



DEVELOPMENT APPLICATION
445 BLACKBURN RD,
MOUNT WAVERLEY, VIC 3149

DEVELOPMENT APPLICATION

445 BLACKBURN RD, MOUNT WAVERLEY, VIC 3149

GENERAL NOTES

A. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS, SPECIFICATION AND SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED AT ANYTIME DURING THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE DESIGN OFFICE FOR DECISIONS BEFORE PROCEEDING WITH THE WORKS.

B. CONFIRM ALL EXISTING CONSTRUCTION, DIMENSIONS, HEIGHTS AND LEVELS BEFORE COMMENCING WORKS

C. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH RELEVANT REQUIREMENTS.

D. OBTAIN ALL LOCAL AUTHORITY APPROVALS BEFORE COMMENCING ANY WORKS.

E. REFER TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT (WHERE AVAILABLE) FOR FOUNDATION DESIGN. ALL FOUNDATIONS SHALL BE ON "GOOD GROUND". THE CONTRACTOR SHALL CONFIRM THAT ALL FOUNDATIONS ARE ON "GOOD GROUND".

BUILDING

1. BUILDING WORKS TO COMPLY WITH NCC 2013 VOLUME 1 AND REFERENCED AUSTRALIAN STANDARDS.

2. BUILDING WORKS TO COMPLY WITH LOCAL COUNCIL DEVELOPMENT DESIGN AND CONSTRUCTION SPECIFICATIONS.

3. BUILDING ACCESSIBILITY AND SIGNAGE DESIGNED IN ACCORDANCE WITH THE FOLLOWING AUSTRALIAN STANDARDS:

AS1428.1 2009 - DESIGN FOR ACCESS AND MOBILITY
AS1428.4 2002 - TACTILE INDICATORS (AND SPEC D3.6 OF THE NCC)

4. PARKING DESIGNED IN ACCORDANCE WITH AS2890.1 2004 AND AS2890.6 2009.

5. GLAZED ASSEMBLIES TO COMPLY WITH AS2047 AND AS1288.

6. SEPARATION OF FIRE COMPARTMENTS TO COMPLY WITH AS3700.

7. SEPARATION OF EQUIPMENT AND DOORSETS TO FIRE WALLS AND FIRE EXITS TO COMPLY WITH AS1905.1.

8. FIRE RESISTANCE LEVELS ARE IN ACCORDANCE WITH NCC 2011 SPEC 4.1 TABLE 4.

9. EXTERNAL ACCESS TO THE BUILDING IS PROVIDED IN ACCORDANCE WITH AS1428.1 2009.

10. LIFT SHAFT DOORS TO BE FIRE RATED IN ACCORDANCE WITH AS1435.11.

11. FIRE HYDRANTS AND HOSE REELS TO BE INSTALLED IN ACCORDANCE WITH AS2419.1.

12. AUTOMATIC SMOKE DETECTION AND ALARM SYSTEMS TO ACTIVATE A BUILDING OCCUPANT WAARNING SYSTEM TO BE INSTALLED TO COMPLY WITH SPECIFICATION E2.22 OF THE NCC. REFER TO ELECTRICAL ENGINEERS' DOCUMENTATION FOR DETAILS.

13. EMERGENCY AND EXIT LIGHTING TO BE PROVIDED IN ACCORDANCE WITH AS2293.1, REFER TO ELECTRICAL ENGINEERS DOCUMENTATION FOR DETAILS.

14. WET AREAS TO HAVE WATERPROOF CONSTRUCTION IN ACCORDANCE WITH AS3740.

15. TERMITE MANAGEMENT SYSTEM TO BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND LOCAL COUNCIL GUIDELINES.

16. ALL SERVICES EQUIPMENT LOCATED IN A PATH OF TRAVEL TO AN EXIT IS TO BE ENCLOSED IN A NON-COMBUSTABLE CONSTRUCTION CUPBOARD, AND THE ACCESS DOORS ARE TO BE PROVIDED WITH SMOKE SEALS. WALLS AND DOORS TO BE LINED WITH 6mm VILLABOARD. REFER TO PLANS, WALL TYPE SCHEDULE AND DOOR SCHEDULE FOR DETAILS, REPORT ANY DISCREPANCIES TO THE ARCHITECT.

17. SHEET REINFORCE WALLS TO PROVIDE FOR LATER FITTING OF GRAB RAILS IN FLEXIBLE LOCATIONS TO ALL BATHROOMS AND WET AREAS.

