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Kelly Caporaso
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Dear Kelly

SIENA COLLEGE MASTER PLAN

I am delighted to submit the Siena College Master Plan at 815 Riversdale Road, Camberwell.

The masterplan involves the following changes:

- Expansion of the campus to contiguous land in Compton Street.
- Interim car parking west of existing buildings fronting Compton Street
- Upgrading Compton Street buildings.
- An increase in staff and students.
- An underground car park.
- Three new buildings as well as infill structures to facilitate specialist science, sports, performance, maker places and general-purpose learning areas.
- New landscaping fronting Compton Street, the south east corner of the campus and along part of the west boundary.

The masterplan is submitted following initial comments from Council on the 6th August 2020 and further comments on the 12th March, 2021.

In responding to comments on the 6th of August, a detailed heritage assessment has been undertaken and is included in submissions. The underground car parking access has been relocated to Riversdale Road.

We respond to the most recent comments as follows.

- The planning process is the most appropriate way to balance all planning considerations. Trees are considered in planning assessments. There are no planning overlays relating to trees which affect the site. A detailed arborist's report is included in submissions.

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- The recently introduced Clause 53.19 raises questions in relation to process. Any policy that includes planning processes which delay the facilitation of non-government school improvements appears to be at odds with the intentions of the clause. Specifically, the introduction of the clause raises questions in relation to the delays associated with preparation of a development plan to the satisfaction of the responsible authority in accordance with Clause 43.04-2. Clause 53.19 does not require an incorporated development plan for non-government school proposals. The change in approach is consistent with the recent VCAT decision in *Mary Aikenhead Education Limited v Moonee Valley CC* [2021] VCAT 239 at paragraph 64.
- The proposed car park accessed from Compton Street is for use by staff only and is temporary. The number of vehicle movements is not significant within adjacent residential streets.
- A heritage assessment was provided to Council in preparation for the pre-application meeting and is included in submissions.

Thank you for all your help to date. We look forward to working with you on this project.

Kind regards,



NATALIE GRAY



MASTER PLAN

April 2021

Siena College, 815 Riversdale Road, Camberwell
and
2, 4, 6 and 8 Compton Street, Canterbury



SIENA
COLLEGE
CAMBERWELL

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1. Summary

Siena College ("College") was established at the Riversdale Road site by the Dominican Sisters in 1940. The College provides for secondary aged girls who live predominantly in the East Camberwell, Balwyn, Burwood and Ashburton areas. The primary catchment is within the Boroondara municipality, although a significant number bus from the Doncaster area.

As with all schools, changing educational practices have resulted in onsite changes to buildings and outdoor spaces. The changes include a wider and more specialized curriculum with special purpose rooms as well as improved social areas.

The Masterplan has been prepared for the following reasons:

- 1.1. To provide for enrolments of up to 950 (existing enrolments are 831)
- 1.2. To provide for up to the current 75 full-time staff and 43 Part Time staff (FTE = 28.23).
Total FTE = 103.23, additional enrolment growth will increase staff numbers to approximately 124
- 1.3. To establish building works projected over the next fifteen years.
- 1.4. To inform Council and surrounding residents of proposed plans and improve certainty.
- 1.5. Community use of the gymnasium is proposed during the following times.
 - Monday to Friday, 5.45am to 9:00pm
 - Saturdays from 8:00am to 8:00pm.
 - Sundays from 9.00am to 8:00pm.

The Master Plan forms part of Clause 43.04 to the Boroondara Planning Scheme.

The Master Plan, in its proposed form, reflects preliminary responses from Boroondara City Council by minimising the impact of proposed buildings on the neighbourhood character of Compton Street. The plan also provides for most traffic, parking and waste collection to occur from Riversdale Road.

