

TLC Ivanhoe

Proposed Integrated Community Facility

321 Lower Heidelberg Road Ivanhoe East Victoria 3079

Town Planning Issue

DRAWING SCHEDULE

- TP-00-001 SITE SURVEY
- TP-00-002 EXISTING CONDITIONS SITE PLAN
- TP-00-003 REMOVAL & PROPOSED EASEMENTS PLAN
- TP-01-001 DEMOLITION PLAN
- TP-01-002 TREE RETENTION PLAN
- TP-01-003 DEMOLITION PLAN HERITAGE
- TP-01-004 PROPOSED HERITAGE
- TP-10-001 BASEMENT LEVEL 02
- TP-10-002 BASEMENT LEVEL 01
- TP-10-003 LOWER GROUND FLOOR PLAN
- TP-10-004 GROUND FLOOR PLAN
- TP-10-005 UPPER GROUND FLOOR PLAN
- TP-10-006 LEVEL 1 FLOOR PLAN
- TP-10-007 ROOF PLAN
- TP-10-100 SHADOW DIAGRAMS
- TP-10-101 SHADOW DIAGRAMS
- TP-10-102 SHADOW DIAGRAMS
- TP-40-001 BUILDING ELEVATIONS WEST & NORTH
- TP-40-002 BUILDING ELEVATIONS EAST & SOUTH
- TP-40-003 COLOUR ELEVATIONS WEST & NORTH
- TP-40-004 COLOUR ELEVATIONS EAST & SOUTH
- TP-41-001 SECTIONS
- TP-41-002 SECTIONS
- TP-41-003 SECTIONS - OVERLOOKING DIAGRAM
- TP-42-003 SIGNAGE PLAN

AREA SUMMARY (GFA)	
BASEMENT 01	2,200M ²
BASEMENT 02	2,200M ²
LOWER GROUND FLOOR	2,135M ²
GROUND FLOOR	2,190M ²
UPPER GROUND FLOOR	2,180M ²
LEVEL 01	75M ²
TOTAL	10,980M²
CAR PARKING PROVISION	
BASEMENT 01	48 (INCL. 2X DDA)
BASEMENT 02	49 (INCL. 2X DDA)
TOTAL	97
BIKE PARKING PROVISION	
BASEMENT 01	16 (STAFF)
LOWER GROUND FLOOR	10 (VISITOR)
UPPER GROUND FLOOR	10 (VISITOR)
TOTAL	36
SITE	
ROADS AND PATHWAYS	1,635M ²
DEEP SOIL ZONE	2,895M ² (46.0%)
GARDEN AREA	3,650M ² (58.0%)
PERMEABILITY	4,102M ² (65.2%)
SITE COVERAGE	2,505M ² (39.8%)
TOTAL SITE AREA	6,293M²



KEY ESD INITIATIVES			
BUILDING FABRIC	HIGH-PERFORMANCE INSULATION BEYOND THE MINIMUM REQUIREMENT IN THE NATIONAL CONSTRUCTION CODE (NCC)	SOLAR PV PANELS	62KW OF TOTAL SOLAR PV PANELS INSTALLED ON THE ROOF FOR THE DEVELOPMENT
WATER EFFICIENCY	REDUCTION OF POTABLE WATER CONSUMPTION THROUGH EFFICIENT HIGH WELS-RATED SANITARY FIXTURES AND APPLIANCES	URBAN ECOLOGY	<ul style="list-style-type: none"> LARGE COMMUNAL AREAS ARE DESIGNED FOR THE OCCUPANTS GREEN ROOF IS INCORPORATED IN THE DESIGN FOR OCCUPANTS AND COMMUNITY USE
WATER EFFICIENT LANDSCAPING	WATER-EFFICIENT LANDSCAPE IS PROPOSED AND PART OF THE LANDSCAPE AREA TO BE A XERISCAPE GARDEN	EV CHARGING	FACILITIES OF CHARGING FOR 7 X 32 AMP ELECTRIC CHARGING PORTS ARE PROVIDED IN THE BASEMENT LEVEL 01 CAR PARK
WASTE	RECYCLING WASTE FACILITIES TO ENCOURAGE DIVERSION OF WASTE TO LANDFILL	URBAN HEAT ISLAND EFFECT	LIGHT COLOUR ROOF MATERIALS ARE NOMINATED FOR THE ROOF
IEQ	ADEQUATE NATURAL DAYLIGHT TO REGULARLY OCCUPIED INTERIORS OF THE BUILDING	SUSTAINABLE CONSTRUCTION MATERIALS	FOR CONCRETE USED AS PART OF THE DEVELOPMENT, APPROXIMATELY 25% OF CEMENT IS REPLACED WITH SUPPLEMENTARY CEMENT MATERIALS (SCM), E.G., FLY ASH OR GROUND GRANULATED BLAST FURNACE SLAG (GGBFS)
ALL-ELECTRIC DEVELOPMENT	THE DEVELOPMENT IS ALL-ELECTRIC AND THERE IS NO USE OF GAS ON-SITE FOR HEATING OR COOKING		ALL TIMBER IS RESPONSIBLY SOURCED AND FSC OR PEFC CERTIFIED. USE OF RECYCLED TIMBER WILL BE INVESTIGATED FURTHER AT DESIGN DEVELOPMENT STAGE.
RAINWATER REUSE	25KL RAINWATER COLLECTION FOR REUSE IN TOILETS AND 500M2 OF IRRIGATION	CONSTRUCTION WASTE	AT LEAST 70% OF CONSTRUCTION AND DEMOLITION WASTE TO BE DIVERTED FROM LANDFILL BY RECYCLING AND REUSE
RAINGARDENS FOR TREATING IMPERVIOUS SPACES	A TOTAL OF 26M2 RAINGARDEN OF 300MM DEPTH ARE PROPOSED TO TREAT THE IMPERVIOUS AREAS		

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 PROJECT: HEC:\Users\jordan\Documents\1910034_TLC_HEALTHCARE_IVANHOE_REDESIGN_CENTRAL_19_19ofar0838CK.rvt

REV	DESCRIPTION	DATE	BY
A	Issue for Coordination	2023.10.12	GH
B	Issue for Coordination	2023.11.03	RLGH
C	Issue for Client Review	2023.11.10	RLGH
D	Tree Retention Update	2023.11.30	RLGH
E	Town Planning Submission	2023.12.18	RLGH
F	Issue for RFI Response Submission	2024.04.15	RLGH



STATUS: RFI RESPONSE SUBMISSION

PROJECT
 INTEGRATED COMMUNITY FACILITY
CLIENT
 TLC MELBOURNE PTY LTD
ADDRESS
 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
 COVER PAGE

DRW: RL, CHK: GH, SCALE: (@A1), NTS
 PROJECT No: 1910034, DRAWING No: TP-00-000, REV: F
 Application No: P4/2024

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REV	DESCRIPTION	DATE	BY
A	Issue for Coordination	2023.11.03	RL/GH
B	Issue for Client Review	2023.11.10	RL/GH
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D	Issue for RFI Response Submission	2024.04.15	RL/GH

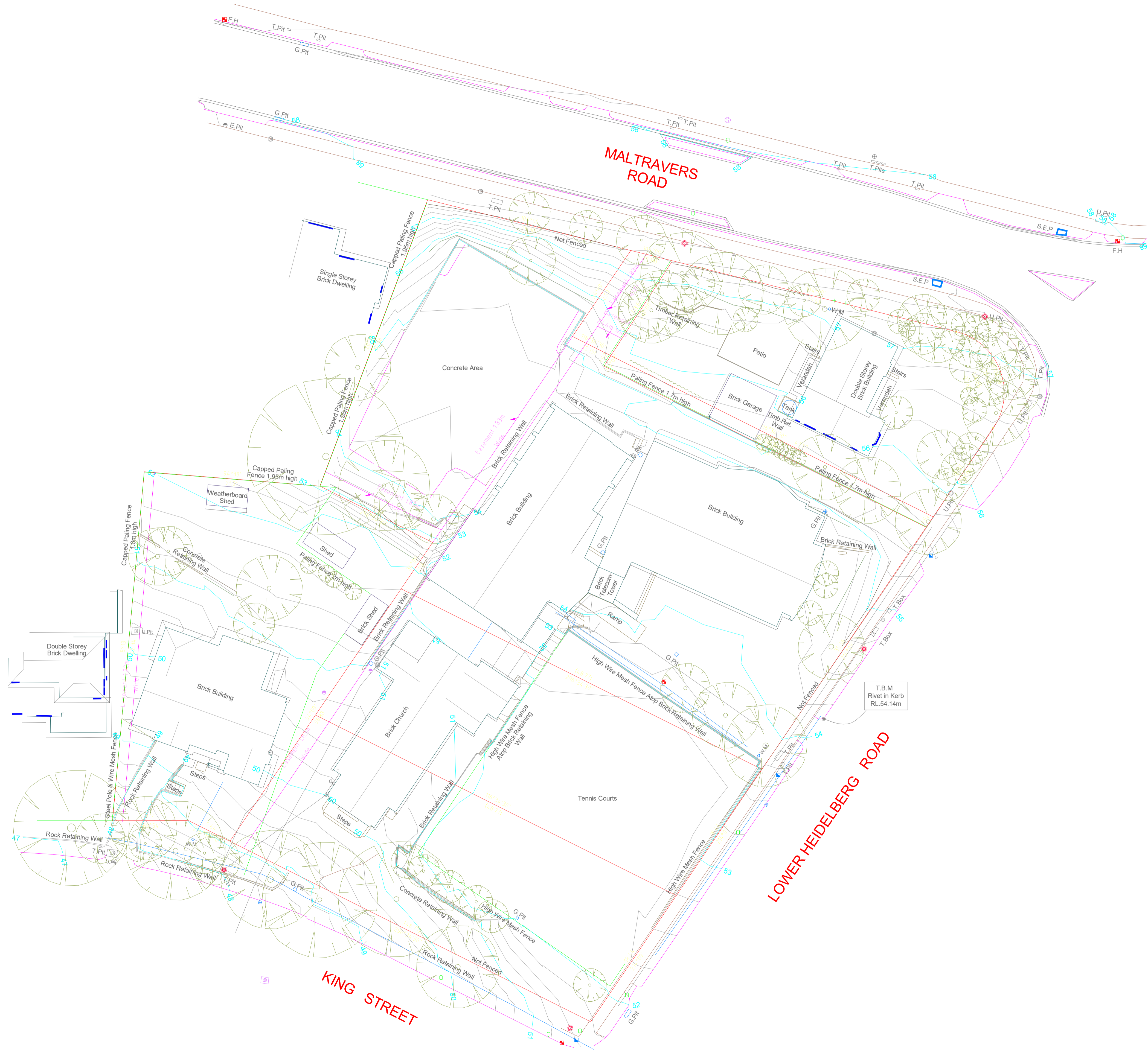
GENERAL NOTES

LEVELS ARE BASED ON A H.D VIDE KEELBUNDORA PM 435 WITH REGISTERED RL 57.98M.

CONTOUR INTERVAL IS 0.25M.

ASSUME THAT ALL WINDOWS SHOWN ARE FOR HABITABLE ROOMS. A SITE VISIT TO DETERMINE THE EXACT STATUS OF EACH ROOM SHOULD BE CARRIED OUT BEFORE PROCEEDING.

FEATURE AND LEVELS SHOWN ON THIS ARE INTENDED TO AID IN GENERAL DESIGN WORKS ONLY. ANY CRITICAL DIMENSIONS REQUIRED SHOULD BE REQUESTED INDEPENDENTLY OF THIS PLAN. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THIS SITE THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO ASCERTAIN DETAILED LOCATIONS OF ALL EXISTING SERVICES AND THE POSSIBLE LOCATIONS OF FUTURE SERVICES.



Legend

- Tree
- Fence
- Toe of Bank
- Top of Bank
- Window
- S.E.P. Side Entry Pit
- E.Pit Electricity Pit
- W.M. Water Meter
- T.Pit Telstra Pit
- G.Pit Grated Pit
- T.Box Telecom Box
- Telecom Pillar
- S.V. Stop Valve
- F.P. Fire Plug
- F.H. Fire Hydrant
- Gas Meter
- Aluminium Rivet
- Sign / Pole
- Sewer Pit
- Sewer Inspection Shaft
- Electricity Pole
- Electricity Light Pole
- Stay for Pole
- Unclassified Pit
- U.Pit
- Picture Point



STATUS RFI RESPONSE SUBMISSION

PROJECT INTEGRATED COMMUNITY FACILITY

CLIENT TLC MELBOURNE PTY LTD

ADDRESS 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE SITE SURVEY


DRW CHK SCALE (@A1)
RL GH 1 : 250

PROJECT No. 1910034 / DRAWING No. TP-00-001 / REV D



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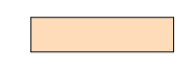


 HEALTH & SAFETY
 AS 4801
 19/03/24

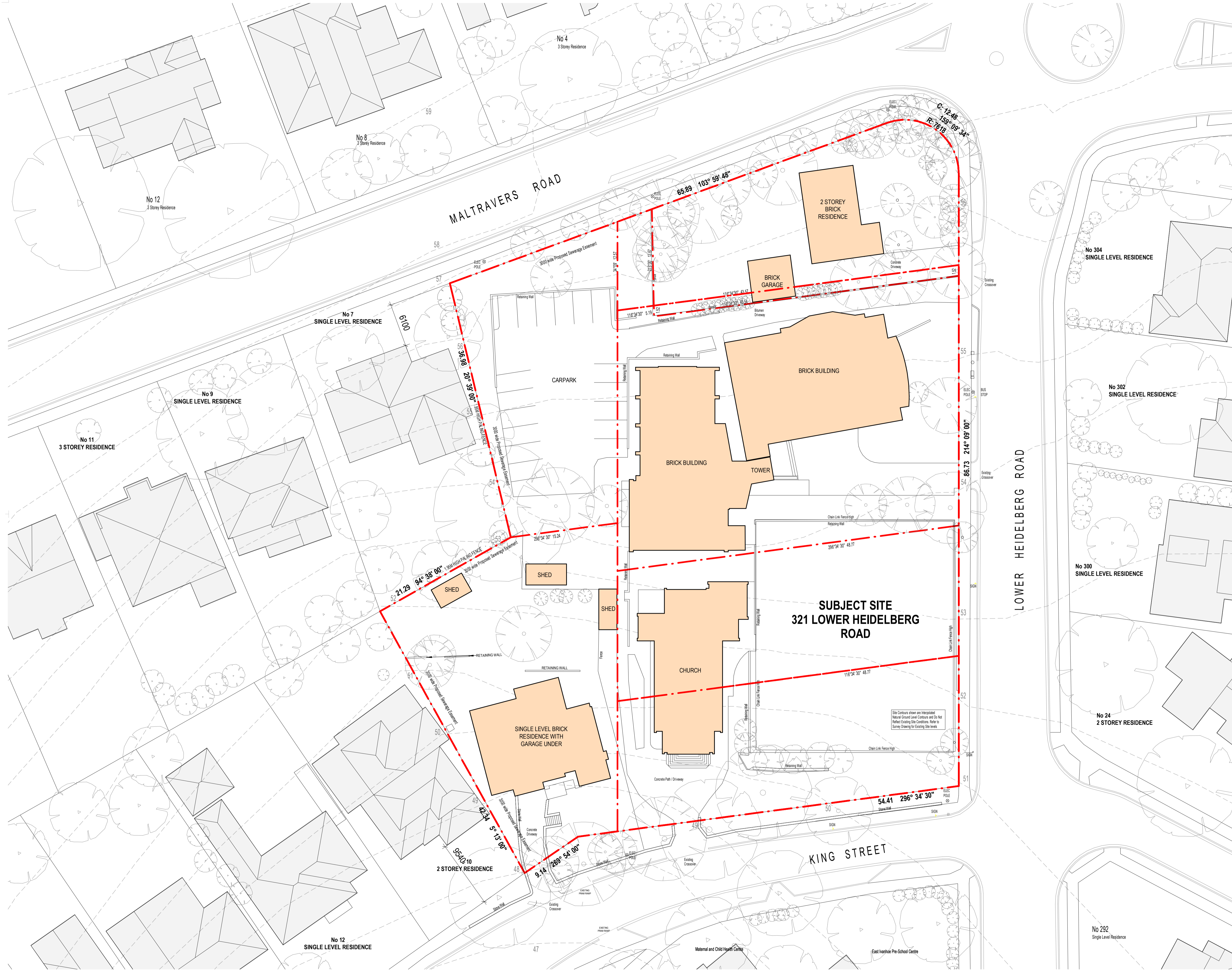
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REV	DESCRIPTION	DATE	BY
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LEGEND


 EXISTING BUILDING ON SITE
 NEIGHBOURING BUILDINGS



STATUS RFI RESPONSE SUBMISSION

PROJECT
 INTEGRATED COMMUNITY FACILITY
CLIENT
 TLC MELBOURNE PTY LTD
ADDRESS
 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
 EXISTING CONDITIONS SITE PLAN

DRW	CHK	SCALE (@A1)	
RL	GH	1 : 250	
PROJECT No.	DRAWING No.	REV	
1910034	TP-00-002	D	

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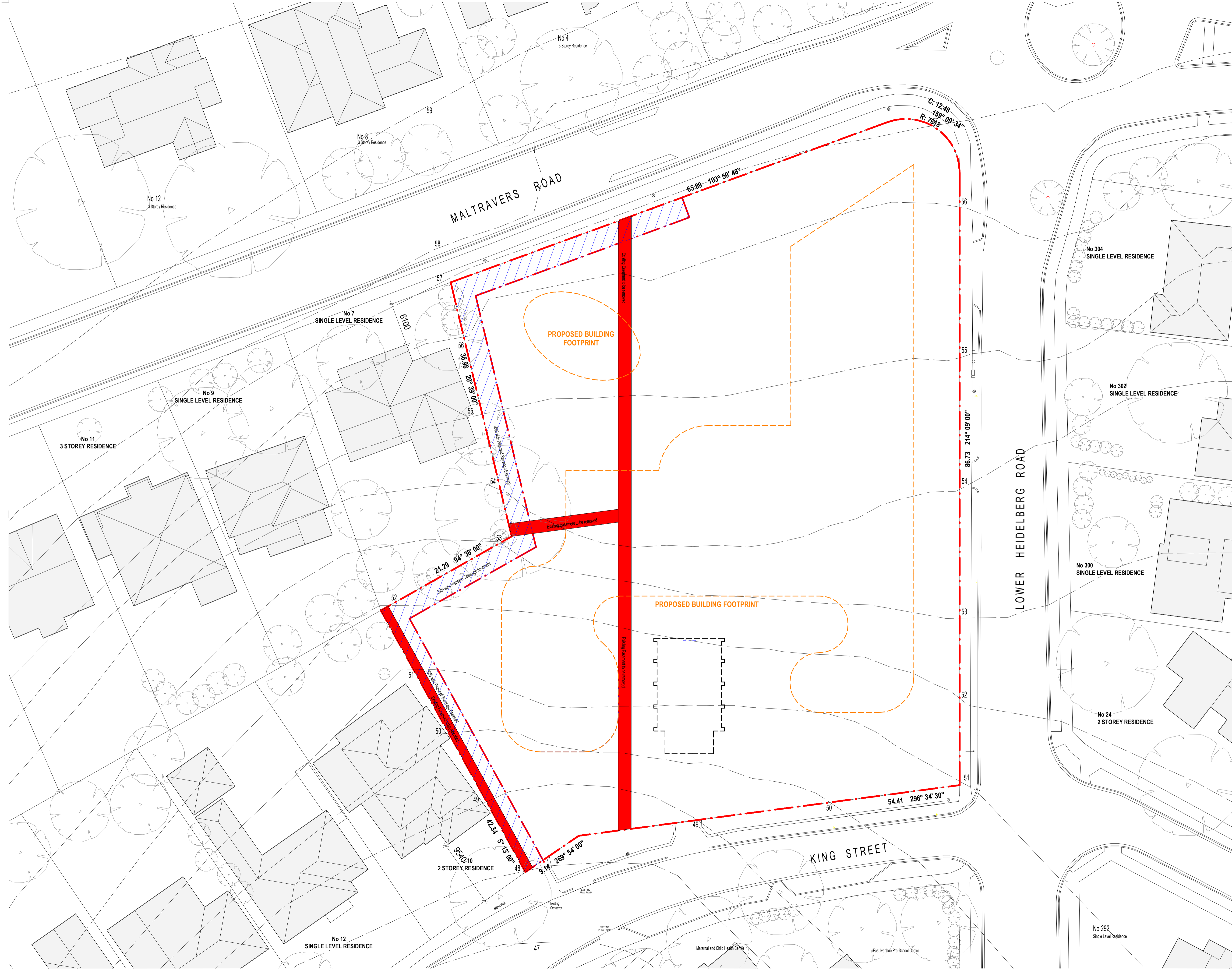
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LEGEND

- PROPOSED LOCATION OF NEW EASEMENT
- EXISTING EASEMENT TO BE REMOVED



STATUS RFI RESPONSE SUBMISSION

PROJECT
INTEGRATED COMMUNITY FACILITY
CLIENT
TLC MELBOURNE PTY LTD
ADDRESS
321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
REMOVAL & PROPOSED EASEMENTS PLAN


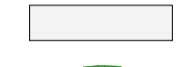
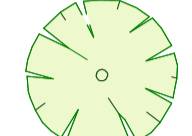
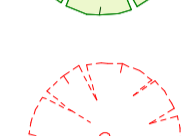
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RL	GH	1 : 250	
PROJECT No.	DRAWING No.	REV	
1910034	TP-00-003	D	



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- LEGEND**
-  EXISTING BUILDINGS TO BE RETAINED
 -  EXISTING BUILDINGS TO BE DEMOLISHED
 -  NEIGHBORING BUILDINGS
 -  EXISTING TREES TO BE RETAINED
 -  EXISTING TREES TO BE REMOVED
- 1 EXISTING CROSSOVER TO BE REMOVED AND MADE GOOD TO MATCH EXISTING
 - 2 NEW CROSSOVER TO LOCAL PLANNING REQUIREMENTS
 - 3 EXISTING BUILDING TO BE DEMOLISHED INCLUDING ALL ASSOCIATED PATHS, RETAINING WALLS AND FENCES
 - 4 EXISTING ASPHALT CAR PARK INCLUDING ALL PATHS AND RETAINING WALLS TO BE REMOVED
 - 5 EXISTING ASPHALT TENNIS COURT INCLUDING ALL FENCING AND RETAINING WALLS TO BE REMOVED
 - 6 EXISTING ASPHALT ROADWAYS TO BE REMOVED
 - 7 EXISTING STONE RETAINING WALLS TO BE REMOVED
 - 8 EXISTING ENTRY STEPS TO BE REMOVED
 - 9 EXISTING PATHS, FENCES AND RETAINING WALLS TO BE REMOVED

DEMOLITION PART 1941 CHURCH

THE CONTRACTOR SHALL ALLOW FOR CLEANING OF RECOVERED BRICKS AND ROOF TILES FROM DEMOLITION OF REAR PORTION OF CHURCH. ALLOW FOR SUFFICIENT NUMBER OF BRICKS AND ROOF TILES FOR REPAIR WORKS TO REMAINDER OF BUILDING AND RETAINED PORTION OF ROOF.

THE CONTRACTOR SHALL ALLOW FOR RECOVERY AND STORAGE OF BRICKS, ROOF TILES, TIMBER FLOORING, SKIRTING, ARCHITRAVES, INTERNAL DOORS AND FEATURES AS DIRECTED FOR RESTORATION AND RE-USE IN RESTORED PORTION OF CHURCH. THESE WORKS SHALL BE CARRIED OUT UNDER THE SUPERVISION AND DIRECTION OF AN APPROVED HERITAGE CONSULTANT.

REFER TO HERITAGE CONSULTANTS REPORT FOR ALL DETAILS ON DEMOLITION TO CHURCH.

DEMOLITION ADJACENT PROTECTED TREES

THE CONTRACTOR SHALL ALLOW FOR HOARDING AND PROTECTIVE COVERINGS AND THE LIKE TO EXISTING TREES AS MAY BE REQUIRED TO ENSURE NO DAMAGE TO ROOT BASE OR ANY OTHER PORTION OF TREE WHERE EXCAVATION WORKS ARE NEAR. IF THE CONTRACTOR SHALL ENSURE THAT THESE WORKS ARE CARRIED OUT UNDER THE SUPERVISION OF THE ARBORIST.

THE CONTRACTOR SHALL ENSURE THAT NO DEMOLITION WORKS CARRIED OUT AROUND PROTECTED TREES DISTURBS THE NATURAL GROUND OR EXPOSES TREE ROOTS TO DAMAGE, OR CAUSES SOIL AROUND SUCH TREES TO BECOME UNSTABLE CAUSING TREES TO UPROOT AND FALL.


REFER TO ARBORIST'S REPORT FOR ALL DETAILS ON EXISTING TREES.