18. INSTALL ROOF FALL ARREST SYSTEM TO COMPLY WITH AUSTRALIAN STANDARDS.

19. WATERPROOFING TO BASEMENT AS PER SPECIFICATION, FOR PRODUCT AND SYSTEM DETAILS.

20. WHEEL STOPS TO BE INSTALLED IN ACCORDANCE WITH AS2890.1 AND AS2890.6.

21. ALL COLUMNS IN CAR PARK ARE TO HAVE LEADING EDGE PROTECTION IF IN PATH OF TRAVEL OF A CAR.

22. ALL FIRE RATED AND SMOKE WALLS ARE TO EXTEND TO THE UNDERSIDE OF THE SLAB OVER, PENETRATIONS ARE TO BE SEALED.

Architects : Marchese Partners Pty Ltd

marchesepartners

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Phone: (03) 9642 4365

Town Planning: Hollerich Town Planning



Address: Level 5, 111 Collins Street, Melbourne Vic 3000
Phone: (04) 1155 2534

Sustainable Management : Sustainable Development Consultants



Address: 2nd Floor, 555 Riversdale Rd. PO Box 478 Camberwell VIC 3124
Phone: (03) 9882 9967

Waste Management : Leigh Design Pty Ltd

Leigh Design Pty Ltd

Address: PO Box 2599, Mt Waverley VIC 3149
Phone: (03) 8516 5399

Surveyor: SOS Surveying



Address: P.O. Box 3293 Prahran East, VIC 3181
Phone: 1300 887 319

Traffic Engineering: One Mile Grid



Email : info@onemilegrid.com.au
Phone: (03) 9939 8250

Client: Just China Holdings

Just China Holdings

DRAWING LIST

DWG. NO.	DRAWING	SCALE	REVISION	DATE	PURPOSE	ABBREVIATIONS
DA 0.00	COVERSHEET	NTS @ A1	A	31.5.2017	For clarify	S1: Screen type 1 - Town houses
DA 0.01	CONTENTS	NTS @ A1	B	31.5.2017	Council RFI	S1: Screen type 2 - Town houses
DA 1.01	LOCATION PLAN	1 : 1000 @ A1	B	31.5.2017	Council RFI	M1: Feature mullion - Snrs living
DA 1.02	SITE ANALYSIS	1 : 500 @ A1	B	31.5.2017	Council RFI	M2: Feature mullion - Hotel
DA 1.03	SITE PLAN	1 : 500 @ A1	B	31.5.2017	Council RFI	G1: Glazing type 1 - Snrs Living
DA 1.04	STREET SCAPE	1 : 500 @ A1	B	31.5.2017	Council RFI	G2: Glazing type 2 - Hotel
DA 1.05	DEMOLITION / SURVEYING PLAN	1 : 250 @ A1	B	31.5.2017	Council RFI	G3: Glazing type 3 - Ground floor
DA 2.01	BASEMENT LEVEL 1	1:250 @ A1	B	31.5.2017	Council RFI	G4: Glazing type 4 - Serviced Apartments
DA 2.02	GROUND FLOOR PLAN	1:250 @ A1	B	31.5.2017	Council RFI	G5: Glazing type 5 - Low level Apartments
DA 2.03	FIRST LEVEL	1:250 @ A1	B	31.5.2017	Council RFI	G6: Glazing type 6 - Apartments
DA 2.04	SECOND LEVEL	1:250 @ A1	B	31.5.2017	Council RFI	G7: Glazing type 7 - Childcare
DA 2.05	THIRD LEVEL	1:250 @ A1	B	31.5.2017	Council RFI	G8: Glazing type 8 - Townhouses
DA 2.06	FOURTH LEVEL	1:250 @ A1	B	31.5.2017	Council RFI	B1: Balustrade type 1 - Snrs Living
DA 2.07	FIFTH LEVEL	1:250 @ A1	B	31.5.2017	Council RFI	B2: Balustrade type 2 - Apartments
DA 2.08	SIXTH LEVEL	1:250 @ A1	A	31.5.2017	For clarify	B3: Ballustrade type 3 - Town houses
DA 2.09	SEVENTH LEVEL	1:250 @ A1	B	31.5.2017	Council RFI	B4: Balustrade type 4 - Town houses
DA 2.10	EIGHTH LEVEL	1:250 @ A1	A	31.5.2017	For clarify	AW: Integrated awning - Ground floor
DA 2.11	NINETH LEVEL	1:250 @ A1	A	31.5.2017	For clarify	AL1: Alum panel 1 - Snrs Living
DA 2.12	ROOF PLAN and LANDSCAPE PLAN	1:250 @ A1	B	31.5.2017	Council RFI	AL2: Alum panel 2 - Hotel
DA 3.01	NORTH ELEVATION	1:250 @ A1	B	31.5.2017	Council RFI	P1: Paving treatment type 1
DA 3.02	SOUTH ELEVATION	1:250 @ A1	B	31.5.2017	Council RFI	P2: Pedestrian Lane
DA 3.03	EAST ELEVATION	1:250 @ A1	B	31.5.2017	Council RFI	P3: New paving to public realm
DA 3.04	WEST ELEVATION	1:250 @ A1	B	31.5.2017	Council RFI	
DA 4.01	PART SECTION / ELEVATION	1:250 @ A1	B	31.5.2017	Council RFI	S + M Services + Meters
DA 4.02	PART SECTION / ELEVATION	1:250 @ A1	B	31.5.2017	Council RFI	(D) External Sliding
DA 4.03	PART SECTION / ELEVATION	1:250 @ A1	B	31.5.2017	Council RFI	(W) Window
DA 4.04	PART SECTION / ELEVATION	1:250 @ A1	B	31.5.2017	Council RFI	
DA 5.01	TYPICAL TOWNHOUSES	1:100 @ A1	B	31.5.2017	Council RFI	
DA 5.02	TYPICAL APARTMENTS	1:100 @ A1	B	31.5.2017	Council RFI	
DA 6.01	SHADOW DIAGRAMS	NTS @ A1	B	31.5.2017	Council RFI	
DA 7.01	ARTIST IMPRESSION	NTS @ A1	B	31.5.2017	Council RFI	
DA 7.02	ARTIST IMPRESSION	NTS @ A1	B	31.5.2017	Council RFI	
DA 7.03	ARTIST IMPRESSION	NTS @ A1	B	31.5.2017	Council RFI	
DA 7.04	ARTIST IMPRESSION	NTS @ A1	B	31.5.2017	Council RFI	
DA 7.05	ARTIST IMPRESSION	NTS @ A1	B	31.5.2017	Council RFI	
DA 7.06	ARTIST IMPRESSION	NTS @ A1	B	31.5.2017	Council RFI	

