

Alphington Paper Mill Sub Precinct 5 North

13/01/2023

Superlot 4.1

Site Area -	5,875 m ²
2 Bed (1 Car) Townhouse -	4
3 Bed (2 Car) Townhouse -	16
3 Bedroom (2 Car) Loft -	24
2 Bedroom (1 Car) Loft -	24
Total -	68
Carparking -	108

Superlot 4.2

Site Area -	4,400 m ²
2 Bed (1 Car) Townhouse -	14
3 Bed (2 Car) Townhouse -	22
Total -	36

Total Dwellings - 104

Town Planning Issue

DRAWING No.	DESCRIPTION	REV
TP000	Title Page	P
TP001	Site Context	A
TP002	Site Analysis	A
TP003	Site Analysis	A
TP004	Design Response	A
TP005	DPO Controls	A
TP006	Site Plan	F

TP100	4.1 Lower Ground Plan	L
TP101	4.1 Upper Ground Plan	I
TP102	4.1 Level 1 Floor Plan	F
TP103	4.1 Level 2 Floor Plan	H
TP104	4.1 Level 3 Floor Plan	F
TP105	4.1 Roof Terrace Plan	G
TP106	4.1 Roof Plan	F
TP107	Super Lot 4.1 Elevations	I
TP108	Super Lot 4.1 Elevations	I
TP109	Super Lot 4.1 Elevations	H
TP110	Super Lot 4.1 Elevations	G
TP111	Super Lot 4.1 Elevations	I
TP112	Super Lot 4.1 Elevations	H
TP113	Super Lot 4.1 Sections	F
TP114	Super Lot 4.1 Perspective/Render	C
TP115	Shadows September 22nd - 9am-Midday	C
TP116	Shadows September 22nd - 1pm - 3pm	C
TP117	Daylight Analysis	A
TP118	Daylight Analysis	A
TP119	Daylight Analysis	A
TP120	Daylight Analysis	A

TP200	4.2 Ground Floor Plan	L
TP201	4.2 Level 1 Floor Plan	F
TP202	4.2 Level 2 Floor Plan	F
TP203	4.2 Roof Terrace Plan	G
TP204	4.2 Roof Plan	G
TP205	Super Lot 4.2 Elevations	J
TP206	Super Lot 4.2 Elevations	J
TP207	Super Lot 4.2 Elevations	J
TP208	Super Lot 4.2 Sections	I
TP209	Super Lot 4.2 Perspective/Render	E
TP210	Shadows September 22nd - 9am - Midday	D
TP211	Shadows September 22nd - 1pm - 3pm	D
TP212	4.1 & 4.2 Main Street Elevation	C
TP213	Opaque Glazing Diagram	A
TP214	Pedestrian Link Section	E

NOTE:
 Recommendation types (including glazing types) contained within the endorsed SMP to be implemented in detailed design.
 Brick colour finishes (EF:06 & EF:07) to refelect endorsed samples pursuant to condition 6 of PLN17/0908.
 Endorsment dated 20/9/2019.



Rev.	Date	By	Ckd	Description
H	14/01/20	LH	PJ	Secondary Consent
I	28/01/20	LH	PJ	Secondary Consent
J	28/02/20	LH	PJ	RFI - Secondary Consent
K	01/05/20	LH	PJ	RFI - Secondary Consent
L	06/12/21	lh	ml	Secondary Consent - Privacy Screens Update
M	13/12/21	lh	ml	Secondary Consent - Lot 67 & 77 Privacy Screens Update
N		lh		4.2 Roof Terrace Pergola & Screen
O	31/05/22	aws	ML	4.2 Balcony Screens
P	15/11/22	aws	ML	4.2 Balcony Screens

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Project Name Workshop 4.1 + 4.2
 Project Address Sub Precinct 5, Paper Mill, Alphington 3078

Project Number 10703
 Drawing Name Title Page
 Scale
 Date 25/10/17

Client GLENVILL

Drawing Number TP000
 Revision P

Artisan Precinct

Main Street

Main Street

PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No. P1417/0908
 relating to use/development of land.

Responsible Authority
 26 5 20 2 of 28
 Permit

AMENDMENT TO PLAN APPROVED
 IN PERMIT No. P1417/0908
 Issued 20 2 2017

Extent of permit application
 shown dashed in RED.

Chandler Highway

Outer Circle
(To Future Design)

Paper Trail
(To Future Design)

La Trobe Avenue

Future Housing

Warson Crescent

Workshop Park

Stone Street

LANDSCAPING SHOWN IS INDICATIVE ONLY. REFER
 TO LANDSCAPE ARCHITECTS DRAWINGS

Rev	Date	By	Ckd	Description
A	25/10/17	CB	VC	RM TP Submission
B	21/02/18	CB	RM	TP RFI
C	12/04/19	FB	RM	TP AMENDMENTS
D	29/11/19	LH	RM	Secondary Consent
E	28/02/20	LH	pl	RR - Secondary Consent
F	01/05/20	LH	pl	RR - Secondary Consent

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Project Name: Workshop 4.1 + 4.2
 Project Address: Sub Precinct 5, Paper Mill, Alphington 3076
 Project Number: 10703
 Drawing Name: Site Plan
 Scale: 1:300
 Date: 25/10/17
 Client: GLENVILL
 Drawing Number: TP006
 Revision: F

NOTE:
Ramp grades in publicly accessible pedestrian walkways designed in accordance with AS. 1428-2009

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No. P1617/0908...
relating to use/development of land.
For and on behalf of the Responsible Authority
DATE 26 6 20 PLAN 3 of 28

AMENDMENT TO PLAN APPROVED
IN PERMIT No. P1617/0908...
Issued 20 2 2017



REFER TP200
FOR 4.2 DETAILS

LANDSCAPING SHOWN IS INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECTS DRAWINGS

Rev	Date	By	Ctd	Description
C	18/04/18	YC	RM	FURTHER COMMENTS
D	21/05/18	CB	RM	TRAFFIC RPI
E	28/02/19	CB	RM	TP CONDITIONS
F	12/04/19	PB	RM	TP AMENDMENTS
G	15/04/19	PB	RM	TP AMENDMENTS
H	14/05/19	CB	RM	TP AMENDMENTS
I	20/11/19	LH	RM	Secondary Consent
J	14/01/20	LH	PJ	Secondary Consent
K	26/02/20	PJ	RM	Secondary Consent
L	01/05/20	LH	PJ	RPI - Secondary Consent

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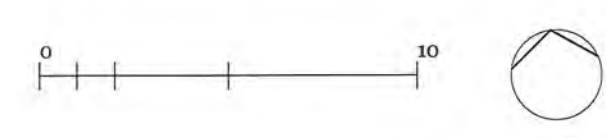
Project Name	Workshop 4.1 + 4.2	Project Number	10703
Project Address	Sub Precinct 5, Paper Mill, Alphington 3078	Drawing Name	4.1 Lower Ground Plan
Client	GLENVILL	Scale	1:200
		Date	25/10/17
		Drawing Number	TP100
		Revision	L

Outer Circle Precinct
(To Future Design)

Paper Mill To Future
(Design)

ROLLER DOOR, 6m
WIDE, 2m CLEAR HEIGHT

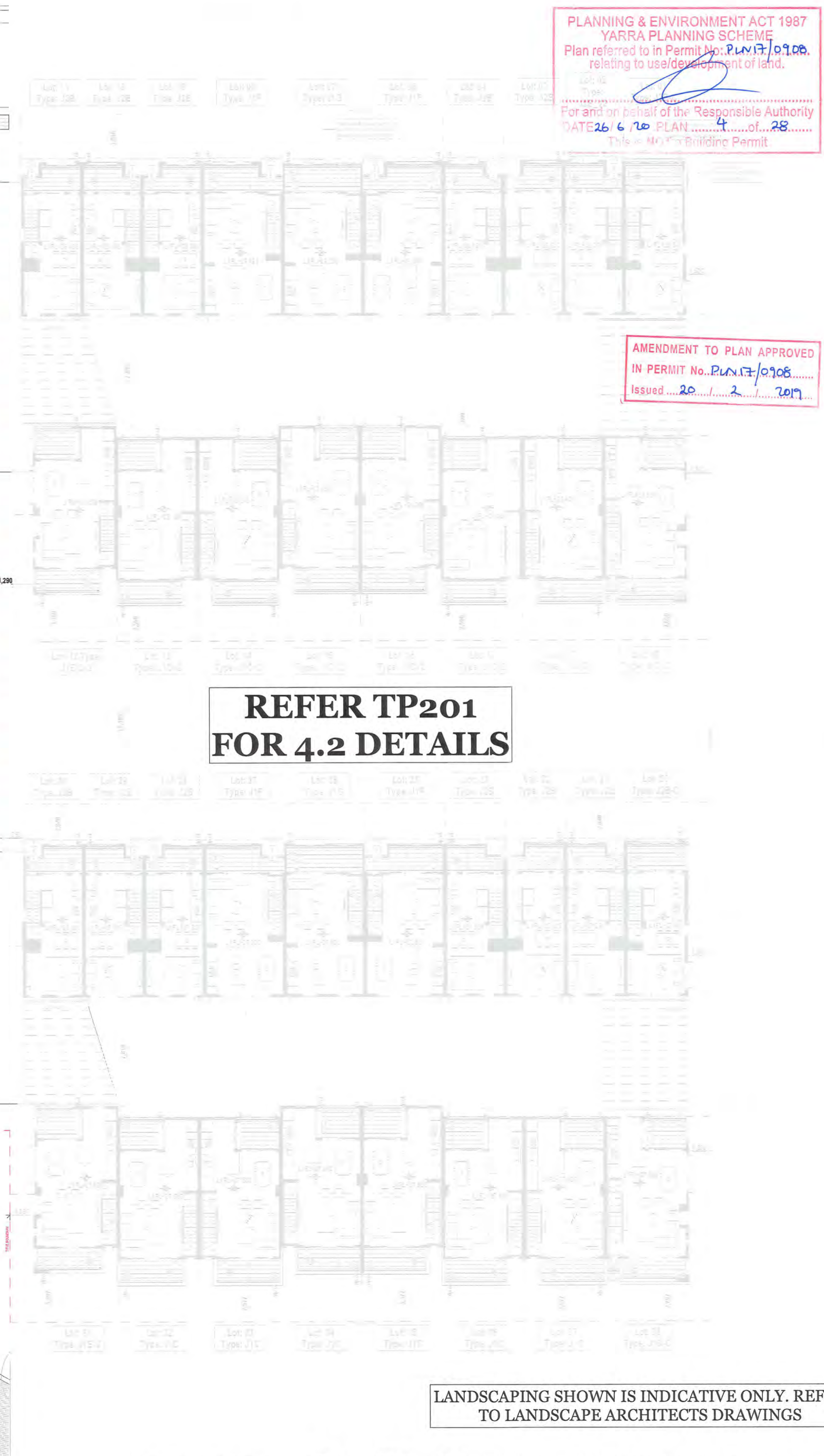
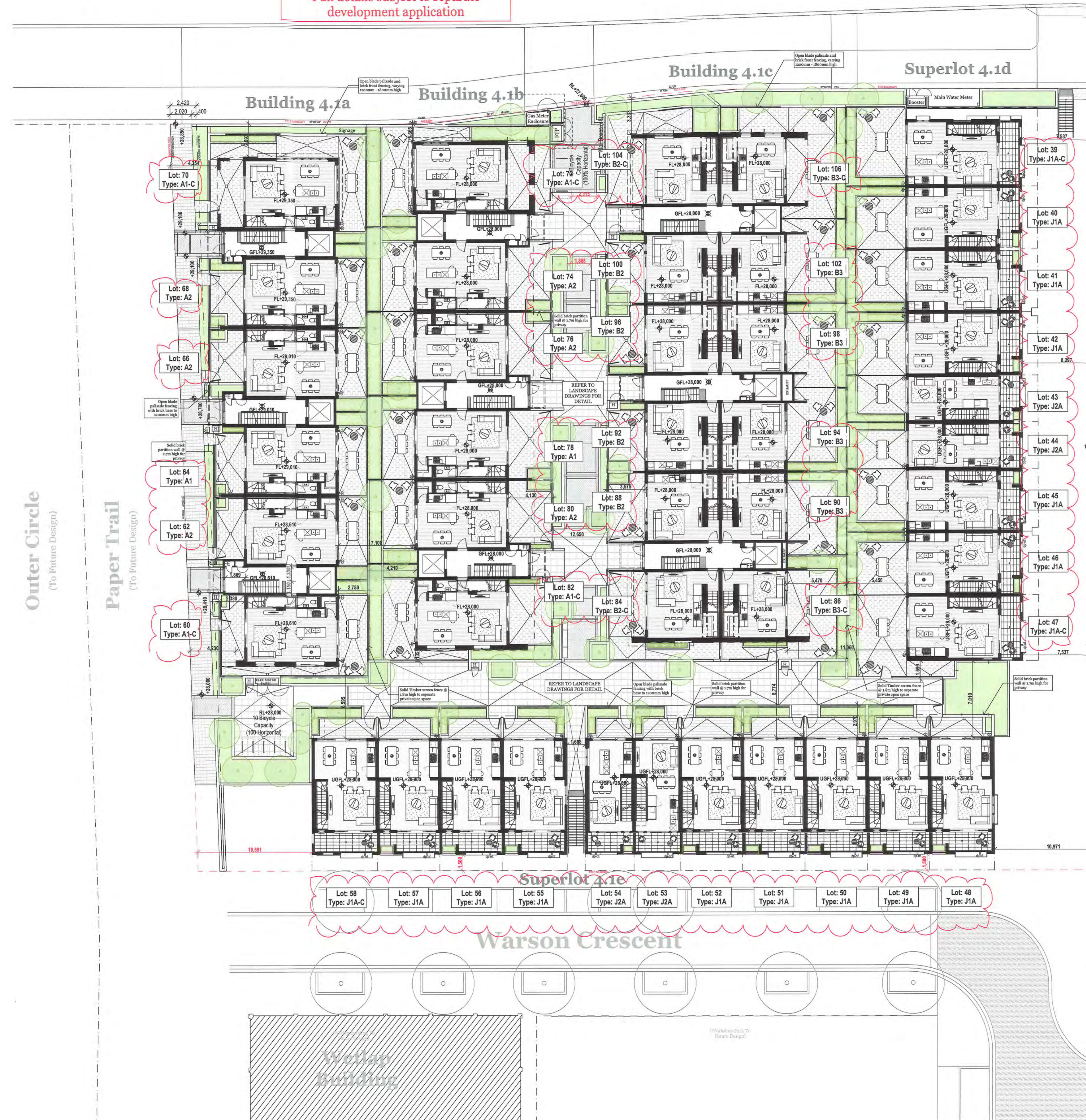
PEDESTRIAN VISIBILITY
PLAY 60% CLEAR OF
SERIAL CONSTRUCTION
LANDSCAPING TO BE LESS
THAN 0.6M IN HEIGHT



Access roads to be future council roads.
Full details subject to separate
development application

Main Street

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No. P14/17/0908
relating to use/development of land.
For and on behalf of the Responsible Authority
DATE 26.6.20 PLAN 4 of 28
This is NOT a Building Permit



AMENDMENT TO PLAN APPROVED
IN PERMIT No. P14/17/0908
Issued 20.2.2017

REFER TP201
FOR 4.2 DETAILS

LANDSCAPING SHOWN IS INDICATIVE ONLY. REFER
TO LANDSCAPE ARCHITECTS DRAWINGS

Rev.	Date	By	Ctd	Description
A	25/10/17	CB, YC	RM	TP Submission
B	21/02/18	CB	RM	TP RFI
C	29/11/18	CB	RM	Updates to 4.1C Facade
D	28/02/19	CB	RM	TP CONDITIONS
E	12/04/19	PR	RM	TP AMENDMENTS
F	29/11/19	LH	RM	Secondary Consent
G	28/02/20	LH	RI	RFI - Secondary Consent
H	03/04/20	LH	ML	Landscaping Update
I	01/05/20	LH	PI	RFI - Secondary Consent

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Project Name: Workshop 4.1 + 4.2
Project Address: Sub Precinct 5, Paper Mill, Alphington 3078
Project Number: 10793
Drawing Name: 4.1 Upper Ground Plan
Scale: 1:200
Date: 25/10/17
Client: GLENVILL
Drawing Number: TP101
Revision: 1



AMENDMENT TO PLAN APPROVED
IN PERMIT No.: PLN17/0908
Date Issued: 20/02/2019

PLANNING ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN17/0908
relating to use/development of land.

For and on behalf of the Responsible Authority
DATE 14/07/2021 PLAN 6 of 28
This is NOT a Building Permit

Outer Circle
(To Future Design)

Paper Trail
(To Future Design)



Warson Crescent

Wetlap Building
(Workshop Building To Future Design)

Workshop Park To Future Design

Rev.	Date	By	Ckd	Description
A	25/10/17	CB, VC	RM	TP Submission
B	21/02/18	CB	RM	TP RFI
C	28/02/19	CB	RM	TP CONDITIONS
D	29/11/19	LH	RM	Secondary Consent
E	28/02/20	LH	PI	RPI - Secondary Consent
F	01/05/20	LH	PI	RPI - Secondary Consent
G	11/06/21	LH	RM	Lot 65 Window & Bathroom Update

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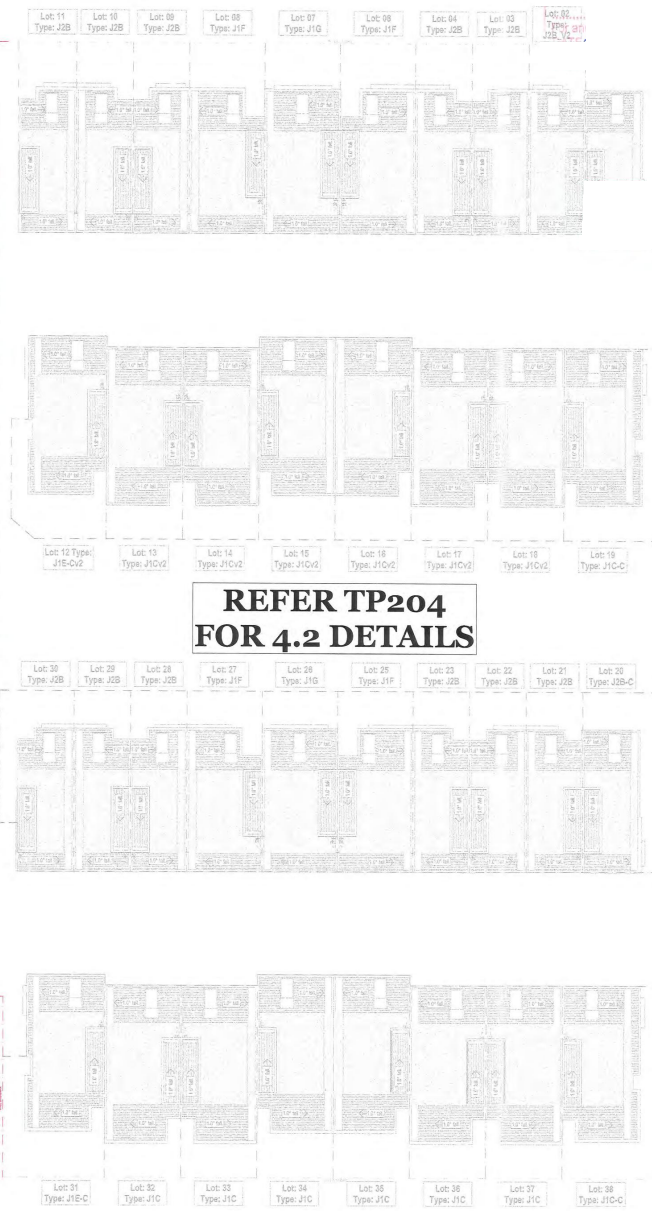
Project Name	Workshop 4.1 + 4.2	Project Number	10793
Project Address	Sub Precinct 5, Paper Mill, Alphington 3078	Drawing Name	4.1 Level 2 Floor Plan
Client	GLENVILL	Scale	1:200
Drawing Number	TP103	Date	25/10/17
Revision	G		

Scope: All (3) Balcony openings
 Frame: McArthur 150mm Centre Pocket
 Louvre: Breezeway Altair 150mm Stronghold glass system
 Finish: Powdercoat Satin Black to match cladding
 Glass: 6mm Energytech Clear Toughened Glass

