

XAVIER COLLEGE

SENIOR SCHOOL CAMPUS

Development Plan

August 2021





OUR INTENT

Xavier College aspires to form exceptional graduates through inspiring learning experiences and our distinct Jesuit character.

OUR GUIDING PRINCIPLES

We are guided by principles that call us to:

Protect and develop the whole person

- Having a personal concern and care (Cura Personalis) for the whole life of each member of our College community forming our students intellectually, spiritually, morally, aesthetically, physically, socially and emotionally
- Protecting and safeguarding the wellbeing of all students in our care

Form men and women of faith to work for justice in the world

- Forming members of our community to serve God in the world
- Having a committed and practical concern for those in need, such that students, staff and parents make an explicit connection between their Catholic faith and their work for justice in the world

Pursue excellence in humanity

- Welcoming all to Xavier College, where they can flourish and passionately pursue excellence in all things, encouraging each person to live out their vocation in life by developing their God-given gifts to the best of their ability

Seek discernment and wisdom

- Developing a self-reflective disposition in members of our community, particularly in students, preparing them to make informed decisions in accordance with their conscience
- Preparing the individual to find God in all things through the use of each person's imagination and creativity, and the integration of faith and reason

Engage critically with the world

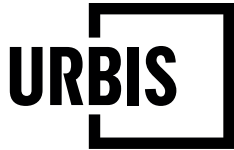
- Courageously and respectfully engaging with world cultures and perspectives
- Critically pursuing a depth of learning by reflecting on experience and being moved to action

Strive for the Magis

- Developing a desire to strive for the Magis. The Jesuit ideal of Magis is a thirst for 'depth', for the greater good and for the most courageous response to the challenges of our time.

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1.0 INTRODUCTION

1.1 BACKGROUND

Xavier College has an approved Development Plan pursuant to Clause 43.04 of the Boroondara Planning Scheme. The development plan was approved by the City of Boroondara in April 2006 and has guided the College's development over the past 15 years.

The College recently released the 'XC150 1878-2028' Strategic Plan which centred on creating cultures, programmes and places to enhance and inspire the development of our students. To ensure the strategic vision for Xavier is aligned with the purposeful development of our facilities, it is necessary to prepare a new Development Plan.

In 2020, it was announced the College would close the Kostka Hall (Brighton) Campus and relocate all Year 7 & 8 students to the Senior School Campus. This will create a distinct Junior Campus at Burke Hall and a Senior Campus as Barkers Road.

As such, the College has now prepared a new Development Plan to plan for its development over the next 30 years.

The preparation of the new Development Plan has been based on a set of key principles, which provide the framework for the physical development of the College.

1.2 KEY PRINCIPLES

1



Enhance **Jesuit** identity and support **Ignatian** spirituality

2



Develop and support the **health and wellbeing** of students and staff

3



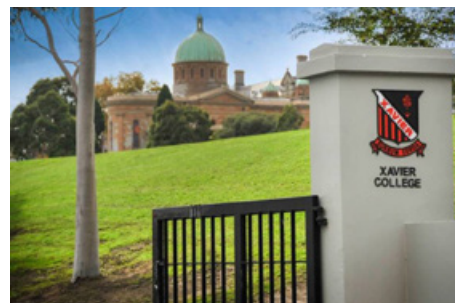
Inspire **contemporary learning** within flexible, technology-enabled spaces

4



Ensure the campus is **safe, equitable and accessible**

5



Strengthen Xavier's identity at **gateways and interfaces**

6



Nurture **heritage** spaces and places

7



Engage with and enhance the site's **natural features**

8



Create a **network of diverse open spaces** and landscapes

9



Recognise **Indigenous and Torres Strait Islander** Peoples

10



Prioritise **sustainability, resilience** and clever use of resources

1.3 STATUTORY REQUIREMENTS

Development Plan Overlay – Schedule 2 (DPO2)

The DPO2 requires a Development Plan to be prepared prior to the issue of a planning permit in relation to the majority of building and works for Institutional uses within the City of Boroondara. DPO2 sets down the specific requirements for Development Plans in relation to these education based uses.

This Development Plan includes the entire Xavier College campus, covered by the DPO2, and will require that any proposed works within this area to be generally in accordance with the approved Development Plan.

Community Consultation

The Development Plan is subject to a comprehensive Council process, including consultation with the surrounding community and relevant stakeholders, pre-application meetings with Council, Heritage Victoria, formal public notification and Council approval.



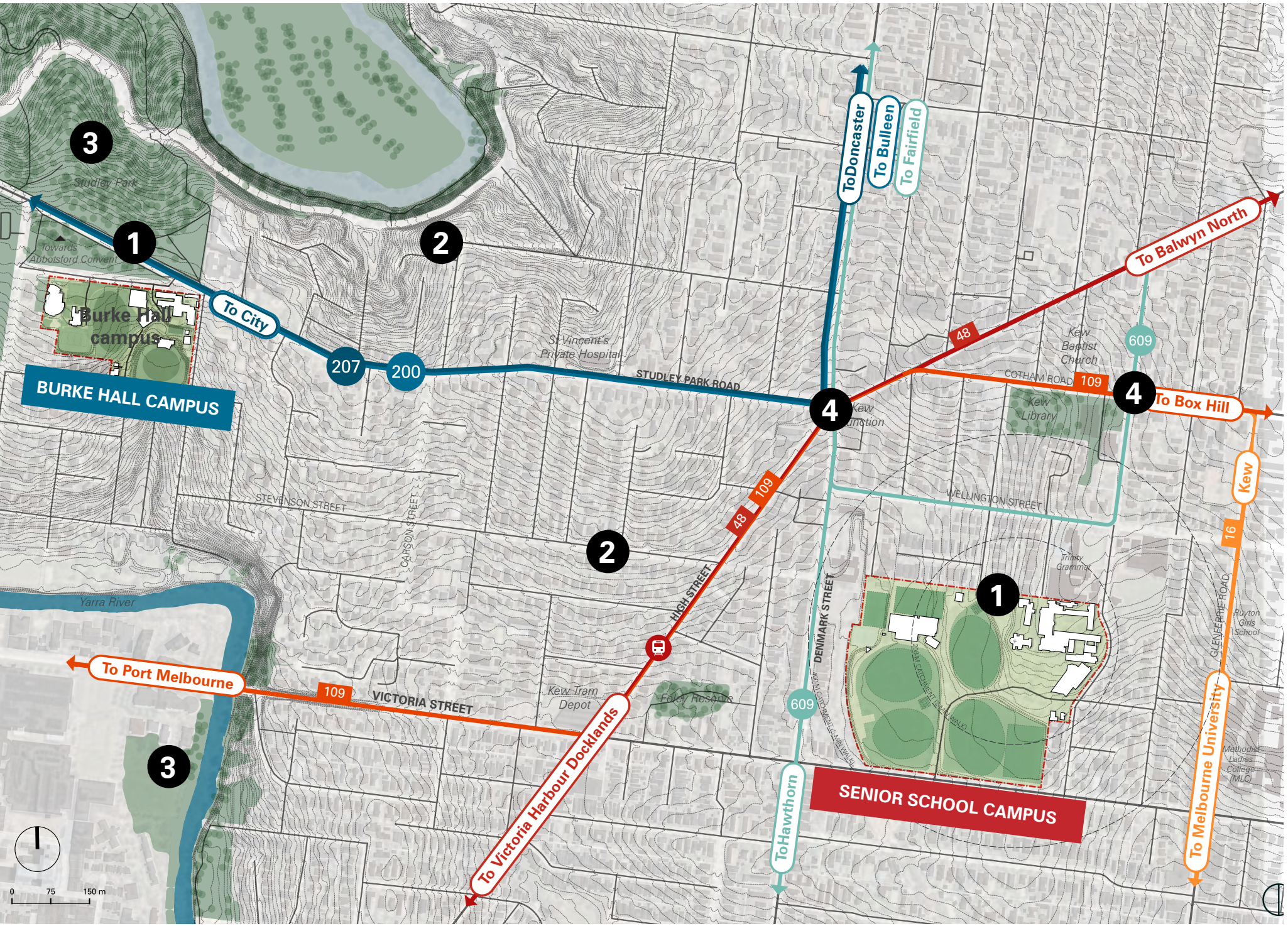
2.0 SITE CONTEXT AND EXISTING CONDITIONS

2.1 SUBJECT SITE

The Xavier College Senior School Campus is located on the northern side of Barkers Road and has an overall site area of approximately 16 hectares. The College is approximately 5km east of Melbourne's Central Business District. It is within a predominantly residential area with a mix of educational uses included Xavier College, Trinity Grammar School and Methodist Ladies' College.

The College also comprises the Burke Hall Junior Campus. It is located approximately 1.5 kilometres north-west of the Senior Campus at the corner of Studley Park Road and Nolan Avenue, Kew.





- 1 Two large landholdings in the heart of Kew
- 2 Located in a suburban context with close proximity to the Yarra River and surrounding natural environments
- 3 Responsibility to support the area's biodiversity
- 4 Located in close proximity to tram and bus networks

- Senior School campus
- Burke Hall campus
- Tram route
- Bus route

2.2 XAVIER COLLEGE & CAMPUS DEVELOPMENT HISTORY

Xavier College was first opened by the Society of Jesus (the Jesuits) in 1878. It belongs to a worldwide network of over 2,000 Jesuit educational institutions.

The land on which Xavier stands was known as Mornane's Paddock and was purchased by the Jesuits in 1872 from Patrick Mornane on a 20-year interest-free purchase plan. This enabled the Jesuits to get on with the funding and building of the College buildings almost immediately. Foundations for the South Wing commenced in 1872, with the front of the building completed in time for classes to begin in 1878.

Over the following century, there were several key developments that have established the College across the three Melbourne campuses.

- In 1921, Xavier Preparatory School opened and was later renamed Burke Hall in 1926 in honour of Mr TM Burke.
- The Kostka Hall location was opened in 1937 and was named in honour of St Stanislaus Kostka. To establish the second preparatory school, the Jesuits purchased two Brighton properties in mid-1936. Both were promptly remodelled to provide the facilities required for school life.
- In 2002 at Burke Hall Campus and in 2005 at Kostka Hall Campus, the College expanded its educational program, opening Early Years centres to provide the scope for a Jesuit education from the earliest ages.

In 2006, Council approved the Senior Campus Masterplan which enabled the following works:

- Construction of a new science and performing arts centre and relocation of affected parking
- Redesign of car parking areas
- Upgrade to the existing sporting facility
- Improve disability access to existing campus core buildings

These projects have now largely been completed.

The Senior School Campus currently accommodates the following number of students, staff and car parking numbers:

- Students – 990
- Staff – 180
- Car Parking Space – 249 spaces

2.3 INTERFACES

The site has the following interfaces:

NORTH

The northern interface generally comprises single and double storey residential properties. Stanley Street, Gellibrand Street and Stratford Avenue all run north-south between the College and Wellington Street.

The residential properties along the northern interface generally comprise of double storey detached dwellings. Given the slope of the land, most properties sit above the natural ground level of the College and are buffered by existing vegetation. Some properties have sidages / outbuildings immediately adjoining the common boundary whilst some have views towards the site.

