

**To:** Amy Hodgen  
**From:** Mark Pisani  
**Date:** 17 April 2018  
**Subject:** Application No: **PLN17/0703**  
Description: **Major Development; The Village Alphington**  
Site Address: **626 Heidelberg Road, Alphington**

I refer to the above Planning Application received on 9 March 2018 and the accompanying Transport Impact Assessment prepared by GTA Consultants in relation to the proposed development at Lot 2B, 626 Heidelberg Road, Alphington. Council's Civil Engineering unit provides the following information:

## INFRASTRUCTURE AND CONSTRUCTION ITEMS

Item	Details
General Items	
Footpath and Roadway Designs	The applicant is to liaise with Glenvill to ensure adjacent public footpath and roadway designs are included in submission as per approved design.
Footpath Widths	A minimum unobstructed 1.5m footpath width should be provided in pedestrian trafficable areas.
Staircases	Confirmation required that feature staircases adjacent to Outer Circle Mews and Access Lane are compliant with building regulations and that the number of landings indicated is sufficient.
Section 173 Agreements	Section 173 agreements are required to ensure that publically accessible pedestrian links remain unobstructed and are maintained in a safe condition.
Footpaths, Kerbing and Roadways	The footpaths, kerbs, channels and roadways adjacent to the site are to be constructed to the satisfaction of council prior to the occupation of site.
Delineation of Title Boundaries	The boundary between private and council land should be clearly distinguished. The indication of this alignment can be achieved by use of differing materials or brass discs (flush with pavement surfaces).
Road Pavement Reinstatements	All road pavement reinstatements must be consolidated as single full-width areas of reinstatement to reduce further construction joints in the pavement.
Redundant Pits and Services	Redundant pits/services are to be removed and Council assets to be reinstated.
Existing Drainage Infrastructure	Existing Council stormwater drainage infrastructure, currently located

	within site boundaries, is to be relocated to the satisfaction of council prior to the commencement of works on the development.
Existing Sewerage Infrastructure	Existing sewerage infrastructure, currently located within site boundaries, is to be relocated to the satisfaction of the Responsible Authority prior to the commencement of works on the development.
<b>Heidelberg Road</b>	
Footpath Materials	Council's Civil Engineering unit is not in favour of the proposed use of brick for the Heidelberg Road footpath at the entrance to the Outer Circle Mews. Footpath materials should be as per Council's <i>Infrastructure Road Materials Policy</i> . Any deviation from this policy requires approval at director level within Council.
VicRoads Approval – Access Arrangements	VicRoads must approve the design of the Heidelberg Road vehicular access to the site's loading docks prior to works commencing on site.
VicRoads Approval – Vehicle Crossing Cross Sectional Design	VicRoads must approve a cross-sectional design of the Heidelberg Road vehicle crossing to the site's loading docks prior to works commencing on site.
VicRoads Approval – Road Widening	VicRoads must approve the design of the widening of Heidelberg Road prior to works commencing on site.
<b>Item</b>	<b>Details</b>
Proposed Tree	The tree that has been indicatively shown in the traffic splitter island between the entry and exit lanes at the Heidelberg Road access point is to be removed. The position of this tree would negatively impact sight lines for motorists using this entry/exit point.
Undergrounding of Electrical Cables	The overhead power lines adjacent to the site's Heidelberg Road frontage are to be undergrounded at the expense of the applicant.
Footpaths outside Building Envelope	Sections of the Heidelberg Road footpath that lie outside of the building envelope, but within the title boundary, should be vested in Council.
<b>Latrobe Avenue</b>	
Infrastructure outside Building Envelope	Sections of the west Latrobe Avenue footpath, kerb, channel and roadway that lie outside of the building envelope, but are within the title boundary, should be vested in Council.
Surface Materials	Specifications for proposed surface materials to be used for Council's assets are to be submitted to Council's Civil Engineering unit for assessment and approval. The use of bluestone paving for proposed Council owned land is to be as per standard YSD416.
<b>East-West Aligned Access Lane</b>	
Bicycle Ramp Entrance	The bicycle ramp entrance via the east-west aligned access lane should be relocated with the view to reducing bicycle-vehicle conflict. Dimensions of bicycle entrance and minimum height clearance are to be depicted on the drawings. Comment from Council's Strategic Transport branch should be sought.
Position of Staircase	Staircase appears to block footpath on Northern side of "access laneway", with no provision for how pedestrians can navigate past the staircase. This is not an acceptable arrangement.

