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Huntingdale Rd.

November 2022

Prepared For

Lycasia Group Pty Ltd

Document Control

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Document Revision Status

Revision A: November 2022 Urban Context Report

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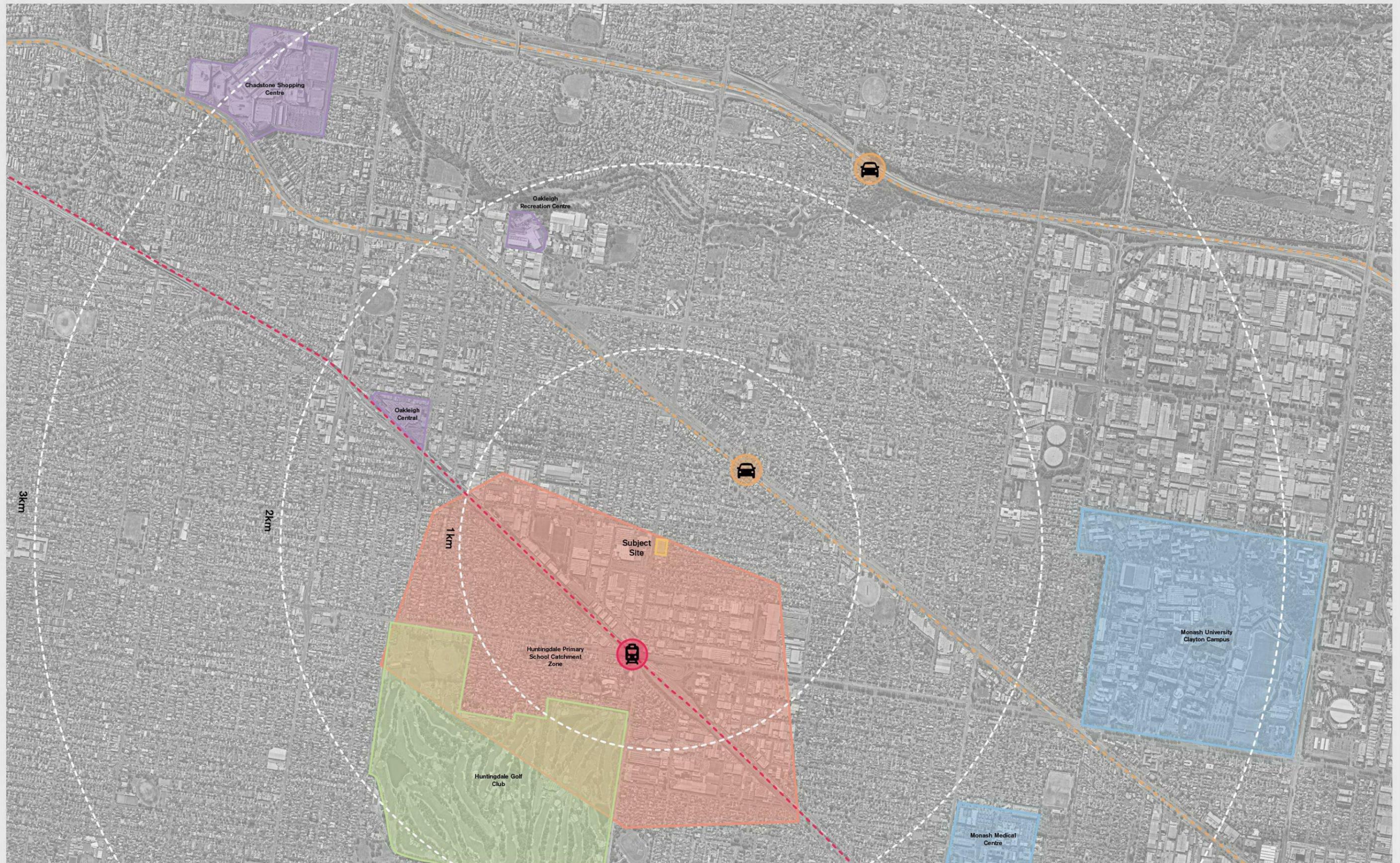
Disclaimer

While Warren and Mahoney has endeavoured to summarise the design process in this document and appendices, the report format cannot represent the broad range and depth of information captured on the Design Drawings, Specifications and Schedules. Approval of the specific issues contained in this report does not discharge the obligation of the client team to review the drawings and specifications in their entirety.

