

05 Placemaking

5.0 PLACEMAKING

The Alphington Paper Mill Development Plan seeks to create an interconnected series of places accessible to occupants and visitors. It also seeks to retain heritage themes associated with the previous industrial use of the land including paper manufacture, transportation, power generation, water supply, site operations and outside influences.

The proposed development contributes positively to the placemaking for the Development Plan area through the incorporation of commercial and community facilities, together with areas of public open space and publicly accessible open space. This includes Village Square (referred to in the development plan as Alphington Square) which is anticipated to become a destination for residents and visitors, together with Outer Circle Mews and Paper Trail Gardens which will provide convenient pedestrian access through the precinct.

The Wayfinding and Interpretation Strategy prepared by Urban & Pacific and ASPECT Studios outlines how the history of the site will be recorded and presented to the public as well as providing a clear and legible strategy for the placement of directional and place naming signage.

The Village Alphington proposes a balance of uses, complementary in association and emboldened by their co-location. The retail supports health services, the office supports food and beverage, the residential supports gymnasium and early learning etc. All uses activate the multiplicity of public domain experience.

The land use mix encourages multi-trip visits and, through daily use, greater visitation of its diverse offer. A consolidated vertical transport system comprising stairs, lifts and travelators energises the primary building address locations. Escape stairs in key locations are equipped to support healthy, easy access to Ground Level.

A balance is supported in the land use mix with space for office and a range of residential apartments. The office has capacity to be tenanted with smaller suites as demanded by the market. The residential apartment range allows for the inclusion of affordable housing on leasehold agreement, the design is 'blind' to their subsidised provision and fully integrated into the precinct. Other residential provision is larger than standard, aimed at a wide variety of household make-up including younger families.

The residential cluster combined with Paper Trail Gardens forms its own discrete elevated village where neighbour engagement is encouraged. The Garden will be secured for safety and security between midnight and 6am.

The Village Alphington celebrates the vibrancy of its mix at Village Square, a sheltered, sunny place for community meeting, events and dining, described in detail in 06 Public Realm. The adjoining Terrace on Level 1 partners with Village Square to provide a neighbourhood address and social extension of the civic uses and the Paper Trail Gardens journey.



Figure 5.0.1 The Goods Line, Elevated Pedestrian Connection



Figure 5.0.2 Central Park Sydney, Mixed-Use Event & Meeting Place



Figure 5.0.3 Eastland Shopping Centre. Civic Event meeting place

5.0 PLACEMAKING

A DAY IN THE LIFE AT THE VILLAGE ALPHINGTON

The Village Alphington is modelled on the best of urban city living in a vertically compact precinct. Due to the range of uses there will be daily interaction between those living, working, learning, shopping, relaxing and meeting at The Village Alphington.

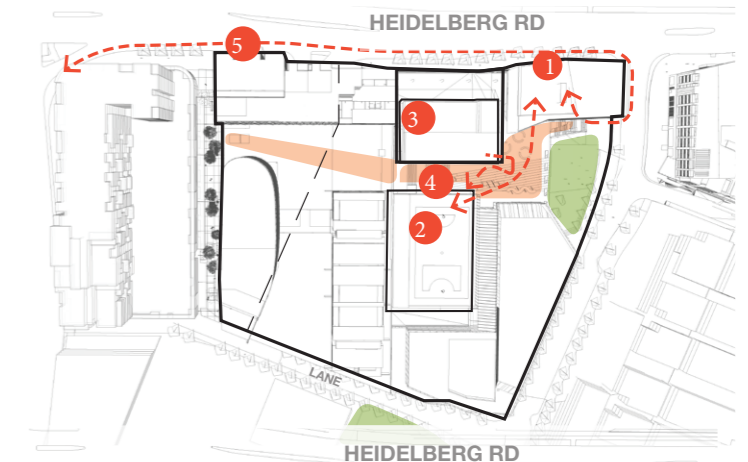


Figure 5.0.4 Village Square



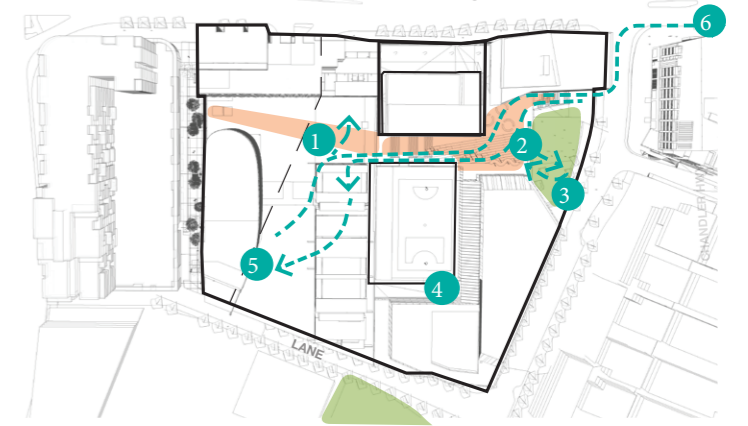
Year 5 Student
Jeremy, 10

- 1. 7:45 Arrives by bike
- 2. 8:00 - 9:00 Before school community sport
- 3. 9:00 School
- 4. 15:00 Outdoor play & afterschool snack
- 5. 17:00 Bike ride home



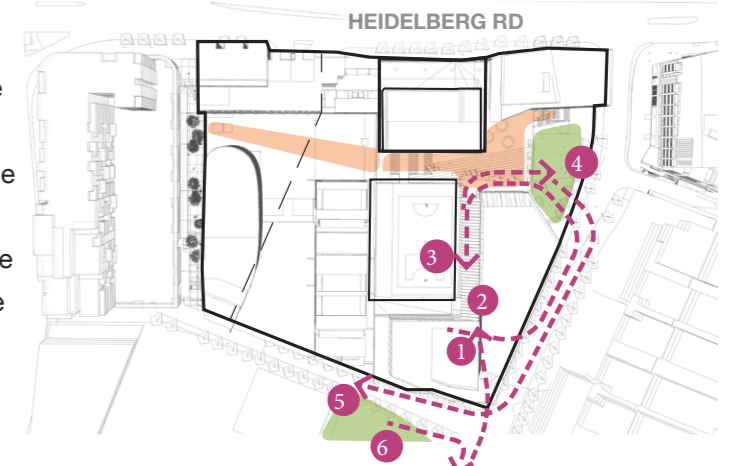
Young Couple
Simon, 32 & Jen, 27

- 1. 8:00 Weekend wakeup
- 2. 10:00 Brunch
- 3. 12:00 Relax and spectate, Outdoor Event Space
- 4. 14:00 Grocery shopping
- 5. 16:00 Return home, enjoy afternoon sun
- 6. 19:00 Catch the train to the city for dinner



Neighbourhood Shopper
Jenny, 50

- 1. 10:00 Walk to local
- 2. 10:10 Buy produce in the marketplace below
- 3. 10:30 Wander into Arcade for some shopping
- 4. 11:00 Enjoy a coffee while looking out to the Square
- 5. 11:30 Meander around and sit in the park
- 6. 12:00 Walk home



Office Worker
Marie, 33

- 1. 8:50 Bus commute
- 2. 9:00 Work
- 3. 13:00 Buy lunch
- 4. 13:10 Enjoy quiet reading time in the sun
- 5. 14:00 Return to work

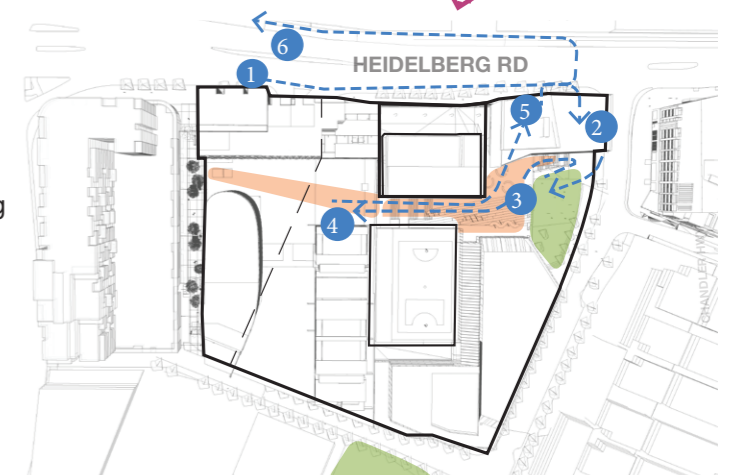


Figure 5.0.5 Day in the life of Village Alphington

5.1 LAND USE MIXED-USE VIBRANCY

Staging – Stage 1-Retail and Stage 2-Residential refers to likely sequencing of the construction and opening phases of the overall development.

Commercial tenancies being considered include: large gymnasiums, early learning centre (approx 120 child), medical centres and associated specialist services, a variety of office spaces.

Retail – The proposal is in accordance with the DP and includes the 2 supermarkets, 1 mini major and a range of food and beverage and specialty retail tenancies. Refer 8.2 retail precincts for tenancy mix description.

Multiple programmes have been consolidated into a vertical stacking of layers, connected by shared vertical cores and central open space. In doing this, The Village Alphington aims to create vibrancy, through the social diversity and inclusive interaction this encourages.

The proposed open spaces facilitate entry points for different users to ensure their overlapping circulation and subsequent mixed-use vibrancy. Village Square provides primary entry points to the Terrace, and into retail, food and beverage and commercial uses. The Terrace continues the public pedestrian link to Paper Trail Gardens, whilst providing entries to the school and community facility. Paper Trail Gardens completes the public link to Outer Circle Mews, and provides residential entry points.

The Machinery Hall houses a grand multi-storey void space that forms a visual connection between retail, food and beverage, commercial and community users, delivering its own atmosphere of communal diversity.

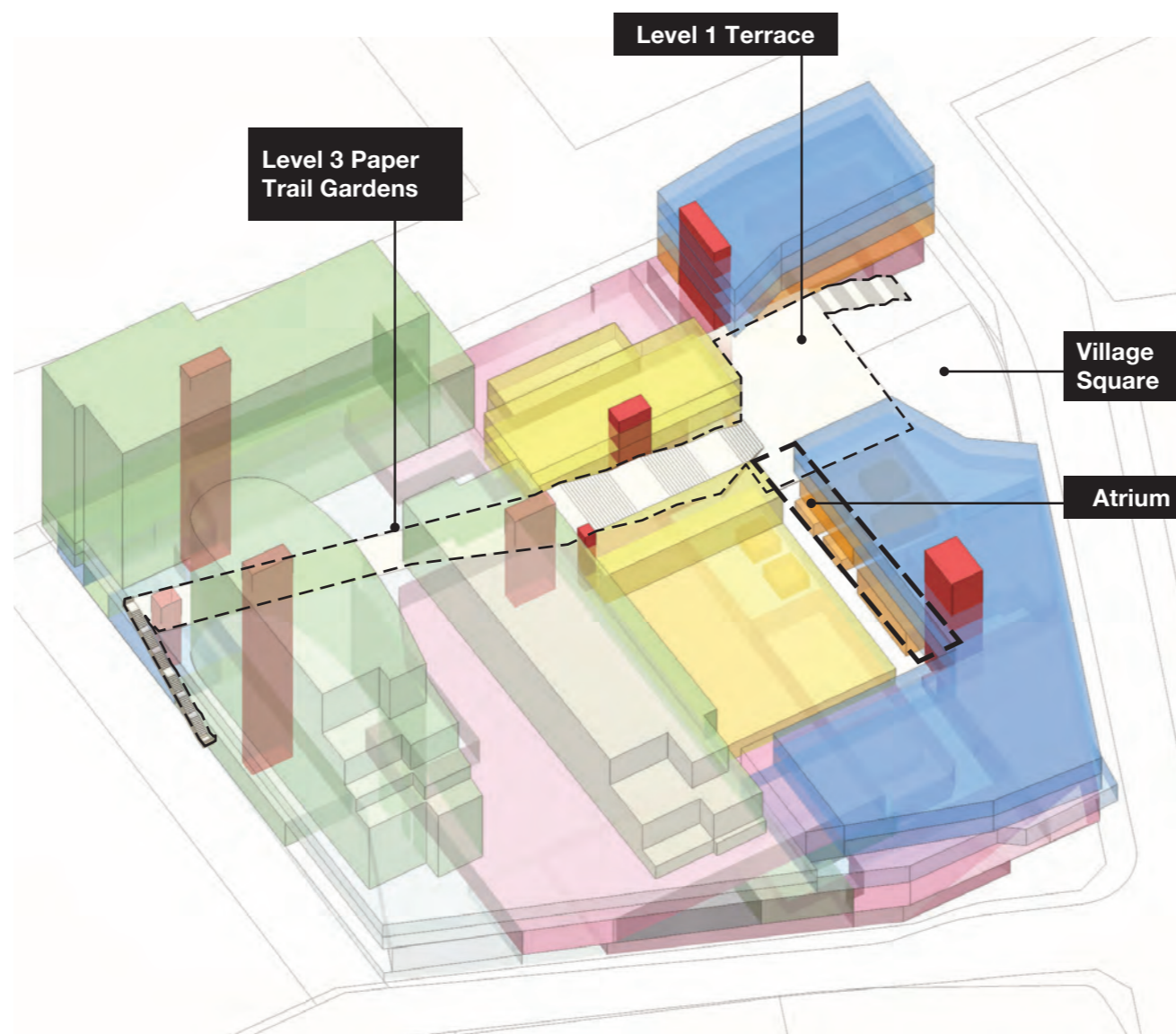
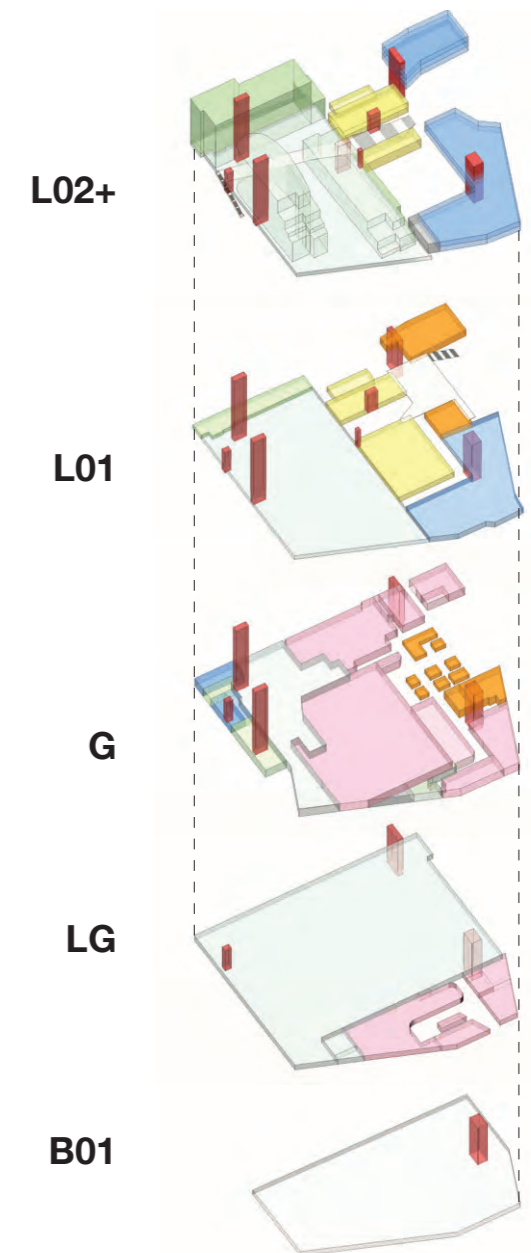


Figure 5.1.1 Mixed use assembly

- Key**
- Retail
 - Food & Beverage (indicative only)
 - Commercial
 - Community/ School
 - Residential
 - Vertical Core
 - Carpark



5.1 LAND USE

MIXED-USE VIBRANCY

The Economic Assessment report that is a supporting document to DP 2016 identified a substantial under provision of retail facilities within the identified main trade area.