Bifolds will be installed on these two openings and will fold inwards to the left and right - to be constructed of black powdercoated metal frames with single glazed clear glass

Outer Circle
(To Future Design)

Paper Trail
(To Future Design)



AMENDMENT TO PLAN APPROVED IN PERMIT No.: PLN17/0908
Date Issued: 20/02/2019

Rev.	Date	By	Clid	Description
A	20/02/19	CA	VC	TP Submission
B	20/02/19	CA	VC	TP Submission
C	20/02/19	CA	VC	TP Submission
D	20/02/19	UH	PI	Secondary Consent
E	20/02/00	UH	PI	Secondary Consent
F	00/00/00	UH	PI	Secondary Consent

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Project Name: Watsons 4.1 + 4.2
 Project Address: Sub Precinct 5, Paper Mill, Alphington 3078
 Project Number: 10709
 Drawing Name: 4.1 Level 5 Floor Plan
 Scale: 1:200
 Date: 25/09/17
 Client: GLENVILL
 Drawing Number: TP104
 Revision: F

Hatch depicts extent of roofing area
 Hatch depicts extent of decking area

Building 4.1c

Building 4.1a

Building 4.1b



PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No. P14/17/0908
 relating to use/development of land.
 For and on behalf of the Responsible Authority
 DATE 26.6.20 PLAN 8 of 25
 This is NOT a Building Permit

AMENDMENT TO PLAN
 IN PERMIT No. P14/17/0908
 Issued 20.1.2019

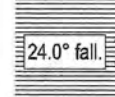

Rev.	Date	By	Ckd	Description
A	25/10/17	CB, YC	RM	TP Submission
B	21/02/18	CB	RM	TP RH
C	28/02/19	CB	RM	TP CONDITIONS
D	29/11/19	LH	RM	Secondary Consent
E	28/02/20	LH	gj	RI - Secondary Consent
F	01/01/20	LH	PJ	RI - Secondary Consent

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Project Name: Workshop 4.1 + 4.2
 Project Address: Sub Precinct 5, Paper Mill, Alphington 3078
 Project Number: 10703
 Drawing Name: 4.1 Roof/Terrace Plan
 Scale: 1:200
 Date: 25/10/17
 Client: GLENVILL
 Drawing Number: TP105
 Revision: F

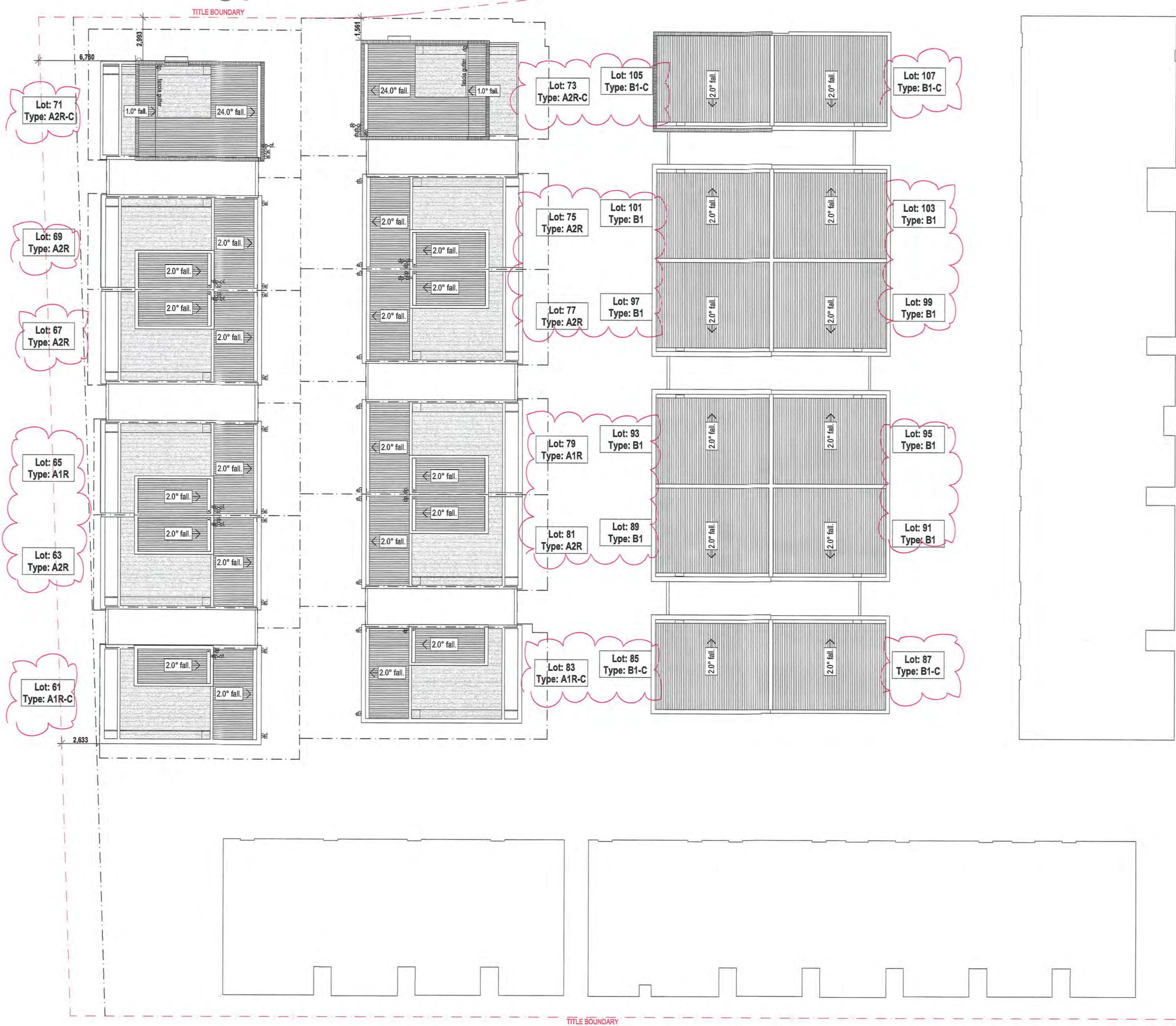


 Hatch depicts extent of roofing area
 Hatch depicts extent of decking area

Building 4.1c

Building 4.1a

Building 4.1b



PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No. PW13/0708
 relating to use/development of land.
 For and on behalf of the Responsible Authority
 DATE 26.6.20 PLAN 9 of 28
 This is NOT a Building Permit

AMENDMENT TO PLAN APPROVED
 IN PERMIT No. PW17/0908
 Issued 20.2.2019

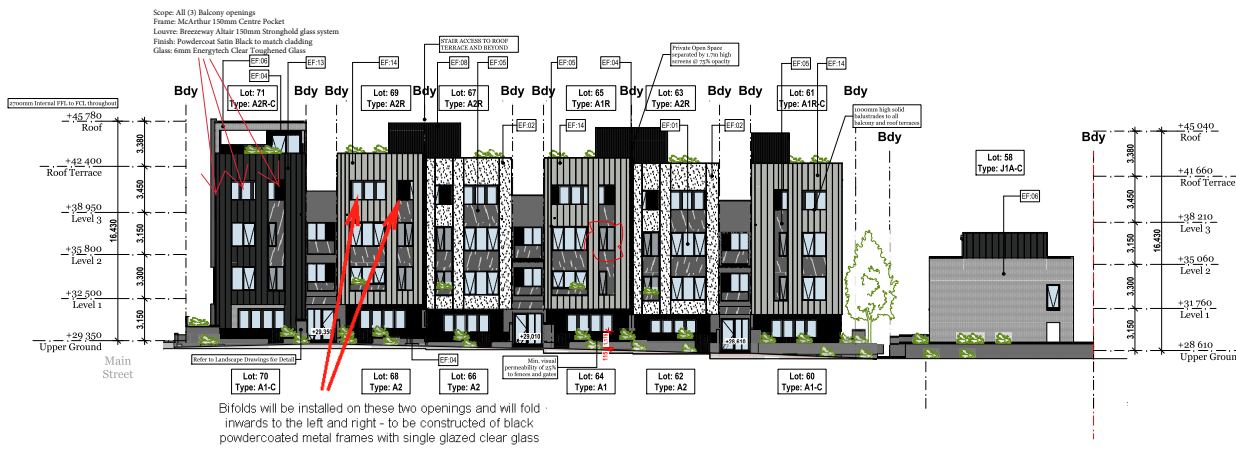
Rev.	Date	By	Clcd	Description
A	25/10/17	CB, YC	RM	TP Submission
B	21/02/18	CB	RM	TP RFI
C	28/02/19	CB	RM	TP CONDITIONS
D	29/11/19	LH	RM	Secondary Consent
E	28/02/20	LH	PJ	RFI - Secondary Consent
F	01/05/20	LH	PJ	RFI - Secondary Consent



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Project Name: Workshop 4.1 + 4.2
 Project Address: Sub Precinct 5, Paper Mill, Alphington 3078
 Project Number: 10703
 Drawing Name: 4.1 Roof Plan
 Scale: 1:200
 Date: 25/10/17
 Client: **GLENVILL**
 Drawing Number: **TP106**
 Revision: **F**



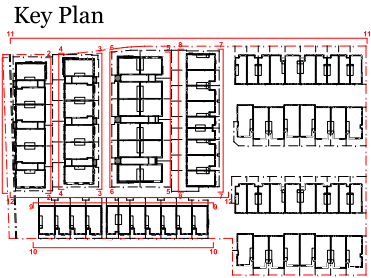
1a 4.1A WEST ELEVATION - Lot 58 1:200



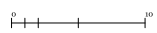
AMENDMENT TO PLAN APPROVED IN PERMIT No.: PLN17/0908 Date Issued: 20/02/2019

PLANNING ENVIRONMENT ACT 1987 YARRA PLANNING SCHEME Plan referred to in Permit No: PLN17/0908
 Approved by Council's Delegate HODGENA DATE 08/09/2022 PLAN 10 of 28
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Note: * All habitable rooms and shared corridors will be fitted with an operable window



	EF:01 Glazing - Clear with Dark powdercoated frames		EF:02 Rendered Finished - White		EF:03 Rendered Finish - Grey		EF:04 Rendered Finish - Dark		EF:05 Powdercoated Metallic Finish		EF:06 Brick - Light Nubrick - Aurora/Tundra		EF:07 Brick - Dark Industrial - Char
	EF:08 Cement Composite Vertically Grooved Cladding		EF:09 Timber Finish		EF:10 Custom Perforated Metal Screening		EF:11 Opaque Film (75%) (Custom Design)		EF:12A Sectional Garage Door Powdercoated - Light		EF:13 Metal Vertical Seam Cladding - Dark		EF:14 Metal Vertical Seam Cladding - Light
							EF:12B Sectional Garage Door Powdercoated - Dark						



Rev.	Date	By	Ckd	Description
A	25/10/17	CKW	RM	TP Additions
B	21/02/18	CE	RM	TP RFI
C	28/03/19	CE	RM	TP REVISIONS
D	25/11/19	LH	RM	Sunday Consent
E	18/01/20	LH	PI	Sunday Consent
F	28/02/20	LH	PI	Sunday Consent
G	10/06/20	LH	PI	Sunday Consent
H	11/06/21	LH	RM	Lot 61 Structure & Refinement Update

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Client **GLENVILL**

Project Name: Workshop 4.1 + 4.2
 Project Address: Sub-Project 2, Paper Mill, Alphington 3078
 Project Number: 10703
 Drawing Name: Super Lot 4.1 Elevations
 Scale: 1:200
 Date: 25/10/17
 Drawing Number: TP107
 Revision: H

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3

4.1B EAST ELEVATION
1:200



4

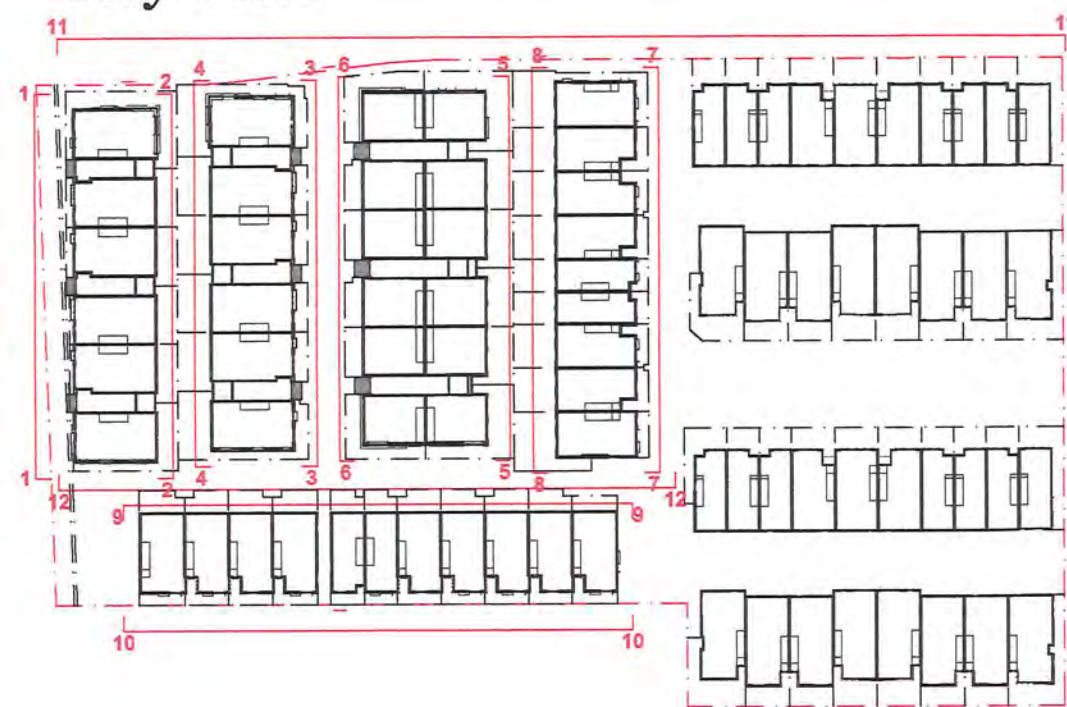
4.1B WEST ELEVATION
1:200

PLANNING & ENVIRONMENT ACT 1997
YARRA PLANNING SCHEME
Plan referred to in Permit No. **PW17/0908**
relating to use/development of land.
For and on behalf of the Responsible Authority
DATE **26.6.20** PLAN **11** of **28**
This is NOT a Building Permit

AMENDMENT TO PLAN APPROVED
IN PERMIT No. **PW17/0908**
Issued **20.2.2019**

Note: * All habitable rooms and shared corridors will be fitted with an operable window

Key Plan



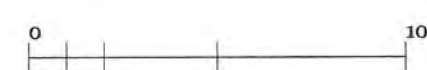
	EF:01 Glazing - Clear with Dark powdercoated frames		EF:02 Rendered Finished - White		EF:03 Rendered Finish - Grey		EF:04 Rendered Finish - Dark		EF:05 Powdercoated Metallic Finish		EF:06 Brick - Light Nubrick - Aurora/Tundra		EF:07 Brick - Dark Industrial - Char
	EF:08 Cement Composite Vertically Grooved Cladding		EF:09 Timber Finish		EF:10 Custom Perforated Metal Screening		EF:11 Opaque Film (75%) (Custom Design)		EF:12A Sectional Garage Door Powdercoated - Light		EF:13 Metal Vertical Seam Cladding - Dark		EF:14 Metal Vertical Seam Cladding - Light
							EF:12B Sectional Garage Door Powdercoated - Dark						

Rev	Date	By	Ckd	Description
A	25/10/17	CB	VC	RM TP Submission
B	21/02/18	CB	RM	TP RR
C	28/02/19	CB	RM	TP CONDITIONS
D	29/11/19	LH	RM	Secondary Consent
E	14/01/20	LH	PI	Secondary Consent
F	28/02/20	LH	PI	RPI - Secondary Consent
G	01/05/20	LH	PI	RPI - Secondary Consent

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Project Name Project Address	Workshop 4.1 + 4.2 Sub Precinct 5, Paper Mill, Alphington 3078	Project Number Drawing Name Scale Date	10703 Super Lot 4.1 Elevations 1:200 25/10/17
Client Revision	GLENVILL	Drawing Number Revision	TP108 G



PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No. P1717/0908
 relating to use/development of land.
 For and on behalf of the responsible Authority
 DATE 26 6 20 PLAN 12 OF 28
 This is NOT a Building Permit

AMENDMENT TO PLAN APPROVED
 IN PERMIT No. P1717/0908
 Issued 26 2 2019

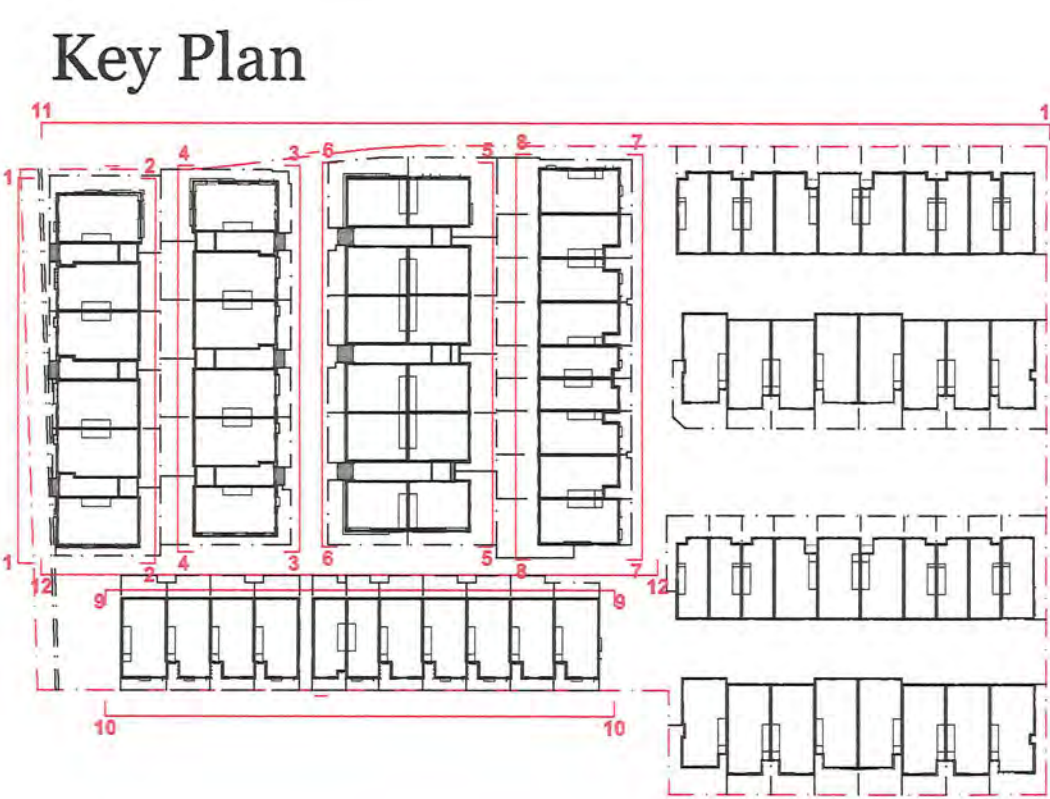


5 ————— 4.1C EAST ELEVATION
 1:200



6 ————— 4.1C WEST ELEVATION
 1:200

Note: * All habitable rooms and shared corridors will be fitted with an operable window



	EF:01 Glazing - Clear with Dark powdercoated frames		EF:02 Rendered Finished - White		EF:03 Rendered Finish - Grey		EF:04 Rendered Finish - Dark		EF:05 Powdercoated Metallic Finish		EF:06 Brick - Light Nubrick - Aurora/Tundra		EF:07 Brick - Dark Industrial - Char
	EF:08 Cement Composite Vertically Grooved Cladding		EF:09 Timber Finish		EF:10 Custom Perforated Metal Screening		EF:11 Opaque Film (75%) (Custom Design)		EF:12A Sectional Garage Door Powdercoated - Light		EF:13 Metal Vertical Seam Cladding - Dark		EF:14 Metal Vertical Seam Cladding - Light
							EF:12B Sectional Garage Door Powdercoated - Dark						

