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**TO:** Amy Hodgen (Statutory Planning)  
**FROM:** Blake Farmar-Bowers (Open Space) and  
Christian Lundh (Urban Design)  
**DATE:** 7 August 2020  
**SUBJECT:** 60 Chandler Highway, Alphington  
**APPLICATION NO:** PLN19/0606  
**DESCRIPTION:** Construction of residential development 60 Chandler Highway in Outer Circle Precinct (Precinct 6) of the Alphington Paper Mills development. The application seeks to construct a multi-unit development ranging in height between 5 – 8 storeys, vehicle access, car parking, public accessible private landscape areas, roof top terraces and a wellness centre with associated pools, gym and other recreational facilities.

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## **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 including 'heritage interpretation' within the outer circle paper trail.

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## **2. DEVELOPMENT PROPOSAL**

The development forms part of the Outer Circle Precinct. This development comprises four multi storey interconnected buildings gradually reduced in height as the development progressively gets closer to the Yarra River corridor. The development is connected with a podium landscaped thoroughfare also known as the 'Paper Trail', which is accessible by pedestrians and bicycle users and provides a link on the east and south side of the development. The development forms a key part of the precinct frontage to Chandler Hwy and also has an interface to Mills Blvd in the north. The Paper Trail is an integral part of the development wrapping around the proposed buildings, providing access to residential units and linking into the proposed wellness centre on the lower ground floor on the south side of the development.

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### 3. GENERAL COMMENTS

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

- YarraBend, Alphington Town Planning Report (landscape report) dated 16 July 2020 REV D prepared by ASPECT Studios; and
- 18022 - 60 Chandler Highway, Alphington, Town Planning RFI Submission Drawing Set, received 16 July 2020 prepared by Elenberg Fraser.

In summary, the drawings are not yet acceptable from a Public Realm and Open Space perspective.

Previous comments dated 28 May 2020 are included in *italics* and Council comments and concerns relating to the updated proposal noted in **RED**.

We require that the applicant provides updated plans and elevation and additional sections, 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.*  
**Landscape and architectural plans correlate. Adjacent streetscape layouts not shown correctly.**  
**We request that all adjacent developments including streetscapes are shown at the most recent revision status to demonstrate that coordination is undertaken/in progress.**

### 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.*
  - **Coordination required with adjacent streetscapes and developments such as Boiler House for Council to make a complete review.**
- *Public realm / landscape interface especially along the Paper Trail requires further details to describe public realm and landscape interfaces and relationships.*
  - **Further information and clarifications required. Refer comment overleaf.**
- *The orientation/configuration of the stair from the Paper Trail linking to Warsons Place requires further coordination with adjacent 'Wetlap' building interface.*
  - **We strongly support the current proposal to provide a connection within title boundary that links the Paper Trail to Warsons Place.**  
**Further information and clarifications required. Refer comment overleaf.**
- *Paving and threshold interfaces around the whole proposed development requires further details and explanations such as sections and elevations to allow Council to make an informed decision.*
  - **Further details and clarifications required. Refer comments overleaf.**
- *Show levels and grading to demonstrate that including but not limited to all main entrance thresholds are compliant to ensure that best urban design outcome is achieved.*
- **Further information and clarifications required. Refer comment overleaf.**
- *Soil volume to be provided for all proposed trees.*
  - **Soil volume for proposed trees provided. Refer further comments overleaf.**

- *Confirm width and depth of all planter boxes and demonstrate that appropriate plant species are nominated, to achieve and sustain healthy plant growth to achieve the design vision.*
  - *Details provided relating to balcony planters and plant species nominated. Further information including but not limited to nomination of plant species / quantities for each location to be provided.*
- *Landscape Management Plan to be provided.*
  - *Not yet provided.*

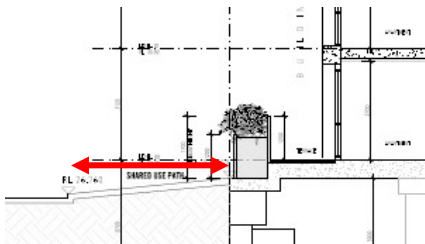
*Further details and design resolutions are required including but not limited to;*

### *Chandler Road Frontage and Interface*

- *Provide detailed cross sections showing the full length from back of kerb.*
  - *All existing and proposed levels and grading along the SUP interface must be clearly shown.*
  - *Accurate extent of title boundary and SUP to be shown.*  
*Is the title boundary aligned with the hoarding? Confirmation required.*

