



# Wise Wellness, Mulgrave

## Children's Centre - Town Planning

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Prepared for  
Adidem

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Issued  
05 October 2017

# We create amazing places



SJB is passionate about the possibilities  
of architecture, interiors, urban design  
and planning.

Let's collaborate.

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# Contents



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## Urban Context Assessment

### 1.1 Strategic Site Location

Located in the suburb of Mulgrave, 25km southeast of the Melbourne CBD, the subject site is in a predominantly low-density residential area adjacent to the suburbs of Clayton, Clayton South, Springvale, Wheelers Hill and Notting Hill.

Monash Freeway and the East Link are the major roads and transport corridors connecting the site to the Melbourne CBD and other regional precincts. Wellington Road provides direct connection to Port Phillip Bay and its adjacent suburbs.

The site benefits from proximity to areas of interest, such as Dandenong Valley Parklands (1.6km), and Dandenong and Clayton national employment and innovation clusters (1.8km and 5.3km respectively).

Glen Waverley is the closest railway station, 6.2km north west of the site. High-frequency bus services (routes 900, 802, 682, 850, 691, 862) with stops on Wellington Road and Jacksons Road directly adjacent to the site, ensure residents enjoy ready access to surrounding neighbourhoods.



- ★ Subject Site
- Town Centres
- National Employment Cluster
- Arterial Route
- - - - Railway Line

## Urban Context Assessment

### 1.2 Urban Context

#### Location

At a neighbourhood scale the site is almost completely cut-off from the surrounding residential context, both visually and physically, with Wellington Road running along its northern perimeter and Jacksons Road along its eastern perimeter intersecting in the northeast corner. Both roads, in particular Wellington Road, carry heavy vehicle traffic, including buses and trucks, which create a barrier between the site and its surrounding residential context.

The separation of the site is accentuated by the internal and surrounding topography with a steep slope from the western boundary down toward the east and another one between the two land parcels. The site level is above the residences across Wellington and Jacksons Roads and below the developments along its southern and western perimeters.

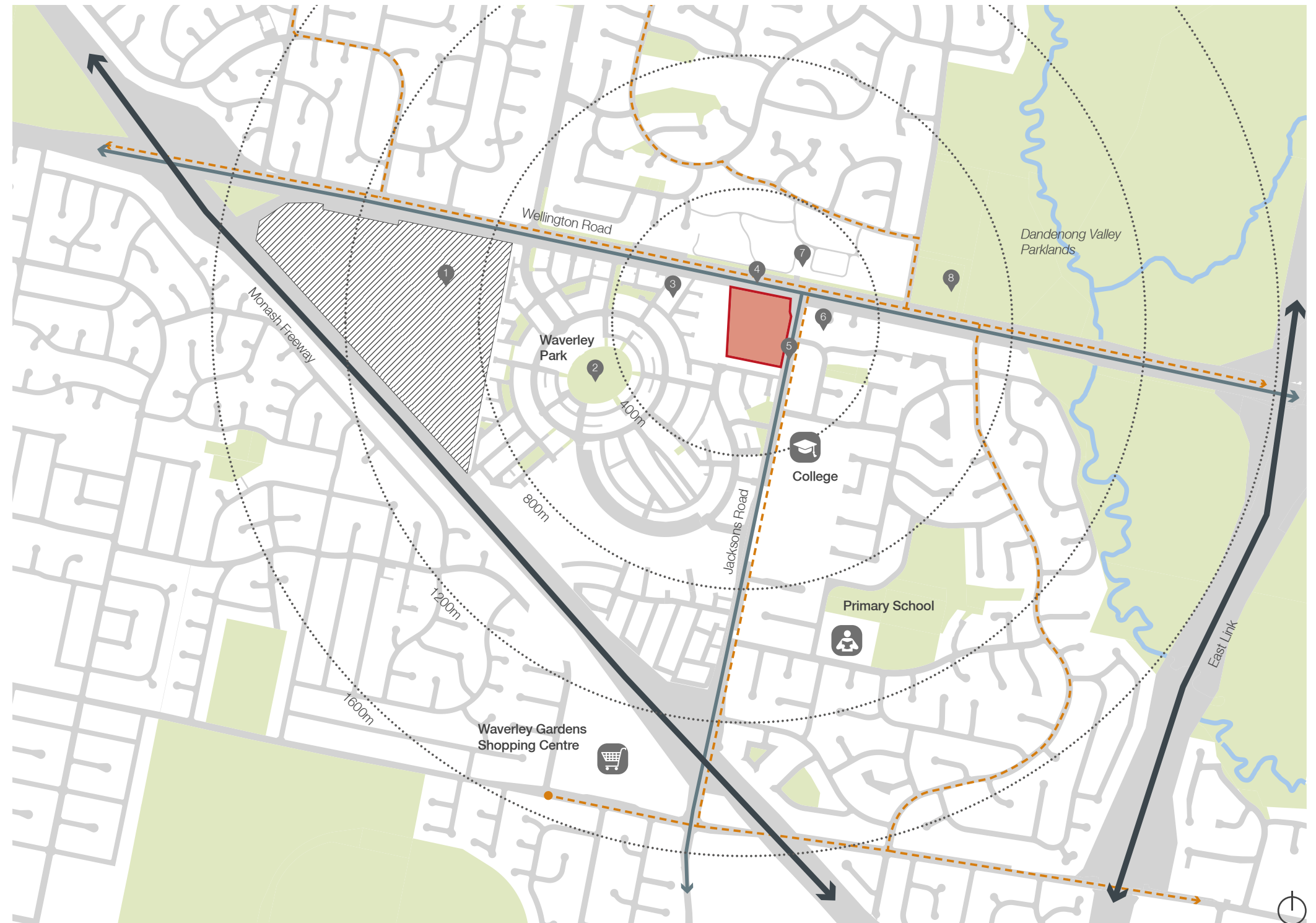
This level separation leads to a lack of connectivity with the surrounding context however, it provides opportunities for an higher built form with very limited amenity impacts on neighbouring developments.

#### Built Form

The subject site currently lacks an established urban typology or a defined urban configuration. The existing buildings are recessed from the roads and cannot be seen by pedestrians and drivers passing by.

In contrast, the surrounding development pattern is generally comprised of one and two-storey detached single houses with some warehouse buildings along Wellington Road. Within this context the site presents an opportunity to introduce a new urban typology that is responsive to neighboring properties, while addressing street frontages.

- Subject Site
- Land Parcels
- Warehouse/Industrial Typology
- Low Scale Residential Context
- Open Space
- Freeway
- Arterial Route
- Bus Route



## Urban Context Assessment

### 1.3 Site Conditions

The subject site is a rectangular shape, with a 184 metre frontage to Wellington Road, a 208 metre secondary frontage to Jacksons Road, and an area of 36,673 sqm (being 3.67 hectares). The site's topography rises 15 metres towards the west, with landscape mounding and retaining walls abutting parts of all frontages of the site. It sits adjacent to a low-density residential context, which contains fine grain established detached properties abutting the site to the south. The site currently has two access points, one at Wellington Road the other one at Jacksons Road, which facilitates pick-ups and drop-offs.



Urban Context Assessment

1.4 Photos of Site's Opportunities and Constraints



1) Opportunity for active interface at Jacksons Road



2) Significant Oak Tree



3) Bike path at Wellington Road



4) High-speed traffic at Wellington Road interface



5) Opportunity for greater landscape terracing along Jacksons Roads



6) Topography levels along the southern boundary of the site



## Urban Context Assessment

### 1.5 Existing Planning Controls

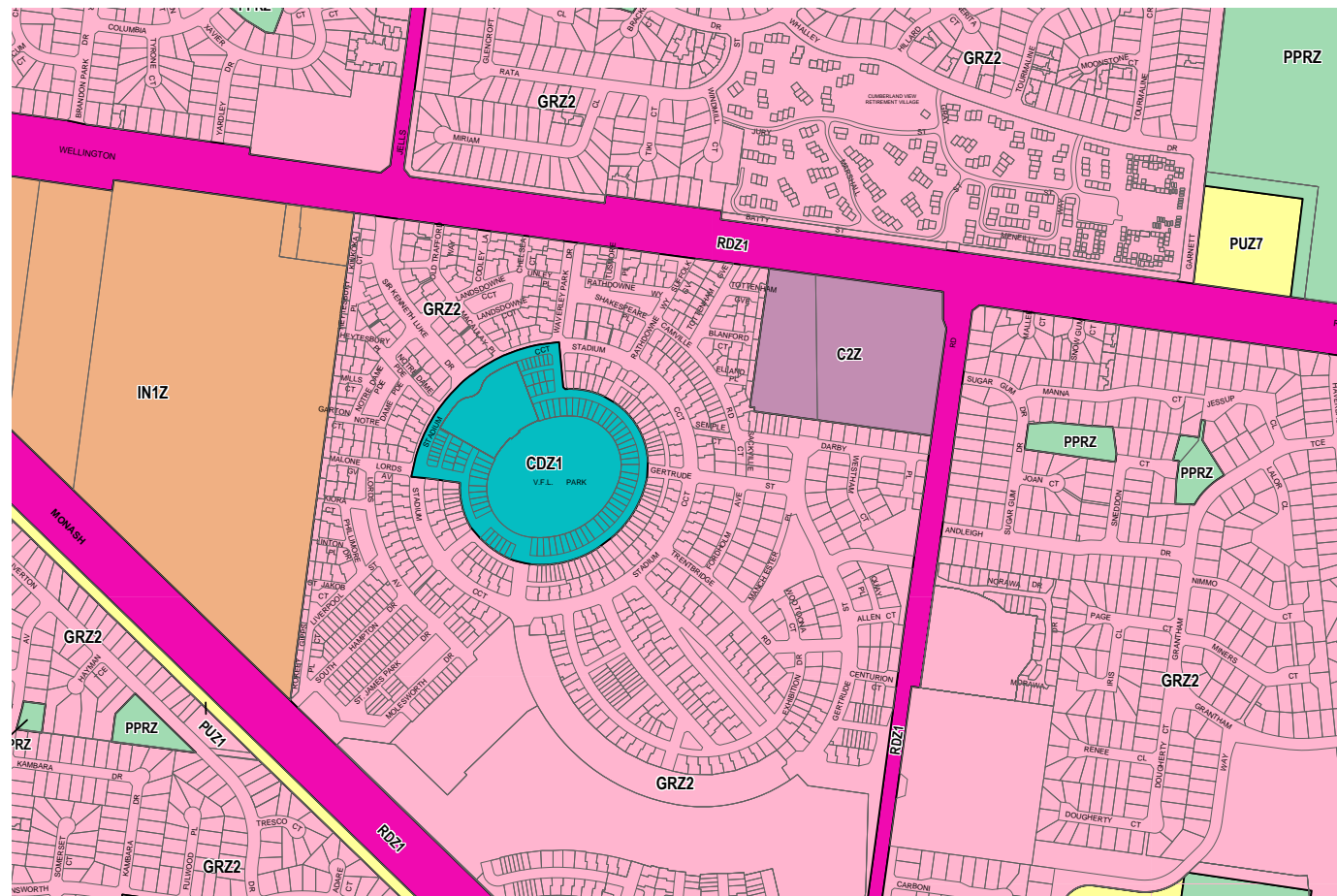
The site is currently zoned Commercial 2 and covered by a Design and Development Overlay Schedule 1.

The key purpose of the Commercial 2 Zone is to encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services. Notably the construction and use of childcare centres are allowed under this zoning.

The key purpose of the Design and Development Overlay is to identify areas which are affected by specific requirements relating to the design and built form of new development. Schedule 1 relates to 'industrial and commercial design' and, whilst not mandatory,

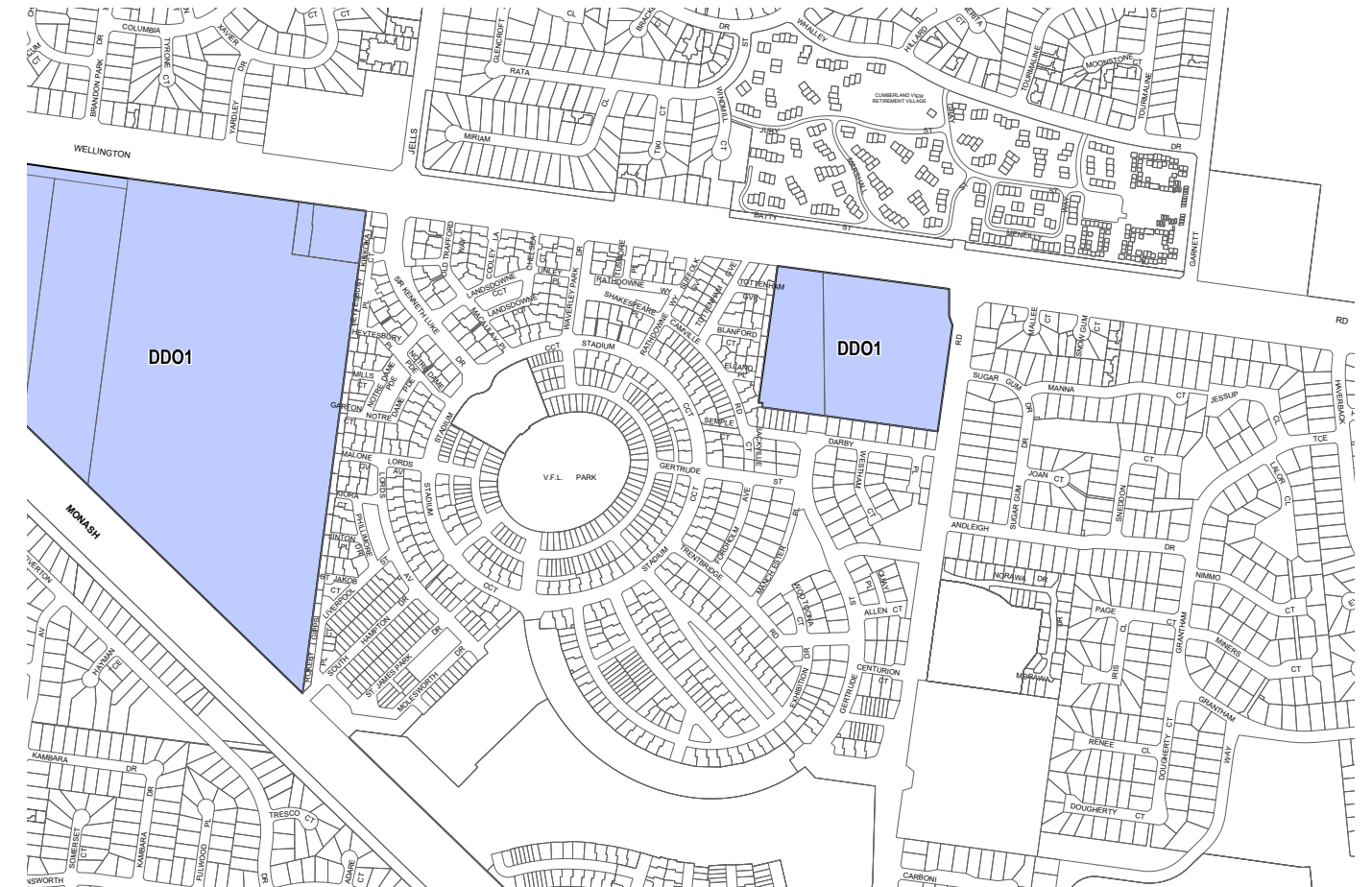
notably seeks for a 20-metre building setback from both Wellington Road and Jacksons Road along the subject site.