Trinity Grammar School also adjoins the north-eastern corner of the College.



EAST

Charles Street which runs in a north-south direction between Wellington Street and Barkers Road adjoins to the site to the east. The site also adjoins the rear of several single and double storey properties which front Charles Street.

SOUTH

Barkers Road adjoins the College to the south. It is a 4-lane Road Zone Category 1 which runs in an east-west direction. It turns into Victoria Street and then Victoria Parade to the west and stops at Burke Road in the east.

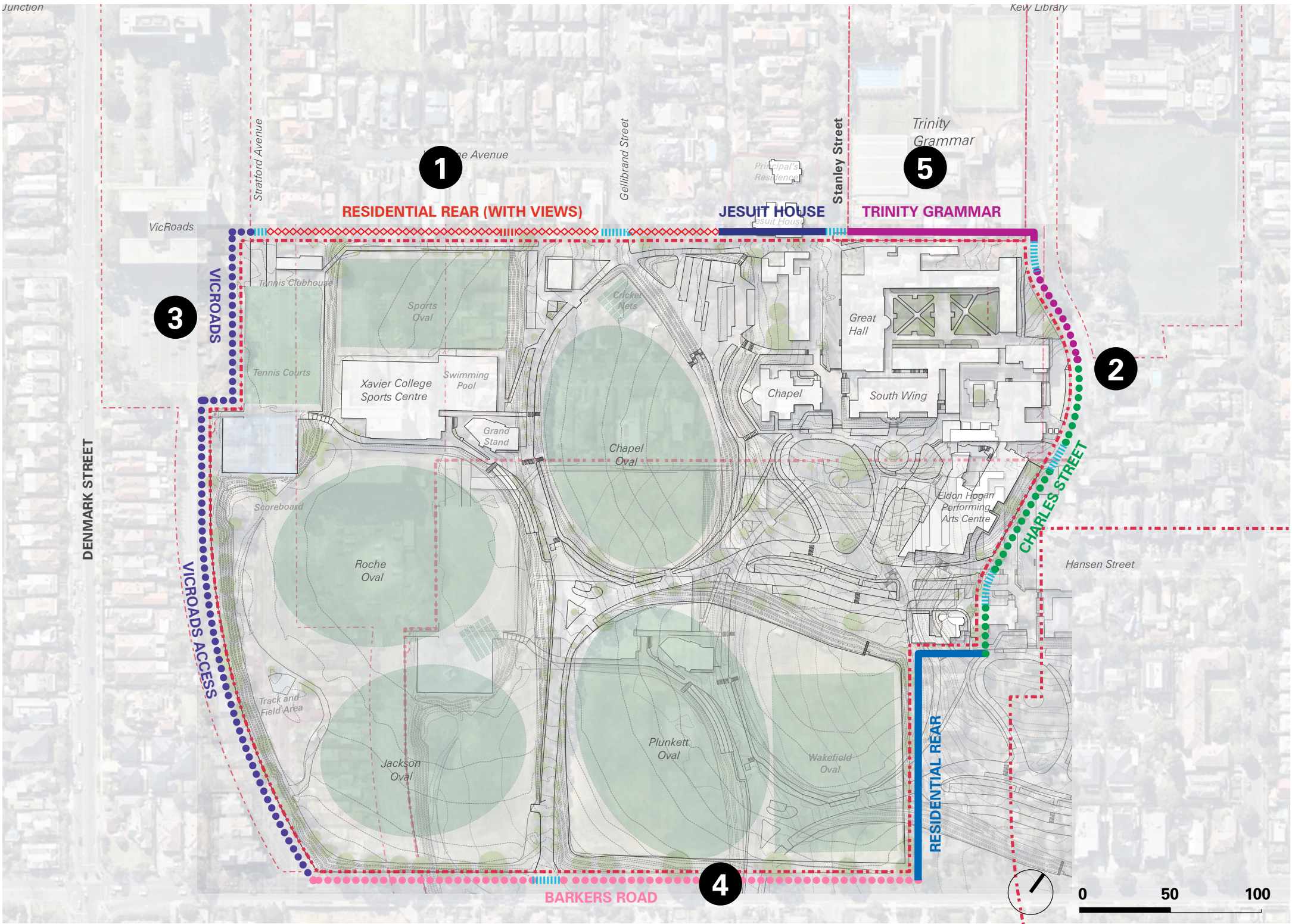
WEST

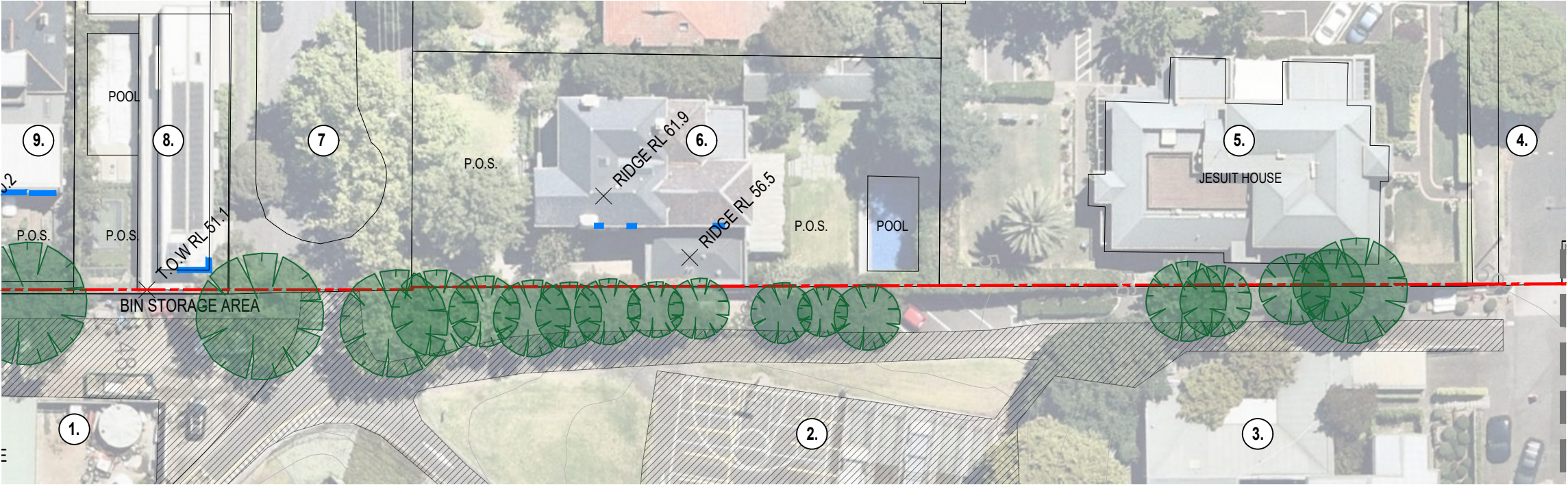
The College adjoins an at-grade car park and multi-storey office building which is owned and operated by VicRoads. Denmark Street and single and double storey residential properties are located further west.

- 1 Northern residential interface
- 2 Charles Street residential interface
- 3 VicRoads site
- 4 Barkers Road
- 5 Trinity Grammar School

Legend

- Porous edge condition
- ◇◇◇ Sensitive edge condition
- Impermeable edge condition
- ||||| Gateway/access interface

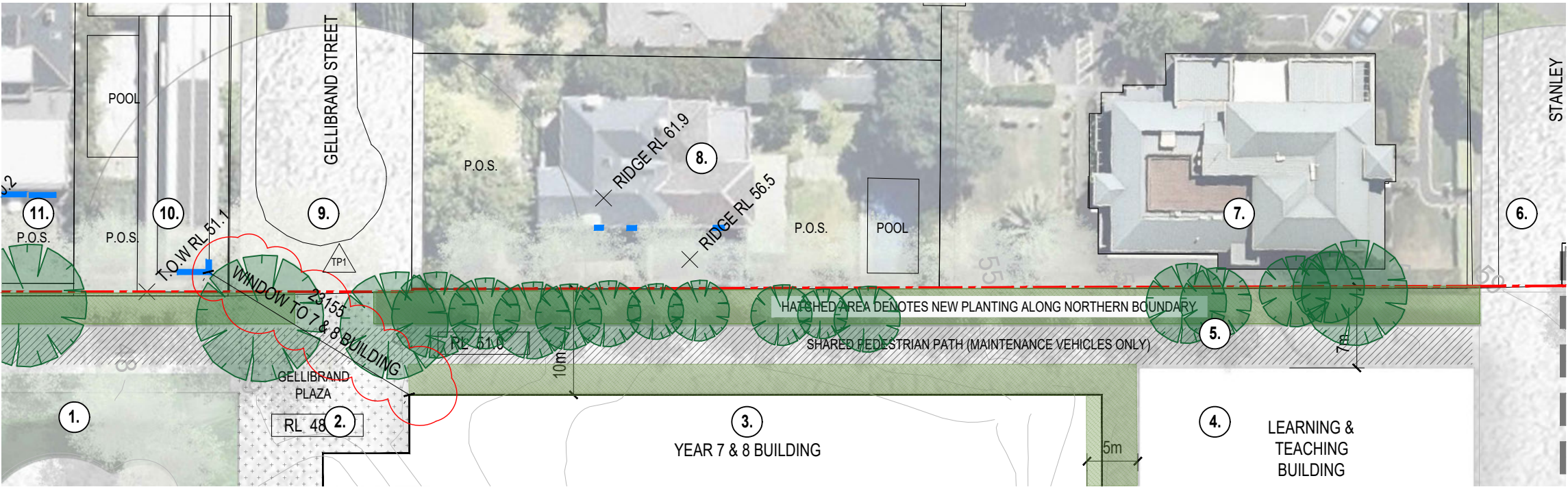




- LEGEND**
- 1. EXISTING MAINTENANCE SHED AND BIN STORAGE AREA
 - 2. OUTDOOR BASKETBALL COURTS
 - 3. EXISTING SENIOR BOARDING HOUSE
 - 4. STANLEY STREET
 - 5. JESUIT HOUSE PROPERTY
 - 6. 2 GELLIBRAND STREET (TWO STOREY BRICK RENDERED DWELLING)
 - 7. GELLIBRAND STREET
 - 8. 1 VALENTINE STREET (TWO STOREY BRICK RENDERED DWELLING)
 - 9. 3 VALENTINE STREET (TWO STOREY BRICK RENDERED DWELLING)



