

10-12 Earlstown Road, Hughesdale  
12 Town Houses  
Planning Application October 2017



## CONTENTS

Contents	T01
Design Statement	T02
Site Overview	T03
Locality	T04
Site Analysis	T05
Design Response	T06
Basement Floor Plan	T07
Ground Floor Plan	T08
First Floor Plan	T09
Second Floor Plan	T10
Roof Plan	T11
Elevations	T12
Elevations & Sections	T13
Shadows	T14
Perspective Views	T15
Garden Space Plan	T16
Appendices	
Title	i
MPL	ii
Planning Report	iii
Transport Impact Assessment	iv
Sustainability Management Plan	v
Waste Management Plan	vi
Feature Survey	vii



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Project Name  
new multi dwelling residential  
development  
Site Address  
10-12 Earlstown Road, Hughesdale

Date  
20/10/17  
Scale  
@ A1

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A	Town Planning Submission 20/10/17

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# DESIGN STATEMENT



The proposed development of 10-12 Earlstown Road, Hughesdale utilises two adjacent sites and proposes a collection of 12 townhouses over two & three levels in a General Residential Zone (GRZ2). The site also falls within the Oakleigh Major Activity Centre (DDO11;Sub-Precinct 4D); the site is bordered by Earlstown Road to the West, single level aged care facility to the North, Right of Way & a mix of commercial & multi-level residential to the East & Sacred Heart Girls College & a 4 storey apartment building to the South.

The site is located in a short through street with strong precedence for new multi residential developments in its immediate context. There is habitable room windows and secondary windows of neighbouring buildings to the North at 4-8 Earlstown Road and South at 175 Kangaroo Road, which has been considered and addressed in the design response; by tastefully avoiding over-looking and overshadowing. The residences have been arranged North-South down the block with vehicle parking accessed by a common driveway to basement level. Their facade is articulated to give sense of individual address with pronounced entries, while materiality and landscaping enhance this.

All dwellings have been oriented to accept the desired North and East aspect for both living and outdoor spaces; with a primary courtyard at ground floor of the dwellings to encourage light and ventilation, whilst optimising internal amenity by blending the indoor and outdoor living capability.

The ground floor provides a main living area and outdoor space, along with a retreat and two bedrooms on the first floor. The second floor offers a master bedroom retreat complete with WIR, Ensuite & Juliette balcony; the two rear dwellings offer diversity by providing the main living area and large balcony on first floor facing east over the right of way.

Services and plant equipment are located in the basement for all dwellings. Refuse collection is also allowed for in the basement with recycling and general waste bins.

Contextually, the streetscape of Earlstown Road and its immediate context is eclectic in materiality and form; the proposed dwellings draw on the setting's rich grain of textures; the building form designed to optimise passive solar performance.

The buildings benefit from a refined material palette consisting of an off-white brick, textured render and vertical metal cladding. With its cranked walls and roof-like materiality, the top floor sits back as the roof of the building, referencing the pitched roofs of the area; further breaking down the scale of the development and creating a focus primarily on a two storey form; along with generous landscaping carefully selected to complement these materials. The use of materiality serves to unite the building, as well as break it down into a number of articulated components which fit neatly into each other. This, along with the integration of landscaping creates an inclusive and positive contribution to the area.



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Zoning:  
GENERAL RESIDENTIAL ZONE - SCHEDULE 2  
(NRZ1)

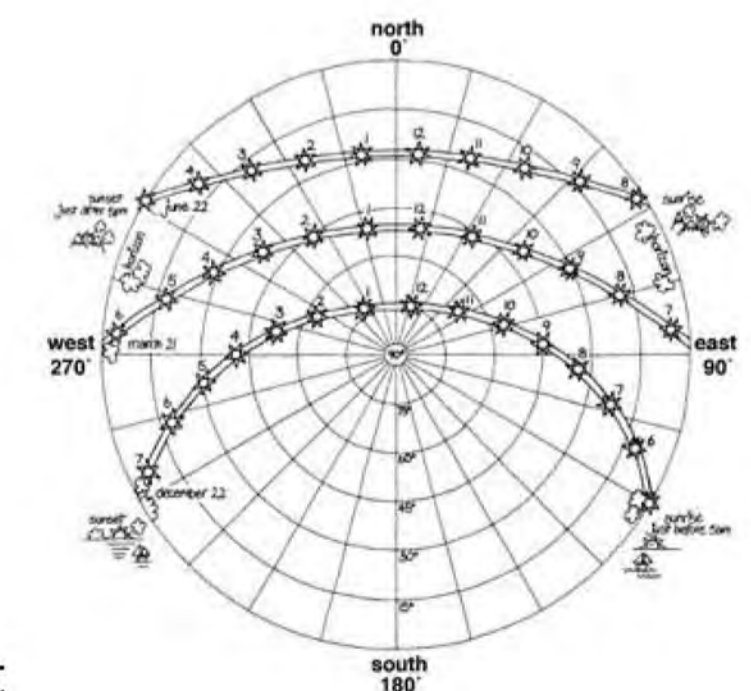
Planning Overlay:  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11  
(DDO11) (SUB-PRECINCT 4D)



The surrounding buildings comprise of contemporary and traditional design with a mix of commercial, residential & multi-residential dwellings.

Amenities in the immediate region include:

Earlstown Road Bus Services	30m	S
Warrigal Road	80m	E
Sacred Heart Girls College	90m	S
Oakleigh Train Station	200m	E
Sacred Heart Primary School	250m	SE
Oakleigh Retail Precinct	250m	E
Oakleigh Central Shopping Centre	400m	E
Warrabee Park Oval	500m	N
Oakleigh Grammar	500m	NW
Oakleigh Primary School	650m	N
Princes Highway	820m	N
Hughesdale Primary School	850m	SW
Hughesdale Train Station	950m	NW
Poath Road Retail Precinct	1.0km	NW
Oakleigh Recreation Centre	1.2km	NE
Chadstone Shopping Centre	1.4km	NW
Monash Freeway	2.0km	N



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SITE PHOTOS



NEIGHBOURHOOD PHOTOS



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EARLSTOWN

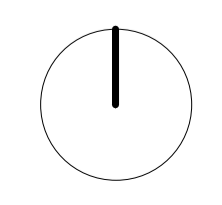
ROAD

EARLSTOWN



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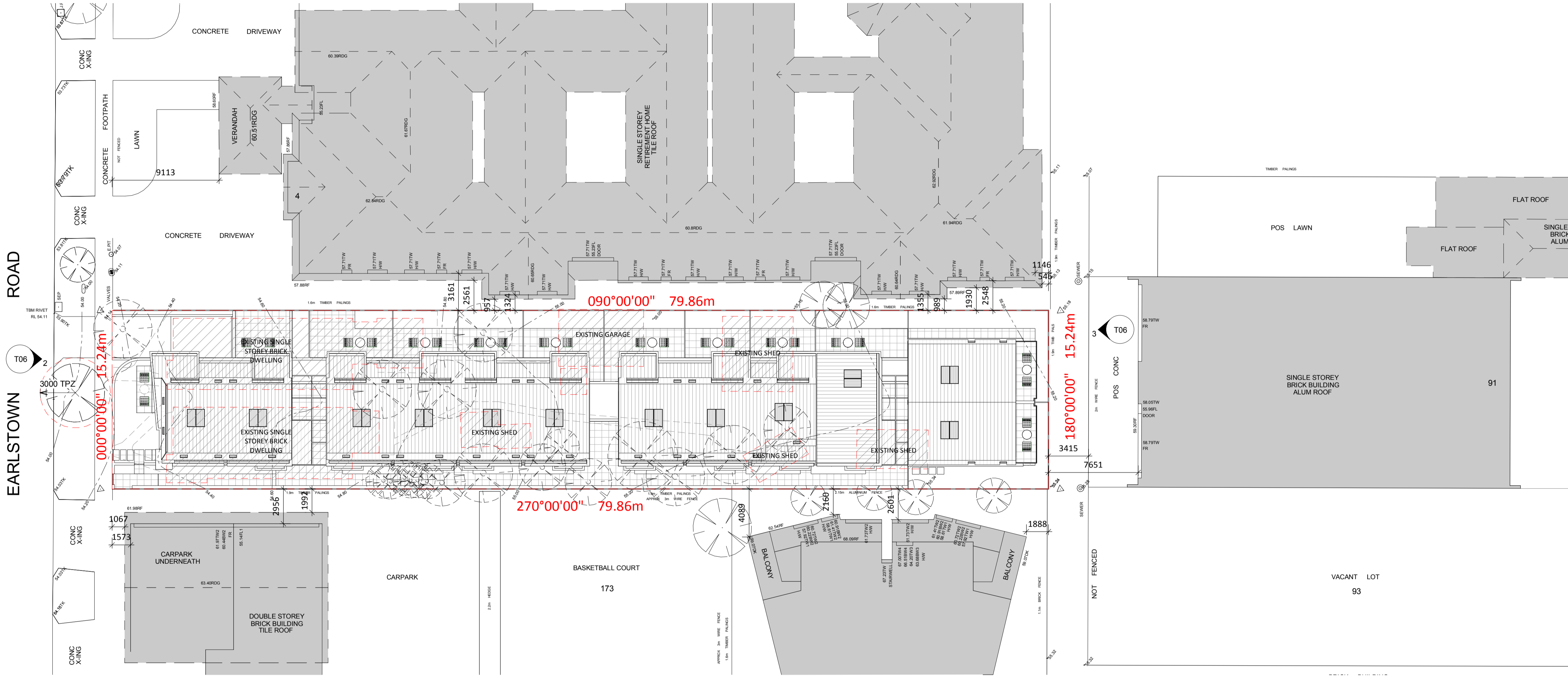
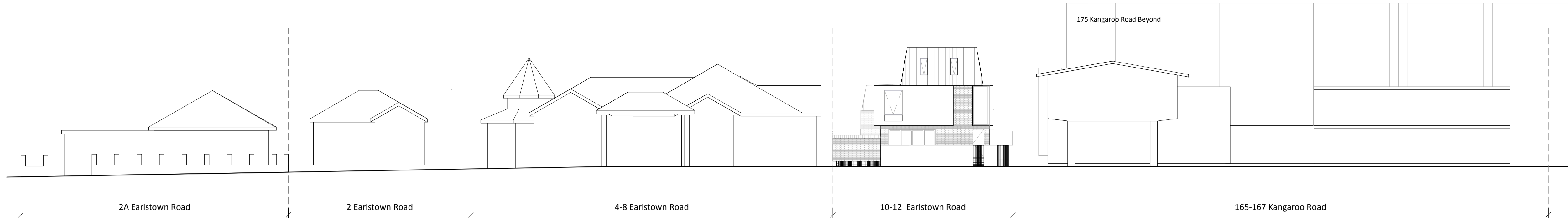
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 Site Analysis

