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TOWN PLANNING APPLICATION

ST KEVIN'S COLLEGE, GLENDALOUGH

75 LANSELL ROAD, TOORAK

NOVEMBER 2019

ADVERTISED
PLAN

DRAWING	TITLE	DEVELOPMENT SUMMARY
TP00	AERIAL VIEW	NTS
TP01	LOCALITY PLAN	NTS
TP02	SITE CONTEXT PLAN	1:500
TP03	DD03 SETBACK	1:500
TP04	SITE SURVEY PLAN	1:250
TP05	EXISTING SITE - DEMOLITION PLAN	1:200
TP06	GROUND FLOOR - DEMOLITION PLAN	1:200
TP07	FIRST FLOOR - DEMOLITION PLAN	1:200
TP08	STREETSCAPE ELEVATIONS	1:100
TP09	SITE PLAN / DESIGN RESPONSE	1:250
TP10	DESIGN RESPONSE DIAGRAM	NTS
TP11	STAGING PLAN	NTS
TP12	PROPOSED GROUND FLOOR PLAN	1:100
TP13	PROPOSED FIRST FLOOR PLAN	1:100
TP14	PROPOSED ROOF PLAN	1:100
TP15	PROPOSED LOWER GROUND PLAN	1:200
TP16	DROP-OFF PLAN	1:200
TP17	PROPOSED PLAYGROUND	1:200
TP18	PROPOSED ELEVATIONS - BUILDING	1:100
TP19	PROPOSED ELEVATIONS - CAR PARK	1:100
TP20	PROPOSED SECTIONS - BUILDING & CAR PARK	NTS
TP21	MATERIAL SCHEDULE	NTS
TP22A	VISUAL IMPACT	1:250
TP22B	VISUAL IMPACT	NTS
TP23A	SHADOWS DIAGRAMS	AS SHOWN
TP23B	SHADOWS DIAGRAMS	AS SHOWN
TP24	FENCING PLAN	1:300
TP25	TREE PROTECTION SITE	1:250

	m²	%
SITE AREA:	18,074 m²	
EXISTING SITE COVERAGE:	3,268 m²	18%
PROPOSED SITE COVERAGE	8,071 m²	45%
EXISTING PERMEABILITY	8,495 m²	47%
PROPOSED PERMEABILITY	3,770 m²	20.85%
PARKING		
EXISTING STAFF PARKING		34
EXISTING DDA PARKING		1
TOTAL		35
PROPOSED UNDERCOVER STAFF PARKING		129
PROPOSED UNDERCOVER DDA PARKING		4
DROP-OFF PARKING SPACES		16
EXISTING DDA PARKING TO REMAIN		1
TOTAL		150



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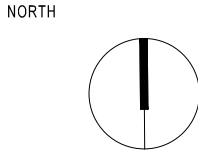
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A	02.10.2019	LR	PRELIMINARY TOWN PLANNING ISSUE
B	01.11.2019	LR	TOWN PLANNING SUBMISSION
C	06.03.2020	LR	PLANNING RPT'S RESPONSE

PROJECT TITLE
ST KEVIN'S COLLEGE GLENDALOUGH
NEW ADMINISTRATION / LEARNING BUILDING & CAR PARK

CLIENT
ST KEVIN'S COLLEGE

DRAWING TITLE
AERIAL VIEW

FILE NO
S:\PROJECTS\2019\129_ST KEVIN'S GLENDALOUGH_CAR PARK & MPL BUILDING\10_TOWN PLANNING



SCALE
NTS

DATE
27.08.2019
DRAWN
SR
CHECKED
LR

PROJECT NO
2019129
DRAWING NO
TP00
REVISION
C



LEGEND

SUBJECT SITE

RESIDENTIAL AREAS NRZ3

RESIDENTIAL ZONES GRZ8

SPEIAL USE ZONE SUZ
(LOCAL SCHOOLS)

PUBLIC USE PUZ2

GREEN AREAS PPRZ

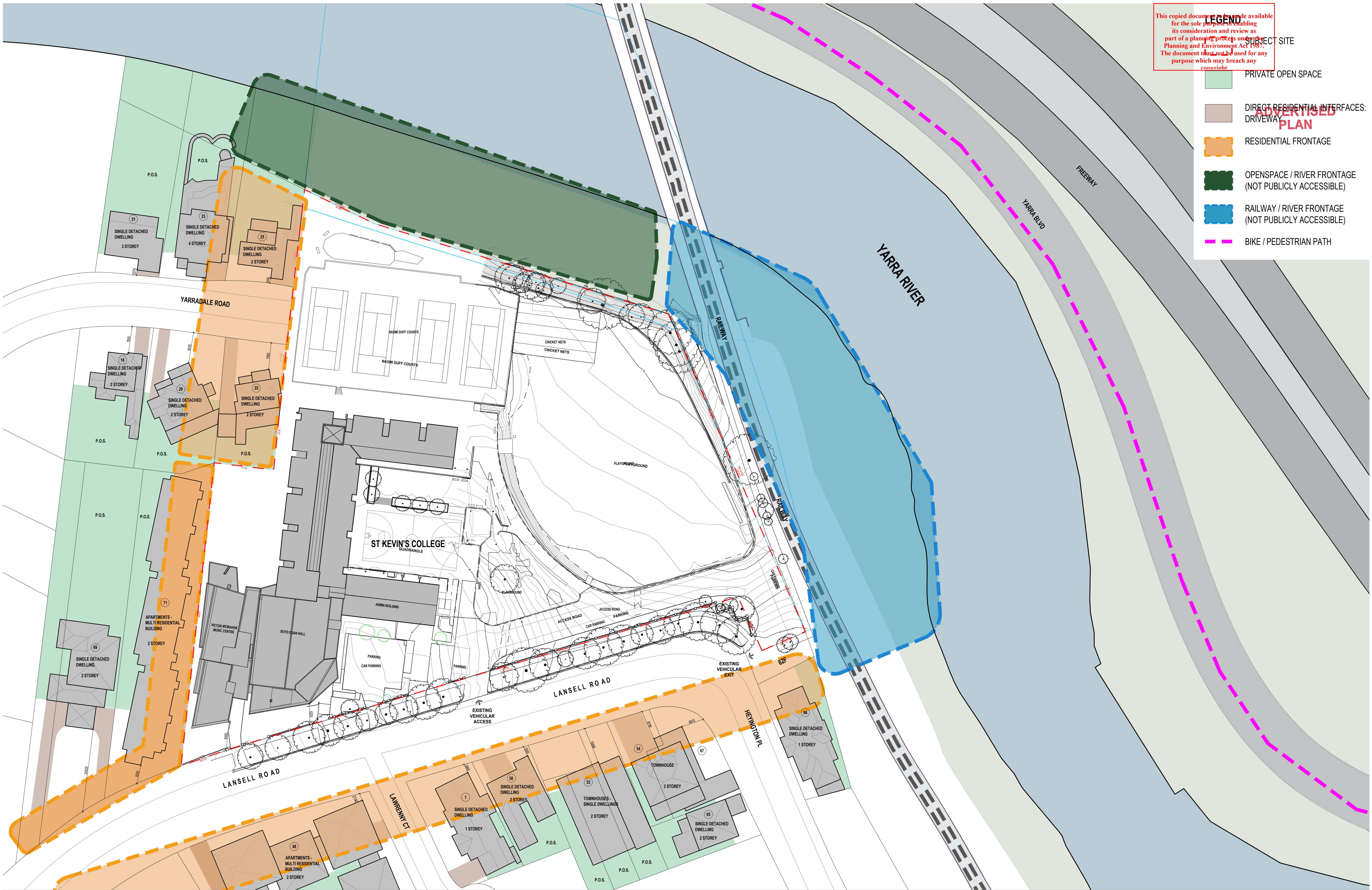
PLAYING FIELDS

TENNIS COURTS

30m MANDATORY MIN
SETBACK LINE DDO3

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- LEGEND**
- SUBJECT SITE
 - PRIVATE OPEN SPACE
 - DIRECT RESIDENTIAL INTERFACES: DRIVEWAY
 - RESIDENTIAL FRONTAGE
 - OPENSACE / RIVER FRONTAGE (NOT PUBLICLY ACCESSIBLE)
 - RAILWAY / RIVER FRONTAGE (NOT PUBLICLY ACCESSIBLE)
 - BIKE / PEDESTRIAN PATH



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LEGEND

ADJACENT TO THE RIVER OUTSIDE OF THE ST KEVIN'S TITLE

ADVERTISED PLAN



PRELIMINARY

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PROJECT TITLE
ST KEVIN'S COLLEGE GLENDALOUGH
NEW ADMINISTRATION / LEARNING BUILDING & CAR PARK

CLIENT
ST KEVIN'S COLLEGE

DRAWING TITLE
DDO3 SETBACK PLAN

FILE NO
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NORTH	DATE 27.08.2019	PROJECT NO 2019129
SCALE 1:500 @ A1/1:1000 @ A3	DRAWN SR	DRAWING NO TP03
CHECKED LR	REVISION C	

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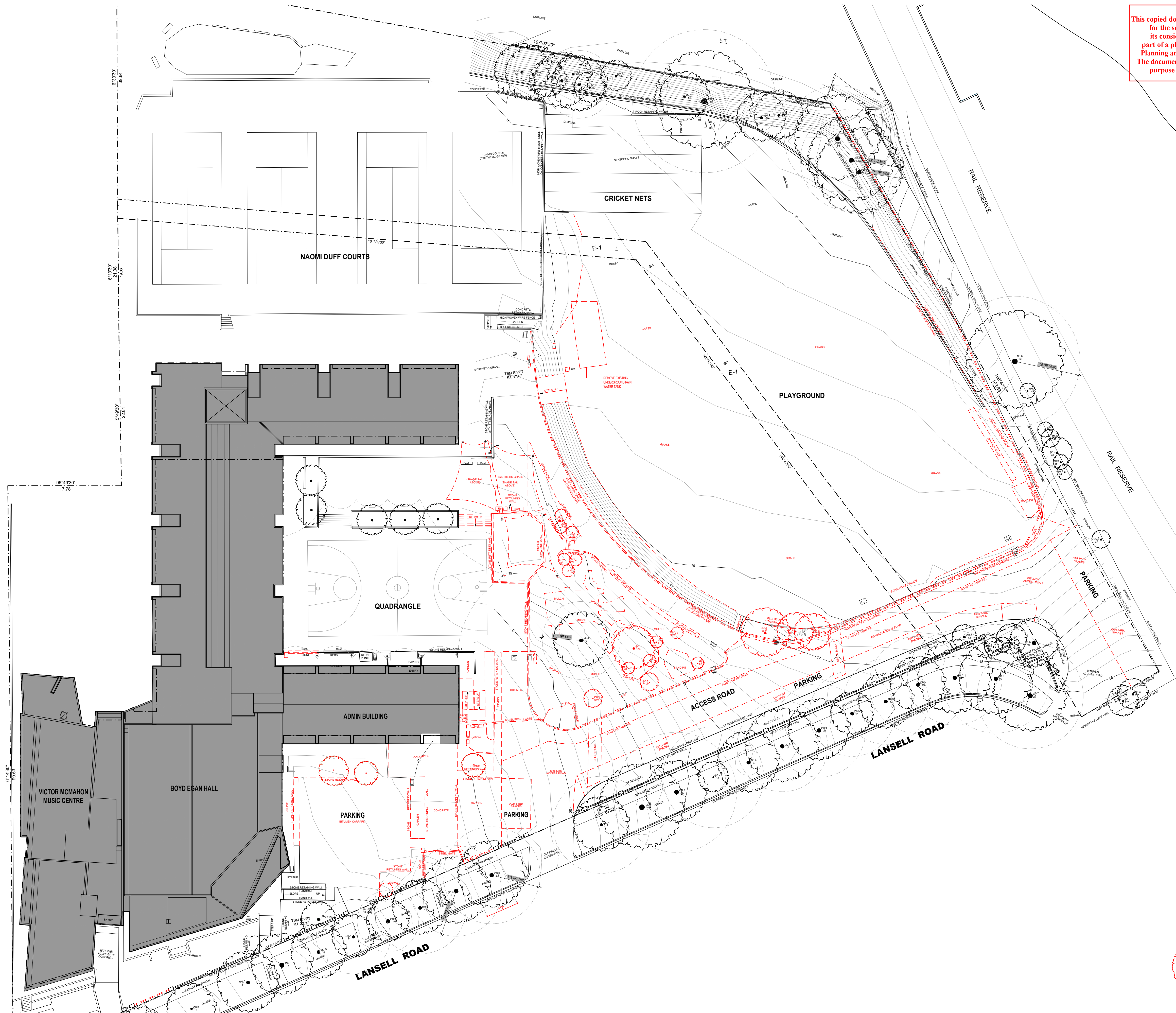
ADVERTISED
PLAN



