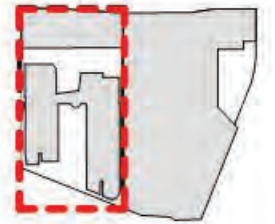


08

Housing Diversity, Retail Precincts and Community Facilities

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects



8.1.1 STAGE 2 RESIDENTIAL

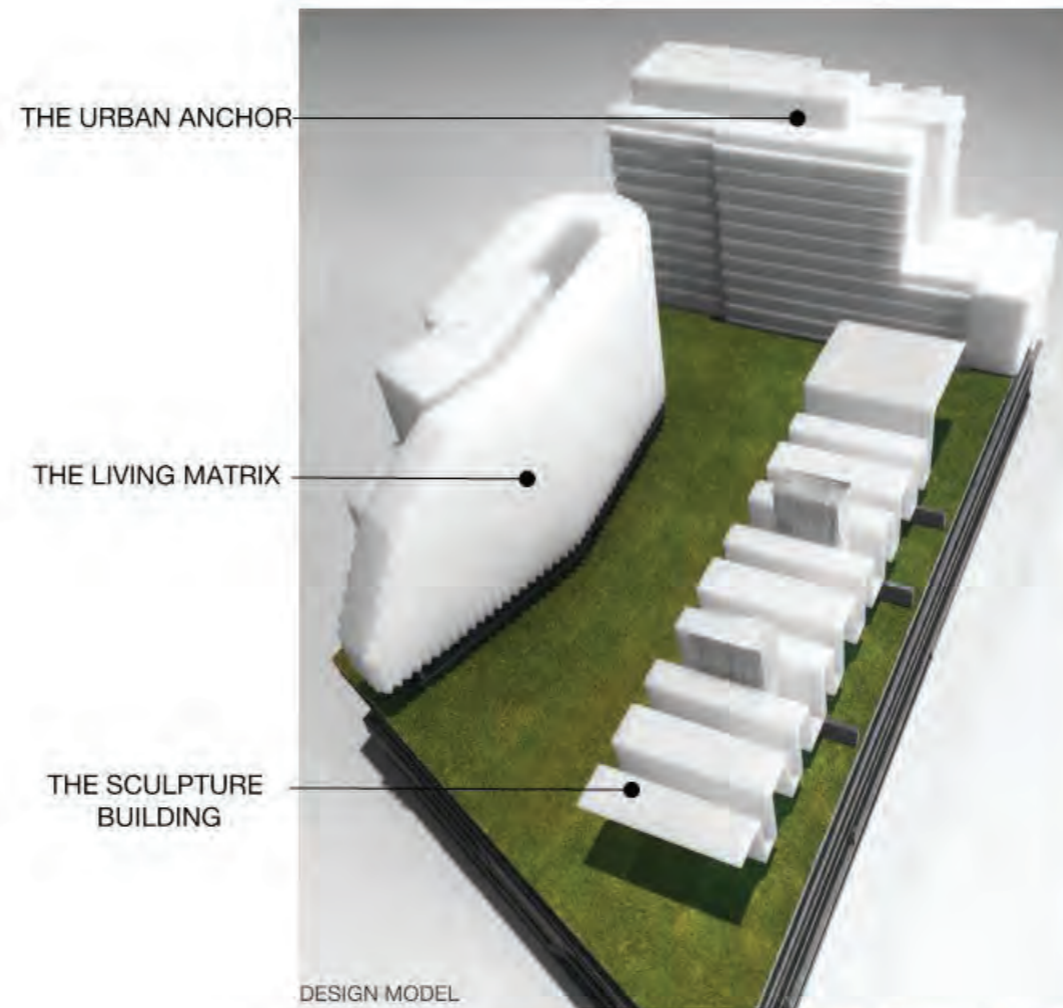
An integrated clustering of three architecturally distinct buildings gather around a central elevated sheltered garden is proposed.

The location and context of the proposed apartments require a range of responses. The Heidelberg Road, Chandler Hwy view of the precinct requires a larger footprint building with landmark built form while the other two buildings are shielded from the main road.

Each building responds to its context and creates an actively engaging green heart for the community. Publicly accessible open spaces form an integral part of the design response and are layered with the private spaces. The central gardens will also be used as an entry to the apartments, in addition to the Outer Circle Mews entries.

The existing paper mill buildings along Heidelberg Road provided a dominant contribution to the character of the local area. The scale and materiality of the new buildings have been developed in response to the views from Heidelberg Road. The northern-most building will act as a gateway to the precinct through architectural expression and height.

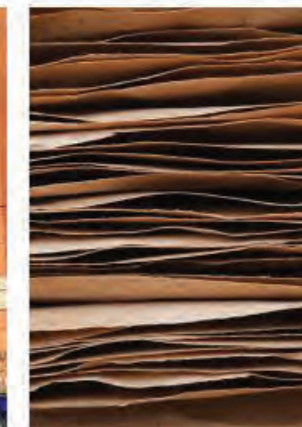
The three buildings proposed each have their own identity. They form a family of buildings that respond to each other through form and materials. They share a similar palate of materials and language but are distinct to avoid a monolithic gesture. The advantage of the three buildings being designed together has meant that they do not selfishly compete with each other for light and views but bend and yield to offer greater amenity to each other. The themes of paper and 'layering' have been strongly referenced in the building cluster which is further discussed in the descriptions of the individual buildings in the following pages of this report.



BOILER HOUSE MATERIALITY



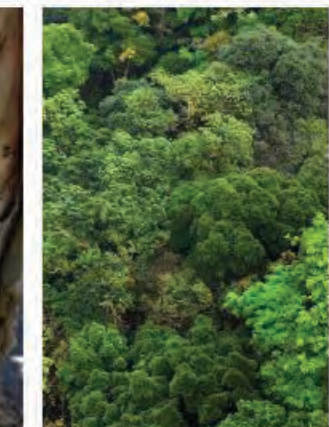
EXISTING HEIDELBERG ROAD FACADE



PAPER LAYERING



NATURAL LAYERS | BARK

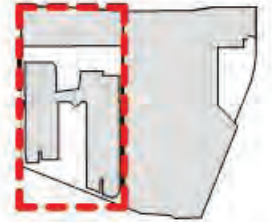


FOLIAGE

Figure 8.1.1.1

8.1 HOUSING DIVERSITY

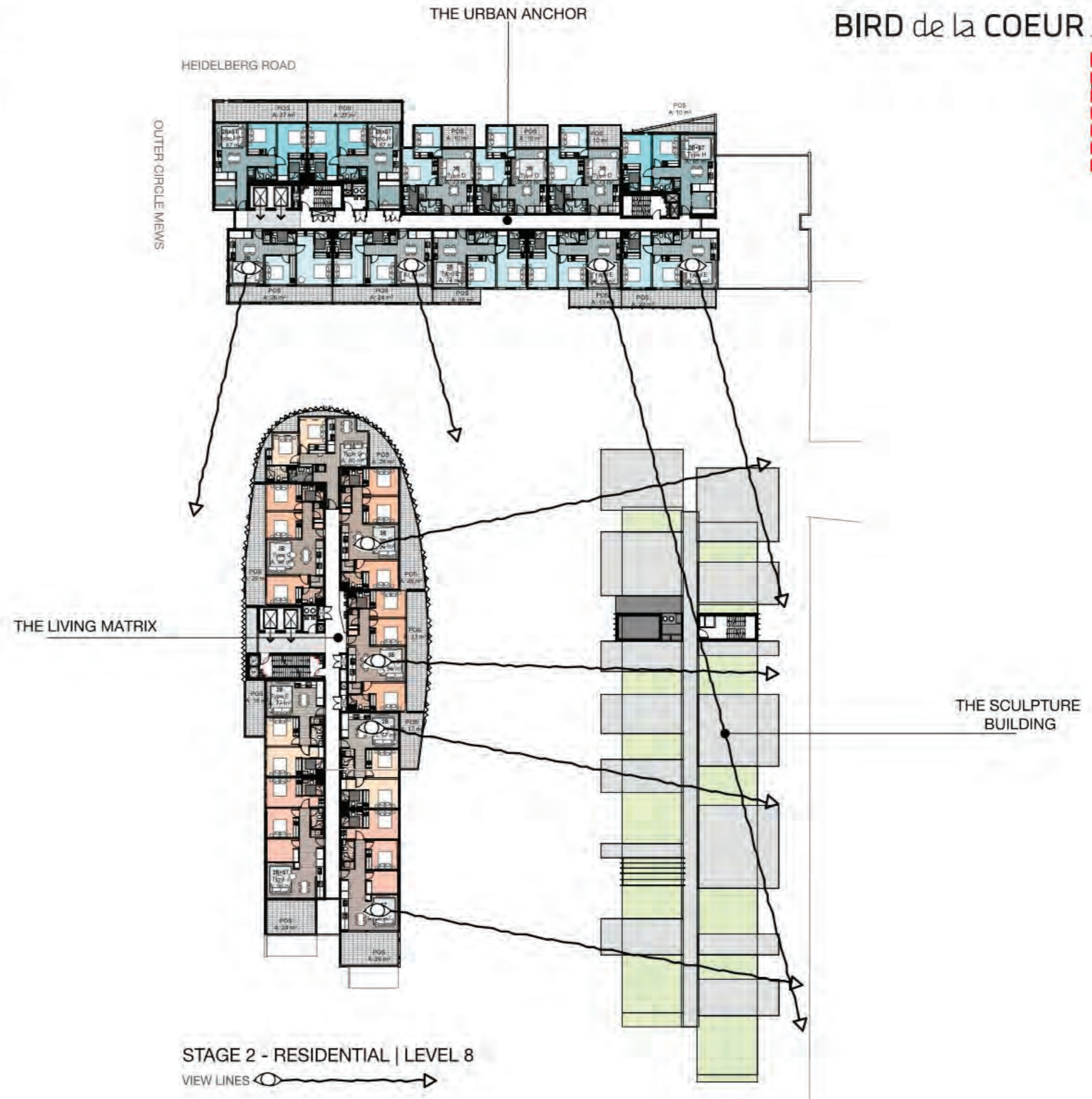
BIRD de la COEUR architects



The three buildings are called the 'Urban Anchor', the 'Living Matrix' and the 'Sculptural Building'.

Pedestrian paths through the residential buildings are clearly articulated and have well defined public entrances at ground level on the Outer Circle Mews. Once the elevated garden is reached, entry to the buildings is also possible via the Paper Trail Gardens and the Residential Garden walkway.

The generous spacing of the three residential buildings has allowed for the provision of a vast open communal space, offering the future residents about 1250m2 of open space.



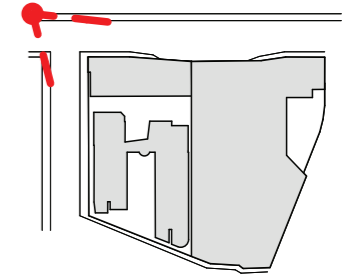
STAGE 2 - RESIDENTIAL | LEVEL 8
VIEW LINES

Figure 8.1.1.2

8.1 HOUSING DIVERSITY

URBAN CONTEXT : CORNER HEIDELBERG ROAD & OUTER CIRCLE MEWS

BIRD de la COEUR architects

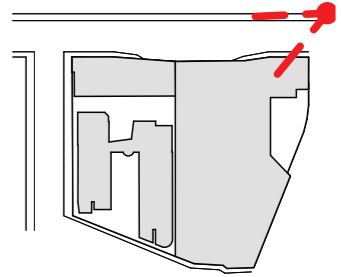


ARTIST IMPRESSION

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects

URBAN CONTEXT : CORNER LATROBE AVENUE & HEIDELBER ROAD

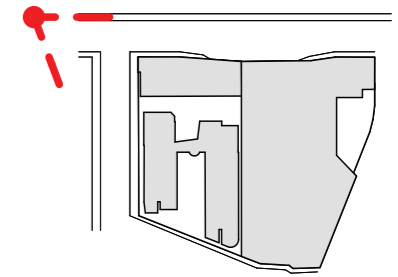


ARTIST IMPRESSION

8.1 HOUSING DIVERSITY

URBAN CONTEXT : CORNER CHANDLER HIGHWAY & HEIDELBERG ROAD

BIRD de la COEUR architects

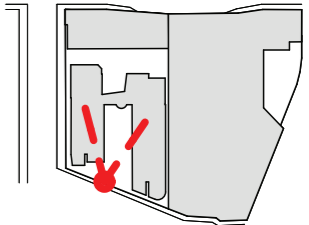


ARTIST IMPRESSION

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects

URBAN CONTEXT : OVERVIEW FROM THE SOUTH

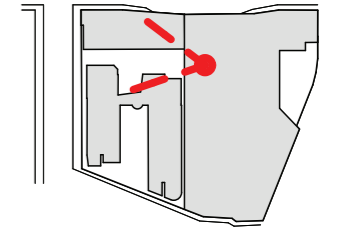


ARTIST IMPRESSION

8.1 HOUSING DIVERSITY

URBAN CONTEXT : OVERVIEW FROM THE EAST

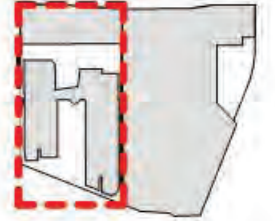
BIRD de la COEUR architects



ARTIST IMPRESSION

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects



8.1.2 APARTMENT TYPOLOGIES

The three apartment buildings offer a range of apartment types, with Types A, B, C and D being the most common. Plans depicting these apartment types are included in the following pages. All apartments have been designed having regard to the objectives and standards set out in the 'Better Apartment Design Standards (BADS)'.

The following provides a general summary of key components contained in the design of the apartments and how it responds to the relevant BADs standards.

Private Open Space Objective Standard D19

- » All apartments offer residents private open space meeting or exceeding the minimum requirement, with additional space for screened condensers.

- 1 Bed = 9.5m² (1.8m depth)
- 2 Bed = 9.5m² (2m depth)
- 3 Bed = 13.5m² (2.4m depth)

Storage Objective Standard D20

- » All apartments meet the minimum requirement for internal storage.
 - 1 Bed = 6m³
 - 2 Bed = 9m³
 - 3 Bed = 12m³
- » For external secure storage cage details refer to Level 01 & Level 02 plans, where cages provide 5.4m³ of additional storage for each apartment.