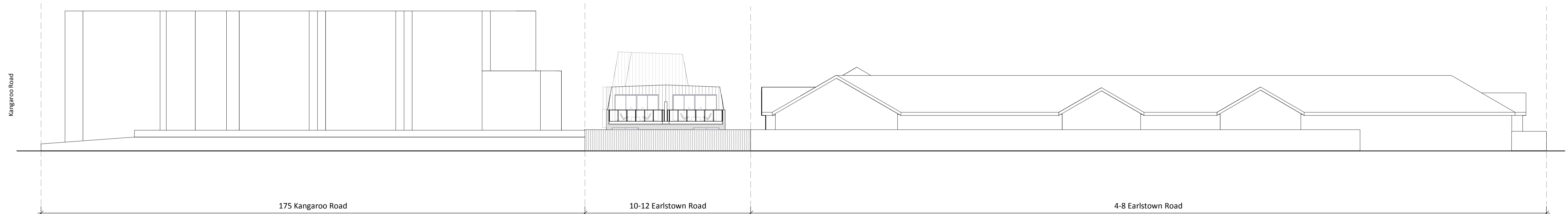
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# Earlstown Road View

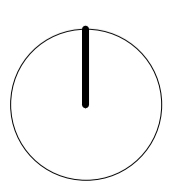


# Right of Way View



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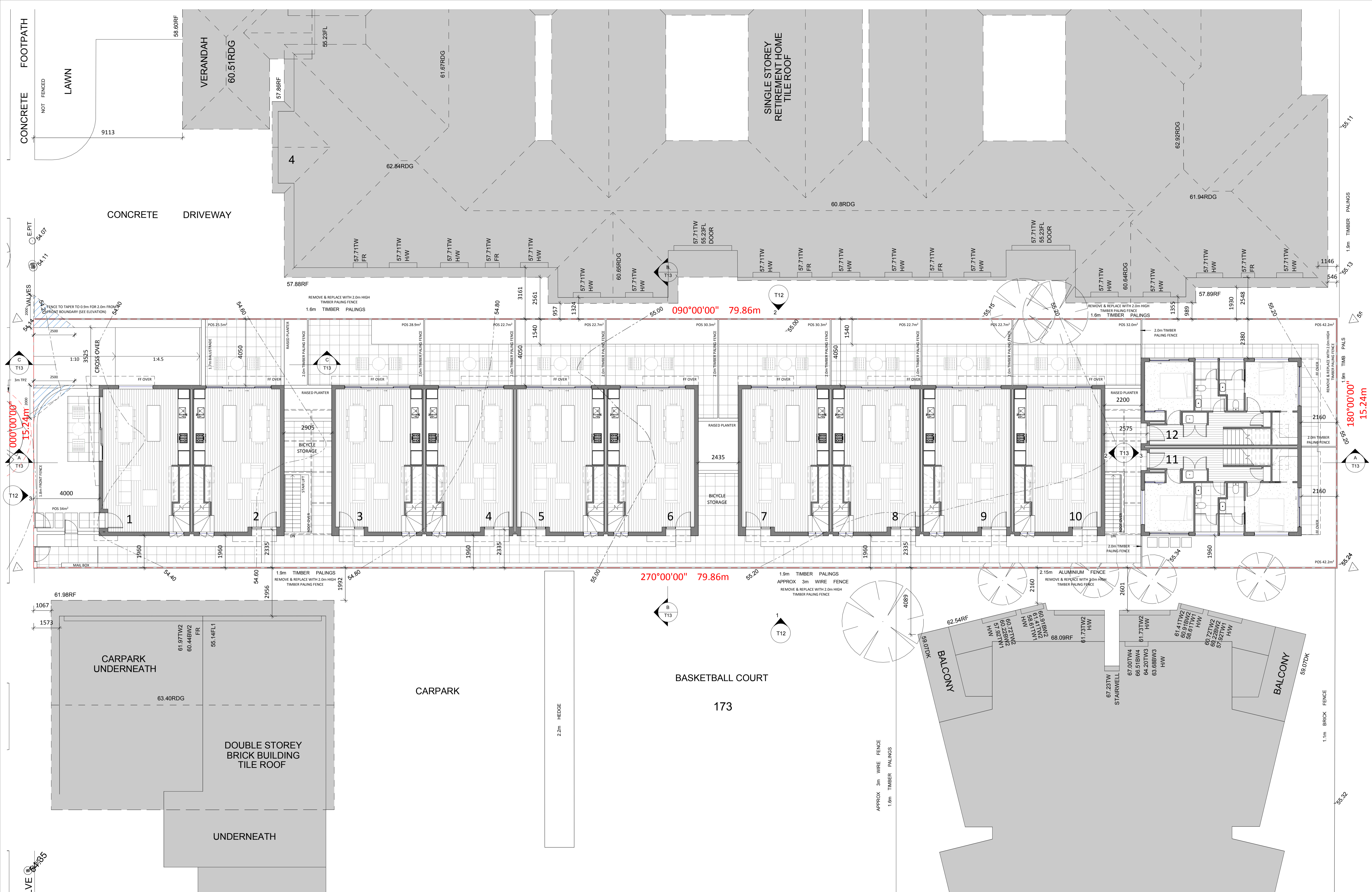
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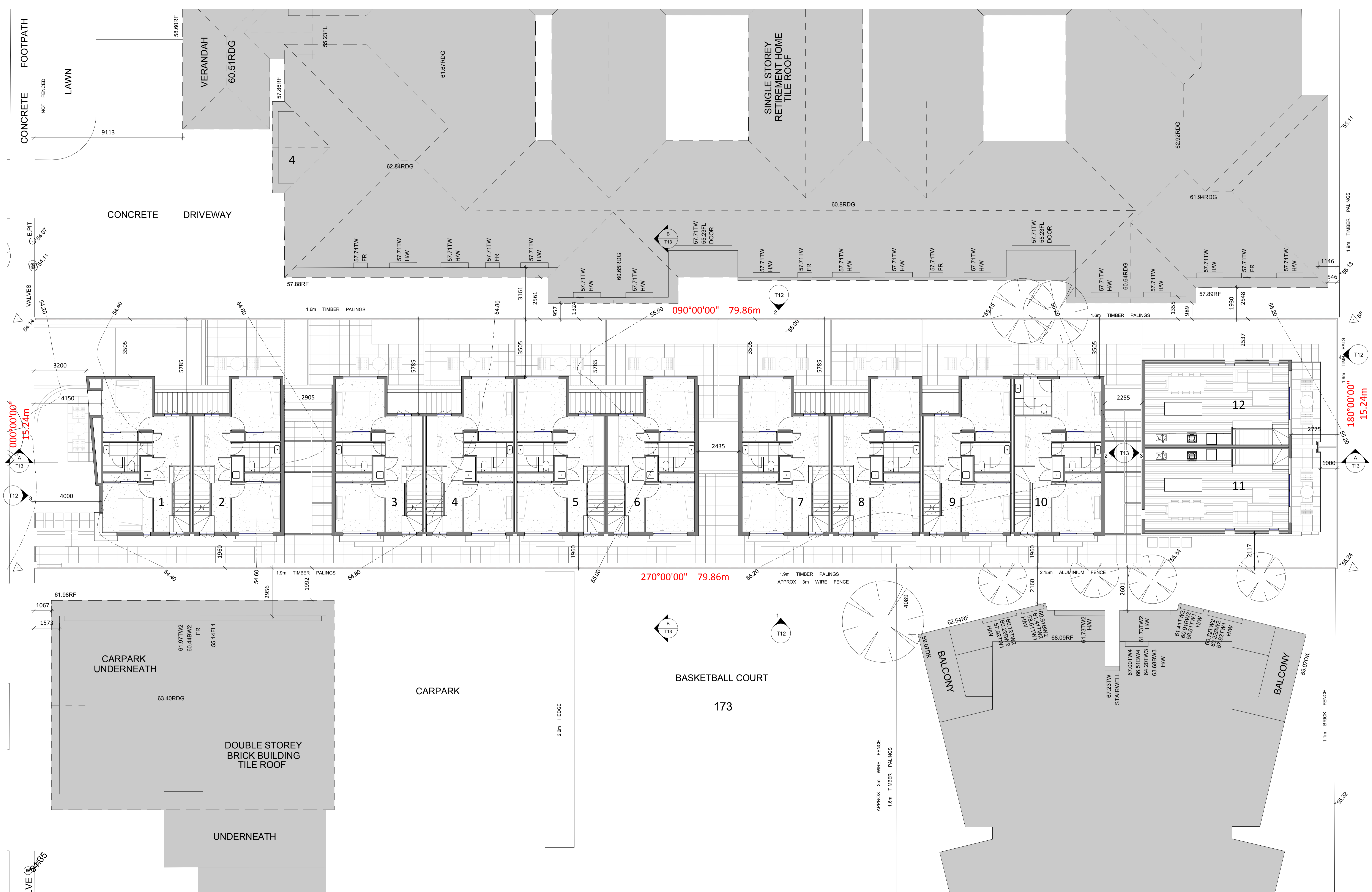
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Drawing Title  
