Contour
Town Planners

Town Planning Report

Star of the Sea College

Date of Report May 2023

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Contents

1 Introduction

This planning report has been prepared on behalf of the permit applicant (**Star of the Sea College**) and accompanies the development application for the Star of the Sea College campus (**the College**) located at 78 Martin Street, Brighton,

The proposal seeks planning permission to upgrade and enhance the College's teaching spaces and education facilities, which is fundamental in ensuring that the College continues to deliver a high quality learning environment to address the future educational needs for the short, medium and long term benefits of its student body and the broader community.

This report firstly examines the site and its context, its historic development and provides detail with regard to current operations of the College. Secondly, this report outlines the vision for the College moving forward, recognising the opportunities and the constraints of the site. Following, this report provides a description of the proposed development and details the current planning policy framework relevant to the consideration of this application. Finally, this report provides an analysis of the accompanying design proposal against the planning policy framework, as well as associated impacts on the key built form values of the site and surrounds and landscaping design response.

PMDL – McGlashan Everist Architects (**PMDL – MEA**) have prepared a carefully considered design concept for the "Star Centre building" having had regard to the site constraints and specific brief requirements. Specifically, the proposal involves a new three storey building that will provide for improved and efficient teaching spaces including art and science facilities together with staff offices and amenity.

The proposal positively responds to the relevant objectives and strategies contained within the Bayside Planning Scheme, including the Heritage Overlay (Schedule 81), Design and Development Overlay (Schedule 3) and other detailed requirements of the Neighbourhood Residential Zone (Schedule 3) that collectively guide the future development of the site.

In line with the City of Bayside's aspirations to support a thriving educational and employment base, the proposal advances a high quality contemporary design that will assimilate comfortably with the heritage features of the site, within this established residential context of Brighton, so as to allow the College to continue to cater for secondary school needs in line with modern day educational requirements.

1 Introduction

The enclosed application provides the following information in support of this proposal:

- A complete set of architectural plans prepared by PMDL-MEA detailing the built form response for the College;
- A heritage impact statement prepared by Peter Andrew Barret;
- A landscape plan prepared by Urban Initiatives which details the landscape design for the school campus including a new landscaped forecourt and planting zones;
- A traffic and transport assessment report prepared by Impact outlining the proposed access and parking arrangements for the College and response to the existing road network;
- A sustainable management plan prepared by ACOR Consultants addressing matters of environmental sustainable design and water sensitive urban design;
- A waste management position and review report prepared by HB Consulting Group Pty Ltd; and
- A survey plan prepared by Hellier McFarland.

The planning permit application form, title particulars, MPL Certificate and requisite fee have been provided with this application.

2 Background

2.1 Star of the Sea College - History

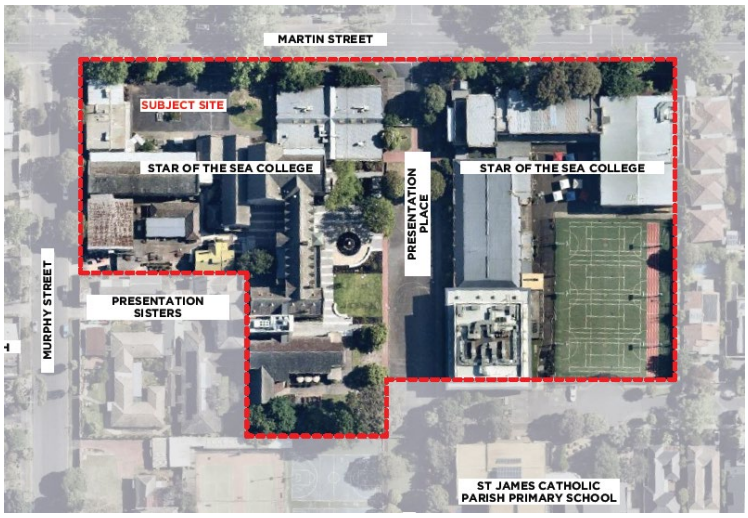
The College comprises two campuses, which are physically separated and intersected by North Road, Brighton.

The College main campus is known as the "Star Campus" and is located at 78 Martin Street, Brighton. It comprises a main frontage to Martin Street to the north, a boundary to Murphy Street to the west and an abuttal with the rear of residential properties which front Cochrane Street and North Road to the east and south respectively. Osborne Close, which runs off Cochrane Street, provides a secondary point of access to the College.

Currently the Star Campus is occupied by a number of educational and administration buildings that have been constructed over the 130 year history of the College. The southern wing of the central heritage building on the Campus accommodated the beginnings of the school activity in 1888, when boarders were first accepted and housed within this building. This building was gradually extended with new stages of built form in 1901 and 1917. In 1936, the northern wing of the original heritage building and tower were completed.

Since the beginnings of the school more than a century ago, a number of alterations and additions have occurred across the Campus, including the acquisition of land to address the expansion needs of the school and curriculum. The result is a broad range of architectural periods to the built form on the campus, representing the long history of the school and key stages of development. The Campus also accommodates a number of sport hard courts and general recreation space for students that allow for passive and active recreation.

Figure 2.1
Aerial View of the College



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2.2 Star of the Sea College – Current Operations

The current student population of the College is 1,197.The number of staff employed to support the school activity on the Star Campus is 153 and again this number is to remain stable with a combination of full and part time staff, fulfilling both administration and teaching roles.

With regard to car parking, the Star Campus currently accommodates a total of 17 car parking spaces, including one DDA space. Nine of these car spaces are positioned along Presentation Place, with access via Martin Street. The remaining eight spaces are positioned along Osbourne Close.

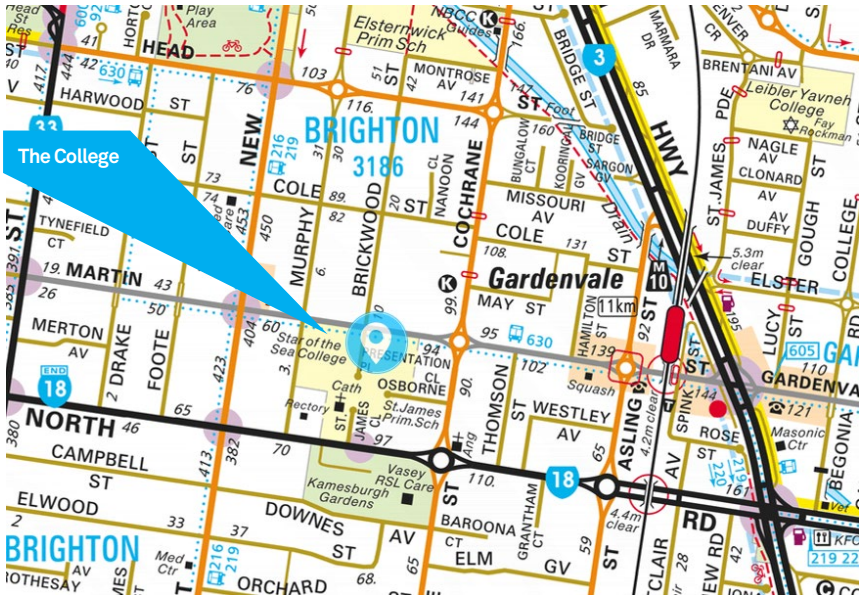
3 Urban Context

3.1 Surrounding Context

The area immediately surrounding the Star Campus is largely characterised by residential development, although there is a mix of retail activity further east along Martin Street. In addition, the St James Primary School and church, together with standalone food and drink venues located in the surrounding streets make this precinct of Brighton relatively mixed. The following description provides a summary of this surrounding context in further detail.

