

# THE VILLAGE ALPHINGTON

URBAN DESIGN REPORT  
AUGUST 2017





This application has been prepared on behalf of Alpha Partners and managed by Linc Development and NH Architecture.

This report has been prepared in conjunction with Bird De La Coeur Architects, Aspect Studios and Contour.

Revisions are included in response to City of Yarra RFI dated 04.01.18

#### ALPHA PARTNERS



NHArchitecture

BIRD de la COEUR architects

ASPECT Studios™

Contour\*  
Town Planners

This report is to be read in conjunction with the following supplementary documents –

Architectural Drawing Set (stage 1 and stage 2)

Landscape Drawing Set

Consultants involved in the preparations of this application include the following:



ARUP



# CONTENTS

## URBAN DESIGN REPORT

<b>01</b>	<b>Executive Summary</b>	05
<b>02</b>	<b>Introduction</b>	09
	2.1 Site Background	10
	2.2 Planning Policy	11
<b>03</b>	<b>Site Context and Analysis</b>	13
	3.1 Alphington Context	14
	3.2 The Site	16
<b>04</b>	<b>Objectives and Strategies</b>	21
	4.1 Vision	22
	4.2 Design Principles & Strategies	24
<b>05</b>	<b>Placemaking</b>	33
	5.1 Land Use	36
	5.2 Heritage	38
	5.3 Governance	40
<b>06</b>	<b>Public Realm</b>	42
	6.1 Village Square and Terrace	46

	6.2 Paper Trail Gardens	54
	6.3 Outer Circle Mews	59
	6.4 Heidelberg Road	62
	6.5 Access Lane	64
	6.6 Vegetation Character Areas	65
<b>07</b>	<b>Access and Movement</b>	69
	7.1 Pedestrian	70
	7.2 Bicycle	71
	7.3 Vehicle	72
<b>08</b>	<b>Housing Diversity, Retail Precincts and Community Facilities</b>	77
	8.1 Housing Diversity	78
	8.2 Retail Precincts	113
	8.3 Community Facilities	116
	8.4 School	117
<b>09</b>	<b>Built Form and Interfaces</b>	119
	9.1 Streetscapes, Interfaces and Sightlines	120

## APPENDICES\*

<b>A</b>	<b>Public Safety Assessment</b>
<b>B</b>	<b>Acoustics</b>
<b>C</b>	<b>Civil Engineering Services</b>
	C1 Overland Flow
	C2 Substations & Utility Access
<b>D</b>	<b>Sustainability Management Plan</b>
<b>E</b>	<b>Traffic</b>
<b>F</b>	<b>Waste Management</b>
<b>G</b>	<b>Wayfinding and Interpretation</b>
<b>H</b>	<b>Wind</b>
<b>I</b>	<b>BADS Assessment</b>

\*Appendices Document is separately bound



The Commons,  
Melbourne  
by Breathe Architecture

# 01 Executive Summary





## 1.0 EXECUTIVE SUMMARY

This report has been prepared on behalf of Alpha APM No2 Pty Ltd (Alpha). The purpose of this report is to provide the Urban Design rationale for the proposed mixed use development within the Village Precinct of the Alphington Paper Mill Development Plan. Together with the technical reports forming part of the application material, the Urban Design report provides the justification for the proposal having regard to the town planning considerations that are relevant to the assessment of the application.

Alpha's vision for the redevelopment of the Amcor site has been to stimulate the completion of the suburb of Alphington for everyday use and living and to maintain and enhance the values of Alphington both physically and culturally. The proposed mixed-use development will incorporate a vibrant shopping and residential precinct known as The Village Alphington (The Village). These uses will be complemented by other community based uses such as childcare, medical, gym, a public square (The Village Square) as well as a community centre and a Grade 5 & 6 primary school. Housing diversity is also provided, via apartment towers above the retail centre, including affordable housing.

The new retail centre takes its cue from the inner urban fabric, not the artificial construct of the suburban shopping centre. The retail experience will be like a genuine market, not one branded as such and delivered as an artificial experience. The new buildings will have the honesty of the original factory, robustly constructed with exposed concrete structure and fitted out with shops and stalls of great individuality.

The centre is designed as a convenience based centre, providing shops and services for everyday needs. The overall design has been driven by convenience. Convenient car park access, convenient parking, efficient circulation and shops that meet the everyday needs of its consumers. This will be reinforced through the anchor Coles supermarket and hospitality retail of all formats, service retail and fresh food champions.

It is Alpha's view and the view of all the consultancy team, that the proposed development presented in the town planning application not only complies with the detail of the Development Plan, but also enshrines the vision set by Alpha at the beginning of this process.



Espacios de Paz – Petare  
Caracas, Venezuela  
by La Y 5 de Julio



# 02 Introduction

## 2.1 SITE BACKGROUND

The Alphington Paper Mill (APM) project was acquired by a consortium of Alpha APM No 2 Pty Ltd (Alpha) and Alphington Developments Pty Ltd (Glenvill) from Amcor in June 2013. Both Alpha and Glenvill continue to work on a collaborative basis to develop the land, with Alpha delivering the mixed-use components of the project (predominately along Heidelberg Road) and Glenvill developing the lower density components down to the river.

The 16 hectare site is located 8m northeast of the CBD, prominently fronts onto the northern bank of the Yarra River and stretches north to the corner of Heidelberg Road and Chandler Highway.

'The Village Alphington', the mixed-use development by Alpha, has been carefully developed in compliance with the 2016 approved Development Plan (DP 2016) and its objectives. Occupying approximately 2 hectares of the former paper mill's northern central frontage to Heidelberg Road, the proposal is located within the Village Precinct as identified in the DP 2016.

The Village Alphington site sits amongst future developments by other parties. Directly adjacent to the site's west is the Lot 2A proposal by a residential developer, and directly adjacent to the site's west is a proposed aged care development in Lot 1A along Heidelberg Road.

The remainder of the former paper mill site is proposed to be developed predominantly by Glenvill. The development precincts which directly interface with the Alpha site are Artisan (South) and Park (East) precincts.

The Chandler Highway upgrade by VicRoads is currently underway. This will significantly improve traffic flow to and from and around the site. These works are currently due for completion in late 2018.

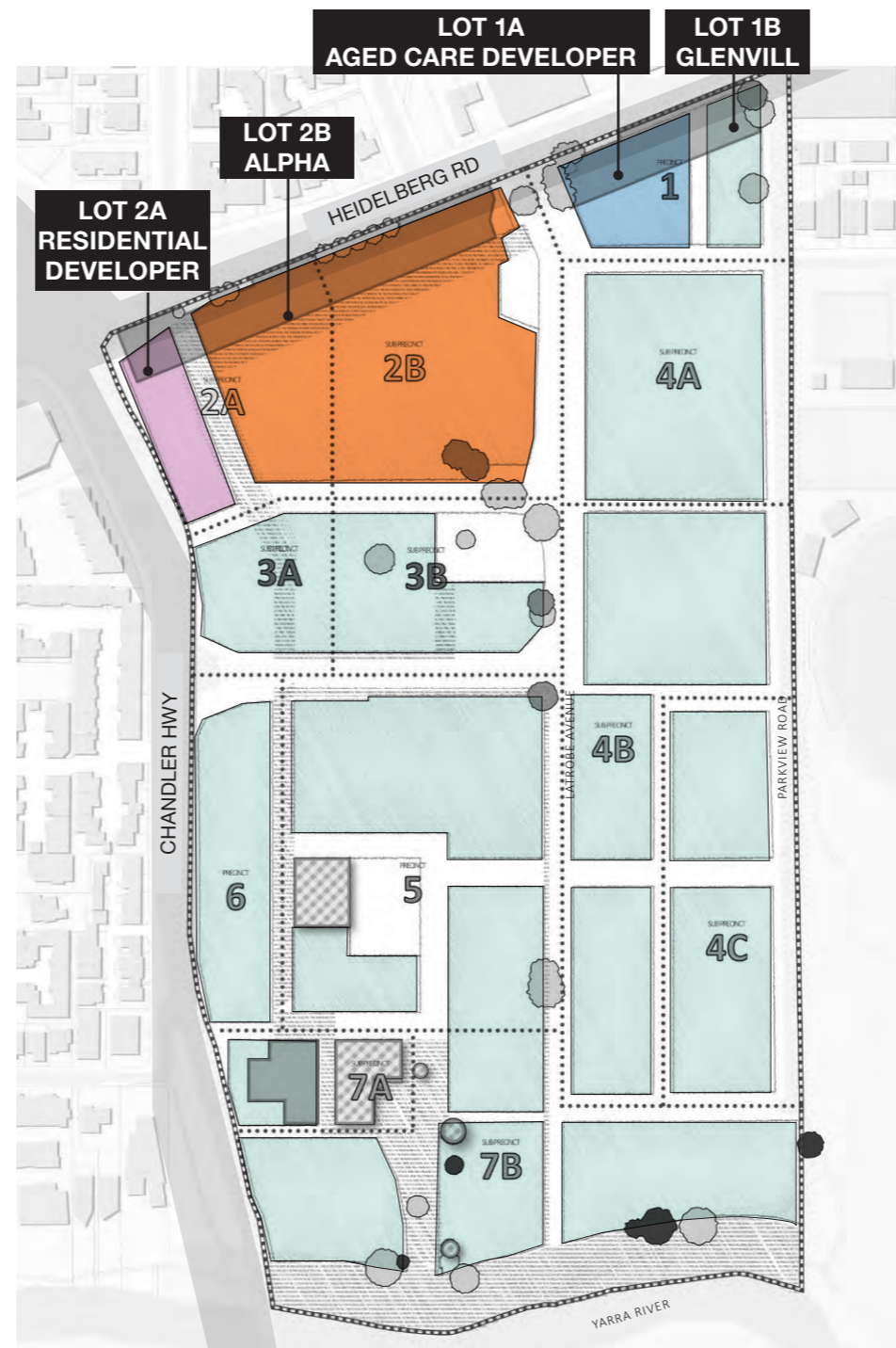


Figure 2.1.1 Alphington Paper Mill Development Site Plan



Figure 2.1.2 Clive Street View towards Site



Figure 2.1.3 Riverview Road view towards Latrobe Avenue

**Key**

- Lot 2B Alpha Development
- Lot 2A Residential Development
- Lot 1A Aged Care Development
- Lot 2B Glenvill Development

## 2.2 PLANNING POLICY OVERVIEW

### DEVELOPMENT PLAN RESPONSE

The subject land is located within a Mixed Use Zone and affected by a Development Plan Overlay (DPO11), Environmental Audit Overlay (EAO) and a Heritage Overlay (HO70).