Rev.	Date	By	Ctd	Description
A	25/10/17	CB, VC	RM	TP Submission
B	21/02/18	CB	RM	TP RFI
C	28/02/18	CB	RM	TP CONDITIONS
D	29/11/18	LH	RM	Secondary Consent
E	14/01/20	LH	PJ	Secondary Consent
F	28/02/20	LH	PJ	RPI - Secondary Consent
G	01/05/20	LH	PJ	RPI - Secondary Consent

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Project Name: Workshop 4.1 + 4.2
 Project Address: Sub Precinct 5, Paper Mill, Alphington 3078
 Project Number: 10703
 Drawing Name: Super Lot 4.1 Elevations
 Scale: 1:200
 Date: 25/10/17
 Client: GLENVILL
 Drawing Number: TP109
 Revision: G



PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
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 relating to use of land.
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 DATE 26.6.20 PLAN 13 of 23
 This is NOT a Building Permit

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 Issued 20.2.2019

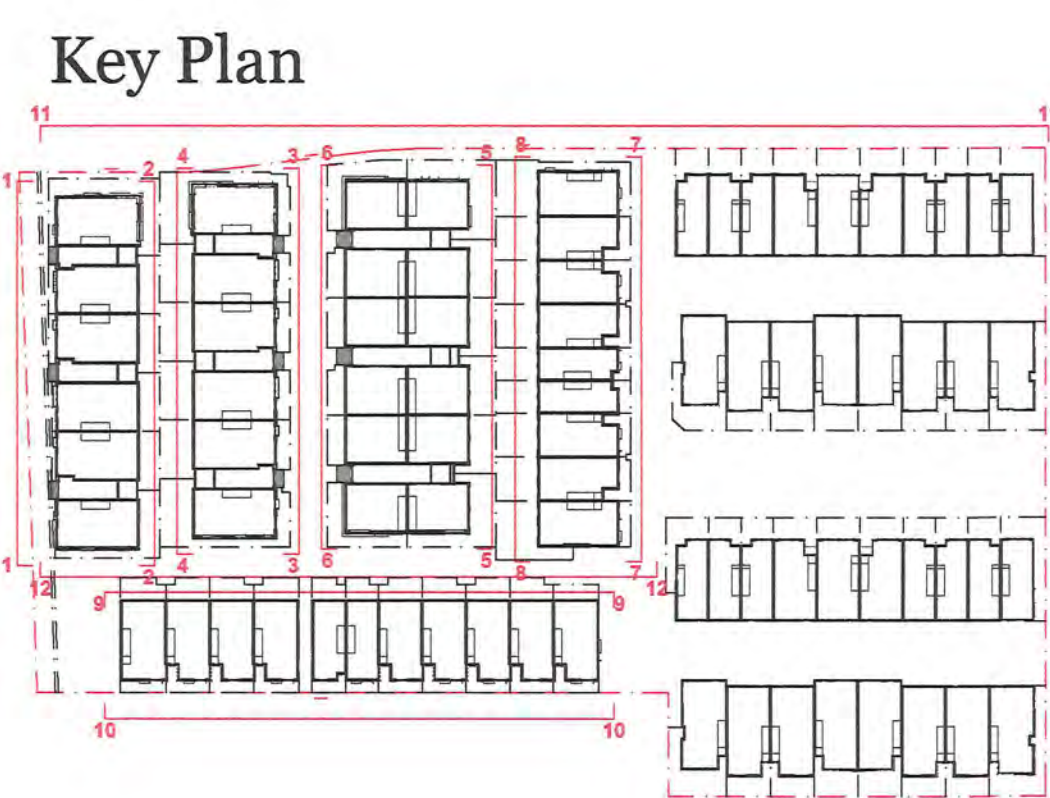


7 4.1D EAST ELEVATION
 1:200



8 4.1D WEST ELEVATION
 1:200

Note: * All habitable rooms and shared corridors will be fitted with an operable window



	EF:01 Glazing - Clear with Dark powdercoated frames		EF:02 Rendered Finished - White		EF:03 Rendered Finish - Grey		EF:04 Rendered Finish - Dark		EF:05 Powdercoated Metallic Finish		EF:06 Brick - Light Nubrick - Aurora/Tundra		EF:07 Brick - Dark Industrial - Char
	EF:08 Cement Composite Vertically Grooved Cladding		EF:09 Timber Finish		EF:10 Custom Perforated Metal Screening		EF:11 Opaque Film (75%) (Custom Design)		EF:12A Sectional Garage Door Powdercoated - Light		EF:13 Metal Vertical Seam Cladding - Dark		EF:14 Metal Vertical Seam Cladding - Light
							EF:12B Sectional Garage Door Powdercoated - Dark						

Rev.	Date	By	Ctd	Description
A	25/10/17	CB, YC, RM	RM	TP Submission
B	21/02/18	CB, RM	RM	TP RFI
C	28/02/18	CB, RM	RM	TP CONDITIONS
D	29/11/18	LH, RM	RM	Secondary Consent
E	14/01/20	LH, PJ	PJ	Secondary Consent
F	28/02/20	LH, PJ	PJ	RPI - Secondary Consent
G	01/05/20	LH, PJ	PJ	RPI - Secondary Consent

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Project Name: Workshop 4.1 + 4.2
 Project Address: Sub Precinct 5, Paper Mill, Alphington 3078
 Project Number: 10703
 Drawing Name: Super Lot 4.1 Elevations
 Scale: 1:200
 Date: 25/10/17
 Client: GLENVILL
 Drawing Number: TP110
 Revision: G

PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No. **PLM7/0908**
 relating to use/development of land.
 For and on behalf of the Responsible Authority
 DATE: **20.06.20** PLAN: **14** OF: **28**
 This is not a Final Permit

AMENDMENT TO PLAN APPROVED
 IN PERMIT No. **PLM7/0908**
 issued: **20.02.2019**

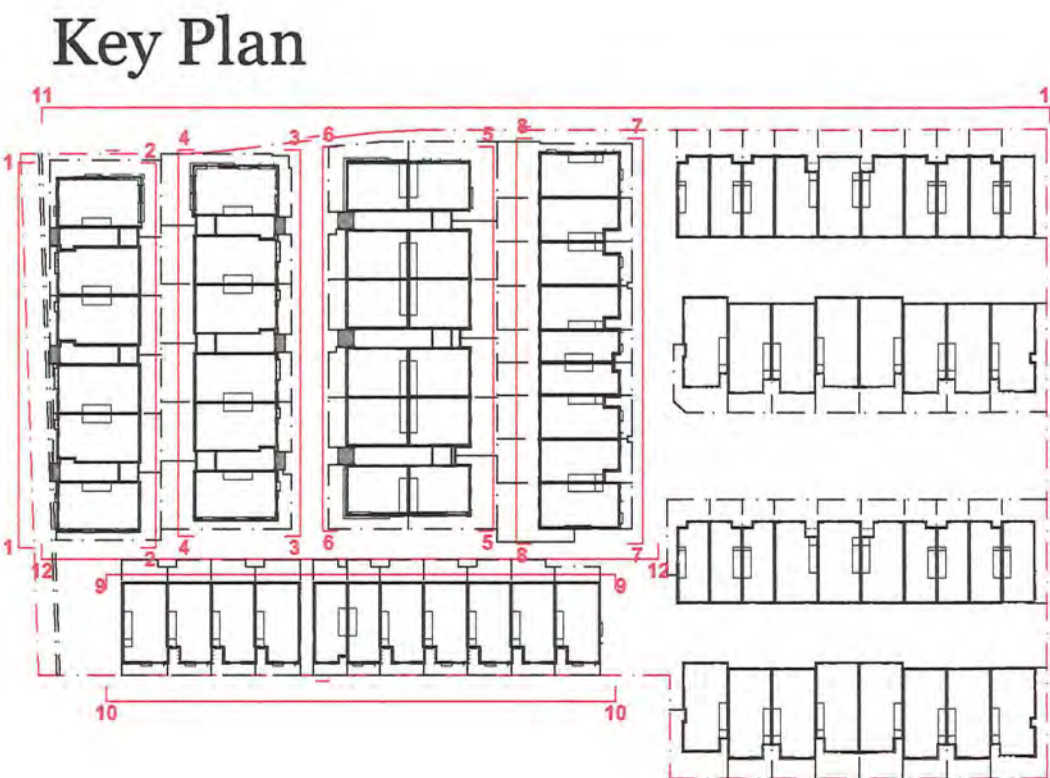


9 4.1E NORTH ELEVATION
 1:200



10 4.1E SOUTH ELEVATION
 1:200

Note: * All habitable rooms and shared corridors will be fitted with an operable window



	EF:01 Glazing - Clear with Dark powdercoated frames		EF:02 Rendered Finished - White		EF:03 Rendered Finish - Grey		EF:04 Rendered Finish - Dark		EF:05 Powdercoated Metallic Finish		EF:06 Brick - Light Nubrick - Aurora/Tundra		EF:07 Brick - Dark Industrial - Char
	EF:08 Cement Composite Vertically Grooved Cladding		EF:09 Timber Finish		EF:10 Custom Perforated Metal Screening		EF:11 Opaque Film (75%) (Custom Design)		EF:12A Sectional Garage Door Powdercoated - Light		EF:13 Metal Vertical Seam Cladding - Dark		EF:14 Metal Vertical Seam Cladding - Light
							EF:12B Sectional Garage Door Powdercoated - Dark						

Rev.	Date	By	Ckd	Description
A	25/10/17	CB, YC, RM	RM	TP Submission
B	21/02/18	CB, RM	RM	TP RFI
C	21/02/18	CB, RM	RM	TRAFFIC RFI
D	28/02/19	CB, RM	RM	TP CONDITIONS
E	29/11/19	LH, RM	RM	Secondary Consent
F	14/01/20	LH, PJ	PJ	Secondary Consent
G	28/02/20	LH, PJ	PJ	RFI - Secondary Consent
H	01/05/20	LH, PJ	PJ	RFI - Secondary Consent

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Project Name	Workshop 4.1 + 4.2 Sub Precinct 5, Paper Mill, Alphington 3078	Project Number	10703
Client	GLENVILL	Drawing Name	Super Lot 4.1 Elevations
		Scale	1:200
		Date	25/10/17
		Drawing Number	TP111
		Revision	H



PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No. P17170908
 relating to use/development of land.
 DATE 26.6.18



AMENDMENT TO PLAN APPROVED
 IN PERMIT No. P17170908
 Issued 20.2.2019

11 4.1 NORTH STREETSCAPE
 1:200



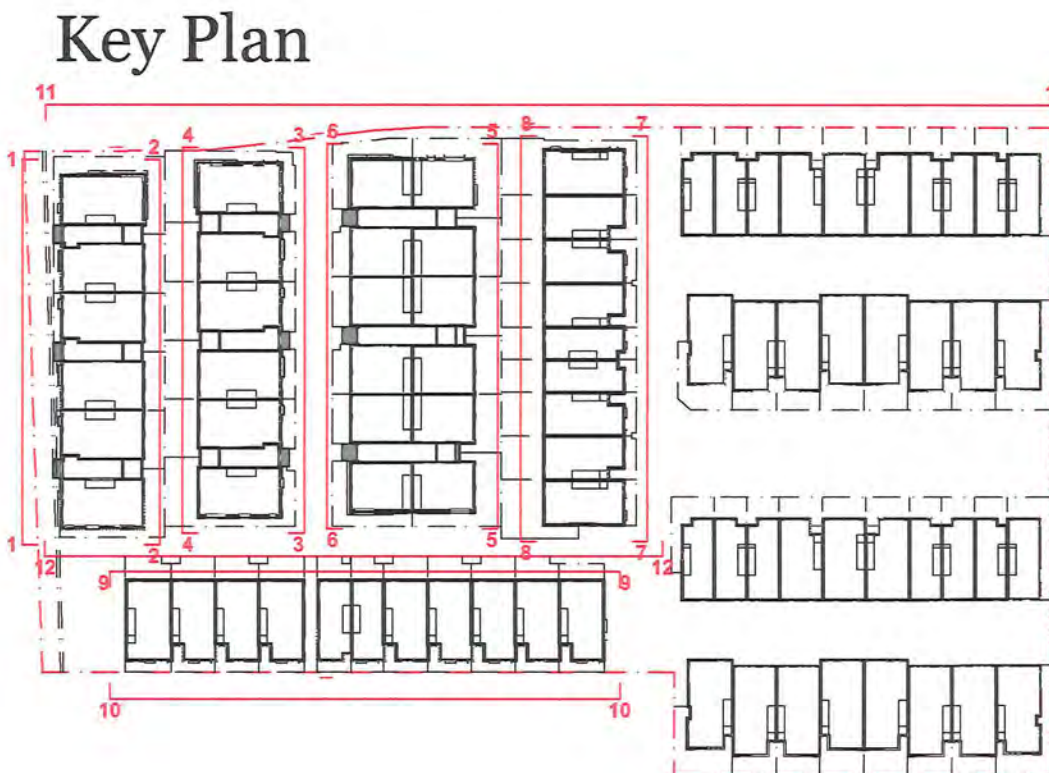
EXAMPLE FLEMISH BOND PATTERN



EXAMPLE ILLUMINATED SIGNAGE

12 4.1 SOUTH STREETSCAPE
 1:200

Note: * All habitable rooms and shared corridors will be fitted with an operable window



	EF:01 Glazing - Clear with Dark powdercoated frames		EF:02 Rendered Finished - White		EF:03 Rendered Finish - Grey		EF:04 Rendered Finish - Dark		EF:05 Powdercoated Metallic Finish		EF:06 Brick - Light Nubrick - Aurora/Tundra		EF:07 Brick - Dark Industrial - Char
	EF:08 Cement Composite Vertically Grooved Cladding		EF:09 Timber Finish		EF:10 Custom Perforated Metal Screening		EF:11 Opaque Film (75%) (Custom Design)		EF:12A Sectional Garage Door Powdercoated - Light		EF:13 Metal Vertical Seam Cladding - Dark		EF:14 Metal Vertical Seam Cladding - Light
							EF:12B Sectional Garage Door Powdercoated - Dark						

Rev.	Date	By	Cld	Description
A	25/10/17	CB	RM	TP Submission
B	21/02/18	CB	RM	TP RFI
C	28/02/19	CB	RM	TP CONDITIONS
D	19/04/19	FB	RM	TP AMENDMENTS
E	28/11/19	LH	RM	Secondary Consent
F	14/05/20	LH	PJ	Secondary Consent
G	28/02/20	LH	PJ	R1 - Secondary Consent
H	01/05/20	LH	PJ	R1 - Secondary Consent

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Project Name: Workshop 4.1 + 4.2
 Project Address: Sub Precinct 5, Paper Mill, Alphington 3078
 Project Number: 10709
 Drawing Name: Super Lot 4.1 Elevations
 Scale: 1:200, 1:167, 1:1
 Date: 25/10/17

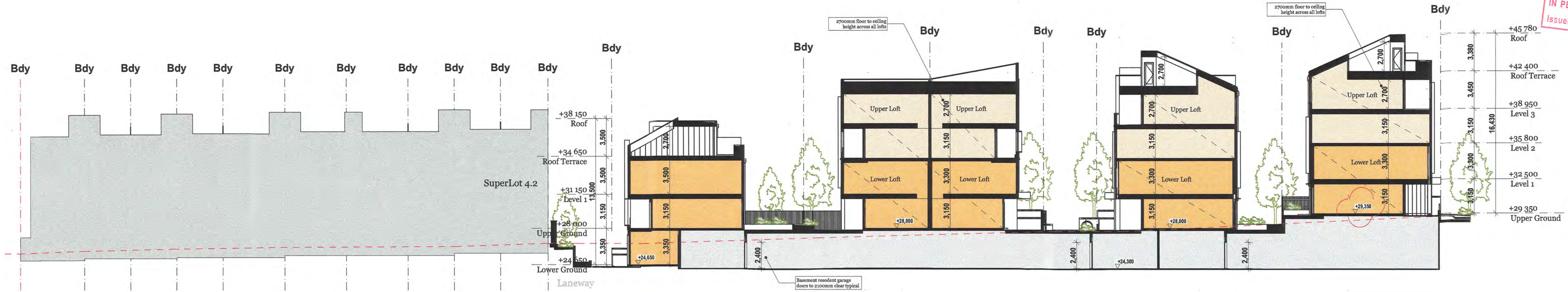
Client: GLENVILL
 Drawing Number: TP112
 Revision: H



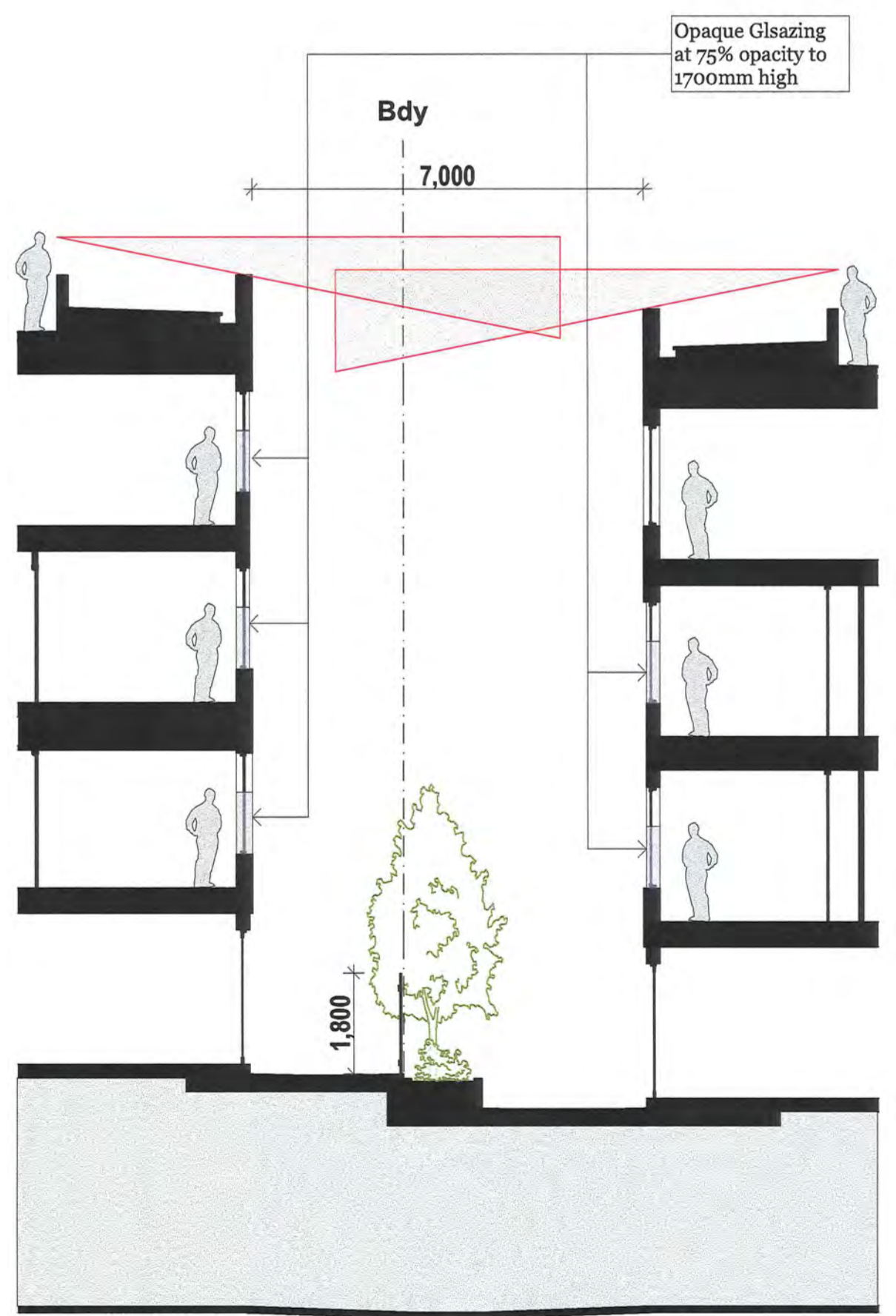
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PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No. PN17/0908
 relating to use/development of land.
 For and on behalf of the Responsible Authority
 DATE 26/6/20 PLAN 16 of 28
 This is NOT a Building Permit

