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SUMMERSET OAKLEIGH SOUTH

URBAN CONTEXT REPORT

MARCH 2023



PROJECT CONTACT

Jessica Lee
Principal

jlee@fkaustralia.com

2 Riverside Quay
Southbank VIC 3006
Telephone: 03 8696 3888

L34, 123 Eagle Street
Brisbane, QLD 4000
Telephone: 07 3668 0681

L21, 259 George Street
Sydney NSW 2000
Telephone: 02 8216 3500

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1.0 INTRODUCTION

1.1 INTRODUCTION

The following urban context report is prepared for a residential aged care and retirement village to be owned and operated by Summerset.

The proposed village comprises of 2 types of aged-appropriate housing, which includes

- Residential Aged Care, and
- Independent Living Units

The site is located approximately 16km southwest of Melbourne CBD within Oakleigh South. The site enjoys a wide range of amenities featuring social, recreational and retail offerings. Located on 52 Golf Road, the site is less than 3km from the nearest train station and has easy access to arterial roads that link into the CBD. Buses service the connection to the train station and is accessible from a bus stop 0.1km away

There are four golf clubs within 2km of the site. The closest shares a boundary to its north east, which is the Metropolitan Golf Club.

The Links Shopping centre is approximately 1km south-west of the site and includes Woolworths, Australia Post, Bunnings Warehouse, Chemist Warehouse and Bakers Delight, together with a cafe and other specialty retailers.

The area is well represented with dining and takeaway options that cover most cuisines types. The closest medical centre is also located within 1km to the subject site, next to the Links Shopping Centre with the nearest hospital being Moorabbin Hospital in Bentleigh East, which is 2km away.

Summerset purchased and settled 52 Golf Rd site in December 2021. The client is cognizant of the 10-year old planning history and recent approval through VCAT for 83 residential townhouse type dwellings. A key design criteria in their briefing to the design team was incorporating an empathetic design response to the site surrounding context whilst initiating early engagement with the local community.

Multiple schemes were explored and interrogated through a competitive design process and in May 2022, Summerset appointed Fender Katsalidis Architects as the Project Architects and have developed the site, which comprises of Residential Aged Care Accommodation, Independent Living Apartments and Independent Living Villa Units.

For the purpose of assessing the development plan, an indicative development outcome is outlined throughout this document and the attached floor plans and elevations.

Indicative Development as follows:

Residential Aged Care (RAC) Accommodation (3-storey block)	44 care suites
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Care Suites	18 suites
Assisted Living Apartments	26 unit

Independent Living Apartments (ILA) (3-storey block) *plus communal roof terrace

One-bedroom	6 units
Two-bedroom	24 units
Three-bedroom	11 units

Independent Living Villas (2-storey)

Two-bedroom	38 units
Three-bedroom	12 units

Car park spaces	180 spaces
Scooter spaces	5 spaces
Bicycle spaces	18 spaces

The proposed building has a gross floor area of *16,710 sqm*.

A growing demand for better housing choices for an aging population, following the findings and outcomes for the 2020 Royal Commission into Aged Care, Summerset's Oakleigh South project responds to the core philosophies of innovative approaches in aged care which includes:

- Social inclusion
- Reablement
- Person centred care
- Aging in place, and
- Continuum of care

The Summerset Oakleigh South village design is a response to the above core principles.

The indicative masterplan responds by offering a range of well-sized individual accommodation for persons to age in place; complete with everyday care and communal and activity areas that enable and encourage social connectivity and healthy living.

The site is surrounded by generous open spaces complete with a "village green" which connects to a linear green network running north-south through the village, creating a key spinal network of greenery and outdoor social spaces.

The Summerset Oakleigh South retirement village will provide a variety of modern accommodation with support services to facilitate resident care needs and aging in place. On-site residential aged care facilities enables efficient delivery for all aging in place services throughout the village. These facilities/on-site services offer more efficient and cost-effective delivery of support services compared to persons living in private residential homes.

Summerset is one of New Zealand's largest retirement village developers and operators and has recently expanded into Australia. They started with a vision – to create a retirement community that their own parents would be happy to call home. A place that puts respect for its residents at the heart of everything it does.

Summerset's retirement village seeks to continue their vision of quality continuum of care to Oakleigh South whilst tailoring it to meet the local market.

The purpose of this urban context report and planning assessment is to describe the proposed development, to demonstrate how the building design responds to its context and the site's opportunities and constraints, explain how the proposed retirement village meets the outcomes envisaged in the Monash Planning Scheme and to support the granting of a planning permit.

WIDER SITE CONTEXT



DIAGRAM 1.0.2

IMMEDIATE SITE CONTEXT



1.2

PROJECT TEAM

Summerset as applicant has appointed the following project team:

Urbis

Planning

Fender Katsalidis Architects (FK)

Architects

TCL

Landscape Architects

Traffix Group

Traffic Engineering

Ratio

Waste Management

GIW Environment Solutions

ESD

O'Neill Group Consulting Engineers

Building Services

BCE Structural Engineers

Structural Engineer

Colliers Engineering and Design

Civil Engineer

PLP

Building Surveyor

2.0 URBAN CONTEXT ANALYSIS

2.1

SITE DESCRIPTION & LOCALITY

Summerset's Oakleigh South site is located approximately 16km south east of the Melbourne CBD. The site address is 52 Golf Road and is bounded by Golf Road to its west, Beryl Avenue to its South and Baker's Road to its east.

Its total site area is approximately 1.83ha and has a General Residential Zoning (GRZ1) and a Development Plan Overlay (DPO5).

The site is located approximately 16km southwest of Melbourne CBD within Oakleigh South. The site enjoys a wide range of amenities featuring social, recreational and retail offerings. The site is less than 3km from the nearest train station and has easy access to arterial roads that link into the CBD. Buses service the connection to the train station and are accessible from a bus stop 0.1km away

There are four golf clubs within 2km of the site. The closest shares a boundary to its north east, which is the Metropolitan Golf Club.

The Links Shopping centre is approximately 1km south-west of the site and includes Woolworths, Australia Post, Bunnings Warehouse, Chemist Warehouse and Bakers Delight, together with a cafe and other specialty retailers

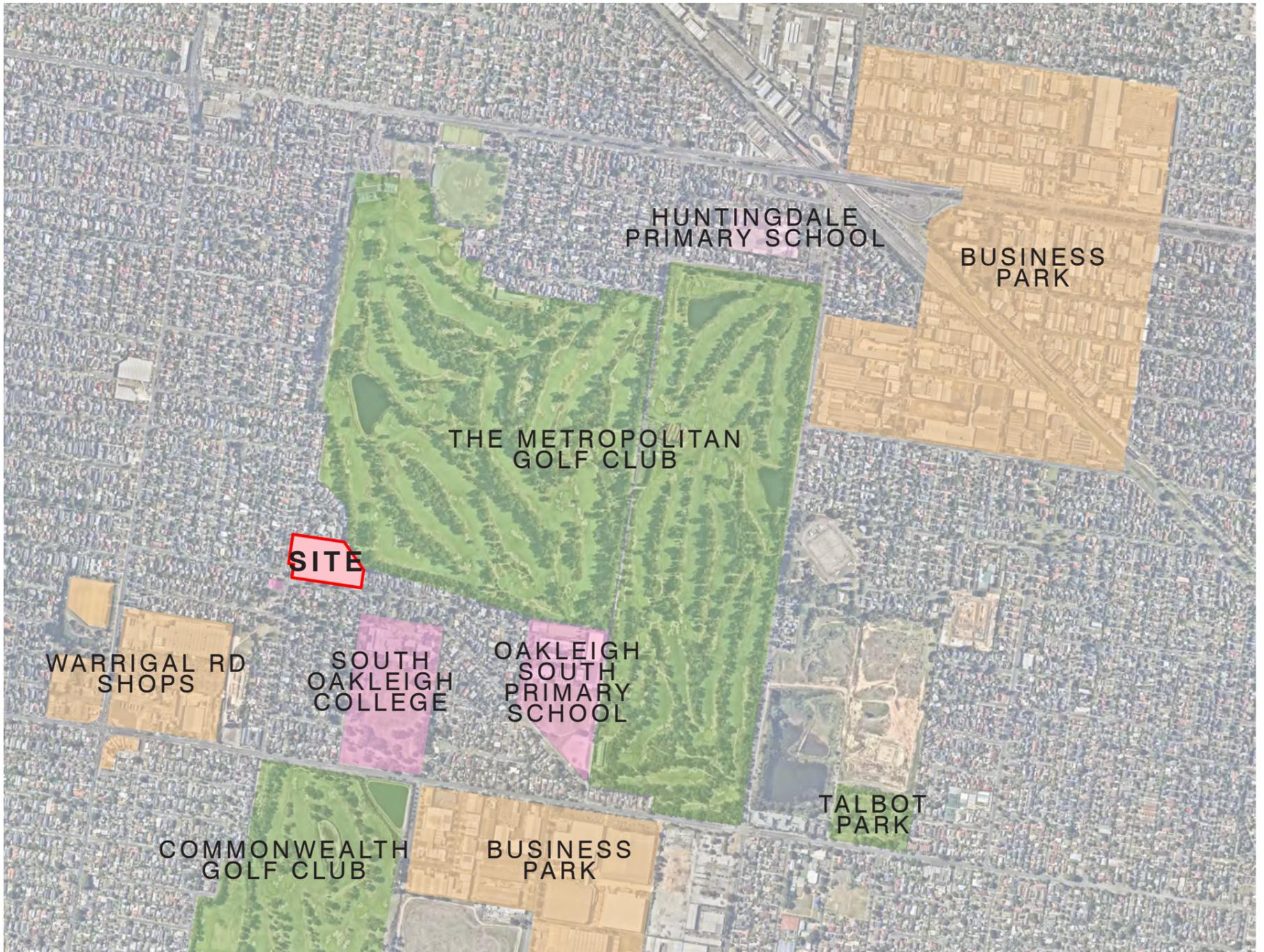


DIAGRAM 2.1.1

WIDER SITE SOCIAL, RECREATIONAL AND RETAIL OFFERINGS

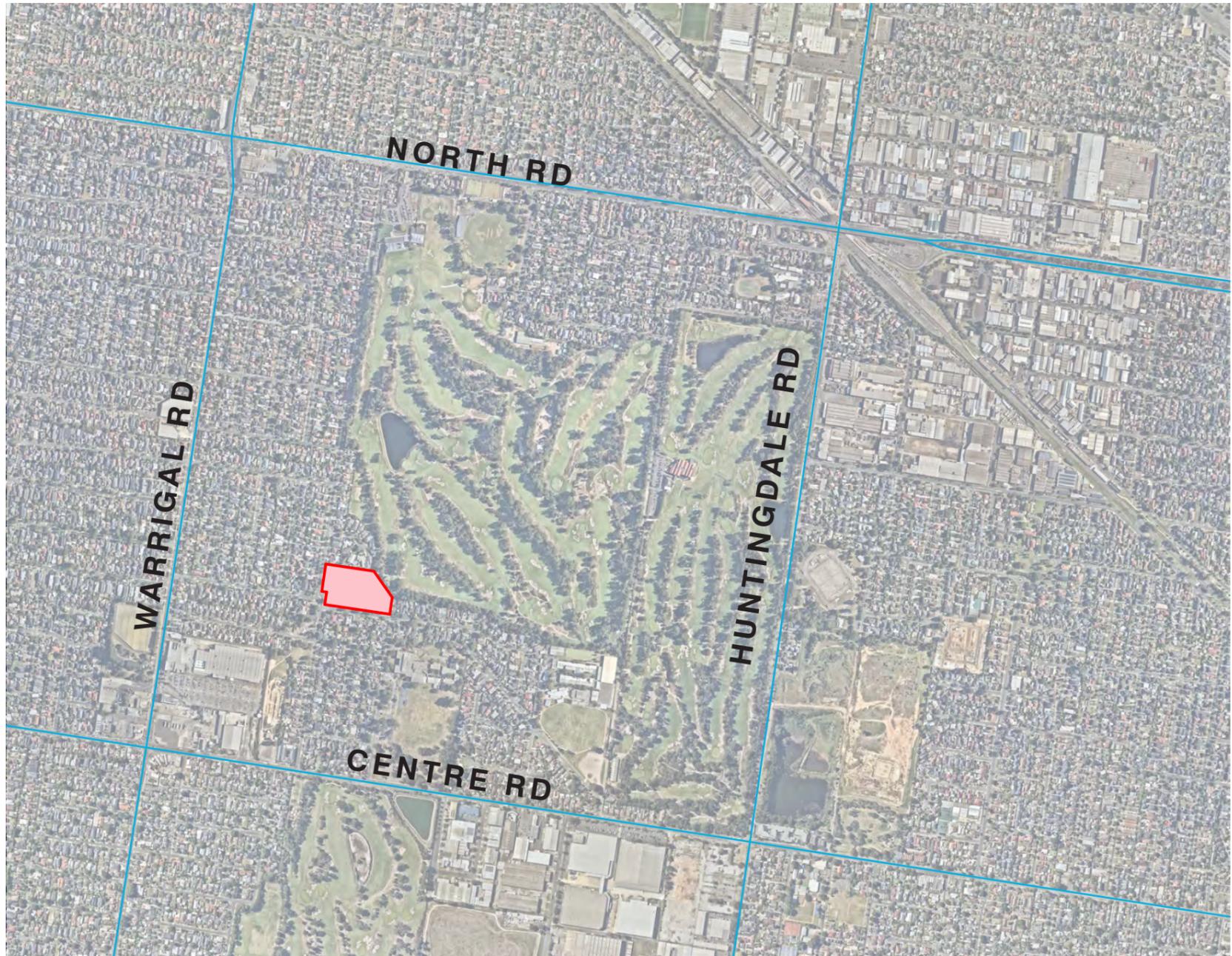


DIAGRAM 2.1.2
WIDER SITE ARTERIAL ROADWAYS



DIAGRAM 2.1.3
WIDER SITE PUBLIC TRANSPORTATION LINKS

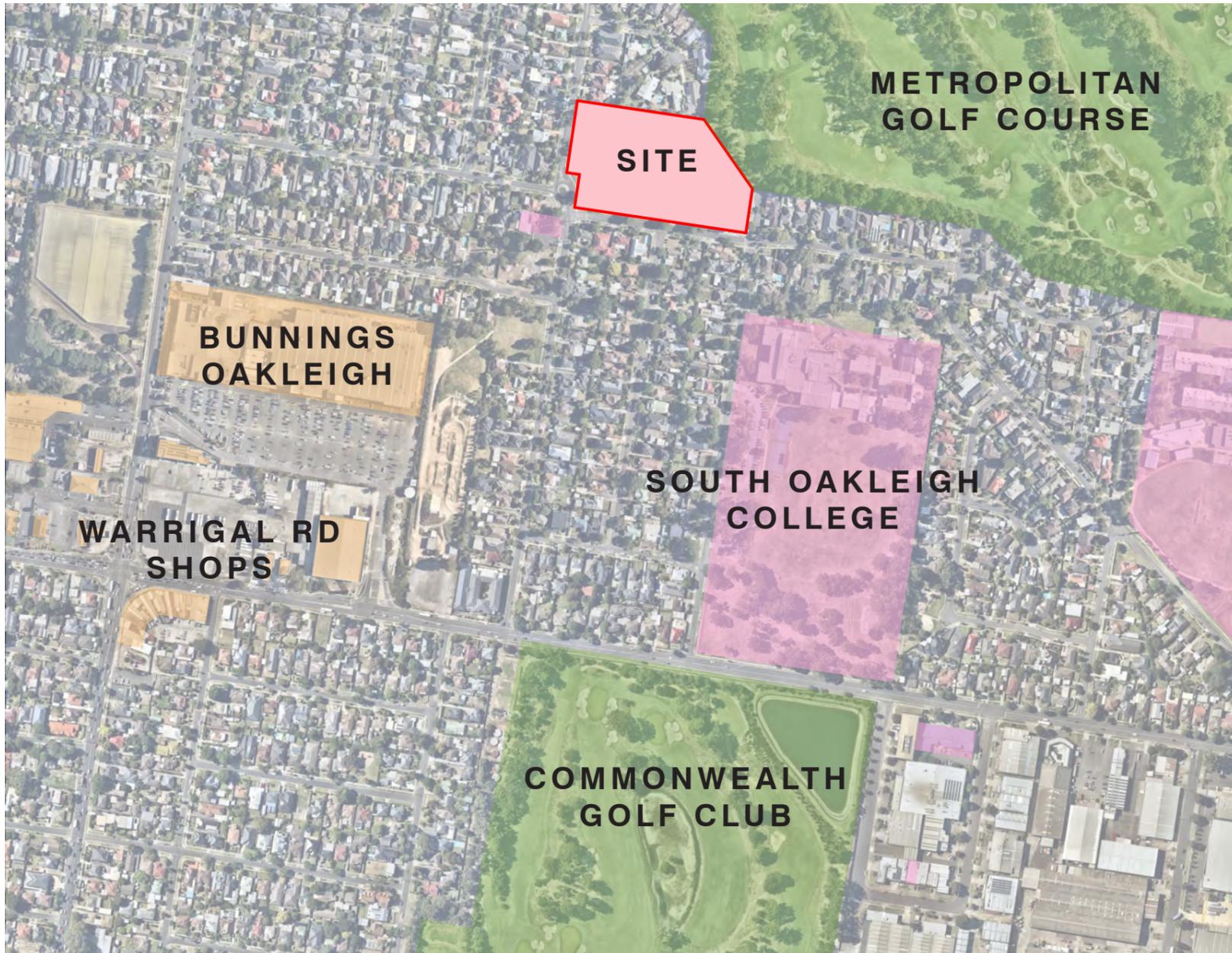


DIAGRAM 2.1.4

WIDER SITE SOCIAL, RECREATIONAL AND RETAIL OFFERINGS



DIAGRAM 2.1.5
IMMEDIATE NEIGHBOURHOOD

2.2 EXISTING STREETScape

STREET ELEVATION ALONG THE SUBJECT SITE - 2 STREET FRONTAGES, GOLF ROAD AND BERYL AVENUE



BERYL AVENUE



GOLF ROAD

RESIDENTIAL
GREEN
VARIED

DIAGRAM 2.2.1

PHOTOMONTAGE OF LOCAL STREETScape

The built form bounding the subject site is typically detached housing, generally single storey with some two storey dwellings. The roofs are typically tiled, while external walls are a mix of brick, painted surfaces or weatherboard.

While some front fences are high, most front fences are low in height, allowing public view over the front yards of the properties, and providing the ability for passive surveillance of the streets from within the houses.

The typical arrangement of the allotments is of a house set back from the street with a primary address to that street, primary pedestrian access to the house from the street and driveway access to a garage or carport. The front yards are typically landscaped.

2.3

NEIGHBOURHOOD CHARACTER

STREET ELEVATION ALONG THE SUBJECT SITE - 2 STREET FRONTAGES, GOLF ROAD AND BERYL AVENUE

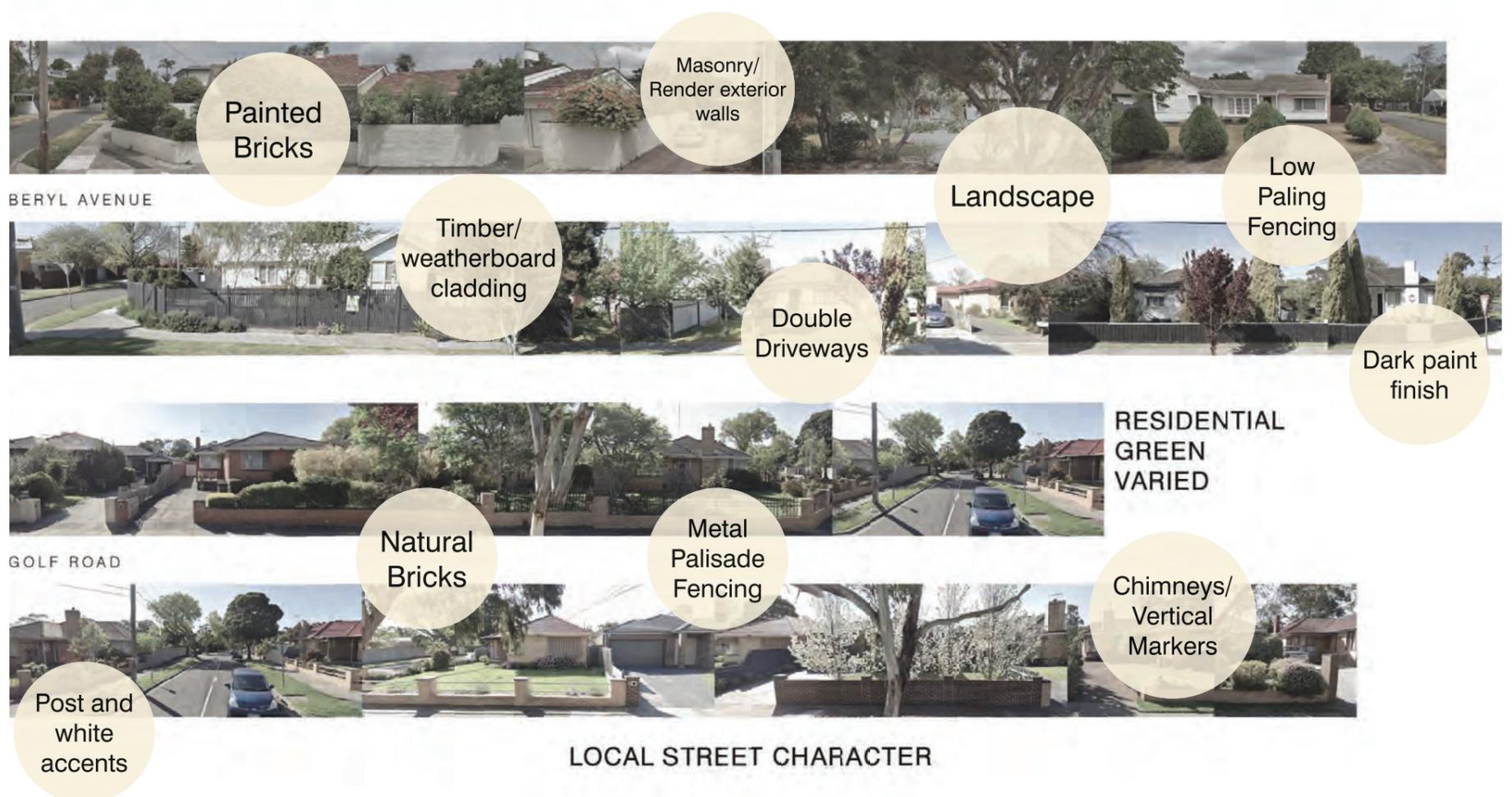


DIAGRAM 2.3.1

OBSERVED CHARACTERISTICS OF LOCAL STREETScape

2.4

SITE OBSERVATIONS



DIAGRAM 2.4.1

The subject site has three types of bounding conditions. There are street frontages to Beryl Avenue in the south, Golf Road in the west and Bakers Road in the east. There is an interface to the Metropolitan Golf Club in the north-east. On the north of the subject site are the only residential neighbours, at 50 Golf Road, and 13, 15 and 17 Barholme Court



DIAGRAM 2.4.2

The site has a slight fall. Being generally between RL57 and RL 58, with a small drop to RL 56.5 in the north-west corner.



DIAGRAM 2.4.3

There is existing vegetation on the site. A total of nine trees have been identified for retention.

3.0 DESIGN RESPONSE

3.1

KEY DESIGN PRINCIPLES

SITE CHARACTERISTICS

RESIDENTIAL CHARACTER BUILT FORMS

SITING

The site sits adjacent to the existing suburban housing typologies explored in section 2, nested between the residential bounding streets and golf course.

The Beryl Avenue and Golf Road street frontages are intended to be fronted by two storey separated villa-type built form to reflect the bounding suburban typology of unattached single housing.

The boundary with the Metropolitan Golf Course and adjoining single houses will be of a similar scale and type. At the centre of the subject site will sit a three storey residential aged care and assisted living retirement building, as well as a retirement apartment.

Through changes in building materiality and articulation. the design aims to provide a reading of the built-form that reflects the two storey heights of the remainder of the bounding villa forms.

BUILT FORM COMPOSITION

The subject site has three street frontages, a joint boundary with the Metropolitan Golf Course, and a boundary with adjoining detached houses. The interfaces of the proposed scheme are designed for the particular characteristics of each of those interfaces.

Along Beryl Avenue and Golf Road the built form is intended to be highly reflective of the bounding suburban typology of houses facing the street, providing passive surveillance of that public domain, a series of transitions from the public realm of street and footpath through a semi-public front yard, into a semi-private entry experience and then into the private interior. Where private open spaces front the street interface on the Golf Rd villas, the fence treatment is designed to allow permeability and privacy.

The built form facing the golf course is intended to be recessive so as to allow the golf course landscape to be a primary reading from the golf course.

Along the northern boundary with adjoining houses, the design intent is to set the proposed built form well back from the boundary, to articulate the built form, and to locate and orient the windows so that overlooking of the existing houses is avoided.

It is intended that the built form along the northern boundary replicate the suburban typology of rear doors opening into private rear yards.



DIAGRAM 3.1.1

The street interface responds to the built form character of the locale

RESPECTFUL BOUNDARY INTERFACES

The location, articulation and orientation of the proposed built form is respectful of its interfaces with adjoining properties. That respect is exhibited in a number of ways.

LANDSCAPE BUFFERS

Each of the street frontages has a significant landscape buffer. The landscape is intended to facilitate the activities that will occur in those buffers, to reinforce the intended residential character, to provide a landscape screening between the proposed development and its neighbours and the bounding streets, and to provide shade and a living environment.

BUILDING SETBACKS

The proposed built form is provided with generous setbacks to streets and neighbours. Those setbacks incorporate integrated and appropriate landscaping.

The three storey buildings in the centre of the subject site are set back behind the bounding two storey villas.

NO OVERSHADOWING TO NEIGHBOURS

The proposed formation of the development built form, with the highest built form at three storeys contained in the centre of the subject site, and bounded by lower two storey form on the site perimeters, reinforces the inherent locational advantages of the subject site to ensure there is no shadow cast by the intended development on adjoining properties.

INTEGRATION WITH GREEN SPACES

Quality outdoor space is important for residential amenities. With the provisions of a central meeting space, it facilitates the opportunity to build communities. The Village Green offers a leafy outlook for the Village residences that face internally.

Configuration of the basement allows for deep soil planting provisions within precinct. A strategy employed for tree retention of the existing large planting and its roots.

PEDESTRIAN-CENTRIC STREET NETWORK

The vehicle circulation within this development is intended to minimise the impact of those vehicles on pedestrian movement within the site so as to optimise both safety and enjoyment for pedestrians.

Accordingly, the majority of vehicular movement associated with the Residential Aged Care and Independent Living buildings are maintained to the western end of the site adjacent to the entry from Golf Road. Two way roads lead to the drop off, basements and servicing zones of those buildings, but then becomes a one-way shared way network further east. The narrower road, together with an unimpeded interface between road and footpath, create safe conditions and good options for pedestrians.

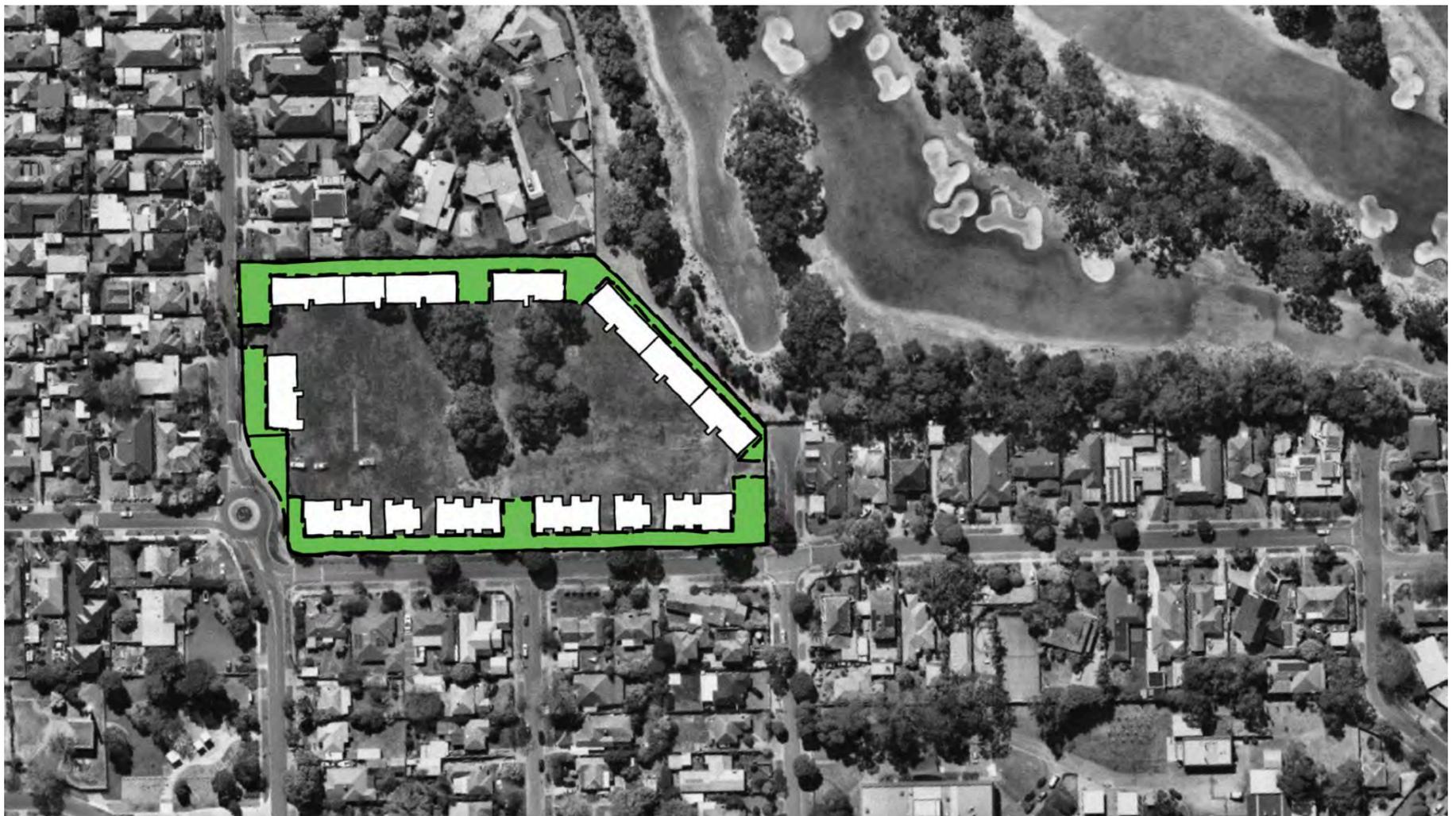


DIAGRAM 3.1.2

Generous landscape buffers are provided to the perimeter of the site

The pedestrian linkages through the site connect places of different activities and provide interest and engagement along those paths.

That pedestrian emphasis is reinforced by the street addresses of the villas along Beryl Avenue and Golf Road encouraging engagement outside of the development.

GREEN VIEW CORRIDORS

The large site provides opportunity for breaks in the built form to provide views into the site for a sense of openness, and allows interweaving landscape to soften the interface between architecture.

NEIGHBOURHOOD ENGAGEMENT

The subject site forms part of a neighbourhood in which the landscape character is defined by the combination of a linear public landscape of street trees bounded by the diverse character of private house landscaping. On the north east of the subject site is the highly altered and activity-based landscape of the Metropolitan Golf Club.

TREE RETENTION

The design intends to maintain continuity of landscape and the resultant visual memories of those who live nearby and so we have retained as many of the existing trees as possible. We have made those trees central to the new spatial qualities. To allow others to observe that we have opened up visual corridors through the site, and have linked those trees with green spaces. Where appropriate, trees in key view corridors have been retained such as on site corners.

ARCHITECTURAL APPROACH

The proposed architectural expression responds to its place in the bounding suburban context through appropriateness of built form, materiality, grain and detailing.

Variation in built form and facade provide individual expression to the villas within an overall integrated palette drawn from contextual qualities. The built form creates appropriate interactivity to bounding public realm while providing necessary privacy to villa interiors. Interactions with neighbouring buildings, both within and outside of the subject site, are mediated appropriately by the architectural expression through the prevention of overlooking.



DIAGRAM 3.1.3

Linked open space is distributed throughout the site

3.2 PROPOSED MASTERPLAN

SITE APPROACH

DIAGRAM 3.2.1 - Bounding 2-storey Villas

Two storey villas are located on the perimeter of the subject site. That perimeter form responds to the individual contexts: the street environment of Beryl Avenue, Golf Road and Bakers Road, the interface with the Metropolitan Golf Course on the north-east, and the bounding existing individual houses north of the subject site.

