

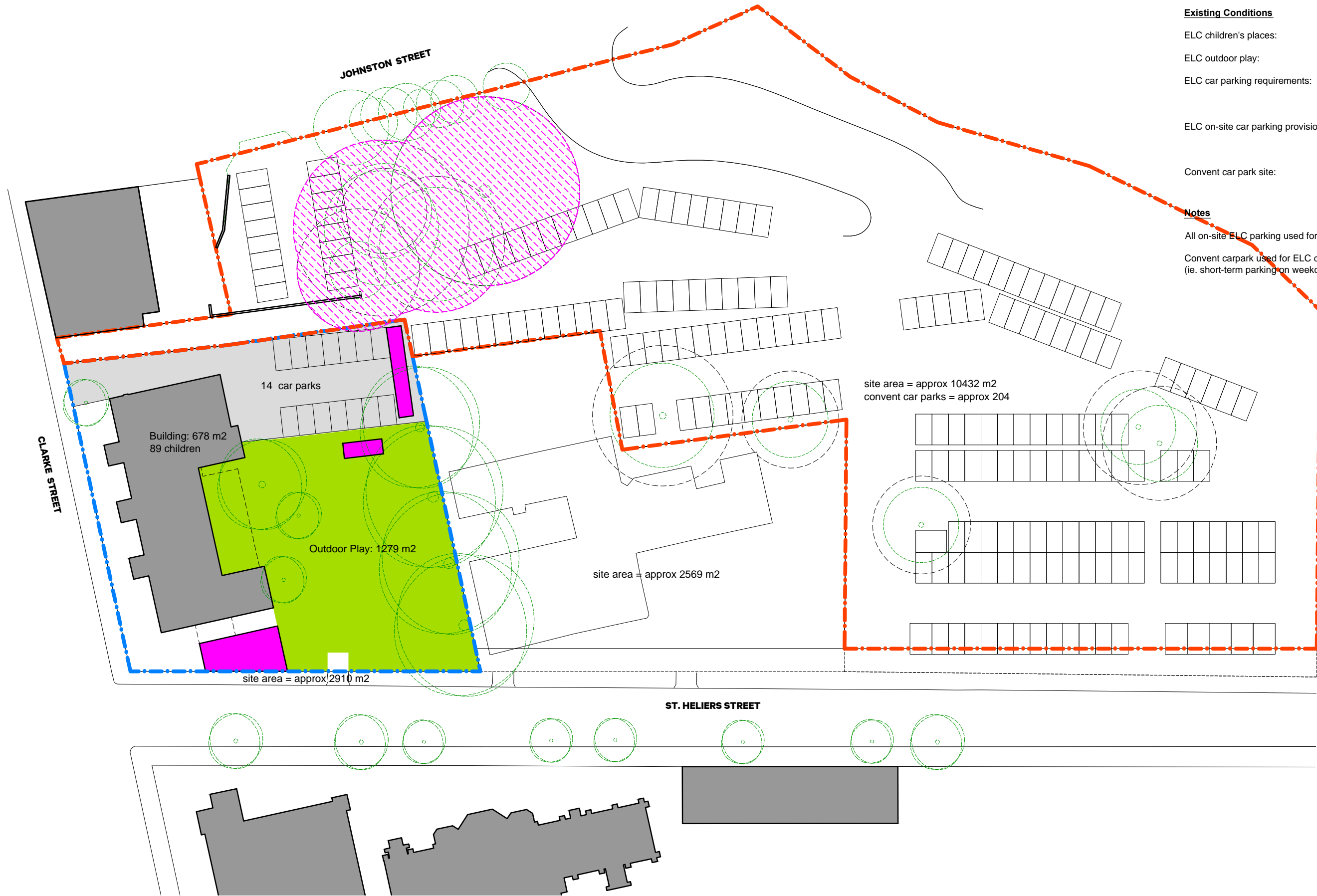


KENNEDY
NOLAN

CONCEPT REVIEW

24.09.2018

ELC ABBOTSFORD
UNIVERSITY OF MELBOURNE



Existing Conditions

ELC children's places:	89
ELC outdoor play:	1279 m2 (14.4 m2 per child)
ELC car parking requirements:	19 car spaces (0.22 x 89 children) = 10 drop-off spaces = 9 staff spaces
ELC on-site car parking provision:	approx 14 car parks (ie. shortfall of approx. 5 car spaces)
Convent car park site:	approx 10,432 m2

