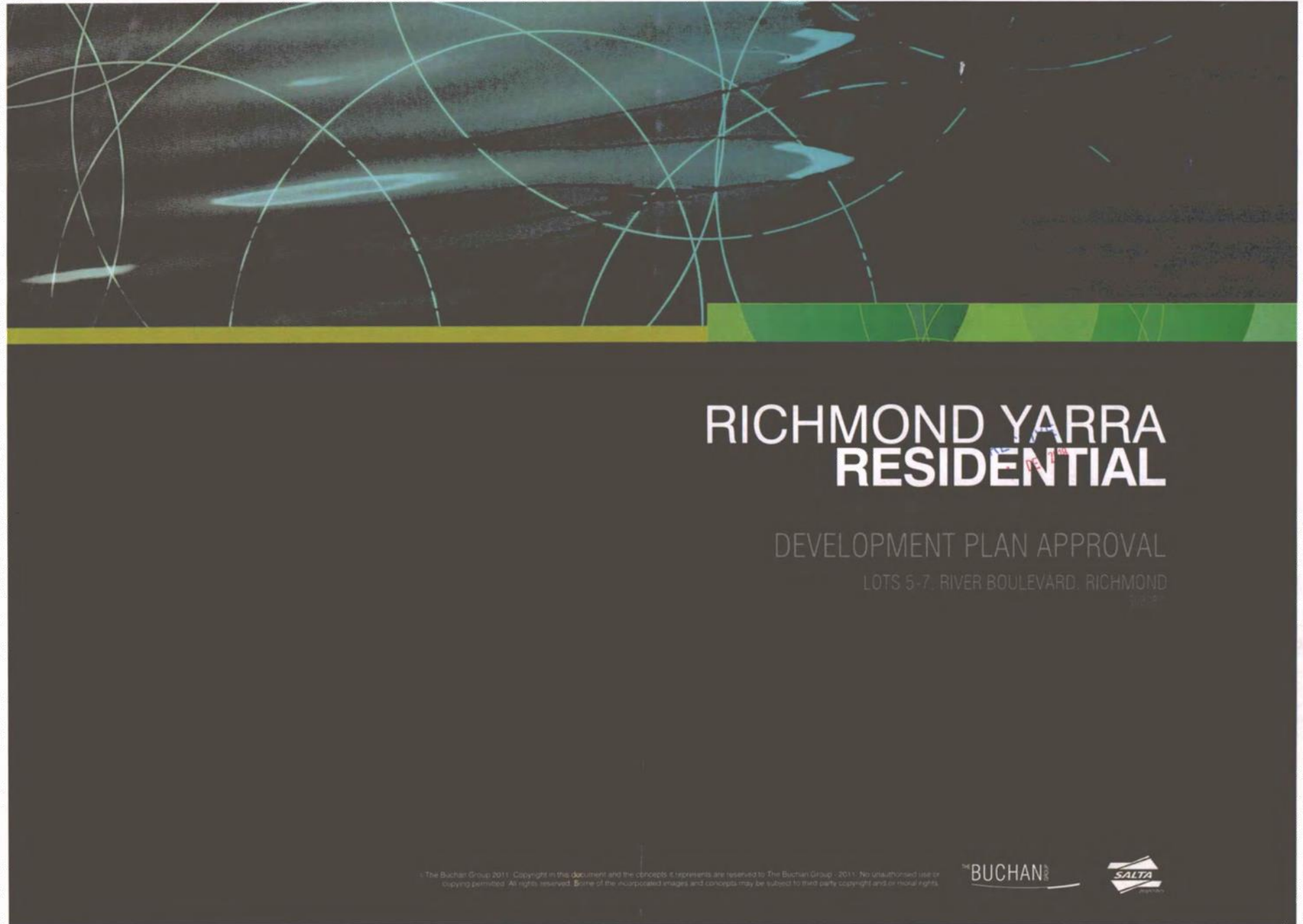


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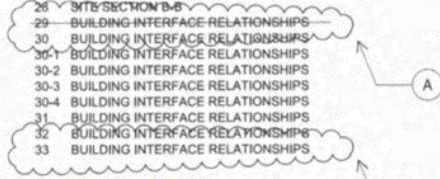
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- ⓐ SHEET CORRECTED
- ⓑ NEW SHEET ADDED
- ⓒ SHEET RE-INSTATED

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RICHMOND YARRA
RESIDENTIAL

SITE ANALYSIS

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PROPOSED SCHEDULE

APARTMENT SCHEDULE

	BLOCK A (4 LEVELS)				BLOCK B (6 LEVELS)				BLOCK C (8 LEVELS)			BLOCK D (6 LEVELS)		BLOCK E (4-5 LEVELS)		
	1 BED	1 BED & STUDY	2 BED	3 BED	1 BED	1 BED & STUDY	2 BED	3 BED	1 BED	1 BED & STUDY	2 BED	1 BED	2 BED	1 BED	2 BED	3 BED
GROUND	0	2	5	4	0	2	5	2	7	1	6	14	13	6	11	2
LEVEL 1	0	2	6	4	1	1	8	1	8	0	7	14	13	5	13	1
LEVEL 2	0	2	6	4	1	1	8	1	8	0	7	16	13	6	12	1
LEVEL 3	0	2	6	4	1	1	8	1	8	0	7	16	13	5	8	2
LEVEL 4	2	2	0	4	1	1	8	1	8	0	7	16	13	3	3	2
LEVEL 5	0	0	0	0	1	0	2	3	5	0	9	16	13	0	0	0
LEVEL 6	0	0	0	0	0	0	0	0	5	0	9	0	0	0	0	0
LEVEL 7	0	0	0	0	0	0	0	0	5	0	9	0	0	0	0	0
SUB TOTAL	2	10	23	20	5	6	39	9	54	1	61	92	78	25	47	8
TOTAL	55				59				116			170		80		

APARTMENT SCHEDULE SUMMARY

1 BEDROOM APARTMENTS	177 APARTMENTS
1 BEDROOM & STUDY APARTMENTS	17 APARTMENTS
2 BEDROOM APARTMENTS	248 APARTMENTS
3 BEDROOM APARTMENTS	37 APARTMENTS
TOTAL	479 APARTMENTS

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APARTMENT SUMMARY

	1 BED	1 BED + STUDY	2 BED	3 BED	TOTAL APARTMENTS
APPROVED	153	17	201	29	400
PROPOSED	177	17	248	37	479

TOWNHOUSE SUMMARY

	TOTAL 4 BEDROOM TOWNHOUSES
APPROVED	17
PROPOSED	0

DEVELOPMENT SUMMARY

	TOTAL DWELLINGS
APPROVED	417
PROPOSED	479

CAR PARKING SUMMARY

	B1 CARPARKS	B2 CARPARKS	VISITOR CARPARKS	TOWNHOUSE CARPARKS	TOTAL CARPARKS
APPROVED	183	246	30	34	493
PROPOSED	297	241	10	0	548

BICYCLE PARKING SUMMARY

	RESIDENTS	VISITORS	TOTAL BICYCLE PARKS
APPROVED	92	50	142
PROPOSED	168	50	218

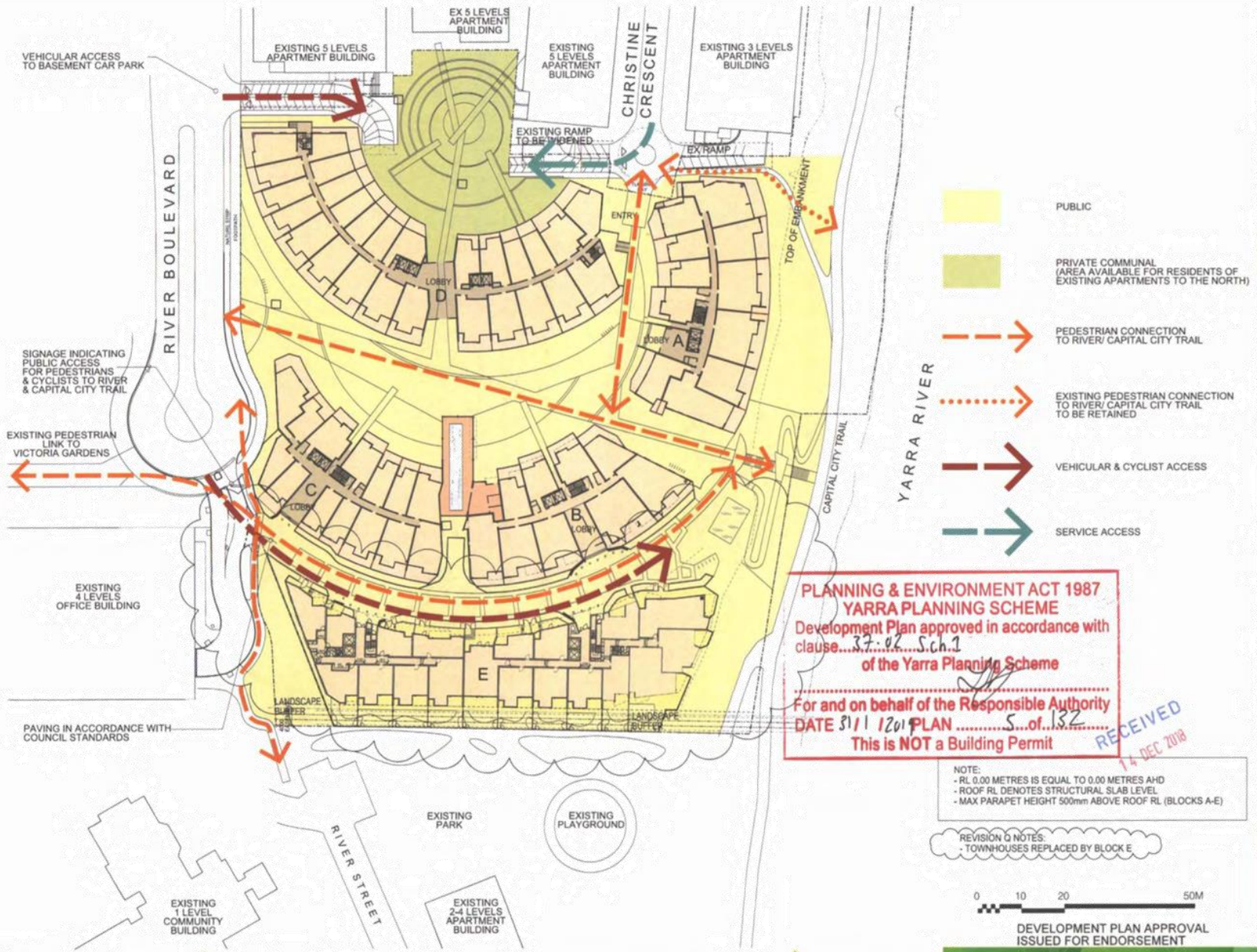
STORAGE CAGE SUMMARY

	TOTAL STORES
APPROVED	400
PROPOSED	400

SCHEDULE AMENDED IN ACCORDANCE WITH CONDITION PART A 111

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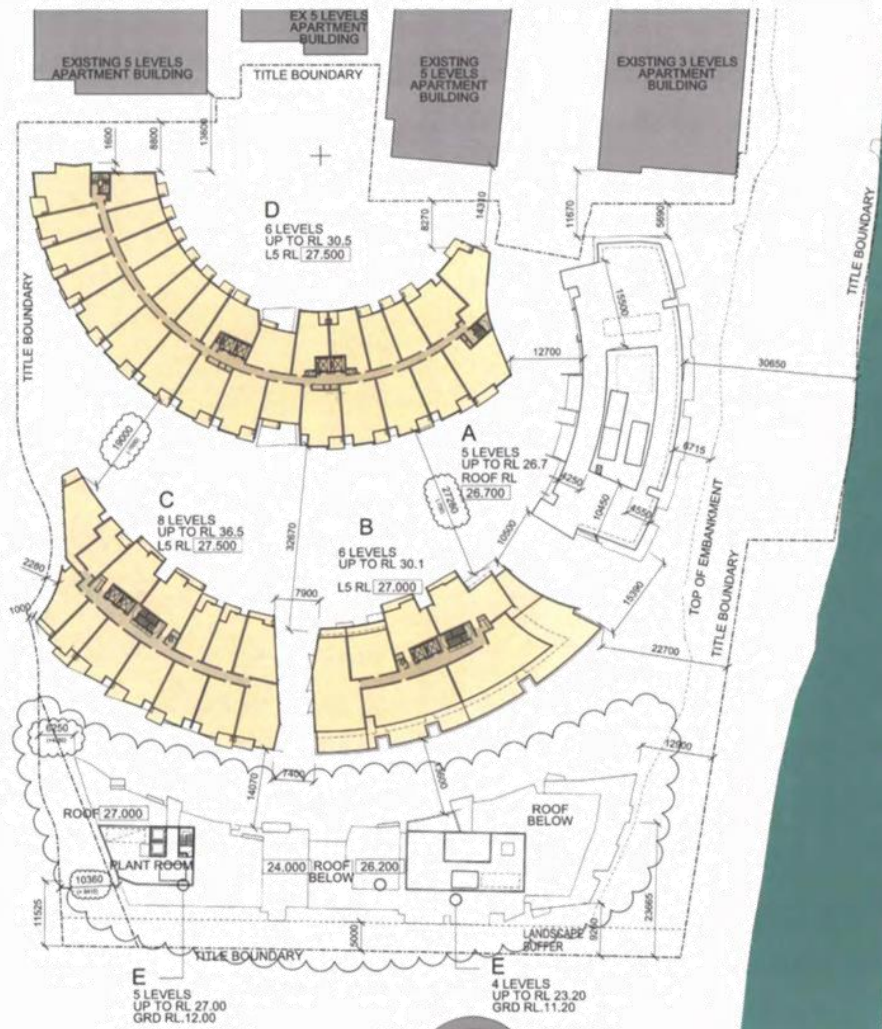
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RESIDENTIAL

SITE AND GENERAL PLANS

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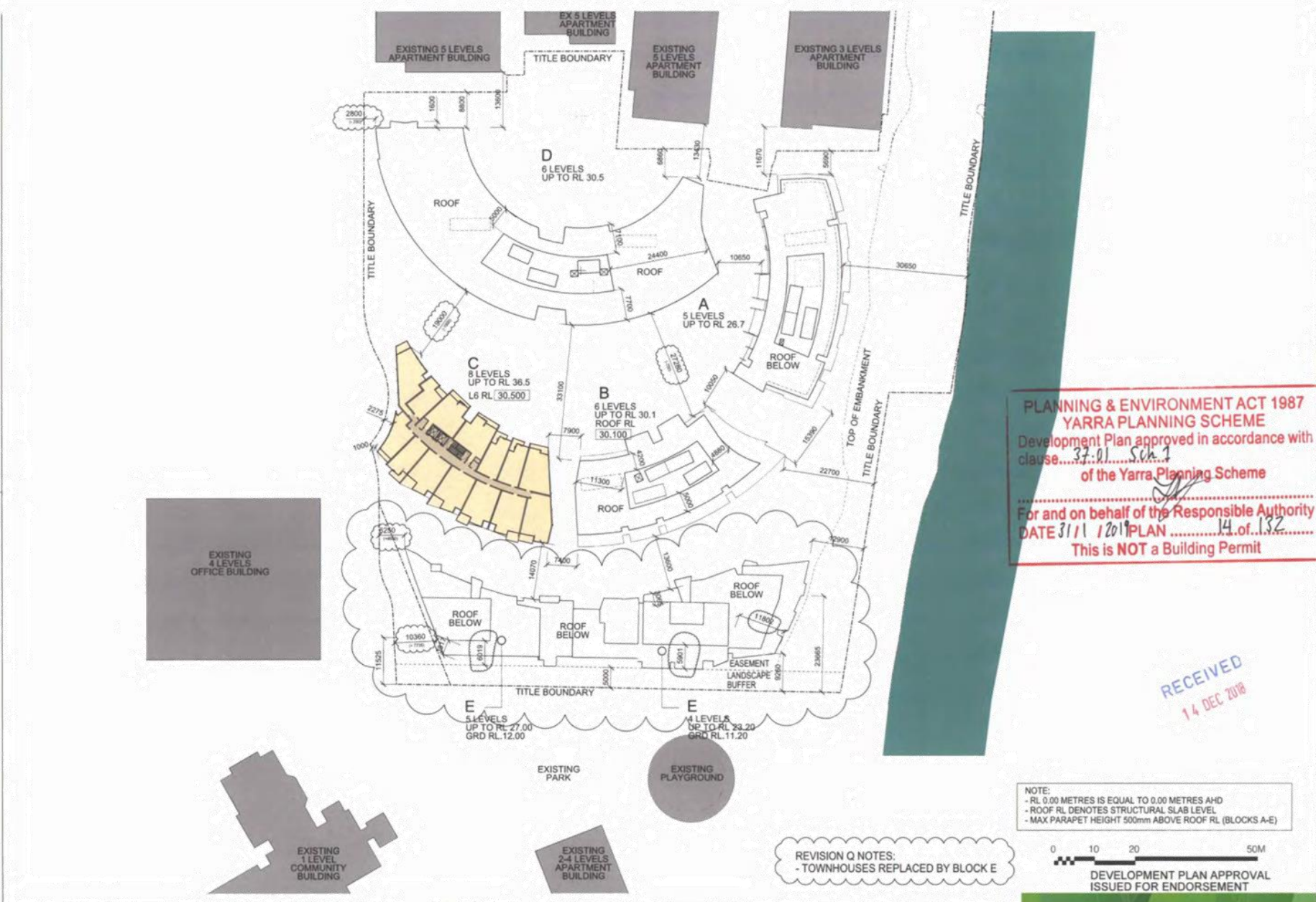
NOTE:
 - RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 - MAX PARAPET HEIGHT 500mm ABOVE ROOF RL (BLOCKS A-E)



REVISION Q NOTES:
 - TOWNHOUSES REPLACED BY BLOCK E

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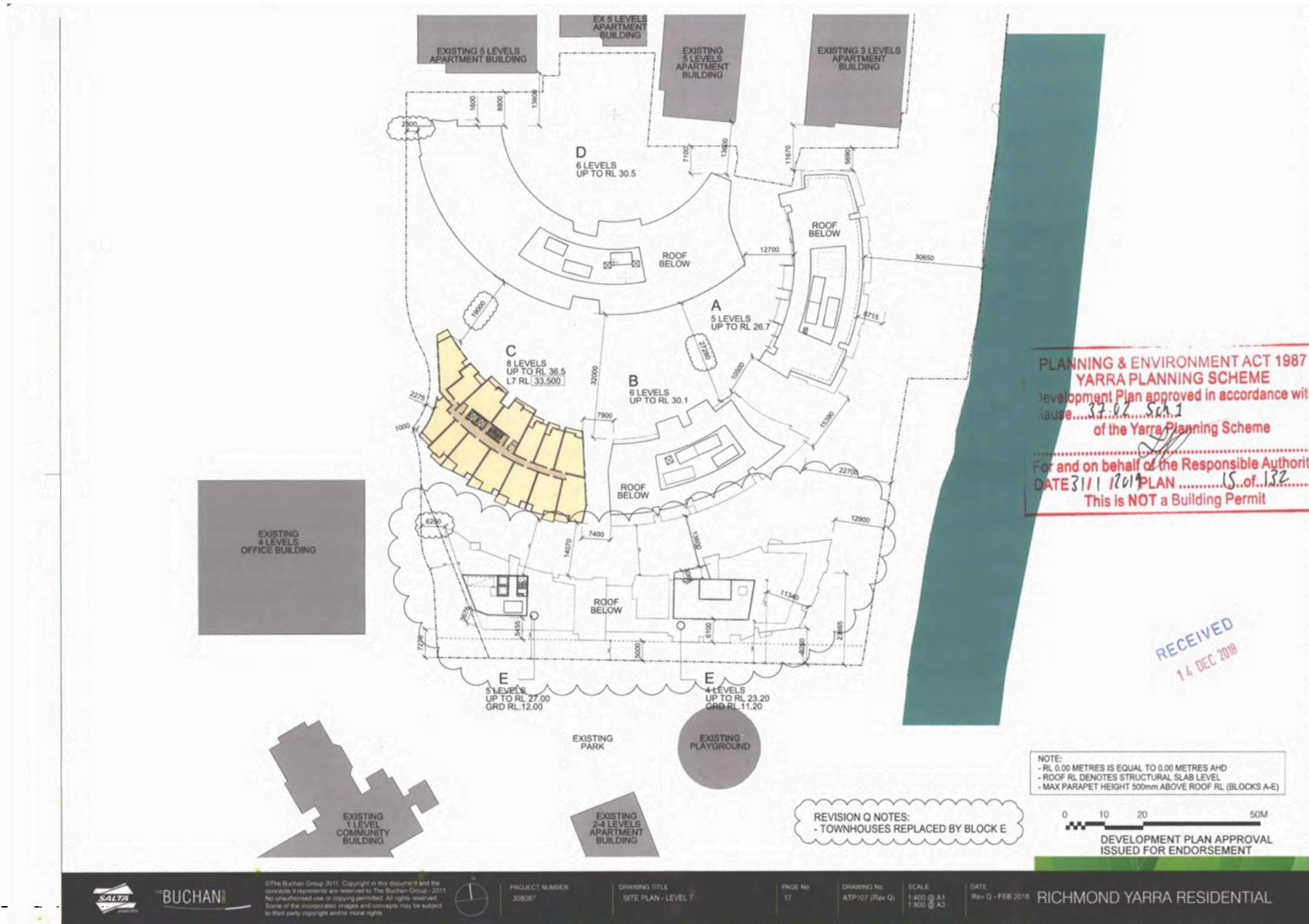
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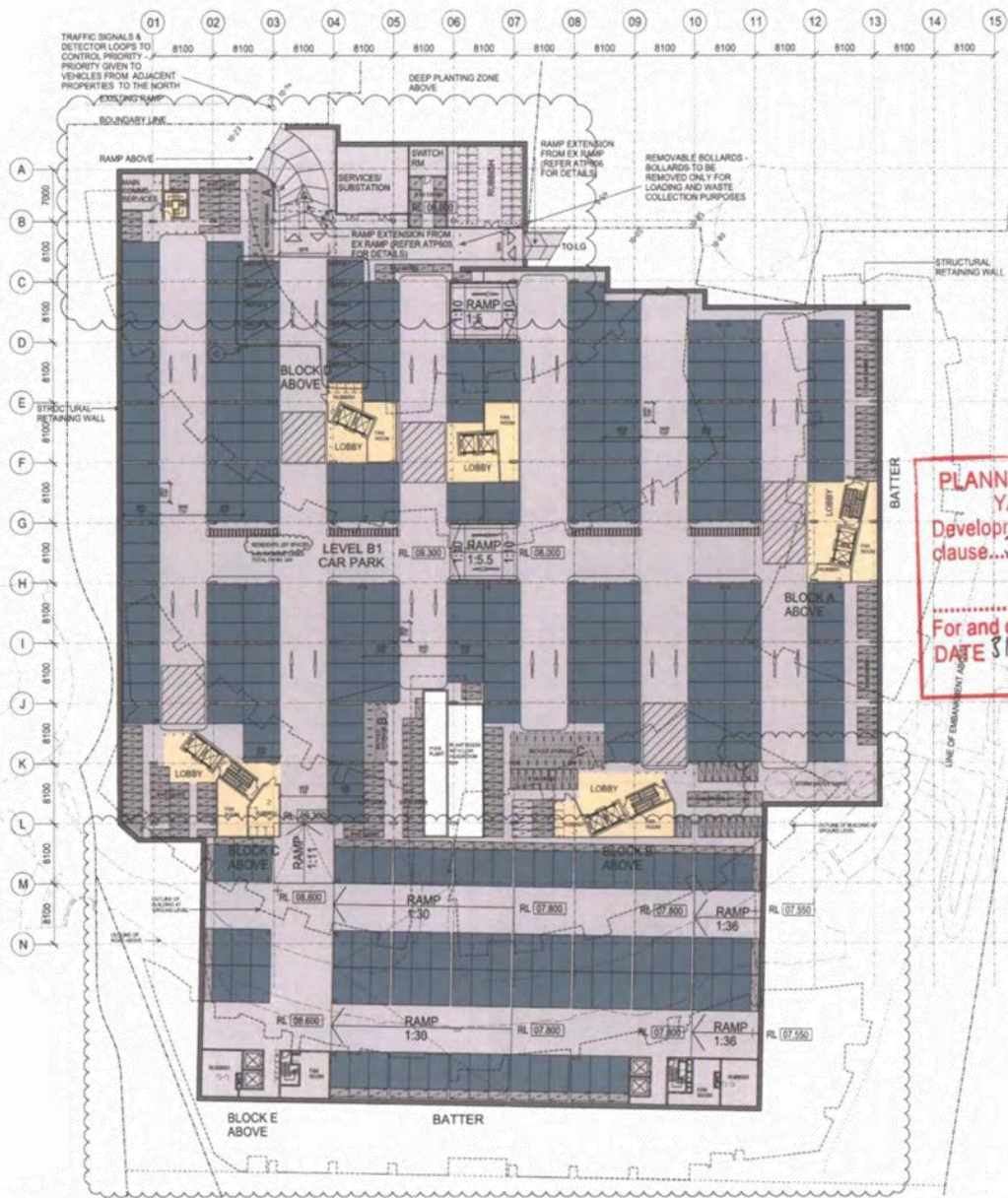
NOTE:
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REVISION Q NOTES:
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BASEMENT NOTE: RIVER BOULEVARD
 THE ENTRY/DRIVEWAY TO THE BASEMENT CAR PARK OFF RIVER BOULEVARD MUST INCORPORATE A CONTINUOUS FLOOD PROOF APEX TO A MINIMUM HEIGHT OF 600MM ABOVE THE APPLICABLE GRADING FLOOD LEVEL ASSOCIATED WITH THE YARRA RIVER OR 300MM ABOVE ANY LOCALISED OVERLAND FLOW PATH, WHICHEVER IS GREATER. ALL DOORS, WINDOWS, VENTS AND OPENINGS TO THE BASEMENT CAR PARK MUST ALSO BE RAISED TO BE ABOVE THE NOMINATED FLOOD LEVELS.

BASEMENT NOTE: CHRISTINE CRESCENT
 THE ENTRY/EXIT DRIVEWAY TO THE BASEMENT CAR PARK OFF CHRISTINE CRESCENT MUST BE MODIFIED TO INCORPORATE A CONTINUOUS FLOOD PROOF APEX TO A MINIMUM HEIGHT OF 200MM ABOVE THE APPLICABLE GRADING FLOOD LEVEL ASSOCIATED WITH THE YARRA RIVER OR 300MM ABOVE ANY LOCALISED OVERLAND FLOW PATH, WHICHEVER IS GREATER. ALL DOORS, WINDOWS, VENTS AND OPENINGS TO THE BASEMENT CAR PARK MUST ALSO BE RAISED TO BE ABOVE THE NOMINATED FLOOD LEVELS.

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CAR PARKING PROVIDED APARTMENT BLOCKS A, B, C, D & E	
BASEMENT 1 (RESIDENTS PARKING)	297 CARS
BASEMENT 2 (RESIDENTS PARKING)	241 CARS
BASEMENT 1 (VISITOR PARKING)	10 CARS
CAR SPACES FOR PROJECT TOTAL	548 CARS
BICYCLE PARKING PROVIDED	
RESIDENTS	198 SPACES
VISITORS	90 SPACES
TOTAL	218 SPACES
STORAGE CAGES (6 M3 EACH)	
PROVIDED	499 CAGES

BASEMENT PLANS NOTE:
 REFER ACOUSTIC REPORT FOR TREATMENT TO PLANT ROOMS

ESD FEATURES
 - Sustainable Management Plan by Built Ecology WSP (May 2018)

- Transport:**
- Residents' bicycle parking provided refer CGR Traffic Report
 - Visitors' bicycle parking provided refer CGR Traffic Report
- REVISION N NOTES:**
1. AMENDED BASEMENT WALL EXTENSION NOT UNDER THE ROAD.
 2. CAR SPACES ADDED
 3. STORES RE-ARRANGED
 4. MW CONDITION BASEMENT NOTE REVISED

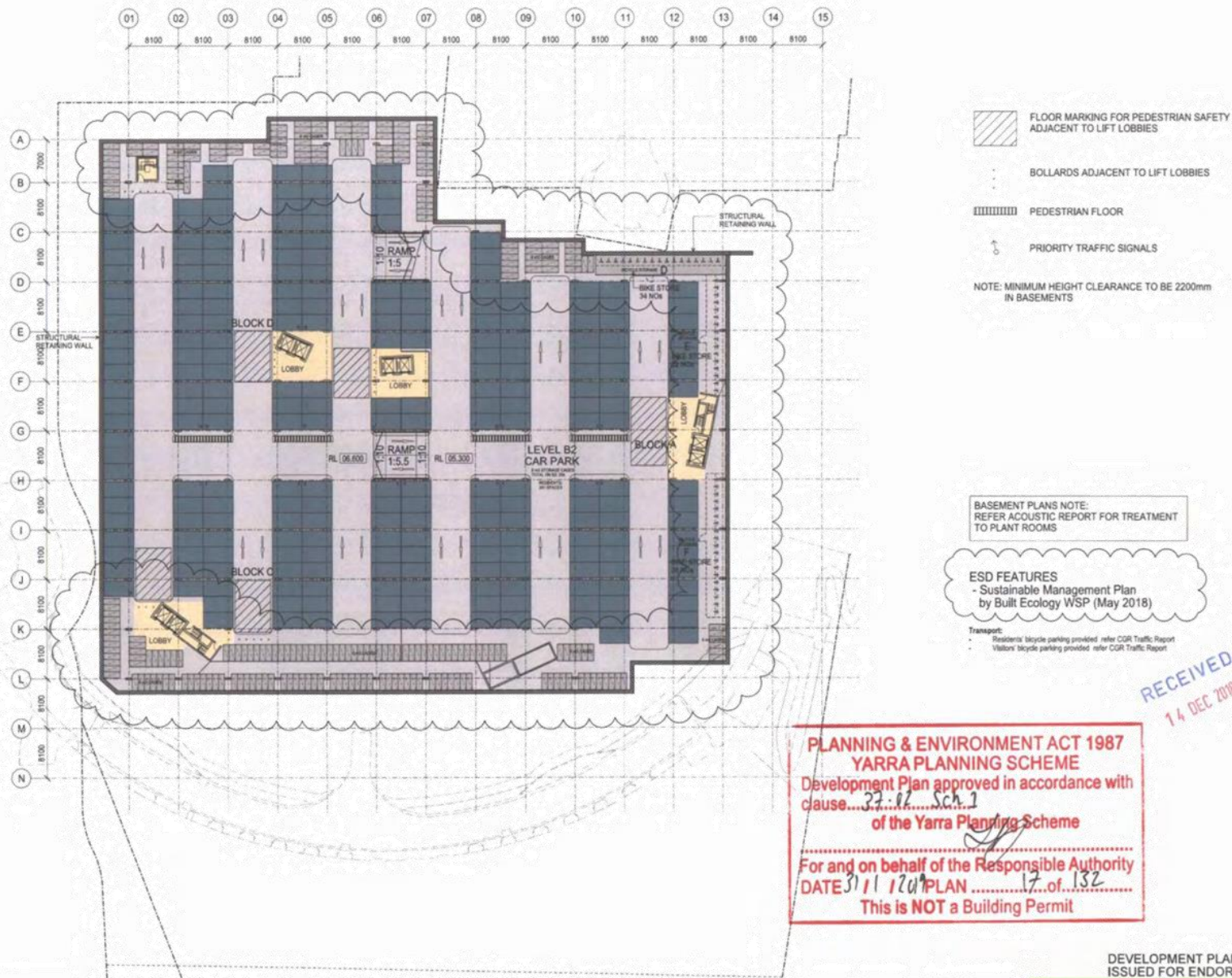
REVISION Q NOTES:
 - CARPARK EXTENDED SOUTH

- FLOOR MARKING FOR PEDESTRIAN SAFETY ADJACENT TO LIFT LOBBIES
- BOLLARDS ADJACENT TO LIFT LOBBIES
- PEDESTRIAN FLOOR
- PRIORITY TRAFFIC SIGNALS

NOTE: MINIMUM HEIGHT CLEARANCE TO BE 2200mm IN BASEMENTS

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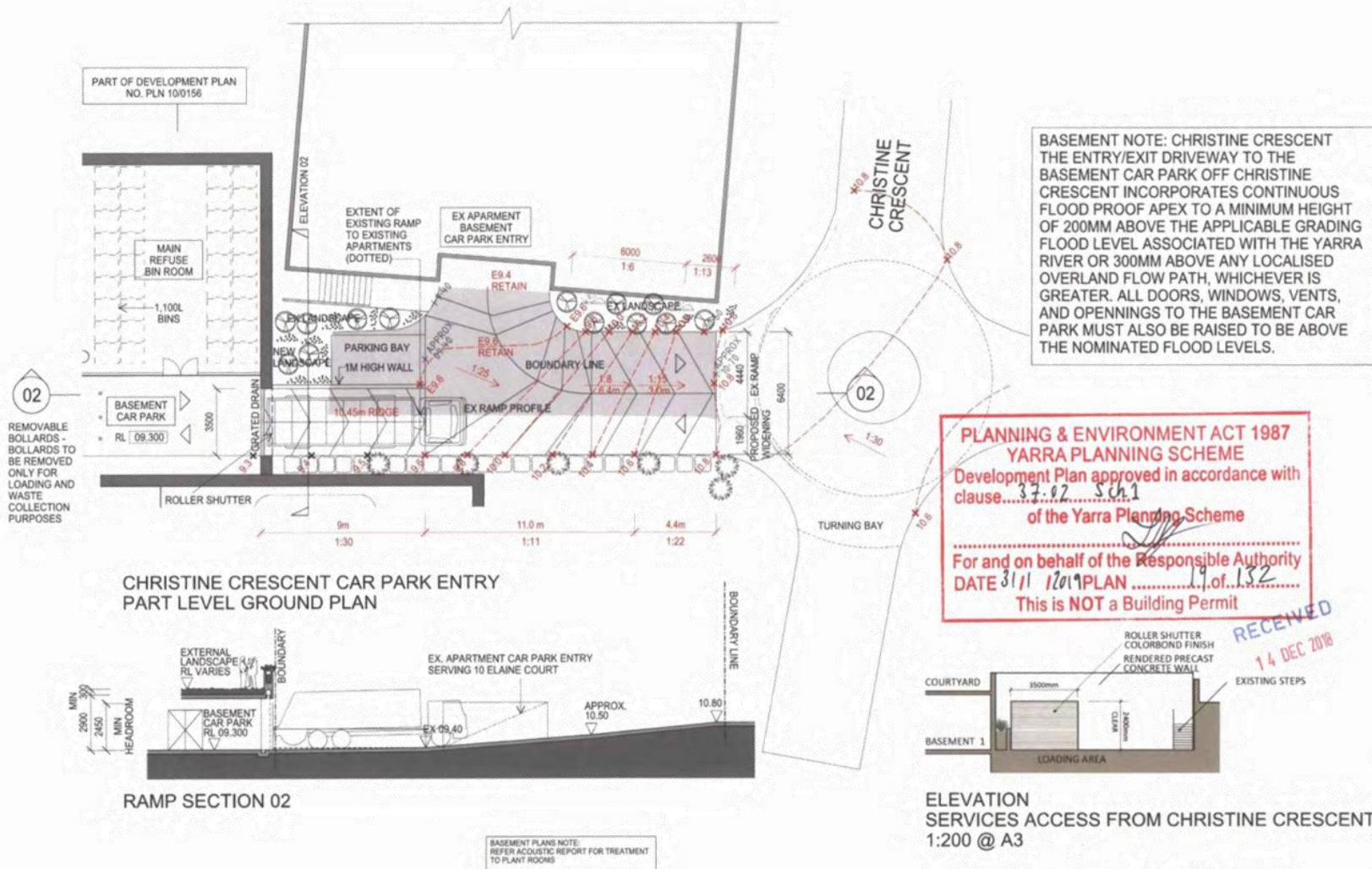
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BASEMENT NOTE: CHRISTINE CRESCENT THE ENTRY/EXIT DRIVEWAY TO THE BASEMENT CAR PARK OFF CHRISTINE CRESCENT INCORPORATES CONTINUOUS FLOOD PROOF APEX TO A MINIMUM HEIGHT OF 200MM ABOVE THE APPLICABLE GRADING FLOOD LEVEL ASSOCIATED WITH THE YARRA RIVER OR 300MM ABOVE ANY LOCALISED OVERLAND FLOW PATH, WHICHEVER IS GREATER. ALL DOORS, WINDOWS, VENTS, AND OPENINGS TO THE BASEMENT CAR PARK MUST ALSO BE RAISED TO BE ABOVE THE NOMINATED FLOOD LEVELS.

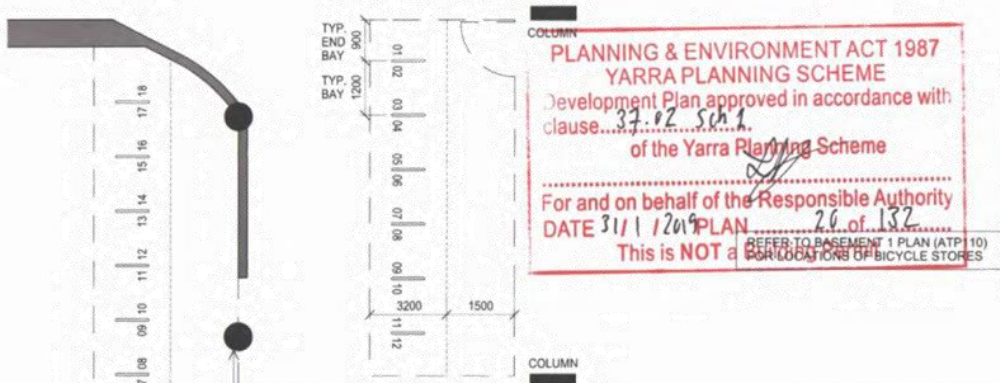
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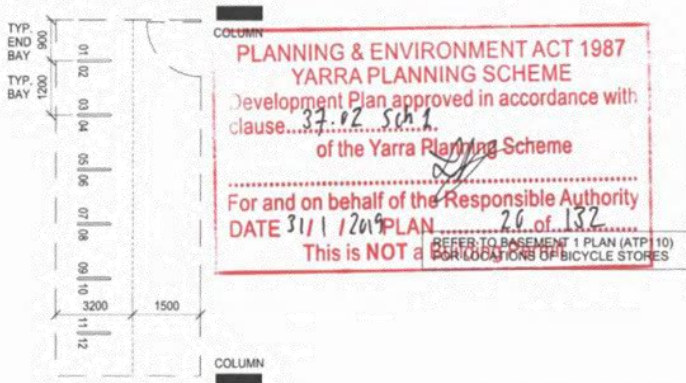
- REVISION J NOTES:**
 1. EXISTING RAMP REDESIGN TO ACCOMMODATE FLOOD LEVEL REQUIREMENTS AGREED WITH MELBOURNE WATER
 2. REFERENCE TO FLOOD LEVEL CHANGED
- REVISION K NOTES:**
 1. EXISTING RAMP REDESIGN TO ACCOMMODATE FLOOD LEVEL REQUIREMENTS AGREED WITH MELBOURNE WATER
 2. AMENDED NOTES
- REVISION F NOTES:**
 1. SERVICE ACCESS ELEVATION SHOWN
- REVISION G NOTES:**
 1. NOTES ADDED
- REVISION H NOTES:**
 1. BASEMENT NOTES ADDED

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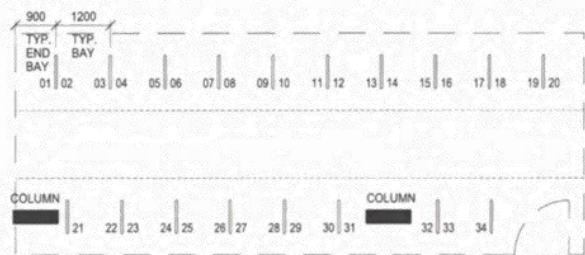
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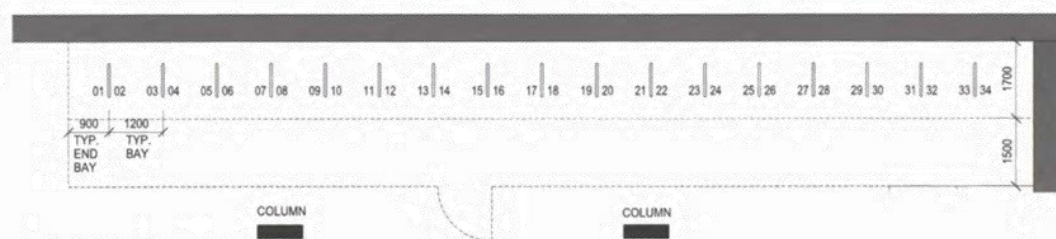
BICYCLE STORE A
18 NOS.



BICYCLE STORE B
12 NOS.

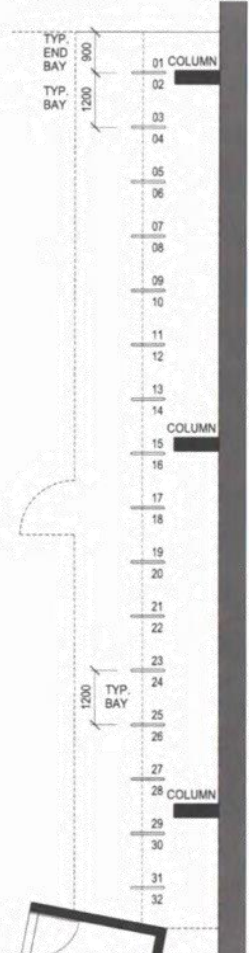


BICYCLE STORE C
34 NOS.

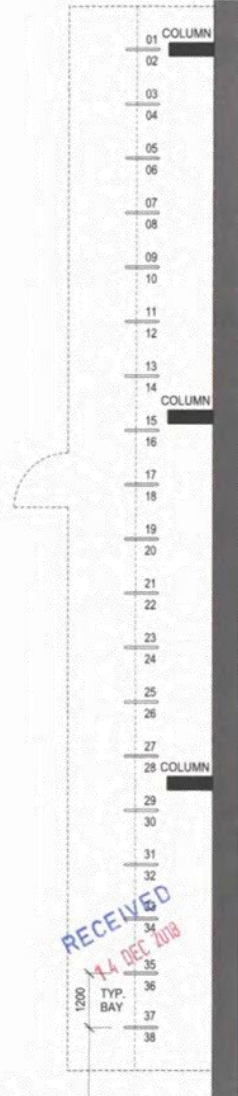


BICYCLE STORE D
34 NOS.

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 This is NOT a REFER TO BASEMENT 1 PLAN (ATP 10)
 FOR LOCATIONS OF BICYCLE STORES



BICYCLE STORE E
32 NOS.



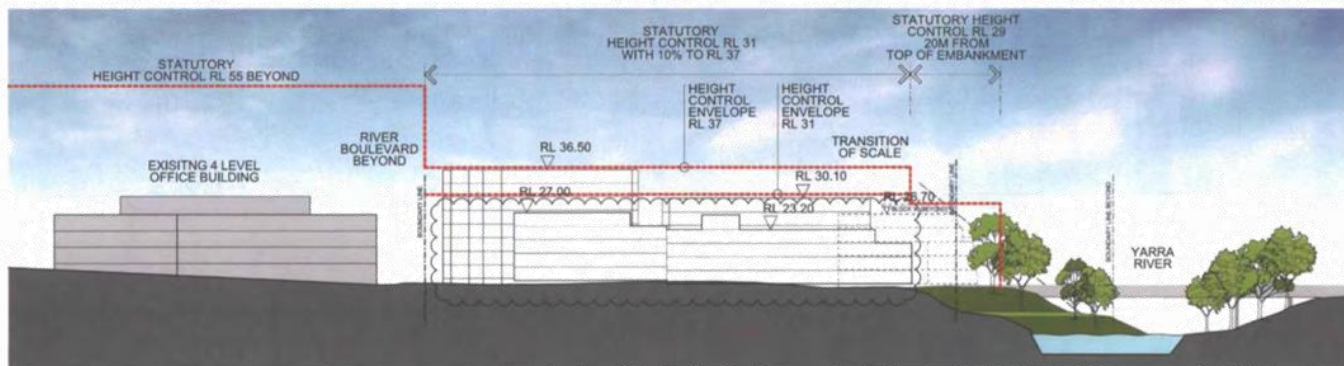
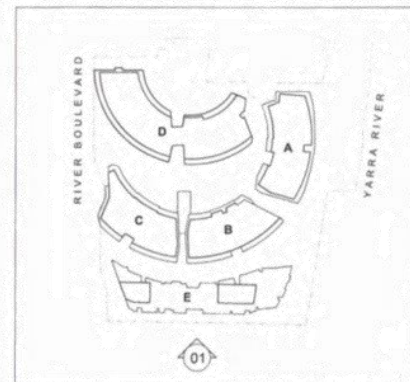
BICYCLE STORE F
38 NOS.

