

ADVERTISED PLAN

STAR CENTRE STAR OF THE SEA COLLEGE



HERITAGE IMPACT STATEMENT
REGARDING THE PROPOSED
STAR CENTRE,
STAR OF THE SEA COLLEGE, BRIGHTON
BUNURONG COUNTRY

PETER ANDREW BARRETT

MAY 2023

Photographs on front cover:

*Top: Graduating students, 1930.
Source of photograph: Star of the Sea Archives.*

*Middle: Heritage Wing, Star of the Sea College
Source of photograph: Star of the Sea Facebook Page*

*Bottom: Year 10 Students 2022
Source of photograph: Star of the Sea Facebook Page*

*STAR CENTRE
Star of the Sea College, Brighton
Heritage Impact Statement*

**STAR CENTRE
STAR OF THE SEA COLLEGE
80 MARTIN STREET, BRIGHTON
BUNURONG COUNTRY**

HERITAGE IMPACT STATEMENT
REGARDING THE PROPOSED
STAR CENTRE

Heritage Impact Statement for the: -

Proposed STAR Centre, Star of the Sea College
80 Martin Street, Brighton.

This heritage impact statement forms part of a planning application for the: -

Proposed STAR Centre at Star of the Sea College, Brighton which will involve the removal of buildings at the northwest corner of the campus that are not recognised to be of heritage value to this site. The proposed STAR Centre will have three-storeys of classrooms and auxiliary spaces, plus a basement car park.

Pre-application Advice –

Pre-application advice was obtained by the applicant from the Department of Transport and Planning.

This Heritage Impact Statement is prepared by:

Peter Andrew Barrett,
Architectural Conservation Consultant
Level 31, 120 Collins Street, Melbourne
Telephone: 03 9639 2646
Email: info@pabarrett.com

Prepared for:

Star of the Sea College

Date:

May 2023

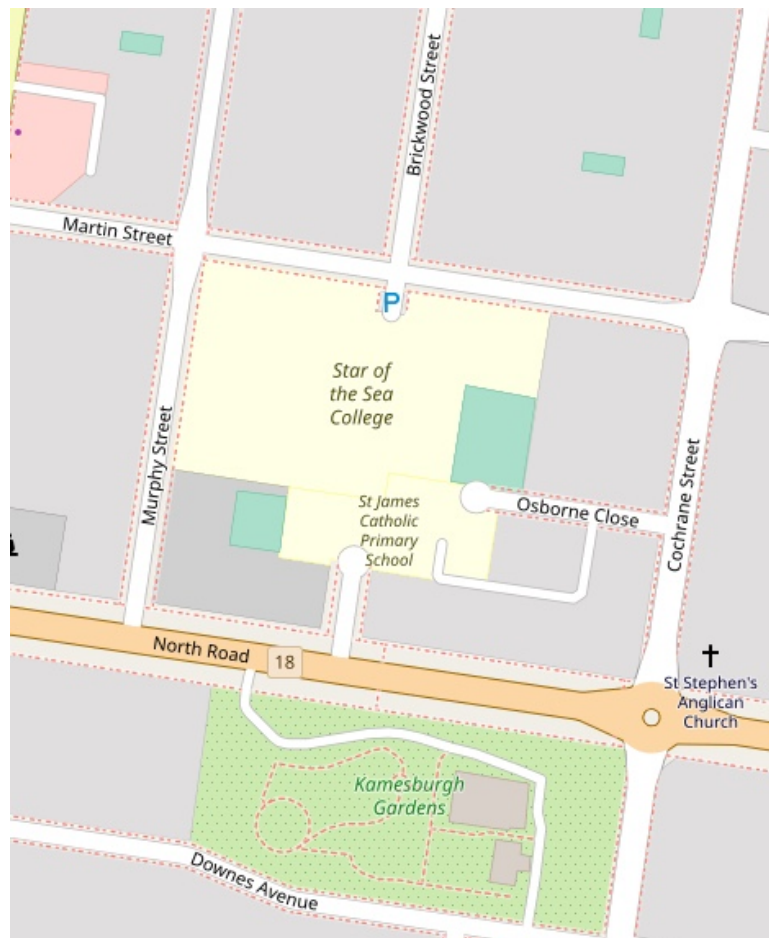
Background

Star of the Sea College, Brighton has for 140 years educated young women spiritually, academically and creatively in a compassionate Catholic environment from this site in Martin Street, Brighton.

The Star of the Sea College campus is subject to a site-specific heritage overlay in the *Bayside Planning Scheme*. This heritage impact statement assesses the impacts from the proposed STAR Centre on the recognised heritage values of this school and its site.

The assessment contained in this heritage impact statement of the proposed works is based upon drawings of the proposed works prepared by PMDL McGlashan Everist (titled on the cover sheet 'Star Centre, Star of the Sea. Town Planning Drawing Set', Revision TP4, dated 3 May 2023). These drawings should be referred to when reading this heritage impact statement.

Figure 1: Locality plan showing Star of the Sea College, Brighton and its environs. (Source of Image: PROV Mapwarper)



Other documents relevant to this planning application should also be referred to when reading this heritage impact statement. This includes a heritage citation for the College prepared as part of the 'City of Bayside Heritage Review' (Allom Lovell & Associates, 1999), and an earlier citation for the School prepared for the 'City of Brighton Urban Character and Conservation Study', (Andrew Ward *et al*, 1986). These citations are reproduced in Appendix A and Appendix B of this heritage impact statement.

Objectives of this heritage impact statement

In assessing the impacts from the proposed STAR Centre on the recognised cultural significance of Star of the Sea College, Brighton, this heritage impact statement seeks to address a number of questions in relation to the proposed redevelopment:

- Has this proposal been influenced by, or had to address, local planning scheme heritage provisions?
- What options were considered when designing the proposal for this site?
- What significant physical and visual impacts will result from the proposed works, and the impacts these will have on the recognised cultural significance of the site?
- If there are negative heritage impacts, the reasons why the proposed works were chosen, and why other options were not feasible?
- What measures are proposed to mitigate any negative heritage impacts from the proposed works?
- Are the proposed works, on balance, a satisfactory outcome, given the recognised heritage values that are intrinsic to this site?

Methodology

This heritage impact statement is prepared with regard to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

This heritage impact statement is prepared using the Heritage Victoria 'Guidelines for Preparing Heritage Impact Statements', 2021.

When preparing this heritage impact statement, the site was inspected, including interiors, on 23 June 2022; and the site was revisited and viewed from the exterior and public realm on 26 March 2023.

When preparing this heritage impact statement, a number of historical sources were reviewed and, where these are used, they are footnoted. A bibliography of sources is towards the end of this heritage impact statement.

When describing this site and its elements assumed north is used eg: Martin Street forms the north boundary, Murphy Street the west boundary, and Presentation Place forms a spine of the campus and this extends from north-south.

Terminology

The First Nations people, the Bunurong, are the traditional owners of the land that constitutes Bayside. The spelling of the Bunurong varies between sources, and this heritage impact statement uses the spelling used by the Bunurong Land Council, who are the Traditional Owner organisation that represent the Bunurong People of the South-Eastern Kulin Nation.¹

Various historical sources describe this locality as Brighton, Gardenvale or Elsternwick. This heritage impact statement uses the locality name, Brighton, to describe the location of Star of the Sea College and its immediate environs.

The campus is bisected by Presentation Place, which forms what is referred to in this heritage impact statement as the 'East Precinct' and 'West Precinct' of the campus. The proposed STAR Centre is sited on part of the West Precinct.

Presentation Place was formerly called Brickwood Street and is only referred to with this former name in historic narrative and/or quoting other sources.

