

2 Collegium Avenue
Wheelers Hill, VIC

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Rothelowman acknowledges Traditional Owners of Country throughout Australia and recognises the continuing connection to lands, waters and communities. We pay our respect to Aboriginal and Torres Strait Islander cultures and to Elders past and present.

1.0

Site Analysis

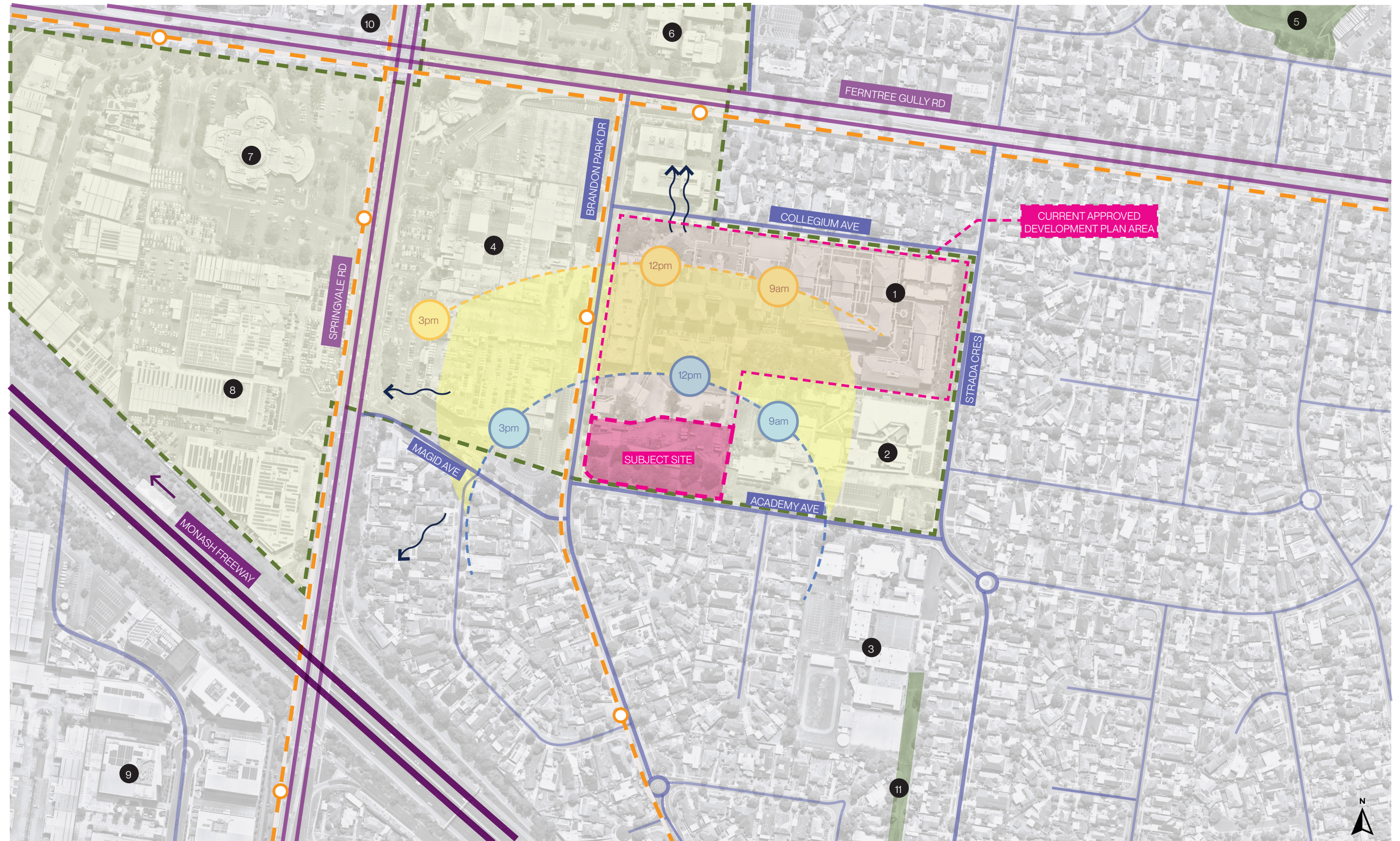
Site Analysis

Landmarks

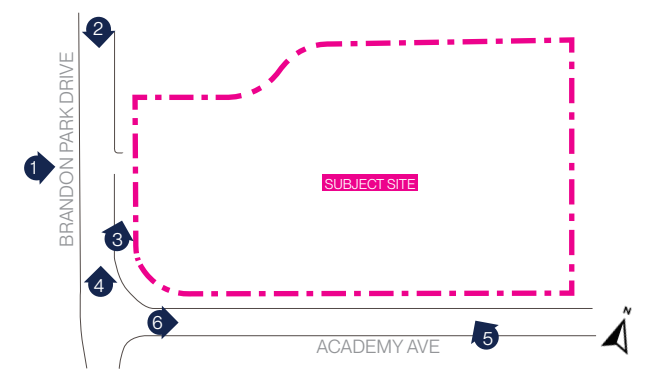
- 1 Nellie Melba Retirement Village
- 2 Monash Special Development School
- 3 Good Shepard Parish School
- 4 Brandon Park SC
- 5 Brentwood Park
- 6 Brandon Park Community Centre
- 7 Village Green Hotel
- 8 Springvale Road Car Dealerships
- 9 Nexus Business Park
- 10 Glen Waverley Train Station 3.4km
- 11 Brandon Park Linear Reserve

Legend

- Subject Site
- Freeway
- Major Road
- Minor Road
- Wind Direction
- Bus Line
- Bus Stop
- Open Space/Parklands/Reserves
- Brandon Park Major Activity Centre



Site Context



1 View along Brandon Park Drive looking East



2 View along Brandon Park Drive looking South



3 View along Brandon Park Drive & Academy Ave looking North East



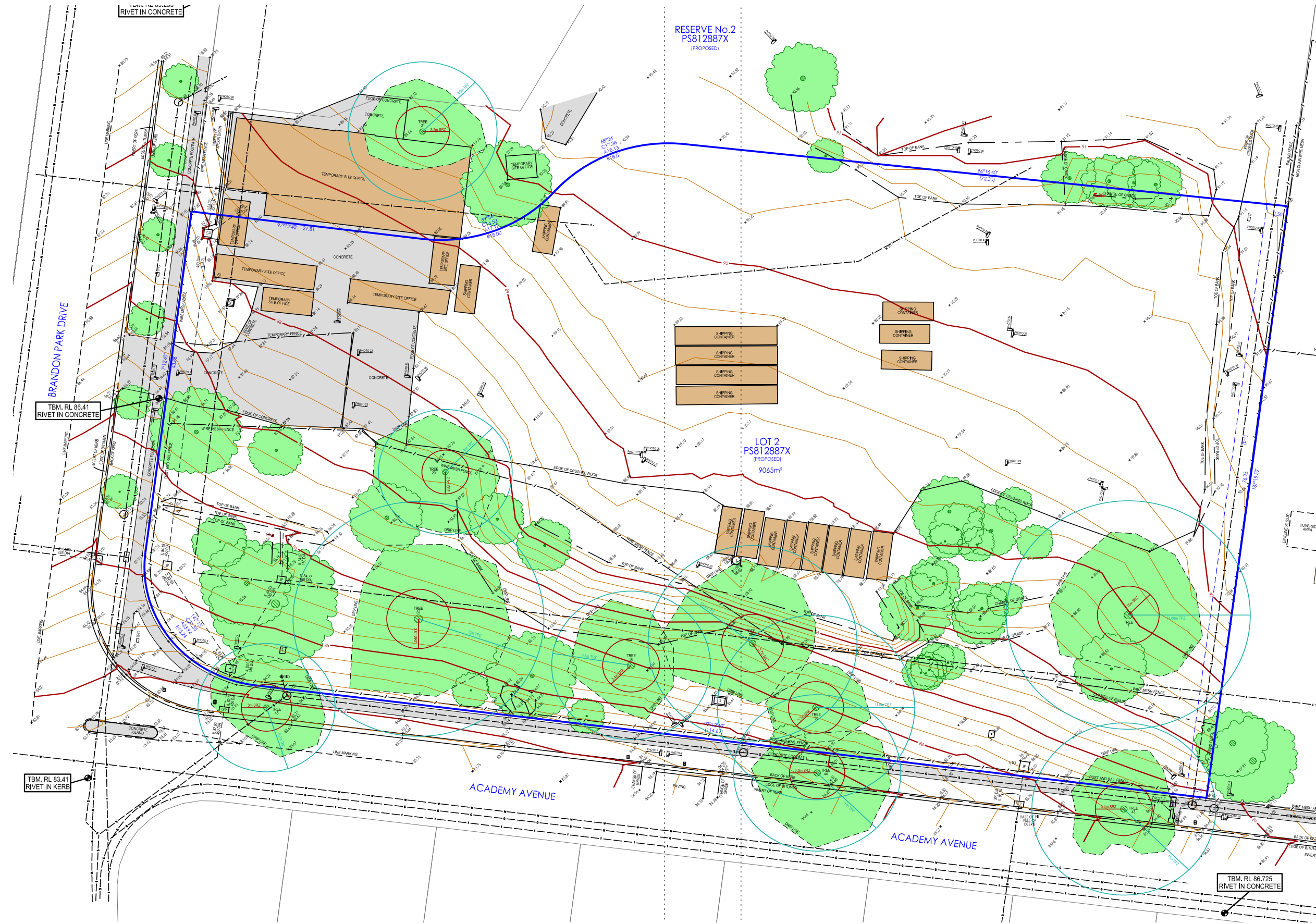
4 View along Brandon Park Drive looking North