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ADVERTISED
PLAN



LEGEND

- FENCING TO BE REMOVED
- LANDSCAPING TO BE REMOVED
- GATE TO BE REMOVED
- EXTERNAL WALLS AND STRUCTURE TO BE REMOVED
- INTERNAL DEMOLITION
- TREES TO BE REMOVED

PRELIMINARY

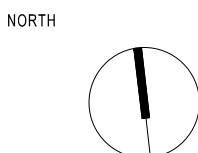
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ST KEVIN'S COLLEGE GLENDALOUGH
NEW ADMINISTRATION / LEARNING BUILDING & CAR PARK

CLIENT
ST KEVIN'S COLLEGE

DRAWING TITLE
EXISTING / DEMO SITE PLAN

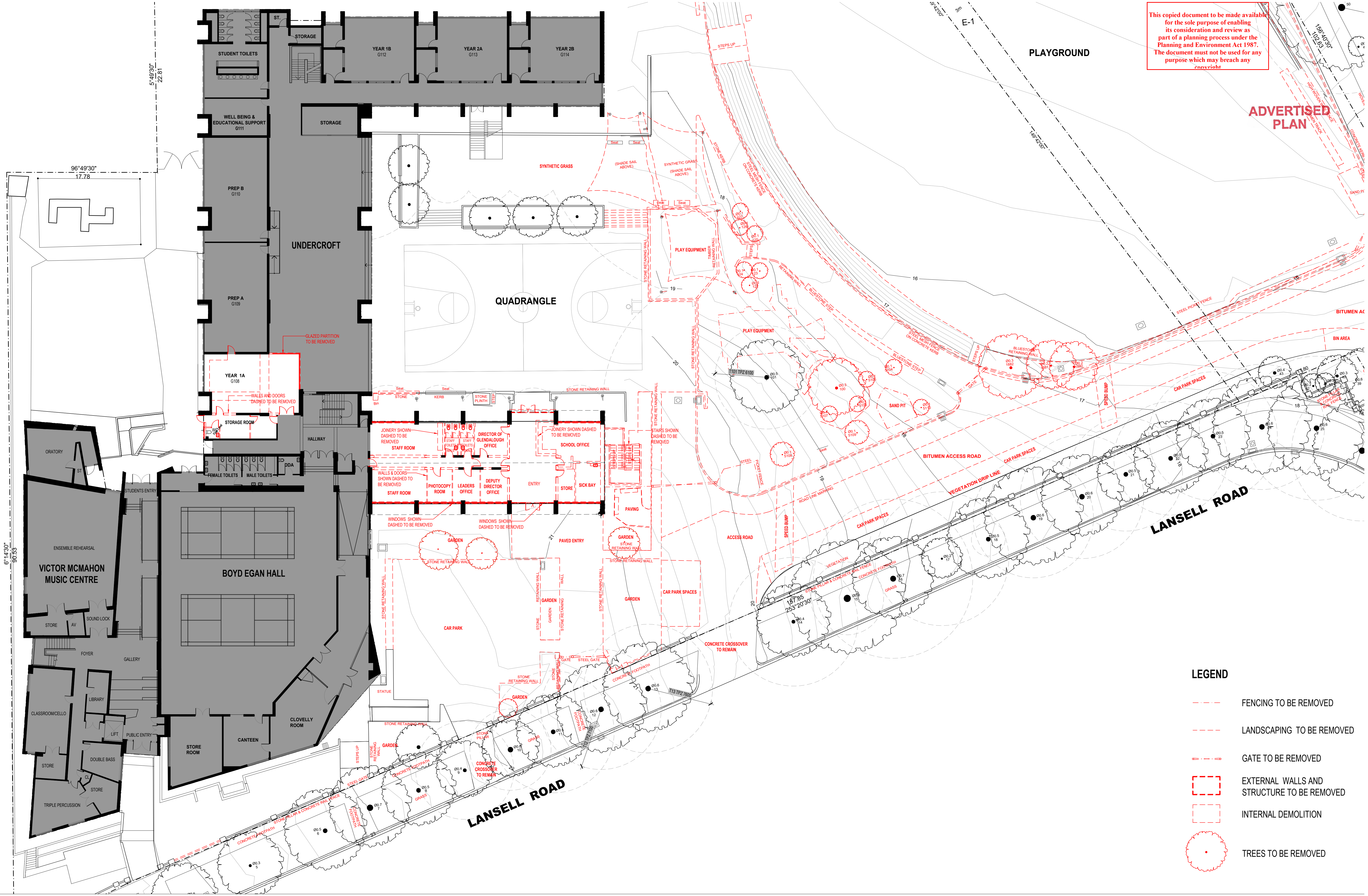
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TP05
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ADVERTISED PLAN

LEGEND

- FENCING TO BE REMOVED
- LANDSCAPING TO BE REMOVED
- GATE TO BE REMOVED
- EXTERNAL WALLS AND STRUCTURE TO BE REMOVED
- INTERNAL DEMOLITION
- TREES TO BE REMOVED

PRELIMINARY

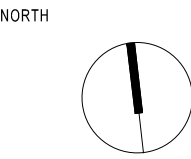
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NEW ADMINISTRATION / LEARNING BUILDING & CAR PARK

CLIENT
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DRAWING TITLE
EXISTING / DEMO GROUND FLOOR PLAN

FILE NO
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DATE
27.08.2019

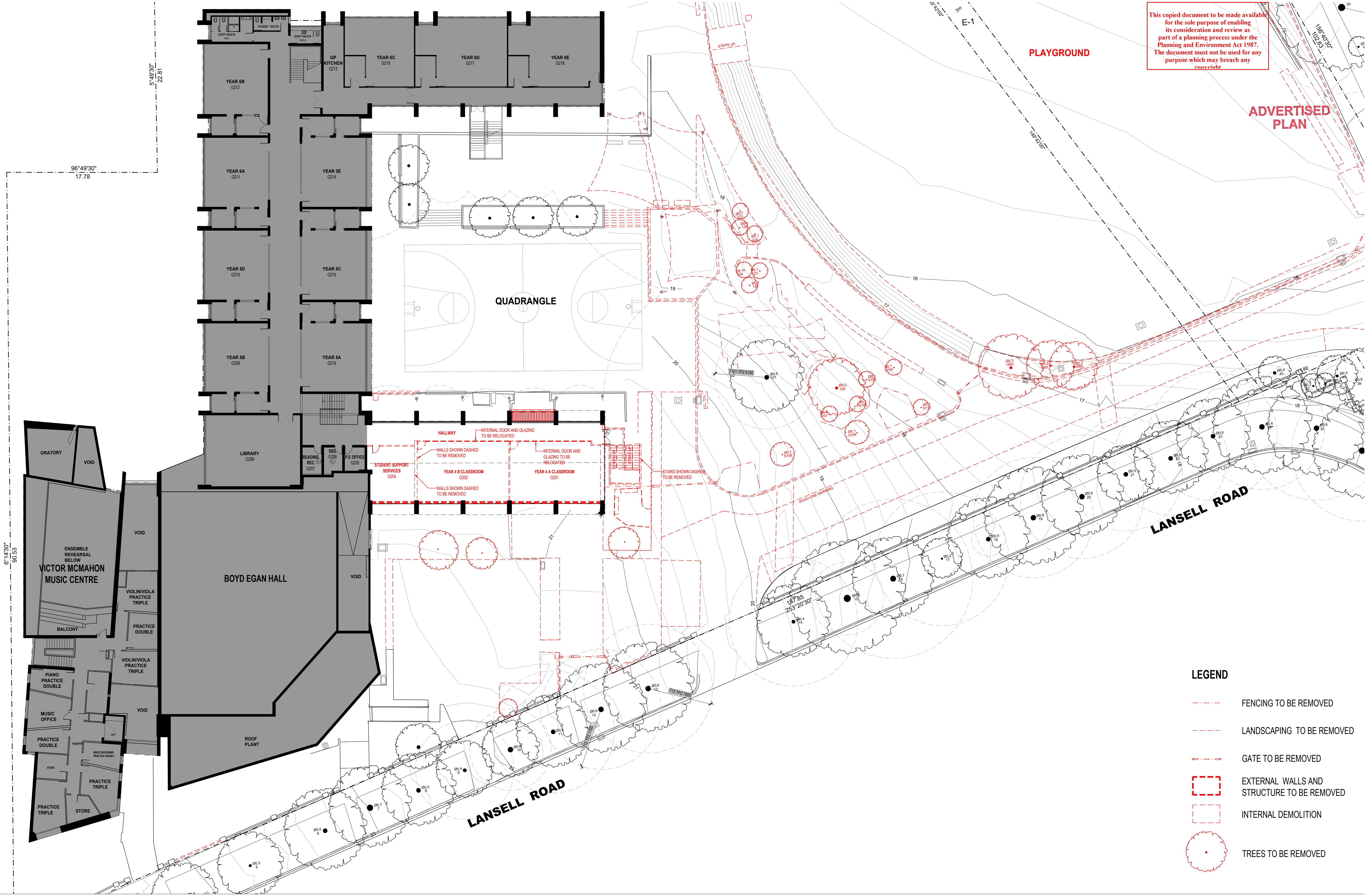
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PROJECT NO
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DRAWING NO
TP06

