1144-1154 MOUNT ALEXANDER ROAD, ESSENDON

COMBINED RETAIL & RESIDENTIAL
DEVELOPMENT

PEDDLE THORP

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON COMBINED RETAIL & RESIDENTIAL DEVELOPMENT		**SEPTEMBER 2016**		DRAWING NO: **TP 000**
PROJECT NO: 35-0043	REASON FOR ISSUE: TOWN PLANNING	REVISION: 8	DATE: SEPT '16	

TOWN PLANNING PERMIT APPLICATION
MOUNT ALEXANDER ROAD | ESSENDON

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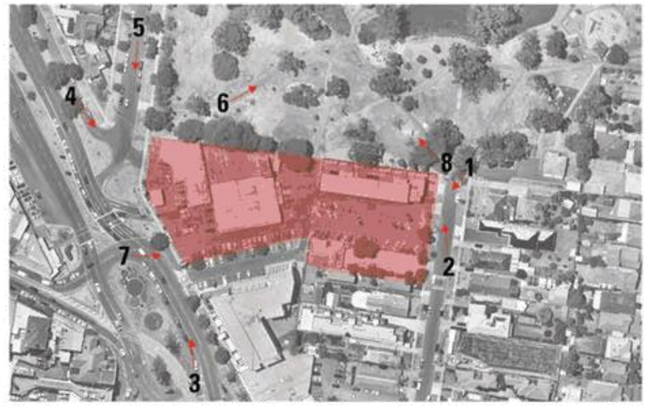
MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

DRAWING REGISTER

REVISION: 8
DATE: SEPT '16
SCALE:

DRAWING NO: **TP-001**



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EXISTING CONDITIONS- N/HOOD CHARACTER

REVISION: 8
DATE: SEPT '16
SCALE:

DRAWING NO: **TP-002**

LEGEND

1: WOODLANDS PARK
2: COLES ESSENDON
3: 7/11 ESSENDON
4: PUNTHILL ESSENDON
5: ESSENDON KIDS
6: THOMPSON RESERVE
7: BOUNDY'S SUPA IGA

MOUNT ALEXANDER ROAD
WINFRED STREET
CARNARVON ROAD
PUBLIC TRANSPORT SERVICE:
NEAREST TRAM STOP - 0.043km
GLENBERIE TRAIN STATION DISTANCE - 1.0km
STRATHMORE TRAIN STATION- 1.9km

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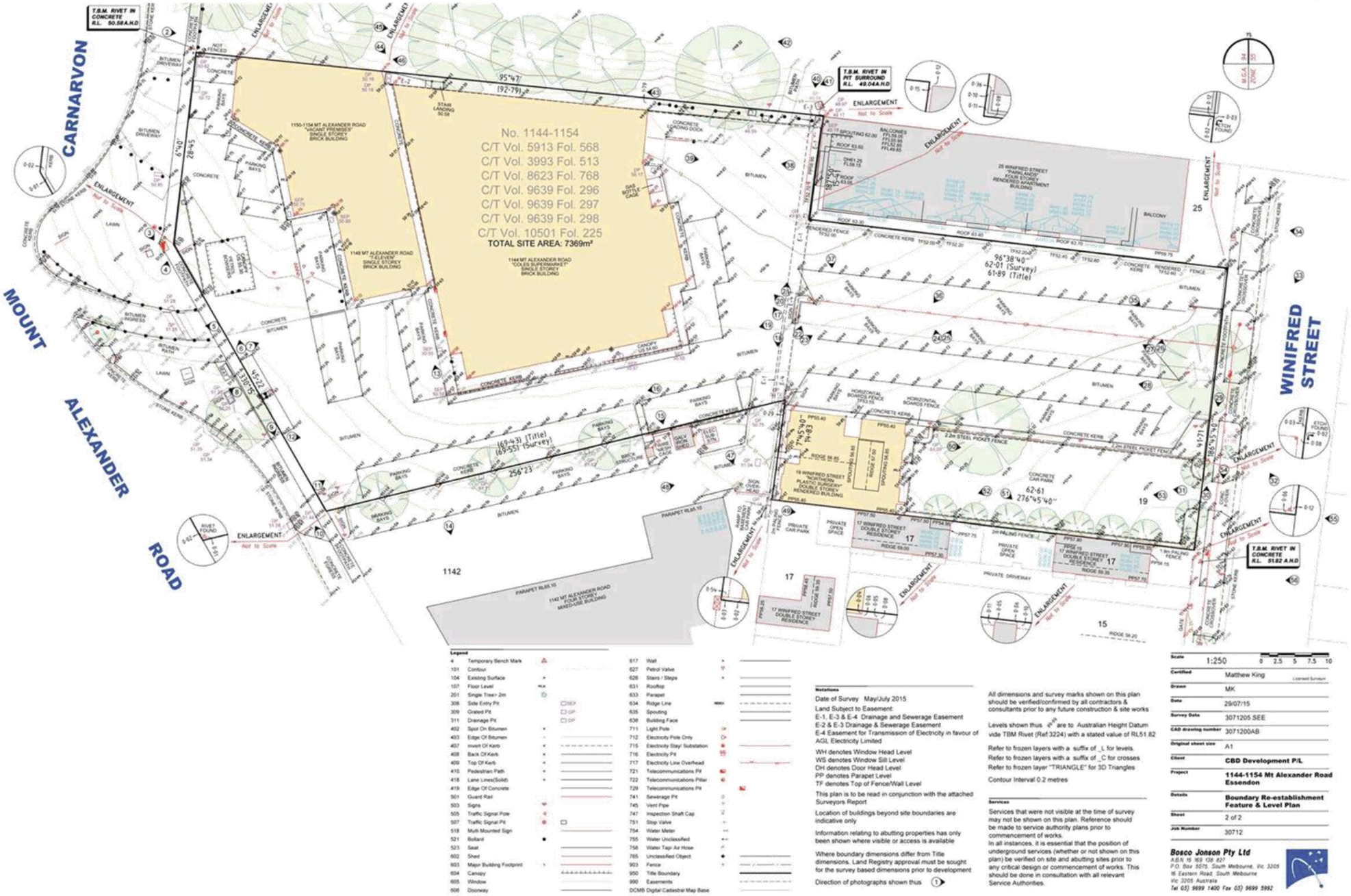
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

LOCATION PLAN

REVISION: 8
DATE: SEPT '16
SCALE:

DRAWING NO:
TP-003



Legend

4	Temporary Bench Mark	617	Wall		
101	Contour	627	Petrol Valve		
104	Existing Surface	628	Stairs / Steps		
107	Floor Level	631	Rooftop		
201	Single Tree> 2m	633	Parapet		
308	Side Entry Pit	SEP	634	Ridge Line	
309	Grated Pit	GP	635	Spouting	
311	Drainage Pit	DP	638	Building Face	
402	Spot On Bitumen	711	Light Pole		
403	Edge Of Bitumen	712	Electricity Pole Only		
407	Invert Of Kerb	715	Electricity Stay/ Substation		
408	Back Of Kerb	716	Electricity Pit		
409	Top Of Kerb	717	Electricity Line Overhead		
410	Pedestrian Path	721	Telecommunications Pit		
418	Lane Lines(Solid)	722	Telecommunications Pillar		
419	Edge Of Concrete	729	Telecommunications Pit		
501	Guard Rail	741	Sewerage Pit		
503	Signs	745	Vent Pipe		
505	Traffic Signal Pole	747	Inspection Shaft Cap		
507	Traffic Signal Pit	751	Stop Valve		
518	Multi Mounted Sign	754	Water Meter		
521	Bollard	755	Water Unclass/Red		
523	Seat	758	Water Tap/ Air Hose		
602	Shed	765	Unclass/Red Object		
603	Major Building Footprint	903	Fence		
604	Canopy	950	Title Boundary		
605	Window	990	Easements		
606	Doorway	DCMB	Digital Cadastral Map Base		

Notations

Date of Survey May/July 2015

Land Subject to Easement:
E-1, E-3 & E-4 Drainage and Sewerage Easement
E-2 & E-3 Drainage & Sewerage Easement
E-4 Easement for Transmission of Electricity in favour of AGL Electricity Limited

WH denotes Window Head Level
WS denotes Window Sill Level
DH denotes Door Head Level
PP denotes Parapet Level
TF denotes Top of Fence/Wall Level

This plan is to be read in conjunction with the attached Surveyors Report

Location of buildings beyond site boundaries are indicative only

Information relating to abutting properties has only been shown where visible or access is available

Where boundary dimensions differ from Title dimensions, Land Registry approval must be sought for the survey based dimensions prior to development

Direction of photographs shown thus ③

All dimensions and survey marks shown on this plan should be verified/confirmed by all contractors & consultants prior to any future construction & site works

Levels shown thus 49.99 are to Australian Height Datum vide TBM Rivet (Ref 3224) with a stated value of RL51.82

Refer to frozen layers with a suffix of _L for levels.
Refer to frozen layers with a suffix of _C for crosses
Refer to frozen layer "TRIANGLE" for 3D Triangles

Contour Interval 0.2 metres

Services

Services that were not visible at the time of survey may not be shown on this plan. Reference should be made to service authority plans prior to commencement of works.
In all instances, it is essential that the position of underground services (whether or not shown on this plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

Scale	1:250 (0 2.5 5 7.5 10)
Certified	Matthew King (Licensed Surveyor)
Drawn	MK
Date	29/07/15
Survey Date	3071205 SEE
CAD drawing number	3071200AB
Original sheet size	A1
Client	**CBD Development P/L**
Project	**1144-1154 Mt Alexander Road Essendon**
Details	**Boundary Re-establishment Feature & Level Plan**
Sheet	2 of 2
Job Number	30712

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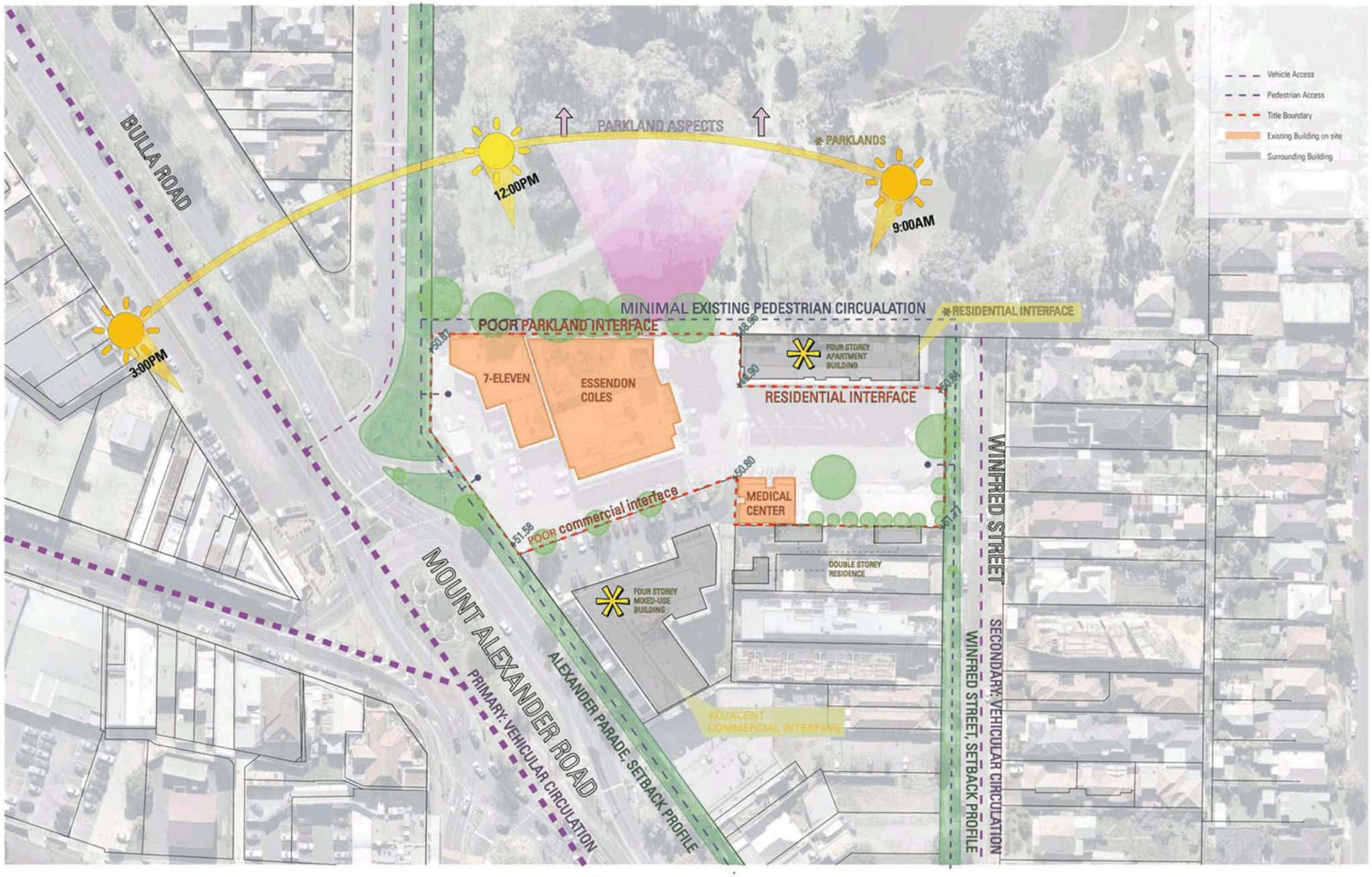
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

EXISTING CONDITIONS- LAND SURVEY

REVISION: 8
DATE: SEPT '16

DRAWING NO: **TP-005**



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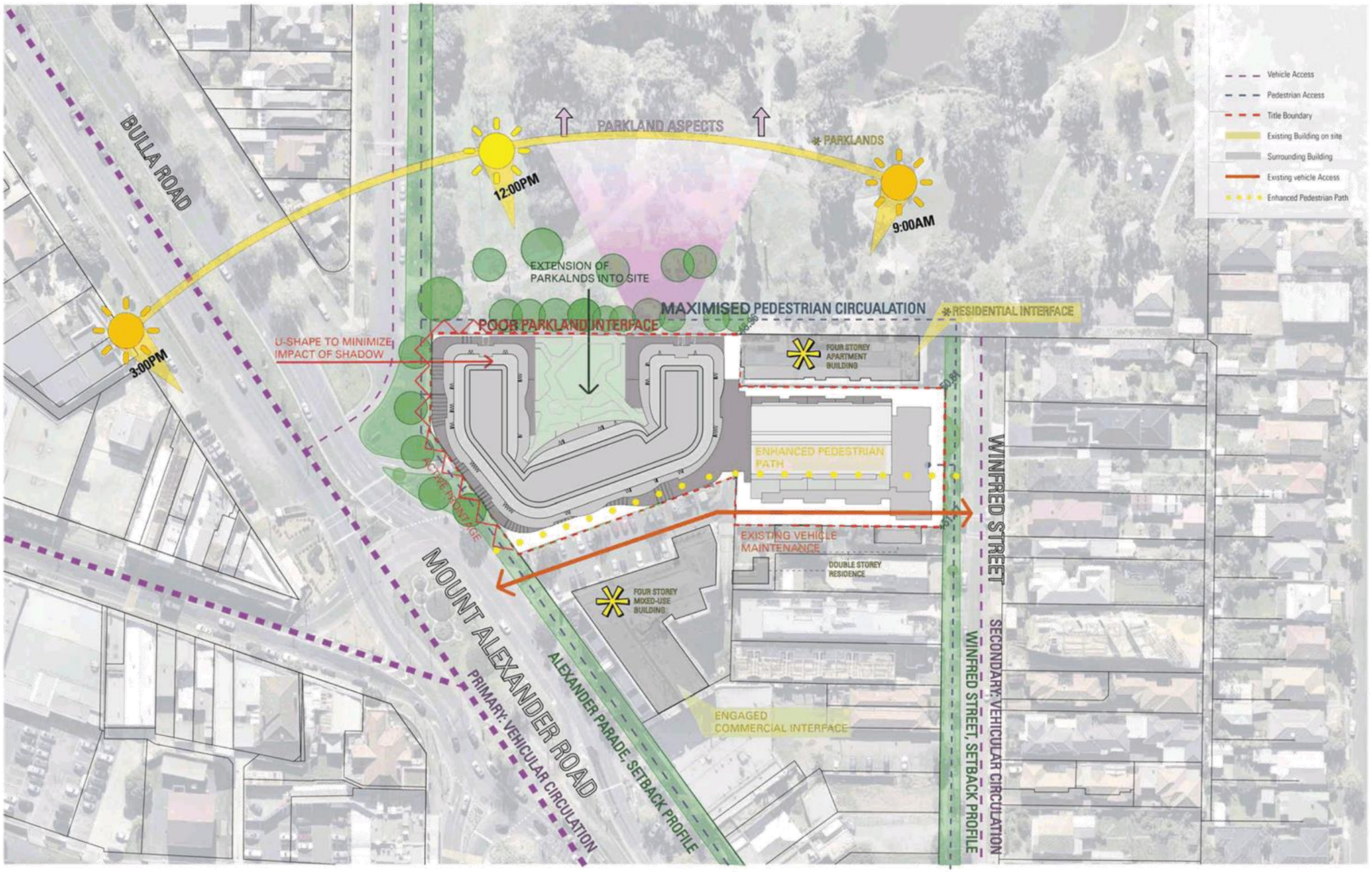
EXISTING CONDITIONS- SITE ANALYSIS

REVISION: 8
DATE: SEPT '16
SCALE: 1:500 @ A1

DRAWING NO: **TP-006**



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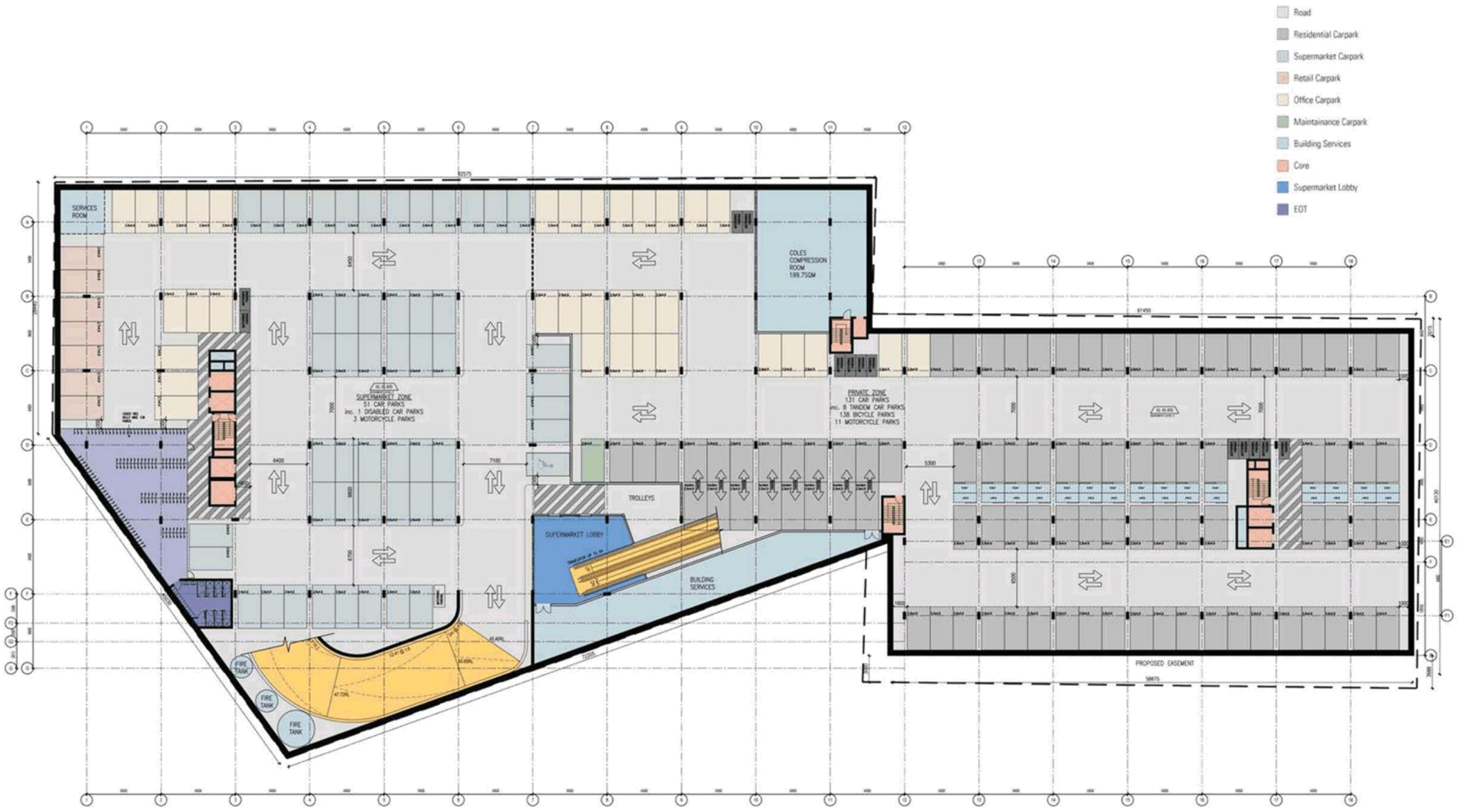
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

PROPOSED CONDITIONS- SITE ANALYSIS

REVISION: 8
DATE: SEPT '16
SCALE: 1:500 @ A1

DRAWING NO: **TP-006P**



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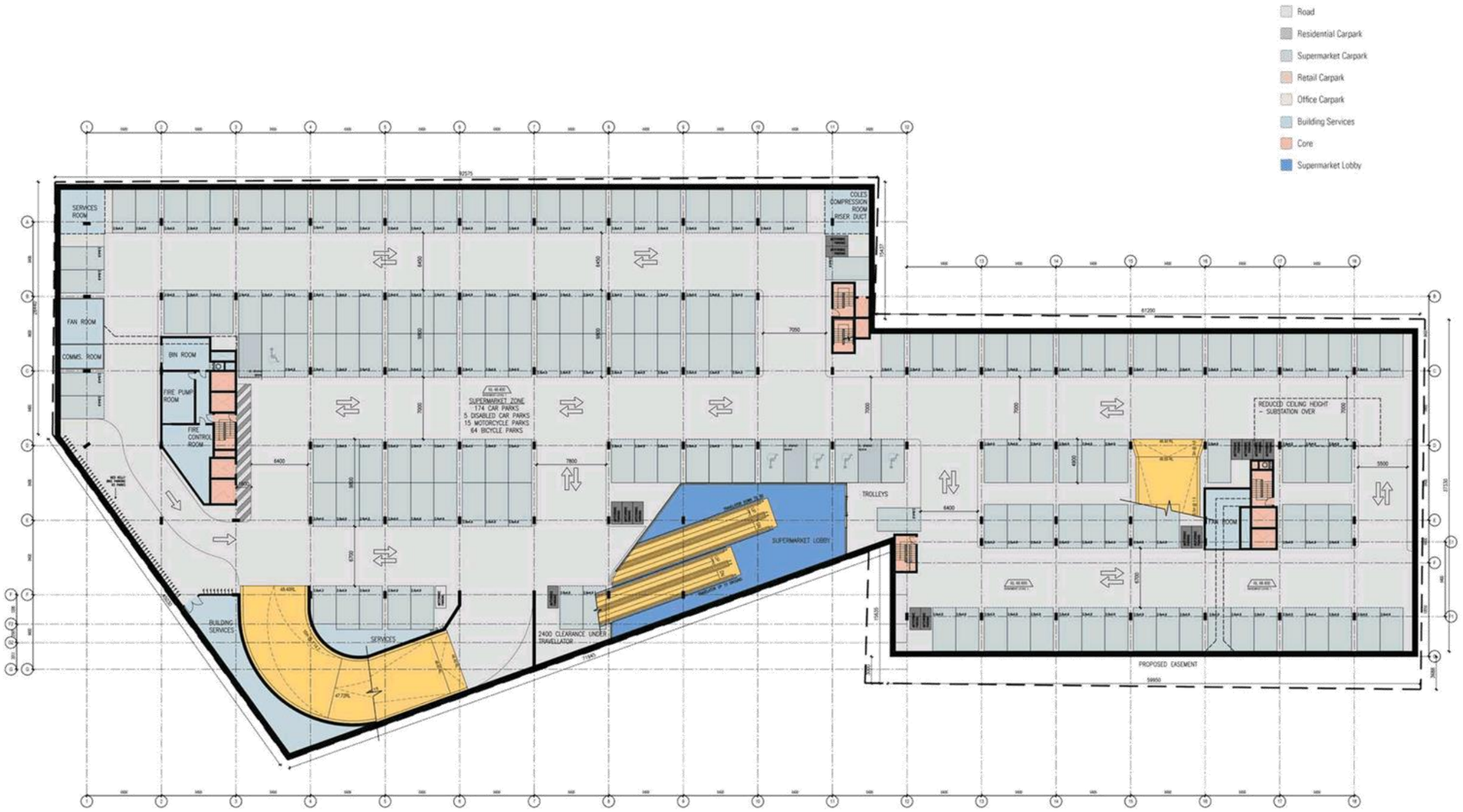
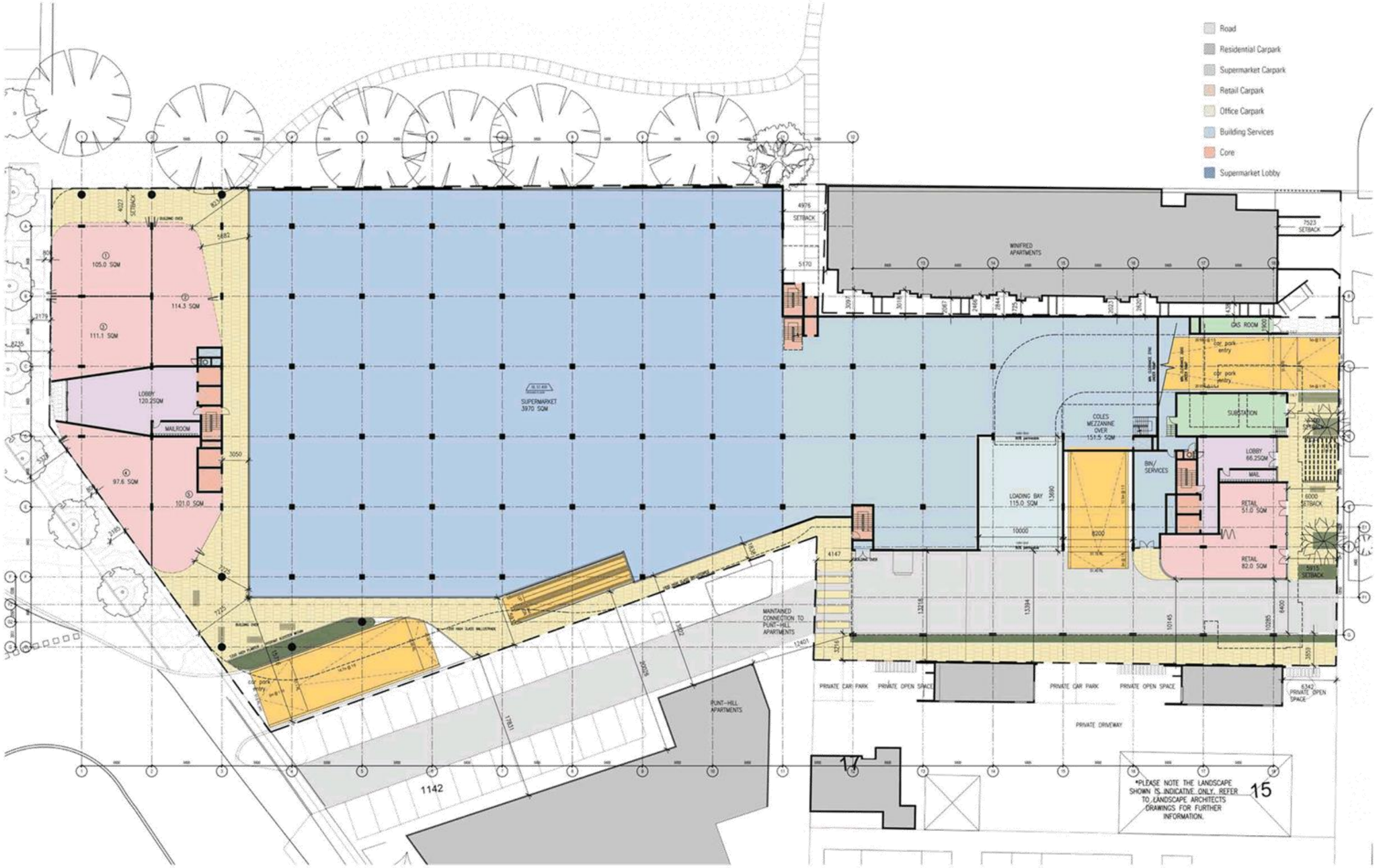
BASEMENT LOWER GROUND TWO

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-040


Road
Residential Carpark
Supermarket Carpark
Retail Carpark
Office Carpark
Building Services
Core
Supermarket Lobby
SERVICES ROOM
COLES COMPRESSION ROOM RISER DUCT
FAN ROOM
COMMS. ROOM
BIN ROOM
FIRE PUMP ROOM
FIRE CONTROL ROOM
SUPERMARKET ZONE
174 CAR PARKS
5 DISABLED CAR PARKS
15 MOTORCYCLE PARKS
64 BICYCLE PARKS
REDUCED CEILING HEIGHT – SUBSTATION OVER
TROLLEYS
SUPERMARKET LOBBY
TRANSFORMER 2000 kVA
TRANSFORMER 1000 kVA
TRANSFORMER 1000 kVA
TRANSFORMER 1



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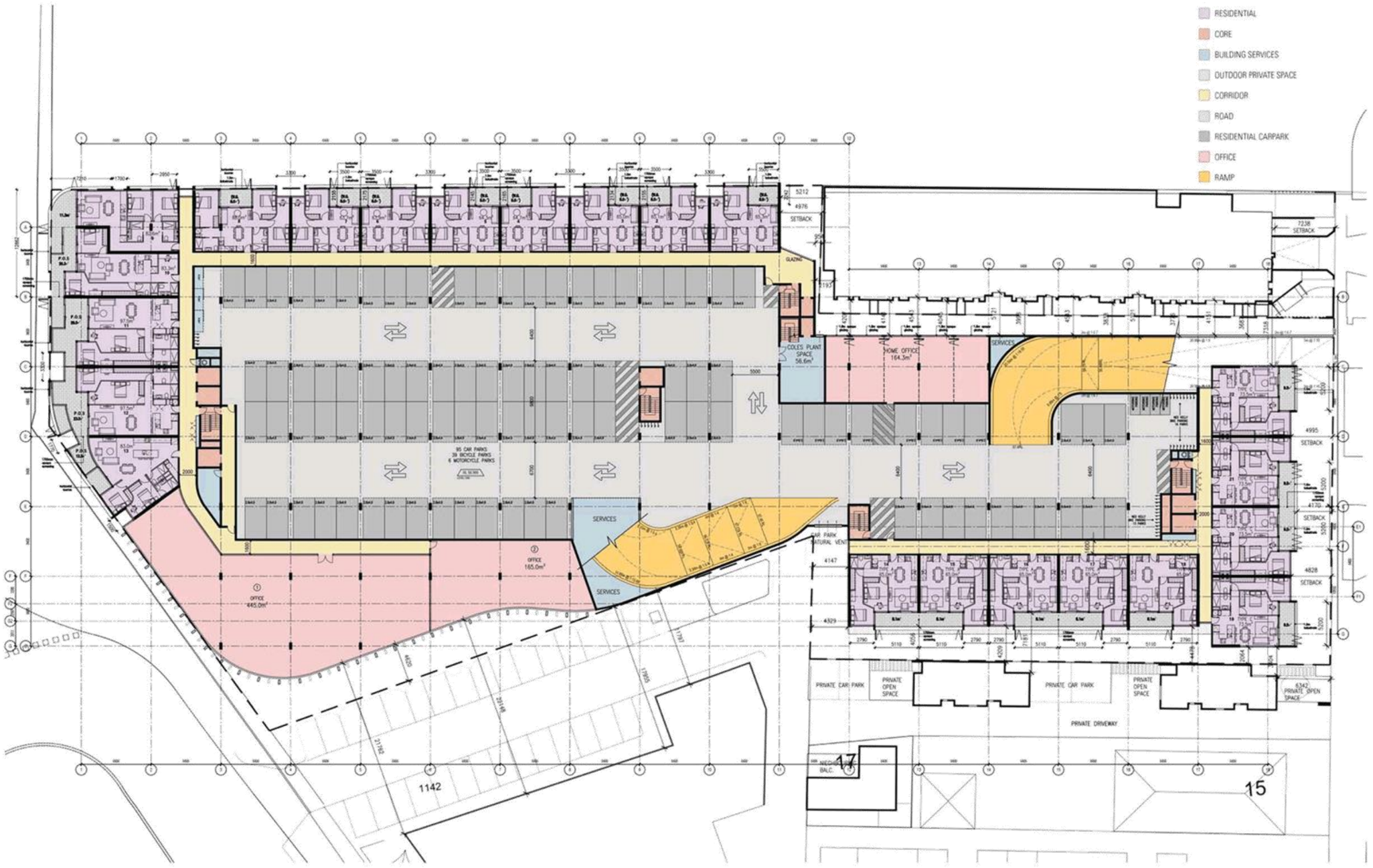
GROUND FLOOR PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-100



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PODIUM LEVEL ONE PLAN

REVISION: 8
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SCALE: 1:200 @ A1

DRAWING NO: **TP-101**

RESIDENTIAL
CORE
BUILDING SERVICES
OUTDOOR PRIVATE SPACE
CORRIDOR
ROAD
RESIDENTIAL CARPARK
OFFICE
RAMP

100 CAR PARKS
59 BICYCLE PARKS
6 MOTORCYCLE PARKS

OFFICE 445.0m²
OFFICE 165.0m²
SERVICES
TELSTRA PLANT SPACE 75.1m²
NEIGHBOURING BALC
SETBACK
GLAZING
PRIVATE CAR PARK
PRIVATE OPEN SPACE
PRIVATE DRIVEWAY

1142
17
15

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SCALE: 1:200 @ A1

PODIUM LEVEL TWO PLAN

DRAWING NO: **TP-102**

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PROJECT NO: 35-0043
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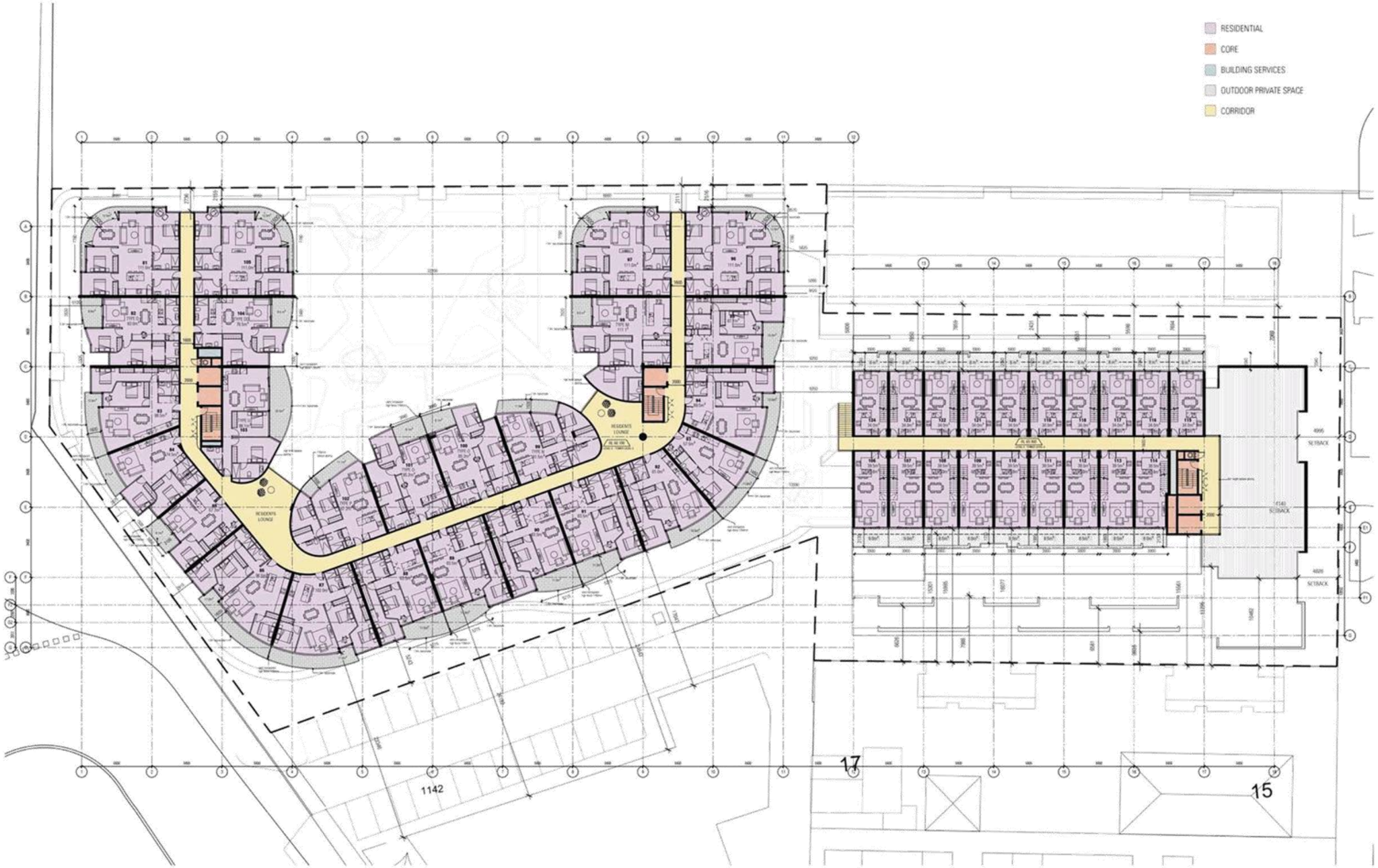
TOWER LEVEL ONE PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-103**



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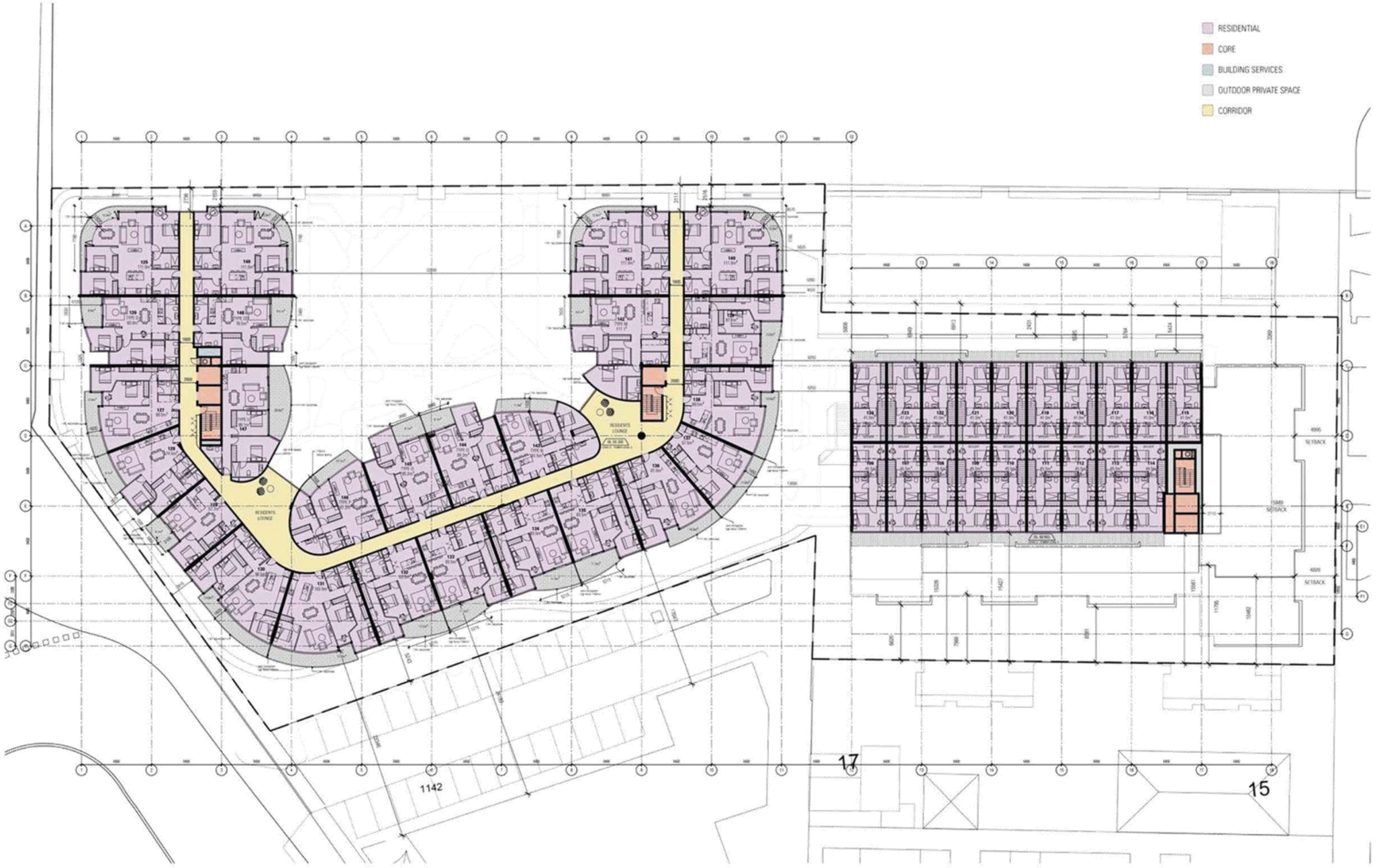
TOWER LEVEL TWO PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-104



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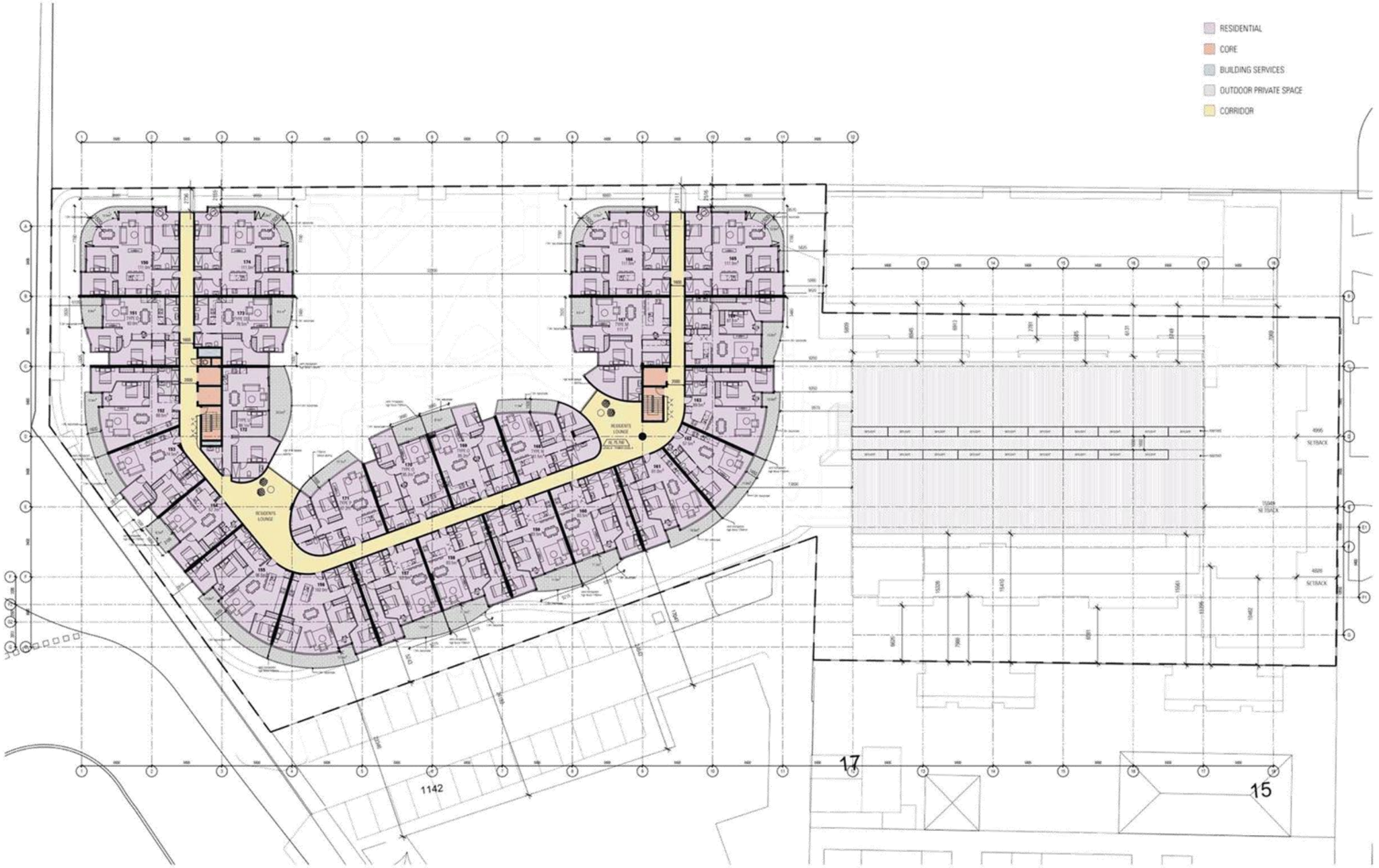
TOWER LEVEL THREE PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-105**



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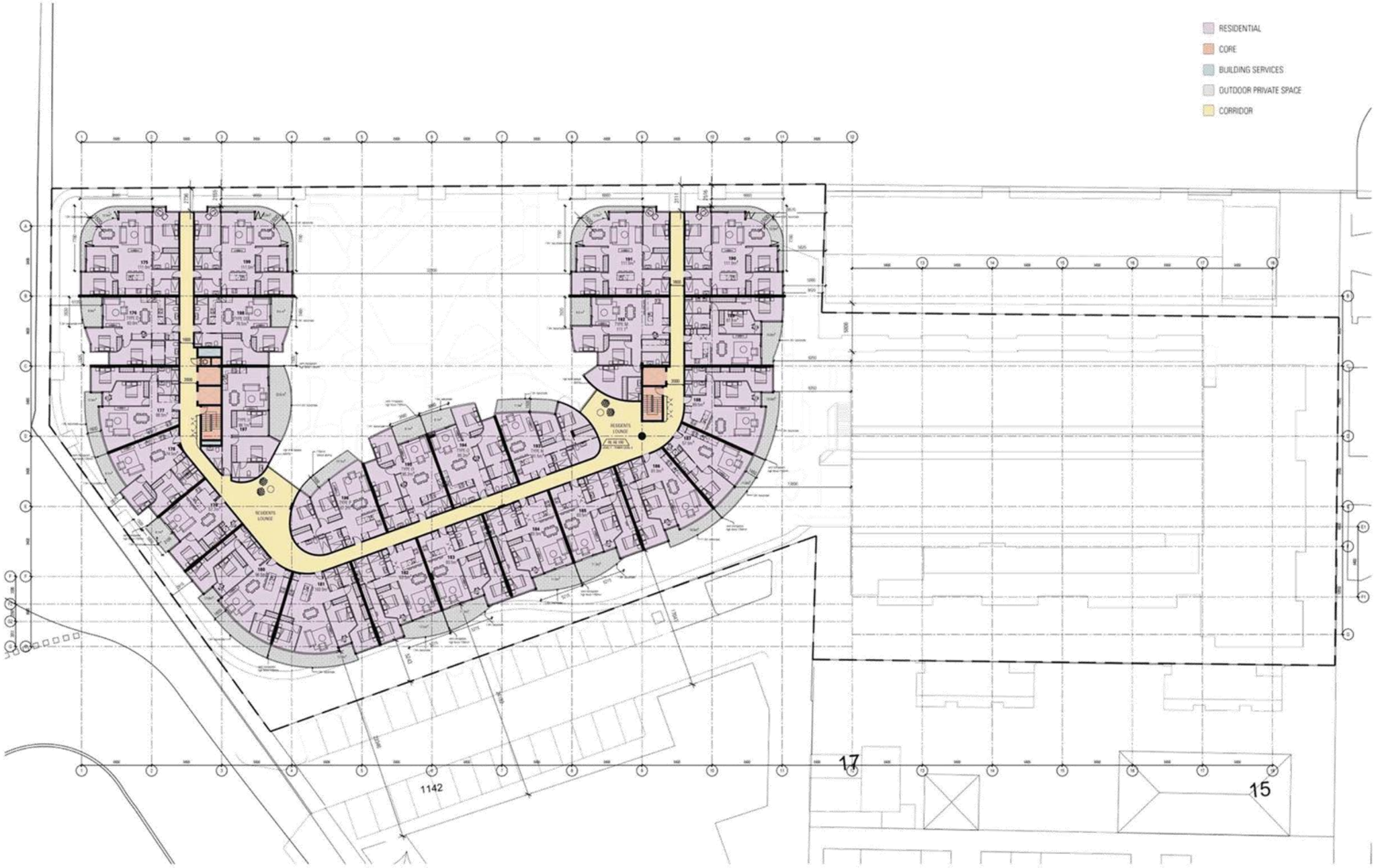
TOWER LEVEL FOUR PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-106