Notes

All on-site ELC parking used for staff (access from Clarke St)

Convent carpark used for ELC drop-off/pick-up
(ie. short-term parking on weekday mornings & afternoons)

Site Study Plan - Existing Conditions
1:600

61 Victoria Street Fitzroy
Melbourne 3065 Australia
email@kennedynolan.com.au

+ 61 (3) 9415 8971
www.kennedynolan.com.au

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ABN: 21 138 171 285
ACN: 138 171 285

This drawing is to be read in conjunction with the Secondary Consultants drawings, details and specifications and any other written instructions issued during the course of the Contract.

The Contractor shall verify all dimensions on site prior to commencing any shop drawings. Figured dimensions shall take precedence over scaled. Scaled dimensions shall be verified on site.



Note

Concept sketches, for discussion only

Will require review by Traffic Engineer

Client
University of Melbourne

Project
Early Learning Centre

Project Address
2-4 St Heliers Street
Abbotsford VIC 3067

Drawing Name
Sketch Site Studies

Project Stage
CP

Scale
1:1000 @A3

Date
July 2018

Drawn
MM

Project Number
1721



Drawing
SK_100

Revision
A

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Current	New Building 1	908	\$2,527,872
	New Building 2	319	\$888,096
	Refurbishment	602	\$842,800
	Outdoor Play	1869	\$1,437,261
	Car parking	945	\$283,500
	Sub-total		\$5,979,529

Estimated Total End Cost \$8,969,000
(multiplied by 1.5 to cover fees, prelims, contingencies, utilites etc)

Site Study Plan - UoM Concept Proposal
1:600

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University of Melbourne
Project
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Project Address
2-4 St Heliers Street
Abbotsford VIC 3067
Drawing Name

Sketch Site Studies

Project Stage
CP
Scale
1:1000 @A3
Date
July 2018
Drawn
MM

Project Number
1721

KENNEDY NOLAN
Drawing
SK_101
Revision
B



Notes

- Approx. 43% of Lourdes site consolidated into Convent carpark, providing approx. 42 car spaces
- No on-site parking for ELC, existing staff parking consolidated into Convent car park
- ELC service/access/loading area created off Clarke St (including adjacent 'laneway' space)
- Partial 2-storey construction required for new ELC building

