

Ivanhoe Girls' Grammar School Enterprise Centre

Urban Design Context Report

January 2025

ADVERTISED PLAN

This copied document to be 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



IVANHOE GIRLS'
GRAMMAR SCHOOL

C O X

**ADVERTISED
PLAN**

This copied document to be 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

PART 01

SITE & CONTEXT

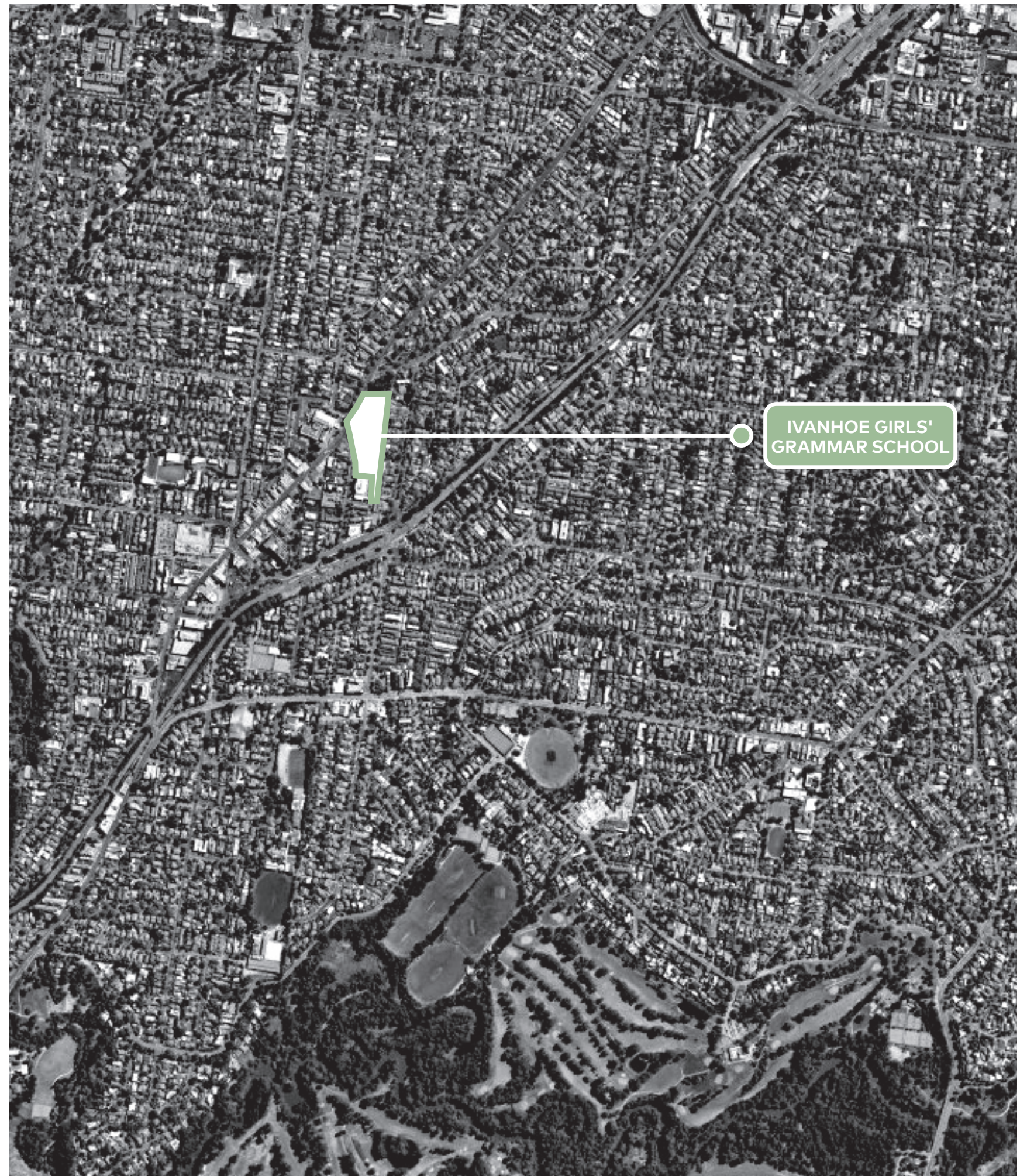


1.1 SITE LOCATION & CONTEXT

SITE & MASTER PLAN

ADVERTISED PLAN

This copied document to be 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



1.1 SITE LOCATION & CONTEXT

SITE & MASTER PLAN

EXISTING ACCESS

The Ivanhoe Girls' Grammar School campus structure is often difficult to navigate, particularly for first time visitors. This was clearly communicated several times during the Educational Brief development workshops by staff and school leadership that the lack of clear way finding has been problematic for the school community.

Currently, the school's main address and reception is located on Marshall Street within the Welcome Centre, a small heritage residential building.

Secondary addresses and entries to the school campus include:

- The Junior School entry from Marshall Street
- The Noel Street informal entries
- ELC address and entry from Noel Street
- Coerwull Centre parking and staff entry

PAC ENTRANCE

ACCESS TO LOWE WING, DORIS WALKER CENTRE, COLLINS WING

ELC ENTRANCE

ACCESS TO COUNSELING AND CAREERS

COOERWULL ENTRANCE

HILLSLEY ENTRANCE

ACCESS TO M HOUSE AND ROBINSON HOUSE

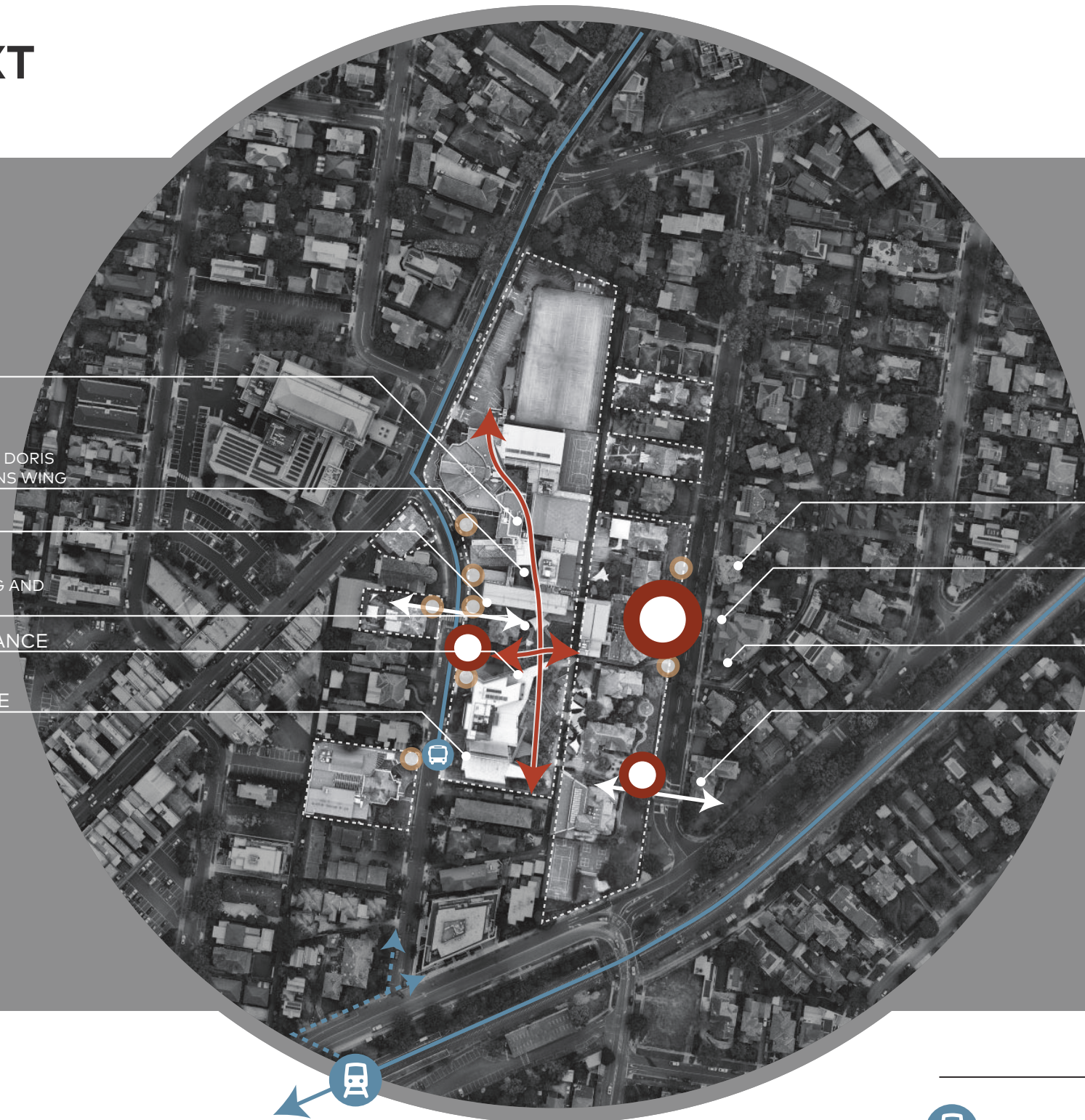
WELCOME CENTRE (MAIN ENTRANCE/RECEPTION)

