
To: Amy Hodgen
From: Mirza Halilovic, Kisina Sofele, Ciaran Maher
Date: 6 November 2020 (Amendment)
Subject: Application No: PLN17/0703
Description: Alphington Paper Mill – Village Precinct
Site Address: 626 Heidelberg Rd, Alphington

I refer to the above Planning Application in relation to the proposed development at 626 Heidelberg Rd, Alphington. The following amended plans were submitted for assessment 8 October 2020:

- Amended landscape package *20200914_S72 Amendments -The Village Alphington* (Issued for S72 Amendments) prepared by Aspect Studios dated 9 September 2020; and
- Amended Architectural Package *The Village Alphington Town Planning Set, Rev 7* (Issued for S72 amendments), prepared by BDLC Architects dated 18 September 2020

Comments and concerns related to the updated proposal and amended plans are noted in **DARK BLUE** below.

We require that the applicant provides updated plans and a response to each of the comments to enable us to make a complete review of the proposal.

Development interface with Heidelberg Rd

1. The Heidelberg Rd design layout adjacent to the development is not approved.

Council are awaiting responses to design comments for Heidelberg Rd plans, provided to John Lincoln, 30 August 2020. To endorse the Village Precinct development plans, the Council approved Heidelberg Rd plans must be overlayed onto the relevant drawings.

Development interface with Mills Boulevard

2. The Mills Blvd layout displayed on the development plans is incorrect.

The layout of Mills Blvd and the finished surface levels along the boundary with Mills Boulevard road reserve must be in accordance with the Council approved Road and Drainage plans titled: *Yarrabend – Park Precinct, Mills Boulevard; Ref 22185E/G*. Update the relevant plans accordingly.

If the levels at the boundary are to be different to the Mills Blvd levels, provide reasoning and justification i.e. retaining wall, steps, etc.

Nelmoore Lane

3. Provide further design details along the full length of Nelmoore Lane, including the following:
 - a) Layout plans with location, dimensions and levels of footpaths, verge/nature strips, kerb and channel, and road pavement;
 - b) Long section of road and cross sections at 10 metre intervals along the length outlining the proposed grades, levels and dimensions;
 - c) Details and layout of the proposed drainage infrastructure to drain the full width of the road reserve, including the connection to the discharge location;

- d) Details of how the overland flow of water is to be controlled and directed through the area;
- e) The intersection of Nelmoore Lane with Mills Blvd must be amended to include details outlined in Figure 1 below.

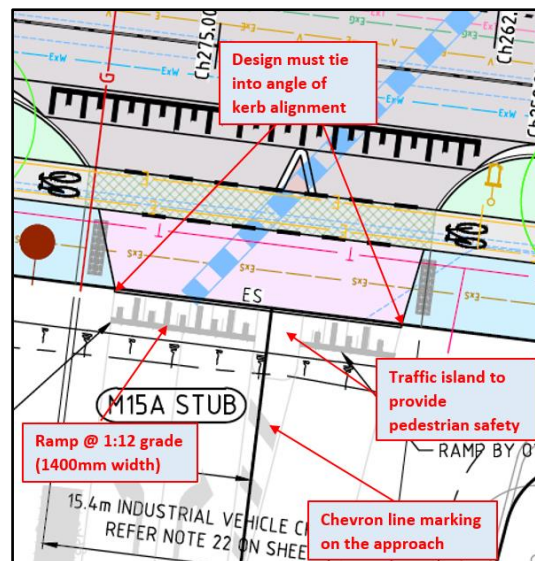


Figure 1 - Required amendments at Mills Blvd intersection

- 4. Fixtures and material types / extent must reflect the agreed YarraBend Materials Assessment document.
- 5. Confirm the levels at the interface of Nelmoore Lane and Artisan Park are in accordance with the proposed Artisan Park design by Glenvill.
If the levels at the boundary are to be different to the Artisan Park levels, provide reasoning and justification i.e. retaining wall, steps, etc.
- 6. Clarify the location of the 'miscellaneous elevation' on drawing no TP-503 of the architectural drawings. As shown in figure 2 below, the elevation plan is indicating a retaining structure adjacent to Nelmoore Lane.

Provide details of the retaining structure including safety mechanisms to protect the footpath along the southern side of Nelmoore Lane.

Note, if the section location is adjacent to Artisan Park (public land), the retaining structure must be located within the Village Precinct title boundary. If this is the case, Council will need to assess the structure in more detail and provide further comments.

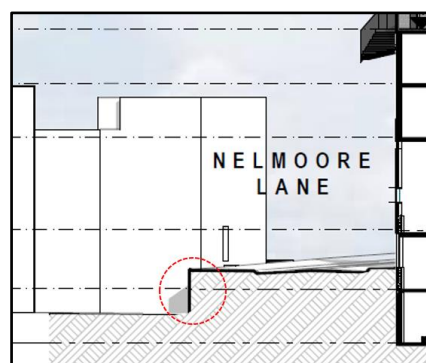


Figure 2 - Retaining structure along Nelmoore Lane