

**SITE ANALYSIS NOTES**

**Subject Site and Topography**  
The subject site is located within a predominantly residential area of Essendon, which includes nearby community facilities and commercial development around the Essendon Junction Activity Centre, approximately 500 metres south-west of the site. The subject site is affected by a Heritage Overlay which applies to the original building on the land. Two crossovers from Raleigh Street and a circular driveway within the building's front setback service the site.

Raleigh Street is a wide street with a divided carriageway with plantings in the median strip and kerbside parking.

**Pattern of Development in the Neighbourhood**  
Residential development close to the subject site is significantly varied, including Edwardian and Bungalow styles which remain from the initial era of development in the early part of the 20th century. Brick walk up apartment buildings dating from the 1960s and 70s flank the site. These simple box-like buildings are up to three storeys in height, and contrast with earlier development both in scale, form, use of flat or low pitched roofs and lack of surrounding landscaping or canopy trees.

Apart from residential development, the nearby Essendon Primary School and Essendon Cricket Ground on the north side of Raleigh Street are notable land uses in the area. Panleigh and Essendon Grammar School is also located to the west of the site fronting Nicholson Street.

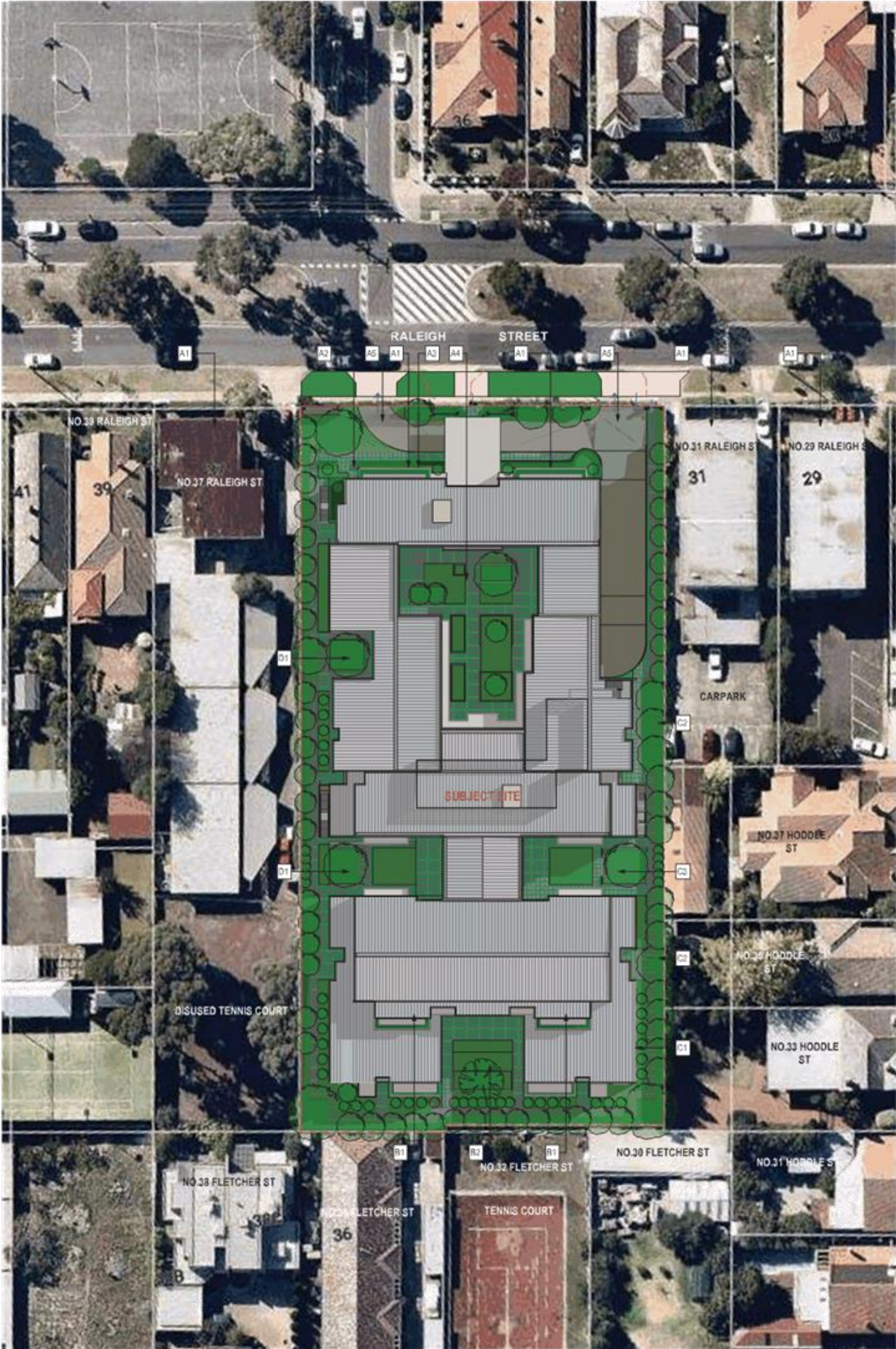
**Streetscape and Architectural Styles**  
In relation to the site's immediate context, the land abuts residential properties along each of its side and rear boundaries. Properties at 31 and 37 Raleigh Street are developed with apartment buildings with driveways aligned to common boundaries with the subject site. The interfaces to the site offered by these buildings are typically vehicle circulation areas or common areas. The remaining properties share rear boundaries with the subject site and are improved with dwellings oriented towards surrounding streets. A variety of open space areas, outbuildings and tennis courts are located alongside these common boundaries.

TOWN PLANNING



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CLIENT: ARCADE			
ADDRESS: 33 - 35 RALEIGH STREET ESSENDON			
PROJECT: ARCADE ESSENDON			
DRAWING TITLE: SITE ANALYSIS			
PROJECT NO: 16021	DRAWING NO: TP002	REVISION: RFI	
SCALE: @ A1	DRAWN: BZ	DATE: JUN 17	





DESIGN RESPONSE NOTES

A. Design response to Raleigh Street Interface

- A1. The building form has been broken into separately expressed pavilions with reference to the proportion and module size of the adjacent apartment buildings.
- A2. The front setbacks of the building vary between 8.2m to 10.0m which ensures enough space for landscape, allowing large canopy trees to be planted. This setback generally exceeds the setbacks of the adjoining development.
- A3. The building facade create a high quality street edge character with the use of highly textured and detailed stonework to the lower balcony pillars as well as extensive surface articulation with both rendered mouldings and vertical iron balustrade and corniced details, and will also be softened with planters and detailed wrought iron balustrading. The facade details are generally vertically proportioned in response to the formal character and detail of the older homes in the area.
- A4. Pedestrians enter from Raleigh St into the entry foyer area with vista towards generously sized internal courtyard.
- A5. Vehicles enter/exit from Raleigh Street with basement car park accommodating all visitor and staff parking. Visitor drop off/ pickup is provided along the front driveway and under the main entry porte cochere.

B. Design response to southern interface

- B1. With the second level setback significantly from the southern boundary, the building presents a two storey scale to this frontage, and the lower facade masonry wall is articulated with banded mouldings.
- B2. A large outdoor courtyard is provided on this side which creates a significant landscaped setback in the centre of the building. Combined with the canopy and screen tree planting at the boundary, the configuration of the proposal creates a strong separation from the adjoining yards and ample space for softening of the interface with planting.

C. Design response to eastern interface

- C1. The most sensitive interface along this side is at the south east corner, since the existing apartments to the north have either shared driveways or shared outdoor space at the eastern interface. The immediately adjacent private open spaces at No 25 and No 32 Huddle St abut the site, and as a result, windows have been limited to reduce overlooking to these spaces. Appropriate screening has also been provided where necessary.
- C2. Consistent with the objective of achieving full integration of the proposal within a substantial landscape setting, the trees adopted on this side are a mix of large deciduous and evergreen trees, supplemented by high hedge planting, creating a layered and complex garden interface.
- C3. An outdoor courtyard sits in the middle of the site on this side with outdoor seating and large canopy trees functioning as a break in the side facade.

D. Design response to western interface

- D1. This interface is less sensitive than that to the east as there is no private open space abutting the site along this boundary. There is a substantial setback from this boundary to allow for sizeable canopy tree planting, and a further setback to the upper level is provided to reduce the visual impact of the built form. Two outdoor courtyards on this side also break the building elevation and reduce apparent visual bulk.