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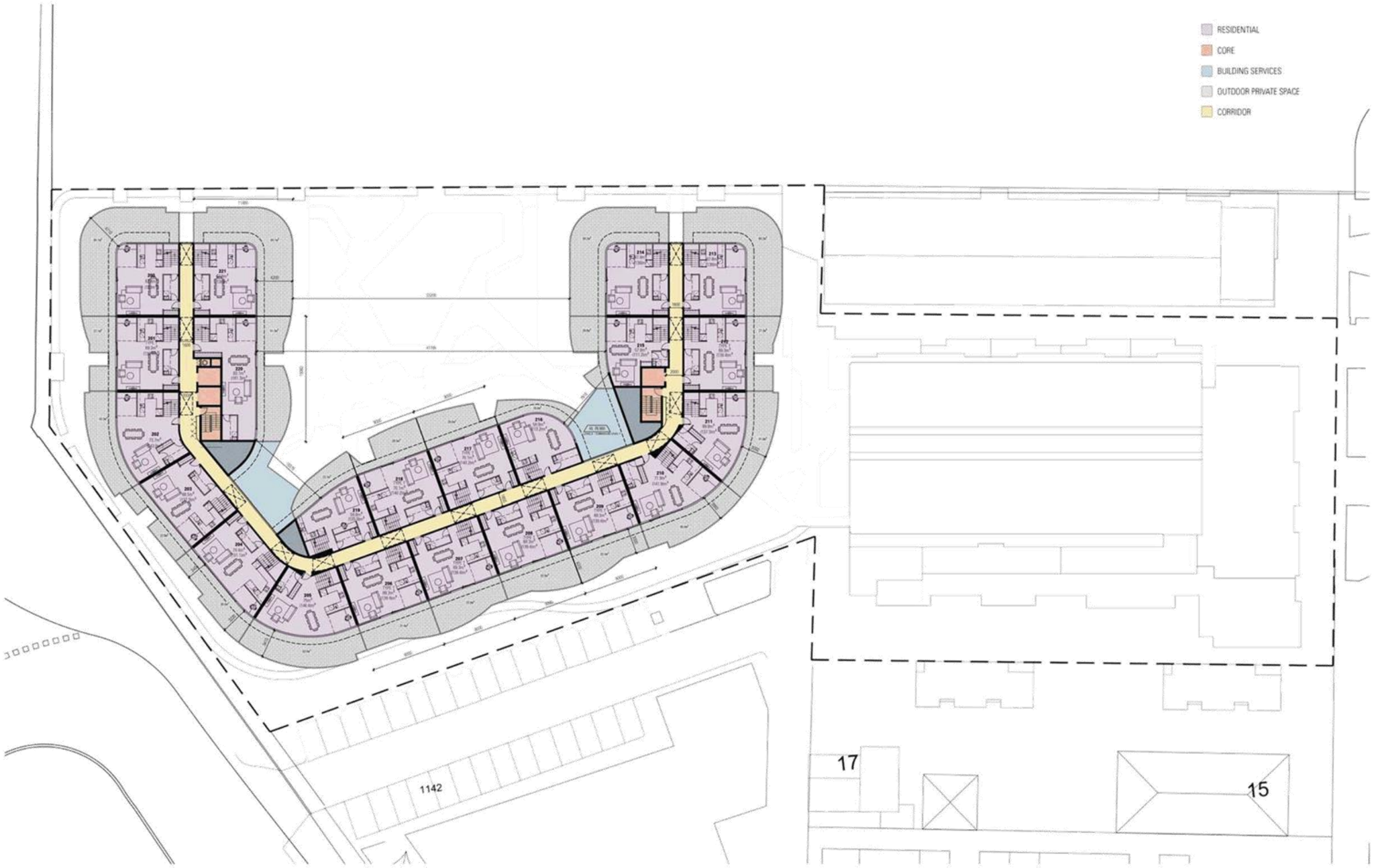
TOWER LEVEL FIVE PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-107**



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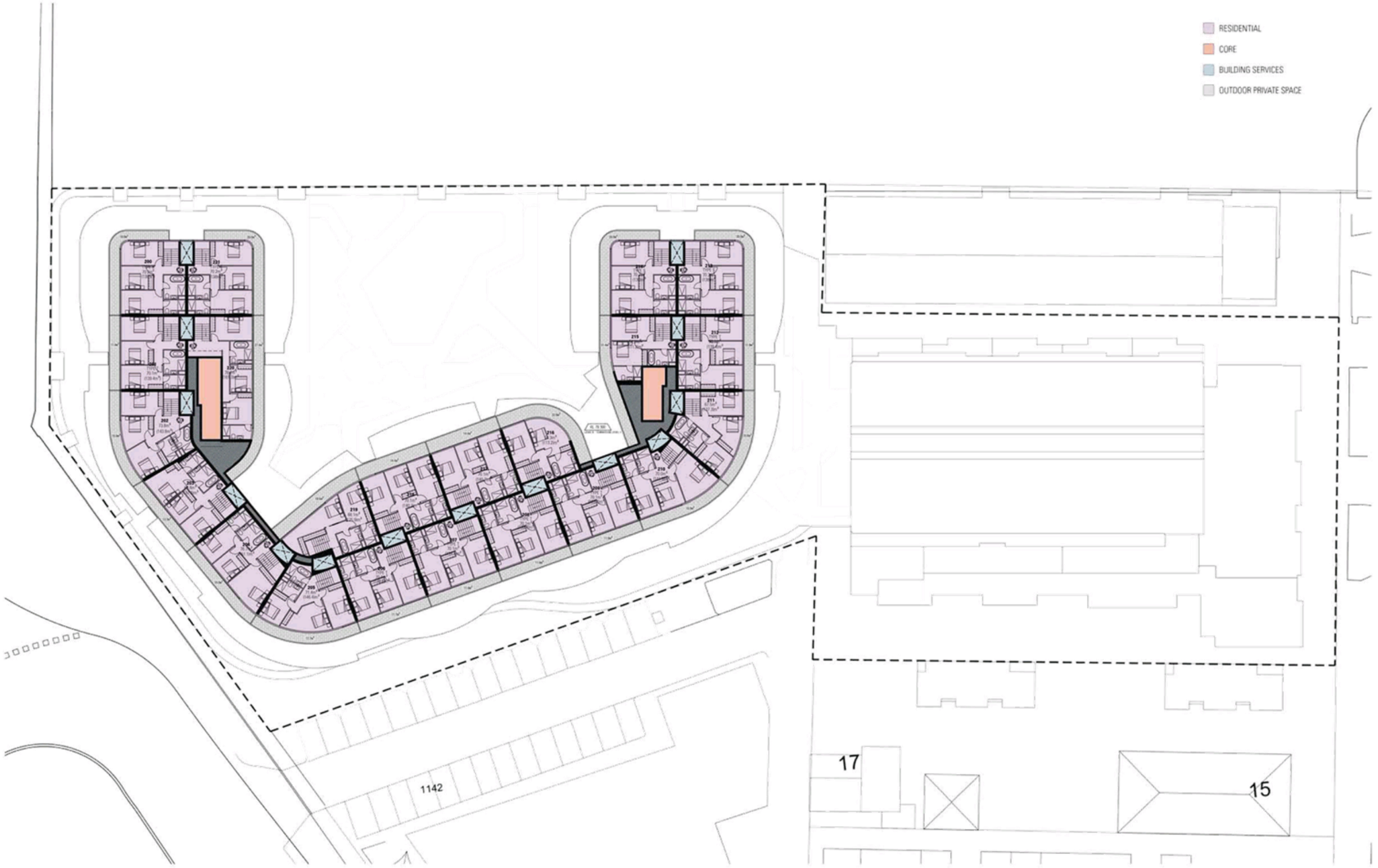
TOWNHOUSE LEVEL ONE PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-108**



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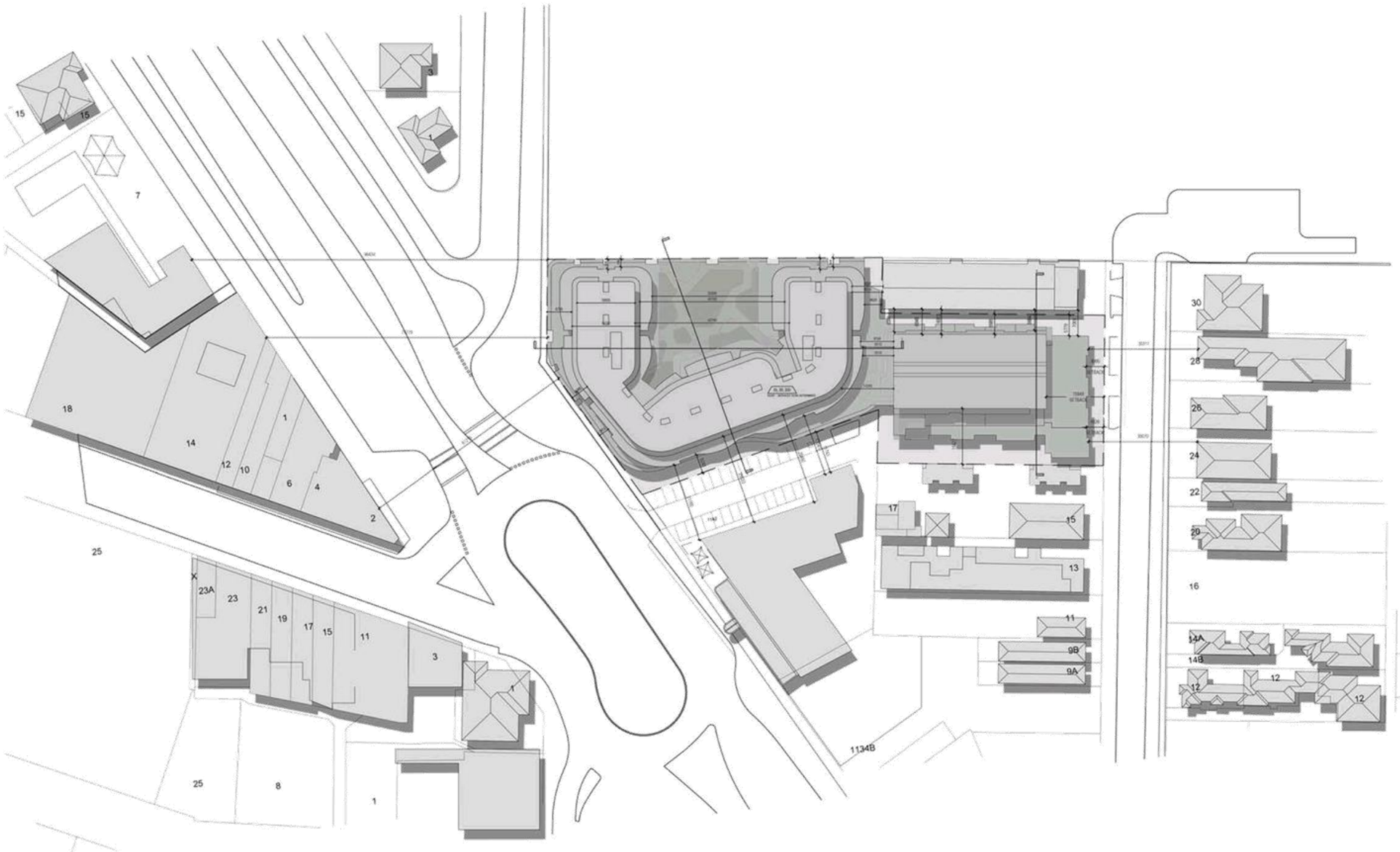
TOWNHOUSE LEVEL TWO PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-109**



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ACN. 006 975 668

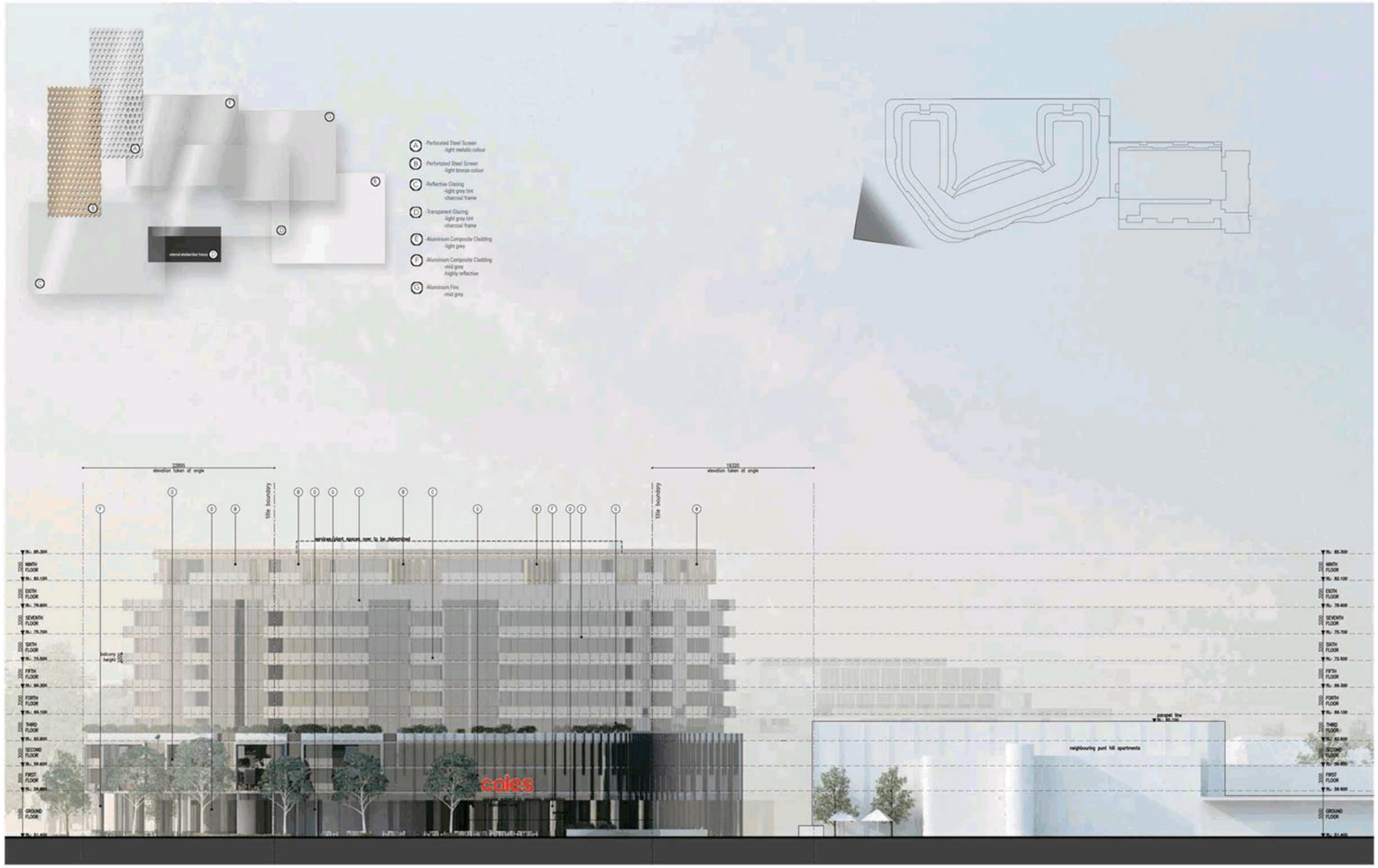
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ROOF PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:500 @ A1

DRAWING NO:
TP-150



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ACN. 006 975 668

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - MOUNT ALEXANDER ROAD

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-300

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ACN. 006 975 668

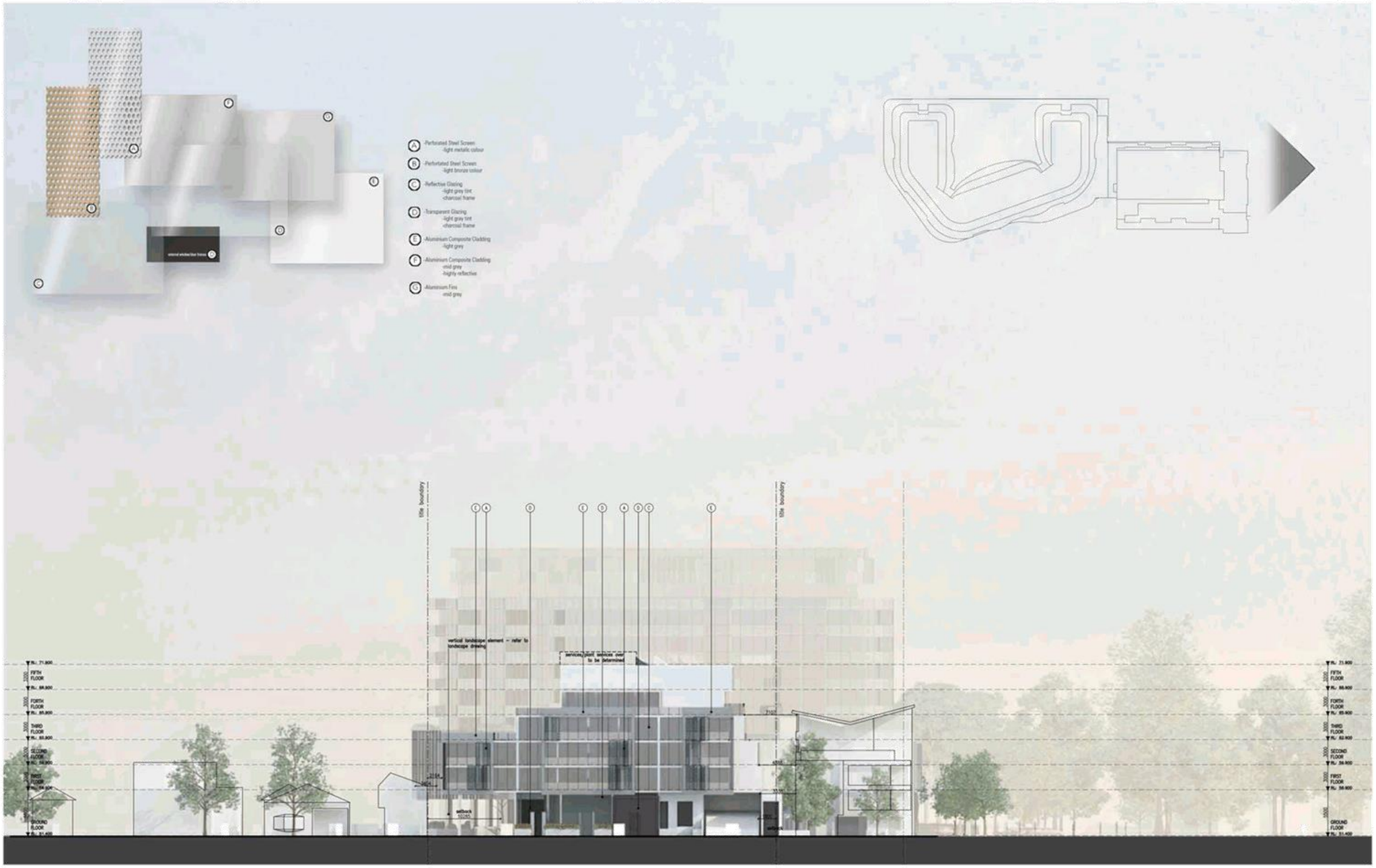
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - BULLA ROAD

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-301



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ACN. 006 975 668

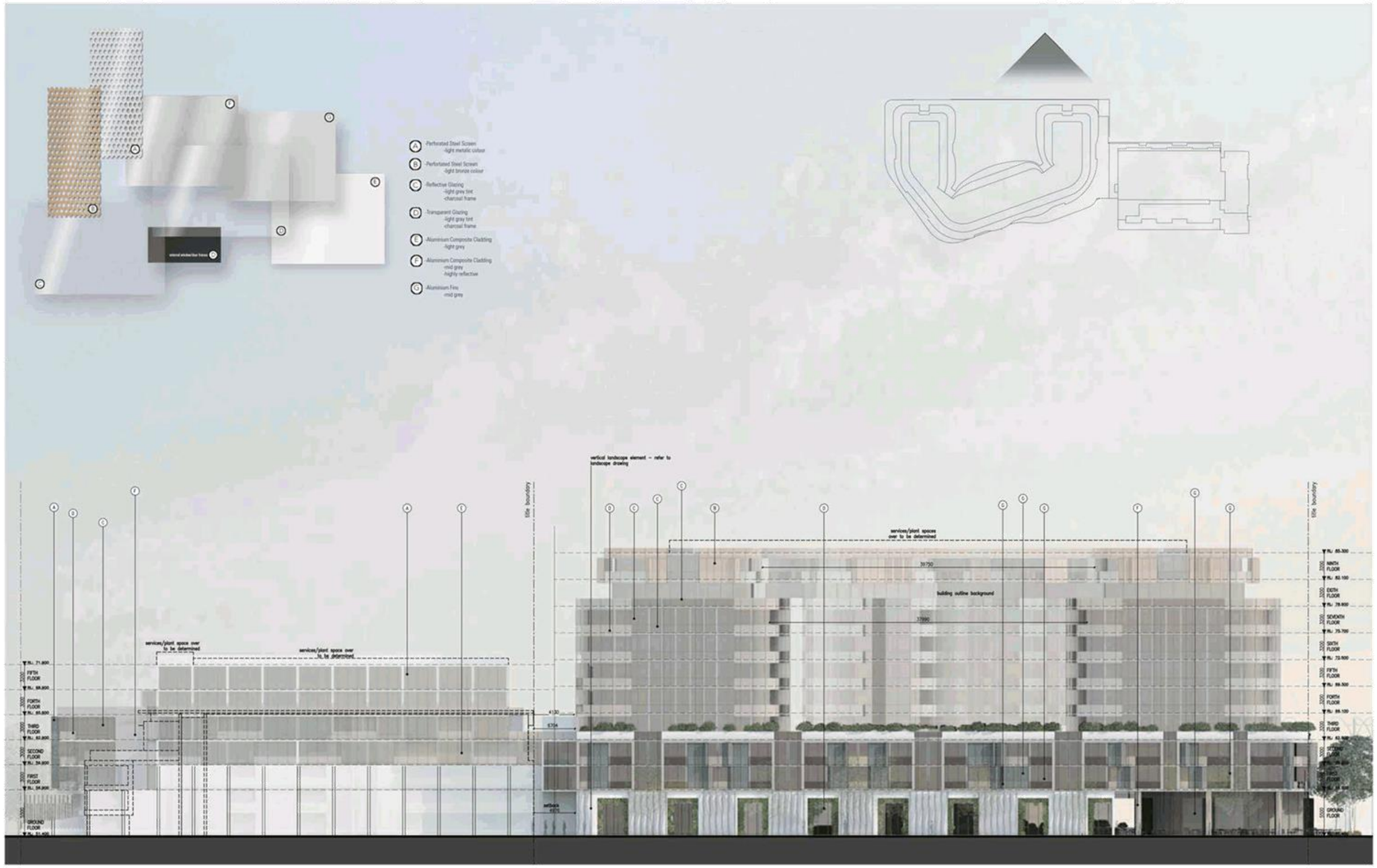
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - WINIFRED STREET

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-302



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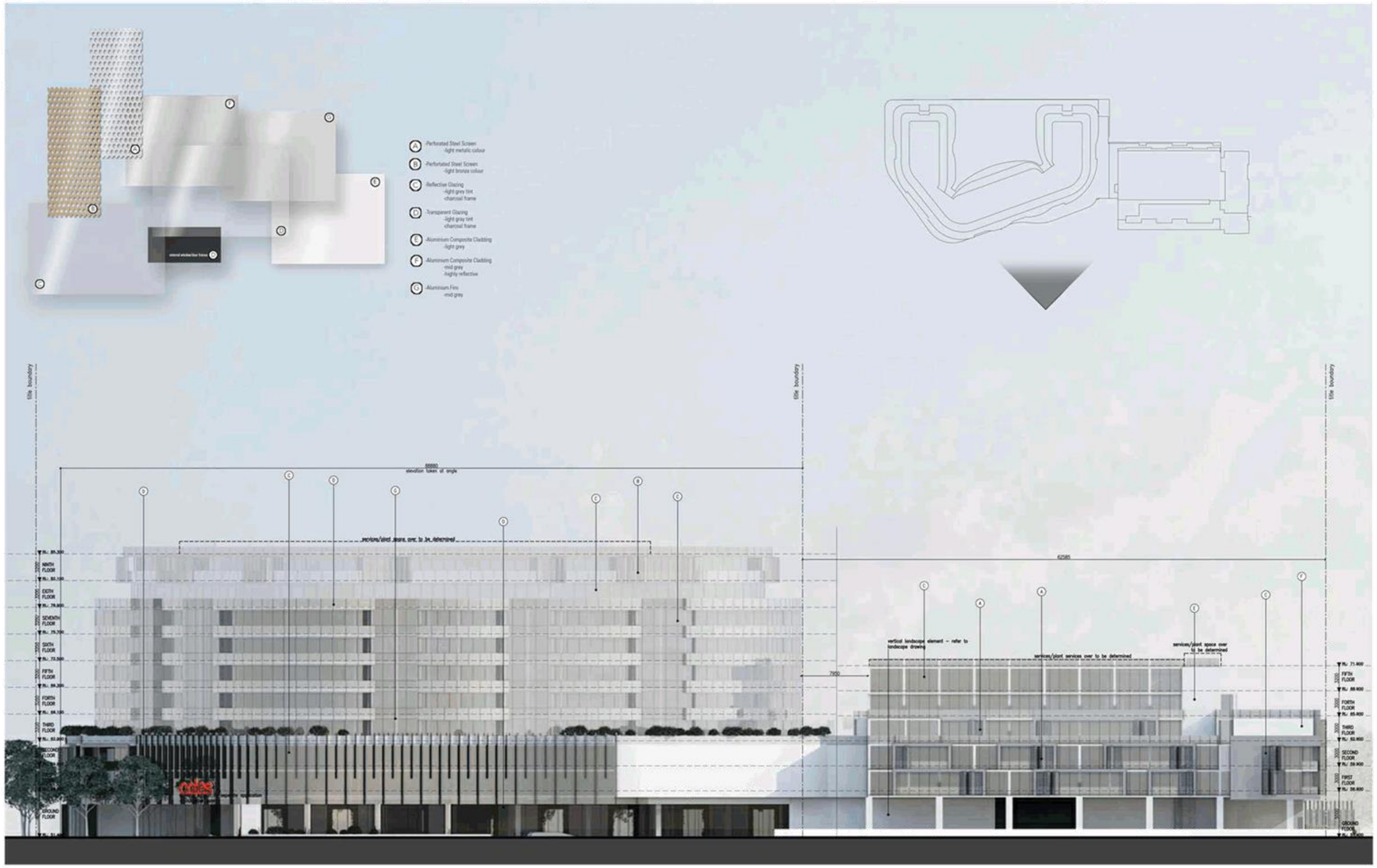
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - WOODLANDS PARK

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-303



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

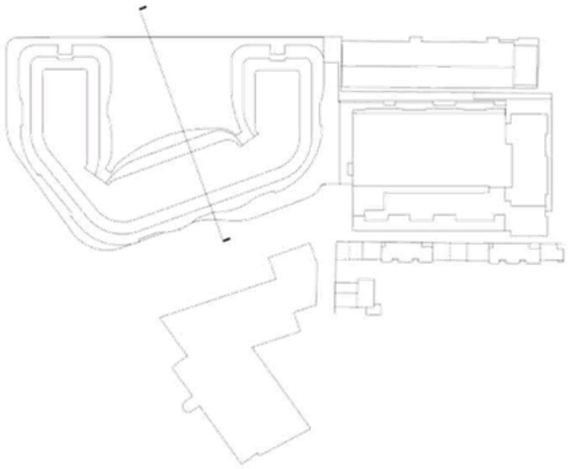
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

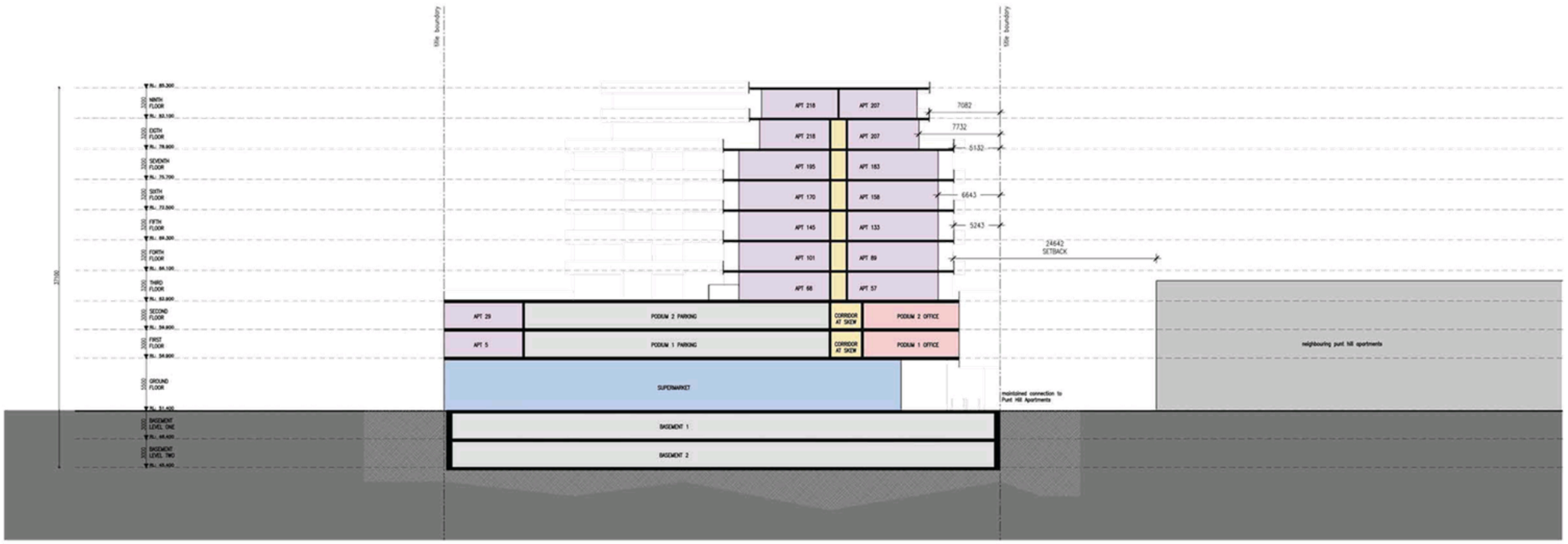
ELEVATION - SOUTH

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-304

RESIDENTIAL
SUPERMARKET
CORE
BUILDING SERVICES
CORRIDOR
CARPARKING
RAMP





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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

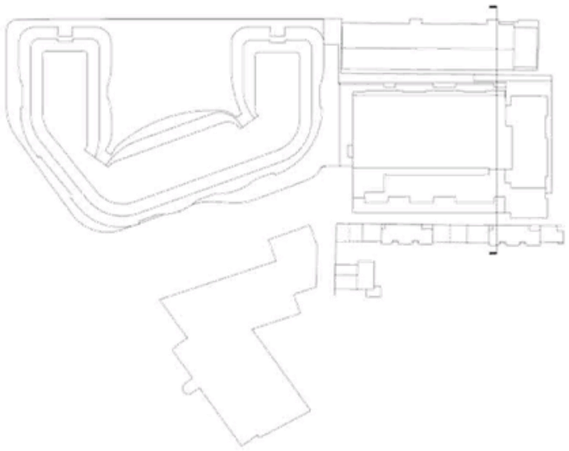
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

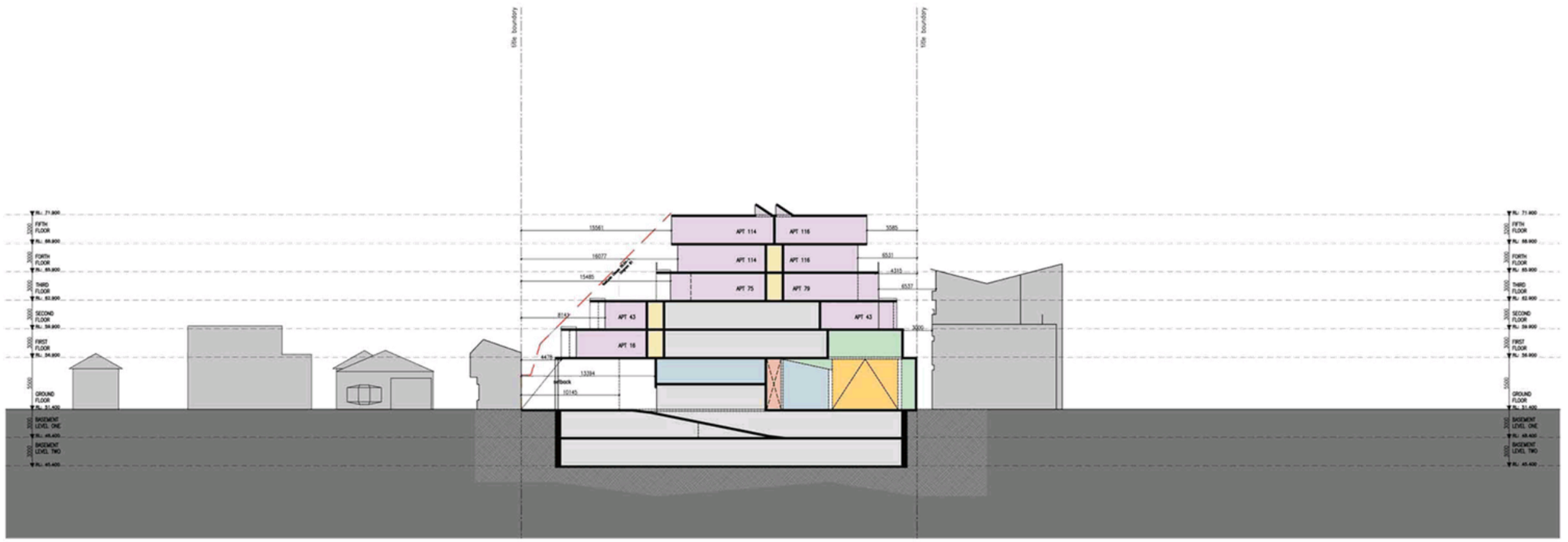
SECTION - AA

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-400

RESIDENTIAL
SUPERMARKET BACK OF HOUSE
CORE
BUILDING SERVICES
CORRIDOR
CARPARKING
RAMP





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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

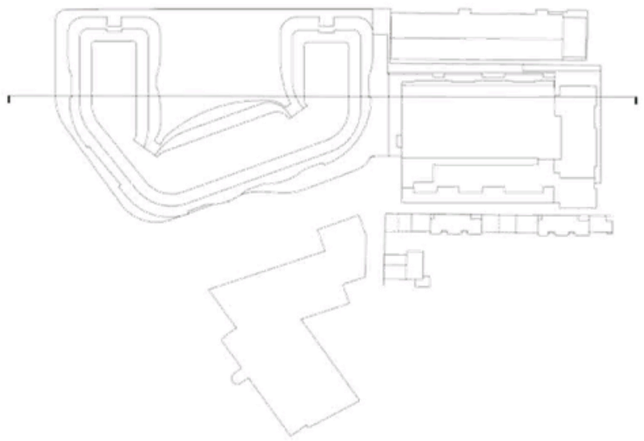
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

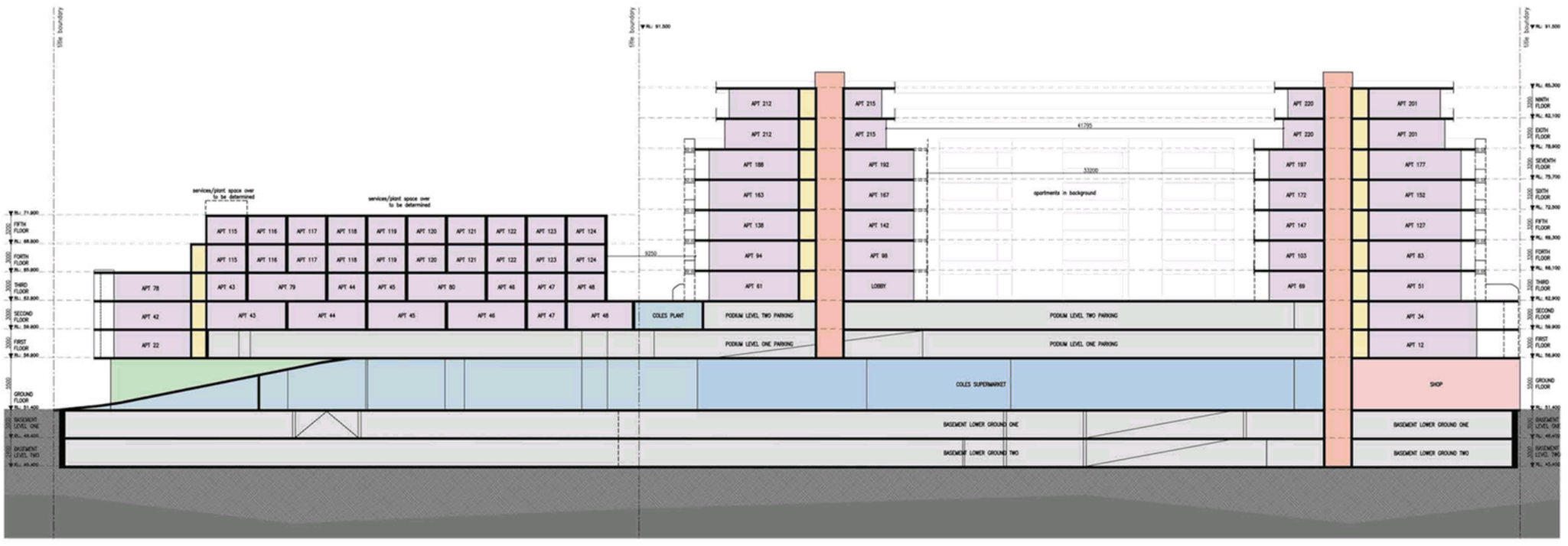
SECTION - BB

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-401

RESIDENTIAL
SUPERMARKET
CORE
BUILDING SERVICES
CORRIDOR
CARPARKING
RAMP





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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SECTION - CC

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-402

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 9am

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500A**

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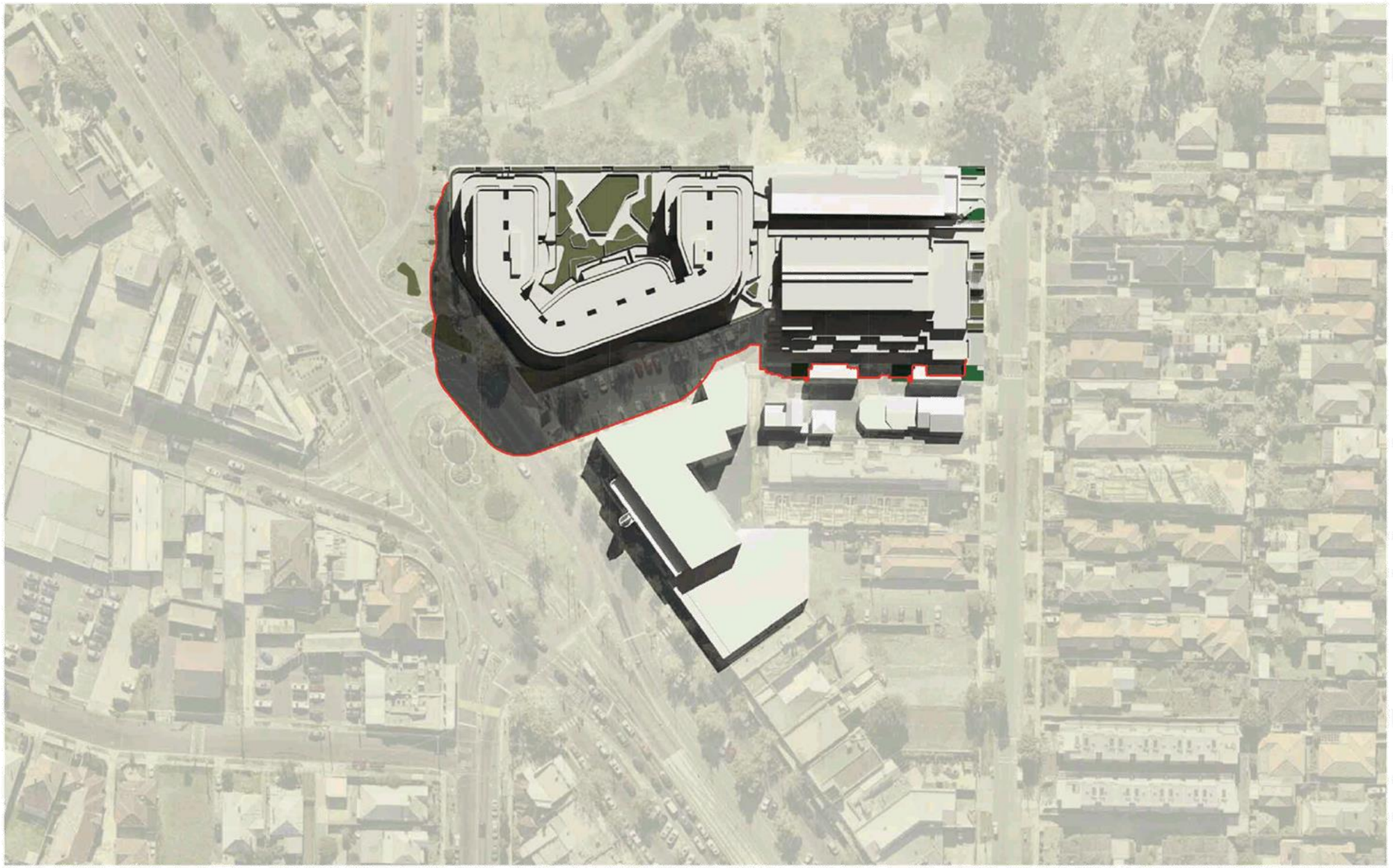
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 10am

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500B**



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 11am

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO:
TP-500C

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ACN. 006 975 668

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 12pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500D**

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ACN. 006 975 668

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 1pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500E**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 2pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500F**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 3pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500G**

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ACN. 006 975 668

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 9am

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO: **TP-510A**

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ACN. 006 975 668

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 10am

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO: **TP-510B**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 11am

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-510C

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ACN. 006 975 668

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 12pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO: **TP-510D**

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ACN. 006 975 668

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 1pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-510E

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 2pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO: **TP-510F**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 3pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO: **TP-510G**

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ACN. 006 975 668

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 9am

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-550A

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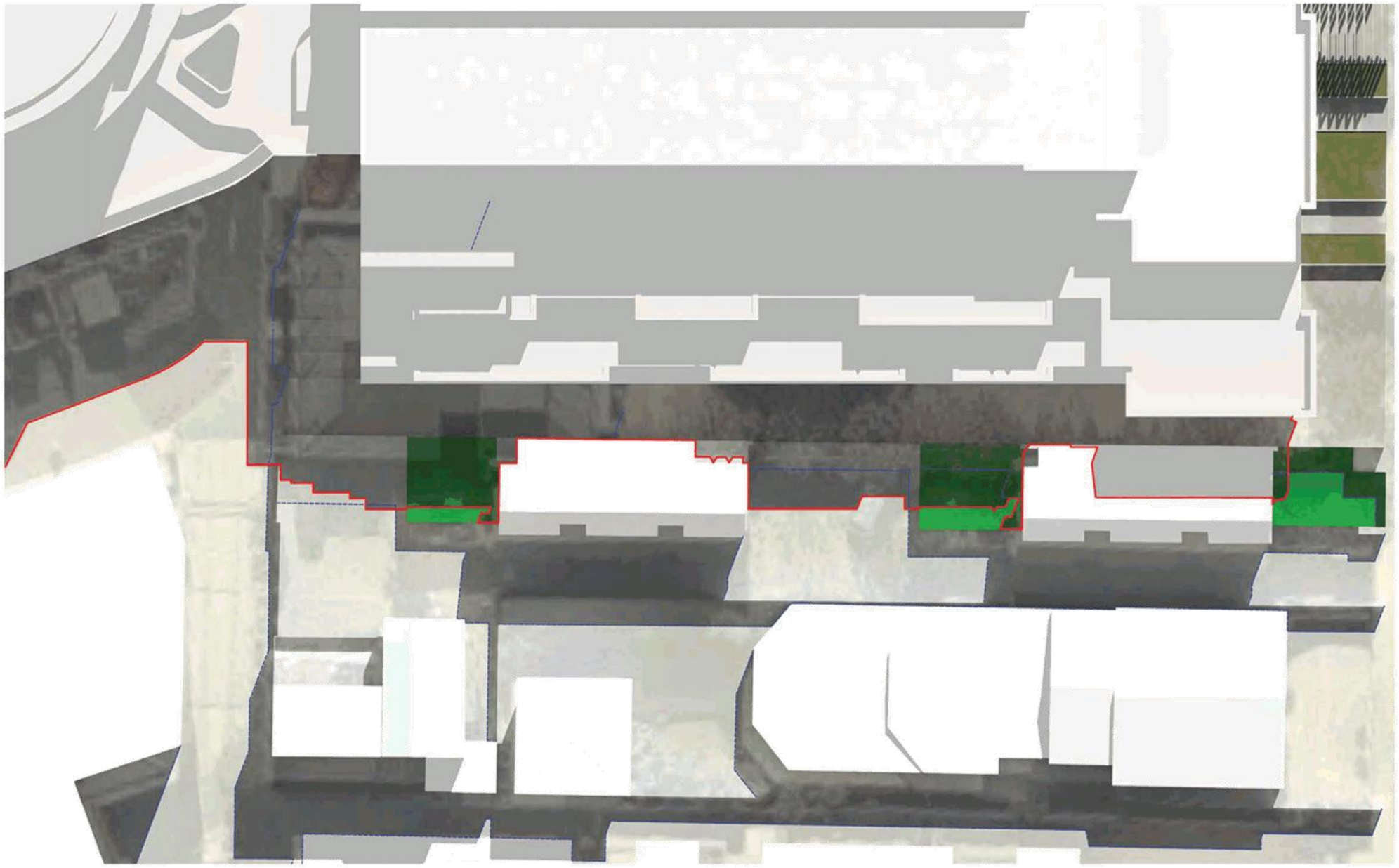
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 10am

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-550B



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 11am

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO: **TP-550C**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 12pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-550D

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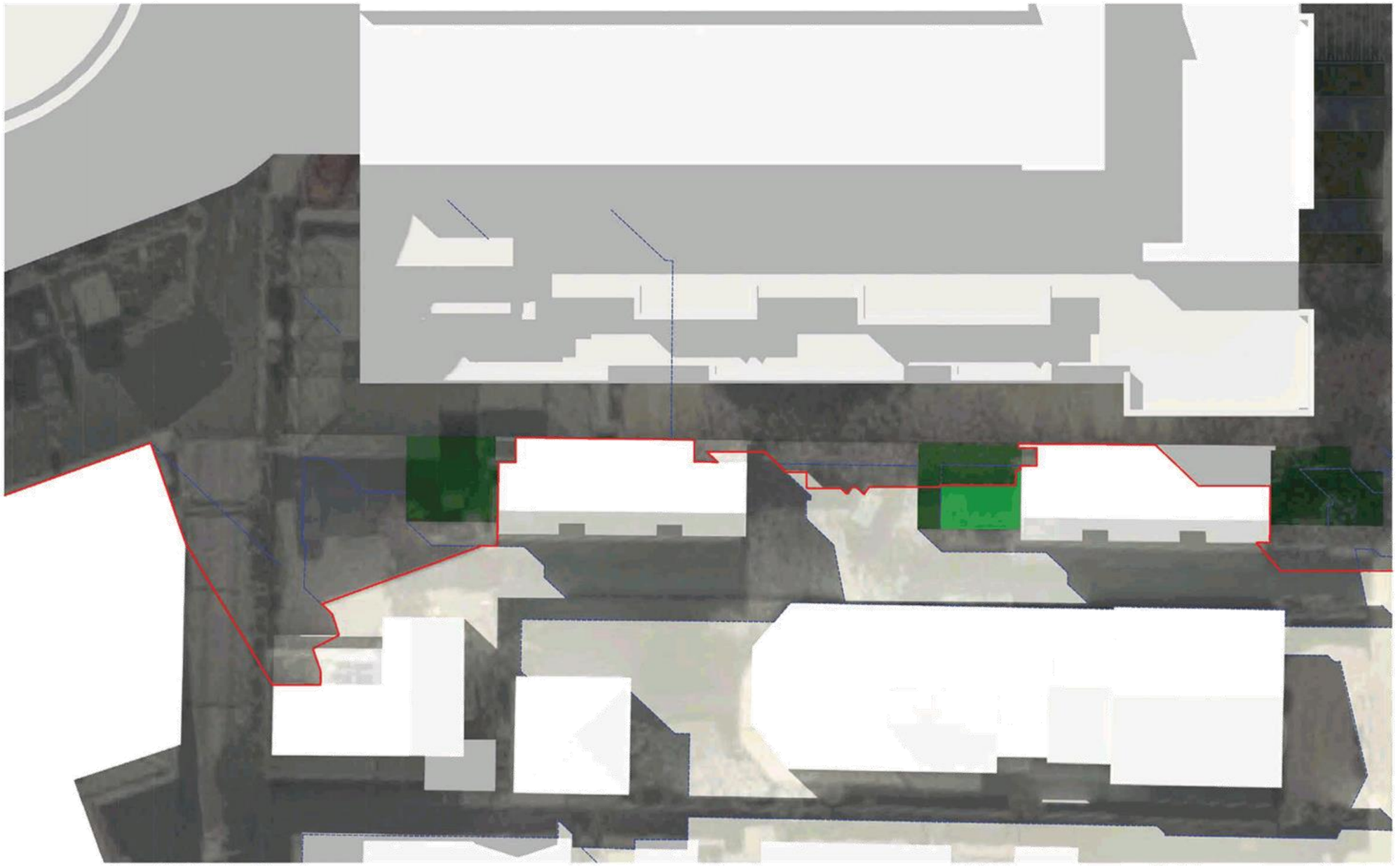
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 1pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-550E



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 2pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-550F

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 3pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-550G

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 00

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-600

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 01
CARNAVON ROAD

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-601

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 02
WINFRED ROAD

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-602

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ACN. 006 975 668

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 03
WOODLANDS PARK

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-603

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 04
BULLA ROAD

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-604

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 05
BULLA AND KEILOR ROAD

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-605

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 06
SUPERMARKET ENTRY

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-606

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 07
TRAM STOP/ ROUND-ABOUT

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-607

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 08

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-608

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 09
WOODLAND'S CAR PARK- TOWNHOUSE OPTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-609

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 10
WINIFRED STREET APPROACH- TOWNHOUSE OPTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-610

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 11
WINIFRED STREET- TOWNHOUSE OPTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-611

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 12
PLAZA TO ARCADE CONNECTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-612

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 13
MOUNT ALEXANDER ROAD PLAZA