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BLOCK ELEVATION 01 (SOUTH)

- NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 - MAX PARAPET HEIGHT 500mm ABOVE ROOF RL (BLOCKS A-D)
 - HEIGHT OF BLOCK E TAKEN TO TOP OF PARAPET

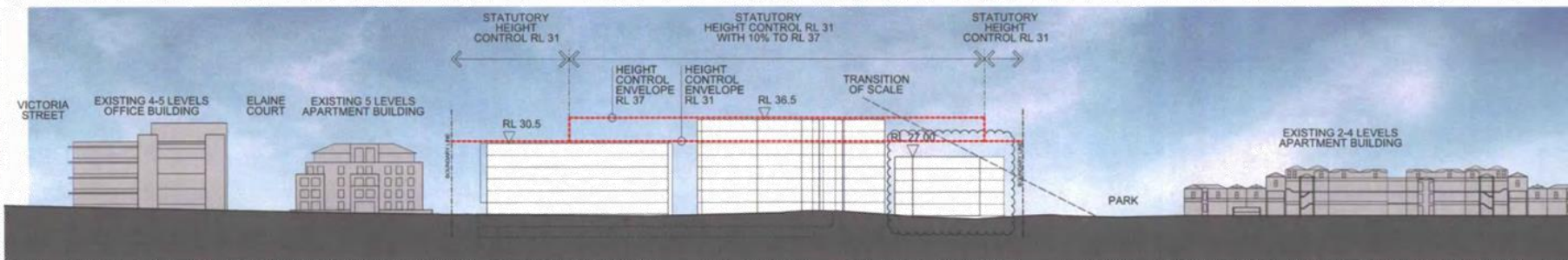
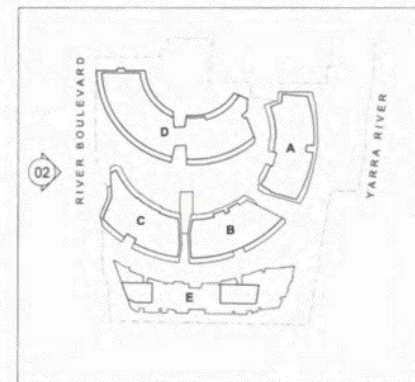
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NOTE AMENDED IN ACCORDANCE WITH CONDITION PART A 1(i)
 REVISION Q NOTES:
 - TOWNHOUSES REPLACED BY BLOCK E

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BLOCK ELEVATION 02 (RIVER BOULEVARD ELEVATION - WEST)

NOTE:
 - RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 - MAX PARAPET HEIGHT 500mm ABOVE ROOF RL (BLOCKS A-D)
 - HEIGHT OF BLOCK E TAKEN TO TOP OF PARAPET

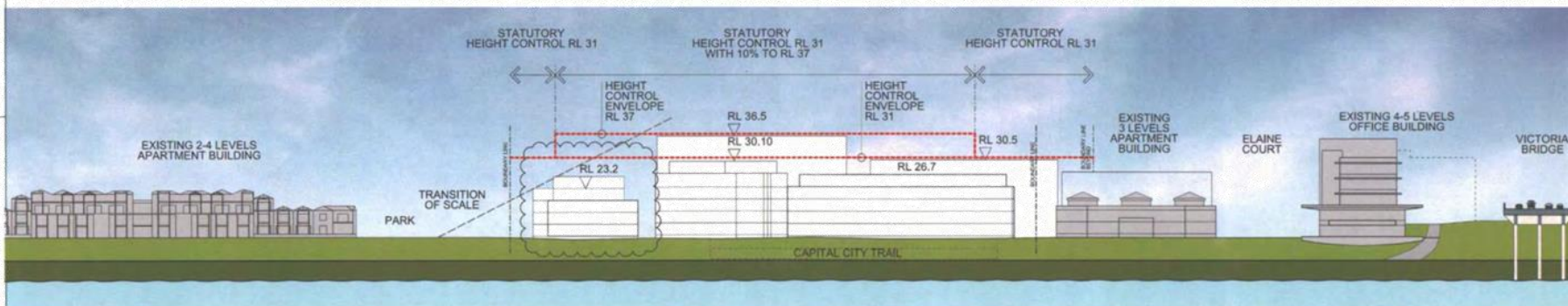
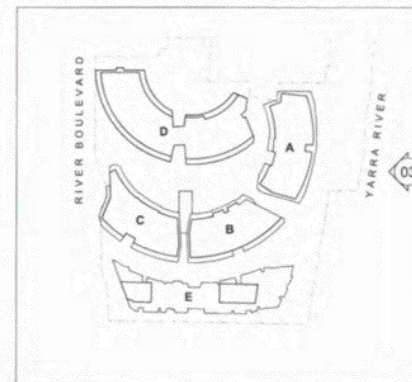
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 clause 37.02 Sch 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/11/2019 PLAN 23 of 132
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BLOCK ELEVATION 03 (YARRA RIVER ELEVATION - EAST)

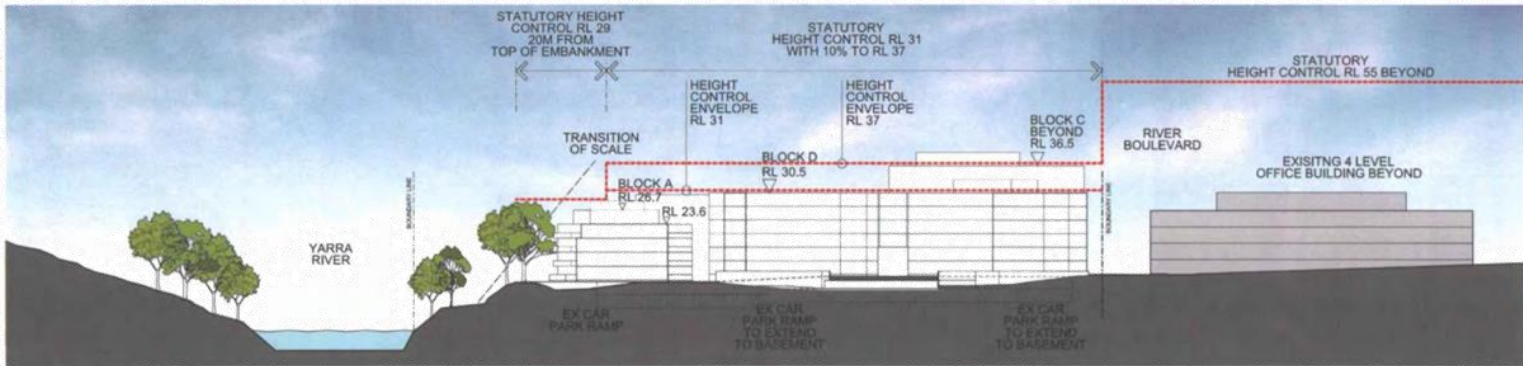
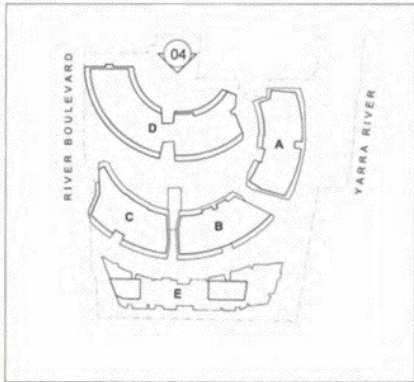
NOTE:
 - RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 - MAX PARAPET HEIGHT 500mm ABOVE ROOF RL (BLOCKS A-D)
 - HEIGHT OF BLOCK E TAKEN TO TOP OF PARAPET

NOTE AMENDED IN ACCORDANCE WITH CONDITION PART A 1(i)
 REVISION Q NOTES:
 - TOWNHOUSES REPLACED BY BLOCK E

DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT

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 For and on behalf of the Responsible Authority
 DATE 3/11/2019 PLAN 24 of 132
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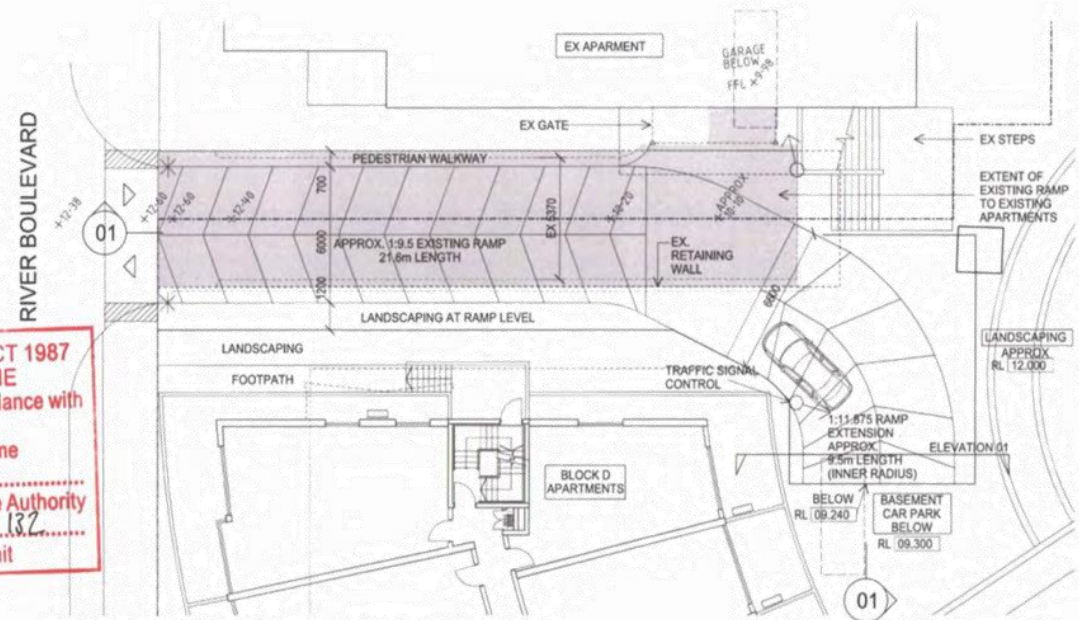
BLOCK ELEVATION 04 (NORTH)

NOTE:
 - RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 - MAX PARAPET HEIGHT 600mm ABOVE ROOF RL (BLOCKS A-D)
 - HEIGHT OF BLOCK E TAKEN TO TOP OF PARAPET

NOTE AMENDED IN ACCORDANCE WITH CONDITION PART A 1(i)
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 Development Plan approved in accordance with
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 For and on behalf of the Responsible Authority
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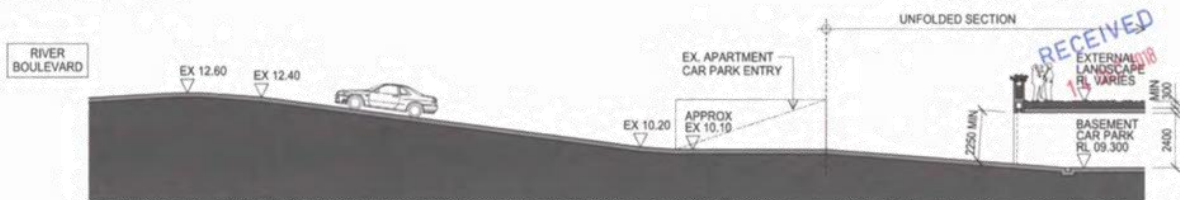


- INSTALL TACTILE TILES TO PAVEMENT TO AS 1428 - 2010
 - INSTALL TRAFFIC SIGNS WITH "GIVE WAY TO PEDESTRIANS" AT ENTRY AND EXIT
 - TRAFFIC PRIORITY SIGNAL PRIORITY GIVEN TO VEHICLES FROM ADJACENT PROPERTIES TO THE NORTH
 - DETECTION LOOP
- BASEMENT PLANS NOTE:
REFER ACOUSTIC REPORT FOR TREATMENT TO PLANT ROOMS
- BASEMENT NOTE: RIVER BOULEVARD THE ENTRY/DRIVEWAY TO THE BASEMENT CAR PARK OFF RIVER BOULEVARD MUST INCORPORATE A CONTINUOUS FLOOD PROOF APEX TO A MINIMUM HEIGHT OF 600MM ABOVE THE APPLICABLE GRADING FLOOD LEVEL ASSOCIATED WITH THE YARRA RIVER OR 300MM ABOVE ANY LOCALISED OVERLAND FLOW PATH, WHICHEVER IS GREATER. ALL DOORS, WINDOWS, VENTS AND OPENINGS TO THE BASEMENT CAR PARK MUST ALSO BE RAISED TO BE ABOVE THE NOMINATED FLOOD LEVELS.

RIVER BOULEVARD CAR PARK ENTRY
 PART LEVEL GROUND PLAN



ELEVATION 01
 CARPARK ENTRY FROM RIVER BOULEVARD
 1:200 @ A3



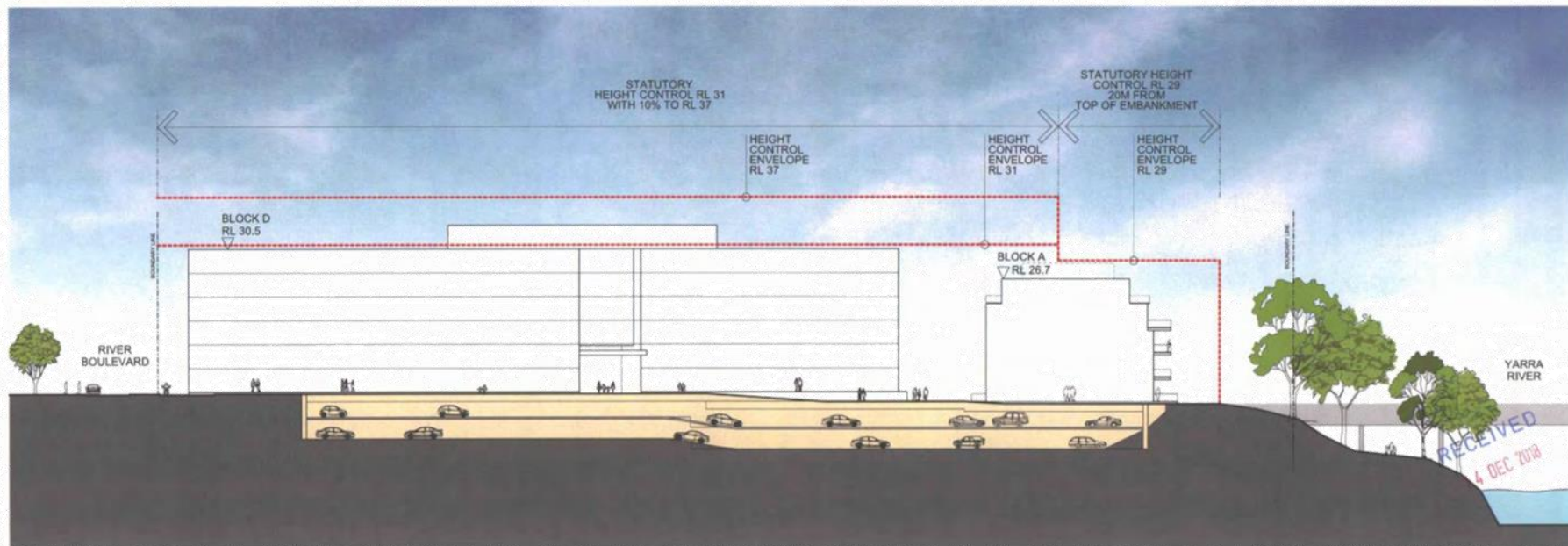
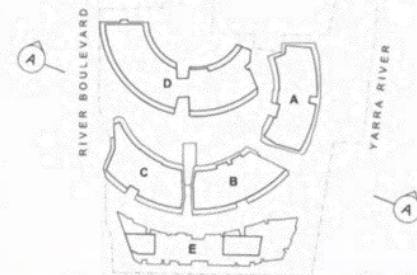
RAMP SECTION 01

REVISION M NOTES:
 1. UPDATED STAIR BLOCK D
 2. MIN CONDITION BASEMENT NOTE REVISED

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YARRA PLANNING SCHEME
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SECTION A-A

NOTE AMENDED IN ACCORDANCE WITH CONDITION PART A 1(i)

NOTE:
 ALL APARTMENT CEILING LEVELS AT
 2700mm AFFL FOR LIVING & BEDROOMS - BLOCK A & B
 2600mm AFFL FOR LIVING & BEDROOMS - BLOCK C & D
 2400mm AFFL FOR WET AREAS

NOTE:
 - RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 - MAX PARAPET LEVEL 500mm ABOVE ROOF RL (BLOCKS A-D)
 - HEIGHT OF BLOCK E TAKEN TO TOP OF PARAPET

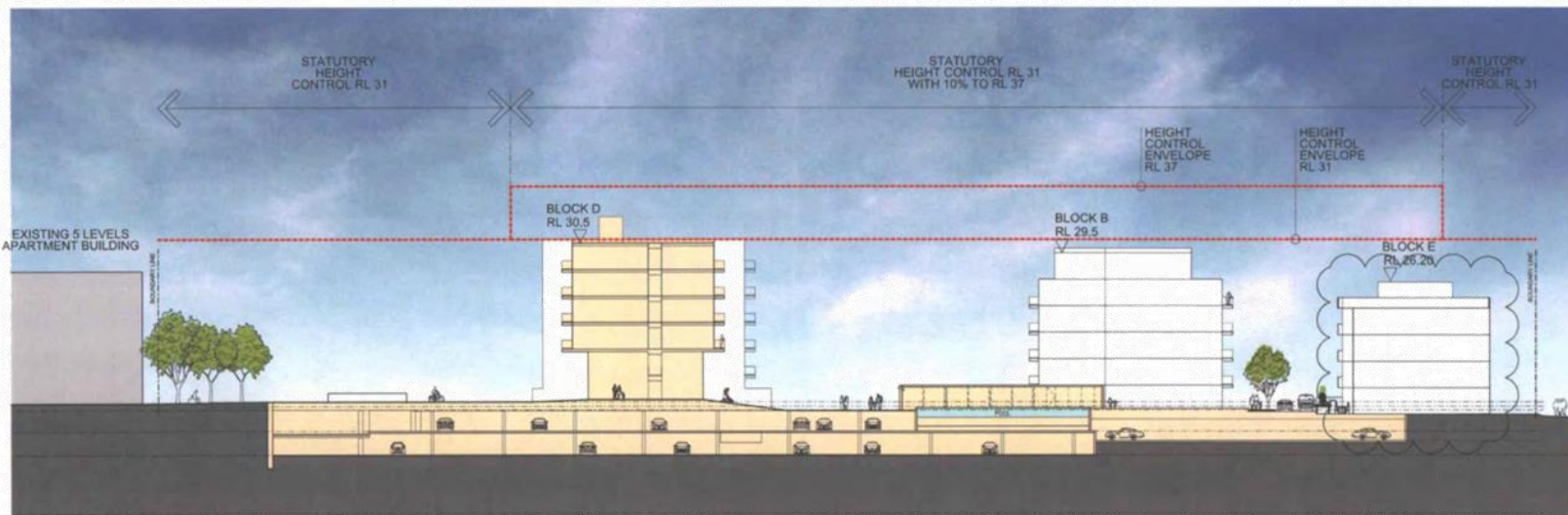
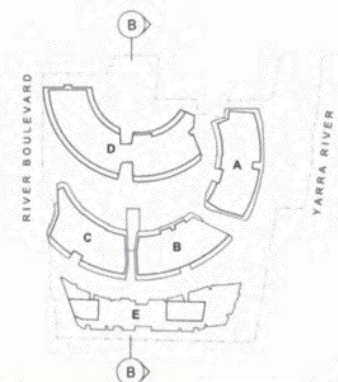


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 4 DEC 2019

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 YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.02 SCA 1
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 For and on behalf of the Responsible Authority
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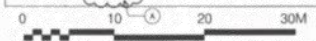
SCALE 1:200 SECTION B-B

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 14 DEC 2010

NOTE:
 ALL APARTMENT CEILING LEVELS AT
 2700mm AFFL FOR LIVING & BEDROOMS - BLOCK A & B
 2600mm AFFL FOR LIVING & BEDROOMS - BLOCK C & D
 2400mm AFFL FOR WET AREAS

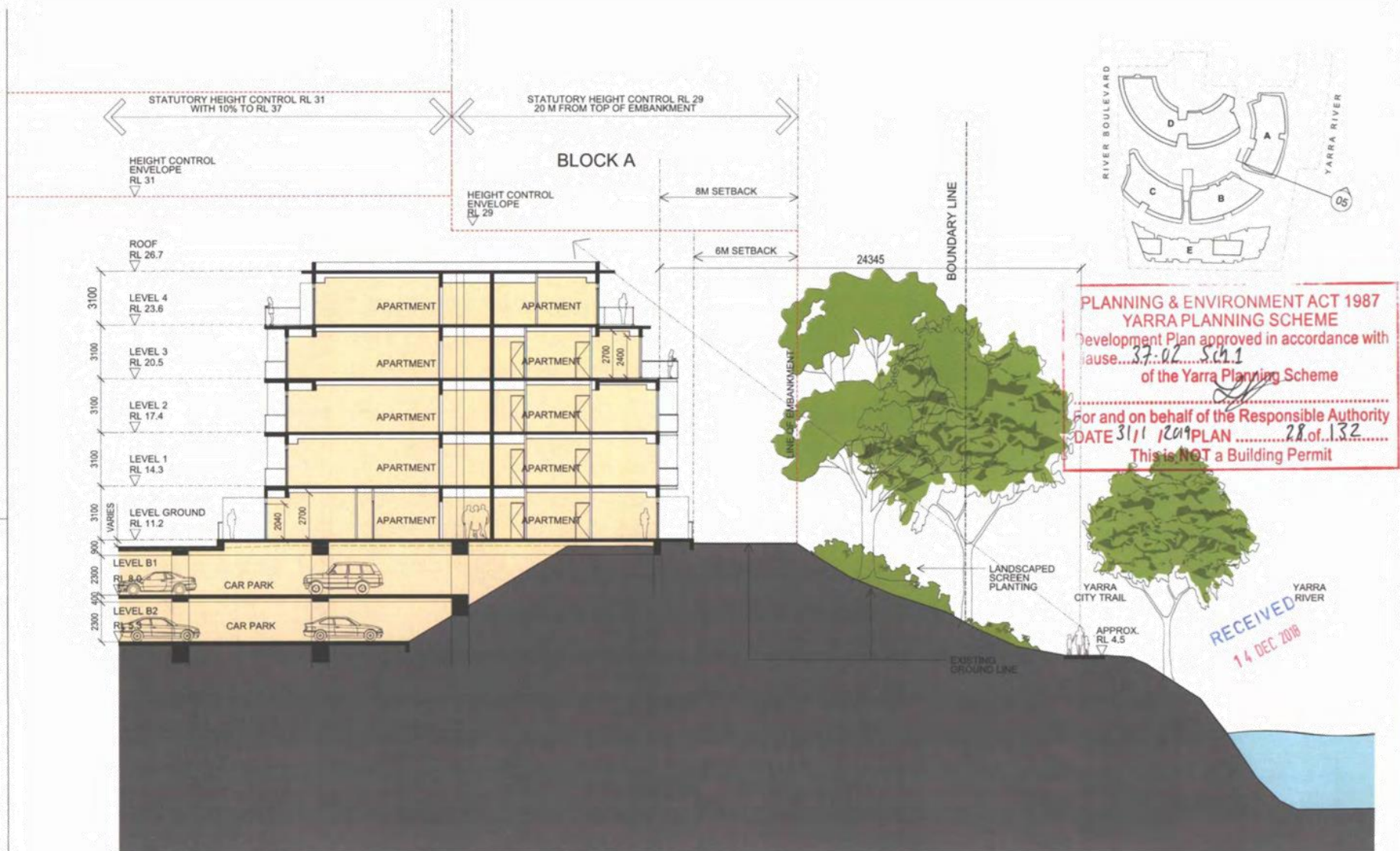
NOTE:
 - RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 - MAX PARAPET LEVEL 500mm ABOVE ROOF RL (BLOCKS A-E)
 - HEIGHT OF BLOCK E TAKEN TO TOP OF PARAPET

NOTE AMENDED IN ACCORDANCE WITH CONDITION PART A 1(i)
 REVISION Q NOTES:
 - TOWNHOUSES REPLACED BY BLOCK E



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PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.02 sub 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
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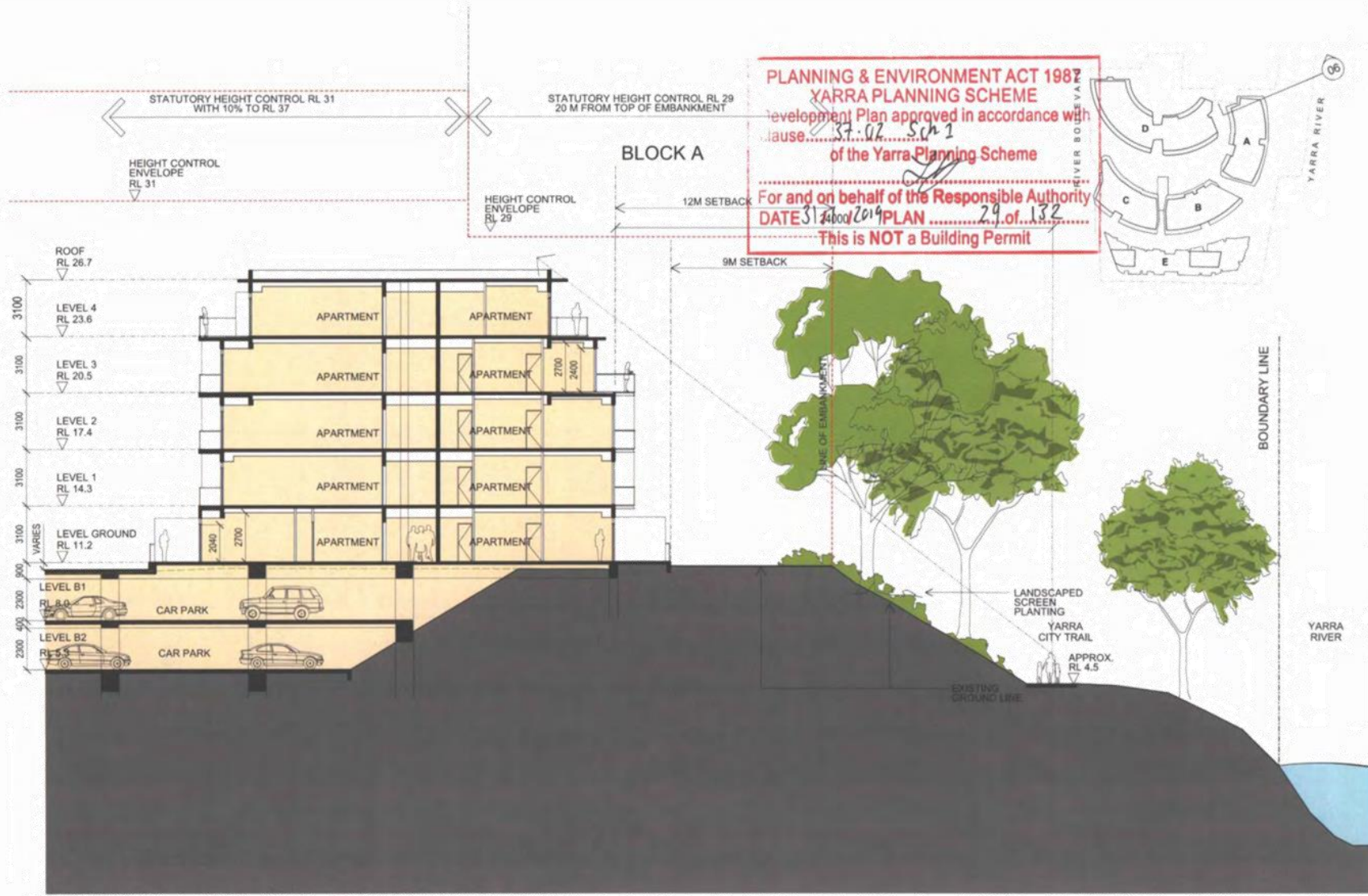
SECTION 05
- BLOCK A & YARRA RIVER

NOTE:
 • RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 • ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 • MAX PARAPET HEIGHT 500mm ABOVE ROOF RL (BLOCK A-D)
 • HEIGHT OF BLOCK E TAKEN TO TOP OF PARAPET

NOTE AMENDED IN ACCORDANCE WITH CONDITION PART A 1(i)

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YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.02, Sch 1
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 For and on behalf of the Responsible Authority
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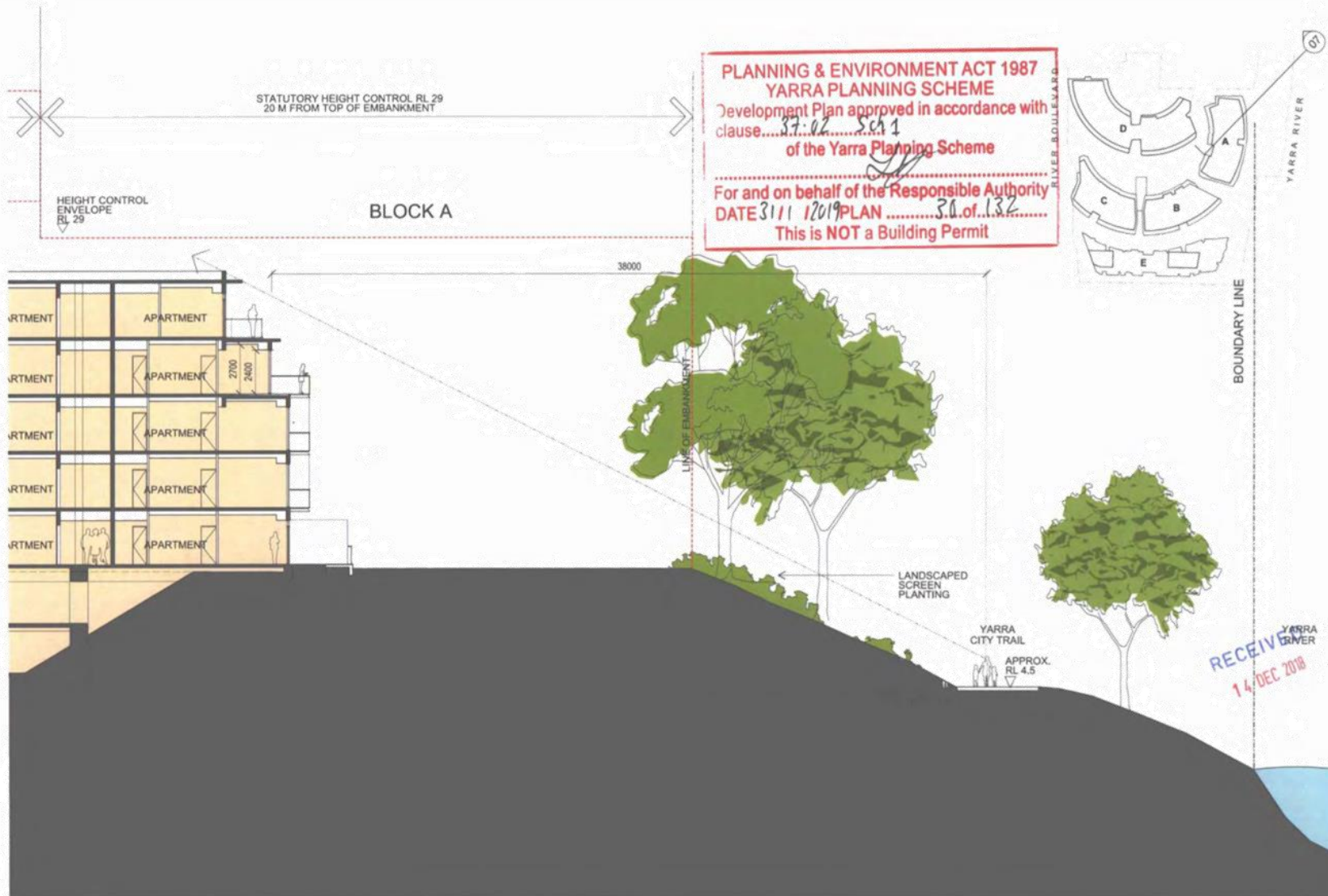
SECTION 06
- BLOCK A & YARRA RIVER

NOTE:
 - RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 - MAX PARAPET HEIGHT 500mm ABOVE ROOF RL (BLOCK A-D)
 - HEIGHT OF BLOCK TAKEN TO TOP OF PARAPET

NOTE AMENDED IN ACCORDANCE WITH CONDITION PART A 1(i)

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**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
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of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 31/11/2019 PLAN 3.0 of 132
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14 DEC 2018

**SECTION 07
- BLOCK A & YARRA RIVER**

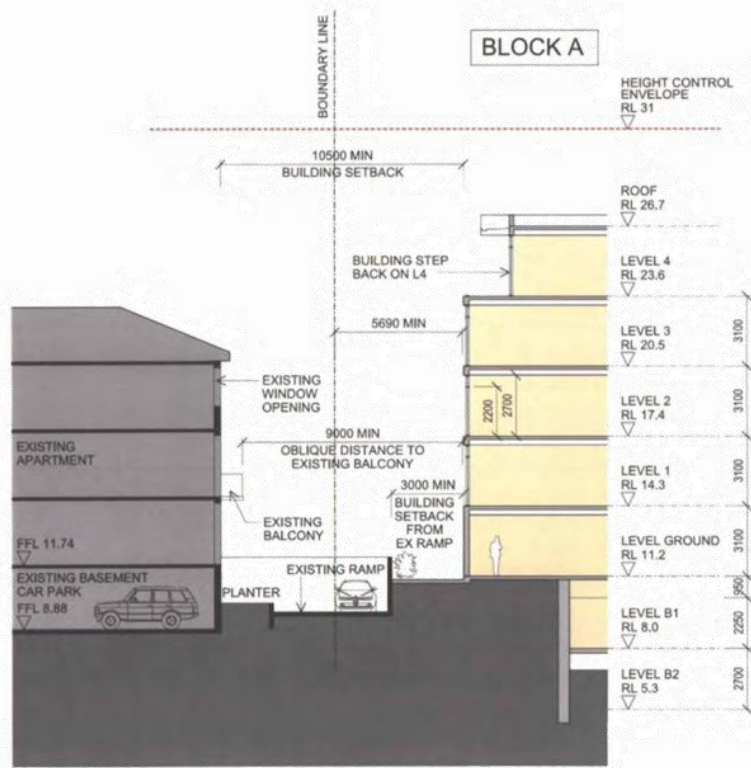
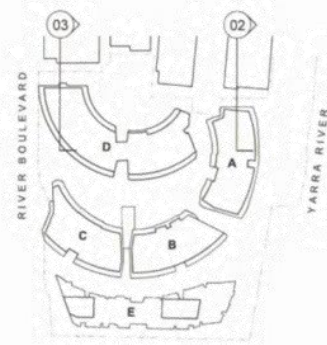
- NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 - MAX PARAPET HEIGHT 500mm ABOVE ROOF RL (BLOCK A-D)
 - HEIGHT OF BLOCK E TAKEN TO TOP OF PARAPET

NOTE AMENDED IN ACCORDANCE WITH CONDITION PART A 1(i)

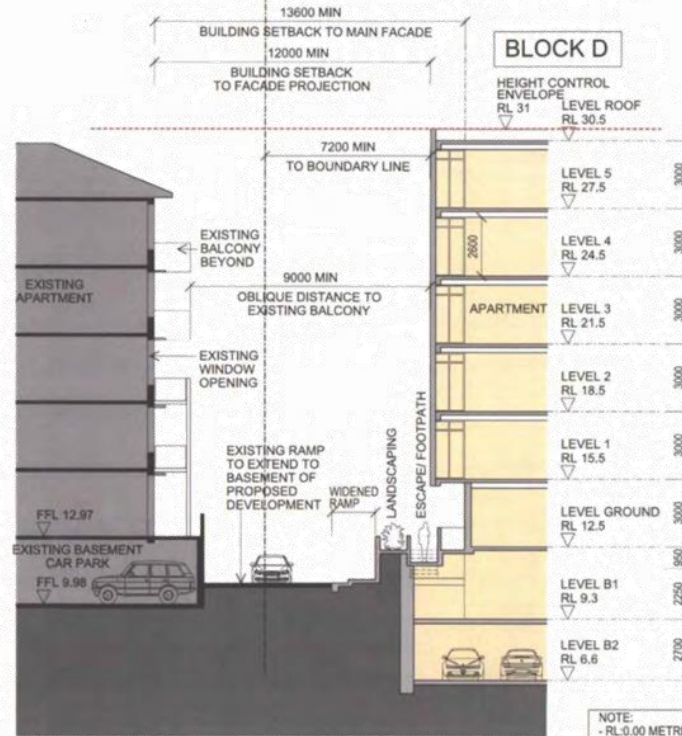
DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

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PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 57.12 Sch 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/1/2019 PLAN 32 of 132
 This is NOT a Building Permit



SECTION 02
 - BLOCK A & EXISTING NORTH APARTMENTS



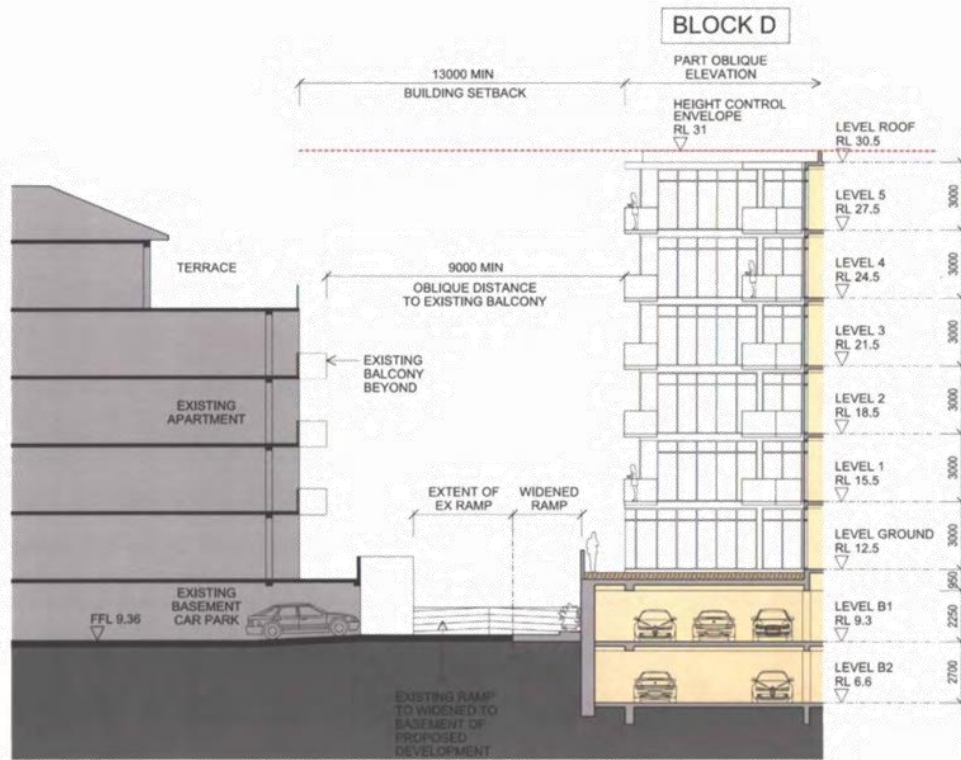
SECTION 03
 - BLOCK D & EXISTING NORTH APARTMENTS

NOTE AMENDED IN ACCORDANCE WITH CONDITION PART A 1(E)
 REVISION 1 NOTES:
 1. BLOCK A INCREASED FROM 4 TO 5 LEVELS

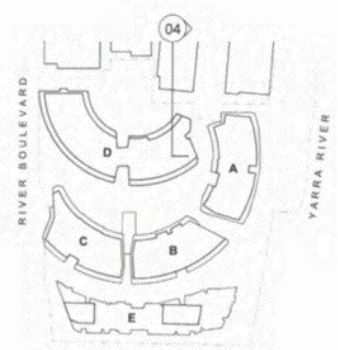
NOTE:
 - RL: 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 - MAX PARAPET HEIGHT 500mm ABOVE ROOF RL (BLOCK A - D)
 - LOCATIONS OF WINDOWS & BALCONIES OF EXISTING WINDOWS ARE APPROXIMATE
 - HEIGHT OF BLOCK E TAKEN TO TOP OF PARAPET

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SECTION 04
- BLOCK D & EXISTING NORTH APARTMENTS



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YARRA PLANNING SCHEME**
Development Plan approved in accordance with:
Clause 37.02 Sch 1
of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
DATE 31/1/2019 PLAN 33 of 132
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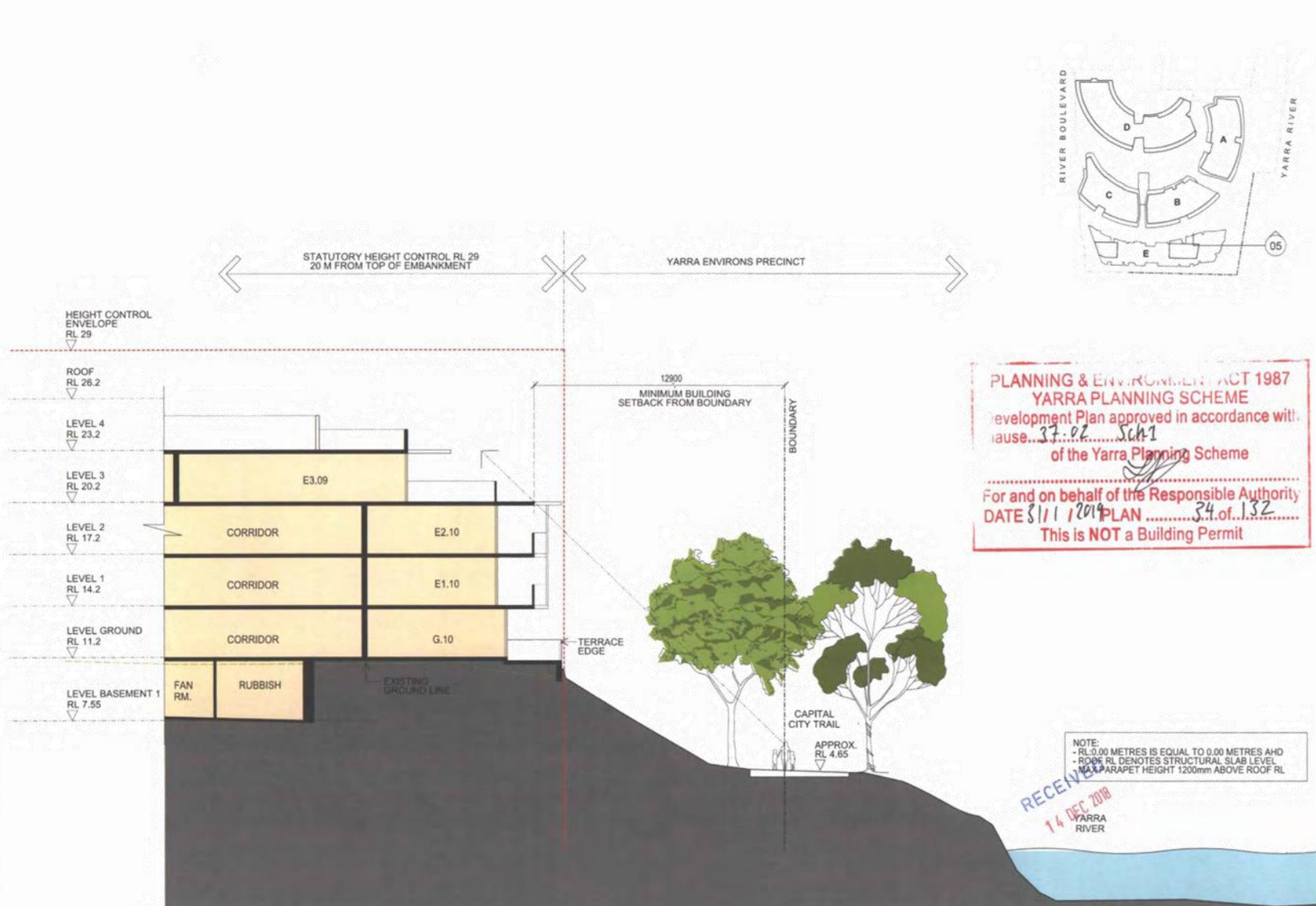
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14 DEC 2018

NOTE AMENDED IN ACCORDANCE WITH CONDITION PART A 1(i)

NOTE:
- RL=0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL (BLOCK A - D)
- LOCATIONS OF WINDOWS & BALCONIES OF EXISTING WINDOWS ARE APPROXIMATE
- HEIGHT OF BLOCK E TAKEN TO TOP OF PARAPET

DEVELOPMENT PLAN APPROVAL
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 Development Plan approved in accordance with
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 For and on behalf of the Responsible Authority
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 This is NOT a Building Permit

NOTE:
 - RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 - PARAPET HEIGHT 1200mm ABOVE ROOF RL

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 YARRA RIVER

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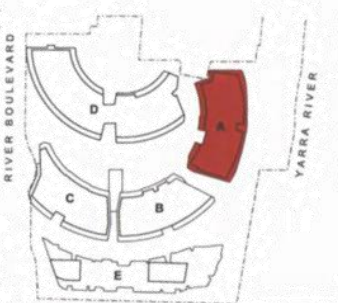
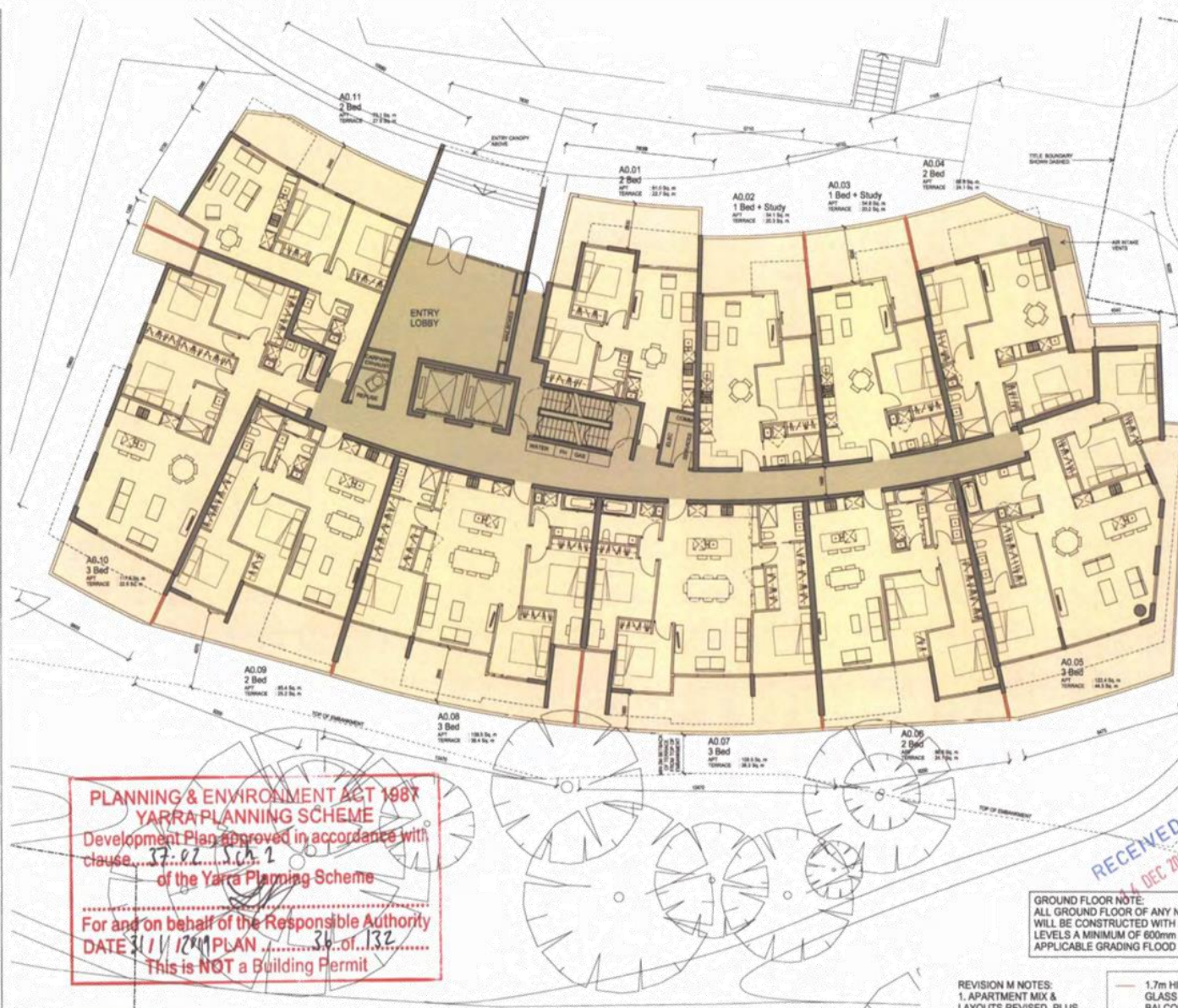
RICHMOND YARRA
RESIDENTIAL

BLOCK A

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YARRA PLANNING SCHEME
Development Plan approved in accordance with
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BLOCK A GROUND

APARTMENTS (EXCL. TERRACE)	941 SQM
CORE & CORRIDOR	166 SQM
GFA (EXCL. TERRACE)	1107 SQM
EFFICIENCY (EXCL. TERRACE)	85 %
TERRACES	304 SQM

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling.
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall.
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frame)
 - Total system U-value: Maximum 2.8 W/m²K
 - Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 7)**
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|-----------------------|---------------------|------------------------|
| Toilets | 4 Stars | < 3.5 L/m ³ |
| Wash basin / sink tap | 5 Stars | < 8 L/min |
| Showerheads | 3 Stars | < 9 L/min |
| Dishwashers | 4.5 Stars | < 0.75 L/dish setting |
| Washing Machines | 4 Stars | < 7 L/kg/wash |

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For and on behalf of the Responsible Authority
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GROUND FLOOR NOTE:
ALL GROUND FLOOR OF ANY NEW BUILDING WILL BE CONSTRUCTED WITH FINISHED FLOOR LEVELS A MINIMUM OF 600mm ABOVE THE APPLICABLE GRADING FLOOD LEVEL

REVISION M NOTES:
1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

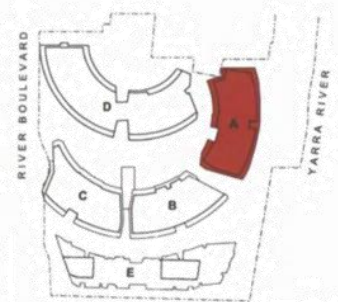
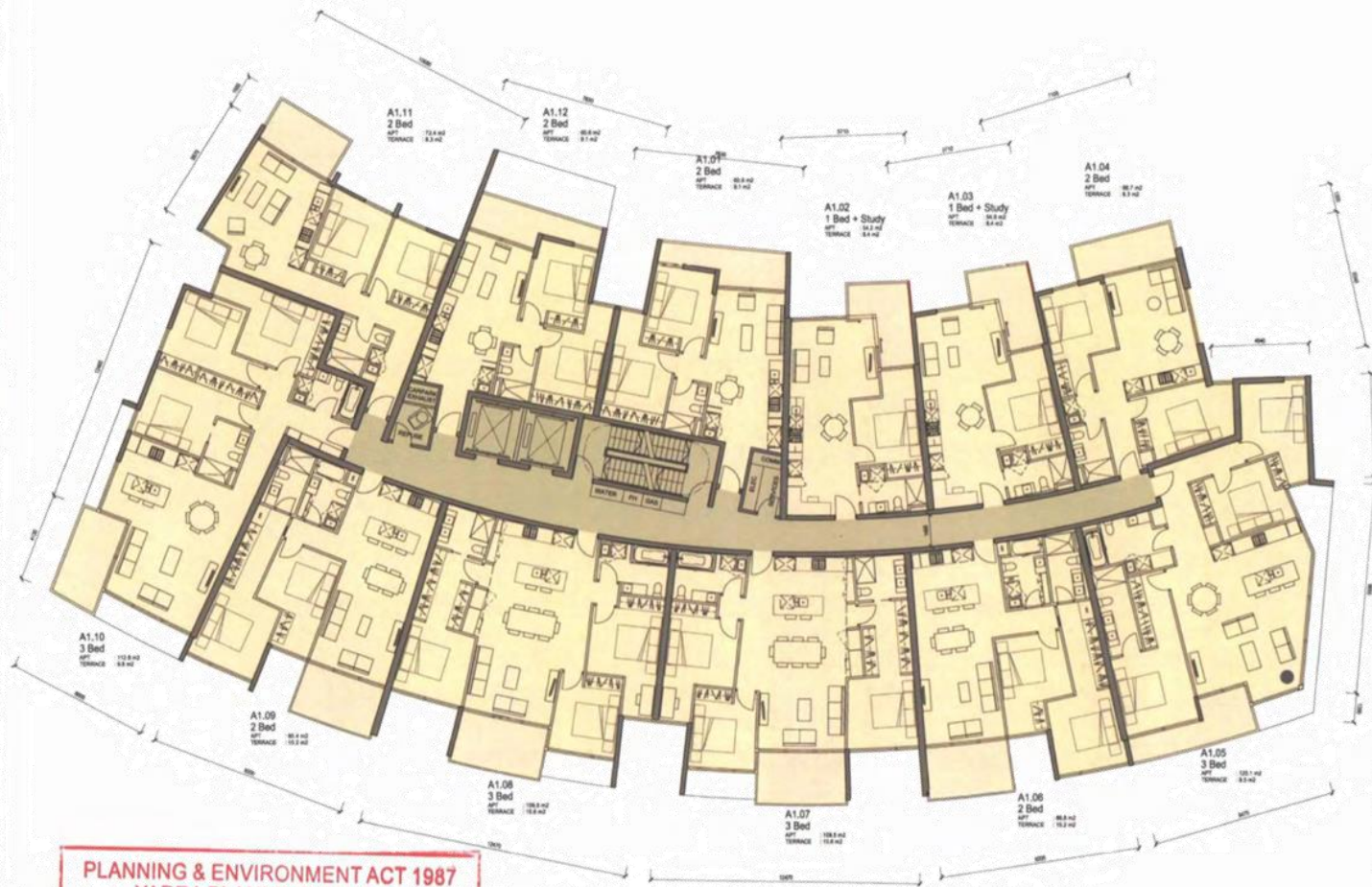
1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
 - Additional layers of plasterboard or FC sheet for lightweight walls
 - The use of acoustic seals for external doors
 - Lengths of fixed ductwork
 - Installation of acoustic silencers and coums
 - Construction of acoustic screen/baffles around exposed plant rooms/ducts/walls
- DEVELOPMENT PLAN APPROVAL ISSUED FOR ENDORSEMENT**