2. Masterplan Aims

The College has reviewed its facilities and requirements. The Masterplan includes the following elements:

- 2.1. Properly integrate nos. 2,4, 6 and 8 Compton Street into the College campus.
- 2.2. Manage car parking on site in a staged manner to reduce on street parking by using the rear open space areas of 2 and 4 Compton Street as a temporary parking measure.
- 2.3. Construct the new Veritas Centre to the rear of Nos. 6 and 8 Compton Street. The proposal also includes upgrading and refurbishing the existing Compton Street houses and front gardens, enhancing the treed landscape of Compton Street.
- 2.4. Construct the new Latingata Morrom Gymnasium and associated underground car park to cater for staff parking. Facilities will include sports courts, gym and wellness, and amenities.
- 2.5. Redevelop the west side of the campus with the new Salamanca Precinct, with associated improvements to pedestrian connectivity.
- 2.6. Redevelop the Central Court Precinct to upgrade educational facilities and improve internal connectivity through a new, central courtyard space.
- 2.7. Further develop landscaping and open spaces.
- 2.8. The timing and order are indicative but intended over fifteen years.

3. Site Context

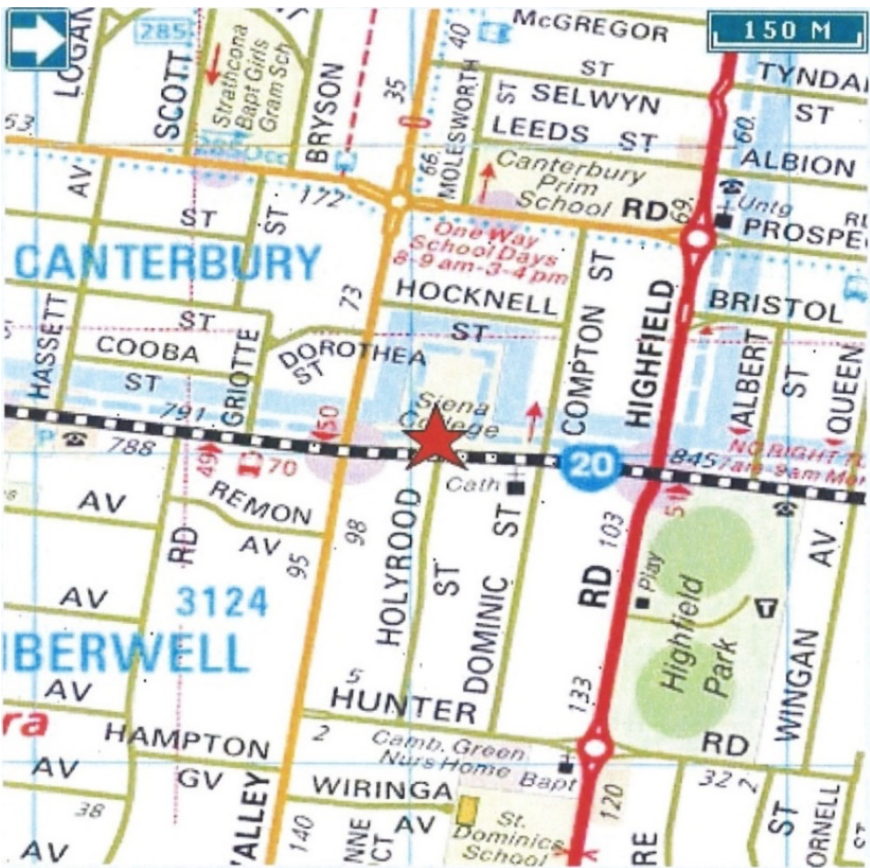
3.1. Boroondara Municipality

Most land within the City of Boroondara is used for residential purposes and the municipal population is 167,231 (2016 Census). Other than excellent shopping and transport links, Boroondara boasts 58 primary and secondary schools, eight special development school and tertiary facilities including Swinburne University. Availability of educational facilities to local residents for activities such as computer studies, sports and languages further enhances opportunities for residents and workers.

Within the local area, other schools include St Dominic's Primary School, Canterbury Primary School, Strathcona Baptist Girls Grammar School and Camberwell High School.