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-613

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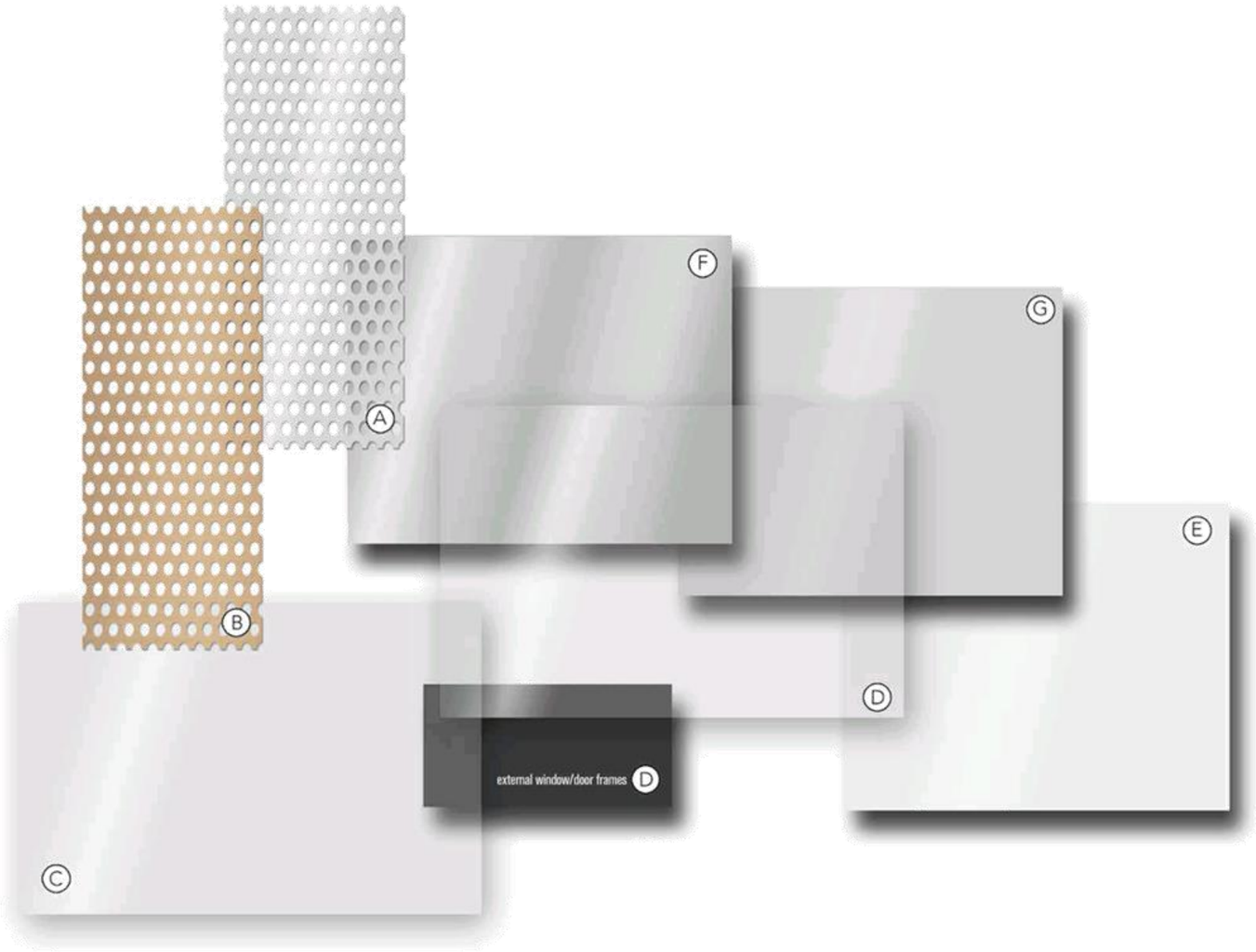
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 14
WINIFRED STREET APPROACH- TOWNHOUSE OPTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO: **TP-614**



A -Perforated Steel Screen
-light metalic colour

B -Perforated Steel Screen
-light bronze colour

C -Reflective Glazing
-light grey tint
-charcoal frame

D -Transparent Glazing
-light gray tint
-charcoal frame

E -Aluminium Composite Cladding
-light grey

F -Aluminium Composite Cladding
-mid grey
-highly reflective

G -Aluminium Fins
-mid grey

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MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

MATERIAL SCHEDULE

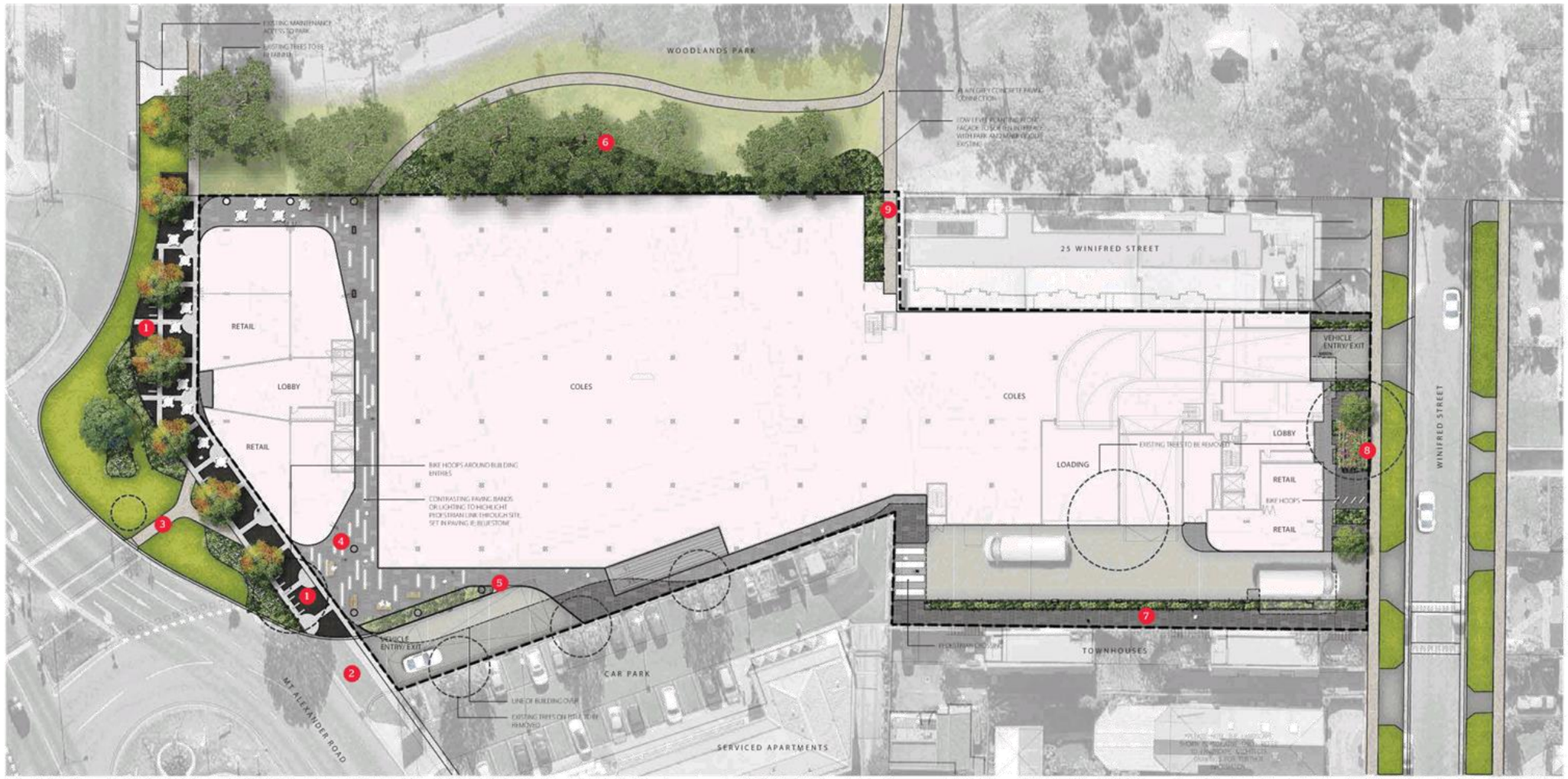
REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-700

Legend

1. PAVING OUTSTAND (TO MATCH MT ALEXANDER RD STREETSCAPE TREATMENT) TO ENCOURAGE OUTDOOR DINING AND PROPOSED NEW PLANE TREE PLANTINGS. INCLUDES FIXED SEATING AND BIKE HOOPS
2. REMOVAL OF 3 DRIVEWAY ENTRIES TO SITE AND CONSOLIDATED TO 1
3. MAINTAINED PEDESTRIAN ACCESS TO SITE AND ADDITIONAL LOW-STOREY FEATURE PLANTING
4. RETAIL ENTRY PLAZA WITH SEATING AND PEDESTRIAN LINK TO WOODLANDS PARK
5. RAISED PLANTER SCREENING TO CAR PARK RAMP
6. RETAIN 5NO. EXISTING MONTEREY CYPRESS, CREATE NEW PEDESTRIAN PATHWAY LINK TO PARK FROM DEVELOPMENT & INSTALL LOW-STOREY GARDEN BED TO MAKE GOOD INTERFACE WITH PARK.
7. SOUTHERN PEDESTRIAN LINK WITH RAISED PLANTER AND VERTICAL CLIMBERS TO SEPARATE/ SCREEN LOADING DOCK
8. ENTRY ARBOUR OVER WALKWAY WITH 4 VISITOR BIKE HOOPS BENEATH
9. FORMALISED ENTRY TO BUILDING FROM PARK

Precedent Images



SCALE 1:250 (A1)
0 5 10

Ground Level Landscape Plan

1144 Mt Alexander Rd, Essendon

PROJ_DRG NO 0315-0322-02 D001 REV 02 DRWN WA CHKD MV DATE 28.09.2016 Tract

Legend

1. RAISED CENTRAL LAWN (WITH RAMP ACCESS), OVERLOOKING PARK
2. FEATURE SCULPTURE/ SHADE ELEMENT WITH MOUNDING
3. RAISED GARDEN BED PLANTERS WITH INTEGRATED SEATING
4. OUTDOOR EXERCISE/ YOGA SPACE
5. INTERNAL COURTYARD CONNECTING PODIUM TERRACES TO LIFT CORE AND WOODLANDS PARK
6. RAISED PLANTERS TO BUILDING FACADE EDGE
7. FEATURE PLANTING AT END OF CORRIDORS TO FRAME VIEW OUT TO PARK
8. COMMUNAL BARBEQUE AND BENCH-TOP BUILT IN TO PLANTER WALL

Precedent Images

SCALE 1:250 (A1)
0 5 10

Podium Level Landscape Plan
1144 Mt Alexander Rd, Essendon

PROJ_DRG NO 0315-0322-02 D002 REV 02 DRWN WA CHKD MV DATE 28.09.2016 Tract

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON

COMBINED RETAIL & RESIDENTIAL
DEVELOPMENT

PEDDLE THORP

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON COMBINED RETAIL & RESIDENTIAL DEVELOPMENT		**SEPTEMBER 2016**	DRAWING NO: **TP 000**
PROJECT NO: 35-0043	REASON FOR ISSUE: TOWN PLANNING	REVISION: 8	DATE: SEPT '16

TOWN PLANNING PERMIT APPLICATION
MOUNT ALEXANDER ROAD | ESSENDON

CONTENTS	SCALE @ A1
TP 000 COVER SHEET	N.T.S
TP 001 DRAWING REGISTER	N.T.S
TP 002 LOCATION PLAN	N.T.S
TP 003 EXISTING CONDITIONS - NEIGHBOURHOOD CHARACTER	N.T.S
TP 005 EXISTING CONDITIONS - LAND SURVEY	1:500
TP 006E EXISTING CONDITIONS - SITE ANALYSIS	1:500
TP 006P PROPOSED CONDITIONS- SITE ANALYSIS	1:500
TP 040 PROPOSED GENERAL ARRANGEMENT BASEMENT LOWER GROUND ONE	1:200
TP 050 PROPOSED GENERAL ARRANGEMENT BASEMENT LOWER GROUND TWO	1:200
TP 100 PROPOSED GENERAL ARRANGEMENT GROUND FLOOR PLAN	1:200
TP 101 PROPOSED GENERAL ARRANGEMENT PODIUM LEVEL ONE FLOOR PLAN	1:200
TP 102 PROPOSED GENERAL ARRANGEMENT PODIUM LEVEL TWO FLOOR PLAN	1:200
TP 103 PROPOSED GENERAL ARRANGEMENT TOWER LEVEL ONE PLAN	1:200
TP 104 PROPOSED GENERAL ARRANGEMENT TOWER LEVEL TWO PLAN	1:200
TP 105 PROPOSED GENERAL ARRANGEMENT TOWER LEVEL THREE PLAN	1:200
TP 106 PROPOSED GENERAL ARRANGEMENT TOWER LEVEL FOUR PLAN	1:200
TP 107 PROPOSED GENERAL ARRANGEMENT TOWER LEVEL FIVE PLAN	1:200
TP-108 PROPOSED GENERAL ARRANGEMENT TOWNHOUSE LEVEL ONE PLAN	1:200
TP-109 PROPOSED GENERAL ARRANGEMENT TOWNHOUSE LEVEL TWO PLAN	1:200
TP-110 PROPOSED GENERAL ARRANGEMENT TOWNHOUSE LEVEL THREE PLAN	1:200
TP-150 PROPOSED GENERAL ARRANGEMENT ROOFPLAN	1:500
TP 300 PROPOSED ELEVATIONS MOUNT ALEXANDER ROAD	1:200
TP 301 PROPOSED ELEVATIONS BULLA ROAD	1:200
TP 302 PROPOSED ELEVATIONS WINIFRED STREET	1:200
TP 303 PROPOSED ELEVATIONS WOODLANDS PARK	1:200
TP 304 PROPOSED ELEVATIONS SOUTH	1:200
TP 400 PROPOSED SECTION AA	1:200
TP 401 PROPOSED SECTION BB	1:200
TP 402 PROPOSED SECTION CC	1:200
TP 500 PROPOSED SHADOW DIAGRAMS - 22nd SEPTEMBER 9AM, 10AM, 11AM, 12PM, 1PM, 2PM & 3PM	N.T.S
TP 510 EXISTING SHADOW DIAGRAMS - 22nd SEPTEMBER 9AM, 10AM, 11AM, 12PM, 1PM, 2PM & 3PM	N.T.S
TP 550 PROPOSED SHADOW DIAGRAMS - 22nd SEPTEMBER 9AM, 10AM, 11AM, 12PM, 1PM, 2PM & 3PM	N.T.S
TP 600 ARTISTS IMPRESSION - AERIAL	N.T.S
TP 601 ARTISTS IMPRESSION - CARNAVON STREET	N.T.S
TP 602 ARTISTS IMPRESSION - WINIFRED STREET	N.T.S
TP 603 ARTISTS IMPRESSION - WOODLANDS PARK	N.T.S
TP 604 ARTISTS IMPRESSION - BULLA ROAD	N.T.S
TP 605 ARTISTS IMPRESSION - BULLA ROAD & KEILOR ROAD	N.T.S
TP 606 ARTISTS IMPRESSION - SUPERMARKET ENTRY	N.T.S
TP 607 ARTISTS IMPRESSION - TRAM STOP/ROUNDABOUT	N.T.S
TP 608 ARTISTS IMPRESSION - BOARD WALK	N.T.S
TP 609 ARTISTS IMPRESSION - WOODLANDS CAR PARK	N.T.S
TP 610 ARTISTS IMPRESSION - WINIFRED STREET APPROACH	N.T.S
TP 611 ARTISTS IMPRESSION - WINIFRED STREET TOWNHOUSE APPAROACH	N.T.S
TP 612 ARTISTS IMPRESSION - PLAZA TO ARCADE CONNECTION	N.T.S
TP 613 ARTISTS IMPRESSION - MOUNT ALEXANDER ROAD PLAZA	N.T.S
TP 614 ARTISTS IMPRESSION - SUPERMARKET APPROACH	N.T.S
TP 700 MATERIAL SCHEDULE	N.T.S
GROUND/TOWER LEVEL LANDSCAPE DRAWINGS	1:250
TP 800 AREA SCHEDULE + YEILD SUMMARY	N.T.S

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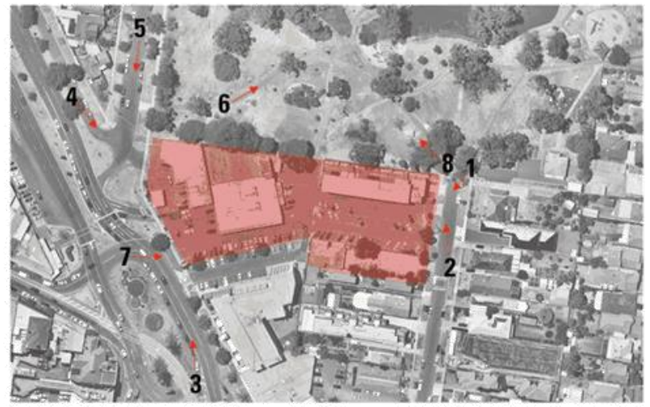
MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

DRAWING REGISTER

REVISION: 8
DATE: SEPT '16
SCALE:

DRAWING NO: **TP-001**



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MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

EXISTING CONDITIONS- N/HOOD CHARACTER

REVISION: 8
DATE: SEPT '16
SCALE:

DRAWING NO: **TP-002**

LEGEND

1: WOODLANDS PARK
2: COLES ESSENDON
3: 7/11 ESSENDON
4: PUNTHILL ESSENDON
5: ESSENDON KIDS
6: THOMPSON RESERVE
7: BOUNDY'S SUPA IGA

MOUNT ALEXANDER ROAD
WINFRED STREET
CARNARVON ROAD
PUBLIC TRANSPORT SERVICE:
NEAREST TRAM STOP - 0.043km
GLENBERIE TRAIN STATION DISTANCE - 1.0km
STRATHMORE TRAIN STATION- 1.9km

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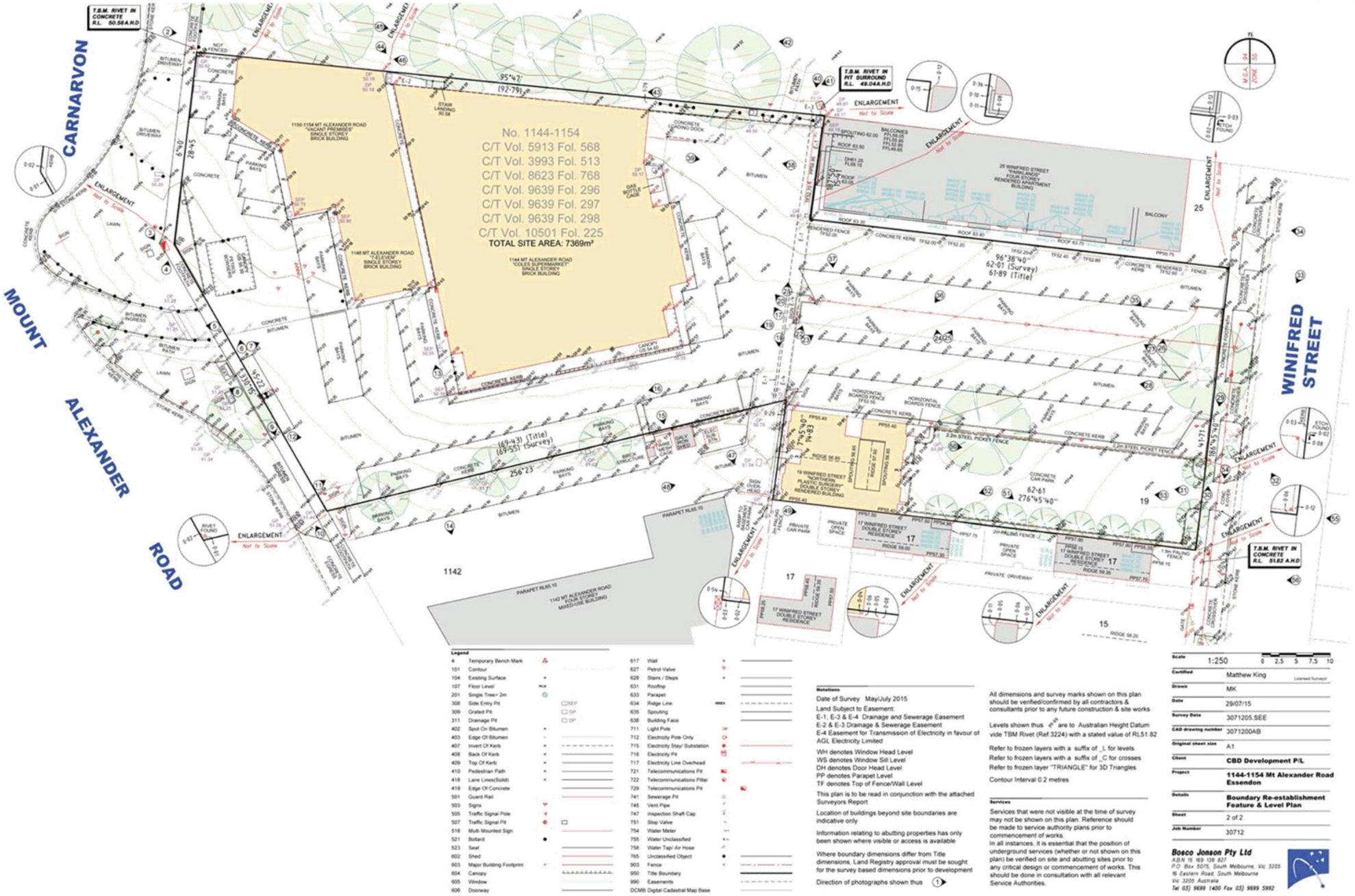
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

LOCATION PLAN

REVISION: 8
DATE: SEPT '16
SCALE:

DRAWING NO:
TP-003



Legend

4	Temporary Bench Mark	617	Wall
101	Contour	627	Petrol Valve
104	Existing Surface	628	Stairs / Steps
107	Floor Level	631	Rooftop
201	Single Tree> 2m	633	Parapet
308	Side Entry Pit	634	Ridge Line
309	Grated Pit	635	Spouting
311	Drainage Pit	638	Building Face
402	Spot On Bitumen	711	Light Pole
403	Edge Of Bitumen	712	Electricity Pole Only
407	Invert Of Kerb	715	Electricity Stay/ Substation
408	Back Of Kerb	716	Electricity Pit
409	Top Of Kerb	717	Electricity Line Overhead
410	Pedestrian Path	721	Telecommunications Pit
418	Lane Lines(Solid)	722	Telecommunications Pillar
419	Edge Of Concrete	729	Telecommunications Pit
501	Guard Rail	741	Sewerage Pit
503	Signs	745	Vent Pipe
505	Traffic Signal Pole	747	Inspection Shaft Cap
507	Traffic Signal Pit	751	Stop Valve
518	Multi Mounted Sign	754	Water Meter
521	Bollard	755	Water Unclassified
523	Seat	758	Water Tap/ Air Hose
602	Shed	765	Unclassified Object
603	Major Building Footprint	903	Fence
604	Canopy	950	Title Boundary
605	Window	990	Easements
606	Doorway	DCMB	Digital Cadastral Map Base

Notations

Date of Survey May/July 2015

Land Subject to Easement:
E-1, E-3 & E-4 Drainage and Sewerage Easement
E-2 & E-3 Drainage & Sewerage Easement
E-4 Easement for Transmission of Electricity in favour of AGL Electricity Limited

WH denotes Window Head Level
WS denotes Window Sill Level
DH denotes Door Head Level
PP denotes Parapet Level
TF denotes Top of Fence/Wall Level

This plan is to be read in conjunction with the attached Surveyors Report

Location of buildings beyond site boundaries are indicative only

Information relating to abutting properties has only been shown where visible or access is available

Where boundary dimensions differ from Title dimensions, Land Registry approval must be sought for the survey based dimensions prior to development

Direction of photographs shown thus ①

All dimensions and survey marks shown on this plan should be verified/confirmed by all contractors & consultants prior to any future construction & site works

Levels shown thus 0.00 are to Australian Height Datum vide TBM Rivet (Ref.3224) with a stated value of RL51.82

Refer to frozen layers with a suffix of _L for levels.
Refer to frozen layers with a suffix of _C for crosses
Refer to frozen layer "TRIANGLE" for 3D Triangles

Contour Interval 0.2 metres

Services

Services that were not visible at the time of survey may not be shown on this plan. Reference should be made to service authority plans prior to commencement of works.
In all instances, it is essential that the position of underground services (whether or not shown on this plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

Scale	1:250 (0 2.5 5 7.5 10)
Certified	Matthew King, Licensed Surveyor
Drawn	MK
Date	26/07/15
Survey Date	3071205.SEE
CAD drawing number	3071200AB
Original sheet size	A1
Client	**CBD Development P/L**
Project	**1144-1154 Mt Alexander Road Essendon**
Details	**Boundary Re-establishment Feature & Level Plan**
Sheet	2 of 2
Job Number	30712

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MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

EXISTING CONDITIONS- LAND SURVEY

REVISION: 8
DATE: SEPT '16

DRAWING NO: **TP-005**

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MOUNT ALEXANDER ROAD, ESSENDON
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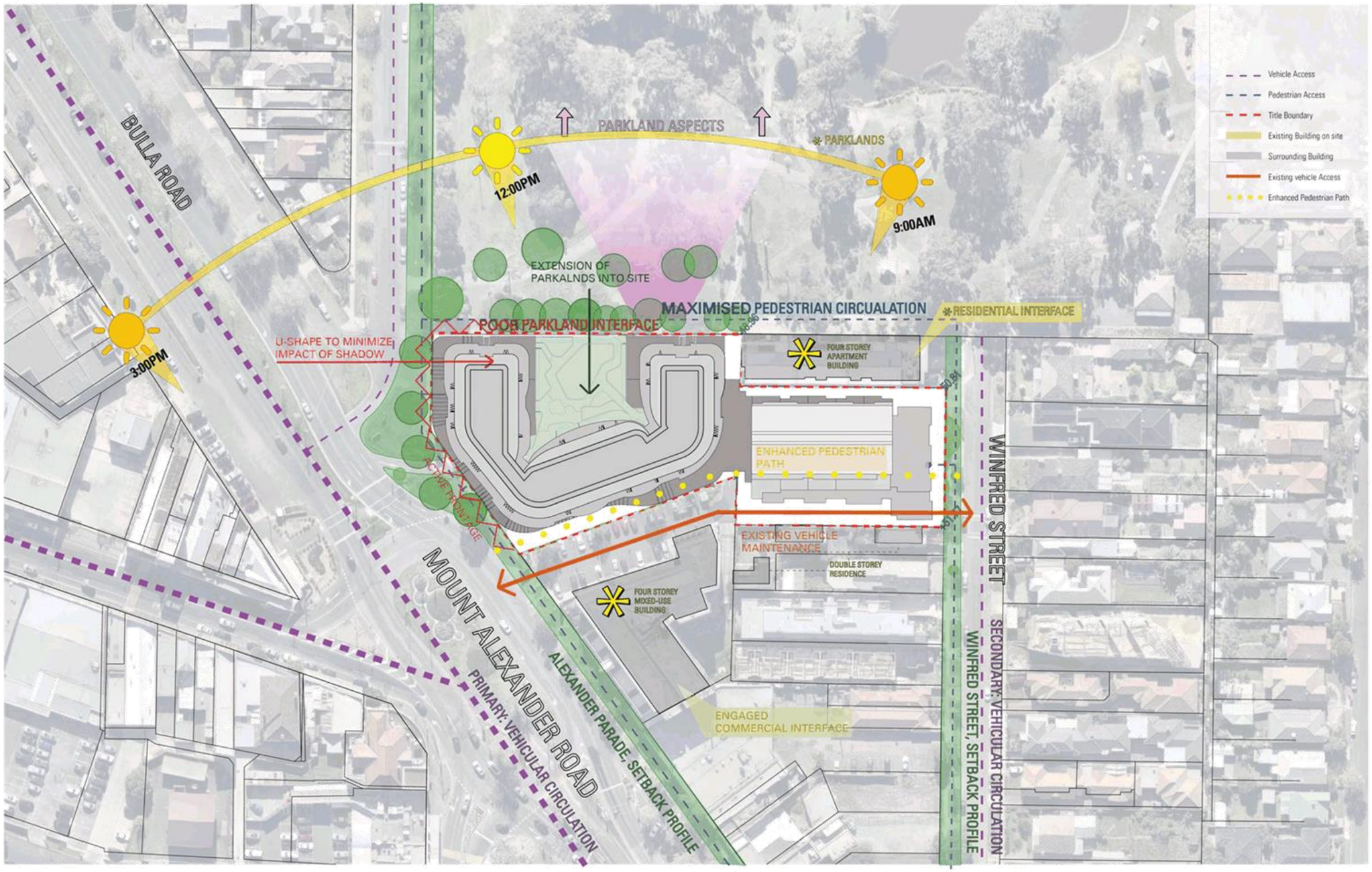
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

EXISTING CONDITIONS- SITE ANALYSIS

REVISION: 8
DATE: SEPT '16
SCALE: 1:500 @ A1

DRAWING NO: **TP-006**



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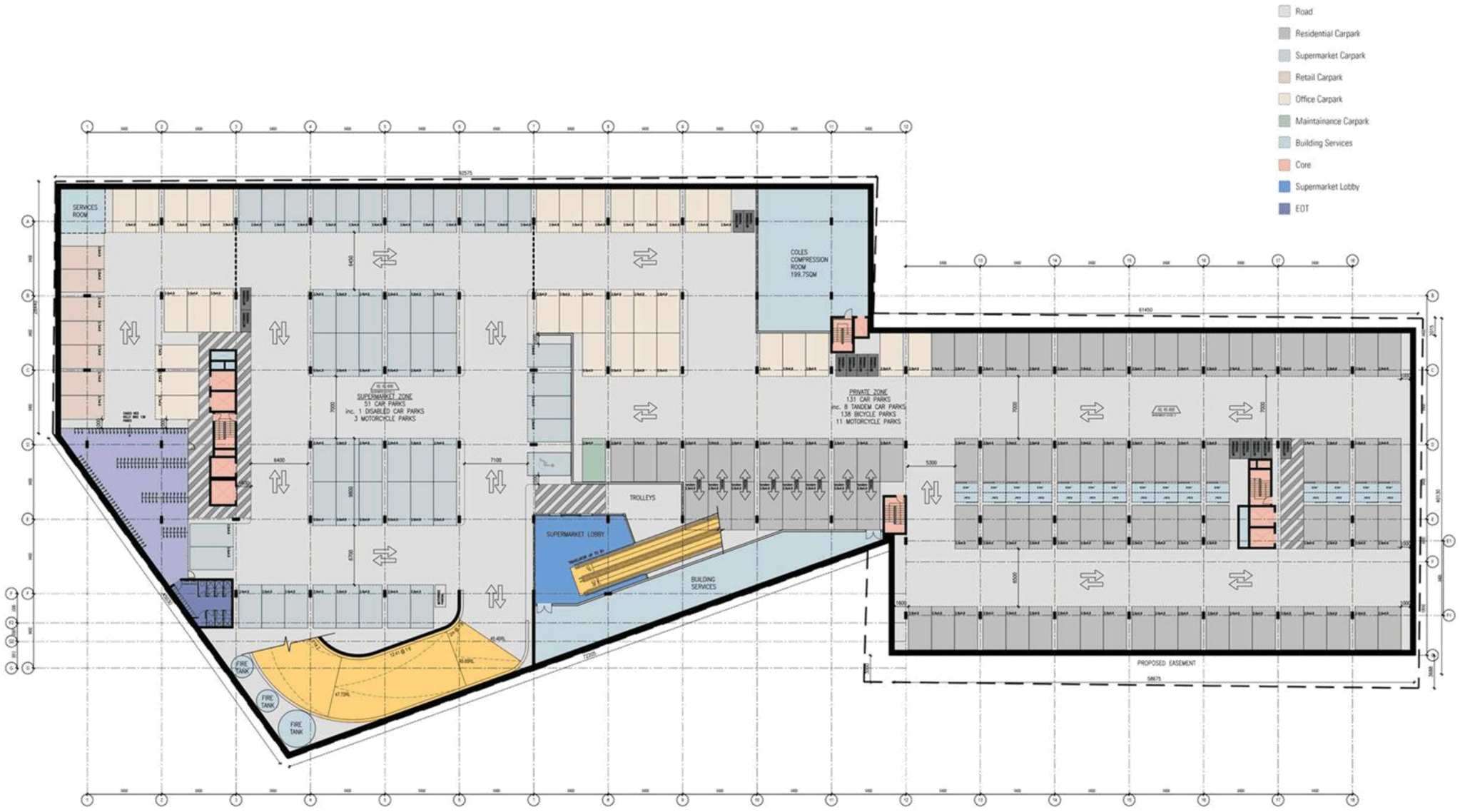
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

PROPOSED CONDITIONS- SITE ANALYSIS

REVISION: 8
DATE: SEPT '16
SCALE: 1:500 @ A1

DRAWING NO.
TP-006P



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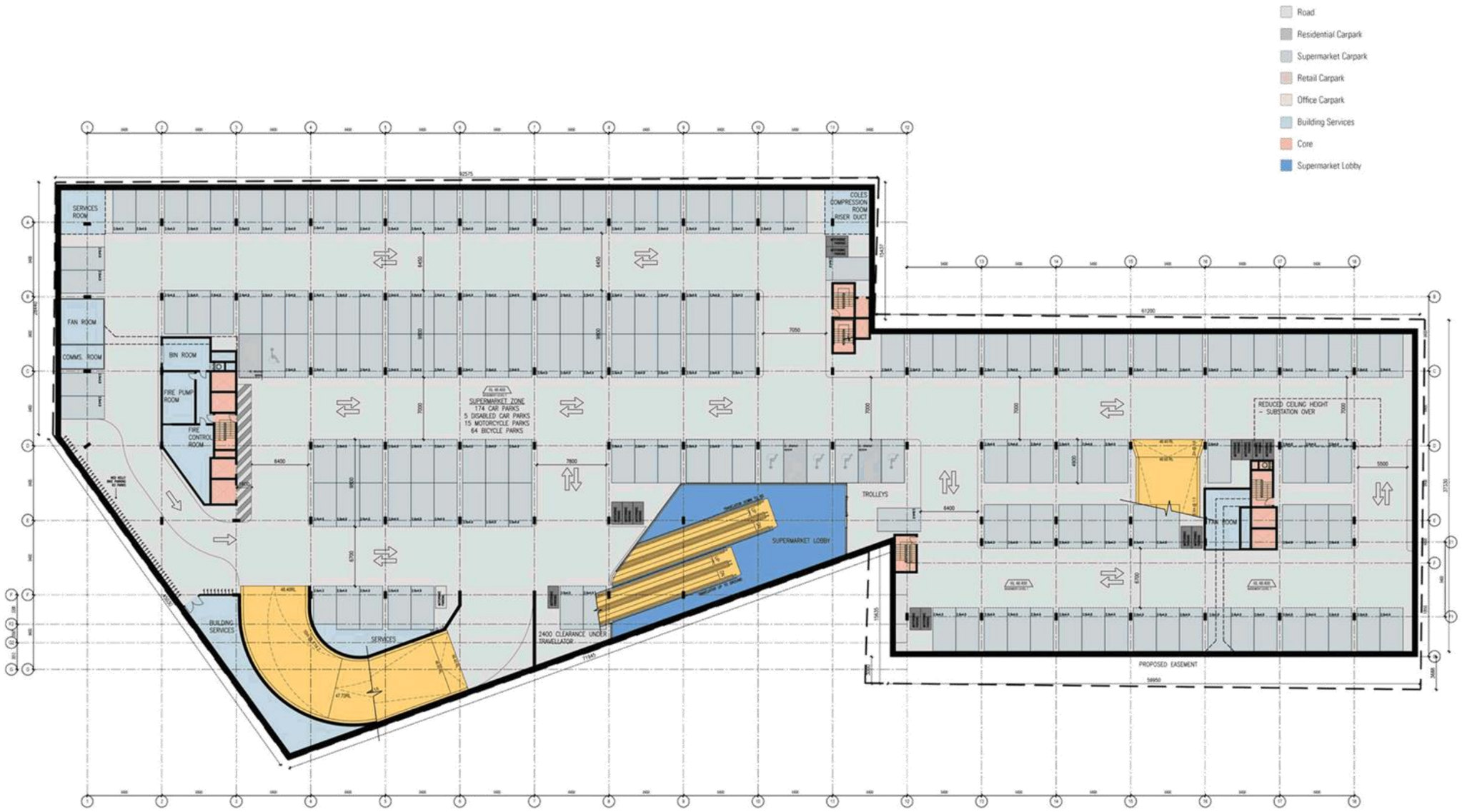
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

BASEMENT LOWER GROUND TWO

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-040**



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ACN. 006 975 668

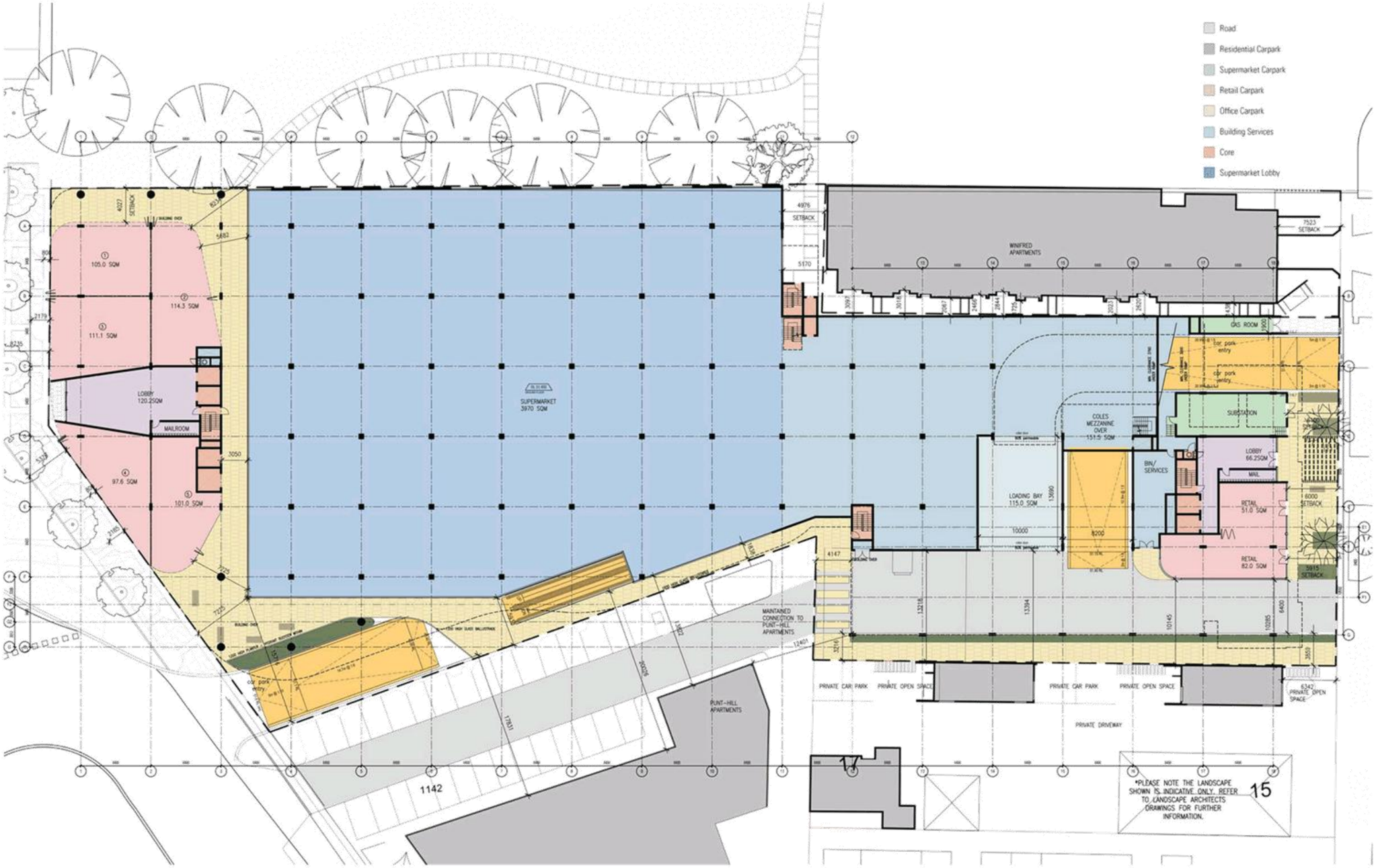
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

BASEMENT LOWER GROUND ONE

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-050**



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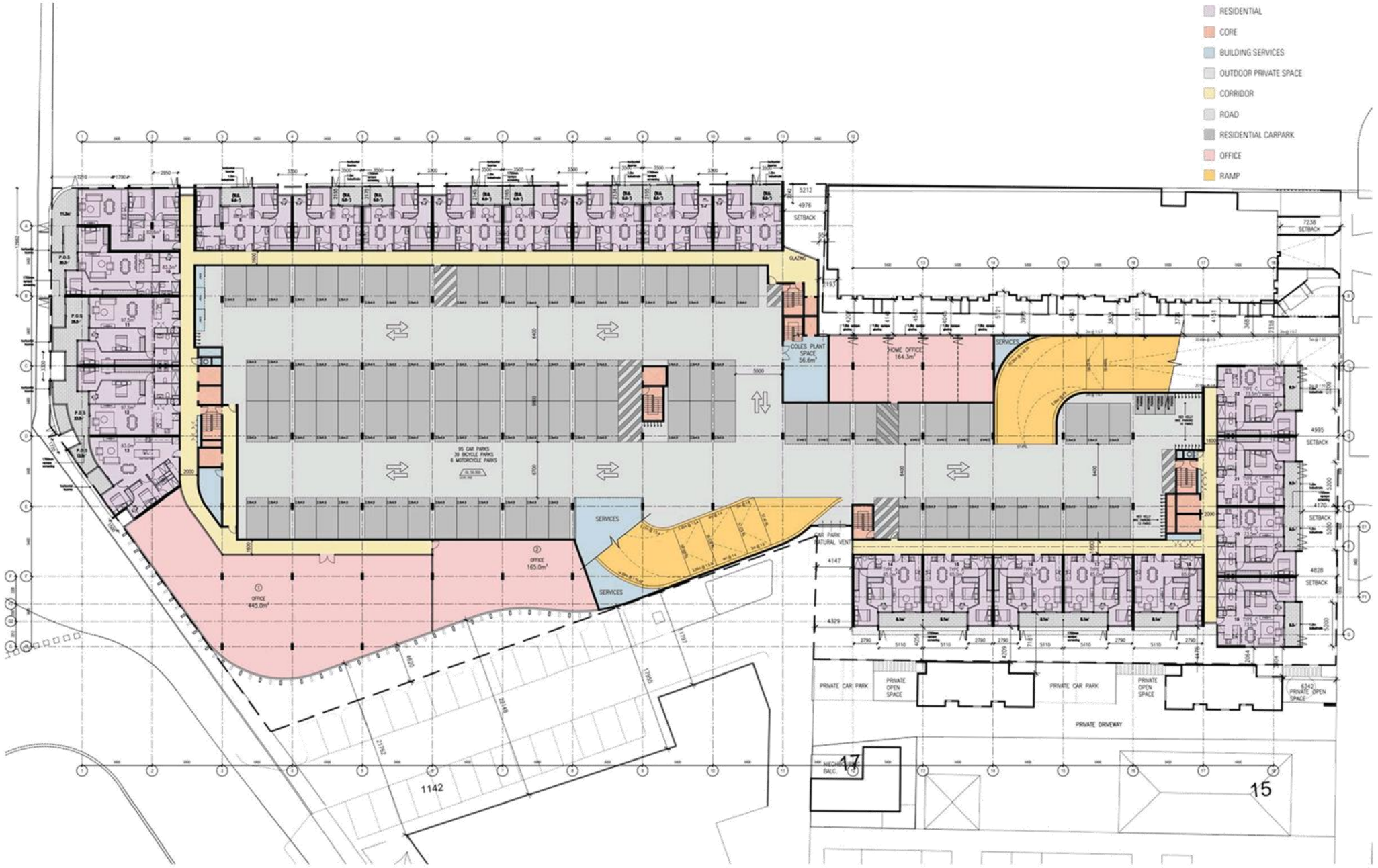
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

GROUND FLOOR PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-100



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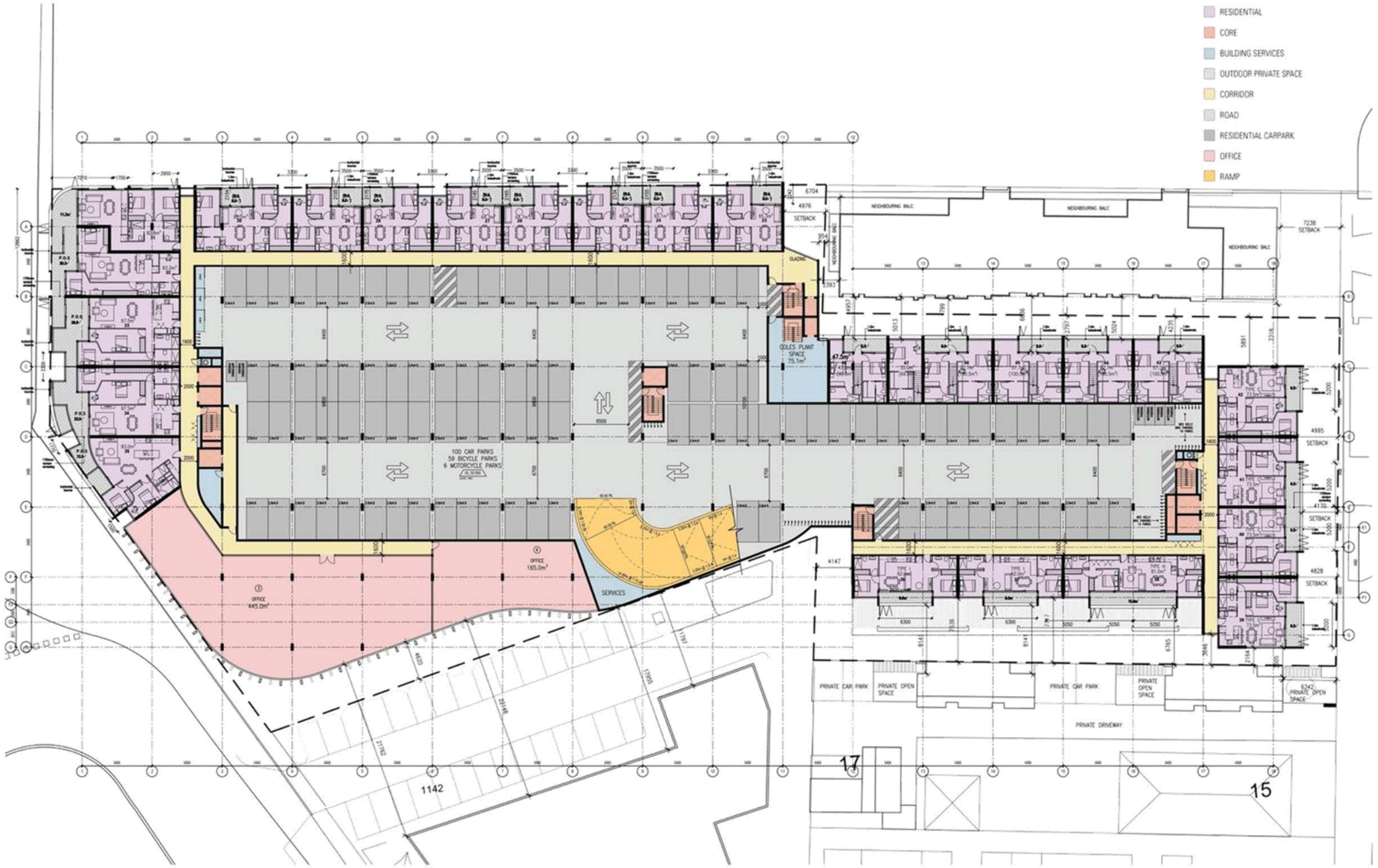
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

PODIUM LEVEL ONE PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-101**



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

PODIUM LEVEL TWO PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-102**

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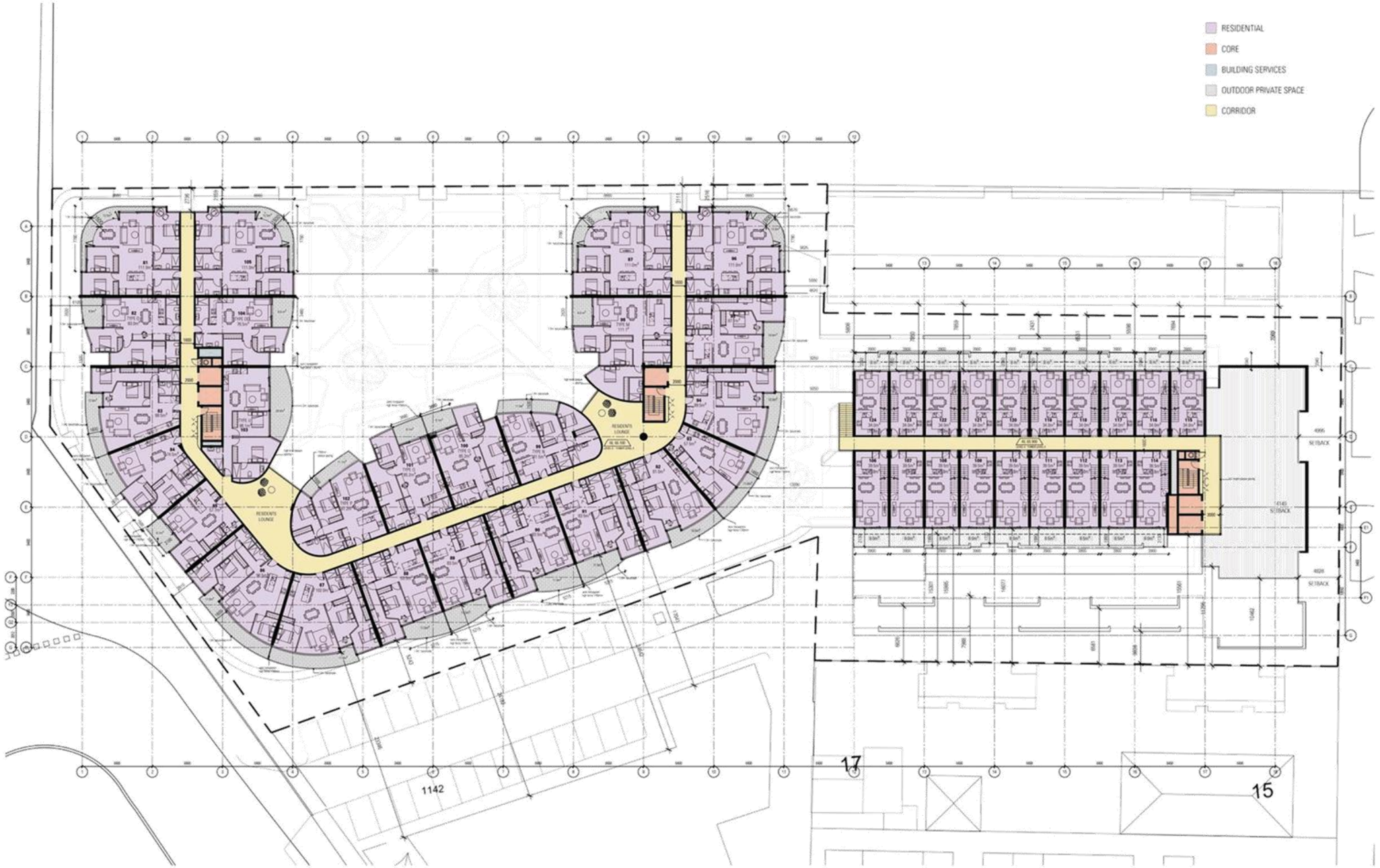
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWER LEVEL ONE PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-103



