Town Planning Application Proposal

1032 Mt Alexander Rd
Essendon

FEBRUARY 2018 (REV C)
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1.0 Site Analysis

1.1 Local Context

The subject site is located at 1322 Mount Alexander Road, Essendon, just north of the intersection of Mount Alexander Road with Beverley Road, within the North Essendon Adultery Centre.

Mount Alexander Road is a major arterial road through the municipality that is zoned Road Zone Category A. It has a divided carriageway, on- and off-peak traffic in each direction, together with bicycle lanes, tram lines and a boulevard of pedestrian walkways located within the median reserves.

There are excellent access to public transport including:
- Tram Route 33 providing a stop approximately 490m south of the site (at the intersection of Beverley Rd and Mt Alexander Rd) connecting residents from Altona West - Ringwood East Estates.
- Bus Route 42, 47, 69 and 72 each providing a stop within 260m of the subject site, which travel to Market Place, Tullamarine, Melbourne Railway Station, Essendon, Airport West, Globelands Park, Albion, Ormeau Road, Grovedale, Altona, Maribyrnong, Creswick and Pearson Vale.
- Glenelg Tram Station, located approximately 850m northwest of the subject site, providing residents with access to the Glenelg's Line at the Melbourne Tram Network.

The site benefits from convenient access to a wide range of services, including but not limited to Essendon Park, Essendon Cricket Ground, Linfield Park, St Theresa's Primary School, Essendon Secondary School, Westgrove School and Essendon Church School within easy walking distance of the subject site.

The area is also characterized by the presence of numerous medical and health facilities and retail activities within proximity to the site.
1.0 Site Analysis

1.1 Neighbourhood Context

The subject area comprises two allotments on the north-eastern side of Mount Alexander Road. The lots continue to form a regular shaped area of land with a comprehensible frontage of 35.32m and a maximum depth of 33.5m. The total area is about 1,135m².

The site is flanked by approximately 1.5m high fence to the northern to southern creek line of the site. A concrete kerb along the northern boundary, which leads to a general right-of-way to the eastern boundary of the subject site.

The subject area is located within the North Essendon Activity Centres, a major activity centre as identified in the Eltham Precinct Plan at Clause 21A of the Melbourne Valley Planning Scheme. This activity centre comprises a linear commercial and residential character along the north-western corner of Weller Road and Berry Road. The site is zoned Commercial 3 pursuant to the Melbourne Valley Planning Scheme.

Due to the Commercial 3 zoning of the land, land use zoning for the parcel of Mt Alexander Road north-eastern corner residential land use, due to its distance from the core commercial and green belt south of the intersection of Huber Road. However, there are a few examples of office/retail commercial use at ground level of some second multi-level development.
1.0 Site Analysis

1.2 Neighbourhood Context

The parcel of Mount Alexander Road including the subject site is currently developed with recently constructed multi-level residential buildings, ranging from 5-7 storeys in height.

The subject site comprised two of the remaining four lots flanking the southern approach of Mount Alexander Road, which we yet to be developed with multi-level buildings.

The north side of Mount Alexander Road comprises a series of single-storey row-houses and double-storey commercial buildings associated with the North Essendon Major Activity Centre, as well as more recent mid-rise 5-6 storey apartment developments.

Buildings generally comprise contemporary design, detailing, such as re-clad wall cladding, parked-on-street car parks, glazed elements, and multi-glazing. Extensive glazing is generally provided across level and rear elevations, with balconies oriented towards the street. All ground level buildings contribute positively to the streetscape and outlook.

View 1 - From North-West on Mount Alexander Road

View 2 - From South-East on Mount Alexander Road

View 3 - From East on Mount Alexander Road

View 4 - From North-East on Mount Alexander Road

View 5 - From South-East on Mount Alexander Road

View 6 - From Aligned Park on the rear of northern neighbouring developments
1.0 Site Analysis

1.2 Site Context

To the north, the subject site adjoins three single-storey dwellings at 1239 M. Alexander Road. These dwellings are constructed in a tandem arrangement, with the common accessway aligning the common property boundary with the adjacent site.

To the east (rear), the subject site adjoins a right-of-way, and Allplace Park, which includes a playground, shared pedestrion paths and a basket ball court.

To the south this subject site adjoins a concrete ig-bealay, and a three-storey residential development at 1239 M. Alexander Road. The building comprises 6 apartments, as well as a office at ground level. The building is accessed via the roadway to the north of the property.
1.0 Site Analysis

1.4 Planning Context

The subject area is located within a Commercial 1 Zone under the Clarence Valley Shire’s Comprehensive Zoning Plan 2017.

- To implement the Rural Planning Policy Framework and the Local Planning Policy Framework, by providing a Municipal Strategic Statement and Urban Planning Policies.
- To provide for and to promote urban development for industrial, commercial, and community uses.
- To comply with the requirements of the Environmental Planning and Labour Protection Act 1979.
- To provide for and to promote urban development for industrial, commercial, and community uses.
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This context is covered by Design and Development Overlay (Sections 2), which provides the following Design Clues:

- To encourage design and development that enhances the visual appearance of the Rural Area.
1.4 Opportunities and Constraints

The subject site is bounded by a single-storey dwelling at 1302 Mt Alexander Road and a single-storey weatherboard dwelling at 1304 Mt Alexander Road. The building is currently utilised as a Chiropractic. An area of freehold is located to the rear of the dwelling, which falls into the open plan and access of the dwelling. 1303 Mt Alexander Road is developed with a single-storey brick dwelling, with a footprint of 144m². This dwelling also has a garage to the rear of the site, accessed via the rearyard to the west of the dwelling. A number of small trees a low-level vegetation are positioned around the subject site.

