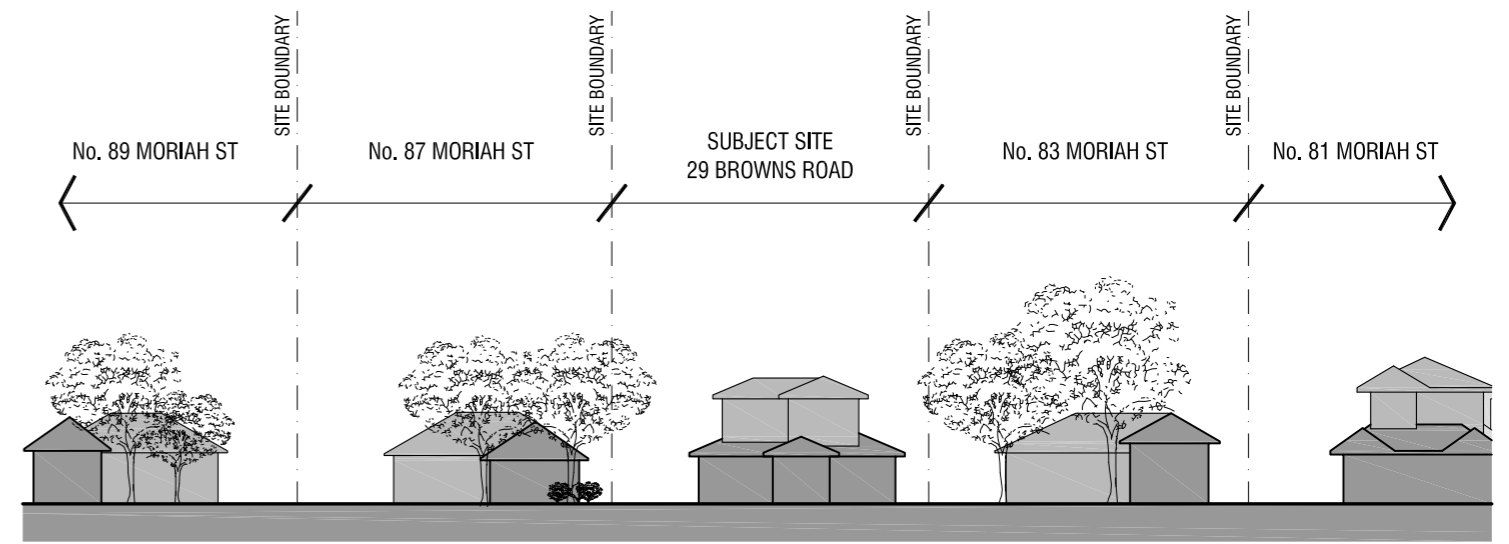
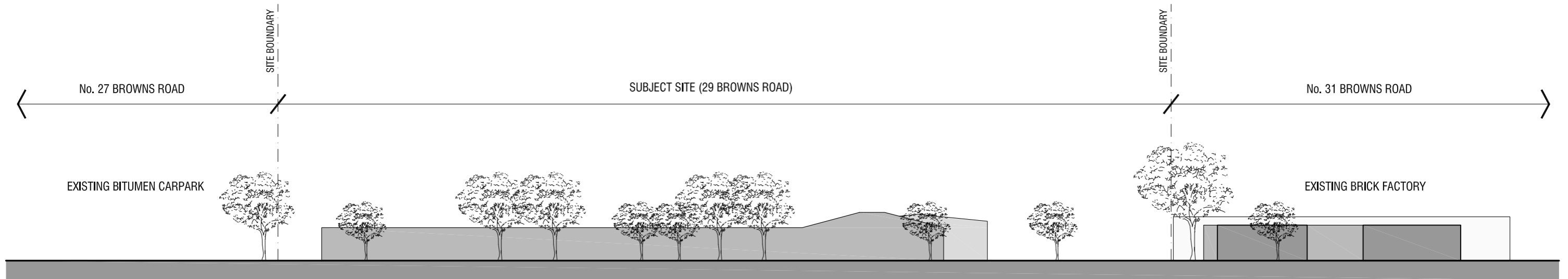


MORIAH STREET STREETScape - EXISTING



MORIAH STREET STREETScape - PROPOSED



BROWNS ROAD STREETScape - EXISTING



BROWNS ROAD STREETScape - PROPOSED

RESPONSE TO RFI



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TITLE  
 STREETScape ELEVATIONS

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PROJECT NO.	M023
DRAWING NO.	



WEST ELEVATION

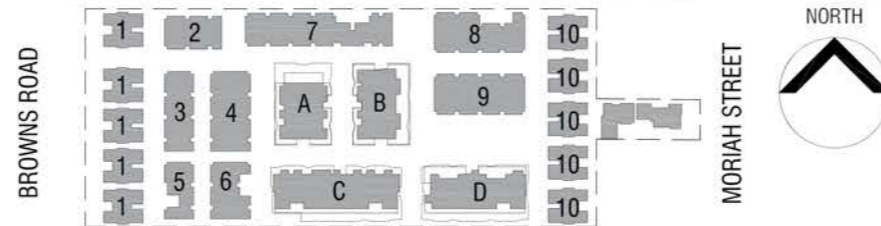


EAST ELEVATION



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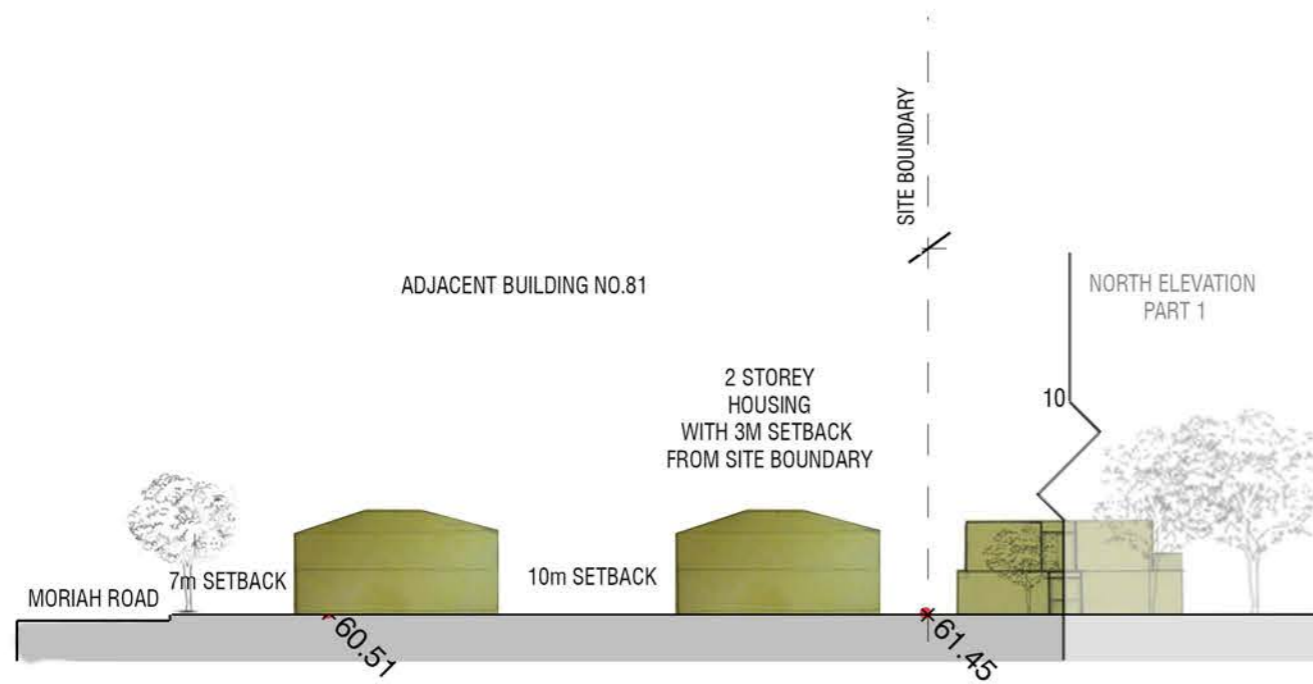
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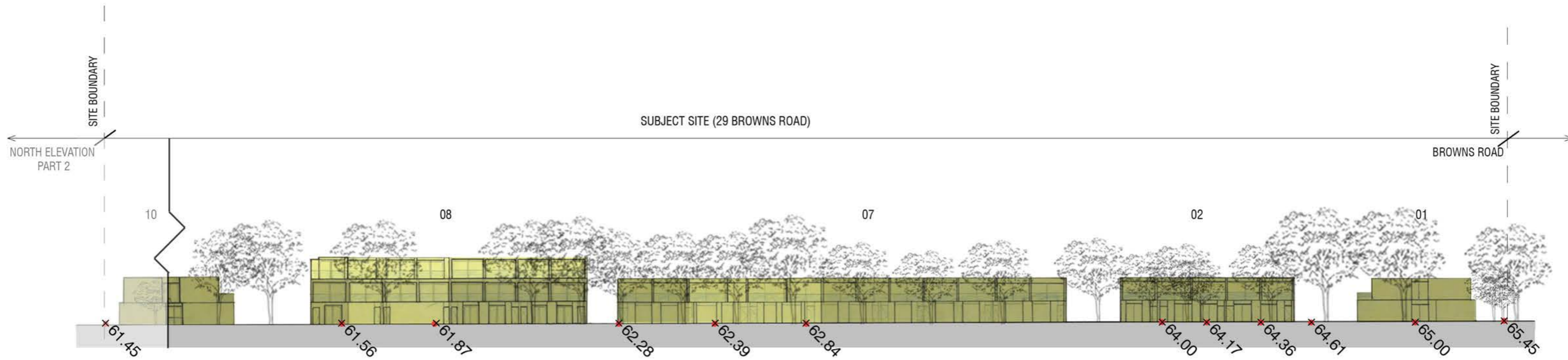
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 VIC 3168  
 TITLE  
 WEST & EAST ELEVATION

DATE SEPTEMBER 2015  
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 PROJECT NO. M023  
 DRAWING NO.

B DP15A



NORTH ELEVATION PART 1

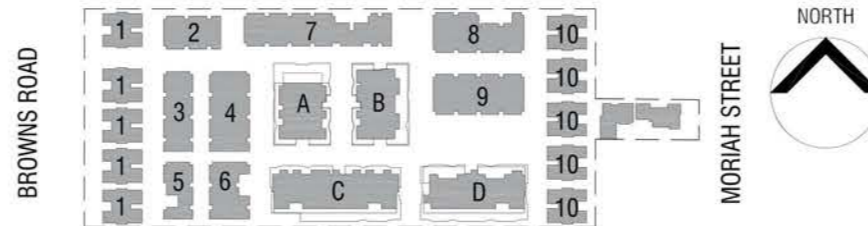


NORTH ELEVATION PART 2



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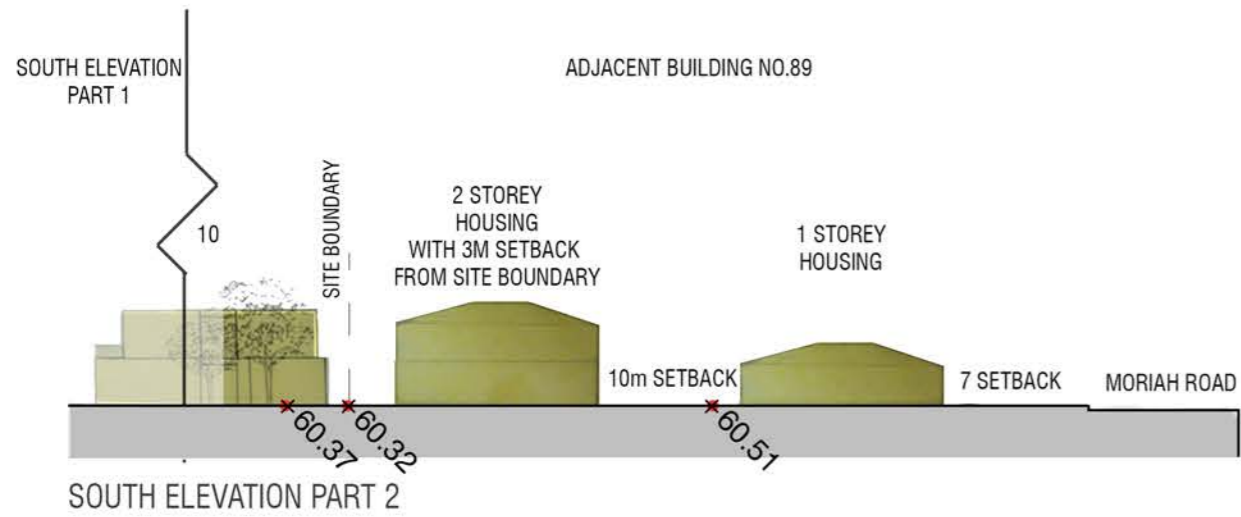
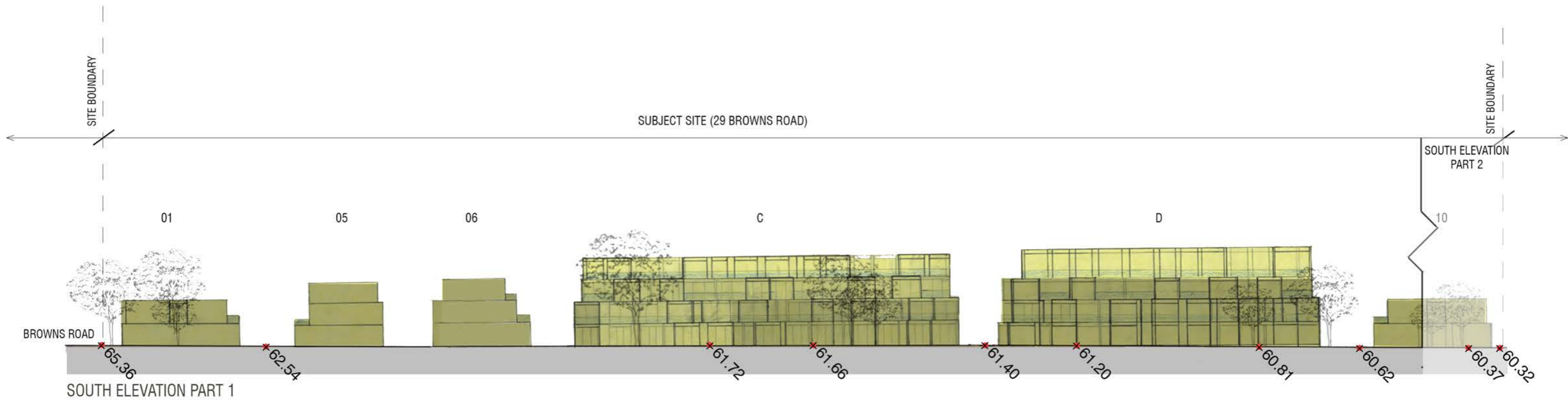
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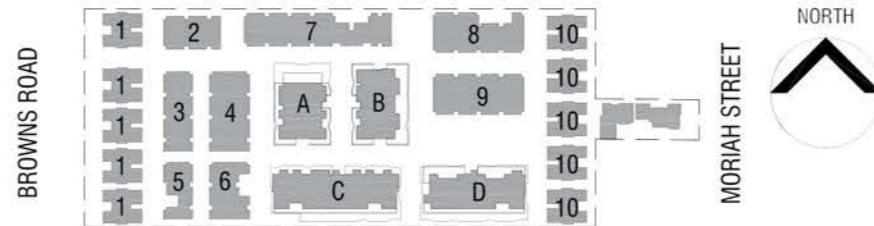
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 29 BROWNS ROAD, CLAYTON  
 VIC 3168  
 TITLE  
 NORTH ELEVATION

DATE SEPTEMBER 2015  
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 PROJECT NO. M023  
 DRAWING NO.

**B DP15B**



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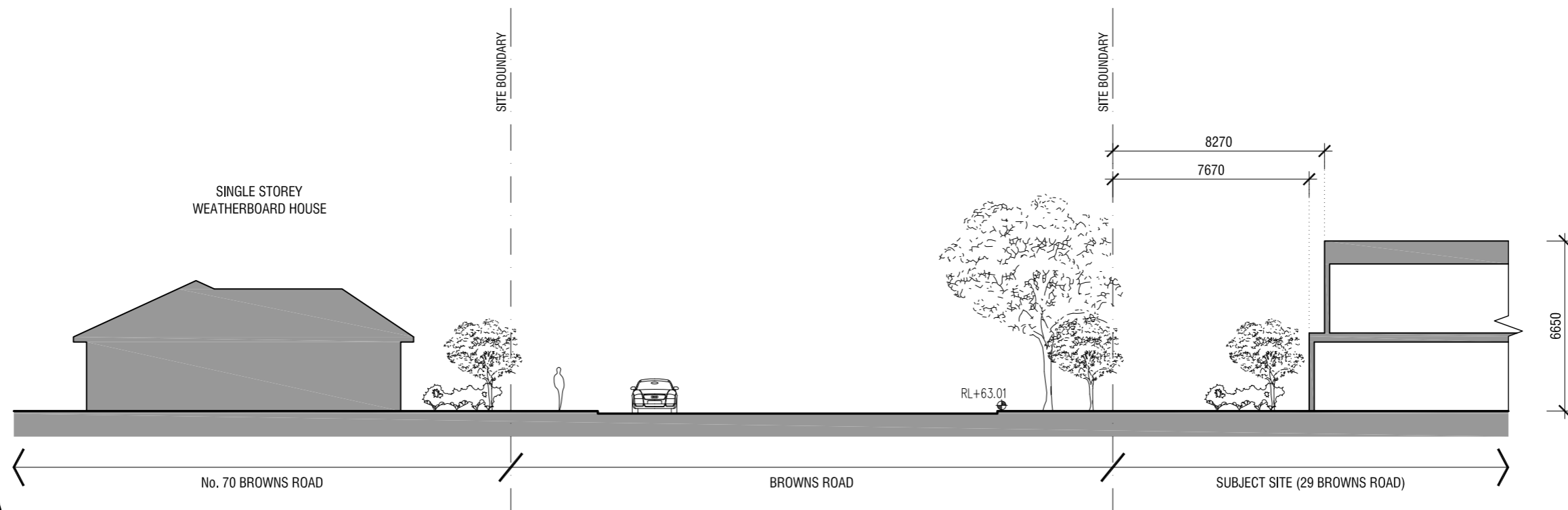