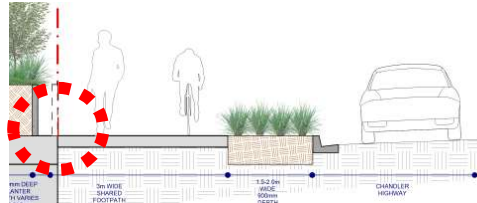


- *Confirmation that the existing SUP is compliant with a maximum crossfall of 1:40. We assume that levels along the SUP are to remain unaltered.*
- *Confirm grading along the SUP interface. Levels along SUP interface provided on architectural plan A0100 and sections A1600-A1603 do not indicate grading or in some instances the width of the SUP.*
- *Refer desk top assessment of section 02 / A1601 below, this indicates a cross fall of 1:12 across a 4.5m wide SUP. From our measurement of the drawings, confirmation required that all grading will be compliant.*

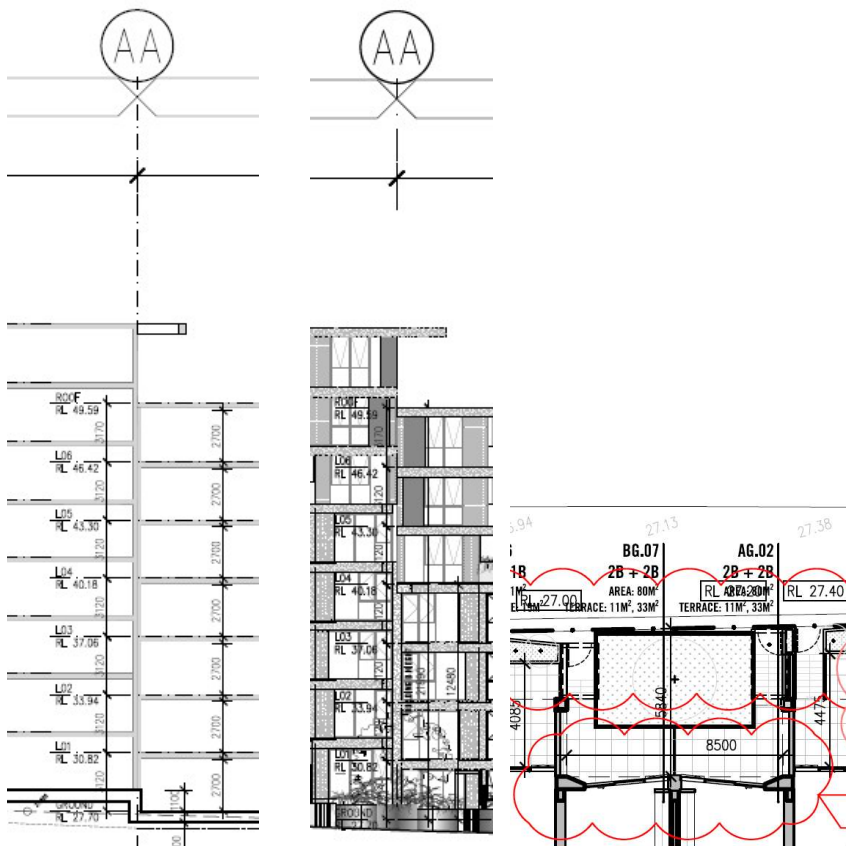


- Confirm pavement / treatment of the sliver of land between the planterboxes / site boundary and the SUP, highlighted in streetview image below.
  - Is there opportunity to shift the planterboxes further towards the site boundary to maximise them while retaining the architectural design intent?
  - Noting that current configuration has exposed underground roof slab along the SUP, delineation detail required.

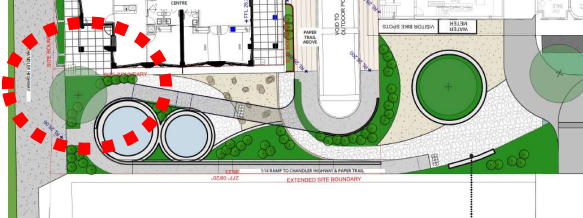
Clarification regarding the interface treatment along the property boundary is required. Garden beds are shown in all new architectural renders, while this interface is shown as exposed basement roof slab in landscape plans / sections as well as the architectural sections.



Clarification required regarding the stepped basement roof slab, including but not limited to; extent in relation to assumed deep planter boxes with large trees and demonstration that a seamless and compliant level transition along the SUP will be achieved.