Major aspects characteristic of the subject site are:

1. **Sun Path**
   - Sun orientation is being considered for the proposed development.

2. **Garden Aspect**
   - On this site, the site faces a garden park, which provides opportunities for access to public open space and increased activity near the living areas.

3. **City Views**
   - Overlooking the south, the site has views of the city, which represent a key element to the site's amenity.

4. **Prevailing Winds**
   - The site's east/west orientation, coming from west onto the site, influence the design of the proposed development.

5. **Southern Lane**
   - The south boundary, a lane, divides the subject site to the existing property.

6. **Afternoon Sun**
   - This north/east of the site is exposed to afternoon sunlight.

7. **Road Buffer**
   - The presence of Mount Alexander Road, which is a major arterial road, at the front of this site impacts the need for screening for the proposed development.
2.0 Design Response

2.1 Design Response

This scheme was developed to maximise the potential of the available site, in consultation with the Council as follows:

1. SUN PATH

- The orientation of the building maximises the potential for natural light and views.

2. GARDEN ASPECT

- The rear aspect is characterised by an increased level of transparency and openness to take advantage of the outlook onto Allison Park.

3. CITY VIEW

- The building's orientation offers panoramic views over the city, providing a sense of connection.

4. PREVAILING WINDS

- The design incorporates features such as overhangs and green walls to minimise wind penetration.

5. SOUTHERN LANE

- The presence of the lane on the southern boundary allows for vehicular access to the proposed development.

6. AFTERNOON SUN

- The design is sensitive to the orientation of the building to maximise afternoon sun.

7. ROAD BUFFER

- The integration of greenery on the road buffer, accompanied by design features such as vertical screening and landscaped areas, enhances the environment of the development.
2.0 Design Response

2.2 Setbacks

The building will present a storey profile height to Mount Alexander Road, with a minimum front setback of 2.3m. The proposed setbacks allow the provision of land-use tactics which will allow the building to merge meaningfully into the streetscape. Levels 2 and 4 above the ground level will have a front setback of 7.9m, which is increased to 10.5m at the ground level of the building.

The rear of the subject site abuts a 9m double-loaded roadway. The proposed setbacks to the rear of the building, with private open space areas also positioned along this interface providing unkempt aesthetics to offset. The unacceptably encroaching into the recommended setbacks to the rear, specifically at Level 4 and 5, and a rear laneway at Level 3. This reduced setback is considered an acceptable design response to this impact, given the size and form of the building.

The proposal includes a front facing a site landscape along the site's frontage to maintain visual connection and views into the front setback area. The site's (urban) boundary along the proposed front setting is a requirement of the adjoining dwellings at 1020 Mt Alexander Road. Due to the orientation of this site, the proposal will not impact any loss of daylight to the property. The development is also designed to provide maximum setbacks at upper levels, including the northern boundary, to provide a transition in scale to the adjoining property.

2.2 Massing and Scale

The building will have a maximum overall height of approximately 21.1 metres at the front of the site. It will feature a variety of heights, including setback, recessed balconies, varied floor heights, and detailed (stair) elements.

The proposed setback proposed to be compliant with the emerging forms of development in the area, including recently constructed developments in the north and south of the site. The proposed setbacks will align with the upper levels, recessed with landscaping via shadow lines, which will assist in providing a soft entry to the site and Mount Alexander Road.

As a result of the provision of planning controls applying to the subject site, the scale of the building and the percentage of development will provide a measured response to this context.

The proposed development at a high architectural standard, reinforcing key urban design guidelines through providing aesthetically at the streetscape, such as the design and well-thought-out building features.
2.0 Design Response

- The curved shape softens and dynamizes the upper volume.
- The upper setback reduces the visual bulk.
- The three-storey podium defines a street wall to Alexander Rd.
- Vertical articulation and contrasting colouring divide and proportionally reduce the mass of the building.
- The more commercial appearance of the street frontage fits within the context and ensures flexibility in future space usage.
- Vegetation at the ground floor accostulates the podium's level and reinforces the sense of entry.
- The feature metal cladding separates and visually lightens the top structure.
- Balconies enhance amenity to interior spaces and outlook to the open space.
- The integrated greenery softens the facade and increases integration within the streetscape.

MAP

FACADE ARTICULATION

1715/18
Town Planning

192-198 Mt. Alexander Road, Essendon

DATE: FEBRUARY 2018

APPENDICES – ORDINARY COUNCIL MEETING
ITEM 9.2 - APPENDIX A
2.0 Design Response

VIEW FROM NORTH ON MOUNT ALEXANDER ROAD

MAP

PHOTOGRAPH

1716/18

Town Planning

6/102-108 Ml Alexandar Road, Eastdend

FEBRUARY 2019

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2.0 Design Response
2.0 Design Response

VIEW FROM NORTH-EAST IN ALLISON PARK
### Project Summary

| Floor Area | 1,620 m² |
| Deep Plan Area | 850 m² |
| No. of Apartments | 38 |
| No. of Three-Bedroom Apartments | 12 |
| No. of Two-Bedroom Apartments | 13 |
| No. of One-Bedroom Apartments | 2 |
| Residential Car Parking Spaces | 42 |
| Visitor Car Parking Spaces | 5 |
| Floor Area Density | 7 |
| Wet-Hung Wire Spacers | 12 |

### Area Schedule

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