 Ground Floor Plan  
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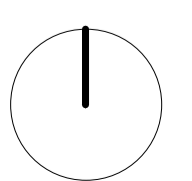
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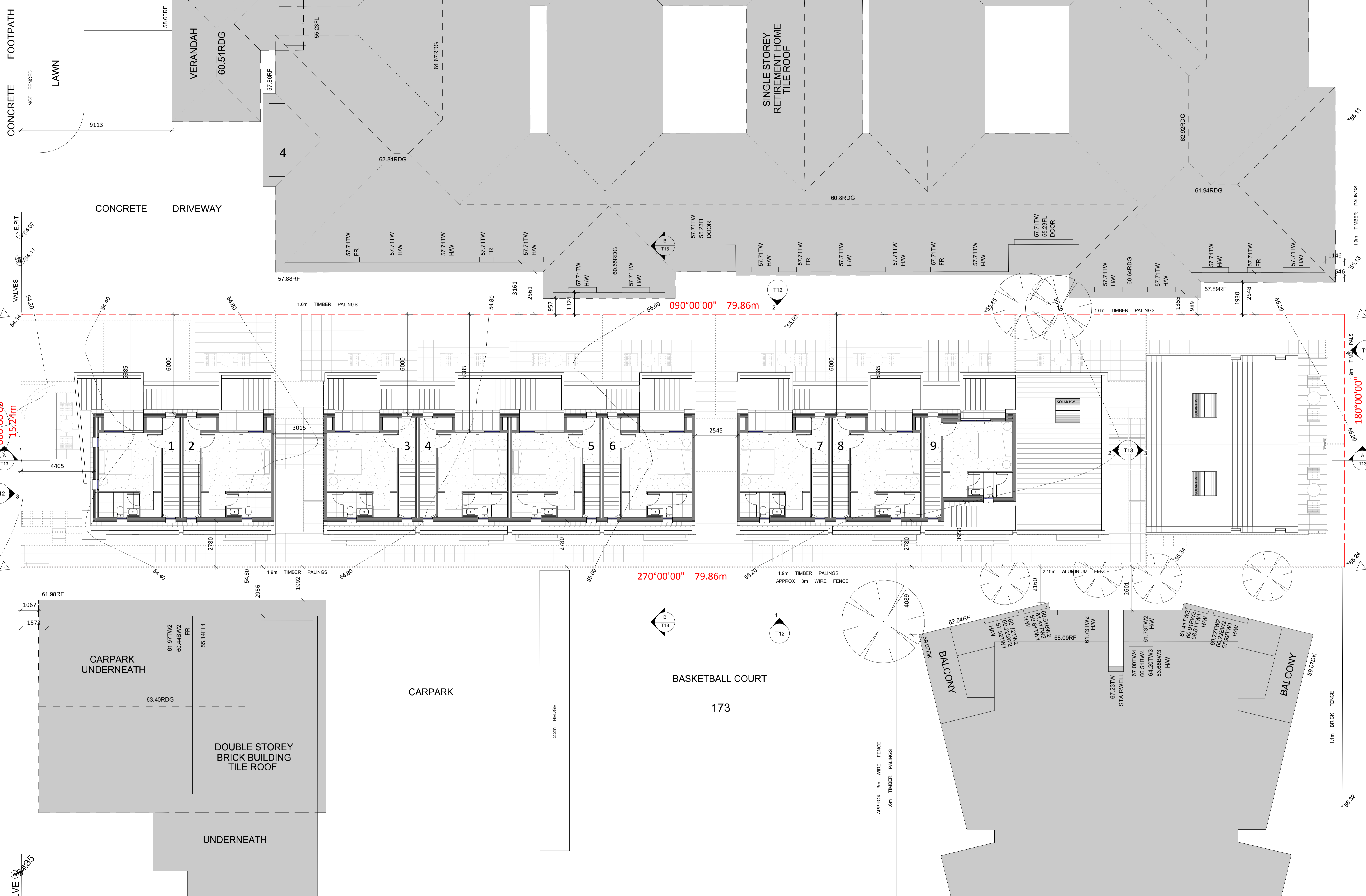
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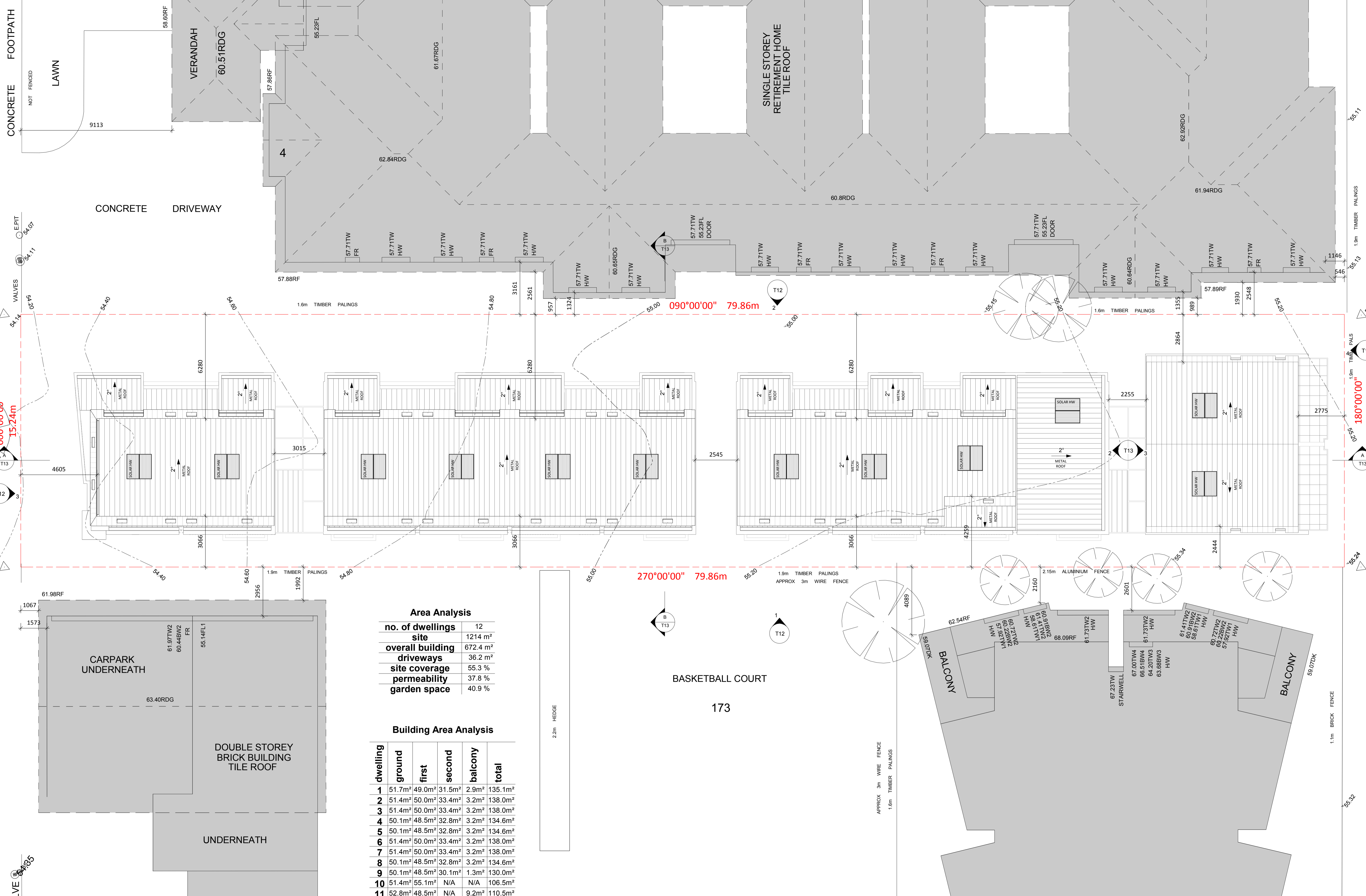
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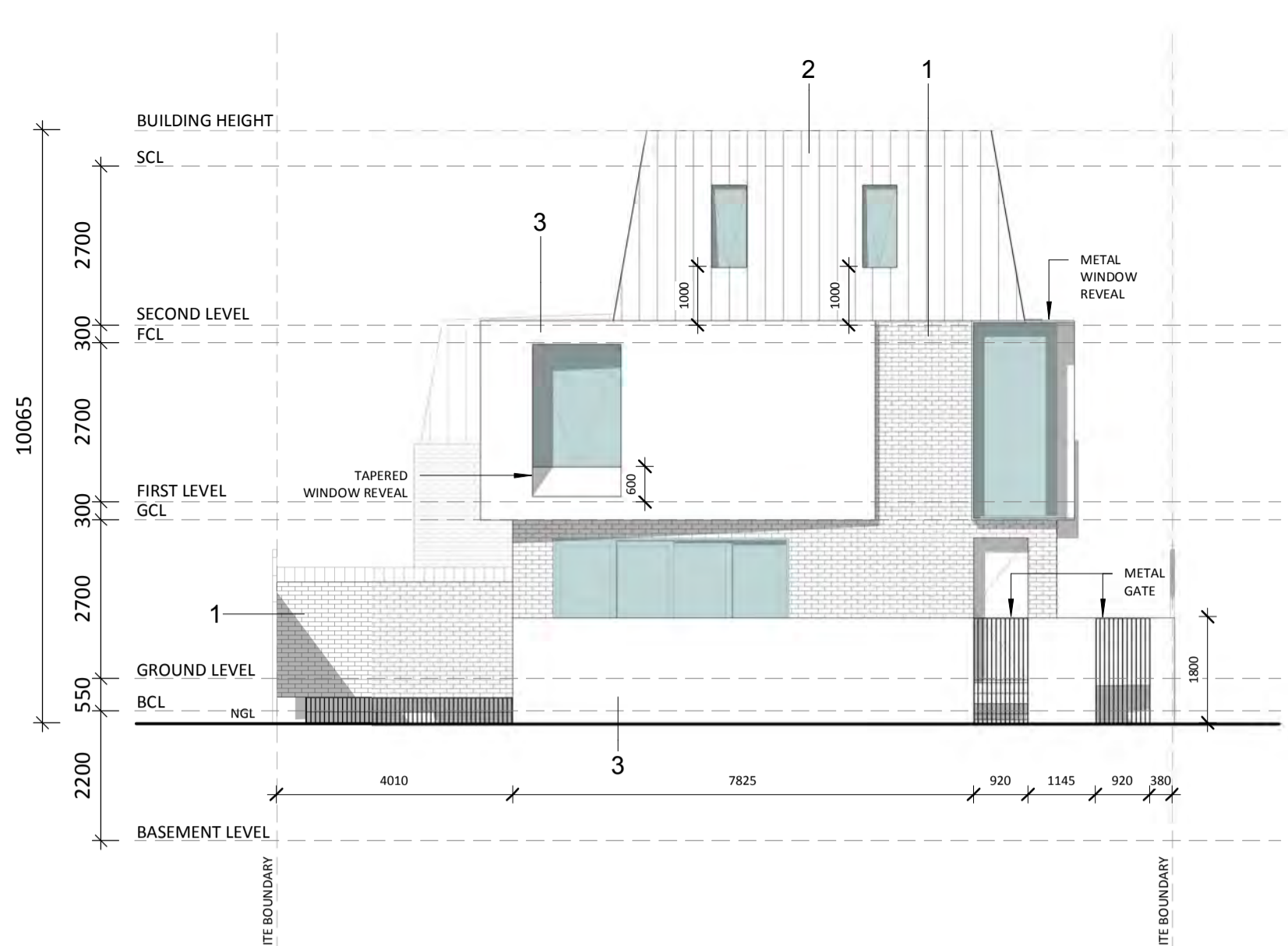
**Area Analysis**

