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Salesian College | Mannix Campus
Landscape Architectural Town Planning Report

Prepared for McIldowie Partners
24 April 2024

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We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Rev A	Issued 02 February 2024	Authorised by NG
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01 INTRODUCTION

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Introduction

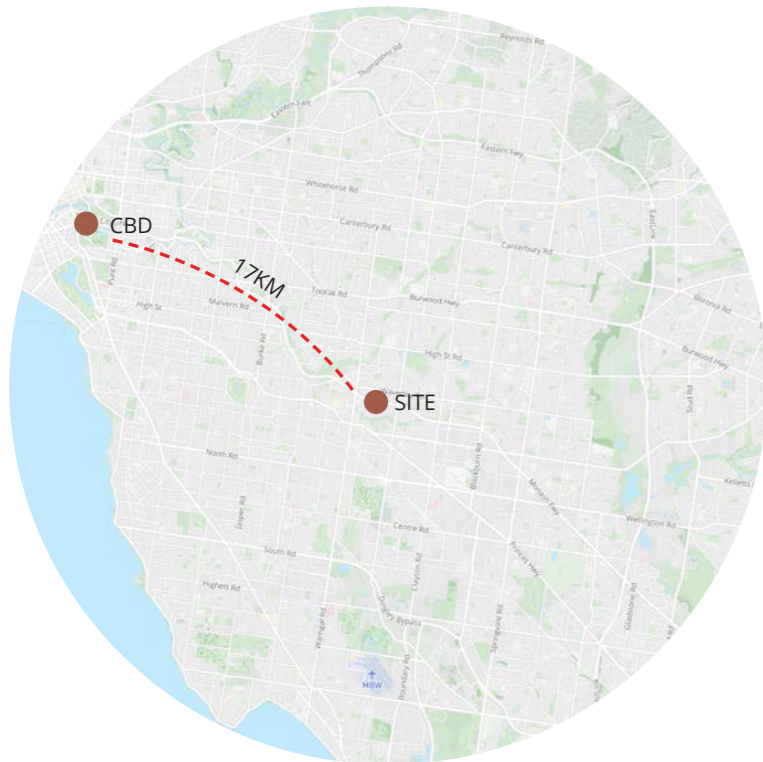
Site Context

Salesian College is Catholic boy's school located in Chadstone of approximately 1,100 students. The campus is split in two, with the Bosco Campus to the north side and the Mannix Campus to the south side of the Monash Freeway.

The landscape architectural scope of the project focussing on providing new outdoor amenity and planting associated with the new Year 7 building located within the Mannix campus.

KEY

- - - SITE
- POINT OF INTEREST
- ~ CONNECTING BRIDGE
- MAJOR ROAD
- - - BUS ROUTE
- - - CIRCULATION
- BIKE TRAIL
- ↔ ACCESS/ ENTRY



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**02
SITE ANALYSIS**

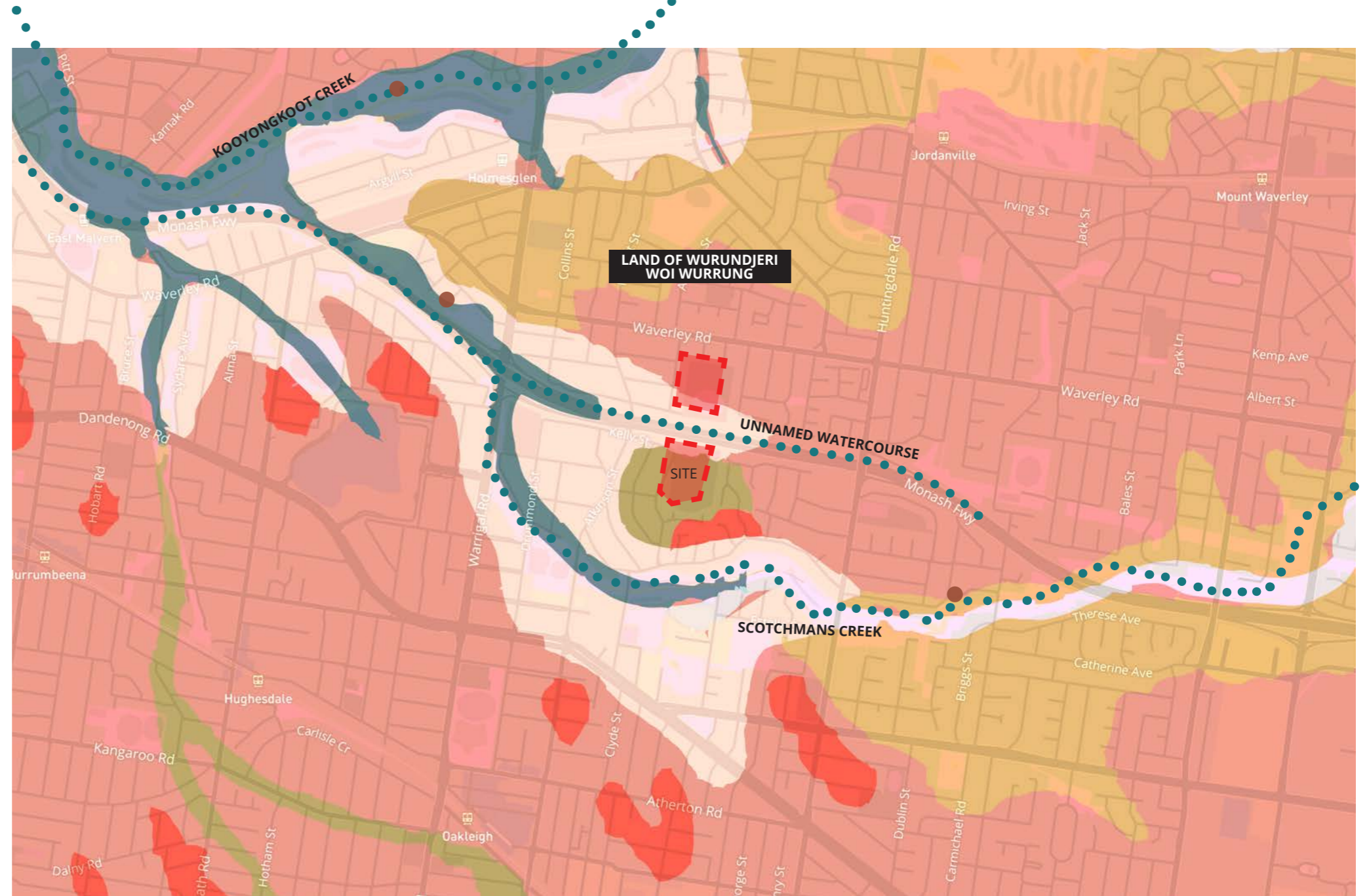
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Regional Analysis Pre-Colonial Landscape