In conclusion, the proposed design provides for high quality accommodation for aged persons with generous tree planting and landscaping which responds to the suburban, residential flavour of the area. In addition, the spacious internal courtyards of the building provide a good quality outlook and passive recreation spaces serving the internal living rooms and bedrooms, enhancing internal amenity.

LEGEND

- PEDESTRIAN MAIN ENTRY  
→ VEHICLE ENTRY/EXIT  
→ EMERGENCY EXIT

2 AERIAL VIEW - ENLARGED



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CLIENT  
ARCARE  
ADDRESS  
33 - 35 RALEIGH STREET ESSENDON

DEMAINE PARTNERSHIP PTY LTD 17 MACDON VILLAGE, RICHMOND, VIC 3121 TEL: 03 9594 1111 WWW.DEMAINE.COM.AU	ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
PROJECT ARCARE ESSENDON	PROJECT NO 16021
DRAWING TITLE DESIGN RESPONSE	DRAWING NO TP004
	DATE JUN 17





1 RALEIGH STREETSCAPE



12 RALEIGH STREETSCAPE



RECENTLY PLANTED  
STREET TREES ON  
NATURE STRIP IN  
FRONT OF THE SITE



VIEW A

VIEW B



VIEW C



VIEW F



VIEW J



VIEW D



VIEW G



VIEW E



VIEW H

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CLIENT  
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33 - 35 RALEIGH STREET ESSENDON

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ARCHITECTURE URBAN DESIGN INTERIOR DESIGN

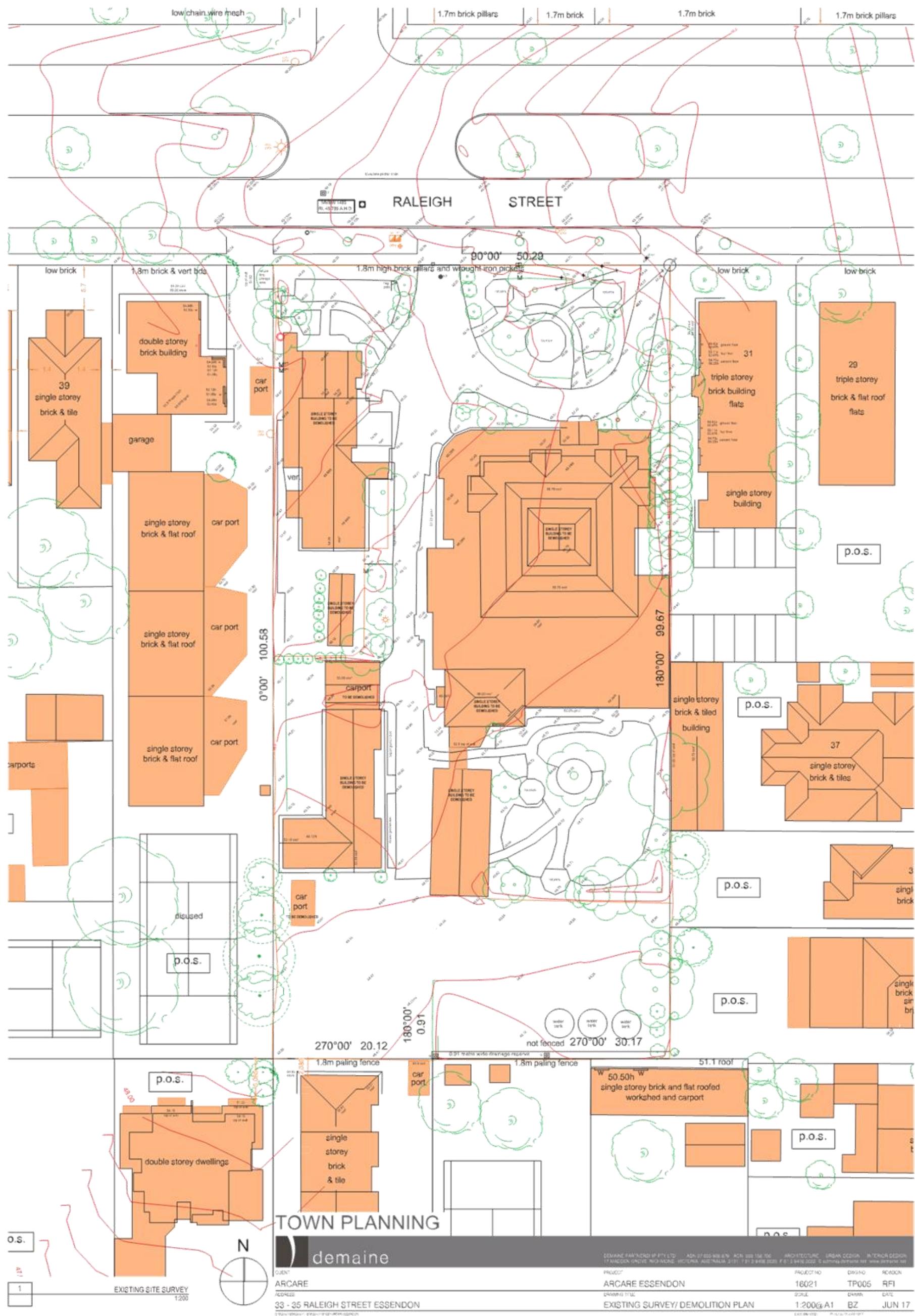
PROJECT NO  
16021

DRAWING NO  
TP003

SCALE  
@ A1

DATE  
JUN 17









1 COMPARISON PLAN



N

TOWN PLANNING

CLIENT

ARCARE

ADDRESS

33 - 35 RALEIGH STREET ESSENDON

PROJECT

ARCARE ESSENDON

DRAWING TITLE

COMPARISON PLAN

PROJECT NO

16021

SCALE

@ A1

DRAWING

TP006

DRAWN

BZ

REVISION

RFI

DATE

JUN 17

DEMAYNE PARTNERSHIP PTY LTD

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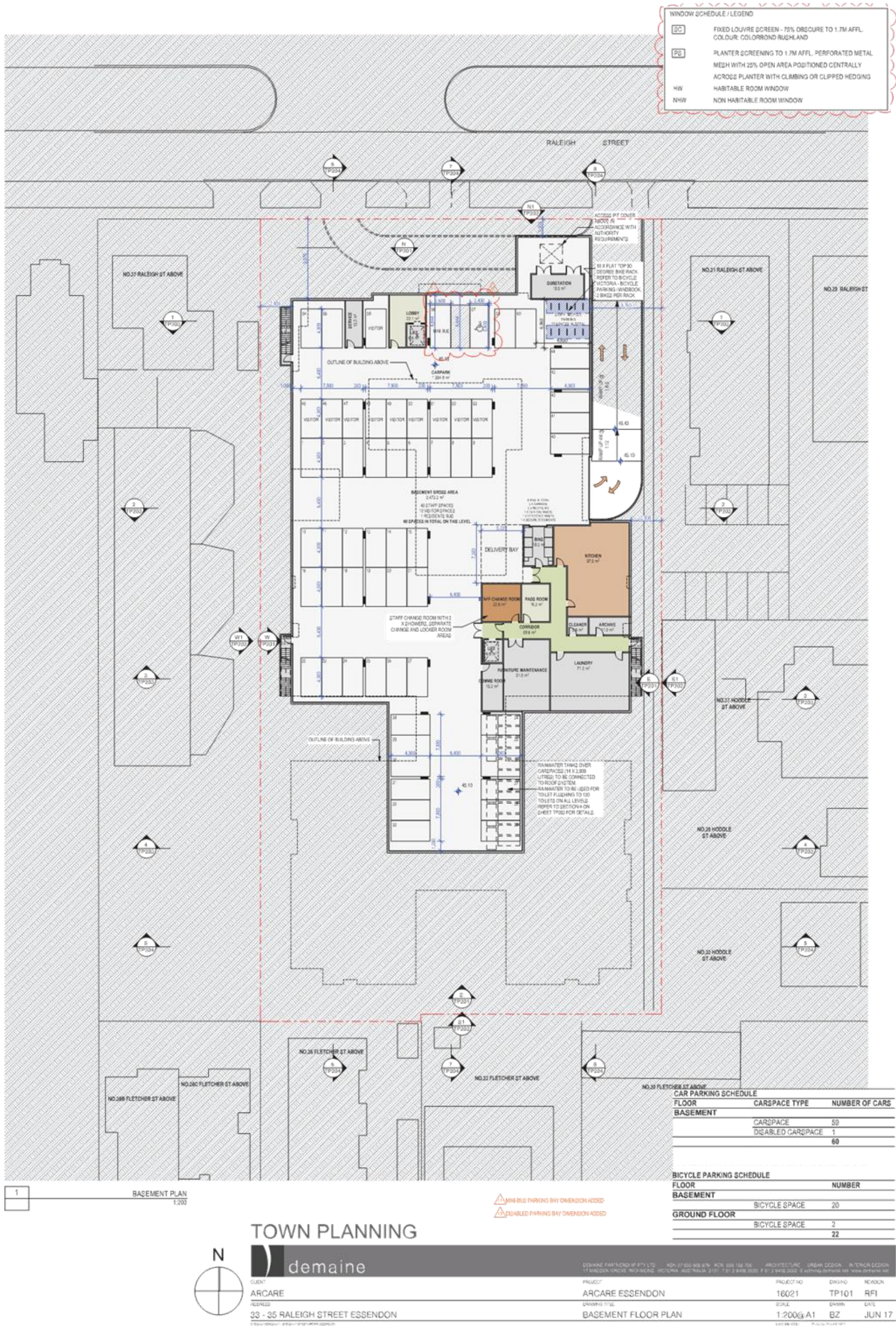
WWW.DEMAYNE.COM.AU