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PRELIMINARY

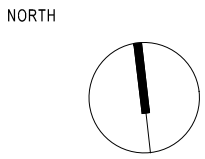
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ST KEVIN'S COLLEGE GLENDALOUGH
NEW ADMINISTRATION / LEARNING BUILDING & CAR PARK

CLIENT
ST KEVIN'S COLLEGE

DRAWING TITLE
EXISTING / DEMO FIRST FLOOR PLAN

FILE NO
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DATE
27.08.2019

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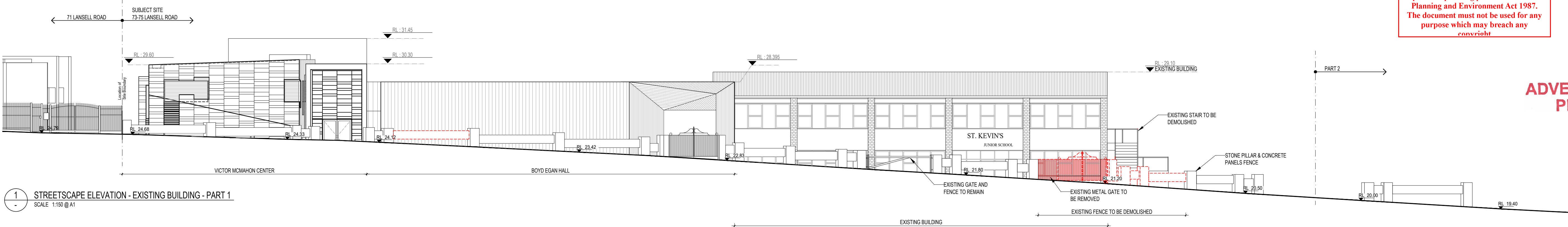
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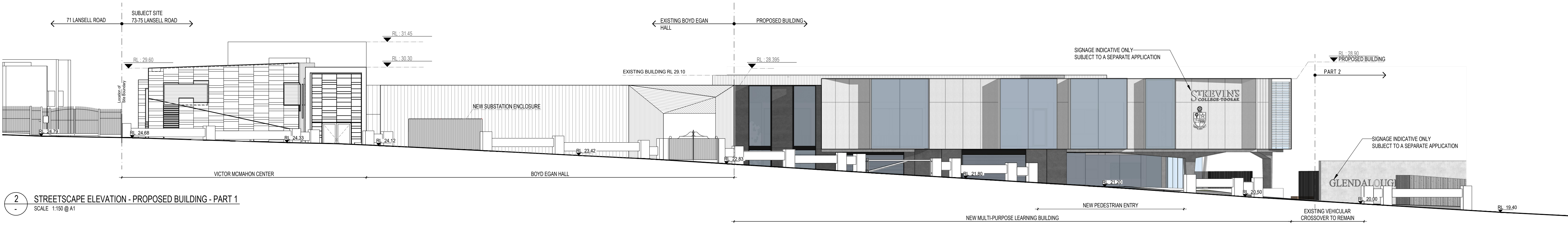
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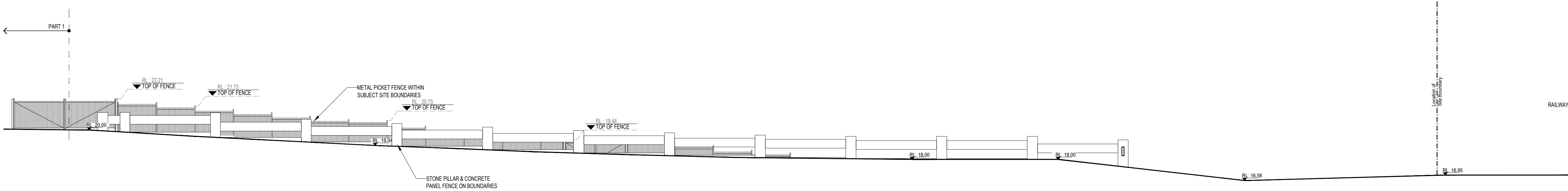
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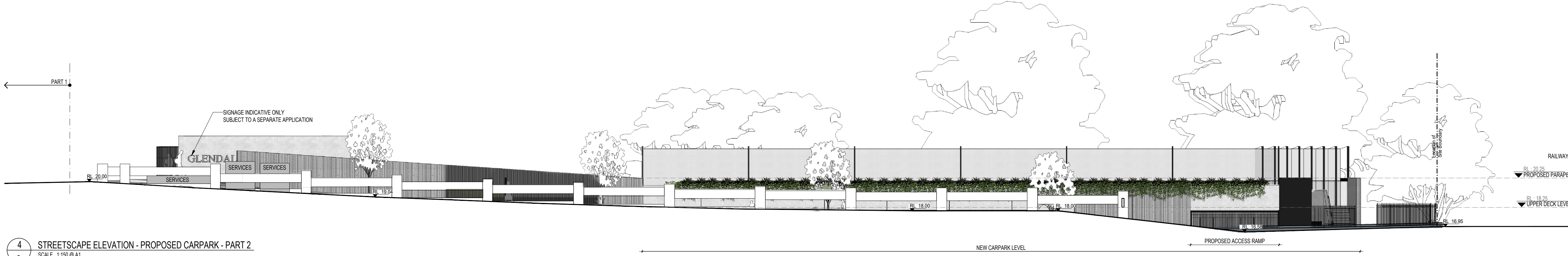
1 STREETScape ELEVATION - EXISTING BUILDING - PART 1
SCALE 1:150 @ A1



2 STREETScape ELEVATION - PROPOSED BUILDING - PART 1
SCALE 1:150 @ A1

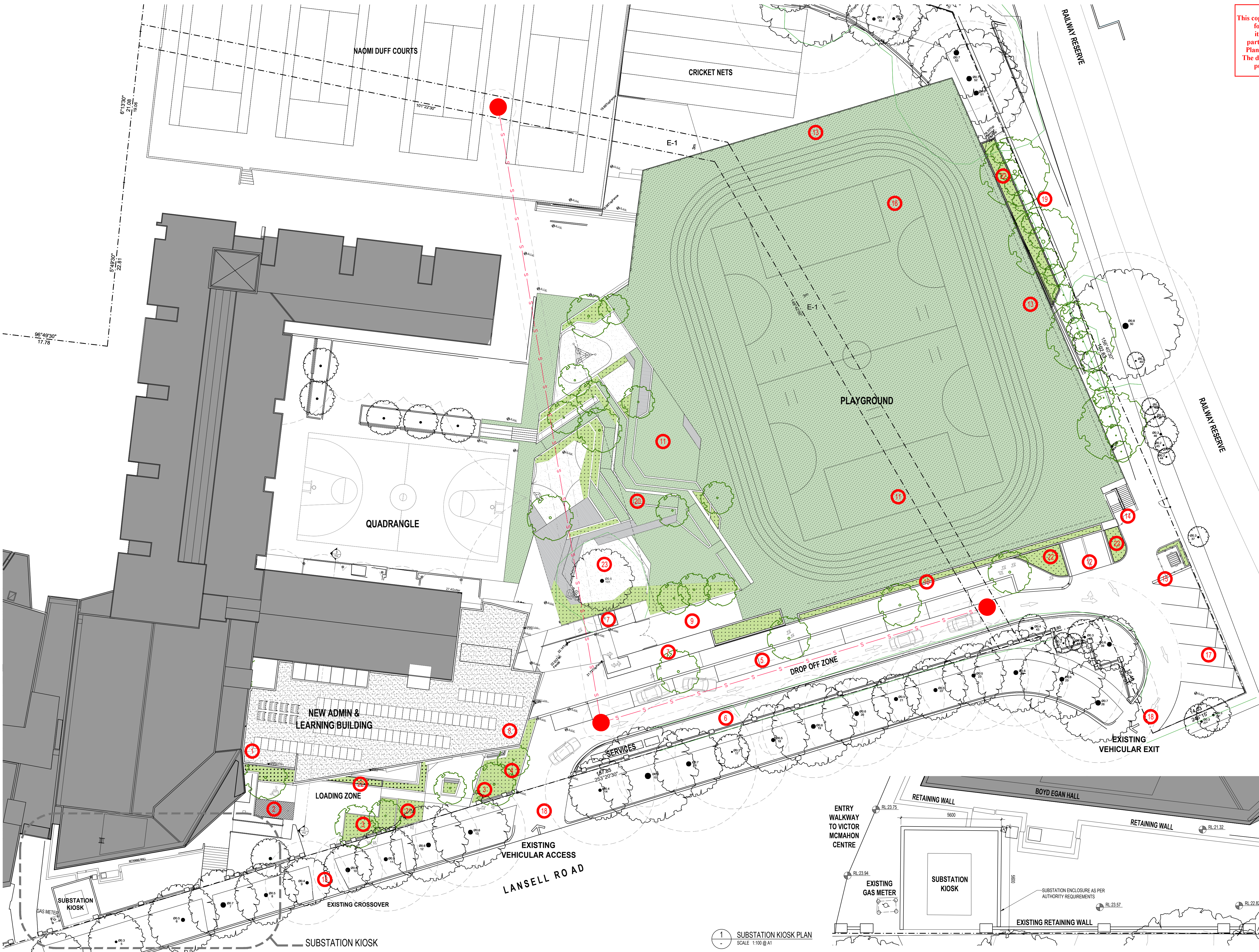


3 STREETScape ELEVATION - EXISTING - PART 2
SCALE 1:150 @ A1



4 STREETScape ELEVATION - PROPOSED CARPARK - PART 2
SCALE 1:150 @ A1

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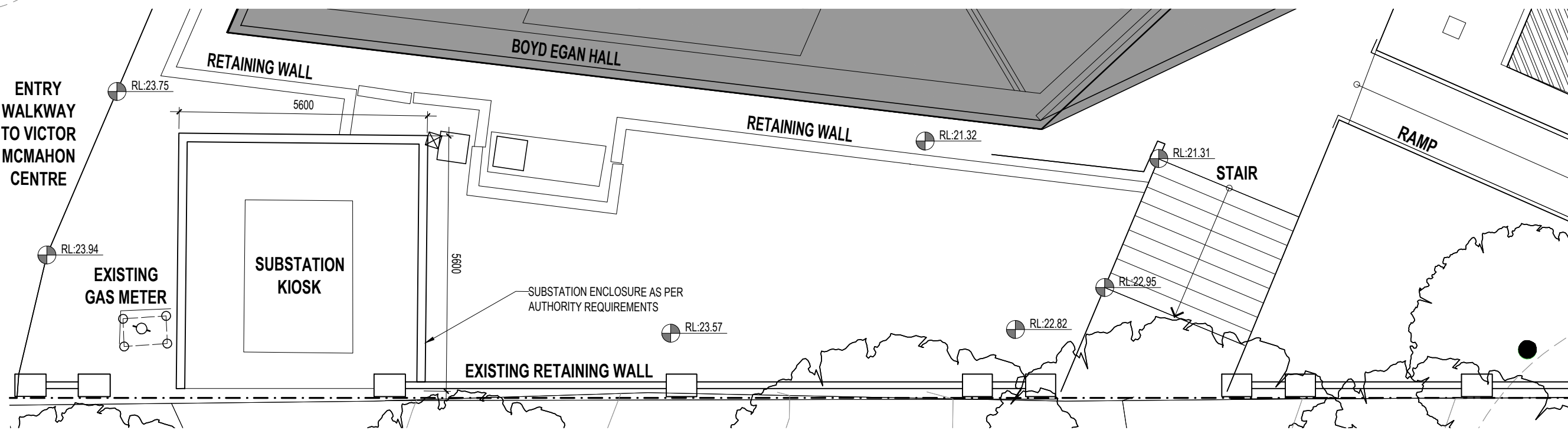