Functional Layout Objective Standard D2

- » All living spaces have the minimum dimensions.
 - 3.3m width & 10m² for one bed apartments
 - 3.6m width & 12m² for two or more bed apartments

- » All main bedrooms meet the minimum required dimensions of:
3m x 3.4m

Room Depth Objective Standard D25

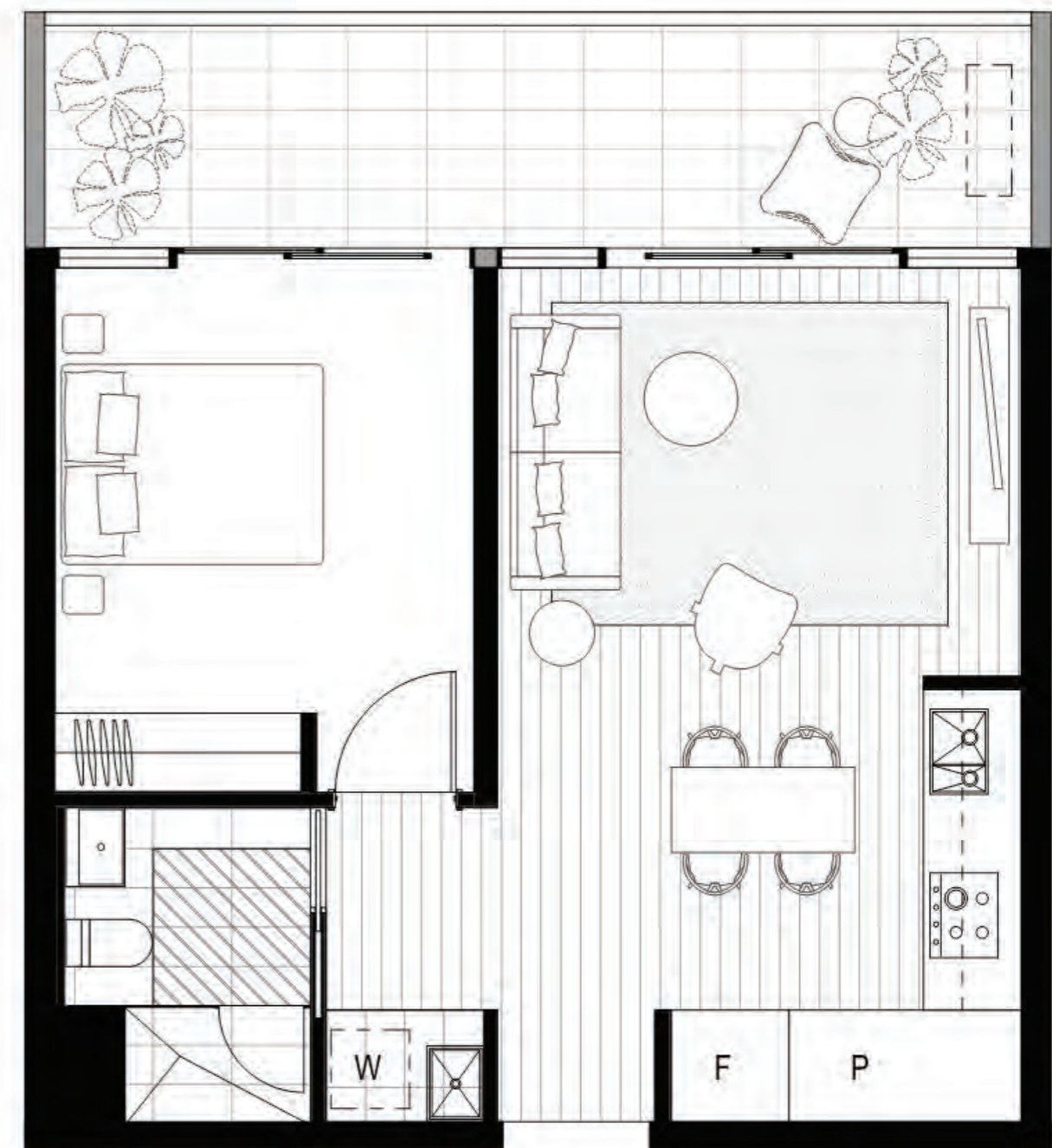
- » All apartments which have single aspect habitable rooms do not exceed 6.75m in depth with 2.7m ceiling heights, (unless combining the living, dining and kitchen, where the depth does not exceed 9m).

Windows Objective Standard D26

- » All habitable rooms within the apartments have a window in an external wall of the building which satisfy the standard.

Natural Ventilation Objective Standard D27

- » All apartments have openable windows and doors to the exterior of the building.
- » Across the three buildings more than 40% of the apartments have cross ventilation, as is demonstrated on the following pages with the blue dashed arrows.

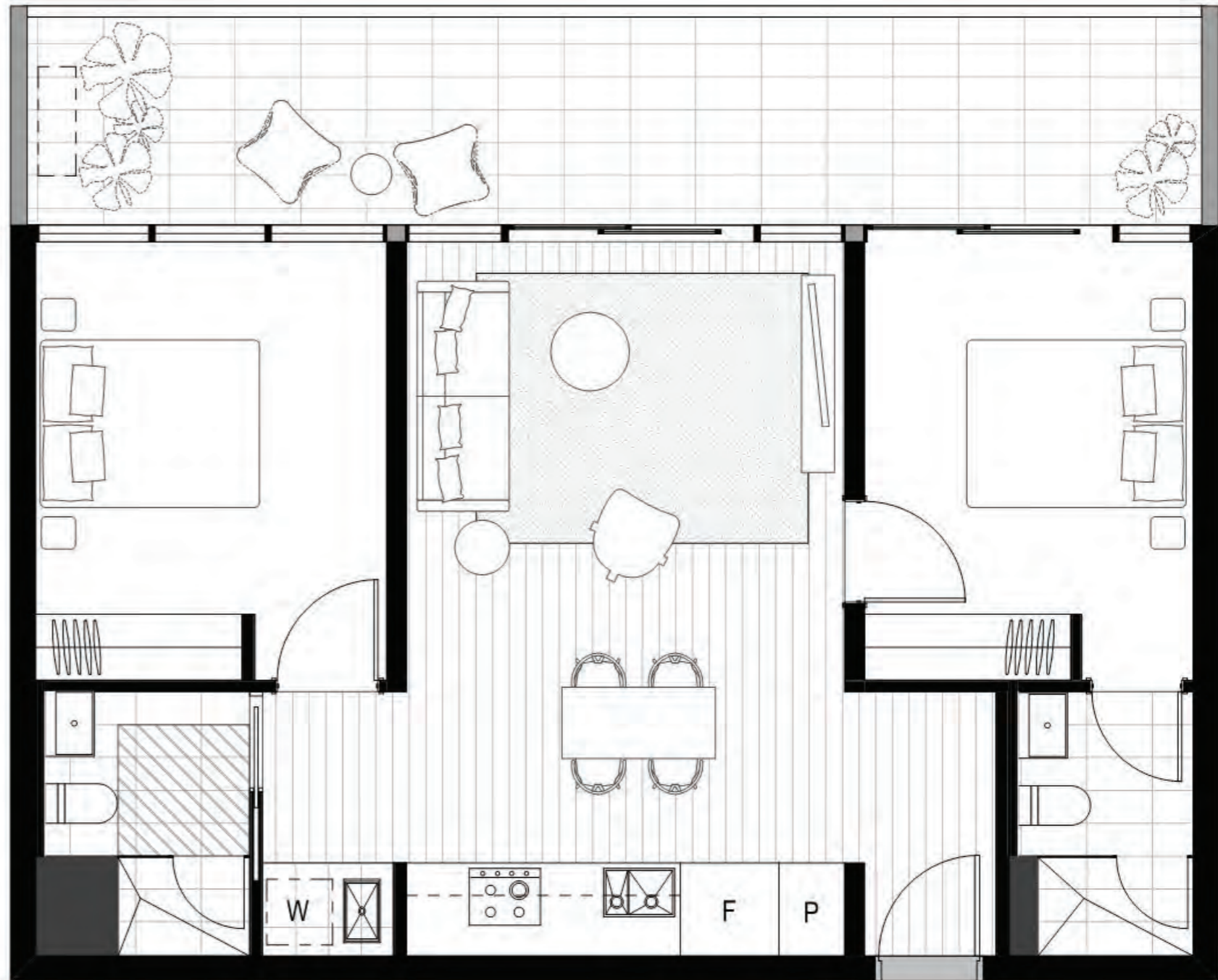
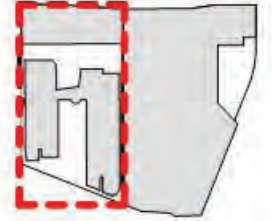


TYPICAL APARTMENT TYPE A - 1 BED

Figure 8.1.2.1

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects

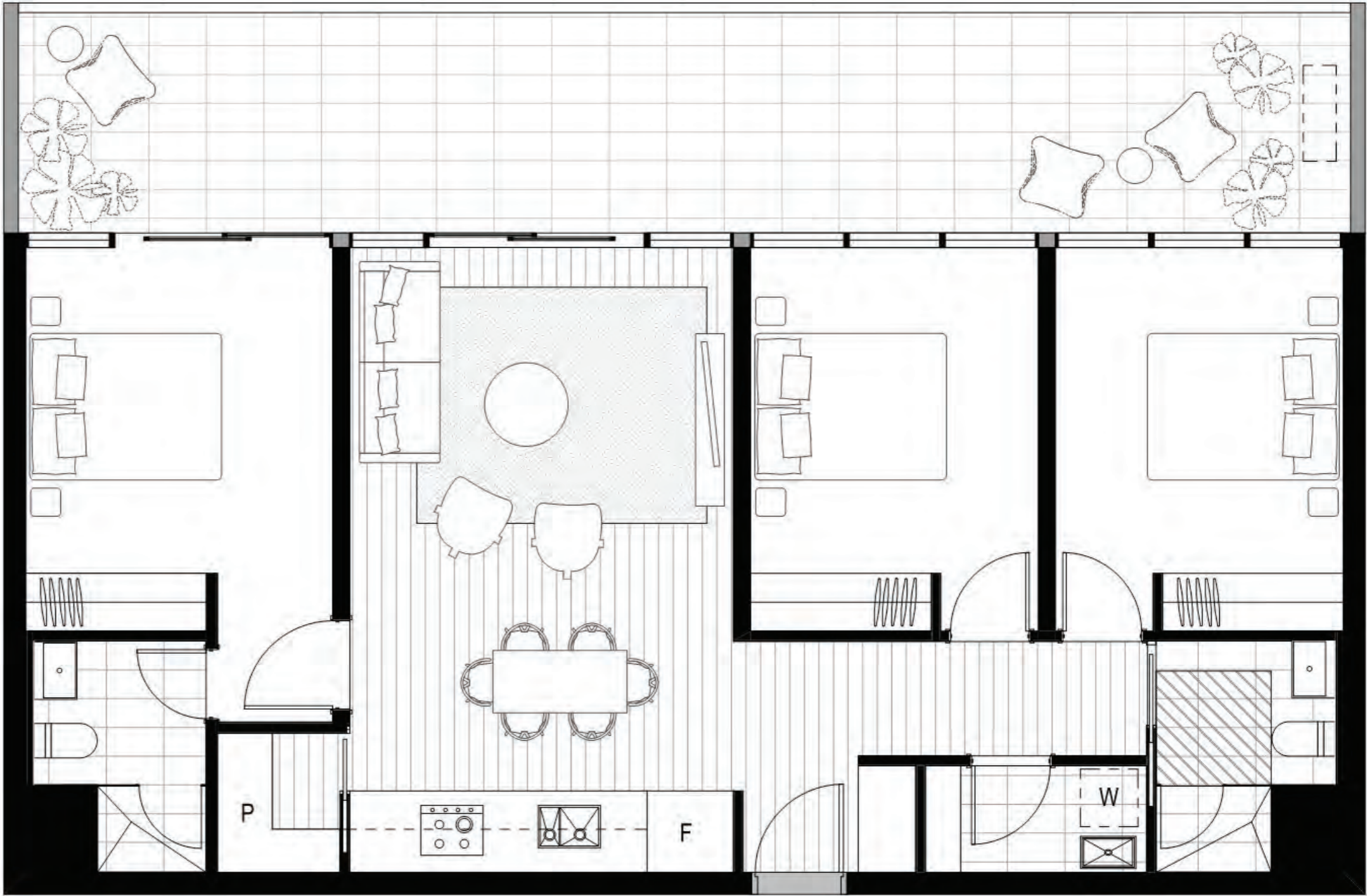
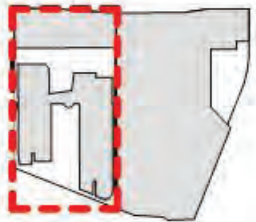


TYPICAL APARTMENT TYPE B - 2 BED

Figure 8.1.2.2

8.1 HOUSING DIVERSITY

IRD de la COEUR architects

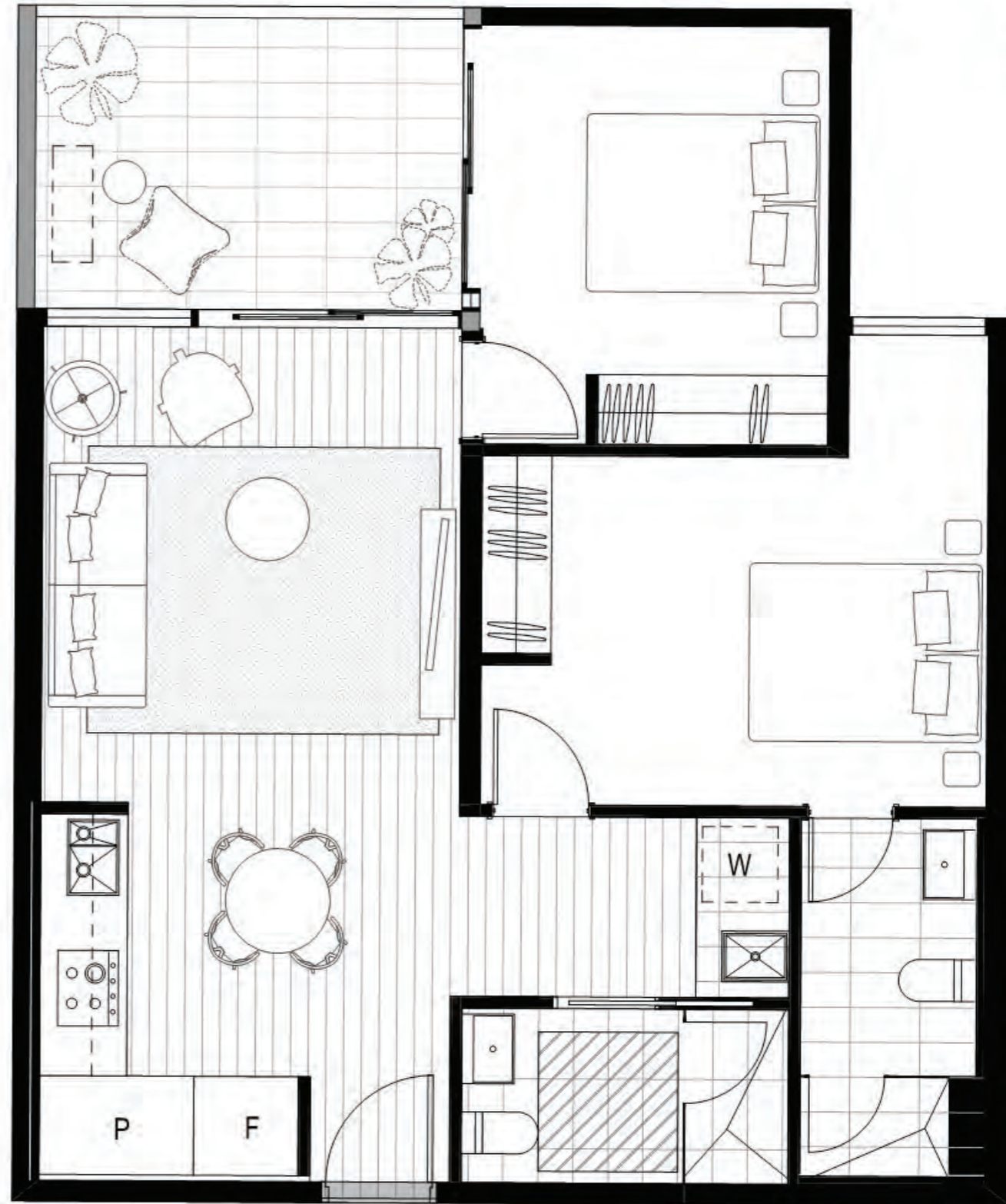
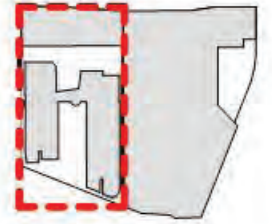