ARCHITECTURE

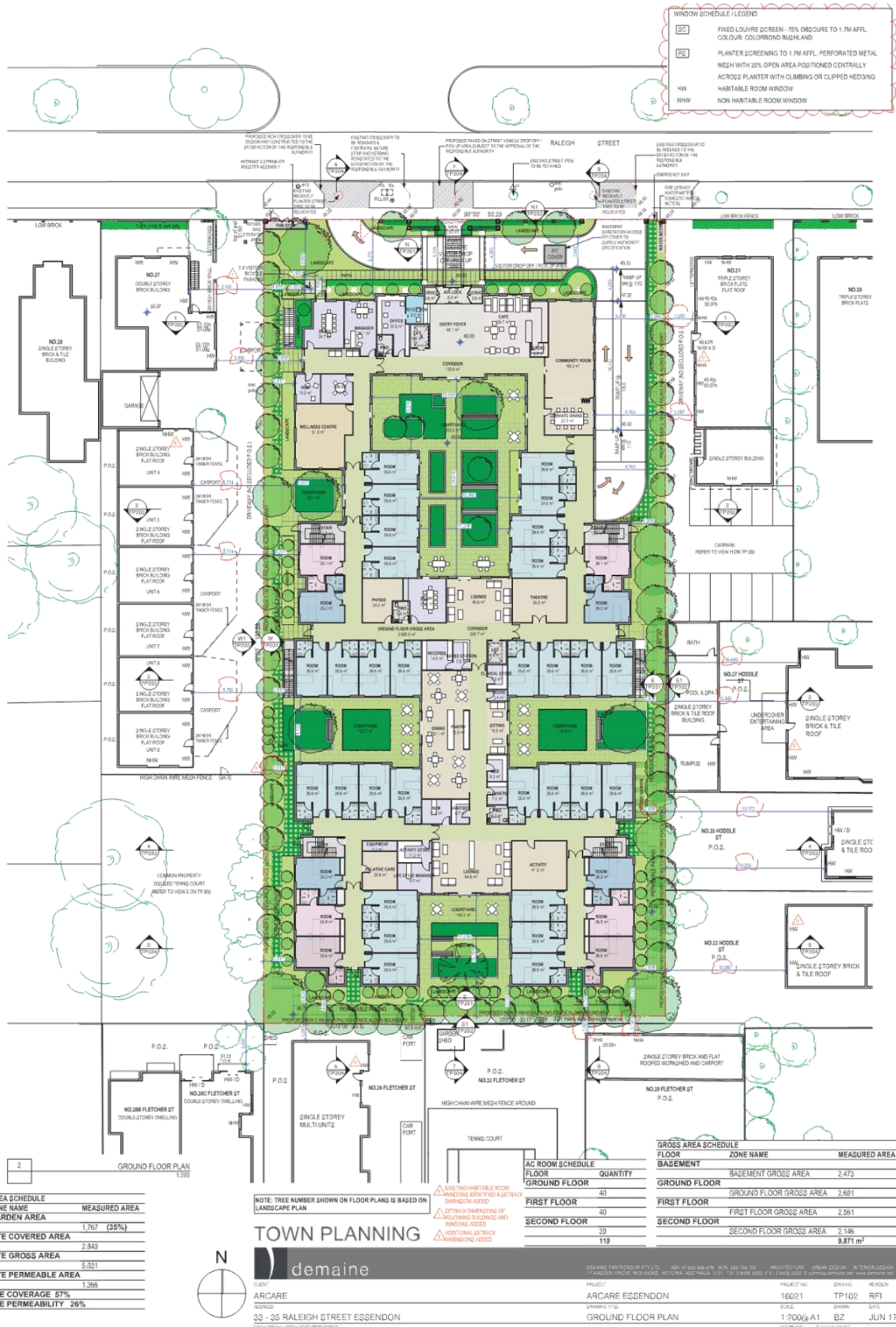
URBAN DESIGN

INTERIOR DESIGN





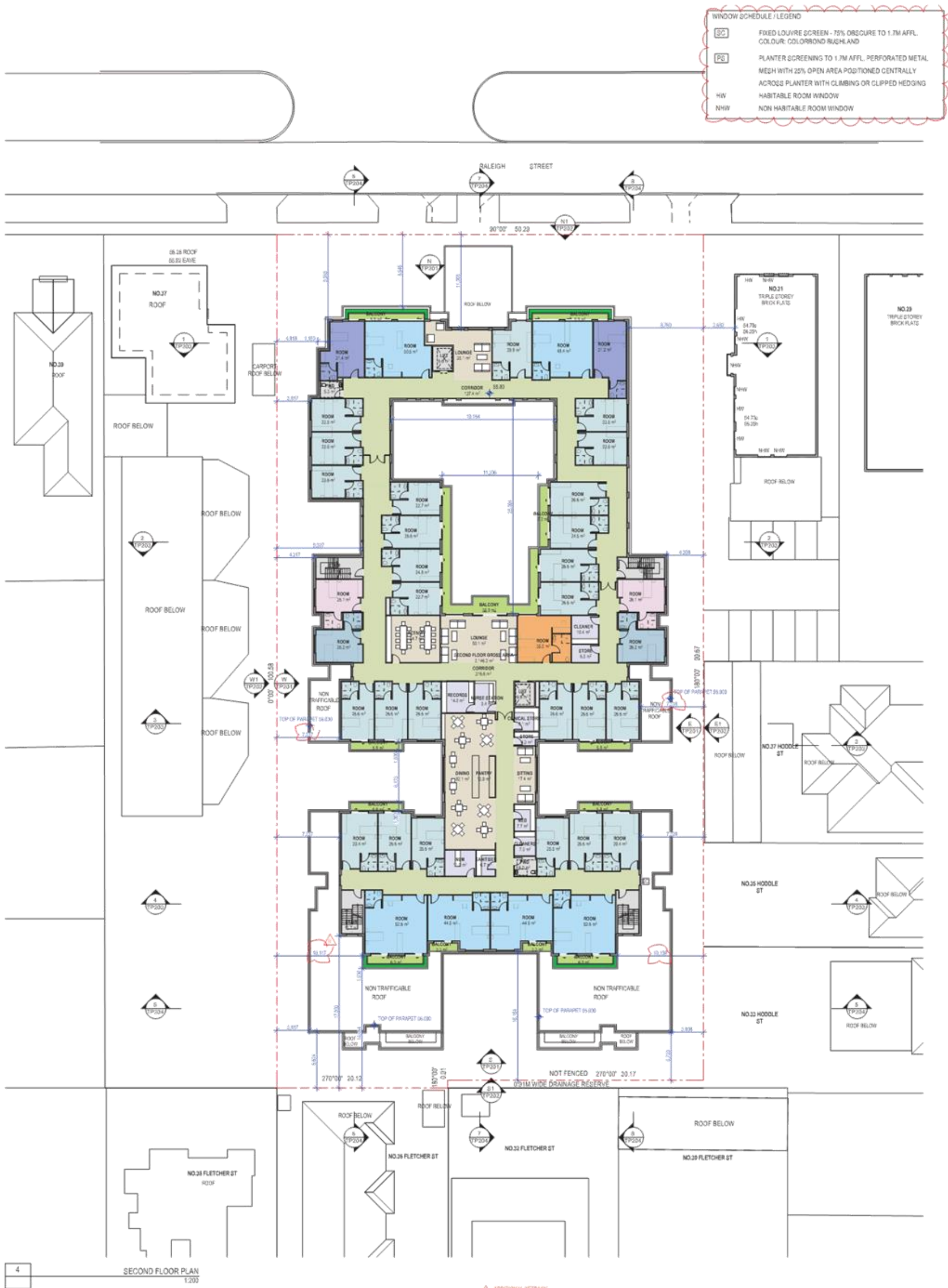




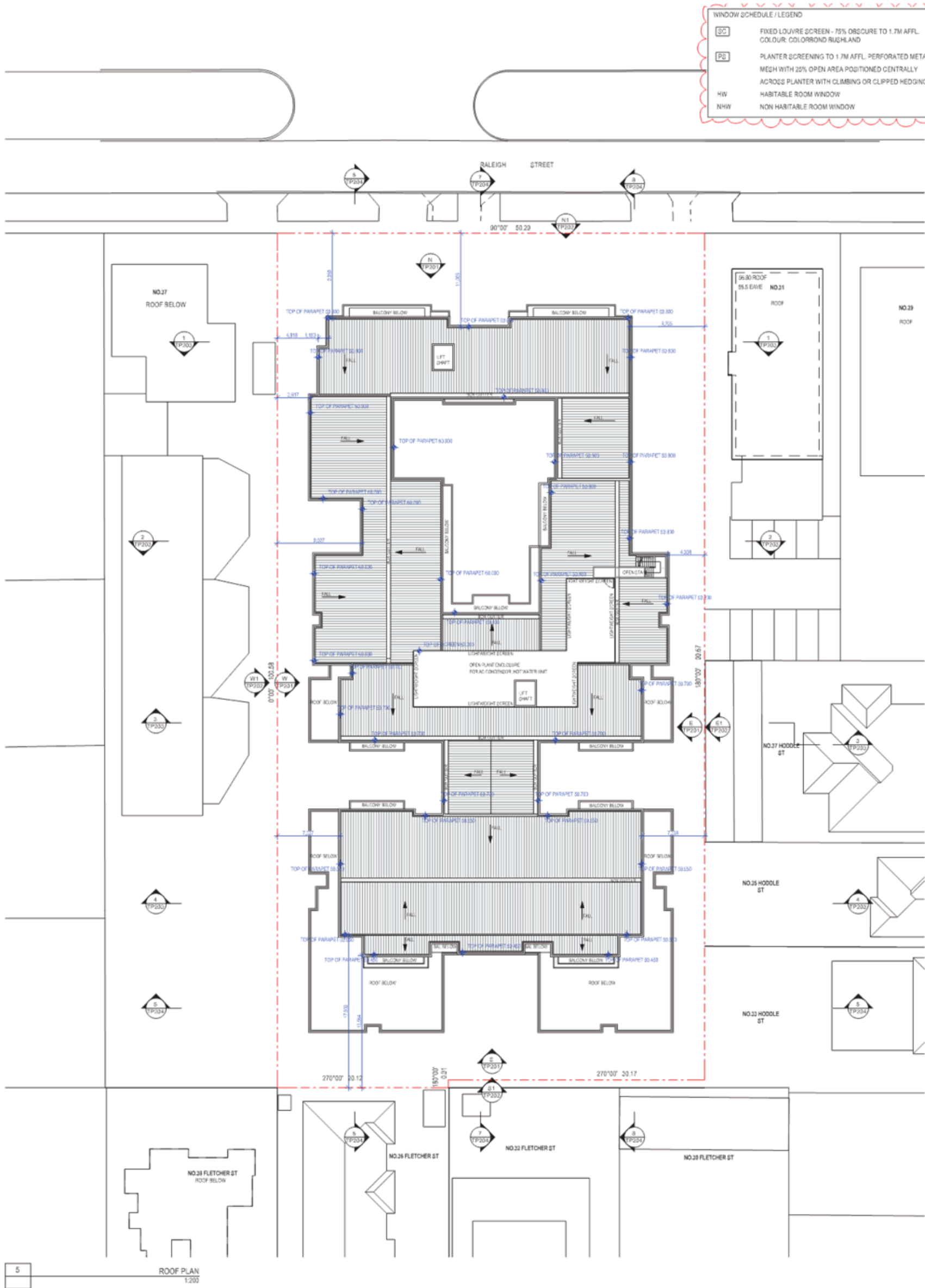












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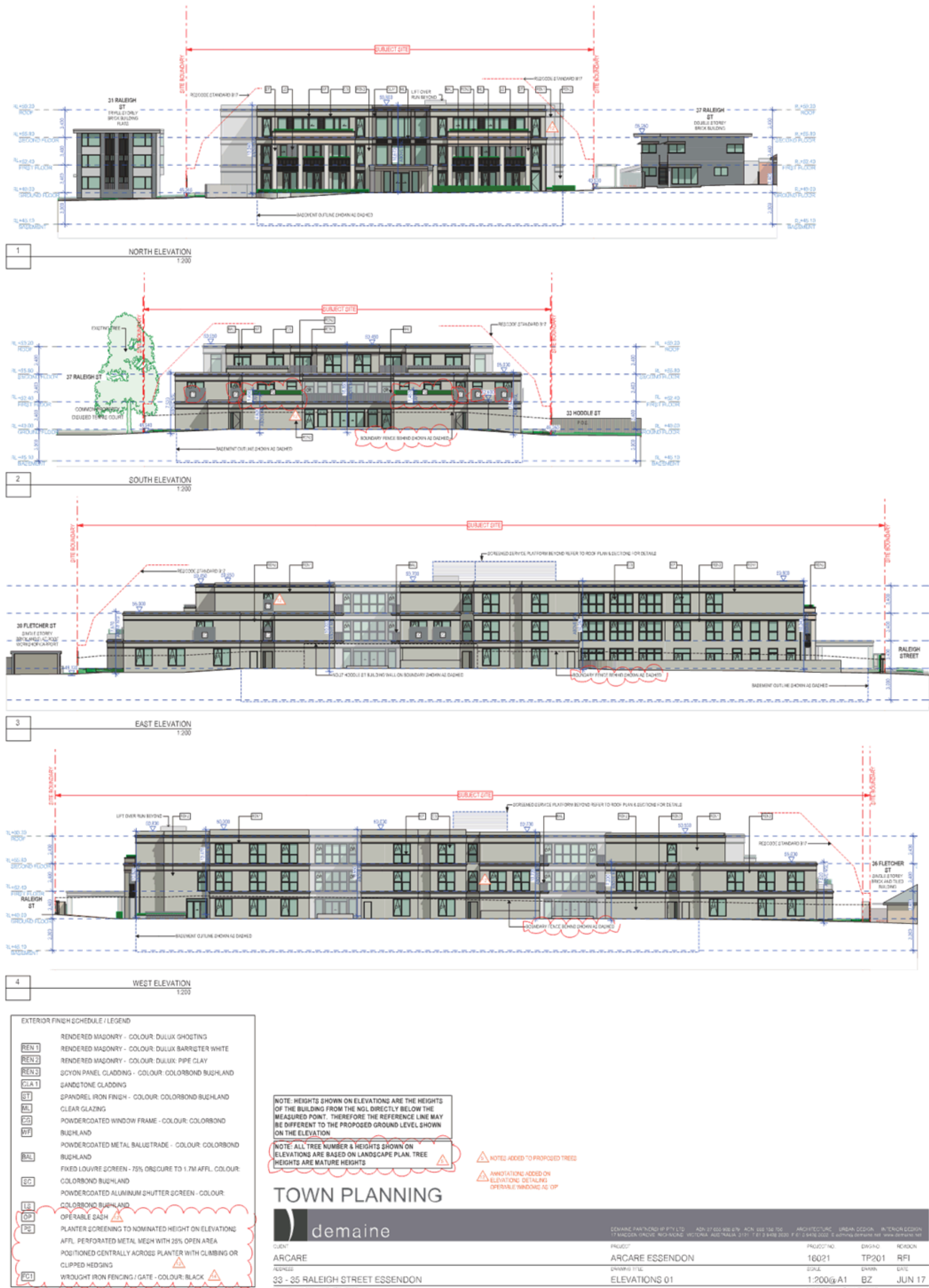
CLIENT  
ARCARE  
ADDRESS  
33 - 35 RALEIGH STREET ESSENDON

DEMAINE PARTNERSHIP PTY LTD ABN 57 653 408 676 ACN 132 132 750 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN  
17 MADISON AVENUE, RICHMOND VIC 3121, AUSTRALIA TEL: 03 9450 2000 FAX: 03 9450 2002 E: info@demaine.net.au www.demaine.net.au