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- ADVERTISED PLAN**
1. NEW CONTEMPORARY DESIGN CONNECTING INTO THE EXISTING STREETSCAPE FORM & SCALE ALONG LANSELL ROAD
 2. EXISTING DDA CAR PARK AND LOADING BAY MAINTAINED. THE LOADING BAY IS DESIGNED FOR ACCESS INTO BOYD EGAN HALL.
 3. SOFT AND HARD LANDSCAPING TO SOFTEN THE LANSELL ROAD INTERFACE.
 4. SET BACK CONSISTENT WITH EXISTING BUILDINGS ON SITE ALONG LANSELL ROAD.
 5. NEW IMPROVED DROP OFF AND PICK UP AREA. THIS WILL ALLOW FOR STREAMLINED DROP OFF AND COLLECTION WITH A SAFE ONE WAY TRAFFIC SYSTEM LOADING TO THE PASSENGER SIDE OF VEHICLES
 6. MAINTAIN EXISTING LANDSCAPE STRIP BETWEEN LANSELL ROAD BOUNDARY & ACCESS ROAD
 7. PEDESTRIAN STAIR AND LIFT ACCESS FROM CARPARK TO PROVIDE SAFE ACCESS TO MAIN ENTRY.
 8. UNDERCROFT FOR STUDENT ASSEMBLY DURING DROP OFF AND PICK UP TIME
 9. MAINTENANCE AND EMERGENCY VEHICULAR ACCESS ONTO PLAYING FIELD
 10. 1500mm HIGH PLANTER BOX WITH CASCADING LANDSCAPING TO CREATE ADDITIONAL GREEN BUFFER BETWEEN LANSELL ROAD AND THE NEW CAR PARK STRUCTURE
 11. PLAYGROUND / CAR PARK ROOF DECK WITH ARTIFICIAL TURF TO CREATE A MULTIPURPOSE PLAYGROUND AREA
 12. VEHICULAR ACCESS TO CAR PARK BELOW PLAYGROUND THROUGH THE USE OF A TWO WAY RAMP WITH SECURE GATES
 13. 2M HIGH FENCING AROUND PLAYING FIELD TO PROVIDE SECURE PERIMETER AROUND NEW PLAYGROUNDS
 14. SCHOOL PEDESTRIAN ACCESS FROM HEYINGTON STATION & SENIOR CAMPUS TO PLAYGROUND VIA SECURE POINT
 15. EXISTING BIN RELOCATED IN AN EASY TO ACCESS LOCATION FOR WASTE MANAGEMENT COMPANY SURROUNDED BY METAL FENCE AND LANDSCAPING
 16. NEW CAR PARK SET INTO THE SITE AT RL 15 TO AVOID NEW STRUCTURE TO CREATE BULK AND VISUAL IMPACT FROM LANSELL ROAD & YARRA RIVER
 17. ADDITIONAL DROP-OFF AND PICK UP CAR SPACES IN LIEU OF EXISTING STAFF PARKING
 18. EXISTING CROSS OVERS TO BE RETAINED. NO ADDITIONAL CROSS OVER PROPOSED FOR THIS DEVELOPMENT
 19. NEW LANDSCAPE HEDGE BETWEEN CAR PARK STRUCTURE AND EASTERN BOUNDARY TO CREATE GREEN BUFFER
 20. IMPROVED CONNECTION FROM EXISTING QUADRANGLE TO NEW PLAYGROUND THROUGH CENTRAL LANDSCAPED AREA WITH PLAYGROUND EQUIPMENT / SAND PITS / CLIMBING STRUCTURES ETC.
 21. GRASSED AREA TO ENHANCE STREET TREES HEALTH
 22. RAINWATER GARDEN TO DETAIN AND TREAT ON-SITE STORM WATER
 23. EXISTING TREE RETAINED

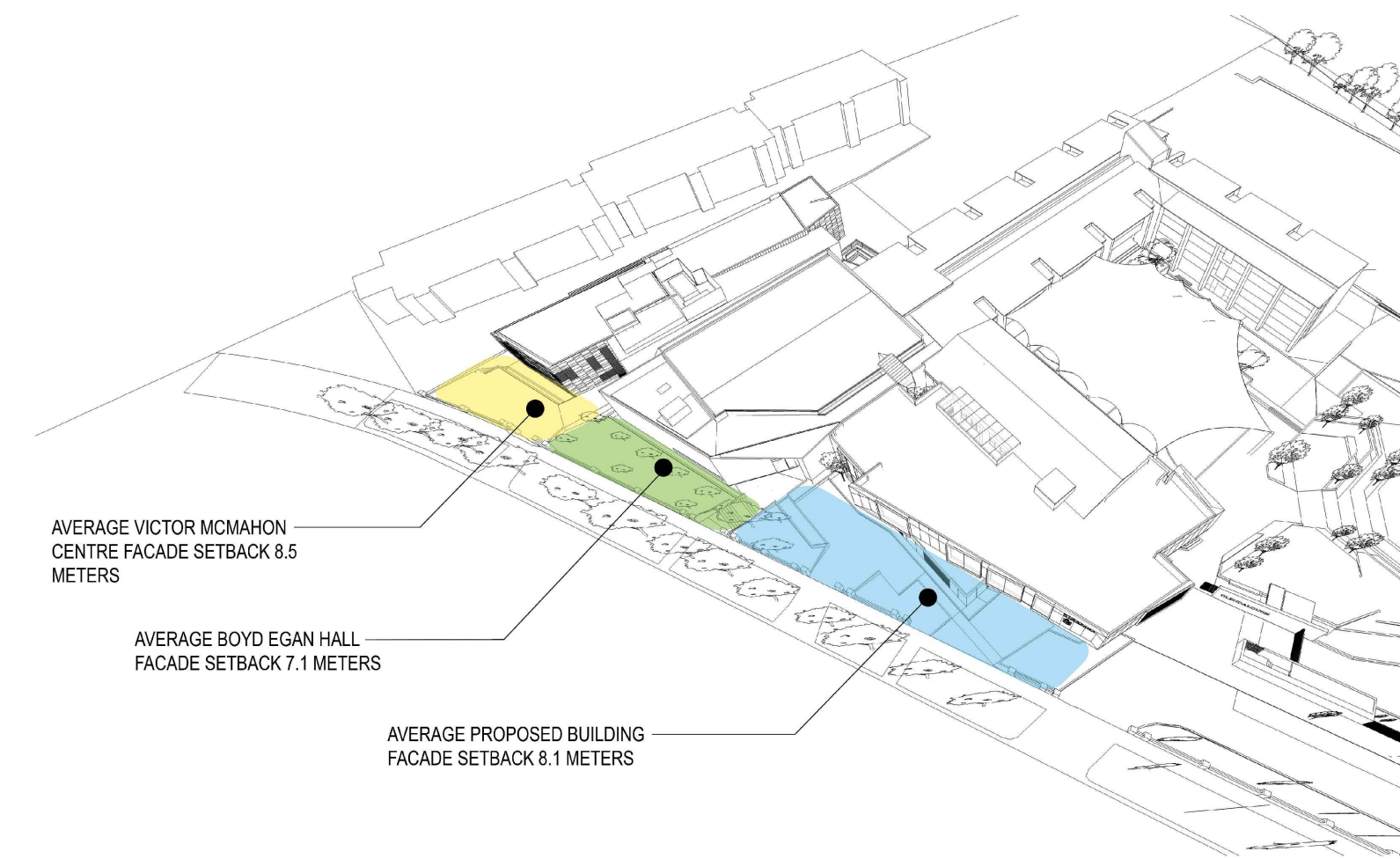
NOTE: SEE TP03 FOR RESPONSE TO DESIGN AND DEVELOPMENT SCHEDULE 3 REQUIREMENTS

1 SUBSTATION KIOSK PLAN
SCALE 1:100 @ A1

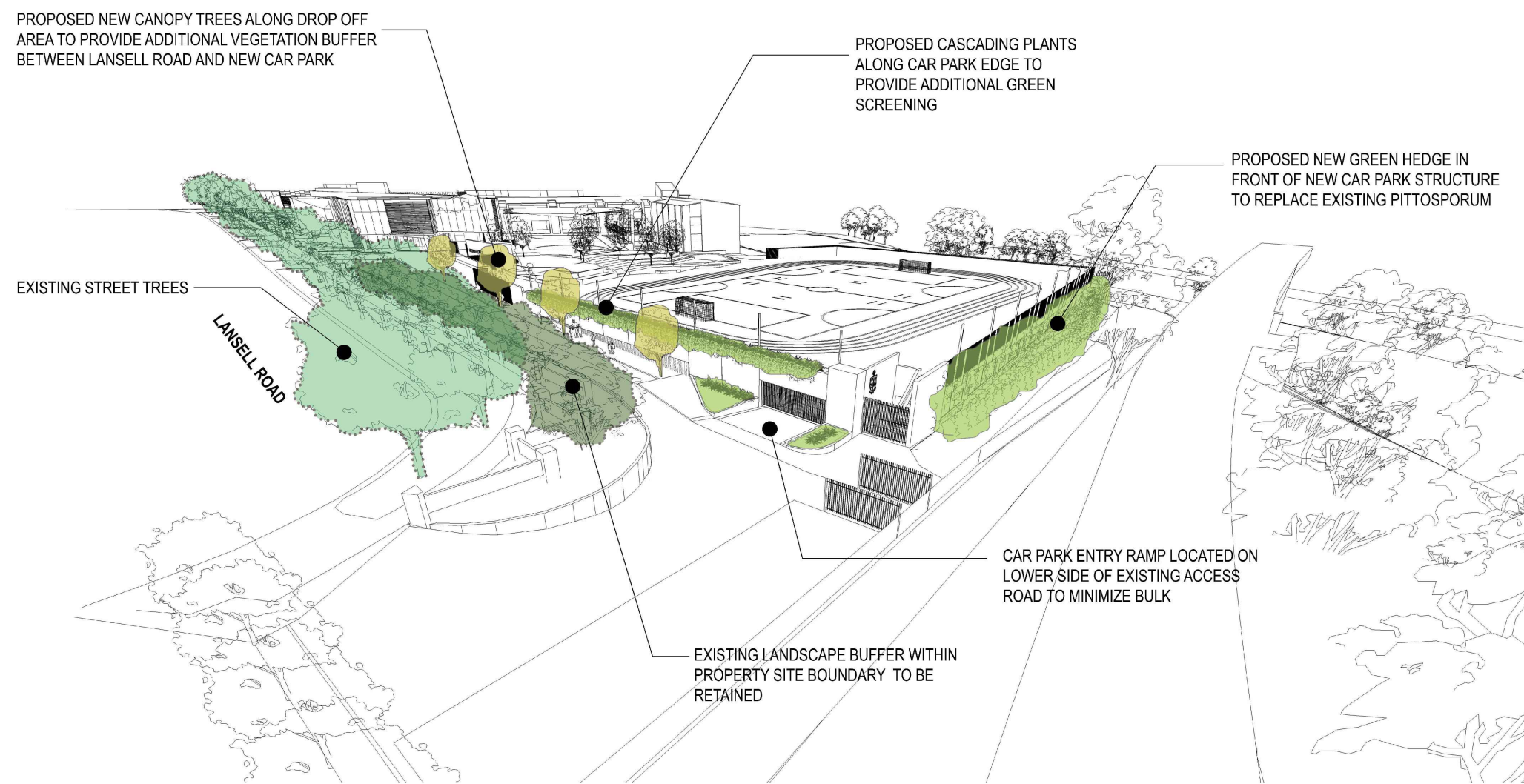


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D	27.07.2020	LR	REVISED DROP-OFF DESIGN