STATUS: RFI RESPONSE SUBMISSION


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 INTEGRATED COMMUNITY FACILITY
CLIENT
 TLC MELBOURNE PTY LTD
ADDRESS
 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
 DEMOLITION PLAN

DRW	CHK	SCALE (@A1)	
RL	GH	1:250	
PROJECT NO.	DRAWING NO.	REVISION	
1910034	TP-01-001	D	

Application No: P4/2024




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LEGEND


- TREE RETAINED
- TPZ
- AREA OF BUILT FORM AFFECTING RETAINED TREES
- ENCROACHMENT



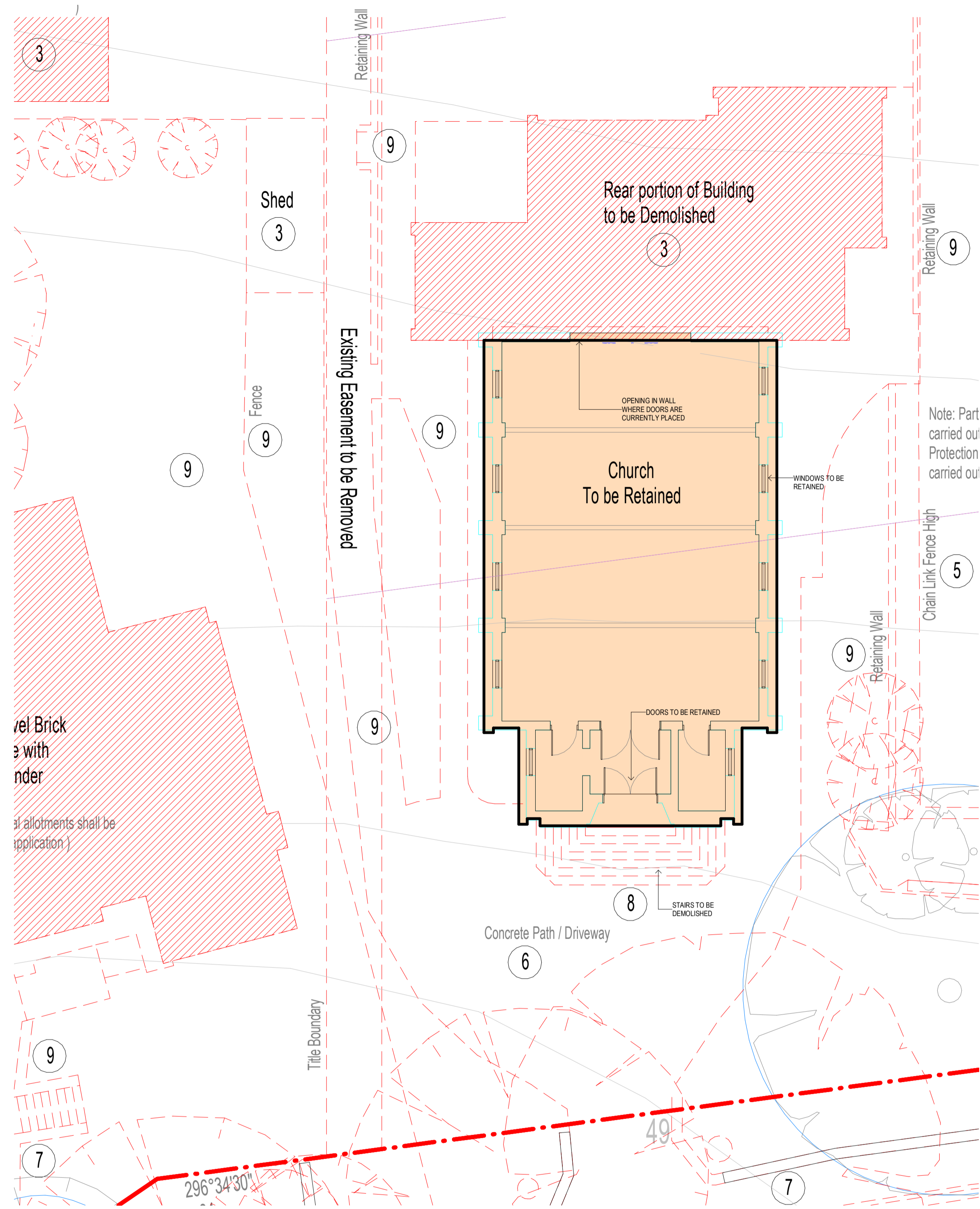
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ADDRESS
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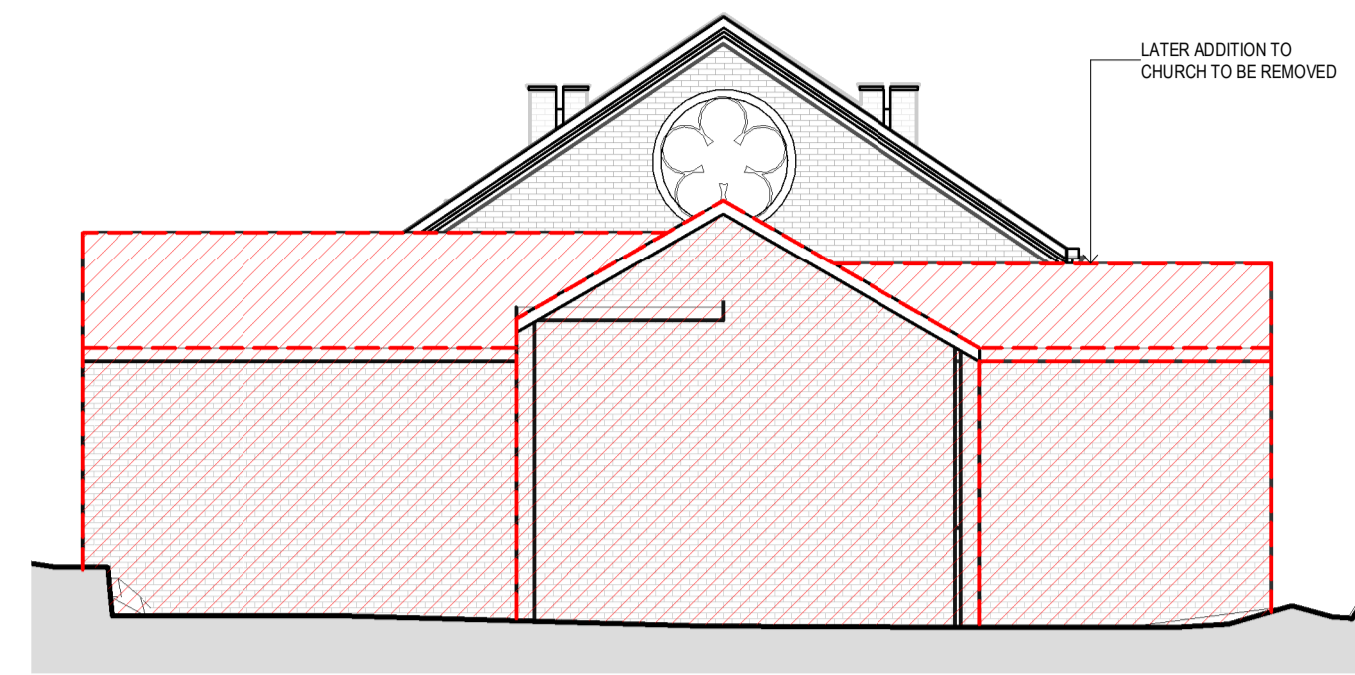
DRAWING TITLE
 TREE RETENTION PLAN

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RL	GH	1 : 200	
PROJECT No.	DRAWING No.	REV	
1910034	TP-01-002	D	

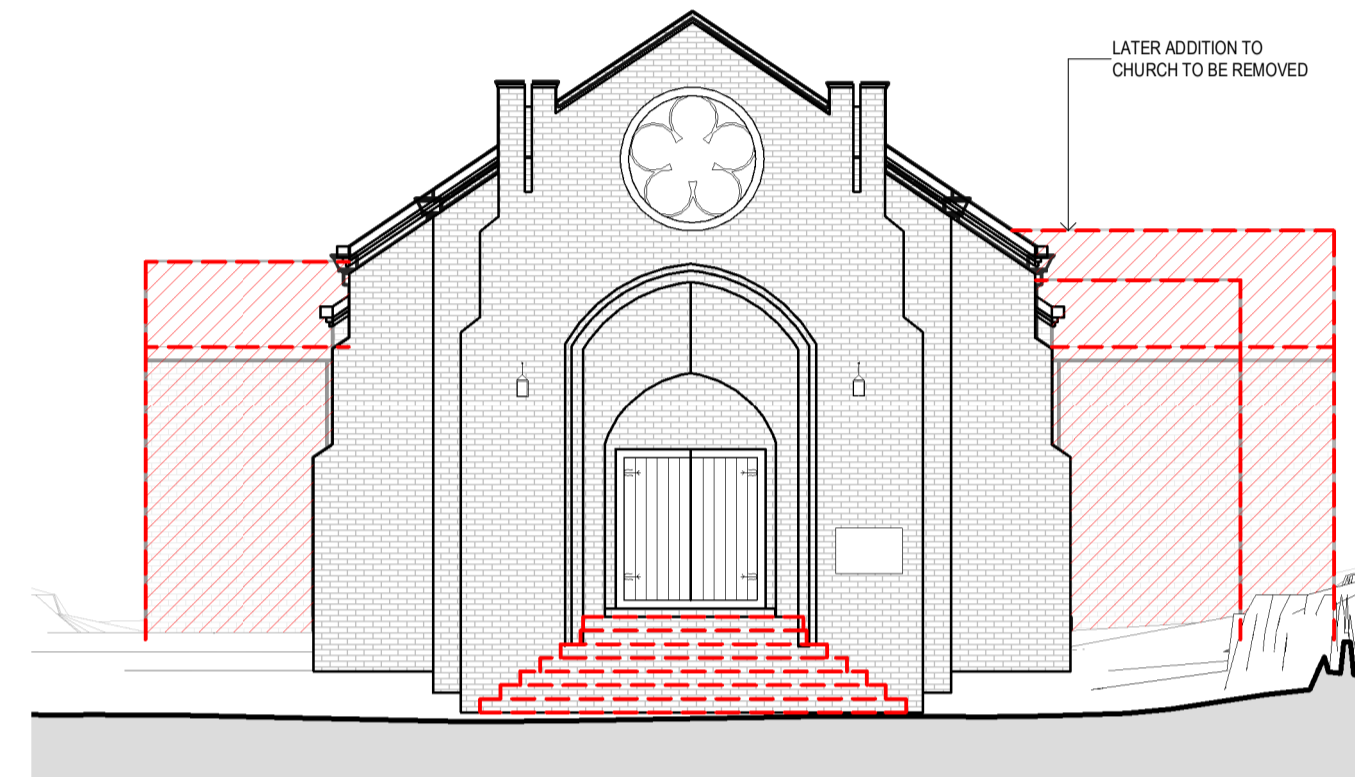
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DEMOLITION PLAN



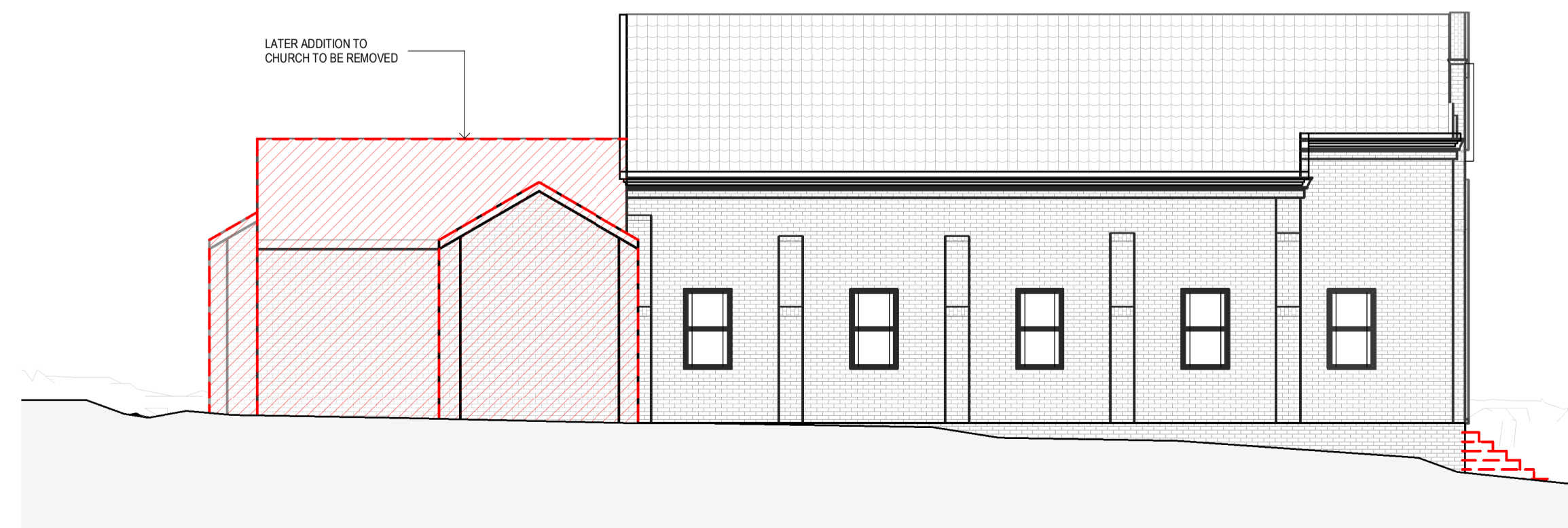
EXISTING + DEMO CHURCH NORTH ELEVATION



EXISTING + DEMO CHURCH SOUTH ELEVATION



EXISTING + DEMO CHURCH EAST ELEVATION



EXISTING + DEMO CHURCH WEST ELEVATION

QUALITY HEALTH & SAFETY
 50/5001 AS 4801
 5/10/2024

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- LEGEND**
- EXISTING BUILDINGS TO BE RETAINED
 - EXISTING BUILDINGS TO BE DEMOLISHED
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE REMOVED
 - EXISTING BUILDING TO BE DEMOLISHED INCLUDING ALL ASSOCIATED PATHS, RETAINING WALLS AND FENCES
 - EXISTING ASPHALT TENNIS COURT INCLUDING ALL FENCING AND RETAINING WALLS TO BE REMOVED
 - EXISTING ASPHALT ROADWAYS TO BE REMOVED
 - EXISTING ENTRY STEPS TO BE REMOVED
 - EXISTING PATHS, FENCES AND RETAINING WALLS TO BE REMOVED

NOTE

PARTIAL DEMOLITION OF 1941 CHURCH TO BE CARRIED OUT UNDER HERITAGE SUPERVISION. PROTECTION OF RETAINED PORTION AND ELEMENTS TO BE CARRIED OUT AS DIRECTED BY HERITAGE CONSULTANT.



STATUS RFI RESPONSE SUBMISSION

PROJECT
 INTEGRATED COMMUNITY FACILITY

CLIENT
 TLC MELBOURNE PTY LTD

ADDRESS
 321 LOWER HEIDELBERG RD, IVANHOE EAST

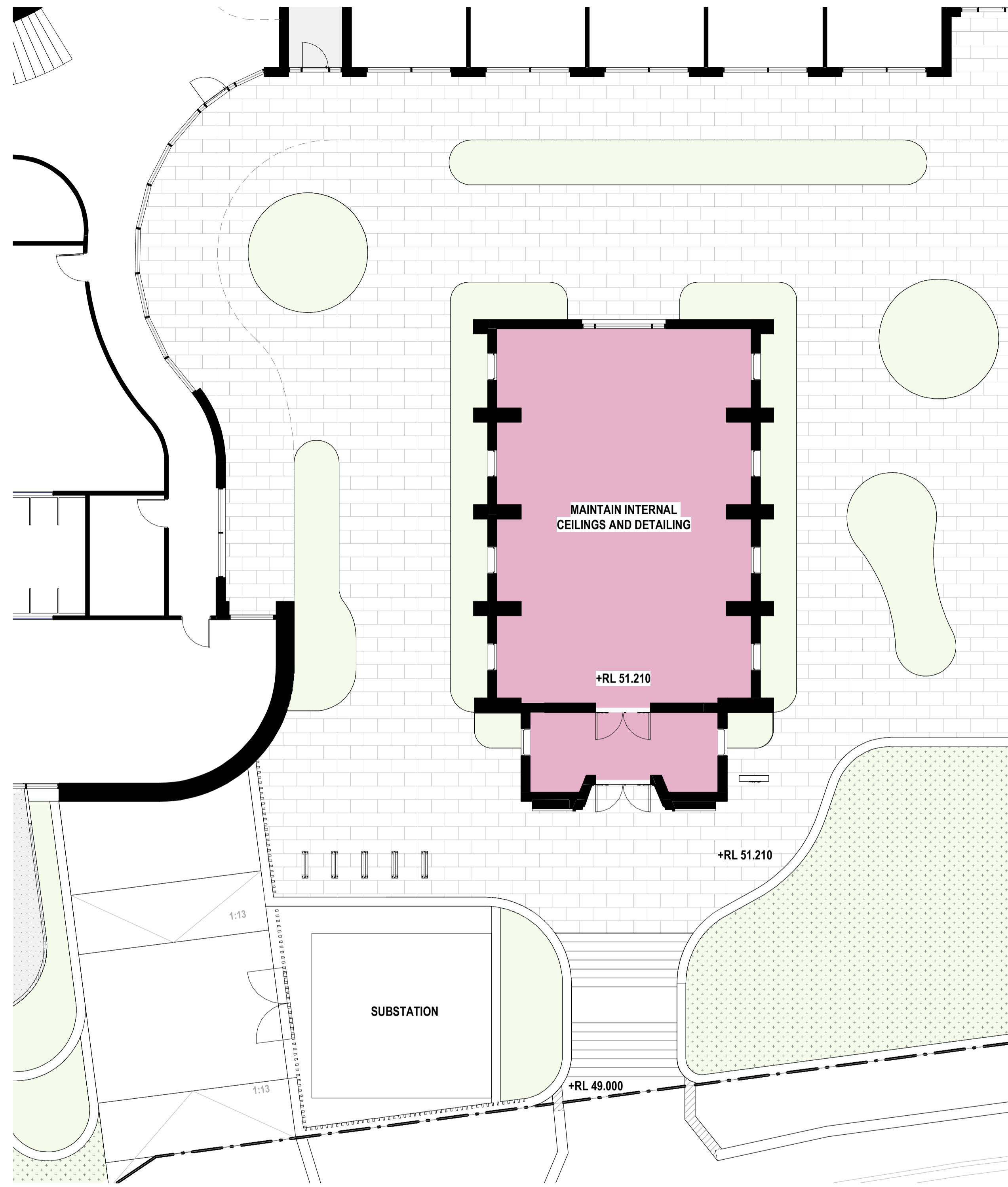
DRAWING TITLE
 DEMOLITION PLAN HERITAGE

DRW	CHK	SCALE (@A1)	NORTH
RL	GH	As indicated	
PROJECT No.	DRAWING No.	REV	
1910034	TP-01-003	D	

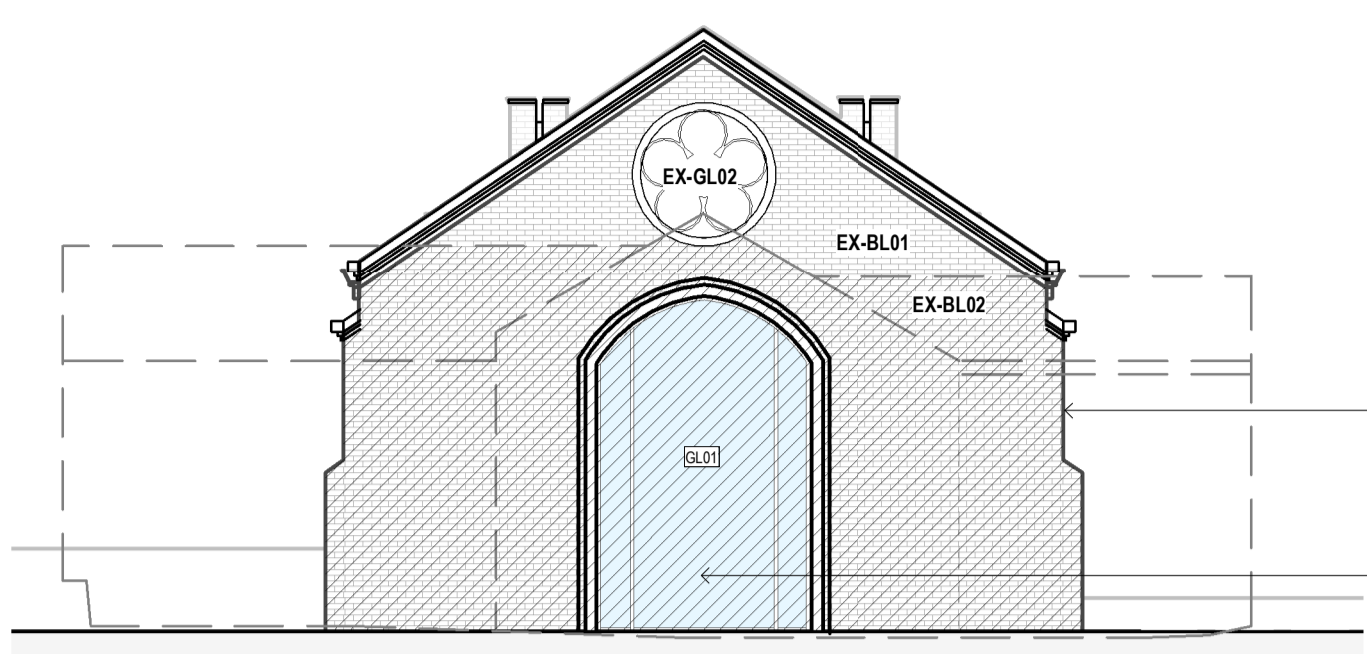
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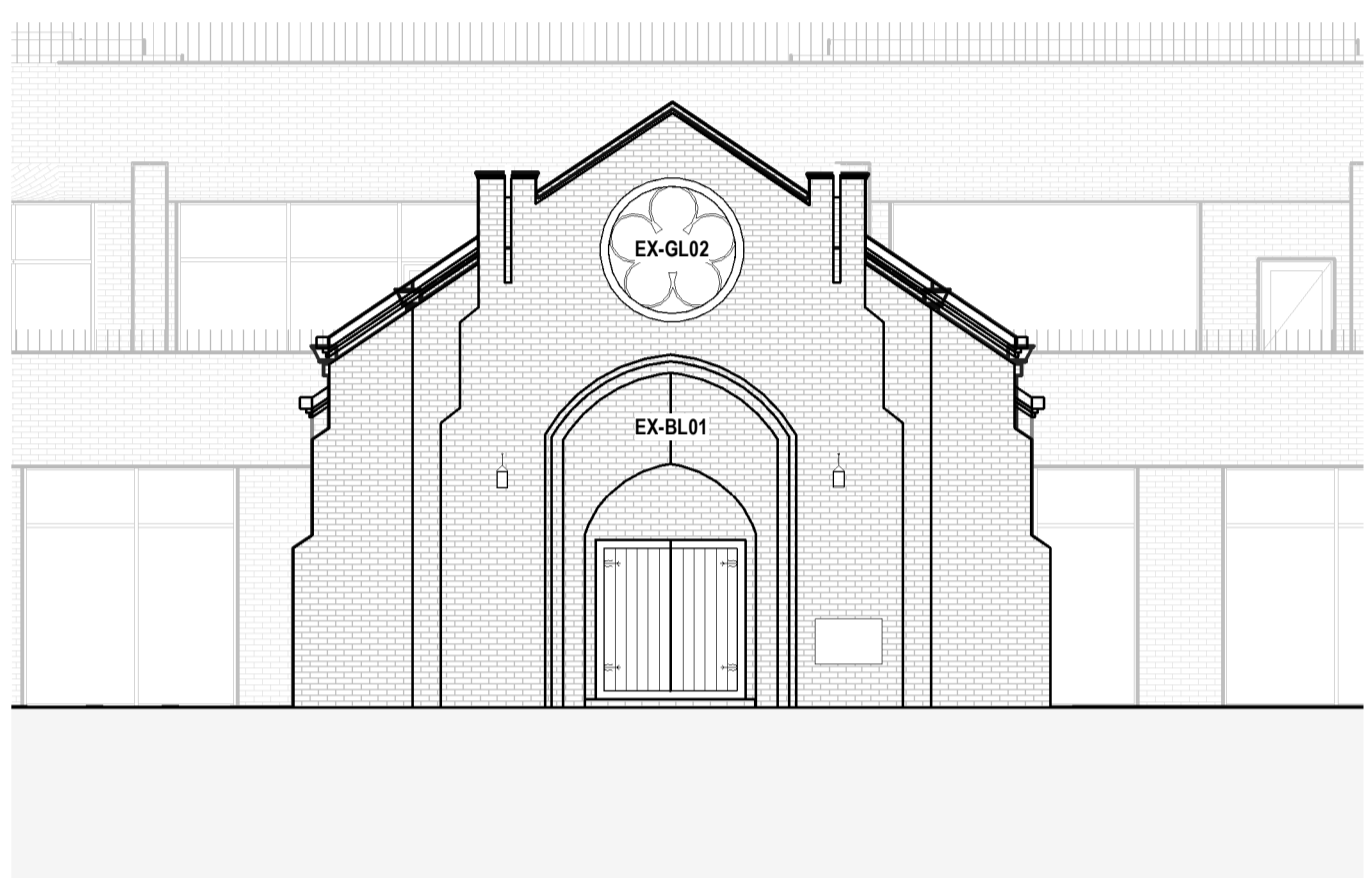
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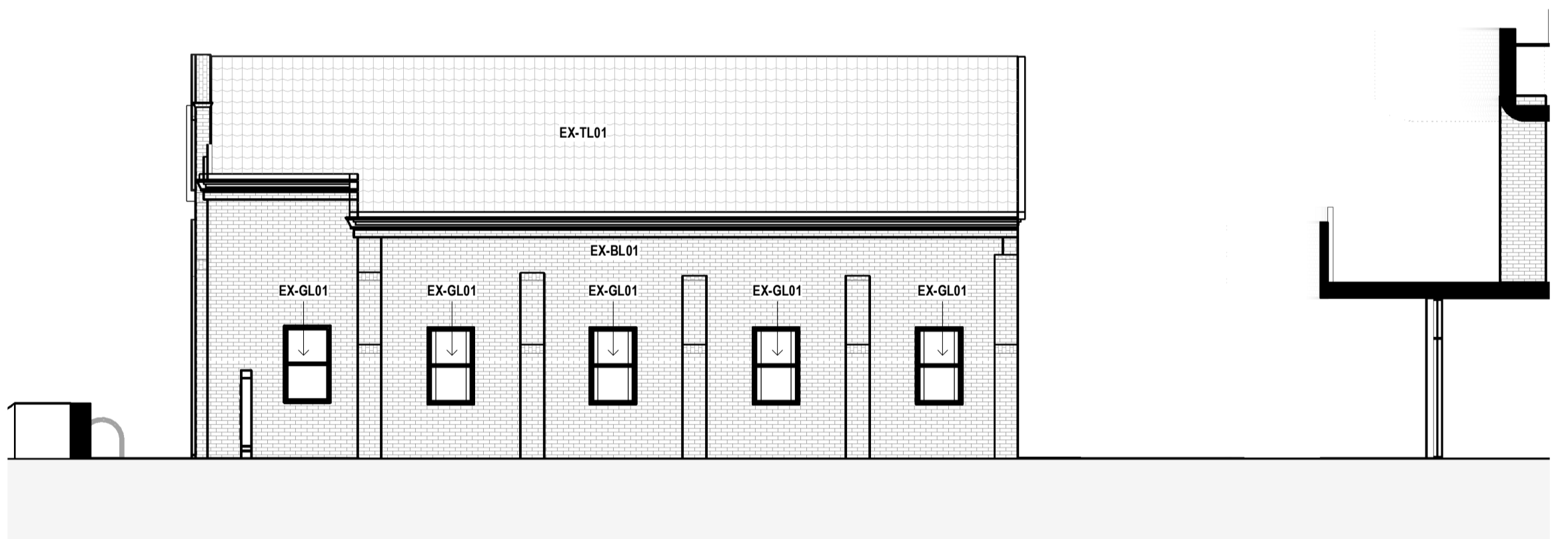
PROPOSED PLAN



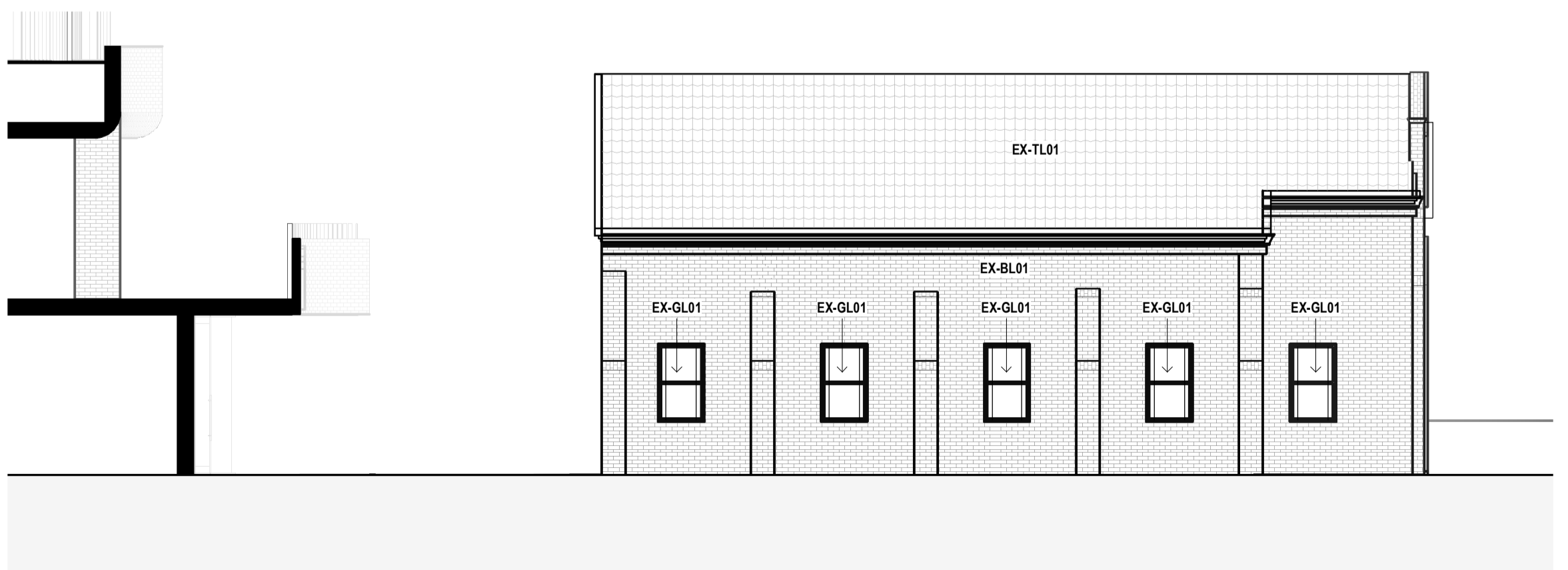
PROPOSED CHURCH NORTH ELEVATION



PROPOSED CHURCH SOUTH ELEVATION



PROPOSED CHURCH EAST ELEVATION



PROPOSED CHURCH WEST ELEVATION

EXISTING BRICKWORK WHERE ADJACENT DEMOLITION WORKS HAVE TAKEN PLACE TO BE CLEANED, REPAIRED AND/OR REINSTATED AS APPROPRIATE. WHERE REPLACEMENT BRICKWORK IS REQUIRED, THIS IS TO BE SOURCED FROM EXISTING DEMOLISHED BRICKS ON-SITE WHERE POSSIBLE, OR HERITAGE-APPROVED RECYCLED BRICKS. NEW GLAZED OPENING ADDED TO NORTH FACADE. NEW GLAZED OPENING ADDED TO NORTH FACADE SHOWN BLUE FOR CLARITY.



