
TO: **Amy Hodgen (Statutory Planning)**
FROM: **Blake Farmer-Bowers (Open Space) and
Christian Lundh (Urban Design)**
DATE: 11 November 2020
SUBJECT: 640 Heidelberg Rd, Alphington - Village Precinct
APPLICATION NO: PLN17/0703.02
DESCRIPTION: Construction of a mixed use multi-storey development in the Village Precinct of the Alphington Paper Mills development comprising dwellings, retail spaces, vehicle access, car parking, streetscapes, public accessible private landscape areas, roof top terraces and vertical greenery.

1. COMMENTS SOUGHT

Urban Design comments on the impact on the streetscape and public realm and Open Space comments on the internal landscape components have been sought on the development at the above address.

Key comments relate to the following:

- Whether condition 17 of the planning permit conditions have been met;
- Whether the amendments introduce any new concerns;
- The shadow impact to the Village Square; and
- The proposed retractable cinema screen facing the Village Square.

2. GENERAL COMMENTS

Comments are provided overleaf and are based on review of 'Section 72 Application' – Further Information / Amended Application;

- Amended landscape package *20200914_S72 Amendments -The Village Alphington* (Issued for S72 Amendments) prepared by Aspect Studios dated 9 September 2022;
- Amended architectural package prepared by BDLC Architects dated 18 September 2020;
- Supplementary shadow diagrams (Revision 7) prepared by BDLC Architects dated 18 September 2020; and
- Amended permit condition table prepared by Contour

Note, the concept plans for the Village Square are NOT assessed as part of this review.

3. COMMENTS SUMMARY

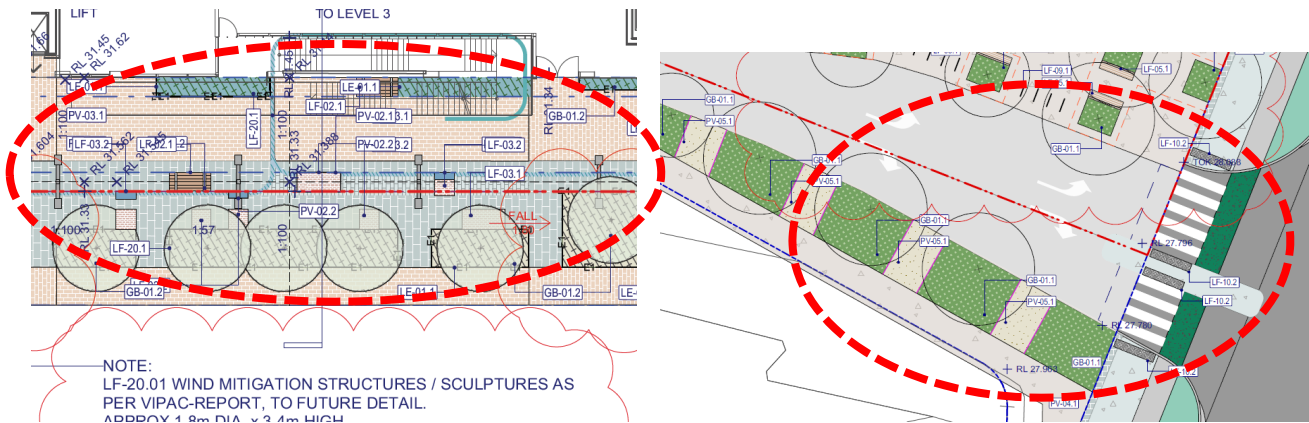
In summary, the drawings are not yet acceptable from an Urban Design / Public Realm and Open Space perspective. Refer to comments below and overleaf.

The permit conditions table have been included under item 4 as reference with applicant's suggested responses and Council comments in the right column.

- Outstanding / 'open' items are noted in **RED**
- New items relating to the latest submission are listed under items 5 to 9.
- Overshadowing refer item 10; and
- The proposed retractable cinema screen refer item 11.

All plan captures shown are from the updated proposal unless noted otherwise.