PROJECT  
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 29 BROWNS ROAD, CLAYTON  
 VIC 3168  
 TITLE  
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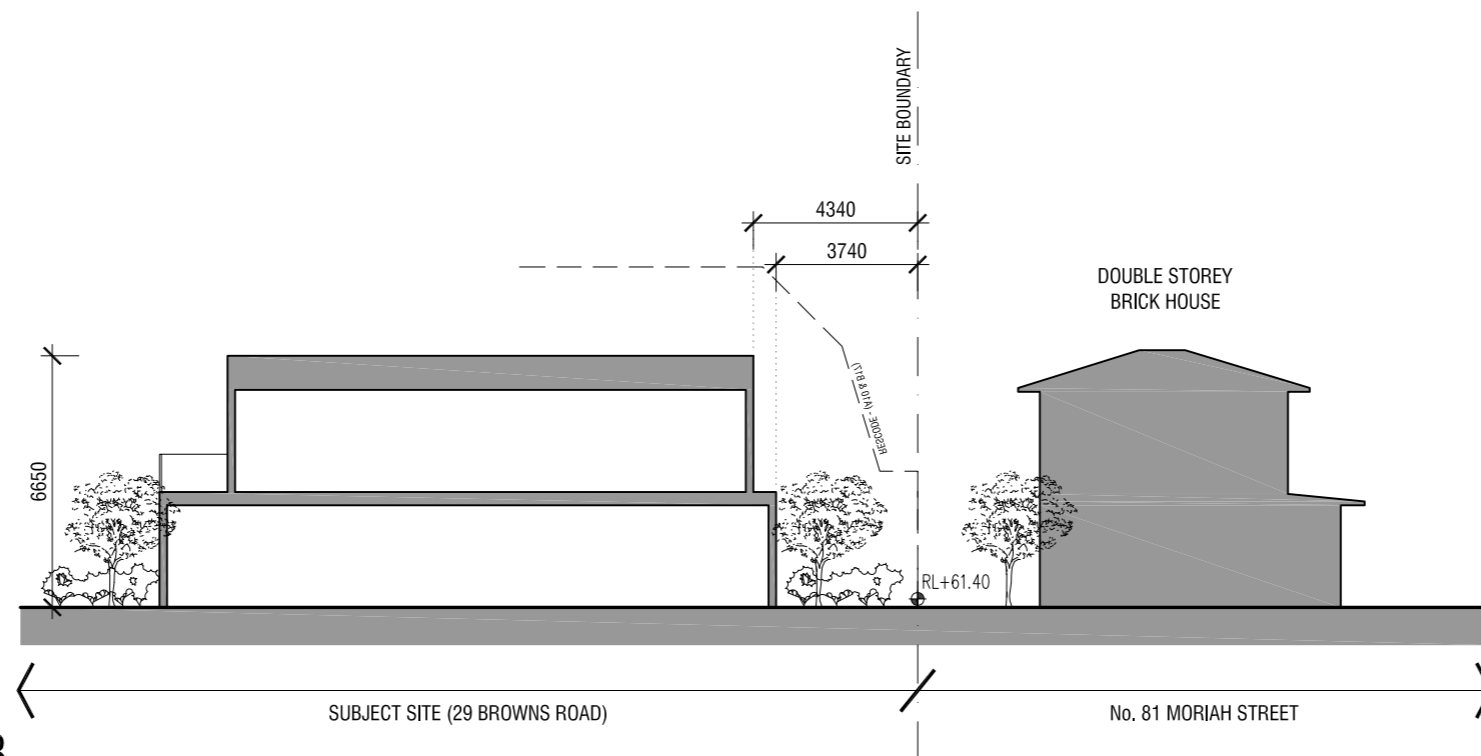
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**B DP15B**

SECTION A



SECTION B

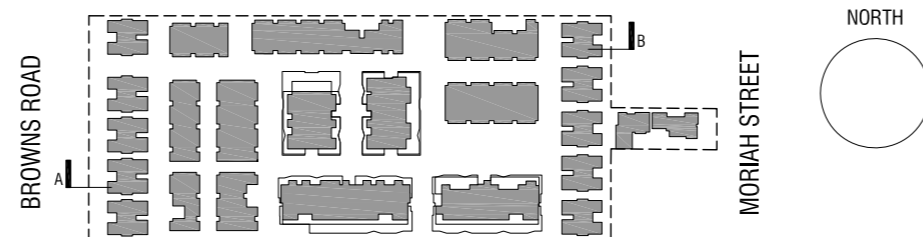


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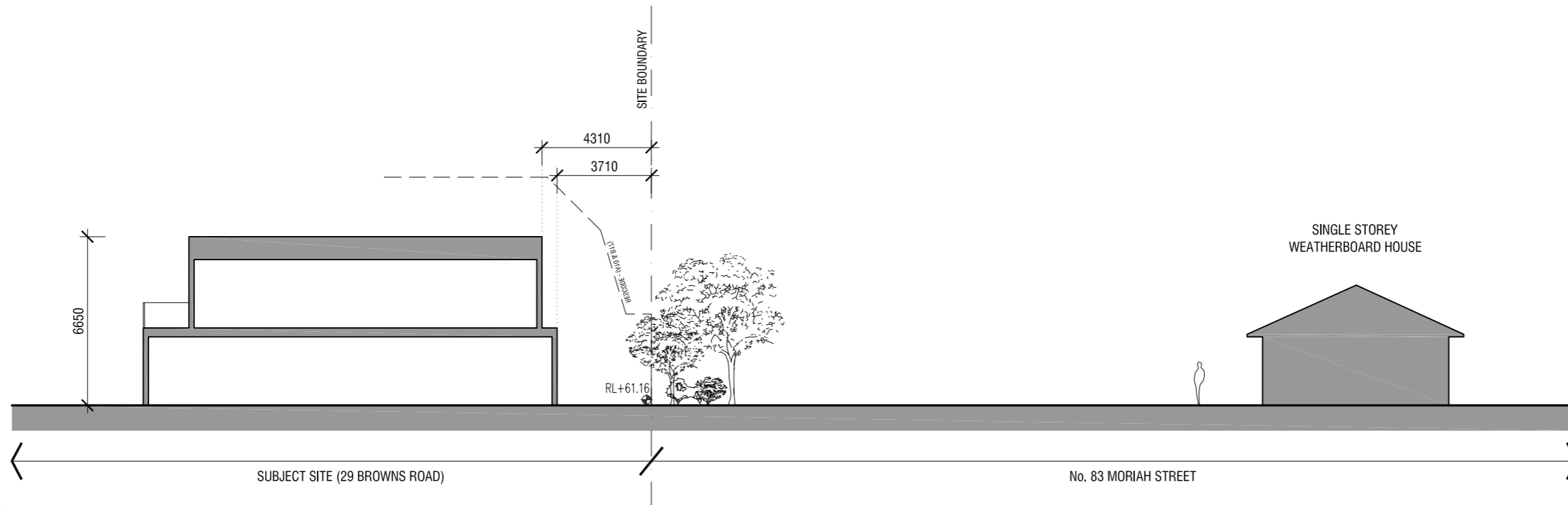


PROJECT  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 29 BROWNS ROAD, CLAYTON  
 VIC 3168  
 TITLE  
 SITE SETBACK DIAGRAMS

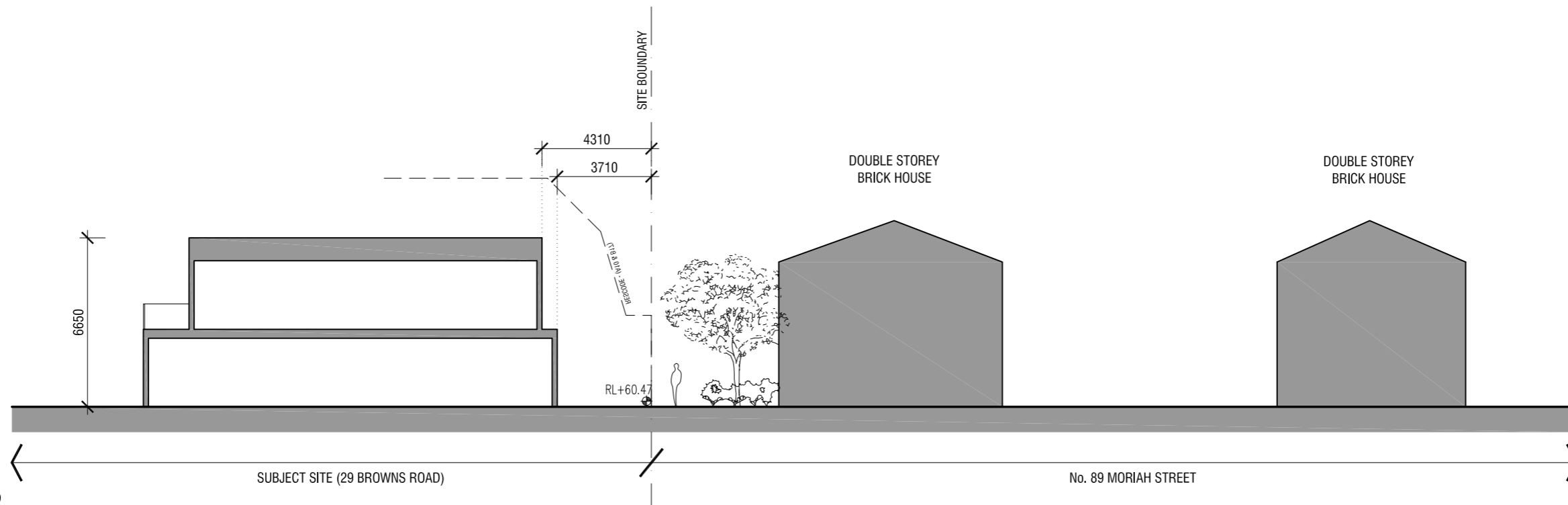
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PROJECT NO.	M023
DRAWING NO.	

A DP16

SECTION A



SECTION B

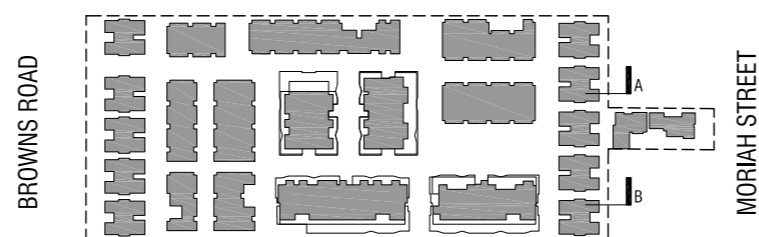


RESPONSE TO RFI



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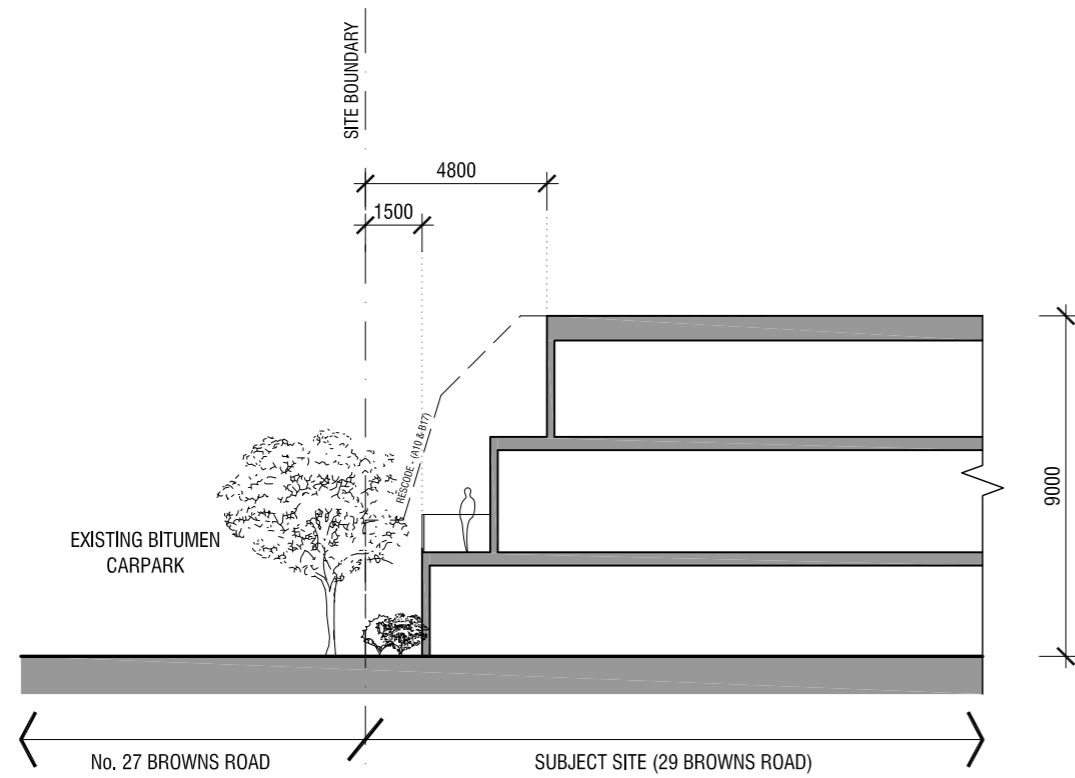
PROJECT  
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 29 BROWNS ROAD, CLAYTON  
 VIC 3168

TITLE  
 SITE SETBACK DIAGRAMS

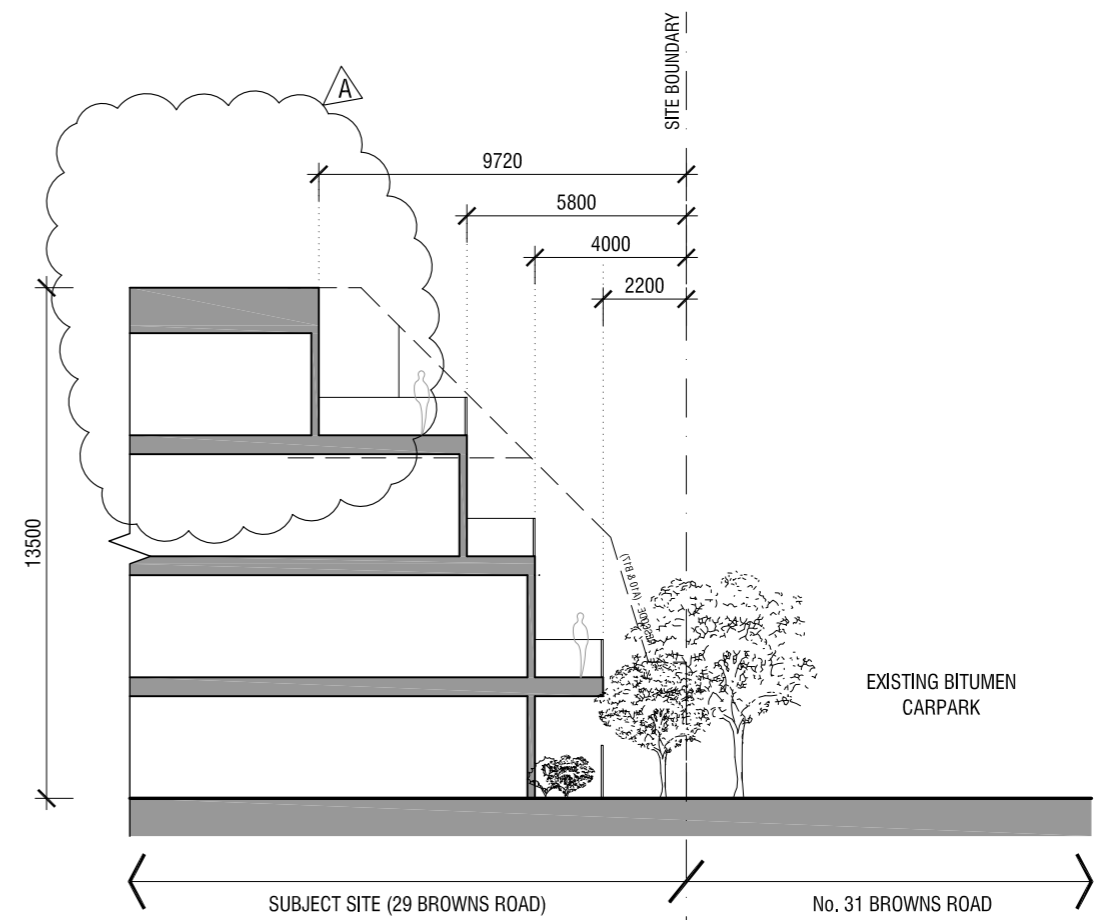
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DRAWING NO.	