TYPICAL APARTMENT TYPE C - 3 BED

Figure 8.1.2.3

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects



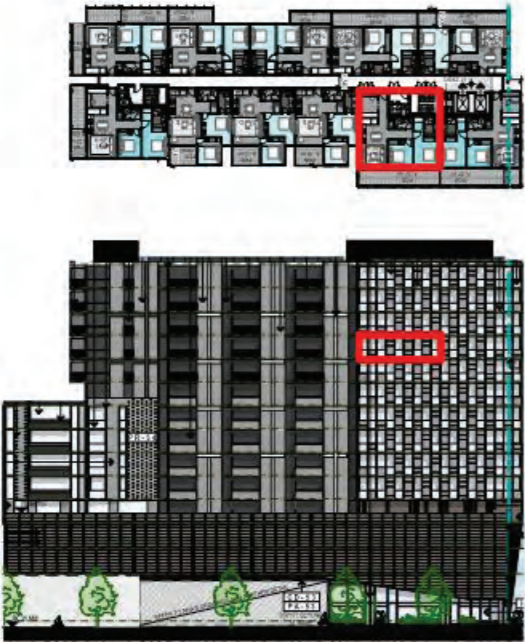
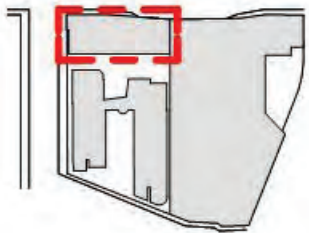
TYPICAL APARTMENT TYPE D - 2 BED

Figure 8.1.2.4

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects

INTERNAL AMENITY : APARTMENT URBAN ANCHOR NORTH SIDE

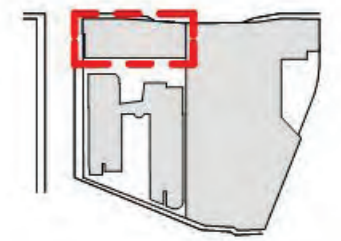


ARTIST IMPRESSION

8.1 HOUSING DIVERSITY

INTERNAL AMENITY : APARTMENT URBAN ANCHOR SOUTH SIDE

BIRD de la COEUR architects

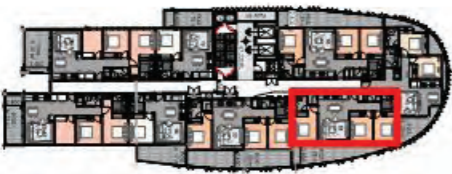
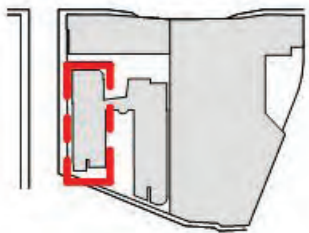


ARTIST IMPRESSION

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects

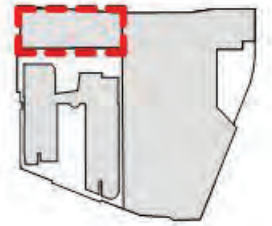
INTERNAL AMENITY : APARTMENT LIVING MATRIX ITH SCREENING DEVICE



ARTIST IMPRESSION

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects



8.1.3 URBAN ANCHOR

The Urban Anchor Building is a large-scale corner building that marks the entrance to the precinct.

The Urban Anchor responds to the Heidelberg Rd interface and is the large-scale expression of the precinct. Its tower uses scale to both define the gateway when viewed at speed from the road, yet uses the individual apartment scale by defining the component parts. Brickwork in a variety of patterns, compose both wall and balcony elements and a glazed curtain wall and podium provide reference to the previous machinery building which occupied the site. The podium is an urban marker for the pedestrian mews and scales down to the Village Square to the east.

The Urban Anchor is the northern most residential tower and responds to the Heidelberg Road interface. This is the largest of the buildings and is broken into three different components; the tower, the podium and the street wall. The building incorporates the layering theme established for the group of buildings as a whole.

The podium element takes its material cues from the heritage Boiler House with a contemporary interpretation of its fenestration as winter gardens. The scale and detail of the winter gardens respond to the pedestrian scale of the street as well as providing internal amenity. The glazing shields the balconies from the adjacent traffic noise.

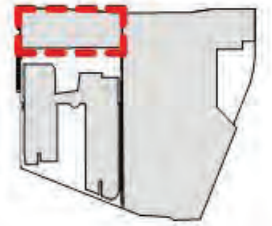
The tower element is a large-scale element that responds to the corner, marks the entrance to the mews and introduces the brick material language. Brickwork has been used in a variety of ways, using contemporary construction techniques. The bricksnap method of construction allows the introduction of brickwork patterns that don't rely on traditional brick and mortar. Behind the outer brick layer is a finer pattern of glass and metallic cladding



Figure 8.1.3.1

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects



While the use of brick snap references the strong brick walls that once occupied the site, here they are used as a second outer skin. The brickwork is broken up, suspended and used to screen the road and moderate the sun. Brick panels are held between metal fins and form a permeable skin that break the facade into one and two-storey elements. As the screen turns the corner to the south it becomes lighter to allow greater penetration of light into the apartments. The layered language of an outer screen and an inner skin is maintained, but the outer material changes to perforated aluminum. Behind the aluminum screen the inner glossier layer is seen and which is revealed more predominately on the south.

The street wall component of the Urban Anchor uses brickwork as a one and two-story scaling device. Here individual apartments are presented to the street as stacked volumes forming a street wall. The eastern end of the building steps down in scale to meet with the smallest of buildings in the group. This provides a transition between the smallest and largest building and facilitates views into the site. Each component of the building is expressed in a different brick pattern.



Figure 8.1.3.2

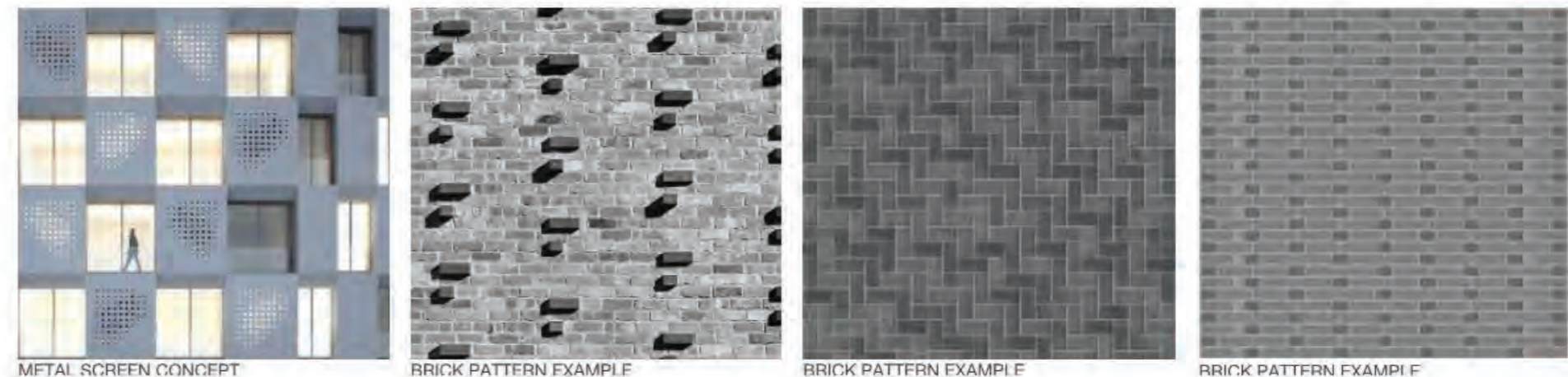
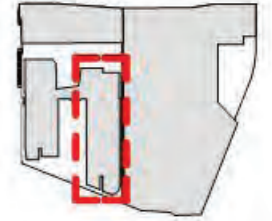


Figure 8.1.3.3

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects



8.1.4 SCULPTURAL BUILDING

The Sculptural Building, is the eastern most building in the Village Alphington. It is the smallest of the group and has been designed to be seen in the round.

The 'Sculptural Building' is lower than the other buildings so its roof top is pivotal to the design and to what it visually offers its neighbours. The roof is designed to be looked out onto from above by its neighbours and is kept clear of services. It provides an additional complete landscape plane to create future visual interest and well being to residents looking out on to it. The roof is the driving feature of the design and it wraps, ribbon like, up and around defining individual apartments as well as bisecting them.

The folded form has been informed by the heritage of the site and appears like a roll of unraveling paper. This reference distinguishes the Sculptural Building from the others, whilst also creating a link between itself and the surrounding open space, which also references a the paper making process.



ARTISTS IMPRESSION



ROOF ELEMENTS



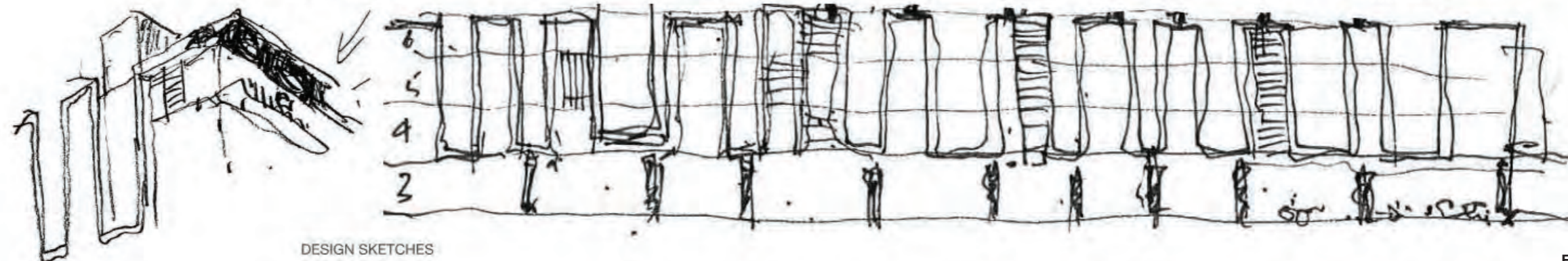
VEGATATED ROOF



ROOF TREATMENT



BALCONY SPACE

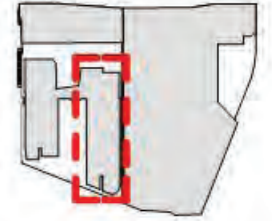


DESIGN SKETCHES

Figure 8.1.4.1

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects



The Sculptural Building optimizes its location as a low rise apartment building which ensures that visual connections are maintained from the Urban Anchor and the Living Matrix to the rest of the Village Alphington precinct.

As with the Urban Anchor, the Sculptural building utilizes its outlook on to the shared spaces to actively encourage passive surveillance.

The Sculptural Building also offers a mix of apartment types, from one through to three bedrooms. Each apartment offers well designed living spaces and bathrooms with compliant access as well as offering a high standard of livability and architectural space.

The white folded concrete frames with infill metal balustrades forming a continuous ribbon articulate the facade of the Sculptural Building. The internal faces of the folded 'paper' roll is highlighted with a light timber finish. Dark brick patterned infill panels accentuate the inner layer and give privacy to bedrooms.



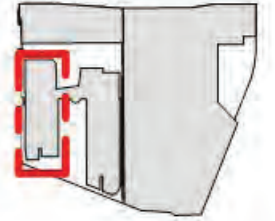
Figure 8.1.4.2



Figure 8.1.4.3

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects



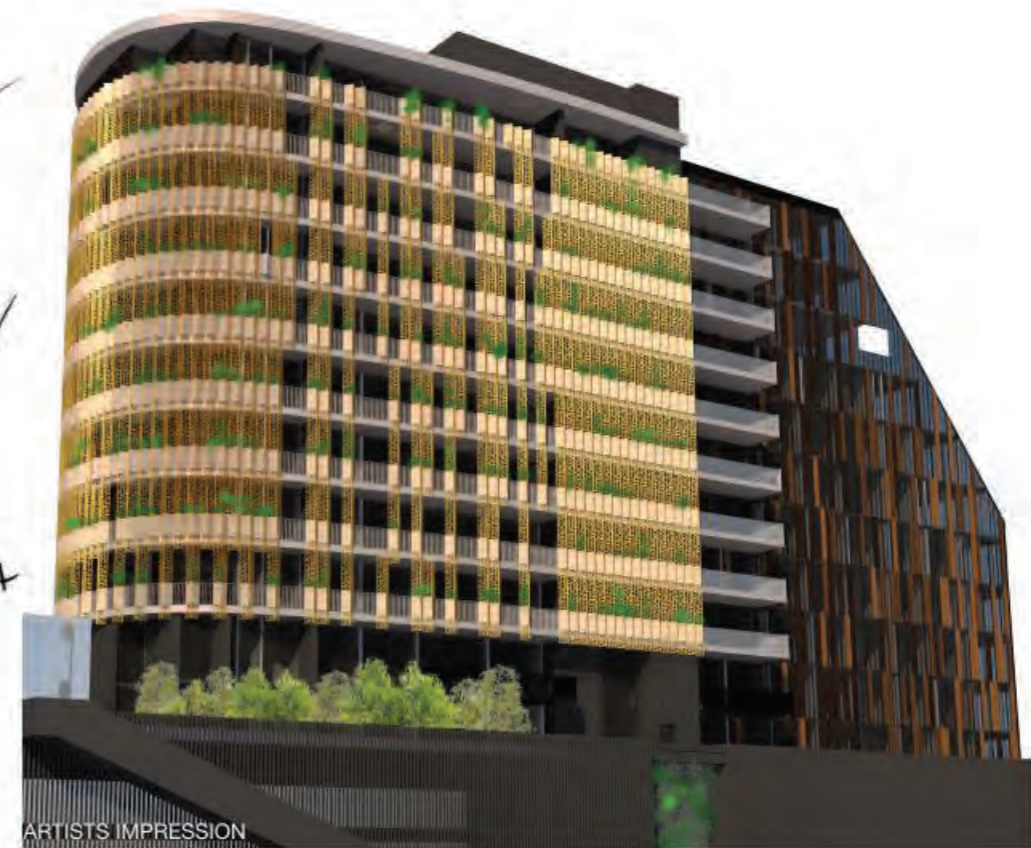
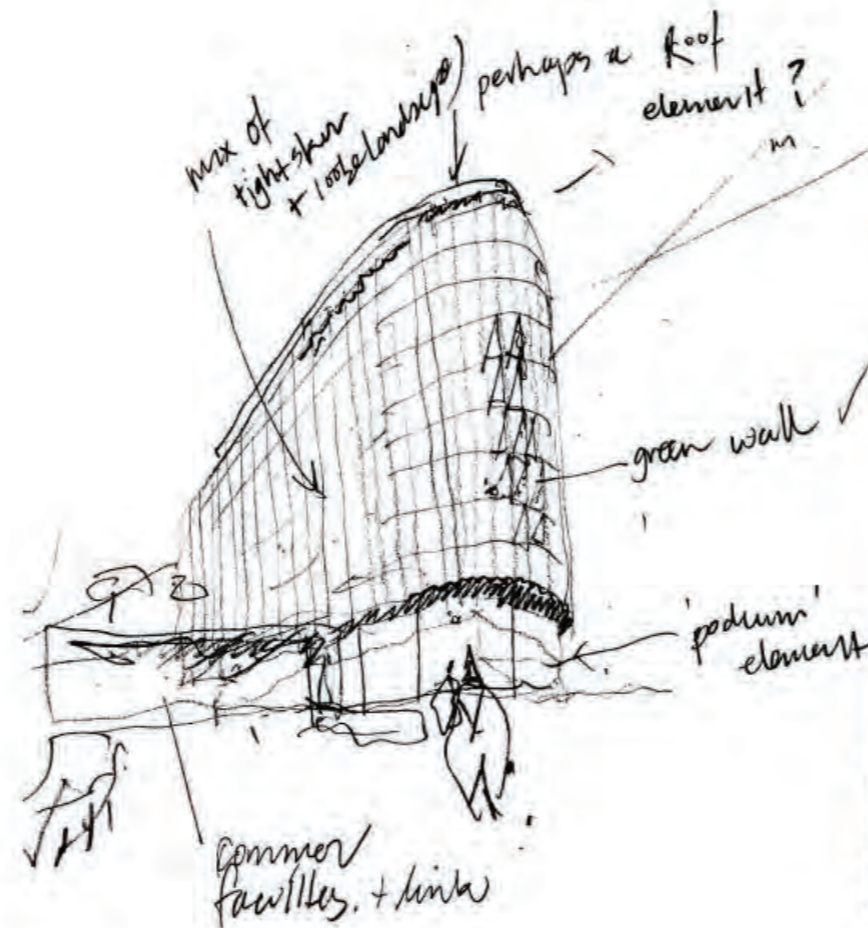
8.1.5 LIVING MATRIX

The 'Living Matrix' is a center point for the precinct. It is designed to bring vegetation into the heart of the 'campus'.