- / Land of Wurundjeri Woi Wurrung
- / Major water courses surrounding site include known as Kooyongkoot Creek (Gardiners Creek) and Scotchman's Creek
- / It has been noted that there an unnamed water course historically flowed where the Monash Freeway runs today
- / Diverse range of vegetation types including heathlands, grasslands and wetland environments; some of which are currently endangered
- / Landscape was maintained by indigenous people through methods such as cultural mosaic burnings
- / All land is spiritually and culturally significant to aboriginal people

KEY

-  SITE
-  SITE OF INDIGENOUS CULTURAL HERITAGE
-  WATER BODY
-  EVC 175: GRASSY WOODLANDS
-  EVC 55: PLAINS GRASSY WOODLAND
-  EVC 719- GRASSY WOODLAND/DAMP SANDS
HERB-RICH WOODLAND MOSAIC
-  EVC 48- HEATHY WOODLAND
-  EVC 56- FLOODPLAIN RIPARIAN WOODLAND
-  EVC 83- SWAMPY RIPARIAN WOODLAND
-  EVC 47- VALLEY GRASSY FOREST



Site History

“Salesian College Chadstone welcomes all boys and their families, celebrates diversity and promotes relationships built on mutual respect.”



Pre-Colonial
Land of Woi-
Wurrung People.



1953
Open pastoral
landscape.



2023
Today, Salesian College
'ensures that a Catholic and
Salesian ethos underpins all
aspects of college life within an
atmosphere of respect for all.'
The school caters for years
7-12 students.



1853
Area settled in
1840's.



1957
50 acres of land was donated
to the Salesians by Miss
Louisa Moroney, daughter
of a well-known pioneering
family in the Oakleigh district,
at the recommendation of
Archbishop Mannix. February
1957, the College opened its
doors with an enrolment of
61 students in Forms One
and Two.

Connection to Country

Kulin Nation

Chadstone is on the site of the traditional lands of the Kulin Nation, specifically the Woiwurrung (Wurundjeri) tribes. The landscape was characterised by a diverse range of ecological vegetation classes and water bodies, some of which are extinct or endangered today. A variety of plants were utilised by indigenous people as medicine and food whilst also forming habitat for indigenous fauna.

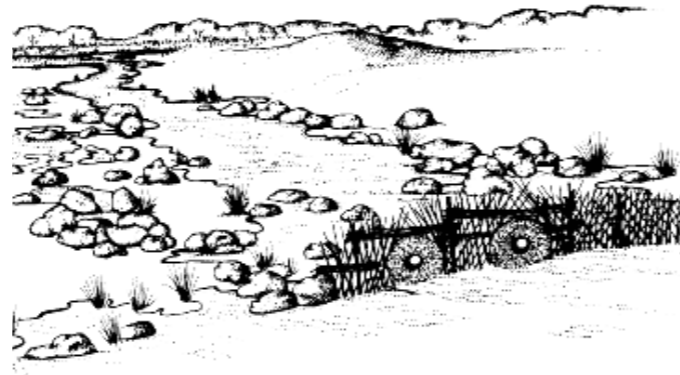
Major water courses surrounding the site include Gardiners (Kooyongkoot) Creek and Scotchmans Creek, however it has been noted that another unnamed creek ran along where the Monash Freeway is today. Gardiners Creek, named after John Gardiner, is thought to be where the first white person settled on this side of the Yarra River.

Water bodies are particularly significant to indigenous people as they provided an abundance of resources to be shared and utilised. They were also where cultural practices such as fish and eel trapping were carried out. Due to colonisation, many water bodies were canalised, erased or built over.

Indigenous people have extensive and deep knowledge of the landscape and it is important to respect and celebrate this connection to country. This can be achieved through utilising culturally and climate sensitive design practices that aim to engage and collaborate with aboriginal people throughout the design process.



Murnong Daisy were an indigenous food source in area.