#### Zones Map



Source: Monash Planning Scheme, 2014

#### Design and Development Overlay Map

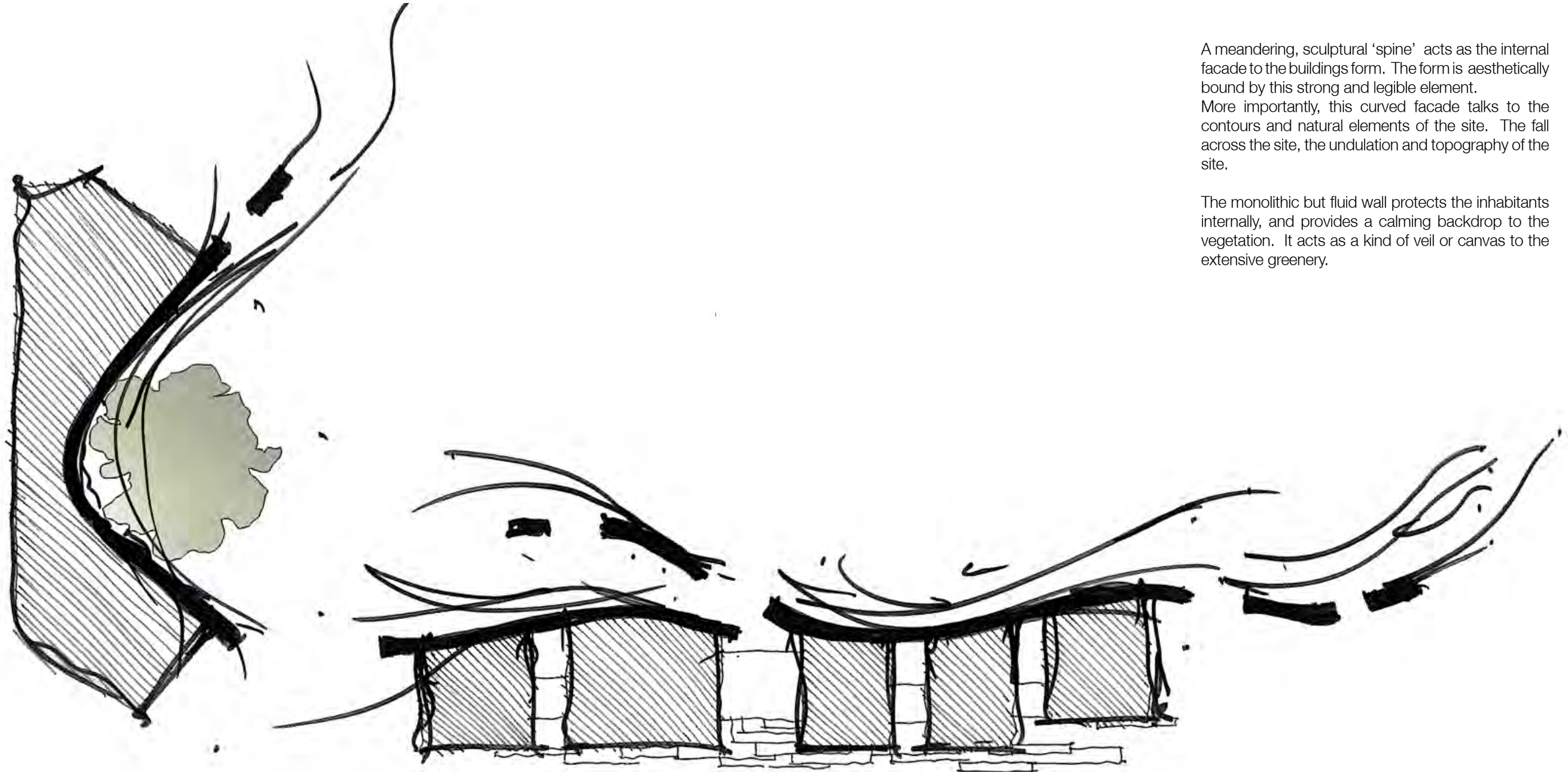


Source: Monash Planning Scheme, 2015



## Design Response

### 2.1 Design Concept



Possible Future Built Form

A meandering, sculptural 'spine' acts as the internal facade to the buildings form. The form is aesthetically bound by this strong and legible element. More importantly, this curved facade talks to the contours and natural elements of the site. The fall across the site, the undulation and topography of the site.

The monolithic but fluid wall protects the inhabitants internally, and provides a calming backdrop to the vegetation. It acts as a kind of veil or canvas to the extensive greenery.

## Design Response

### 2.2 Design Concept



The gently curving wall is permeable in sections. This allows controlled views and access into the main courtyard. Constructed of brick the 'spine' is textural, tactile and sculptural. Hit and miss brick allows the glimpses into the courtyard, and brick relief treatment creates animation and playfulness across the surface.

▲ The curvature of the building form also creates a more articulated presentation to the street and the introduction of more greenery as though it bleeds into the building.

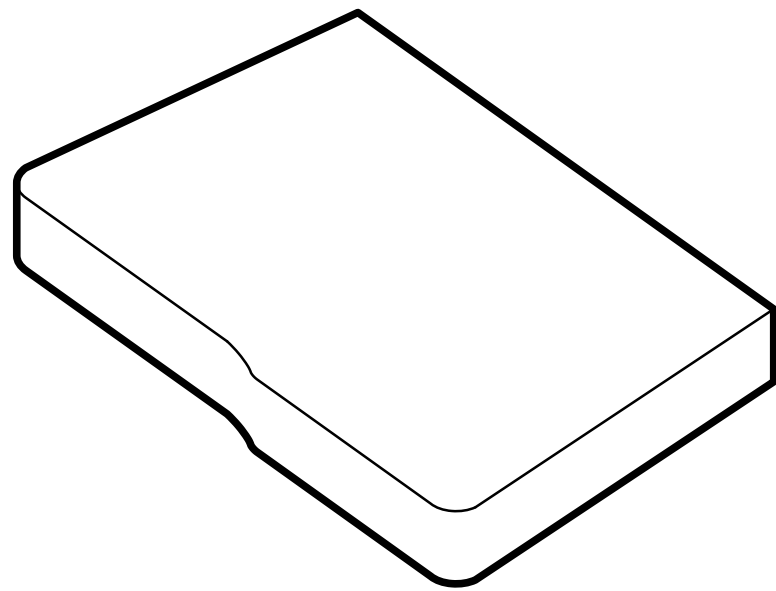
## Design Response

### 2.3 Children's Centre Concept

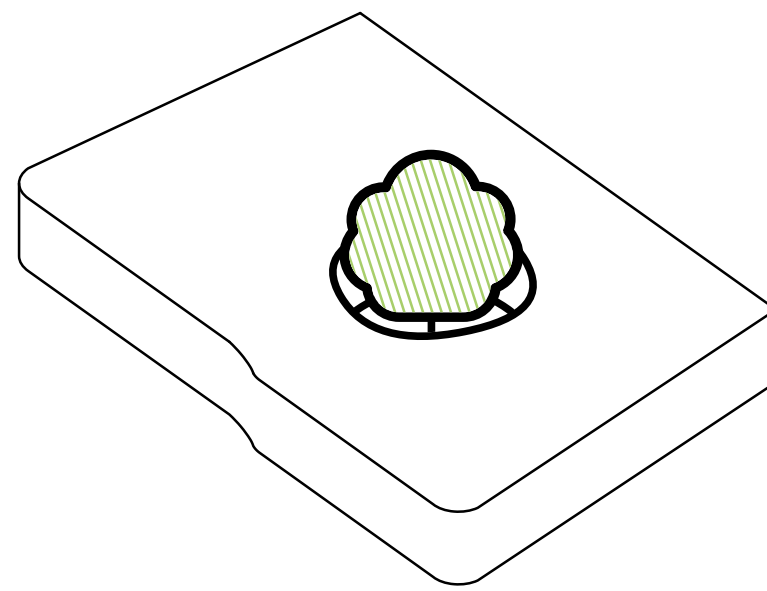


Design Response

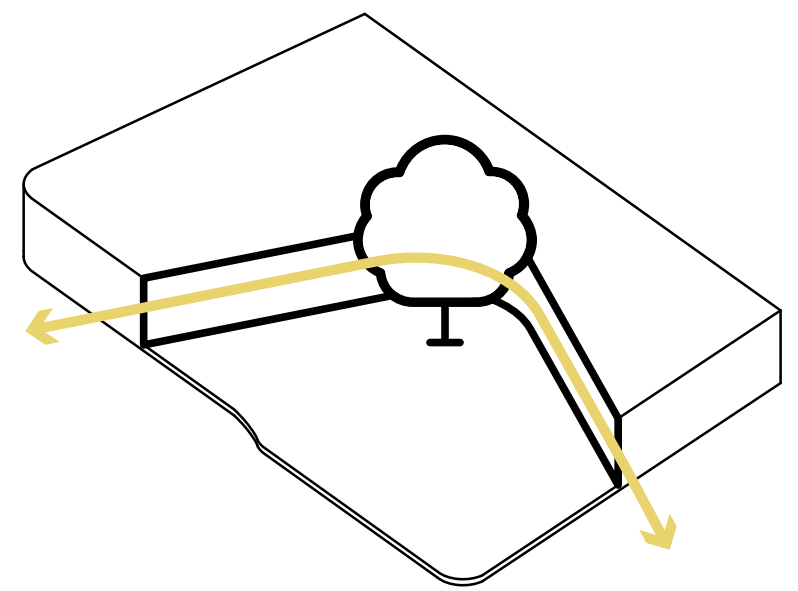
2.4 Massing Diagrams



**Site:**  
Two to three level extrusion.



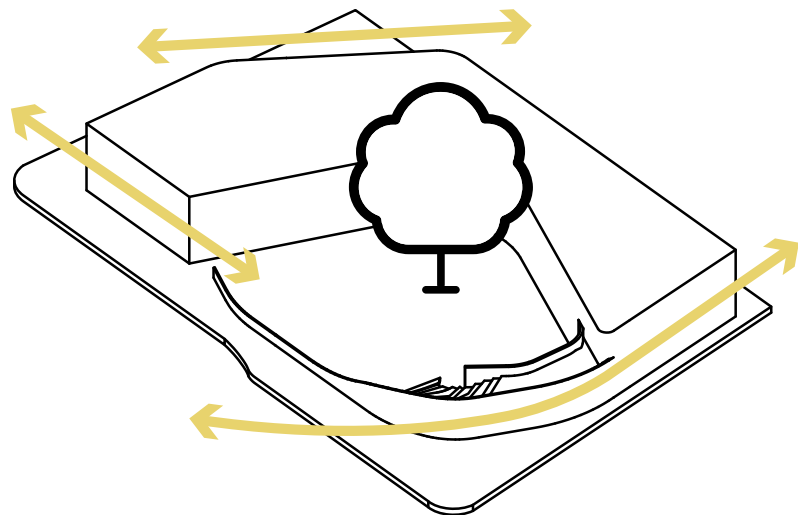
**Tree:**  
Significant tree retained. Building wraps around tree.



**North:**  
Open up main play space to the north. Tree focal point of sculpting.

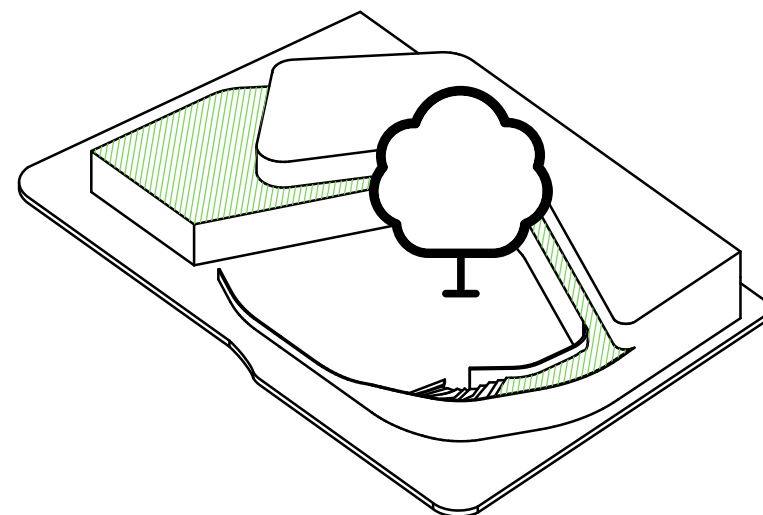
## Design Response

### 2.5 Massing Diagrams



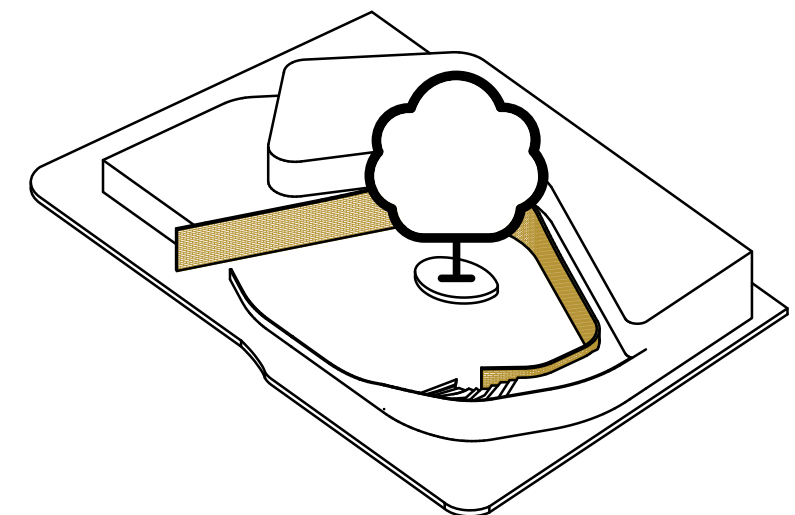
#### **Setback Sculpting:**

Building form pulls away from boundary and curve opens up entry.



#### **Rooftop:**

Upper level is sculpted revealing north and east facing roof terraces that scoop down to the ground.

