THREE
SITE AND URBAN CONTEXT ANALYSIS

"An existing conditions plan, showing surrounding land uses and development, adjoining roads and pedestrian links, public transport routes, topography, and infrastructure provision."

A detailed analysis of the site and surrounds has been undertaken as part of the preparation of this Development Plan. The Site Analysis illustrates the existing conditions on the site and immediate surrounds. It has been used to inform the basis for the design and development concepts in preparing the Development Plan.

3.1 SUBJECT SITE

The former Oakleigh South Primary School is located at 1 Beryl Avenue, Oakleigh South and comprises a total site area of 1,826 hectares.

The former school site is irregular in shape and has a primary frontage to Beryl Avenue of around 175 metres. The site also has a large frontage to Golf Road to the west and is partly bound by Bakers Road to the east. The site’s relatively large frontages provide a highly visible interface with the existing residential neighbourhood.

The site has a slight south-north fall across the site.

Figure 2 - Aerial Plan
The site is currently vacant and the former school buildings demolished. Established vegetation is located centrally and to the northern sections of the site. The arborist report prepared as part of Amendment GC5 assessed fifty five (55) individual trees and one tree group within the tree study area. The report provides the following assessment:

“In general the site comprises trees of average quality primarily confined to perimeter plantings with some maturing individual trees and groups of self-sown regrowth extending into the middle of the site.”

A review of the arborist assessment prepared by TreeLogic was requested by Council as part of the preparation of this Development Plan. TreeMap Arboriculture re-assessed the trees, using the same retention rating system as employed by TreeLogic, and determined the following:

- No trees were attributed an arboricultural rating of High.
- Three (3) trees were attributed an arboricultural rating of Moderate (Tree 3,22,30).
- Forty-seven (47) trees were rated Low.
- Five (5) trees were attributed an arboricultural rating of None.

In relation to the trees to be retained, the TreeLogic report...

“...recommended that trees of High and Moderate arboricultural value be considered for retention and protection over trees of Low or No arboricultural value during any redevelopment of the site.”

As assessed by TreeMap, three (3) trees were identified as having medium retention value. These three trees are considered to have...

“...greater scope to become functional landscape elements over the medium to long term.”

The preparation of this Development Plan has regard to the conclusions and recommendations from TreeMap Arboriculture.

Please refer to the Arborist Report (which forms this Development Plan) for further details of the assessment.
3.2 IMMEDIATE SURROUNDS

The development and land use pattern of the surrounding area is predominately residential with large areas of open space (public and private). A mixture of commercial, industrial and recreational uses are also dispersed through the immediate area. The subdivision pattern of the area is varied which can be attributed to the large areas of open spaces.

TO THE NORTH

Residential uses adjoin the site to the north, and these properties are oriented to either Golf Road to the west or Barholme Court to the north. The remainder of the northern boundary adjoins the Metropolitan Golf Club, with views into the golf course largely obscured due to established vegetation.

TO THE EAST

Bakers Road adjoins the site to the east and extends as a no through road to the north of Beryl Avenue. A detached dwelling is located opposite the subject site. The dwelling is oriented toward Beryl Avenue. The dwelling presents a high timber fence and vehicular access from Bakers Road.

TO THE SOUTH

Beryl Avenue adjoins the site to the south. Beryl Avenue is a Council road that provides vehicular access to the subject site. There are a number of street trees along the Beryl Avenue road reserve resulting in a pleasant streetscape context.

The dwellings opposite the subject site and located on the southern side of Beryl Avenue are predominately detached and single storey, comprising attractive and well maintained gardens and largely low fences. All dwellings provide an outlook toward the subject site.

TO THE WEST

The western boundary of the site adjoins Golf Road. A round-about forms the intersection between Beryl Avenue and Golf Road. The dwellings on the western side of Golf Road are generally detached, single storey brick and weatherboard dwellings with intact front gardens.

A child care centre is located on the south western corner of the roundabout, diagonally opposite the subject site.
3.3 SURROUNDING CONTEXT

The former school site is located in an established area of Oakleigh South that comprises mainly large intact residential dwellings and streetscapes. Non-residential uses within the immediate vicinity include the Metropolitan Golf Club which adjoins part of the north and east boundaries of the site and Oakleigh South Secondary College located to the south east of the site.

RESIDENTIAL

The area surrounding the subject site has been identified as Neighbourhood Character Type A and B in the City of Monash Urban Character Study 1997.

