

**Submission Support Document**  
**—**  
**321 Lower Heidelberg Road, Ivanhoe East**

Prepared for Town Planning Submission // 15 APRIL 2024

VIA Architects

Submission Support Document



# The Project

Development of the subject site into an integrated community facility

Site area // 6,293m<sup>2</sup> approx.

- > Medical Centre
- > Early Learning Centre
- > Commercial Cafe & Terrace courtyard
- > Commercial Gym facility
- > Health & Wellbeing facilities
- > Landscaped Garden Terrace

The scheme aims to foster greater community bonding, integrating with the local populace in a real and meaningful way. The proposal provides an integrated facility serving the local community with early learning, health and wellbeing facilities, medical services, cafe as well as a robust landscaped terrace.

The site presents us with three key street frontages; Maltravers Rd to the North, Lower Heidelberg Rd to the East and King St to the South. Due to the topography of the site this also means that the building has two distinct entrances.

The primary driver when approaching the design of this scheme was to provide significant setbacks for landscaping and deep soil planting for mature trees to all of the site boundaries and deep within the site. This allows the development to sit within and significantly contribute to the local garden landscape.

The form of the building in plan wraps around the retained 1941 church building and presents smaller elevations to Maltravers Rd and King St that reference the scale of neighbouring dwellings. Where the building presents a longer elevation to Lower Heidelberg Rd, the building mass acknowledges the topography and steps down the hill. Inspired by the local vernacular, the materials were selected to compliment those of the surrounding context particularly the prominence of red brick. The primarily glazed volume towards the corner of Maltravers Rd and Lower Heidelberg Rd aims to sit behind the landscaping and keep the visual dominance of the building understated, while the splayed edge simultaneously holds firm to the streetscape.

The use of textured brick invites the play of light and shade further softening its appearance. The materiality also serves to break down the building's mass - expressing the development's multiple functions. The focus with the facade articulation is to bring the elements down to human scale and create easily identifiable and approachable entrances to the public community functions.



