

2-10 CLARKE STREET | ABBOTSFORD

Urban Context Report | JULY 2024

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INTRODUCTION

01

This development opportunity will cultivate a sense of community, honouring the intrinsic heritage and significance of the area, while also offering an exceptional residence for elders in the community.

Development Vision

- The development vision is to provide a Seniors Living offering that enables residents to live independently with access to a variety of care options as their needs change.
- The small Seniors Living Community is designed to allow for aging in place, enabling the residents to remain in their home as their abilities change over time, yet be apart of a community.
- There is a continuum of care provided by Mercy Health with medical and care services being able to be brought into the residents home, enabling them to remain with a focus on the minimisation of hospital stays as the residents age.
- The ground plane is designed to be fully accessible by residents, and will be populated with various amenities designed to enliven and create a Seniors Living Community.
- The ground plane will also provide seamless access to the Abbotsford Convent grounds, to be further activated by the retirement community.



SITE CONTEXT



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Site Context | Site Map



SATELLITE MAP - ABBOTSFORD CONVENT SITE

KEY

-  Roads / trails
-  Local site uses

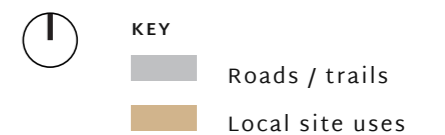
Site Characteristics

Some notable points of interest are as follows:

- Proximity to the Abbotsford Convent
- Proximity to the Yarra River
- Proximity and access to the Eastern Freeway
- Proximity to the CBD via vehicle, walking or public transport
- Proximity to the Capital City Trail bicycle track
- Proximity to the Yarra Bend walking track
- Proximity to the Yarra Bend Golf Course
- Proximity to the shopping and lifestyle aspects of Victoria Street, Johnston Street, Smith Street and Brunswick Street
- Proximity to Victoria Gardens
- Proximity to Kew and High Street shopping facilities
- Proximity to Victoria Park



SATELLITE MAP - MERCY HEALTH SITE



Site Characteristics

- CHT Architects has undertaken site analysis and includes the following notable features:
- The inherent connection to the neighbouring Good Shepherd Chapel
- The view to the Abbotsford Convent steeples from Clarke and St Heliers Streets
- The significant and established local vegetation both on, and surrounding, the existing site
- The visual and construction impact of the power lines along Clarke and St Heliers Streets
- The existing retirement living development located opposite the site on Clarke Street

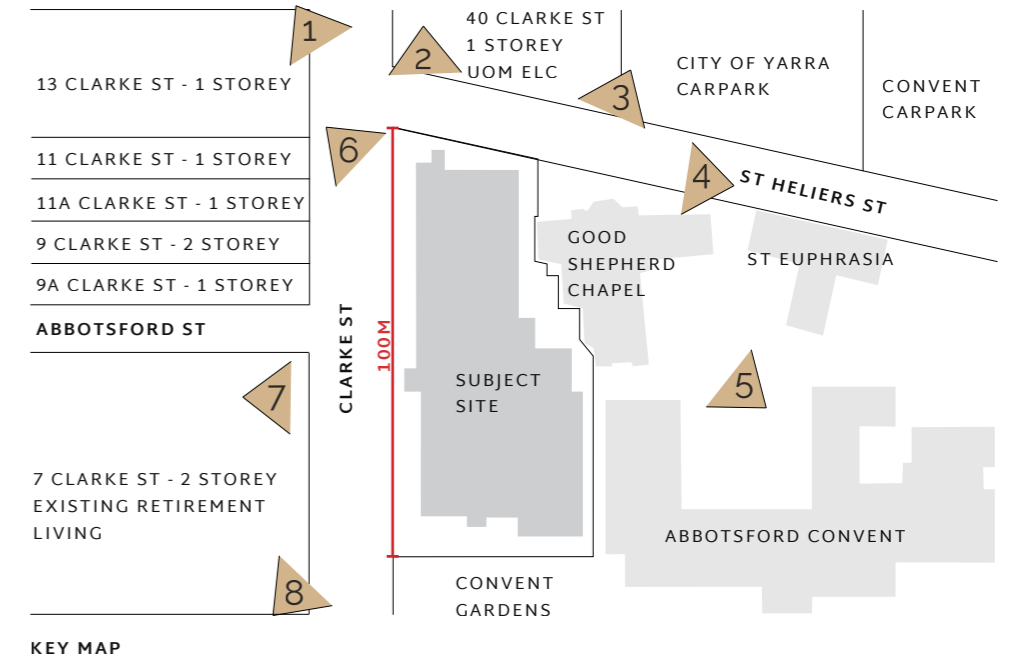


IMAGE 01 - EXISTING CLARKE ST POWER LINES



IMAGE 02 - ESTABLISHED VEGETATION



IMAGE 03 - CONNECTION TO THE GOOD SHEPHERD CHAPEL

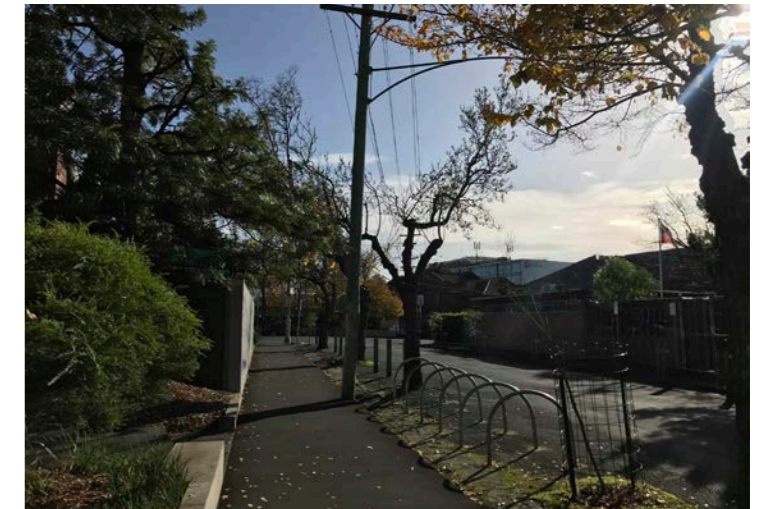


IMAGE 04 - LOCAL NEIGHBOURHOOD CHARACTER



IMAGE 05 - CONNECTION TO THE GOOD SHEPHERD CHAPEL



IMAGE 06 - VIEW TO ABBOTSFORD CONVENT STEEPLES



IMAGE 07 - VIEW TO ABBOTSFORD CONVENT STEEPLES



IMAGE 08 - LOCAL NEIGHBOURHOOD CHARACTER

PLANNING

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Planning Zone

Currently our site is zoned SUZ2 'Special Use' as outlined in the following planning maps (3.02) immediately adjacent.

Other overlays

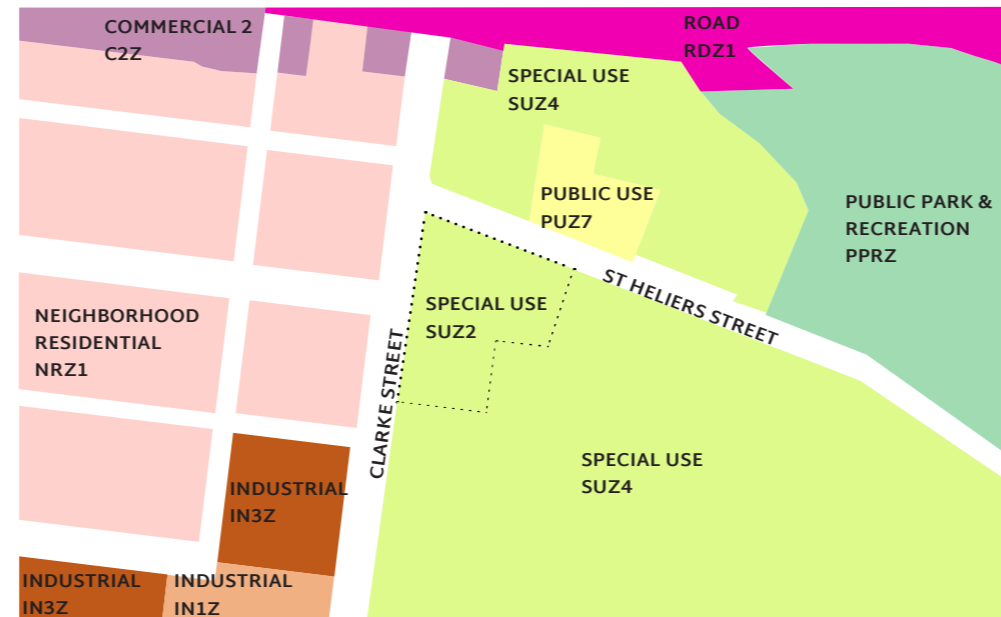
- Special Use Zone 4 (SUZ4)
- Heritage Overlay (H09)
- Significant Landscape (SL01)
- Aboriginal Cultural Heritage

Site not affected by:

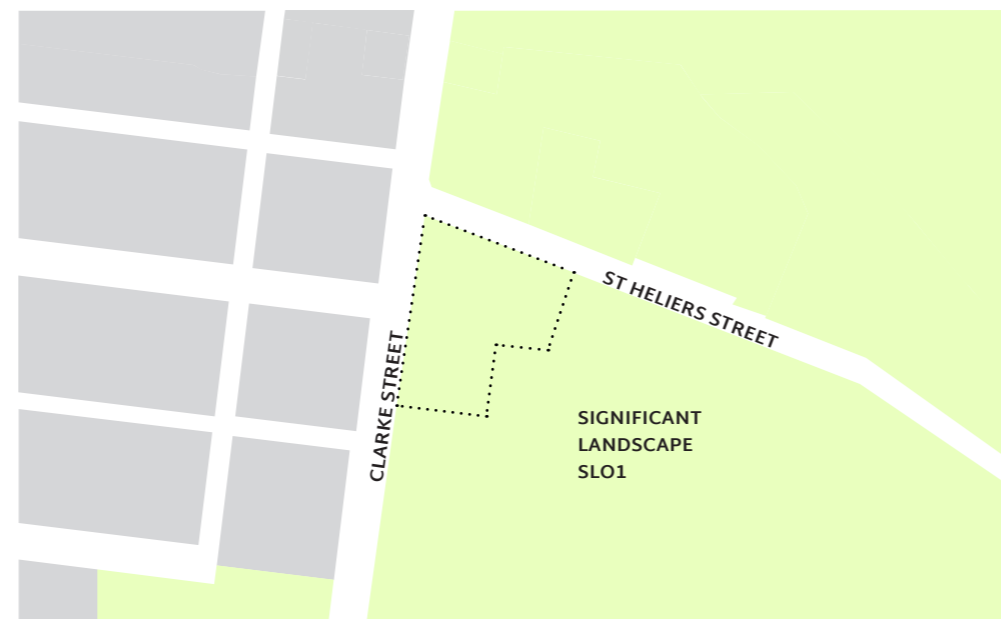
- Designated Bush fire Prone Areas
- Design and Development Overlay (DDO)
- Land Subject to Inundation Overlay (LSIO)
- Specific controls overlay (SCO)