5 View along Academy Ave looking West



6 View along Academy Avenue looking East

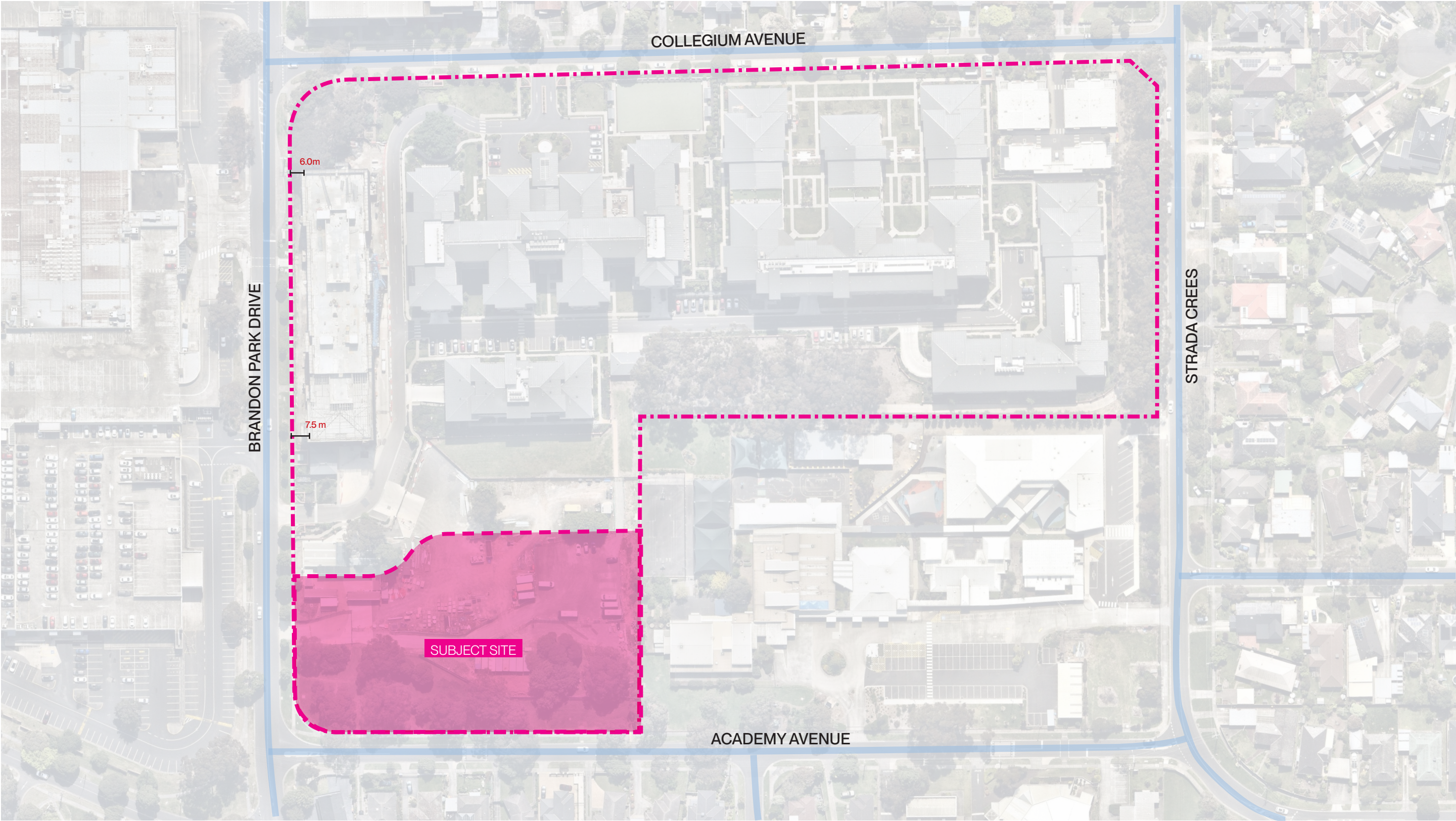


2.0

Site Response






Current Approved Development Plan

- Legend**
- Extent of Current Approved Development Plan
 - Subject Site (Identified previously as Secure Surplus Land)
 - Approx Setback Dimensions



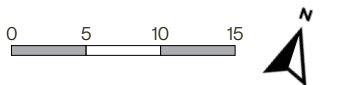
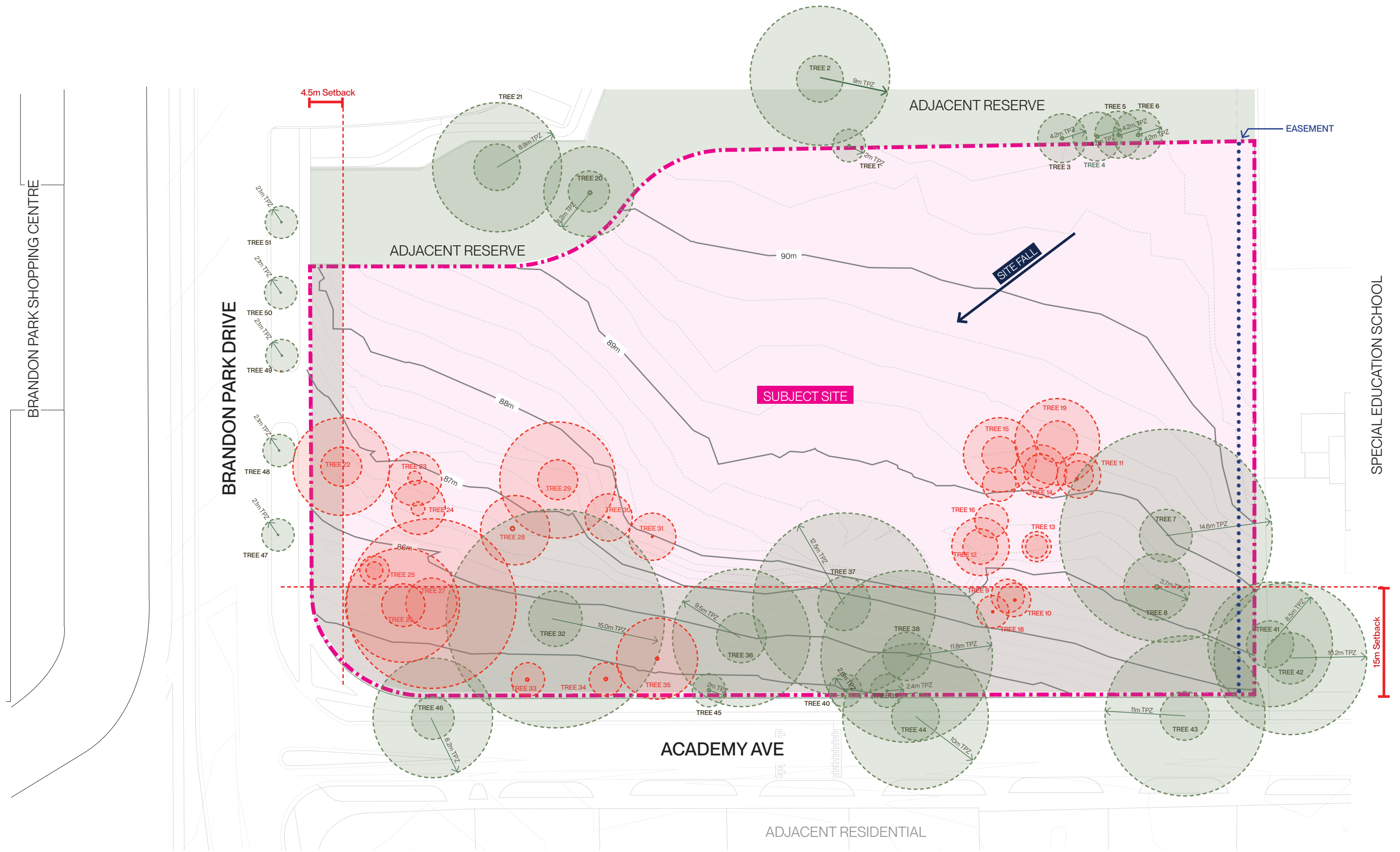
Existing Conditions

Legend

	Subject Site
	Existing Trees to be retained
	Existing Trees to be removed
	Required Setback line
	Easement

Site Constraints:

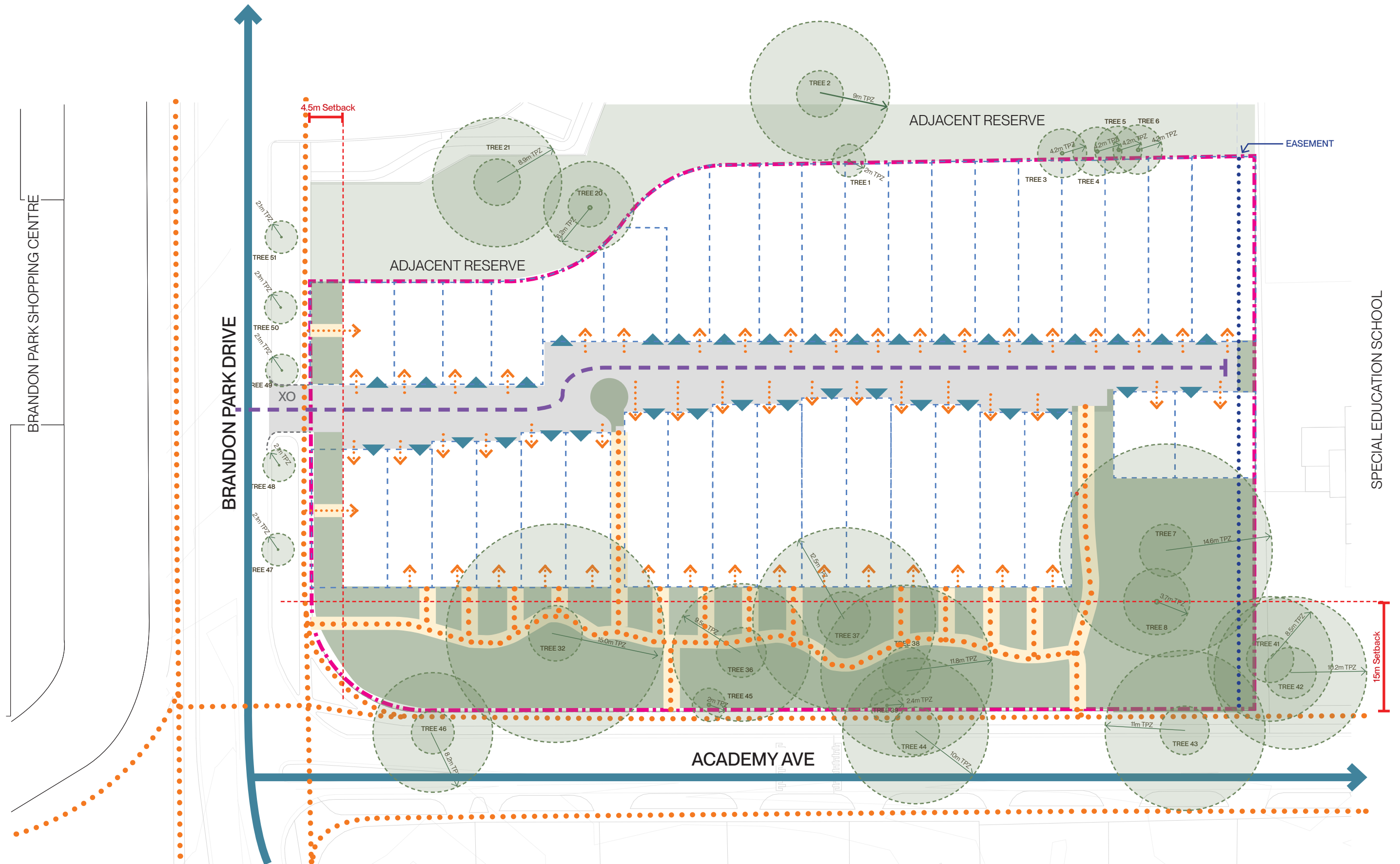
- 4.5m tree protection setback from Brandon Park Ave
- 15m tree protection setback from the Academy Ave - following reserve
- Site fall (-6m) North to South towards Academy Ave.
- Easement (E-1) on the East of the site
- Existing trees present on the site (as diagrammed)