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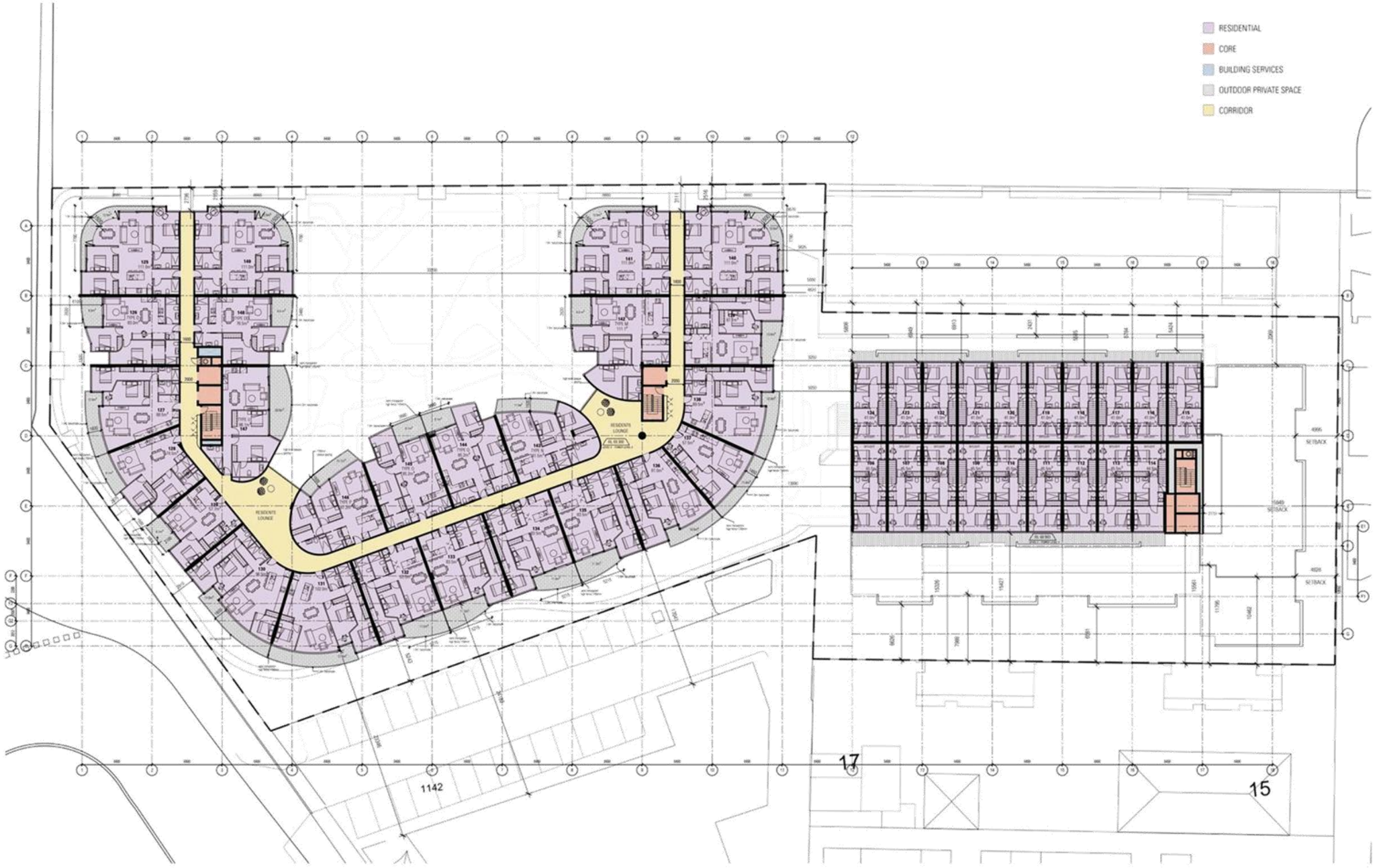
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWER LEVEL TWO PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-104**



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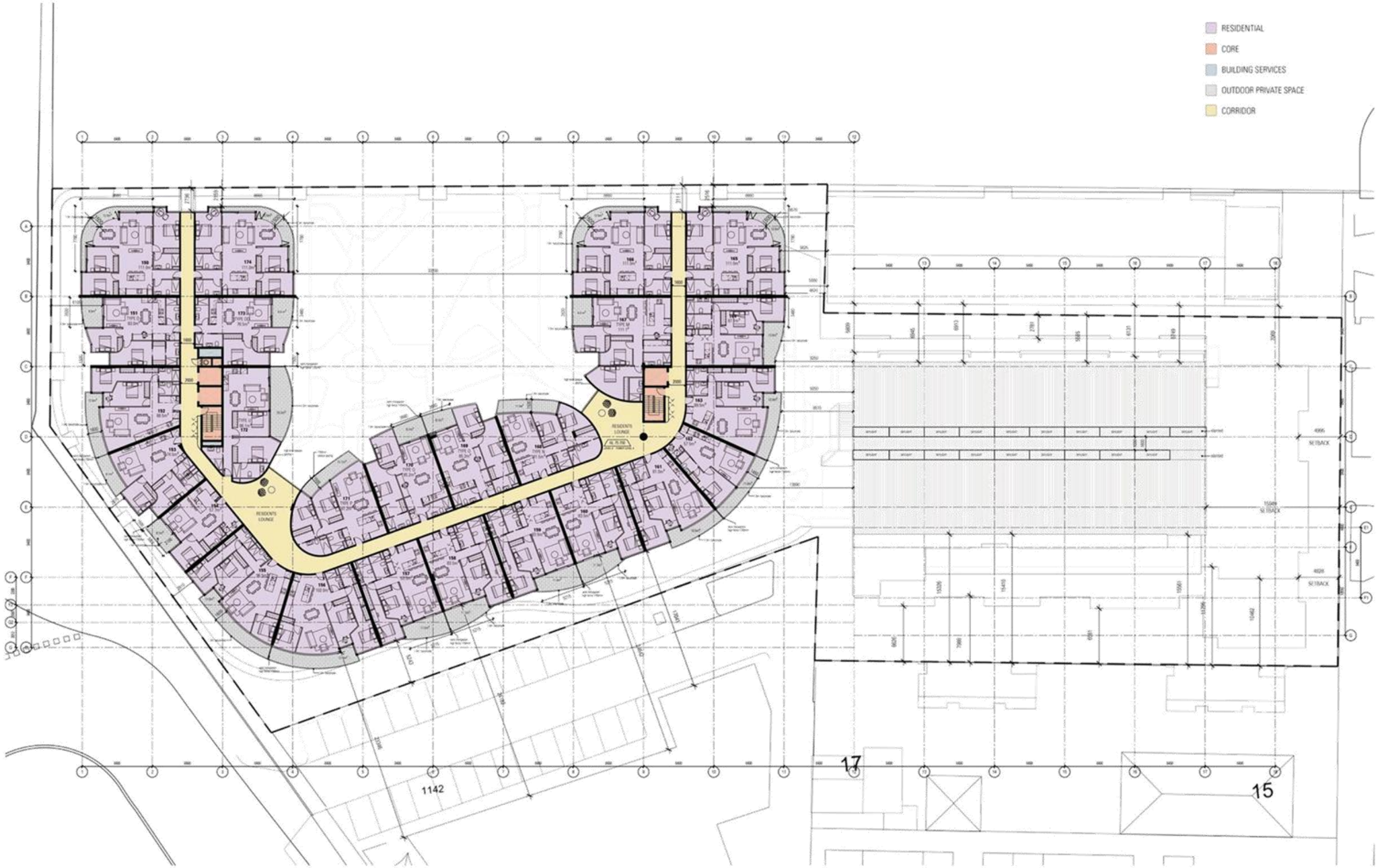
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWER LEVEL THREE PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-105



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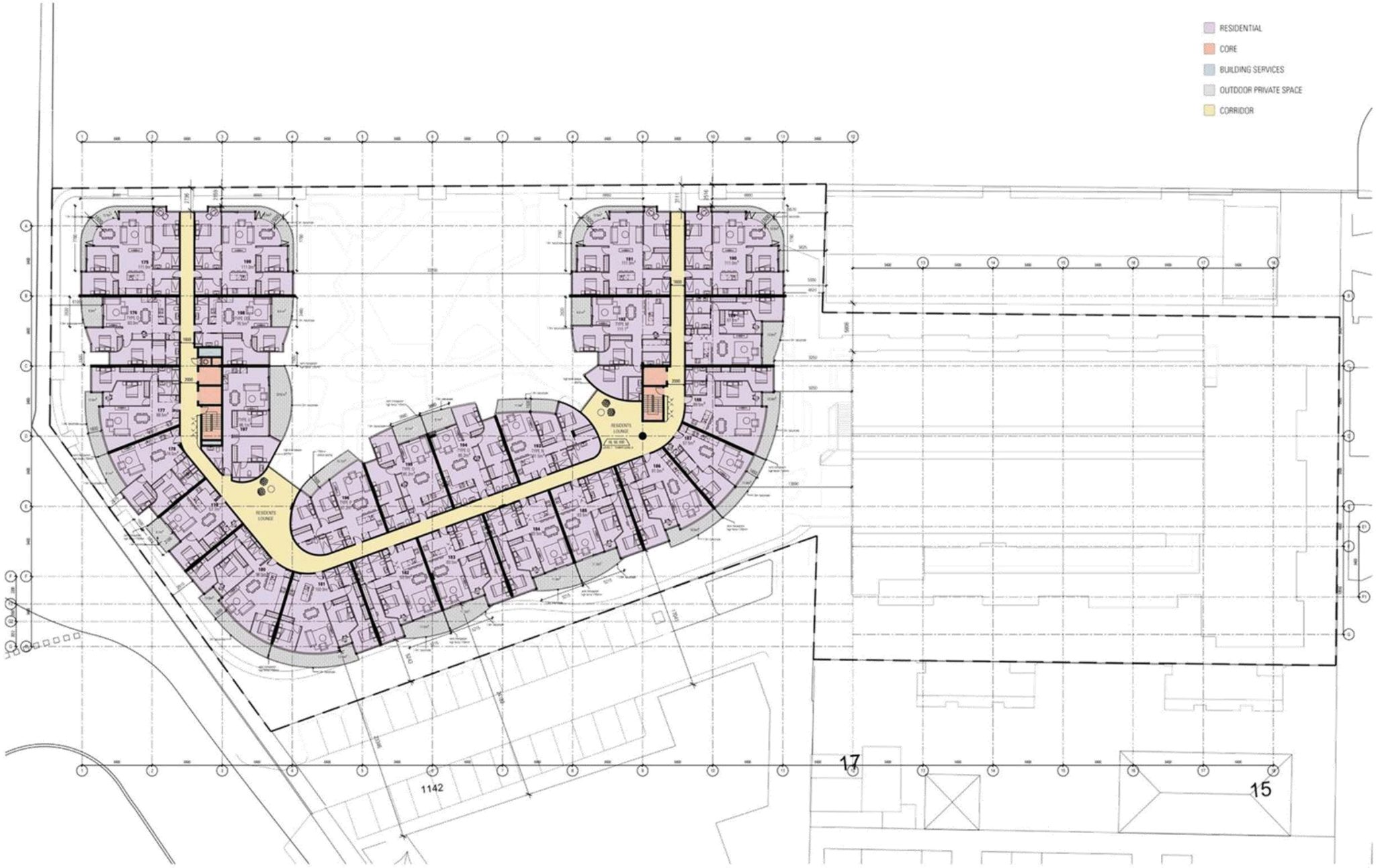
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWER LEVEL FOUR PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-106**



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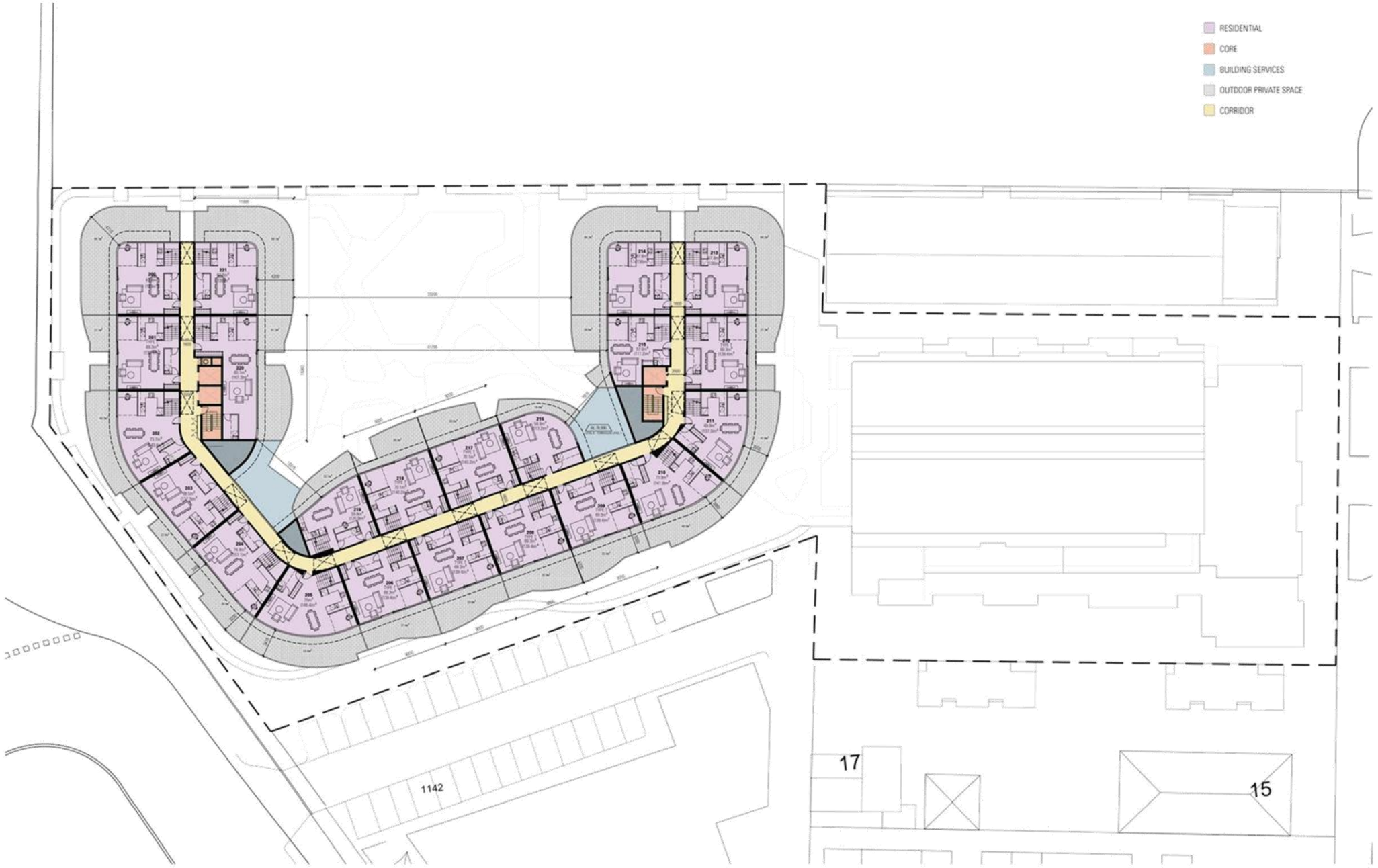
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWER LEVEL FIVE PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-107**



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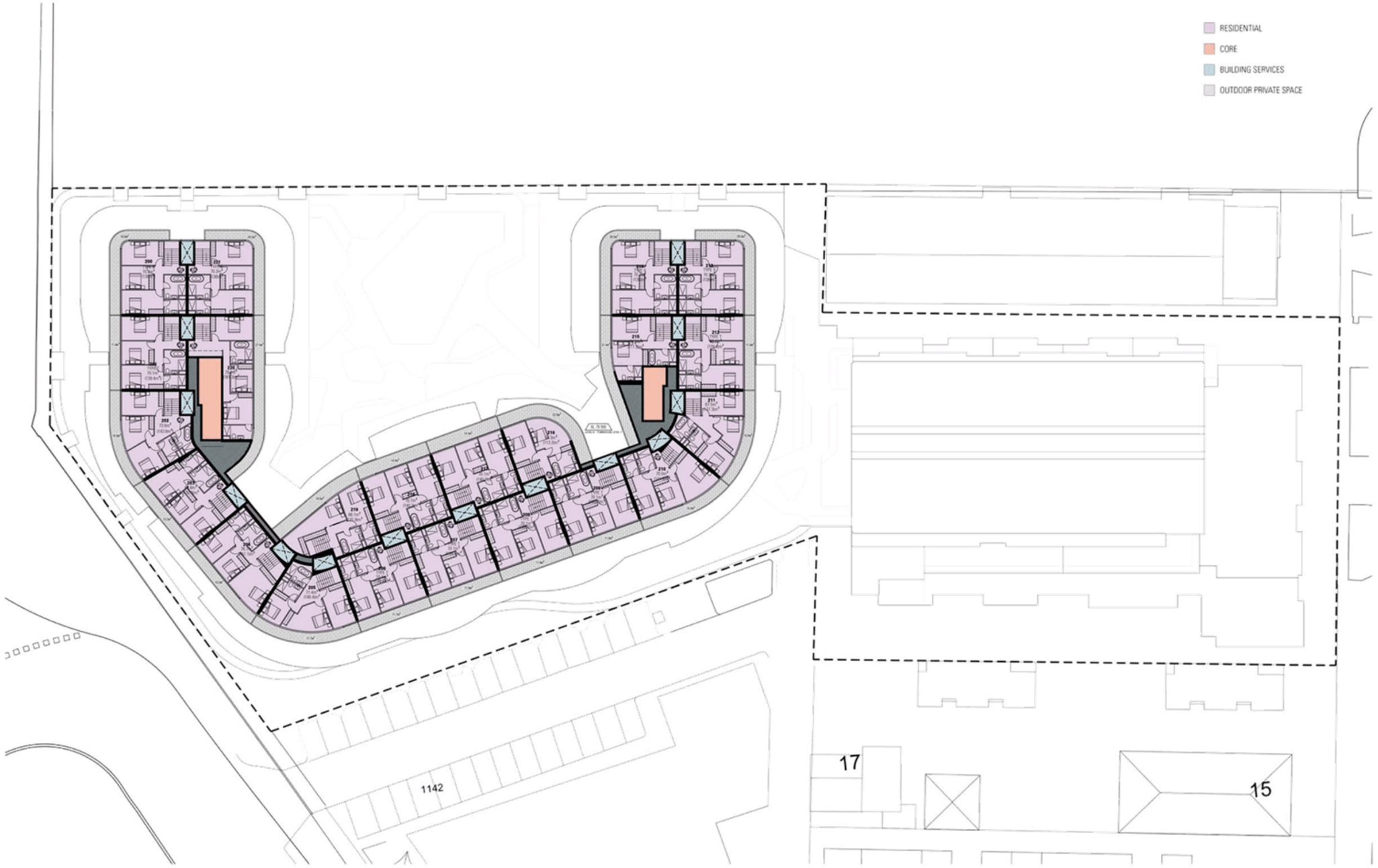
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWNHOUSE LEVEL ONE PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-108**



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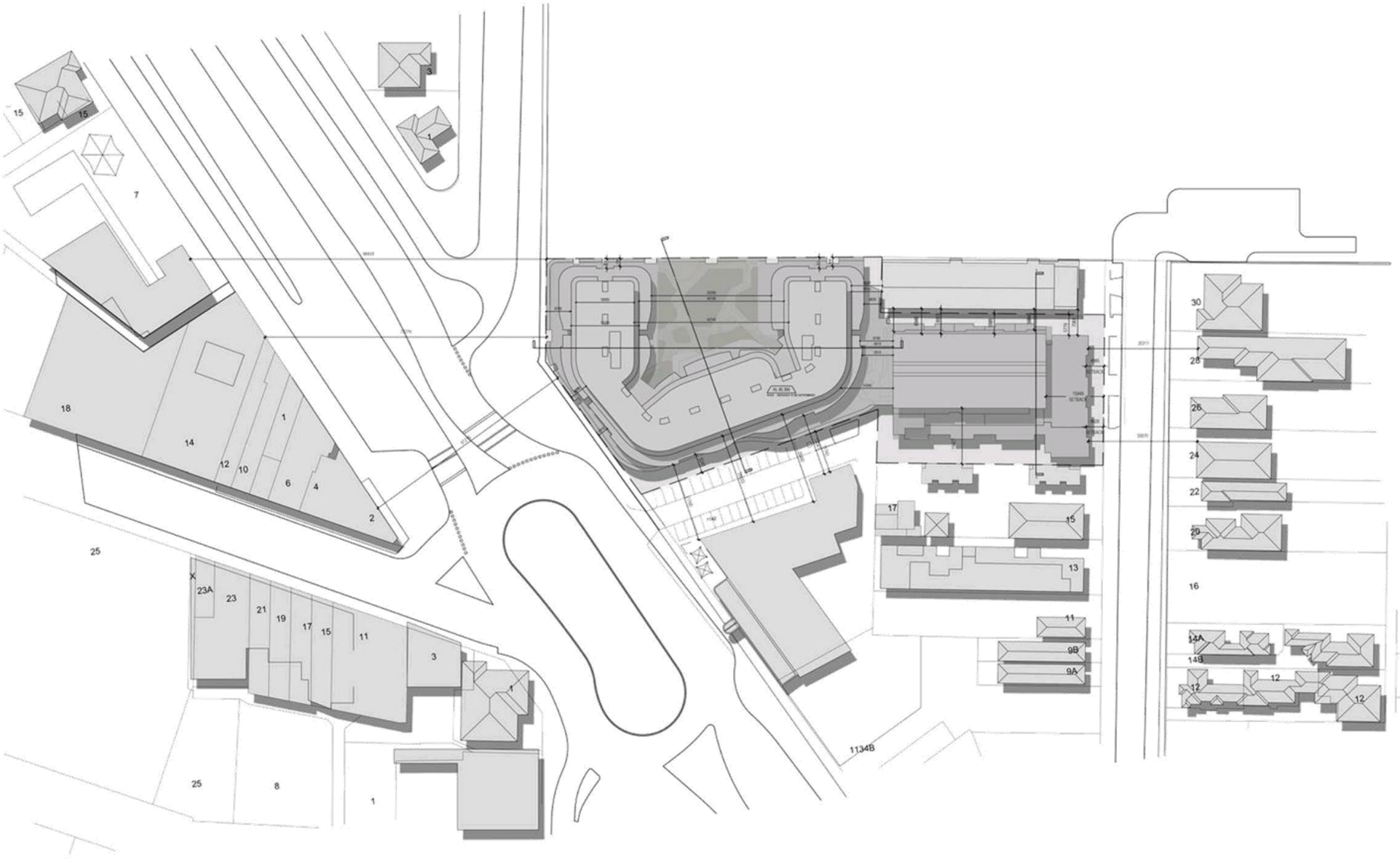
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWNHOUSE LEVEL TWO PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-109**



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
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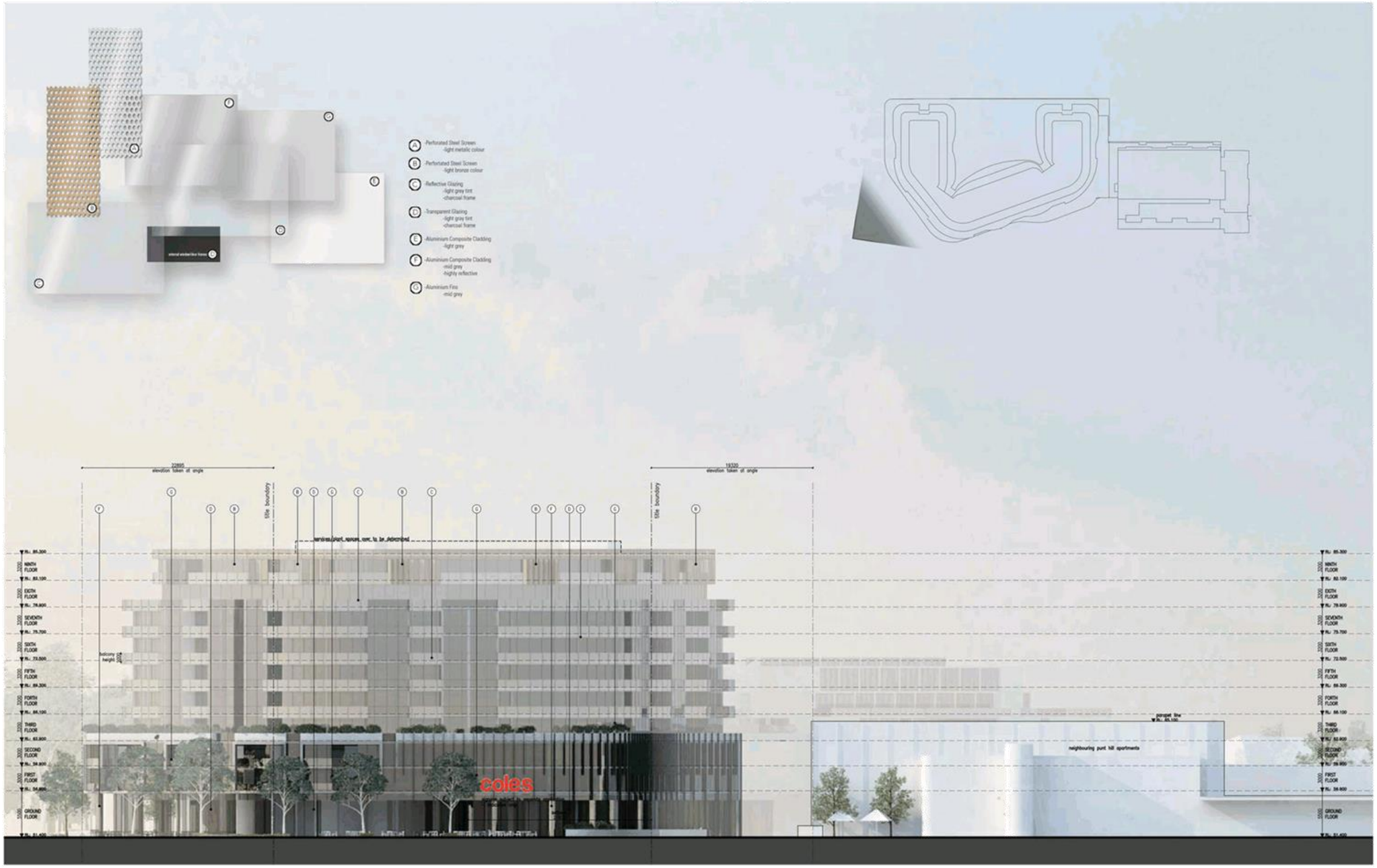
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ROOF PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:500 @ A1

DRAWING NO:
TP-150



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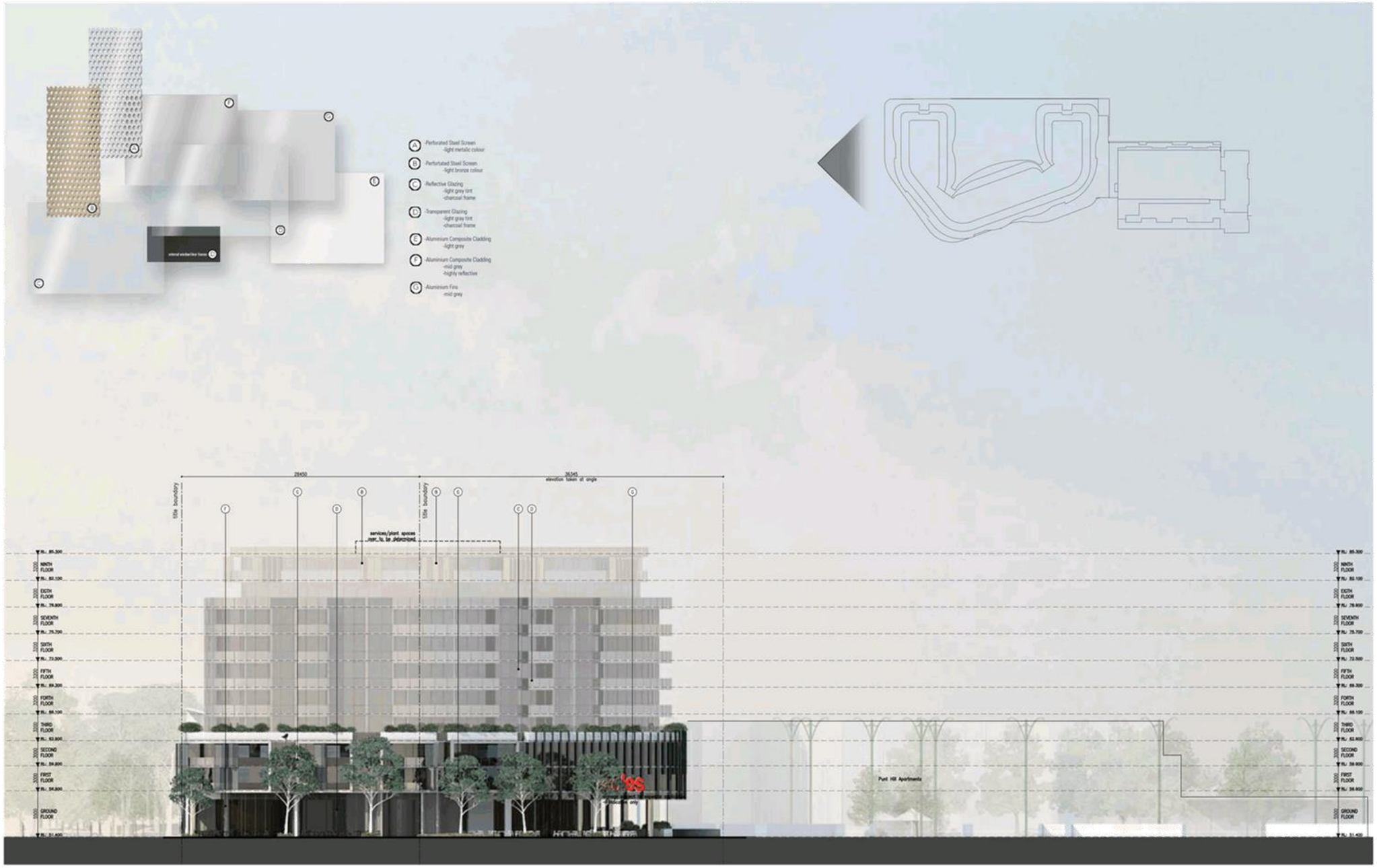
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - MOUNT ALEXANDER ROAD

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-300



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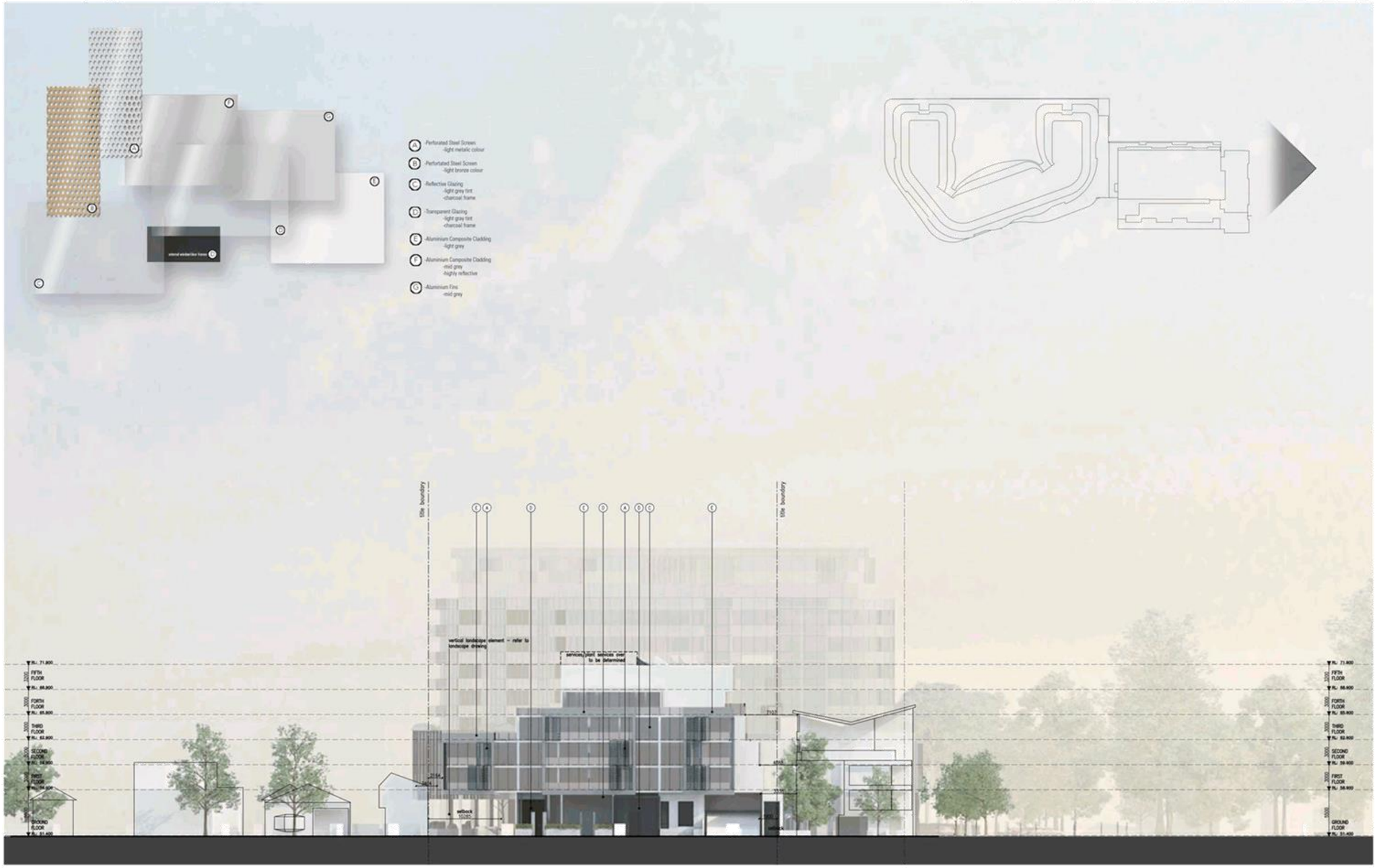
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - BULLA ROAD

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-301



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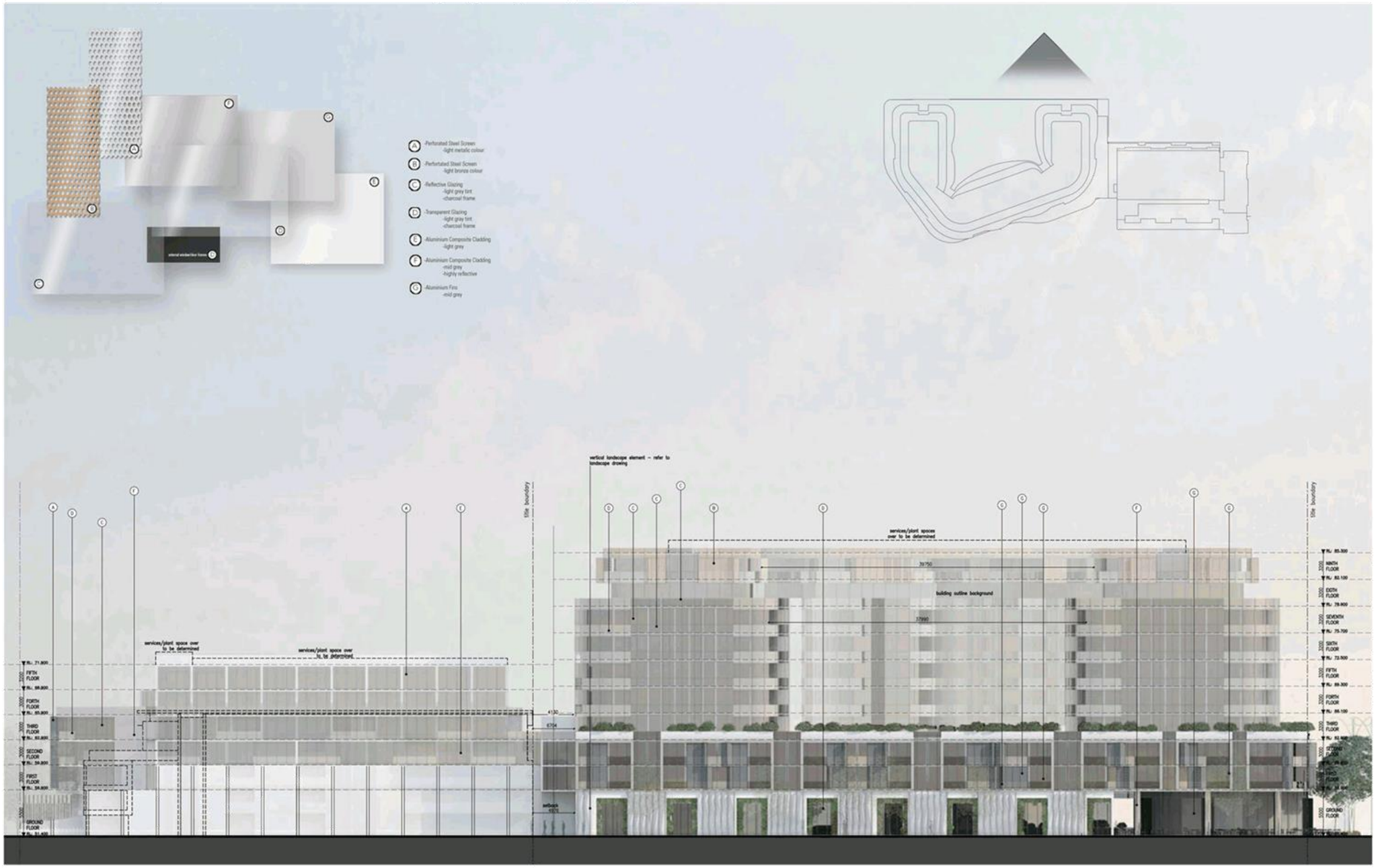
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - WINIFRED STREET

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-302



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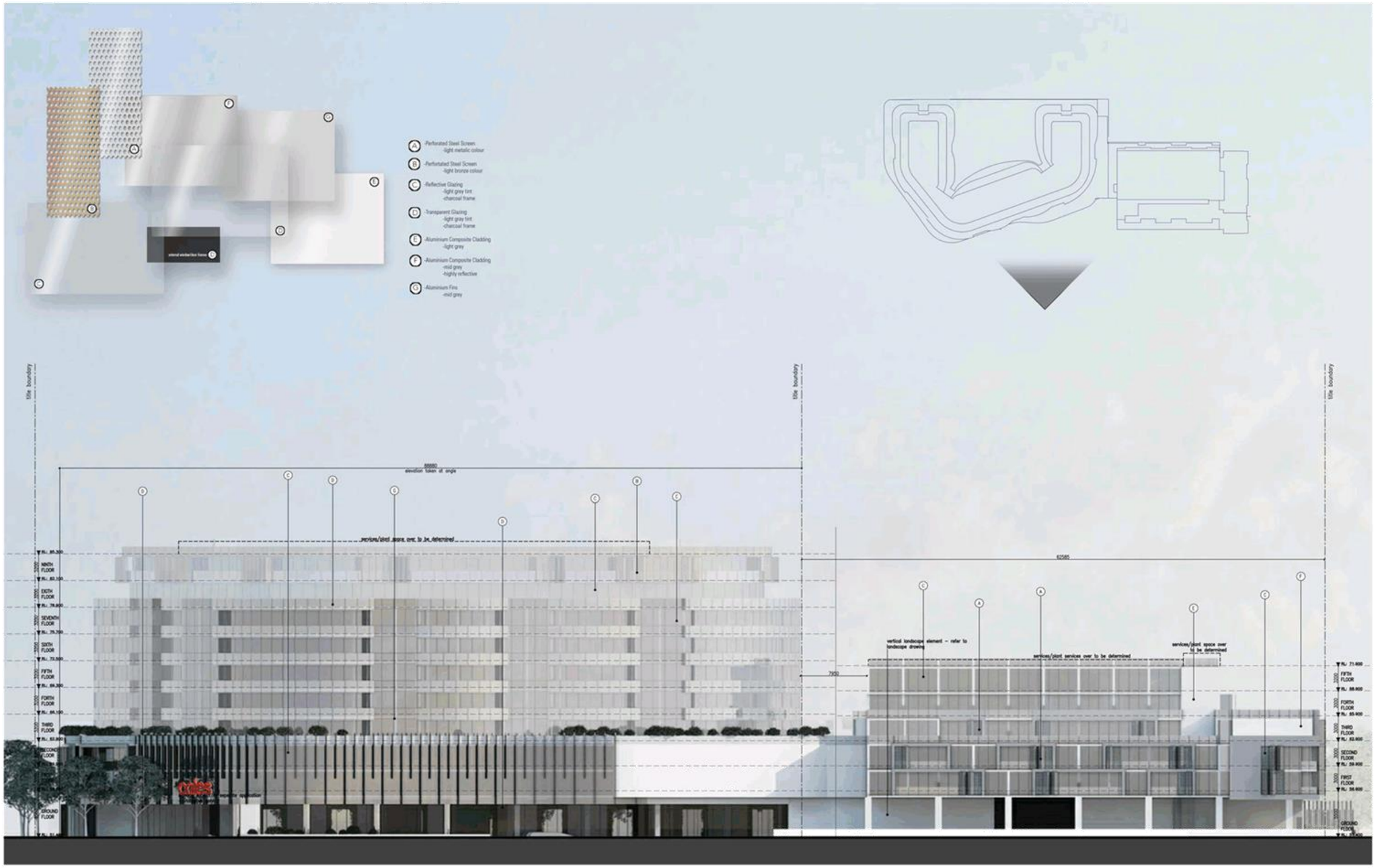
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - WOODLANDS PARK

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-303



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

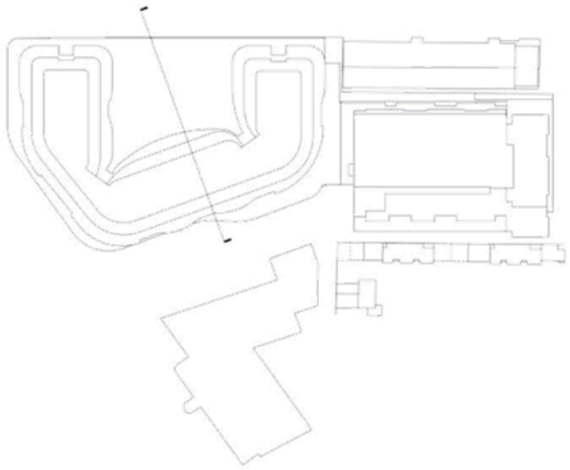
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

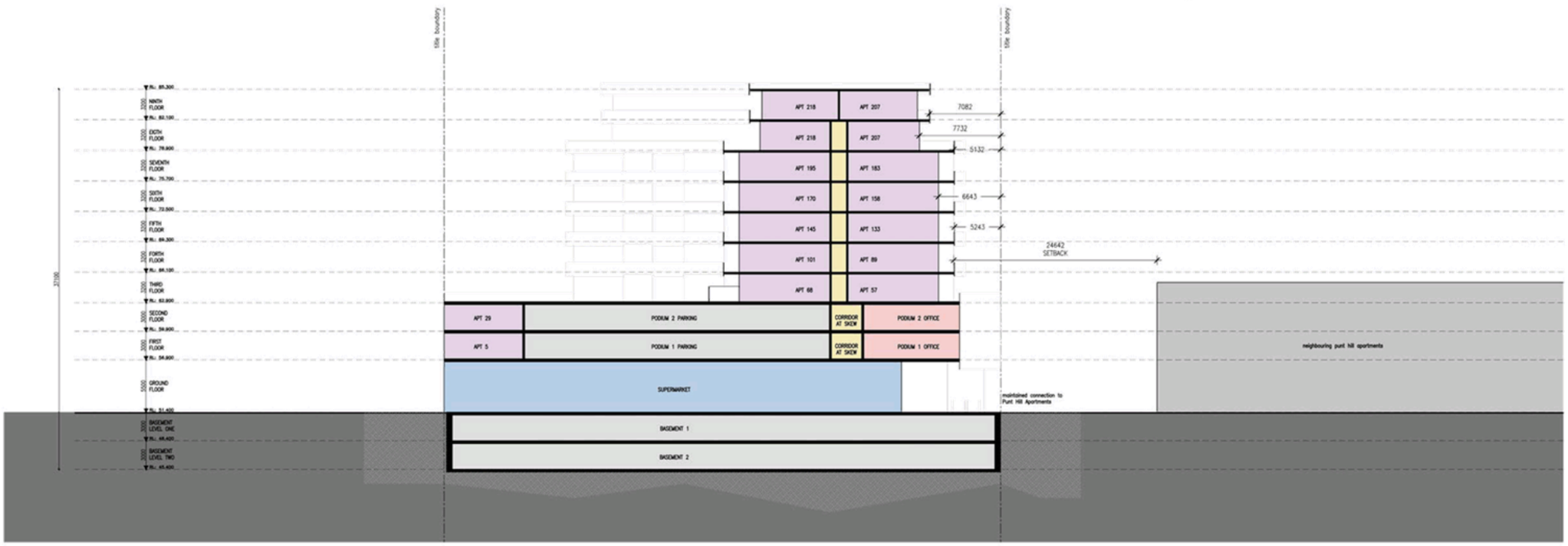
ELEVATION - SOUTH

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-304

RESIDENTIAL
SUPERMARKET
CORE
BUILDING SERVICES
CORRIDOR
CARPARKING
RAMP





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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

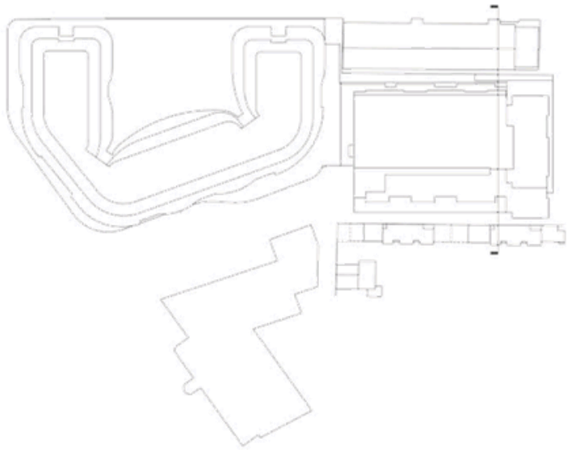
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

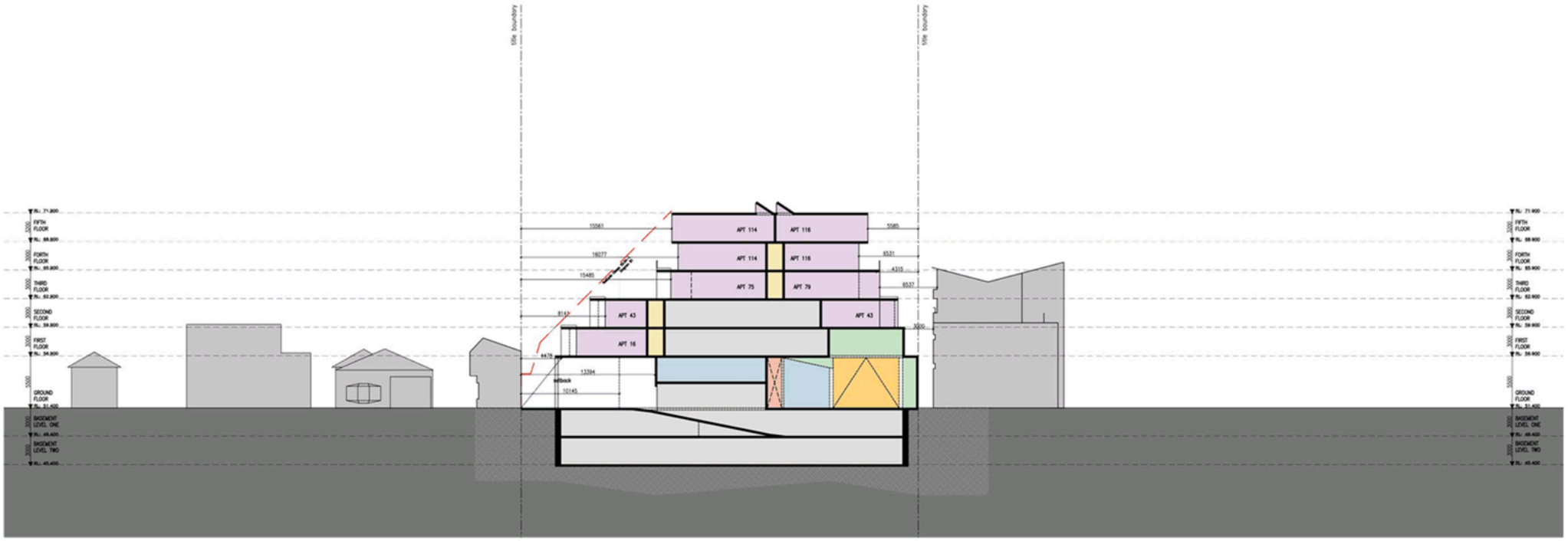
SECTION - AA

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-400

RESIDENTIAL
SUPERMARKET BACK OF HOUSE
CORE
BUILDING SERVICES
CORRIDOR
CARPARKING
RAMP





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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

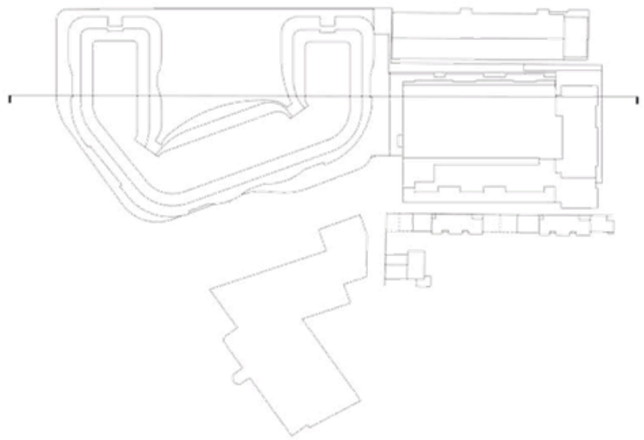
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

