



# OAKMONT

OAKLEIGH SOUTH

52 GOLF ROAD, OAKLEIGH SOUTH, FOR TOWN PLANNING

NO.12737

DATE: MARCH 2021





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- 1.0 ARCHITECTURAL STATEMENT
- 2.0 URBAN CONTEXT & SITE ANALYSIS
- 3.0 URBAN INTEGRATION & RESPONSE
- 4.0 ARCHITECTURALS

## OAKMONT

OAKLEIGH SOUTH

NO.12737

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# 52 Golf Road, Oakleigh South

## *Architectural Statement*

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### THE SITE

The site at Golf Rd is situated within the suburb of Oakleigh South, and is bordered by Metropolitan Golf Course, Bakers Road and Beryl Ave. Its immediate surrounding is predominantly single - double storey homes. It is located just 3kms from Huntingdale Train Station, with local bus routes along Golf Rd.

Oakleigh South is a well known suburb in Melbourne with desirable amenity and lifestyle offerings. The tree lined streets and surrounding park lands are a well known feature within the area. There is a high level of variation between commercial and residential amenity, of which the subject site sits within the midst of both.

### THE OPPORTUNITY

The immediate conventional suburban surrounds, and proximity to a variety of local amenity and recreational facilities, such as the Metropolitan Golf Course and local schools, create excellent conditions for a new community driven residential development. Given the location, a high level of owner-occupier purchasers are anticipated. The proposal represents an exciting opportunity to create a strong benchmark for future developments in the Oakleigh South area.

### THE PROPOSED DEVELOPMENT

The proposed development will make a significant contribution to the public realm and surrounding neighbourhood. A high-quality, contemporary architectural expression with sensitivity to its context will be the driving force behind the design. Importance has been placed on sincere engagement of the surrounding community by providing public 'pocket' parks for community enjoyment. The project is designed to encourage pedestrian movement through the site, giving a strong connection to the surrounding street network.

### PROJECT DETAILS

Two, Three, and Four bedroom townhouses  
Landscape driven public and private spaces  
On site parking  
Oakleigh South, Melbourne





# 52 Golf Road, Oakleigh South

*Urban Context & Site Analysis*

OAKMONT

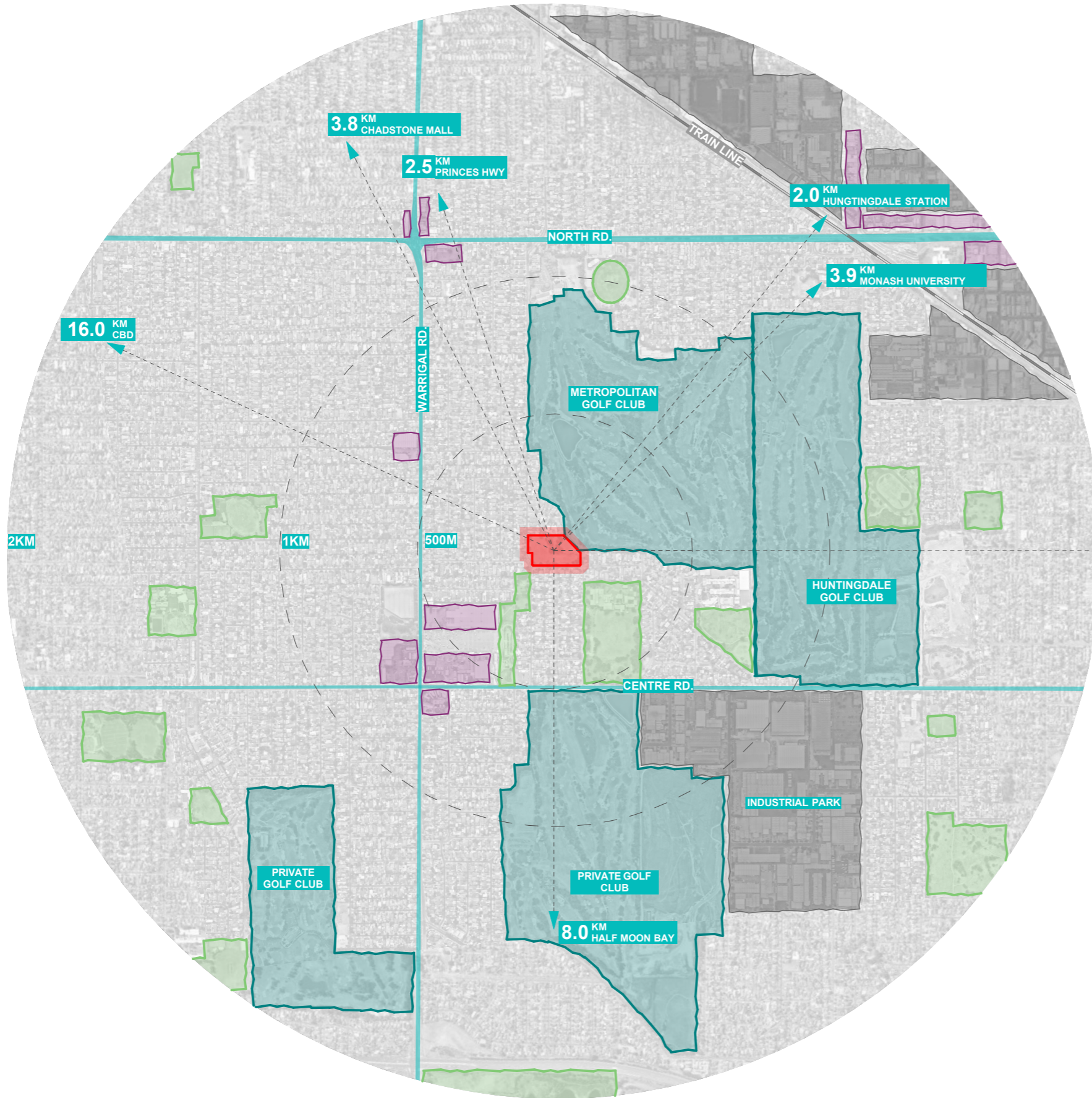
OAKLEIGH SOUTH

NO.12737





DATE: MARCH 2021






















### LEGEND

-  Subject Site
-  Public Open Space
-  Industrial
-  Retail /Commercial



The subject site is located at 52 Golf Road, Oakleigh South. It is situated North West of South Oakleigh College and faces onto the Metropolitan Golf Club. The site is proximate to a wide range of excellent public amenities including parklands, primary and secondary education facilities, shopping centres and public transport.

### LEGEND

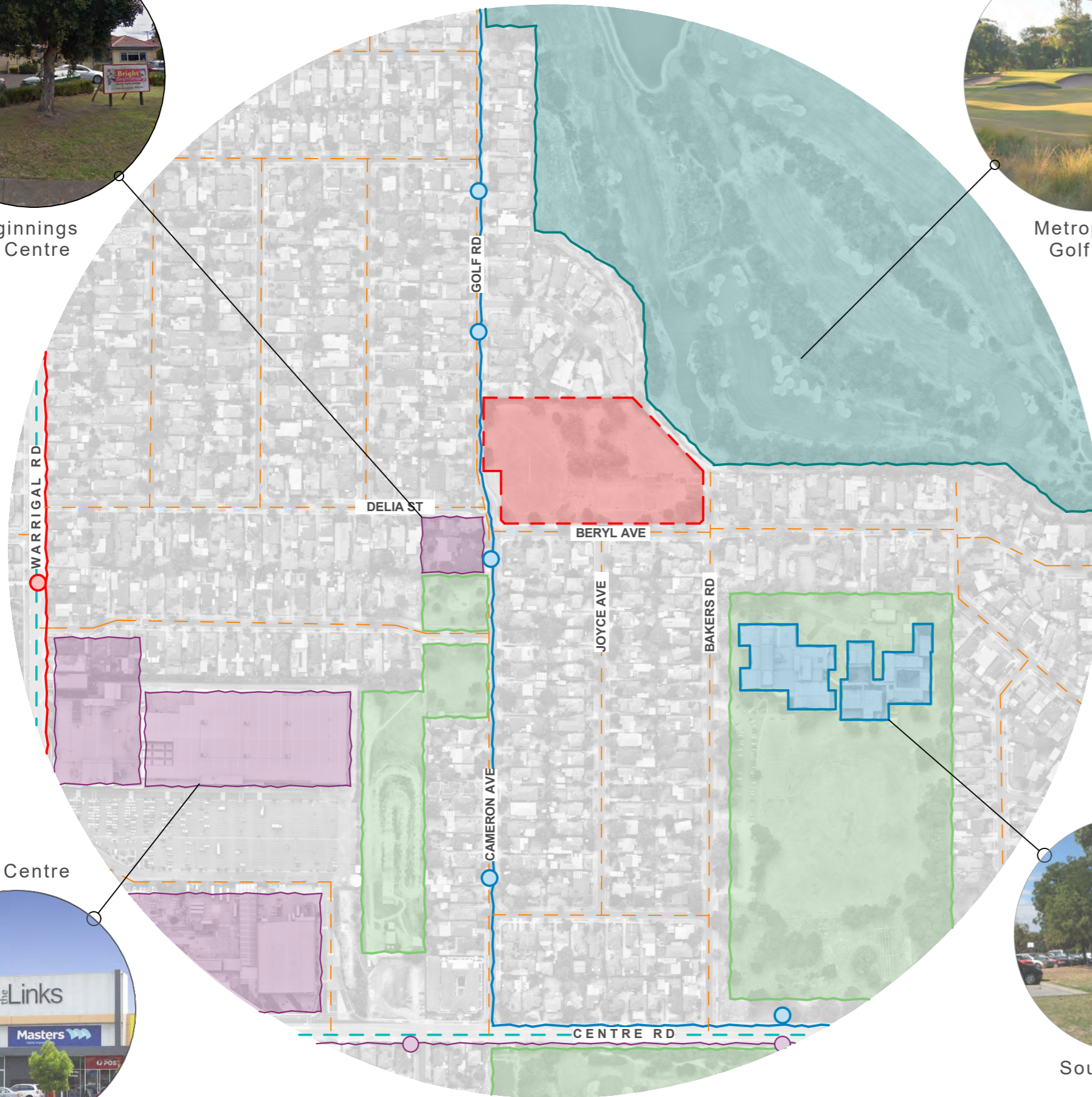
-  Subject Site
-  Private Green
-  Public Open Space
-  Educational
-  Commercial / Retail
-  Arterial Roads (VicRoads)
-  Local Roads (Council)
-  Bus Stop 733
-  Bus Route 733
-  Bus Stop 703
-  Bus Route 703
-  **SmartBus**
-  Bus Stop 903
-  Bus Route 903
-  **SmartBus**



Bright Beginnings Childcare Centre



Metropolitan Golf Club



The Links Shopping Centre



South Oakleigh College














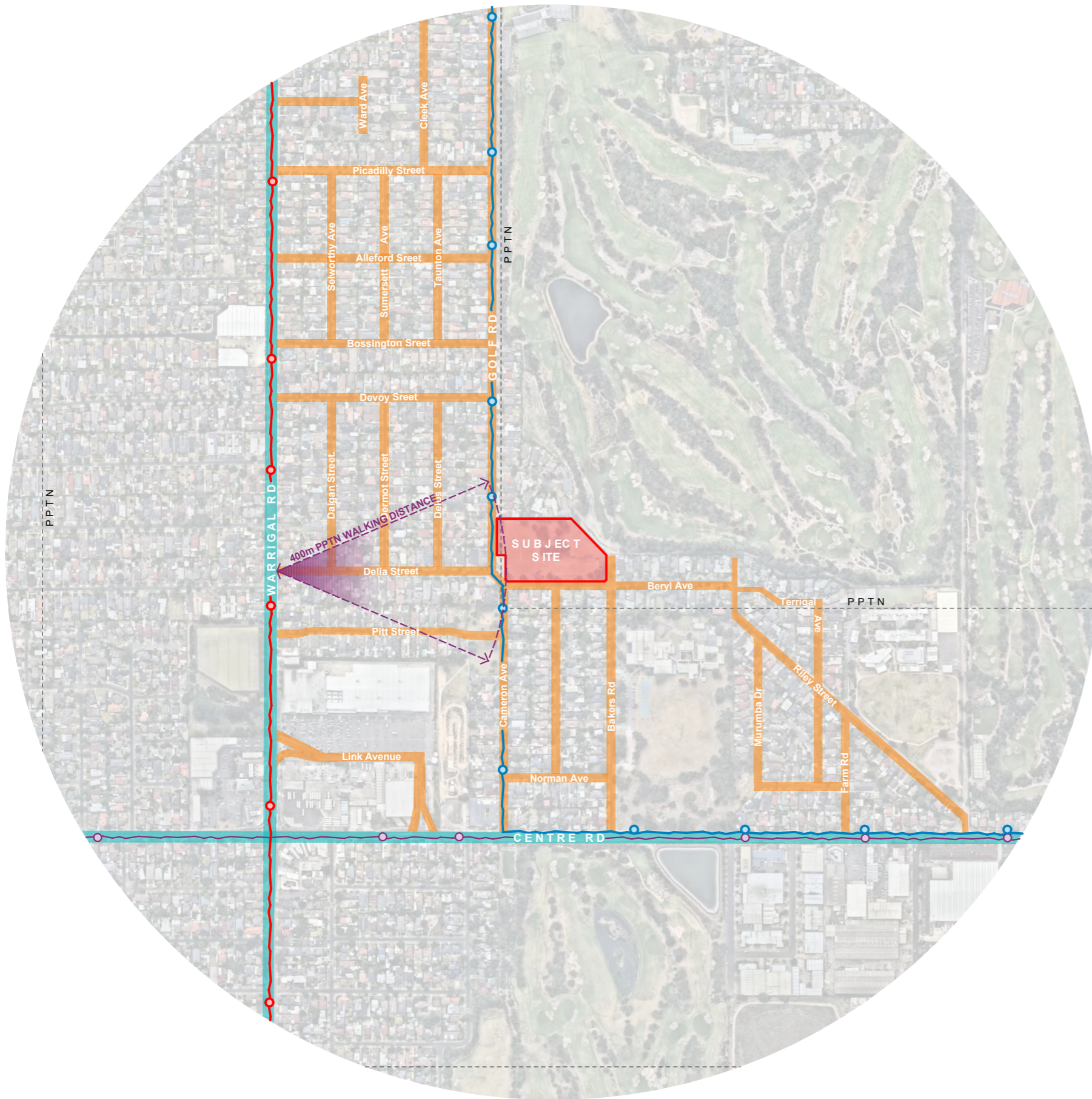


The subject site lies approximately 16km from Melbourne's CBD. The site is within 400m walking distance of *Principle Public Transport Network* corridors of Warrigal and Centre Road. The site is well serviced by buses running along Golf, Warrigal and Centre Rd, with the nearest stop just 100m away.