NOTES :

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or
- have sill heights of at least 1.7 metres above floor level, or
- have fixed, obscure glazing in any part of the window below 1.7 metres above floor level, or
- have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view should be:

- perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels
- permanent, fixed and durable
- designed and coloured to blend in with the development

MOUNT WAVERLEY DATA DEVELOPMENT

LEVEL	RL's	FLR/FLR (m)	TOWNHOUSES	APARTMENTS	SERVICE APART.	SENIORS LIVING	HOTEL	FACILITIES	COMMON SHARED AMENITIES	SENIORS LIVING COMMON AREAS	CHILDCARE	VOID	TOTALS
GND	+0.00	4.00	520	-	-	-	718	1,504	514	-	-	-	3,256
LVL 1	+4.00	3.10	886	999	-	-	886	-	-	-	-	507	3,278
LVL 2	+7.10	3.10	-	1,828	-	-	886	-	-	-	-	-	3,221
LVL 3	+10.20	3.10	-	1,692	-	-	886	-	-	-	-	-	3,085
LVL 4	+13.30	3.10	-	638	-	-	886	-	-	-	706	-	2,737
LVL 5	+16.40	3.10	-	-	266	872	886	-	-	-	507	-	2,531
LVL 6	+19.50	3.10	-	-	266	872	886	-	-	-	507	-	2,531
LVL 7	+22.60	3.10	-	-	-	1,261	-	-	-	-	-	-	1,261
LVL 8	+25.70	3.10	-	-	-	1,261	-	-	-	-	-	-	1,261
LVL 9	+28.80	3.10	-	-	-	1,261	-	-	-	-	-	-	1,261
TOTALS (sqm)			1,406	5,157	532	5,527	6,034	1,504		1,014	706	507	24,422
TOTALS UNITS			10 Units	47 Apartments	8 Service Apart.	60 L.L.U.	120 Rooms				140 kids		

LEVEL	RL's	FLR/FLR (m)	CARPARK	SERVICES	VOID	TOTAL	CAR SPACES
Basement 1	-4.00	4.00	4,225	700	550	5,475	135

TOTAL GFA =			24,422
TOTAL Basement			5,475
SITE AREA =			6,352
FSR =			3.84

NOTE: GFA MEASURED FROM EXTERNAL WALLS & INCLUDE CIRCULATION, FIRE STAIRS, LIFTS & CORRIDORS.
NOT INCLUDING BALCONIES

TOTAL SQM INCLUDING EXTERNAL TERRACES

LEVEL	BUILDING GFA	TERRACES	TOTAL
GND	3,256	-	3,256
LVL 1	3,278	-	3,278
LVL 2	3,221	300	3,521
LVL 3	3,085	138	3,223
LVL 4	2,737	232	2,969
LVL 5	2,531	325	2,856
LVL 6	2,531	-	2,531
LVL 7	1,261	1094	2,355
LVL 8	1,261	296	1,557
LVL 9	1,261	296	1,557
TOTALS (sqm)	24,422	2,681	27,103