ACCESS TO YEAR 6 CENTRE, FIDDIAN HOUSE, PIZZIE WING

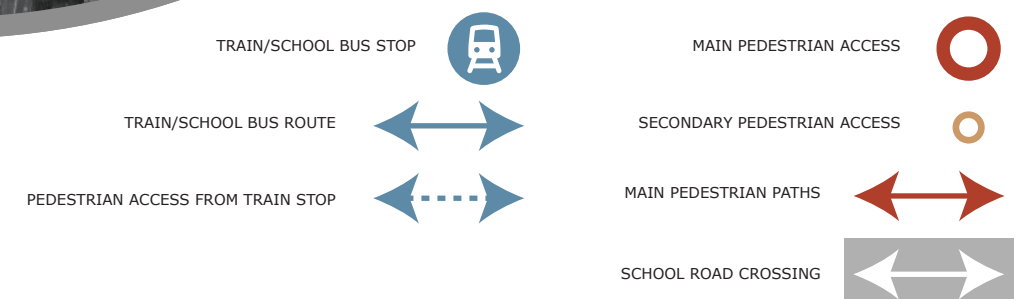
JUNIOR SCHOOL ENTRANCE

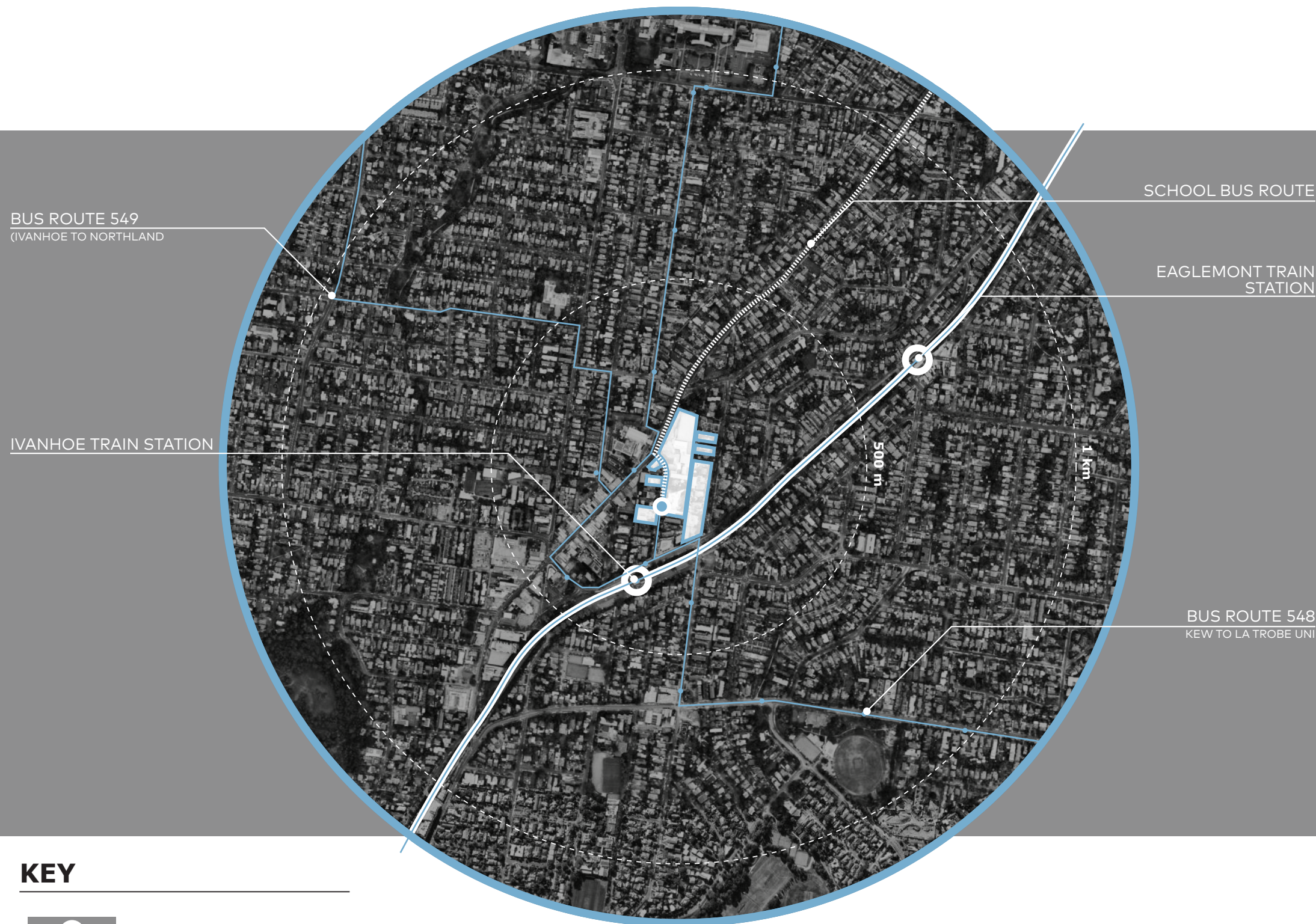
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN



KEY





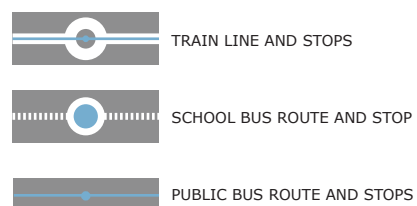
PUBLIC TRANSPORT

The School fronts primarily to Marshall Street (to the East) and Noel Street (to the West), with shorter frontages along Upper Heidelberg Road (to the North West) and Norman Street (to the South).

The school is located within walking distance of both Ivanhoe and Eaglemont train stations, on the Hurstbridge Line. The School's proximity to Ivanhoe Station provides an accessible and sustainable transport option for the school community, with the approximate journey time from the city to the school being around 30 minutes.

Ivanhoe Girls' Grammar School offers a bus service for its students. The drop-off point for this is located on Noel St, outside the Coorwull Centre. This is also a stop for a number of Public Transport Victoria (PTV) bus routes.

KEY



This copied document to be 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

ADVERTISED PLAN

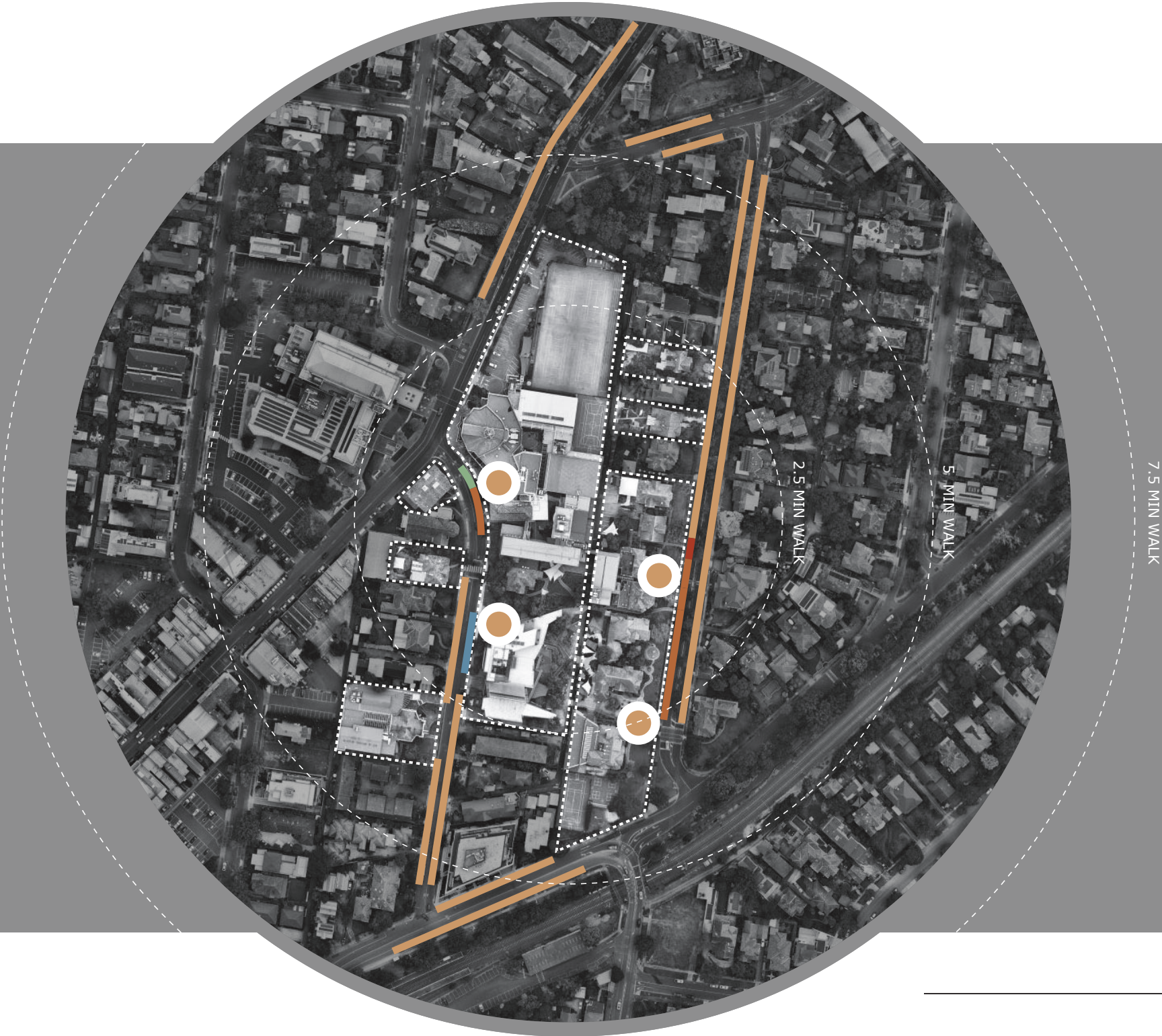
ON STREET PARKING

All parking for parents of students is located outside of the school boundaries as off-street parking. Parking and street traffic volumes has historically been a contentious issue with council and residents as described by school stakeholders and staff.

The primary off-street parking is located along Noel Street (to the West) and Marshall Street (to the East), adjacent to the main pedestrian access points. These car parks are comprised of street parking as well as 2 minute drop-off areas. The school bus parking is also located along Noel Street, outside the Coerwull Centre.

Additional spaces are available along Upper Heidelberg Road (to the North-West) and Norman Street (to the South).

A loading zone is located on Marshall Street, outside of Robinson House.



ADVERTISED PLAN

This copied document to be 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

KEY

ACCESSIBLE STREET PARKING

SCHOOL BUS PARKING

MAIN PEDESTRIAN ACCESS

STREET PARKING

2 MINUTE DROP-OFF AREA

LOADING ZONE

STAFF CARPARK ENTRANCE

STAFF CARPARK ENTRANCE

L2 STAFF CARPARK ENTRANCE

L1 STAFF CARPARK ENTRANCE

LANEWAY ACCESS

MAINTENANCE ACCESS

PARKING & MAINTENANCE

Ivanhoe Girls' has two main parking areas on site. The first is an above-ground car parking to the North. This is accessed via two vehicle cross overs off Upper Heidelberg Road and currently houses 36 car parks.

The second is the two levels of underground car parking below the Coerwull Centre to the South. These two levels of car park are accessed via separate entries, exploiting the dramatic fall in topography towards the south of the campus. This solution avoids internal ramping and maximises opportunities for car spaces.

A lane way runs directly through the site. This currently provides rear vehicle access to the residential properties on Marshall St. The lane way also provides vehicle access for maintenance and deliveries.

KEY



CARPARKING ACCESS



MAINTENANCE



ABOVE GROUND CARPARKING



UNDER GROUND CARPARKING

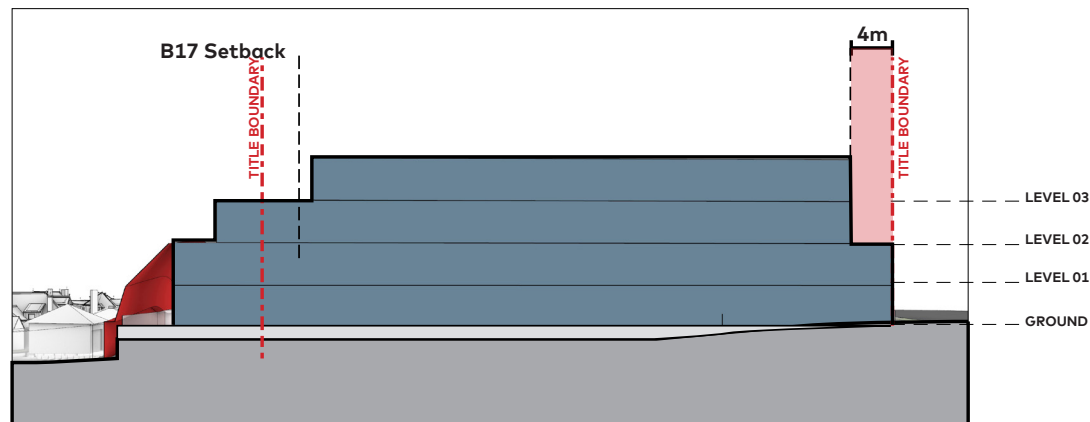
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