INTERFACE PLAN - EXISTING
SCALE 1:500

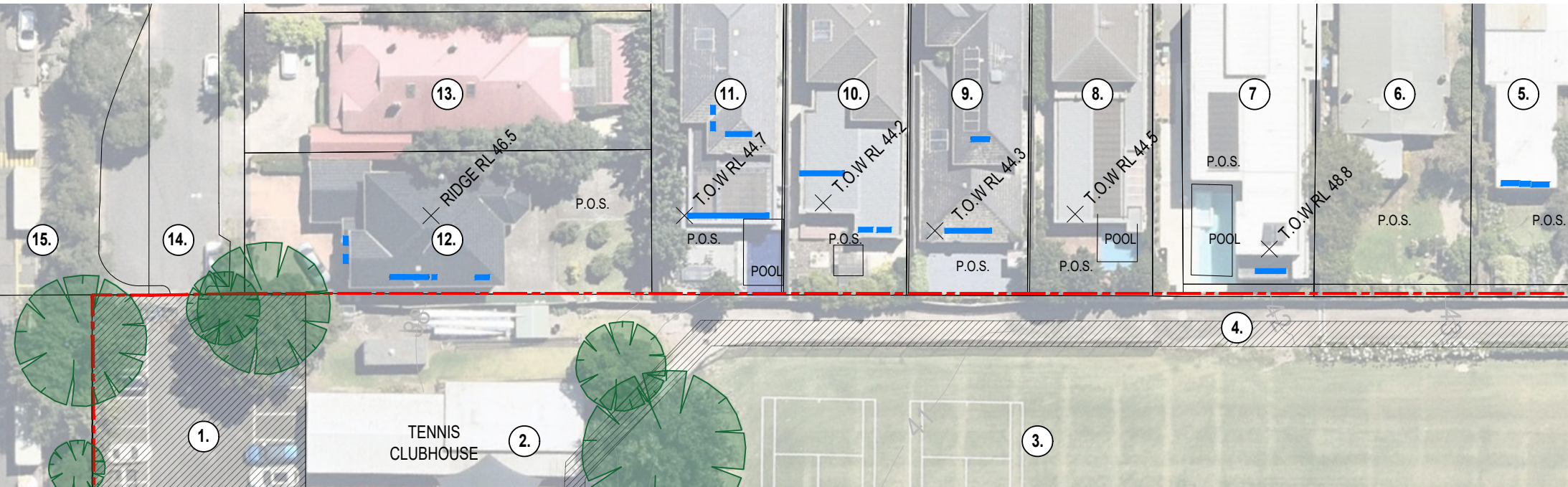


- LEGEND**
- 1. SOCIAL GARDEN ZONE
 - 2. GELLIBRAND PLAZA- PEDESTRIAN FOCUSED ARRIVAL PLAZA
 - 3. PROPOSED ENVELOPE OF YEAR 7 AND BUILDING
 - 4. PROPOSED ENVELOPE OF FUTURE LEARNING AND TEACHING BUILDING
 - 5. SHARED PEDESTRIAN AND VEHICULAR PATH WITH LANDSCAPED EDGE ON NORTHERN BOUNDARY
 - 6. STANLEY STREET
 - 7. JESUIT HOUSE PROPERTY
 - 8. 2 GELLIBRAND STREET (TWO STOREY BRICK RENDERED DWELLING)
 - 9. GELLIBRAND STREET
 - 10. 1 GELLIBRAND STREET (TWO STOREY BRICK RENDERED DWELLING)
 - 11. 3 GELLIBRAND STREET (TWO STOREY BRICK RENDERED DWELLING)



- LEGEND**
- EXISTING BUILDING
 - SITE TITLE BOUNDARY
 - HABITABLE ROOM WINDOW

INTERFACE PLAN - PROPOSED
SCALE 1:500

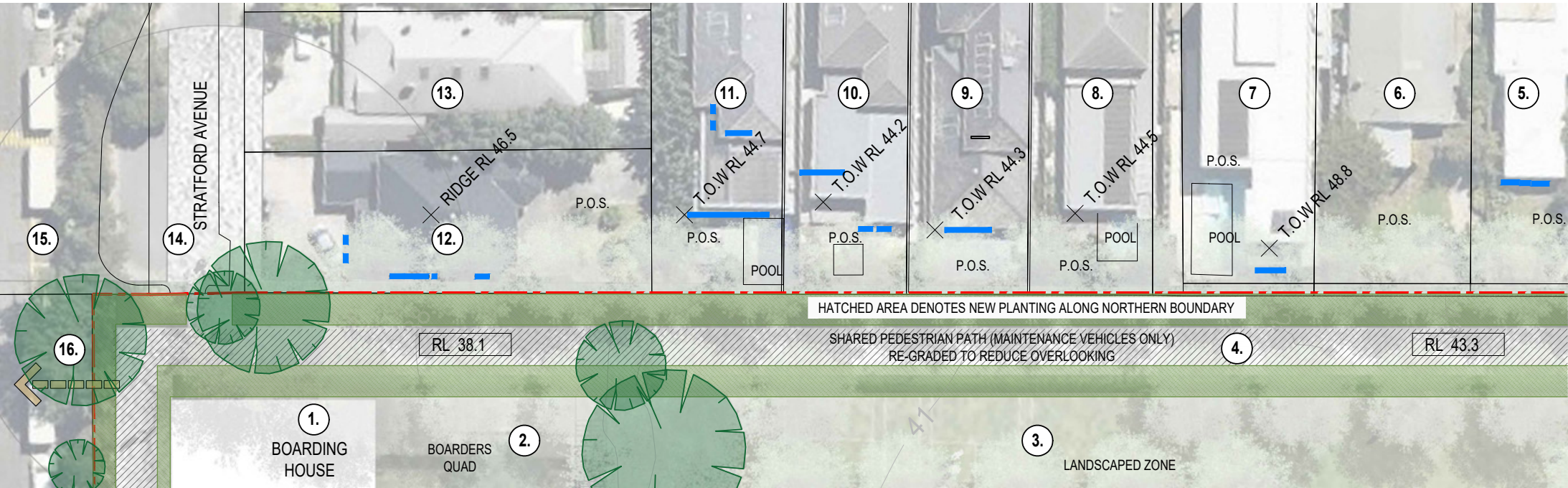


- LEGEND**
1. EXISTING ON-GRADE PARKING
 2. EXISTING TENNIS CLUBHOUSE
 3. HOCKEY/TENNIS COURTS ON NATURAL TURF
 4. SERVICE ROAD
 5. 11 VALENTINE STREET (SINGLE STOREY WEATHERBOARD DWELLING)
 6. 13 VALENTINE STREET (SINGLE STOREY RENDERED DWELLING)
 7. 15 VALENTINE STREET (TWO STOREY RENDERED DWELLING)
 8. 17 VALENTINE STREET (TWO STOREY BRICK DWELLING)
 9. 19 VALENTINE STREET (TWO STOREY RENDERED DWELLING)
 10. 21 VALENTINE STREET (TWO STOREY RENDERED DWELLING)
 11. 23 VALENTINE STREET (TWO STOREY RENDERED DWELLING)
 12. 15 STRATFORD STREET (TWO STOREY BRICK DWELLING)
 13. 13 STRATFORD STREET (SINGLE STOREY WEATHERBOARD DWELLING)
 14. STRATFORD STREET
 15. VICROADS SITE



INTERFACE PLAN - EXISTING

SCALE 1:500



- LEGEND**
1. PROPOSED BOARDING HOUSE WITH GROUND FLOOR ARTICULATION ZONE
 2. BOARDERS QUAD - LANDSCAPED COURTYARD SPACE
 3. LANDSCAPED ZONE PLANTED WITH DENSE VEGETATION
 4. SHARED PEDESTRIAN AND VEHICULAR PATH WITH LANDSCAPED EDGE ON NORTHERN BOUNDARY
 5. 11 VALENTINE STREET (SINGLE STOREY WEATHERBOARD DWELLING)
 6. 13 VALENTINE STREET (SINGLE STOREY RENDERED DWELLING)
 7. 15 VALENTINE STREET (TWO STOREY RENDERED DWELLING)
 8. 17 VALENTINE STREET (TWO STOREY BRICK DWELLING)
 9. 19 VALENTINE STREET (TWO STOREY RENDERED DWELLING)
 10. 21 VALENTINE STREET (TWO STOREY RENDERED DWELLING)
 11. 23 VALENTINE STREET (TWO STOREY RENDERED DWELLING)
 12. 15 STRATFORD STREET (TWO STOREY BRICK DWELLING)
 13. 13 STRATFORD STREET (SINGLE STOREY WEATHERBOARD DWELLING)
 14. STRATFORD STREET
 15. VICROADS SITE
 16. POSSIBLE FUTURE CONNECTION SUBJECT TO DISCUSSIONS WITH LAND OWNER



- LEGEND**
- EXISTING BUILDING
 - SITE TITLE BOUNDARY
 - HABITABLE ROOM WINDOW

INTERFACE PLAN - PROPOSED

SCALE 1:500

2.4 EXISTING BUILDINGS

The College campus currently comprises two key precincts, including:

- The 'Campus Core' Precinct with all educational facilities.
- The 'Sporting' Precinct, comprising the existing Sports Centre, tennis courts and sports ovals.

- 1 Chapel
- 2 Great Hall
- 3 Morris Wing
- 4 East Wing
- 5 Maintenance Building
- 6 Performing Arts Centre
- 7 Senior Boarding House
- 8 Sports Centre

