

Urban Design Memo

To:	ATF Wang Clayton Family c/o Dean Savage	Date:	10/03/2023
Company:	WL Newlands Pty Ltd.	From:	Hansen Urban Design Team
Re:	186-192 Clayton Road, Clayton		

Thank you for the opportunity to review the re-application package for the proposed 5 storey medical centre development at **186-192 Clayton Road, Clayton**. We initially were engaged to review the application plans prepared by HATZ Architects dated 07/09/2022 and provided our independent assessment. Following our appraisal and advice the applicant has revised and refined the proposition as now documented in the re-application plans prepared by HATZ Architects, dated 09/02/2023.

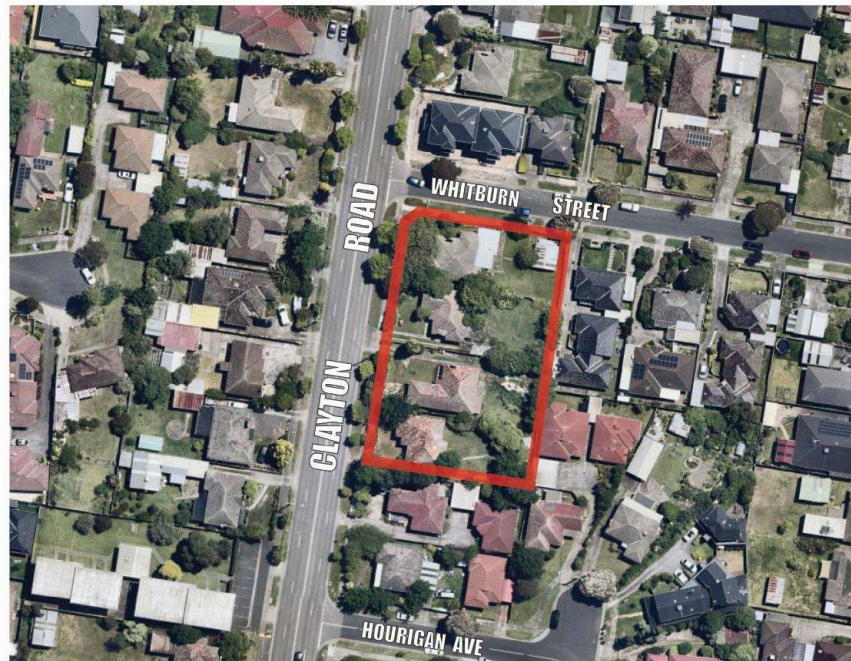
Our assessment in relation to urban design matters, includes a number of recommendations, as set down below.

Site and context

The subject site is located on the corner of Clayton Road (west) and Whitburn Street (north), incorporates 4 titles, existing detached residential dwellings (to be demolished) and interfaces with residential properties to the south and east. The consolidated site has an approximate total area of 2898m² with a broad, 64,1m frontage to Clayton Road and a secondary frontage of approximately 40m to Whitburn Street. The large site is generally considered flat, with a fall of approximately 1.5m across the land from east to west.

The site is located in proximity to the Clayton Major Activity Centre (CMAC) and approximately 900m north of the Clayton Train Station. Positioned between the site and the Train Station is Monash Medical Centre and significant public hospital node which supports various medical clinics along the Clayton Road corridor.

The site is well positioned in terms of its proximity to facilities and services, including good public transport provision.



View of subject site from Springvale Road

Planning Context

The subject site within **Residential Growth Zone – Schedule 3 (RGZ3)**. In addition to implementing Planning Policies, the purpose of the RGZ is:

- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations

The purpose of RGZ3 is:

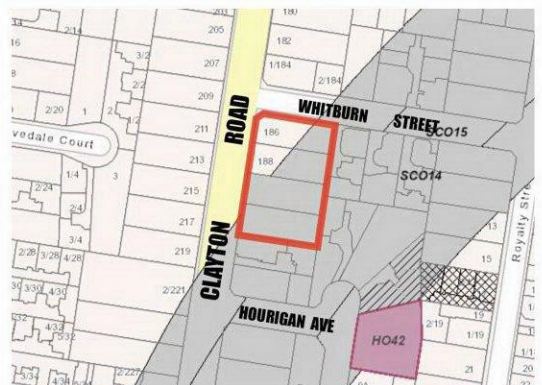
- To ensure developments are constructed within an open garden setting through the retention and planting of vegetation, including canopy trees.
- To ensure that the height, scale and form of development respects any sensitive residential interfaces and minimises the appearance of visual bulk.