Planning Overlay Maps

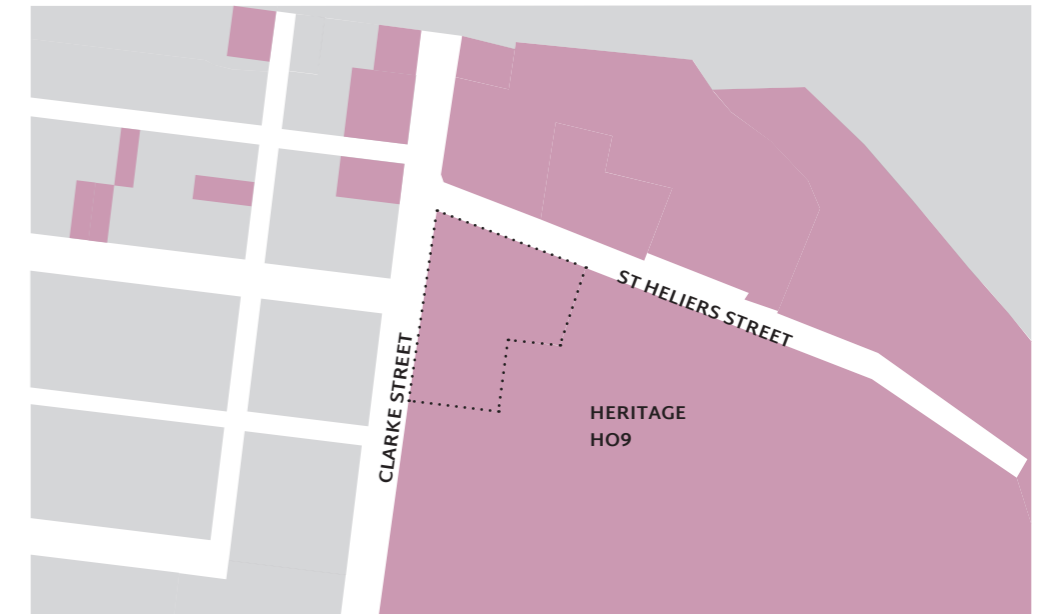
Planning Zones



Significant Landscape Overlay



Heritage Overlay



Opportunities

- Premier location and surrounding amenity
- Significant historical and cultural site history
- Design to respond to heritage context
- Proximity to Abbotsford Convent grounds
- Design response to surrounding gardens
- Curated views to heritage aspects
- Convenient shopping and retail amenities located close by
- High demand for local retirement accommodation
- Create a street scape that reflects the neighbourhood context
- Increase the extent of green space along Clarke Street and St Heliers Street

Constraints

- Sensitive heritage surrounds for the design to respond to
- Significant surrounding vegetation and Tree Protection Zones
- Existing services infrastructure to be maintained (Sub-station)
- In-ground services to manage
- Street parking
- Significant heritage views



Built form comparison over time

The below 'figure ground' diagrams compare the built form development on the site.



1870 - 1901

Shows the footprint of the original St Joseph's school and Abbotsford House



1977

The footprint of the Mercy Health Nursing Home building constructed in 1977.



Proposal

Shows the reduced footprint of the proposed scheme in comparison to the previous developments on site; noting the increased separation from the significant heritage buildings.

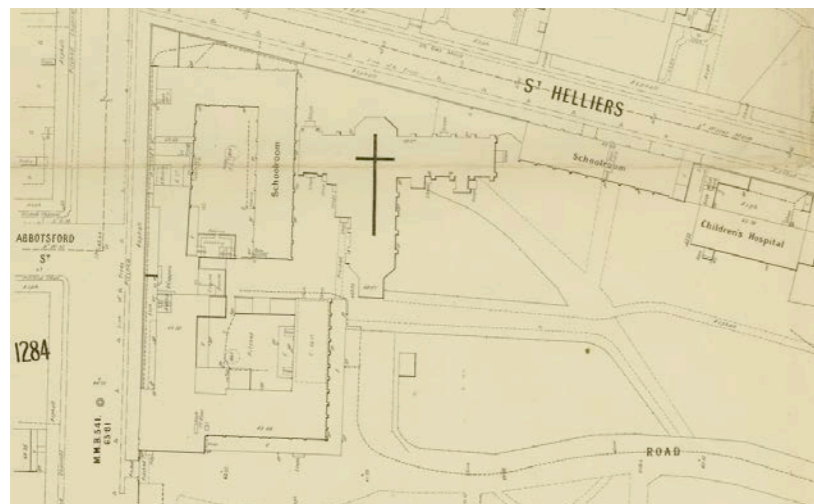
Heritage timeline

- **1839**
Future convent site first sold.
- **c.1843**
Samuel Orr constructs a villa Abbotsford House.
- **1863-70**
Farmlet south of St Heliers Street purchased by the Good Shepherd Order.
- **1870-72**
Church constructed adjacent to St Heliers Street.
- **1875**
Church constructed adjacent St Heliers Street, subsequently enlarged. (Now the Good Shepherd Chapel).
- **1977-78**
 - Convent site divided into three parts, with Good Shepherd Order retaining land along Clarke Street.
 - St Josephs School and associates structures demolished.
 - Existing Good Shepherd Nursing Home constructed.



- **1842**
Crown Allotments 64 and 77 sold, whose subdivision created what is now St Heliers Street.
- **1863**
2-storey additions made to Abbotsford House.
- **c.1870**
Abbotsford House expanded with 2 storey enclosing wing along Clarke Street.
- **1870's**
New Magdalen Asylum built to replace St Heliers.
- **1902**
Large 3-storey convent opened adjacent east of the subject site, later enlarged. Original portion of Abbotsford House subsequently demolished.

1901



MMBW Plan extract (SLOV)

1963



Aerial image showing school complex and Convent Building (CMP)

PRESENT



Site Investigation (CHT Architects)

Current Building

Site re-use strategy

- The current building on the site has been utilised as an aged care facility, operated by The Good Shepherd Order since it opened in 1978.
- This concrete and brown brick building has reached the end of its useful life, with recurrent maintenance issues and operational limitations of the room sizes leading to Mercy Health closing down the facility in early 2023.
- The current building interior is in a very poor condition and in need of demolition.
- Mercy Health have reviewed the site and its potential for redevelopment, deciding on the following key points:
 - Very limited retirement offerings across Yarra City Council
 - The existing building is no longer fit for purpose
 - Ability to re-use much of the significant site infrastructure
 - A sensitive response to built form and context is essential
 - Opportunity to reorganise the overall form to reduce the mass in key areas to enhance heritage views
 - Significant Heritage context around the site which will require a sensitive approach to enhance the retirement offering



DESIGN RESPONSE

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MATERIALITY AND FORM ANALYSIS