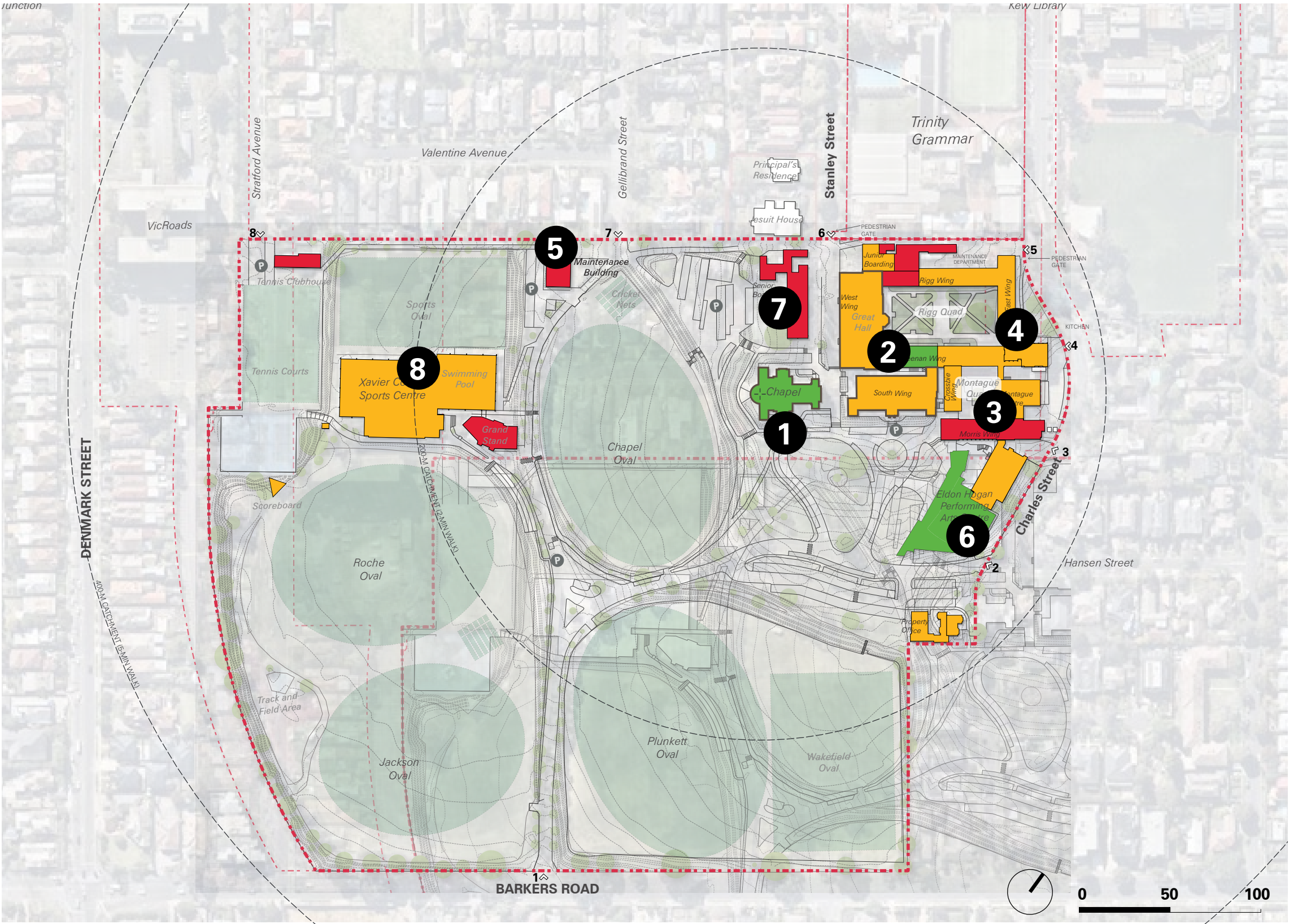
Legend

Poor condition - unfit for purpose

Moderate condition

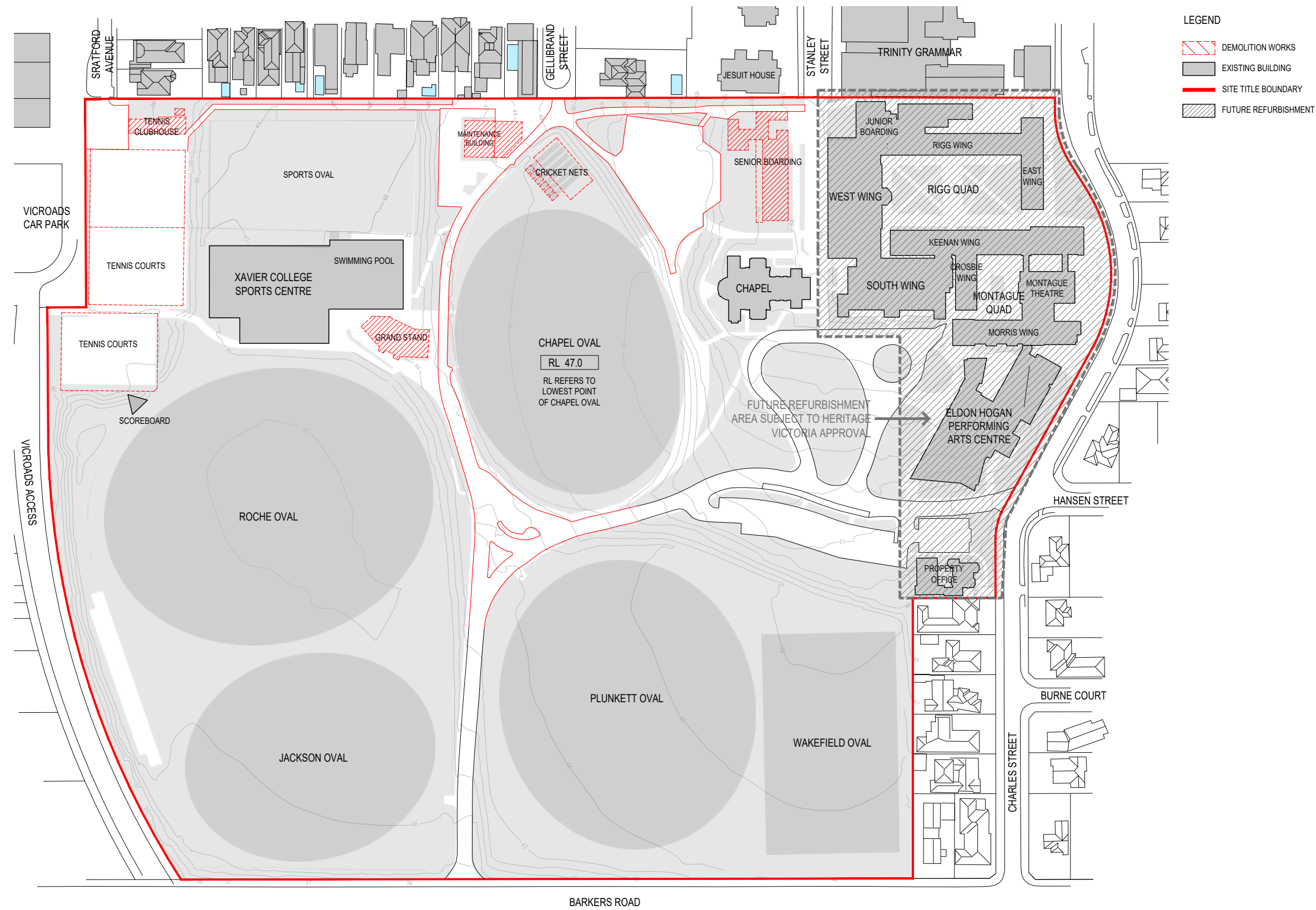
Good condition

Heritage value



DEMOLITION PLAN

Pursuant to the Boroondara Planning Scheme, demolition of existing buildings does not require a planning permit. Separate permission will be required and sought from Heritage Victoria.

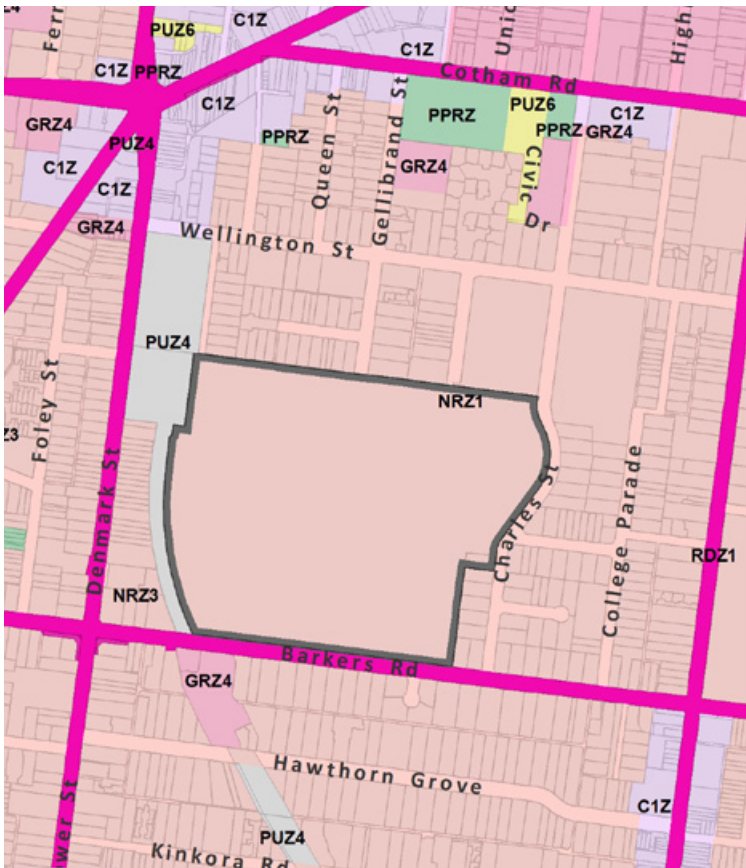


2.5 ZONES AND OVERLAYS

Xavier College is located in the Neighbourhood Residential Zone – Schedule 1 and in an area that is predominantly residential land. There are a variety of zones along Cotham Road and Denmark Street, including the Commercial 1 Zone, Public Park and Recreation Zone and Public Use Zone. The residential properties east of Charles Street are within the Heritage Overlay.

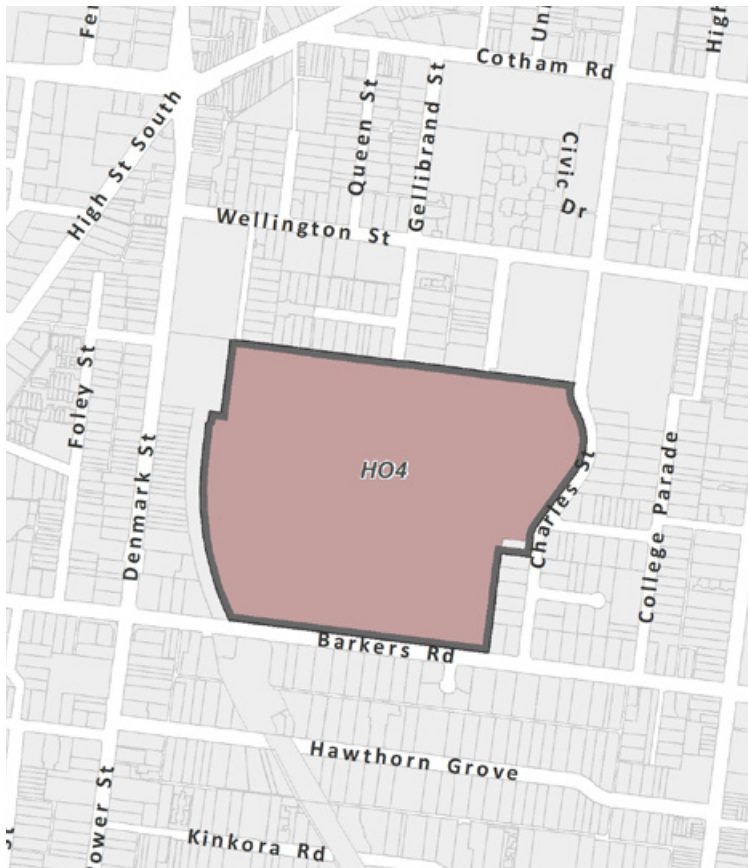
The College is affected by the Heritage Overlay (HO4) and is included on the Victorian Heritage Register (Ref No H893). Therefore, heritage impacts are to be considered by Heritage Victoria, rather than Council. Separate approval from Heritage Victoria is required for buildings and works and is a separate process, outside of the Development Plan approval process.

A Development Plan Overlay (DPO2) applies to the site which specifies the need to have a development plan approved by the Responsible Authority.