Princes Hwy and Nepean Hwy are accessible within 6kms of the site, although convenient access to public transport reduces reliance on private vehicles.

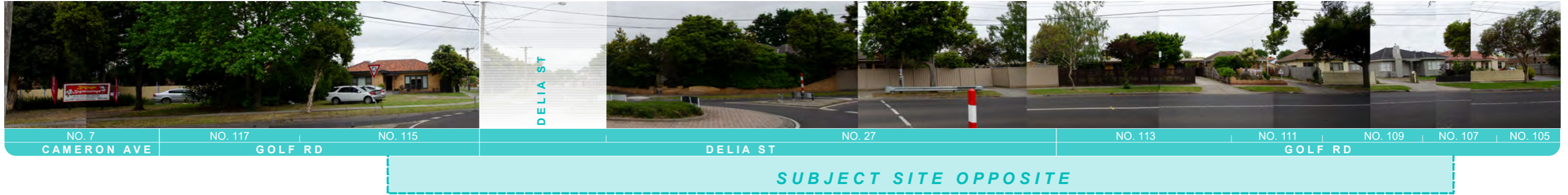
### LEGEND

-  Subject Site
-  Arterial Roads (VicRoads)
-  Local Roads (Council)
-  Bus Stop 733
-  Bus Route 733 (Oakleigh to Box Hill)
-  Bus Stop 703
-  Bus Route 703 (Middle Brighton to Blackburn)
-   Bus Stop 903
-   Bus Route 903 (Mordialloc - Altona)





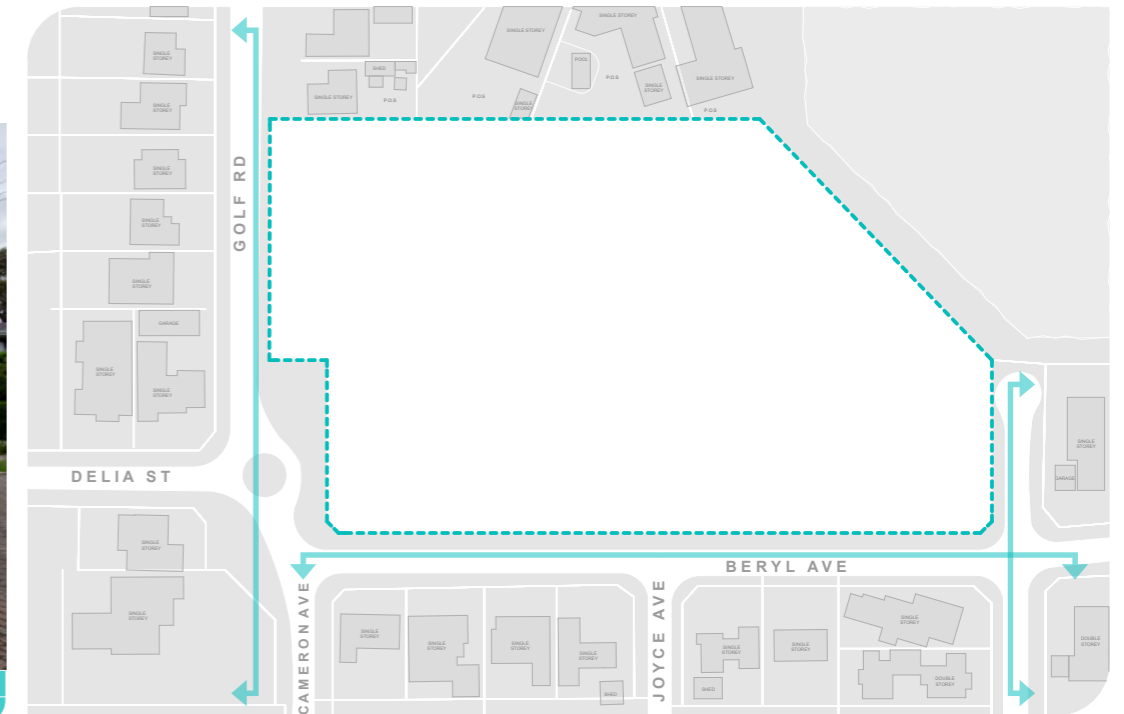
### 01 GOLF ROAD WEST STREETScape



### 02 BERYL AVE SOUTH STREETScape



### 03 BAKERS RD EAST STREETScape







1 INTERFACE GOLF RD



2 INTERFACE BERYL AVE / BAKERS RD



3 CORNER BAKERS RD / METROPOLITAN GOLF COURSE



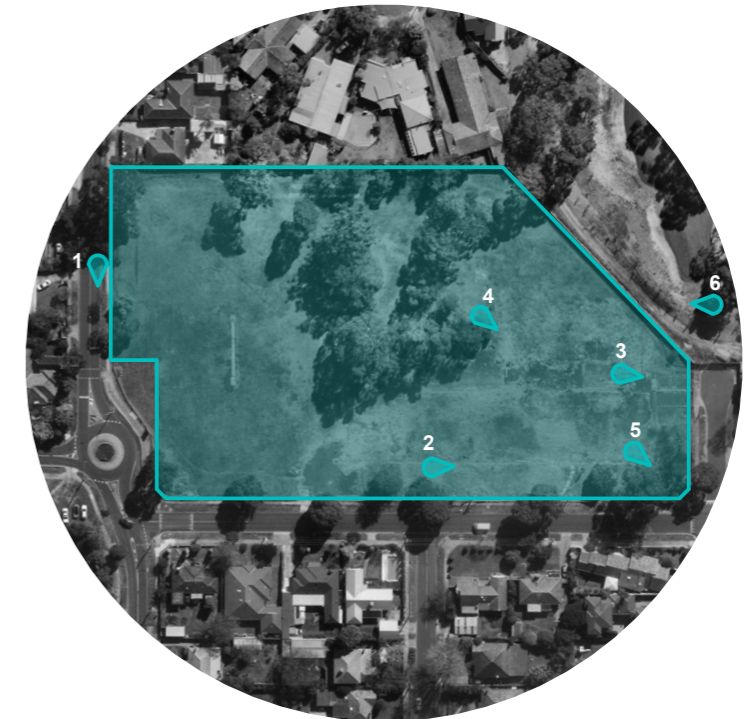
4 INTERFACE BAKERS RD



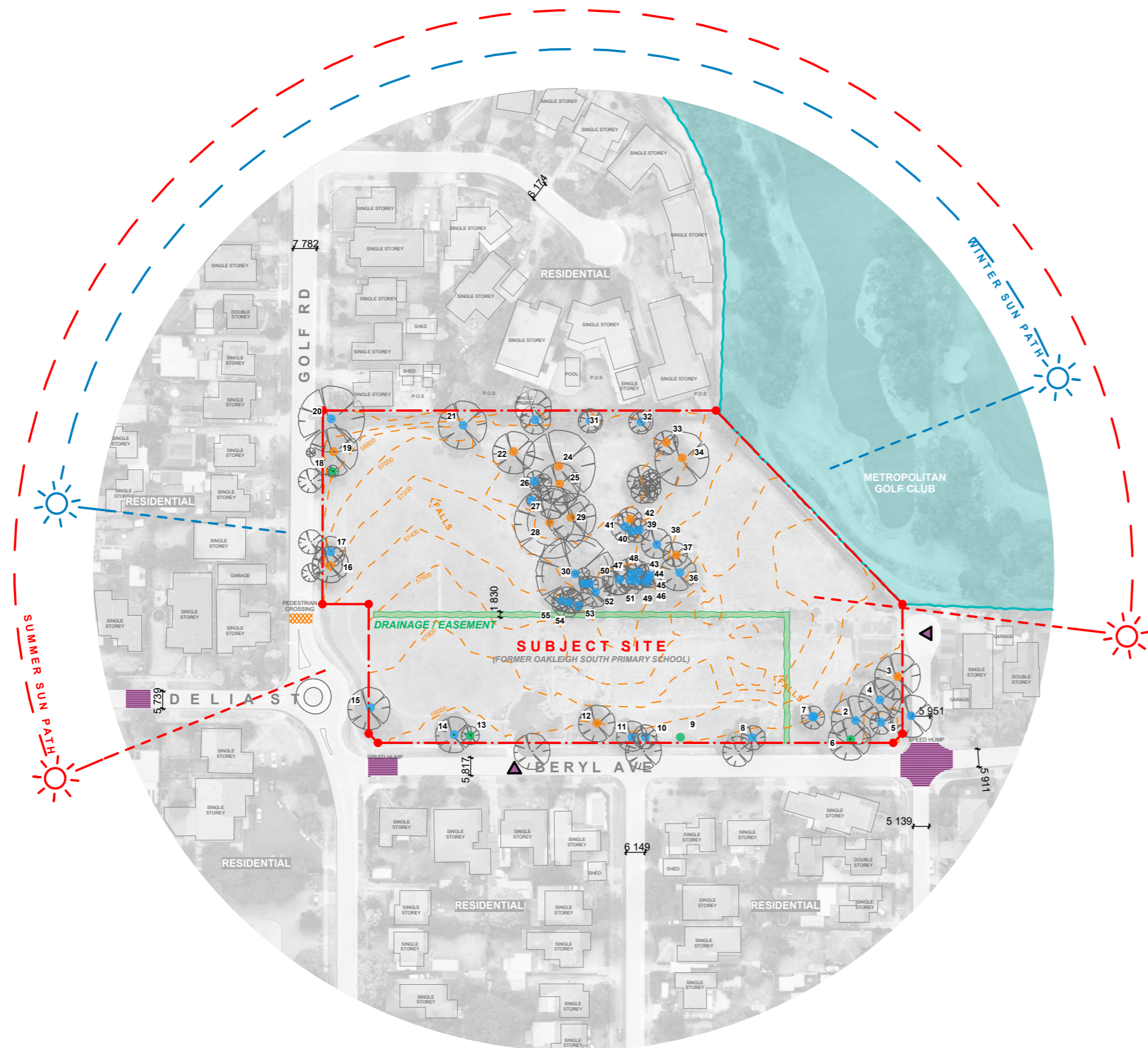
5 CORNER BAKERS RD / BERYL AVE



6 INTERFACE TO METROPOLITAN GOLF COURSE







### LEGEND

- Subject Site
- Golf Club
- Residential
- Site Contour 200mm
- Existing Crossover Entry To Site
- Existing Trees (Refer to Architectural drawings for tree retention plan)
- Retention Value**
  - High
  - Moderate
  - Low
  - None
- Unused Drainage/Easement
- Pedestrian Crossing
- Speed Hump



# 2.07

## SITE SURVEY



**Services**  
 Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.  
 In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

**Notations**  
 Date of Survey December 2018  
 This Plan is to be read in conjunction with the attached Surveyors Report.  
 Substrate 7'30" for LP13217 Bearings  
 Land Subject to Easement.  
 E-1 Drainage and Sewerage vide LP13217  
 E-2 Drainage and Sewerage vide Crown Grant V11375 F08  
 This Plan is to be read in conjunction with the attached Surveyors Report.  
 The location of buildings beyond site boundaries are indicative only.  
 Information relating to abutting properties has only been shown where visible or accessible.  
 Aerial photograph linework (Layer 641) is approximate only (derived from an aerial photograph).  
 Internal Title boundaries (Layer 997) are for reference only and not for design purposes.  
 The Digital Cadastral Map Base linework (Layer 998) is indicative only and should not be used for design purposes.  
 Windows on neighbouring properties have been located remotely and categorised by visual interpretation only.  
 H - Window head  
 S - Window sill  
 Refer to Plan Ref:300860-CA for site photographs.  
 Direction of photographs shown thus .  
 All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.  
 Levels shown thus 39 are to Australian Height Datum vide PM176 with a stated value of RL 57.595  
 Refer to frozen layers with a suffix of -L for levels.  
 Refer to frozen layers with a suffix of -C for crosses.  
 Refer to frozen layer "TRIANGLE" for 3D Triangles.  
 Contour Interval 0.1 metres.