Figure 3.1
Context Map of the College

Source: Melway Online 2023



3.2 Surrounding Streets

TO THE NORTH

Directly to the north of the College is Martin Street, a local connector road running along an east-west axis. A bus stop is located directly out the front of the College providing a direct connection to the Principal Public Transport Network (PPTN).

On the opposite side of Martin Street are single and double storey dwellings, all within the Neighbourhood Residential Zone (Schedule 3). Further north-west of the College, on the corner of New Street and Martin Street, is a small strip of land zoned Commercial 1 which is occupied by local shops, services, offices and cafes.

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Figure 3.2
View of Martin Street (looking west to east and east to west)

Figure 3.3
View of existing development on the northern side of Martin Street

TO THE SOUTH

Along the southern boundary of the College are buildings relating to the St James Church, parish and primary school as well as outdoor playing space and tennis courts. Beyond the St James Primary School in the south-east corner of the College are the rear of properties fronting North Road. These properties, and those on the opposite side of North Road are characterised by single and double storey dwellings within a Neighbourhood Residential Zone (Schedule 3).

To the south-west of the College is the Star Convent which is occupied by the Presentation Sisters.

Further to the south (on the opposite side of North Road) are the Kamesburgh Gardens and the Kamesburgh mansion.

Kamesburgh (Anzac Hostel) is a large two storey, rendered brick, Italianate mansion set in an extensive formal garden which was constructed in 1874. The Kamesburgh Gardens are open to the public whilst the mansion is leased by the College and used as the ANZAC Campus for year 9 students.

Figure 3.4
View to the south of the College, taken from Murphy Street (interface with Presentation Sisters)

TO THE EAST

Along the eastern interface with the College are the side boundaries of dwellings with a frontage to both Martin Street and Osborne Close. These dwellings are built in close proximity to the shared boundary with the College.

TO THE WEST

To the west is Murphy Street, a local residential street that provides through access between Martin Street and North Road. Properties along Murphy Street comprise a mix of single and two storey buildings within the Neighbourhood Residential Zone (Schedule 3).

Figure 3.5
View of Murphy Street (looking north to south) and view of existing development on the corner of Martin and Murphy Street

Figure 3.6
View of existing development on the western side of Murphy Street

3.3 Star Campus

The Star Campus is a substantial site within the City of Bayside. It is intersected on a north/south axis by Presentation Place. Vehicle access to the campus is provided directly off Martin Street to a car parking area that accommodates staff and visitor parking.

The Star Campus is currently developed with a suite of education and administrative buildings of varying sizes and architectural styles – which is reflective of the gradual development of the school through the years. The most recent development involved conservation works to the Heritage Wing – which was originally built between 1883-1936 and is recognised to be of heritage significance.

Existing recreation areas and open space areas are apportioned to the centre and eastern side of the Star Campus. Vegetation is dispersed throughout the Star Campus, with carefully maintained garden beds planted and canopy trees.

3.4 The Site

The current application seeks permission for works to be carried out on the western side of the Star Campus. For the purposes of this report, the area of works will be referred to as "the site".

The key characteristics of the site are described as follows:

- It consists of the Old Convery -which was modified around the 1950s including the addition of a second storey.
- It is developed with later classroom additions that were constructed in stages in an uncoordinated manner in the twentieth century. These buildings are not identified to be of significance in the heritage citation prepared for the Star Campus as part of the City of Bayside Heritage Review, 1999. These buildings are currently two storey in scale and positioned proximate to the north and western site boundaries and accommodate the existing science, art and amenity and maintenance buildings.
- The primary access to the Star Campus is located within the site area and is afforded via Martin Street.
- A high brick front fence extends along the Martin Street and Murphy Street frontages.
- A row of street trees are planted along Murphy Street and Martin Streets. Please refer to the submitted Arboricultural Assessment prepared by Civica Pty Ltd together with the plans prepared by PMDL - MEA which provide detail regarding the existing trees and their location in and around the site.
- The topography of the site is relatively flat.

Figure 3.7
Extract of Architectural Plans illustrating "the Site" (shown in blue)

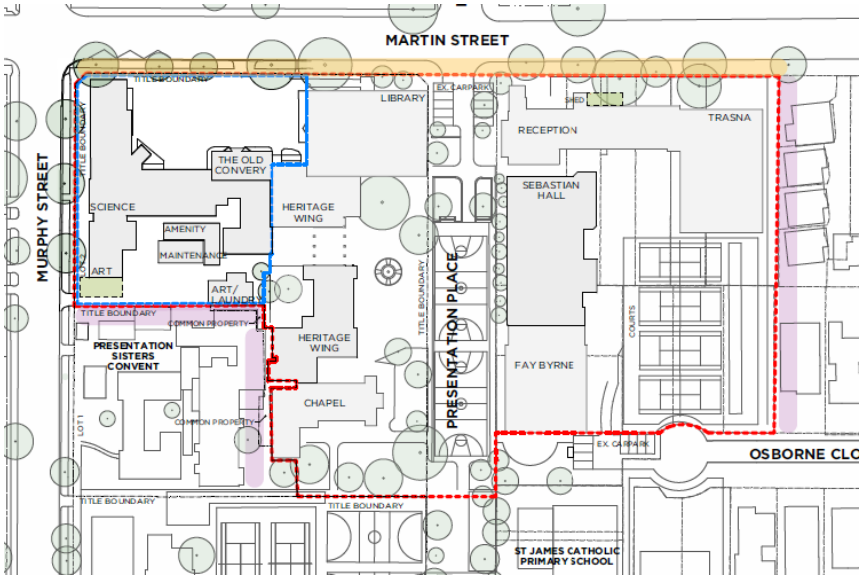


Figure 3.8
Views of the existing science building within the Site when viewed from Martin Street and Murphy Street

Figure 3.9
Views of existing buildings within the Site including the Old Convery Building and existing science and art buildings

Figure 3.10
View of existing scient and art school buildings when viewed from Murphy Street

4 Project Vision

4.1 Vision Statement

The rationale for the proposed "Star Centre" building comprising the Art and Science Building is outlined by the Star of the Sea College as follows:

Following the redevelopment of Trasna (Year 7 and 8), in which students 'cross over' from their primary education to a secondary school experience, students are provided with a collaborative approach to their learning, which focuses on critical thinking, creativity and communication. An extension of this way of learning has been embodied in the Year 9 program. This program offers students the opportunity to focus on their identity as learners and contributors to the global community. Year 9 builds on students' capacity to develop their academic, physical, emotional and spiritual strengths. In their senior years, students move to the western part of the campus to the recently developed collaborative spaces within the Heritage Building.

