002 SQM (31.5%)



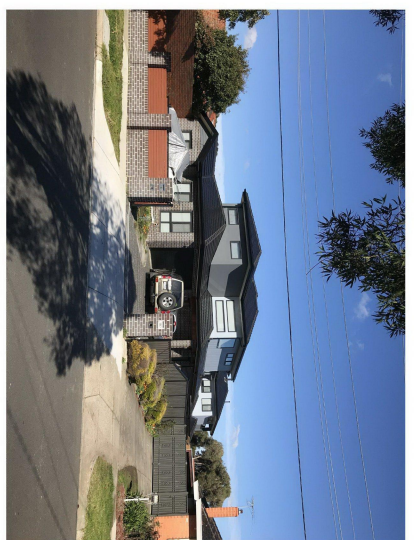
Client: **BC MOUNT WAVERLEY PROJECT PTY LTD**
 Project Name: **RETIREMENT & CHILDCARE DEVELOPMENT 445 BLACKBURN ROAD, MOUNT WAVERLEY**

Drawing Title	
EXISTING CONDITION	
Scale: 1:500 @A3	Date: 06.11.2019
Drawn by: TP	Checked by:
Project No: 19012	Drawing No: TP1.02
Sheet:	
11/2019	

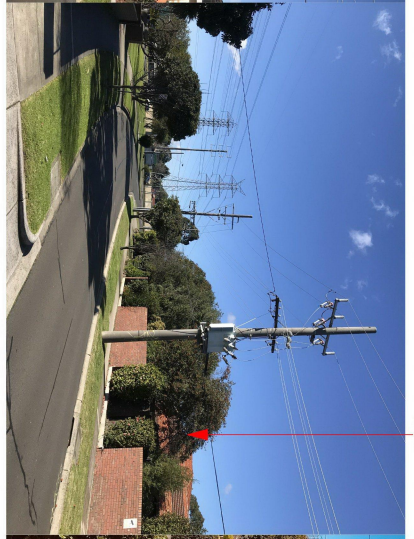
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102 LEMONT AVENUE - ADJOINING BUILDING



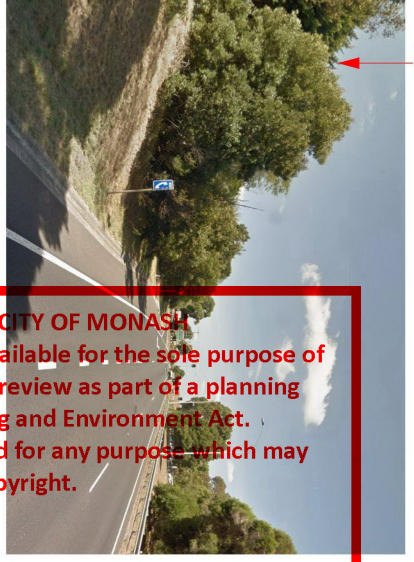
BLACKBURN ROAD



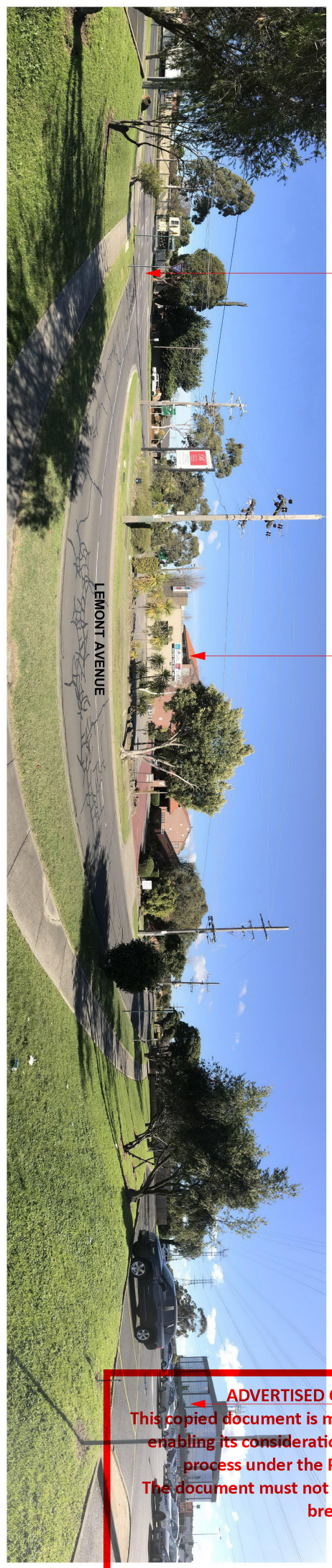
EXISTING BUILDING ON SITE



RESIDENTIAL STRIP AT LEMONT AVENUE



VIEW OF THE EXISTING SITE FROM MONASH FREEWAY



EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

PINEWOOD NURSERY



VIEWS FROM BLACKBURN ROAD



VIEW FROM EGGLESDALE ROAD



EXISTING POWER LINES CROSSING BLACKBURN ROAD



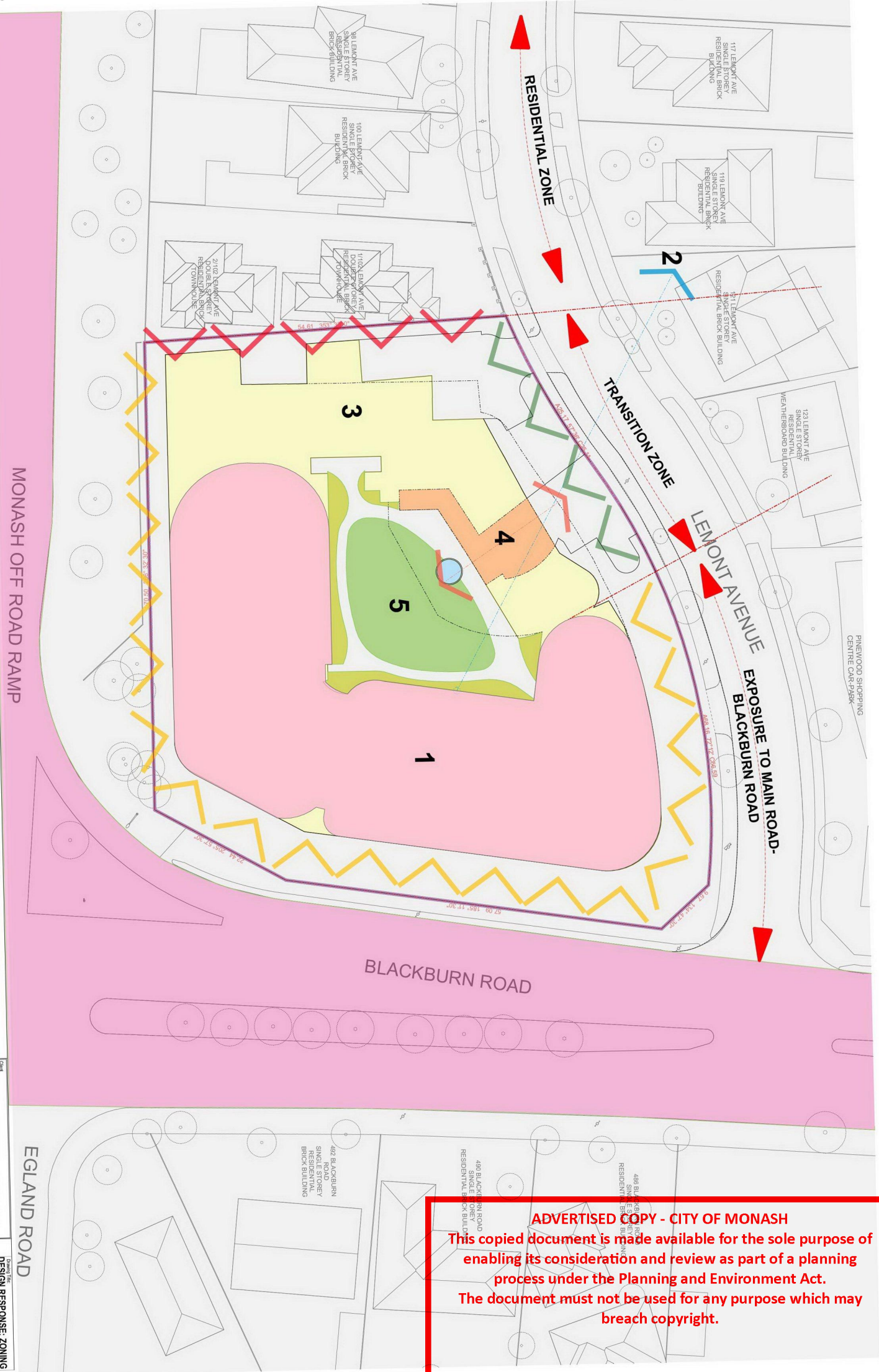
Client		BC MOUNT WAVERLEY PROJECT PTY LTD	
Project Name		RETIREMENT & CHILDCARE DEVELOPMENT 445 BLACKBURN ROAD, MOUNT WAVERLEY	
Drawing Title		SITE & SURROUNDING	
Scale	N/A	Date	08.11.2019
Sheet	TP	Drawn by	
Revised No.		Checked by	
Project No.	19.012	Rev.	TP1.03
File No.			

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 TEL: 03 959 9300 EMAIL: metaxas@metaxas.com.au WWW: www.metaxas.com.au

METAXAS

- LEGEND**
- 1 TALLER BUILT FORM
 - 2 UPPER LEVEL CBD VIEWS
 - 3 LOWER FLOOR BUILT FORM
 - 4 MAIN ENTRY/ LOBBY SPACE
 - 5 CENTRAL PRIVATE LANDSCAPE COURTYARD
 - INTERFACE TO FREEWAY & BLACKBURN ROAD
 - SENSITIVE INTERFACE
 - STREET INTERFACE

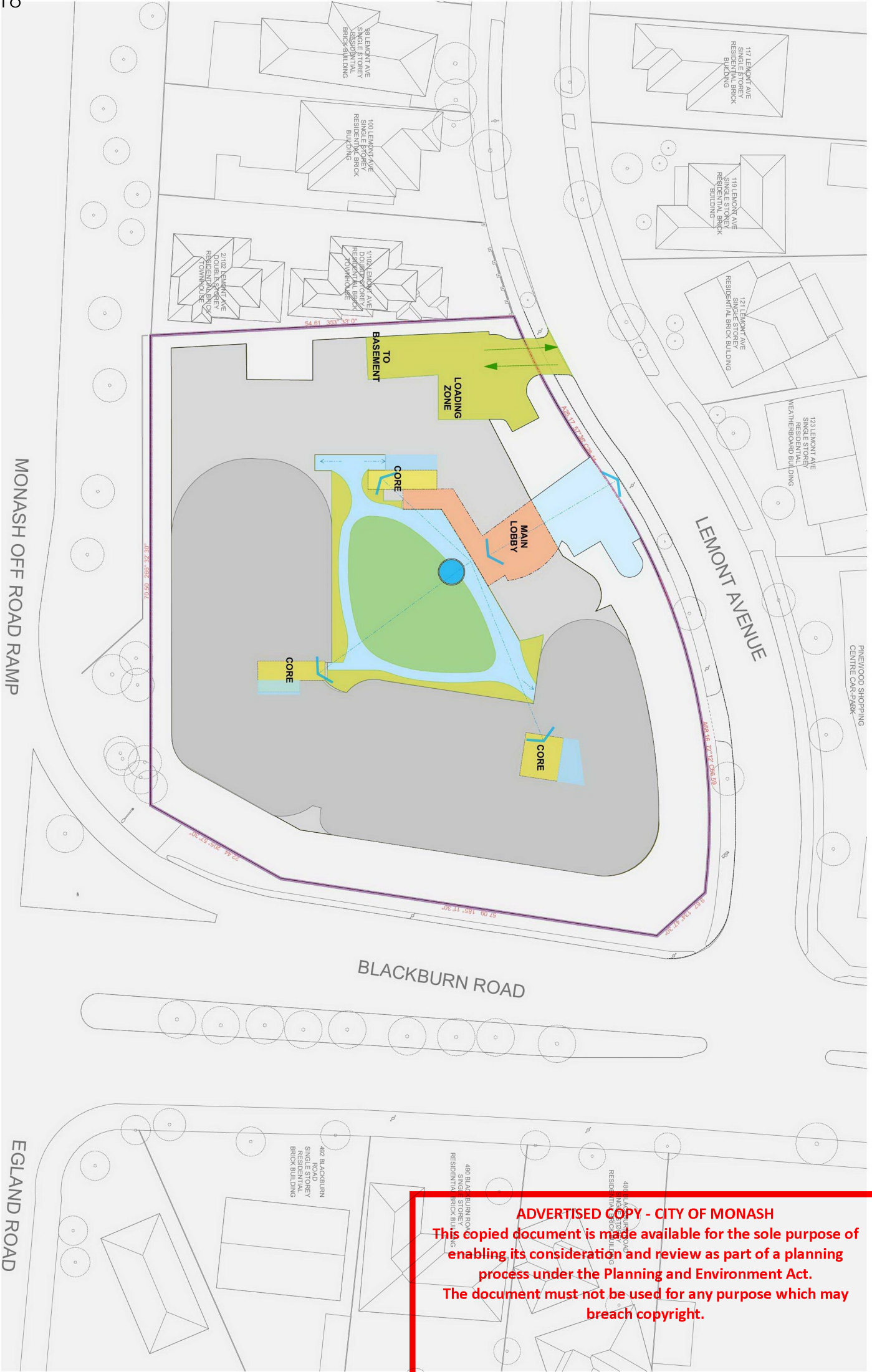


Client: BC MOUNT WAVERLEY PROJECT PTY LTD
 Project Name: RETIREMENT & CHILDCARE DEVELOPMENT
 445 BLACKBURN ROAD, MOUNT WAVERLEY

Scale: 1:500 Date: 08.11.2019
 Status: TP Drawn by: TP1.04
 Project No: 19.012

Project Title: DESIGN RESPONSE ZONING & MASSING

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Client: BC MOUNT WAVERLEY PROJECT PTY LTD
 Project Name: RETIREMENT & CHILDCARE DEVELOPMENT
 445 BLACKBURN ROAD, MOUNT WAVERLEY

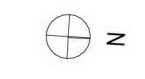
Drawn Title: DESIGN RESPONSE:
 CIRCULATION
 Scale: 1:500 @A3 Date: 08.11.2019
 Project No: 19072 Drawing No: TP1.05
 Project Manager: [Signature] Date: 11/08/19

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METAXAS
Landscape Architecture Pty Ltd
105/569 0565 BIMAL
www.metaxas.com.au

- LEGEND**
- 1 CENTRAL COURTYARD
 - 2 COURTYARD
 - 3 OUTDOOR GARDEN & INDOOR EDIBLE GARDEN (UPPER LEVEL)
 - 4 ROOFTOP TERRACE

- PERIMETER PLANTING- DEEP SOIL AREA
- BUILDING PERIMETER GREEN

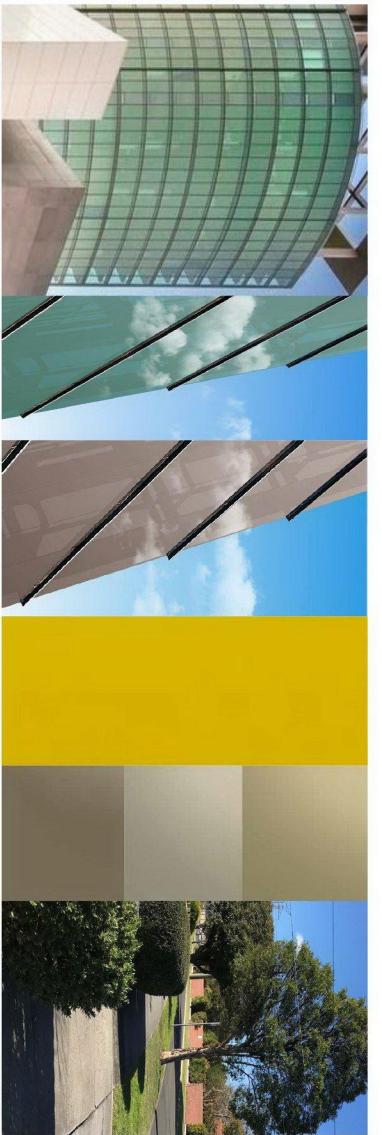


Client: BC MOUNT WAVERLEY PROJECT PTY LTD
 Project Name: RETIREMENT & CHILDCARE DEVELOPMENT
 445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawing Title: DESIGN RESPONSE: GREEN SPACE		Issue: 08.31.2019	
Scale: 1:500	QA/N	Drawn By:	
Project No:		Checked By:	
191712		Design No:	TP1.06
		Rev:	
			11/2019