AMENDMENT TO PLAN APPROVED
 IN PERMIT No. PN17/0908
 Issued 20/7/2019

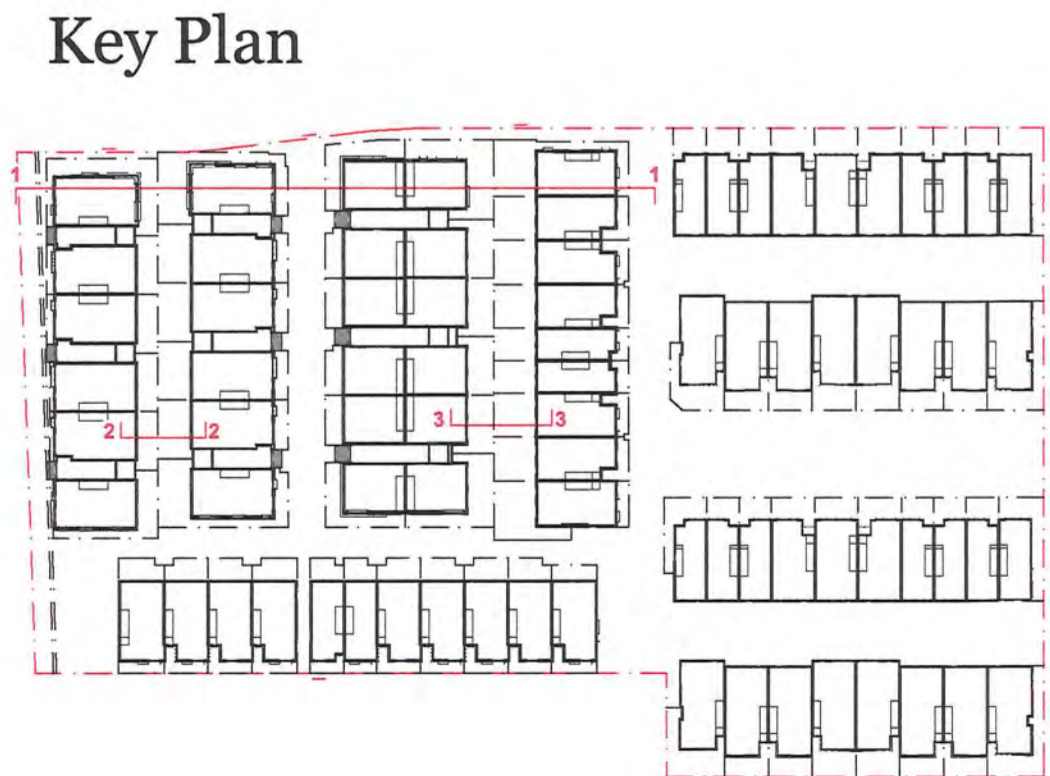


01 MAIN STREET SECTION
 1:200

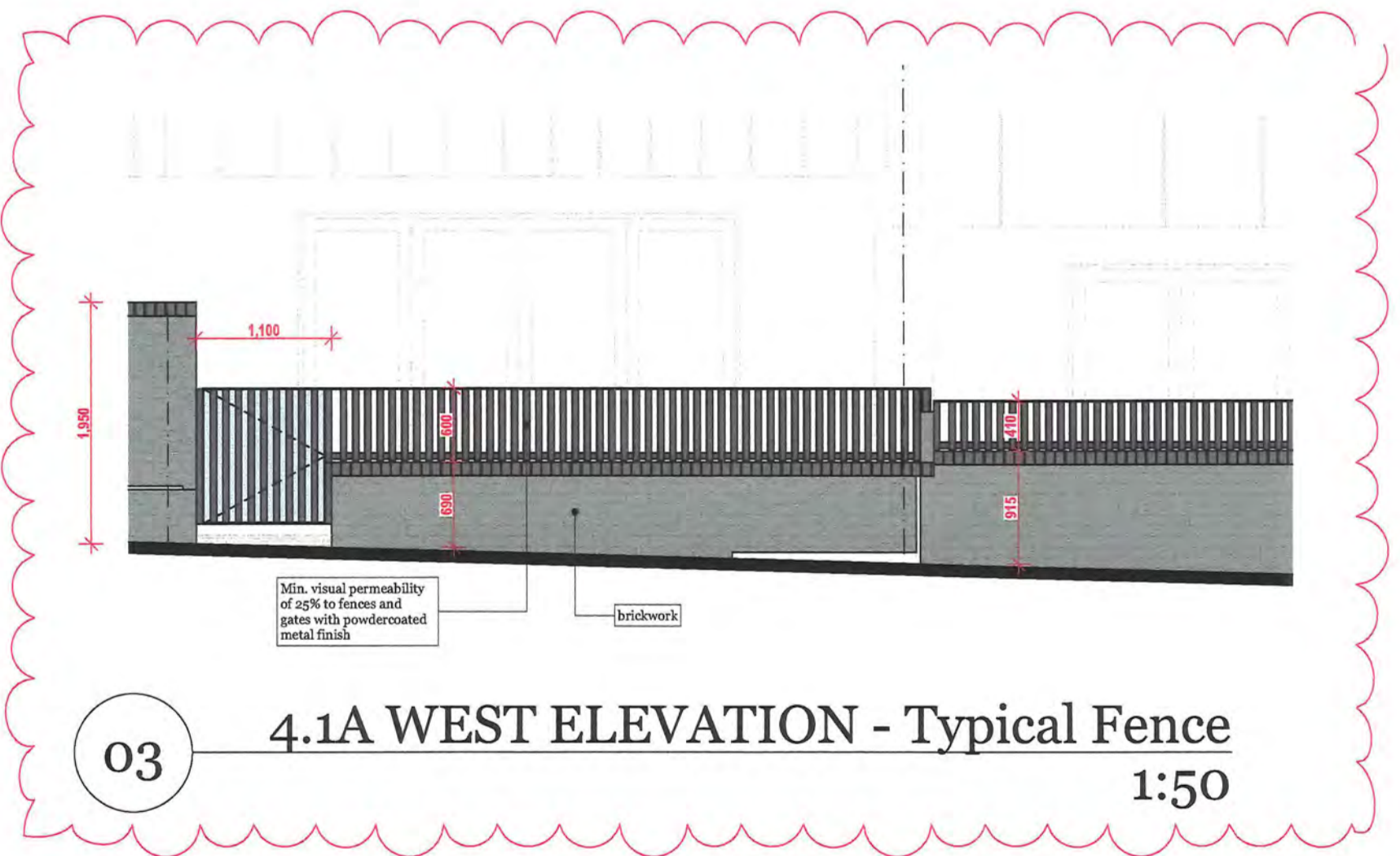


02 4.1A&B Overlooking Section
 1:100

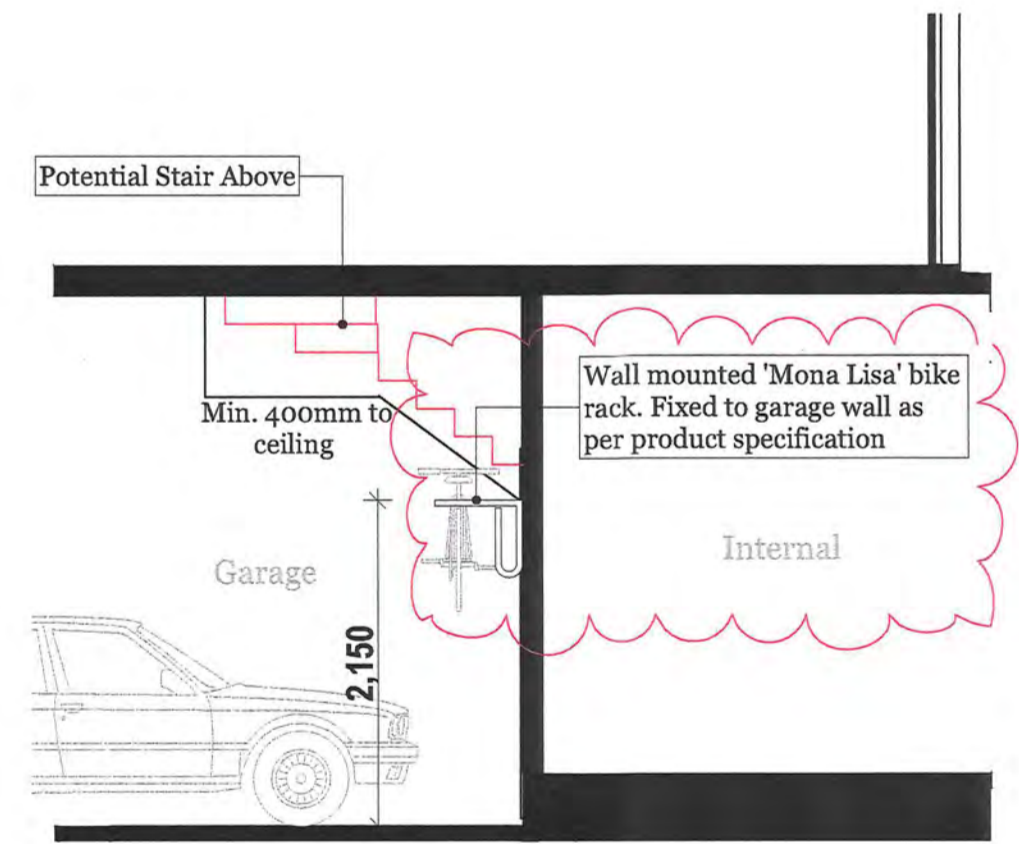
Note: * All habitable rooms and shared corridors will be fitted with an operable window



Key Plan



03 4.1A WEST ELEVATION - Typical Fence
 1:50



04 Bicycle Parking - Mona Lisa Diagram
 1:50

EF:12B
 Sectional Garage Door
 Powdercoated - Dark

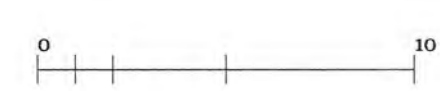
Rev.	Date	By	Ckd	Description
A	25/10/17	CB, YC	RM	TP Submission
B	21/02/18	CB	RM	TP RFI
C	21/06/18	CB	RM	TRAFFIC RFI
D	28/02/19	CB	RM	TP CONDITIONS
E	29/11/19	LH	RM	Secondary Consent
F	28/02/20	LH	sj	RFI - Secondary Consent

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Client **GLENVILL**

Project Name: Workshop 4.1 + 4.2
 Sub Precinct 5, Paper Mill, Alphington 3078
 Project Number: 10793
 Drawing Name: Super Lot 4.1 Sections
 Scale: 1:200, 1:100, 1:50
 Date: 25/10/17
 Drawing Number: **TP113**
 Revision: **F**



NOTE:
Ramp grades in publically accessible pedestrian walkways designed in accordance with AS. 1428-2009

Main Street

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No. PUM170908
responsible for use/development of land.

Responsible Authority
17 of 28

PERMIT TO PLAN APPROVED
Permit No. PUM170908
20/10/19

FEDERATION VISIBILITY
RELAY 60% CLEAR OF
VISUAL OBSTRUCTION
LANDSCAPING TO BE LESS
THAN 0.6M IN HEIGHT



REFER TP100
FOR 4.1 DETAILS

Access roads to be future council roads.
Full details subject to separate
development application

LANDSCAPING SHOWN IS INDICATIVE ONLY. REFER
TO LANDSCAPE ARCHITECTS DRAWINGS



Rev.	Date	By	Ckd	Description
C	18/04/19	YC	RM	FURTHER COMMENTS
D	21/02/19	CB	RM	TRAFFIC RFI
E	28/02/19	CB	RM	TP CONDITIONS
F	12/04/19	PB	RM	TP AMENDMENTS
G	16/04/19	PB	RM	TP AMENDMENTS
H	14/05/19	CB	RM	TP AMENDMENTS
I	29/11/19	LH	RM	Secondary Consent
J	14/01/20	LH	PJ	Secondary Consent
K	28/01/20	LH	PJ	Secondary Consent
L	05/02/20	LH	PJ	RPI - Secondary Consent

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ABN: 61413783636



Project Name
Project Address
Workshop 4.1 + 4.2
Sub Precinct 5,
Paper Mill, Alphington
3078

Project Number
Drawing Name
Date
10703
4.2 Ground Floor Plan
1/200
25/10/17

Client
GLENVILL

Drawing Number
Revision
TP200
L

Mills Boulevard

Mills Boulevard

Building 4.1a

Building 4.1b

Building 4.1c

Superlot 4.1d

REFER TP101 FOR 4.1 DETAILS

Superlot 4.1e

Warson Crescent

Wetlap Building

LaTrobe Avenue

Stone Street

AMENDMENT TO PLAN APPROVED IN PERMIT No.: PLN17/0908 Date Issued: 20/02/2019

PLANNING ENVIRONMENT ACT 1987 YARRA PLANNING SCHEME Plan referred to in Permit No: PLN17/0908 Approved by Council's Delegate LARKINSJ DATE 09/02/2023 PLAN 18 of 28 Any personal details found on this document form part of the planning application process and are for viewing purposes only. All rights to Privacy and Copyright must be respected and complied with at all times.

Rev.	Date	By	Ckd	Description
A	25/10/17	CB, VC	RM	TP Submission
B	21/02/18	CB	RM	TP RFI
C	28/02/19	CB	RM	TP CONDITIONS
D	29/11/19	LH	RM	Secondary Consent
E	01/05/20	LH	P2	R21 - Secondary Consent
F		LH		4.2 Balcony Screens

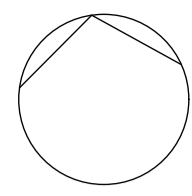
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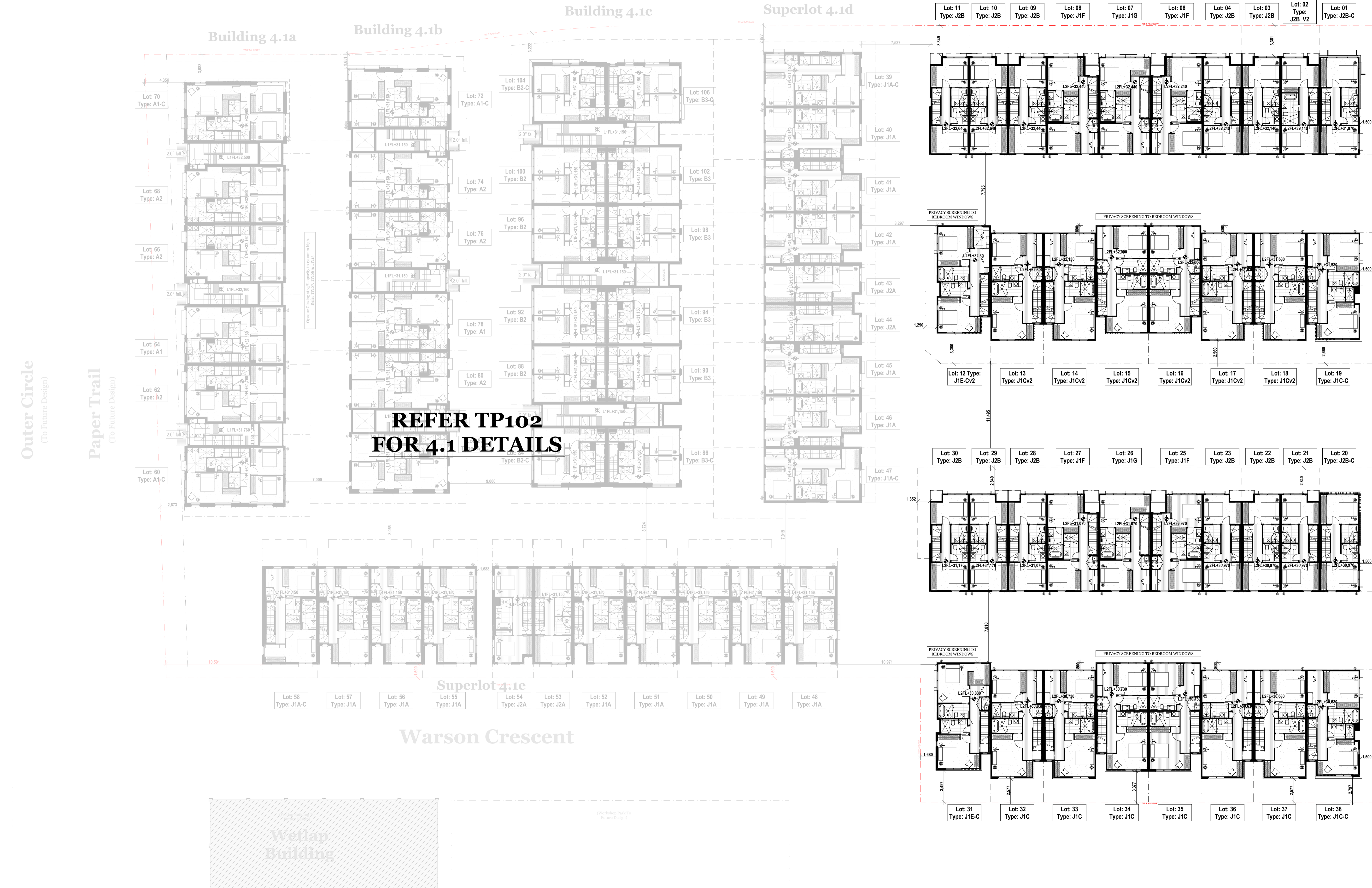


Project Name	Workshop 4.1 + 4.2	Project Number	10793
Project Address	Sub Precinct 5, Paper Mill, Alphington 3078	Drawing Name	4.2 Level 1 Floor Plan
Client	GLENVILL	Scale	1:200
Drawing Number	TP201	Date	25/10/17
Revision	F		





AMENDMENT TO PLAN APPROVED
 IN PERMIT No.: PLN17/0908
 Date Issued: 20/02/2019



Outer Circle
 (To Future Design)
 Paper Trail
 (To Future Design)

**REFER TP102
 FOR 4.1 DETAILS**

Superlot 4.1e
 Warson Crescent



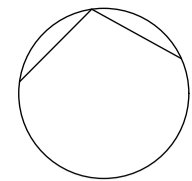
Rev.	Date	By	Ckd	Description
A	25/10/17	CB, VC	RM	TP Submission
B	21/02/18	CB	RM	TP RFI
C	28/02/19	CB	RM	TP CONDITIONS
D	29/11/19	LH	RM	Secondary Comment
E	01/05/20	LH	P2	R21 - Secondary Comment
F		LH		4.2 Balcony Screens

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Project Name	Workshop 4.1 + 4.2	Project Number	10793
Project Address	Sub Precinct 5, Paper Mill, Alphington 3078	Drawing Name	4.2 Level 2 Floor Plan
Client	GLENVILL	Scale	1:200
		Date	25/10/17
		Drawing Number	TP202
		Revision	F





Outer Circle
 (To Future Design)

Paper Trail
 (To Future Design)



**REFER TP103
 FOR 4.1 DETAILS**

24.0° fall Hatch depicts extent of roofing area
 Hatch depicts extent of decking area

Wetlap Building
 (Workshop Building To Future Design)

Warson Crescent

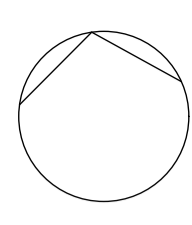
Rev.	Date	By	Ckd	Description
A	25/07/17	CB	RM	TP Submission
B	21/02/18	CB	RM	TP R1
C	28/02/19	CB	RM	TP CONDITIONS
D	29/11/19	LH	RM	Secondary Consent
E	28/02/20	LH	PJ	R1 - Secondary Consent
F	01/05/20	LH	PJ	R1 - Secondary Consent
G	31/05/22	aws	ML	4.2 Roof Terrace Pergola & Screen