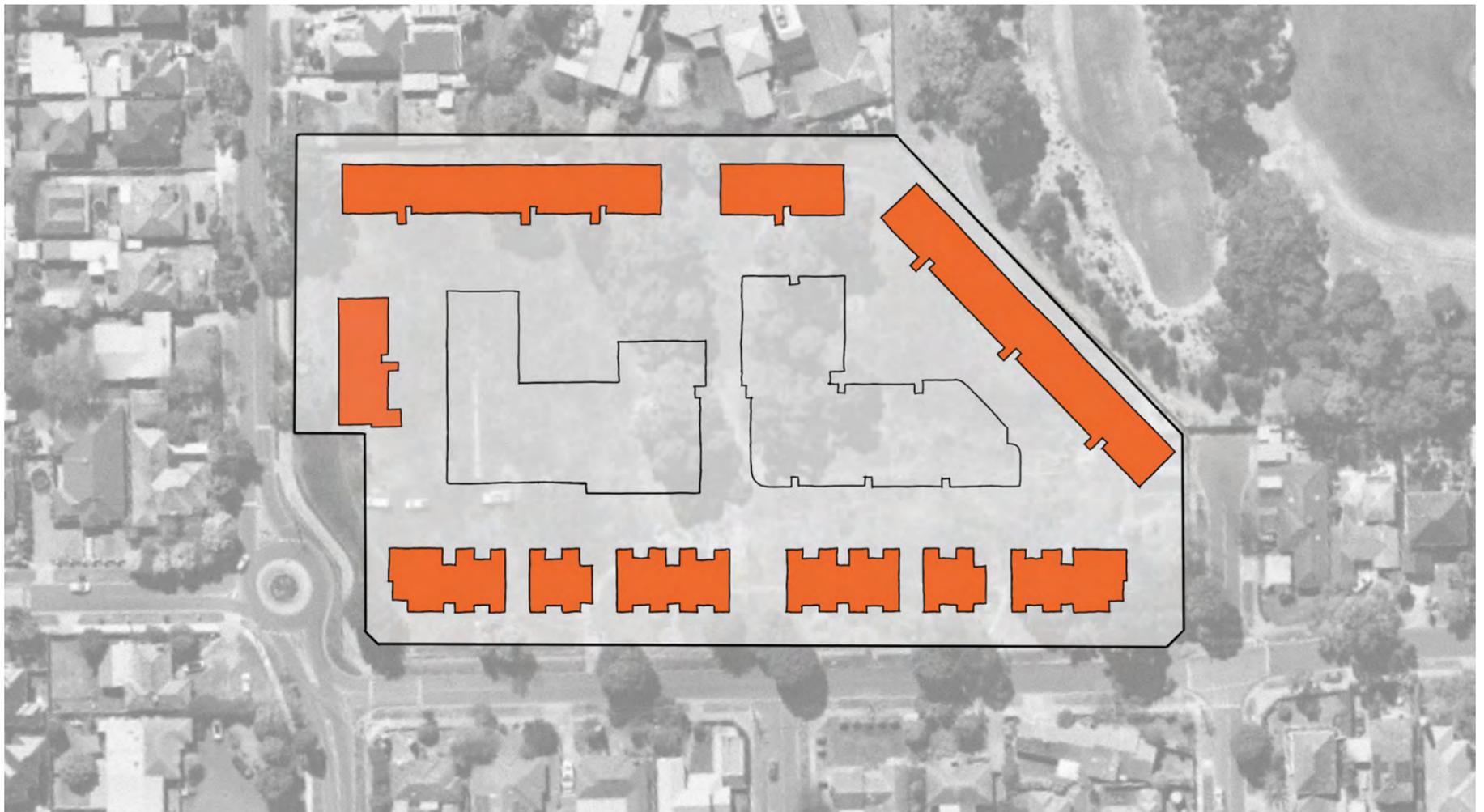
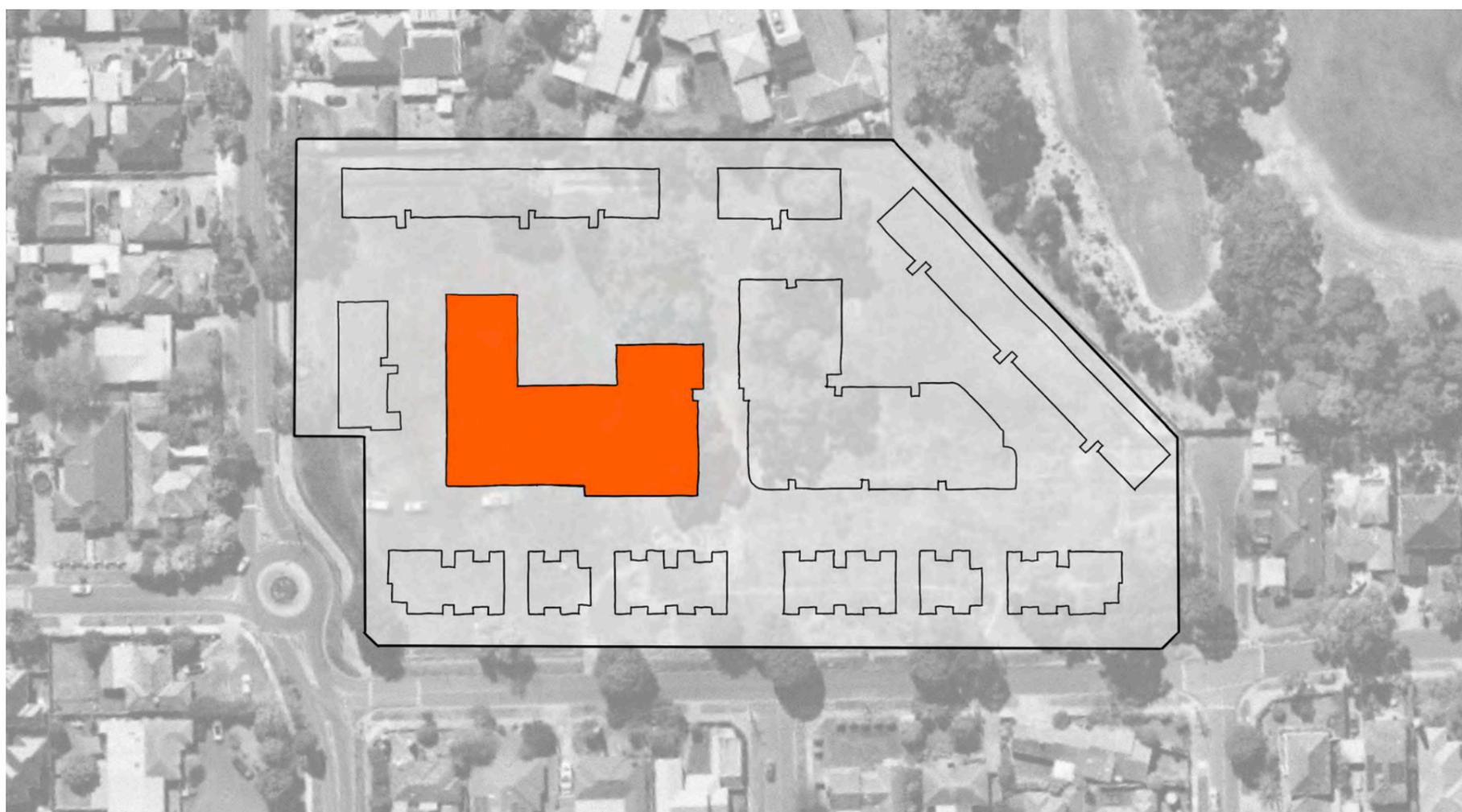


DIAGRAM 3.2.2 - 3-Storey Residential Aged Care Block

With the “protective” perimeter of the two storey villas a three storey Residential Aged Care building is located. The form of that building wraps around a central green space within which are located retained existing trees.

The building also includes the village centre, a hub of village activity and social interaction.



SITE APPROACH

DIAGRAM 3.2.3 - 3-storey Independent Living Apartments

Also within the outer ring of two-storey villas, a three-storey building containing Independent Living Apartments is proposed adjacent to the Residential Aged Care building. Providing a more compact alternative to the bounding villas, this building provides not only apartments but also associated communal facilities for the residents of the broader village.

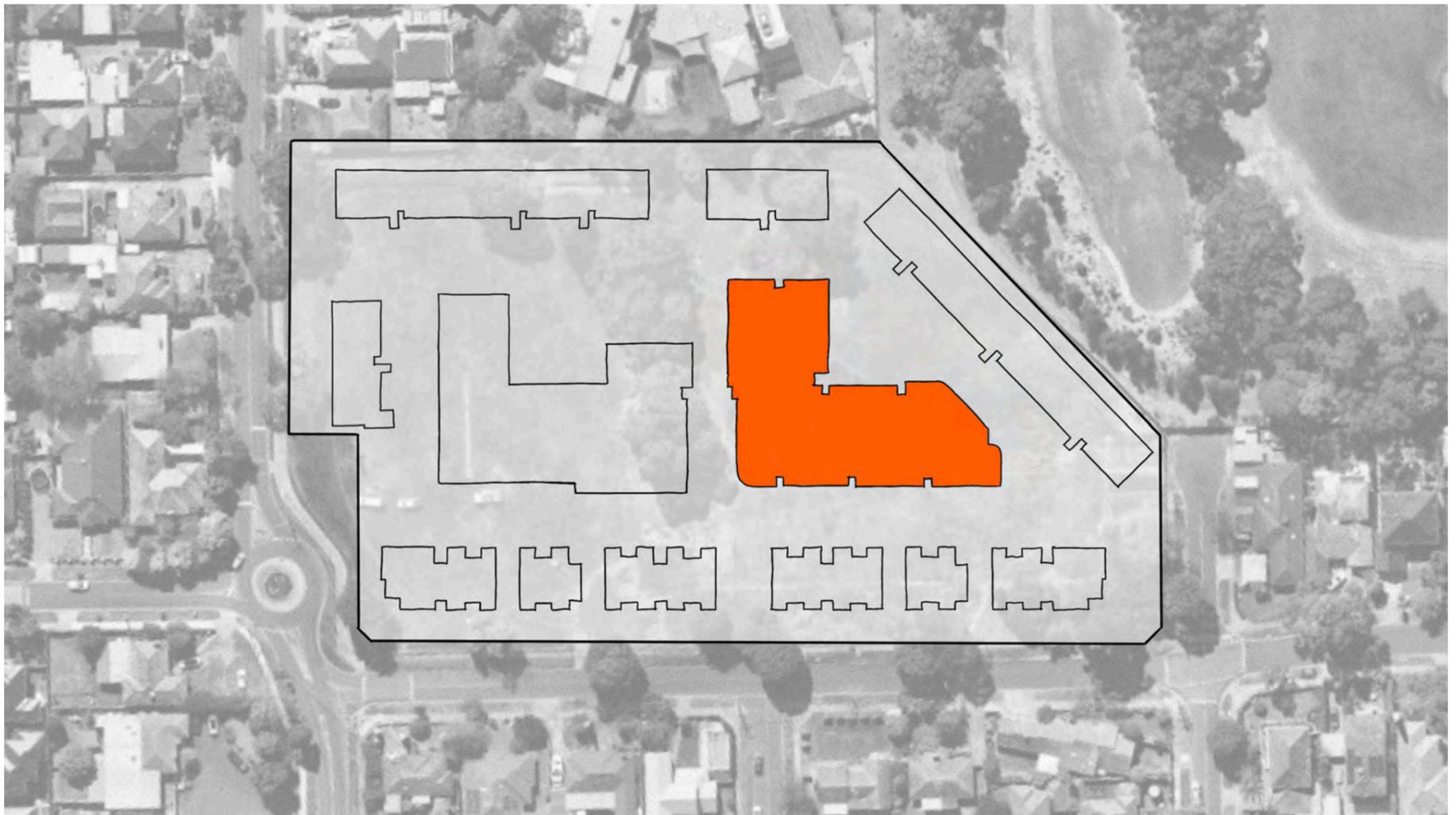
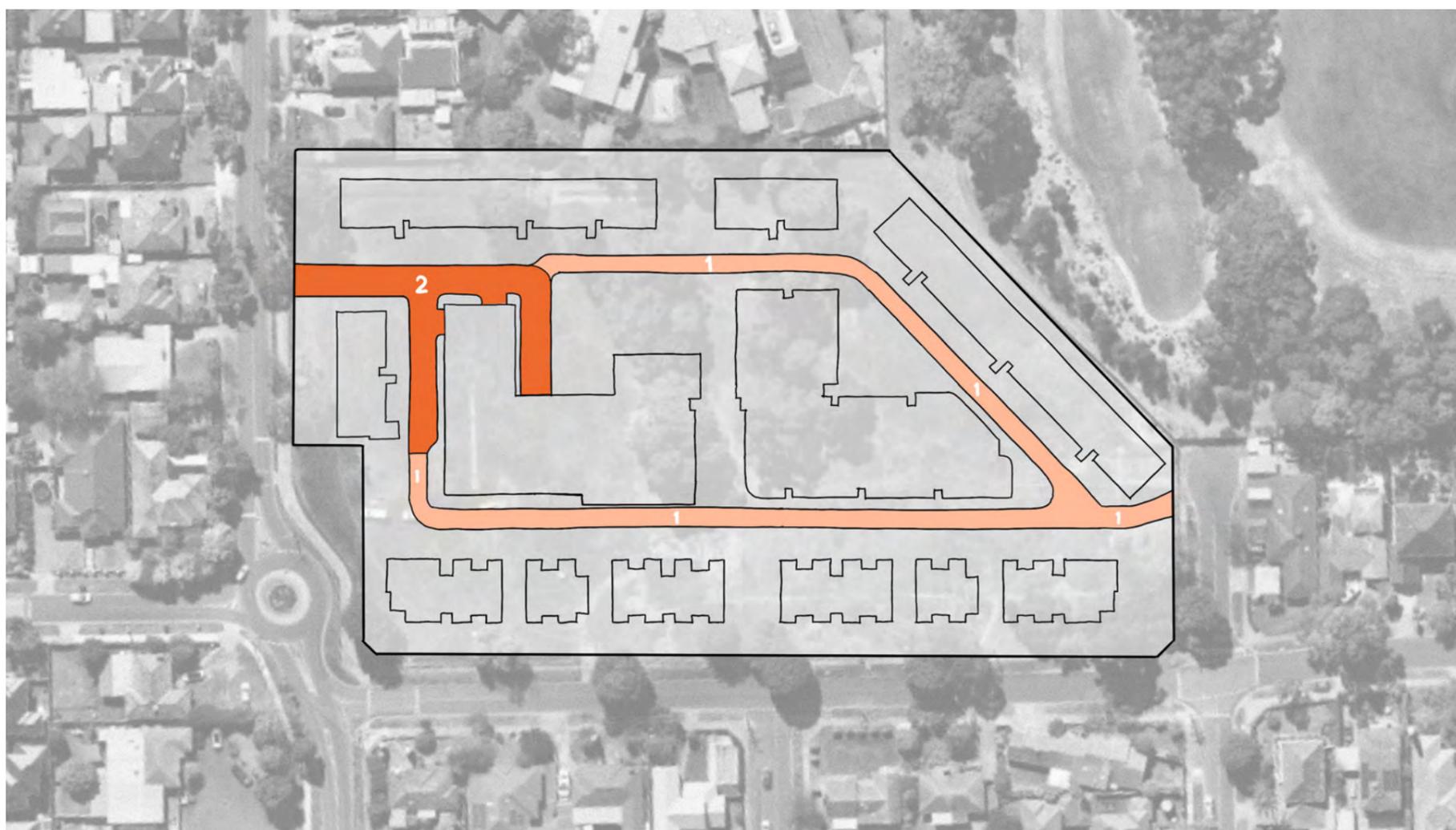


DIAGRAM 3.2.4 - Proposed internal street network (2 way and 1 way)

An internal street network provides vehicular access to the central buildings and each of the bounding villas, with the exception of the villas fronting Beryl Avenue that have individual access from Beryl Avenue. Two way streets are limited to the western end of the site, to accommodate vehicle movements associated with the Residential Aged Care and Independent Living apartment buildings.

Beyond those buildings the street becomes a one way circulation. Car parking associated with the Golf Road villas, the northern villas and the golf course facing villas are from this internal one way shared way. Half the car parking associated with the Beryl Avenue villas are accessed from the internal street; the other half from Beryl Avenue.



SITE APPROACH

DIAGRAM 3.2.5 - Proposed existing trees retention across site (9 no. in total)

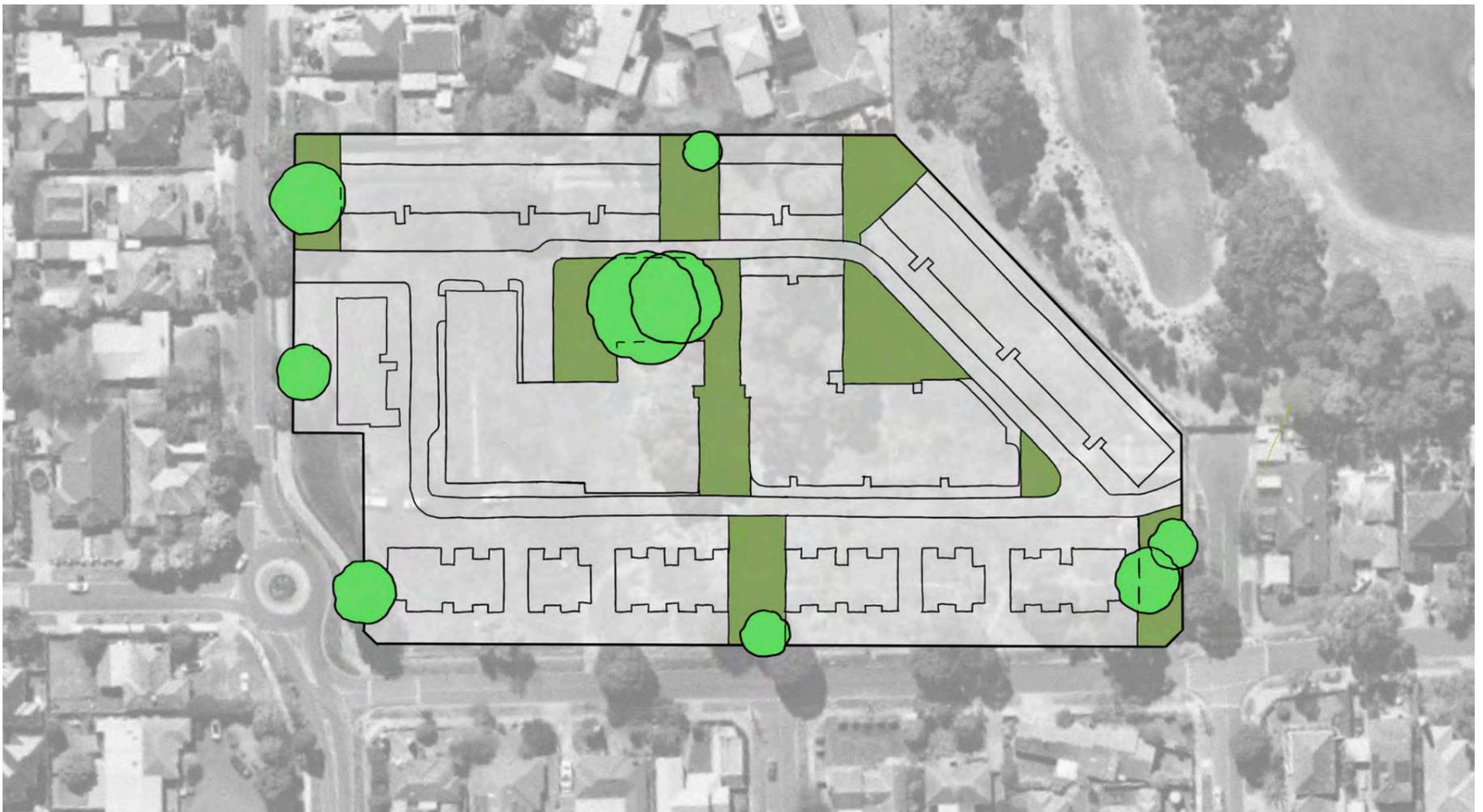
A total of nine existing trees are proposed to be retained. These trees provide continuity of visual character from the current predominantly cleared character of the subject site as well as provide the physical benefits of the mature trees.

Those trees form an important part of the landscape design, as well as being an important element in the quality of presentation and address of the development upon approach along Beryl Avenue and Golf Road.



DIAGRAM 3.2.6 - Open space distribution across site

Communal open space is distributed across the subject site to provide a variety of external spaces for different types of activities. At the interface with Beryl Avenue, Golf Road and Bakers Road, the open spaces provide the opportunity for interaction with the broader community while the other open spaces are intended for communal use by the residents of the village. The open spaces are connected by a network of pedestrian paths.



SITE APPROACH

DIAGRAM 3.2.7 - View linkages within site

The open spaces distributed through the site offers the opportunity to maintain existing visual linkages through the site, from Beryl Avenue in the south to the northern boundary, and from Golf Road in the west to Bakers Road in the east.

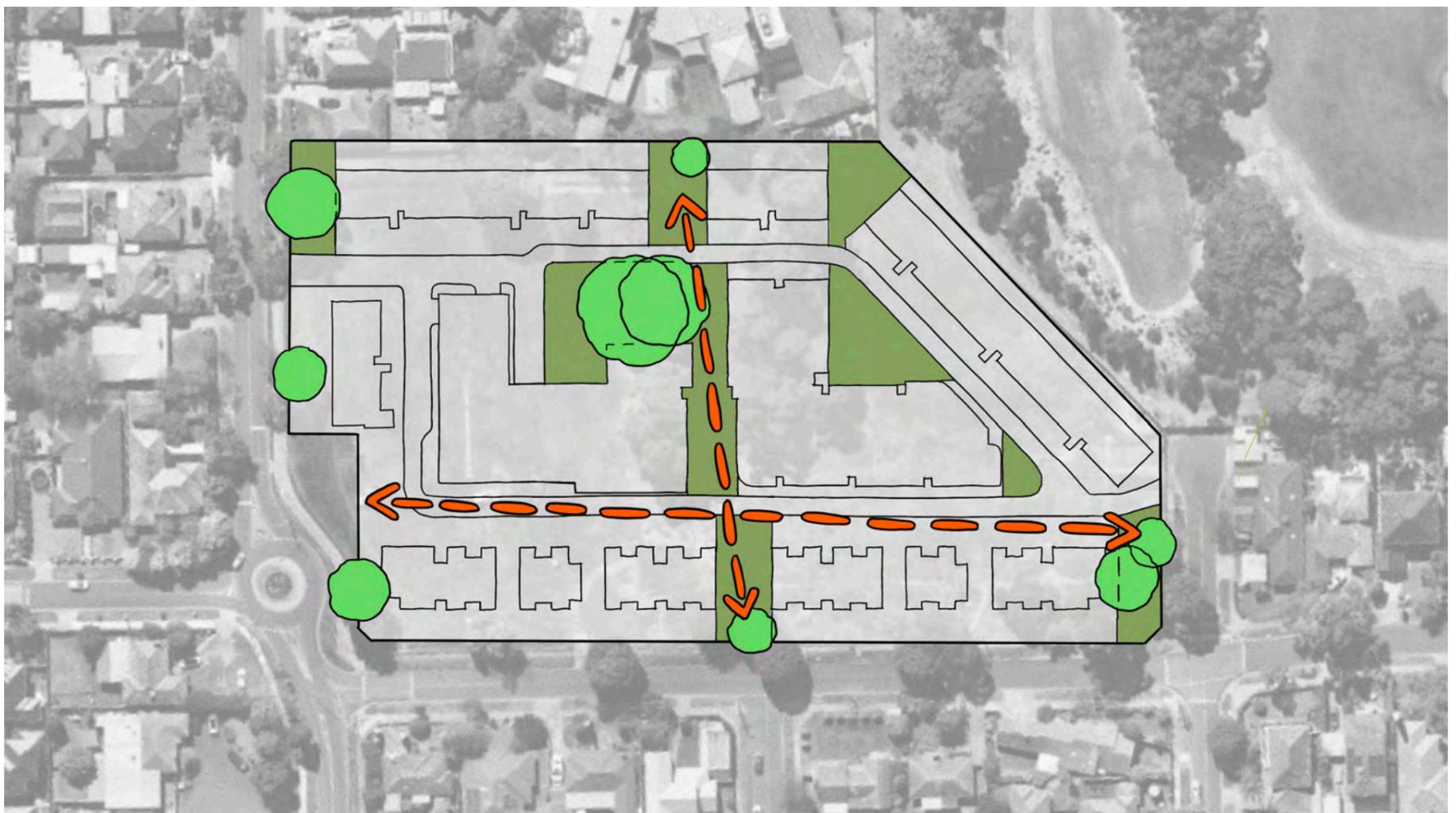
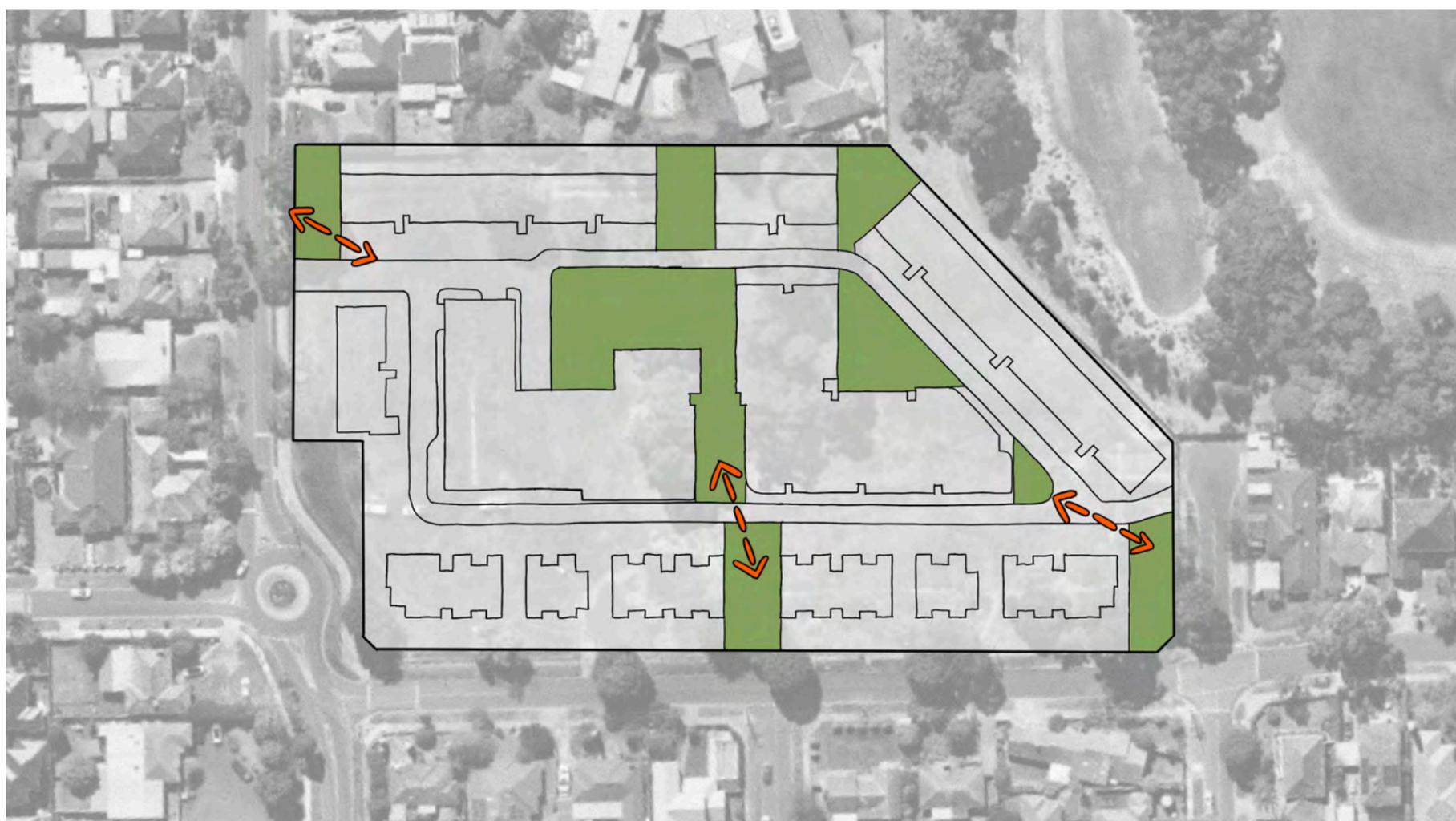


DIAGRAM 3.2.8 - Transitional open spaces (secured open spaces)

As well as providing the opportunity for interaction between the residents of the village and the broader neighbourhood, the open spaces on Beryl Avenue and Golf Road create transitional spaces on the site which allow controlled access through the perimeter of the subject site further into the village, thereby acting to diminish the boundaries in a controlled manner.



SITE APPROACH

DIAGRAM 3.2.9 - Access and Parking Entry Points

Vehicle access to the village is from Golf Road. A main entry is controlled by gates. Two way access to the residential aged care building and loading bay is shown here in orange. One way shared access continues clockwise throughout the village enabling access to villa resident and visitor parking. A controlled emergency only access is provided via Bakers Road.