QUALITY CONTROL
 DRAWING No. TP-01-004
 PROJECT No. 1910034

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MATERIALS LEGEND

- EX-BL01 MULTI COLOURED BRICK
- EX-BL02 MULTI COLOURED BRICK (WHERE REPAIRS TO BRICK MAY BE REQUIRED)
- EX-TL01 ROOF TILE
- EX-GL01 CLEAR GLAZING
- EX-GL02 STAINED GLASS
- GL01 CLEAR GLAZING



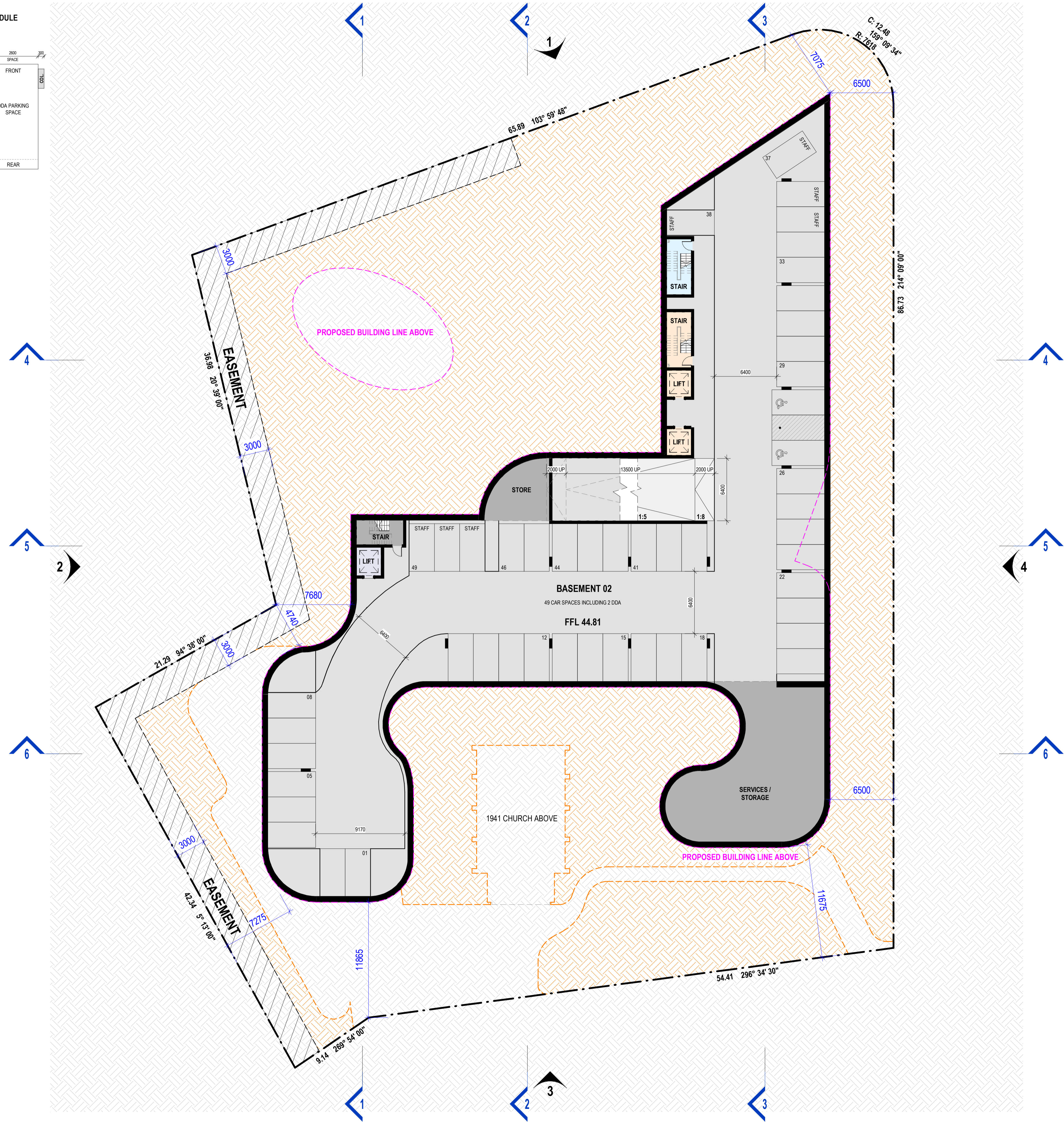
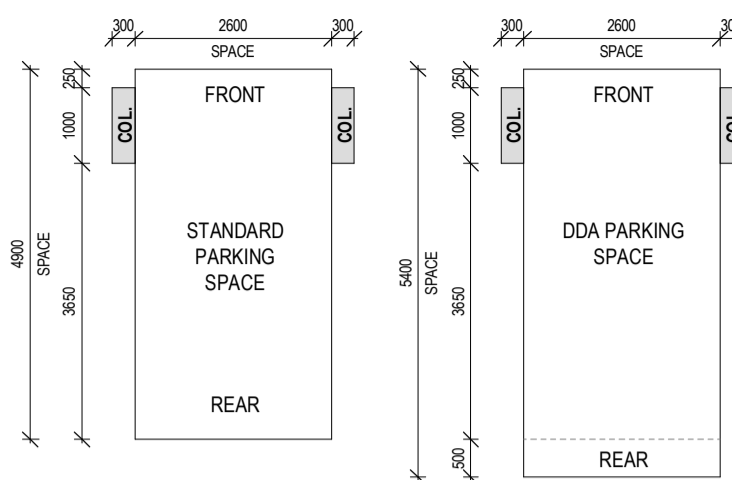
STATUS RFI RESPONSE SUBMISSION

PROJECT INTEGRATED COMMUNITY FACILITY
 CLIENT TLC MELBOURNE PTY LTD
 ADDRESS 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE PROPOSED HERITAGE

DRW	CHK	SCALE (@A1)	NORTH
RL	GH	1:100	
PROJECT No.	DRAWING No.	REV	
1910034	TP-01-004	D	

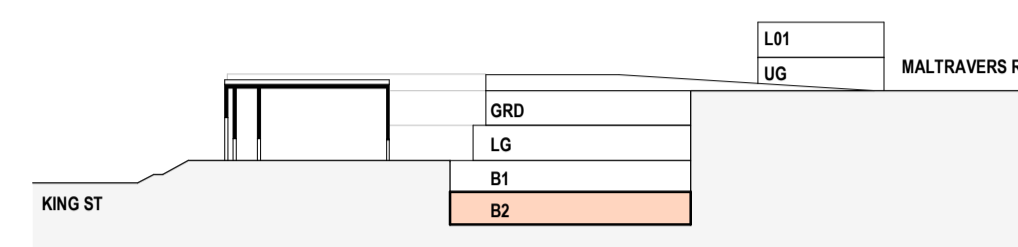
TYPICAL PARKING SPACE MODULE AND COLUMN LOCATION



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PROJECT RECORD: \\server\fileshare\Documents\1910034_TLC HEALTHCARE_IVANHOE_REDESIGN_CENTRAL_19_rfoarad838ck.rvt

REV	DESCRIPTION	DATE	BY
A	Issue for Coordination	2023.10.12	GH
B	Issue for Coordination	2023.11.03	RL/GH
C	Issue for Client Review	2023.11.10	RL/GH
D	Town Planning Submission	2023.12.18	RL/GH
E	Issue for Coordination	2024.04.09	RL/GH
F	Issue for Coordination	2024.04.10	RL/GH
G	Issue for RFI Response Submission	2024.04.15	RL/GH



- LEGEND - VERTICAL CIRCULATION (PUBLIC/VISITOR)**
- PRIMARY CIRCULATION (ALL FUNCTIONS)
 - GYM / HEALTH & WELLBEING PATRONS ONLY (INCL. EMERGENCY EGRESS)
 - EARLY LEARNING CENTRE (INTERNAL USE ONLY)
 - EMERGENCY EGRESS ONLY

- LEGEND**
- PROPOSED NEW TREES
 - EXISTING TREES TO BE RETAINED
 - LANDSCAPING @ NATURAL GROUND
 - LANDSCAPING PROPOSED/BUILT-UP
 - DEEP SOIL ZONE

LEVEL AREA SUMMARY

SERVICES	250m ²
CARPARK	1,720m ²
TOTAL CAR SPACES	
STANDARD	47
DDA	2
FUTURE EV PROVISION	-
TOTAL	49
BIKE / SCOOTER STORE SPACES	
BIKE	-
TOTAL FLOOR AREA	2,200m²



STATUS RFI RESPONSE SUBMISSION

PROJECT
INTEGRATED COMMUNITY FACILITY

CLIENT
TLC MELBOURNE PTY LTD

ADDRESS
321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
BASEMENT LEVEL 02

DRW	CHK	SCALE (@A1)	NORTH
RL	GH	1:200	
PROJECT No.	DRAWING No.	REV	
1910034	TP-10-001	G	

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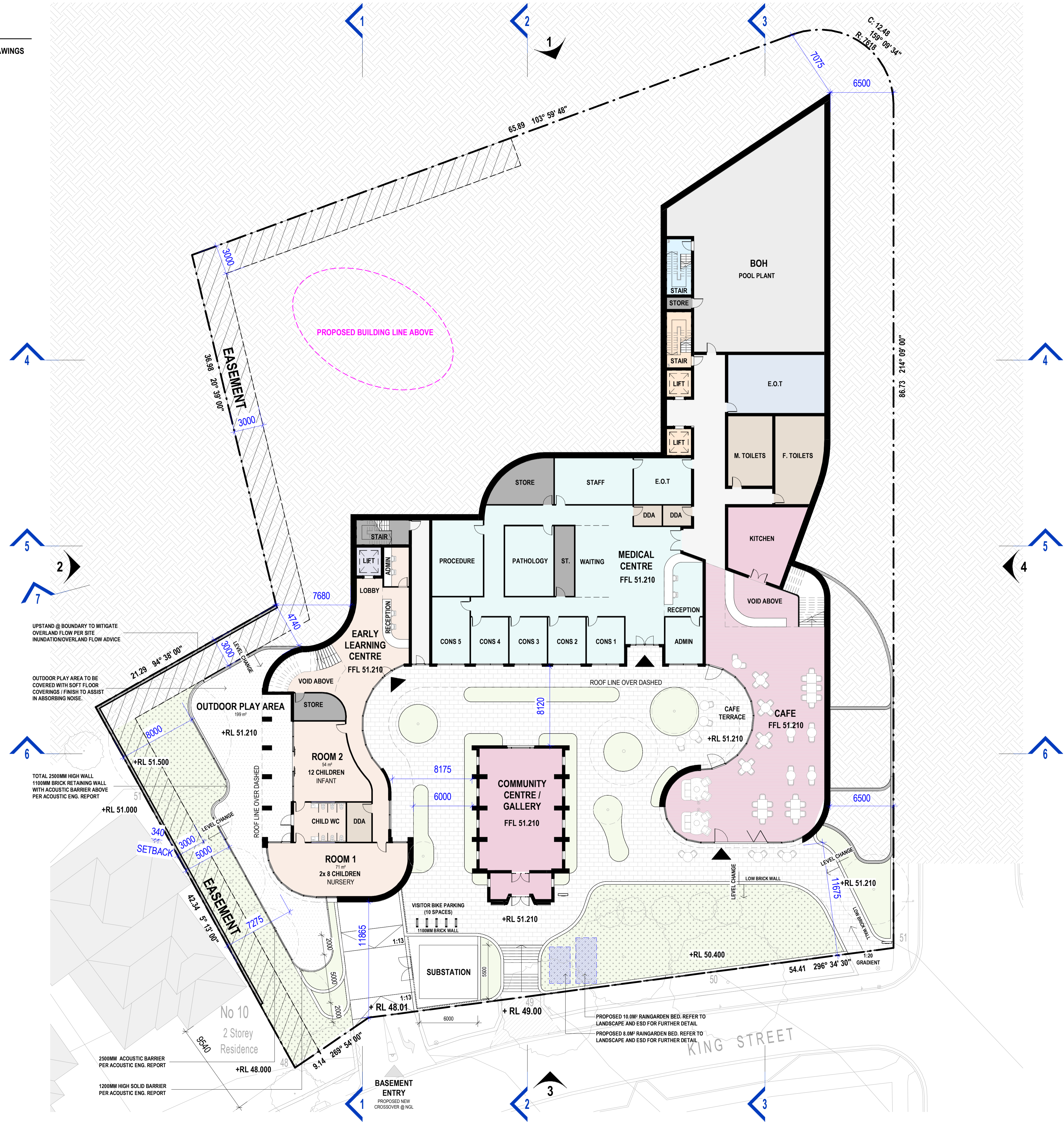
NOTE

REFER TO LANDSCAPE CONSULTANT DRAWINGS FOR DETAILED LANDSCAPING PROPOSAL

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PROJECT: RFI (Users\jvanhoe\Documents\1910034_TLC HEALTHCARE_IVANHOE_REDESIGN_CENTRAL_19_rfoar083838.rvt)

REV	DESCRIPTION	DATE	BY
C	Issue for Coordination	2023.11.10	RL/GH
D	Issue for Client Review	2023.11.10	RL/GH
E	Tree Retention Update	2023.11.30	RL/GH
F	Tree Planning Submission	2023.12.18	RL/GH
G	Issue for Coordination	2024.04.09	RL/GH
H	Issue for Coordination	2024.04.10	RL/GH
I	Issue for RFI Response Submission	2024.04.15	RL/GH



LEGEND - VERTICAL CIRCULATION (PUBLIC/VISITOR)

- PRIMARY CIRCULATION ALL FUNCTIONS
- GYM / HEALTH & WELLBEING PATRONS ONLY (INCL. EMERGENCY EGRESS)
- EARLY LEARNING CENTRE (INTERNAL USE ONLY)
- EMERGENCY EGRESS ONLY

LEGEND

- PROPOSED NEW TREES
- EXISTING TREES TO BE RETAINED
- LANDSCAPING @ NATURAL GROUND
- LANDSCAPING PROPOSED/BUILT-UP
- DEEP SOIL ZONE

LEVEL AREA SUMMARY

SERVICES	65m ²
EARLY LEARNING CENTRE	16 x NURSERY 12 x INFANT
SUBTOTAL	28
MEDICAL CAFE	05 x CONSULTANTS
BOH (PLANT)	290m ²
COMMUNITY CENTRE / GALLERY	120m ²
BIKE / SCOOTER STORE SPACES	
BIKE (VISITOR)	10
TOTAL FLOOR AREA	2,135m²



STATUS: RFI RESPONSE SUBMISSION

PROJECT
INTEGRATED COMMUNITY FACILITY

CLIENT
TLC MELBOURNE PTY LTD

ADDRESS
321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
LOWER GROUND FLOOR PLAN

DRW	CHK	SCALE (@A1)	NORTH
RL	GH	1:200	
PROJECT No. 1910034	DRAWING No. TP-10-003	REV 1	

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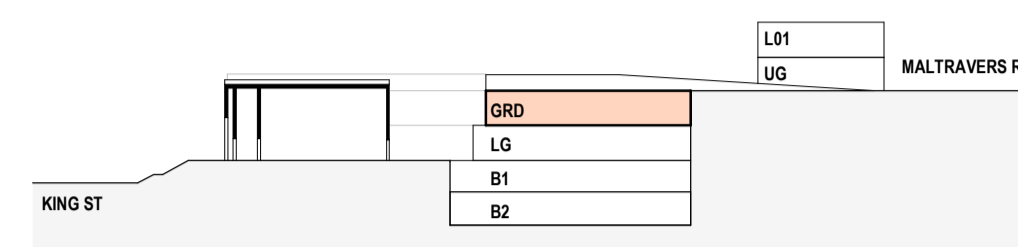
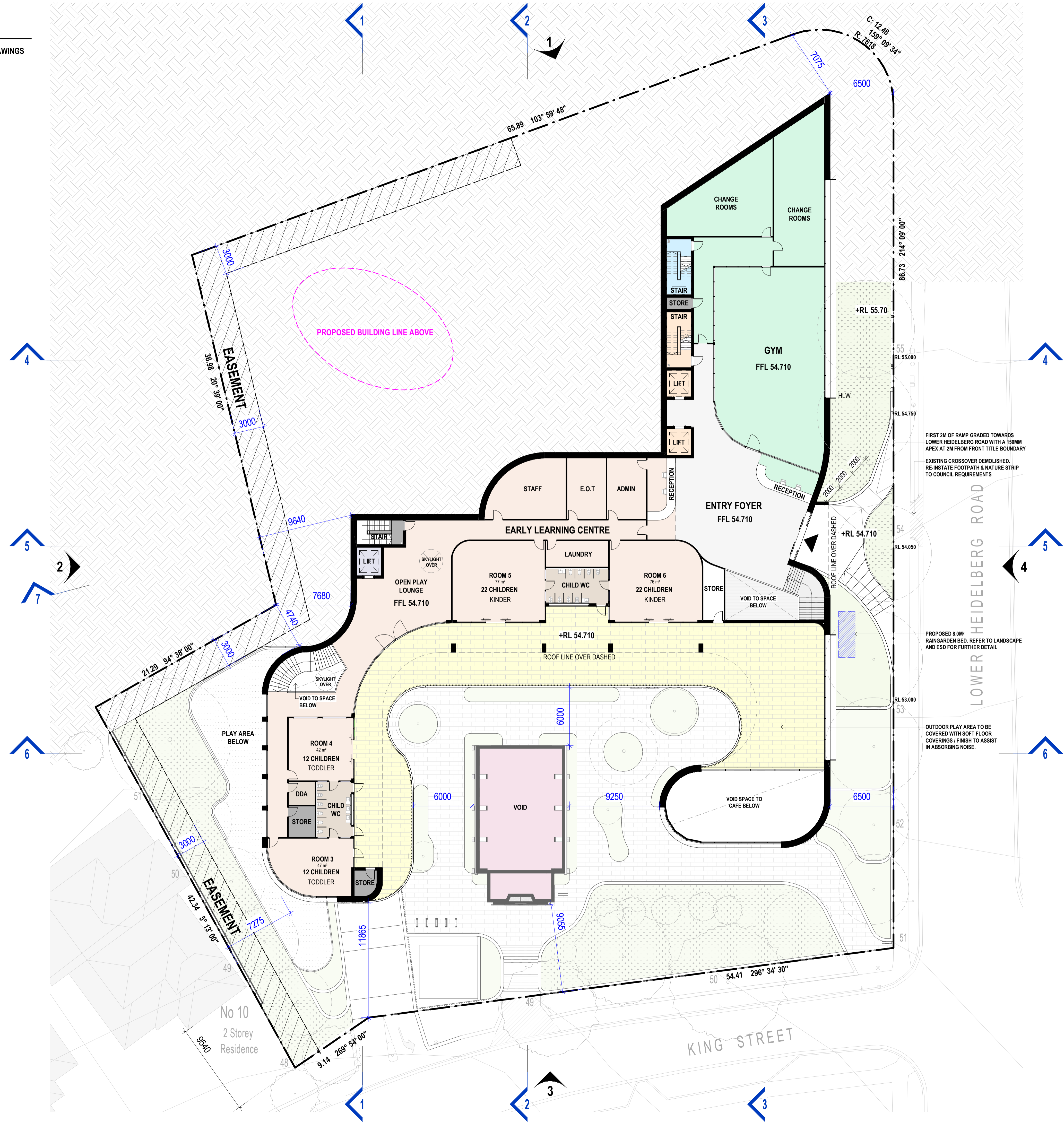
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NOTE

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VIA ARCHITECTS
 1910034
 HEALTH & WELLNESS
 1910034
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REV	DESCRIPTION	DATE	BY
C	Issue for Coordination	2023.11.10	RL/GH
D	Issue for Client Review	2023.11.10	RL/GH
E	Tree Retention Update	2023.11.30	RL/GH
F	Town Planning Submission	2023.12.18	RL/GH
G	Issue for Coordination	2024.04.09	RL/GH
H	Issue for Coordination	2024.04.10	RL/GH
I	Issue for RFI Response Submission	2024.04.15	RL/GH



LEGEND - VERTICAL CIRCULATION (PUBLIC/VISITOR)

- PRIMARY CIRCULATION ALL FUNCTIONS
- GYM / HEALTH & WELLBEING PATRONS ONLY (INCL. EMERGENCY EGRESS)
- EARLY LEARNING CENTRE (INTERNAL USE ONLY)
- EMERGENCY EGRESS ONLY

LEGEND

- PROPOSED NEW TREES
- EXISTING TREES TO BE RETAINED
- LANDSCAPING @ NATURAL GROUND
- LANDSCAPING PROPOSED/BUILT-UP
- DEEP SOIL ZONE

LEVEL AREA SUMMARY

SERVICES	65m ²
EARLY LEARNING CENTRE	24 x TODDLER 44 x KINDER
SUBTOTAL	68
TOTAL (INCL. LOWER GROUND FLOOR)	96
GYM	208m ²
BIKE / SCOOTER STORE SPACES	
BIKE (VISITOR)	-
TOTAL FLOOR AREA	2,190m ²



STATUS: RFI RESPONSE SUBMISSION

PROJECT
 INTEGRATED COMMUNITY FACILITY
CLIENT
 TLC MELBOURNE PTY LTD
ADDRESS
 321 LOWER HEIDELBERG RD, IVANHOE EAST

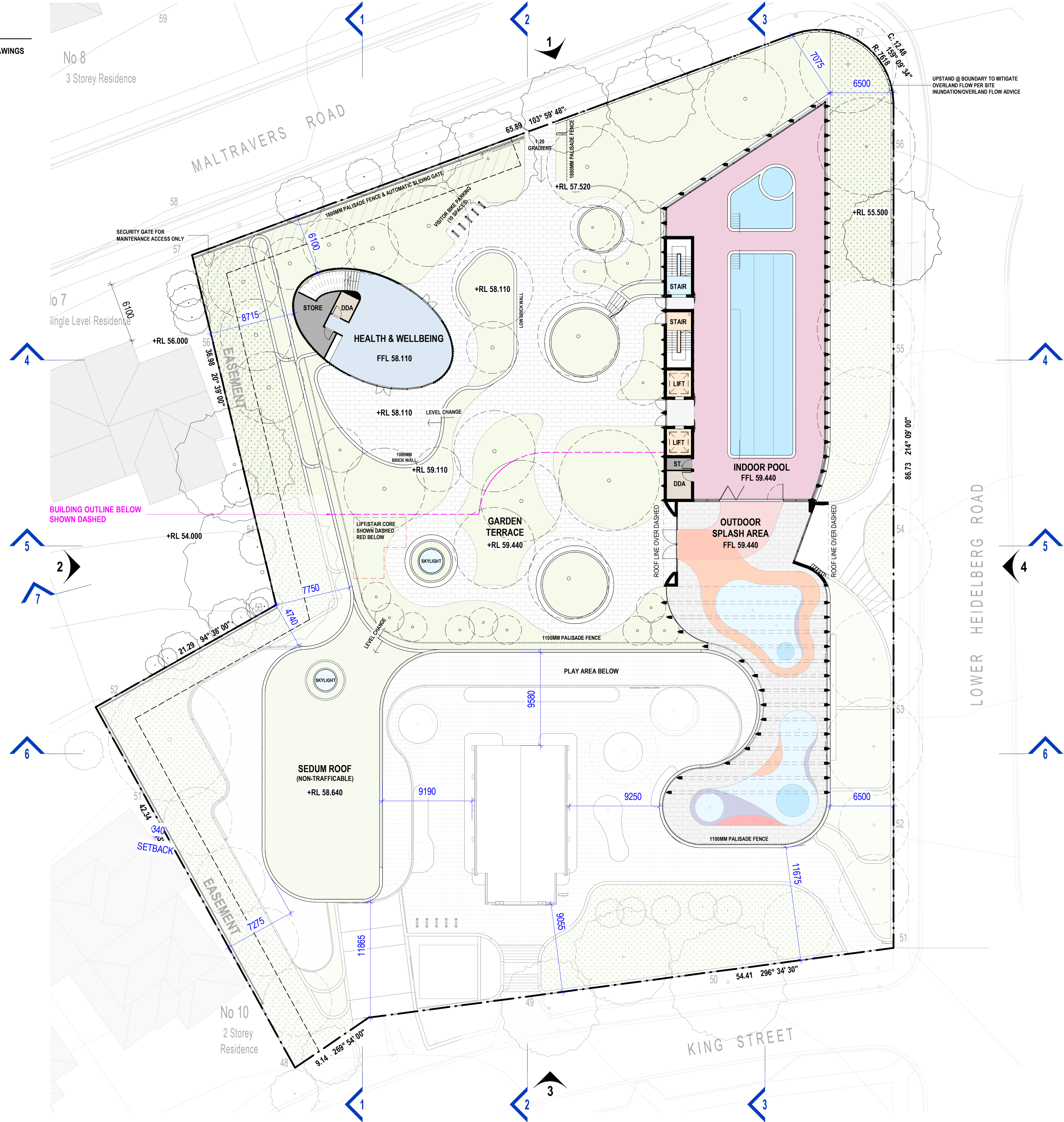
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DRW	CHK	SCALE (@A1)	NORTH
RL	GH	1:200	
PROJECT No.	DRAWING No.	REV	
1910034	TP-10-004	I	