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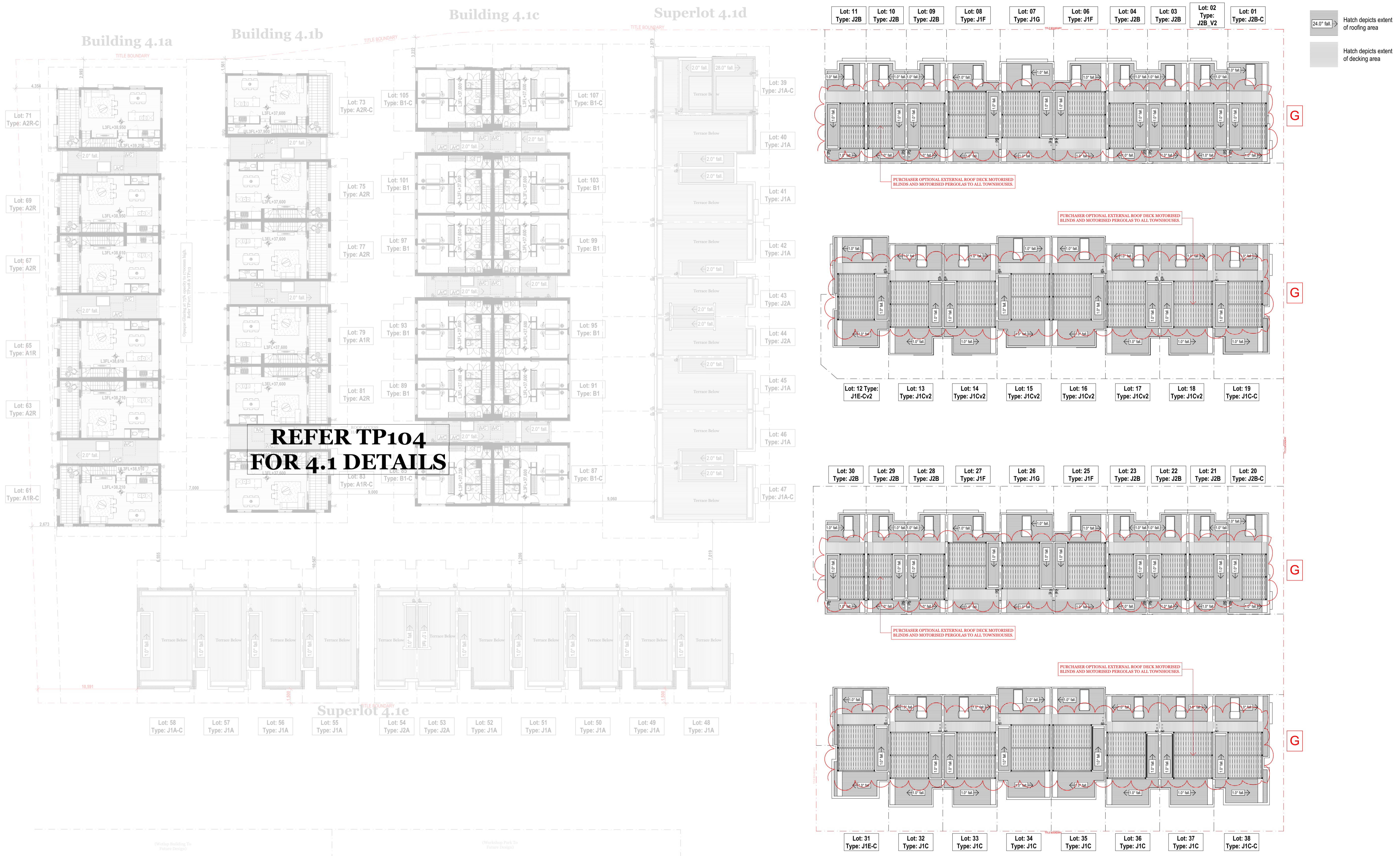
Project Name: Workshop 4.1 + 4.2
 Project Address: Sub Precinct 5, Paper Mill, Alphington 30378
 Project Number: 10703
 Drawing Name: 4.2 Roof Terrace Plan
 Scale: 1:200
 Date: 25/10/17
 Client: GLENVILL
 Drawing Number: TP203
 Revision: G





Outer Circle
 (To Future Design)

Paper Trail
 (To Future Design)



**REFER TP104
 FOR 4.1 DETAILS**

Hatch depicts extent of roofing area

Hatch depicts extent of decking area

Rev.	Date	By	Ckd	Description
A	25/01/17	CB	RM	TP Submission
B	21/02/18	CB	RM	TP R01
C	28/02/19	CB	RM	TP CONDITIONS
D	29/11/19	LH	RM	Secondary Consent
E	28/02/20	LH	PJ	R01 - Secondary Consent
F	01/05/20	LH	PJ	R01 - Secondary Consent
G	31/05/22	aws	ML	4.2 Roof Terrace Pergola & Screen

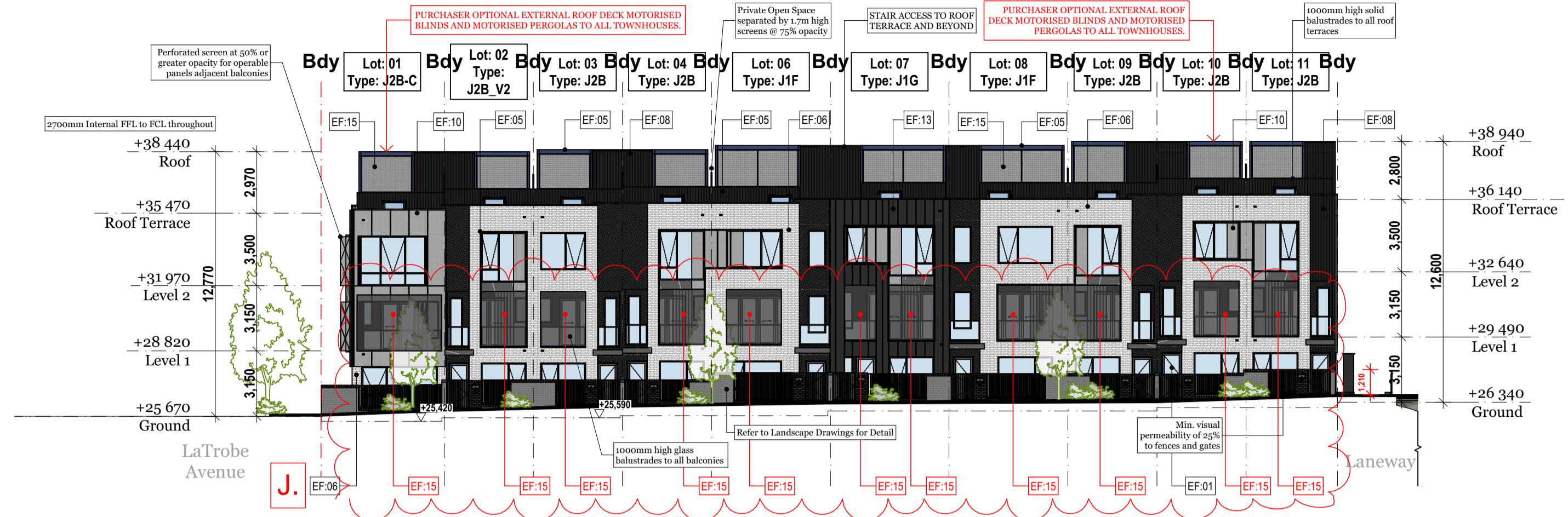
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Project Name: Workshop 4.1 + 4.2
 Project Address: Sub Precinct 5, Paper Mill, Alphington 30378
 Project Number: 10793
 Drawing Name: 4.2 Roof Plan
 Scale: 1:200
 Date: 25/10/17

Client: GLENVILL
 Drawing Number: TP204
 Revision: G

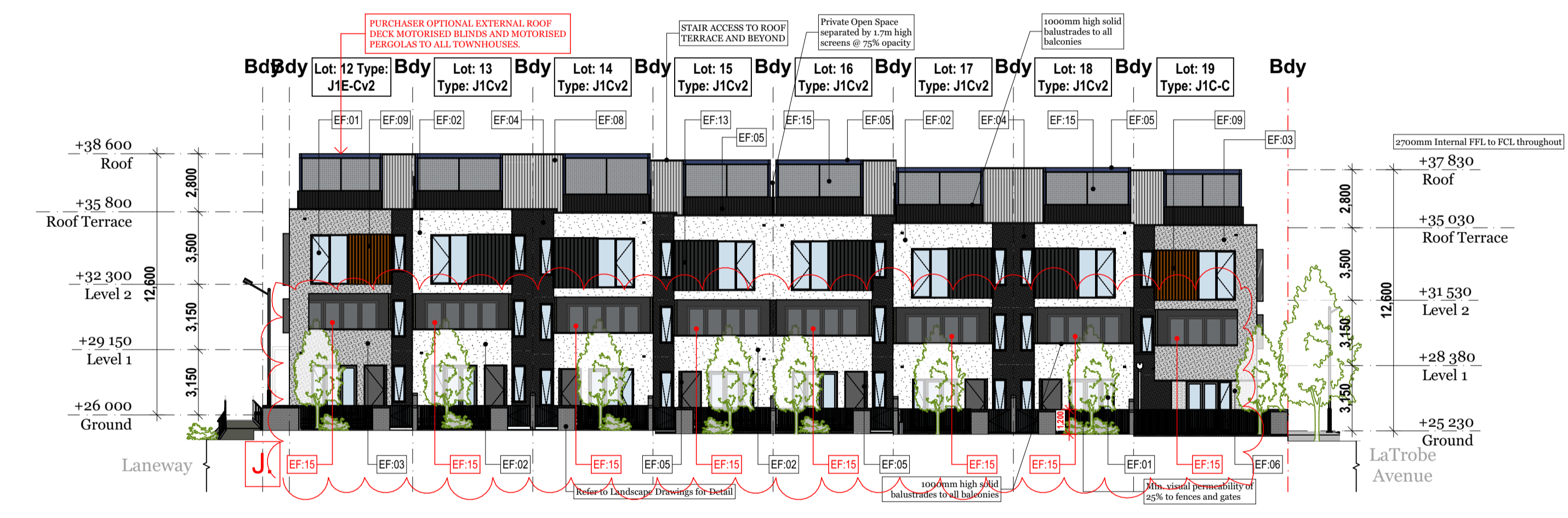




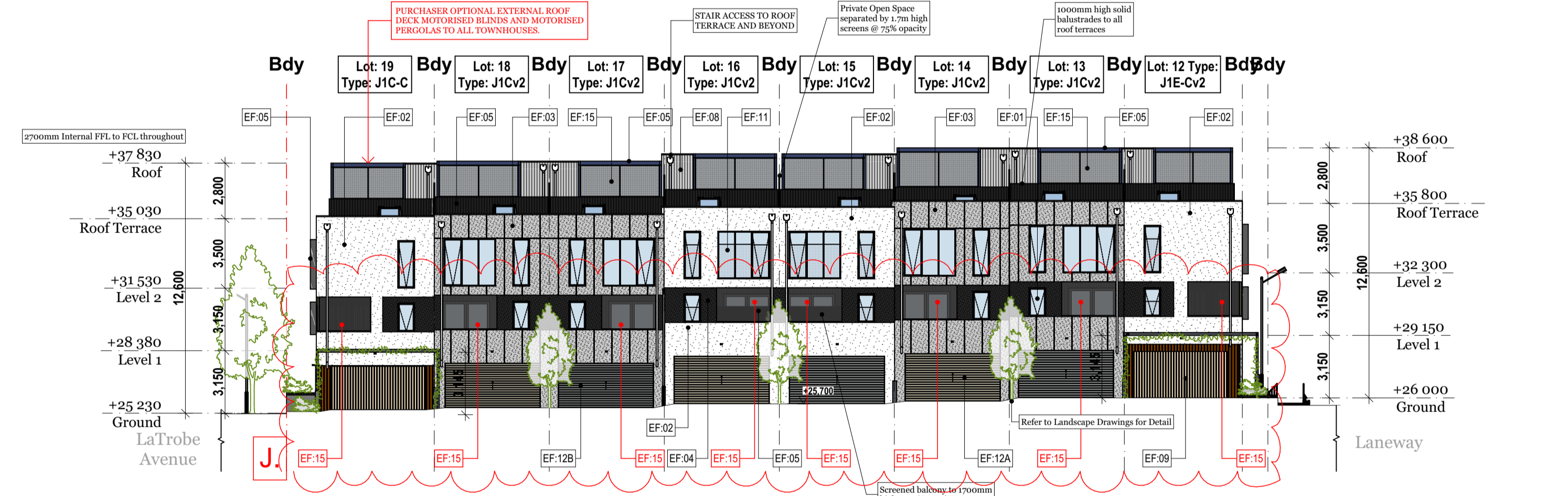
1 4.2A NORTH ELEVATION - Main Street
1:200



2 4.2A SOUTH ELEVATION - Laneway
1:200



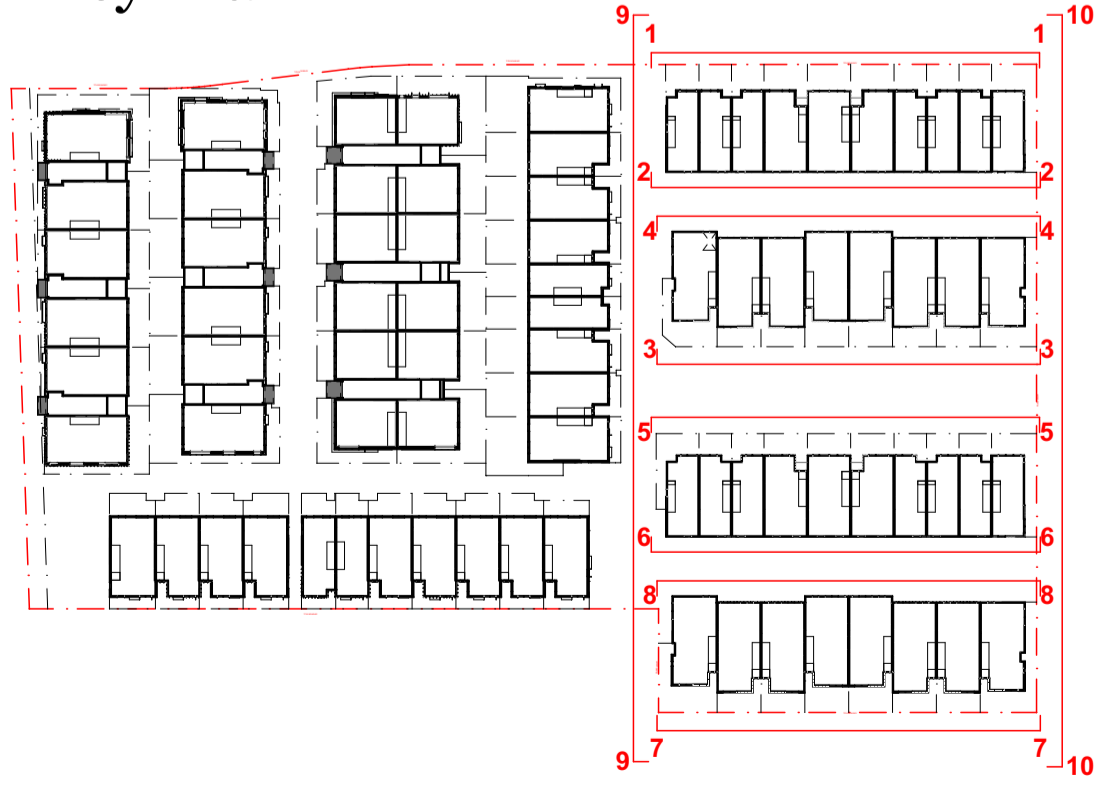
3 4.2B SOUTH ELEVATION - Linear Park
1:200



4 4.2B NORTH ELEVATION - Laneway
1:200

Note: * All habitable rooms and shared corridors will be fitted with an operable window

Key Plan



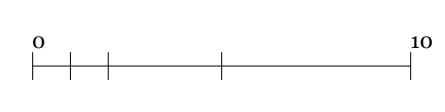
	EF:01 Glazing - Clear with Dark powdercoated frames		EF:02 Rendered Finished - White		EF:03 Rendered Finish - Grey		EF:04 Rendered Finish - Dark		EF:05 Powdercoated Metallic Finish		EF:06 Brick - Light Nubrick - Aurora/Tundra		EF:07 Brick - Dark Industrial - Char
	EF:08 Cement Composite Vertically Grooved Cladding		EF:09 Timber Finish		EF:10 Custom Perforated Metal Screening		EF:11 Opaque Film (75%) (Custom Design)		EF:12A Sectional Garage Door Powdercoated - Light		EF:13 Metal Vertical Seam Cladding - Dark		EF:14 Metal Vertical Seam Cladding - Light
	EF:15 Roof Terrace or Balcony Operable Privacy Blinds Polyester Fabric - Grey Charcoal								EF:12B Sectional Garage Door Powdercoated - Dark				

Rev.	Date	By	Ckd	Description
A	25/10/17	CB	VC	TP Submission
B	21/02/18	CB	RM	TP RFP
C	28/02/19	CB	RM	TP CONDITIONS
D	29/11/19	LH	RM	Secondary Consent
E	14/01/20	LH	PJ	Secondary Consent
F	28/02/20	LH	PJ	RPI - Secondary Consent
G	01/05/20	LH	PJ	RPI - Secondary Consent
H	21/05/22	aws	ML	4.2 Roof Terrace Pergola & Screen
I	15/11/22	aws	ML	4.2 Balcony Screens
J		aws	ML	4.2 Balcony Screens

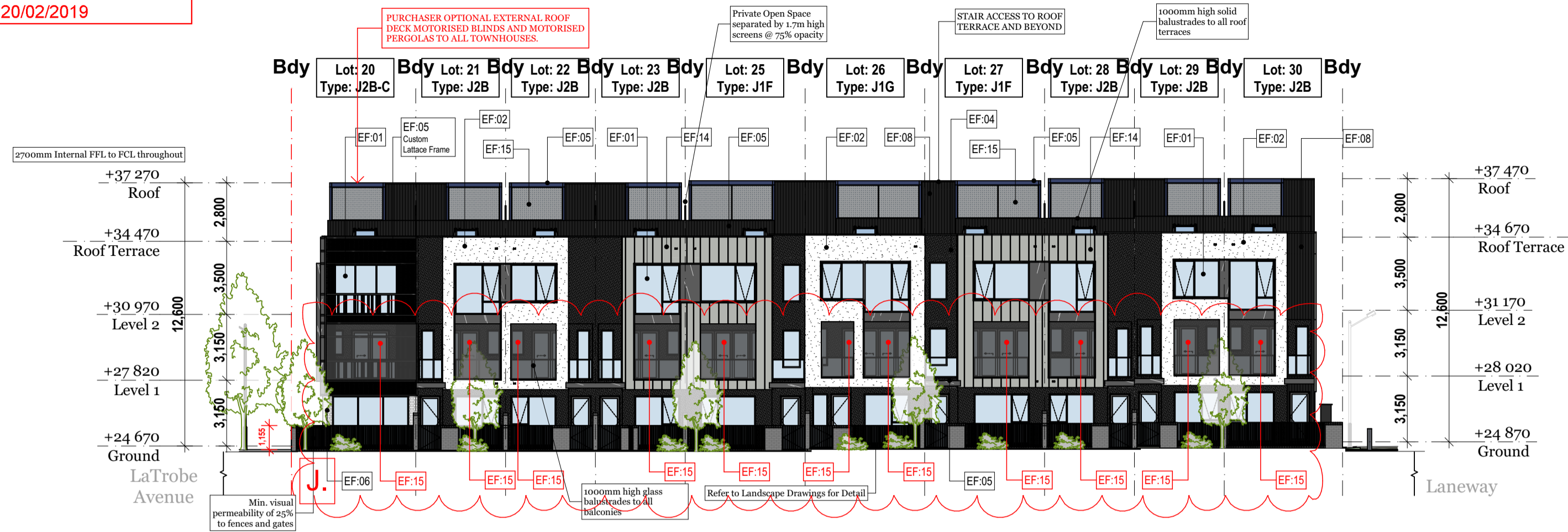
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 Decklands, VIC 3208
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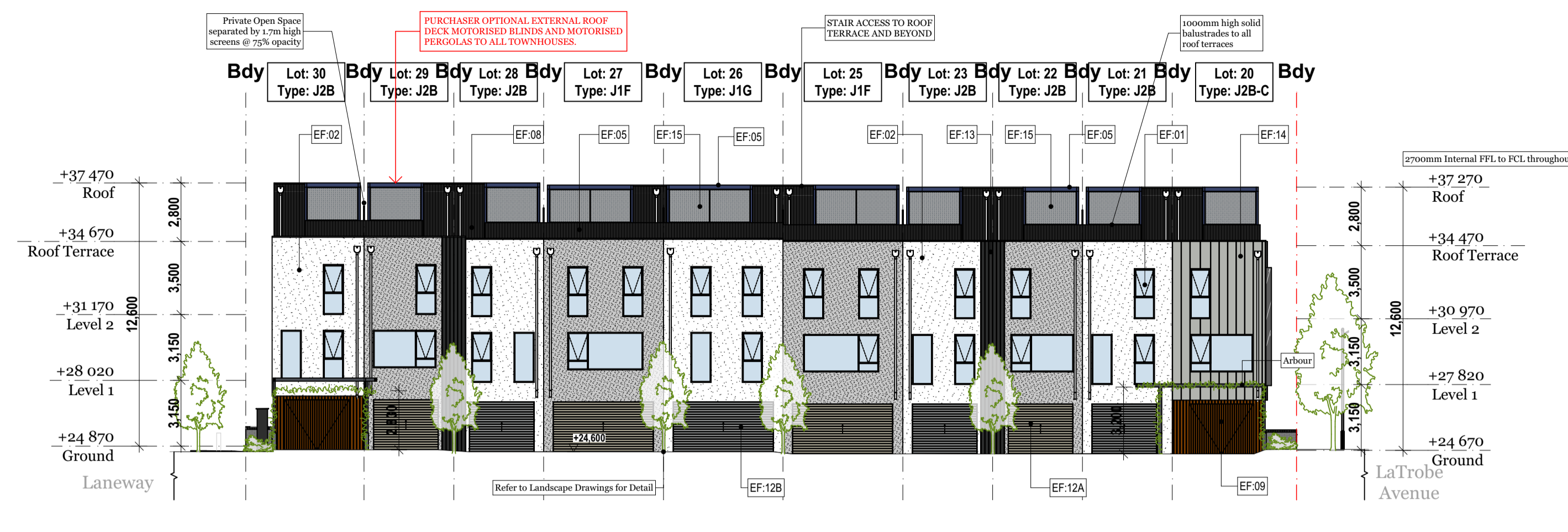
Project Name	Workshop 4.1 + 4.2	Project Number	10793
Project Address	Sub Precinct 5, Paper Mill, Alphington 3078	Drawing Name	Super Lot 4.2 Elevations
Client	GLENVILL	Scale	1:200
Drawing Number	TP205	Date	25/10/17
Revision	J		



