2.0 URBAN CONTEXT AND SITE ANALYSIS

2.06 EXISTING SITE ANALYSIS

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 west 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.

Legend
- Subject Site
- Residential buildings - 1 Storey
- Residential buildings - 2 Storey
- Potential Development Site
- Warehouse
- Apartments / Flats
- Sensitive Interface
- XO Existing Crossover
- Potential New Crossover and Entry to Site
- Potential Streetfront Vehicular Access to TH's
- Trees to be Retained
- Bus route (704 - East Clayton)
- Shopping Strip
- Site Contour (1Metre)

ALVINA STREET, OAKLEIGH SOUTH
ALVINA STREET, OAKLEIGH SOUTH

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

Land Subject to Easement
E-1 Drainage and Sewerage

Date of Survey   December 2014 & September 2015

Reference 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.

Notations

Legend

Instrument Station
Top of Bank
Toe of Bank
Existing Surface
Change of Grade
Tree > 2m
Group Trees/Shrubs
Dead Tree
Side Entry Pit
Grated Pit
Junction Pit
Invert Pipe or Pit
Centre of Bitumen
Edge of Bitumen
Lip of Kerb / Channel
Invert of Kerb / Channel
Back of Kerb / Channel
Track (Vehicular)
Lane Lines (Solid)
Edge of Concrete
Sign
Bollard
Shed
Building
Monitoring Well
Wall
Electricity Pole
Electricity Pole with Light
Telco Pit
Sewerage Pit
Water Main
Stop Valve
Fire Plug
Fire Hydrant
Water Meter
Stay for Pole
Fence
Gate
Title
Easement
3.0 DESIGN EVOLUTION AND RESPONSE
ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.01 URBAN INTEGRATION

BOUNDARY CONDITIONS

TREES AND DRAINAGE

Legend

- Subject Site
- Residential buildings - 1 Storey
- Residential buildings - 2 Storey
- Potential Development Site
- Warehouse
- Apartments / Flats
- Sensitive Residential Interface
- Existing Crossover
- Street Frontage
- Potential Extension of Streetfrontage
- Trees to be Retained
- Site Contour (1Metre)
ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.02 URBAN INTEGRATION
ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.03 URBAN INTEGRATION

Legend

- Subject Site
- Residential buildings - 1 Storey
- Residential buildings - 2 Storey
- Potential Development Site
- Warehouse
- Apartments / Flats
- Sensitive Residential Interface

FIRST PRINCIPLES

- Address Sensitivity of Interface
- Seek to Retain Trees
- Create Centre Access

HEIGHT POTENTIAL

- Establish "Back to Back" Relationship
- Trees to be Retained

Potential Extension of Street frontage
Potential New Crossover and Entry to Site
2 Storey Height Potential
3 Storey Height Potential
ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.04 PLACEMAKING

Legend
- Subject Site
- Public Open Space - Pocket Parks
- Potential Landscaping & Footpath
- Potential Pedestrian Connection
- Pedestrian Crossings
- Laneway Access - Secondary Roadway
- Dead End Roadways
- Residential buildings - 2 Storey
- Residential buildings - 3 Storey
ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.05 PLACEMAKING
ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.06 STREET INTERFACE

TYPE 01 ROAD RESERVE - SECTION

TYPE 02 LANEWAY - SECTION

TYPE 03 ROAD RESERVE - SECTION
ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.07 PROPOSED SETBACKS
ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.08 PROPOSED SETBACKS
ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.09 PROPOSED SETBACKS
ALVINA STREET, OAKLEIGH SOUTH

4.0 SHADOW ANALYSIS
ALVINA STREET, OAKLEIGH SOUTH

SHADOWS

4.01 10AM AND 11AM ANALYSIS

DISCLAIMER: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.
ALVINA STREET, OAKLEIGH SOUTH

SHADOWS

4.02 1PM AND 3PM ANALYSIS

DISCLAIMER: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.