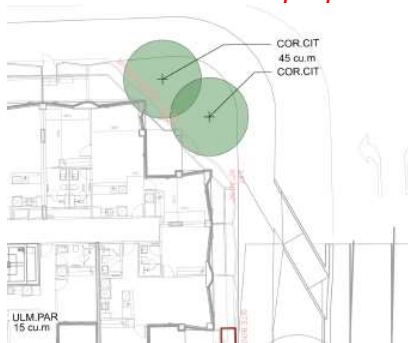


- The proposed tree species; *Corymbia maculata* is in accordance with the Development Plan. Provide further details in regard to proposed soil volume, suitability for this species to grow in container and future tree management.
- Soil volume provided for each tree planting area.
- The proposed *Ulmus parvifolia* is not supported by the entrance thresholds to the ramp. Suggested substitution with *Corymbia* sp. to link in with the Chandler Hwy tree species character.



**Mills Boulevard Frontage and Interface**

- Coordinate with the adjacent streetscape package to ensure that the proposed trees shown highlighted below are positioned to maximise their growing opportunity and amenity for future residents.
  - The proposed trees shown in corner garden bed by Mills Blvd are supported. Suggested investigation if there is adequate space and soil volume for a third tree in this location.
  - Confirmation if these trees will be included in the overall Mills Blvd Landscape works, as plan annotation notes “All public realm treatment outside the project site for illustrative purposes only.”



**Paper Trail**

- Access and circulation
  - Paper Trail noted to facilitate both pedestrian and cycle use. Review potential conflict points. Refer to integrated transport plan page 34 (screenshot below), where the Paper Trail is identified as a shared path.

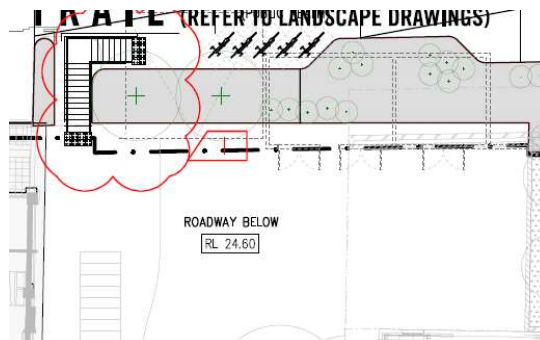
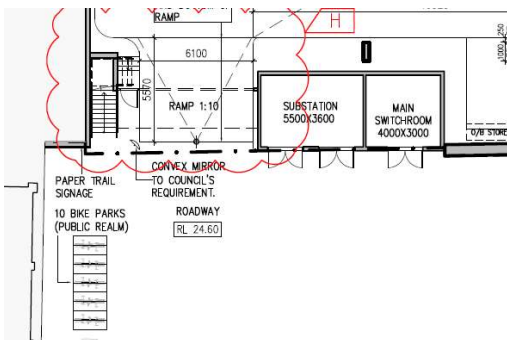


For reference, an example of the potential approach to the configuration of the cyclist and pedestrian space on La Trobe Avenue is shown in Figure 4.6.

- Areas of concern still identified, such as interface to the staircase.

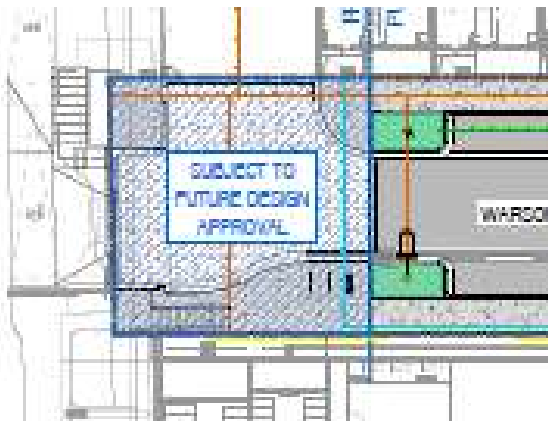
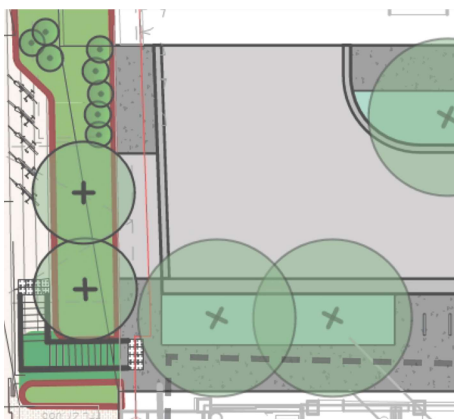
- Confirm application of pavement hierarchies is consistently applied (signifying private residential, lobby entry or public access). Paving design updated.
- Paving design highlights entrances. Paving design updated.
- Confirm coordination with adjacent Wetlap and Mills Residential Developments. Noted that adjacent building 'The Mills' designs will be amended to tie in with proposed layout for the Paper Trail.
- **Warsons Place Access and Frontage**
  - Provide further design coordination and resolution of the Warson Place frontage, particularly in regard to proposed stairway to facilitate access from the Paper Trail to Warsons Place.
  - We strongly support the current proposal to provide a connection within title boundary that links the Paper Trail to Warsons Place.
  - Further details and clarifications are required including but not limited to items below;
    - Ensure tactile pavers are within title;
    - Width of stairway is currently not shown. Preferred width is 1.8m wide;
    - Elevation does not reflect layout in plan;
    - All adjacent levels to be shown (including landings, TOW heights, entries etc); and
    - Provision of bicycle wheel channel along stairs is desirable.
  - Further design details required in regard to the visual appearance of this frontage and potential opportunities for vertical greenery on either side of the car park entrance.
 

