

ALVINA STREET, OAKLEIGH SOUTH

2.0 URBAN CONTEXT AND SITE ANALYSIS

2.06 EXISTING SITE ANALYSIS

Opportunities

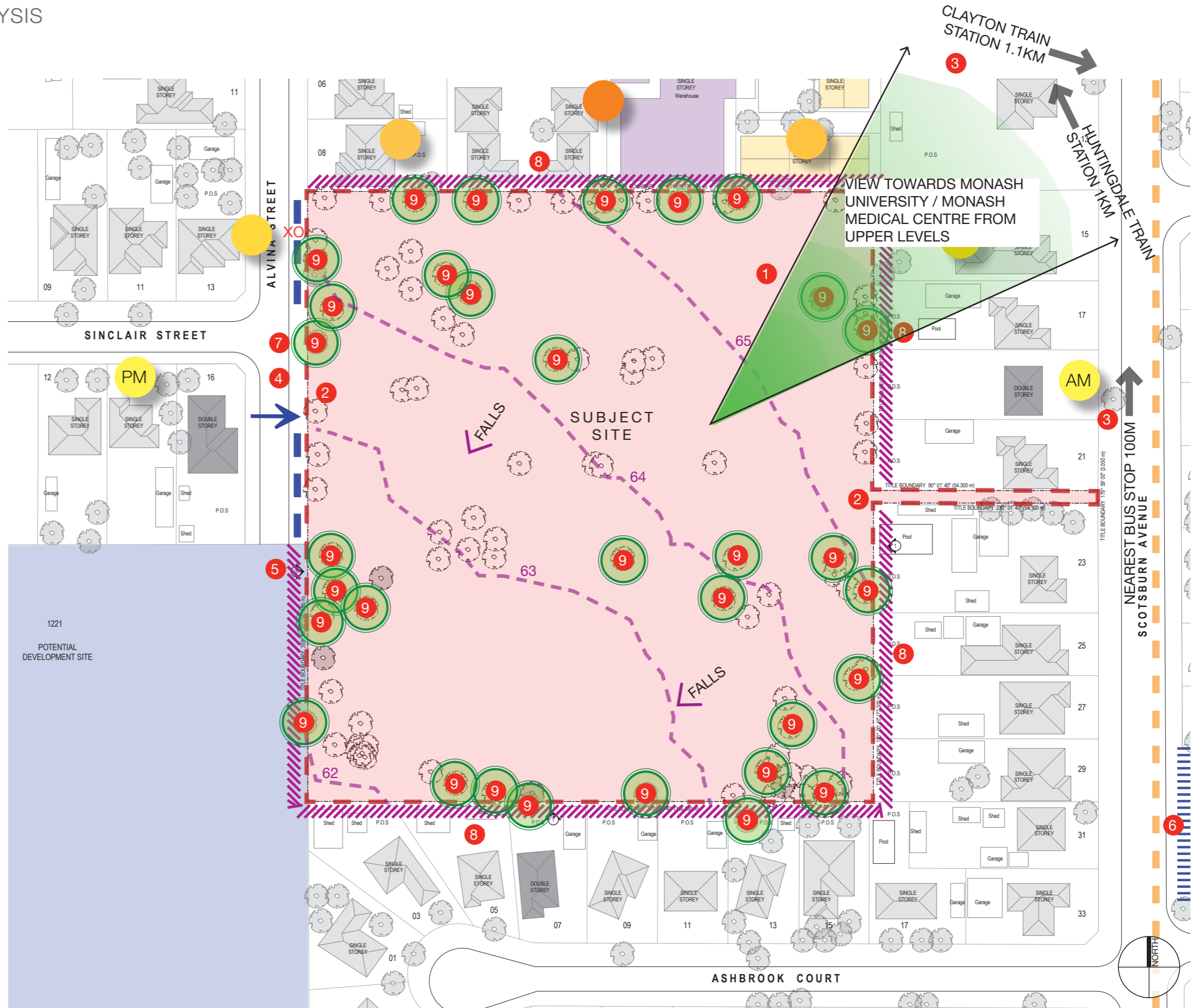
- 1 Opportunity to engage with views towards Monash University - (North East of subject site)
- 2 Opportunity to create and encourage pedestrian flow through the site for activation and access.
- 3 Close proximity to bus and train routes.
- 4 Opportunity to enhance and activate residential street frontage to a once abandoned site
- 5 Potential to engage with future development site to the south west of the site.
- 6 Potential to re-invigorate nearby shopping strip

Constraints

- 7 Limited existing street frontage
- 8 Adjacent residential built forms require a sensitive building response to ensure no overshadowing / overlooking.
- 9 Protection of trees on subject site and adjacent properties close to the boundary.

Legend

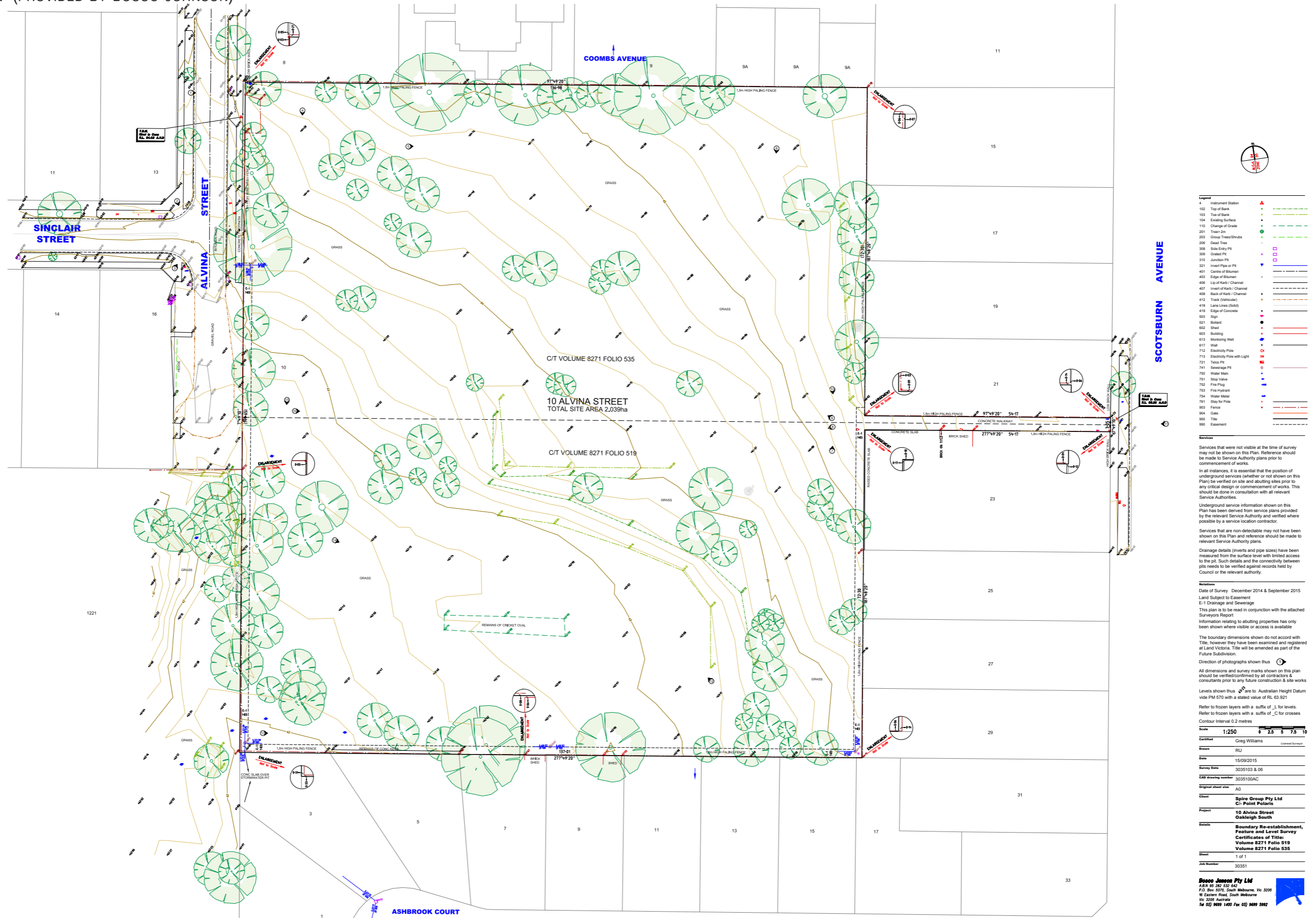
- Subject Site
- Residential buildings - 1 Storey
- Residential buildings - 2 Storey
- Potential Development Site
- Warehouse
- Apartments / Flats
- Sensitive Interface
- Existing Crossover
- Potential New Crossover and Entry to Site
- Potential Streetfront Vehicular Access to TH's
- Trees to be Retained
- Bus route (704 - East Clayton)
- Shopping Strip
- Site Contour (1Metre)