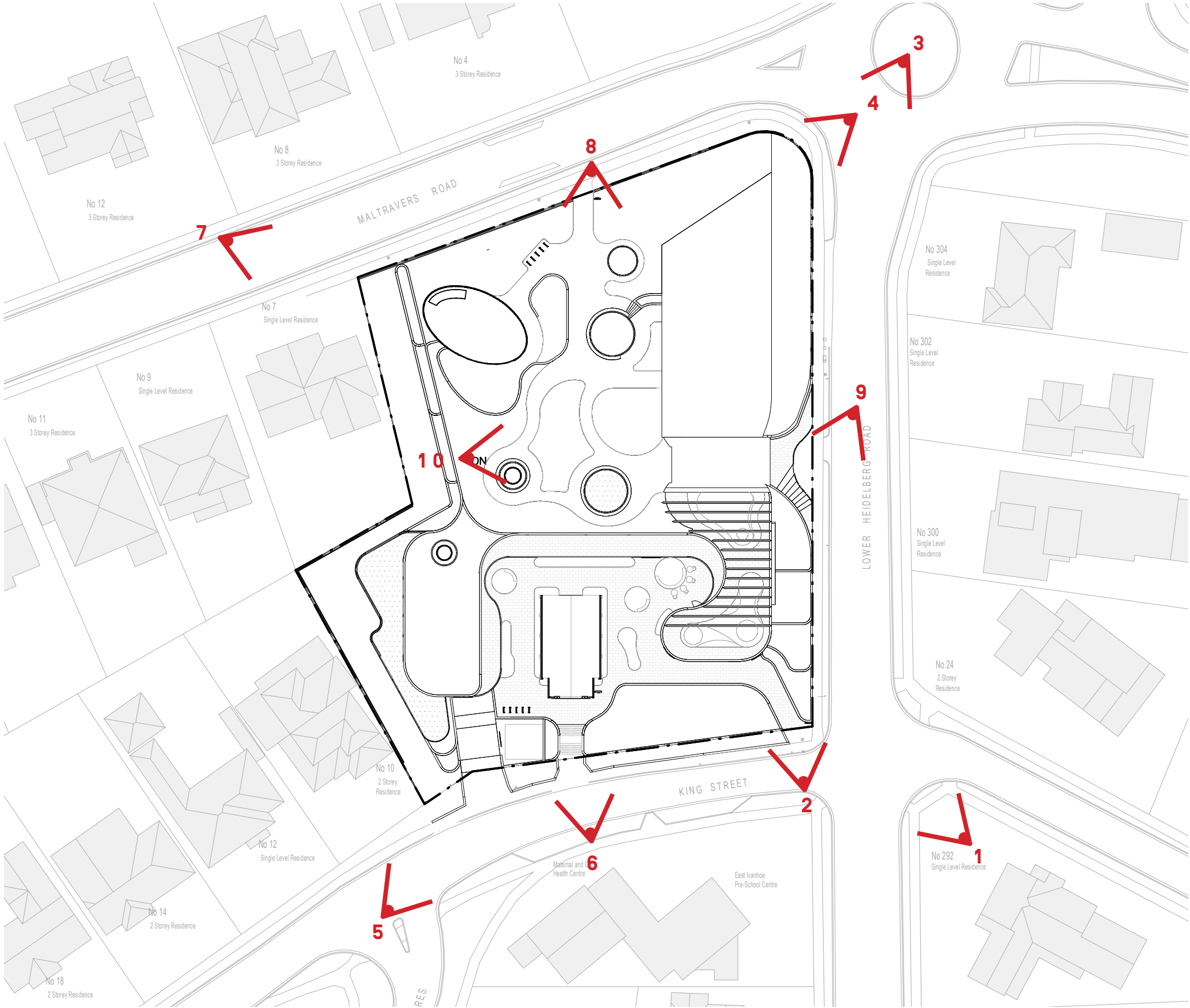
APPROVED PLAN  
Submission No. 124/2024

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# Perspective Views // Location Plan



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# Perspective View 01 //





# Perspective View 02 //



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# Perspective View 03 //



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# Perspective View 04 //



Architectural rendering  
not to scale

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# Perspective View 05 //



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# Perspective View 06 //



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# Perspective View 07 //



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# Perspective View 08 //



UNAPPROVED PLAN  
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# Perspective View 09 //



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# Perspective View 10 //



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# Axonometric View // SE of Site



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# / Drawing Schedule

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# Drawing Schedule

DESIGN RESPONSE REPORT [INCL. 3D IMAGERY]

- TP-00-000 COVER PAGE
- TP-00-001 SITE SURVEY
- TP-00-002 EXISTING CONDITIONS SITE PLAN
- TP-00-003 REMOVAL + PROPOSED EASEMENTS PLAN

- TP-01-001 DEMOLITION PLAN
- TP-01-002 TREE RETENTION PLAN
- TP-01-003 DEMOLITION PLAN - HERITAGE
- TP-01-004 PROPOSED HERITAGE

- TP-10-001 BASEMENT LEVEL 02
- TP-10-002 BASEMENT LEVEL 01
- TP-10-003 LOWER GROUND FLOOR PLAN
- TP-10-004 GROUND FLOOR PLAN
- TP-10-005 UPPER GROUND FLOOR PLAN
- TP-10-006 LEVEL 01 FLOOR PLAN
- TP-10-007 ROOF PLAN

- TP-10-100 SHADOW DIAGRAMS
- TP-10-101 SHADOW DIAGRAMS
- TP-10-102 SHADOW DIAGRAMS

- TP-40-001 BUILDING ELEVATIONS WEST + NORTH
- TP-40-002 BUILDING ELEVATIONS EAST + SOUTH
- TP-40-003 COLOUR ELEVATIONS WEST + NORTH
- TP-40-004 COLOUR ELEVATIONS EAST + SOUTH

- TP-41-001 SECTIONS
- TP-41-002 SECTIONS
- TP-41-003 SECTIONS - OVERLOOKING DIAGRAM

- TP-42-003 SIGNAGE PLAN

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Thank you.

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