01

The context

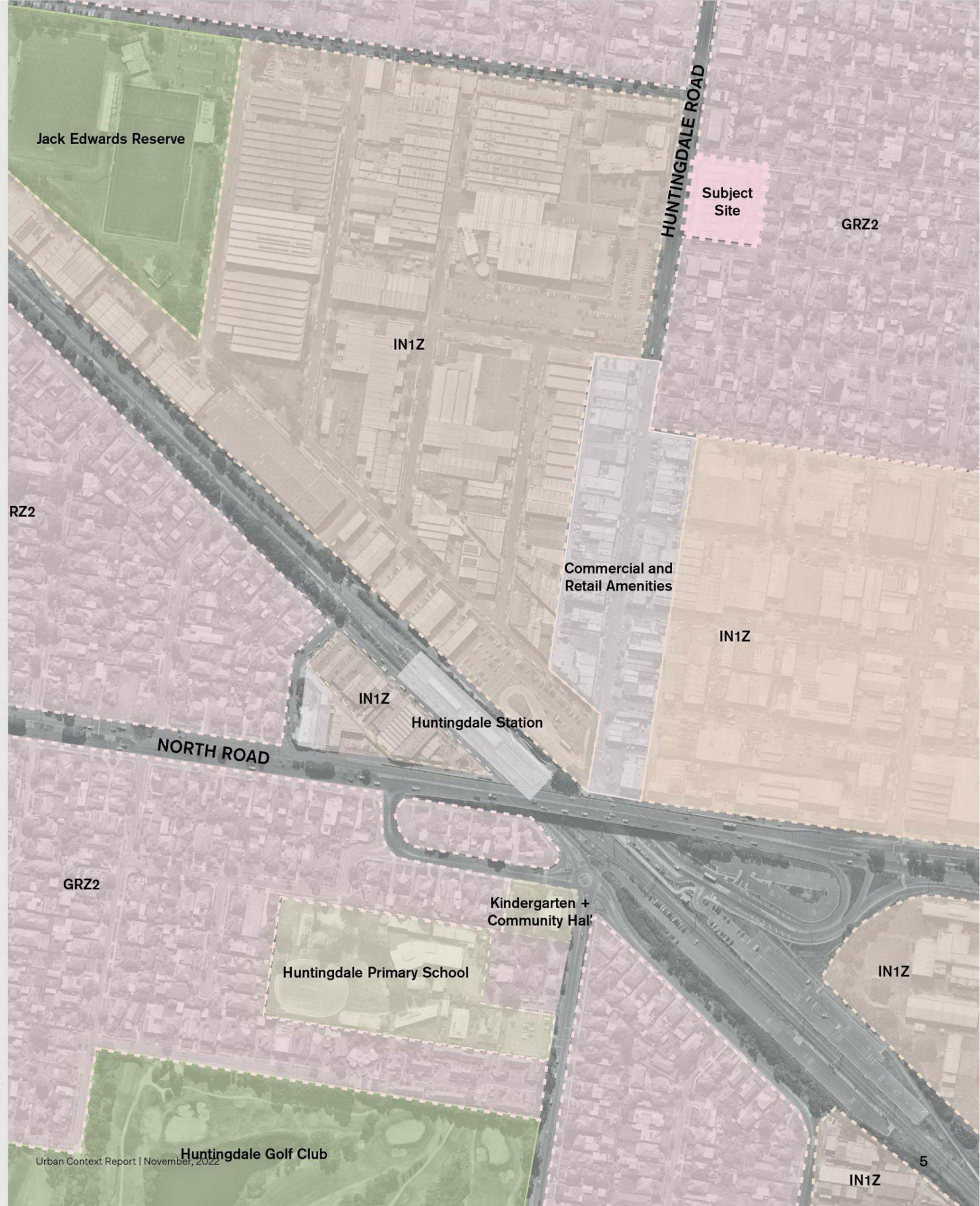
Location Plan



Site context

Legend

- Industrial Zone
- Commercial and Retail Precinct
- Education
- Green Space
- Subject Site



Site context

Bus

- Route 702 to Oakleigh (Loop)