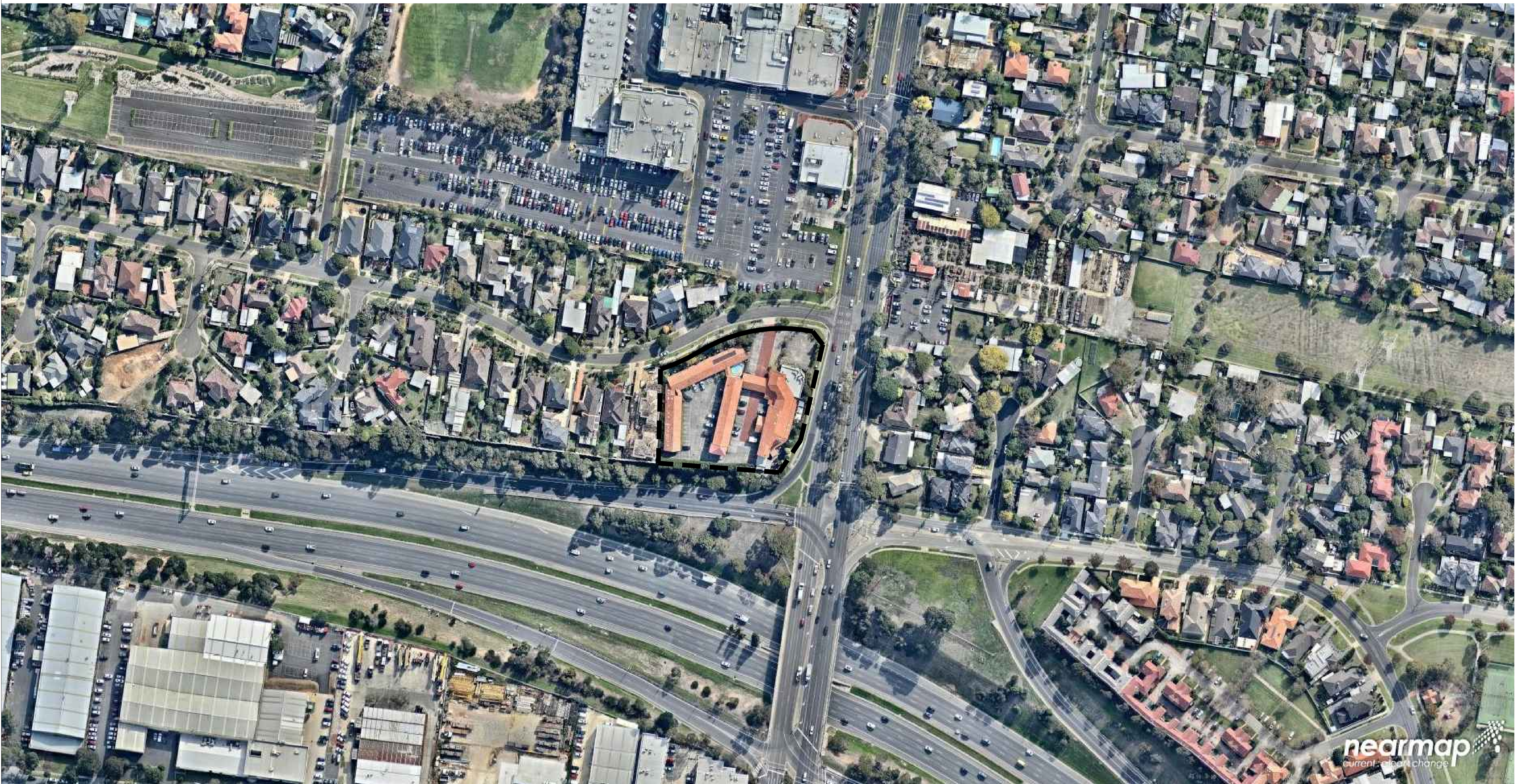
UNIT MIX

TOWNHOUSES	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	TOTAL
1 Bedroom	0	-	-	-	-	-	-	-	-	0
2 Bedroom	6	-	-	-	-	-	-	-	-	6
3 Bedroom	4	-	-	-	-	-	-	-	-	4
TOTAL	10									10