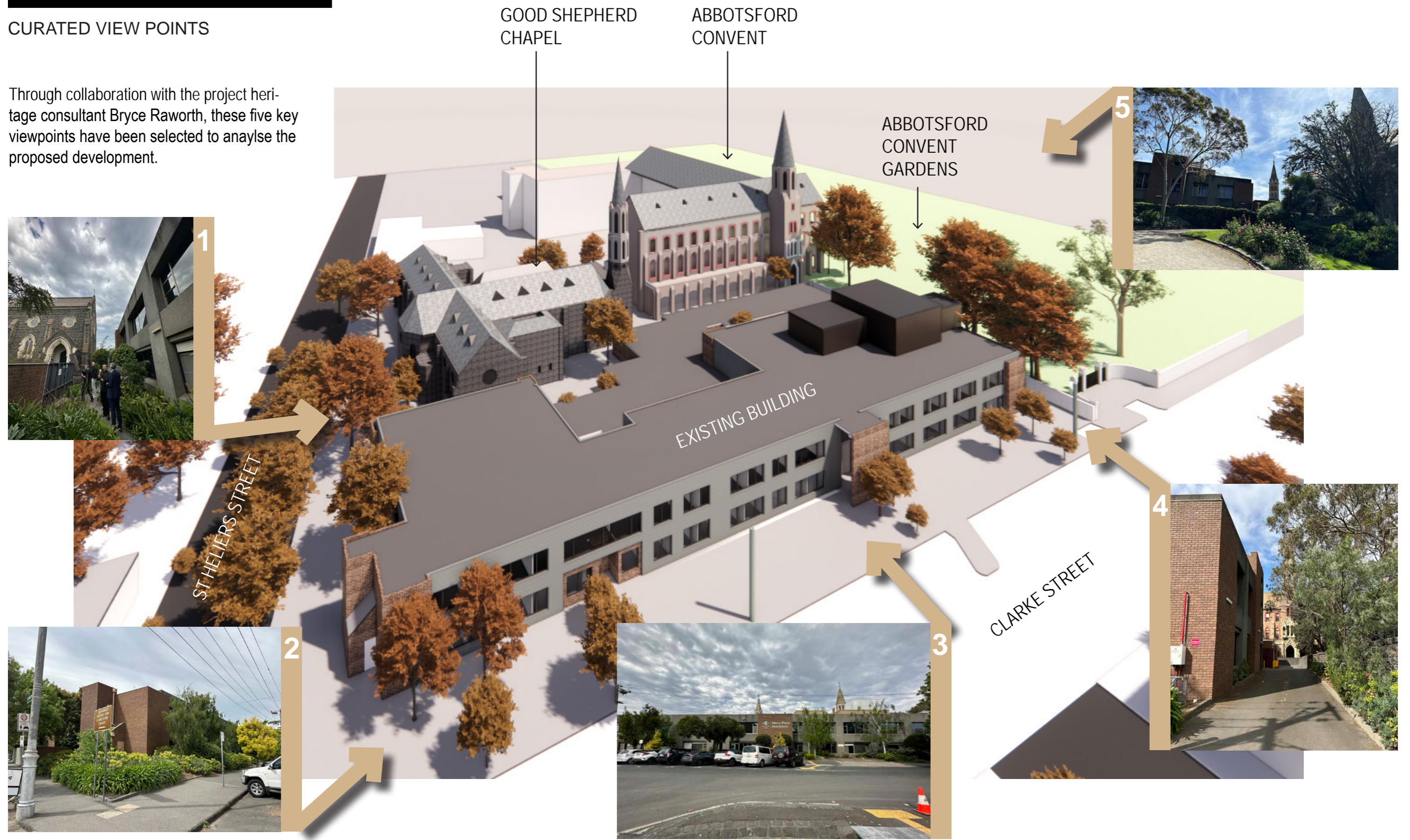


Design Response

In order to generate a contextual design response, we have been highly cognisant of the surrounding context, in particular materiality and form.

CURATED VIEW POINTS

Through collaboration with the project heritage consultant Bryce Raworth, these five key viewpoints have been selected to analyse the proposed development.

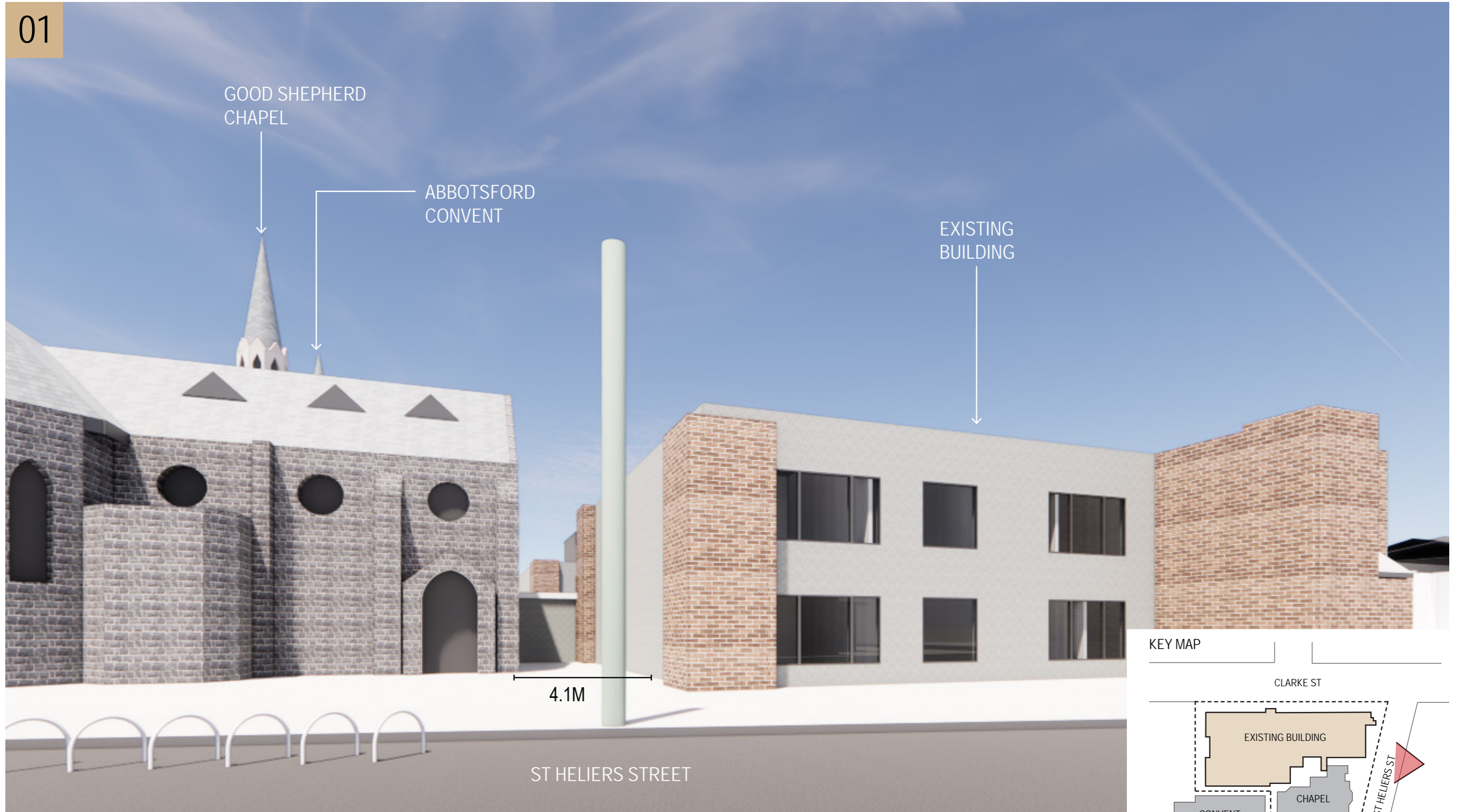


PERSPECTIVE IMAGE - LOOKING SOUTH-EAST
TREE HEIGHTS ARE SHOWN INDICATIVELY

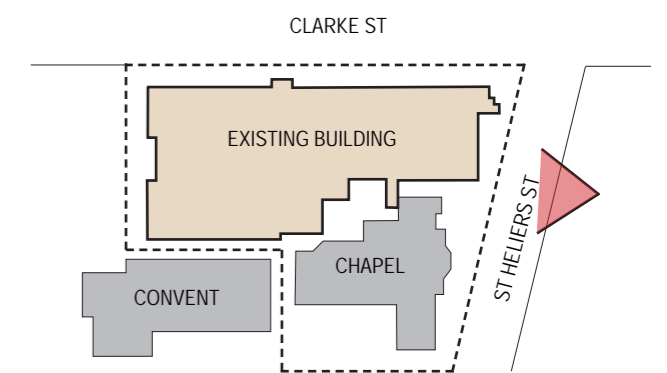
KEY
● VIEW LINES SHOWN IN FOLLOWING PAGES