The building is designed as a double skin building with an external layer of decorative screens with planter boxes containing climbing foliage. It provides green visual relief, by incorporating vertical gardens to create an organic and breathing center. The introduction of vegetation promotes wellbeing and provides habitat for other living creatures (insects and bees).

The design of the screen pattern references structural elements of the former paper mill building as well as the veins in leaf structure. The inner layer of the building is metaphorically the bark of the tree, covered more densely at the north end and thinning to the south to allow for more daylight penetration and to allow views to the Yarra River and beyond. At the southern end of the building the outer facade has been designed to reference a natural bark pattering which is most obvious at the southern end of the building.

The curved end of the Living Matrix creates a softer relationship with the neighbouring Urban Anchor. The curve also allows for better views from the living spaces of the Urban Anchor into the internal garden areas (ref. view lines on page 77).



THE PAPERMILL DIAGONAL STRUCTURE



LEAF STRUCTURE



BALCONY SCREENING

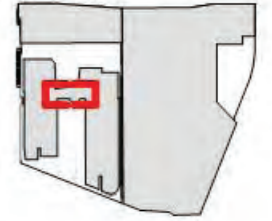


VERTICAL GARDENS

Figure 8.1.5.1

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects



8.1.6 COMMON ROOMS

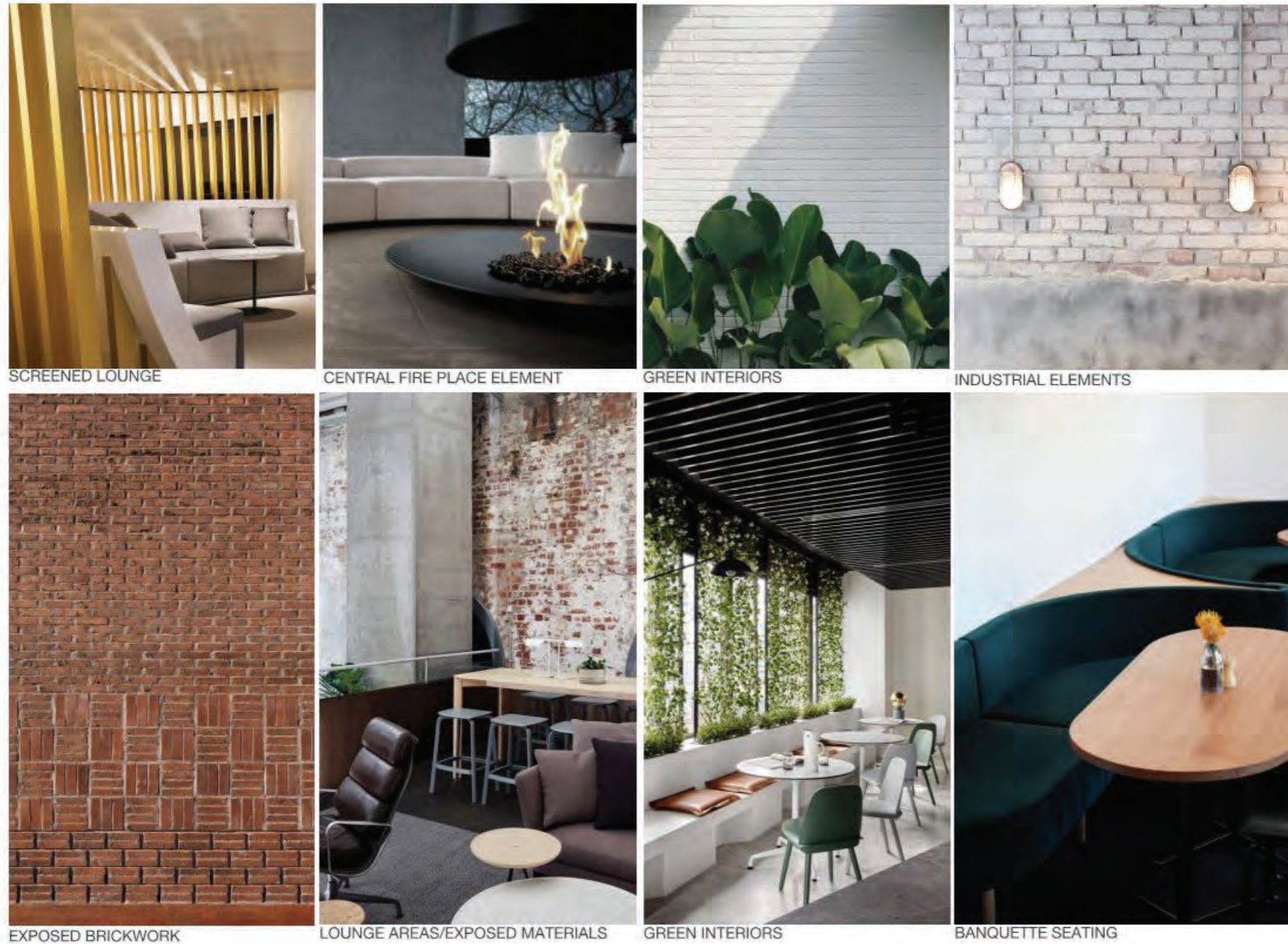
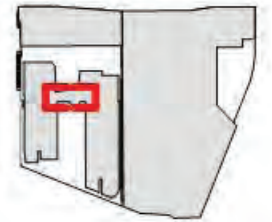


Figure 8.1.6.1

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects



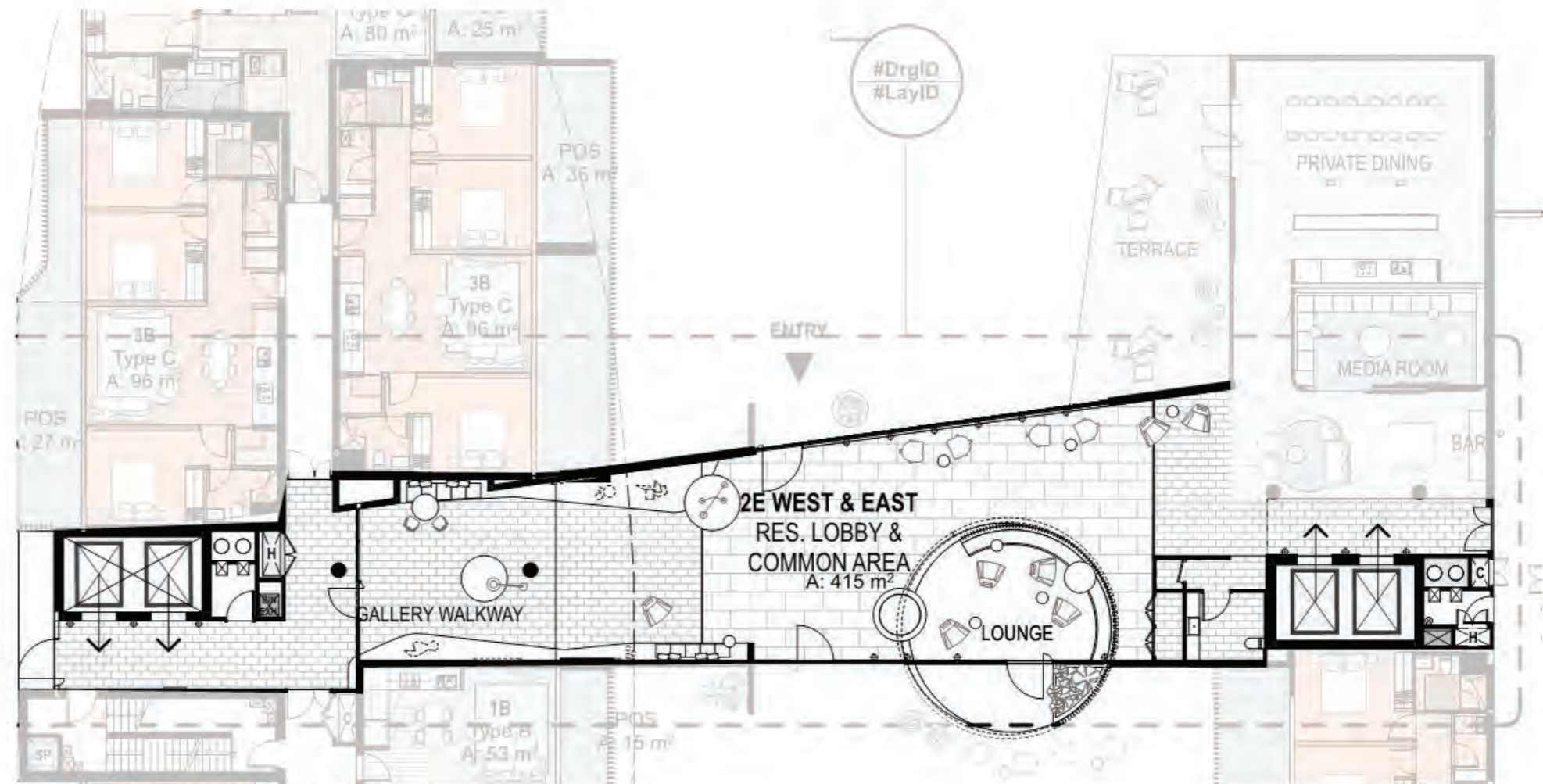
8.1.6 COMMON ROOMS - RESIDENTIAL LOBBY

The Common Rooms create an alternative space for residents within the Village Alphington to socialise and live. The areas focus on creating opportunity for community interaction.

The Common Areas have embraced the history of the Paper Mill site through the reinterpretation of the memory of towering chimneys on the skyline. Their cylindrical forms are repeated throughout the space and also reference the tanks, paper rolls and machinery that once occupied and operated on the site.

The repetitive patterns and geometry of the space also draw from the sites history, with the materiality reflecting its industrial past. The materials express the raw and exposed nature of industrial spaces whilst using furniture and gardens to soften the space.

The lobby is focused around the lounge area, which flows out onto the verandah, offering views into the private residential courtyard on the south facade. Access to the Living Matrix is via the Sculpture Walk, which will incorporate historical artifacts from the Paper Mill.



RESIDENTIAL LOBBY | LEVEL 3



THE PAPERMILL | FORM INSPIRATION



OXIDE STEEL | BRONZE



FIREPLACE



SKYLIGHT



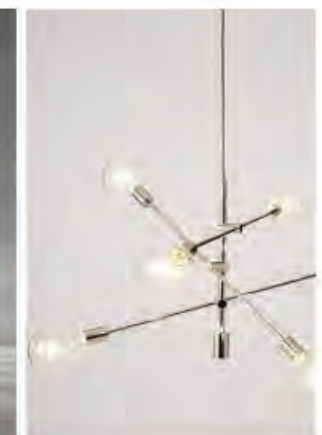
RED BRICKWORK



STEEL FRAMED GLAZING



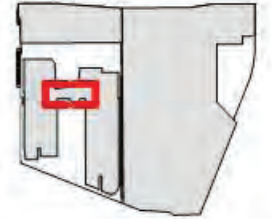
WHITE POWDER COAT PATTERNS



LIGHTING

8.1 HOUSING DIVERSITY

BIRD de la COEUR architects



8.1.7 COMMON ROOMS - DINING ROOM

The Common Rooms also offer residents of the Living Matrix and the Sculptural Building opportunities to use additional spaces, such as the media room and the private dining area.

These spaces create an extension of the private home whilst also offering the opportunity for resident gatherings. The flexibility of these spaces mean that residents can enhance their opportunity for day to day experiences with other members of the community.

The chance of incidental meetings, gatherings, findings and the ability to curate an experience within a larger community are created through these common areas. The spaces have been designed to provide flexibility and offer a variety of experiences, with extroverted and introverted spaces throughout the common areas. This allows residents the chance to be fully involved in the community or for passive surveillance from the edges.

As with the lobby and the Sculptural Walk, the dining and media rooms have embraced the history of the site through their materiality. The use of raw and exposed concrete and metals is interweaved with delicacy and refinement. The glazed facade also creates a blurred edge of the spaces leading residents out onto the terraces and into the garden spaces beyond.