APARTMENTS	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	TOTAL
1 Bedroom	2	6	6	2	-	-	-	-	-	16
2 Bedroom	6	10	9	4	-	-	-	-	-	29
3 Bedroom	0	1	1	0	-	-	-	-	-	2
TOTAL	8	17	16	6						47

L.L.U.	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	TOTAL
1 Bedroom	-	-	-	-	5	5	2	2	2	16
2 Bedroom	-	-	-	-	4	4	12	12	12	44
3 Bedroom	-	-	-	-	0	0	0	0	0	0
TOTAL					9	9	14	14	14	60

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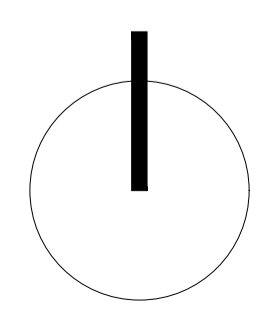


NOTE:
SITE HIGHLIGHTED BY DASHED LINE

IMPORTANT NOTES:
Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD.

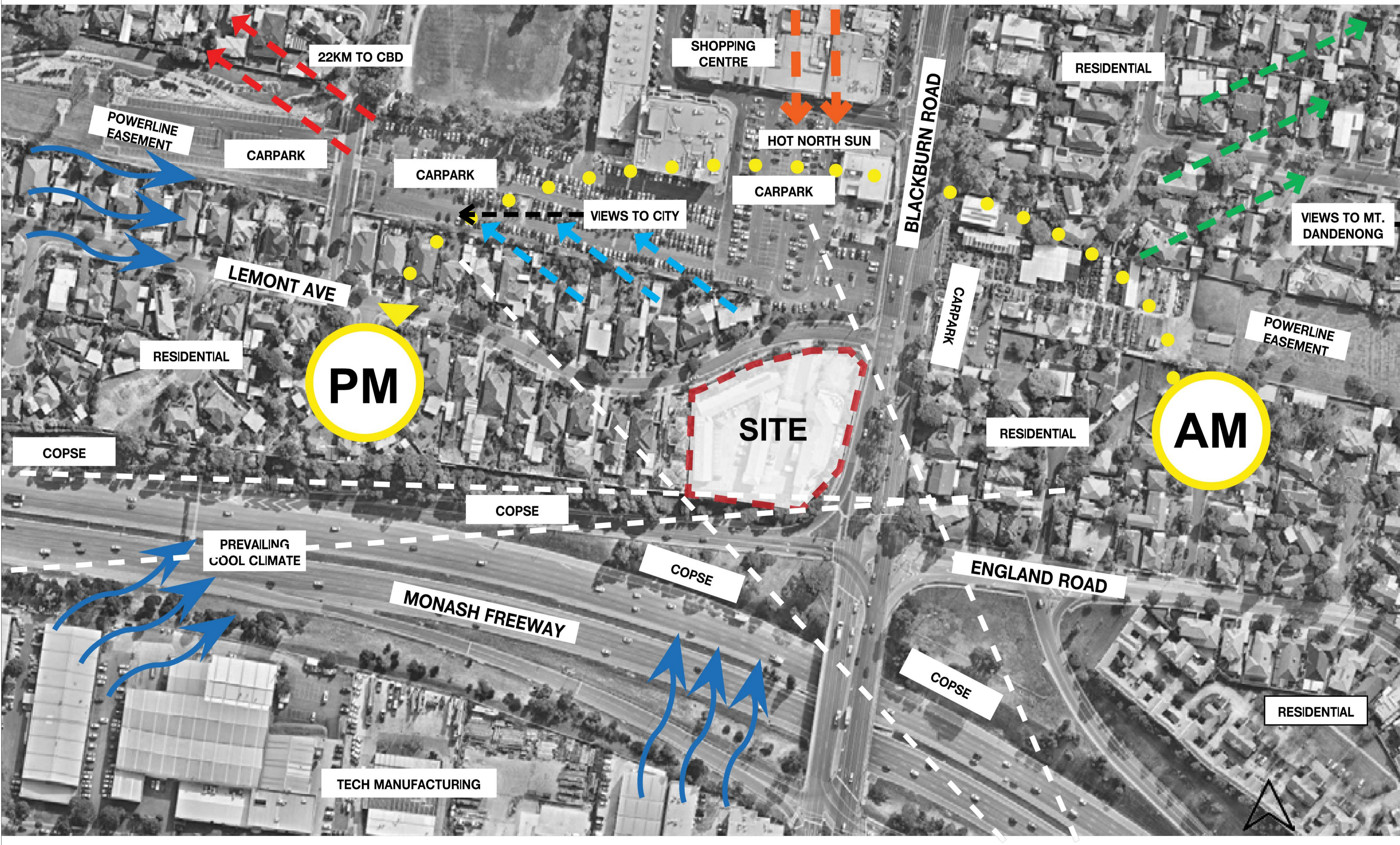
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LOCATION PLAN
PROPOSED MULTI-AGE PRECINCT
445 BLACKBURN RD, MOUNT WAVERLEY