CURATED VIEW POINTS
EXISTING CONDITIONS

01

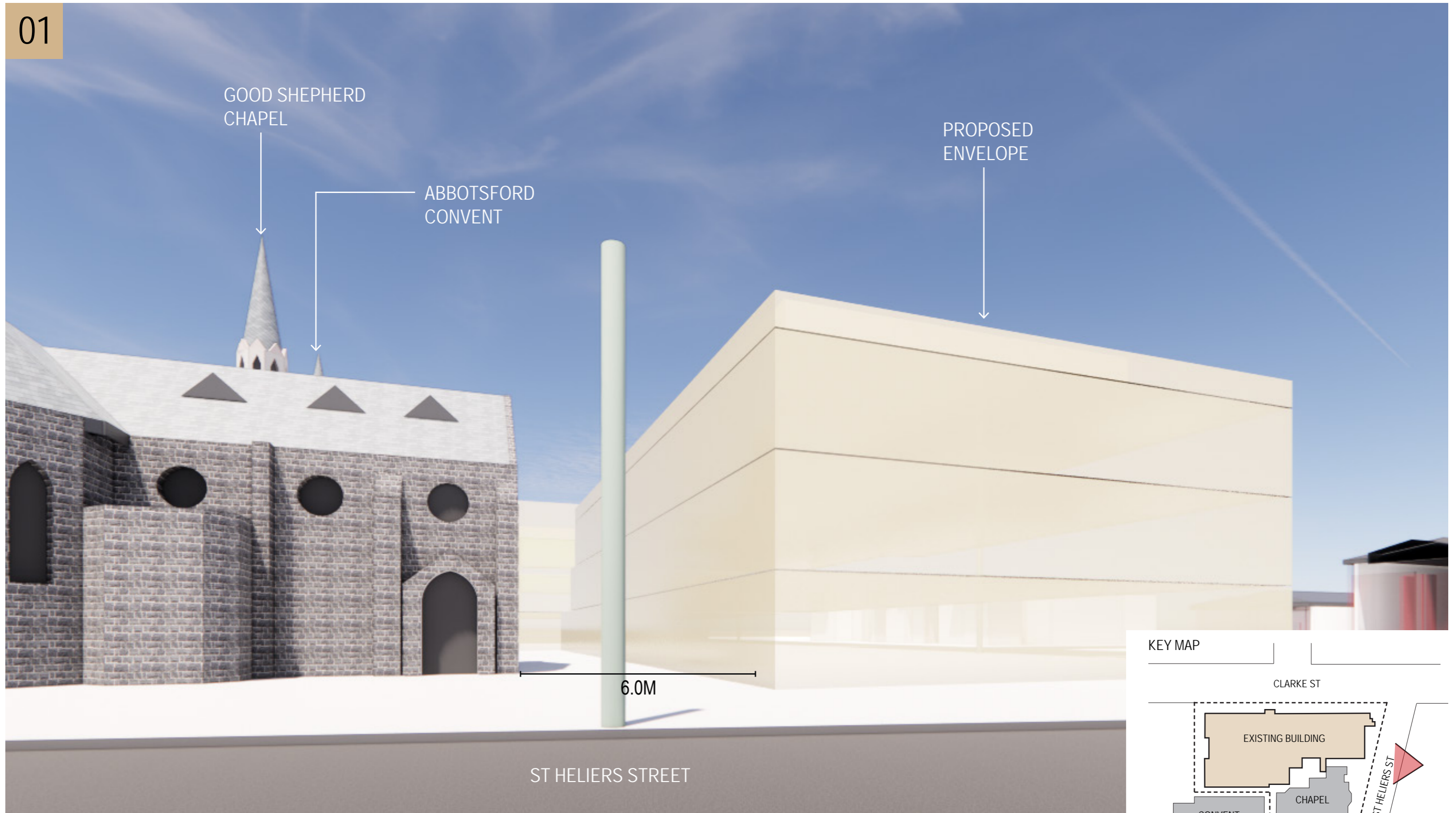


KEY MAP

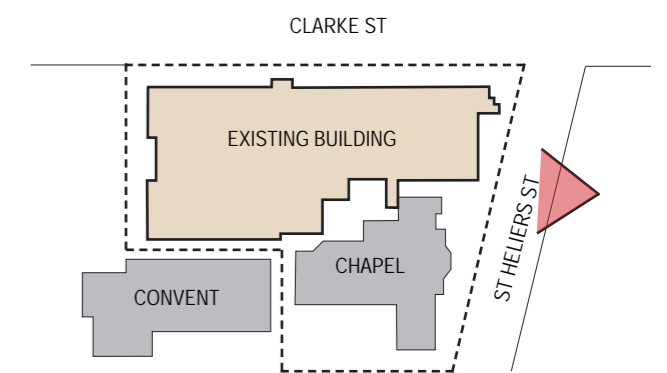


CURATED VIEW POINTS
PROPOSED ENVELOPE

01

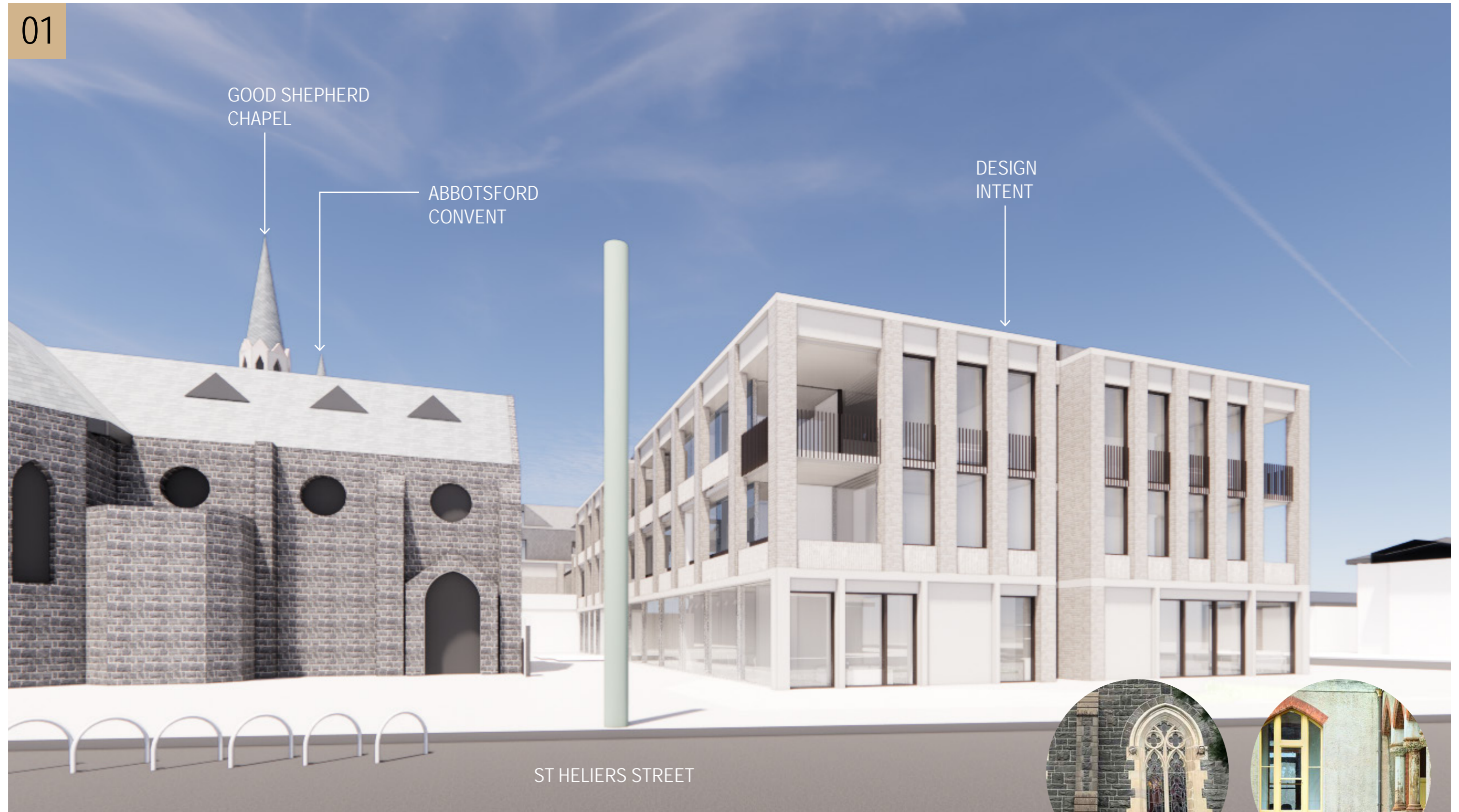


KEY MAP



CURATED VIEW POINTS
DESIGN INTENT (NO LANDSCAPE)

01



CURATED VIEW POINTS
DESIGN INTENT (INDICATIVE LANDSCAPE)

01

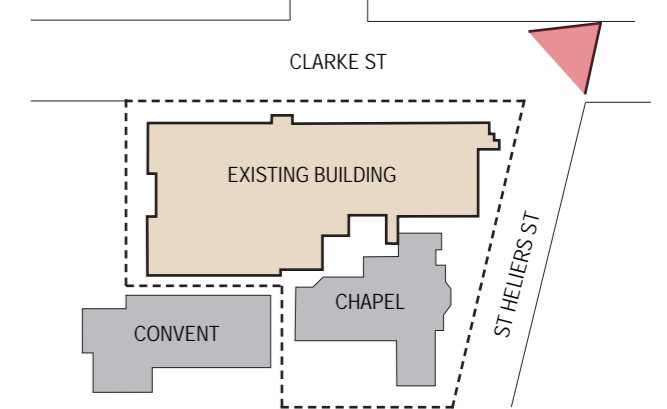


CURATED VIEW POINTS
EXISTING CONDITIONS

02

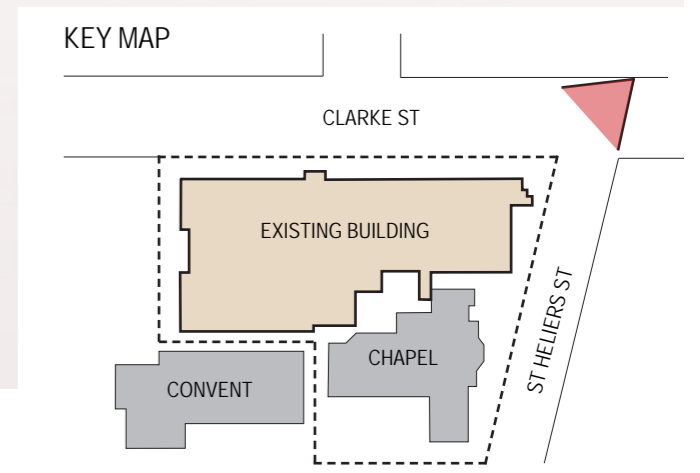
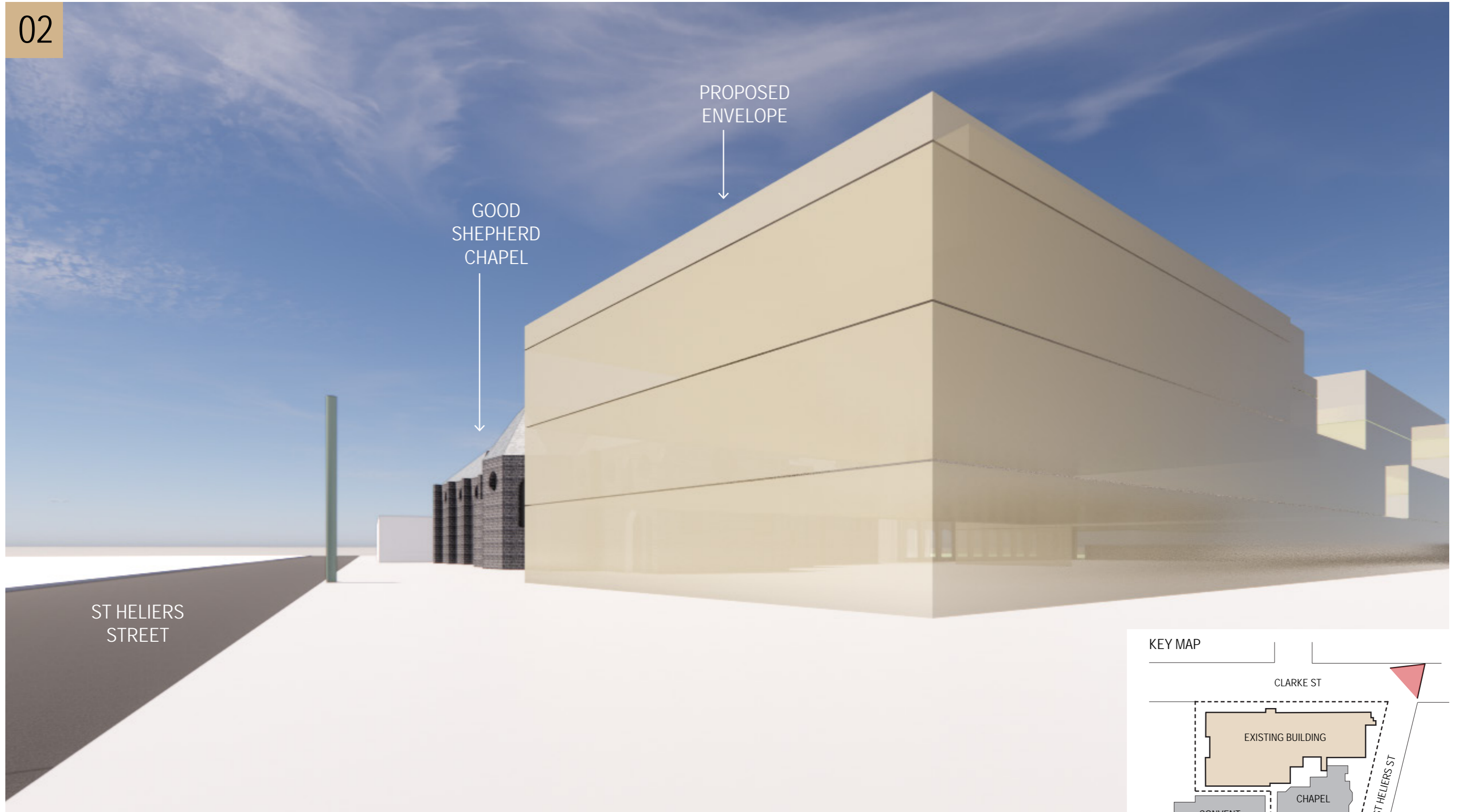