Council and the community indicated a desire for a Neighbourhood centre within the site that serviced the day to day needs of its residents and nearby neighbours. The Housing Diversity Report identified the need for various dwelling types and the provision of affordable housing. The Community Infrastructure Assessment reflected some shortfalls in council facilities within the area.

The development proposal set out in this application meets all of the recommendations, dwelling constraints and area constraints set out in these reports.

It is a genuine mixed use development where the retail, residential, and community facilities integrate to form a cohesive environment.

All floor areas, dwelling types and numbers are consistent with the DP 2016.

Stage 1: Retail

USE	AREA
Supermarkets (NLA)	6,065 m ²
Shop (NLA)	4,134 m ²
Food & Drink (NLA)	2,286 m ²
Commercial - Office (NLA)	3,412 m ²
Commercial - Child Care (Internal NLA)	1,189 m ²
Commercial - Gymnasium (NLA)	1,928 m ²
Commercial - Medical (NLA)	2,366 m ²
Community Centre (internal area)	2,000 m ²
Community - School (internal area)	2,641 m ²

Stage 2: Residential

APARTMENT TYPE	NO. APARTMENTS
1BR	34
2BR	112
2BR + Study	51
3BR	84
TOTAL APARTMENTS	281

Figure 5.1.2

5.2 HERITAGE

The design for the public realm framework expresses the interpretation themes set out in the Alphington Paper Mill Development Plan.

It expresses historic narratives of Paper Manufacturing and Transport (rail siding). These themes are utilised to establish identity, connections and distinguishing characters between public realm spaces.

PAPER MANUFACTURING

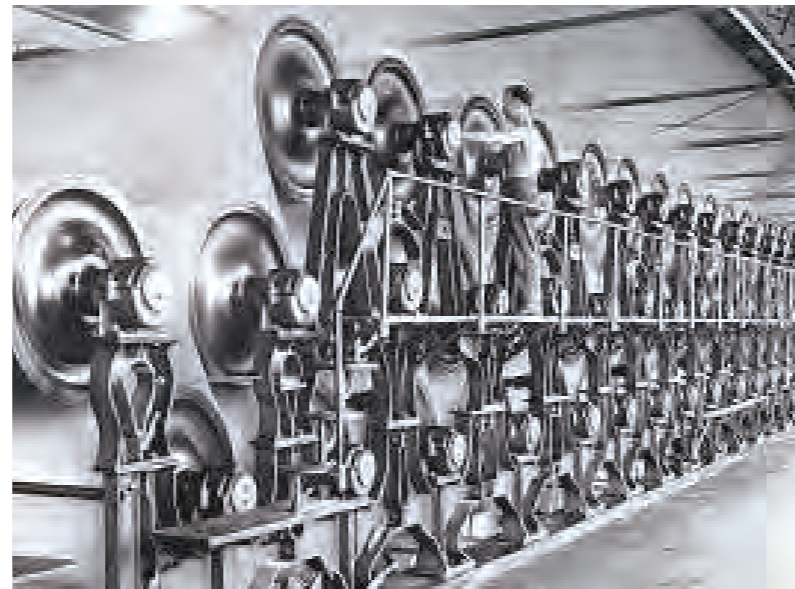
The interpretation theme of Paper Manufacturing connects the Outer Circle Mews to The Village Square via The Terrace (L1) and the Paper Trail Gardens (L3). This theme is materialised through:

- » The reuse of machinery elements within the Public Realm
- » A continuous steel inlay / landscape element that physically connects open spaces between The Outer Circle Mews and The Village Square. This also functions as a wayfinding device across levels.
- » Spatial arrangement and design geometries are generated from paper making roller machines.

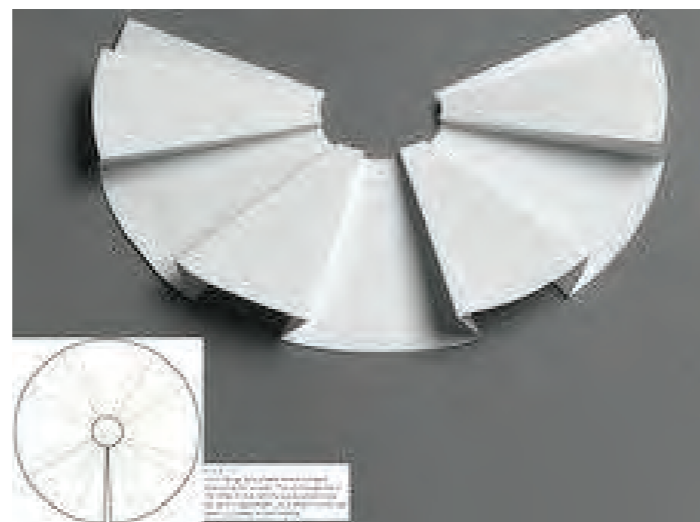
TRANSPORTATION

The theme of Transportation applies to The Outer Circle Mews connecting Heidelberg Road to the Access Lane. This theme is materialised through:

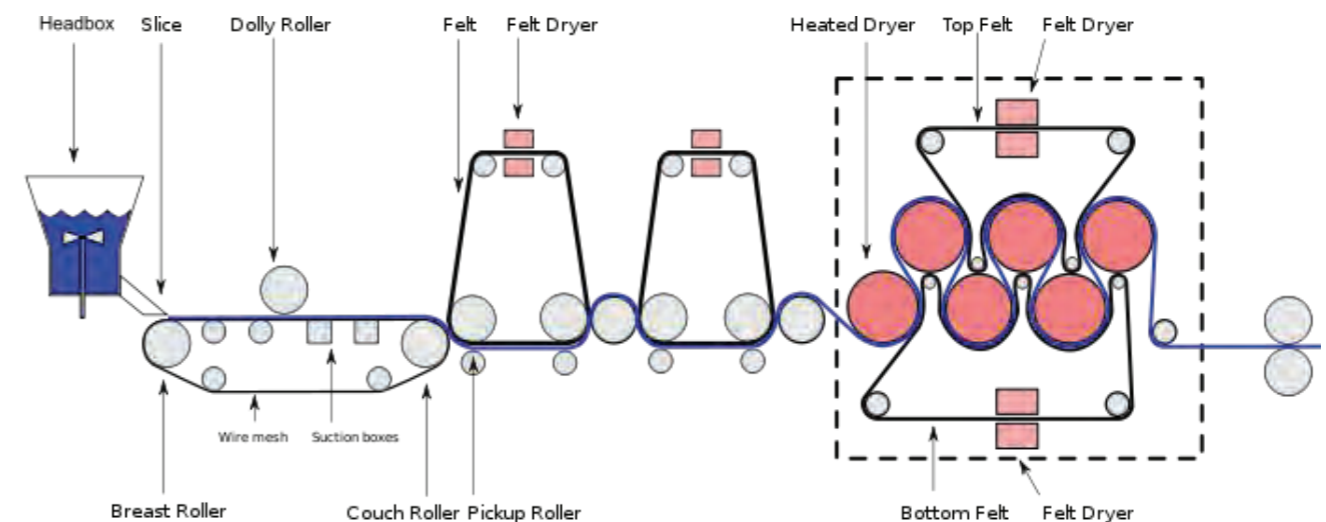
- » The expression of the pragmatic, standardised character of rail landscapes through the application of simple, robust and honest materials and geometries
- » Design of furniture elements to represent platform and cargo elements with the intention to subtly connect the narrative of the exchange with the paper making process.



Historic Photo & Salvaged Site Artefacts



Interpretation References



Refer to accompanying Site Interpretation Plan by Lovell Chen and Wayfinding & Interpretation Strategy Report by Urban & Public.

5.2 HERITAGE

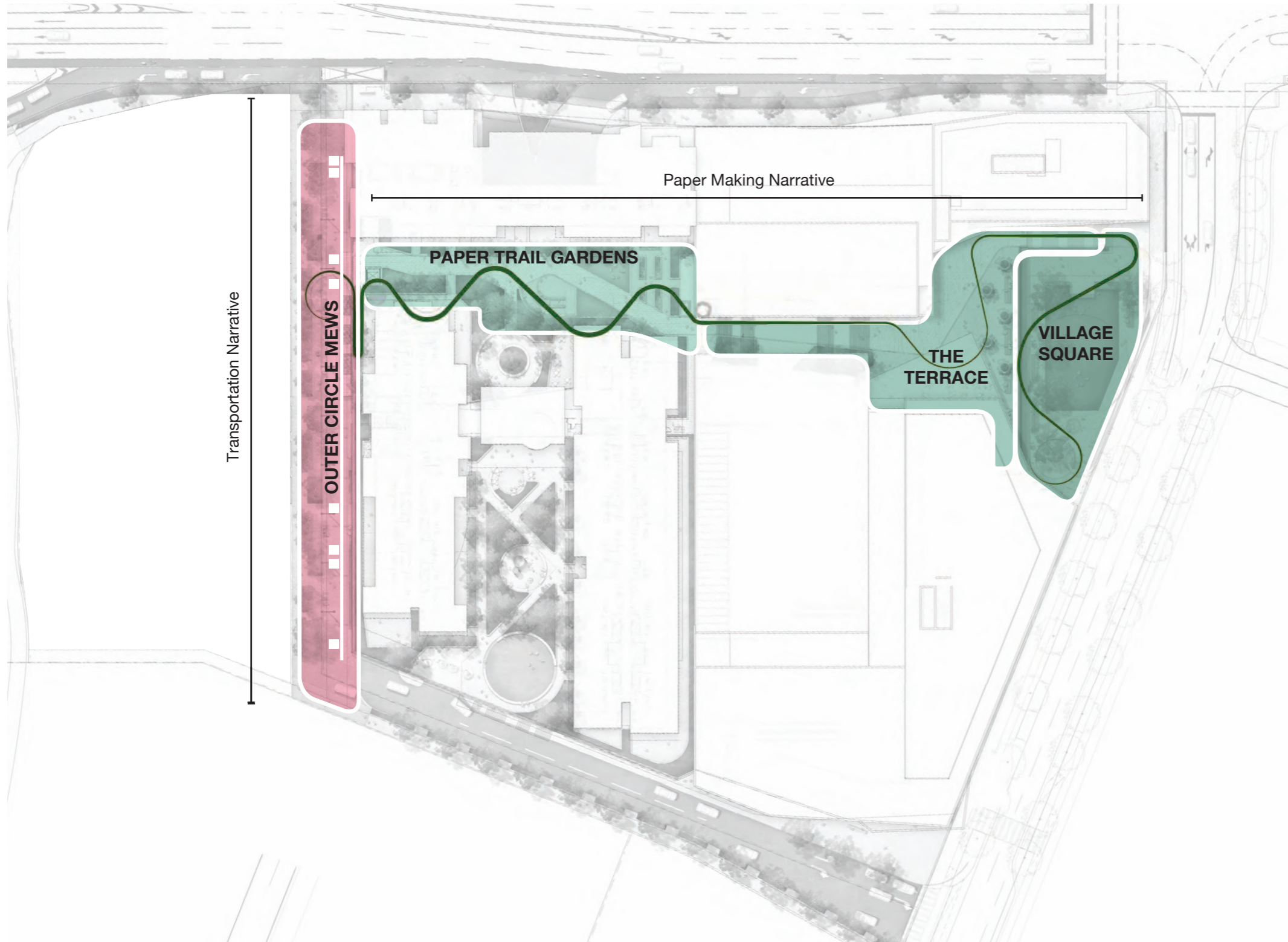


Figure 5.2.2 Diagram: Heritage Interpretation Informs Public Realm Narrative

Refer to Aspect technical drawing set for levels. Levels shown on Urban Design Report are indicative only.

5.3 GOVERNANCE

5.3.1 VILLAGE SQUARE

This element of open space has been created with the specific intention of being handed over to the City of Yarra on its own title as part of the site wide open space strategy.

Even though the City of Yarra will be the freehold owner of the space with ongoing responsibility for management and maintenance of the space, it is envisaged that there will be a high level of cooperation between the City of Yarra and the retail owner in the engagement with the local community over the use of the space.

This coordination should encourage the frequent use and shared benefit of a meeting place for the local community, including a range of uses and programs designed to promote community activities. The 'shared' management of the Village Square will involve an agreed representation of the following key stakeholders:

- » City of Yarra
- » The Village Alphington centre management (incl traders)
- » Alphington Primary School

5.3.2 TERRACE

The Terrace supports a multiplicity of functions in addition to a prominent role as the public pedestrian movement east-west through the core of the site. The Terrace is a front door address to the community centre and school.

The Village Alphington owners corporation management structure shall administer the space.

The proposed Village Square Charter will establish details of access agreements over the Terrace as required.

5.3.3 OUTER CIRCLE MEWS AND ACCESS LANE

Outer Circle Mews - Publicly accessible laneway with unencumbered 24hr access. Minimum 4m clear path for pedestrians and cyclists. Supports access to major lobby entries. Maintained through The Village Alphington owners corporation.

Paper Trail Gardens – publicly accessible link at Level 3 between Village Square and Outer Circle Mews. Access with stairs and lifts at either end 18hr (6am to midnight) 365 days. Maintained through The Village Alphington owners corporation.

Access Lane – This is a private road that provides vehicular access to Lot 2B carpark areas (both private and public) and to Lot 2A carpark. It contains a 2.5m wide footpath to the south of the road that provides an important pedestrian link from Latrobe Ave to Chandler Hwy and connectivity to the adjoining land to the south. Ongoing maintenance of this land is shared jointly by the owners of Lot 2A and Lot 2B, through the establishment of shared easements on title.

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Salamanca Place
Hobart

06 Public Realm

6.0 PUBLIC REALM

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The Village Alphington is a community destination, a place of commerce and exchange, a learning centre and a residential neighbourhood. The public realm proposal has been designed to incorporate high quality amenity for users of all ages and allows for a range of different activity modes.

The suite of public realm spaces are tiered throughout The Village Alphington development. The Public Realm is connected through distinctive landscape narratives, a curated materials palette and interpretation elements.

Public realm spaces include:

- » Village Square
- » The Terrace
- » Paper Trail Gardens
- » Outer Circle Mews
- » Heidelberg Road streetscape interface
- » Access Lane

Refer to accompanying Landscape Drawing Set for further information.