3.2. Local Context

LOCATION PLAN



Siena College has an excellent frontage to Riversdale Road between Wattle Valley Road and Compton Street. Service access is available from Compton Street. There is also a frontage to Hocknell Street for pedestrian access and service vehicle access.

St Dominic's Catholic Church is located opposite the site on the south side of Riversdale Road.

The campus is surrounded by housing to the east, west and north. The housing is predominantly detached.

Public transport to the site is by the No 70 tram along Riversdale Road, connecting to the Riversdale Station and to Elgar Road in the east. There is a local shopping centre approximately 500 metres to the west.

4. The School

4.1. History

In 1926, at the request of Archbishop Mannix, four Dominican Sisters from West Maitland came to Camberwell. On 12 August, MM Concepta O'Donoghue, SM Loreto Cockerill, SM Perpetua Hermann and SM Placid Flaherty were met at Spencer Street (Southern Cross) station by the Dominican Vicar-Provincial, Father Jordan Powell, the Prior of St Dominic's, Father Hogan, Father Rupert Roche OP, Mrs Annie Rudd, a former Maitland pupil, and her daughter and cousin. A month later on 12 September, the tiny two-bedroom cottage in Riversdale Road, in Camberwell, was officially opened and blessed by Archbishop Mannix. The Sisters supported the work of the friars at St Dominic's Parish and Primary School in Camberwell, but soon came to realise that there was a need for a secondary school. Over the next ten years, the Sisters began the planning and development of a much larger convent that would act as both convent and school for many years.

Siena Convent School opened in 1940 with fifteen enrolled students, but it was only in 1961, that a purpose-built school building was developed and opened. While there have been many changes to the building, population, size and curriculum, it is the Dominican tradition that underpins our Siena community and remains a constant and living presence.

The Dominican Sisters who founded the College built a school where young women could be inspired by the human person of Jesus Christ, follow their academic and cultural interests, believe in their potential and become passionate lifelong learners. It is a place where the diversity and unique gifts of the young women in our care are acknowledged and celebrated, and where we aim to empower young women to go out and make a difference in the world.

The College motto, Veritas, connects us to our 800-year Dominican tradition and to Dominican communities across Australia and around the world. Our Truth searching is grounded in prayer and contemplation, a commitment to study, the relationships and strong sense of community that have long been a part of Siena's heritage, and a commitment to justice that is inspired by Gospel values. We encourage our students to engage in critical reflection on the world, develop a love of learning, an appreciation of culture and beauty and a spirit of freedom and responsibility.

St Catherine of Siena is the College patron and a role model of a woman who responded to the needs of her time with courage and conviction. She was both passionate and courageous, a revolutionary, a peacemaker, a champion of the poor and a prophetic teacher and Truth seeker. A Siena education has always been based on a deep respect for the unique qualities and gifts of each member of the community with an emphasis on service and on personal excellence in all endeavours.

Since it first opened in 1940, Siena College has demonstrated the capacity to meet evolving educational expectations of Church, students and parents. We look forward to educating and inspiring future generations of young women who will pass through our care.

4.2. Aims

Siena College, a Catholic school in the Dominican tradition, offers young women an education which encourages them to make intelligent and responsible use of their personal gifts.

The College bases its teachings on the Gospel commitment to justice and compassion. Students are taught to value learning, to strive for excellence, to think critically, to appreciate beauty and to respect the diversity of cultures. By word and action the students are nourished in faith and encouraged to embrace the future with hope.

4.3. Curriculum

Siena College is a learning community. We are committed to providing a challenging, enriching and supportive education in which all students are encouraged and supported to maximise their potential and develop into confident and articulate young women. The learning program is designed to cater for the interests, needs and collaborative ways in which girls learn, encouraging students to pursue their interests in any given field.

Siena College students are surrounded by strong female role models, in both their peers and alumnae, who encourage them to strive to achieve successful outcomes from their own efforts.

