

TO: Amy Hodgen (Statutory Planning)
 FROM: Blake Farmar-Bowers (Urban Design)
 DATE: 04 February 2019
 SUBJECT: 626 Heidelberg Rd, Alphington
 The Outer Circle Mews, Heidelberg Road, Access Lane and the Level 1 Terrace.
 APPLICATION NO: PLN17/0703
 DESCRIPTION: Use and development of the land for a mixed use development containing dwellings, supermarket, shops, food and drink premises, office (including medical centres), restricted recreational facility (gym), childcare centre, education centre (primary school) and a place of assembly and a reduction in the car parking requirements and creating access to a Road Zone Category 1 road.

COMMENTS

Urban Design comments have been sought on the above application, in particular on the proposed public realm and streetscape improvements.

This memo provides comment in regard to The Outer Circle Mews, Heidelberg Road, Access Lane and the Level 1 Terrace only.

Comments are provided below and refer to application plans received on Friday 4 January 2019.

Outer Circle Mews

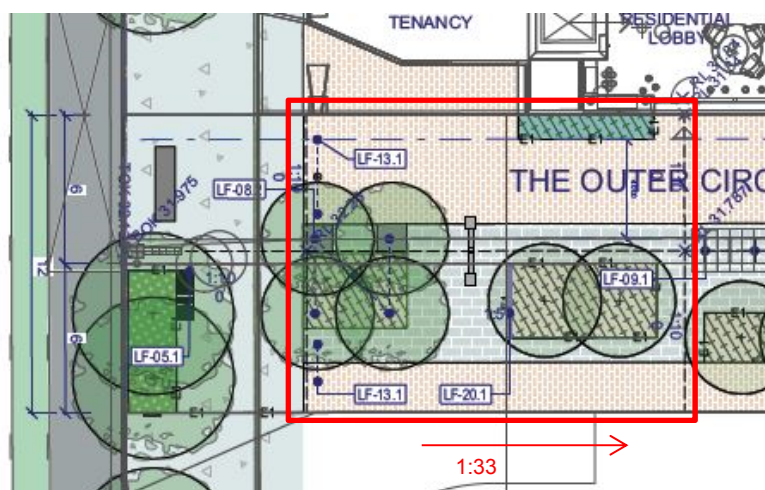
General

Show the architectural footprint of the Cayden Development (2A) on plan drawings to illustrate the interface with built form.

Grading & Drainage

The northern segment of the Mews has a long fall of 1:33. Given this surface will accommodate movement in various directions the maximum (cross) fall should be 1:40.

Ensure a clear drainage strategy is provided.



Material Schedule & Selections

Update and reissue the schedule of materials to further understand the proposed material palette.

Pavements & Surfaces

Provide detail of the interpretive inlay (co-ordinate with furniture as required).

Clarify the pavement anomaly (as noted below).

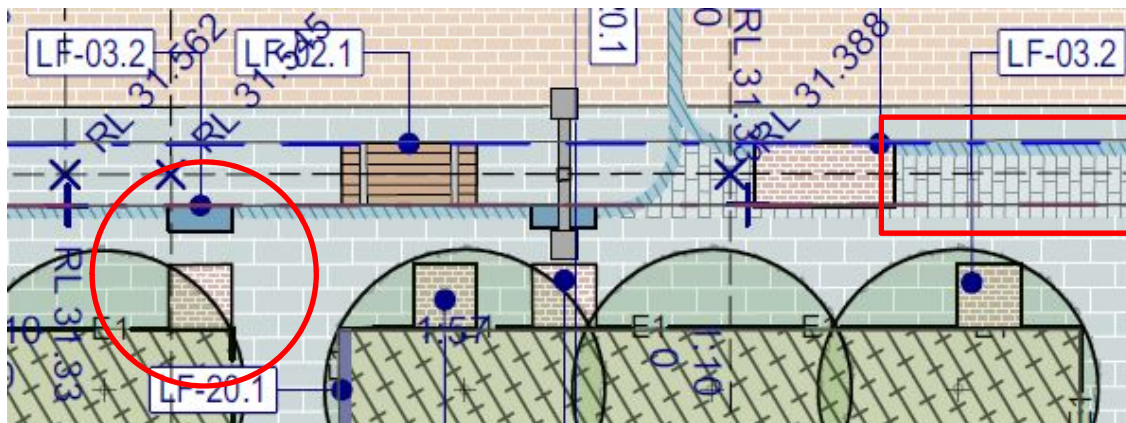
Fixtures & Furniture

Provide details of the custom furniture & fixtures (including integration with interpretive inlay)

Provide detail of wind screens.

Clarify code LF8.2.

Clarify if locked bicycles obstruct MFB access.



Clarify pavement type

Tree Species

Nominate proposed tree species.

Heidelberg Road

General

Show the architectural footprint of the Cayden Development (2A) on plan drawings to illustrate the interface with built form.