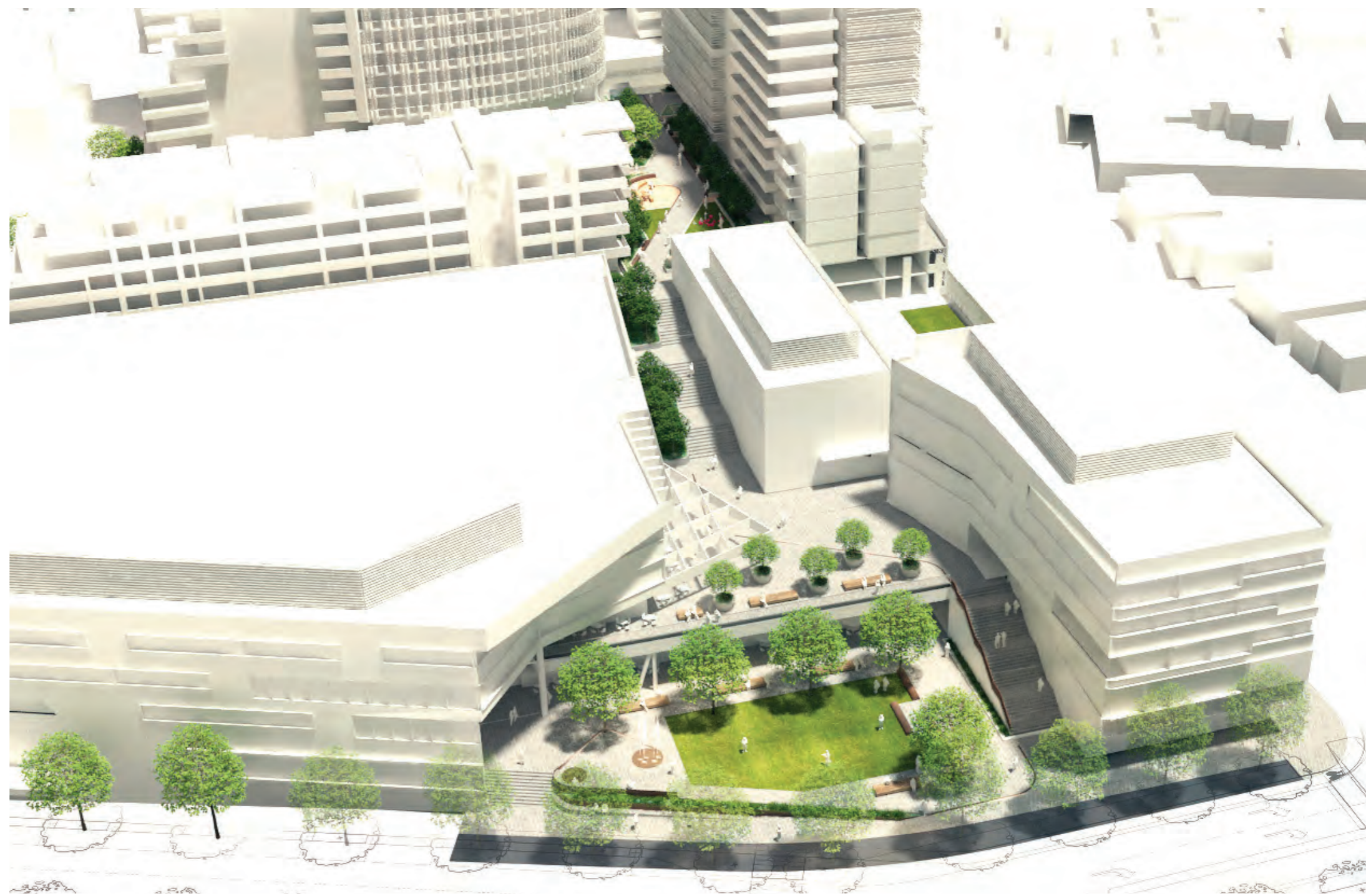


Figure 6.0.1 Illustrative Image: Bird's eye view of The Village Square through to the Paper Trail Gardens

6.0 PUBLIC REALM



 **Figure 6.0.2** **Diagram: Public & Private Realm Landscape**

Refer to Aspect technical drawing set for levels. Levels shown on Urban Design Report are indicative only.

6.1 VILLAGE SQUARE & TERRACE

ASPECT Studios™



Figure 6.1.1 Illustrative Image: The Village Square

6.1 VILLAGE SQUARE & TERRACE

THE VILLAGE SQUARE

Positioned near the intersection of Heidelberg Road and Latrobe Avenue, The Village Square is a welcoming civic heart to both the immediate and broader community.

The Village Square has been designed to offer flexibility of use, to function as a canvas for public life. The lawn area has been maximised with surrounding paving to facilitate pedestrian circulation and food and beverage patron spill out around the central lawn. A small paving area to the south of the space provides hardstand for events and a water feature provides daily delight and play opportunity.

To maximise flexibility of the Village Square, gradients within the space have been limited to no greater than 1:40. Level changes have been consolidated into an articulated condition to Latrobe Avenue. A series of steel walls and seat/walls collect contours and sweep around a pivot point to the south of the square. This expression of geometries and implied rolling of landscape elements is representative of the subtle integration of paper making narratives.

Furniture elements have been carefully considered to offer a range of seating opportunities while minimising urban clutter. Oversized bench seating subtly defines the boundary of council land and allows people to sit facing the restaurants and cafés or into the square. Salvaged paper rollers are set into the northern extent of the lawn. These provide informal seating, play and interpretation elements.

Medium/ large deciduous trees are planted into ground along the western edge of The Village Square to provide summer shade over seating and lawn. The trees also mediate the scale change from within the F&B court and external landscape.

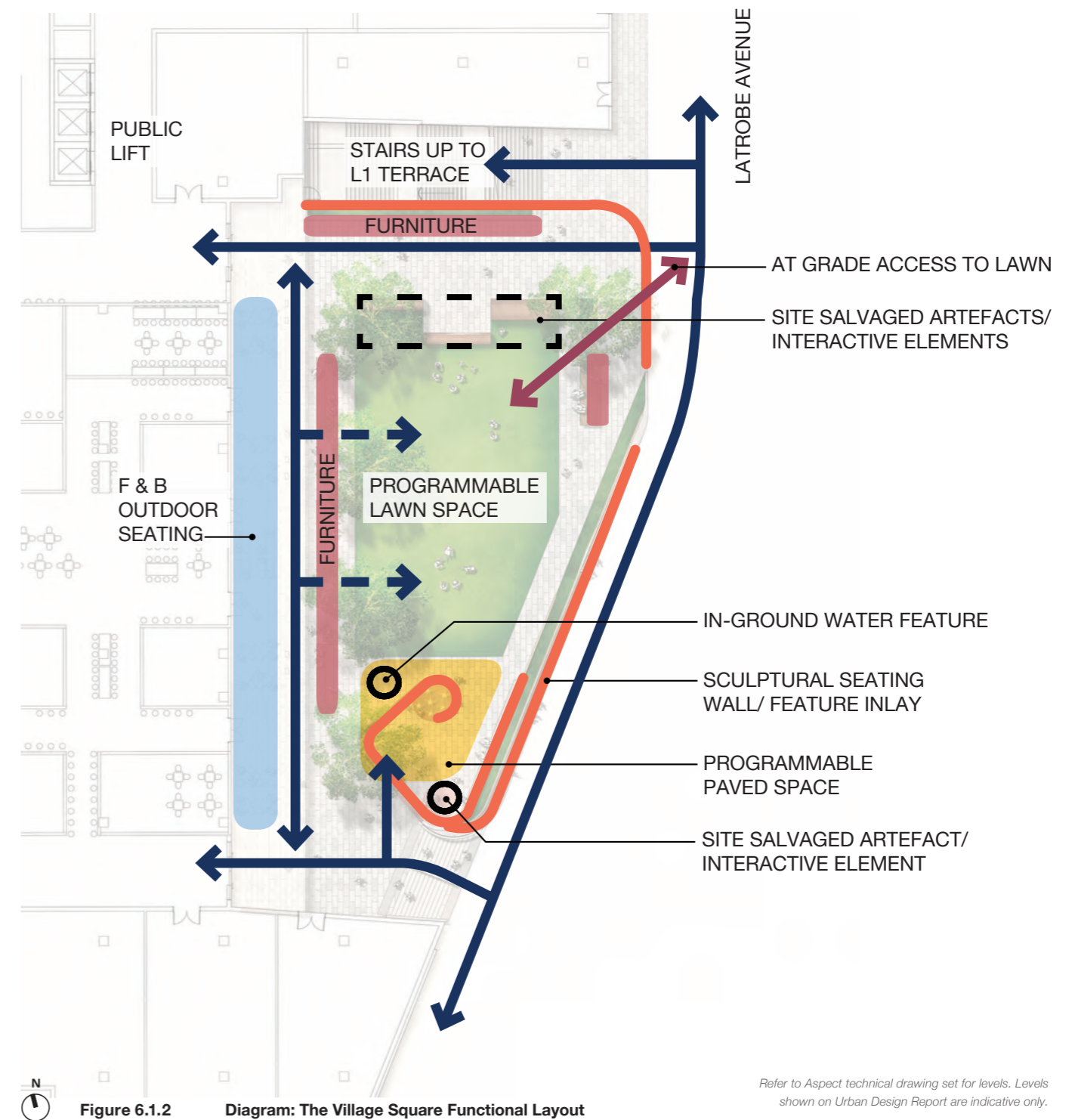


Figure 6.1.2 Diagram: The Village Square Functional Layout

Refer to Aspect technical drawing set for levels. Levels shown on Urban Design Report are indicative only.

6.1 VILLAGE SQUARE & TERRACE

KEY ELEMENTS

- 01 Heritage interpretation/ wayfinding element (steel paving inlay to vertical element transition)
- 02 Salvaged artefact paper rollers
- 03 Bluestone pavement
- 04 Double sided timber benches (including back & armrests)
- 05 Lawn area
- 06 Low garden bed
- 07 Rolled steel blade retaining wall
- 08 Precast concrete wall
- 09 In-ground water jets in a grate
- 10 Bluestone clad steps with handrails
- 11 Bluestone clad staircase to Level 1 Terrace
- 12 Food and beverage spill out under canopy
- 13 Extent of Level 1 Terrace above



02 Site Artefact: Salvaged Paper Rollers



04 Precedent: Double Sided Timber Benches



09 Figure 6.1.3 Benchmark: In-Ground Water Feature

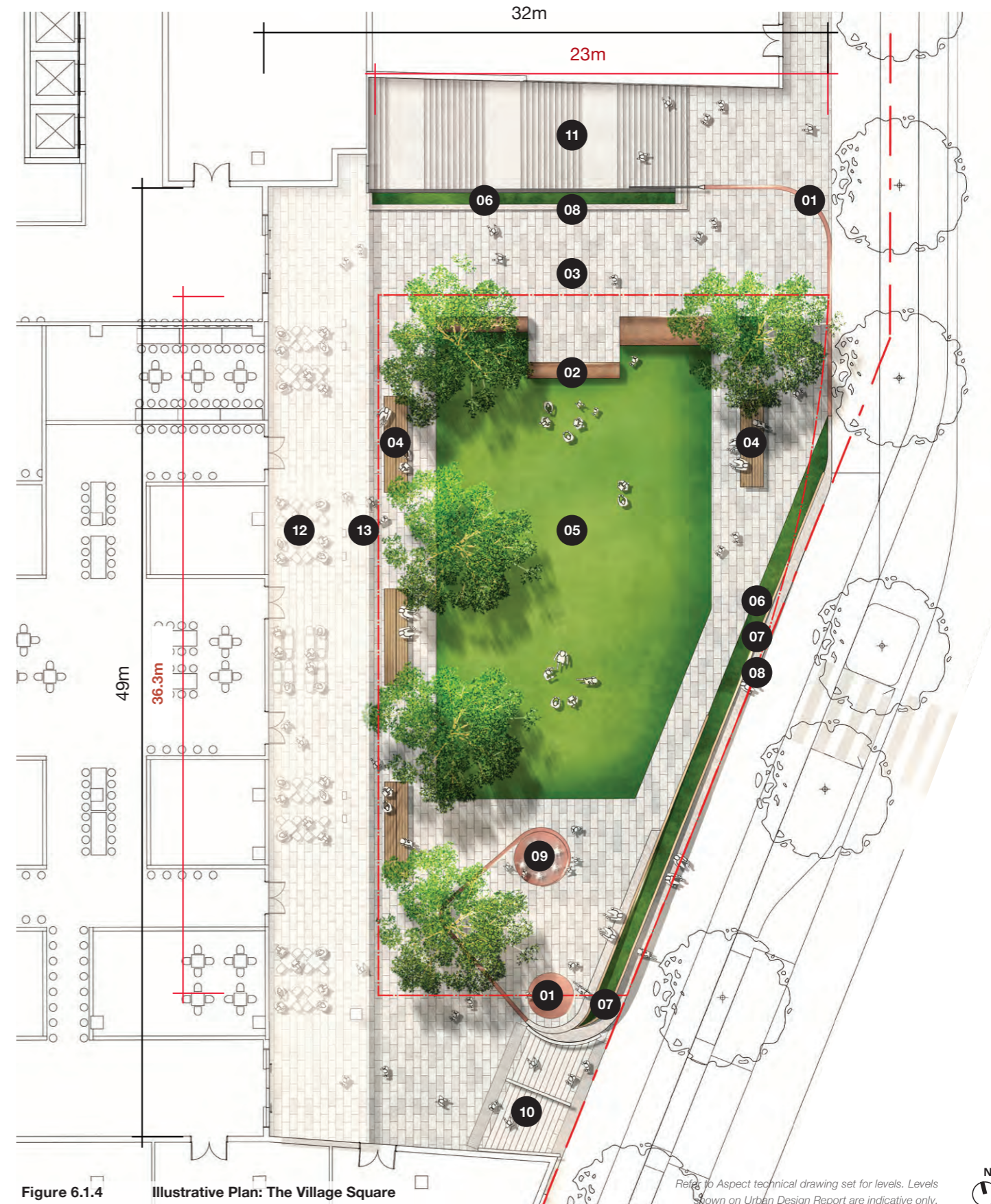


Figure 6.1.4 Illustrative Plan: The Village Square

Refer to Aspect technical drawing set for levels. Levels shown on Urban Design Report are indicative only.

6.1 VILLAGE SQUARE & TERRACE

THE TERRACE

The Terrace forms the western elevated half of The Village Square. It functions as a community forecourt for the new Alphington Primary School, retail tenancies and the new City of Yarra Community Centre.

Generous public benches are located along the eastern balustrade providing users respite and views through tree canopies and over the Village Square lawn below. Raised planters provide splashes of vegetation with large expanses of hard stand areas providing a sense of generosity to the space.

While functioning as a space in its own right, The Terrace has strong visual and physical connections down to The Village Square to the east and up to The Paper Trail Gardens on Level 3. Generous stairs connect between levels with lift access provided within the buildings. The steel paving inlay references the paper making process and strengthens way-finding between the elevated landscapes.

The design of The Terrace is expected to evolve with the further detailed design of the new Alphington Primary School.