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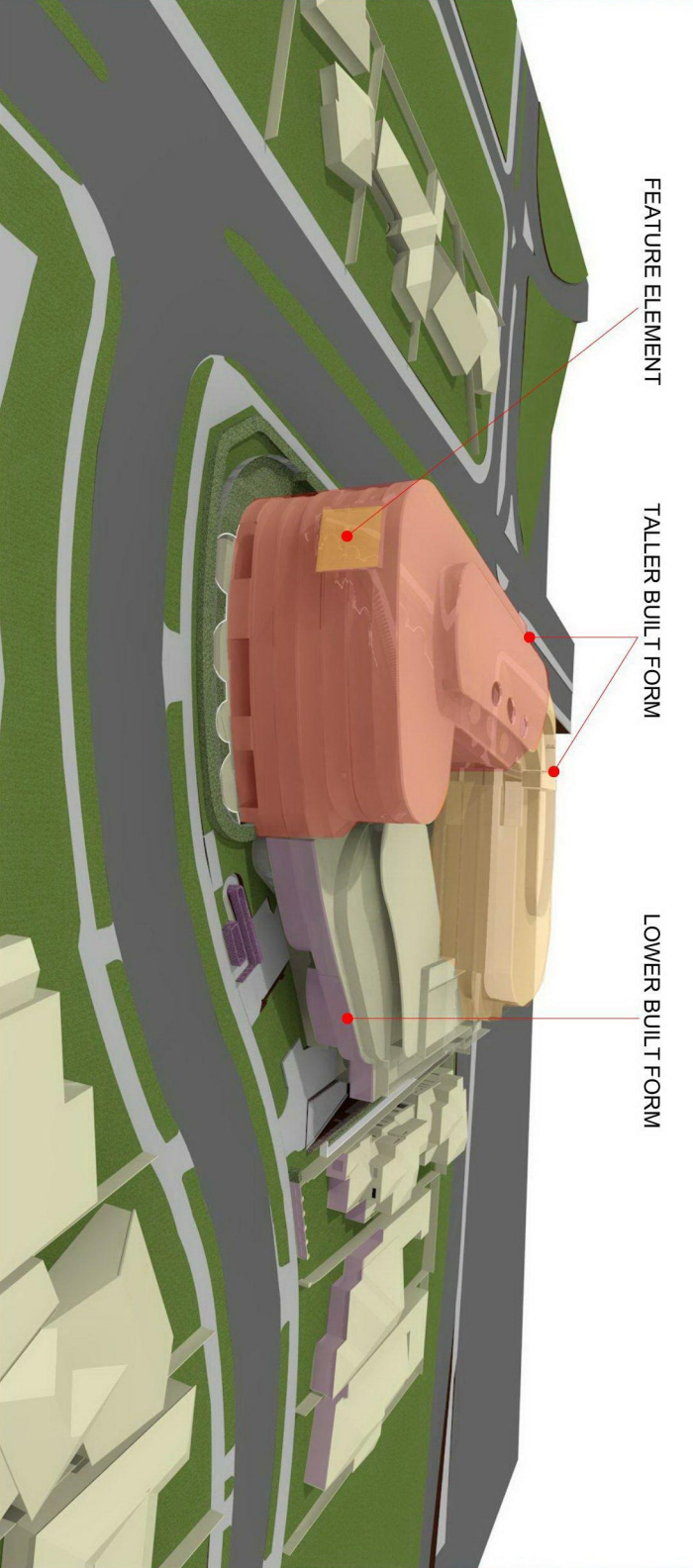
FACADE IDEA

THE COLOURS OF THE TALLER BUILT FORM CAN RESPOND TO THE LANDSCAPE QUALITY OF THE NEIGHBOURHOOD- USING THE GREEN AND TAN COLOURS. THE FACADE PATTERNS CAN VARY (EXAMPLES)



BRICKWORK CONTEXT

MOUNT WAVERLEY HAS A HIGH PROPORTION OF EARTH COLOUR BRICK DWELLINGS FROM THE 1970'S- THE IDEAS IS THAT THE LOWER BUILT FORM WILL USE SOME BRICKWORK TO THE BACK TO THE SITE CONTEXT



FEATURE ELEMENT

TALLER BUILT FORM

LOWER BUILT FORM



WINTER GARDEN

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TEL: 03 9606 8544, INFO@METAXAS.COM, WEB: WWW.METAXAS.COM

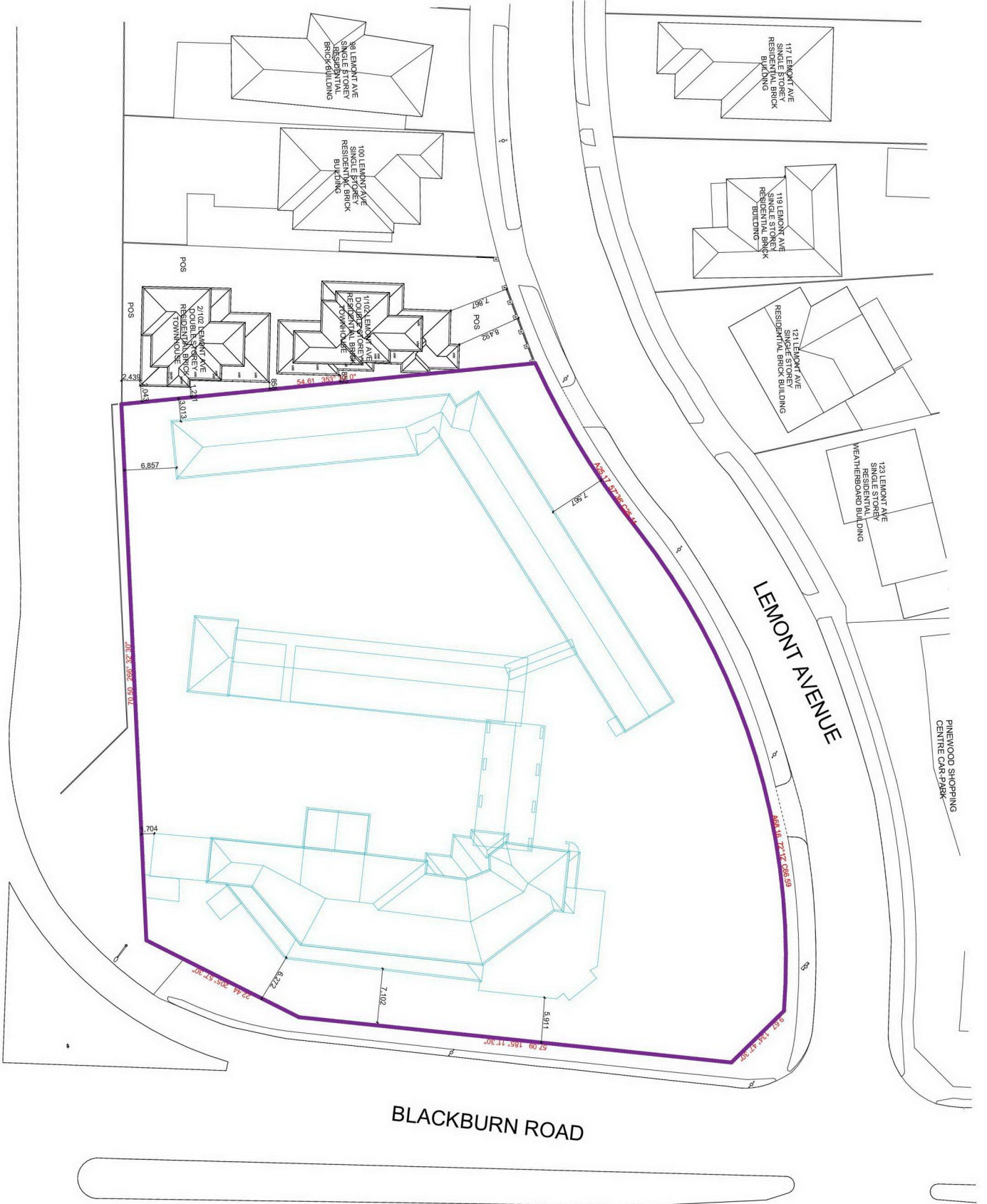


Project:		BC MOUNT WAVERLEY PROJECT PTY LTD
Product:		RETIREMENT & CHILDCARE DEVELOPMENT
Address:		445 BLACKBURN ROAD, MOUNT WAVERLEY
Design Response:		19.012
Prepared by:	Checked by:	TP1.07
Drawn by:	Issue Date:	08.11.2019
Revised:	Revision:	-
Project No:		117959

TO BE DEMOLISHED

MONASH OFF ROAD RAMP

EGLAND ROAD



BLACKBURN ROAD

LEMONT AVENUE

BC MOUNT WAVERLEY PROJECT PTY LTD
 Retirement & Childcare Development
 445 BLACKBURN ROAD, MOUNT WAVERLEY

DEMOLITION PLAN

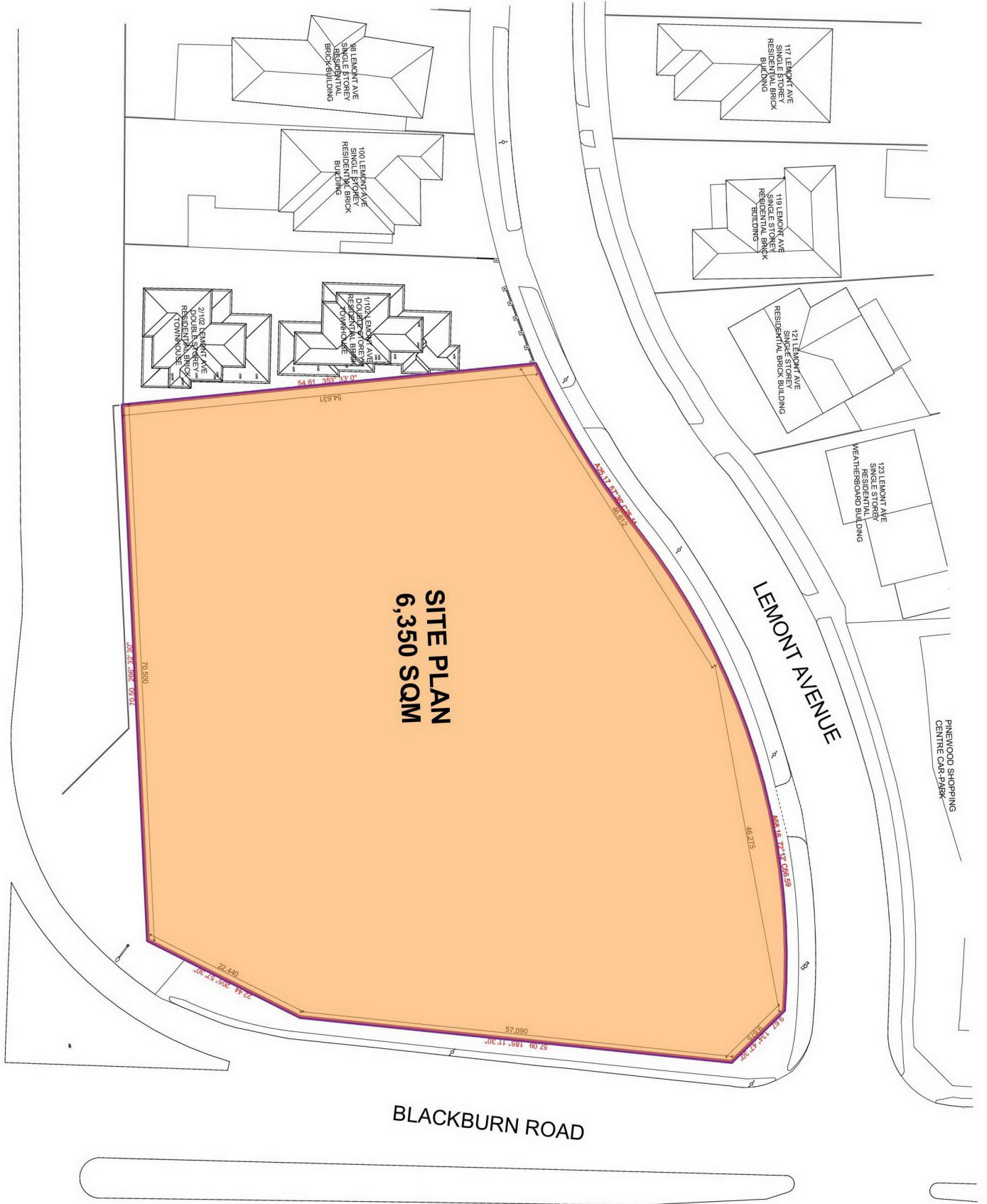
Scale: 1:500	Sheet: 04/3	Date: 28.11.2019
Drawn by: TP	Checked by:	Approved by:
Project No: 19.012	Drawing No: TP1.08	Rev: -
Project:	Date:	11/2019

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MONASH OFF ROAD RAMP



**SITE PLAN
6,350 SQM**

LEMONT AVENUE

BLACKBURN ROAD

EGLOND ROAD



Client: BC MOUNT WAVERLEY PROJECT PTY LTD
 Regulation: RETIREMENT & CHILD CARE DEVELOPMENT
 445 BLACKBURN ROAD, MOUNT WAVERLEY

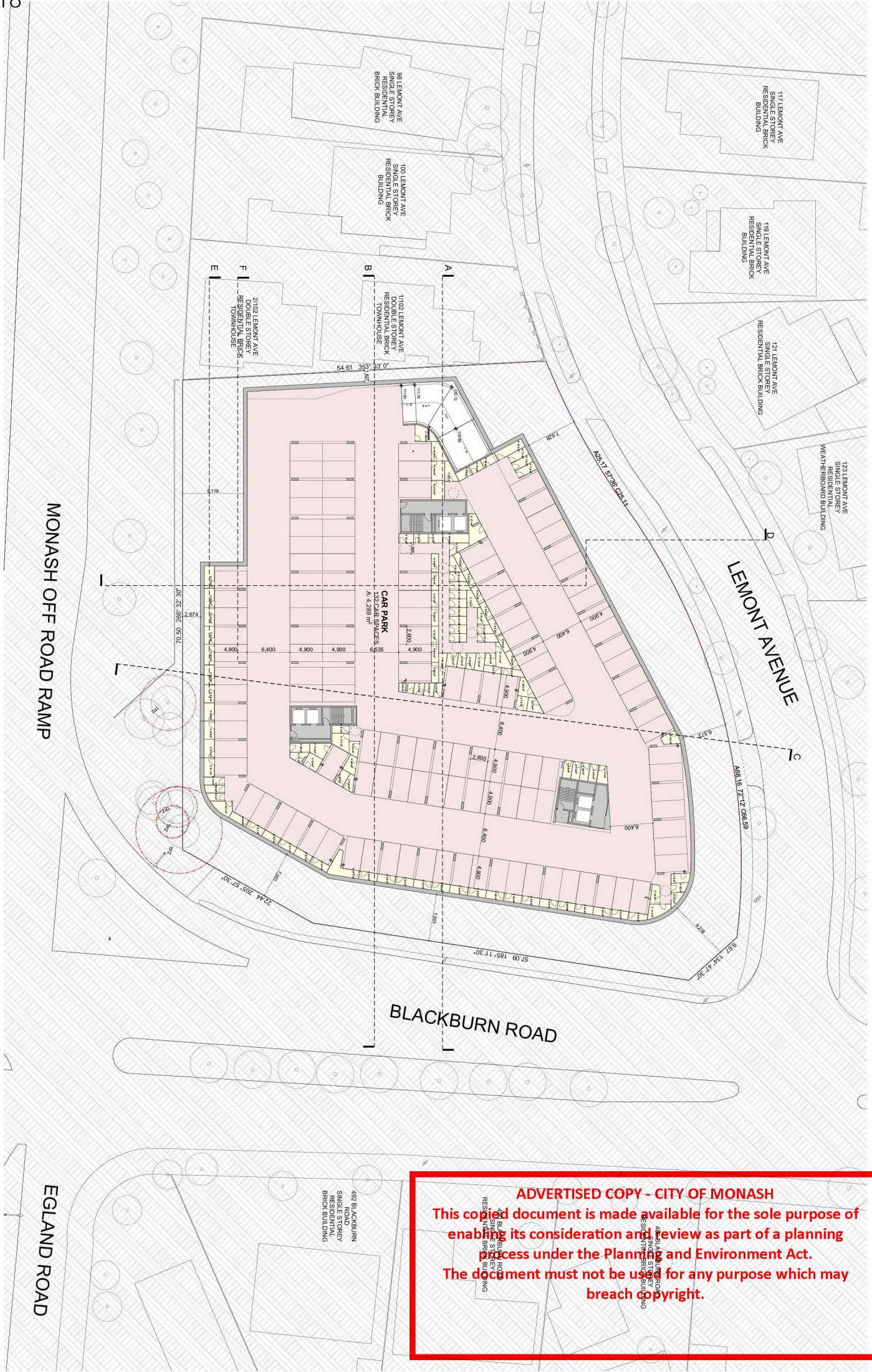
Scale: 1:500 Date: 08.11.2019
 Status: TP Drawing No.: TP1.09
 Project No.: 19.012

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STORAGE ZONES
ALL CAR SPACES DIMENSION ARE 2600MM X 4900MM

MONASH OFF ROAD RAMP

EGLAND ROAD



Client: BC MOUNT WAVERLEY PROJECT PTY LTD
 Project: RETIREMENT & CHILDCARE DEVELOPMENT
 445 BLACKBURN ROAD, MOUNT WAVERLEY