Shared Accessibility

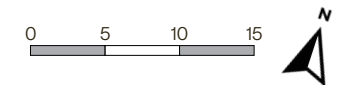
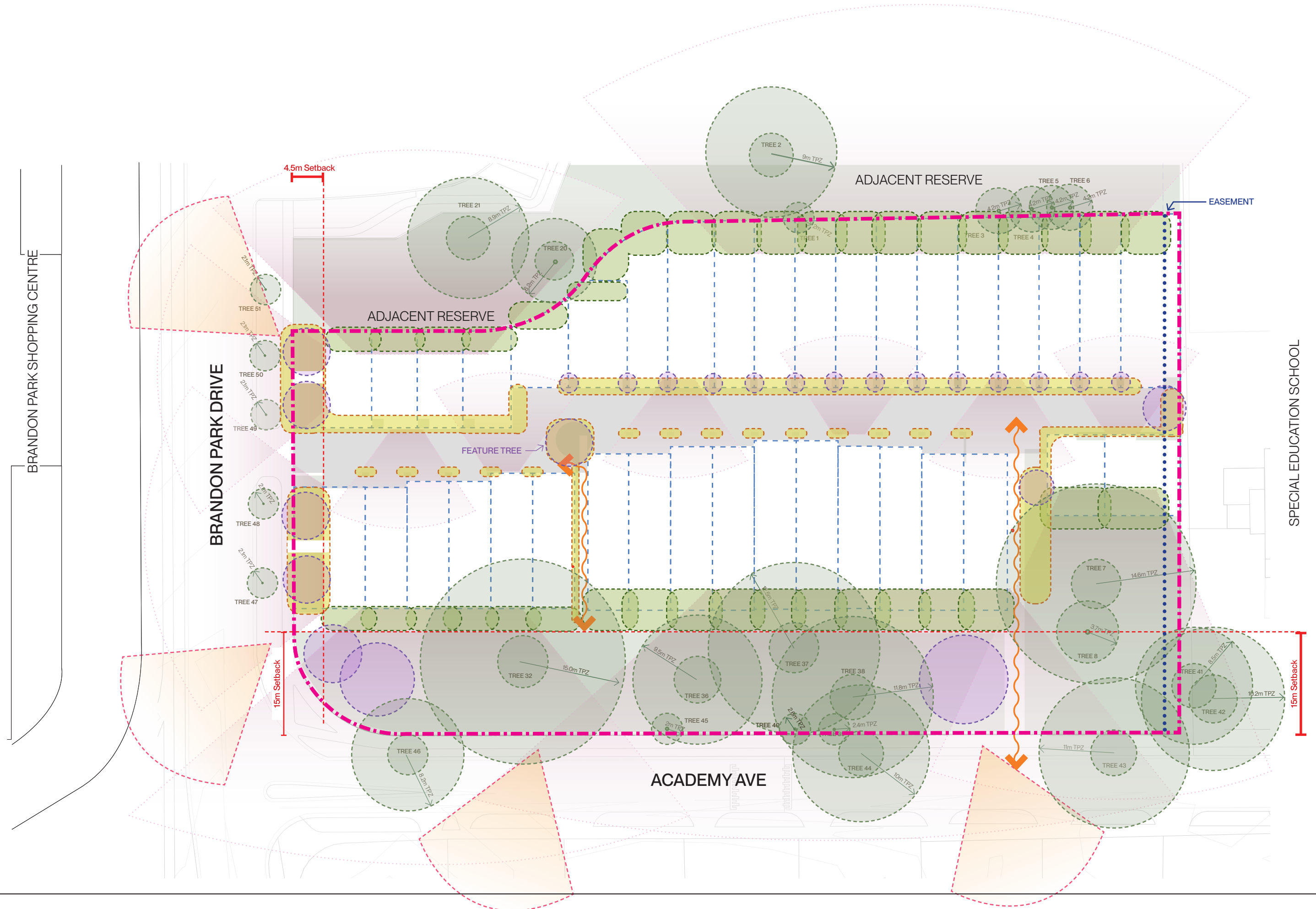
Legend

- Subject Site
- Lot Boundaries
- Existing Trees to be retained
- Shared Pedestrian, Bike & Vehicle zone
- ▲ Garage Entries
- ↔ Existing Roads
- ↔ Shared Circulation into Site
- Pedestrian Movement
- Townhouse Entry Opportunity
- ⋯ Easement
- - - Required Setback line
- XO Modified Existing Crossover



Legend

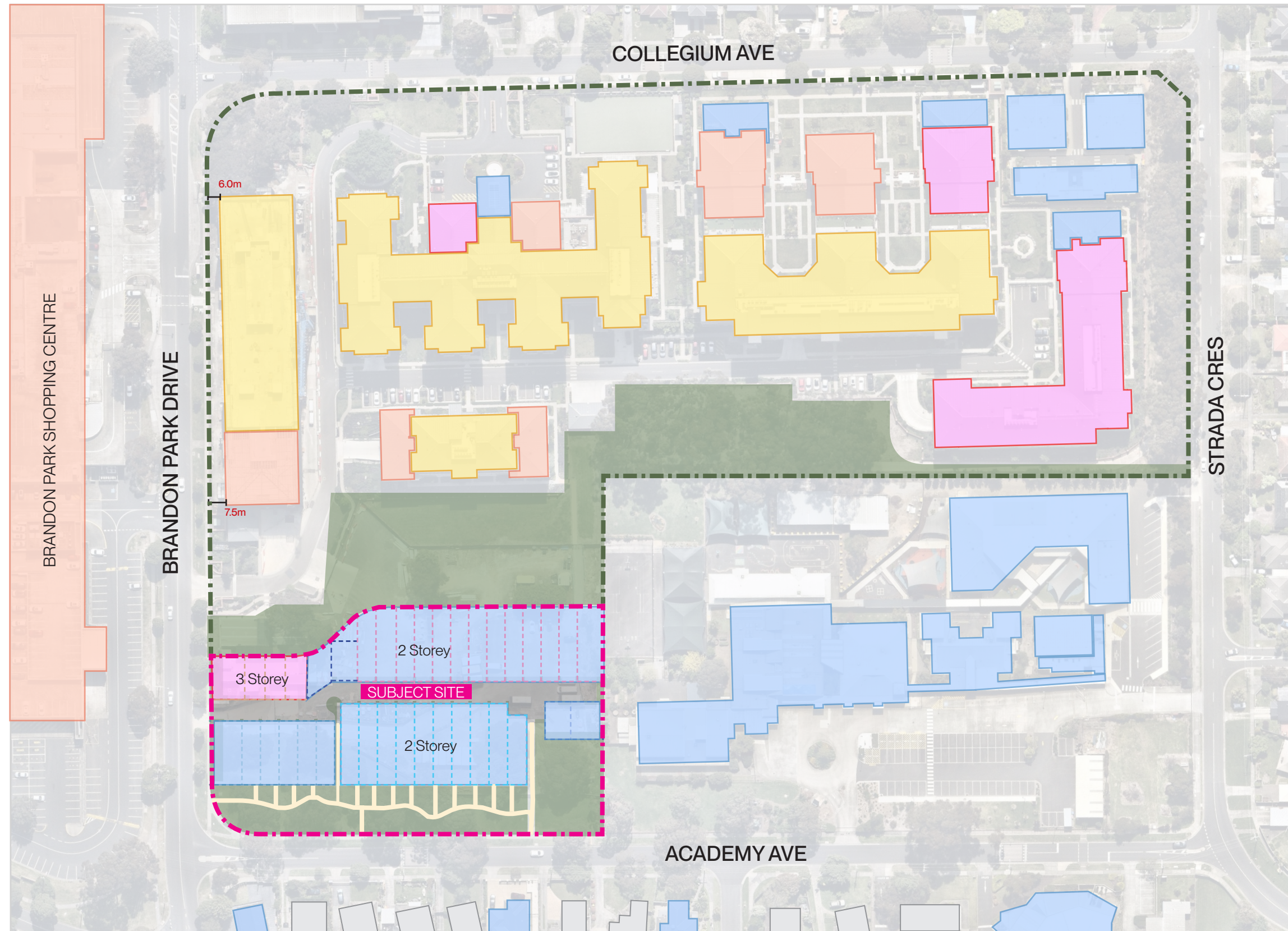
- Subject Site
- Lot Boundaries
- Shared Pedestrian & Vehicle zone
- Public Open Space
- Private Open Space
- Opportunity for Landscaping
- Easement
- Required Setback line
- ↔ Pedestrian Links through site
- Passive Surveillance
- Views outwards to street
- Existing Trees to be retained
- Opportunity for Planting



Building Height

Legend

	Extent of Current Approved Development Plan
	Subject Site
	Open Space/Reserve
	5 Storeys high
	4 Storeys high
	2-3 Storeys high
	2 Storeys high
	1 Storeys high



DISCLAIMER:

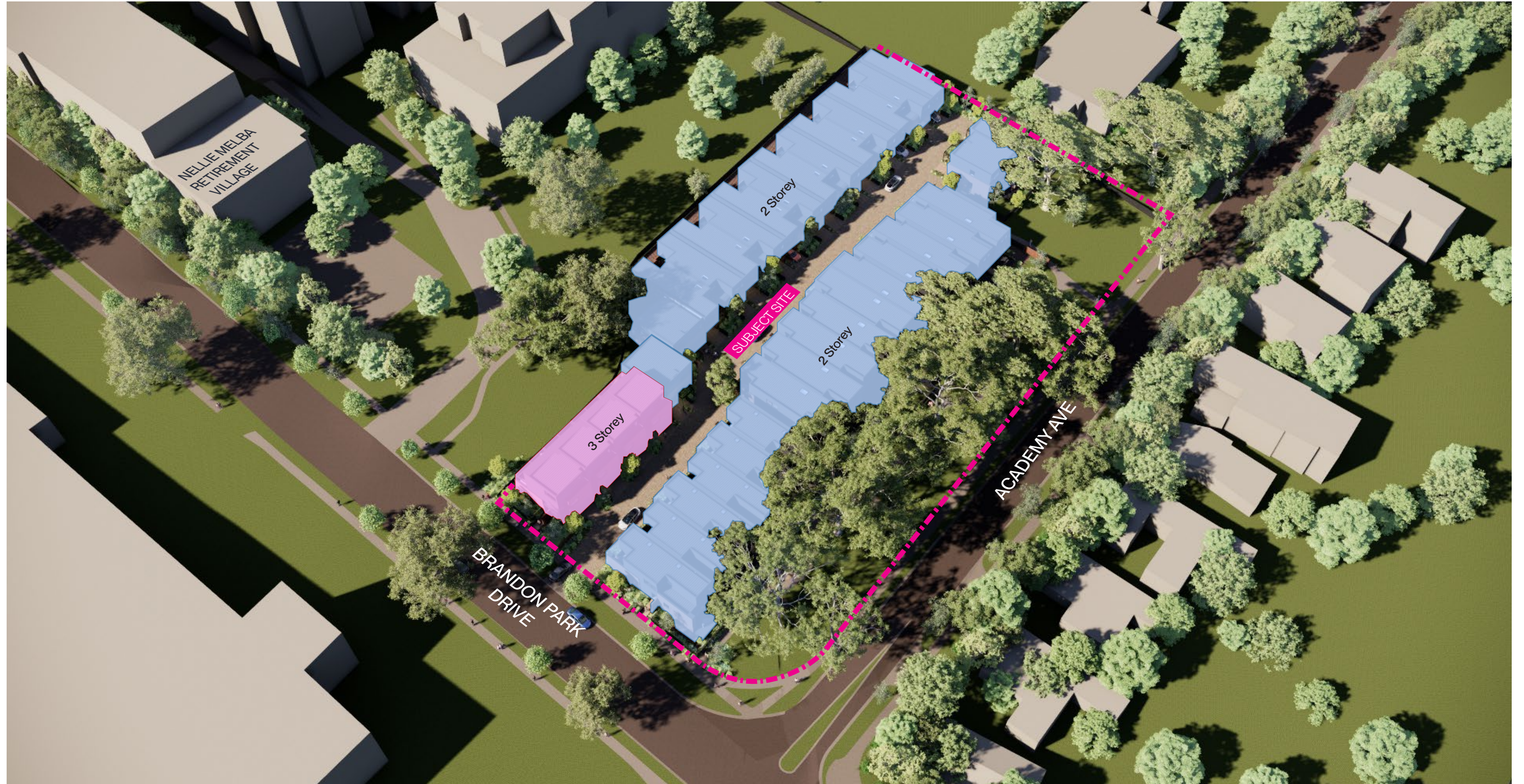
Heights shown in this diagram are reflective of potential 3 storey heights along the Northern row of townhouses. The indicated heights will also not be to the full lot boundary, with this diagram just shown for massing purposes.



Built Form

Legend

- 3 Storey
- 2 Storey

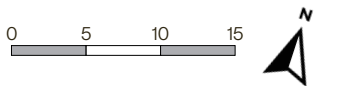
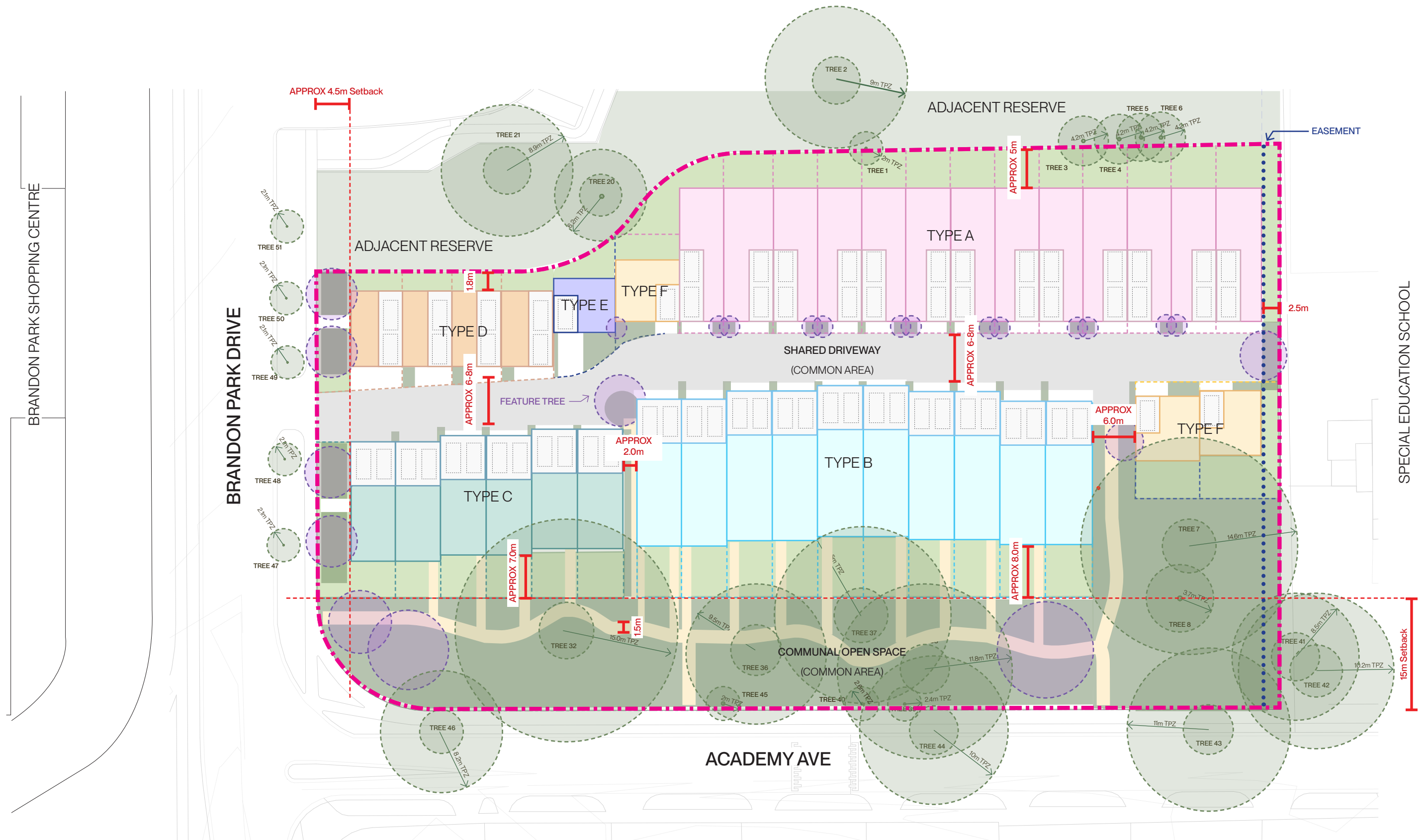


Proposed Scheme

Legend

	Subject Site
	Potential Landscape Opportunity
	Pedestrian Access into Site (Coomon Area)
	Shared Pedestrian & Vehicle Zone (Common Area)
	Existing Trees to be retained
	Opportunity for Planting
	Secluded Prive Open Space
	Type A Typical Lot (Approx. 146m ²)
	Type B Typical Lot (Approx. 166m ²)
	Type C Typical Lot (Approx. 131m ²)
	Type D Typical Lot (Approx. 95m ²)
	Type E Typical Lot (Approx. 89m ²)
	Type F Typical Lot (Approx. 140m ²)
	Easement

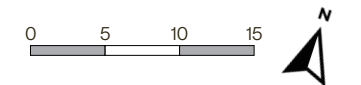
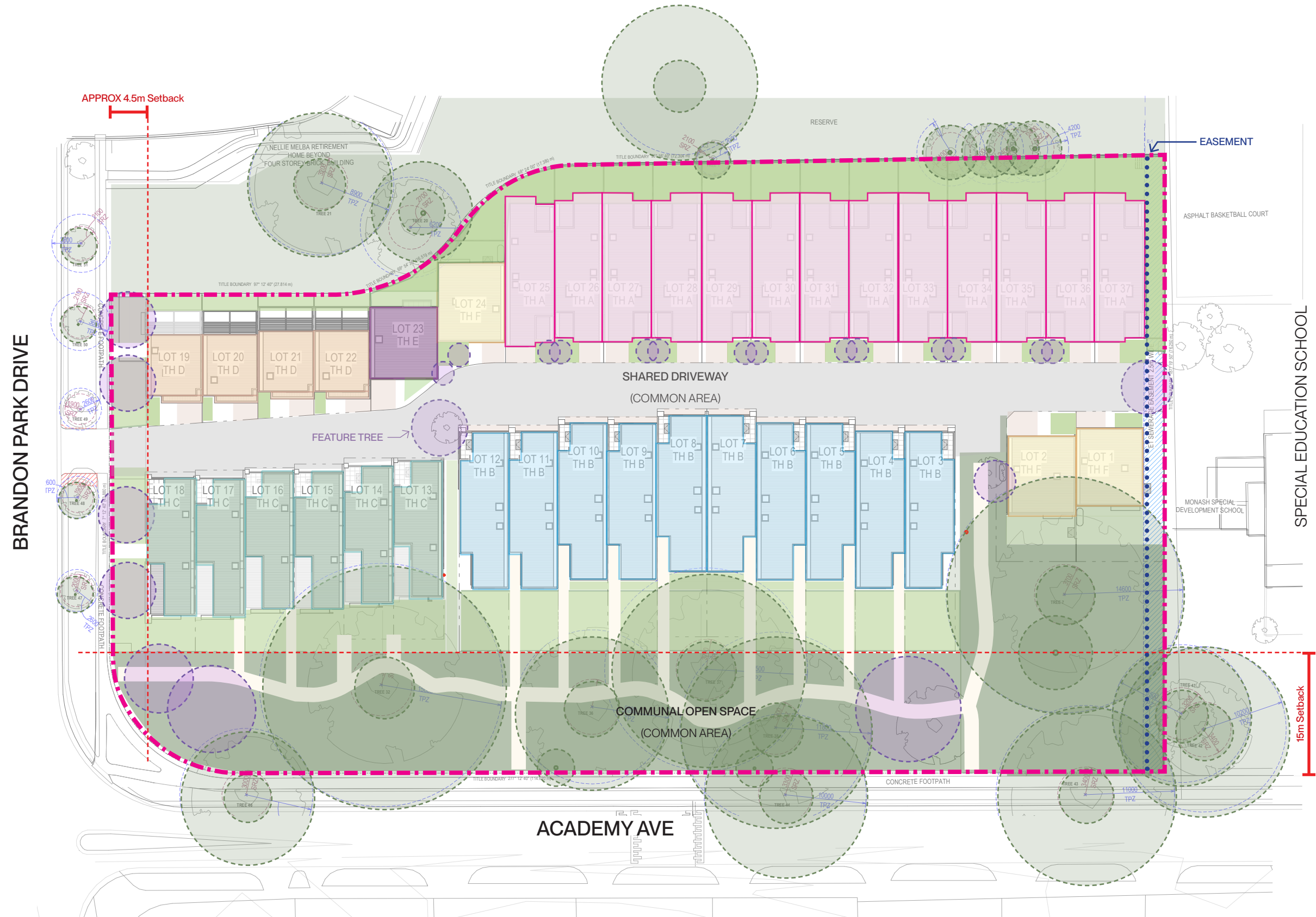
The Proposed Lots & Typologies are to provide a range of dwelling types, complementing the approved retirement village & aged care facility, with 2-4 bedroom typologies proposed.