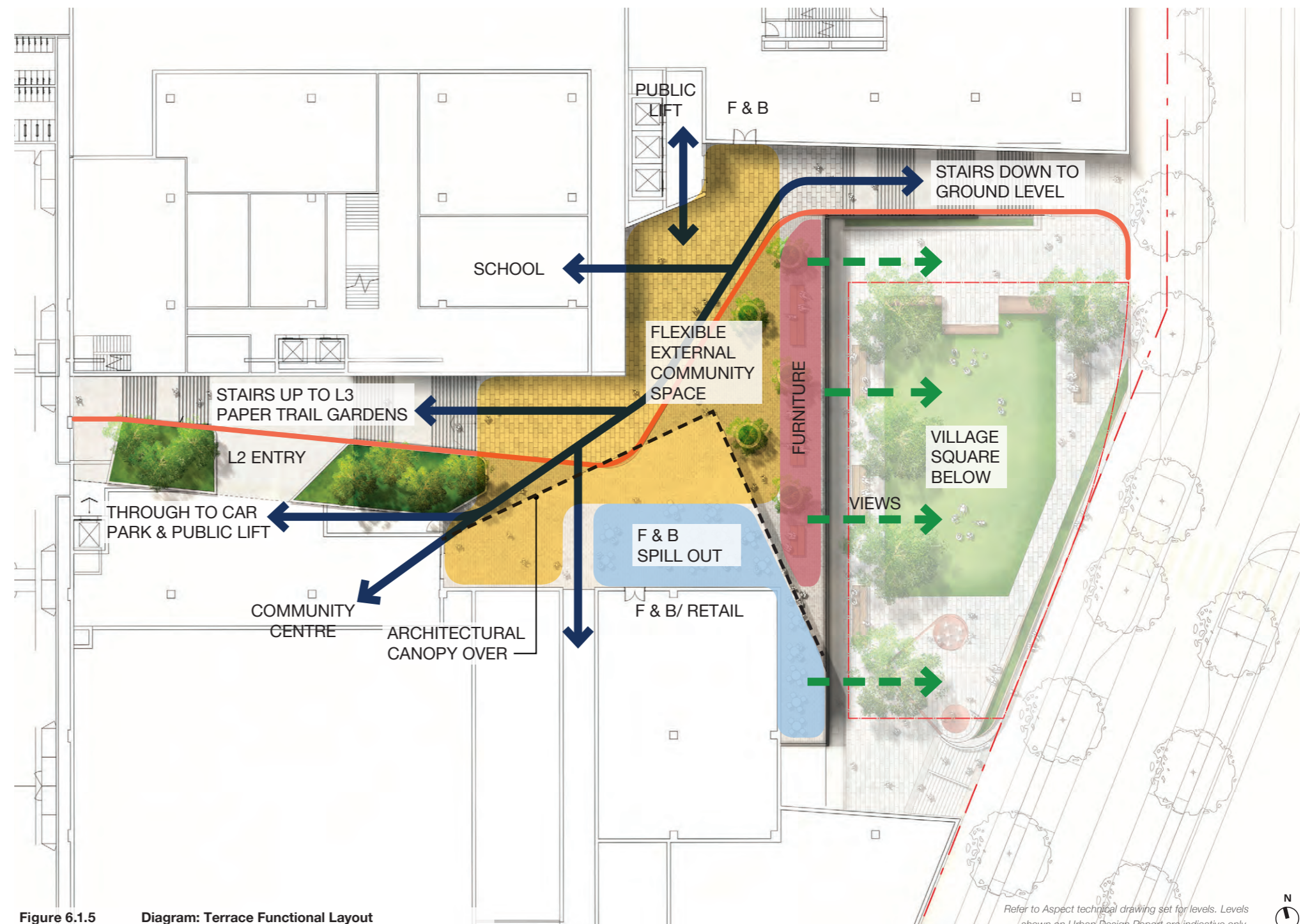


Figure 6.1.5 Diagram: Terrace Functional Layout

Refer to Aspect technical drawing set for levels. Levels shown on Urban Design Report are indicative only.

6.1 VILLAGE SQUARE & TERRACE

KEY ELEMENTS

- 01 Bluestone clad steps
- 02 Bluestone pavement
- 03 Bluestone setts
- 04 Double sided timber benches (including backrests)
- 05 Paper making interpretation/ wayfinding element (a continuous steel inlay to hand rail transition)
- 06 Outdoor cafe seating with architectural canopy over
- 07 Small trees with low planting in pots
- 08 Bluestone clad steps up to Level 3 Paper Trail Gardens
- 09 Raised planter integrated into the staircase

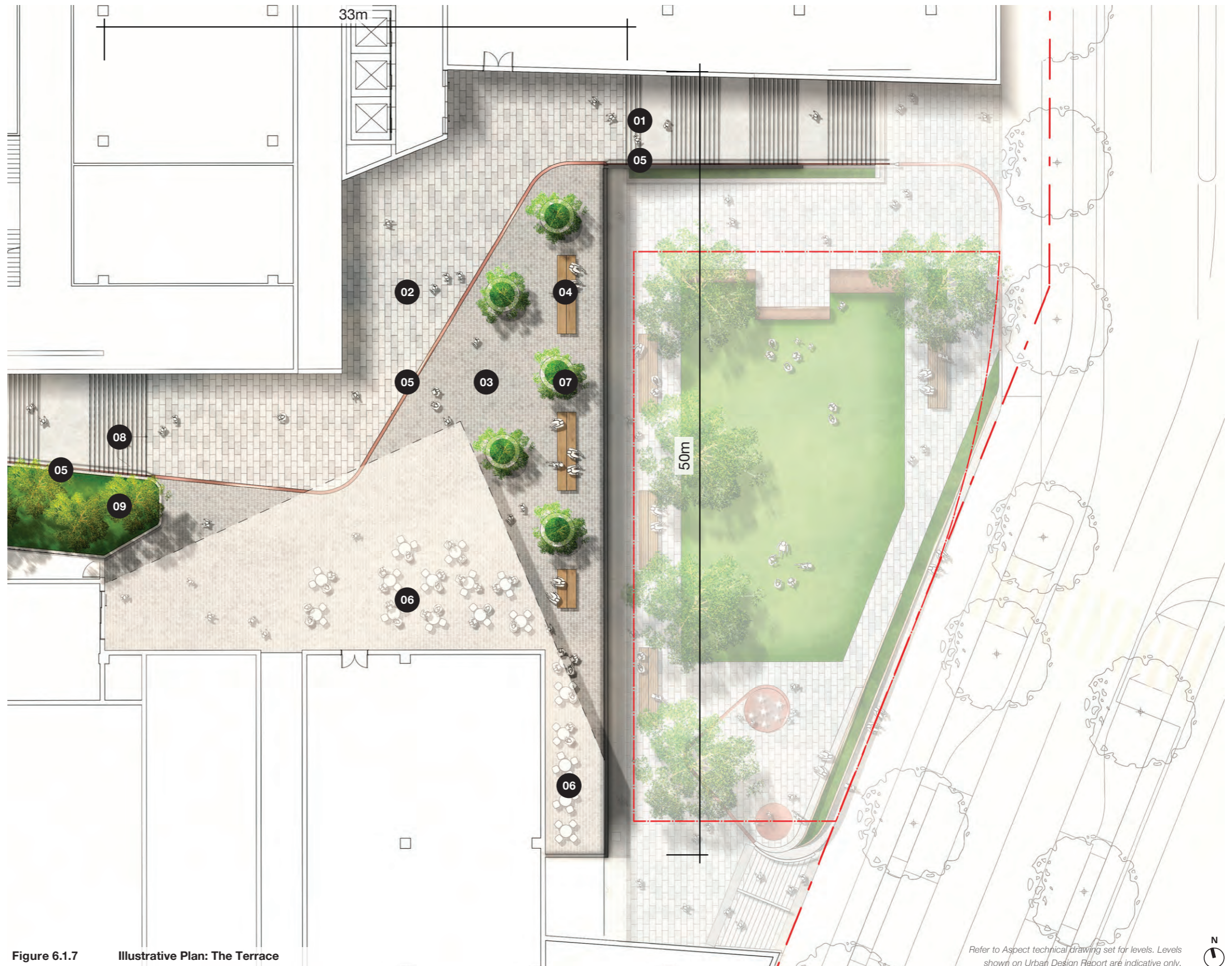


Figure 6.1.7 Illustrative Plan: The Terrace

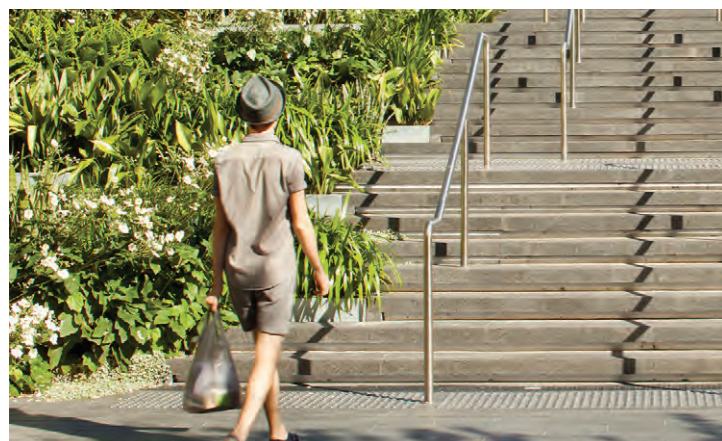


Figure 6.1.6 Precedent: Planting & Stairs

Refer to Aspect technical drawing set for levels. Levels shown on Urbafu Design Report are indicative only.

6.1 VILLAGE SQUARE & TERRACE

MATERIALS & FURNITURE PALETTE

The Public Realm materials palette folds in the site's industrial paper production heritage by utilising robust, honest and timeless materials.

Rolled steel walls, steel paving inlays and handrails are designed to read as an interpretive marker of the Paper Trail – a continuous steel design language rolling around vertical and horizontal planes to physically link the series of elevated landscape spaces from The Village Square to The Outer Circle Mews.

Bluestone paving is consistent throughout the public realm between the Paper Trail Gardens and the Village Square. Variation in paving unit size is proposed to The Terrace to express the steel inlay (referencing the paper manufacturing) and give a finer grain to the southern half of The Terrace.

A precinct wide furniture palette is under development subject to coordination with Glenwill. The intention is to unify the public realm throughout the greater site through a consistent design language.



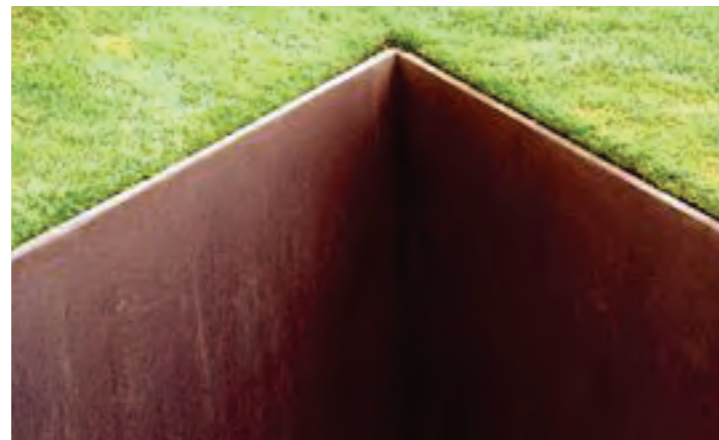
Bluestone Flagstones



Bluestone Setts



Steel Handrail Return



Steel Wall



Concrete Seat Wall



Steel Paving Insert



Benchmark: Timber Benches & Seats With Backrests



Benchmark: Lighting, Bicycle Hoops & Drinking Fountain



Figure 6.1.8

6.2 PAPER TRAIL GARDENS

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Figure 6.2.1 Illustrative Image: Paper Trail Gardens

6.2 PAPER TRAIL GARDENS

PAPER TRAIL GARDENS

The Paper Trail Gardens is an elevated public connection between The Outer Circle Mews and The Village Square. The Gardens provide green contemplative spaces for residents and the public.

The level 03 space utilises common public realm material language shared with The Terrace, The Village Square and the generous stairs that connect each space. 3.5m wide (minimum) Bluestone paving marks public through-fare and secondary brick paving defines residential entries and areas of occupation.

Kitchen gardens, lawn and a communal eating area encourage community interaction and passive surveillance during publicly accessible hours. Both residential towers and Level 03 units have public address to The Paper Trail Gardens to encourage passive surveillance and interaction between residents and the public.

Planting is maximised throughout to enhance the sense of green and ecological attributes.

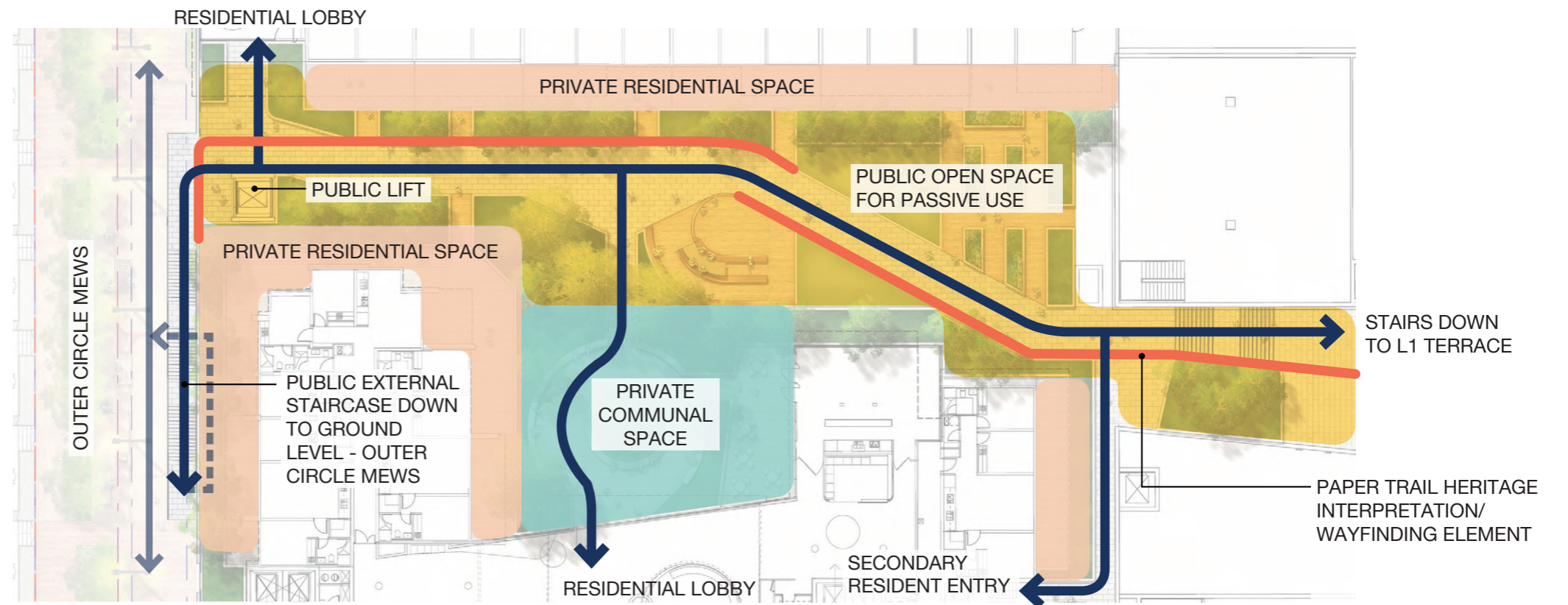


Figure 6.2.2 Diagram: Paper Trail Gardens Functional Layout



6.2 PAPER TRAIL GARDENS

KEY ELEMENTS

- 01 Bluestone clad steps connecting Level 1 - 3
- 02 Bluestone pavement
- 03 Communal kitchen gardens
- 04 Garden/ potting shed
- 05 Lawn
- 06 Outdoor dining area
- 07 Paper making heritage interpretation
- 08 Raised planter with small/medium trees
- 09 Private terraces
- 10 Public lift and staircase connecting to The Outer Circle Mews
- 11 Brick pavement
- 12 Steel gate with swipe card access