**Legend**

102 Top of Bank	x	---
103 Toe of Bank	x	---
104 Existing Surface	x	---
107 Floor Level	mx	---
201 Trees-2m	⊙	---
206 Dead Tree	⊙	---
212 Driveline	⊙	---
306 Side Entry Pit	⊙	---
309 Grated Pit	⊙	---
310 Junction Pit	⊙	---
312 Unclassified Drainage	⊙	---
401 Centre of Bitumen	x	---
402 Spot on Bitumen	x	---
403 Edge of Bitumen	x	---
406 Lip of Kerb/Channel	x	---
407 Invert of Kerb/Channel	x	---
408 Back of Kerb/Channel	x	---
410 Pedestrian Path	x	---
411 Driveway	x	---
419 Edge of Concrete	x	---
423 Speed Hump	x	---
430 Miscellaneous Road Location	x	---
503 Sign	x	---
603 Building	x	---
605 Window	x	---
606 Doorway	x	---
611 Swimming Pool	x	---
617 Wall	x	---
630 Top of Wall	x	---
633 Parapet	x	---
634 Ridge Line	x	---
635 Spouting	x	---
636 Window Head	x	---
641 Aerial Photo Linework	x	---
712 Electricity Pole	x	---
713 Electricity Pole with Light	x	---
901 Boundary Line	x	---
903 Fence	x	---
904 Gate	x	---
910 Top of Fence	x	---
950 Title	x	---
997 Internal Boundaries	x	---
998 Digital Cadastral Map Base	x	---

Scale 1:400

Certified	Geoff Turner	Licensed Surveyor
Drawn	SJW	
Date	02/04/19	
Survey Data	30086009.see	
CAD drawing number	300860-AC	
Original sheet size	A1	
Client	Golf Road Project Development Pty Ltd	
Project	52 Golf Road, Oakleigh Oakleigh South	
Details	Boundary Re-establishment, Feature and Level Survey	
Sheet	1 of 1	
Job Number	300860	

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# 52 Golf Road, Oakleigh South

*Design Evolution & Response*

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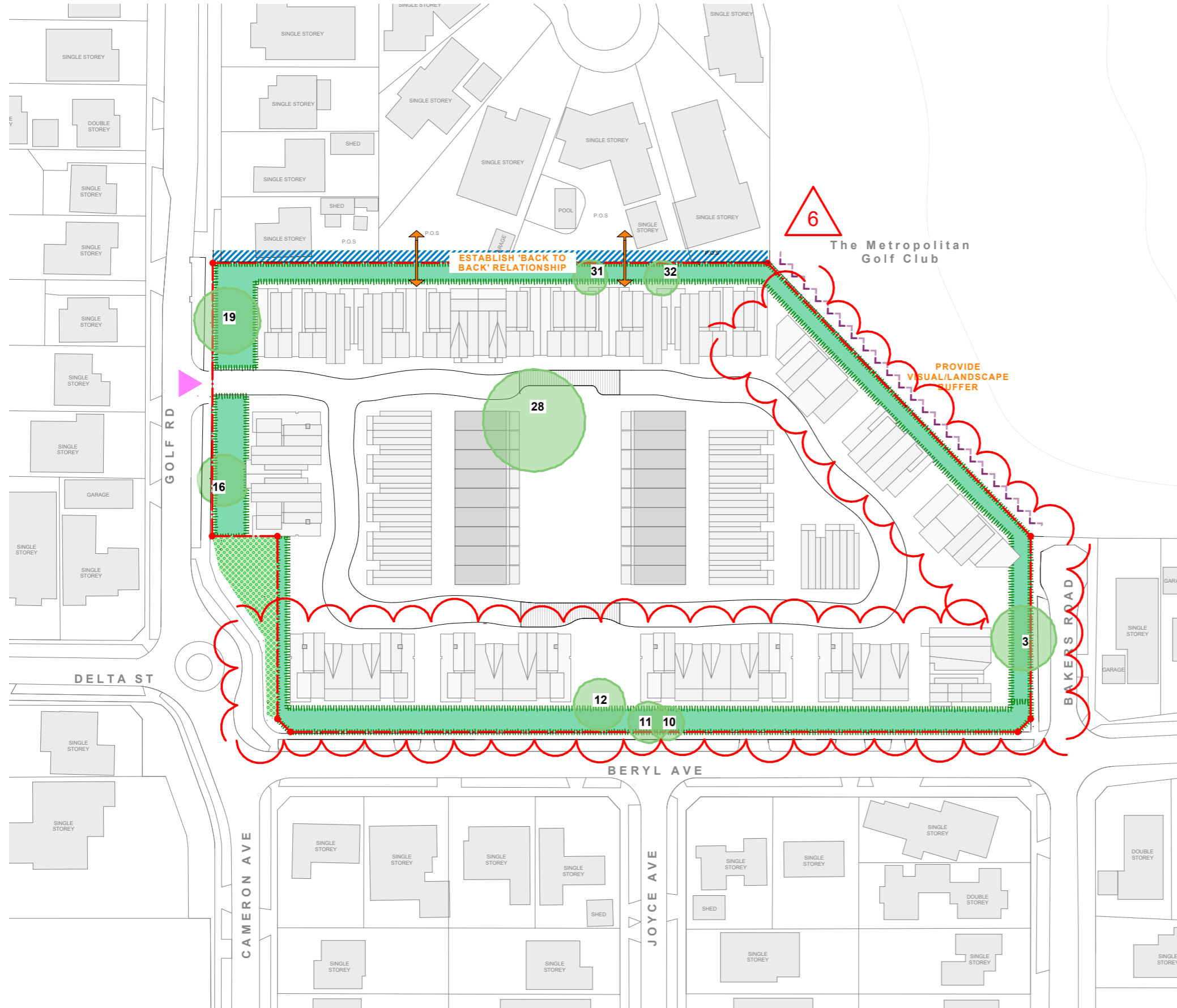
OAKLEIGH SOUTH

NO.12737






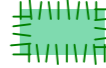


DATE: MARCH 2021





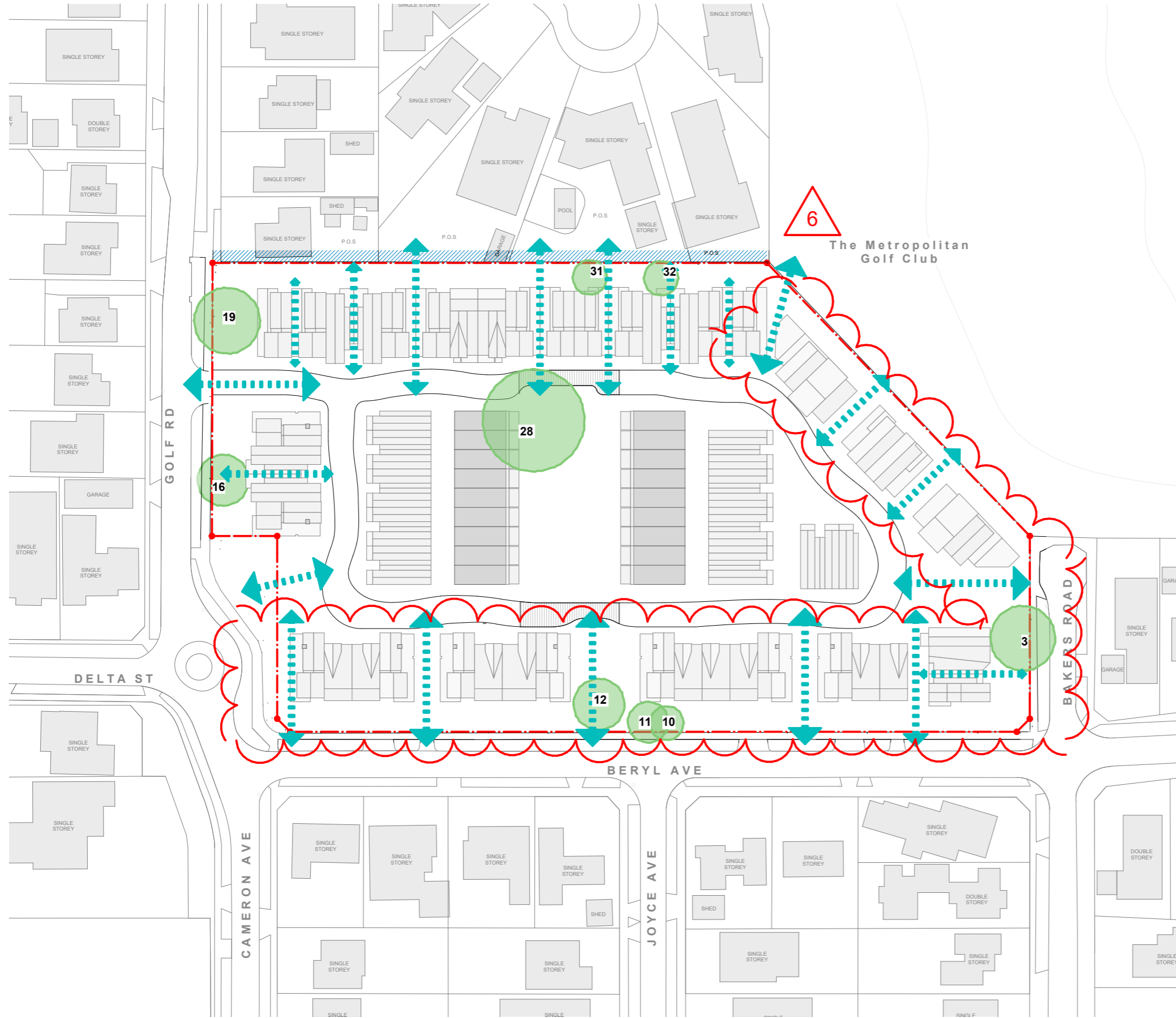


### Key






-  Subject Site
-  Trees To Be Retained
-  Vehicle Access
-  Sensitive Residential Interface
-  Residential Townhouse
-  Landscape Buffer
-  Golf Course Interface
-  Council Land





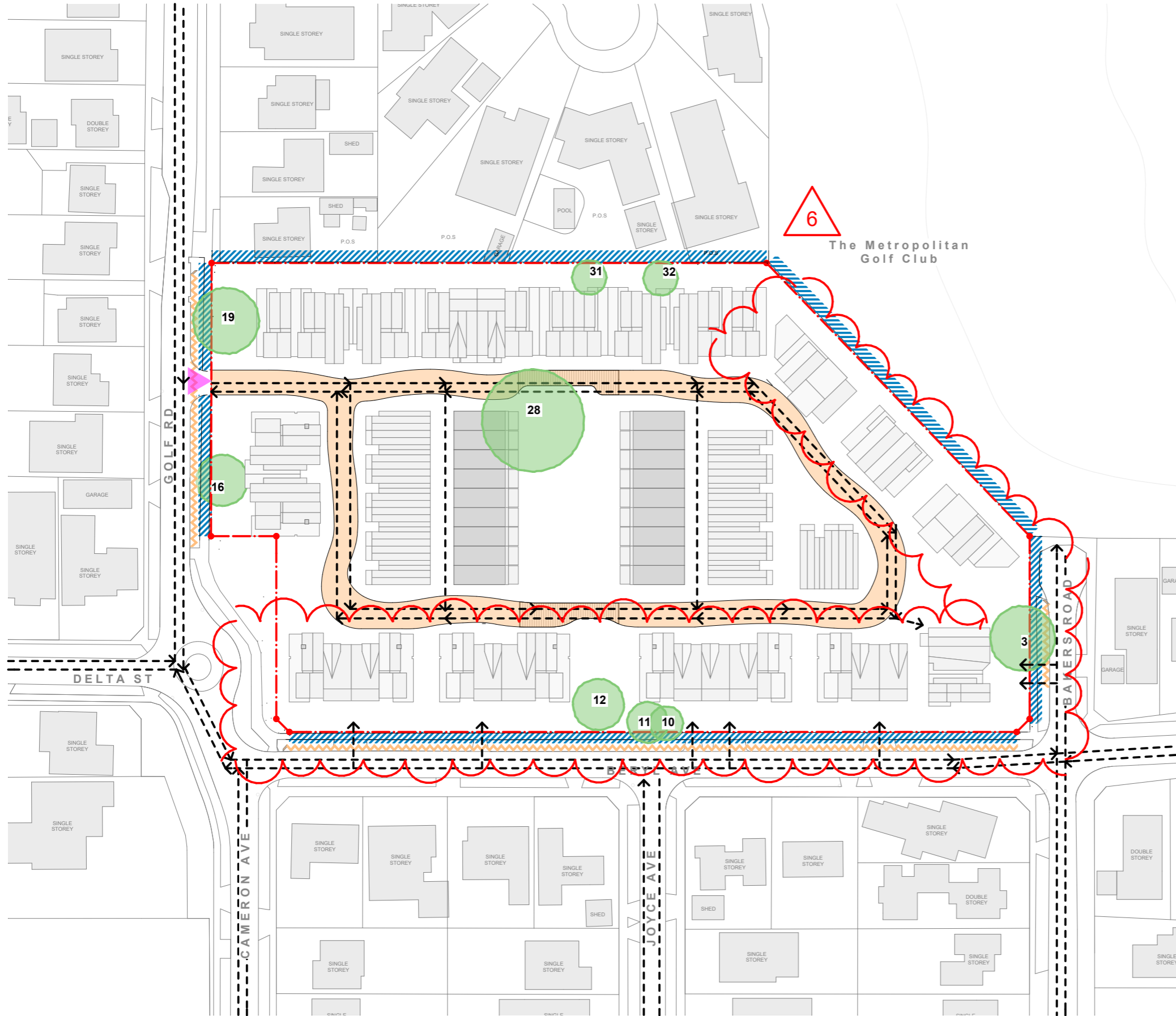


### Key

-  Subject Site
-  Trees To Be Retained
-  Sensitive Residential Interface
-  Residential Townhouse
-  Visual Mass Break