Back of House Doorway	Back of house ("BOH") doorway on lower ground floor opens outwards onto a publically accessible footpath. Applicant to advise if there is a specific requirement for this (service cabinets etc.), otherwise doorway should open inwards.
Town Square Pocket Park	
Pocket Park	<p>The arrangement of Pocket Park in relation to the proposed new title alignment of land to be vested in council is not satisfactory.</p> <ul style="list-style-type: none"> <li>▪ The drawing <i>General Arrangement Plan – The Village Square</i> indicates that assets such as street furniture, drainage assets, nature strips, retaining walls etc. will be located partially on private land and partially on Council controlled land. This is not a satisfactory outcome. The arrangement of the park and associated assets should make it clearly identifiable which assets are Council's and which are not.</li> <li>▪ For maintenance and liability purposes it should also be clear on-site where the boundary between public and private assets is. This can be achieved by usage of differing materials, brass discs or similar.</li> </ul>

Item	Details
Pocket Park - Continued	<ul style="list-style-type: none"> <li>▪ Specifications for proposed surface materials to be used for Council's assets are to be submitted to Council's Civil Engineering unit for assessment and approval. Bluestone paving for the proposed council owned land is to in accordance with Council Standard Drawing YSD416 <i>Swan Bluestone Paving for Footpath</i>.</li> </ul>
Steel Inserts in Surface Treatments	Council's Civil Engineering unit does not support use of steel inserts as a surface treatment for proposed future council owned assets as they are a potential tripping or slipping hazard.
Additional Cross Sectional Design	An additional cross sectional design of the Town Square Eastern elevation is to be provided by applicant. The cross sectional design should confirm that there are no tripping hazards between the Town Square park and the Latrobe Avenue footpath interface. There may be a potential tripping hazard as steel pavement inserts transition to the retaining wall.
Agreement for Future Maintenance Responsibilities	Agreement required with applicant regarding future maintenance responsibilities of the Town Square.

## GENERAL ENGINEERING CONDITIONS

### Road Asset Protection

- Any damaged roads, footpaths and other road related infrastructure adjacent to the development site as a result of the construction works, including trenching and excavation for utility service connections, must be reconstructed to Council's satisfaction and at the developer's expense.

### Construction Management Plan

- A Construction Management Plan must be prepared and submitted to Council. The Plan must be approved by Council prior to the commencement of works. A detailed dilapidation report should detail and document the existing and post construction conditions of surrounding road infrastructure and adjoining private properties.

### Impact of Assets on Proposed Development

- Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.
- Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

## NON-PLANNING ADVICE FOR THE APPLICANT

Item	Details
Legal Point of Discharge	The applicant must apply for a Legal Point of Discharge under Regulation 610 – Stormwater Drainage of the <i>Building Regulations 2006</i> from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the <i>Local Government Act 1989</i> and Regulation 610.
Discharge of Water from Development	<ul style="list-style-type: none"> <li>▪ Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.</li> <li>▪ Contaminated ground water seepage into basements from above the water table must be discharged to the sewer system through a trade waste agreement with the relevant authority or in accordance with EPA guidelines.</li> <li>▪ Contaminated groundwater from below the water table must be discharged to the sewer system through a trade waste agreement from the relevant sewer authority.</li> <li>▪ Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.</li> </ul>
Detailed Engineering Design	Detailed engineering design drawings of the road infrastructure surrounding the site are to be submitted to Council for assessment and approval.
Proving of Underground Services	The proving of underground services is to be conducted prior to works commencing on site to ensure that all services surrounding the site have been identified. Permission from the relevant service authorities must be obtained if works will impact the service authorities' assets.