Clarify relevant line work for road and vehicle entries (duplicate options shown).

Grading

Provide comprehensive levels and grading information.

Co-ordinate sections and plans.

Services

Confirm the alignment and depth of underground power lines.

Trees

Once service constraints have been clarified the proposed tree species, required soil volumes, tree pit size and spacing can be determined.

Regular spacing between trees is required along Heidelberg Road.

Confirm and co-ordinate if trees are proposed in the garden bed located at the end of the Outer Circle Mews. (TP-LAN-0G-102 Rev 06 / TP-LAN-0G-103 Rev 06)

Material Schedule & Selections

Update and reissue selections schedule to understand the proposed material palette.

Pavements & Surfaces

Jointing layout plan is to be provided for the Heidelberg Road footpath.

Shared Path

Annotate the extents of the shared path and show all required/recommended line marking.

An alternative pavement selection may be used to delineate extents of shared path (e.g. charcoal coloured concrete).

Furniture & Fixtures

Confirm bus stop and shelter location.

Provide details of custom furniture.

We expect that the Mill Building Lobby Entrance will generate the need to supply public seating at this location on Heidelberg Road. As such we recommend that approximately 10 L. m of seating be provided.

Ensure seats with backs and armrests are included within furniture selections.

Ensure furniture placement in relation to the shared path is compliant with Austroads guidelines.

Clearances, Batters and Fences 7.5.7

The following guidelines should be applied for clearances between the cyclist operating spaces and potential hazards beside paths:

- *Where both the areas beside the path and the path alignment are both relatively flat a lateral clearance of at least 1.0 m (0.5 m absolute minimum) should be provided between the edge of any path for cycling and any obstacle, which if struck may result in cyclists losing control or being injured. However, on high-speed paths it is most desirable to have a clearance considerably greater than 1.0 m.*

Cycling Aspects of Austroads Guides_Austroads 2014 | page 97

Refer to Strategic Transport's comments in regard to required bicycle hoop numbers.

Access Lane

General

Co-ordinate layout with road alignment, and redesign accordingly (as noted below).

Pedestrian Clearances

Ensure a minimum 2.5m wide clear path of travel is attained along the building line.

Suitable usage clearances should be considered for locating adjacent furniture (e.g. 500mm).

Grading

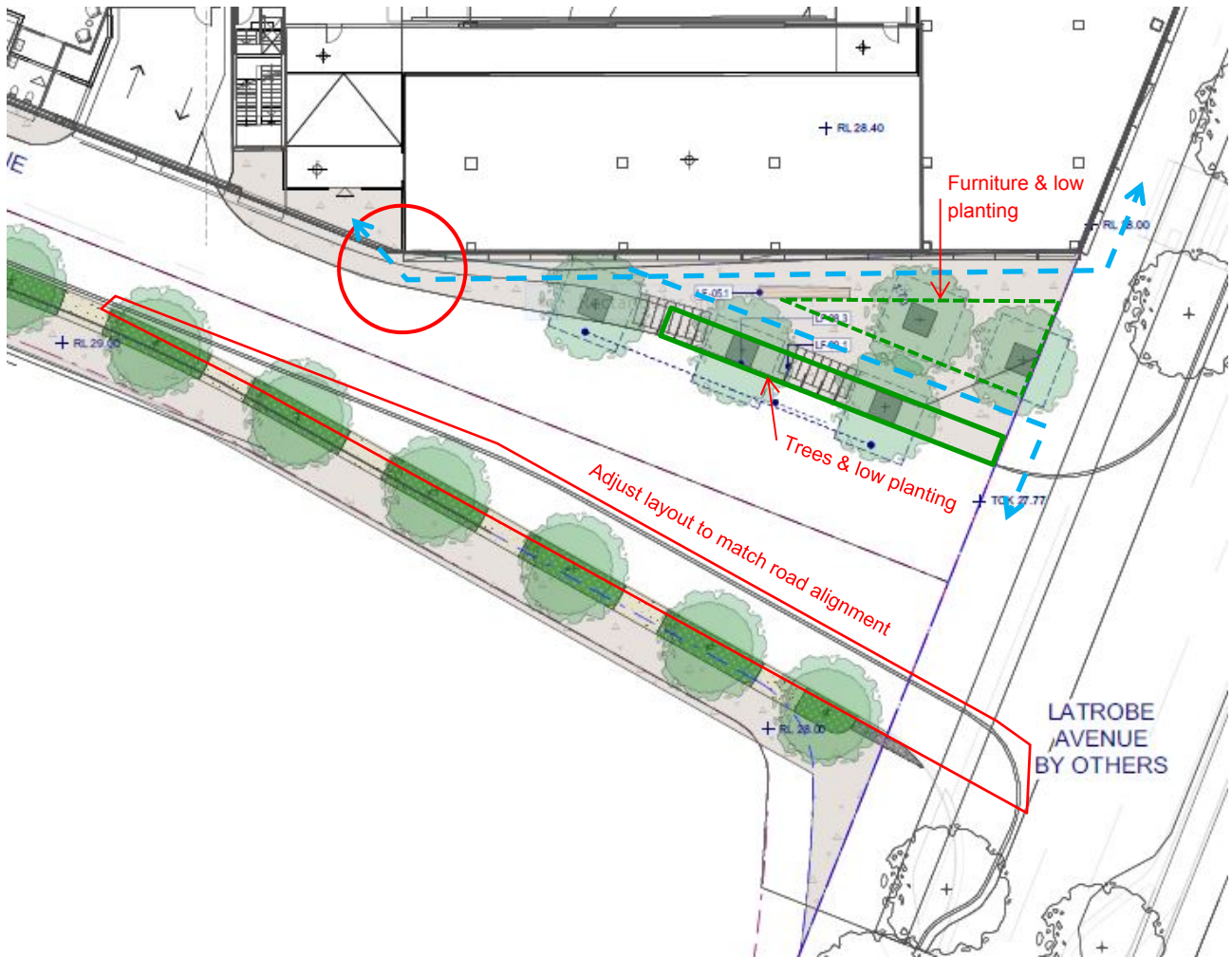
Provide comprehensive levels and grading information.