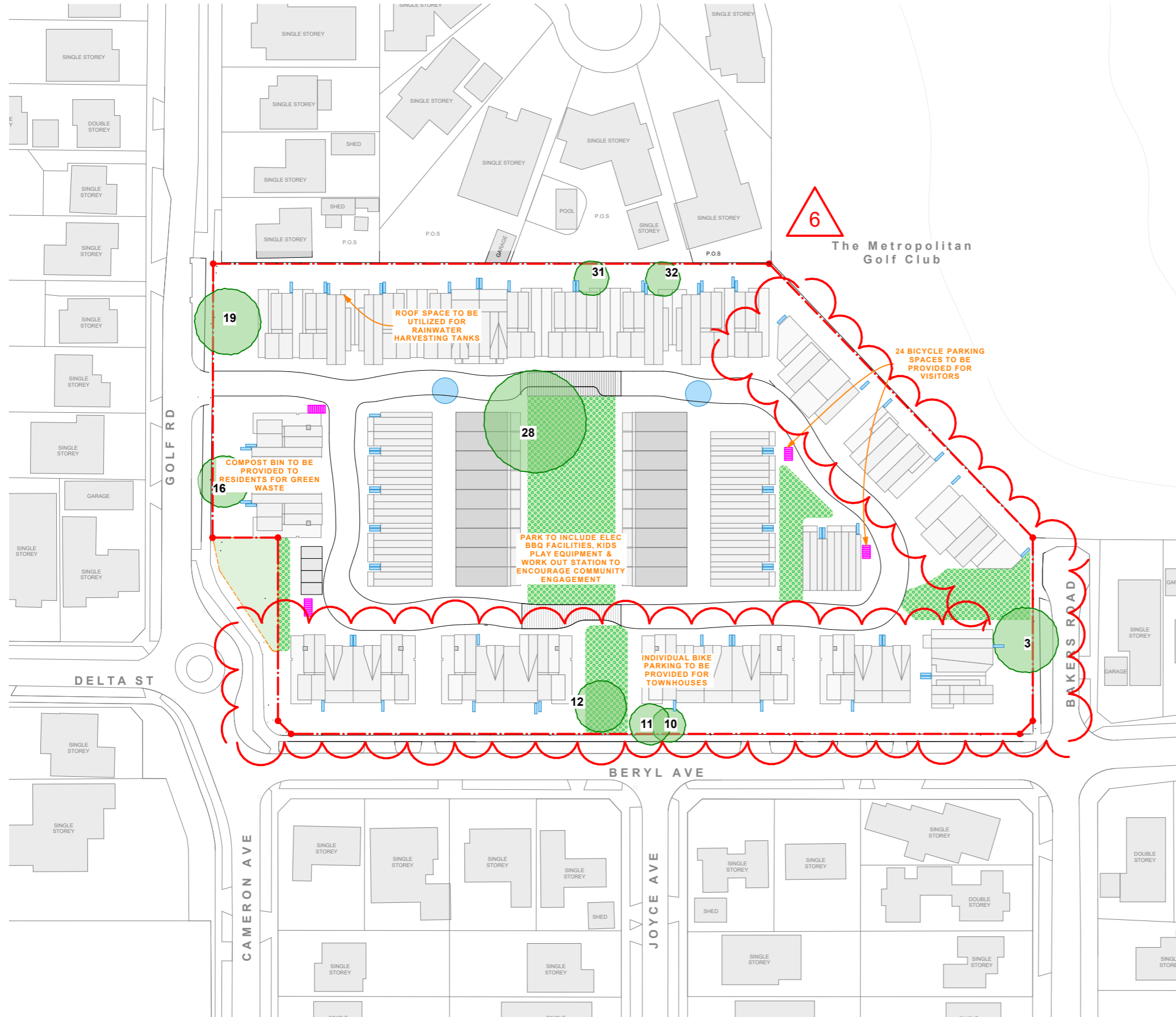








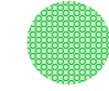



- Key
- Subject Site
  - Trees To Be Retained
  - Potential Streetfront Vehicular Access to TH's
  - Vehicle Entry/Exit
  - Minor Townhouse Crossover
  - Shared Access
  - Sensitive Residential Interface
  - Residential Townhouse







**Key**

-  Subject Site
-  Trees To Be Retained
-  Visitor Bike Parking
-  Rainwater Collection Tanks
-  Communal Open Space (Publicly Accessible)
-  Council Land
-  Residential Townhouse
-  Proposed New Trees  
*Refer to Landscape Plan*

The proposed masterplan incorporates the following additional key principals and initiatives:








- **Natural ventilation** and high levels of **natural daylight** to all dwellings
- **Thermally efficient** building envelopes systems utilised.
- Orientation of houses designed to maximise **solar access** for residents
- 3 star **WELS** rated showerhead (4.5 - 6.0 L/min), 6 star WELS rated taps, 4 star WELS rated WC, 5 star WELS rated dishwasher and medium-sized contemporary baths to be used in the development.
- 3-star rated **reverse cycle split systems** for heating and cooling to each townhouse
- 2,000 L capacity **rainwater harvesting** for each dwelling, or communal storage tank. Rainwater will be used for toilet flushing and/or landscape irrigation for the dwelling it serves.
- High performance **double glazed** clear windows with aluminium frames in the development:
- A tap and floor waste will be provided to balconies and a tap to the courtyards.
- An average lighting power density of 4W/m<sup>2</sup> or lesser to be achieved in the development through the use of **efficient lighting fixtures** (such as LED)
- External lights will be controlled by motion detectors
- Low/ **ultra-low VOC paints**, adhesives and sealants; low formaldehyde wood products to be used in the development.





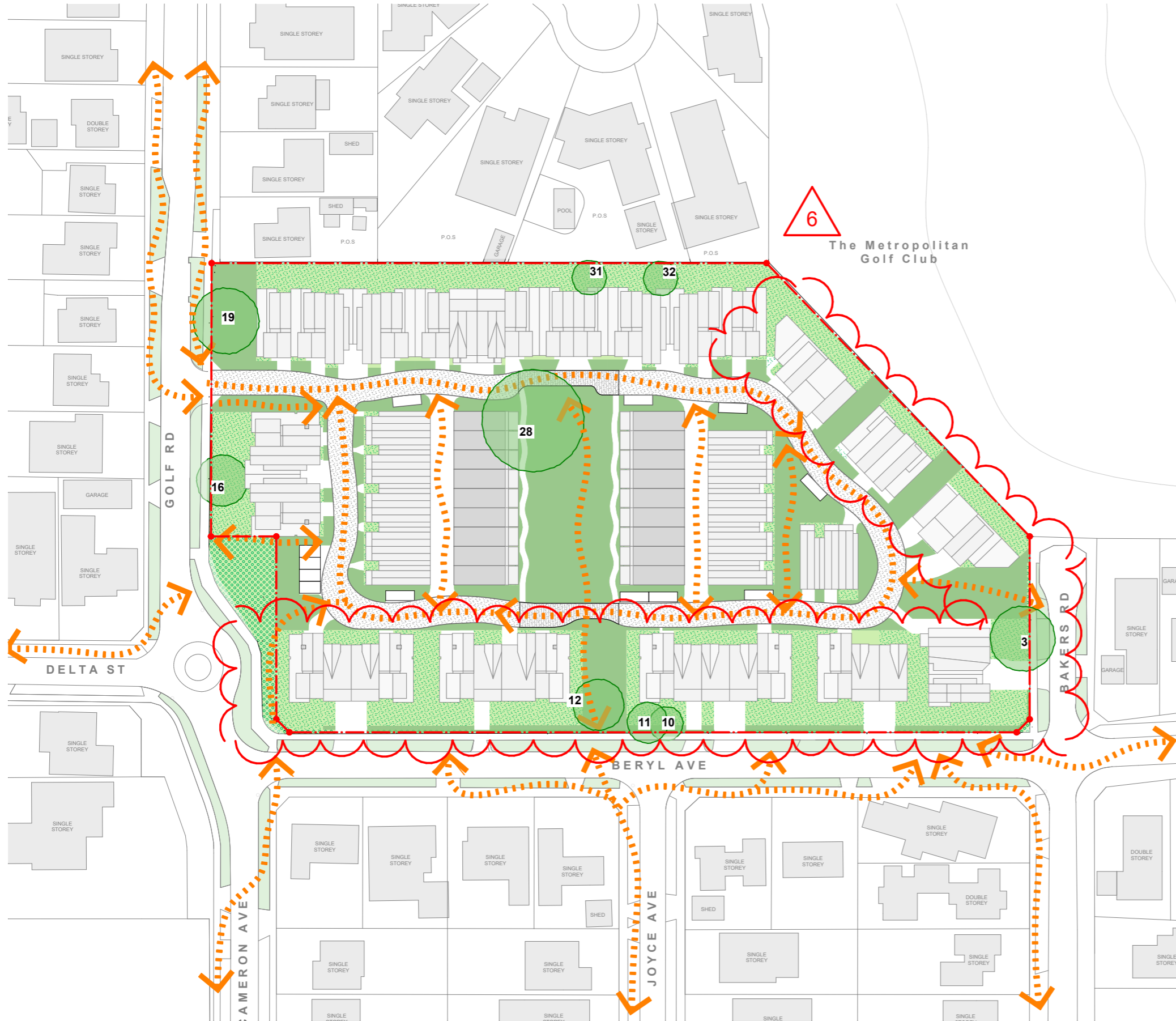


### LEGEND








-  Subject Site
-  Trees To Be Retained
-  Council Land
-  Public Open Space
-  Private Open Space
-  Surrounding Private Open Space
-  Residential Townhouse
- Proposed New Trees  
Refer to Landscape Plan