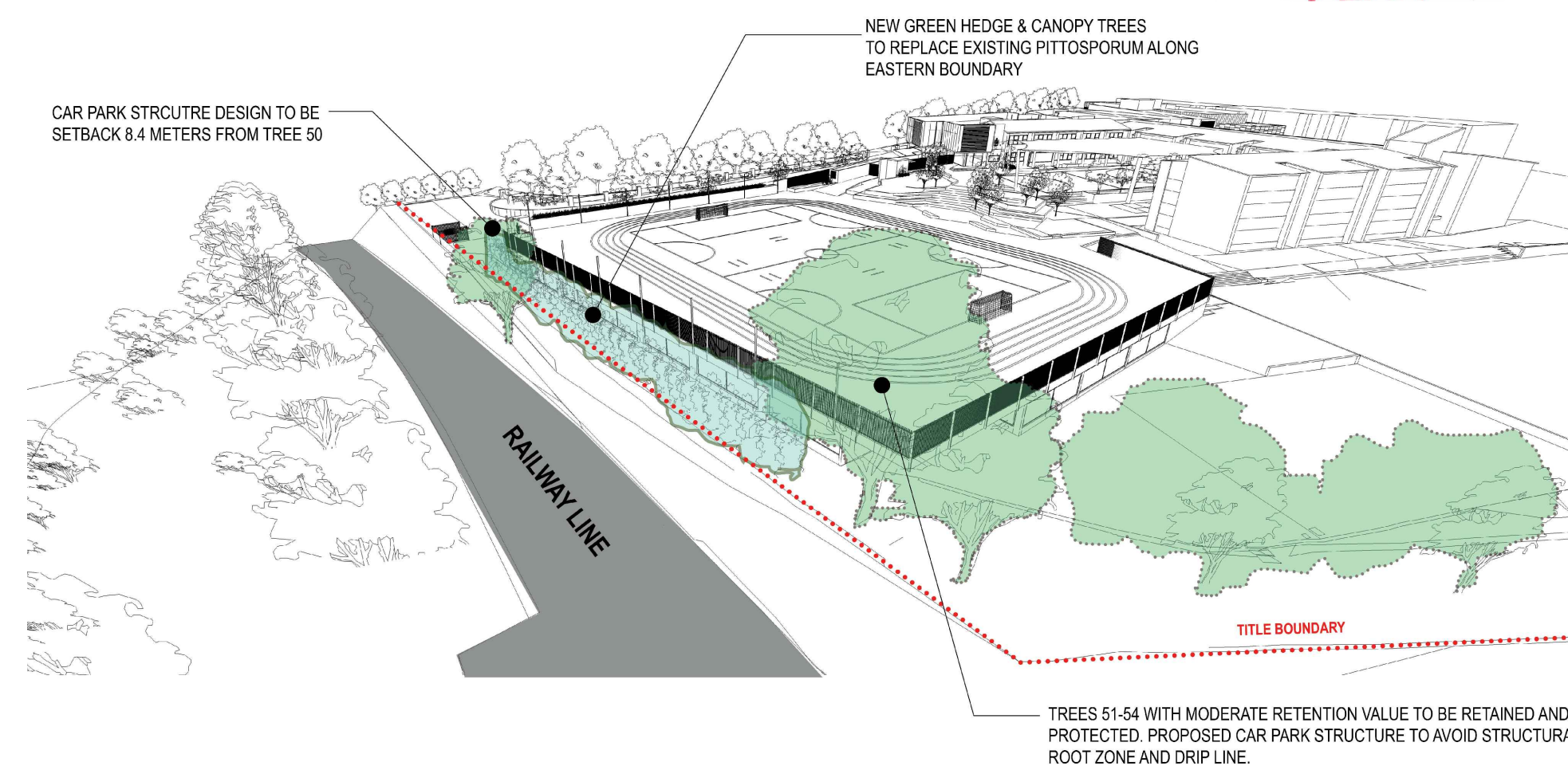
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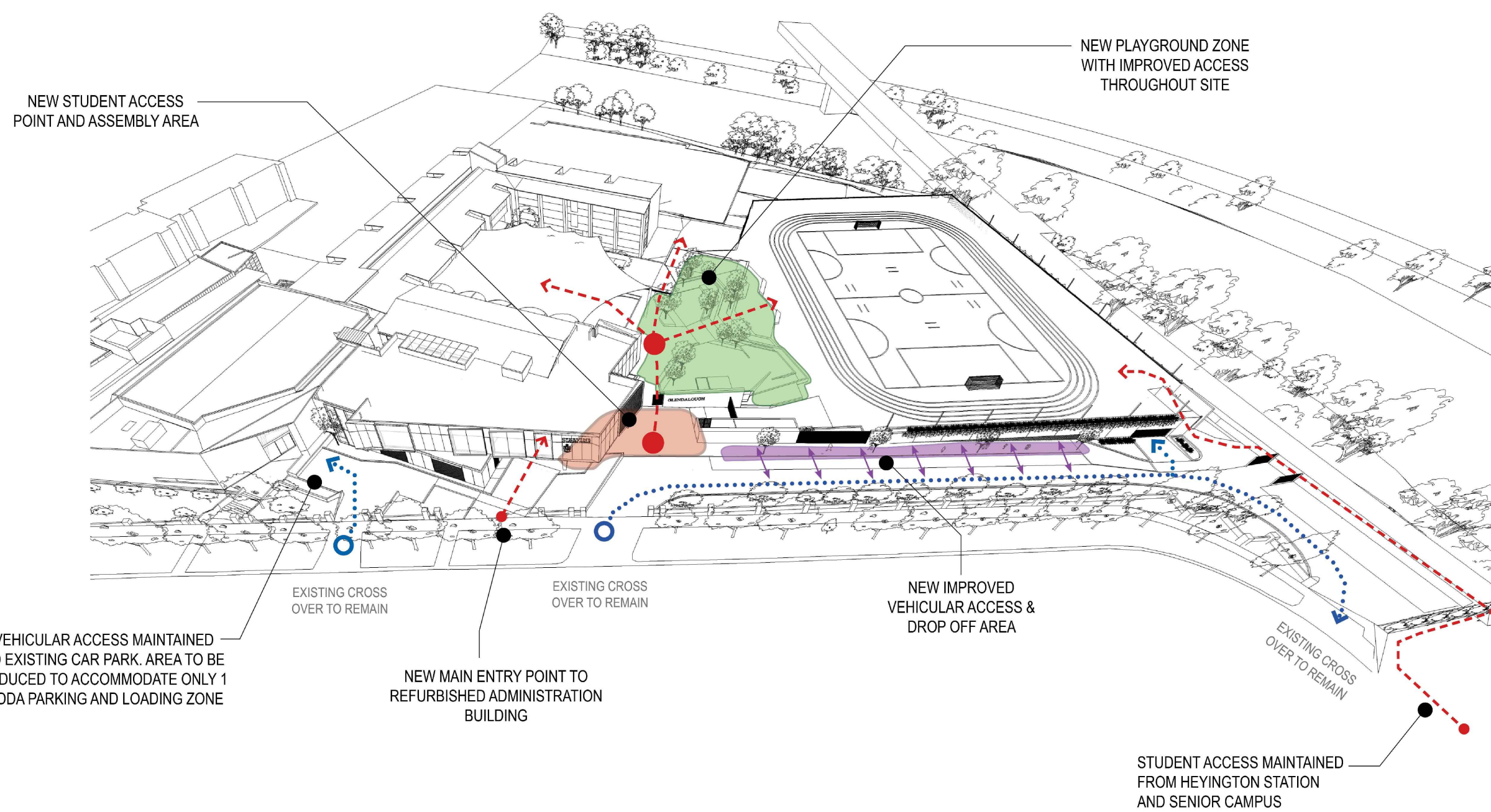
1 LANSSELL ROAD SETBACK DIAGRAM