A portion of the site is affected by **Specific Controls Overlay – Schedule 15 (SCO15)**, which relates to the Suburban Rail Loop East Infrastructure Protection Incorporated Document, August '22. The purpose of the SCO is:

- To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.



Zones



Overlays – SCO15

Clayton Activity Centre Precinct Plan (2020) shows the site within Precinct 2 (Health and Medical) and indicates a preferred building height of 6-storeys or 19-22m.

The following Planning Policies (and documents) are considered relevant:

- Clause 11 – Settlement
- Clause 15 – Built Environment and Heritage;
- Clause 17.01 – Employment;
- Clause 17.02 – Commercial;
- Clause 19.02 – Community Infrastructure;
- Clause 21.06 – Major Activity and Neighbourhood Centres; and
- Clause 22.09 – Non-residential use and Development in Residential Areas

Other relevant documents:

- Victorian Urban Design Charter (2010); and
- Urban Design Guidelines of Victoria (2017).



Clayton Activity Centre Precinct Plan – Health & Medical



Clayton Activity Centre Precinct Plan – Built Form

LEGEND	
	PRECINCT PLAN BOUNDARY
	RESIDENTIAL INTENSIFICATION
	HEALTH / MEDICAL FOCUSED MIXED USE
	RETAIL / COMMERCIAL / MIXED USE
	RETAIL / HEALTH & MEDICAL / MIXED USE
	COMMUNITY
	MIXED USE OFFICE / RESIDENTIAL
	PUBLIC OPEN SPACE
	TRANSPORT CORRIDOR

LEGEND	
	PRECINCT PLAN BOUNDARY
	PREFERRED BUILDING HEIGHTS (10 STOREYS / 32M-35M)
	PREFERRED BUILDING HEIGHTS (8 STOREYS / 28-32M)
	PREFERRED BUILDING HEIGHTS (6 STOREYS / 19-22M)
	PREFERRED BUILDING HEIGHTS (3-5 STOREYS / 10-16M)
	3 STOREY RETAIL STREET WALL - (ZERO FRONT & SIDE SETBACKS)
	ACTIVE FRONTAGE (LANDSCAPED FRONT SETBACK)
	MAINTAIN SOLAR ACCESS TO FOOTPATH / OPEN SPACE
	HERITAGE OVERLAY
	GROUND LEVEL SETBACK FOR FOOTPATH WIDENING
	GROUND LEVEL SETBACK FOR LANEWAY WIDENING
	SIDE SETBACK FOR FUTURE PEDESTRIAN CONNECTION

The Proposal

The proposed development comprises the construction of a 5 storey medical centre development. Specifically, the proposal includes:

- 1 Basement level comprising car parking (66 spaces) and services;
- Ground Floor level containing a four individual tenancies fronting Clayton Road, as follows:
 - Tenancy 1 (Medical) 162m²;
 - Tenancy 2 (Pharmacy) 93m²;
 - Tenancy 3 (Café) 109m²;
 - Tenancy 4 (Medical) 254m²; and
 - Vehicle access and car parking (17 spaces), 3 motorbike spaces and 8 EV stations via Whitburn Street, to the rear of the site;
- A minimum 4m front setback from both Clayton Road and Whitburn Street;
- Level 1 comprising car parking (59 spaces) and 2 motorbike spaces;
- Level 2 comprising 'open plan' Medical suites (1339m²) arranged around a central core, with a balcony to the north-west corner;
- Level 3 comprising 'open plan' Medical suites (1269m²) arranged around a central core, with a roof terrace to the north-west corner;
- Level 4 comprising 'open plan' Medical suites (957m²) arranged around a central core;
- Level 5 comprising a roof plant area;
- An overall maximum height of 20.4m; and
- A massing arrangement comprising four varied brick modules addressing Clayton Road with a unified glazed rising form, comprising vertical recesses.