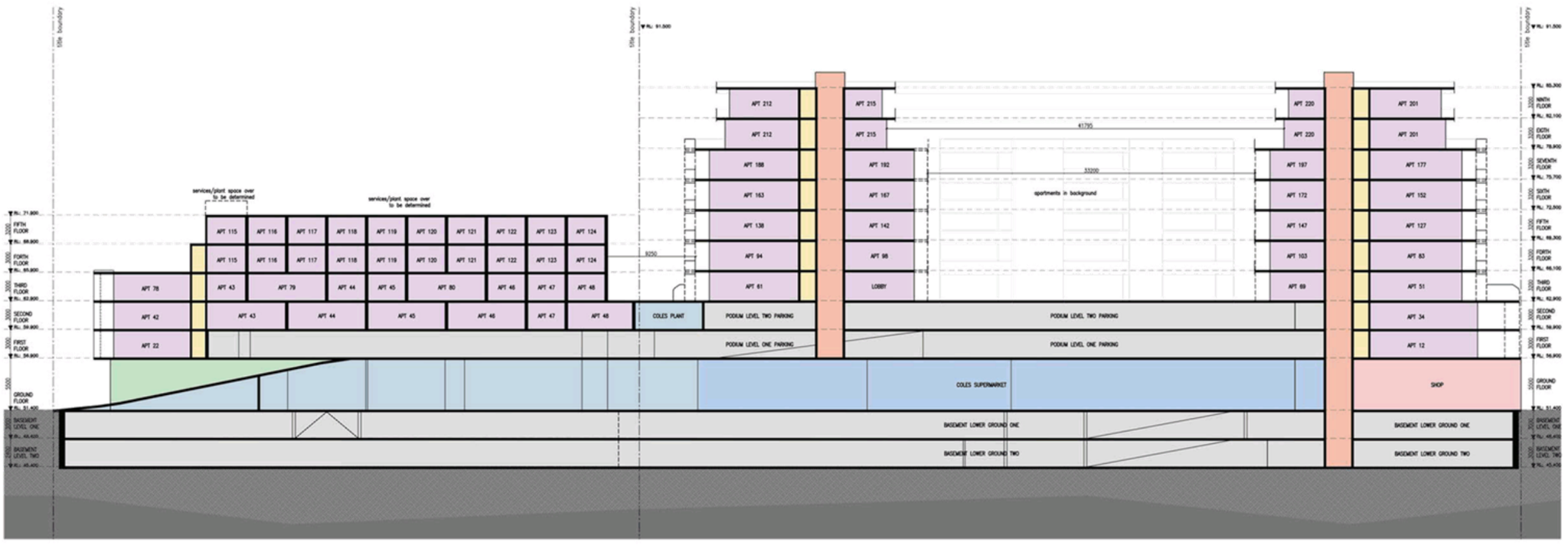
SECTION - BB

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-401

RESIDENTIAL
SUPERMARKET
CORE
BUILDING SERVICES
CORRIDOR
CARPARKING
RAMP





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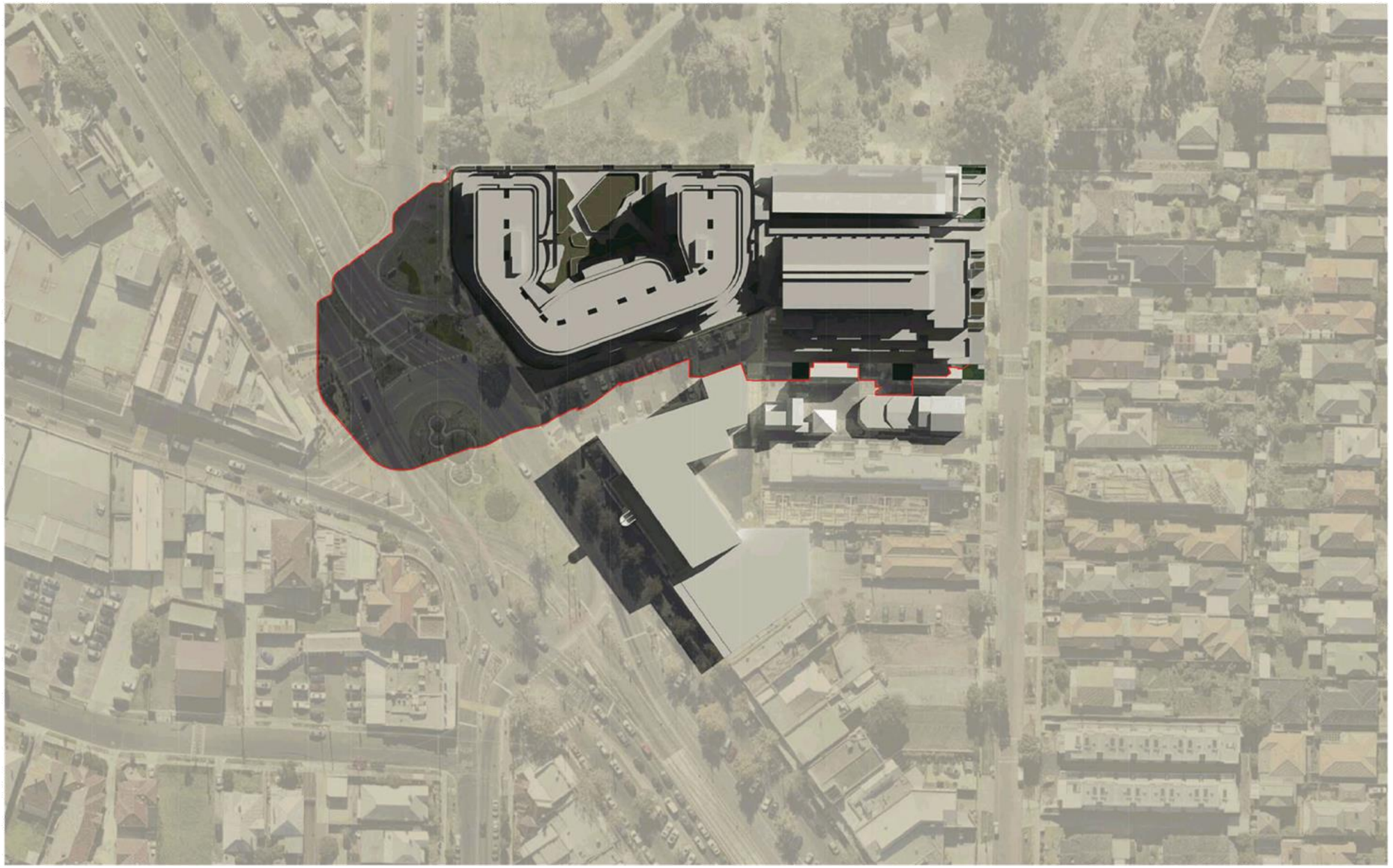
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SECTION - CC

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-402



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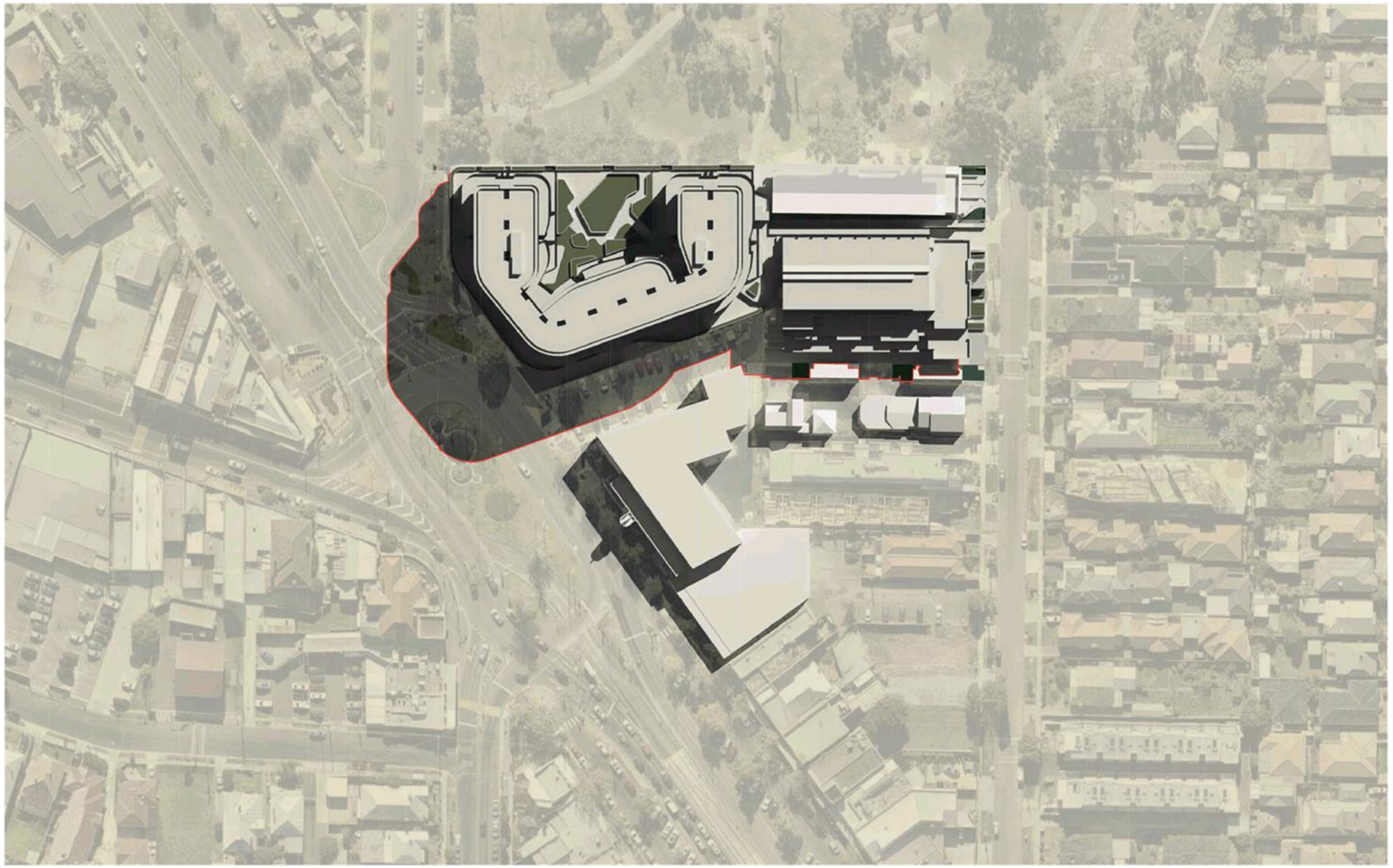
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 9am

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO:
TP-500A



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 10am

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO:
TP-500B

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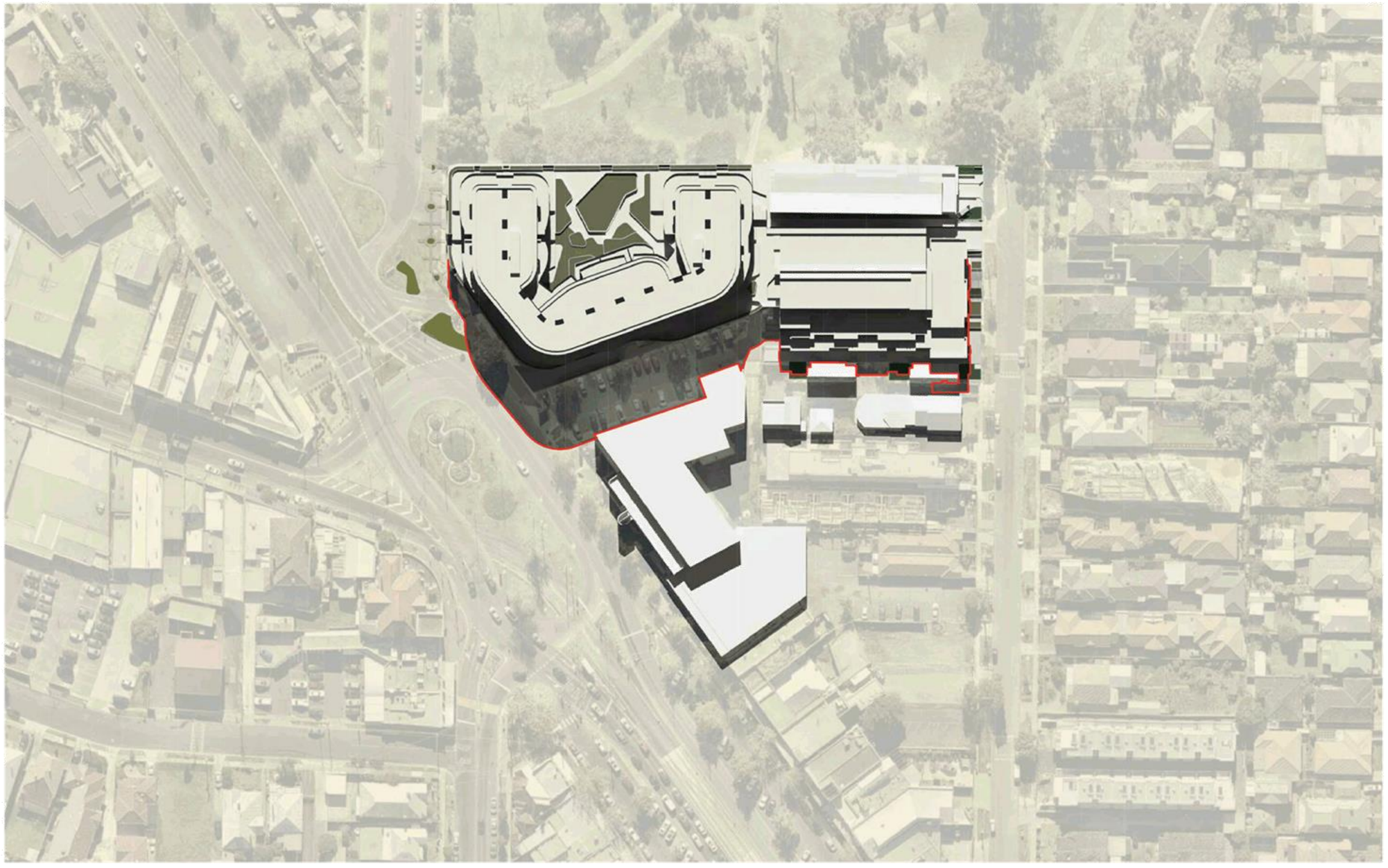
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 11am

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO:
TP-500C



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 12pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO:
TP-500D

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 1pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO:
TP-500E

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 2pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500F**

PEDDLE THORP

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W www.pta.com.au

ACN. 006 975 668

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 3pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO:
TP-500G

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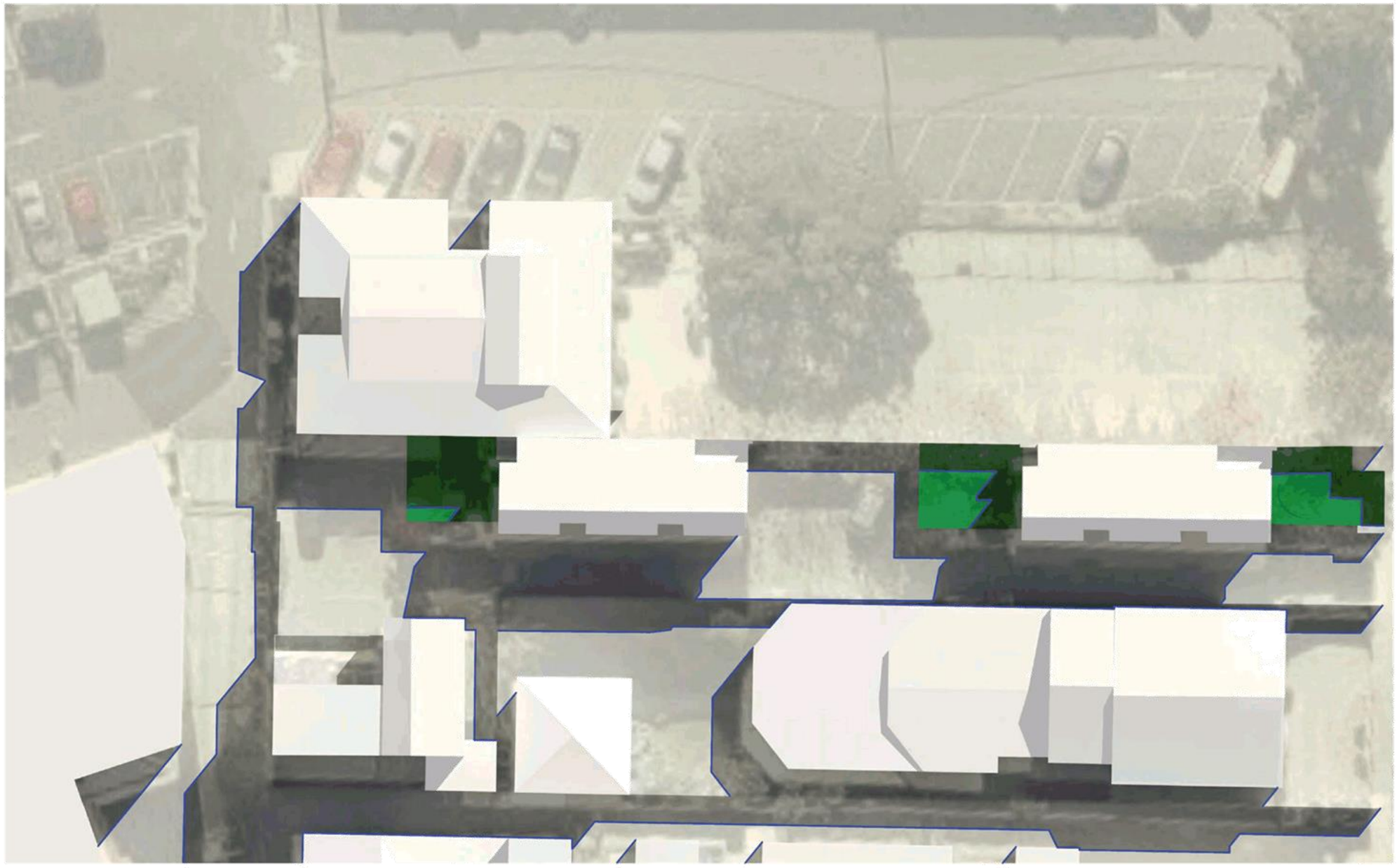
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 9am

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-510A



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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 10am

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-510B

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REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 11am

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-510C

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 12pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-510D

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 1pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-510E

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 2pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-510F

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PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM EXISTING
22ND OF SEPTEMBER - 3pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-510G

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 9am

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-550A

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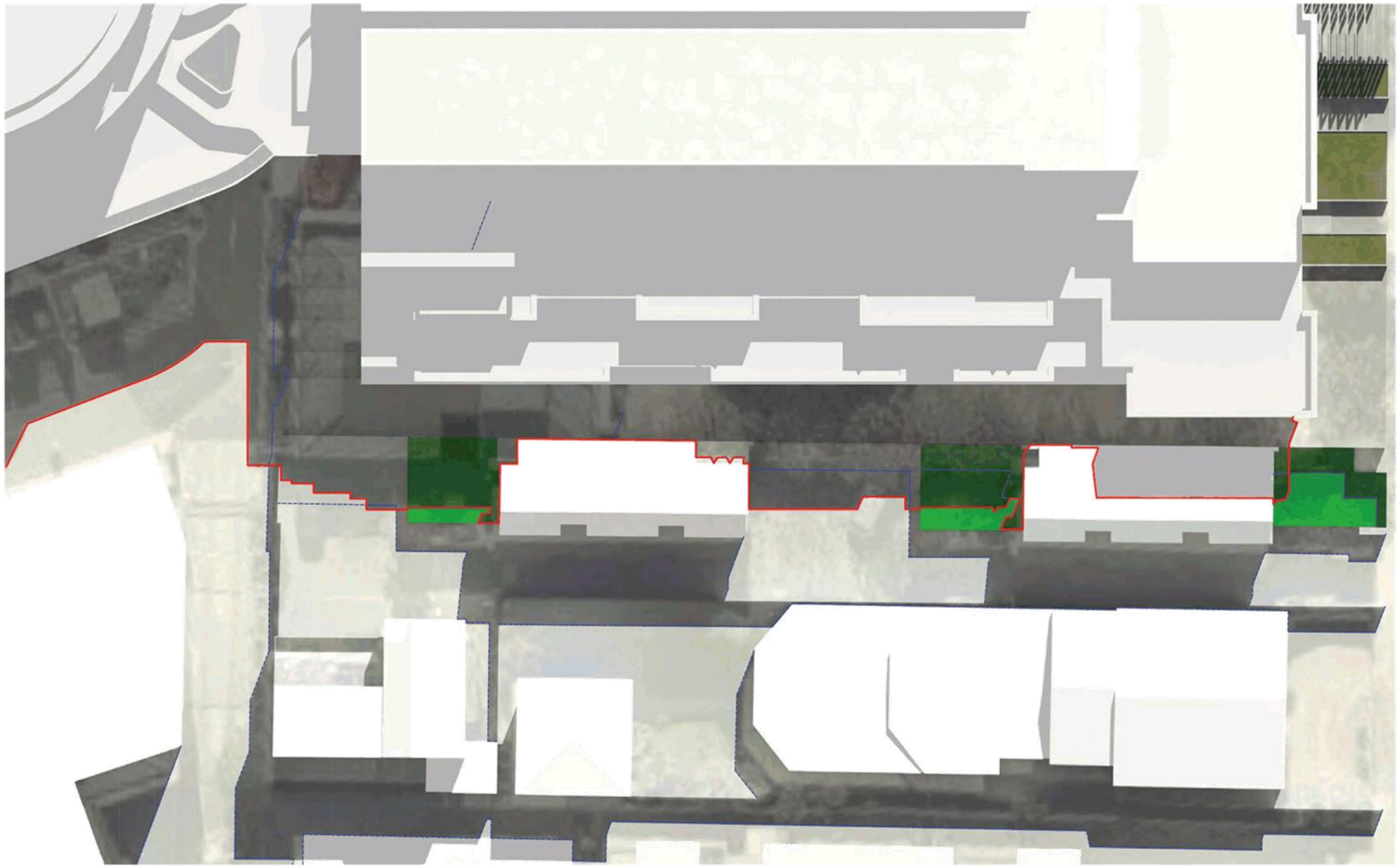
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 10am

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-550B



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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 11am

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-550C

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REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 12pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-550D

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PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 1pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
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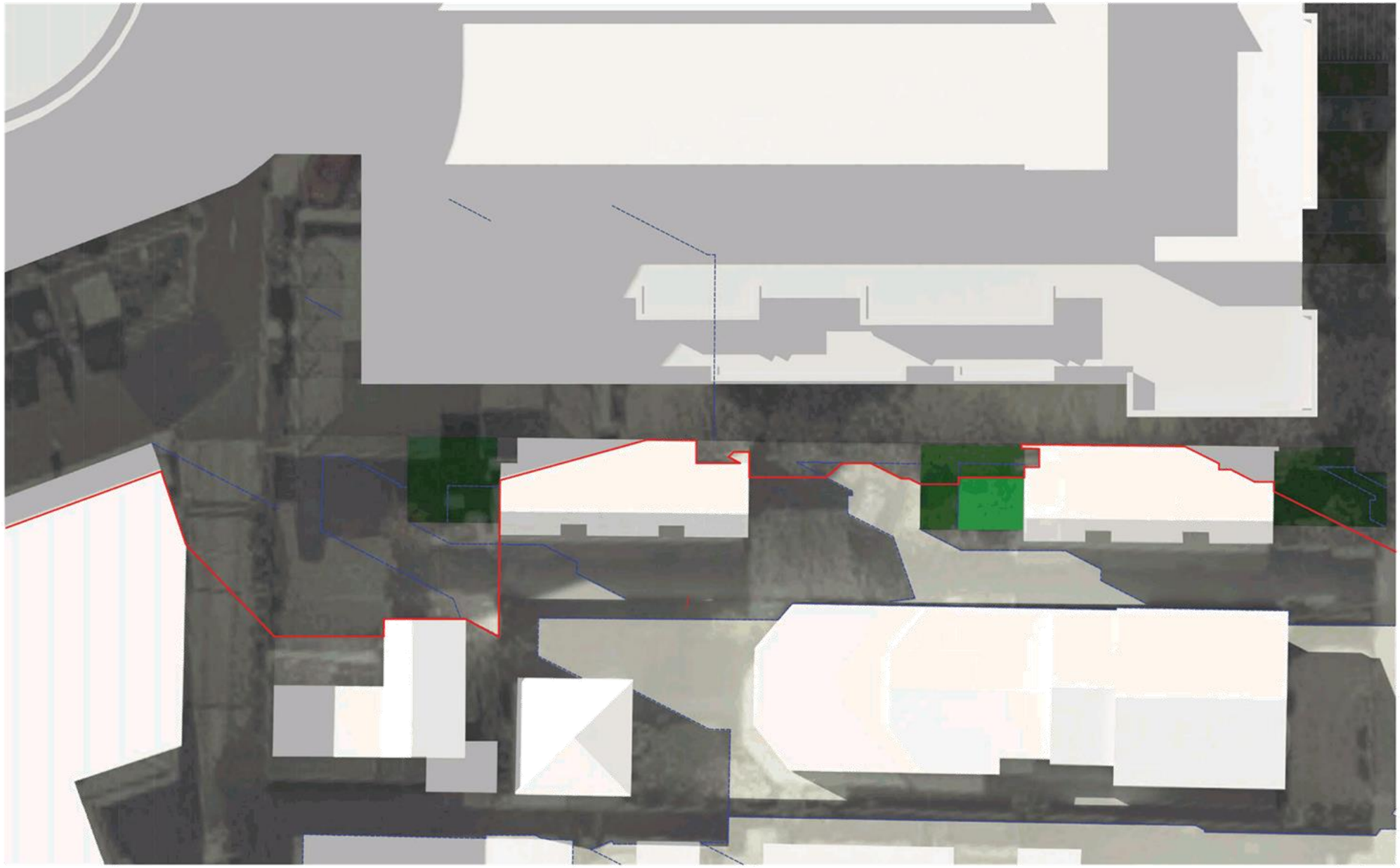
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 2pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-550F



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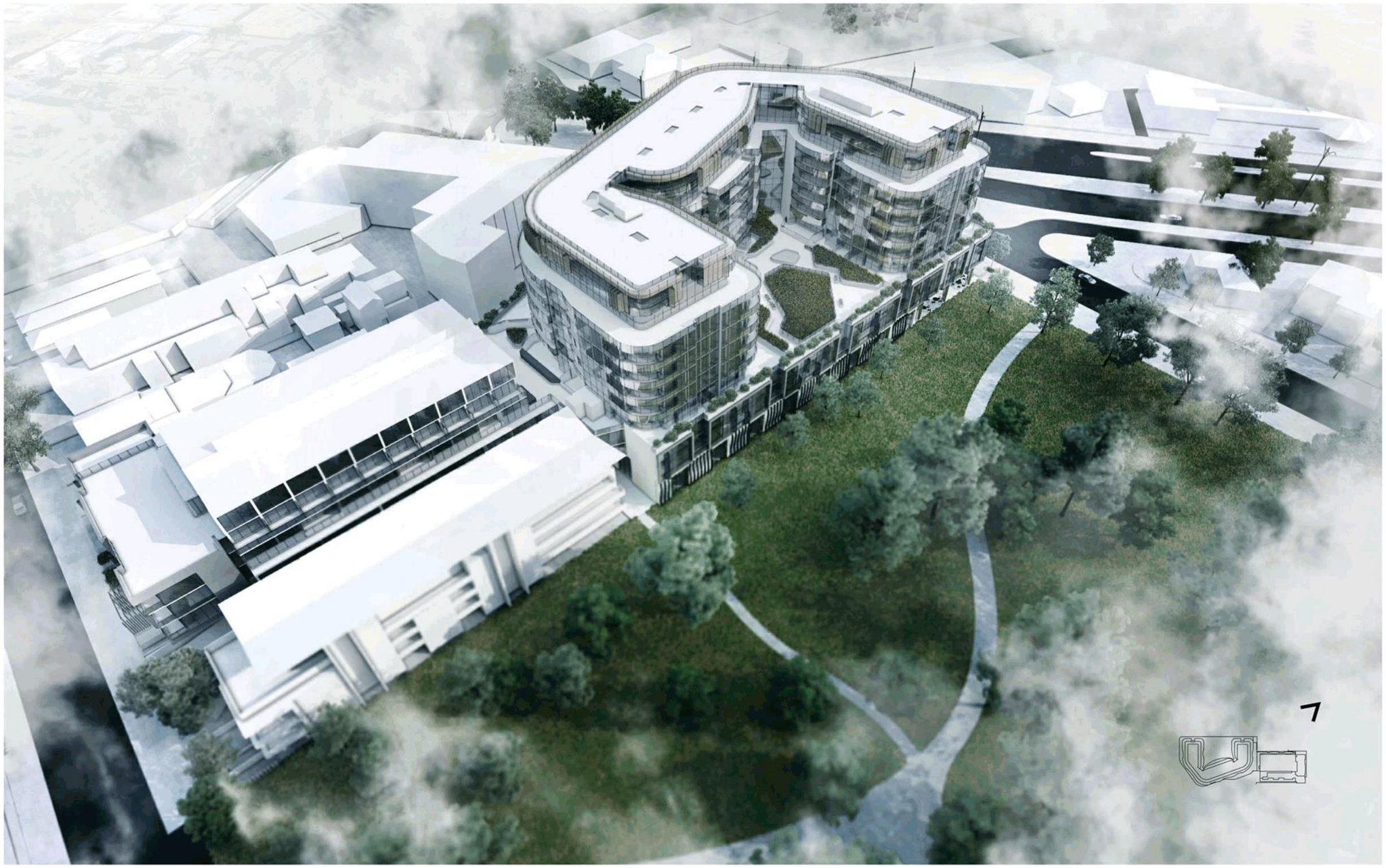
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM PROPOSED
22ND OF SEPTEMBER - 3pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:200

DRAWING NO:
TP-550G



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 00

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-600

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 01
CARNAVON ROAD

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-601

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 02
WINFRED ROAD

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-602

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 03
WOODLANDS PARK

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-603

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 04
BULLA ROAD

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-604

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 05
BULLA AND KEILOR ROAD

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-605

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PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 06
SUPERMARKET ENTRY

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-606

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PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 07
TRAM STOP/ ROUND-ABOUT

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-607

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PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 08

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-608

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 09
WOODLAND'S CAR PARK- TOWNHOUSE OPTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-609

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 10
WINIFRED STREET APPROACH- TOWNHOUSE OPTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-610

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 11
WINIFRED STREET- TOWNHOUSE OPTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-611

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 12
PLAZA TO ARCADE CONNECTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-612

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 13
MOUNT ALEXANDER ROAD PLAZA

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-613

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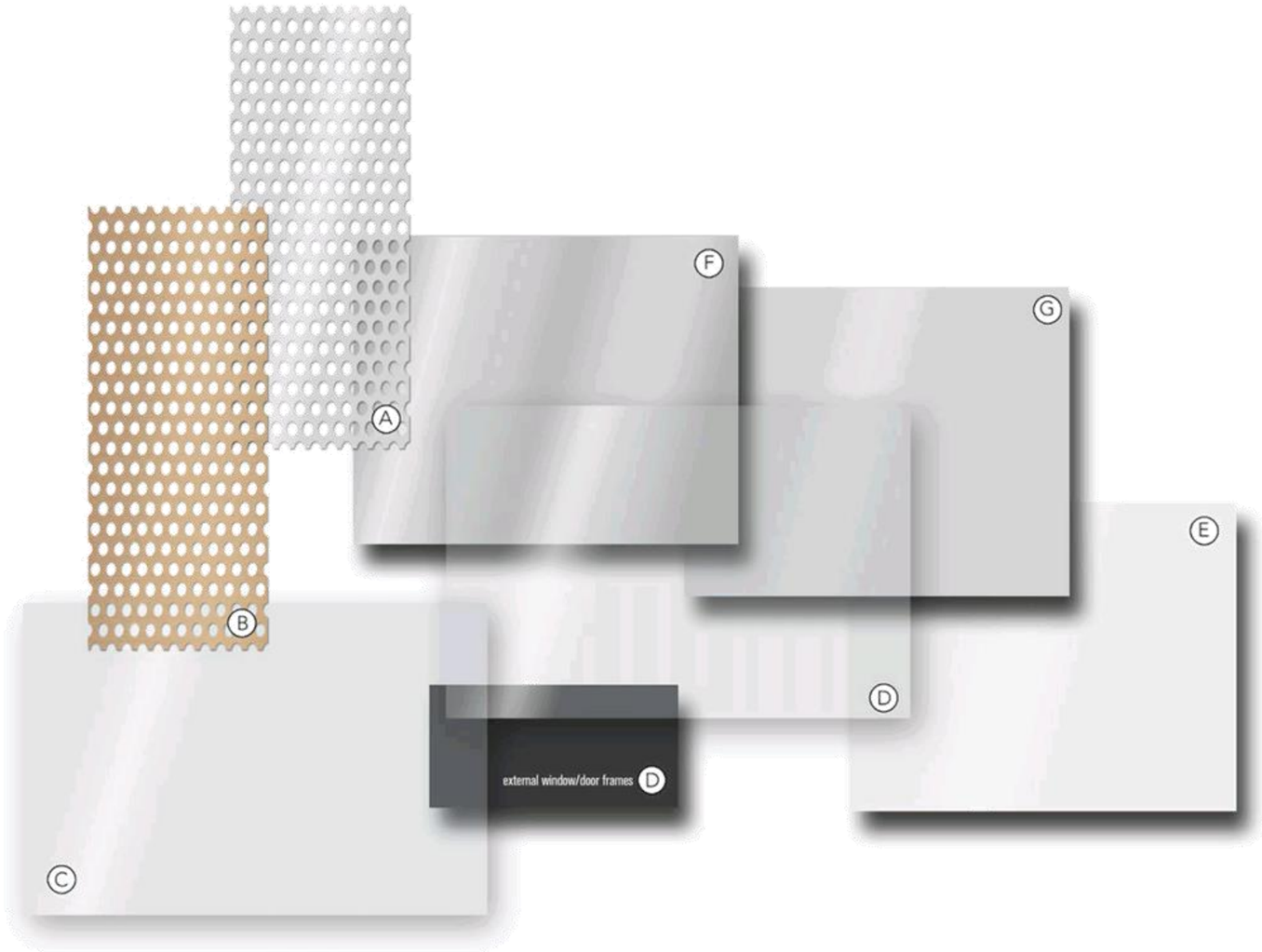
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 14
WINIFRED STREET APPROACH- TOWNHOUSE OPTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-614



A ·Perforated Steel Screen
·light metalic colour

B ·Perforated Steel Screen
·light bronze colour

C ·Reflective Glazing
·light grey tint
·charcoal frame

D ·Transparent Glazing
·light grey tint
·charcoal frame

E ·Aluminium Composite Cladding
·light grey

F ·Aluminium Composite Cladding
·mid grey
·highly reflective

G ·Aluminium Fins
·mid grey

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MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

MATERIAL SCHEDULE

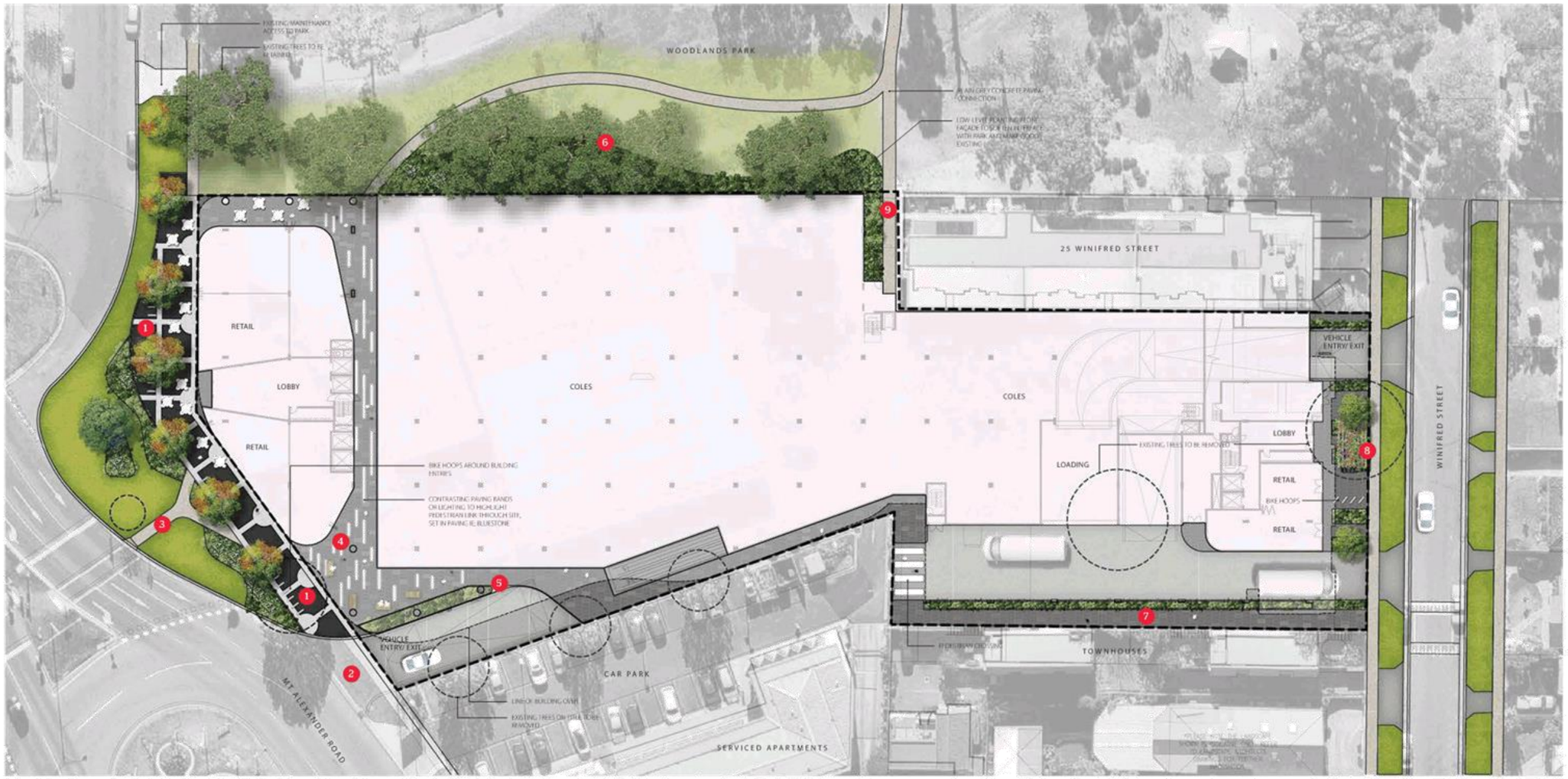
REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-700

Legend

1. PAVING OUTSTAND (TO MATCH MT ALEXANDER RD STREETSCAPE TREATMENT) TO ENCOURAGE OUTDOOR DINING AND PROPOSED NEW PLANE TREE PLANTINGS. INCLUDES FIXED SEATING AND BIKE HOOPS
2. REMOVAL OF 3 DRIVEWAY ENTRIES TO SITE AND CONSOLIDATED TO 1
3. MAINTAINED PEDESTRIAN ACCESS TO SITE AND ADDITIONAL LOW-STOREY FEATURE PLANTING
4. RETAIL ENTRY PLAZA WITH SEATING AND PEDESTRIAN LINK TO WOODLANDS PARK
5. RAISED PLANTER SCREENING TO CAR PARK RAMP
6. RETAIN 5NO. EXISTING MONTEREY CYPRESS, CREATE NEW PEDESTRIAN PATHWAY LINK TO PARK FROM DEVELOPMENT & INSTALL LOW-STOREY GARDEN BED TO MAKE GOOD INTERFACE WITH PARK.
7. SOUTHERN PEDESTRIAN LINK WITH RAISED PLANTER AND VERTICAL CLIMBERS TO SEPARATE/ SCREEN LOADING DOCK
8. ENTRY ARBOUR OVER WALKWAY WITH 4 VISITOR BIKE HOOPS BENEATH
9. FORMALISED ENTRY TO BUILDING FROM PARK

Precedent Images



SCALE 1:250 (A1)
0 5 10

Ground Level Landscape Plan

1144 Mt Alexander Rd, Essendon

PROJ_DRG NO 0315-0322-02 D001 REV 02 DRWN WA CHKD MV DATE 28.09.2016 Tract

Legend

1. RAISED CENTRAL LAWN (WITH RAMP ACCESS), OVERLOOKING PARK
2. FEATURE SCULPTURE/ SHADE ELEMENT WITH MOUNDING
3. RAISED GARDEN BED PLANTERS WITH INTEGRATED SEATING
4. OUTDOOR EXERCISE/ YOGA SPACE
5. INTERNAL COURTYARD CONNECTING PODIUM TERRACES TO LIFT CORE AND WOODLANDS PARK
6. RAISED PLANTERS TO BUILDING FACADE EDGE
7. FEATURE PLANTING AT END OF CORRIDORS TO FRAME VIEW OUT TO PARK
8. COMMUNAL BARBEQUE AND BENCH-TOP BUILT IN TO PLANTER WALL

Precedent Images

SCALE 1:250 (A1)

0 5 10

Podium Level Landscape Plan

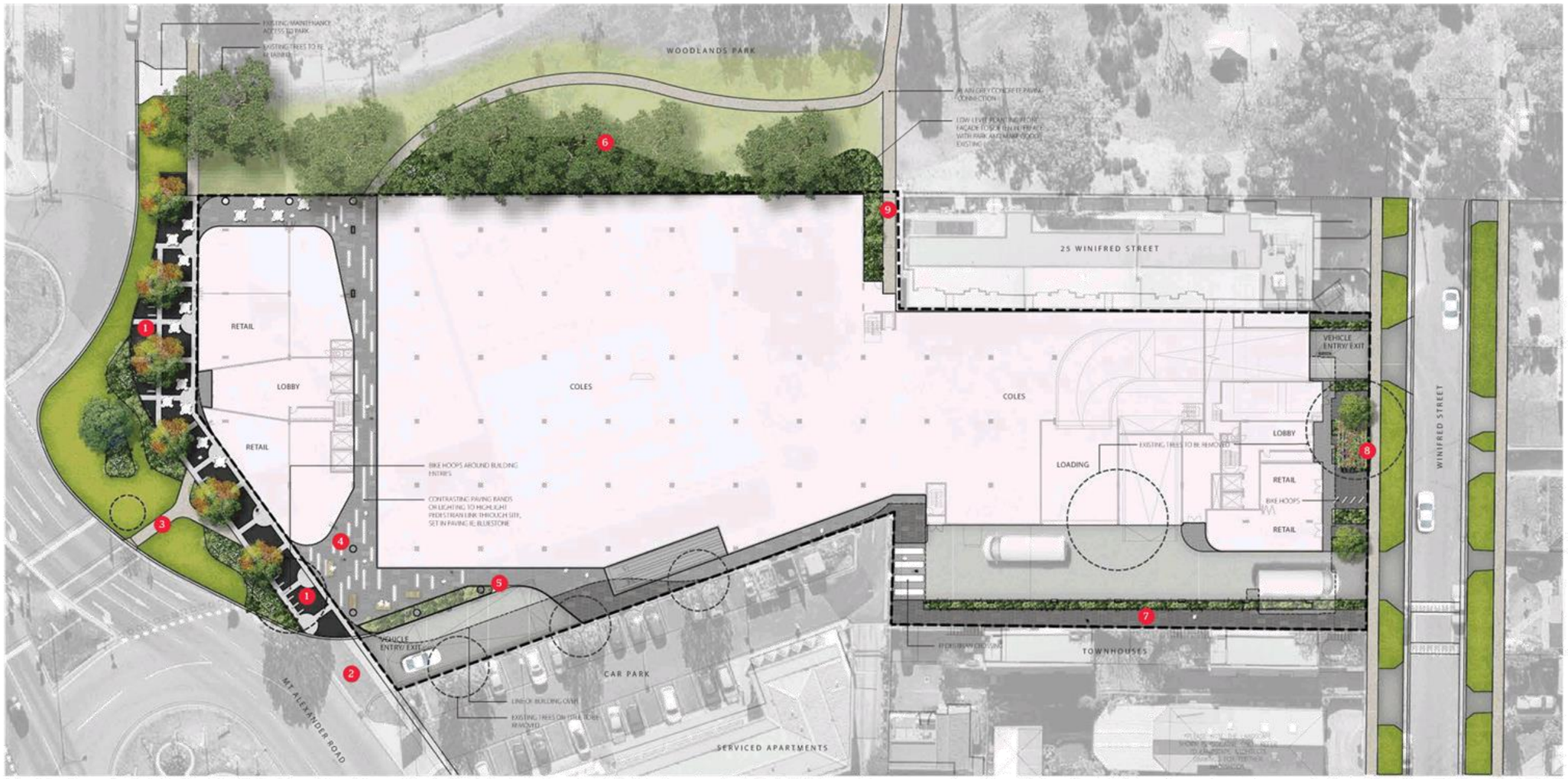
1144 Mt Alexander Rd, Essendon

PROJ_DRG NO 0315-0322-02 D002 REV 02 DRWN WA CHKD MV DATE 28.09.2016 Tract

Legend

1. PAVING OUTSTAND (TO MATCH MT ALEXANDER RD STREETSCAPE TREATMENT) TO ENCOURAGE OUTDOOR DINING AND PROPOSED NEW PLANE TREE PLANTINGS. INCLUDES FIXED SEATING AND BIKE HOOPS
2. REMOVAL OF 3 DRIVEWAY ENTRIES TO SITE AND CONSOLIDATED TO 1
3. MAINTAINED PEDESTRIAN ACCESS TO SITE AND ADDITIONAL LOW-STOREY FEATURE PLANTING
4. RETAIL ENTRY PLAZA WITH SEATING AND PEDESTRIAN LINK TO WOODLANDS PARK
5. RAISED PLANTER SCREENING TO CAR PARK RAMP
6. RETAIN 5NO. EXISTING MONTEREY CYPRESS, CREATE NEW PEDESTRIAN PATHWAY LINK TO PARK FROM DEVELOPMENT & INSTALL LOW-STOREY GARDEN BED TO MAKE GOOD INTERFACE WITH PARK.
7. SOUTHERN PEDESTRIAN LINK WITH RAISED PLANTER AND VERTICAL CLIMBERS TO SEPARATE/ SCREEN LOADING DOCK
8. ENTRY ARBOUR OVER WALKWAY WITH 4 VISITOR BIKE HOOPS BENEATH
9. FORMALISED ENTRY TO BUILDING FROM PARK

Precedent Images



SCALE 1:250 (A1)
0 5 10

Ground Level Landscape Plan
1144 Mt Alexander Rd, Essendon

PROJ_DRG NO 0315-0322-02 D001 REV 02 DRWN WA CHKD MV DATE 28.09.2016 Tract

Legend

1. RAISED CENTRAL LAWN (WITH RAMP ACCESS), OVERLOOKING PARK
2. FEATURE SCULPTURE/ SHADE ELEMENT WITH MOUNDING
3. RAISED GARDEN BED PLANTERS WITH INTEGRATED SEATING
4. OUTDOOR EXERCISE/ YOGA SPACE
5. INTERNAL COURTYARD CONNECTING PODIUM TERRACES TO LIFT CORE AND WOODLANDS PARK
6. RAISED PLANTERS TO BUILDING FACADE EDGE
7. FEATURE PLANTING AT END OF CORRIDORS TO FRAME VIEW OUT TO PARK
8. COMMUNAL BARBEQUE AND BENCH-TOP BUILT IN TO PLANTER WALL

Precedent Images

SCALE 1:250 (A1)

0 5 10

Podium Level Landscape Plan

1144 Mt Alexander Rd, Essendon

PROJ_DRG NO 0315-0322-02 D002 REV 02 DRWN WA CHKD MV DATE 28.09.2016 Tract

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
COMBINED RETAIL & RESIDENTIAL
DEVELOPMENT

PEDDLE THORP

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON COMBINED RETAIL & RESIDENTIAL DEVELOPMENT		**SEPTEMBER 2016**	DRAWING NO: **TP 000**
PROJECT NO: 35-0043	REASON FOR ISSUE: TOWN PLANNING	REVISION: 8	DATE: SEPT '16

TOWN PLANNING PERMIT APPLICATION
MOUNT ALEXANDER ROAD | ESSENDON

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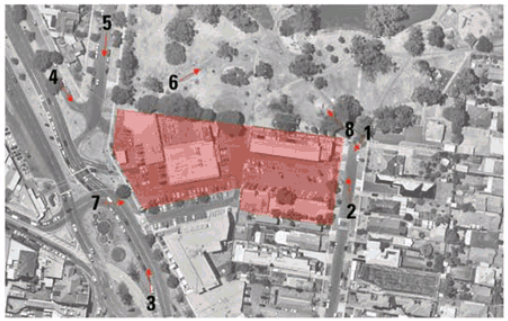
MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

DRAWING REGISTER

REVISION: 9
DATE: MAR '17
SCALE:

DRAWING NO: **TP-001**



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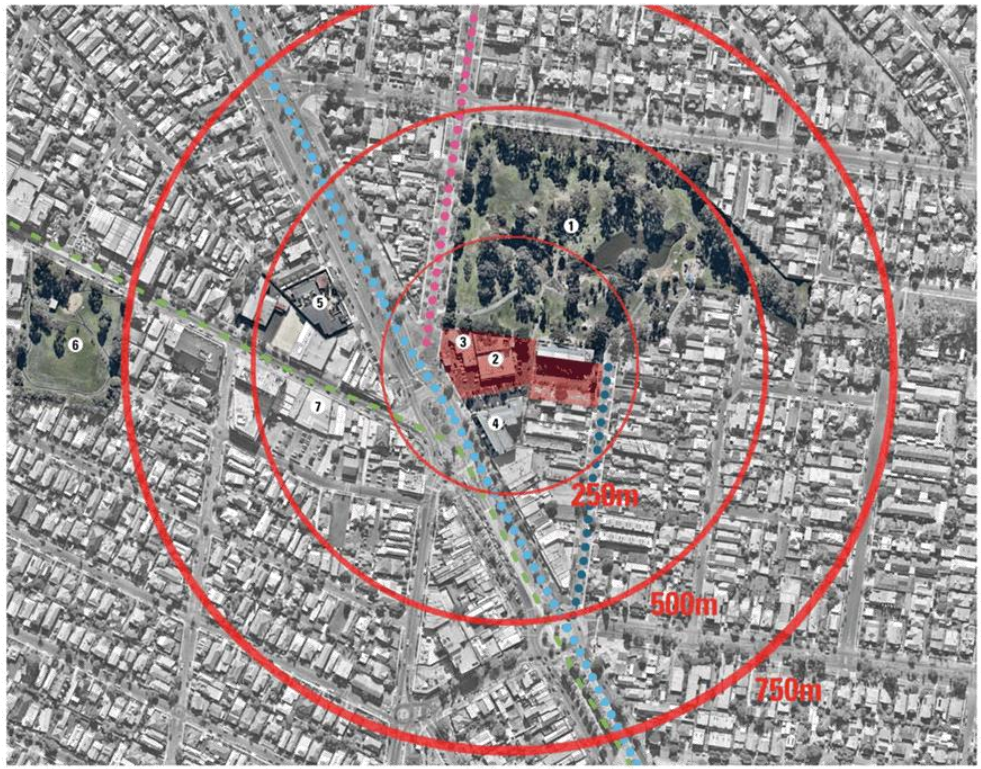
MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

EXISTING CONDITIONS- N/HOOD CHARACTER

REVISION: 8
DATE: SEPT '16
SCALE:

DRAWING NO: **TP-002**



LEGEND

1: WOODLANDS PARK
2: COLES ESSENDON
3: 7/11 ESSENDON
4: PUNTHILL ESSENDON
5: ESSENDON KIDS
6: THOMPSON RESERVE
7: BOUNDY'S SUPA IGA

MOUNT ALEXANDER ROAD
WINFRED STREET
CARNARVON ROAD
PUBLIC TRANSPORT SERVICE:
NEAREST TRAM STOP - 0.043km
GLENBERIE TRAIN STATION DISTANCE - 1.0km
STRATHMORE TRAIN STATION- 1.9km

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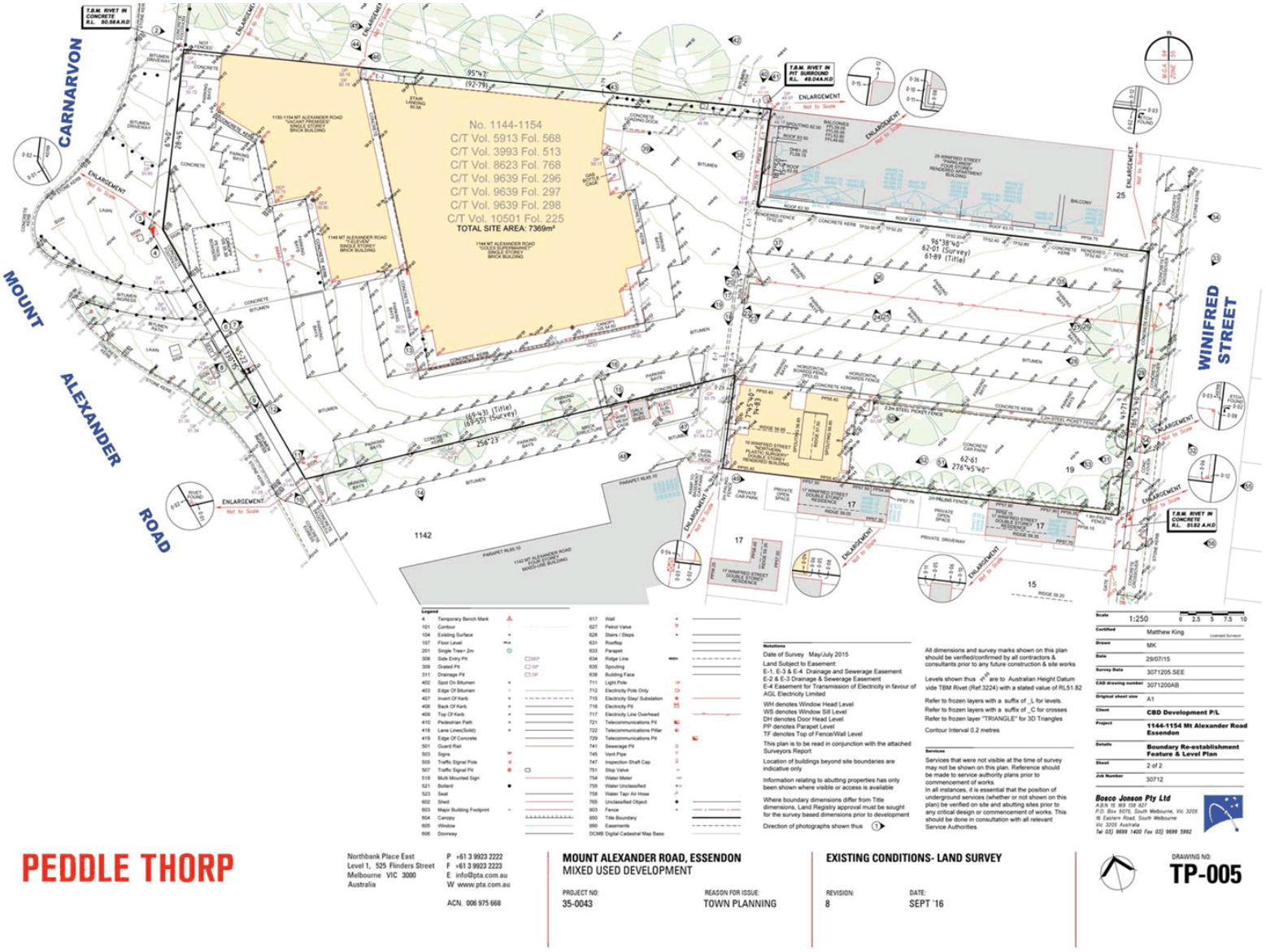
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

LOCATION PLAN

REVISION: 8
DATE: SEPT '16
SCALE:

DRAWING NO: **TP-003**



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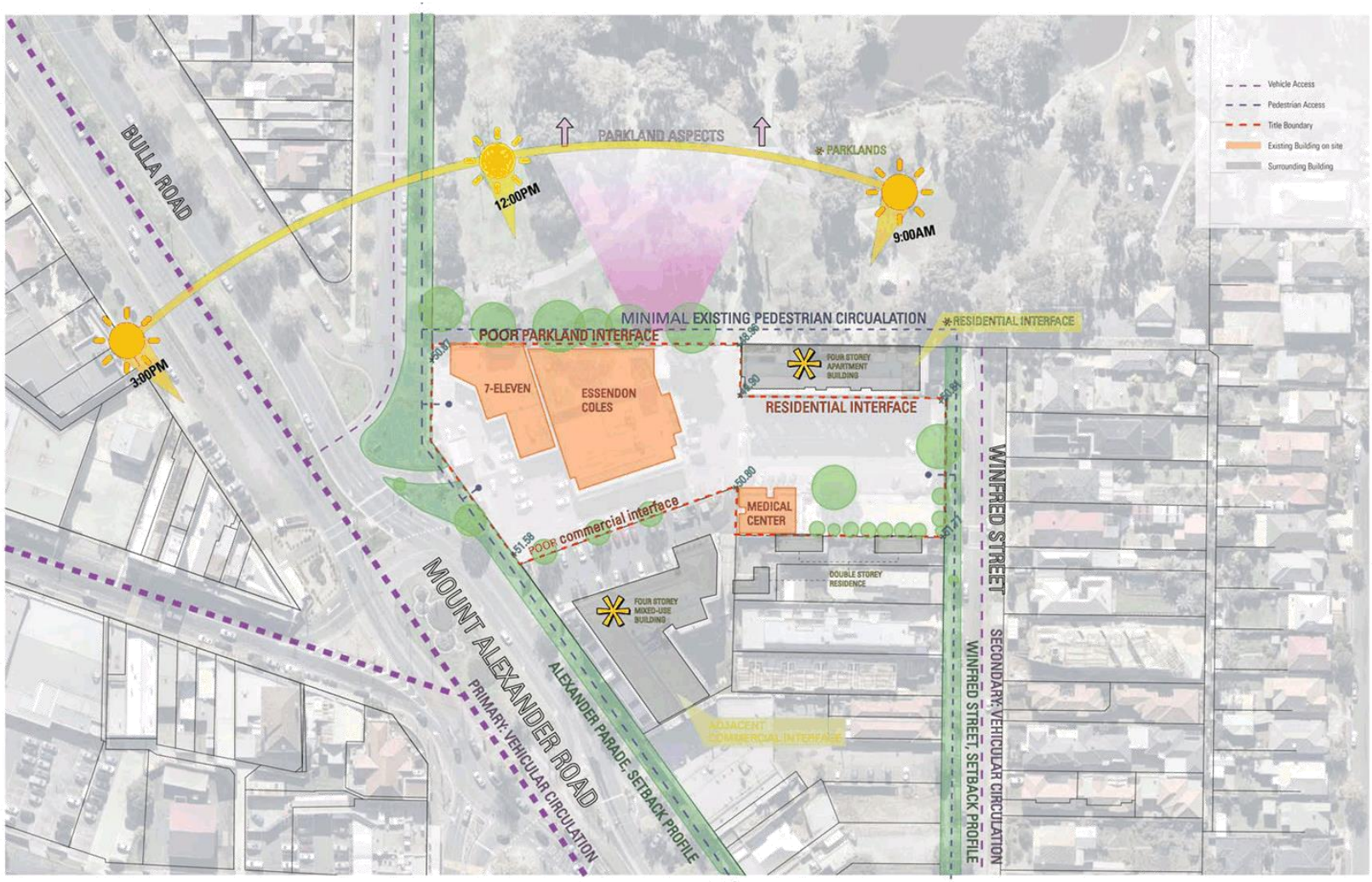
MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

EXISTING CONDITIONS- LAND SURVEY

REVISION: 8
DATE: SEPT '16

DRAWING NO: **TP-005**



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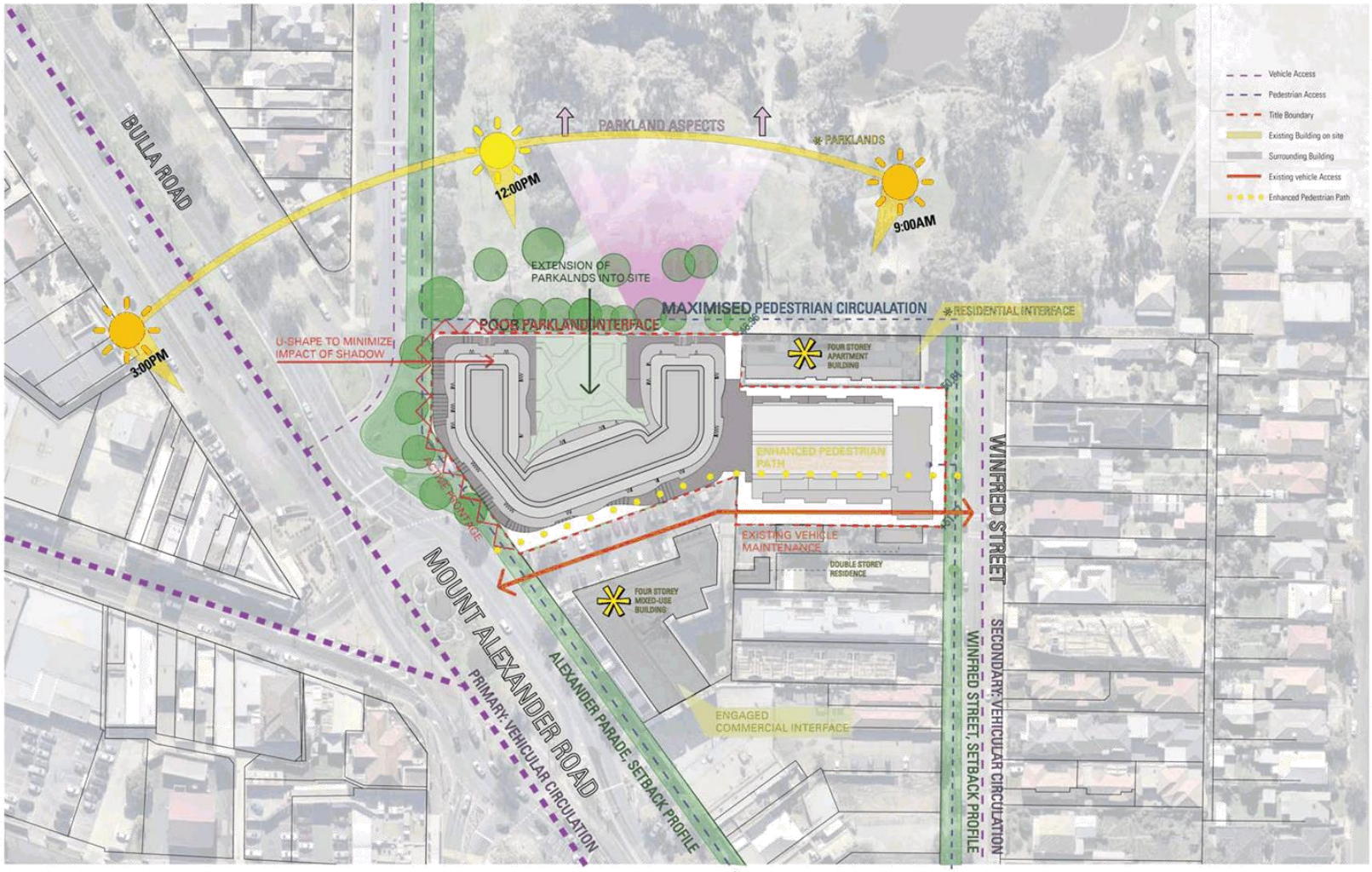
MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

EXISTING CONDITIONS- SITE ANALYSIS

REVISION: 8
DATE: SEPT '16
SCALE: 1:500 @ A1

DRAWING NO: **TP-006**



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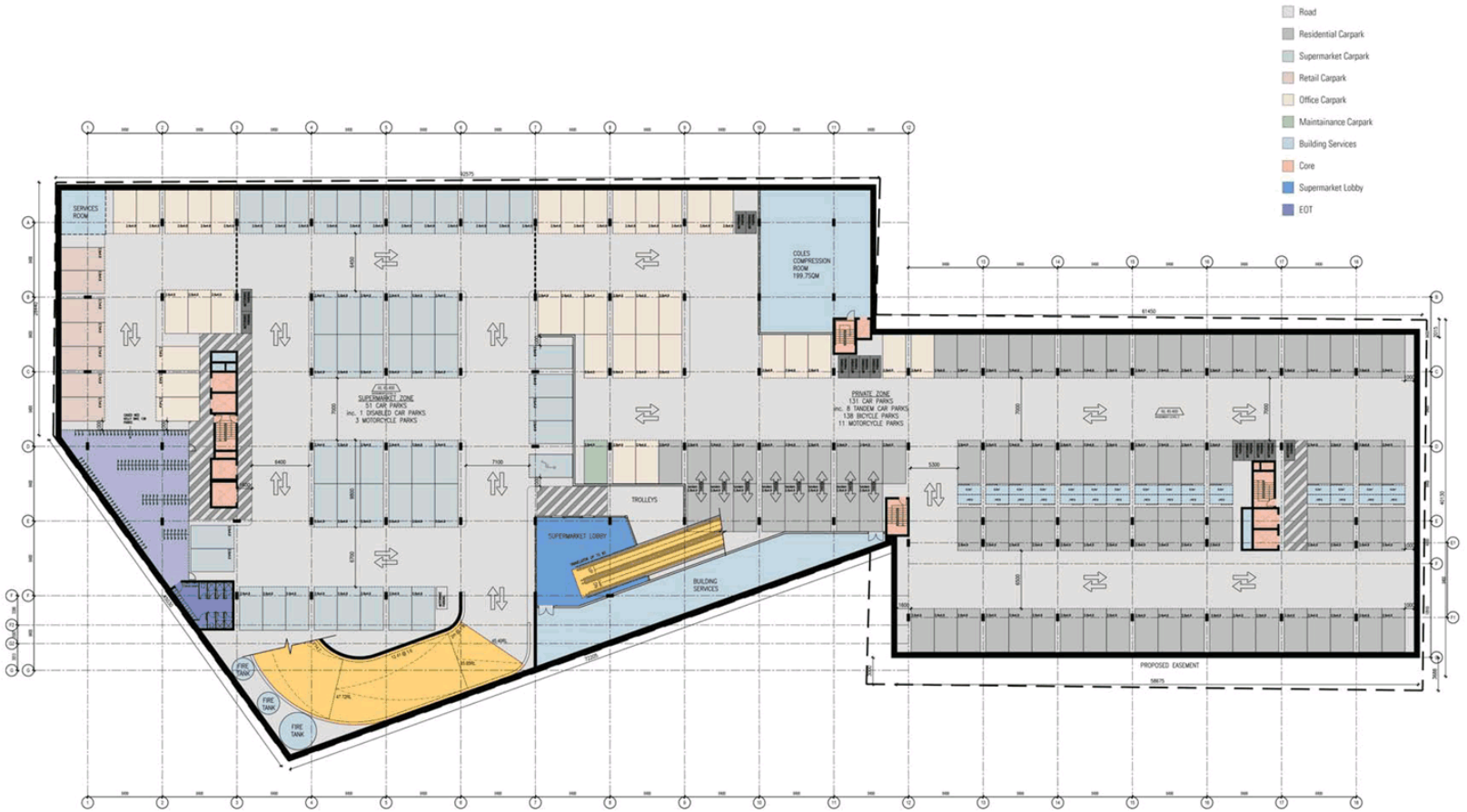
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

PROPOSED CONDITIONS- SITE ANALYSIS

REVISION: 8
DATE: SEPT '16
SCALE: 1:500 @ A1

DRAWING NO: **TP-006P**



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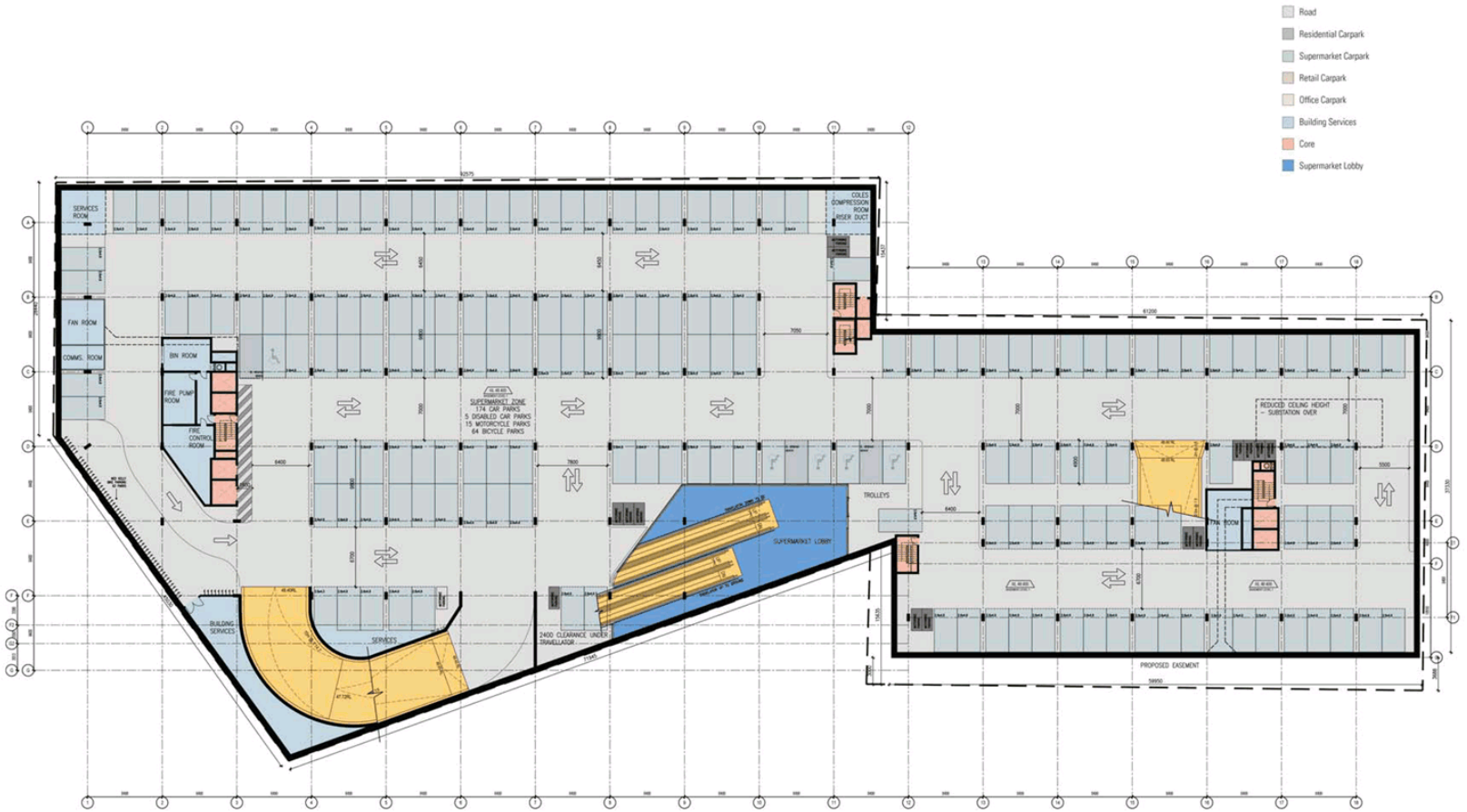
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

BASEMENT LOWER GROUND TWO

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-040**



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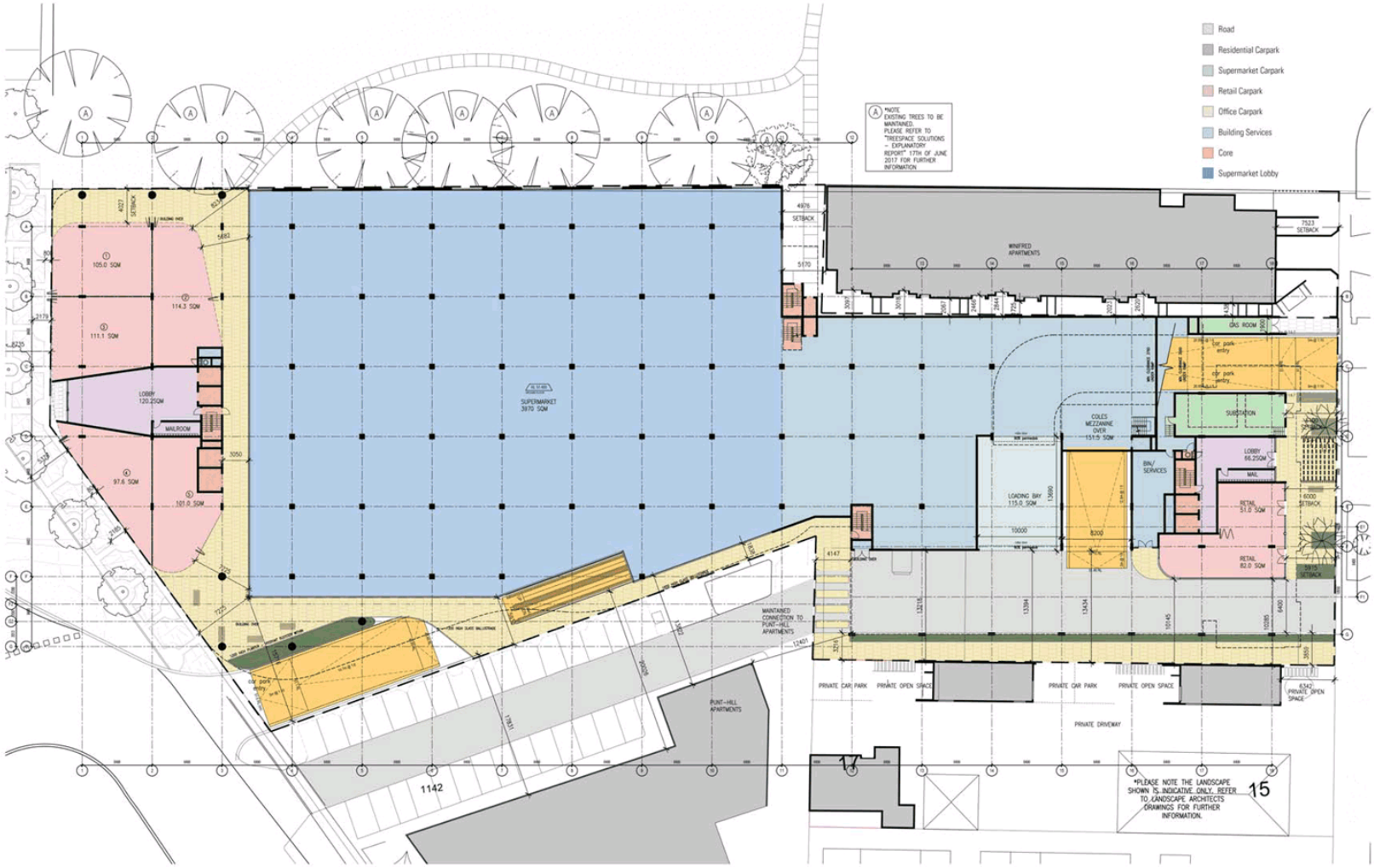
PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

BASEMENT LOWER GROUND ONE

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-050**



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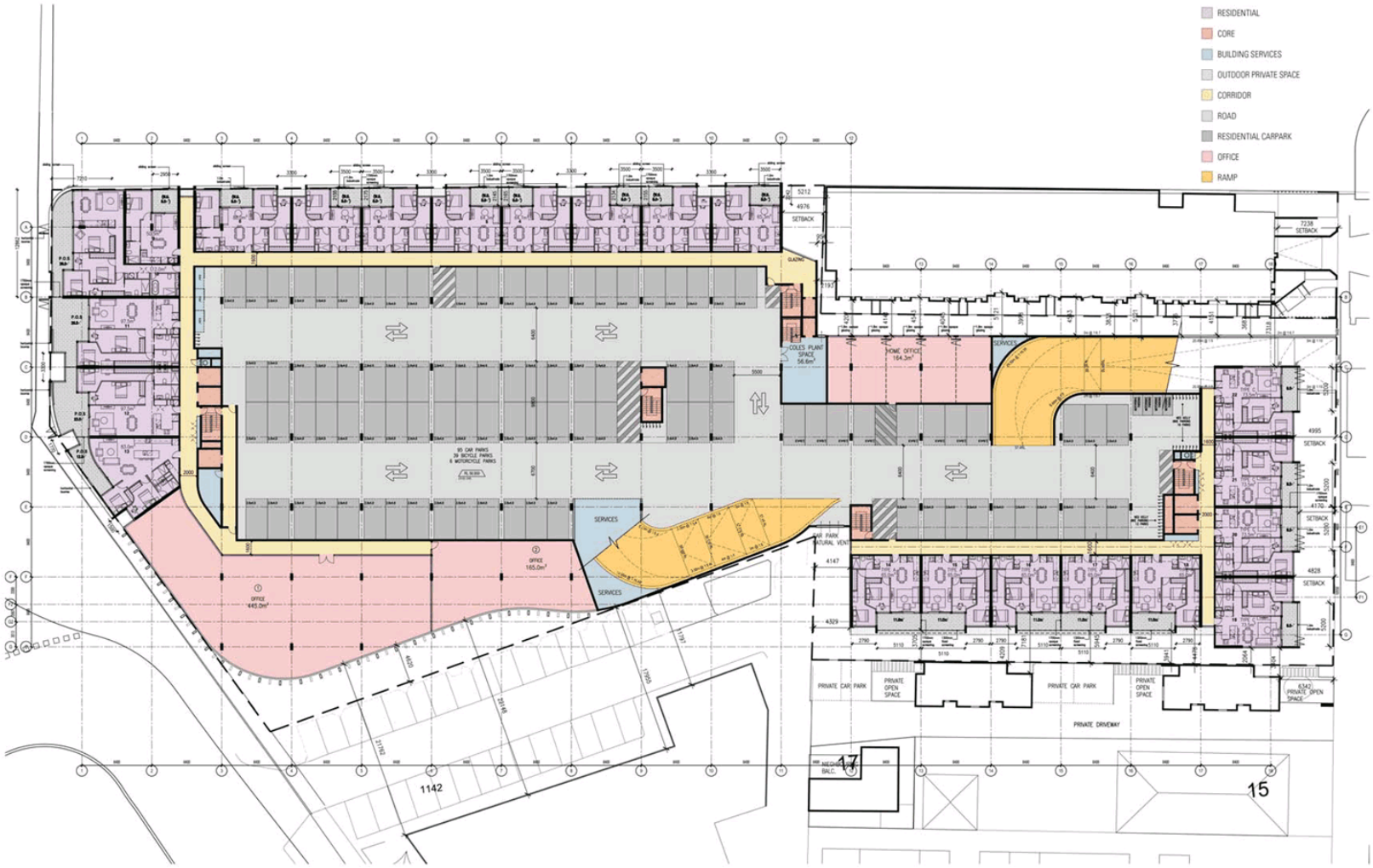
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

GROUND FLOOR PLAN

REVISION: 10
DATE: JUNE '17
SCALE: 1:200 @ A1

DRAWING NO: **TP-100**



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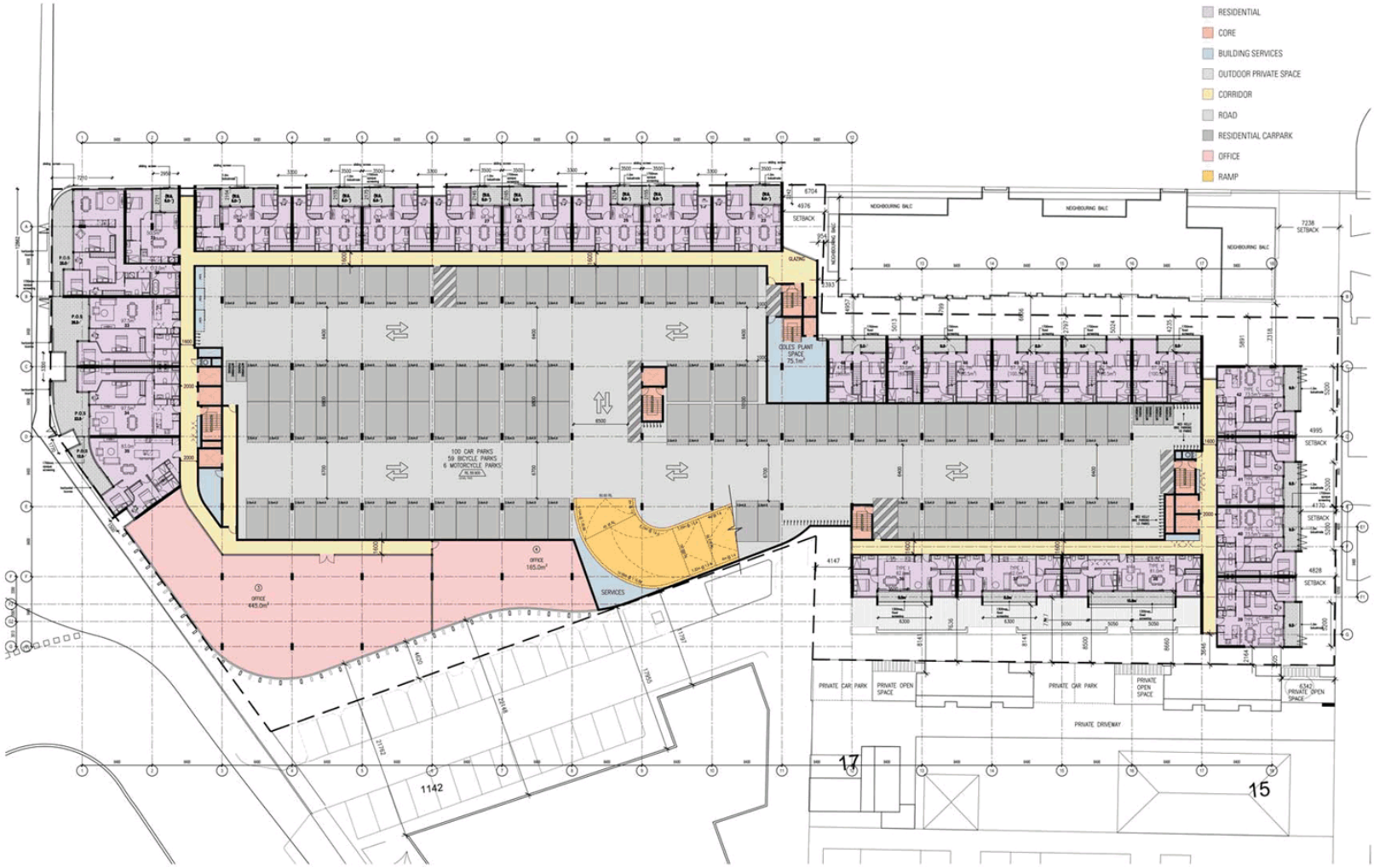
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

PODIUM LEVEL ONE PLAN

REVISION: 9
DATE: MAR '17
SCALE: 1:200 @ A1

DRAWING NO: **TP-101**



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

PODIUM LEVEL TWO PLAN

REVISION: 10
DATE: JULY '17
SCALE: 1:200 @ A1

DRAWING NO: **TP-102**

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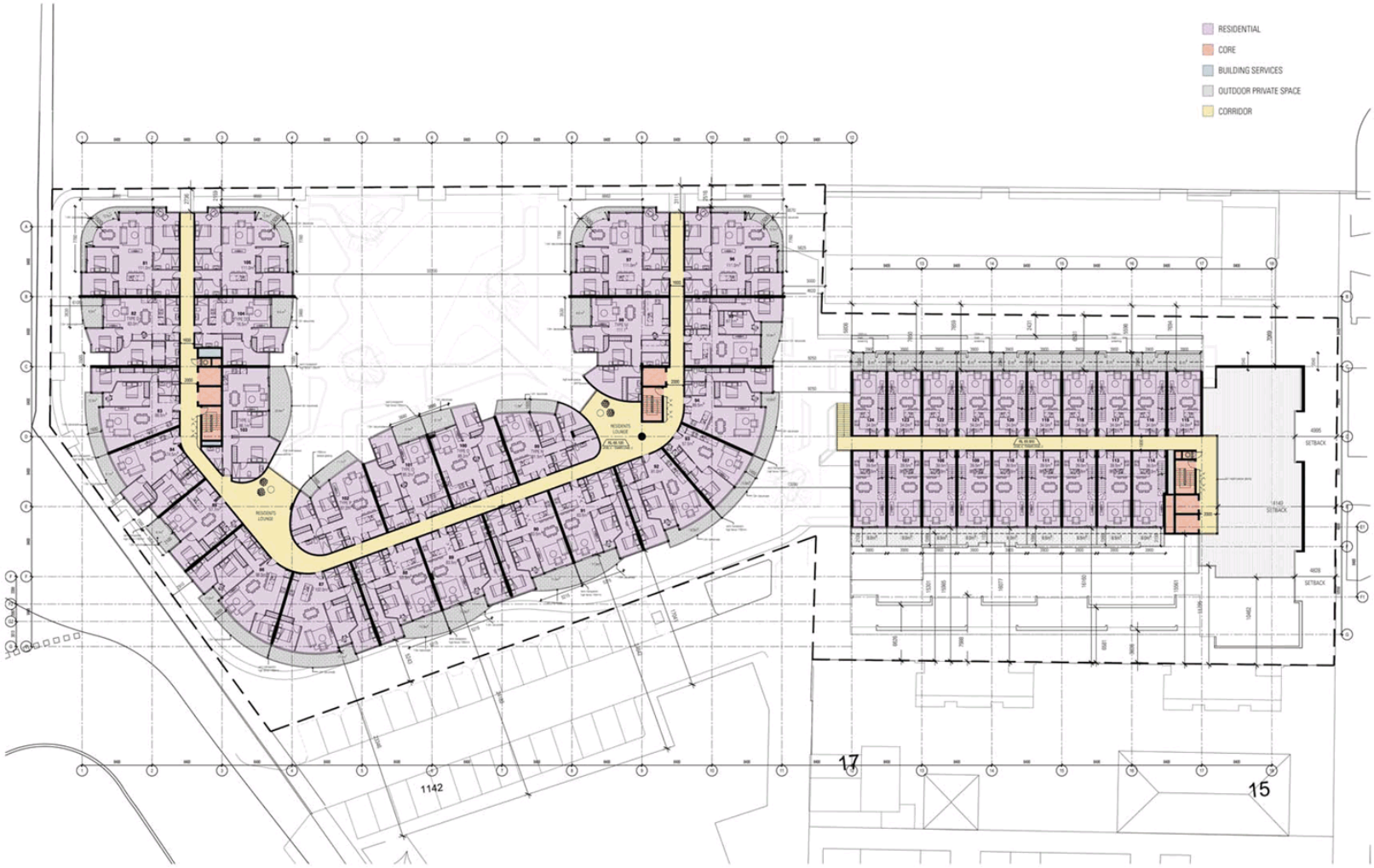
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWER LEVEL ONE PLAN

REVISION: 10
DATE: JULY '17
SCALE: 1:200 @ A1

DRAWING NO: **TP-103**



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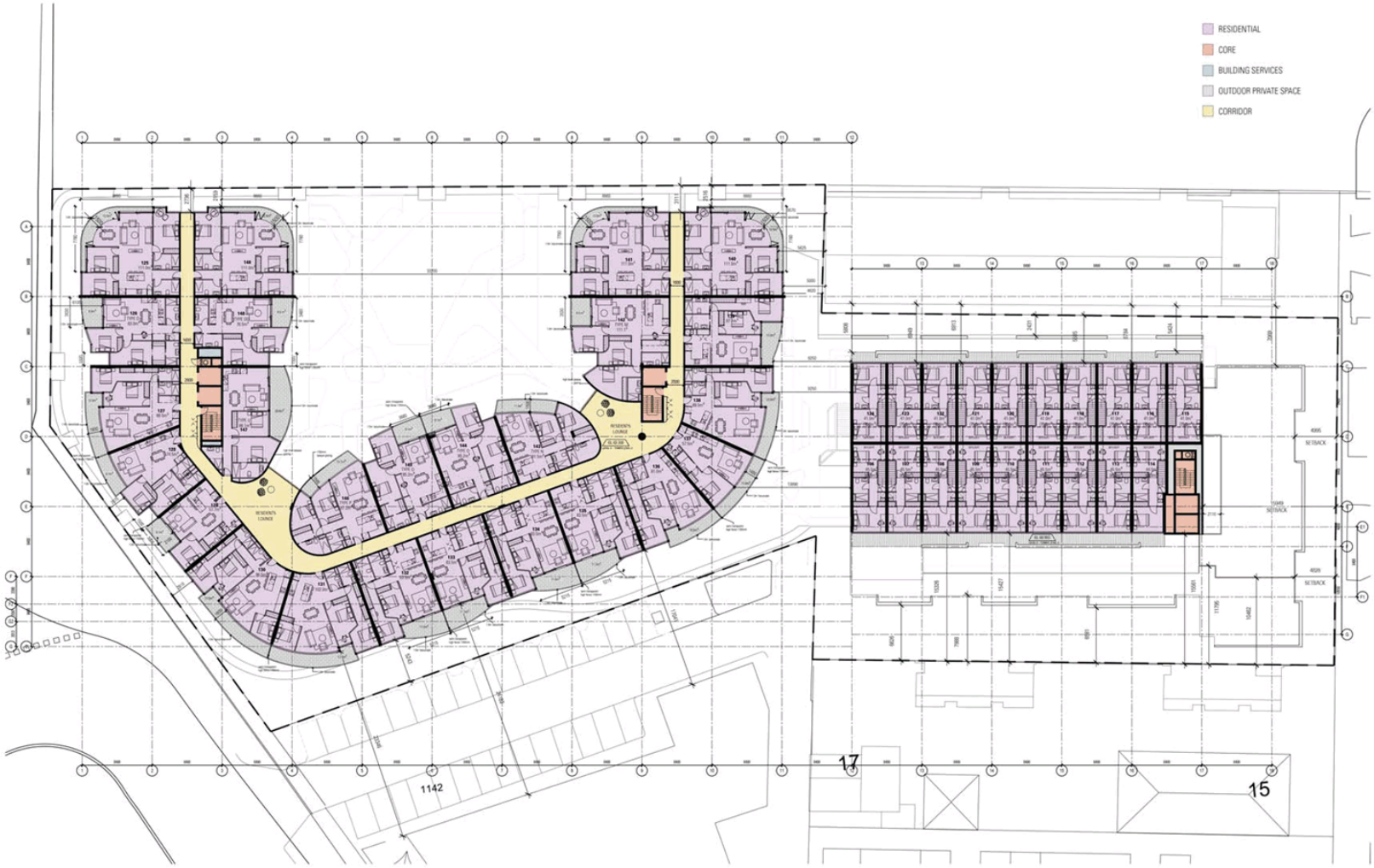
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWER LEVEL TWO PLAN

REVISION: 10
DATE: JULY '17
SCALE: 1:200 @ A1

DRAWING NO: **TP-104**



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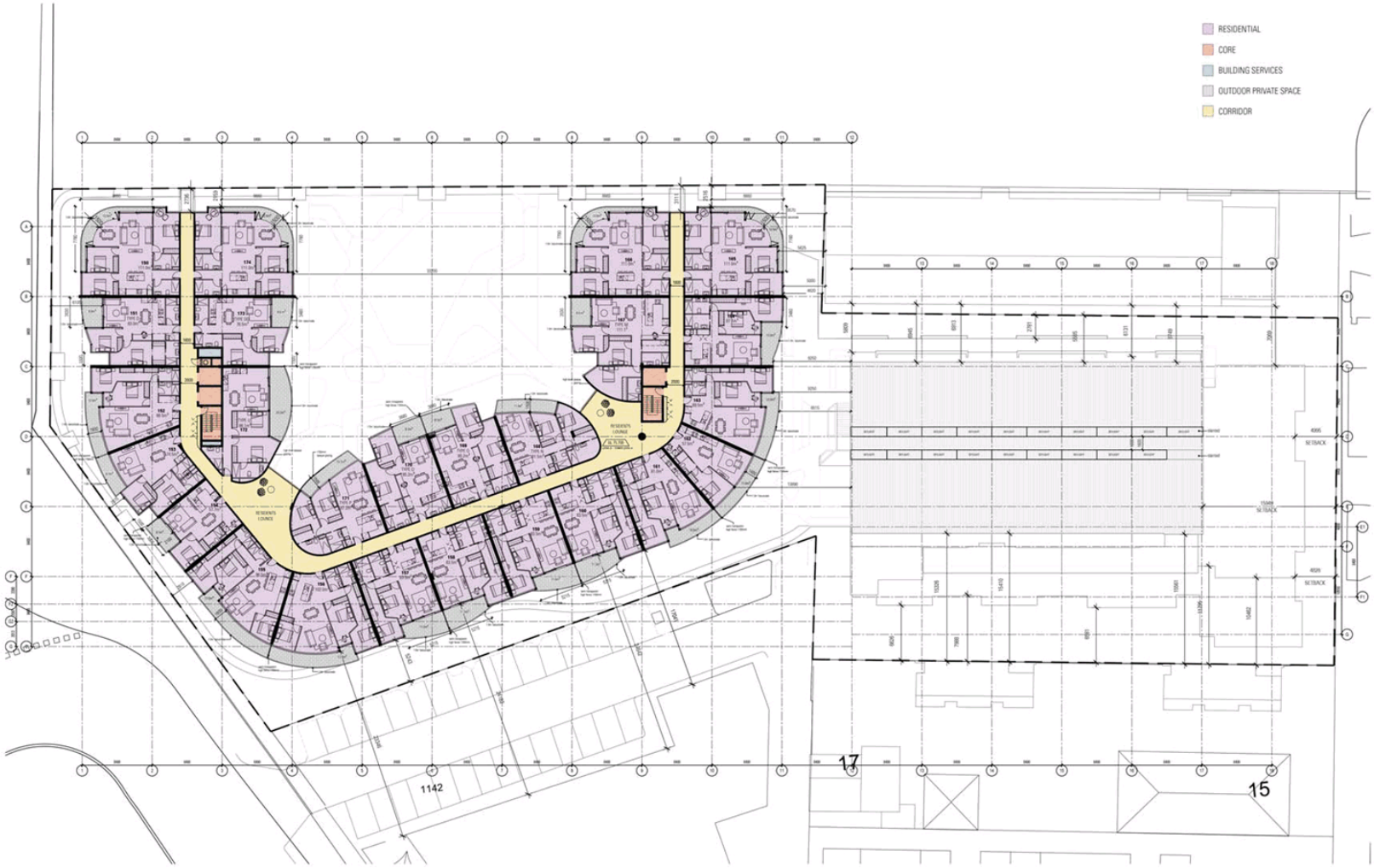
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWER LEVEL THREE PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-105**



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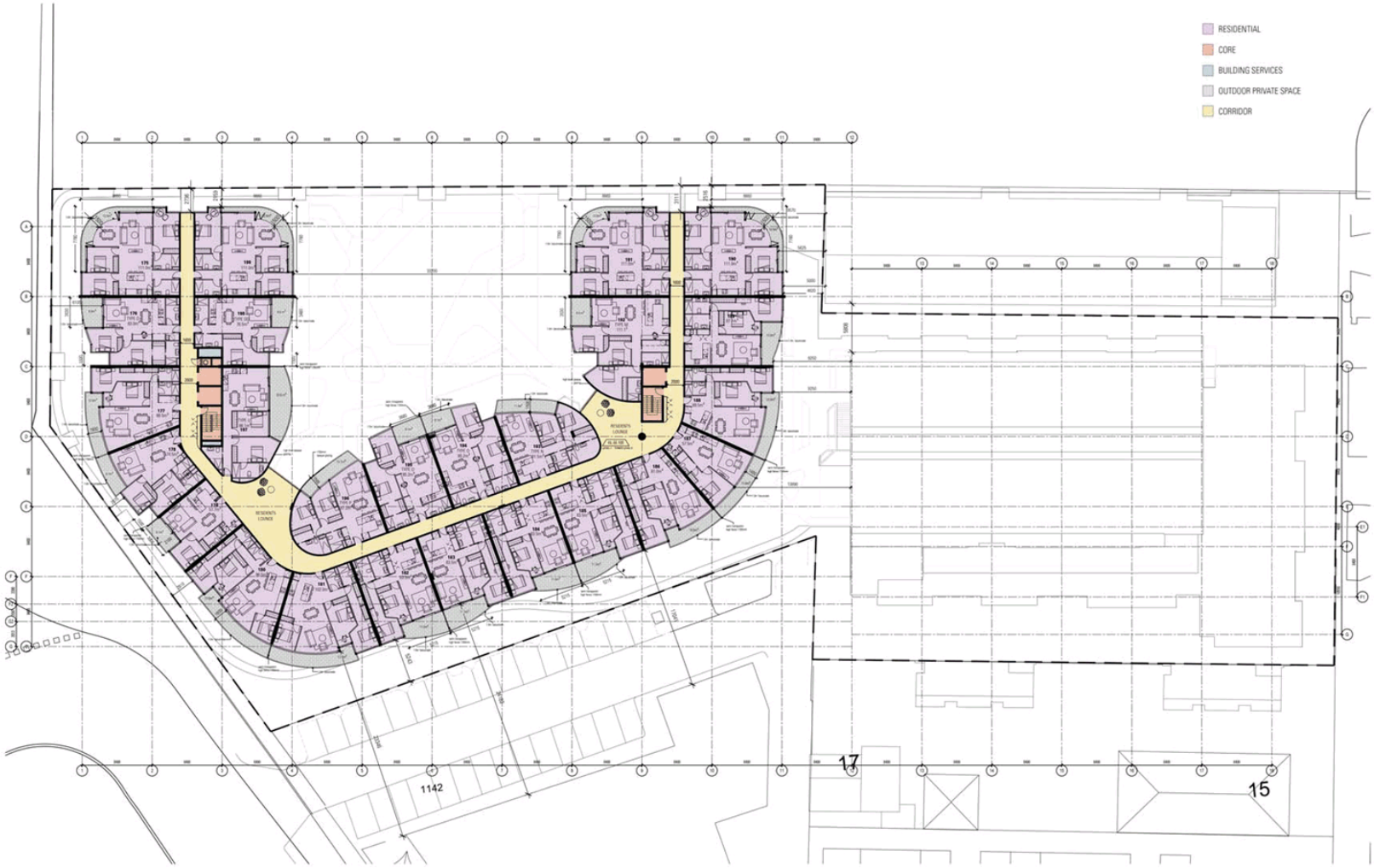
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWER LEVEL FOUR PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-106**