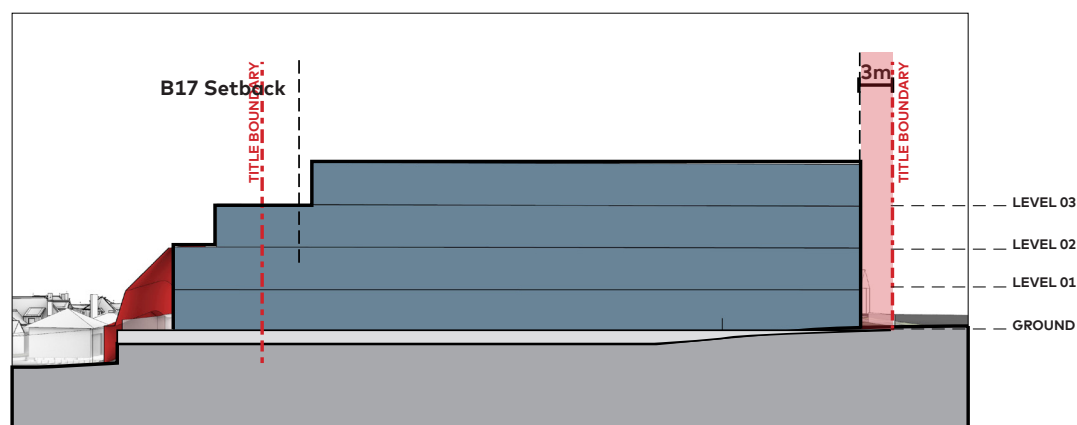
ADVERTISED PLAN

This copied document to be 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

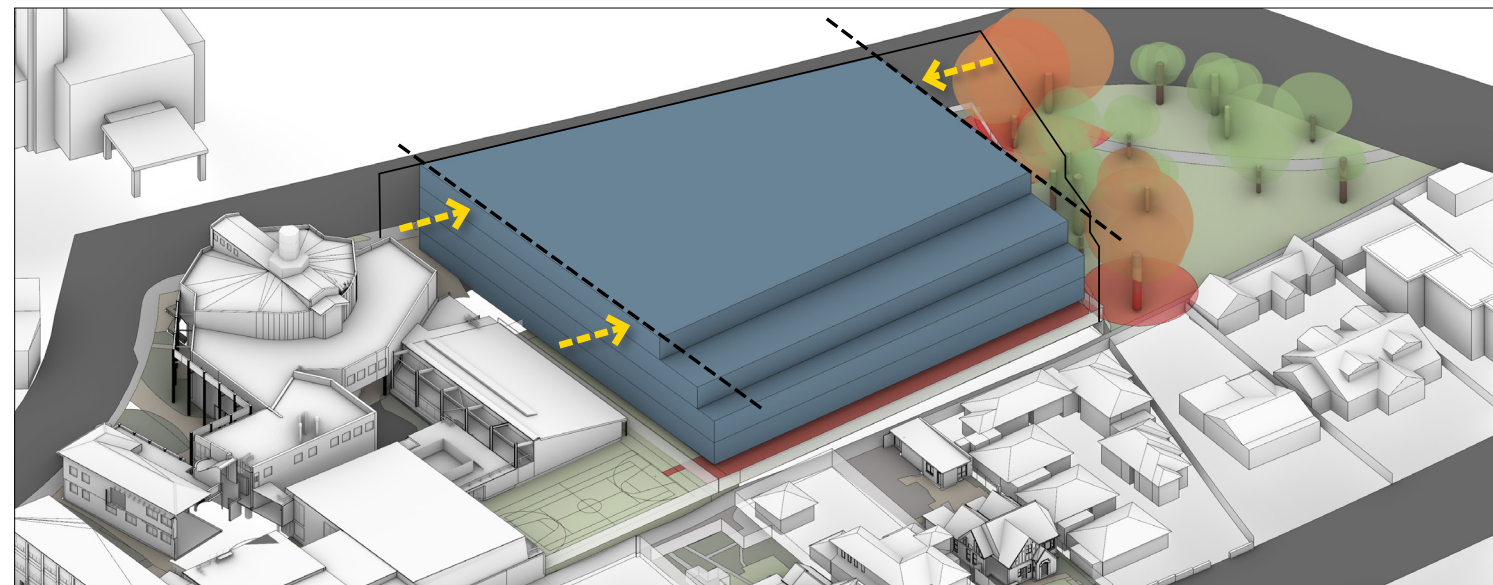
1.2 SITE PLANNING SETBACKS SITE & MASTER PLAN



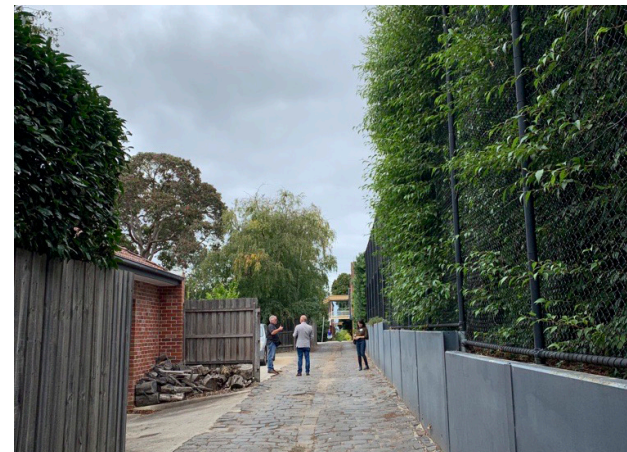
Option 01: Section Diagram



Option 02: Section Diagram



Axonometric Diagram

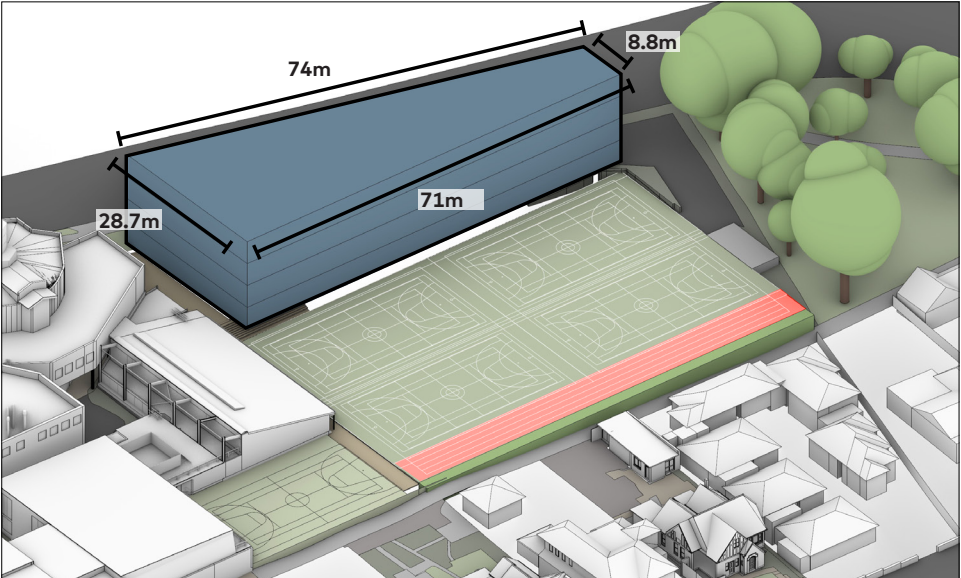


Plan Diagram

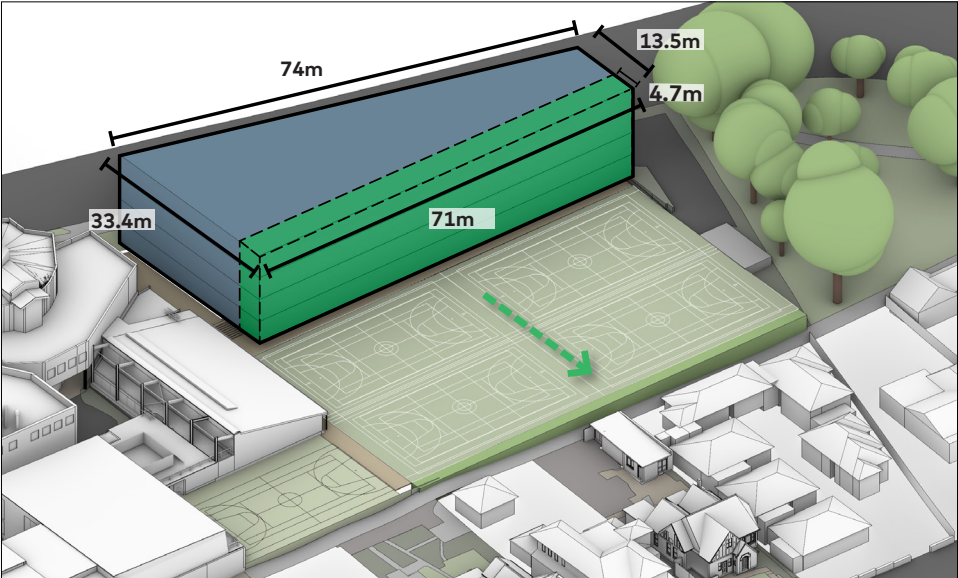
ADVERTISED
PLAN

This copied document to be 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

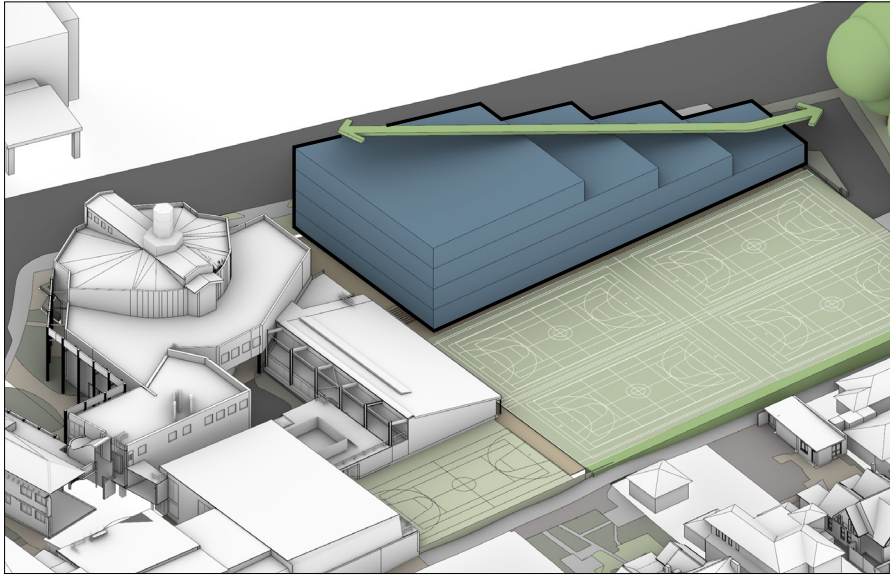
1.2 SITE PLANNING SETBACKS
SITE & MASTER PLAN



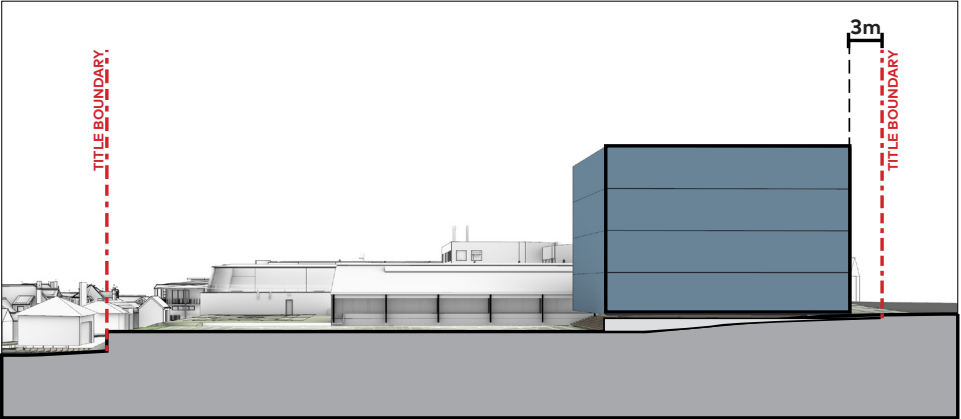
Retain the existing Athletics Track



Remove the Athletics Track and relocate the courts to the Eastern planting edge.