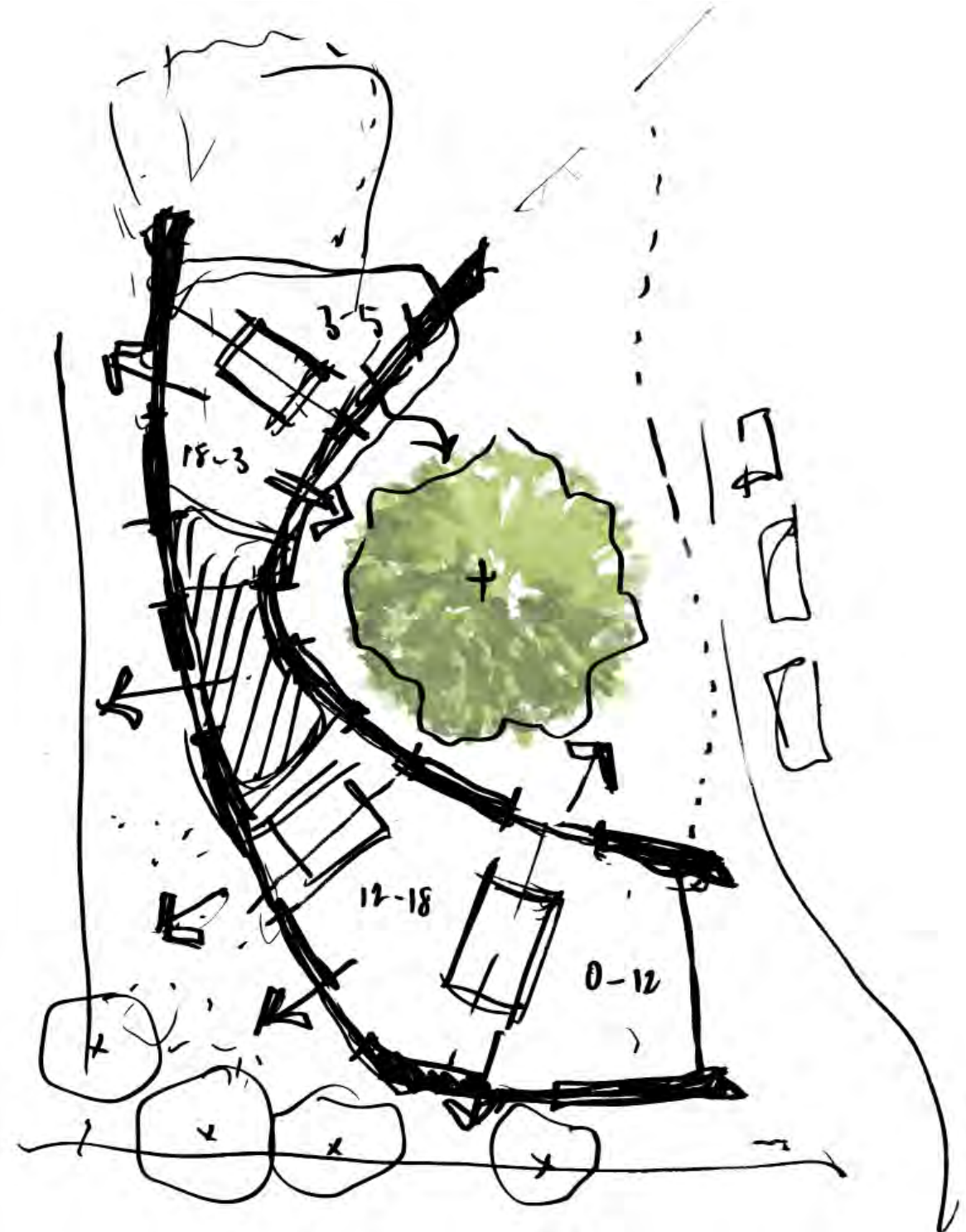


#### **Wall:**

Brick wall surrounds northern courtyard and continues gesture from Wellness Centre connecting the two buildings sculpturally.

Design Response

2.6 Design Concept





Design Response

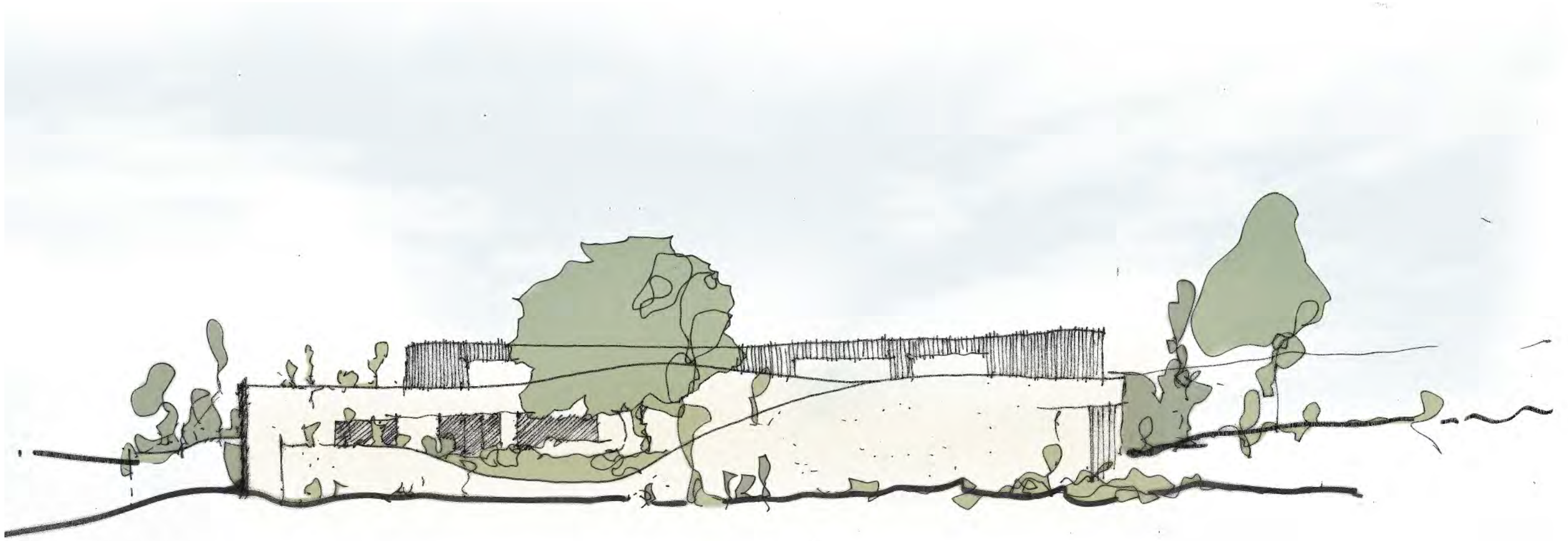
2.7 Design Concept



Internal site view - Looking towards north facade of Children's Centre.

Design Response

2.8 Design Concept



North facade of Children's Centre.

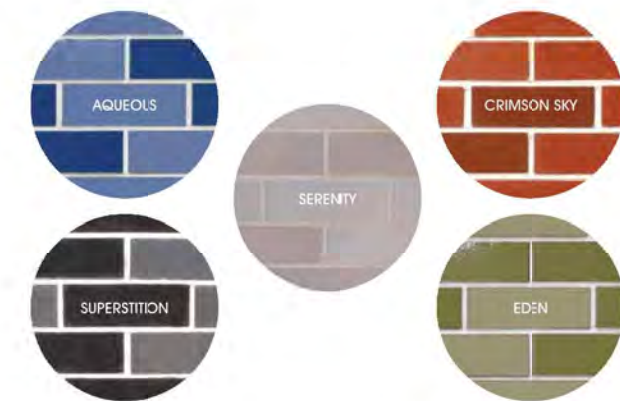
## Design Response

### 2.9 Precedent Study



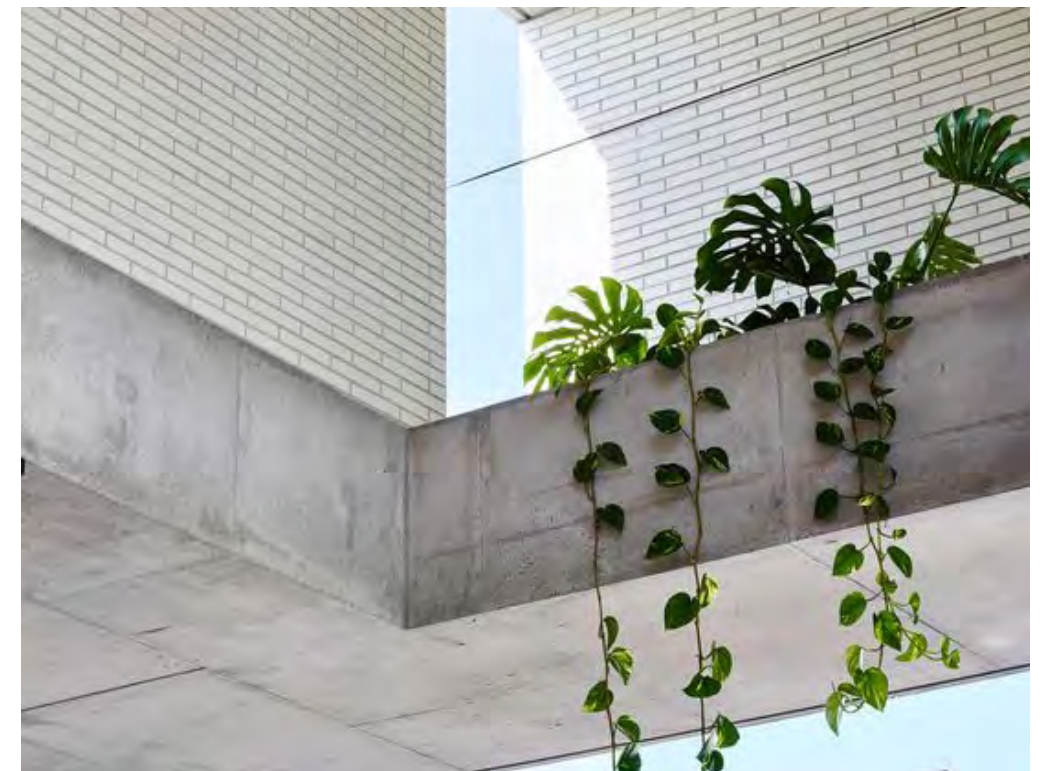
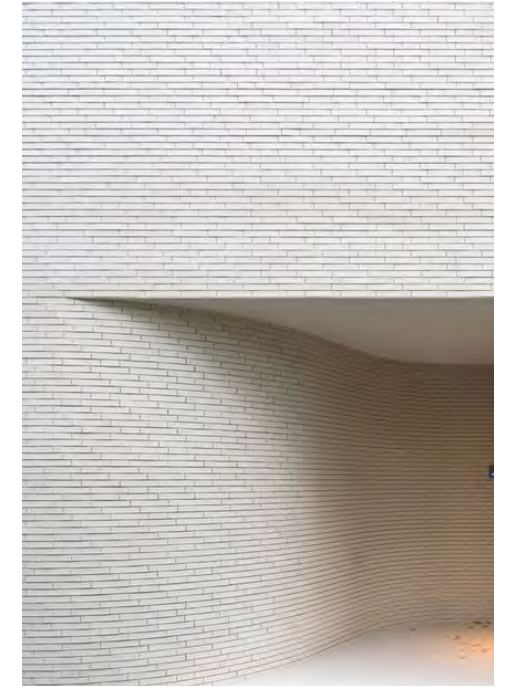
### Glazed Brick

Coloured glazed bricks contrast the white sandstone brickwork and charred timber, creating animation and a sense of playfulness along the facade.



Design Response

2.10 Precedent Study



Design Response

2.11 Precedent Study



Design Response

2.12 Perspective - North Elevation



Design Response

2.13 Perspective - Entry



Design Response

2.14 Perspective - North Courtyard





Design Response

2.15 Perspective - North Courtyard



Design Response

2.16 Perspective - Jacksons Road



Design Response

2.17 Perspective - Jacksons Road looking North



Design Response

2.18 Perspective - Topographical Change in Height along Southern Boundary



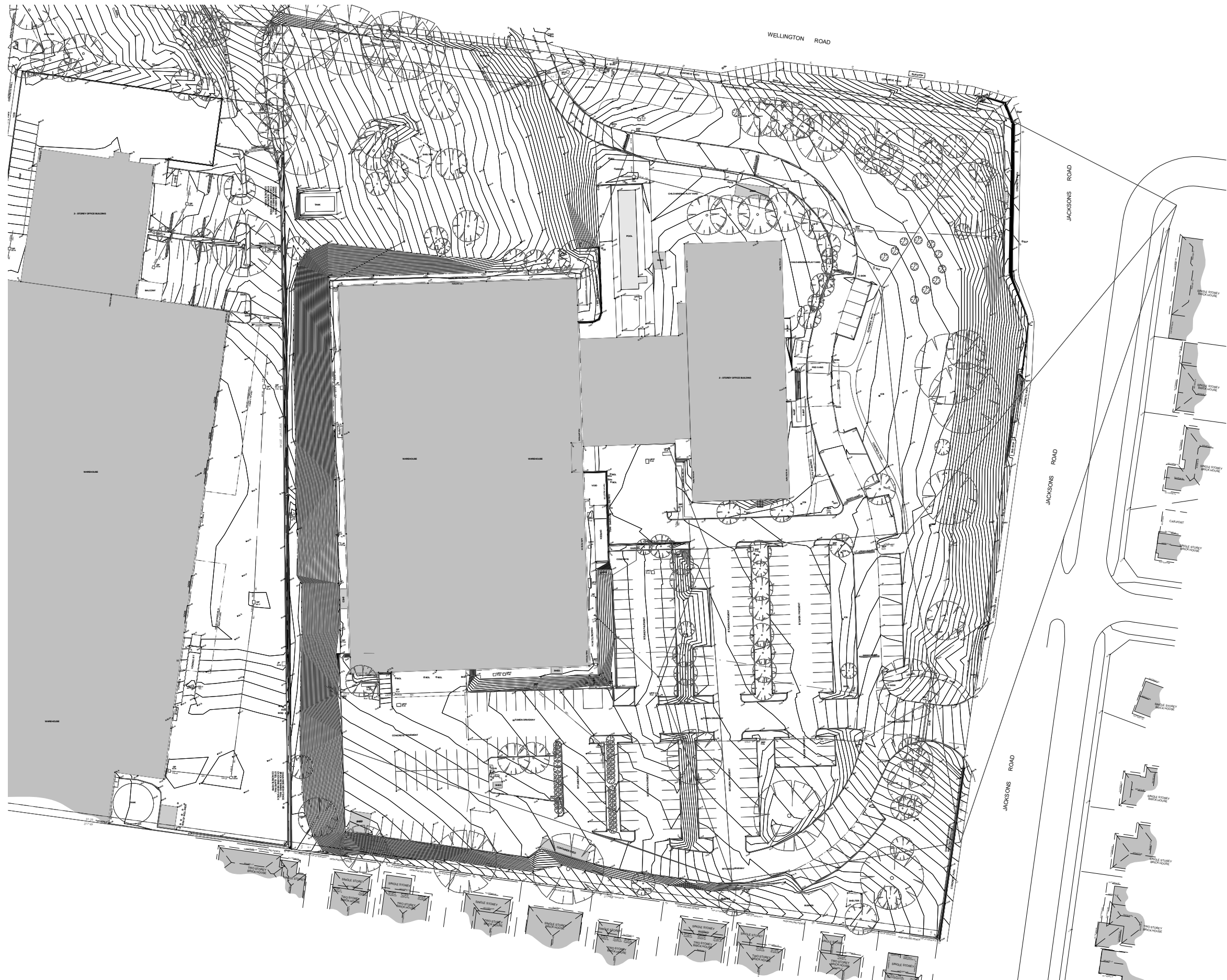
Looking North from Jacksons Road.