The Art spaces in particular have been identified for the next phase of building due to their poor condition and non-compliance. These buildings were developed in the 1950-60s as classrooms and have had minimal work done over the last few decades, so they are makeshift at best. The new Art spaces will have a variety of opportunities for photography, clay, painting, as well as newer technology such as laser cutting and makerspace design areas. This is in addition to the new science spaces.

There is a direct correlation between the teaching and learning approach and the curriculum changes which have occurred. The staff will be encouraged to take a more flexible approach to the delivery of classroom material. The combination of smaller and larger spaces will accommodate flexibility in terms of teacher methodology and contemporary learning practices. Providing science classrooms for students across the year levels, encourages them to think about careers in STEM, whilst providing updated laboratories compared to the current senior laboratories which were built in the 1960s.

Science and Visual Art numbers are strong at the Star Campus, and students consistently obtain excellent results in these areas, so now it will be about exposing students to excellent and updated facilities to allow them to branch into new ways of exploring both fields, and the interaction between the two.

New classrooms will complete the building, replacing the classrooms previously built in the former Hall, which were always a compromised space, covered in walkways, cavernous rooms and no collaborative spaces.

Circulation throughout the site has been enhanced by the Cove Lane portico. The East- to west access across the site has already seen many students from Year 7 and 8 accessing the western side of the campus, and this new building will further enhance the desegregation of the campus. Disabled access to the Art and Science areas will be provided through a lift. This will enable access to all areas within the existing art and science areas, something which is currently impossible.

After consideration of all aspects of the design of the Art precinct, it became obvious that from a planning point of view, car parking would need to be provided onsite.

In summary, the proposed changes allow for a contemporary approach to the delivery of educational outcomes at Star of the Sea College, whilst providing an improved access for all students.

4.2 Site Opportunities

The Star Campus has been able to accommodate change including most recently within the last decade, conservation works to the Heritage Wing. The key opportunities identified at the beginning of the design process for the Star Centre Building include:

- The site is developed with existing two storey later additions on the western portion of the campus. There is opportunity to consolidate, better utilise and foster greater efficiencies for teaching spaces and facilities within this location.
- The demolition of the existing science and art facilities establishes new opportunities for landscaping across the frontage of the site along Martin Street, to contribute to the greenery of the site and broader area.
- The project allows for improved internal connections between the school and the facilities within the Heritage Wing – including level access to accommodate for all persons.
- The site features limited direct interfaces with residential properties. The site is separated by two road frontages, being Martin Street and Murphy Street and therefore no direct abuttal with any residential development along these frontages.
- Opportunity to consolidate and provide on site parking via a new basement level within this location, utilising the existing access via Murphy Street.

4.3 Design Considerations

It is acknowledged that any development proposal at the Star Campus, being within an established residential area and affected by a Heritage Overlay and Design and Development Overlay, requires careful consideration. In this regard, the key considerations that have informed the design include:

- Achieving a built form response that respects and responds to the significant heritage features of the site.
- Careful placement of new structures together with the need to mediate between the established levels across the site through internal circulation to facilitate level and seamless connections between the existing buildings, including heritage significant buildings.
- A built form that responds to the design objectives of Schedule 3 of the Design and Development Overlay, which relates to

building height for non residential buildings in the inland minimal residential growth area.

- Limiting any impact to existing street trees along both Martin Street and Murphy Street.
- Ensuring amenity impacts to the southern adjoining property (Presentation Sisters) is limited.

5 The Proposed Works

The overall intent of this planning submission is the need to deliver new Science, Technology, Engineering, the Arts and Mathematics (STEAM) facilities and improved education spaces for the school to meet current standards to foster growth and wellbeing of the students.

It is worth highlighting that the proposal **does not involve any increase in staff or student numbers**.

The individual elements of the application are summarised below and should be read in conjunction with the plans and reports that accompany the application.

5.1 Proposed Demolition

The proposal involves the full demolition of the existing science, west wing, art and amenities and maintenance structures on the western side of the Star Campus. The proposal also seeks permission for the demolition of part of the existing brick fence along Murphy Street.

With regard to the Old Convery building, the front gable portions of the building are to be retained, whilst the rear of this building is to be demolished.

The extent of demolition is illustrated on the architectural plans prepared by PMDL - MEA.

5.2 Star Centre Building

The Star Centre Building will provide for three levels of internal accommodation which will consist of new general learning areas, pastoral care ,science, media, art, staff and student amenity areas.

Key features of the proposed development include:

- The building will have a maximum width of 56.3 metres presented to Martin Street and a depth of approximately 30.6 metres presented to Murphy Street;
- An overall building height of approximately 15.96 metres above Natural Ground Level (NGL);
- The building façade is to be setback from Martin Street at a minimum of 23 metres;
- The majority of the building façade is to be setback from Murphy Street at a minimum of 6.2 metres. A small portion of the new building is proposed to be sited along the western boundary (10.25 metres in length), to accommodate a new substation with education facilities above;
- The Star Centre Building will be contemporary in design and incorporate high quality materials and finishes in neutral tones including perforated screening elements, concrete, brickwork, metal cladding and a 'brise soleil' that primarily wraps around the northern and southern elevations. The brise soleil is an architectural feature that will reduce heat gains by deflecting sunlight; and

- A new 1.9 metre high metal fin boundary fence is proposed along part of the Murphy Street frontage.

The plan package prepared by the PMDL-MEA provides detailed images of the building presentation together with the floor plans, elevations of the combined structures.

Figure 5.1
Proposed Northern Elevation of the Star Centre Building

5.3 Car Parking

The proposal does not involve any increase to student numbers or staff numbers, therefore, the proposal does not trigger a statutory need for any increase in car parking requirements in accordance with the Bayside Planning Scheme. Furthermore, the existing car spaces (total of 17) which are currently located along Presentation Plan and Osbourne Close are to be retained as part of this proposal.

Notwithstanding the above, the proposal involves the construction of a new single level of basement on the western side of the Star Campus. The basement is proposed to be accessed via Murphy Street (as per existing conditions). The basement level is to accommodate a total of 68 car spaces, including 2 accessible spaces. The basement level will also accommodate 10 bicycle parking spaces with end of trip facilities.

Please refer to the submitted Traffic Impact Statement prepared by Impact for further detail in relation to car parking and traffic related matters.

5.4 Landscaping

The landscaping works across the site have been designed by Urban Initiatives in association with PMDL-MEA. The proposal provides opportunities for new landscaped zones along the Martin Street frontage, along the northern boundary of the Star Campus. The landscaping changes from the existing conditions include:

- New landscaped garden beds and planting to the northern and western boundaries, along the Martin Street and Murphy Street frontages.

- New paved areas, timber decking and planting within the forecourt of the Star Centre Building.

