

st Columba's  
College





1     EXISTING SITE CONDITIONS

     SITE CONTEXT - AERIAL

     IMMEDIATE SITE CONTEXT - AERIAL

2     SITE ANALYSIS

     SITE ANALYSIS - REVIEW OF APPROVED BUILDING SETBACKS  
     FOR PLANNING PERMIT MV/627/2019

     SITE ANALYSIS - OPPORTUNITIES & CONSTRAINTS

     SITE ANALYSIS - PLANNING CONTROLS

     SITE ANALYSIS - STREET SCAPE

     SITE ANALYSIS - OPPORTUNITIES

     SITE ANALYSIS - CONSTRAINTS

     SITE ANALYSIS - SUN & WIND

     SITE ANALYSIS - CHANGE OF LEVEL HEIGHT

3     DESIGN RESPONSE

     DESIGN RESPONSE

2 LESLIE ROAD, & 145 TO 153 BUCKLEY STREET  
ESSENDON, VIC 3040

DATE  
APRIL 2022

REVISION A







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1

*Existing Site Conditions*



SITE LOCATION

Development Education  
Location 2 Leslie Road &  
145 to 153 Buckley Street  
Essendon VIC 3034





BUCKLEY ST



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PROPOSED SITE

EXPUNGED TITLE

SLATER

NICHOLSON

KERNAN

SOPHIA  
LIBRARY

AIKENHEAD

MULTIPURPOSE

WALDRON

BRUTON

STANLEY ST

LESLIE ROAD

LORRAINE ST





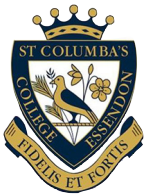
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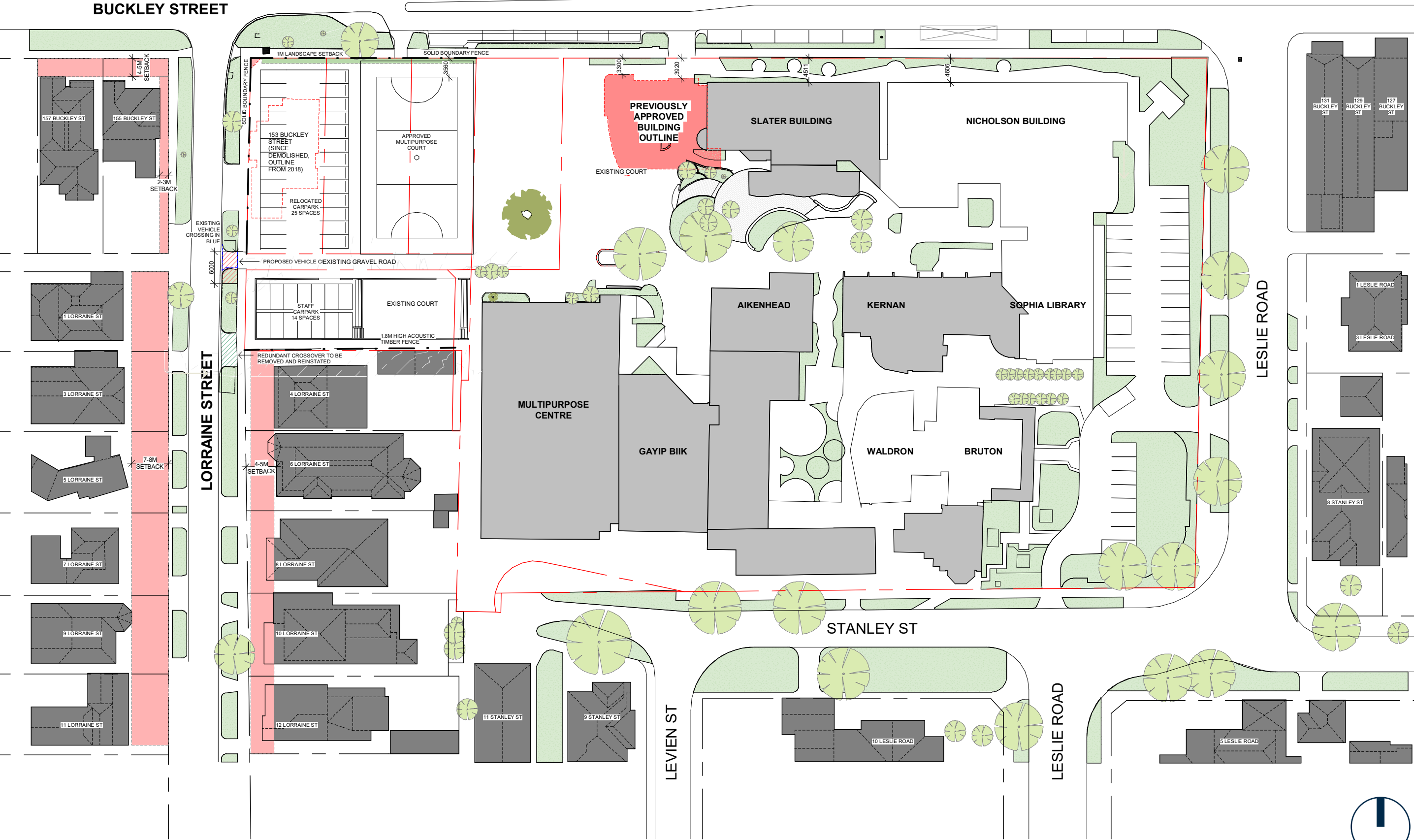
*Site Analysis*



