

9 August 2021

Seuna Byrne
Principal Planning
City of Boroondara

Via Seuna.Byrne@boroondara.vic.gov.au

Dear Seuna,

DP21/002 | 135 BARKERS ROAD KEW – XAVIER COLLEGE OBJECTOR RESPONSE AND AMENDED DEVELOPMENT PLAN

Urbis continues to act on behalf of Xavier College in relation to the Senior School Development Plan at 135 Barkers Road, Kew. The Development Plan recently went on public notice and received a number of objections. This letter seeks to clarify or provide additional information in response to the concerns raised by the objectors. It also outlines changes made in response to objections which are shown on the enclosed amended Development Plan.

The following documents are included in this submission:

- Development Plan prepared by Urbis, dated August 2021
- Arboricultural Impact Assessment, prepared by Civica, date 22 July 2021
 - Addendum – Trees 301 and 321, dated 22 July 2021
 - Addendum – Tree 74, dated 5 August 2021
- Traffic Objector Response prepared by Trafrix Group, dated 9 August 2021
- Traffic Engineering Assessment prepared by Traffix Group, Issue C, dated 9 August 2021

1. SUMMARY OF KEY CHANGES:

- Removal of interim car park accessed via Stratford Avenue.
- Inclusion of the Chapel Oval project as a 'Priority Project 1' to be delivered in conjunction with Year 7 & 8 building.
- Stepping down of the built form of the Year 7 & 8 building.
- Articulation zone at the ground floor of the Boarding House.
- Retention of numerous trees to the west and south of the Chapel Oval.

- Implementation of landscape strategies to ensure appropriate replanting.
- Inclusion of upgraded staff end of trip facilities to encourage alternative modes of transport.
- Sports Centre envelope reduced to retain trees.

2. OBJECTOR RESPONSE

Concern Raised	Response	Updated Development Plan pages
Built Form		
Boarding House	<p>The Development Plan has been amended to include an 'articulation zone' at the ground level northern interface of the proposed boarding house envelope. This will allow for appropriate vehicle movement around the corner to the maintenance building. It will also help to reduce the visual bulk to the north.</p> <p>The combination of the existing trees and proposed landscaping along the northern interface will also provide a buffer between the proposed building and existing dwelling fronting Stratford Avenue. We note that the boarding house is not located any sensitive areas, such as habitable room windows or private open space.</p> <p>The landscaping will be supported by a 10m setback from the northern boundary to ensure the building comfortably complies with the ResCode side and rear setback requirements that would apply to any typical residential development.</p>	Pages 11, 24 & 25
Year 7 & 8 Building	<p>The Development Plan has been amended to incorporate a step down in the built form. As a result, the building will have a maximum building height of 15m at the eastern end. This will step down, so the western edge has a maximum height of 12m. This has decreased by 4m from the advertised development plan.</p> <p>Additionally, the maximum building height has been reduced by 1m from RL69 to RL68.</p>	Pages 10, 20 & 21

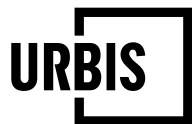
Concern Raised	Response	Updated Development Plan pages
	<p>This will allow for a lower built form than previously proposed that will sit comfortably adjacent to the existing residential building.</p> <p>We also note that the existing canopy trees at the Gellibrand Street gate will provide a visual buffer to the proposed Year 7 & 8 Building from the first floor habitable room window at 1 Valentine Street.</p> <p>The 10m setback from the northern boundary and 23.16m setback from 1 Valentine Street will ensure the building exceeds the typical ResCode side and rear setback requirements that would apply to any residential development.</p>	
Traffic Congestion		
Stratford Avenue	<p>Under the amended Development Plan, the proposed 'interim' car park and access scenario has been removed. Xavier College is committed to providing the Year 7 & 8 Building and Chapel Oval Car Park concurrently. As such, there is no longer a need to use Stratford Avenue as a key interim access point for staff and/or students.</p> <p>Once construction of the Year 7 & 8 Building and Chapel Oval Car Park are complete, the Stratford Avenue entrance will be limited to maintenance vehicles (typically a ute) and loading (where loading is not possible within other areas of the school) vehicle movements only. This is anticipated to result in fewer than 10 vehicles per day accessing the site via Stratford Avenue. Please refer to the memo prepared by Traffix Group for more information about the proposed traffic movements.</p> <p>When the proposed boarding house has been constructed, it is anticipated that all staff parking and student pick-up/drop-off will be through the Chapel Oval Car Park. Any parking around the boarding</p>	Pages 35 & 36

Concern Raised	Response	Updated Development Plan pages
	house will be limited to the head of boarding, plus minimal staff.	
Wellington Street	As above, the College is committed to providing the Year 7 & 8 Building and Chapel Oval Car Park concurrently. This will remove the impacts caused by the interim car park and access arrangements.	Pages 35 & 36
Gellibrand Street	<p>Once the construction of the Year 7 & 8 Building and Chapel Oval car park are completed (Term 1, 2024), the Gellibrand Street access will be limited to loading and maintenance vehicles only. The site exit for staff/ student/ parent vehicles will be removed. This will result in a significant reduction to the existing conditions in the site generated traffic utilising Gellibrand Street.</p> <p>Additionally, the proposed Chapel Oval car park will comprise a dedicated pick-up/drop-off area. It will be accessed via Barkers Road, further reducing the traffic volumes to Gellibrand Street, compared to the existing conditions.</p>	Pages 35 & 36
Barkers Road	<p>A signalised intersection is proposed for the Barkers Road site access. This will allow vehicles to turn left and right on to Barkers Road. Traffic Group have now prepared a full assessment against the relevant standard to justify the installation of traffic signals. They are satisfied that the additional traffic generated as a result of the Development Plan can be accommodated within Barkers Road.</p> <p>The access point has also been designed to ensure limited vegetation removal. Where trees are being removed, a like for like replacement will be planted to ensure no net loss of vegetation along this interface.</p> <p>Where the proposed intersection impacts the crossovers of the property's opposite (150 Barkers Road), the intersection design allows for traffic signal lanterns facing vehicles existing onto Barkers Road.</p>	Pages 35 & 36