Attachment 9 - PL10/0156 - Approved Development Plans



BLOCK A LEVEL 1
 APARTMENTS (EXCL. BALCONIES) : 994 SQM
 CORE & CORRIDOR : 117 SQM
 GFA (EXCL. BALCONIES) : 1111 SQM
 EFFICIENCY (EXCL. BALCONIES) : 89 %
 BALCONIES : 112 SQM

ESD FEATURES
 - Sustainable Management Plan
 by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling.
 - Operable windows to all apartments, with cross-ventilation incorporated for all four-walled apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.6 for the wall.
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames):
 - Total system U-value: Maximum 2.8 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting.
 - Energy efficient downlights.
 - All downlights to be covered to prevent heat loss.
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde.
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption.
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | |
|-----------------------|---------------------------------|
| Fixture | Minimum WELS Rating/Consumption |
| Toilets | < 3.5 L/use |
| Wash basin / sink tap | < 6 L/min |
| Showerheads | < 9 L/min |
| Dishwashers | < 0.75 L/dish setting |
| Washing Machines | < 7 L/kg/wash |

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1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

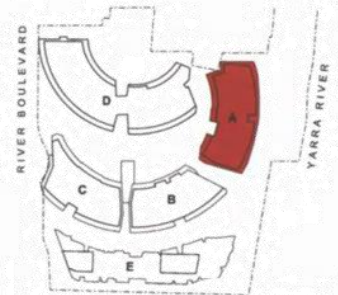
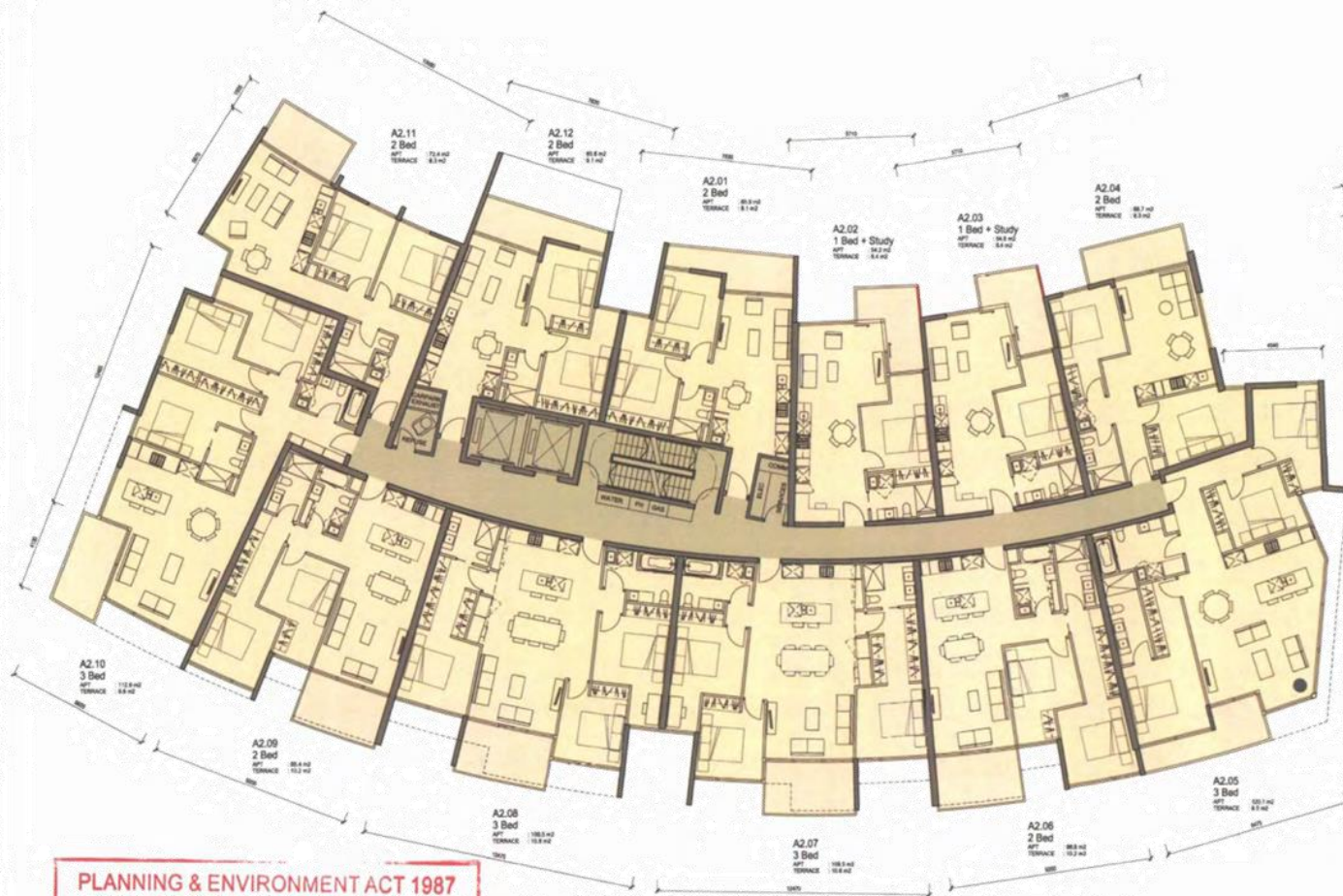
REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/boilerhouse

DEVELOPMENT PLAN APPROVAL ISSUED FOR ENDORSEMENT

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BLOCK A LEVEL 2
 APARTMENTS (EXCL. BALCONIES) : 994 SQM
 CORE & CORRIDOR : 117 SQM
 GFA (EXCL. BALCONIES) : 1111 SQM
 EFFICIENCY (EXCL. BALCONIES) : 89 %
 BALCONIES : 112 SQM

- ESD FEATURES**
 - Sustainable Management Plan by Built Ecology WSP (May 2018)
- HVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|-----------------------|
| Toilets | 4 Stars | < 3.5 L/flush |
| Wash basin / sink taps | 5 Stars | < 6 L/min |
| Showers/baths | 3 Stars | < 9 L/min |
| Dishwashers | 4.5 Stars | < 0.75 L/dish setting |
| Washing Machines | 4 Stars | < 7 L/kg/wash |

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REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

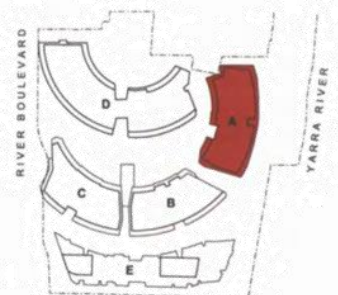
RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
 - Additional layers of plasterboard or FC sheet for lightweight walls
 - Additional layers of plasterboard for lightweight roofs
 - The use of acoustic seals for external doors
 - Lengths of lined ductwork
 - Installation of acoustic silencers and louvers
 - Construction of acoustic screens/baffles around exposed plant rooms/decks/walls
- DEVELOPMENT PLAN APPROVAL ISSUED FOR ENDORSEMENT**

REVISION M NOTES:
 1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

Attachment 9 - PL10/0156 - Approved Development Plans



BLOCK A LEVEL 3
 APARTMENTS (EXCL. BALCONIES) : 954 SQM
 CORE & CORRIDOR : 117 SQM
 GFA (EXCL. BALCONIES) : 1069 SQM
 EFFICIENCY (EXCL. BALCONIES) : 86 %
 BALCONIES : 127 SQM

- ESD FEATURES**
 - Sustainable Management Plan by Built Ecology WSP (May 2018)
- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|-----------------------|
| Toilets | 4 Stars | < 3.5 L/flush |
| Wash basin / sink taps | 5 Stars | < 8 Litres |
| Showerheads | 3 Stars | < 8 Litres |
| Dishwashers | 4.5 Stars | < 0.75 L/dish setting |
| Washing Machines | 4 Stars | < 7 L/kg/wash |

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with clause 37.02 of the Yarra Planning Scheme
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/12/2019 PLAN 39 of 132
 This is NOT a Building Permit

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 14 DEC 2019

REVISION M NOTES:
 1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

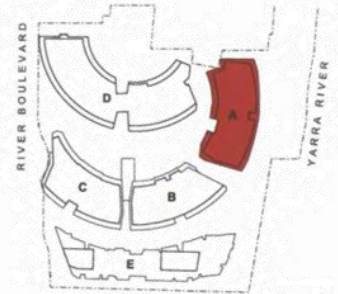
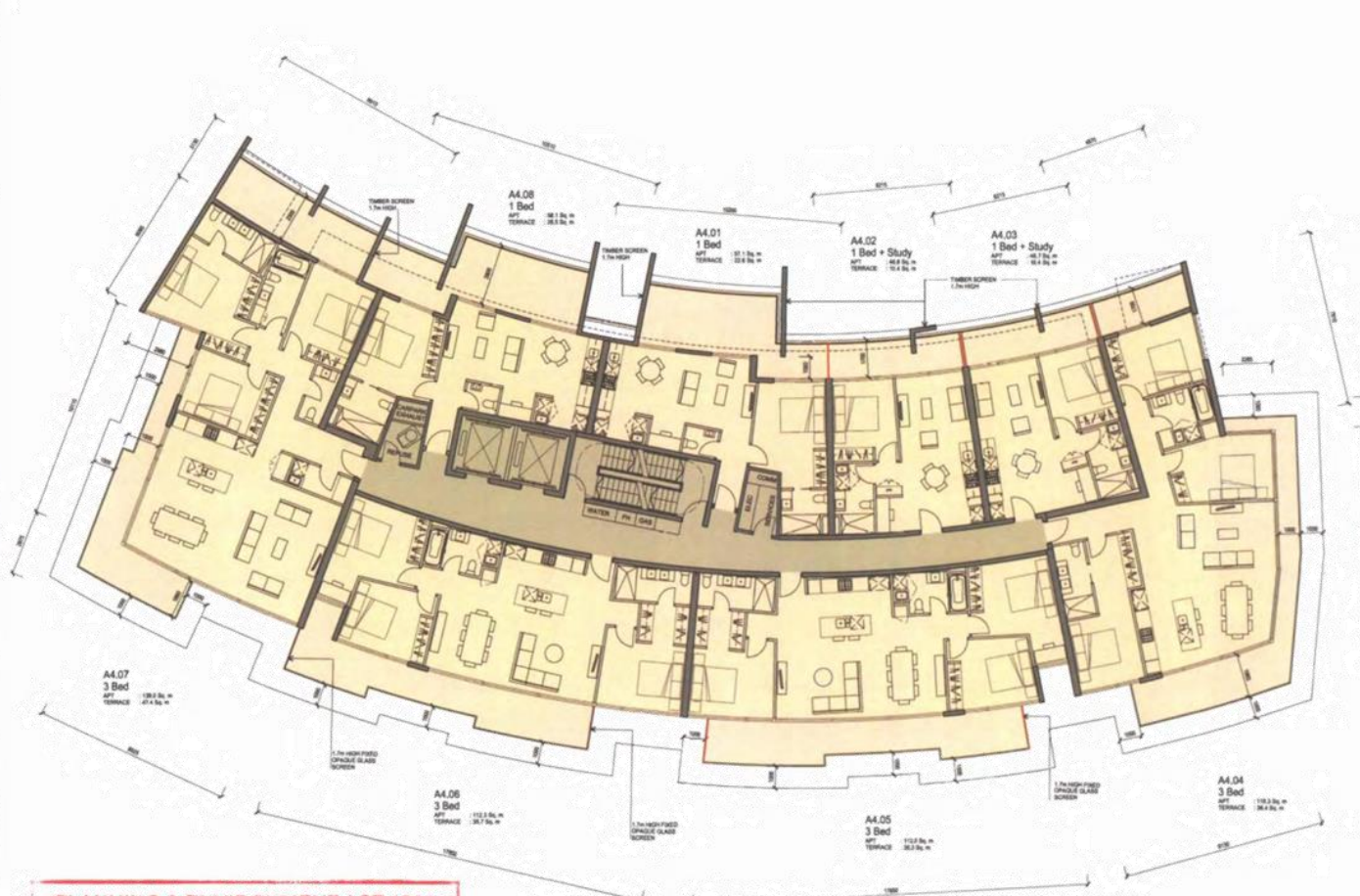
REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic elements and louvers
- Construction of acoustic screen/baffles around exposed plant rooms/deck/waste

DEVELOPMENT PLAN APPROVAL ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans



BLOCK A LEVEL 4

APARTMENTS (EXCL. BALCONIES)	: 694 SQM
CORE & CORRIDOR	: 106 SQM
GFA (EXCL. BALCONIES)	: 800 SQM
EFFICIENCY (EXCL. BALCONIES)	: 87 %
BALCONIES	: 225 SQM

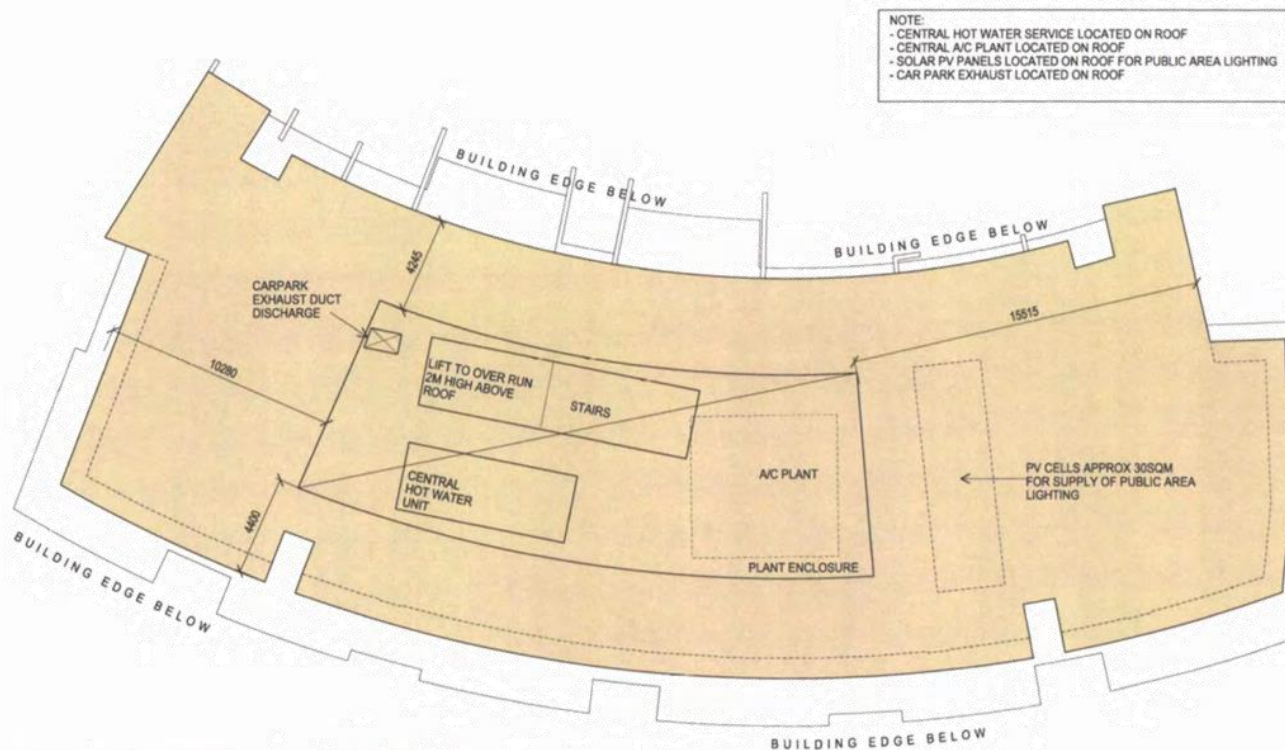
- ESD FEATURES**
- Sustainable Management Plan by Built Ecology WSP (May 2018)
- HVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling.
 - Operative windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall.
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.8 W/m²K
 - Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | |
|-----------------------|----------------------------------|
| Fixtures | Minimum WELS Rating |
| Toilets | 4 Stars < 3.5 Litre |
| Wash basin / sink tap | 5 Stars < 6 Litre |
| Showers | 3 Stars < 9 Litre |
| Dishwashers | 4.5 Stars < 0.75 L/Place setting |
| Washing Machines | 4 Stars < 7 L/kgwash |

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with clause 37.02 sch 1 of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 3/1/2017 PLAN 49 of 132
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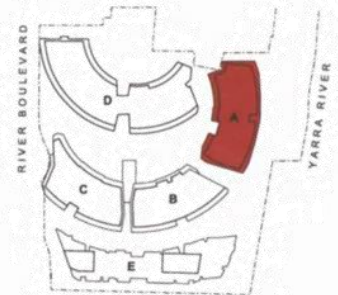
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14 DEC 2018

- REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER
- RECOMMENDED ACOUSTIC TREATMENT**
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)
- Thicker glazing
 - Additional layers of plasterboard or FC sheet for lightweight walls
 - Additional layers of plasterboard for lightweight roofs
 - The use of acoustic seals for external doors
 - Lengths of lined ductwork
 - Installation of acoustic silencers and louvers
 - Construction of acoustic screens/baffles around exposed plant rooms/ductwork
- DEVELOPMENT PLAN APPROVAL ISSUED FOR ENDORSEMENT**

Attachment 9 - PL10/0156 - Approved Development Plans



NOTE:
 - CENTRAL HOT WATER SERVICE LOCATED ON ROOF
 - CENTRAL A/C PLANT LOCATED ON ROOF
 - SOLAR PV PANELS LOCATED ON ROOF FOR PUBLIC AREA LIGHTING
 - CAR PARK EXHAUST LOCATED ON ROOF



ESD FEATURES
 - Sustainable Management Plan by Built Ecology WSP (May 2018)

HVAC:

- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

Facade Performance

- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall.

Glazing:

- Weather-stripped, with the following system properties (i.e. including frames)
- Total system U-value: Maximum 2.6 W/m²K
- Total system SHGC: 0.6

Refer to Sustainability Management Plan (Rev. 7)

Lighting:

- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:

- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

Water:

- Landscape plantings will use native plants and grasses to minimize water consumption
- All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:

Fixture	Minimum WELS Rating	Consumption
Toilets	4 Stars	< 5.5 Litres
Wash basin / sink taps	5 Stars	< 6 Litres
Showerheads	3 Stars	< 9 Litres
Dishwashers	4.5 Stars	< 0.75 Litres/cycle setting
Washing Machines	4 Stars	< 7 Litres/cycle

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with clause 37.02 Sch 1 of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
 DATE 31/1/2019 PLAN 4.1 of 132
 This is NOT a Building Permit

ROOF PLANS NOTE:
 REFER ACOUSTIC REPORT FOR TREATMENT TO ALL PLANT EQUIPMENT IN ROOF

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

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 14 DEC 2018

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/stack/waste

DEVELOPMENT PLAN APPROVAL ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans

**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
Development Plan approved in accordance with
clause 37.02 Sch 1
of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
DATE 31/11/2019 PLAN 42 of 132
This is NOT a Building Permit

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic
(04 April 2018 Rev 1)

HVAC:

- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all sleep-out apartments.

Facade Performance:

- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:

- Weather-stripped, with the following system properties (i.e. including frames)
- Total system U-value: Maximum 2.8 W/m²K
- Total system SHGC: 0.8

Refer to Sustainability Management Plan (Rev. 7)

Lighting:

- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:

- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

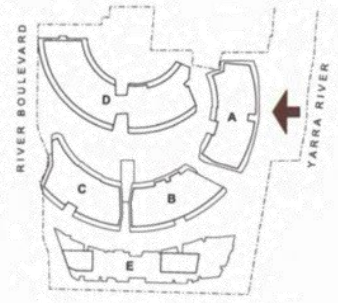
Water:

- Landscape plantings will use native plants and grasses to minimize water consumption
- All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:

Fixtures	Minimum WELS Rating/Consumption
Toilets	4 Stars < 3.5 L/use
Wash basin / sink taps	5 Stars < 6 L/min
Showers/baths	3 Stars < 9 L/min
Dishwashers	4.5 Stars < 6.75 L/dish setting
Washing Machines	4 Stars < 7 L/kg wash

RECOMMENDED ACOUSTIC TREATMENT (continued):

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and bounces
- Construction of acoustic screens/baffles around exposed plant rooms/boilers/waste



**BLOCK A
ELEVATION 01 (EAST)**

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
REFER TO FINISHES BOARDS FOR
DETAILS OF COLOURS AND FINISHES.

NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT
INCLUDING LIFT OVER RUN WILL BE VISIBLE
FROM BEHIND THE PLANT ENCLOSURE SCREEN

REVISION Q NOTES:
1. 'ESD FEATURES' GLAZING NOTE AMENDED

REVISION M NOTES:
BUILDING FACADE ADJUSTED ACCORDING TO
CHANGES IN APARTMENT LAYOUTS AND BREAK UP.

**DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT**

Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

HVAC:

- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

Facade Performance:

- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:

- Weather-stripped, with the following system properties (i.e. including frames)
- Total system U-value: Maximum 2.6 W/m²K
- Total system SHGC: 0.6

Refer to Sustainability Management Plan (Rev. 7)

Lighting:

- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:

- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

Water:

- Landscape plantings will use native plants and grasses to minimize water consumption

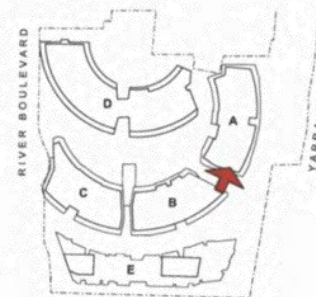
All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:

Toilets	4 Stars	< 3 Litre
Wash basin / sink taps	5 Stars	< 6 Litre
Showerheads	3 Stars	< 9 Litre
Dishwashers	4.5 Stars	< 0.75 Litre/wash
Washing Machines	4 Stars	< 7 Litre/wash

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of fixed ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screen/baffles around exposed plant rooms/ducts/walls



BLOCK A ELEVATION 02 (SOUTH)

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT INCLUDING LIFT OVER RUN WILL BE VISIBLE FROM BEHIND THE PLANT ENCLOSURE SCREEN

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with clause 37.02 Sch 1 of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
DATE 31/1/2019 PLAN 43 of 132
This is NOT a Building Permit

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14 DEC 2018

REVISION NOTES:
1. BLOCK A INCREASED FROM 4 TO 5 LEVELS

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.8 W/m²K
 - Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | |
|------------------------|---------------------------------|
| Feature | Minimum WELS Rating |
| Toilets | > 3.5 Stars |
| Wash basin / sink taps | 5 Stars < 6 L/min |
| Showerheads | 3 Stars < 9 L/min |
| Dishwashers | 4.5 Stars < 0.75 Litres setting |
| Washing Machines | 4 Stars < 7 Litres/wash |

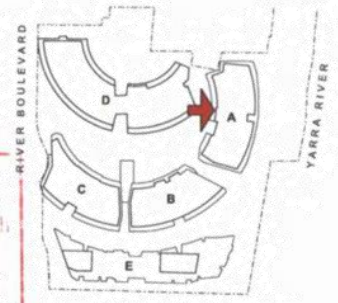
REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/boilerwalls

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with clause 37.02 Sch 1 of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
DATE 31/1/2019 PLAN 44 of 132
This is NOT a Building Permit



BLOCK A ELEVATION 03 (WEST)

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT INCLUDING LIFT OVER RUN WILL BE VISIBLE FROM BEHIND THE PLANT ENCLOSURE SCREEN

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REVISION N NOTES:
1. BLOCK A INCREASED FROM 4 TO 5 LEVELS

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

HVAC:

- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

Facade Performance:

- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:

- Weather-stripped, with the following system properties (i.e. including frames)
- Total system U-value: Maximum 2.8 W/m²K
- Total system SHGC: 0.6

Refer to Sustainability Management Plan (Rev. 7)

Lighting:

- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:

- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

Water:

- Landscape plantings will use native plants and grasses to minimize water consumption

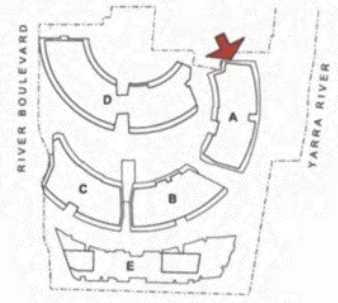
All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:

Fixture	Minimum WELS Rating/Consumption
Toilets	< 3.5 Litre
Wash basin / sink taps	< 5 Litre
Showerheads	< 9 Litre
Dishwashers	4.5 Stars
Washing Machines	< 7 Litre/whash

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and bounces
- Construction of acoustic screens/baffles around exposed plant rooms/ducts



PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with clause 37.02 Sch 1 of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 8/11/2019 PLAN 45 of 132
This is NOT a Building Permit

BLOCK A ELEVATION 04 (NORTH)

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

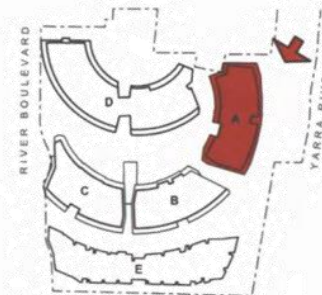
NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT INCLUDING LIFT OVER RUN WILL BE VISIBLE FROM BEHIND THE PLANT ENCLOSURE SCREEN

RECEIVED
14 DEC 2018

REVISION N NOTES
1. BLOCK A INCREASED FROM 4 TO 5 LEVELS

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans



PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause *37.02 Sch 1*
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE *31/1/2019* PLAN *46* of *132*
 This is NOT a Building Permit

BLOCK A RIVER VIEW

LANDSCAPING SHOWN ARE INDICATIVE
REFER TO LANDSCAPE MASTER PLAN FOR DETAIL LANDSCAPE DESIGN

RECEIVED
14 DEC 2018

REVISION N NOTES:
1. BLOCK A INCREASED FROM
4 TO 5 LEVELS

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT



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PROJECT NUMBER
308057

DRAWING TITLE
BLOCK A - RIVER VIEW

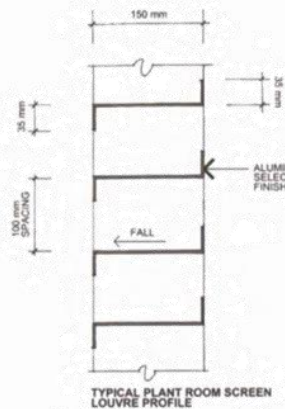
PAGE No.
44

DRAWING No.
ATP802 (Rev Nil) N.T.S.

DATE
Rev Nil - APR 2013

RICHMOND YARRA RESIDENTIAL

Attachment 9 - PL10/0156 - Approved Development Plans



PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Development Plan approved in accordance with:
 clause... 27.02... Sch 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/12/2014 PLAN 47 of 132
 This is NOT a Building Permit

NOTES: ALL MATERIALS INCLUDING GLAZING TO BE NON - REFLECTIVE

ESD FEATURES
 - Sustainable Management Plan by Built Ecology WSP (May 2018)

- Materials:
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
 - All materials including glazing to be non-reflective

RECEIVED
 14 DEC 2018

DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans

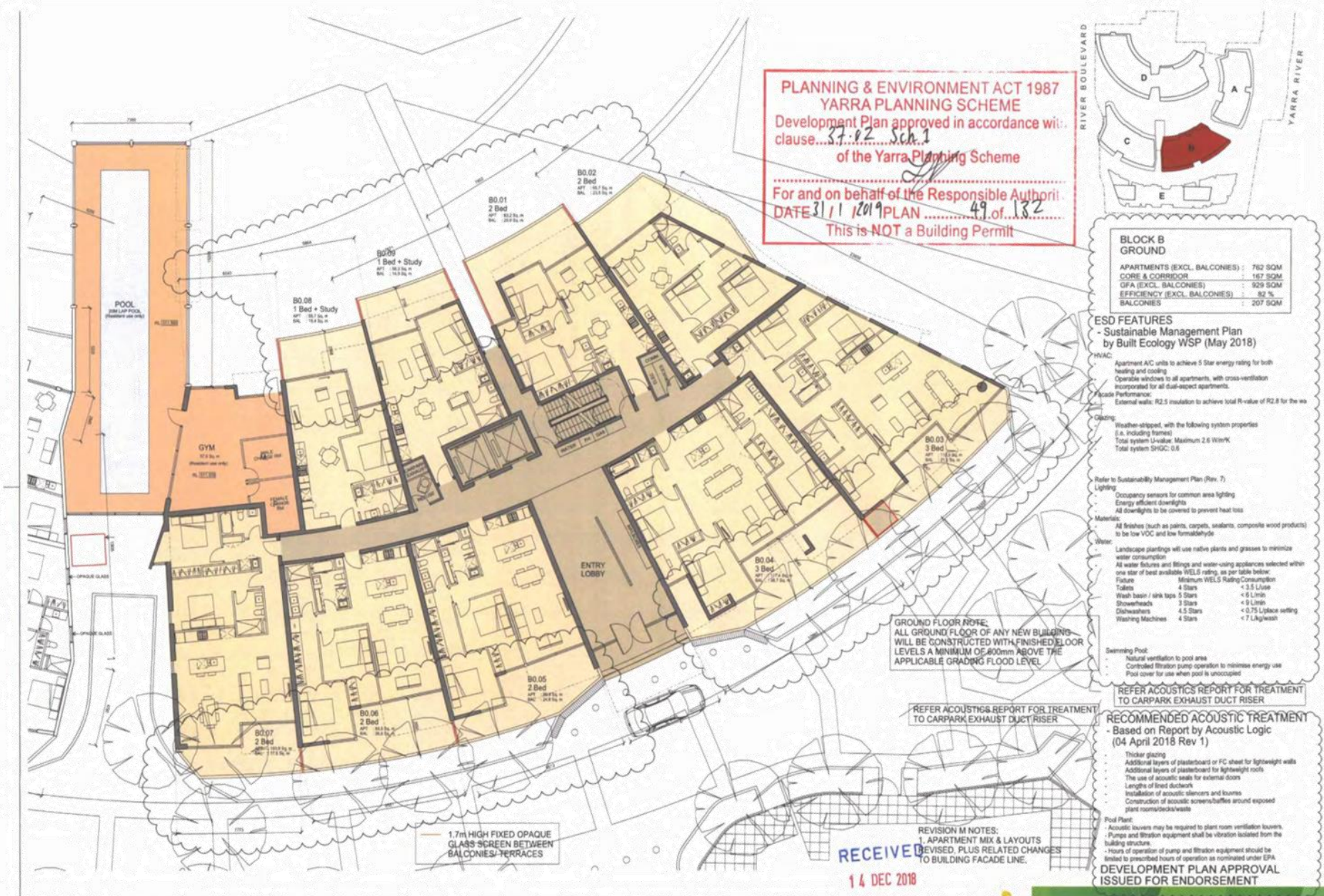
RICHMOND YARRA
RESIDENTIAL

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with
clause 37.02 Sch 1
of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 31/1/2019 PLAN 48 of 132
This is NOT a Building Permit

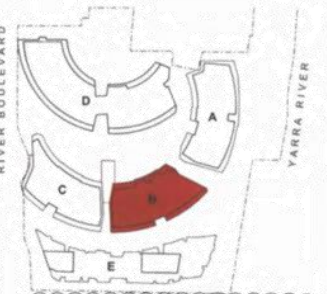
BLOCK B

RECEIVED
14 DEC 2018

Attachment 9 - PL10/0156 - Approved Development Plans



**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
Development Plan approved in accordance with
clause 37.02 Sch.1
of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 31/1/2019 PLAN 49 of 132
This is NOT a Building Permit



**BLOCK B
GROUND**

APARTMENTS (EXCL. BALCONIES)	: 762 SQM
CORE & CORRIDOR	: 167 SQM
GFA (EXCL. BALCONIES)	: 929 SQM
EFFICIENCY (EXCL. BALCONIES)	: 82 %
BALCONIES	: 207 SQM

**ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)**

- NVAC:**
Apartment AC units to achieve 5 Star energy rating for both heating and cooling
Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Acoustic Performance:**
External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
Weather-stripped, with the following system properties (i.e. including frames)
Total system U-value: Maximum 2.6 W/m²K
Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
Occupancy sensors for common area lighting
Energy efficient downlights
All downlights to be covered to prevent heat loss
- Materials:**
All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
Landscape plantings will use native plants and grasses to minimize water consumption
All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below
- | | | |
|------------------------|---------------------|--------------------------|
| Fixture | Minimum WELS Rating | Consumption |
| Toilets | 4 Stars | +3.5 Litres |
| Wash basin / sink taps | 5 Stars | +0.1 Litres |
| Showerheads | 3 Stars | +9 Litres |
| Dishwashers | 4.5 Stars | +0.75 Litres per setting |
| Washing Machines | 4 Stars | +7.1 Litres per cycle |
- Swimming Pool:**
Natural ventilation to pool area
Controlled filtration pump operation to minimise energy use
Pool cover for use when pool is unoccupied

GROUND FLOOR NOTE:
ALL GROUND FLOOR OF ANY NEW BUILDING
WILL BE CONSTRUCTED WITH FINISHED FLOOR
LEVELS A MINIMUM OF 400mm ABOVE THE
APPLICABLE GRADING FLOOD LEVEL

REFER ACOUSTICS REPORT FOR TREATMENT
TO CARPARK EXHAUST DUCT RISER

REFER ACOUSTICS REPORT FOR TREATMENT
TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic
(04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/ductwork

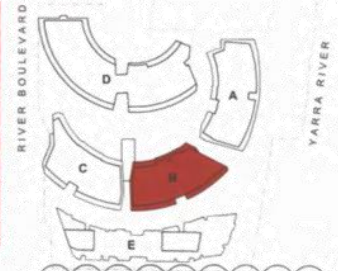
REVISION M NOTES:
1. APARTMENT MIX & LAYOUTS
REVISED, PLUS RELATED CHANGES
TO BUILDING FACADE LINE.

RECEIVED
14 DEC 2018

**DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT**

Attachment 9 - PL10/0156 - Approved Development Plans

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37-02 Sch 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 3/11/2019 PLAN 50 of 132
 This is NOT a Building Permit



BLOCK B LEVEL 1

APARTMENTS (EXCL. BALCONIES) :	892 SQM
CORE & CORRIDOR :	106 SQM
GFA (EXCL. BALCONIES) :	998 SQM
EFFICIENCY (EXCL. BALCONIES) :	89 %
BALCONIES :	82 SQM

- ESD FEATURES**
 - Sustainable Management Plan by Built Ecology WSP (May 2018)
- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 1)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | | |
|------------------------|-----------|-----------------------|
| Future Toilets | 4 Stars | < 3.5 L/use |
| Wash basin / sink taps | 5 Stars | < 6 L/min |
| Showerheads | 3 Stars | < 9 L/min |
| Dishwashers | 4.5 Stars | < 0.75 L/dish setting |
| Washing Machines | 4 Stars | < 7 L/kg/wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)

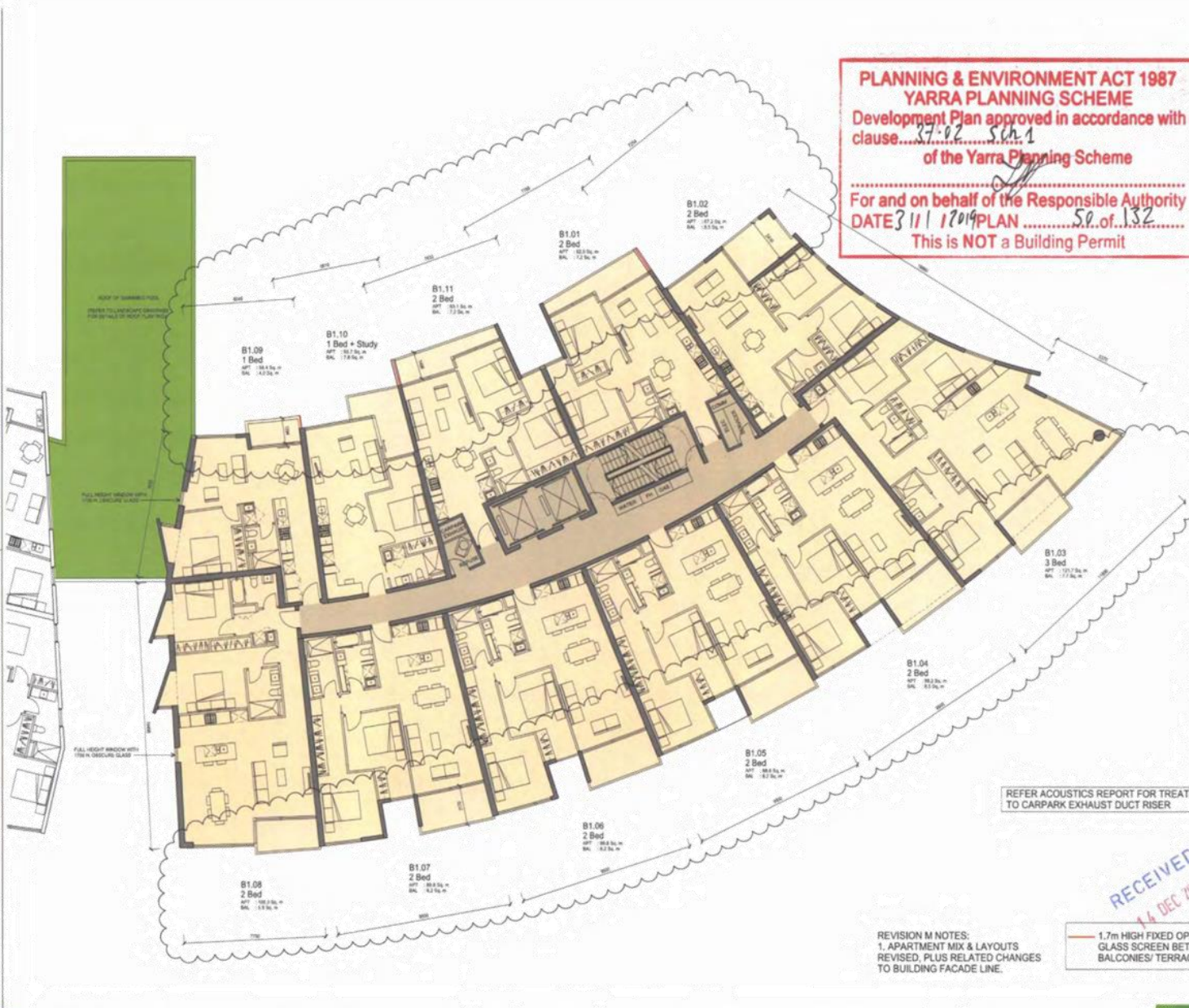
- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and baffle
- Construction of acoustic screens/baffles around exposed plant rooms/ducts/walls

DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT

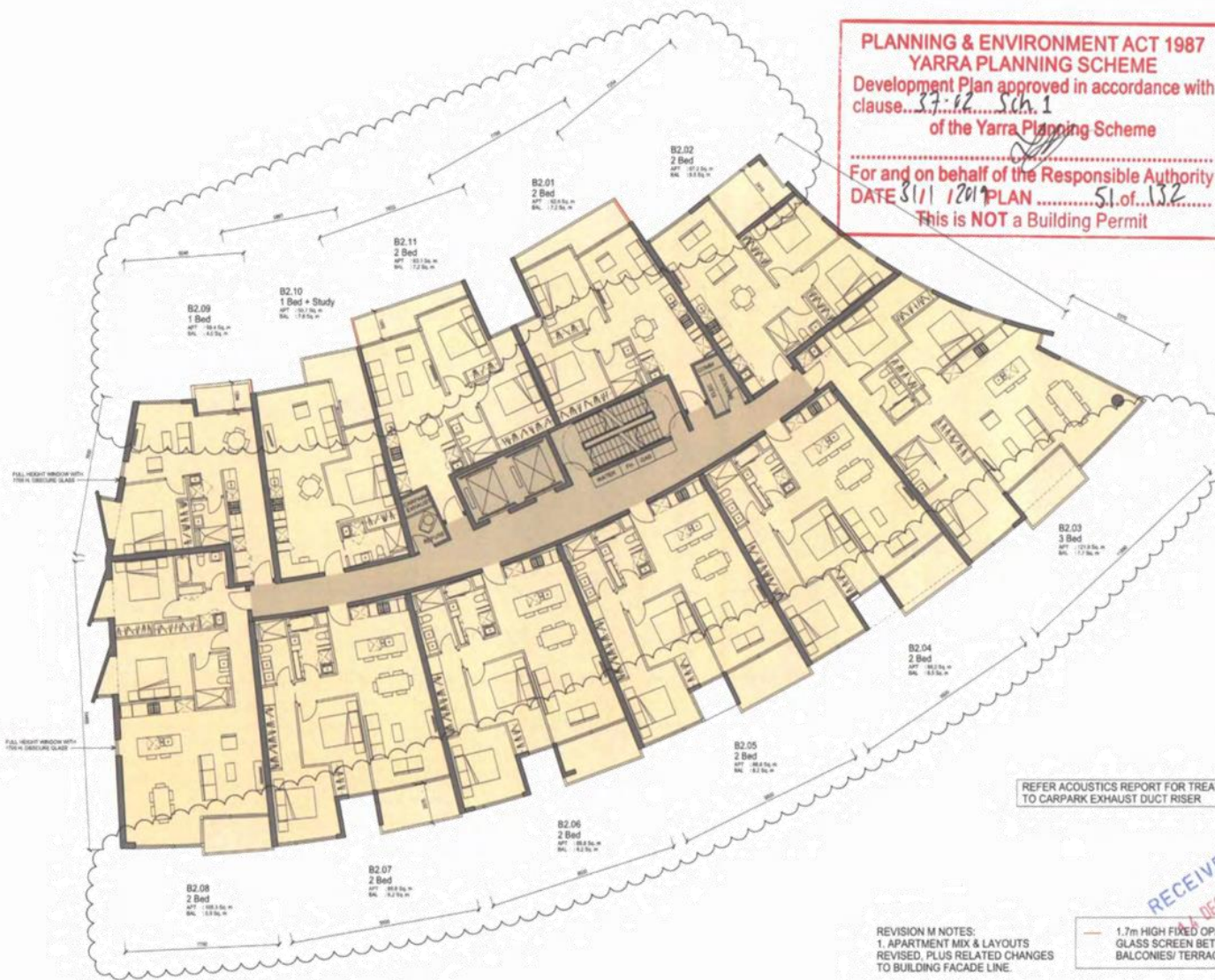
RECEIVED
 14 DEC 2019

REVISION M NOTES:
 1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

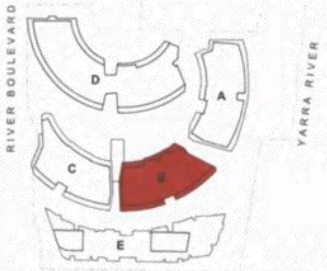
1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES



Attachment 9 - PL10/0156 - Approved Development Plans



**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
Development Plan approved in accordance with clause... *37-32* ... Sch. 1
of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE *31/1/2019* PLAN ... *51* of ... *152* ...
This is NOT a Building Permit



**BLOCK B
LEVEL 2**
APARTMENTS (EXCL. BALCONIES) : 852 SQM
CORE & CORRIDOR : 106 SQM
GFA (EXCL. BALCONIES) : 998 SQM
EFFICIENCY (EXCL. BALCONIES) : 89 %
BALCONIES : 82 SQM

ESD FEATURES
- Sustainable Management Plan by Built Ecology WSP (May 2018)

HVAC

- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

Facade Performance:

- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:

- Weather-stripped, with the following system properties (i.e. including frames)
- Total system U-value: Maximum 2.6 W/m²K
- Total system SHGC: 0.8

Refer to Sustainability Management Plan (Rev. 7)

Lighting:

- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:

- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

Water:

- Landscape plantings will use native plants and grasses to minimize water consumption
- All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:

Fixtures	Minimum WELS Rating Consumption
Toilets	< 3.5 L/flush
Wash basin / sink taps	< 6 L/min
Showerheads	< 9 L/min
Dishwashers	< 6.75 L/cycle setting
Washing Machines	< 7 Lit/gwash

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and bunnies
- Construction of acoustic screens/baffles around exposed plant rooms/ducts/waste

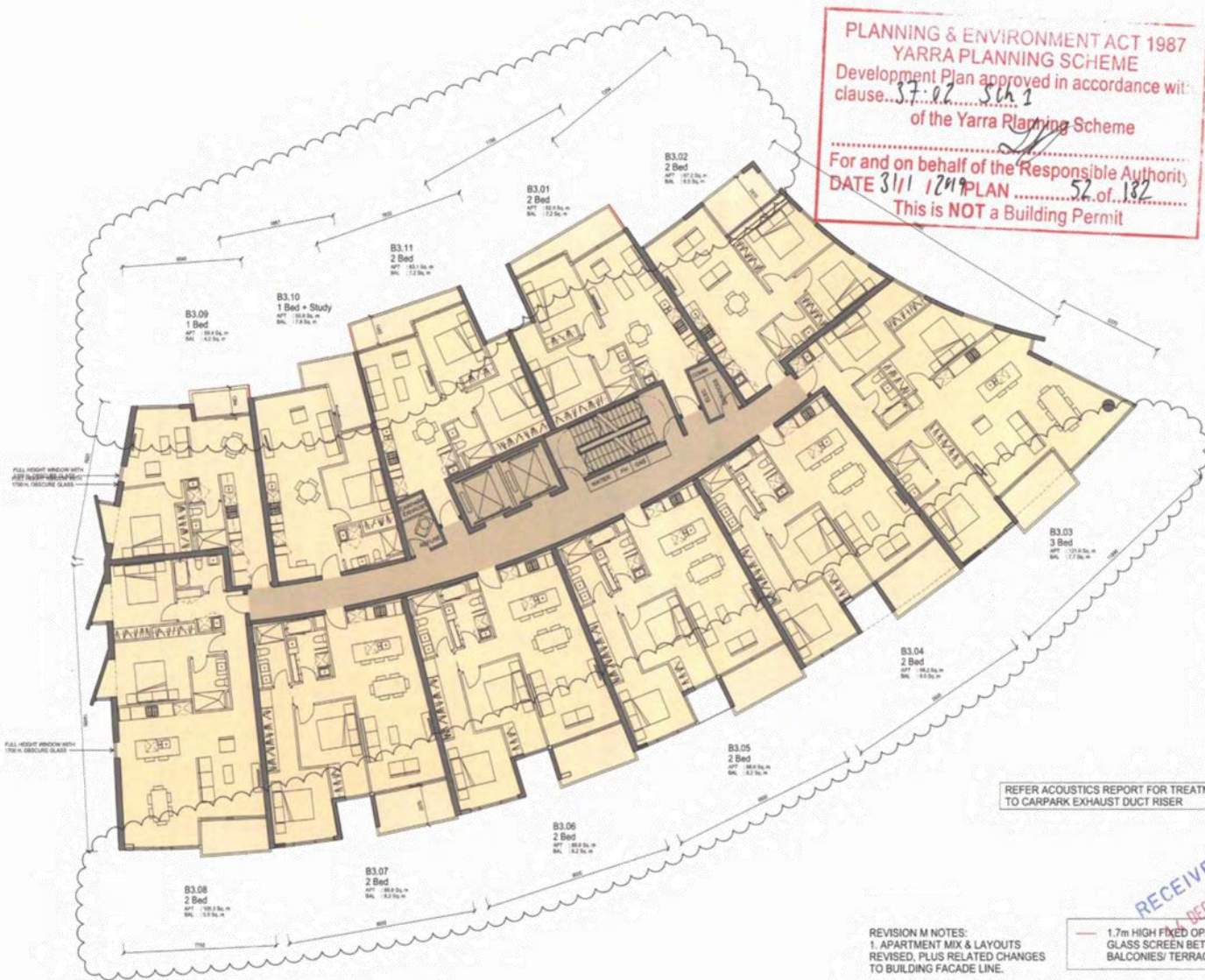
**DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT**

REVISION M NOTES:
1. APARTMENT MIX & LAYOUTS
REVISED, PLUS RELATED CHANGES
TO BUILDING FACADE LINE.

