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APPLICATION NO: **PLN17/0703**  
SUBJECT: UD Referral - Precinct 2B Heidelberg Road, Alphington

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Urban Design comments have been requested on the

- Public realm and publically accessible areas
- Review of the following documents:
  - Wayfinding signage and Interpretation Strategy
  - Crime Prevention through design

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### **Overall public realm design response**

The proposed design follows public realm intent of the Alphington Paper Mill Development Plan (the Development Plan) in general terms. Further clarifications are required about specific details which are described in the subsequent sections below. A number of suggestions have also been made to improve the quality of public domain.

The CEPTD report has been reviewed and the recommendations made there in are agreed to. The report indicates a number of areas for further consideration which would need to be integrated in the design. Some of the recommendations relate to after hour activities and maintenance aspects which will need to be addressed through the programming of the place.

Any furniture in the public domain under the Council's maintenance should be as per Yarra Standard Drawings and would need to be approved by Yarra.

The way finding signage should follow the principles and specifications of the *Way found* (Wayfinding Signage Standards for Victoria).

Further details are required about the lighting strategy and P rating being achieved for different areas, especially, publically owned areas. Details of lighting fixtures in the publically owned areas would require approval by the City of Yarra.

## **Heidelberg Road Frontage**

- The proposed tree plantation zone and shared path width exceed the requirements of the Development Plan as such it is acceptable.
- Confirmation is required about the location of the power lines along the Heidelberg Road. Currently there are low and high voltage overhead power lines which restrict tree planting opportunities. Previous discussions with the developers had indicated incorporation of the underground power lines. This aspect needs confirmation as overhead power lines would have major impact on the location of trees and the canopies and thus on the quality of the public realm.
- There is a need for more seating, bike hoops and bins etc.
- The continuous planting strip is not supported. It would be preferable to integrate seats, bins, bike parking signage etc. as necessary in the space between the street trees instead of the continuous planting.
- Remove brick paving that extends on to the shared path.
- Clarification is required about the need and the extent of the steep gradient in the tree plantation zone (Refer drawing no TP-LAN-0G-722-02 of the Landscape Architecture drawings). If a retaining wall is required it is Council's preference that it be located at the kerbside edge to enable a continuous footpath space, improved tree planting conditions and improved access for tree maintenance.
- Provide Charcoal concrete finish (as per Yarra Council's standard) for the shared path with special treatment providing visual cues where there is conflict in the movement path (example at the entry of the mews). Also there is a need that designs include provision of line marking for the shared path.
- More active building interface is required to improve activity and passive surveillance. Consider providing more glazed surface for the supermarket.
- The plans submitted do not indicate drop-off and pickup areas which would need to be included.
- 0.8 meters bus shelter is considered narrow a wider bus shelter would be preferred.

## **Outer Circle Mews**

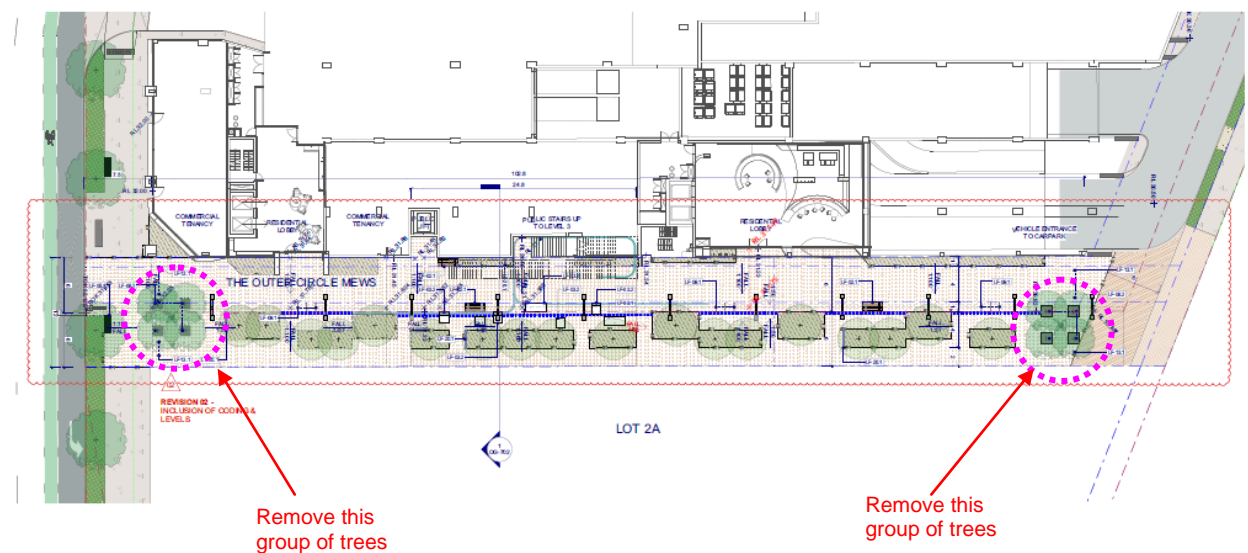
*Page 90 and 91 of the Alphington Paper Mill Development Plan (the Development Plan) on Outer Circle Paper Trail include creation of a fully accessible pedestrian promenade and a park with the layout and the design reflecting on historical transport and delivery via historic outer circle spur line railway into site as part of the overall integrated industrial heritage overlay. Responding to this, item 5.2 on page 38 of the Urban Design Report (August 2017) submitted with the proposal indicates an application of simple robust materials and geometries, design of furniture elements to represent platform and cargo elements with the intention to subtly connect the narrative of exchange with the paper making process and the use of metal inlay to reference the railway spur line. Whilst the above concept is considered responding*