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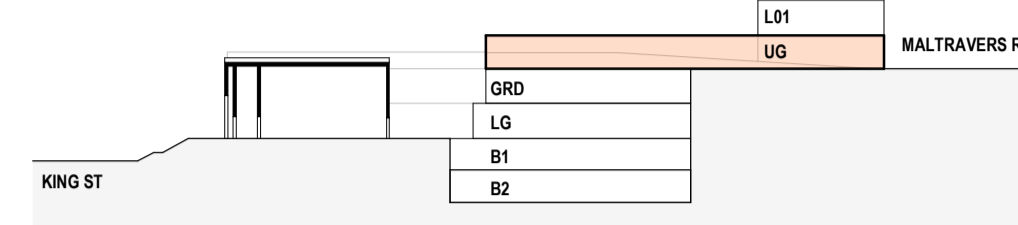


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PROJECT: 1910034
 PROJECT FILE: \\server\projects\1910034_TLC HEALTHCARE_IVANHOE_REDESIGN_CENTRAL_19_1910034.rvt
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REV	DESCRIPTION	DATE	BY
C	Issue for Coordination	2023.11.10	RL/GH
D	Issue for Client Review	2023.11.10	RL/GH
E	Tree Retention Update	2023.11.30	RL/GH
F	Town Planning Submission	2023.12.18	RL/GH
G	Issue for Coordination	2024.04.09	RL/GH
H	Issue for Coordination	2024.04.10	RL/GH
I	Issue for RFI Response Submission	2024.04.15	RL/GH



- LEGEND - VERTICAL CIRCULATION (PUBLIC/VISITOR)**
- PRIMARY CIRCULATION ALL FUNCTIONS
 - GYM / HEALTH & WELLBEING PATRONS ONLY (INCL. EMERGENCY EGRESS)
 - EARLY LEARNING CENTRE (INTERNAL USE ONLY)
 - EMERGENCY EGRESS ONLY

- LEGEND**
- PROPOSED NEW TREES
 - EXISTING TREES TO BE RETAINED
 - LANDSCAPING @ NATURAL GROUND
 - LANDSCAPING PROPOSED/BUILT-UP
 - DEEP SOIL ZONE

LEVEL AREA SUMMARY

SERVICES	40m ²
INDOOR POOL	511m ²
OUTDOOR SPLASH AREA	435m ²
HEALTH & WELLBEING	102m ²
BIKE / SCOOTER STORE SPACES	
BIKE (VISITOR)	10
TOTAL FLOOR AREA	2,180m²



STATUS: RFI RESPONSE SUBMISSION

PROJECT
 INTEGRATED COMMUNITY FACILITY

CLIENT
 TLC MELBOURNE PTY LTD

ADDRESS
 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
 UPPER GROUND FLOOR PLAN

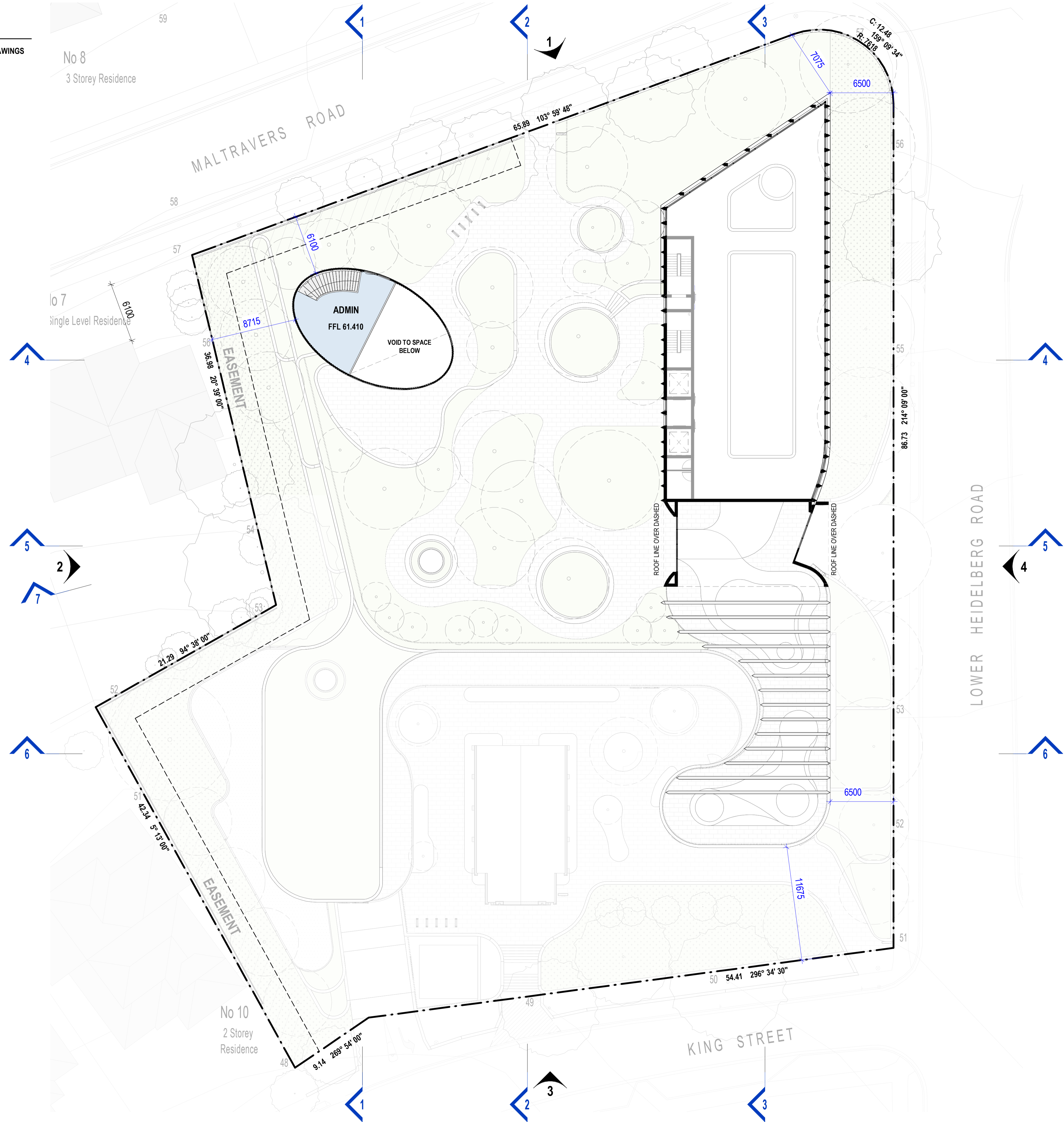
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RL	GH	1:200	
PROJECT No.	DRAWING No.	REV	
1910034	TP-10-005	I	

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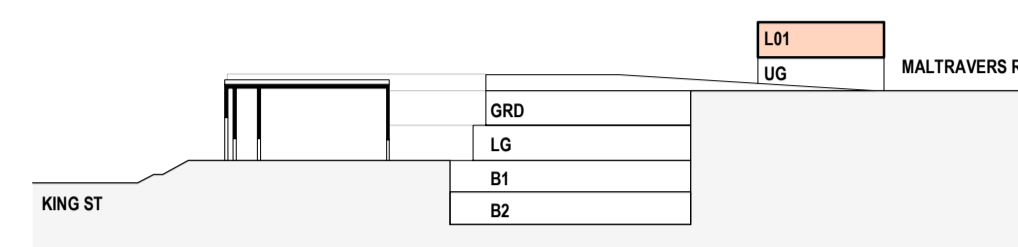
QUALITY MANAGEMENT
 20/001
 20/001

HEALTH & SAFETY
 AS 4801
 20/001

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REV	DESCRIPTION	DATE	BY
C	Issue for Coordination	2023.11.10	RLGH
D	Issue for Client Review	2023.11.10	RLGH
E	Tree Retention Update	2023.11.30	RLGH
F	Town Planning Submission	2023.12.18	RLGH
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H	Issue for Coordination	2024.04.10	RLGH
I	Issue for RFI Response Submission	2024.04.15	RLGH



- LEGEND - VERTICAL CIRCULATION (PUBLIC/VISITOR)**
- PRIMARY CIRCULATION ALL FUNCTIONS
 - GYM / HEALTH & WELLBEING PATRONS ONLY (INCL. EMERGENCY EGRESS)
 - EARLY LEARNING CENTRE (INTERNAL USE ONLY)
 - EMERGENCY EGRESS ONLY

- LEGEND**
- PROPOSED NEW TREES
 - EXISTING TREES TO BE RETAINED
 - LANDSCAPING @ NATURAL GROUND
 - LANDSCAPING PROPOSED/BUILT-UP
 - DEEP SOIL ZONE

LEVEL AREA SUMMARY

ADMIN (HEALTH & WELLBEING)	55m ²
BIKE / SCOOTER STORE SPACES	
BIKE (VISITOR)	
TOTAL FLOOR AREA	75m²



STATUS RFI RESPONSE SUBMISSION

PROJECT
 INTEGRATED COMMUNITY FACILITY

CLIENT
 TLC MELBOURNE PTY LTD

ADDRESS
 321 LOWER HEIDELBERG RD, IVANHOE EAST

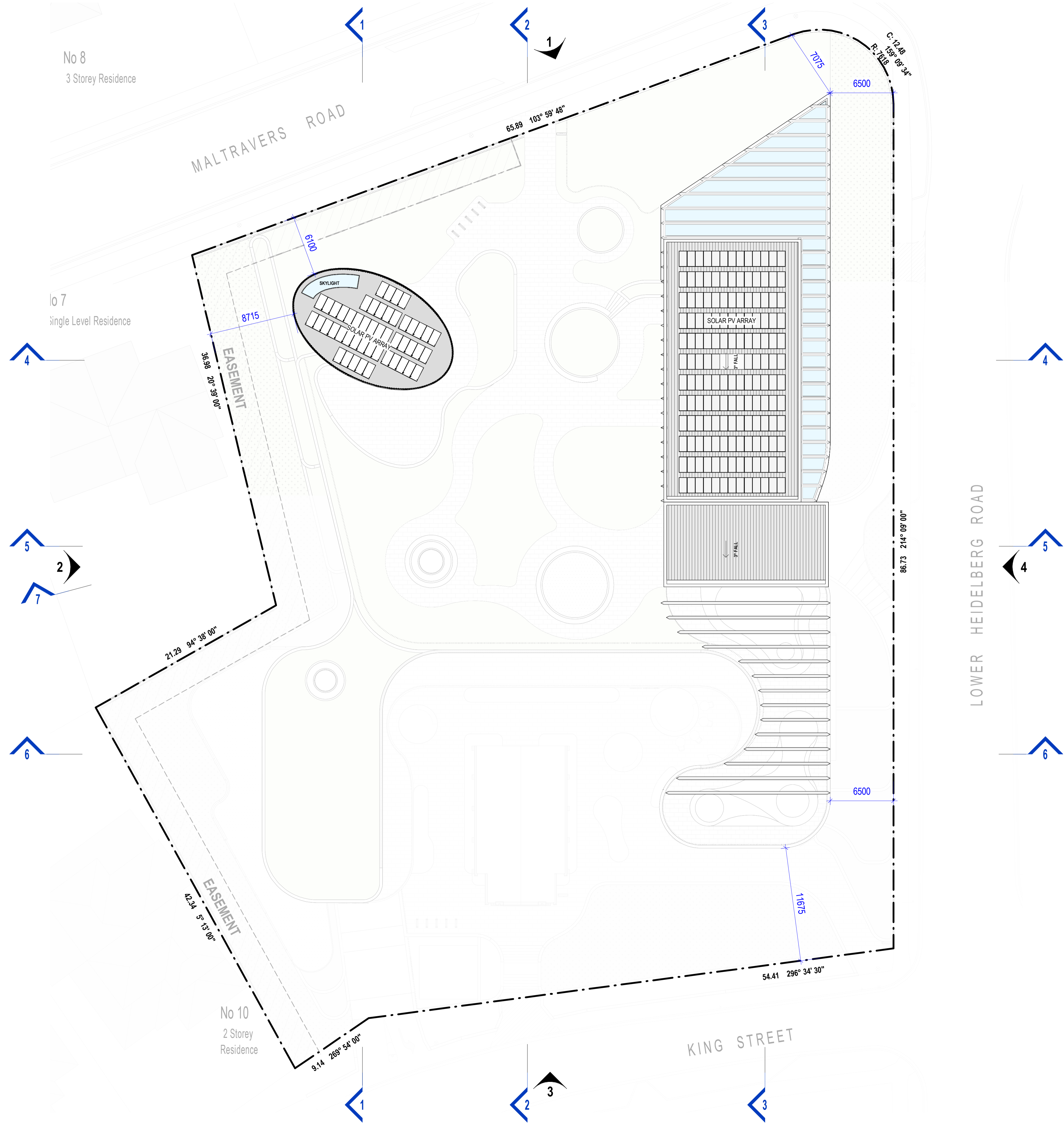
DRAWING TITLE
 LEVEL 1 FLOOR PLAN



DRW	CHK	SCALE (@A1)	NORTH
RL	GH	1:200	
PROJECT No. 1910034	DRAWING No. TP-10-006	REV I	

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REV	DESCRIPTION	DATE	BY
A	Issue for Coordination	2023.10.12	GH
B	Issue for Coordination	2023.11.03	RLGH
C	Issue for Client Review	2023.11.10	RLGH
D	Town Planning Submission	2023.12.18	RLGH
E	Issue for Coordination	2024.04.09	RLGH
F	Issue for Coordination	2024.04.10	RLGH
G	Issue for RFI Response Submission	2024.04.15	RLGH



STATUS: RFI RESPONSE SUBMISSION

PROJECT
 INTEGRATED COMMUNITY FACILITY

CLIENT
 TLC MELBOURNE PTY LTD

ADDRESS
 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
 ROOF PLAN

DRW: RL CHK: GH SCALE (@A1): 1:200

PROJECT No: 1910034 DRAWING No: TP-10-007 REV: G

Application No. P4/2024

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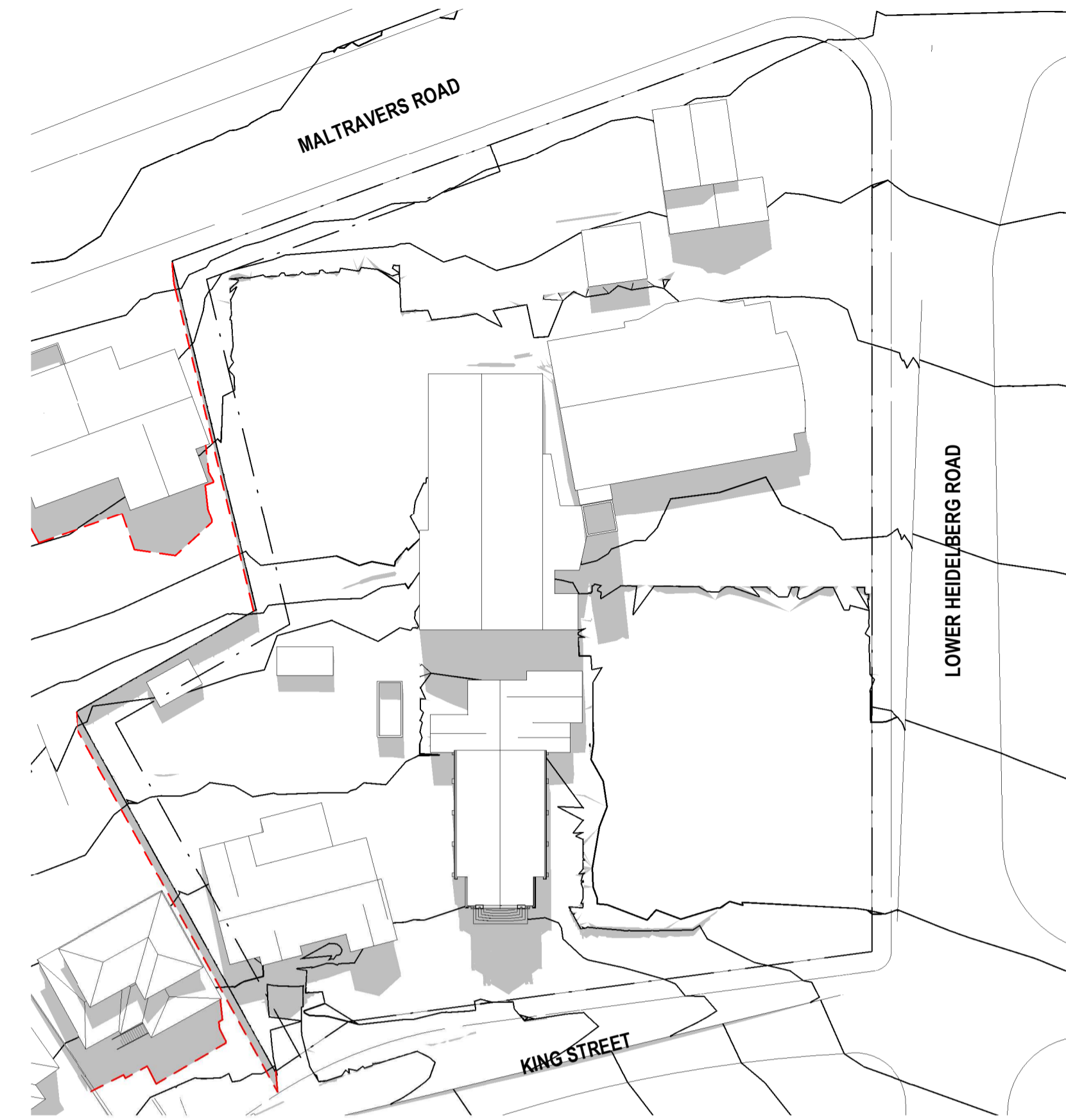
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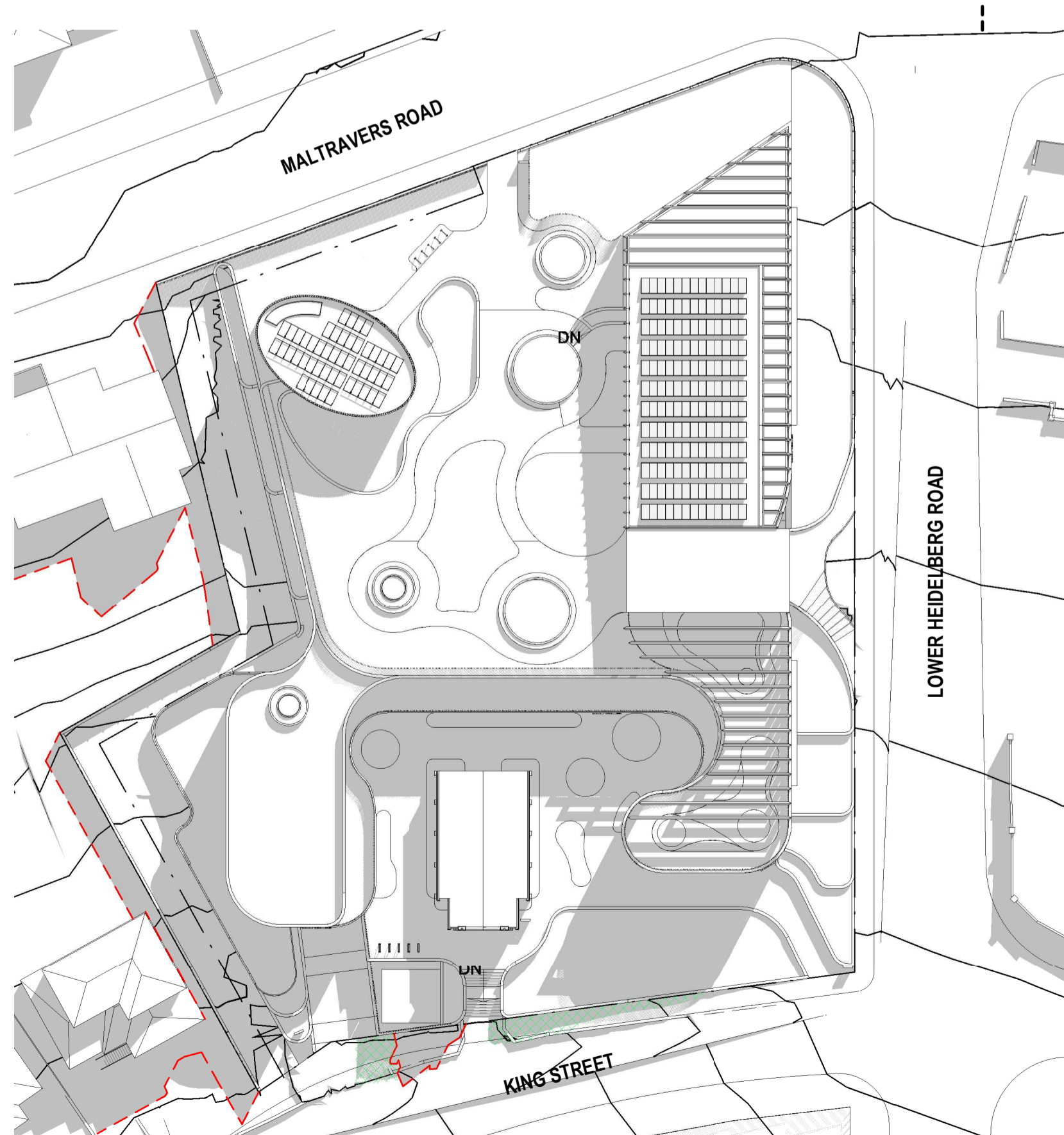
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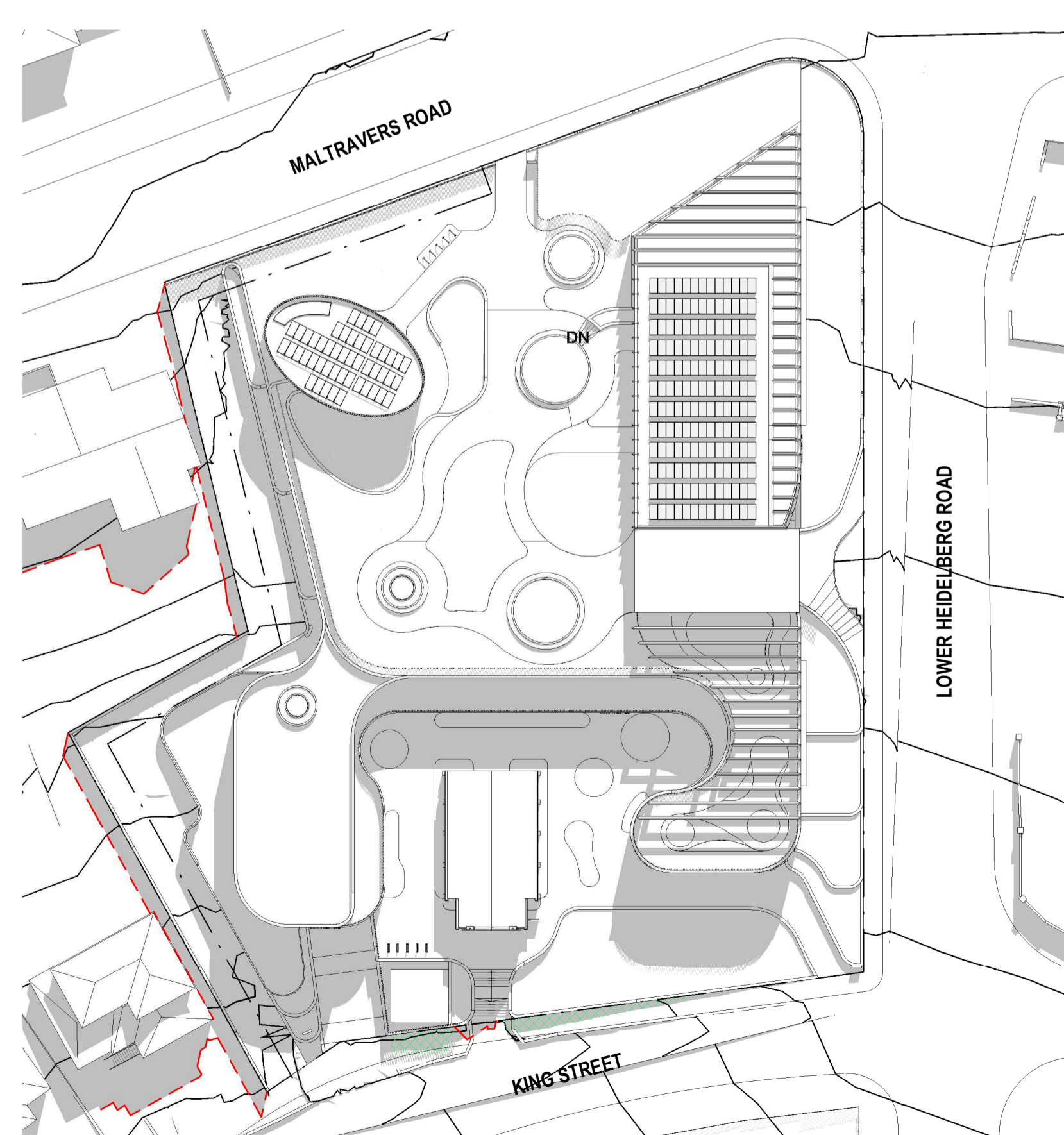
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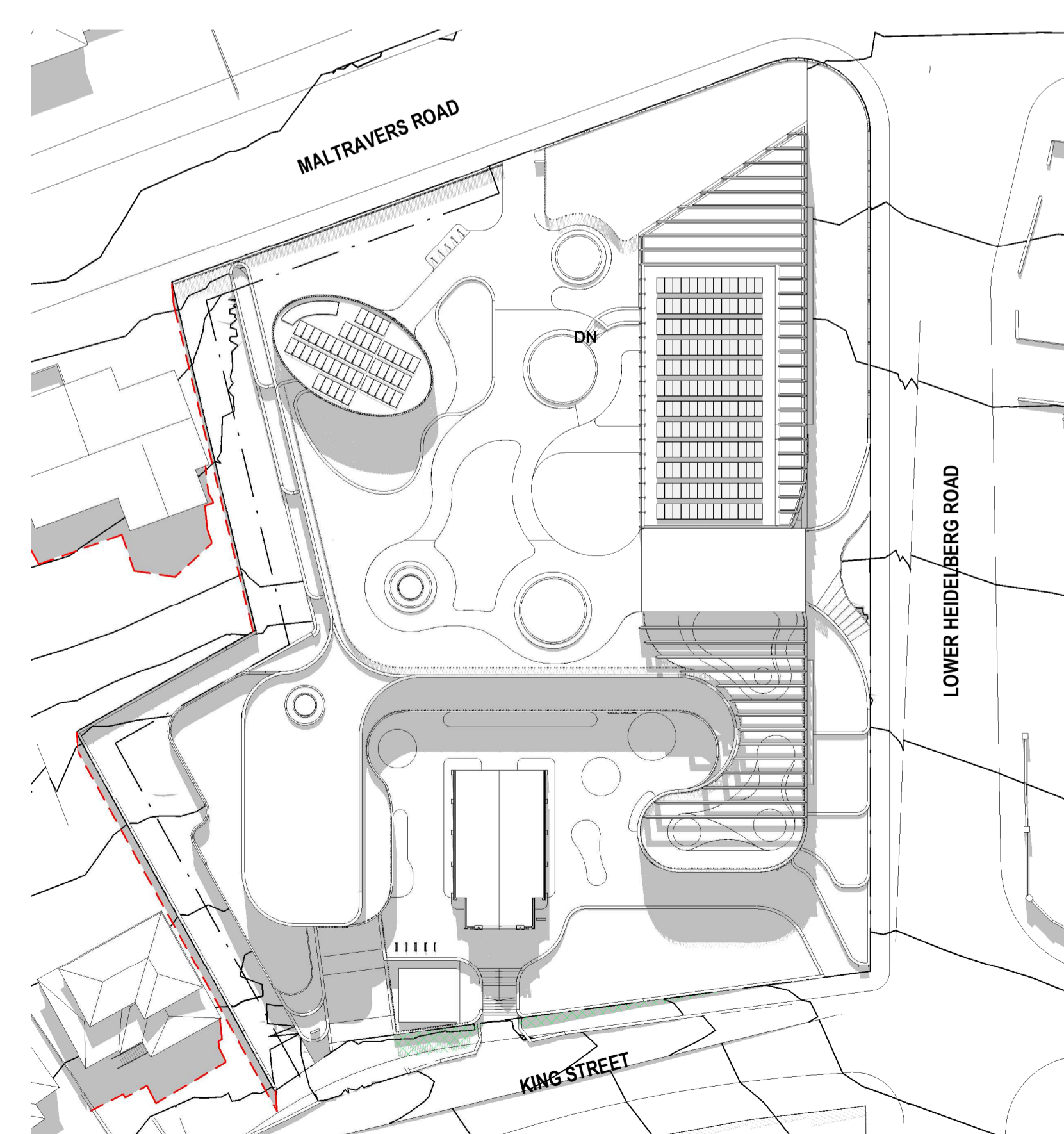
11am SEPTEMBER 22nd