Extract of Perspective Render – Clayton Road Entry View, prepared by HATZ Architects

Urban Design Assessment

Initial Assessment and Recommendations

Hansen undertook an initial review in November 2022, as follows:

Overall, we are supportive of the broader land use, site layout and overall height of the proposed medical centre. However, we raised a number of concerns and suggested recommendations to refine the built form massing and architectural expression to better respond to the site's surrounding context.

A summary of these recommendations is as follows:

Built form and siting

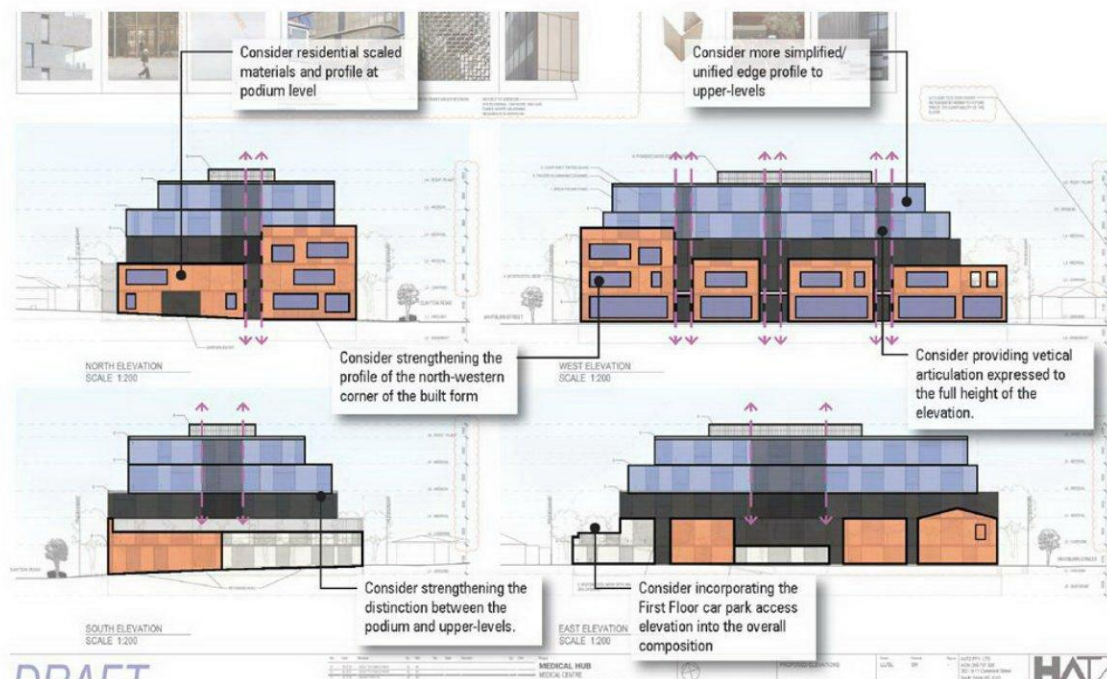
- The proposal includes a 3-storey street wall to street interfaces (north and west) with a more gradual tapering to residential interfaces. This tapering leads to a 'wedding cake' effect. This is most evident along the southern and eastern boundaries however also occurs to the north. We find the stepped (3+2) approach to the west an appropriate response to the western interface however the north, south and east do require some adjustments. Therefore, **we recommend retaining Levels 1-3 as proposed along the northern, southern, and eastern interfaces while considering a more simplified or unified rising form to Levels 4 and 5.** This will strengthen the distinction between podium and upper levels and provide a clearly recessive element above the street wall.