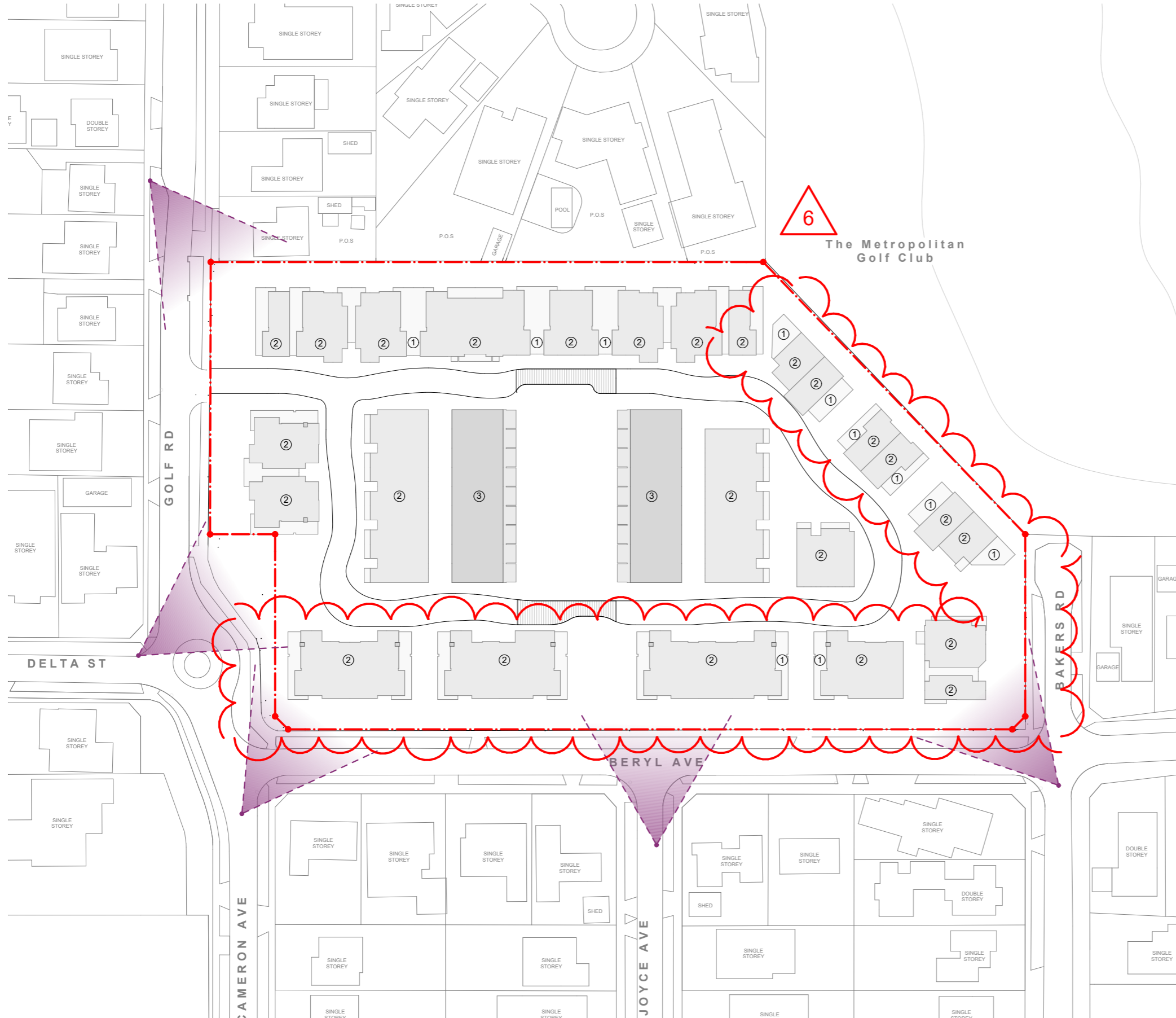


### LEGEND



-  Subject Site
-  Trees To Be Retained
-  Council Land
-  Public Open Space
-  Private Open Space
-  Pedestrian Access
-  Residential Townhouse







### LEGEND

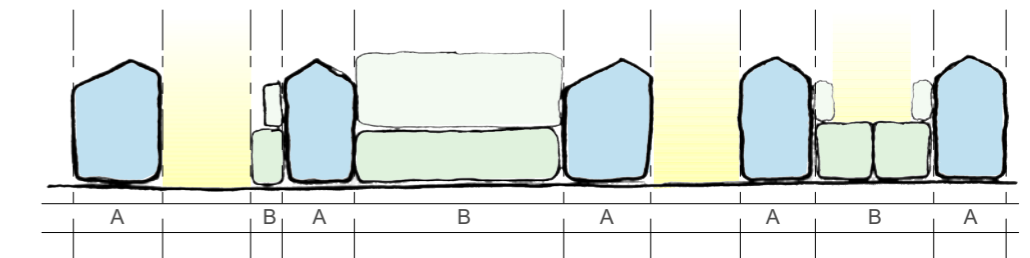
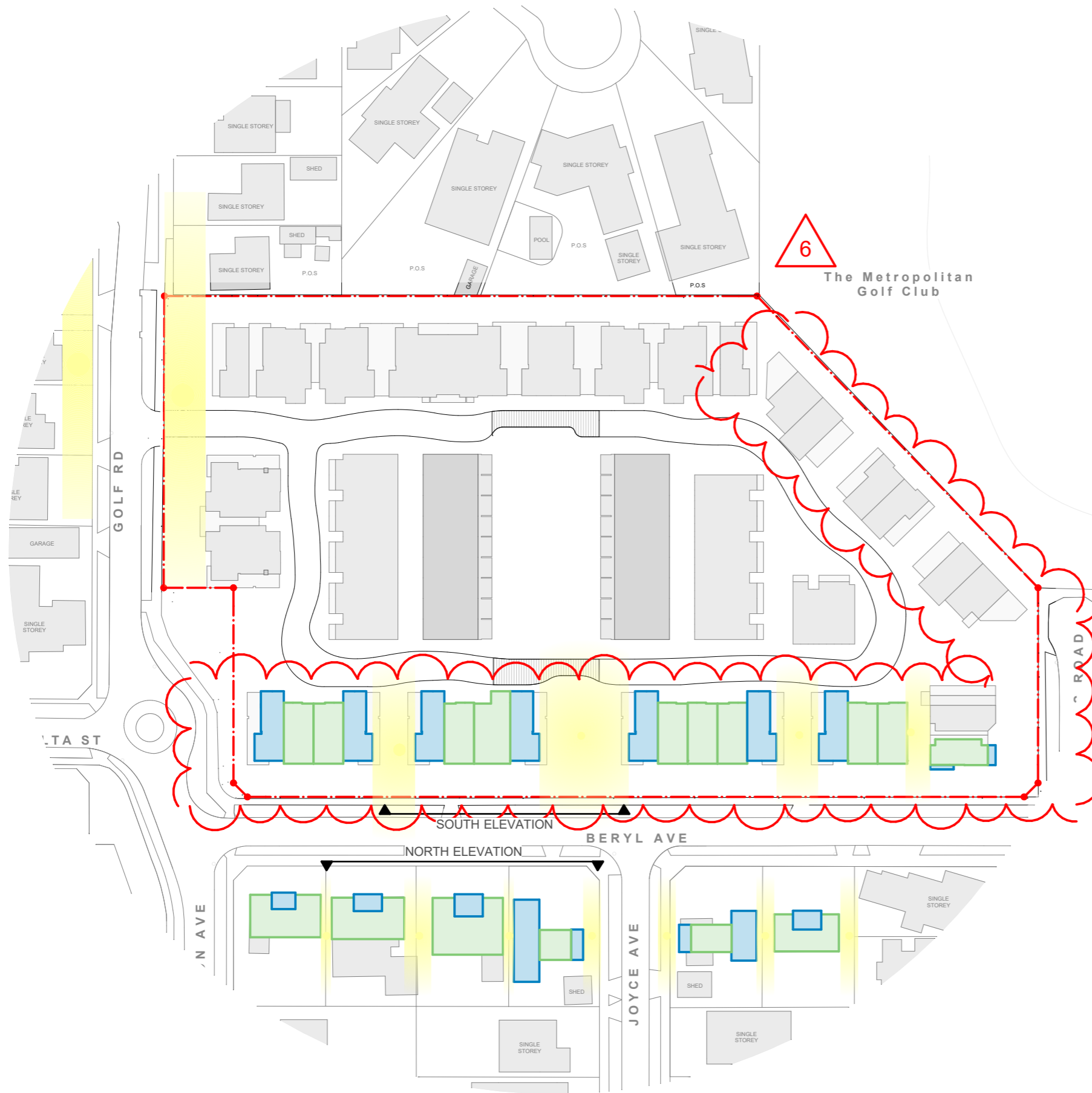
-  Subject Site
-  1 Storey Building Height
-  2 Storey Building Height
-  3 Storey Building Height
-  Key Public Realm



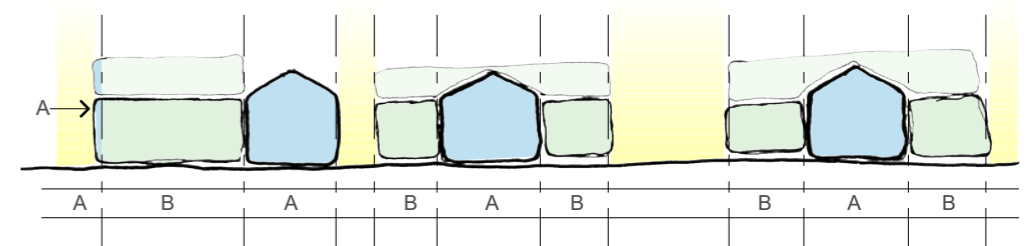


The character and rhythm of the conventional housing stock in the surrounding area is reflected in the massing of the proposed street facing townhouses, by breaking down typical repetition into clusters of dwellings to create a dialogue with the immediate context. This approach aims to challenge the stereotypical townhouse vernacular and compliment the neighbourhood character.

- A Feature element of vernacular house form presented to street as gable or hip roof
- B Recessive house form presented as side/secondary aspect with recessive roof form
- Massing breaks



SOUTH ELEVATION - BERYL AVENUE



NORTH ELEVATION - BERYL AVENUE





85 GOLF RD

NOTABLE FEATURES  
MATERIALITY - RENDERED WHITE BRICK  
ROOF FORM - DELINATION



10 BERYL AVE

NOTABLE FEATURES  
MATERIALITY - WHITE WEATHERBOARD, RED BRICK  
ROOF FORM - DELINATION  
BRICK CHIMNEY



13 BARHOLME CT

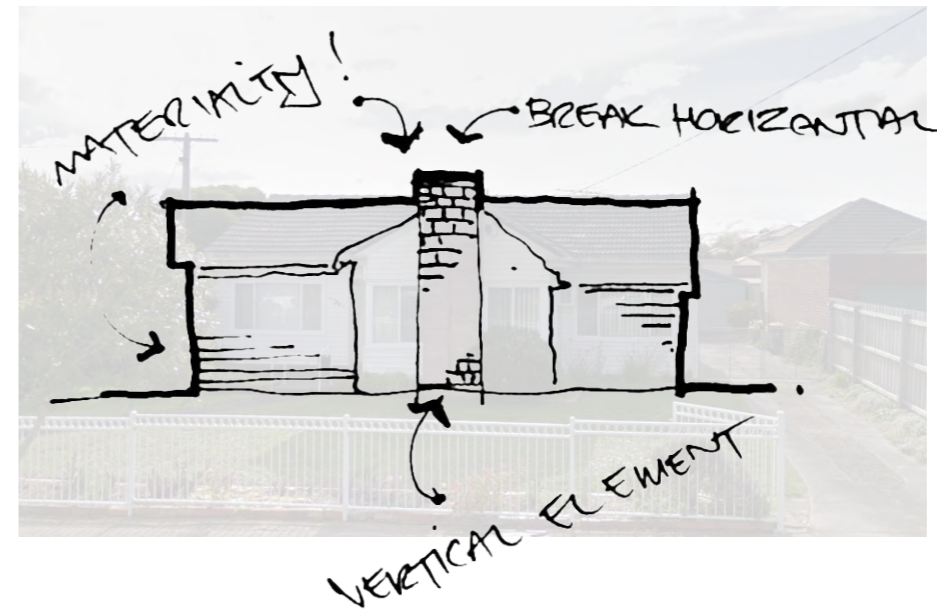
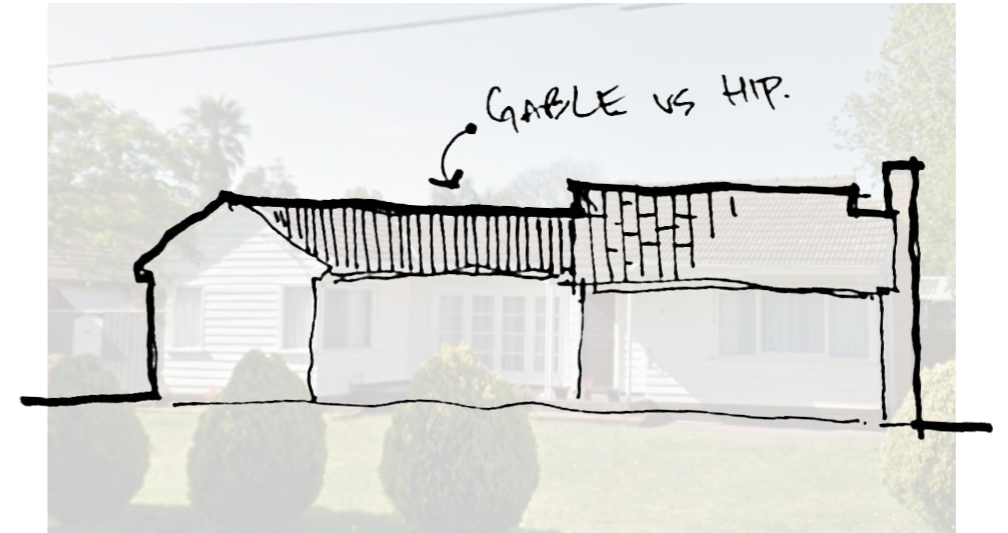
NOTABLE FEATURES  
MATERIALITY - WHITE TIMBER WINDOW FRAMES, RED BRICK  
ROOF FORM - FRONT ON, WIDER ANGLE, MINIMAL FALL  
FACADE SETBACKS AT MIDPOINT