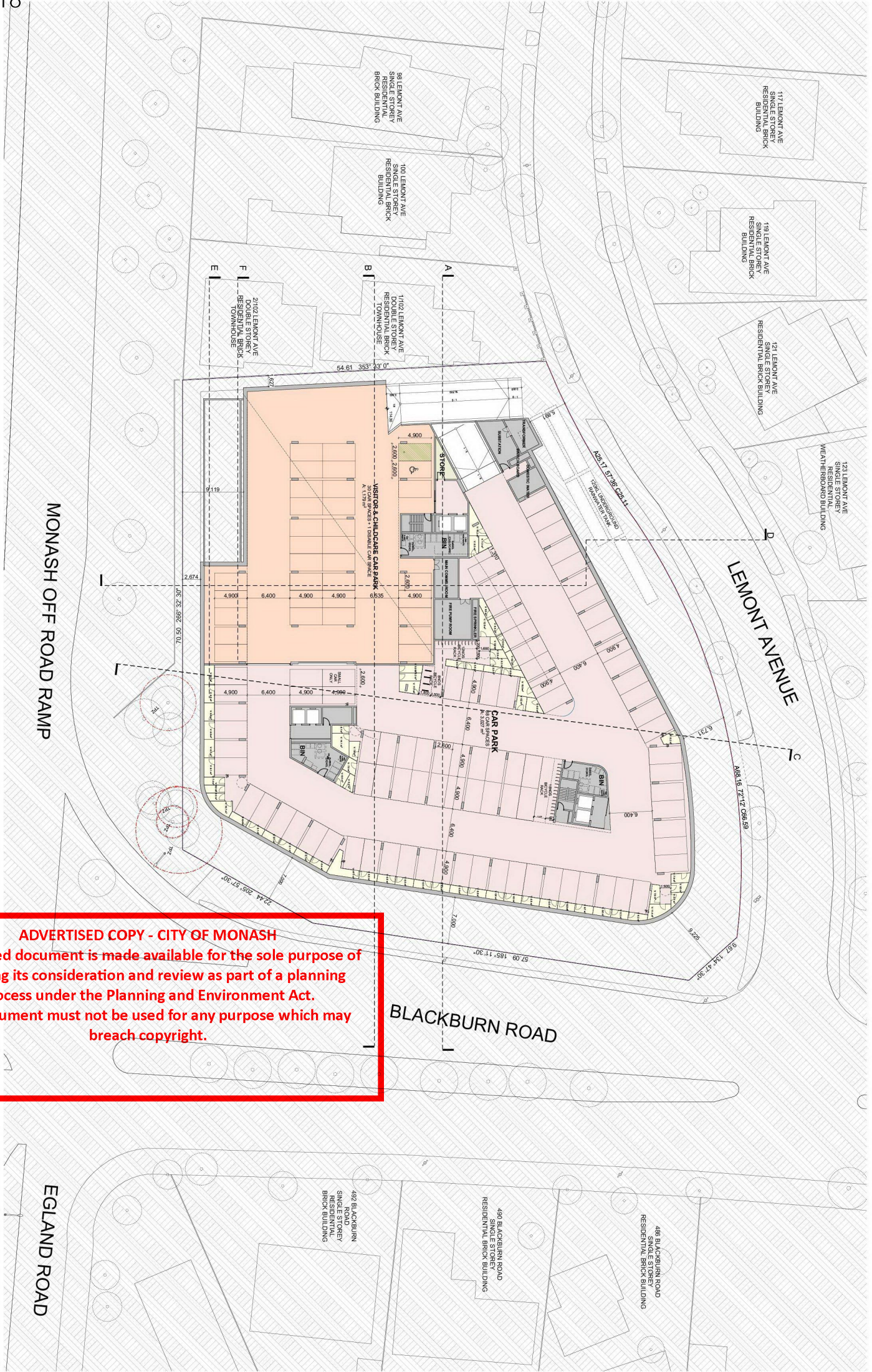
Drawn Title: BASEMENT 02
 Scale: 1:50 @A3 Date: 06.11.2019
 Project No: 19012 Drawing No: TP2.01
 Project Date: 11/2019

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STORAGE ZONES
ALL CAR SPACES DIMENSION ARE 2600MM X 4900MM

MONASH OFF ROAD RAMP

EGLAND ROAD



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Client		BC MOUNT WAVERLEY PROJECT PTY LTD	
Project Name		RETIREMENT & CHILDCARE DEVELOPMENT	
Address		445 BLACKBURN ROAD, MOUNT WAVERLEY	
Drawing Title		BASEMENT 01	
Scale	1:50	@A3	Date: 06.11.2019
Scale	1:1		Drawn by:
Project No.	19012	Drawn No.	TP2.02
Project Name	RETIREMENT & CHILDCARE DEVELOPMENT		
Project No.	19012	Drawn No.	TP2.02
Project Name	RETIREMENT & CHILDCARE DEVELOPMENT		
Project No.	19012	Drawn No.	TP2.02

METAXAS

PROPOSED NEW STREET TREE SUBJECT TO APPROVAL (REFER TO LANDSCAPE DRAWING)
SITE COVERAGE AREA = 4.036 SQM (63.6%)
PERMEABLE AREA = 5.025 SQM (72.9%)
GREEN AREA = 2.285 SQM (35.7%)

MONASH OFF ROAD RAMP



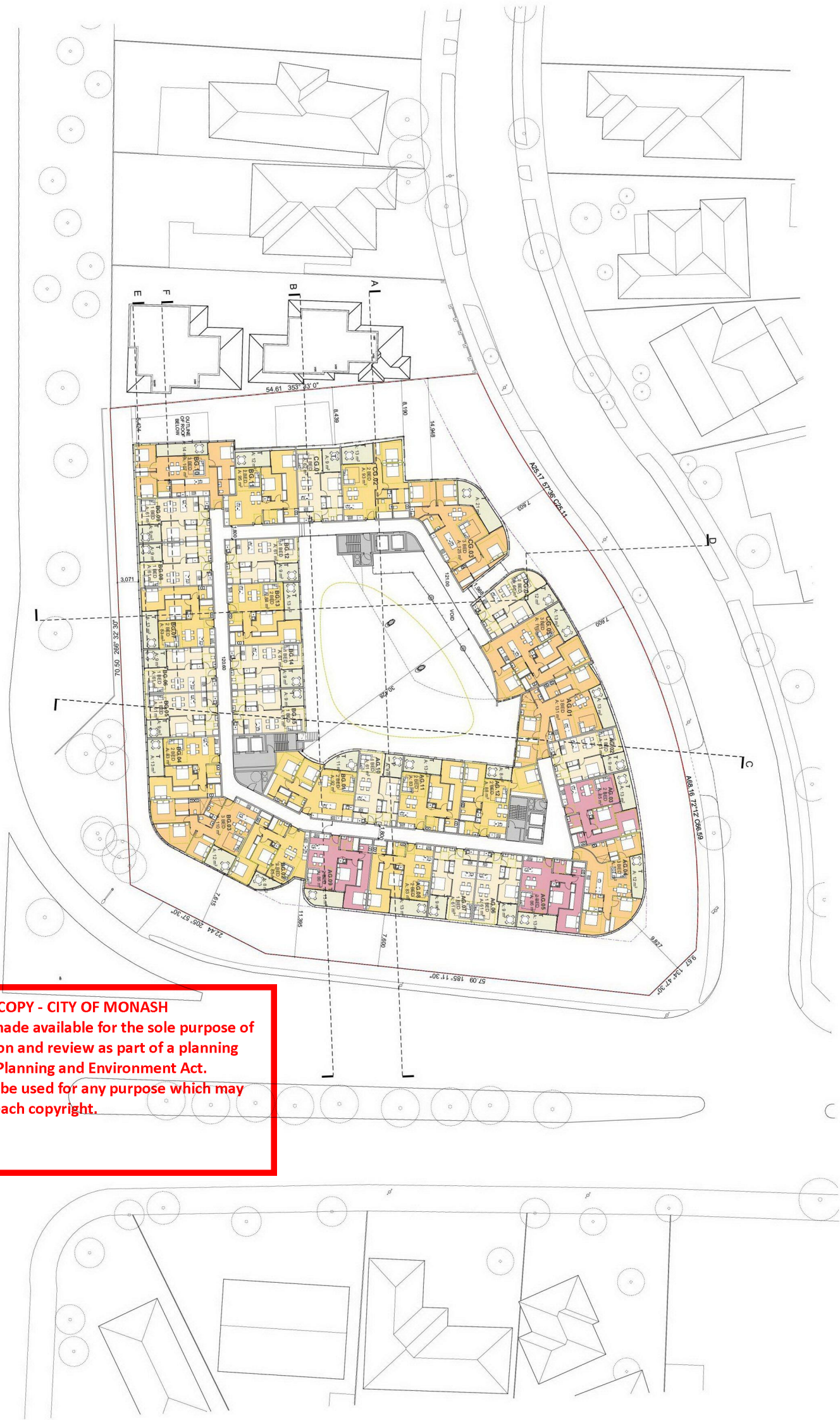
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Client	BC MOUNT WAVERLEY PROJECT PTY LTD
Project Name	RETIREMENT & CHILDCARE DEVELOPMENT 445 BLACKBURN ROAD, MOUNT WAVERLEY
Scale	1:500 @A3
Scale	1:750 @A4
Project No.	19172
Drawing No.	TP2.03
Issue	1
Date	08.12.2019
Drawn By	
Checked By	
Project No.	19172
Drawing No.	TP2.03
Issue	1
Date	11/20/19

EGLOND ROAD

LEMONT AVENUE

BLACKBURN ROAD

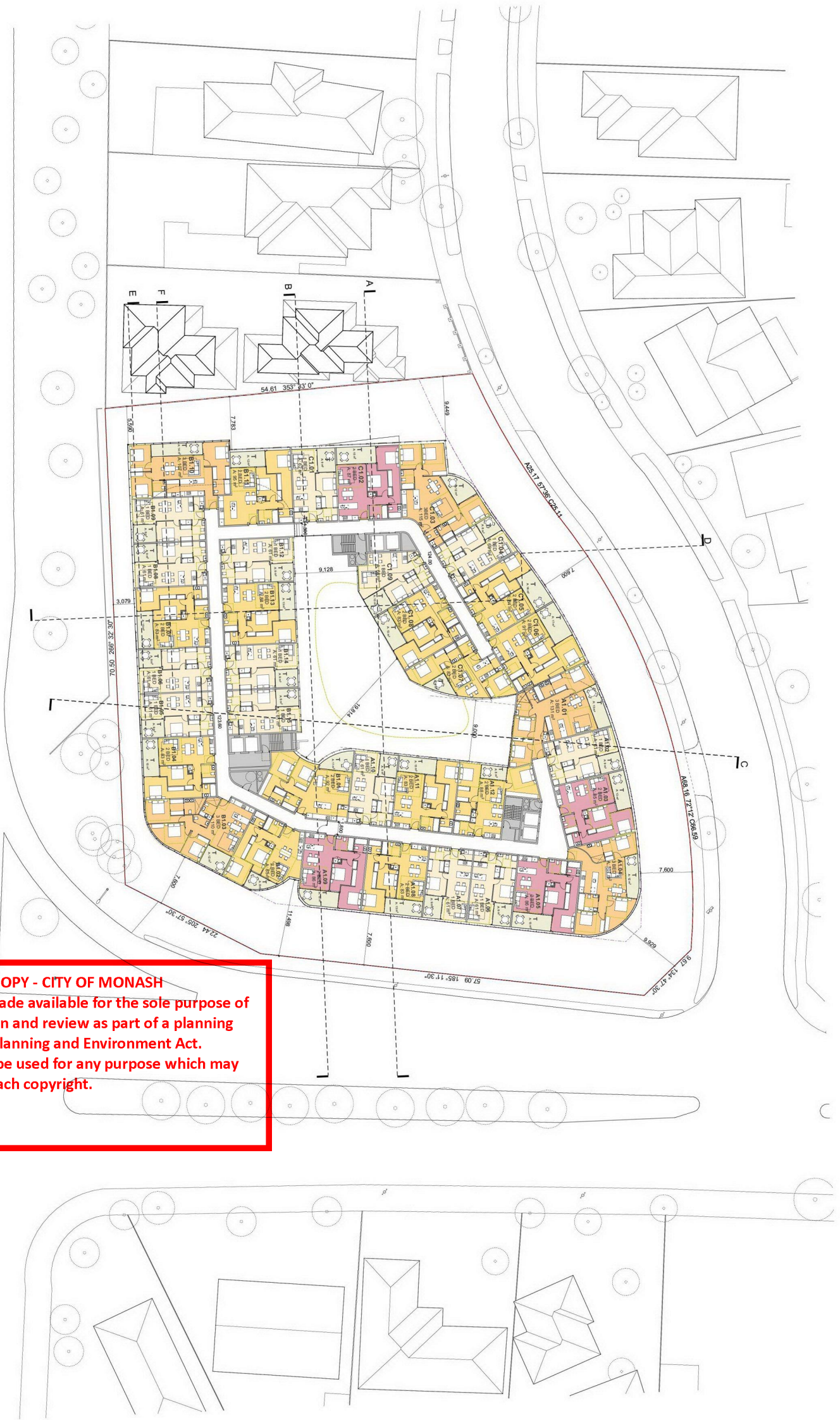


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BC MOUNT WAVERLEY PROJECT PTY LTD
 Retirement & Childcare Development
 445 BLACKBURN ROAD, MOUNT WAVERLEY

UPPER GROUND

Scale: 1:500 @A3 Date: 08.11.2019
 Sheet: TP Checklist:
 Project No: TP2.04 Rev:
 19.012 11.08.19



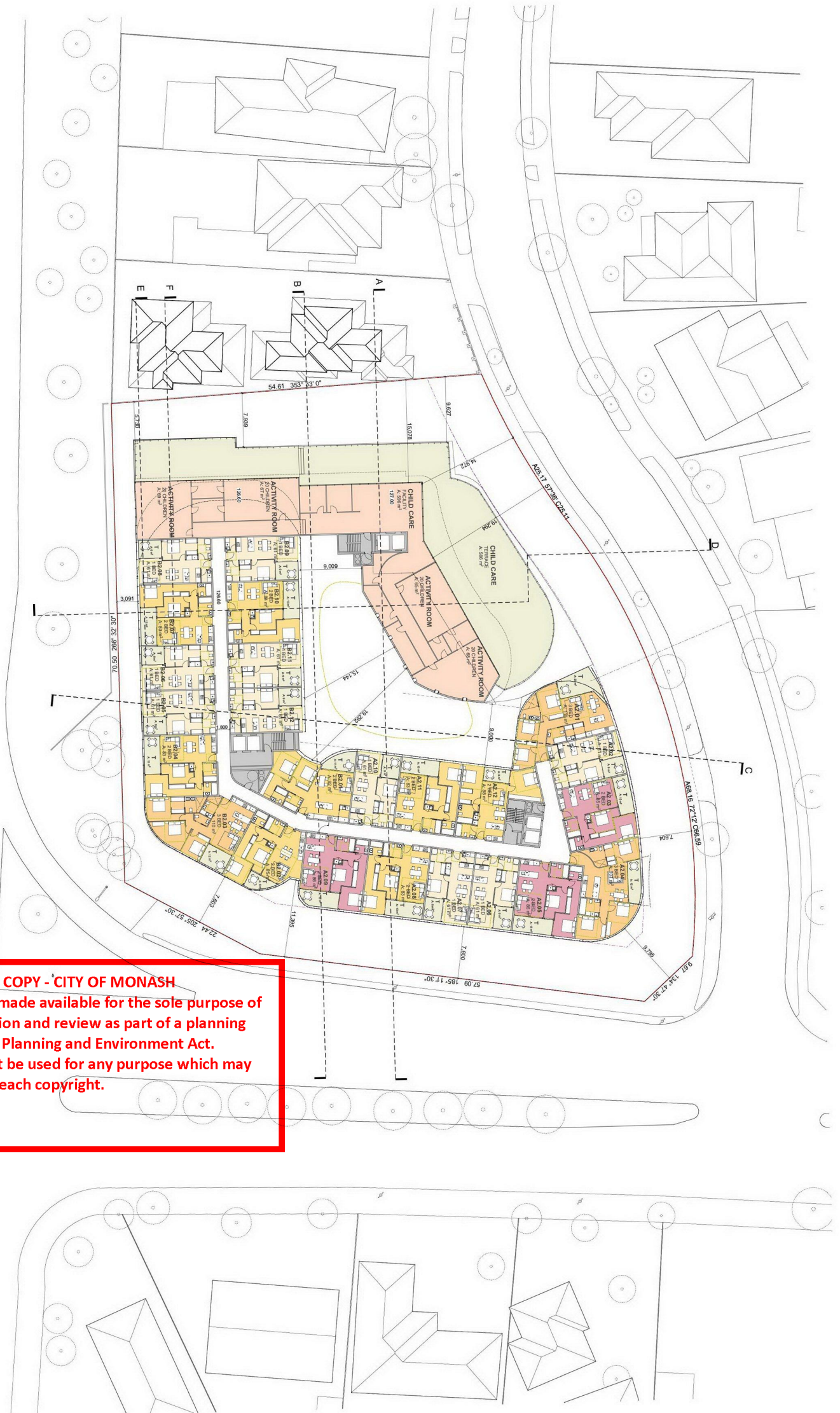
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Client: BC MOUNT WAVERLEY PROJECT PTY LTD
 Project Name: RETIREMENT & CHILDCARE DEVELOPMENT
 445 BLACKBURN ROAD, MOUNT WAVERLEY

LEVEL 01	
Scale: 1:200	Date: 06.11.2019
Status: TP	Checked By:
Project No: 19.012	Drawing No: TP2.05
Project Name:	Date:

METAXAS

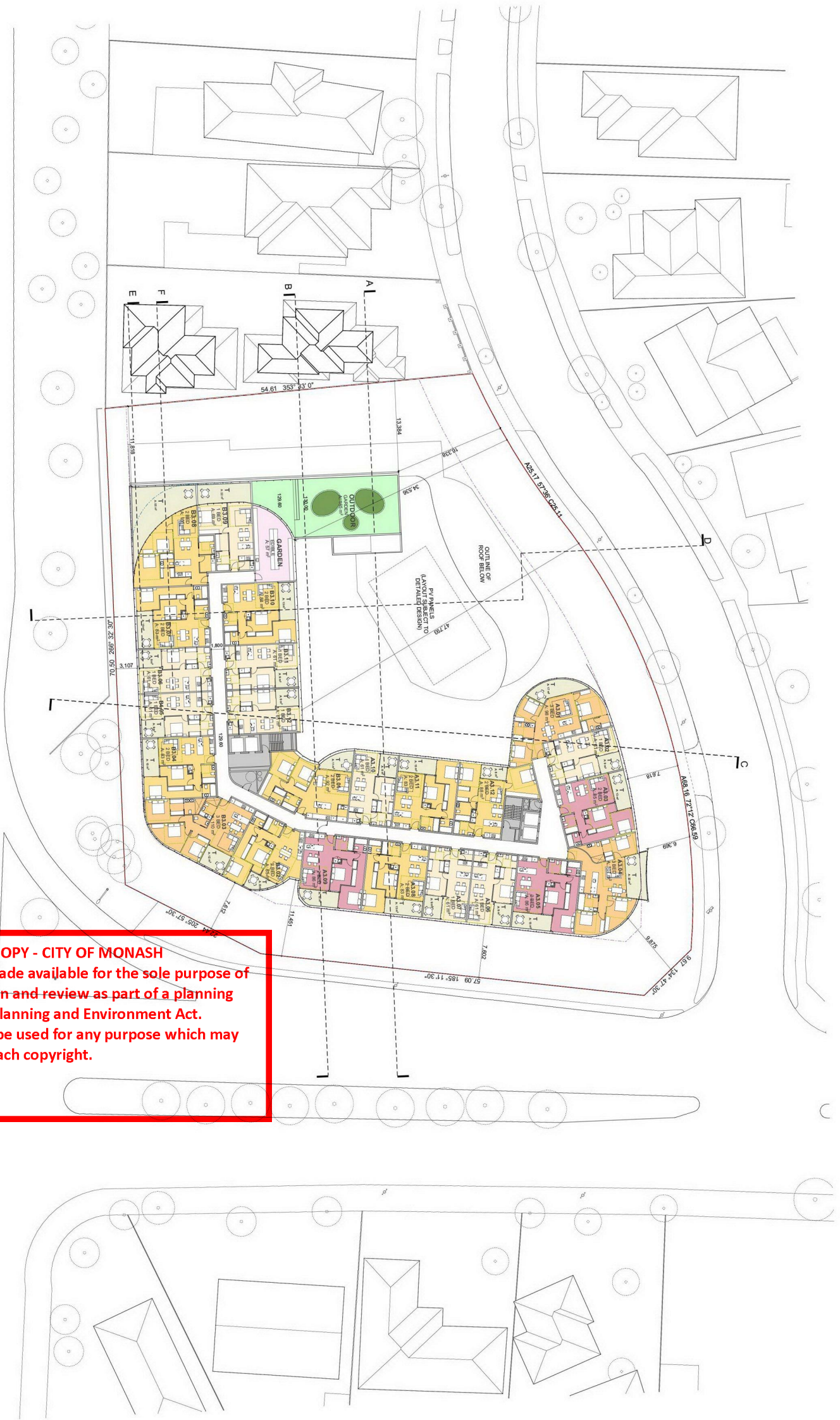


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Client: BC MOUNT WAVERLEY PROJECT PTY LTD
 Project Name: RETIREMENT & CHILD CARE DEVELOPMENT
 445 BLACKBURN ROAD, MOUNT WAVERLEY

Scale: 1:500 @ A3 Date: 08.11.2019
 Status: TP Checked By: TP2.06
 Project No: 19.012 Rev: -
 Project Code: 1102019

LEVEL 02



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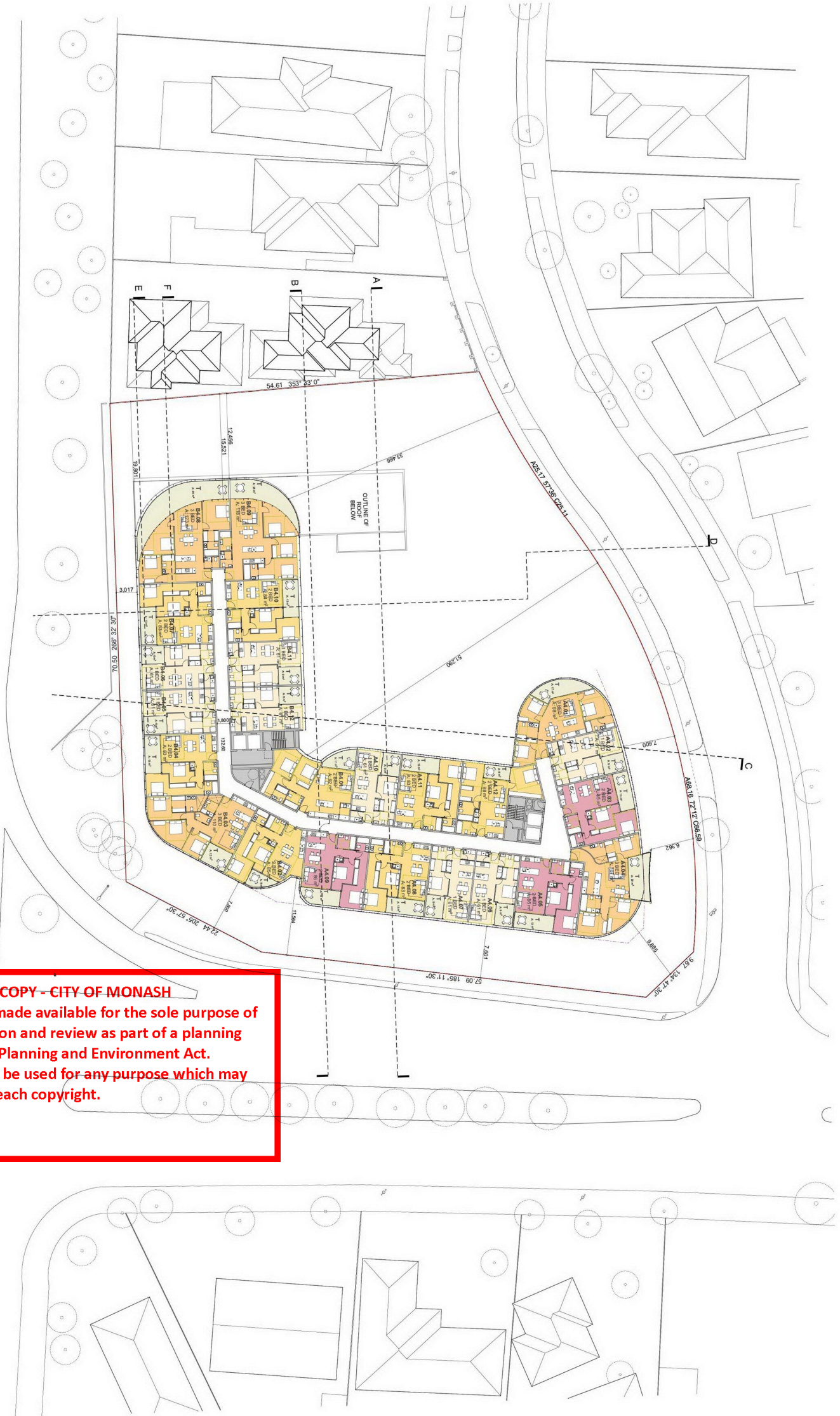
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Client: BC MOUNT WAVERLEY PROJECT PTY LTD
 Project: RETIREMENT & CHILDCARE DEVELOPMENT
 445 BLACKBURN ROAD, MOUNT WAVERLEY

Scale: 1:500 @A3 Date: 06.11.2019
 Status: TP Checked By:
 Project No: 19.012 Drawing No: TP2.07
 Date: 11.03.19

Level: LEVEL 03

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Client	BC MOUNT WAVERLEY PROJECT PTY LTD
Project Name	RETIREMENT & CHILDCARE DEVELOPMENT 445 BLACKBURN ROAD, MOUNT WAVERLEY
Scale	1:500
Sheet No.	19.012
Drawn By	TP2.08
Checked By	
Date	08.11.2019
Project No.	
Revision	

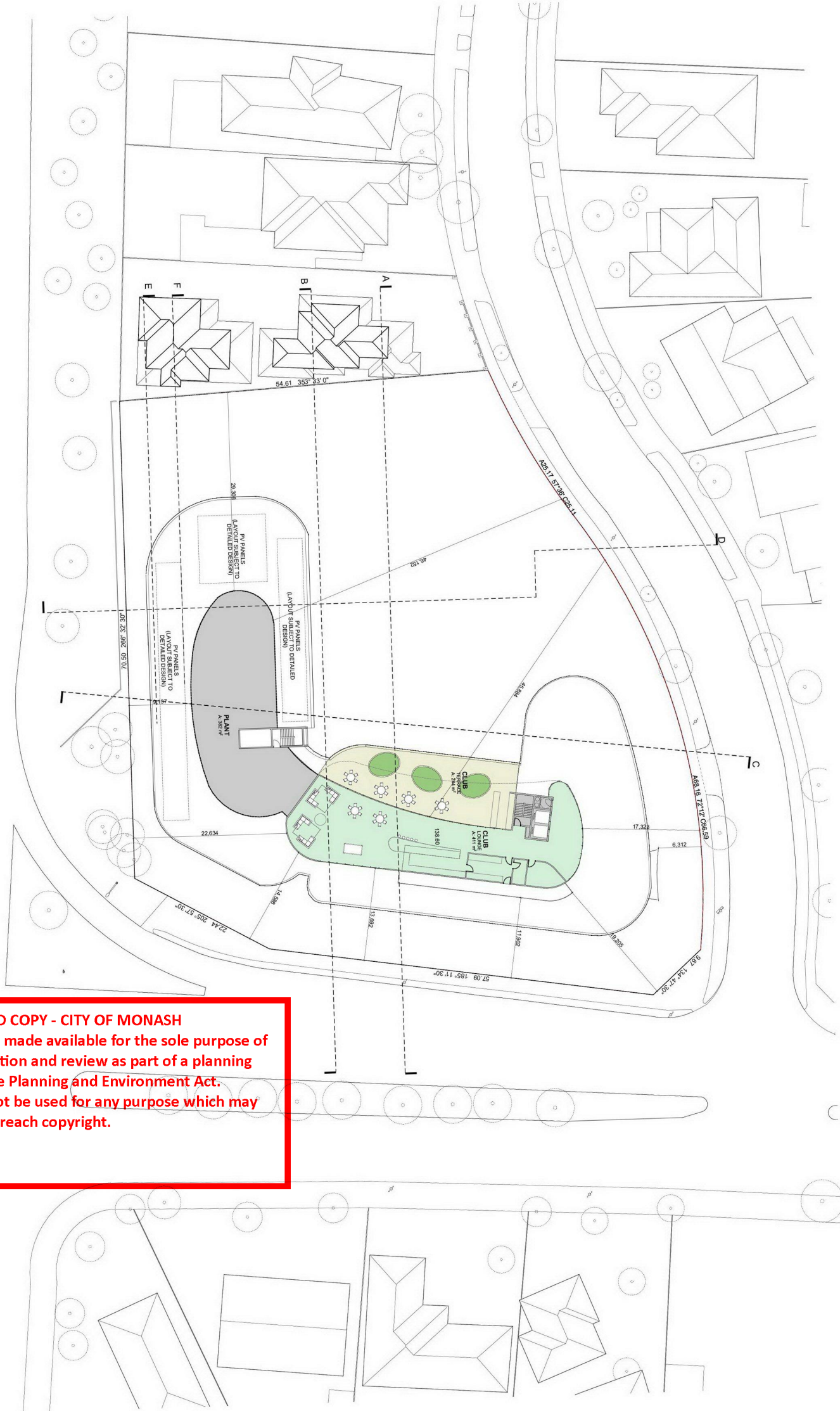
LEVEL 04



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Client:	BL MOUNT WAVERLEY PROJECT PTY LTD
Project Name:	RETIREMENT & CHILD CARE DEVELOPMENT
Address:	45 BLACKBURN ROAD, MOUNT WAVERLEY
Scale:	1:500
Sheet:	TP2.09
Project No.:	19.012
Date:	08.11.2019
Checked By:	
Drawn By:	
Project No.:	19.012
Date:	08.11.2019

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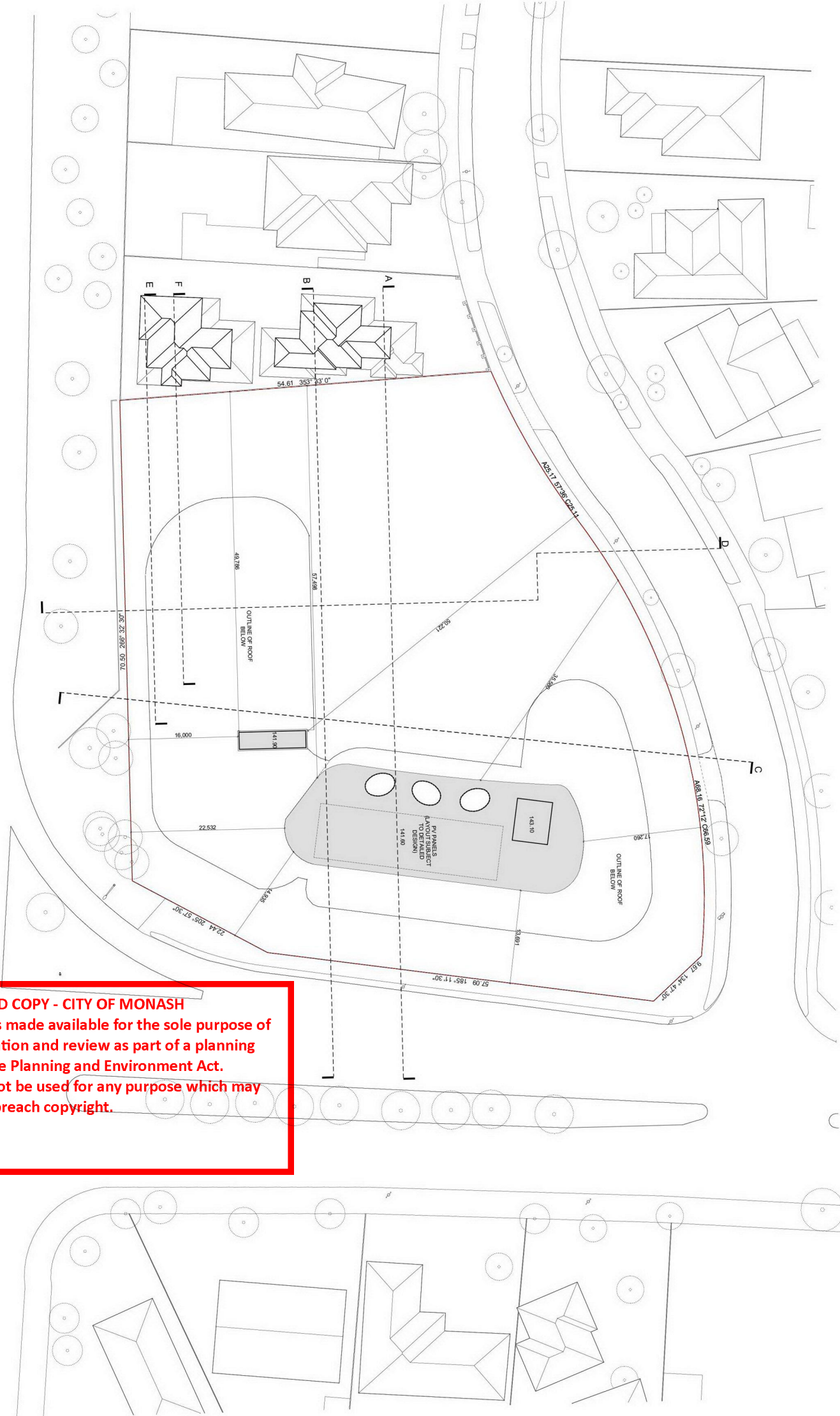
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Client: MOUNT WAVERLEY PROJECT PTY LTD
 Project: RETIREMENT & CHILD CARE DEVELOPMENT
 44 BLACKBURN ROAD, MOUNT WAVERLEY

Drawing Title: **ROOFTOP**
 Scale: 1:50 @A3 Date: 08/11/2019
 Status: TP Checked By:
 Project No: 19.012
 Drawing No: TP2.10
 Date: 11/08/19

