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TO: Amy Hodgen (Statutory Planning)  
FROM: Blake Farmar-Bowers (Urban Design)  
DATE: 08 January 2019  
SUBJECT: 626 Heidelberg Rd, Alphington  
The Village Square- Levels Interface  
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.

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## COMMENTS

This memo provides comment in regard to the proposed levels for and adjacent to The Village Square. The request from Alpha Partners (and associated consultants) is to set approved datum levels within the Alpha owned title boundary to allow unimpeded documentation of the Village development.

Comments are provided below (and attached annotated drawing) and refer to ASPECT Studios TP-LAN-0G-101 Rev 08: General Arrangement Plan- The Village Square plan dated 3 December 2018.

## SUMMARY

Insufficient information has been provided to approve the proposed levels and grading layout. The following information is required to gain a comprehensive understanding of proposed levels:

### Western Food Mall Interface

The general grading approach of applying a 1:80 grade that falls away from the building is supported. This grade is shallow enough not to hinder outdoor dining whilst enabling positive drainage to be achieved.

- Further resolution is required to clarify discrepancies of grade (1:60 at northern entry) and define levels at pavement extents.

### Northern Interface

A level change of approximately 900mm exists between the Primary Entry and the Mills Boulevard footpath. It is understood that a series of 1:20 ramps is required to mitigate this level change. (Unrestricted access is not possible).

- As mentioned above further resolution is required to clarify the grade from the top ramp to the Primary Entry as a level discrepancy (1:60 not 1:80 as noted) may impact adjacent ramp grades.
- Ensure the landing between the 1:20 ramps aligns with the Bicycle Store entry.
- Ensure the full extent of 1:20 ramps includes side protection as per Australian Standards (review eastern end).
- Define the edge treatment required for 1:20 ramps: both in regard to levels and materiality. Provide Top of Wall Heights for all edges, including seat walls.

### **Eastern Mills Boulevard Interface**

It is understood that the Mills Boulevard footpath can achieve both a long fall and cross fall shallower (or equal to) 1:40. This approach is supported as it allows for unencumbered pedestrian access from Mills Boulevard.

- Further clarification is required to clearly annotate the proposed Mills Boulevard levels (particularly at all connection points).

### **Southern Interface**

A level change of approximately 2m exists between the Southern Entry and the Mills Boulevard footpath.

It is understood that a series of stairways is required to mitigate this level change. Stairways are separated to allow visual permeability into the Village Square from the southern approach.

- Further clarification is required to clearly assess the proposed stairways:
  - Provide cross sections through all stairways (include No. of steps, riser & tread dimensions and tactile, stair nosing and handrail details).
  - Provide levels at the extents of all stairway landings.
  - Provide an elevation of the stairway at Mills Boulevard to clarify the interface with adjacent levels. E.g. to account for footpath long falls (125mm difference across 5m width at 1:40).
- Define levels of adjacent surfaces; including pavements, gardens beds and associated edges if raised.

### **Drainage**

No drainage information has been provided within the current documentation.

- Ensure a clear drainage strategy is provided.