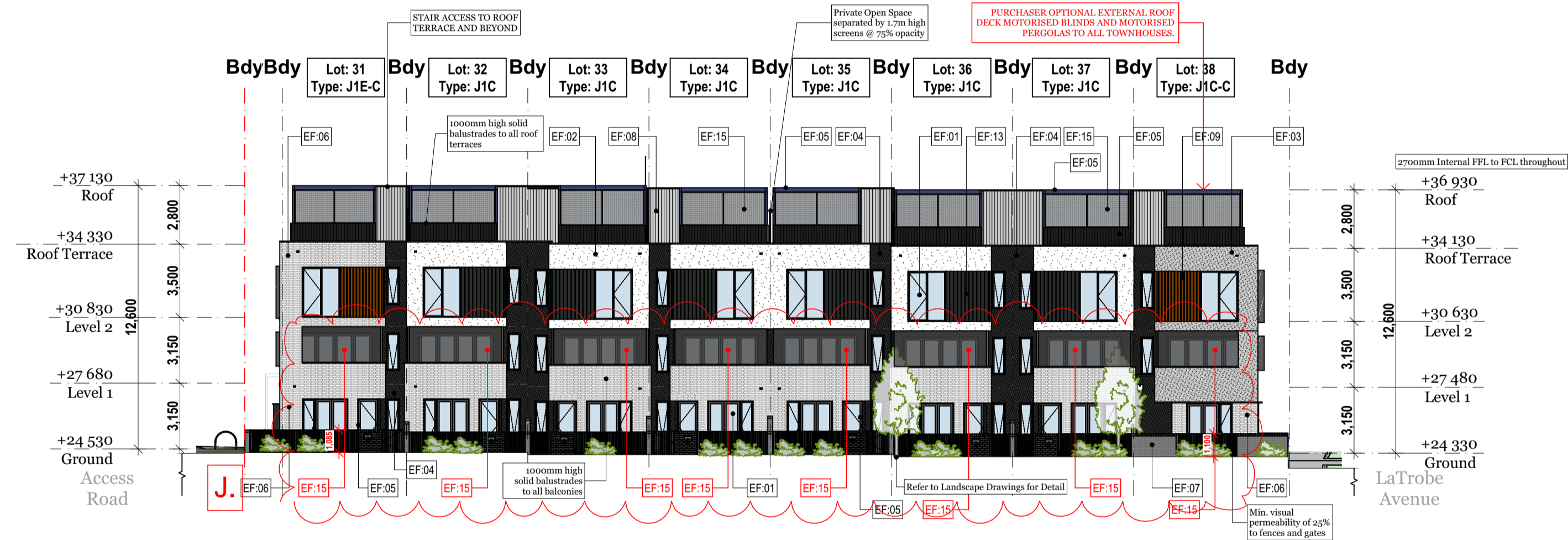
AMENDMENT TO PLAN APPROVED
 IN PERMIT No.: PLN17/0908
 Date Issued: 20/02/2019



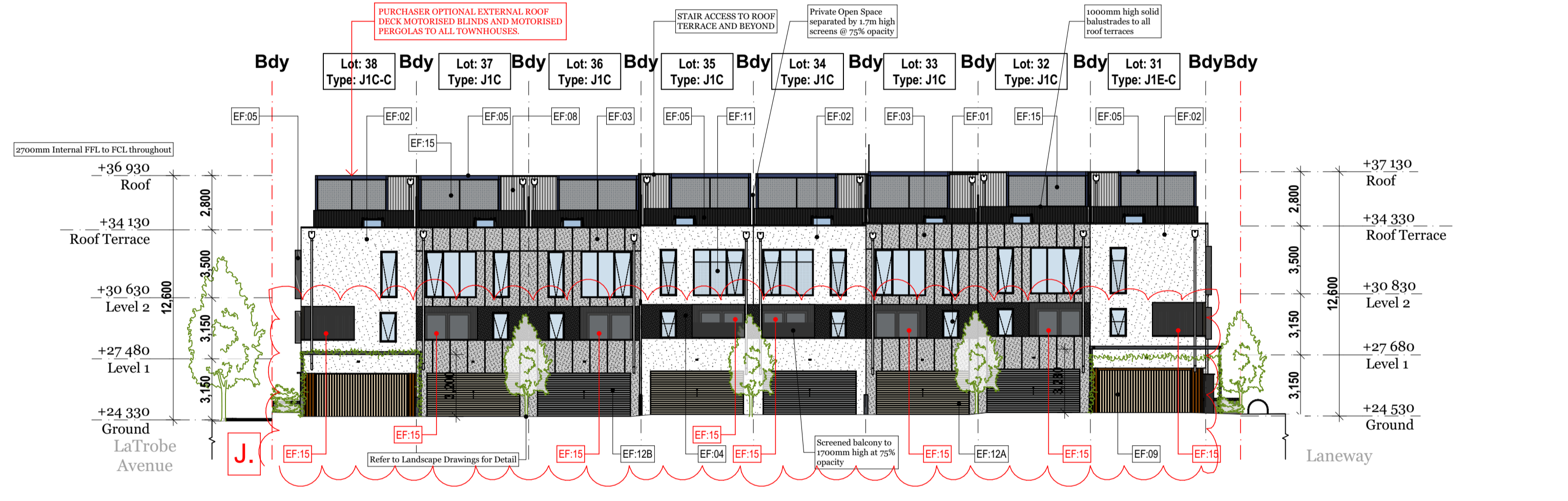
5 4.2C NORTH ELEVATION - Linear Park
 1:200



6 4.2C SOUTH ELEVATION - Laneway
 1:200



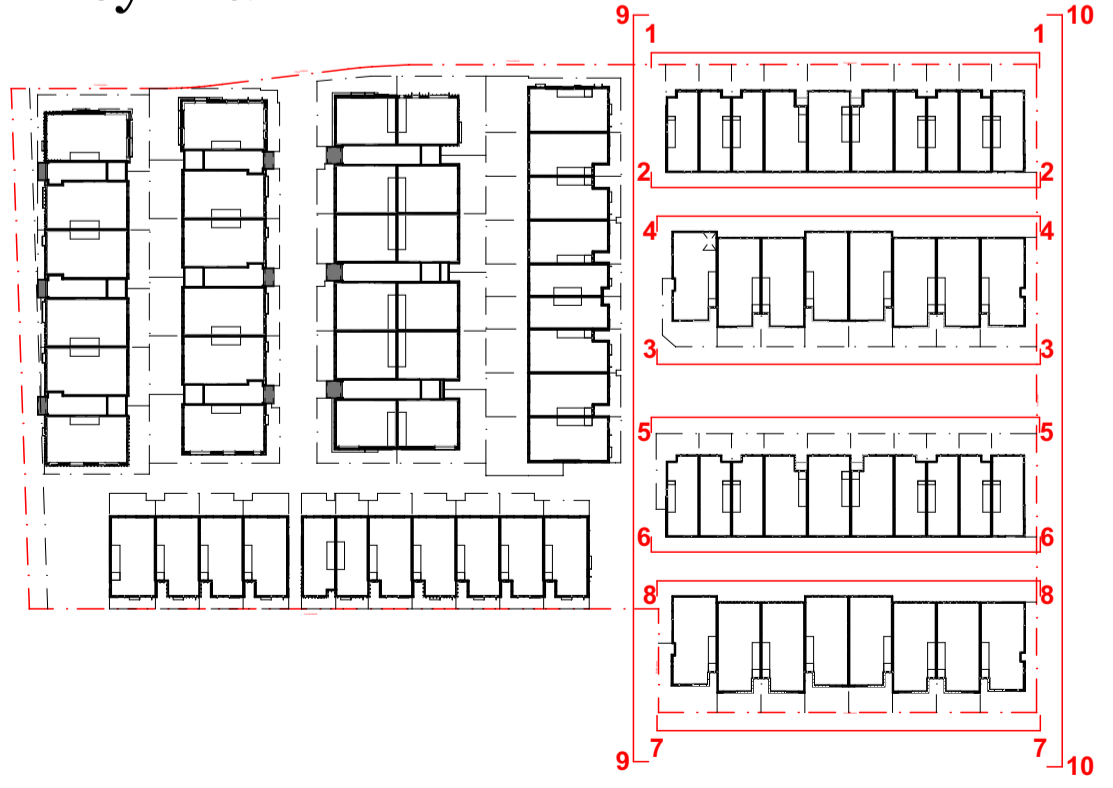
7 4.2D SOUTH ELEVATION - Access Road
 1:200



8 4.2D NORTH ELEVATION - Laneway
 1:200

Note: * All habitable rooms and shared corridors will be fitted with an operable window

Key Plan



	EF:01 Glazing - Clear with Dark powdercoated frames		EF:02 Rendered Finished - White		EF:03 Rendered Finish - Grey		EF:04 Rendered Finish - Dark		EF:05 Powdercoated Metallic Finish		EF:06 Brick - Light Nubrick - Aurora/Tundra		EF:07 Brick - Dark Industrial - Char
	EF:08 Cement Composite Vertically Grooved Cladding		EF:09 Timber Finish		EF:10 Custom Perforated Metal Screening		EF:11 Opaque Film (75%) (Custom Design)		EF:12A Sectional Garage Door Powdercoated - Light		EF:13 Metal Vertical Seam Cladding - Dark		EF:14 Metal Vertical Seam Cladding - Light
	EF:15 Roof Terrace or Balcony Operable Privacy Blinds Polyester Fabric - Grey Charcoal												

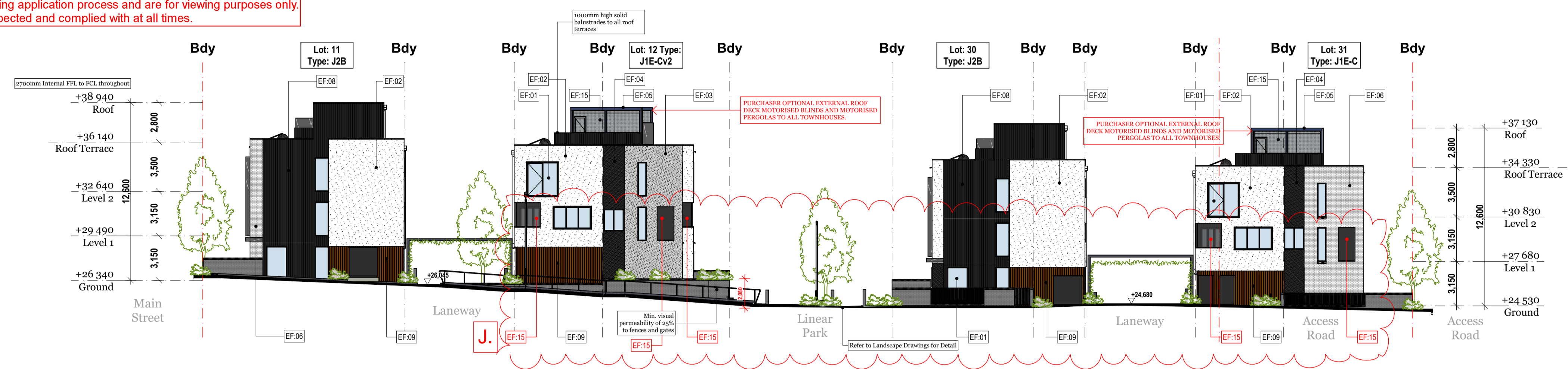
Rev.	Date	By	Ckd	Description
A	25/10/17	CB	RM	TP Submission
B	21/02/18	CB	RM	TP RFI
C	28/02/19	CB	RM	TP CONDITIONS
D	29/11/19	LH	RM	Secondary Consent
E	14/01/20	LH	PJ	Secondary Consent
F	28/02/20	LH	PJ	RFI - Secondary Consent
G	01/05/20	LH	PJ	RFI - Secondary Consent
H	21/05/22	ans	ML	4.2 Roof Terrace Pergola & Screen
I	15/11/22	ans	ML	4.2 Balcony Screens
J		ans	ML	4.2 Balcony Screens

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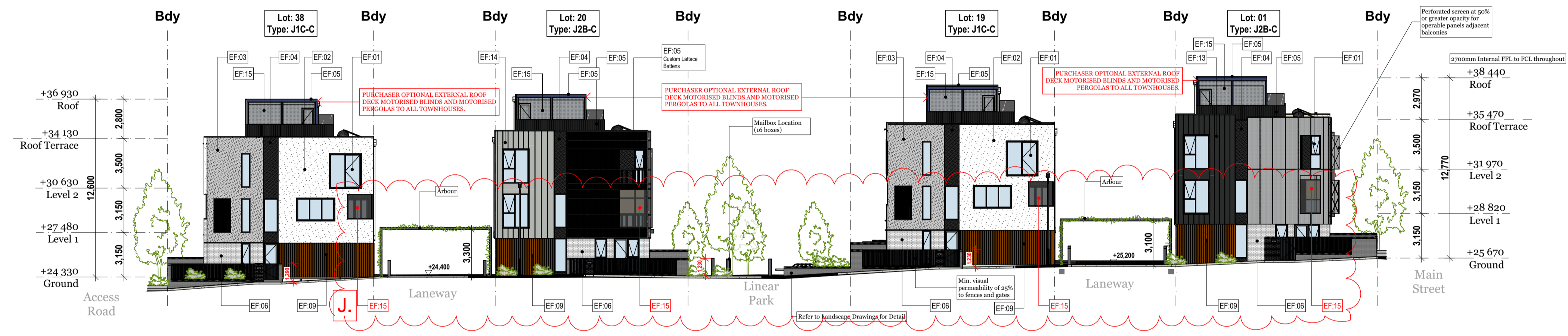


Project Name: Workshop 4.1 + 4.2
 Project Address: Sub Precinct 5, Paper Mill, Alphington 3078
 Project Number: 10793
 Drawing Name: Super Lot 4.2 Elevations
 Scale: 1:200
 Date: 25/10/17
 Client: GLENVILL
 Drawing Number: TP206
 Revision: J





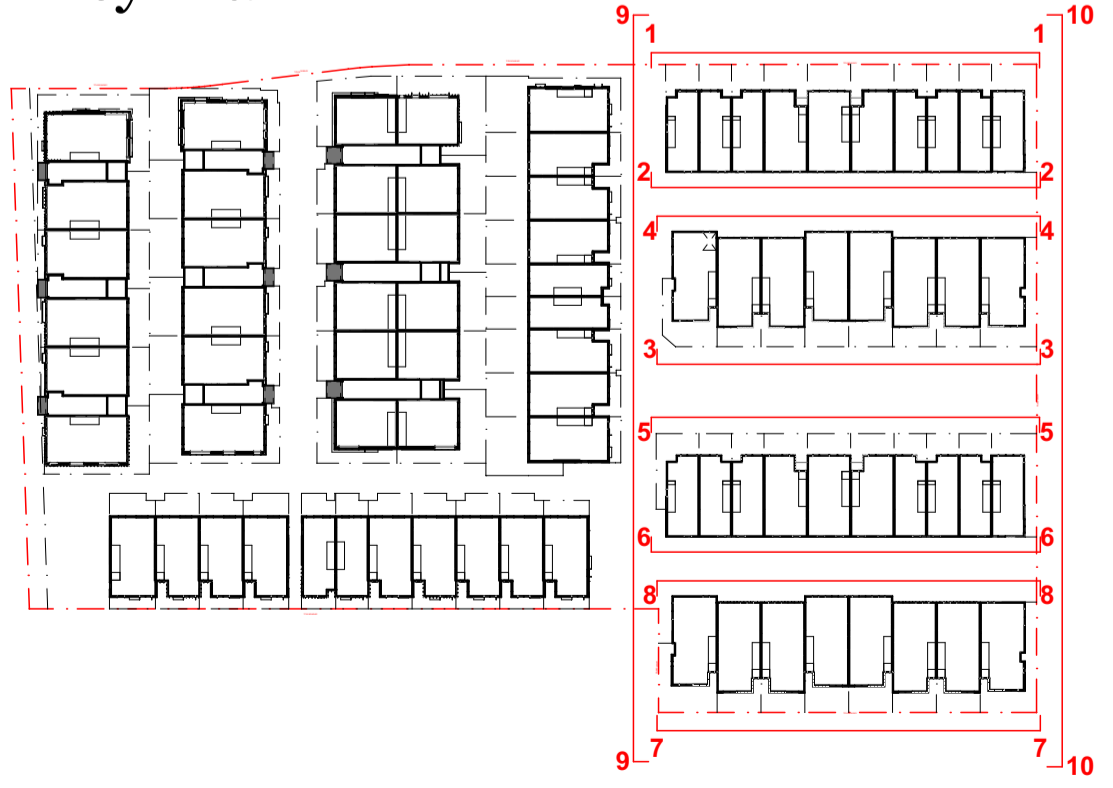
9 4.2 WEST PARKFRONT ELEVATION
 1:200



10 4.2 EAST STREETSCAPE - La Trobe Avenue
 1:200

Note: * All habitable rooms and shared corridors will be fitted with an operable window

Key Plan



	EF:01 Glazing - Clear with Dark powdercoated frames		EF:02 Rendered Finished - White		EF:03 Rendered Finish - Grey		EF:04 Rendered Finish - Dark		EF:05 Powdercoated Metallic Finish		EF:06 Brick - Light Nubrick - Aurora/Tundra		EF:07 Brick - Dark Industrial - Char
	EF:08 Cement Composite Vertically Grooved Cladding		EF:09 Timber Finish		EF:10 Custom Perforated Metal Screening		EF:11 Opaque Film (75%) (Custom Design)		EF:12A Sectional Garage Door Powdercoated - Light		EF:13 Metal Vertical Seam Cladding - Dark		EF:14 Metal Vertical Seam Cladding - Light
	EF:15 Roof Terrace or Balcony Operable Privacy Blinds Polyester Fabric - Grey Charcoal								EF:12B Sectional Garage Door Powdercoated - Dark				