Train

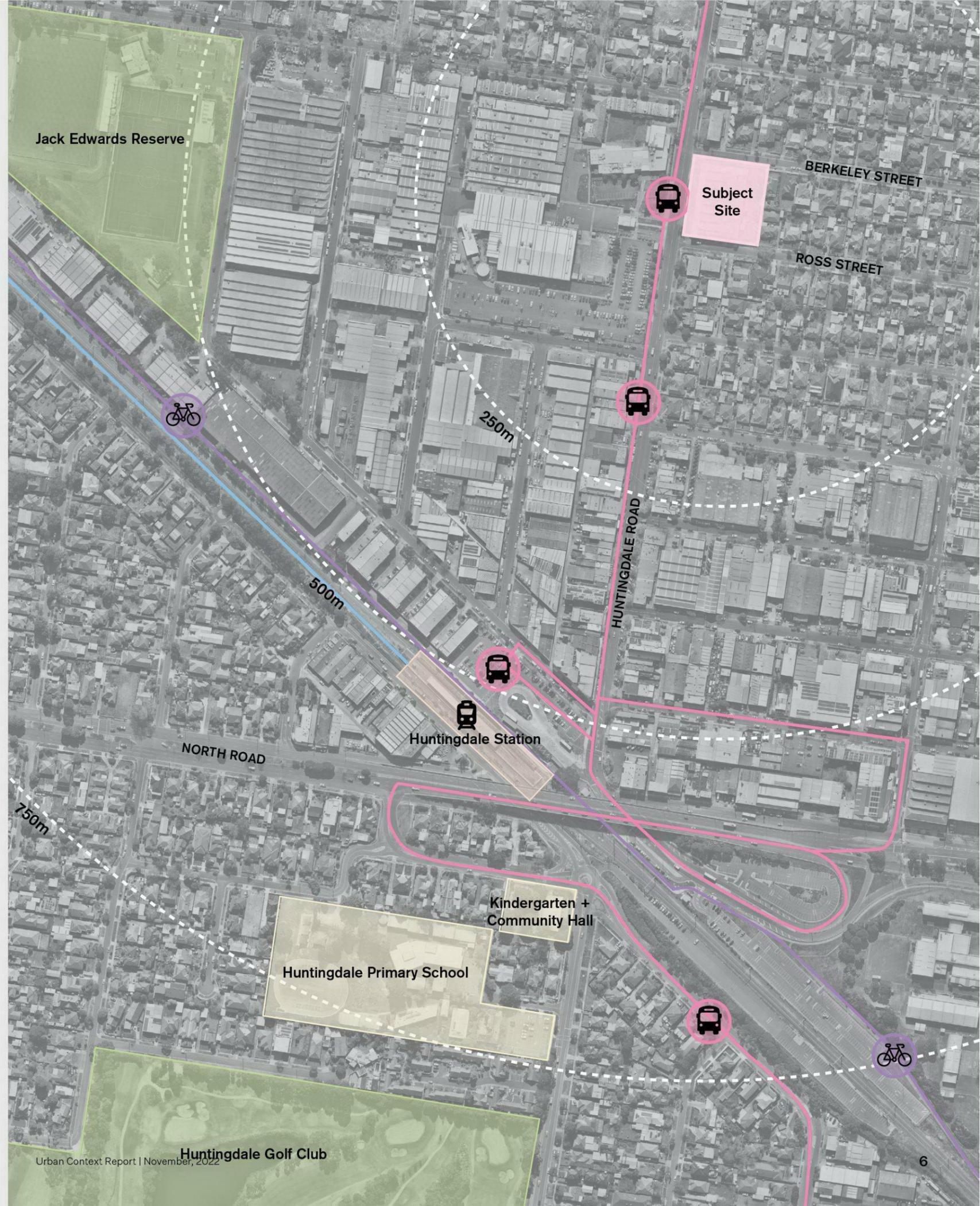
- Cranbourne and Pakenham Lines from Huntingdale Station

Bike

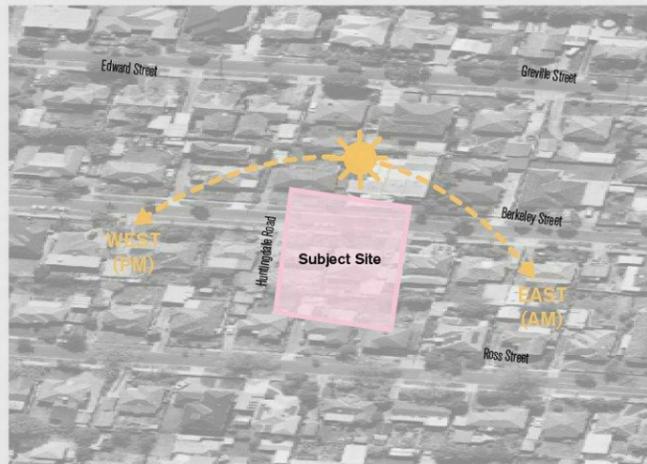
- Djerring Trail Bike Path (alongside rail)

