
TO: **Amy Hodgen (Statutory Planning)**
FROM: **Blake Farmar-Bowers (Open Space) and
Christian Lundh (Urban Design)**
DATE: 2 June 2020
SUBJECT: 81 La Trobe Avenue, Alphington
APPLICATION NO: PLN19/0841
DESCRIPTION: Construction of residential development in Precinct 3A (Artisan West) of the Alphington Paper Mills development comprising dwellings, vehicle access, car parking, 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.

2. DEVELOPMENT PROPOSAL

The development forms part of the Artisan (Artisan West and East) mixed-use development of which Artisan East is part of a previous application. This development comprises three multi storey developments linked together with a podium courtyard. The development forms a key part to the precinct frontage to Chandler Hwy and also provides an interface to Mills Blvd in the south. It borders a shared zone to the north and the development provides linking stairs to the food and beverage precinct on a lower level in Artisan East. A public accessible landscaped pedestrian link runs through the development providing public access to a landscaped internal courtyard.

3. GENERAL COMMENTS

Comments are provided below and overleaf and are based on the review of the following documents;

- Landscape drawings 1648-LSK01 to LSK05 dated 13 February 2020 prepared by MDG; and
- Artisan West Apartments Town Planning Submission package prepared by DKO Architecture dated 21 February 2020.

In summary, the overall proposal is in principle supported from an Urban Design and Open Space perspectives. The initial comments below and overleaf highlights our primary concerns. We require that the applicant provides updated plans and additional sections, elevation and a response to each of the comments to enable us to make a complete review of the proposal.

- Interdisciplinary design coordination:
 - Before Council can undertake a complete review and make an informed decision, discrepancies between landscape plans and architectural plans must be coordinated by the applicant to ensure correlation.
 - Council also request that the applicant uses its best endeavours to ensure that all adjacent development proposals are shown on the plans at the most current status, including but not limited to adjacent buildings and streetscapes.

4. COMMENTS SUMMARY

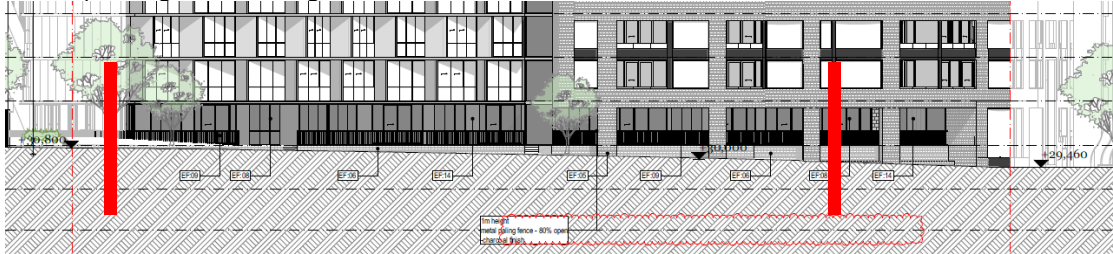
Key comments relate to the following:

- Coordination as noted under item 3 including, overlay all relevant adjacent landscape plans to allow precinct context and relationships to be assessed accordingly.
- The orientation/configuration of the stair in the north east corner to be clarified, discrepancy noted from Artisan East application.
- Paving and threshold interfaces around the whole proposed development requires further details and explanations such as sections to allow Council to make an informed decision.
- Show levels and grading to demonstrate that including but not limited to all main entrance thresholds are compliant to ensure that best urban design outcomes are achieved.
- Soil volume to be provided for all proposed trees.
- Confirm that width and depth of planter boxes along the ground floor interface is adequate and appropriate plant species nominated, to achieve and sustain healthy plant growth to achieve the design vision.
- Landscape Management Plan to be provided.