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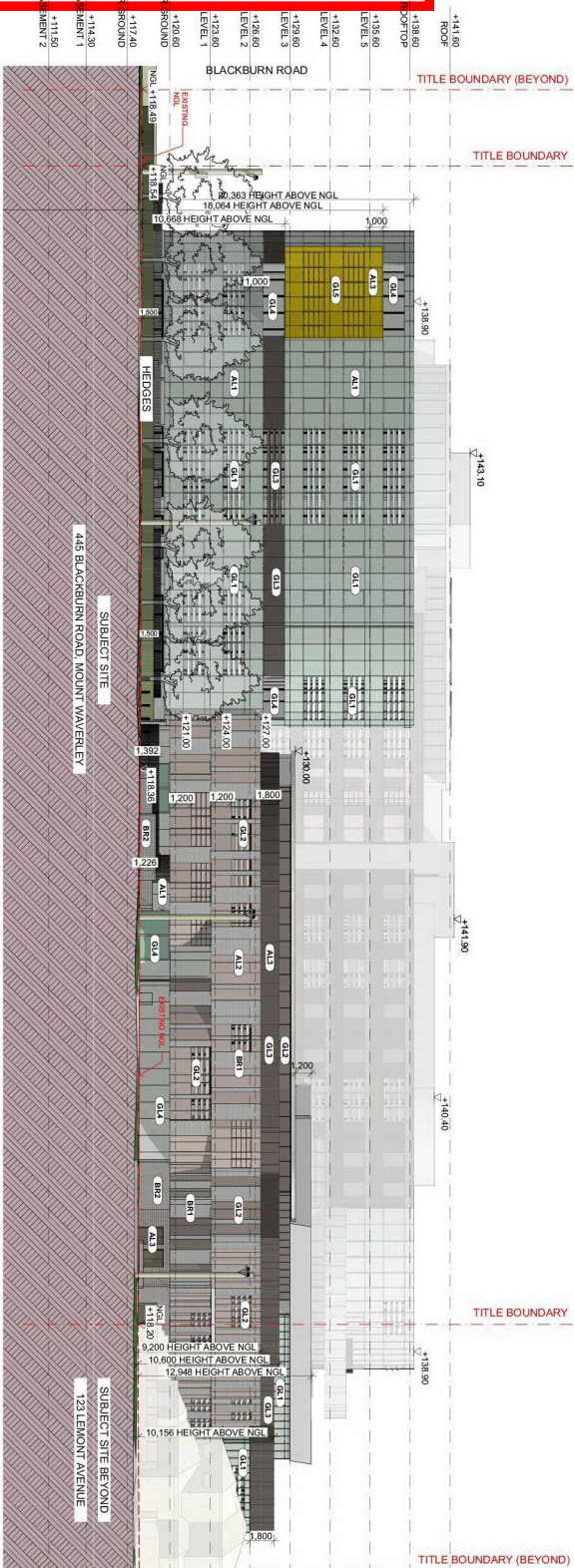


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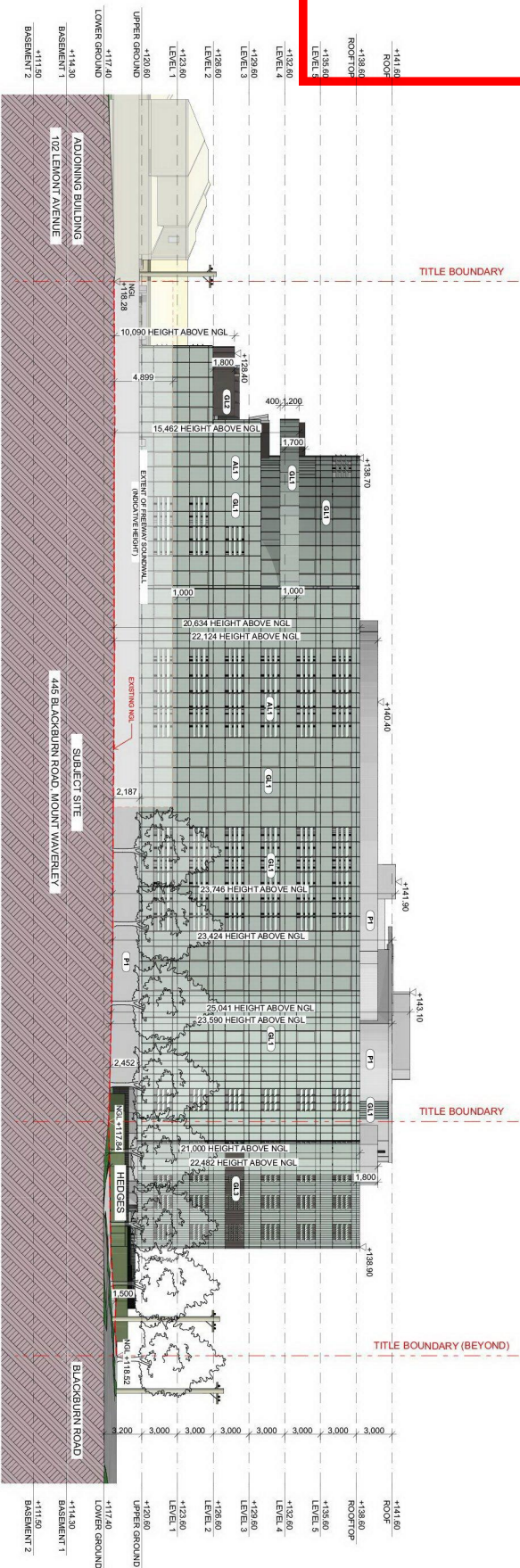
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Client:	BC MOUNT Waverley PROJECT PTY LTD
Project Name:	RETIREMENT & CHILD CARE DEVELOPMENT 445 BLACKBURN ROAD, MOUNT Waverley
Scale:	1:500 @A3
State TP:	Checked By:
Project No:	19.012
Drawn By:	TP2.11
Date:	08/11/2019
Project No:	19.012
Drawn By:	TP2.11
Date:	11/02/19

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NORTH ELEVATION



SOUTH ELEVATION

METAXAS

FINISHES SCHEDULE LEGEND
AL1 ANODISED ALUMINIUM
AL2 ANODISED ALUMINIUM
AL3 ANODISED ALUMINIUM
AL4 POWDER COATED ALUMINIUM - BLACK
BR1 BRICK - WHITE (A PALOMARINO)
BR2 BRICK - INDIAN/SCIENCE BRICKS

GL1 GLASS - GREEN
GL2 GLASS - BRONZE
GL3 GLASS - GREY
GL4 GLASS - CLEAR

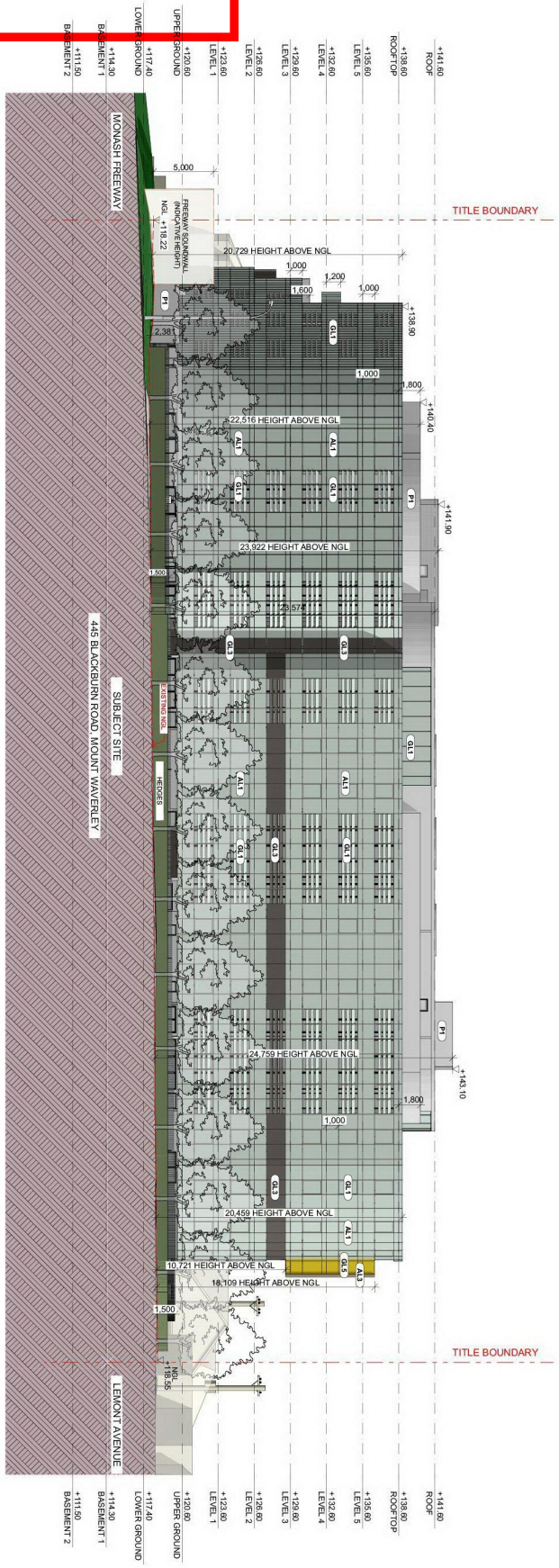
GL5 GLASS - YELLOW/GOLD
GL6 GLASS - CHROME
PI PINE WHITE
TI TIMBER FINISH
GCL GLASS - CLEAR

BC MOUNT WAVERLEY PROJECT PTY LTD
RETIREMENT & CHILD CARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

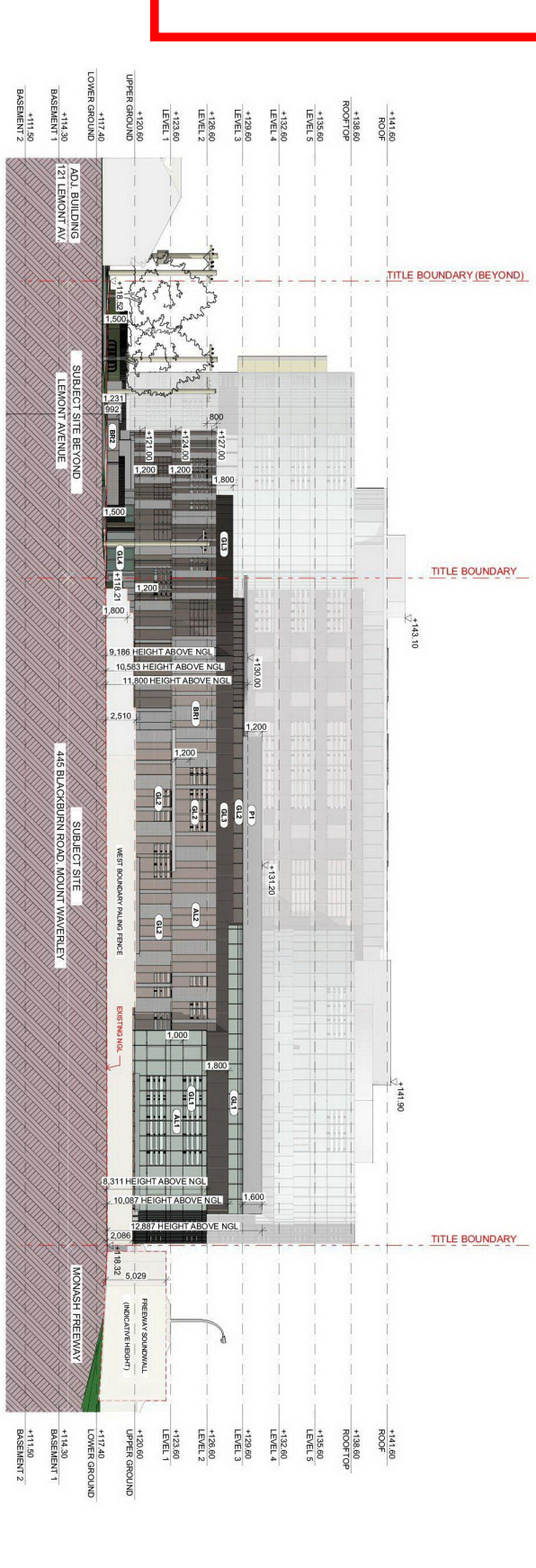
North & South Elevation
Scale: 1:50 @A3
Project No: 19072
Drawing No: TP3.01

CONTACT METAXAS ARCHITECTS PTY LTD. AND/OR THE ENGINEER. 626 CAROLINA STREET, CAULDRON VIC 3068. AUSTRALIA
TEL: 03 9599 6565 EMAIL: info@metaxas.com WEB: www.metaxas.com

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EAST ELEVATION



WEST ELEVATION

METAXAS

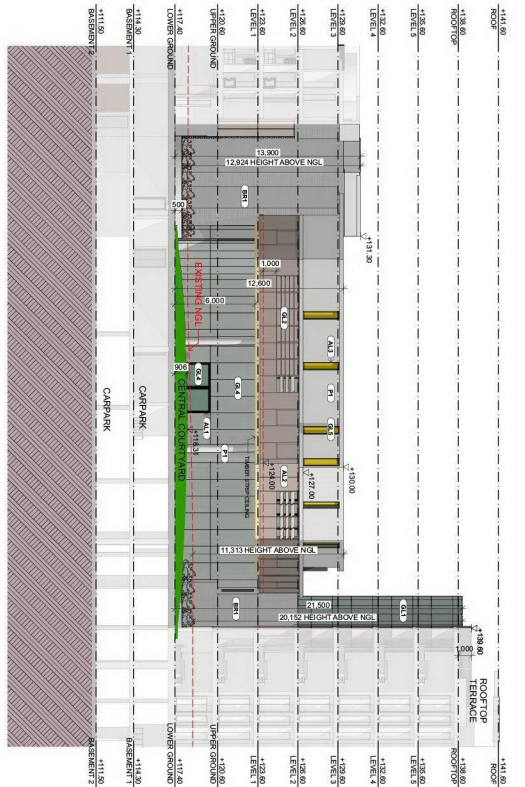
- FINISHES SCHEDULE LEGEND**
- AL1 ANODISED ALUMINIUM
 - AL2 ANODISED ALUMINIUM
 - AL3 ANODISED ALUMINIUM
 - AL4 POWDER COATED ALUMINIUM - BLACK
 - BR1 BRICK - WHITE (A PALOMARINO)
 - BR2 BRICK - INDIAN/GENIE BRICOTTI
 - GL1 GLASS - GREEN
 - GL2 GLASS - BRONZE
 - GL3 GLASS - GREY
 - GL4 GLASS - CLEAR
 - GL5 GLASS - YELLOW/GOLD
 - GL6 GLASS - ORANGE
 - PI1 PINE WHITE
 - TI1 TIMBER FENCE

- BR2 BRICK - INDIAN/GENIE BRICOTTI
- GL1 GLASS - GREEN
- GL2 GLASS - BRONZE
- GL3 GLASS - GREY
- GL4 GLASS - CLEAR
- GL5 GLASS - YELLOW/GOLD
- GL6 GLASS - ORANGE
- PI1 PINE WHITE
- TI1 TIMBER FENCE

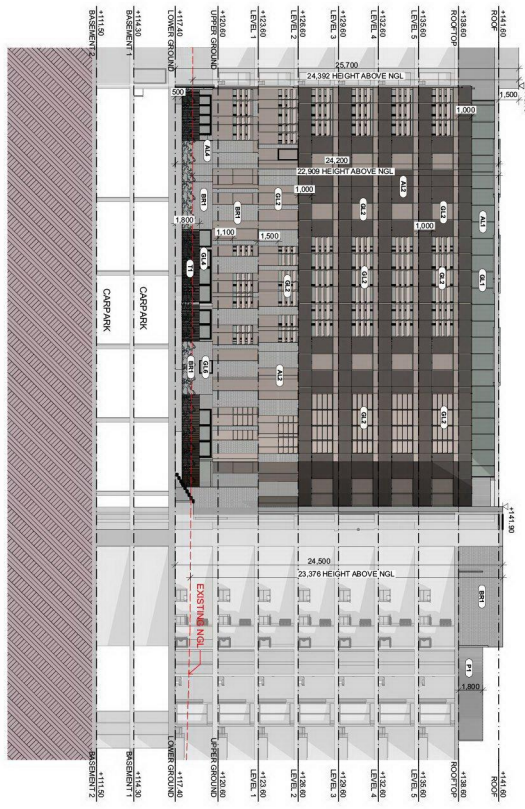


Client: BC MOUNT WAVERLEY PROJECT PTY LTD
 Project Name: RETIREMENT & CHILDCARE DEVELOPMENT
 445 BLACKBURN ROAD, MOUNT WAVERLEY

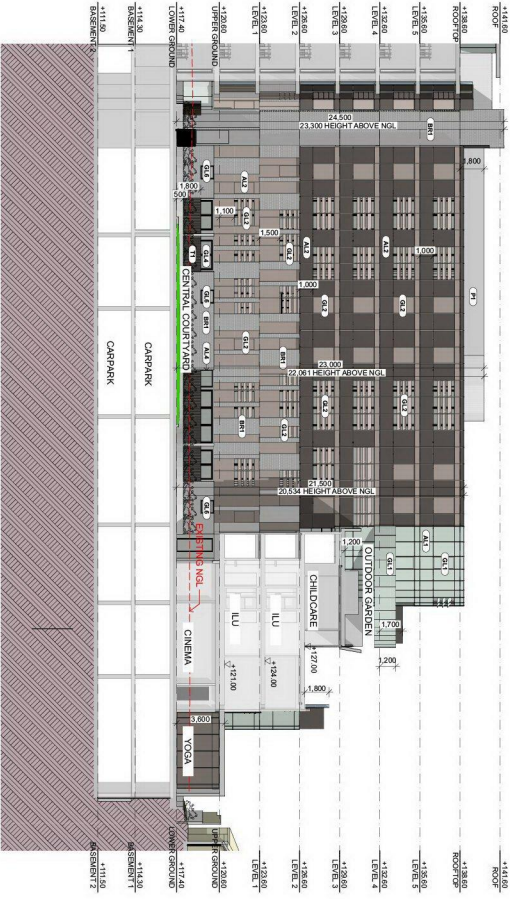
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 ELEVATION
 Scale: 1:50 @A3
 Date: 08.12.2019
 Project No: 19072
 Drawing No: TP3.02