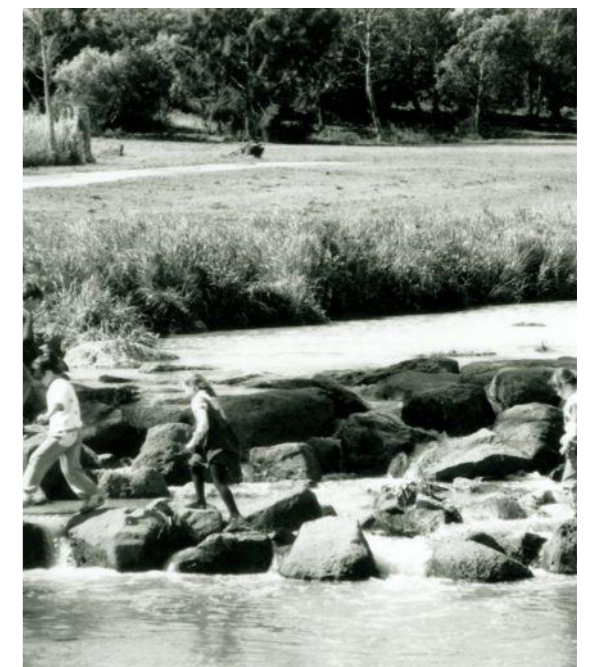
Fish and Eel traps were used by Aboriginal people to collect food.



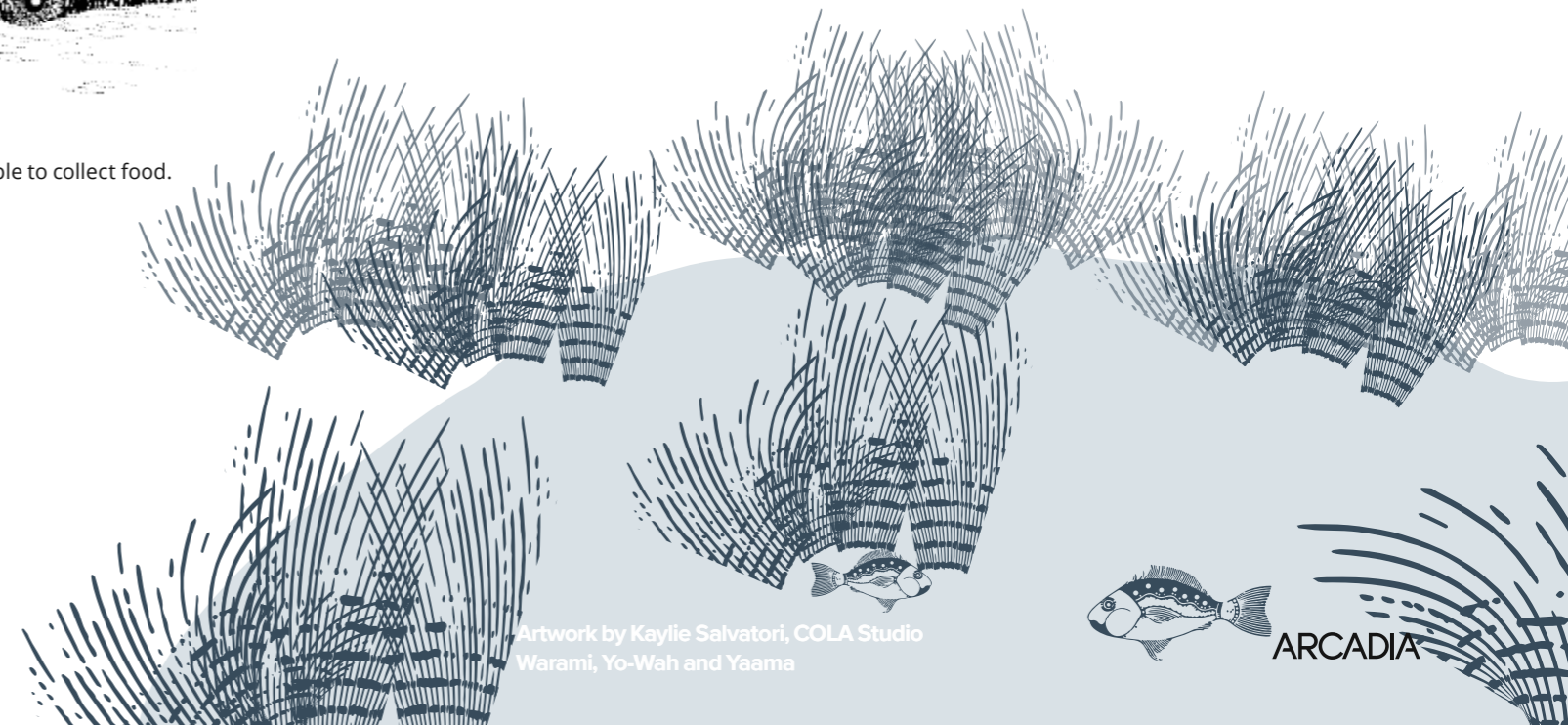
Scotchmans Creek vegetation and watercourse.



Traditional Owners Geographical Map (Sketched 1998)



Gardiners Creek Reserve.



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Site Analysis

- / Characterised by two large open fields.
- / Surrounded by perimeter of existing vegetation.
- / Site lines look out over expanse of oval towards freeway and residential interface.
- / Major level changes across site.
- / Hardscape sitting/ play area on southern side of main building.
- / Central large tree in centre of round about.