Architectural expression

- A checkerboard pattern of materials is employed to every façade alternating tinted glass with light grey, brick face panel and woven steel mesh where there is car parking at the Ground Level and Level 2. We note that the Ground Floor tenancies are entirely glazed. While there are some distinctions on the Ground and First Floor (use of mesh) the homogenous use of alternating materials contributes to a loss of scale and excessive visual bulk. Therefore, **we recommend providing a stronger distinction (material or other) between the podium and upper levels to break up the massing and reduce the sense visual bulk on all sides.** Additionally, the large-scale alternating grid pattern, material treatment and articulation results in an architectural composition that is out of step with its residential setting. Therefore, **we recommend providing a more expressive façade, commensurate with the residential setting and articulation that reflects the finer grain subdivision pattern of the area.**
- We recognise the use of articulated façade recesses along the north and west elevations and in some cases their relationship with pedestrian entries at Ground Level. The articulations to the west may or may not be an acknowledgment of existing title boundaries. These articulations are however staggered from one floor to the next when viewed in elevation which dilutes the 'fine grain' pattern of frontages prevalent along Clayton Road. The location, staggered nature and lack of connection to interior layout results in articulations that appear forced or misplaced. Therefore, **we recommend using articulations that rise the full height of the building and have a stronger relationship with the Ground Floor uses and/ or interior layout of the medical suites above (i.e., aligned with or centrally spaced between structural columns) or with podium level changes.** The same number or less articulations are recommended, but the use of breaks within the façade should enhance to the overall composition.
- While the car parking and access arrangements include a large portion of the total floor area, the mesh screening and sleeving with commercial tenancies at Ground Level mitigate their impact on the public realm. We consider daylighting of car parking circulation at the First Floor (south) an acceptable proposal, however the waist high parapet does not integrate with the design composition. Therefore, **we recommend the providing screening to the southern car park accessway (south) that integrates with the overall design so as not appear as an 'add-on'. A framing structure or solid expression with punched openings could be used to reduce massing impacts on neighbours to the south.** This recommendation should be considered in conjunction with recommendations regarding a simplified podium/ upper-level massing arrangement.

Concise architectural expression markup

To simply convey our initial advice a concise elevational markup of the plans was prepared to guide the architects in devising a new architectural expression and division of form.



Extract: Hansen elevational markup, prepared November 2022.

Re-application Assessment

Based on the above advice and on-going collaboration with the architects a revised massing arrangement and associated architectural expression was devised. The following is an assessment of the re-application plan package.

Urban Form

The subject site benefits from a consolidated parcel that comprises a broad frontage to Clayton Road, a main, north-south arterial road that supports bus provision. It also occupies a corner position along the main road corridor.

The Council's strategic document encourages a notable built form change to occur both within the nearby Clayton Activity Centre, as well as along Clayton Road. It clearly seeks a transformation from the existing predominantly single storey detached dwelling character to a more intense and diverse mid-rise condition, identifying a preferred future height of 6 storeys or ranging between 19-22m in overall height.

The proposal strongly accords with this future vision for Clayton, seeking up to a 5 storey form (6 if you include the roof plant) with an overall height of 20.4m above Clayton Road. It therefore falls within the preferred overall height metrics range.

The proposed massing arrangement of the building appropriately references the 'traditional' streetscape rhythm of Clayton Road, by maintaining a clear division of four podium components which directly relate to the original subdivision pattern. These varied podium components also relate to their Ground Floor internal use (tenancy) and despite comprising a uniform application of brick material are intentionally varied in their overall height, proportion and fenestration arrangement to ensure a dynamic streetscape presentation. The massing arrangements purposefully 'holds' the site's street corner, rising to a 3 storey profile and then gradually diminishes in presence along the building's main frontage to transition down to a 2 storey and then single storey profile at its southern extent.

This arrangement reflects our initial advice and creates a positive streetscape experience that will suitably maintain reference with the site's original subdivision grain and appropriately respond to the prevailing streetscape rhythm.

Built Form Massing

We are fully supportive of the overall height ambition being sought and acknowledge the proposed massing arrangement and architectural expression which seek to comprise a strong building base (or varying heights) and a singular mid-rise form behind.

The clear spatial and architectural expression distinctions between the building's base elements, rising form and its coordination of strong vertical recessives which 'ground' the mid-rise form are appropriately conceived and result in a unified contemporary composition.

Given the site's residential zoning and valued 'Garden City' character of Monash, the proposal is to be setback a minimum of 4m from both its street frontages. This space is to be utilised from landscape provision, including 16 canopy trees. These trees will mature and ensure a lush front garden character to both streetscapes and soften views towards the lower levels of the building. The building is also to be set back a minimum of 3.1m (to east) and 3m (to south) ensuring sufficient space for perimeter deep soil planting to the site's more sensitive residential interfaces.