ELEVATION 1



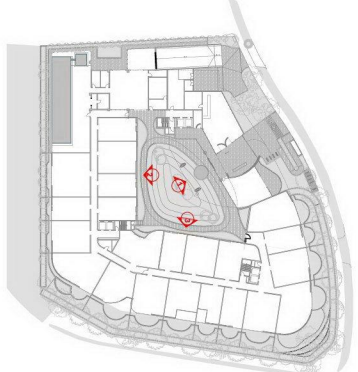
ELEVATION 2



ELEVATION 3

- FINISHES SCHEDULE LEGEND**
- AL1 ANODISED ALUMINIUM
 - AL2 ANODISED ALUMINIUM
 - AL3 ANODISED ALUMINIUM
 - AL4 POWDER COATED ALUMINIUM - BLACK
 - BR1 BRICK - WHITE (A PALOMARINO)
 - BR2 BRICK - INDULGENCE BRACOTTI
 - BR3 BRICK - WHITE
 - BR4 BRICK - WHITE
 - BR5 BRICK - WHITE
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 - BR95 BRICK - WHITE
 - BR96 BRICK - WHITE
 - BR97 BRICK - WHITE
 - BR98 BRICK - WHITE
 - BR99 BRICK - WHITE
 - BR100 BRICK - WHITE
 - GL1 GLASS - YELLOW GLAZ
 - GL2 GLASS - GREEN
 - GL3 GLASS - GREEN
 - GL4 GLASS - BRONZE
 - GL5 GLASS - GREY
 - GL6 GLASS - CLEAR
 - GL7 GLASS - YELLOW GLAZ
 - GL8 GLASS - GREEN
 - GL9 GLASS - GREEN
 - GL10 GLASS - BRONZE
 - GL11 GLASS - GREY
 - GL12 GLASS - CLEAR
 - PI1 PINK
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 - PI100 PINK

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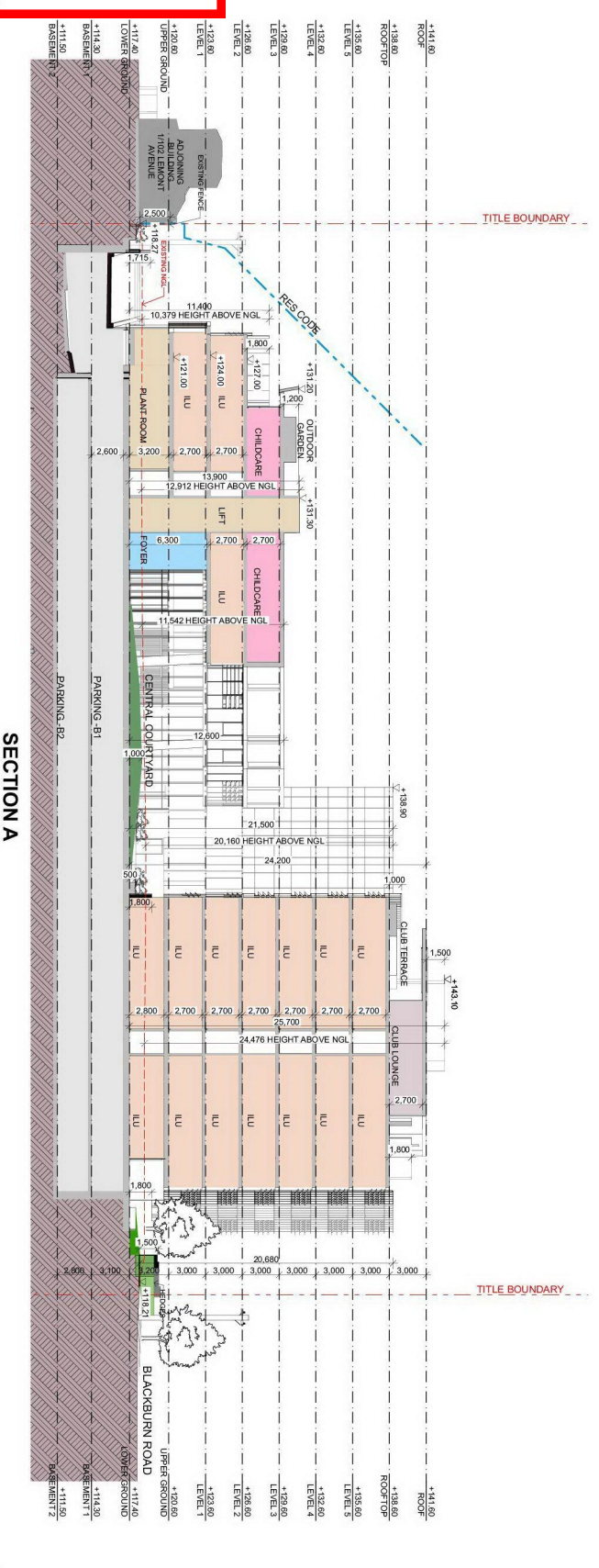
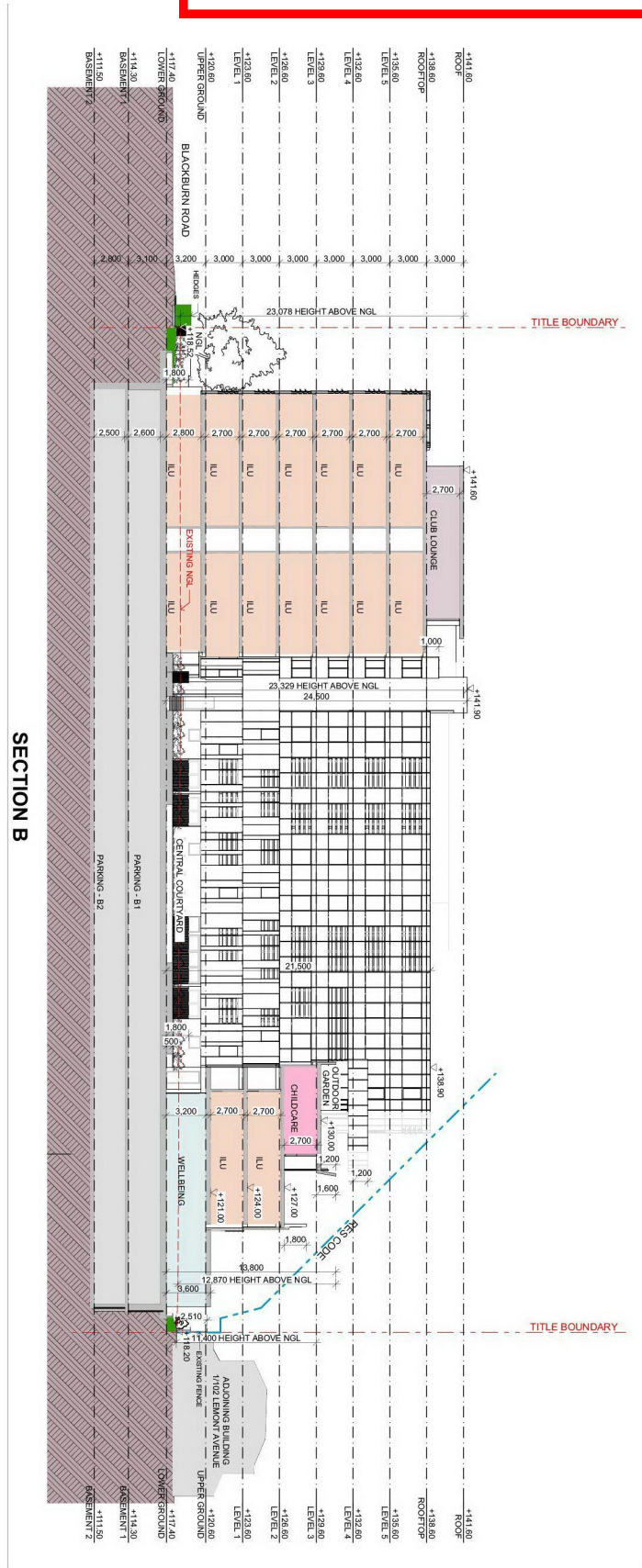
BC MOUNT WAVERLEY PROJECT PTY LTD
 445 BLACKBURN ROAD, MOUNT WAVERLEY
 19012
 INTERNAL ELEVATIONS
 Scale: 1:100
 Date: 08.11.2019
 Project No.: TP3.03
 Drawing No.: -
 Rev.: -

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 ARCHITECTS
 100/102 GARDNER STREET, CARLTON VIC 3053 AUSTRALIA
 TEL: 03 9698 6565 EMAIL: info@metaxas.com.au WEB: www.metaxas.com.au

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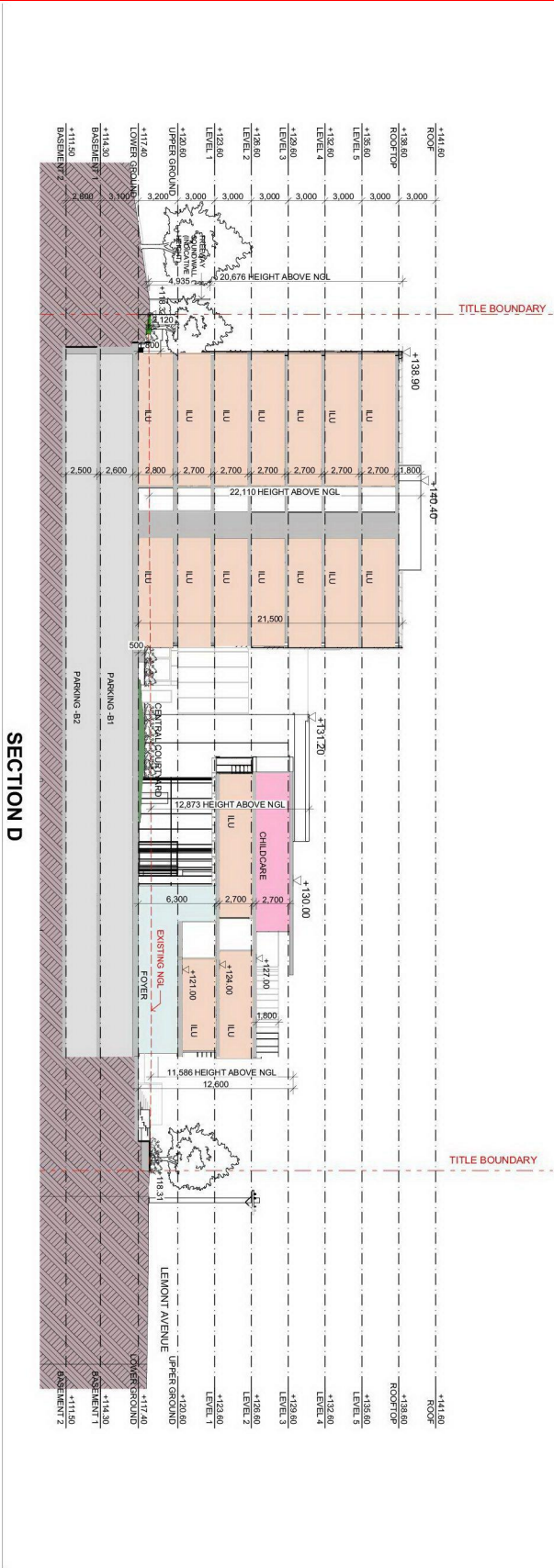
Client: **BC MOUNT WAVERLEY PROJECT PTY LTD**
 Project Name: **RETIREMENT & CHILD CARE DEVELOPMENT**
 445 BLACKBURN ROAD, MOUNT WAVERLEY

SECTION A & B	
Scale: 1:40 @A3	Date: 06.11.2019
Client: TP	Drawn by:
Project No: 19012	Rev: TP4.01
File No:	11/20/19

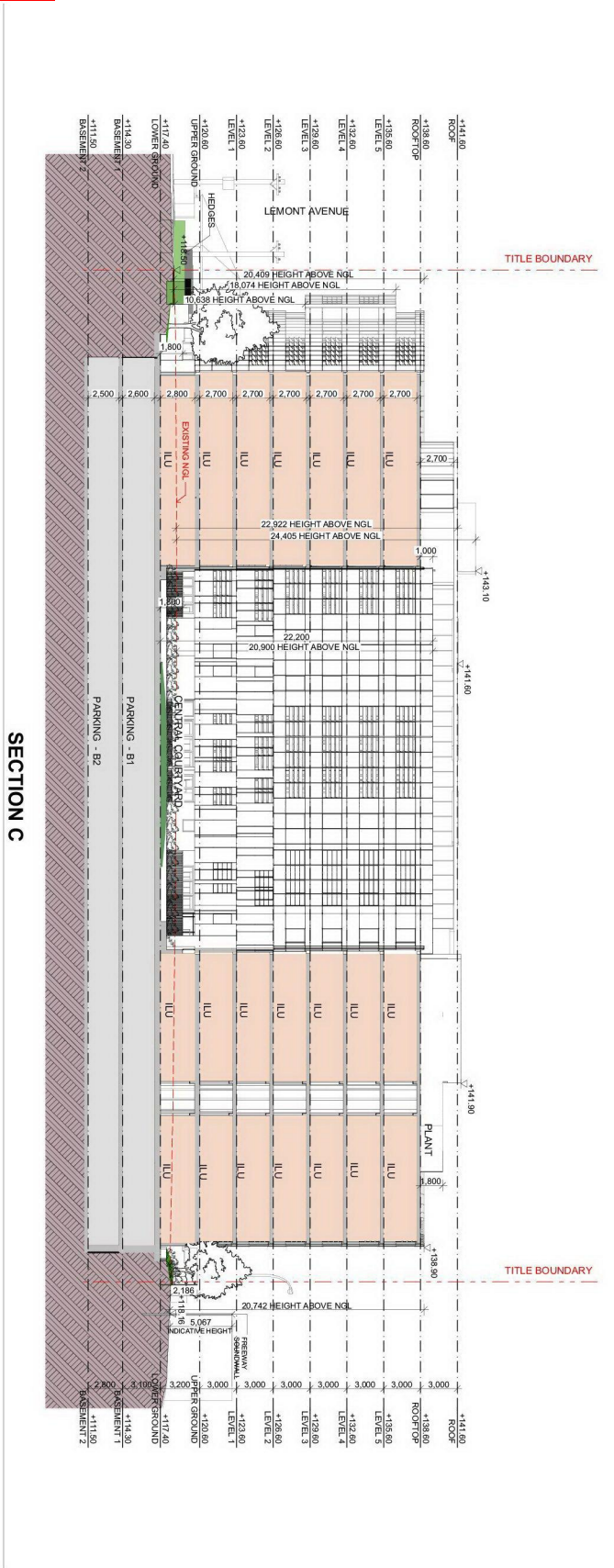
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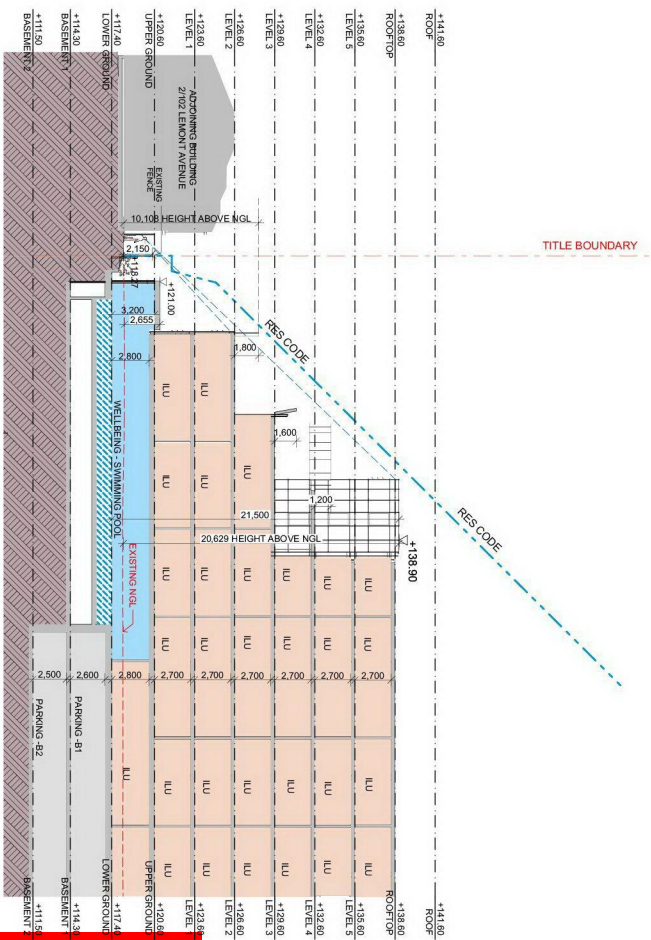
SECTION D