Sketch Option D
1:600

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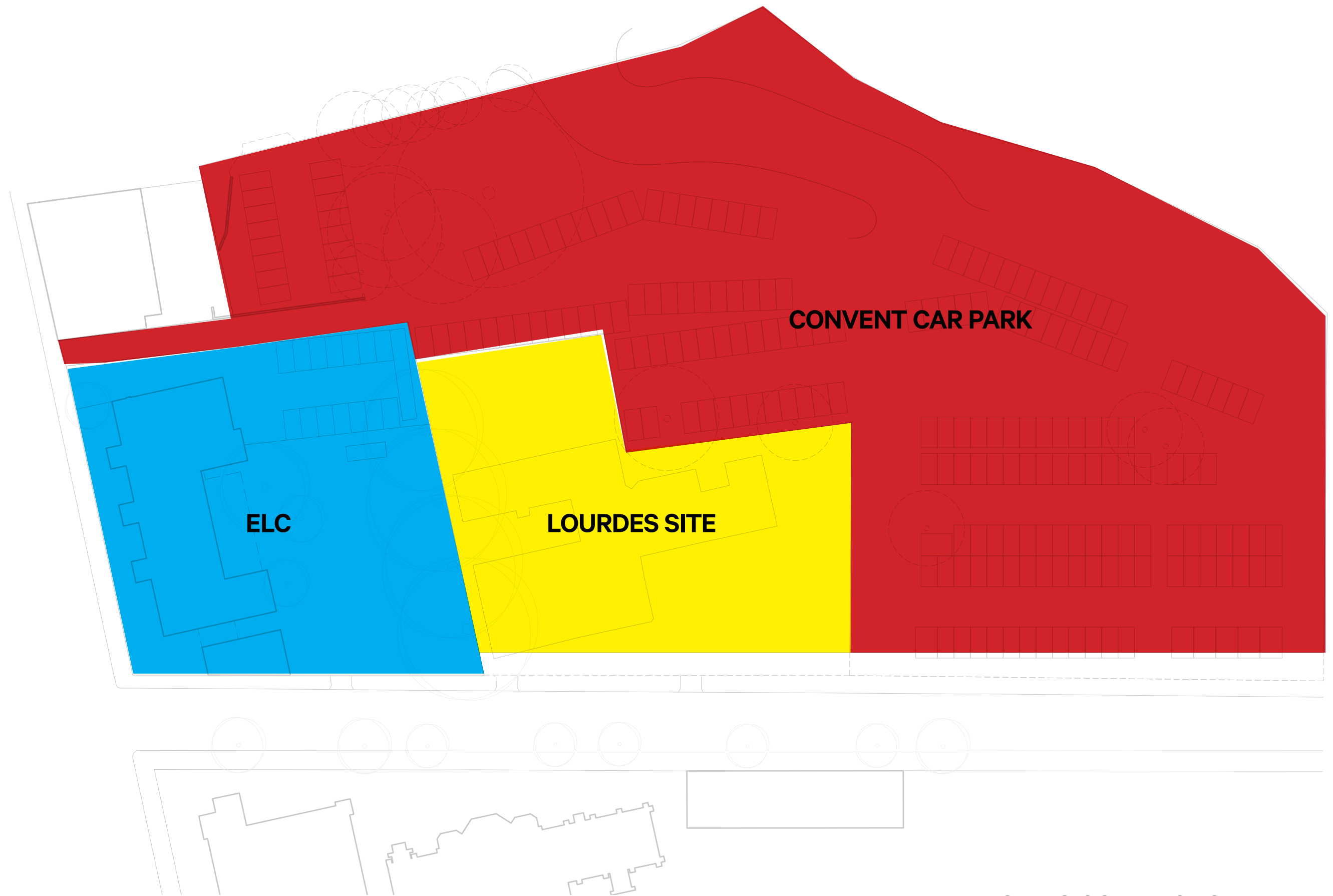
Sketch Site Studies