KEY MAP



CURATED VIEW POINTS
PROPOSED ENVELOPE

02



CURATED VIEW POINTS
DESIGN INTENT (NO LANDSCAPE)

02



CURATED VIEW POINTS
DESIGN INTENT (INDICATIVE LANDSCAPE)

02



ST HELIERS
STREET

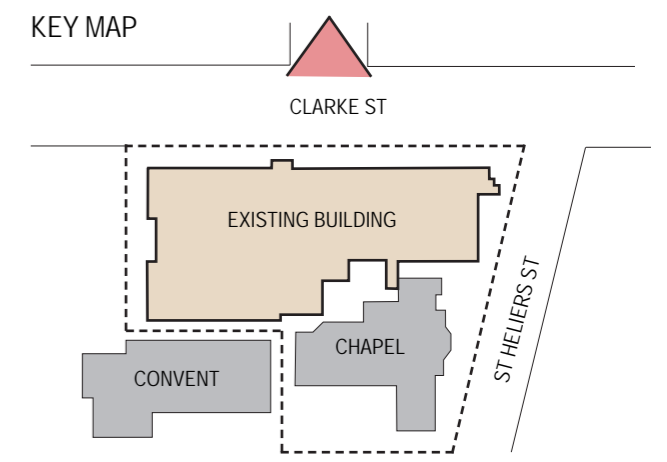
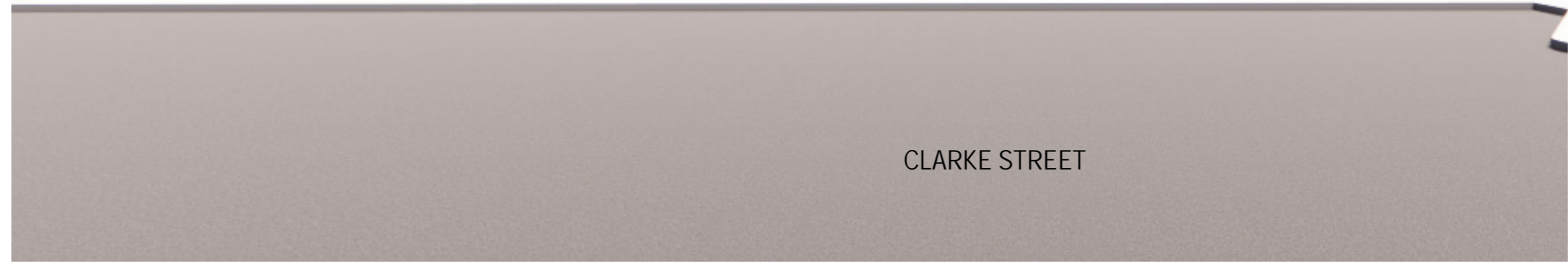
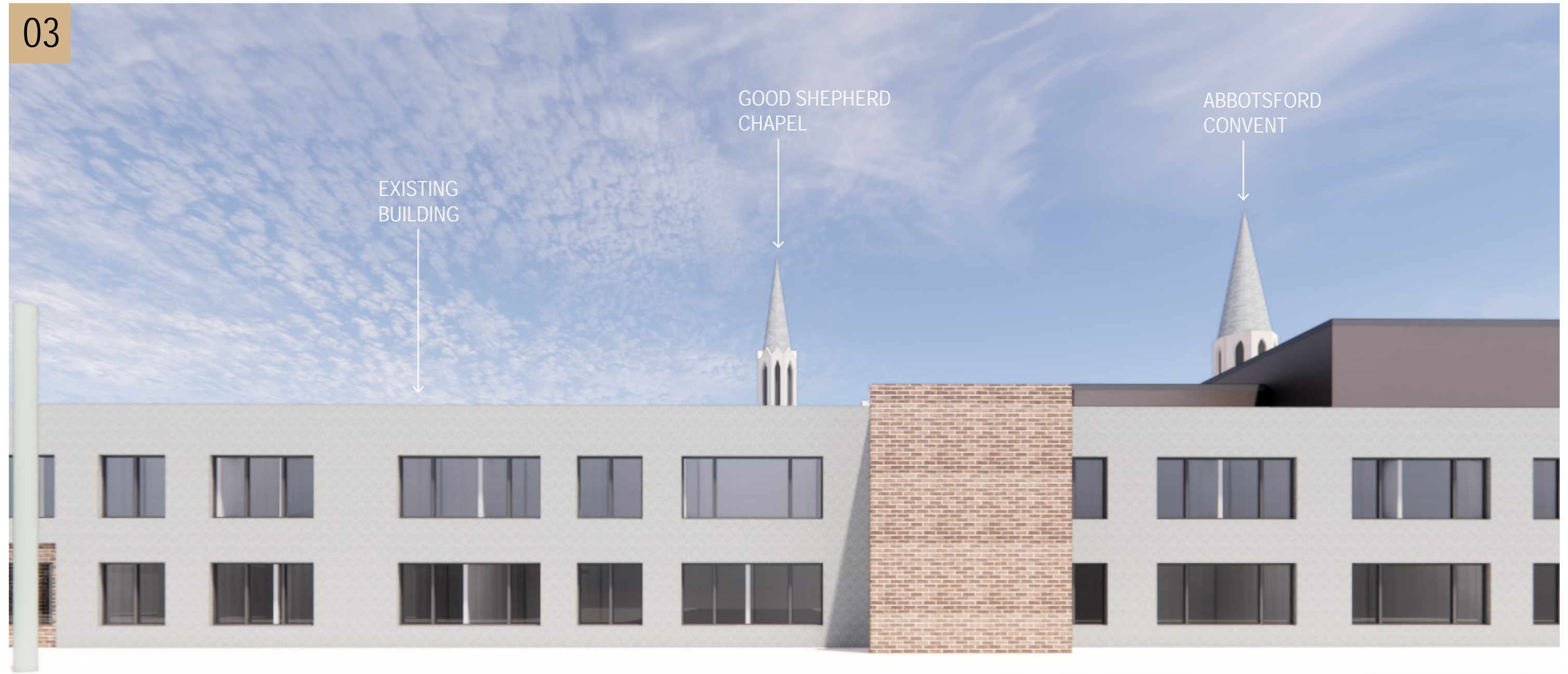
CURATED VIEW POINTS
RENDERED VIEW