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# Documentation

Children's Centre

3



**Site Survey**

Scale  
1:1000@A3



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SD01\_A\_01  
Revision number  
01

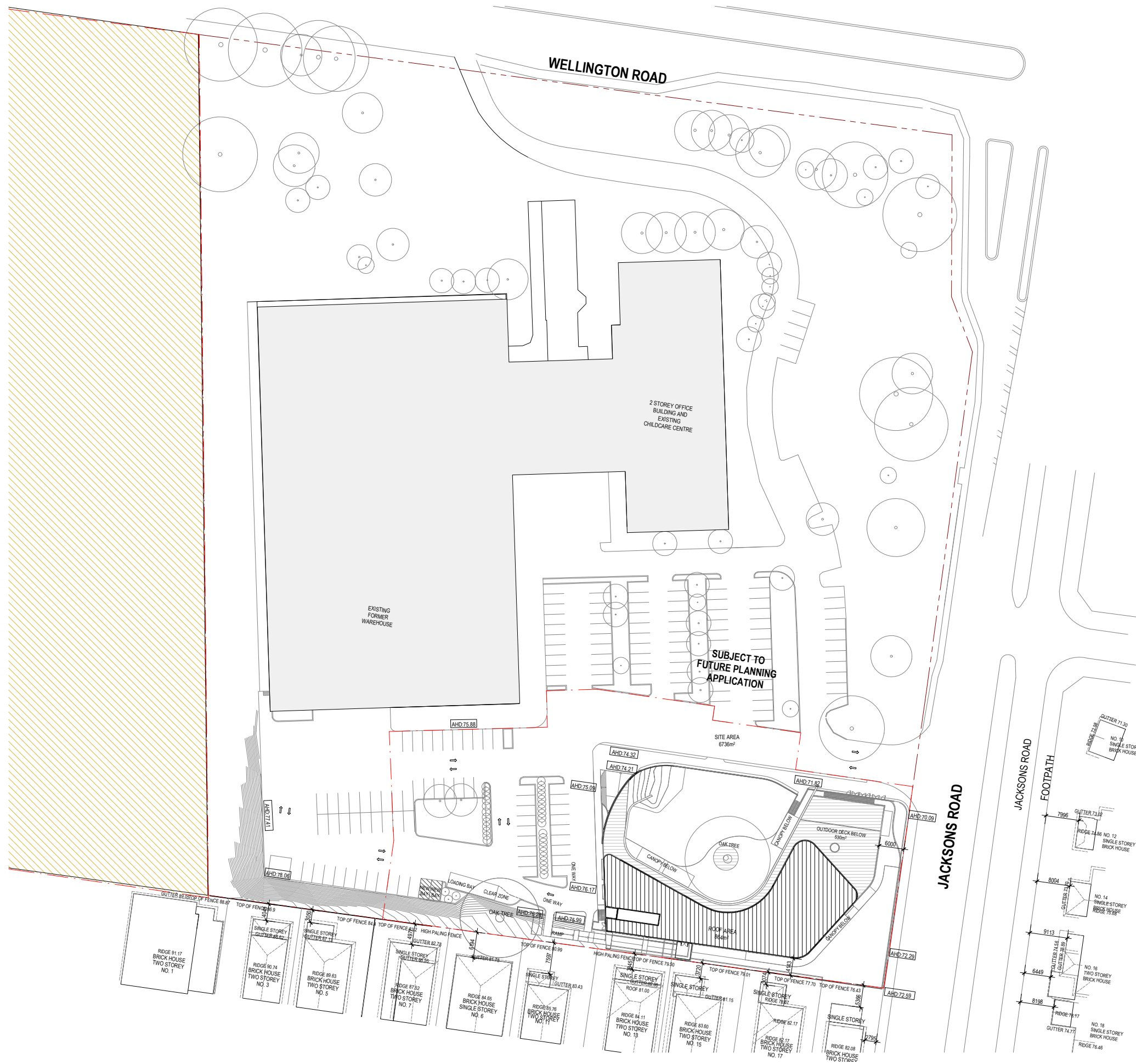
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Children's Centre, Mulgrave

Project address  
Wise Wellness, Mulgrave  
Client  
Adidem Group

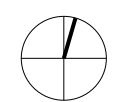
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Site Plan  
Scale  
1:1000@A3



Drawing number  
SD01\_A\_02  
Revision number  
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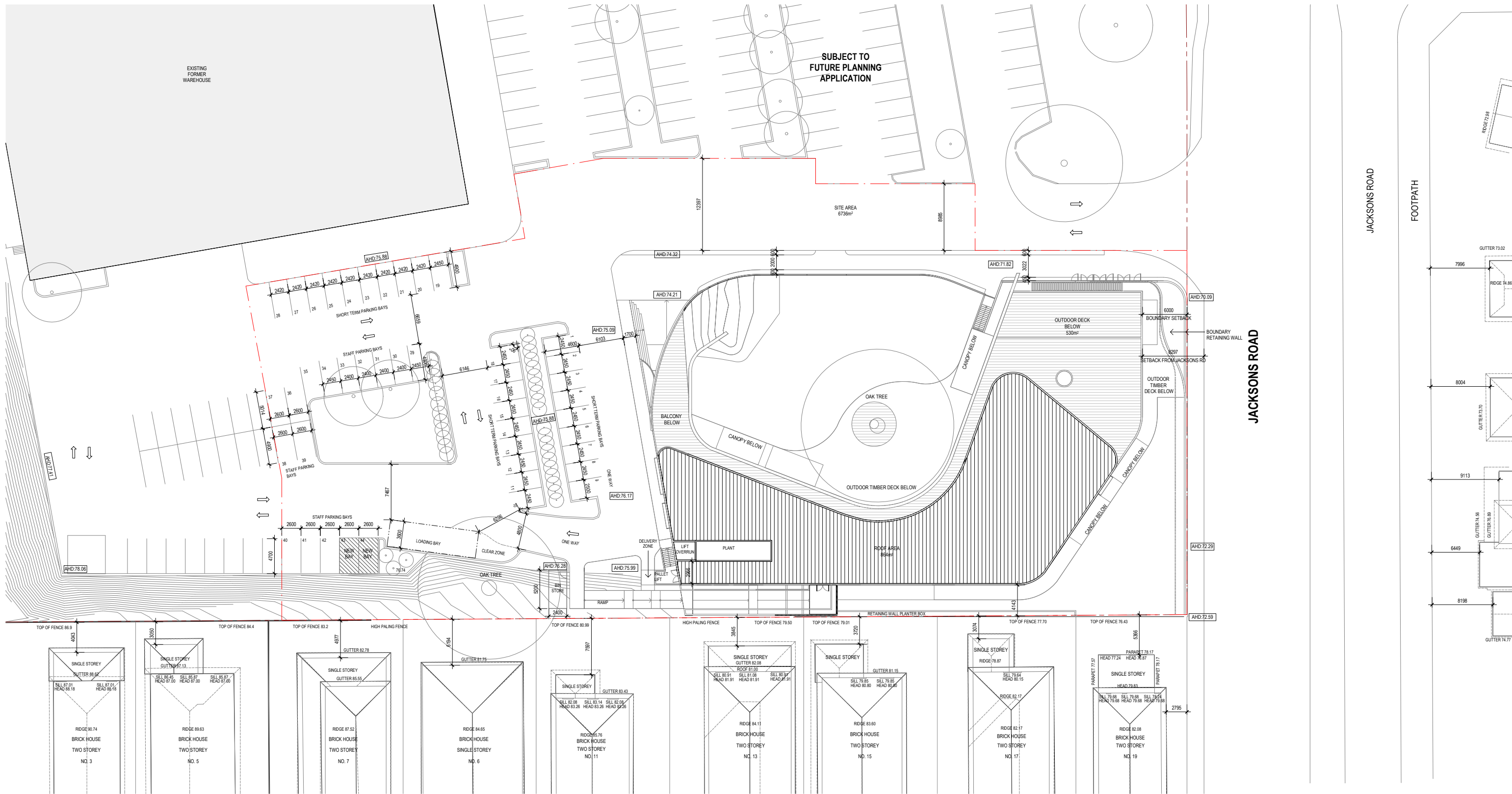
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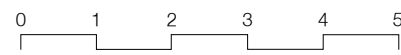
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**Site Plan**

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1:500@A3



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SD01\_A\_03  
Revision number  
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Project number  
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Project name  
Children's Centre, Mulgrave

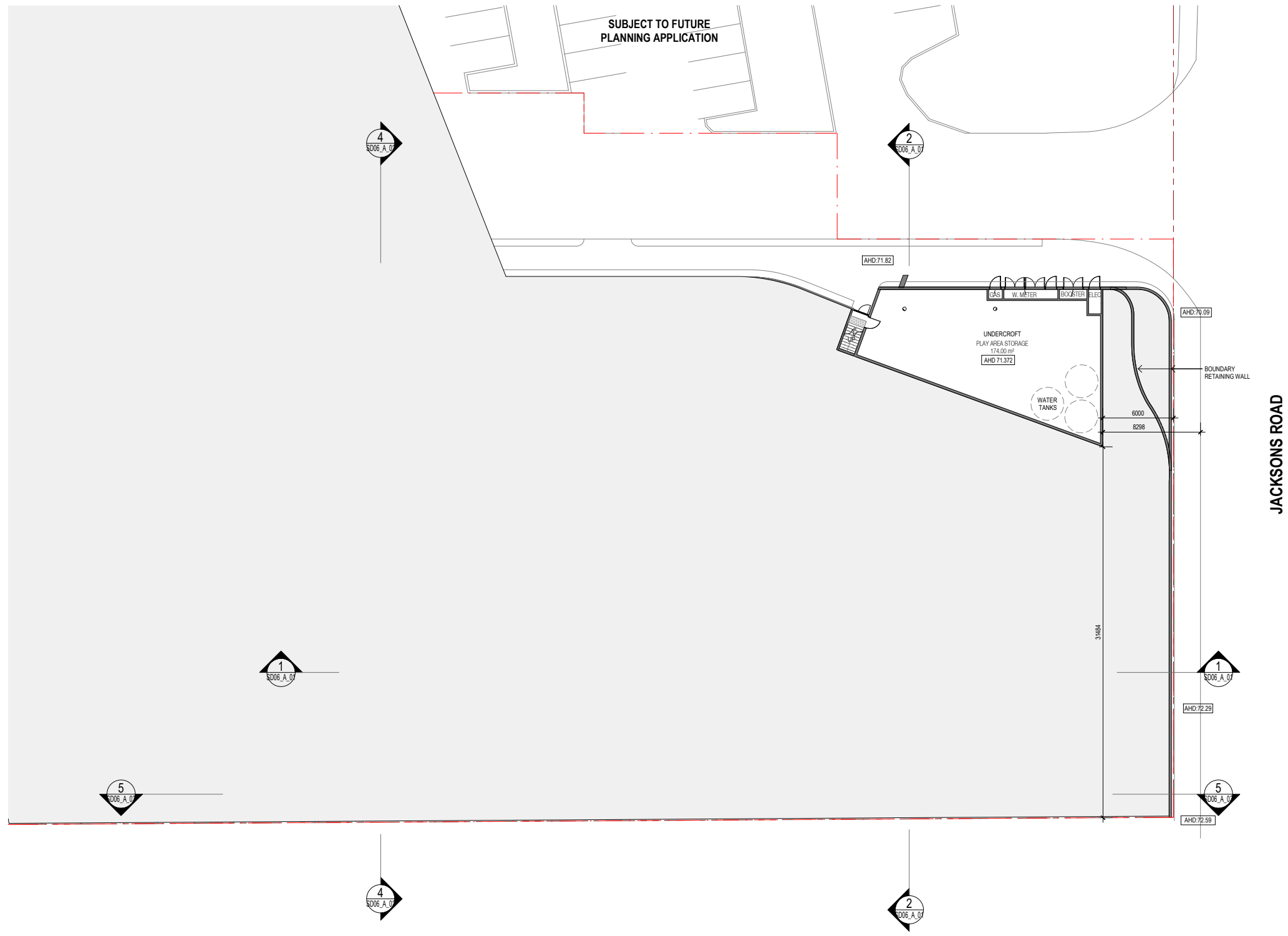
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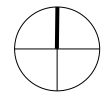
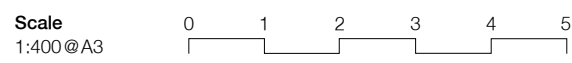
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**Lower Ground Floor Plan**



Drawing number  
SD02\_A\_01  
Revision number  
01

Project number  
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Project name  
Children's Centre, Mulgrave

Project address  
Wise Wellness, Mulgrave  
Client  
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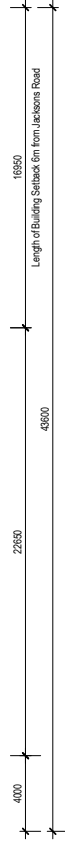
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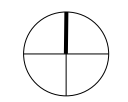
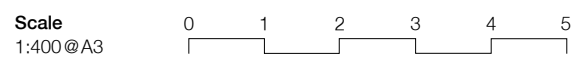