The building's main entrance is to be located central to its Clayton Road frontage, creating a clear and legible sense of address for the building's upper level tenancies. The entrance will be reinforced by the recessed entry and vertical rebate which traverses upper all levels of the façade. While, individual Ground Floor tenancy entrances are positioned in the other two smaller vertical rebates, appropriately communicating their lesser individual entrance status.

The building's expression of a varied brick street wall podium presentations comprises a primarily glassed Ground Floor, appropriately offering good activation to the public realm. While at Level 1 it comprises a variety of architectural treatments and openings to visually conceal the car park area. We consider the technical employed sufficient to suitably disguise the car park level and successfully integrate it, into the broader podium expression of varied parapet heights and asymmetrical window arrangements.

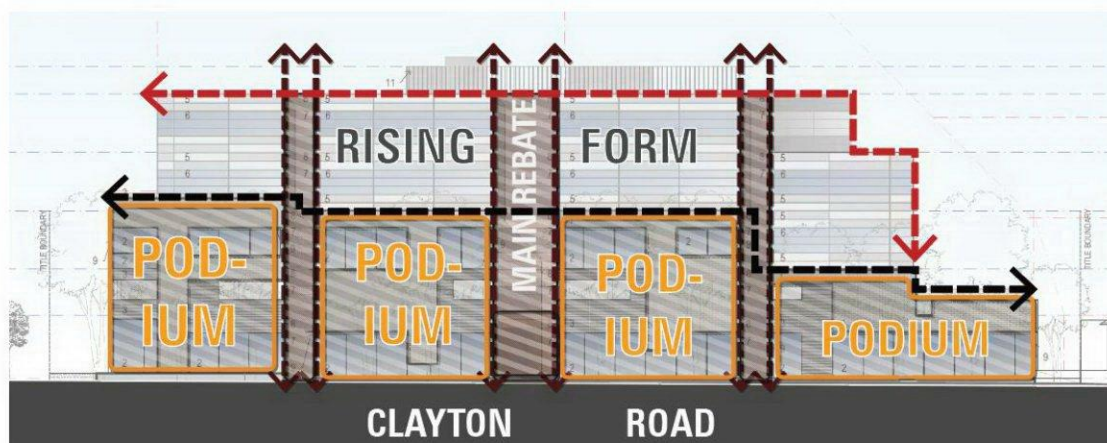


Diagram based on West Elevation, highlighting proposed streetscape rhythm, unified rebates and transition down to south

In terms of the proposal's massing arrangement and transition to its rear (eastern) and southern interface, both being existing residential properties and therefore sensitive in nature. In response, the overall built form massing arrangement has been carefully conceived to conform within the ResCode B17 profile and therefore, ensure an appropriate built form transition down to the abutting residential properties and avoiding unreasonable visual bulk impacts. Further, the proposal's rear and southern facades are modulated to further break up the expanse of built form massing to these interfaces.

Overlooking

Given the immediate relationship between the proposal and existing residential properties to the east, the maintenance of privacy into any abutting private open spaces or habitable room windows orientated towards the subject site is an important consideration.

The Level 2 and Level 3 medical suites comprise glazing positioned within 9m of abutting residential private open space to the east. However, as demonstrated by overlooking studies, downward overlooking within a 9m view cone does not extend into the neighbouring sensitive open space area or habitable room window. Therefore, we are satisfied that the proposal accords the relevant ResCode Standard B22.

Therefore, we consider there to be no unreasonable overlooking impact.