9am SEPTEMBER 22nd



10am SEPTEMBER 22nd



11am SEPTEMBER 22nd

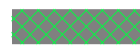



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PROJECT REF: C:\Users\jvanhoe\Documents\1910034_TLC HEALTHCARE_IVANHOE_REDESIGN_CENTRAL_19_19ofar\8180ck.rvt

REV	DESCRIPTION	DATE	BY
A	Issue for Coordination	2023.11.03	RL/GH
B	Issue for Client Review	2023.11.10	RL/GH
C	Town Planning Submission	2023.12.18	RL/GH
D	Issue for RFI Response Submission	2024.04.15	RL/GH

LEGEND

 ADDITIONAL SHADOWING CREATED BY PROPOSAL OUTSIDE OF SUBJECT SITE

 OUTLINE OF EXISTING BUILDING SHADOW OUTSIDE OF SUBJECT SITE




STATUS RFI RESPONSE SUBMISSION

PROJECT INTEGRATED COMMUNITY FACILITY

CLIENT TLC MELBOURNE PTY LTD
ADDRESS 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE SHADOW DIAGRAMS

DRW	CHK	SCALE (@A1)	 NORTH
RL	GH	1 : 500	
PROJECT No.	DRAWING No.	REV	
1910034	TP-10-100	D	

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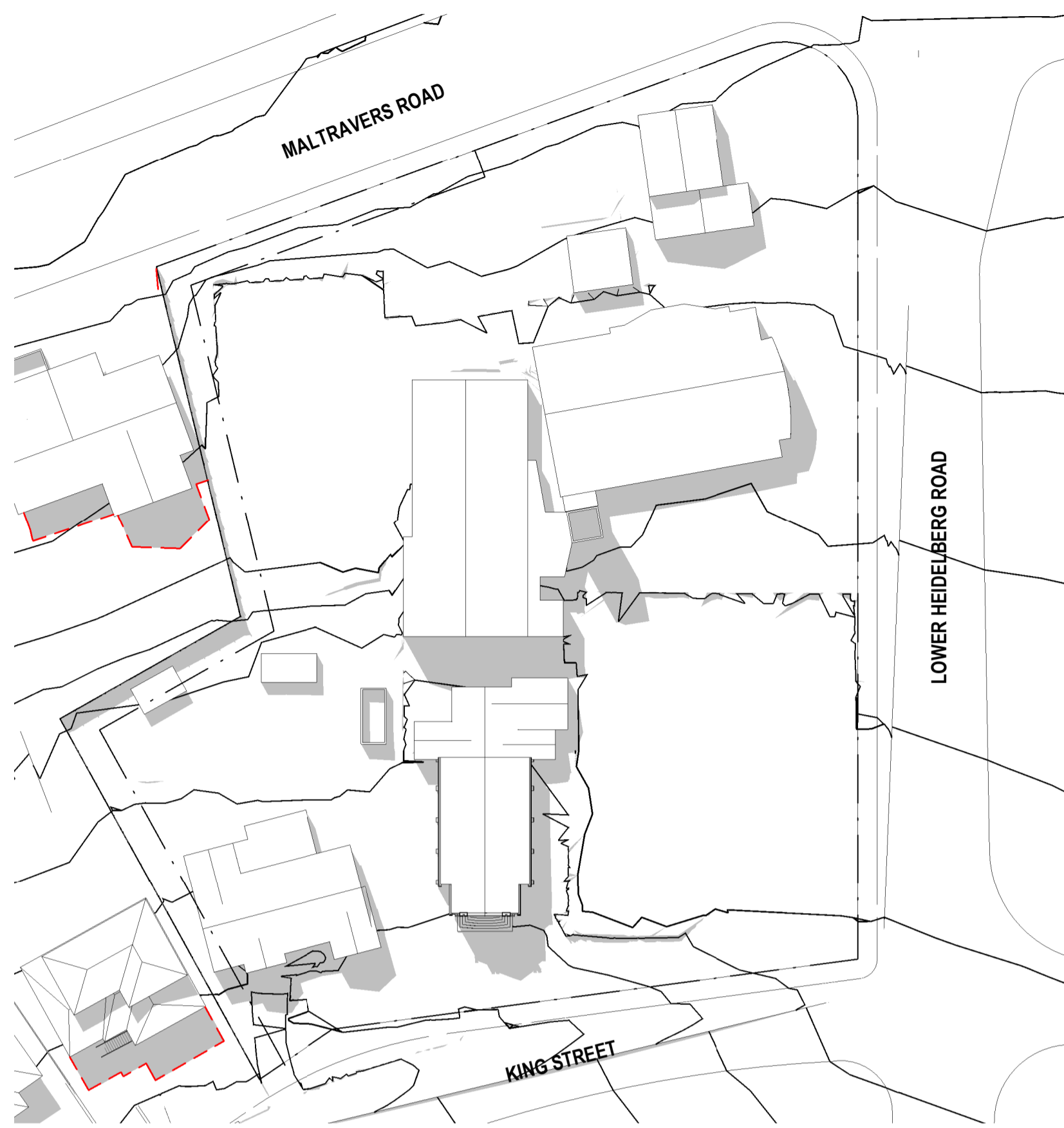
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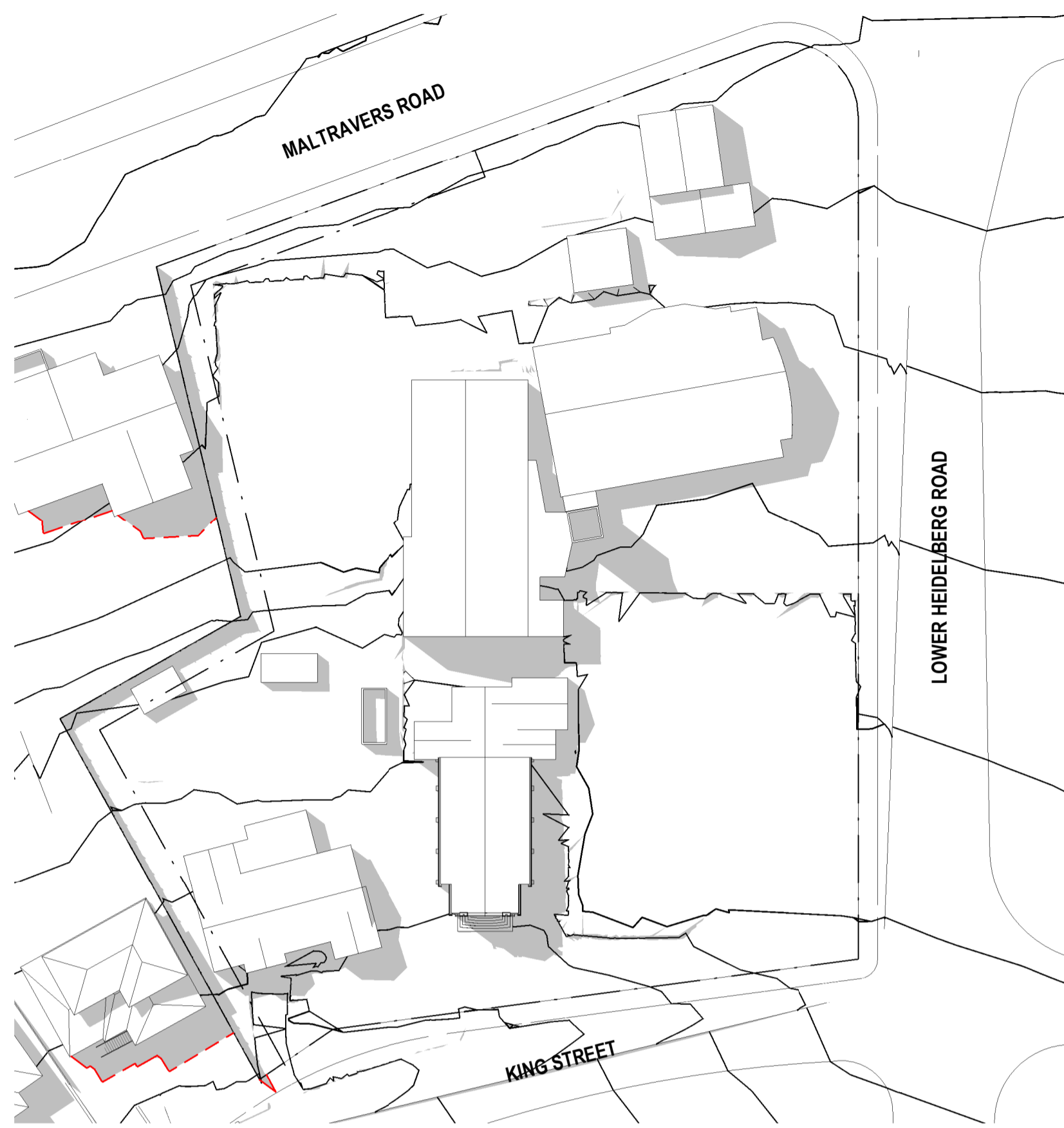
REV	DESCRIPTION	DATE	BY
A	Issue for Coordination	2023.11.03	RLGH
B	Issue for Client Review	2023.11.10	RLGH
C	Town Planning Submission	2023.12.18	RLGH
D	Issue for RFI Response Submission	2024.04.15	RLGH

LEGEND

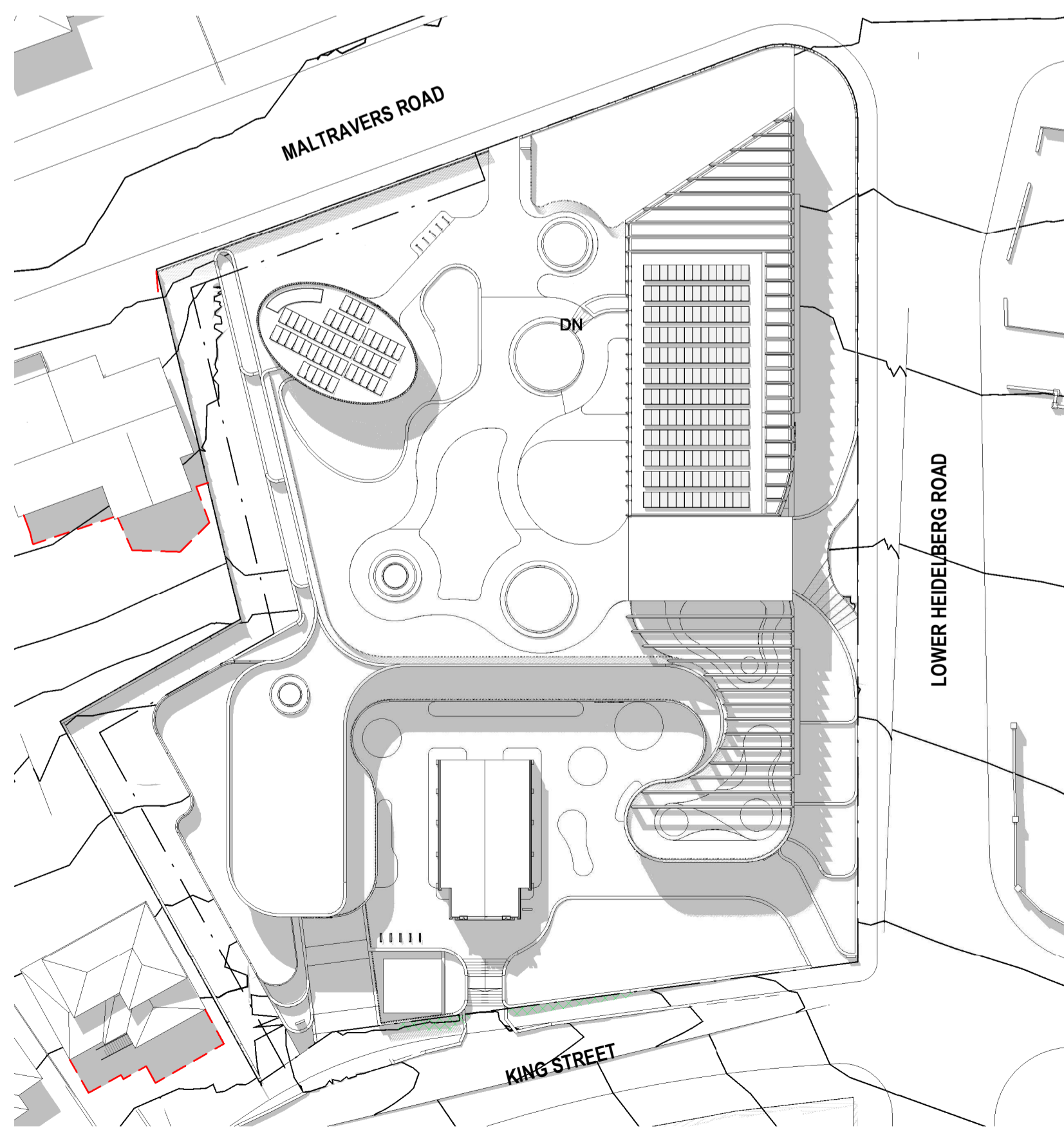
-  ADDITIONAL SHADOWING CREATED BY PROPOSAL OUTSIDE OF SUBJECT SITE
-  OUTLINE OF EXISTING BUILDING SHADOW OUTSIDE OF SUBJECT SITE



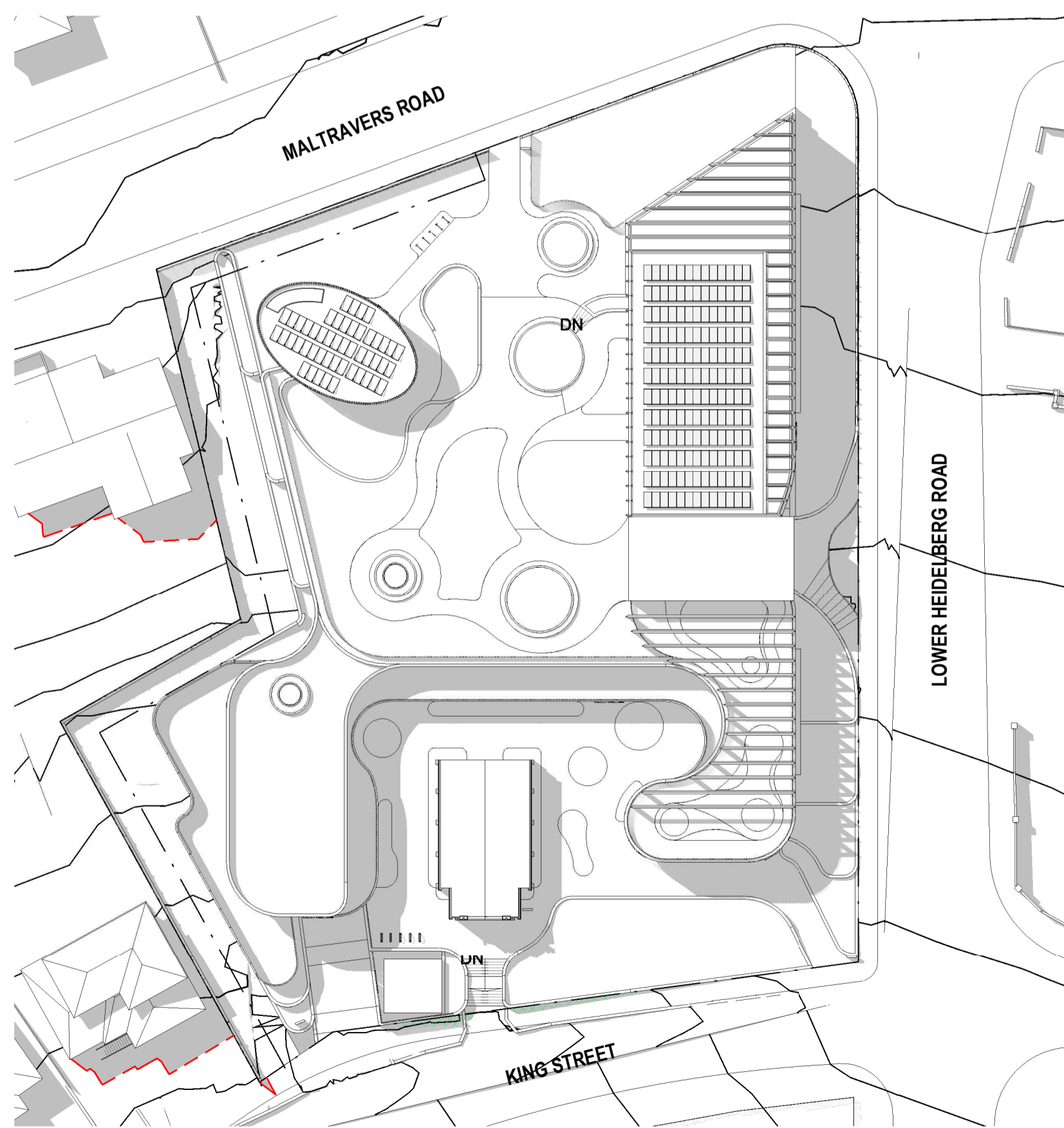
12pm SEPTEMBER 22nd



1pm SEPTEMBER 22nd



12pm SEPTEMBER 22nd



1pm SEPTEMBER 22nd




STATUS RFI RESPONSE SUBMISSION

PROJECT INTEGRATED COMMUNITY FACILITY

CLIENT TLC MELBOURNE PTY LTD

ADDRESS 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE SHADOW DIAGRAMS

DRW	CHK	SCALE (@A1)	
RL	GH	1 : 500	
PROJECT No.	DRAWING No.	REV	
1910034	TP-10-101	D	

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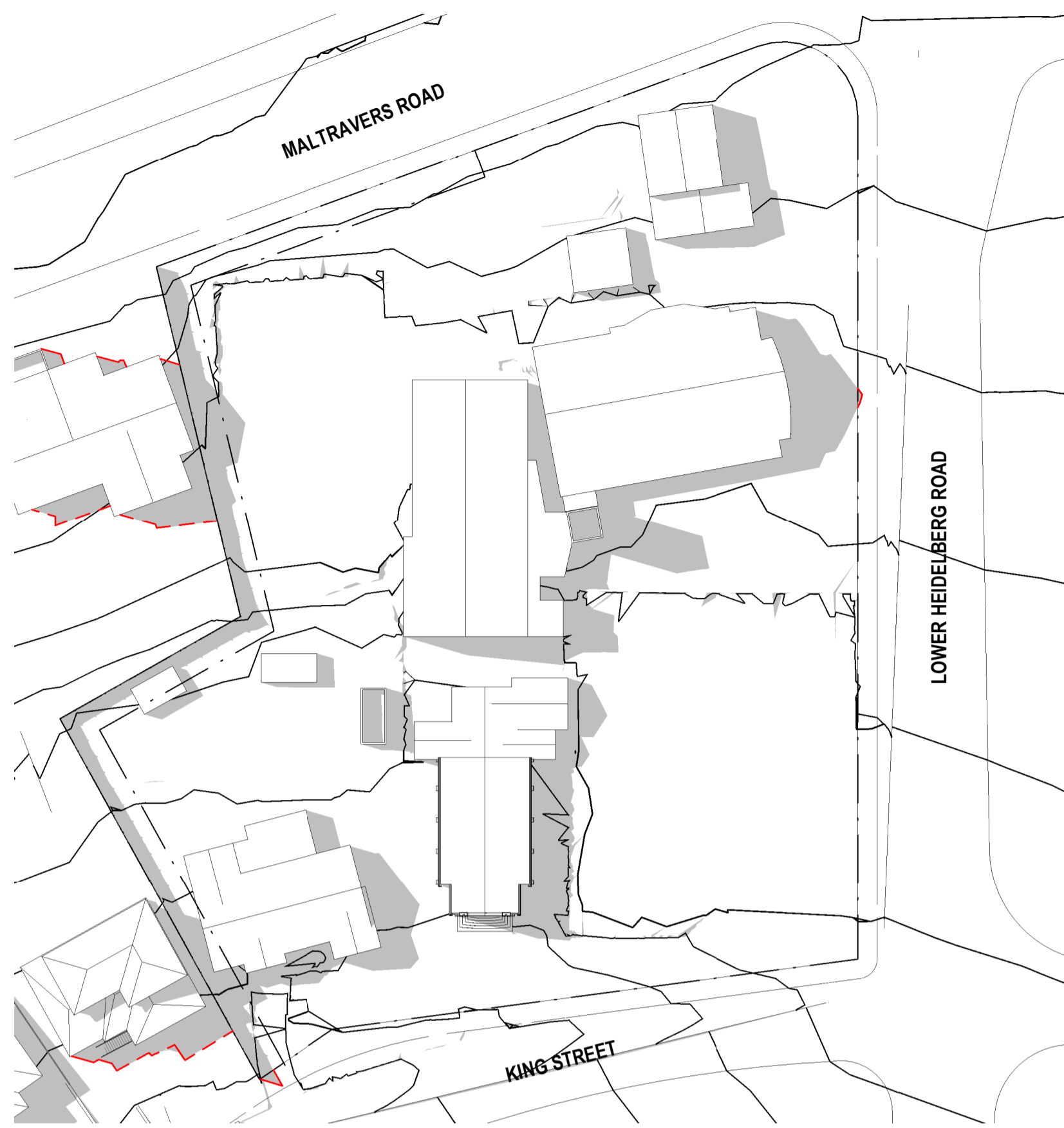
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PROJECT FILE: C:\Users\jvanhoe\Documents\1910034_TLC HEALTHCARE_IVANHOE_REDESIGN_CENTRAL_19_rtfarad38ck.rvt

REV	DESCRIPTION	DATE	BY
A	Issue for Coordination	2023.11.03	RLGH
B	Issue for Client Review	2023.11.10	RLGH
C	Town Planning Submission	2023.12.18	RLGH
D	Issue for RFI Response Submission	2024.04.15	RLGH

LEGEND

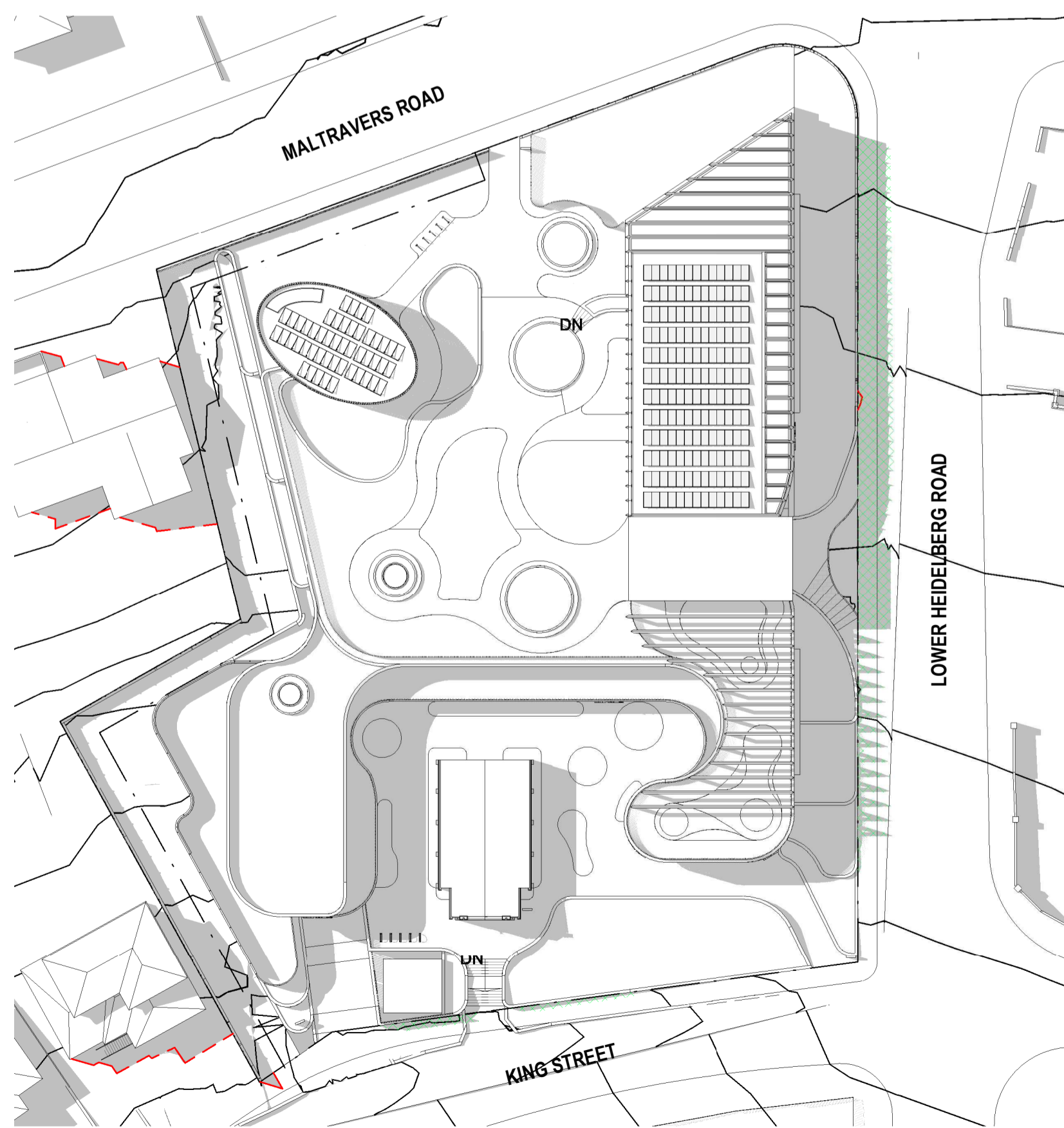
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-  OUTLINE OF EXISTING BUILDING SHADOW OUTSIDE OF SUBJECT SITE



