

Hodgen, Amy

From: Leivers, Chris
Sent: Thursday, 19 April 2018 6:35 PM
To: Hodgen, Amy
Cc: Hanrahan, Justin; Holden, Emily; Gosling, Lucas; O'Connor, Kim; Griffin, Andrew; Walmsley, David; Phillips, Bruce
Subject: Comments on the plans submitted by Alpha for the Community Facilities

Hi Amy

Further to our discussion and my previous notes to you on this, I provide the following comments on the most recent plans submitted by Alpha for the Community Facilities;

Level 1 – community facilities

- The 1400m² space appears to have only a single entry. In order to enable great flexibility of the space and to enable the potential division of the interior space, and additional entry point should be provided.
- We would seek to have the northern wall of the 300m² community facility glazed to enable visibility between the facility and outside.
- The access to the 300m² community facility appears to be solely via a long corridor, which may present CPTED issues. We seek direct access from the lift or alternatively a door outside the lift (but not along the proposed corridor) directly into the 300m² community space, in addition to the option to enter via the corridor.
- the floor to floor heights for the Community facilities appear to be only 3.4m. I request a condition requiring this to be increased to 3.9m consistent with the floor to floor heights of the other commercial spaces within the development.
- There is an 'L-shape' shown within the 1400m² space which appears to be a wall connecting 3 columns. It is unclear the purpose of this wall. Can you please confirm. As it stands, and without additional information, we would seek to remove this wall.

Level 2 – Pavilion and multi-purpose courts

- We require the multi-purpose courts to have lights to enable flexibility and use beyond daylight hours. We would like to see a small canopy extending from the southern side of the pavilion over the multi-court. It appears that a canopy of 1.8-2.5m could be installed without having any impact on the court run-off.
- We require lift access be provided direct to the courts.
- We require public access to the courts that does not require entry via the Pavilion – to enable the courts to be used independently and without the need for pavilion access.
- We would like to understand the rationale (if any) for the proposed double height for the pavilion (noting we are not opposed to this).

If you need clarification on any of the above, please let me know.

Regards

Chris Leivers

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