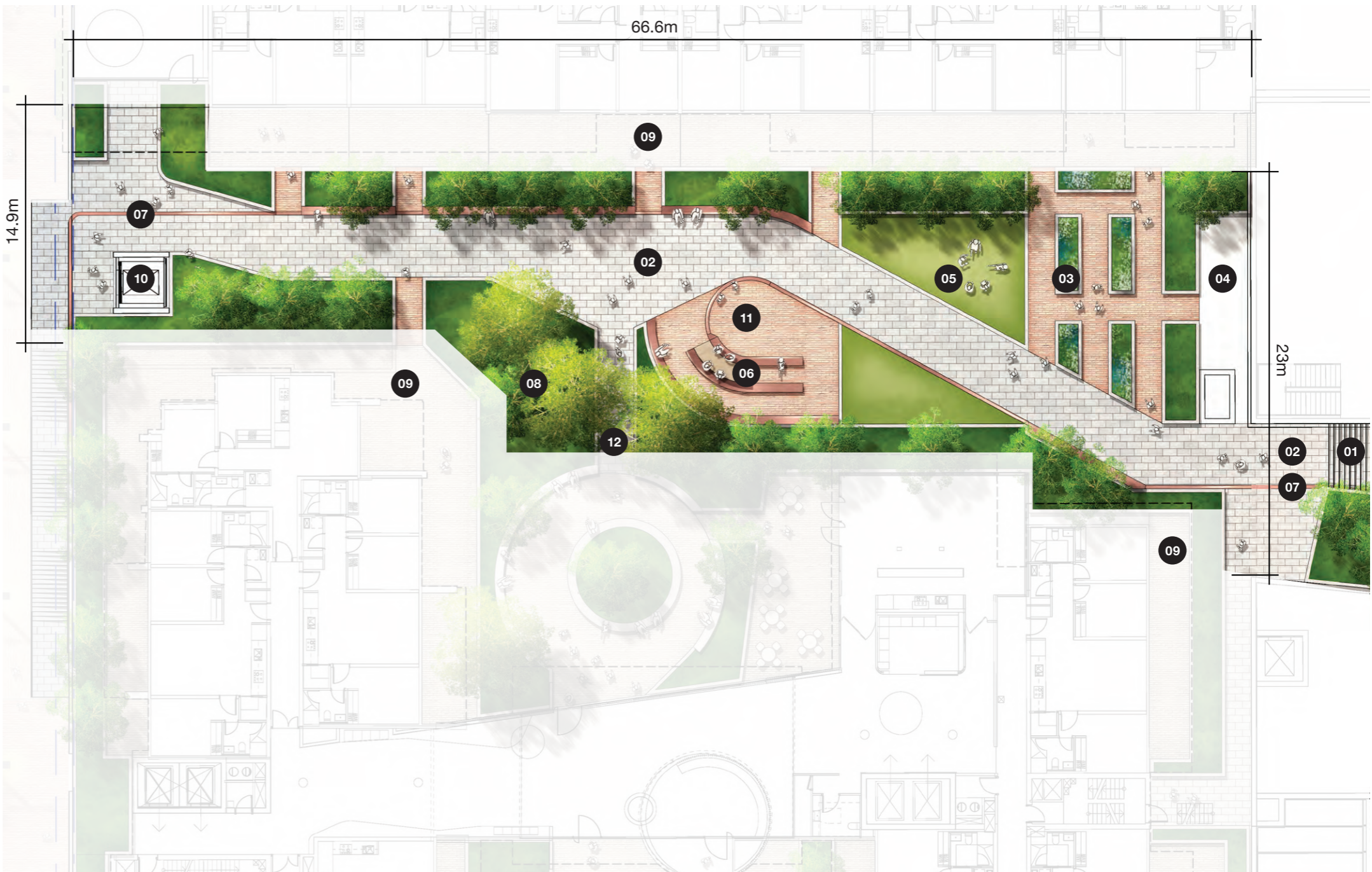


Figure 6.2.3 Illustrative Plan: Paper Trail Gardens

Refer to Aspect technical drawing set for levels. Levels shown on Urban Design Report are indicative only.



6.2 PAPER TRAIL GARDENS



03 Precedent: Raised Kitchen Gardens



05 Precedent: Lawn



06 Precedent: Communal Outdoor Setting



Illustrative View: Paper Trail Gardens

6.2 PAPER TRAIL GARDENS

MATERIALS & FURNITURE PALETTE

The Paper Trail Gardens materials palette includes common public realm material language shared with The Terrace, Village Square and the generous stairs that connect each space together.

A 3.5m wide (minimum) Bluestone paving zone marks the public thoroughfare with a secondary brick pavement to define residential entries and areas of occupation. The brick paving connects with The Outer Circle Mews, representing the historic use of brick on site.

Reclaimed brick from site demolition works is proposed to form the vertical faces of the raised garden beds.



Bluestone Unit Pavers



Narrow Brick Unit Pavers



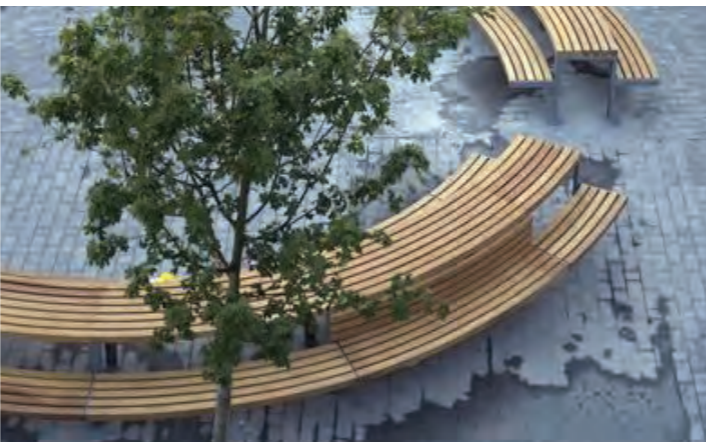
Steel Handrail Return



Feature: Recycled Brick Walls



Steel Paving Insert



Benchmark: Outdoor Setting



Benchmark: Lighting

Figure 6.2.5

6.3 OUTER CIRCLE MEWS



Figure 6.3.1 Illustrative View: Outer Circle Mews Looking Towards Heidelberg Road

6.3 OUTER CIRCLE MEWS

The Outer Circle Mews references the rail siding that historically brought raw materials into and exported paper products from the Alphington Paper Mill site. The proposed Outer Circle Mews provides a pedestrian and cycle link between Heidelberg Road and the Access Lane to the south.

A centralised seating plaza adjacent to the public stair and lift up to The Paper Trail Gardens functions as a focal space providing intuitive way-finding up to the elevated public link to The Village Square. The paper making interpretation steel inlay sweeps down the external public stair and carves its way into the brick pavement in The Outer Circle Mews. This links to seating/ platform elements and evokes the language of rail sidings, subtly connecting the narrative of the exchange of raw materials with the paper making process.

A nod towards the pragmatic, standardised nature of rail and the transport of materials is expressed in the simple, robust and honest materials and geometries utilised throughout the mews.

Generous planting punctuated with seating / informal play platforms gives rhythm and provides moments of occupation along the length of the Mews.

Deciduous trees subtly stagger the length of The Outer Circle Mews book ended by stands of evergreen trees. Under storey planting will be a curated selection of low maintenance grass and low shrubs arranged in a loose wild fashion within defined in ground planters. The wild nature of low planting relates to the forgotten/ wild nature of rail side vegetation.

Pavement grades fall away from buildings into the centre of The Outer Circle Mews. Long drainage falls away from Heidelberg Road towards the Access Lane. Garden beds are passively irrigated by a central drainage line.

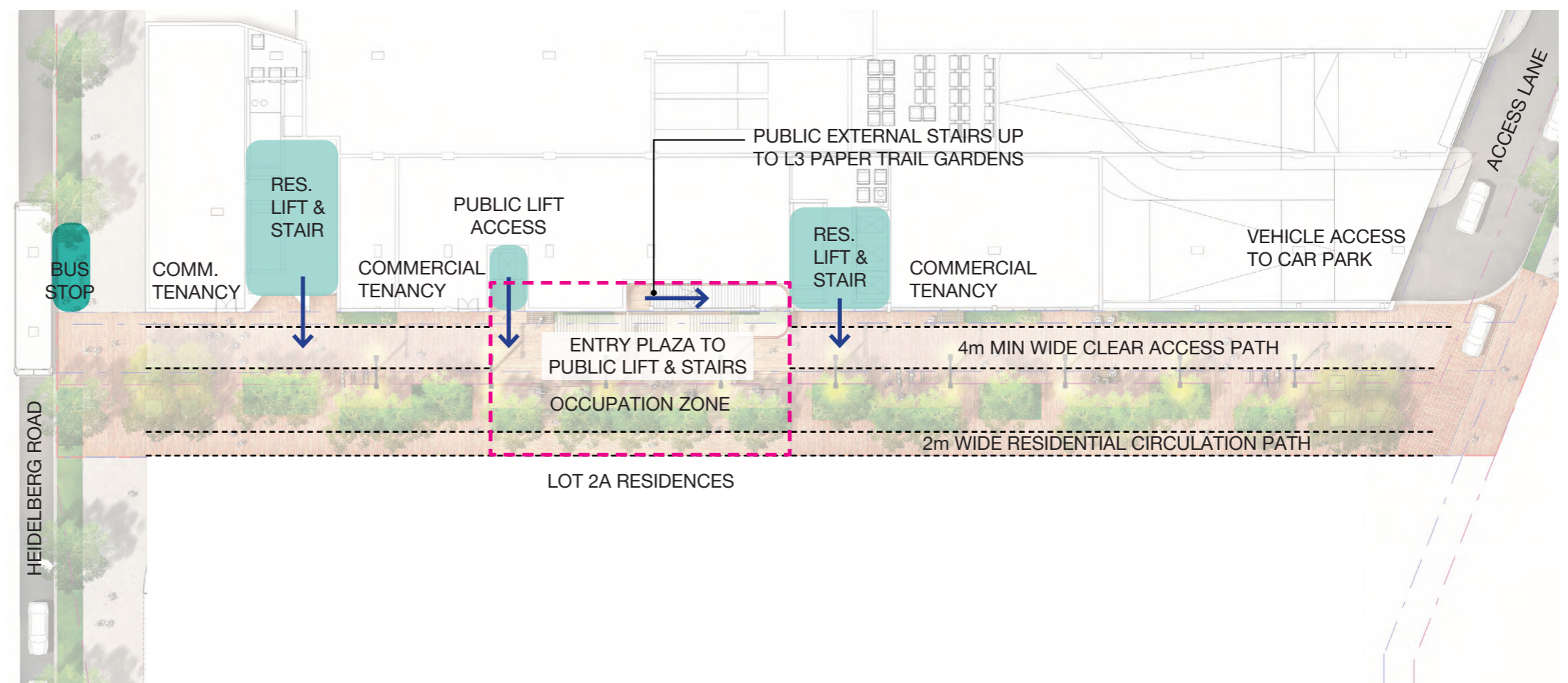


Figure 6.3.2 Diagram: Outer Circle Mews Functional Layout

Refer to Aspect technical drawing set for levels. Levels shown on Urban Design Report are indicative only.



6.3 OUTER CIRCLE MEWS

KEY ELEMENTS

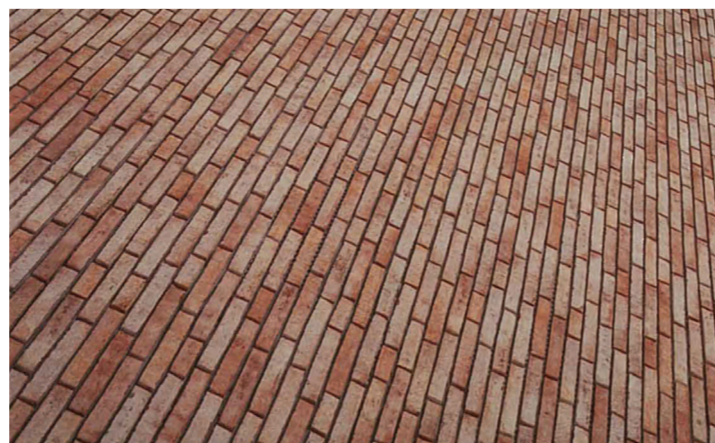
- 01 Brick unit pavement (vehicle grade)
- 02 Paper making interpretation
- 03 Timber pallet benches
- 04 Brick pallet / platform
- 05 Bicycle stands
- 06 In-ground garden bed with deciduous trees
- 07 Evergreen trees in tree grate
- 08 Public lift & stair connection to L3 Paper Trail Gardens
- 09 Residential entry
- 10 Lot 2A Private terraces
- 11 Light poles

MATERIALS & FURNITURE PALETTE

A nod towards the pragmatic, standardised nature of rail transport is expressed in simple, robust and honest materials and geometries.