Walk

- 5 min walk (500m) to Huntingdale Road Shops
- 9 min walk (700m) to Huntingdale Station
- 20 min walk to Huntingdale Primary School



Site context



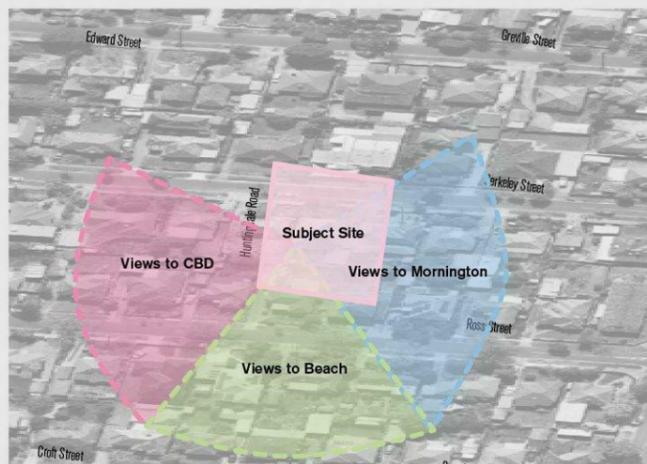
SOLAR ACCESS

The main outlook for the site is West



BUILDING TYPOLOGIES

Predominantly residential & large Industrial to the West.



VIEWS

Aspects towards the CBD, peninsula and beach.



VEHICULAR ACCESS

Multiple crossovers on all sides of site boundary.