Lower Ground Commercial entry

The Lower Ground Commercial entry has been relocated and sightlines are restricted due to the setback from Mills Boulevard and the adjacent speciality store.

Clarify the dimension of pinch point at the south-west corner of development (as shown below).

Nominate streetscape/ wayfinding treatments to ameliorate the compromised visibility and physical access.



Furniture & Fixtures

Bicycle hoops are to be setback 900mm from the kerb line when located perpendicular to the road alignment. Provide details of custom furniture. Ensure seats with backs and armrests are included within furniture selections.

Adjust layout to cater for multiple groupings.

Provide details of tree pits and associated grates.

Softscape

Given the northern triangular streetscape is over 200m² introduce low planting to reduce the area of hardscape.

The streetscape treatment on the southern side of the access road may be replicated on the north.

Level 1 The Terrace

General

Ensure the extent and height of architectural canopies are shown in plan and section.

Grading and Drainage

Provide comprehensive levels and grading information.

Ensure a clear drainage strategy is provided (including raised planter).

Note: Slope of synthetic grass mound is 1:3 not 1:20 as shown on 1: TP-LAN-L1-703 Rev 03.

Tree planting

Nominate proposed tree species and available soil volumes.

Clarify form and grade of mound (including extents of crest, heights of edges etc.).

Ensure proposed tree locations are suitably offset from edges and adequate depth is attained.

Provide further detail of proposed tree planting (considerate of both the establishment phase and the ultimate condition).

Furniture & Fixtures

Provide details of custom furniture.

Ensure furniture is compliant with Australian Standards and seats with backs and armrests are included within furniture selections.

The current bleacher arrangement is not particularly welcoming or comfortable; review of depth of bleachers, provision of back rests, feet clearance etc.

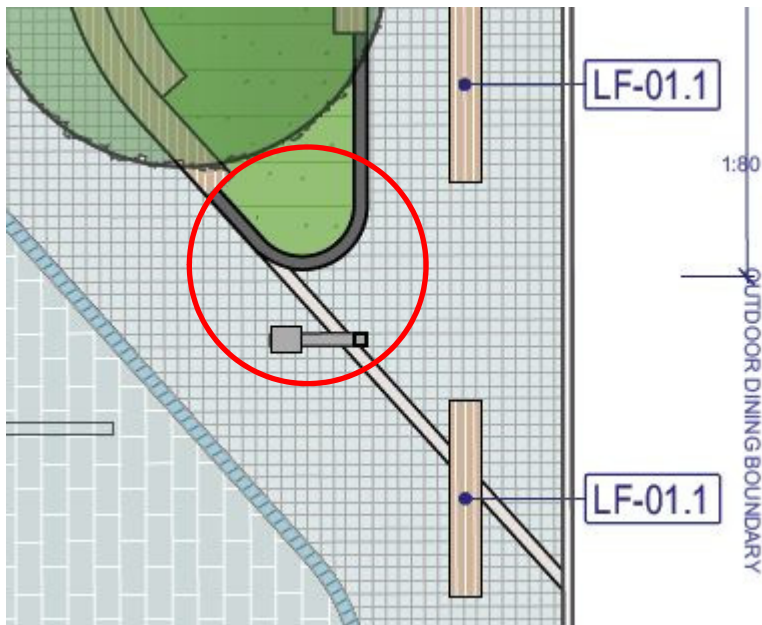
Estimate seating capacity currently being provided to assist in determining desirable quantity.

Show TGSIs on stairway.

Pavements & Surfaces

Provide detail of interpretive inlay.

Clarify detail of edges (see below).



Clarify edge type and height