The buildings of the Star of the Sea Campus, Brighton are identified in this heritage impact statement by the following names:

- Heritage Wing (the wing built between 1883-1936 facing Presentation Place);
- Old Convery (wing built in two stages in the 1920s and 50s);
- West Wing (extending between the Old Convery and Murphy Street, built in the 1920s and extended with an additional level in c1950). When discussing this first stage of the West Wing built in the 1920s, it is described as the 'former Chapel/Assembly Hall'.

Reference in this heritage impact statement to the Star of the Sea College, Brighton refers only to the Martin Street campus; and does not refer to the Year 9 campus at Kamesburgh (ANZAC) in North Road.

1 Bunurong Land Council Aboriginal Corporation website, <https://www.bunuronglc.org>, retrieved 1 April 2023.

Acknowledgements

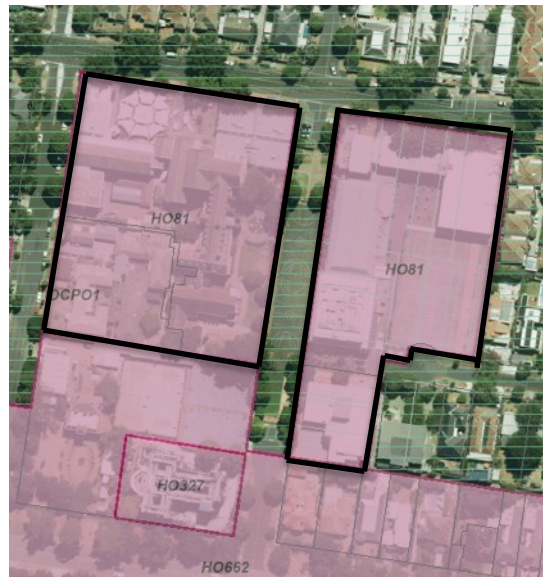
The following people have provided assistance in the preparation of this heritage impact statement:

- Peter Baraclough, Head of Major Projects, Star of the Sea College, Brighton;
- Sophie Jordan, Contour;
- John Lee, PMDL McGlashan Everist;
- Anna Luu, Contour;
- Stephanie Morgan, PMDL McGlashan Everist;
- Jenni Tucker, Development & Communications Manager, Star of the Sea College, Brighton.

What is the cultural heritage significance of the place and its setting?

Star of the Sea College, Brighton is identified as a place of local significance in the *Bayside Planning Scheme*. It is listed with a site-specific heritage overlay in the Heritage Overlay Schedule of the *Bayside Planning Scheme* – HO81 Star of the Sea, Catholic College, 5 Presentation Street (*sic*), Brighton. There are no internal controls, or external paint controls applicable to this site. There are no outbuildings or fences that are not exempt under Clause 43.01-4 of the *Bayside Planning Scheme*.

Figure 2: The boundaries of HO81 - Star of the Sea, Catholic College, Brighton heritage overlay are delineated in black. Presentation Place is not included in the heritage overlay. The adjacent heritage overlays to the south are the HO662 North Road Precinct, and HO327 St James Church and Presbytery. The St James Church and its presbytery is also included on the Victorian Heritage Register and a place of State significance.



The recognised cultural heritage values of Star of the Sea College, Brighton are historic and aesthetic. The statement of significance in the 'City of Bayside Heritage Review' (1999) notes that these values are derived from it being:

...important as part of the Catholic Church complex at this location, and for its association with the order of Presentation Sisters order [sic], which founded convents elsewhere in Victoria and New South Wales during the nineteenth century.²

There is no statement of significance in the earlier 'City of Brighton Urban Character and Conservation Study', 1986, for Star of the Sea College, Brighton. Instead, the School and its Heritage Wing's level of importance (B-level) is described in the citation as:

An important part of the Catholic Church complex at this location, and important also for its links with the Presentation Sisters order which founded convents elsewhere in Victoria and New South Wales, during the nineteenth century. The use of rusticated stonework would have influenced the choice of building materials for St James Church (1891) and is similar to other Catholic work of the day.³

B-level buildings in the 'City of Brighton Urban Character and Conservation Study', 1986, are defined as having:

...a high level of integrity, architectural style and historic background important at a regional level. The loss or defacement of such buildings would detract from regional, historical, architectural and social character.⁴

These recognised heritage values of Star of the Sea College, Brighton are discussed in further detail in the assessment of the proposal against local heritage provisions later in this heritage impact statement.

Current use of this place?

An independent Catholic day school for girls.

Existing condition and description of the place?

The Star of the Sea College, Brighton campus buildings, grounds and landscaping elements are well-maintained.

The campus is situated on the south side of Martin Street, at the northeast corner of Murphy Street. Presentation Place (formerly Brickwood Street) extends south from Murphy Street and bisects the campus into east and west precincts. The site is relatively flat.

2 Allom Lovell & Associates, 'City of Bayside Heritage Review', Building Citations – Star of the Sea College, Brighton, p 2.

3 Andrew Ward et al, 'City of Brighton Urban Character and Conservation Study', 1986, citation for Star of the Sea College.

4 Andrew Ward, 'City of Brighton Urban Character and Conservation Study', 1986, pp 37-38.

Much of the West Precinct of the site is concealed from view from Martin and Murphy streets by a high red brick fence, built in a number of stages. The West Precinct of the site was the first portion of the site to be developed by Presentation Sisters as a college, and this occurred in stages from the late-nineteenth century. The absence of an early coordinated master plan for this portion of the campus has resulted in buildings of various scales, styles, materials and irregular siting. Recent conservation works to the Heritage Wing has improved connectivity between the West Precinct and Presentation Place.

The East Precinct was developed by the school in the post-war period. It is on the site of earlier housing and/or their allotments. Consequently, the East Precinct of the site is defined by educational buildings and landscaping built from the mid twentieth century onwards.

Historical Context

The First Nations people, the Bunurong, have a connection that extends back thousands of years to the land that now constitutes Bayside. European settlement of this district led to the Bunurong experiencing loss of access to their traditional lands, reducing their access to freshwater and traditional food sources. This led to conflict with European settlers, and a rapid decline in the population of the Bunurong. Despite dispossession, the Bunurong remain connected to their Traditional land.⁵

Star of the Sea College, Brighton has origins that date back to 1869 when the Victorian Government granted the Catholic Church two acres (0.8 hectares) in North Road, between Murphy and Brickwood streets.⁶ Shortly after, a modest timber church and a presbytery was built on the site which became known as St James Mission.⁷

At the invitation of His Grace, the Most Reverend Doctor Goold, Mother Mary John Byrne came from the Presentation Convent she had founded in 1874 at Wagga Wagga, New South Wales, to establish a convent of the Order in Melbourne.⁸

5 Bunurong Land Council Aboriginal Corporation website, <https://www.bunuronglc.org>, retrieved 1 April 2023.

6 *Victorian Government Gazette*, 'Elsternwick', File No 69.U.17590, Year 1869, Gazette 70, p 2010.
The Archdiocese of Melbourne, the Diocese of Ballarat, Sandhurst and Sale, *Some of the Fruits of Fifty Years. Annals of the Catholic Church in Victoria*, p 40.

8 *Some of the Fruits of Fifty Years*, p 41. *Wagga Wagga Express*, 16 June 1934, p 2.

Figure 3: Plan of 'Parts of Brighton and Caulfield. Parish of Prahran, County of Bourke', showing the land grant to the Catholic church of 1869 in North Road. A grant was also made to the Presbyterian Church on land in North Road to the west of Murphy Street (Source of Map: PROV Mapwarper).