The Alphington Paper Mill Development Plan was endorsed by the City of Yarra on 27 May 2016 in accordance with Clause 43.04 – Development Plan Overlay – Schedule 11.

The Vision for the site is outlined in Schedule 11 to the Development Plan Overlay as follows:

- » The Amcor site will become a sustainable, predominantly residential community.
- » The Amcor site will be redeveloped to provide a predominantly medium to higher density residential development, providing homes for a diversity of households including affordable housing, supported by convenience retailing services and community facilities with employment opportunities in offices and showrooms along the Heidelberg Road frontage.
- » The development will provide a transition in the scale of buildings from Heidelberg Road and Chandler Highway stepping down to the Yarra River in the south and Parkview Road as appropriate.
- » The development will demonstrate a high quality architectural response, implement innovative ESD features, provide opportunities for best practice in environmental management, and provide a high standard of internal amenity.
- » The development will protect and enhance the Yarra River environs.
- » The development will create a cohesive community across south Alphington and south Fairfield.
- » The development will retain some links to the site's industrial past.

The approved Alphington Paper Mill Development Plan provides guidance for the development of the land including land use, built form, architecture, Yarra River environs, community facilities, public open space areas, heritage, landscaping, car parking and traffic.

The Alphington Paper Mill Development Plan includes Design Guidelines for seven precincts. The subject land is located within Precinct 2 – Village Precinct.

The Village Precinct is described as 'The Village Precinct will be the heart of commercial employment and community activity for Alphington. It will act as an activity centre for the whole development area, effectively extending the existing strip of retail along Heidelberg Road into the site'.

The vision for the Village Precinct (2A) is 'A mixed use precinct (predominantly residential) that will provide landmark built form' and (2B) is 'A mixed use precinct with significant retail, commercial and community focus, with residential development at upper levels'.

The proposed development responds to the general vision for the site and the Village Precinct through the provision of a mixed use development incorporating commercial, community and residential uses. The proposed uses are accommodated within a number of individual, although well integrated buildings. The design of the proposed development provides for well-resolved building forms which will ensure a high quality interface with Heidelberg Road and Latrobe Avenue, together with proposed internal roads, pedestrian spaces and anticipated development within the Village Precinct to the west and within the Gateway, Park and Artisan Precincts located to the east and south.

Buildings have been specifically designed to have regard and adhere to the design guidelines contained at Section 5.9.2 of the approved Development Plan.



Figure 2.2.1 Development Plan 2016



Yarra River  
Fairfield Boathouse

# 03 Site Context and Analysis

## 3.1 ALPHINGTON CONTEXT

### 3.1.1 SOCIAL CONTEXT

Apart from the strong commercial drivers outlined in this application, Alpha also has a strong community minded vision for the site.

Alpha has a requirement under the DPO to deliver community based infrastructure currently proposed as a 1,700sqm community centre and potentially containing an Early Learning Centre (ELC), maternal child health facilities and community meeting rooms as well as a multi-purpose sports court. In addition to the above, Alpha is in advanced discussions with the Department of Education and Training for the inclusion of a Year 5 & 6 Primary School within the development.

While these community based uses are both State and Local government driven, there is also a range of private enterprise uses that also reinforce the premise that the centre is intended to service the community. These uses may include small offices for local businesses, a medical centre, child care and gym facilities. A range of residential dwelling types are proposed including the delivery of affordable housing in partnership with a community housing provider.

From inception, Alpha has been fully engaged with the community with regular and direct contact with the community groups representing the various interests of the community. This engagement has come through a variety of mediums including large community based presentations, open forums held at the Alphington Bowls Club as well as private meetings held with the committee members of the various groups.

This application has a strong community focus seeking approval for a 300 student primary school campus, provision of 150 affordable housing dwellings and community facilities consistent with the Council resolution on 4 December 2016 in approving DP 2016. The retail component of the proposed development provides for a neighborhood activity centre which will complement the surrounding network of shops. Serviced by conveniently located carparks, the retail is anchored by two supermarkets and specialty shops with a strong fresh and convenience food focus. To complete the mixed-use nature of the development there are 281 residential apartments proposed that have been designed to cater for a variety of household types.



Figure 3.1.1.1 Alphington Primary School

# 3.1 ALPHINGTON CONTEXT

## 3.1.2 BUILT FORM CONTEXT

The built form and site interfaces of The Village Alphington are informed by the Alphington Paper Mill Development Plan 2016 (DP 2016) in its appropriateness and sensitivity to its built form context.

Emphasis is given to the appropriateness of the development's northern Heidelberg Road frontage, as its only existing site interface. In compliance with the DP 2016, the Alpha development provides contextually specific character to Heidelberg Road as portrayed in Figure 3.1.2.1.

The development's Heidelberg Road interface been developed with regard to the adjacent schemes proposed for Lots 2A, 1A and 1B, in achieving an appropriate Heidelberg Road built form streetscape as set out by the DP 2016.

The proposal has also been developed with strong consideration to its proposed Latrobe Avenue, Outer Circle Mews and Access Lane interfaces. In particular, the proposal seeks to create a sensitive southern interface to the proposed Artisan Park. Latrobe Avenue north is a direct adjacency and significant front door. The street detail design has been collaboratively worked through with input from City of Yarra, Glenvill and Alpha.