KEY

- [- -] SITE
- CAR PARKS
- BIKE PARKS
- MAJOR ROAD
- PEDESTRIAN CIRCULATION
- SERVICES VEHICLE CIRCULATION
- MAJOR VEHICLE CIRCULATION
- CONNECTING PATH/ BRIDGE
- VIEWS
- ESCARPMENT
- HARD STAND/ PLAY
- EXISTING TREES
- ↔ ACCESS POINTS



Site Conditions

Views

Major site lines look out over the large expanse of oval towards the freeway. This also occurs at the residential interface on the southern side of the campus.

Vegetation

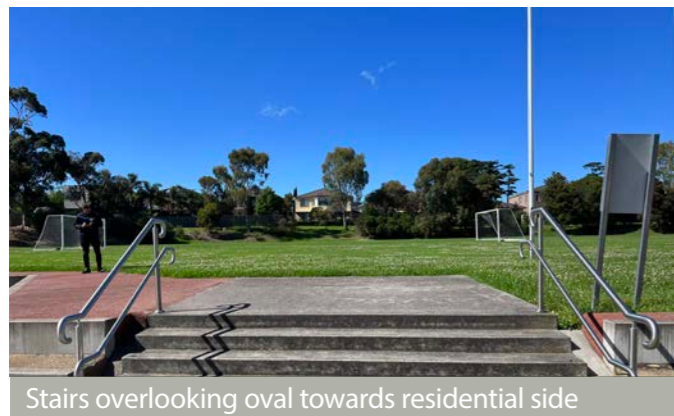
Densely vegetated area made up of a combination of native and exotic plants. There is a clear band of perimeter bushland surrounding the campus and large established trees staggered throughout.

Hardscape

Materials such as concrete, softfall rubber and brick make up the majority of hard surfaces on site. It is used for footpaths, basketball courts, carparks and the sitting area south of the main building.

Topography

There are large level changes that occur across site. The site slopes down towards the Monash Freeway. Major escarpments are located at the edge of the new proposed Y7 building and proposed carpark.



Stairs overlooking oval towards residential side



Perimeter planting next to Monash Freeway



Concrete as main surface material



Escarpment near front entrance



Views towards Monash Freeway



Main tree in centre of round about



Brick and concrete utilised adjacent to building



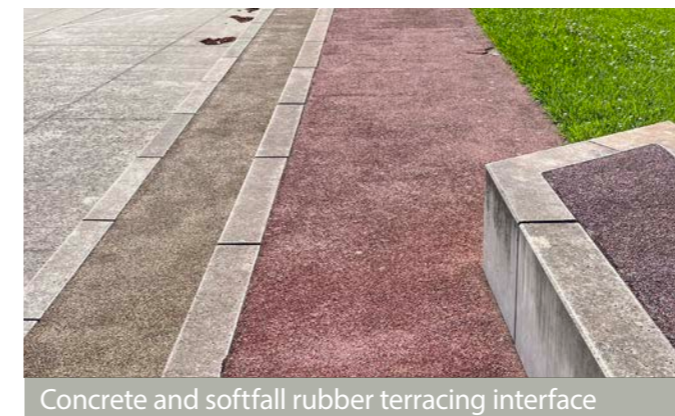
Level change near front entrance



Front entry area



Dense vegetation across campus



Concrete and softfall rubber terracing interface



Escarpment adjacent to main building

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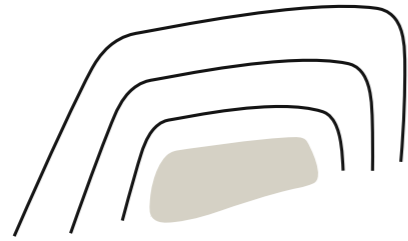
03
LANDSCAPE
CONCEPT

Vision
Place Statement

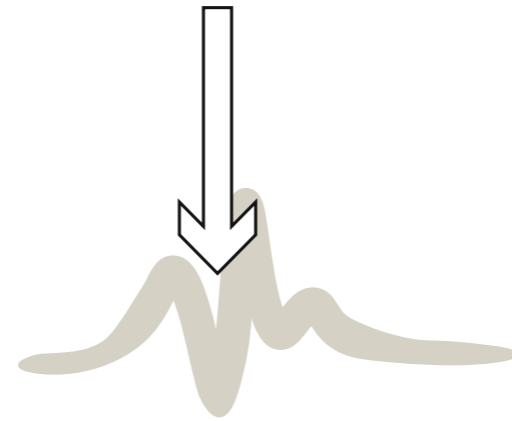
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TO CREATE NEW OUTDOOR SPACES THAT ENHANCE & CELEBRATE THE VALUED LANDSCAPE CHARACTER OF THE CAMPUS, WHILE PROVIDING INCREASED POSSIBILITIES FOR LEARNING, SOCIALISING AND EVENTS.

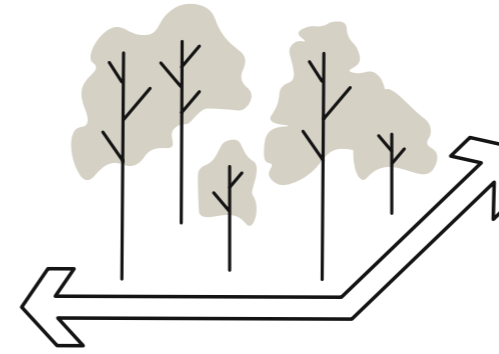
Principles



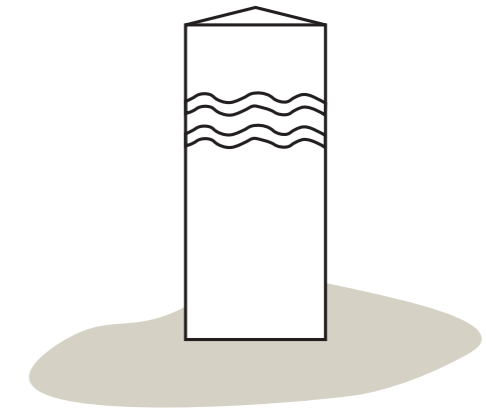
**Embrace & Enhance
Landscape Character**