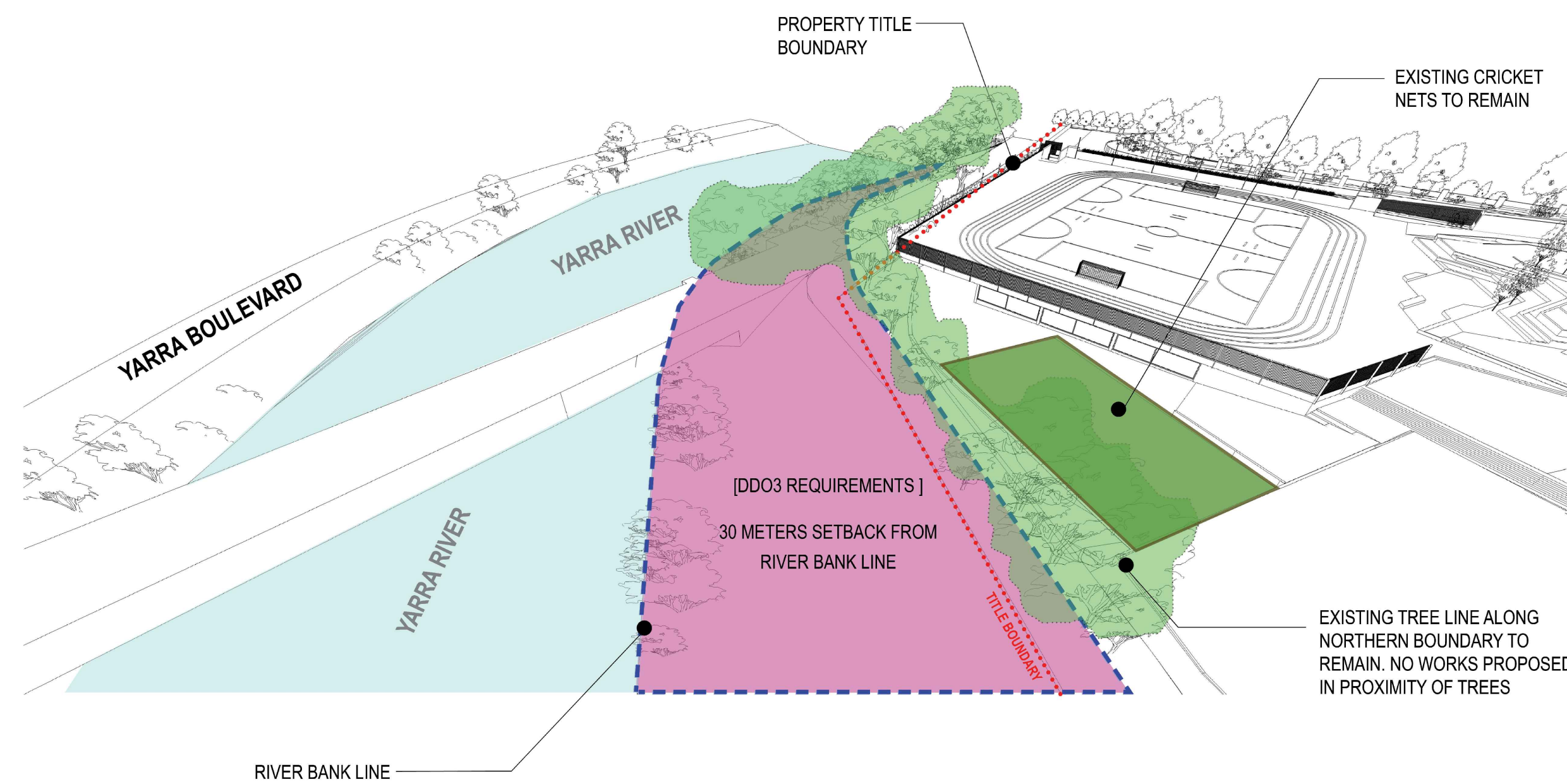
2 LANSSELL ROAD VEGETATION BUFFER DIAGRAM



3 EASTERN BOUNDARY VEGETATION BUFFER



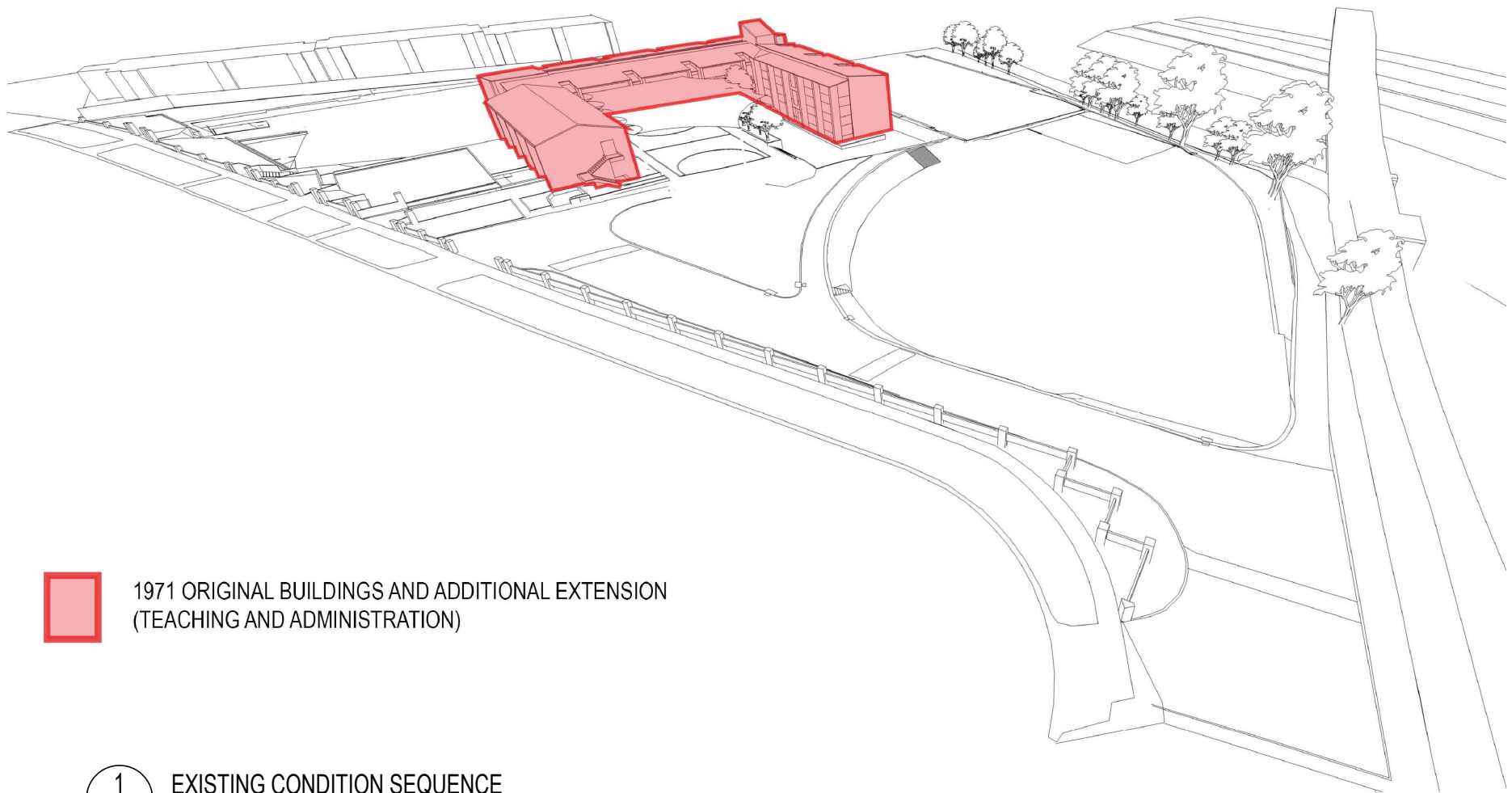
4 PEDESTRIAN & VEHICULAR MOVEMENT



5 RIVER BANK SETBACK DIAGRAM

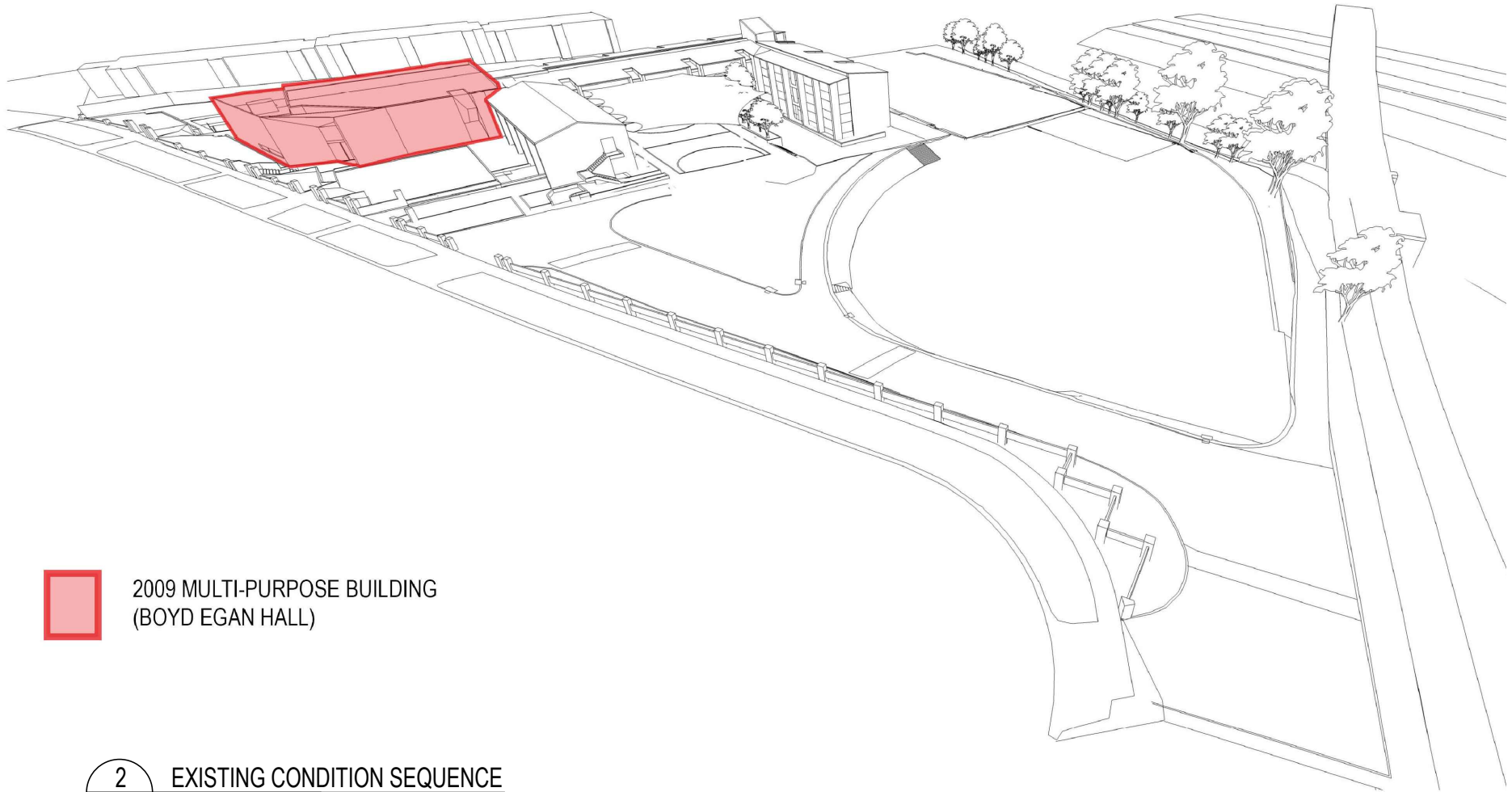
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SITE HISTORICAL DEVELOPMENT