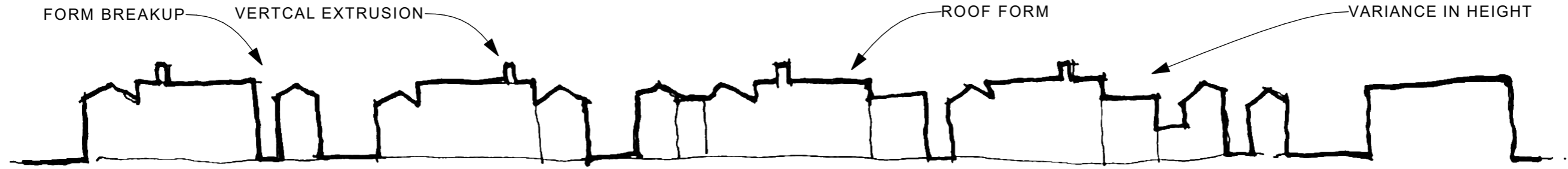
21 DELIA ST

NOTABLE FEATURES  
MATERIALITY - WHITE WEATHER BOARD, CORNER WINDOWS RED BRICK  
ROOF FORM - SYMETRICAL  
CHIMNEY BREAKS UP THE FORM AT THE CENTRELINE

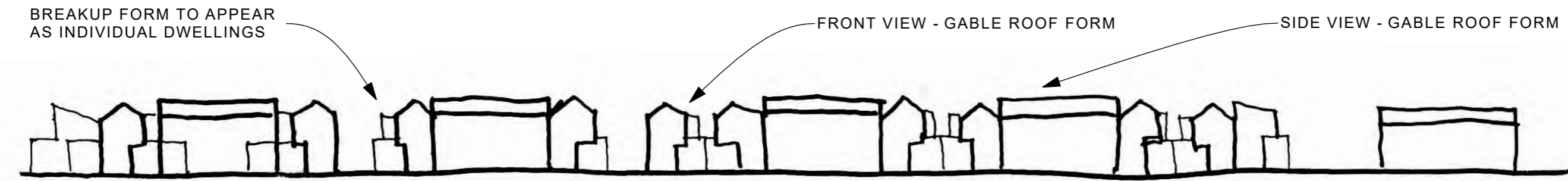








*CONSIDER DESIGN ELEMENTS FROM THE SURROUNDING SITE CONTEXT*



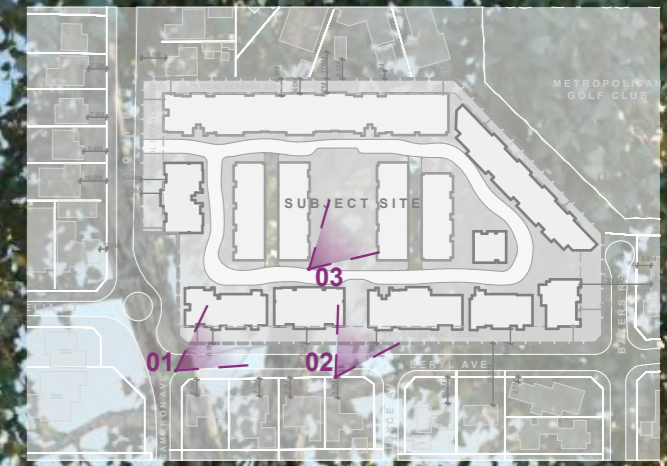
*USE DESIGN ELEMENTS FROM THE SURROUNDING SITE CONTEXT, TO PROVIDE INDIVIDUALITY TO DWELLINGS*



*LAYER LANDSCAPING AND FRONT FENCES TO BREAK UP THE STREETSCAPE AND PROVIDE VARIETY AND VISUAL INTEREST*



01 INDICATIVE RENDER  
STREETSCAPE



ARTIST IMPRESSION

6



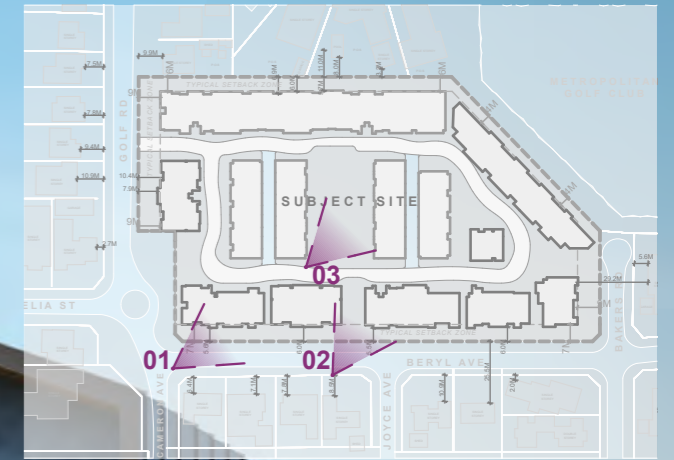


ARTIST IMPRESSION

6



03 INDICATIVE RENDER  
INTERNAL PARK

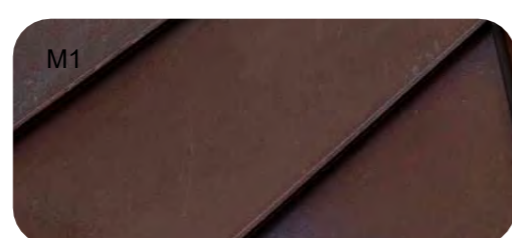


ARTIST IMPRESSION



# 3.15

## MATERIAL SCHEDULE



BR1	RED BRICK + EXPRESSED BRICK DETAIL
BR2	WHITE BRICK
BR3	GREY BRICK
T1	RED TERRACOTTA ROOF TILE
M1	NATURAL COPPER-LOOK METAL CLADDING
M2	WHITE METAL-LOOK CLADDING
CL1	WHITE WEATHERBOARD CLADDING
CL2	NATURAL WEATHERBOARD CLADDING
F1	WHITE POWDERCOATED FENCE (PALISADE/ BATTEN/ PALING DETAILS)

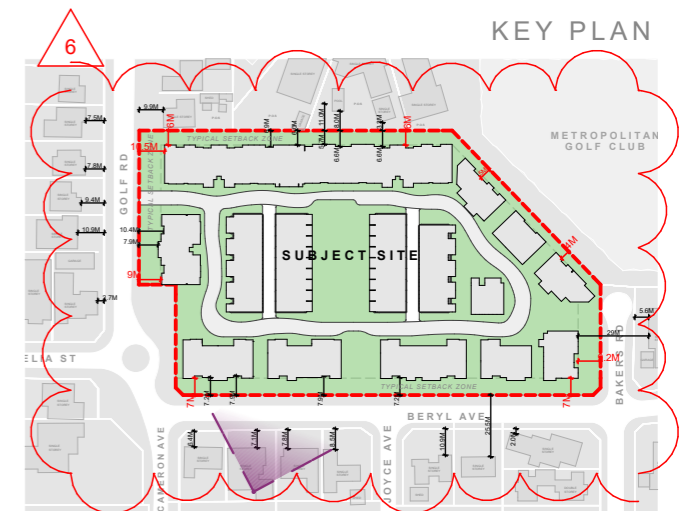
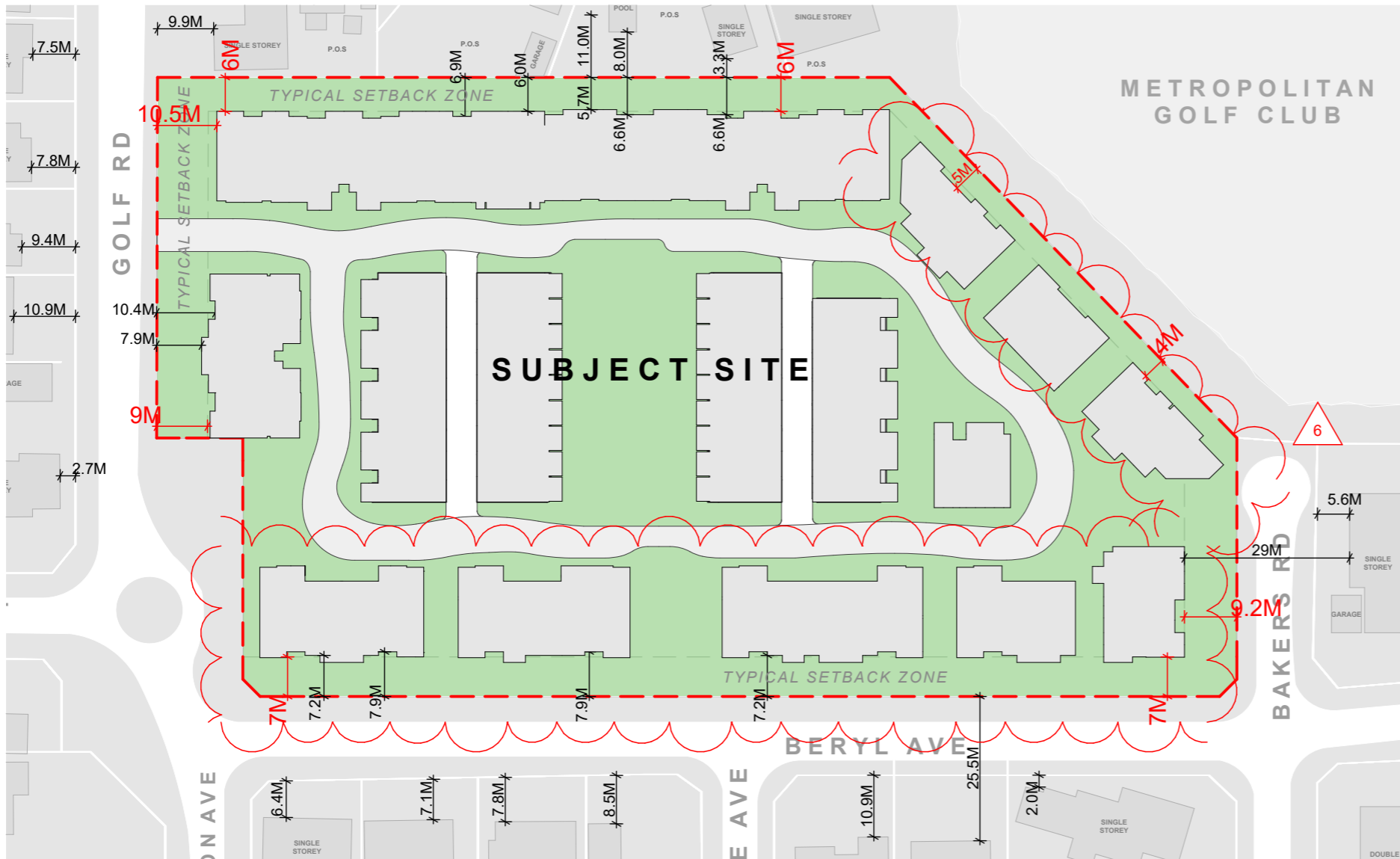


# 3.16

## PROPOSED SETBACKS OVERALL

### LEGEND

-  Subject Site
-  3 Storeys
-  2 Storeys
-  1 Storey
-  Setbacks
-  Landscaping
-  Council Land