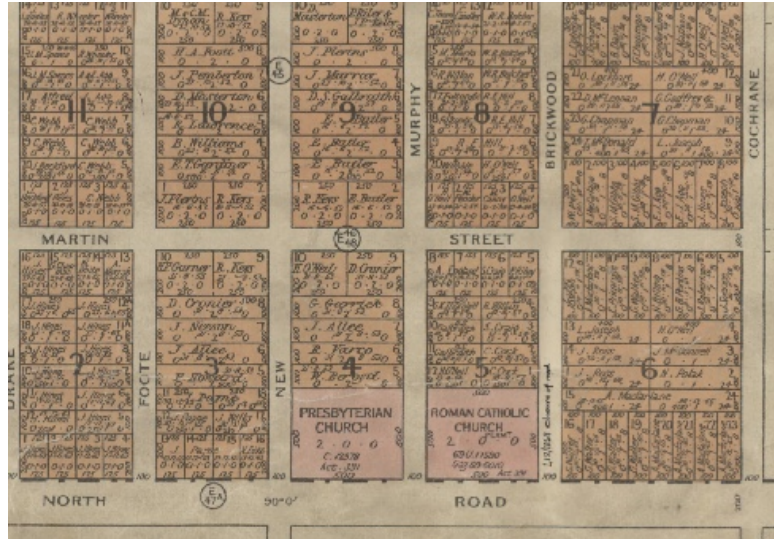


Figure 4: Photograph of the first stage of the Heritage Wing, completed in 1886, viewed from the south. (Source: Some of the Fruits of Fifty Years).



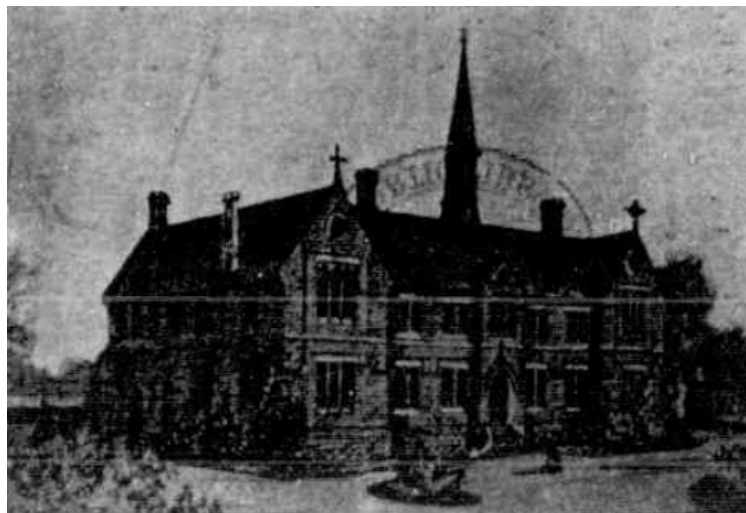
At the request of Reverend M Carey, Pastor of St James Mission, Mother Mary John Byrne and Mother Mary Paul Fay, with two postulants, rented Turret Lodge,⁹ a cottage on the grounds adjoining the parish church, and from there commenced Star of the Sea College in 1883. The Order also established nearby St James Catholic Primary School.

Within a short period of time Turret Cottage and its grounds were purchased by the Presentation Sisters, and the first stage of the Heritage Wing, designed by the architects Reed Smart & Tappin was completed in 1886. Sympathetic additions were completed to this building in 1901.¹⁰

In 1891, the adjacent St James Church was rebuilt in stone,¹¹ and its presbytery was enlarged also around this time.¹² The church is currently being restored, having been damaged by fire in 2015.¹³

By 1901, both Star of the Sea College and St James Primary School were considered as two of the most successful primary and secondary schools in the State.¹⁴ In 1917, a three-storey classroom and dormitory block of rendered brick, was built at Star of the Sea College at the northwest corner of Brickwood and Martin streets. The building was designed by the architectural firm of Schreiber & Jorgensen.¹⁵

Figure 5: Drawing of the Heritage Wing after the completion of additions in 1901, viewed from the east in Brickwood Street (now Presentation Place). The first stage of this wing is the gable portion visible at left (Source of image: Advocate).



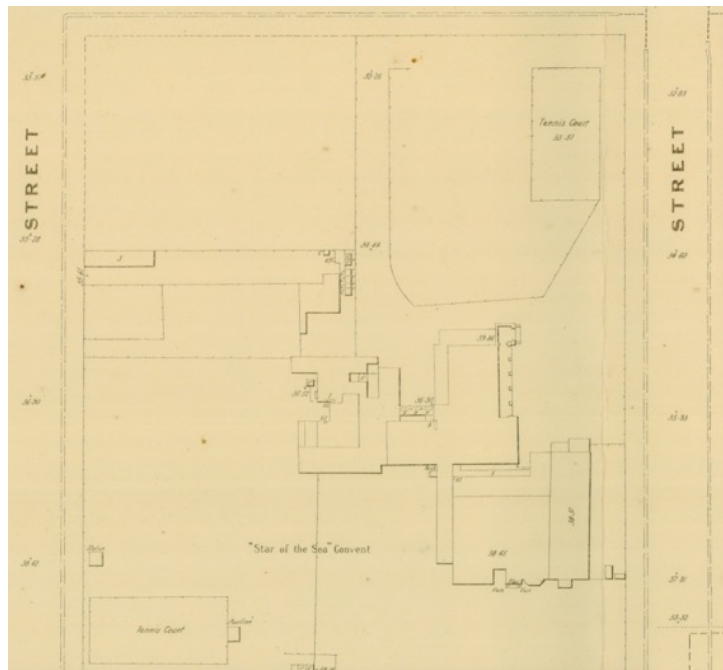
-
- 9 <https://starmelb.catholic.edu.au/our-college/presentation-story/> retrieved 1 April 2023.
- 10 *Advocate*, 26 October 1901, p 7.
- 11 Partially destroyed by fire in 2015.
- 12 *Some of the Fruits of Fifty Years*, p 41.
- 13 Catholic Archdiocese of Melbourne, 'Rising from the ashes, St James' Brighton, <https://melbournecatholic.org/news/rising-from-the-ashes-st-james-brighton>, retrieved 2 April 2023.
- 14 *Advocate*, 26 October 1901, p 7.
- 15 PROV, VPRS 7882/P0001, 236/, General Health Branch, 'Star of the Sea Presentation Convent, New Classroom Block, New Chapel', block plan, and accompanying correspondence dated 24 October 2016.

Inter-war period

In the mid 1920s additions were made to the 1917 three-storey classroom and dormitory block. This included a two-storey wing, which forms the east bay/portion of the Old Convery. The addition was designed by the architect Robert L Harper.¹⁶ In 1936, an addition was made that linked the 1917 wing with the 1883/1901 Heritage Wing.¹⁷ This addition was recently renovated and remodelled with the arched colonnade on the ground floor. Those works were designed by PMDL McGlashan Everist. The Heritage Wing is setback from Presentation Place behind the Stella Garden that contains the Statue of Mary.

A chapel/assembly hall was built with limited funds in 1928. Designed by its builder B Moriarty, it was detailed to be in keeping with the design of the 1917 addition.¹⁸ Further works during the inter-war period added a single-storey wing to the west of the Old Convery.

Figure 6: A portion of a 1906 MMBW Detail Plan showing the Star of the Sea Convent and College between Murphy Street (at left) and Brickwood Street (now Presentation Place). The first and second stages of the heritage wing are shown. The portion of the school adjacent to Murphy Street is absent of structures, apart from a shed and fencing. (Source of image: State Library of Victoria).



-
- 16 PROV, VPRS 7882/P0001, 236/, General Health Branch, 'Star of the Sea Presentation Convent, New Classroom Block, New Chapel', blueprint titled 'Plan of Proposed Additions for Reverend Mother Superior at The Star of the Sea Convent, Gardenvale', c1925. *Age*, 2 September 1935, p 8.
- 17 The 'City of Bayside Heritage Review', citation for 'Star of the Sea College, Brighton', 1999, p 2. Drawings of that addition cannot be located in the files of the General Health Branch on Star of the Sea College, Brighton.
- 18 The location of this chapel is not known. *Advocate*, 6 December 1928, p 17.