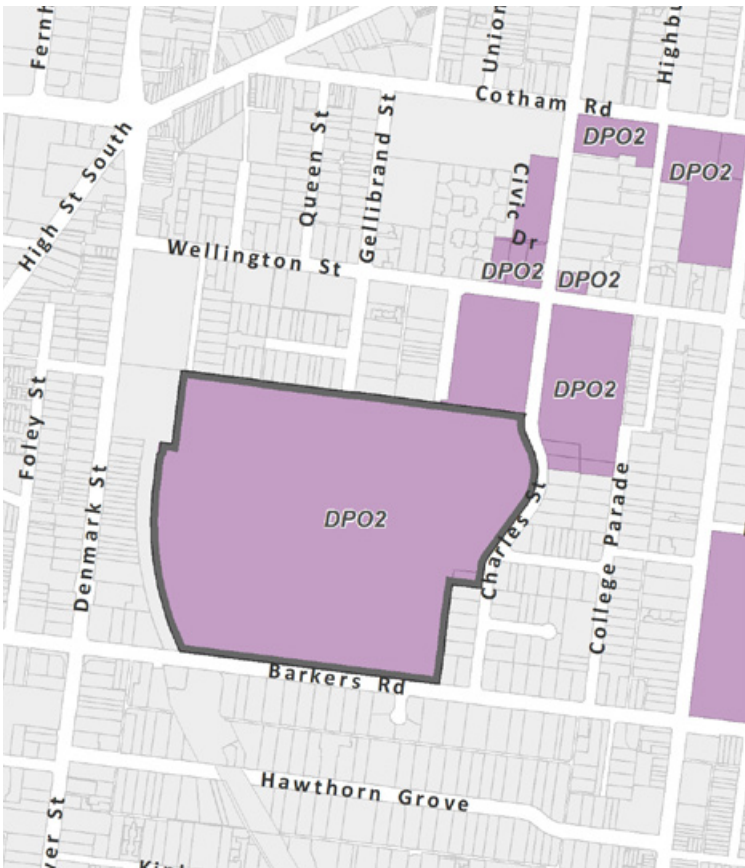
Zoning Plan

- Subject Site
- Planning Zones
 - Commercial 1 (C1Z)
 - Commonwealth Land (CA)
 - Public Park & Recreation (PPRZ)
 - Public Use - Service & Utility (PUZ1)
 - Public Use - Education (PUZ2)
 - Public Use - Transport (PUZ4)
 - Public Use - Cemetery/Crematorium (PUZ5)
 - Public Use - Local Government (PUZ6)
 - Public Use - Other (PUZ7)
 - General Residential 1 (GRZ1)
 - General Residential 2 (GRZ2)
 - General Residential 3 (GRZ3)
 - General Residential 4 (GRZ4)
 - General Residential 5 (GRZ5)
 - Neighbourhood Residential 3 (NRZ3)
 - Residential Growth 1 (RGZ1)
 - Road - Category 1 (RDZ1)



Heritage Overlay Plan

- Subject Site
- Heritage Overlay



Development Plan Overlay

- Subject Site
- Development Plan Overlay

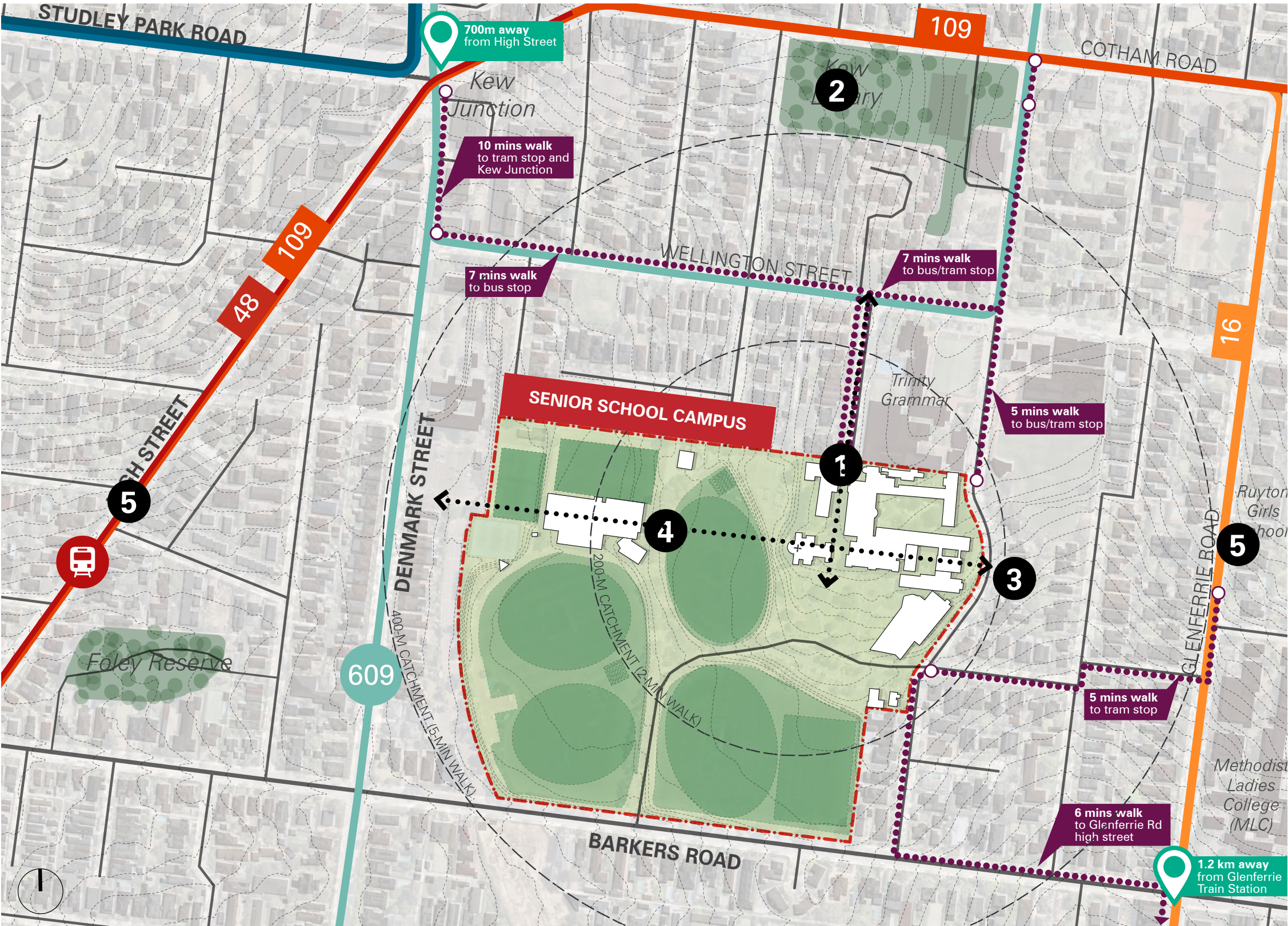
2.6 PUBLIC TRANSPORT

A number of public transport facilities are accessible to Xavier College and are readily utilised by students, parents, visitors and staff of the school; these include:

- Bus Services running along Charles Street and Wellington Street (Route 609).
- Three Tram Services: Route 16 along Glenferrie Road (approximately 200 metres to the east) of XC along Wellington Street, Route 109 along Cotham Road and Route 48 along High Street.
- Connections to local train stations at Glenferrie and Hawthorn to the south of the school (approximately 1.5 kilometres), connecting to services along the Lilydale, Belgrave and Alamein lines.

Legend

Senior School campus

Tram route

3.0 THE MASTERPLAN

3.1 PURPOSE

Xavier College has undertaken an extensive master planning process to inform the future development, growth and spatial requirements of the College over the next 30 years. This was initiated by the development of the XC150 Strategic Plan.

Based on the principles and vision, the College structure, growth and mission have been reviewed to inform the future needs of the College, including changes to the School structure and campus precincts.

This includes the closure of the Kostka Hall (Brighton) Campus and the relocation of all Year 7 & 8 students from Kostka Hall and Burke Hall to the Senior School Campus. Thus, creating a distinct Senior Campus at Barkers Road and a Junior Campus at Burke Hall.

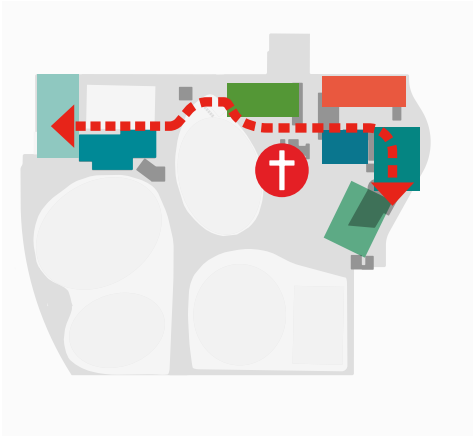
There will also be a deliberate but gradual expansion of the boarding facilities at the Senior School Campus. Additionally, a redesign of the sporting facilities will ensure they meet the demands of the Associated Public Schools (APS) requirements.

3.2 STRATEGIES FOR THE DEVELOPMENT PLAN

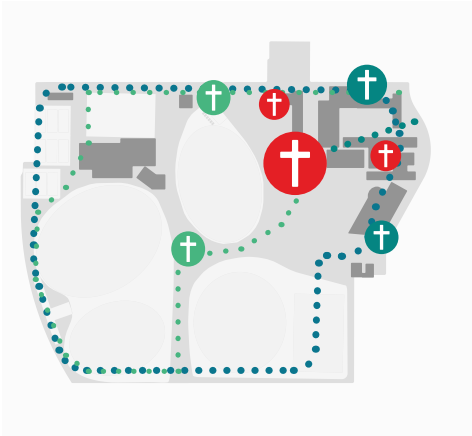
The Development Plan offers a clear view of the long term character and form of the campus, including growth. Several campus scale strategies were prepared to ensure that any new development meets the future needs of the College.



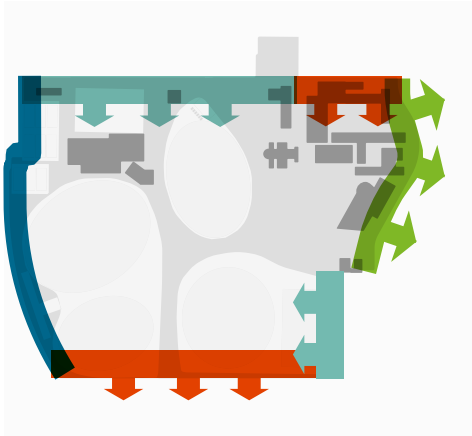
Development Plan Strategies



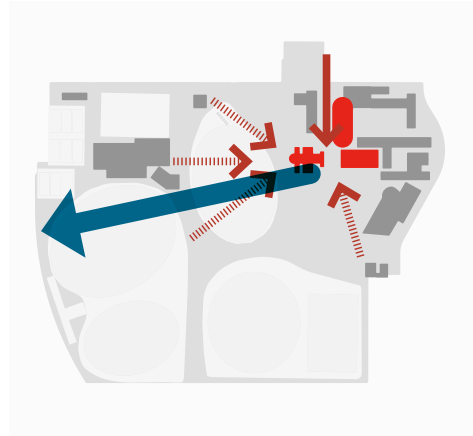
Connect the campus with a clear and accessible pedestrian spine
Create a clear and accessible pedestrian walk along the northern edge of the campus
Present different learning experiences along the spine to encourage curiosity.
Connect high-quality indoor and outdoor learning spaces.



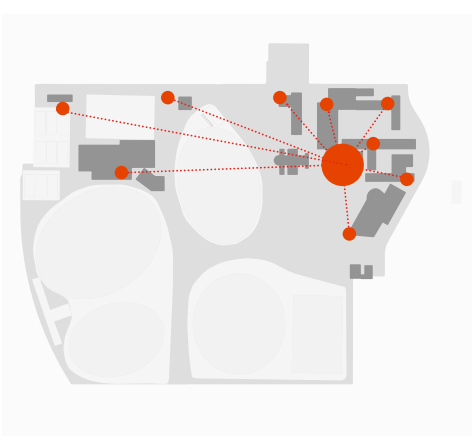
Support Jesuit identity and Ignatian spirituality
Provide a variety of spaces both indoors and within the landscape for reflection, stillness and the conscious practice of Ignatian spirituality, with the Chapel at the heart.