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2.0 URBAN CONTEXT AND SITE ANALYSIS

2.07 SITE SURVEY (PROVIDED BY BOSCO JOHNSON)



3.0 DESIGN EVOLUTION AND RESPONSE

ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.01 URBAN INTEGRATION

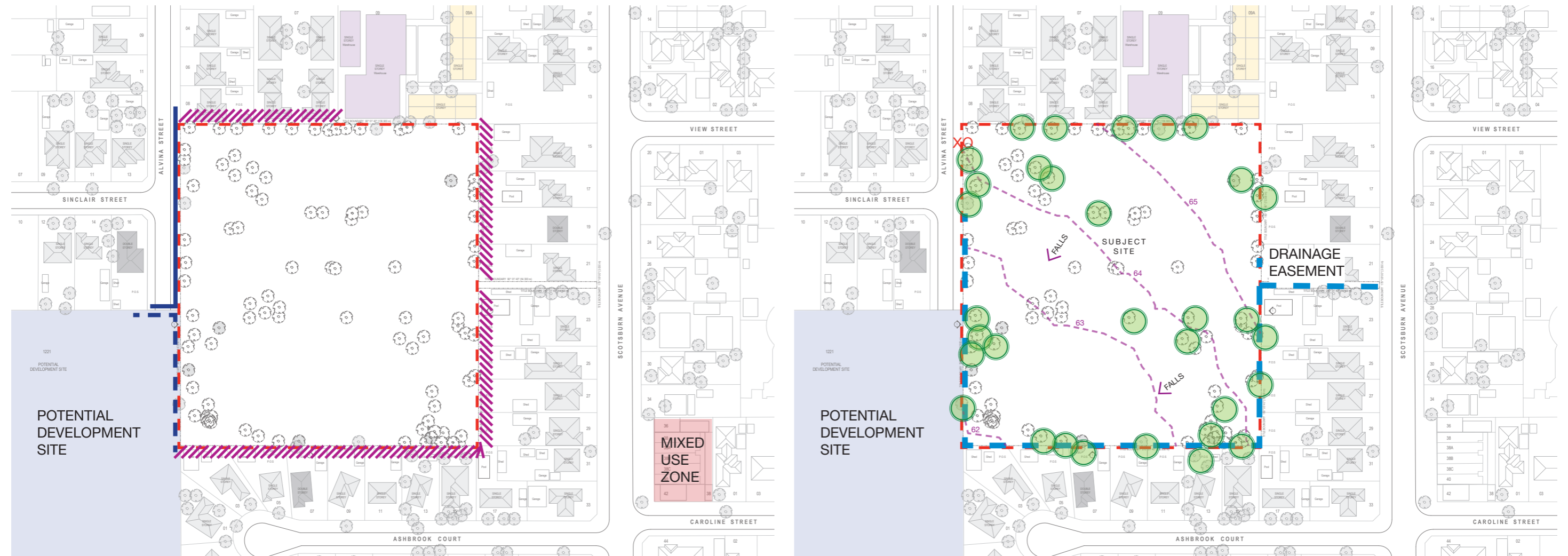
Legend

-  Subject Site
-  Residential buildings - 1 Storey
-  Residential buildings - 2 Storey
-  Potential Development Site
-  Warehouse
-  Apartments / Flats
-  Sensitive Residential Interface
-  Existing Crossover
-  Street Frontage
-  Potential Extension of Streetfrontage
-  Trees to be Retained
-  Site Contour (1Metre)