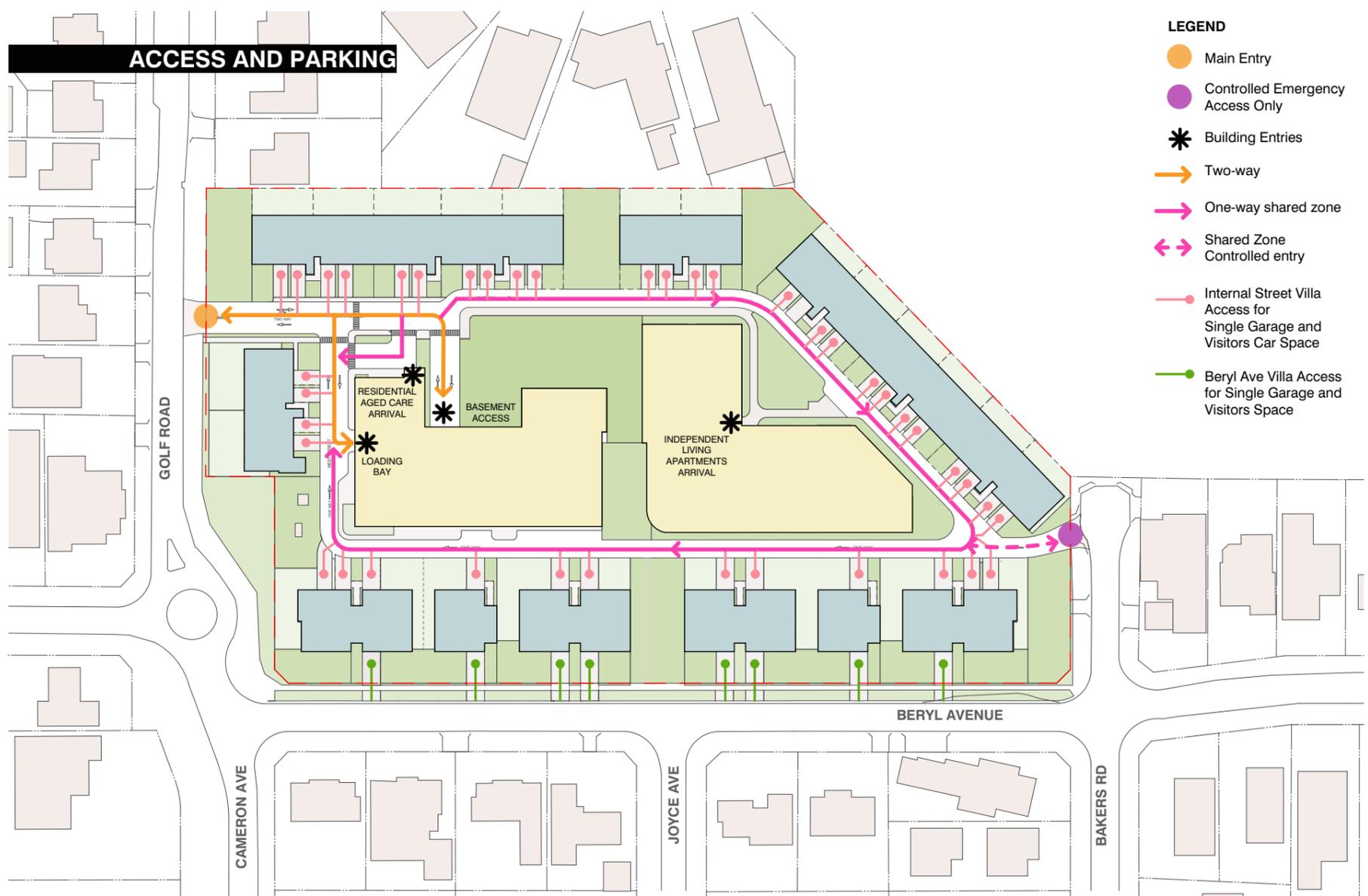
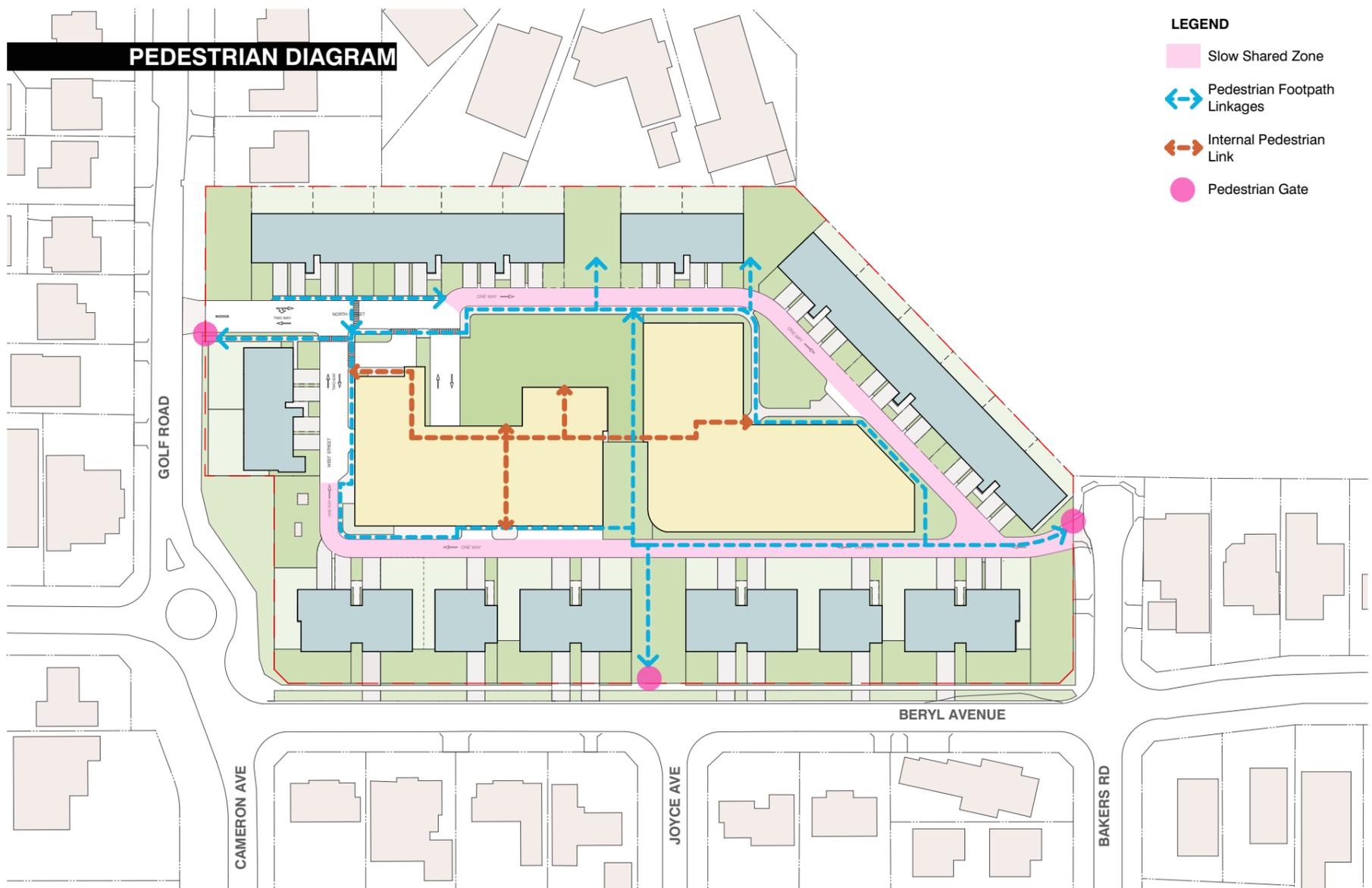


DIAGRAM 3.2.10 - Pedestrian Linkages

Pedestrian access is available from Golf Road, Beryl Avenue and Bakers Road via controlled access. During detailed design, the village security will be determined. Footpaths are provided as shown in blue. However, the balance of the internal road is designed as a slow speed one-way shared-way providing access to 32 villas.



SITE APPROACH

DIAGRAM 3.2.11 - Tree Retention Diagram

Nine existing trees within the site that are proposed to be retained are shown with a green fill. A number of low and moderate value trees in the centre of the site are proposed to be removed. trees 28 and 29 (as noted in the arborist report) are large trees that will provide excellent amenity to the village club green.

All street trees are to be retained.



3.3 RESIDENTIAL CHARACTER



WINDOW ARRANGEMENT



FACADE PUSH AND PULL



CONTRASTING ROOF



EXPRESSED CHIMNEY



CANOPY OVER ENTRY



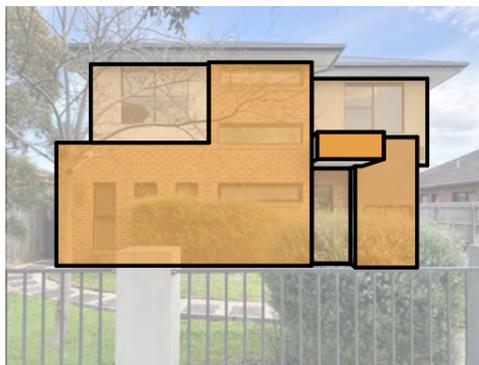
ASYMMETRICAL FORMS

DIAGRAM 3.3.1

Single storey dwelling type along Golf Road



WINDOW ARRANGEMENT



FACADE PUSH AND PULL



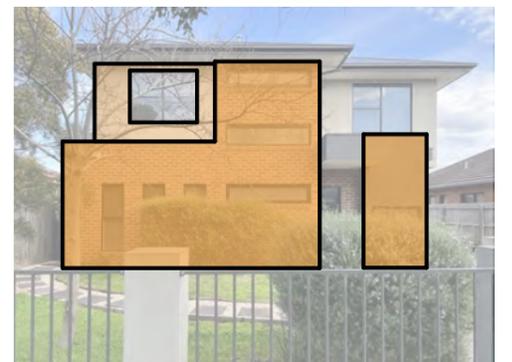
INVISIBLE PITCH



VERTICAL ELEMENT



CANOPY OVER ENTRY



ASYMMETRICAL FORMS

DIAGRAM 3.3.2

Two storey dwelling type along Golf Road

The existing character of residential character in Oakleigh South is typical of much of suburban Melbourne. Older pre and post war cottages have large glazing, expressive chimney and entry canopies and are generally asymmetrical in plan.

More modern dwellings are often two stories and feature a mix of materials and articulated forms through pushing and pulling of geometry. The vertical expression of stairs is common, and typically expressed with a change of colour or material.

3.4 VILLAS

RESIDENTIAL CHARACTER TRANSLATION

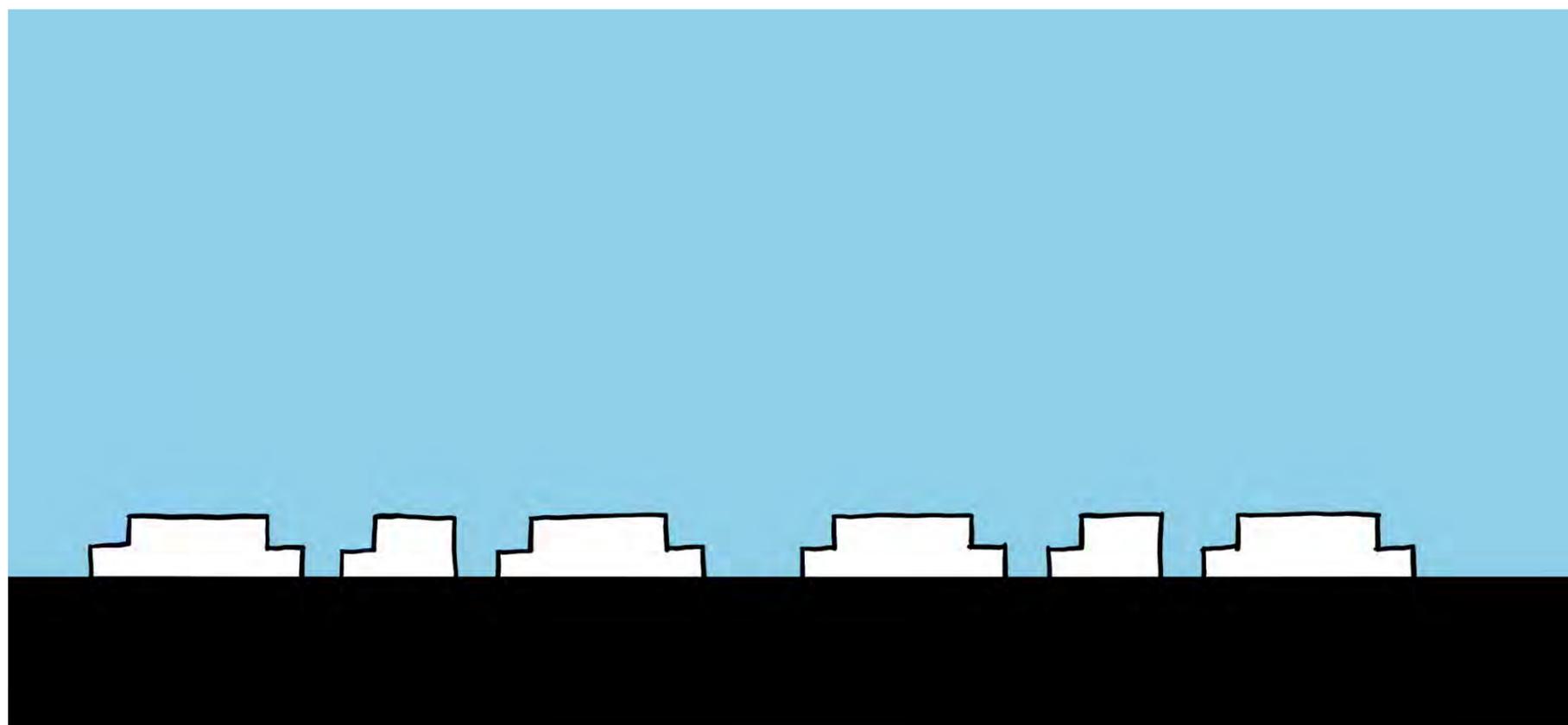


DIAGRAM 3.4.1 - BERYL AVENUE VILLAS

The grouping of apartments into villa form on Beryl Avenue creates a built form that is related to the separated single housing of the suburban context of the subject site.

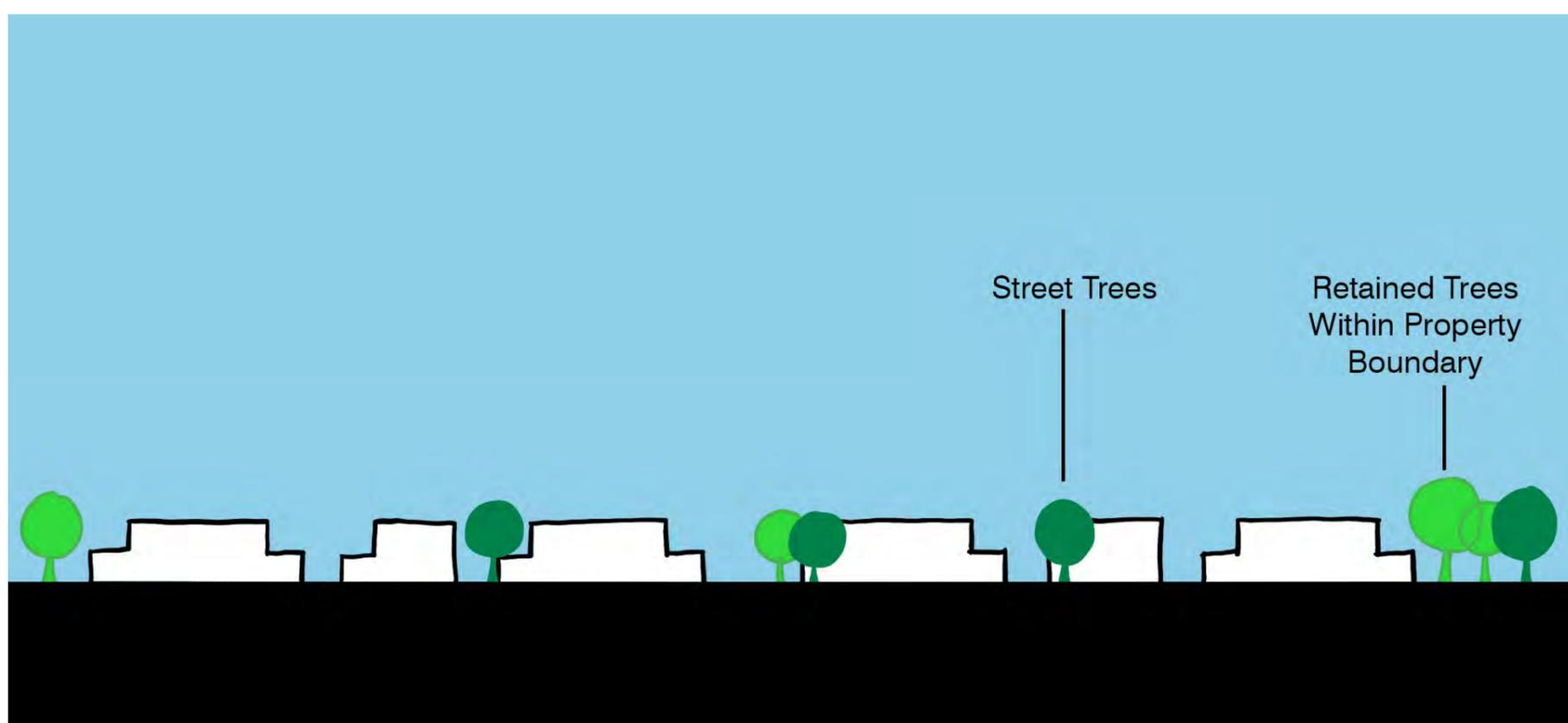


DIAGRAM 3.4.2 - BERYL AVENUE VILLAS EXISTING TREES

Existing trees will be retained on the Beryl Avenue frontage.

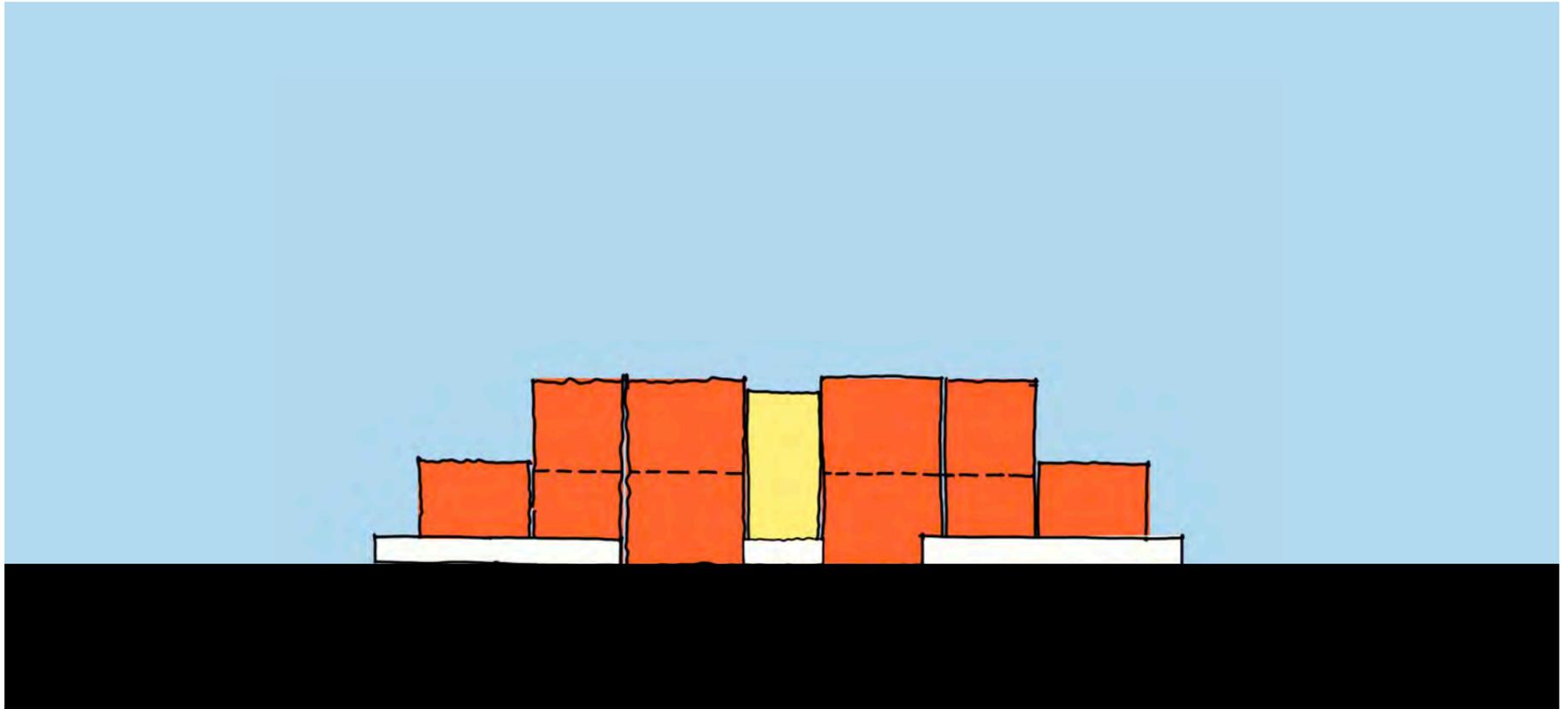


DIAGRAM 3.4.3 - BERYL AVENUE VILLAS FENCELINE

The individual villa groups generally consist of four villas: two at ground and two at first floor, with a communal entry for first floor villas via stairs and a lift. Each villa has a private garage, with ground floor villas accessed from Beryl Avenue and first floor from the internal loop road. All villas are provided with a garage parking space and a visitor space in each driveway.

Therefore the suburban house typology of the siting of the house is further reinforced by the driveways and front door locations. The formation of the front fences reinforces that typology.

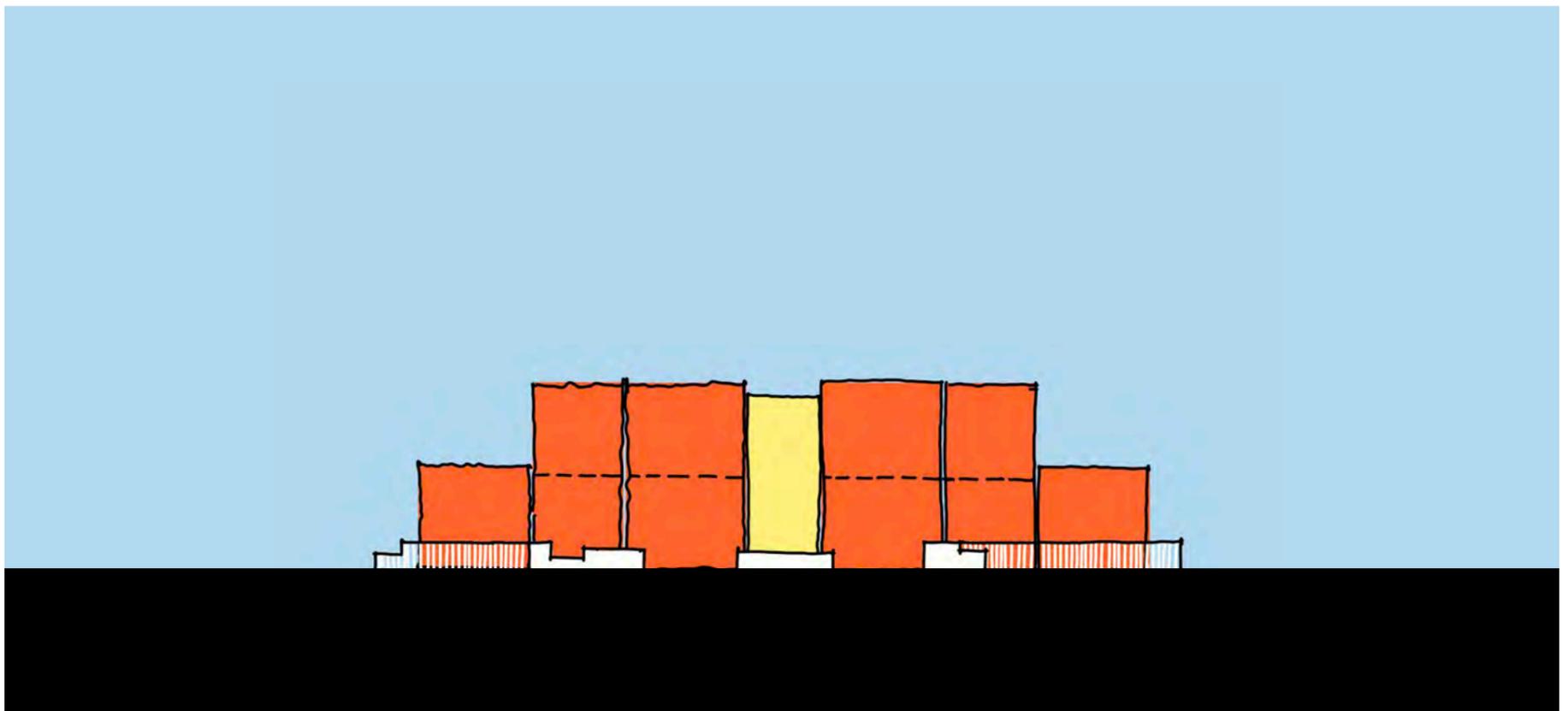


DIAGRAM 3.4.4 - BERYL AVENUE VILLAS ENTRY MARKERS AND STREET CHARACTER

Variation and articulation of the front fences reinforces the sense of entry from the street, and the transition from public to semi-public/ semi-private space.

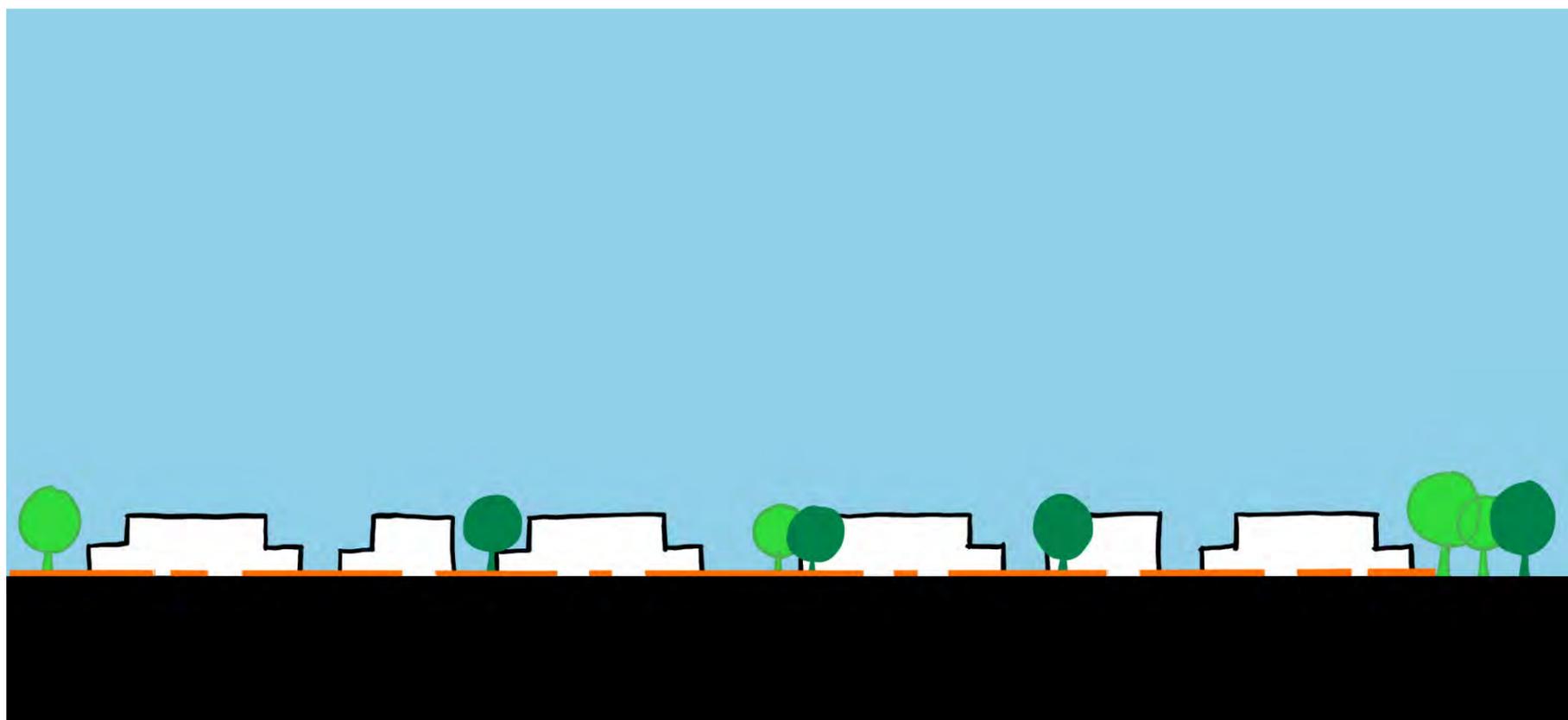


DIAGRAM 3.4.5 - BERYL AVENUE VILLAS LOW HEIGHT FENCES

The interrelationship between villa and the public realm of the street of the Beryl Avenue residences is similar to that of the bounding suburban housing that is the context of the subject site, with entry to the ground floor villas from the street. That relationship, and the creation of a transition from the public realm of the street through semi-public front yard to the semi private entry into the private villa, is reinforced by low height front fences which establishes the boundary of the public realm while providing excellent passive surveillance of the street.

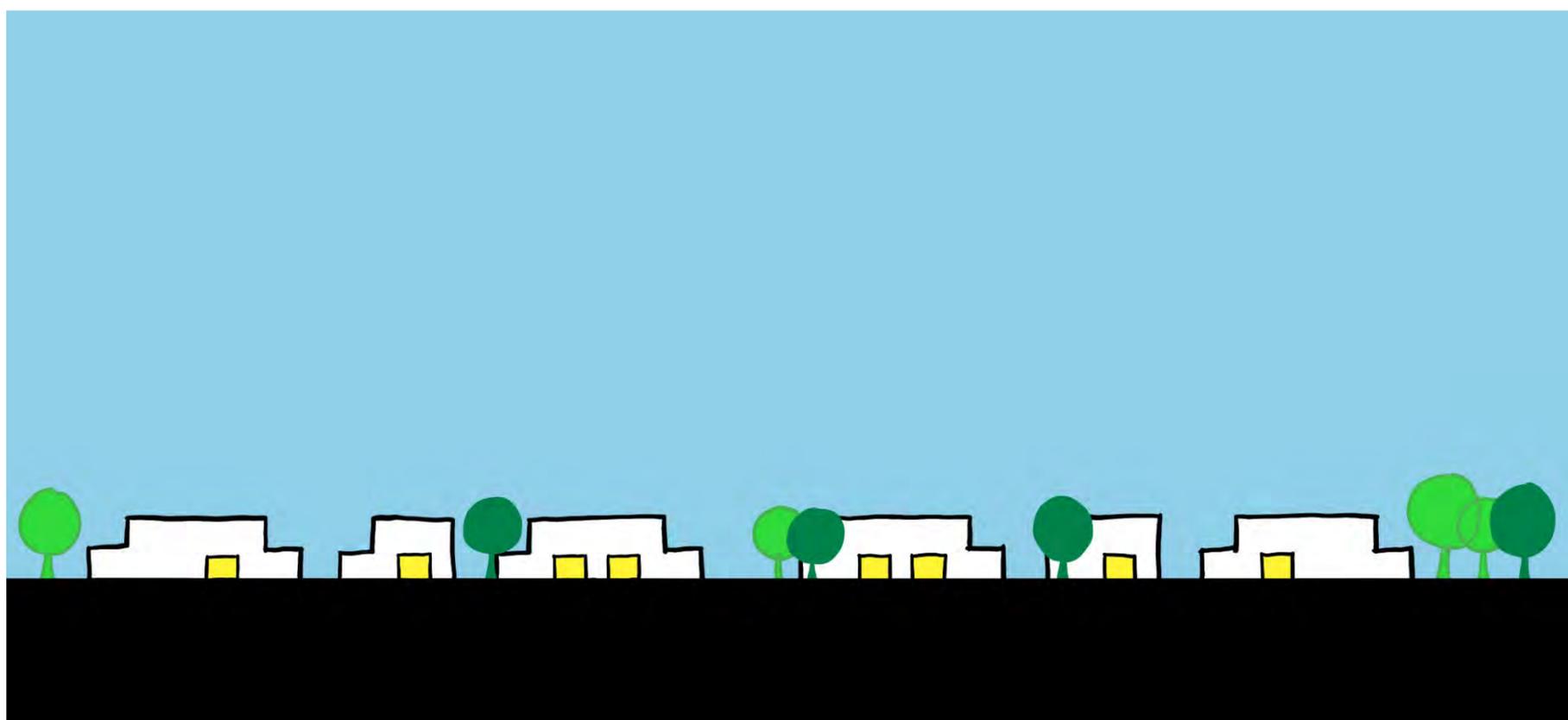


DIAGRAM 3.4.6 - BERYL AVENUE VILLAS PROPOSED DRIVEWAYS

Car access to the Beryl Avenue villas is distributed between Beryl Avenue and the proposed internal street. In that way the number of driveways along Beryl Avenue is maintained to the same number of driveways as the approved development plan.

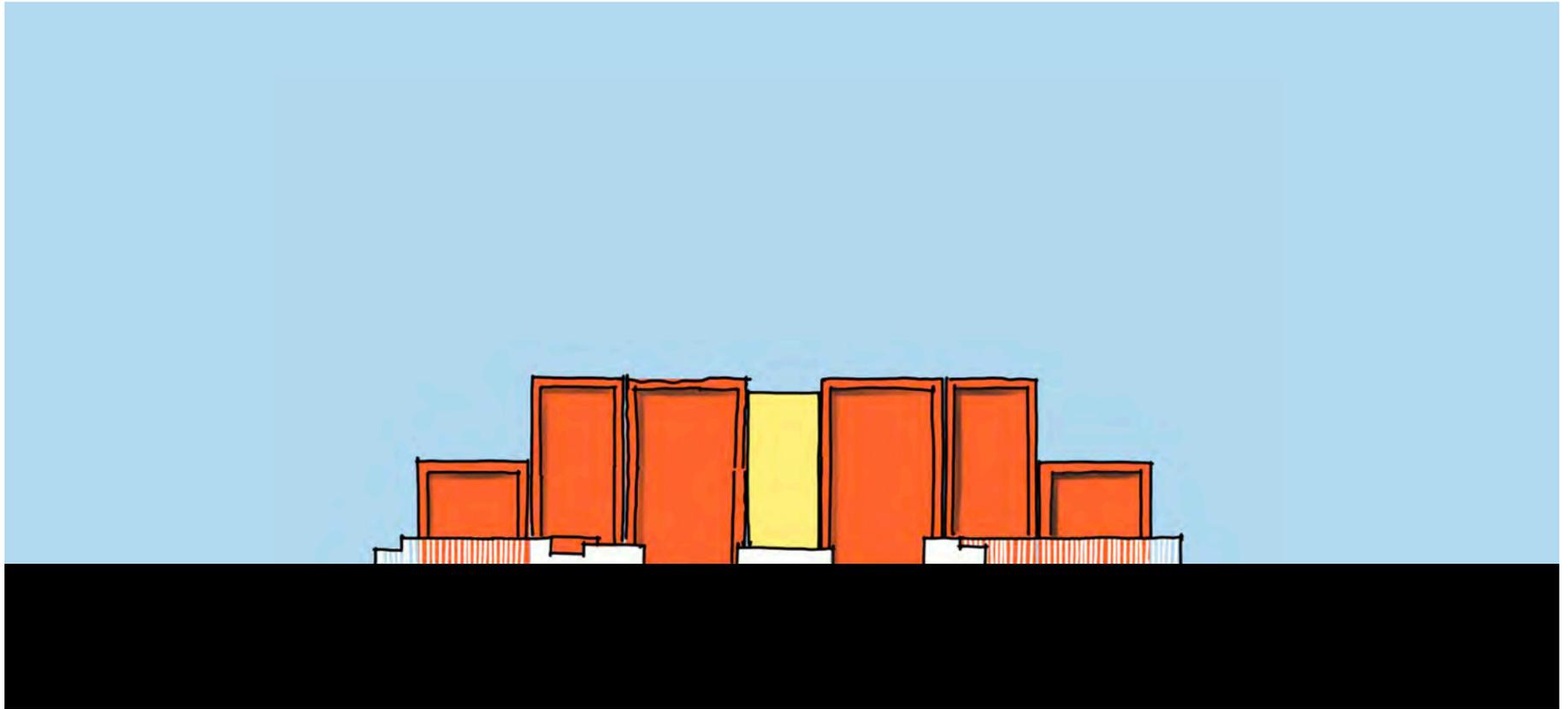


DIAGRAM 3.4.7 - BERYL AVENUE VILLAS FRAMEWORK FOR ARTICULATION

The street elevation of the villas is articulated into a aggregation of separated volumes and heights to vary the silhouette of the villas and to heighten the character of separated houses.