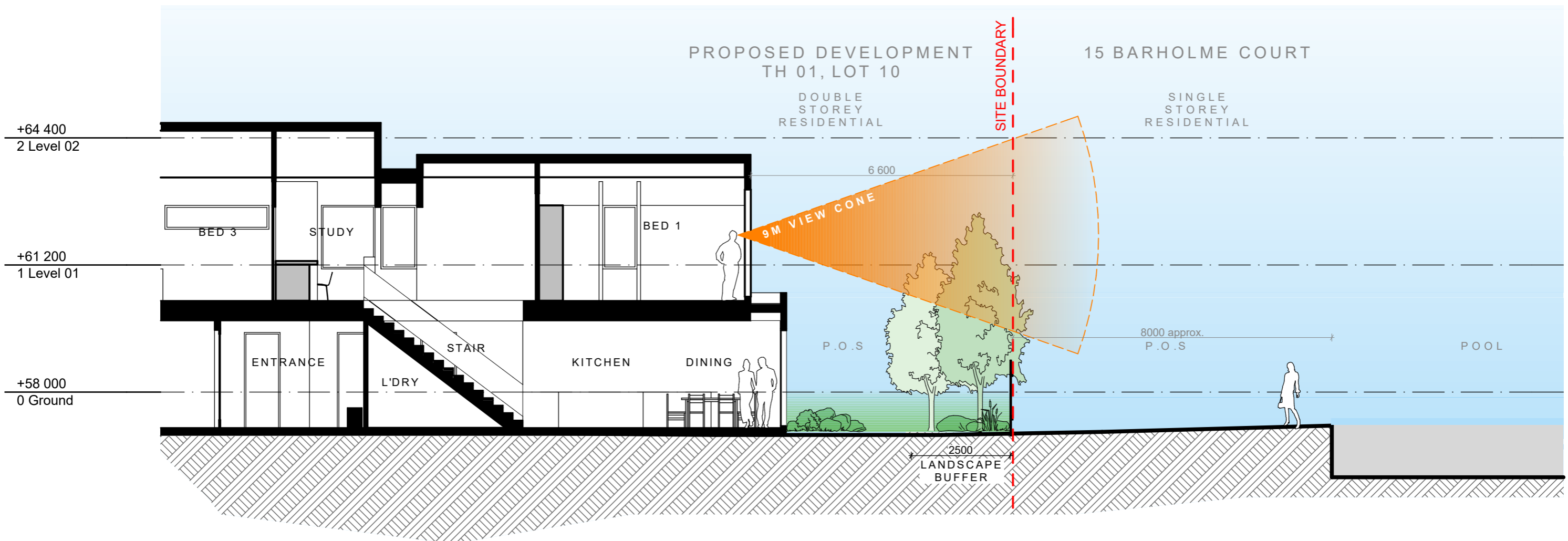








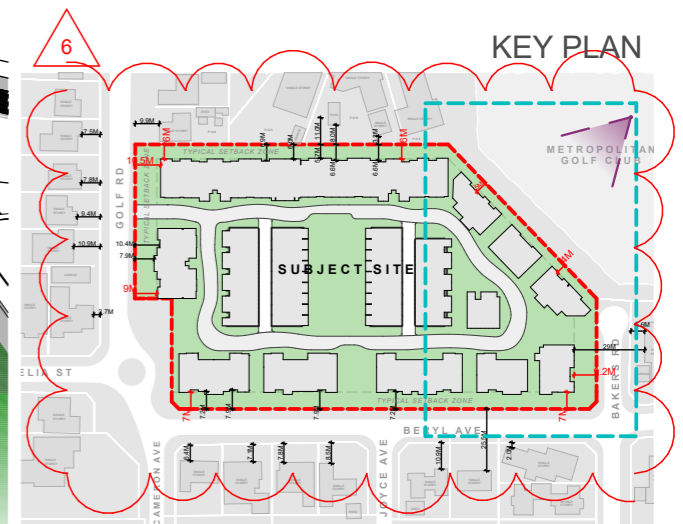
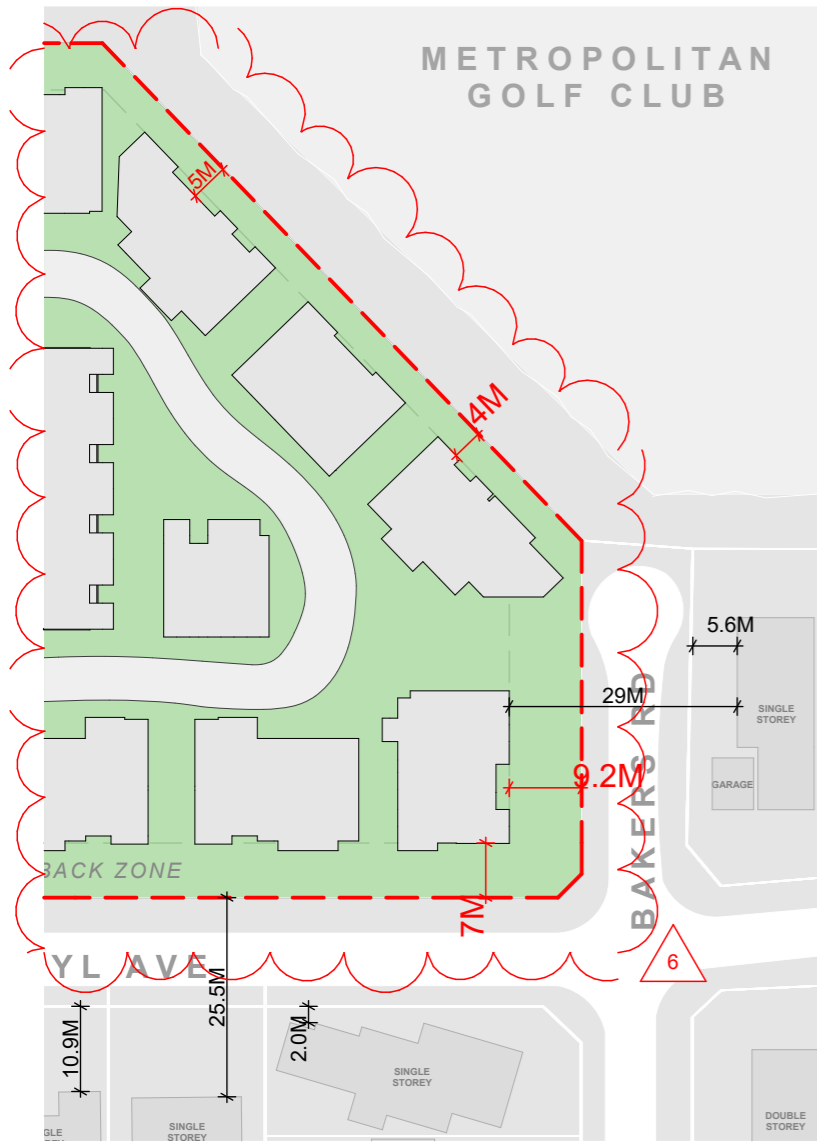






### LEGEND

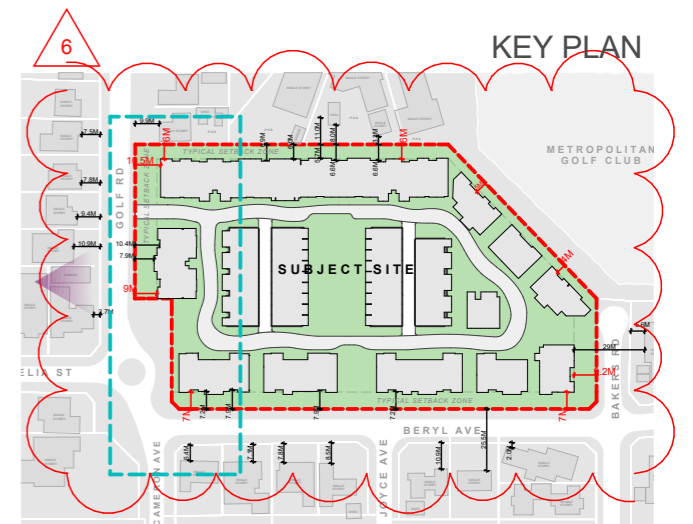
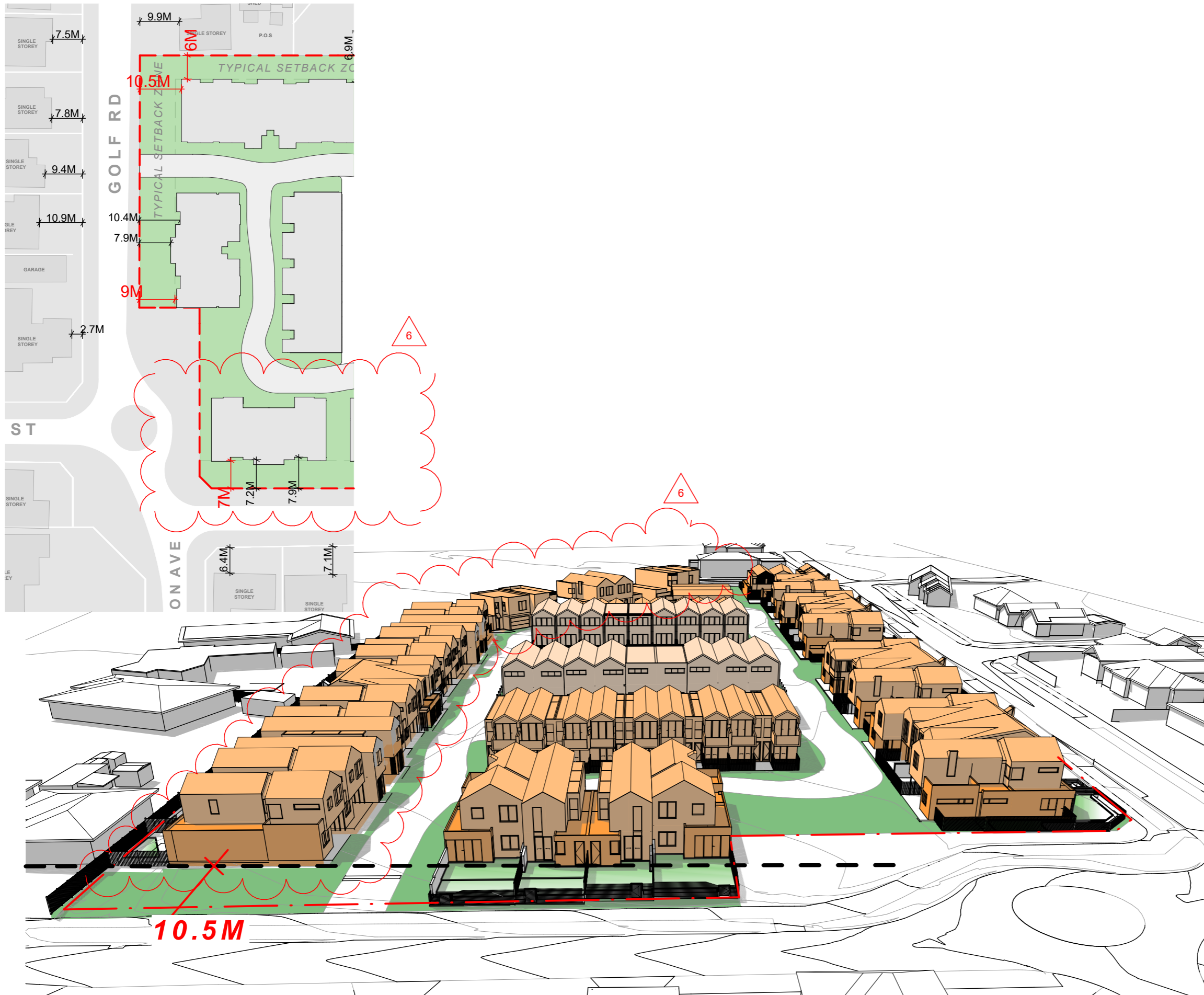
-  Subject Site
-  3 Storeys
-  2 Storeys
-  1 Storey
-  Setbacks
-  Landscaping





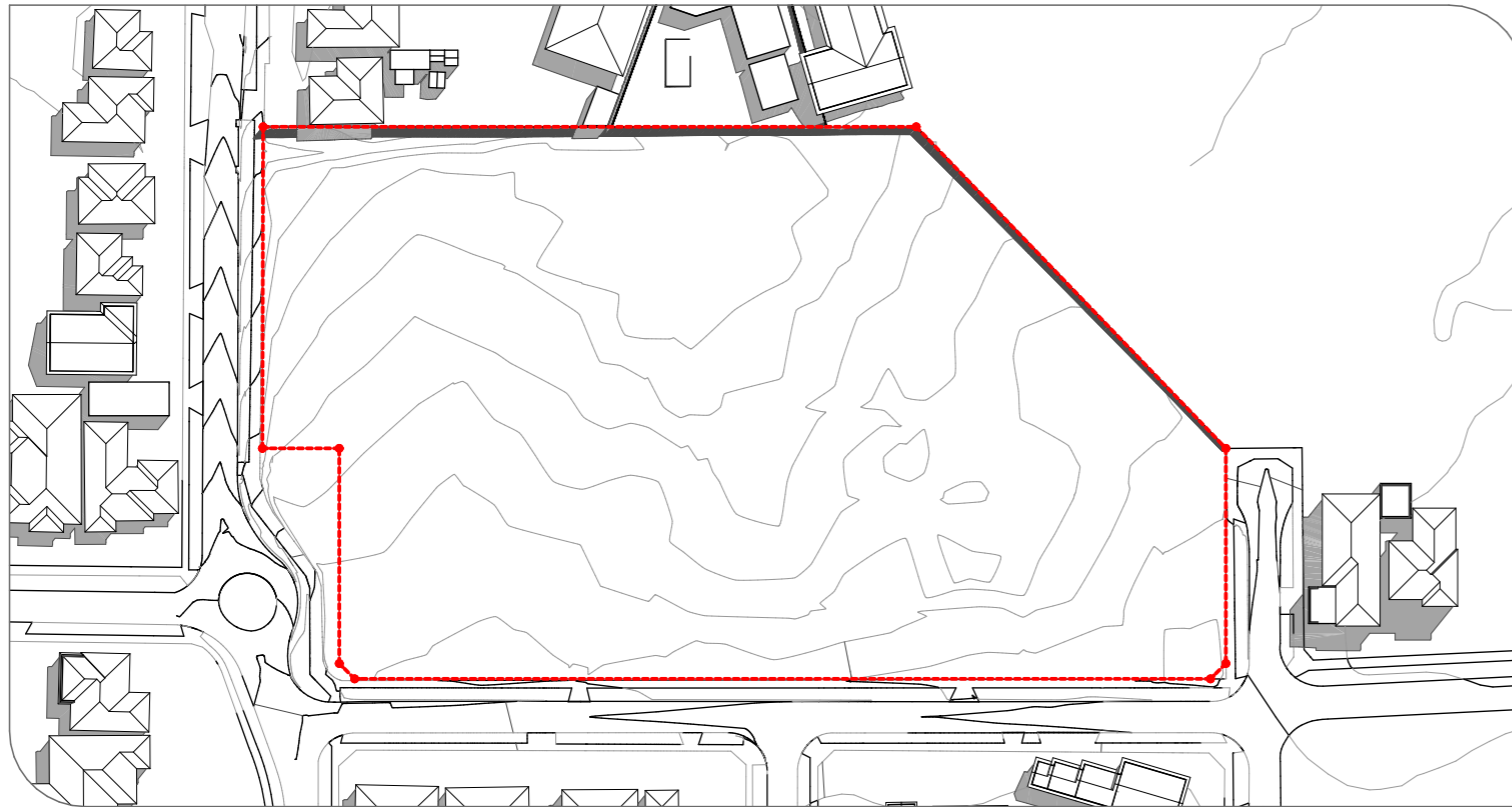
### LEGEND

-  Subject Site
-  3 Storeys
-  2 Storeys
-  1 Storey
-  Setbacks
-  Landscaping





The following shadow diagrams represent times as noted for the equinox on the 22nd September.