Figure 7: Block plan of the mid-1920s showing the first and second stages of Heritage Wing, and the detached 1917 addition. A later addition, including the east portion of the Old Convery, is outlined in red. (Source: PROV, General Health Branch, Public Building File, VPRS 7882/P0001/236/1)

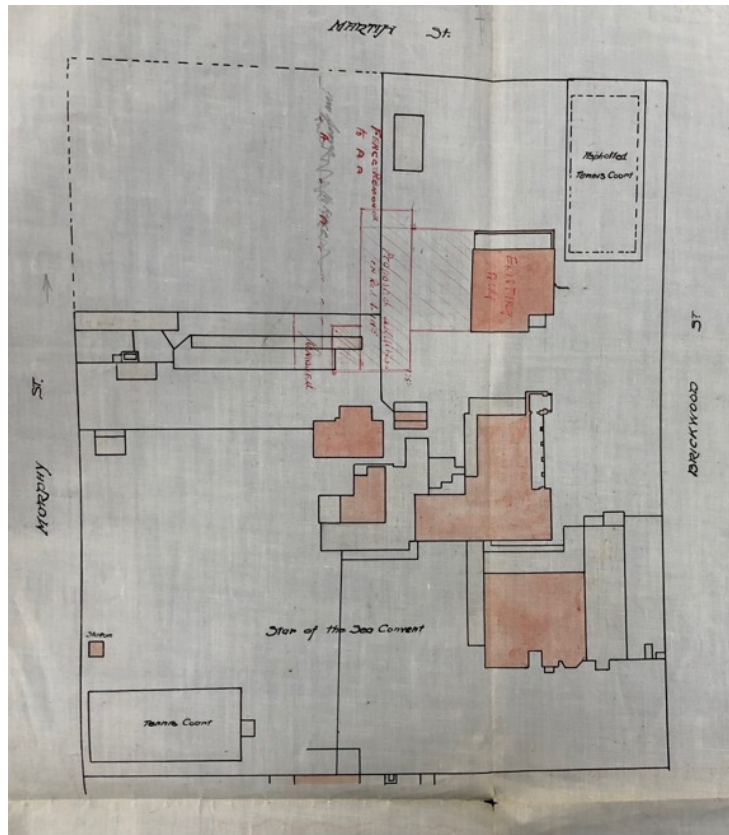
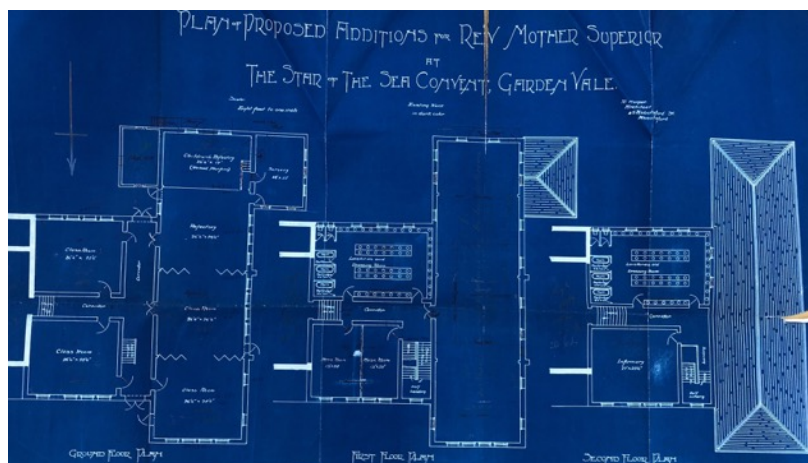


Figure 8: The 1920s addition, designed by R L Harper, to the west of the 1917 Classroom/Dormitory Block. The addition included the east section of the Old Convery. (Source: PROV, General Health Branch, Public Building File, VPRS 7882/P0001/236/1)

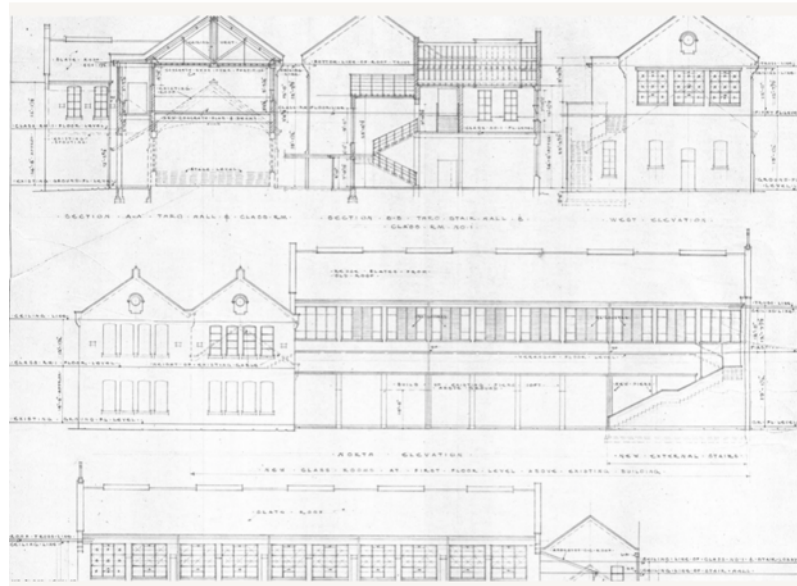


Post-war Period

Works undertaken around 1950, added a second-storey to the west bay/portion of the Old Convery, and added a second-storey to the Chapel/Assembly Hall. These works were designed by the architect, Lionel San Miquel.¹⁹

San Miquel's approach of adding levels to existing buildings, was also adopted by architect T G Payne who designed later works at the school. In 1960, Payne added a second-storey to the Dining Hall, designed by San Miquel in the mid 1950s adjacent to Murphy Street.²⁰ This building is now an art classroom block. Payne also added a level to the single-storey dining room of the adjacent convent.²¹

Figure 9: Drawing of the c1950 alterations that added an additional level to the Chapel/Assembly Hall and the west portion of the Old Convery. These were designed by architect Lionel San Miquel. (Source: Star of the Sea College).



-
- 19 PROV, VPRS 7882/P0001, 236/, General Health Branch, 'Star of the Sea Presentation Convent, New Classroom Block, New Chapel', working drawing prepared by L D San Miquel, drawings titled 'New Classrooms for Star of the Sea Convent', amended drawings dated 1950.
- 20 PROV, VPRS 7882/P0001, 236/, General Health Branch, 'Star of the Sea Presentation Convent, New Classroom Block, New Chapel', drawing titled 'Additional classrooms over dining hall, Star of the Sea Convent, Gardenvale', Drawing No 1514, dated 1959.
- 21 PROV, VPRS 7882/P0001, 236/, General Health Branch, 'Star of the Sea Presentation Convent, New Classroom Block, New Chapel', drawing titled 'Proposed Extensions to Star of the Sea Convent, Gardenvale', Drawing No 2512, dated 26 July 1965.