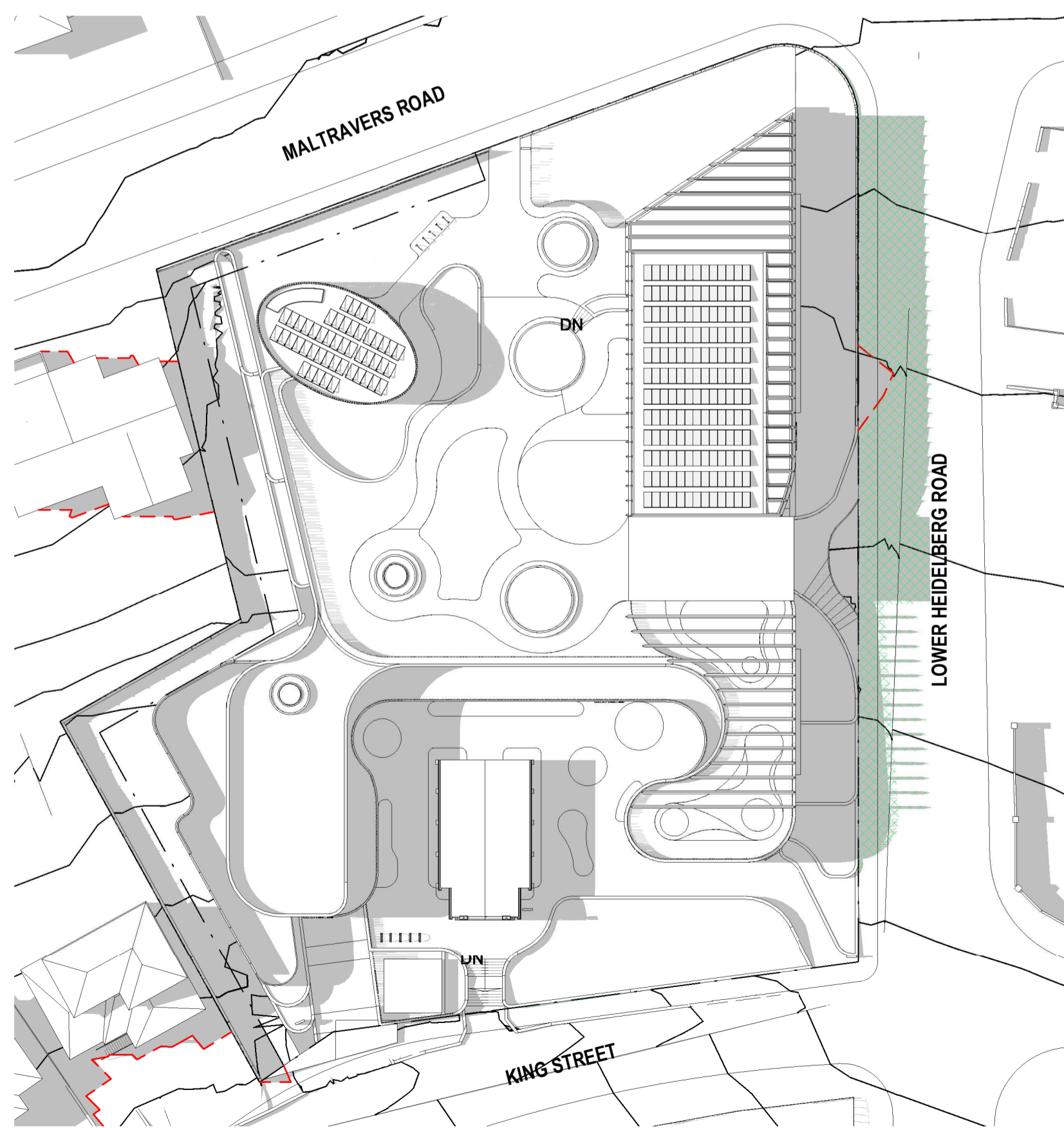
2pm SEPTEMBER 22nd



3pm SEPTEMBER 22nd



2pm SEPTEMBER 22nd



3pm SEPTEMBER 22nd




STATUS RFI RESPONSE SUBMISSION

PROJECT INTEGRATED COMMUNITY FACILITY

CLIENT TLC MELBOURNE PTY LTD

ADDRESS 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE SHADOW DIAGRAMS

DRW	CHK	SCALE (@A1)	
RL	GH	1 : 500	
PROJECT No.	DRAWING No.	REV	
1910034	TP-10-102	D	



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PROJECT: HEALTHCARE_IVANHOE_REDESIGN_CENTRAL_19_rfoarad380ck.rvt
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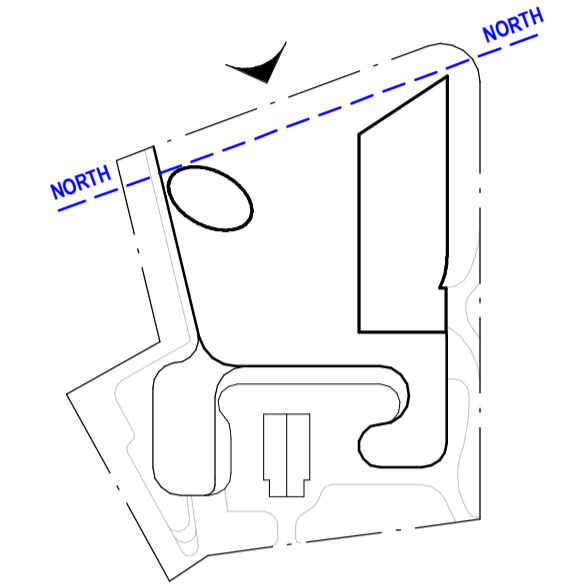
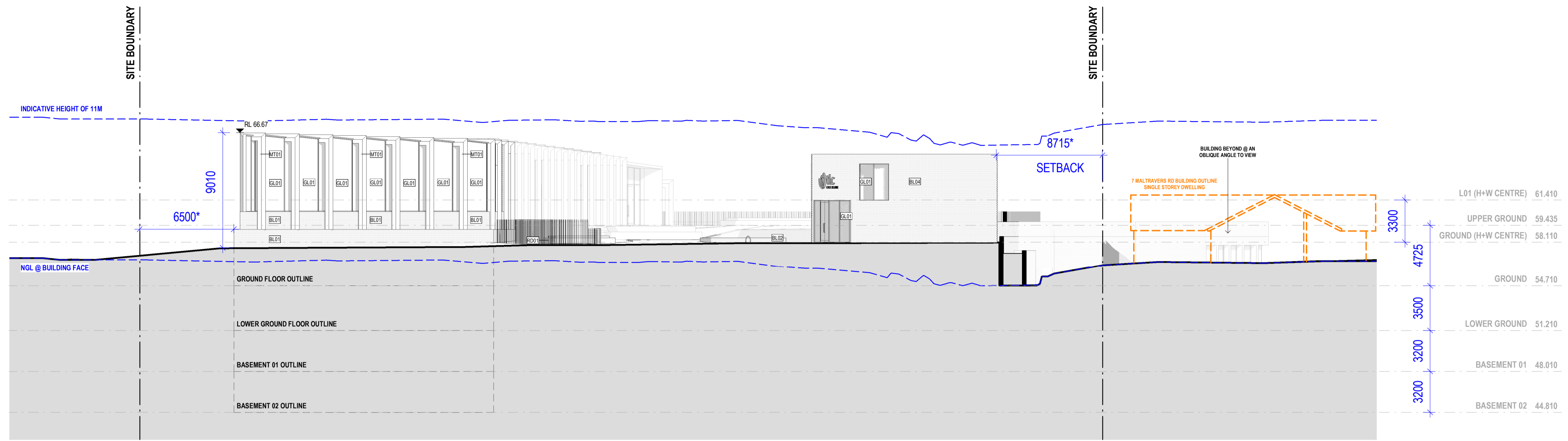
REV	DESCRIPTION	DATE	BY
A	Issue for Coordination	2023.11.03	RL/GH
B	Issue for Client Review	2023.11.10	RL/GH
C	Tree Retention Update	2023.11.30	RL/GH
D	Town Planning Submission	2023.12.18	RL/GH
E	Issue for Coordination	2024.04.09	RL/GH
F	Issue for Coordination	2024.04.10	RL/GH
G	Issue for RFI Response Submission	2024.04.15	RL/GH

MATERIALS LEGEND

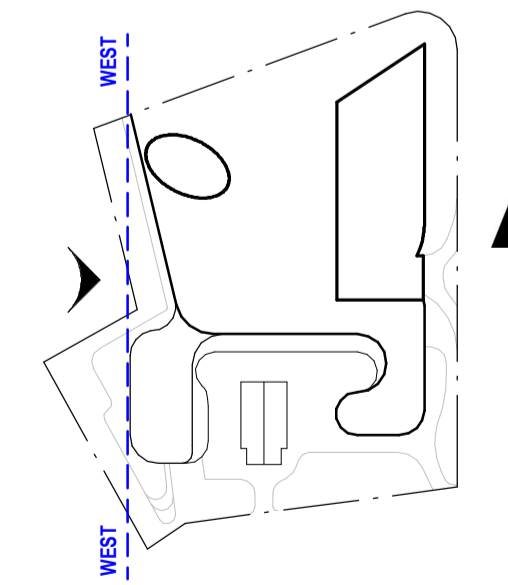
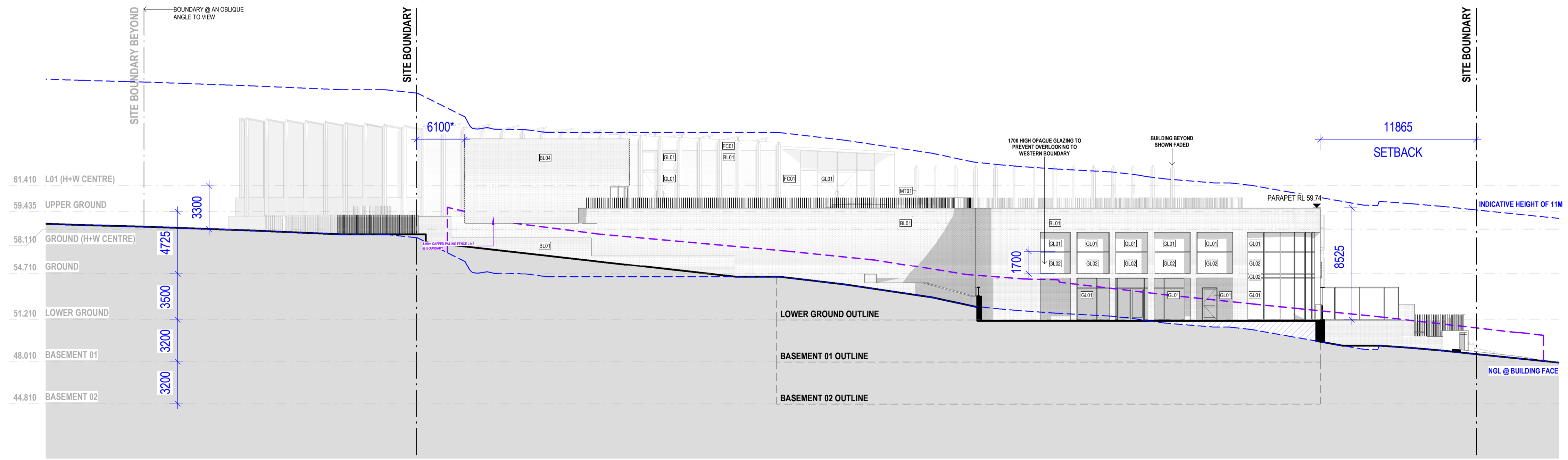
- BL01 MIXED RED BRICK
- BL02 WHITE COLOURED BRICK
- BL03 PATTERNED/HIT & MISS BRICK
- BL04 PATTERNED/TEXTURED BRICK
- FC01 WHITE FC SHEET CLADDING
- MT01 WHITE METAL TRIM
- GL01 CLEAR GLAZING
- GL02 OPAQUE GLAZING

SETBACK NOTE

ASTERISK (*) DENOTES MINIMUM SETBACK WHEN PERPENDICULAR TO BOUNDARY; CONSISTENT WITH SETBACK DIMENSIONS ON FLOOR PLANS



NORTH ELEVATION (MALTRAVERS RD)



WEST ELEVATION (RESIDENTIAL INTERFACE)



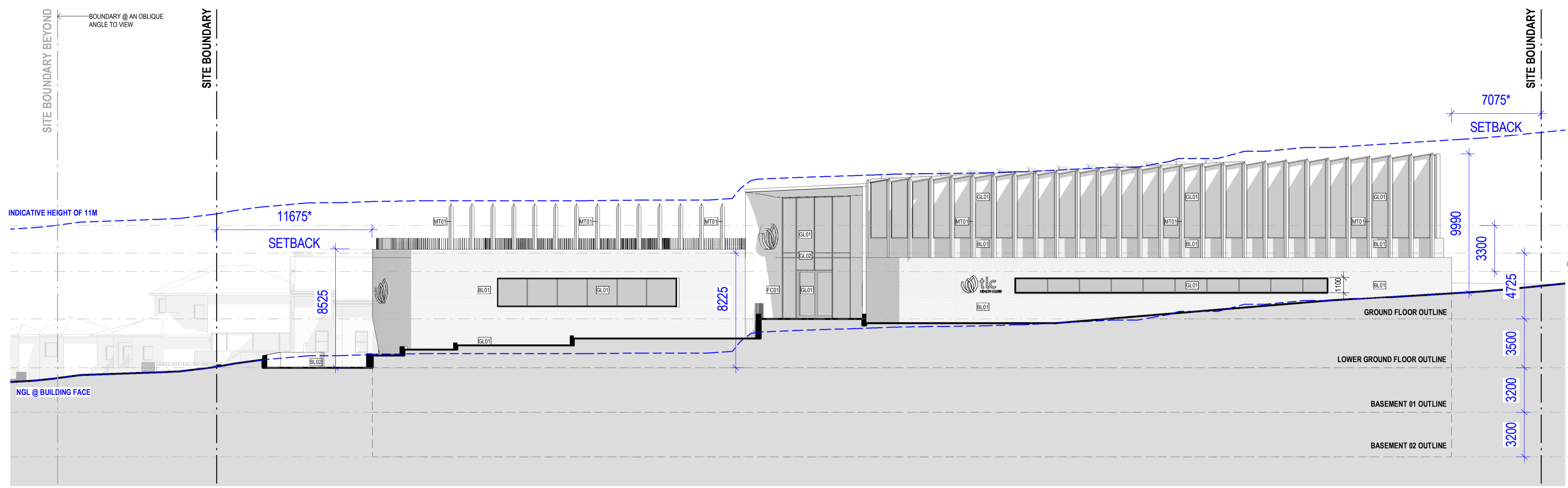
STATUS: RFI RESPONSE SUBMISSION

PROJECT: INTEGRATED COMMUNITY FACILITY
 CLIENT: TLC MELBOURNE PTY LTD
 ADDRESS: 321 LOWER HEIDELBERG RD, IVANHOE EAST

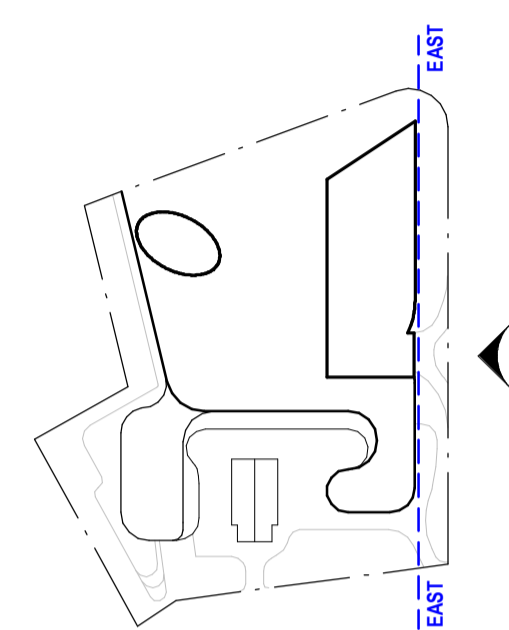
DRAWING TITLE: BUILDING ELEVATIONS WEST & NORTH

DRW	CHK	SCALE (@A1)
RL	GH	1:200
PROJECT No.	DRAWING No.	REV
1910034	TP-40-001	G

V / A ARCHITECTS
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EAST ELEVATION (LOWER HEIDELBERG RD)

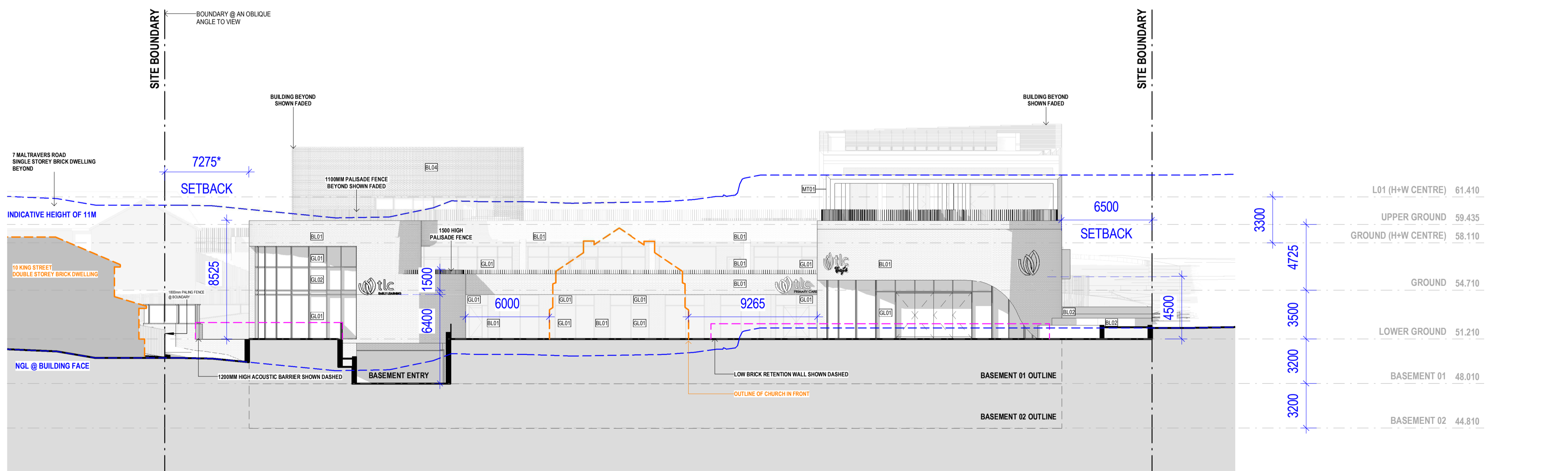


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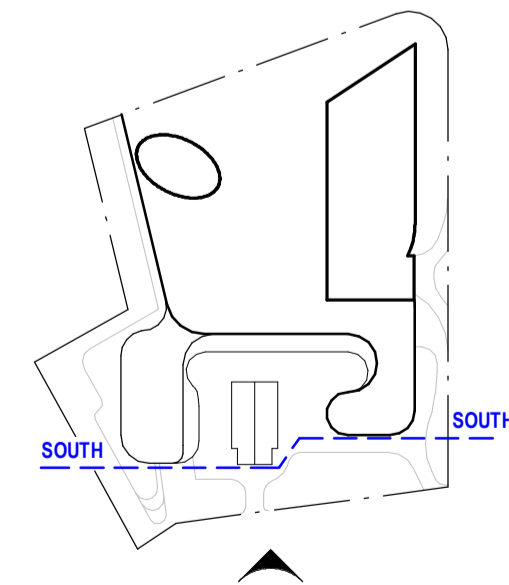
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BL02	WHITE COLOURED BRICK	
BL03	PATTERNED/HIT & MISS BRICK	
BL04	PATTERNED/TEXTURED BRICK	
FC01	WHITE FC SHEET CLADDING	
MT01	WHITE METAL TRIM	
GL01	CLEAR GLAZING	
GL02	OPAQUE GLAZING	

SETBACK NOTE

ASTERISK (*) DENOTES MINIMUM SETBACK WHEN PERPENDICULAR TO BOUNDARY; CONSISTENT WITH SETBACK DIMENSIONS ON FLOOR PLANS



SOUTH ELEVATION (KING ST)



STATUS RFI RESPONSE SUBMISSION

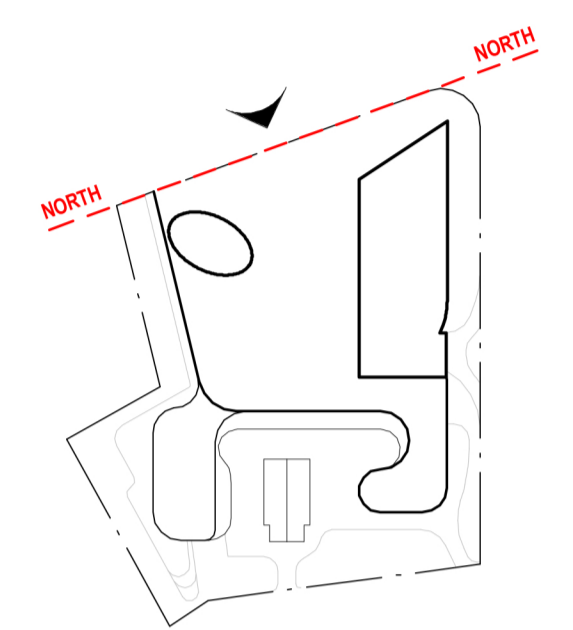
PROJECT INTEGRATED COMMUNITY FACILITY
 CLIENT TLC MELBOURNE PTY LTD
 ADDRESS 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE BUILDING ELEVATIONS EAST & SOUTH

DRW	CHK	SCALE (@A1)
RL	GH	1:200
PROJECT No.	DRAWING No.	REV
1910034	TP-40-002	G



NORTH ELEVATION (MALTRAVERS RD)

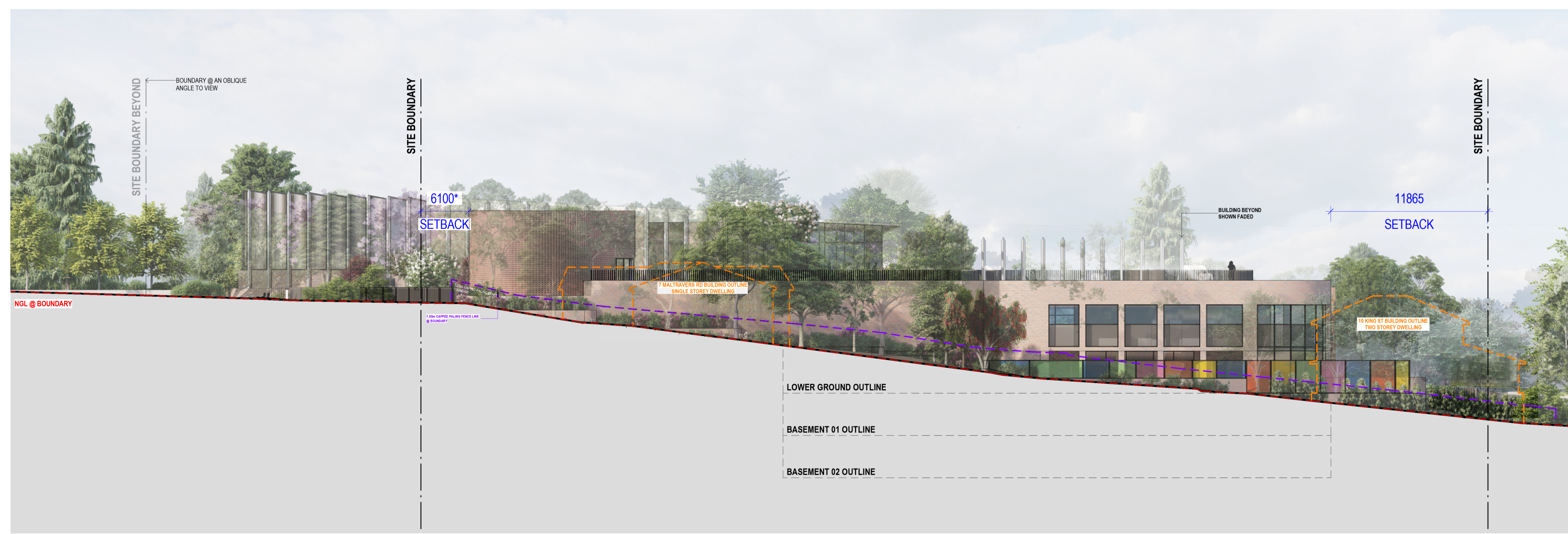


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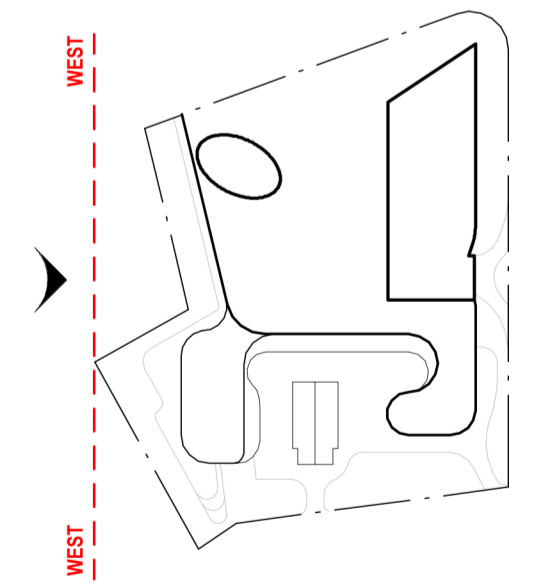
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FC01	WHITE FC SHEET CLADDING	
MT01	WHITE METAL TRIM	
GL01	CLEAR GLAZING	
GL02	OPAQUE GLAZING	

SETBACK NOTE

ASTERISK (*) DENOTES MINIMUM SETBACK WHEN PERPENDICULAR TO BOUNDARY; CONSISTENT WITH SETBACK DIMENSIONS ON FLOOR PLANS



WEST ELEVATION (RESIDENTIAL INTERFACE)



STATUS: RFI RESPONSE SUBMISSION

PROJECT
 INTEGRATED COMMUNITY FACILITY

CLIENT
 TLC MELBOURNE PTY LTD

ADDRESS
 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
 COLOUR ELEVATIONS WEST & NORTH

DRW	CHK	SCALE (@A1)
RL	GH	1:200
PROJECT No.	DRAWING No.	REV
1910034	TP-40-003	D

Application No. P4/2024

VIA ARCHITECTS


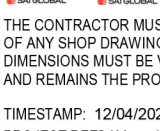
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EAST ELEVATION (LOWER HEIDELBERG RD)



SOUTH ELEVATION (KING ST)

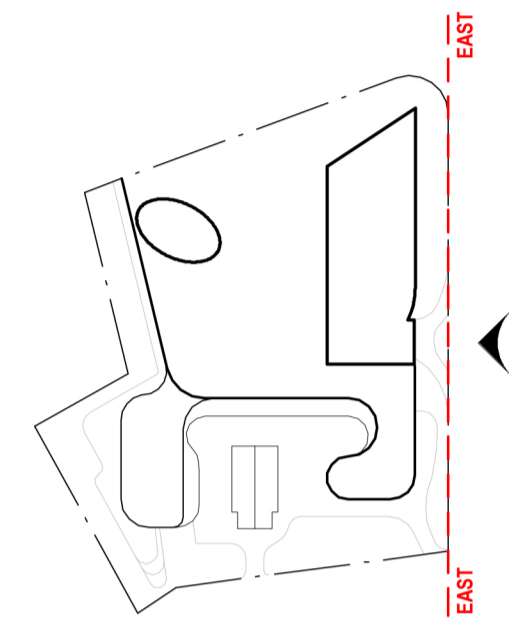



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MATERIALS LEGEND

REV	DESCRIPTION	DATE	BY
A	Issue for Client Review	2023.11.10	RL/GH
B	Tree Retention Update	2023.11.30	RL/GH
C	Town Planning Submission	2023.12.18	RL/GH
D	Issue for RFI Response Submission	2024.04.15	RL/GH