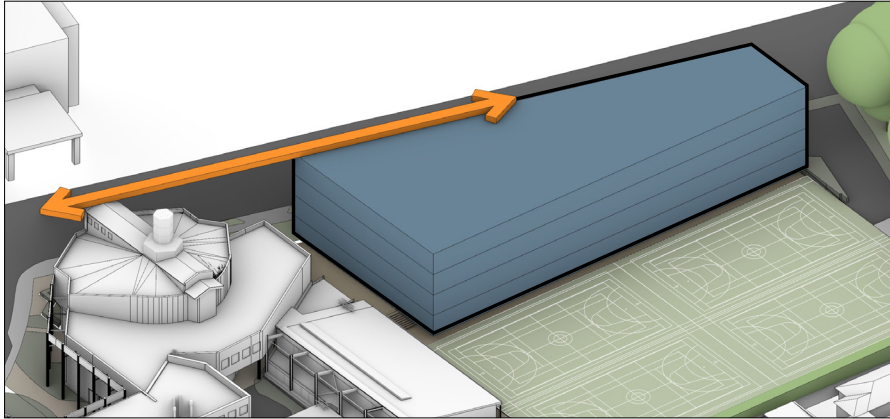
Axonometric Diagram



Section Diagram



Section Diagram



Axonometric Diagram

PART 02

ENTERPRISE CENTRE

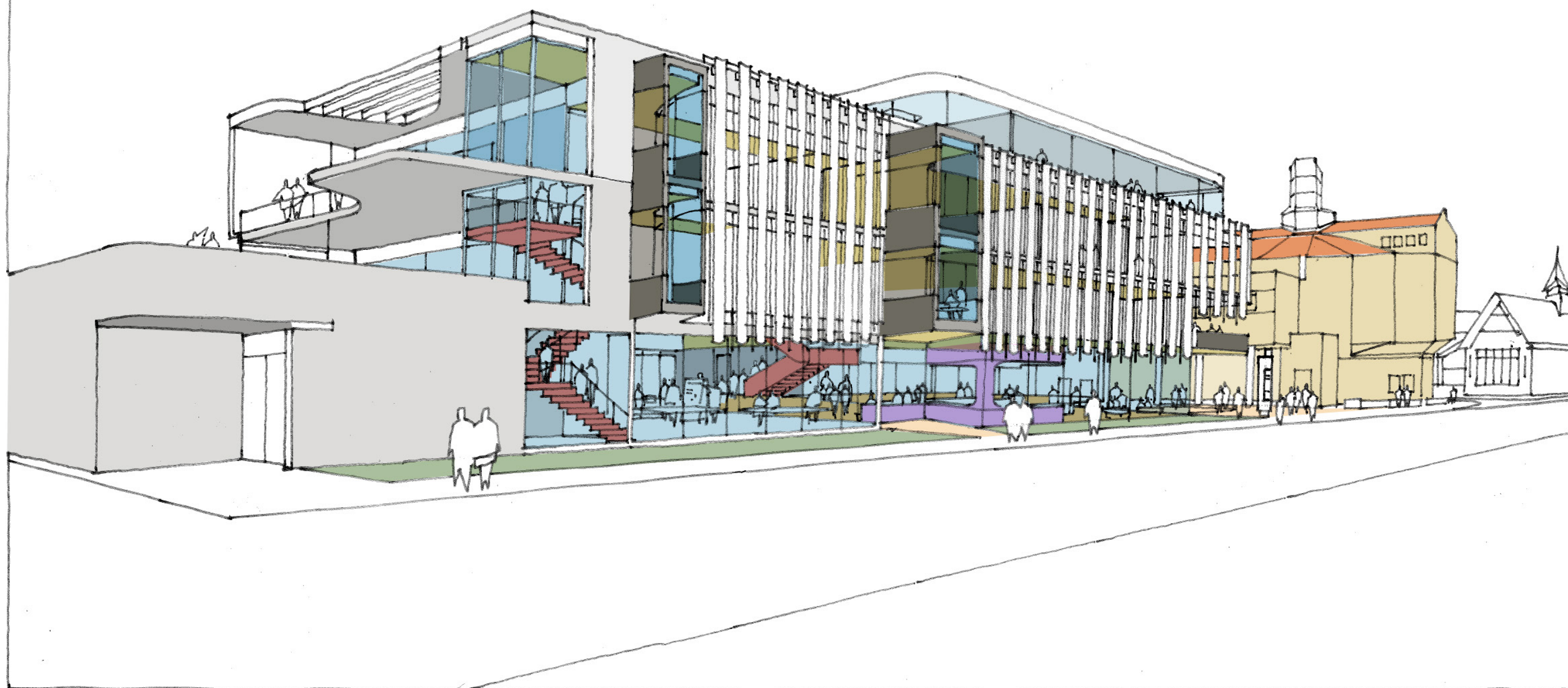
This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

**ADVERTISED
PLAN**



This copied document to be 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

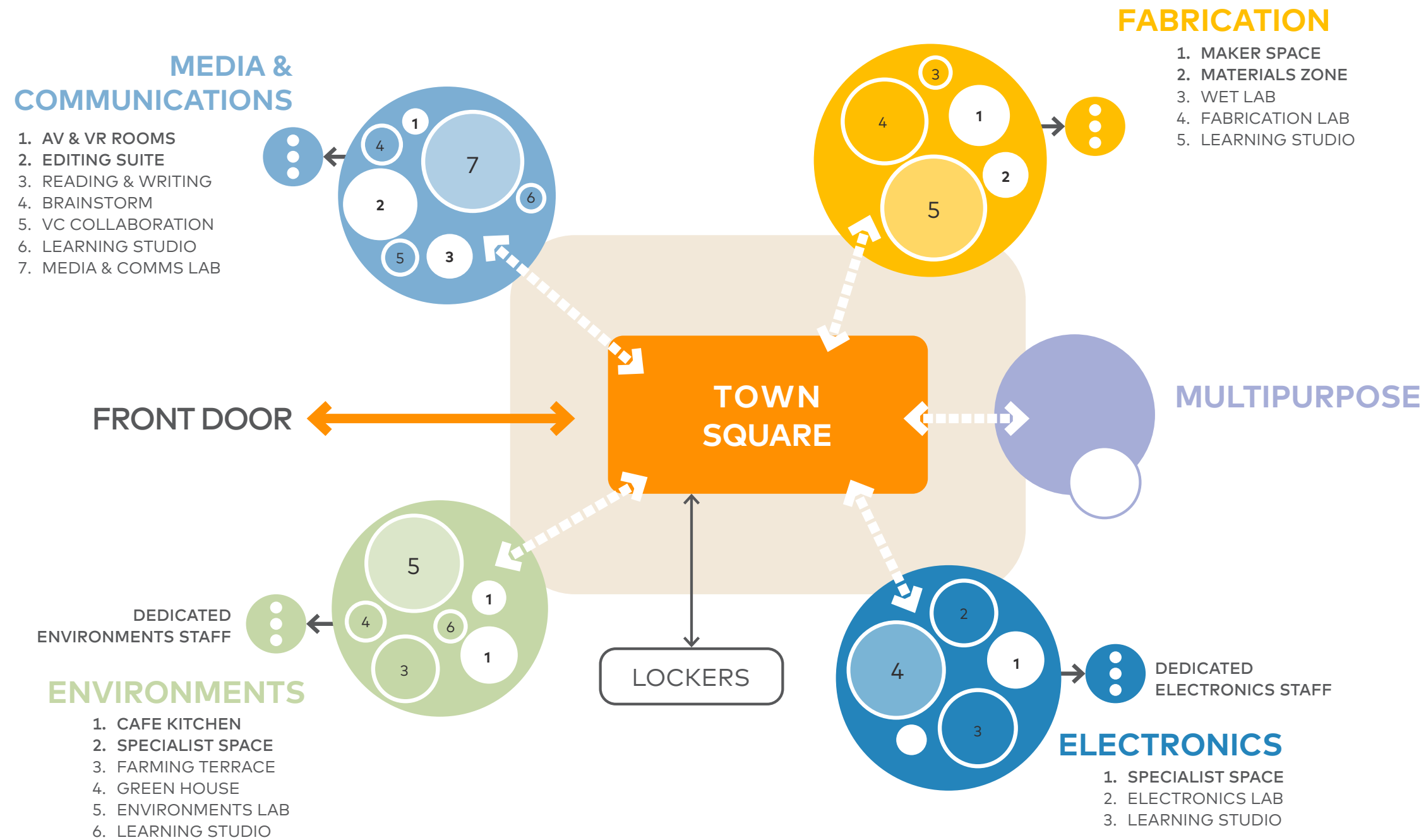
ADVERTISED PLAN



2.1 DESIGN ANCHORS

ADVERTISED PLAN

This copied document to be 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



This copied document to be 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

ADVERTISED
PLAN



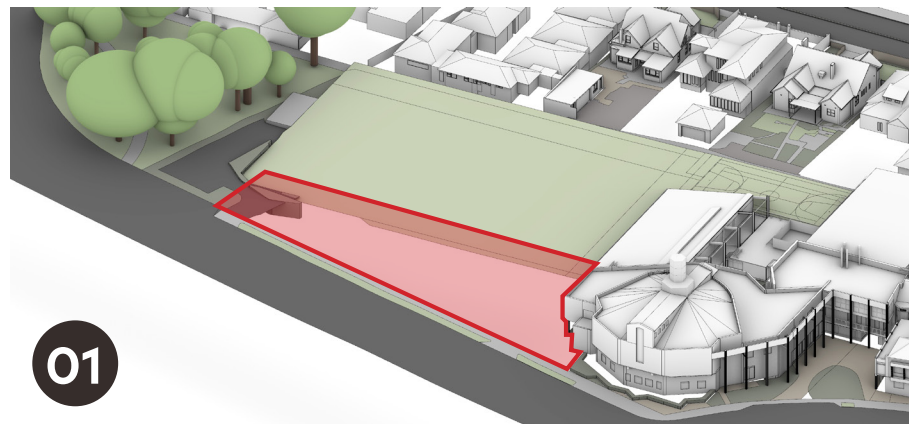
2.2 ARCHITECTURAL VISION
OVERVIEW

- 1. A NEW TYPOLOGY
- 2. REPRESENTATIVE OF THE IVANHOE GIRLS' GRAMMAR SCHOOL COMMUNITY
- 3. HONEST & ROBUST ARCHITECTURE
- 4. ADAPTABLE & DESIGNED FOR LONGEVITY
- 5. BIOPHYLIC DESIGN PRINCIPLES

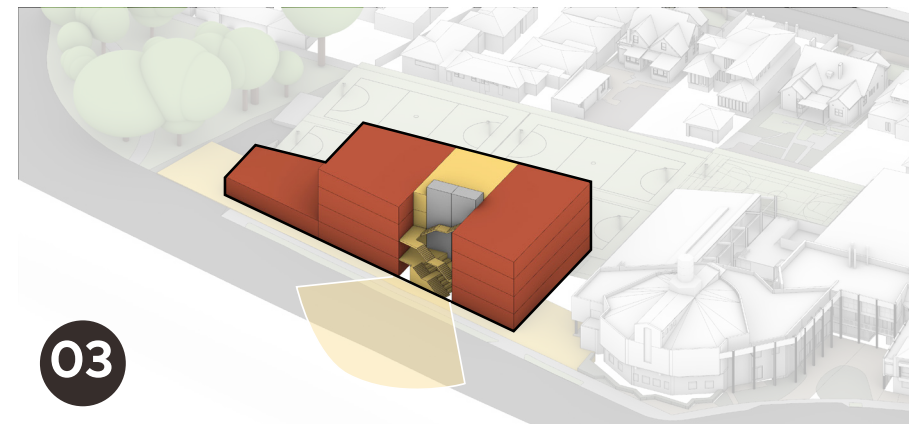
2.3 SITE RESPONSE

ADVERTISED PLAN

This copied document to be 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

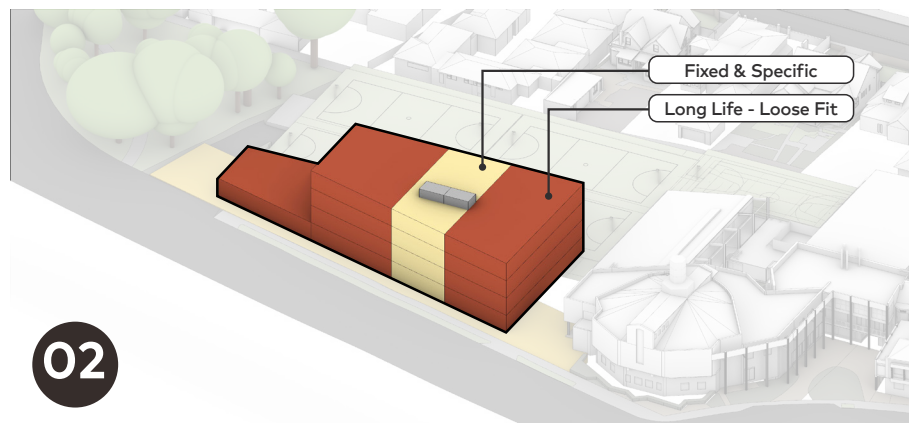


NORTHERN SITE



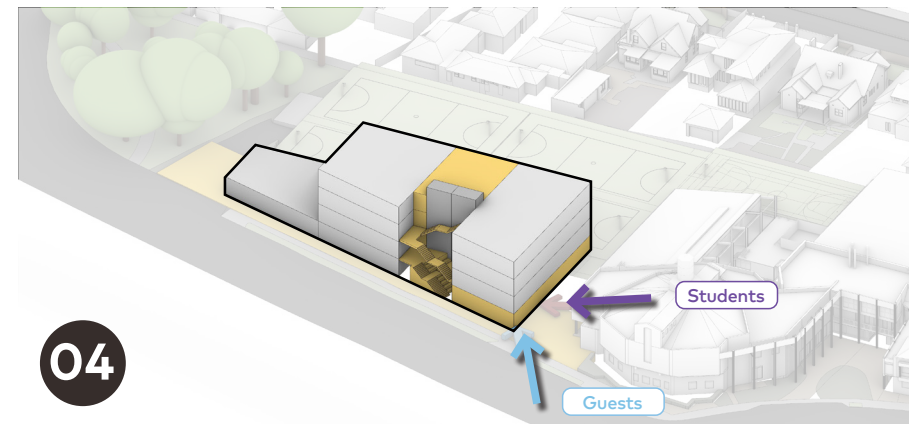
OPEN & ENGAGED

Active and transparent central circulation. Creates dual benefit of an engaging facade and clear way finding.