SCALE	NTS
ISSUE	RFI Response
DATE	31 05 2017
DA	1.01



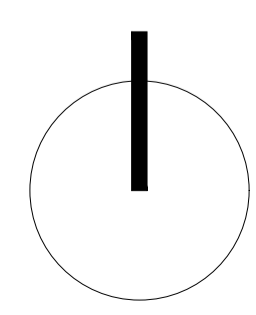
LEGEND:

- WIND DIRECTION
- SUN PATH
- DISTANCE TO CBD
- NORTH SUN
- NATURE VIEWS
- CITY VIEWS
- SITE

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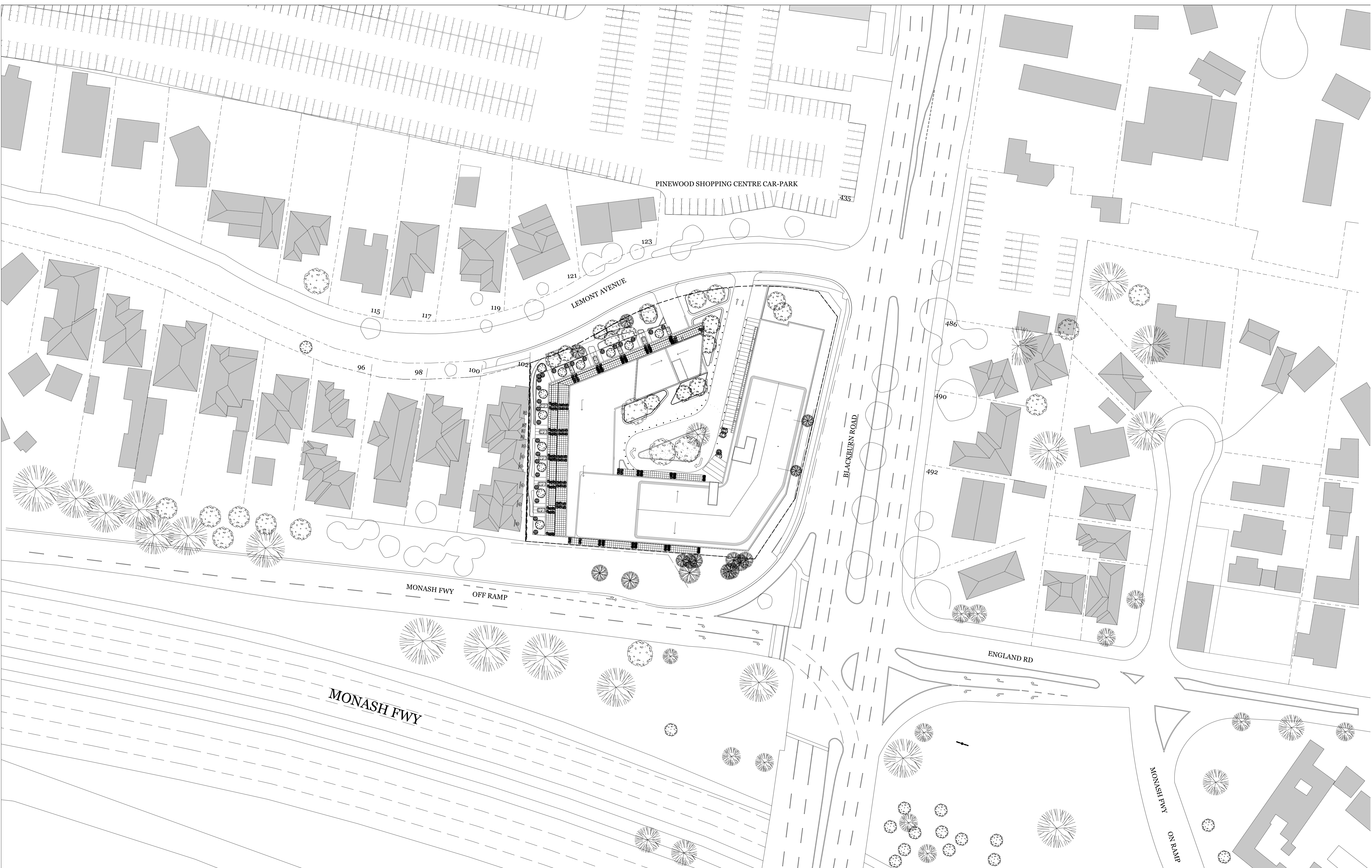
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SITE ANALYSIS
 PROPOSED MULTI-AGE PRECINCT
 445 BLACKBURN RD, MOUNT WAVERLEY