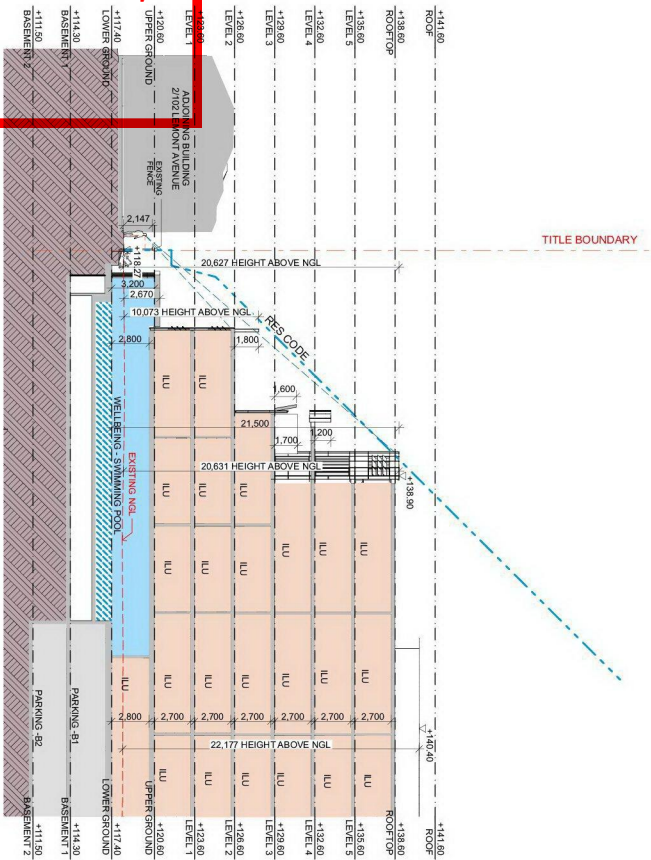
SECTION C

Client: BC MOUNT WAVERLEY PROJECT PTY LTD
 Project Name: RETIREMENT & CHILD CARE DEVELOPMENT
 445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawn Title: SECTION C & D
 Scale: 1:100 @A3 Date: 06.11.2019
 Project No: 19072
 Drawing No: TP4.02
 Rev: 1



SECTION E



SECTION F

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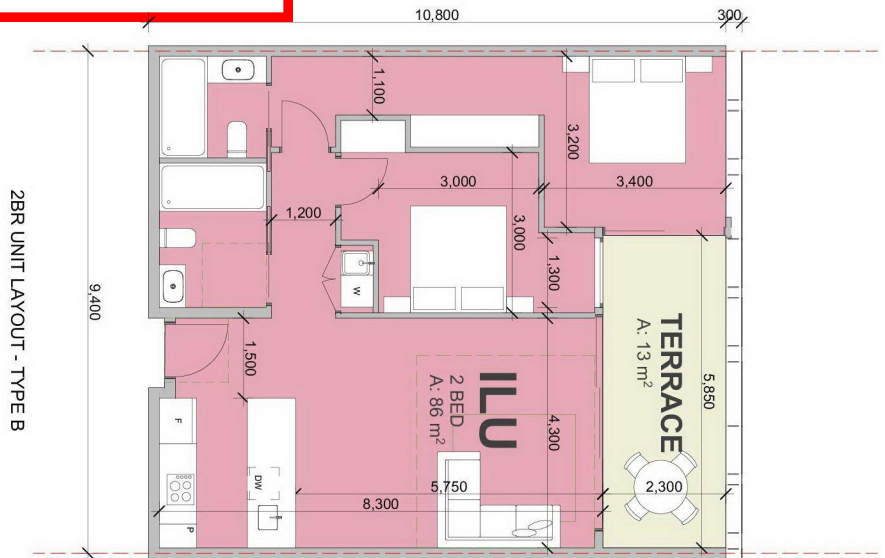
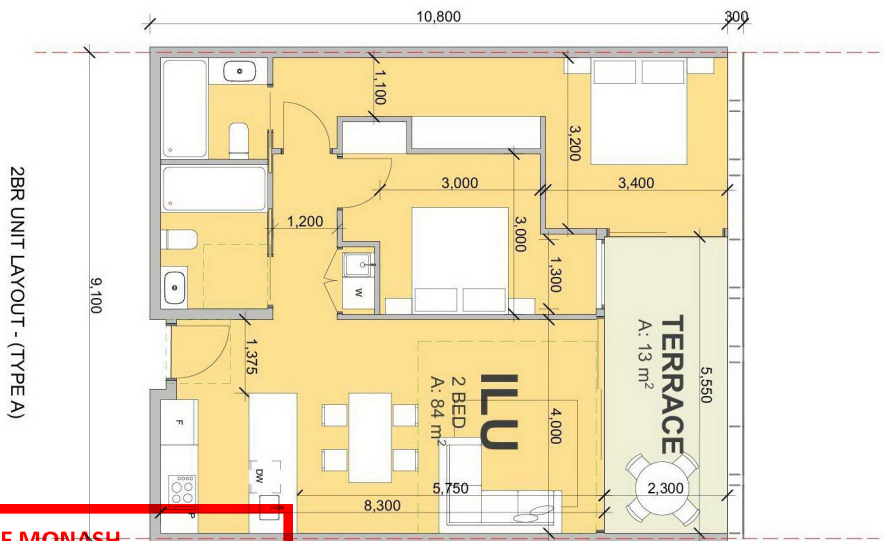
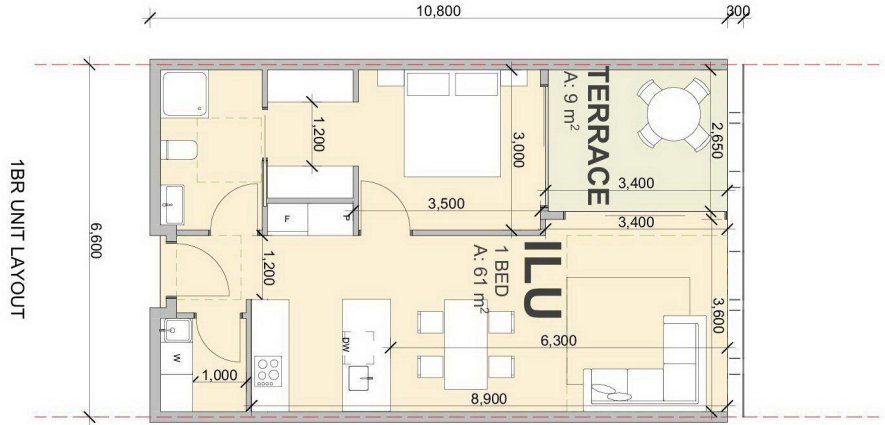


Project Name: RETIREMENT & CHILD CARE DEVELOPMENT 445 BLACKBURN ROAD, MOUNT WAVERLEY	Client: BC MOUNT WAVERLEY PROJECT PTY LTD
Scale: 1:400 @A3 Date: 06.12.2019	Drawing No.: TP4.03
Project No.: 19012	Revision: 1

SECTION E & F

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1200MM X 1200MM
 CIRCULATION



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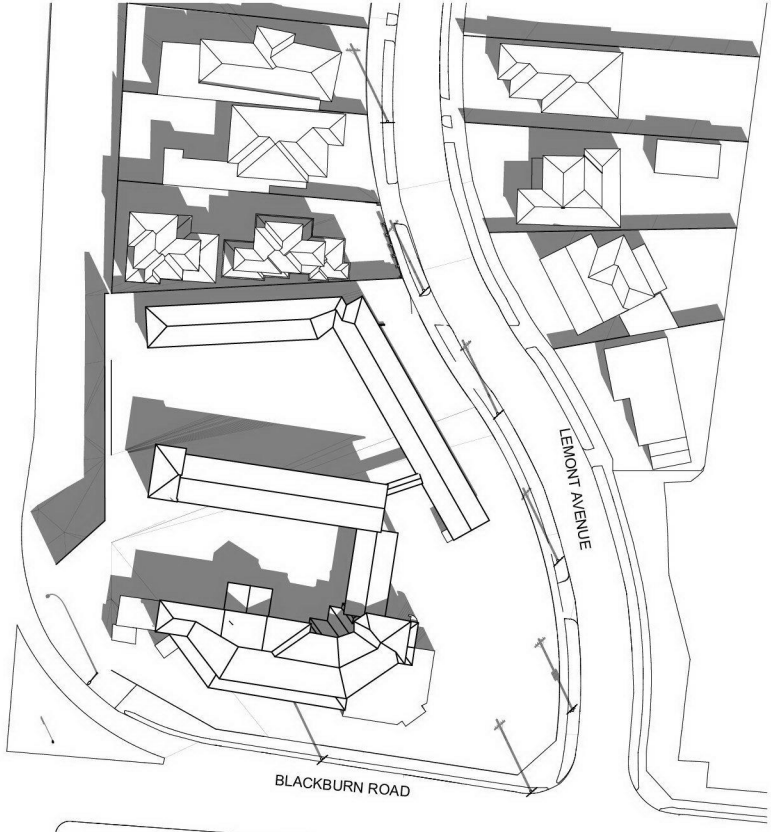


Client: BC MOUNT WAVERLEY PROJECT PTY LTD
 Project Name: RETIREMENT & CHILDCARE DEVELOPMENT
 445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawn Title: TYPICAL UNIT LAYOUT
 Scale: 1:100 @A3
 Project No: 19012
 Drawing No: TP5.01
 Date: 08.12.2019
 Designer: [Blank]
 Checker: [Blank]
 Rev: [Blank]

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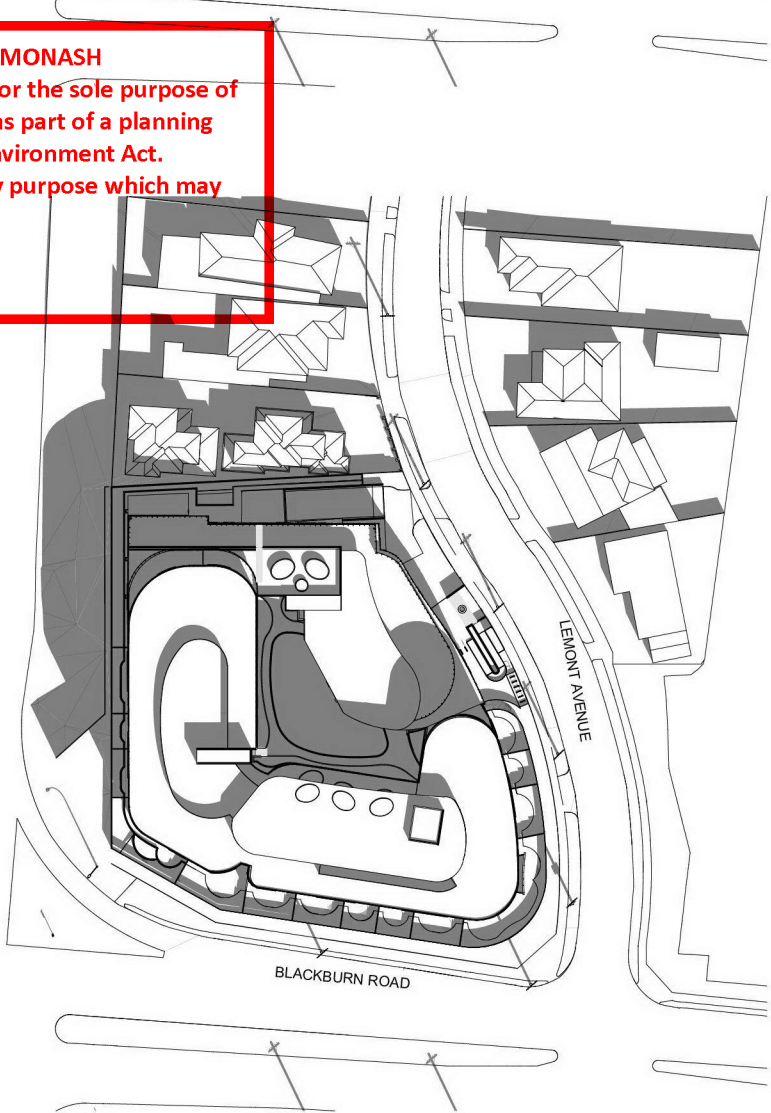
9AM EXISTING SHADOW DIAGRAM
@ 22 SEPTEMBER



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9AM PROPOSED SHADOW DIAGRAM
@ 22 SEPTEMBER

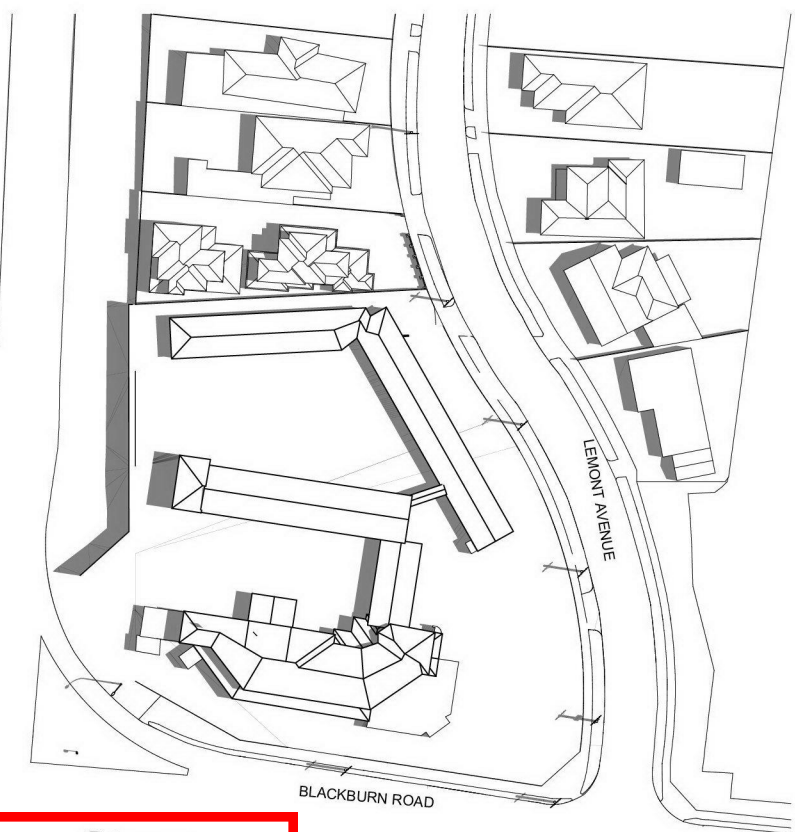


Client: **BC MOUNT WAVERLEY PROJECT PTY LTD**
Project Name: **RETIREMENT & CHILDCARE DEVELOPMENT**
445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawn Title: **9AM SHADOW**
Scale: 1:1000 @A3 Date: 08.21.2019
Client: TP
Project No: 19172
Drawing No: **TP6.01**
Rev: -
11/2019

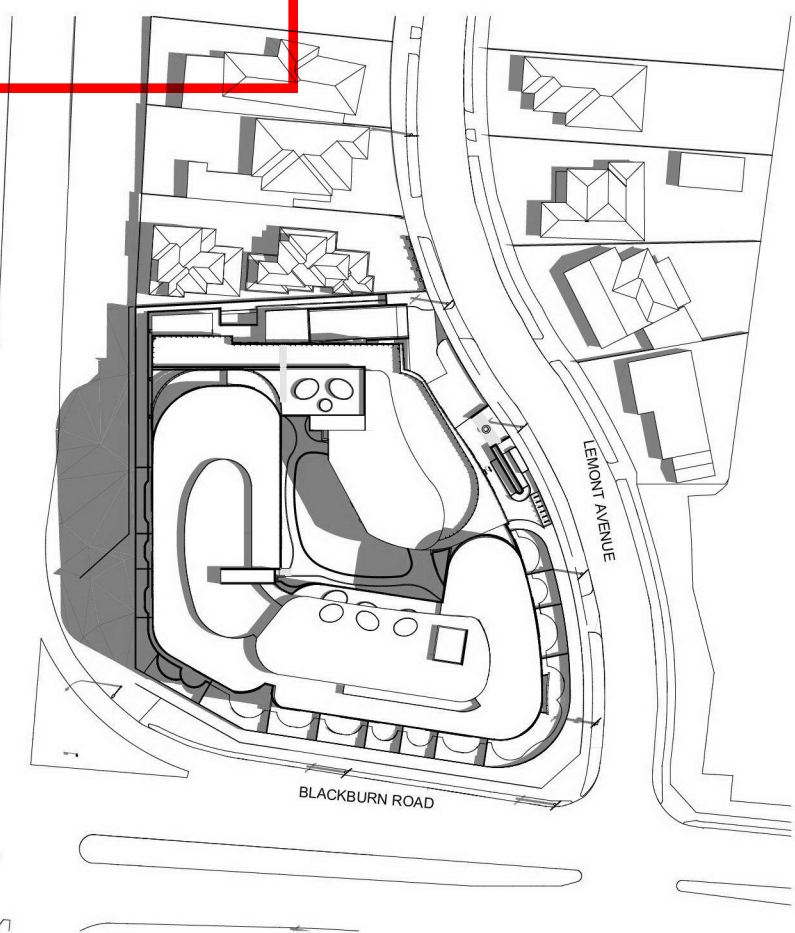
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12PM EXISTING SHADOW DIAGRAM
@ 22 SEPTEMBER