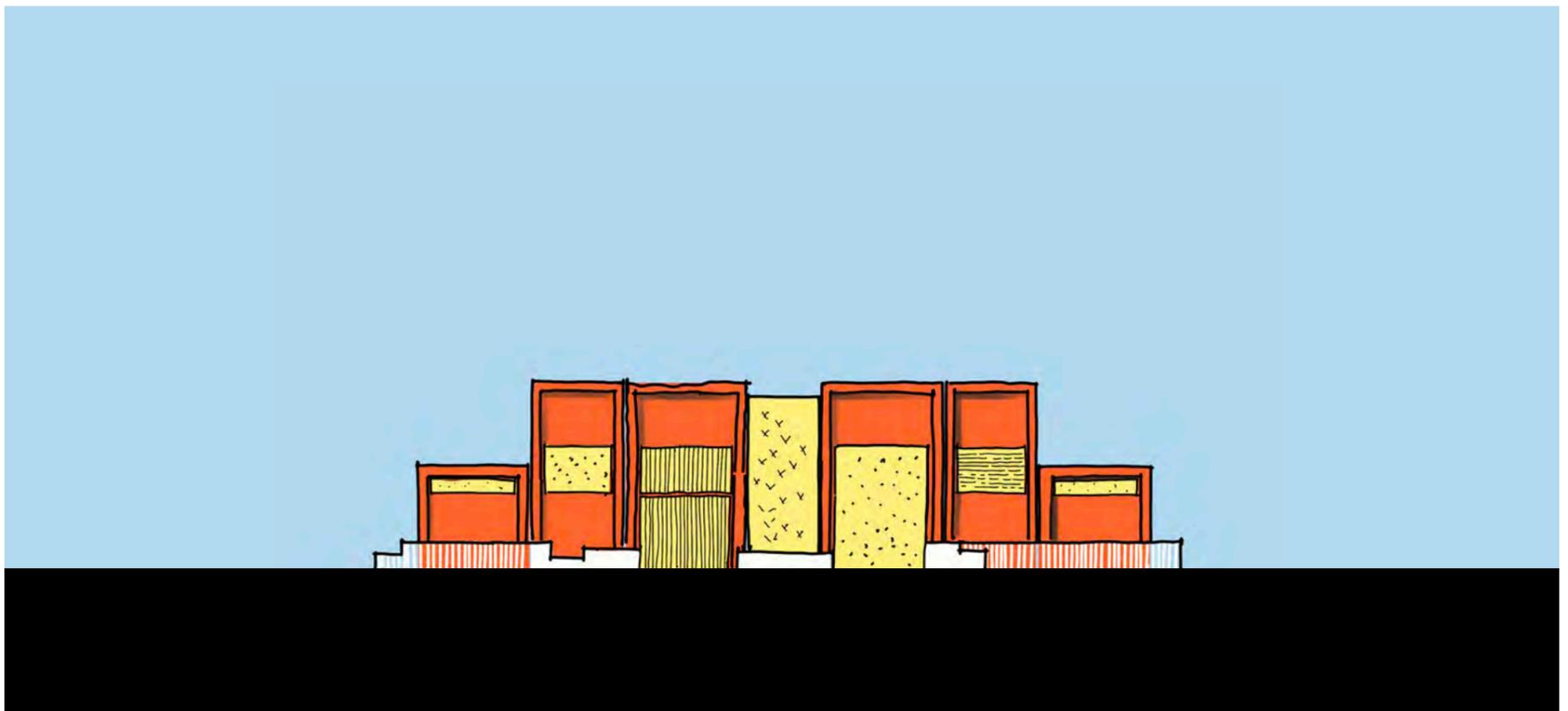


DIAGRAM 3.4.8 - BERYL AVENUE VILLAS INFILL OPTIONS

That articulation of built form and difference between houses is further heightened by changes in material, colour and articulation between the houses.

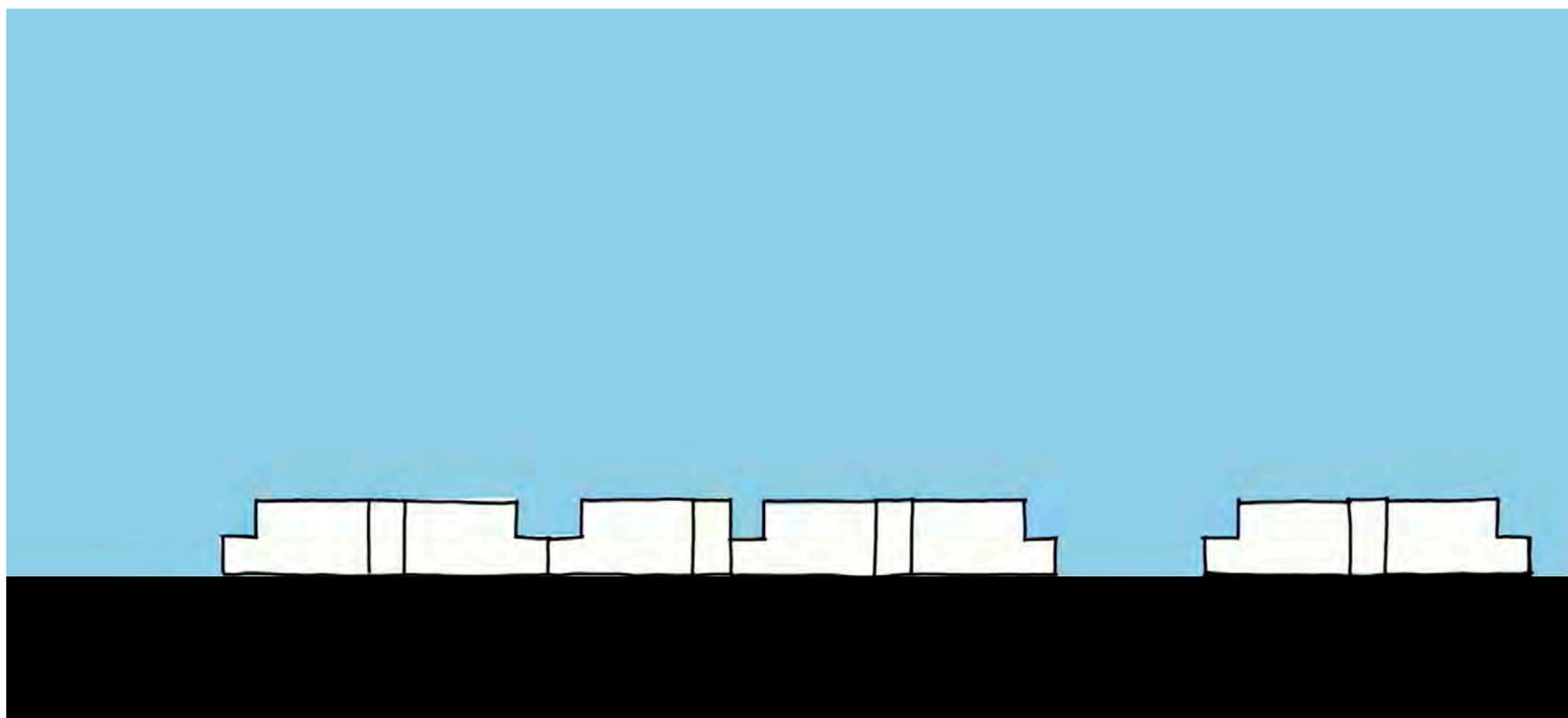


DIAGRAM 3.4.9 - NORTHERN VILLAS GROUPED FORM

The northern villas are grouped villas. The articulated forms of those villas create a varied silhouette, providing higher level views between the villas. The communal open space at the north boundary provides a large break between groups of villas, reinforcing the suburban scale of the built form.

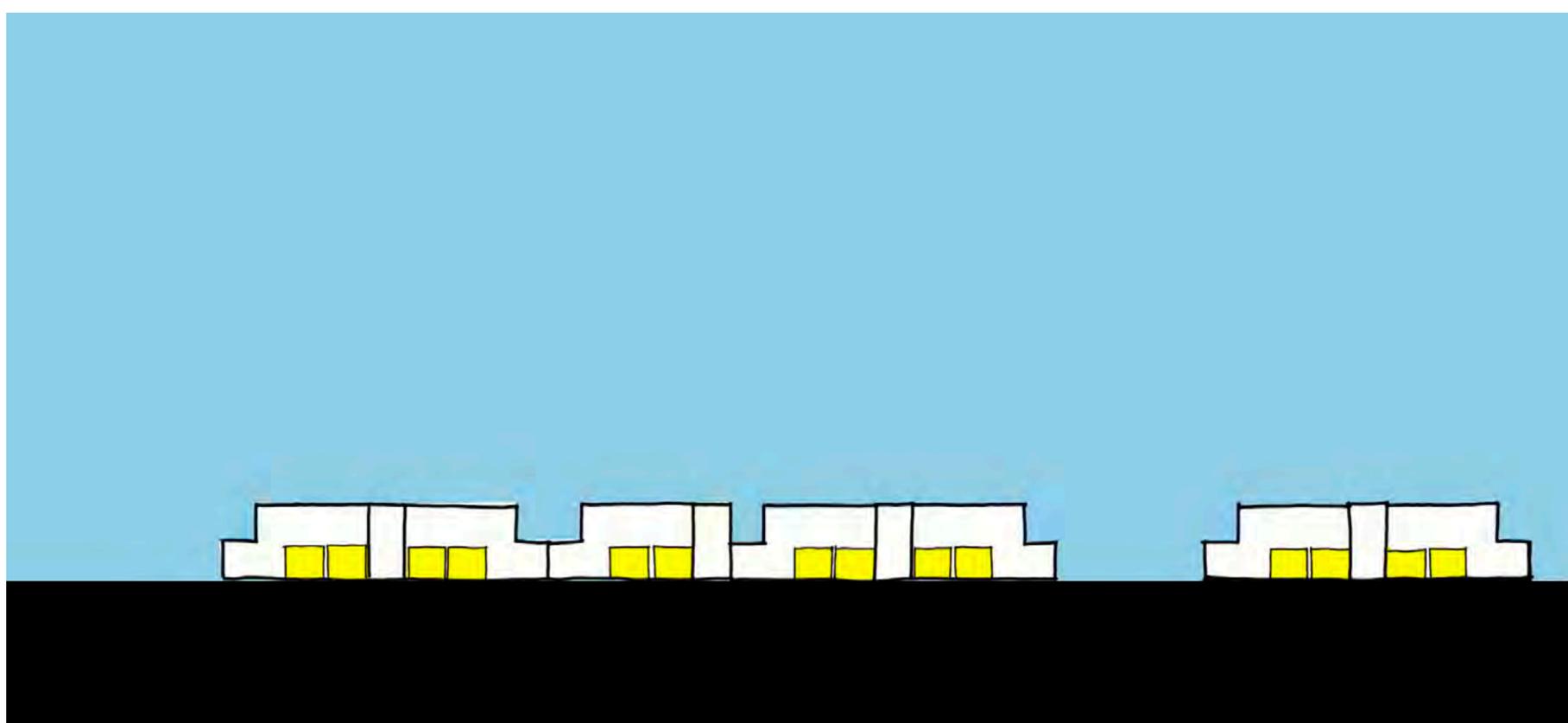


DIAGRAM 3.4.10 - NORTHERN VILLAS DOUBLE DRIVEWAYS

The northern villas have individual entries from the internal street, leading to individual front doors for the ground floor, and a shared entry lobby for the first floor.

Car access for the villas is from the internal street. The driveways are grouped in pairs to reduce their frequency and to consolidate space for landscape opportunities within the village.

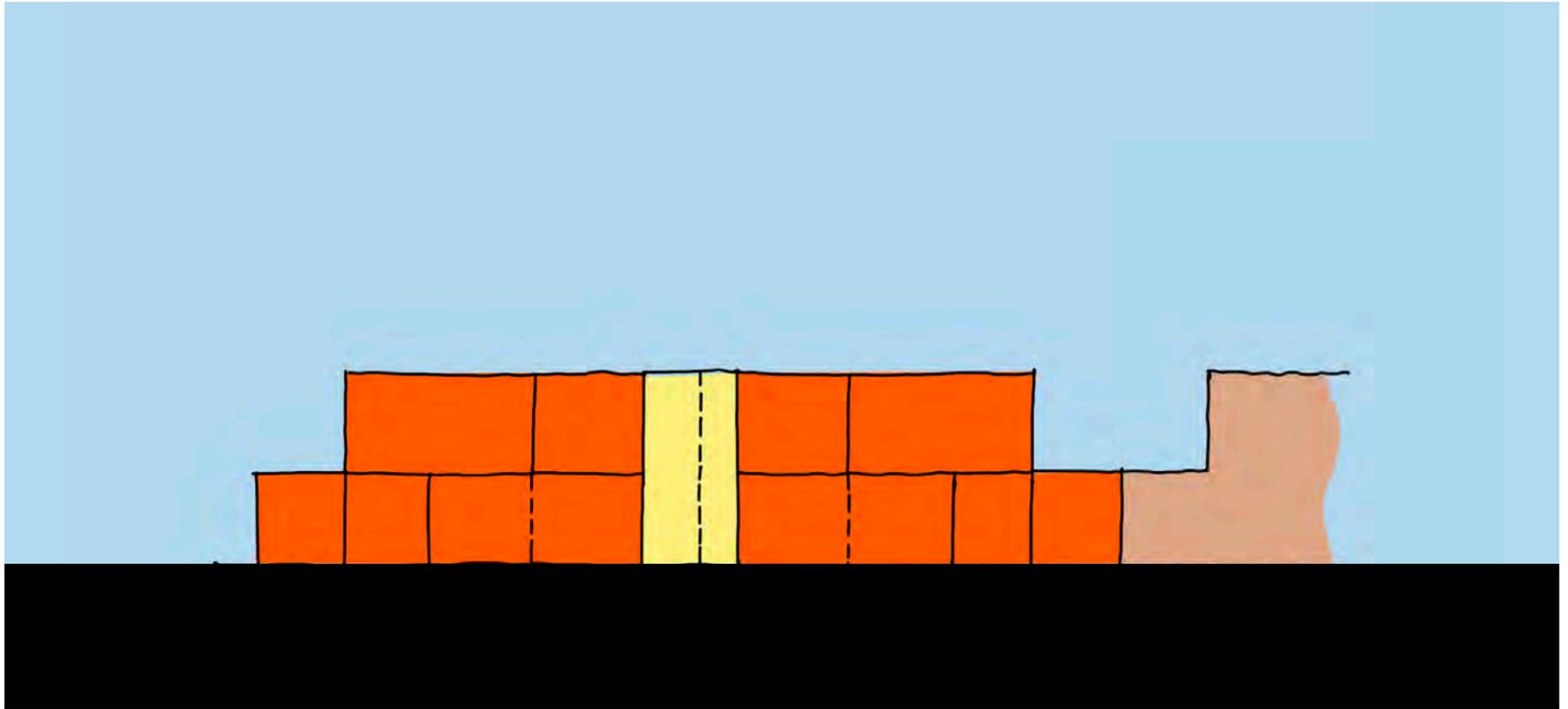


DIAGRAM 3.4.11 NORTHERN VILLAS BUILDING BLOCKS

The northern villas consist of two ground floor and two first floor villas grouped around an entry lobby serving the first floor villas.

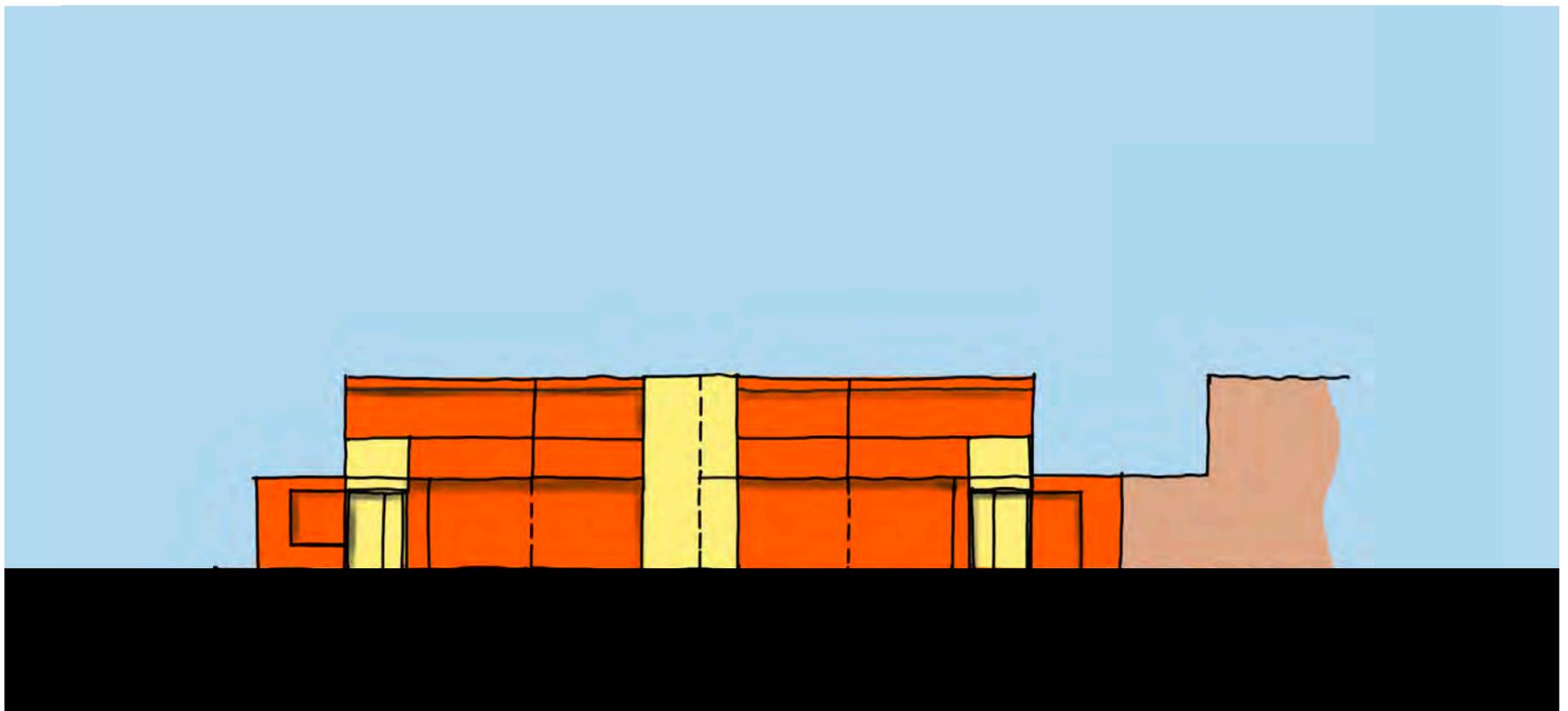


DIAGRAM 3.4.12 NORTHERN VILLAS ENTRY MARKERS

The articulation of the built form of the grouped villas reinforces the reading of the buildings as a grouping of separate villas, and heightens the sense of entry at the individual villa front doors and the communal front door.

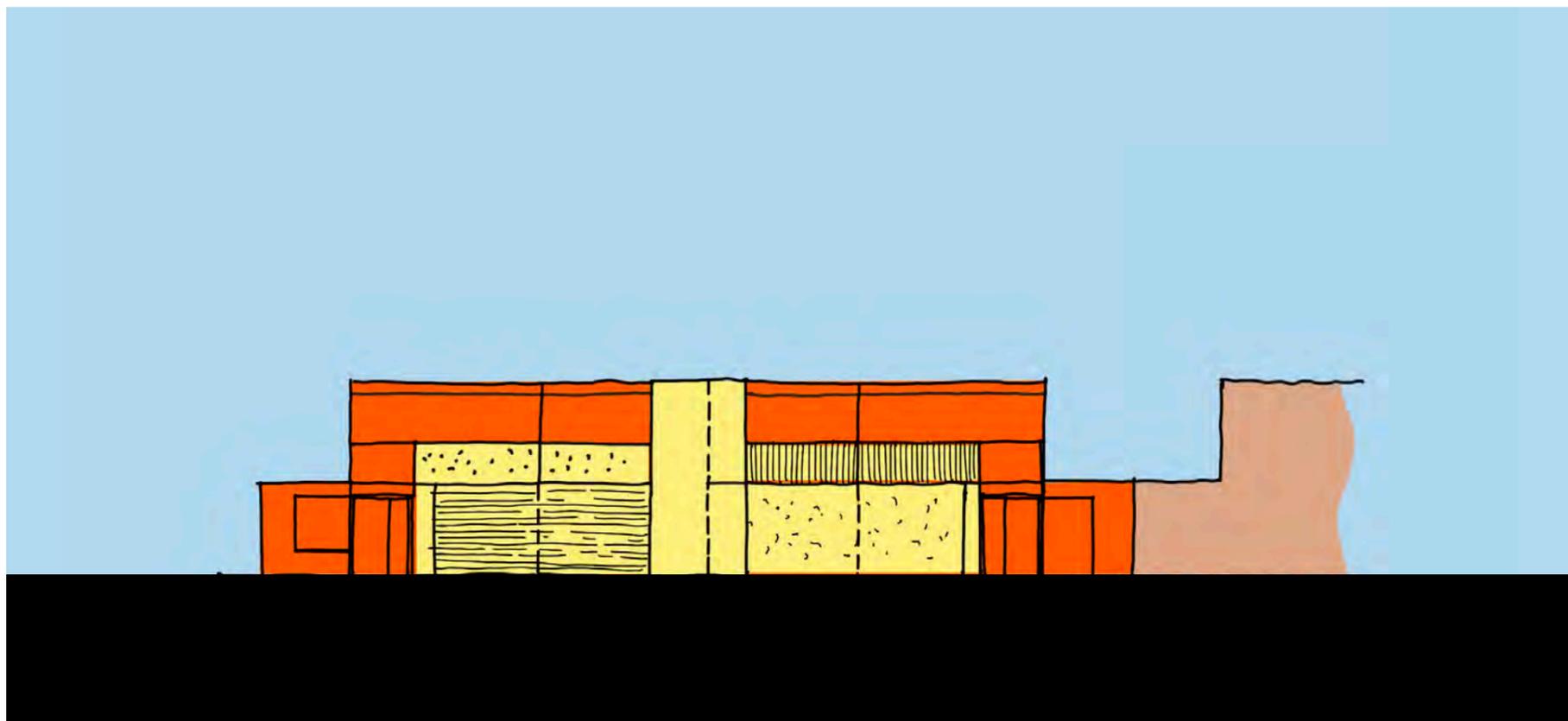


DIAGRAM 3.4.13 NORTHERN VILLAS INFILL OPTIONS

Changes in materiality and colour further articulate the built form of the villas, enhance the recessiveness of the garage doors, and heighten the importance of the ground floor entries.



DIAGRAM 3.4.14
Beryl Avenue proposed dual frontage ground level 'villa' independent living

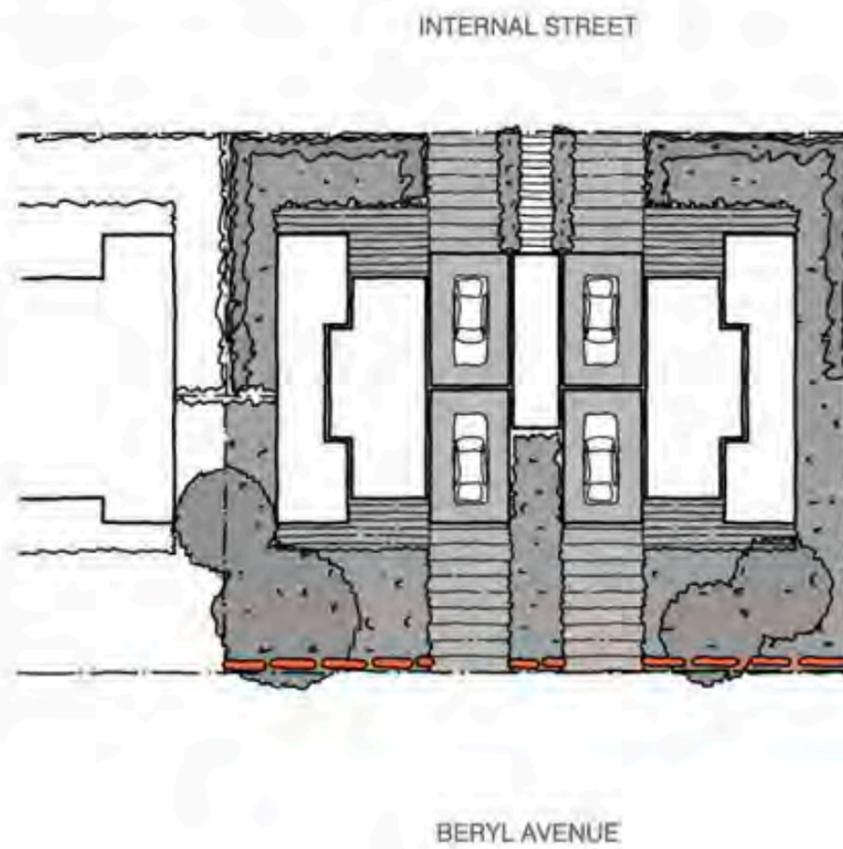


DIAGRAM 3.4.15
Low fencing along Beryl Avenue street frontage

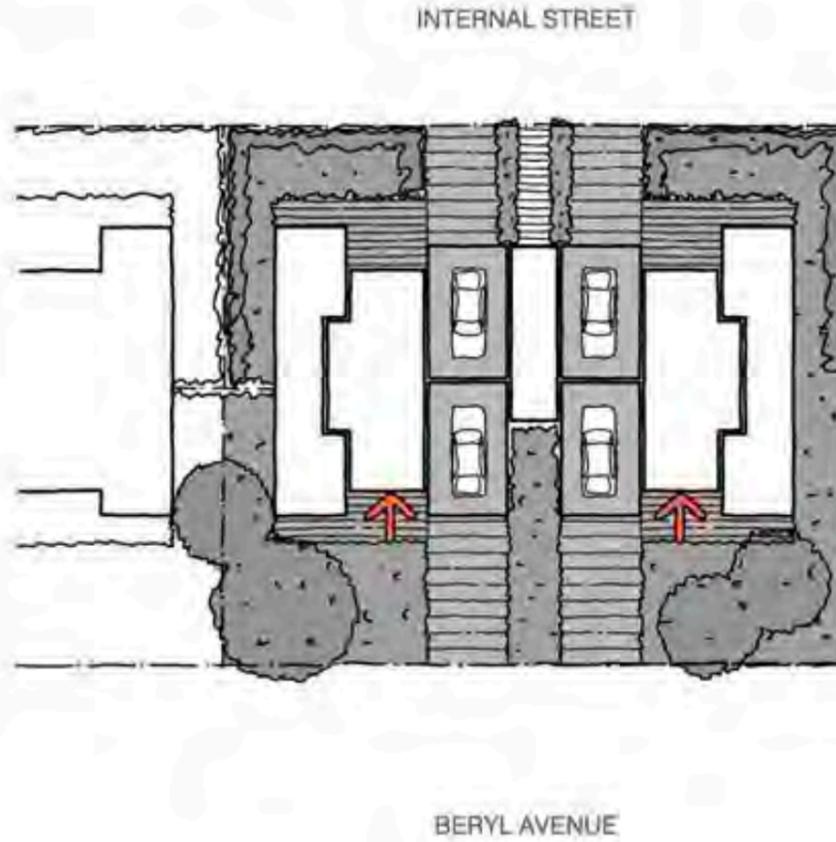


DIAGRAM 3.4.16
Front doors to ground level residences

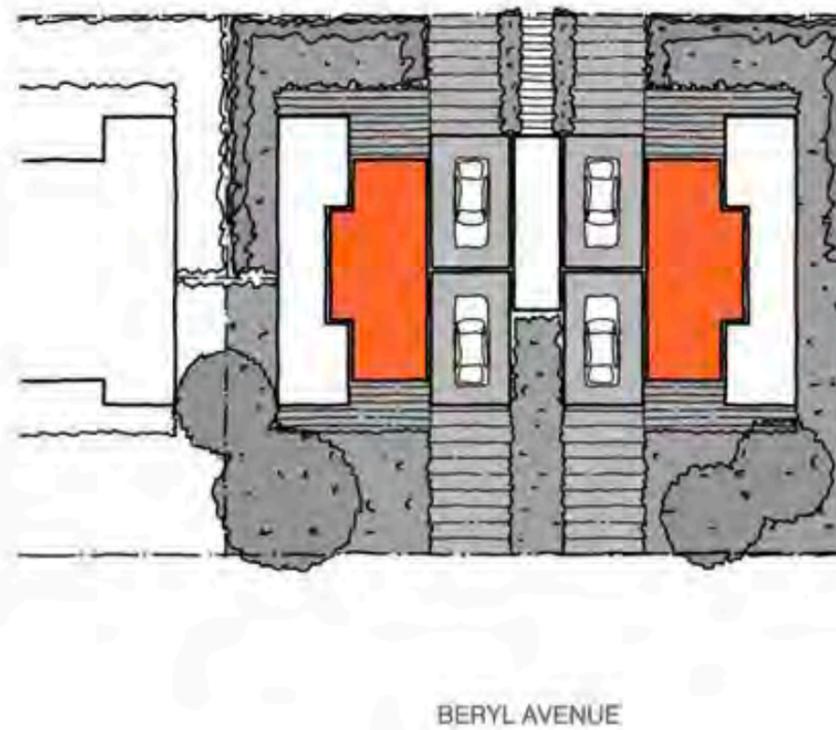
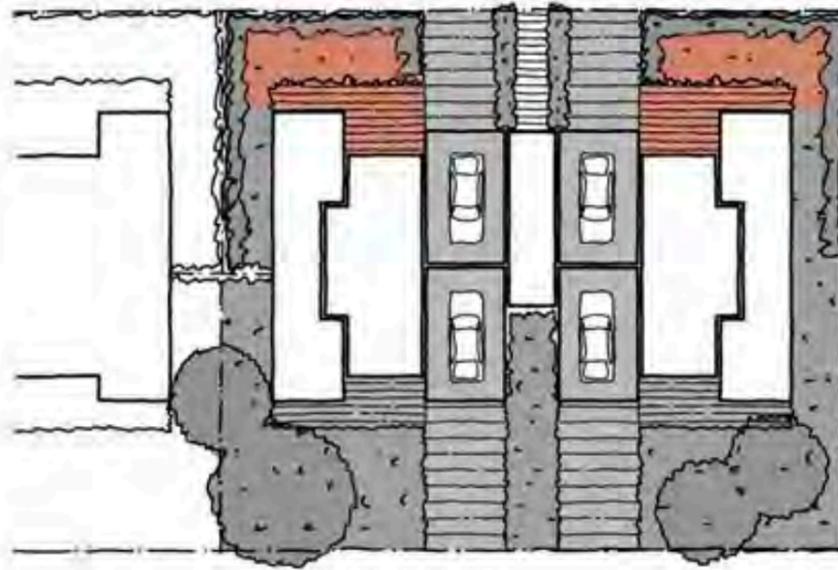
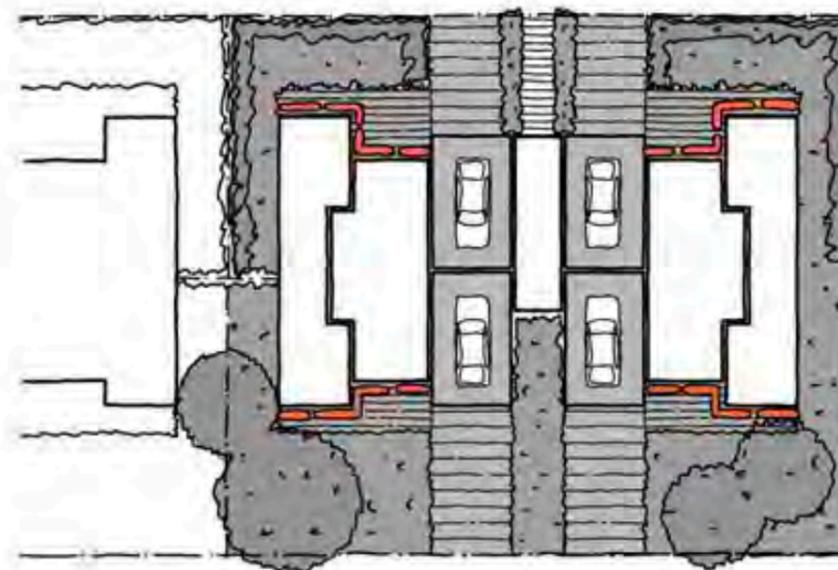