Site Analysis - Review of Current/Approved Building Setbacks  
FOR PLANNING PERMIT MV/627/2019

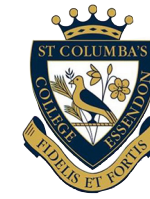


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# Site Analysis - Opportunities and Constraints



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## OPPORTUNITIES

- EXPECTATIONS FOR FUTURE RE-DEVELOPMENT OF SCHOOL CAMPUS WITH RECENT PLANNING APPROVAL - PLANNING PERMIT MV/627/2019;
- LARGE, CLEARED PARCEL CURRENTLY ADJOINING EXISTING SCHOOL GROUNDS;
- STRONG PRESENCE OF EXISTING SCHOOL BUILDINGS WITH CONSIDERABLE HEIGHT AND MASS ACROSS BUCKLEY STREET;
- THE SCHOOL CAMPUS IS AN 'EDUCATION PRECINCT' WITH LORRAINE STREET, STANLEY STREET AND LESLIE ROAD CLEAR PHYSICAL BOUNDARIES TO ADJACENT RESIDENTIAL LAND;
- SIGNIFICANT FRONTAGE TO BUCKLEY STREET;
- COMPARABLE HEIGHTS OF ADJACENT NON-RESIDENTIAL BUILDINGS IN BUCKLEY STREET;
- NO DESIGN AND DEVELOPMENT OVERLAY;
- MAIN ROAD FUNCTION OF BUCKLEY STREET ENSURES SUITABLE BUFFER TO THE NORTH;
- CORNER LOCATION PROVIDES BUFFER TO CLOSEST RESIDENTIAL PROPERTY TO THE WEST;
- NORTHERN ORIENTATION MAXIMISES OPPORTUNITIES FOR SOLAR ACCESS;
- SETBACKS OF BUILT FORM IN LORRAINE STREET BOTH TO THE WEST AND SOUTH OF THE SITE;
- GRAVEL RIGHT OF WAY AND CAR PARK PROVIDE SUBSTANTIAL BUFFER TO RESIDENTIAL PROPERTY TO THE SOUTH AND REDUCES LIKELY SHADOW IMPACT;
- FORMER DWELLING AT 153 BUCKLEY STREET WAS BUILT TO THE LORRAINE STREET BOUNDARY;
- LIVE PLANNING PERMIT MV/627/2019 APPROVES A 3-STOREY SCHOOL BUILDING SETBACK 3.3 METRES FROM BUCKLEY STREET;
- PROVISION OF A FULL-SIZE COMPETITION COURT;
- IMPROVED LANDSCAPING OPPORTUNITIES ALONG BUCKLEY STREET AND LORRAINE STREET;
- NO NATIVE VEGETATION THAT MIGHT RESTRICT THE BUILDING ENVELOPE NOR IS THERE AN ENVIRONMENTAL AND LANDSCAPE OVERLAY AFFECTING THE SITE
- NO EASEMENTS OR RESTRICTIONS ON THE LAND THAT MIGHT RESTRICT THE BUILDING ENVELOPE.



## CONSTRAINTS

- SETBACK AND POSITION OF EXISTING SCHOOL BUILDINGS LIMITS OPTIONS AVAILABLE TO LOCATE A FULL SIZE COMPETITION COURT ON THE SITE;
- POSITION OF POWER LINES ALONG BUCKLEY STREET FRONTAGE RESTRICTS BUILDING ENVELOPE;
- POSITION OF LORRAINE STREET VEHICLE ACCESS AND STAFF CAR PARK RESTRICTS BUILDING ENVELOPE;
- RESIDENTIAL PROPERTIES TO THE WEST AND SOUTH OF THE SITE;
- 10 METRES EAST-WEST CROSS FALL WILL RESULT IN GROUND LEVEL OF PROPOSED BUILDING BEING ELEVATED ABOVE LORRAINE STREET;
- TPZ OF EXISTING OAK TREE IMPEDES CONSTRUCTION OF A FULL-SIZE COMPETITION COURT;
- RL'S ADJACENT TO OAK TREE SIGNIFICANTLY LIMIT DESIGN ABILITY OF NEW BUILDING LIMITING AT-GRADE USABLE SPACE;
- CONDITION 1M OF PLANNING PERMIT MV/627/2019 SEEKS A CORNER SPLAY OF 2 METRES BY 2 METRES;
- CONDITION 1L OF PLANNING PERMIT MV/627/2019 REQUIRES A 1 METRE LANDSCAPE SETBACK ALONG BUCKLEY STREET.