A complete review could not be undertaken due to multiple drawing errors such as overlapping notes and missing line-work, including but not limited to areas highlighted in screenshots below.



Items including but not limited to the list below should also be addressed accordingly;

- Show adjacent developments and open space designs where possible;
- Additional levels and grading information required. Information shown is currently insufficient, also refer separate comments from Council Civil Engineering;
- Show Mills Boulevard as per endorsed design;
- Show all light poles;
- Where relevant refer to City of Yarra standard drawings;
- Fixtures and material types / extent must reflect the agreed YarraBend Materials Assessment document; and
- Tree and plant species must be nominated.

We require the applicant to provide a response to each of the comments listed above and overleaf, and if applicable, update the drawings to enable us to make a complete review of the proposal.

4. Permit conditions

| 17 | Permit condition | Contour suggested response 22 September 2020 | City of Yarra Response 6 November 2020 |
|----|--|--|--|
| | Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by Aspect Studios and dated 3 December 2018, but modified to include (or show): | Retain / modify condition dependent on referral comments – Refer to Landscape Plan prepared by Aspect dated 09/06/2020 | |
| | (a) Consistency with the architectural drawings pursuant to Condition 1; | Delete - Plans are consistent | Discrepancies noted between landscape and civil alignments. Refer aforementioned comments |
| | b) Landscaping details of the Level 8 communal terrace; | Delete - Plan for Level 8 provided | Closed |
| | (c) Landscaping details of the school playground; | Delete – N/A | Closed |
| | (d) Remove landscape details for the Village Square; | Delete - Village Square details removed | Closed |
| | (e) Greater detail of the vertical planting proposed to the Living Edge and the podium along the Outer Circle Mews regarding plant species type, irrigation and maintenance details; | Retain - Details to be provided | Open |
| | (f) Greater detail of the steel inserts, including cross sections, demonstrating that they will not be a tripping or slipping hazard, or alternatively removal of this feature. | Delete - Additional notes for flush finish added to Interp elements schedule PV 02.1 & PV 02.3 | What is the ongoing maintenance requirements to ensure continuing compliance is achieved |
| | (g) To Heidelberg Road: | | |
| | (i) Retaining wall relocated at the kerb side edge; | Delete - Retaining wall is no longer required as levels lowered | Closed |
| | (ii) Remove planter box adjacent to the Outer Circle Mews, maintaining a consistent avenue of trees; | Delete - Planter box removed, consistent avenue of trees provided | Refer further comments relating to the amended design for Outer Circle Mews |
| | (iii) Tree species to consider impact from future location of power lines and infrastructure; and | Delete - Power lines located underground and volume of soil provided | Further details required including but not limited to light pole locations. Refer further comments relating to the proposed design for Heidelberg Road |

| | | | |
|--|---|--|--|
| | (iv) Details of any landscaping proposed along the building line, including details to confirm durability and maintenance. | Delete - Raised garden bed and seating to be maintained by building manager / owners corporation | Closed |
| | h) To the Outer Circle Mews: | | |
| | (i) The cluster of four trees at each end of the Mews replaced with a single tree or alternatively greater detail regarding the capability of the planter supporting the density of planting; | Delete - Cluster of four trees reduced to a single tree | Confirmed tree species and wind mitigation requirements. Refer further comments relating to the amended design for Outer Circle Mews |
| | (ii) Avoid small 'left over' spaces between street furniture and garden beds; | Delete - Small leftover spaces have been removed | Coordinate fixtures. Refer further comments relating to the amended design for Outer Circle Mews |
| | (iii) Greater detail of the Water Sensitive Urban Design beds including type of system and their broader connection; | Delete – WSUD details included in ARUP Report | Closed. WSUD elements assumed included in the Village Square design not reviewed |
| | (iv) Greater detail of the windscreens e.g. materials, porosity; | Delete – Note included per Vipac Report | Further details are requested for publicly accessible areas and areas affecting the public realm |
| | (v) Provision of BMX coping/deterrents to street furniture; and | Delete – Deterrents included | Closed |
| | Colour variation applied to the brick plinths and pavements; | Delete - Brick plinths are a different colour to the brick pavement | Closed |
| | (i) To Nelmoore Lane: | | |
| | (i) Comprehensive levels and grading details; | Delete - Additional level information provided | The information provided is not sufficient for a complete review |
| | (ii) Pinch point along the footpath to achieve a minimum width of 2.5m between the building and the kerb; | Delete - Minimum width of 2.5 m achieved | Closed |
| | (iii) Improved landscape treatment within the triangular space to the south-east of the Machinery Hall created by the current amendment, including: | | Refer further comments relating to the amended design for Nelmoore Lane |
| | a. Provision of furniture to include seating with backs and armrests that can cater for grouping of people; | Delete – Furniture provided | Furniture shown, further clarification required. Refer further comments relating to the amended design for Nelmoore Lane |