**Connecting the Old with the
New**



**Diverse Outdoor Learning &
Socialising Spaces**



**Explore Opportunities for
Cultural Expression**

Landscape Site Plan

LEGEND

- 1 Forecourt and Entry Frontage
- 2 Year 7 Building Outdoor Spaces
- 3 Carpark



* Refer to architectural plans for internal building layout

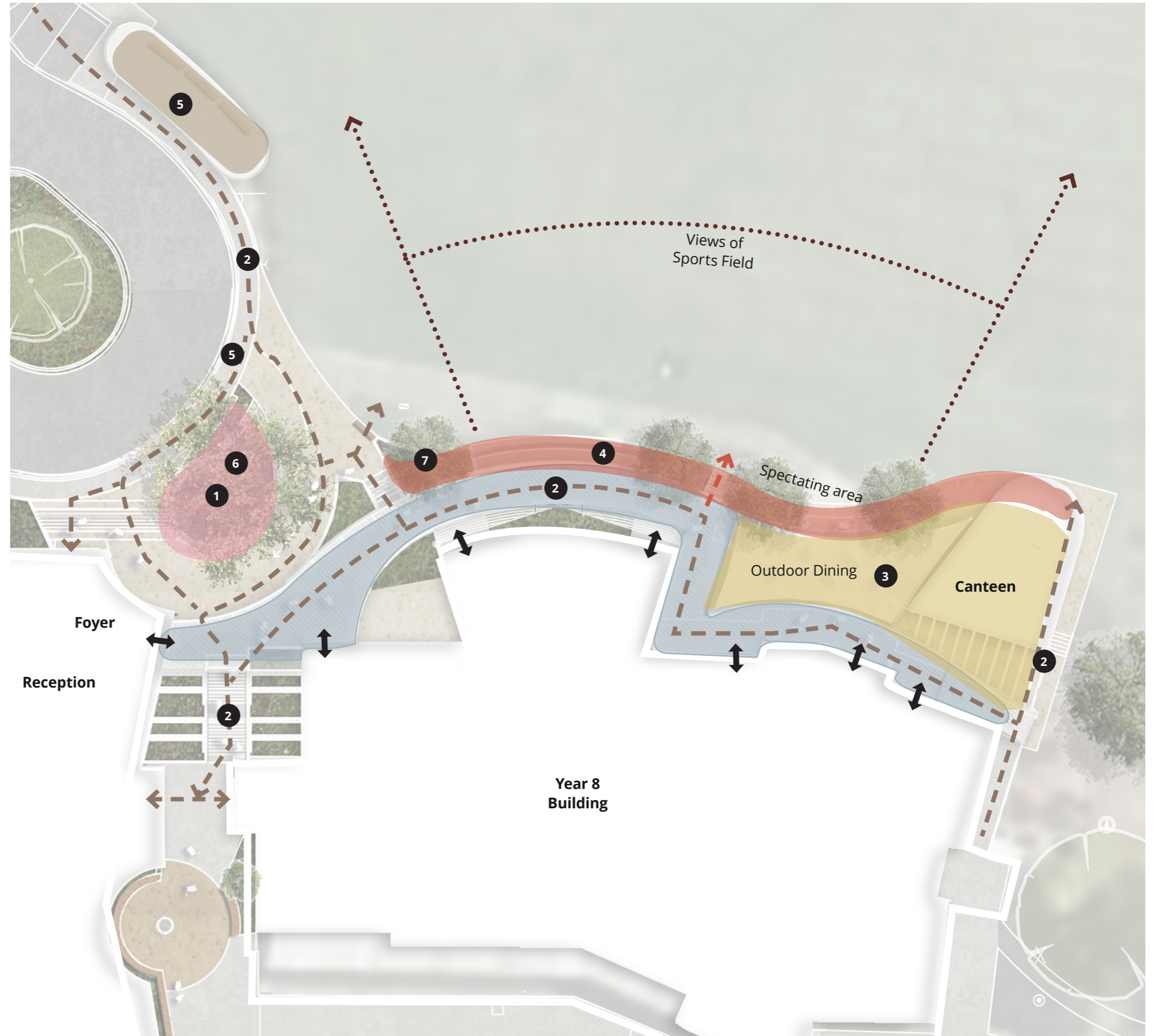


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Forecourt & Northern Frontage | Principles

LEGEND

- 1 Feature entrance forecourt to celebrate campus entrance with opportunity for school or cultural narrative
- 2 Pedestrian connectivity to facilitate clear access to buildings and outdoor spaces while navigating level transitions
- 3 Outdoor dining space as extension of canteen
- 4 Terrace ribbon, connecting old building with new and providing spectator and social seating
- 5 Bus shelter
- 6 Opportunity for raingarden/ indicative location
- 7 Native/indigenous tree planting to soften and frame frontage



* Refer to architectural plans for internal building layout



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Forecourt & Northern Frontage | Concept Plan

LEGEND

- 1 Entrance feature wall
- 2 Bus shelter
- 3 Tiered seating edge
- 4 Irrigated garden beds
- 5 Outdoor dining area
- 6 Covered walkway
- 7 Feature tree
- 8 Rain garden indicative location
- 9 Native/ indigenous trees
- 10 Canteen
- 11 Outdoor learning area
- 12 Terraced walls with planting