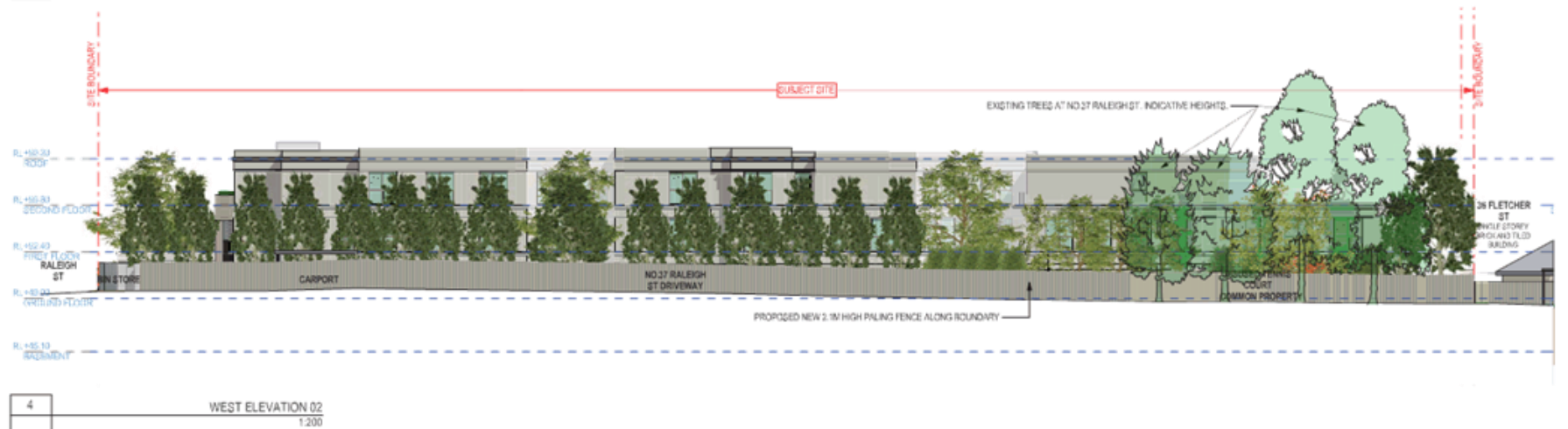
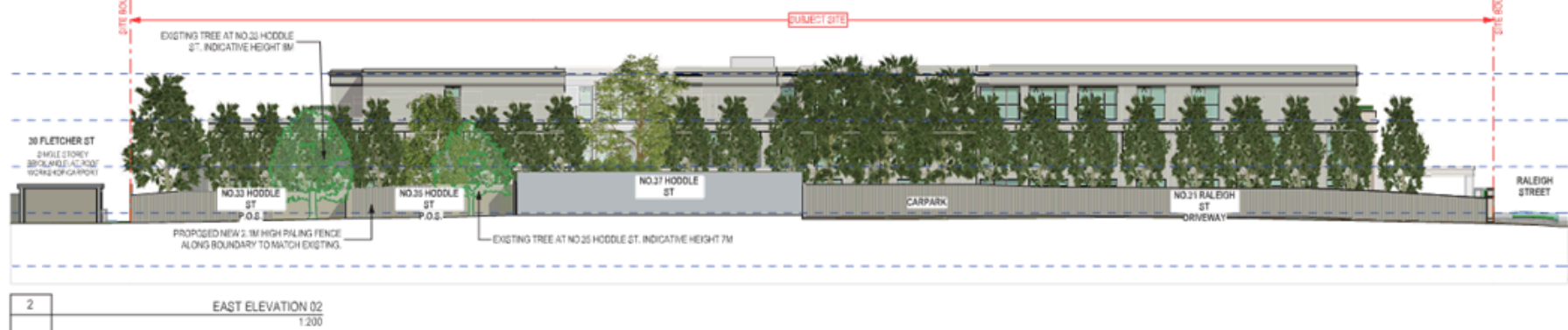
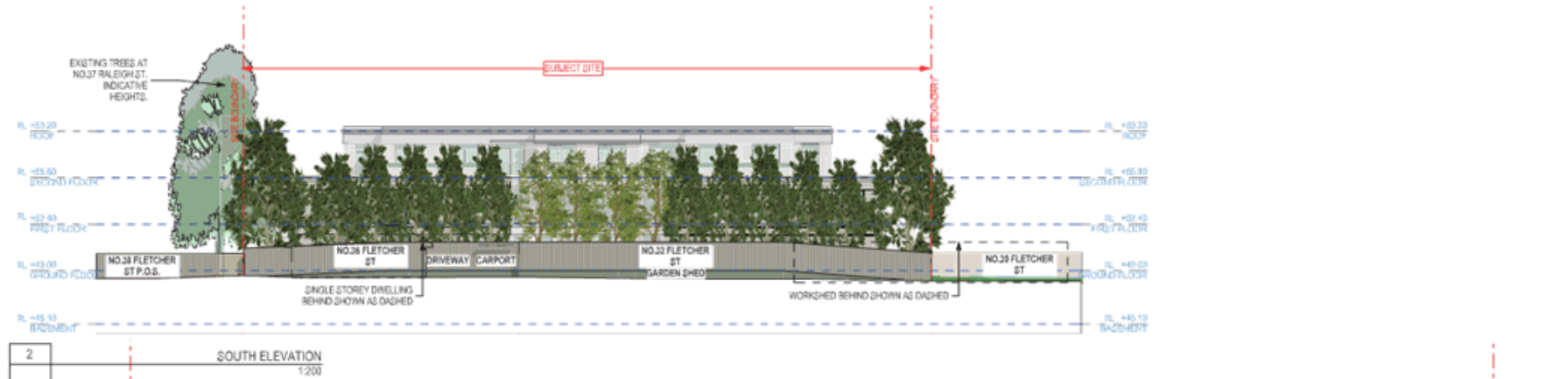
PROJECT NO	DRAWING	REVISION
16021	TP105	RFI
SCALE	DRAWN	DATE
1:200@A1	BZ	JUN 17

LAST REVISED: 17/06/2017 PROJECT: 16021









EXTERIOR FINISH SCHEDULE / LEGEND	
REN 1	RENDERED MASONRY - COLOUR: DULUX GHOSTING
REN 2	RENDERED MASONRY - COLOUR: DULUX BARRISTER WHITE
REN 3	RENDERED MASONRY - COLOUR: DULUX PIPE CLAY
CLA 1	SCYON PANEL CLADDING - COLOUR: COLORBOND BUSHLAND
ST	SANDSTONE CLADDING
GL	SPANDREL IRON FINISH - COLOUR: COLORBOND BUSHLAND
CG	CLEAR GLAZING
WF	POWDERCOATED WINDOW FRAME - COLOUR: COLORBOND BUSHLAND
BAL	POWDERCOATED METAL BALUSTRADE - COLOUR: COLORBOND BUSHLAND
SC	FIXED LOUVRE SCREEN - 75% OBUCLURE TO 1.7M AFFL. COLOUR: COLORBOND BUSHLAND
LS	POWDERCOATED ALUMINUM SHUTTER SCREEN - COLOUR: COLORBOND BUSHLAND
OP	OPERABLE BASH
PS	PLANTER SCREENING TO NOMINATED HEIGHT ON ELEVATIONS
FC1	WROUGHT IRON FENCING / GATE - COLOUR: BLACK

NOTE: HEIGHTS SHOWN ON ELEVATIONS ARE THE HEIGHTS OF THE BUILDING FROM THE NGL DIRECTLY BELOW THE MEASURED POINT. THEREFORE THE REFERENCE LINE MAY BE DIFFERENT TO THE PROPOSED GROUND LEVEL SHOWN ON THE ELEVATION