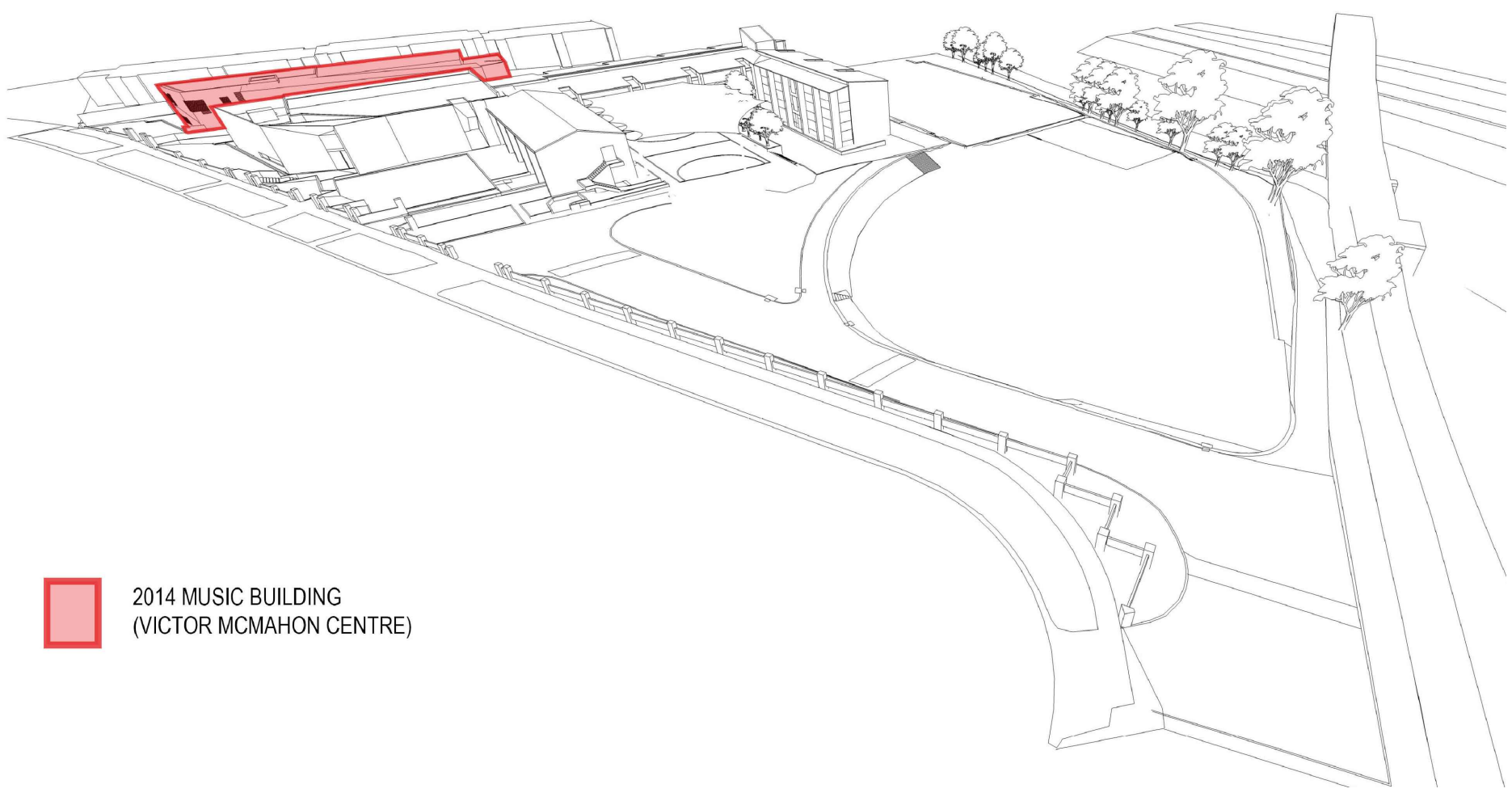
1971 ORIGINAL BUILDINGS AND ADDITIONAL EXTENSION
(TEACHING AND ADMINISTRATION)

1 EXISTING CONDITION SEQUENCE



2009 MULTI-PURPOSE BUILDING
(BOYD EGAN HALL)

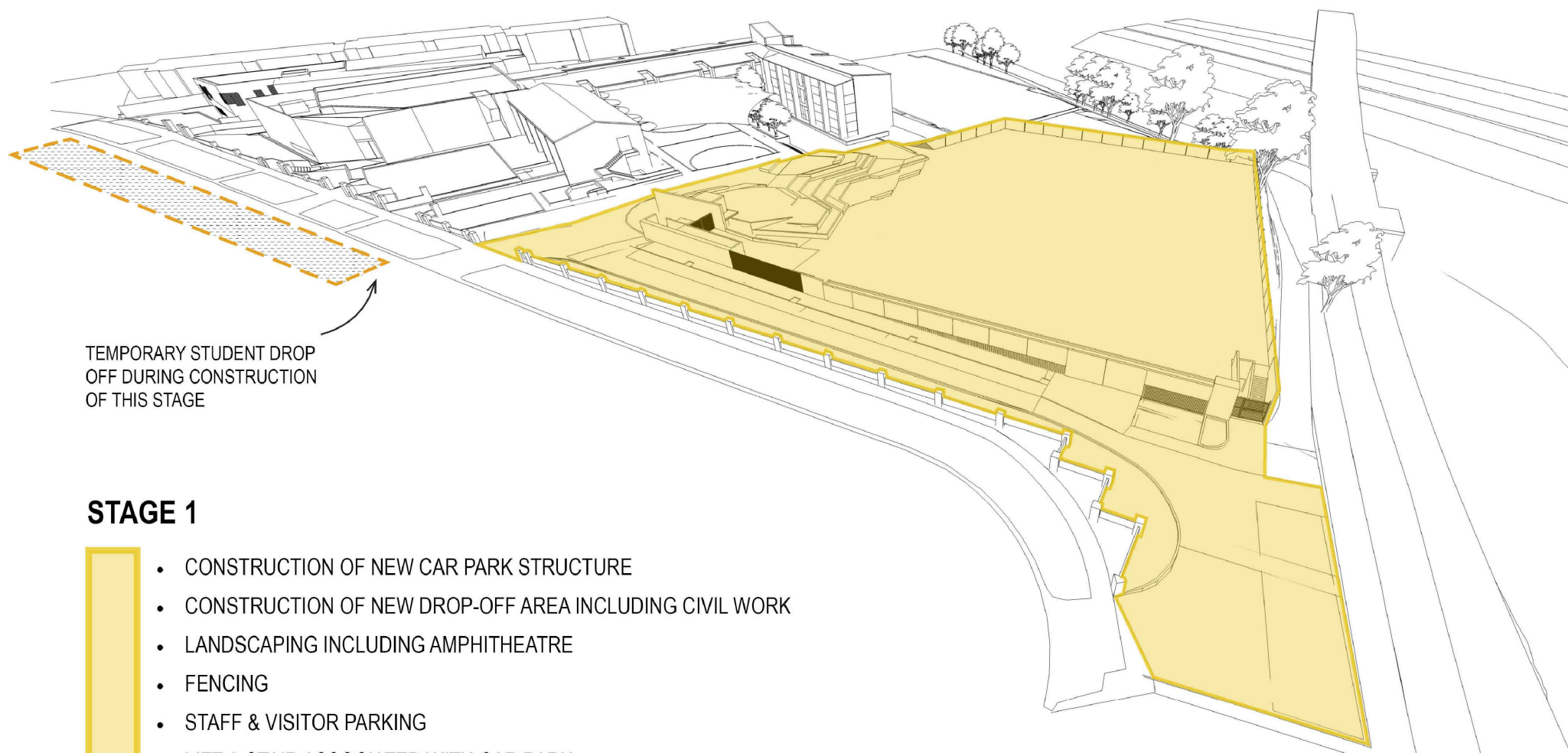
2 EXISTING CONDITION SEQUENCE



2014 MUSIC BUILDING
(VICTOR MCMAHON CENTRE)

3 EXISTING CONDITION SEQUENCE

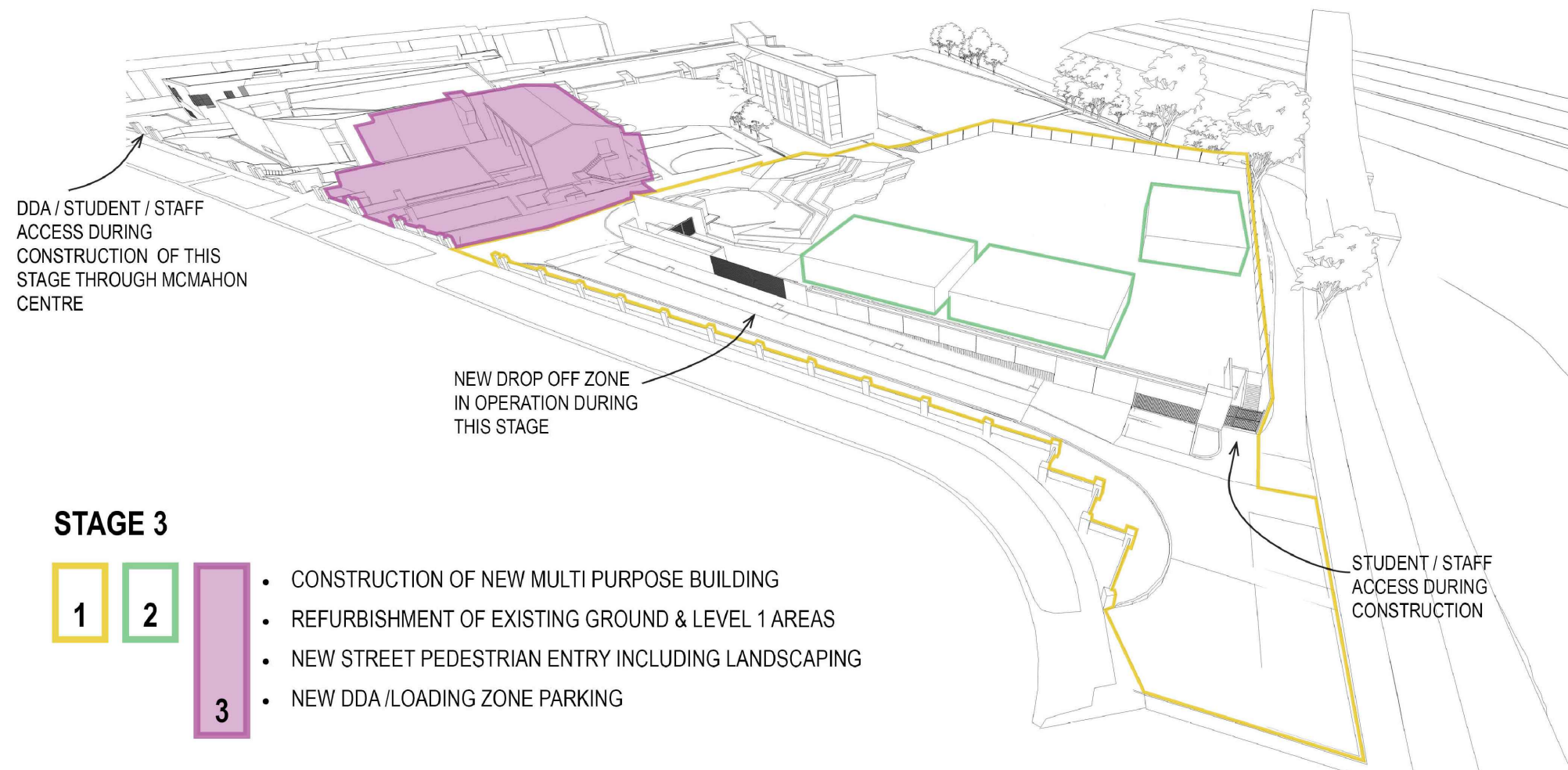
SITE PROPOSED NEW WORKS



STAGE 1

- CONSTRUCTION OF NEW CAR PARK STRUCTURE
- CONSTRUCTION OF NEW DROP-OFF AREA INCLUDING CIVIL WORK
- LANDSCAPING INCLUDING AMPHITHEATRE
- FENCING
- STAFF & VISITOR PARKING
- LIFT & STAIR ASSOCIATED WITH CAR PARK
- ACCESS ROAD