02



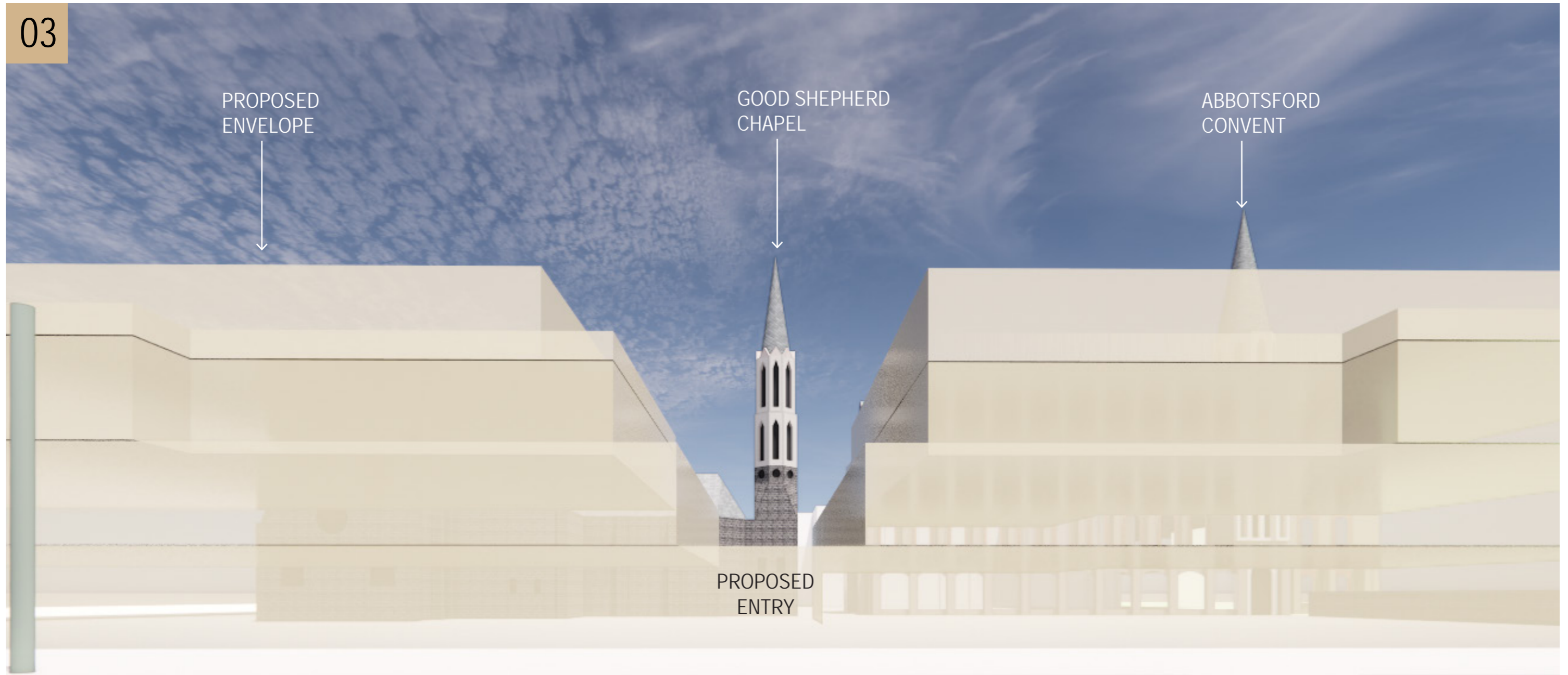
CURATED VIEW POINTS
EXISTING CONDITIONS

03

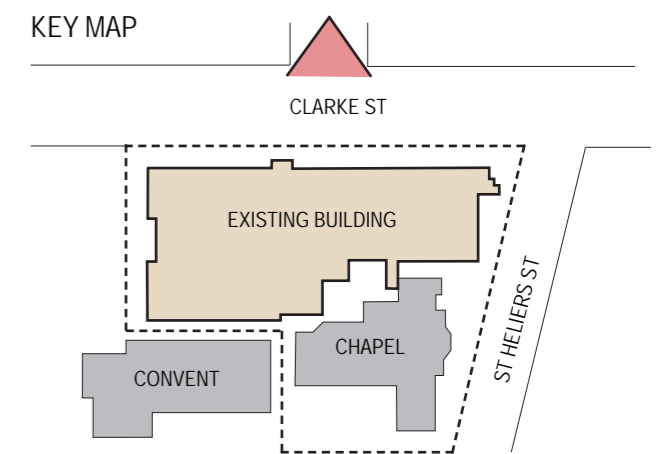
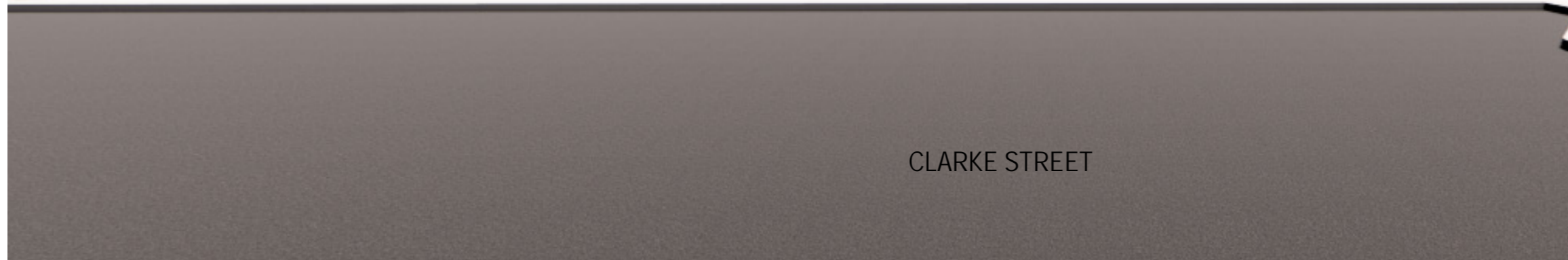


CURATED VIEW POINTS
PROPOSED ENVELOPE

03

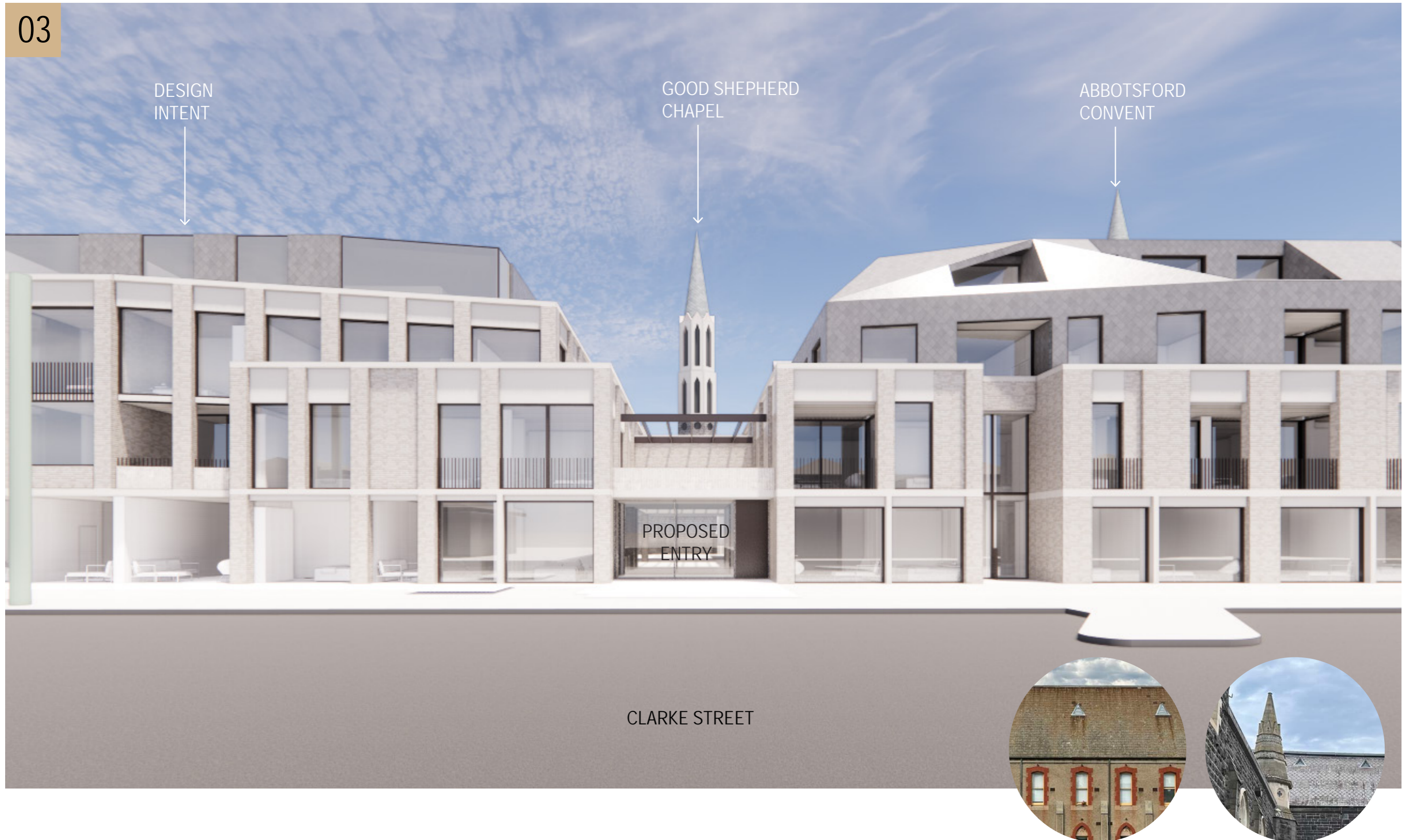


PROPOSED ENTRY



CURATED VIEW POINTS
DESIGN INTENT (NO LANDSCAPE)

03



CURATED VIEW POINTS
DESIGN INTENT (INDICATIVE LANDSCAPE)

03

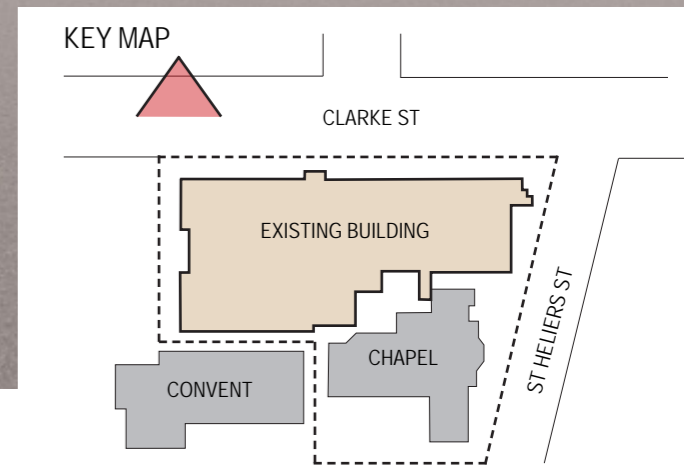
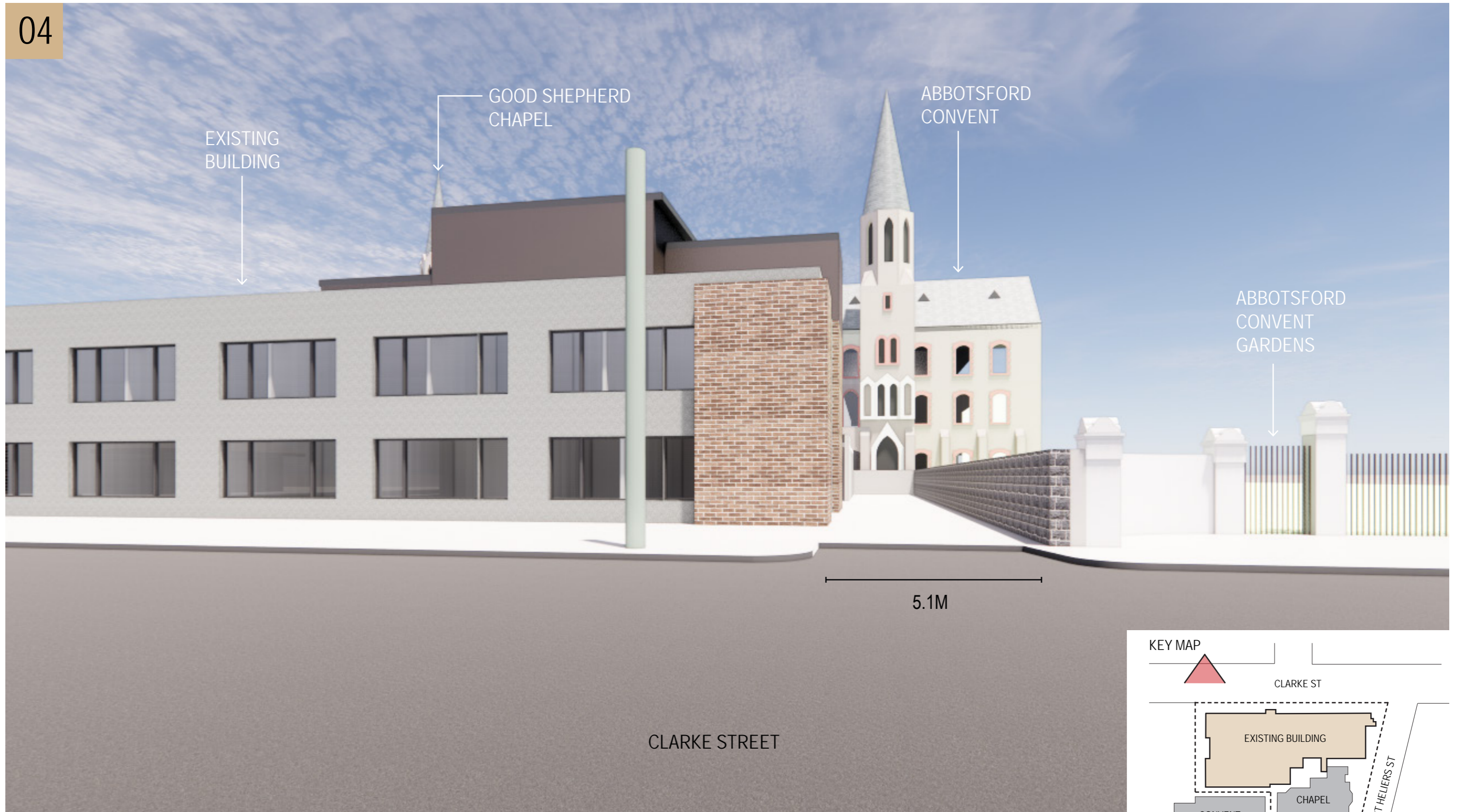