* Refer to architectural plans for internal building layout

Entry Forecourt Section



Footpath | Feature wall | Garden bed with central feature tree | 1:20 walkway | Garden bed

SECTION AA

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Outdoor Eating Section



SECTION BB

Year 7 Building Principles

LEGEND

- 1 Outdoor social and play spaces that flow out from the classrooms
- 2 Pedestrian connectivity to facilitate clear access to buildings and outdoor spaces and navigate level changes
- 3 Feature garden as break between new and old buildings
- 4 Vegetation buffer to sports field to embrace building
- 5 Retain and enhance embankment planting
- 6 Opportunity for raingarden/ indicative location
- 7 Native/ indigenous tree planting to enhance surrounding vegetation character



* Refer to architectural plans for internal building layout



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Year 7 Building Outdoor Play Concept Plan

LEGEND

- 1 Outdoor play spaces
- 2 Planted batter
- 3 Seating
- 4 Embankment planting
- 5 Irrigated garden beds
- 6 Don's Well meeting space
- 7 Raingarden indicative location
- 8 Native/ indigenous trees



* Refer to architectural plans for internal building layout



Year 7 Building
Section



Garden Bed | Seat | Outdoor space | Pathway | Planted buffer | Sports field



SECTION CC

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Carpark

LEGEND

- 1 Create perimeter of native/indigenous trees around carpark edges to provide screening buffer
- 2 Footpath along edge of carpark allows circulation and access
- 3 Planting palette made up of primarily indigenous/ native plants that blend in with surrounding vegetation
- 4 Rainwater tanks



* Refer to architectural plans for internal building layout






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**04
PLANTING &
TREES**

Tree Retention & Removal Plan

KEY

-  TREES TO BE REMOVED
-  TREES TO BE RETAINED
-  TREE PROTECTION ZONE
-  STRUCTURAL ROOT ZONE

SOURCE:
ASSESSMENT REPORT - SALESIAN COLLEGE, CHADSTONE.
ARBOR ASSESS- ARBORICULTURAL CONSULTING .
REPORT PREPARED BY ADAM ROBERTS.