Site context



SUBJECT SITE
View from Huntingdale Road



SUBJECT SITE
View from Ross Street



NEIGHBOURING SITE
6 Berkeley Street



NEIGHBOURING SITE
2/3 Ross Street



NEIGHBOURING SITE
254 Huntingdale Road and 1 Berkeley Street

02

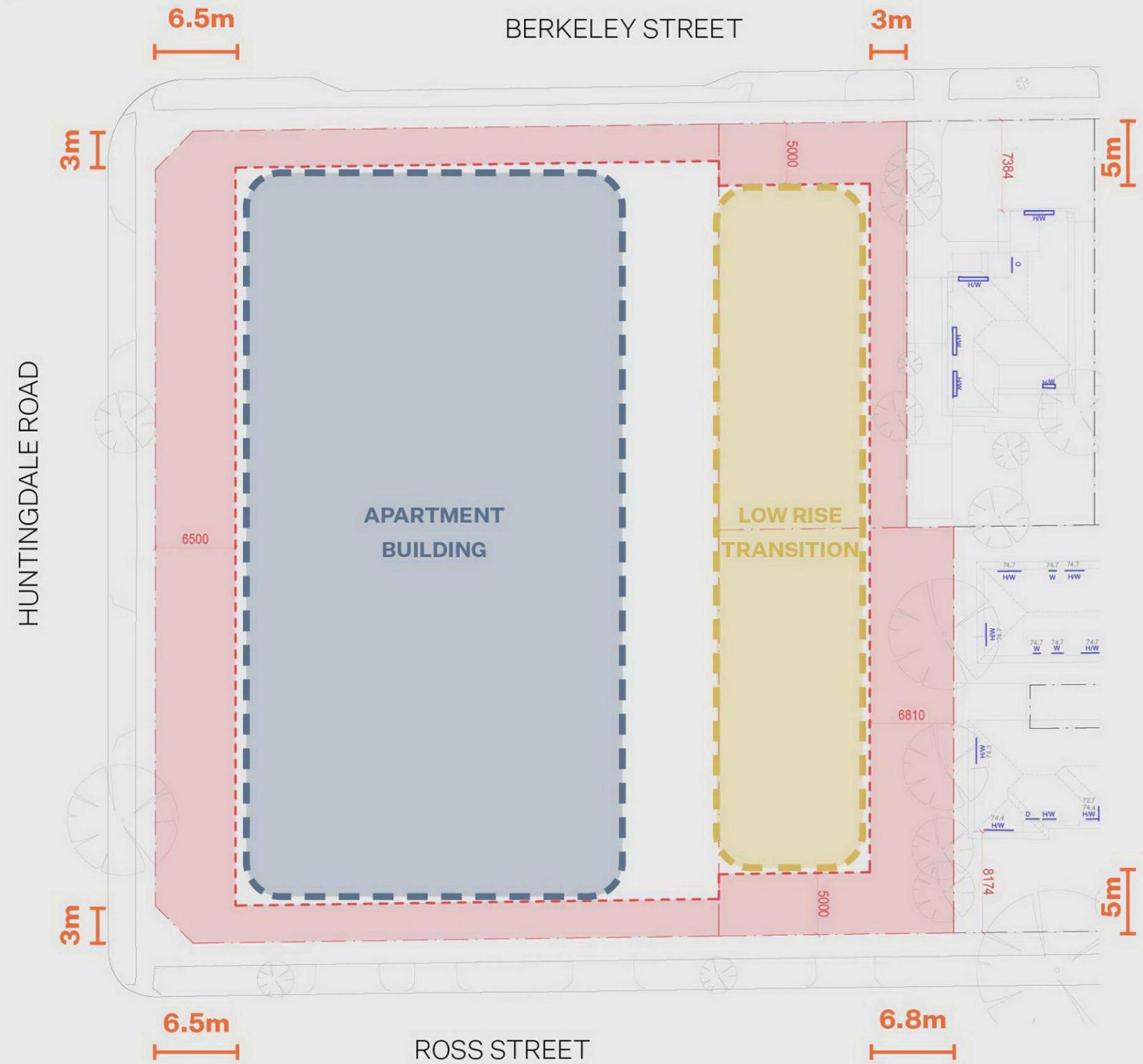
Considering the masterplan

We aim not to integrate the new development into the existing neighbourhood and expand the amenity that already exists.

We propose for the site a mix of apartment and townhouse living centred around common gardens with a central walkway to maximises daylight and cross ventilation. This also places the site to respond to the street arrangement and stitches the scale to the existing context.