Project Stage
CP
Scale
1:1000 @A3
Date
July 2018
Drawn
MM

Project Number
1721

**KENNEDY
NOLAN**

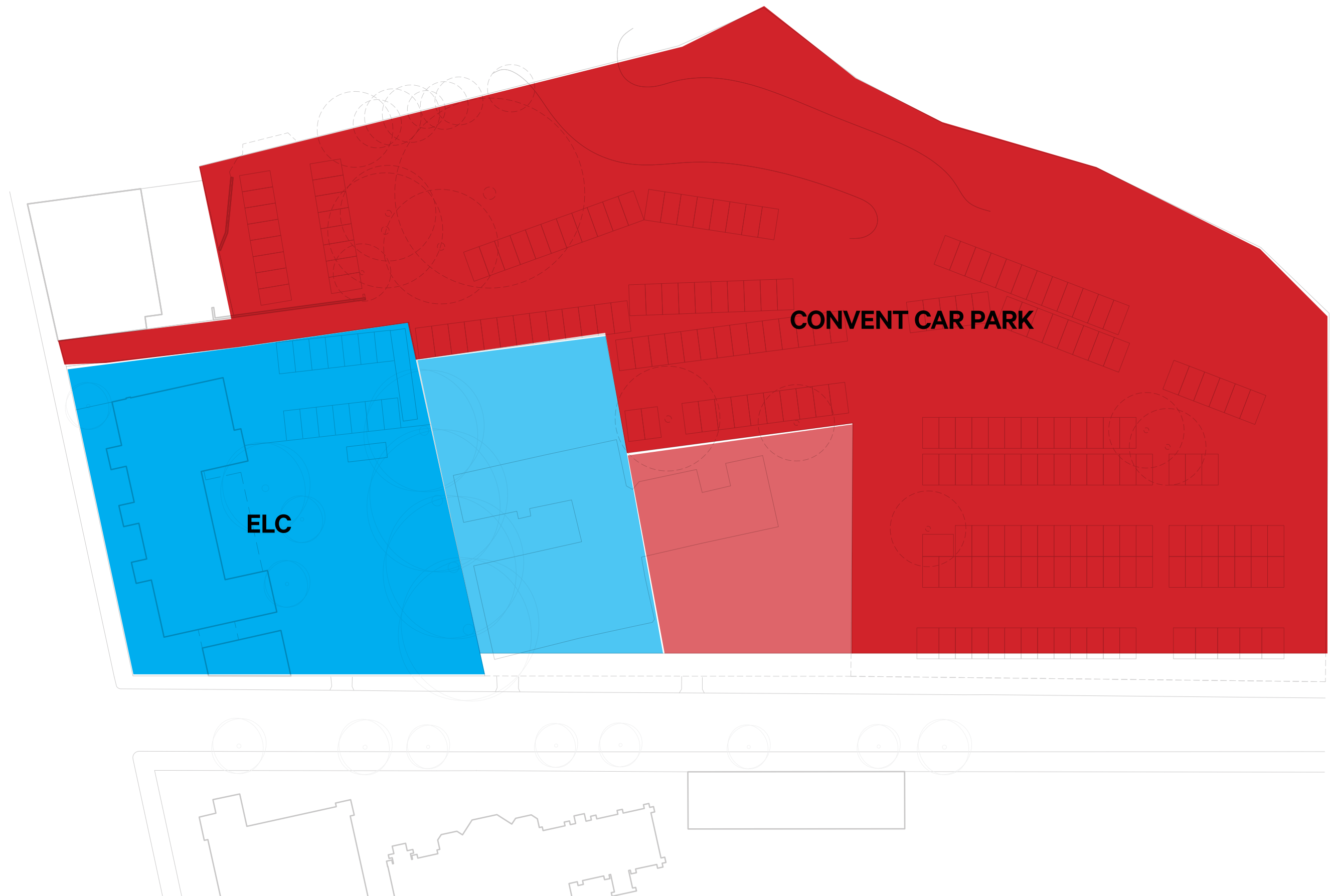
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SK_105
Revision
A