A DP17

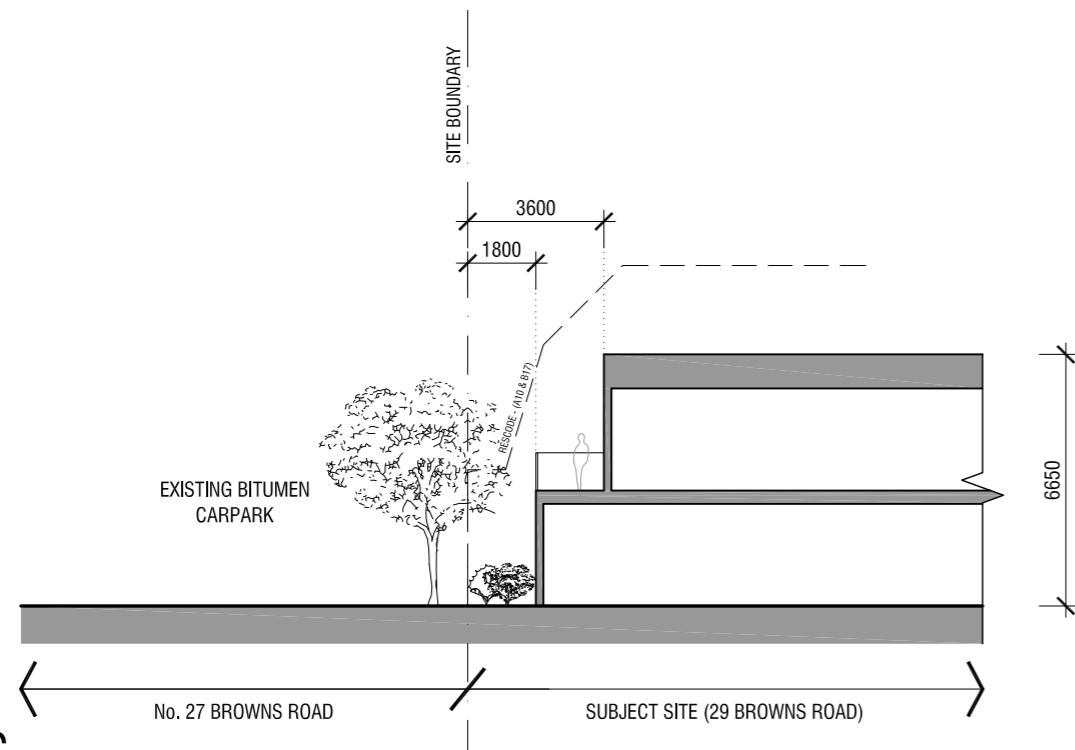
SECTION A



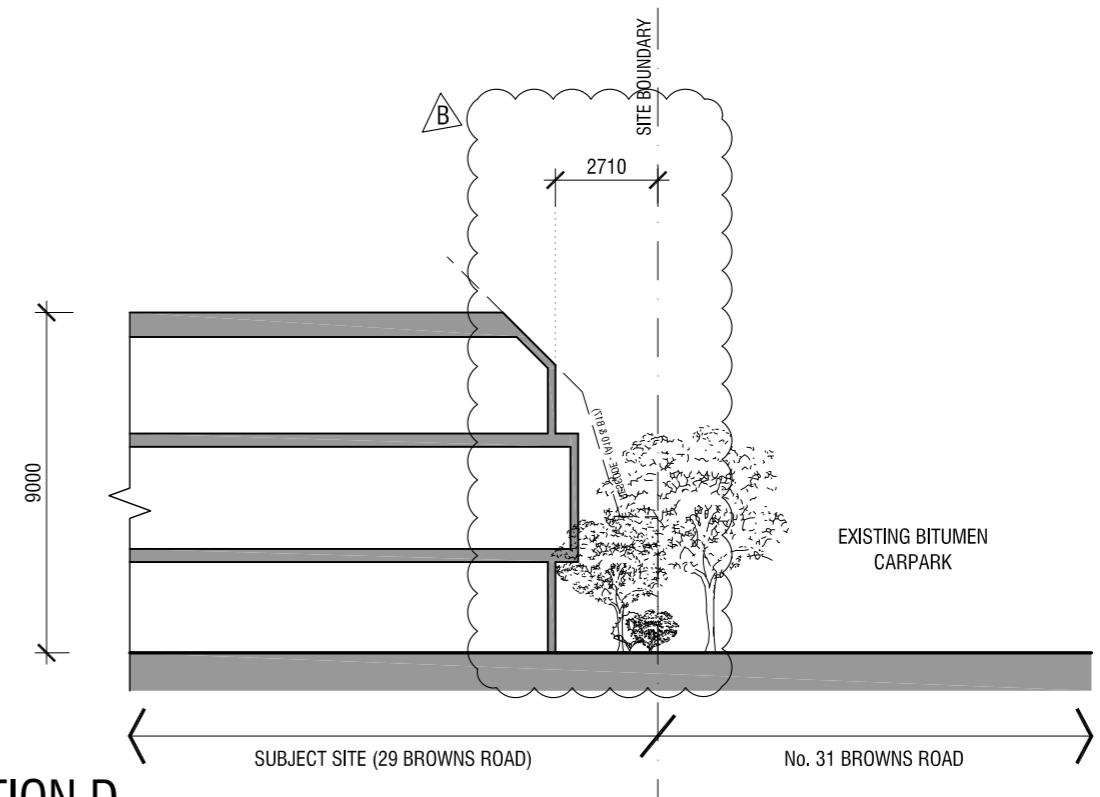
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SECTION C



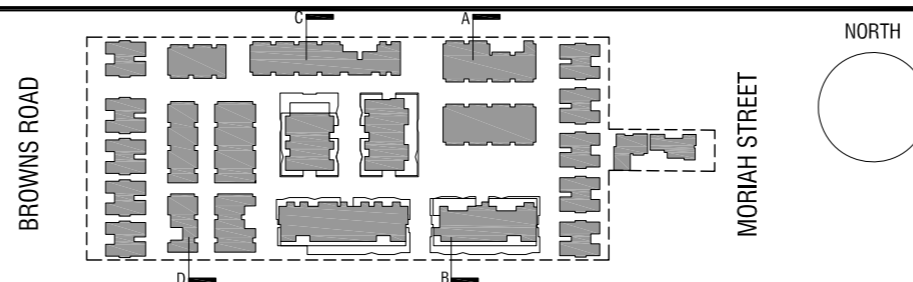
SECTION D



RESPONSE TO RFI



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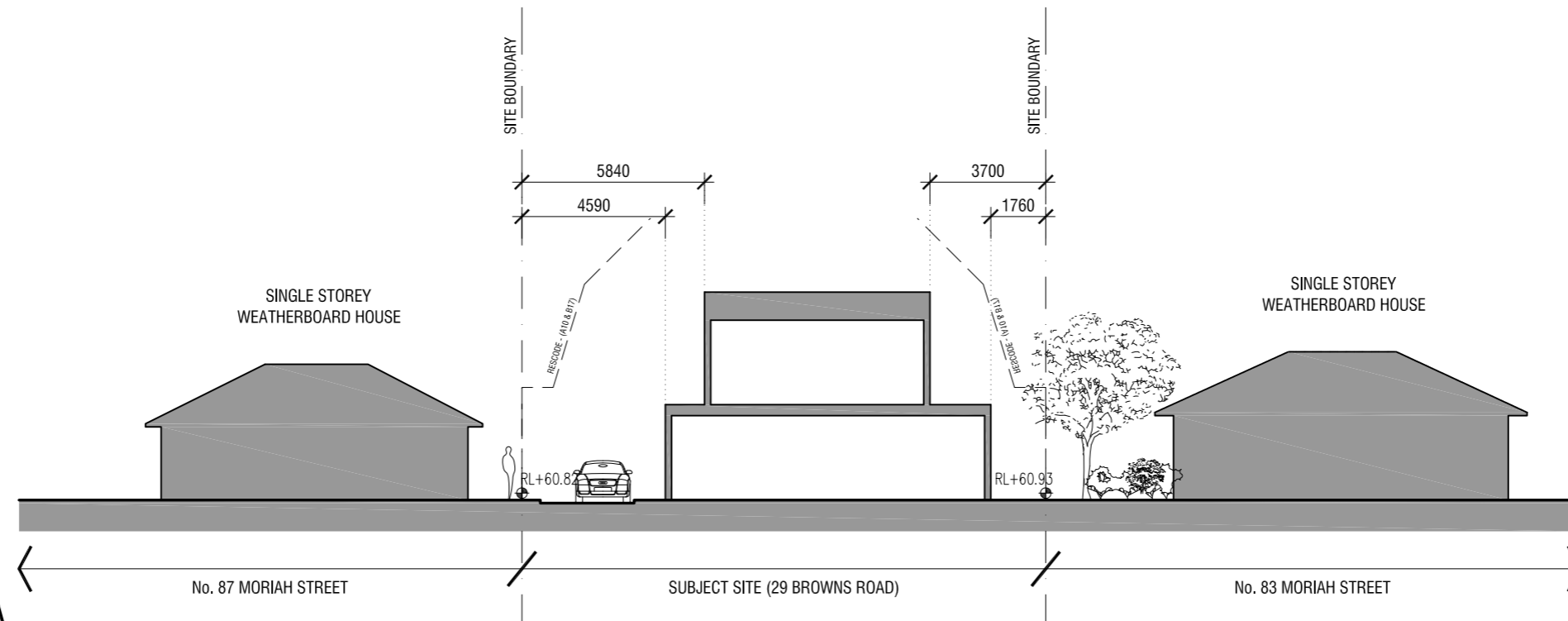


PROJECT  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 29 BROWNS ROAD, CLAYTON  
 VIC 3168  
 TITLE  
 SITE SETBACK DIAGRAMS

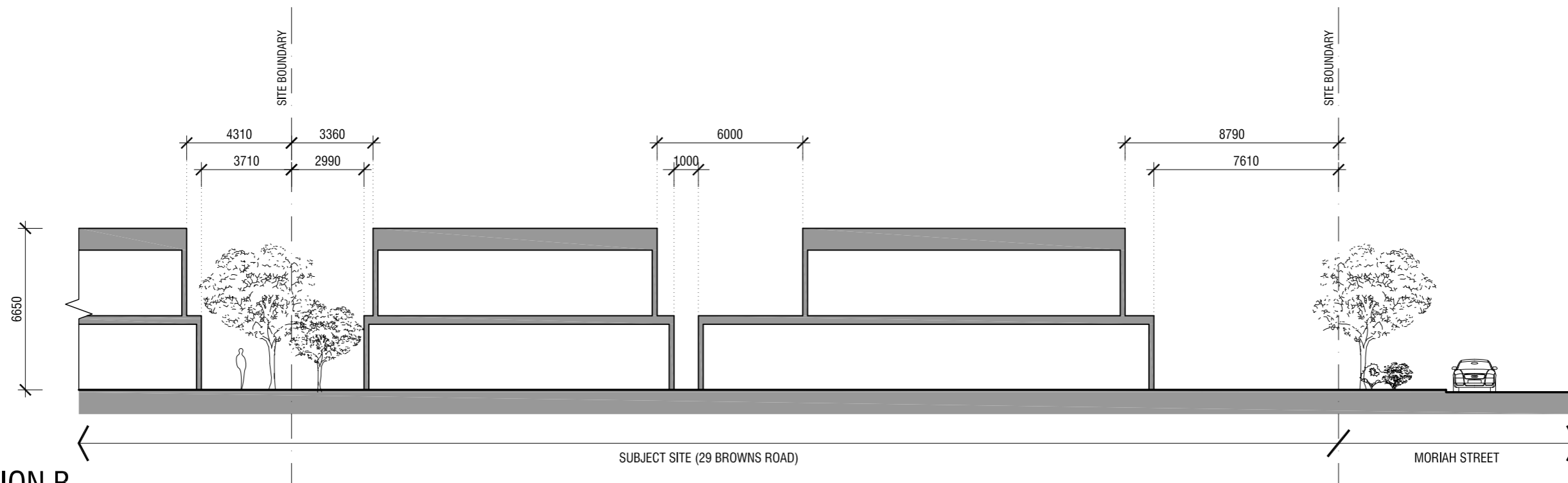
DATE APRIL 2016  
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 PROJECT NO. M023  
 DRAWING NO.

B DP18

SECTION A



SECTION B

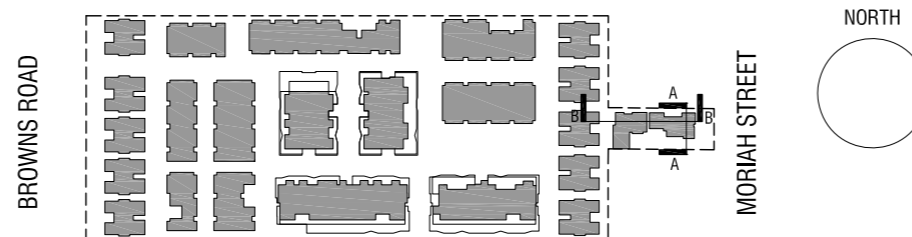


RESPONSE TO RFI



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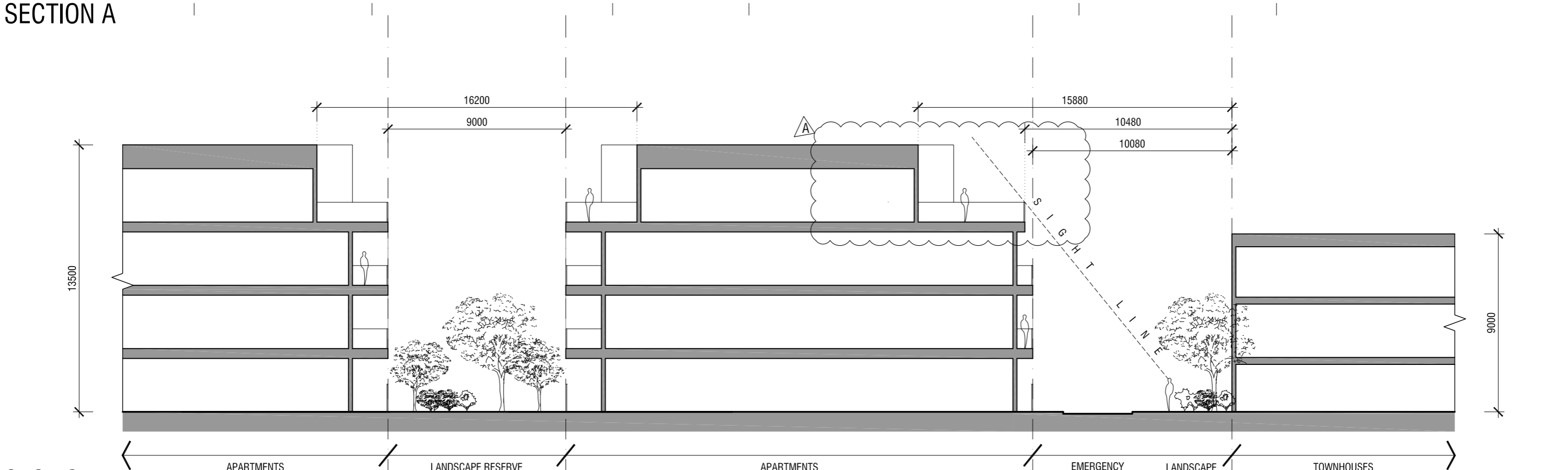
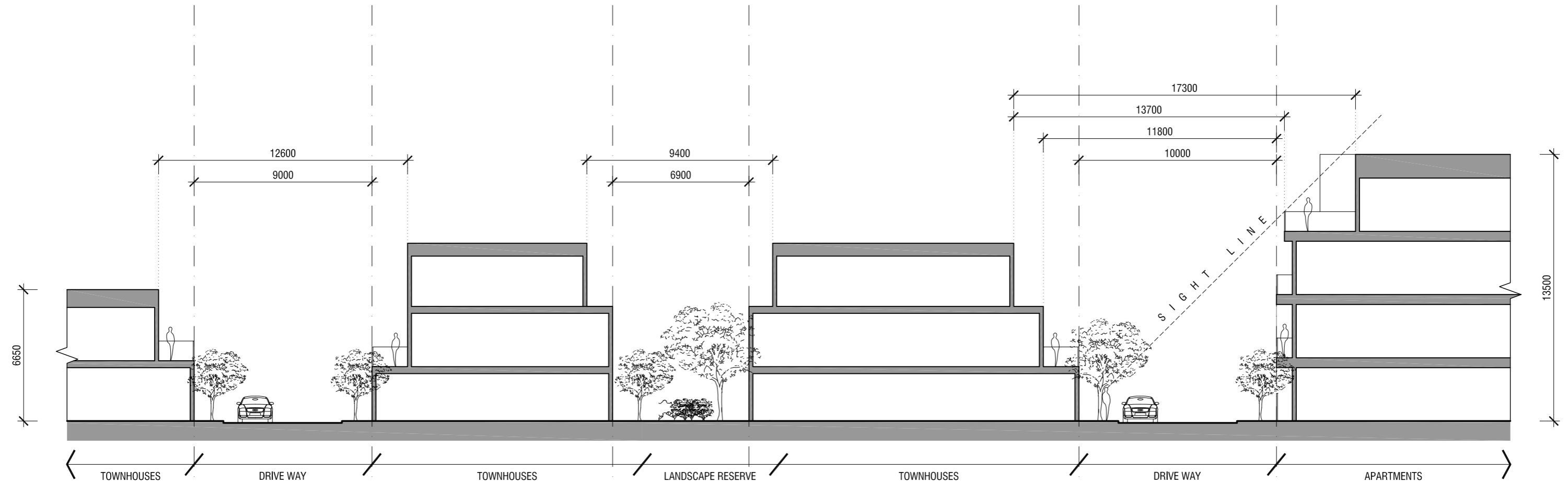
PROJECT  
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 VIC 3168

TITLE  
 SITE SETBACK DIAGRAMS

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PROJECT NO.	M023
DRAWING NO.	

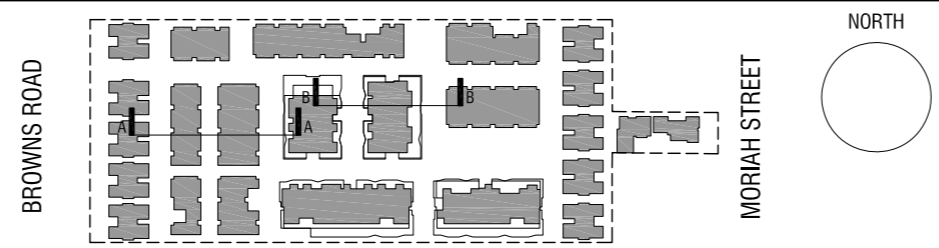
A DP19





RESPONSE TO RFI

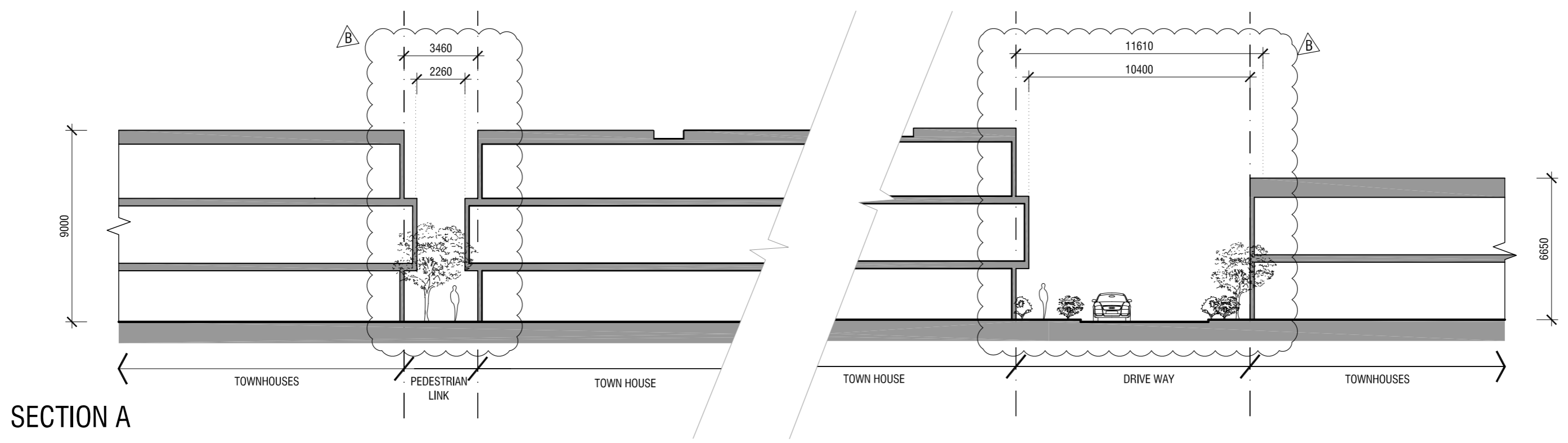
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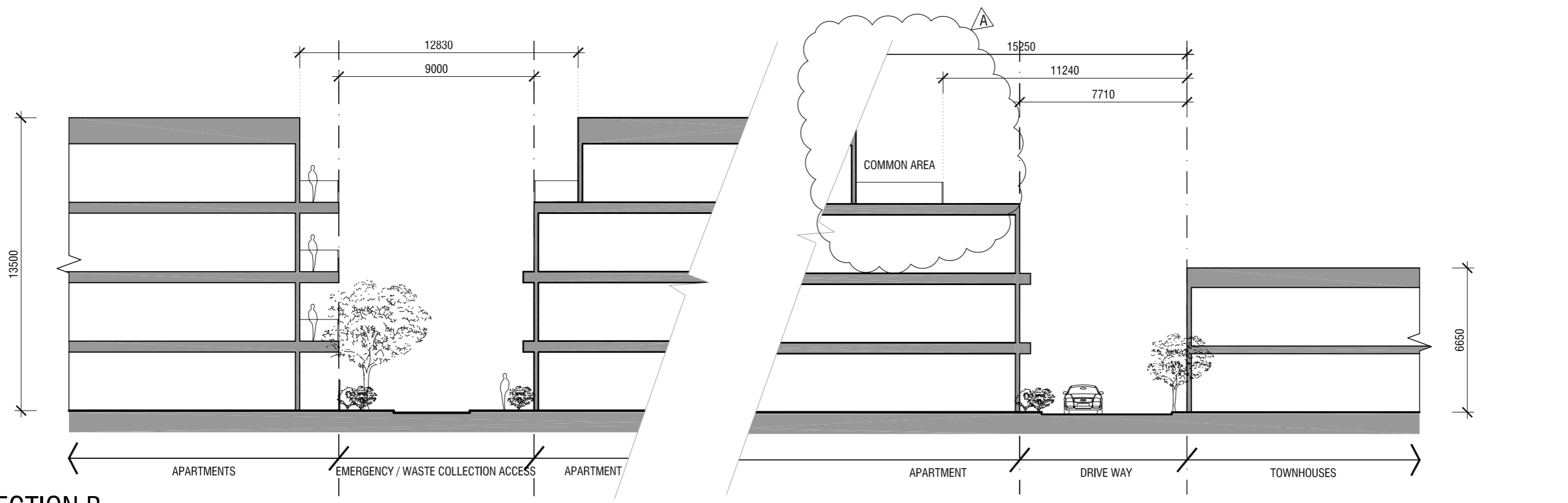
PROJECT  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 29 BROWNS ROAD, CLAYTON  
 VIC 3168  
 TITLE  
 INTERNAL INTERFACE SECTIONS