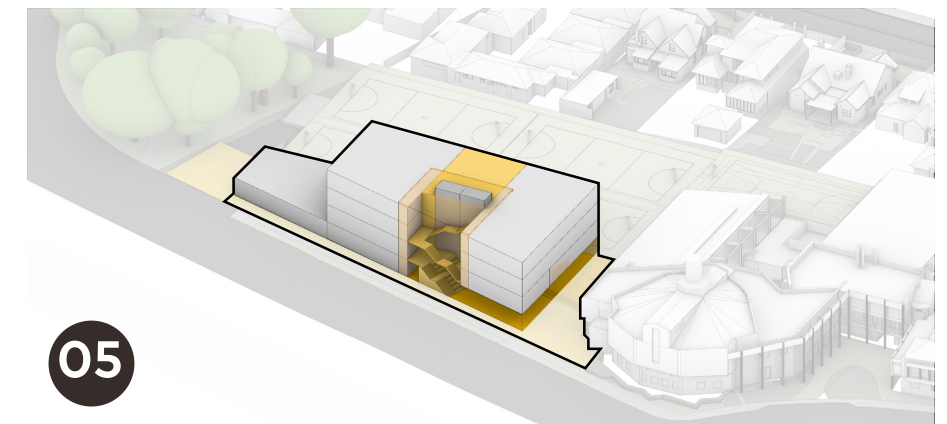
MAXIMISE LIFE & EFFICIENCY

Fixed and inflexible building elements are clustered at the centre of the building to maximise flexibility.



ENTRY & ARRIVAL

Student entry along existing thoroughfare. Efficient guest entry from street.



CONNECTED, 3D TOWN SQUARE

Ground floor Forum with 3D connective tissue vertically integrating a community of spaces.

2.4 FORM & MASSING

Neighbourhood Character

One of Ivanhoe's most iconic heritage Art Deco buildings, Centre Ivanhoe, is located opposite the proposed building on Upper Heidelberg Road. The building is listed on the Victorian Heritage Register (H2077) and was designed by Peck & Kemter and A.C. Leith & Bartlett, completed in 1937. This building features many classic Art Deco architectural features including detailed brickwork and the well-recognised clock tower.

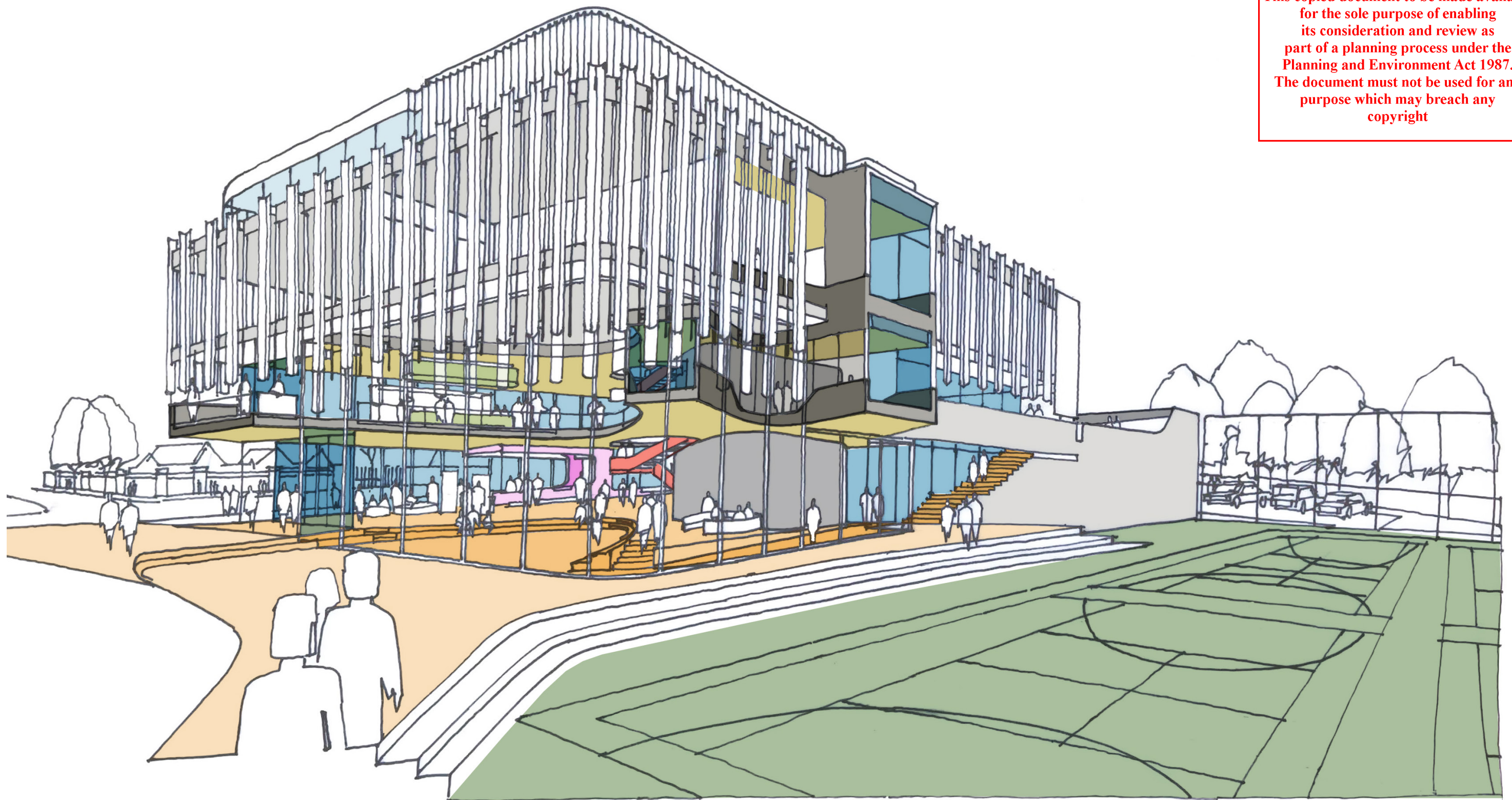
The window tile detailing shown in the image opposite gave inspiration to the design team to reinterpret these Art Deco materials and designs into a contemporary response. The ceramic tiles form and finish has been reinterpreted for the facade of the new centre's design. This reinterpretation aims to give the building local character and an appropriate neighbourhood language.