Figure 10: Part of a 1959 drawing by architect T G Payne for works that added another level to the Dining Hall adjacent to Murphy Street. This building is now an art classroom block. (Source: PROV, General Health Branch, Public Building File, VPRS 7882/P0001/236/1)

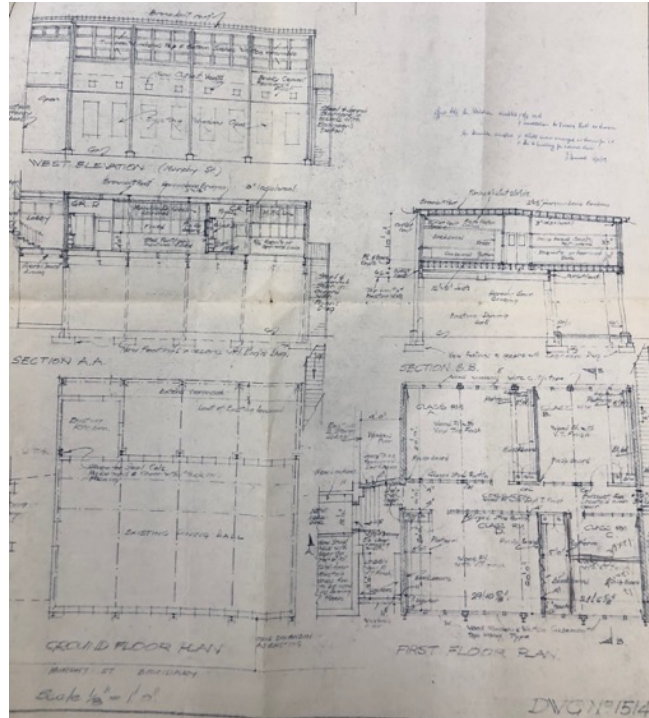


Figure 11: The Old Convery, looking south from Martin Street. The first-floor of the right gable portion was added c1950, and was designed by Lionel San Miquel. Both front gable portions of the Old Convery are to be retained and incorporated into the STAR Centre.



Figure 12: Murphy Street elevation of the west wing, showing the extent of the 1920s Chapel/Assembly Hall and the 1950s additions.



Figure 13: Art classrooms, viewed from Murphy Street. The lower level was built in the 1950s, and the upper level added in the 1960s.



Other works designed by T G Payne include a new Chapel, c1959, in Presentation Place;²² the Junior School c1963 (first stage of Trasna), to the east of Presentation Place;²³ and the Science Block, adjacent to the corner of Murphy and Martin streets, in 1966.²⁴ The Science Block, with the Old Convery and West Wing, defines a landscape area on the campus known as the Hortus, which is adjacent to Martin Street. The Hortus is mostly concealed from view from the public realm by a high brick fence that is of recent origin.

Later post-war works were designed by the architectural firm McCarthy & Collings and these include the Middle School block (second stage of Trasna), at the northwest corner of Presentation Place and Martin Street, c1970; and Sebastian Hall, the assembly hall to the south of Trasna, completed in 1979; and the Josepha Dunlop Library, built c1980, at the northwest corner of Martin Street and Presentation Place.²⁵ The former Chapel/Assembly Hall was refurbished as classrooms after Sebastian Hall was completed.

Figure 14: Science Block built 1966, adjacent to the corner of Martin and Murphy Streets (viewed from Murphy Street). It is proposed to be removed as part of the works for the STAR Centre.



-
- 22 PROV, VPRS 7882/P0001, 236/, General Health Branch, 'Star of the Sea Presentation Convent, New Classroom Block, New Chapel', drawing titled 'Proposed Chapel at Star of the Sea College, Gardenvale', Drawing No 1405, dated November 1959.
- 23 PROV, VPRS 7882/P0001, 236/, General Health Branch, 'Star of the Sea Presentation Convent, New Classroom Block, New Chapel', drawing titled 'New Junior School, Star of the Sea College, Gardenvale', Drawing No 1789, dated 31 July 1961.
- 24 PROV, VPRS 7882/P0001, 236/2, General Health Branch, 'Star of the Sea Presentation Convent' drawing titled 'New Junior School Star of the Sea College', Drawing No 1789, dated 31 July 1961.
- 25 PROV, VPRS 7882/P0001, 236/A, General Health Branch, 'Star of the Sea Presentation Convent, Assembly Hall, drawing titled 'Proposed Assembly Hall, Star of the Sea College, Gardenvale', Drawing No 3c, dated (amended 1979).

Since 1996, Star of the Sea College has leased the historic mansion, Kamesburgh (ANZAC House), in North Road, which is used for Year 9 students. The Fay Byrne Centre, a three-storey performing arts centre, was designed by Architectus and completed in 2011 adjacent to Sebastian Hall.

Since 2014, Star of the Sea College has operated under the governance of Kildare Ministries. In its daily expression of faith and mission, Kildare Ministries honours the inherited traditions of the founders, Presentation Sisters, responding to the changing needs of the world with a contemporary expression of Christian spirituality.²⁶ Continued growth in the student population of Star of Sea College, Brighton is expected, and the projected enrolment over the next 15 years is 1200 students.

Proposal

It is proposed to redevelop the West Precinct of the Star of the Sea College campus, adjacent to the corner of Martin and Murphy streets, with a new educational facility to be known as the STAR Centre.

Some existing buildings in the West Precinct of the campus are to be removed. These were built during various phases of works in the inter-war and mostly post-war periods. These are the rear sections of the Old Convery (built in stages from the 1920s-50s), the West Wing (built in stages from the 1920s-50s), a two-storey classroom block currently used for art (built in two stages in 1950s-60s), and a Science Block (1966). A post-war, single-storey, amenities block, and a maintenance building, both towards the centre of the West Precinct, are also to be removed.

Much of an early laundry (pre-1917) will be retained and remodelled to be used as an art classroom block.

The STAR Centre will be three-levels, with a basement carpark. The height (ground level to roof/lantern) will be 15.9 metres. As this roof lantern is set back on the building, the visible height above ground level of the STAR Centre in Martin Street will be 13.7 metres and in Murphy Street the visible height will be 13.4 metres. These heights are consistent with the height of the eaves of the three-storey Heritage Wing.

The STAR Centre will extend at the rear of the Old Convery to the Murphy Street boundary (retaining and incorporating the front portion of the Old Convery). The STAR Centre will be set back from the Martin Street boundary behind landscaping, which includes retention of the existing brick fence that returns along the Murphy Street boundary.

26 Star of the Sea College, <https://starmelb.catholic.edu.au>, retrieved 1 April 2023.

Figure 15: Buildings (in red) proposed for removal to build the STAR Centre (Source of plan: PMDL McGlashan Everist [blue notation added by Peter Andrew Barrett]).

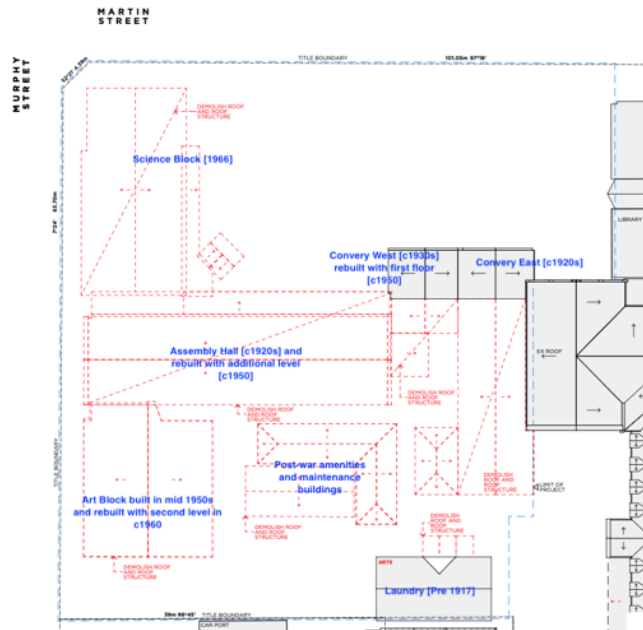


Figure 16: Proposed STAR Centre (at right), viewed from Martin Street. It is to be built to the west of the retained front portion of the Old Convery buildings. (Source: PMDL McGlashan Everist).



The 68-space carpark will be accessed from a ramp leading from Murphy Street. The basement level carpark is sited with a north-south orientation adjacent to the west title boundary. The ramp to the car park is set within a raised lid of a sculptural form.