A greenwall now shown, further clarification required of area shown in screenshots below (provide screenshots from architectural models if possible) including but not limited to; carpark ramp/under croft, relationship to Wetlap/The Mills and other adjacent developments.





Warsons Place streetscape not shown correct. Refer current Workshop Precinct Package for most current layout, refer screenshot to the right below.

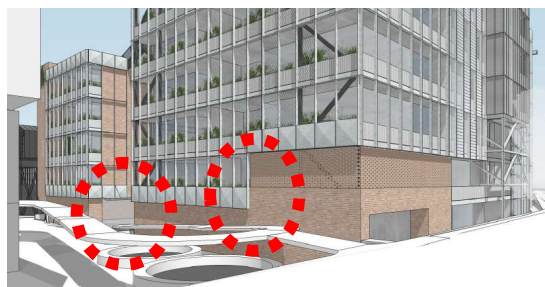
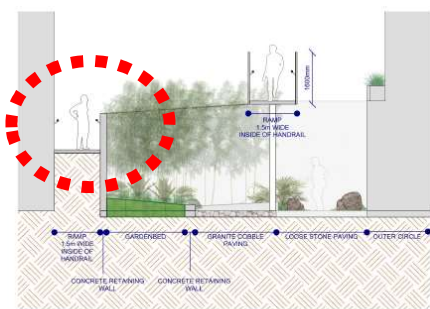


### Wellness Centre

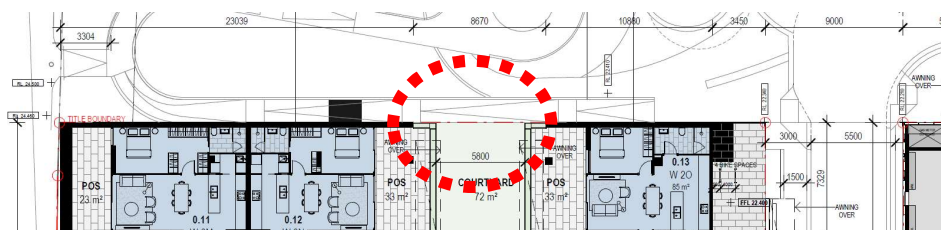
- Concerning that there is no contingency in relation to the offset from the adjacent interface to the Boiler House development, considering the ramp will facilitate both pedestrian and cycle use and achieving a minimum clear width of 1500mm is crucial. Ensure all handrails and tactiles are shown and are located within title boundaries.

Items requiring further details including but not limited to listed below;

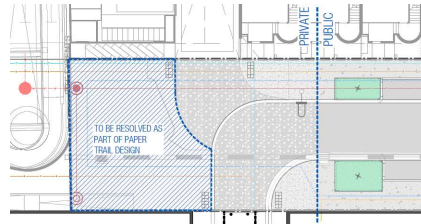
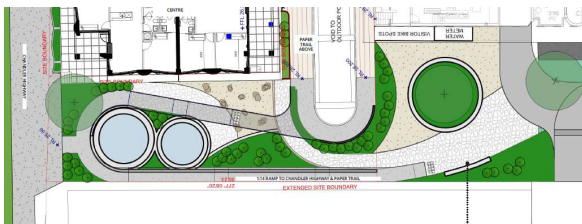
- An unobstructed ramp width of 1500mm is required for 'Curved walkways, ramps, and landings'. Given this ramp is contending with cyclists is there opportunity to increase the unobstructed width of the ramp to 1800mm? This would help to mitigate potential conflicts for example when a bike is coming down the walkway and person(s) walking up?
- Ramp shown 'flush' with the Boiler House development, with handrail fixed to Boiler House façade.
- How will construction of the ramp and handrail/balustrade be coordinated and integrated with Boiler House? Is there any construction tolerance to achieve required width?
- Section of protruding window may present as a potential conflict. Review section interfacing with Boiler House courtyard for balustrade / kick-rail requirements.