DATE SEPTEMBER 2015  
 SCALE 1:200 @ A3  
 PROJECT NO. M023  
 DRAWING NO.

A DP20



SECTION A

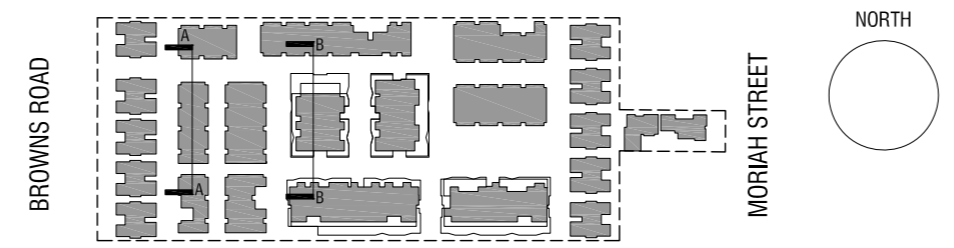


SECTION B

RESPONSE TO RFI



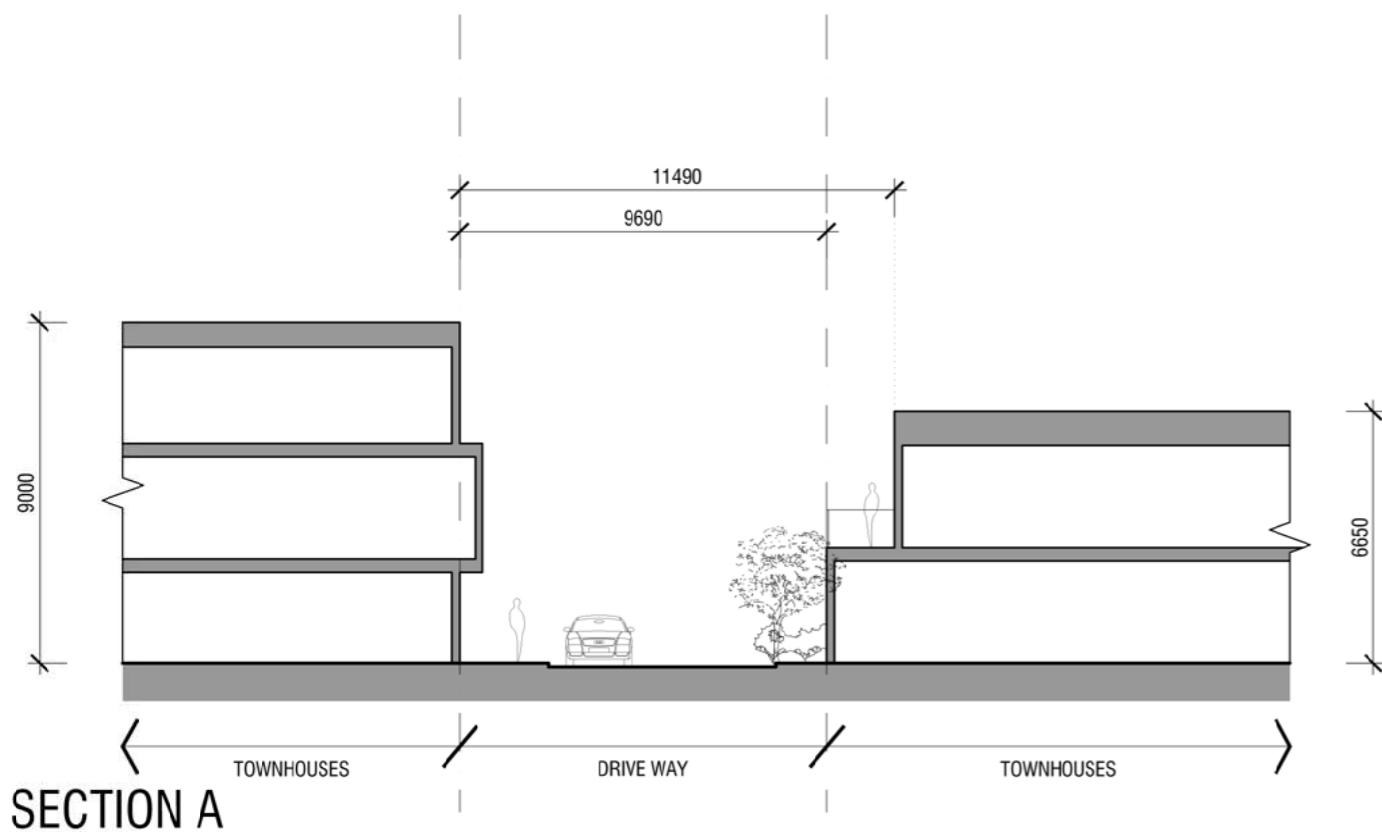
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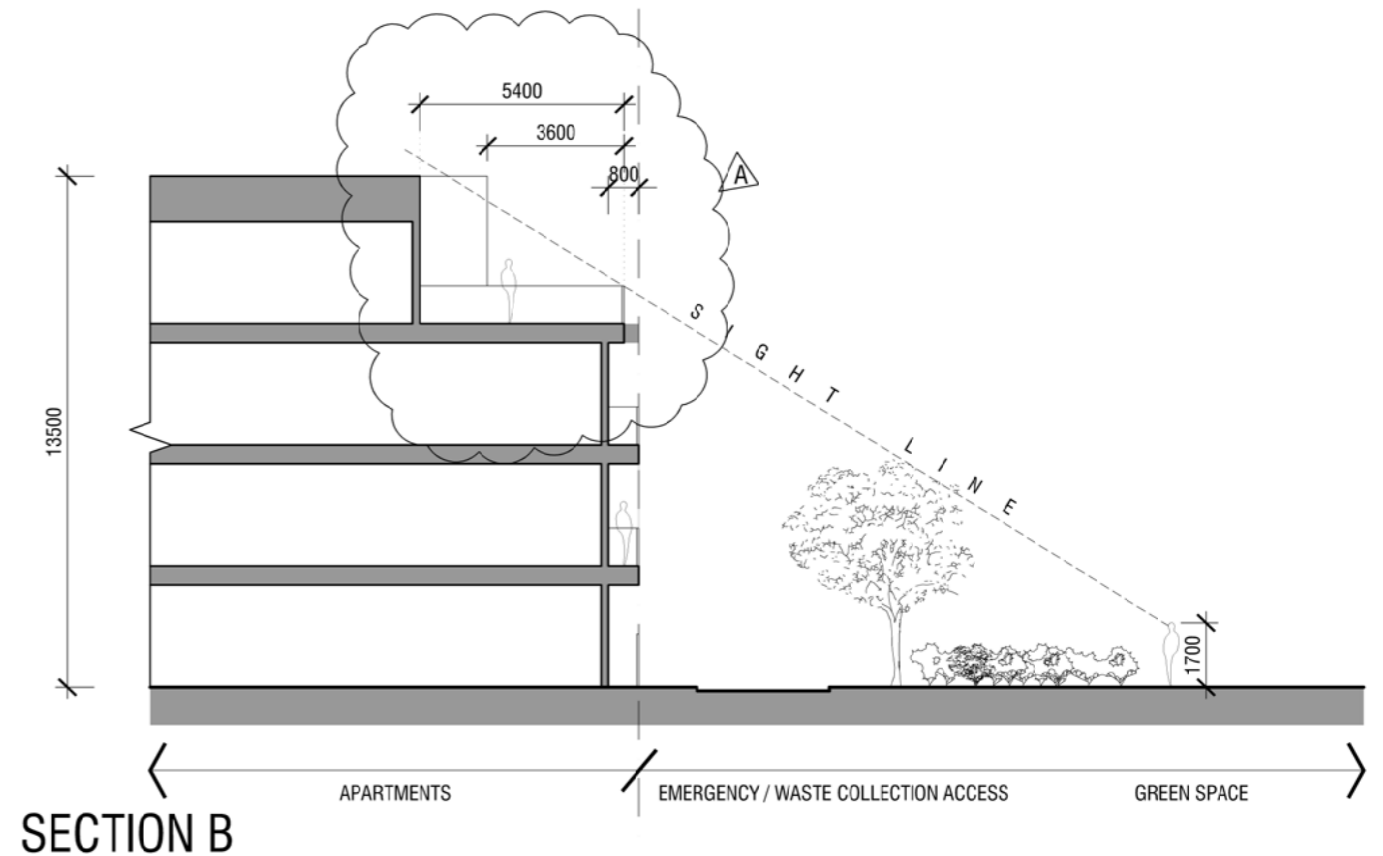
PROJECT  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 29 BROWNS ROAD, CLAYTON  
 VIC 3168  
 TITLE  
 INTERNAL INTERFACE SECTIONS

DATE APRIL 2016  
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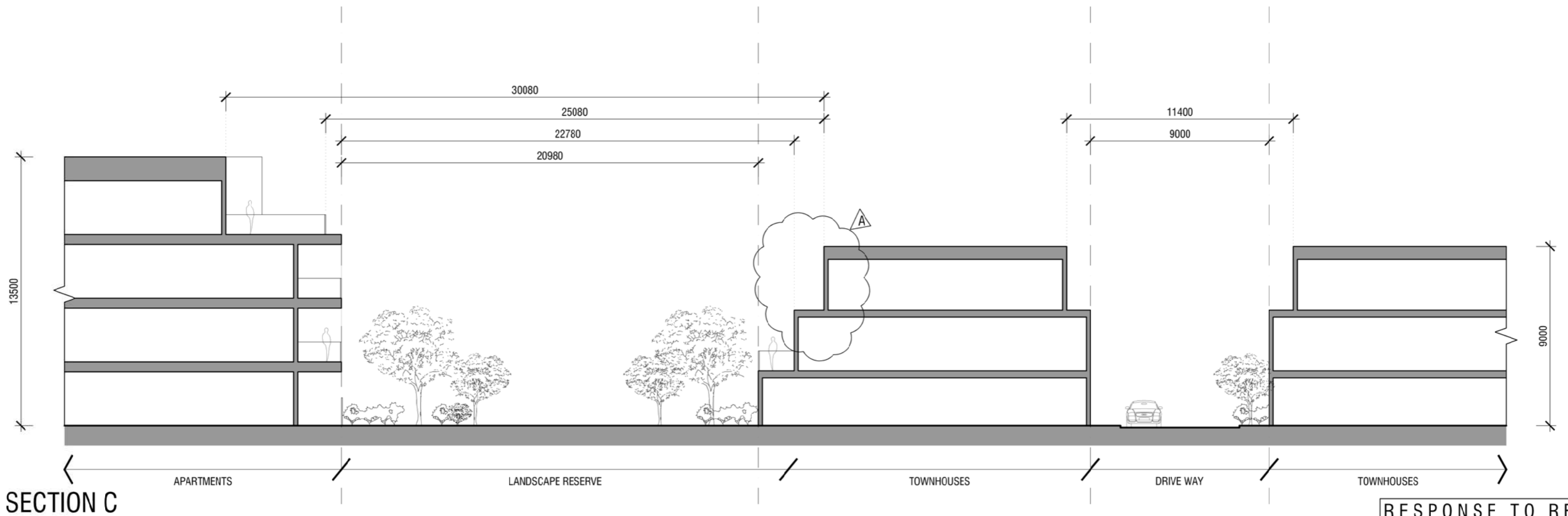
B DP21



SECTION A



SECTION B



SECTION C

RESPONSE TO RFI



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TITLE  
 INTERNAL INTERFACE SECTIONS

DATE	SEPTEMBER 2015
SCALE	1:200 @ A3
PROJECT NO.	M023
DRAWING NO.	

A DP22



(VIEW 01) LOOKING NORTH EAST  
BROWNS ROAD



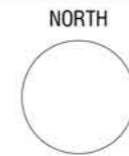
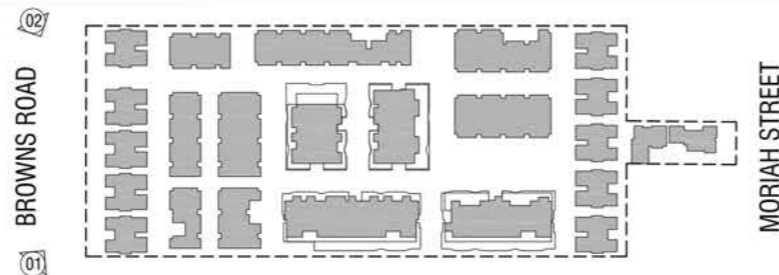
(VIEW 02) LOOKING SOUTH EAST  
BROWNS ROAD

RESPONSE TO RFI



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29 BROWNS ROAD, CLAYTON  
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TITLE  
3D MASSING VIEWS

DATE	SEPTEMBER 2015
SCALE	NTS @ A3
PROJECT NO.	M023
DRAWING NO.	

A

DP23



(VIEW 03) LOOKING SOUTH EAST  
INTERNAL SITE

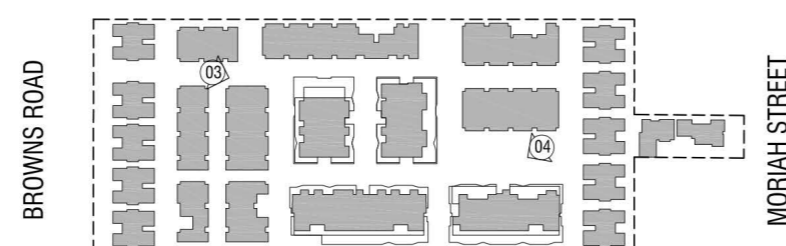


(VIEW 04) LOOKING SOUTH EAST  
INTERNAL SITE

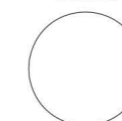


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TITLE  
3D MASSING VIEWS

DATE SEPTEMBER 2015

SCALE NTS @ A3

PROJECT NO. M023

DRAWING NO.

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DP24



(VIEW 05) LOOKING SOUTH WEST  
CENTRAL APRTMENTS



(VIEW 06) LOOKING NORTH WEST  
INTERNAL PUBLIC PARK



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TITLE  
3D MASSING VIEWS

DATE	SEPTEMBER 2015
SCALE	NTS @ A3
PROJECT NO.	M023
DRAWING NO.	

A

DP25

### 5.3 Design Philosophy and Architectural Themes

The design philosophy for the site has been carefully crafted from detailed analysis of both the strategic location and surrounding built form context of the site, as detailed by Mushan Design Studio:

*The architectural design for the Browns Road residential development takes a first principles approach that demonstrates how better quality housing can be developed in parallel with better neighbourhood amenity. The integration and urban re-generation of such a large site is taken as the starting point for the architecture and urban design. The proposed building form and pedestrian circulation network aims to provide an improved hierarchy of public and private open spaces.*

*A sense of street address is provided by having a traditional low scale (two storey) residential typology facing the Browns Road street frontage. This arrangement provides the opportunity for clearly defined frontages and entries facing and activating a new street address for the site. These clear delineated access points reinforce the sense of street address and pedestrian permeability to the site. This theme is maintained further within the site by placing lower scale townhouses around the perimeter boundary. This addresses the more sensitive western boundary interface where abutting existing Moriah street residential houses.*

*The shared pedestrian and driveway zones will have its vehicular entry from the North West corner of Browns Road. The internal road ways act as veins through the site to provide convenient and easy vehicular access. Townhouse buildings are clustered together and oriented directly north to maximise winter sun to north facing windows. Other townhouses orientated east west also have opportunity for good solar access with breaks provided between townhouses located on the northern boundary. Common landscape strips of open space running north south are provided between the apartments and townhouses, with good connections to site circulation networks.*

*An articulated built form to the apartments, with clear vistas through the site along walkways all ensure appropriate levels of passive surveillance and private amenity. The elevation treatment of the apartments articulates the facade by using a combination of sunken and expressed angled cantilevered balconies which allows for both private and intimate external space as well as expressed balconies to gain northern light. This contributes to apartments with better amenity, and also increases passive surveillance in the area, contributing to a better built environment. The ground floor apartment courtyards provide a connection to the public landscape areas and are articulated by recessed alcoves. Townhouse entries are treated in the same manner which helps identify these entries from both the shared drive way and the open public garden areas. Upper apartment levels have been set back slightly to reduce the overall mass and scale of buildings as well to enable better solar exposure throughout the site.*

*External materials proposed are of low maintenance and predominately of natural appearance consisting of natural textured concrete, profiled metal/timber cladding, roofing, and face brick work prevalent to the area.*

*Sustainable design solutions have been integrated into the building and landscape design. These range from passive design fundamentals such as maximising winter sun and cross ventilation to grey water use & solar hot water panels, a strong emphasis will have been placed on the social dimension of sustainability with the introduction of landscaped public open space, private courtyards and shared services and amenity.*

– Daniel Podlewski, Project Architect,  
Mushan Design Studio Pty Ltd

### 5.4 Development Schedule

The tables in Appendix H provide an indicative development schedule for the Development Plan area, including the minimum number and density of dwellings for apartment and townhouse dwellings types.

