THE BROOKLYN
18 Townhouses

116 Glass Street and 2
Winfred Street
Essendon, Moonee Valley

August 2017
Town Planning
01 Context

02 Design Response

03 Detailed Design

04 Townhouse Types

05 Supporting Information

06 Appendix
Context

The Team
Proximity
Site Context
Site Connectivity
Existing Site Condition
Existing Site Photos

01

“This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.”
The Team

Empire Properties is well equipped for the construction of new buildings, interior finish, extensions and refurbishments within the commercial, industrial, retail, residential and institutional markets.

Empire Properties has a strong reputation based on the success of project delivery. Empire Properties has for the past twenty years embarked on and successfully completed a range of challenging commercial construction projects.

We are totally committed to our principles of delivering exceptional value, quality and service across all of our projects.

ClarkeHopkinsClarke believe in creating vibrant communities. They recognise that each project they work on contributes to the creation and development of the urban environment. They take this responsibility seriously and strive to respond sensitively to the needs of local communities and the existing urban context to ensure places and spaces that have positive social, economic and environmental outcomes.

Their team is driven by a clear concern for both the metrics outcomes but also by the shaping of positive experiences for the users of these spaces and places are design. They strive to create engaging places and spaces that have a strong sense of identity and are a pleasure to visit and inhabit.

ILI Designs PTY Ltd champions that DESIGN is an evolution of EXPERIENCE AND ORGANIC. These inspirations come from nature, art and architecture, visual media, fashion and all the innovations ideas from the world of design.

These inspirations then form a part of a JOURNEY of ideas and COLLABORATION or experiences, which defines the process of design. These collaborations will often lead to the design processes making it inventive and innovative. The CONNECTIONS experienced through these journeys of ideas contribute to the conceptualisation of the project.

These connections could be personal, environmental, philosophical, cultural or architectural. All of which contribute to the processes of design and most importantly the final outcome.

TTM’s unique combination of acoustics, data, traffic and waste services is fundamental to the success of any architectural or development project.

For 38 years, they’ve been at the centre of Australia’s development and infrastructure industry, putting architecture and developers in the best position to achieve their objectives.

Your register experienced team has strong relationships within all levels of government and the development sector.

Their unique combination of services is designed to increase the value of your project.

NJM Design are a multi-disciplinary building services engineering consultancy.

They pride in producing the highest quality solutions which are at once cost effective, innovative, and add value to our clients’ projects.

Every year they complete over 150 projects ranging in size from small office fitouts to projects worth over $100m. They regularly work on large apartment complexes, shopping centres, office buildings, sports and retail complexes and medical centres.

The company employ the basic philosophy of producing the best solution based on the client’s requirements for the best cost and within the project timeframes.
SITE CONNECTIVITY
116 GLASS STREET & 2 WINFRED STREET
ESSENDON
Design Response

Urban Design Sketches
Concept Design
Existing Site Condition
Site Plan
Roof Plan
DESIGN STATEMENT

THE BROOKLYN

The vision for the ‘Brooklyn’ residences is to provide a series of luxury tailored residences that are sensitively integrated into the existing character of Glass Street, Essendon.

We strive to create a positive addition to the street by creating a development that has a people focus promoting pedestrian movement and activity over vehicular movements. Each townhouse will feel unique and care has been given within the design to create a development that feels like individual houses integrated into the street as opposed to one which imposes the street.

Texture and landscaping have been used significantly throughout the development with pitched roofs a feature taking references from the surrounding architecture.

‘The Brooklyn’ aims to be a positive and sensitive addition to Glass Street and the surrounding community.
Site Access
Pedestrian Movement and Vehicle Access
Facades and Streetfronts
APPENDICES – ORDINARY COUNCIL MEETING

ITEM 9.2 - APPENDIX B

Site Garden Percentage
116 Glass Street & 2 Winfred Street
Essendon

Site Garden Percentage

- PSP Minimum garden area requirement for site over 650m² = 35%
- 35% of 1940m² = 679m²
- 691.486m² provided totalling 35.6%

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Development Amendment Act 2017. The document must not be used for any purpose which may breach any copyright.
ITEM 9.2 - APPENDIX B

SHADOW DIAGRAM - SEPTEMBER 22 - 3:00 PM
116 GLASS STREET & 2 WINFRED STREET
ESSendon

This copied document is made available for the sole purpose of a planning submission, enabling its consideration and review as part of a planning process under the Planning and Development Act 2015. The document must not be used for any purpose which may breach any copyright.
APPENDICES – ORDINARY COUNCIL MEETING

ITEM 9.2 - APPENDIX B

Materials Legend

GL
MC1
MC2
MP1
MP3
SC1
SKY1
SKY2
OS

GLASS
METAL CLADDING 01
METAL CLADDING 02
METAL FRAME 01
METAL FRAME 03
STONE CLADDING
SKYLIGHT - Operable
SKYLIGHT - Fixed
"This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright."
APPENDICES – ORDINARY COUNCIL MEETING

ITEM 9.2 - APPENDIX B

TUESDAY, 10 APRIL 2018

PLANNING SUBMISSION
01/09/2017

SECTION D
116 GLASS STREET & 2 WINFRED STREET
ESSENDON

"This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Heritage Act 1987. The document must not be used for any purpose which may breach any copyright."