Precedent: Masonry Platforms



Precedent: Brick Pavement



Figure 6.3.3 Precedent: Timber Pallet Benches

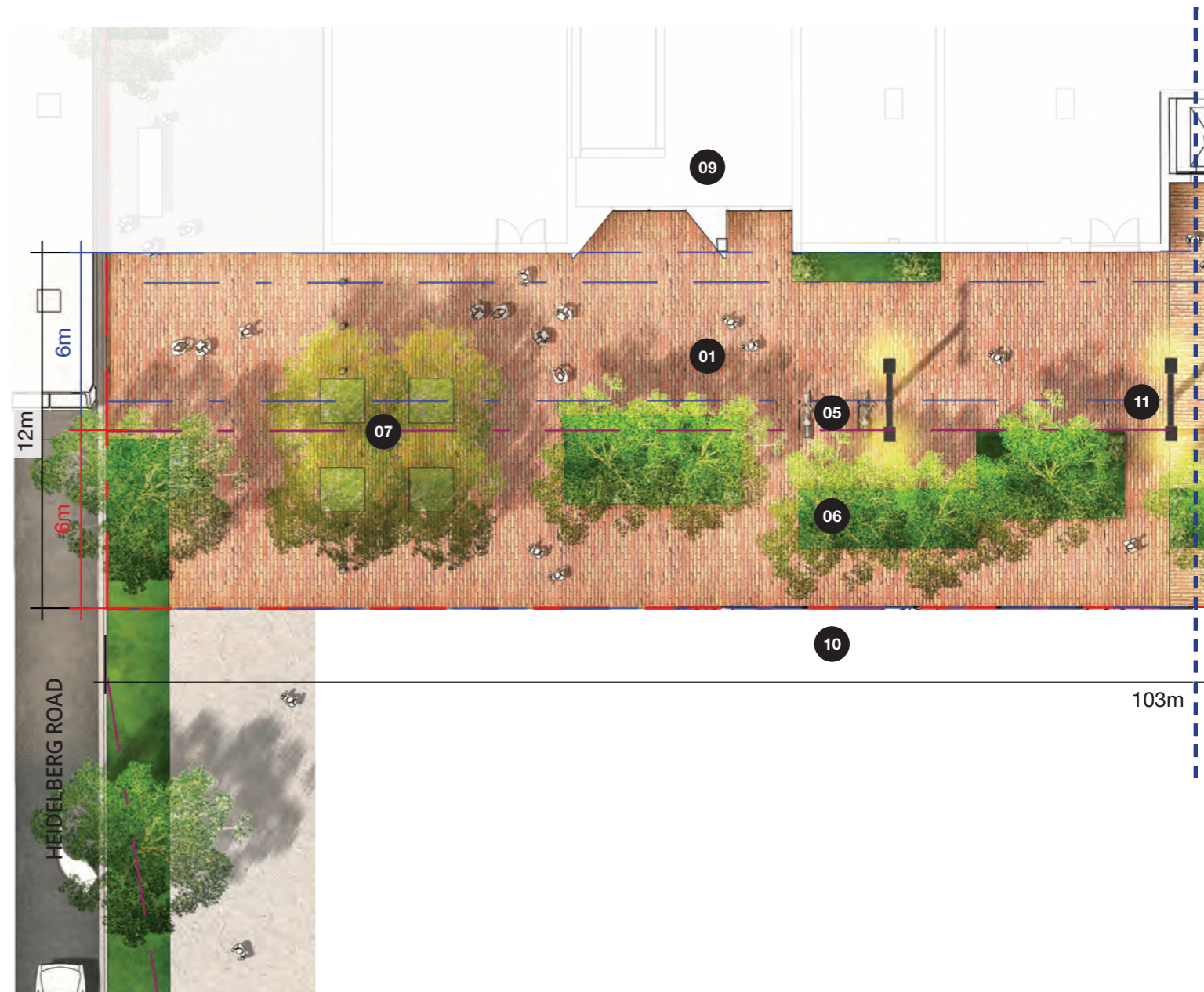


Figure 6.3.4 Illustrative Plan: The Outer Circle Mews

Refer to Aspect technical drawing set for levels. Levels shown on Urban Design Report are indicative only.



6.3 OUTER CIRCLE MEWS



Figure 6.3.5 Benchmark: Lighting, Bicycle Hoops & Bollards

Refer to Aspect technical drawing set for levels. Levels shown on Urban Design Report are indicative only.



6.4 HEIDELBERG ROAD

The Heidelberg Road streetscape has been designed to provide a high quality pedestrian environment between the busy Heidelberg Road and the development.

A 3.15m minimum width concrete pavement adjacent to the development provides a generous informal shared footpath. The footpath is punctuated with pavement extensions from The Outer Circle Mews and Latrobe Avenue, providing rhythm, interest and intuitive wayfinding into the development. A raised pedestrian priority crossing is provided across the car park vehicle entry on Heidelberg Road, a generous refuge breaks up the width of the vehicle crossing.

A generous planted buffer separates pedestrian and vehicle movements, typically 2.1m wide, will accommodate street tree planting to provide shade, identity and an appropriate sense of scale to the street. Tree species will be to the satisfaction of City of Yarra and compliant with VicRoads guidelines. Planting is proposed to be native, low maintenance and low height, compliant with VicRoad guidelines.

Refer to accompanying Landscape Drawing Set for detailed cross sections.

KEY ELEMENTS

- 01 Cycle lane
- 02 2.1m width planted buffer
- 03 3.15m minimum width footpath
- 04 Bus Stop
- 05 Raised pedestrian crossing
- 06 The Village Alphington precinct timber seats



Figure 6.4.1 Illustrative Plan: Heidelberg Road Streetscape



Figure 6.4.2 Benchmark: Timber Seats With Backrest & Armrests

Refer to Aspect technical drawing set for levels. Levels shown on Urban Design Report are indicative only.



6.4 HEIDELBERG ROAD

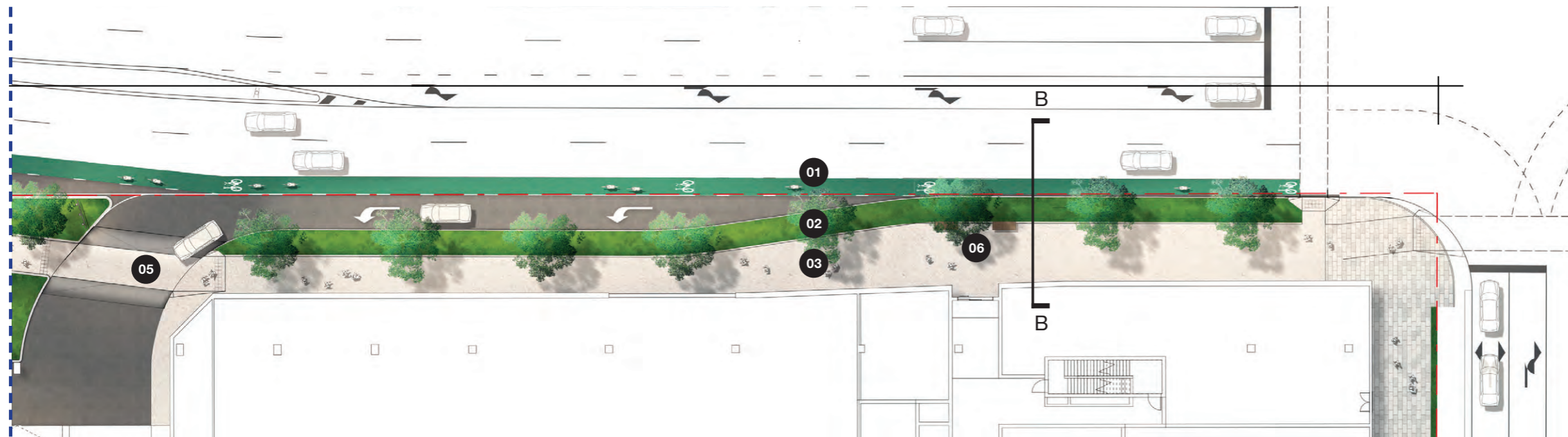


Figure 6.4.3 Illustrative Section: AA



Figure 6.4.4 Illustrative Section: BB

Refer to Aspect technical drawing set for levels. Levels shown on Urban Design Report are indicative only.



6.5 ACCESS LANE

The (private) Access Lane along the southern boundary provides:

- » A pedestrian connection between Chandler Highway and Latrobe Avenue, including The Outer Circle Mews and into the greater development
- » Vehicle connection into The Village Alphington car park (including end of trip facilities for cyclists)
- » Vehicle connection to Lot 2A residences

KEY ELEMENTS

- 01 Asphalt road
- 02 In situ concrete pavement to City of Yarra standards
- 03 Trees in tree grates
- 04 Trees in granitic gravel/ low planting
- 05 Southern entry to The Outer Circle Mews
- 06 Lower ground floor main entry
- 07 Car park entrance
- 08 Latrobe Avenue (subject to separate application)
- 09 Artisan Park (subject to separate application)
- 10 Timber benches/ seats with backrests to precinct wide furniture palette standard (under development)

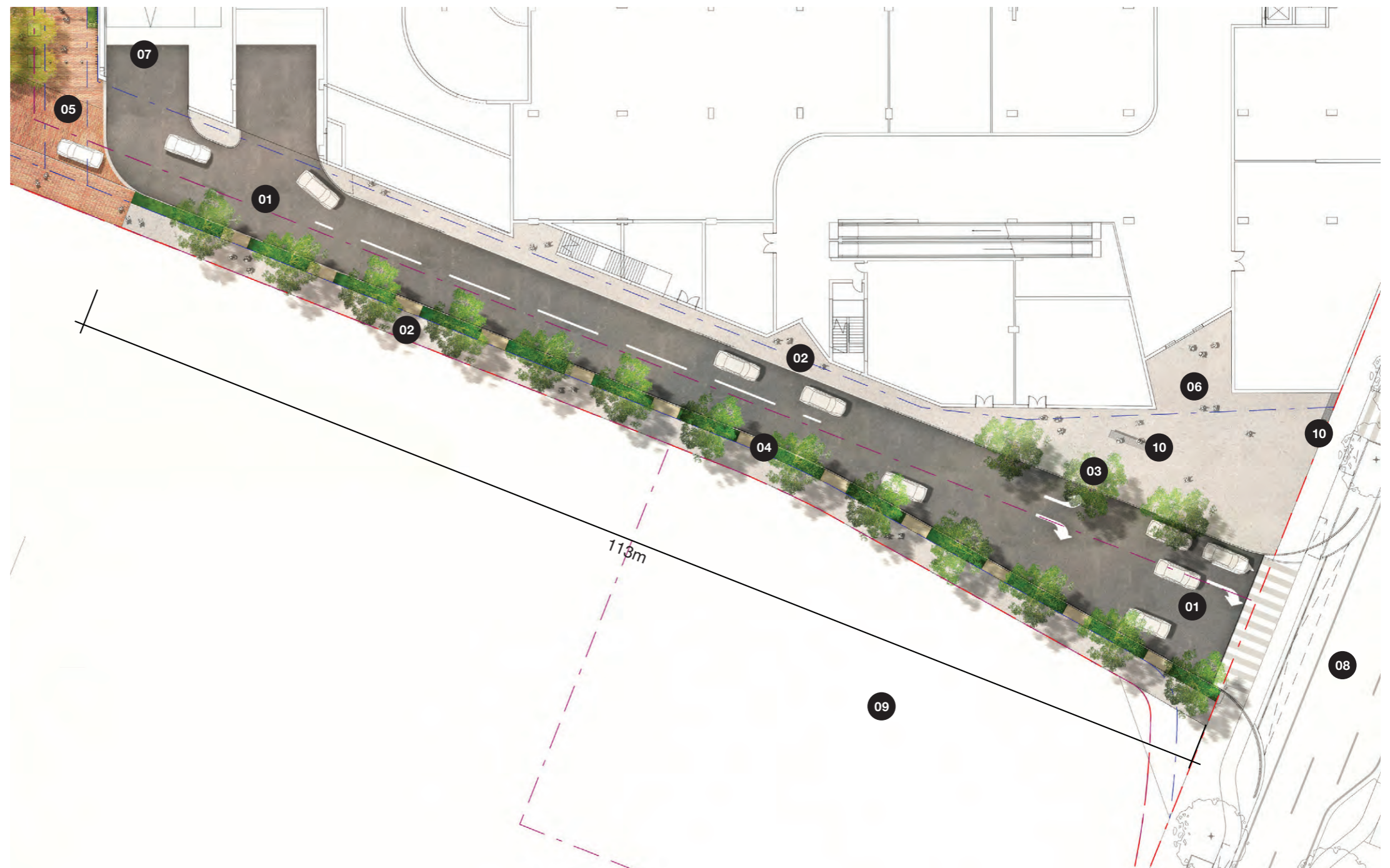


Figure 6.5.1 Illustrative Plan: Access Lane

Refer to Aspect technical drawing set for levels. Levels shown on Urban Design Report are indicative only.

6.6 VEGETATION CHARACTER AREAS

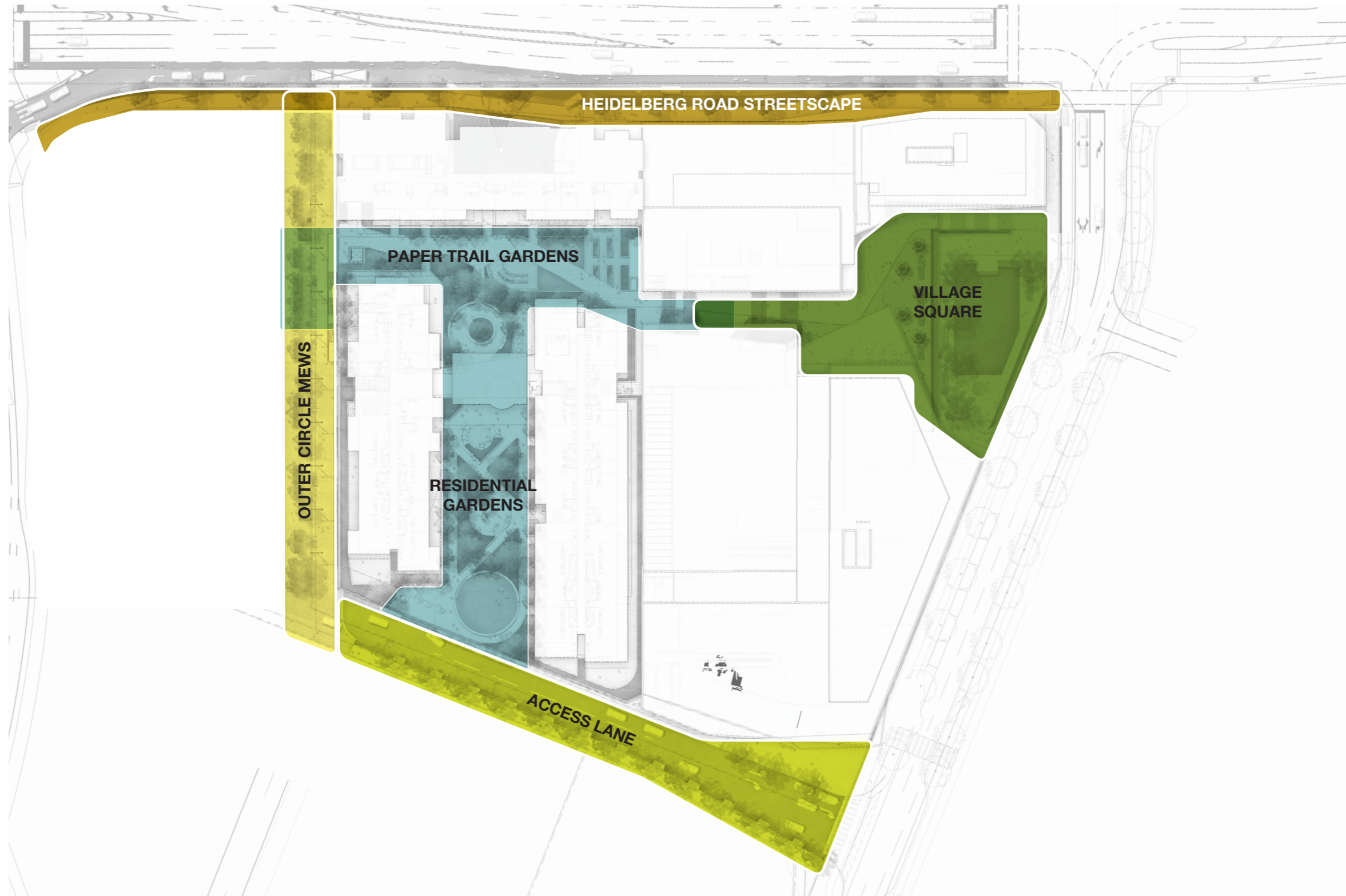


Figure 6.6.1 Diagram: The Village Alphington Vegetation Character Areas

Refer to Aspect technical drawing set for levels. Levels shown on Urban Design Report are indicative only.