## 6.0 Shadow Analysis and Amenity

### 6.1 Shadow Analysis

Drawings DP26 – DP28 identify the existing shadows and shadow cast for the proposed building envelope conditions at 10am, 1pm and 3pm on 22 September.

The shadow analysis demonstrates that all overshadowing will satisfy the relevant overshadowing objectives of Clause 55 of the Monash Planning Scheme for adjoining sites.

The building envelope also incorporates generous spaces between building elements to ensure that buildings maximise solar access for townhouses and apartments within the development.

### 6.2 Amenity

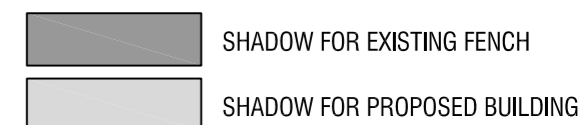
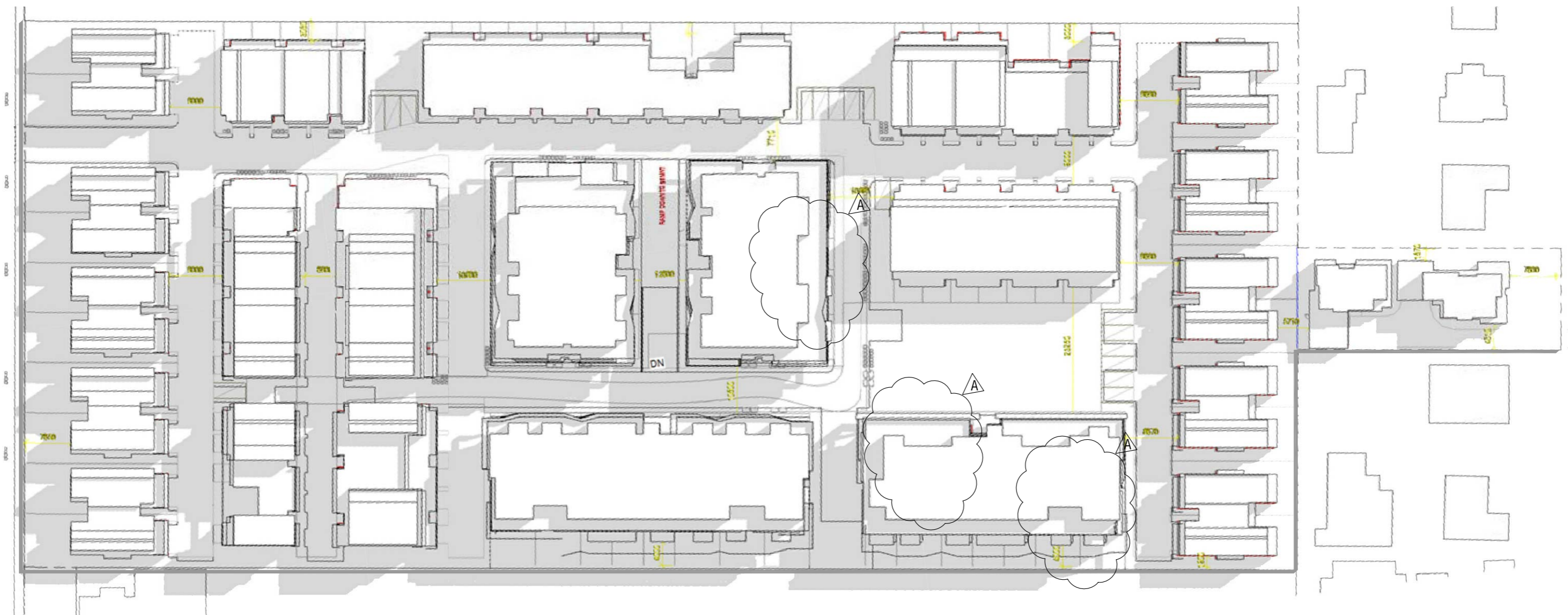
The building envelope has been designed so that any development on the site will not generate adverse off-site amenity impacts, in that:

- The building envelope reduces scale towards the residential interfaces by locating town houses along the eastern and western boundaries of the site.
- The eastern row of town houses have been set back from the eastern property boundary in accordance with Standard B17 of Clause 55 for rear boundary setbacks to minimise visual bulk to the neighbouring dwellings. Overlooking is prevented through the use of screens to 1.7 metres above finished floor level where required.

The building envelope has been designed so that any development on the site will promote a high amenity living environment for future residents, in that:

- The building envelope provides for a number of landscaped common open space areas, providing outlook for dwellings onto a garden area.
- The building layout allows sufficient spacing between dwellings to provide sunlight to front and side gardens which will facilitate landscaping to soften built forms.
- Buildings have been spaced so as to avoid overlooking or need for screening and to allow sunlight to private open spaces and communal areas.





**RESPONSE TO RFI**



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TITLE  
 SHADOW ANALYSIS - 10AM

DATE SEPTEMBER 2015

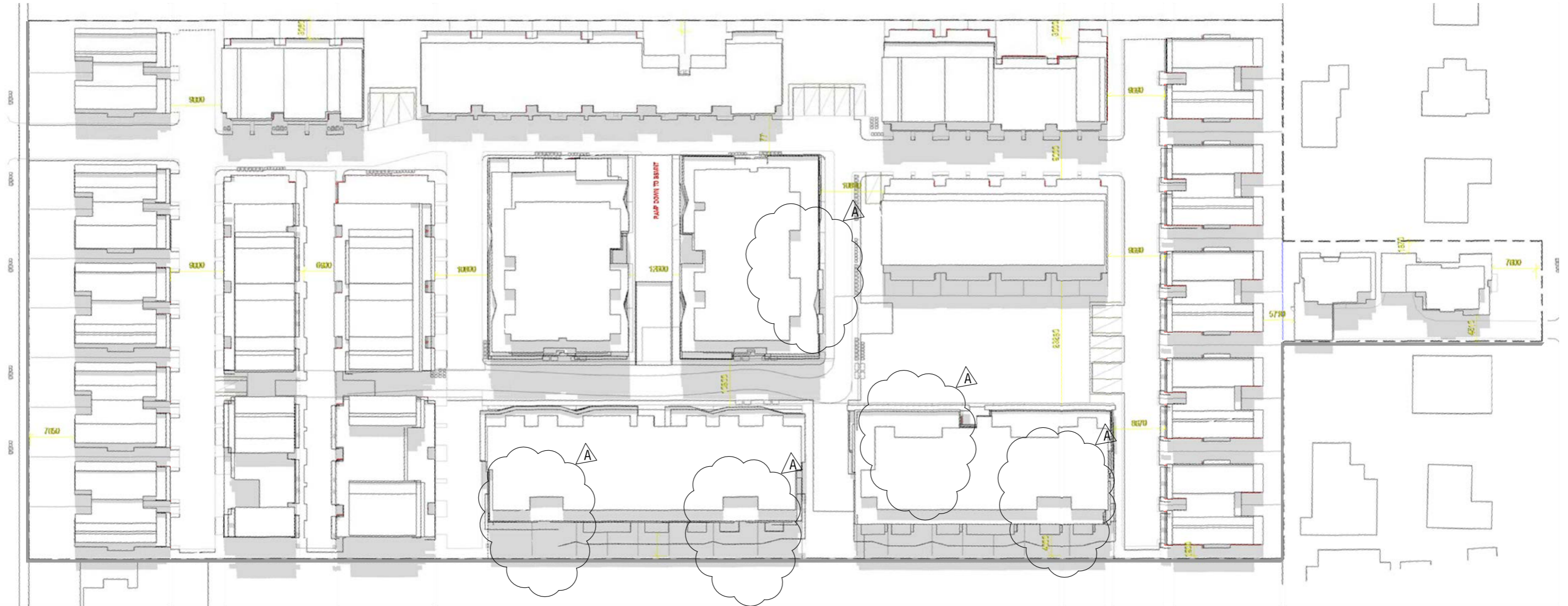
SCALE NTS @ A3

PROJECT NO. M023

DRAWING NO.

A

DP26



SHADOW FOR EXISTING FENCH  
 SHADOW FOR PROPOSED BUILDING

**RESPONSE TO RFI**



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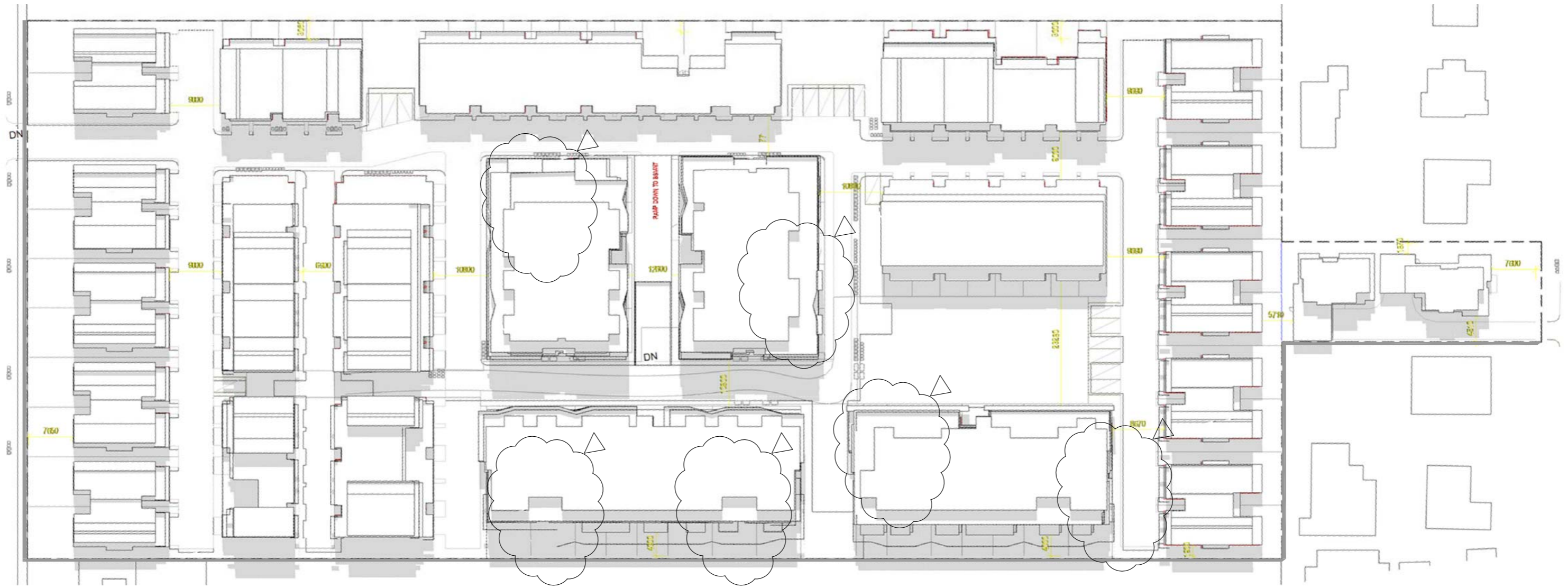




PROJECT  
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 29 BROWNS ROAD, CLAYTON  
 VIC 3168

TITLE  
 SHADOW ANALYSIS - 1PM

DATE	SEPTEMBER 2015
SCALE	NTS @ A3
PROJECT NO.	M023
DRAWING NO.	

**A DP27**



 SHADOW FOR EXISTING FENCH  
 SHADOW FOR PROPOSED BUILDING

**RESPONSE TO RFI**



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TITLE  
 SHADOW ANALYSIS - 3PM

DATE	SEPTEMBER 2015
SCALE	NTS @ A3
PROJECT NO.	M023
DRAWING NO.	

**A DP28**

## 7.0 Infrastructure and Environment

A sustainable Design Assessment (SDA), Waste Management Plan (WMP) and Stormwater Management Plan (SMP) have been prepared for the Development Plan Area at Appendices D, E and F. The key elements of these reports are outlined below.

### 7.1 Sustainable Design

A Sustainable Design Assessment prepared by Energy Lab demonstrates how development within the Development Plan area will meet sustainability targets, comply with best practice and where practicable exceed Council performance standards under Monash's Sustainable Design Assessment in Planning Process (SDAPP) having regard to the following key areas:

- Indoor environment quality
- Energy efficiency
- Water efficiency
- Stormwater management
- Transport
- Waste management
- Urban ecology
- Innovation
- Ongoing building and site management

Design initiatives include:

- Maximising cross-flow ventilation.
- Maximising access to natural light.

- Insulation for acoustic and thermal comfort.
- Zoning of rooms.
- Use of low emission materials.
- Energy efficient building design, heating, cooling and lighting.
- Water efficient taps, toilets and appliances.
- Water sensitive urban design initiatives including capture and re-use of stormwater, permeable paving and drought tolerant landscaping.
- Building materials that are durable with low embodied energy.

### 7.2 Waste Management

A Waste Management Plan prepared by Waste Tech Services at Appendix F outlines the waste management measure for the Development Plan area. Waste is to be sorted on site by future residents into the following streams and associated bins:

- Garbage
- Co-mingled recycling
- Garden waste (for townhouses only)

Bin collection for the townhouses is to be performed by a private contractor a weekly basis for garbage and fortnightly for recycling.

Bin collection for the apartment building is to be performed by a private contractor and the building manager will be responsible for transferring bins from the bin room to the collection points.

Garbage collection will occur up to four times a week and recycling collection will occur up to twice a week.

### 7.3 Stormwater Management

A Stormwater Management Plan prepared by Irwinconsult Pty Ltd at Appendix E outlines the overall drainage strategy for the Development Plan area. The proposed drainage strategy takes into account the City of Monash requirements for legal point of discharge and requirement for control of peak discharge from the site.

The legal point of discharge nominated by Council is the 900mm Council drain located in the south-eastern corner within the sewerage easement along the eastern boundary of the development area. The development will also provide on-site detention.

## 8.0 Access and Parking

The Development Plan is informed by a Traffic Impact Report prepared by Ratio Consultants (provided at Appendix C). The physical elements of the report are represented in Drawing DP07 – Precinct Circulation Plan.

The report describes the existing and proposed road networks, public transport connections, pedestrian links and car parking provision.

### 8.1 Sustainable Transport

The site has excellent access to existing public transport and is proximate to existing employment, shopping, educational and recreational facilities.

The public transport network in the vicinity of the Development Plan area includes the Clayton Train Station and bus interchange and provides access to Dandenong, Chadstone, Mulgrave, Oakleigh, Monash University (Caulfield), Elwood, Huntingdale, Southland, Waverley Gardens, Ormond, Middle Brighton, Moorabbin, Toorak and into the Melbourne Central Business District.

### 8.2 Vehicle Access

Vehicle access will be taken from one location on Browns Road via a double crossover. Vehicle access points have been minimised to reduce the impacts on the existing traffic network.

Pedestrian permeability throughout the site has been maximised through the provision of landscaped pedestrian areas. Where possible, primary pedestrian access to the town houses has been provided directly from the pedestrian areas with a secondary access from the vehicular accessway.

### 8.3 Car and Bicycle Parking

Car and Bicycle parking rates are outlined in the Traffic Impact Report provided at Appendix C. In summary, car parking is to be provided at the following rates:

- 1 resident space for each one or two bedroom dwelling.
- 2 resident spaces for each three bedroom dwelling

- 1 visitor space per 5 dwellings.
- Bicycle parking is to be provided at the following rates:
- 1 resident space per 5 apartments
- 1 visitor space per 10 apartments

The proposed parking provision meets these requirements, pursuant to Clause 52.06 of the Monash Planning Scheme.