JACKSONS ROAD



Ground Floor Plan



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Revision number  
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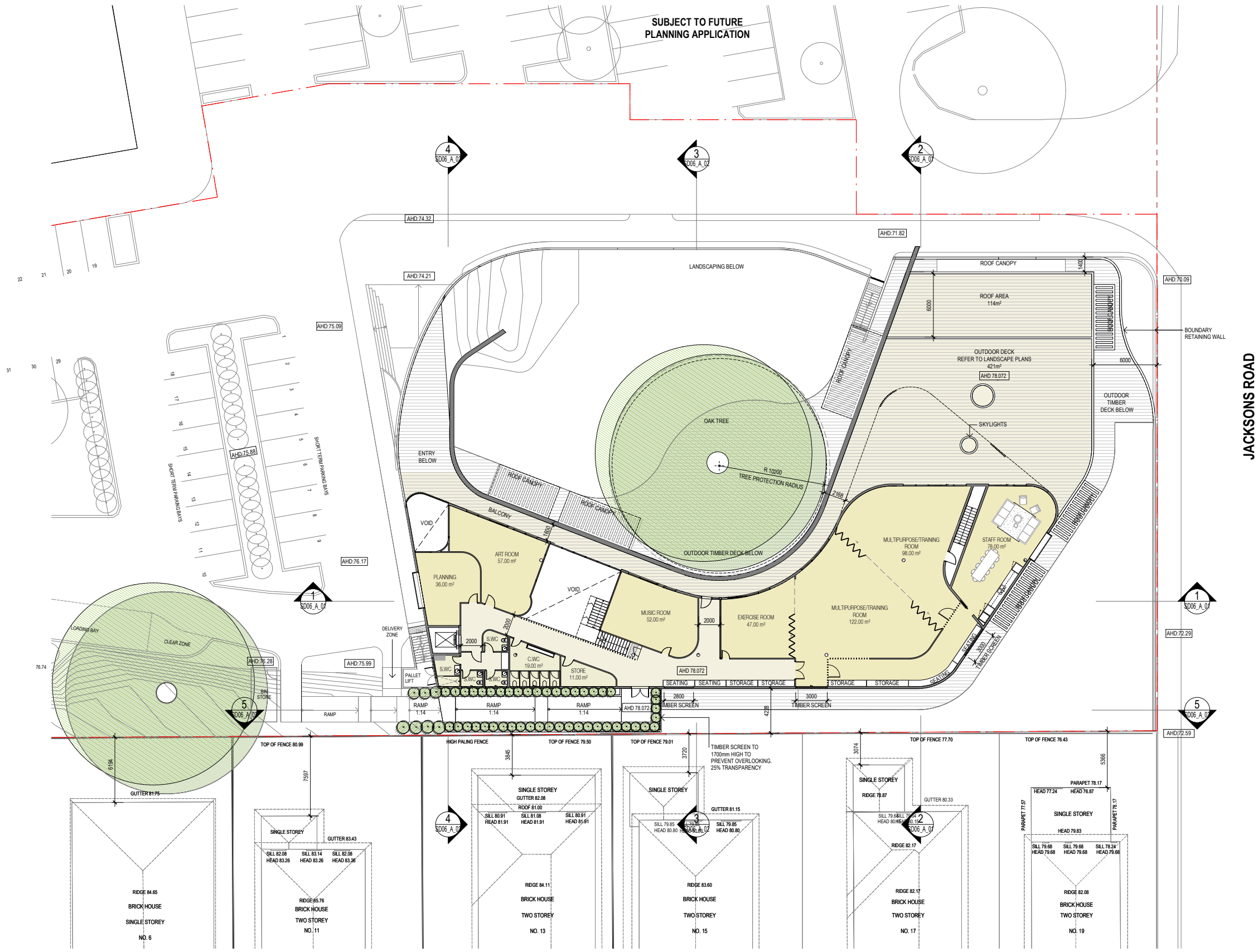
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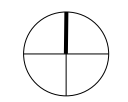
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**Level 1 Floor Plan**

Scale 1:400@A3



Drawing number SD02\_A\_03  
Revision number 01

Project number 21264  
Project name Children's Centre, Mulgrave

Project address Wise Wellness, Mulgrave  
Client Adidem Group

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North Elevation

Scale 1:200@A3

Drawing number SD05\_A\_01  
 Revision number 01

Project number 21264  
 Project name Children's Centre, Mulgrave

Project address Wise Wellness, Mulgrave  
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North Elevation\_Landscaped

Scale  
1:200@A3

Drawing number  
SD05\_A\_02  
Revision number  
01

Project number  
21264  
Project name  
Children's Centre, Mulgrave

Project address  
Wise Wellness, Mulgrave  
Client  
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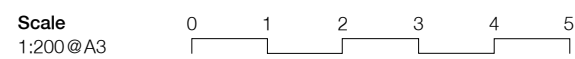
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East Elevation



Drawing number  
SD05\_A\_03  
Revision number  
01

Project number  
21264  
Project name  
Children's Centre, Mulgrave

Project address  
Wise Wellness, Mulgrave  
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Adidem Group

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East Elevation\_Landscaped

Scale 1:200@A3

Drawing number  
SD05\_A\_04  
Revision number  
01

Project number  
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Project name  
Children's Centre, Mulgrave

Project address  
Wise Wellness, Mulgrave  
Client  
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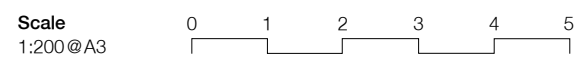
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South Elevation



Drawing number  
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Revision number  
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Children's Centre, Mulgrave

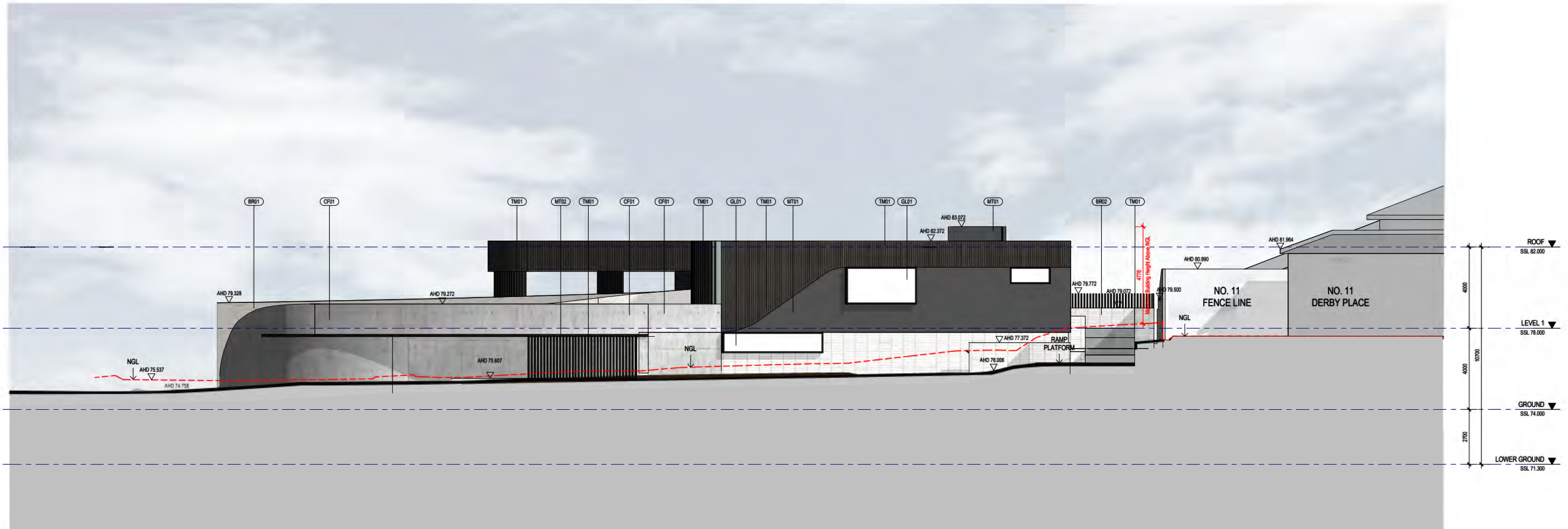
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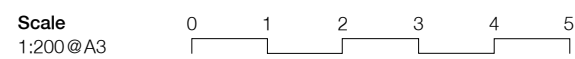
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**West Elevation**



Drawing number  
SD05\_A\_07  
Revision number  
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Project number  
21264  
Project name  
Children's Centre, Mulgrave

Project address  
Wise Wellness, Mulgrave  
Client  
Adidem Group

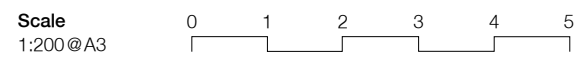
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West Elevation Landscaped



Drawing number  
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Revision number  
01

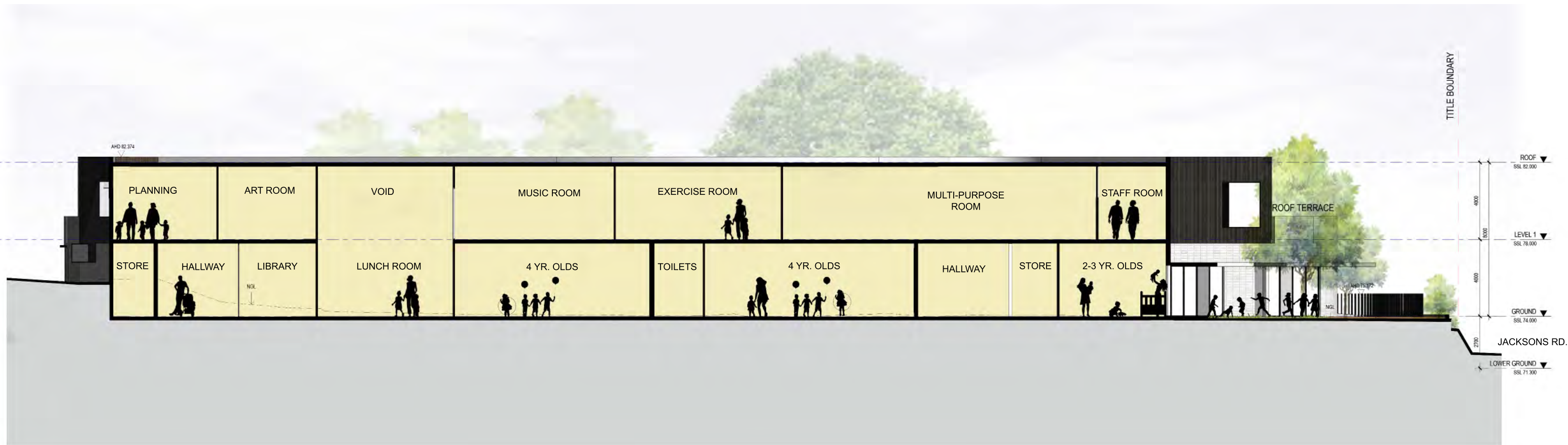
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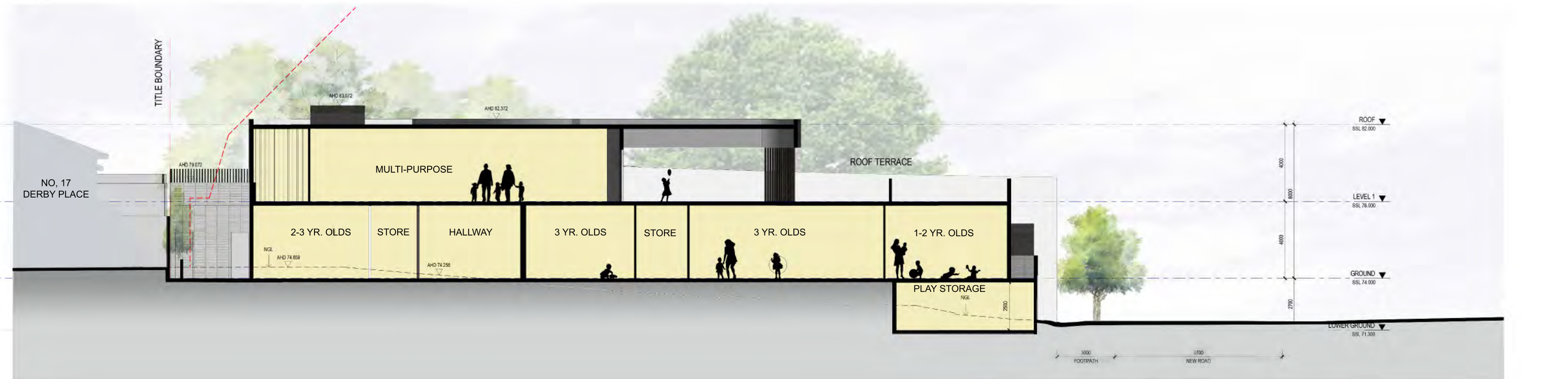
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SECTION 01



SECTION 02

Section 1 and 2

Scale 1:200@A3

Drawing number SD06\_A\_01  
Revision number 01

Project number 21264  
Project name Children's Centre, Mulgrave

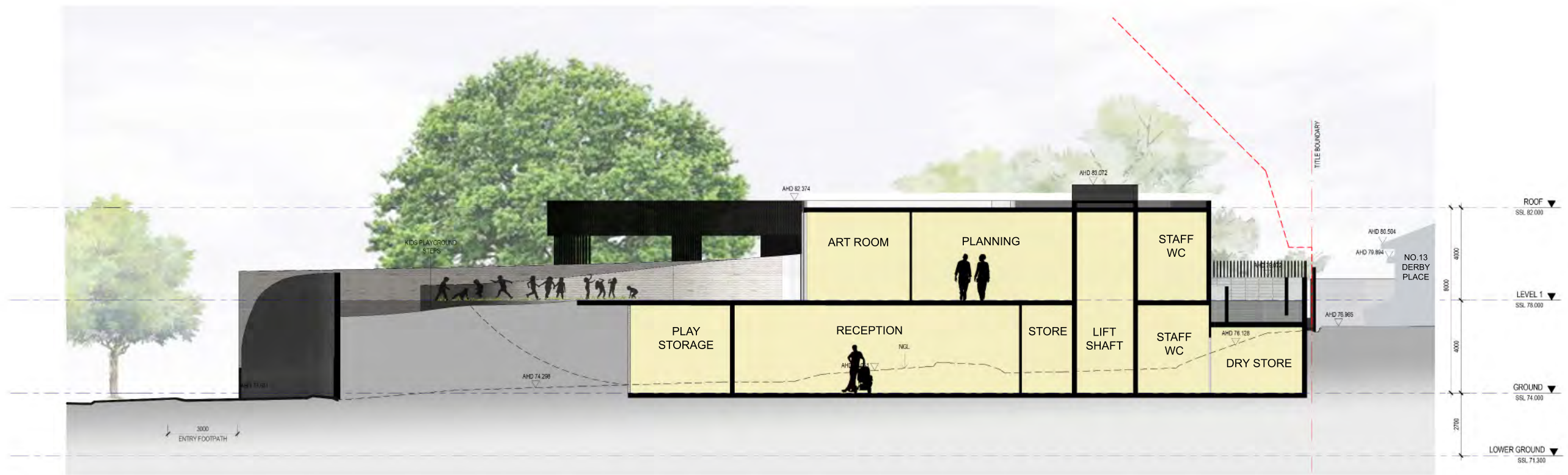
Project address Wise Wellness, Mulgrave  
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SECTION 03