Much of the proposed STAR Centre adopts a cuboid massing, with the exception to this being a splade wall plane on the north elevation adjacent to the retained portions of the Old Convery. The roof of the STAR Centre is flat, but is raised where a central lantern element will allow natural light into the building. The facades of the STAR Centre are clad using a rich palette of materials that include copper-coloured perforated metal mesh screens, light brick in a stretcher bond for blade walls; and a panel of beige/white wall tiles. The architectural expression of each elevation is contemporary.

The three-levels of classrooms in the STAR Centre will include spaces for the teaching of science (first floor) and art (second floor); as well as ancillary spaces for pastoral care, staff amenities and a central circulation space with stairs and a lift. A central lantern element will allow natural light into this circulation space.

Has the proposal been influenced by, or had to address, local planning scheme heritage provisions?

Star of the Sea College, Brighton is subject to a site-specific heritage overlay in the *Bayside Planning Scheme* - HO81 Star of the Sea, Catholic College, 5 Presentation Street (*sic*), Brighton.

A purpose of a heritage overlay, as defined by Clause 43.01 Heritage Overlay of the *Bayside Planning Scheme*, is to conserve and enhance heritage places including elements that contribute to the significance of a place; and to ensure that development does not adversely affect the significance of a heritage place.

Clause 15.03-1S Heritage Conservation of the *Bayside Planning Scheme* includes similar strategies and objectives, that encourage appropriate development that respects places with identified heritage values; and ensures an appropriate setting and context for heritage places is maintained and enhanced.

Any works to Star of the Sea College, Brighton should be consistent with these conservation policies.

To understand what needs to be conserved and enhanced at a heritage place, the statement of significance will provide guidance. The Statement of Significance for HO81 Star of the Sea College, Brighton in the 'City of Bayside Heritage Review' (Allom Lovell & Associates 1999) identifies this site to be of historic and aesthetic significance, with this significance said to derive from it being:

...important as part of the Catholic Church complex at this location, and for its association with the order of Presentation Sisters order (sic), which founded convents elsewhere in Victoria and New South Wales during the nineteenth century.

In the absence of any description of the aesthetic significance of Star of the Sea College in the Statement of Significance, the Description of the site in the respective citation from the 'City of Bayside Heritage Review' (1999) provides guidance:

The Star of the Sea Catholic College is a double-storey Gothic Revival rusticated sandstone building on a bluestone plinth, being the southern portion of a proposed symmetrical design which was never completed. The steeply gabled slate roof has parapets at the gable ends, which contain circular blind windows with curving moulds. The stonework is trimmed, with dressed work to the arcade arches, balustrading and foliated columns, and to the windows, parapet and gable ends. Windows have splayed sills and reveals, segmental arched heads, and contain multi-paned double-hung sashes. The central three-storey tower marks the entrance approached through a lancet archway at its base. The garden statue of Mary and brick fence to Brickwood Street are of interest.

It can be concluded from the Statement of Significance and from the Description that it is the first and second stages (1883 and 1901) of the Heritage Wing that are considered to be of aesthetic value to the HO81 Star of the Sea College, Brighton. These are elements that are to be retained and conserved as part of the proposed STAR Centre.

The proposed works involve the removal/partial removal of buildings that were built in stages from the 1920s through to the post-war period. Of the inter-war fabric that is to be either removed or part-removed, all has undergone previous change which has altered its original character.

The first stage of the Old Convery (west portion), completed in the 1920s, is now concealed by later additions at one side (west). That addition, of the 1950s, effectively replicated the gable end of the first stage facing Martin Street (see figures 9 and 11). It is these two gable ends that are photographed in the citation in the 'City of Bayside Heritage Review' (1999) and that are to be retained and incorporated into the STAR Centre.

Figure 17: A portion of the interwar former Assembly Hall, prior to being rebuilt in 1950 with an additional level (now West Wing). The portion visible in this photograph is the west end of the north elevation. Source: Star of the Sea College).



Figure 18: The former Assembly Hall (centre) remodelled in the 1950s with an additional level and verandah at front (since enclosed). The upper level of the west portion of the Old Convery (visible at left), was added also in the 1950s. The building at right is the Science Block completed in 1966. In the foreground is the Hortus.



The other inter-war building, which is a former single-storey Chapel/Assembly Hall, has been significantly altered in the post-war period into a classroom block. The alterations included adding an additional level of five classrooms, which are accessed by a formerly open-sided balcony on the upper-level of its north elevation. Since the completion of those works around 1950, later buildings have obscured the north and south elevations of this wing. These later buildings are a dining hall (mid 1950s) to its south, which was remodelled into art classrooms with an additional level (c1960). To the north of the former Chapel/Assembly Hall is a Science Block (1966). All of these buildings are proposed for removal for the STAR Centre.

Clause 15.03-1L does allow for the removal of non-contributory fabric from precincts, but does not include policy in regard to the removal of non-contributory fabric on sites subject to an individual heritage overlay. Clause 15.03-1L does, however, discourage the removal of any fabric that may affect the recognised heritage values of a site.

When these altered inter-war and post-war buildings to be removed/part-removed are assessed against the Statement of Significance, it is considered that their removal will not impact upon the recognised heritage values of this place as defined in the citations and descriptions of Star of the Sea College, Brighton in both the 1986 and 1999 heritage studies. Rather, it is the Heritage Wing in Presentation Place that is recognised in both studies as the built form contributing to the site's significance.

The demolition strategy in Clause 15.03-1L notes that any replacement building must display design excellence. The proposed STAR Centre is an architect-designed building responsive to its heritage context, and will complement the rich built form that has evolved over time on this site.

The STAR Centre is responsive to its context in terms of its scale (three-storey), setbacks (deep setback from Martin Street, and staggered setbacks from Murphy Street), materiality (rich palette of materials including the copper-coloured perforated steel mesh of the façade, which is a contemporary response yet sympathetic to adjacent heritage fabric) and architectural expression (restrained contemporary design in massing and detailing). In terms of its massing, its splade north elevation opens views from the northwest towards the double-gabled façade of the Old Convery, which is to be retained and conserved.

Existing views of the rear of the Heritage Wing from Murphy Street are currently across a service yard and drive. The STAR Centre will provide new sightlines to the rear of the Heritage Wing from Murphy Street along a landscaped walkway.

Figure 19: Existing views of the rear of the Heritage Wing from Murphy Street are seen across a service yard and drive.



The proposed works are consistent with general alterations and addition strategies in Clause 15.03-1L of the *Bayside Planning Scheme*, which include:

- *Design alterations and additions to a significant or contributory heritage buildings, where it is impossible to conceal them to have a low visual impact and not detract from the significance of the heritage place.*
- *Maintain the integrity of the architectural character of the building when designing alterations and additions to significant and contributory buildings.*
- *Design alterations, additions and works to be complementary and not overwhelm significant and contributory heritage buildings.*
- *Retain as much of the original fabric and layout as possible when designing alterations and additions to significant and contributory buildings.*
- *Design alterations and additions to significant and contributory heritage buildings to be compatible in terms of historical character, materials, size, proportions, mass, height, setback, texture, colour, plan configuration, solid to void ratio and other features of the building and, where relevant, the heritage precinct.*
- *Avoid the replication of historic detail in alterations and additions.*
- *Support the use of new materials and design details in alterations and additions provided that they are complementary to the significance of the heritage place.*

- *Distinguish the fabric of alterations and additions from the original fabric of a significant or contributory heritage building.*
- *Design alterations and additions to preserve principal view lines to significant and contributory heritage buildings.*
- *Retain the profile of visible sections of the roofline of significant and contributory heritage buildings without altering them.*

Clause 43.01-8 Decision Guidelines, requires that the Responsible Authority must consider as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed subdivision will adversely affect the significance of the heritage place. **Not applicable.***
- *Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place. **Not applicable.***
- *Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place. **Not applicable.***
- *Whether the lopping or development will adversely affect the health, appearance or significance of the tree. **Not applicable.***
- *Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place. **Not applicable.***

The proposed works will not affect Star of the Sea College's recognised cultural heritage values of aesthetic and historic significance, as described in the citations from the 'City of Bayside Heritage Review' (1999) and the earlier 'City of Brighton Urban Character and Conservation Study' (1986). These values are the site's association with the Presentation Sisters Order and its use for the education of young women. The first two-stages of the Heritage Wing (1883/1901) discussed as being of aesthetic value in the citations from the 1999 and earlier 1986 heritage study, will also not be impacted by the proposed STAR Centre. The works will remove later fabric built in the inter-war and post-war periods which is built form that is of no recognised aesthetic value and/or has been significantly altered.