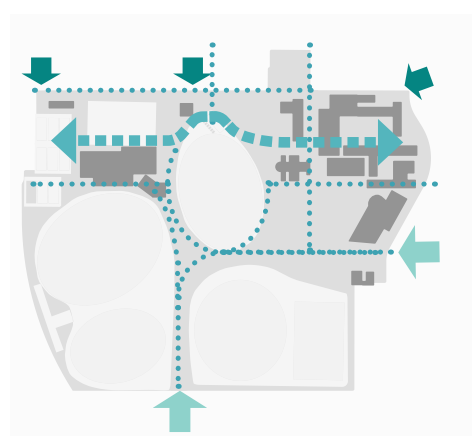
Respond appropriately to campus interfaces, while reflecting Xavier's identity
Respond to the different edge conditions afforded by the site.
Offer a fine grain and landscaped design response to residential interfaces.
Reflect the College's identity and values at street frontages.



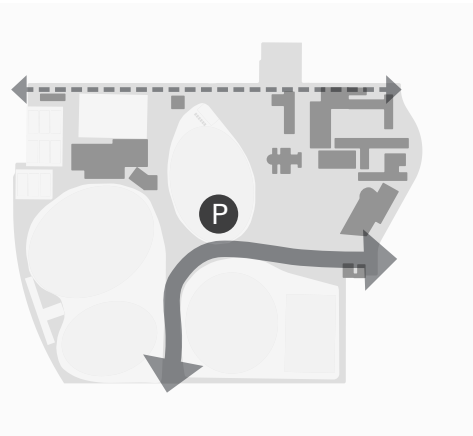
Preserve heritage and views
Protect and enhance key heritage buildings.
Strengthen views to heritage buildings and to the city.



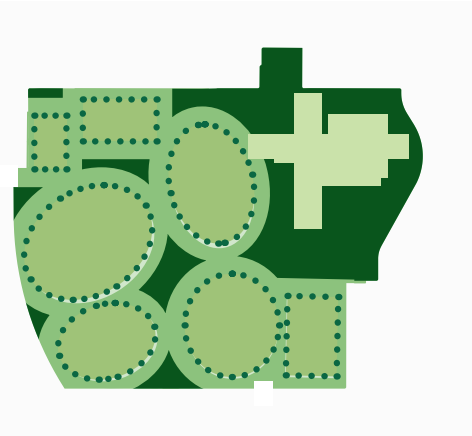
Arrange staff spaces in a hub and spoke model
Create a new staff hub in the campus core, with satellite staff spaces located in buildings across the campus.



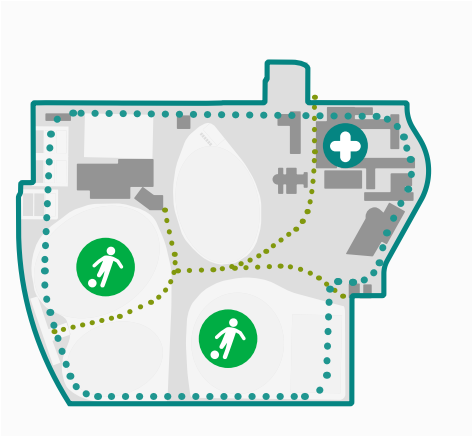
Prioritise pedestrians
Prioritise the pedestrian experience, replacing car routes with pedestrian routes with clear entrances.
Ensure the site's topography is accessible for people of all abilities.



Separate people from cars
Remove cars from the campus core, limiting access to the loop connecting Barkers Road and Charles Street.
Create a new subterranean car park in a central location.



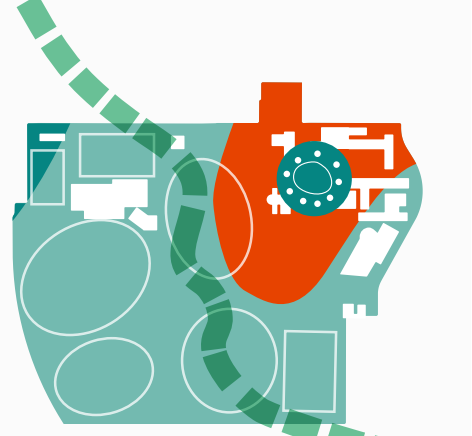
Create a diverse range of outdoor rooms
Enable learning in the landscape by creating a landscape of diverse rooms: sporting, learning and social.



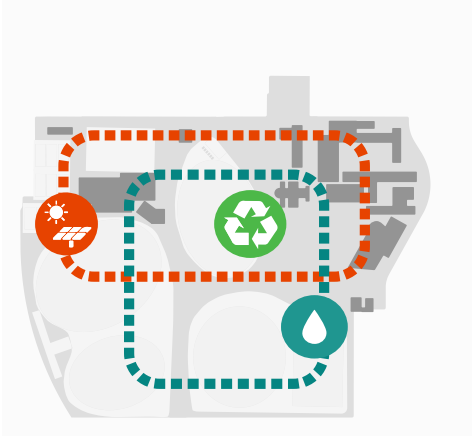
Ensure the campus supports health, wellbeing and safety
Provide a safe, secure campus that encouraged physical activity for all.
Encourage informal recreation and active transport options through high-quality and welcoming facilities.
Monitor access through clearly identified gateways.



Support a vibrant campus life
Enhance existing facilities to provide for Xavier's lively events calendar, ensuring spaces are generous, high-quality, accessible and safe, throughout the day and night, year-round.



Connect to Country
Amplify the voices of First Nations students, staff and visitors.
Reinforce Xavier's commitment to reconciliation and First Nations communities, past present and future.



Express sustainability and resilience
Strive for ambitious environmental targets, consider precinct-based approaches to sustainability.
Express systems to provide learning opportunities.
Emphasise social sustainability by nurturing community and gathering spaces.






3.3 STUDENT AND STAFF NUMBER INCREASE

Due to the relocation of all Year 7 & 8 students to the Senior School Campus, the maximum number of students will increase from 1,000 (as approved by the 2006 Development Plan) to 1,500.

As a result of the increase in student numbers, the staff and associated car parking spaces required will also grow.

There will be no change to the after school / weekend activities at the Senior School Campus. The Year 7 & 8 students will continue to use Burke Hall for sport and there is no additional capacity required for after hours or weekend activities.

Below is a snapshot of the current and proposed student, staff and parking numbers.

STUDENTS NUMBER INCREASE			
	2006 MP CONDITIONS	2021	2024
	1,000 total enrolments Maximum	990 total enrolments Approximate	1,500 total enrolments New Development Plan required
BOARDING			
	2020	2025+	
	57 boarders Across two houses	100 boarders In one house, possibly delivered in stages	
STAFF NUMBERS			
	2021	2024	
	180 Current Staff members on site at any one time	220 target	
PARKING (DURING SCHOOL HOURS)			
	2006	2021	
	245 spaces Development Plan Requirement	249 spaces Current Spaces on site	350 - 400 spaces Proposed ultimate scenario
PARKING (AFTER SCHOOL HOURS)			
	2006	2021	
	314 spaces Development Plan Requirement	300 spaces Current Spaces on site	350 - 400 spaces Proposed ultimate scenario

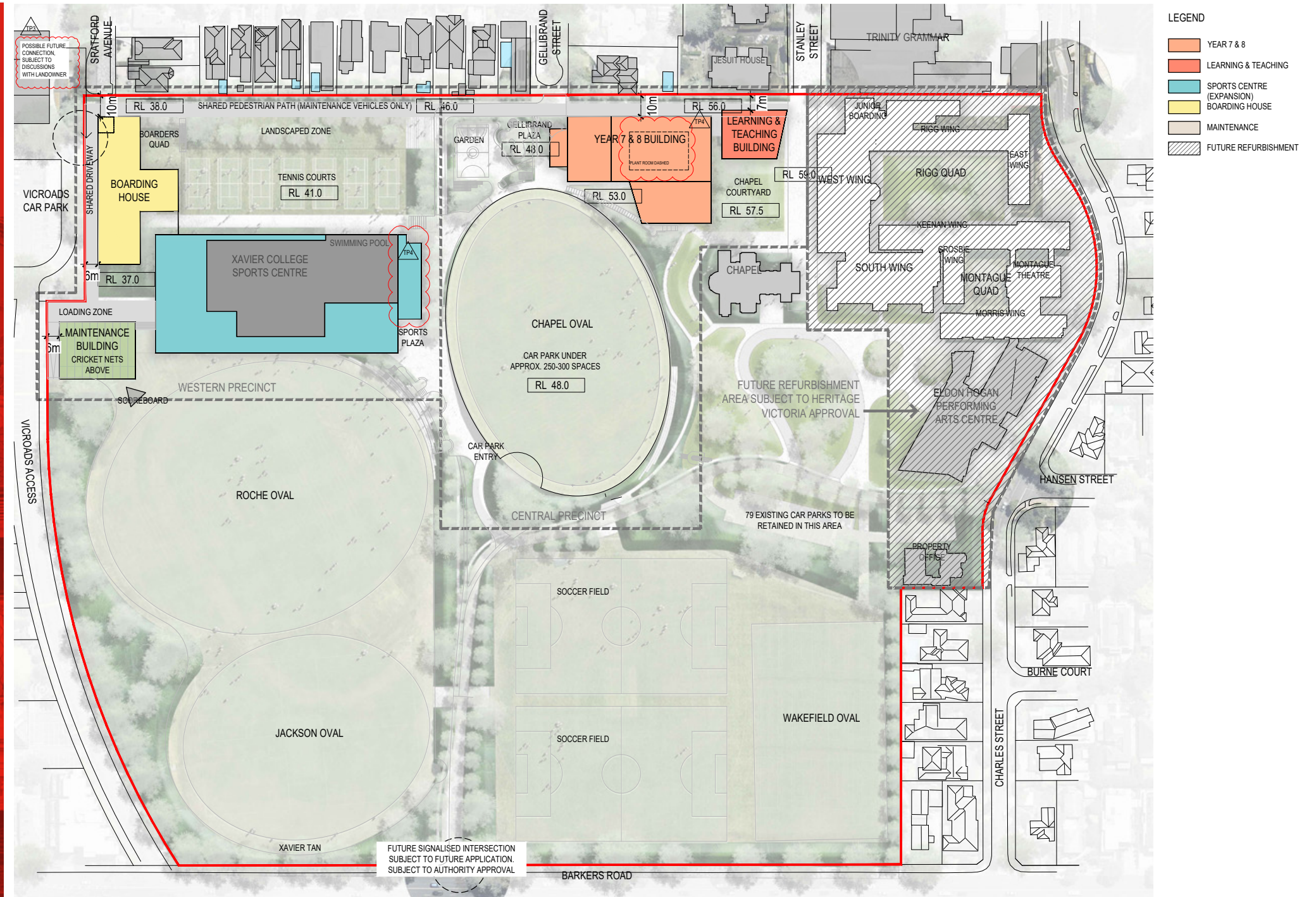


4.0 THE DEVELOPMENT PLAN

The following section outlines the key projects for the College. The Development Plan separates the College into three distinct precincts:

- Eastern Precinct
- Central Precinct
- Western Precinct

The future refurbishment works to the existing campus core in the Eastern Precinct will be completed at a later stage.