| | | | |
|--|---|--|---|
| | b. Introduce low planting and garden beds; | Delete - 2 x 2 m garden beds located around each tree provided | Confirm tree and plant species |
| | c. Bicycle hoops set back minimum of 900mm from the kerb line; | Delete - Hoops setback 900 mm | Closed |
| | (j) To the Level 1 terrace: | | |
| | (i) Seating to be provided in clusters including details of seating capacity; | Delete - Small cluster areas provided | Not addressed. Refer further comments relating to the amended design for Level 01 Terrace |
| | (ii) Architectural canopies to be shown in plan and section; | Delete - No canopy proposed | Closed |
| | (iii) Comprehensive levels and grading information; | Delete - Additional grading information provided | Additional levels shown, however not sufficient for Council to undertake complete review |
| | (iv) Clear drainage strategy (including raised planter); | Delete - Drainage of planter per civil works | Not clear additional information required |
| | (v) Slope of the synthetic grass mount to be correctly referenced as 1:3 (rather than 1:20) on section drawing TP-LAN-L1-703 (Rev 3); | Delete - Grass slope amended, no longer synthetic | GR-02.1 missing from legend. Area shown as flush with adjacent paving, confirm detail, as assumed grass profile will now be set-down in roof slab |
| | (vi) Tree species and available soil volumes nominated; and | Retain - Tree species to be further developed with Council, soil volume provides for 3 x 9-20 m high trees | Trees not shown. Additional levels shown, however not sufficient for Council to undertake complete review |
| | (vii) Ensure trees are suitably offset from the edges of planters. | Delete - Trees are centrally located | Trees not shown. Refer further comments relating to the amended design for Level 01 Terrace |

5. Heidelberg Road

The landscape design shown for Heidelberg Road is not acceptable. Previous comments provided to the applicant relating to the Heidelberg Road frontage must be addressed accordingly. Including but not limited to spacing of street trees in relation to light poles.

Refer email from City of Yarra (Mirza Halilovic) to John Lincoln on 30 August 2020 including comments spreadsheet for applicant to action.

6. Outer Circle Mews

The layout shown is not yet acceptable from an Urban Design and Open Space perspective. Concerns include but are not limited to the items listed below;

- Legibility of plans, the material tags and other notes are overlapping and plans are not legible for Council to make an informed decision on the proposed design; and
- Avoid small 'left over' spaces between street furniture and garden beds.

Suggested modifications

- Rationalise design to reduce the amount of furniture and fixtures and to maximize planted areas and greenery.