NEIGHBOURHOOD CHARACTER TYPE B is sited to the north and west of the site. The area is characterised by a mix of consistently setback post-War single storey weatherboard and brick houses. In many streets, houses are arranged in groups of one type of material. There is however the presence of Californian Bungalows and houses from the inter-war period. Multi-dwelling developments occur intermittently throughout the area, diminishing in frequency away from the commercial centres. Front gardens are often well planted however few obscure the dwellings from the street. Most have low fences and walls constructed of brick, wire mesh or timber which enables vegetation to be visible from the street.

NEIGHBOURHOOD CHARACTER TYPE C is located south of the subject site. The dominant architectural feature in this area is the double-fronted single storey brick veneer and 1950's dwellings. Within these dwellings are some two storey brick houses. These larger houses are concentrated in the higher and more topographically diverse neighbourhoods. Many properties do not have front walls or fences, leaving the garden open to the street. Front gardens are generally well planted and maintained. In many cases they obscure the buildings.

Figure 4 - Neighbourhood Character Study Area Map

Residential Character Types

<table>
<thead>
<tr>
<th>Key</th>
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<tbody>
<tr>
<td>A - Character derived from Pre-First World War and InterWar development or flat topography and a grid subdivision pattern</td>
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<tr>
<td>B - Character derived from 1945-1955 development. Flat topography and a grid subdivision pattern</td>
</tr>
<tr>
<td>C - Character derived from Post War to 1965 development. Flat topography with a dominant R30/40 gable with some staggered</td>
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<tr>
<td>division</td>
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<tr>
<td>D - Character derived from 1950's public housing. Steep topography is Garden's Creek and a gently recurved subdivision pattern</td>
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<tr>
<td>E - Character derived from Post 1955 development, steep topography is Dandenong Creek and a sunken subdivision pattern</td>
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Main Roads are Arcotated

Industrial and Business Character Types are not shown on this Plan

Prepared for Monash Planning Services using City of Monash GIS.
As identified by Type B and C of the Character Study, there is currently minimal medium density housing within 500 metres to 1 km of the subject site shown in the figure below. This is also affirmed in Monash’s local planning policies and the recent amendment (GC5) which included the subject site and identified a need to provide a diversity of higher density housing to meet the demand of the population.

Figure 5 - Housing Density Map
SERVICES

Residents in Oakleigh South are well serviced by nearby schools, parks and a mix of recreational facilities and amenities. Buses connect the area to a number of shopping centres within the municipality.

The Urban Context Plan demonstrate the existing services within a 1km radius of the site. These services include:

- Childcare centre and Age care services;
- Numerous local parks; and
- Primary, Secondary and Tertiary education facilities.
The Transport Analysis Plan shows that the site enjoys good proximity to key transport corridors including Warrigal Road to the west and Centre Road to the south. Bus routes operate along Golf Road and two further bus routes are located within approximately 400m on Warrigal and Centre Roads, these include:

- 703: Middle Brighton – Blackburn via Bentleigh, Clayton, Monash University (SMART Bus Service)
- 733: Oakleigh – Box Hill via Clayton, Monash University, Mt Waverley
- 903: Altona to Mordialloc (SMART Bus Service)

Although the site has nearly 70 hectares of open space located within 800 metre radius of the site, a large portion of open space is private open space, including the Metropolitan Golf Club immediately adjoining the site. The closest public open space is the neighbourhood park located to the south west along Cameron Avenue, approximately 70 metres from the site.
3.4 SITE ANALYSIS – OPPORTUNITIES

The following provides a summary of the opportunities that have been identified in the analysis process and provides the basis of the design response which has been produced for the site.

The key opportunities on the subject can be identified as follows:

• The site is a large site that was previously used as a Primary School. The site is uncontaminated, generally flat and provides an opportunity to increase the diversity of housing within an area currently dominated by single detached standard dwellings.

• The site is orientated with its major length from east to west creating opportunities to orientate residential blocks to maximise their exposure to the northerly aspect.

• The site has an interface with existing residential dwellings abutting the northern boundary of the site. Combined with the desirable aspect mentioned above, there is an opportunity to back onto the existing dwellings to the north, minimising amenity impacts. Any design will need to acknowledge the existing built form and setbacks of the existing residential interface along Golf Road, Beryl Avenue and Baker Road.

• The western side of Golf Road and southern side of Beryl Avenue has a residential character typical of the area. The dwellings are predominantly one and two storey detached houses (post-war) with low fencing, landscaped front gardens and separate driveway crossovers. There is an opportunity to respect these interfaces and ensure the built form height is consistent along the subject site’s boundaries bound by Golf Road and Beryl Avenue.

• An eastern portion of the site provides an interface to the Metropolitan Golf Course providing an opportunity to enhance the amenity for future residents.