At Siena College a commitment to the growth of individuals to their full potential underpins the curricula offered to all students. The challenges and opportunities presented within the classroom are reinforced by the learning that is fostered in a range of settings within the College and wider community. The College provides a comprehensive formal program of studies, complemented and supported by a Pastoral Care program and a range of co-curricular opportunities.

The delivery of curriculum is enhanced by the buildings and open spaces, which enable greater flexibility in teaching and learning. The College is committed to sustainability in the design and construction of new spaces as part of its social responsibility and the importance of cultural considerations and aesthetics.

The College is looking to strengthen areas of Science, Technology, Engineering, Arts and Mathematics (STEAM). The College is also seeking to enhance sporting, recreation and performing arts facilities and develop social enterprise opportunities.

4.4. College Operations

The College curriculum is based on day facilities with the normal school day from 8.30am to 3.30pm, excluding specialist coaching and practice.

The College does not provide boarding facilities, nor before and after school care. There are social/musical/sports training and activities as well as parent/teacher/information sessions outside of normal hours. There is no specific limit on the hours of operation associated with the College use.

In co-operation with Council, the College has until recently enabled community groups to use gym facilities. Use by external groups has ceased pending outcome of the development plan process.

5. Site Analysis

5.1. Opportunities

- Potential to consolidate titles and remove easements to simplify ownership and incorporate services relevant to the College rather than to previous housing. This process has commenced, with Council approving initial stages and facilitating the sale of the right of way. The only remaining step is the consolidation of 4 Compton Street and removal of easements relevant to that property in single ownership. (Appendix A, certificates of title.)
- Potential to integrate the Compton Street housing with the existing buildings and campus.
- Redevelop the western edge of the campus to improve student access and study areas as well as the interface with neighbours.
- Opportunity to improve landscaping along the east and west boundaries, in particular the front gardens of Nos. 2, 4, 6 and 8 Compton Street and the corner of Riversdale Road and Compton Street.
- Opportunity to provide additional, centralised active and passive open space for the students.
- Provide additional onsite parking, accessed from Riversdale Road (Appendix H, MD Cubed report)
- Optimise waste management. (Appendix I, Leigh Design report).

5.2. Constraints

- Easements relevant to obsolete housing fronting Compton Street. The easements will be removed under the plan of consolidation to be lodged with Council following settlement of 4 Compton Street in May 2021.
- The direct interface with housing is limited to 10 Compton Street. The interface with other housing relates to streetscape and access.
- Operations of the College during construction.
- Multiple, disjointed levels of existing buildings as a result of the sloping site (Appendix J, Survey)
- Retain trees where possible (Appendix F, ArborSite report).

6. Boroondara Planning Scheme

6.1. Policy

Clause 19.02-2S aims to integrate education facilities within local and regional communities. The strategies recognise that *secondary education facilities are different to dwellings in their purpose and function and can have different built form (height, scale and mass)*. The circumstances at Siena are consistent with the policy. The College is located on a site which is significantly larger than lots in the surrounding subdivision. The buildings required to properly serve the contemporary secondary education centre role need to be larger in scale. The development plan is respectful to surrounding uses as interface locations of buildings comply with relevant Clause 54 provisions.

Clause 22.02 of the Scheme – Discretionary Uses and Development in Residential Areas Policy applies to the College. The policy aims to ensure that the development Plan Overlay is applied to land prior to an application being made for the use and development of land as an education centre. The process of applying the development plan overlay does not need to be initiated by the College. The policy is at odds with the Clause 53.19 (discussed below) which aims to expedite the planning process to facilitate timely delivery of education infrastructure.

The policy also intends that expansion of education facilities is on contiguous land. The expansion of the campus east into Compton Street meets the policy test.

The third criterion is that drop off and pick up areas are on site. Siena is a secondary school which has access to excellent public transport. There is a private bus service which picks up and drops off within the campus. The long Riversdale Road frontages in front of Siena and St Dominic's Church opposite provide opportunity for parent drop off and pick up.