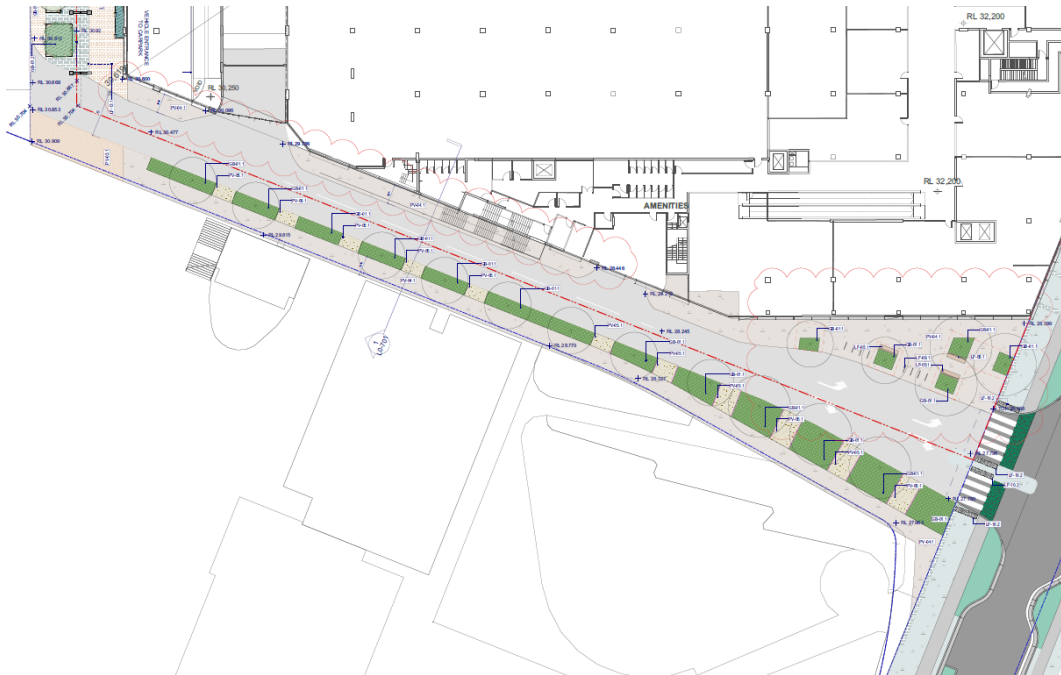
7. Nelmoore Lane

The layout shown is not yet acceptable from an Urban Design and Open Space perspective. Concerns relate to the following items;

- Confirm if tactiles will be required by the footpath crossings to the car park entries;
- Tree species and spacing / positioning, trees appear to be missing;
- Show light poles;
- Show kerbs, channels and drainage infrastructure;
- Extent of bluestone should be in accordance with the agreed YarraBend Materials Assessment; and
- Confirm tree and plant species.

Suggested modifications

- Remove the brick paving PV-03.1 in the south west corner (south side of the lane) in lieu of PV-04.1;
- Investigate opportunity to integrate additional trees on the south side of the lane;
- Consistency of the banded application along the south side of the lane; and
- Coordinate trees with the Artisan East development / Artisan Park / the community building along the south side of the lane.



8. Level 01 Terrace

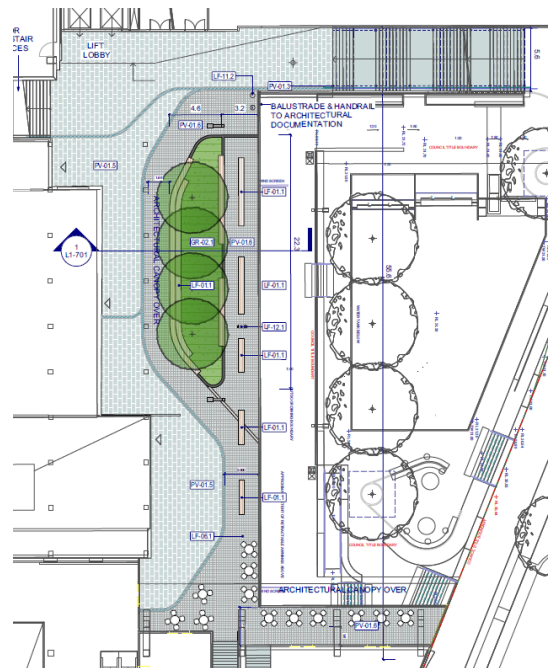
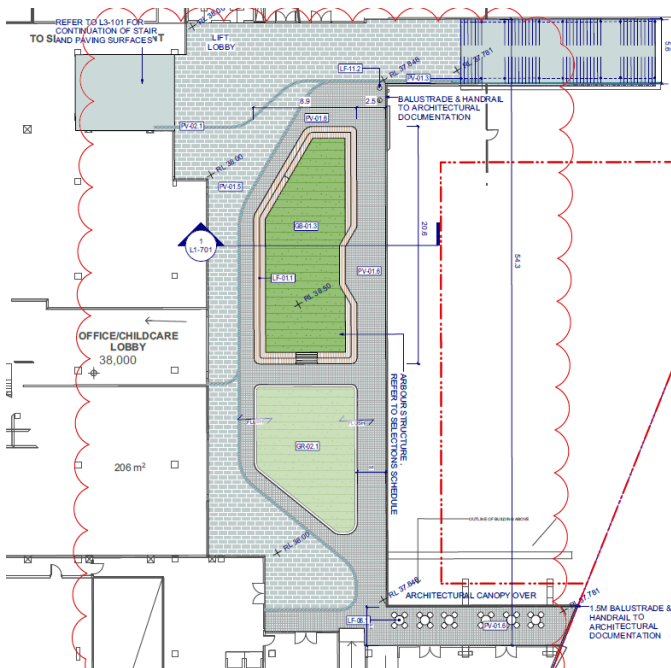
The layout shown is not yet acceptable from an Open Space perspective. Provide a short statement about how the design response addresses the revised functionality of the adjacent buildings and level 01 terrace. For example should this space be conducive for pre-school children rather than primary school children.