Although not recognised in the Statement of Significance as being significant built form, the front portion of the Old Convery is to be retained and conserved, as it is considered to complement the earlier built form on the site (1917/1920s additions); and provides a buffer, or transitional zone, between the older buildings and the STAR Centre.

An early former laundry building towards the centre of the West Precinct will also be retained and conserved, and is to be used as an art classroom as part of the STAR Centre works.

The proposed STAR Centre is responsive to the earlier built form on the site in terms of its bulk, form, setbacks, scale, materials and architectural expression. It is a considered design response that will not impact upon the recognised heritage values of Star of the Sea College, Brighton; rather it will assist in the site retaining its historic use as an educational facility.

What options were considered in developing a design for this site?

Options considered as part of these proposed works included retention of the existing West Wing, and building the STAR Centre to its rear (south). This option would have resulted in the removal of the early Laundry building on the site, which is relatively intact and has origins on this site that date back to the early twentieth century. The design was revised so as to retain this former Laundry building and to site the STAR Centre further north where it removes fabric of later origin including inter-war fabric that has been significantly altered and its integrity compromised.

What significant physical and visual impacts will result from the proposed works, and the impacts these will have on the recognised cultural significance of the site?

There are no significant physical and visual impacts that will result from the proposed works that will be detrimental to the recognised cultural significance of Star of the Sea College, Brighton.

The removal of the remnants of the former Chapel/Assembly Hall is not considered a significant physical impact. The change that has occurred to the former Chapel/Assembly Hall, which added another level to the building in the 1950s, has compromised its integrity and in its altered condition it does not contribute to the recognised cultural significance of this site.

The slate tiles of the former Chapel/Assembly Hall have been re-used on the roof of the 1950s first floor addition that created the West Wing. It is acknowledged that the STAR Centre will result in the removal of this 1920s fabric that is visible from the environs of the building, however, these tiles are coming to the end of their lifespan and will need to be removed and replaced in the immediate future.

The removal of the rear sections of the Old Convery (east portion) it is acknowledged removes fabric of inter-war origin. However, it is sited towards the middle of the West Precinct, and much of this rear portion is obscured by surrounding buildings. On this basis, the removal of the rear portion of the Old Convery will have no significant impact upon the recognised cultural significance of this site.

The removal of the post-war Science Block and the Art Classroom Block will have no impact on the cultural significance of the site.

If there are negative heritage impacts, the reasons why the proposed works were chosen, and why other options were not feasible?

There are no significant negative impacts from the proposed STAR Centre on recognised tangible (aesthetic) and non-tangible (historic) heritage values of Star of the Sea College, Brighton.

What measures can be adopted to mitigate any minor impacts from the proposed works and/or provide a better heritage response?

Built Form

Much of the West Precinct of the site is concealed from view from the public realm in both Murphy and Martin Streets by a high red brick fence. While the fence provides a degree of security and privacy, it does provide a poor interface between the campus and these adjacent streets. This portion of the boundary fence in Martin and Brickwood streets is not identified in either heritage study to be of significance.²⁷

27 It is a portion of brick fence in Presentation Place that is identified in the 1999 heritage study to be of 'interest'.

There is scope to partially remove parts of the fence to provide visibility both in, and from, the site. A portion of the fence that is recommended for removal would be at its splade corner adjacent to the intersection of Murphy and Martin streets. Replacement with a palisade-type semi-transparent fence, would provide good diagonal view lines to the façade of the Old Convery that is to be retained and conserved as part of the STAR Centre.

Interpretative Elements

There is potential for greater acknowledgment on the campus of the Bunurong, the Traditional owners of the land that constitutes Bayside. The Bunurong have the longest connection to this land of any group, and recognition and celebration of this long connection through an art installation, signage and/or walks through the school with Elders and students would further reinforce the cultural significance of Star of the Sea College and its connection with First Nations people.

Star of the Sea College, Brighton has many past students that have forged successful careers after graduating from the College including careers in the fields of academia, arts, sport and writing. Recognition of former students and their achievements could be through nomenclature of new buildings or spaces of the STAR Centre.

In recent times, there has been a recognition in the community of the imbalance in the number of statues and memorials of men in comparison to women. There is an opportunity for Star of the Sea College, Brighton to be at the vanguard of this current change in the broader community to address this imbalance. Installation of statues, and other art installations, honouring and commemorating the lives of women associated with the College, is another interpretative measure to be encouraged.

Other

The *Bayside Planning Scheme* heritage overlay schedule should be amended to read 'Presentation Place' and not 'Presentation Street' as the address of the School.

Are the proposed works, on balance, a satisfactory outcome, given the heritage constraints of the site and its environs?

On balance the proposed STAR Centre is a satisfactory outcome.

The STAR Centre is consistent with the evolution of Star of the Sea College, Brighton, which has for 140 years educated young women spiritually, academically and creatively in a compassionate Catholic environment. The Star Centre will assist the College continue this legacy in the twenty-first century.

The removal, or change, to existing fabric affects buildings of relatively later origin in the history of this site as Star of the Sea College. The inter-war fabric that is to be removed or remodelled is fabric that has undergone change already, and in its current condition provides little visual or physical evidence that contributes to an any appreciable understanding of the history of this site and its core heritage values. All the fabric to be removed is not identified to be of heritage value in the two heritage studies and their assessments of Star of the Sea College.

Any minor heritage impacts from the removal of existing fabric can be addressed by adopting a number of mitigation measures (including those noted in this heritage impact statement), which will work to further enhance and reinforce the cultural significance of Star of the Sea College, Brighton.

Conclusion

Few sites within Bayside have such a long and culturally rich history as Star of the Sea College, Brighton. In addition to this site's connection for millennia with the Bunurong - the Traditional Owners of the land that now forms Bayside, the site forms part of a broader group of Catholic ecclesiastical and educational buildings in this part of Brighton that have origins that date back to the mid-nineteenth century, when the nearby St James Mission was established in North Road. As a collective, these buildings have served as places of worship, as a sanctuary and convent, for succour, and for education. Star of the Sea College is the larger of the two educational facilities that form this group.

From its beginning in 1883, Star of the Sea College has evolved into one this State's leading independent schools for the education of young women, largely through the vision and efforts of the Presentation Sisters who founded the School. A part of the School's success has been its ability to adapt to the changing needs in the education of young women over the last 140 years. This has seen Star of the Sea College expand its campus in size, add new buildings, and remodel and adapt existing buildings for new uses that improve the standards in education of young women. The proposed STAR Centre is another chapter in this evolution of Star of the Sea College, Brighton.

The cultural significance of Star of the Sea College is demonstrated by its inclusion in a site-specific heritage overlay in the *Bayside Planning Scheme*. This heritage overlay recognises the long historic association of the school with the Presentation Sisters Order; and the aesthetic value of the School's early buildings in Presentation Place. The purpose of the heritage overlay should not be seen to prevent change; rather, it is to manage change so it enhances the heritage place, and that change does not detrimentally or adversely affect the recognised heritage values intrinsic to Star of the Sea's cultural significance.