BOUNDARY CONDITIONS

TREES AND DRAINAGE



ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.02 URBAN INTEGRATION

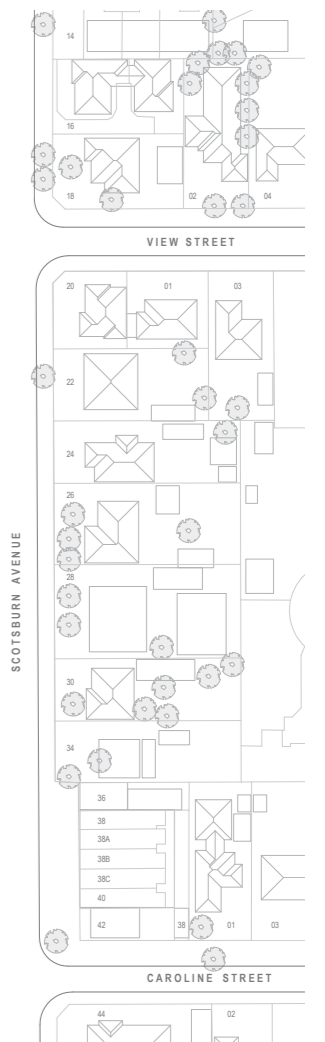
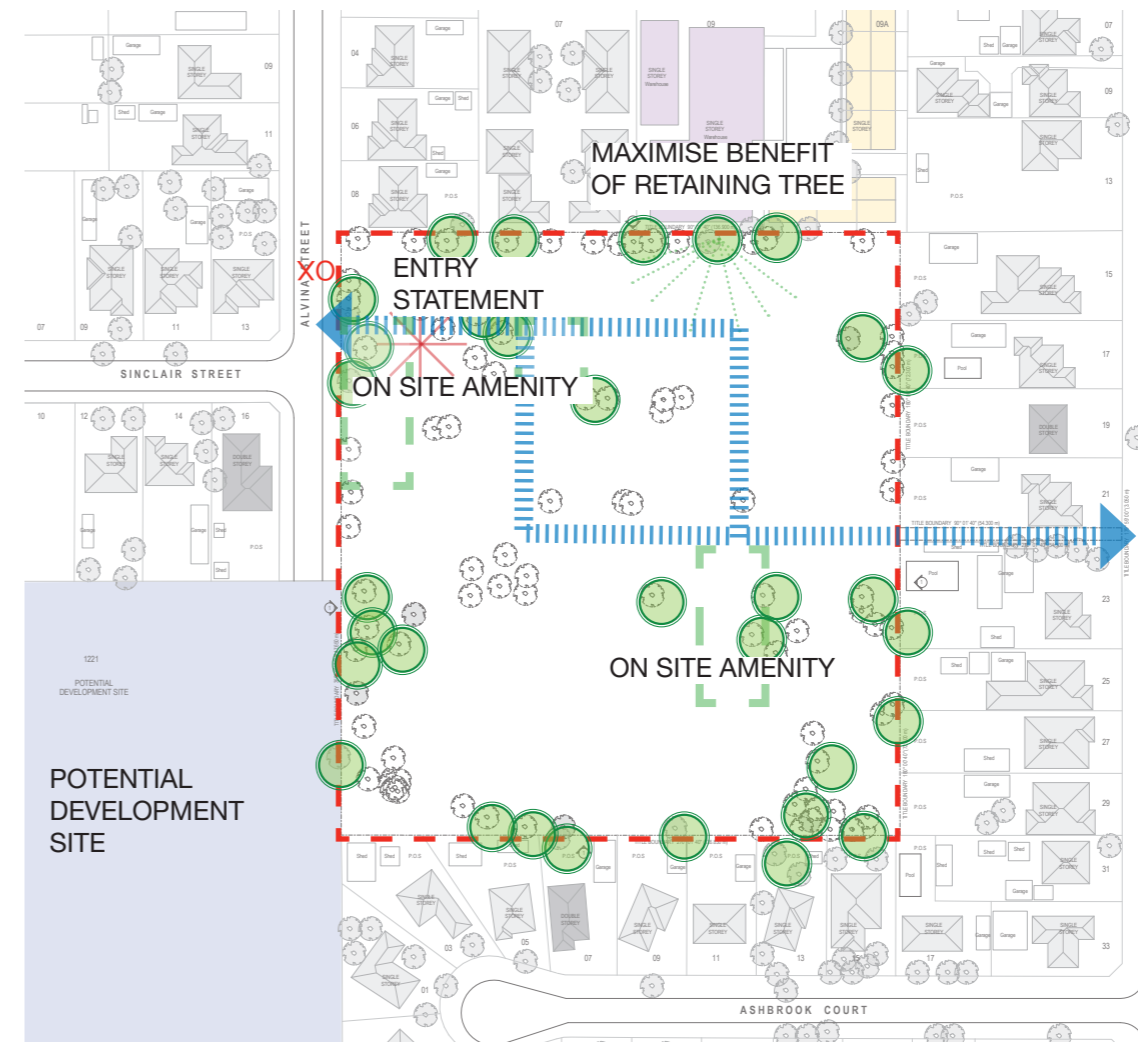
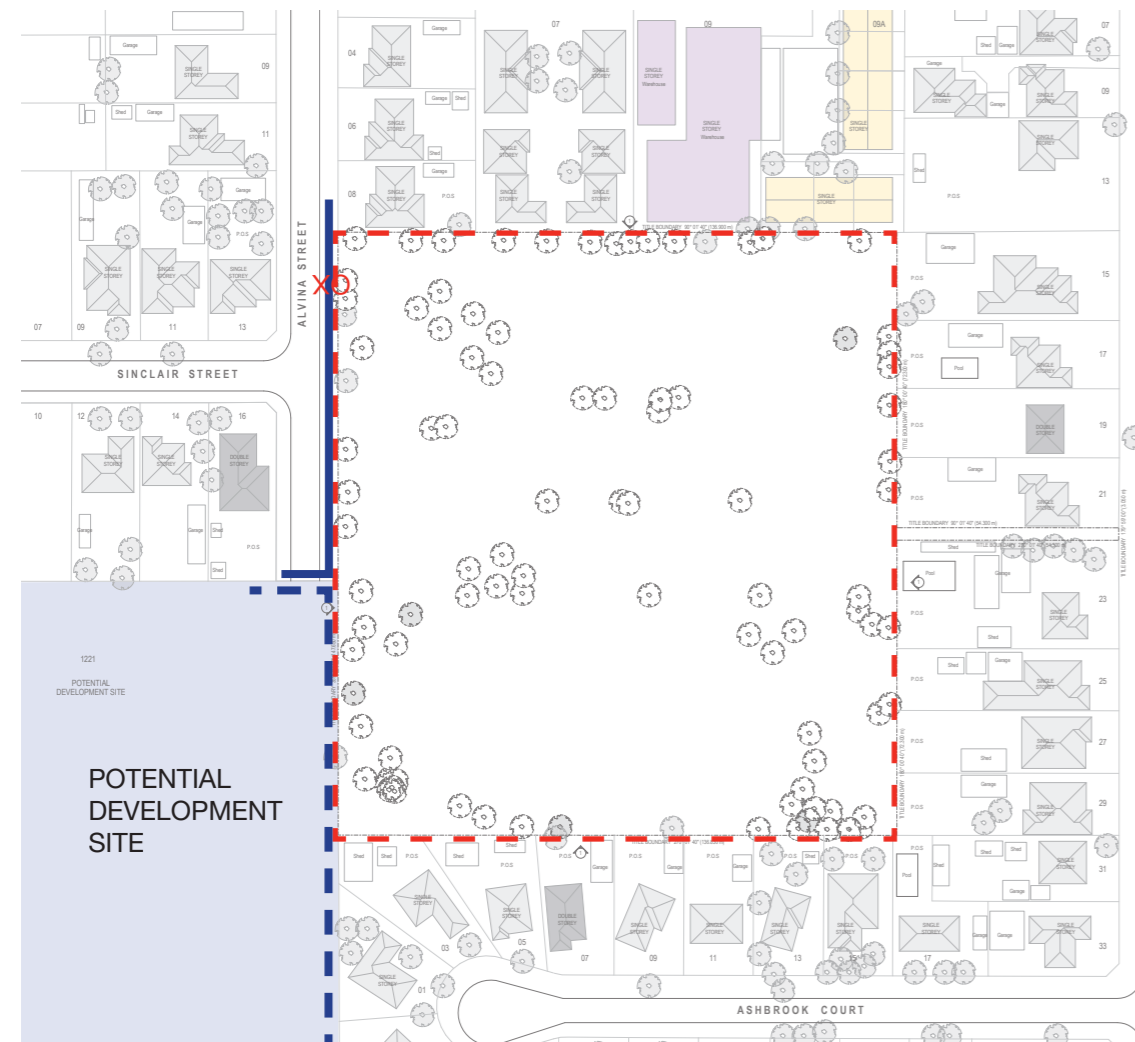
Legend