Master Plan

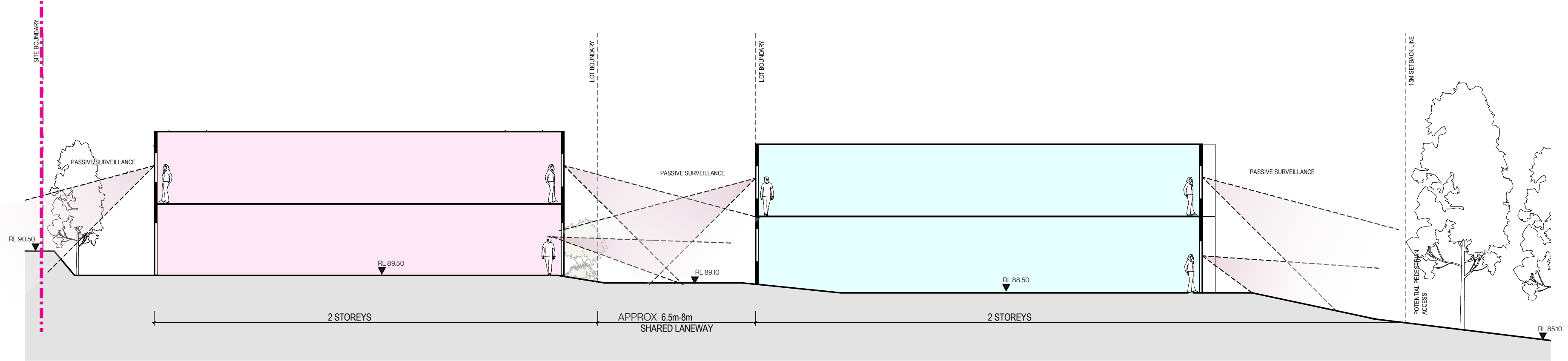
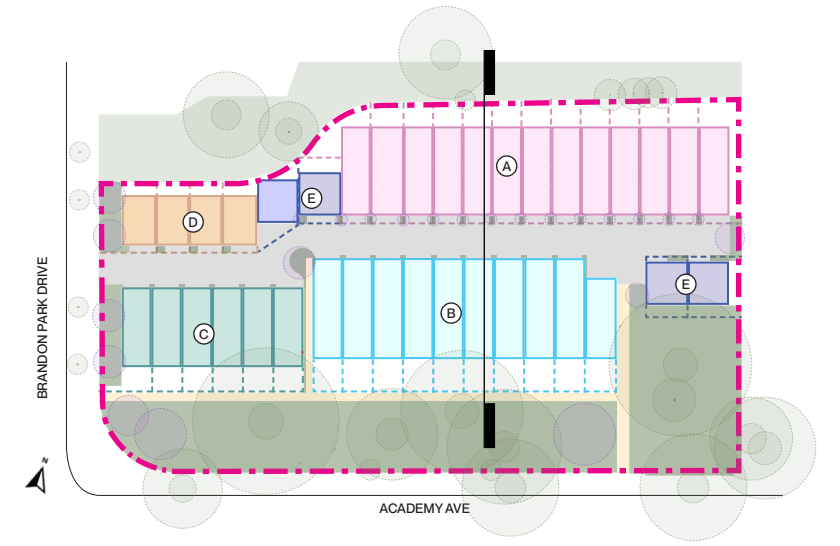
Legend

- Subject Site
- Potential Landscape Opportunity
- Pedestrian Access into Site (Common Area)
- Shared Pedestrian & Vehicle Zone (Common Area)
- Existing Trees to be retained
- Opportunity for Planting
- Secluded Prive Open Space
- Type A Typical Lot (Approx. 146m²)
- Type B Typical Lot (Approx. 166m²)
- Type C Typical Lot (Approx. 131m²)
- Type D Typical Lot (Approx. 95m²)
- Type E Typical Lot (Approx. 89m²)
- Type F Typical Lot (Approx. 140m²)
- Easement



DEVELOPMENT SUMMARY						
Townhouse Type	Number of Levels	Number of Bedrooms	Number of Carparks	Living Arrangement	Parking Arrangement	Count
A	2	3	2	Ground	Tandem	13
B	2	4	2	Ground	Parallel	10
C	2	4	2	Ground	Parallel	5
C End Type	2	4	2	Ground	Parallel	1
D	3	3	2	Reverse	Tandem	3
D End Type	3	3	2	Reverse	Tandem	1
E	2	2	1	Reverse	Single	1
F	2	2	1	Ground	Single	3
						37

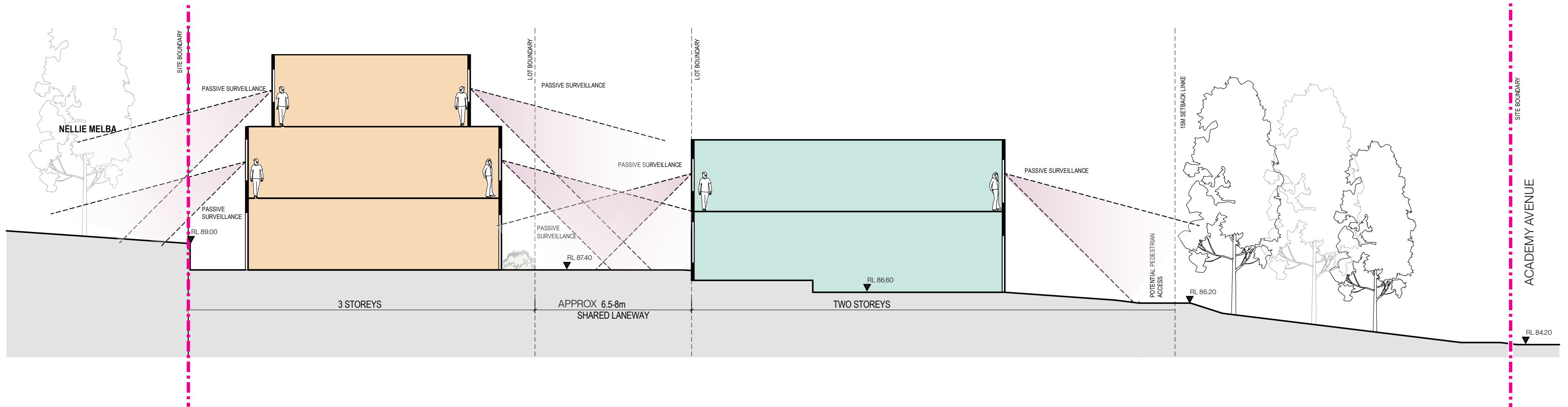
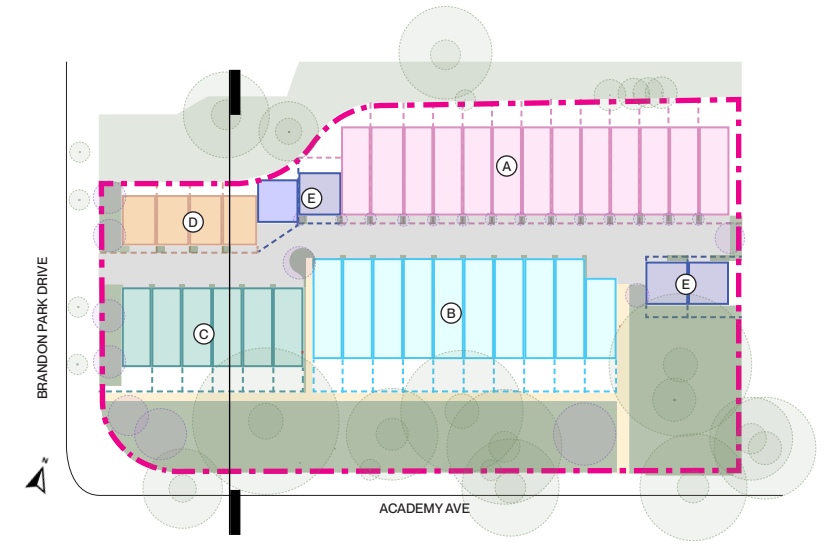
Street Sections 01