DIAGRAM 3.4.17
Proposed north-south living zones maximising northern natural light access to units while enabling front door access to Beryl Avenue



BERYL AVENUE

DIAGRAM 3.4.18
Northern private open spaces to ground level residences



BERYL AVENUE

DIAGRAM 3.4.19
Passive surveillance along dual street frontages

BERYL AVENUE INTERFACE | LIVING ZONES

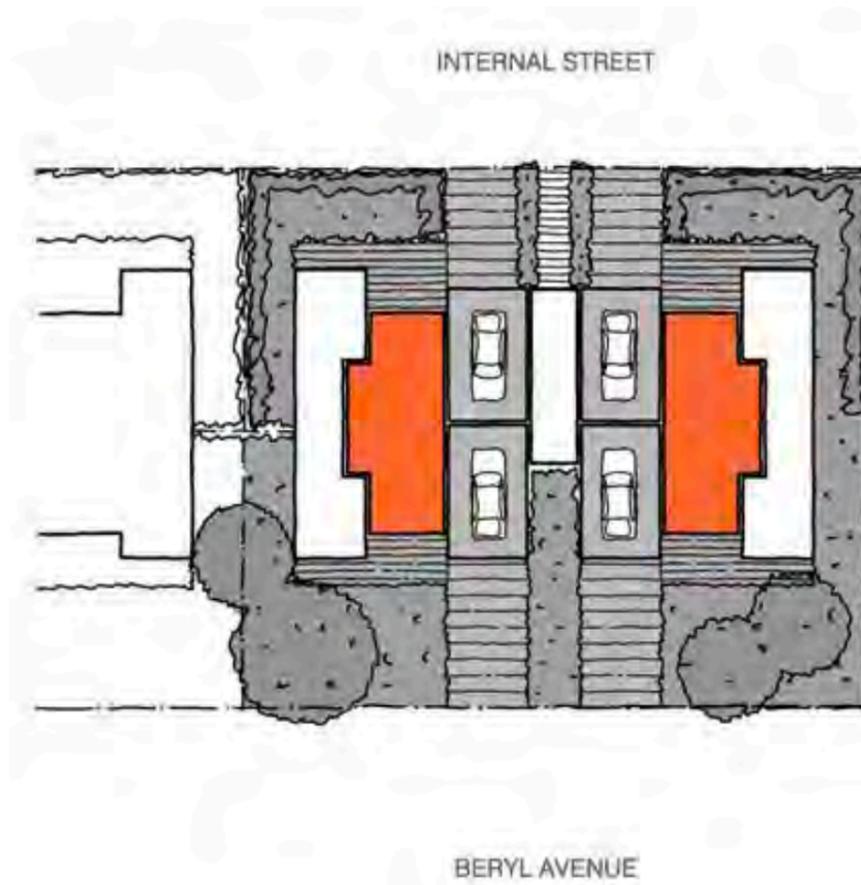
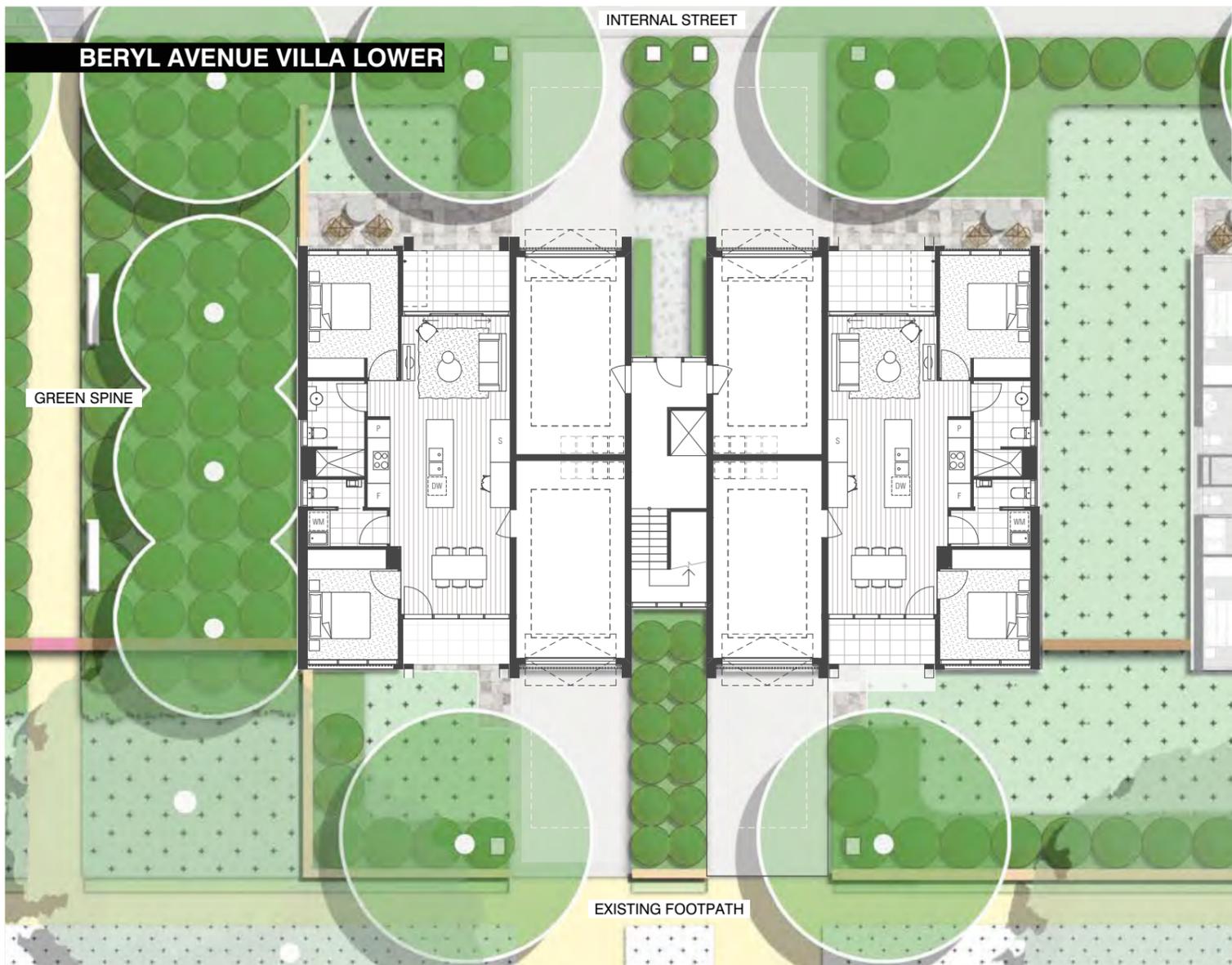


DIAGRAM 3.4.20

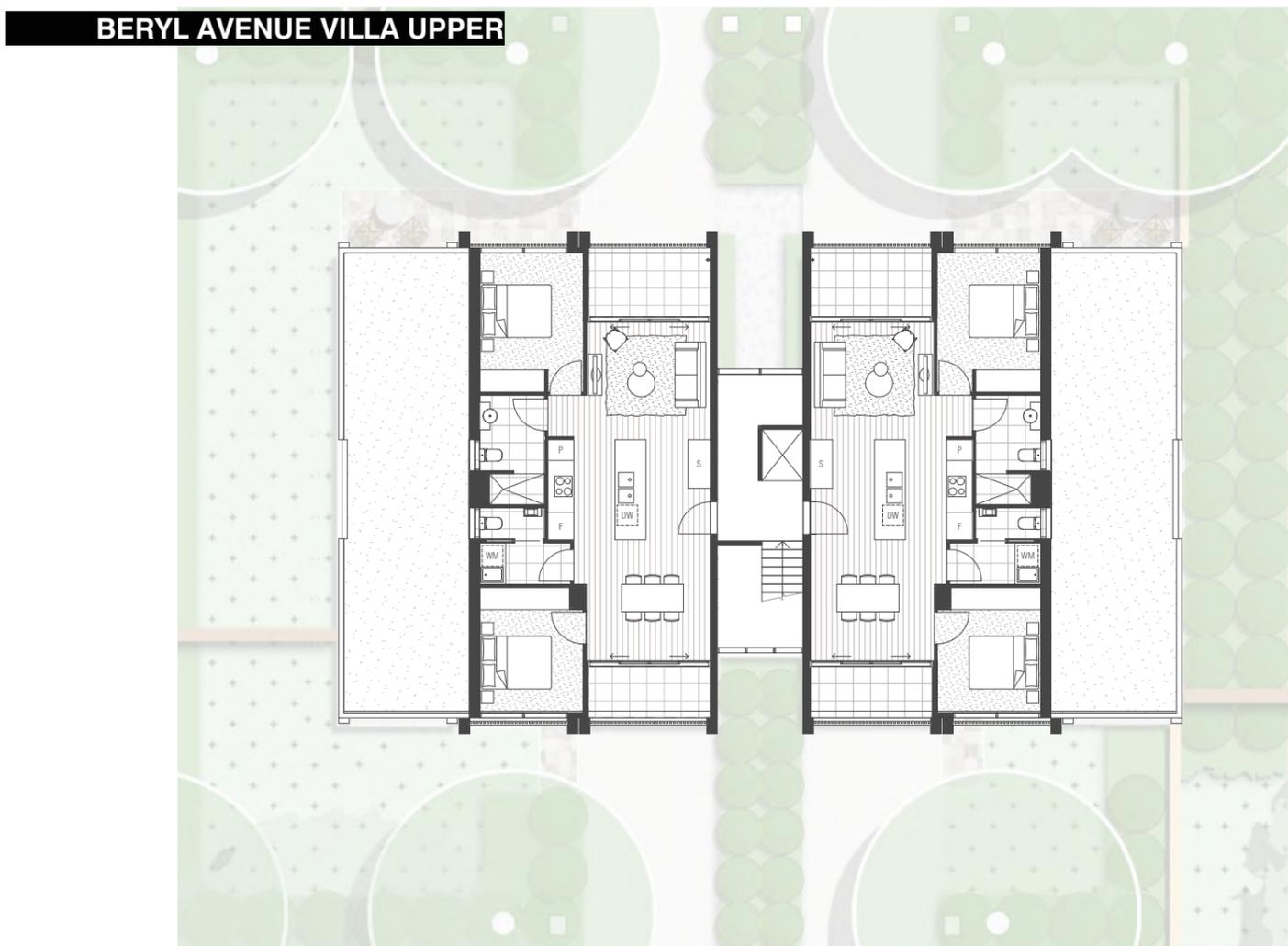
Potential detailed arrangement for Beryl Avenue villa type accommodation enabling dual frontages. Upper level units access via lifts and stairs to enable accessibility standards throughout.

DIAGRAM 3.4.21 - BERYL AVENUE VILLA GROUND FLOOR



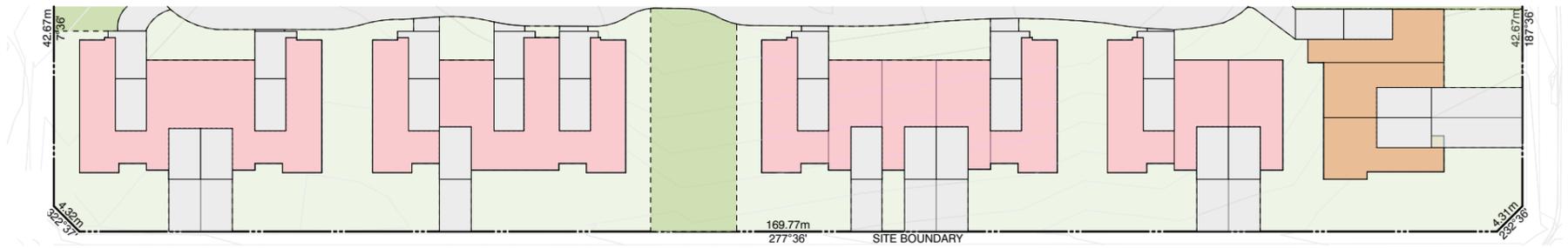
BERYL AVENUE

DIAGRAM 3.4.22 - BERYL AVENUE VILLA UPPER LEVEL



BERYL AVENUE

3.5 MASSING BREAK ANALYSIS

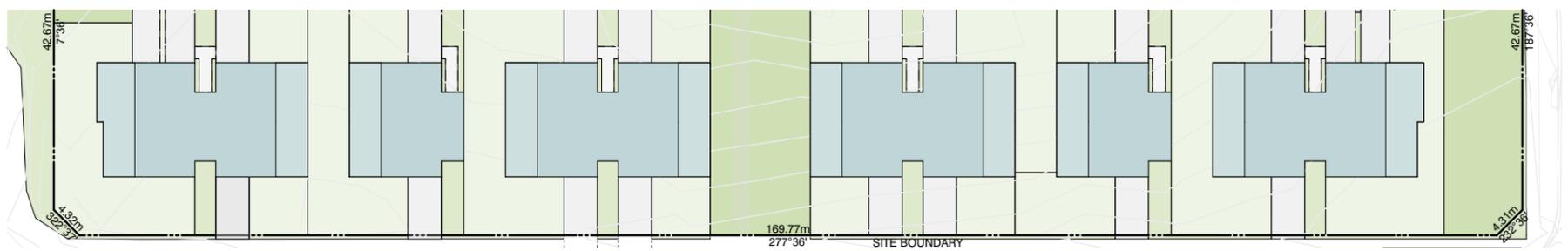


APPROVED DEVELOPMENT PLAN - BERYL AVE STREETSCAPE PLAN

DIAGRAM 3.5.1

Plan of approved development plan along Beryl Avenue with 8 driveways proposed along external street. Additional two driveways along Baker Road.

16x 4 Bedroom
 3 x 3 Bedroom
 8x Driveways

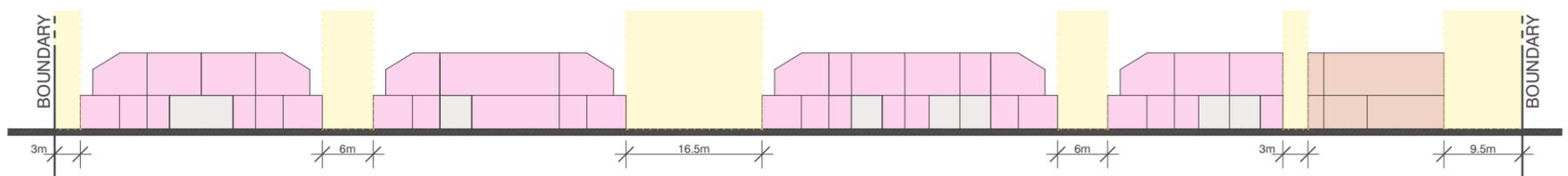


PROPOSED - BERYL AVE STREETSCAPE PLAN

DIAGRAM 3.5.2

Proposed villa apartments along Beryl Avenue displaying 8 driveways/ crossovers along external street. No villa driveway proposed to Baker Road.

20x 2 Bedroom
 8x Driveways

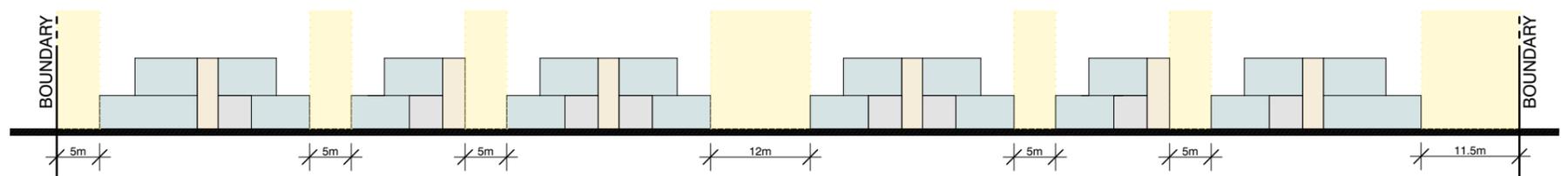


APPROVED DEVELOPMENT PLAN - BERYL AVE STREETSCAPE ELEVATION
 25% MASSING BREAKS

DIAGRAM 3.5.3

Streetscape analysis along Beryl Avenue site and approved built form massing breaks. Percentage of massing break is measured between built forms over overall length of southern boundary.

16x 4 Bedroom
 3 x 3 Bedroom
 8x Driveways



PROPOSED - BERYL AVE STREETSCAPE ELEVATION
 28% MASSING BREAKS

20x 2 Bedroom
 8x Driveways

DIAGRAM 3.5.4

Proposed scheme streetscape along Beryl Avenue southern site boundary built form massing breaks.



DIAGRAM 3.5.5
Plan diagram illustrating massing breaks between built form along Golf Road, Beryl Avenue and Bakers Road.



DIAGRAM 3.5.6
Plan diagram illustrating massing breaks in the upper floor along the northern and golf course interface providing view lines over perimeter fence for neighbouring properties.

3.6

VISUAL IMPACT ASSESSMENT

The following series of views shows existing street context and computer generated equivalent views with proposed built form highlighted in white card model.

Photographs are provided for reference

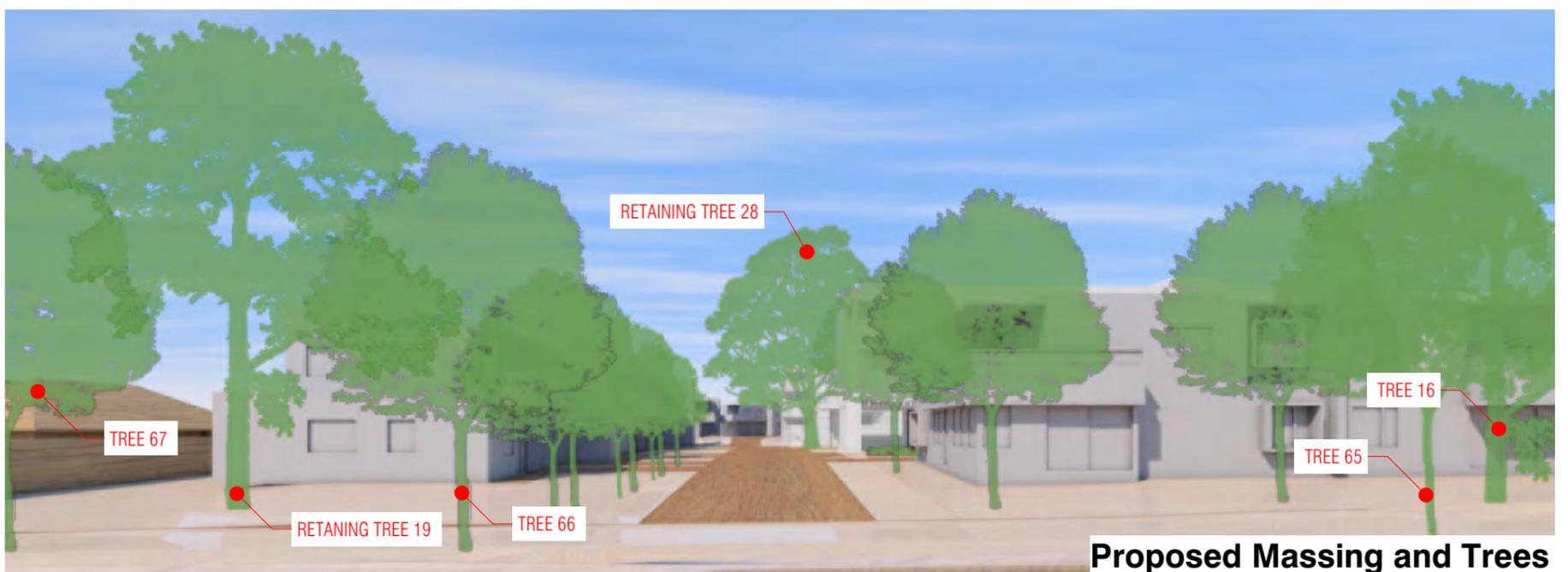
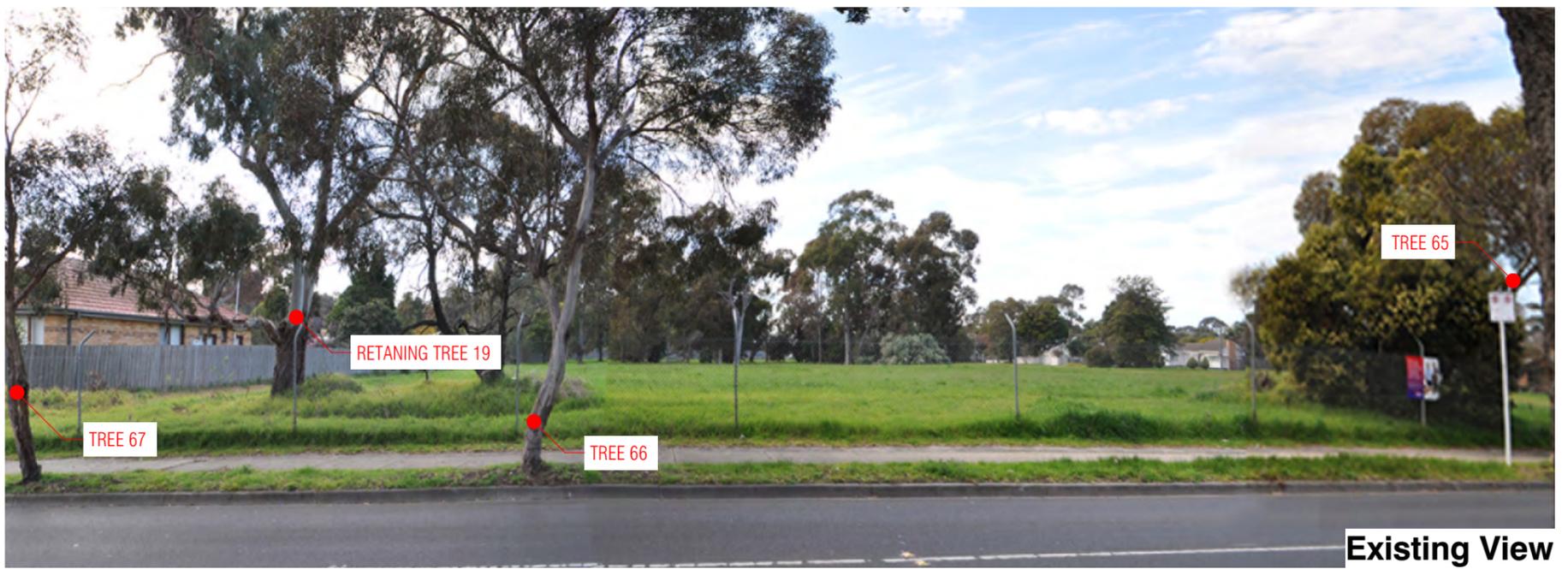


DIAGRAM 3.6.1

KEY PLAN

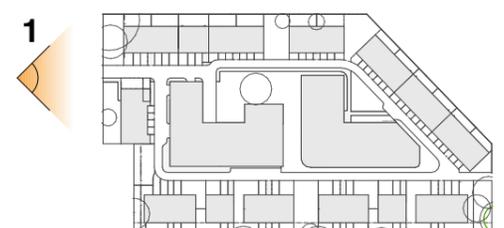




DIAGRAM 3.6.2

KEY PLAN

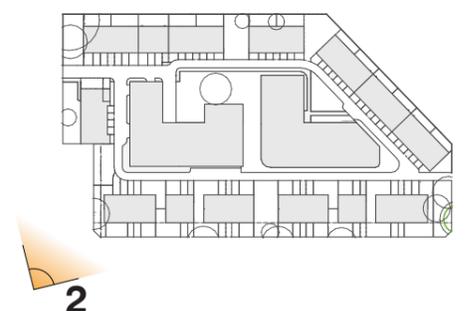
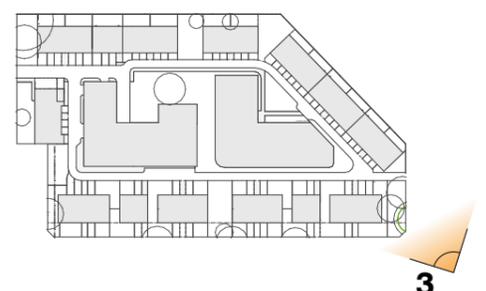


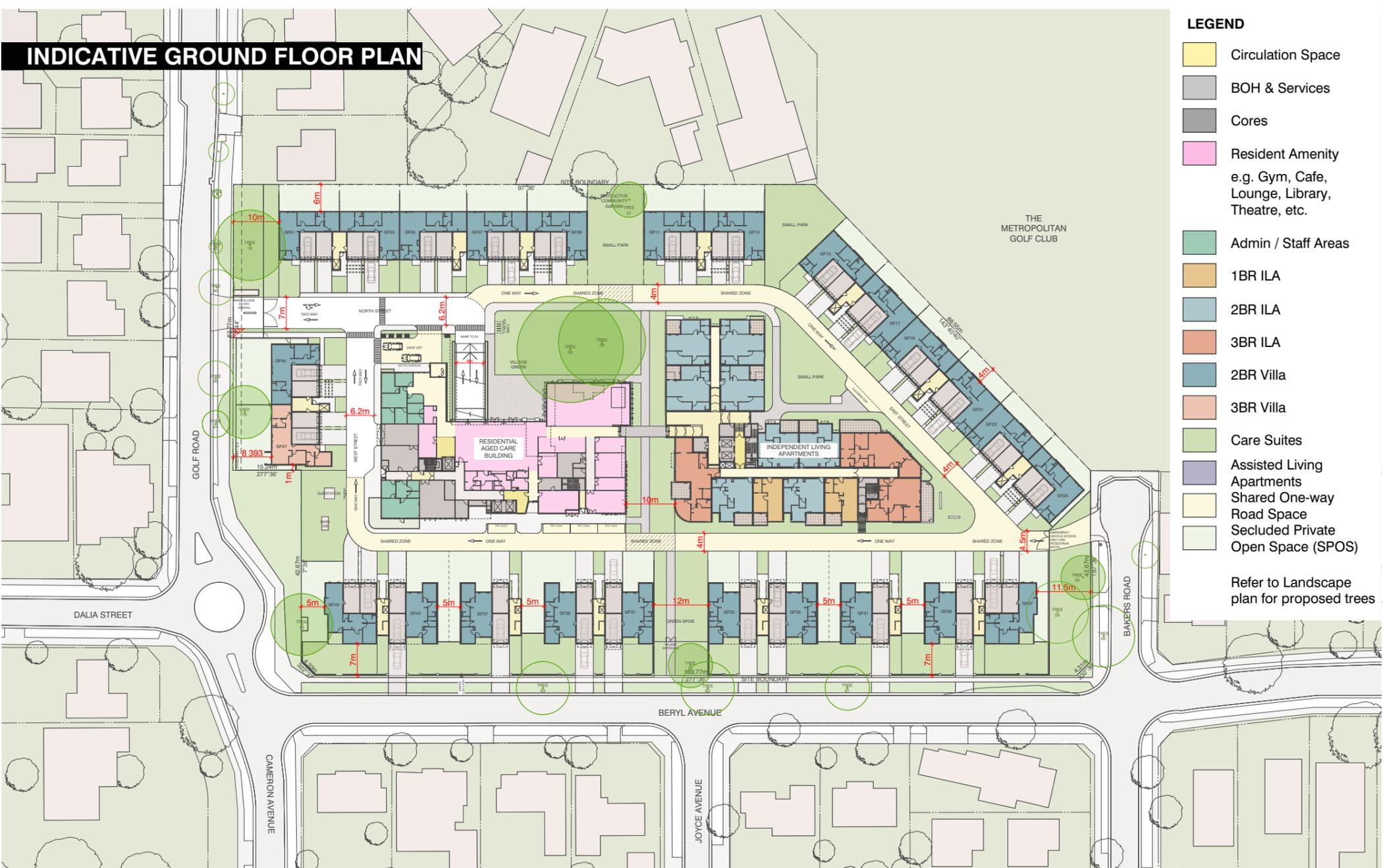


DIAGRAM 3.6.3

KEY PLAN



3.7 PROPOSED ARRANGEMENT



GROUND FLOOR

DIAGRAM 3.7.1

The main entry to the Village is from Golf Rd to the northwest corner of the site. The port cochere is set back from the internal street network and provides a sheltered drop off into the Residential Aged Care. The ground floor has most of the Village's communal spaces and amenities concentrating around the central "Village Green".

The two-way streets are limited to the northwest of the site to create a slow, one way, shared environment throughout the rest of the internal street network. The Independent Living Apartments indicatively have 13 units on the ground floor ranging from 1 to 3 bedroom offerings.

The perimeter villas have a generous setback to the boundary. Breaks in the built form of the villas continue the patterns of the surrounding neighbourhood. Each villa cluster consists of 2-4 independent living apartments that share a core. Garages serving the ground floor and upper floor villas are accessed by the internal street network and located in each cluster, excluding the 8 ground floor villas facing Beryl Avenue. There are 25 villas on the ground floor, each with access to their own private open space.



LEVEL 1

DIAGRAM 3.7.2

There are 18 Care Home Suites located in the west wing of the Residential Aged Care building with access to communal dining, lounge and balcony facing the Village Green. 8 Assisted Living Apartments are in the east wing with access to their own communal lounge and terrace.

14 Independent Living Apartments ranging from 1 – 3 bedrooms are in the Independent Living Apartment building on this floor.

There are 25 perimeter villas on level 1.



LEVEL 2

DIAGRAM 3.7.3

Level 2 of the Residential Aged Care building houses 18 Assisted Living Apartments with central communal dining, lounge and balcony fronting the Village Green.

14 Independent Living Apartments ranging from 1 – 3 bedrooms are in the Independent Living Apartment building on this floor.

A roof terrace is located on the top of the Independent Living Apartment building for the communal use of the village residents.

3.8 SHADOW ANALYSIS

The following diagrams provide the shadow analysis of existing and proposed built form on September 22, in hourly intervals from 9am - 3pm.