# Site Analysis - Planning Controls



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## Local Government Area (Council):

- MOONEE VALLEY







## ZONES AND OVERLAYS

### Zone:

- RESIDENTIAL 1 (R1Z)
- BUSINESS 2 ZONE (B2Z)
- PRINCIPAL ROAD NETWORK (TRZ2)

### Overlays:

- ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
- HERITAGE OVERLAY (HO07) : EXTERNAL PAINT CONTROLS APPLY
- HERITAGE OVERLAY (HO43) : EXTERNAL PAINT CONTROLS APPLY

	SUBJECT SITE
	HERITAGE OVERLAY
	RESIDENTIAL ZONE (R1Z)
	BUSINESS 2 ZONE (B2Z)
	PRINCIPAL ROAD NETWORK (TRZ2)
	ESO OVERLAY





# Site Analysis - Access Point



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## OPPORTUNITIES

- MAIN ENTRY CLEARLY DEFINED
- STUDENT ENTRY AND PUBLIC ENTRY SEPARATED
- VEHICLE AND PEDESTRIAN TRAFFIC SEPARATED
- OPPORTUNITIES FOR ENTRY FROM LORRAINE STREET
- RETURN OF NATURE STRIP AND STREET PLANTING ALONG BUCKLEY STREET WITH REMOVAL OF REDUNDANT VEHICLE CROSSINGS;
- RETURN OF NATURE STRIP AND STREET PLANTING ALONG LORRAINE STREET;
- USE OF EXISTING VEHICLE CROSSING IN LORRAINE STREET;
- PLANNING PERMIT MV/627/2019 APPROVES A CAR PARK IN THE NORTHWEST CORNER OF THE SITE;
- PLANNING PERMIT MV/627/2019 ALLOWS VEHICLE ACCESS FROM LORRAINE STREET



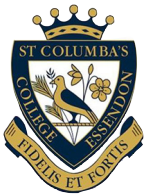
## CONSTRAINTS

- CONDITION 10 OF PLANNING PERMIT MV/627/2019 RESTRICTS LEFT TURN EGRESS FROM THE SITE;
- CHALLENGES WITH DESIGNING FUTURE PEDESTRIAN CONNECTION FROM LORRAINE STREET GIVEN DISTANCE FROM MAIN ENTRANCE;
- PHYSICAL DISTANCE OF SITE FROM THE MAIN SCHOOL ENTRANCE WILL REQUIRE CLEAR WAY-FINDING SIGNAGE
- WAY FINDING TO GENERAL OFFICE NOT CLEAR