2.4 FORM & MASSING

ADVERTISED PLAN

This copied document to be 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



PART 03

**ADVERTISED
PLAN**

This copied document to be 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

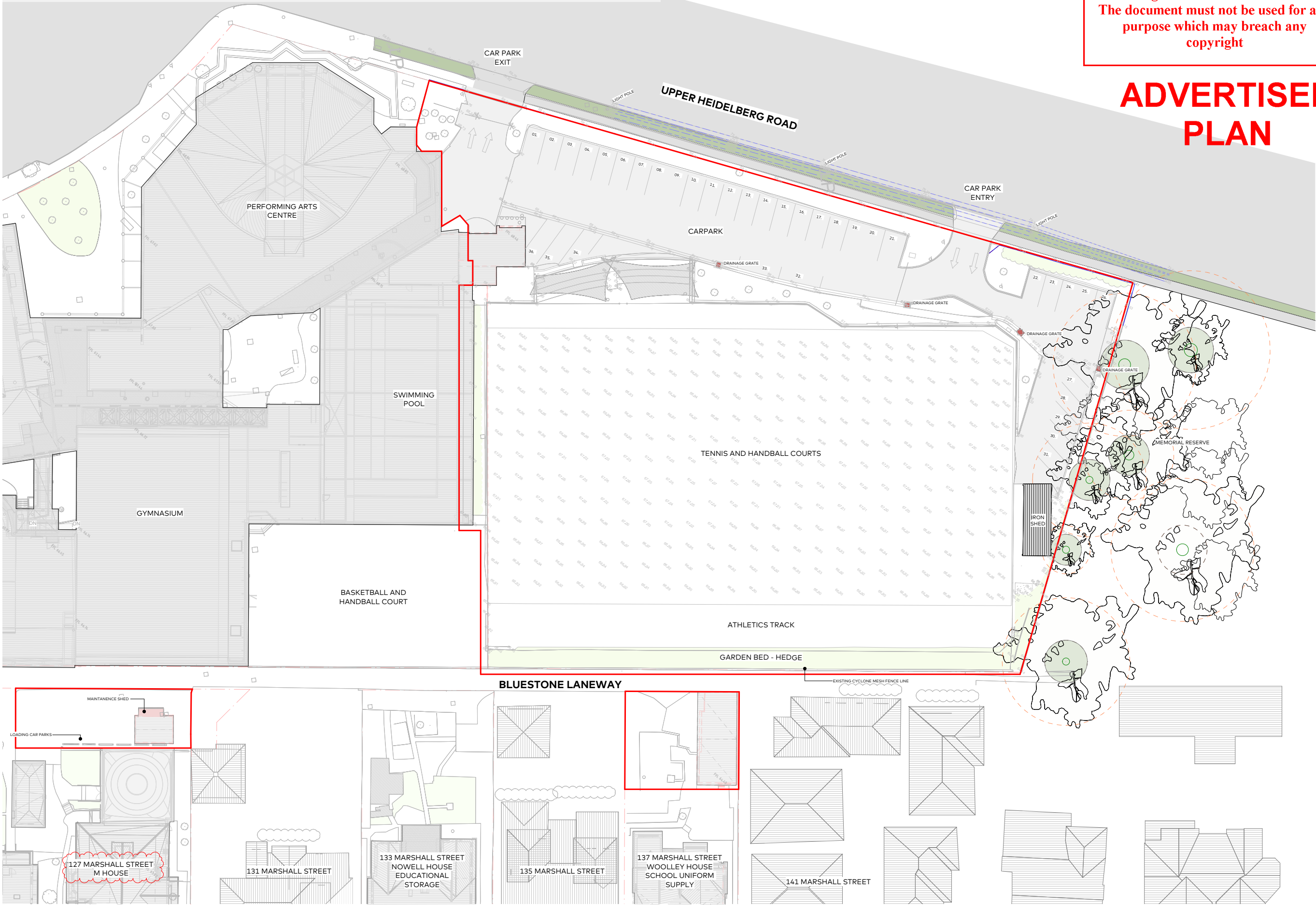
ARCHITECTURAL DRAWINGS



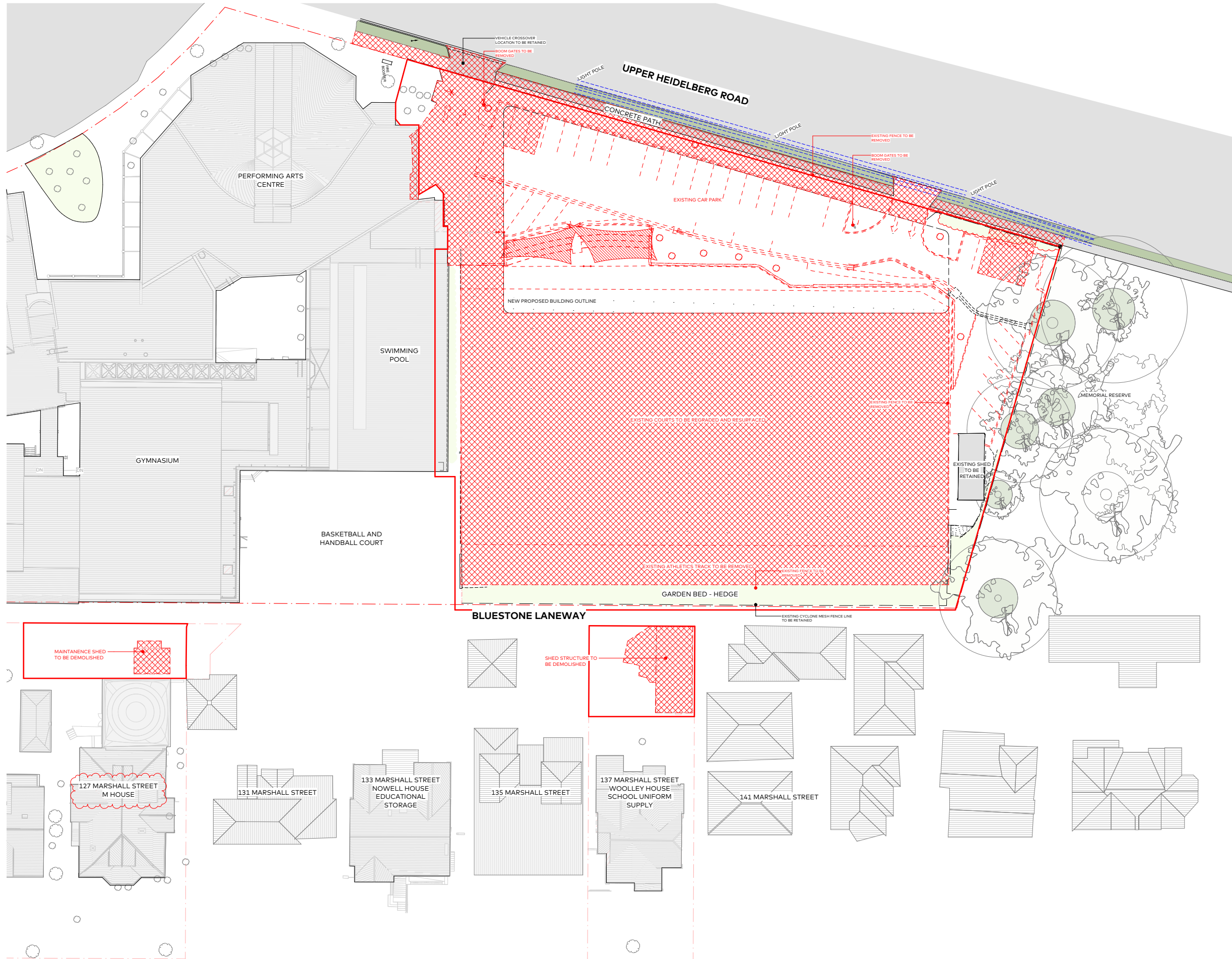
3.1 EXISTING CONDITIONS SITE PLAN

This copied document to be 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

ADVERTISED
PLAN















3.1 DEMOLITION SITE PLAN



ADVERTISED PLAN

**This copied document to be 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**

EXISTING SITE INFORMATION LEGEND	
	PROPERTY BOUNDARY
	EXISTING STRUCTURAL TREE ROOT ZONE
	EXISTING TREE PROTECTION ZONE
	EXISTING LANDSCAPE
	EXISTING ADJACENT BUILDING
	EXISTING BUILDING ON SITE
	EXISTING BITUMEN CAR PARK SURFACE
	EXISTING CONTOUR LEVELS
	OVER HEAD POWER LINES
	DRAINAGE HATCH
	EXISTING FENCE LINE
	SCOPE OF WORK

	CAR PARKING
36	EXISTING CAR PARKING TOTAL

3.1 PROPOSED SITE PLAN

ADVERTISED PLAN

This copied document to be 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



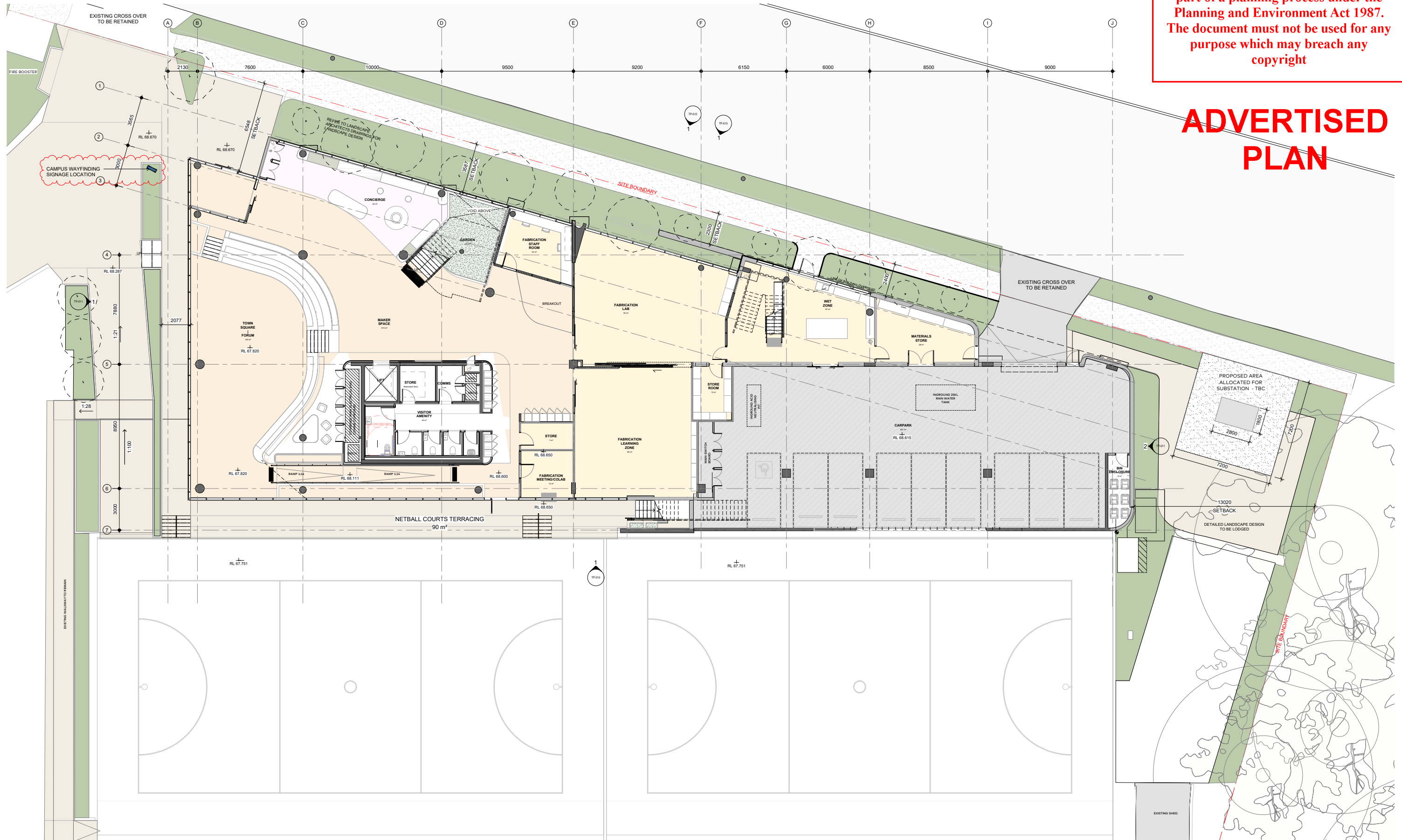
PROPOSED SITE INFORMATION LEGEND	
	PROPERTY BOUNDARY
	EXISTING STRUCTURAL TREE ROOT ZONE
	EXISTING TREE PROTECTION ZONE
	EXISTING LANDSCAPE
	EXISTING ADJACENT BUILDING
	EXISTING BUILDING ON SITE
	EXISTING BITUMEN CAR PARK SURFACE
	EXISTING CONTOUR LEVELS
	OVER HEAD POWER LINES
	NEW SOFT LANDSCAPING
	EXISTING FENCE LINE TO BE RETAINED
	NEW HARD LANDSCAPING
	NEW BITUMEN SURFACE TO CAR PARK
	NEW COURTS SYNTHETIC TURF SYSTEM
	SCOPE OF WORK

CAR PARKING	
8	PROPOSED CAR PARK IN NEW BUILDING
1 DDA	
3	137 MARSHALL STREET
5	127 MARSHALL STREET
17	TOTAL NEW CAR PARKS PROVIDED