NOTE: ALL TREE NUMBER & HEIGHTS SHOWN ON ELEVATIONS ARE BASED ON LANDSCAPE PLAN. TREE HEIGHTS ARE MATURE HEIGHTS

## TOWN PLANNING

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CLIENT  
ARCADE  
ADDRESS  
33 - 35 RALEIGH STREET ESSENDON

PROJECT  
ARCADE ESSENDON  
DRAWING TITLE  
ELEVATIONS 02

PROJECT NO.  
16021

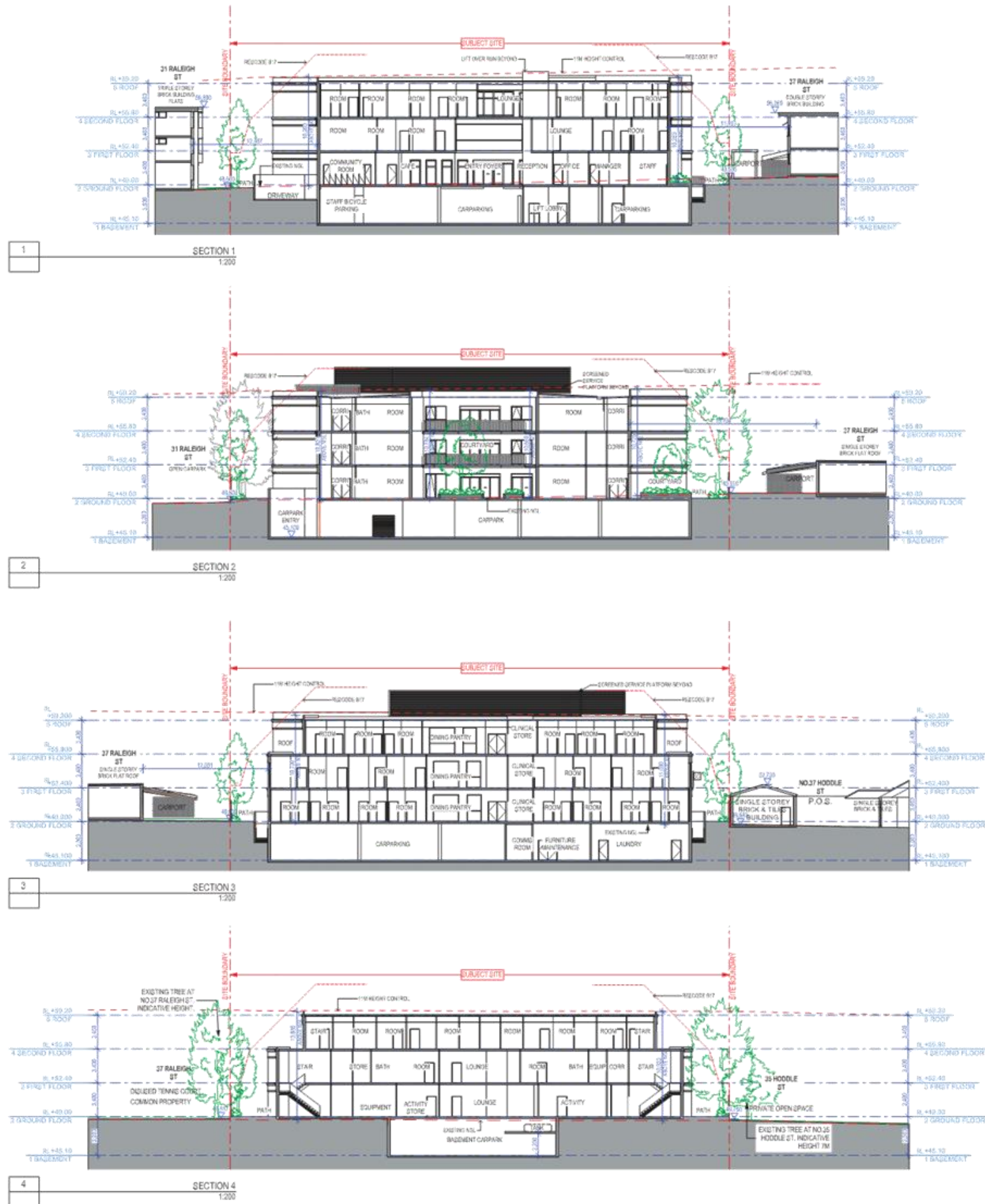
DRAWING  
TP202

REVISION  
RFI

SCALE  
1:200 @ A1

DATE  
JUN 17





EXTERIOR FINISH SCHEDULE / LEGEND	
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REN 2	RENDERED MASONRY - COLOUR: DULUX BARRISTER WHITE
REN 3	RENDERED MASONRY - COLOUR: DULUX PIPE CLAY
CLD 1	SCYON PANEL CLADDING - COLOUR: COLORBOND BUSHLAND
CLD 2	SANDSTONE CLADDING
ST	SPANDREL IRON FINISH - COLOUR: COLORBOND BUSHLAND
GL	CLEAR GLAZING
CF	POWDERCOATED WINDOW FRAME - COLOUR: COLORBOND BUSHLAND
WF	BUSHLAND
BAL	POWDERCOATED METAL BALUSTRADE - COLOUR: COLORBOND BUSHLAND
SC	FIXED LOUVRE SCREEN - 75% OBTURATE TO 1.7M AFFL. COLOUR: COLORBOND BUSHLAND
IS	POWDERCOATED ALUMINUM SHUTTER SCREEN - COLOUR: COLORBOND BUSHLAND
OP	OPERABLE BASH
PS	PLANTER SCREENING TO NOMINATED HEIGHT ON ELEVATIONS AFFL. PERFORATED METAL MESH WITH 25% OPEN AREA
FC1	POSITIONED CENTRALLY ACROSS PLANTER WITH CLIMBING OR CLIPPED HEDGING
FC1	WROUGHT IRON FENCING / GATE - COLOUR: BLACK

NOTE: HEIGHTS SHOWN ON ELEVATIONS ARE THE HEIGHTS OF THE BUILDING FROM THE NGL DIRECTLY BELOW THE MEASURED POINT. THEREFORE THE REFERENCE LINE MAY BE DIFFERENT TO THE PROPOSED GROUND LEVEL SHOWN ON THE ELEVATION

