

ADVERTISED PLAN



MINX ARCHITECTURE

RE: Holy Spirit Parish School – 81 & 83-91 Minerva Road, Herne Hill, 3218

ARCHITECTURAL STATEMENT

1. THE SITE

The subject site is Holy Spirit Parish School located at 83-91 Minerva Road and the adjacent block 81 Minerva Road, Herne Hill. The school has limited external space and has purchased the adjoining property at 81 Minerva Road, which currently functions as a residential dwelling.

This existing school site is bordered by Minerva Road to the east, serving as the only street frontage. The Geelong Western Cemetery is located to the south and western site boundaries, and to the north there are residential properties accessed from Minerva Road or Buna Crescent. To the east of Minerva Road opposite the school is the Peter Lowe Reserve with a large grassed oval and playground.

Aerial View



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2. THE PROJECT

The Proposed Project

This application is being submitted for a Town Planning Permit concerning the construction of a new, two storey undercover sports court & learning centre for the existing Holy Spirit Parish School and associated landscape works. The school has identified the need for a new gathering space for the wider community, as well as undercover areas for students to spend time outdoors during rain or hot weather and the need for larger, flexible learning areas. The proposed works include:

- Demolition of existing asphalt, concrete pathways & existing landscaping including removing trees to the north of the existing school building, and clearing the site at 81 Minerva Road,
- A proposed new Ground Floor that contains an undercover basketball / netball court, stage and storage area to enable the school to host events with the wider school community,
- A proposed new First Floor learning centre, with four general purpose learning areas, two small group spaces, one collaborative space and associated staff and student amenities,
- New landscaping to the Minerva Road frontage to create a new student entrance, a seating area for waiting parents and carers, a secure bike storage area to tie in with existing paving and incorporating garden beds and a combination of new and existing trees.
- The reconfiguration of the existing staff carpark to enhance student safety by removing the northern exit to prevent pedestrians needing to cross a vehicular accessway.

Location and Height

The proposed new two storey building is located to the north of the existing school building along Minerva Road, towards the top of a slight hill. The character of the Minerva Road streetscape is that of two storey dwellings, in line with the proposal. The proposed building has a height of 10.325m at its highest point. This height allows for high level windows to facilitate passive cross flow ventilation to all learning spaces to assist with ESD requirements and allows for a 4.5m soffit height to the ground floor basketball / netball court for students to play ball sports.

The proposed building complies with the specified setback outlined in the schedule for this zone to the northern elevation, with the exception of the lift shaft. No walls are proposed on the site boundary.

Refer to drawings for height and setbacks.

Materials and Colour

The chosen materials and finishes are designed to complement the existing materiality at the school and harmonise with the existing materials used along the Minerva Road streetscape. This is achieved through the incorporation of a neutral colour scheme including light and mediums grey colorbond sheet roofing & cladding, light coloured blockwork, aluminium battens and fibre cement sheets.

Refer drawings, schedules and perspectives for colours and materials.

Windows & Overlooking

Windows on the proposed building have been carefully positioned to mitigate potential privacy issues to neighbouring properties. Window are concentrated to the eastern elevation, facing Minerva Road or the southern elevation, facing the existing school site. No windows are located on the western façade. Windows on the northern façade are set back 6m from the site boundary and are additionally screened by an aluminium batten screen acting as a balustrade to the covered walkway located 4m from the northern site boundary.

The first floor covered walkway is located 4m from the northern site boundary, and will be screened to the north by aluminium battens to a height of 1750mm.

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