6.6 VEGETATION CHARACTER AREAS

HEIDELBERG ROAD



Simple, hardy streetscape planting

- » Trees to be determined with City of Yarra
- » Planting to satisfaction of VicRoads
- » Low maintenance, drought tolerant
- » Variation in species along Heidelberg Road

ACCESS LANE



Simple, hardy streetscape planting

- » Drought tolerant species
- » Deciduous trees - seasonal variation

THE OUTER CIRCLE MEWS



Wild, naturalistic grassland planting

- » Habitat planting (for bees etc.)
- » Mix of grasses, perennials and annuals
- » Create variety of colour and texture through flowers and foliage
- » Deciduous trees along length of The Outer Circle Mews with a stand of evergreen trees at each end

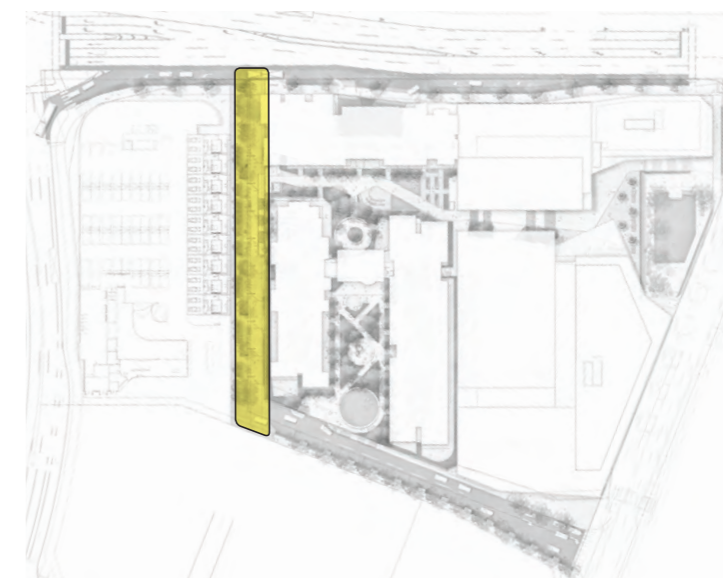


Figure 6.6.2

6.6 VEGETATION CHARACTER AREAS

PAPER TRAIL / RESIDENTIAL GARDENS

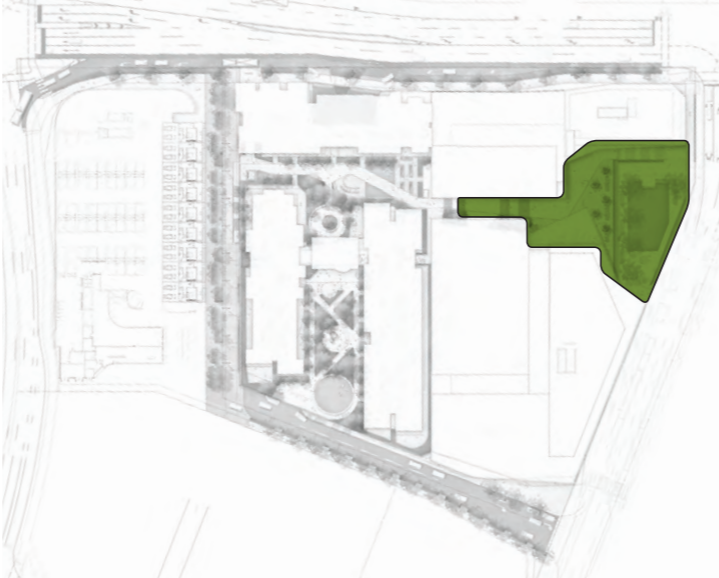
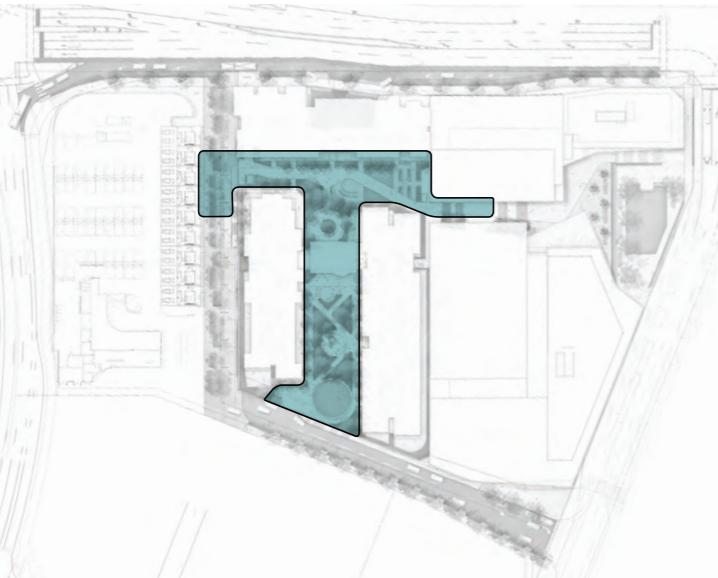


- Soft, textural and edible planting
- » Range of seasonal vegetables and herbs
 - » Soft silvers, white flowers and grasses
 - » Tactile foliage
 - » Diversity of small / medium trees including native and fruit trees

THE VILLAGE SQUARE



- Bold architectural planting
- » Deep green foliage and vibrant flowers
 - » Contrasting textures
 - » Low maintenance, hardy species
 - » Deciduous trees



07 Access and Movement

7.1 PEDESTRIAN ACCESS & MOVEMENT

INTRODUCTION

The Alphington Paper Mill Development Plan seeks to encourage a wide choice of transport modes, in particular providing priority to pedestrian and cycle movements.

The proposed development contributes positively to the pedestrian movements through the provision of Outer Circle Mews and Paper Trail Gardens which will provide connections to existing and proposed roads, through the site and to other precincts.

PEDESTRIAN ACCESS AND MOVEMENT

The Village Alphington provides connecting public and publicly-accessible open spaces which form pedestrian linkages into the wider pedestrian network.

Village Square

- » Village Square is a public open space, and the primary pedestrian welcome point into The Village Alphington, facilitating retail, food and beverage and commercial entries.
- » A wide stair links to the adjoining Level 1 Terrace as part of the Paper Trail Gardens. A vertical transport core is located to the northern end.
- » Accessed off Latrobe Avenue (Main St), its entry from Heidelberg Road is strongly gestured in the gateway built form of the north-east corner building 'The Mill'.
- » Entry to Village Square from Latrobe Avenue is assisted by generous shaded footpaths and raised zebra crossings. Latrobe Avenue detail is subject to a separate approval process.

Outer Circle Mews

- » A widened entry on the north approach coordinates with the location of apartment lobbies. From the south Outer Circle Mews forms part of the Paper Trail Gardens and east-west Access Lane. A public lift and stair forms a distinctive sculptural element and access to the Level 3 Garden.
- » Providing the link from Heidelberg Road to Access Lane, it is marked by the gateway built form of the 'Urban Anchor' at the entry on the eastern edge.
- » Limited to pedestrian and bicycle movement, it provides entries and interfaces to residential and commercial uses.

Terrace

- » the Terrace continues the pedestrian journey (the Paper Trail Gardens) between Outer Circle Mews and Latrobe Avenue from Village Square.
- » Sitting higher than the street at Level 1, it provides entries to the school, community facility, commercial tenancies and food and beverage uses.
- » Visual connections and canopy elements reinforce wayfinding legibility between the Terrace and the connective atrium void into the Machinery Hall

Paper Trail Gardens

- » Paper Trail Gardens completes the pedestrian link from the Terrace to Outer Circle Mews, providing publicly-accessible soft landscaping and residential entry points.
- » Located on Level 3, it offers a higher level of privacy and interface to residential uses.
- » It is connected down to the ground level of Outer Circle Mews via a large statement stair, providing a large urban gesture for public legibility.
- » As publicly-accessible space, access to the Paper Trail Gardens and Outer Circle Mews stair will be limited to certain times of the day.

Atrium and Market Place (Machinery Hall)

- » Internal retail circulation takes on a similar urban language of the public pedestrian laneway link, accommodating a retail pedestrian thoroughfare from the Private Access Lane and Artisan Park to Village Square.

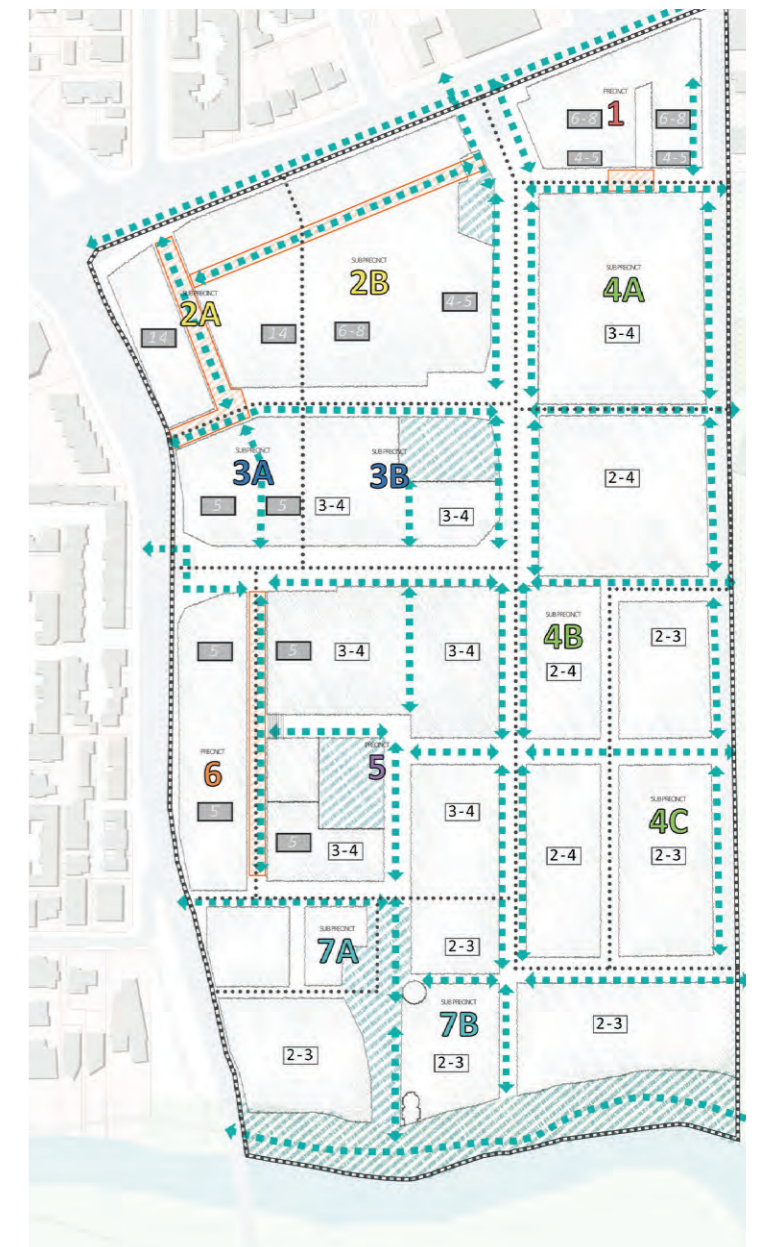
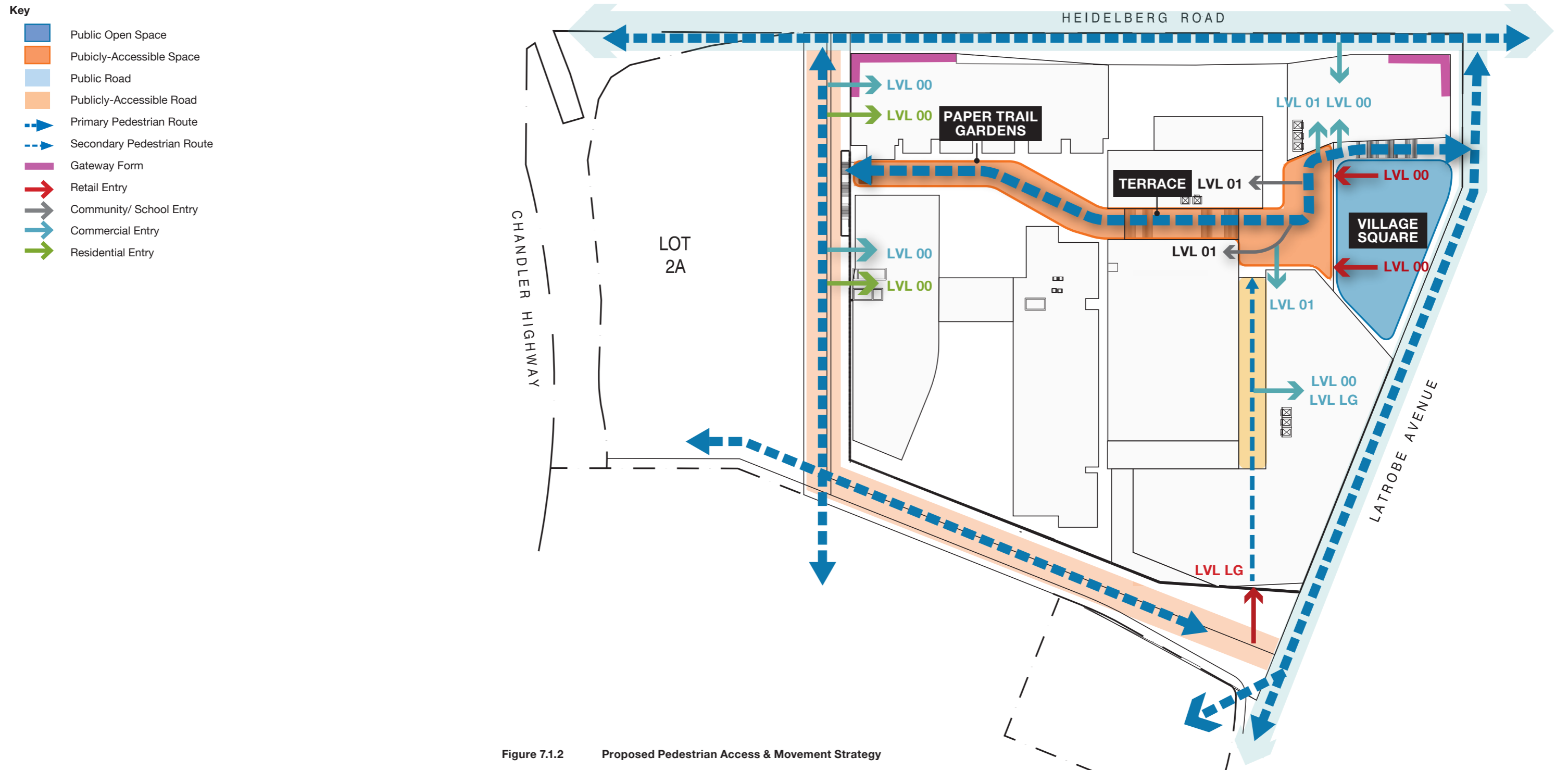


Figure 7.1.1 Development Plan (2016) Figure 94 - Pedestrian Connectivity











7.1 PEDESTRIAN ACCESS & MOVEMENT



7.2 BICYCLE ACCESS & MOVEMENT

Bicycle use and access to The Village Alphington is heavily supported, with the provision of a major end of trip amenities facility, private and public bicycle parking, as well as designated bicycle lanes down Heidelberg Road and Latrobe Avenue. All adjoining public pathways and streets on ground have provision for safe cycle access to the subject site and beyond.