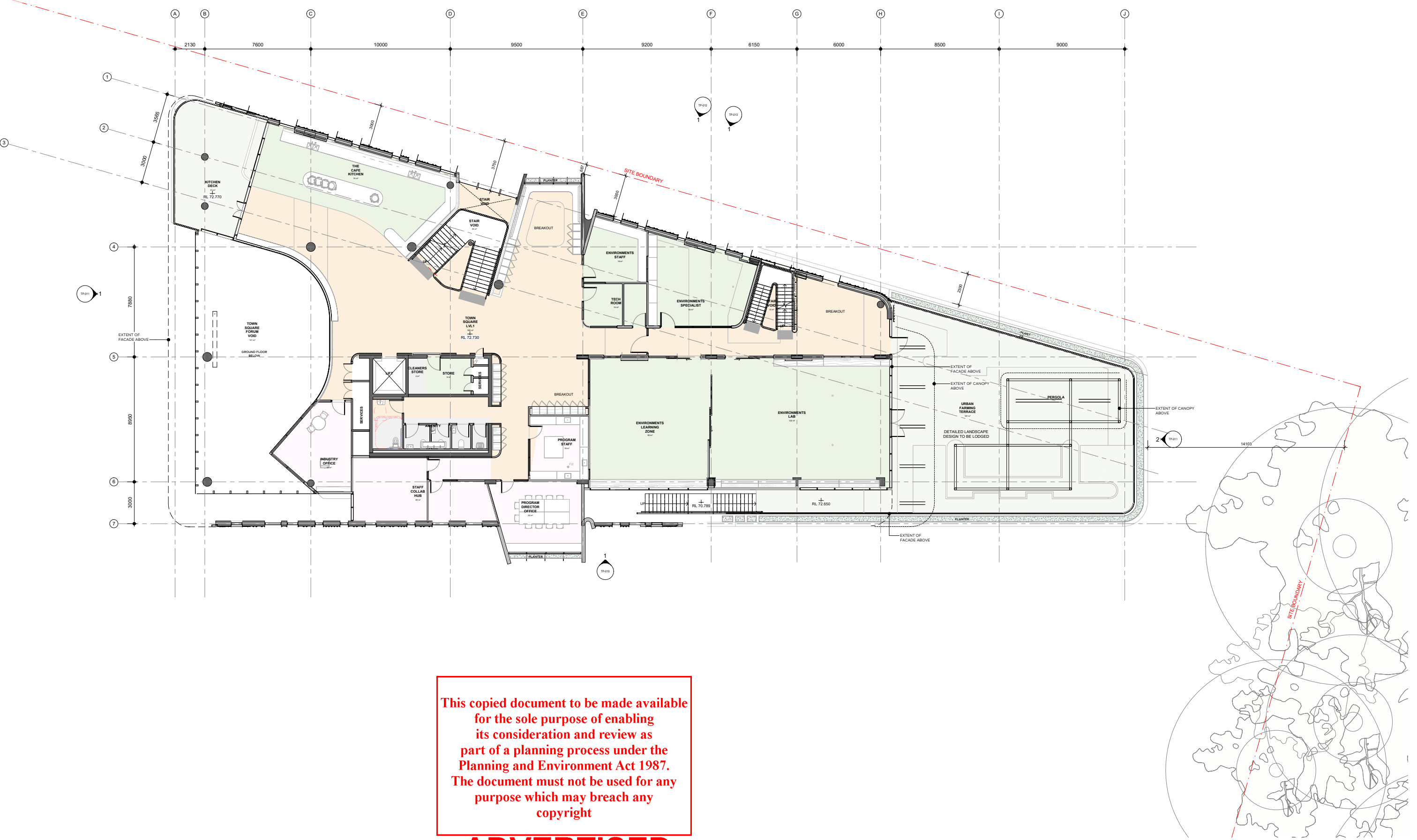
3.1 GROUND FLOOR PLAN

**This copied document to be 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**

**ADVERTISED
PLAN**

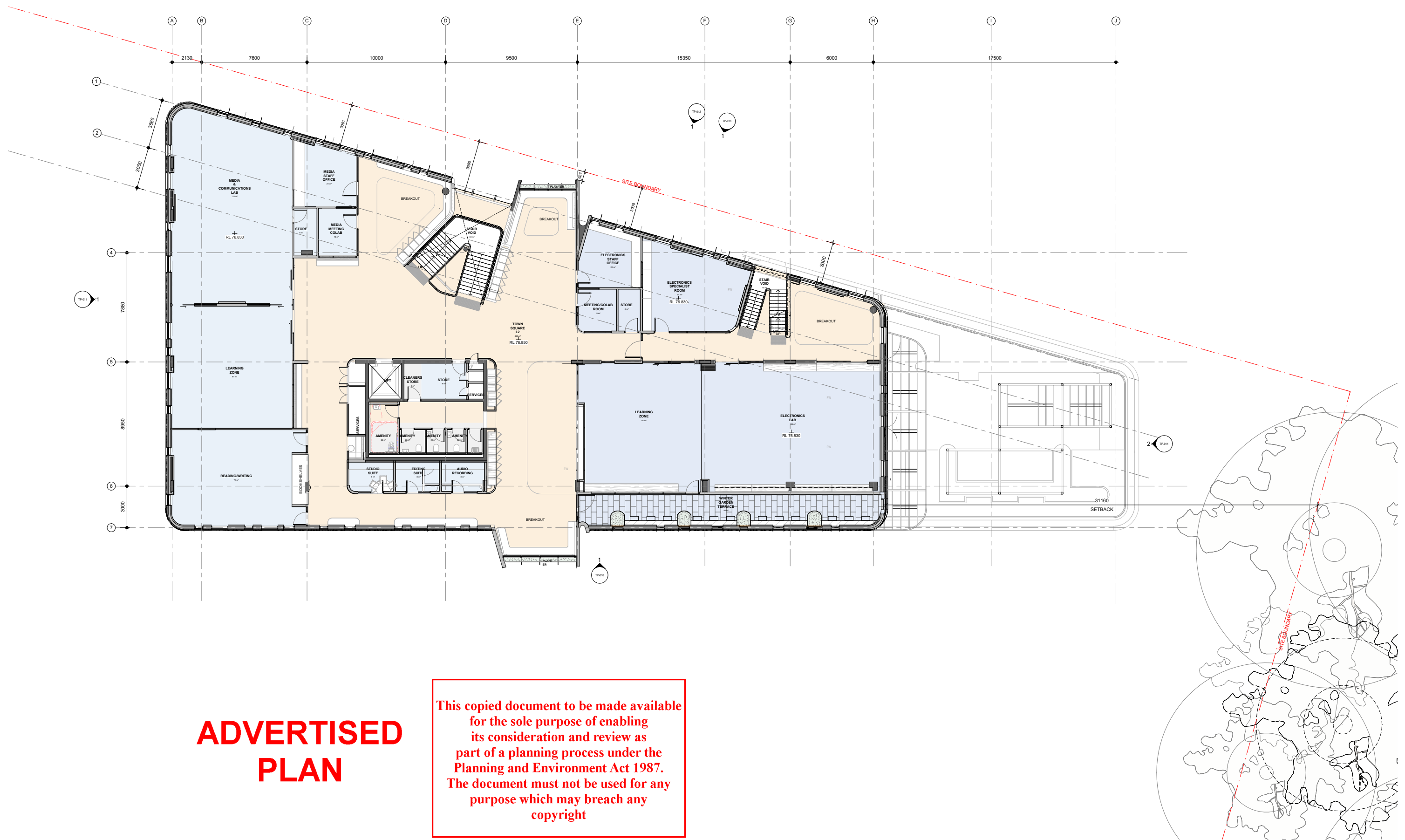


3.1 FIRST FLOOR PLAN

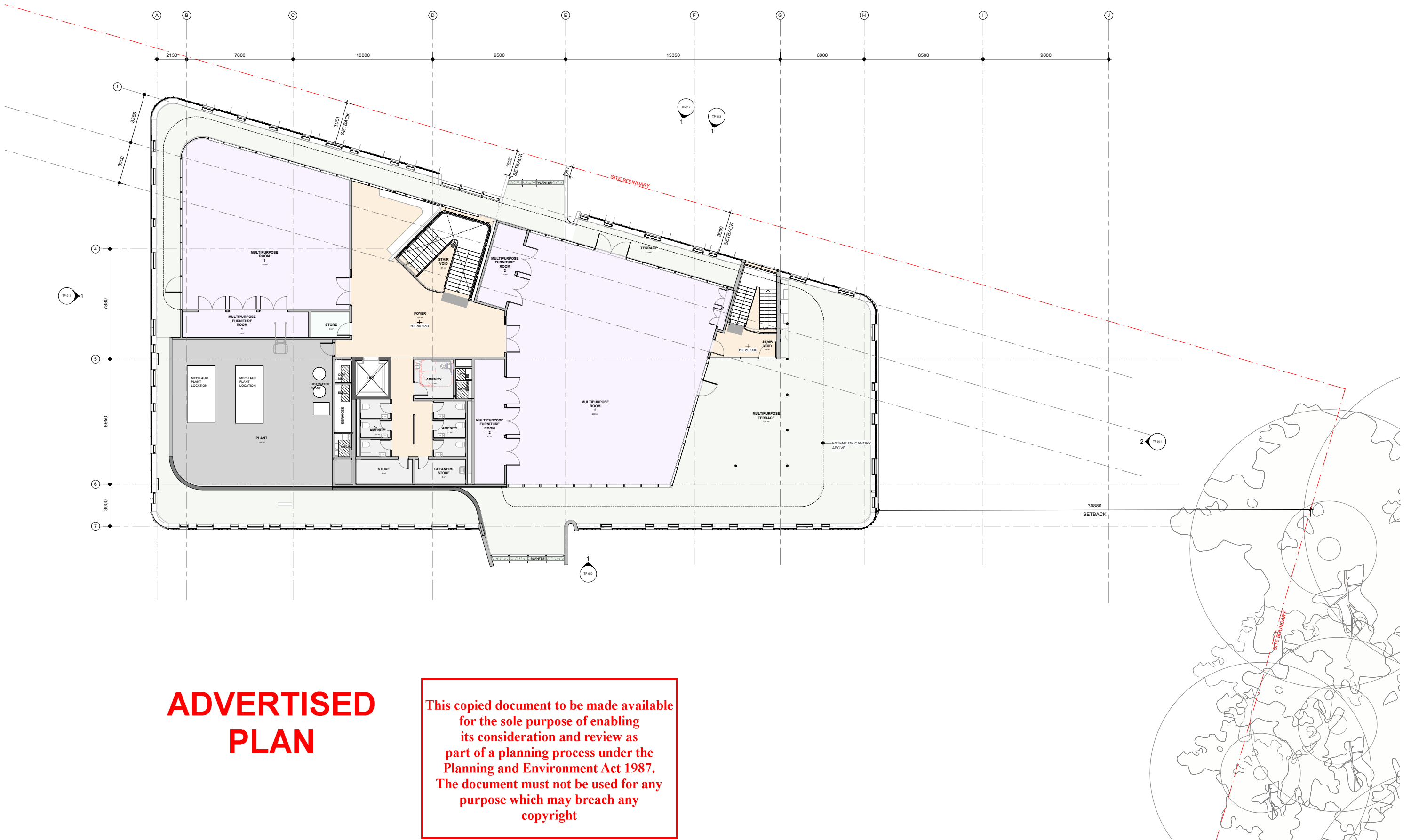


ADVERTISED
PLAN

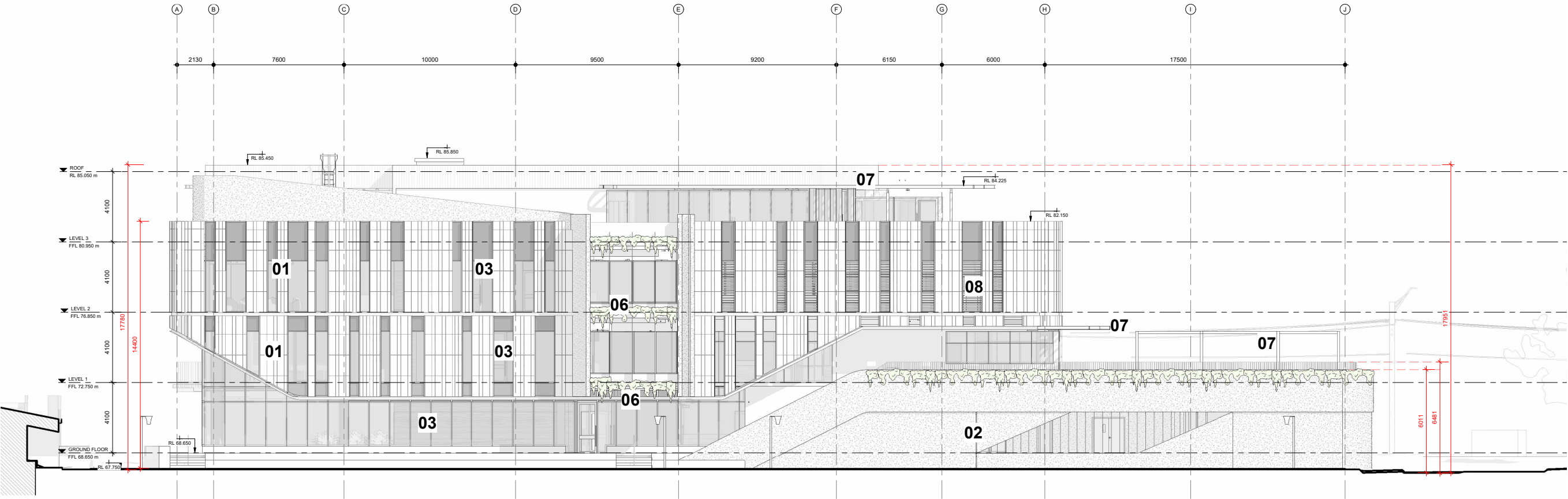
3.1 SECOND FLOOR PLAN



3.1 THIRD FLOOR PLAN



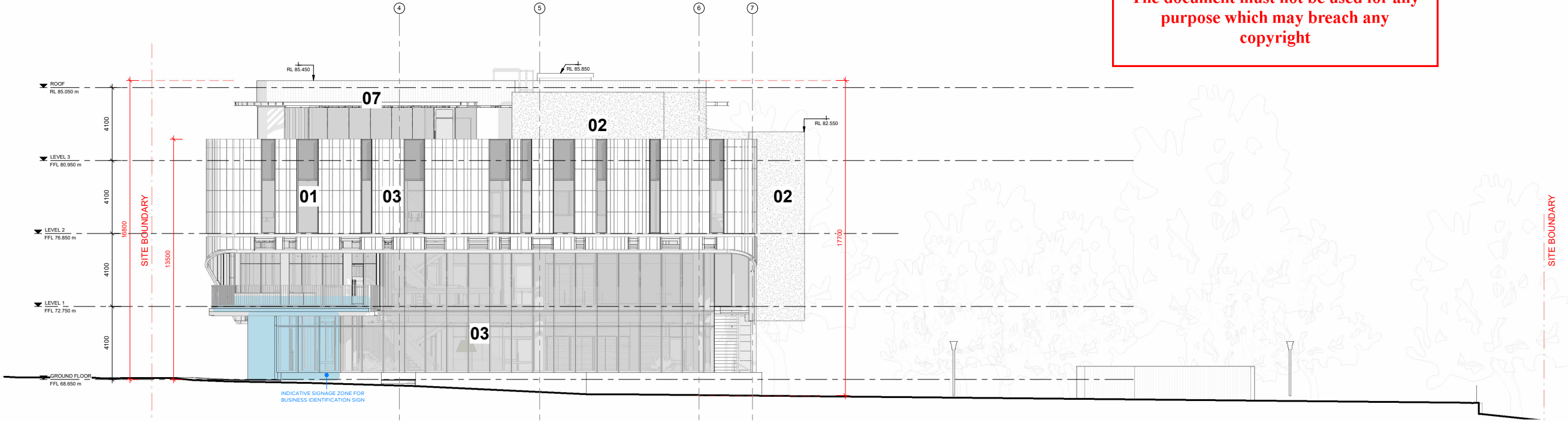
3.1 ELEVATIONS



1 EAST ELEVATION
ASK-020 SCALE 1:100

This copied document to be 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

ADVERTISED
PLAN

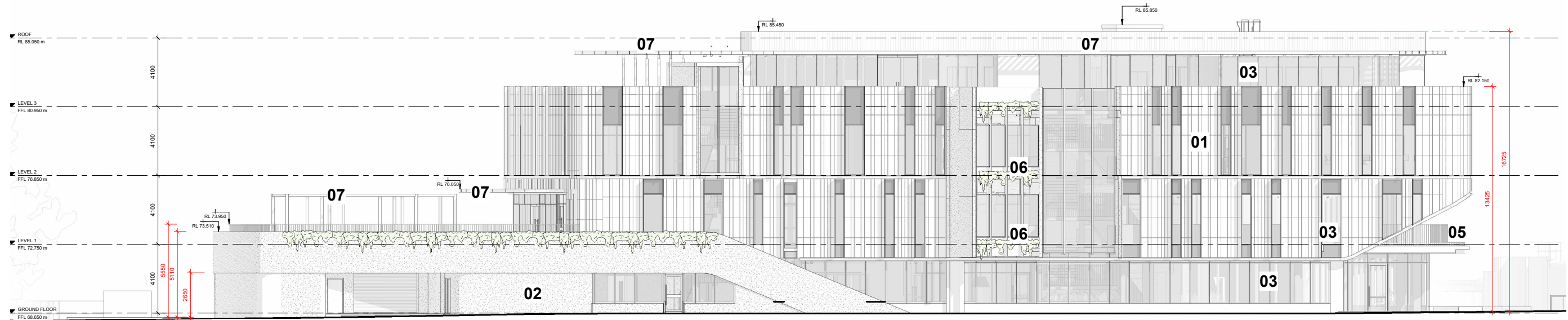


1 SOUTH ELEVATION
ASK-019 SCALE 1:100

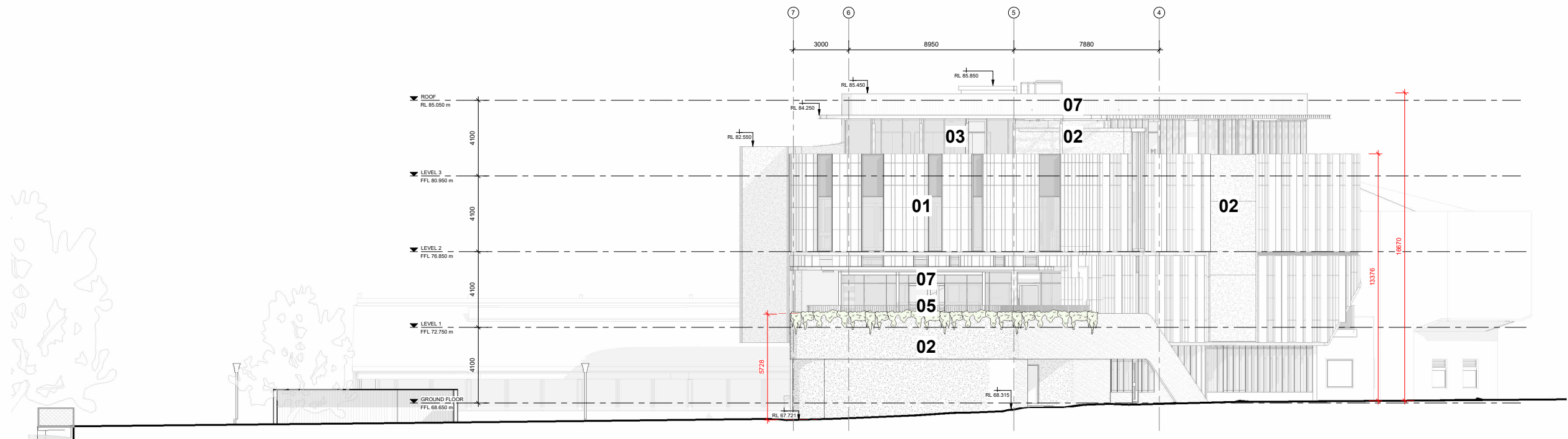
3.1 ELEVATIONS

ADVERTISED PLAN

This copied document to be 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



1 WEST ELEVATION
ASK-019 SCALE 1:100



2 NORTH ELEVATION
ASK-019 SCALE 1:100

3.1 STREET VIEWS



UPPER HEIDELBERG ROAD
PERSPECTIVE VIEW



THE CENTRE IVANHOE PORTE COCHER
PERSPECTIVE VIEW

**ADVERTISED
PLAN**

This copied document to be 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

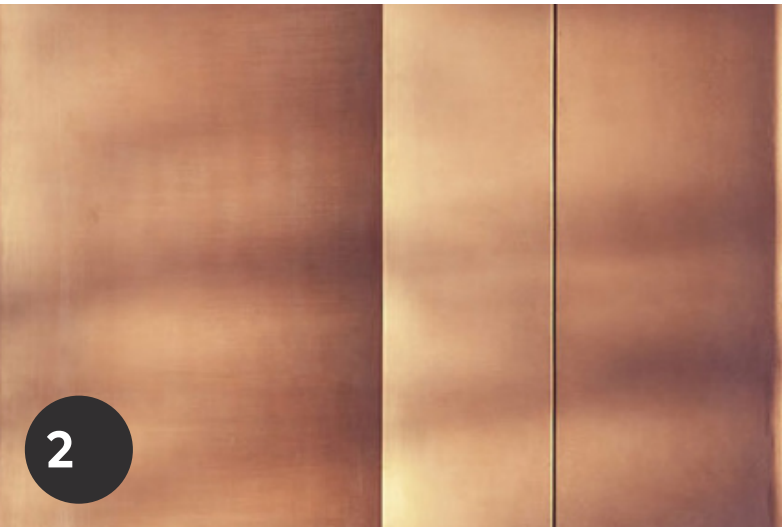
3.2 MATERIAL PALETTE
EXTERNAL PALETTE



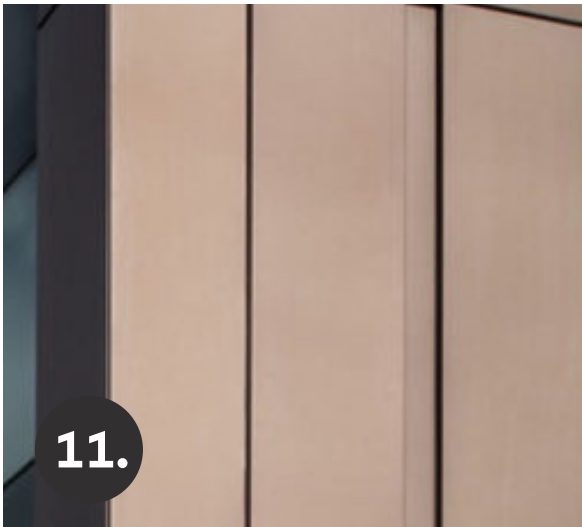
SOLID FACADE ELEMENTS



Ceramic Extruded Tile Rain Screen
Metz Façades Division
Special pieces collection
Curved Ps, PB, and PM profiles Glazed finish on extruded profile



Precast Concrete Colour Oxide Finish
Off form Class 2 smooth, plain finish using steel form work