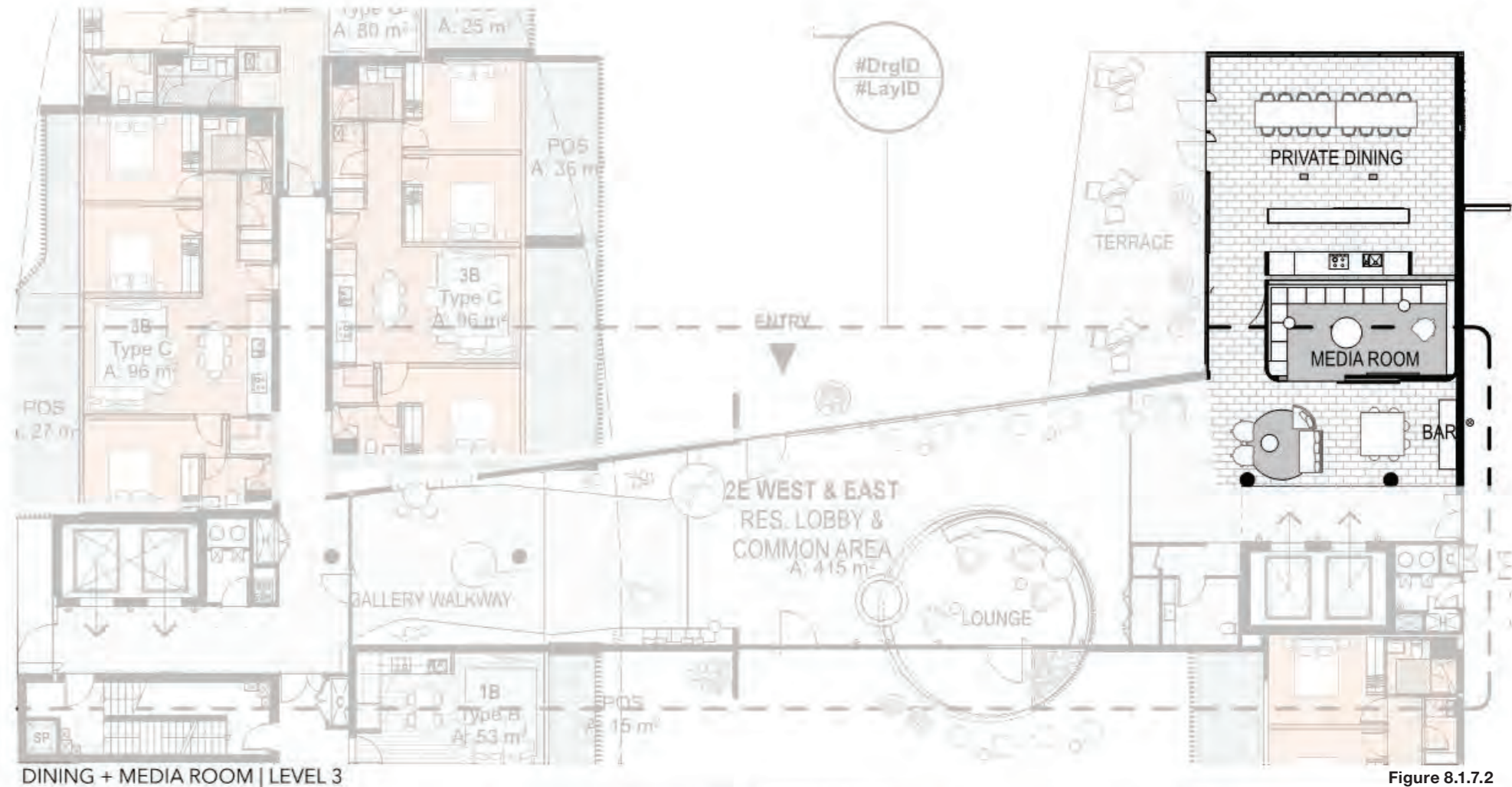


Figure 8.1.7.2



THE PAPERMILL | MATERIALITY INSPIRATION

Figure 8.1.7.1

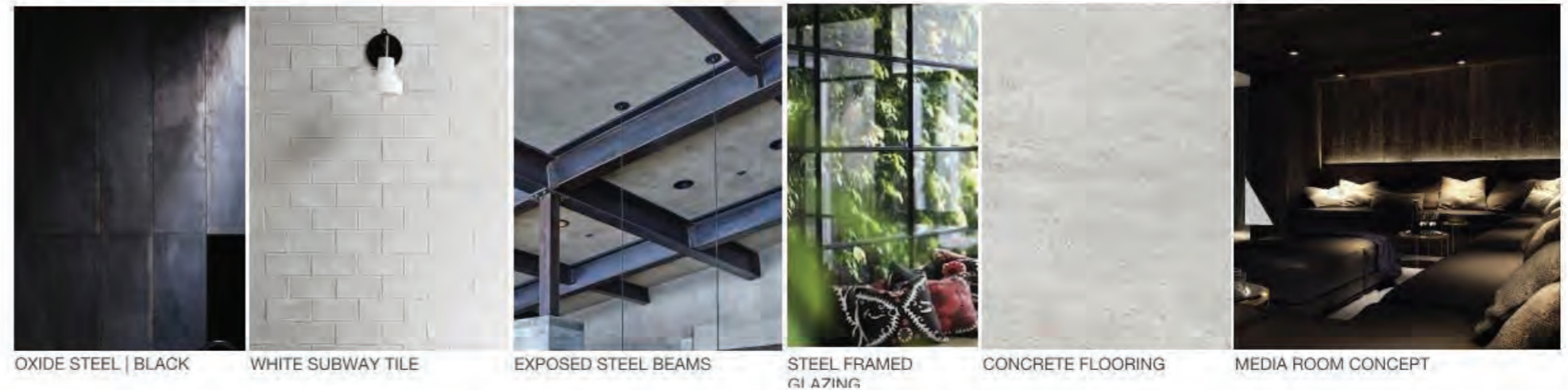


Figure 8.1.7.3

8.1 HOUSING DIVERSITY

8.1.8 RESIDENTIAL STORAGE & BICYCLE PARKING

Ample residential bicycle parking and storage has been provided within the residential carparks on levels 1 and 2, for all residents of the development.

- » Bicycle parking has been provided in dedicated areas and rooms on both levels.
- » Residential storage is also located on both carpark levels. Each storage cage provides 6m³ for residents, in compliance with the BADS guidelines.

RESIDENTIAL BICYCLE PARKING	NO. PROVIDED
Standard Bicycle Rack (horizontal)	90
Ned Kelly Bicycle Rack (vertical)	192
TOTAL	282

RESIDENTIAL STORAGE	NO. PROVIDED
6m ³ Residential Storage Cage	281
TOTAL	281

Figure 8.1.8.1 Residential Storage and Bicycle Storage

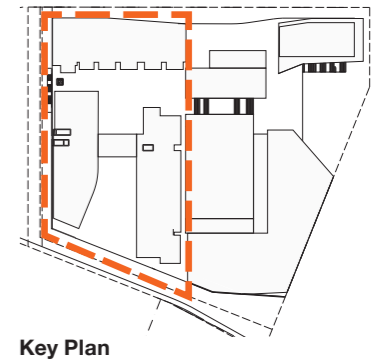


Figure 8.1.8.2 Level 1 Residential Storage and Bicycle Storage

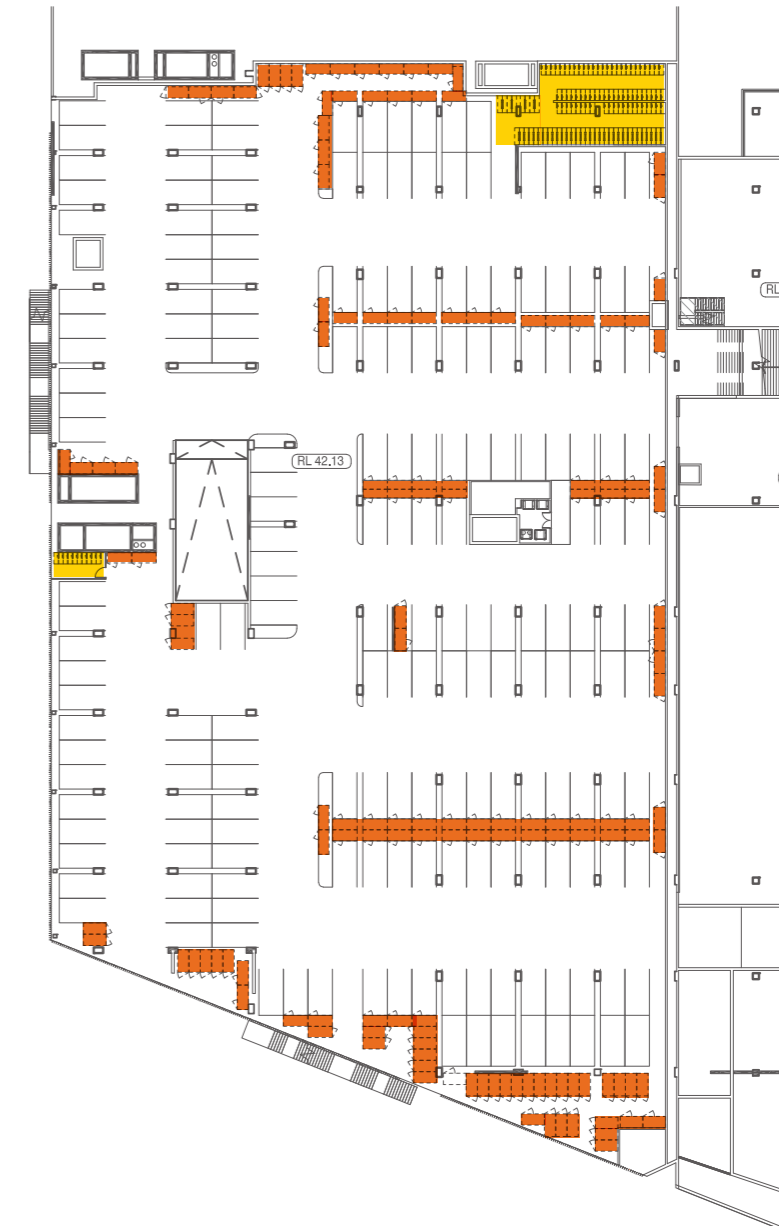


Figure 8.1.8.3 Level 2 Residential Storage and Bicycle Storage

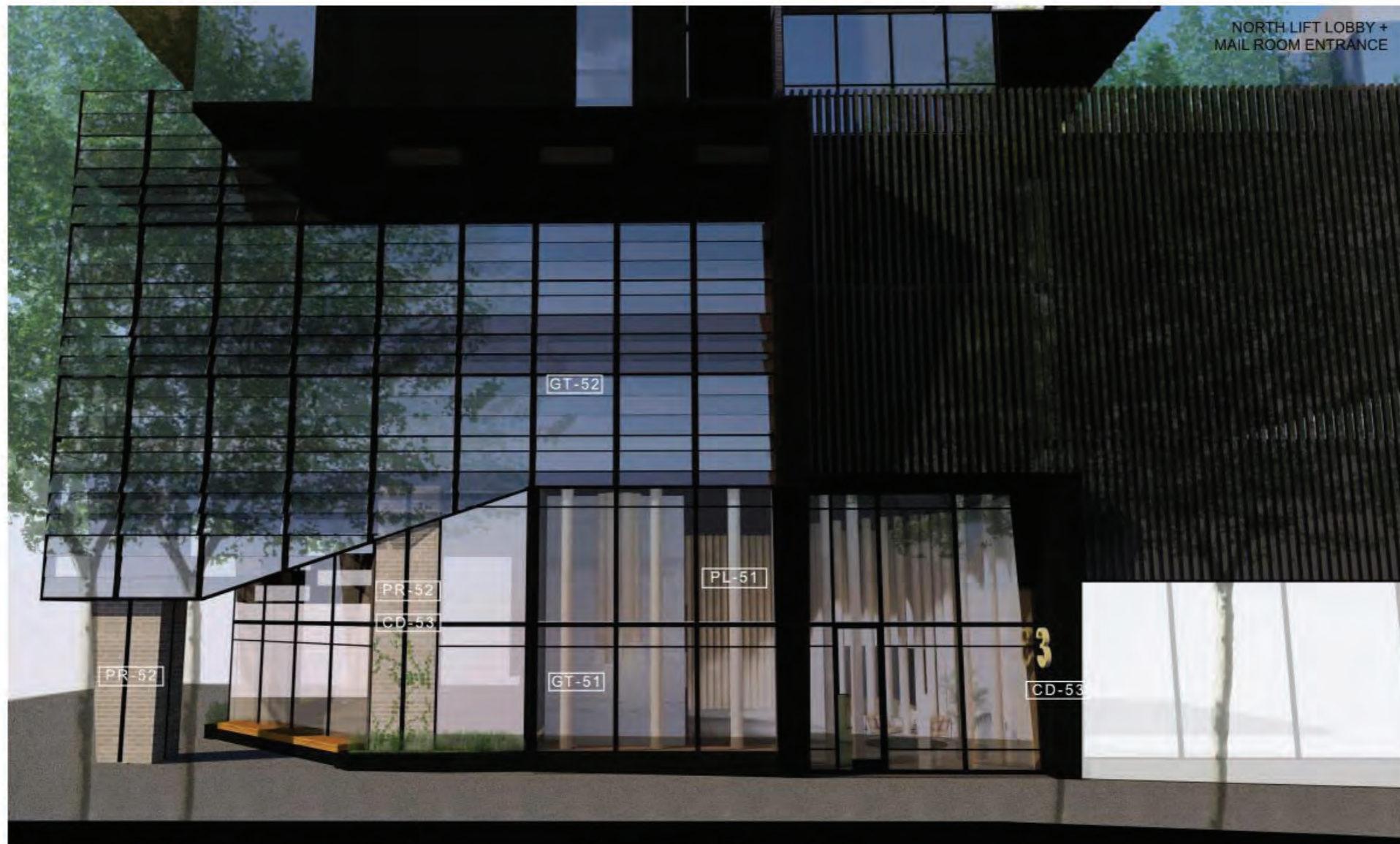
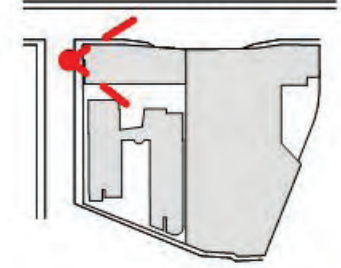
- Key**
- Residential Bicycle Parking
 - Residential Storage Cage

8.1 HOUSING DIVERSITY

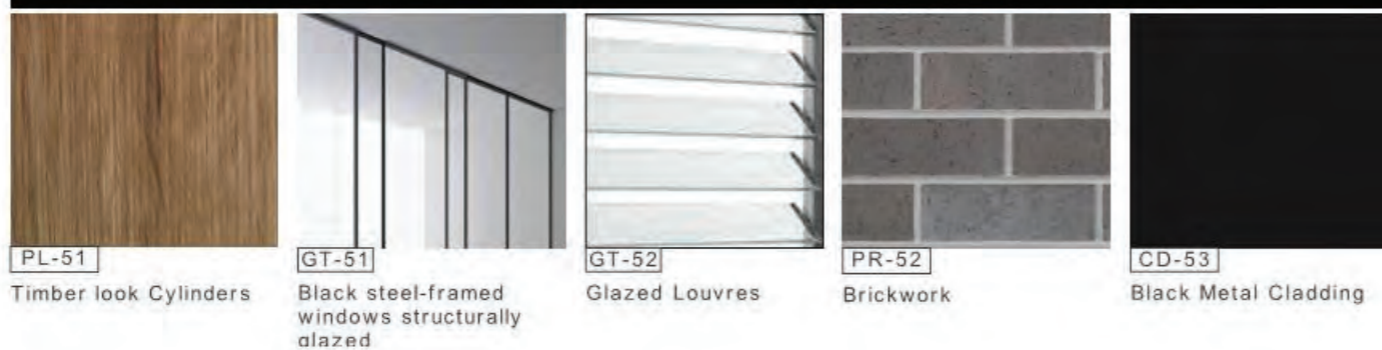
8.1.9 MATERIALS AND FINISHES

PEDESTRIAN CONTEXT : ENTRY LOBBY - URBAN ANCHOR COLOUR, TEXTURE AND FINISHES

BIRD de la COEUR architects



ARTIST IMPRESSION

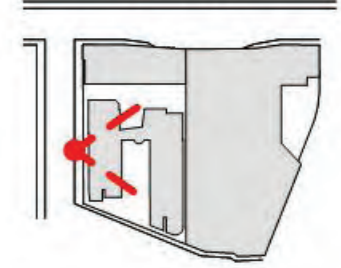


8.1 HOUSING DIVERSITY

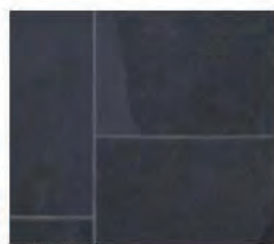
8.1.9 MATERIALS AND FINISHES

PEDESTRIAN CONTEXT : ENTRY LOBBY LIVING MATRIX COLOUR, TEXTURE AND FINISHES

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Climbing Plant varieties



TL-58
Bluestone Tile



CB-51
Specialty Brickwork



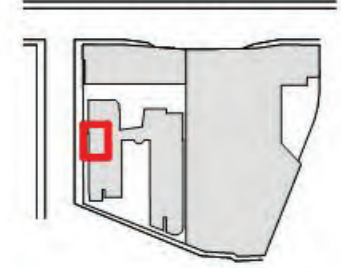
GT-51
Black steel-framed
windows structurally glazed