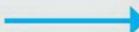
Masterplan

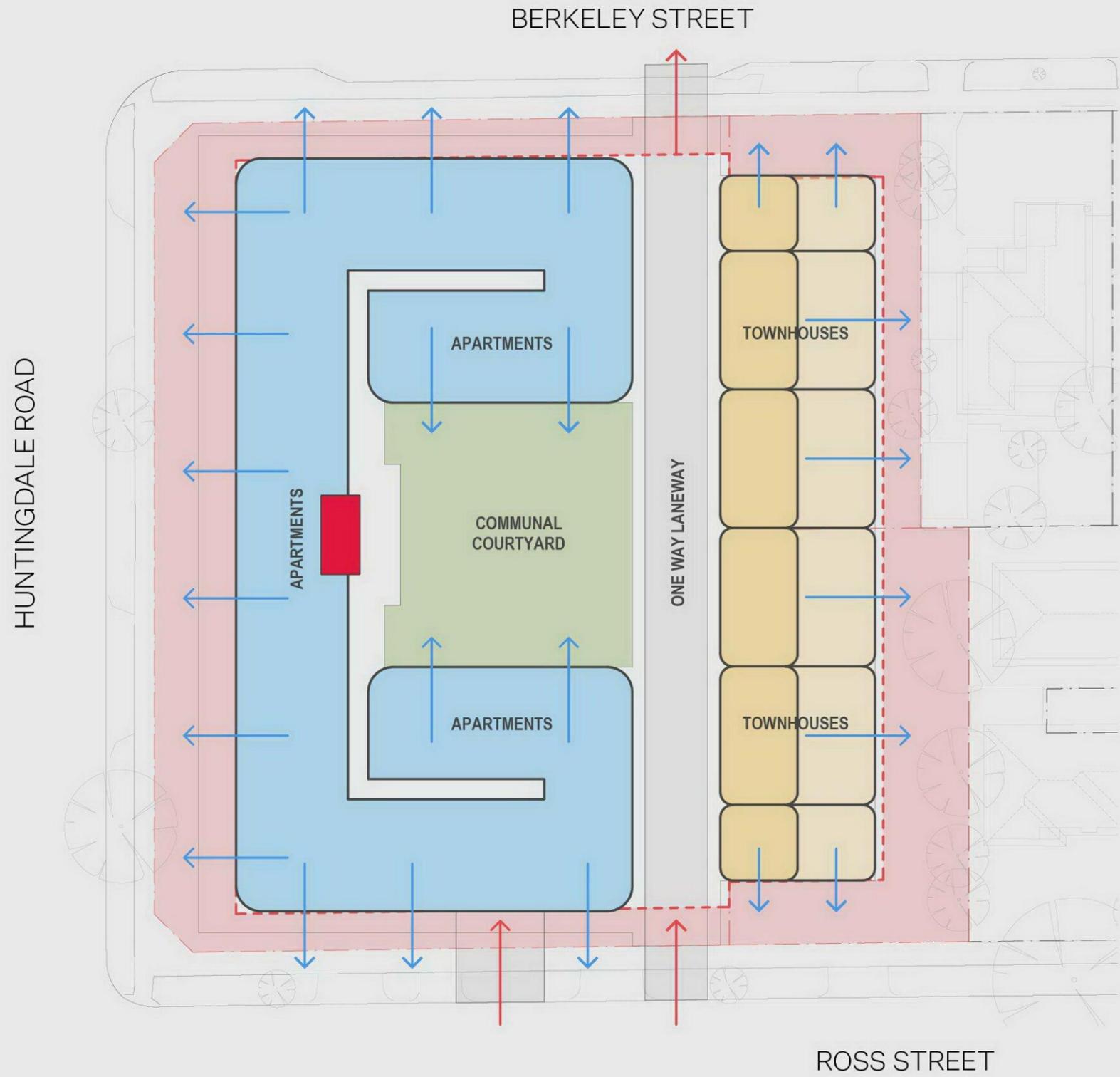
Proposed setbacks



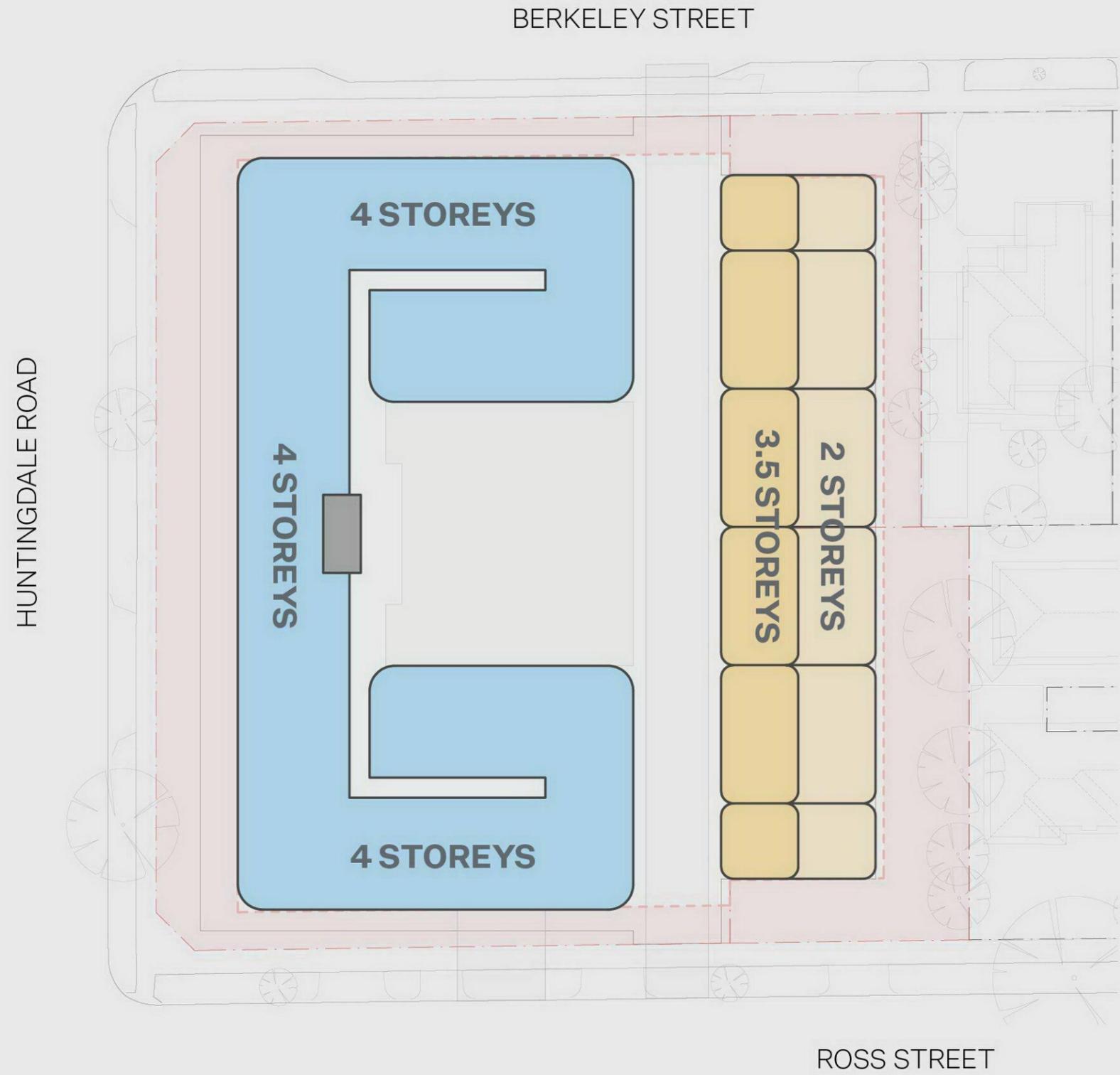