- Subject Site
- Residential buildings - 1 Storey
- Residential buildings - 2 Storey
- Potential Development Site
- Warehouse
- Apartments / Flats
- ▨ Sensitive Residential Interface
- XO Existing Crossover
- ▬ Street Frontage
- ▬ Potential Extension of Street frontage
- Trees to be Retained



CONNECTIONS

DEVELOPMENT IDENTITY - PLACE MAKING



ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.03 URBAN INTEGRATION

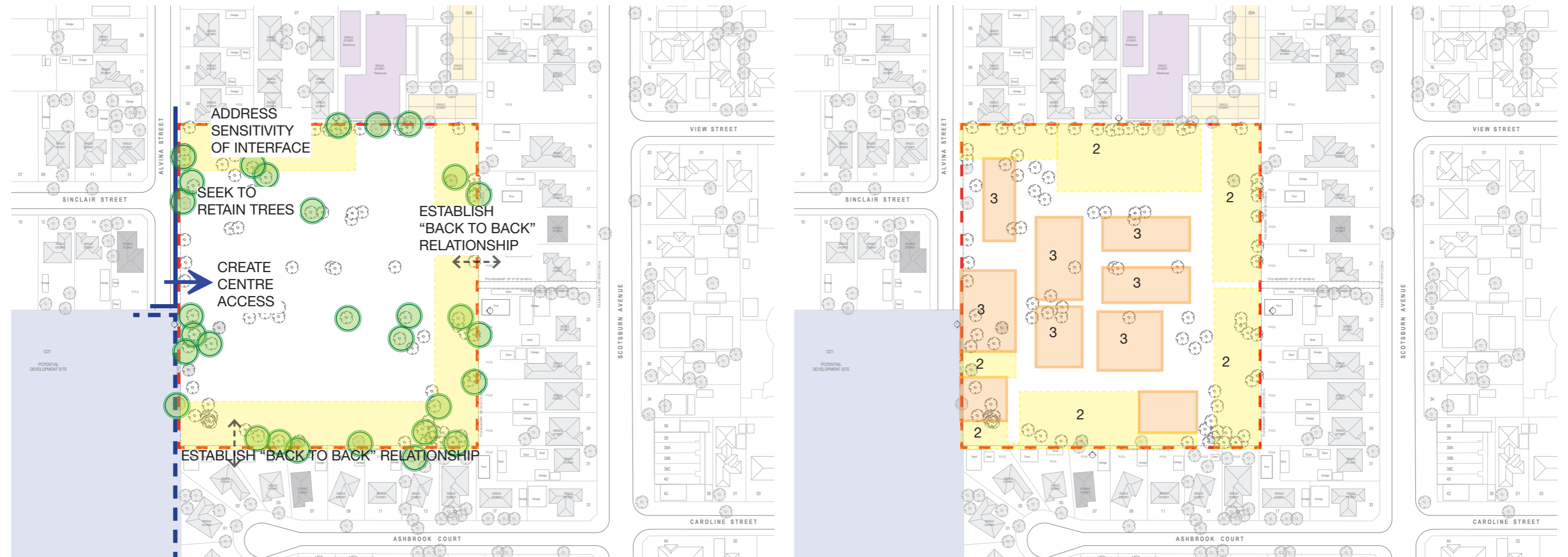
Legend

- Subject Site
- Residential buildings - 1 Storey
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- Potential Development Site
- Warehouse
- Apartments / Flats
- Sensitive Residential Interface
- XO Existing Crossover
- Street Frontage
- Potential Extension of Street frontage
- Trees to be Retained
- Potential New Crossover and Entry to Site
- 2 Storey Height Potential
- 3 Storey Height Potential



FIRST PRINCIPLES

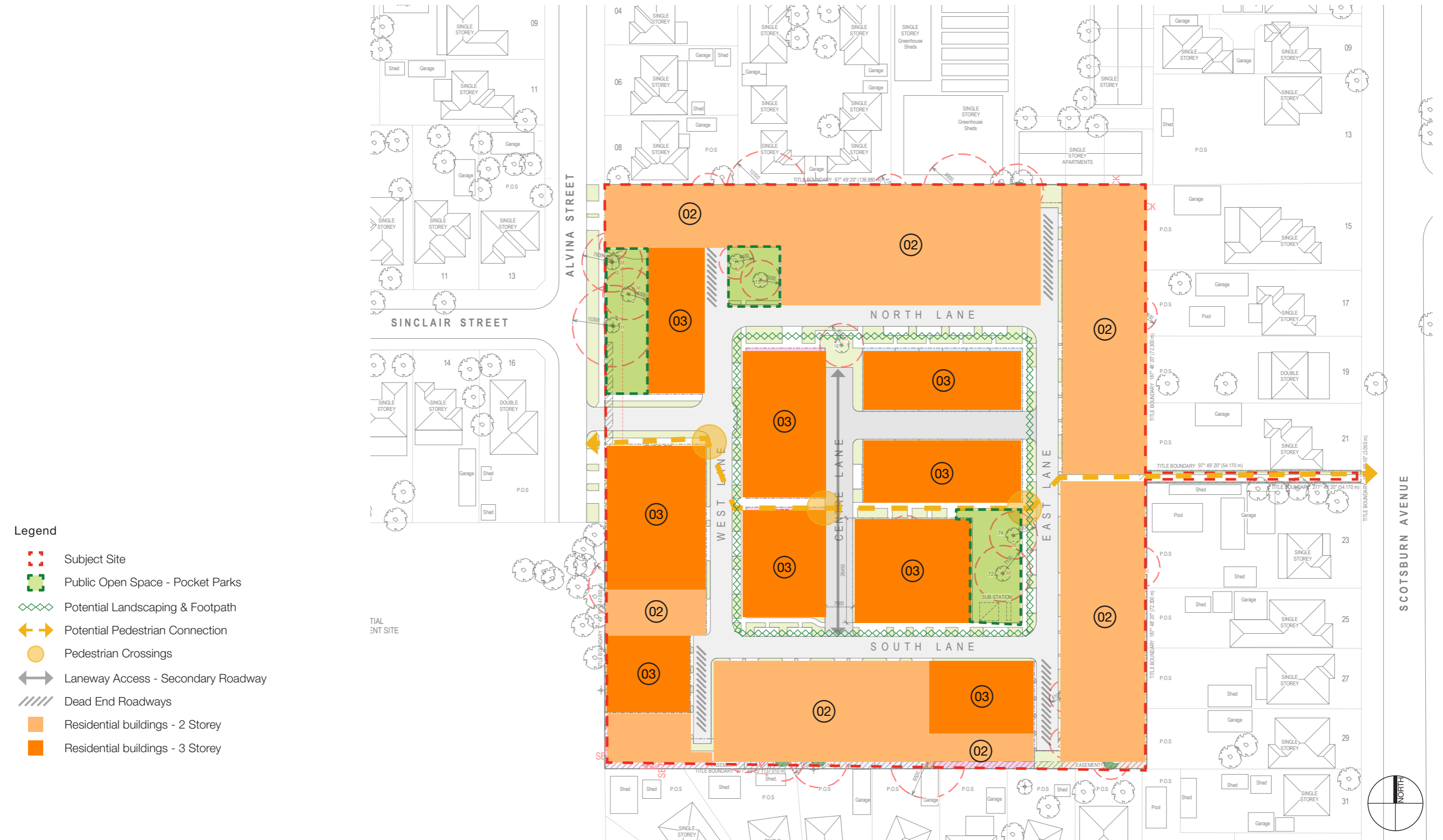
HEIGHT POTENTIAL



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3.0 DESIGN EVOLUTION AND RESPONSE