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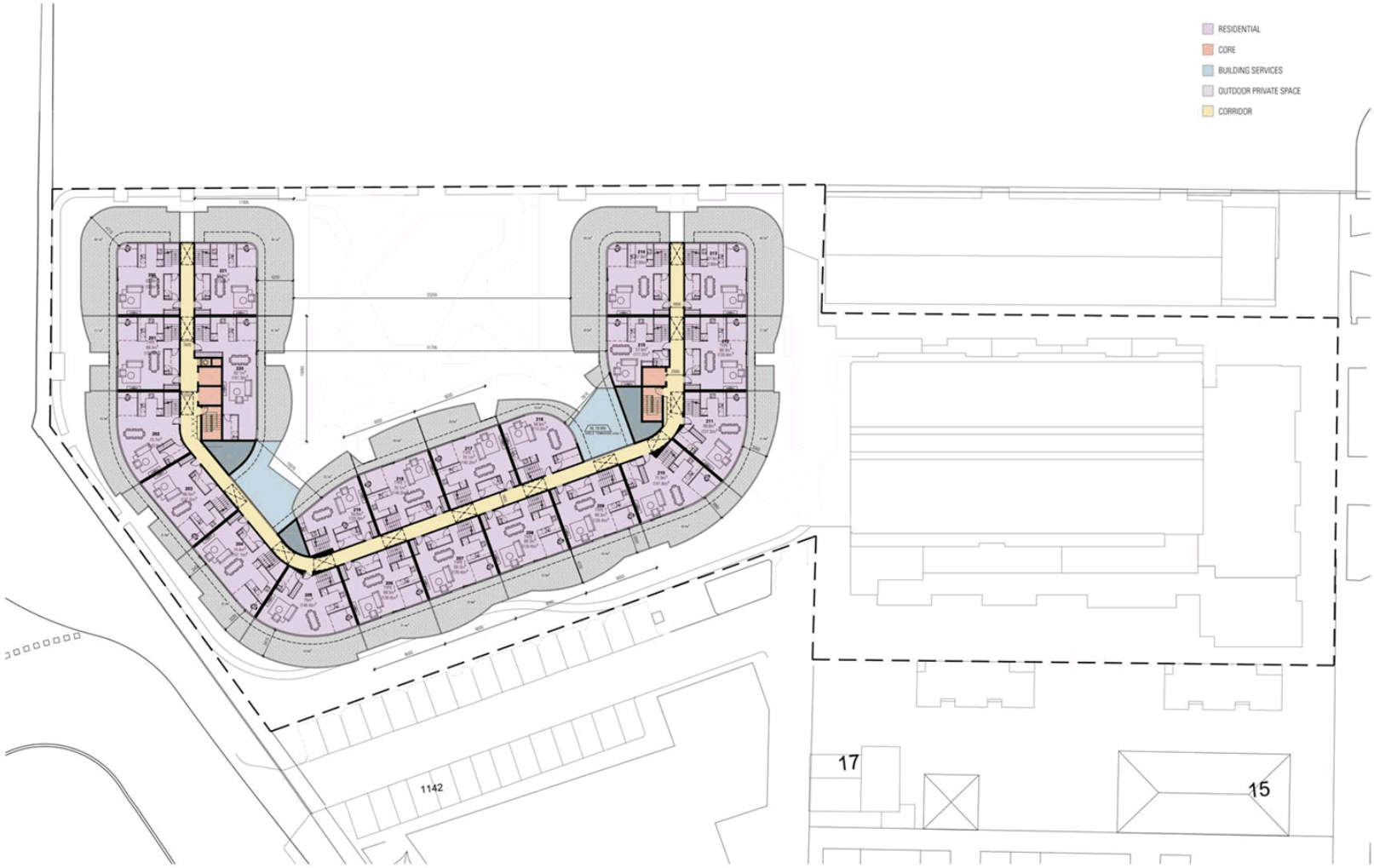
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWER LEVEL FIVE PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-107**



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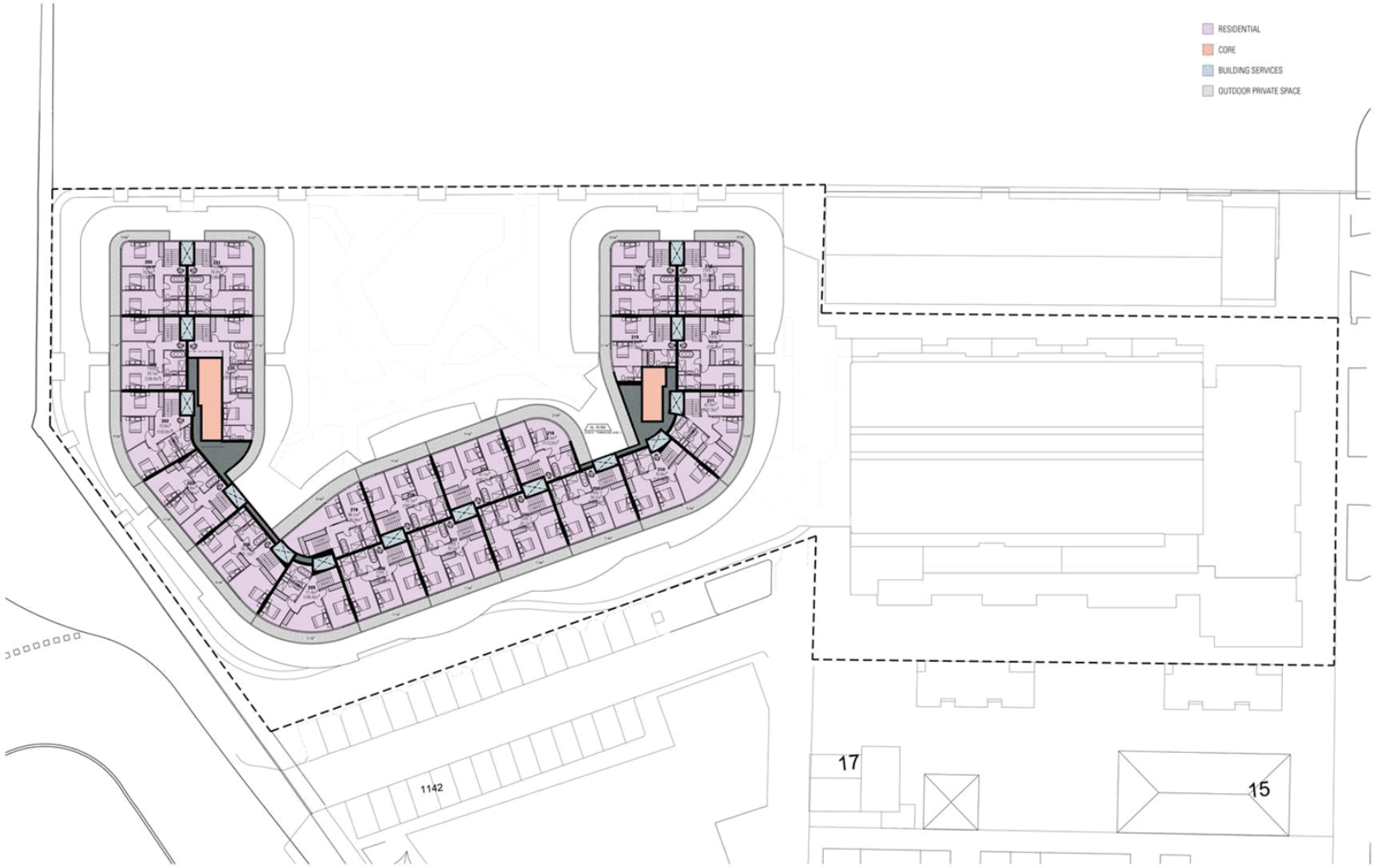
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWNHOUSE LEVEL ONE PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-108**



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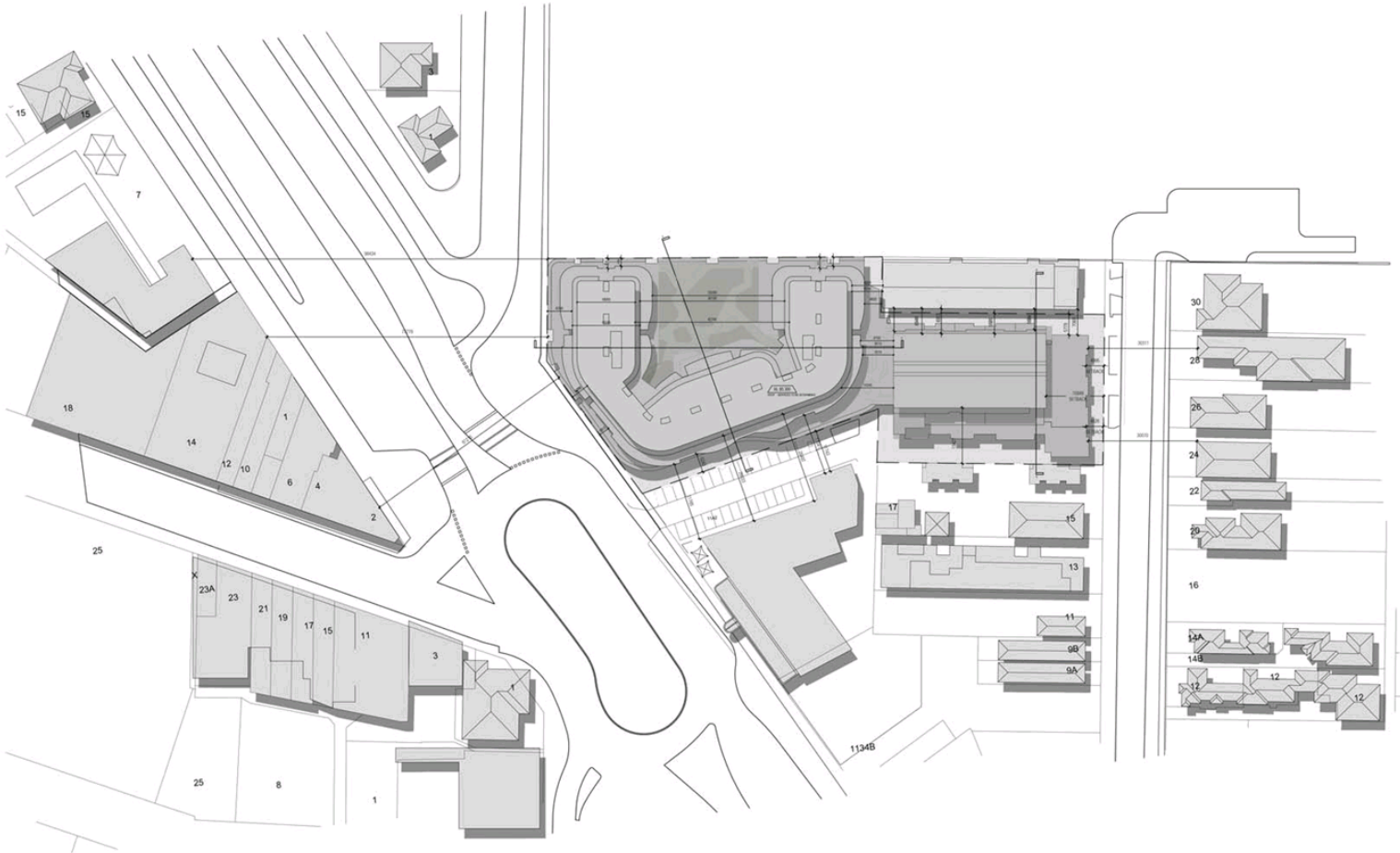
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

TOWNHOUSE LEVEL TWO PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-109**



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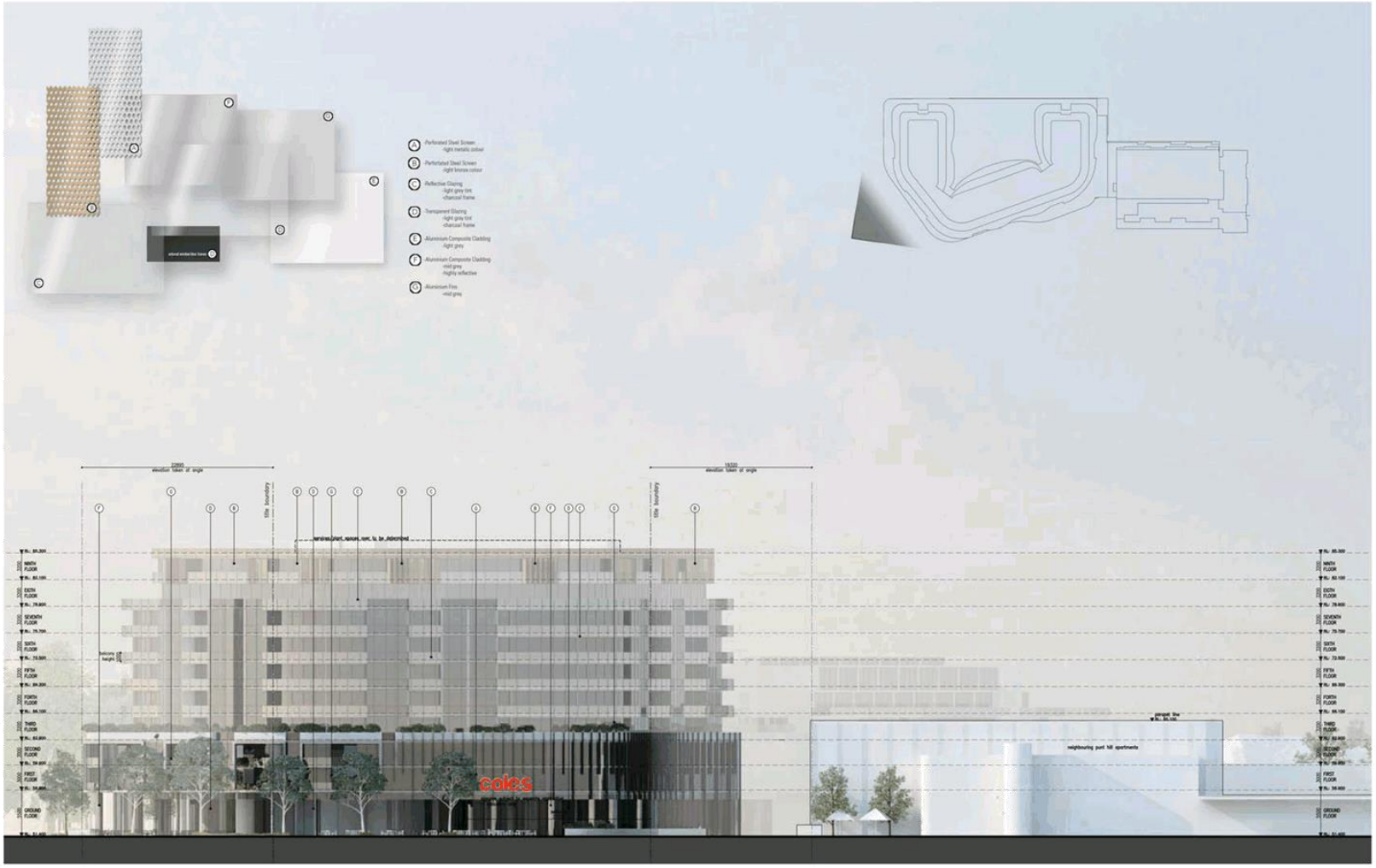
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ROOF PLAN

REVISION: 8
DATE: SEPT '16
SCALE: 1:500 @ A1

DRAWING NO: **TP-150**



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - MOUNT ALEXANDER ROAD

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-300

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ACN. 006 975 668

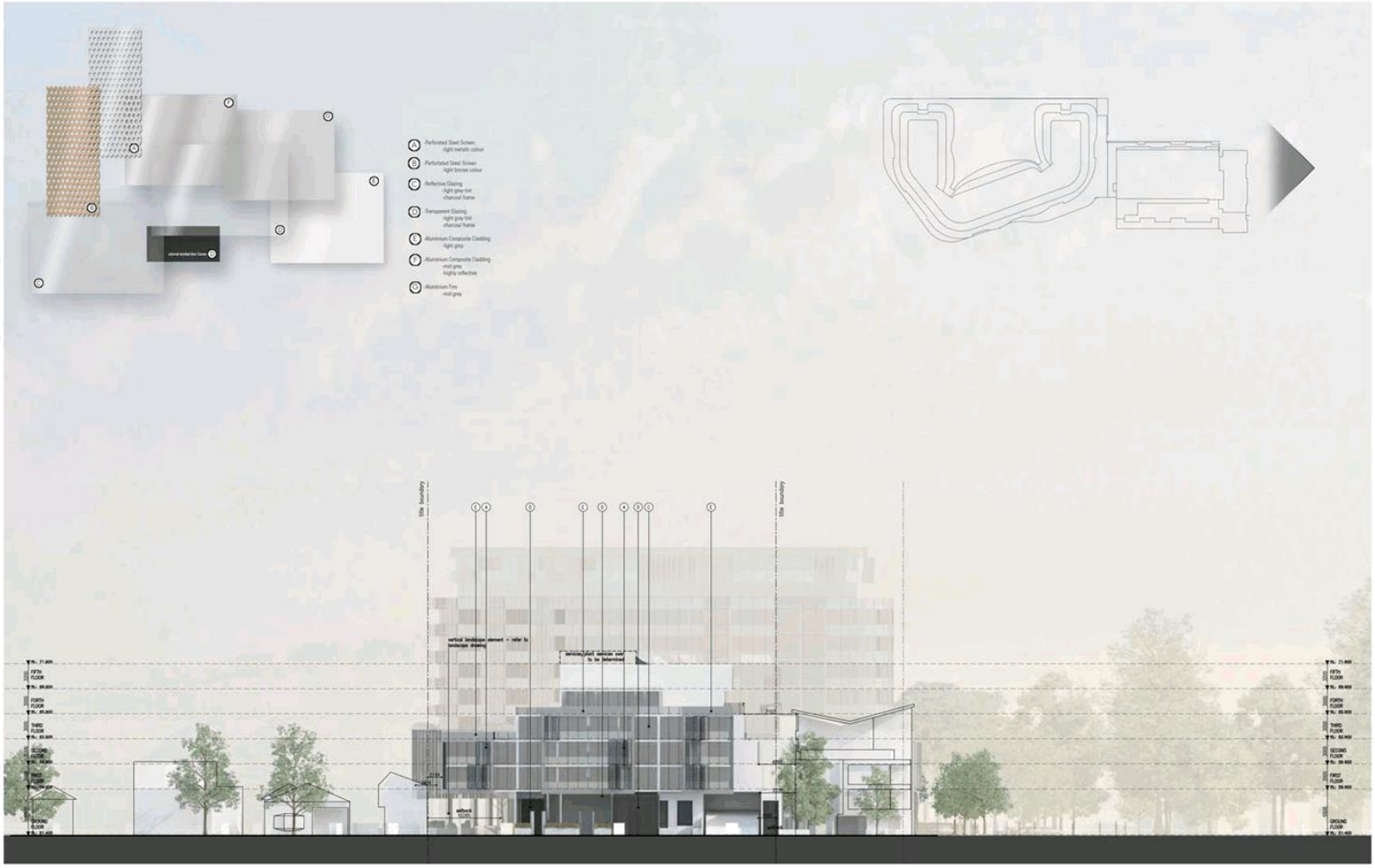
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - BULLA ROAD

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-301



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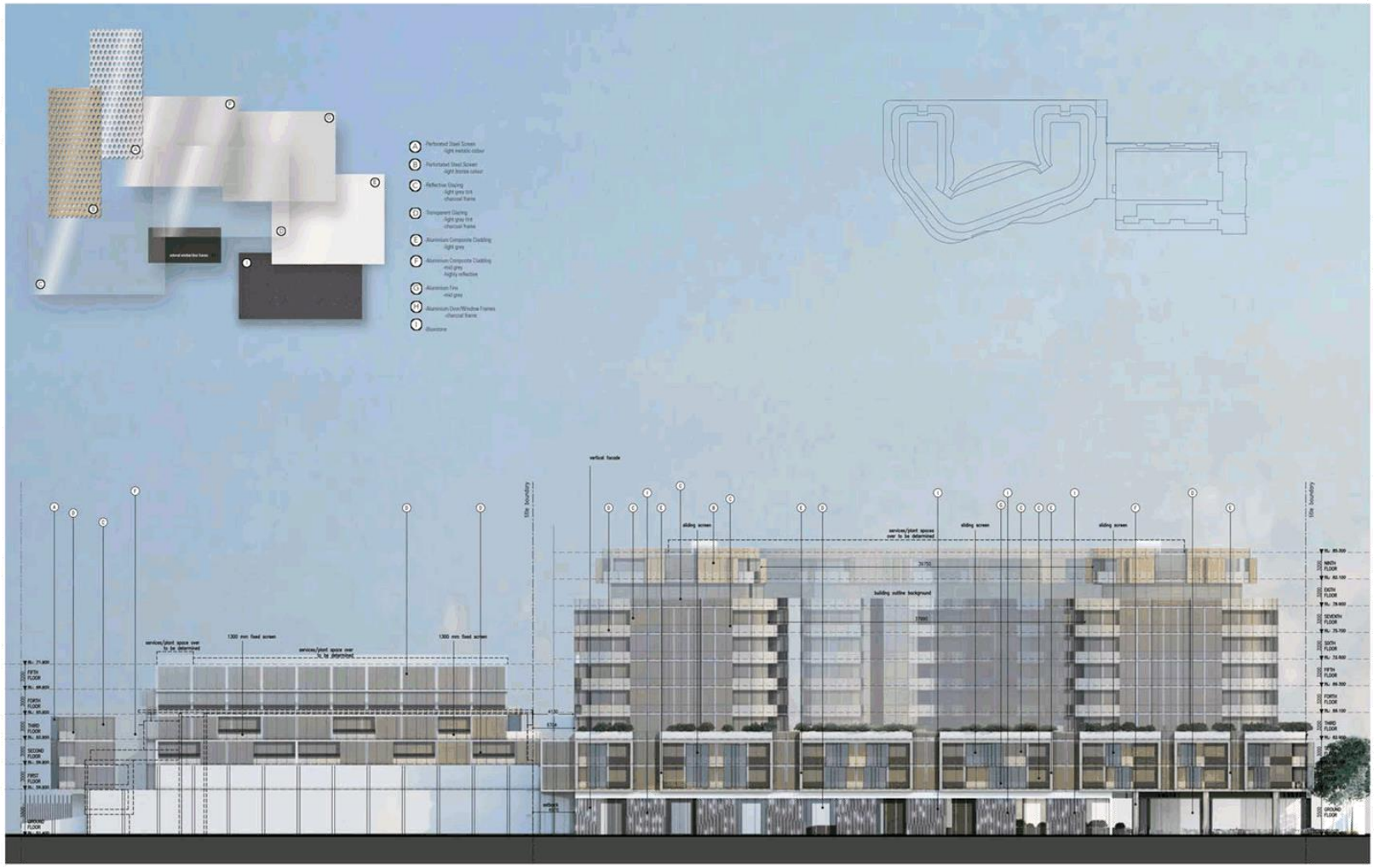
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - WINIFRED STREET

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-302



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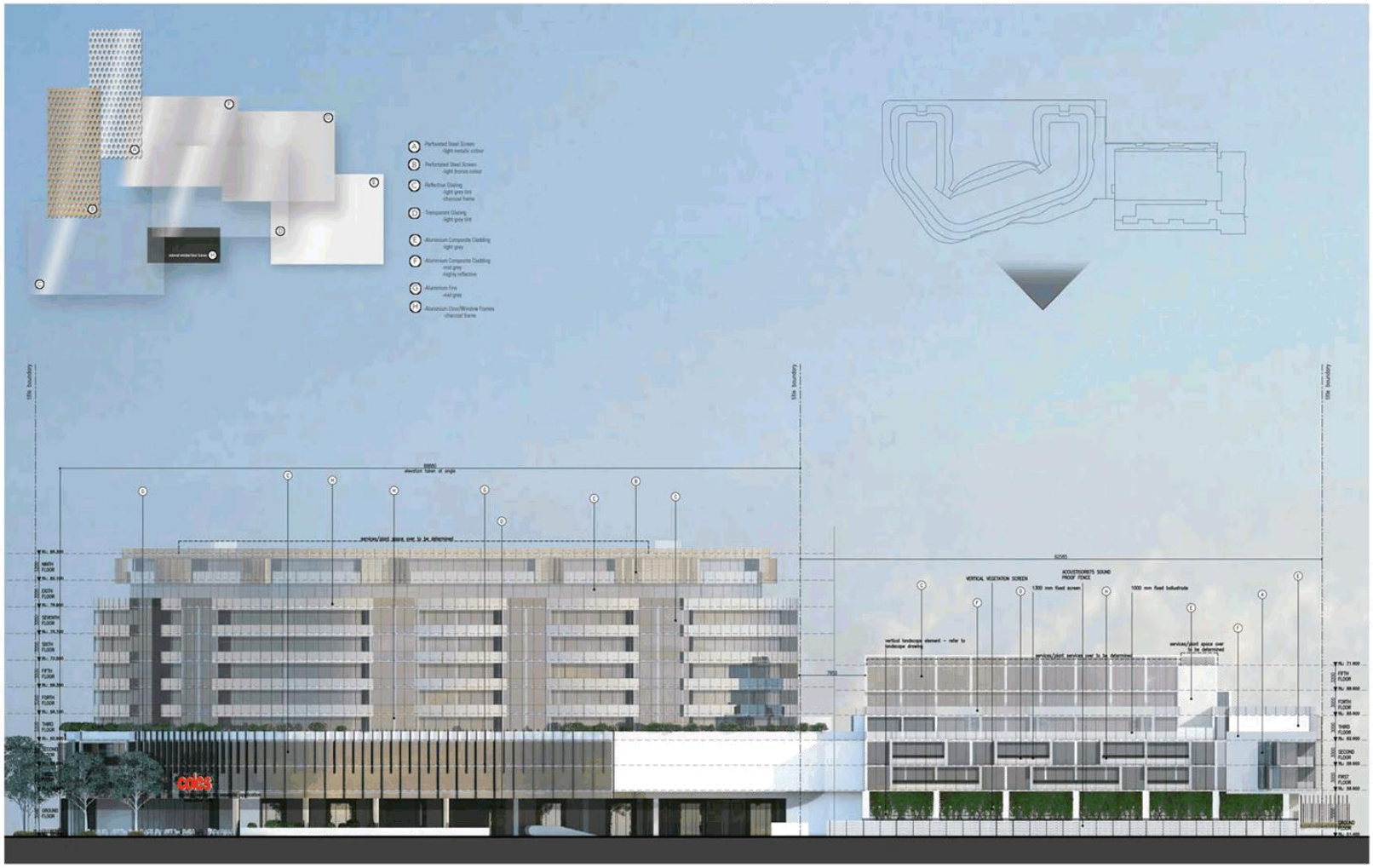
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - WOODLANDS PARK

REVISION: 9
DATE: MAR' 17
SCALE: 1:200 @ A1

DRAWING NO:
TP-303



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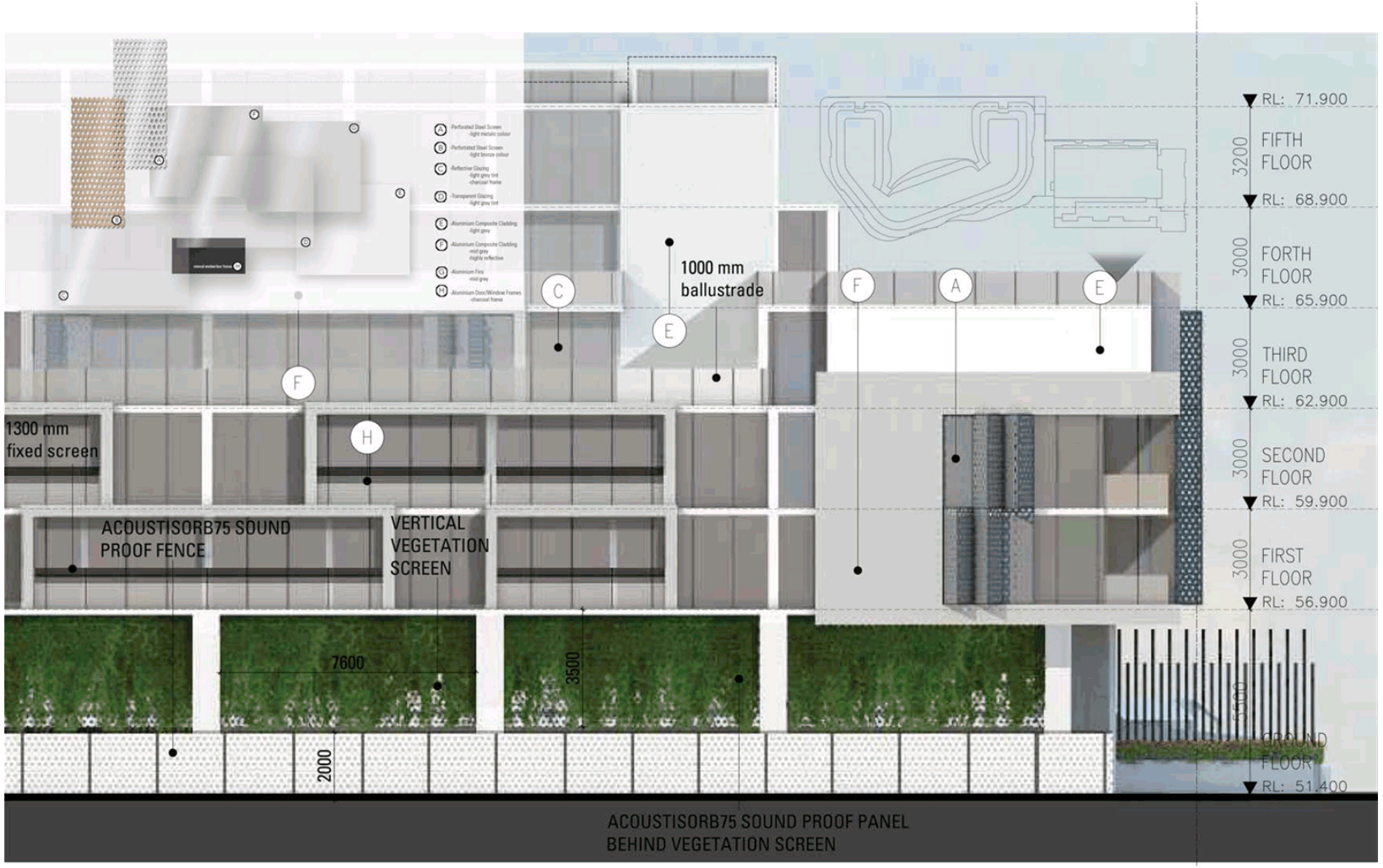
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - SOUTH

REVISION: 8
DATE: MAR '17
SCALE: 1:200 @ A1

DRAWING NO: **TP-304**



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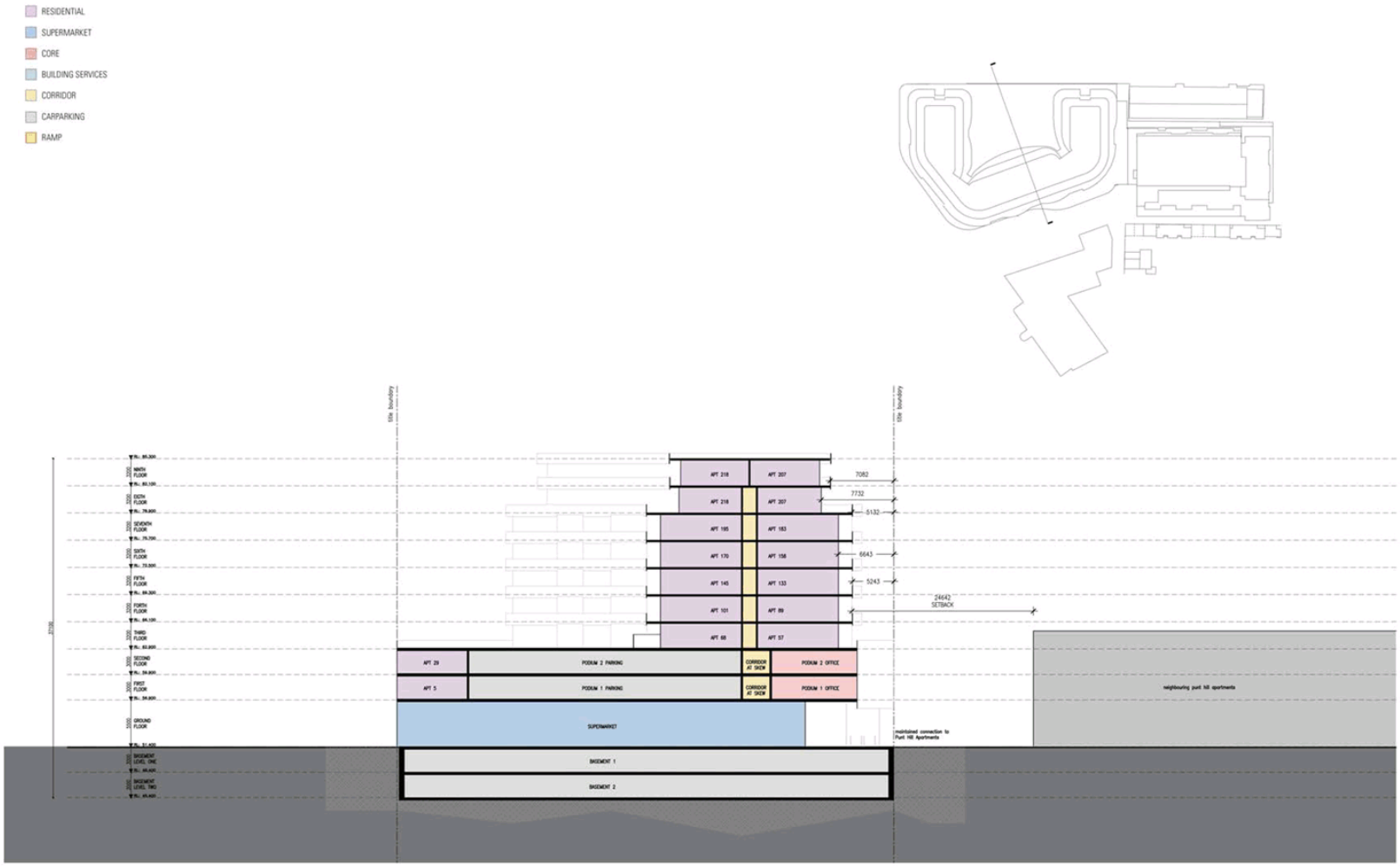
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ELEVATION - SOUTH BLOW UP

REVISION: 9
DATE: MAR '17
SCALE: 1:100 @ A1

DRAWING NO: **TP-305**



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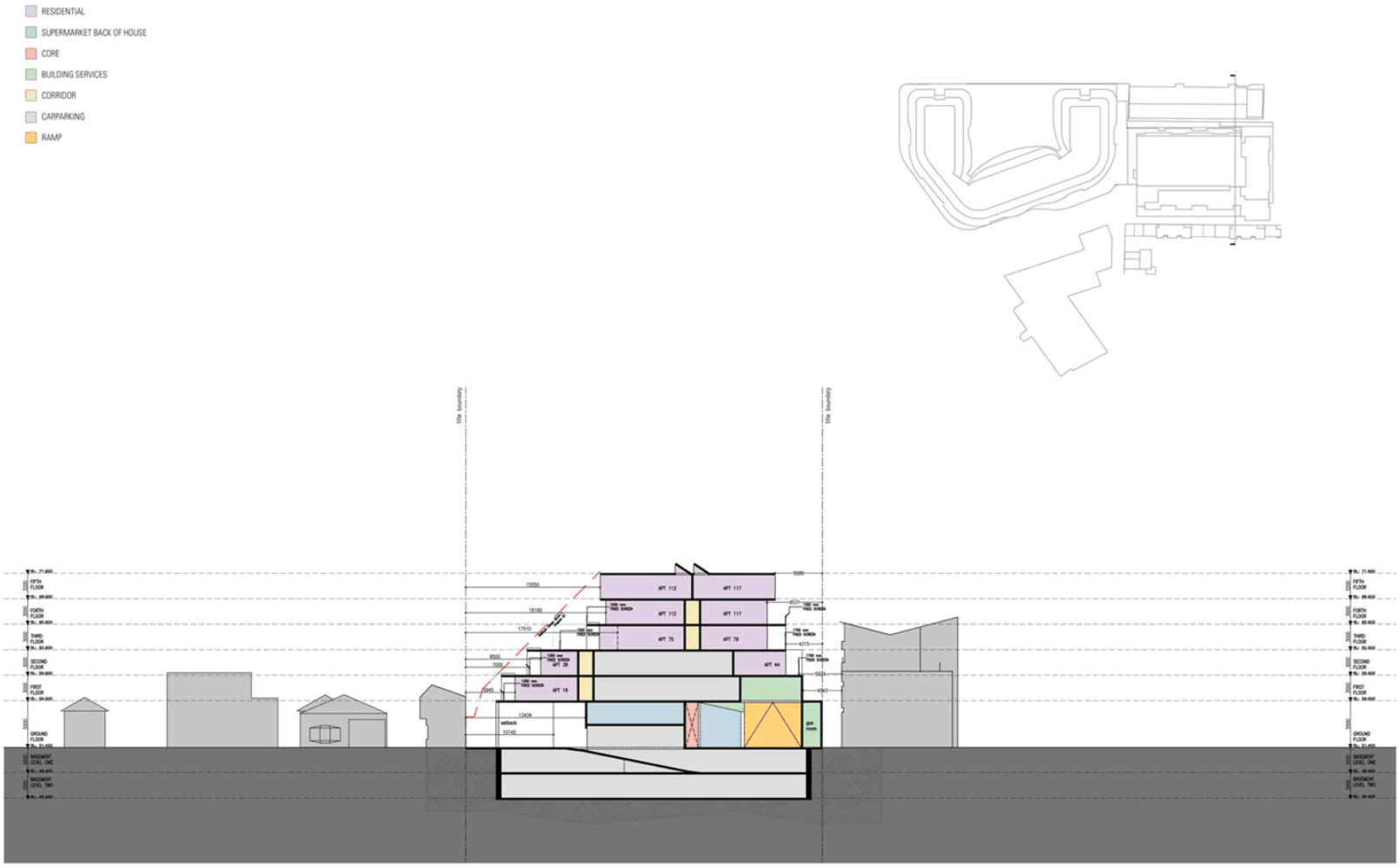
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SECTION - AA

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO: **TP-400**



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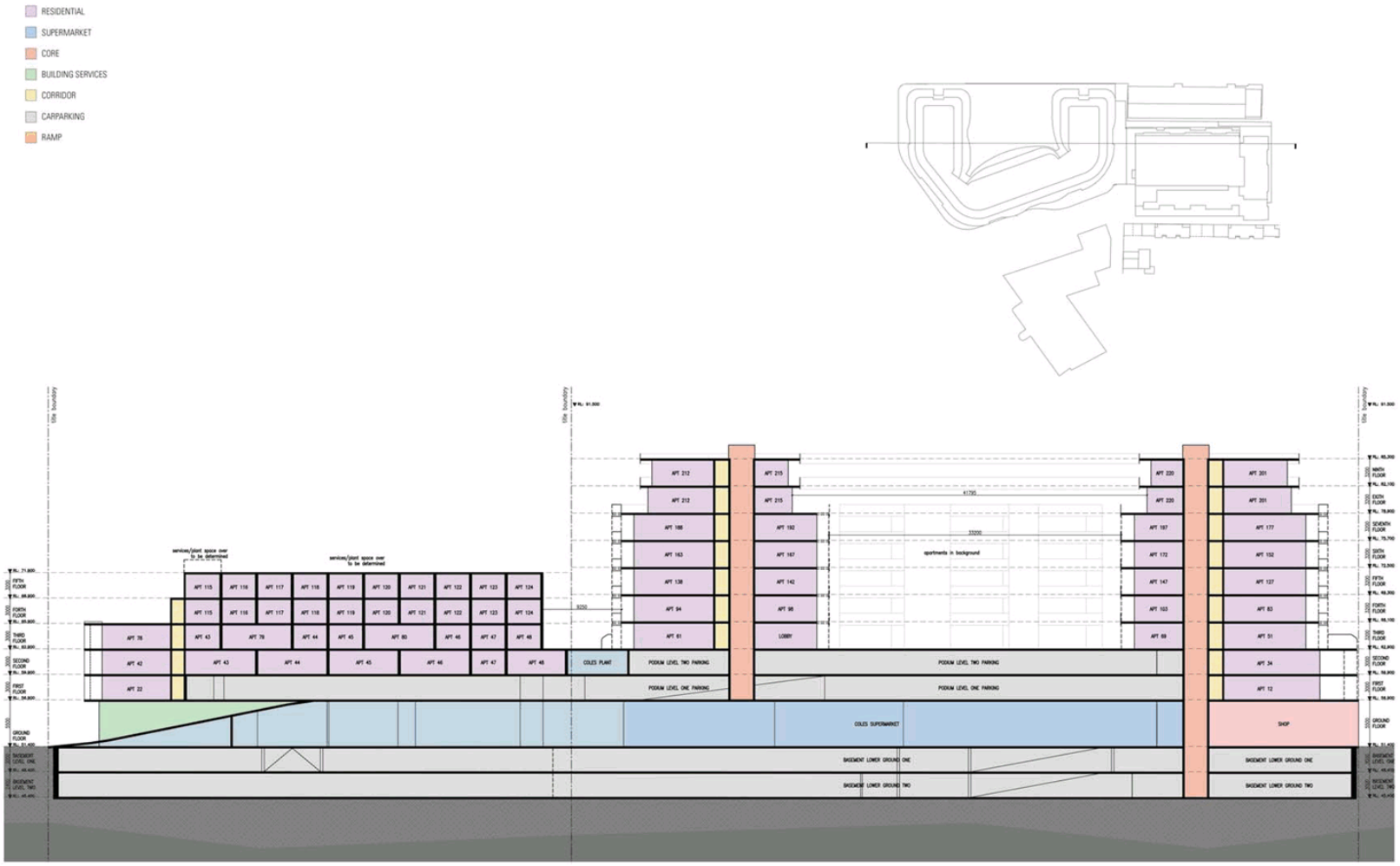
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SECTION - BB

REVISION: 10
DATE: JULY' 17
SCALE: 1:200 @ A1

DRAWING NO:
TP-401



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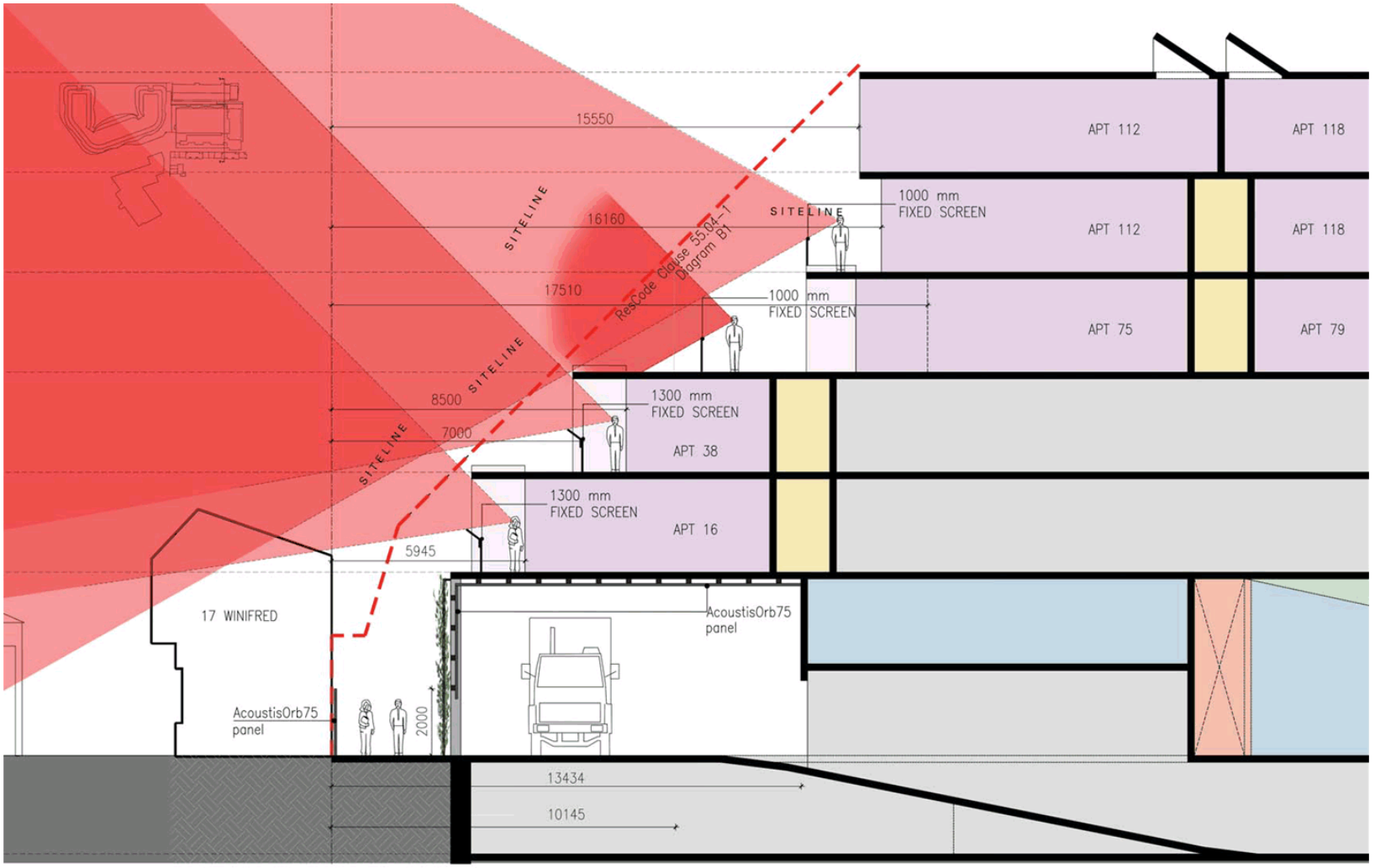
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SECTION - CC

REVISION: 8
DATE: SEPT '16
SCALE: 1:200 @ A1

DRAWING NO:
TP-402



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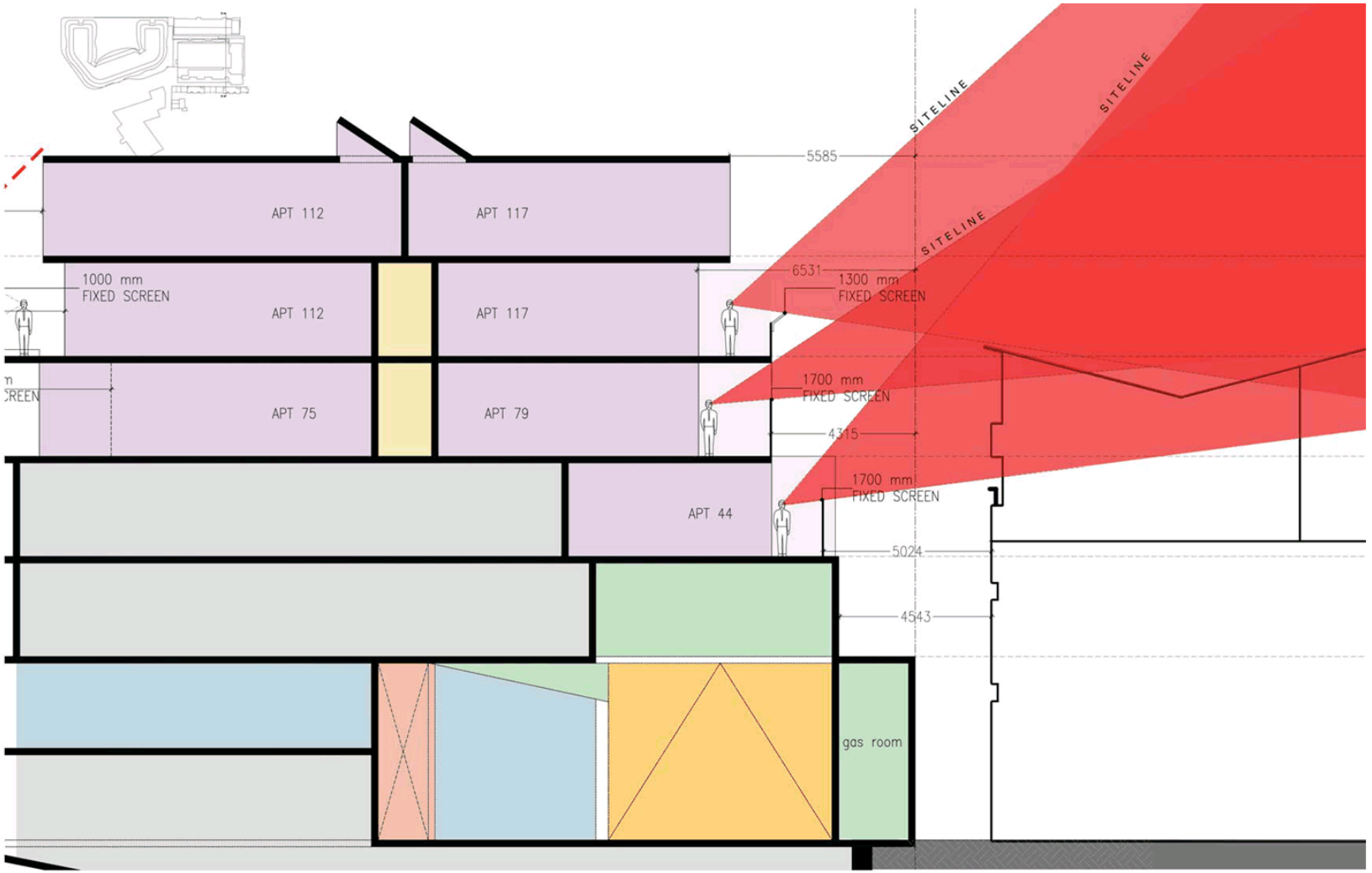
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SECTION - DD

REVISION: 9
DATE: MAR '17
SCALE: 1:50 @ A1

DRAWING NO: **TP-403**



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SECTION - DD

REVISION: 10
DATE: JULY '17
SCALE: 1:50 @ A1

DRAWING NO: **TP-403**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 9am

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500A**

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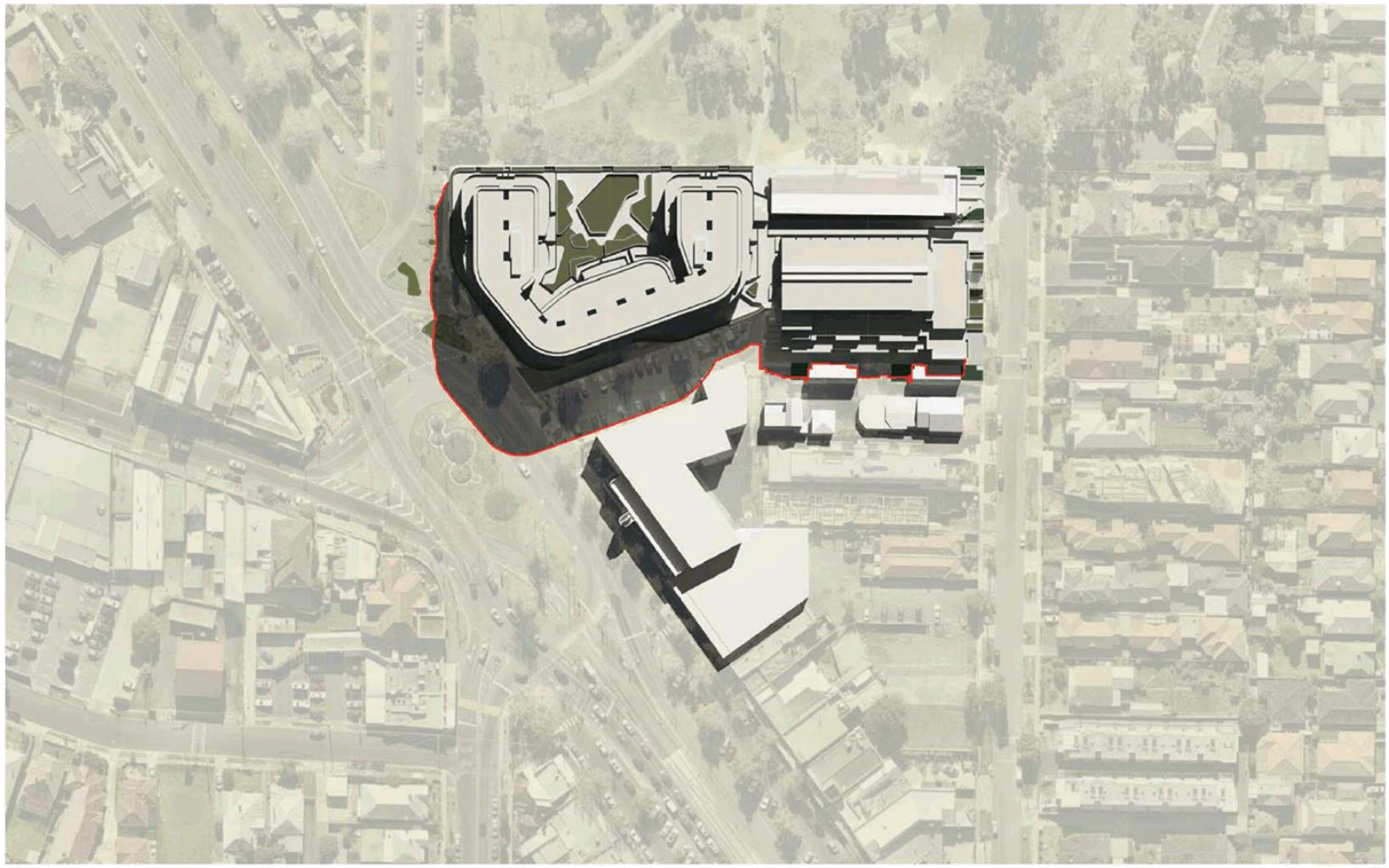
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 10am