to the intent of the Development Plan, it is felt that there is a need for interpretative signage making reference to the proposed concept and history of paper making in the AMCOR precinct.

### *Solar Access*

The shadow diagrams of Precinct 1 and Precinct 2 have been compared. The documentation for Precinct 2 have provided the shadow diagrams only for the Equinox (22 September) whereas documentation for Precinct 1 provides the details for June and September both. The Precinct 2 shadow diagrams illustrate that this public space would be under the shadow most of the times. It is therefore recommended that massing of the building in Precinct 2 is revised and shadow diagrams are provided both for June and September such that there is solar access for at least 2 hours to the 50% of the area or 125 square metres whichever is less, between 9 am and 3 pm.

### *The functional layout*



The functional layout (TP-LAN-OG-102 -02) as above includes a row of trees aligned, along precinct 2A. Other elements such as brick plinths (platforms), timber sleeper seats, lighting and bike hoops are also included in the middle and eastern area along the line of trees. The layout thus appears very busy with lots of residual spaces in between. This concept needs to be simplified. Following suggestions are being made to improve this layout

- Improve the grouping of various elements avoiding small residual spaces. Consider shadow diagrams whilst deciding the locations so that at least 125 sq. m are receives solar access between 9 am and 3 pm.
- Avoid placement of trees near the entrance that block the fire and emergency clear zone alignment. Heidelberg Rd copse straddles MFB clear zone alignment (adjacent area available). This may reduce legibility of pedestrian link.
- Consider using longer seats instead of small squares. There is also variation in heights between brick plinths and timber sleeper seats (p58 Render). Consider standardising heights to reduce difference in both form and materiality.

- Seats may be desirable for BMX peg grinding. Consider coping/ deterrents when detailing.
- The colour of the brick plinths should be different from the brick pavement to make the horizontal and vertical surfaces visually distinct.
- Bicycle hoops are supported however may need to be relocated as the locked bicycles may obstruct MFB access. Allow 1.8m long clearance (400mm each end of hoop) whilst deciding new locations.
- The idea of installation of wind screens is not supported as it may affect the sightlines.

### *Safety*

- CEPTED reports recommendations regarding access, movement and sign lines for residential areas need to be followed.
- Indented entries should be avoided for safety reason. Where such entries are being provided the corners should be splayed to get wider opening and better views to such a space.
- Remove the seats currently provided near the indented entry and stairs and located them elsewhere in the space.
- Avoid solid railing to the external stairs and instead provide semi-permeable railing for safety reasons.
- The Elevation Drawing TP-2R-501 does not provide details of finish FM03. Choose the material and design to increase permeability to western edge of the Outer Circle Mews in order to improve the passive surveillance to the mews.
- MFB Access is noted as a 4m Min. W x 4.8m H Clear Path. In this regard it is important to note that the stair to Paper Trail mews obstructs this stated clear zone. (1.24m W x 0.6m H- see p124).

### *Lighting*

Following further details are required in respect to the lighting proposal:

- P rating
- Are lights single or double outreach arms? (views/plans, sections)
- Has fixture been selected? Lux levels tested (interference, relationship to trees)

### *Brick selection and paving orientation*

- The use of brick paver and the variation in pattern of the paving is supported.

### *Weather Protection*

- Consider opportunities for increased weather protection.

### **The Terrace**

The Level 1 Terrace appears to be an unappealing and uninteresting space. The overall area is very broad 19.5 x 37 (17.5 x 32). There seem to be a large hard paved area with token landscaping. More programming and details are required for this space.

#### *Functional layout*

- A separate lift access to the School would be preferred for safety reasons
- Define intended access to bicycle store located within school. Include wheel ramp on stairs.
- Planting bed adjacent to community space is not co-ordinated (LA and Arch)
- There is a need to define F&B outdoor dining areas/limits.
- Size and species of trees (in pot planters) need to be provided and quantity of growing media. Ensure trees are irrigated.

#### *Solar access*

The shadow diagrams of Precinct 2 indicate that this communal space (privately owned public space) would be under the shadow most of the times. The development plan objectives item 5.5 (page 109) for Precinct A include that

*Buildings be designed to ensure an acceptable level of sunlight maintained to the south side of public roads, pedestrian ways and public open space.*

It is recommended that the massing of the buildings around this public spaces be revised so that there is solar access for at least 2 hours to the 50% of the area or 125 square metres whichever is less, between 9 am and 3 pm in June, consistent with clause 58 of the Yarra Planning Scheme.