4.1 CENTRAL PRECINCT

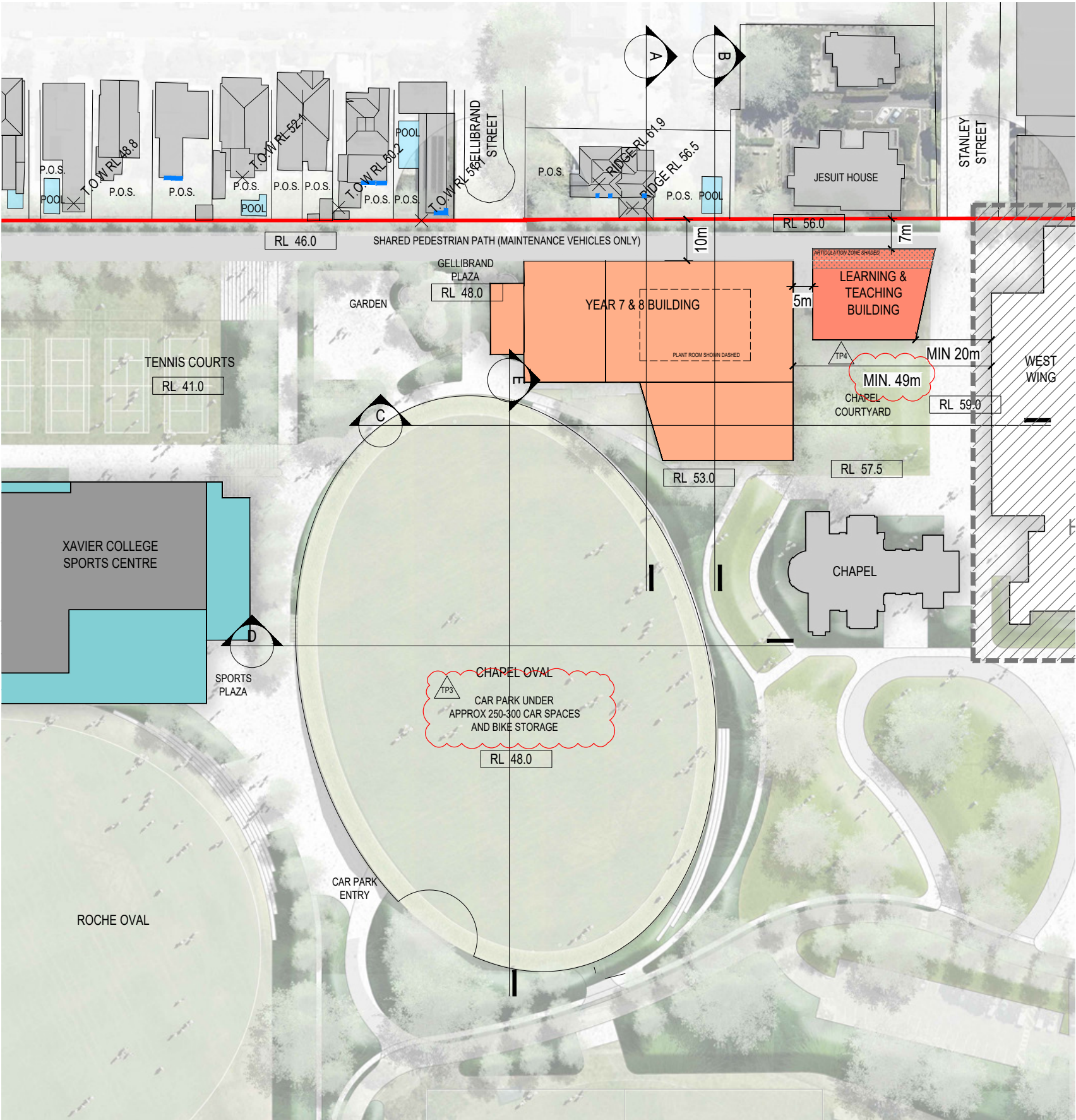


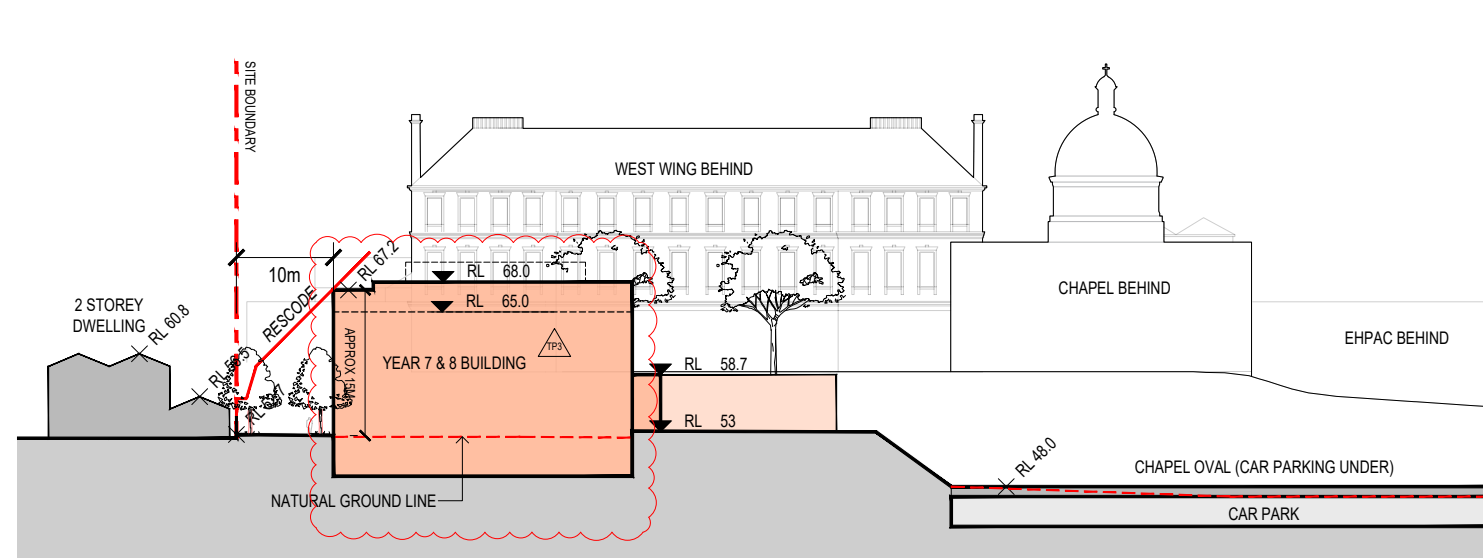
BUILDING ENVELOPES

- YEAR 7 & 8
- LEARNING & TEACHING
- SPORTS CENTRE (EXPANSION)
- BOARDING HOUSE
- MAINTENANCE

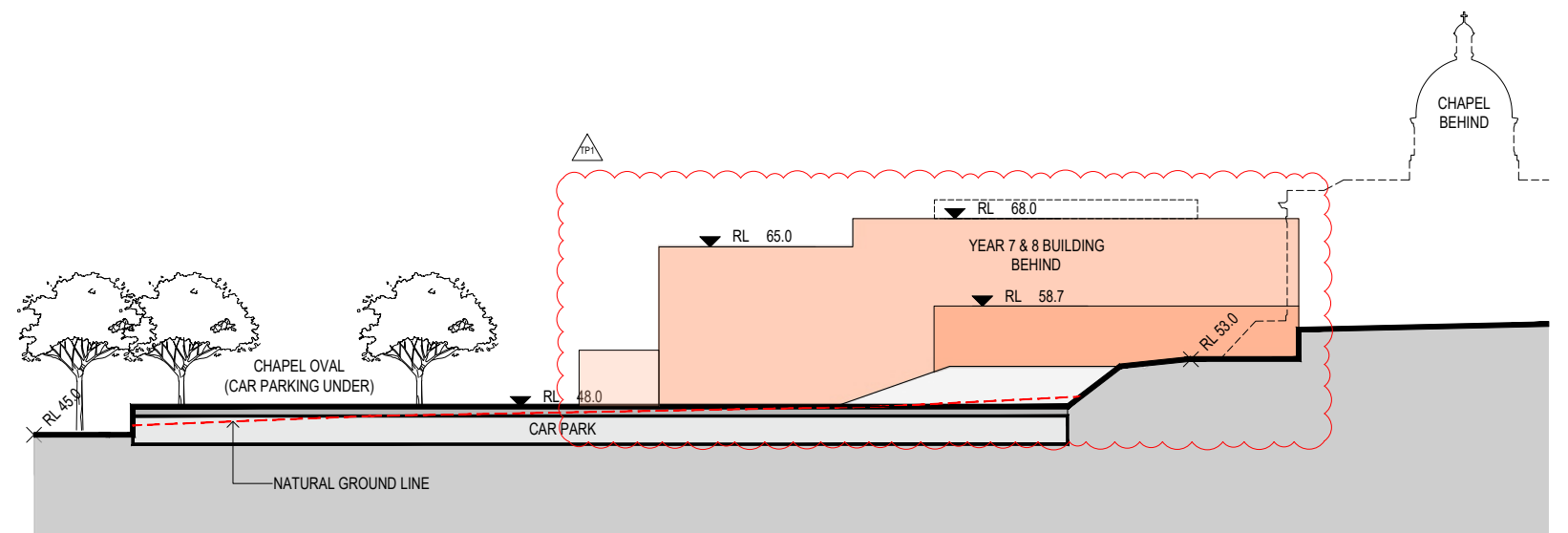
LEGEND

- EXISTING BUILDING
- FUTURE REFURBISHMENT
- SITE TITLE BOUNDARY
- HABITABLE ROOM WINDOW
- ARTICULATION ZONE (PROPOSED)