NOTE: ALL TREE NUMBER & HEIGHTS SHOWN ON ELEVATIONS ARE BASED ON LANDSCAPE PLAN. TREE HEIGHTS ARE MATURE HEIGHTS

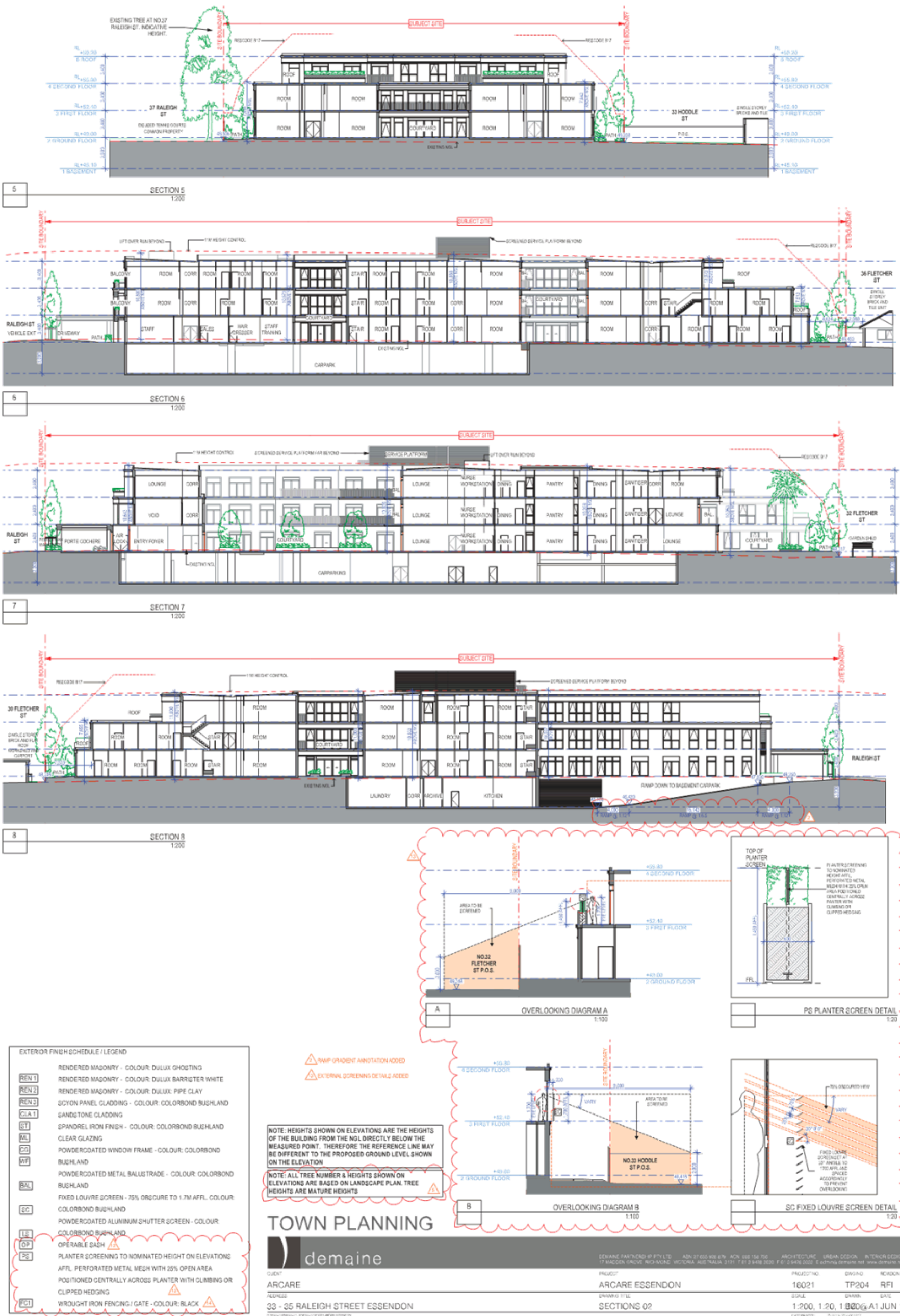
## TOWN PLANNING

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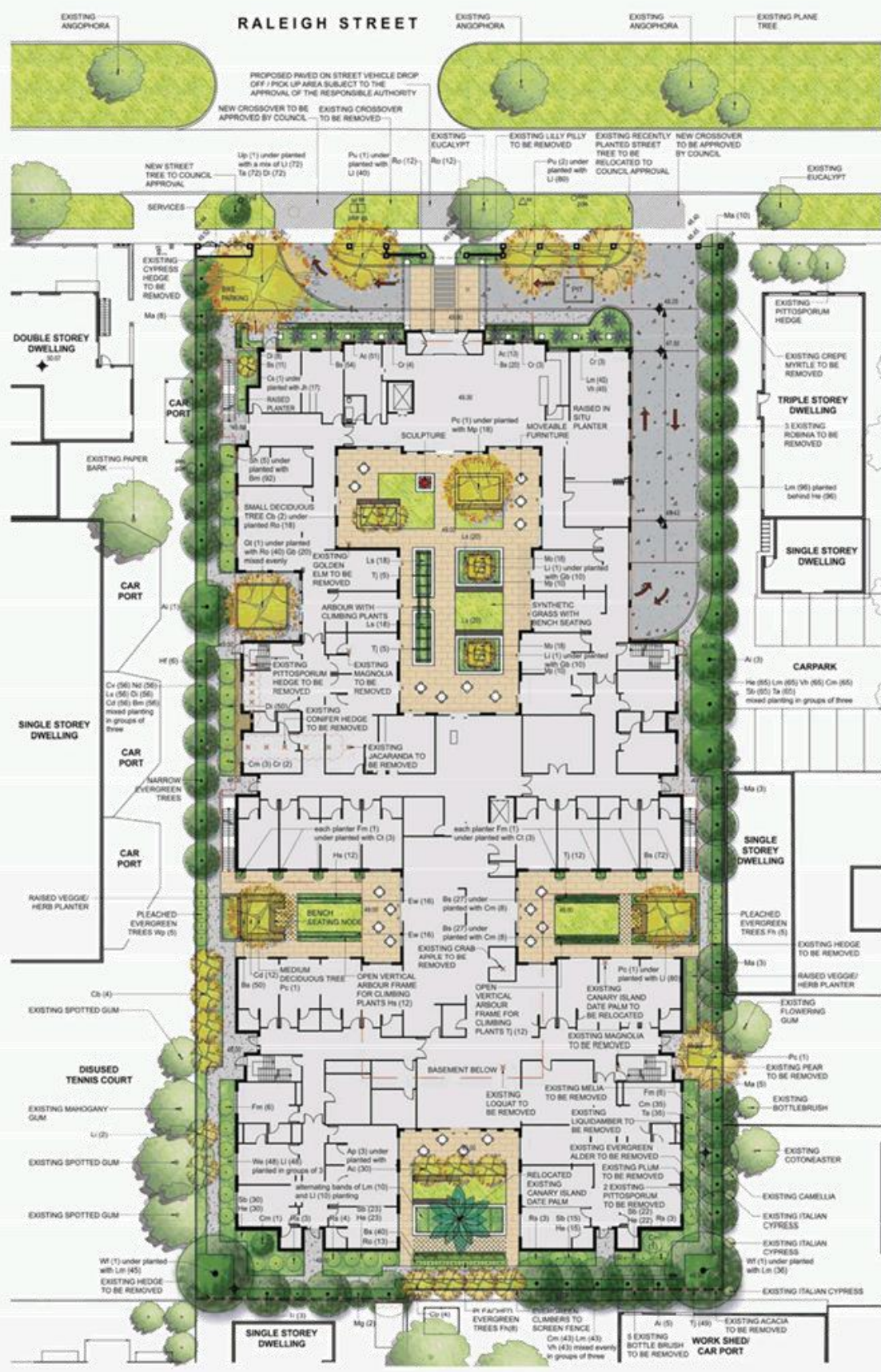
CLIENT  
ARCARE  
ADDRESS  
33 - 35 RALEIGH STREET ESSENDON

PROJECT NO. 16021  
DRAWING NO. TP203  
DATE JUN 17  
PROJECT TITLE  
ARCARE ESSENDON  
SECTIONS 01

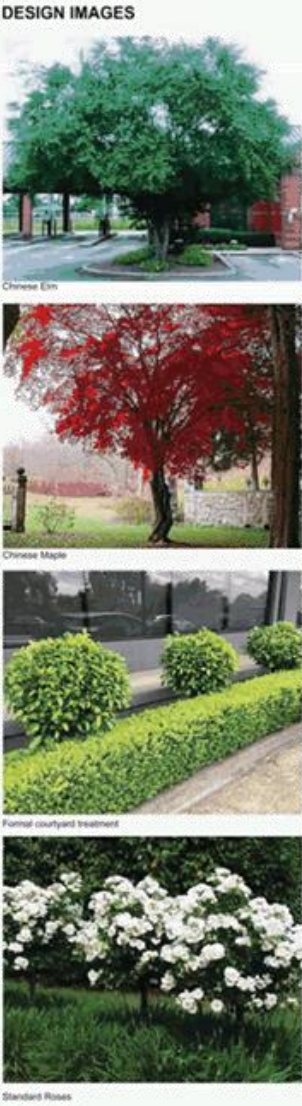








- LEGEND**
- EXISTING TREES
  - EXISTING TREES FOR REMOVAL
  - GARDEN BED
  - RAISED IN SITU PLANTERS
  - MODULAR PAVING
  - SANDSTONE COLOURED PERMEABLE PAVING
  - PERMEABLE PEDESTRIAN PAVEMENT
  - VEHICLE GRADE CHARCOAL COLOURED EXPOSED AGGREGATE CONCRETE PAVING
  - SYNTHETIC GRASS
  - FIRST FLOOR OVER
  - BASEMENT BELOW



NOT FOR CONSTRUCTION  
FOR TOWN PLANNING PURPOSES ONLY

PLANT SCHEDULE									
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT RANGE	MATURE SPREAD RANGE	QUANTITY	SYMBOL	CODE	BOTANICAL NAME
	Wf	Walteria floribunda	Walteria Lily Pilly	12.0m	7.0m	2		Ac	Ardisia cuneata
	Ti	Trochodendron laurifolium	Kanberra	8.0-8.5m	4.0-4.5m	3		Cv	Callistemon viminalis 'Star'
	Ma	Magnolia grandifolia 'Atal'	Southern Magnolia 'Atal'	9.0m	4.0m	29		Nd	Nandina domestica 'Black'
	Al	Acacia implex	Lightwood	8.0m	5.0m	9		He	Hebe laevis
	Hf	Hymenocallis racemosa	Native Frangipani	6.0-6.5m	3.5-4.0m	6		Ls	Lonicera sibirica
	Ma	Magnolia grandifolia	Magnolia Little Gem	4.0m	2.5m	2		Eu	Eucalyptus acridula
	Cr	Citrus reticulata	Mandarin Orange	3.0m	2.0m	2		Di	Diospyros virginiana
	Cm	Citrus meyer	Standard Meyer Lemon	3.0m	2.0m	5		Gr	Grevillea robusta
	Ra	Rosa sp.	Standard Hybrid Rose	1.5m	0.8m	13		Ca	Cornus alba
	Fm	Ficus microcarpa var. 'Nellie Standard'	Nellie Fig	1.5m	0.8m	20		Cm	Cornus mas
	Sh	Shorea rostrata	Liliac	2.0m	1.5m	5		Bn	Banksia laevis
	Wf	Walteria floribunda	Walteria Lily Pilly	12.0m	7.0m	13		Ra	Rosa sp.
	Wf	Walteria floribunda	Walteria Lily Pilly	12.0m	7.0m	13		Vi	Viburnum
	Wf	Walteria floribunda	Walteria Lily Pilly	12.0m	7.0m	13		Vi	Viburnum
	Wf	Walteria floribunda	Walteria Lily Pilly	12.0m	7.0m	13		Vi	Viburnum
	Wf	Walteria floribunda	Walteria Lily Pilly	12.0m	7.0m	13		Vi	Viburnum

