2.0 Urban Context and Site Analysis

2.05 Existing Site Photographs

1. DOUBLE STOREY BRICK / RENDERED HOUSE
2. DOUBLE STOREY BRICK HOUSE
3. SINGLE STOREY BRICK UNITS
4. SINGLE STOREY WEATHERBOARD HOUSE
5. SINGLE STOREY BRICK HOUSE
6. DOUBLE STOREY BRICK HOUSE
7. SHOPS NEARBY TO SITE - SCOTSBURN AVE
8. SINGLE STOREY BRICK HOUSE

EXISTING SITE - NO TEXT

ASHBROOK CRT
SCOTSBURN AVE

1. DOUBLE STOREY BRICK / RENDERED HOUSE
2. DOUBLE STOREY BRICK HOUSE
3. SINGLE STOREY BRICK UNITS
4. SINGLE STOREY WEATHERBOARD HOUSE
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7. SHOPS NEARBY TO SITE - SCOTSBURN AVE
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2.0 Urban Context and Site Analysis

EXISTING SITE ANALYSIS

Potential to re-invigorate nearby shopping strip

Existing Crossover

Opportunity to engage with views towards Monash University - (North Limited existing street frontage

Legend

Potential Development Site

Sensitivity Interface

Existing Crossover

Potential New Crossover and Entry to Site

Potential Streetfront Vehicular Access to TH's

Tress to be retained

Bus route [P04 - East Clayton]

Shopping strip

Site contour (1 Metre)

Opportunities

1. Opportunity to engage with views towards Monash University - (North East of subject site)

2. Opportunity to create and encourage pedestrian flow through the site for activation and access.

3. Close proximity to bus and train routes.

4. Opportunity to enhance and activate residential street frontage to a once abandoned site

5. Potential to engage with future development site to the south east of the site.

6. Potential to re-invigorate nearby shopping strip

Constraints

7. Limited existing street frontage

8. Adjacent residential built forms require a sensitive building response to ensure no overshadowing / overlooking.

9. Protection of trees on subject site and adjacent properties close to the boundary.
2.0 Urban Context and Site Analysis

2.07 Site Survey

Provided by Bosco Johnson

Underground service information shown on this Plan has been derived from service plans provided by the relevant Service Authority and verified where possible by a service location contractor. Services that are non-detectable may not have been shown on this Plan and reference should be made to relevant Service Authority plans.

In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.

Drainage details (inverts and pipe sizes) have been measured from the surface level with limited access to the pit. Such details and the connectivity between pits needs to be verified against records held by Council or the relevant authority.

Contour Interval 0.2 metres
Levels shown thus are to Australian Height Datum

Refer to frozen layers with a suffix of _L for levels.
Refer to frozen layers with a suffix of _C for crosses.

Information relating to abutting properties has only been shown where visible or access is available.

The boundary dimensions shown do not accord with Title, however they have been examined and registered at Land Victoria. Title will be amended as part of the Future Subdivision.

All dimensions and survey marks shown on this plan should be verified/confirmed by all contractors & consultants prior to any future construction & site works.

Volume 8271 Folio 519
Volume 8271 Folio 535

DPO Submission

10 Alvina Street, Oakleigh South
### Development Summary

Disclaimer: Perspective images are presented as an artist’s impression of the development. Landscaping shown on perspective images is indicative only and is subject to Landscape Architect’s design.

### 2.0 Urban Context and Site Analysis

PRELIMINARY

Brisbane, Melbourne, Sydney

www.rothelowman.com.au

Revisions

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ABN 76 005 783 997

**Drawing No.**

**Author**

**Scale:** @ A1

**Project No.**

**Project Drawing Date:** 20/07/2017 5:28:34 PM

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*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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