no. of dwellings	12
site	1214 m <sup>2</sup>
overall building	672.4 m <sup>2</sup>
driveways	36.2 m <sup>2</sup>
site coverage	55.3 %
permeability	37.8 %
garden space	40.9 %

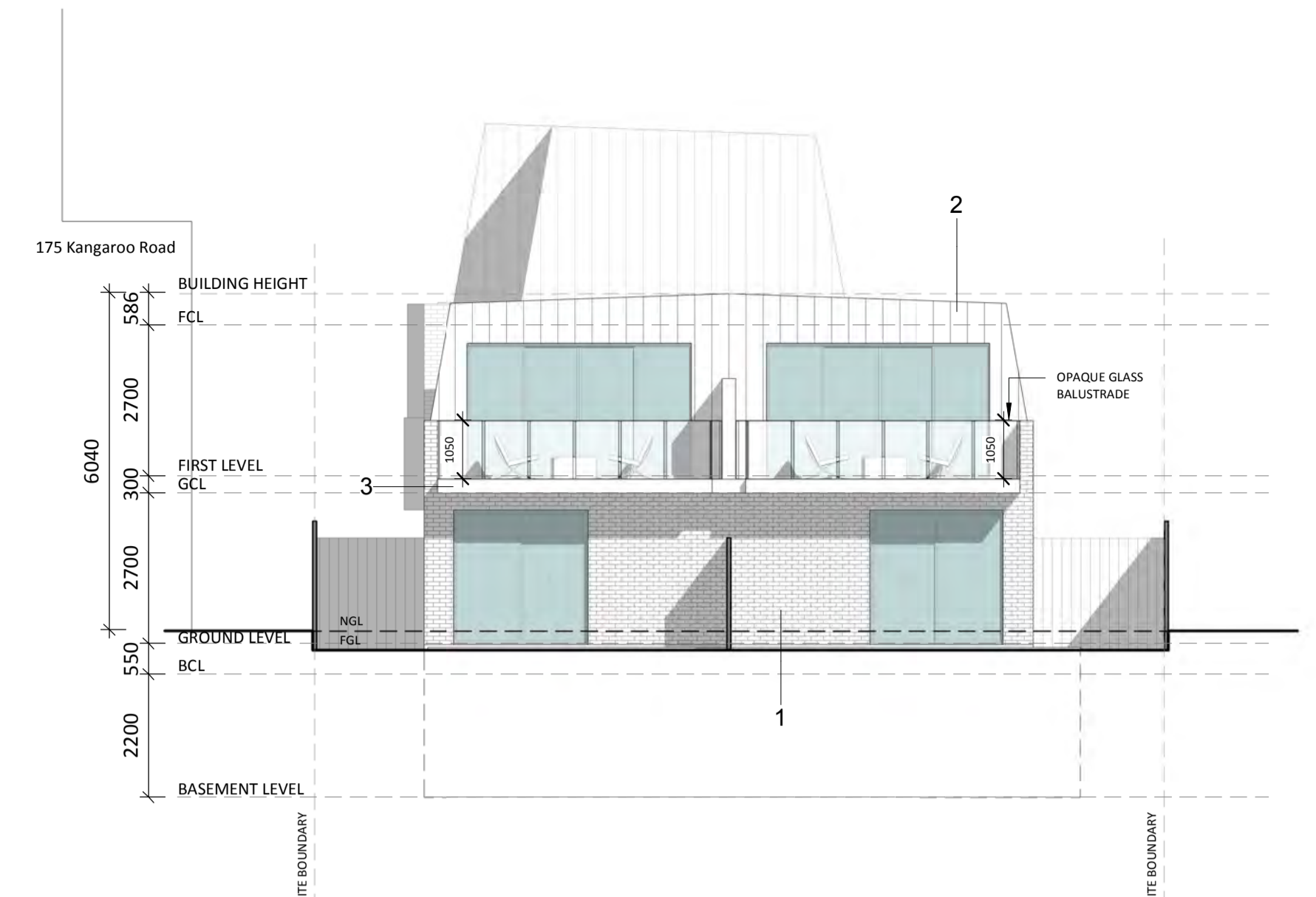
**Building Area Analysis**

dwelling	ground	first	second	balcony	total
1	51.7m <sup>2</sup>	49.0m <sup>2</sup>	31.5m <sup>2</sup>	2.9m <sup>2</sup>	135.1m <sup>2</sup>
2	51.4m <sup>2</sup>	50.0m <sup>2</sup>	33.4m <sup>2</sup>	3.2m <sup>2</sup>	138.0m <sup>2</sup>
3	51.4m <sup>2</sup>	50.0m <sup>2</sup>	33.4m <sup>2</sup>	3.2m <sup>2</sup>	138.0m <sup>2</sup>
4	50.1m <sup>2</sup>	48.5m <sup>2</sup>	32.8m <sup>2</sup>	3.2m <sup>2</sup>	134.6m <sup>2</sup>
5	50.1m <sup>2</sup>	48.5m <sup>2</sup>	32.8m <sup>2</sup>	3.2m <sup>2</sup>	134.6m <sup>2</sup>
6	51.4m <sup>2</sup>	50.0m <sup>2</sup>	33.4m <sup>2</sup>	3.2m <sup>2</sup>	138.0m <sup>2</sup>
7	51.4m <sup>2</sup>	50.0m <sup>2</sup>	33.4m <sup>2</sup>	3.2m <sup>2</sup>	138.0m <sup>2</sup>
8	50.1m <sup>2</sup>	48.5m <sup>2</sup>	32.8m <sup>2</sup>	3.2m <sup>2</sup>	134.6m <sup>2</sup>
9	50.1m <sup>2</sup>	48.5m <sup>2</sup>	30.1m <sup>2</sup>	1.3m <sup>2</sup>	130.0m <sup>2</sup>
10	51.4m <sup>2</sup>	55.1m <sup>2</sup>	N/A	N/A	106.5m <sup>2</sup>
11	52.8m <sup>2</sup>	48.5m <sup>2</sup>	N/A	9.2m <sup>2</sup>	110.5m <sup>2</sup>
12	52.8m <sup>2</sup>	48.5m <sup>2</sup>	N/A	9.2m <sup>2</sup>	110.5m <sup>2</sup>