- » Staff end of trip amenities and bicycle parking are located within the Lower Ground public carpark. A designated ramp separates bicycle access from car circulation for safety. Additional public bicycle parking is located around the public realm, near entries for convenience. Private bicycle parking for residents is provided within the private residential carparks, on Levels 2 and 3.
- » Provision for school bicycle access to Level 1 will be accommodated in the oversize lifts within the Mill, accessed via Village Square. School bicycle parking is located in a secure area on Level 1.

- Key**
-  Major Arterial Road
 -  Connector Street
 -  Pedestrian & Bicycle Link
 -  Proposed Signalled Intersection
 -  Designated Bicycle Path
 -  Bicycle Circulation
 -  Designated Bicycle Ramp
 -  End of Trip Amenities (staff only)
 -  Public Bicycle Parking
 -  Private Bicycle Parking

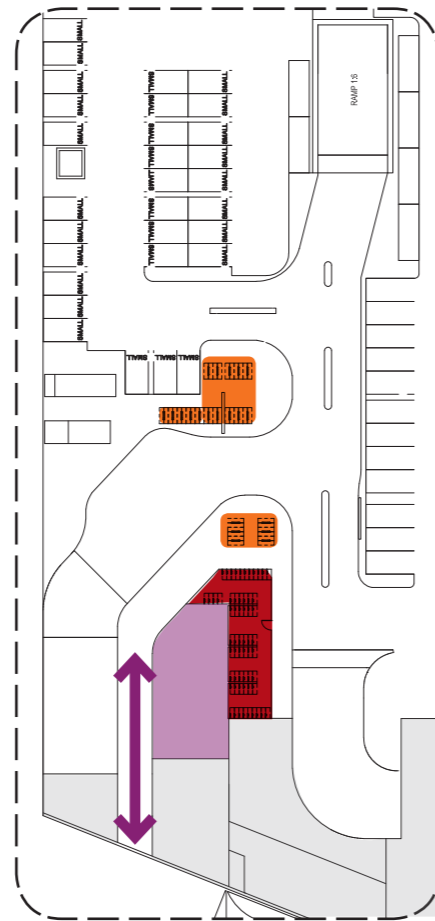


Figure 7.2.2 Lower Ground

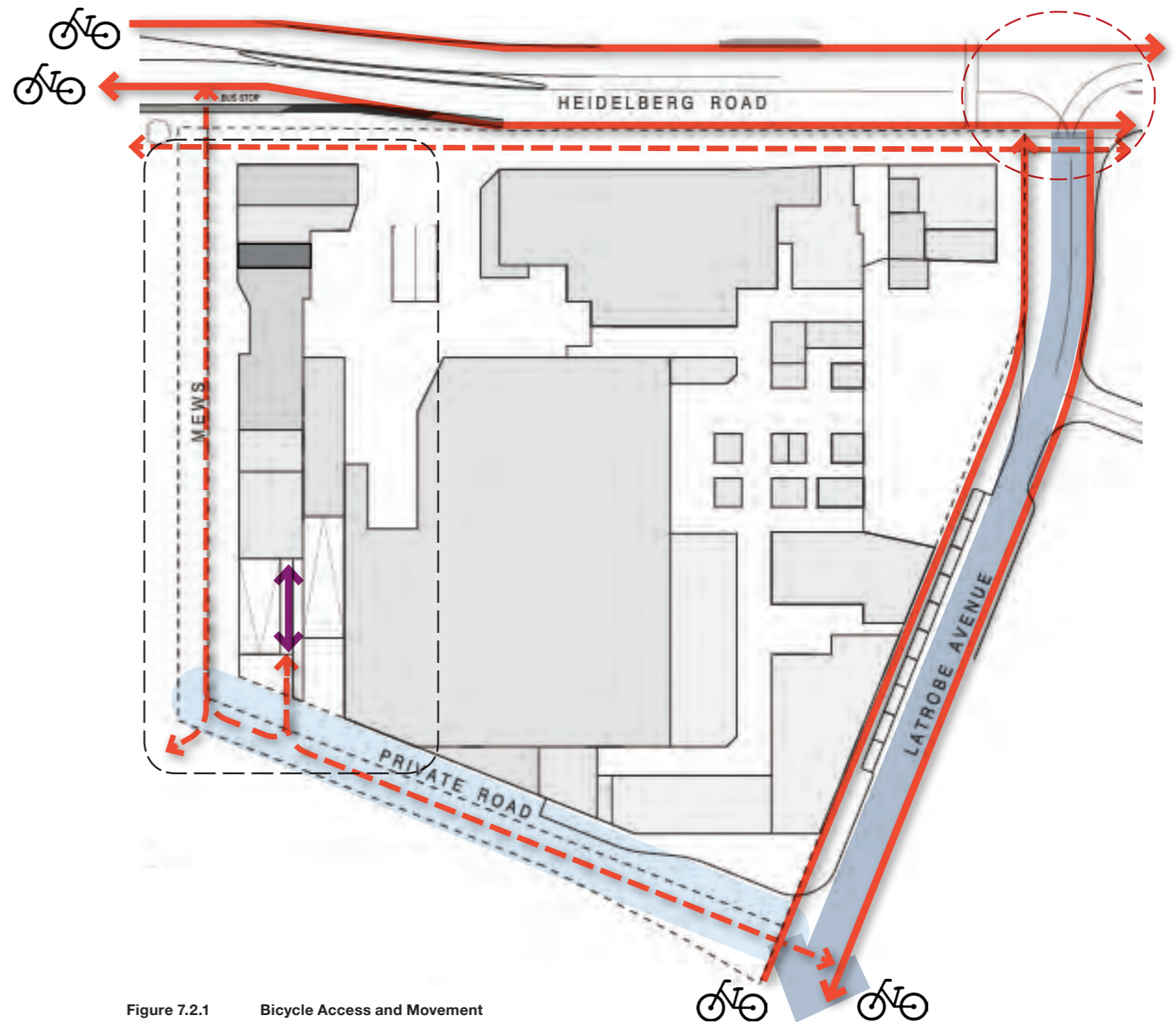


Figure 7.2.1 Bicycle Access and Movement

7.3 VEHICULAR ACCESS & MOVEMENT

The proposed vehicular strategy aims for clear and efficient access, whilst considering the amenity of the public realm and adjoining landholders.

The proposal manages vehicle access in conjunction with pedestrian and bicycle circulation. The safety of cyclists and pedestrians have been at the forefront of consideration when designing for vehicular movement.

In accordance with DP 2016, heavy loading vehicles enter and exit from Heidelberg Road in a left-in, left-out manner, into a central loading bay. Waste vehicle access has also been consolidated into the loading area, to group back-of-house vehicular activity away from the public realm. Loading doors provide a separation and concealment of the loading area to the street for increased safety. A high quality street interface design supports prioritised pedestrian movement along Heidelberg Road. Minor loading of specialty retail is located within the Lower Ground carpark and on Access Lane.

Public carparking is located on basement and lower ground levels. Access points are located off Heidelberg Road and off Access Lane. The Heidelberg Road carpark entry, combined into the loading entry, ensures that vehicular activity is grouped together to create minimal disruption to active edges and pedestrian circulation. Distinct, separate lanes and signage are to be provided for public cars and loading vehicles to ensure their circulation does not overlap.

A designated public residential drop-off area is located next to the Living Matrix’s residential lobby, within the public carpark. The two access points allow a clear, legible thoroughfare or internal street through the carpark, whilst giving the residential lobby a vehicular address.

Private carparking is located on Levels 1 and 2, for distinct privatisation. A separate private access ramp is located off Access Lane.

School drop-off bays are proposed on both sides of Latrobe Avenue to allow school children to safely and conveniently access the school.

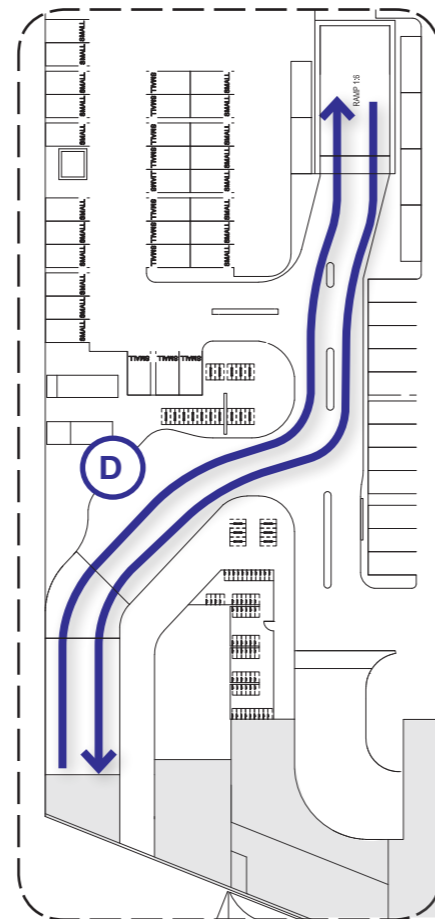


Figure 7.3.2 Lower Ground

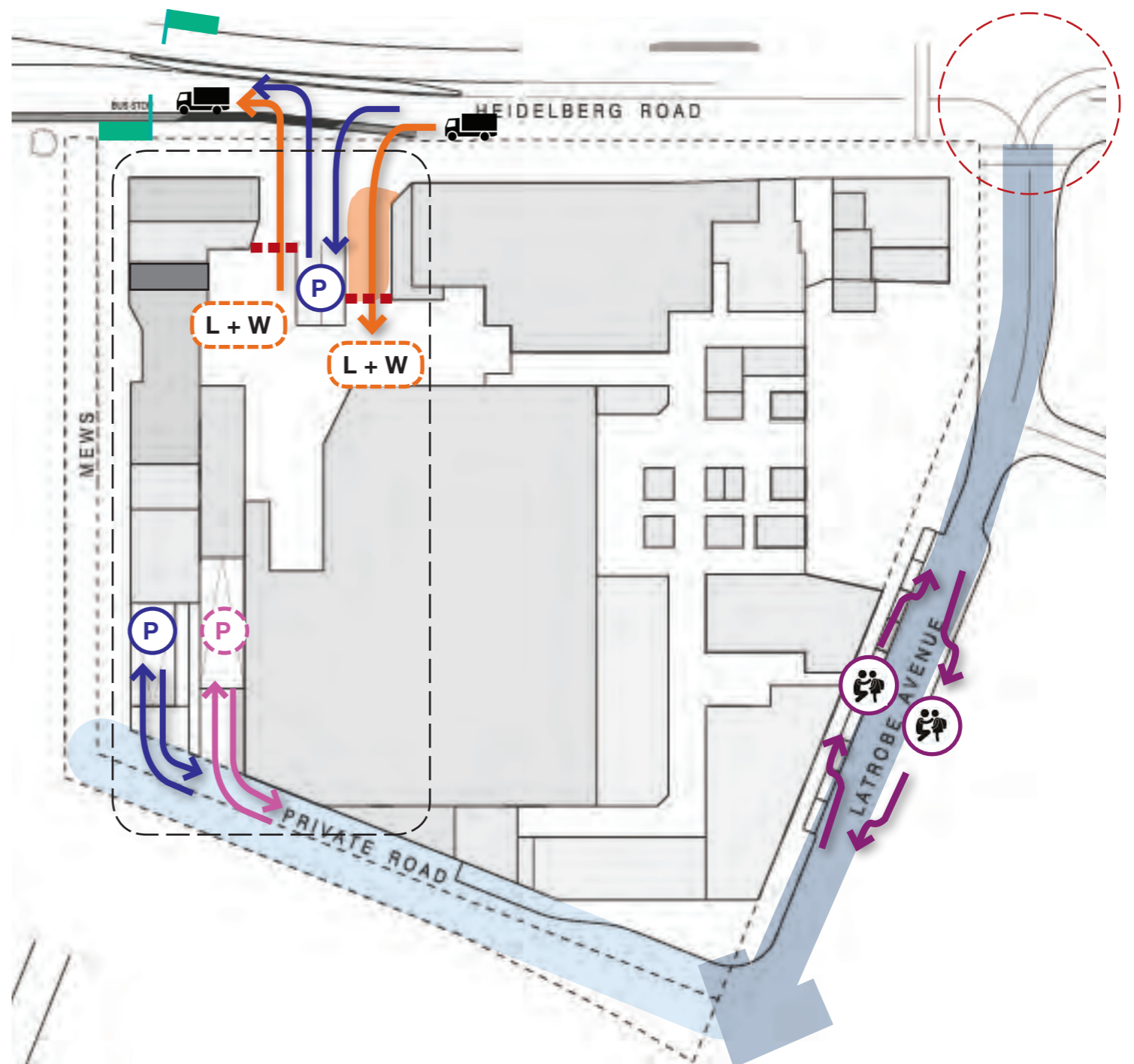
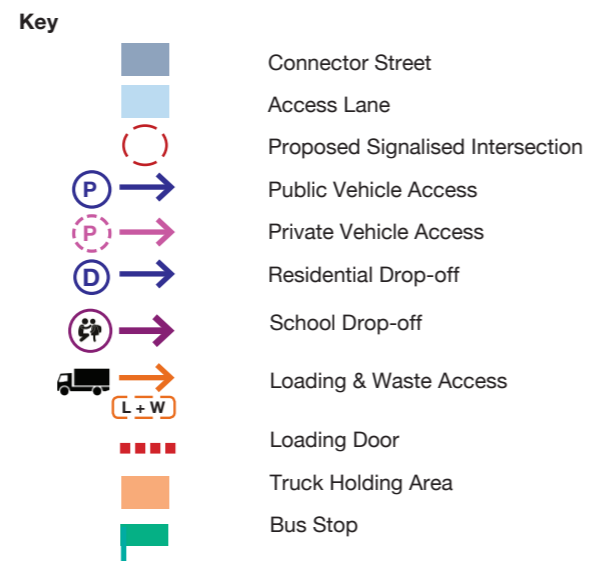


Figure 7.3.1 Vehicular Access & Movement