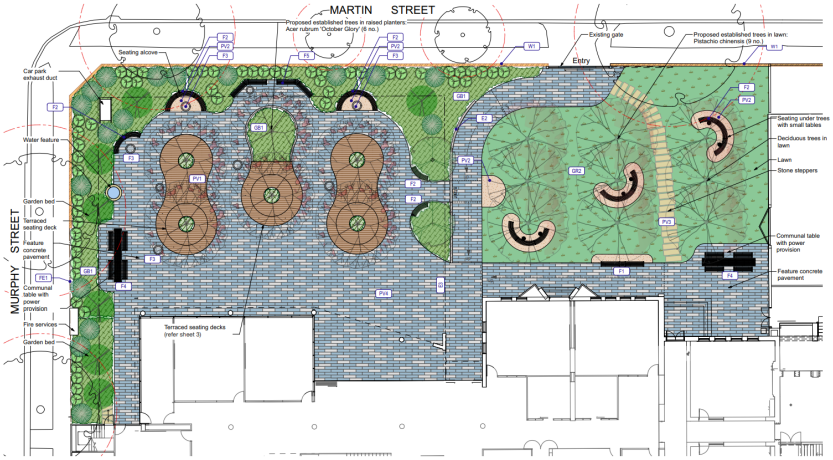
- New deep soil planting zone on the north eastern side of the site, comprising new canopy tree planning and bench seating.

- New garden beds and grassing to the south of the proposed Star Centre Building.

The proposal has been designed to ensure that the existing street trees along the Murphy Street and Martin Street are to be protected and retained.

The key landscape works proposed within the site as part of this proposal represent a significant improvement in landscaping offered by the College which is appreciated from the public realm and will provide quality recreational spaces and outdoor seating areas for the students and staff.

Figure 5.2
Extract of Proposed Landscape Concept (Northern Area Plan)



5.5 Waste Management

No changes are proposed to the current waste management associated with the school campus.

Please refer to the submitted Waste Management Position and Review Report prepared by HB's Consulting Group for further detail.

6 Planning Policy Framework

The provisions of the Bayside Planning Scheme govern the land use and development of the site. The following summary outlines the key planning policies and controls that affect the proposal and are relevant to the consideration and determination of this planning permit application.

6.1 Municipal Planning Strategy

Clause 02.01	Context
Clause 02.02	Vision
Clause 02.03	Strategic Directions
Clause 02.04	Strategic Framework Plans

6.2 Planning Policy Framework

Clause 11	Settlement
Clause 13.05-1S	Noise Management
Clause 13.07-1S	Land Use Compatibility
Clause 13.07-1L-01	Amenity
Clause 13.07-1L-02	Discretionary uses in residential areas
Clause 15	Built Environment and Heritage
Clause 15.01	Built Environment
Clause 15.03	Heritage
Clause 19	Infrastructure

It is worth highlighting that Clause 15.01-5L (Bayside Preferred Neighbourhood Character) applies to development in the Neighbourhood Residential Zone. Whilst the site is located in Precinct B1, as shown in the figure below, the site is not included in the study.

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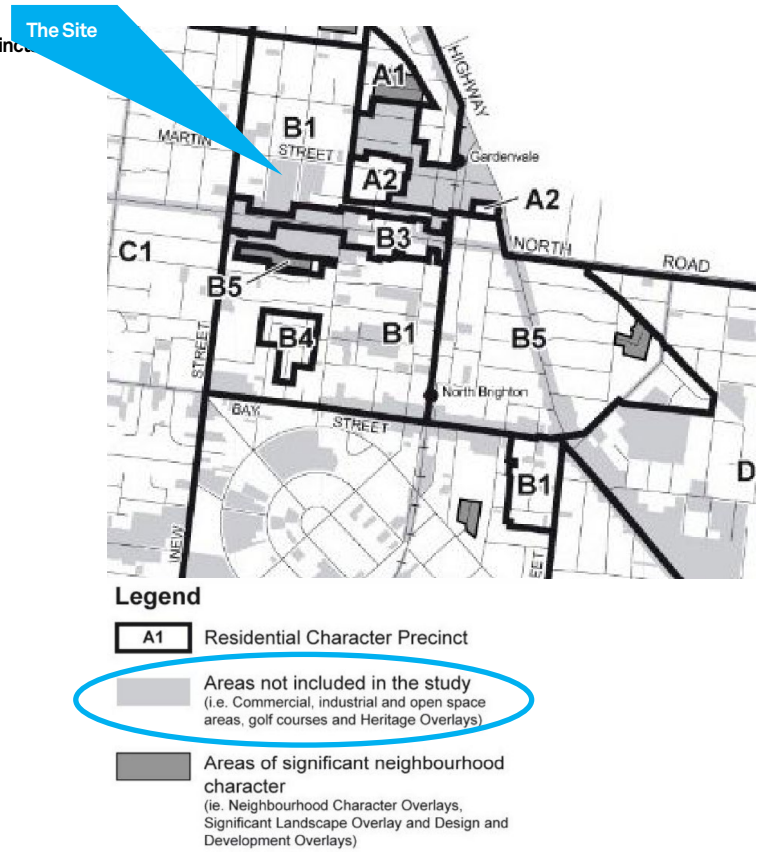
Figure 6.1
Extract of Neighbourhood Character Precinct



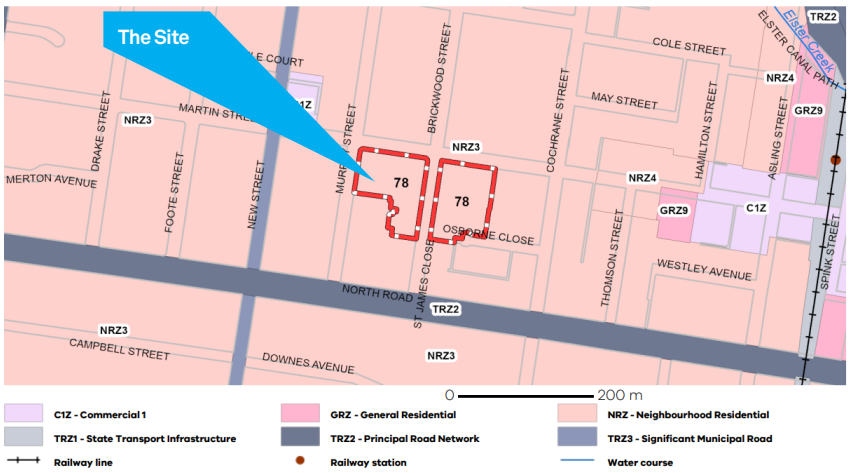
6.3 Zoning

Clause 32.09 – Neighbourhood Residential Zone

The whole of the site is zone Neighbourhood Residential Zone Schedule 3. The purpose of the zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Figure 6.2
Zoning Map



In accordance with the requirements of the Zone, the following applies:

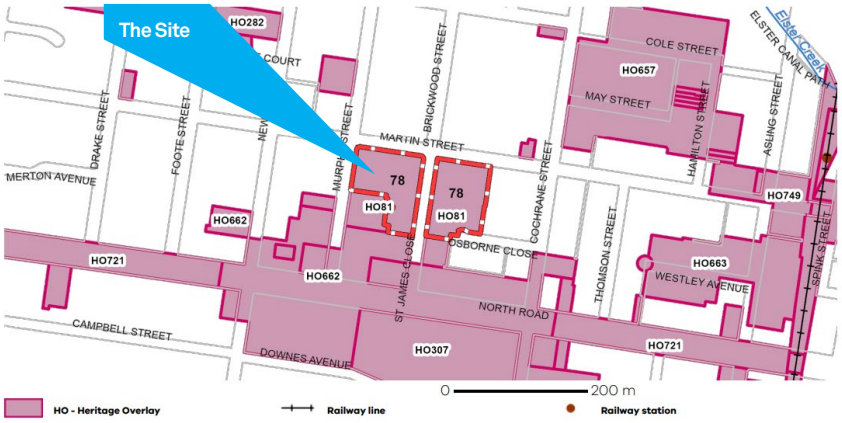
- A planning permit is required to construct a building or to carry out works associated with a Section 2 land use in accordance with Clause 32.09-7 of the zone.