Clause 22.03 of the Scheme relates to heritage. The chapel and its environs are recognised as having heritage significance, as are the surrounding streets and built form. The College has a commitment to respecting the fabric of its environment in moving forward

6.2. Zoning

The land upon which the College is located is zoned Neighbourhood Residential Schedule 3 and enjoys existing use rights pursuant to the provisions of the Planning and Environment Act 1987 and the Boroondara Planning Scheme ("the Scheme"). Number 2 Compton Street forms part of the College campus. Number 6 Compton Street also forms part of the College campus, with a permit in place for use by the College. Numbers 4 and 8 Compton Street require a permit to be used as an education facility.

Riversdale Road provides the main vehicular and pedestrian access to the site and is included as a Road Zone- Category 1. Road zoning acknowledges the important transport role of Riversdale Road. Clause 22.02-3 aims to *minimise traffic movements and congestion in residential streets. The proposed underground car park promotes the aim by focusing activity onto Riversdale Road.*

6.3. Overlays

Heritage

Part of the campus, the houses owned by the College governance board and the surrounding area to the north and north east are affected by heritage controls under Clause 43.01 A thorough heritage assessment has been undertaken by Lovell Chen (Appendix G). The assessment takes into account the heritage controls affecting the site as well as proposed works in the sensitive locations.

HO 536 relates to the Canterbury Hill Estate Precinct. Numbers 2, 4, 6, and 8 Compton Street, itself. Houses to the east and north east are also affected by the overlay. The College clearly respects the objectives of the control. The plans show that front setbacks and houses will be retained. Works to the rear will be designed to be recessive through establishing appropriate setbacks and materiality.

HO724 relates to the Siena Convent environs. The affected area includes a row of Italian Cypresses (assessed by arborist's as Bhutan Cypresses. The proposed works are necessary to create access to the underground car park.

Institutional Uses

The Master Plan is submitted to comply with Clause 43.04 Schedule 2. This Clause provides for a Development Plan Overlay relating to institutional uses. The information required to enable proper planning assessment is included in plans consultant reports accompanying written submissions.

6.4 Particular Provisions

Clause 53.19 has recently been introduced into the Scheme to facilitate upgrades and extensions to non-government schools.

The clause applies to any application under any provision of the scheme...*to use or develop land for a...secondary school...on the same land or contiguous land in the same ownership as...a secondary school.*

6.5 Operational Provisions

Clause 72.01-1 specifies the circumstances where the Minister for Planning is the responsible authority. In the case of Siena, the test in relation to land ownership will be met after the May settlement of 4 Compton Street. The value of proposed works is well in excess of \$3M.

The applications for use and development will be made directly to the Minister. In Boroondara, under clause 43.04 Schedule 2, there is the requirement for an approved development plan. The Minister will need to consider whether development is generally in accordance with an approved master plan when assessing an application. The proposed development is a result of this newly prepared development plan which has not been endorsed. Development and use of land which is not affected by the Development Plan Overlay, including properties directly fronting Compton Street can be immediately assessed by the Minister if the financial test is met.

6.6 Future Development

The Master Plan is based on the needs of the College within the foreseeable future and recognises that the off-site impact the College has is limited to car parking, traffic circulation, neighbourhood character and interface issues.

7 Proposed Works

The following description reflects the intended staging. The Masterplan has been developed and is described in the drawings TP2.01 – TP2.10, with notes regarding Construction Management. Proposed elevations sections and concept plans are included in the Masterplan document and referred to as plans TP2.10 – 2.11, TP3.01 – TP3.05. Plans address all relevant considerations specified in Clauses 22.02 and 43.04.

7.1 Preliminary: 2 and 4 Compton Street

Location

The west areas of Nos. 2 and 4 Compton Street, north of the existing Latingata Morrom Gymnasium and east of the existing College Hall.

Description

The College is committed to complying with the Boroondara Planning Scheme by providing the required on-site parking. MD Cubed has assessed the parking requirement and the proposed detailed car park layout and access. The car park is proposed as a temporary measure until the underground carpark proposed in Stage 2 is complete.