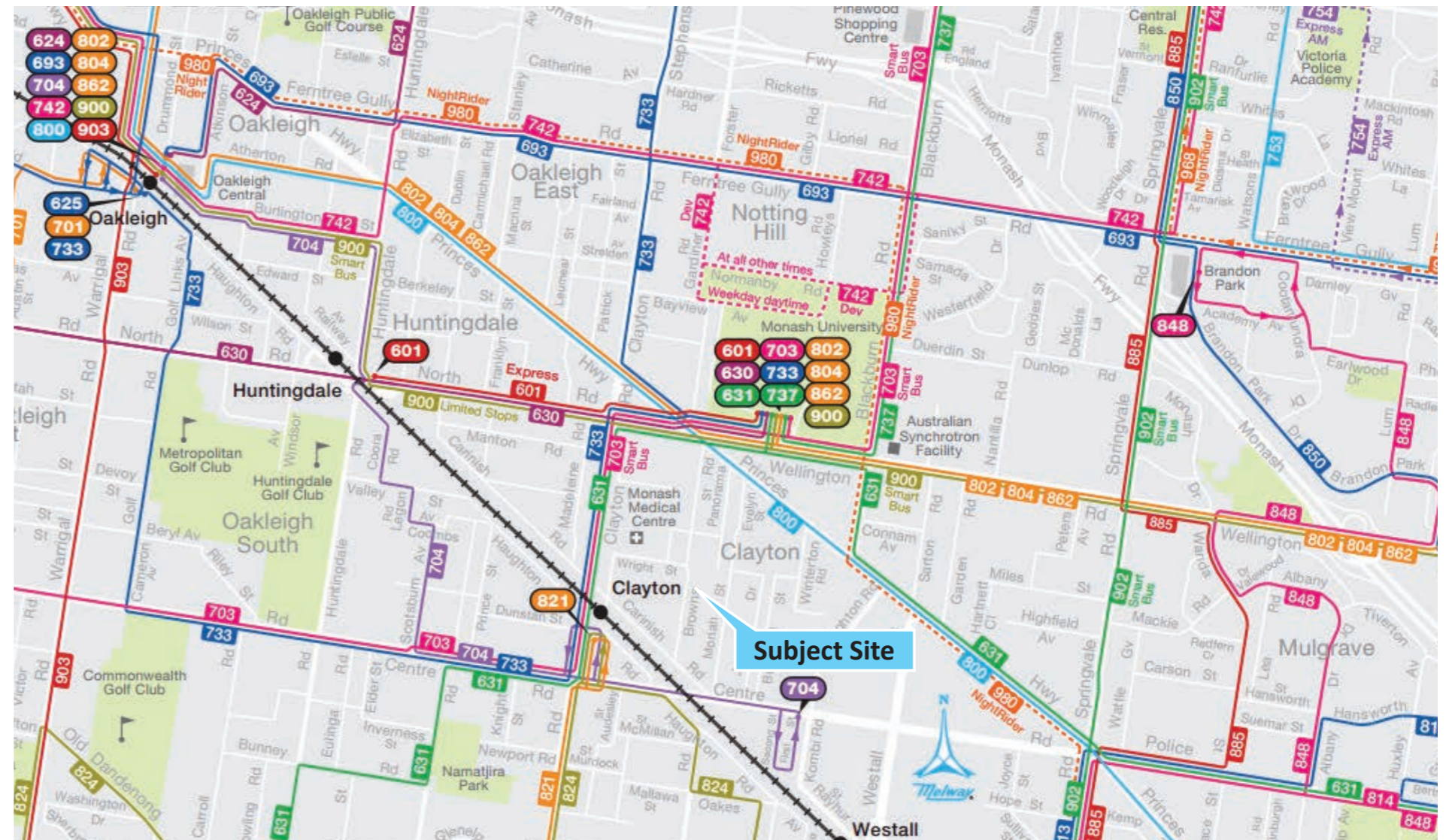
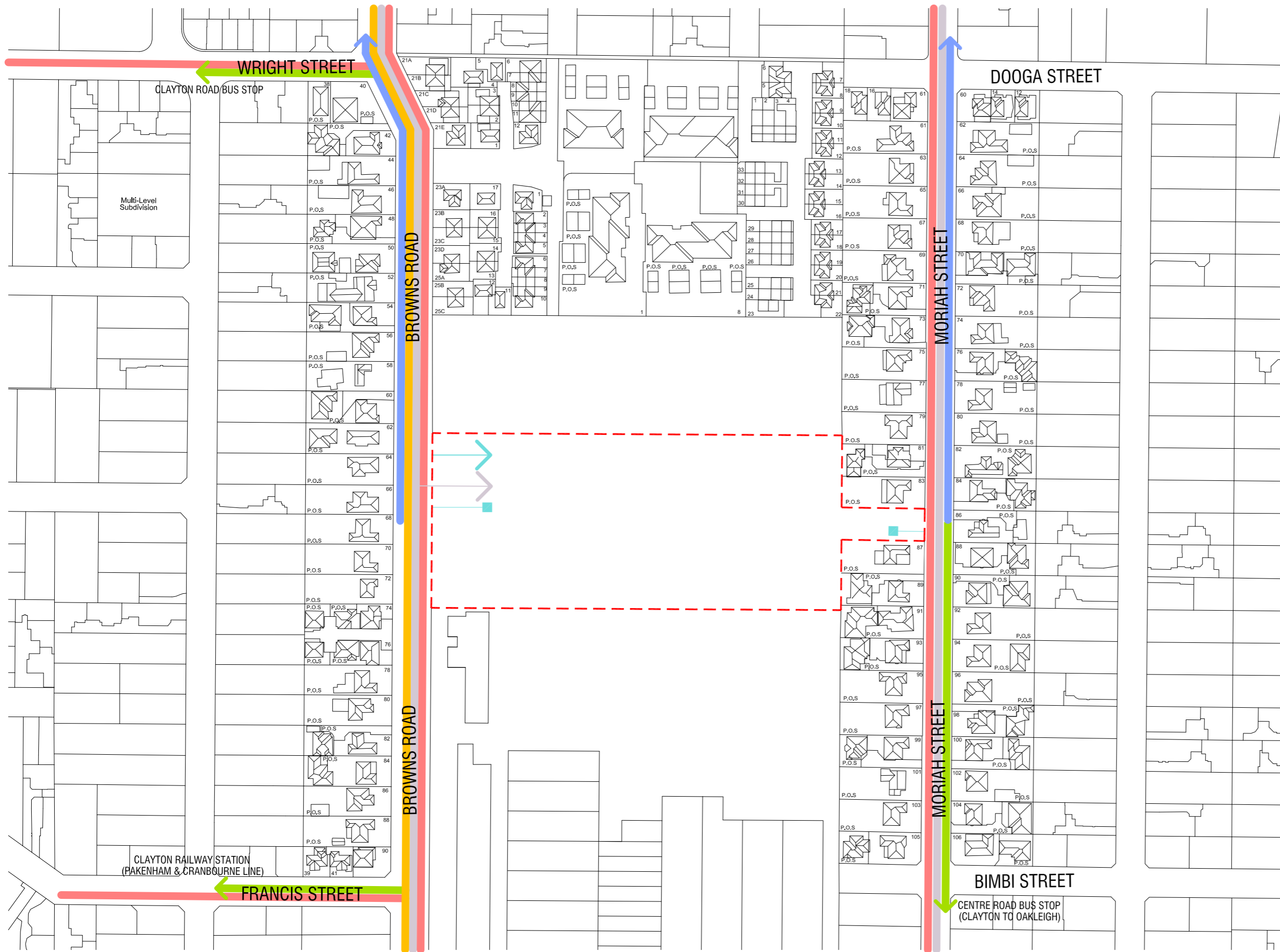










Figure 5 – Public transport network around Site



-  SUBJECT SITE
-  PEDESTRIAN ENTRY
-  VEHICLE ENTRY
-  MAJOR ROAD LINKAGE
-  PUBLIC TRANSPORT ACCESS
-  COMMERCIAL VEHICLE TRAFFIC
-  EMERGENCY VEHICLE ACCESS
-  PEDESTRIAN ROUTES

RESPONSE TO RFI



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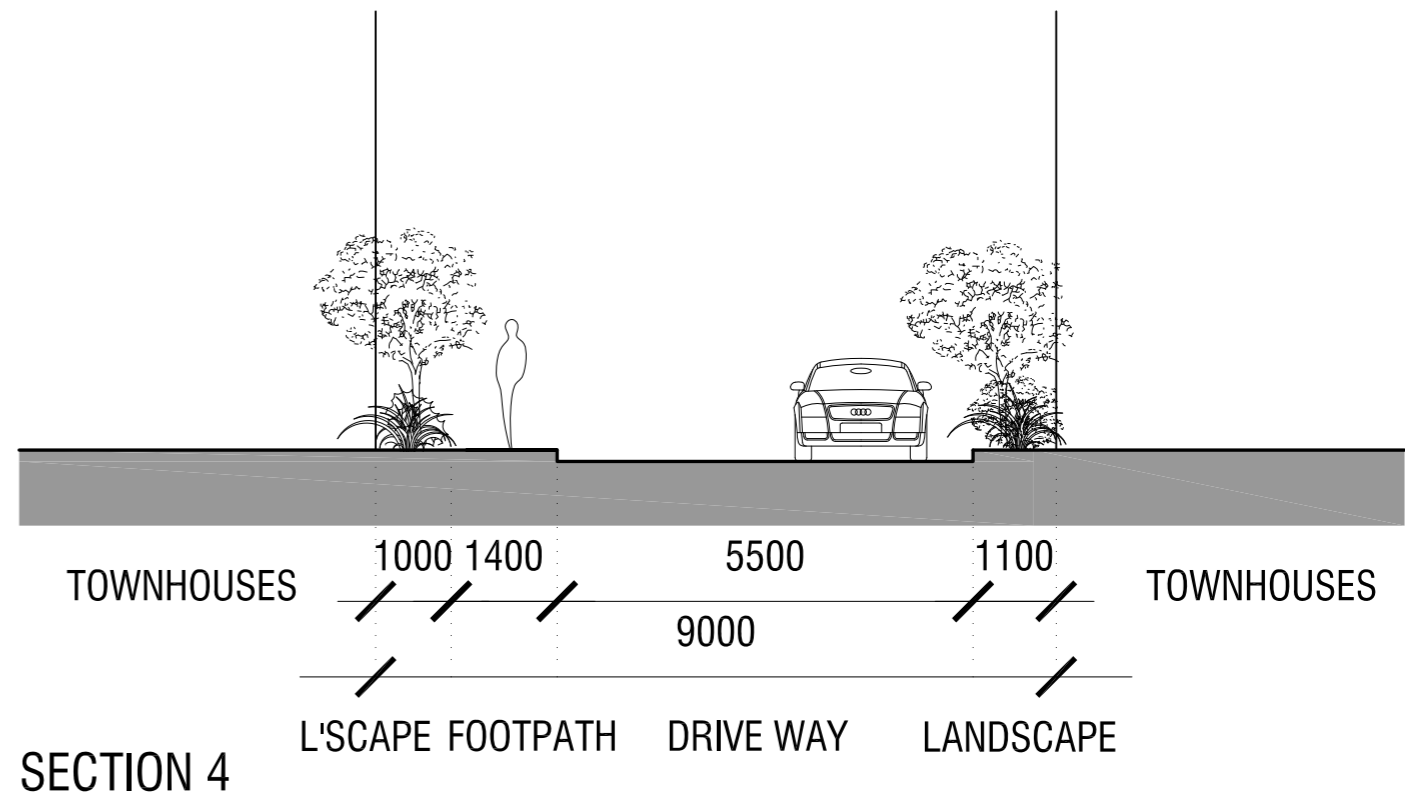
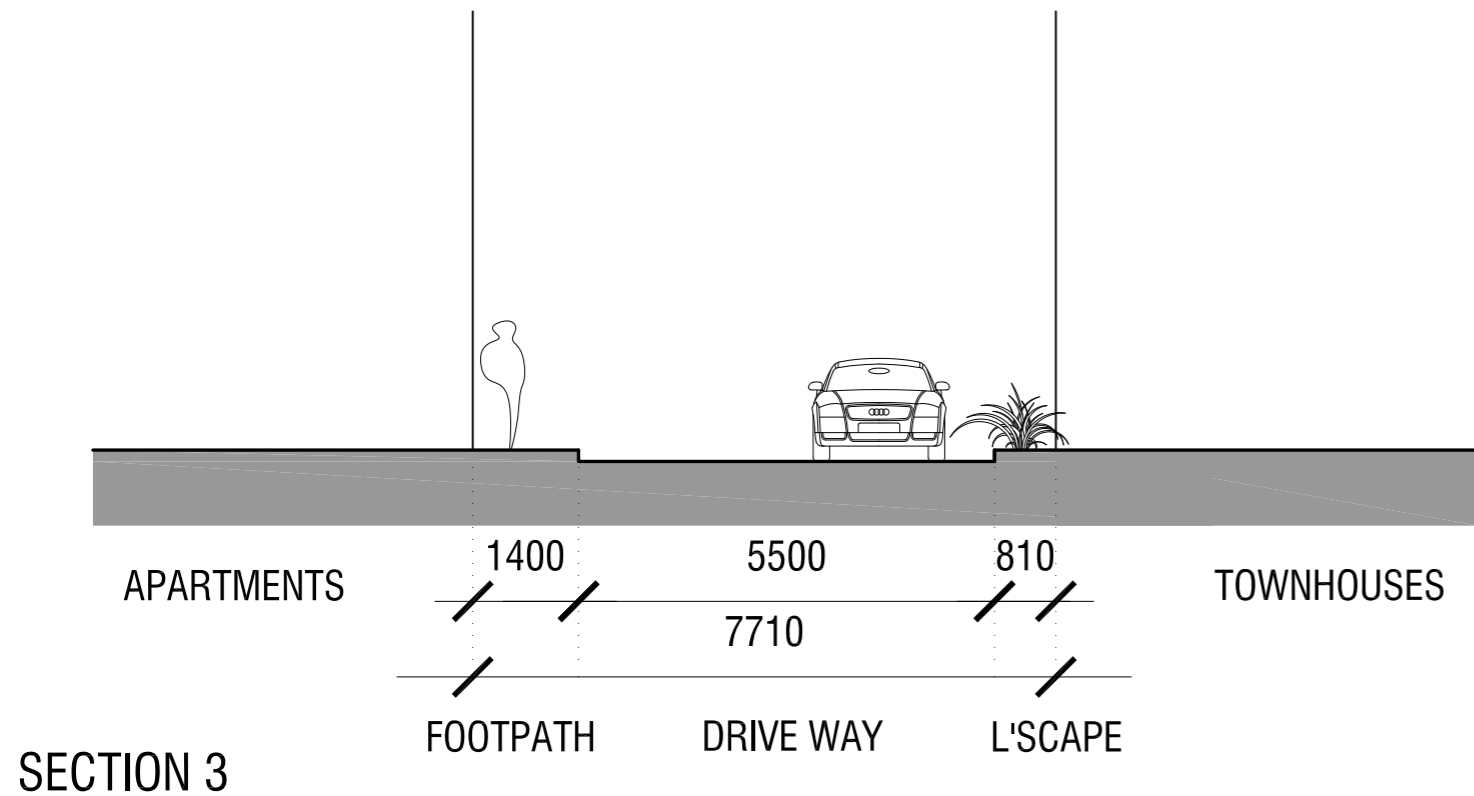
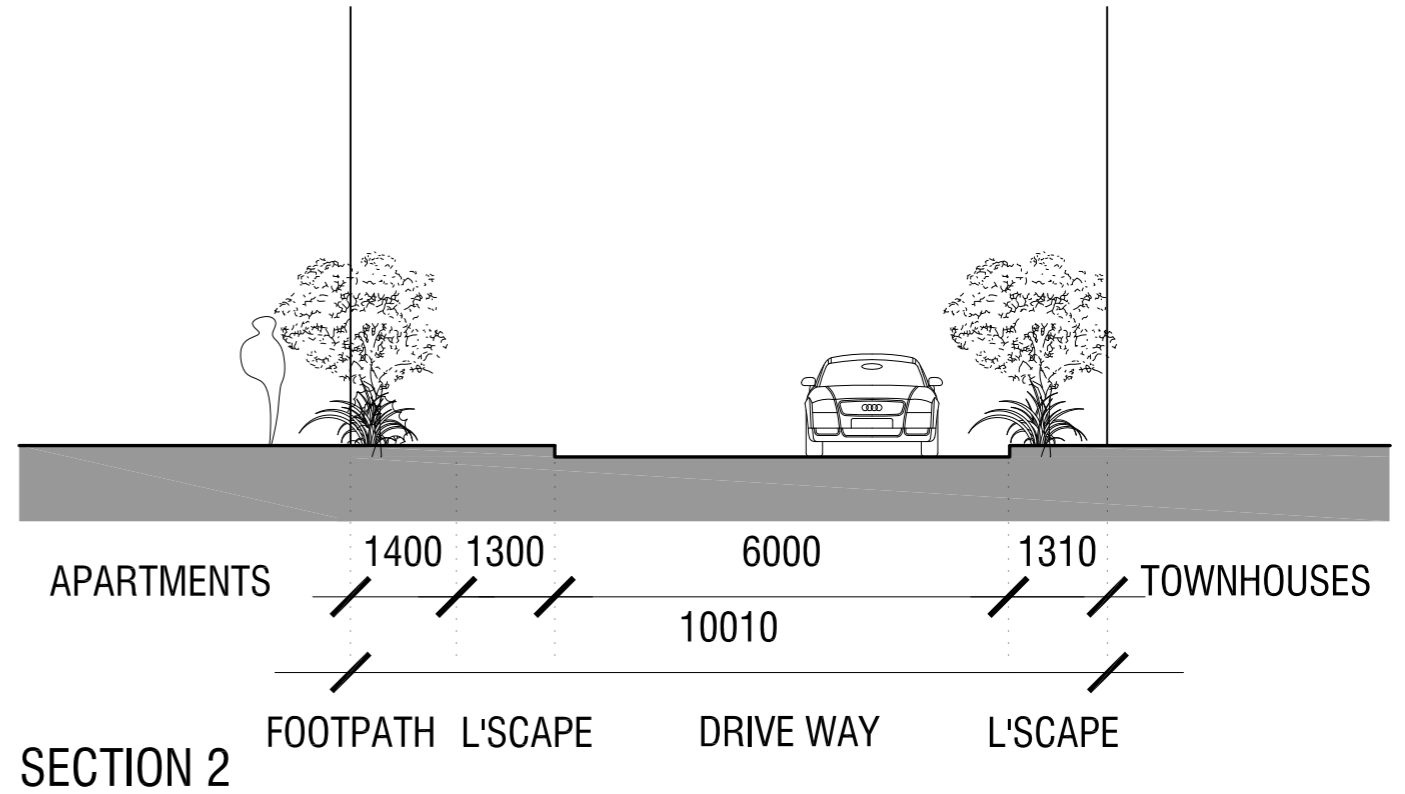
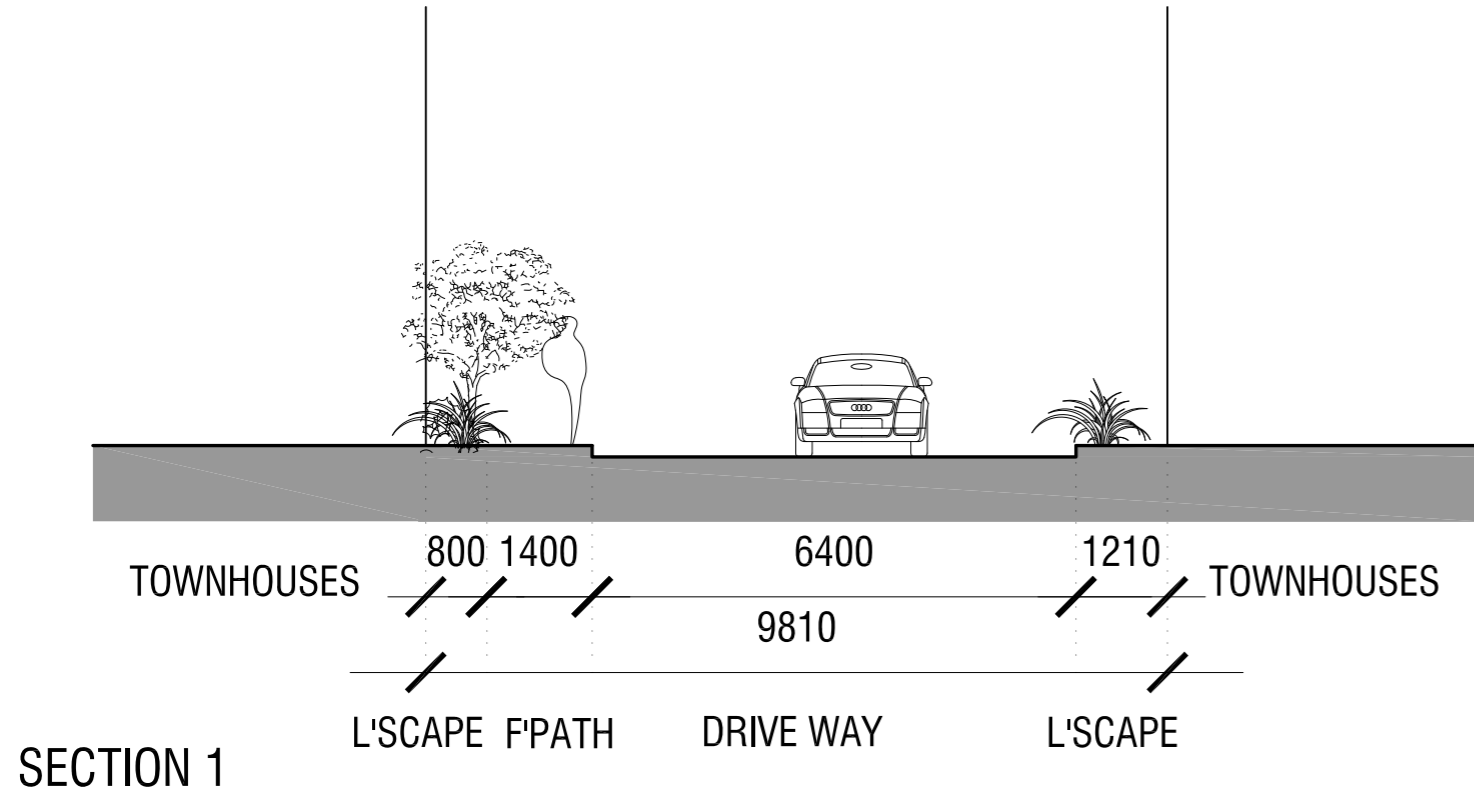
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PROJECT  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 29 BROWNS ROAD, CLAYTON  
 VIC 3168