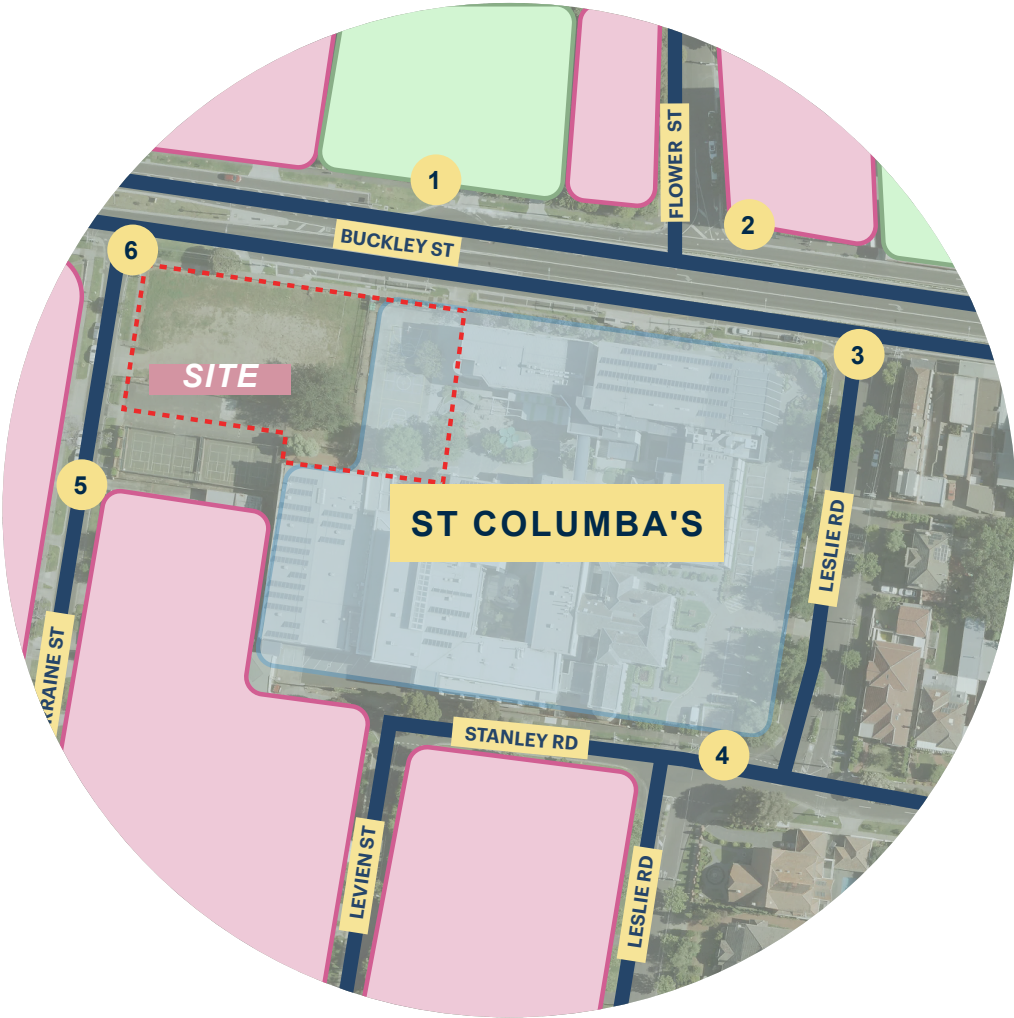




# Site Analysis - Street scape



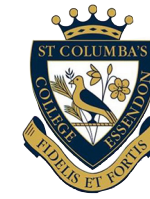
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KEY TAKEAWAY: COMMERCIAL INTERFACE TO BUCKLEY STREET & RESIDENTIAL INTERFACE TO LORRAINE STREET. BUCKLEY & LORRAINE ELEVATIONS MAY BE TREATED DIFFERENTLY



# Site Analysis - Opportunities

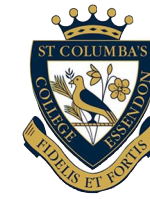


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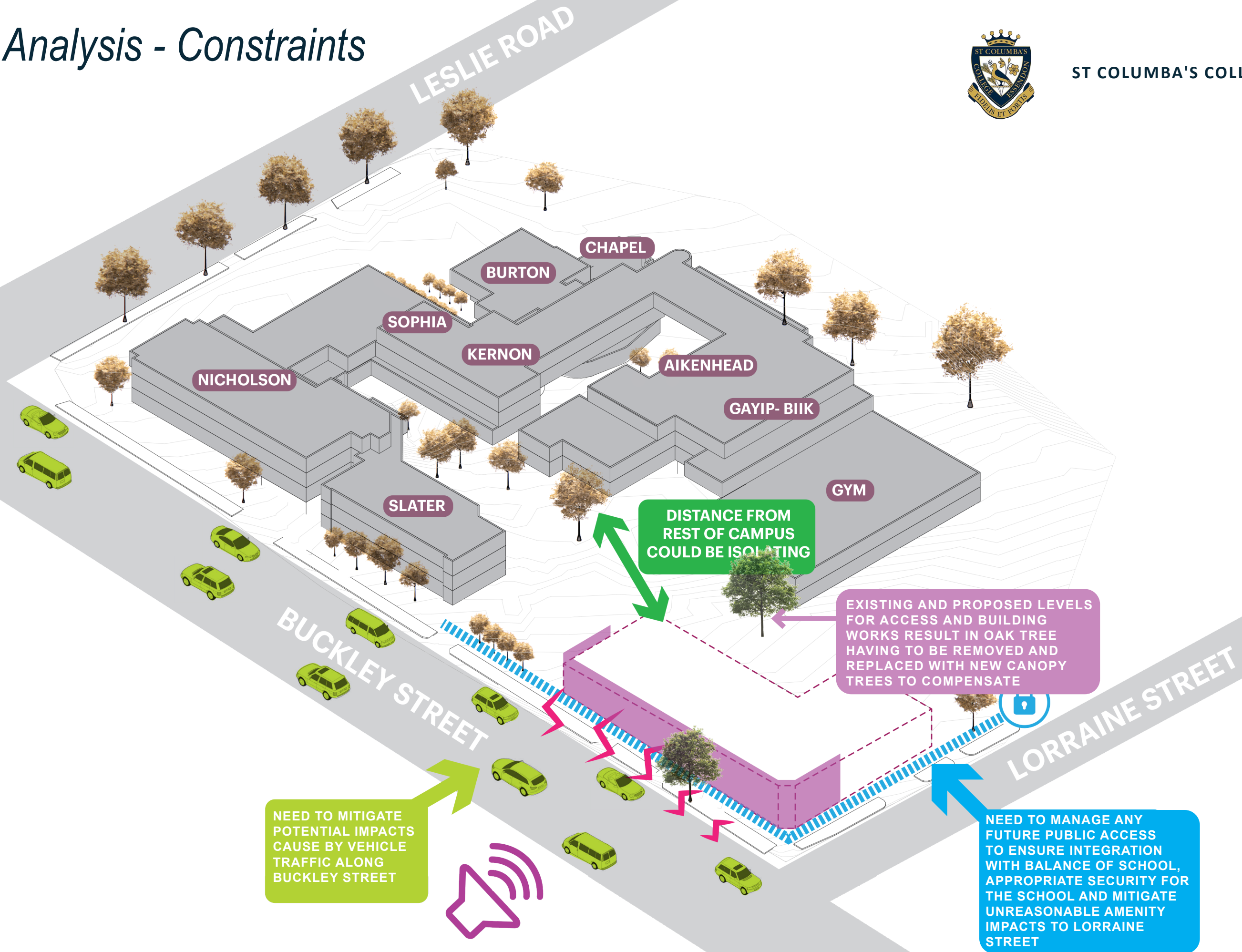