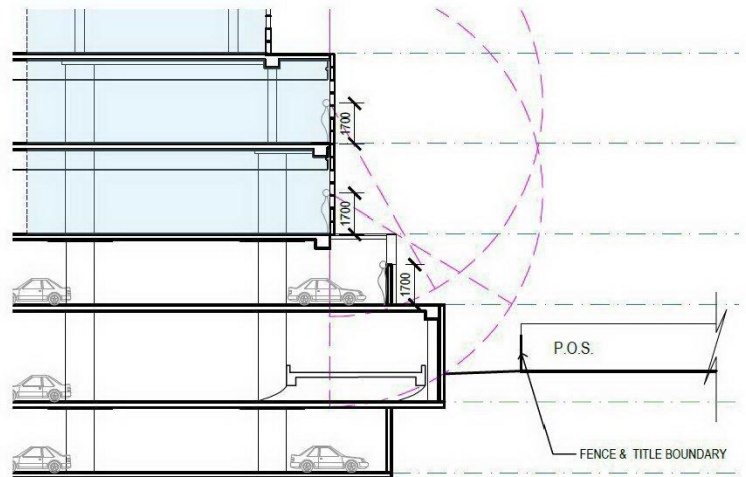
Overshadowing

Another important measure for urban design assessment relates to its overshadowing impact on both the public realm and any abutting residentially zoned private open space. Following a review of the shadow diagrams, we note that the shadows cast by the proposal accord with relevant ResCode Standard B21 provisions.

The shadow studies demonstrate that the proposal will only cast minor additional shadows above the existing fence extent to the south, maintaining provision of at least 5 hours of sunlight to the private open spaces at 1/194 and 2/194 between 9am and 3pm at the equinox.

Further, the shadow studies also demonstrate that the proposal will only cast minor additional shadows above the existing fence extent to the east, maintaining provision of at least 5 hours of sunlight to the private open spaces at 3/2 Whitburn Street and 2/1 Hourigan Avenue. With the majority of additional shadow falling within the common property driveway area of 1 Whitburn Street.

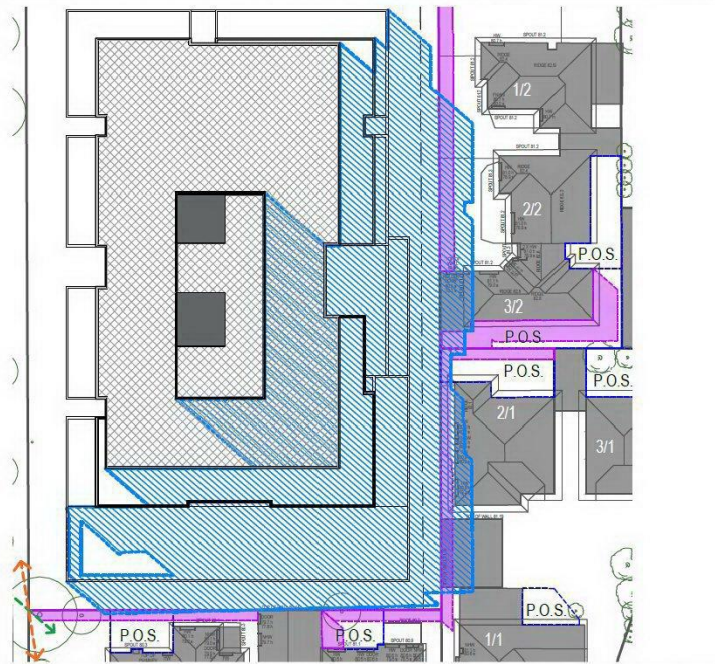
Therefore, we consider there to be no unreasonable overshadowing impact.



Extract of overlooking study showing acceptable impact of properties to the east



Extract of 10am shadow study showing acceptable impact of properties to the south



Extract of 2pm shadow study showing acceptable impact of properties to the east

Conclusion

In summary, we consider the site well located, within the Clayton Major Activity Centre, to support a development with medical centre and commercial tenancies. The proposal forms a welcome addition to the Health and Medical Precinct – 2 of the Clayton Precinct Plan. The form is respectful of neighbouring dwellings and the proposal incorporates adequate planting regime commensurate with garden setbacks along Clayton Road. The proposal as now documented within the re-application plans has appropriately responded to our initial advice and suitably responded to and addressed our urban design recommendations.

We are now fully supportive of the 5 storey proposal from an urban design perspective and consider it to be consistent with relevant policies and will make a positive contribution to the Clayton Road corridor, on approach towards the Monash Medical Centre.

Should you have any further enquiries, please don't hesitate to contact our office at (03) 9654 8844.

Yours faithfully,

Urban design team

Hansen Partnership Pty Ltd