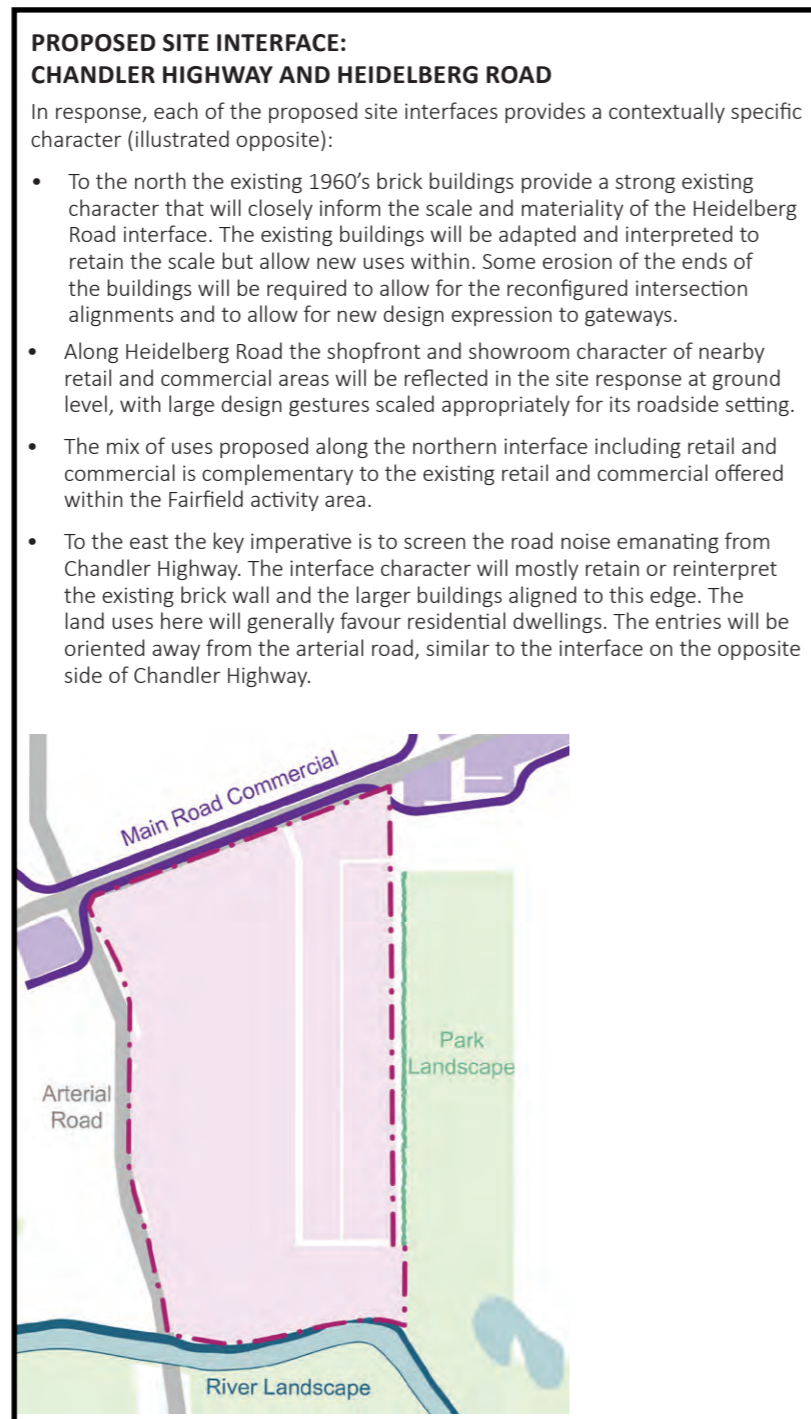


Figure 3.1.2.1 Development Plan (2016) Figure 36 - Existing Interface Character

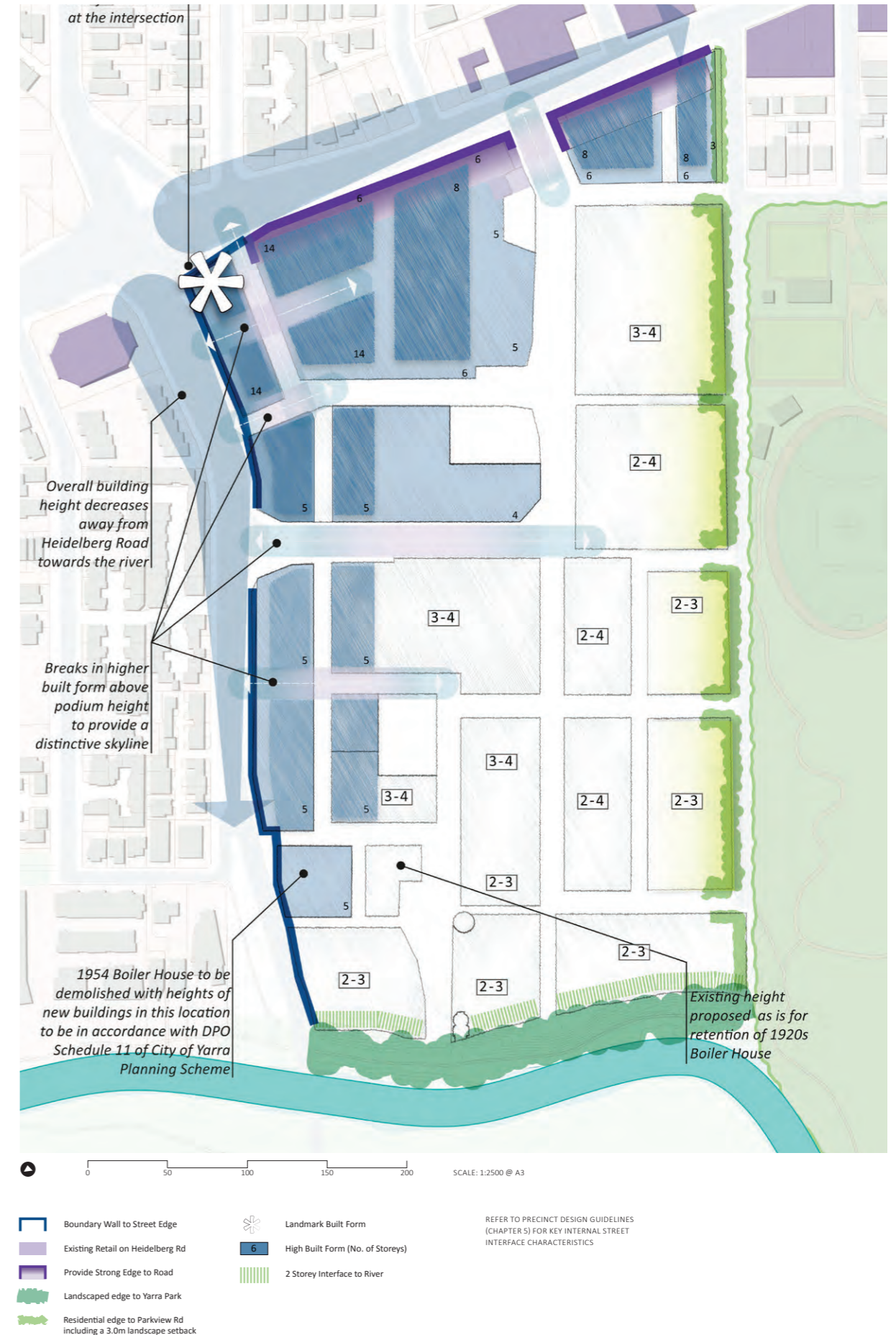


Figure 3.1.2.2 Development Plan (2016) Figure 37 - Built Form and Interface Strategy

## 3.2 THE SITE

### 3.2.1 LANDSCAPE

The following section of this report is specifically focused on the development of Lot 2A (part of) and 2B of the Alphington Paper Mill Development Plan.

The proposed development is to be located on part of the former Amcor Paper Mill site that previously accommodated the F6 Machinery buildings as well as rail infrastructure. The proposal is referred to as 'The Village Alphington'.

### ECOLOGY

The development site is located within an area classified as Heavy Clays on Younger Basalt which is a part of the Flatter Western Basaltic Plains of Victoria.

In terms of topography, the site has a natural fall from Heidelberg Road south towards the Yarra River, at a general grade of 3%.

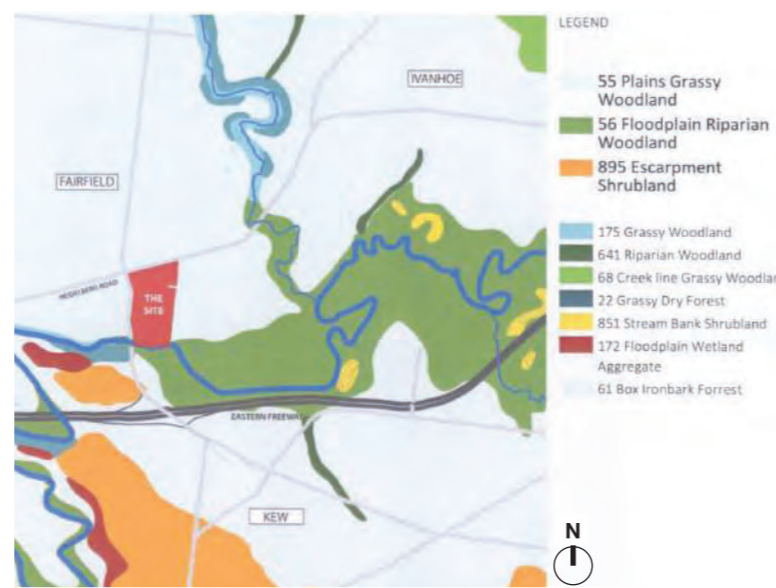
The pre-1788 landscape character of the site is likely to have been Plains Grassy Woodland.

There is currently no significant vegetation on the site with the exception of two *Lophostemon confertus* (Queensland Brush Box) in the southern sector of Lot 2B which are identified as trees for removal.

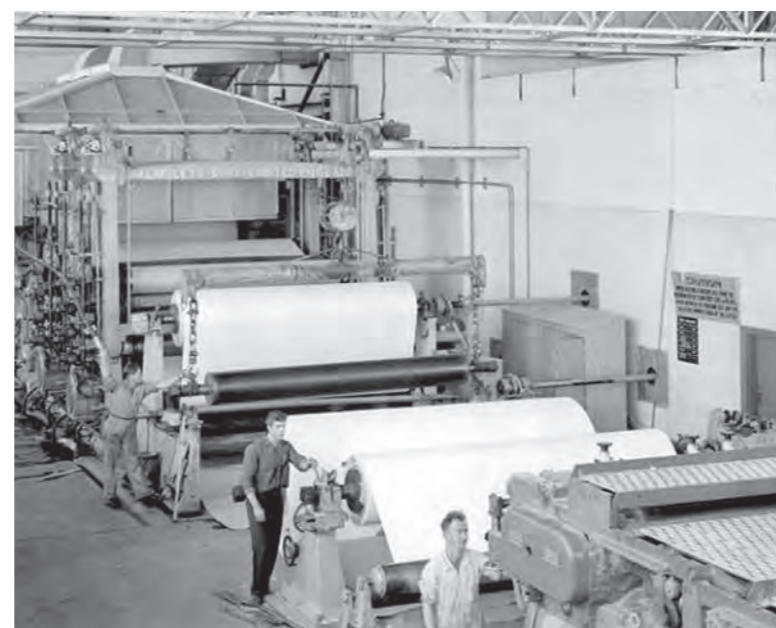
### CONTEXT

Heidelberg Road bounds the site to the north and currently has the following characteristics:

- » Four lane arterial road (Heidelberg Road)
- » Proximity to shared cycle lanes
- » Proximity to bus routes
- » Pedestrian movement
- » Few shade trees
- » No road reserves