DIAGRAM 3.8.1

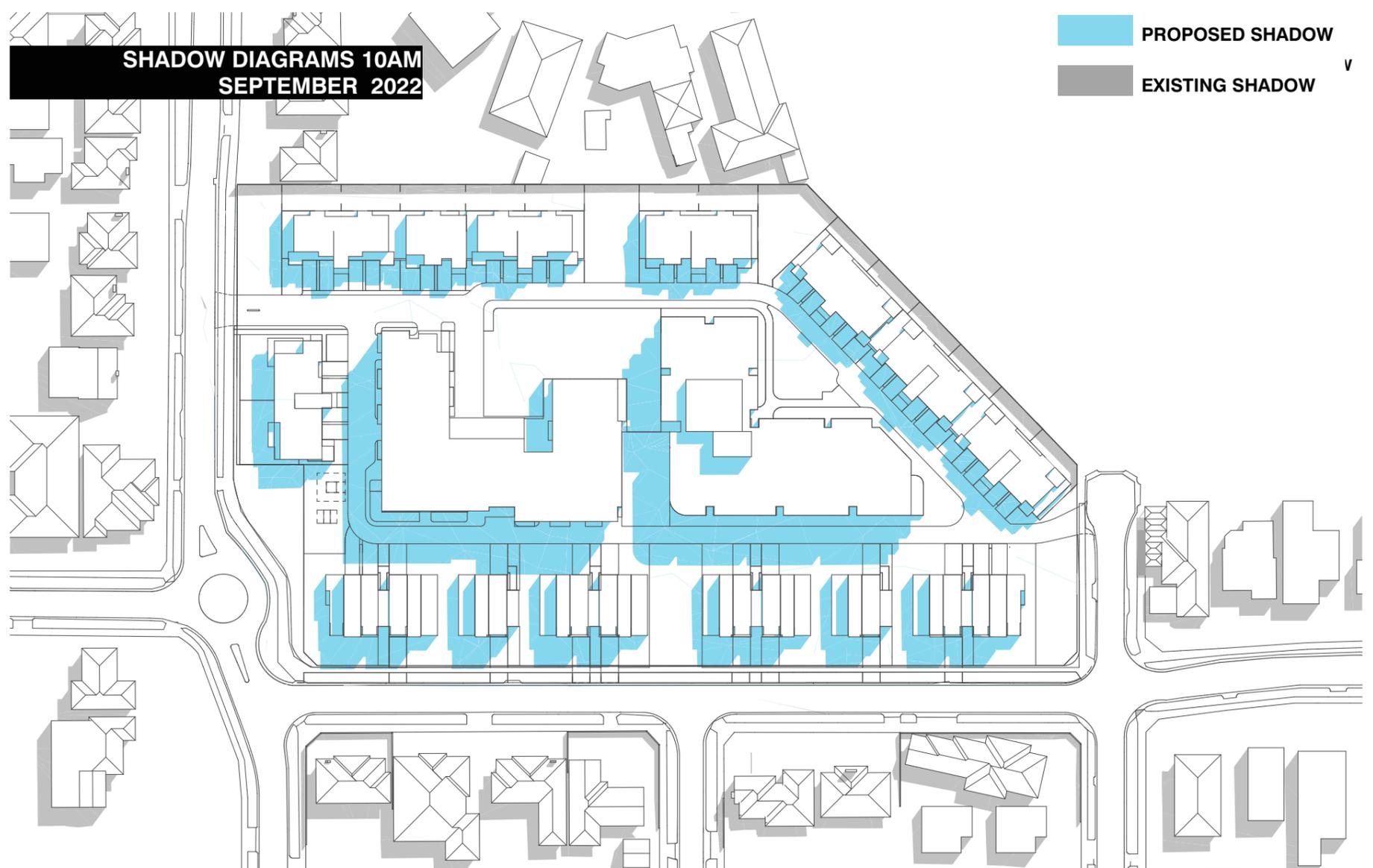


DIAGRAM 3.8.2

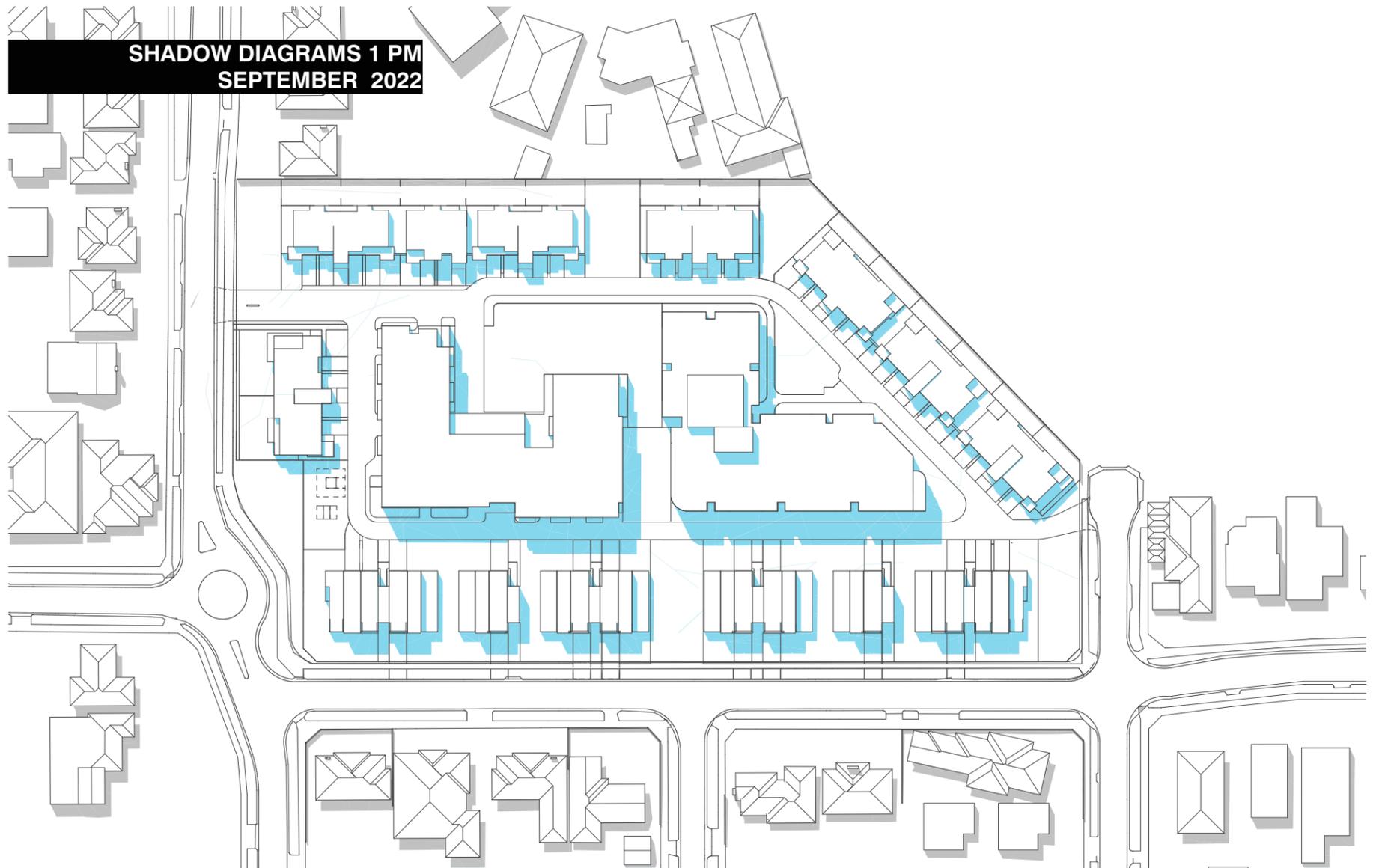
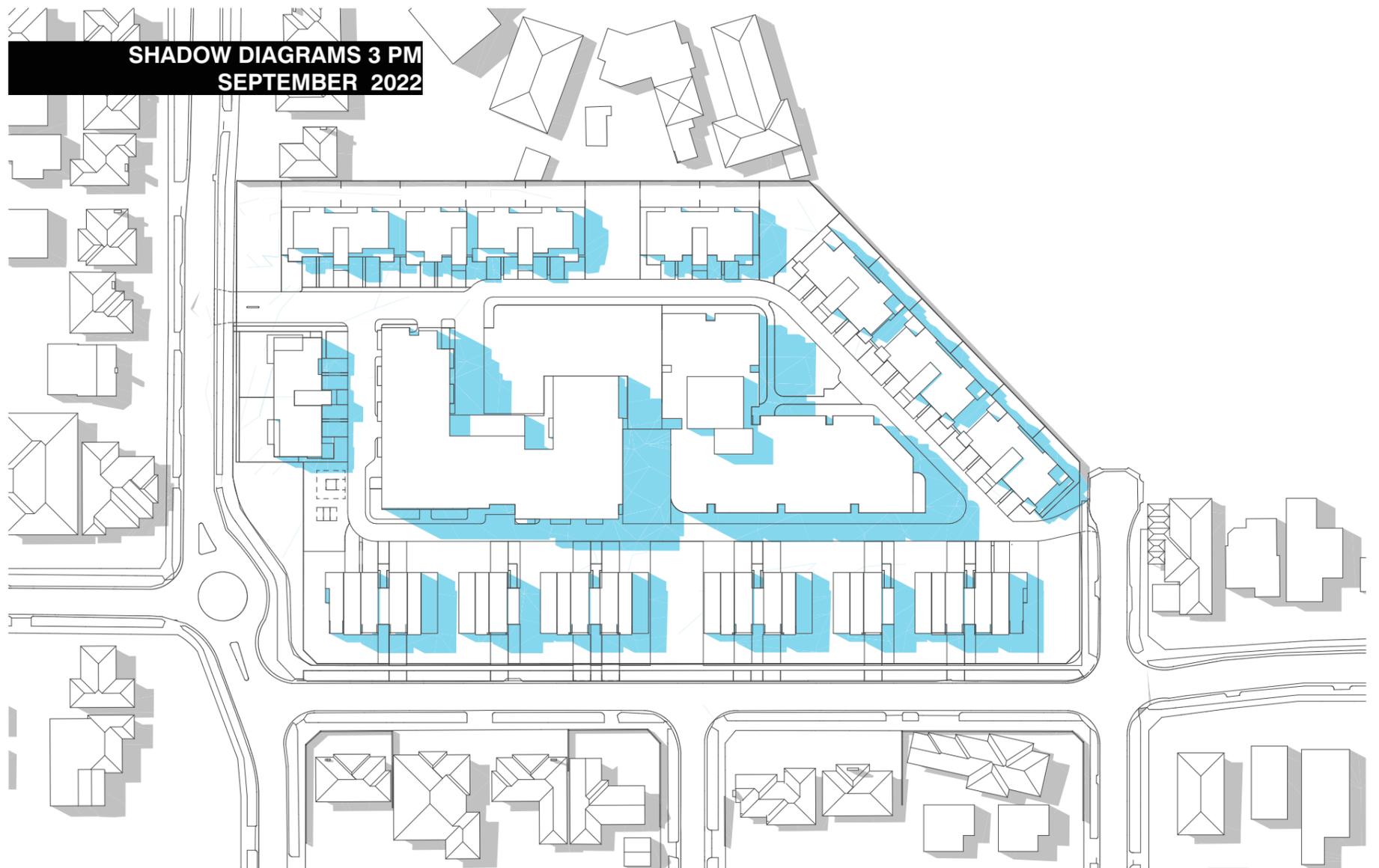


DIAGRAM 3.8.3



3.9 MATERIALS

The material palette for the proposed development has been drawn from both the built form and the landscape context of the subject site.

The brick finish is redolent of the brick housing which is prevalent in this locale. The render/ concrete finish complements the strong elemental qualities of the brickwork. The timber look finish provides a palette that is derived from and referential to the remnant trees that are being retained on the site. The metal finish provides a sheen and highlight to the softer presentation of the other materials.

The qualities inherent in these materials has been purposely selected to provide residents a greater sense of comfort and familiarity. The residential scale and detailing is drawn from typical domestic construction externally, and will then follow through interiors and communal spaces.

The Urban Context Report describes an indicative development outcome, guided by the Development Plan. The discussion of materials is indicative only and will be subject to refinement at town planning application stage.



Bricks



Weatherboard



Weatherboard



Picket Fences



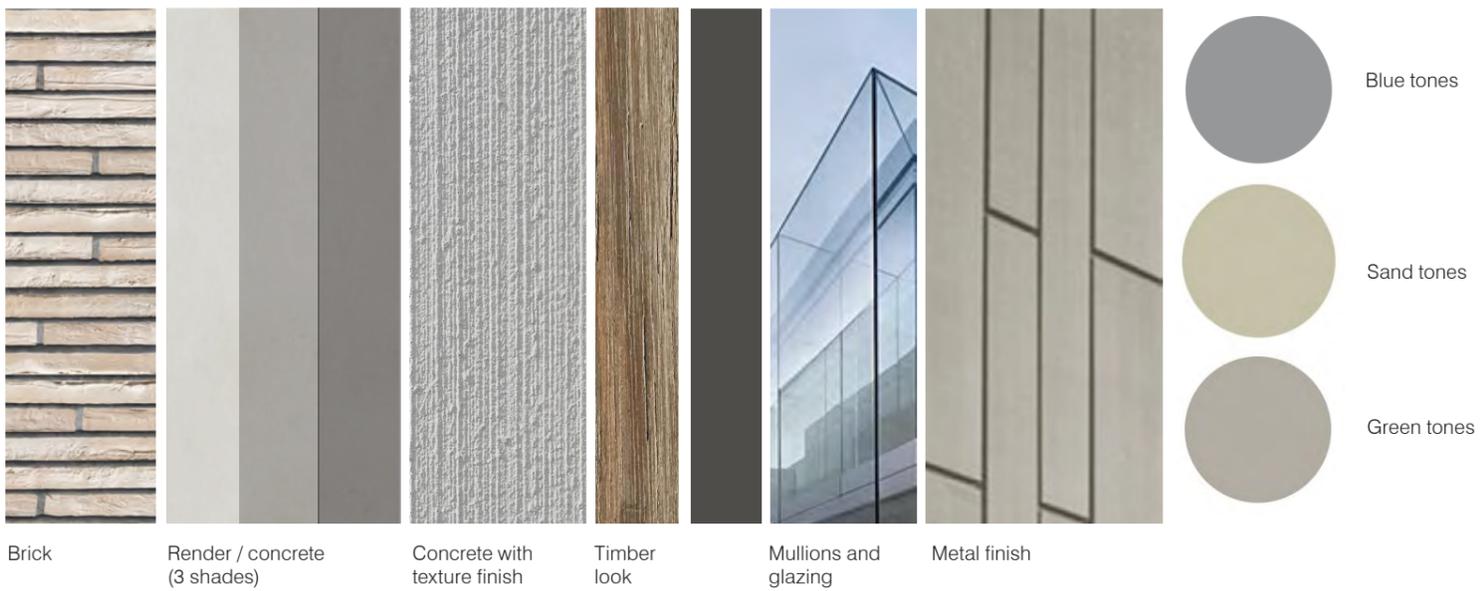
Paling Fences



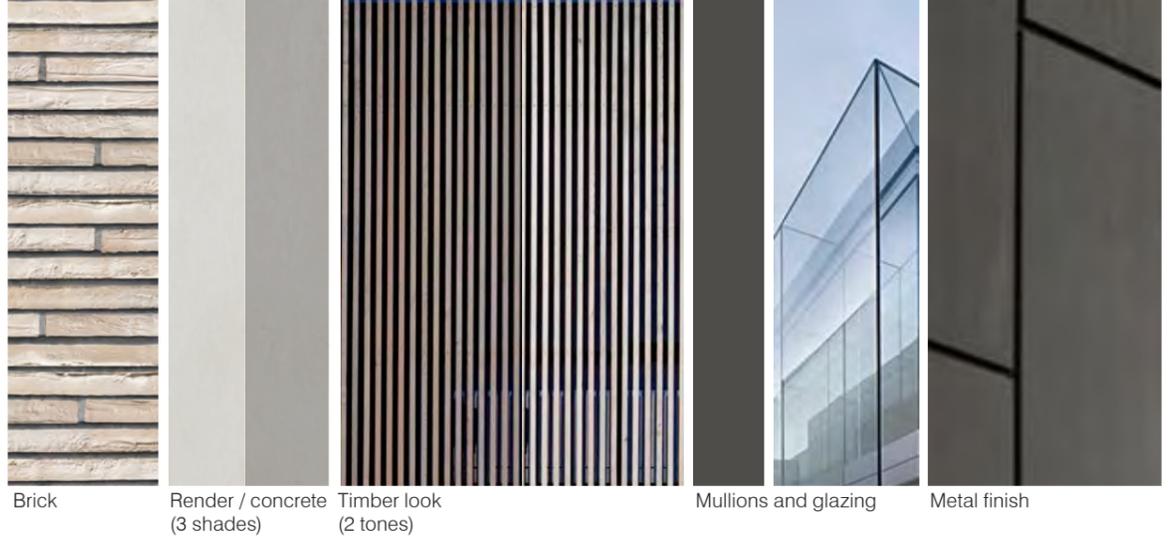
Colorbond



INDICATIVE MATERIALS PALETTE INDEPENDENT LIVING APARTMENTS + RESIDENTIAL AGED CARE



INDICATIVE MATERIALS PALETTE
VILLAS



3.10 VIEWS

KEY PLAN

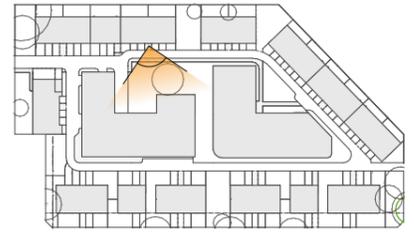


DIAGRAM 3.9.1 - ARTIST'S IMPRESSION OF RESIDENTIAL AGED CARE BUILDING



The articulation and modulation of the three storey building provides a heightened materiality and detail at the ground plane interface of building and bounding open space, creating a strong base to the building, embracing and integrating with the external environment.

KEY PLAN

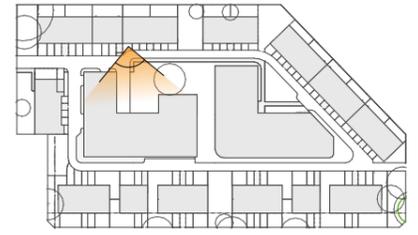


DIAGRAM 3.9.1 - ARTIST'S IMPRESSION OF RESIDENTIAL AGED CARE BUILDING



This is a view of the Residential Aged Care building looking from the north across the central open space toward the ground floor communal spaces and terrace.

KEY PLAN

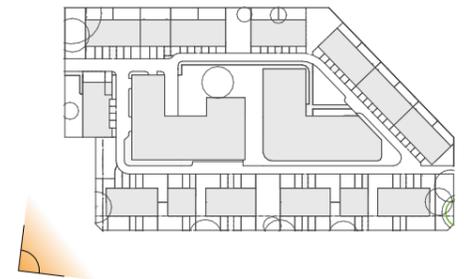


DIAGRAM 3.9.2 - ARTIST'S IMPRESSION OF CORNER OF CAMERON AVE AND BERYL AVE



In this view from Cameron Ave just south of Beryl Avenue. The retained existing tree evokes the sense of a continuity in this change of occupation of the site from the previous school to this retirement facility.

The two storey villas sit comfortably in this suburban environment, with the low front fences, street entries and driveway. The precinct is a holistic integration within its surrounding neighbourhood.

The retention of the existing trees creates the skyline, under which the houses nestle.

The three storey forms of the Residential Aged Care and Independent Living buildings are barely visible behind the villas.

KEY PLAN

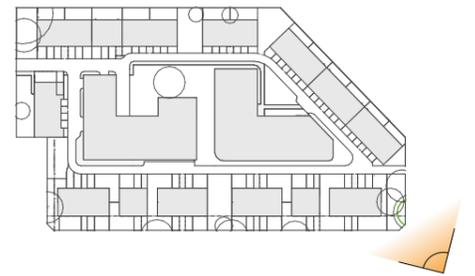


DIAGRAM 3.9.3 - ARTIST'S IMPRESSION OF CORNER OF BAKERS RD AND BERYL AVE



Seen here from Beryl Avenue just east of Bakers Road, the existing trees again provide continuity of the site, beyond which the proposed villa forms sit comfortably in this locale.

The street interface recognizably evokes the street interfaces of the bounding houses, with entry to front doors facing the street, low fences and driveways evoking a sense of the familiar.

KEY PLAN

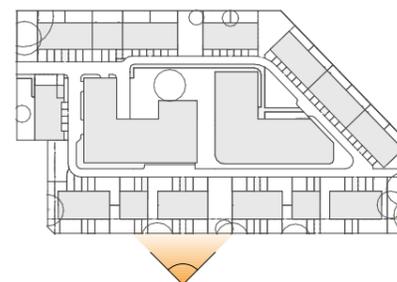


DIAGRAM 3.9.4 - ARTIST'S IMPRESSION OF BERYL AVE VILLAS



This view shows the villas from Beryl Avenue. Four apartments are contained within the central form shown here, but garages halved along the avenue by placing access from the internal street for the other half of units. The vertical circulation is contained within the glazed central space offering street views and external connection. Upper level balconies extend from internal living areas and are set into the defined form of the roof scape. The fine filigree of the balustrade extends down and articulates the garage doors.

The low external fence modulates the front garden spaces and retains the typical residential character of the surrounding streets. Village fencing is setback between the villas ensuring a quality of pedestrian and resident experience.

KEY PLAN

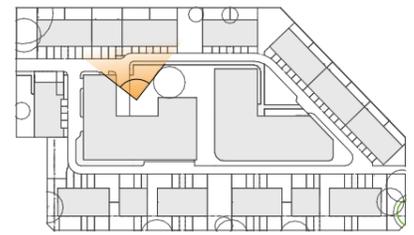


DIAGRAM 3.9.5 - ARTIST'S IMPRESSION OF NORTHERN VILLAS



The internal elevation of the villas provides an open and connected interface to the interior of the village. Gardens are interspersed between villa entries and provide opportunity for interaction and connection. Upper level balconies provide southerly outlook in this image. Garage doors are articulated with finer vertical elements to reduce the perceived visual impact. Circulation cores are clad with feature brick here to provide a verticality to the streetscape and to relate to the broader residential context.

4.0 APPENDIX

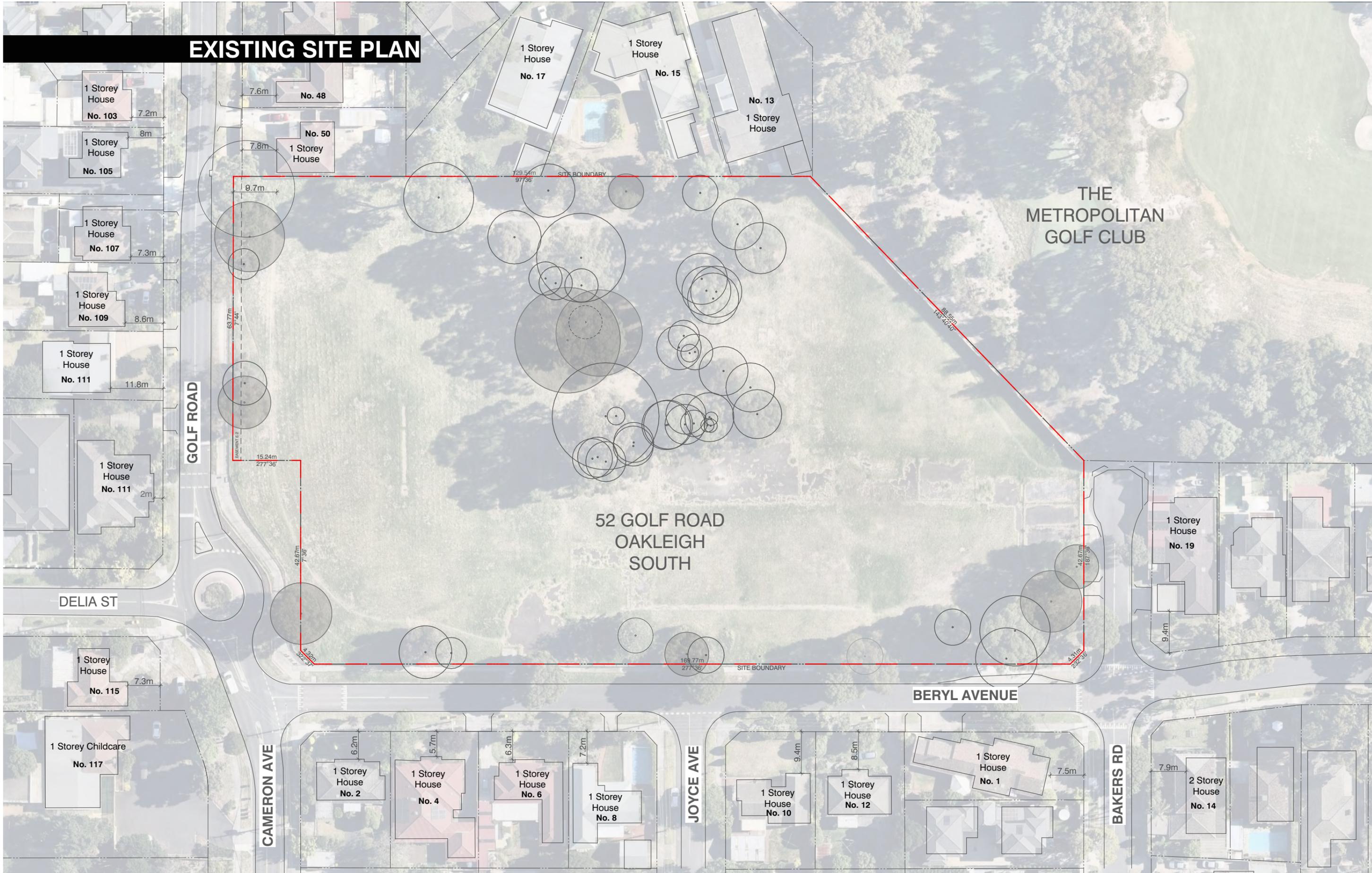
4.1

APPENDIX A

Appendix A consists of information, plans, sections, views and elevations prepared by FK to support the development plan application.

DP03	Existing site plan
DP05	Building heights plan
DP11	Tree retention
DP099	Indicative Basement Floor Plan
DP100	Indicative Ground Floor Plan
DP101	Indicative Level 1
DP102	Indicative Level 2
DP103	Indicative Roof Plan
DP112	Northern Villa Overlooking Mitigation Measures
DP200	Indicative Perimeter Villa Elevations
DP201	Indicative Perimeter Villa Elevations
DP202	Indicative Internal Elevations - Villas
DP203	Indicative Internal Elevations - Villas
DP204	Indicative Internal Elevations - Residential Aged Care
DP205	Indicative Internal Elevations - Independent Living Apartments
DP206	Indicative Villa Street Interface Elevations
DP207	Indicative Villa Street Interface Elevations
DP208	Indicative Golf Rd Villa Fence Detail
DP220	Indicative Materials Palette - Residential Aged Care
DP221	Indicative Materials Palette - Independent Living Apartments
DP222	Indicative Materials Palette - Villas
DP400	Shadow Diagrams 10AM September 2022
DP401	Shadow Diagrams 1PM September 2022
DP402	Shadow Diagrams 3PM September 2022

EXISTING SITE PLAN



REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	15/12/22	004
DEVELOPMENT PLAN ISSUE	19/12/22	005
UPDATE TO DP PKG ISSUE	03/03/23	006



PROJECT
SUMMERSSET OAKLEIGH SOUTH

SCALE
1:750 @ A3

DATE
3/03/2023

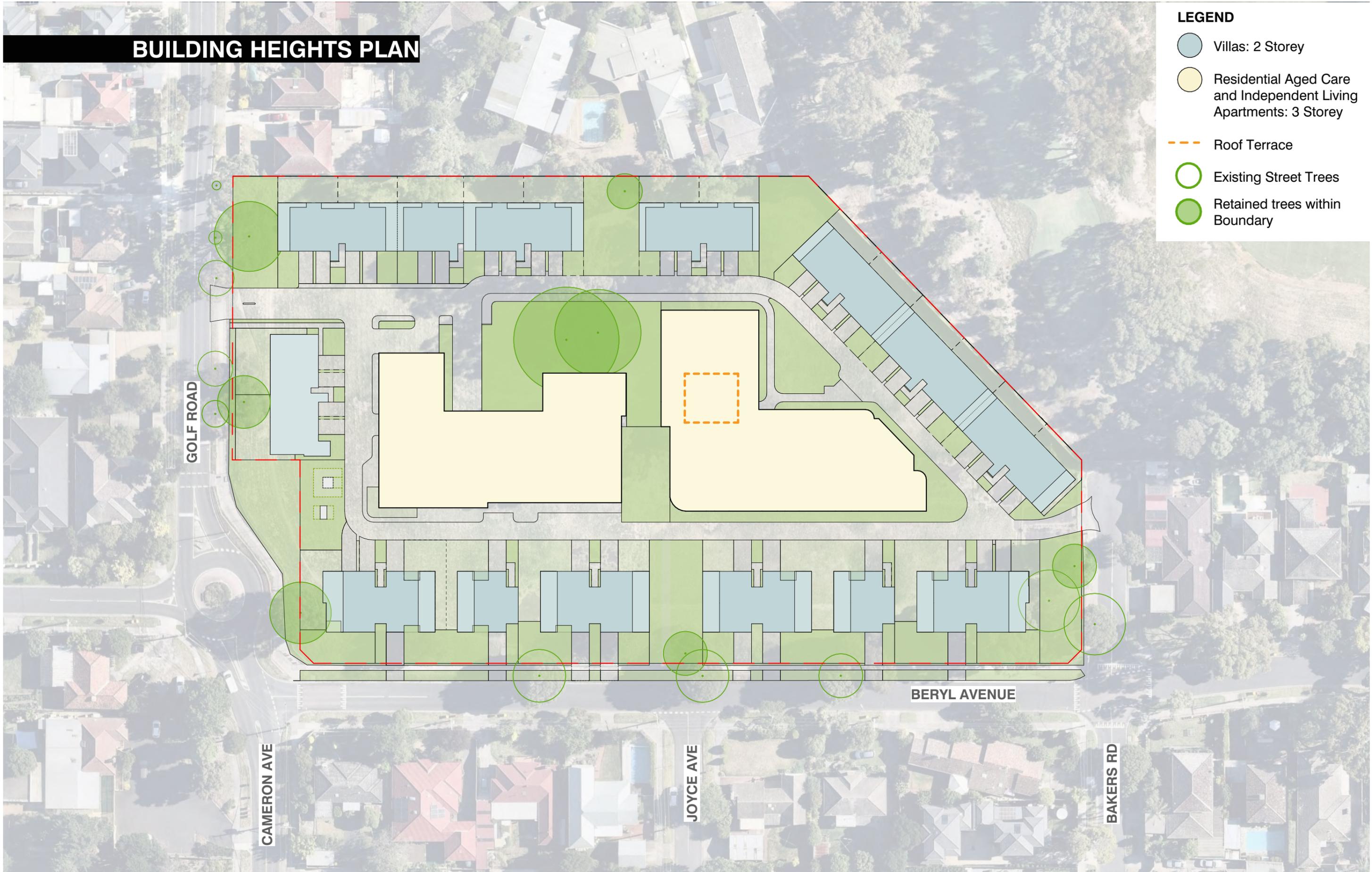
DRAWING NUMBER
DP03



BUILDING HEIGHTS PLAN

LEGEND

-  Villas: 2 Storey
-  Residential Aged Care and Independent Living Apartments: 3 Storey
-  Roof Terrace
-  Existing Street Trees
-  Retained trees within Boundary



REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	15/12/22	004
DEVELOPMENT PLAN ISSUE	19/12/22	005
UPDATE TO DP PKG ISSUE	03/03/23	006



PROJECT
SUMMERSSET OAKLEIGH SOUTH

SCALE
1:750 @ A3 

DATE
3/03/2023

DRAWING NUMBER
DP05



TREE RETENTION

LEGEND

- Trees to be Retained
- Trees to be Removed
- Street Trees
- High Value Tree
- Moderate Value Tree
- Low Value Tree
- No Value Tree
- Proposed Building Footprint
- Footprint