TITLE  
 PRECINCT CIRCULATION PLAN

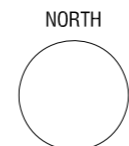
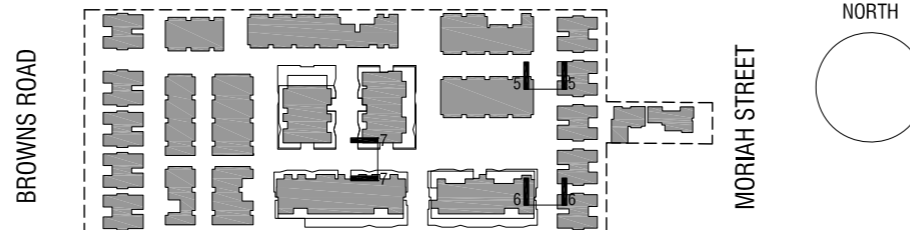
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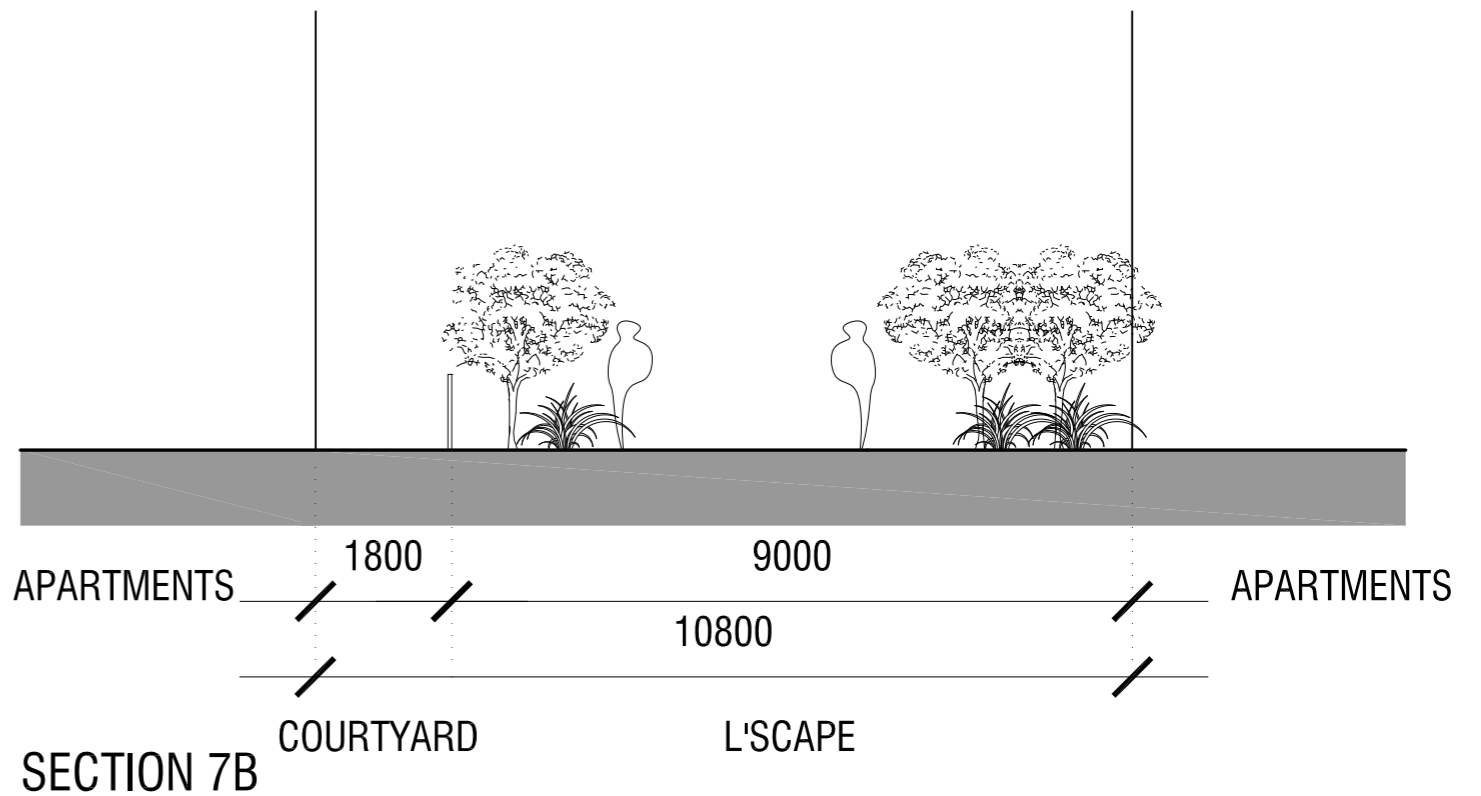
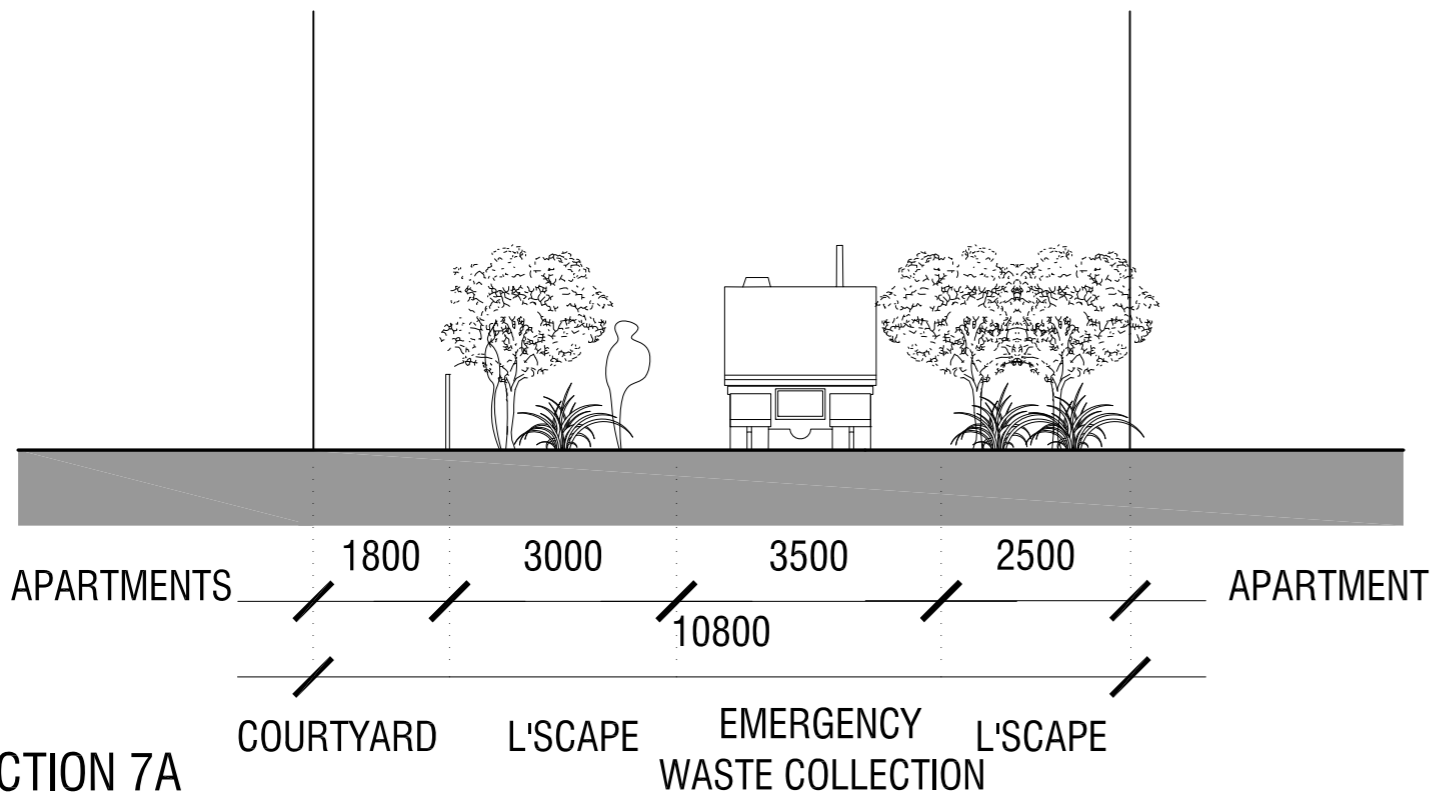
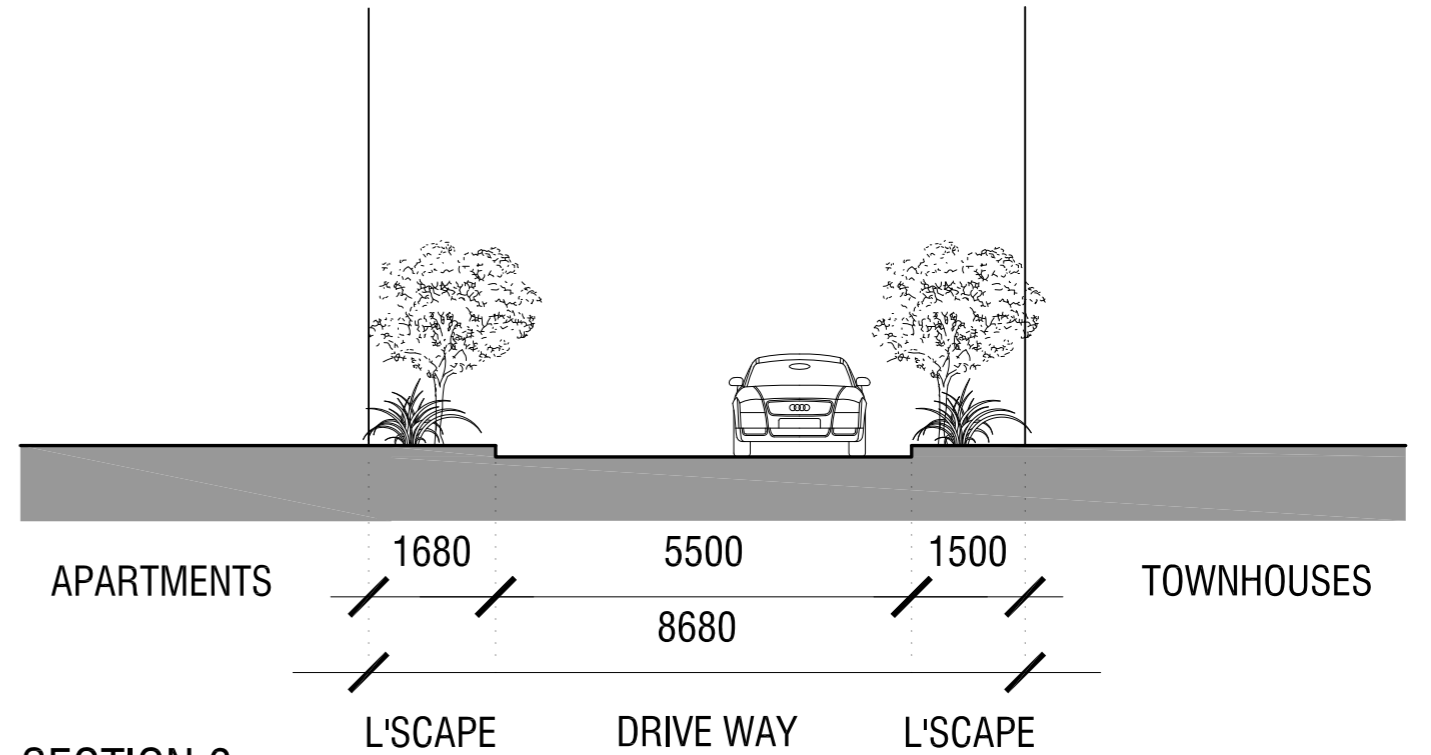
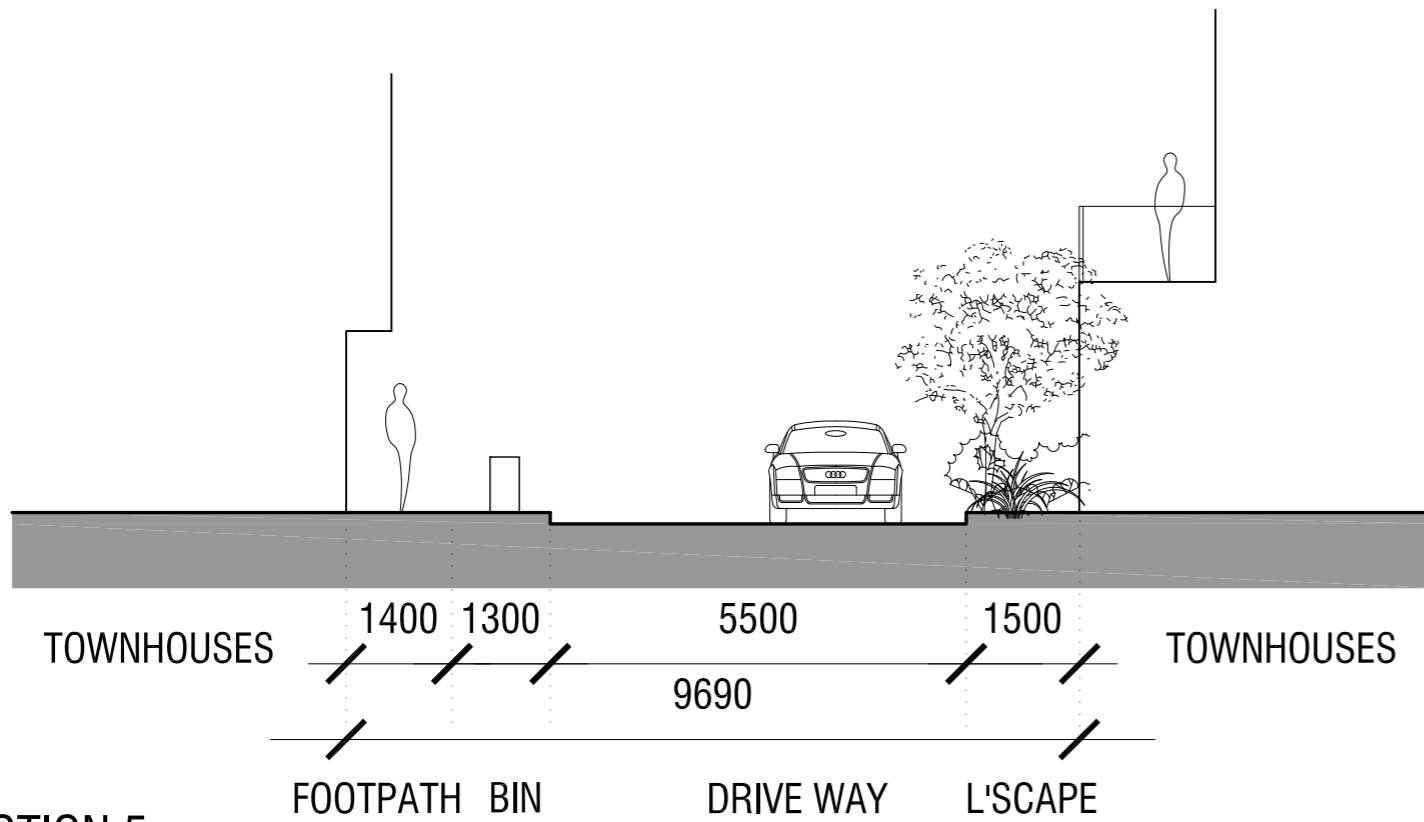
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PROJECT  
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 VIC 3168  
 TITLE  
 FOOTPATH & DRIVEWAY DIAGRAM

DATE APRIL 2016  
 SCALE 1:100 @ A3  
 PROJECT NO. M023  
 DRAWING NO.