6.4 Overlays

Clause 43.01 – Heritage Overlay

The site is contained with the Heritage Overlay (HO81) which is specific to the site. The extent of this overlay is depicted in the figure below.

Figure 6.3
Overlays Map



The purpose of the Heritage Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*

- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Heritage Overlay (Schedule 81) is a site specific heritage overlay and applies to 5 Presentation Street, Brighton – Star of the Sea, Catholic College. There are no internal controls, or external paint controls applicable to this site. The Star of the Sea College, Brighton is identified as a place of local significance in the Bayside Planning Scheme.

In accordance with the requirements of the Overlay, the following applies:

- A permit is required to demolish a building and to construct or carry out works in accordance with Clause 43.01-1.

Clause 43.02 – Design and Development Overlay

The site is affected by Schedule 3 to the Design and Development Overlay. The purpose of the Design and Development Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

Figure 6.4
Overlays Map

Schedule 3 to the Design and Development Overlay relates to building heights for non-residential buildings in the inland minimal residential growth area. The design objectives of Schedule 3 include:

- *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*

- *To preserve the existing character and amenity of the areas as low rise (up to two storeys) suburban areas with a strong garden character.*
- *To maintain the prevailing streetscape rhythm, building scale and height of neighbourhoods.*
- *To maintain a strong landscape character with buildings set within vegetated surrounds.*

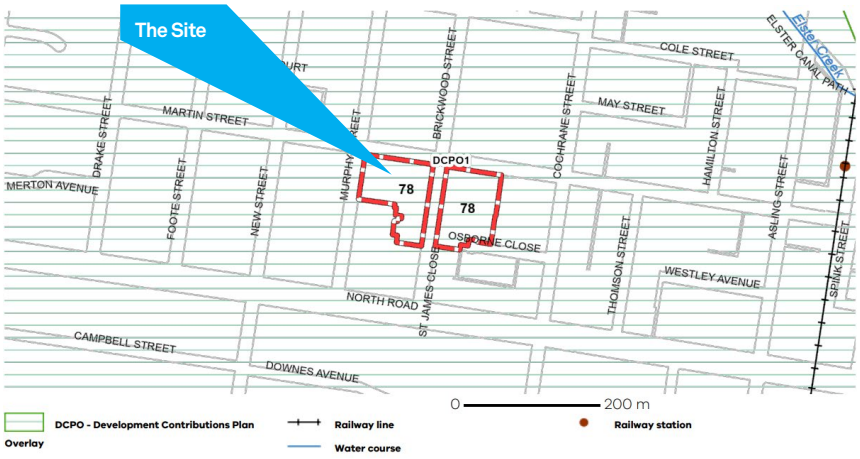
Under the requirements of Clause 43.02-2 of the Design and Development Overlay, a permit is required to construct a building or to construct or carry out works (given the building height is more than 8 metres and more than 2 storeys).

Clause 45.06 - Development Contributions Plan Overlay

The site is affected by Schedule 1 to the Development Contributions Plan Overlay. The purpose of the Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.*

Figure 6.5
Overlay Map



Schedule 1 to the Development Contributions Plan Overlay outlines the development contributions for the Bayside Drainage Development Contributions Plan.

6.5 Particular Provisions

Clause 52.06 - Car Parking

A new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land. Car parking for a secondary school is required as follows:

- *1.2 spaces to each employee that is part of the maximum number of employees on the site at any one time.*

The requirements of Clause 52.06 do not apply given the proposal does not involve any increase to staff numbers.

Notwithstanding this, the proposal involves the construction of a single basement level that will accommodate a total of 68 car spaces. Please refer to the Traffic and Transport Assessment prepared by Impact which details car parking and traffic related considerations.

Clause 52.34 - Bicycle Facilities

The required number of bicycle spaces associated with secondary schools is listed in Table 1 under Clause 52.34. A secondary school is required to provide:

- *1 space to every 20 staff and 1 space to every 5 pupils.*

Given the proposal does not involve an increase to staff or student numbers, no additional statutory bicycle parking requirements are required.

Notwithstanding this, the proposal involves the construction of a single basement level that will accommodate a total of 10 bicycle parking spaces for staff use.

Clause 53.18 - Stormwater Management in Development

Clause 53.18 states that an application to construct a building or construct or carry out works must meet all of the objectives to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cool, local habitat and amenity benefits.

Clause 53.19 Non Government Schools

The purpose of this Clause is:

- *To facilitate new non-government schools.*
- *To facilitate upgrades and extensions to existing non-government schools.*

An application to which Clause 53.19 applies is exempt from the decision requirement 64(1), (2), and (3), and the review rights of Section 82 (1) of the Act.

Clause 63 - Existing Uses

The education centre function of the school has occurred across the campus for an extended period of time (130 years). As such, a planning permit is not required for use of the site as an educational centre.

Clause 63.05 requires that a Section 2 Use with existing use rights is to obtain a planning permit for any new buildings and works. Accordingly, a planning permit is triggered pursuant to the Clause 63 provisions.

6.6 Planning Permit Triggers

The project requires a planning permit in accordance with the following provisions:

- To construct a building or carry out works for a use in Section 2 of the Neighbourhood Residential Zone in accordance with Clause 32.09-1.
- To demolish and to construct or carry out works in a Heritage Overlay in accordance with Clause 43.01-1.
- To construct a building or carry out works under the Design and Development Overlay in accordance with Clause 43.02-2.

7 Planning Considerations

7.1 Overview

Like many independent schools located within well-established suburbs throughout Melbourne, the development of the Star Campus has been a gradual process, taking advantage of the opportunities when they arise to upgrade the various teaching facilities, and outdoor spaces. The incremental approach to development has the advantage of allowing the surrounding residential community to gradually adapt to the changes to the school over time.

The Star Campus has been a part of this precinct of Brighton for over 130 years, diversifying the land use mix of the local area thought this period and contributing to the options for secondary education within the broader community.

The current proposal seeks to upgrade the existing education facilities for the school, specifically to accommodate STEAM facilities and therefore does not represent a new land use activity. In addition, the proposal does not involve any increase to student or staff numbers, and therefore, it is not a significant intensification to the existing operations.

Rather, the focus of this proposal is to improve upon the quality of the existing facilities offered to the current and future students and to facilitate sustainable development.