CURATED VIEW POINTS
RENDERED VIEW

03

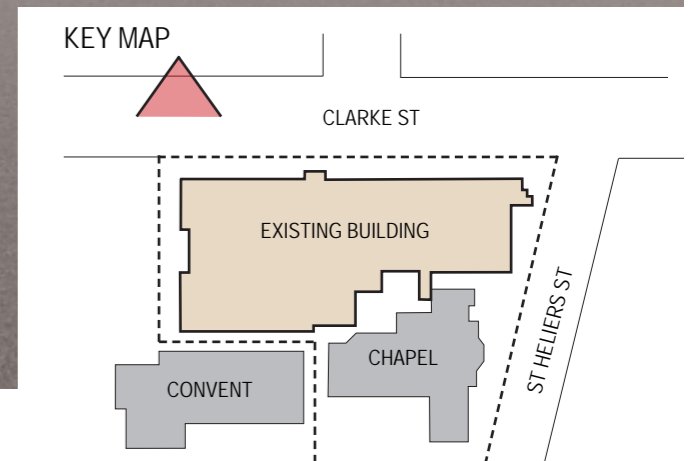
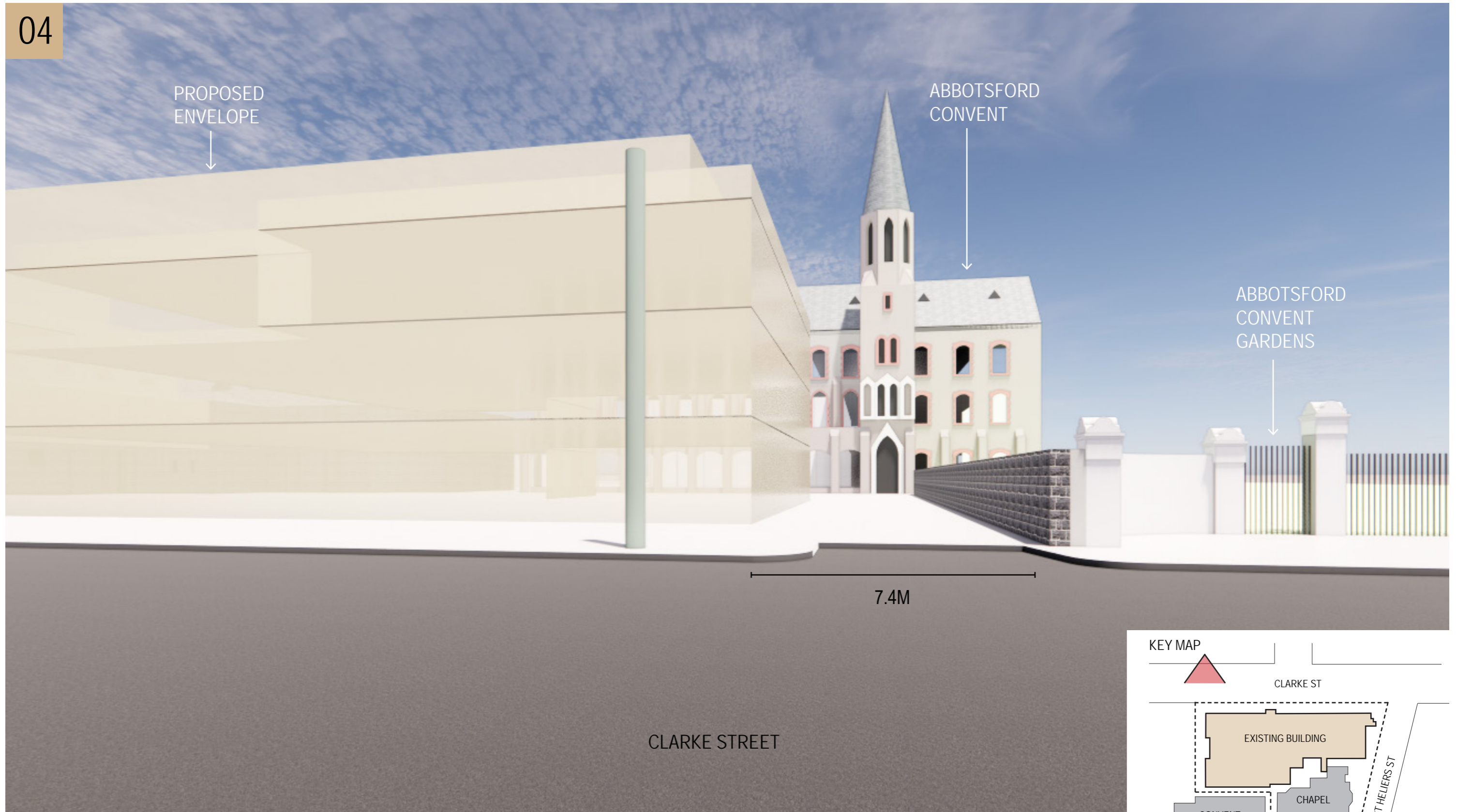


04



CURATED VIEW POINTS
PROPOSED ENVELOPE

04



CURATED VIEW POINTS
DESIGN INTENT (NO LANDSCAPE)

04

DESIGN
INTENT



ABBOTSFORD
CONVENT



ABBOTSFORD
CONVENT
GARDENS



CLARKE STREET



CURATED VIEW POINTS
DESIGN INTENT (INDICATIVE LANDSCAPE)