Rev.	Date	By	Ckd	Description
A	25/10/17	CB	VC	TP Submission
B	21/02/18	CB	RM	TP RFI
C	28/02/19	CB	RM	TP CONDITIONS
D	29/11/19	LH	RM	Secondary Consent
E	14/01/20	LH	PI	Secondary Consent
F	28/02/20	LH	PI	RFI - Secondary Consent
G	01/05/20	LH	PI	RFI - Secondary Consent
H	21/05/22	aws	ML	4.2 Roof Terrace Pergola & Screen
I	15/11/22	aws	ML	4.2 Balcony Screens
J		aws		4.2 Balcony Screens

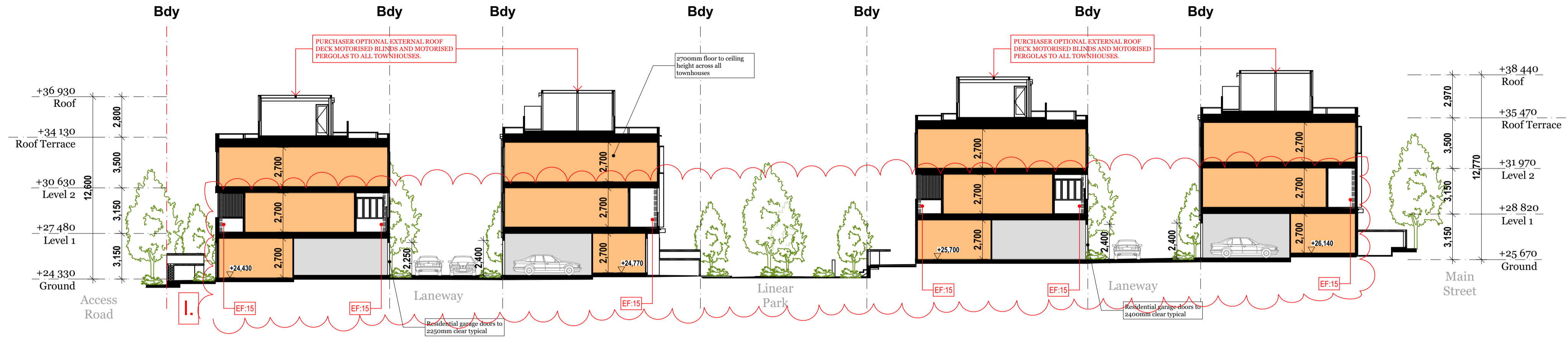
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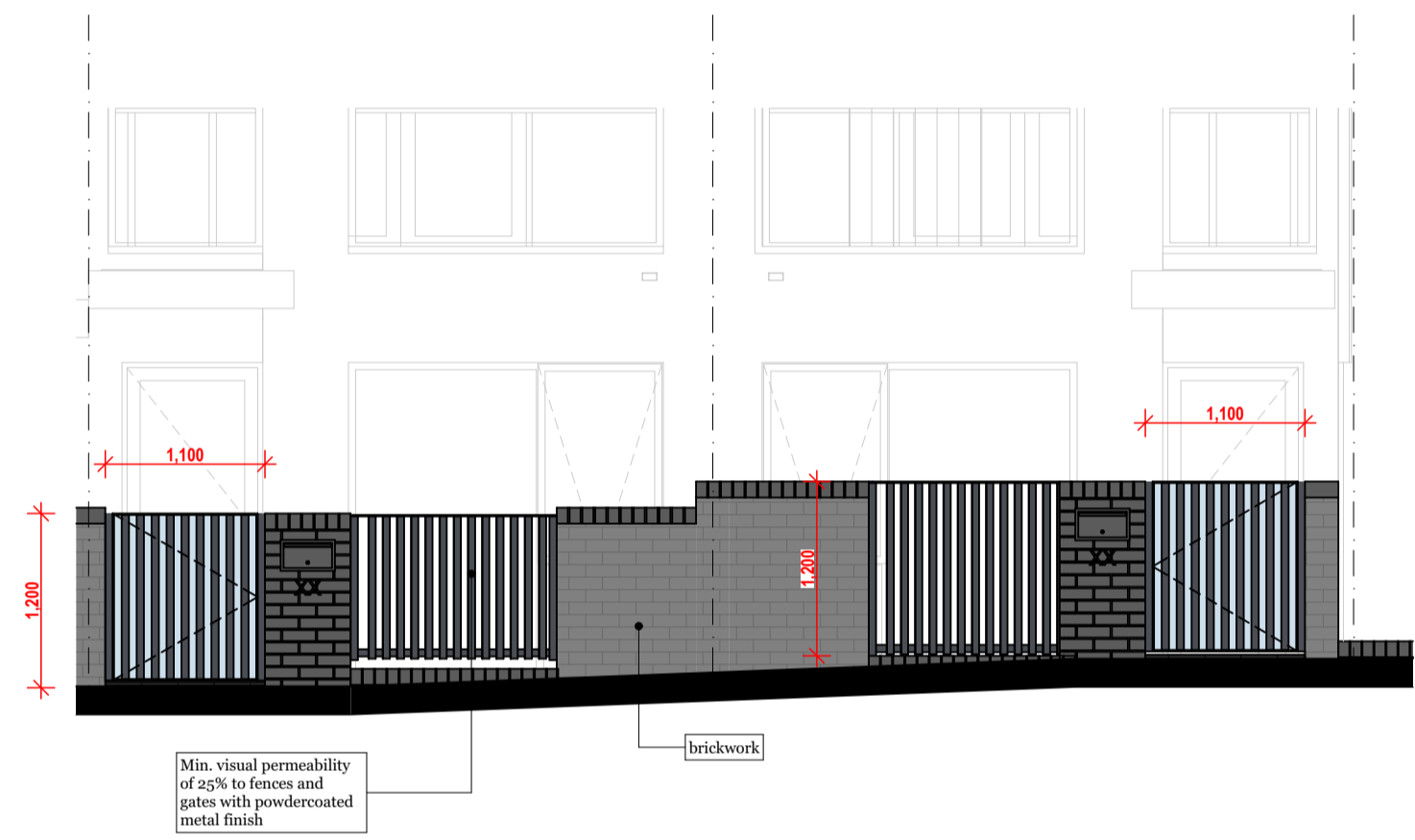
Project Name: Workshop 4.1 + 4.2
 Project Address: Sub Precinct 5, Paper Mill, Alphington 3078
 Project Number: 10793
 Drawing Name: Super Lot 4.2 Elevations
 Scale: 1:200
 Date: 25/10/17

Client: **GLENVILL**
 Drawing Number: **TP207**
 Revision: **J**





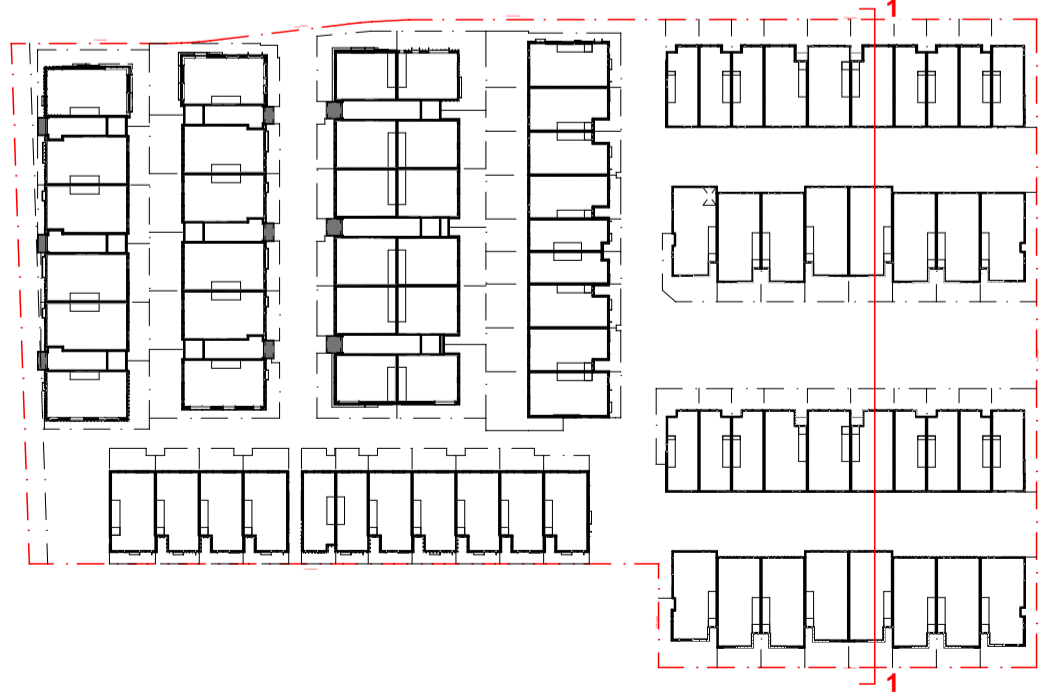
01 LA TROBE STREET SECTION
 1:200



02 4.2A NORTH ELEVATION - Typical Fence
 1:50

Note: * All habitable rooms and shared corridors will be fitted with an operable window

Key Plan

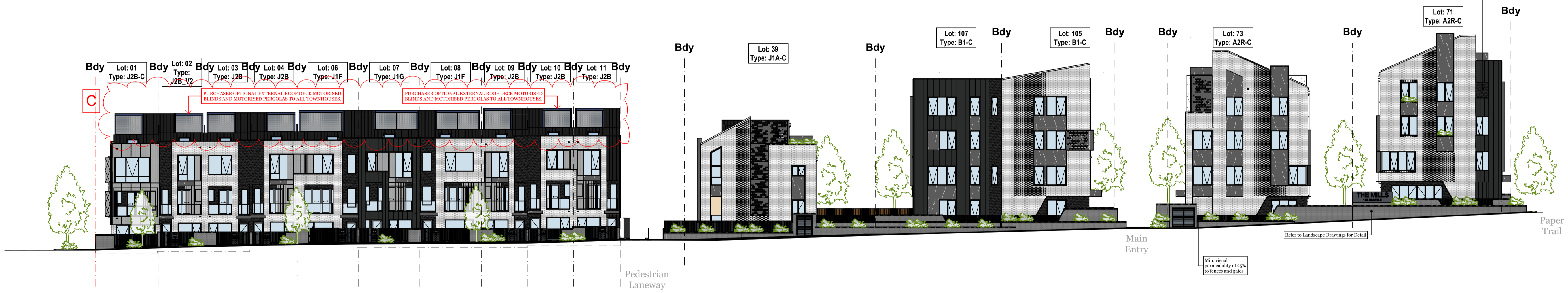


Rev.	Date	By	Ckd	Description
A	25/10/17	CB, VC	RM	TP Submission
B	21/02/18	CB	RM	TP REF
C	21/06/18	CB	RM	TRAFFIC RPT
D	28/02/19	CB	RM	TP CONDITIONS
E	29/11/19	LH	RM	Secondary Consent
F	28/02/20	LH	pl	RPI - Secondary Consent
G	31/05/22	aws	ML	4.2 Roof Terrace Pergola & Screen
H	15/11/22	aws	ML	4.2 Balcony Screens
I				4.2 Balcony Screens

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Project Name	Workshop 4.1 + 4.2	Project Number	10703
Project Address	Sub Precinct 5, Paper Mill, Alphington 3078	Drawing Name	Super Lot 4.2 Sections
		Scale	1:200, 1:50
		Date	25/10/17
Client	GLENVILL	Drawing Number	TP208
		Revision	I



01 MAIN STREET STREETSCAPE
1:200

Note: * All habitable rooms and shared corridors will be fitted with an operable window

PLANNING ENVIRONMENT ACT 1987 YARRA PLANNING SCHEME Plan referred to in Permit No: PLN17/0908
Approved by Council's Delegate FISCALIL DATE 07/09/2022 PLAN 26 of 28
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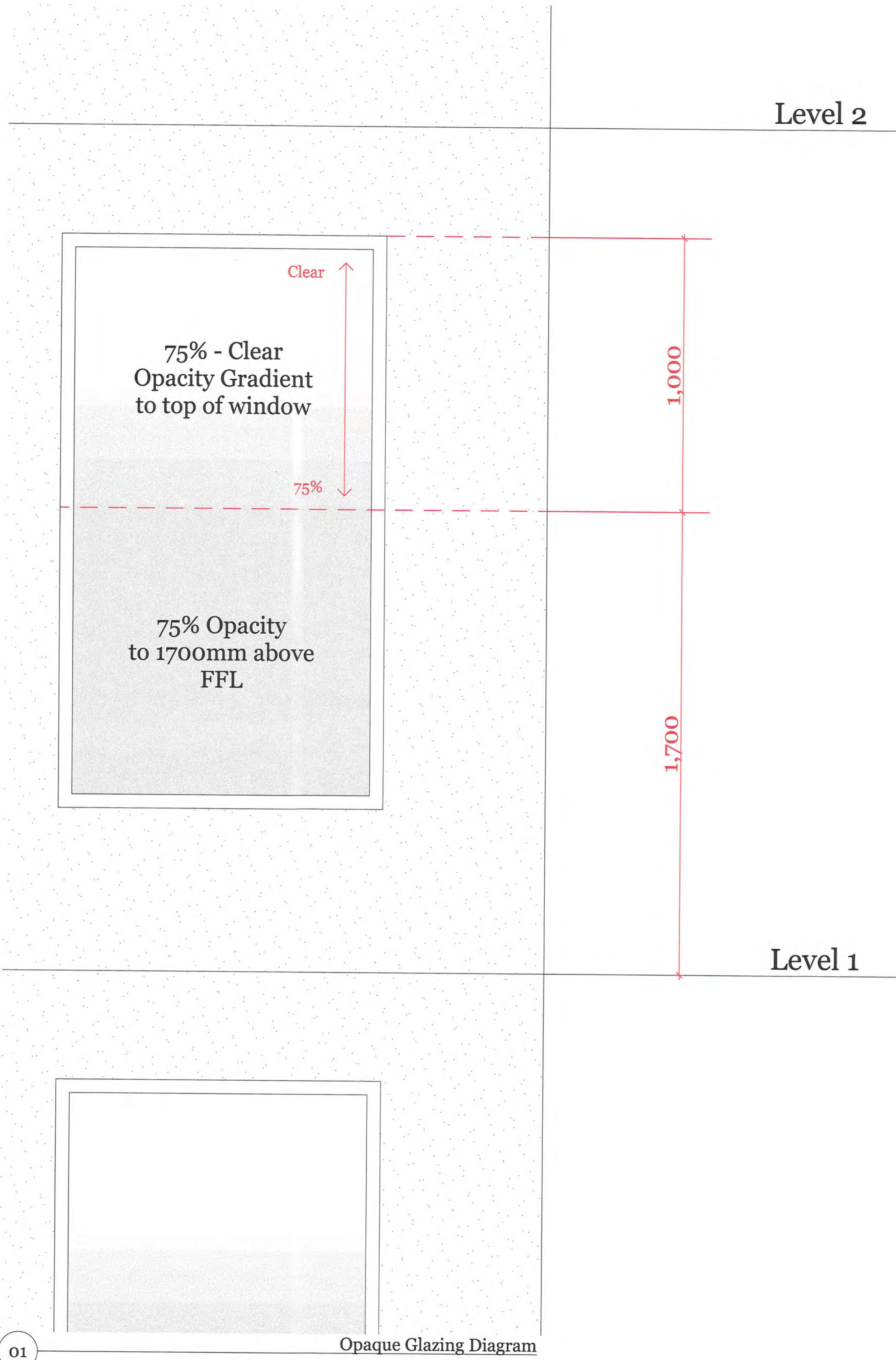
AMENDMENT TO PLAN APPROVED
IN PERMIT No.: PLN17/0908
Date Issued: 20/2/2019

Rev.	Date	By	Ckd	Description
-	21/02/18	CB	RM	TP R01
A	28/03/19	CB	RM	TP CONDITIONS
B	29/11/19	LH	RM	Secondary Consent
C	31/05/22	aws	ML	4.2 Roof Terrace Pergola & Screen