Pre-settlement Vegetation



Paper Manufacturing - Historic reference image

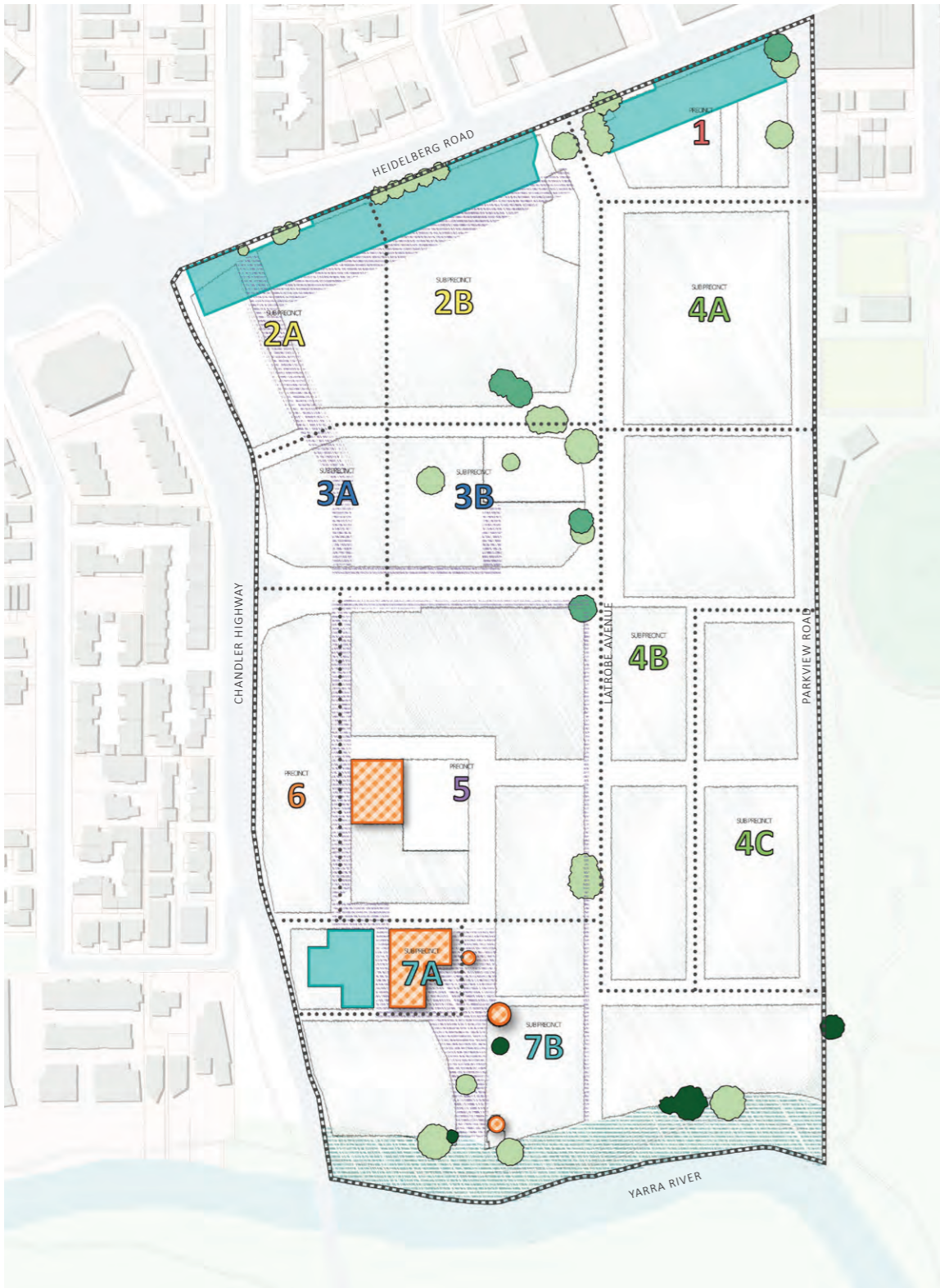


Lot 2B within larger development

Figure 3.2.1.1



# 3.2 THE SITE



- SUB PRECINCT BOUNDARY
  - HERITAGE BUILDING TO BE RETAINED
  - INDUSTRIAL HERITAGE INTERPRETATION OPPORTUNITY
  - EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREE - HIGH SIGNIFICANCE
  - EXISTING TREE - MEDIUM SIGNIFICANCE
  - REMNANT INDIGENOUS SPECIES
  - RIVER PARK LANDSCAPE

FIG. 97: HERITAGE AND INTERPRETATION STRATEGY  
 0 50 100 150 200 SCALE: 1:2500 @ A3

Figure 3.2.1.2 Development Plan (2016) Figure 37 - Built Form and Interface Strategy

## 3.2 THE SITE

### 3.2.2 CONSTRAINTS

Notable site constraints on The Village Alphington development include:

- » **Vehicle noise from the main arterial roads**  
The north perimeter building along Heidelberg Road which acted as a major acoustic barrier, which has since been demolished (Refer DP 2016 Figure 22).
- » **Landform and Overland Flow**  
The site is situated in a major natural floodplain for the river (Refer DP 2016 Figure 42). The major overland flow paths have been illustrated in Figure 3.2.1, and will impact the ground floor and street levels of the proposal.
- » **Basalt Rock**  
The geomorphology of the site is predominantly heavy clays on younger basalt. The basalt significantly limits the extent of excavation that can be carried out within the site.
- » **Northerly winds**  
With the site's exposure to the North and relatively low-rise built form context, wind testing is required for any possible wind tunnelling through the site.
- » **Heidelberg Road**  
In accordance with the DP 2016, only one vehicular entry point has been designated to Heidelberg Road, providing a constraint to the vehicular operation of the site.

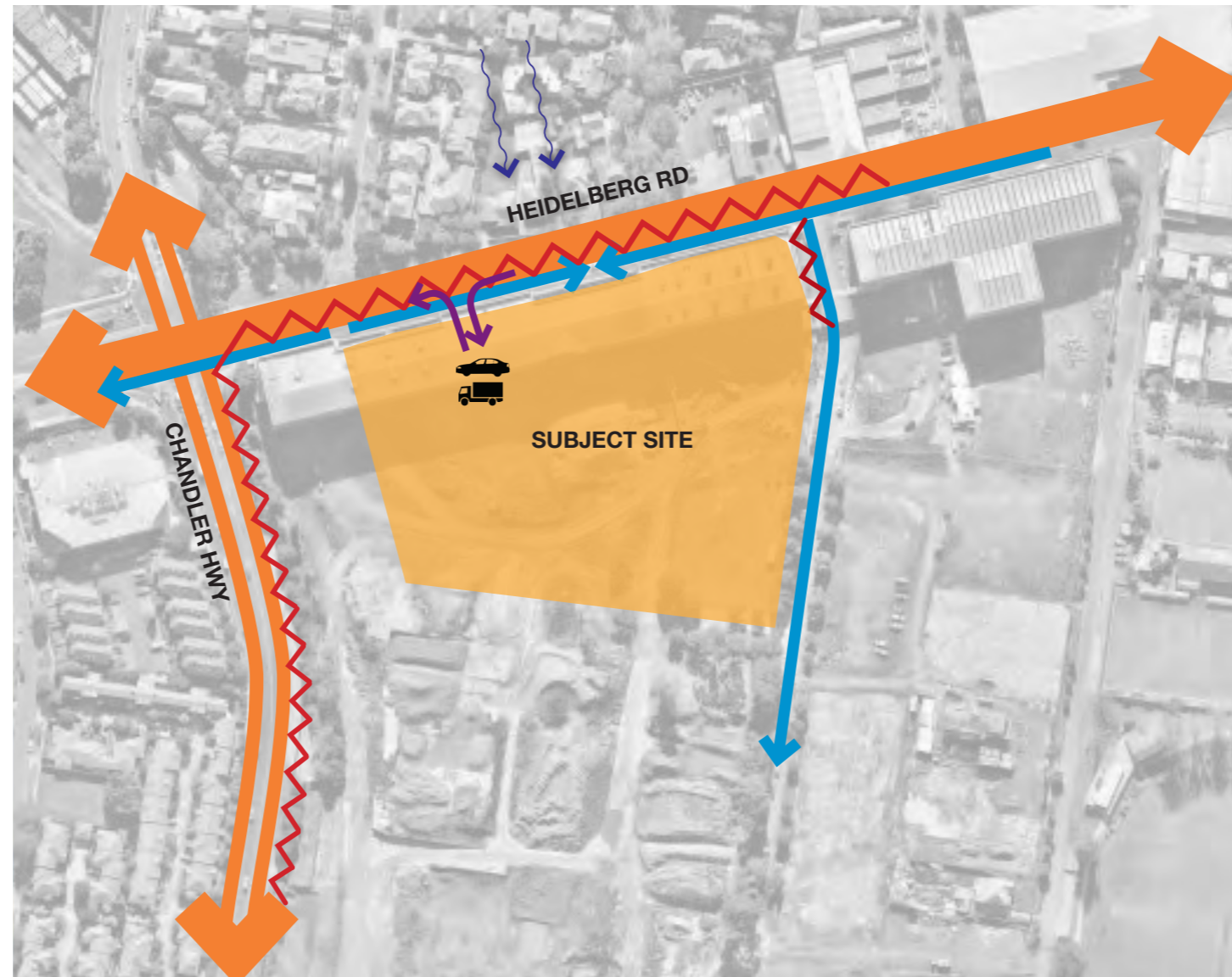


Figure 3.2.2.1

- Key**
- Title Boundary
  - ↔ Major Arterial Road
  - ↔ Chandler Highway Widening
  - ⚡ Vehicle Noise
  - ➡ Major Overland Flow Path
  - ➡ Winds
  - ➡ Heidelberg Road Vehicle Access

## 3.2 THE SITE

### 3.2.3 OPPORTUNITIES

Major site opportunities, aligned with the DP 2016 are:

- » **Proposed arterial connections**  
The proposed arterial connections assist in tying the development into the site's wider urban neighbourhood fabric. They increase the site's permeability, sightlines through the site, and allow direct street addresses to be created within the development.
- » **Proposed pedestrian links**  
Pedestrian connectivity and legibility is improved with the addition of proposed pedestrian linkages through the site, encouraging the sustainable transport modes of walking and cycling. This provides further opportunity for public realm activation and for a finer grain site interface that contrasts to the existing vehicle-heavy exposure of Heidelberg Road. The increase in pedestrian traffic also improves public safety and opportunity for social interaction within the development.
- » **Public Square**  
Located amongst mixed-use programme and at a junction of proposed pedestrian linkages, the Village Square offers great potential in creating a landmark public open space for the local community.
- » **Strong edge and gateway built form**  
Strong built edge and corner gateway built forms to Heidelberg Road allow design opportunity for a strong urban presence and architectural language to the site.
- » **Northern solar exposure**  
The site's prominent frontage to the north, in conjunction with its low-rise context, ensures opportunity for natural daylight access to the development.

- » **Views**  
The site's landform, falling south towards the Yarra River, provides potential for prominent views in numerous directions that are unique to the site.
- » **Contour**  
A natural drop of 4m in height along the Latrobe Avenue axis down to the river end.