04

DESIGN
INTENT

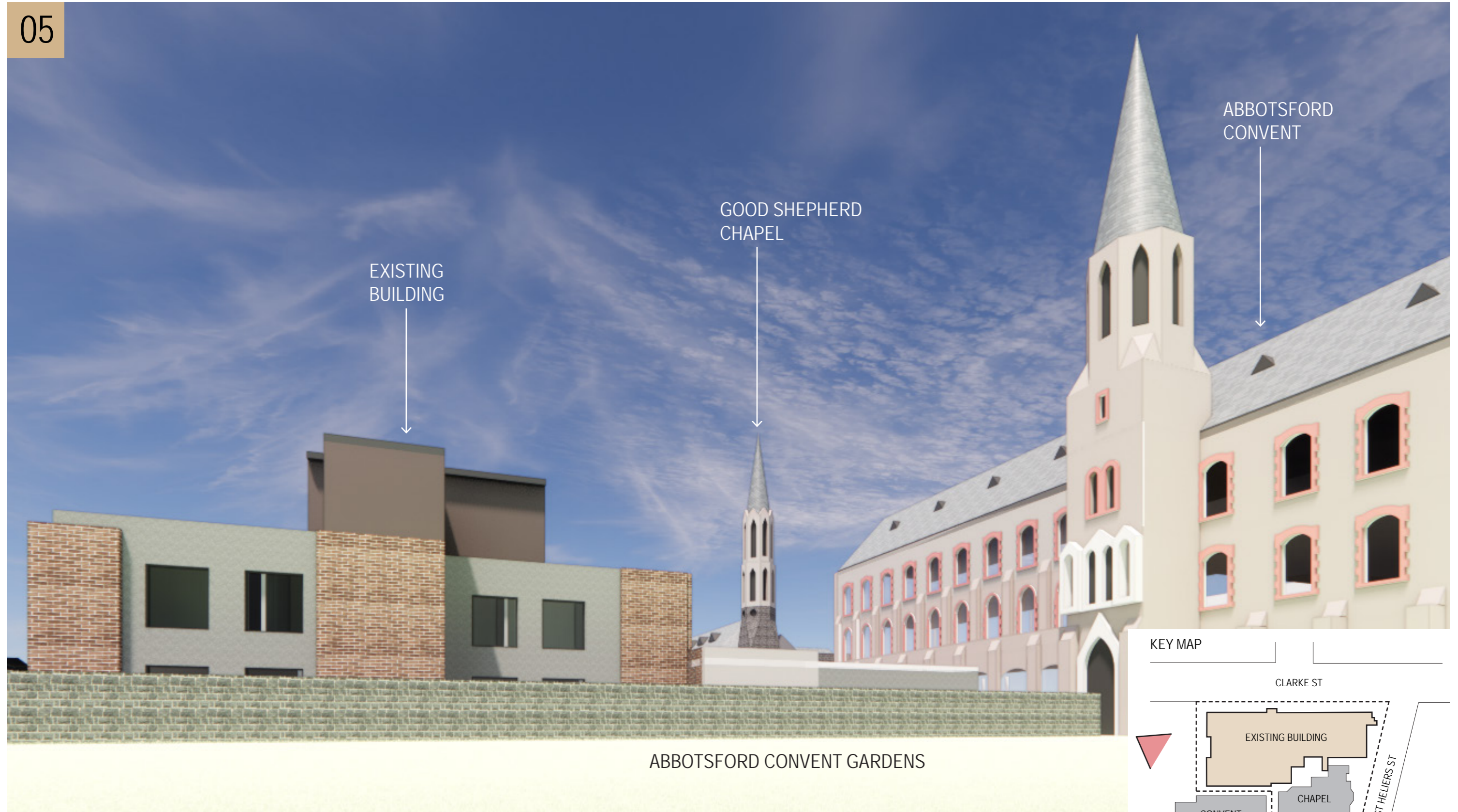
ABBOTSFORD
CONVENT

ABBOTSFORD
CONVENT
GARDENS

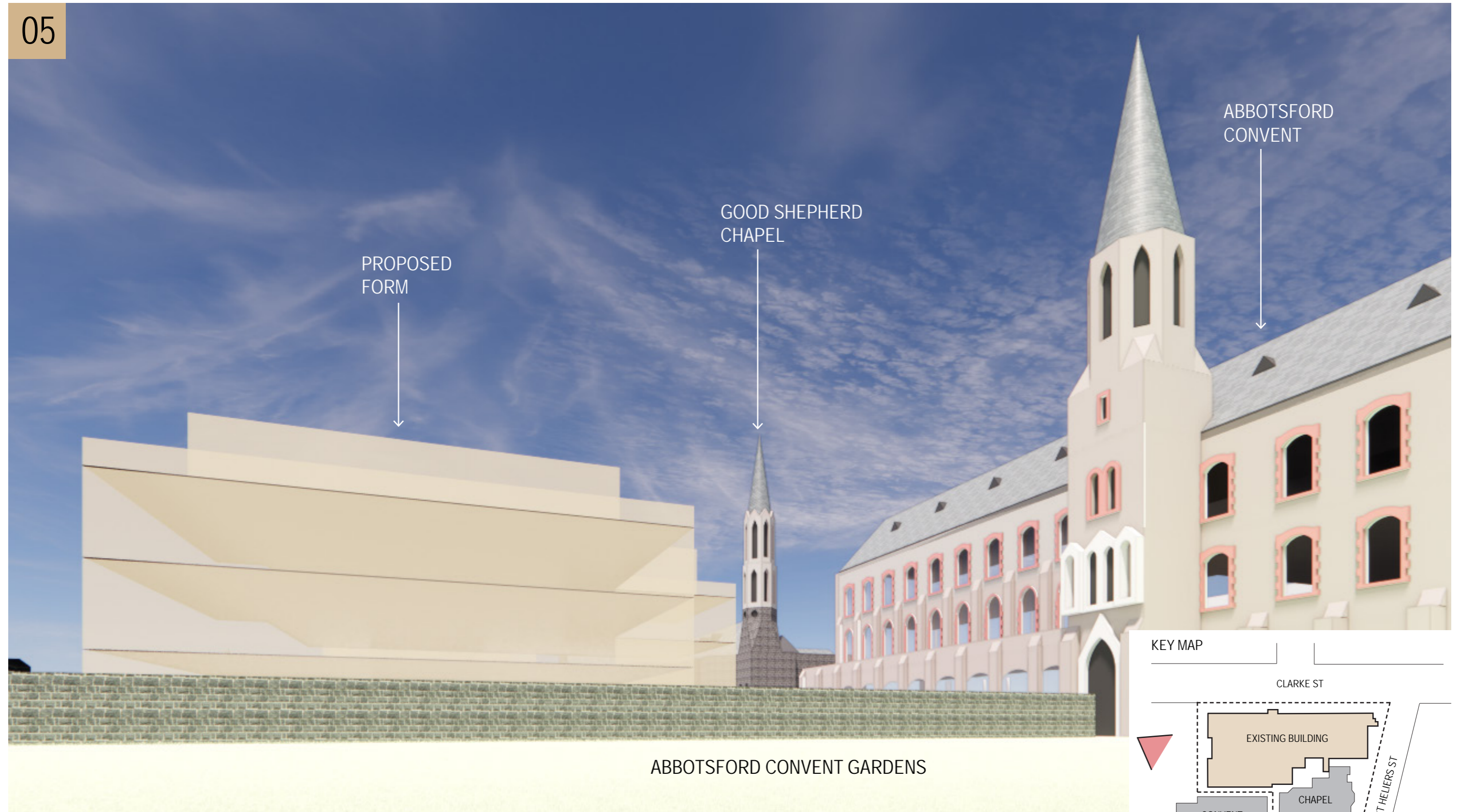
CLARKE STREET



05



05



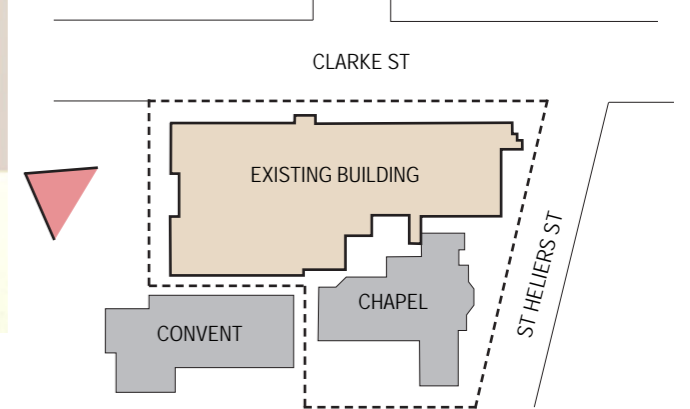
PROPOSED
FORM

GOOD SHEPHERD
CHAPEL

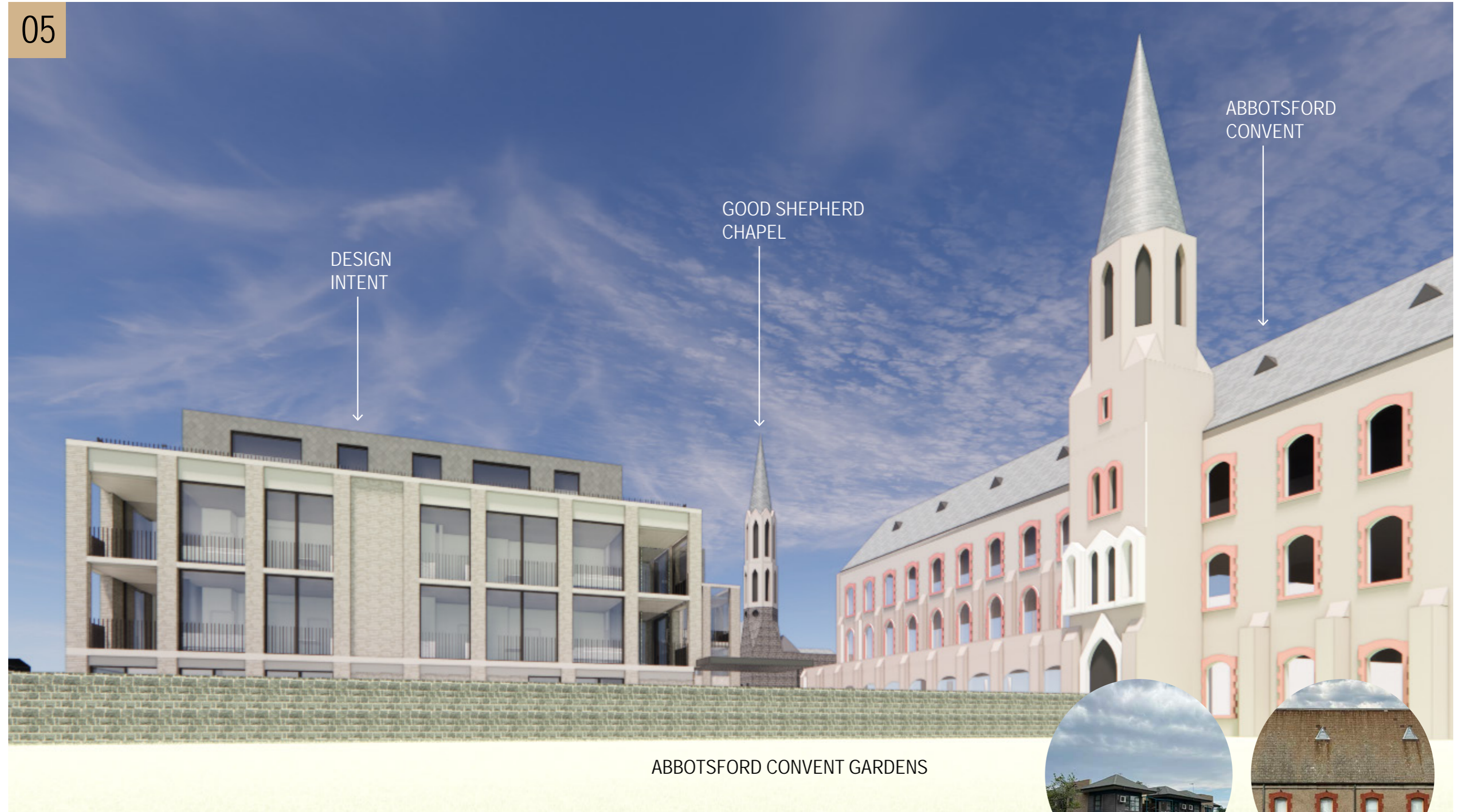
ABBOTSFORD
CONVENT

ABBOTSFORD CONVENT GARDENS

KEY MAP



05



ABBOTSFORD CONVENT GARDENS

CURATED VIEW POINTS
DESIGN INTENT (INDICATIVE LANDSCAPE)

05



CURATED VIEW POINTS
DESIGN INTENT (INDICATIVE LANDSCAPE)

05



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