17072/ TP51 A

PAGE 52
Townhouse Types

Floor Plans
Elevations
Sections
### APPENDIX B

#### Unit 06

<table>
<thead>
<tr>
<th>Level</th>
<th>Name</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 06</td>
<td>Ground Floor</td>
<td>89 m²</td>
</tr>
<tr>
<td>Unit 06</td>
<td>Level 01</td>
<td>36 m²</td>
</tr>
<tr>
<td>Unit 06</td>
<td>Level 02</td>
<td>34 m²</td>
</tr>
<tr>
<td>Unit 06</td>
<td>Garage</td>
<td>115 m²</td>
</tr>
</tbody>
</table>

#### Unit 05

<table>
<thead>
<tr>
<th>Level</th>
<th>Name</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 05</td>
<td>Ground Floor</td>
<td>55 m²</td>
</tr>
<tr>
<td>Unit 05</td>
<td>Level 01</td>
<td>31 m²</td>
</tr>
<tr>
<td>Unit 05</td>
<td>Level 02</td>
<td>32 m²</td>
</tr>
<tr>
<td>Unit 05</td>
<td>Garage</td>
<td>123 m²</td>
</tr>
</tbody>
</table>

#### Unit 07

<table>
<thead>
<tr>
<th>Level</th>
<th>Name</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 07</td>
<td>Ground Floor</td>
<td>87 m²</td>
</tr>
<tr>
<td>Unit 07</td>
<td>Level 01</td>
<td>36 m²</td>
</tr>
<tr>
<td>Unit 07</td>
<td>Level 02</td>
<td>34 m²</td>
</tr>
<tr>
<td>Unit 07</td>
<td>Garage</td>
<td>116 m²</td>
</tr>
</tbody>
</table>

#### Level Plan

- **Ground Floor**
  - Unit 06
  - Unit 05
  - Unit 07

- **First Floor**
  - Unit 06
  - Unit 05
  - Unit 07

- **Second Floor**
  - Unit 06
  - Unit 05
  - Unit 07

- **Roof Plan**
  - Unit 06
  - Unit 05
  - Unit 07

---

**TOWNHOUSE C3, 06 AND 07 - PLANS**

116 GLASS STREET & 2 WINFRED STREET

ESSENDON

---

**Planning Submission**

This copied document is made available for the sole purpose of planning submission enabling its consideration not as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

---

**ClarkeHopkinsClarke**

116 GLASS STREET

ESSENDON

17072/ TP104

10.09.2017
Materials Legend

GL: GLASS
ME: METAL, PLATING 01
MF: METAL FND 11
MF2: METAL FND 02
ST: STONE SLAB/CONCRETE
S: SKYLIGHT - Operable
APPENDICES – ORDINARY COUNCIL MEETING

ITEM 9.2 - APPENDIX B

TOWNHOUSE 18 - SECTION AND ELEVATIONS
116 GLASS STREET & 2 WINIFRED STREET
ESSendon

"This copied document is made available for the sole purpose of enabling its consideration as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright."
APPENDICES – ORDINARY COUNCIL MEETING

ITEM 9.2 - APPENDIX B

Baseline Plan

Ground Floor Plan

First Floor Plan

Roof Plan
### APPENDIX B

#### TOWNHOUSE 11, 12 AND 13 - PLANS

**116 Glass Street & 2 Winfred Street, Essendon**

- **Level Name**
- **Name**
- **Area**

<table>
<thead>
<tr>
<th>Level</th>
<th>Name</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>Unit 12</td>
<td>65 m²</td>
</tr>
<tr>
<td>Level 11</td>
<td>Unit 12</td>
<td>45 m²</td>
</tr>
<tr>
<td>Unit 11</td>
<td>Unit 13</td>
<td>65 m²</td>
</tr>
<tr>
<td>Level 10</td>
<td>Unit 13</td>
<td>10 m²</td>
</tr>
<tr>
<td>Unit 10</td>
<td>Unit 11</td>
<td>50 m²</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>Unit 10</td>
<td>76 m²</td>
</tr>
<tr>
<td>Unit 9</td>
<td>Unit 10</td>
<td>26 m²</td>
</tr>
<tr>
<td>Level 9</td>
<td>Unit 10</td>
<td>6 m²</td>
</tr>
<tr>
<td>Unit 8</td>
<td>Unit 11</td>
<td>47 m²</td>
</tr>
</tbody>
</table>