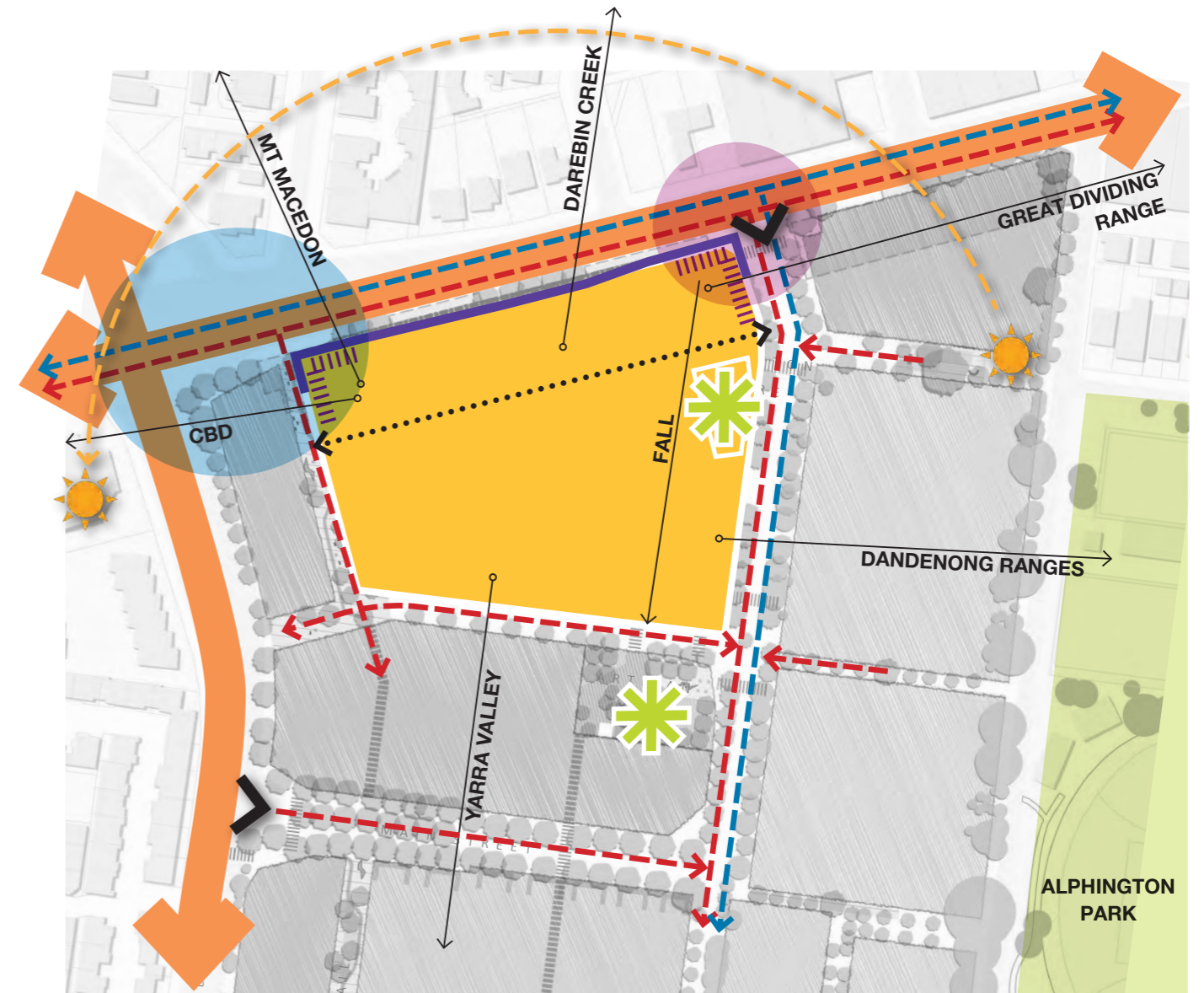
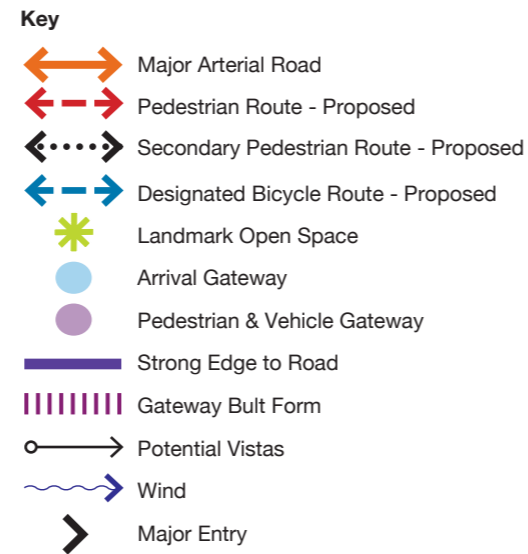


Figure 3.2.3.1



Bryant Park  
New York, USA

# 04 Objectives and Strategies

## 4.1 VISION

The Village Alphington creates a new public realm with a style and character that strongly recalls the site's industrial heritage and sense of place. This mixed-use development will be the heart of the new community and aims to encourage a sustainable, active lifestyle celebrating everyday living and community.

The Village Alphington offers a diverse range of people-oriented outdoor spaces, from a vibrant public square to intimate, contemplative green pockets. Village Square and the adjoining Terrace on Level 1 form the centrepiece of community living and civic events. The public places, along with community and educational uses, will attract a range of retail and commercial tenancies that value this exchange.

The built environment in The Village Alphington precinct responds to the refined context of Alphington, Fairfield and the banks of the Yarra River. A hybrid building cluster comprising many diverse scales and uses is linked through a contiguous landscape and public realm

Pedestrian and cyclist amenity and permeability has informed the landscape and streetscape design throughout the site and on all frontages. This design promotes safe, logical and intuitive movement around the site. Mobility through to the wider Paper Mill Masterplan is described in the broad footpath zones, varied tree planting, furniture and dedicated cycle paths.

Through its vertical integration and overlap of common infrastructure, The Village Alphington is well positioned as a resource-efficient and resilient asset. Innovation is displayed in the functional multiplicity of shared places, their design and micro-climate amenity. It aims to provide the highest level of amenity to existing and future Alphington residents.



### MEMORY OF THE SUBURB, THE MILL

- » Heritage interpretation in landscape narrative and elements
- » Reuse of site machinery and brick



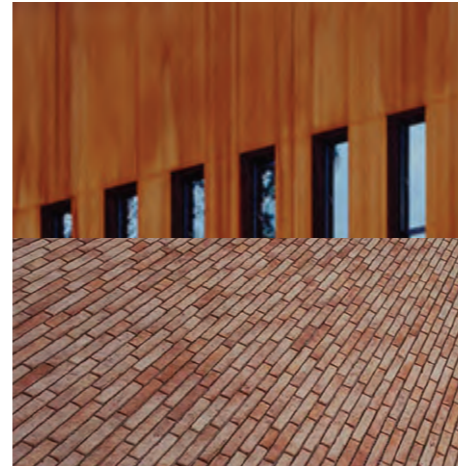
### PEOPLE ORIENTATED

- » Provide a diverse range of functional external spaces



### TIMELESS DESIGN

- » Elegant, utilitarian design
- » Robust, functional materials



### MATERIAL WARMTH AND CONTEXT

- » Honest materials
- » Core palette of brick, bluestone and steel



### RESPONSIVE TO SCALE

- » Industrial scale vs Human scale



Figure 4.1.2 Illustrative view from Latrobe Avenue. Highlighted in yellow is the School, an illustrative view

Figure 4.1.1



View from east is provided at 8.4.

## 4.2.1 DESIGN PRINCIPLE MULTIPLICITY OF MIXED-USE: A CENTRAL MEETING PLACE

The mixed-use nature of the proposal provides opportunity for rich social interaction between different users, alongside constant activation of the site.

Its various staple uses create The Village Alphington as a heterogeneous destination for locals. Rather than segregating the different users, The Village Alphington aims to consolidate them with shared amenity and centralised open space to further encourage social integration, inclusiveness and diversity. This enables it to play a civic role as a true social hub and meeting place for the community.



Figure 4.2.1.1 A central meeting place between a multiplicity of mixed-use



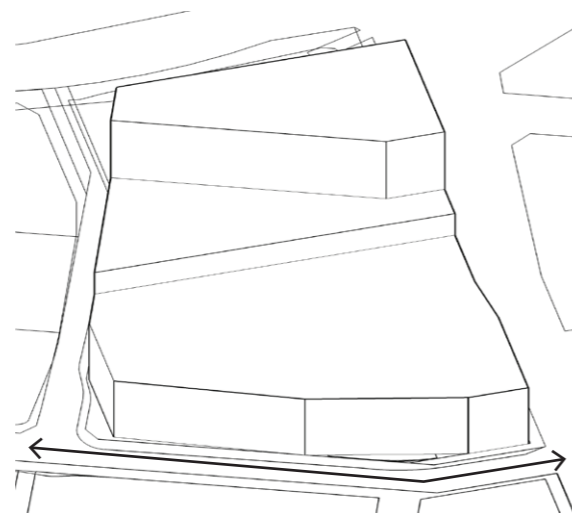
# 4.2.1 DESIGN PRINCIPLE MULTIPLICITY OF MIXED-USE: A CENTRAL MEETING PLACE

## 4.2.1.1 DESIGN STRATEGY: CO-LOCATED COMMUNITY MEETING PLACES & TERRACES

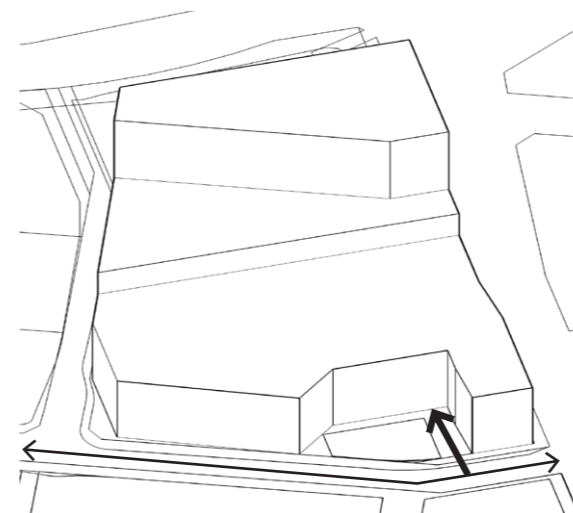
Priority in creating a central, civic meeting place for the community is demonstrated in the site's massing and arrangement of programme. Public spaces are eroded out of the site massing, to provide a continuous thread of pedestrian permeability through the site, linking into the wider pedestrian network.