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500B**



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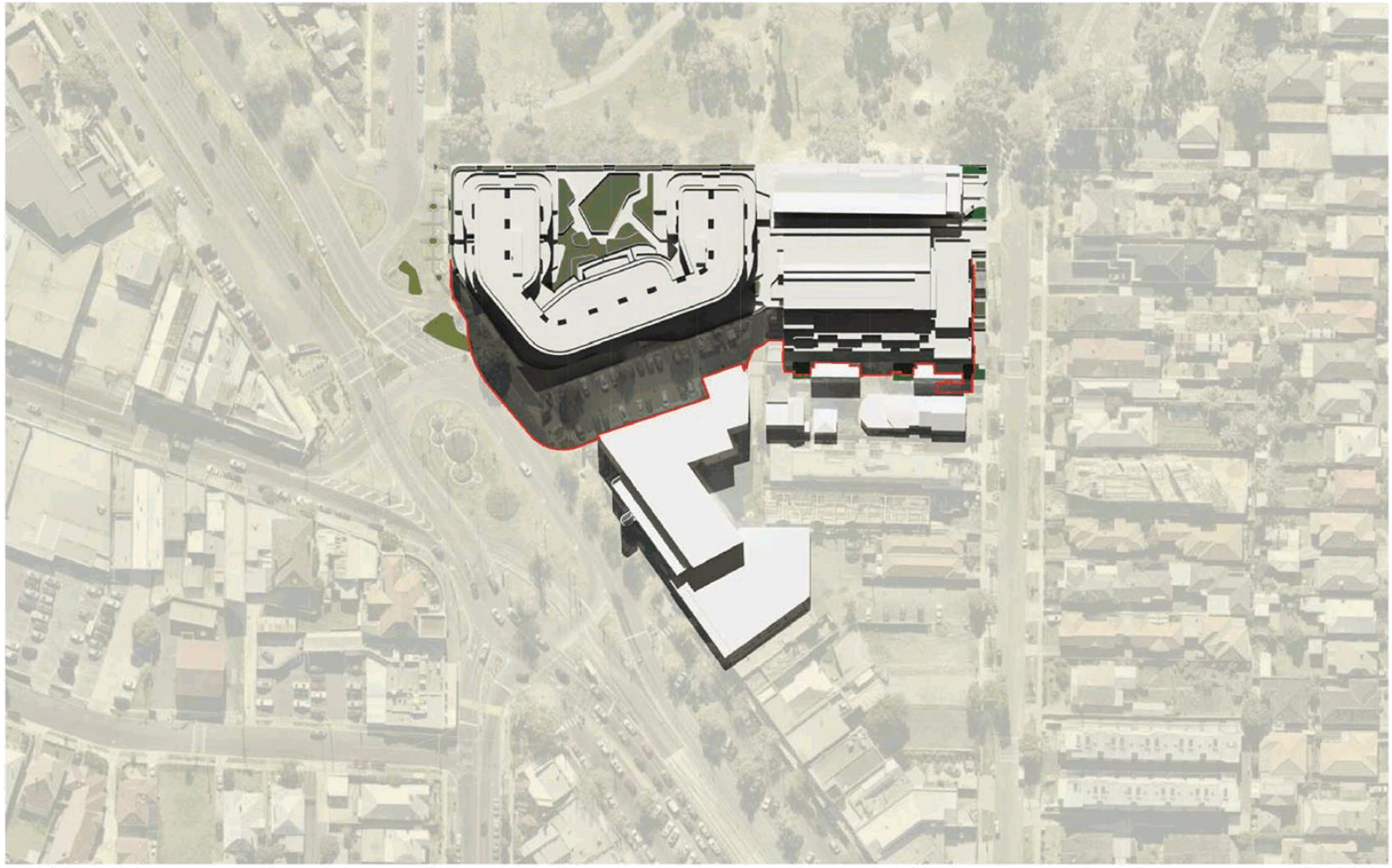
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 11am

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500C**



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 12pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500D**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 1pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500E**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 2pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500F**

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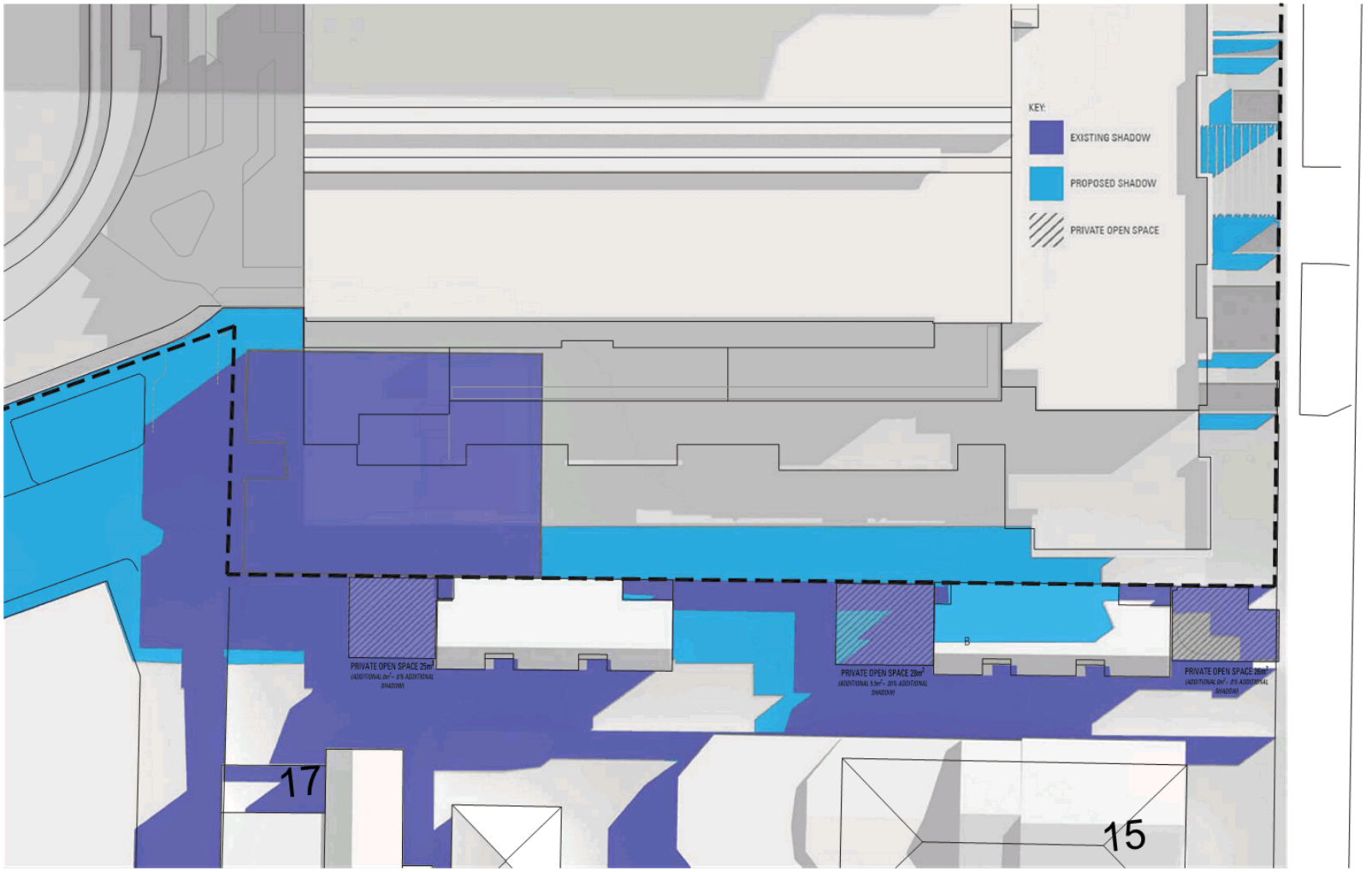
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM
22ND OF SEPTEMBER - 3pm

REVISION: 8
DATE: SEPT '16
SCALE: 1:1000

DRAWING NO: **TP-500G**



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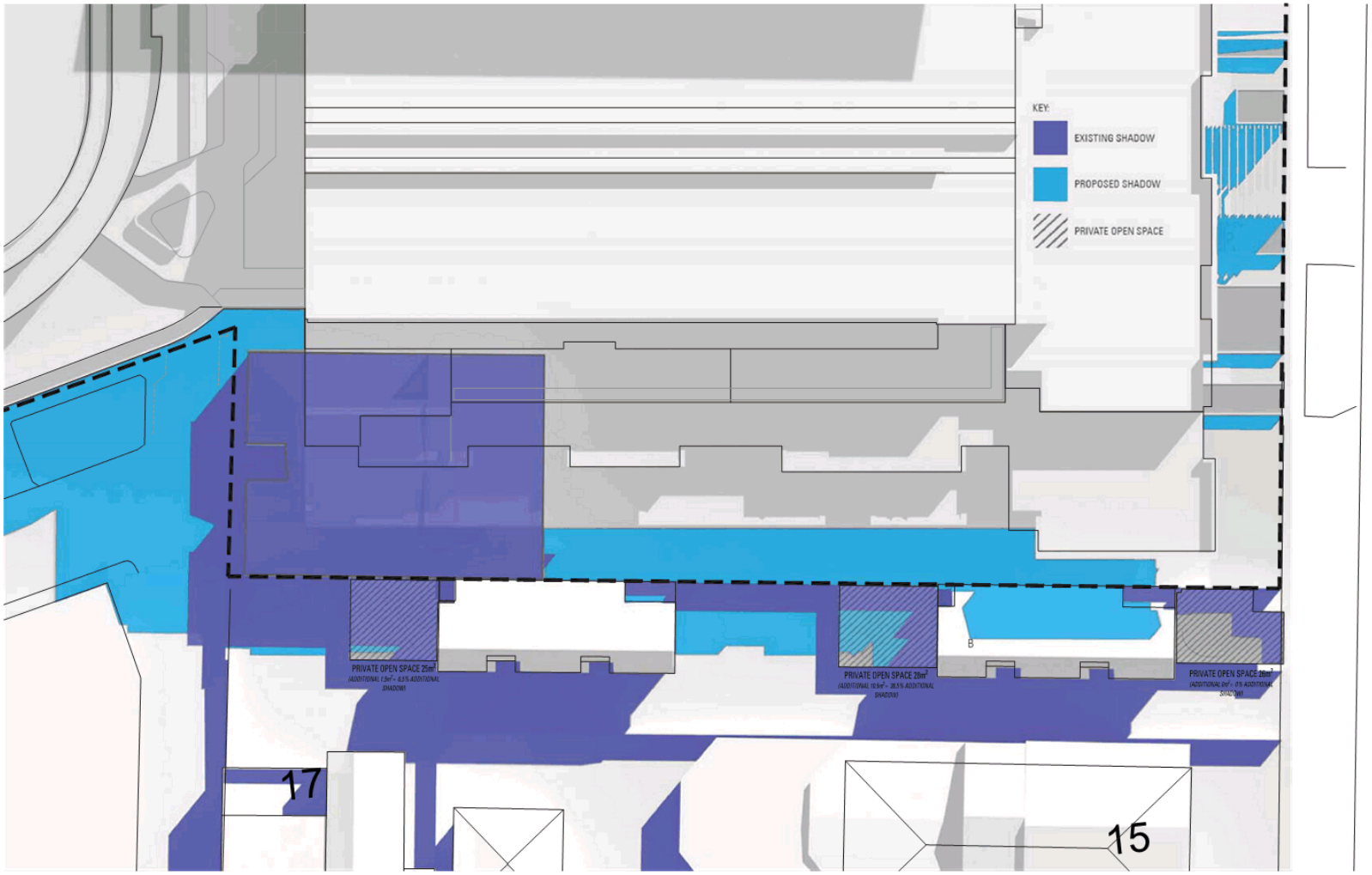
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM - 9AM

REVISION: 9
DATE: MAR' 17
SCALE: 1:100 @ A1

DRAWING NO: **TP-500**



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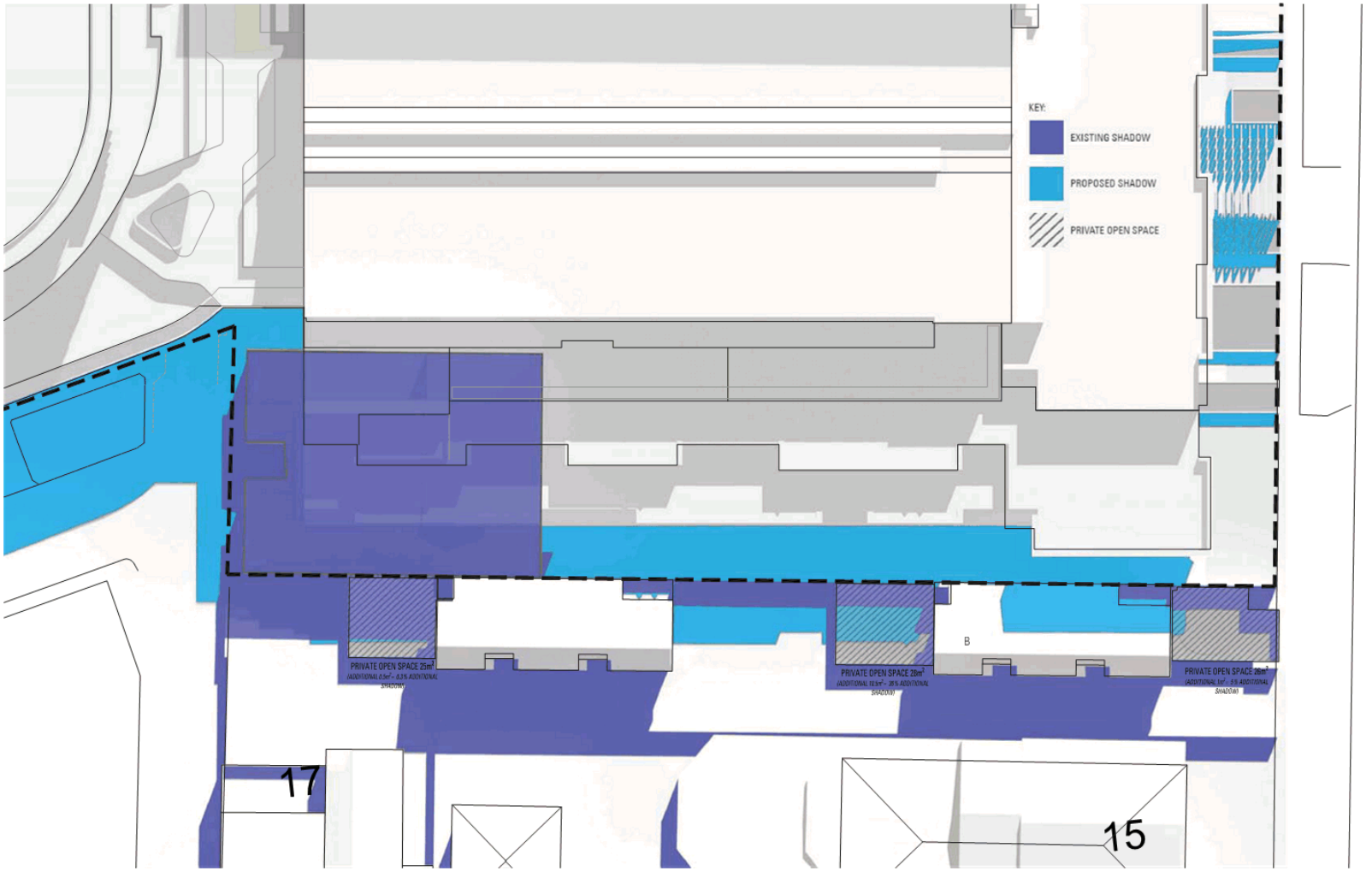
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM - 10AM

REVISION: 9
DATE: MAR' 17
SCALE: 1:100 @ A1

DRAWING NO: **TP-501**



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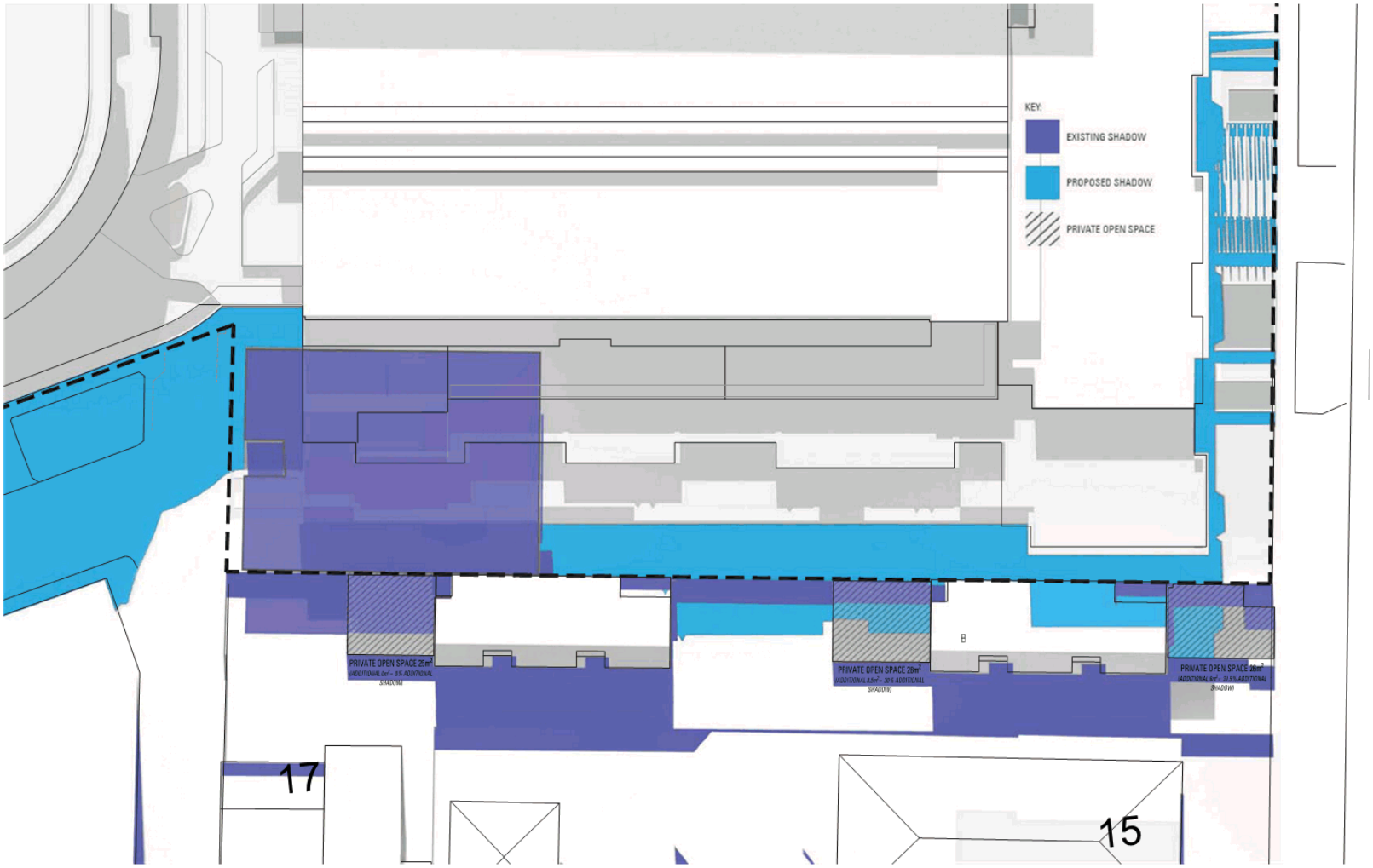
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM - 11AM

REVISION: 9
DATE: MAR' 17
SCALE: 1:100 @ A1

DRAWING NO: **TP-502**



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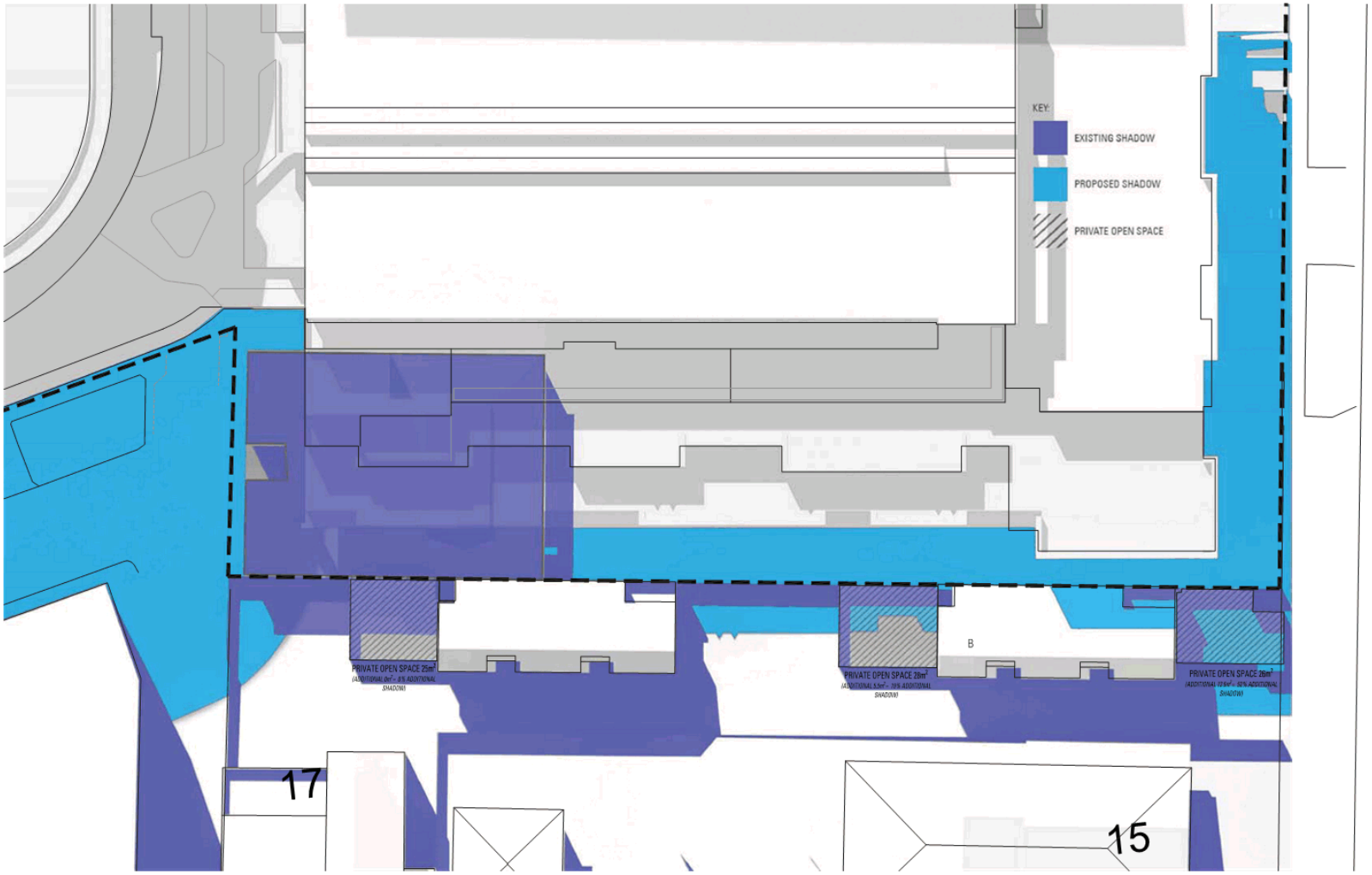
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM - 12PM

REVISION: 9
DATE: MAR' 17
SCALE: 1:100 @ A1

DRAWING NO: **TP-503**



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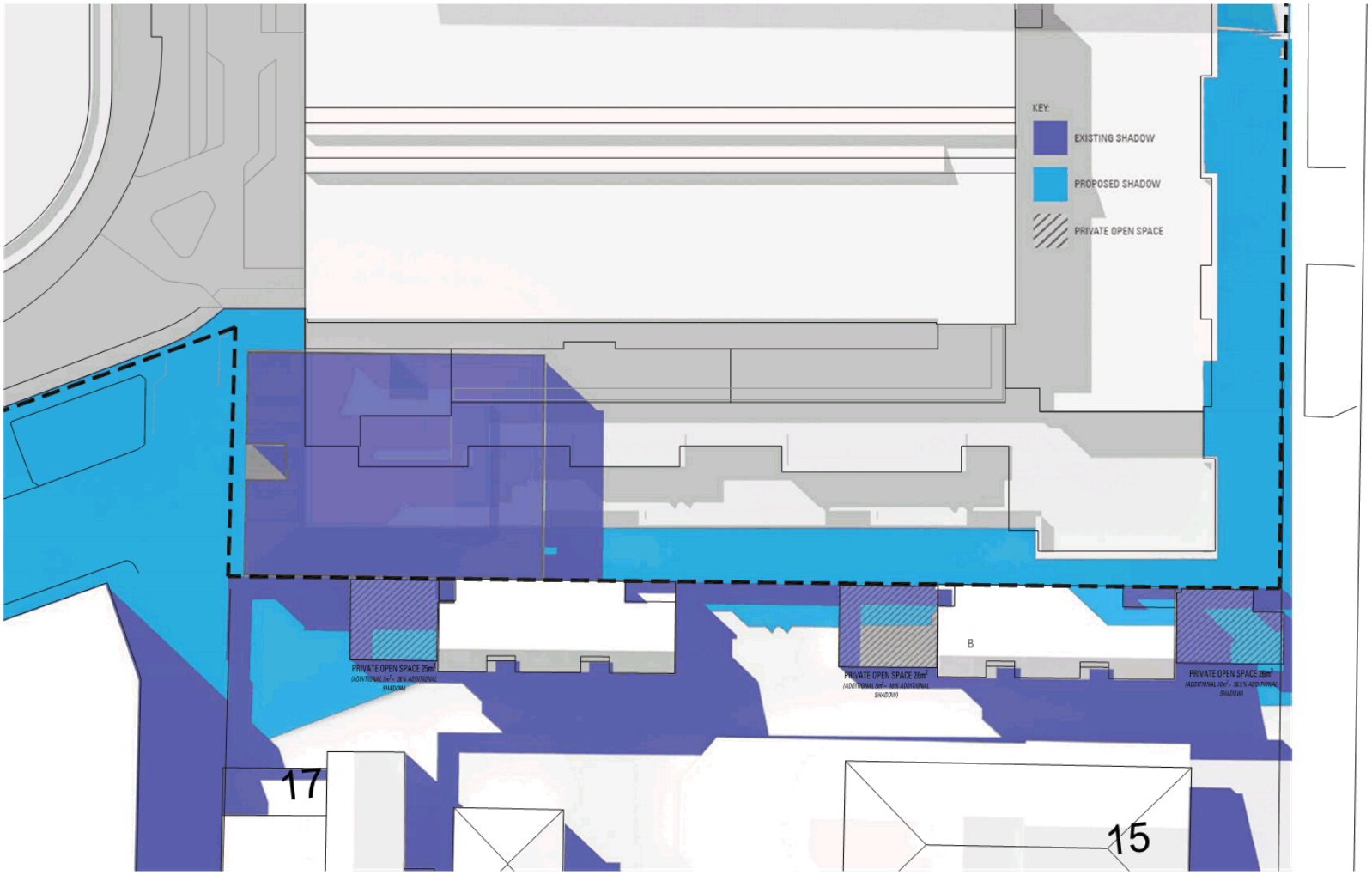
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM - 1PM

REVISION: 9
DATE: MAR' 17
SCALE: 1:100 @ A1

DRAWING NO: **TP-504**



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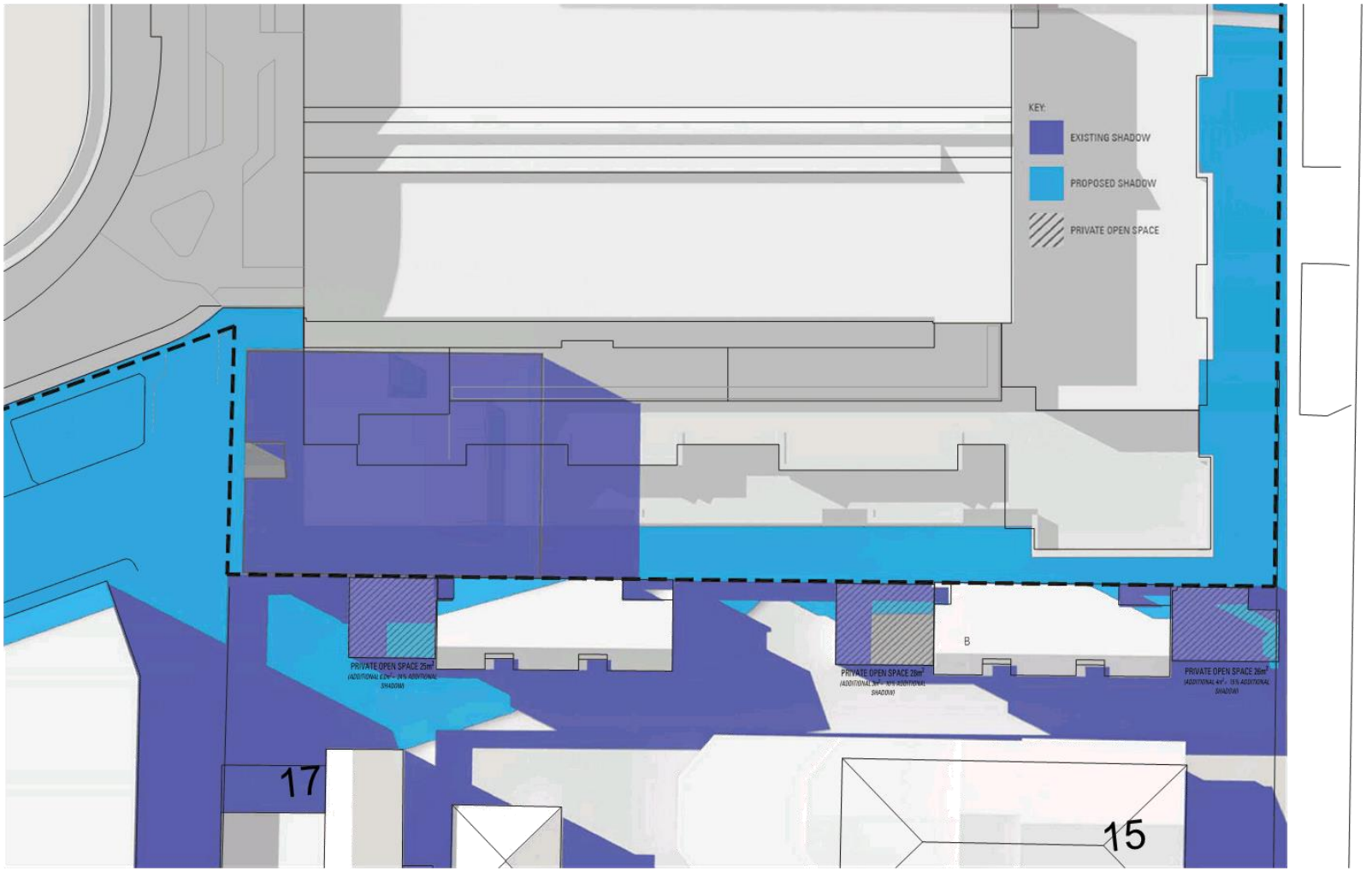
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM - 2PM

REVISION: 9
DATE: MAR' 17
SCALE: 1:100 @ A1

DRAWING NO: **TP-505**



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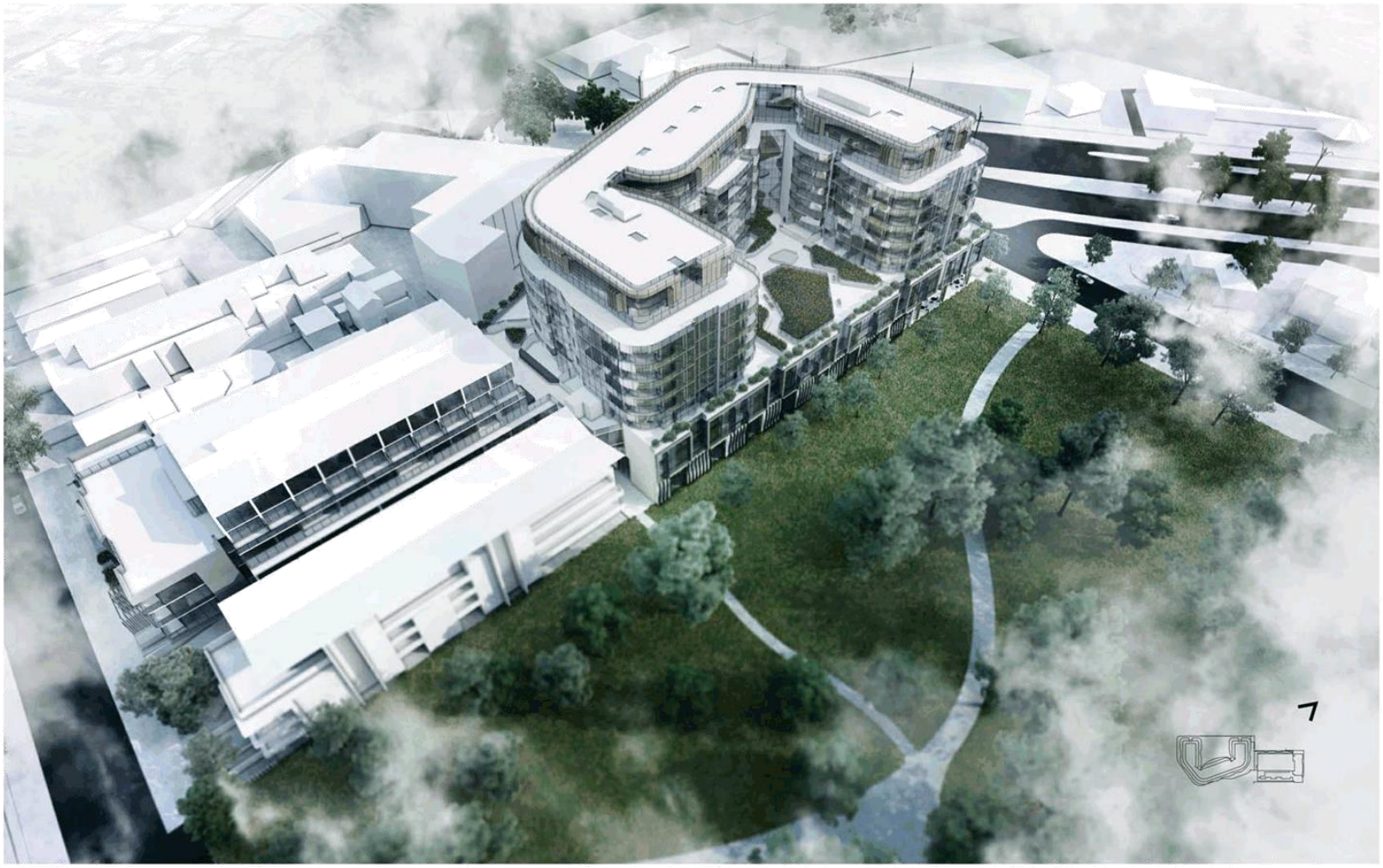
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

SHADOW DIAGRAM - 3PM

REVISION: 9
DATE: MAR' 17
SCALE: 1:100 @ A1

DRAWING NO: **TP-506**



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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 00

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-600

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 01
CARNAVON ROAD

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO: **TP-601**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 02
WINFRED ROAD

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO: **TP-602**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 03
WOODLANDS PARK

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO: **TP-603**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 04
BULLA ROAD

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-604

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ACN. 006 975 668

1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 05
BULLA AND KEILOR ROAD

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO: **TP-605**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 06
SUPERMARKET ENTRY

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-606

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PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 07
TRAM STOP/ ROUND-ABOUT

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-607

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
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PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 08

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO: **TP-608**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 09
WOODLAND`S CAR PARK- TOWNHOUSE OPTION

REVISION: 8
DATE: SEPT `16
SCALE: N.T.S

DRAWING NO: **TP-609**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 10
WINIFRED STREET APPROACH- TOWNHOUSE OPTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO: **TP-610**

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 11
WINIFRED STREET- TOWNHOUSE OPTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-611

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 12
PLAZA TO ARCADE CONNECTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-612

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MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 13
MOUNT ALEXANDER ROAD PLAZA

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-613

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1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 14
WINIFRED STREET APPROACH- TOWNHOUSE OPTION

REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO: **TP-614**

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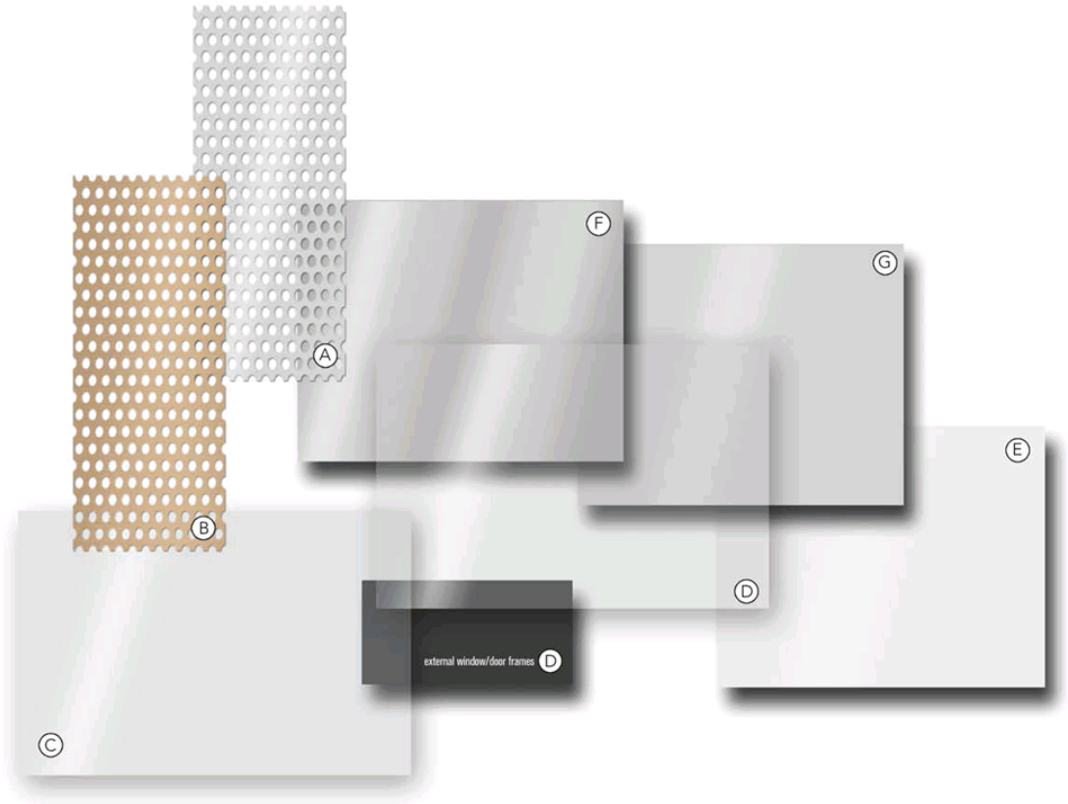
1144-1154 MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

ARTIST IMPRESSION 15
WOODLANDS PARK APPROACH

REVISION: 9
DATE: MAR '17
SCALE: N.T.S

DRAWING NO:
TP-615



A -Perforated Steel Screen
-light metalic colour

B -Perforated Steel Screen
-light bronze colour

C -Reflective Glazing
-light grey tint
-charcoal frame

D -Transparent Glazing
-light gray tint
-charcoal frame

E -Aluminium Composite Cladding
-light grey

F -Aluminium Composite Cladding
-mid grey
-highly reflective

G -Aluminium Fins
-mid grey

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MOUNT ALEXANDER ROAD, ESSENDON
MIXED USED DEVELOPMENT

PROJECT NO: 35-0043
REASON FOR ISSUE: TOWN PLANNING

MATERIAL SCHEDULE

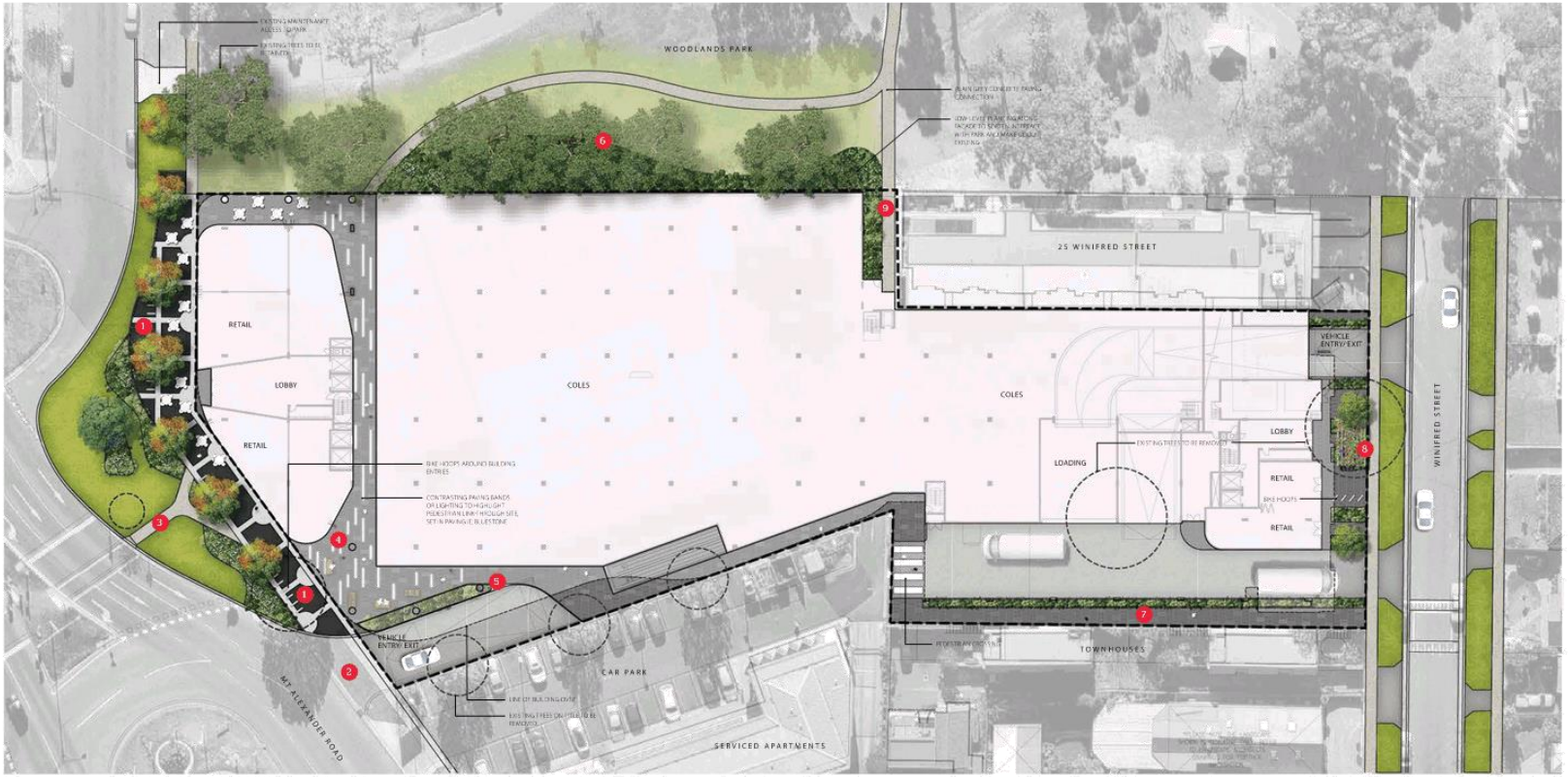
REVISION: 8
DATE: SEPT '16
SCALE: N.T.S

DRAWING NO:
TP-700

Legend

1. PAVING OUTSTAND (TO MATCH MT ALEXANDER RD STREETSCAPE TREATMENT) TO ENCOURAGE OUTDOOR DINING AND PROPOSED NEW PLANE TREE PLANTINGS. INCLUDES FIXED SEATING AND BIKE HOOPS
2. REMOVAL OF 3 DRIVEWAY ENTRIES TO SITE AND CONSOLIDATED TO 1
3. MAINTAINED PEDESTRIAN ACCESS TO SITE AND ADDITIONAL LOW-STOREY FEATURE PLANTING
4. RETAIL ENTRY PLAZA WITH SEATING AND PEDESTRIAN LINK TO WOODLANDS PARK
5. RAISED PLANTER SCREENING TO CAR PARK RAMP
6. RETAIN 5NO. EXISTING MONTEREY CYPRESS, CREATE NEW PEDESTRIAN PATHWAY LINK TO PARK FROM DEVELOPMENT & INSTALL LOW-STOREY GARDEN BED TO MAKE GOOD INTERFACE WITH PARK.
7. SOUTHERN PEDESTRIAN LINK WITH RAISED PLANTER AND VERTICAL CLIMBERS TO SEPARATE/ SCREEN LOADING DOCK
8. ENTRY ARBOUR OVER WALKWAY WITH 4 VISITOR BIKE HOOPS BENEATH
9. FORMALISED ENTRY TO BUILDING FROM PARK

Precedent Images



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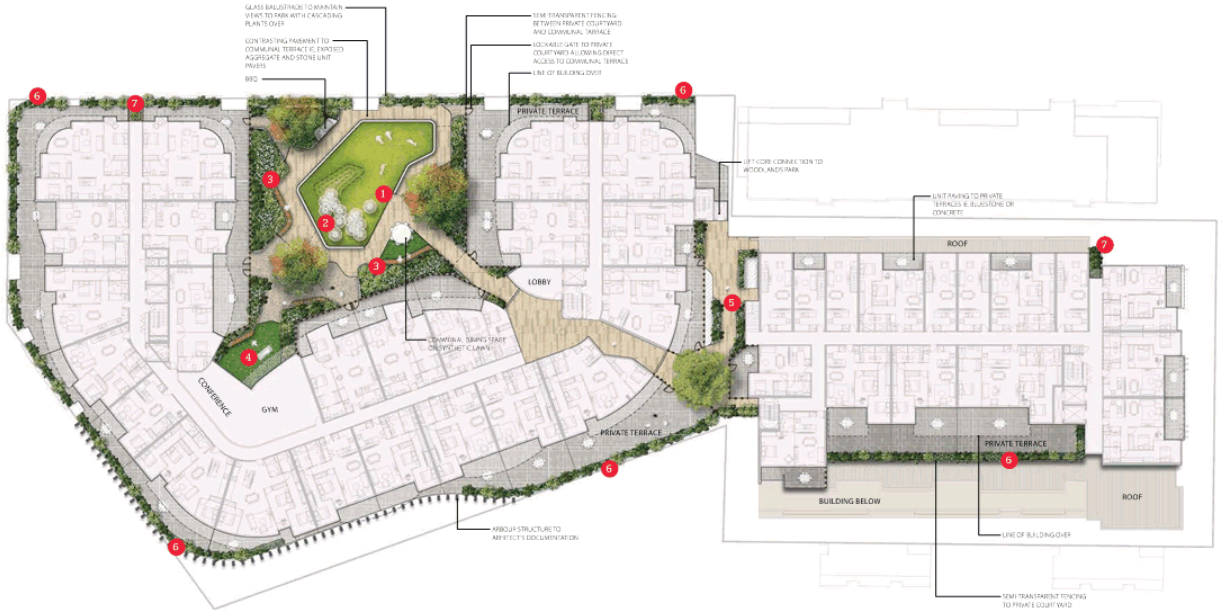
Ground Level Landscape Plan
1144 Mt Alexander Rd, Essendon

PROJ_ORG NO 0315-0322-02 D001 REV 02 DRWN WA CHKD MV DATE 28.09.2016 Tract

Legend

1. RAISED CENTRAL LAWN (WITH RAMP ACCESS), OVERLOOKING PARK
2. FEATURE SCULPTURE/ SHADE ELEMENT WITH MOUNDING
3. RAISED GARDEN BED PLANTERS WITH INTEGRATED SEATING
4. OUTDOOR EXERCISE/ YOGA SPACE
5. INTERNAL COURTYARD CONNECTING PODIUM TERRACES TO LIFT CORE AND WOODLANDS PARK
6. RAISED PLANTERS TO BUILDING FACADE EDGE
7. FEATURE PLANTING AT END OF CORRIDORS TO FRAME VIEW OUT TO PARK
8. COMMUNAL BARBEQUE AND BENCH-TOP BUILT IN TO PLANTER WALL

Precedent Images



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Podium Level Landscape Plan
1144 Mt Alexander Rd, Essendon

PROJ_ORG NO 0315-0322-02 D002 REV 02 DRWN WA CHKD MV DATE 28.09.2016 Tract