SECTION 04

Section 3 and 4

Scale 1:200@A3

Drawing number SD06\_A\_02  
Revision number 01

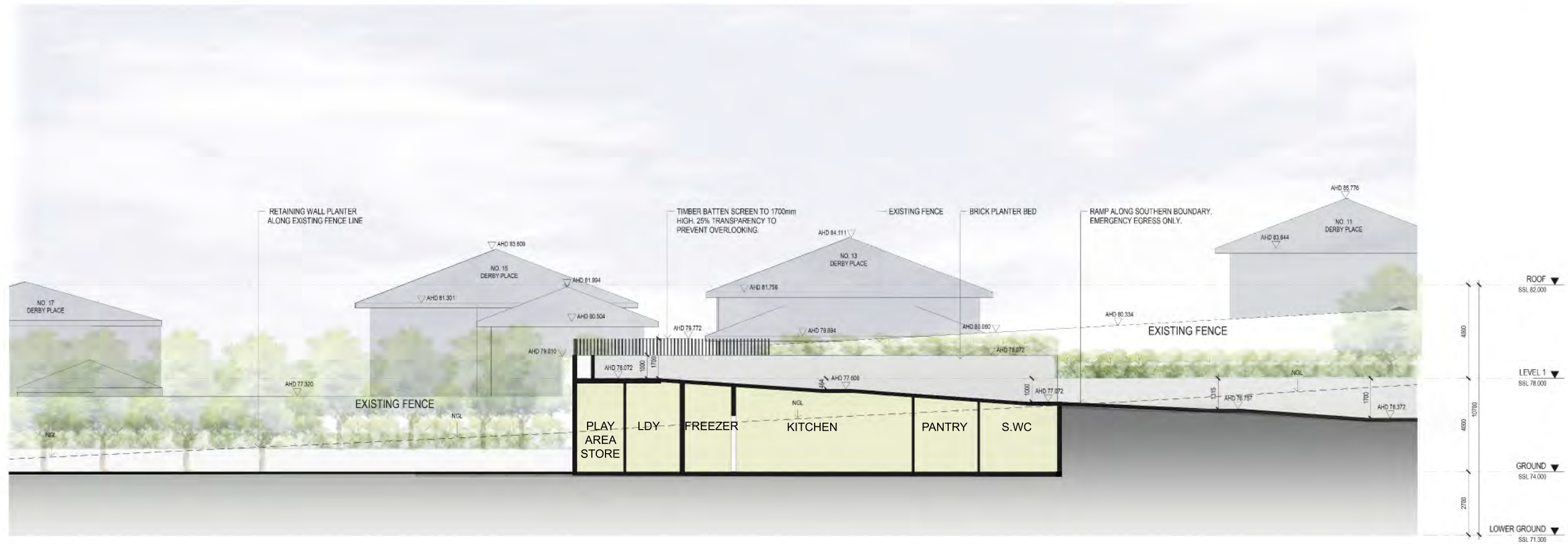
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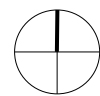
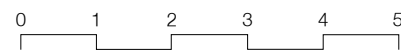




SECTION 05

Section 5

Scale  
1:200@A3



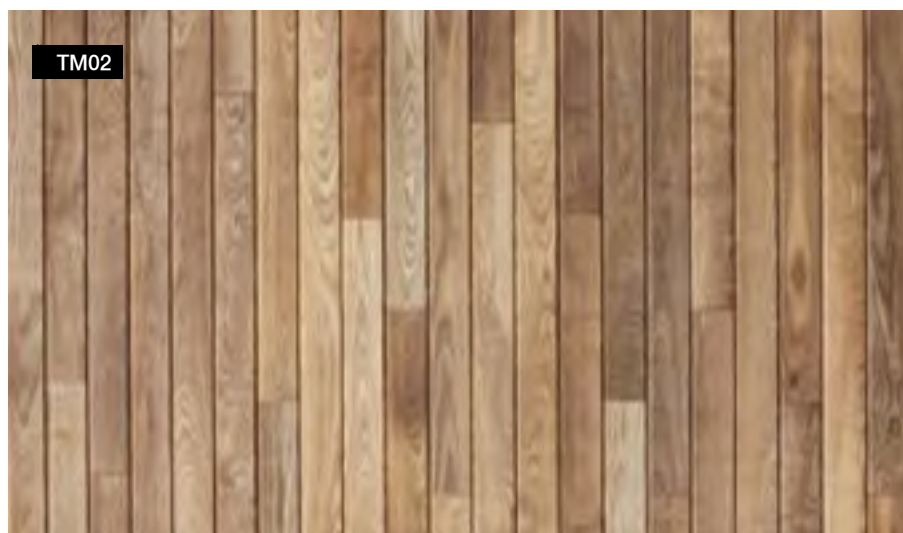
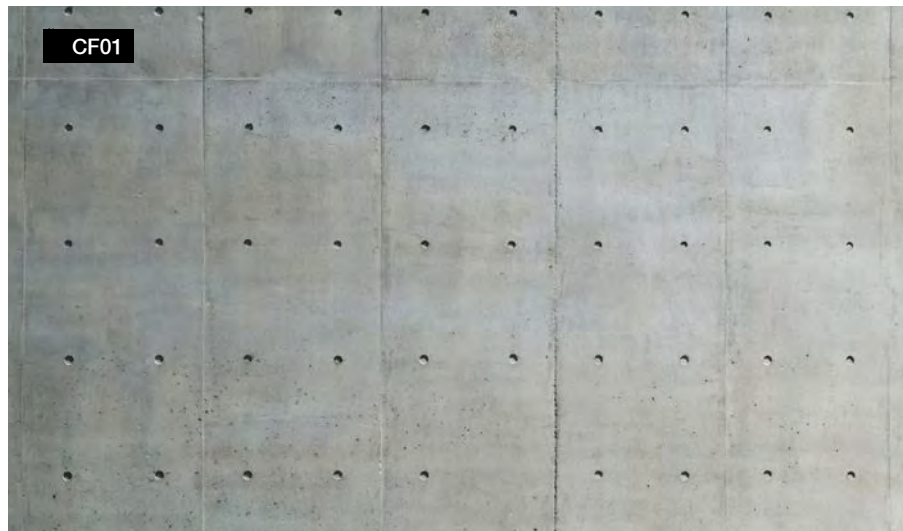
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Revision number  
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**Material Palette**

**Drawing number**  
SD06\_A\_04  
**Revision number**  
01

**Project number**  
21264  
**Project name**  
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**Project address**  
Wise Wellness, Mulgrave  
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**BR01** Textured Brick (White)  
**BR02** Textured Brick (White)  
**BR03** Glazed Brick (Green)  
**CF01** Precast Concrete Finish

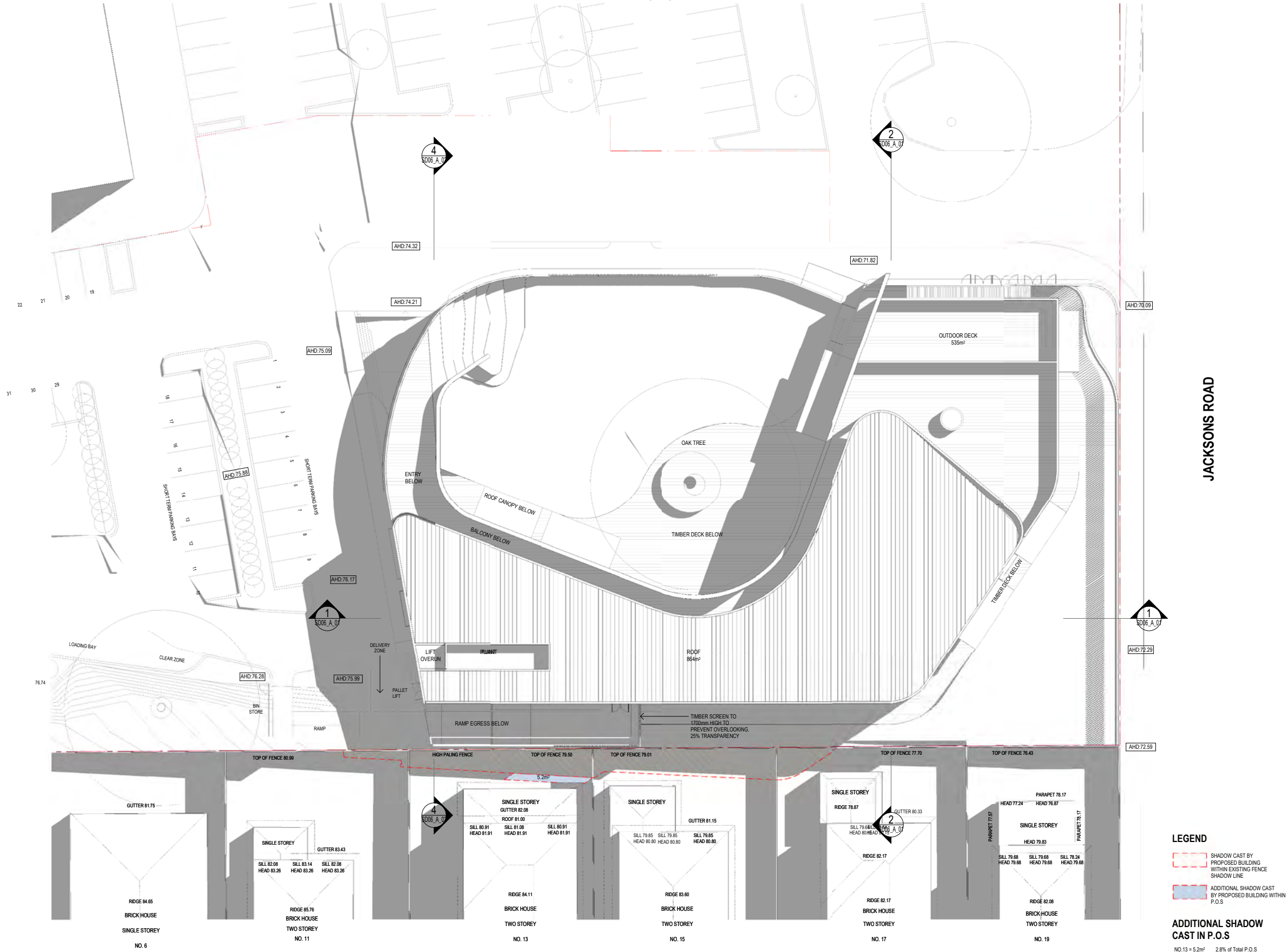
**GL01** Vision Glass (Clear)  
**MT01** Powdercoat Aluminium (Charcoal)  
**TM01** Timber Cladding (Charred)  
**TM02** Timber Decking

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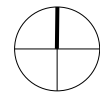
APPLICATION



JACKSONS ROAD

Shadow Analysis\_9am Equinox

Scale 1:400 @ A3



Drawing number SD07\_A\_01  
Revision number 01

Project number 21264  
Project name Children's Centre, Mulgrave

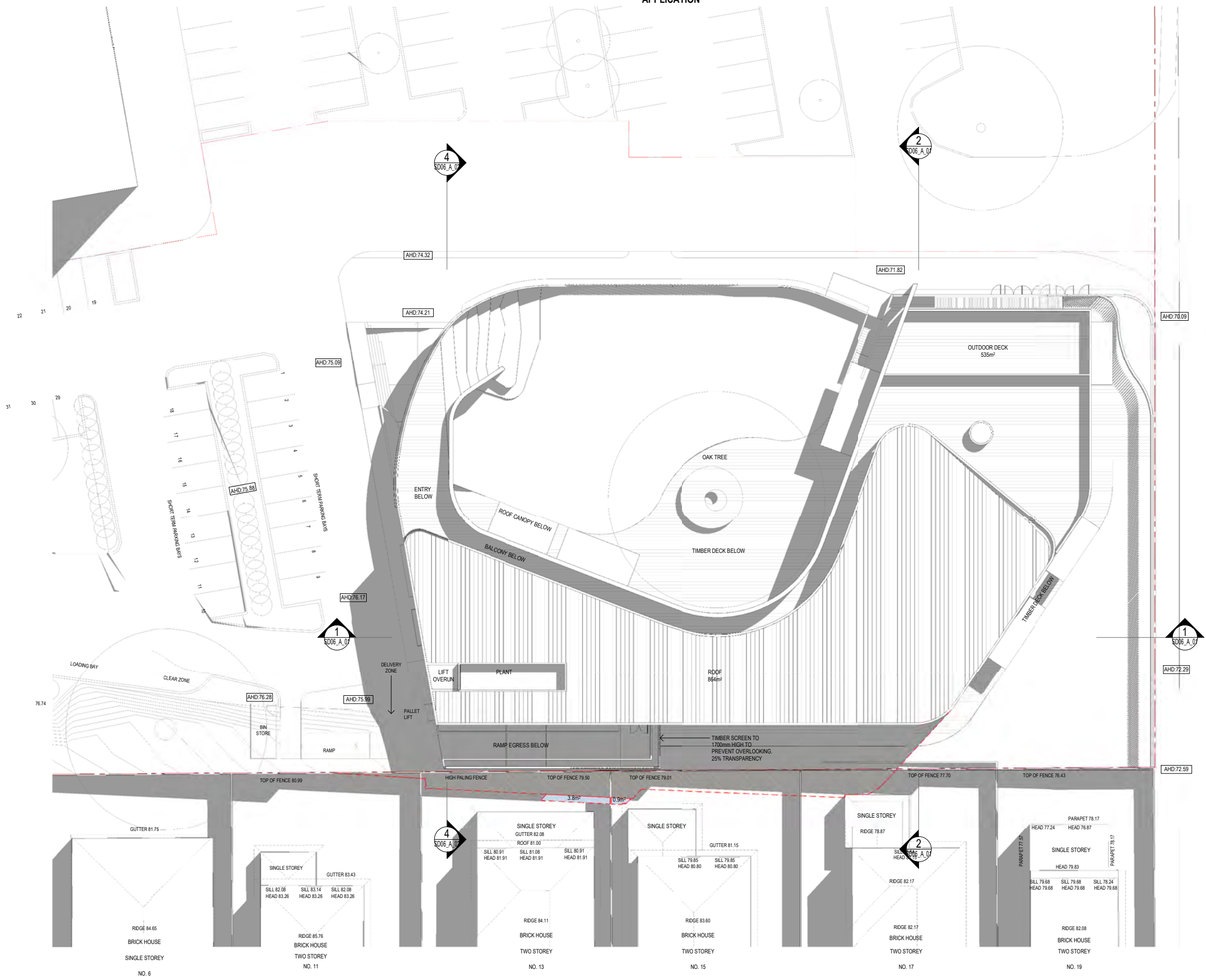
Project address Wise Wellness, Mulgrave  
Client Adidem Group