Masterplan Concept



-  Apartments
-  Townhouses
-  Vertical Circulation
-  Primary Orientation

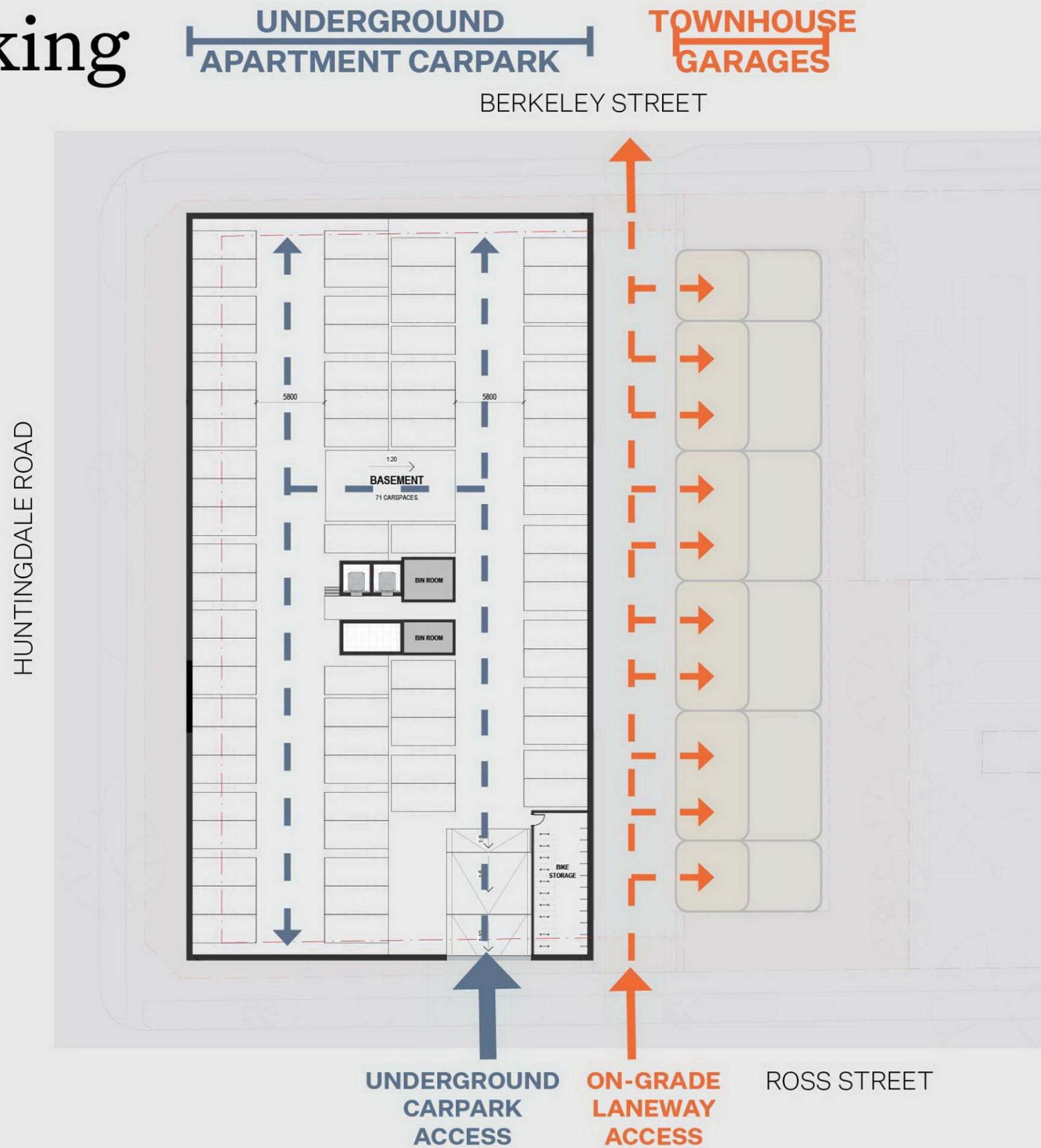