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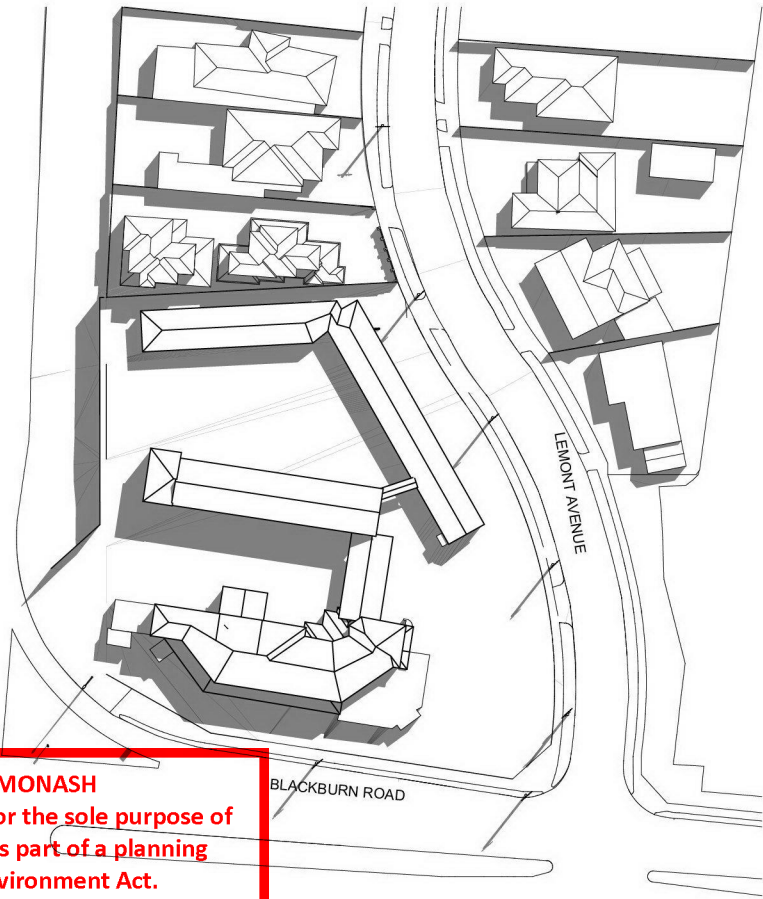
12PM PROPOSED SHADOW DIAGRAM
@ 22 SEPTEMBER



BC MOUNT WAVERLEY PROJECT PTY LTD Retirement & Childcare Development 445 BLACKBURN ROAD, MOUNT WAVERLEY		Date: 11/2019 12PM SHADOW	
Scale: 1:1000	GNX	Date: 08.21.2019	
Client: TP		Drawn by:	
Project No:		Checked by:	
19012		TP6.02	
11/2019			

METAXAS

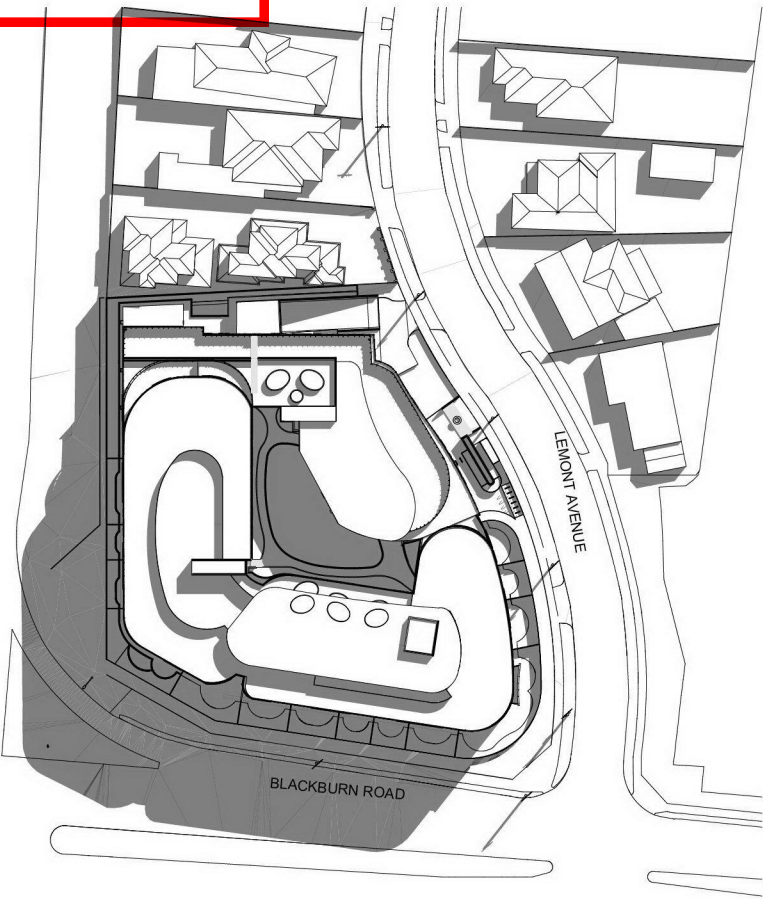
**3PM EXISTING SHADOW DIAGRAM
@ 22 SEPTEMBER**



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**3PM PROPOSED SHADOW DIAGRAM
@ 22 SEPTEMBER**

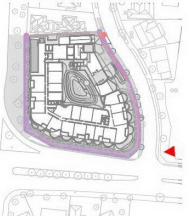


Client: BC MOUNT WAVERLEY PROJECT PTY LTD
Project Name: RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawn Title: 3PM SHADOW
Scale: 1:1000 @A3 Date: 08.21.2019
Client: TP
Project No: 19172
Drawing No: TP6.03
Rev: -
11/2019



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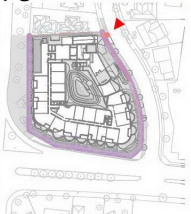


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Client: BC MOUNT WAVERLEY PROJECT PTY LTD 445 BLACKBURN ROAD, MOUNT WAVERLEY RETIREMENT & CHILDCARE DEVELOPMENT		Drawing Title: VIEW AT CORNER BLACKBURN RD - LEMONT AVENUE	
Scale: 1:100 Date: 08.12.2018	Author: [Name] Checked by: [Name]	Project No.: 19012	Drawing No.: TP7_01
Project Code: 11/2018		Rev.: -	



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TEL: 03 969 8555 EMAIL: metaxas@metaxas.com WEB: www.metaxas.com

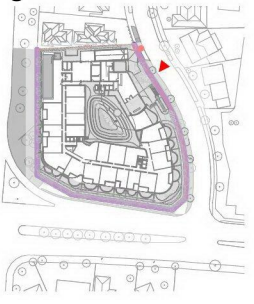


Client: BC MOUNT WAVERLEY PROJECT PTY LTD
Project Name: RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawing Title: VIEW FROM LEMONT AVENUE
Scale: NTS @A3 Date: 08.11.2019
Scheme TP: -
Project No: 19 912
Drawing No: TP7.02
Rev: -
11/2019

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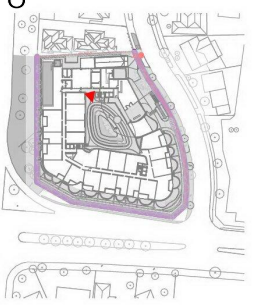
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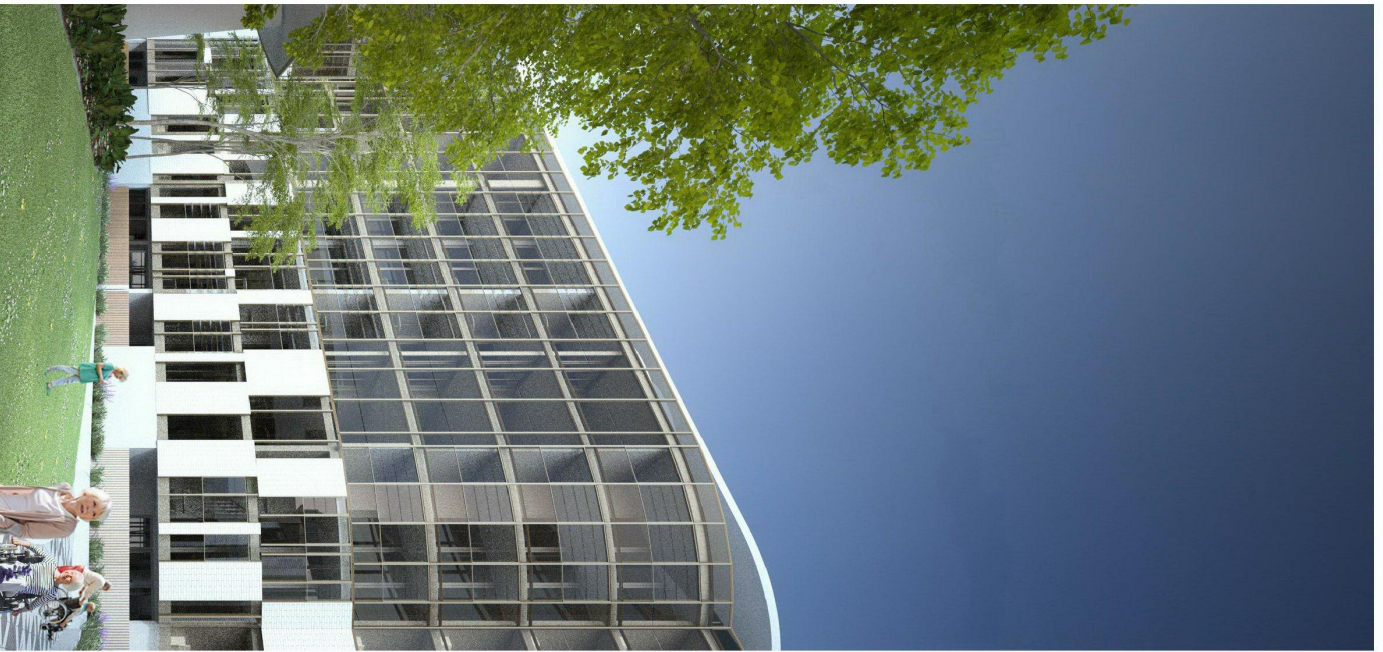
Project:
BC MOUNT WAVERLEY PROJECT PTY LTD
Proposed:
RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawn Title:	
DETAILED VIEW	
Scale:	NIS 0:NA
Scale: TP	Point: 08.11.2019
Project No:	19072
Drawing No:	TP7_03
Rev:	-
File Code:	1102079

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Project:
BC MOUNT WAVERLEY PROJECT PTY LTD
Project Name:
RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawing Title:
COURTYARD VIEW
Scale: 0/43 Date: 08.11.2019
Client: TP7 Drawing No.: TP7_04
Project No.: 19012 Rev.: -
File Code: 1102019

FINISHES SCHEDULE

AL1 - ANODISED ALUMINIUM	
AL2 - ANODISED ALUMINIUM	
AL3 - ANODISED ALUMINIUM	
AL4 - POWDER COATED ALUMINIUM - BLACK	
BR1 - BRICK WHITE (LA PALOMA MIRO)	
BR2 - BRICK INDULGENCE BISCOTTI	
GL1 - GLASS GREEN	
GL2 - GLASS BRONZE	

GL3 - GLASS GREY	
GL4 - GLASS CLEAR	
GL5 - GLASS YELLOW GOLD	
GL6 - GLASS OPAQUE	
P1 - RENDER WHITE	
T1 - TIMBER FENCE	

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Client: BC MOUNT WAVERLEY PROJECT PTY LTD
 Project Name: RETIREMENT & CHILDCARE DEVELOPMENT
 445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawn Title: FINISHES SCHEDULE
 Scale: @A3
 Date: 08.11.2019
 Project No: 19072
 Drawing No: TP8.01

AREA SUMMARY

FLOOR LEVEL	CAR PARK/ SERVICES	CHILD CARE		COMMUNAL		TUU (NET AREA)		CIRCULATION (GROSS)	TOTAL
		INTERNAL	EXTERNAL	INTERNAL	EXTERNAL	INTERNAL	EXTERNAL		
B2	4289								4289
B1	4206								4206
LOWER GROUND	64			860		719			4989
UPPER GROUND						2595	361	463	3419
LEVEL 1						2866	400	465	3731
LEVEL 2				598		1871	265	344	3664
LEVEL 3						1914	329	306	2771
LEVEL 4						1981	329	298	2608
LEVEL 5						1949	276	298	2523
ROOFTOP	343						244	35	1033
TOTAL	8902	598	586	1328	1128	14971	2958	2752	33233

no units
average size 80.49 186 15.96

INDEPENDENT LIVING UNIT

FLOOR LEVEL	UNIT	UNIT AREA (SQM)	TERRACE/POS AREA	1BED			2BED			3BED			STORAGE VOLUME	
				INTERNAL	EXTERNAL	INTERNAL	EXTERNAL	INTERNAL	EXTERNAL	INTERNAL	EXTERNAL			
ALG.01		104	56									9	8.2	
ALG.02		61	45			1						8.2	7.9	
ALG.03		85	63				1					9	6.5	
ALG.04		107	149					1				12	11.4	
ALG.05		86	64					1				9	7.8	
ALG.06		61	44			1						8.2	6.2	
ALG.07		61	44					1				8.2	6.2	
ALG.08		84	62					1				9	6.3	
ALG.09		85	64					1				9	6.6	
ALG.10		61	9					8.2				6.7	6.2	
ALG.11		84	14					1				9	6.6	
ALG.12		88	8					1				9	6.6	
BLG.01		99	19					1				9	6.6	
BLG.02		86	92					1				9	6.3	
BLG.03		112	105					1				12	6.6	
BLG.04		84	43					1				9	6.6	
BLG.05		61	30					1				8.2	6.6	
BLG.06		119	53					1				12	6.6	
BLG.07		61	10					1				8.2	6.6	
BLG.08		84	14					1				9	6.6	
BLG.09		61	10					1				8.2	6.6	
BLG.10		61	10					1				8.2	6.6	
SUBTOTAL	22	1795	1008			8		11				3		

SITE AREA 6,350 SQM

SITE COVERAGE	AREA (SQM)	PERCENTAGE (%)
PERMEABLE AREA	4036	63.5%
GREEN AREA	1455	22.9%
	2266	35.7%

FLOOR LEVEL	UNIT	UNIT AREA (SQM)	TERRACE/POS AREA	1BED			2BED			3BED			STORAGE VOLUME	
				INTERNAL	EXTERNAL	INTERNAL	EXTERNAL	INTERNAL	EXTERNAL	INTERNAL	EXTERNAL			
AG.01		104		13								12	17.7	
AG.02		61		9		1						8.2	6.4	
AG.03		85		13			1					9	6.1	
AG.04		107		11				1				12	6.1	
AG.05		85		13				1				9	6.1	
AG.06		61		9		1						6	6.1	
AG.07		61		9				1				8.2	6.4	
AG.08		83		13				1				9	10.7	
AG.09		85		13				1				9	6	
AG.10		61		9				8.2				8.2	6.9	
AG.11		83		13				1				9	7.4	
AG.12		88		8				1				9	9.1	
BG.01		99		11				1				9	8.7	
BG.02		86		8				1				9	8.6	
BG.03		110		12				1				12	8.6	
BG.04		83		13				1				9	8.5	
BG.05		61		9				1				8.2	9.2	
BG.06		84		9				1				8.2	6.2	
BG.07		61		14				1				9	6.6	
BG.08		61		9				1				8.2	7.5	
BG.09		61		9				1				8.2	7.6	
BG.10		107		14				1				12	14.1	
BG.11		95		12				1				9	6.1	
BG.12		61		9				1				8.2	6	
BG.13		83		13				1				9	5.5	
BG.14		61		9				1				8.2	5.5	
BG.15		61		9				1				8.2	6.6	
CG.01		62		9				1				8.2	6.2	
CG.02		91		13				1				9	8.9	
CG.03		125		21				1				12	11.7	
CG.04		60		12				1				7	8.3	
CG.05		119		13				1				12	8.9	
SUBTOTAL	32	2595		361		13		13				6		

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BC MOUNT WAVERLEY PROJECT PTY LTD
 RETIREMENT & CHILD CARE DEVELOPMENT
 445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawn Title: **DEVELOPMENT SUMMARY (1/2)**
 Scale: TP
 Project No: 19012
 Drawing No: TP8.02
 Date: 03.11.2019
 Drawn By: [Signature]
 Rev: [Signature]

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Table with columns: FLOOR LEVEL, UNIT, UNIT AREA (SQM), TERRACE/POS AREA, 1BED, 2BED, 3BED, STORAGE VOLUME (INTERNAL, EXTERNAL). Includes subtotals for Level 1 and Level 2.

Table with columns: FLOOR LEVEL, UNIT, UNIT AREA (SQM), TERRACE/POS AREA, 1BED, 2BED, 3BED, STORAGE VOLUME (INTERNAL, EXTERNAL). Includes subtotals for Level 2 and a grand total.

Table with columns: FLOOR LEVEL, UNIT, UNIT AREA (SQM), TERRACE/POS AREA, 1BED, 2BED, 3BED, STORAGE VOLUME (INTERNAL, EXTERNAL). Includes subtotals for Level 3, Level 4, and Level 5.

Table with columns: FLOOR LEVEL, UNIT, UNIT AREA (SQM), TERRACE/POS AREA, 1BED, 2BED, 3BED, STORAGE VOLUME (INTERNAL, EXTERNAL). Includes subtotals for Level 5 and a grand total.

Table with columns: FLOOR LEVEL, UNIT, UNIT AREA (SQM), TERRACE/POS AREA, 1BED, 2BED, 3BED, STORAGE VOLUME (INTERNAL, EXTERNAL). Includes subtotals for Level 5 and a grand total.

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Project Information: BC MOUNT WAVERLEY PROJECT PTY LTD. RETIREMENT & CHILD CARE DEVELOPMENT. 445 BLACKBURN ROAD, MOUNT WAVERLEY. Includes a north arrow and contact details for Development Summary (2/2).

Drawn Title: DEVELOPMENT SUMMARY (2/2). Scale: 1:500. Date: 03/11/2019. Drawing No.: TP8.02. Rev: 1.