8.1 HOUSING DIVERSITY

8.1.9 MATERIALS AND FINISHES

INTERNAL AMENITY : ENTRY LOBBY LIVING MATRIX COLOUR, TEXTURE AND FINISHES

BIRD de la COEUR architects



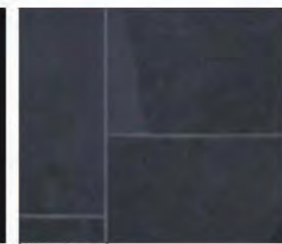
ARTIST IMPRESSION



CB-51
Specialty Brickwork



PA-58
Black Paint



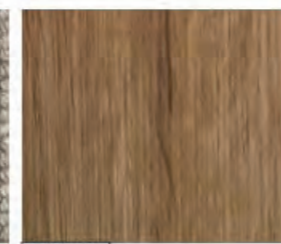
TL-58
Bluestone Tile



CD-51
Porcelain wall tiling



CP-52
Vivaldi Carpet



TC-51
Timber Wall Cladding



TV-51
Timber Veneer Joinery



TF-52
Timber Floor



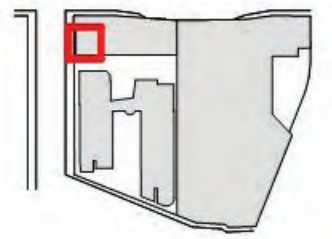
UP-51
Tan Leather Upholstery

8.1 HOUSING DIVERSITY

8.1.9 MATERIALS AND FINISHES

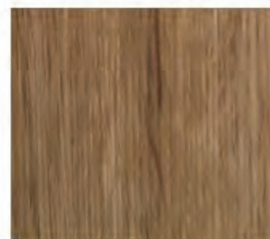
INTERNAL AMENITY : ENTRY LOBBY URBAN ANCHOR COLOUR, TEXTURE AND FINISHES

BIRD de la COEUR architects

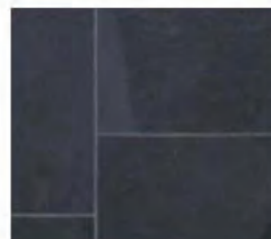


URBAN ANCHOR
RESIDENTIAL LOBBY +
MAIL ROOM

ARTIST IMPRESSION



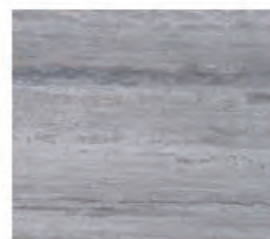
PL-51
Timber look Cylinders



TL-58
Bluestone Tile



GT-51
Black steel-framed
windows structurally
glazed



CD-51
Porcelain wall tiling



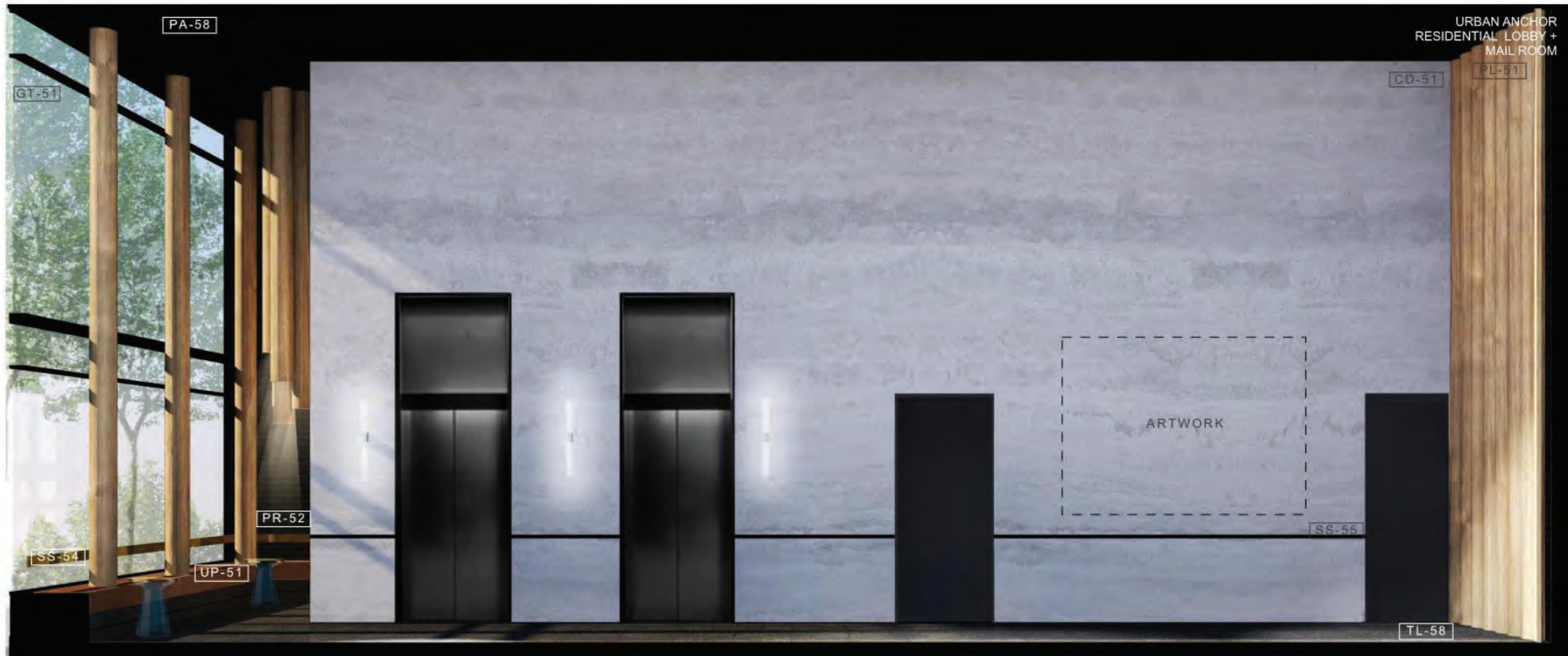
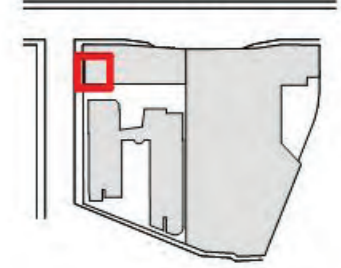
PA-58
Black Ceiling Paint
including all services

8.1 HOUSING DIVERSITY

8.1.9 MATERIALS AND FINISHES

INTERNAL AMENITY : ENTRY LOBBY URBAN ANCHOR COLOUR, TEXTURE AND FINISHES

BIRD de la COEUR architects



URBAN ANCHOR
RESIDENTIAL LOBBY +
MAIL ROOM

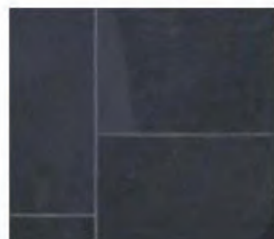
ARTIST IMPRESSION



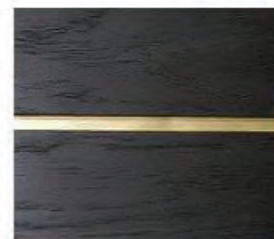
UP-51
Tan Leather Upholster



PL-51
Timber look Cylinders



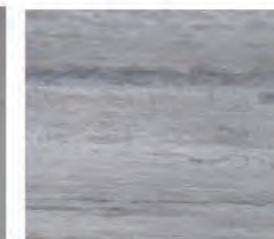
TL-58
Bluestone Tile



SS-54
Brass Strip detailing



GT-51
Black steel-framed
windows structurally
glazed



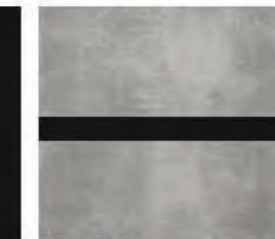
CD-51
Porcelain wall tiling



PR-52
Brickwork



PA-58
Black Ceiling Paint



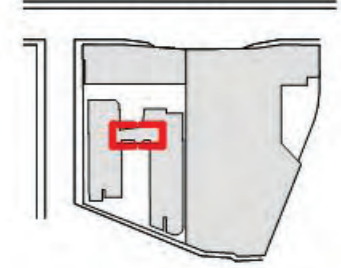
SS-55
Black Strip detailing

8.1 HOUSING DIVERSITY

8.1.9 MATERIALS AND FINISHES

BIRD de la COEUR architects

INTERNAL AMENITY : RESIDENTIAL LOUNGE & COMMON AREA COLOUR, TEXTURE AND FINISHES



SOUTH RESIDENTIAL LOBBY
LEVEL 03

ARTIST IMPRESSION



TL-58
Bluestone Tile

TL-57
Bluestone Tile

CD-51
Porcelain wall tiling

HP-51
Marmorino Plaster

GT-51
Structurally glazed
shopfront glazing with
black steel frame

CB-51
Brickwork

FL-51
Feature Light

CD-52
Oxide Steel

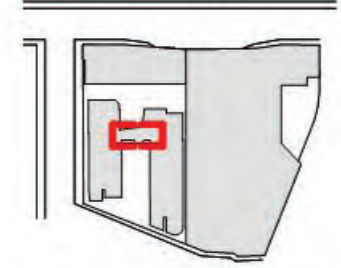
PL-52
Timber battens

8.1 HOUSING DIVERSITY

8.1.9 MATERIALS AND FINISHES

INTERNAL AMENITY : RESIDENTIAL LOUNGE & COMMON AREA

BIRD de la COEUR architects



ARTIST IMPRESSION



CB-52
White Brickwork



GT-51
Structurally glazed shopfront glazing with black steel frame



PL-52
Timber battens



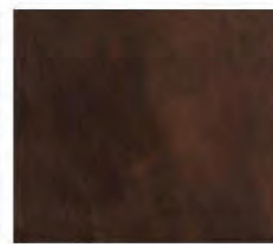
CD-51
Porcelain wall tiling



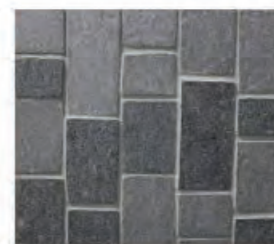
HP-51
Marmorino Plaster



CB-51
Brickwork



CD-52
Oxide Steel



TL-57
Bluestone Tile

8.1 HOUSING DIVERSITY

ASPECT Studios™

8.1.10 RESIDENTIAL GARDENS

The Level 3 residential gardens are designed as a series of external rooms that provide residents with a range of landscaped spaces to relax, socialise, work and play.

The arrangement of spaces and circulation is inspired by paper making machines and boiler foundations that previously functioned on site. Planting areas are maximised and consolidated in several large raised planters.

Social areas are located adjacent to the communal lounge between residential towers and relaxing / contemplative spaces located to the south with views looking out over the Yarra River and city beyond. A play space is located between social and contemplative areas nestled within planting.



Figure 8.1.9.1 Reference image: Boiler foundations



Figure 8.1.9.2 Reference image: Boiler foundations

8.1 HOUSING DIVERSITY

KEY ELEMENTS

- 01 Brick pavement
- 02 Great lawn
- 03 Play zone
- 04 Outdoor dining
- 05 Outdoor lounge
- 06 Recycled brick clad raised planter with trees
- 07 Sun lounge space with Yarra River outlook
- 08 Entry to residential lobby
- 09 Private terraces
- 10 Stair down to Access Lane

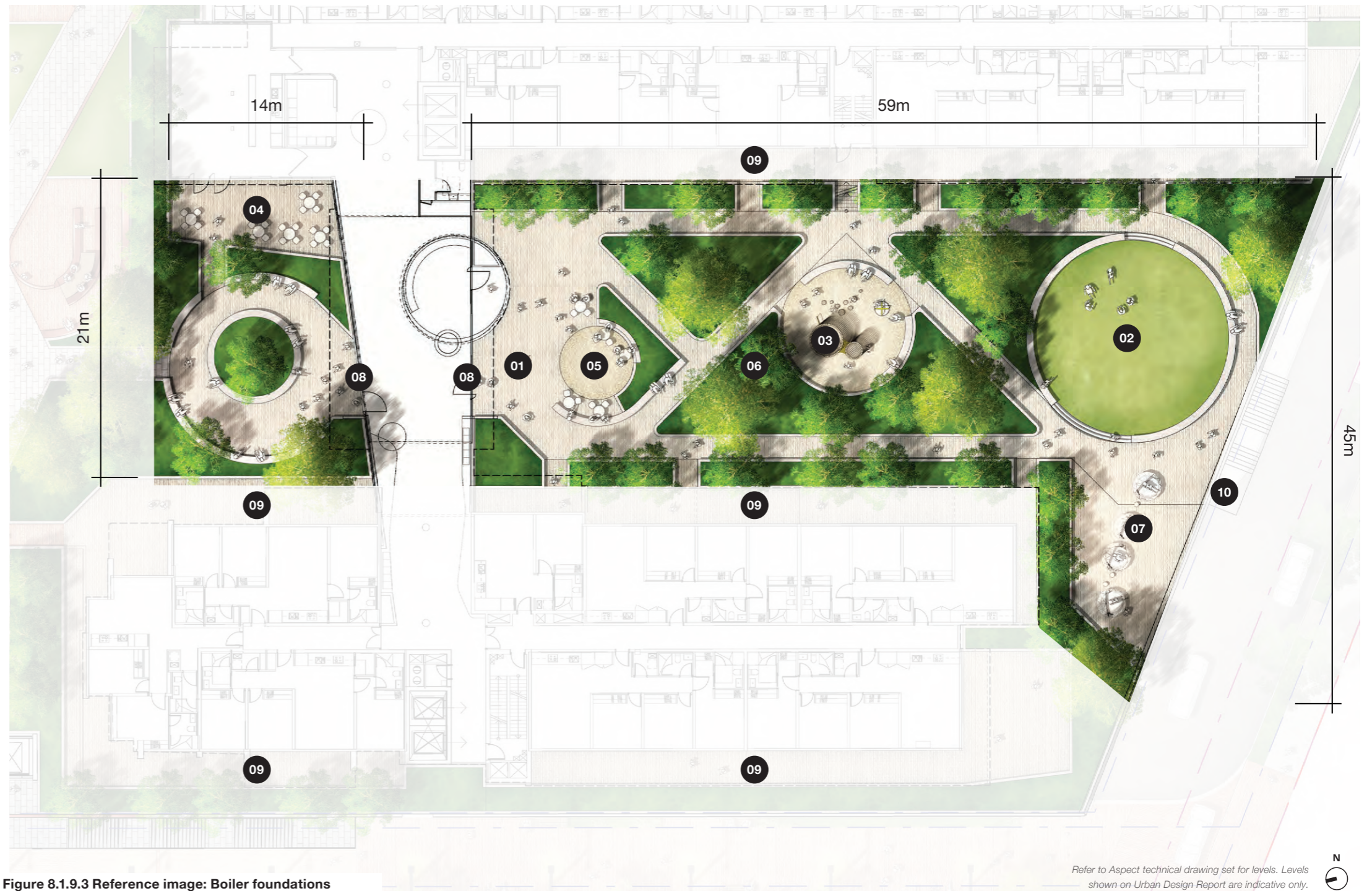


Figure 8.1.9.3 Reference image: Boiler foundations

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



8.1 HOUSING DIVERSITY

ASPECT Studios™



01 Precedent: Brick Pavement



02 Precedent: Great Lawn



06 Illustrative: Sculptural Play Feature



Illustrative View: Residential Gardens

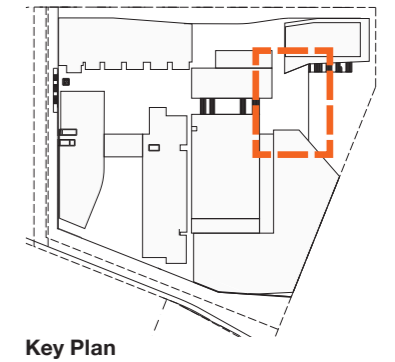
8.2 RETAIL PRECINCTS

The Village Alphington offers a variety of retail models to attract and service the diverse users of the development and the community.