Masterplan Building Heights



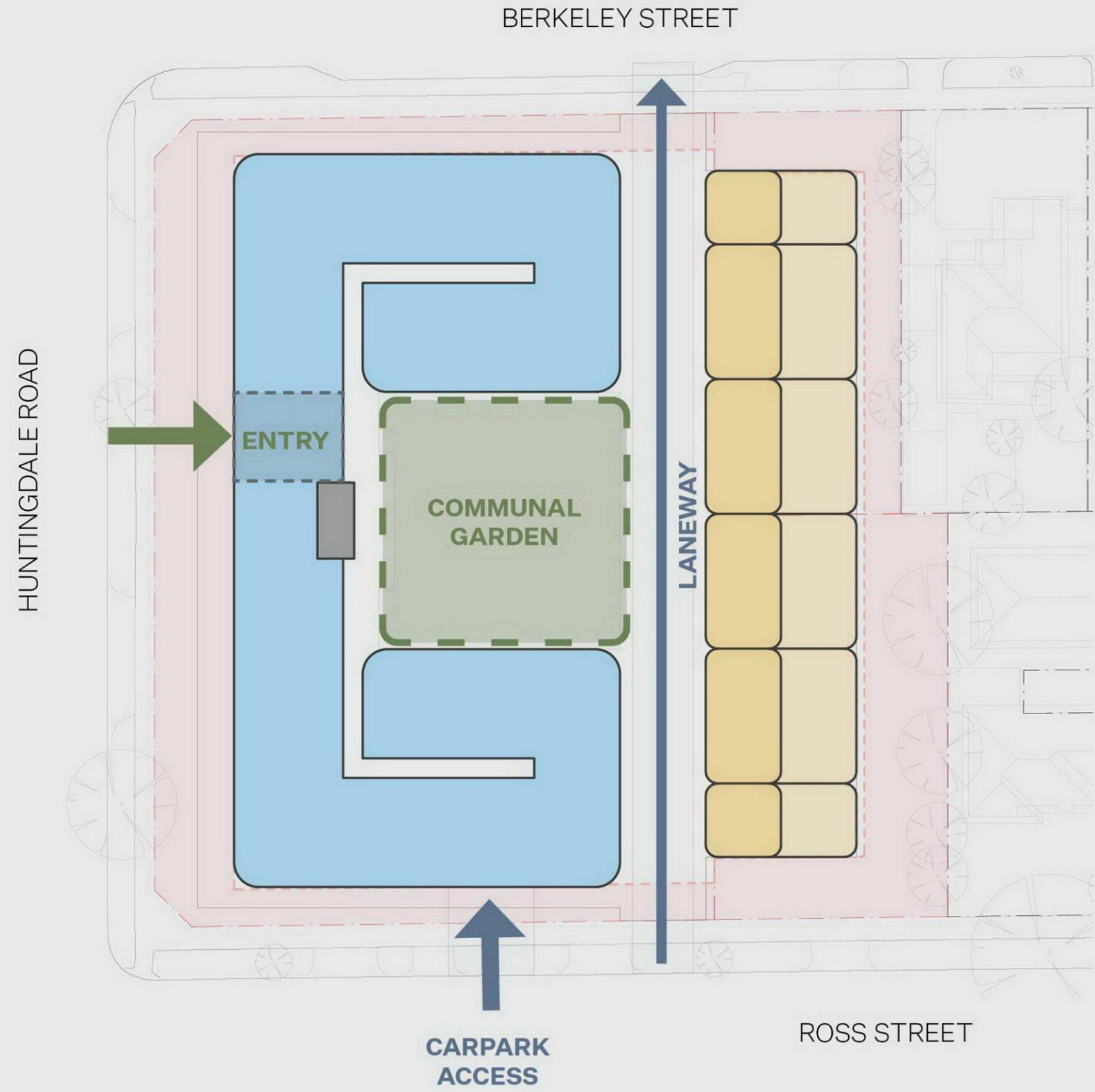
Masterplan

Basement Carparking



Masterplan

Access & Connections



03

Architectural Drawings