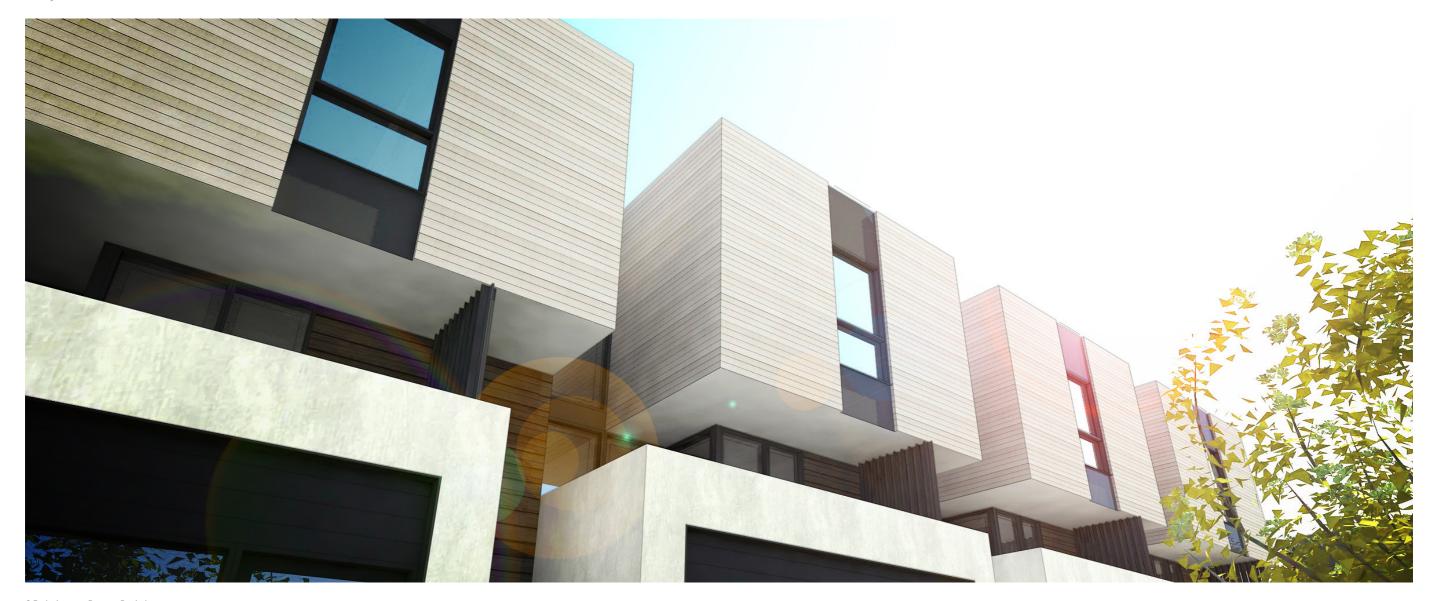


Brisbane, Melbourne, Sydney rothelowman.com.au

# **DPO Submission**

## 10 Alvina Street, Oakleigh South

July 2017



© Rothe Lowman Property Pty. Ltd.

Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.

#### Contents

#### **DPO Submission**

1.0	Architectural Statement		3
	1.01	Project Summary	3
2.0	Urban Context and Site Analysis		4
	2.01	Broader Context	4
	2.02	Site Location	5
	2.03	Circulation and Accessibility	6
	2.04	Existing Site Photographs	7
	2.05	Existing Site Photographs	8
	2.06	Existing Site Analysis	9
	2.07	Site Survey	10
	2.08	Development Summary	11
33.0	Design Evolution and Response		12
	3.01	Placemaking	12
	3.02	Placemaking	13
	3.03	Urban Integration	14
	3.04	Urban Integration	15
	3.05	Urban Integration	16
	3.06	Proposed Setbacks	17
	3.07	Proposed Setbacks	18
	3.08	9am Shadow Analysis	19
	3.08	10am Shadow Analysis	20
	3.09	12pm Shadow Analysis	21
	3.08	1pm Shadow Analysis	22
	3.10	3pm Shadow Analysis	23
	3.11	ESD Response	24
4.0	Drawings		25

#### Architecture:

ROTHELOWMAN 153 Sturt Street, Southbank, VIC 3006

#### **Town Planning:**

Planning & Property Partners Pty Ltd Level 2, 91-93 Flinders Lane, Melbourne VIC 3000

#### **Project Manager:**

Point Polaris Pty Ltd Level 27, 525 Collins Street, Melbourne VIC 3000

#### **Landscape Architects:**

Tract Consultants Pty Ltd 195 Lennox Street, Richmond VIC 3121

#### **Traffic Consultant:**

Traffix Group Suite 8, 431 Burke Road, Glen Iris VIC 3146

#### **Waste Consultant:**

Leigh Design 1/51 Wilga Street, Mount Waverley, VIC 3149

#### Land Surveyor:

Bosco Johnson Pty Ltd 16 Eastern Road, South Melbourne VIC 3205

#### **Civil & Structural Engineer:**

Wood & Grieve 22/570 Bourke Street, Melbourne, VIC 3000

#### Services Engineer:

Wood & Grieve 22/570 Bourke Street, Melbourne, VIC 3000

rothelowman

#### 1.0 Architectural Statement

#### 1.01 Project Summary

#### The Site

The site at Alvina Street is situated within the suburb of Oakleigh South, in close proximity to the Monash medical and University Precinct. It is located between Clayton and Huntingdale train stations.

The site has an area of approximately 2,039ha.

#### The Opportunity

The site's proximity to a variety of local amenities and it's access to schools and recreational facilities, create excellent conditions for a medium density residential development.

Given this location a high proportion of owner-occupier purchases are anticipated.

This 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 surrounding public realm and will be defined by high quality architecture. A contemporary architectural expression with sensitivity to existing surrounds has been the basis for the design response.

### Project Details

Two, three and four bedroom townhouses.
Landscape led public spaces and
streetscape strategy
On site parking
Oakleigh, VIC