- » On lower ground level, fresh deli produce aimed at locals will be offered in the 'Market Place'.
- » On ground level, 2 supermarkets, convenience and specialty retail will provide amenity to both locals and users of the development.
- » Also on ground level and fronting onto Village Square, the 'Food Hall' will comprise free-standing market-style kiosks with zones of shared seating. This not only creates retail variety, but increases permeability and activation to Village Square whilst further encouraging communal integration of different users.
- » The Food Hall presents itself as a distinct opportunity for the re-use of steel, for non-structural kiosk elements that could give a strong sense of its former industrial identity.



Figure 8.2.1



Key Plan

- Key**
- Retail Opportunity
 - Active External Edge to Village Square
 - Nominal Outdoor Seating Zone
 - Nominal Indoor Seating Zone
 - Primary Access
 - Secondary Access

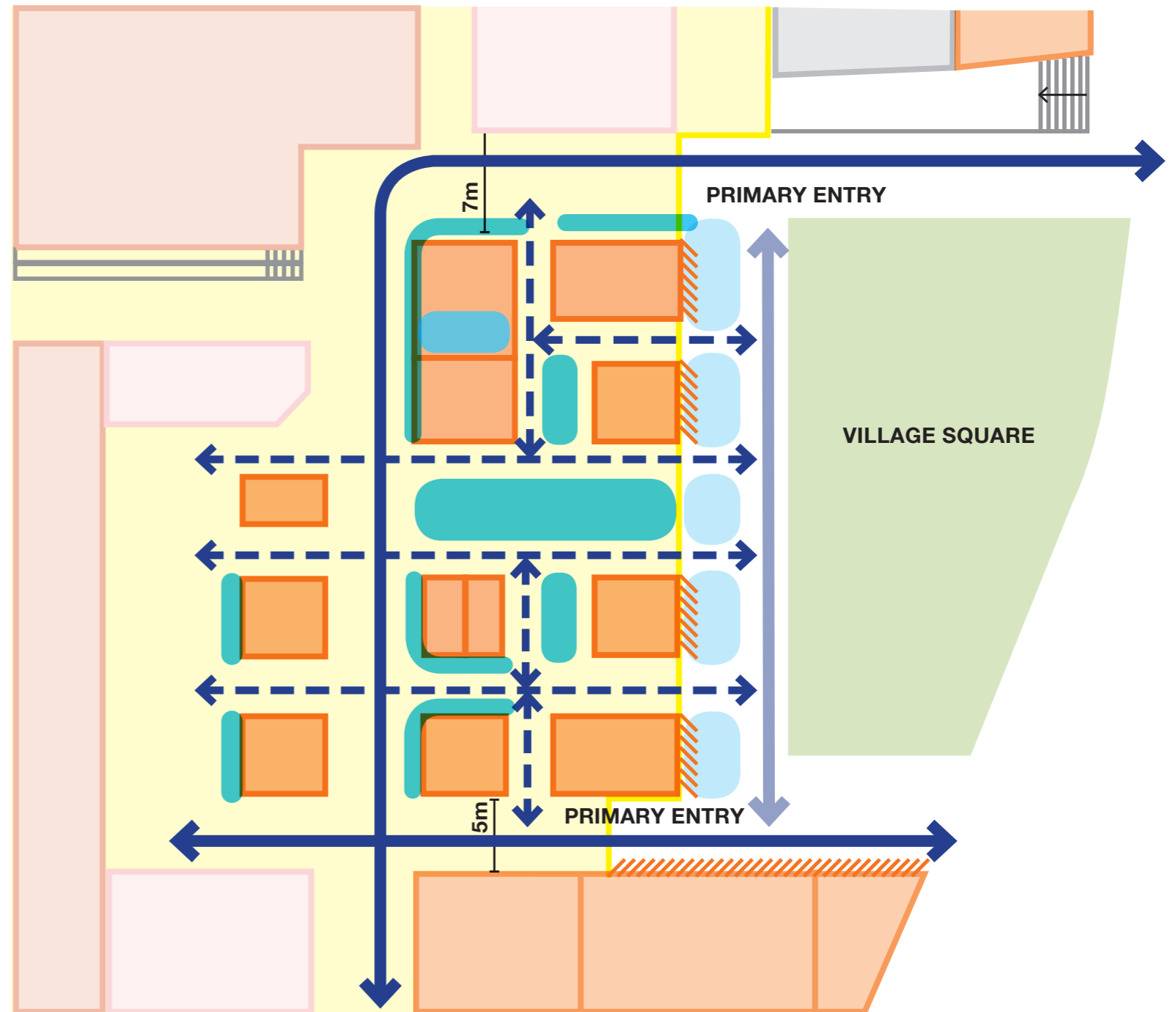


Figure 8.2.2

8.2 RETAIL PRECINCTS



VILLAGE SQUARE DINING



FOOD HALL



ARCADE



SHOWROOM

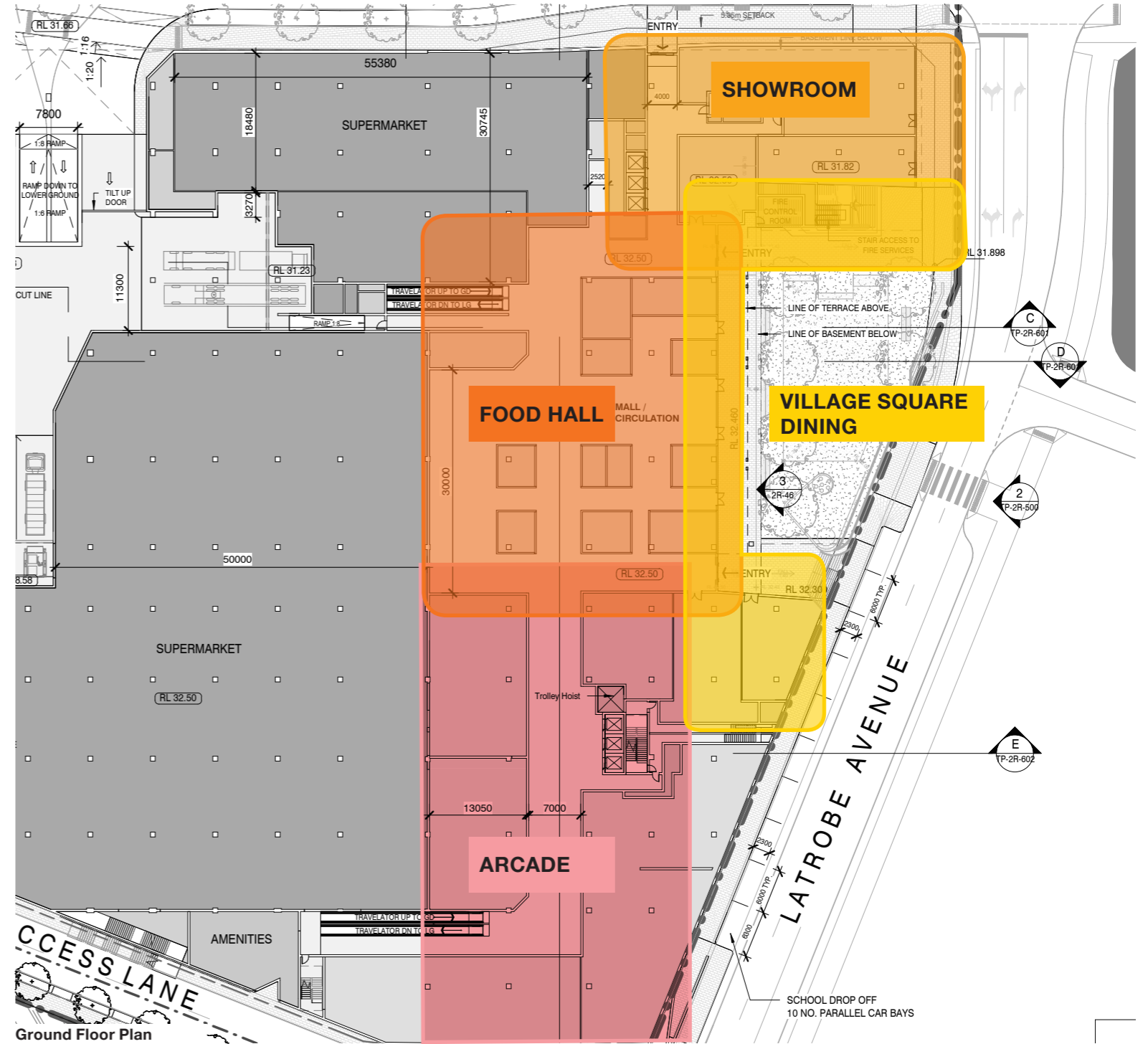


Figure 8.2.3 Retail Precincts

8.3 COMMUNITY FACILITY

The community facility has undergone consultation with City of Yarra and meets the requirements set out in the City of Yarra resolution at the time of the approval of the Alphington Paper Mill DP 2016.

With its primary entry on the Level 1 Terrace, there is a clear dialogue formed between the Community Facility and the School. The interplay between them gives the Terrace a true civic and communal presence.

In accordance with the DP 2016, the facility provides:

- » 300m2 community space,
 - » 1400m2 activity centre space,
 - » Rooftop court and,
 - » 300m2 associated sports pavilion.
- The community and activity spaces are accessed from the primary Level 1 terrace entry. The Level 2 sports pavilion is accessed mid-level, off the adjacent, civic stair. The facility also incorporates public DDA lift circulation, which provides accessibility to all levels of the facility, and to the Paper Trail Gardens on Level 3.

The rooftop court will have limited hours of use due impacts of lighting and noise to the adjacent residences of the Living Matrix building.

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

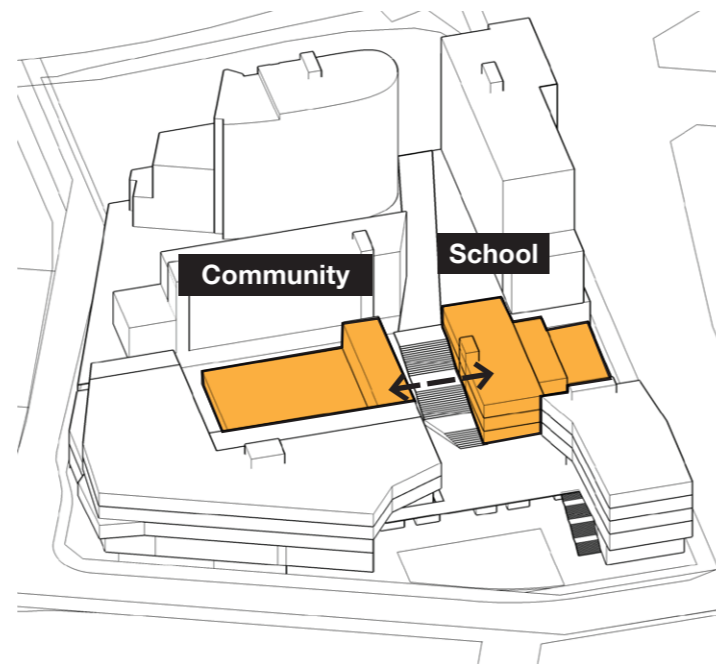
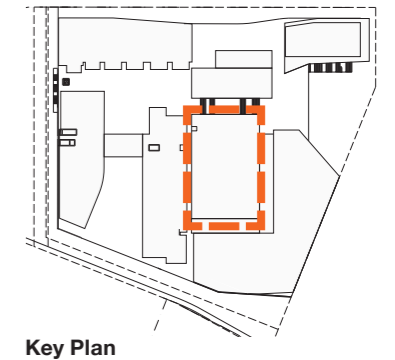


Figure 8.3.1 A clear dialogue is formed between the Community Facility and the School