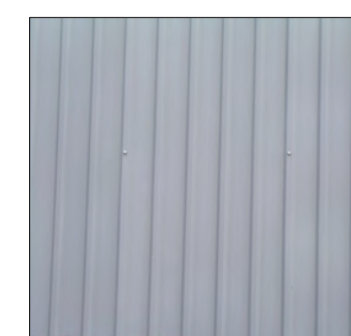
West Elevation



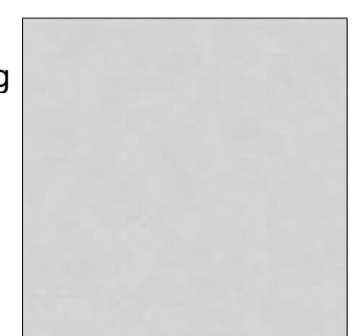
East Elevation



1 off-white brickwork (or similar approved)



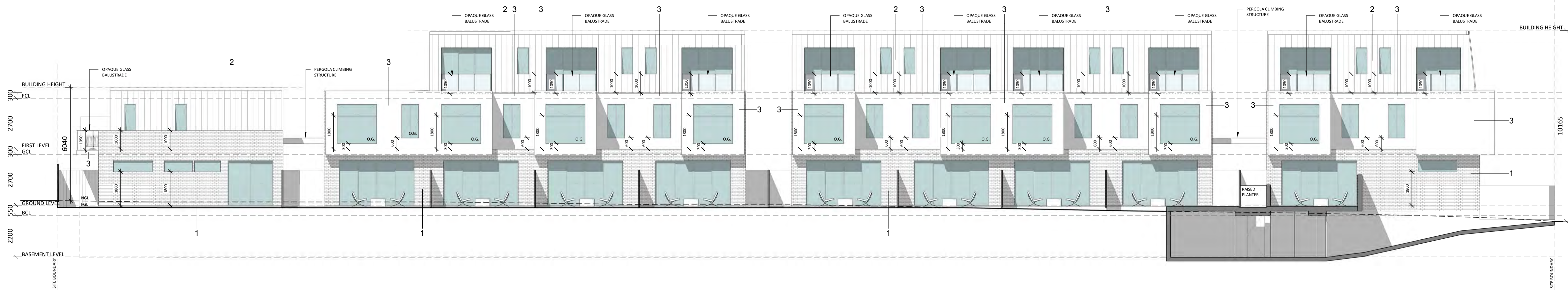
2 vertical grey metal cladding (or similar approved)



3 textured light grey render (or similar approved)

Refer to colour perspectives on sheet T15

OG - Denotes obscure glazing. Max 25% transparent



North Elevation



South Elevation



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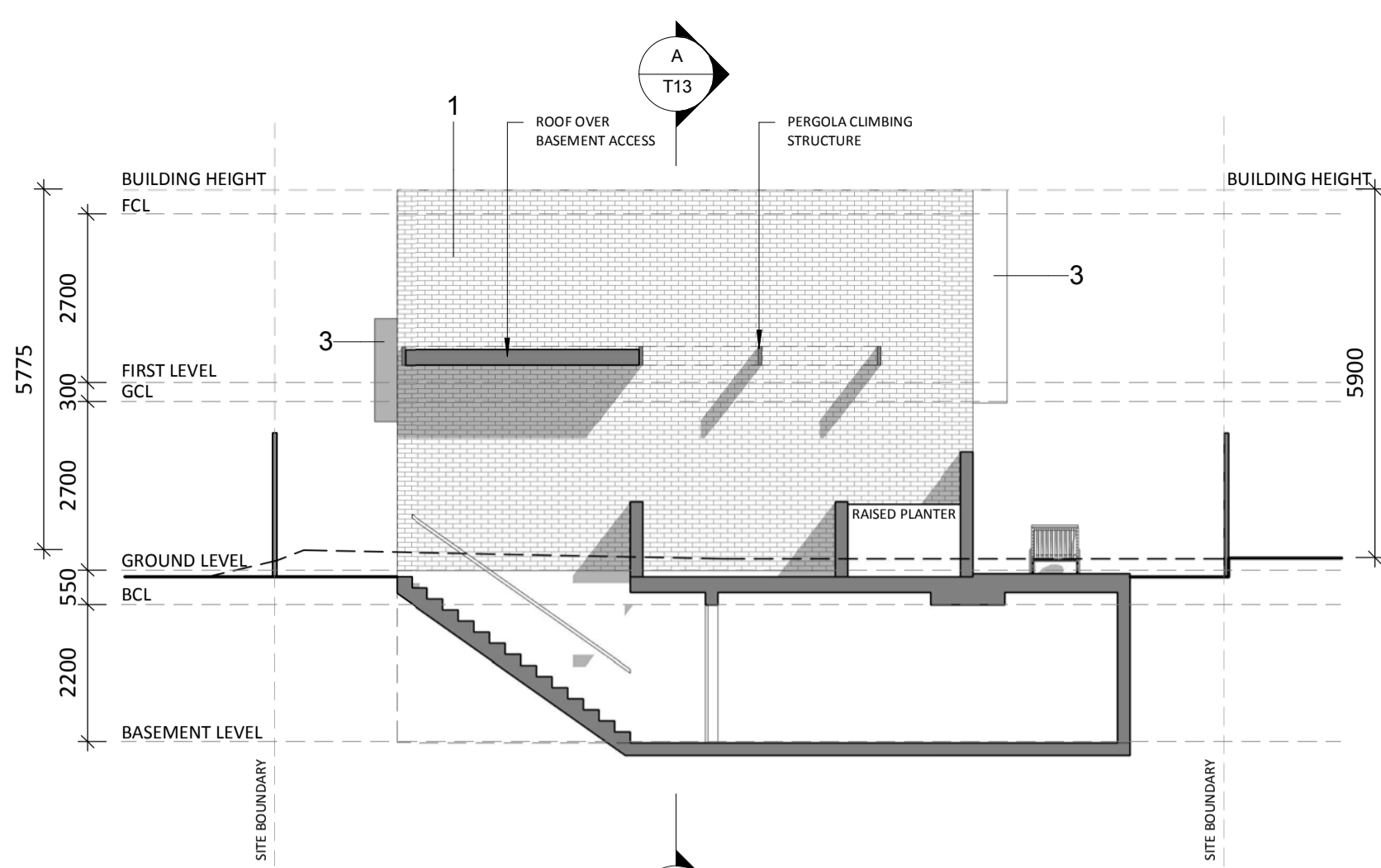
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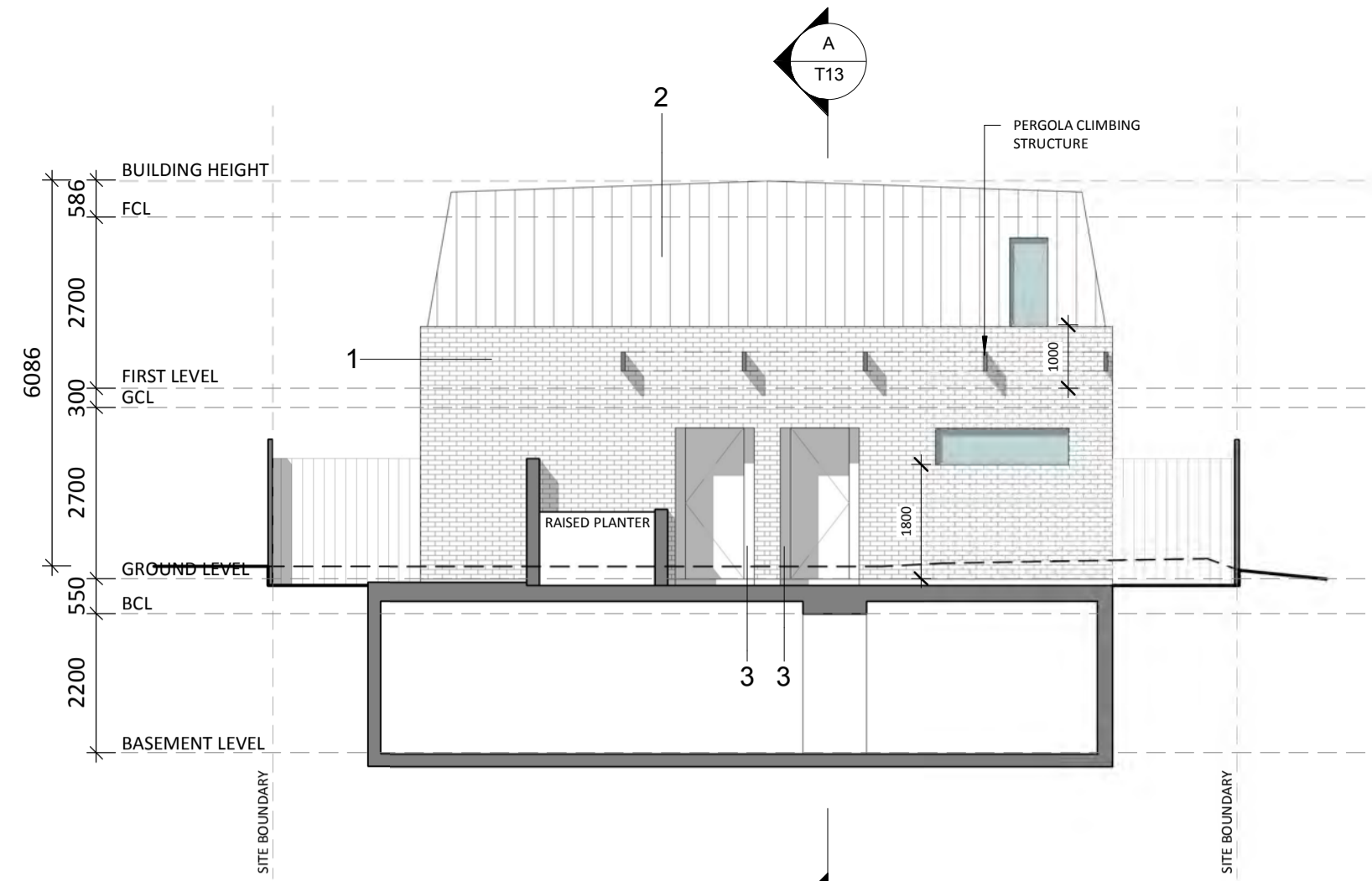
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Internal East Elevation