#### *Furniture*

- Ensure double sided timber benches do include backs & armrests to promote comfort, longer stay and equity of public seating.
- It is not clear if the edge of the raised planters is at a seating height and if the width would be suitable for sitting. It would be good if such elements can also be used for seating and are appropriately designed.

#### *Balustrade*

- Confirm the height of the railing. Consider lean rail when detailing?

#### *Pavement selections*

- Provide pattern, detail etc. within dimensioned stone pavements. Is there a variation in stone type?

### **Paper Trail Gardens Level 3**

The Urban Design report page 58 includes reuse of machinery elements within public realm, continuous steel inlay connecting the space between the Mews and the Village Square and spatial arrangements and design geometries reflecting the paper making roller machines. Whilst the use of metal inlay and the proposed geometry of

the design is accepted it is felt that there is a need to provide a heritage interpretation signage at this location

#### *Solar access*

The shadow diagrams of Precinct 2 indicate that this privately owned public space would be under the shadow most of the times. The Development Plan objectives item 5.5 (page 109) states that

*Buildings be designed to ensure an acceptable level of sunlight maintained to the south side of public roads, pedestrian ways and public open space.*

It is recommended that the massing of the buildings around these public spaces be revised so that there is solar access for at least 2 hours to the 50% of the area or 125 square metres whichever is less, between 9 am and 3 pm in June, consistent with clause 58 of the Yarra Planning Scheme.

#### *Planting*

- Confirm height of raised planters (above ground) and depth of growing media in raised planters.
- Confirm quantity of solar access for kitchen gardens
- Ensure tree locations have suitable clearances to balconies and roof lines above.

#### *Paving*

- Orientation; consider running paving perpendicular to path of travel.

#### *Wayfinding*

- Provide way finding signage at this space.

### **Access Lane**

Eastern corner is unresolved. (37m x 15m triangle)

#### *Functional layout - Northern Triangle*

Avoid deep indented entry as it may be unsafe.

- Co-ordinate LA & Arch. (4 No. bicycle hoops shown)
- Clarify if F&B outdoor dining is proposed? Define limits.
- Review opportunities for furniture and planting.

#### *Functional layout – 2A access*

- Clarification is required about the access to 2A at western end of Lane?

### **Village Square**

The design of Village Square has been discussed with the Council's Open Space Unit and the detailed comments have been incorporated in their response. Therefore only general comments are being provided below.

- Rationalise the ground surface levels responding to the slope of the ground.

- Create a level Town Square surface to promote comfortable and flexible access and occupation.
- Create a positive interface between the Town Square and La Trobe Avenue to improve connectivity, access and visibility. The proposed plaza grades and edge treatment obscure views into the square from southern approach and a significant length of La Trobe Avenue footpath.
- Illustrate events opportunities within programmable paved space.
- Define F&B outdoor dining areas.
- Make allowance for clearances for furniture occupants in the pedestrian spaces.
- Provide clear way finding signage leading to Level 1 Terrace as the steps may not provide universal access.
- Consider incorporation of seating along the steps leading to Level 1 Terrace.
- Provision of a water feature is not supported as it would not add much value and may add to maintenance costs.
- Consider providing trees on the eastern edge. Determine size parameters and tree so that there is direct sun light on the southern side of the space.
- Shadow diagrams should also be submitted for 21 June.

#### *Stairs*

- Confirm maximum offset to handrails (Village Square to Terrace, La Trobe Street to Village Square)

#### *Furniture Selections*

- Ensure double sided timber benches do include backs & armrests to promote comfort, longer stay and equity of public seating.
- Provide bicycle hoops, drinking water fountains and bins etc. Confirm type/style with the City of Yarra.
- Confirm whether the proposed street furniture palette is custom to precinct or to YCC Public Domain manual standards. The furniture palette as well as lighting details and fixtures to be provided in the public open space ( for Yarra city Council's management ) would need to be approved by the Council

#### *Heritage Interpretation and Wayfinding*

- Provide further details regarding heritage interpretation/ wayfinding elements (steel paving inlay to vertical element transition). #1 on illustrative plan.

#### *Walls and edges selections*

- Consider durability, maintenance and comfort (touch/ contact) when detailing steel walls, edges and inlays. Specify steel type, profile and finish.

- Confirm length of useable seating height for precast concrete walls along La Trobe Avenue edge. (Min-max heights)
- The large expanse of metal cladded blank wall is provided in the building adjoining the public space (The Village Square) at the Latrobe Street interface. It is felt that this may result in attracting graffiti. Which metal cladding is being provided is not indicated clearly. Use of Corten needs to be avoided for such a surface. Consider increasing glazed surface instead of large metal cladded blank wall.