We also have concerns regarding the following items;

- The proposed arbour structure (indicated only with a note on the plan) is in principle not supported as it is assumed to replace the previously proposed trees (trees as shown in superseded design below right);
- Levels shown on plan does not match the section on LA-701; and
- Clarify GR-02.1 missing from legend.

Suggested modifications

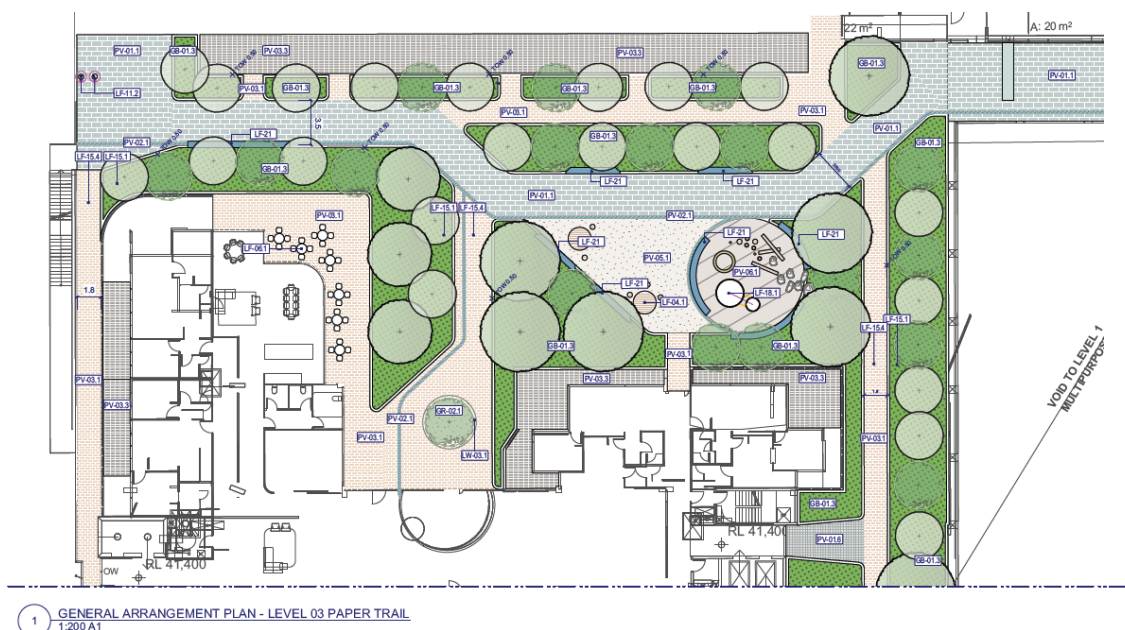
- Consider ergonomic seats with back facing park;
- Re-introduce seating where people can face one another to promote social interaction; and
- Re-introduce trees (shown in previous design refer below right) in lieu of the arbour structure.