Powdercoated Aluminium Cladding
Cassette system with expressed joints

3.2 MATERIAL PALETTE

EXTERNAL PALETTE

ADVERTISED PLAN

This copied document to be 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



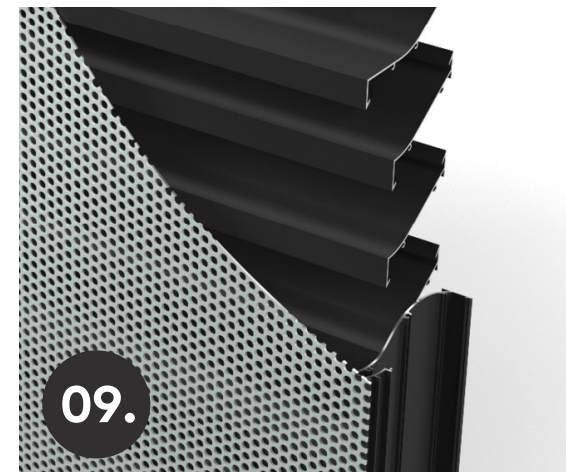
GLAZING



Spandrel Glazing
High performance, clear double glazing (as per material 03) - with offset insulated back pan to conceal ceiling space/ structural zone behind.



Clear Glazing
High performance, clear double glazing throughout. Thermally broken, anodised aluminium framing with insulated spandrels in some locations.



Architectural Louvers
Model PL-4080 high performance air intake louver with a perforated face with an anodised finish

FIN ELEMENTS



Ceramic Extruded Fins
Metz Facade Division Extruded Fin Profile in the Barro System



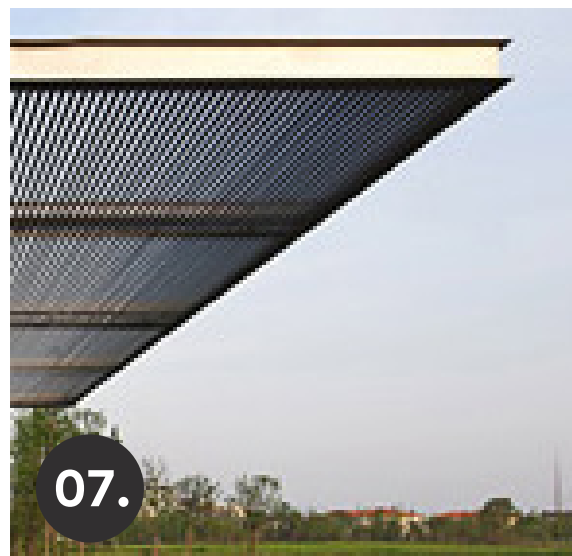
Aluminium Window Shade Fins
Western facade vertical fin shade
Clip on mullion fin with an anodised finish

3.2 MATERIAL PALETTE

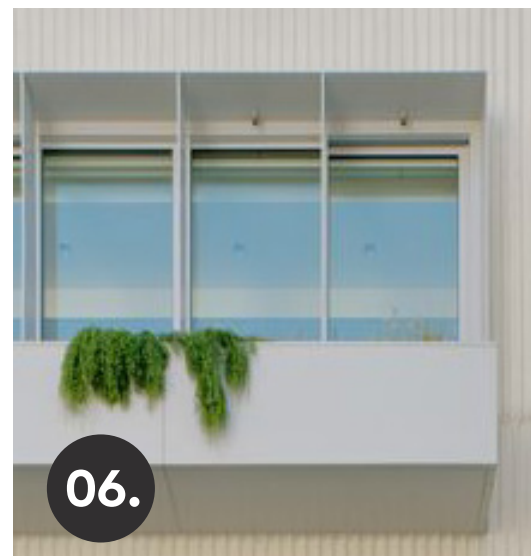
EXTERNAL PALETTE

This copied document to be 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

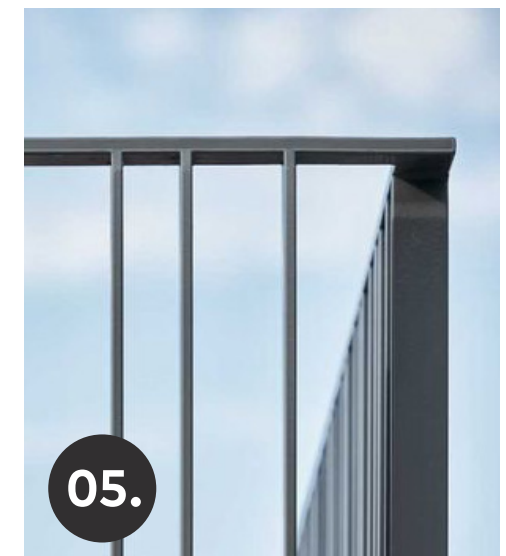
**ADVERTISED
PLAN**



Steel Pergola Structure



Steel plate fin frame with integrated planter boxes



Balustrades
Mild Steel vertical stanchions and base plates



IVANHOE GIRLS'
GRAMMAR SCHOOL

This copied document to be 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

**ADVERTISED
PLAN**

COX