# Site Analysis - Constraints

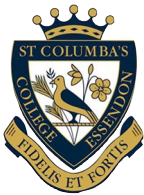


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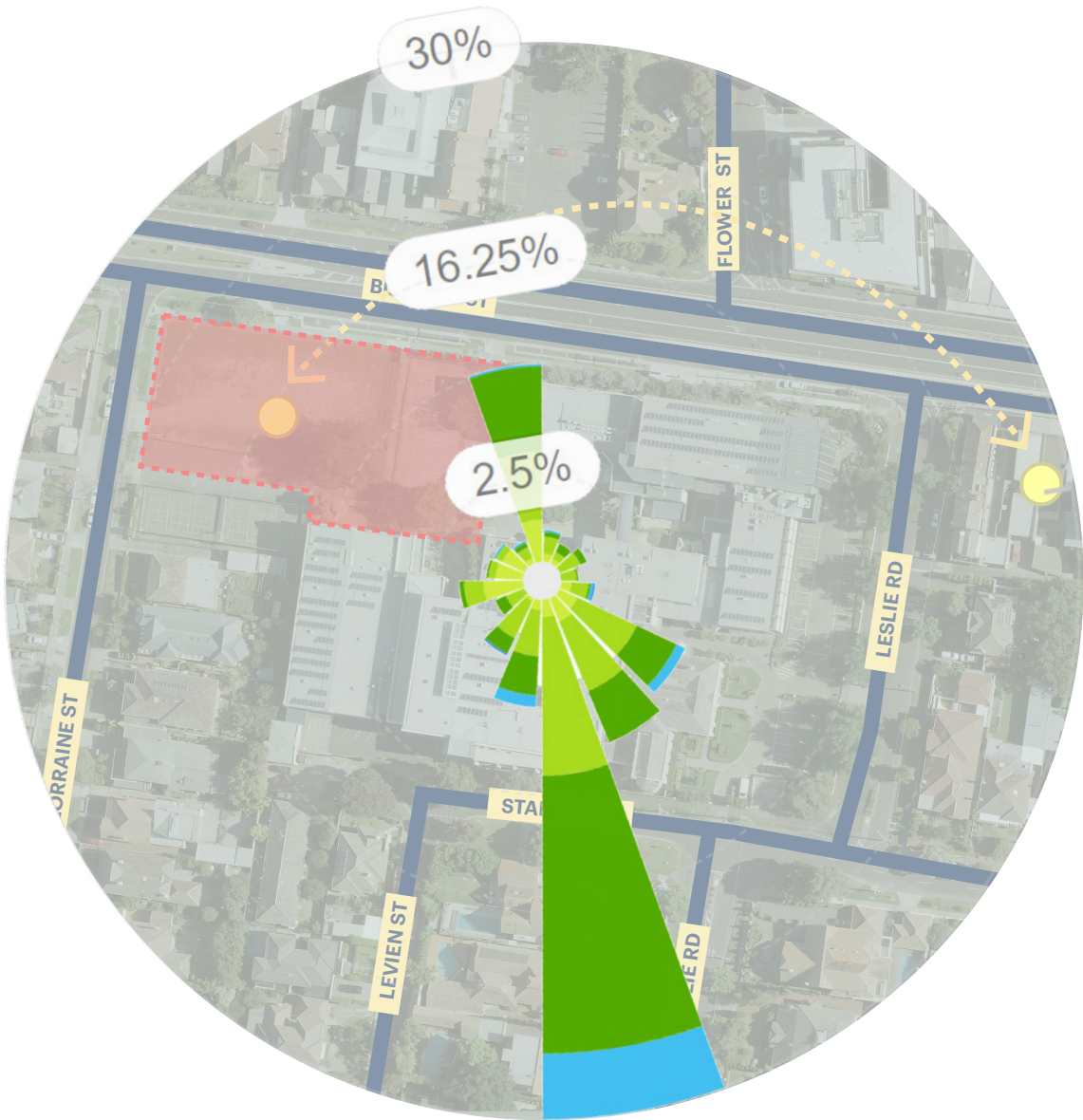