EXISTING CONDITONS

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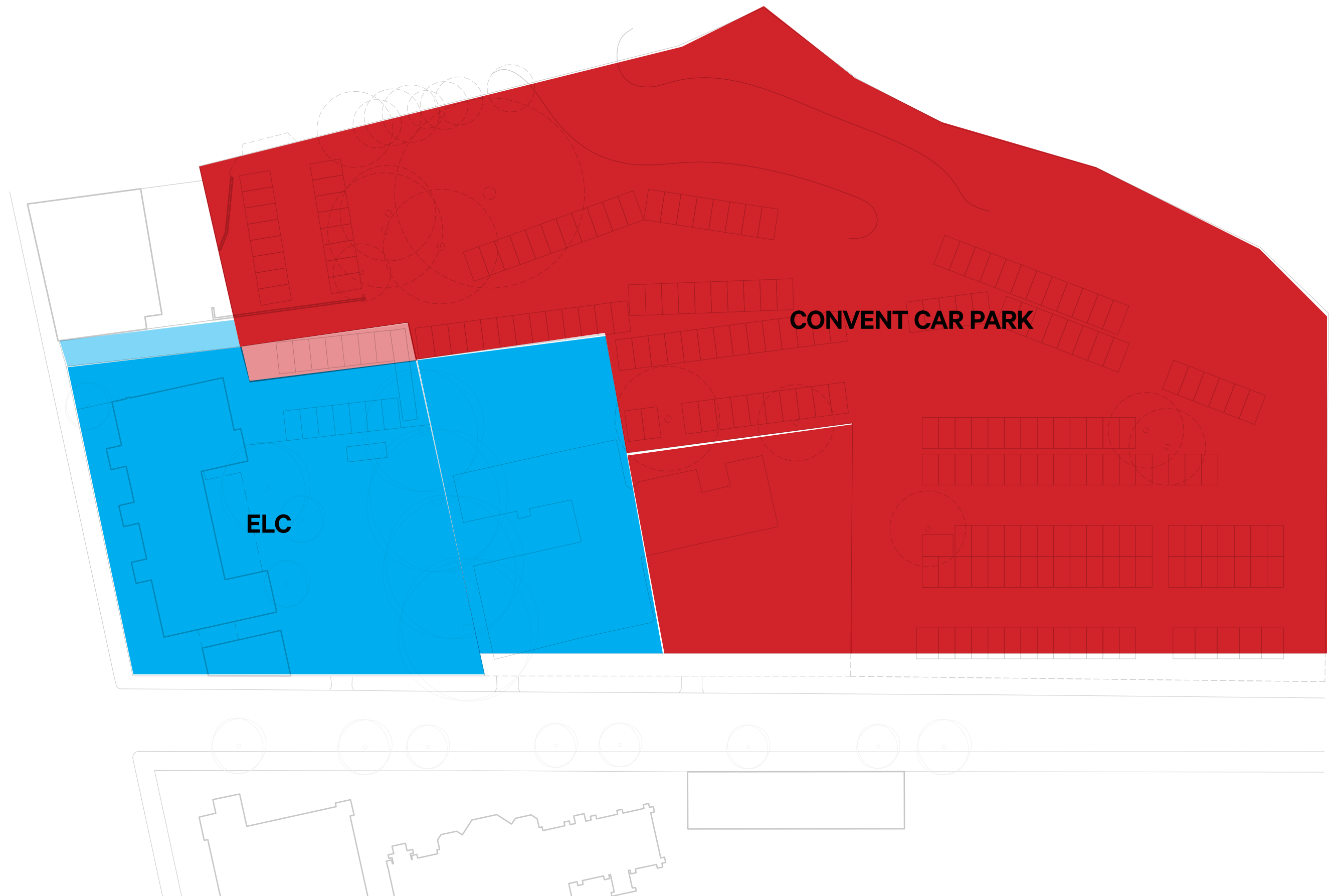
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LOURDES SPLIT