Being a non-residential activity in a largely residential rea, the consideration of this application is not centred on whether the land use activity is appropriate in this local context. Rather, the assessment is about whether the approach to upgrade the facilities achieves an appropriate balance between meeting the ongoing needs of the College community, the amenity enjoyed by the surrounding residential community and established heritage character for the site and surrounding built environment. Accordingly, it is an application that must consider whether the development appropriately engages and integrates with the established streetscapes that surround the Campus, including the proposed landscaping solution.

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7.2 Response to Planning Policy Framework

The Bayside planning policy framework which provides the applicable guidance for this application, seeking to improve and develop an existing education facility is largely contained at Clause 13.07 (Amenity, Human Health and Safety), Clauses 15.01 (Built Environment) and Clause 19.02-2S (Education Facilities) of the Bayside Planning Scheme. Some of the key objectives and strategies contained in these Clauses that are of most relevance to the proposed development seek to:

- Encourage discretionary uses in residential areas that serve a local need and that they do not adversely affect residential amenity;
- Support the establishment and expansion of secondary education facilities to meet the existing and future education needs of communities;
- Achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development;
- Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form; and
- Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.

In essence, this planning application must balance a range of built form, landscape, sustainability and amenity considerations that have the potential to affect the surrounding community and the neighbourhood context with the specific needs of the College as a long standing educational facility within Brighton.

It is submitted that from a planning perspective, the application represents a strategic approach to the ongoing development and management of the Star Campus within this residential context and proposes new built form that will be appropriately located on the campus to limit any potential for off site amenity impacts and positively responds to the planning policy framework of the Bayside Planning Scheme.

The proposal which seeks to provide for new STEAM facilities, including modern teaching spaces to suit the needs of the secondary school students, creation of new staff facilities together with new break out spaces for recreation and informal learning will deliver significant benefits to the student body with an enhanced educational experience. This has been the focus during the design phase so as to provide the existing and future students with quality learning and recreational spaces.

It is also submitted that the benefits associated with the enhanced education facilities, in this instance, go beyond the school community. It is considered that the proposal will result in a change to the presentation of the Star Campus that has a benefit to the surrounding streets, noting:

- The portion of the campus subject to redevelopment will benefit from a significant upgrade to the landscaping that will be visible to the public realm, particularly along the Martin Street frontage whereby new canopy trees are proposed.
- The built form changes to the Star Campus are limited to the western side. Whilst the proposed Star Centre Building will have an interface with Martin Street and Murphy Street, it is submitted that architectural response is of high quality and seeks to create a modern form that will maximise the use of glazing along its elevations and complemented by an architectural feature by way of the brise soleil that will wrap around the northern and southern elevations to provide an interesting built form.
- The design of the new building has been focused around ensuring the protection of existing large canopy street trees.
- The removal of the existing buildings provides the opportunity for the construction of a new single level of basement to provide on site car parking that will not be visible from the public realm.

The proposal seeks to improve the teaching facilities and does not proposal any change to the student or staff numbers. Accordingly, this will ensure that the school operation will be unchanged in terms of the intensity of the land use and car parking requirements.

7.3 Built Form Response

Whilst it has been acknowledged that the Star Campus has been a part of the residential streetscape of Martin Street and Murphy Street for over 130 years, any new built form that interfaces with the street must appropriately respond to the scale, form and character and design the surrounding development.

In addition, the existing Overly controls that affect the Star of the Sea College to a degree, have limited the opportunities for where such a building can be positioned. Namely, the site is affected by Heritage Overlay (Schedule 81) and is also affected by the Design and Development Overlay (Schedule 3).

In response, PMDL- MEA architects together with the College identified a number of design objectives to guide the project, particularly in relation to the manner in which the built form will engage with the existing heritage buildings and the surrounding residential area. These objectives included:

- To ensure the new Star Centre continues to optimise the schools' functional requirements and minimises any change to presentation of the building when viewed from the public realm or minimise changes to access arrangements.
- To ensure all new built form is of a sympathetic overall height and is appropriately setback from Martin Street and Murphy Place and to the existing retained heritage buildings.
- To establish an architectural language for the Star Centre building that will assimilate comfortably within the school campus and broader residential context – so as create a contemporary presentation but also highly cohesive suite of school buildings.

The key built form changes that will have an influence, in some way, on the surrounding land include the new Star Centre Building and new landscaping treatment. Each of these elements are assessed below, with guidance provided by the key planning policy or built form controls outlined in the Bayside Planning Scheme.

RESPONSE TO HERITAGE POLICY

According to the City of Bayside Heritage Review 1999, the Star of the Sea College has a significance grading B and "*is of heritage 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*".

Clause 15.03 (Heritage) and the Heritage Overlay at Clause 43.01 provides the primary guidance for the assessment of any application which relates to a property within a Heritage Overlay.

Having regard to the policies and strategies contained at Clause 15.03 and the Heritage Overlay provisions at Clause 43.01, the components relevant for evaluation are:

- The extent of demolition proposed to accommodate the new proposal
- Restoration of any existing buildings on campus
- Alterations and additions to the Campus and to existing buildings
- Fencing
- Car parking

Having regard to the above, the assessment considers the potential impacts in response to the proposed demolition, alterations and additions to the campus, car parking and fencing.

These elements have been assessed in detail by Peter Andrew Barrett with specific reference to the heritage policy objectives and guidelines contained in the Bayside Planning Scheme.

The Heritage Impact Statement concludes that the proposed Star Centre building is responsive to the recognised intrinsic and aesthetic values of the Star of the Sea College. It is submitted that the proposed building is of a high quality design and detail and is consistent with the intent of the heritage overlay – which is to conserve and enhance heritage places and to ensure that new works do not adversely affect the heritage place.

RESPONSE TO DESIGN AND DEVELOPMENT OVERLAY (SCHEDULE 3)

Schedule 3 to the DDO is a Building Height Control for Non-Residential Buildings in the Inland Minimal Residential Growth Area.

The design objectives of this Schedule are:

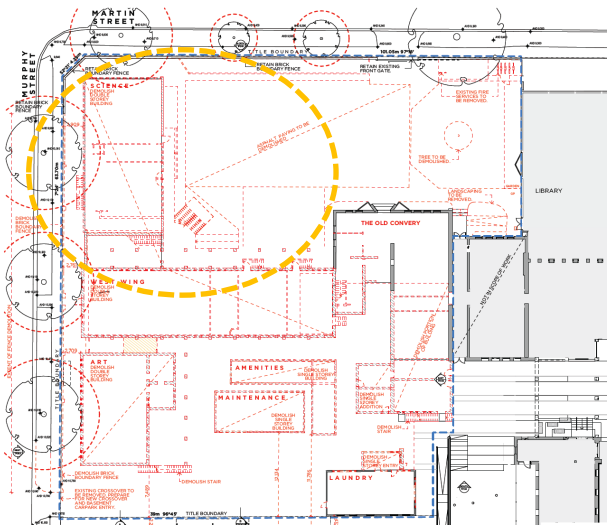
- *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*
- *To preserve the existing character and amenity of the areas as low rise (up to two storeys) suburban areas with a strong garden character.*
- *To maintain the prevailing streetscape rhythm, building scale and height of neighbourhoods.*
- *To maintain a strong landscape character with buildings set within vegetated surrounds.*