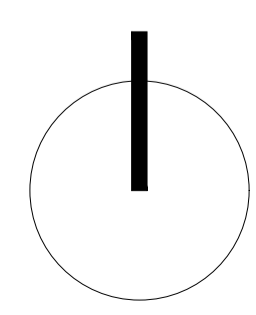
SCALE NTS
 ISSUE RFI Response
 DATE 31 05 2017
DA 1.02



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SITE PLAN

PROPOSED MULTI-AGE PRECINCT
 445 BLACKBURN RD, MOUNT WAVERLEY

SCALE 1 / 500
 ISSUE RFI Response
 DATE 31 05 2017
DA 1.03

← SOUTH

NORTH →

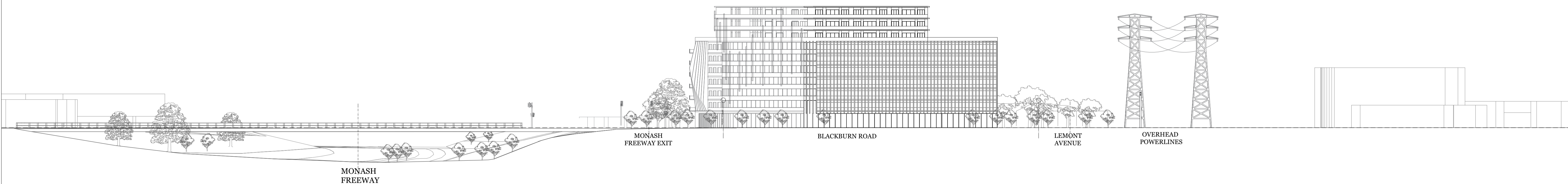
INDUSTRIAL
MANUFACTURING

FREEWAY

PROPOSED MULTIAGE PRECINCT

CARPARK

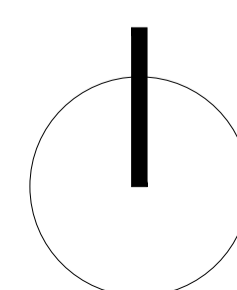
PINEWOOD SHOPPING CENTRE



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STREET SCAPE

PROPOSED MULTI-AGE PRECINCT
 445 BLACKBURN RD, MOUNT WAVERLEY

SCALE
 ISSUE
 DATE
DA

1 / 500 @A1
 RFI Response
 31 05 2017
1.04

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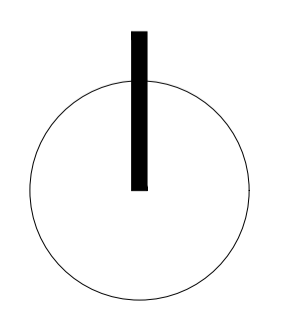
- Legend
- 1 TBM
 - 3 Title Mark
 - 4 Survey Mark
 - 102 Top of Bank
 - 103 Toe of Bank
 - 104 Existing Surface
 - 107 Floor Level
 - 201 Tree
 - 308 Side Entry Pit
 - 309 Grated Pit
 - 310 Junction Pit
 - 403 Edge of Bitumen
 - 404 Edge of Gravel
 - 406 Kerb Lip
 - 407 Kerb Invert
 - 408 Kerb Back
 - 409 Kerb Top
 - 410 Footpath
 - 419 Concrete
 - 503 Sign
 - 507 Traffic Signal Pit
 - 525 Flag Pole
 - 602 Shed
 - 603 Building
 - 604 Verandah
 - 605 Window
 - 606 Door
 - 609 Retaining Wall
 - 634 Ridge
 - 635 Spouting
 - 711 Light Pole
 - 712 Electricity Pole
 - 713 Electricity w/ Light
 - 716 Electrical Pit
 - 717 Overhead Electrical
 - 721 Communication Pit
 - 722 Communication Pillar
 - 727 Overhead Telco
 - 738 Gas Meter
 - 747 Inspection Cap
 - 741 Sewerage Pit
 - 751 Stop Valve
 - 753 Hydrant
 - 754 Water Meter
 - 901 Boundary
 - 903 Fence
 - EASE Easement