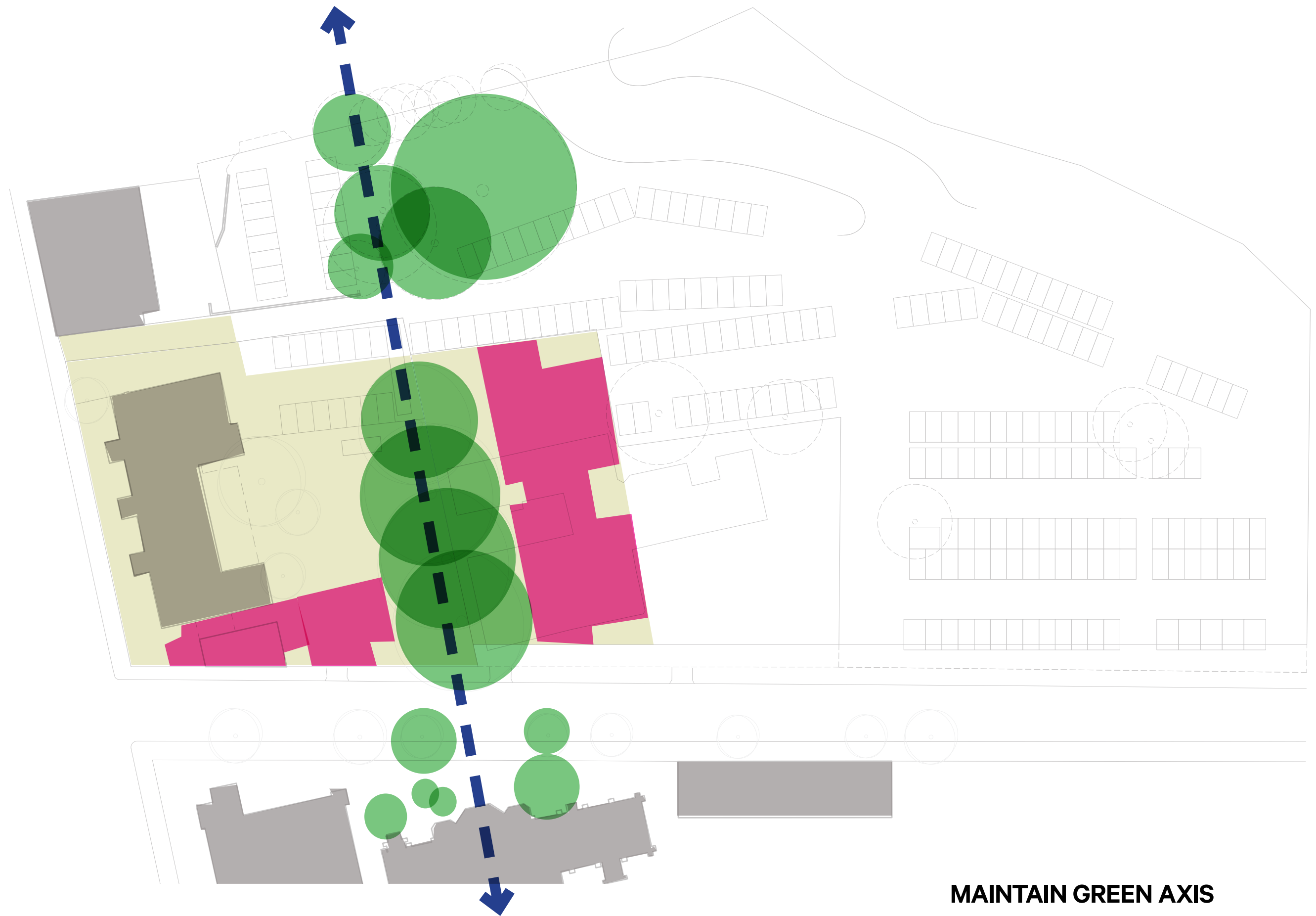
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POTENTIAL LAND SWAP