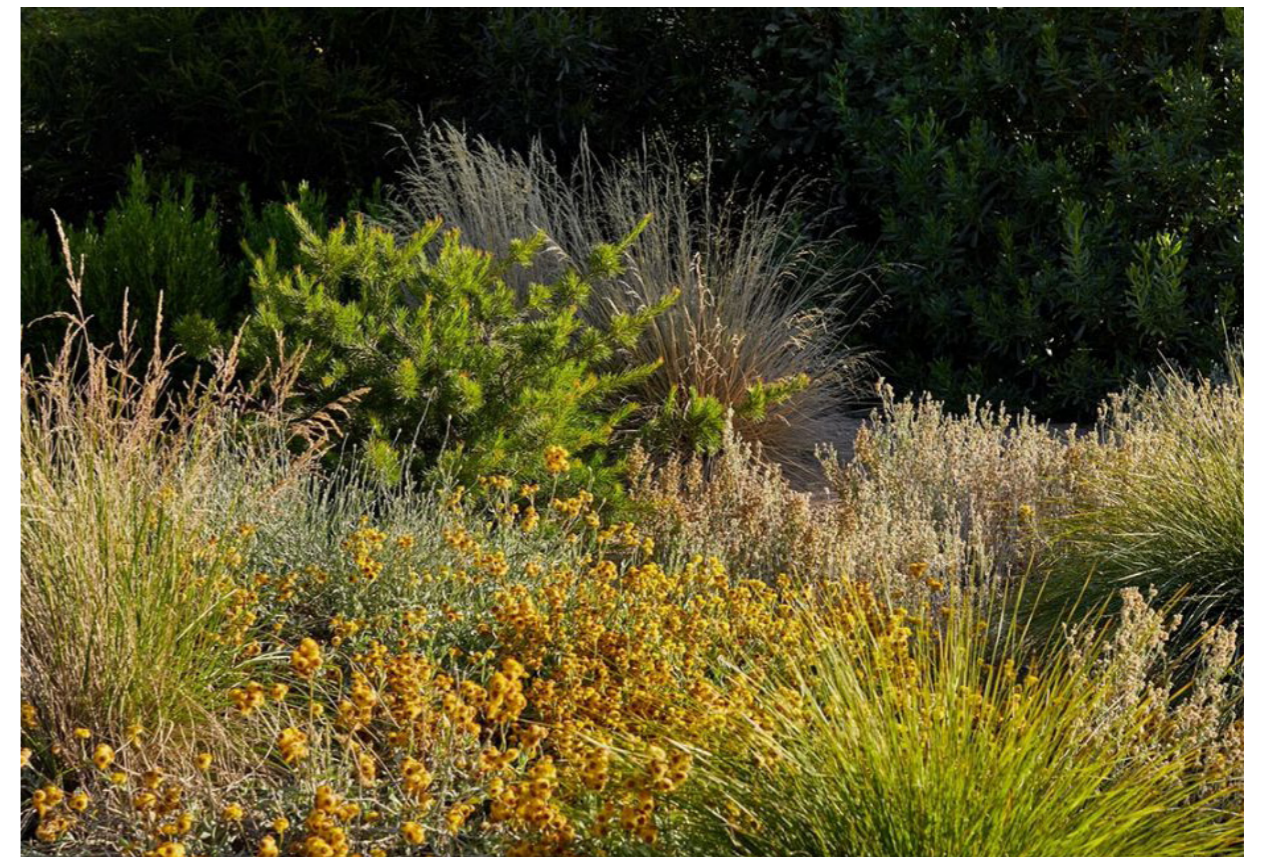
Tree Retention & Removal Schedule

	WESTERN CARPARK	Size (h x w)	Arborist Rating	Remove/Retain Status
650	<i>Eucalyptus camaldulensis (Vic Native)</i>	25 x 10	High	Retain
649	<i>Melaleuca styphelioides (Aus Native)</i>	10 x 5	Moderate	Retain
648	<i>Ficus elastica (Aus Native)</i>	5 x 3	Low	Remove
647	<i>Corymbia maculata (Aus Native)</i>	14 x 5	Moderate	Remove
646	<i>Eucalyptus camaldulensis (Vic Native)</i>	16 x 7	Moderate	Retain
645	<i>Melaleuca styphelioides (Aus Native)</i>	9 x 4	Low	Retain
644	<i>Eucalyptus camaldulensis (Vic Native)</i>	10 x 4	Moderate	Retain
643	<i>Eucalyptus bicostata (Vic Native)</i>	12 x 5	Moderate	Remove
642	<i>Eucalyptus camaldulensis (Vic Native)</i>	15 x 6	Moderate	Retain
640	<i>Melaleuca styphelioides (Aus Native)</i>	11 x 4	Moderate	Remove
639	<i>Corymbia maculata (Aus Native)</i>	18 x 6	High	Remove
638	<i>Cotoneaster glaucophyllus var. serotinus (Exotic)</i>	5 x 3	High	Retain
637	<i>Pittosporum undulatum (Aus Native)</i>	9 x 4	None	Retain
636	<i>Coprosma repens</i>	5 x 3	None	Retain
635	<i>Corymbia maculata (Aus Native)</i>	21 x 7	High	Remove
634	<i>Eucalyptus bicostata (Vic Native)</i>	24 x 9	High	Remove
633	<i>Eucalyptus camaldulensis (Vic Native)</i>	9 x 3	Low	Remove
632	<i>Corymbia maculata (Aus Native)</i>	26 x 6	High	Retain
631	<i>Ficus macrophylla (Aus Native)</i>	7 x 4	Low	Retain
630	<i>Casuarina cunninghamiana (Aus Native)</i>	8 x 2	Low	Retain
629	<i>Casuarina cunninghamiana (Aus Native)</i>	7 x 3	Moderate	Retain
628	<i>Eucalyptus viminalis (Vic Native)</i>	13 x 4	Moderate	Retain
627	<i>Corymbia maculata (Aus Native)</i>	14 x 2	Moderate	Retain
626	<i>Corymbia maculata (Aus Native)</i>	14 x 4	Moderate	Retain
625	<i>Quercus robur (Exotic)</i>	5 x 4	Moderate	Retain
624	<i>Corymbia maculata (Aus Native)</i>	20 x 7	High	Retain
YEAR 7 CENTRE				
606	<i>Eucalyptus melliodora (Vic Native)</i>	15 x 6	Moderate	Remove
605	<i>Corymbia ficifolia</i>	5 x 1	Moderate	Remove
604	<i>Eucalyptus elata (Aus Native)</i>	7 x 3	Low	Remove
603	<i>Allocasuarina verticillata (Vic Native)</i>	6 x 2	Moderate	Remove
602	<i>Fraxinus angustifolia subsp. Oxycarpa (Exotic)</i>	13 x 4	None	Retain
601	<i>Eucalyptus elata (Aus Native)</i>	27 x 7	High	Remove
600	<i>Eucalyptus elata (Aus Native)</i>	18 x 5	Moderate	Retain
599	<i>Eucalyptus nicholii (Aus Native)</i>	10 x 4	Low	Remove
598	<i>Ficus macrophylla (Aus Native)</i>	8 x 5	Low	Remove
597	<i>Eucalyptus sideroxylon (Aus Native)</i>	13 x 4	None	Remove
595	<i>Eucalyptus viminalis (Vic Native)</i>	14 x 4	Moderate	Remove
594	<i>Fraxinus angustifolia subsp. Oxycarpa (Exotic)</i>	10 x 3	None	Remove
593	<i>Eucalyptus melliodora (Vic Native)</i>	10 x 2	Moderate	Remove
592	<i>Eucalyptus sideroxylon (Aus Native)</i>	16 x 6	High	Remove
591	<i>Eucalyptus melliodora (Vic Native)</i>	10 x 5	Moderate	Remove
590	<i>Callistemon viminalis (Vic Native)</i>	4 x 2	Low	Remove
585	<i>Eucalyptus pauciflora (Vic Native)</i>	5 x 2	Moderate	Remove
584	<i>Eucalyptus pauciflora (Vic Native)</i>	5 x 3	Moderate	Remove
CANTEEN FORECOURT				
653	<i>Eucalyptus sideroxylon (Aus Native)</i>	6 x 1	Moderate	Remove
490	<i>Eucalyptus sp. (Aus Native)</i>	5 x 1	Low	Remove
489	<i>Eucalyptus sideroxylon (Aus Native)</i>	15 x 7	Moderate	Remove