BL01	MIXED RED BRICK	
BL02	WHITE COLOURED BRICK	
BL03	PATTERNED/HIT & MISS BRICK	
BL04	PATTERNED/TEXTURED BRICK	
FC01	WHITE FC SHEET CLADDING	
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GL01	CLEAR GLAZING	
GL02	OPAQUE GLAZING	



SETBACK NOTE

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STATUS: RFI RESPONSE SUBMISSION

PROJECT
 INTEGRATED COMMUNITY FACILITY
CLIENT
 TLC MELBOURNE PTY LTD
ADDRESS
 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
 COLOUR ELEVATIONS EAST & SOUTH

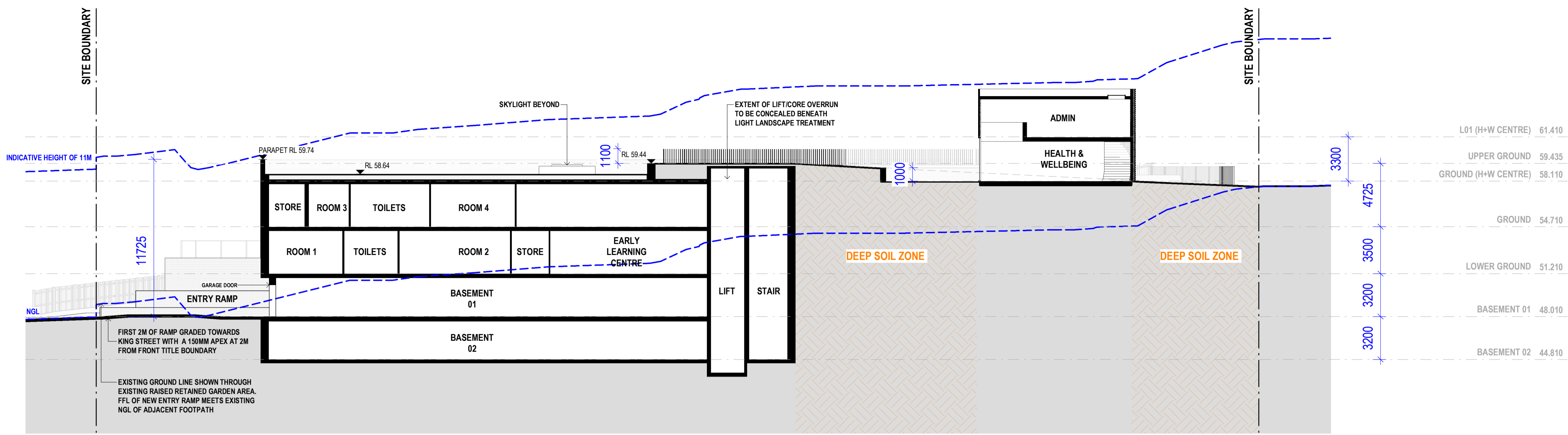
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RL	GH	1:200	D

PROJECT No. 1910034 / DRAWING No. TP-40-004 / REVISION PLAN / Application No. P4/2024

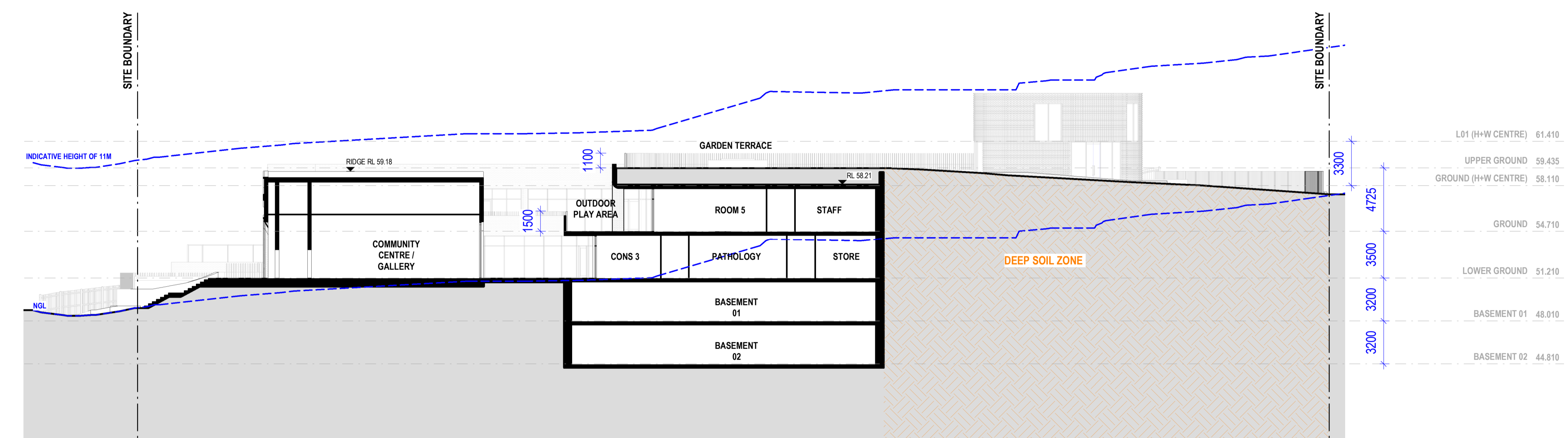
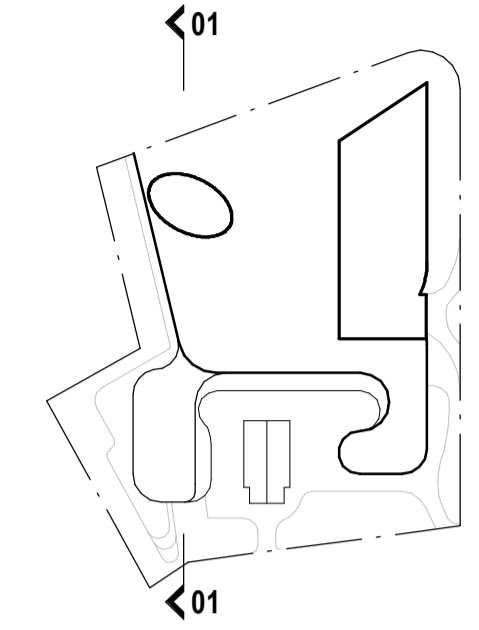
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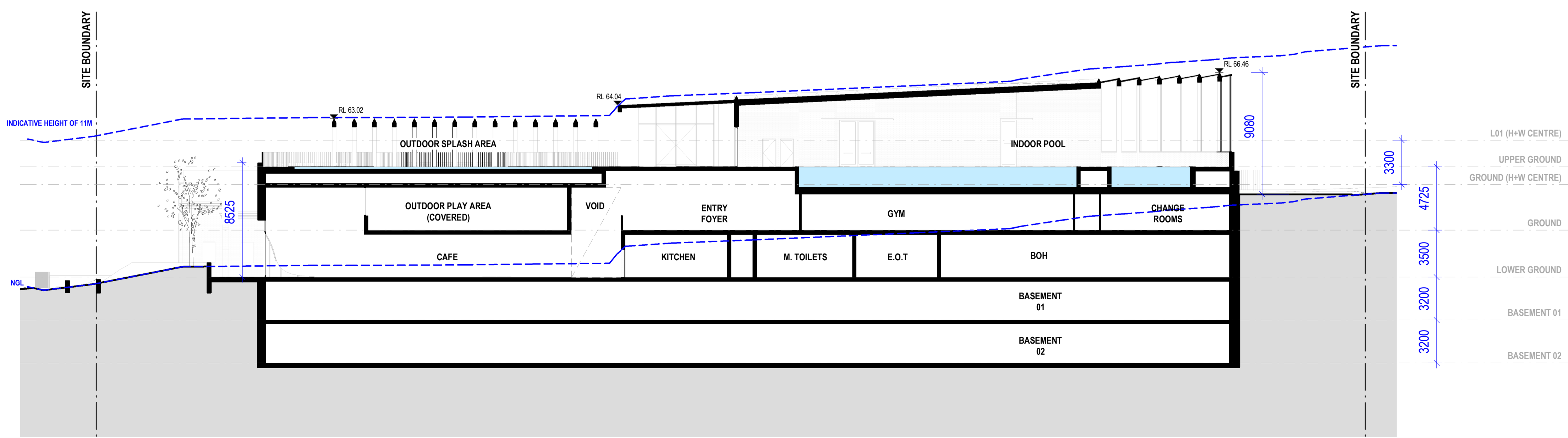
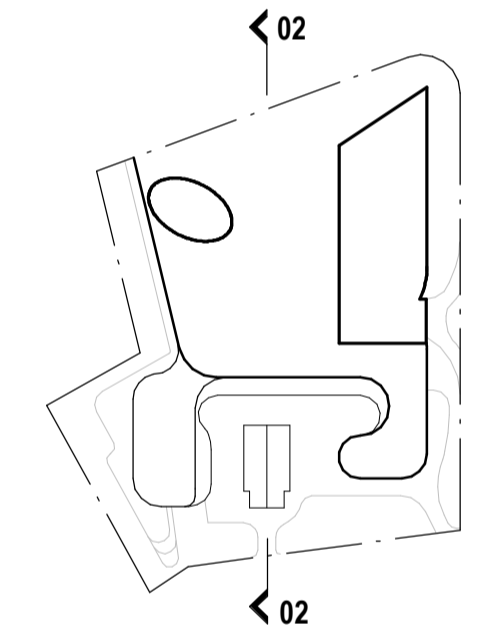
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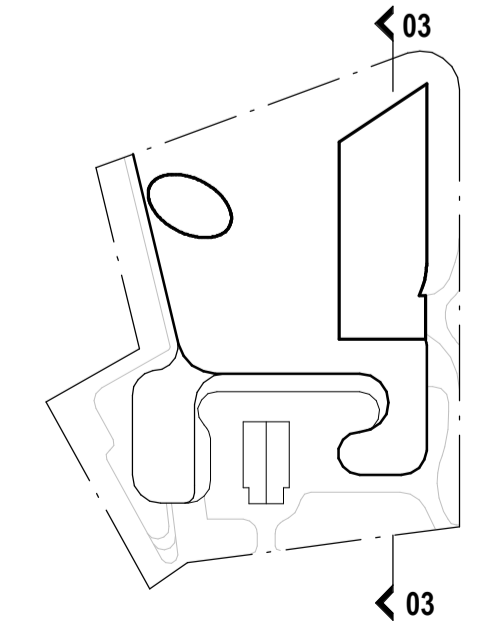
SECTION 01



SECTION 02



SECTION 03



STATUS RFI RESPONSE SUBMISSION


PROJECT INTEGRATED COMMUNITY FACILITY
 CLIENT TLC MELBOURNE PTY LTD
 ADDRESS 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE SECTIONS

DRW CHK SCALE (@A1)
 RL GH 1:200
 PROJECT No. DRAWING No. / REV
 1910034 / TP-41-001 / D

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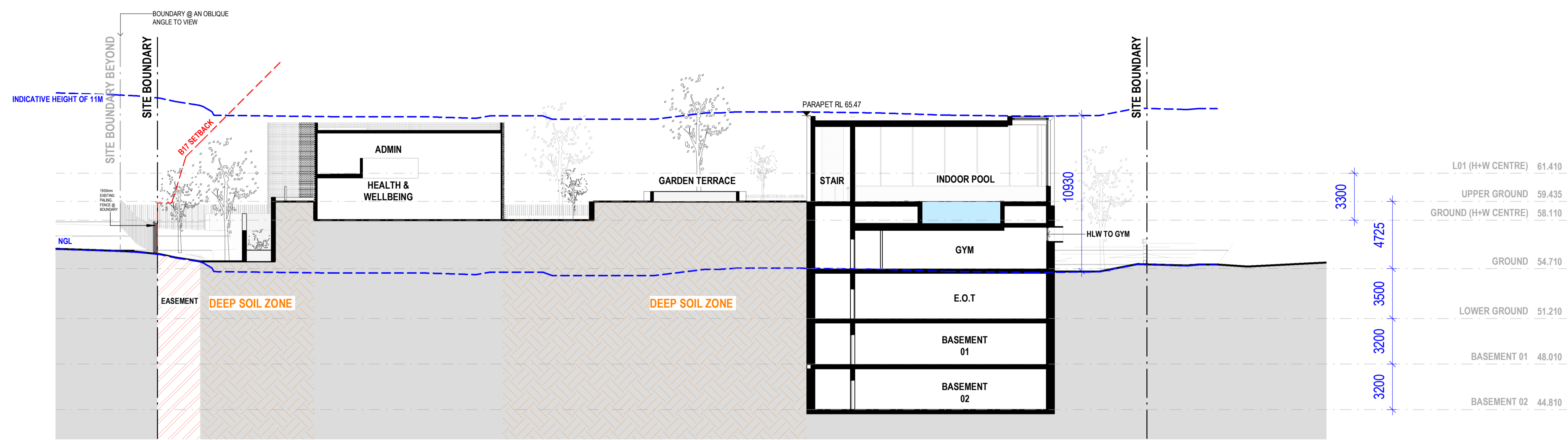
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 QUALITY DESIGN
 HEALTH & SAFETY
 AS 4801
 10/10/2024

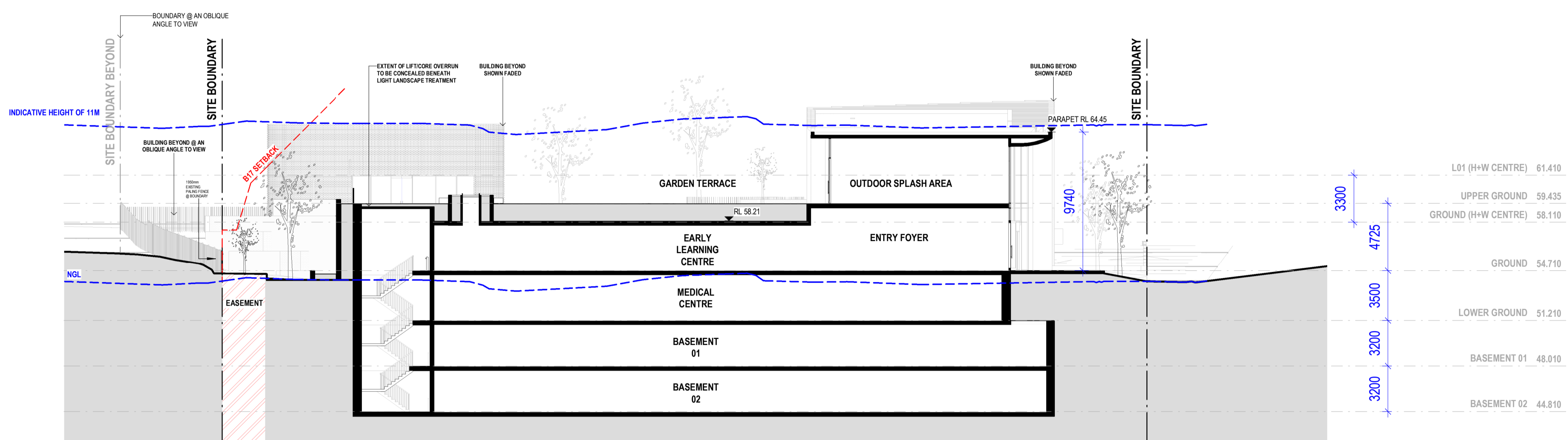
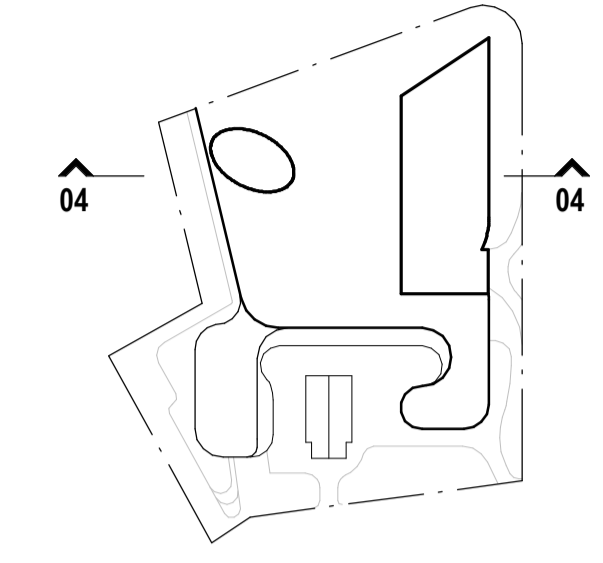
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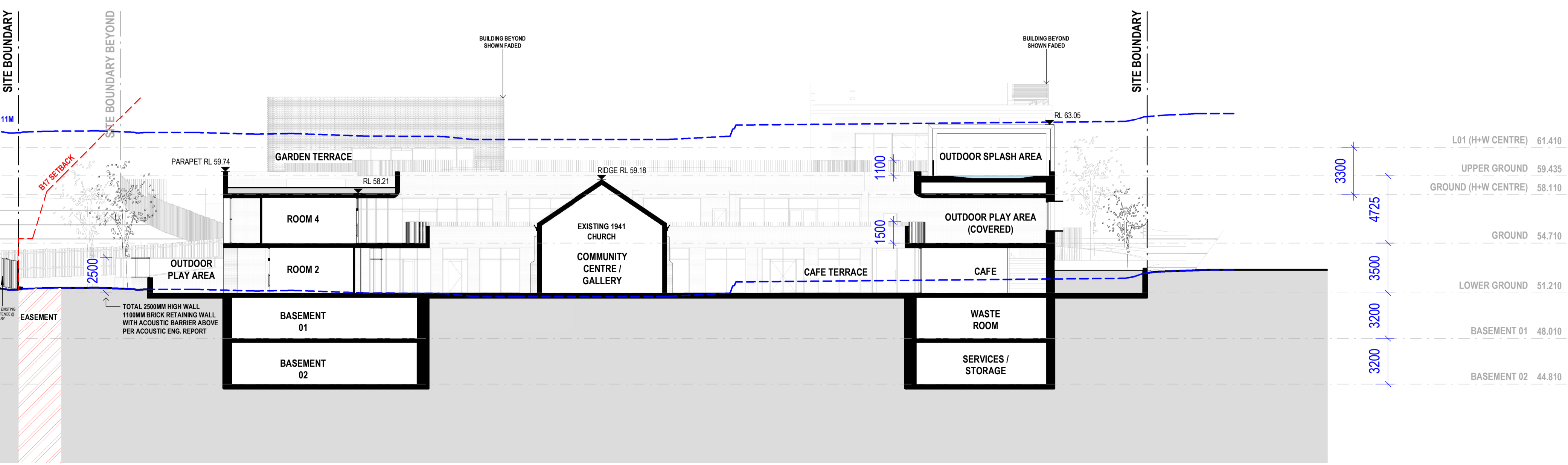
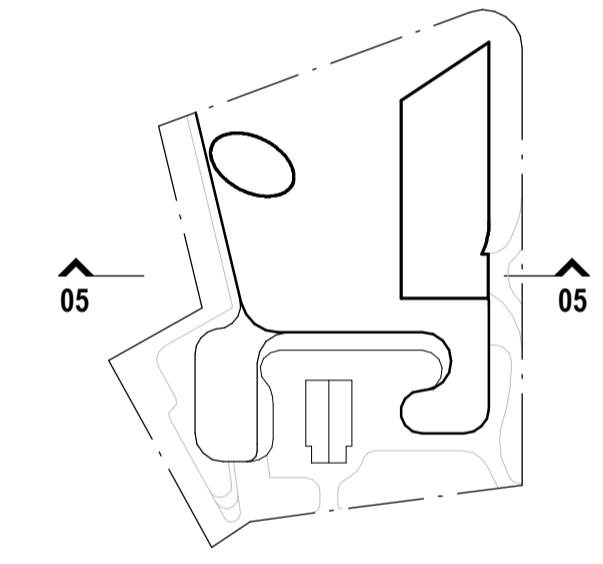
REV	DESCRIPTION	DATE	BY
A	Issue for Coordination	2023.11.03	RL/GH
B	Issue for Client Review	2023.11.10	RL/GH
C	Town Planning Submission	2023.12.18	RL/GH
D	Issue for RFI Response Submission	2024.04.15	RL/GH



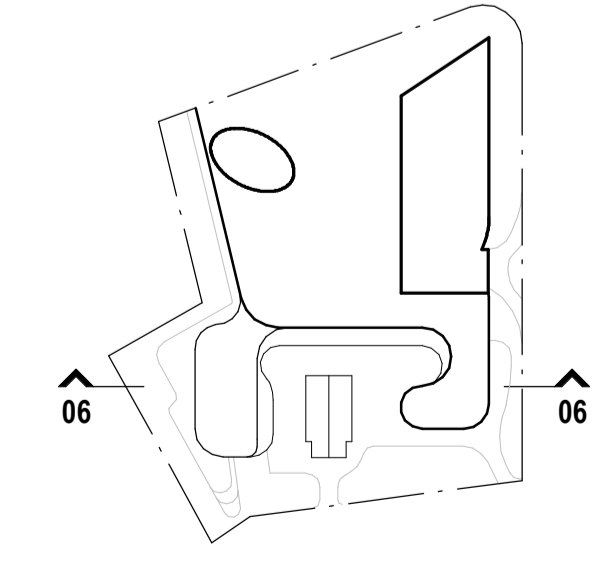
SECTION 04



SECTION 05



SECTION 06



STATUS RFI RESPONSE SUBMISSION

PROJECT
 INTEGRATED COMMUNITY FACILITY
CLIENT
 TLC MELBOURNE PTY LTD
ADDRESS
 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
 SECTIONS

DRW	CHK	SCALE (@A1)
RL	GH	1:200
PROJECT No.	DRAWING No.	REV
1910034	TP-41-002	D

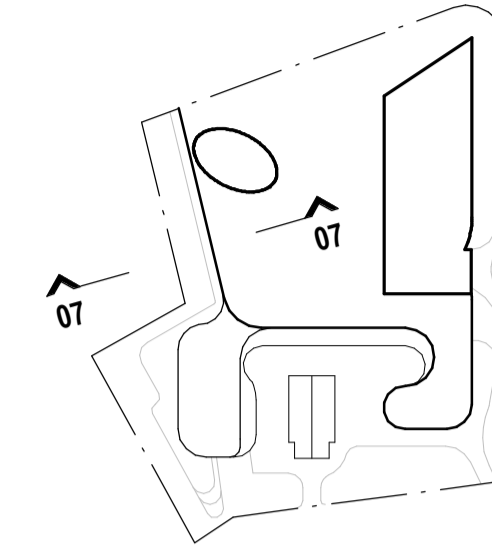
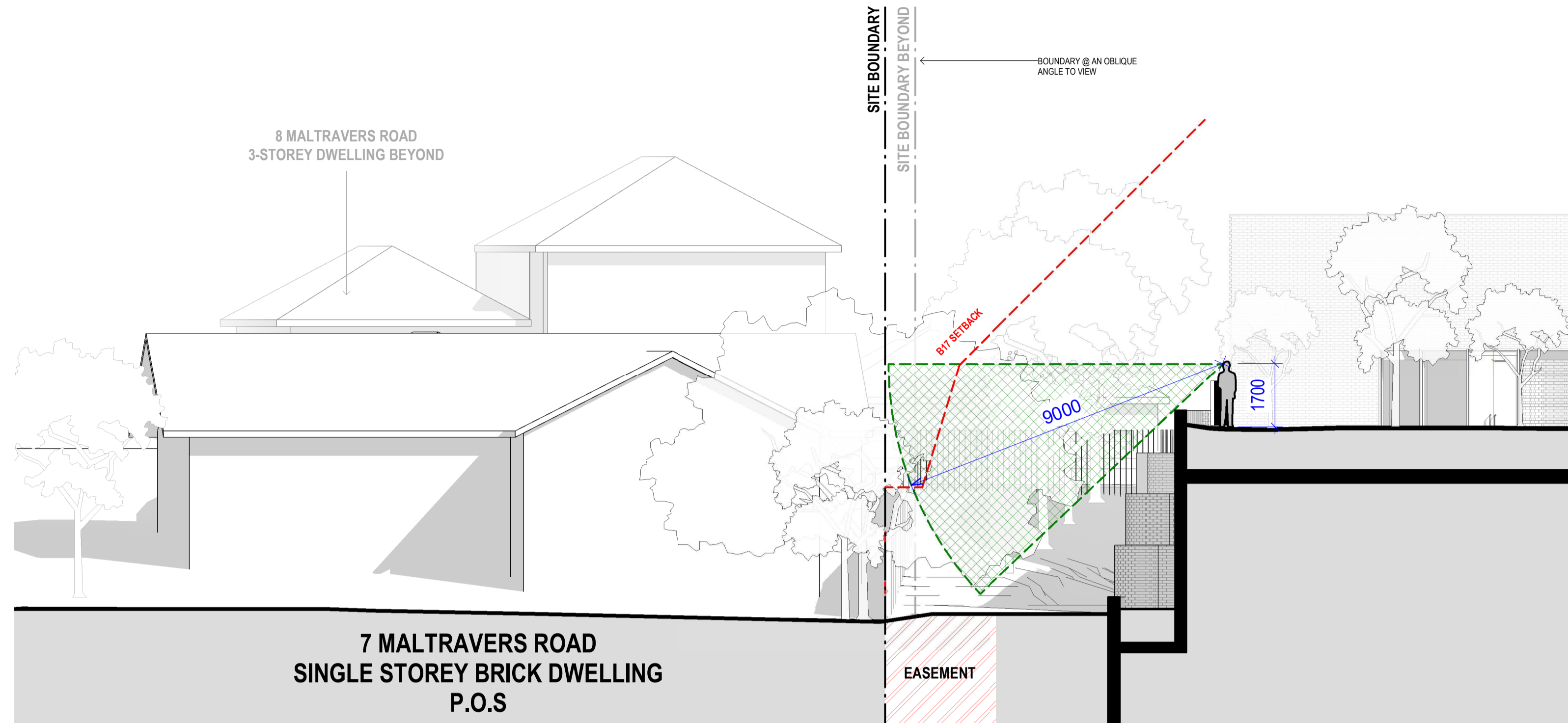


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LEGEND - OVERLOOKING DIAGRAM

 EXTENT OF VIEW RANGE (WORST CASE SCENARIO)



SECTION 07 - OVERLOOKING DIAGRAM



STATUS RFI RESPONSE SUBMISSION

PROJECT

CLIENT

ADDRESS
 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
 SECTIONS - OVERLOOKING DIAGRAM