Other

The existing maintenance shed to the rear of No.2 Compton Street will be removed with functions relocated to the area in the vicinity of the Jubilee Building.

7.2 Stage 1: Veritas Centre and 6 and 8 Compton Street

Location

The west areas of Nos. 6 and 8 Compton Street, east of the existing 3-level classroom building.

Description

An opportunity to improve the learning facilities, active and passive open spaces, properly integrating with the remainder of the campus. The key improvements to the site are:

- A 3-level building connected to the existing 3-level classroom block will provide contemporary STEAM learning spaces, including maker spaces with links to outdoor areas and car parking.
- Improved landscaping to the northern boundary and east facing Compton St frontage areas.
- Retaining the essential fabric of existing houses on the site and integrating them into the campus. The building steps back from the east at the higher levels so as to be recessive in the streetscape. Materiality complements the existing neighbourhood character.
- Heritage advice has been received by Lovell Chen and Associates which confirms that the proposed building is recessive to the streetscape and changes within the frontage and original buildings enhance the neighbourhood character.
- A 2.4m high acoustic fence and 3m dense landscaping along the boundary with 10 Compton Street. Setbacks are in accordance with planning requirements for residential development, as shown in sections TP3.02 and TP3.03. Proposed Landscaping is shown in Appendix D.

Other

Construction Management will entail contractor site parking along the Riversdale Road frontage with site sheds located in the existing College Hall.

7.3 Stage 2: Latingata Morrom Gymnasium and Underground Car Park

Location

Redevelopment of the corner of Riversdale Road and the rear of 2 and 4 Compton Street.

Description

A 2-level building comprising internal sports courts and facilities, creating a strong presence on the Riversdale Road. The bulk of the gymnasium is most suitably located on a main road.

The provision of two newly established full sized outdoor courts to the north of the Latingata Morrom Gymnasium will enhance sporting opportunities for students.

The underground car park has been designed to extend from the gymnasium to underneath the outdoor courts at the rear of 2 and 4 Compton Street.

The location at the front of the College, and in the vicinity of car parking, is appropriate for the College community and visitors during extended hours. Access to the car park will be from Riversdale Road.

Other

Construction Management will entail contractor parking along the Riversdale Road frontage with site sheds located in the existing College Hall.

7.4 Stage 3: Salamanca Precinct

Location

Redevelopment of the western edge of the campus along the rear of the Wattle Valley Road houses.

Description

The Salamanca Precinct creates a new student learning centre and performing arts space on the western edge of the campus and connects to the rest of the College through the proposed Central Court building, helping to improve accessibility throughout the campus on consistent, legible floor levels.

A new entrance plaza, Via Caterina, will welcome students, staff and visitors from Riversdale Road and connects to the bottom level of the Salamanca Precinct building.

A full landscape buffer will be provided along the western boundary to the properties along Wattle Valley Road. The new building will comply with the residential standards in the planning scheme relating to height, setbacks and overlooking. An assessment of setback requirements is shown in architectural documentation TP3.05.

Other

Construction Management will take place to the south of the building on the future Via Caterina with contractor parking along the Riversdale Road frontage.

7.5 Stage 4: Central Court Precinct

Location

Redevelopment of the central part of the campus with a new 3-level building and a central courtyard.

Description

The Central Court Precinct will create a new, centralised and connective element for each of the north, south, east and west parts of the College campus.

This will consist of a new 3-level building comprising a new school hall, as well as additional teaching and learning spaces.

A new central courtyard will provide a centralised outdoor space for student and college gatherings consisting of both passive and active outdoor spaces.

Other

Construction Management will take place to the south of the proposed Central Court Precinct building with contractor parking along the Riversdale Road frontage.

8 Conclusion

The Masterplan represents all proposed works necessary to provide for the College community within the next 15 years. The proposal is consistent with current education and town planning principles, balancing factors identified in the planning scheme.

As a result of the above changes, Siena College will enhance educational opportunities for the local community.