A DP29



RESPONSE TO RFI



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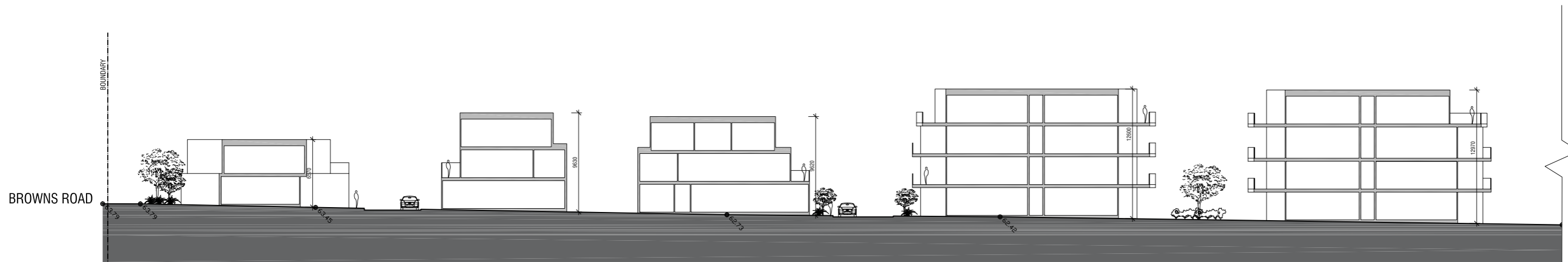


PROJECT  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 29 BROWNS ROAD, CLAYTON  
 VIC 3168  
 TITLE  
 FOOTPATH & DRIVEWAY DIAGRAM

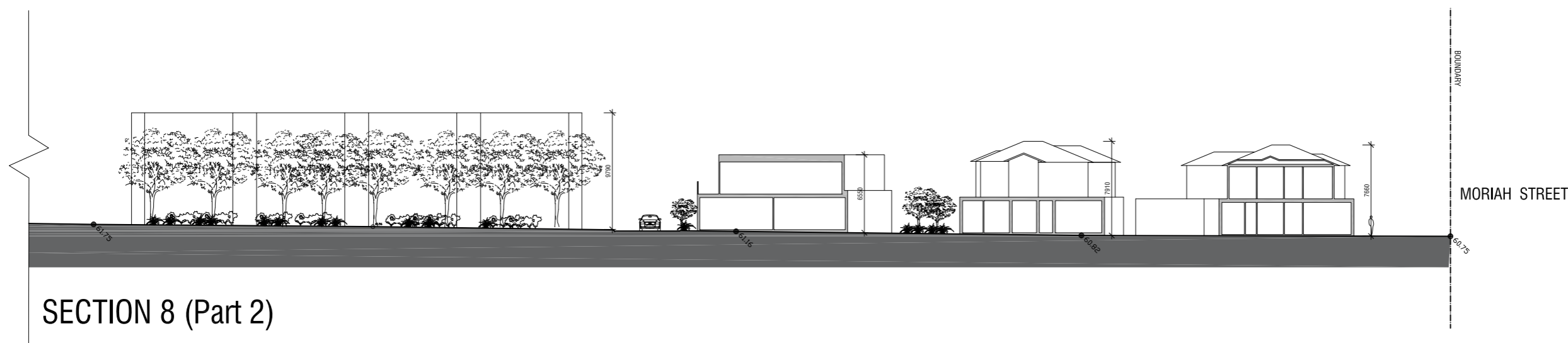
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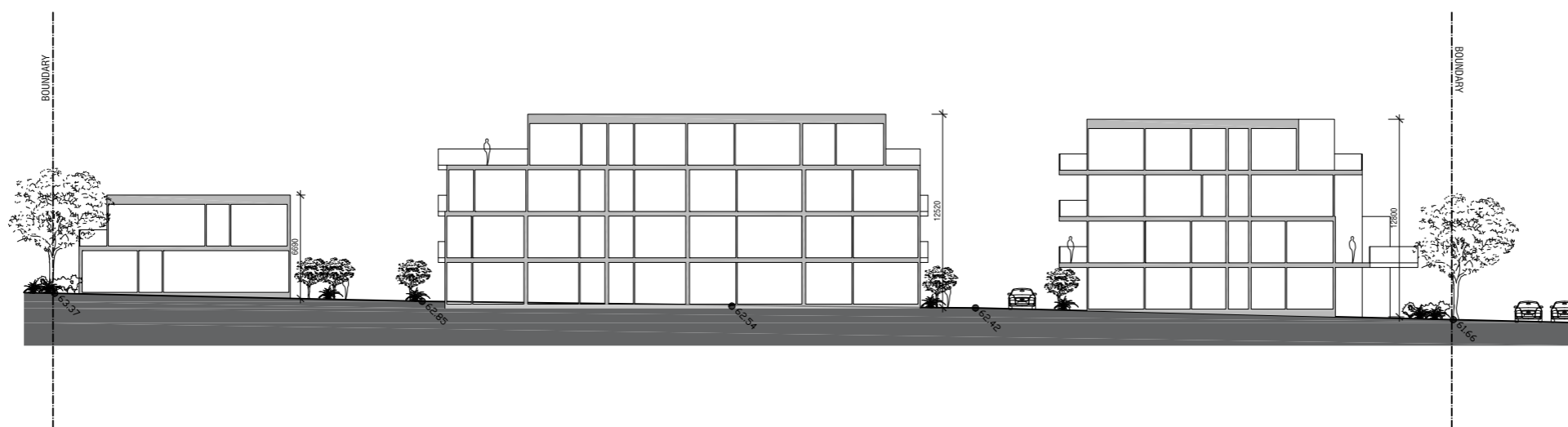




SECTION 8 (Part 1)



SECTION 8 (Part 2)



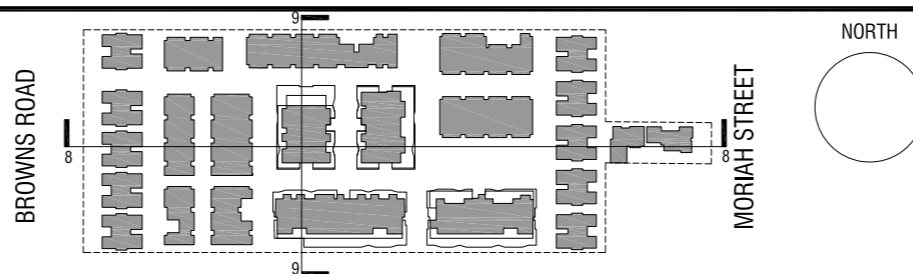
SECTION 9

RESPONSE TO RFI



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PROJECT  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 29 BROWNS ROAD, CLAYTON  
 VIC 3168

TITLE  
 FOOTPATH & DRIVEWAY DIAGRAM

DATE MAY 2016

SCALE 1:200 @ A1

PROJECT NO. M023

DRAWING NO.

A DP31

## 9.0 Landscape Concept

The Landscape Concept for the Development Plan is provided at Appendix A prepared by John Patrick. The plan identifies all existing trees on the site, including those identified for removal, and all proposed landscaping and paving.

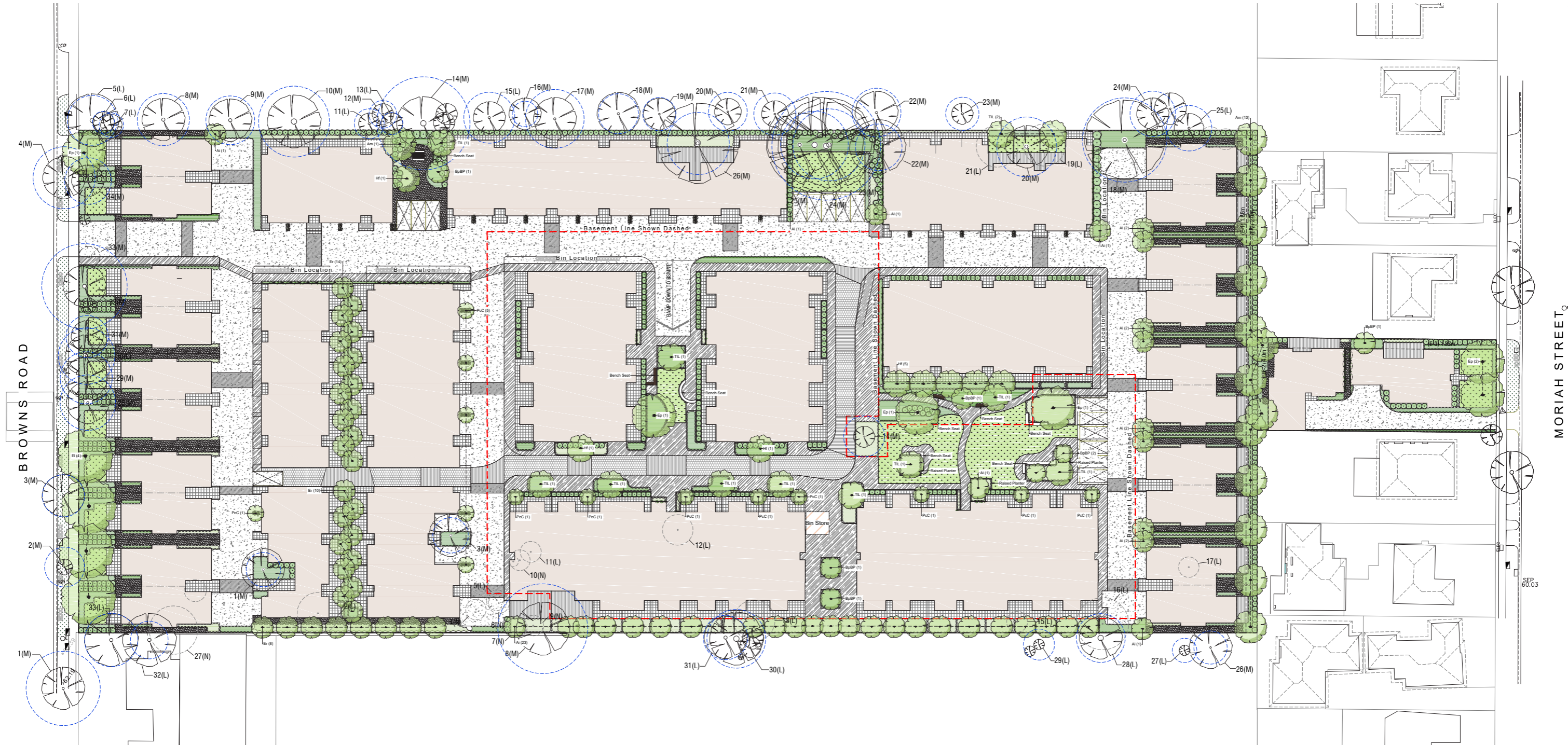
The key elements of the concept include:

- Planting of 152 trees on the site within the front and side building setbacks.
- Retention of all moderate retention value trees as identified in the Treelogic Report (2013). It is noted that a review of these trees undertaken in 2015 has downgraded the value of one tree (tree 14) to low.
- Protection of all trees adjoining the site.
- Perimeter planting and retention of existing trees along all boundaries to assist in softening and screening proposed built form.
- A communal open space area with substantial landscaping towards the rear half of the site.
- Drought tolerant native tree and plant sections to promote biodiversity and minimise water use.

The arborist report prepared by Tree Logic (Appendix G) dated April 2013 assessed thirty-four (34) trees within the study area. No trees within the subject site were identified as being of high arboricultural rating. Seventeen (17) trees were attributed an arboricultural rating of moderate, and seventeen (17) were attributed low or no retention value.

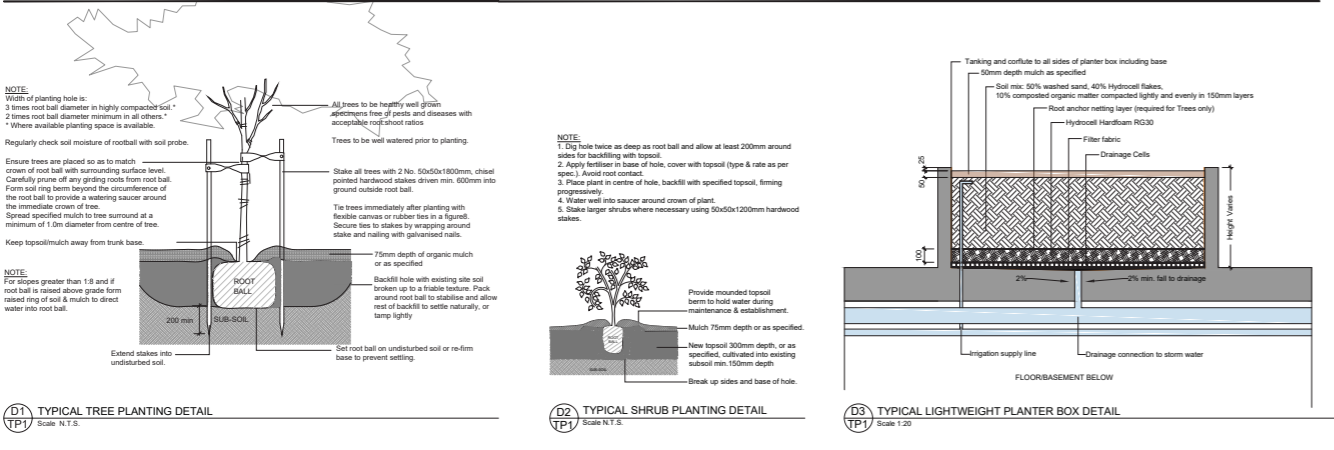
The landscape plan allows for retention of all moderate retention value trees and the proposed planting of 152 trees to establish a substantial tree canopy across the site. This approach will provide a unified garden scheme that responds to the building layout whilst retaining trees of particular amenity value.

All tree species on the site were determined to be planted for garden and amenity purposes with no naturally occurring indigenous trees (refer page 7 of the Tree Logic Report Appendix G). Accordingly, a permit is not required to remove the existing native trees from the site pursuant to Clause 52.17 of the Monash Planning Scheme.



NOTE: ALL PLANTING PROPOSED OVER BASEMENT TO BE IN RAISED PLANTERS AS DRAWN.  
THE TWO LAWN AREAS SHOWN OVER BASEMENT TO BE PLANTED IN SHALLOW PLANTERS AT GROUND LEVEL

TYPICAL PLANTING DETAILS

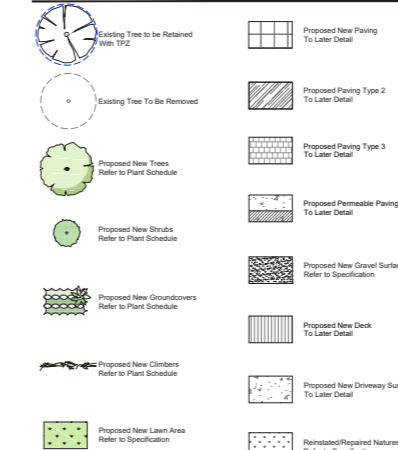


**PLANT SCHEDULE**

SYM	BOTANICAL NAME	COMMON NAME	DBH (mm)	HEIGHT & SPREAD (m)	SUPPLY SIZE	QTY
TREES						
A1	Acacia imrayana	Lightwood	EN	10 x 4m	2m	27
A2	Acacia melanocoryna	Blackwood	EN	12 x 6m	2m	14
B	Eucalyptus neurospora	Yellow Gum	EN	25 x 10m	2m	4
SHRUBS						
SHRUB	Brachyotum papuanum ssp. acerifolium 'Sala Pika'	Sala Pika Brachyotum	EN	8 x 4m	2m	7
B	Eucalyptus polybractea	Red Gum	EN	12 x 8m	2m	8
B	Elaeagnus reticulata	Sheepy Ash	EN	8 x 4m	2m	32
B	Myrsine australis	Native Frangipani	EN	10 x 5m	2m	8
PC	Phytolacca coccinea 'Coral'	Coral Plant	EN	15 x 3m	2m	14
TL	Tetrapanax pinnatifidum 'Luscious'	Water Gum	EN	8 x 5m	2m	12
						TOTAL 134
SHRUBCOVERS						
A1/SC	Acacia cognata 'Mini Guy'	Dee Dee River Wattle 'Mini Guy'	EN	0.8 x 1.8m	200mm pots	100
C	Cornus alba	White Cornus	EN	1 x 1m	200mm pots	100
CG	Cornus glabra	Red Cornus	EN	1.2 x 1.2m	200mm pots	100
G	Gonolobus villoso	Red Gonolobus	EN	1 x 1.5m	200mm pots	100
MP	Mitella pentstemonifolia	Orange Jessamine	EN	3 x 1m	200mm pots	100
SHRUB	Styphion australe 'Bush Christmas'	Bush Christmas Lily	EN	3.0 x 1.2m	200mm pots	100
SHRUB	Styphion australe 'Thestral'	Thestral Lily	EN	4-10 x 1.5m	200mm pots	100
WF	Wickstroemia pallidula	Coastal Rosemary	EN	1.2 x 1.2m	200mm pots	100
						TOTAL 600
GRASS/COVERS						
D18	Dianella caerulea 'Breath'	Breath Plant Lily	EN	0.7 x 0.7m	140mm pots	100
D17	Dianella laevis 'Tasard'	Tasard Plant Lily	EN	0.4 x 0.4m	140mm pots	100
LT	Lomatium longistylis 'Tasard'	Tasard Plant Lily	EN	0.8 x 0.8m	140mm pots	100
W	Wickstroemia pallidula	Coastal Rosemary	EN	0.5 x 1m	140mm pots	100
IR	Phacelia laniflora	Tasard Plant Lily	EN	0.8 x 0.8m	140mm pots	100
IR	Mitella pentstemonifolia	Sulphur's Broom	EN	0.5 x 1m	140mm pots	100
IR	Viburnum tinifolium	Native Viburnum	EN	0.15 x 0.15m	140mm pots	100
						TOTAL 600
CLIMBERS						
F	Ficus pumila	Creeping Fig	EN	0.8m	140mm pots	100
FR	Fraxinus paniculata	Blue Yew Creeper	EN	0.8m	140mm pots	100
						TOTAL 200

DB = Deciduous/Evergreen    NB = Native/Exotic

LEGEND



SPECIFICATION NOTES

**Soil Preparation**  
Cracked rock, concrete spillage and any other material...  
**Weed Removal**  
All weeds shall be thoroughly removed...  
**Gravel Path**  
A gravel path is to be installed where shown...  
**Planting**  
Planting shall be carried out using accepted horticultural practices...  
**Raised Planter Boxes**  
Raised planter construction is to include, but not necessarily be limited to, the supply and installation of structural drains, drainage cells at base, filter fabric, planting mulch, and

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## 10.0 Conclusion

This Development Plan provides the land use and built form parameters relevant to the future planning of **29 Browns Road, Clayton – Clayton Primary School**.

It has been prepared having regard to the provisions of Schedule 5 to the Development Plan Overlay and has considered the existing and proposed future development context for adjoin and nearby land.

The development plan is derived from and supported by a detailed analysis of the environmental, landscape, built form, infrastructure, access and strategic features of the site and surrounding area.

The Development Plan satisfies the relevant requirements for preparation of a Development Plan at Clause 43.041-3 of the Development Plan Overlay (DPO) and Clause 3.0 at Schedule 5 to the DPO.