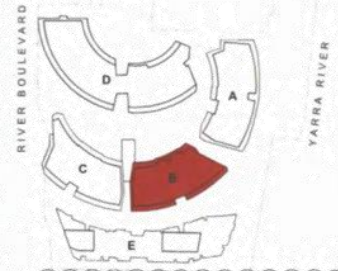
1.7m HIGH FIXED OPAQUE
GLASS SCREEN BETWEEN
BALCONIES/ TERRACES

RECEIVED
14 DEC 2018

Attachment 9 - PL10/0156 - Approved Development Plans



**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
Development Plan approved in accordance with
clause 37.02 Sch 1
of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 31/12/2019 PLAN 52 of 132
This is NOT a Building Permit



**BLOCK B
LEVEL 3**

APARTMENTS (EXCL. BALCONIES)	: 892 SQM
CORE & CORRIDOR	: 106 SQM
GFA (EXCL. BALCONIES)	: 998 SQM
EFFICIENCY (EXCL. BALCONIES)	: 89 %
BALCONIES	: 82 SQM

- ESD FEATURES**
- Sustainable Management Plan by Built Ecology WSP (May 2018)
- MVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.5 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | | |
|------------------------|---------------------|--------------------|
| Fixtures | Minimum WELS Rating | Consumption |
| Toilets | 4 Stars | < 3.5 L/use |
| Wash basin / sink taps | 5 Stars | < 6 L/min |
| Showers/baths | 5 Stars | < 9 L/min |
| Dishwashers | 4.5 Stars | < 0.75 L/dish/wash |
| Washing Machines | 4 Stars | < 7 L/kg/wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
Based on Report by Acoustic Logic
(04 April 2018 Rev 1)

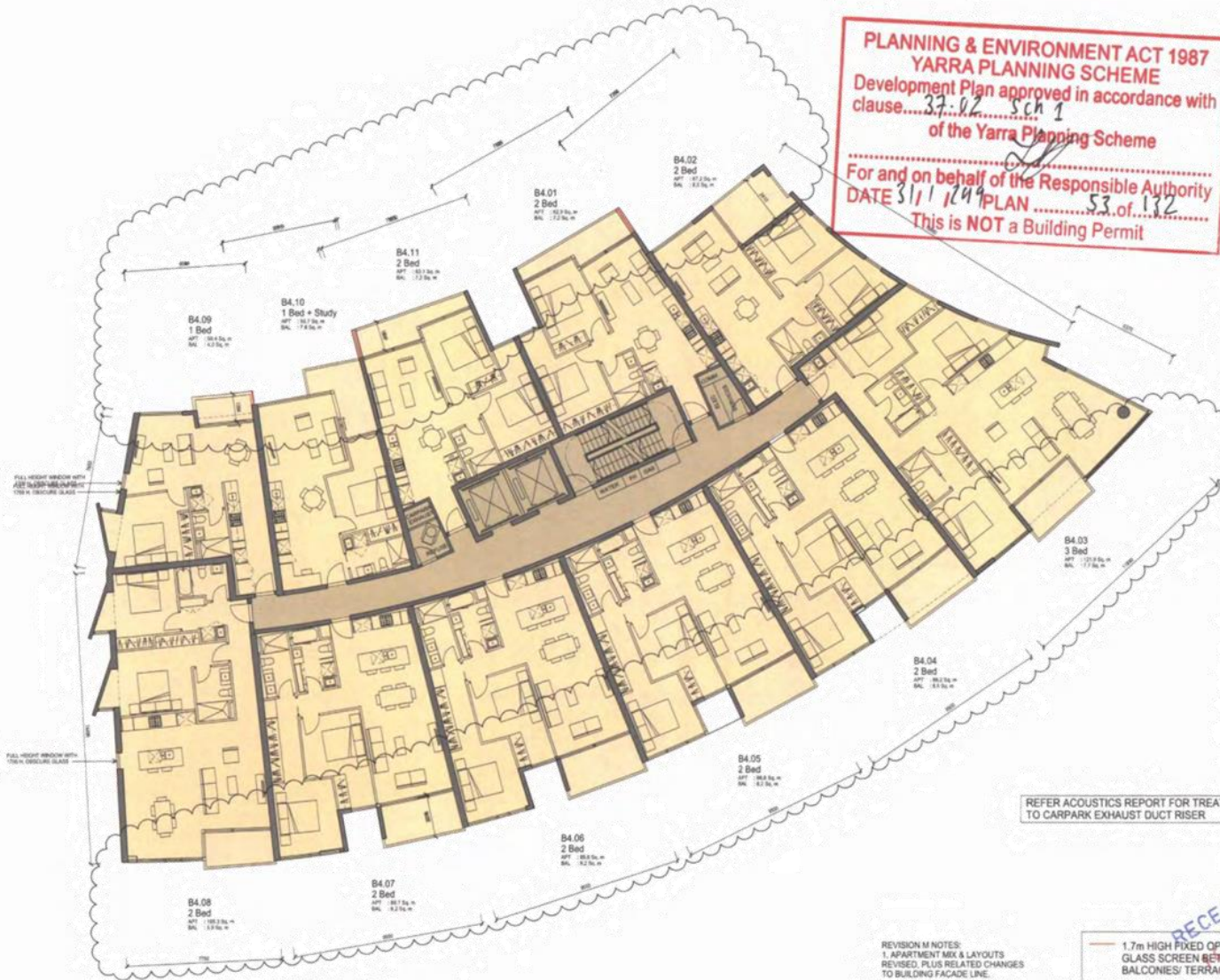
REVISION M NOTES:
1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

**RECEIVED
DEC 2019**

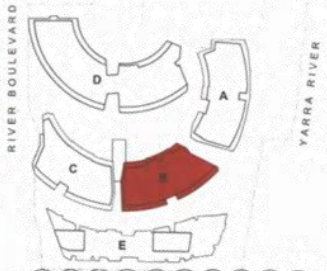
1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

**DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT**

Attachment 9 - PL10/0156 - Approved Development Plans



**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
Development Plan approved in accordance with clause 37.02 Sch 1 of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 31/1/2019 PLAN 53 of 132
This is NOT a Building Permit



**BLOCK B
LEVEL 4**

APARTMENTS (EXCL. BALCONIES)	889 SQM
CORE & CORRIDOR	106 SQM
GFA (EXCL. BALCONIES)	995 SQM
EFFICIENCY (EXCL. BALCONIES)	89 %
BALCONIES	81 SQM

**ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)**

- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | |
|------------------------|---------------------------------|
| Fixture | Maximum WELS Rating/Consumption |
| Toilets | < 3.5 Stars |
| Wash basin / sink taps | 5 Stars < 6 L/min |
| Showerheads | 3 Stars < 9 L/min |
| Dishwashers | 4.5 Stars < 0.75 L/dish setting |
| Washing Machines | 4 Stars < 7 L/kg/wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

**RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic
(04 April 2018 Rev 1)**

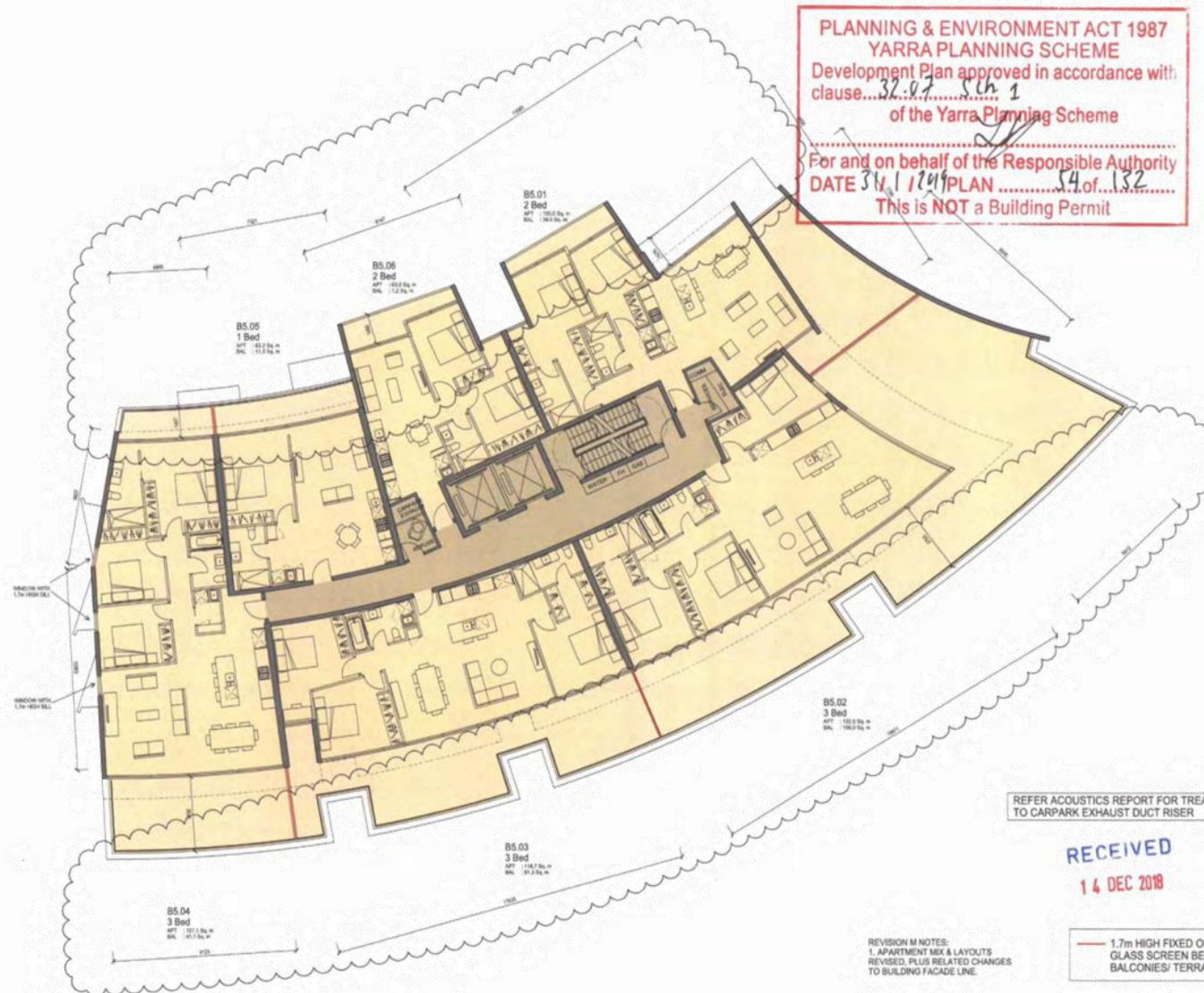
- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and baffle
- Construction of acoustic screens/baffles around exposed plant rooms/ducts/waste

**DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT**

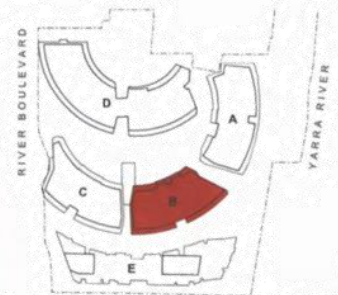
REVISION M NOTES:
1. APARTMENT MIX & LAYOUTS
REVISED, PLUS RELATED CHANGES
TO BUILDING FACADE LINE.

1.7m HIGH FIXED OPAQUE
GLASS SCREEN BETWEEN
BALCONIES/ TERRACES

Attachment 9 - PL10/0156 - Approved Development Plans



PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 32.07 Sch 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31.1.2019 PLAN 54 of 132
 This is NOT a Building Permit



**BLOCK B
LEVEL 5**

APARTMENTS (EXCL. BALCONIES)	605 SQM
CORE & CORRIDOR	97 SQM
GFA (EXCL. BALCONIES)	702 SQM
BALCONIES	315 SQM

- ESD FEATURES**
 - Sustainable Management Plan by Built Ecology WSP (May 2018)
- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stipped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be screened to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating/Consumption |
|------------------------|---------------------------------|
| Taps | 4 Stars < 3.5 Litre |
| Wash basin / sink taps | 5 Stars < 6 Litre |
| Showerheads | 5 Stars < 9 Litre |
| Dishwashers | 4.5 Stars < 0.75 Litre setting |
| Washing Machines | 4 Stars < 7 Litre/wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECEIVED
 14 DEC 2018

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

- RECOMMENDED ACOUSTIC TREATMENT**
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)
- Thicker glazing
 - Additional layers of plasterboard or FC sheet for lightweight walls
 - Additional layers of plasterboard for lightweight roofs
 - The use of acoustic seals for external doors
 - Lengths of brick outwork
 - Installation of acoustic silencers and louvers
 - Construction of acoustic screens/baffles around exposed plant rooms/stackways
- DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT**

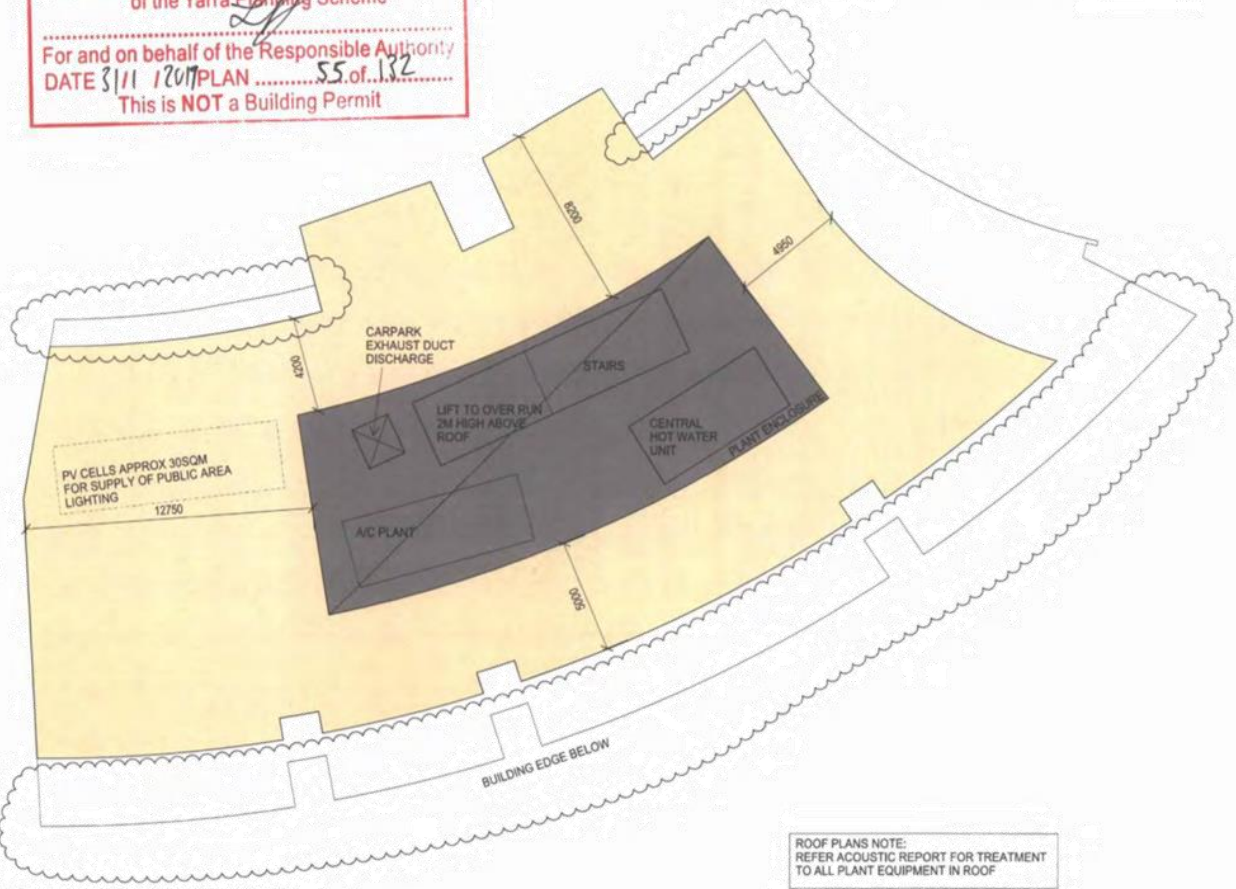
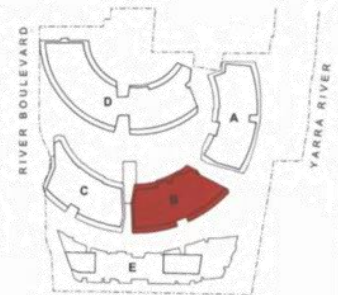
REVISION M NOTES:
 1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

Attachment 9 - PL10/0156 - Approved Development Plans

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.02 Sch 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 3/11/2017 PLAN 55 of 132
 This is NOT a Building Permit

NOTE:
 - CENTRAL HOT WATER SERVICE LOCATED ON ROOF
 - CENTRAL A/C PLANT LOCATED ON ROOF
 - SOLAR PV PANELS LOCATED ON ROOF FOR PUBLIC AREA LIGHTING
 - CAR PARK EXHAUST LOCATED ON ROOF



ROOF PLANS NOTE:
 REFER ACOUSTIC REPORT FOR TREATMENT
 TO ALL PLANT EQUIPMENT IN ROOF

REFER ACOUSTICS REPORT FOR TREATMENT
 TO CARPARK EXHAUST DUCT RISER

ESD FEATURES
 - Sustainable Management Plan
 by Built Ecology WSP (May 2018)

HVAC:

- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

Facade Performance:

- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:

- Weather-tightened, with the following system properties (i.e. including frames):
- Total system U-value: Maximum 2.6 W/m²K
- Total system SHGC: 0.6

Refer to Sustainability Management Plan (Rev. 7)

Lighting:

- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:

- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

Water:

- Landscape plantings will use native plants and grasses to minimize water consumption
- All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:

Fixture	Minimum WELS Rating/Consumption
Toilets	< 3.5 L/use
Wash basin / sink taps	< 6 L/min
Showerheads	< 9 L/min
Dishwashers	< 0.75 L/dish setting
Washing Machines	< 7 L/kg wash

REFER ACOUSTICS REPORT FOR TREATMENT
 TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic
 (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roof
- The use of acoustic seals for external doors
- Lengths of fixed ductwork
- Installation of acoustic silencers
- Construction of acoustic screens/baffles around rooftop plant rooms/ductwork

RECEIVED
 14 DEC 2018

REVISION M NOTES:
 1. APARTMENT MIX & LAYOUTS
 REVISED, PLUS RELATED CHANGES
 TO BUILDING FACADE LINE.

DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans

**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
Development Plan approved in accordance with clause 37.02 Sch.1 of the Yarra Planning Scheme
DATE 31/1/2019 PLAN 56 of 132
This is NOT a Building Permit

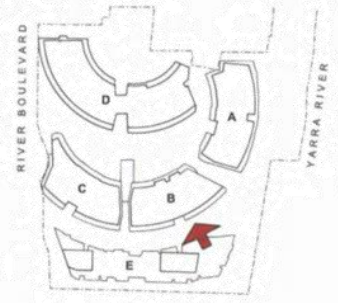
ESD FEATURES
- Sustainable Management Plan by Built Ecology WSP (May 2018)

Water consumption
All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
 Fixtures Minimum WELS Rating Consumption
 Toilets 4 Stars < 3.5 L/use
 Wash basin / sink taps 5 Stars < 6 L/min
 Showers/baths 3 Stars < 9 L/min
 Dishwashers 4.5 Stars < 0.75 L/dish setting
 Washing Machines 4 Stars < 7 L/kg wash

Refer to Sustainability Management Plan (Rev. 7)
Lighting
 - Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss

Materials
 - All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
 - Landscape plantings will use native plants and grasses to minimize

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER
RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)
 - Thicker glazing
 - Additional layers of plasterboard or FC sheet for lightweight walls
 - Additional layers of plasterboard for lightweight roofs
 - The use of acoustic seals for external doors
 - Lengths of lined ductwork
 - Installation of acoustic silencers and baffle
 - Construction of acoustic screens/baffles around exposed plant rooms/decks/waste



**BLOCK B
ELEVATION 01 (SOUTH)**

NOTE:
 - RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 - MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
 REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

NOTE:
 NO MECHANICAL OR OTHER PLANT EQUIPMENT INCLUDING LEFT OVER RUN WILL BE VISIBLE FROM BEHIND THE PLANT ENCLOSURE SCREEN

REVISION D NOTES:
 1. ESD FEATURES' GLAZING NOTE AMENDED

REVISION M NOTES:
 BUILDING FACADE ADJUSTED ACCORDING TO CHANGES IN APARTMENT LAYOUTS AND BREAK UP.

RECEIVED
 14 DEC 2018

**DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT**

Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan by Built Ecology WSP (May 2018)

HVAC:

- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

Facade Performance:

- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:

- Weather-stripped, with the following system properties (i.e. including frames)
- Total system U-value: Maximum 2.6 W/m²K
- Total system SHGC: 0.8

Refer to Sustainability Management Plan (Rev. 7)

Lighting:

- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:

- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

water consumption:
All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:

Fixture	Minimum WELS Rating/Consumption
Toilets	< 3.5 Litres
Wash basin / sink taps	< 6 Litres
Showerheads	< 9 Litres
Dishwashers	< 6.75 Litres setting
Washing Machines	< 7 Litres/wash

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and bounces
- Construction of acoustic screens/baffles around exposed plant rooms/decks/waste

ARCHITECTURAL ELEMENTS
CONCRETE WITH TIMBER TEXTURE SURFACE WITH SELECTED STAIN FINISH.

FEATURE WALL PANELS
ZINC OR SIMILAR

OPAQUE GLASS UP TO 1700mm ABOVE FLOOR LEVEL

SWIMMING POOL

CLEAR GLASS PANELS WITH ANODISED ALUM FRAMES

TEXTURED CONCRETE WALLS SELECTED STAIN FINISH

RENDERED FINISH, SELECTED COLOUR.

PLANT
▽ RL 32.100

ROOF
▽ RL 30.100

CEILING
△ RL 28.700

LEVEL 5
▽ RL 27.000

CEILING
△ RL 26.600

LEVEL 4
▽ RL 23.900

CEILING
△ RL 23.500

LEVEL 3
▽ RL 20.800

CEILING
△ RL 20.400

LEVEL 2
▽ RL 17.700

CEILING
△ RL 17.300

LEVEL 1
▽ RL 14.600

CEILING
△ RL 14.200

GROUND
▽ RL 11.500

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with clause 37.12 Sch 1 of the Yarra Planning Scheme
for and on behalf of the Responsible Authority
DATE 31/1/2019 PLAN 57 of 182
This is NOT a Building Permit

**BLOCK B
ELEVATION 02 (WEST)**

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT INCLUDING LIFT OVER RUN WILL BE VISIBLE FROM BEHIND THE PLANT ENCLOSURE SCREEN

REVISION O NOTES:
1. ESD FEATURES' GLAZING NOTE AMENDED

REVISION M NOTES:
BUILDING FACADE ADJUSTED ACCORDING TO CHANGES IN APARTMENT LAYOUTS AND BREAK UP.

RECEIVED
14 DEC 2018

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

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PROJECT NUMBER
308087

DRAWING TITLE
BLOCK B - ELEVATION 02 (WEST)

PAGE No
54

DRAWING No
ATP421 (Rev 0)

SCALE
1:100 @ A1
1:200 @ A3

DATE
Rev 0 - SEPT 2013

RICHMOND YARRA RESIDENTIAL

Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan by Built Ecology WSP (May 2018)

HVAC:
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

Facade Performance:
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:
- Weather-stripped, with the following system properties (i.e. including frames)
- Total system U-value: Maximum 2.6 W/m²K
- Total system SHGC: 0.8

Refer to Sustainability Management Plan (Rev. 7)

Lighting:
- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

Water:
- water consumption
- All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- Future Minimum WELS Rating Consumption
- Toilets 4 Stars < 3.5 Litre
- Wash basin / sink taps 5 Stars < 6 Litre
- Showerheads 3 Stars < 9 Litre
- Dishwashers 4.5 Stars < 0.75 L/dish setting
- Washing Machines 4 Stars < 7 Litre/wash

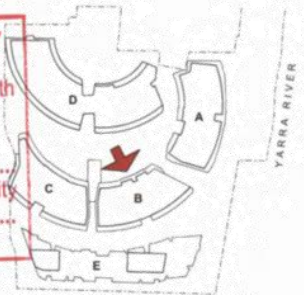
REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of bread ductwork
- Installation of acoustic silencers and bounces
- Construction of acoustic screens/baffles around exposed plant rooms/ducts/waste

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with clause 32.02 Sch 1 of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
DATE 31/1/2019 PLAN 58 of 132
This is NOT a Building Permit



BLOCK B
ELEVATION 03 (NORTH)

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT INCLUDING LIFT OVER RUN WILL BE VISIBLE FROM BEHIND THE PLANT ENCLOSURE SCREEN

REVISION O NOTES:
1. 'ESD FEATURES' GLAZING NOTE AMENDED

REVISION M NOTES:
BUILDING FACADE ADJUSTED ACCORDING TO CHANGES IN APARTMENT LAYOUTS AND BREAK UP.

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Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan by Built Ecology WSP (May 2018)

HVAC:

- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

Facade Performance:

- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:

- Weather-stripped, with the following system properties (i.e. including frames)
- Total system U-value: Maximum 2.6 W/m²K
- Total system SHGC: 0.8

Water:

- Landscaping plantings will use native plants and grasses to minimise water consumption

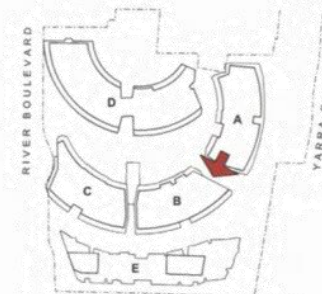
water consumption
All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below

Fixture	Minimum WELS Rating	Consumption
Toilets	< 5 Stars	< 3.5 Litre
Wash basin / sink taps	< 6 L/min	< 6 L/min
Showerheads	< 3 Stars	< 8 L/min
Dishwashers	< 4.5 Stars	< 0.75 Litre/cycle setting
Washing Machines	< 4 Stars	< 7 Litre/wash

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and bounces
- Construction of acoustic screens/baffles around exposed plant rooms/decks/waste



**BLOCK B
ELEVATION 04 (EAST)**

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

REVISION G NOTES:
1. ESD FEATURES' GLAZING NOTE AMENDED
REVISION M NOTES:
BUILDING FACADE ADJUSTED ACCORDING TO CHANGES IN APARTMENT LAYOUTS AND BREAK UP.

NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT INCLUDING LIFT OVER RUN WILL BE VISIBLE FROM BEHIND THE PLANT ENCLOSURE SCREEN

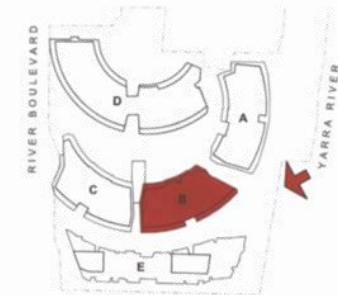
**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
Development Plan approved in accordance with clause 37.02 Sch 1 of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
DATE 31/12/2019 PLAN 5.9 of 132
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 YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 Clause 37-02 Sch 1
 of the Yarra Planning Scheme
 for and on behalf of the Responsible Authority
 DATE 31/1/2019 PLAN 6.0 of 132
 This is NOT a Building Permit

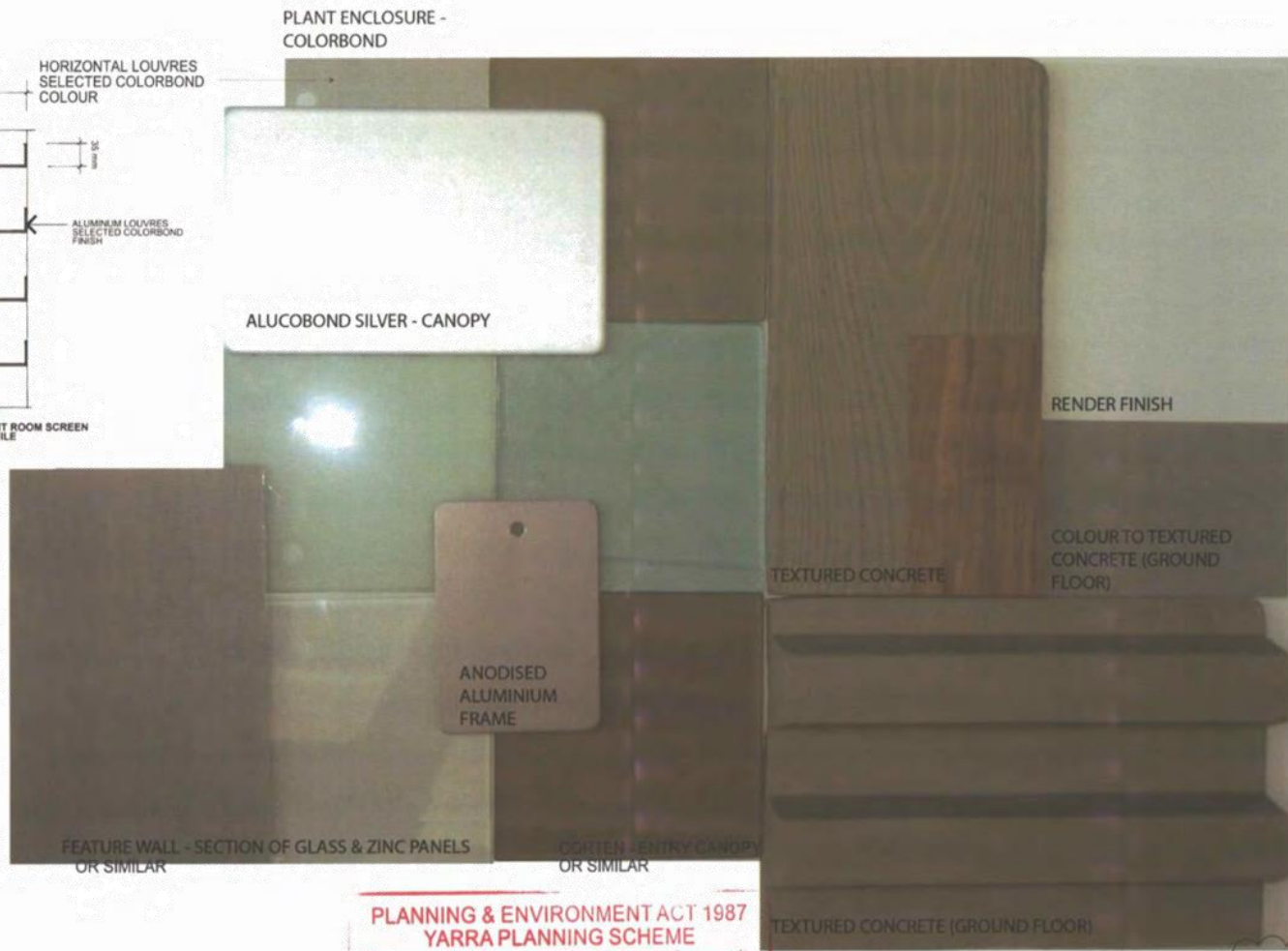
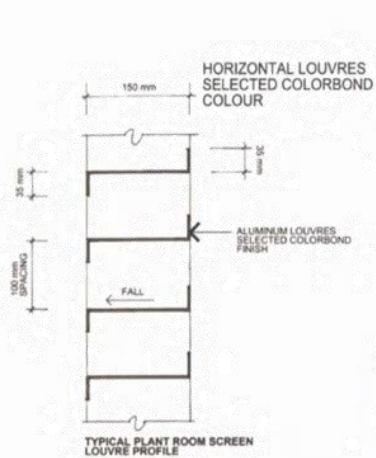
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BLOCK B RIVER VIEW
 LANDSCAPING SHOWN ARE INDICATIVE
 REFER TO LANDSCAPE MASTER PLAN FOR DETAIL LANDSCAPE DESIGN

REVISION NOTES
 1. PERSPECTIVE VIEW UPDATED

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NOTES: ALL MATERIALS INCLUDING GLAZING TO BE NON - REFLECTIVE

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 YARRA PLANNING SCHEME
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 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
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ESD FEATURES
 - Sustainable Management Plan
 by Built Ecology WSP (May 2018)
 Materials:
 - All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
 - All materials including glazing to be non-reflective

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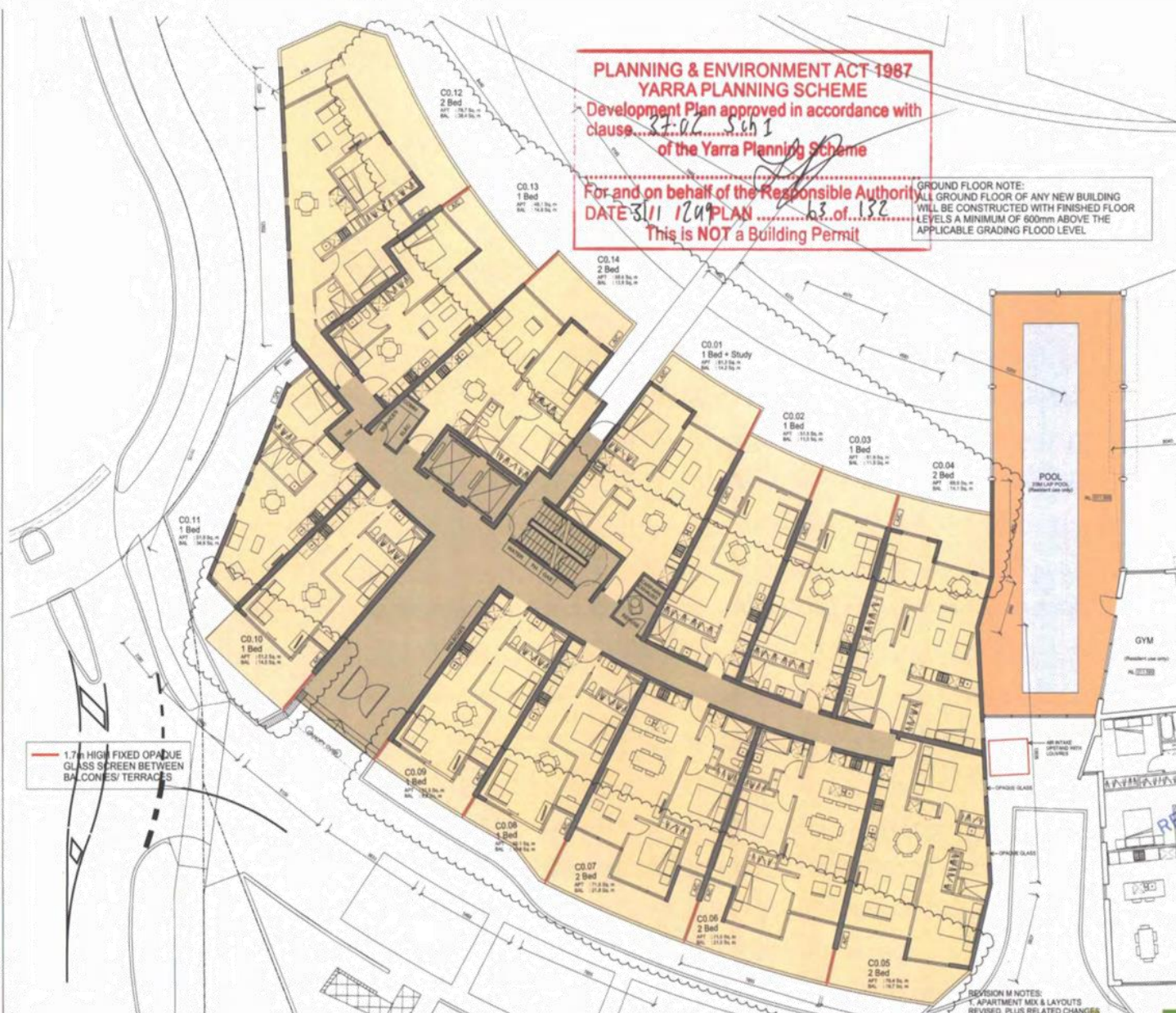
RICHMOND YARRA
RESIDENTIAL

BLOCK C

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with
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For and on behalf of the Responsible Authority
DATE 31/12/19 PLAN 62 of 132
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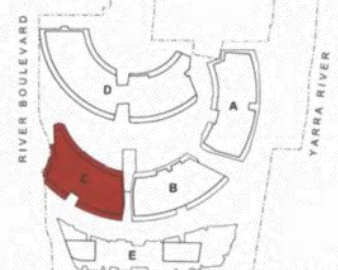
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YARRA PLANNING SCHEME**
Development Plan approved in accordance with
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of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
DATE 31/12/18 PLAN 63 of 132
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GROUND FLOOR NOTE:
ALL GROUND FLOOR OF ANY NEW BUILDING
WILL BE CONSTRUCTED WITH FINISHED FLOOR
LEVELS A MINIMUM OF 600mm ABOVE THE
APPLICABLE GRADING FLOOD LEVEL.



**BLOCK C
GROUND**

APARTMENTS (EXCL. BALCONIES)	: 854 SQM
CORE & CORRIDOR	: 167 SQM
GFA (EXCL. BALCONIES)	: 1021 SQM
EFFICIENCY (EXCL. BALCONIES)	: 83.6 %
BALCONIES	: 251 SQM

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling.
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall.
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames):
 - Total system U-value Maximum 2.6 W/m²K
 - Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|----------------------------|
| Toilets | 4 Stars | < 3.3 Litre |
| Wash basin / sink taps | 5 Stars | < 6 Litre |
| Showerheads | 3 Stars | < 9 Litre |
| Dishwashers | 4.5 Stars | < 0.75 Litre/cycle setting |
| Washing Machines | 4 Stars | < 7 Litre/wash |

- Swimming Pool:**
- Natural ventilation to pool area
 - Controlled filtration pump operation to minimise energy use
 - Pool cover for use when pool is unoccupied

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
Based on Report by Acoustic Logic
(04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of fixed ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/ducts/vents

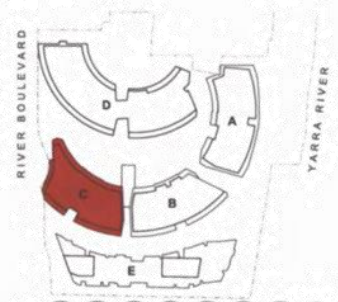
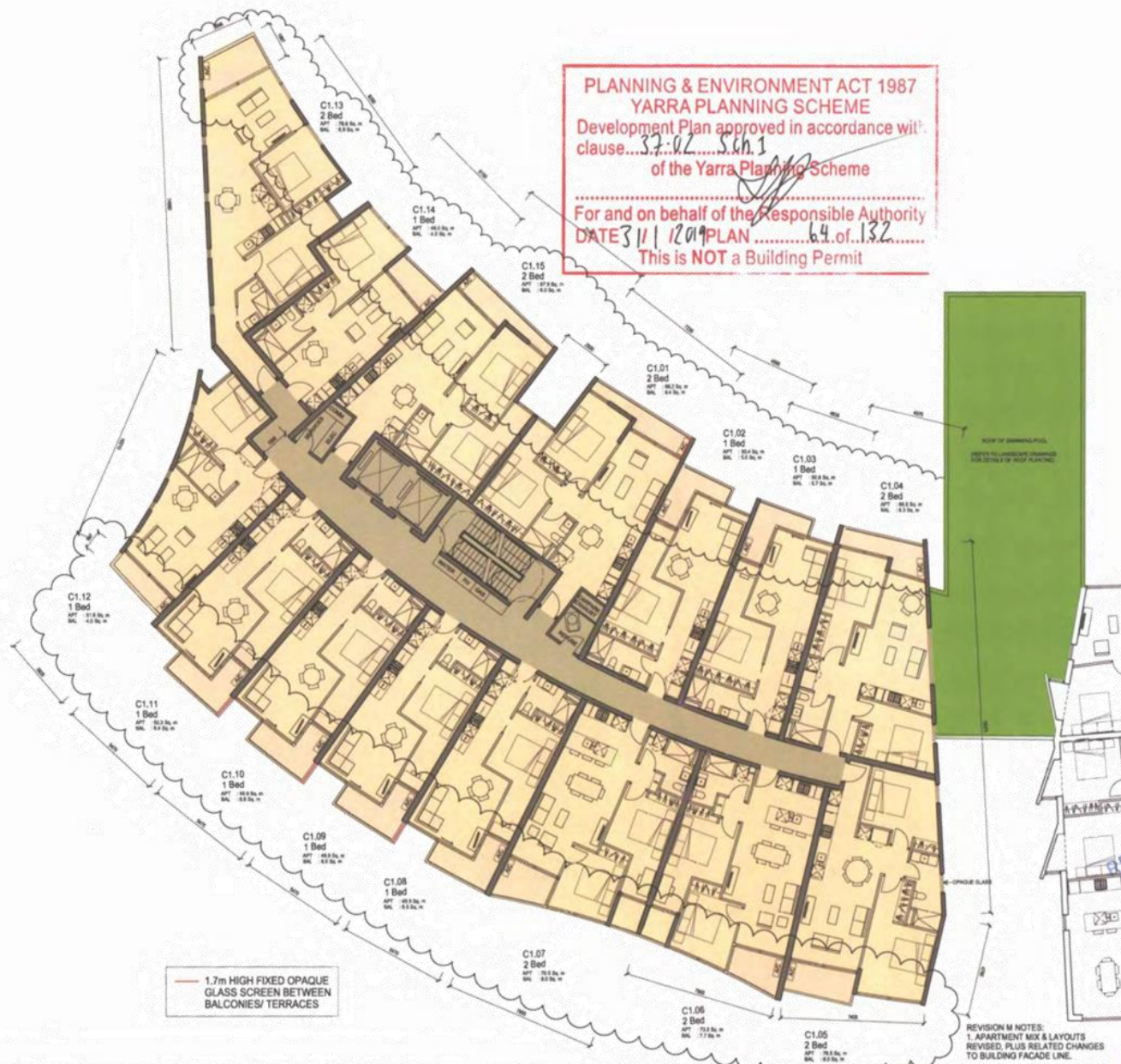
- Pool Plant:**
- Acoustic covers may be required to plant room ventilation louvers.
 - Pumps and filtration equipment shall be vibration isolated from the building structure.
 - Hours of operation of pump and filtration equipment should be limited to prescribed hours of operation as nominated under EPA

**DEVELOPMENT PLAN APPROVAL
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1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/TERRACES

REVISION M NOTES:
1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

Attachment 9 - PL10/0156 - Approved Development Plans



BLOCK C LEVEL 1

APARTMENTS (EXCL. BALCONIES)	: 904 SQM
CORE & CORRIDOR	: 118 SQM
GFA (EXCL. BALCONIES)	: 1022 SQM
EFFICIENCY (EXCL. BALCONIES)	: 88 %
BALCONIES	: 93 SQM

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stopped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 7)**
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | |
|------------------------|---------------------------------|
| Fixture | Minimum WELS Rating/Consumption |
| Toilets | 4 Stars < 3.3 L/m ³ |
| Wash basin / sink taps | 5 Stars < 6 L/min |
| Showerheads | 3 Stars < 9 L/min |
| Dishwashers | 4.5 Stars < 0.75 L/pace setting |
| Washing Machines | 4 Stars < 7 L/kgwash |

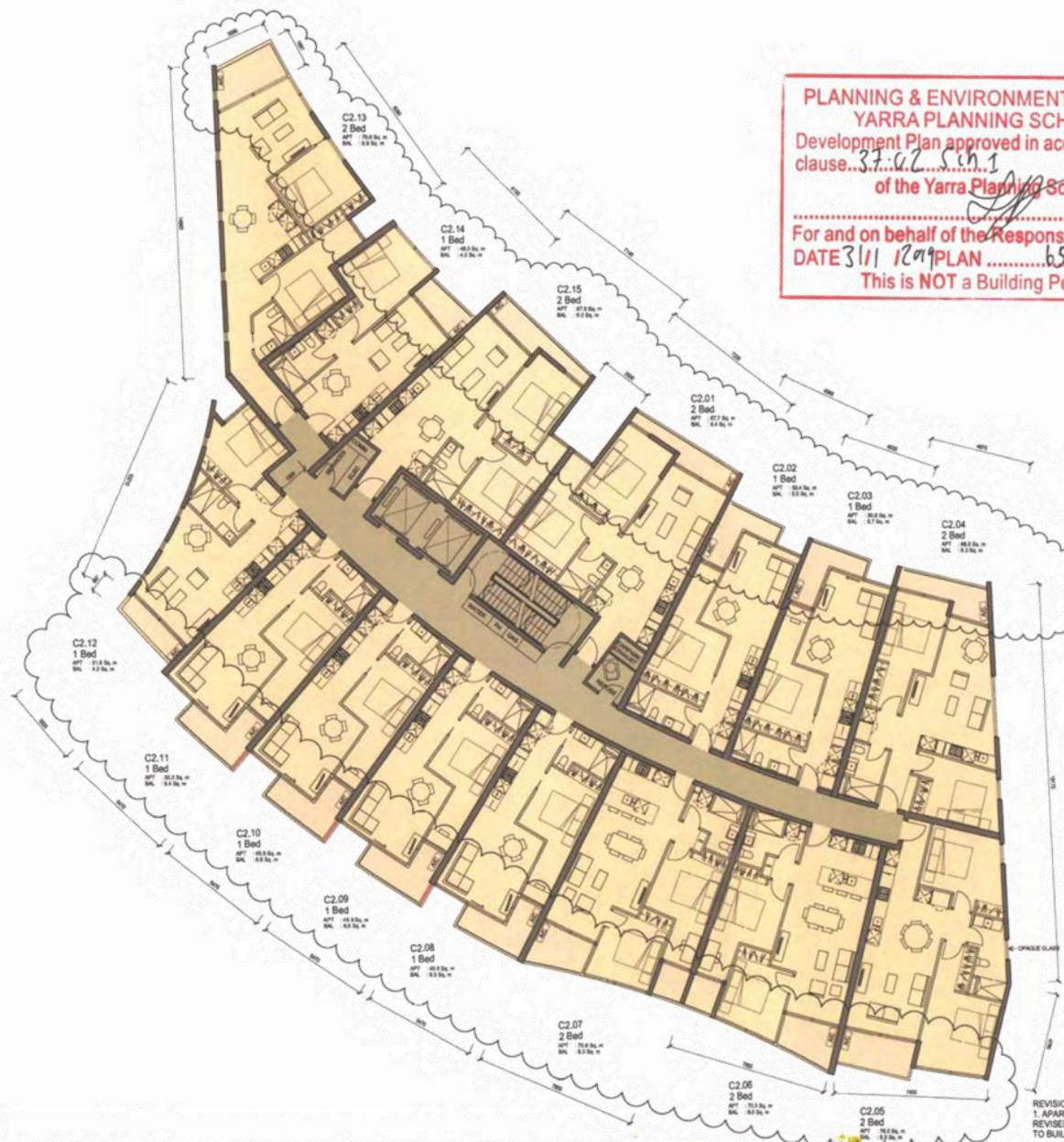
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REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

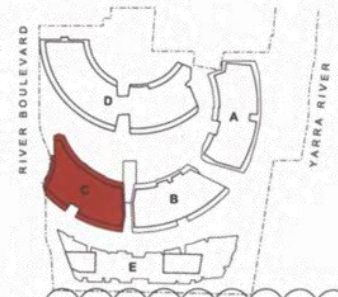
- RECOMMENDED ACOUSTIC TREATMENT**
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)
- Thicker glazing
 - Additional layers of plasterboard or FC sheet for lightweight walls
 - Additional layers of plasterboard for lightweight roofs
 - The use of acoustic seals for external doors
 - Length of lined ductwork
 - Installation of acoustic silencers and louvers
 - Construction of acoustic screens/baffles around exposed plant rooms/ducts/bells

DEVELOPMENT PLAN APPROVAL
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Attachment 9 - PL10/0156 - Approved Development Plans



PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.02 (3) of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/11/2019 PLAN 65 of 132
This is NOT a Building Permit



BLOCK C LEVEL 2

APARTMENTS (EXCL. BALCONIES)	: 900 SQM
CORE & CORRIDOR	: 118 SQM
GFA (EXCL. BALCONIES)	: 1018 SQM
EFFICIENCY (EXCL. BALCONIES)	: 88 %
BALCONIES	: 94 SQM

ESD FEATURES
 - Sustainable Management Plan
 by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stopped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.0 W/m²K
 - Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|-----------------------|
| Toilets | 4 Stars | < 3.5 Litres |
| Wash basin / sink taps | 5 Stars | < 6 Litres |
| Showerheads | 3 Stars | < 9 Litres |
| Dishwashers | 4.5 Stars | < 0.75 Litres setting |
| Washing Machines | 4 Stars | < 7.1 Litres/hour |

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REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic
 (04 April 2018 Rev 1)