ADVERTISED PLAN

Planting Schedule

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	DENSITY
TREES & PALMS					
Ap	<i>Acacia pycnantha</i>	Golden Wattle	8 x 5	45L	As shown
Av	<i>Allocasuarina verticillata</i>	Drooping Sheoak	10 x 4	45L	As shown
Bs	<i>Banksia serrata</i>	Saw Banksia	7 x 7	45L	As shown
Cv	<i>Callistemon viminalis</i>	Weeping Bottlebrush	10 x 4	45L	As shown
El	<i>Eucalyptus leucoxylon</i>	Yellow Gum	12 x 5	45L	As shown
Ep	<i>Eucalyptus pauciflora</i>	Snow Gum	15 x 10	45L	As shown
Ev	<i>Eucalyptus viminalis</i>	Manna Gum	25 x 10	45L	As shown
LARGE SHRUBS & ACCENTS					
Aa	<i>Acacia acinacea</i>	Gold Dust Wattle	3 x 2	20L	4/m2
Ab	<i>Alocasia brisbanensis</i>	Elephant Ears	2 x 2	20L	4/m2
Aca	<i>Alpinia caerulea</i>	Native Ginger	2 x 1	20L	4/m2
Bm	<i>Banksia marginata</i>	Silver Banksia	4 x 4	45L	4/m2
Ca	<i>Correa alba</i>	White Correa	1.5 x 1.5	140mm	4/m2
Cs	<i>Callistemon sieberi</i>	Bottle Brush	3 x 2	45L	4/m2
En	<i>Eremophila nivea</i>	Emu Bush	2 x 2	140mm	4/m2
Hl	<i>Hakea laurina</i>	Pincushion Hakea	7 x 4	20L	4/m2
Lp	<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree	5 x 3	20L	4/m2
Ma	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	7 x 8	20L	4/m2
OI	<i>Olearia lirata</i>	Snow Daisy Bush	4 x 3	20L	4/m2
WFS	<i>Westringia fruticosa</i> 'Smokey'	Coastal Westringia	1.2 x 1.5	140mm	4/m2
SMALL SHRUBS & ACCENTS					
Ac	<i>Arthropodium cirratum</i>	New Zealand Rock Lily	1 x 1	140mm	4/m2
AcM	<i>Acacia cognata</i> 'Mini Cog'	River Wattle	1 x 1	140mm	4/m2
AdM	<i>Asparagus densiflorus</i> 'Meyersii'	Foxtail Fern	1 x 1	140mm	4/m2
AhB	<i>Anigozanthos hybrida</i> 'Bush Ballad'	Kangaroo Paw	0.6 x 0.6	140mm	6/m2
BsB	<i>Banksia spinulosa</i> 'Birthday Candles'	Birthday Candles	0.6 x spreading	140mm	4/m2
BsC	<i>Banksia spinulosa</i> 'Cherry Candles'	Cherry Candles	0.6 x spreading	140mm	4/m2
CrD	<i>Correa reflexa pulchella</i> 'Dusky Bells'	Native Fuschia	1 x 3	140mm	4/m2
Go	<i>Goodenia ovata</i>	Hop Goodenia	1 x 3	140mm	4/m2
Lr	<i>Ligularia reniformis</i>	Tractor Seat	1 x 1	140mm	4/m2
Pa	<i>Plectranthus argentatus</i>	Silver Spur Flower	1 x 1	140mm	4/m2
PX	<i>Philodendron</i> 'Xanadu'	Xanadu	1 x 1	140mm	4/m2
RoP	<i>Rosmarinus officinalis</i> 'Prostrata'	Prostrate Rosemary	0.6 x 2	140mm	5/m2
Vp	<i>Veronica perfoliata</i>	Diggers Speedwell	0.9 x 1.5	140mm	4/m2
Wfj	<i>Westringia fruticosa</i> 'Jervis Gem'	Native Rosemary	1 x 1	140mm	4/m2
GRASSES & RUSHES					
Ca	<i>Carex appressa</i>	Tall Sedge	0.8 x 0.85	150mm	6/m2
DtT	<i>Dianella tasmanica</i> 'Tas Red'	Tas Red	0.6 x 0.6	150mm	6/m2
LcS	<i>Lomandra concertifolia</i> 'Seascape'	Mat Rush	0.6 x 0.6	150mm	6/m2
LIT	<i>Lomandra longifolia</i> 'Tanika'	Mat Rush	0.6 x 0.65	150mm	6/m2
Pa	<i>Pennisetum alopecuroides</i>	Native Fountain Grass	1 x 1	150mm	6/m2
Ps	<i>Poa sieberiana</i>	Grey Tussock Grass	0.6 x 0.6	150mm	6/m2
GROUNDCOVERS & CLIMBERS					
BmM	<i>Brachyscome multifida</i> 'Mauve Delight'	Cut Leaf Daisy	0.4 x spreading	140mm	5/m2
CgC	<i>Casuarina glauca</i> 'Cousin It'	Cousin It	0.3 x 5	140mm	5/m2
Cs	<i>Chrysocephalum semipapposum</i>	Clustered Everlasting	0.5 x spreading	140mm	5/m2
DrE	<i>Dichondra repens</i> 'Emerald Falls'	Emerald Falls Kidney Weed	0.3 x 0.5	140mm	6/m2
HvA	<i>Hardenbergia violacea</i> 'Alba'	White Happy Wanderer	2m x spreading	140mm	4/m2
Ss	<i>Senecio serpens</i>	Blue Chalk Sticks	0.5 x 0.3	140mm	5/m2
Vh	<i>Viola hederacea</i>	Native Violet	0.1 x spreading	140mm	6/m2



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