Key

SJB Architects  
Level 5, 18 Oliver Lane, Melbourne VIC 3000  
T. 61 3 9699 6688 sjb.com.au  
SJB Architecture Pty Ltd  
ABN 68 065 207 490 ACN 065 207 490



APPLICATION



JACKSONS ROAD

LEGEND

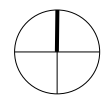
- SHADOW CAST BY PROPOSED BUILDING WITHIN EXISTING FENCE WITHIN SHADOW LINE
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING WITHIN P.O.S

ADDITIONAL SHADOW CAST IN P.O.S

NO.13 = 3.8m<sup>2</sup> 2.1% of Total P.O.S  
 NO.15 = 0.9m<sup>2</sup> 0.4% of Total P.O.S

Shadow Analysis\_10am Equinox

Scale 1:400@A3



Drawing number SD07\_A\_02  
 Revision number 01

Project number 21264  
 Project name Children's Centre, Mulgrave

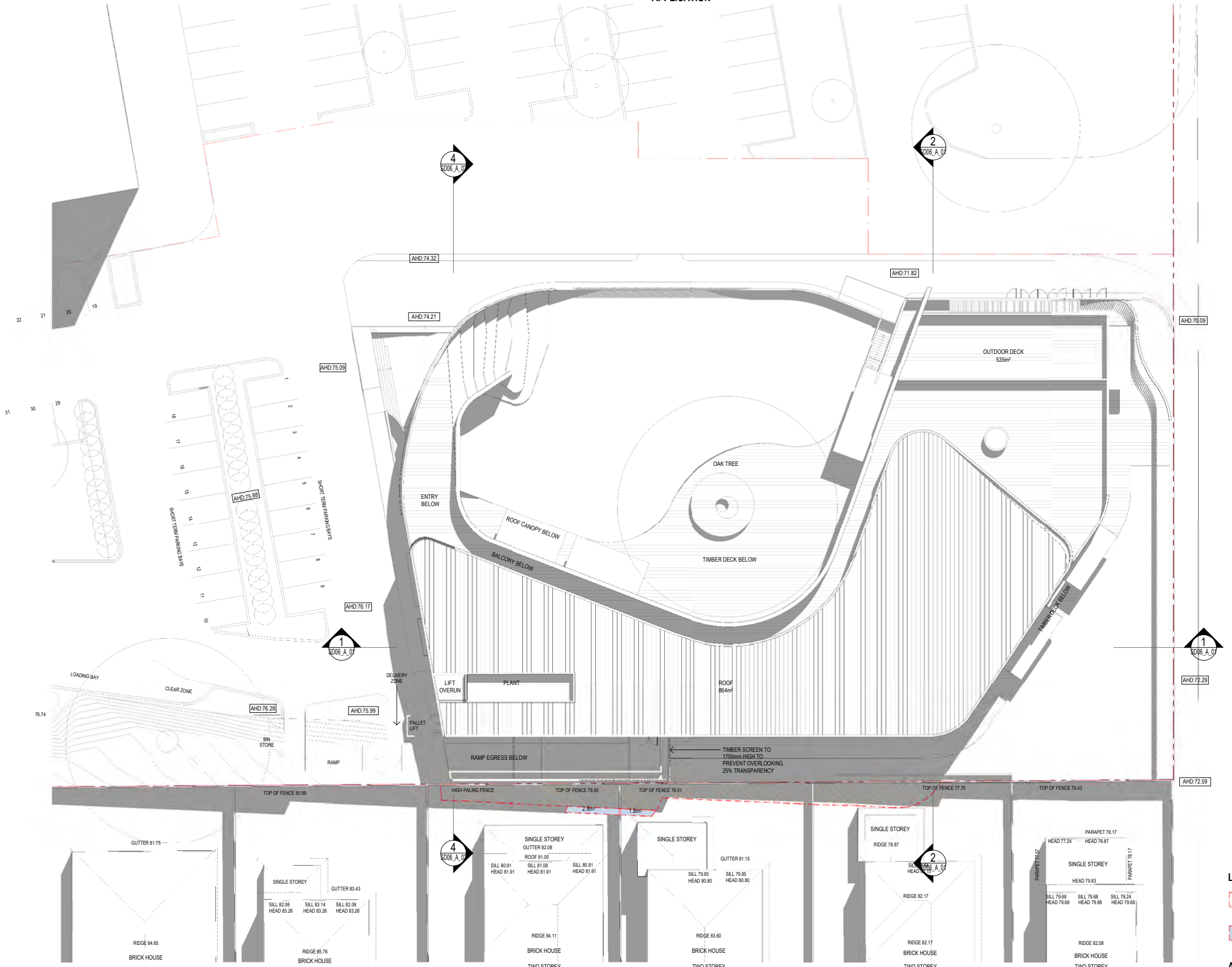
Project address Wise Wellness, Mulgrave  
 Client Adidem Group

Key

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 Level 5, 18 Oliver Lane, Melbourne VIC 3000  
 T. 61 3 9699 6688 sjb.com.au  
 SJB Architecture Pty Ltd  
 ABN 68 065 207 490 ACN 065 207 490



APPLICATION



JACKSONS ROAD

**LEGEND**

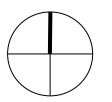
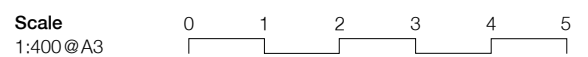
SHADOW CAST BY PROPOSED BUILDING WITHIN EXISTING FENCE SHADOW LINE

ADDITIONAL SHADOW CAST BY PROPOSED BUILDING WITHIN P.O.S

**ADDITIONAL SHADOW CAST IN P.O.S**

NO.13 = 2.8m² 1.5% of Total P.O.S  
 NO.15 = 1.8m² 0.9% of Total P.O.S

Shadow Analysis\_11am Equinox



Drawing number SD07\_A\_03  
 Revision number 01

Project number 21264  
 Project name Children's Centre, Mulgrave

Project address Wise Wellness, Mulgrave  
 Client Adidem Group

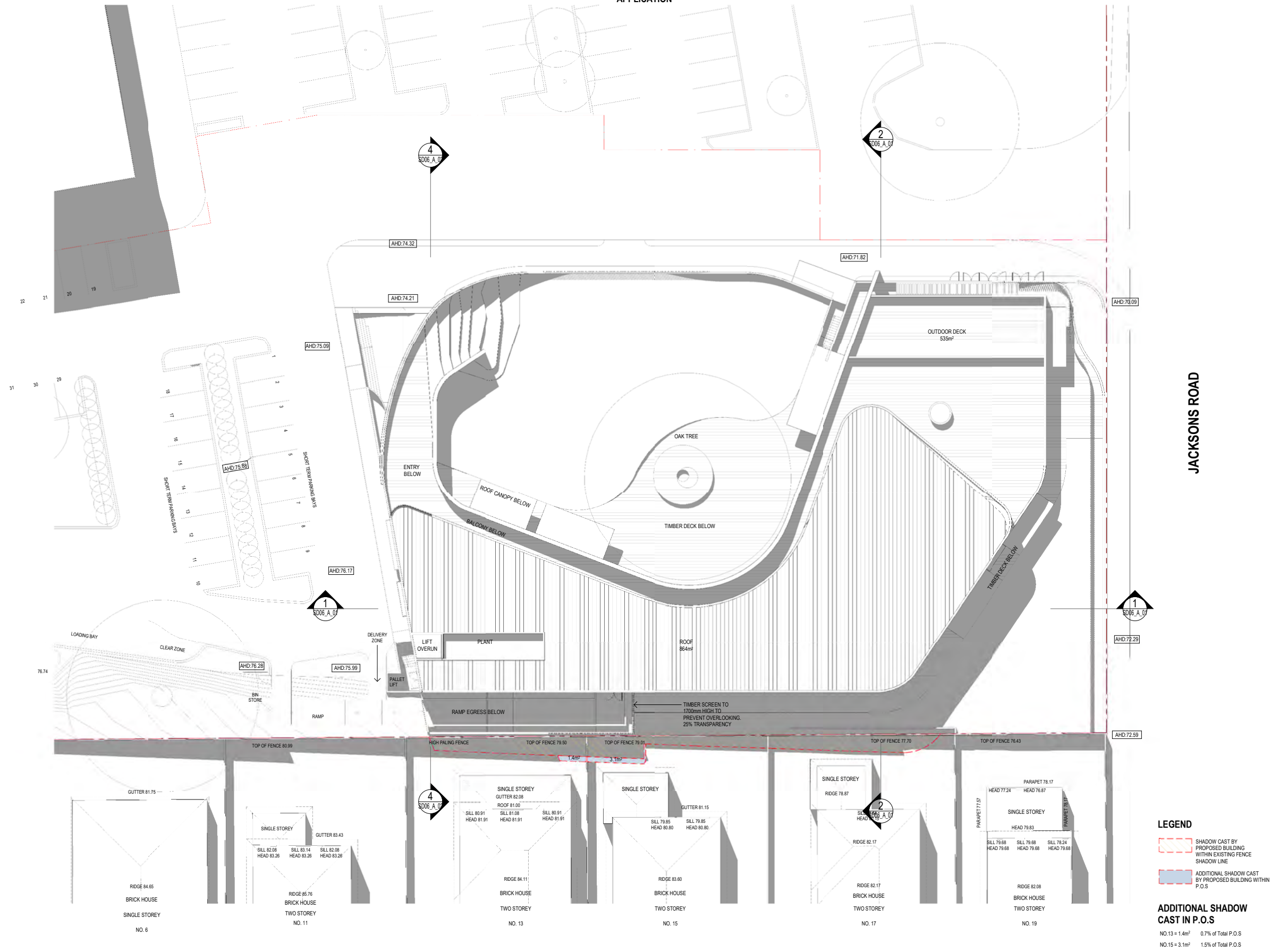
Key

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 SJB Architecture Pty Ltd  
 ABN 68 065 207 490 ACN 065 207 490





APPLICATION



JACKSONS ROAD

**LEGEND**

SHADOW CAST BY PROPOSED BUILDING WITHIN EXISTING FENCE SHADOW LINE

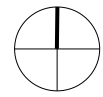
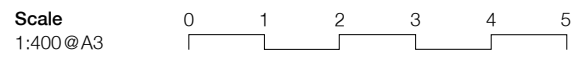
ADDITIONAL SHADOW CAST BY PROPOSED BUILDING WITHIN P.O.S.

**ADDITIONAL SHADOW CAST IN P.O.S.**

NO.13 = 1.4m<sup>2</sup> 0.7% of Total P.O.S.

NO.15 = 3.1m<sup>2</sup> 1.5% of Total P.O.S.

Shadow Analysis\_1pm Equinox



Drawing number SD07\_A\_05  
 Revision number 01

Project number 21264  
 Project name Children's Centre, Mulgrave

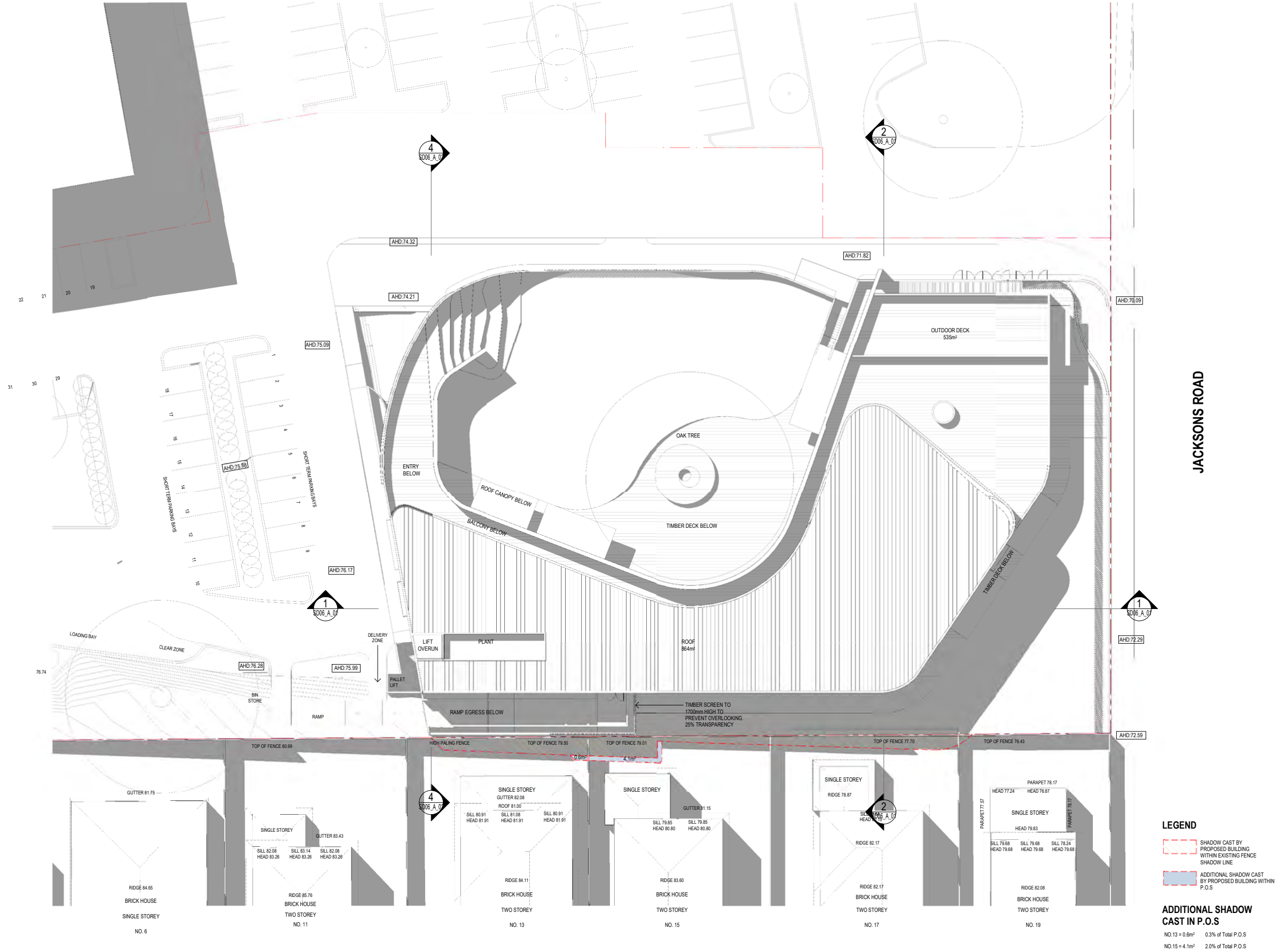
Project address Wise Wellness, Mulgrave  
 Client Adidem Group