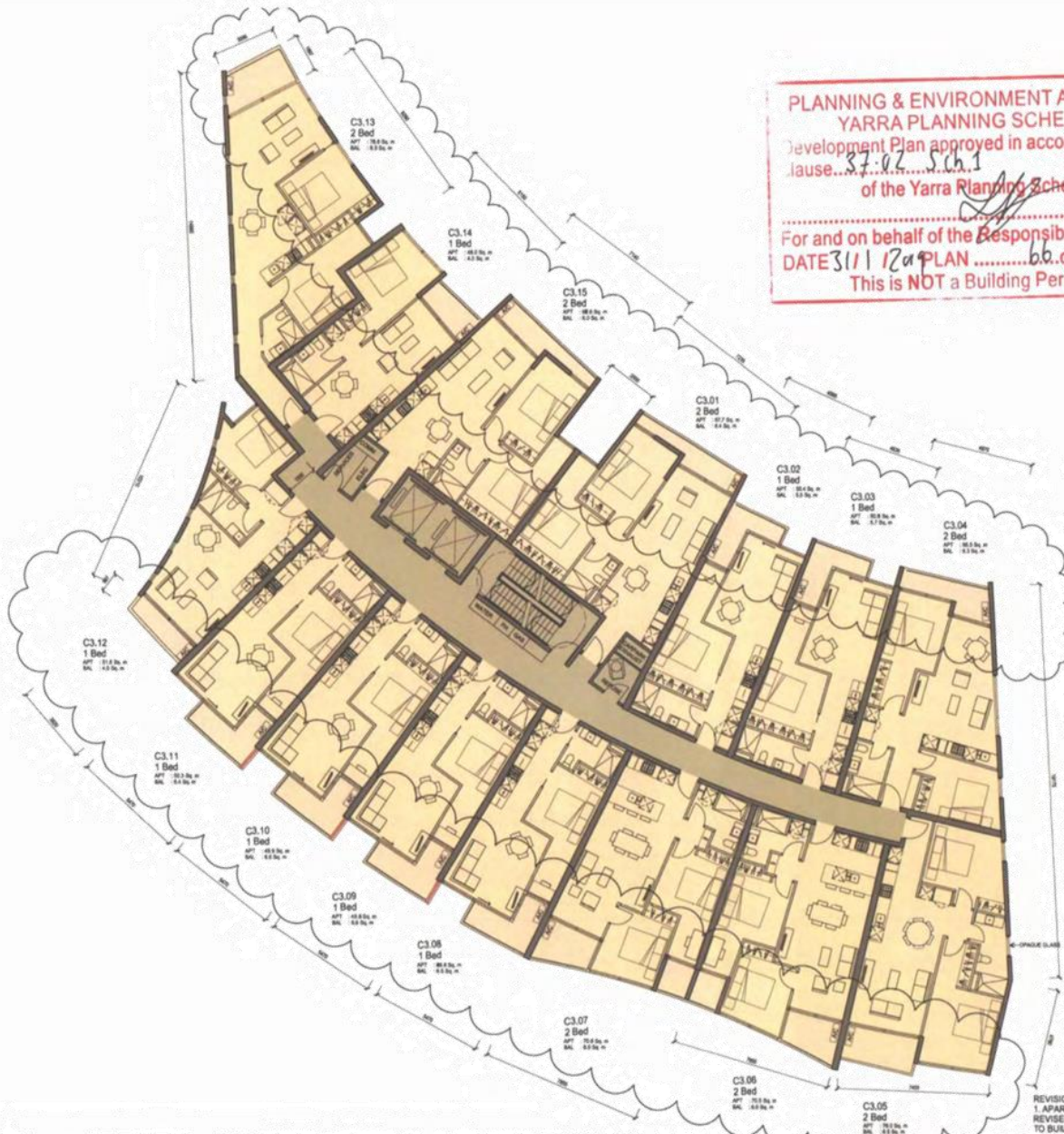
- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- The use of acoustic seals for external doors
- Lengths of fixed ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screen/baffles around exposed ductwork

1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

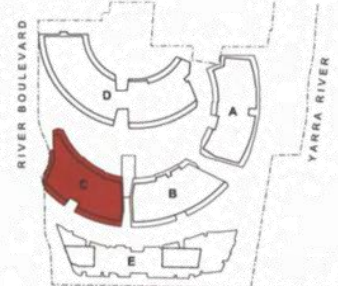
REVISION M NOTES:
 1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans



PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 87.02 Sch 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/1/2017 PLAN 66 of 132
 This is NOT a Building Permit



BLOCK C LEVEL 3

APARTMENTS (EXCL. BALCONIES)	: 900 SQM
CORE & CORRIDOR	: 118 SQM
GFA (EXCL. BALCONIES)	: 1018 SQM
EFFICIENCY (EXCL. BALCONIES)	: 88 %
BALCONIES	: 94 SQM

- ESD FEATURES**
 - Sustainable Management Plan by Built Ecology WSP (May 2018)
- MVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-strippad, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | |
|------------------------|---------------------------------|
| Future | Minimum WELS Rating Consumption |
| Toilets | 4 Stars < 3.5 L/flush |
| Wash basin / sink taps | 5 Stars < 8 L/min |
| Showerheads | 3 Stars < 9 L/min |
| Dishwashers | 4.5 Stars < 0.75 Litres setting |
| Washing Machines | 4 Stars < 7 L/highspin |

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REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

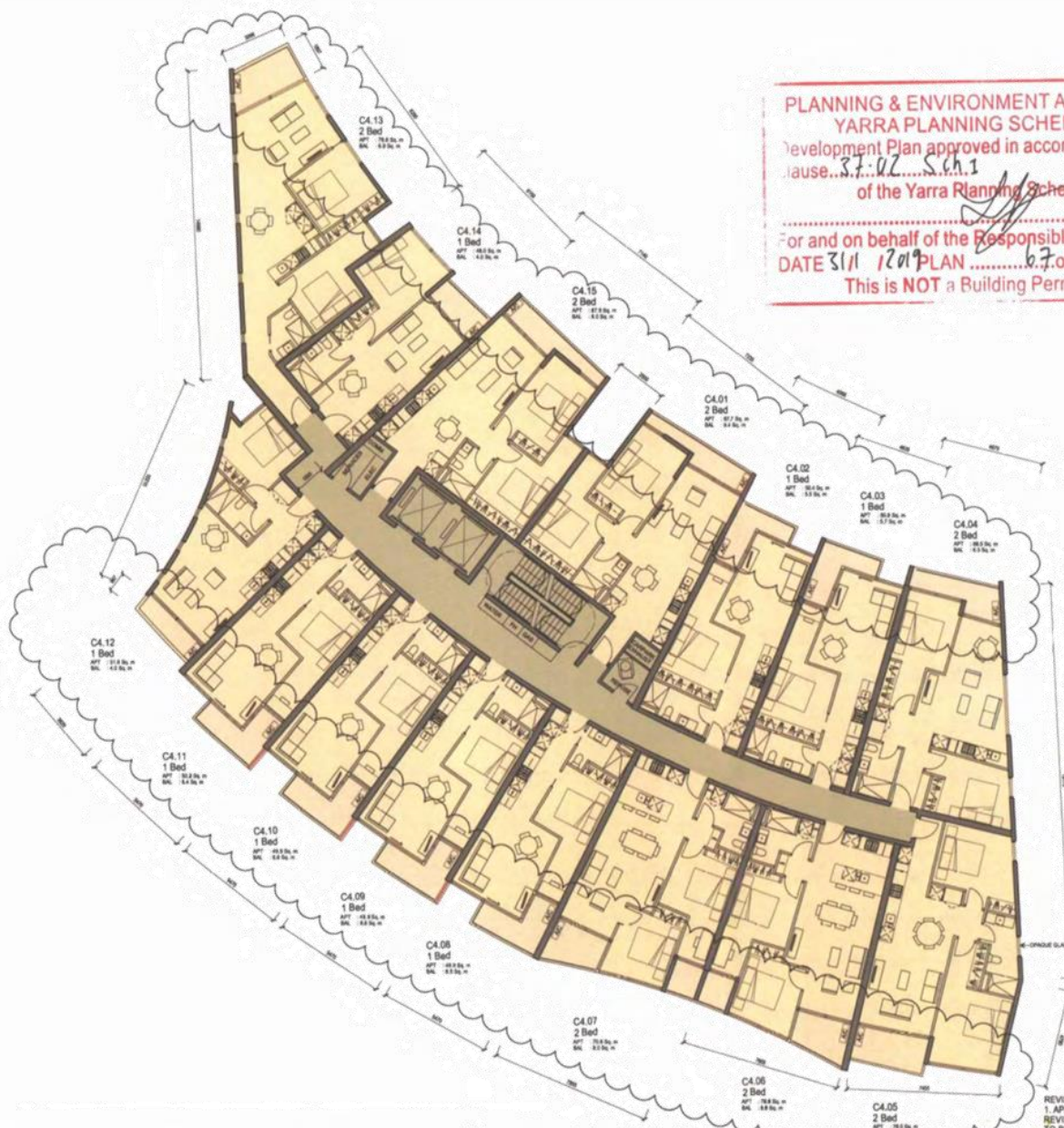
- RECOMMENDED ACOUSTIC TREATMENT**
 - Based on Report by Acoustic Logic (04 April 2016 Rev 1)
- Tracker glazing
 - Additional layers of plasterboard or FC sheet for lightweight walls
 - Additional layers of plasterboard for lightweight roofs
 - The use of acoustic seals for external doors
 - Lengths of lined ductwork
 - Installation of acoustic silencers and baffle
 - Construction of acoustic screens/baffles around exposed ductwork

1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

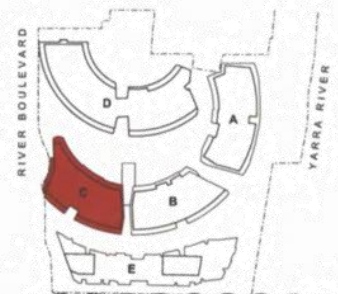
REVISION M NOTES:
 1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

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 DATE 31/11/2019 PLAN 67 of 132
 This is NOT a Building Permit



BLOCK C
LEVEL 4

APARTMENTS (EXCL. BALCONIES)	903 SQM
CORE & CORRIDOR	118 SQM
GFA (EXCL. BALCONIES)	1021 SQM
EFFICIENCY (EXCL. BALCONIES)	88 %
BALCONIES	94 SQM

ESD FEATURES
 - Sustainable Management Plan
 by Built Ecology WSP (May 2018)

- NVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- High-performance glazing with the following system properties (i.e. including frames):
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)**
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | |
|------------------------|----------------------------------|
| Fixture | Minimum WELS Rating/Consumption |
| Toilets | 4 Stars < 3.5 L/use |
| Wash basin / sink taps | 5 Stars < 6 L/min |
| Showerheads | 3 Stars < 9 L/min |
| Dishwashers | 4.5 Stars < 0.75 L/rinse setting |
| Washing Machines | 4 Stars < 7 L/kg/wash |

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REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic
 (04 April 2018 Rev 1)

1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/TERRACES

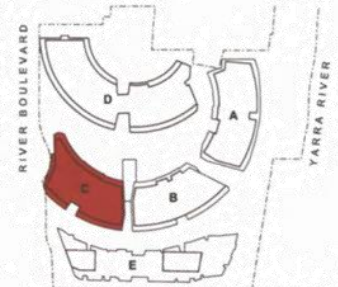
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BLOCK C LEVEL 5

APARTMENTS (EXCL. BALCONIES)	: 893 SQM
CORE & CORRIDOR	: 117 SQM
GFA (EXCL. BALCONIES)	: 1010 SQM
EFFICIENCY (EXCL. BALCONIES)	: 88 %
BALCONIES	: 87 SQM

- ESD FEATURES**
 - Sustainable Management Plan by Built Ecology WSP (May 2018)
- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|-----------------------|
| Toilets | 4 Stars | < 3.5 L/use |
| Wash basin / sink taps | 5 Stars | < 6 L/min |
| Showerheads | 3 Stars | < 9 L/min |
| Dishwashers | 4.5 Stars | < 0.75 L/dish setting |
| Washing Machines | 4 Stars | < 7 L/gwash |

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 14 DEC 2014

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)

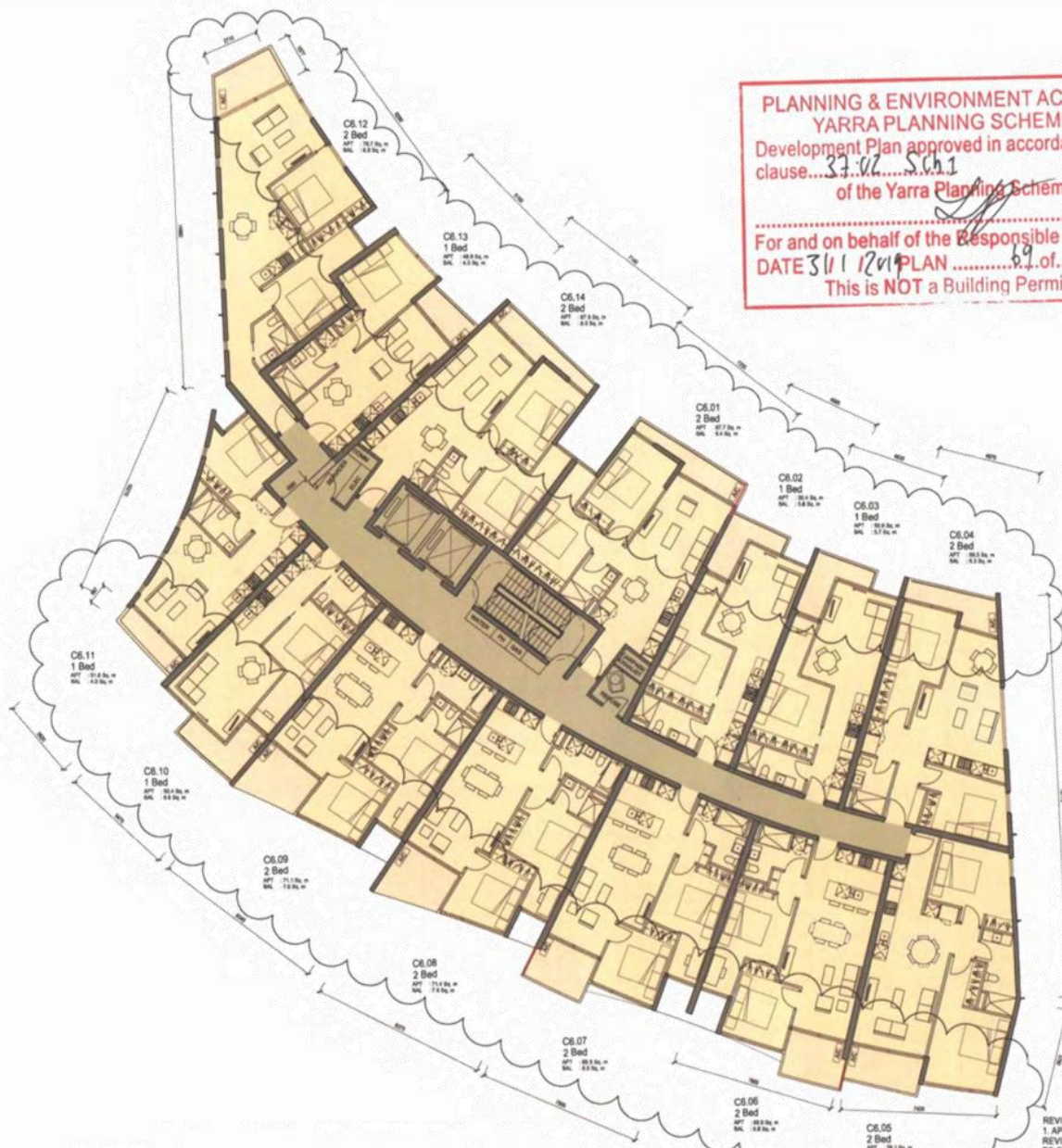
- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of brick ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screen/baffles around exposed plant rooms/ductwork

DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT

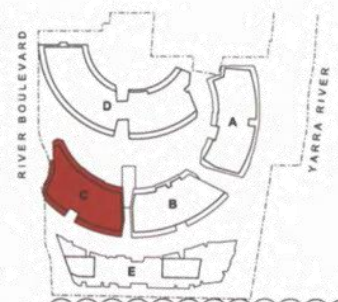
1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

REVISION M NOTES:
 1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

Attachment 9 - PL10/0156 - Approved Development Plans



PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 31.02 Sch 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/12/18 PLAN 89 of 132
 This is NOT a Building Permit



**BLOCK C
LEVEL 6**

APARTMENTS (EXCL. BALCONIES)	: 893 SQM
CORE & CORRIDOR	: 117 SQM
GFA (EXCL. BALCONIES)	: 1010 SQM
EFFICIENCY (EXCL. BALCONIES)	: 88 %
BALCONIES	: 90 SQM

ESD FEATURES
 - Sustainable Management Plan
 by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.5 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | |
|------------------------|----------------------------------|
| Fixtures | Minimum WELS Rating Consumption |
| Taps | 4 Stars < 3.5 L/min |
| Wash basin / sink taps | 5 Stars < 6 L/min |
| Showerheads | 3 Stars < 9 L/min |
| Dishwashers | 4.5 Stars < 0.75 L/cycle setting |
| Washing Machines | 4 Stars < 7 L/kg/wash |

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14 DEC 2018

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic
 (04 April 2018 Rev 1)

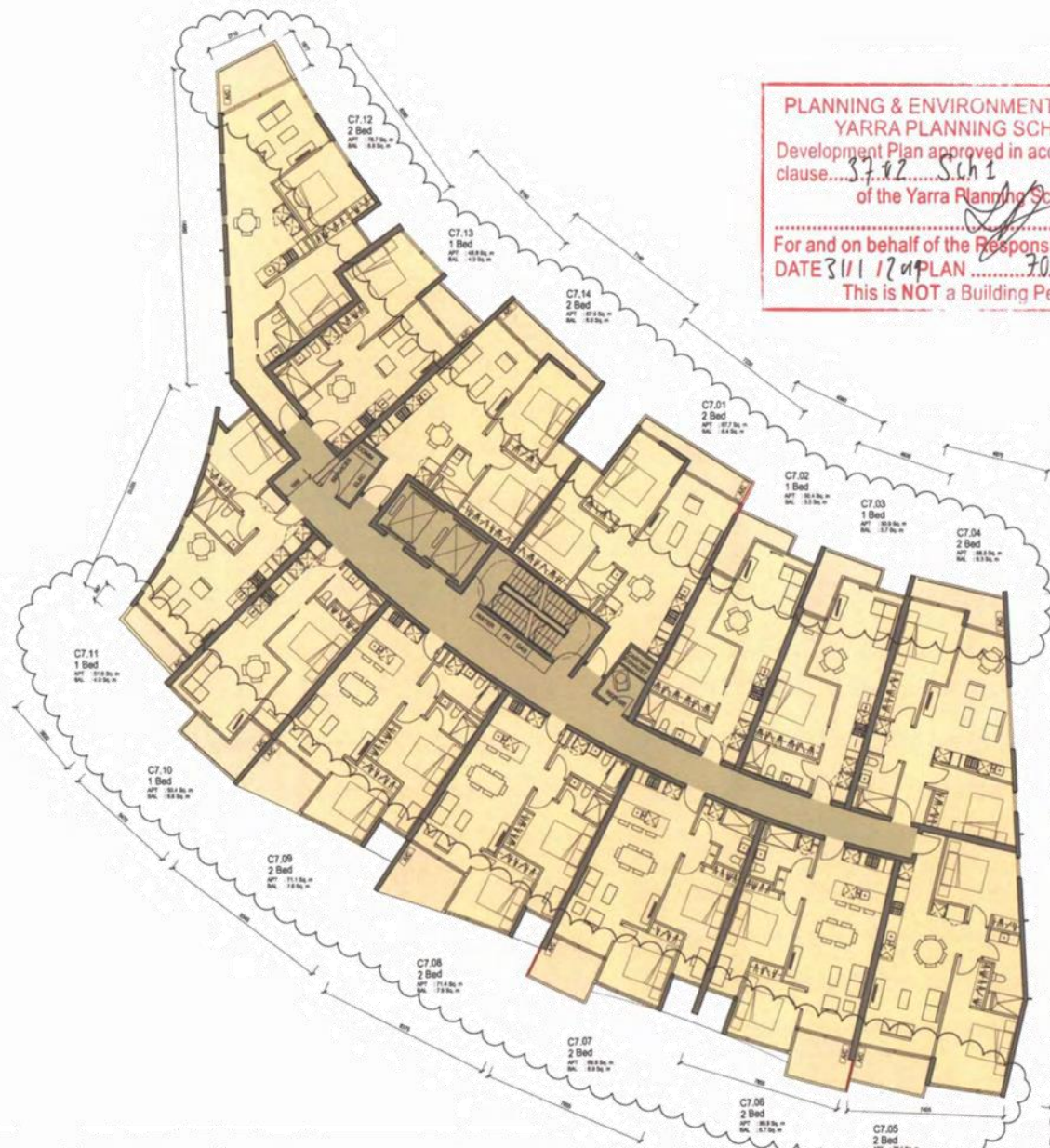
- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/ductwork

1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/TERRACES

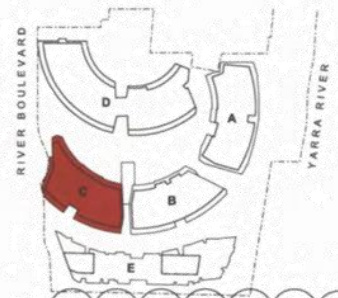
REVISION M NOTES:
 1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans



PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.02 Sch 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 3/1/17 PLAN 70 of 132
 This is NOT a Building Permit



BLOCK C
LEVEL 7
 APARTMENTS (EXCL. BALCONIES) : 893 SQM
 CORE & CORRIDOR : 117 SQM
 GFA (EXCL. BALCONIES) : 1010 SQM
 EFFICIENCY (EXCL. BALCONIES) : 88 %
 BALCONIES : 87 SQM

ESD FEATURES
 - Sustainable Management Plan
 by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all full-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating/Consumption |
|------------------------|---------------------------------|
| Toilets | < 3.5 Litre |
| Wash basin / sink taps | < 6 Litre |
| Showerheads | < 8 Litre |
| Dishwashers | < 4.5 Stars |
| Washing Machines | < 7 L/kg wash |

RECEIVED
 14 DEC 2017

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER
RECOMMENDED ACOUSTIC TREATMENT
 Based on Report by Acoustic Logic
 (04 April 2018 Rev 1)

1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/TERRACES

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed ductwork

REVISION M NOTES:
 1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT



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PROJECT NUMBER
 308087

DRAWING TITLE
 BLOCK C PLAN - LEVEL 7

PAGE No
 66

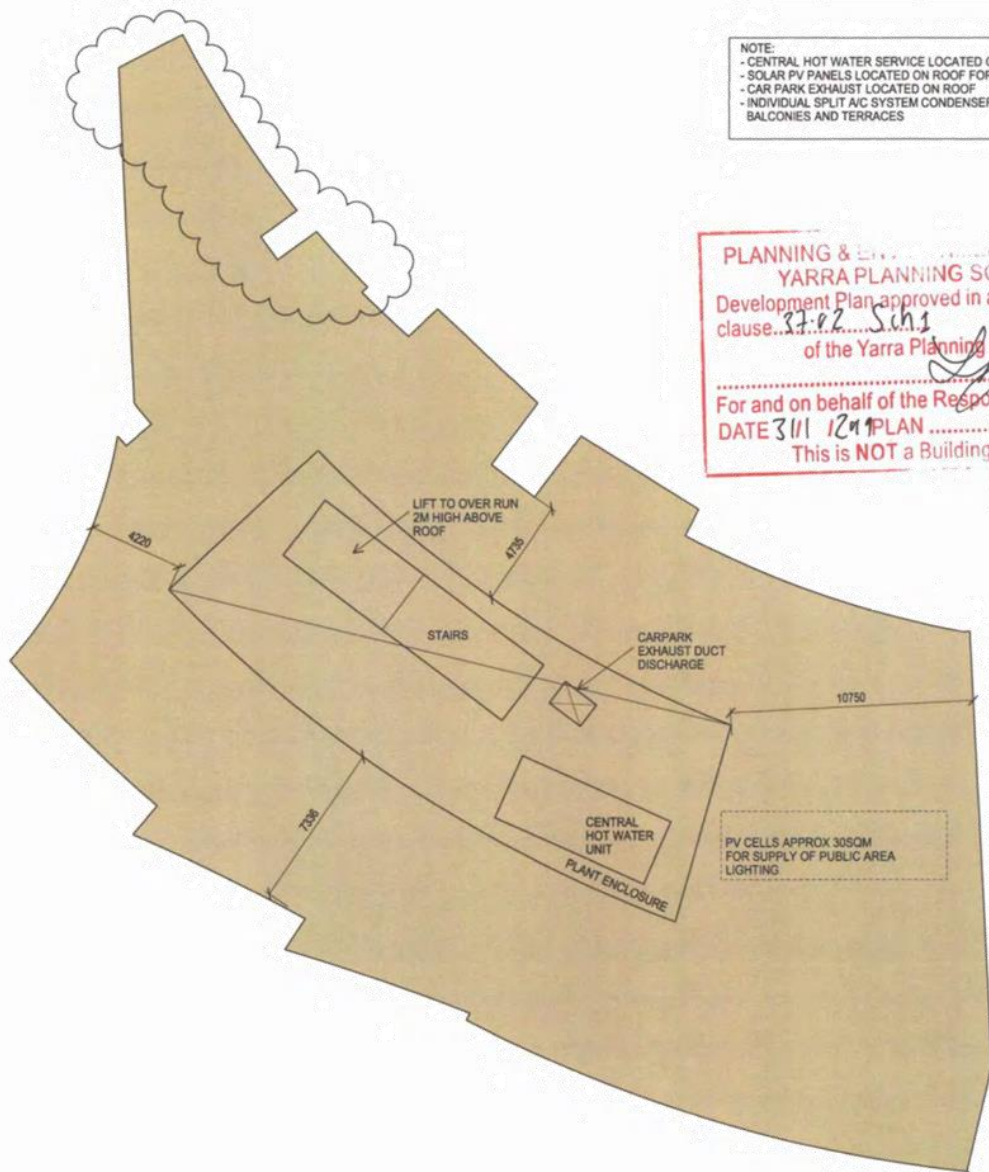
DRAWING No.
 ATP237 (Rev Q)

SCALE
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DATE
 Rev Q - FEB 2018

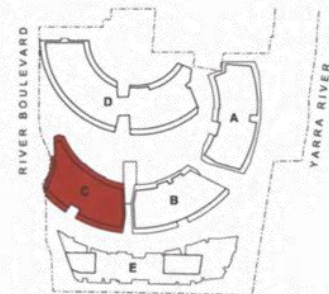
RICHMOND YARRA RESIDENTIAL

Attachment 9 - PL10/0156 - Approved Development Plans



NOTE:
 - CENTRAL HOT WATER SERVICE LOCATED ON ROOF
 - SOLAR PV PANELS LOCATED ON ROOF FOR PUBLIC AREA LIGHTING
 - CAR PARK EXHAUST LOCATED ON ROOF
 - INDIVIDUAL SPLIT A/C SYSTEM CONDENSERS TO BE LOCATED ON BALCONIES AND TERRACES

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.02 Sch 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 3/11/2018 PLAN 7.1. of 132
 This is NOT a Building Permit



ESD FEATURES
 - Sustainable Management Plan
 by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.8 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating/Consumption |
|-----------------------|---------------------------------|
| Toilets | < 3.5 L/use |
| Wash basin / sink tap | < 6 L/min |
| Showerheads | < 9 L/min |
| Dishwashers | < 0.75 L/dish setting |
| Washing Machines | < 7 L/kgwash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic
 (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/ducts/walls

ROOF PLANS NOTE:
 REFER ACOUSTICS REPORT FOR TREATMENT TO ALL PLANT EQUIPMENT IN ROOF

DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT

REVISION M NOTES:
 1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.8

Refer to Sustainability Management Plan (Rev. 7)

Lighting:

- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:

- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

Water:

- Landscaping selection will use native plants and species to conserve

- water consumption**
- All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|-------------------|
| Toilets | 4 Stars | < 3.5 Litre |
| Wash basin / sink taps | 5 Stars | < 6 Litre |
| Showerheads | 3 Stars | < 9 Litre |
| Dishwashers | 4.5 Stars | < 0.75 Litre/wash |
| Washing Machines | 4 Stars | < 7 Litre/wash |

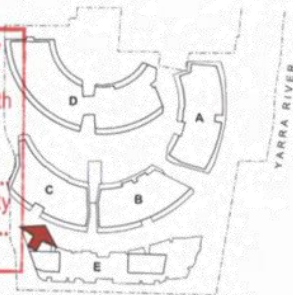
REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic
(04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight roofs
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/stacks/waste

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with clause 32.02 Sch 1 of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
DATE 31/12/2018 PLAN 32 of 132
This is NOT a Building Permit



BLOCK C ELEVATION 01 (SOUTH)

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

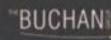
NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT INCLUDING LIFT OVER RUN WILL BE VISIBLE FROM BEHIND THE PLANT ENCLOSURE SCREEN

REVISION H NOTES:
1. 'ESD FEATURES' GLAZING NOTE AMENDED

REVISION M NOTES:
BUILDING FACADE ADJUSTED ACCORDING TO CHANGES IN APARTMENT LAYOUTS AND BREAK UP.

RECEIVED
14 DEC 2018

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT



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PROJECT NUMBER
308087

DRAWING TITLE
BLOCK C - ELEVATION 01 (SOUTH)

PAGE No
68

DRAWING No
ATP430 (Rev Q)

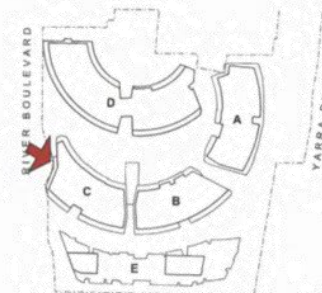
SCALE
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DATE
Rev Q - SEPT 2013

RICHMOND YARRA RESIDENTIAL

Attachment 9 - PL10/0156 - Approved Development Plans

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.02 Sch.1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/12/19 PLAN 7.3 of 132
 This is NOT a Building Permit



BLOCK C
ELEVATION 02 (WEST)

NOTE:
 - RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - ROOF RL DENOTES STRUCTURAL SLAB LEVEL
 - MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
 REFER TO FINISHES BOARDS FOR
 DETAILS OF COLOURS AND FINISHES.

NOTE:
 NO MECHANICAL OR OTHER PLANT EQUIPMENT
 INCLUDING LIFT OVER RUN WILL BE VISIBLE
 FROM BEHIND THE PLANT ENCLOSURE SCREEN

REVISION N NOTES:
 1. 'ESD FEATURES' GLAZING NOTE AMENDED

REVISION M NOTES:
 BUILDING FACADE ADJUSTED ACCORDING TO
 CHANGES IN APARTMENT LAYOUTS AND BREAK UP.

ESD FEATURES
 - Sustainable Management Plan
 by Built Ecology WSP (May 2018)

HVAC:

- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

Facade Performance:

- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:

- Weather-stripped, with the following system properties (i.e. including frames)
- Total system U-value: Maximum 2.6 W/m²K
- Total system SHGC: 0.6

Refer to Sustainability Management Plan (Rev. 7)

Lighting:

- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:

- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

Water:

- Landscape plantings will use native plants and grasses to minimize water consumption
- All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:

Fixture	Minimum WELS Rating/Consumption
Toilets	4 Stars < 3.0 L/use
Wash basin / sink taps	5 Stars < 6 L/min
Showerheads	3 Stars < 9 L/min
Dishwashers	4.5 Stars < 0.75 L/cycle setting
Washing Machines	4 Stars < 7 L/kg/wash

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of fixed ductwork
- Installation of acoustic absorbers and louvers
- Construction of acoustic screens/baffles around exposed ductwork

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DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-tightened, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.8

Refer to Sustainability Management Plan (Rev. 7)

- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss

- Materials:**
- All finishes (such as paints, carpets, wallcoverings, composite wood products) to be low VOC and low formaldehyde

Water:

- Landscape plantings will use native plants and species to conserve

- water consumption**
- All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|-----------------------|
| Toilets | 4 Stars | < 3.5 Litres |
| Wash basin / sink taps | 5 Stars | < 8 Litres |
| Showerheads | 3 Stars | < 9 Litres |
| Dishwashers | 4.5 Stars | < 0.75 Litres setting |
| Washing Machines | 4 Stars | < 7 Litres/cycle |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with clause 39.02... Plan 1 of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 31/12/18 PLAN 74 of 137
This is NOT a Building Permit



BLOCK C ELEVATION 03 (NORTH)

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT INCLUDING LIFT OVER RUN WILL BE VISIBLE FROM BEHIND THE PLANT ENCLOSURE SCREEN

REVISION N NOTES:
1. 'ESD FEATURES' GLAZING NOTE AMENDED

REVISION M NOTES:
RUR DING FACADE ADJUSTED ACCORDING TO CHANGES IN APARTMENT LAYOUTS AND BREAK UP.

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

RECEIVED
14 DEC 2018

Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

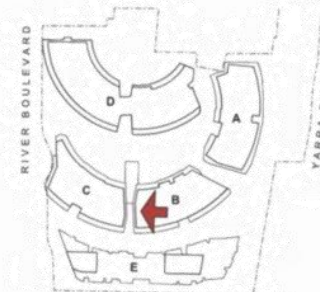
- HVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.8 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize

- water consumption)
- All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below
- | Fixture | Minimum WELS Rating/Consumption |
|------------------------|----------------------------------|
| Toilets | 4 Stars < 3.5 L/flush |
| Wash basin / sink taps | 5 Stars < 6 L/min |
| Showerheads | 3 Stars < 9 L/min |
| Dishwashers | 4.5 Stars < 0.75 L/place setting |
| Washing Machines | 4 Stars < 7 L/kg/wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic paste for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/decks/roofs



BLOCK C
ELEVATION 04 (EAST)

NOTE:

- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:

REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

NOTE:

NO MECHANICAL OR OTHER PLANT EQUIPMENT INCLUDING LIFT OVER RUN WILL BE VISIBLE FROM BEHIND THE PLANT ENCLOSURE SCREEN

REVISION R NOTES:

1. ESD FEATURES' GLAZING NOTE AMENDED

REVISION M NOTES:

BUILDING FACADE ADJUSTED ACCORDING TO CHANGES IN APARTMENT LAYOUTS AND BREAK UP.

PLANNING ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with clause 37.02 Sch 1 of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
DATE 30/12/2018 PLAN 75 of 132
This is NOT a Building Permit

RECEIVED
14 DEC 2018

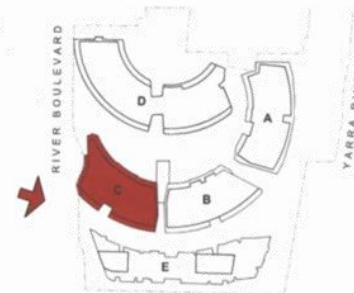
DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans



BLOCK C PROMENADE VIEW

LANDSCAPING SHOWN ARE INDICATIVE
REFER TO LANDSCAPE MASTER PLAN FOR DETAIL LANDSCAPE DESIGN



PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with
clause 37.02 Sch.1
of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
DATE 31/12/2019 PLAN 76 of 132
This is NOT a Building Permit

RECEIVED
14 DEC 2019

REVISION NOTES:
1. PERSPECTIVE VIEW UPDATED

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT



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PROJECT NUMBER
308087

DRAWING TITLE
BLOCK C - PROMENADE VIEW

PAGE No
72

DRAWING No.
ATP09 (Rev Ma)

SCALE
N.T.S

DATE
Rev Ma- APR 2013

RICHMOND YARRA RESIDENTIAL

Attachment 9 - PL10/0156 - Approved Development Plans

HORIZONTAL LOUVRES
SELECTED COLOURBOND
COLOUR

PLANT ENCLOSURE -
COLORBOND

Colorbond

VERTICAL TIMBER
ELEMENTS

ARCHITECTURAL ELEMENT -
ZINC PANELS OR SIMILAR

RENDER FINISH TO WALLS

TEXTURED CONCRETE
WALL PANELS - COLOUR

TEXTURED CONCRETE WALL PANELS

FEATURE WALL SECTION
OF COLOURED GLASS &
ZINC PANELS OR SIMILAR

ANODISED ALUMINIUM
FRAME

CLEAR GLASS

ALUMINIUM LOUVRES
SELECTED COLORBOND
FINISH

150 mm
30 mm
100 mm SPACING
FALL

TYPICAL PLANT ROOM SCREEN
LOUVRE PROFILE

NOTES: ALL MATERIALS
INCLUDING GLAZING TO BE
NON - REFLECTIVE

IN ACCORDANCE WITH ACT 1987
PLANNING SCHEME
as amended in accordance with
clause 37-02 Sch 1
of the Yarra Planning Scheme
for and on behalf of the Responsible Authority
DATE 3/1/2018 PLAN 77 of 132
This is NOT a Building Permit

RECEIVED
ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)
Materials:
- All finishes (such as paint, wallpaper, sealants, composite wood products)
to be low VOC and low formaldehyde
- All material including glazing to be non-reflective

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT



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PROJECT NUMBER
30807

DRAWING TITLE
BLOCK C - MATERIALS BOARD

PAGE No
73

DRAWING No
ATP873 (Rev Ma)

SCALE
N.T.S

DATE
Rev Ma- APR 2013

RICHMOND YARRA RESIDENTIAL

Attachment 9 - PL10/0156 - Approved Development Plans

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with
clause 57.02 Sch.1
of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 31/12/19 PLAN 78 of 132
This is NOT a Building Permit

RICHMOND YARRA
RESIDENTIAL

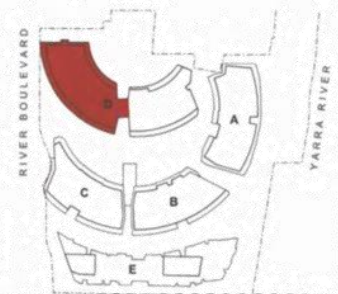
BLOCK D

RECEIVED
14 DEC 2018

Attachment 9 - PL10/0156 - Approved Development Plans

**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
Development Plan approved in accordance with
clause 37.12.1 Sub 1
of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
DATE 31/1/2018 PLAN 79 of 132
This is NOT a Building Permit



**BLOCK D
GROUND**

APARTMENTS (EXCL. BALCONIES) : 1670 SQM
CORE & CORRIDOR : 294 SQM
GFA (EXCL. BALCONIES) : 1964 SQM
EFFICIENCY (EXCL. BALCONIES) : 85 %
BALCONIES : 504 SQM

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dusk-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.8 W/m²K
 - Total system SHGC: 0.6

- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|-----------------------|
| Toilets | 4 Stars | < 3.5 L/use |
| Wash basin / sink taps | 5 Stars | < 6 L/m ³ |
| Showers/baths | 3 Stars | < 9 L/m ³ |
| Dishwashers | 4.5 Stars | < 0.75 L/dish setting |
| Washing Machines | 4 Stars | < 7 L/kg/wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
Based on Report by Acoustic Logic
(04 April 2018 Rev 1)

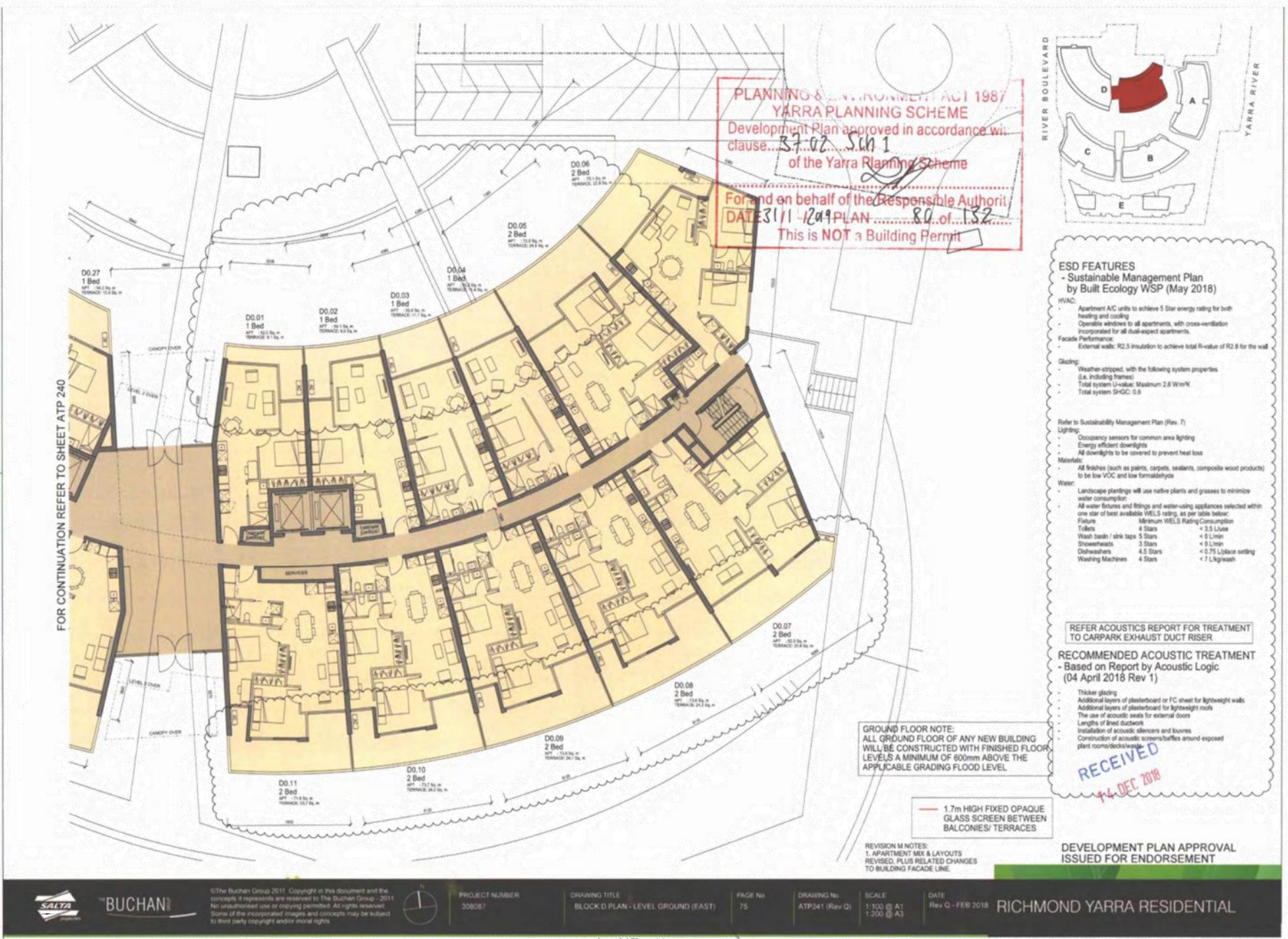
- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/decks/waste

**DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT**

FOR CONTINUATION REFER TO SHEET ATP 241

REVISION M NOTES:
1. APARTMENT MIX & LAYOUTS
REVISED, PLUS RELATED CHANGES
TO BUILDING FACADE LINE.

Attachment 9 - PL10/0156 - Approved Development Plans



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PROJECT NUMBER
30807

DRAWING TITLE
BLOCK D PLAN - LEVEL GROUND (EAST)

PAGE No.
75

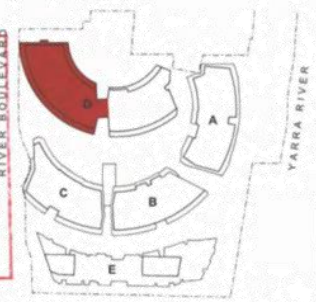
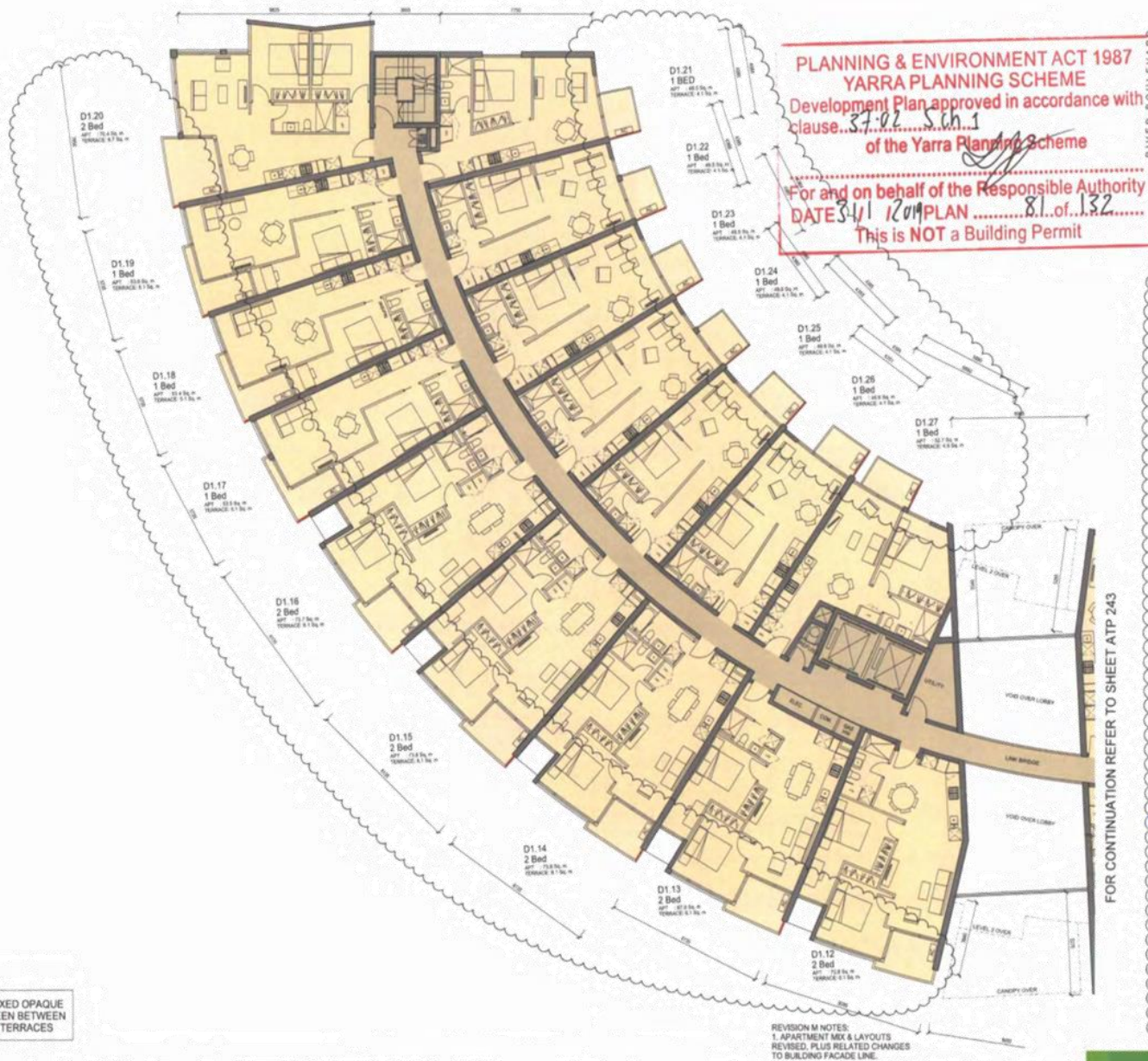
DRAWING No.
ATP241 (Rev 0)

SCALE
1:100 @ A1
1:200 @ A3

DATE
Rev 0 - FEB 2018

RICHMOND YARRA RESIDENTIAL

Attachment 9 - PL10/0156 - Approved Development Plans



BLOCK D LEVEL 1

APARTMENTS (EXCL. BALCONIES) :	1675 SQM
CORE & CORRIDOR :	218 SQM
GFA (EXCL. BALCONIES) :	1893 SQM
EFFICIENCY (EXCL. BALCONIES) :	88 %
BALCONIES :	147 SQM

ESD FEATURES
- Sustainable Management Plan by Built Ecology WSP (May 2018)

- HVAC**
 - Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
 - Facade Performance**
 - External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
 - Glazing**
 - Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.8
 - Refer to Sustainability Management Plan (Rev. 7)**
 - Lighting**
 - Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
 - Materials**
 - All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
 - Water**
 - Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected with one star or best available WELS rating, as per table below
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|----------------------|
| Toilets | 4 Stars | < 3.5 Litre |
| Wash basin / sink taps | 5 Stars | < 6 Litre |
| Showerheads | 3 Stars | < 9 Litre |
| Dishwashers | 4.5 Stars | < 0.75 Litre setting |
| Washing Machines | 4 Stars | < 7 Litre/wash |

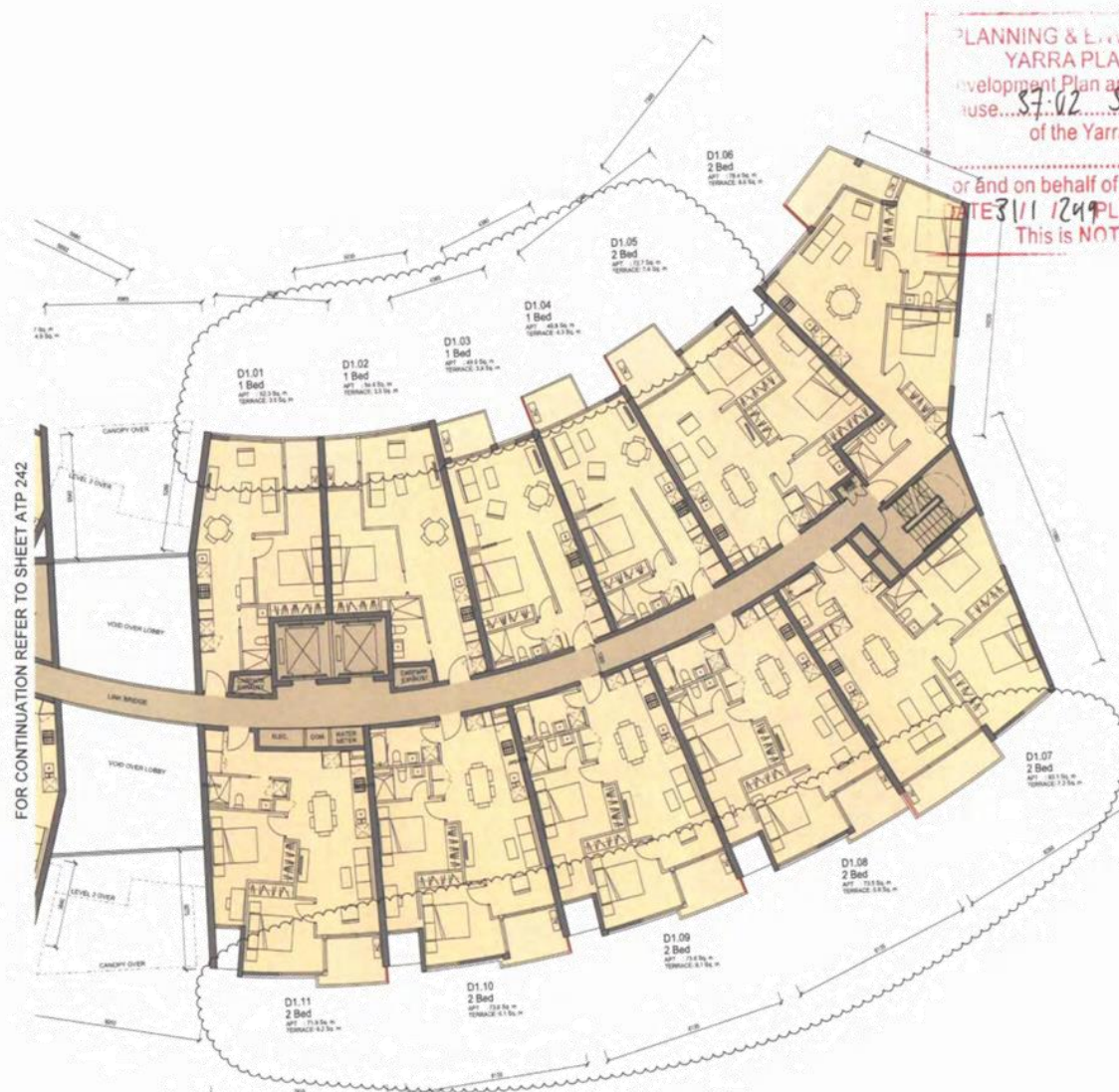
RECEIVED
14 DEC 2018

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

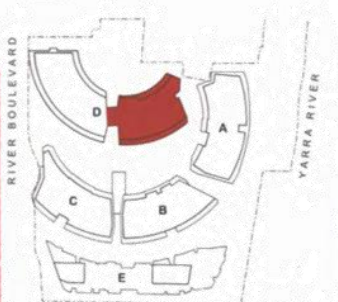
RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
 - Additional layers of plasterboard or FC sheet for lightweight walls
 - Additional layers of plasterboard for lightweight roofs
 - The use of acoustic seals for external doors
 - Lengths of lined ductwork
 - Installation of acoustic silencers and baffle
 - Construction of acoustic screens/baffles around exposed plant rooms/decks/waste
- DEVELOPMENT PLAN APPROVAL ISSUED FOR ENDORSEMENT**