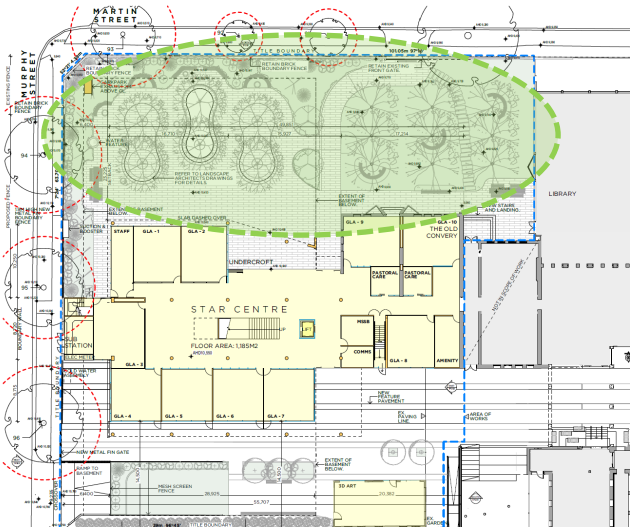
Having already established that the Star Campus has been a part of the surrounding residential precinct for over 130 years, it is an educational facility which displays varied architectural styles and form. In fact, the proposed development of the Star Centre Building on the western side of the Campus has a number of advantages from a built form perspective. These include:

- The new Star Centre Building will result in a reduced building footprint when compared to the existing buildings.
- Along the northern portion (Martin Street frontage) of the Star Campus, the removal of the two storey science building that is currently positioned on the north western side of the site and areas of hard paving allows for new opportunities for meaningful landscaping within the front setback (see figures below).

Figure 7.1
L: Proposed Demolition Plan

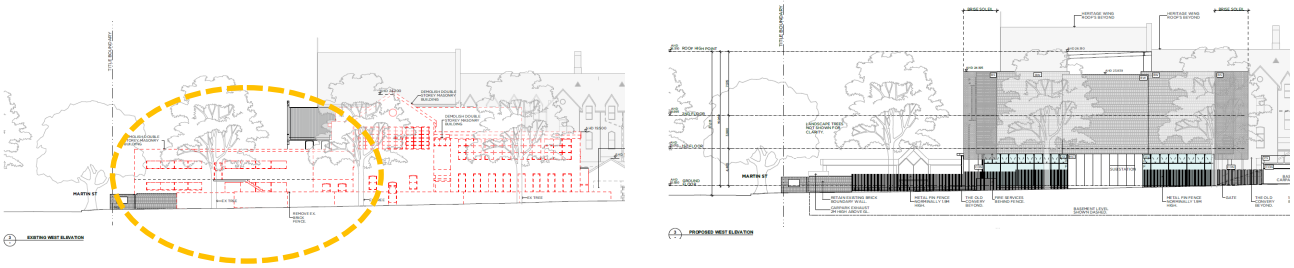
R: Proposed Ground Floor Plan with new landscaped areas nominated in green





- Similarly, with regard to the western portion (Murphy Street frontage) of the Star Campus, the existing buildings are sited proximate to the western boundary for the majority of the length of Murphy Street boundary. Compared to existing conditions, the Star Centre building will have a reduced overall width to Murphy Street (measuring approximately 30 metres), with the majority of the elevation to be setback by approximately 6 metres from the road reserve.

Figure 7.2
L: Demolition Plan along Murphy Street
R: Proposed Murphy Street Elevation



- The proposed Star Centre building maintains a building height that is consistent with that of other existing buildings on the Star Campus. Whilst the proposed Star Centre comprises three levels of internal accommodation, this is necessary to achieve the internal connections with the Heritage Wing and ensure equitable access for ALL students is provided. Furthermore, planning policy at Clause 19.02-2S explicitly recognises that secondary education facilities are different to dwellings in their purpose and function and can have different built form.
- The tallest element of the Star Centre Building is associated with the roof lantern, which is sited centrally to the new building. Therefore, it is submitted that the visible height of the Star Centre Building to Martin Street is 13.7 metres and to Murphy Street measures at 13.6 metres (see figures below).

Figure 7.3
Proposed Section Illustrating Star Centre Building when viewed from Martin Street

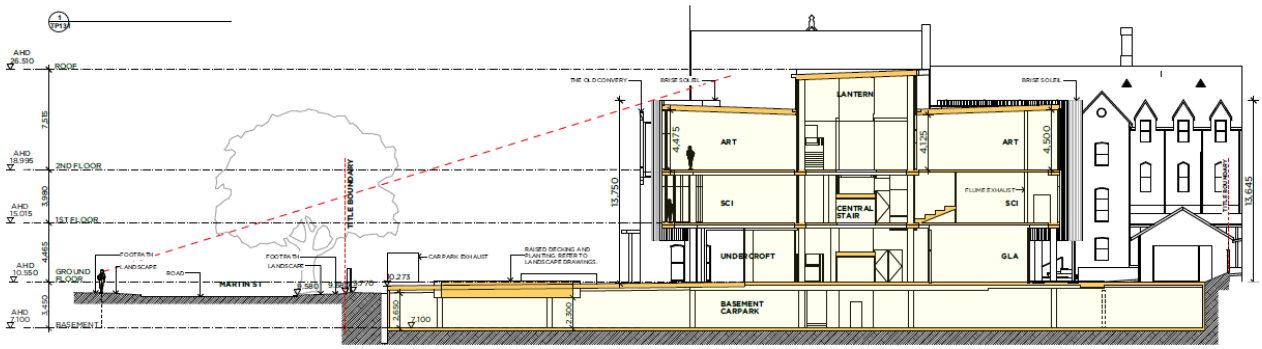
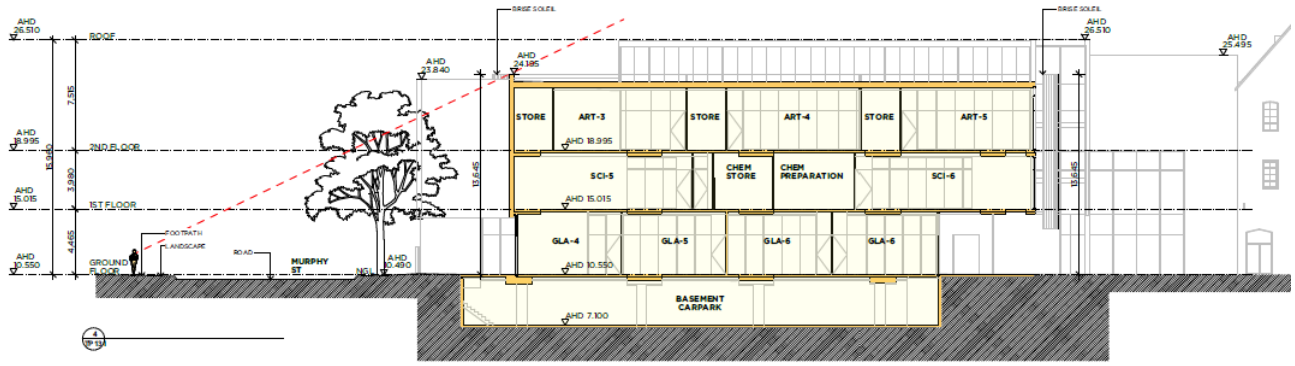


Figure 7.4
Proposed Section Illustrating Star Centre Building when viewed from



- When viewed from Murphy Street, the established street trees will assist in softening views to the proposed Star Centre Building behind.