Additional details and design resolutions are required including but not limited to the following;

Chandler Road Frontage and Interface

- Provide detailed cross sections showing the full length from back of kerb. Provide sections at a minimum as indicated with red lines on screenshot below.
- Also provide a landscape elevation, accurately show the landscaped interface (planter boxes) along the frontage.



- Confirm pavement / treatment of the sliver of land between the planterboxes / site boundary and the SUP, highlighted in streetview image below.

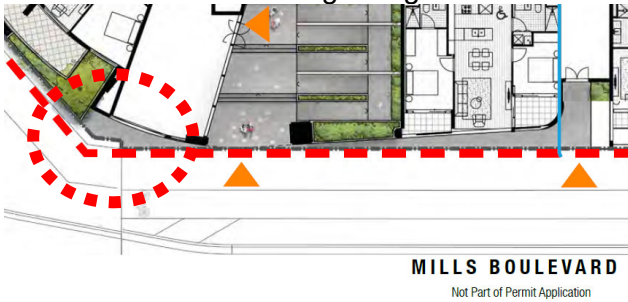


- Further notes and suggestion relating to the Chandler Hwy frontage.
 - Investigate opportunity to incorporate additional larger tree planting in the planter boxes to maximize greenery and screening to ground floor apartments and also provide an improved public realm experience.
 - Confirm that the proposed *Acer campestre* spp is suitable for this exposed location.
- Provide further details related to the two entrances from Chandler Hwy.
 - What is the purpose for these, assumed secondary entrances to the dwellings?
 - Security concern, as the gate is located at the top of the stair, allowing access to the path and potential for loitering.
 - Would it be more beneficial for the ground floor dwellings if these access paths/stairs were removed in lieu of planter boxes that would provide additional screening and green relief from the road?

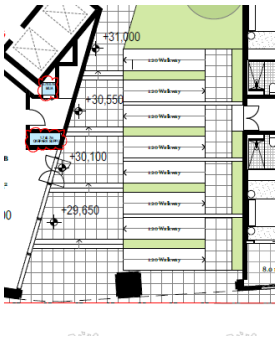


Mills Boulevard Frontage and Interface

- What is the use/purpose of the area by the corner Chandler Hwy and Mills Blvd, highlighted below?
- Would there be potential to have a planter box in this area, to mitigate the risk of it becoming 'dead zone' / litter trap?
- Show levels and grading and extent of any required retaining walls or edges.



- Show tactiles and handrails to the proposed ramp and stair located in the under-croft as these fixtures will influence the layout and the overall design of this entrance threshold.



Artisan Stage 1 Interface

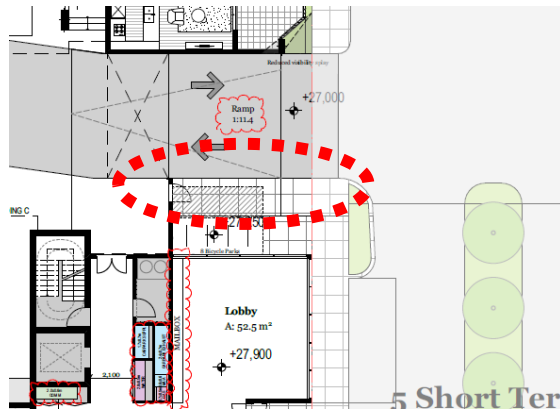
- Artisan East plans prepared by DKO from December 2019 shows stair with different orientation, refer below left. Confirm that the configuration shown in this application to the right is the final configuration.



- Confirm width and depth of planter boxes along the ground floor interface is adequate and appropriate plant species nominated, to achieve and sustain healthy plant growth to achieve the design vision.



- Car park entry threshold / ramp, provide further details including but not limited to edge between pedestrian threshold and ramp.



North Frontage and Interface

Confirm that proposed tree species along this interface are coordinated with the adjacent development / streetscape package for a unified public realm outcome.

Internal Courtyard

The overall concept is supported, further details and investigations are required as listed below.

