3.0 Design Evolution and Response
3.0 Design Evolution and Response

Legend
- Subject Site
- Potential Views towards site
- Potential Views from site
- Primary View Corridor
- Private Open Space

- Residential buildings - 1 Storey
- Residential buildings - 2 Storey
- Residential buildings - 3 Storey
- Industrial Use - 1 Storey
- Apartments / Units - 1 Storey

VIEW 02

VIEW 03

VIEW TOWARDS MONASH UNIVERSITY / MONASH MEDICAL CENTRE FROM UPPER LEVELS

10 Alvina Street, Oakleigh South

DPO Submission
3.0 Design Evolution and Response

Legend
- Subject Site
- Setbacks
- 2 Storeys - 6.5m high
- 3 Storeys - 9m high

Proposed Setbacks

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DPO Submission
10 Alvina Street, Oakleigh South
3.0 Design Evolution and Response  /  3.07 Proposed Setbacks

Legend

- Subject Site
- Setbacks
- 2 Storeys - 6.5m high
- 3 Storeys - 9m high
3.0 Design Evolution and Response

The following shadow diagrams represent times as noted for the equinox on the 22nd September.
3.0 Design Evolution and Response

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

**10am Existing Shadow Analysis**

**10am Proposed Shadow Analysis**

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by surveyors other than Rothe Lowman Property Pty. Ltd. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

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3.0 Design Evolution and Response

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

12pm Existing Shadow Analysis

12pm Proposed Shadow Analysis
3.0 Design Evolution and Response

3.11 1pm Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 22nd September.
3.0 Design Evolution and Response  /  3.12 3pm Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 22nd September.
EJD Statement

The proposed masterplan incorporates the following key principals and initiatives:

- All dwellings to meet or exceed the NCC 6-star energy rating
- All houses to have either rainwater harvesting for toilet flushing or solar hot water units
- Natural ventilation and high levels of natural daylight to all dwellings
- Thermally efficient building envelopes to be used
- Orientation of houses designed to offer good solar access for residents
- Operational waste management has been considered in all the house designs to provide for dedicated recycling bin storage
- The house designs have been set up to allow for the future implementation of more detailed EJD design responses