Key Plan

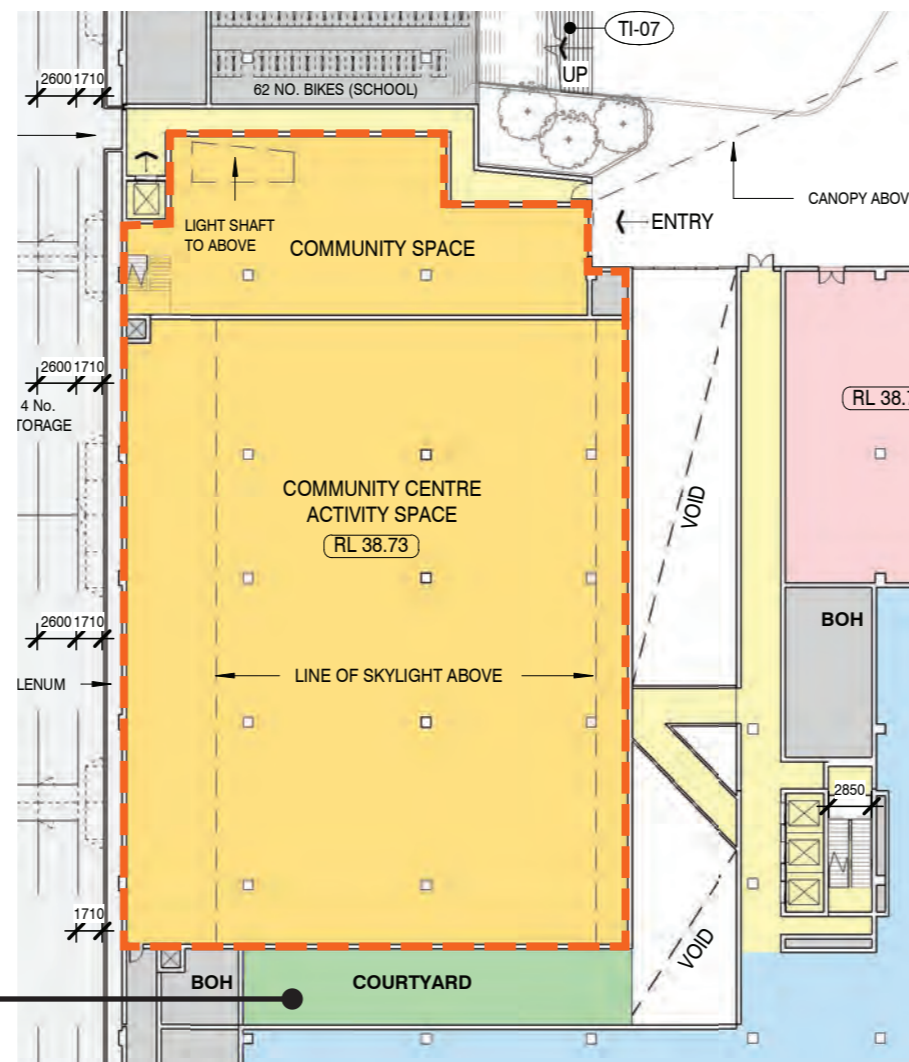


Figure 8.3.2 Level 01

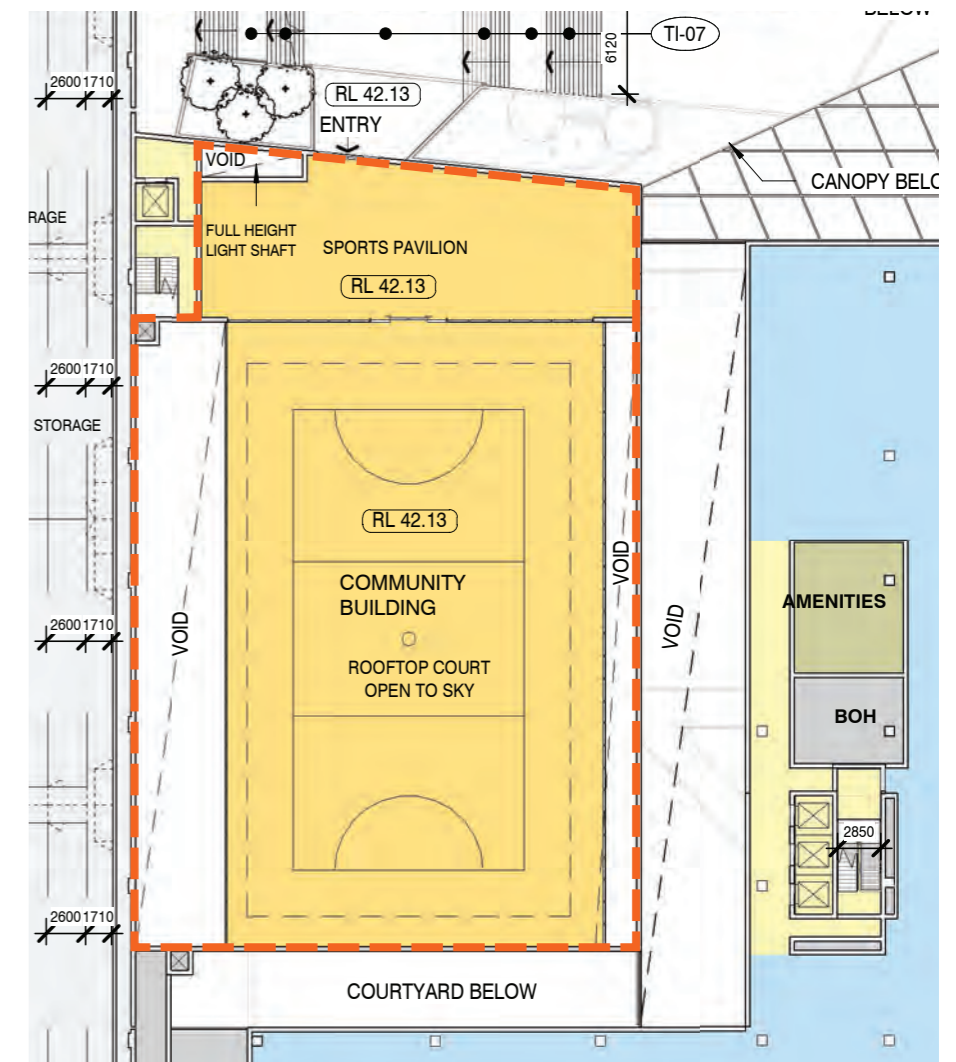


Figure 8.3.3 Level 02

8.4 SCHOOL

As a year 5 and 6 campus for Alphington Primary School, the school's scheme within The Village Alphington has been developed in coordination by the Department of Education and Training (DEAT).

Careful consideration has been given to ensuring the security and safety of students within the mixed-use development. A drop-off area is provided along both sides of Latrobe Avenue for children to safely access the school.

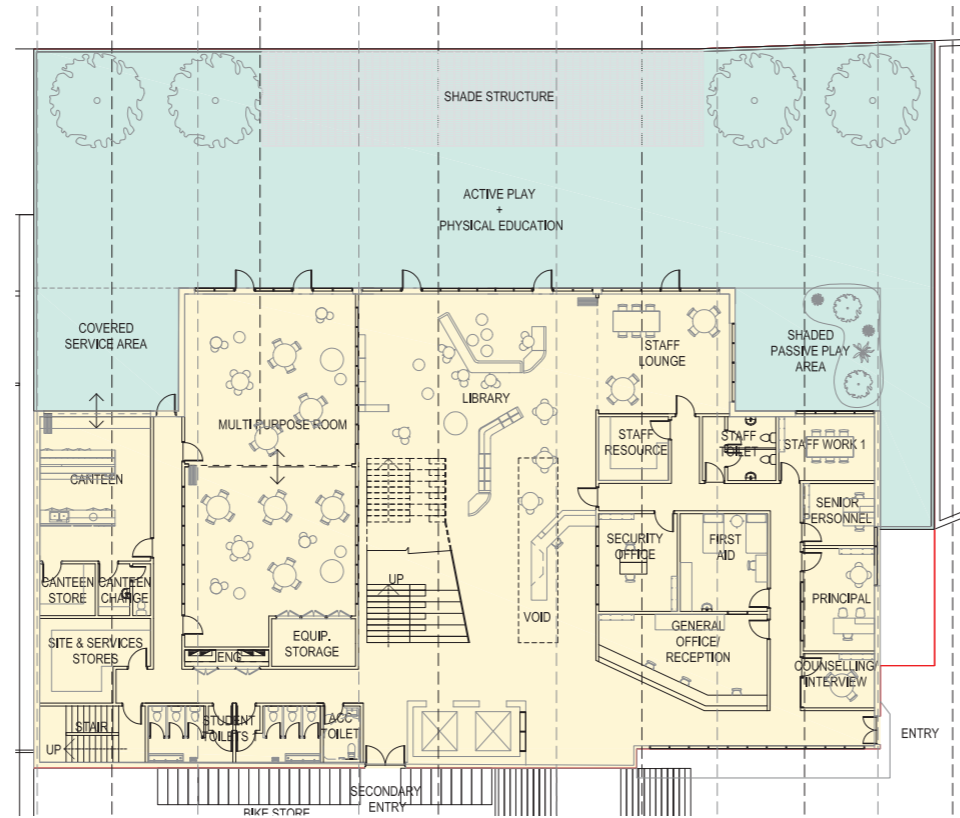
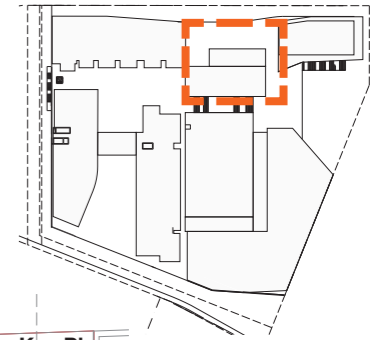


Figure 8.4.1 Level 01

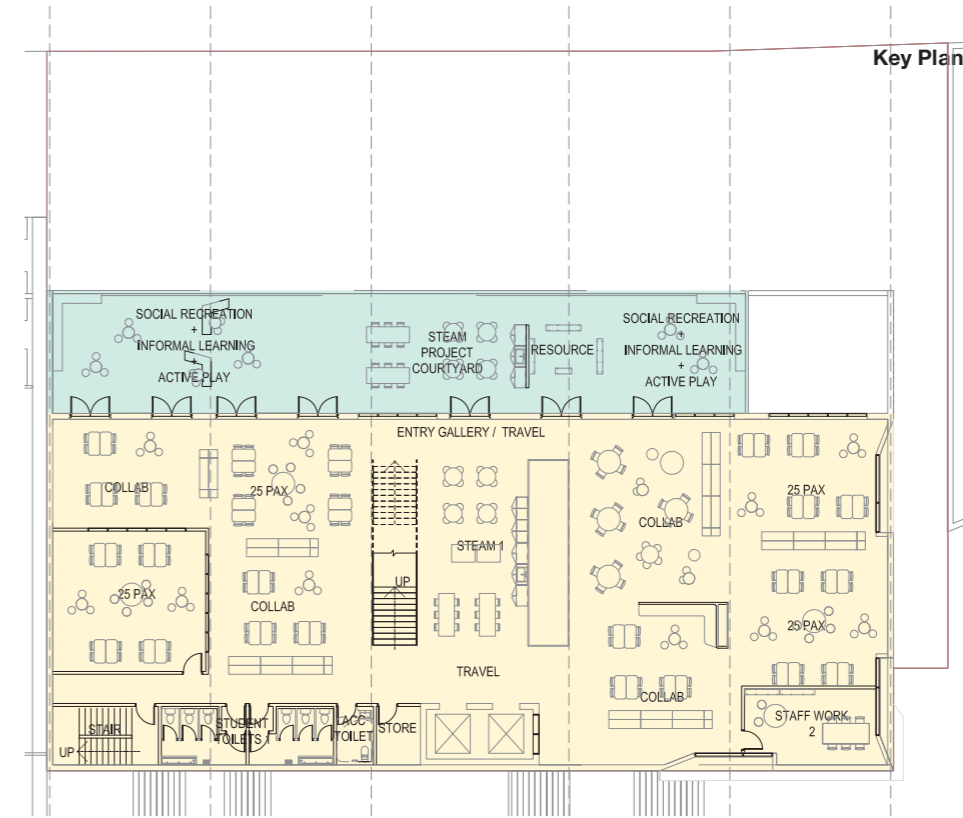


Figure 8.4.2 Level 02

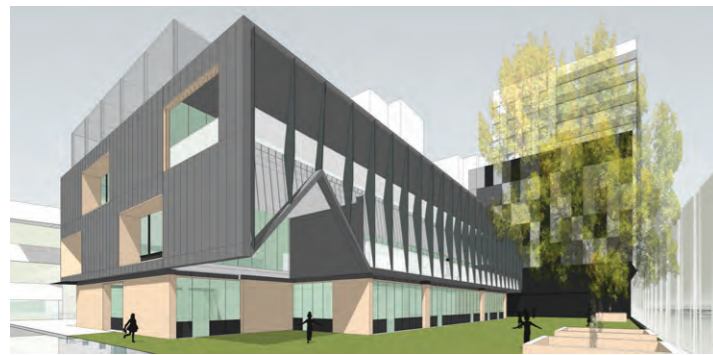


Figure 8.4.5 Illustrative view from Lv1 northern play area



Figure 8.4.5 Illustrative view of entry from Lv1 Terrace

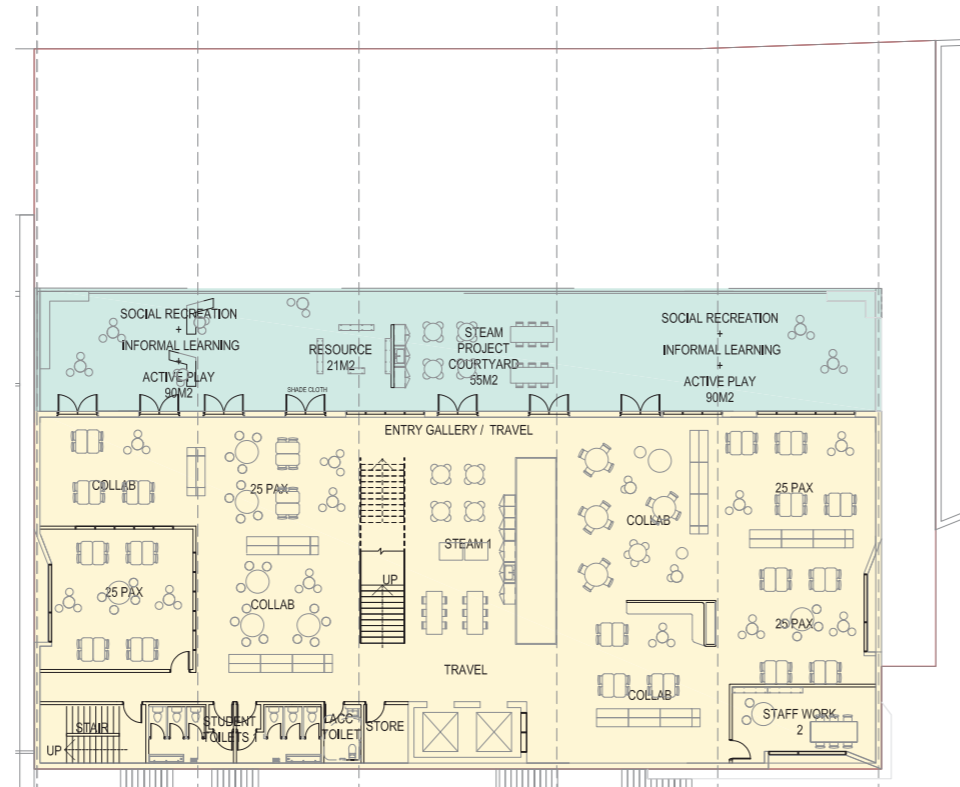


Figure 8.4.3 Level 03

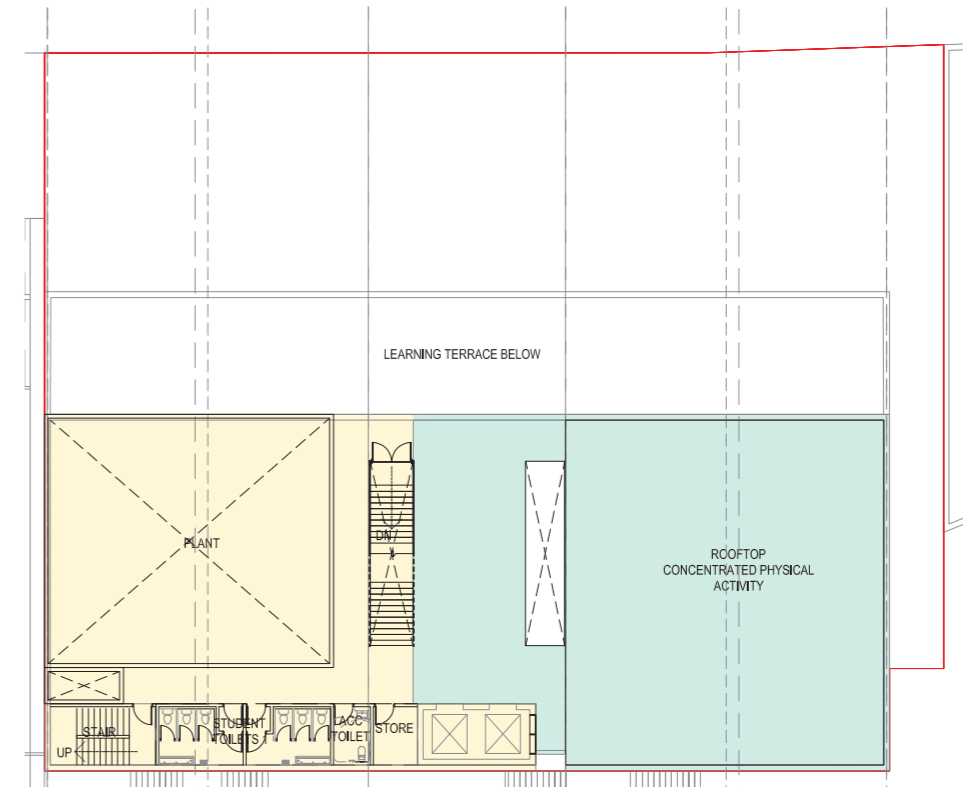


Figure 8.4.4 Level 04

NOTE: INTERNAL LAYOUTS INDICATIVE ONLY