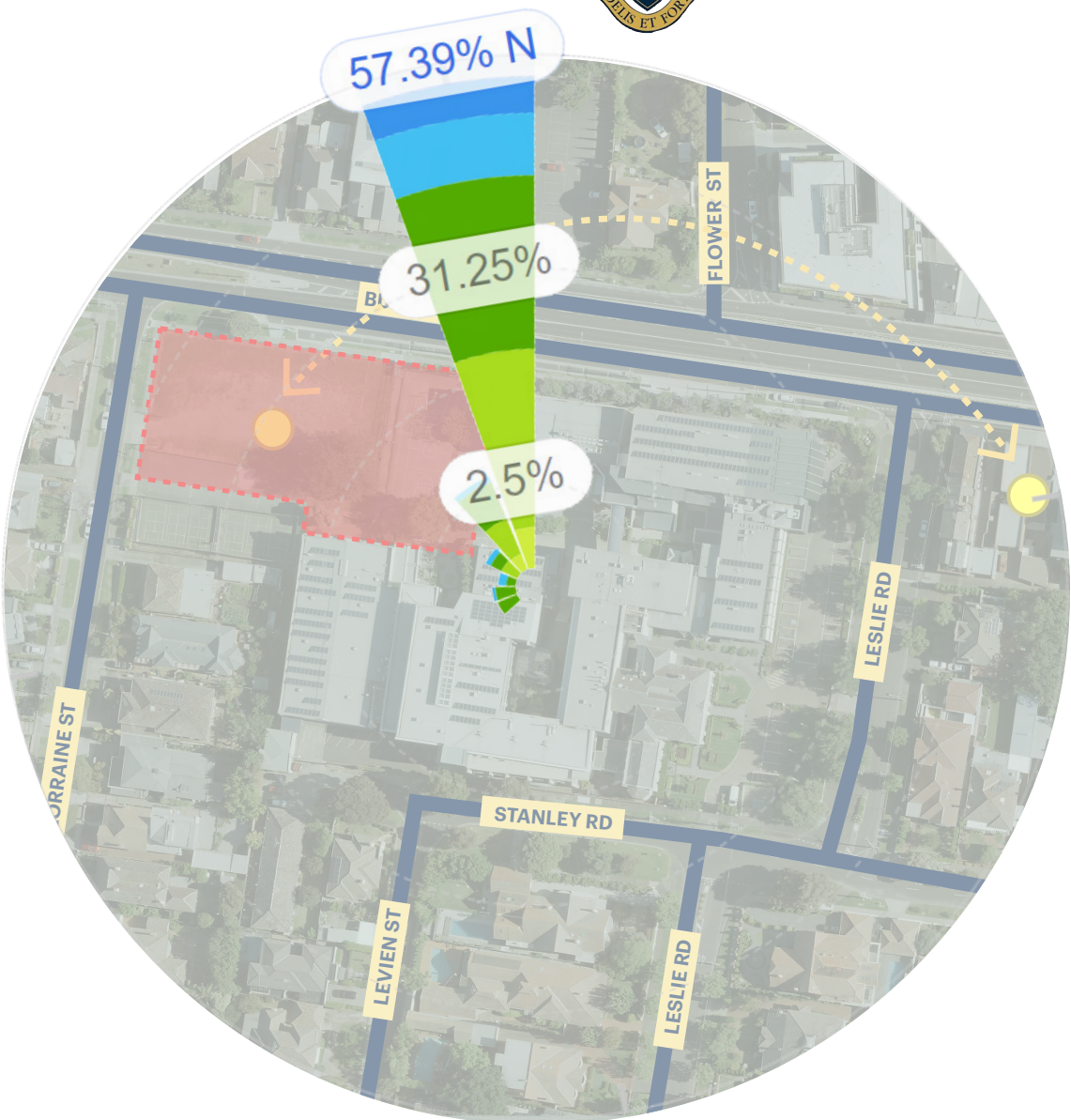
# Site Analysis - Sun & Wind



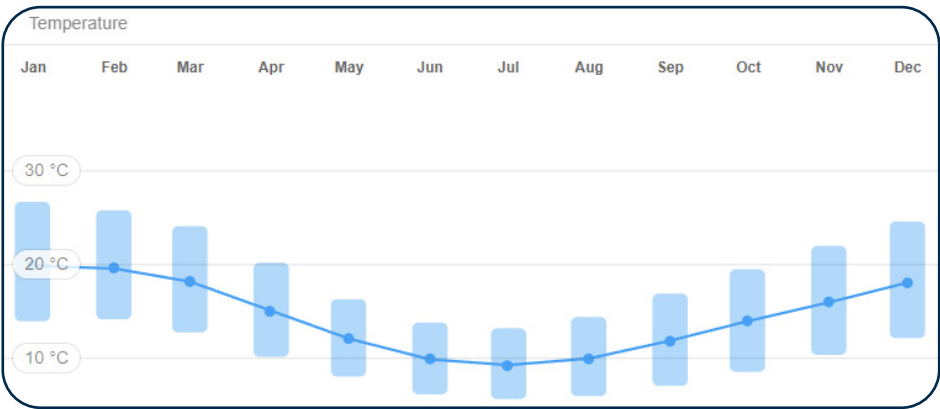
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JANUARY (SUMMER) WINDS