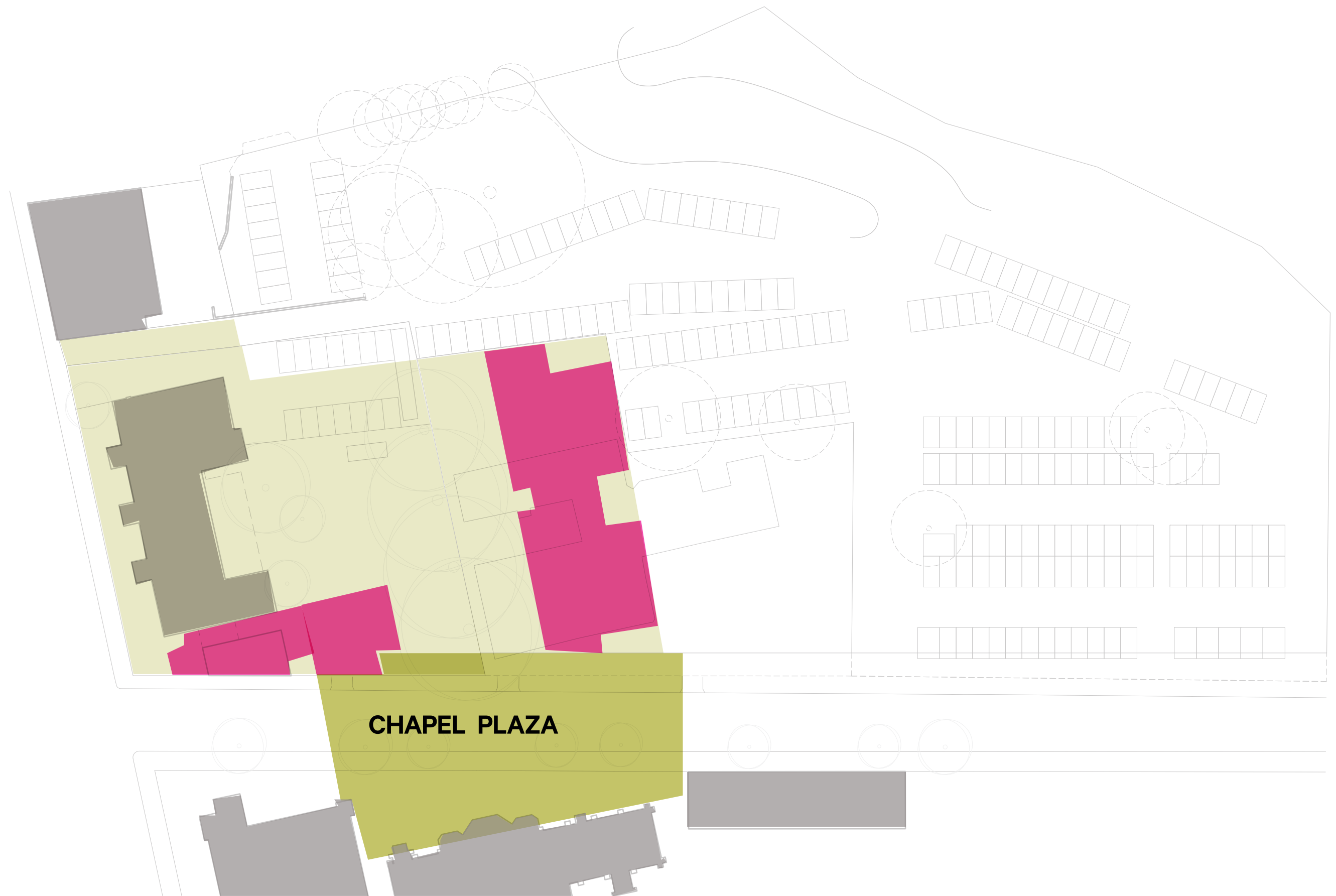
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MAINTAIN GREEN AXIS