- Noted in the landscape report, is the ambition that this space will encourage social interaction, short to medium stay.
 - Ensure that the sculptural folded timber seats provide adequate seating options including DDA accessibility.
 - Investigate layout of seats that would further encourage social interaction through seats facing one another and/or providing options for smaller groups
- The courtyard is noted to facilitate both pedestrian and cycle use. Review potential conflict points.
- Define minimum path widths. 'Pinch' points noted in a couple of locations. An 'Access and Circulation' plan would be beneficial, showing DDA access paths and other key routes through the courtyard.
- Entrance thresholds; review locations of visitor bike hoops. Concern that layout shown may result in potential obstruction of the entrance thresholds.
- Confirm application of pavement hierarchies is consistently applied (signifying private residential, lobby entry or public access).
- The greenery in general is supported. Suggestion to investigate opportunity to plant large feature tree(s) in the central decking area using strata cells or similar.

Grading and Drainage Design

Given the site negotiates a considerable amount of grade, especially along the Chandler Hwy and Mills Blvd interfaces, general Grading and Drainage information is required to ensure the site layout is universally accessible, appropriate and well-designed.

- Ensure all levels information is integrated onto one drawing set to enable review and approval.
- The following information needs to be included within drawings to sufficiently understand proposed grading and drainage strategy.
 - RLs at all building entries and street interfaces.
 - Falls of pavements, including extents of significant falls (i.e. steeper than 1:33 and 1:20).
 - Drainage pits (and associated RLs).
 - Show drainage infrastructure, such as trench grates on plans.

Adequate RLs (in corners/edges) and falls have not been provided to ascertain the grading and drainage approach for all pavements and surfaces.

Vertical Greenery Building D

Climbing plants on cable trellis system on the north and south façade is in principle supported, further details are required as listed below.

- Plant species nominated will not reach 7 stories in height on the north side and 5 stories in height on the south with only a planter box at the lower level / start of the trellis system.
- Intermediate planter boxes at every second floor at the minimum will be required to achieve the desired outcome shown in elevations and renders.



Balconies / Terraces

- How will these be maintained, to ensure a consistent visual appearance?
- Show nominated plant species including plant quantities for each location.
- How will AC units (assumed to be located along terraces/balconies) be 'screened off' as these often bring down the visual appearance? How will planters be protected from AC exhaust that will blow hot/cold air and have detrimental effect on planting and the overall design vision of the development?

Garden Bed levels and soil volumes

Given much of the proposed planting is on podium or structure the following information is required to ensure nominated planting is viable, well-designed, and integrated into relevant discipline packages to achieve the design vision for the proposal.

- Annotate volume of growing media for all tree planting.
Use - Elke SOIL VOLUME SIMULATOR <https://www.elkeh.com.au/soils/>
- Depths of garden bed for low planting.

Tree and Plant Species

- Confirm that none of the proposed species are on DELWPs listing of environmental weed species.
- Where trees and plants will have a direct relationship with adjacent developments further details are required that selected species, especially trees will complement and create a unified overall public realm outcome.
- Where possible replace exotic trees with native/indigenous species to reflect this site's proximity to the Yarra River, and for the development to contribute to a sustainable/biodiverse urban environment.
- Provide all proposed pot sizes and install sizes for trees and plants.
- Provide plant species and quantities for each planted area.
- Add section in plant schedule for shade tolerant tree and plant species.

Landscape Details

Further notes including but not limited to;

- Maintenance, clarification regarding maintenance regime of landscaped areas and establishment of garden beds and climbing plant species.
 - Maintenance tasks and a maintenance schedule, clarification regarding maintenance regime of landscaped areas and establishment of garden beds and trees.
- Ensure that the specified mulch, especially on the higher levels is suitable and able to withstand environmental conditions such as wind erosion.
- Ensure suitable clearances are provided for all bicycle hoops (500 x 1800mm each side)
- A specification of works to be provided to meet relevant statutory requirements.

END