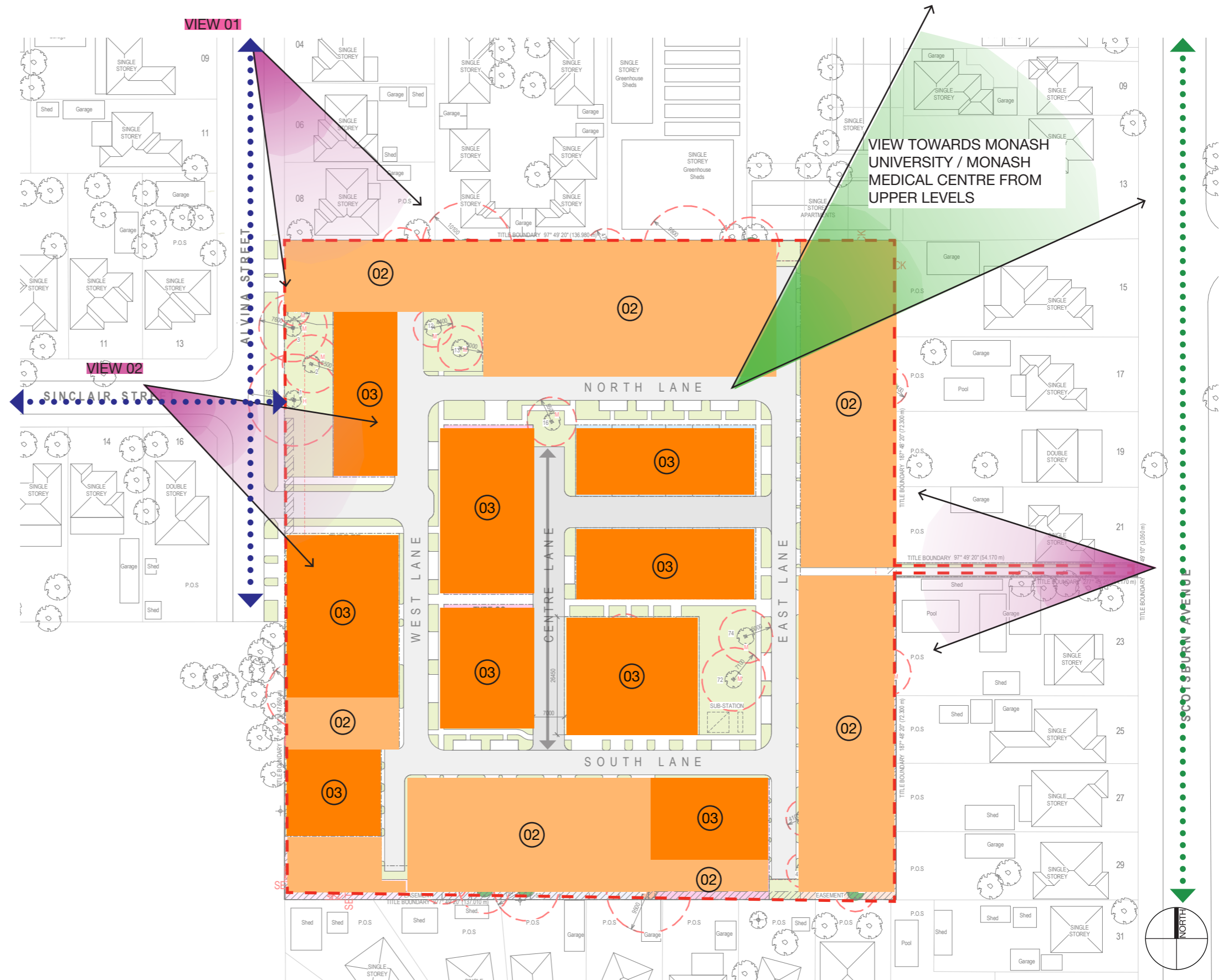
3.04 PLACEMAKING



ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.05 PLACEMAKING



- Legend**
- Subject Site
 - ▶ Public Views Towards Site
 - ▶ Potential Views From Site
 - - - Primary View Corridor
 - - - Secondary View Corridor
 - Residential Building - 2 Storey
 - Residential Building - 3 Storey

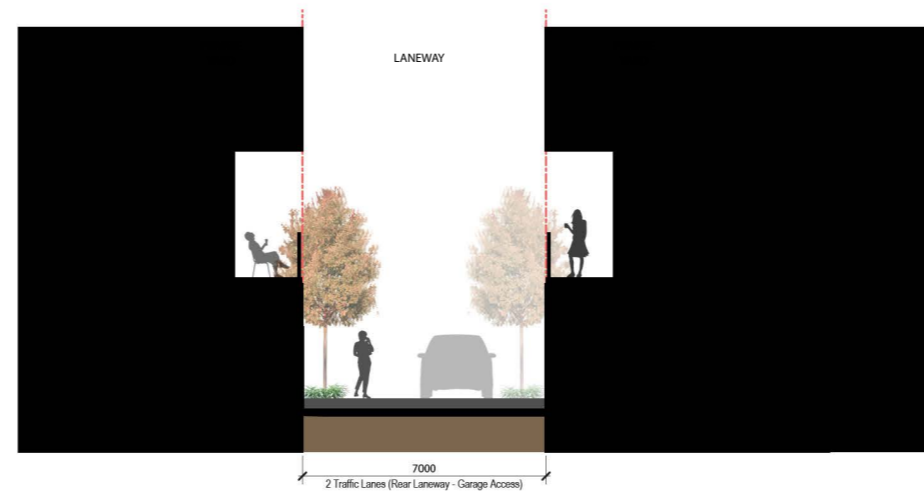
ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