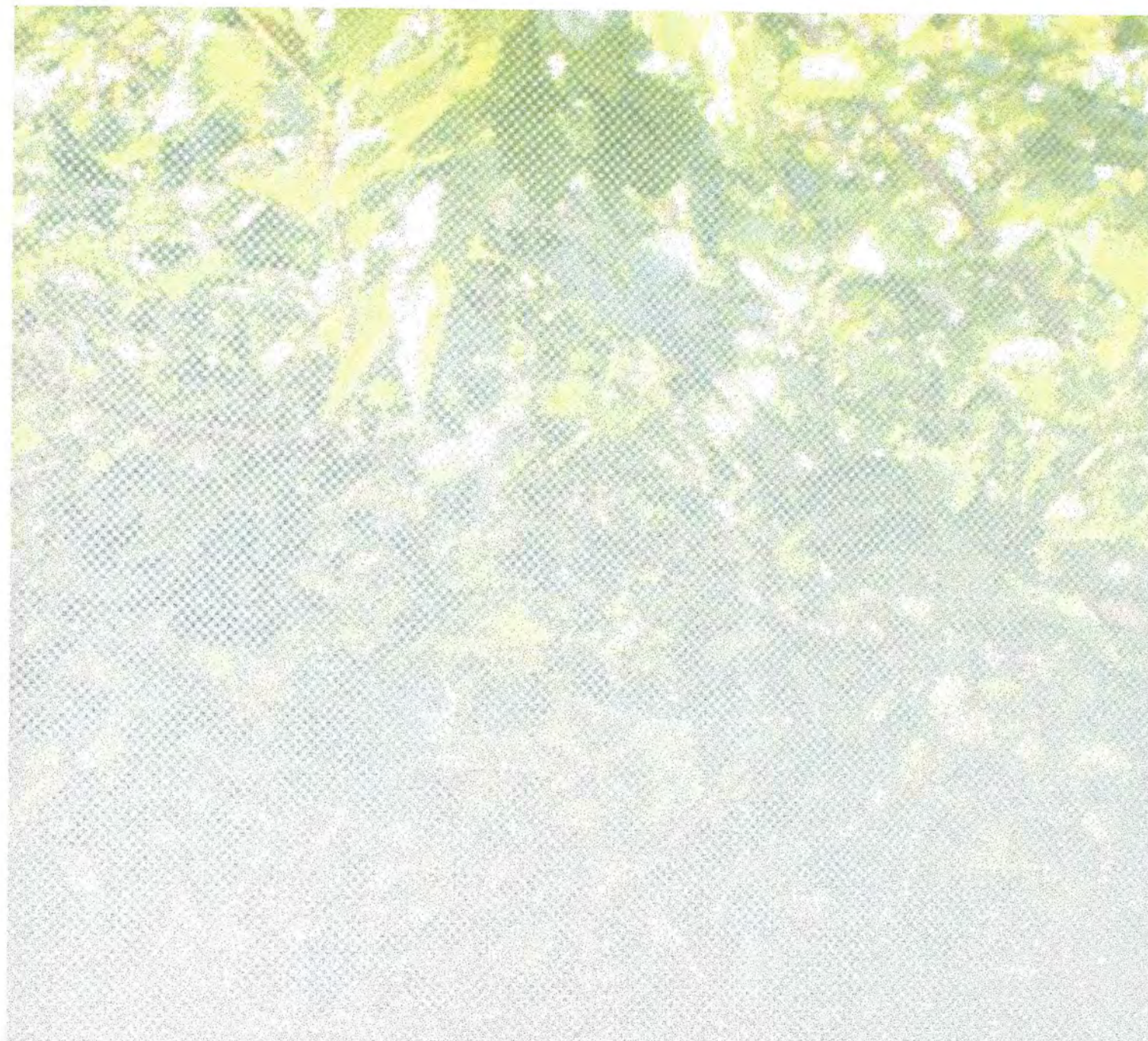
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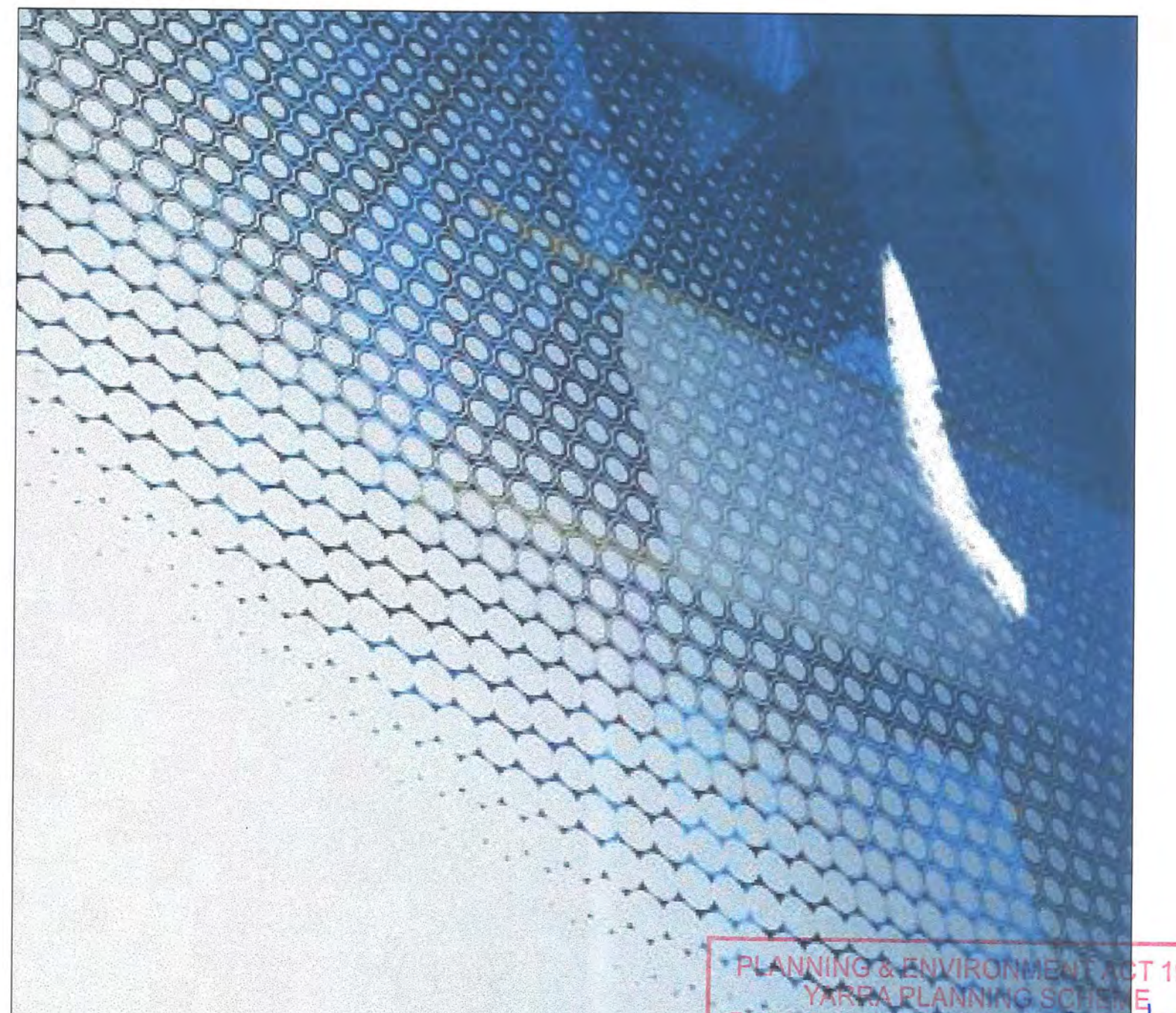
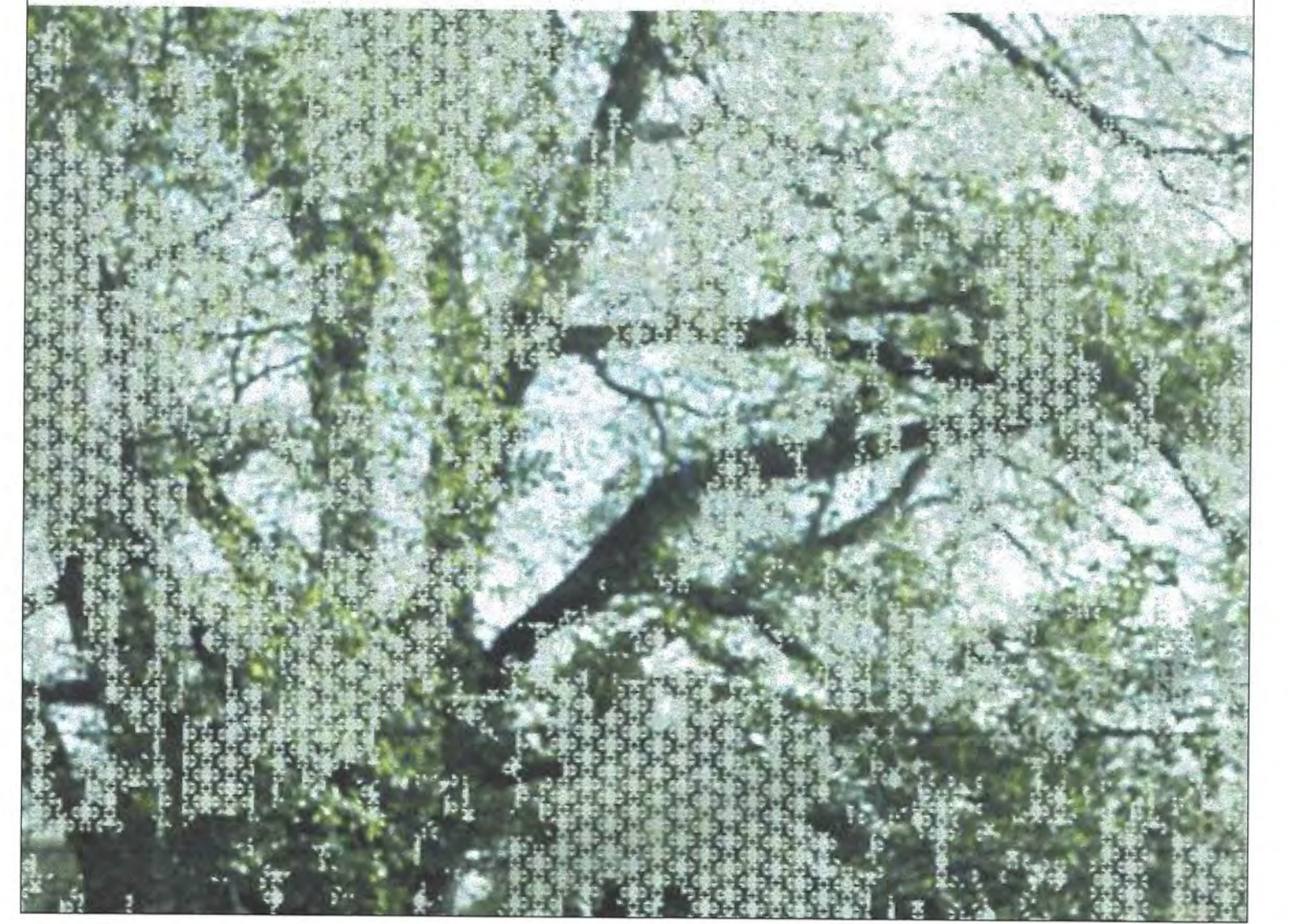
Project Name	Workshop 4.1 + 4.2	Project Number	10703
Project Address	Sub Precinct 5, Paper Mill, Alphington 3078	Drawing Name	4.1 & 4.2 Main Street Elevation
Client	GLENVILL	Scale	1:200
		Date	25/10/17
		Drawing Number	TP212
		Revision	C



01 Opaque Glazing Diagram



02 Opaque Glazing Examples



AMENDMENT TO PLAN APPROVED
IN PERMIT No. EW17/0908
Issued ... 20 / 2 / 2019

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan No. 26/0908
relating to use/development of land.
For and on behalf of the Responsible Authority
DATE 26/6/20 PLAN 27 of 28
This is NOT a Building Permit

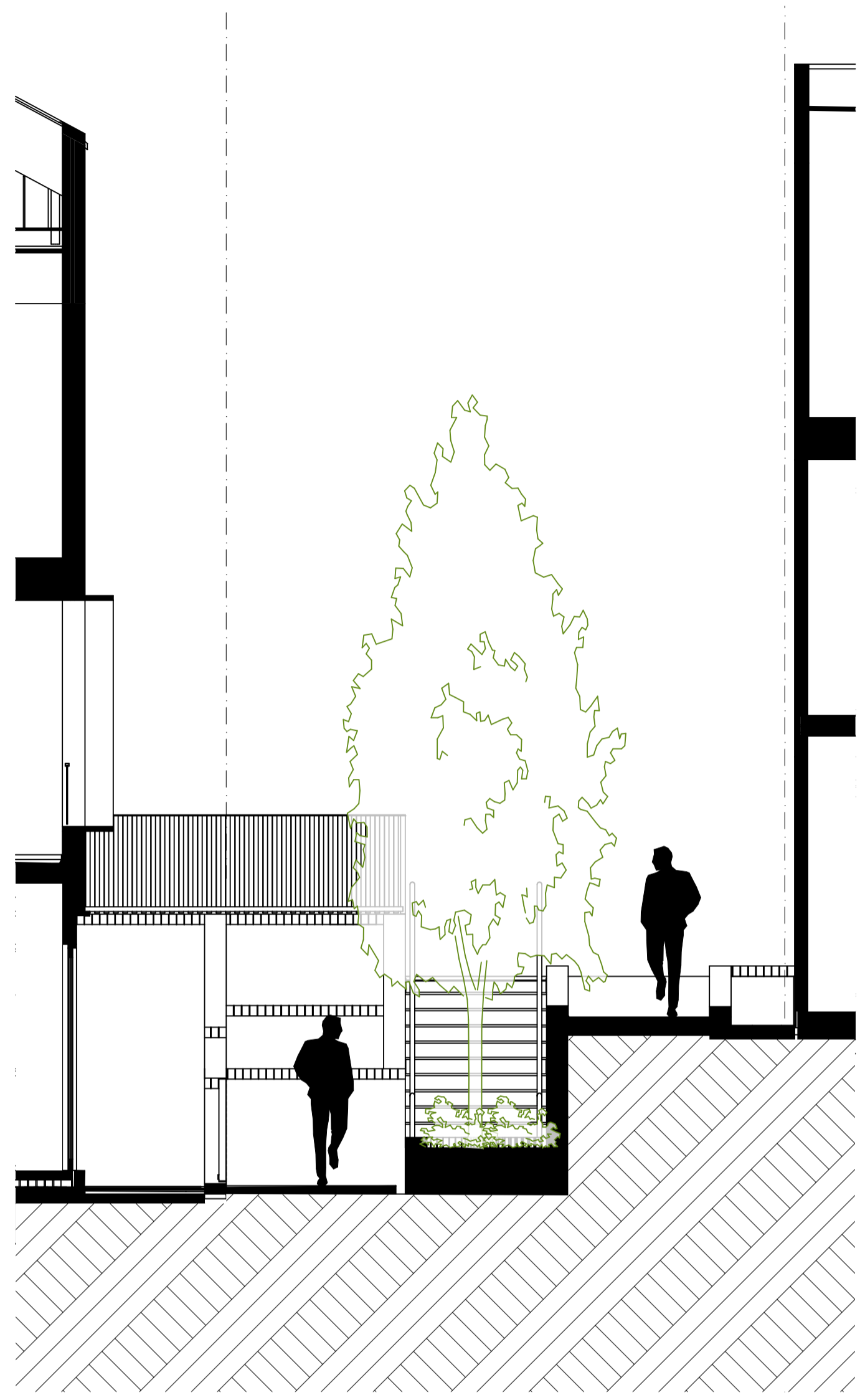
Rev.	Date	By	Ckd	Description
A	21/02/18	CB	RM	TP REL
	28/02/19	CB	RM	TP CONDITIONS

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Project Name	Workshop 4.1 + 4.2	Project Number	10703
Project Address	Sub Precinct 5, Paper Mill, Alphington 3078	Drawing Name	Opaque Glazing Diagram
Client	GLENVILL	Scale	
		Date	25/10/17
		Drawing Number	TP213
		Revision	A

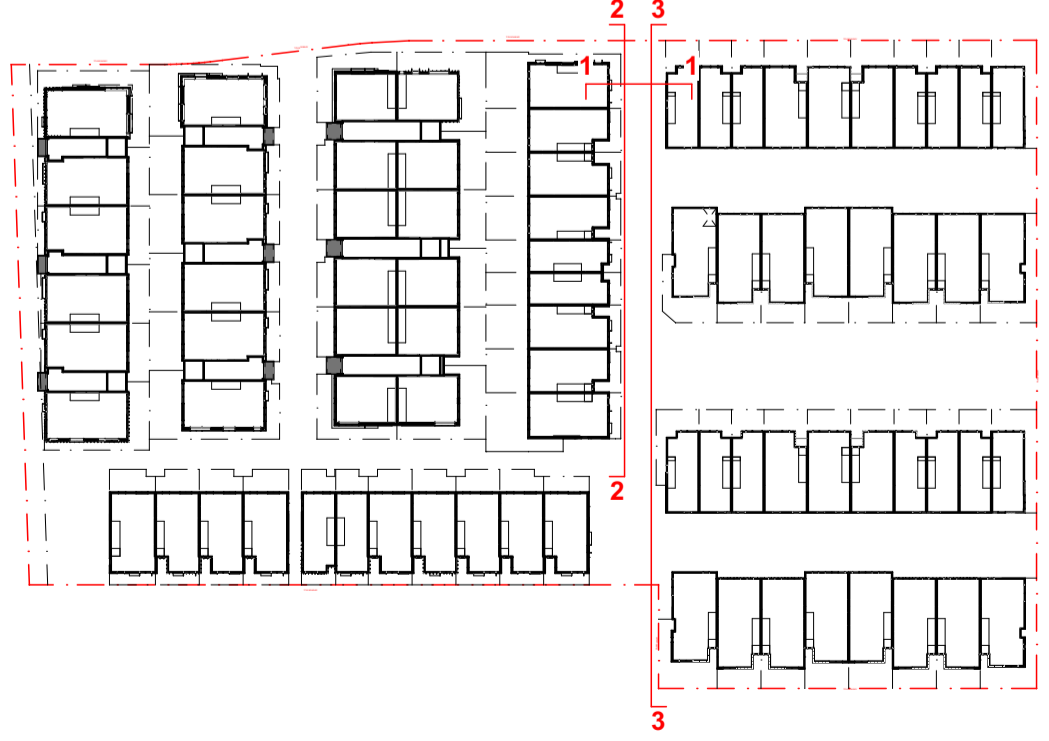
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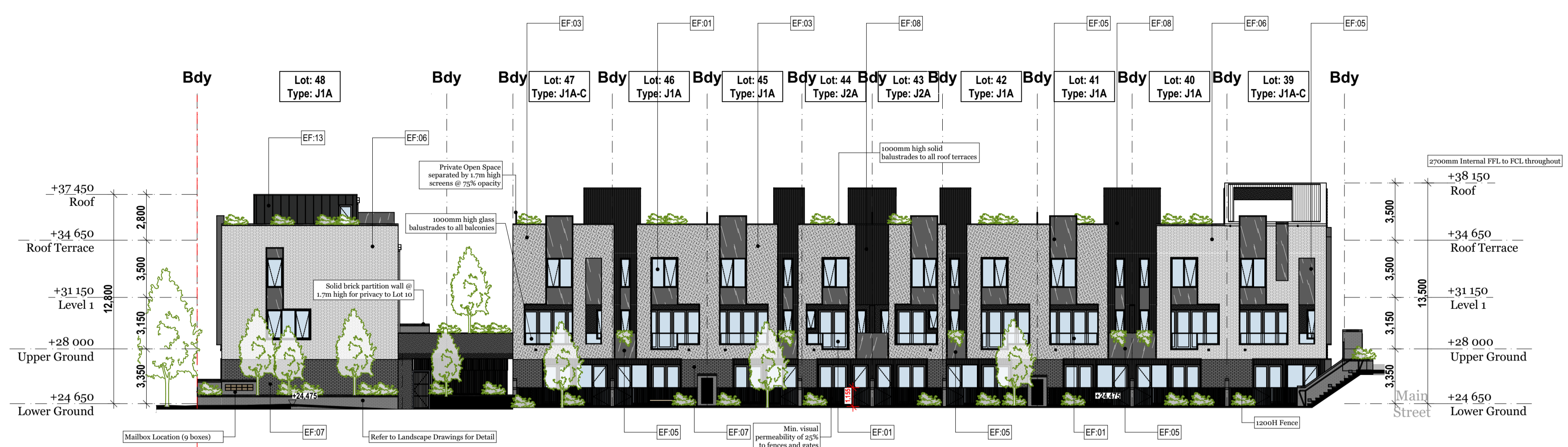
01 Pedestrian Link CPTED SECTION
1:50

Note: * All habitable rooms and shared corridors will be fitted with an operable window

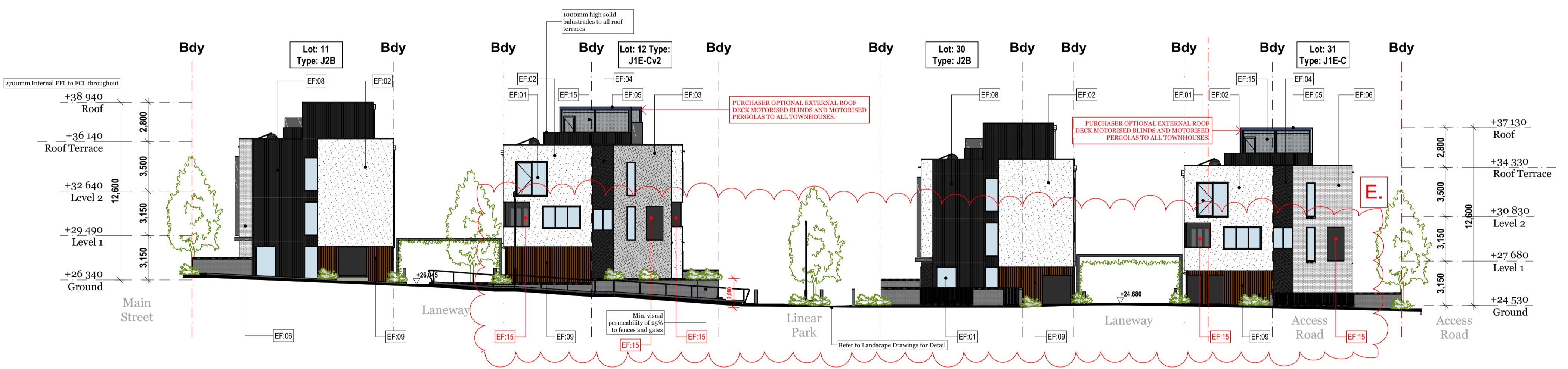
Key Plan



	EF:01 Glazing - Clear with Dark powdercoated frames		EF:02 Rendered Finished - White		EF:03 Rendered Finish - Grey		EF:04 Rendered Finish - Dark		EF:05 Powdercoated Metallic Finish		EF:06 Brick - Light Nubrick - Aurora/Tundra		EF:07 Brick - Dark Industrial - Char
	EF:08 Cement Composite Vertically Grooved Cladding		EF:09 Timber Finish		EF:10 Custom Perforated Metal Screening		EF:11 Opaque Film (75%) (Custom Design)		EF:12A Sectional Garage Door Powdercoated - Light		EF:13 Metal Vertical Seam Cladding - Dark		EF:14 Metal Vertical Seam Cladding - Light
	EF:15 Roof Terrace or Balcony Operable Privacy Blinds Polyester Fabric - Grey Charcoal								EF:12B Sectional Garage Door Powdercoated - Dark				



02 4.1D EAST ELEVATION
1:200



03 4.2 WEST PARKFRONT ELEVATION
1:200



Rev.	Date	By	Ckd	Description
-	21/02/18	CB	RM	TP RFI
A	28/02/19	CB	RM	TP CONDITIONS
B	29/11/19	CB	RM	Secondary Comment
C	01/05/20	CB	PJ	RF1 - Secondary Comment
D	31/01/22	aus	ML	4.2 Roof Terrace Pergola & Screen
E		aus		4.2 Balcony Screens

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Project Name	Workshop 4.1 + 4.2	Project Number	10793
Project Address	Sub Precinct 5, Paper Mill, Alphington 3078	Drawing Name	Pedestrian Link Section
		Scale	1:200, 1:50
		Date	25/10/17
Client	GLENVILL	Drawing Number	TP214
		Revision	E