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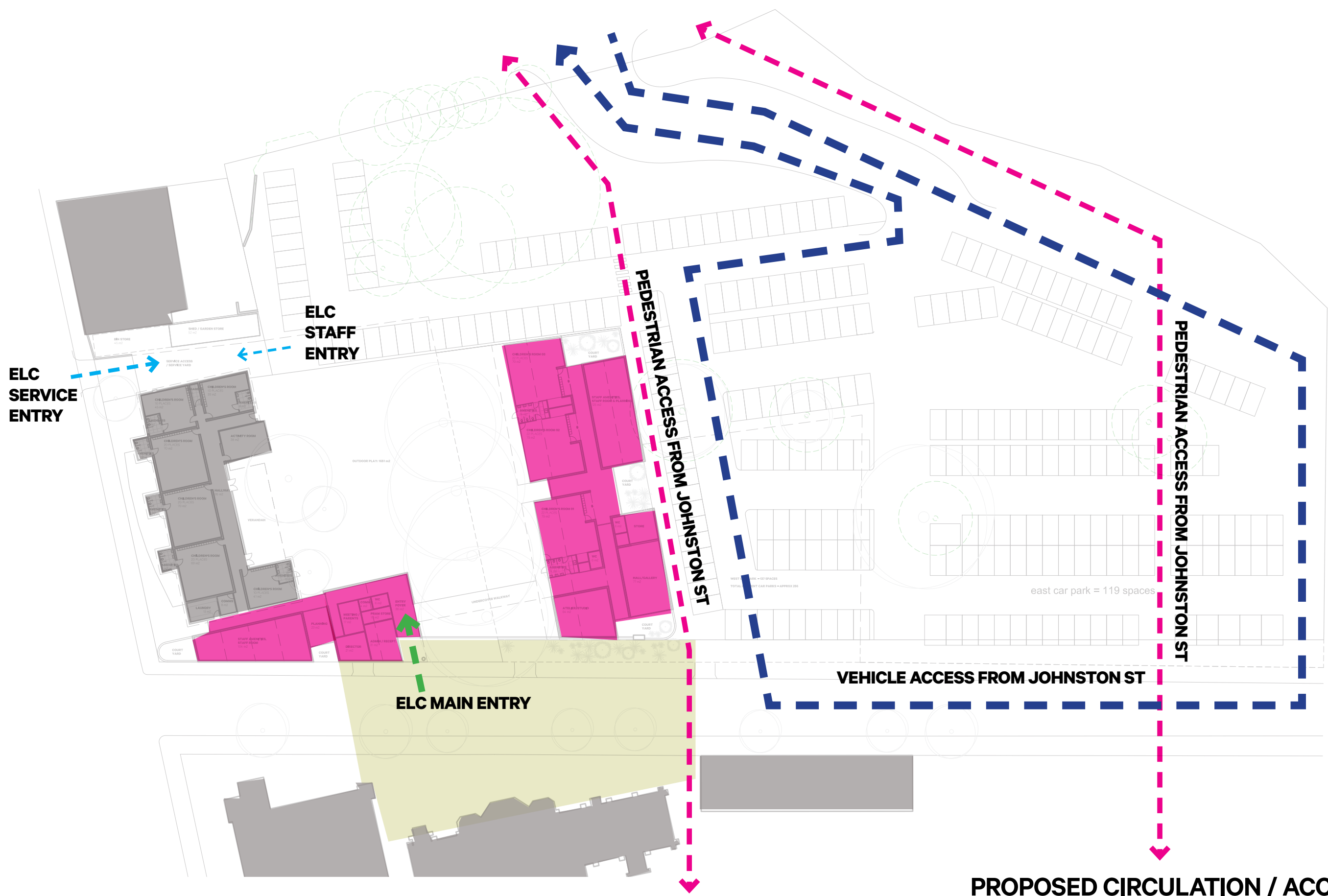
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CREATE NEW PEDESTRIAN PLAZA

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PROPOSED CIRCULATION / ACCESS



AERIAL VIEW - EXISTING

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AERIAL VIEW - PROPOSED

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AERIAL VIEW - PROPOSED

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EXISTING CONDITIONS

SCALE 1:400 @ A3

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Note:

For preliminary feasibility purposes only. Areas are estimates only. Layouts are indicative and will require further development in order to accommodate building structure and services and comply with building regulations or other regulatory requirements.

BCA Classification: 9b Children's Services

BCA (Vic Appendix F3.101) requires min clear space of 3.3sqm per child using children's room.

Children's Services Regulation 43(i) requires min usable area of 7sqm per child of outdoor play space.

BUILDING STUDIES

ELC ABBOTSFORD
UNIVERSITY OF MELBOURNE

ELC ABBOTSFORD
UNIVERSITY OF MELBOURNE



VIEW FROM ST HELIERS ST LOOKING WEST
(SHOWING PROPOSED OVERALL SCALE/MASSING ONLY)

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CONCEPT VIEWS

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VIEW FROM ST HELIERS ST LOOKING EAST
(SHOWING PROPOSED OVERALL SCALE/MASSING ONLY)

**KENNEDY
NOLAN**

CONCEPT VIEWS

ELC ABBOTSFORD
UNIVERSITY OF MELBOURNE