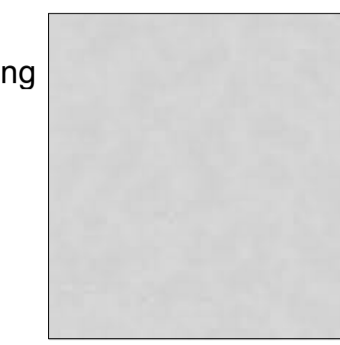
Internal West Elevation



1 off-white brickwork (or similar approved)



2 vertical grey metal cladding (or similar approved)



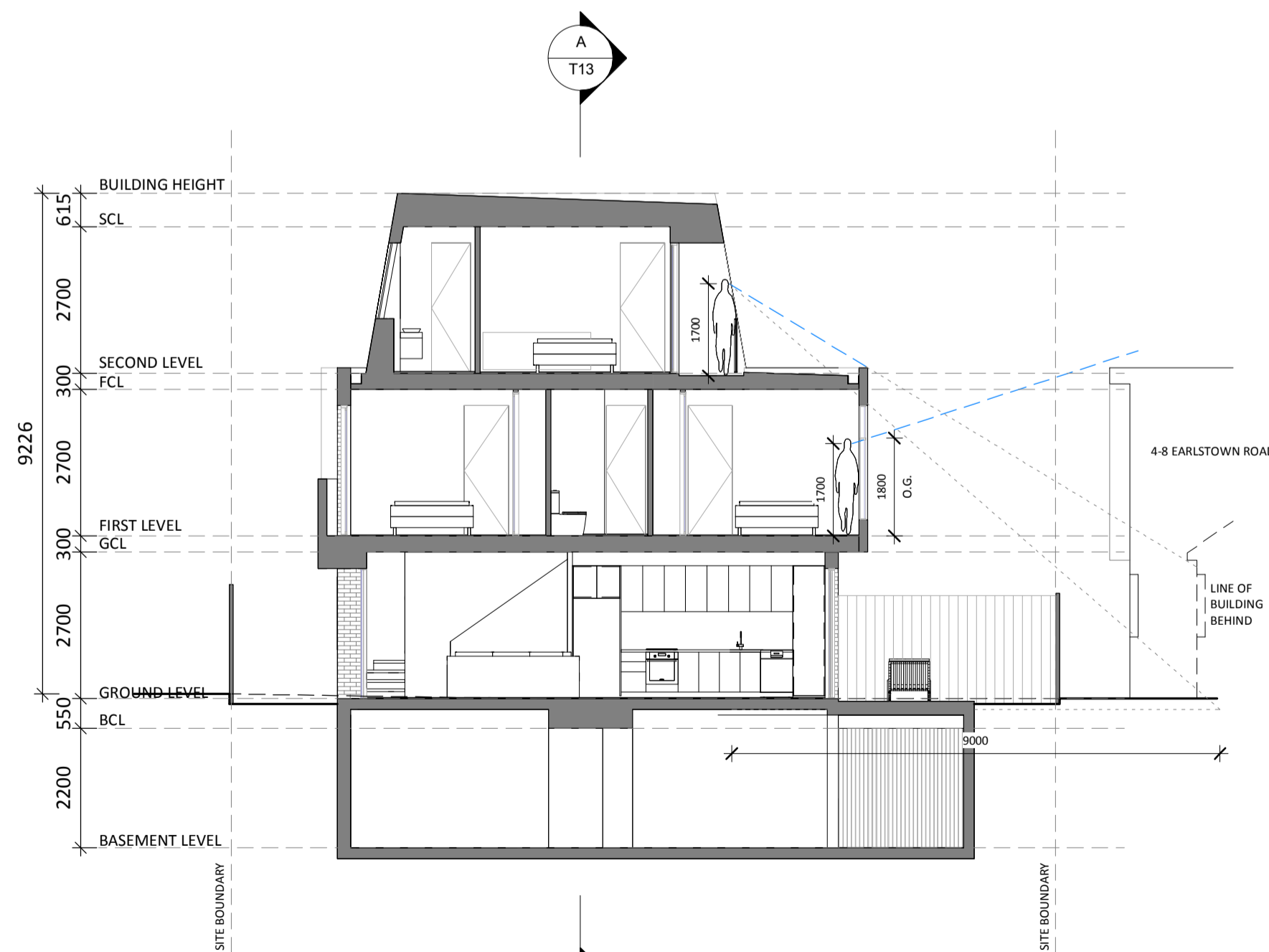
3 textured light grey render (or similar approved)

Refer to colour perspectives on sheet T15

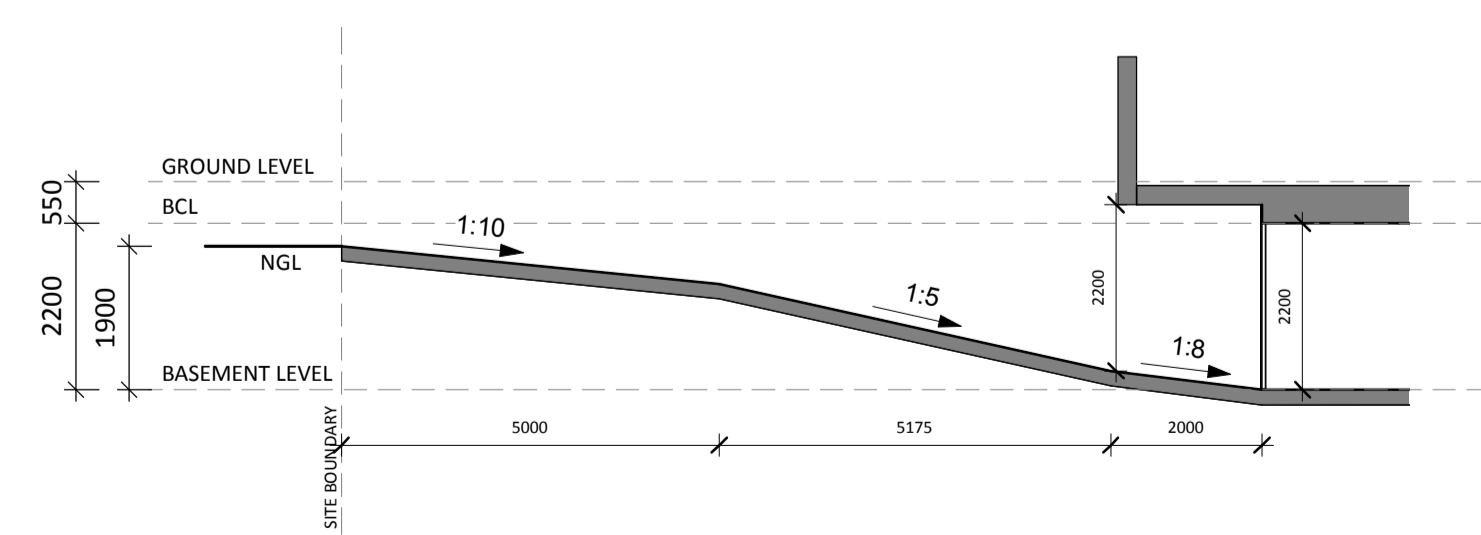
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Section AA