SECTION THROUGH TYPE A & B LOOKING EAST

* SITE LEVELS ARE INDICATIVE AND
SUBJECT TO CIVIL DESIGN & COORDINATION

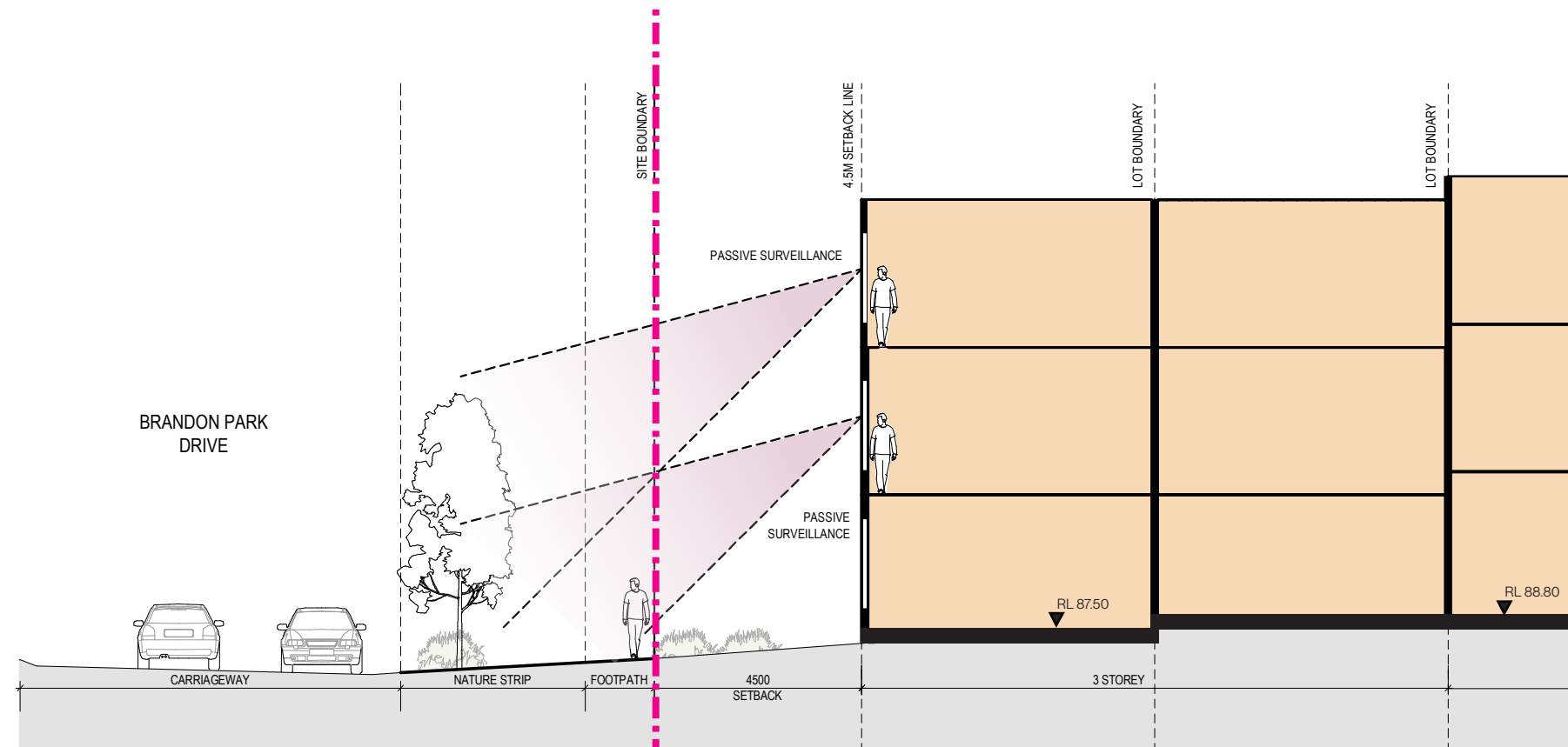
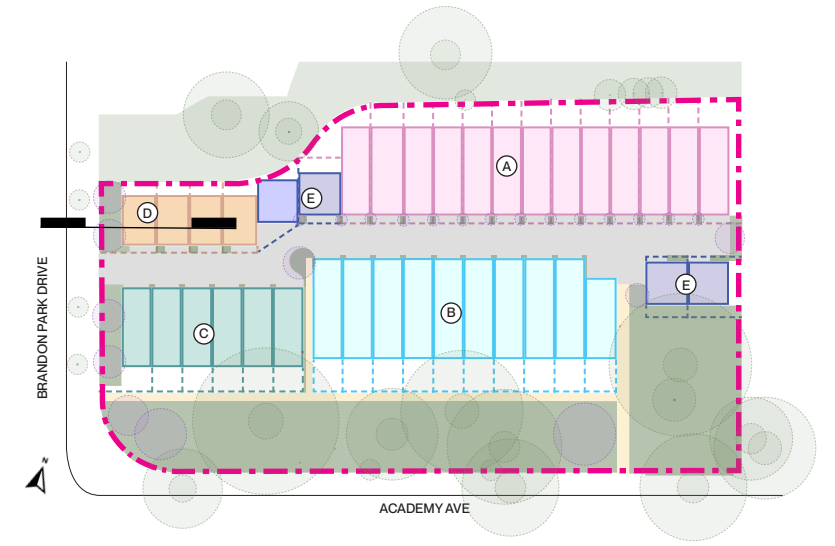
Street Sections 02



SECTION THROUGH TYPE D & C LOOKING EAST

* SITE LEVELS ARE INDICATIVE AND SUBJECT TO CIVIL DESIGN & COORDINATION

Street Sections 03

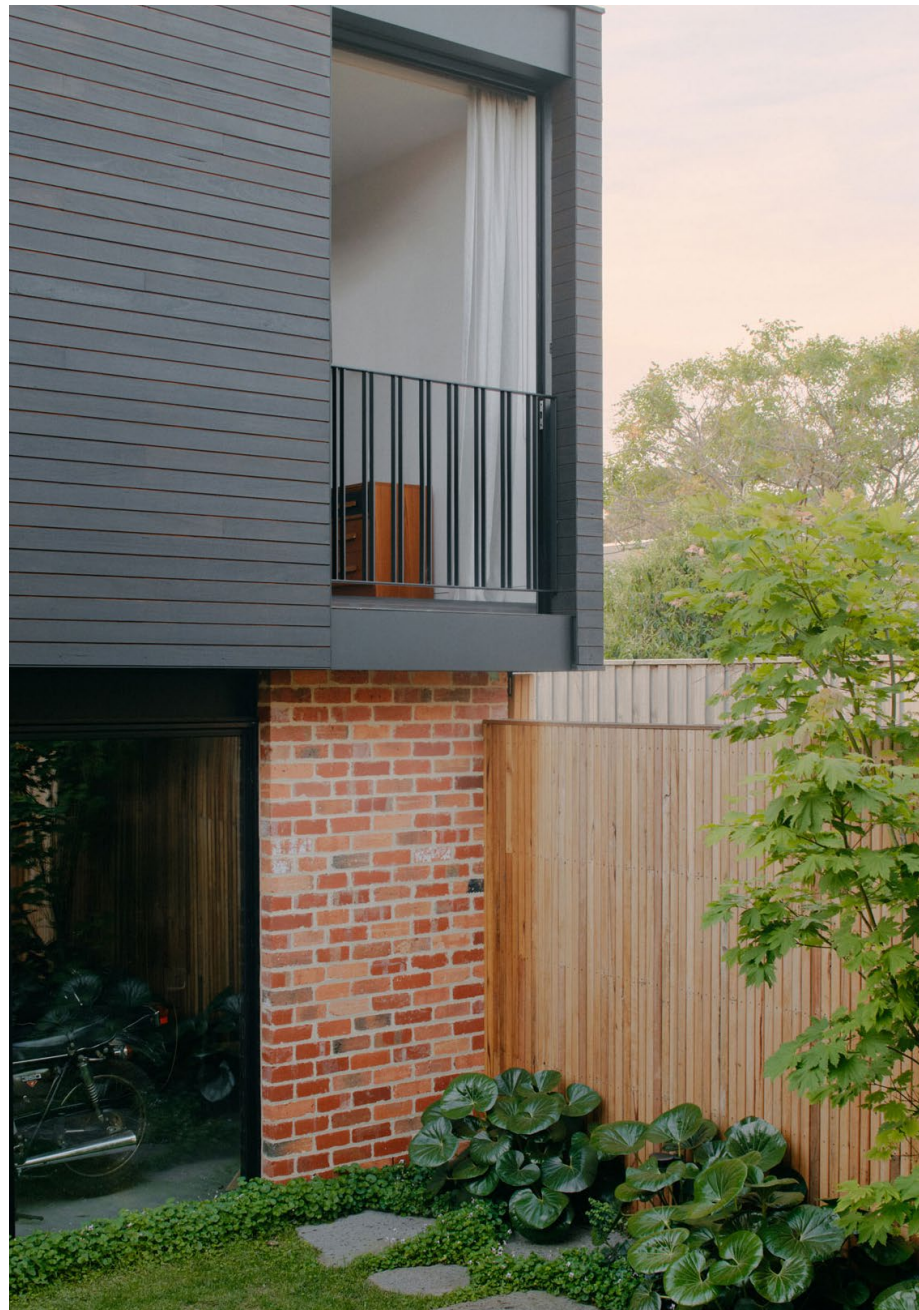


SECTION THROUGH TYPE D LOOKING NORTH

* SITE LEVELS ARE APPROXIMATE AND
SUBJECT TO CIVIL DESIGN & COORDINATION

Townhouse Design Philosophy

- Achieve a residential scale and proportion
- Create a sense of identity and place through clusters of typologies, facade treatments, articulated forms and individual material selections
- Tonal, textural and robust material palette; including potential brickwork, textured and detailed lightweight claddings.
- Clearly defined entrances & thresholds
- Generous glazing with a balance of privacy and passive surveillance opportunity internal and external to the site.
- Related domestic scale to existing residential interfaces



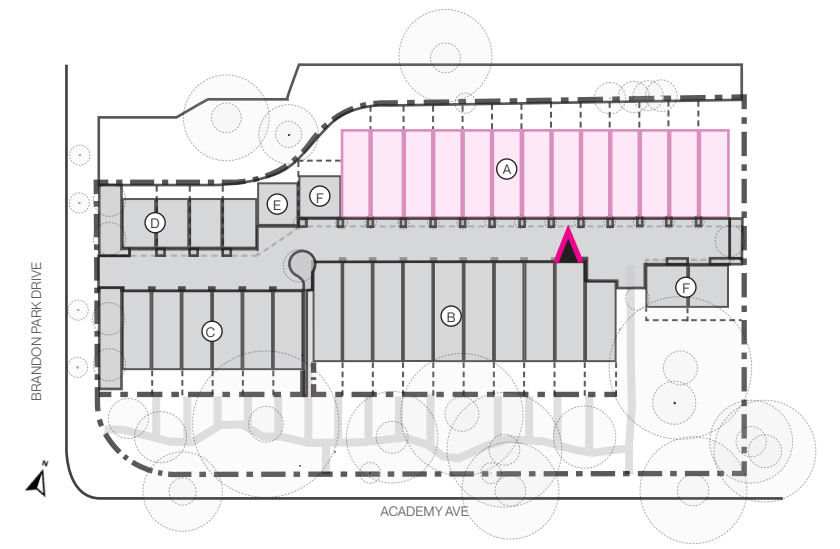
*All images shown as indicative representation only.