- The proposal achieves a high quality contemporary building form that incorporates a number of window openings across the facades to ensure it is a building that minimises large expanses of blank walls. In addition, the use of high quality materials and finishes including a brise soleil that will wrap around the external elevations provides visual interest to the building.

7.4 Landscape Design

The proposed landscape treatment across the site area must meet a multitude of policy objectives and practical requirements for the College.

From a planning policy perspective, Clause 13.07-1L02 and Clause 15.01-1S (Urban Design) generally seeks to ensure that new development provides landscaping that supports the amenity, attractiveness and safety of the public realm. It is important to acknowledge however, that landscaping associated with an educational facility has a different purpose compared to a residential development, whereby it must balance the needs of built form, play spaces for learning and recreation.

The landscape design prepared by Urban Initiatives together with the layout of new built form by PMDL-MEA has sought to balance these competing landscaping needs, to achieve a response that will in fact, deliver an increase in new canopy tree planting and enhanced greenery across the northern and western setbacks of the building.

Specifically, new landscaped areas are proposed to the Star Campus forecourt. This section of landscape area will feature newly planted vegetation and garden beds. Furthermore, new perimeter planting is

proposed to the north, west and southern sides of the site, so as to provide increased greenery along these site edges and will assist in filtering views to the development. New plant species are of local origin so as to reduce water use and minimise ongoing maintenance.

7.5 Environmentally Sustainable Development and Stormwater Management

The importance of achieving best practice standards in environmentally sustainable design is supported through planning policies contained in the Bayside Planning Scheme at Clause 53.18 aims to encourage sustainable outcomes relating to the management of stormwater runoff and encouraging reuse of rainwater and on site infiltration.

Furthermore, for large scale developments, the City of Bayside recommends that a Sustainable Management Plan be prepared to address the key sustainable building categories.

ACOR were engaged by the College to provide advice with regard to sustainable design initiatives to be adopted and integrated as part of the development and guide the appropriate treatment of stormwater. The following key sustainable design initiatives have been incorporated as part of this project are:

- Incorporating energy efficient and passive design features into the building including high levels of thermal insulation, high performance glazing, external shading and natural ventilation.
- A 30kw photovoltaic system.
- Water fittings and fixtures with high water efficiency ratings.
- Rainwater runoff will be collected from the roof area and stored in a 15,000 litre rainwater tank to be used for toilet flushing and irrigation.
- Provision of 10 bicycle spaces in the basement car park for both employees and visitors together with end of trip facilities.
- Two car spaces are allocated with EV charging in the basement car park.

The proposal will achieve an overall BESS score of 60 per cent, therefore, achieving best practice.

7.6 Amenity Impacts

Amenity impacts that are sometimes associated with a school located within a broadly residential area often falls within three categories:

1. Visual bulk/ overlooking/overshadowing
2. Noise associated with the general school operation
3. Intensity of the use and traffic/car parking

These issues are of particular relevance to the surrounding community when a proposal to expand or redevelop a school has a direct abuttal to an adjacent residential property. Whilst the proposed works overall are substantial and will result in new built form to the site, the project seeks to minimise any potential for amenity impacts to the surrounding residential area through the following:

- The project does not involve an increase in the student or the staff numbers. Therefore, the proposal does not represent any

intensification of the land use. In essence, this project if focused on improving and consolidating existing school operations, improving facilities for the students rather than intensifying the school activity.

- The proposed new Star Centre Building consists of three levels of internal accommodation and will measure at a maximum building height of 15.96 metres above NGL. The new Star Centre Building will be setback at a minimum of 12.5 metres from the southern boundary. This physical separation of built form to the neighbouring property (Presentation Sisters) is generous and has been designed to limit unreasonable visual impact, particularly when viewed from adjoining habitable room windows at Presentation Sisters.

- The proposed building is setback further from the southern boundary to residential which is currently occupied by Presentation Sisters than the existing two storey arts building (setback 7.5 metres from the southern boundary). Furthermore, at ground floor level, the proposed development will feature new landscaping along the southern perimeter to assist in softening views to built form.

- As illustrated in the submitted shadow diagrams prepared by PMDL-MEA, the proposed development will not result in any additional shadows cast to existing private open space areas of neighbouring residential properties. The extent of additional shadows will be limited to being within the confines of the Star Campus, noting adequate solar access to outdoor recreation spaces throughout the day for the College will continue to be achieved.

- The proposal is not considered to result in additional amenity impacts by way of noise. Namely, the proposal does not result in any increase in student numbers. Furthermore, whilst new outdoor breakout spaces are proposed, these are located to the north of the Star Centre building, well separated from any existing residential property. The vehicle access to the basement level is via the existing crossover via Murphy Street. The access is not opposite any existing habitable room windows.

- Access to the new basement level will be via the existing crossover along Murphy Street. Whilst new on site parking is to be provided within a basement level, as indicated by the Traffic and Transport Assessment prepared by Impact, the proposed traffic impacts are considered to be negligible and will be able to be readily absorbed by Murphy Street and the surrounding road network.

8 Conclusions

The proposed development of the Star Centre Building within the Star Campus is a project that is seeking to improve the educational facility and functional needs of the study body to continue to allow the College to meet the requirements and expectations of modern learning environments.

The Star Centre Building is a project that has been carefully considered with regard to the historically significant buildings within the campus and provides meaningful opportunities for a new landscaped setting. Furthermore, the proposal has also been designed bearing in mind its position within the broader residential community of Brighton.

The vision of the proposed development is therefore focused on the delivery of:

- A contemporary learning environment that meets the needs of the current and future students with the addition of the new Star Centre Building that will provide for new STEAM facilities, media room, staff and student amenity spaces;
- An enhanced landscape experience that surrounds the Star Centre Building to the north, west and south, further contributing to the landscape character of the precinct.
- These new landscaped areas and outdoor recreation spaces for the student body will also improve their learning experience and promote increased interaction; and
- New car parking area contained within a basement level so as to limit visibility of car parking to the public realm and utilise existing access point via Murphy Street.

The Bayside Planning Scheme provides strong policy support for the ongoing development of community infrastructure in this manner, including educational facilities. In this regard, it is considered that the proposal addresses all relevant policy objectives in relation to the design and operation of non residential uses in a residential area to achieve a net community benefit.

The proposed development is respectful of the existing amenity that is enjoyed by surrounding properties, and provides a contemporary built form that is appropriately sited and designed to integrate with the existing school buildings.

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