Change needs to strike a fine balance between conserving the School's recognised heritage values, while enabling the school to evolve and remain a valuable educational facility within Bayside. Without the ability to adapt to the changing needs of the education of young women in the twenty-first century, this site risks becoming redundant as an educational facility; and should this occur, the subject site would lose one of its core heritage values as a place of education for young women.

The proposed STAR Centre is responsive to the recognised intrinsic historic and aesthetic values of Star of the Sea College, Brighton. It is an architect-designed building that is of a high-level of design and detailing, by an architectural firm that has demonstrated in its recently completed works to the Heritage Wing its ability to design responsively in a heritage context.

The STAR Centre is supportable from a heritage perspective. Its design is consistent with the intent of the heritage overlay in the *Bayside Planning Scheme*, as defined by Clause 43.01 Heritage Overlay, which is to conserve and enhance heritage places and their recognised intrinsic heritage values; and to ensure that new works do not adversely affect the heritage place.

The STAR Centre, when completed, will assist Star of the Sea College, Brighton to continue its 140-year tradition as a place that is known, used and valued by the community in the education of young women.

BIBLIOGRAPHY

Advocate

Allom Lovell & Associates, 'City of Bayside Heritage Review', 1999.

Archdiocese of Melbourne, the Diocese of Ballarat, Sandhurst and Sale, *Some of the fruits of Fifty Year. Annals of the Catholic Church in Victoria*, 1897.

Argus

Bunurong Land Council Aboriginal Corporation, website www.bunuronglc.org, retrieved 1 April 2023.

Catholic Archdiocese of Melbourne, 'Rising from the ashes, St James' Brighton, <https://melbournecatholic.org/news/rising-from-the-ashes-st-james-brighton>, retrieved 2 April 2023.

City of Bayside, *Bayside Planning Scheme*, accessed through planning schemes online, <https://www.planning.vic.gov.au/schemes-and-amendments/browse-planning-schemes>

Heritage Council of Victoria, *Victorian Heritage Register*

Heritage Victoria, 'Guidelines for preparing heritage impact statements', June 2021.

Melbourne & Metropolitan Board of Works, Detail Plan No 1818, Town of Brighton, dated 1906.

Public Record Office Victoria, VPRS 7882/P0001, 236/, General Health Branch, 'Star of the Sea Presentation Convent, New Classroom Block, New Chapel'.

Public Record Office Victoria, Mapwarper, VPRS 16171, P0001/4, 'Parts of Cities of Brighton and Caulfield. Parish of Prahran. County of Bourke', compiled 1931.

St James Catholic Primary School, <https://www.stjamesbrighton.catholic.edu.au/about/our-parish>, retrieved 15 March 2023.

Star of the Sea College, <https://starmelb.catholic.edu.au>, retrieved 15 March and 1 April 2023.

Tribune

Vicplan, <https://www.planning.vic.gov.au/schemes-and-amendments/get-information-about-your-planning-scheme/vicplan>

Victorian Government Gazette, various (as footnoted).

Wagga Wagga Express

Andrew Ward, 'City of Brighton Urban Character and Conservation Study', 1986.

APPENDIX A:
Citation for Star of the Sea College, Brighton
from the 'City of Brighton Urban Character
and Conservation Study', 1986.

Building: "Star of the Sea", Catholic College
Address: 5 Brickwood Street, Elsternwick



Allotment Reference: Section V, township of Elsternwick
National Trust Register: -
National Estate Register: Recommended
Historic Buildings Register: Recommended
Location within Precinct: Recommended
Photograph Date: December 1985
Grantee:

Original Building Owner: Roman Catholic Properties Trust of Archdiocese of Melbourne

Present Building Owner: as above

Construction Date: 1887

Alterations Dates: Addition of boarders dining room including two storey arcaded section and base of tower: 1901.

Architect:

Builder:

Description:

A two storeyed rusticated sandstone faced school building in the Gothic style being the southern portion of a proposed symmetrical design which was never completed. The rusticated face work is trimmed with dressed work to the arcade arches, balustrading and foliated columns, and to the windows, parapet and gable ends. The plinth is bluestone. The central, incomplete three storeyed tower marks the entrance which is approached through a lancet archway at its base. The roof is slated with dormer windows having a trefoil motif in the gables. The garden statue of Our Lady and brick fence to Brickwood Street are of interest.

Condition: Good

Integrity: Good

Historical Development:

The "Star of the Sea" convent was founded with the encouragement of the Archbishop, Dr Goold, on 22.3.1883, in a rented house named "Turret Lodge". The Presentation Sisters became owners in October 1884 and the Hayball brothers, local builders, carried out works to the convent in that year. The school's first stone building was erected in 1887, forming the southern wing of the present structure, and in 1888 boarders were accepted. It accommodated the preparatory and grade 1 childrens' classrooms. In 1901, the Most Rev T.J. Carey presided at the opening of the northern wing which includes the tower base, and in 1917 the three storeyed rendered brick building to the north was erected. In 1936 the northern wing of the tower, connecting it with the 1917 building was completed in a similar style. The balance of the College has been built since that date.

Level of Importance:

B. An important part of the Catholic Church complex at this location, and important also for its links with the Presentation Sisters order which founded convents elsewhere in Victoria and New South Wales, during the nineteenth century. The use of rusticated stonework would have influenced the choice of building materials for St James Church (1891) and is similar to other Catholic work of the day.

Recommendations:

Recommended for inclusion on National Estate Register, Historic Buildings Register, and for planning scheme protection.

References:

- "Some of the Fruits of Fifty Years" (1897)
- Sr R. Considine: "Star of the Sea" - Gardenvale: 1883-1983"
- "Adventure in Faith" - the history of the Presentation Sisters in Victoria
- Brighton Historical Society Newsletter No 11 (June 1966)

APPENDIX B:
Citation for Star of the Sea College, Brighton
from the 'City of Bayside Heritage Review',
1999.

City of Bayside Heritage Review: Building Chantons

Building:	Star of the Sea Catholic College	Significance:	B
Address:	5 Brickwood Street, Brighton	Melway Map Ref:	67 E6
Building Type:	College	Construction Date:	1887
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> I <input type="checkbox"/> P <input type="checkbox"/>	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>	Register of the National Estate	<input checked="" type="checkbox"/>
National Trust	<input type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

City of Bayside Heritage Review: Building Citations

History

Founded on 22 March 1883, the Star of the Sea convent was first located in a rented house named Turret Lodge. In October 1884, the Presentation Sisters became the owners, and the Hayball brothers, local builders, carried out renovation works. The school's first stone building was erected in 1887, forming the southern wing of the present structure, and in 1888 boarders were accepted. It accommodated the preparatory and Grade 1 children's classrooms. In 1901, the Most Reverend T J Carey presided at the opening of the northern wing, which includes the tower base, and in 1917 the three-storey rendered brick building to the north was erected. In 1936 the northern wing of the tower, connecting it with the 1917 building was completed in a similar style. The balance of the College has been built since that date.

Description

The Star of the Sea Catholic College is a double-storey Gothic Revival rusticated sandstone building on a bluestone plinth, being the southern portion of a proposed symmetrical design which was never completed. The steeply gabled slate roof has parapets at the gable ends, which contain circular blind windows with curving label moulds. The stonework is trimmed, with dressed work to the arcade arches, balustrading and foliated columns, and to the windows, parapet and gable ends. Windows have splayed sills and reveals, segmental arched heads, and contain multi-paned double-hung sashes. The central three-storey tower marks the entrance, approached through a lancet archway at its base. The garden statue of Mary and brick fence to Brickwood Street are of interest.

Significance

The Star of the Sea Catholic College at 5 Brickwood Street, Brighton, is of historical and aesthetic significance. It is important as part of the Catholic Church complex at this location, and for its association with the order of Presentation Sisters order, which founded convents elsewhere in Victoria and New South Wales during the nineteenth century.

Source

Andrew C Ward & Associates