JULY (WINTER) WINDS



**KEY TAKEAWAY: OPPORTUNITY FOR SHELTERED COURTYARD WITH PROTECTION FROM THE NORTH AND SOUTH**

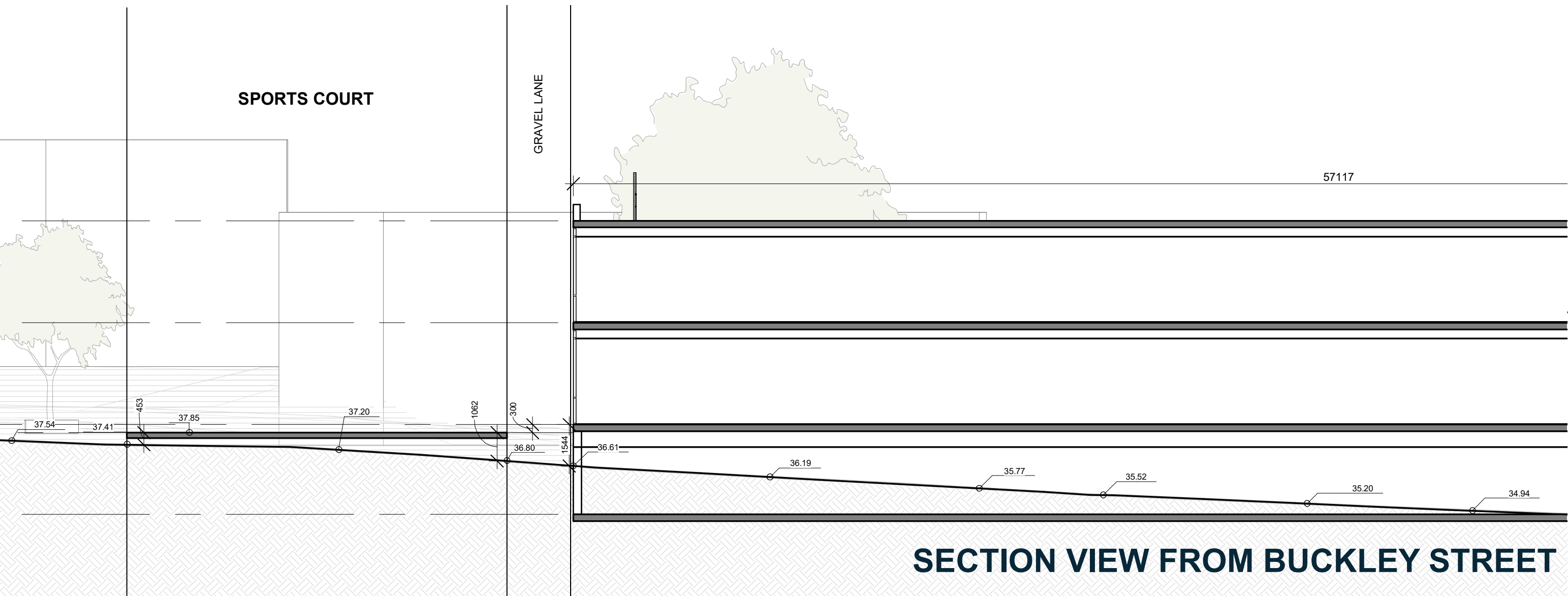
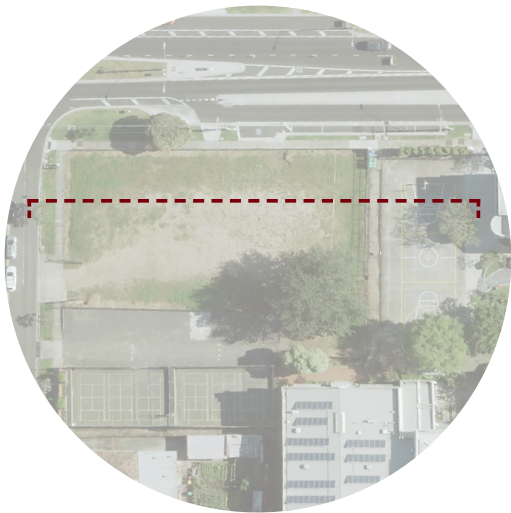
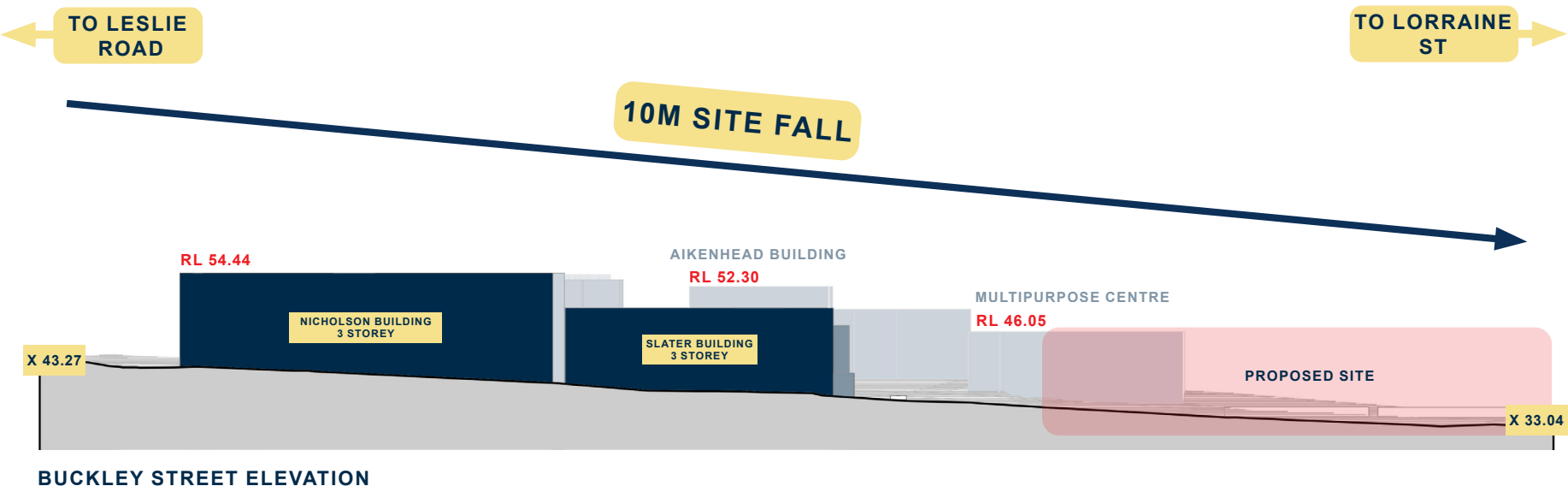