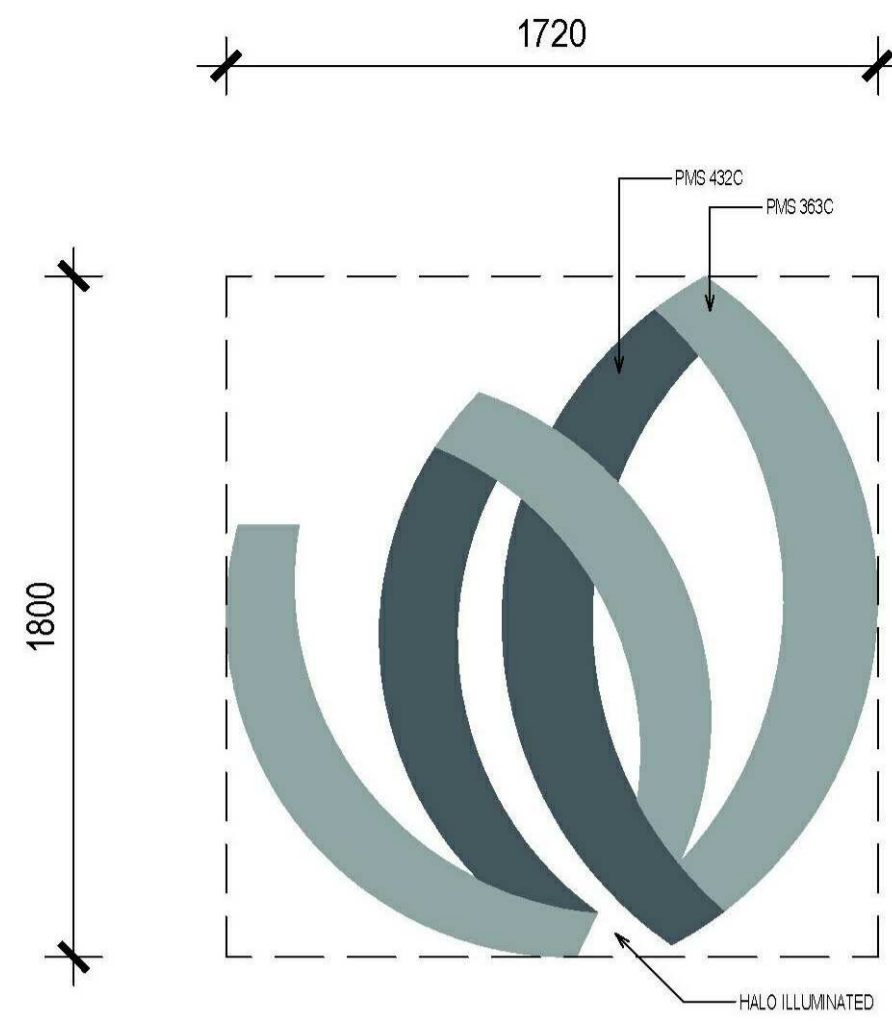
DRW CHK SCALE (@A1)
 ML GH 1:200

PROJECT No. DRAWING No. REV
 1910034 / TP-41-003 SED PLAN / A
Application No. P4/2024

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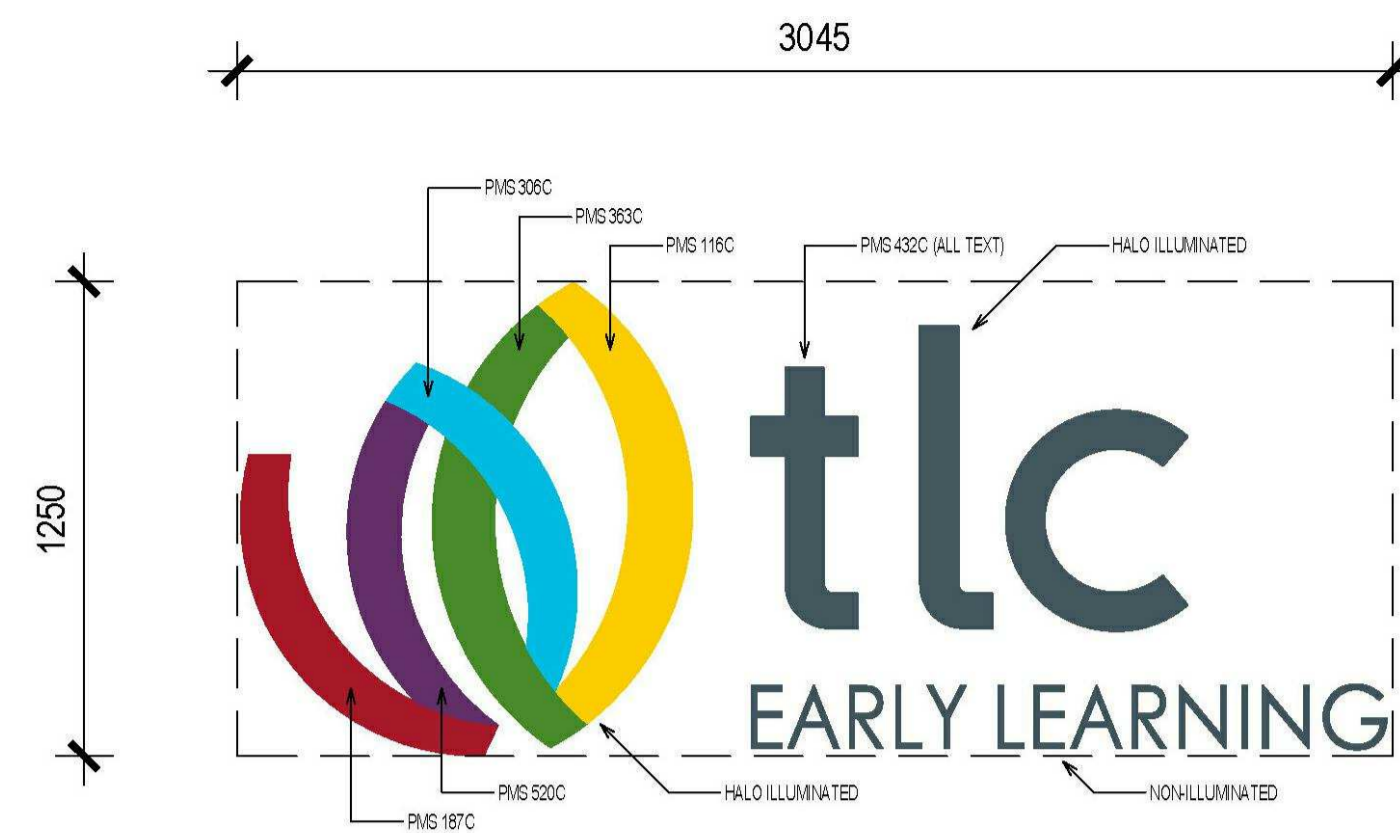
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DASHED LINE INDICATED OVERALL HEIGHT AND WIDTH OF LOGO + LETTERS. THE SIGNS WILL BE INDIVIDUAL METAL LETTERS THAT WILL BE ILLUMINATED AS INDICATED.

ALL EXTERNAL ILLUMINATED SIGNAGE CIRCUITS TO BE PE-CELL AND TIMECLOCK CONTROLLED - RUN TIMES TO BE BETWEEN DUSK TO DAWN HOURS.

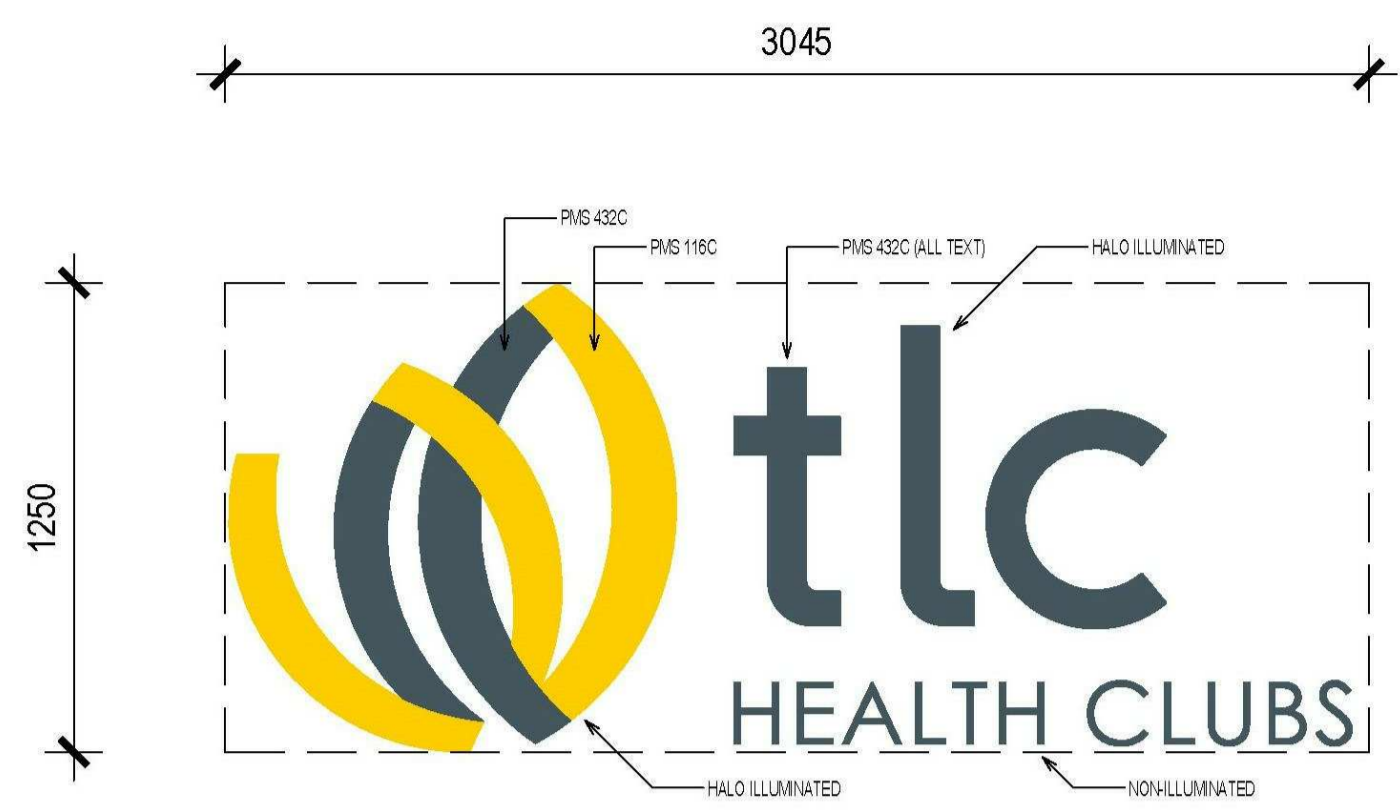
SIGN #01 - ILLUMINATED (WITH DIMMER)



DASHED LINE INDICATED OVERALL HEIGHT AND WIDTH OF LOGO + LETTERS. THE SIGNS WILL BE INDIVIDUAL METAL LETTERS THAT WILL BE ILLUMINATED AS INDICATED.

ALL EXTERNAL ILLUMINATED SIGNAGE CIRCUITS TO BE PE-CELL AND TIMECLOCK CONTROLLED - RUN TIMES TO BE BETWEEN DUSK TO DAWN HOURS.

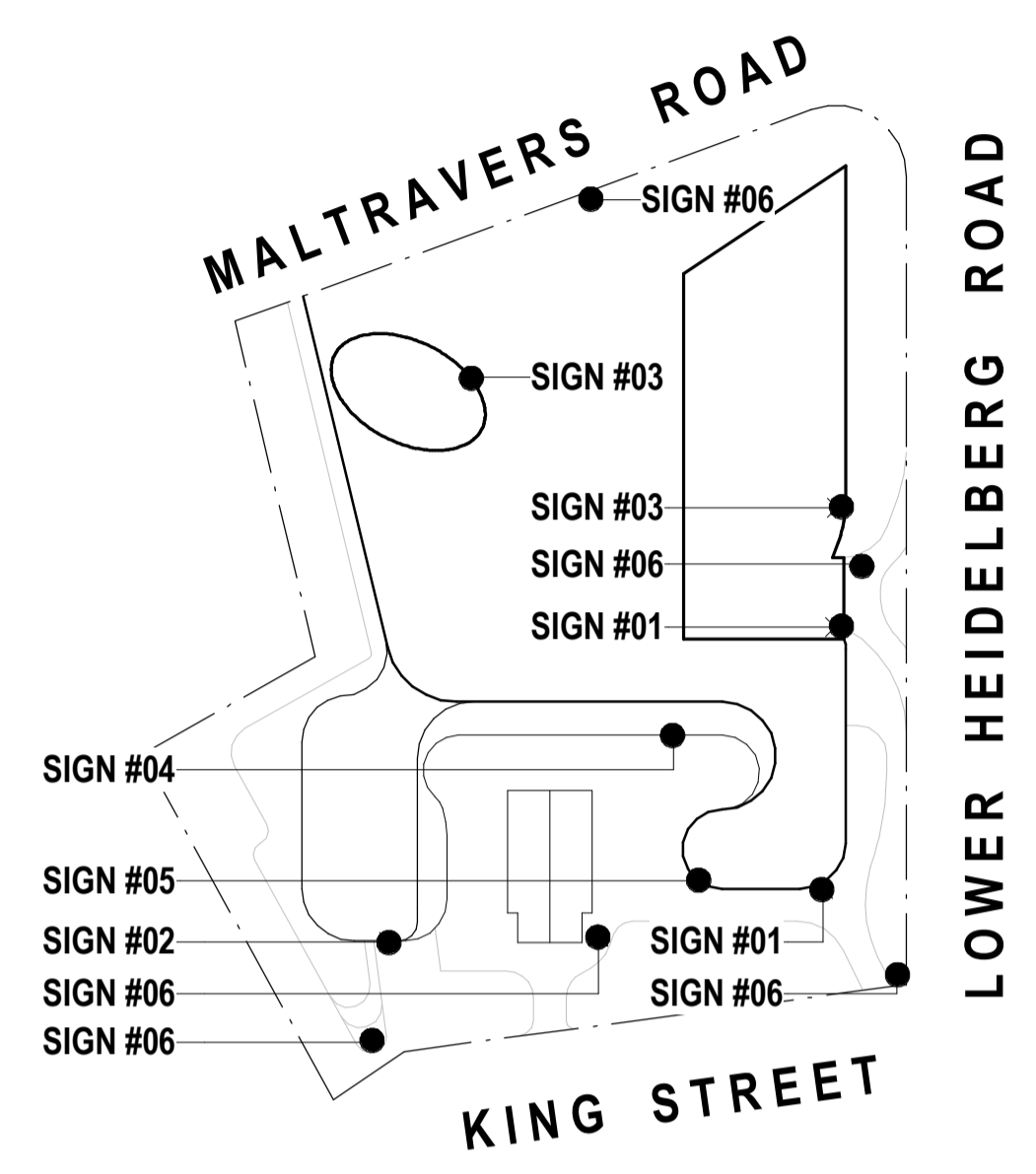
SIGN #02 - ILLUMINATED (WITH DIMMER)



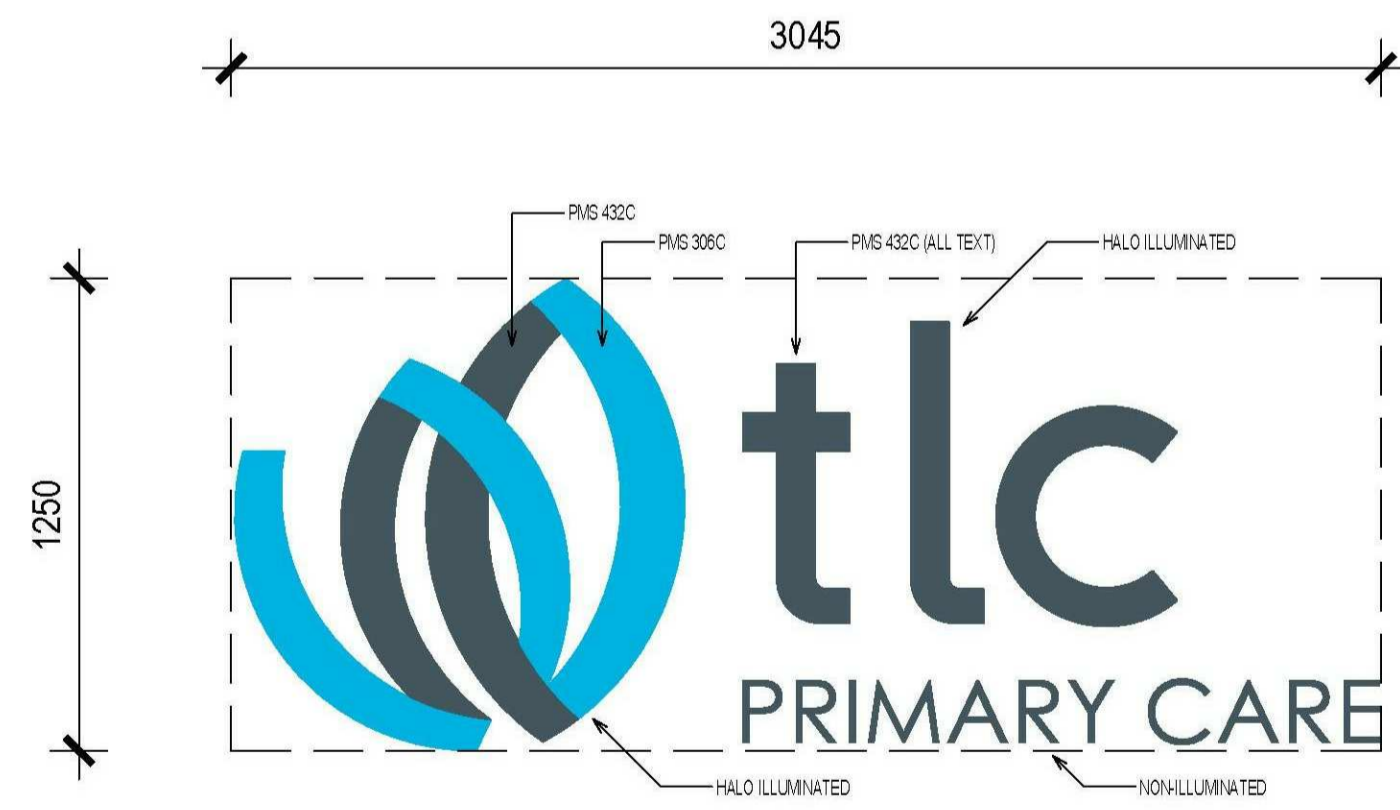
DASHED LINE INDICATED OVERALL HEIGHT AND WIDTH OF LOGO + LETTERS. THE SIGNS WILL BE INDIVIDUAL METAL LETTERS THAT WILL BE ILLUMINATED AS INDICATED.

ALL EXTERNAL ILLUMINATED SIGNAGE CIRCUITS TO BE PE-CELL AND TIMECLOCK CONTROLLED - RUN TIMES TO BE BETWEEN DUSK TO DAWN HOURS.

SIGN #03 - ILLUMINATED (WITH DIMMER)



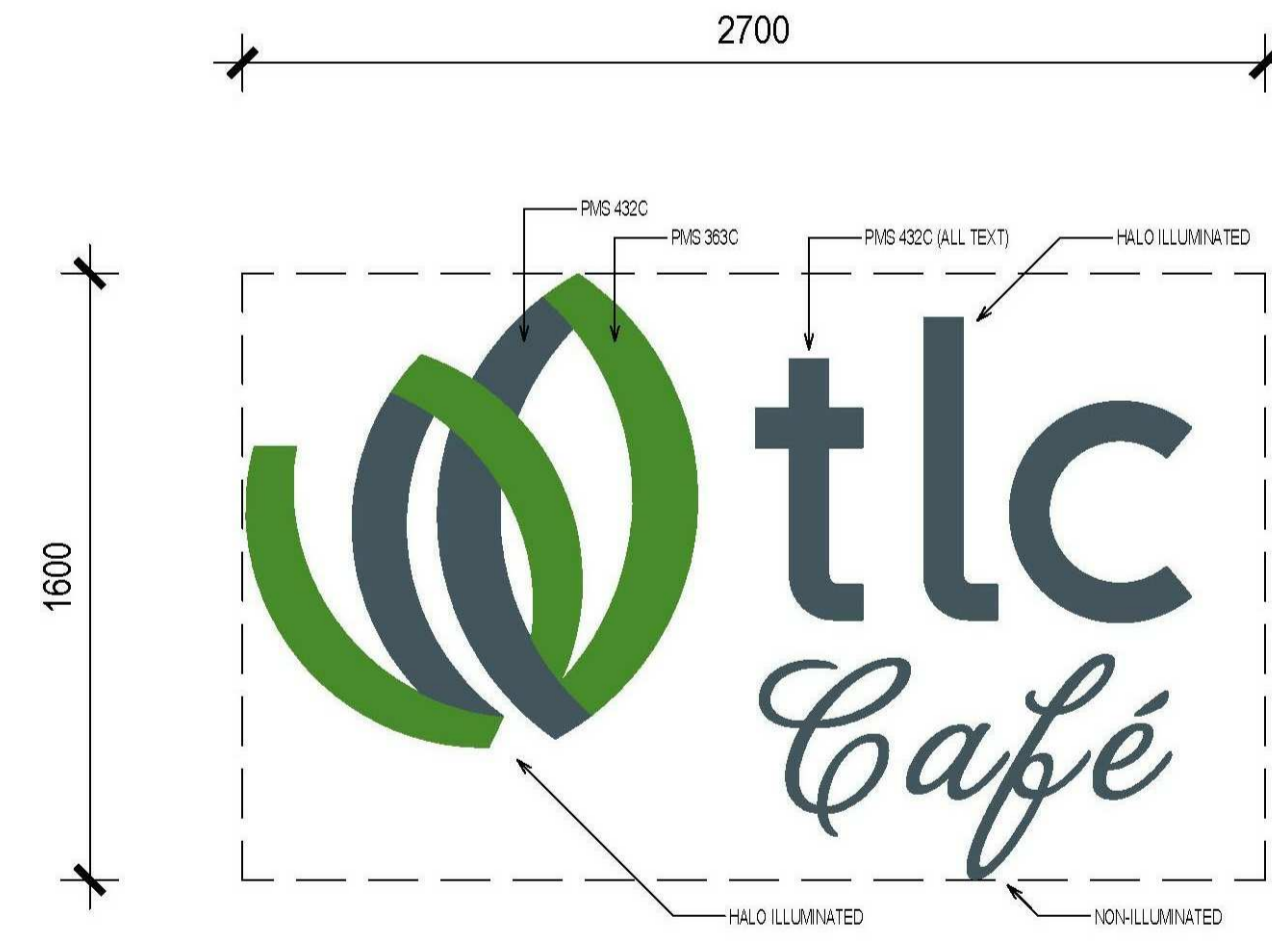
SIGNAGE KEY PLAN (NTS)



DASHED LINE INDICATED OVERALL HEIGHT AND WIDTH OF LOGO + LETTERS. THE SIGNS WILL BE INDIVIDUAL METAL LETTERS THAT WILL BE ILLUMINATED AS INDICATED.

ALL EXTERNAL ILLUMINATED SIGNAGE CIRCUITS TO BE PE-CELL AND TIMECLOCK CONTROLLED - RUN TIMES TO BE BETWEEN DUSK TO DAWN HOURS.

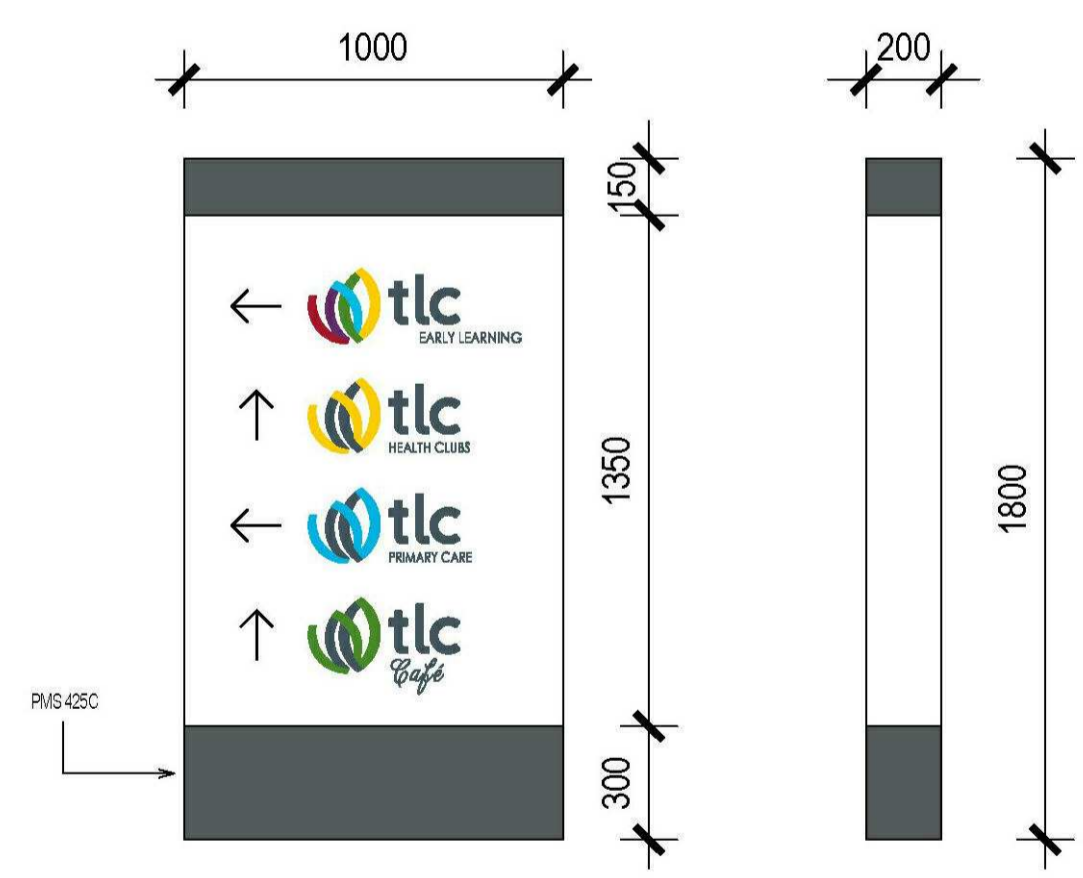
SIGN #04 - ILLUMINATED (WITH DIMMER)



DASHED LINE INDICATED OVERALL HEIGHT AND WIDTH OF LOGO + LETTERS. THE SIGNS WILL BE INDIVIDUAL METAL LETTERS THAT WILL BE ILLUMINATED AS INDICATED.

ALL EXTERNAL ILLUMINATED SIGNAGE CIRCUITS TO BE PE-CELL AND TIMECLOCK CONTROLLED - RUN TIMES TO BE BETWEEN DUSK TO DAWN HOURS.

SIGN #05 - ILLUMINATED (WITH DIMMER)



ILLUMINATED WAYFINDING TOTEM SIGNAGE

MATERIALS: POWDERCOATED ALUMINIUM WITH CUT-OUT LETTERING AND SYMBOLS WITH ACRYLIC INFILL

LIGHTING: ILLUMINATED USING LED LIGHTING

(INDICATIVE ARROWS SHOWN)

SIGN #06 - ILLUMINATED WAYFINDING SIGNAGE



STATUS RFI RESPONSE SUBMISSION

PROJECT
 INTEGRATED COMMUNITY FACILITY
CLIENT
 TLC MELBOURNE PTY LTD
ADDRESS
 321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
 SIGNAGE PLAN

DRW	CHK	SCALE (@A1)
RL	GH	1:20

PROJECT No.	DRAWING No.	REV
1910034	TP-42-003	D