NOTE:
THIS DRAWING COMPRISES A CAD FILE OVERLAY
ON THE SITE SUBMITTED BY S.O.S. SURVEYING
MARCHESE ARE NOT THE AUTHOR

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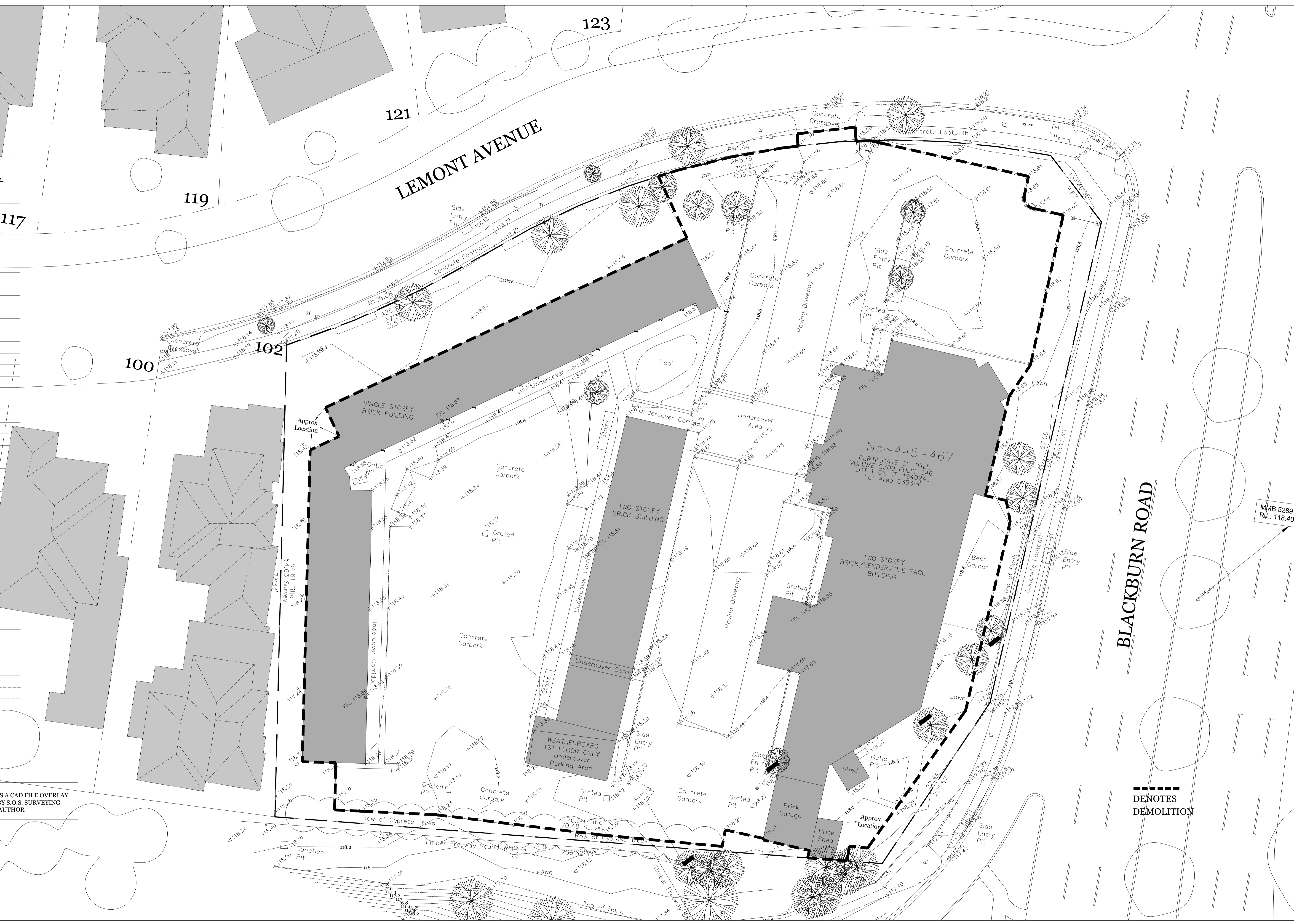
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DEMOLITION/SURVEYING
PROPOSED MULTI-AGE PRECINCT
445 BLACKBURN RD, MOUNT WAVERLEY

SCALE 1 / 200 @A1
ISSUE RFI Response
DATE 31 05 2017
DA 1.05



DENOTES
DEMOLITION