Street Perspectives

Type A Townhouse view



Sense of Address
for residents



Ground floor
passive surveillance

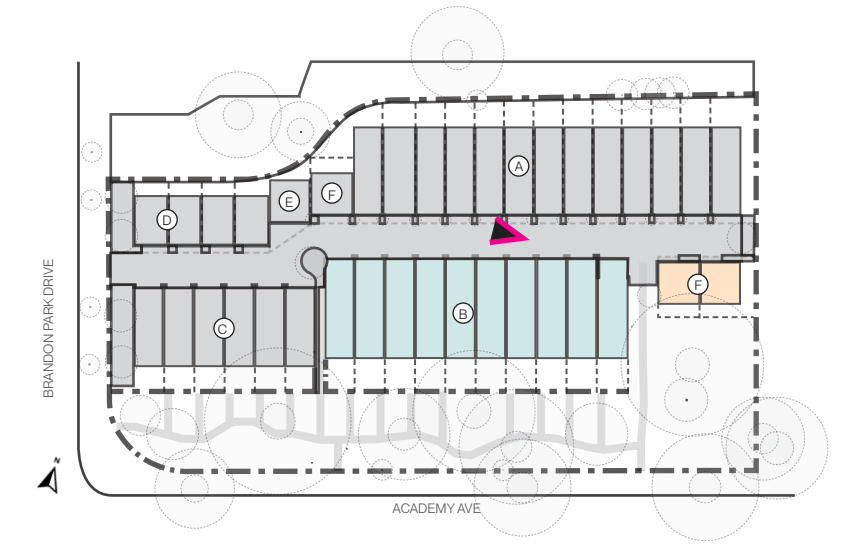
Large landscape pockets

Shared laneway

* IMAGES ARE PRELIMINARY AND SUBJECT
TO FURTHER DESIGN DEVELOPMENT

Street Perspectives

View of the Type B and Type F Townhouse



Level 1
passive surveillance

Clean Form &
material articulation

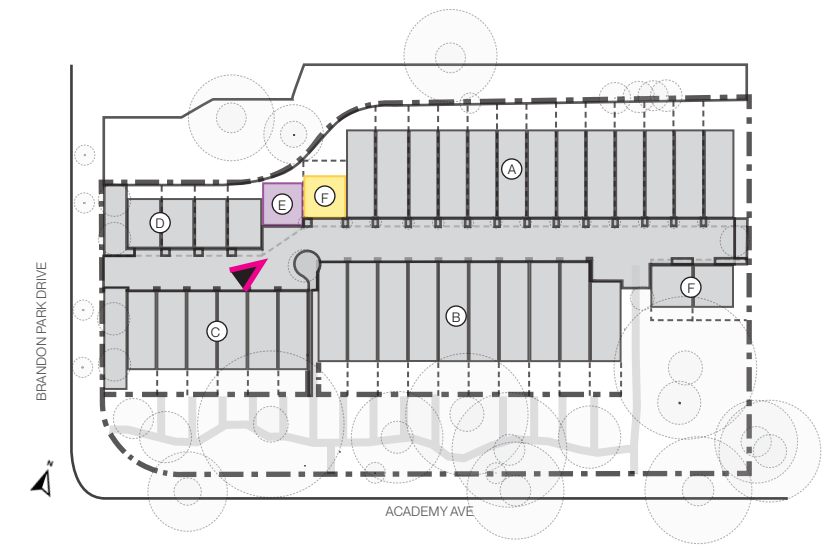
Landscape pockets

Shared laneway

* IMAGES ARE PRELIMINARY AND SUBJECT
TO FURTHER DESIGN DEVELOPMENT

Street Perspectives

View towards Type E and Type F with internal feature tree



Passive surveillance on ground

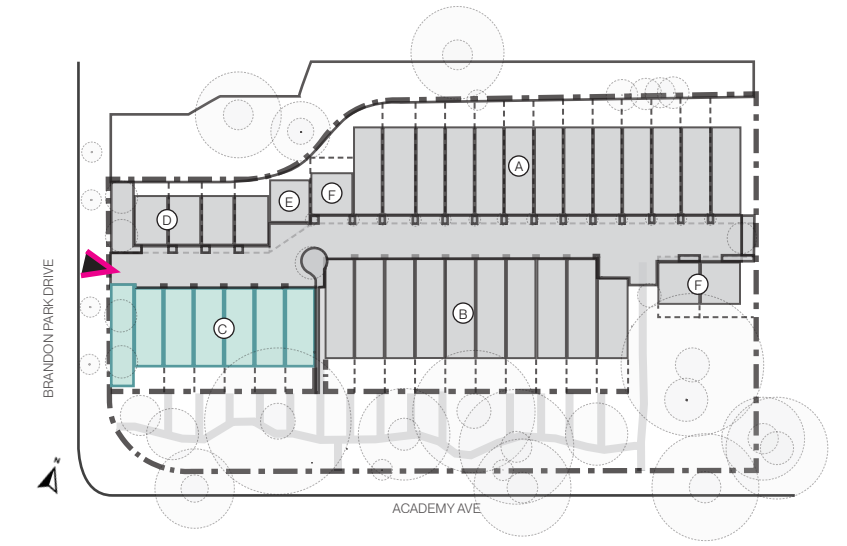
Shared laneway

* IMAGES ARE PRELIMINARY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT

Street Perspectives

View of the Type C Townhouse

extensive landscape
and green pockets



passive surveillance on terraces

shared laneway

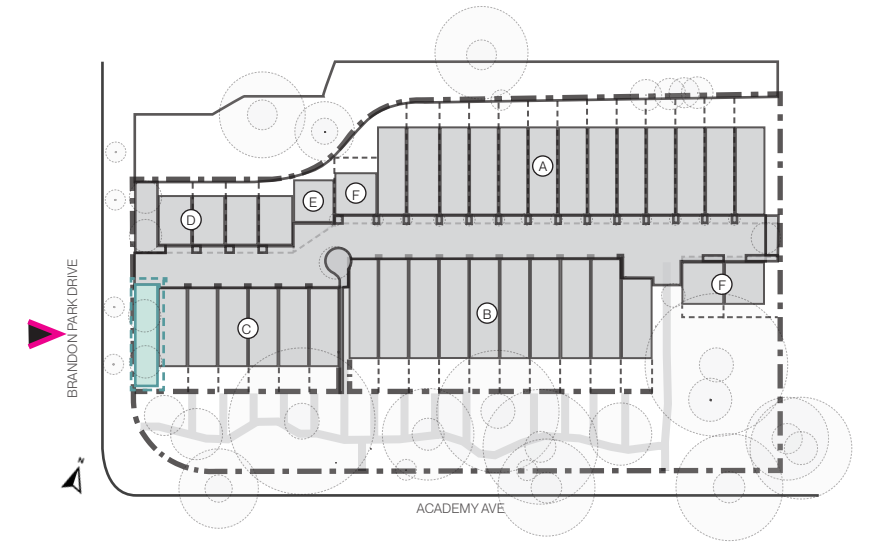
* IMAGES ARE PRELIMINARY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT

Street Perspectives

Type C End type view from Brandon Park Drive



Townhouses and types to provide variety & sense of entry

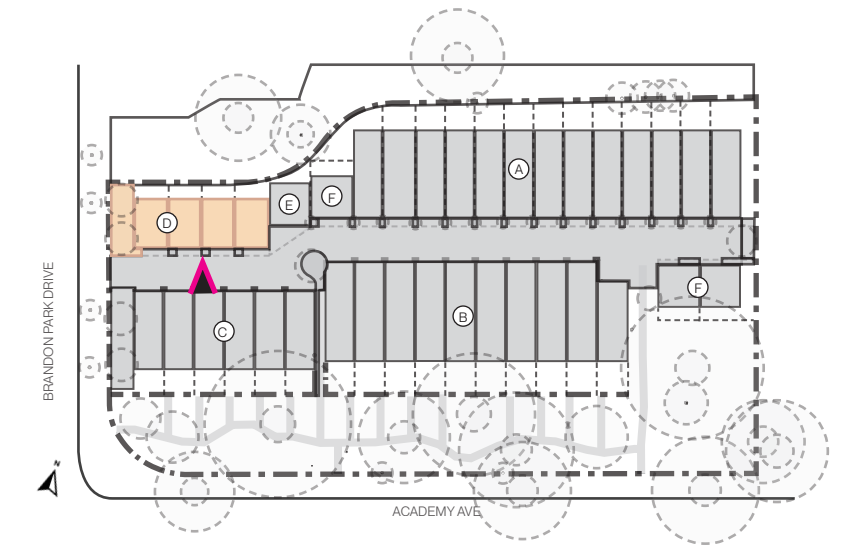


Passive surveillance on ground level

* IMAGES ARE PRELIMINARY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT

Street Perspectives

View of the Type D Townhouses - Reversed Living



Large landscape pockets to provide green buffer

Shared laneway

* IMAGES ARE PRELIMINARY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT

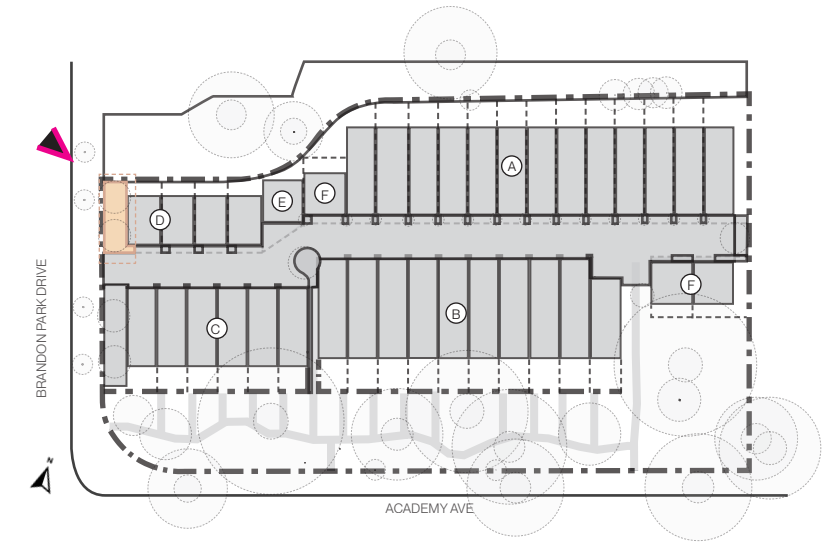
Street Perspectives

View of the Rear of Type D Townhouses – Reverse Living



Reverse Living on Type D with large terrace and Passive surveillance opportunity.