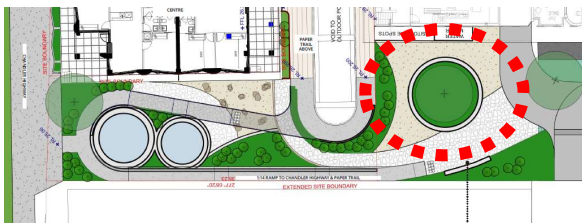
Sectional Elevation H - Health & Wellness Centre Onsen Zone (Scale 1:100 @A3)



- Concern regarding the termination of the ramp by Joels Terrace and its proximity to the main entrance to the car park, lack of visibility coming down from the ramp and potential risk for conflict / collisions.
  - We support the curved ramp ending on an angle. Further clarifications required including but not limited to full coordination with adjacent developments and streetscapes.
- Coordinate interfaces and design with adjacent landscape and other relevant disciplines drawings.
  - Further coordination required, refer current Workshop Precinct Package for most current layout (screenshot to the right below).



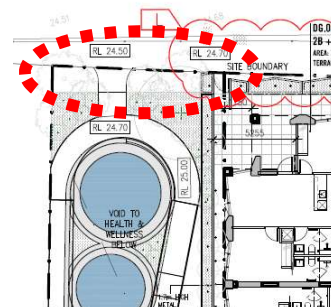
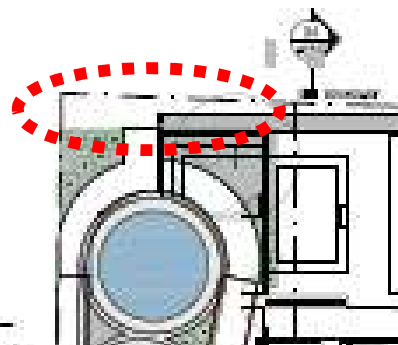
- The proposed feature Maple tree is not supported, as this location is one of few locations within in the precinct that would accommodate for a large canopy tree.
  - The noted soil volume available in this area is 37 cu.m, which presents an opportunity to nominate a much bigger tree than the *Ulumus* ssp proposed. Review tree species selection.



- Concern regarding potential gravel spill from the extent of white loose stone paving shown.
  - Confirmation of title boundary/ in relation to proposed bespoke materials.

Current architectural drawings illustrate the presence of basement walls, see screenshots below. Clarify how the extent of architectural basement roof slab / walls will be integrated/concealed at this threshold.

Confirm soil volume for the proposed tree.





### Pavements

- *Brick paving - ensure compliant to AS slip resistance standards.*  
**Changed to linear concrete pavers and stone paving. Confirm that feathering of brick paving is compatible with proposed concrete plank pavers.**

### Fixtures

- *Ensure suitable clearances are provided for all bicycle hops (500 x 1800mm each side).*  
**Placement of bicycle hoops is suggested to be reviewed including but not limited to screenshots below. (Proximity to ramp and stairway and circulation around void).**



### Grading and Drainage Design

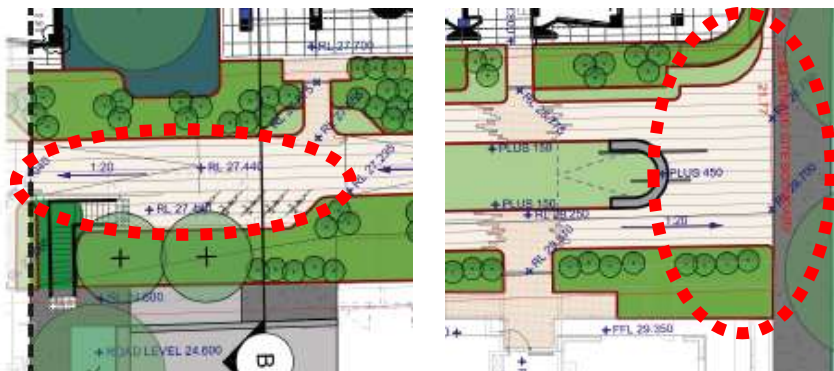
*Given the site negotiates a considerable amount of grade, general Grading and Drainage information is required to ensure the site layout is universally accessible, appropriate and well-designed.*