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APPLICATION



Shadow Analysis\_2pm Equinox

Scale 1:400@A3



Drawing number SD07\_A\_06  
Revision number 01

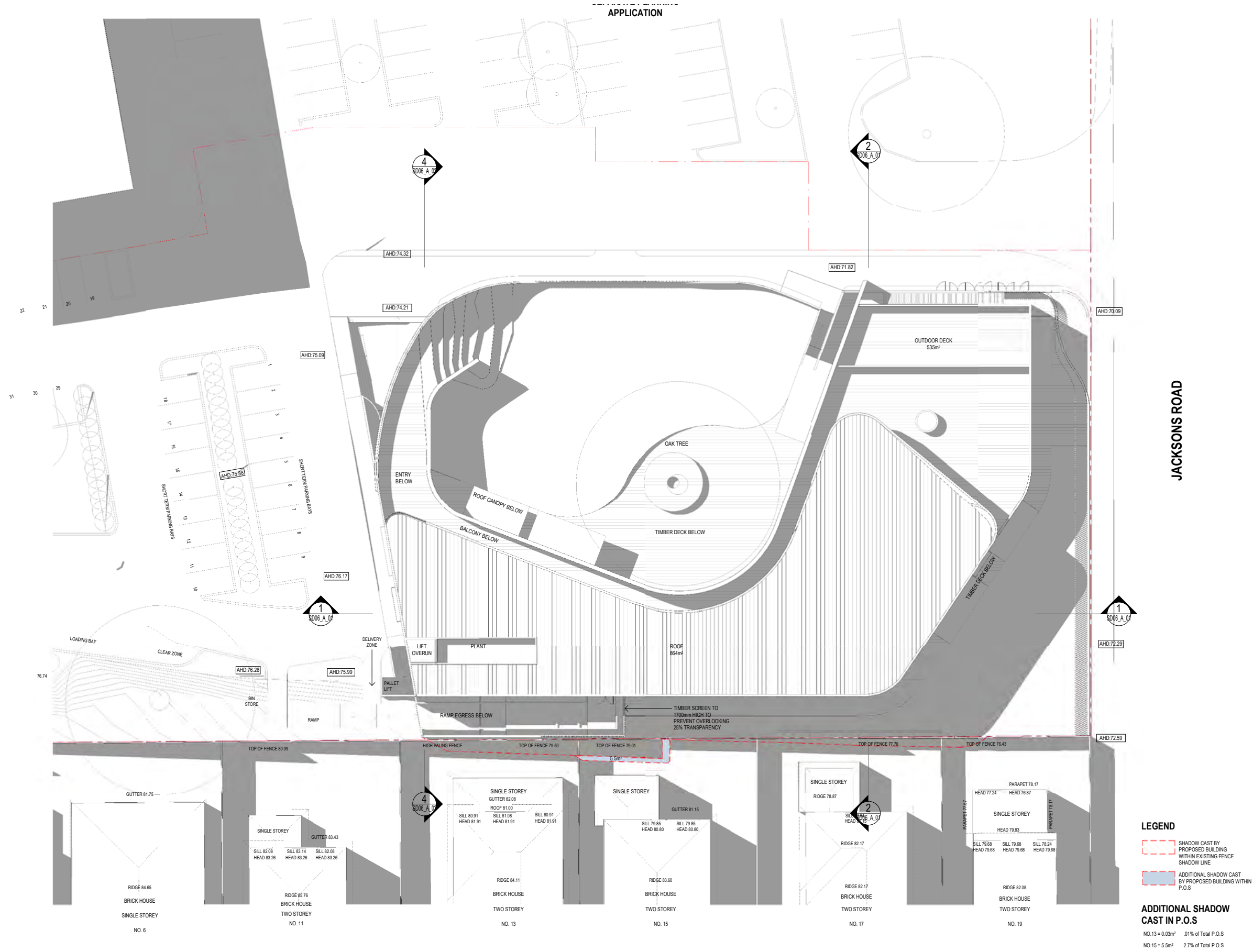
Project number 21264  
Project name Children's Centre, Mulgrave

Project address Wise Wellness, Mulgrave  
Client Adidem Group

Key

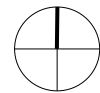
SJB Architects  
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T. 61 3 9699 6688 sjb.com.au  
SJB Architecture Pty Ltd  
ABN 68 065 207 490 ACN 065 207 490





Shadow Analysis\_3pm Equinox

Scale 1:400@A3



Drawing number SD07\_A\_07  
Revision number 01

Project number 21264  
Project name Children's Centre, Mulgrave

Project address Wise Wellness, Mulgrave  
Client Adidem Group

Key

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SJB Architecture Pty Ltd  
ABN 68 065 207 490 ACN 065 207 490



Development Summary

*\*All figures are approximate*

Site Area: 3,150m<sup>2</sup>

<b>Children's Centre</b>					
<b>LEVEL</b>	<b>GFA</b>	<b>TENANCY</b>	<b>OUTDOOR (PLAY SPACE/DECK)</b>	<b>COMMON /B.O.H SERVICES/STORAGE</b>	<b>CARS AT GRADE (No)</b>
<b>Lower Ground</b>				265 m <sup>2</sup>	44
<b>Ground</b>	1,424 m <sup>2</sup>	991 m <sup>2</sup>	1,600 m <sup>2</sup>	433 m <sup>2</sup>	
<b>Level 01</b>	1,220 m <sup>2</sup>	565 m <sup>2</sup>	497 m <sup>2</sup>	158 m <sup>2</sup>	
<b>TOTAL</b>	<b>2,644 m<sup>2</sup></b>	<b>1,556 m<sup>2</sup></b>	<b>2,097 m<sup>2</sup></b>	<b>591 m<sup>2</sup></b>	<b>44 No.</b>
<b>Children No.</b>	<b>200</b>				
<b>Operating Hours</b>	<b>7:30am - 6pm</b>				



SJB Architects

[sjb.com.au](http://sjb.com.au)

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We create spaces people love.  
SJB is passionate about the  
possibilities of architecture,  
interiors, urban design  
and planning.  
Let's collaborate.

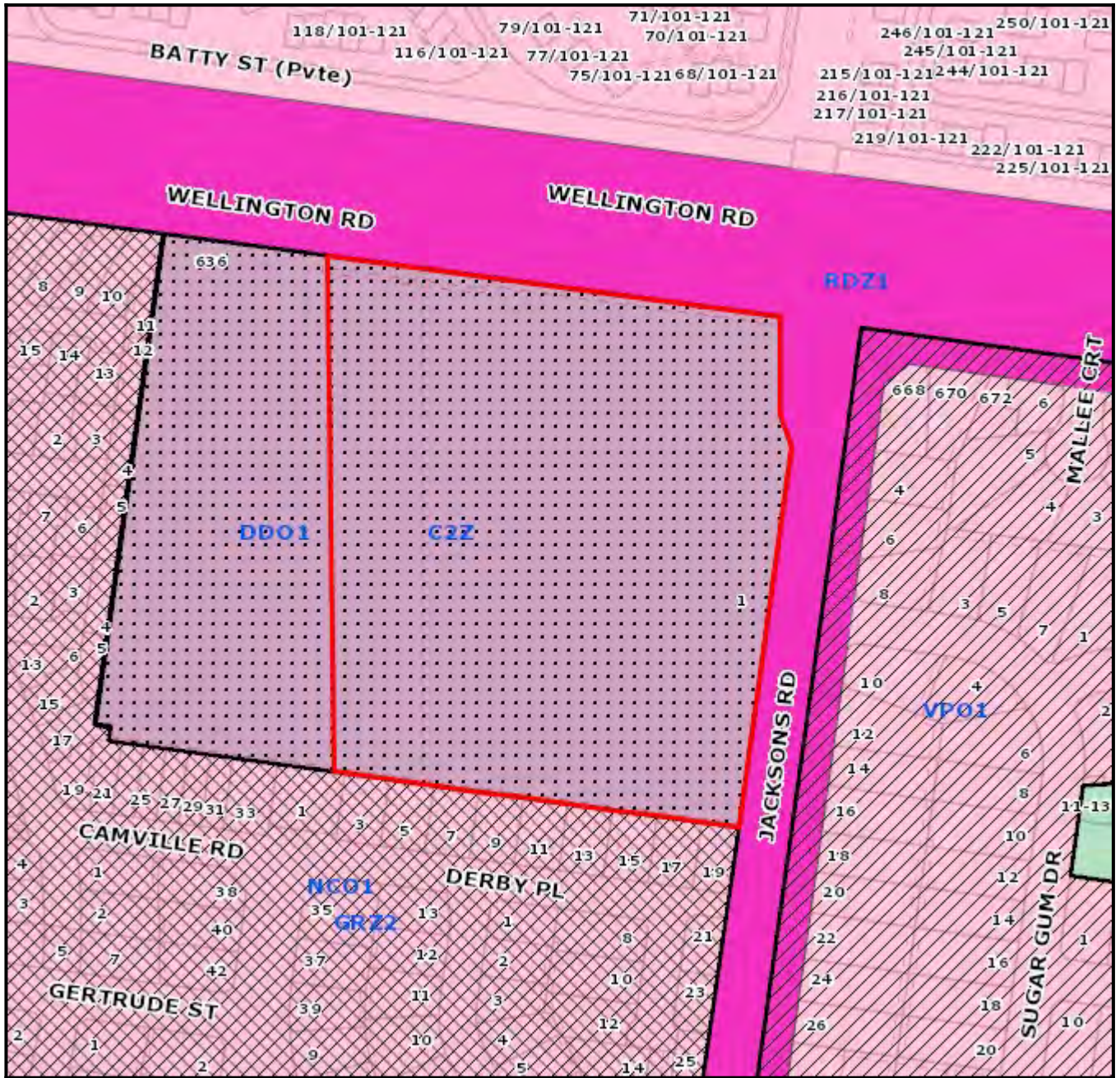
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[sjb.com.au](http://sjb.com.au)





# Planning Overlays and Zones



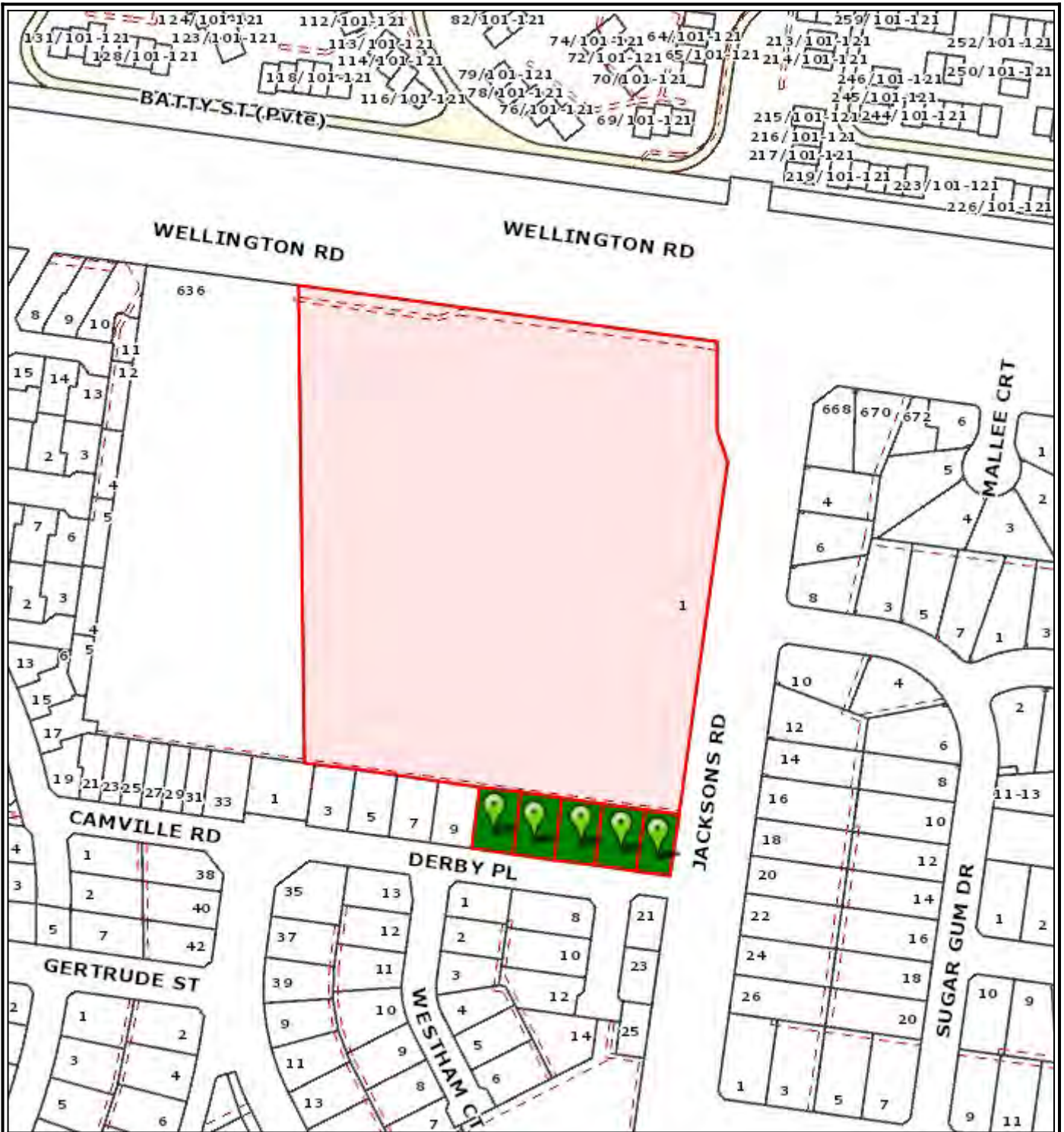
**Legend**

<b>Planning Zones</b>	GRZ2	PUZ1	PUZ7	SUZ3	<b>Planning Overlay</b>	HO
C1Z	IN1Z	PUZ2	RDZ1	SUZ4	LSIO / SBO	IPO
C2Z	MUZ	PUZ3	RGZ1	SUZ5	NCO	DPO
CA	NRZ1	PUZ4	RGZ2	SUZ6	PAO	PO
CDZ1	PCRZ	PUZ5	SUZ1	UFZ	EAO	
GRZ1	PPRZ	PUZ6	SUZ2		DDO	
					VPO	

1:2500

**Address**

1 Jacksons Road MULGRAVE VIC 3170



# Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed.

- Railway lines
- Arterial Roads
- Arterial Roads
- Local Roads
- Proposed Roads
- Crown Open Space
- Monash Preserve / Open Space
- Non Monash Open Space
- Pipe Track
- Public Golf Course
- Public Golf Course Crown Open Space
- Monash Region
- Lease Free Atrial
- Property & Address No.
- Common Property



1:2500



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