Section BB



Section CC



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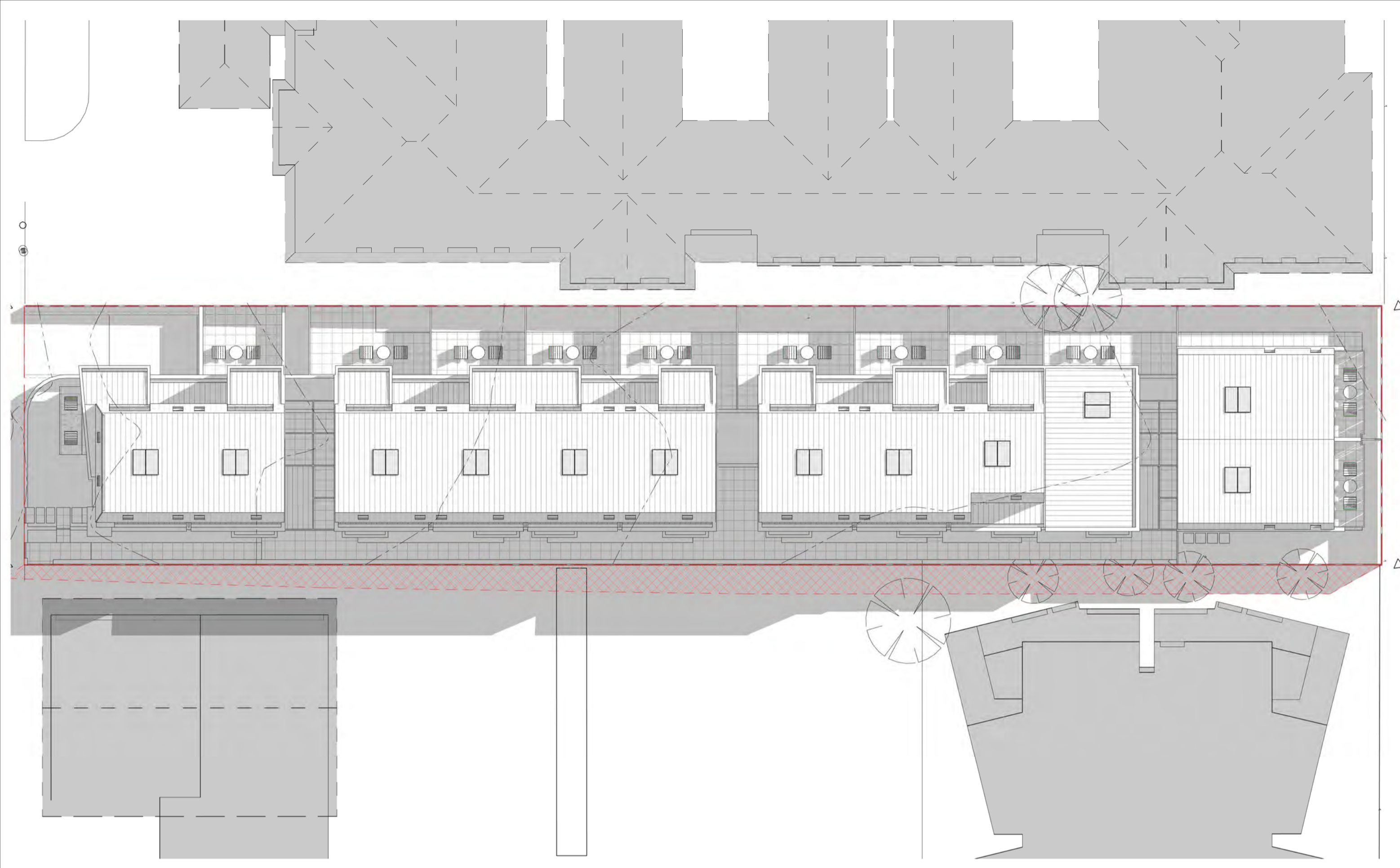
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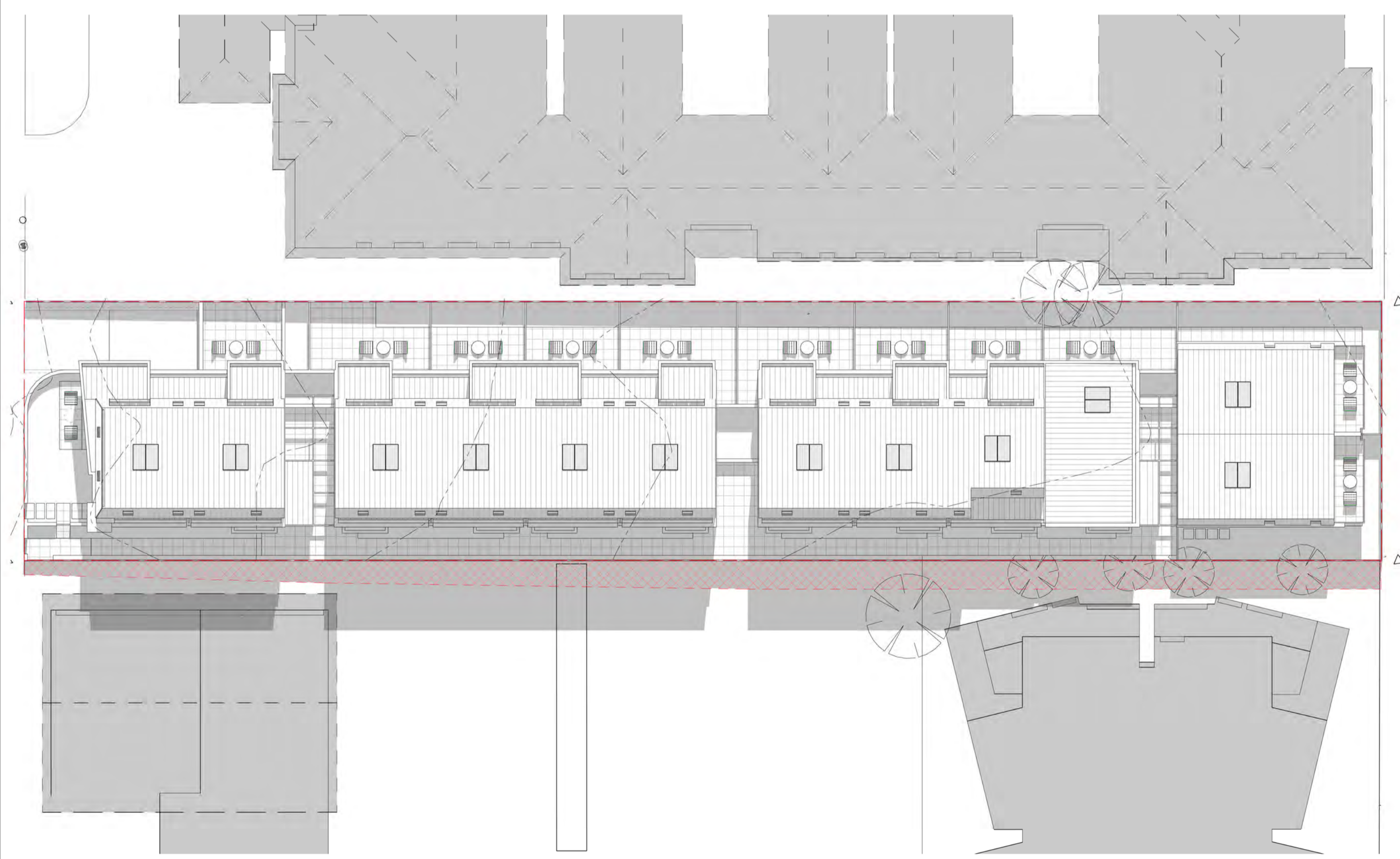


\*SHADOWS TAKEN ON SPRING EQUINOX (22ND SEPT.)