Total Number of Trees to be Retained: 9

Refer to Arborist's Report for tree detail

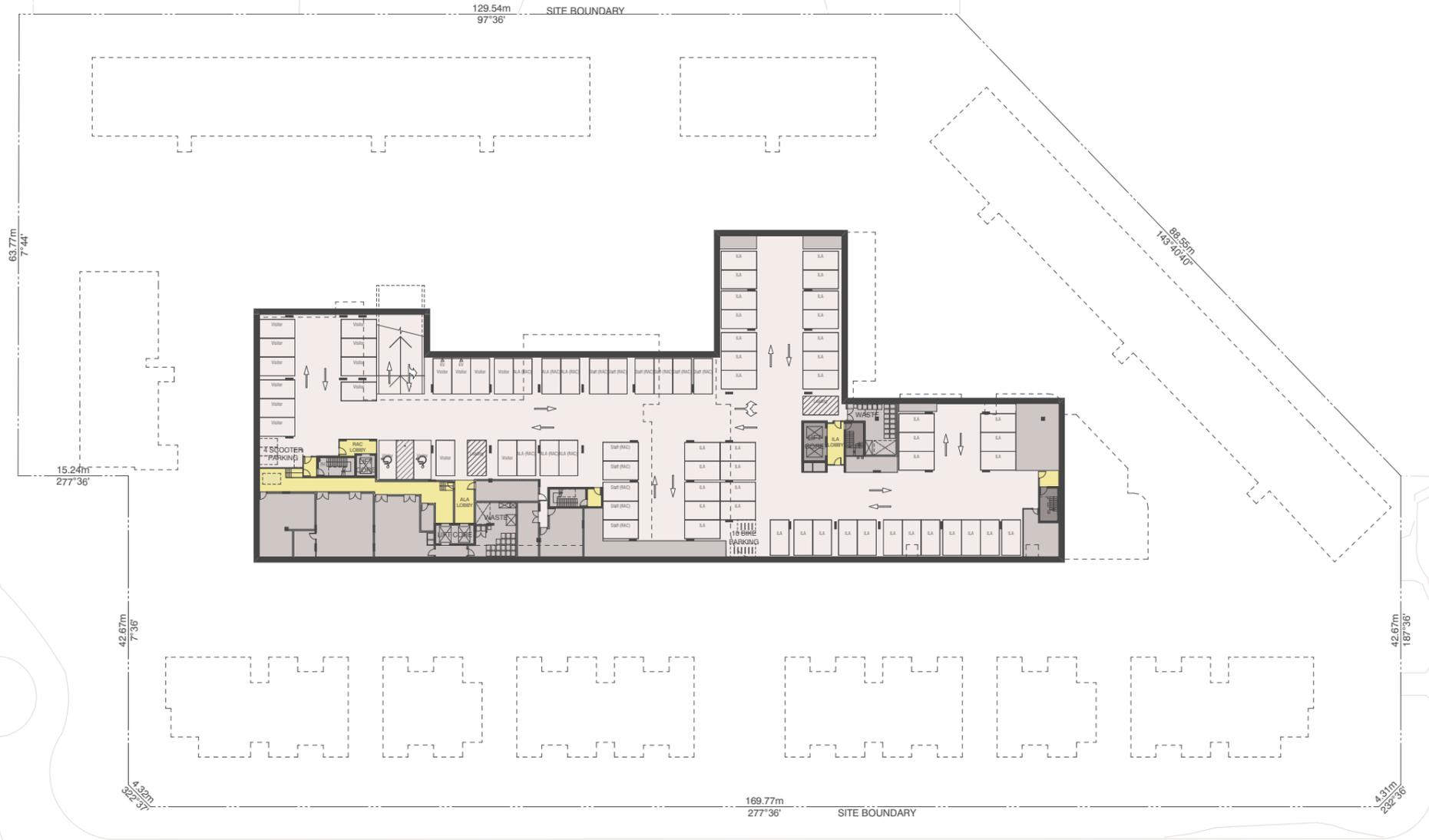


INDICATIVE BASEMENT FLOOR PLAN

LEGEND

- Circulation Space
- BOH & Services
- Cores
- Basement Carpark

Car Parking Schedule	
TYPE	QTY
ALA (RAC)	6
ILA	41
Staff (RAC)	11
Visitor	18
Total	76



REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	19/12/22	005
DEVELOPMENT PLAN RFI	07/02/23	006
UPDATE TO DP PKG ISSUE	03/03/23	007

DRAWINGS AND DIMENSIONS ARE AN INDICATIVE BUILT FORM OUTCOME OF THE DEVELOPMENT PLAN AND ARE SUBJECT TO MODIFICATION AT TOWN PLANNING APPLICATION



PROJECT
SUMMERSSET OAKLEIGH SOUTH

SCALE
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DATE
3/03/2023

DRAWING NUMBER
DP099

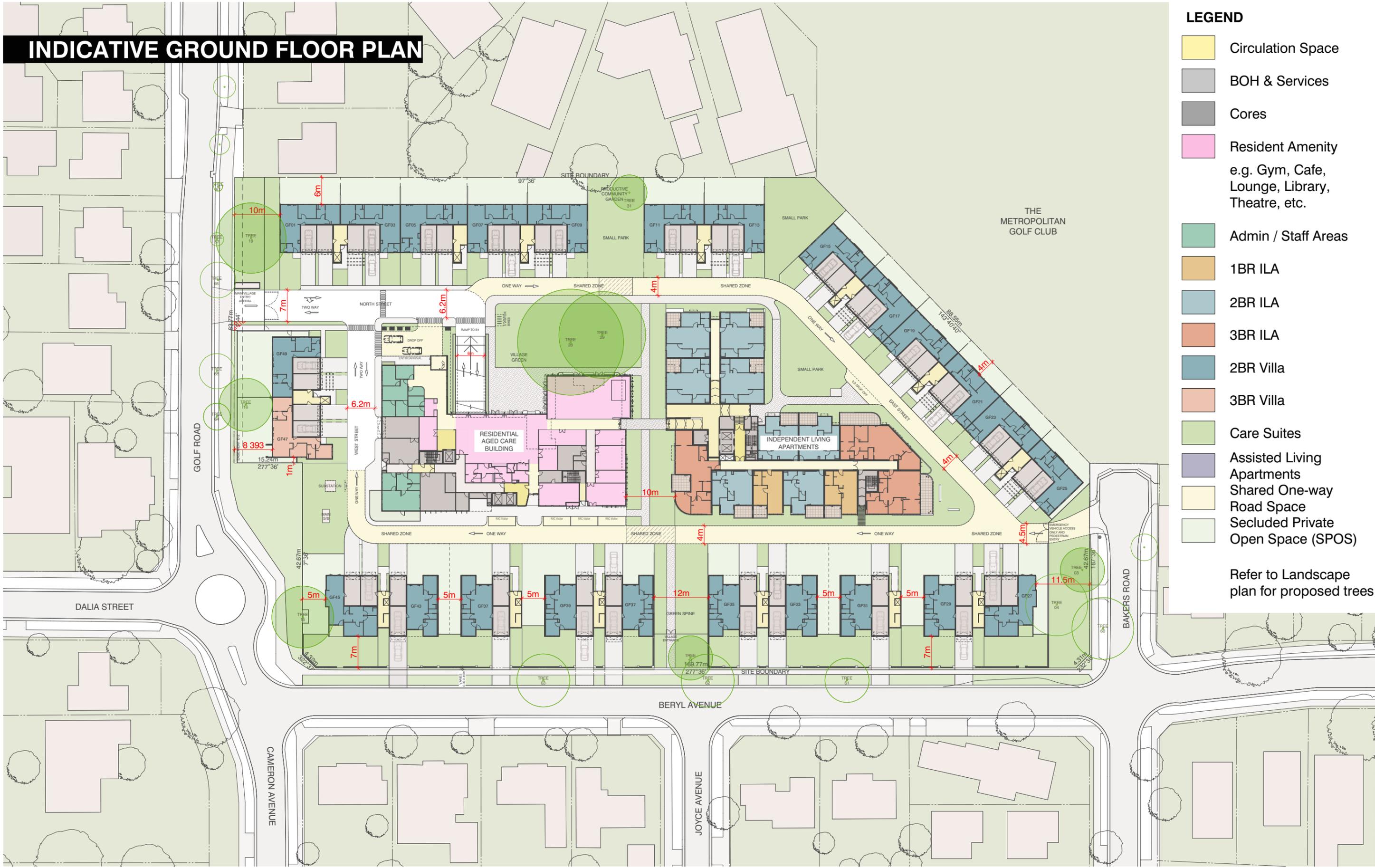


INDICATIVE GROUND FLOOR PLAN

LEGEND

- Circulation Space
- BOH & Services
- Cores
- Resident Amenity
e.g. Gym, Cafe, Lounge, Library, Theatre, etc.
- Admin / Staff Areas
- 1BR ILA
- 2BR ILA
- 3BR ILA
- 2BR Villa
- 3BR Villa
- Care Suites
- Assisted Living Apartments
- Shared One-way Road Space
- Secluded Private Open Space (SPOS)

Refer to Landscape plan for proposed trees



REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	19/12/22	005
DEVELOPMENT PLAN RFI	07/02/23	006
UPDATE TO DP PKG ISSUE	03/03/23	007

DRAWINGS AND DIMENSIONS ARE AN INDICATIVE BUILT FORM OUTCOME OF THE DEVELOPMENT PLAN AND ARE SUBJECT TO MODIFICATION AT TOWN PLANNING APPLICATION



PROJECT
SUMMERSSET OAKLEIGH SOUTH

SCALE
1:750 @ A3

DATE
3/03/2023

DRAWING NUMBER
DP100



INDICATIVE LEVEL 1

LEGEND

- Circulation Space
- BOH & Services
- Cores
- Resident Amenity
e.g. Gym, Cafe, Lounge, Library, Theatre, etc.
- 1BR ILA
- 2BR ILA
- 3BR ILA
- 2BR Villa
- 3BR Villa
- Care Suites
- Assisted Living Apartments
- Balconies



REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	19/12/22	005
DEVELOPMENT PLAN RFI	07/02/23	006
UPDATE TO DP PKG ISSUE	03/03/23	007

DRAWINGS AND DIMENSIONS ARE AN INDICATIVE BUILT FORM OUTCOME OF THE DEVELOPMENT PLAN AND ARE SUBJECT TO MODIFICATION AT TOWN PLANNING APPLICATION



PROJECT
SUMMERSSET OAKLEIGH SOUTH

SCALE
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DATE
3/03/2023

DRAWING NUMBER
DP101



INDICATIVE LEVEL 2

LEGEND

- Circulation Space
- BOH & Services
- Cores
- Resident Amenity
e.g. Gym, Cafe, Lounge, Library, Theatre, etc.
- 1BR ILA
- 2BR ILA
- 3BR ILA
- Care Suites
- Assisted Living Apartments
- Balconies



REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	19/12/22	005
DEVELOPMENT PLAN RFI	07/02/23	006
UPDATE TO DP PKG ISSUE	03/03/23	007

DRAWINGS AND DIMENSIONS ARE AN INDICATIVE BUILT FORM OUTCOME OF THE DEVELOPMENT PLAN AND ARE SUBJECT TO MODIFICATION AT TOWN PLANNING APPLICATION



PROJECT
SUMMERSSET OAKLEIGH SOUTH

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DATE
3/03/2023

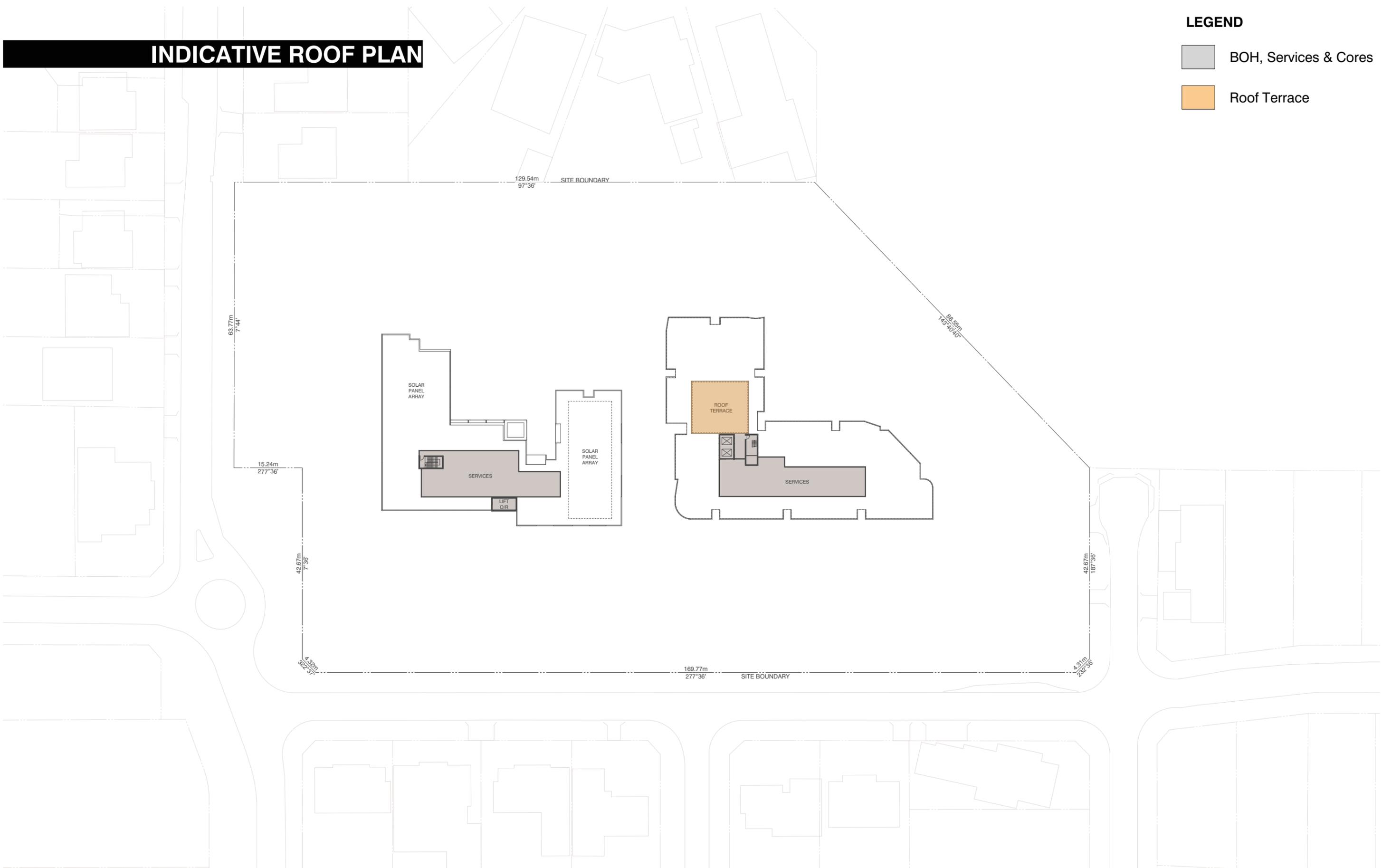
DRAWING NUMBER
DP102



INDICATIVE ROOF PLAN

LEGEND

- BOH, Services & Cores
- Roof Terrace



REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	19/12/22	005
DEVELOPMENT PLAN RFI	07/02/23	006
UPDATE TO DP PKG ISSUE	03/03/23	007

DRAWINGS AND DIMENSIONS ARE AN INDICATIVE BUILT FORM OUTCOME OF THE DEVELOPMENT PLAN AND ARE SUBJECT TO MODIFICATION AT TOWN PLANNING APPLICATION



PROJECT
SUMMERSSET OAKLEIGH SOUTH

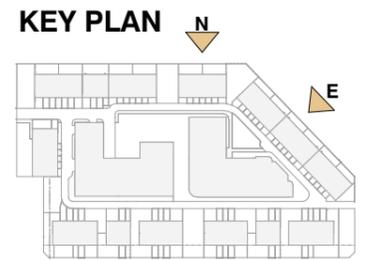
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DATE
3/03/2023

DRAWING NUMBER
DP103



INDICATIVE PERIMETER VILLA ELEVATIONS



NORTH PERIMETER ELEVATION



EAST PERIMETER ELEVATION

REVISION	19/12/22	005
DEVELOPMENT PLAN ISSUE	15/02/23	006
UPDATE TO DP PKG ISSUE	03/03/23	007

* BUILDING HEIGHT REFERS TO HIGHEST EAVE AND VARIES SUBJECT TO SLOPE OF GROUND

DRAWINGS AND DIMENSIONS ARE AN INDICATIVE BUILT FORM OUTCOME OF THE DEVELOPMENT PLAN AND ARE SUBJECT TO MODIFICATION AT TOWN PLANNING APPLICATION

PROJECT
SUMMERSET OAKLEIGH SOUTH

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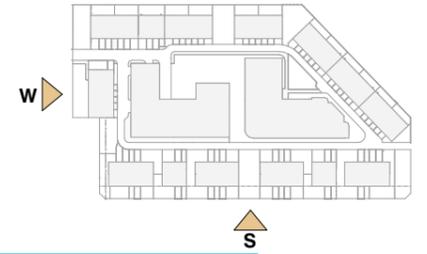
DATE
3/03/2023

DRAWING NUMBER
DP200

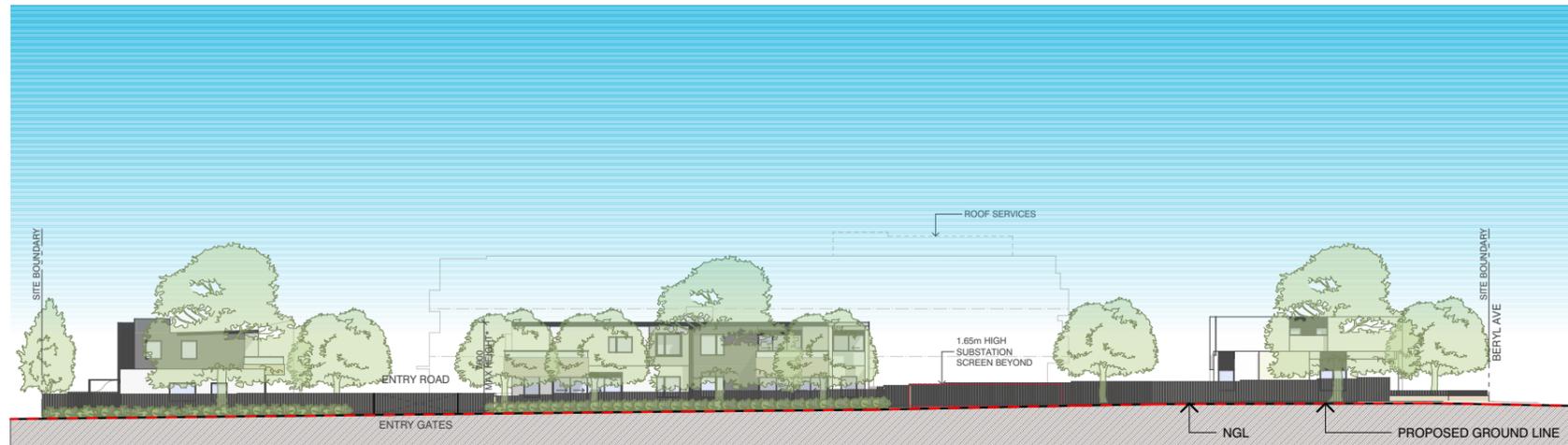


INDICATIVE PERIMETER VILLA ELEVATIONS

KEY PLAN



SOUTH PERIMETER ELEVATION



WEST PERIMETER ELEVATION

REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	19/12/22	005
DEVELOPMENT PLAN RFI	15/02/23	006
UPDATE TO DP PKG ISSUE	03/03/23	007

* BUILDING HEIGHT REFERS TO HIGHEST EAVE AND VARIES SUBJECT TO SLOPE OF GROUND

DRAWINGS AND DIMENSIONS ARE AN INDICATIVE BUILT FORM OUTCOME OF THE DEVELOPMENT PLAN AND ARE SUBJECT TO MODIFICATION AT TOWN PLANNING APPLICATION

PROJECT
SUMMERSET OAKLEIGH SOUTH

SCALE
1:500 @ A3 0 M 12 M

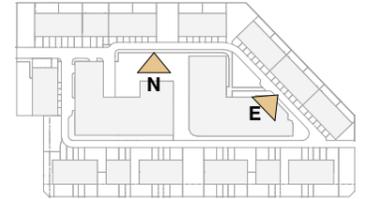
DATE
3/03/2023

DRAWING NUMBER
DP201



INDICATIVE INTERNAL STREET ELEVATIONS - VILLAS

KEY PLAN



NORTH STREET INTERNAL ELEVATION



EAST STREET INTERNAL ELEVATION - GOLF COURSE VILLAS

REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	19/12/22	005
DEVELOPMENT PLAN RFI	15/02/23	006
UPDATE TO DP PKG ISSUE	03/03/23	007

* BUILDING HEIGHT REFERS TO HIGHEST EAVE AND VARIES SUBJECT TO SLOPE OF GROUND

DRAWINGS AND DIMENSIONS ARE AN INDICATIVE BUILT FORM OUTCOME OF THE DEVELOPMENT PLAN AND ARE SUBJECT TO MODIFICATION AT TOWN PLANNING APPLICATION

PROJECT
SUMMERSSET OAKLEIGH SOUTH

SCALE
1:350 @ A3 6M

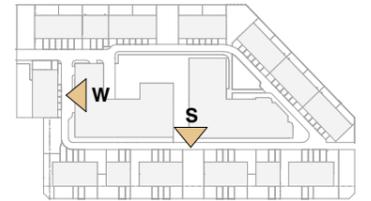
DATE
3/03/2023

DRAWING NUMBER
DP202



INDICATIVE INTERNAL STREET ELEVATIONS - VILLAS

KEY PLAN



SOUTH STREET INTERNAL ELEVATION



WEST STREET INTERNAL ELEVATION

REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	19/12/22	005
DEVELOPMENT PLAN RFI	15/02/23	006
UPDATE TO DP PKG ISSUE	03/03/23	007

* BUILDING HEIGHT REFERS TO HIGHEST EAVE AND VARIES SUBJECT TO SLOPE OF GROUND
 DRAWINGS AND DIMENSIONS ARE AN INDICATIVE BUILT FORM OUTCOME OF THE DEVELOPMENT PLAN AND ARE SUBJECT TO MODIFICATION AT TOWN PLANNING APPLICATION

PROJECT
 SUMMERSSET OAKLEIGH SOUTH

SCALE
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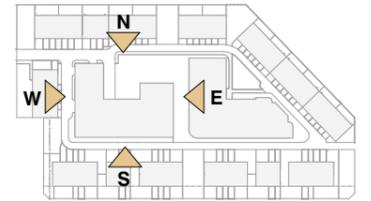
DATE
 3/03/2023

DRAWING NUMBER
 DP203



INDICATIVE INTERNAL STREET ELEVATIONS - RESIDENTIAL AGED CARE

KEY PLAN



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	19/12/22	005
DEVELOPMENT PLAN RFI	15/02/23	006
UPDATE TO DP PKG ISSUE	03/03/23	007

* BUILDING HEIGHT REFERS TO HIGHEST EAVE AND VARIES SUBJECT TO SLOPE OF GROUND
 DRAWINGS AND DIMENSIONS ARE AN INDICATIVE BUILT FORM OUTCOME OF THE DEVELOPMENT PLAN AND ARE SUBJECT TO MODIFICATION AT TOWN PLANNING APPLICATION

PROJECT
 SUMMERSSET OAKLEIGH SOUTH

SCALE
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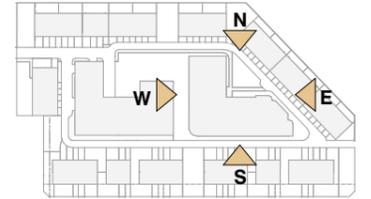
DATE
 3/03/2023

DRAWING NUMBER
 DP204



INDICATIVE INTERNAL STREET ELEVATIONS - INDEPENDENT LIVING AREA

KEY PLAN



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	19/12/22	005
DEVELOPMENT PLAN RFI	15/02/23	006
UPDATE TO DP PKG ISSUE	03/03/23	007

* BUILDING HEIGHT REFERS TO HIGHEST EAVE AND VARIES SUBJECT TO SLOPE OF GROUND
 DRAWINGS AND DIMENSIONS ARE AN INDICATIVE BUILT FORM OUTCOME OF THE DEVELOPMENT PLAN AND ARE SUBJECT TO MODIFICATION AT TOWN PLANNING APPLICATION

PROJECT
 SUMMERSSET OAKLEIGH SOUTH

SCALE
 1:500 @ A3 0 M 12 M

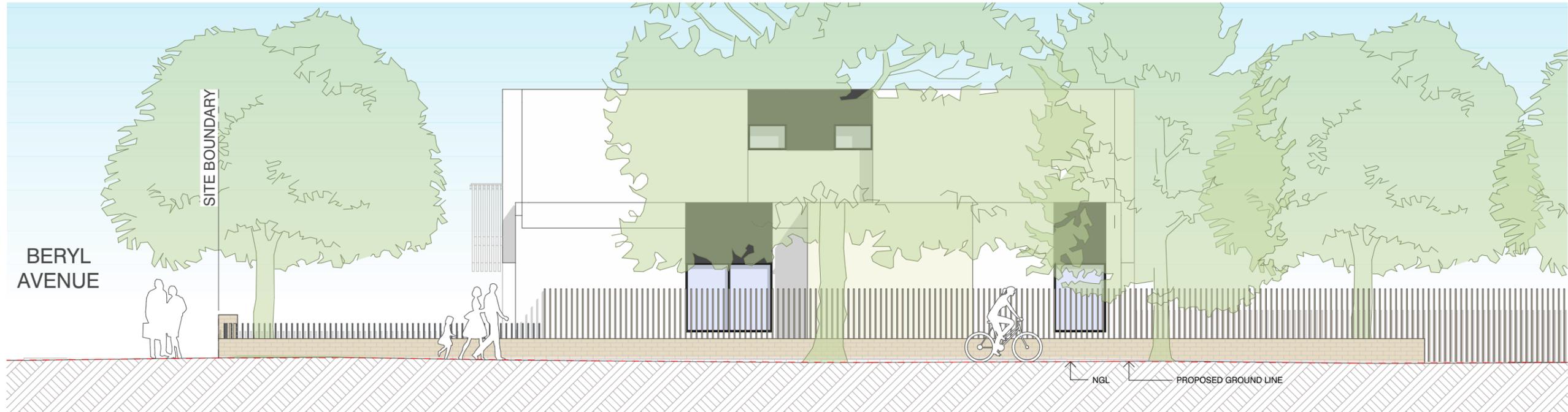
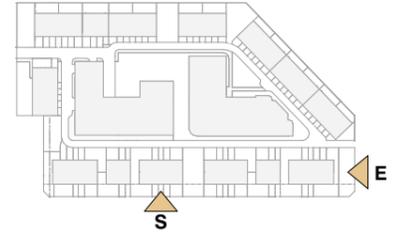
DATE
 3/03/2023

DRAWING NUMBER
 DP205



INDICATIVE VILLA STREET INTERFACE ELEVATIONS

KEY PLAN



BAKERS ROAD INTERFACE ELEVATION



BERYL AVENUE INTERFACE ELEVATION

REVISION	19/12/22	005
DEVELOPMENT PLAN ISSUE	15/02/23	006
UPDATE TO DP PKG ISSUE	03/03/23	007

* BUILDING HEIGHT REFERS TO HIGHEST EAVE AND VARIES SUBJECT TO SLOPE OF GROUND

DRAWINGS AND DIMENSIONS ARE AN INDICATIVE BUILT FORM OUTCOME OF THE DEVELOPMENT PLAN AND ARE SUBJECT TO MODIFICATION AT TOWN PLANNING APPLICATION

PROJECT
SUMMERSET OAKLEIGH SOUTH

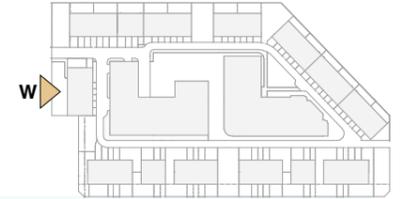
SCALE
1:100 @ A3 0M 3M
DATE
3/03/2023

DRAWING NUMBER
DP206



INDICATIVE VILLA STREET INTERFACE ELEVATIONS

KEY PLAN



GOLF ROAD INTERFACE ELEVATION

REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	19/12/22	005
DEVELOPMENT PLAN RFI	15/02/23	006
UPDATE TO DP PKG ISSUE	03/03/23	007

* BUILDING HEIGHT REFERS TO HIGHEST EAVE AND VARIES SUBJECT TO SLOPE OF GROUND

DRAWINGS AND DIMENSIONS ARE AN INDICATIVE BUILT FORM OUTCOME OF THE DEVELOPMENT PLAN AND ARE SUBJECT TO MODIFICATION AT TOWN PLANNING APPLICATION