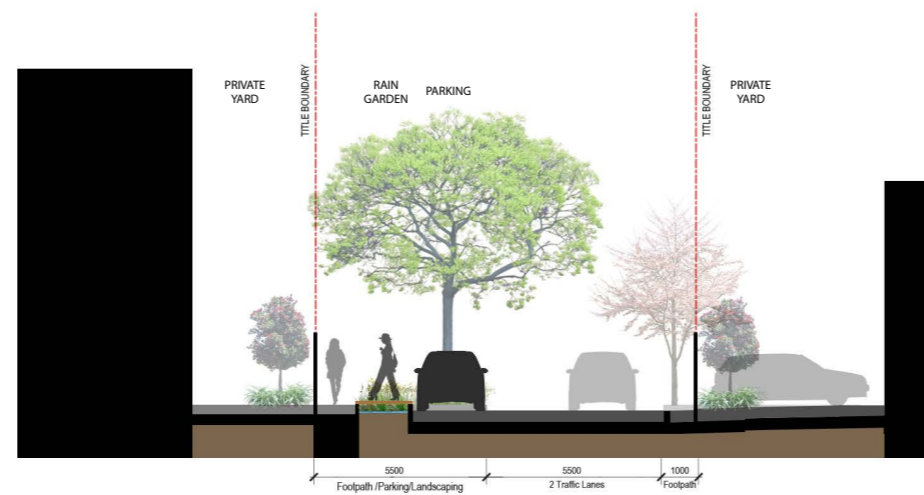
3.06 STREET INTERFACE



TYPE 01 ROAD RESERVE - SECTION



TYPE 02 LANEWAY - SECTION

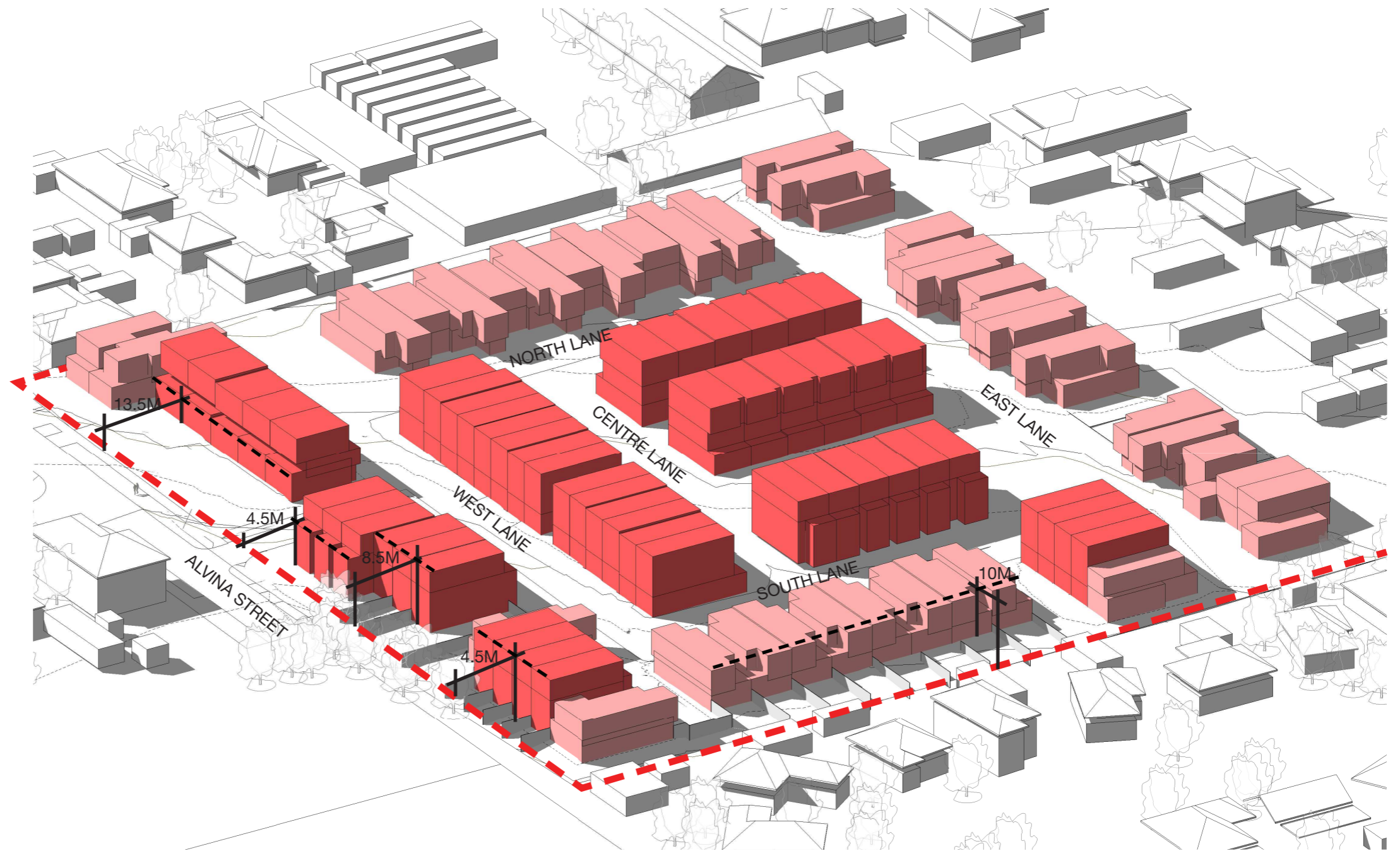


TYPE 03 ROAD RESERVE - SECTION

ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.07 PROPOSED SETBACKS



Legend

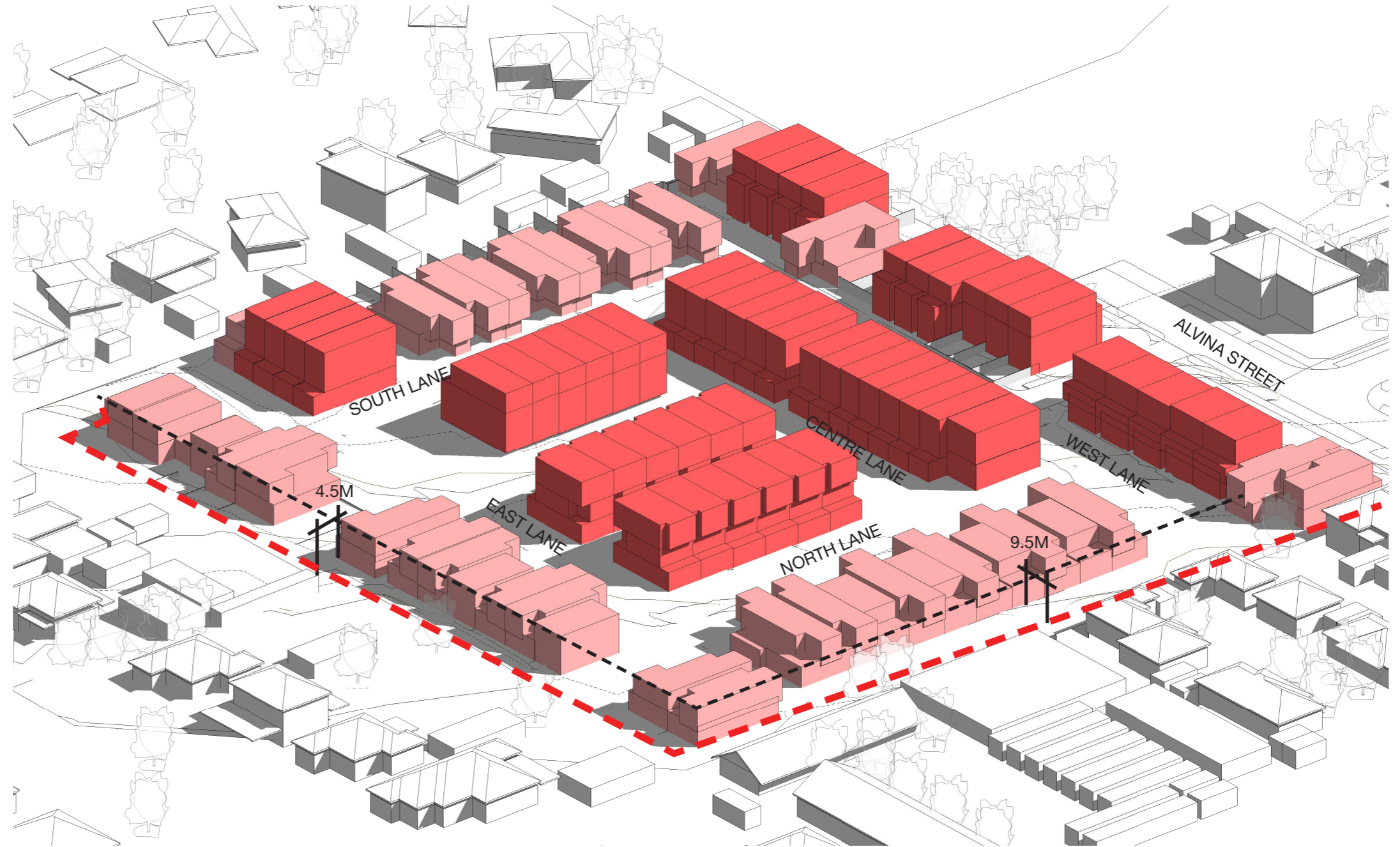
- Subject Site
- Setbacks
- 2 Storeys
- 3 Storeys



ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.08 PROPOSED SETBACKS



Legend

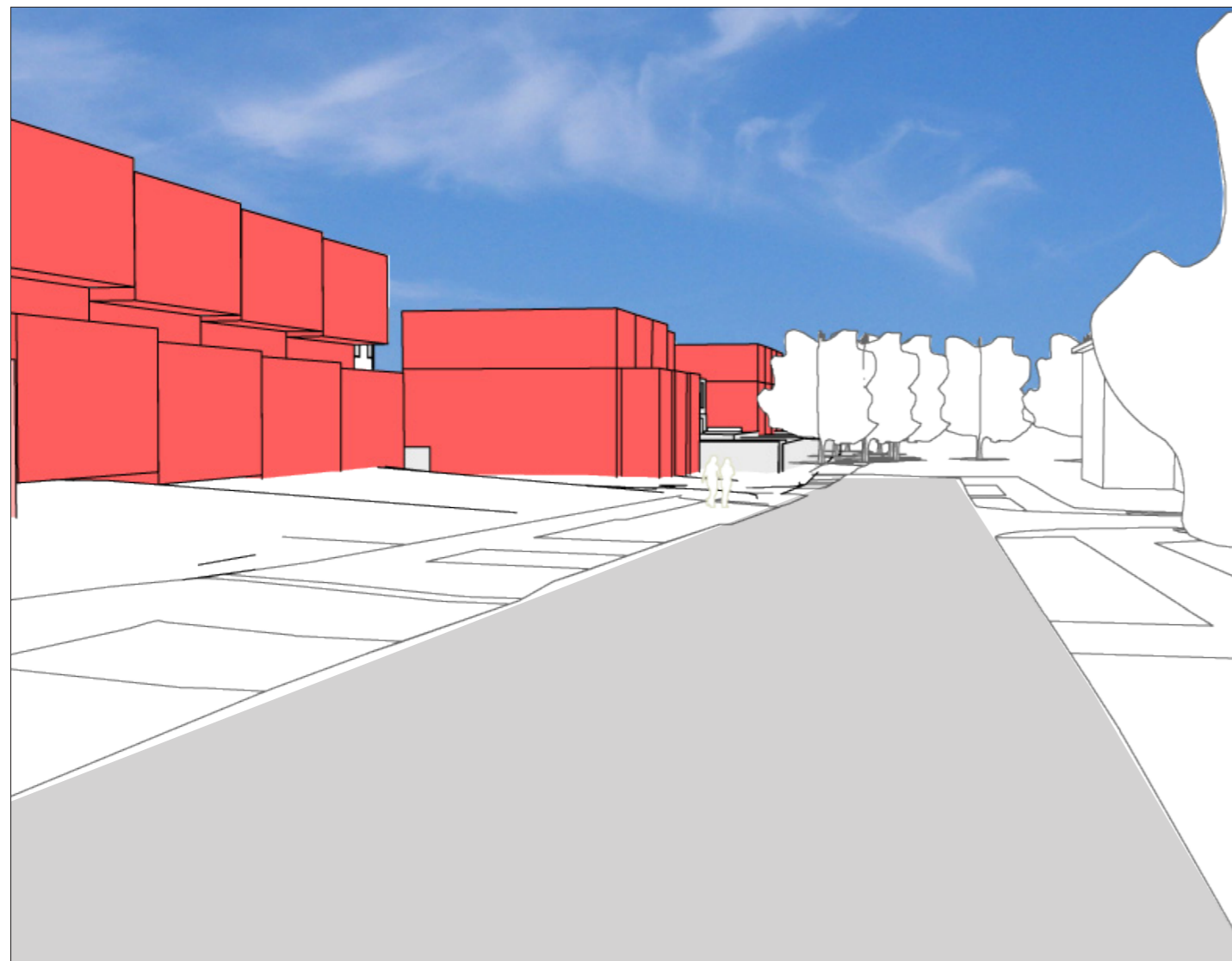
- Subject Site
- Setbacks
- 2 Storeys
- 3 Storeys