1 STAGE 1



STAGE 3

- CONSTRUCTION OF NEW MULTI PURPOSE BUILDING
- REFURBISHMENT OF EXISTING GROUND & LEVEL 1 AREAS
- NEW STREET PEDESTRIAN ENTRY INCLUDING LANDSCAPING
- NEW DDA /LOADING ZONE PARKING

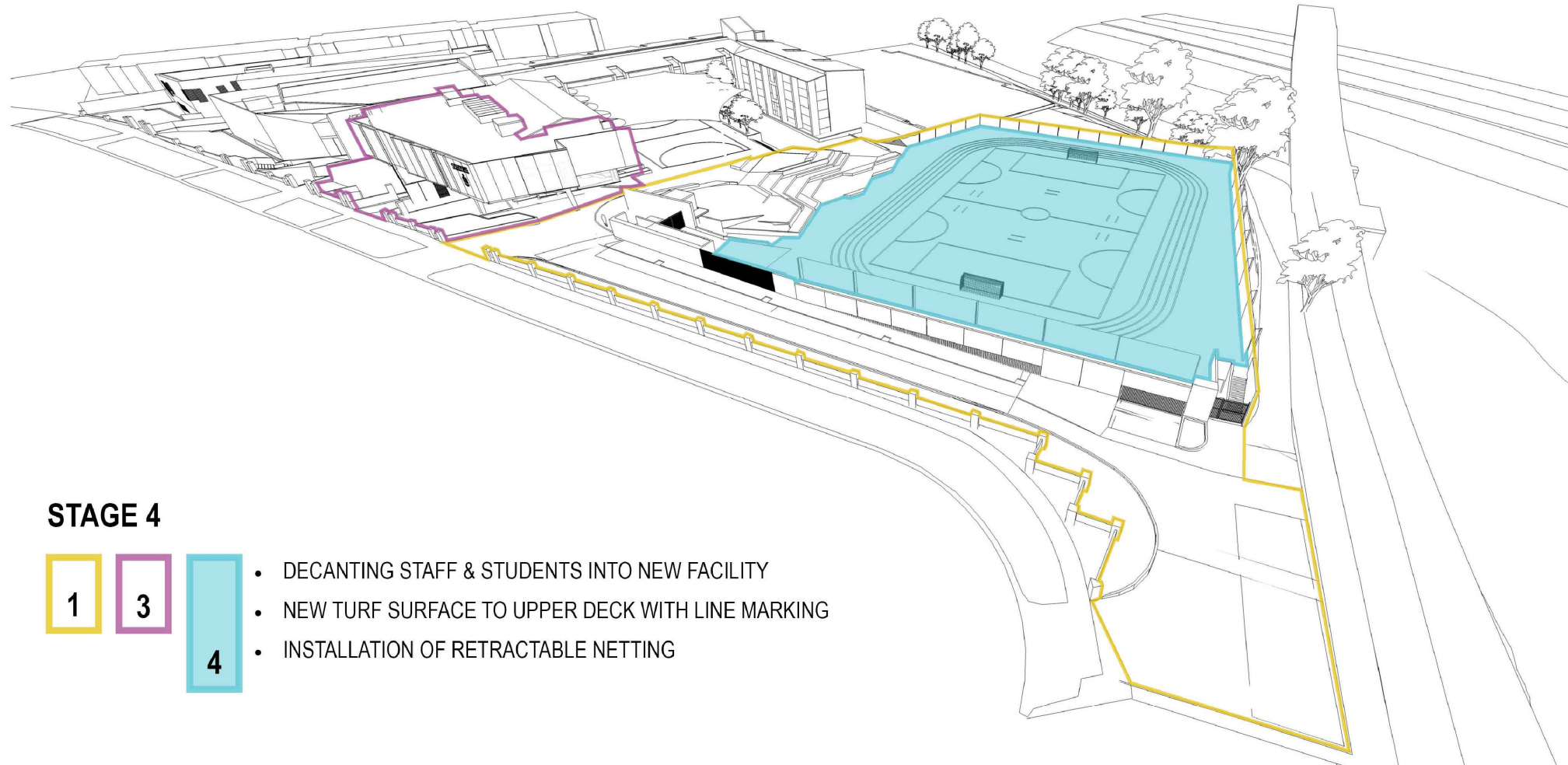
3 STAGE 3



STAGE 2

- PORTABLE CLASSROOMS AND ADMINISTRATION OVER CAR PARK
- DECANTING STUDENTS INTO PORTABLE BUILDINGS
- DECANTING ADMINISTRATION INTO PORTABLE BUILDINGS

2 STAGE 2



STAGE 4

- DECANTING STAFF & STUDENTS INTO NEW FACILITY
- NEW TURF SURFACE TO UPPER DECK WITH LINE MARKING
- INSTALLATION OF RETRACTABLE NETTING

4 STAGE 4

IMPORTANT NOTE:
STAGING PLAN AS OUTLINE IN THIS DOCUMENT IS INDICATIVE ONLY AND WILL BE SUBJECT TO REVIEW
AT THE TIME OF CONSTRUCTION. STAGING OF WORKS MIGHT VARY DUE TO SITE CONSTRAINTS.

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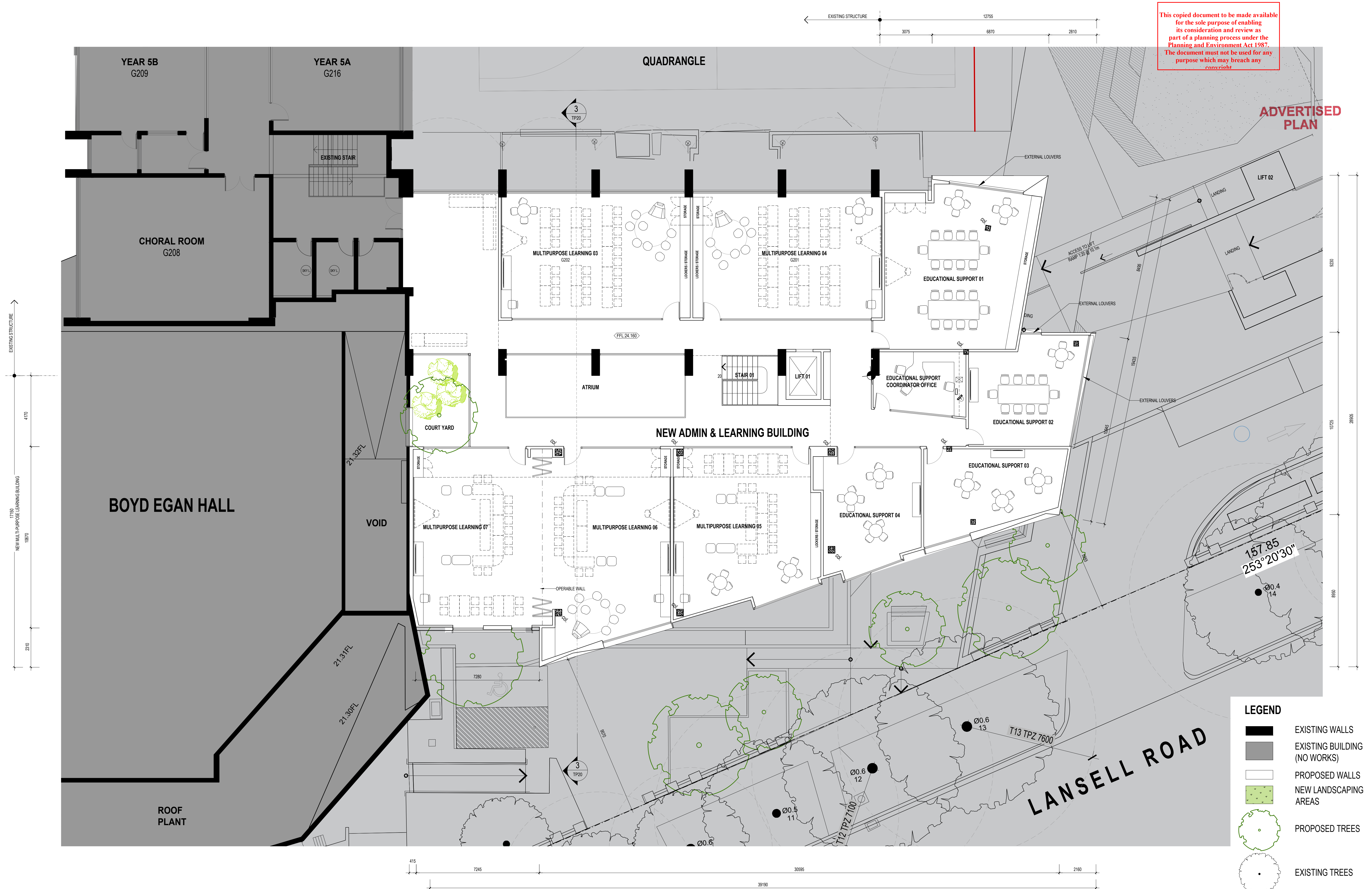
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ADVERTISED PLAN

LEGEND

- EXISTING WALLS
- EXISTING BUILDING (NO WORKS)
- PROPOSED WALLS
- NEW LANDSCAPING AREAS
- PROPOSED TREES
- EXISTING TREES
- OUTLINE OF EXISTING EXTERNAL AREAS NOT AFFECTED BY NEW WORKS

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LEGEND

- EXISTING WALLS
- EXISTING BUILDING (NO WORKS)
- PROPOSED WALLS
- NEW LANDSCAPING AREAS
- PROPOSED TREES
- EXISTING TREES



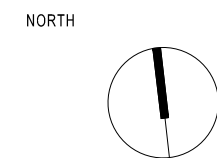
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ST KEVIN'S COLLEGE GLENDALOUGH
NEW ADMINISTRATION / LEARNING BUILDING & CAR PARK

CLIENT
ST KEVIN'S COLLEGE

DRAWING TITLE
PROPOSED ROOF PLAN

FILE NO
S:\PROJECTS\2019129_ST KEVIN'S GLENDALOUGH_CAR PARK & MPL BUILDING\10_TOWN PLANNING



SCALE
1:100@A1/1:200@A3

DATE
28.08.2019

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PROJECT NO
2019129

DRAWING NO
TP14

REVISION
C



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D	27.07.2020	LR	REVISED DROP-OFF DESIGN