9. Level 03 Paper Trail

The layout shown is not yet acceptable from an Open Space perspective, concerns relate to the following items;

- Show any security gates;
- Public lift not shown;
- Confirm suitability of gravel pavement PV-05.1 on podium;
- Provide safety assessment of any publicly accessible play area, (by an external certified safety auditor);
- Show all required playground fall zones and clear zones; and
- Confirm suitability of a steel bench by the playground.



10. Overshadowing

Development Plan

5.10 Solar Access and Shadow Diagrams [p 173] notes;

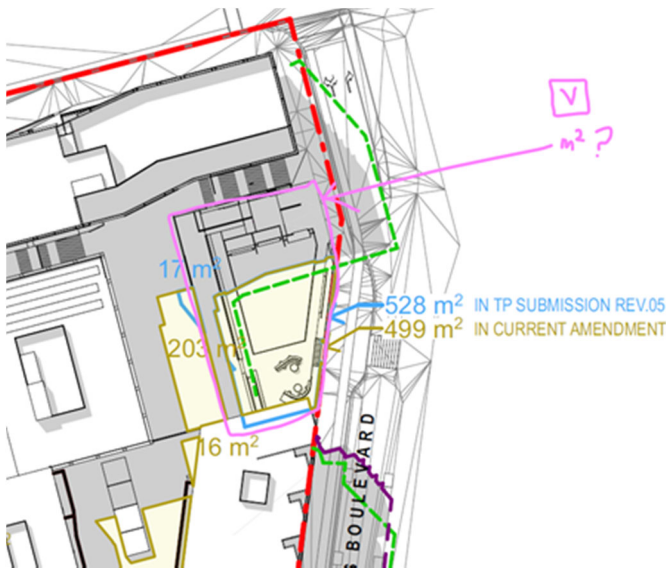
Provide at least 3 hours of solar access between 11am and 2pm to the majority of the open space, measured at the equinox.

Village Square

We request that the comments below are addressed to allow Council to make a complete assessment of the proposed shadow impacts on the square.

- Provide updated table/data and comparison diagrams that relates directly to the **700m²** minimum requirements of the Village Square as indicated in the sketch below in pink. The numbers in table below are assumed to relate to both the square and the abutting surrounding areas.
- Given that the design of the Village Square is not confirmed, it is not possible to evaluate if solar access provided is within areas of need/benefit.

| Time (at Equinox) | Solar access (Current) | Solar access (TP- Rev 05) | Difference |
|-------------------|------------------------|---------------------------|------------|
| 11am | 896m ² | 1,173m ² | -277 |
| 12pm | 1,288m ² | 1049m ² | +239 |
| 1pm | 1,085m ² | 883m ² | +202 |
| 2pm | 499m ² | 528m ² | -29 |



Artisan Park

No overshadowing on Artisan Park from the Village Precinct is identified.

11. Cinema Screen

Comments have also been sought on a proposed retractable cinema screen on the north facing wall to the south of the Village Square.



Whilst size and location are indicated it is uncertain how much of an impact this will have on the square and surrounding public realm.

Due to the lack of detail a complete review of this proposal cannot be undertaken. Further information is required to allow Council to make an informed assessment of the cinema screen proposal, including consideration of the following:

- Type screen needs to be outlined.
 - Understood this may be a retractable screen (where is light source?)
 - Are there any maintenance considerations?
- Type of usage need to be outlined.
 - Proposed hours of operation (impact of exposure to bright light during daylight).
 - Assumed screen is proposed to be functional rather than decorative lighting.
 - Proposed content - concern regarding potential use for advertisement.
 - How will use and content be managed?
- Impact on the square and surrounding public realm needs to be clarified.
 - Outline intended viewing locations; including a section to demonstrate viewing of the screen from the square.
 - How will square operate when in event mode?
 - Potential noise and light spill.
 - Potential privatisation of the public square.

END