The eroded open spaces strategically reveal active interfaces between different civic and community uses including retail, food and beverage, commercial, community, school and residential. Surrounded by active, transparent edges of diverse communal programme, the open spaces allow inclusive mixed-use activation and social interaction between various members of the community, emulating a classical arrangement of public space.

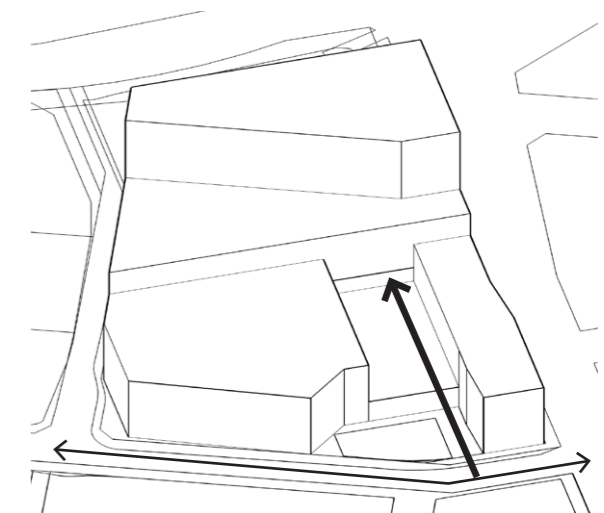
- Key**
- Retail
  - Food & Beverage
  - Commercial
  - Community/ School
  - Residential
  - Vertical Core
  - Carpark



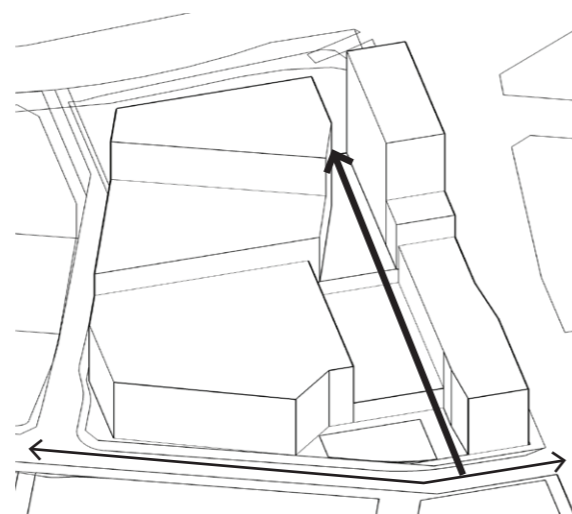
1 Site Massing



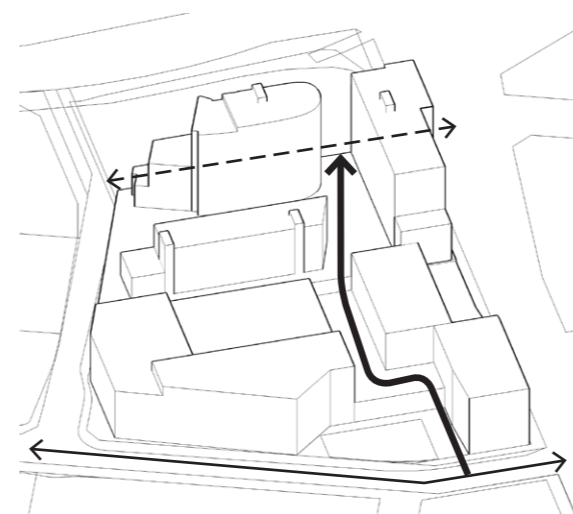
2 The landmark square is eroded out of the site massing.



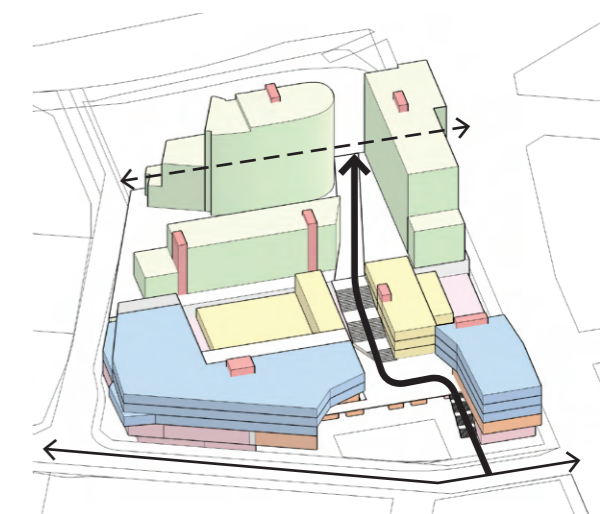
3 The massing is further eroded to make way for a permeable connection of public spaces from the Village Square.



4 The site massing is broken down into an assembly of various buildings to create diversity to address various uses and interfaces at the pedestrian scale.



5 The building masses are further refined to encasulate a seamless journey throughout the site



6 A diverse and communal programme encompassing retail, food and beverage, commercial, community, school and residential is strategically implemented to create The Village Alphington

Figure 4.2.1.1.1 Massing Erosion

## 4.2.2 DESIGN PRINCIPLE PUBLIC REALM, ACCESS & CIRCULATION

Key values behind the public realm, access and circulation strategy are permeability, legibility, connectivity and inclusiveness.

Public access to the site is well provided for various modes of transport; vehicle, bicycle and pedestrian.

### PUBLIC REALM PRIMACY & LEGIBILITY

A clear visual and pedestrian-permeable connection is carried through key proposed open spaces; Village Square, the Terrace and Paper Trail Gardens. Together, they create the central public pedestrian spine of the development, which connects into the wider urban pedestrian framework.

Primary entries to multiple uses are facilitated off this central pedestrian spine. Terracing up in height from street level, a hierarchy in accessibility is created between the open spaces it is composed of; from the most convenient and public programme and entries surrounding the Square, to the least public programme interfacing with Paper Trail Gardens above.

Internally, the legibility of public access is maintained. Public retail circulation through the Machinery Hall similarly forms an urban link or laneway connecting the public open spaces of Village Square and the Artisan Park. A naturally-ventilated, sky-lit roof floats multiple levels above its pedestrian laneway, revealing an interface between various users and blurring the threshold of internal retail circulation and open public space.

### CIVIC SCALE STREETSCAPES

The Village Alphington is a functionally diverse project, and its resultant built form and public realm language is equally varied.

A civic quality is derived through a hybrid building cluster and built landscape composition. The massing delineates a legible public permeability. Key attributes of the overall design considerations include social interactivity, community meeting, the cultivated landscape, and the site's previous function and history. Similarly, the former Amcor paper mill and its associated collection of structures offer several prompts in terms of design language and approach.

In contrast to the former Heidelberg Road occupation, the project is broken into a variety of scales and programme, shifting between the vertical and horizontal. Equally, landscape responds to these scales from wide streets, terraces and a contiguous informal ramble generated from the former paper manufacturing process. The landscape here, unlike the former site, is largely public.

To the existing interface of Heidelberg Road, a strong built edge with prominent corner forms signals primary entries into the site. Creating visual emphasis and variation to the skyline, they mark the urban presence of the development whilst addressing the higher-speed vehicle scale of Heidelberg Road. The strong built edge to Heidelberg Road additionally acts as an acoustic barrier against major traffic noise.

In order to provide variety in the Heidelberg Road street wall, the built form is pushed in and out, whilst strategically enhancing the pedestrian micro-climate at street level.

The Latrobe Gateway is comprised of 2 equal scaled buildings, both recessive in scale and mass to support a legible entry threshold.

To Latrobe Avenue, Outer Circle Mews and Access Lanes, buildings have been designed 'in the round' to address their numerous frontages. The Machinery Hall provides bold civic gestures north to both Village Square and the Terrace, and south to Access Lane, indicating its primary public entries and north-south pedestrian linkage.