PROJECT
SUMMERSSET OAKLEIGH SOUTH

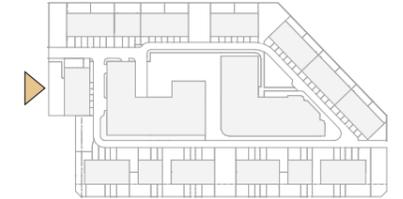
SCALE
1:100 @ A3 0M 3M
DATE
3/03/2023

DRAWING NUMBER
DP207

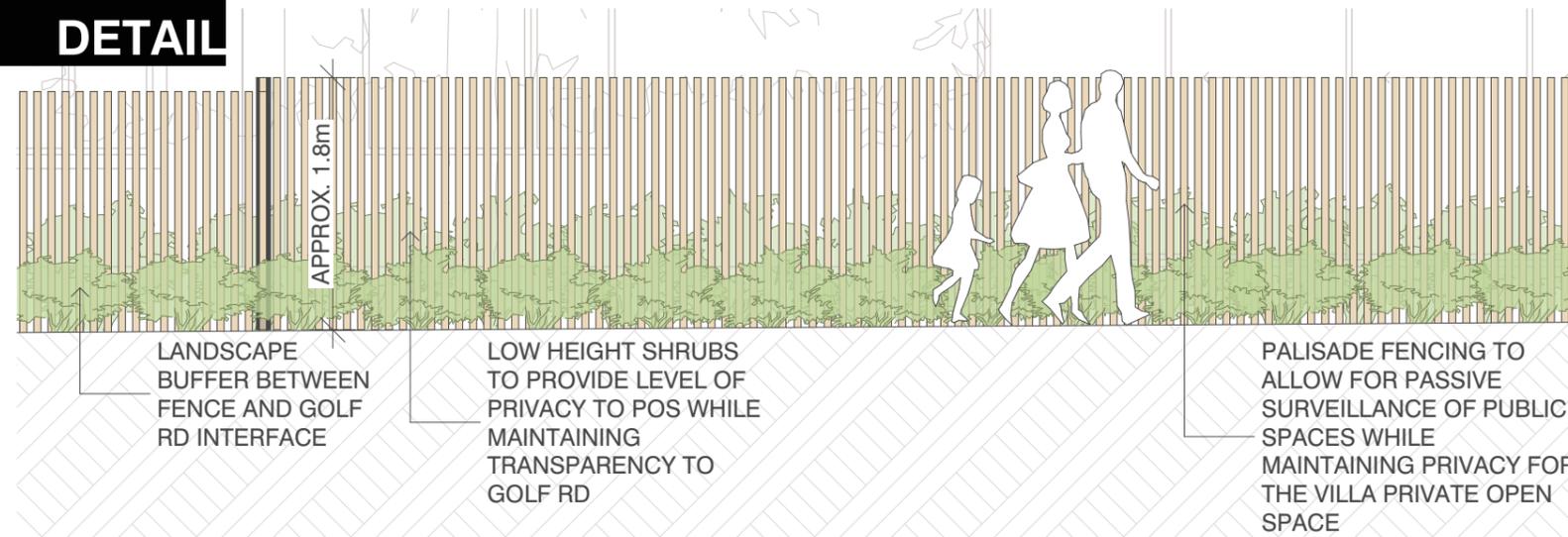


INDICATIVE GOLF RD VILLA FENCE DETAIL

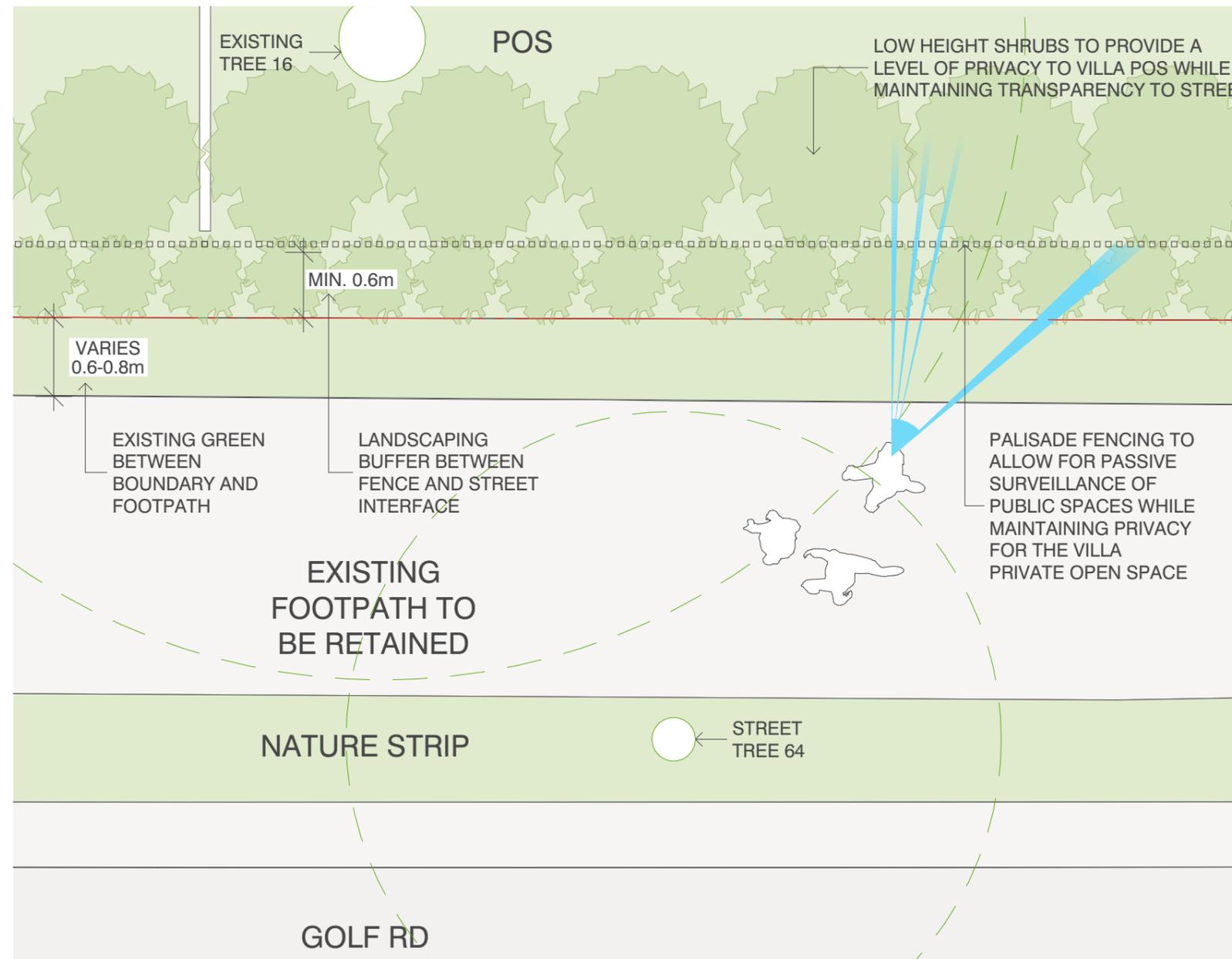
KEY PLAN



ELEVATION

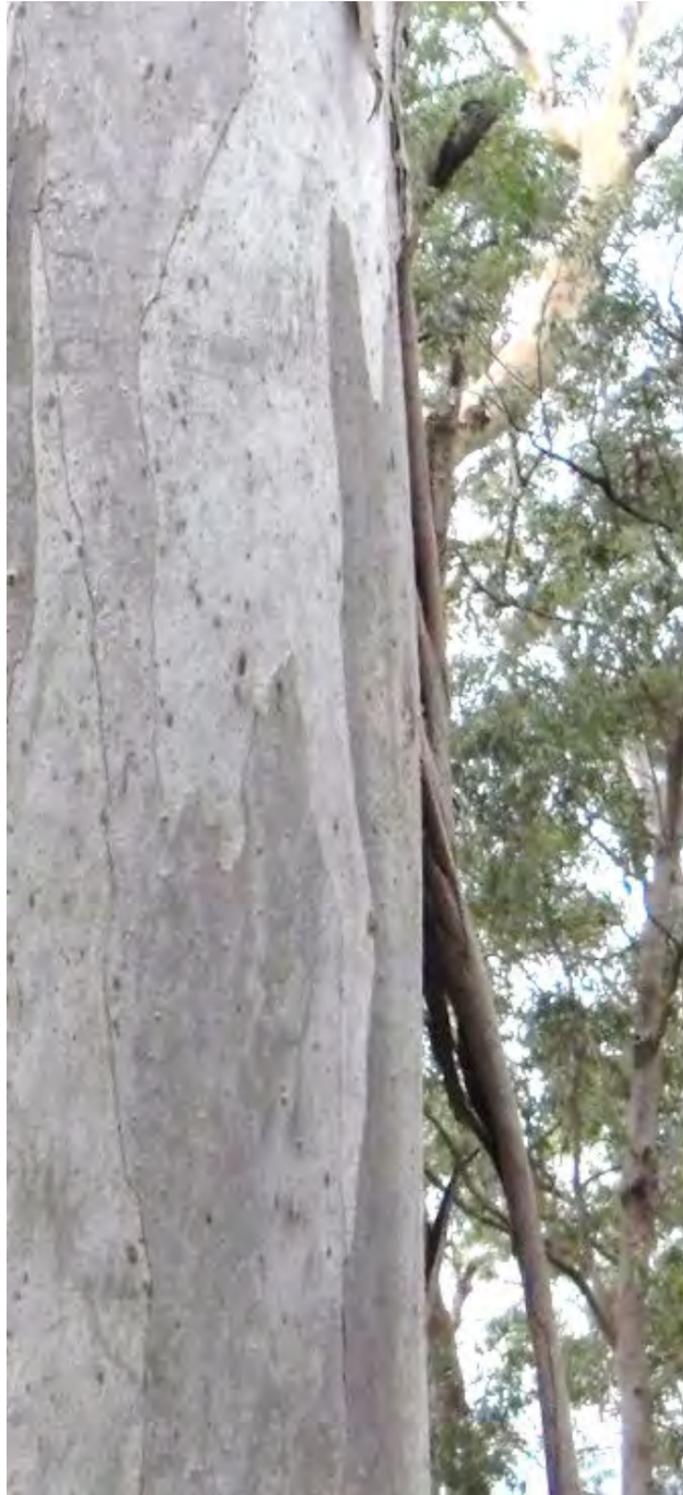
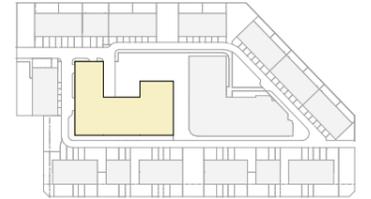


FLOORPLAN

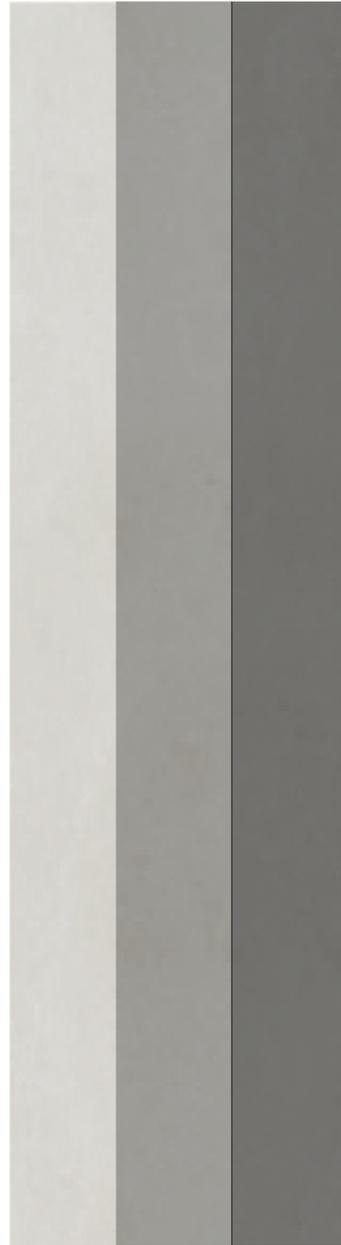


INDICATIVE MATERIALS PALETTE - RESIDENTIAL AGED CARE

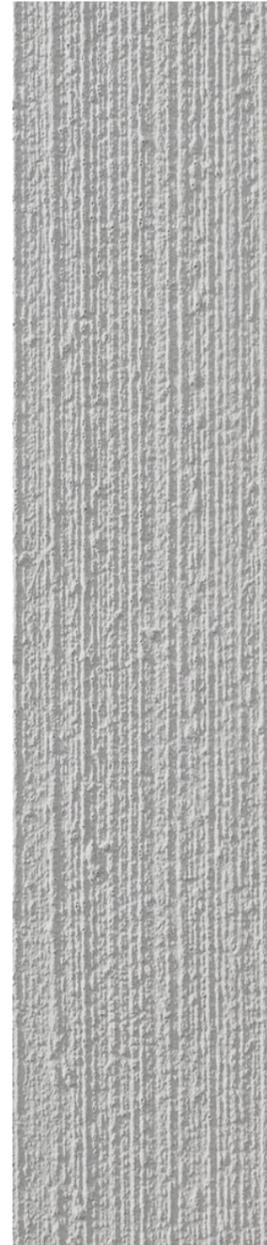
KEY PLAN



Bricks



Render /concrete finish
(3 shades)



Concrete with
texture finish



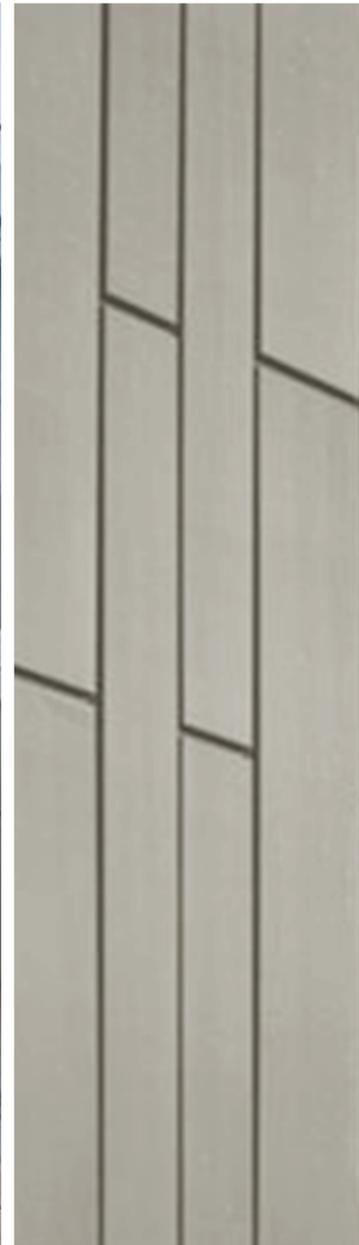
Timber
look finish



Mullion
finish



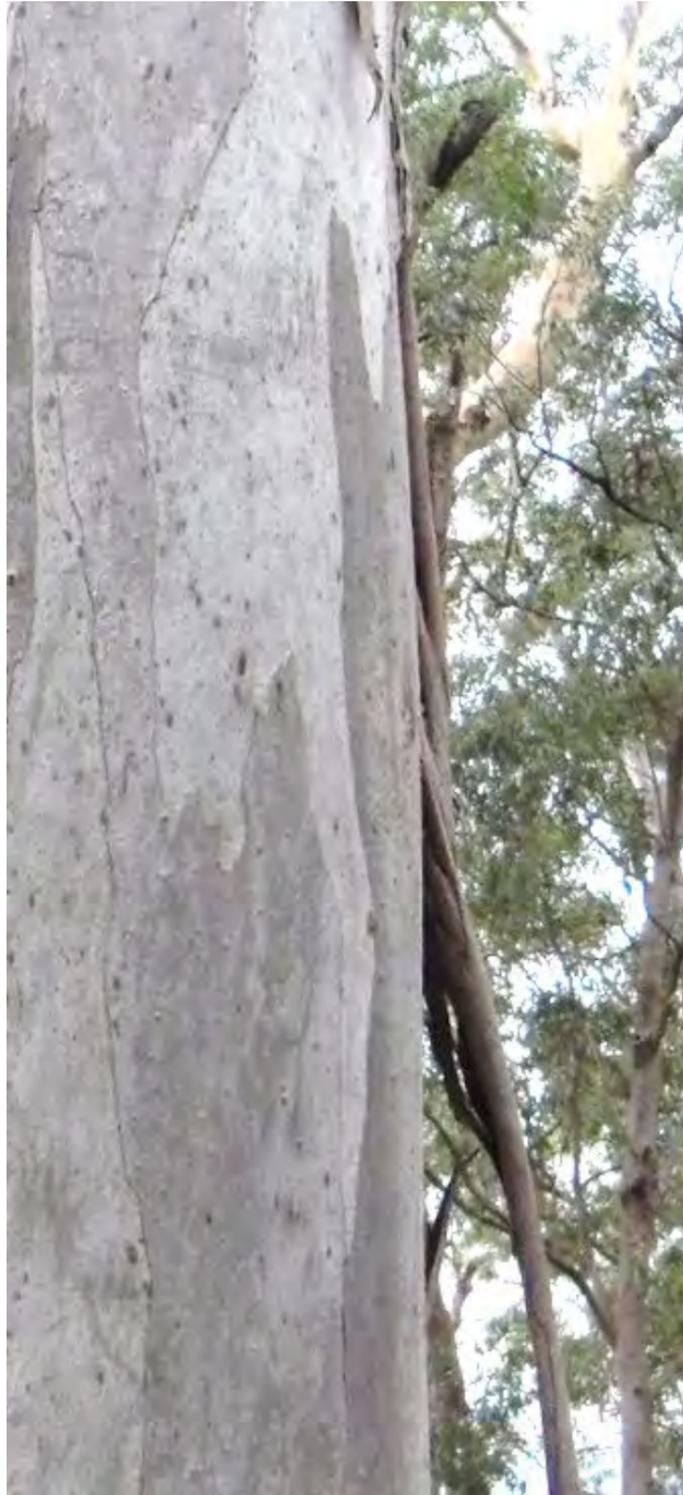
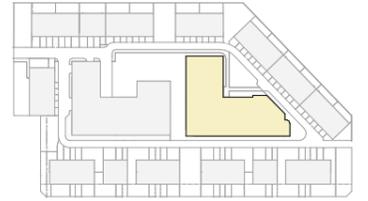
Glass
Finish



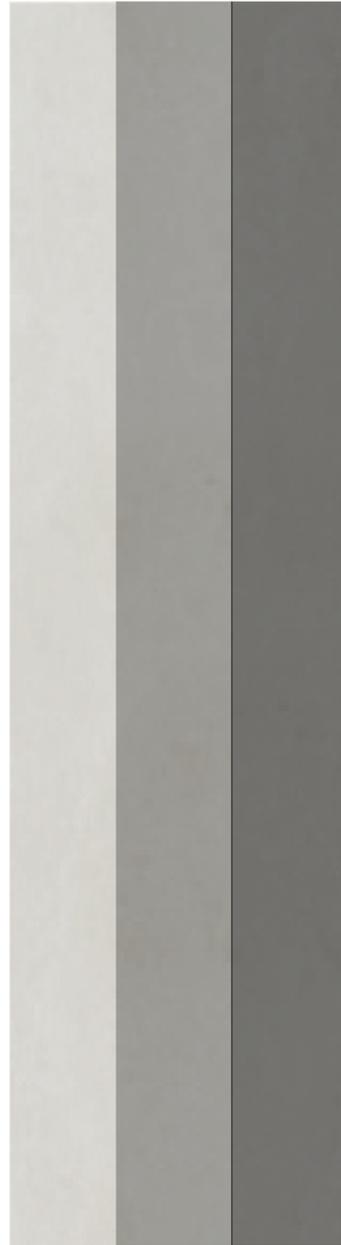
Metal finish

INDICATIVE MATERIALS PALETTE - INDEPENDENT LIVING APARTMENTS

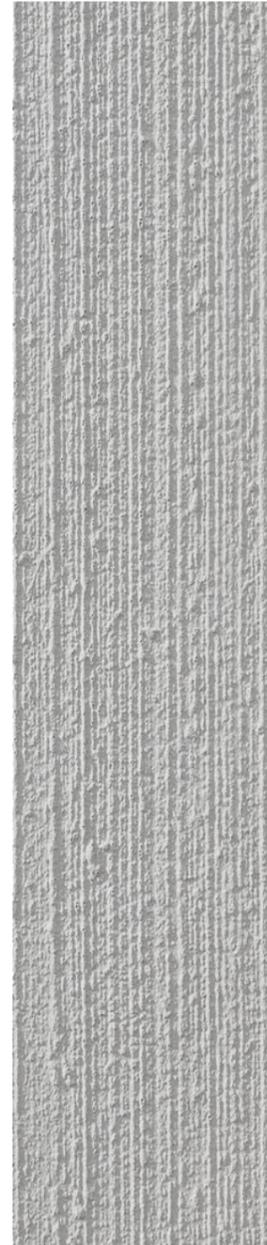
KEY PLAN



Bricks



Render /concrete finish
(3 shades)



Concrete with
texture finish



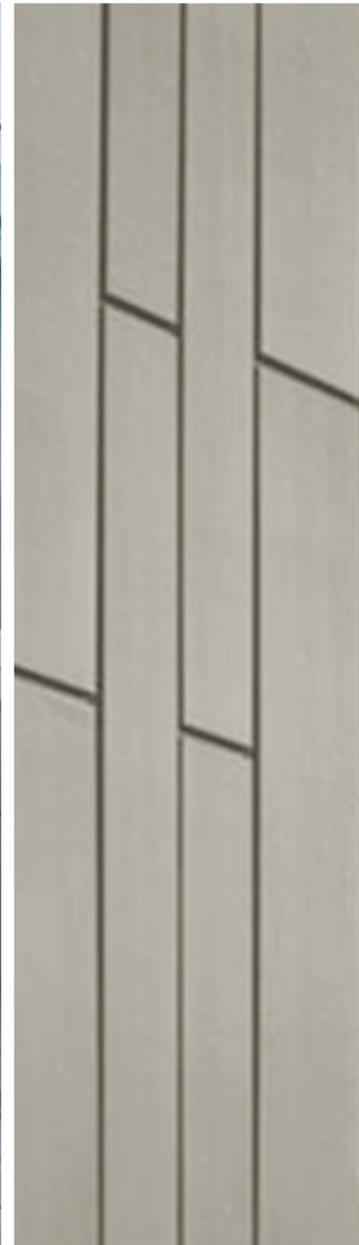
Timber
look finish



Mullion
finish



Glass
Finish

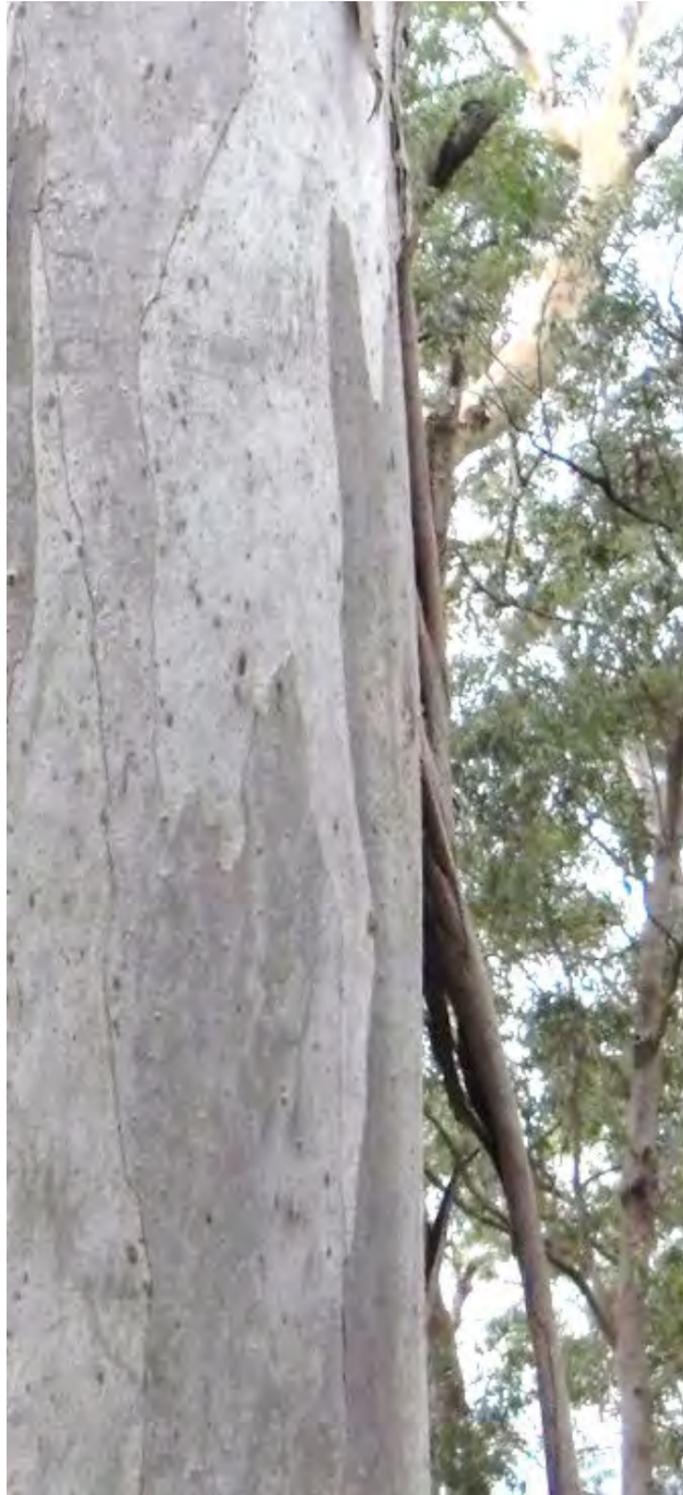
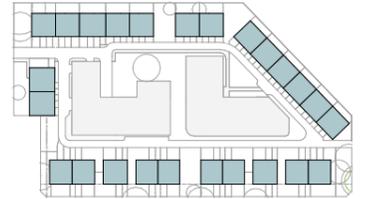


Metal finish
(3 shades)



INDICATIVE MATERIALS PALETTE - VILLAS

KEY PLAN



Bricks



Render /concrete finish (2 shades)



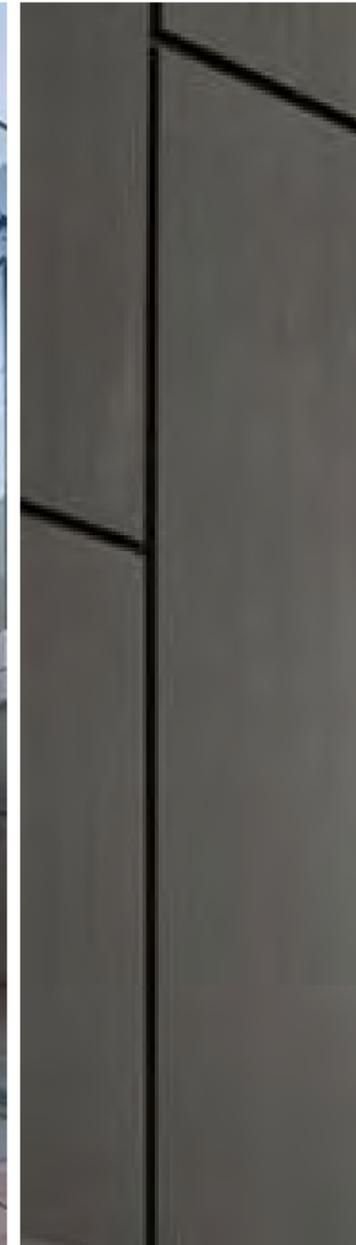
Timber look finish (2 tones)



Mullion finish



Glass Finish

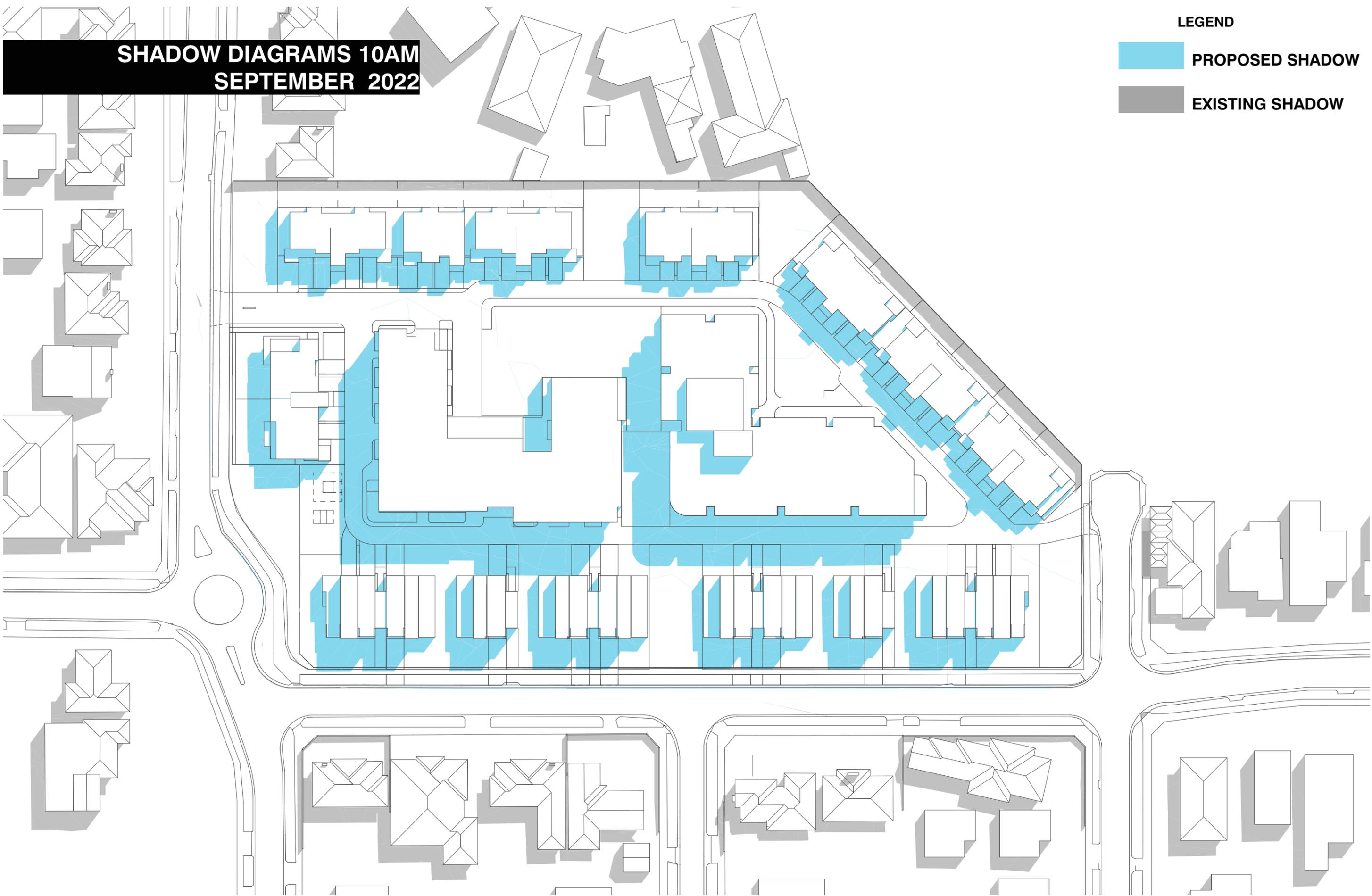


Metal finish

LEGEND

- PROPOSED SHADOW
- EXISTING SHADOW

SHADOW DIAGRAMS 10AM
SEPTEMBER 2022



REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	15/12/22	004
DEVELOPMENT PLAN ISSUE	19/12/22	005
UPDATE TO DP PKG ISSUE	03/03/23	006



PROJECT
SUMMERSSET OAKLEIGH SOUTH

SCALE
1:750 @ A3 0M 12M

DATE
3/03/2023

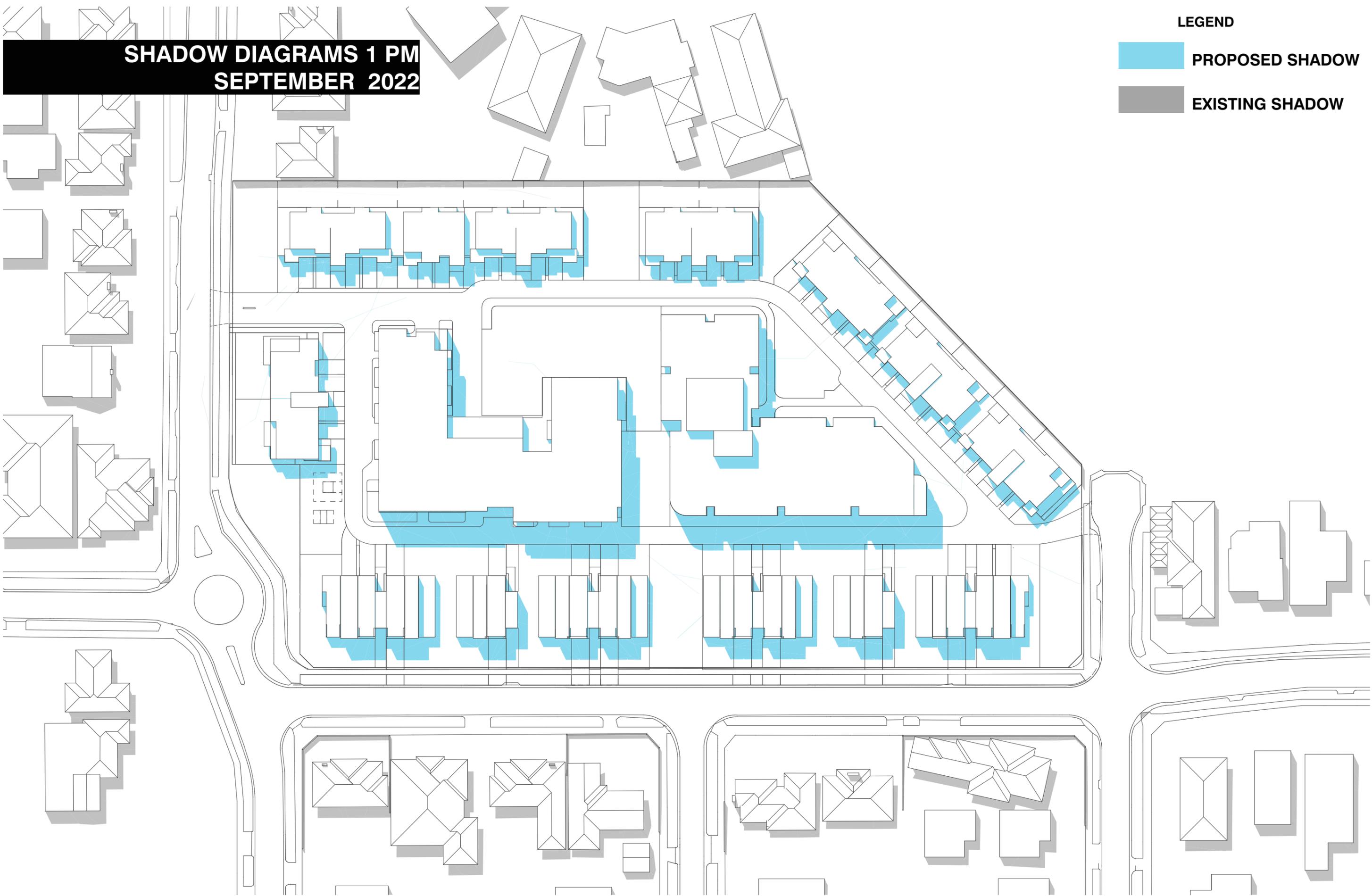
DRAWING NUMBER
DP400



SHADOW DIAGRAMS 1 PM SEPTEMBER 2022

LEGEND

-  PROPOSED SHADOW
-  EXISTING SHADOW



REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	15/12/22	004
DEVELOPMENT PLAN ISSUE	19/12/22	005
UPDATE TO DP PKG ISSUE	03/03/23	006



PROJECT
SUMMERSET OAKLEIGH SOUTH

SCALE
1:750 @ A3 

DATE
3/03/2023

DRAWING NUMBER
DP401



SHADOW DIAGRAMS 3 PM SEPTEMBER 2022

LEGEND

-  PROPOSED SHADOW
-  EXISTING SHADOW



REVISION	DATE	NO.
DEVELOPMENT PLAN ISSUE	15/12/22	004
DEVELOPMENT PLAN ISSUE	19/12/22	005
UPDATE TO DP PKG ISSUE	03/03/23	006



PROJECT
SUMMERSSET OAKLEIGH SOUTH

SCALE
1:750 @ A3 

DATE
3/03/2023

DRAWING NUMBER
DP402



LOCATIONS

Fender Katsalidis is based in Melbourne, Sydney, and Brisbane. We also have a sister office in London.

MELBOURNE

2 Riverside Quay, Southbank
Victoria 3000 Australia
T: +61 3 8696 3888

SYDNEY

L21, 259 George Street, Sydney
New South Wales 2000 Australia
T: +61 2 8216 3500

BRISBANE

L34, 123 Eagle Street, Brisbane
Queensland 4000 Australia
T: +61 7 3668 0681

fk@fkaustralia.com
www.fkaustralia.com

SISTER OFFICE LONDON

L1, 44-46 Scrutton Street
London EC2A 4HH
United Kingdom
T: +44 20 3772 7320
info@afkstudios.com
www.afkstudios.com