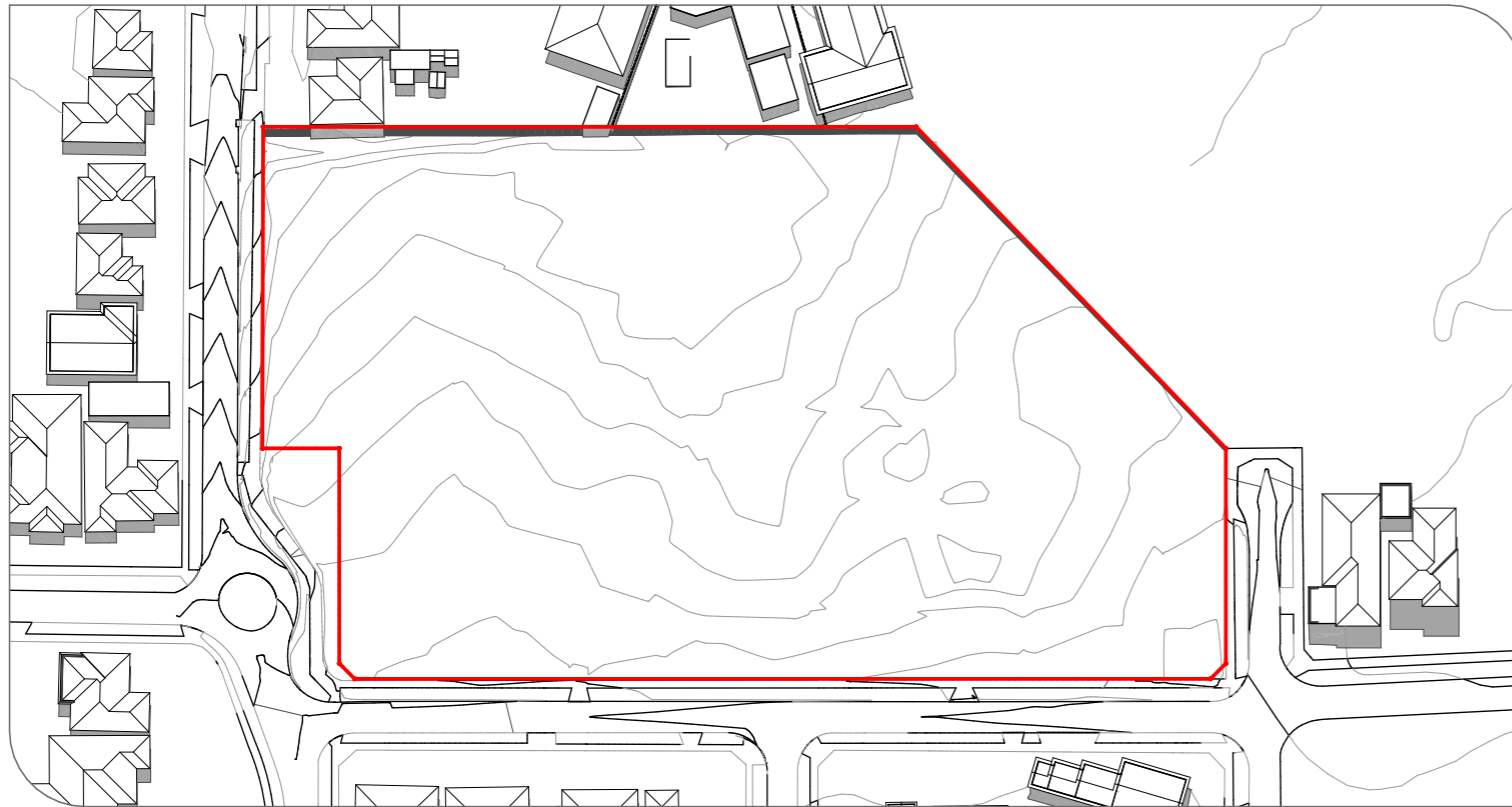
10AM EXISTING SHADOW ANALYSIS



10AM PROPOSED SHADOW ANALYSIS



The following shadow diagrams represent times as noted for the equinox on the 22nd September.



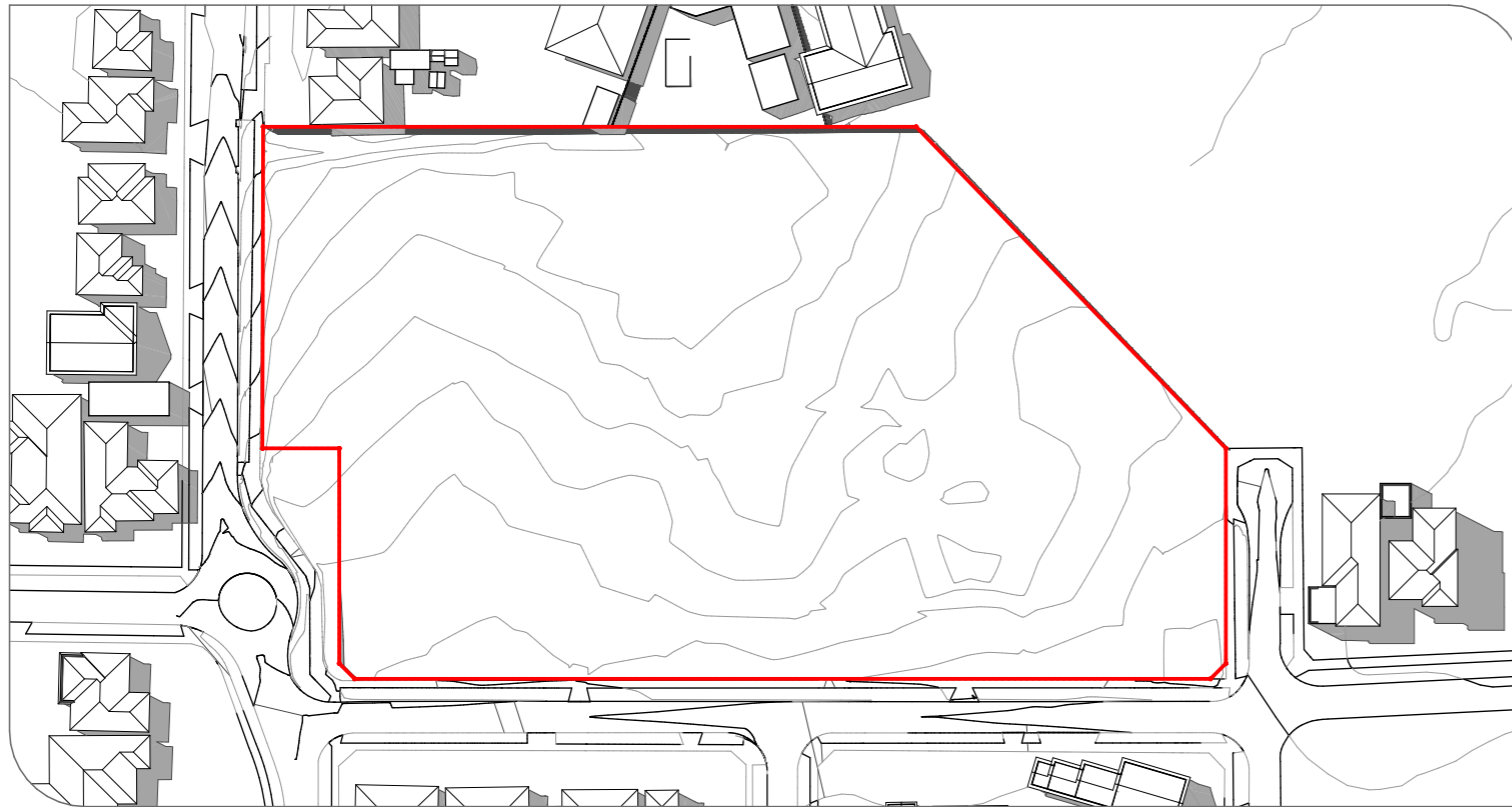
12PM EXISTING SHADOW ANALYSIS



12PM PROPOSED SHADOW ANALYSIS



The following shadow diagrams represent times as noted for the equinox on the 22nd September.

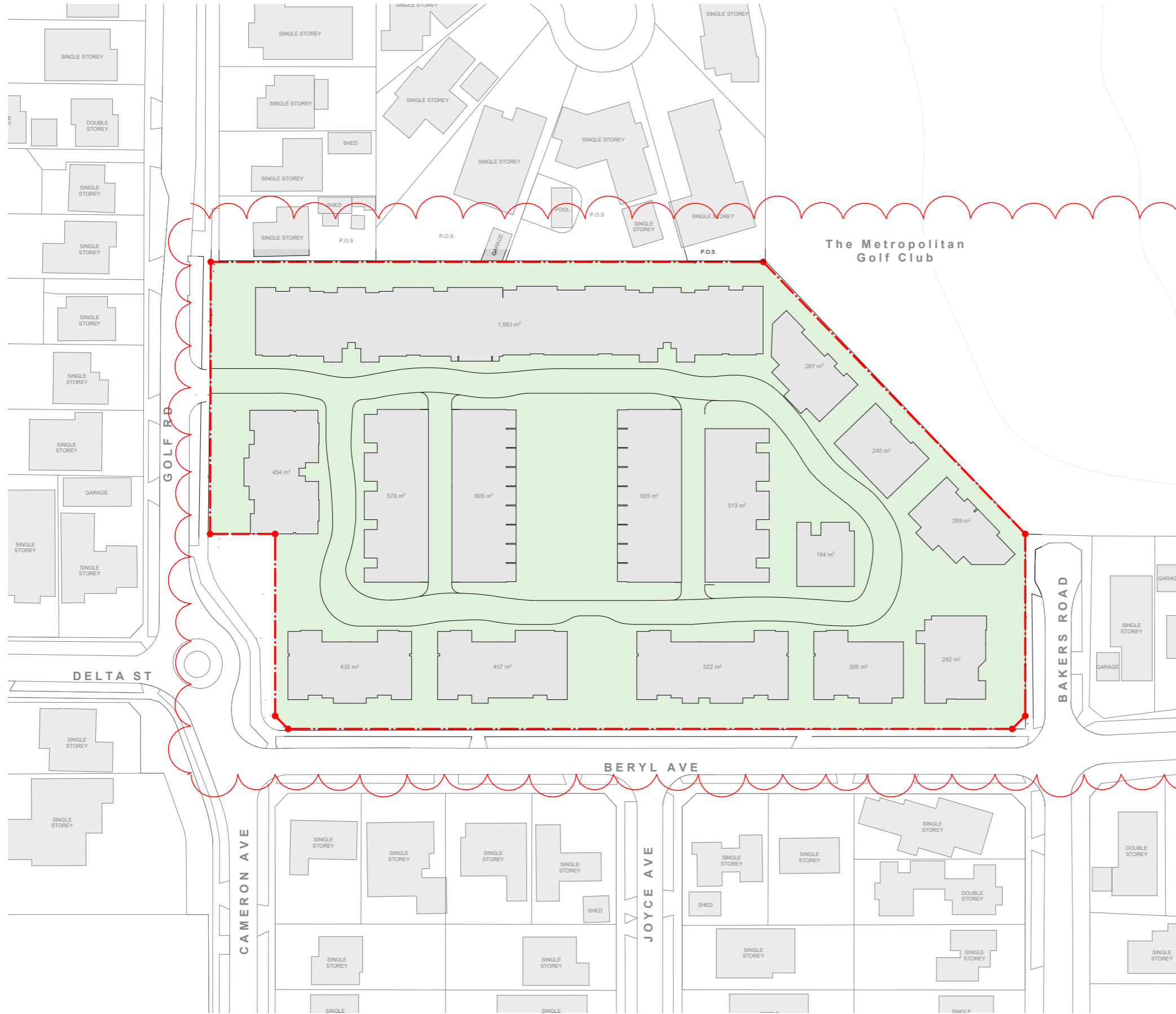


3PM EXISTING SHADOW ANALYSIS



3PM PROPOSED SHADOW ANALYSIS





### Key

- Townhouse Coverage
- Uncovered Site

	TOTAL	Percentage
Townhouse Coverage	7607 m <sup>2</sup>	42%
Uncovered Area	10660 m <sup>2</sup>	58%
Total Site Area	18267 m <sup>2</sup>	100%

6







Key

	Impervious Site
	Permeable Site

	TOTAL	Percentage
Impervious Area	11262 m <sup>2</sup>	62%
Permeable Area	7005 m <sup>2</sup>	38%
Total Site Area	18267 m <sup>2</sup>	100%

6