- *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.*

**Levels requires further resolution, including but not limited to areas shown in screenshots below; By the proposed stair landing / interface to ramp and by the 'ramp' interface to Mills Blvd.**

**Concern regarding subsurface drainage to all planted areas/boxes on podium and the loadbearing of areas where large trees are proposed.**



### Balconies and Terraces

- How will these be maintained, to ensure a consistent visual appearance? Note added on drawings.
- The proposed plant species is suggested to be reviewed in relation to size, form and suitability for the nominated location.
- Add notes on all relevant landscape details to show size, depth, irrigation and nominated species.
- 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?

Notes included on plan, further details required including but not limited to details showing soil media build up in planter boxes.

### 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.

Volume of growing media (for all tree planting).

Use - Elke SOIL VOLUME SIMULATOR <https://www.elkeh.com.au/soils/>

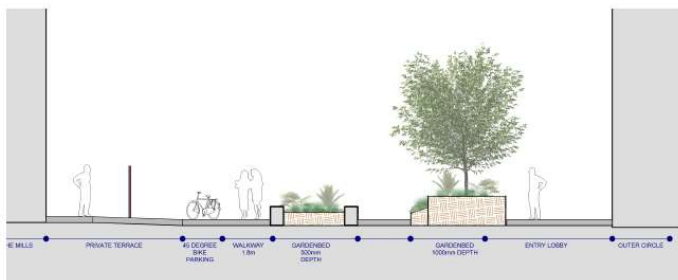
- Depths of garden bed for low planting.
- Sloped garden beds as shown below are not noted on plans. Impacts volumes of garden beds (show depth of podium/structure).

Soil volume provided, confirmation on how calculation is generated is required as nominated height of planter boxes is assumed to also include subsurface drainage, mulch layer etc.

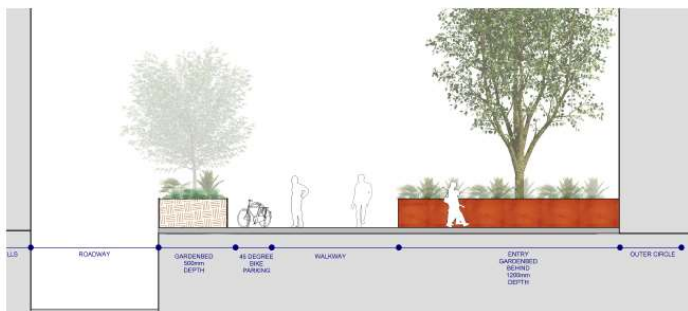
Additional information required including but not limited subsurface drainage layers.

Podium sections need to illustrate coordination with structural design to ensure landscape vision is feasible.

#### 2.3. Paper Trail - Sectional Elevations



Sectional Elevation A - Paper Trail Typical Walkway (Scale 1:100 @A3)



Sectional Elevation B - Paper Trail Typical Walkway (Scale 1:100 @A3)

### Tree and Plant Species

- Confirm that none of the proposed species are on DELWPs listing of environmental weed species. **Confirmed**
- 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. **Further clarification required.**
- Where possible replace exotic trees with native/indigenous to reflect on the location along the Yarra River and for the development to contribute to a sustainable/biodiverse urban environment. **Suggested substitution of proposed *Ulumus parvifolia* with native tree species, also consider large canopy trees where space and soil volume allows.**
- Provide all proposed pot sizes and install sizes for trees and plants. **Confirmed.**
- Provide plant species and quantities for each planted area. **To be confirmed.**

### Landscape Details

Further notes including but not limited to;

- Note for each detail and garden bed referring to irrigation system.
- Note of minimum widths and depths of planter boxes and garden beds including planting media/soil.
- 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.
  - Assumed a minimum 13 weeks maintenance of all plantings within the development to achieve the desired greenery portrayed in renders and visualizations?
- Ensure that mulch especially on the higher levels are of a stabile type to withstand wind erosion, such as a mineral mulch.
- A specification of works to be provided to meet relevant statutory requirements.

**Requested further information to support notes provided on drawings, including but not limited landscape details showing garden bed build up.**

END