---

**Key Plan**

- **Level Name**
- **Name**
- **Area**

<table>
<thead>
<tr>
<th>Level</th>
<th>Name</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>Unit 15</td>
<td>65 m²</td>
</tr>
<tr>
<td>Level 14</td>
<td>Unit 15</td>
<td>45 m²</td>
</tr>
<tr>
<td>Unit 13</td>
<td>Unit 14</td>
<td>65 m²</td>
</tr>
<tr>
<td>Level 12</td>
<td>Unit 14</td>
<td>10 m²</td>
</tr>
<tr>
<td>Unit 12</td>
<td>Unit 13</td>
<td>50 m²</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>Unit 13</td>
<td>76 m²</td>
</tr>
<tr>
<td>Unit 11</td>
<td>Unit 13</td>
<td>26 m²</td>
</tr>
<tr>
<td>Level 11</td>
<td>Unit 13</td>
<td>6 m²</td>
</tr>
<tr>
<td>Unit 10</td>
<td>Unit 14</td>
<td>47 m²</td>
</tr>
</tbody>
</table>

---

**GARDEN**

- [Plan for garden](#)
Supporting Information

Materiality
Artist Impressions
Reference Images

05
Reference Images

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1997. The document must not be used for any purpose which may breach any copyright.
Materiality

- **MC1**: Standing Seam Cladding - Dark
- **MC2**: Standing Seam Cladding - Light
- **TC1**: Timber Look
- **SC1**: Stone Look
- **MF1**: Standing Metal Fin Screening: (Vertical)
- **MF2**: Standing Metal Fin Screening: (Horizontal)

*INTEGRATING LANDSCAPING:
The design document is issued for the sole purpose of enabling its consideration and review as part of a planning process, under the Planning and Environment Act 1993. The document must not be used for any purpose which may breach any copyright.*
Artistic Impression: - View 1
Artistic Impression: - View 2
Artistic Impression: - View 3
Appendix

Site Survey
Landscape Design Drawings
GLASS STREET DEVELOPMENT
Perspectives from 1 Warner Street

THE BROOKLYN - Town homes
116 Glass Street and 2 Whinfield Street, Essendon
4th December, 2017
Current proposal - view from courtyard of 1 Warner Street

Legend
- arrow indicated location of view
16th February, 2018

Masbuild Aust Pty Ltd
C/- CHC Architects
115 Sackville Street,
COLLINGWOOD VIC 3066

Dear Daniel

PROPOSED RESIDENTIAL DEVELOPMENT
116 GLASS STREET, ESSENDON
RESPONSE TO COUNCIL COMMENTS

TTM Consulting (Vic) Pty Ltd has been requested by the Applicant to respond to the City of Moonee Valley’s comments (email dated 30/01/2018) regarding the swept path diagrams for the proposed residential development at 116 Glass Street, Essendon.

Swept path diagrams have been prepared with AutoTrack v11 using the ‘BBS’ design vehicle, for each visitor parking space, plus the garages for Dwelling 1, 5, 10 and 17. The dimensions of the ‘BBS’ vehicle can be seen in the swept path diagrams attached in Appendix A.

The visitor parking spaces are dimensioned 6.4 metres long by 2.4 metres wide, apart from the unobstructed end space which is dimensioned 5.4 metres long by 2.4 metres wide, all accessed from an aisle greater than 3.6 metres wide. These dimensions meet the requirements of AS2890.1-2004.

The swept path diagrams for the visitor parking spaces confirm that vehicles are able to enter and exit the spaces in an acceptable amount of manoeuvres, whilst being able to enter and exit the site in a forward direction.

All of the garages have minimum internal dimensions of 5.5 metres wide by 6.0 metres long, which meets the requirements of the Planning Scheme.

The swept path diagrams for the garages confirm that vehicles are able to enter and exit the garage in an acceptable amount of manoeuvres, even with the second vehicle present, and are able to enter and exit the site in a forward direction.

Swept path diagrams were also prepared with AutoTrack v11 using the ‘Waste Wise Mini’ to assess the proposed waste collection procedure. The dimensions of the ‘Waste Wise Mini’ can be seen on the swept path diagrams attached in Appendix B.
The swept path diagrams confirm that adequate manoeuvring room is provided within the basement level to allow the waste collection vehicle to enter and exit the site in a forward direction.

The parking layout is therefore considered to be satisfactorily designed.

Yours faithfully,

TTM Consulting (Vic) Pty Ltd

Joldy Bradley
APPENDIX B