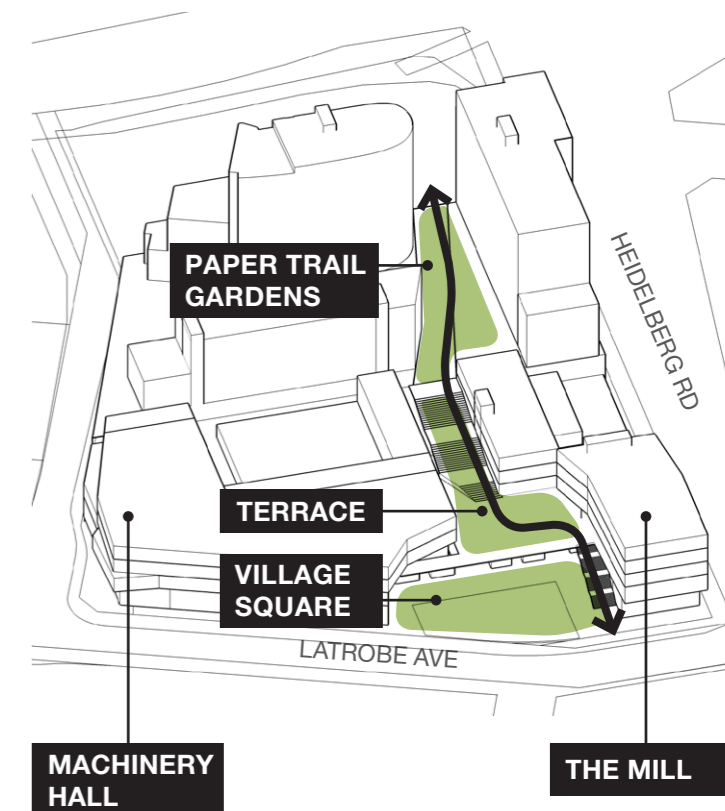
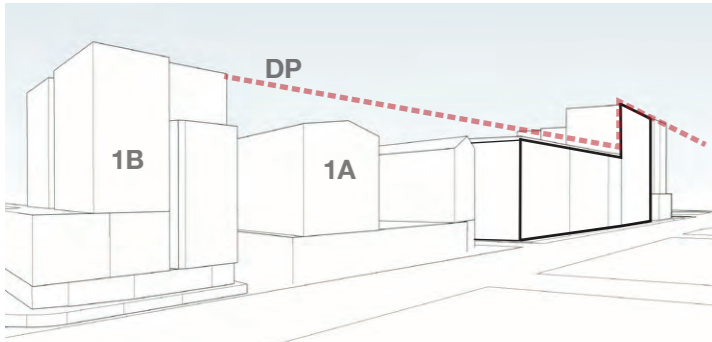


Figure 4.2.2.1 Central Pedestrian Spine - Key open spaces

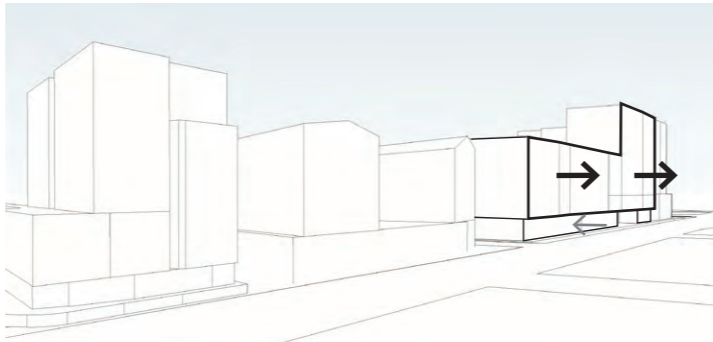
# 4.2.2 DESIGN PRINCIPLE PUBLIC REALM, ACCESS & CIRCULATION

## 4.2.2.1 DESIGN STRATEGY: PUBLIC REALM PRIMACY & CIVIC SCALE STREETSCAPES

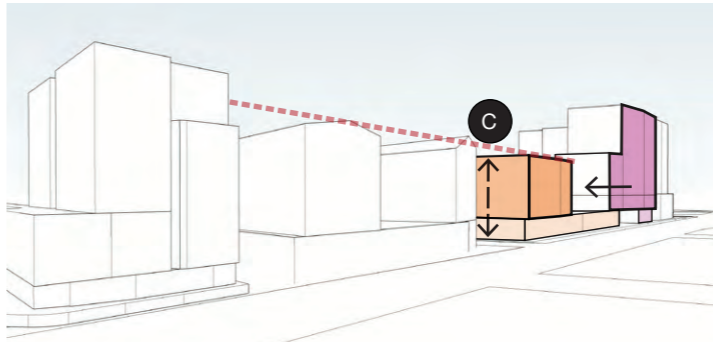
HEIDELBERG ROAD Looking West



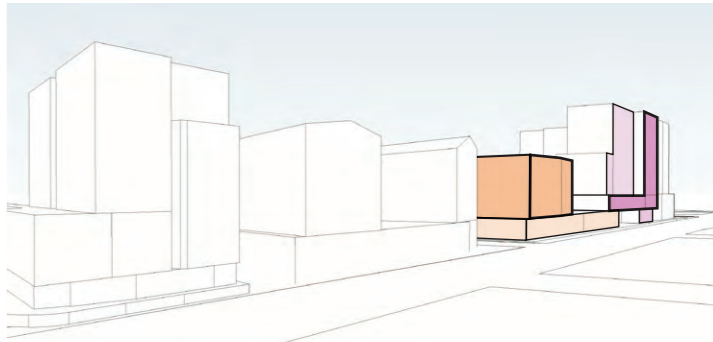
1 Site massing to DP 2016 preferred height.



2 Built form is pushed in at ground floor to extend public realm, and pushed out as an overhang to increase pedestrian microclimate amenity below.



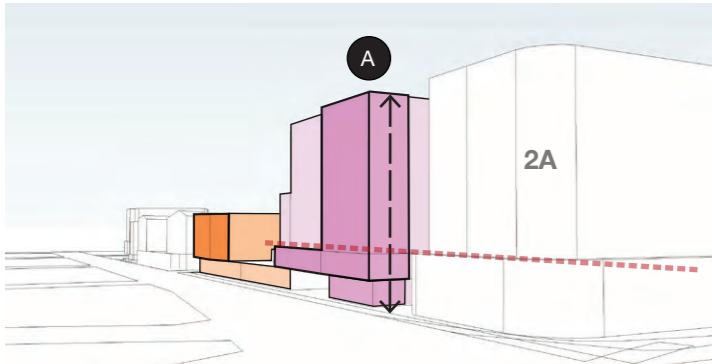
3 Built form of the school is pushed in from Heidelberg Road, creating corner gateway forms and modulation to the Heidelberg Road streetscape.



4 Further breakdown of massing creates variety to the streetscape.

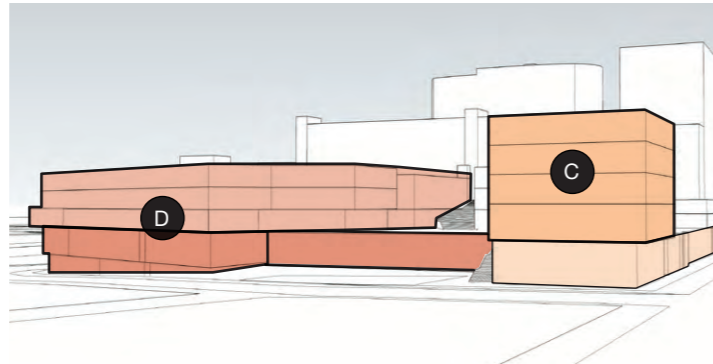
- Key**
- A Urban Anchor (Heidelberg Road gateway form)
  - B School
  - C The Mill (Heidelberg Road gateway form)
  - D Machinery Hall
  - E Community Facility
  - F Living Matrix
  - G Sculptural Building
  - H Artisan Park

HEIDELBERG ROAD Looking East



5 The Urban Anchor podium shares a height datum with adjacent 2A proposal, providing continuity between the developments to the streetscape. Its height, clustered with the 2A proposal, creates a statement address of the development to the prominent Chandler Highway and Heidelberg Road junction.

LATROBE AVENUE



6 West gateway podium shares height datum with adjacent 1A proposal, providing continuity between developments to the streetscape.

OVERVIEW

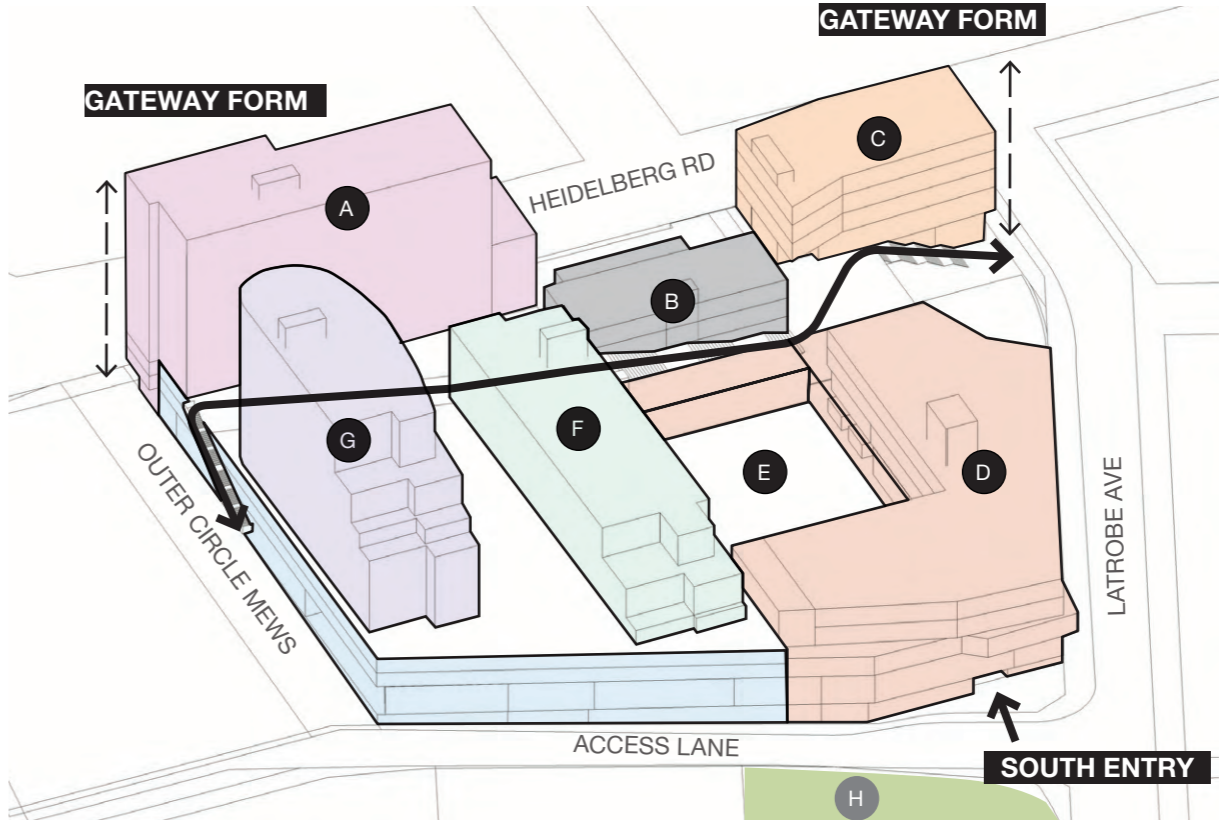


Figure 4.2.2.1.1

## 4.2.3 DESIGN PRINCIPLES REINFORCING LOCAL SOCIAL, NATURAL & BUILT CONTEXT

The Village Alphington celebrates the local social, natural and built context that is unique to Alphington, to reinforce its authentic identity and sense of place.