Concern Raised	Response	Updated Development Plan pages
	These arrangements are subject to approval from the, Department of Transport and the property owners at 150 Barkers Road, noting that below ground vehicle detectors would need to be installed within the property boundary.	
Charles Street	The changes proposed as part of the Development Plan are unlikely to result in a significant impact to the current operation of Charles Street or the Charles Street/Barkers Road intersection. The proposal aims to redirect traffic off Charles Street and to the proposed Barkers Road intersection. Traffix Group confirm that Charles Street currently operates within acceptable limits and is predicted to do so post development.	Pages 35 & 36
Car Parking		
Stratford Avenue & Wellington Street	The Stratford Avenue entrance will not be used for day-to-day pick-up/drop-off. It will only be utilised by maintenance vehicles and boarding house staff (once the boarding house is constructed). Ultimately, the generated traffic volumes are anticipated to be generally consistent with the existing conditions.	Pages 35 & 36
Barkers Road	<p>The proposed signalisation of the Barkers Road site access would result in the loss of 29 on-street car parking spaces. Any changes to on-street car parking restrictions are subject to Council and Department of Transport approval.</p> <p>It is considered that this is appropriate as the spaces to be removed are currently subject to weekday peak hour clearway restriction. As such, they are unlikely to be utilised for long-term parking as residents would need to move their vehicles when the restrictions apply.</p>	Pages 35 & 36
Bus Parking	There will be no change to the current bus parking and movement arrangements on site. Some students will continue to be bussed to the Burke Hall campus after	n/a

Concern Raised	Response	Updated Development Plan pages
	school for sports training, whilst the majority of students will utilise the facilities at Barkers Road.	
Service Vehicles	<p>The majority of waste collection and delivery vehicles will continue to utilise the Barkers Road entrance. This will ensure there are no detrimental impacts to Stratford Avenue and Gellibrand Street by way of heavy vehicle movement.</p> <p>Stratford Avenue will be used for maintenance vehicle access, but this is likely to be limited to utes, trailers etc. The traffic conditions as a result of these movements will be inconsequential to the operation of Stratford Avenue and Wellington Street.</p>	n/a
Landscaping	<p>The proposed Development plan seeks approval to remove 37 existing trees on site and plant an additional 175 trees, resulting in a removal/replacement ration of 1:4.5. The College is committed to the following landscaping strategies:</p> <ul style="list-style-type: none"> ▪ Retention and protection of all trees nominated on Boroondara's Significant Tree Register. ▪ Replacement of <i>Corymbia Citriodora</i> (<i>Lemon Scented Gum</i>) species like for like. ▪ Reintroduce informal precolonial landscaping along the northern boundary, making a space for reflection and for fauna. ▪ Recommend installation sizes of new trees of between 25L and 100L. 100L sizes are to be used for all new Lemon Scented Gums and new Mana Gum feature trees. <p>As a result of the widened Barkers Road entrance, it is also proposed to remove 7 trees along the entranceway. However, like for like replacements will be planted in the immediate area. The widening of the entrance will not result in any existing street trees</p>	Pages 29-33

Concern Raised	Response	Updated Development Plan pages
	being removed, whilst the significant tree to the east will also be retained.	
External Amenity Impacts		
Views	The retention of key views to and from the site has been a driver for the College in preparing the Development Plan. In particular, the proposed buildings have been located to ensure views of the Chapel from Barkers Road are retained.	n/a
Overlooking	<p>All proposed buildings nominated in the Development Plan are at least 10m away from any habitable room window. As such, the typical overlooking provisions that apply to residential development are not applicable.</p> <p>However, we do note that existing canopy trees will continue to provide a buffer between the residential properties and the College. Where overlooking opportunities do arise, appropriate screening measures will be implemented to ensure no overlooking into existing habitable windows or areas of private open space.</p>	Pages 10 & 11
Noise	<p>The proposed developments included in the Development Plan will not result in any additional detrimental impacts by way of noise. The College is afforded with existing use rights, given their location at Barkers Road for the past 143 years.</p> <p>Additionally, the works will not result in any changes to the after school or weekend use which could increase the noise impacts.</p>	n/a
Construction Management	<p>During the planning permit stage for each development, a Construction Management Plan will be provided to ensure that any potential impacts during construction are appropriately mitigated.</p> <p>The Design Objectives on page 27 of the Development Plan have been updated to ensure all</p>	Page 27



Concern Raised	Response	Updated Development Plan pages
	proposed developments incorporate Construction Management Plans where appropriate.	

3. CONCLUSION

We trust that the above and enclosed information addresses the concerns raised by the objectors. Should you have any questions, please do not hesitate to contact me.

Kind regards,

A handwritten signature in black ink, appearing to read "James Small".

James Small
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