Attachment 9 - PL10/0156 - Approved Development Plans



PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 Clause 57.02, Sub 1
 of the Yarra Planning Scheme
 or and on behalf of the Responsible Authority,
 AT 31/1/2019 PLAN 82 of 132
 This is NOT a Building Permit



- ESD FEATURES**
 - Sustainable Management Plan by Built Ecology WSP (May 2018)
- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames):
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.5
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | |
|------------------------|---------------------------------|
| Fixtures | Minimum WELS Rating/Consumption |
| Toilets | 4 Stars < 3.5 Litre |
| Wash basin / sink taps | 5 Stars < 6 Litre |
| Showerheads | 3 Stars < 9 Litre |
| Dishwashers | 4.5 Stars < 0.75 Litre setting |
| Washing Machines | 4 Stars < 7 Litre/wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic screens and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/drawshafts

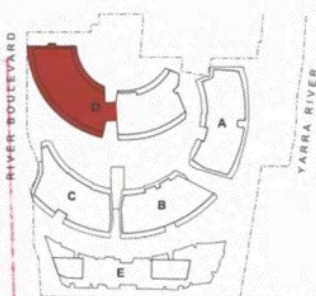
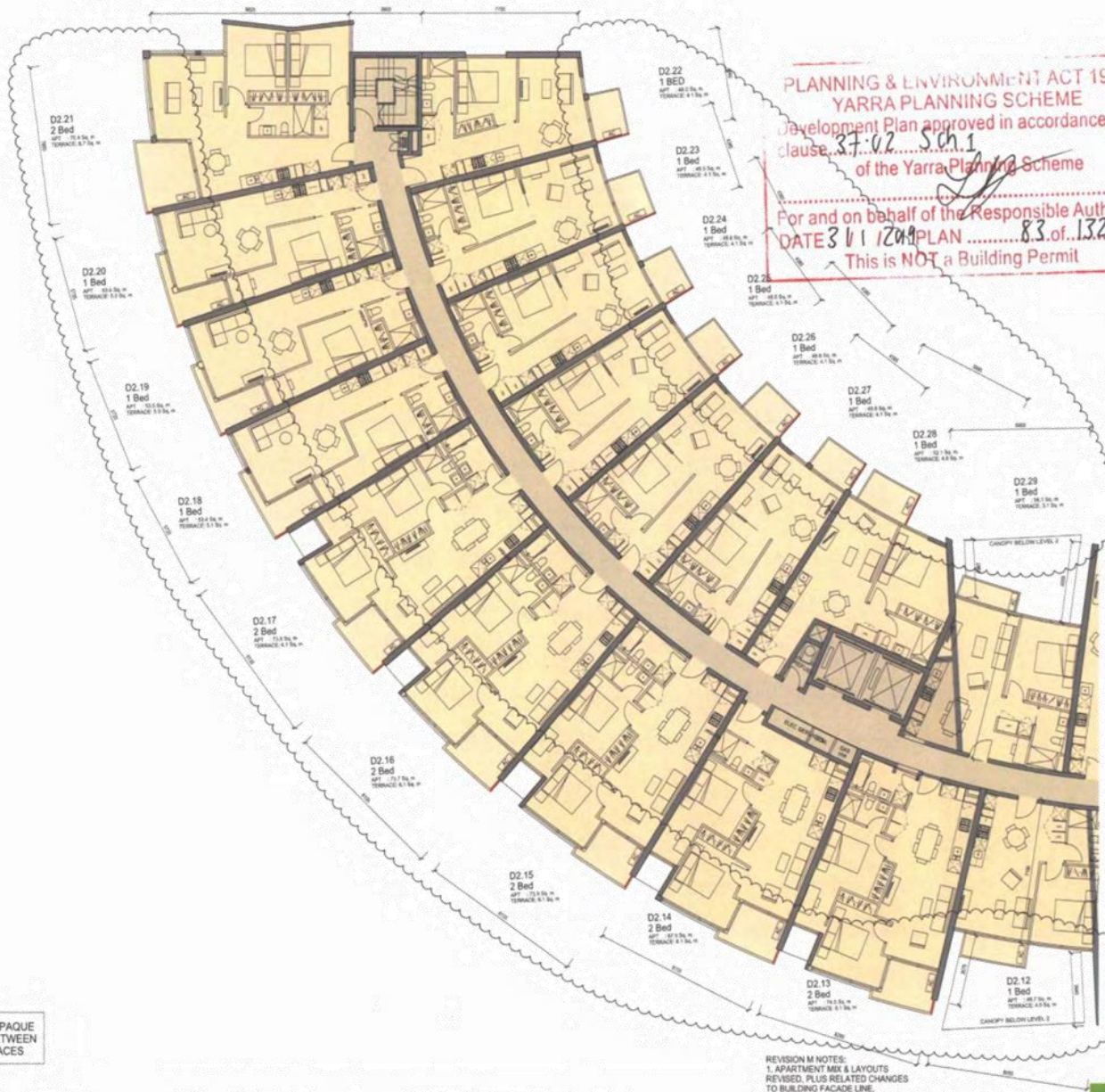
1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

RECEIVED
 14 DEC 2019

REVISION NOTES:
 1. SCREEN ADDED TO D1.06 BALCONY

DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans



**BLOCK D
LEVEL 2**

APARTMENTS (EXCL. BALCONIES)	: 1779 SQM
CORE & CORRIDOR	: 206 SQM
GFA (EXCL. BALCONIES)	: 1985 SQM
EFFICIENCY (EXCL. BALCONIES)	: 89.6 %
BALCONIES	: 154 SQM

- ESD FEATURES**
- Sustainable Management Plan
by Built Ecology WSP (May 2018)
- HVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stopped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|-------------------|---------------------|-----------------------|
| Toilets | < 3.5 Stars | < 3.5 Litres |
| Wash basin / sink | < 5 Stars | < 6 Litres |
| Showerheads | < 3 Stars | < 9 Litres |
| Dishwashers | < 4.5 Stars | < 0.75 Litres setting |
| Washing Machines | < 4 Stars | < 7 Litres/wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

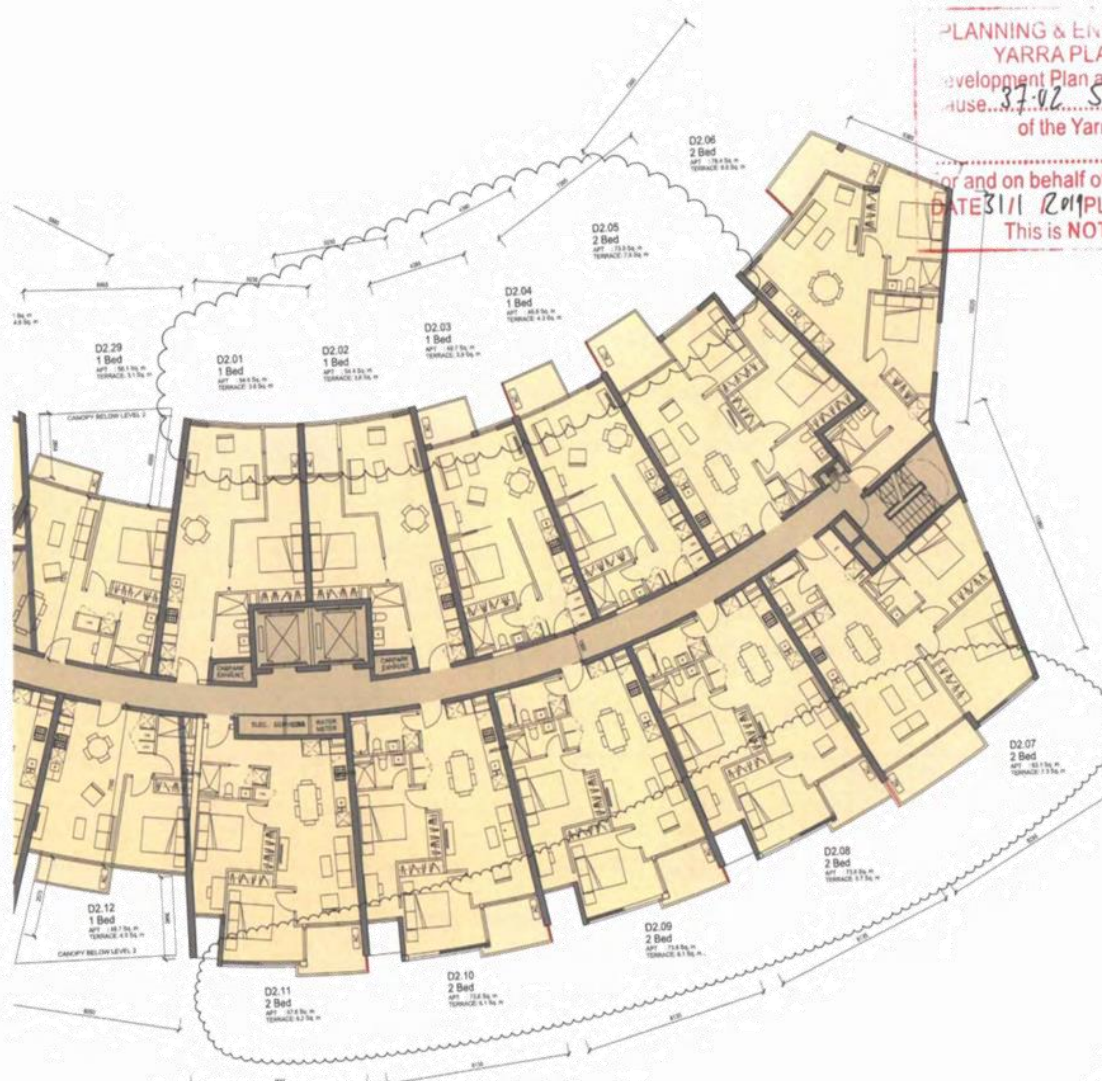
RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic
(04 April 2018 Rev 1)

- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The specific details for external doors
- Landings of ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screen/baffles around exposed plant rooms/decks/vents

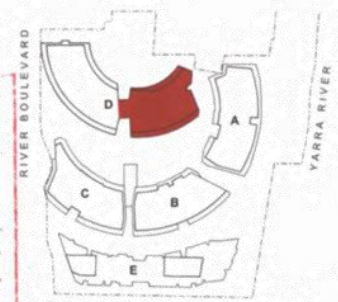
**DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT**

1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/TERRACES

Attachment 9 - PL10/0156 - Approved Development Plans



PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 Clause 37-02, Sub 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATES 11/ 2019 PLAN 84 of 132
 This is NOT a Building Permit



- ESD FEATURES**
 - Sustainable Management Plan by Built Ecology WSP (May 2018)
- HVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-tight, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 1)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below
- | Fixture | Minimum WELS Rating | Consumption |
|-------------------------|---------------------|------------------------|
| Toilets | 4 Stars | < 3.5 L/m ³ |
| Wash basins / sink taps | 5 Stars | < 6 L/m ³ |
| Showersheads | 3 Stars | < 9 L/m ³ |
| Dishwashers | 4.5 Stars | < 0.75 L/dish setting |
| Washing Machines | 4 Stars | < 7 L/kg wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/decks/walls

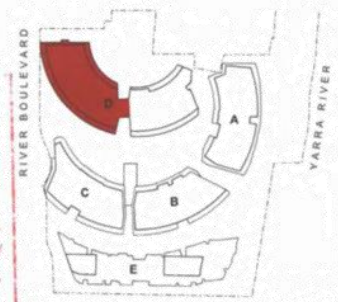
1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

RECEIVED
 14 DEC 2018

REVISION NOTES:
 1. SCREEN ADDED TO D2.06 BALCONY

DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans



**BLOCK D
LEVEL 3**

APARTMENTS (EXCL. BALCONIES) :	1779 SQM
CORE & CORRIDOR :	206 SQM
GFA (EXCL. BALCONIES) :	1985 SQM
EFFICIENCY (EXCL. BALCONIES) :	89.8 %
BALCONIES :	154 SQM

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

- MVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.8 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below.
- | | |
|------------------------|---------------------------------|
| Fixture | Minimum WELS Rating Consumption |
| Taps | < 3.5 Stars |
| Wash basin / sink taps | < 6 L/min |
| Showerheads | < 9 L/min |
| Dishwashers | < 5.75 L/place setting |
| Washing Machines | < 7 L/kg/wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic
(04 April 2018 Rev 1.0)

- Thicker glazing
- Additional layer of plasterboard on ceiling for lightweight walls
- Additional layer of plasterboard for lightweight roofs
- The use of acoustic seals on external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/decks/waste

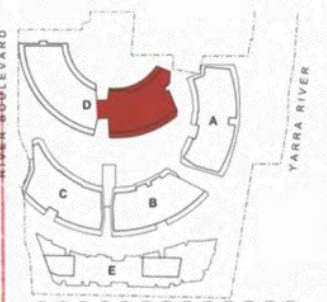
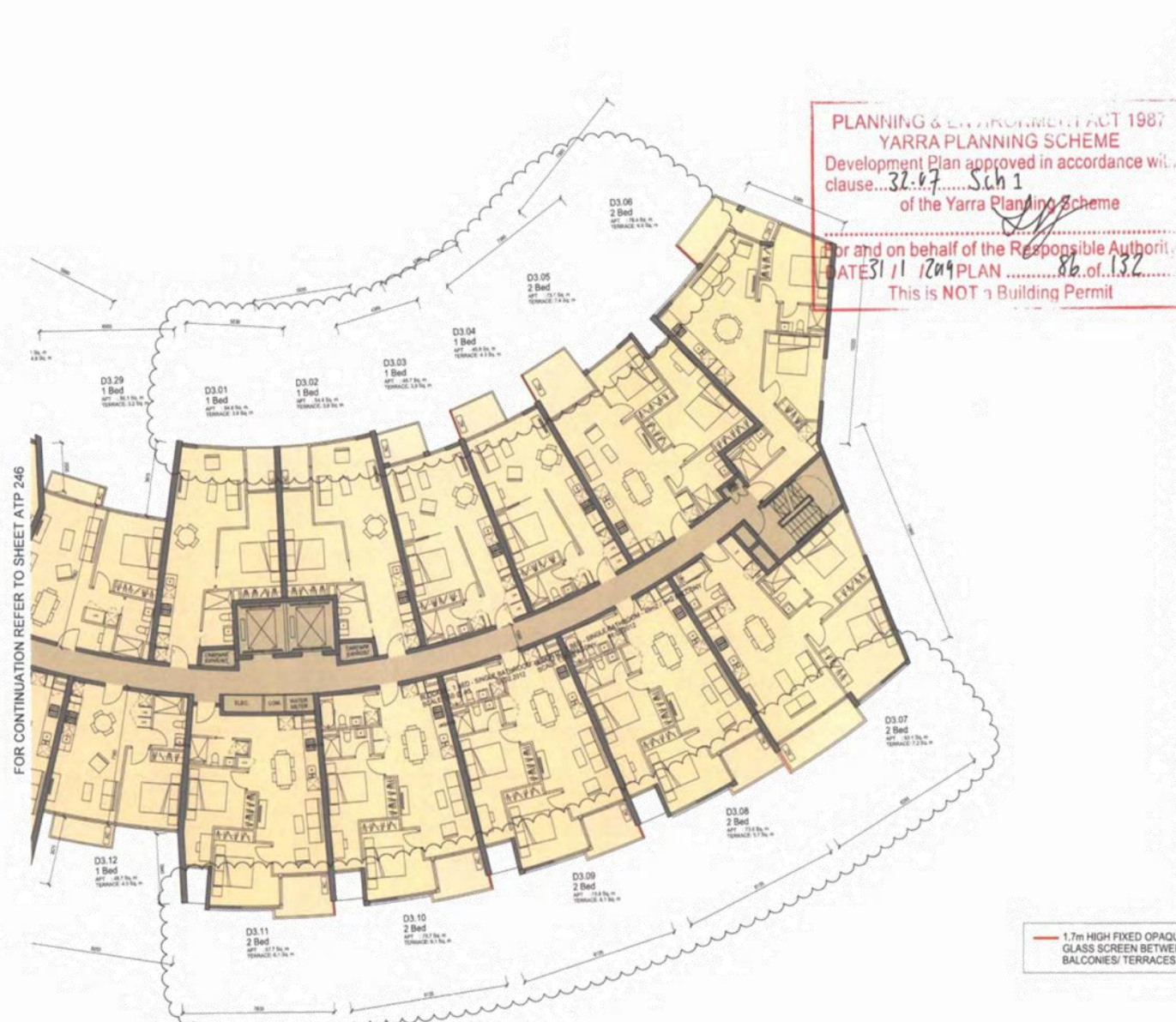
**DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT**

1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

FOR CONTINUATION REFER TO SHEET ATP 247

REVISION NOTES:
1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

Attachment 9 - PL10/0156 - Approved Development Plans



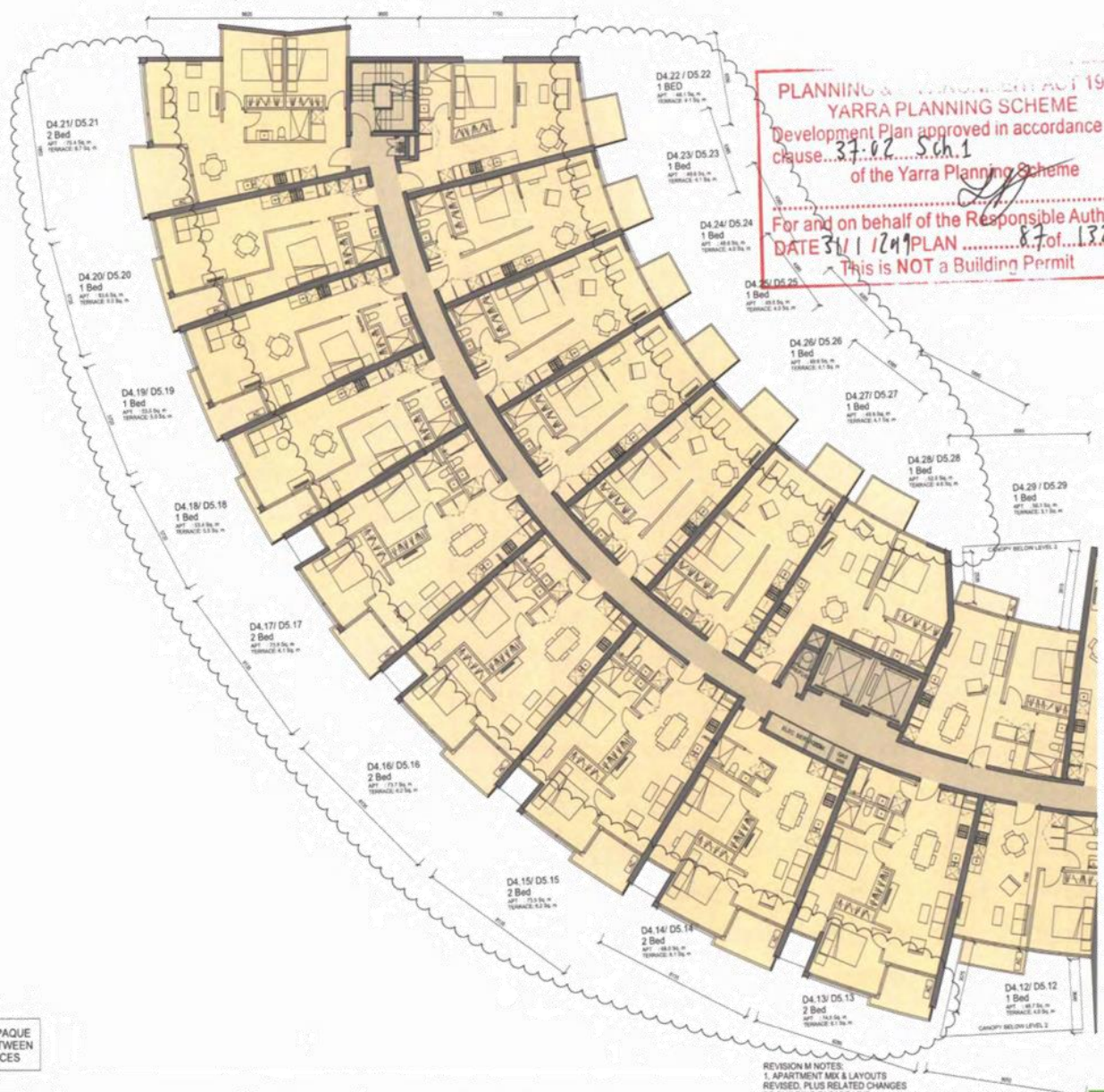
- ESD FEATURES**
- Sustainable Management Plan by Built Ecology WSP (May 2018)
- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all occupied apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.6 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscaping plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | |
|------------------------|---------------------------------|
| Fixtures | Minimum WELS Rating/Consumption |
| Toilets | < 3.5 L/use |
| Wash basin / sink taps | < 6 L/min |
| Showers/baths | < 9 L/min |
| Dishwashers | < 4.5 Stars |
| Washing Machines | < 4 Stars |
| | < 7 L/kg/wash |
- REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER**
- RECOMMENDED ACOUSTIC TREATMENT**
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)
- Thicker glazing
 - Additional layers of plasterboard or FC sheet for lightweight walls
 - Additional layers of plasterboard for lightweight roofs
 - The use of acoustic seals for external doors
 - Lengths of fixed ductwork
 - Installation of acoustic silencers and bounces
 - Construction of acoustic screens/baffles around exposed plant rooms/decks/waste

RECEIVED
14 DEC 2018

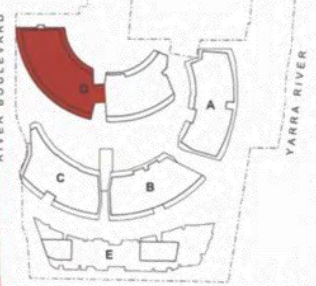
REVISION NOTES:
1. SCREEN ADDED TO D3.06
BALCONY

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans



PLANNING SCHEME APPROVAL 198,
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.02 Sch 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/12/19 PLAN 87 of 132
 This is NOT a Building Permit



**BLOCK D
 LEVEL 4**
 APARTMENTS (EXCL. BALCONIES) : 1780 SQM
 CORE & CORRIDOR : 206 SQM
 GFA (EXCL. BALCONIES) : 1986 SQM
 EFFICIENCY (EXCL. BALCONIES) : 89.6 %
 BALCONIES : 154 SQM

ESD FEATURES
 - Sustainable Management Plan
 by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stopped, with the following system properties (i.e. including frames):
 - Total system U-value: Maximum 2.8 W/m²K
 - Total system SHGC: 0.6

- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | |
|------------------------|--------------------------------------|
| Fixture | Minimum WELS Rating/Consumption |
| Toilets | 4 Stars < 3.5 Litre |
| Wash basin / sink taps | 5 Stars < 6 Litre |
| Showerheads | 3 Stars < 9 Litre |
| Dishwashers | 4.5 Stars < 0.75 Litre/plate setting |
| Washing Machines | 4 Stars < 7 Litre/wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic
 (04 April 2018 Rev 1)

- Thicker glazing
- Additional plasterboard or FC sheet for lightweight walls
- Additional plasterboard or lightweight roof
- The use of acoustic seal for internal doors
- Lengths of lined ductwork
- Installation of acoustic screens and baffle
- Construction of acoustic screens/baffles around exposed plant rooms/stacks/waste

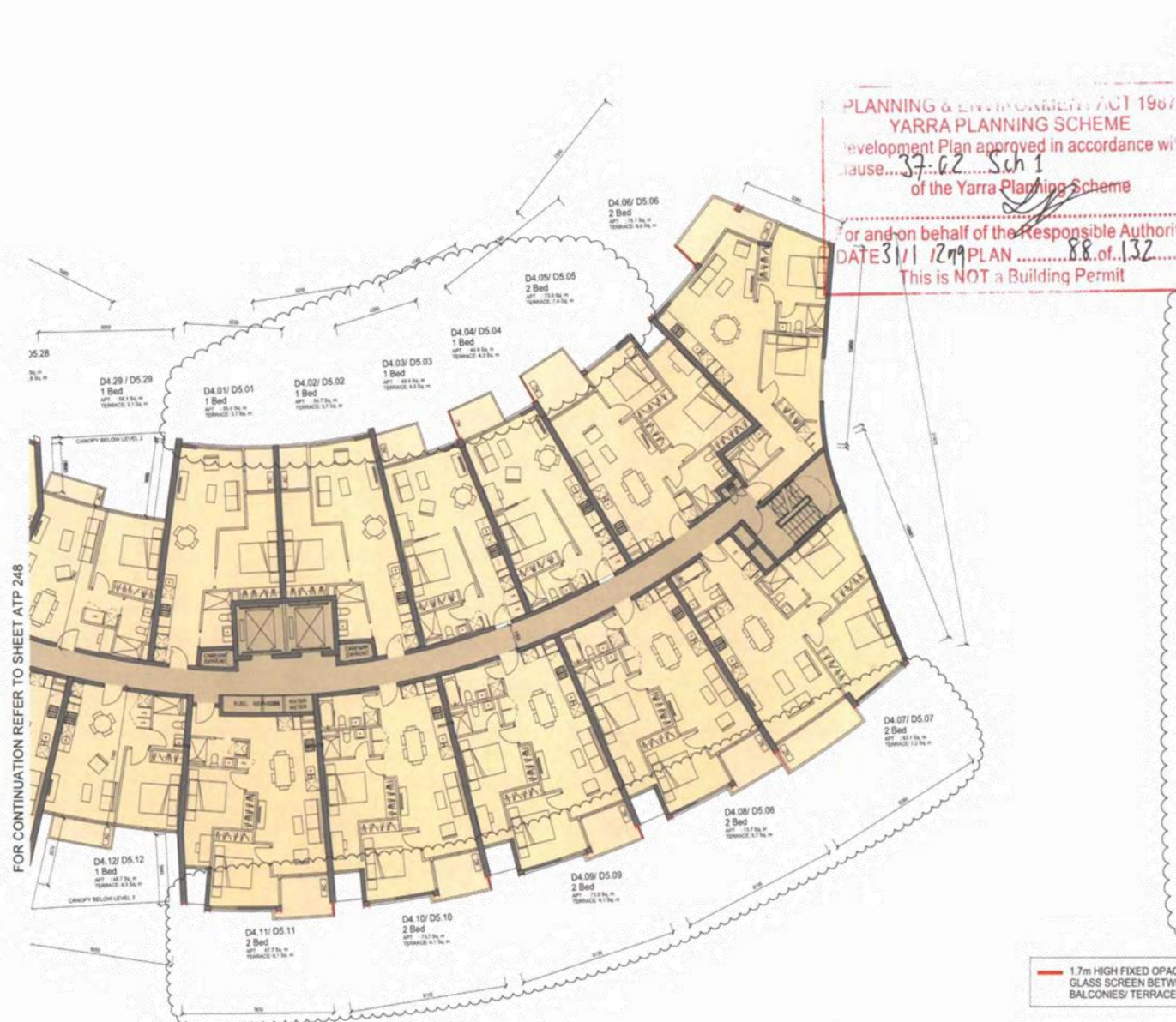
**DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT**

1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

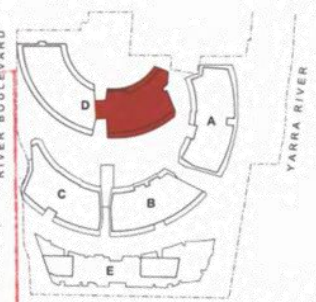
REVISION M NOTES
 1. APARTMENT MIX & LAYOUTS REVISED, PLUS RELATED CHANGES TO BUILDING FACADE LINE.

FOR CONTINUATION REFER TO SHEET ATP_249

Attachment 9 - PL10/0156 - Approved Development Plans



PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with clause 37.02 Sch 1 of the Yarra Planning Scheme
 or and on behalf of the Responsible Authority
 DATED 31/12/19 PLAN 88 of 132
 This is NOT a Building Permit



- ESD FEATURES**
 - Sustainable Management Plan by Built Ecology WSP (May 2018)
- HVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames):
 - Total system U-value: Maximum 2.8 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | | |
|------------------------|---------------------------------|
| Future | Minimum WELS Rating/Consumption |
| Toilets | 4 Stars < 3.5 L/use |
| Wash basin / sink taps | 5 Stars < 6 L/min |
| Showerheads | 3 Stars < 9 L/min |
| Dishwashers | 4.5 Stars < 0.75 L/dish setting |
| Washing Machines | 4 Stars < 7 L/kg/wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FIC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of Brad Ductwork
- Installation of acoustic slencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/ducts/waste

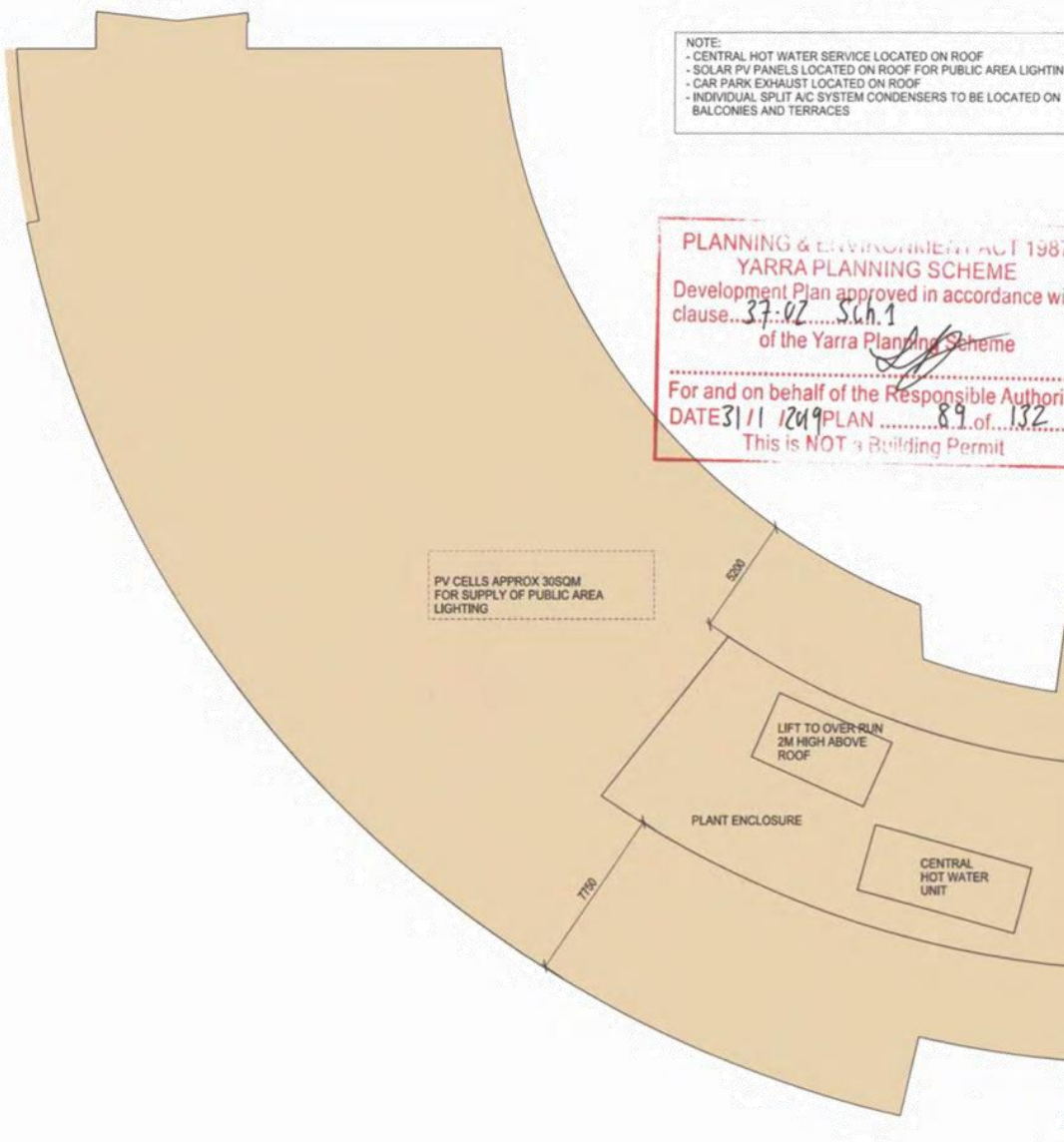
1.7m HIGH FIXED OPAQUE GLASS SCREEN BETWEEN BALCONIES/ TERRACES

RECEIVED
 14 DEC 2018

REVISION NOTES:
 1. SCREEN ADDED TO D4.06/05.06 BALCONY

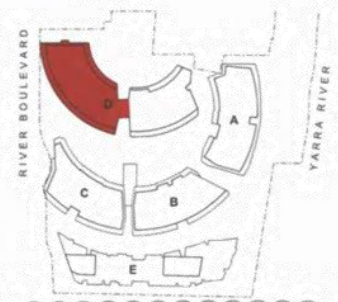
DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans



NOTE:
 - CENTRAL HOT WATER SERVICE LOCATED ON ROOF
 - SOLAR PV PANELS LOCATED ON ROOF FOR PUBLIC AREA LIGHTING
 - CAR PARK EXHAUST LOCATED ON ROOF
 - INDIVIDUAL SPLIT A/C SYSTEM CONDENSERS TO BE LOCATED ON BALCONIES AND TERRACES

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.02 Sch.1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/11/2019 PLAN 89 of 132
 This is NOT a Building Permit



ROOF PLANS NOTE:
 REFER ACOUSTIC REPORT FOR TREATMENT
 TO ALL PLANT EQUIPMENT IN ROOF

ESD FEATURES
 - Sustainable Management Plan
 by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|-----------------------|
| Toilets | 4 Stars | < 3.5 L/use |
| Wash basin / sink taps | 5 Stars | < 6 L/min |
| Showerheads | 3 Stars | < 9 L/min |
| Dishwashers | 4.5 Stars | < 0.75 L/dish setting |
| Washing Machines | 4 Stars | < 7 L/gwash |

REFER ACOUSTICS REPORT FOR TREATMENT
 TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic
 (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of fixed ductwork
- Installation of acoustic silencers and bounces
- Construction of acoustic screens/baffles around exposed plant rooms/decks/walls

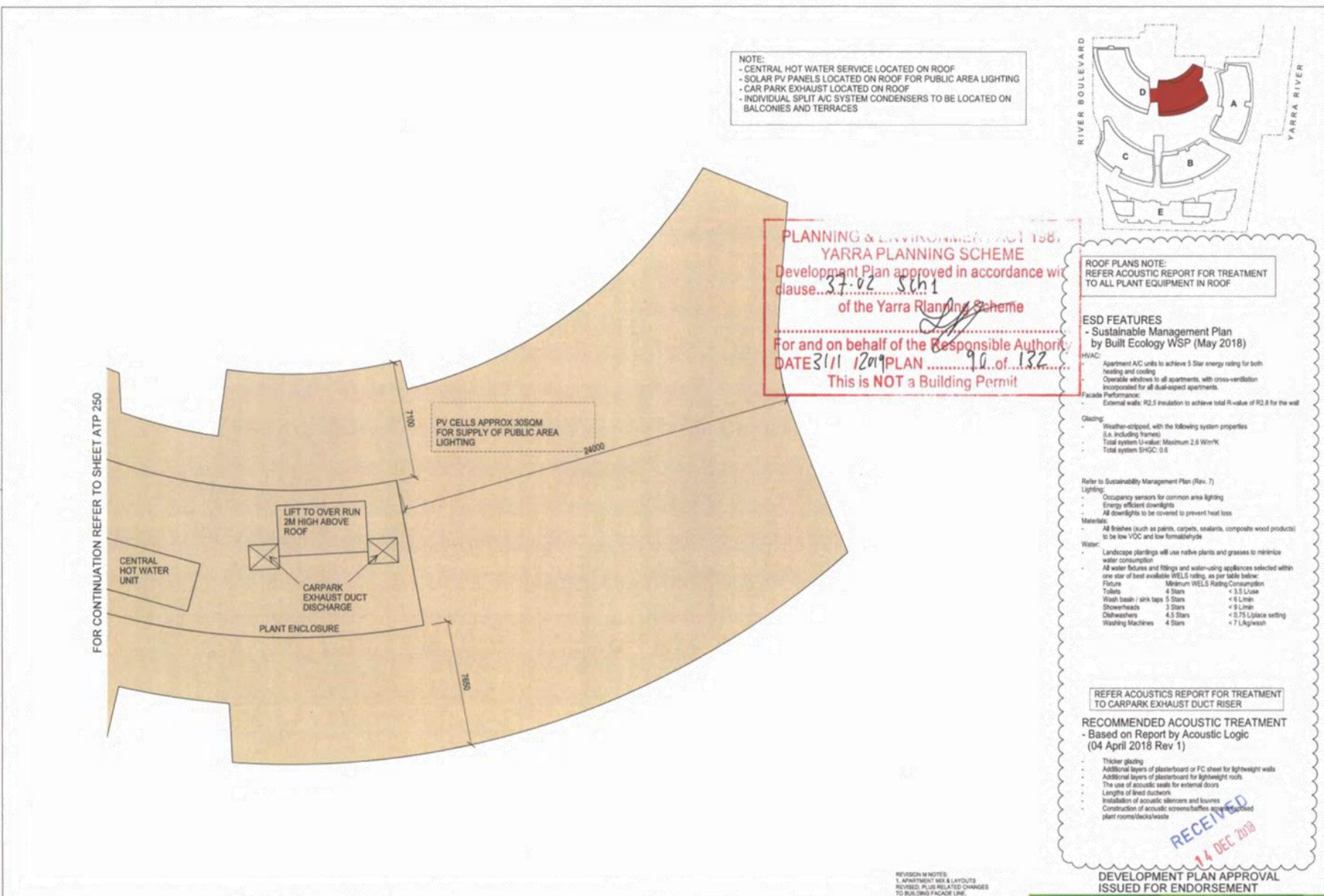
RECEIVED
 14 DEC 2018

DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT

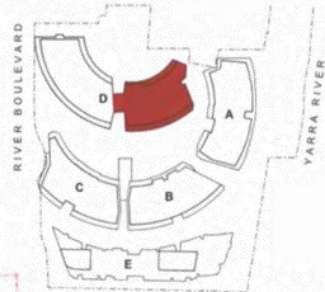
FOR CONTINUATION REFER TO SHEET ATP 251

REVISION M NOTE:
 1. APARTMENT MIX & LAYOUTS
 REVISED, PLUS RELATED CHANGES
 TO BUILDING FACADE LINE

Attachment 9 - PL10/0156 - Approved Development Plans



NOTE:
 - CENTRAL HOT WATER SERVICE LOCATED ON ROOF
 - SOLAR PV PANELS LOCATED ON ROOF FOR PUBLIC AREA LIGHTING
 - CAR PARK EXHAUST LOCATED ON ROOF
 - INDIVIDUAL SPLIT A/C SYSTEM CONDENSERS TO BE LOCATED ON BALCONIES AND TERRACES



PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.02 Sch 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/12/2019 PLAN 90 of 132
 This is NOT a Building Permit

ROOF PLANS NOTE:
 REFER ACOUSTIC REPORT FOR TREATMENT
 TO ALL PLANT EQUIPMENT IN ROOF

ESD FEATURES
 - Sustainable Management Plan
 by Built Ecology WSP (May 2018)

HVAC:
 - Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

Facade Performance:
 - External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Refer to Sustainability Management Plan (Rev. 7)

- Lighting:
 - Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:
 - All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:
 - Landscape plantings will use native plants and grasses to minimise water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:

Fixtures	Minimum WELS Rating/Consumption
Toilets	4 Stars + 3.5 L/use
Wash basin / sink taps	5 Stars + 6 L/min
Showerheads	3 Stars + 9 L/min
Dishwashers	4.5 Stars + 0.75 L/dish setting
Washing Machines	4 Stars + 7 L/kg/wash

REFER ACOUSTICS REPORT FOR TREATMENT
 TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic
 (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of fixed ductwork
- Installation of acoustic silencers and baffle
- Construction of acoustic screens/baffles across enclosed plant rooms/ducts/waste

RECEIVED
 14 DEC 2018

DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans

**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
Development Plan approved in accordance with
clause 57.02 Sch 1
of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 31/11/2019 PLAN 91 of 132
This is NOT a Building Permit

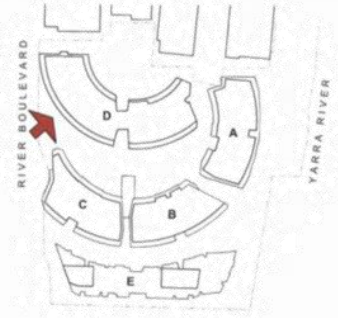
ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operate windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.9 for the wall
- Glazing:**
- Weather-stopped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below
- | Fixture | Minimum WELS Rating | Minimum WELS Rating |
|------------------------|---------------------|-----------------------|
| Toilets | 4 Stars | < 3.5 L/use |
| Wash basin / sink taps | 5 Stars | < 6 L/min |
| Showerheads | 3 Stars | < 9 L/min |
| Dishwashers | 4.5 Stars | < 0.75 L/dish setting |
| Washing Machines | 4 Stars | < 7 L/kg/wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic
(04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and baffle
- Construction of acoustic screens/baffles around exposed plant rooms/ducts/waste



**BLOCK D
ELEVATION 01 (WEST END)**

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
REFER TO FINISHES BOARDS FOR
DETAILS OF COLOURS AND FINISHES.

NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT
INCLUDING LIFT OVER RUN WILL BE VISIBLE
FROM BEHIND THE PLANT ENCLOSURE SCREEN

REVISION N NOTES:
1. 'ESD FEATURES' GLAZING NOTE AMENDED

REVISION M NOTES:
BUILDING FACADE ADJUSTED ACCORDING TO
CHANGES IN APARTMENT LAYOUTS AND BREAK UP.
'ESD FEATURES' GLAZING NOTE AMENDED

**DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT**

RECEIVED
14 DEC 2019

Attachment 9 - PL10/0156 - Approved Development Plans

**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
Development Plan approved in accordance with
clause 37-02 SCA 1
of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 3/11/2014 PLAN 92 of 132
This is NOT a Building Permit

ESD FEATURES
- Sustainable Management Plan by Built Ecology WSP (May 2018)

HVAC:

- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments

Facade Performance:

- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:

- Weather-tightened, with the following system properties (i.e. including frames)
- Total system U-value: Maximum 2.5 W/m²K
- Total system gWGC: 0.8

Refer to Sustainability Management Plan (Rev. 7)

Lighting:

- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:

- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

Water:

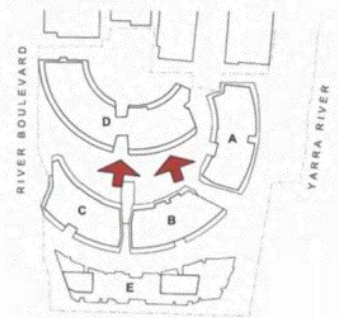
- Landscape plantings will use native plants and grasses to minimize water consumption
- All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:

Fixtures	Minimum WELS Rating Consumption
Toilets	4 Stars < 3.5 Litre
Wash basin / sink taps	5 Stars < 6 Litre
Showerheads	3 Stars < 9 Litre
Dishwashers	4.5 Stars < 12 Litre per cycle
Washing Machines	4 Stars < 7.5 kWh/cycle

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Insulation of acoustic silencers and joists
- Construction of acoustic screens/baffles around exposed plant rooms/ceiling/walls



BLOCK D ELEVATION 01 (SOUTH ENTRY)

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

BLOCK D ELEVATION 01 (EAST END)

NOTE:
REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT INCLUDING LIFT OVER RUN WILL BE VISIBLE FROM BEHIND THE PLANT ENCLOSURE SCREEN

REVISION N NOTES:
1. 'ESD FEATURES' GLAZING NOTE AMENDED

REVISION M NOTES:
BUILDING FACADE ADJUSTED ACCORDING TO CHANGES IN APARTMENT LAYOUTS AND BREAK UP.

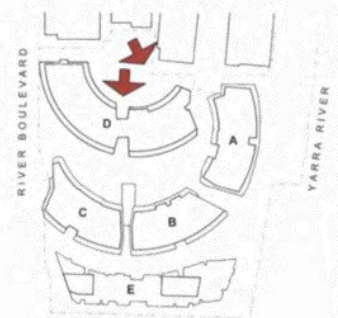
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14 DEC 2013

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans

**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
Development Plan approved in accordance with clause 32.02 of the Yarra Planning Scheme
32.02
For and on behalf of the Responsible Authority
DATE 31/1/2014 PLAN 93 of 132
This is NOT a Building Permit

- ESD FEATURES**
- Sustainable Management Plan by Built Ecology WSP (May 2018)
- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.9 for the wall
- Glazing:**
- Weather strip/gap, with the following system properties (i.e. including frames):
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|-----------------|
| Toilets | 4 Stars | < 3.5 L/use |
| Wash basin / sink taps | 3 Stars | < 8 L/min |
| Showersheads | 3 Stars | < 9 L/min |
| Dishwashery | 3 Stars | < 13.5 L/cycle |
| Washing Machines | 4 Stars | < 11.5 kWh/year |
- REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER**
- RECOMMENDED ACOUSTIC TREATMENT**
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)
- Thicker glazing
 - Additional layers of plasterboard or FC sheet for lightweight walls
 - Additional layers of plasterboard for lightweight roofs
 - The use of acoustic seals for external doors
 - Lengths of lined ductwork
 - Installation of acoustic silencers and bays
 - Construction of acoustic screens/baffles around exposed plant rooms/ducts/voids



**BLOCK D
ELEVATION 02 (EAST END)**

**BLOCK D
ELEVATION 02 (NORTH ENTRY)**

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT INCLUDING LIFT OVER RUN WILL BE VISIBLE FROM BEHIND THE PLANT ENCLOSURE SCREEN

REVISION N NOTES:
1. 'ESD FEATURES' GLAZING NOTE AMENDED

REVISION M NOTES:
BUILDING FACADE ADJUSTED ACCORDING TO CHANGES IN APARTMENT LAYOUTS AND BREAK UP.

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

RECEIVED
14 DEC 2013

Attachment 9 - PL10/0156 - Approved Development Plans

**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
Development Plan approved in accordance with clause 37.02, Sch 1 of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 31/1/2019 PLAN 94 of 132
This is NOT a Building Permit

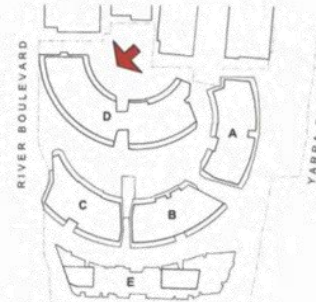
ESD FEATURES
- Sustainable Management Plan by Built Ecology WSP (May 2018)

- NVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows in all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.9 for the wall
- Glazing:**
- Weather-tight, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.6
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|-----------------------|
| Toilets | 4 Stars | < 3.5 L/use |
| Wash basin / sink taps | 5 Stars | < 6 L/min |
| Showerheads | 3 Stars | < 9 L/min |
| Dishwashers | 4.5 Stars | < 0.75 L/dish setting |
| Washing Machines | 4 Stars | < 7 L/kg wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and bounces
- Construction of acoustic screens/baffles around exposed plant rooms/decks/waste



**BLOCK D
ELEVATION 02 (WEST END)**

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT INCLUDING LIFT OVER RUN WILL BE VISIBLE FROM BEHIND THE PLANT ENCLOSURE SCREEN

REVISION N NOTES:
1. ESD FEATURES: GLAZING NOTE AMENDED

REVISION M NOTES:
BUILDING FACADE ADJUSTED ACCORDING TO CHANGES IN APARTMENT LAYOUTS AND BREAK UP.

DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

RECEIVED
14 DEC 2019

Attachment 9 - PL10/0156 - Approved Development Plans

**PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME**
Development Plan approved in accordance with
clause 37.02 Sub 1
of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 31/12/2019 PLAN 95 of 132
This is NOT a Building Permit

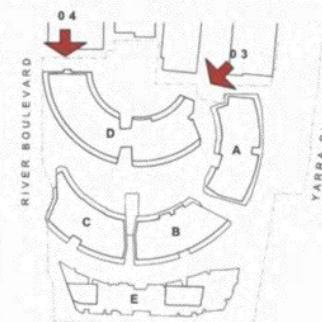
ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

- HVAC**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows in all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather striped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.8
- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|-----------------------|
| Toilets | 4 Stars | < 3.5 L/use |
| Wash basin / sink taps | 5 Stars | < 6 L/min |
| Showerheads | 3 Stars | < 9 L/min |
| Dishwashers | 4.5 Stars | < 0.75 L/dish setting |
| Washing Machines | 4 Stars | < 7 L/kg wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and baffle
- Construction of acoustic screens/baffles around exposed plant rooms/decks/vents



**BLOCK D
ELEVATION 03**

NOTE:
- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 500mm ABOVE ROOF RL

NOTE:
REFER TO FINISHES BOARDS FOR
DETAILS OF COLOURS AND FINISHES.

NOTE:
NO MECHANICAL OR OTHER PLANT EQUIPMENT
INCLUDING LIFT OVER RUN WILL BE VISIBLE
FROM BEHIND THE PLANT ENCLOSURE SCREEN

**BLOCK D
ELEVATION 04**

REVISION N NOTES:
1. 'ESD FEATURES' GLAZING NOTE AMENDED

REVISION M NOTES:
BUILDING FACADE ADJUSTED ACCORDING TO
CHANGES IN APARTMENT LAYOUTS AND BREAK UP.

**DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT**



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PROJECT NUMBER
308087

DRAWING TITLE
BLOCK D - ELEVATION 03 & 04

PAGE No
90

DRAWING No
ATP444 (Rev Q)

SCALE
1:100 @ A1
1:200 @ A3

DATE
Rev Q - SEPT 2013

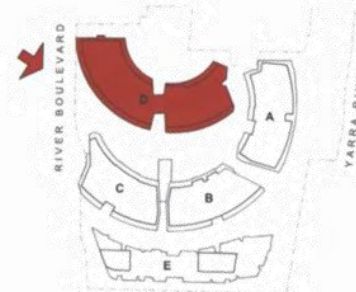
RICHMOND YARRA RESIDENTIAL

Attachment 9 - PL10/0156 - Approved Development Plans



BLOCK D RIVER BOULEVARD VIEW

LANDSCAPING SHOWN ARE INDICATIVE
REFER TO LANDSCAPE MASTER PLAN FOR DETAIL LANDSCAPE DESIGN



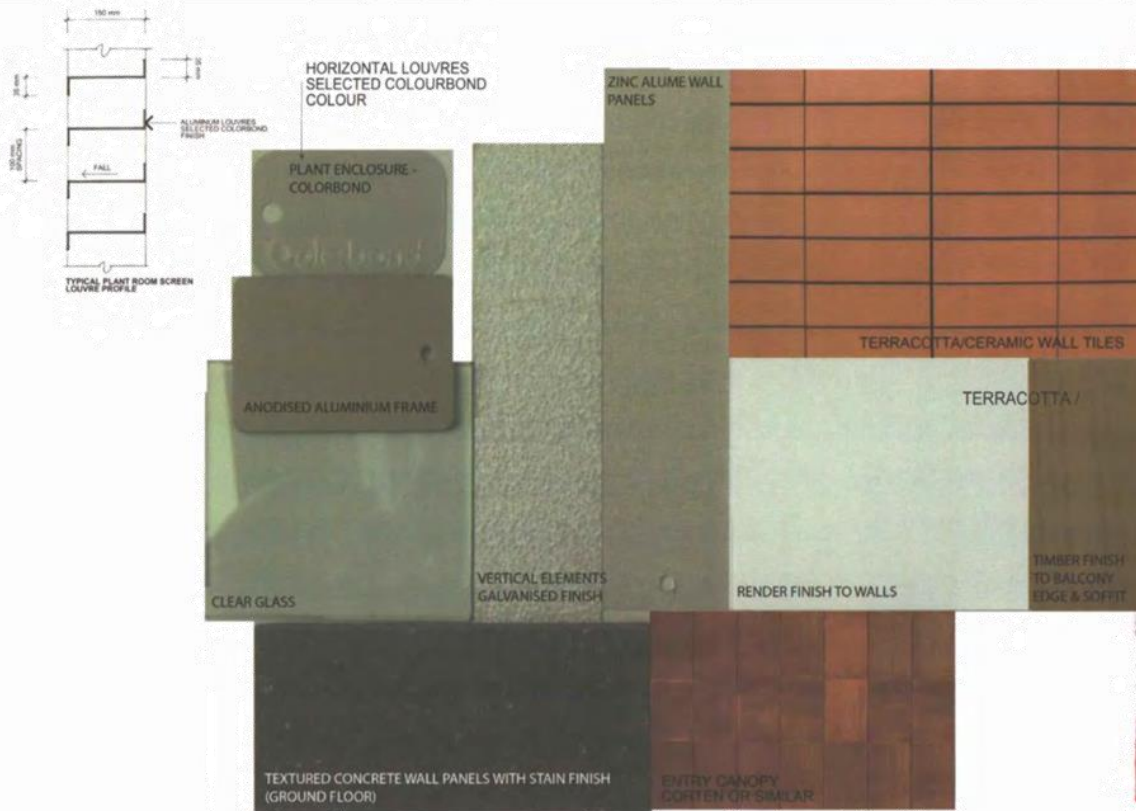
PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.02 Sub 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/12/11 PLAN 96 of 132
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REVISION M NOTES
 1. PERSPECTIVE VIEW UPDATED

DEVELOPMENT PLAN APPROVAL
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NOTES: ALL MATERIALS INCLUDING GLAZING TO BE NON - REFLECTIVE

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Development Plan approved in accordance with clause 87.02 Sch.1 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/1/2019 PLAN 97 of 132
 This is NOT a Building Permit

ESD FEATURES
 - Sustainable Management Plan by Built Ecology WSP (May 2018)
 Materials:
 - All finishes (such as paints, sealants, composite wood products) to be low VOC and low formaldehyde
 - All glazing including glass to be non-reflective
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Attachment 9 - PL10/0156 - Approved Development Plans

Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.4 W/m²K
 - Total system SHGC: 0.5
- Refer to Sustainability Management Plan (Rev. 7):**
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products)

- Water:**
- to be low VOC and low formaldehyde
 - Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|----------------------|
| Toilets | 4 Stars | < 3.5 Litre |
| Wash basin / sink taps | 5 Stars | < 6 Litre |
| Showerheads | 3 Stars | < 9 Litre |
| Dishwashers | 4.5 Stars | < 0.75 Litre setting |
| Washing Machines | 4 Stars | < 7 Litre/wash |

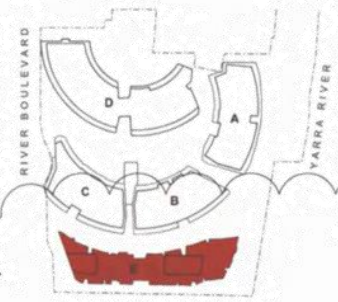
- A** FLOOR PLAN AMENDED IN ACCORDANCE WITH CONDITION PART A 1(a) & (j)
- B** SOUTHERN BOUNDARY FENCE TO BE IN TIMBER CONSTRUCTION IN ACCORDANCE WITH CONDITION 1(i). PAD FOOTING ARE NOT BE LOCATED ABOVE THE DRAIN AND TO BE MINIMUM 1M HORIZONTAL CLEARANCE FROM EACH SIDE OF PROPOSED DRAIN TO THE EDGE OF ANY PAD FOOTING

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic walls for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screen/baffles around exposed plant rooms/stacks/waste

GROUND FLOOR NOTE:
ALL GROUND FLOOR OF ANY NEW BUILDING WILL BE CONSTRUCTED WITH FINISHED FLOOR LEVELS A MINIMUM OF 600mm ABOVE THE APPLICABLE GRADING FLOOD LEVEL



- MAIL BOXES
- STORAGE LOCATIONS (MIN. TOTAL 6M²)

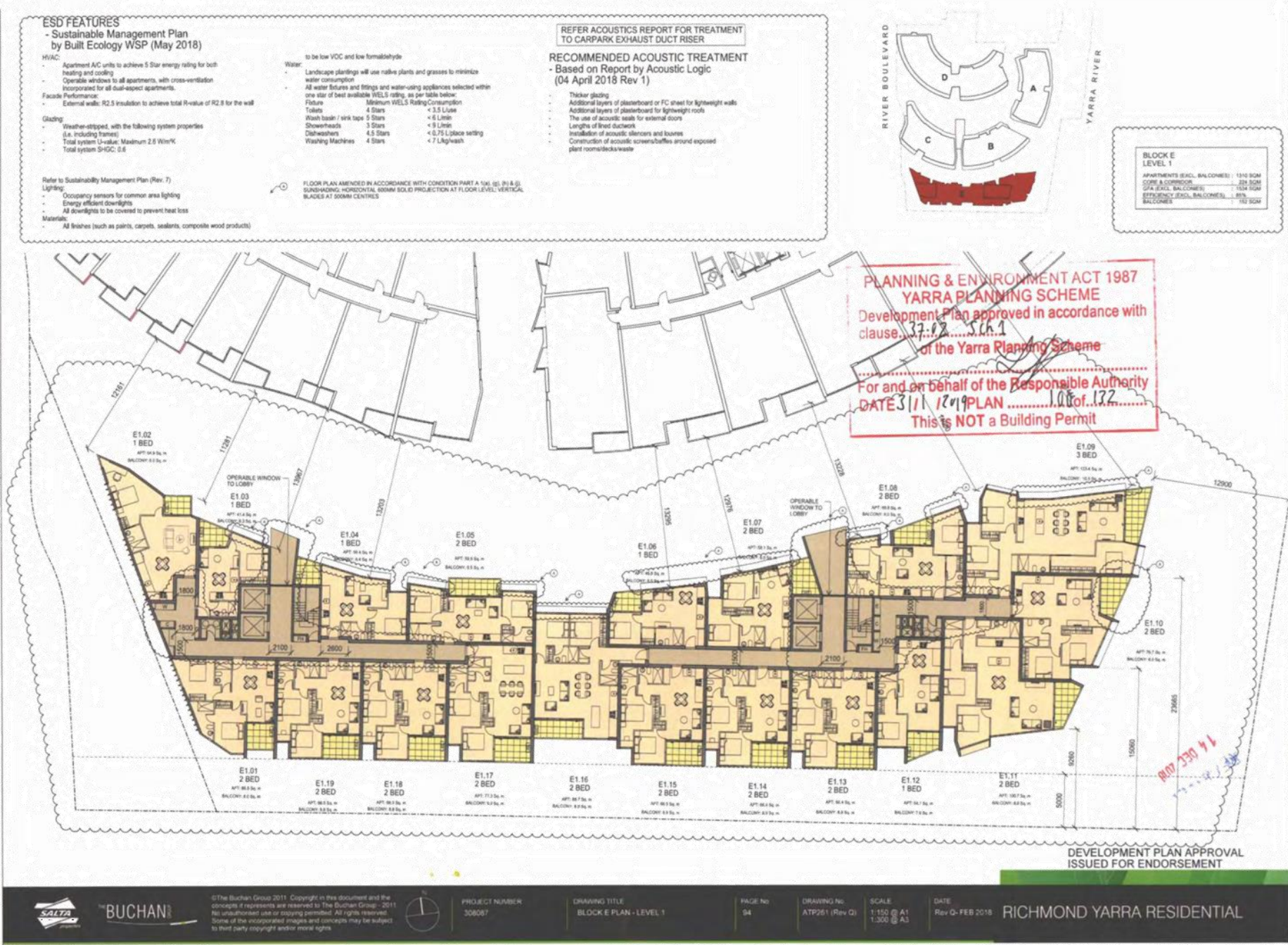
BLOCK E GROUND LEVEL

APARTMENTS (EXCL. TERRACES)	1360 SQM
CORE & CORRIDOR	280 SQM
SPA (EXCL. TERRACES)	1000 SQM
EFFICIENCY (EXCL. TERRACES)	26 SQM
TERRACES	740 SQM



DEVELOPMENT PLAN APPROVAL
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Attachment 9 - PL10/0156 - Approved Development Plans



Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan by Built Ecology WSP (May 2018)

HVAC:

- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

Facade Performance:

- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:

- Weather-stripped, with the following system properties (i.e. including frames)
- Total system U-value: Maximum 2.6 W/m²K
- Total system SHGC: 0.6

Refer to Sustainability Management Plan (Rev. 7):

Lighting:

- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:

- All finishes (such as paints, carpets, sealants, composite wood products)

to be low VOC and low formaldehyde

Water:

- Landscape plantings will use native plants and grasses to minimize water consumption
- All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:

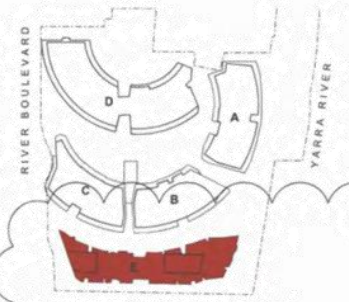
Fixture	Minimum WELS Rating/Consumption
Toilets	4 Stars < 3.5 Litres
Wash basin / sink taps	5 Stars < 8 L/min
Showersheads	3 Stars < 9 L/min
Dishwashers	4.5 Stars < 0.75 Litres setting
Washing Machines	4 Stars < 7 Litres/wash

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of lined ductwork
- Installation of acoustic silencers and louvers
- Construction of acoustic screens/baffles around exposed plant rooms/decks/waste

FLOOR PLAN AMENDED IN ACCORDANCE WITH CONDITION PART A 106 (b) (1) & (2) SUNSHADING: HORIZONTAL 800MM SOLID PROJECTION AT FLOOR LEVEL: VERTICAL BLADES AT 900MM CENTRES



BLOCK E LEVEL 2

APARTMENTS (EXCL. BALCONIES)	1308 SQM
CORR. & COMMON	270 SQM
GFA (EXCL. BALCONIES)	1578 SQM
EFFICIENCY (EXCL. BALCONIES)	8%
BALCONIES	157 SQM

PLANNING & ENVIRONMENTAL ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with clause 3.7.102 Sub 1 of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 31/11/2018 PLAN 1.0.1 of 132
This is NOT a Building Permit



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ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.8 W/m²K
 - Total system SHGC: 0.5

- to be low VOC and low formaldehyde
- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|-----------------------|
| Toilets | 4 Stars | < 3.5 L/use |
| Wash basin / sink taps | 5 Stars | < 6 L/min |
| Showerheads | 3 Stars | < 9 L/min |
| Dishwashers | 4.5 Stars | < 0.75 L/dish setting |
| Washing Machines | 4 Stars | < 7 L/kg/wash |

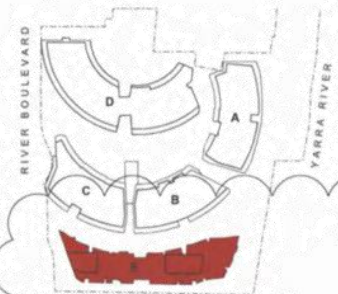
REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs

- Solar Panels:**
- Solar thermal panels on roof to provide solar boost to domestic hot water system
- FLOOR PLAN AMENDED IN ACCORDANCE WITH CONDITION PART A 198, (a), (b) & (c), SUNSHADING: HORIZONTAL 500MM SOLID PROJECTION AT FLOOR LEVEL; VERTICAL BLADES AT 500MM CENTRES

- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products)

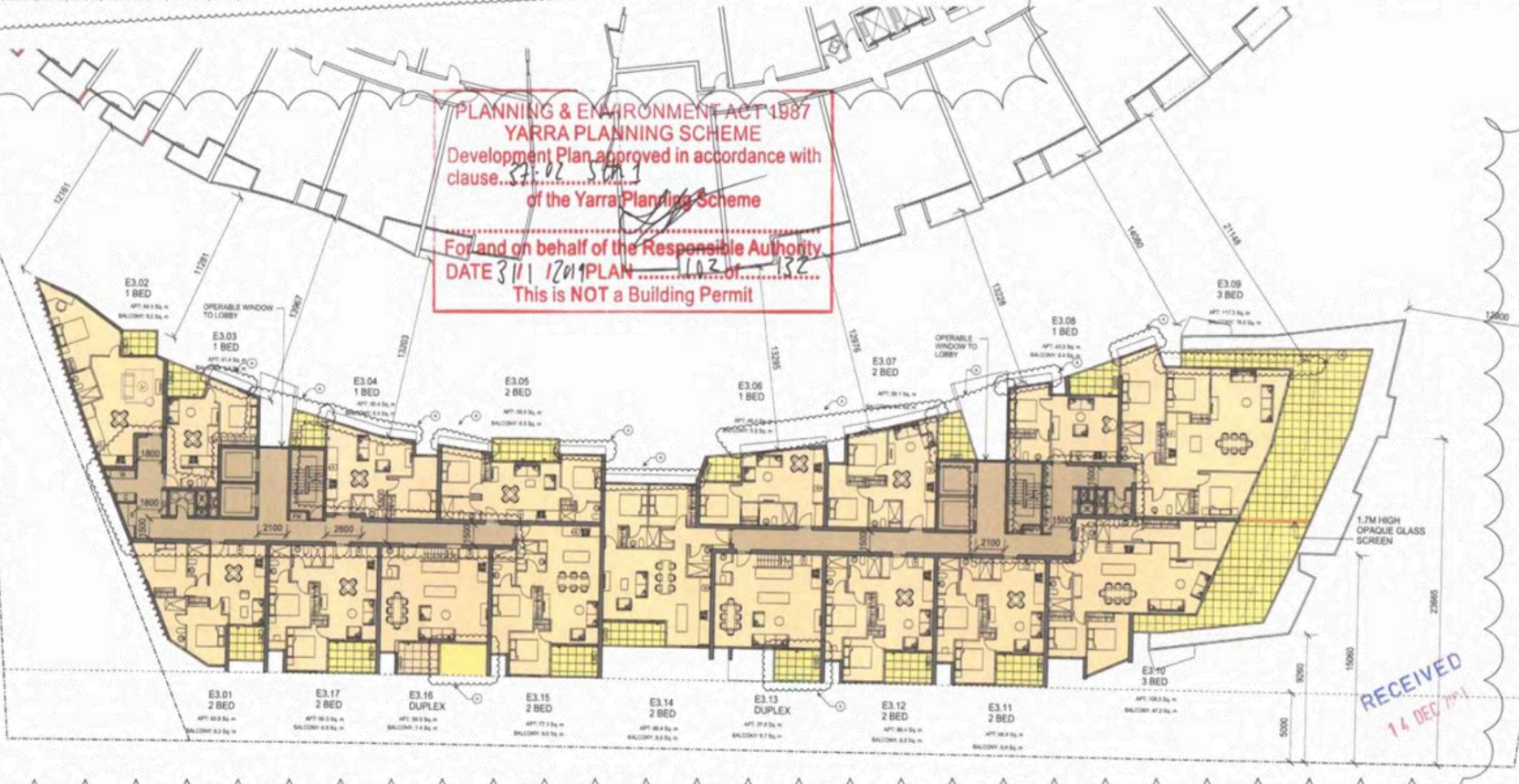


BLOCK E LEVEL 3

APARTMENTS (EXCL. BALCONIES)	1138 SQM
COMMON AREAS	218 SQM
SPA (EXCL. BALCONIES)	1381 SQM
EFFICIENCY (EXCL. BALCONIES)	845
BALCONIES	241 SQM

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YARRA PLANNING SCHEME
Development Plan approved in accordance with clause 22.02 (5) (a) of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
DATE 3/11/2019 PLAN 102 of 132
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DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

HVAC:

- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

Facade Performance:

- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:

- Weather-stripped, with the following system properties (i.e. including frames):
- Total system U-value: Maximum 2.8 W/m²K
- Total system SHGC: 0.6

Refer to Sustainability Management Plan (Rev. 7)

Lighting:

- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
 - Materials:
 - All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
 - Water:
 - Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating Consumption |
|------------------------|---------------------------------|
| Toilets | 4 Stars < 3.5 Litre |
| Wash basin / sink taps | 5 Stars < 6 Litre |
| Showerheads | 3 Stars < 9 Litre |
| Dishwashers | 4.5 Stars < 0.75 Litre setting |
| Washing Machines | 4 Stars < 7 Litre/wash |

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs

FLOOR PLAN AMENDED IN ACCORDANCE WITH CONDITION PART A 1(a), (b), (c) & (d):
SUNSHADING: HORIZONTAL 60MM SOLID PROJECTION AT FLOOR LEVEL, VERTICAL BLADES AT 300MM CENTRES

ROOF PLANS NOTE:
REFER ACOUSTIC REPORT FOR TREATMENT TO ALL PLANT EQUIPMENT IN ROOF

NOTE:
- INDIVIDUAL SPLIT AC SYSTEM CONDENSERS TO BE LOCATED ON GROUND FLOOR TERRACES AND ROOFS

BLOCK E LEVEL 4

APARTMENTS (EXCL. BALCONIES)	439 SQM
STORE & CORRIDOR	36 SQM
SPA (EXCL. BALCONIES)	1 633 SQM
EFFICIENCY (EXCL. BALCONIES)	86 SQM
BALCONIES	72 SQM



PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with clause 37.02 Sch 1 of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 31/1/2019 PLAN 103 of 132
This is NOT a Building Permit

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DEVELOPMENT PLAN APPROVAL
ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)

HVAC:
Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
Operable windows to all apartments, with cross-ventilation incorporated for all four-aspect apartments.

Facade Performance:
External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:
Weather-strippod, with the following system properties (s.i. including frames)
Total system U-value: Maximum 2.6 W/m²K
Total system SHGC: 0.6

Refer to Sustainability Management Plan (Rev. 7)
Lighting:

- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:
All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

Water:
Landscape plantings will use native plants and grasses to minimize water consumption
All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:

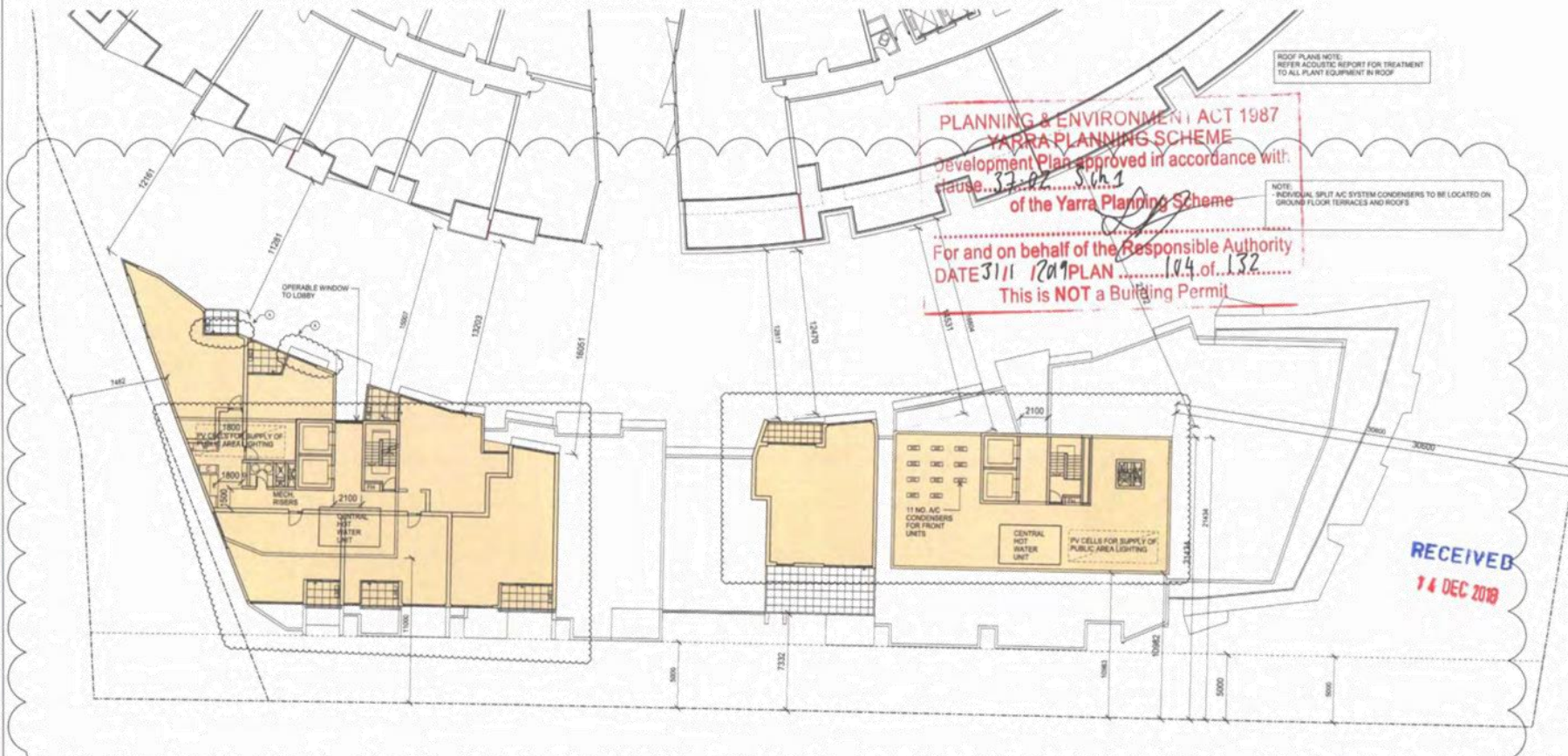
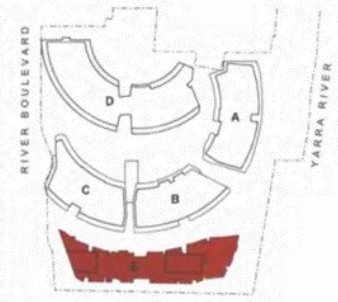
Fixture	Minimum WELS Rating	Consumption
Toilets	4 Stars	< 3.5 Litre
Wash basin / sink taps	5 Stars	< 8 L/min
Showersheads	3 Stars	< 9 L/min
Dishwashers	4.5 Stars	< 0.75 Litre setting
Washing Machines	4 Stars	< 7 Litre/wash

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 0)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs

FLOOR PLAN AMENDED IN ACCORDANCE WITH CONDITION PART A 1(a), (b) & (c) SUNSHADING: HORIZONTAL 800MM SOLID PROJECTION AT FLOOR LEVEL, VERTICAL BLADES AT 900MM CENTRES



PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Development Plan approved in accordance with
clause 37-02, sub-clause 1
of the Yarra Planning Scheme

For and on behalf of the Responsible Authority
DATE 31/11/2018 PLAN 104 of 132
This is NOT a Building Permit

ROOF PLANS NOTE:
REFER ACOUSTIC REPORT FOR TREATMENT
TO ALL PLANT EQUIPMENT IN ROOF

NOTE:
INDIVIDUAL SPLIT A/C SYSTEM CONDENSERS TO BE LOCATED ON
GROUND FLOOR TERRACES AND ROOFS

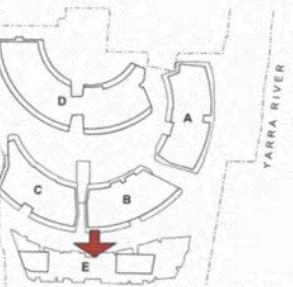
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YARRA PLANNING SCHEME
 Development Plan approved in accordance with clause... of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 21/11/2019 PLAN NO. 132
 This is NOT a Building Permit



BLOCK E ELEVATION 01 (NORTH)

BLOCK E ELEVATION 01 (NORTH) - CONTINUED

ELEVATION AMENDED IN ACCORDANCE WITH CONDITIONS PART A 1(g)

NOTE: REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

DEVELOPMENT PLAN APPROVAL ISSUED FOR ENDORSEMENT

Attachment 9 - PL10/0156 - Approved Development Plans

PLANNING & ENVIRONMENT ACT 1987 / YARRA PLANNING SCHEME
 Development Plan approved in accordance with clause 37.02 Sub 1 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/11/2019 PLAN 1010 of 1812
 This is NOT a Building Permit

ESD FEATURES
 - Sustainable Management Plan by Built Ecology WSP (May 2018)
 HVAC:
 - Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.
 Facade Performance:
 - External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
 Glazing:
 - Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.8

REFER TO Sustainability Management Plan (Rev. 7)
 Lighting:
 - Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss
 Materials:
 - All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde
 Water:
 - Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:

Fixture	Minimum WELS Rating/Consumption
Toilets	4 Stars < 3.5 L/use
Wash basin / sink taps	5 Stars < 6 Litres
Showerheads	3 Stars < 9 Litres
Dishwashers	4.5 Stars < 0.75 L/place setting
Washing Machines	4 Stars < 7 L/kg/week

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER
RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)
 - Thicker glazing
 - Additional layers of plasterboard or FC sheet for lightweight walls
 - Additional layers of plasterboard for lightweight roofs
 - The use of acoustic seals for external doors
 - Lengths of fixed ductwork
 - Installation of acoustic silencers in ductwork
 - Construction of acoustic enclosures around exposed plant rooms/electrical cabinets

NOTE:
 - RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
 - HEIGHT OF APARTMENTS TAKEN TO TOP OF PARAPET

DEVELOPMENT PLAN APPROVAL ISSUED FOR ENDORSEMENT

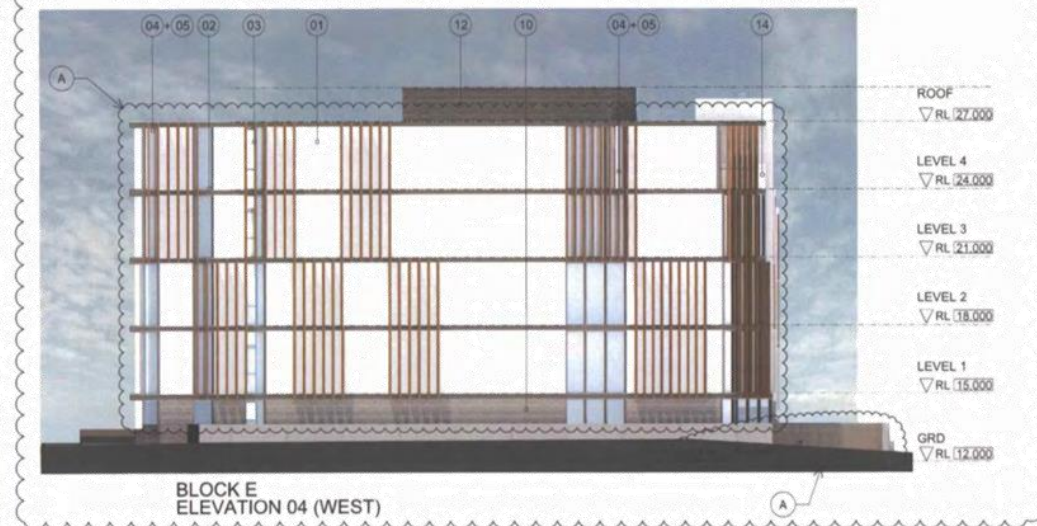
NOTE:
 REFER TO FINISHES BOARDS FOR DETAILS OF COLOURS AND FINISHES.

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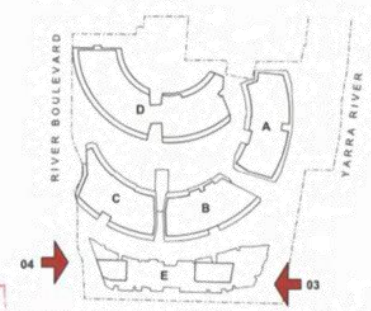
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PROJECT NUMBER: 308087
 DRAWING TITLE: BLOCK E ELEVATION 02 (SOUTH)
 PAGE NO: 59
 DRAWING No: ATP#01 (Rev 0)
 SCALE: 1:100 @ A1, 1:200 @ A3
 DATE: Rev Q - FEB 2018
 RICHMOND YARRA RESIDENTIAL

Attachment 9 - PL10/0156 - Approved Development Plans



**PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME**
 Development Plan approved in accordance with
 clause 37.02 Sch 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/11/2019 PLAN 107 of 137
 This is NOT a Building Permit



ESD FEATURES
 - Sustainable Management Plan by Built Ecology WSP (May 2018)

HVAC:

- Apartment AC units to achieve 5 Star energy rating for both heating and cooling
- Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

Facade Performance:

- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall

Glazing:

- Weather-stripped, with the following system properties (i.e. including frames)
- Total system U-value: Maximum 2.6 W/m²K
- Total system SHGC: 0.8

Refer to Sustainability Management Plan (Rev. 7)

Lighting:

- Occupancy sensors for common area lighting
- Energy efficient downlights
- All downlights to be covered to prevent heat loss

Materials:

- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

Water:

- Landscape plantings will use native plants and grasses to minimize water consumption
- All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below

Fixture	Minimum WELS Rating/Consumption
Toilets	4 Stars < 3.5 L/use
Wash basin / sink taps	5 Stars < 6 L/min
Showers/baths	3 Stars < 9 L/min
Dishwashers	4.5 Stars < 0.75 L/place setting
Washing Machines	4 Stars < 7 L/kgwash

REFER ACOUSTICS REPORT FOR TREATMENT TO CARPARK EXHAUST DUCT RISER

RECOMMENDED ACOUSTIC TREATMENT
 - Based on Report by Acoustic Logic (04 April 2018 Rev 1)

- Thicker glazing
- Additional layers of plasterboard or FC sheet for lightweight walls
- Additional layers of plasterboard for lightweight roofs
- The use of acoustic seals for external doors
- Lengths of fixed ductwork
- Installation of acoustic silencers and bounces
- Construction of acoustic screens/baffles around duct plant rooms/boilerrooms

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NOTE:

- RL 0.00 METRES IS EQUAL TO 0.00 METRES AHD
- ROOF RL DENOTES STRUCTURAL SLAB LEVEL
- MAX PARAPET HEIGHT 1200mm ABOVE ROOF RL

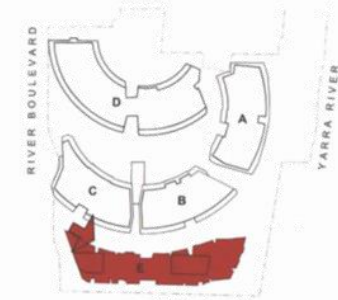
**DEVELOPMENT PLAN APPROVAL
 ISSUED FOR ENDORSEMENT**

ELEVATION AMENDED IN ACCORDANCE WITH CONDITIONS PART A 1(a), (b), (j), (l)

Attachment 9 - PL10/0156 - Approved Development Plans



BLOCK E PROMENADE VIEW



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YARRA PLANNING SCHEME
Development Plan approved in accordance with
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PROJECT NUMBER
308087

DRAWING TITLE
BLOCK E - PROMENADE VIEW

PAGE No.
101

DRAWING No.
ATP822 (Rev Q)

SCALE
N.T.S

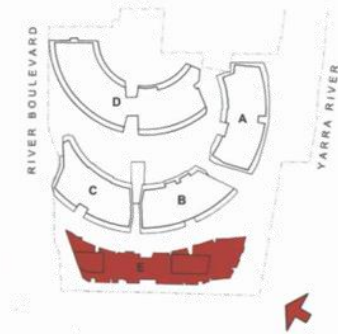
DATE
Rev Q- FEB 2018

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Attachment 9 - PL10/0156 - Approved Development Plans



BLOCK E RIVER VIEW



PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Development Plan approved in accordance with
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 and on behalf of the Responsible Authority
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Attachment 9 - PL10/0156 - Approved Development Plans



OVERALL VIEW FROM NORTH

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YARRA PLANNING SCHEME
Development Plan approved in accordance with
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For and on behalf of the Responsible Authority
DATE 31/1/2019 PLAN 110 of 132
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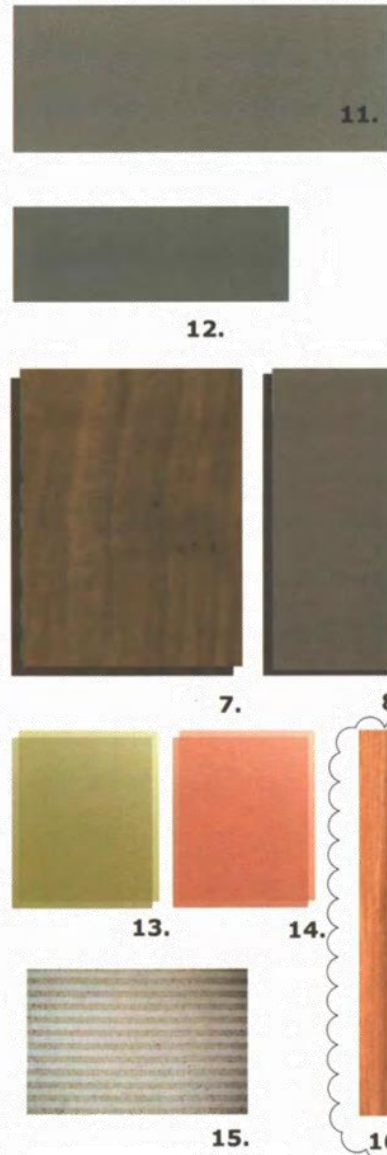
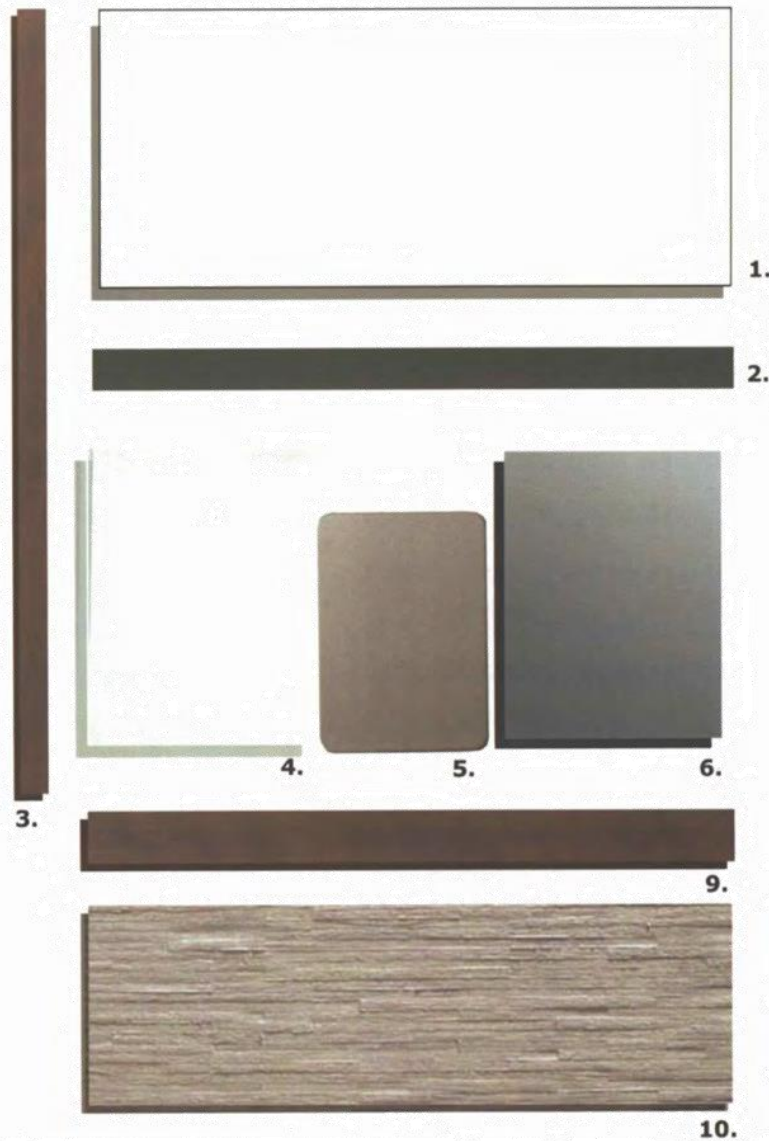


OVERALL VIEW FROM SOUTH

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Attachment 9 - PL10/0156 - Approved Development Plans



LEGEND

1. WHITE RENDERED WALLS – FRAME EXPRESSION
2. CHANNEL PROFILE SLAB EDGE DETAIL – PC FINISH, DULUX "STEEL PEARL SATIN"
3. VERTICAL TIMBER FEATURE ELEMENTS
4. CLEAR GLASS WITH E-COATING - GENERALLY ALL WINDOWS AND BALUSTRADES
5. WINDOW FRAMES – PC FINISH, DULUX "METROPOLIS PEARL SATIN"
6. OPAQUE GLASS PANELS WITHIN GLAZING SYSTEM
GLASS KOTE, "GASGOYNE GREY" OR SIMILAR
7. TIMBER WALL PANELS
8. ZINC WALL PANEL – FEATURE WINDOWS
9. FEATURE TIMBER SPANDEL DETAIL
10. TEXTURED CONCRETE WALL PANELS - INTEGRAL COLOUR (MID GREY)
11. ALUCABOND "SMOKE SILVER METALLIC" - LEVEL 3 EAST, CANOPIES
12. ROOF PLANT ENCLOSURE LOUVRES - PC FINISH, DULUX "PEWTER PEARL SATIN"
13. SEMI OPEQUE GLASS TO BALCONY BALUSTRADES - (IN FRONT OF CONDENSER UNITS)
COLOUR 1 - WATTYL "ULURU" C25w
14. SEMI OPEQUE GLASS TO BALCONY BALUSTRADES - (IN FRONT OF CONDENSER UNITS)
COLOUR 2 - WATTYL "WATTLE BLOSSOM" B38w
15. TEXTURED CONCRETE PLANTER BOXES AND PILLARS - INTEGRATED COLOUR
16. COURTYARD FENCES - TIMBER PALING FENCE

NOTE: Refer to Elevations for locations of materials
All Materials Including Glazing To Be
Non- Reflective

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YARRA PLANNING SCHEME
Development Plan approved in accordance with
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of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 3/11/2019 PLAN 111 of 132
This is NOT a Building Permit

ESD FEATURES
- Sustainable Management Plan
by Built Ecology WSP (May 2018)
Materials:
- All finishes (such as paints, carpets, sealants, composite wood products)
to be low VOC and low formaldehyde
- All materials including glazing to be non-reflective.

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Attachment 9 - PL10/0156 - Approved Development Plans

RICHMOND YARRA
RESIDENTIAL

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YARRA PLANNING SCHEME
Development Plan approved in accordance with
clause 37.02 Sch 1
of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 3/11/2019 PLAN 112 of 132
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APPENDICES

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YARRA PLANNING SCHEME
 Development Plan approved in accordance with
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 For and on behalf of the Responsible Authority
 DATE 31/12/2013 PLAN 113 of 132
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Attachment 9 - PL10/0156 - Approved Development Plans

ESD FEATURES
- Sustainable Management Plan by Built Ecology WSP (May 2018)

- HVAC:**
- Apartment A/C units to achieve 5 Star energy rating for both heating and cooling
 - Operable windows to all apartments, with cross-ventilation incorporated for all dual-aspect apartments.

- Facade Performance:**
- External walls: R2.5 insulation to achieve total R-value of R2.8 for the wall
- Glazing:**
- Weather-stripped, with the following system properties (i.e. including frames)
 - Total system U-value: Maximum 2.6 W/m²K
 - Total system SHGC: 0.6

- Refer to Sustainability Management Plan (Rev. 7)
- Lighting:**
- Occupancy sensors for common area lighting
 - Energy efficient downlights
 - All downlights to be covered to prevent heat loss

- Materials:**
- All finishes (such as paints, carpets, sealants, composite wood products) to be low VOC and low formaldehyde

- Water:**
- Landscape plantings will use native plants and grasses to minimize water consumption
 - All water fixtures and fittings and water-using appliances selected within one star of best available WELS rating, as per table below:
- | Fixture | Minimum WELS Rating | Consumption |
|------------------------|---------------------|------------------------|
| Toilets | 4 Stars | < 3.5 L/use |
| Wash basin / sink taps | 5 Stars | < 6 L/min |
| Showerheads | 3 Stars | < 9 L/min |
| Dishwashers | 4.5 Stars | < 0.75 L/place setting |
| Washing Machines | 4 Stars | < 7 L/kg/wash |

- Transport:**
- Residents' bicycle parking provided refer CGR Traffic Report
 - Visitors' bicycle parking provided refer CGR Traffic Report

- Rainwater Harvesting:**
- Bio Filtration stormwater treatment with rainwater harvesting for irrigation use within site provided as allowed by city of Yarra infrastructure, refer details of treatment plant.