### Natural Context

- » The site's proximity to abundant parklands and the Yarra River; its terracing banks and topography, and continuous corridor of public open space, native flora and fauna.

### Built Context

- » The industrial scale and character of the former factory, characterised by brick infill walls, superstructure, laneways and services, curtain wall and sheet cladding.
- » The former factory's monumental brick presence on Heidelberg Road and the material synergy created with local civic buildings, such as St. Anthony's in Alphington and the Centre Ivanhoe.
- » The vast contrast of the superscale industrial and showroom display with the river trails and pavilions at the pedestrian and cyclist scale.
- » Neighbourhood streets lined with plane tree grandeur.

### Social Context

- » Many traditional families and retirees (DP Vol.2-02 2016).
- » Enjoyment of the leisure activity enabled by the local natural context and interaction with the Yarra River such as, cycling, walking, rowing, golf and fishing.



Fairfield Boathouse



Yarra River at Fairfield Boathouse



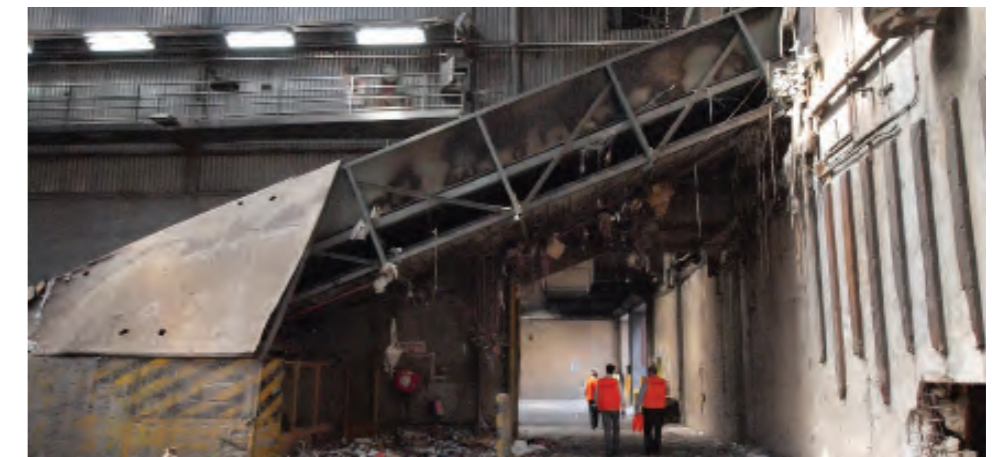
Typical Alphington 'historical' street



Former F6 Building



Boiler House



Inside former F6 Building



The Centre Ivanhoe



St Anthony's Alphington



Sketch of former F6 Building

Figure 4.2.3.1  
Local Context

## 4.2.3 DESIGN PRINCIPLES REINFORCING LOCAL SOCIAL, NATURAL & BUILT CONTEXT

### 4.2.3.1 DESIGN STRATEGY: MEMORY, MATERIAL RESPONSE & IDENTITY

The identity of The Village Alphington draws from the site's history, continuing the memory of its industrial past. Although the proposal is broken down into a series of individual buildings in identity, their responding characters bind them together into one overriding narrative.

- » The individual buildings share a language of minimalistic mass, robustness and monumentality in form, alluding to industrial scale and forms of the former factory. Significantly, the forms of the primary public buildings, the Mill and the Machinery Hall, celebrate the former F6 Machine Hall through the stressed horizontality in their form and massing to the street.
- » The raw, industrial materials and palette of the former site are acknowledged through the proposed materiality, including the recognition of proud, exposed metal structures, brick infill walls, curtain wall glazing, and earthy hues of warm brick and metal rust.

Across the development, particular attention is given to the articulation and materiality of how the buildings touch the ground, where they provide a tangible interface with the public realm. It becomes the most direct means of communicating the industrial rawness and sense of place of the development.

- » The former F6 Machine Hall's landmark brick presence on Heidelberg Road is revived through brick texture, creating a significant presence by stretching horizontally across the Heidelberg Road frontage and signposts itself at each corner as gateway forms to the site. The shadow-cast solid brick podium plinth created is executed in a textured bond, providing an interactive texture to the ground level interface. The 'Urban Anchor' building presents itself in a curtain glazed wall in its gateway identity to Heidelberg Road, on the corner to Outer Circle Mews.
- » The proposed Machinery Hall building cues its responsive character through its external and internal metal sheet cladding and 'atrium' space in which a sky-lit roof hovers above a public multi-level void, referencing the experience of the industrial factory space.
- » A weathered steel ribbon is formed in the landscaping treatment of Village Square, which continues along the articulation of ground floor interface of the Machinery Hall, also seeping into its atrium, providing a seamless narrative of public use between the landscaping and built form.
- » To Access Lane and Outer Circle Mews, an industrial metal screen, animated with playful colour and lighting elements wraps the horizontal podium form.
- » Existing materials from the demolished paper mill buildings are to be used as landscaping elements, and provide opportunity for non-structural free-standing retail structures within the 'Food Hall', to instil The Village Alphington's identity and authentic sense of place.



Figure 4.2.3.1.1 Machinery Hall



Figure 4.2.3.1.2 The Mill

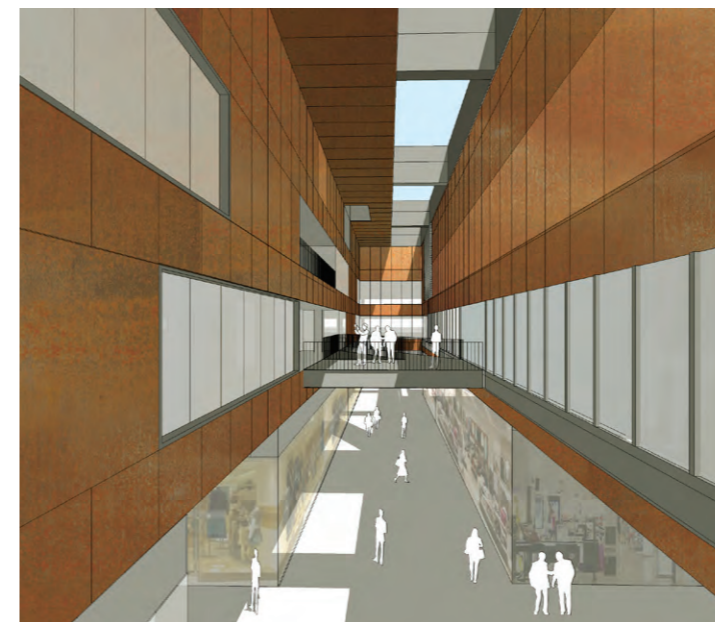


Figure 4.2.3.1.3 The Machinery Hall Atrium Space

## 4.2.4 DESIGN PRINCIPLE RESILIENCE & SUSTAINABILITY

The Village Alphington strives to create a resilient community that is fostered and encouraged by its built environment.

### 4.2.4.1 DESIGN STRATEGY: ENVIRONMENT, RESOURCES & LIFESTYLE

#### Natural Thermal Comfort

- » A green roof is proposed on the Level 3 podium, to alleviate a possible urban heat island effect caused by the built environment. Vertical greening has also been designed to address this.
- » Significant shading has also been proposed to key public realm spaces, through the use of canopies and building overhangs to provide natural cooling. These spaces include Village Square, Terrace, Latrobe Avenue and Heidelberg Road.
- » Wind amelioration devices such as canopies and landscaping elements have been provided to create comfortable public realm environments, encouraging outdoor activity and subsequent energy conservation.

#### Sustainable Transport & Carbon Emission Reduction

- » Alternate transport modes to private driving are encouraged to decrease user carbon emissions.
- » Bicycle paths on surrounding Heidelberg Road and Latrobe Avenue are supported by the provision of ample bicycle parking and a public end of trip facility, to encourage bicycle-riding.
- » The site's close proximity to both bus and train station promotes convenient public transport use.
- » Natural ventilation system of the Machinery Hall void space reduces energy consumption by naturally cooling the space.

- » PV panels have been incorporated, collecting solar energy to offset carbon emissions.
- » Consolidated waste collection strategy and processing.
- » Building Performance exceeding BCA JV3 Compliance.

#### Rainwater collection

- » Rainwater is to be collected from the retail and commercial development, and stored within the carpark basement level.

#### Shared infrastructure

- » The consolidated, mixed-use nature of the development allows the use of shared infrastructure and amenity, saving building and running costs, and energy consumption.

#### Social Sustainability

- » Active lifestyle is supported through the encouragement of sustainable transport modes.
- » Pedestrian access has been the central mode of transport in the development of the design, with the incorporation of statement public stairs for active use.
- » Public realm spaces and streets have been thoughtfully designed to promote outdoor activity.
- » Flexible work and living opportunities are enabled through the convenience that the mixed-use nature of the site brings.

#### Recycled Materials

- » Materials from demolished buildings are being re-used into landscaping for cost and resource efficiency, and to minimise wastage.



Figure 4.2.4.1.1 Design Strategies