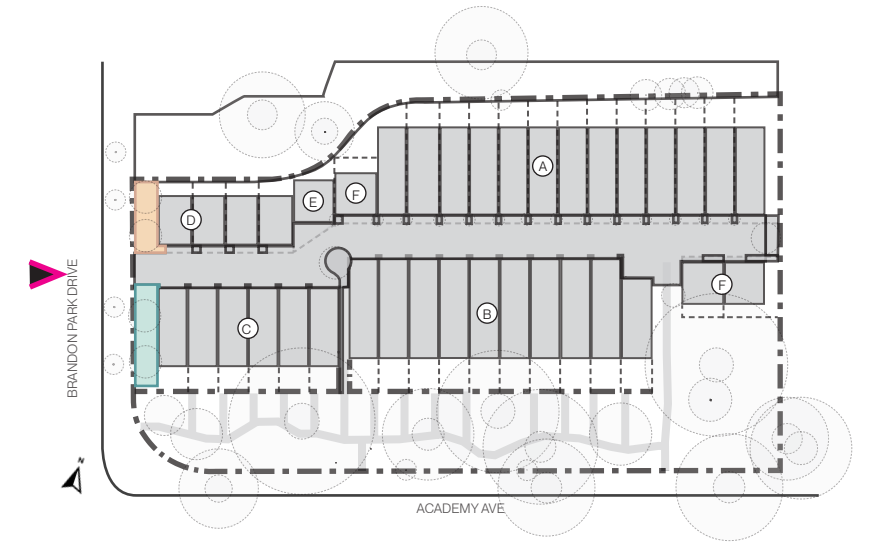
Street address to end type Townhouses



* IMAGES ARE PRELIMINARY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT

Street Perspectives

Main entry view from Brandon Park Drive



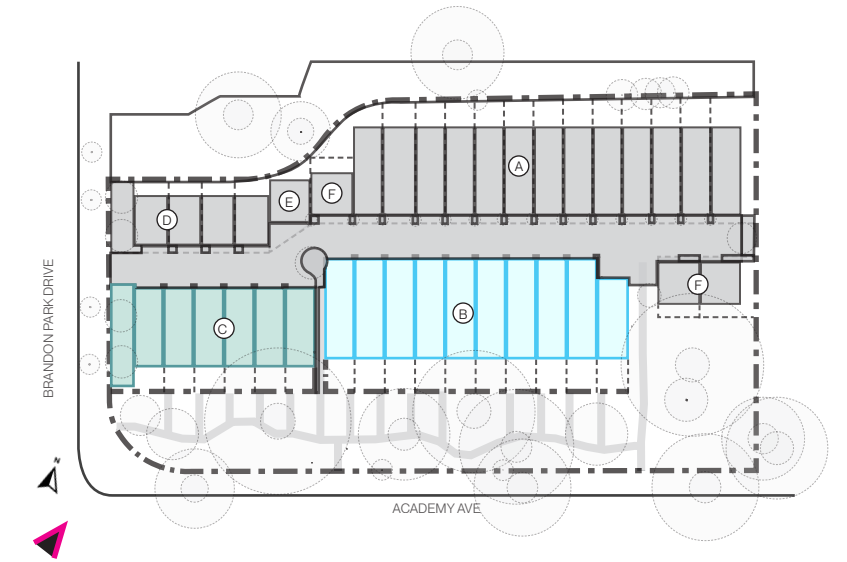
Sense of entry and street frontage

Extensive landscape opportunities

* IMAGES ARE PRELIMINARY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT

Street Perspectives

View from corner of Brandon Park Drive and Academy Ave



* IMAGES ARE PRELIMINARY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT

3.0 Materials

Typical Finishes



PT01

MF01
GT01

BK01

GT01

TM01

PT01



BK01

**Finish
Colour
Location**

Brick
Red
Lower & Upper Levels



PT01

**Finish
Colour
Location**

Paint Finish - Horizontal
Charcoal
Upper Levels & Garage



GT01

**Finish
Colour
Location**

Glazing
Light Grey
Windows & Doors



MF01

**Finish
Colour
Location**

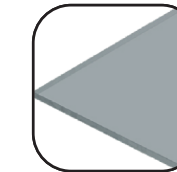
Metal Finish
Charcoal
Frames, Details & Fences



TM01

**Finish
Colour
Location**

Timber look Finish
Natural
Entry Doors



GT02

**Finish
Colour
Location**

Privacy Glazing
Light Grey
Overlooking Windows



PT02

**Finish
Colour
Location**

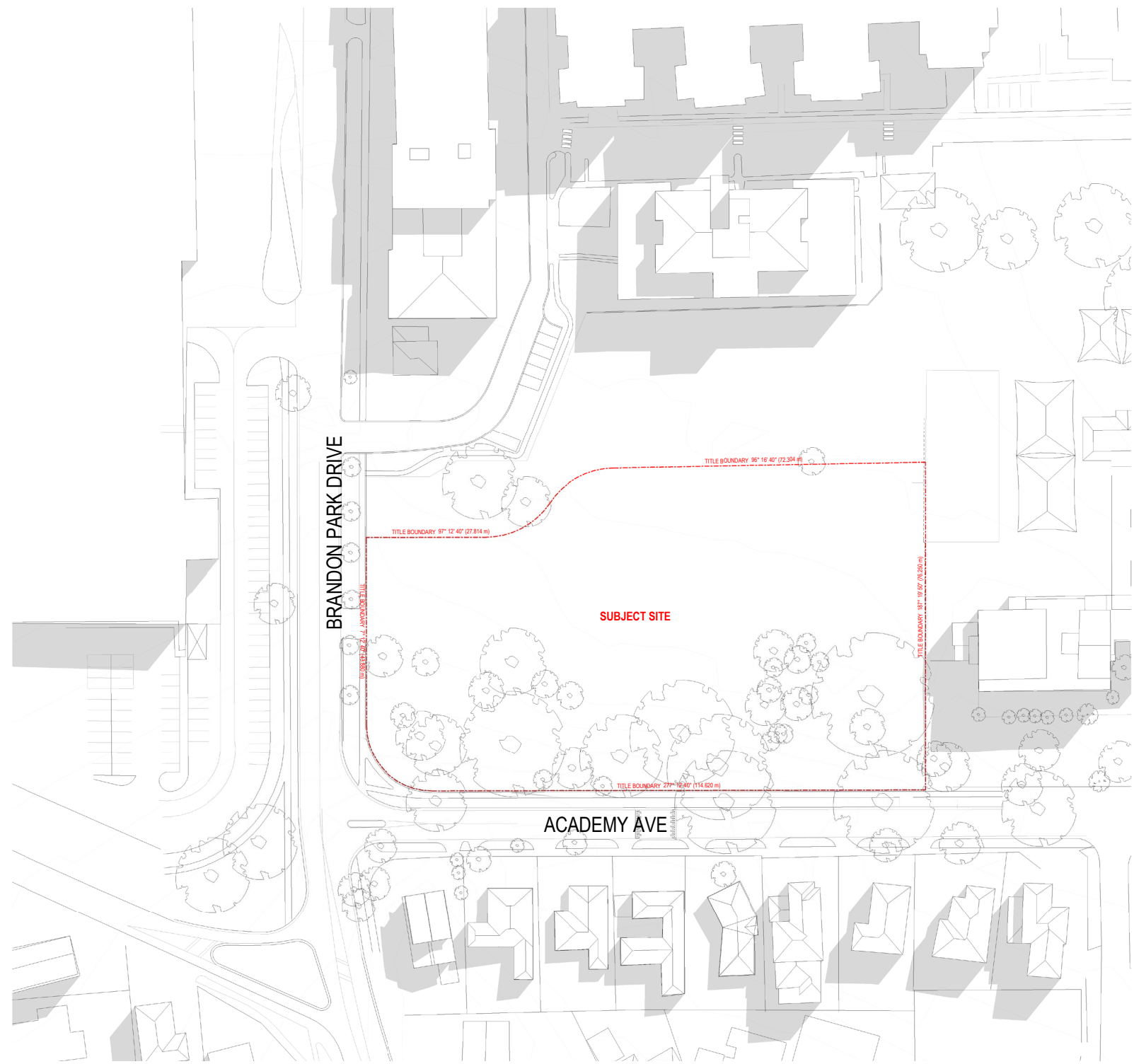
Paint Finish
Charcoal
Boundary Fences

* IMAGES ARE PRELIMINARY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT

4.0

Shadow Diagrams

Shadows Diagram 10am



Existing

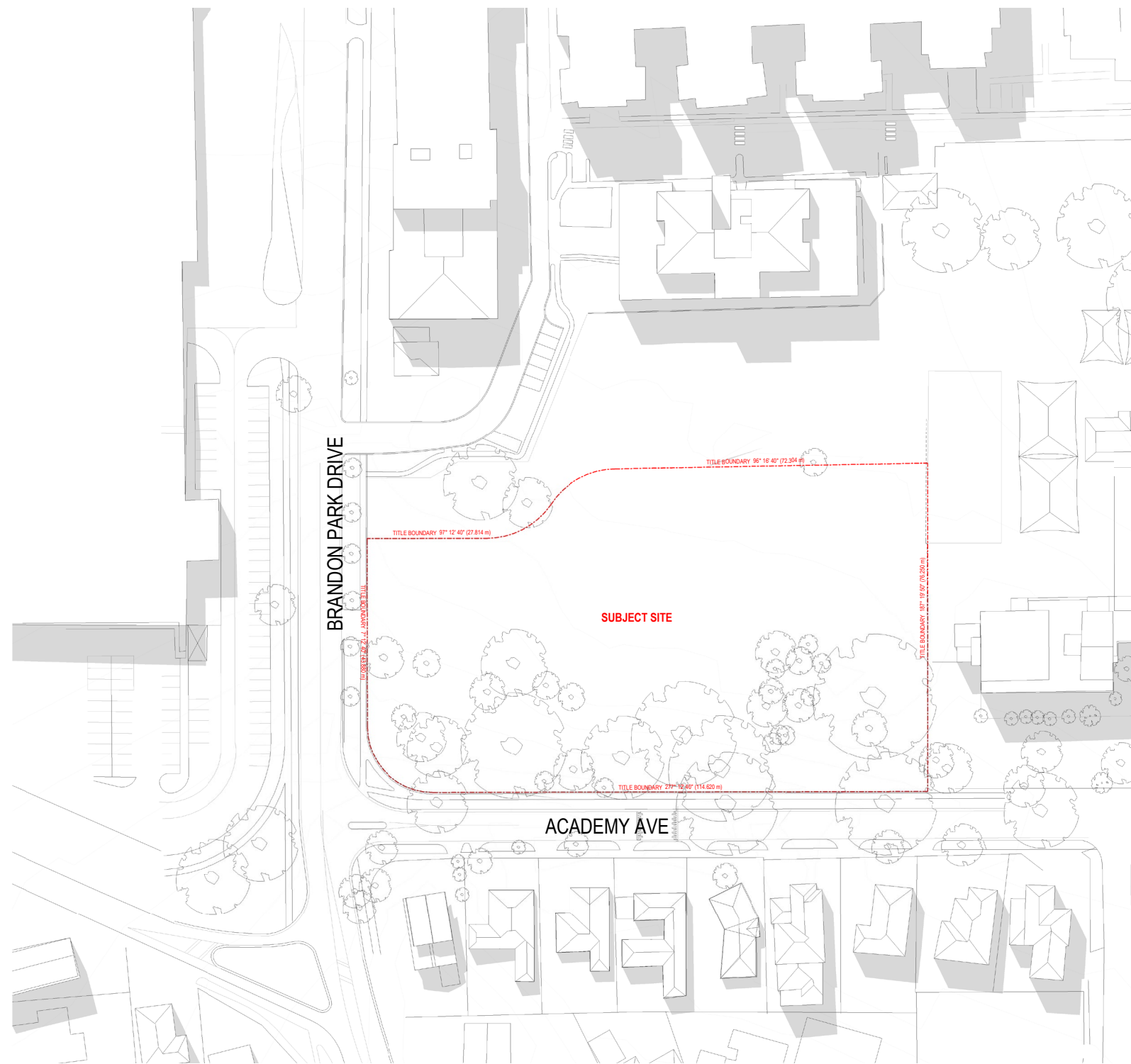


Proposed

*All shadows conducted on 22nd September Equinox



Shadows Diagram 1pm



Existing



Proposed

*All shadows conducted on 22nd September Equinox



Shadows Diagram 3pm



Existing



Proposed

*All shadows conducted on 22nd September Equinox