- Swimming Pool:**
- Natural ventilation to pool area
 - Controlled filtration pump operation to minimise energy use
 - Pool cover for use when pool is unoccupied

RECOMMENDED ACOUSTIC TREATMENT
- Based on Report by Acoustic Logic (04 April 2018 Rev 0) 1

- Thicker glazing
 - Additional layers of plasterboard or FC sheet for lightweight walls
 - Additional layers of plasterboard for lightweight roofs
 - The use of acoustic seals for external doors
 - Lengths of lined ductwork
 - Installation of acoustic silencers and louvres
 - Construction of acoustic screens/baffles around exposed plant rooms/decks/waste
- Pool Plant:**
- Acoustic louvers may be required to plant room ventilation louvers.
 - Pumps and filtration equipment shall be vibration isolated from the building structure.
 - Hours of operation of pump and filtration equipment should be limited to prescribed hours of operation as nominated under EPA requirements.
- The ground floor, where above underground carpark shall have R10 insulation.
 - The Building use guide will be prepared and provided to all occupants.
 - The apartments will achieve a minimum 5 star NATHERS rating (with an average of 6 across the development)

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YARRA PLANNING SCHEME
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18-12-2018

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RICHMOND YARRA
RESIDENTIAL

ADDITIONAL DRAWINGS

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YARRA PLANNING SCHEME
Development Plan approved in accordance with
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of the Yarra Planning Scheme
For and on behalf of the Responsible Authority
DATE 31/12/19 PLAN 15 of 132
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YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.07 Sub 1
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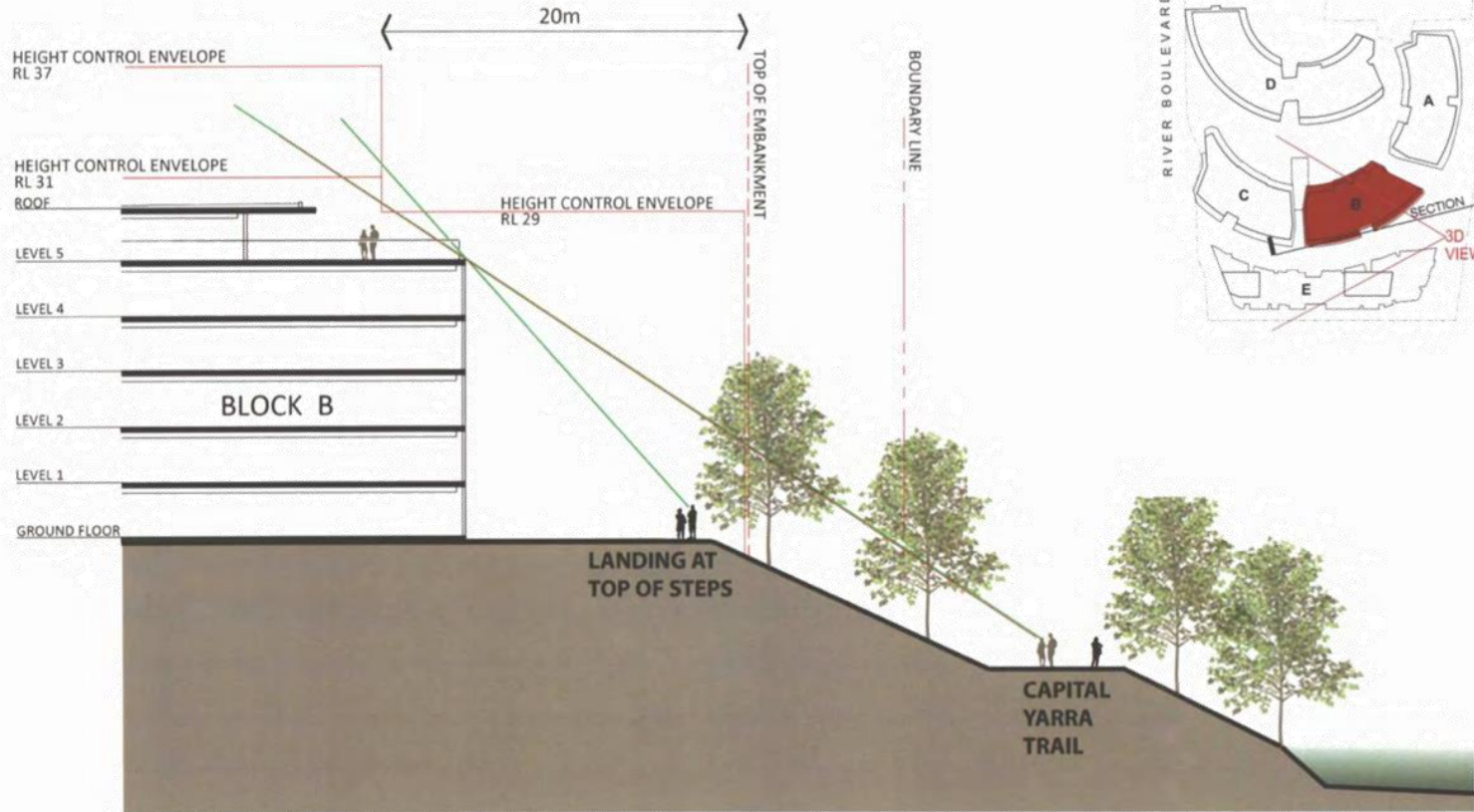
PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Development Plan approved in accordance with
 clause 37.02 Sch. 1
 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
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REVISION NOTES:
 1. BLOCK A INCREASED FROM
 4 TO 5 LEVELS

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 Development Plan approved in accordance with
 clause 37.12.2.1
 of the Yarra Planning Scheme
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3D VIEW OF BLOCK B

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REVISION G NOTE:
 1. SIGHT LINE FROM CAPITAL YARRA TRAIL ADDED

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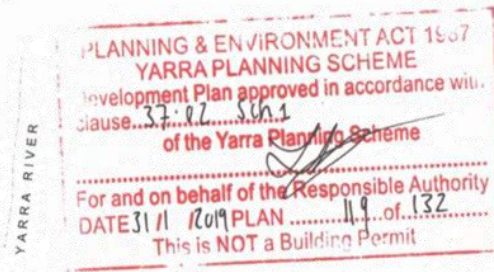
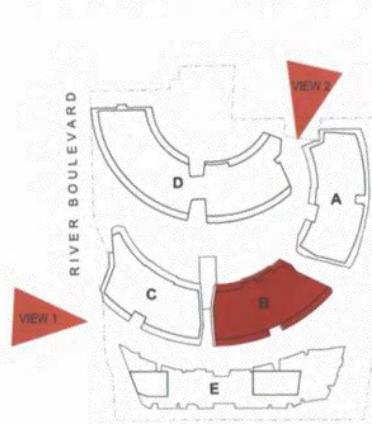
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VIEW 1 - Entry to Block D and Block A beyond viewed from near River Boulevard



VIEW 2 - Entry to Block A viewed from Christine Crescent



SITE PLAN

BLOCKS A and D - ENTRY STUDIES. PERMIT CONDITIONS 1 (f) **REVIEWED 14 DEC 2018**

NOTE: SIGNAGE AT ENTRIES INDICATIVE

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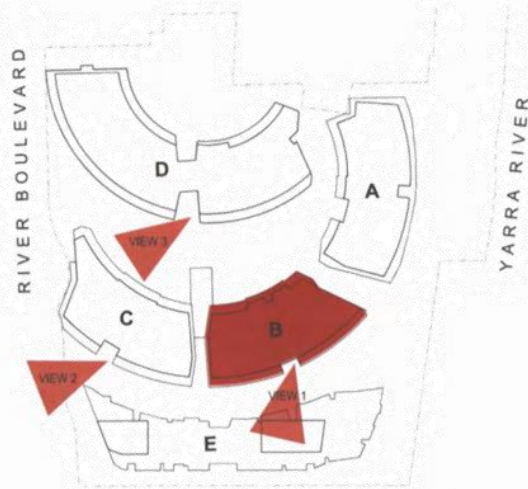
VIEW 1 BLOCK B



VIEW 2 BLOCK C



VIEW 3 BLOCK D



SITE PLAN

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YARRA PLANNING SCHEME
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VIEW 1 - View towards Block E East entry



VIEW 2 - View towards Block E West entry



SITE PLAN

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POST TOP ALLOWANCE OF 5 POST TOP LUMINARES TO BBQ AREA TO BE CO-ORDINATED WITH CANOPY

RIVER BOULEVARD

CHRISTIN CRESCEN

EXISTING 5 LEVELS APARTMENT BUILDING

EXISTING 3 LEVELS APARTMENT BUILDING

EXISTING RAMP TO BE WIDENED

EXISTING 5 LEVELS BUILDING

STREET LIGHT

LED MARKER

BOLLARD

STREET LIGHT

LED MARKER

BOLLARD

LANDSCAPE LIGHTING

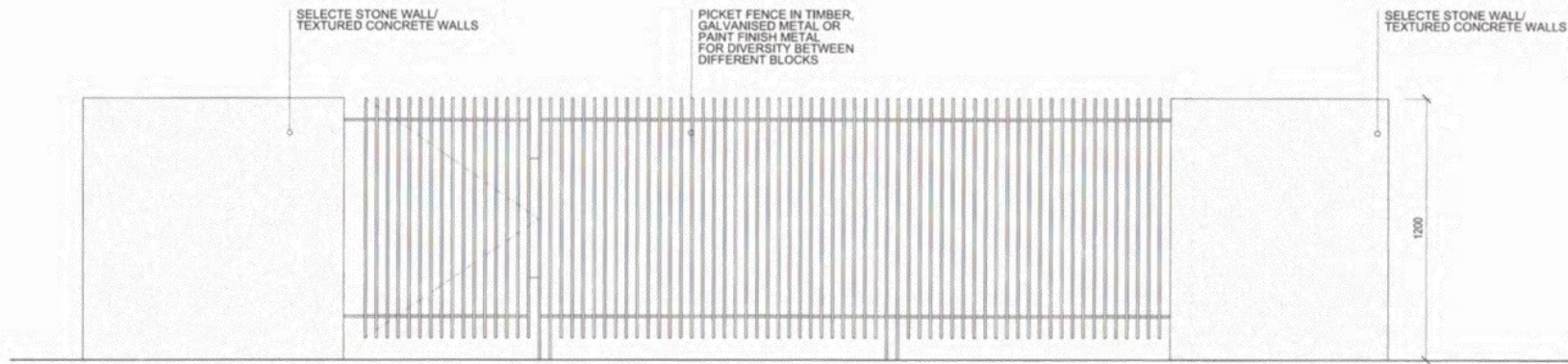
RICHMOND RESIDENTIAL

LANDSCAPE LIGHTING CONCEPT DESIGN

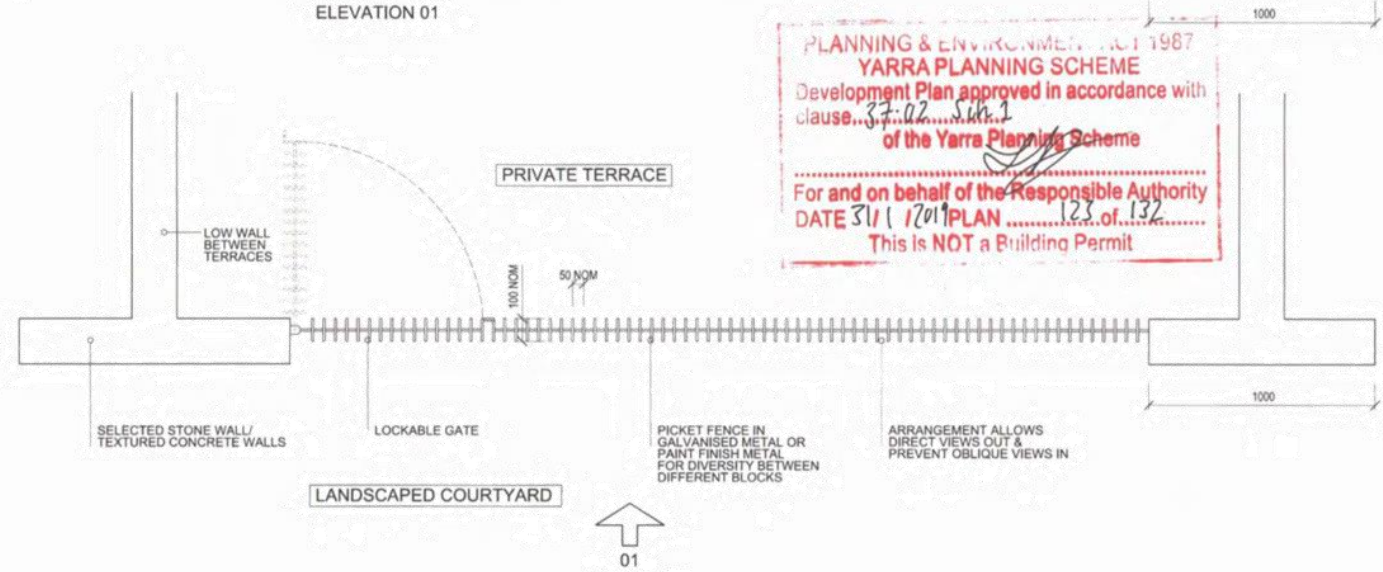
REVISION E

RECEIVED Vision Design
4 DEC 2018

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ELEVATION 01

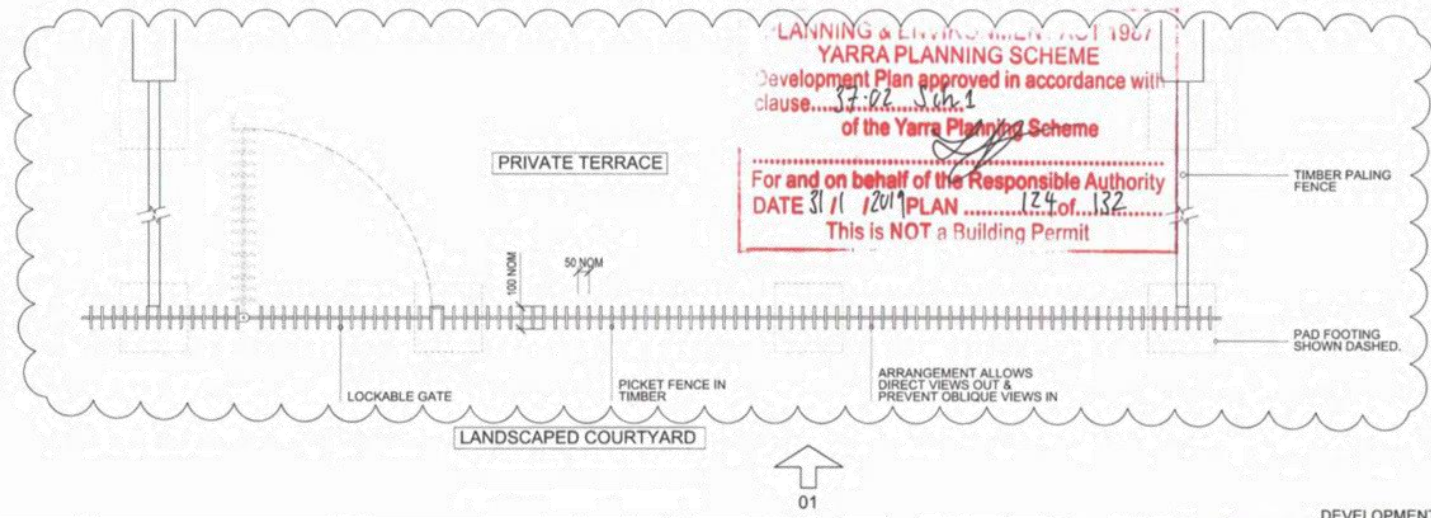
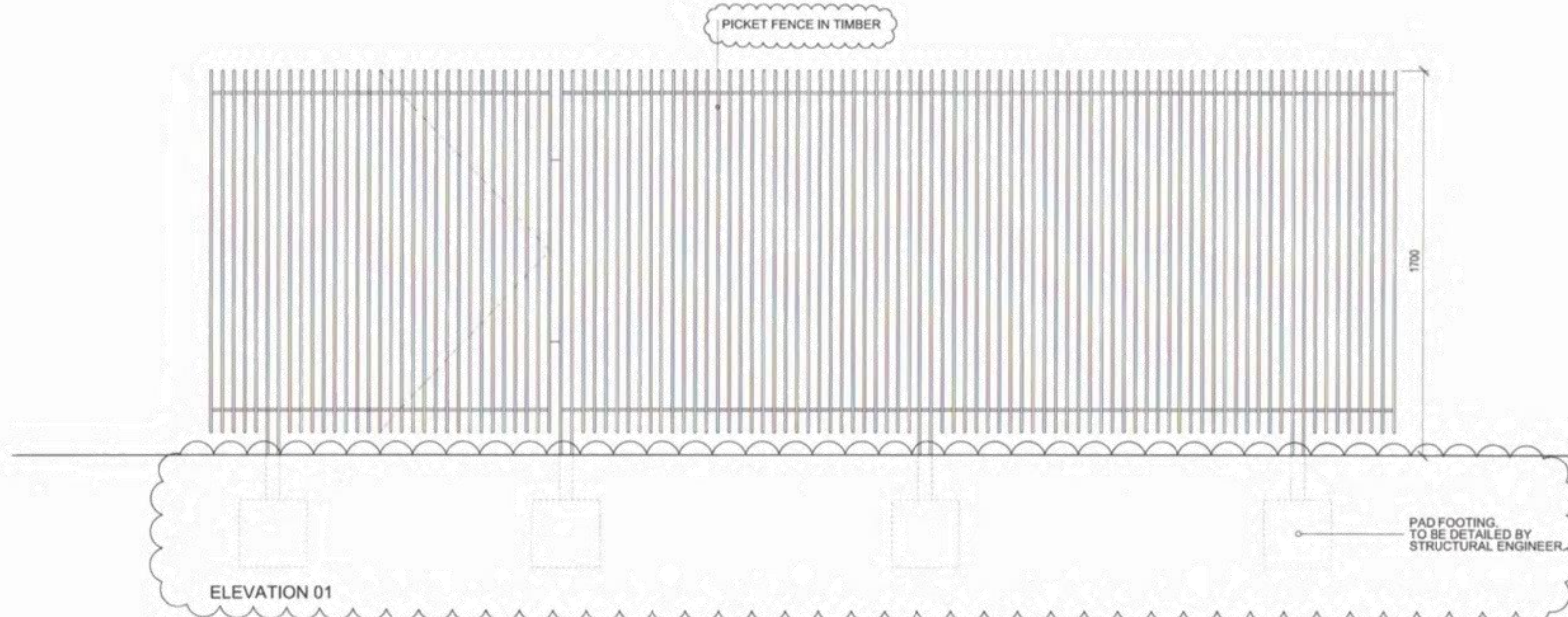


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 of the Yarra Planning Scheme
 For and on behalf of the Responsible Authority
 DATE 31/1/2019 PLAN 123 of 132
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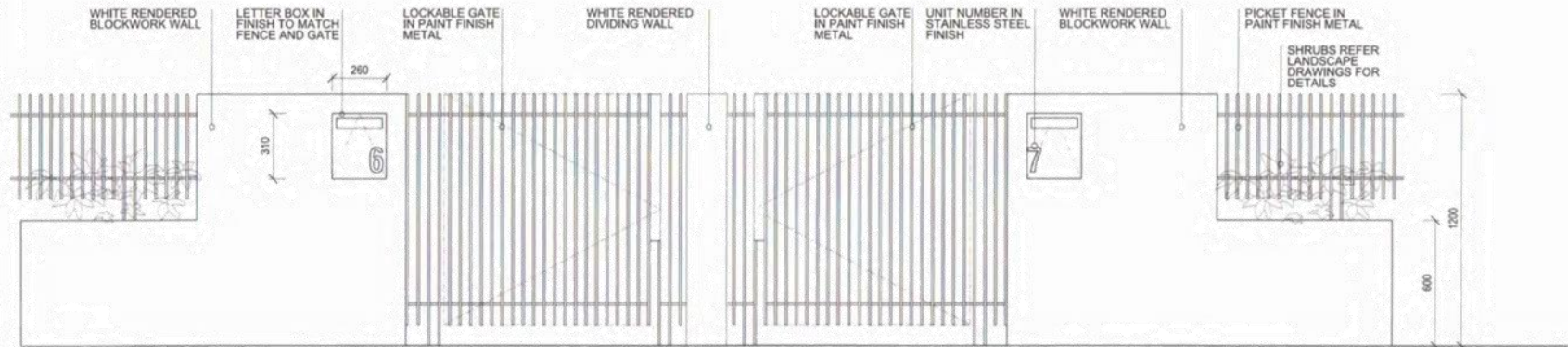
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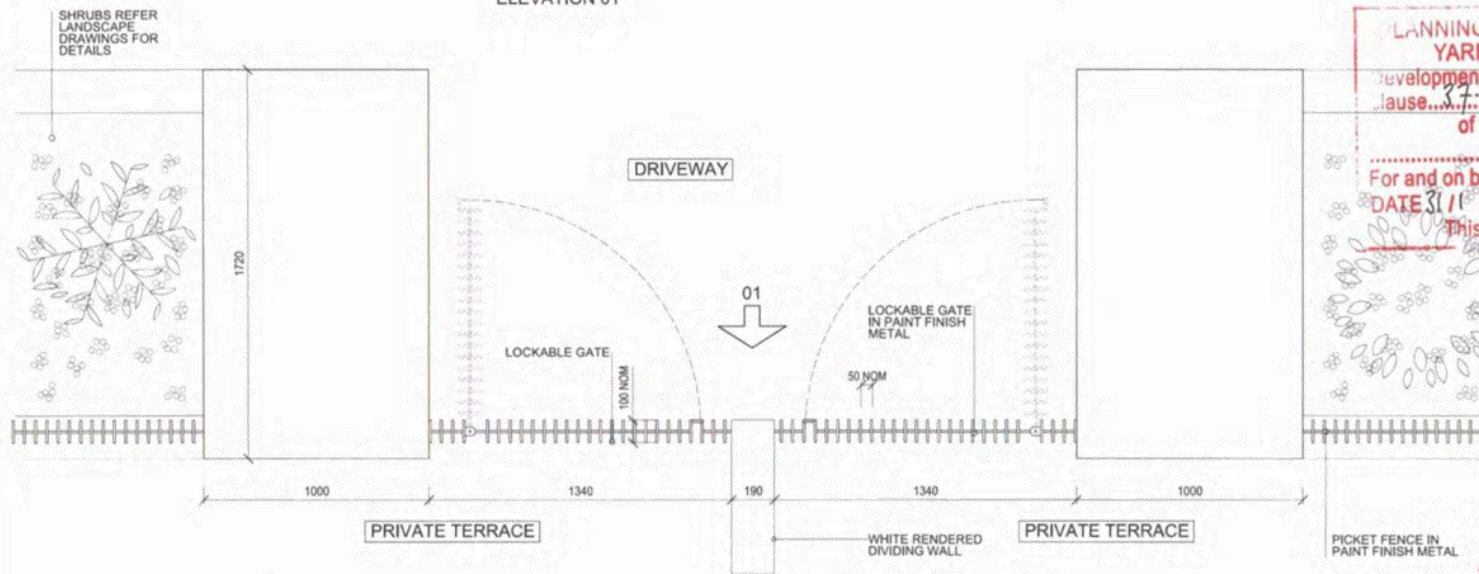


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ELEVATION 01

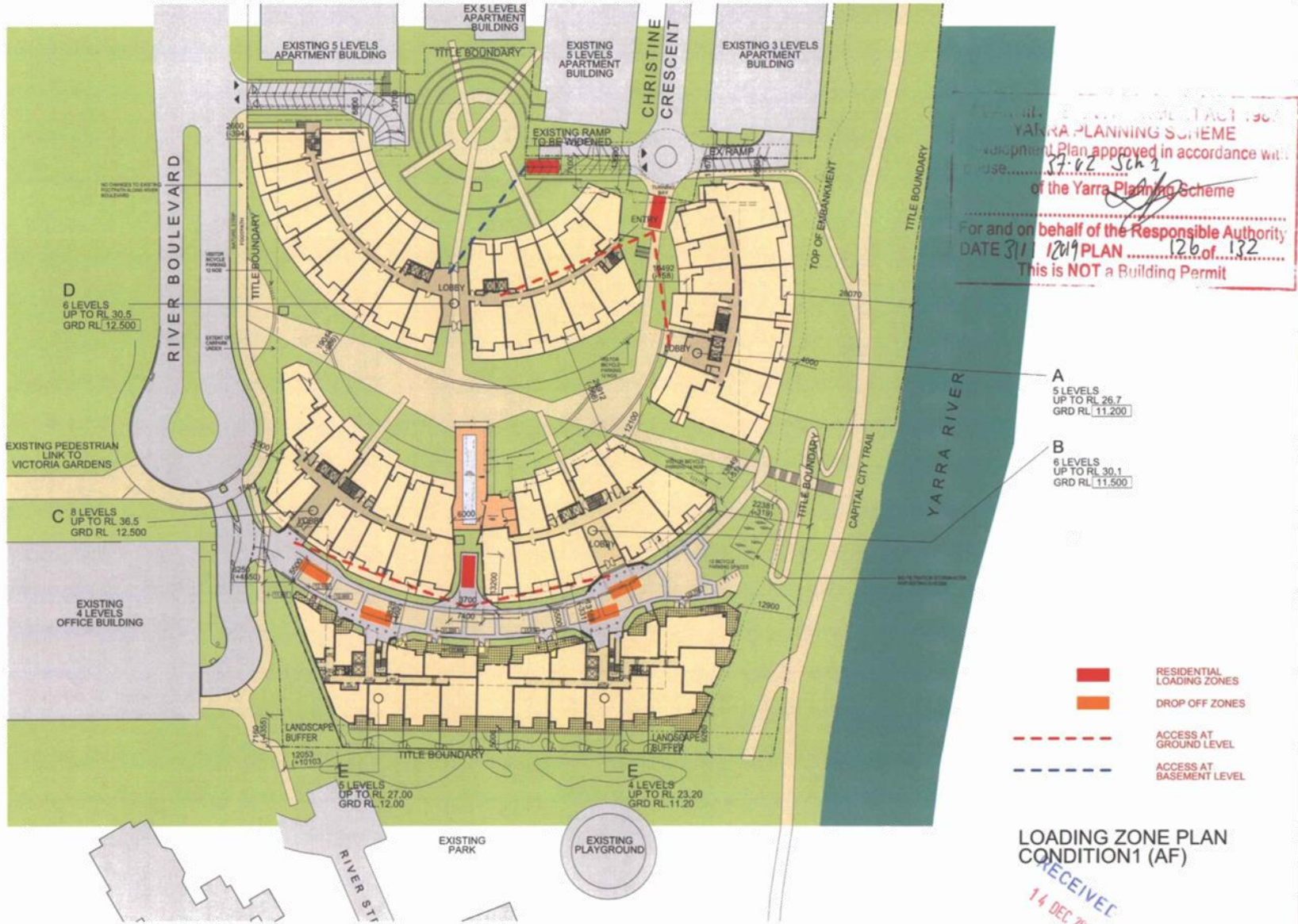


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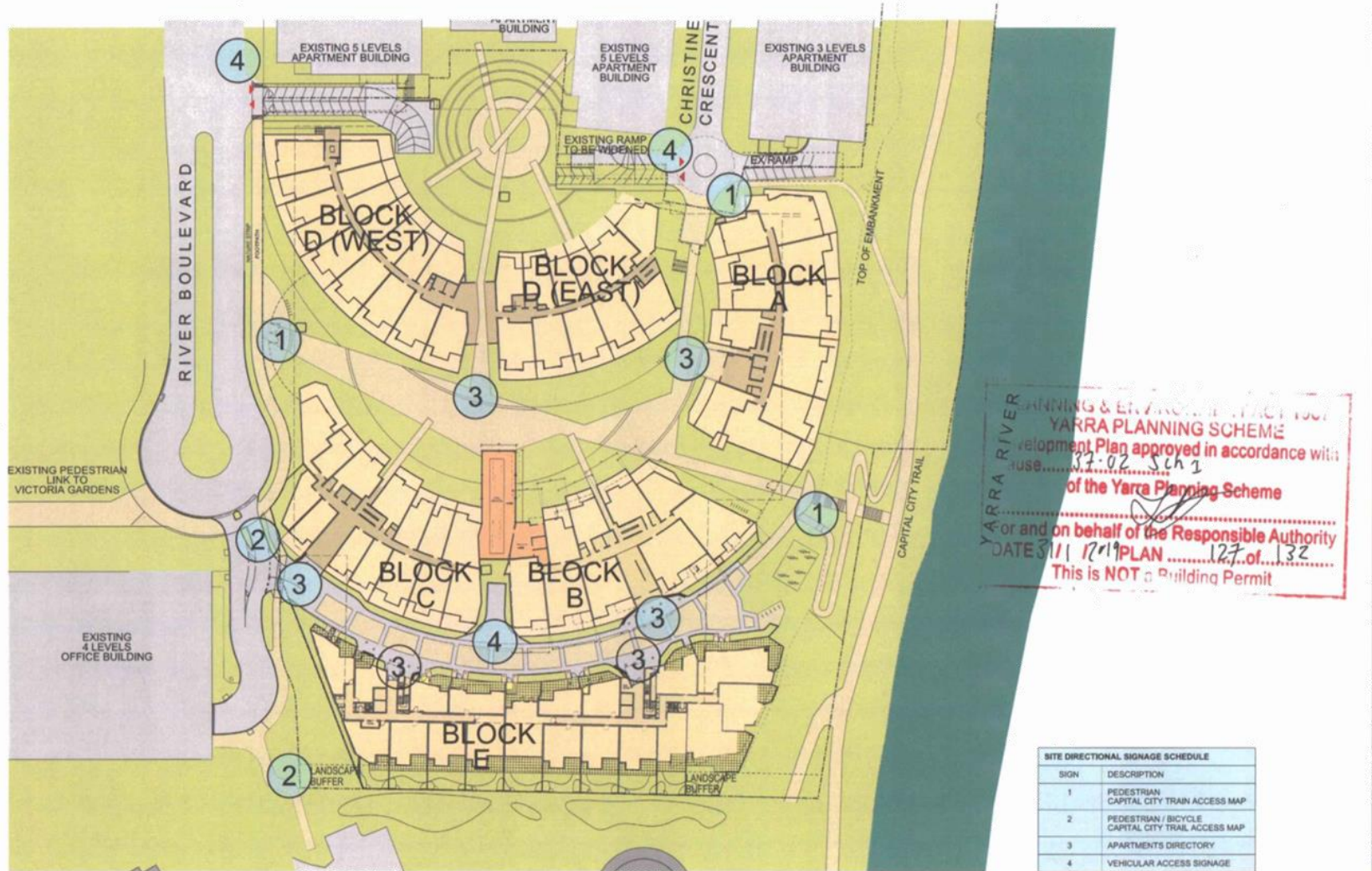
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LOADING ZONE PLAN
CONDITION 1 (AF)
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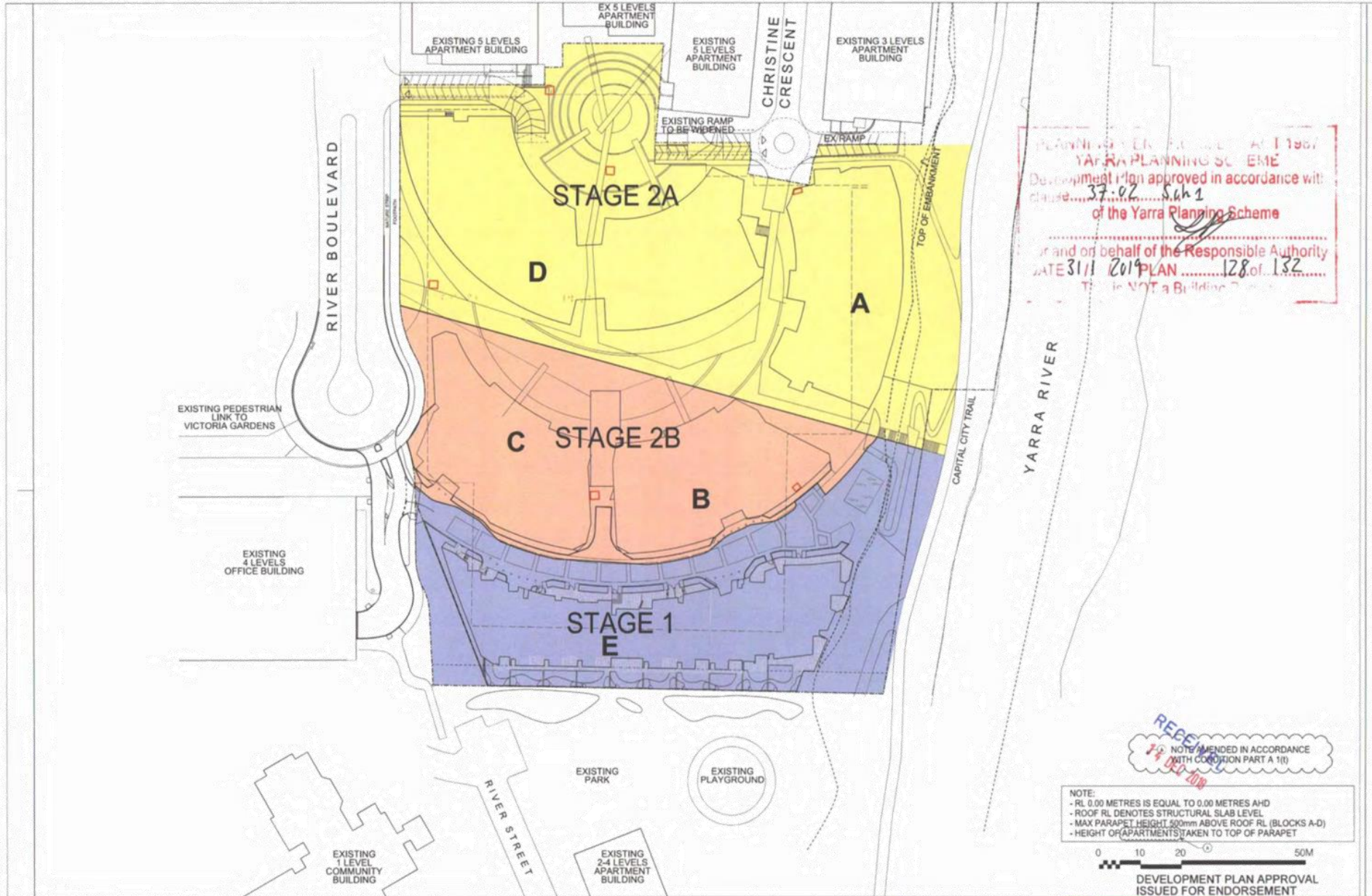


SITE DIRECTIONAL SIGNAGE SCHEDULE	
SIGN	DESCRIPTION
1	PEDESTRIAN CAPITAL CITY TRAIN ACCESS MAP
2	PEDESTRIAN / BICYCLE CAPITAL CITY TRAIL ACCESS MAP
3	APARTMENTS DIRECTORY
4	VEHICULAR ACCESS SIGNAGE

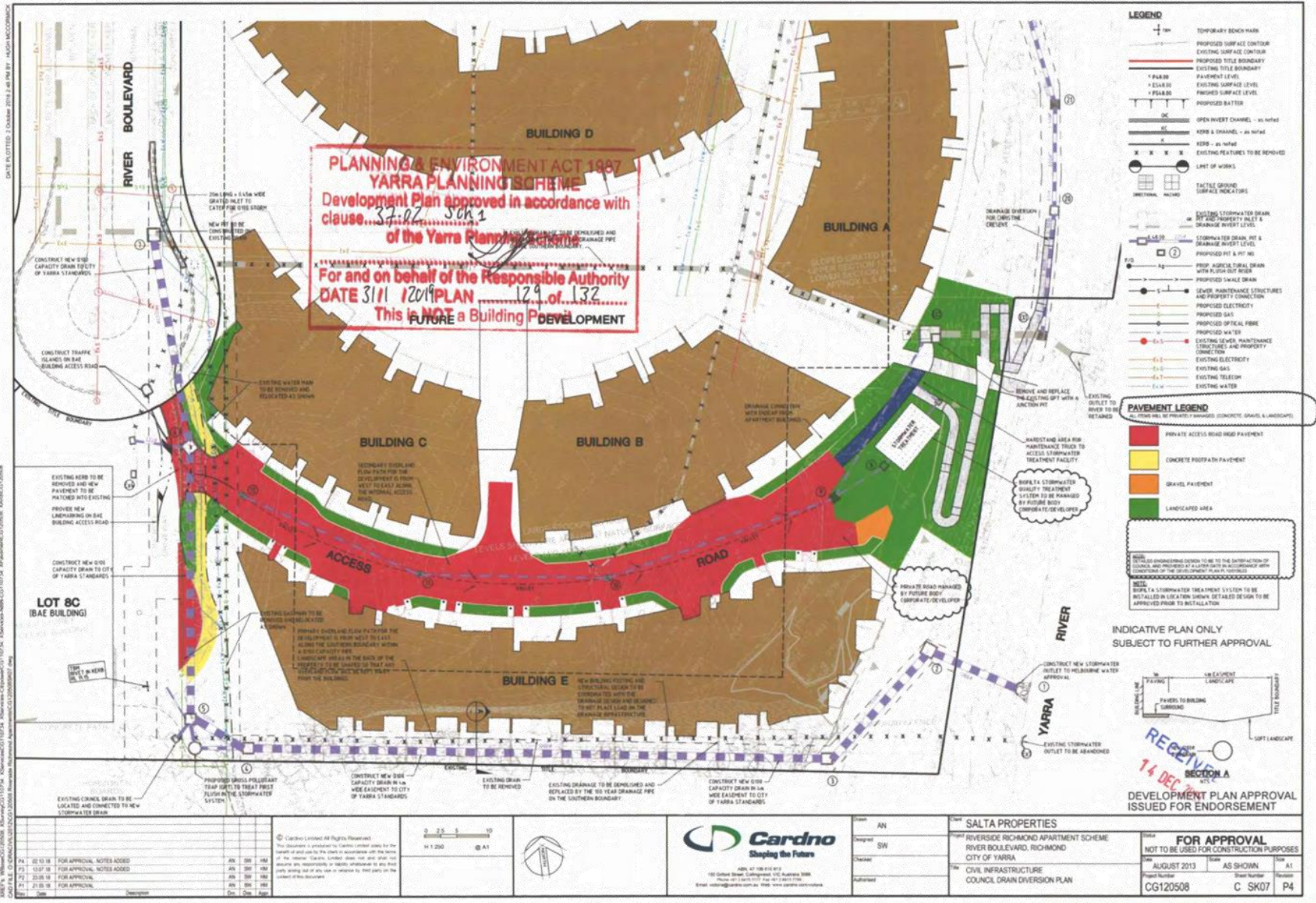
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0 10 20 50M DEVELOPMENT PLAN APPROVAL
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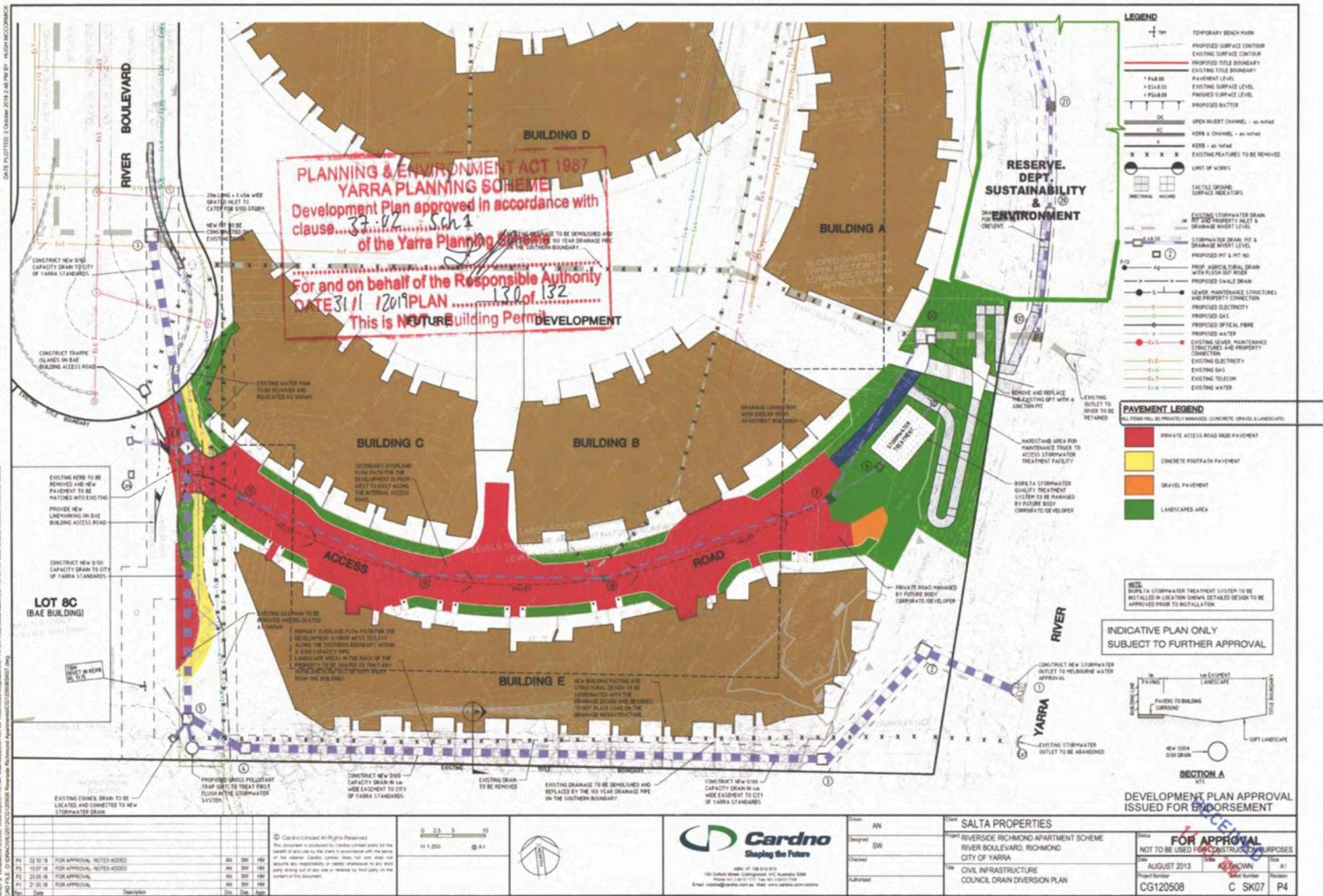
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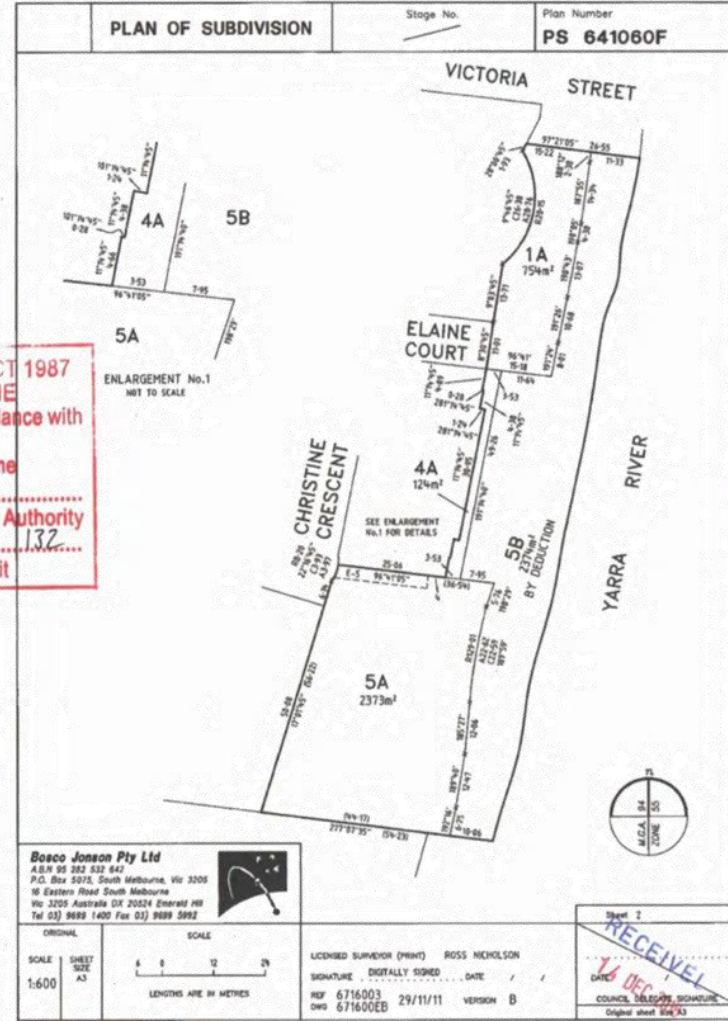
Attachment 9 - PL10/0156 - Approved Development Plans



Attachment 9 - PL10/0156 - Approved Development Plans

PLAN OF SUBDIVISION		Stage No.	LRS use only	Plan Number										
			EDITION	PS 641060F										
Location of Land Parish: JIKA JIKA Township: - Section: - Crown Allotment: - Crown Portion: 42 & 43 (PART) Title Reference: VOL10485 FOL681 Last Plan Reference: LOT 5 ON PS415801B Postal Address: 15 CHRISTINE CRES (at time of subdivision) RICHMOND, 3121 MGA Co-ordinates E 325244 Zone: 55 (of origin centre of field in 2000) N 5813052		Council Certification and Endorsement Council Name: YARRA CITY COUNCIL Ref: 1. This plan is certified under section 8 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (a) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (b) The requirement has been satisfied. (c) The requirement is to be satisfied in stages. Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /												
Vesting of Roads and/or Reserves Identifier Council/Body/Person		Notations Staging This plan is not a staged subdivision Planning Permit No. Depth Limitation DOES NOT APPLY												
Survey This plan is/has based on survey This survey has been connected to permanent marks in Proclaimed Survey Area No. -		THIS IS A SPEAR PLAN												
Easement Information Legend: E - Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement R - Easement (Row) <table border="1"> <thead> <tr> <th>Subject Land</th> <th>Purpose</th> <th>Width (metres)</th> <th>Origin</th> <th>Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td>E-5</td> <td>CARRAGEWAY</td> <td>3</td> <td>PS 45881 B</td> <td>LOT 4 ON PS 45881 B</td> </tr> </tbody> </table>					Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of	E-5	CARRAGEWAY	3	PS 45881 B	LOT 4 ON PS 45881 B
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of										
E-5	CARRAGEWAY	3	PS 45881 B	LOT 4 ON PS 45881 B										
LRS use only Statement of Compliance/Exemption Statement Received <input type="checkbox"/> Date / / LRS use only PLAN REGISTERED TIME DATE / / Assessor Registrar of Titles Sheet 1 of 2 sheets		LRS use only Statement of Compliance/Exemption Statement Received <input type="checkbox"/> Date / / LRS use only PLAN REGISTERED TIME DATE / / Assessor Registrar of Titles Sheet 1 of 2 sheets												
Bosco Jonson Pty Ltd A.B.N. 95 282 532 842 P.O. Box 2078, South Melbourne, Vic 3205 16 Eastern Road South Melbourne No. 2005 Australia DX 20024 Emerald HQ Tel (03) 9689 1400 Fax (03) 9689 5992		LICENSED SURVEYOR (PRINT) ROSS NICHOLSON SIGNATURE DIGITALLY SIGNED DATE / / REF 6716003 ORG 671600EB 29/11/11 VERSION B COUNCIL DELEGATE SIGNATURE Original sheet size A3												

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YARRA PLANNING SCHEME
 Development Plan approved in accordance with
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 For and on behalf of the Responsible Authority
 DATE 3/11/2011 PLAN 131 of 132
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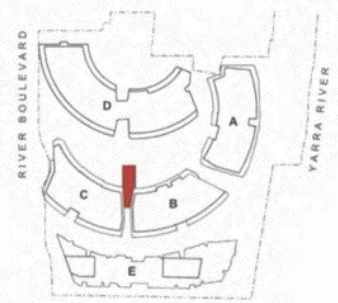
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GROUND FLOOR NOTE:
 ALL GROUND FLOOR OF ANY NEW BUILDING
 WILL BE CONSTRUCTED WITH FINISHED FLOOR
 LEVELS A MINIMUM OF 600mm ABOVE THE
 APPLICABLE GRADING FLOOD LEVEL

NOTE: POOL AND GYM FOR RESIDENTS
 USE ONLY



ESD FEATURES
 - Sustainable Management Plan
 by Built Ecology WSP(May 2018)

Swimming Pool:
 - Natural ventilation to pool area
 - Controlled filtration pump operation to minimise energy use
 - Pool cover for use when pool is unoccupied

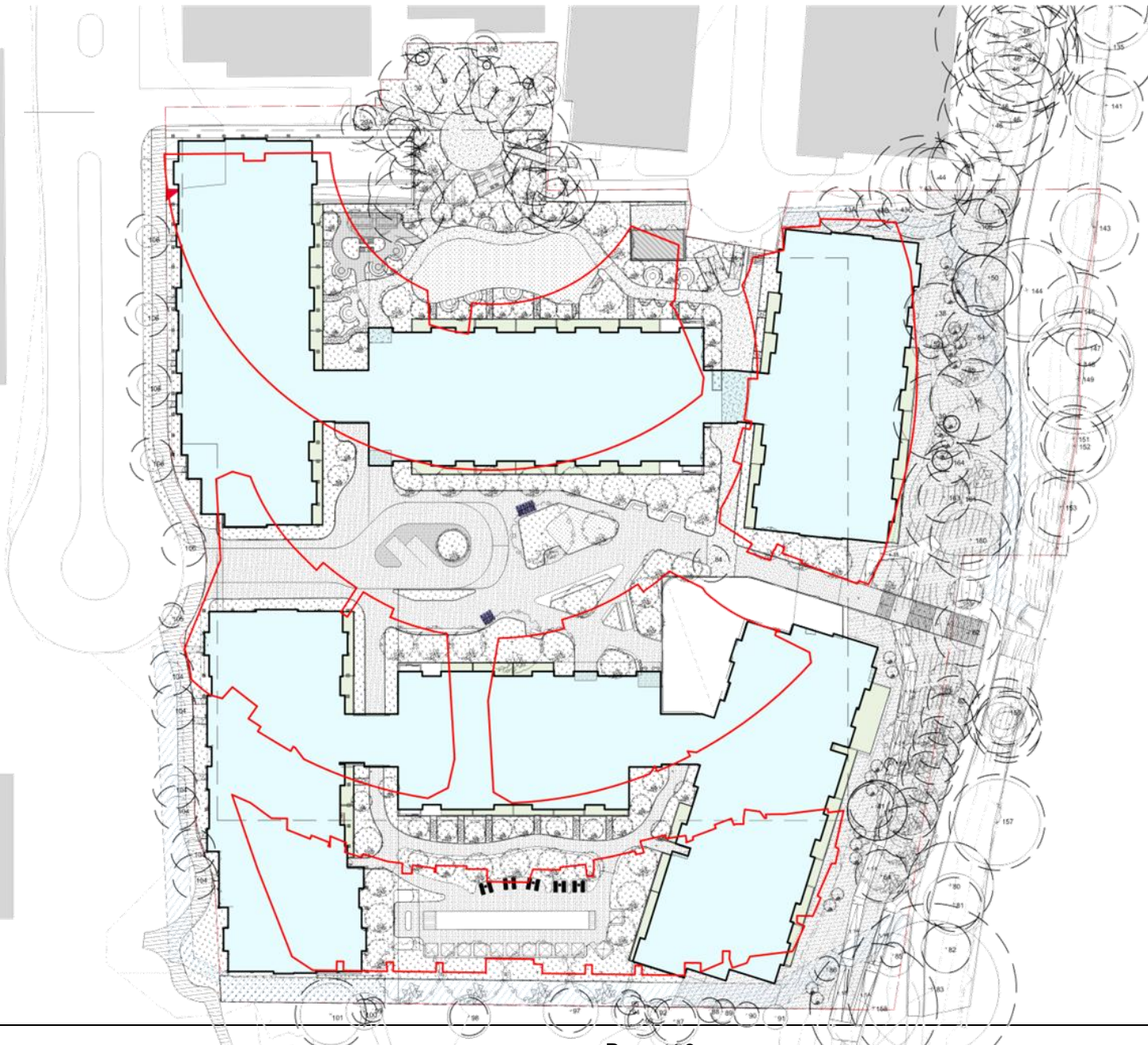
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 - Based on Report by Acoustic Logic
 (04 April 2018 Rev 0)

Pool Plant:
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 - Hours of operation of pump and filtration equipment should be
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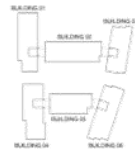
DEVELOPMENT PLAN APPROVAL
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Attachment 10 - Approved (PL10/0156) v Proposed Development Plans (PLN21/0836) Comparison Plan



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and to the satisfaction of any consultants.
Do not scale drawings - refer to figure dimensions only. Any discrepancies shall be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

KEY PLAN:



LEGEND - KEY PLAN

- Studio Apartment
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Resident Amenities
- Resident Balconies & Terrace
- Building Services / Plant
- Title Boundary
- Horizontal Bicycle Spaces
- Vertical Bicycle Spaces

Apartment Naming logic as per below:
XYYZZZ
X = Building Number
YY = Level
ZZZ = Apartment Number

Rev: 0000 Description: Issue: 0000

RSR
Riverside Boulevard

Ground Floor Buchan Footprint Comparison

Status	TOWN PLANNING		
Scale	As indicated @ A1		
Drawn	Author	Checked	Checker
Project No.	M12380		
Plot Date	2010022 2:41:48 PM		
DSU			
Drawing No.	Revision		
SK.011			
Melbourne: 1 Nicholson Street Melbourne VIC 3000 Australia T 03 9354 4200 / F 03 9354 4300 email: mel@bates-smart.com.au http://www.bates-smart.com.au	Sydney: 43 Brisbane Street Sydney NSW 2010 Australia T 02 9254 5100 / F 02 9254 5199 email: syd@bates-smart.com.au http://www.bates-smart.com.au		
Bates Smart Pty Ltd ABN 70 004 999 400			