# Site Analysis - Changes of Level & Height



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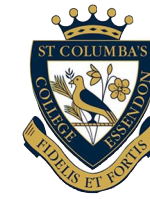
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*Design Response*



## DESIGN RESPONSE - EAST ELEVATION



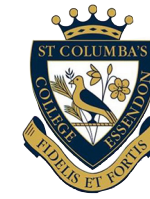
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- THE DESIGN RESPONSE IS BASED ON ENABLING A CONTINUITY OF CAMPUS
- THE PROPOSED BUILDING REFERENCES EXISTING HERITAGE LISTED BRUTON HALL WITH THE REPLICATION OF ARCHWAYS ANNOUNCING THE ENTRANCE TO THE STEAM BUILDING
- THE CONCRETE FACADE IS COLORED TO MATCH THE SANDSTONE/GREY RENDERED CAMPUS BUILDINGS
- THE RECTANGULAR BUILT FORM IS BROKE UP WITH CURVED CONCRETE PANELS CREATING A PATTERN ALONG BUCKLEY STREET & LORRAINE STREET.
- THE CONCRETE CURVE FACADE IS BROKEN UP WITH GLAZING THAT IS SCREENED IN RESPONSE TO SUSTAINABILITY REQUIREMENTS
- THE THREE STOREY BUILDING IS BROKEN UP VERTICALLY WITH THE LOWER GROUND FLOOR RECESSIVE TO MAKE THE 2 STOREY UPPER VOLUME APPEAR AS FLOATING



## DESIGN RESPONSE - VIEW FROM CORNER OF LORRAINE STREET & BUCKLEY STREET



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- FULL SIZE COMPETITION COURT ON THE SITE HAS POTENTIAL FOR FUTURE COMMUNITY USE;
- BUILT FORM THAT IS COMPLEMENTARY TO THE SCALE OF NEARBY BUILDINGS;
- ARRANGEMENT OF BUILDING ACROSS THE BUCKLEY STREET FRONTAGE AWAY FROM SENSITIVE INTERFACES;
- BASEMENT PROVIDES SUITABLE SPACE FOR BACK-OF-HOUSE INFRASTRUCTURE;
- INTERNALIZED ENTRANCE ENSURES SUITABLE SEPARATION FROM SENSITIVE INTERFACES;
- GENEROUS SETBACK OF BUILDING TO BUCKLEY STREET PROVIDES ADDITIONAL LANDSCAPED OPEN SPACES FOR STUDENTS TO UTILIZE;
- VISUAL CONNECTION WITH THE REST OF THE SCHOOL;
- AT-GRADE SHELTERED COURTYARD AND DDA ACCESS TO NEW BUILDING;