EXISTING SHADOWS CAST BY BOUNDARY FENCE



Shadow Diagram @9am



Shadow Diagram @12pm

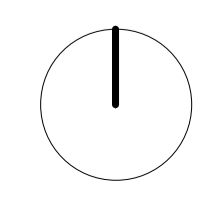


Shadow Diagram @3pm



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Street View



Street View - Trees not shown for clarity



Common Accessway View



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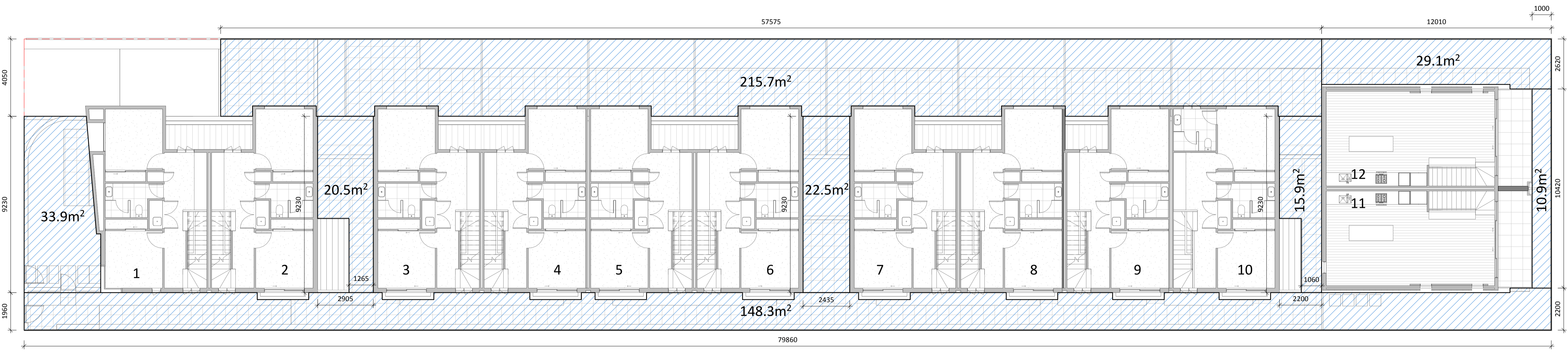
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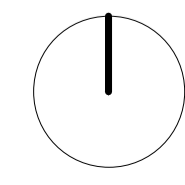


496.8m<sup>2</sup> (40.9%) Total Garden Space



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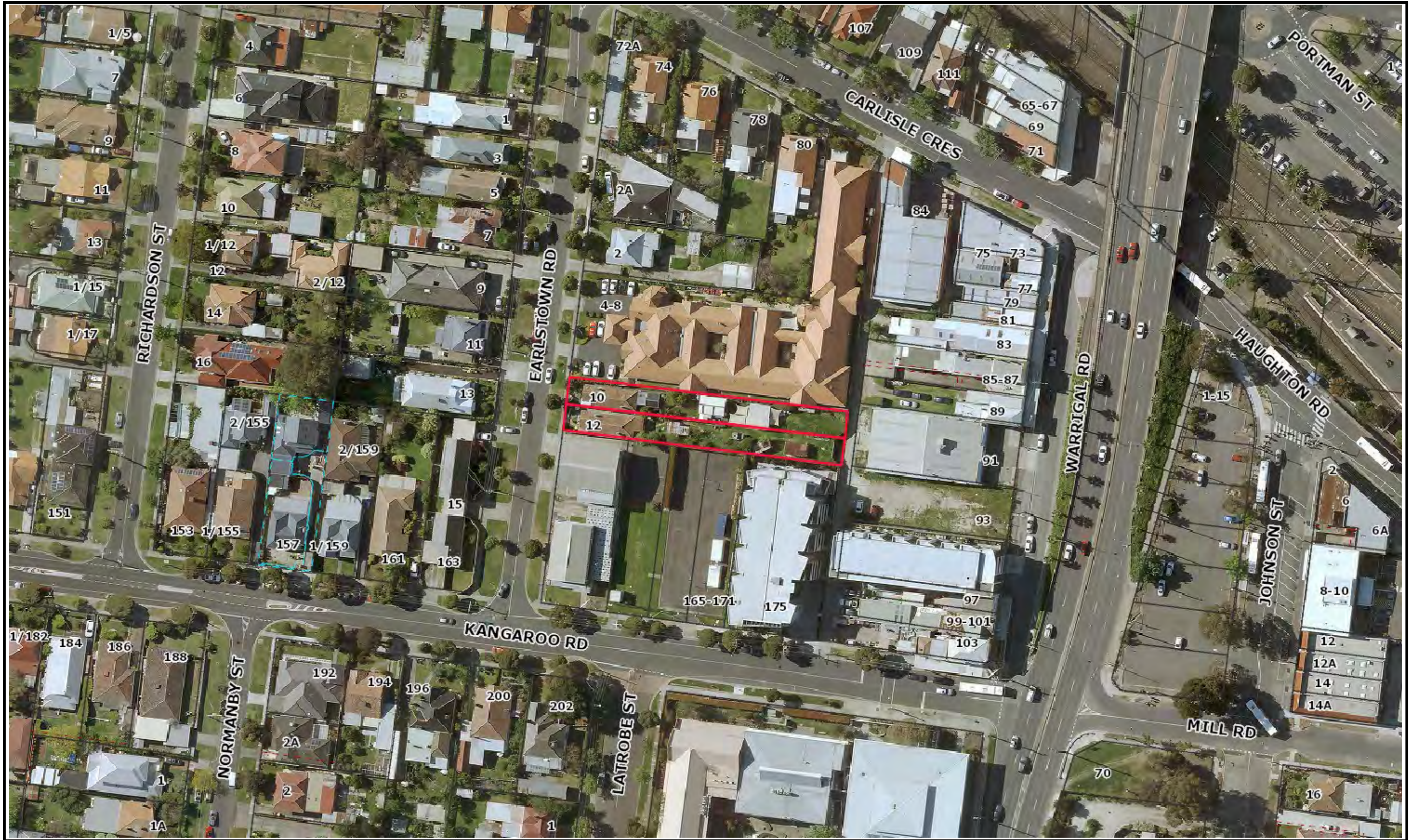
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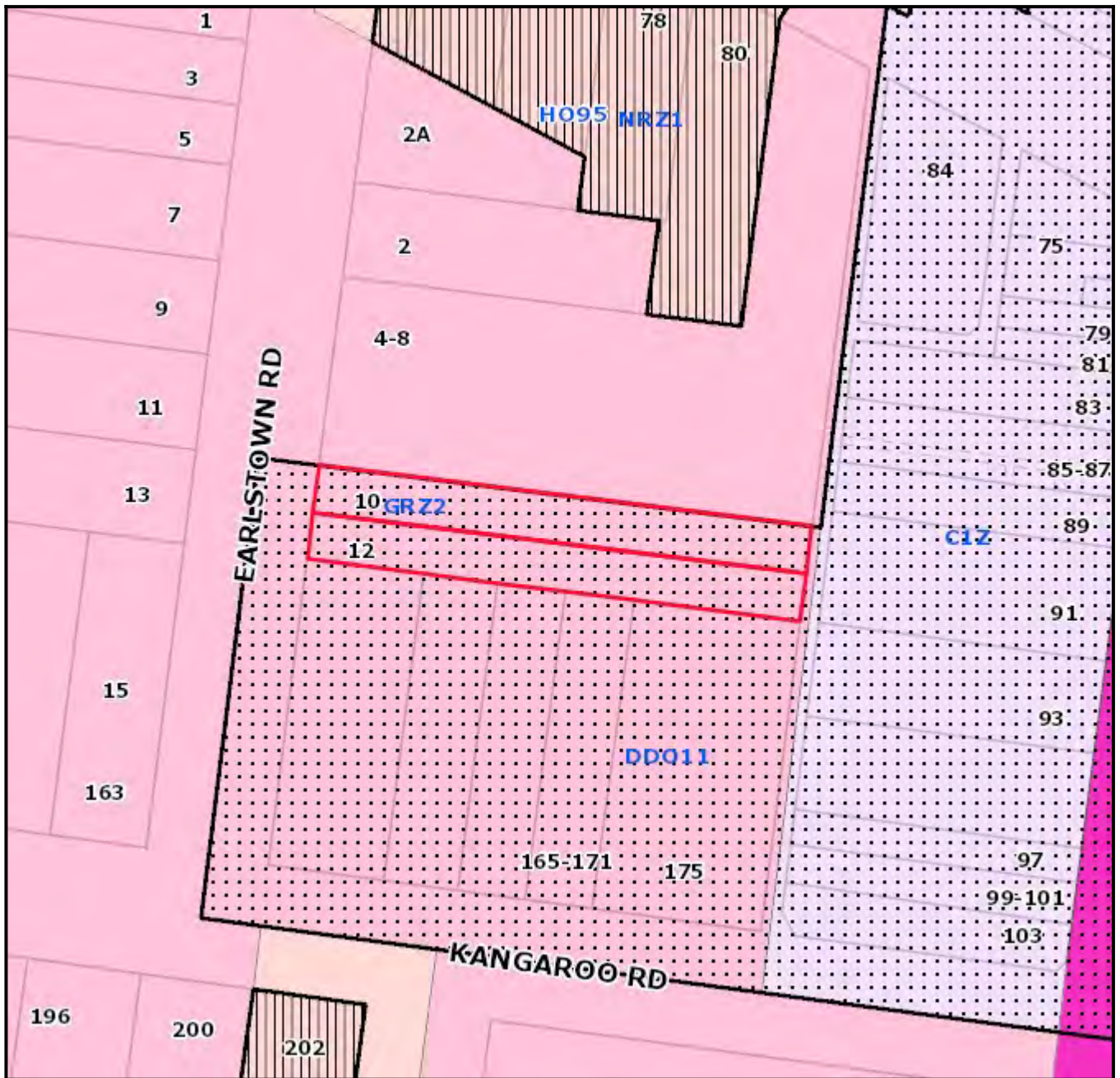








# Planning Overlays and Zones



### 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	



### Address

10-12 Earlstown Road HUGHESDALE VIC 3166





# Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed. (Not all objector properties shown.)

- 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
- Leash Free Areas
- Property & Address No.
- Common Property



1:3000



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