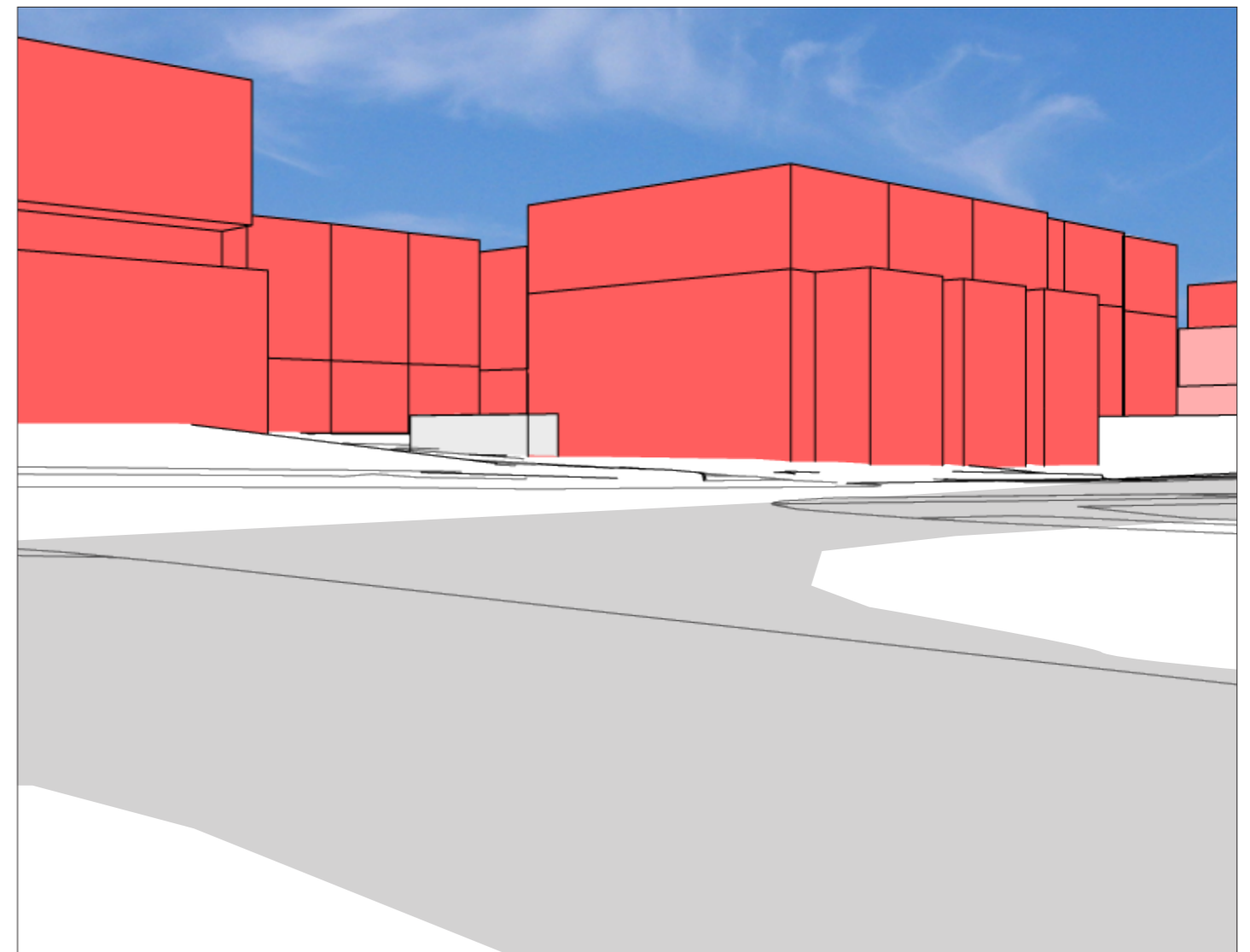
ALVINA STREET, OAKLEIGH SOUTH

3.0 DESIGN EVOLUTION AND RESPONSE

3.09 PROPOSED SETBACKS



VIEW 01 - TOWARDS SITE



VIEW 02 - TOWARDS SITE

4.0 SHADOW ANALYSIS

ALVINA STREET, OAKLEIGH SOUTH

SHADOWS

4.01 10AM AND 11AM ANALYSIS

DISCLAIMER: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



10AM 22ND SEPTEMBER



11AM 22ND SEPTEMBER

ALVINA STREET, OAKLEIGH SOUTH

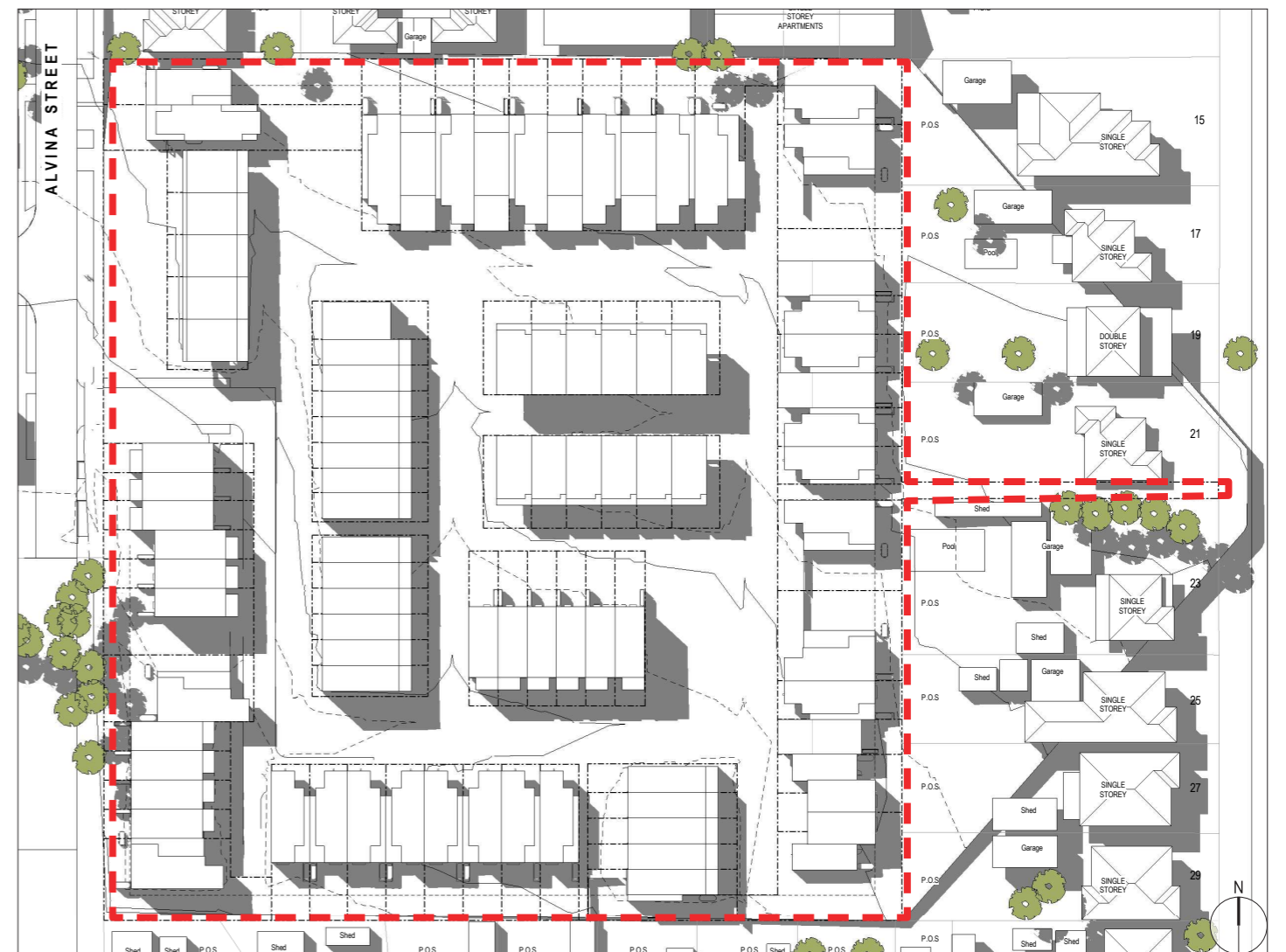
SHADOWS

4.02 1PM AND 3PM ANALYSIS

DISCLAIMER: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



1PM 22ND SEPTEMBER



3PM 22ND SEPTEMBER