**ARCARE ESSENDON**

**33-35 RALEIGH STREET - ESSENDON**

**LANDSCAPE PLAN**

SCALE: 1:200 @B1 SIZE

CDA Design Group Pty Ltd  
Landscape Architecture  
Urban Design  
180 Vandenbosch Street  
Essendon, Victoria 3040  
P 03 9348 9877  
E info@cda.com.au  
Project No: 14000  
Date: 28/11/2017  
Drawn by: 8655  
Checked by: 74  
Drawing No: TP01 A





## TOWN PLANNING

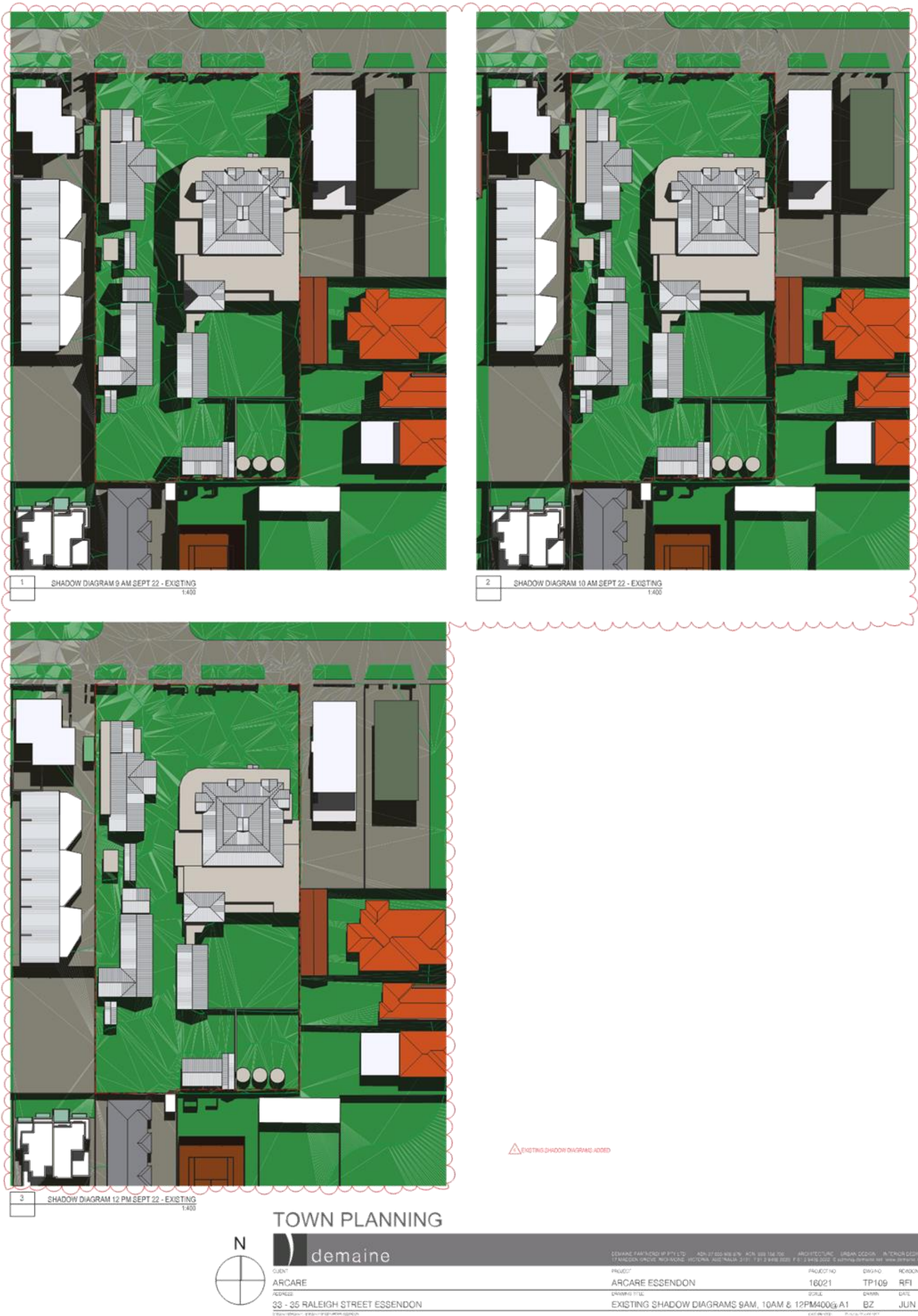


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CUSTOMER  
ARCARE  
ADDRESS  
33 - 35 RALEIGH STREET ESSENDON

EDVANCE PARTNERS PTY LTD 17 BRACKLEY GROVE, RINGWOOD VICTORIA, AUSTRALIA 3113		ARN 21 822 886 876 ARN 888 206 206 F 03 9498 2022 E 03 9498 2022 E 03 9498 2022		ARCHITECTURE, URBAN DESIGN & PLANNING 5 BATHING CHURCH STREET, RINGWOOD		RINGWOOD DESIGN 1000 RINGWOOD ROAD, RINGWOOD	
PROJECT	PROJECT NO	DRAW NO	REVISION				
ARCARE ESSENDON	16021	TP108	RFI				
DRAWING TITLE	SCALE	DRAWN	DATE				
GARDEN AREA ANALYSIS	1:200@A1	BZ	JUN 17				









△ EXISTING SHADOW DIAGRAMS ADDED

N

TOWN PLANNING


CLIENT	ARCARE	PROJECT NO	16021	DRAWING NO	TP110	REVISION	RFI
ADDRESS	33 - 35 RALEIGH STREET ESSENDON	DRAWING TITLE	EXISTING SHADOW DIAGRAMS 2PM & 3PM	SCALE	1:400@A1	DATE	JUN 17






LEGEND  
 SHADOW CASTED BY FENCE

TOWN PLANNING

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CLIENT  
ARCARE

ADDRESS  
33 - 35 RALEIGH STREET ESSENDON



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PROJECT ARCARE ESSENDON	PROJECT NO 16021
DRAWING TITLE SHADOW DIAGRAMS 9AM, 10AM & 12PM	DRAWING NO TP106
SCALE 1:400 @ A1	REVISION RFI
DATE JUN 17	





LEGEND  
SHADOW CASTED BY FENCE

N

TOWN PLANNING

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demaine partnership pty ltd  
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TEL: 03 9450 1200  
WWW.DEMAINE.COM.AU

CLIENT

PROJECT

DRAWING TITLE

ADDRESS

ARCARE

ARCARE ESSENDON

SHADOW DIAGRAMS 2PM & 3PM

33 - 35 RALEIGH STREET ESSENDON

PROJECT NO

DRAWING

REVISION

SCALE

DRAWN

DATE

16021

TP107

RFI

1:400@A1

BZ

JUN 17

LAST REVISED

PROJECT MANAGER





ARCARE ESSENDON DEVELOPMENT COLOUR SCHEDULE

EXTERIOR FINISHES:

1. REN 1 - RENDERED MASONRY  
COLOUR: DULUX GHOSTING

2. REN 2 - RENDERED MASONRY  
COLOUR: DULUX BARRISTER WHITE

3. REN 3 - RENDERED MASONRY  
COLOUR: DULUX PIPE CLAY

4. CLA 1 - SCYON PANEL CLADDING  
COLOUR: COLORBOND BUSHLAND

5. ST - SANDSTONE CLADDING

6. WF, BAL, SC, LS, ROOF TOP PLANT  
SCREEN - POWDERCOATED  
COLORBOND BUSHLAND

1	3	5
2	4	6



CLIENT  
ARCARE

ADDRESS  
33 - 35 RALEIGH STREET ESSENDON

BM/Gover: BM/Gover1 - BM/Gover 2010201 ARCARE ESSENDON

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PROJECT  
ARCARE ESSENDON

PROJECT NO.    DWG NO.    REVISION  
16021    TP701    RFI

DRAWING TITLE  
MATERIALS COLOUR SCHEDULE

SCALE    DRAWN    DATE  
BZ    JUN 17

PRINTED:    Thursday, 28 June 2017

TOWN PLANNING