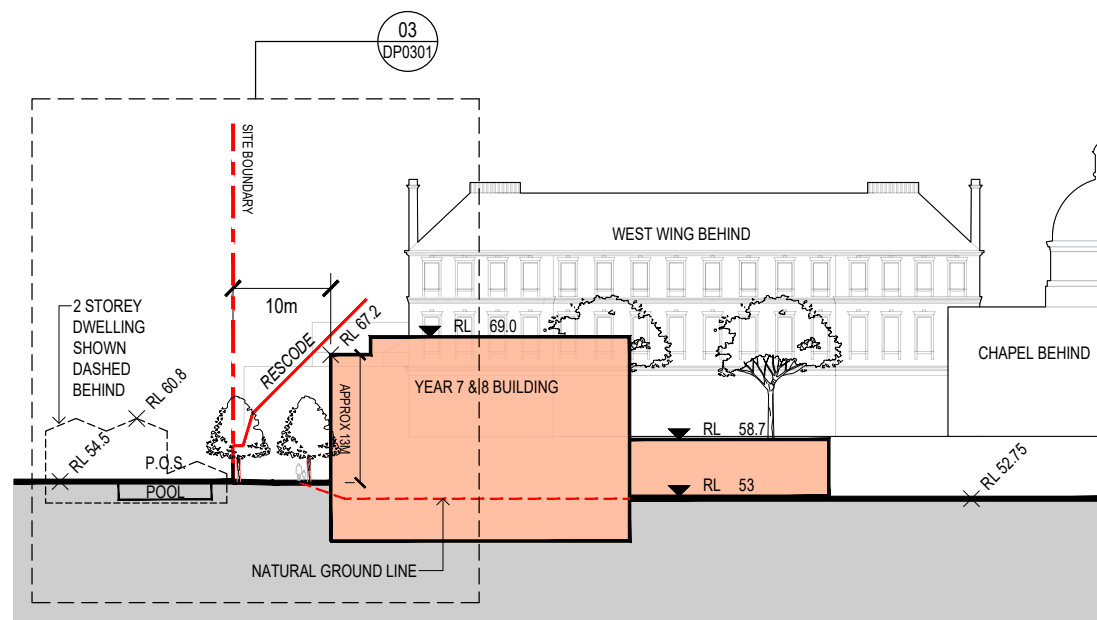




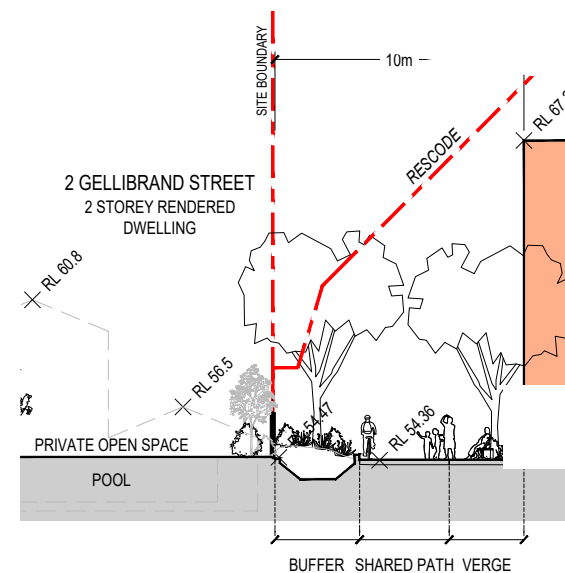
SECTION A
SCALE 1:500



SECTION D
SCALE 1:500



SECTION B
SCALE 1:500



NORTHERN INTERFACE
SCALE 1:200

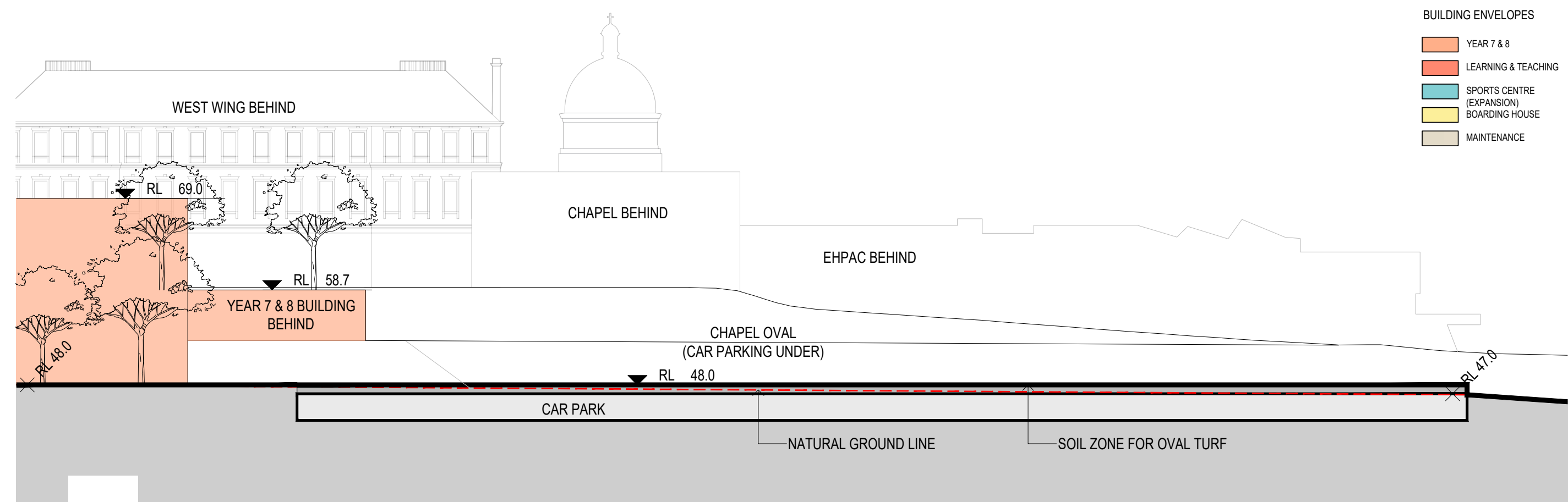
- BUILDING ENVELOPES
- YEAR 7 & 8
 - LEARNING & TEACHING
 - SPORTS CENTRE (EXPANSION)
 - BOARDING HOUSE
 - MAINTENANCE

Year 7 & 8 Building

- Welcoming building for students transitioning from Junior to Senior School
- Connected yet distinct from the adjacent existing campus core
- Supporting the specific pedagogical, personal and spiritual growth of students in Years 7 and 8
- Creating dedicated areas for play and self-development
- Approximately 5000 m² of GFA
- The built form steps down to the west to respond to the topography of the site.
- The building envelope has been designed to ensure compliance with the ResCode side setback requirement.

Chapel Oval and Car Parking

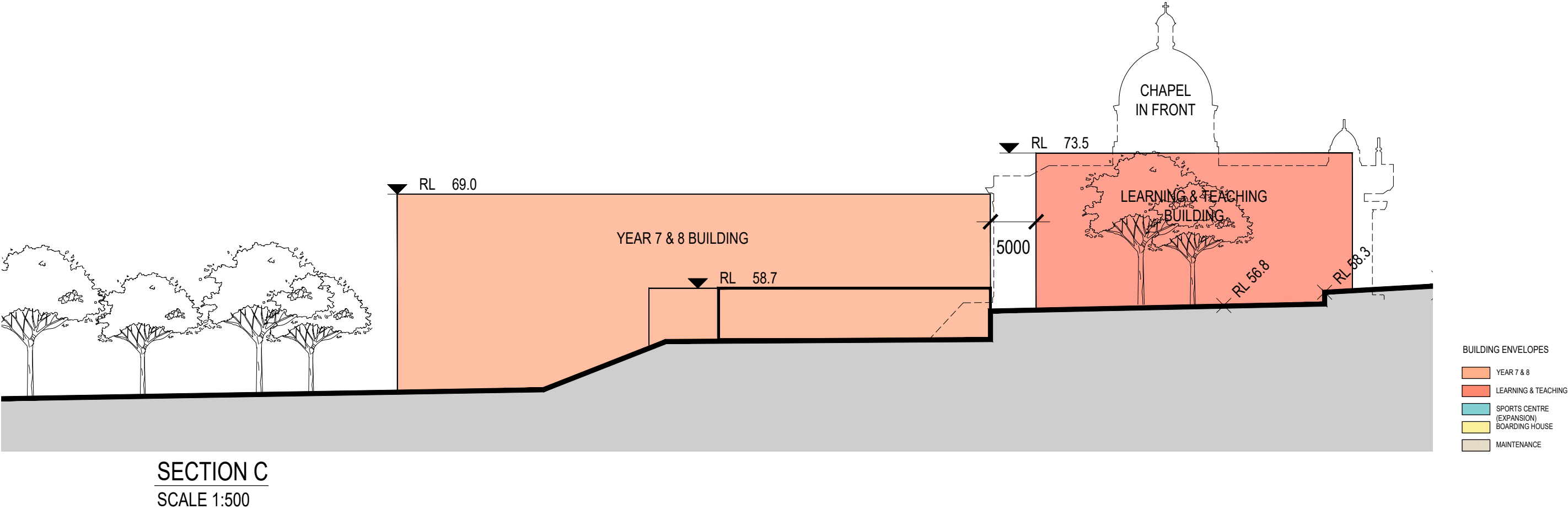
- Consolidate most on-grade car parking around the school into a car park with drop off facilities located under an upgraded Chapel Oval playing surface.
- Opportunities for water retention and storage, alongside new change-room facilities opposite the Sports Centre.
- Clear pedestrian exits and entries at key locations into and from the car park facility.
- 2006 Master Plan requires total car parking requirement of 314 for after school events.
- With 101 spaces to be retained on the campus, 175 is the minimum required in this car park to comply with the parking requirements at Clause 52.06 of the Boroondara Planning Scheme.
- The car park will provide a capacity of approximately 250-300 spaces.
- The proposed car park will also comprise additional bicycle storage.
- The footprint of the car park has been designed to ensure the retention of the existing significant trees to the south.
- Additional car parks have been proposed to allow for future growth, to reduce pressure on external roads, and to reduce community concerns.



SECTION E
DP0301
SCALE 1:500

Teaching and Learning Building

- The removal of the Senior Boarding House creates a site that links between the heritage campus core and the proposed Year 7 and 8 Building.
- Opportunity for an architecturally unique 3 storey specialist learning and teaching building, potentially for the Creative Arts (gallery and teaching space) — able to be shared by Year 7 and 8 students and the rest of the Senior School.
- The Teaching and Learning Building will be designed to ensure key views of the Chapel Oval from Stanley Street are retained.
- Approximately 1,500 m² of GFA.



4.2 WESTERN PRECINCT



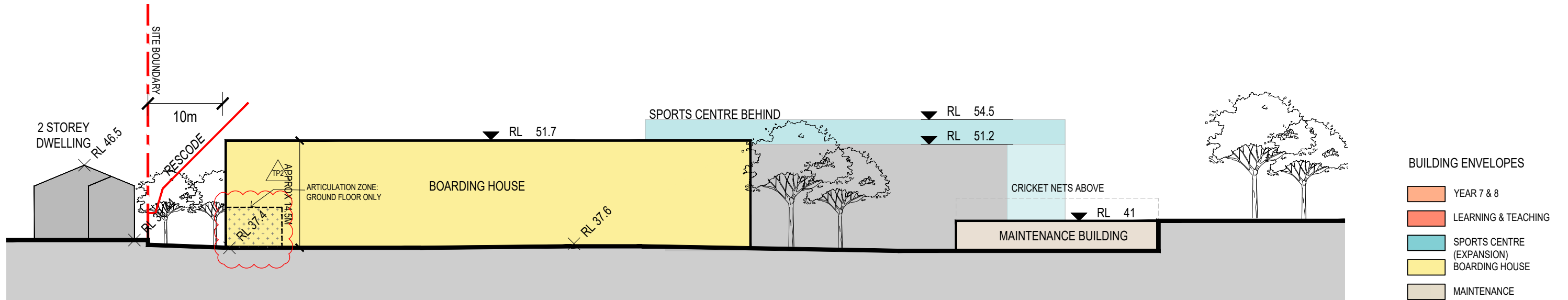
BUILDING ENVELOPES

- YEAR 7 & 8
- LEARNING & TEACHING
- SPORTS CENTRE (EXPANSION)
- BOARDING HOUSE
- MAINTENANCE

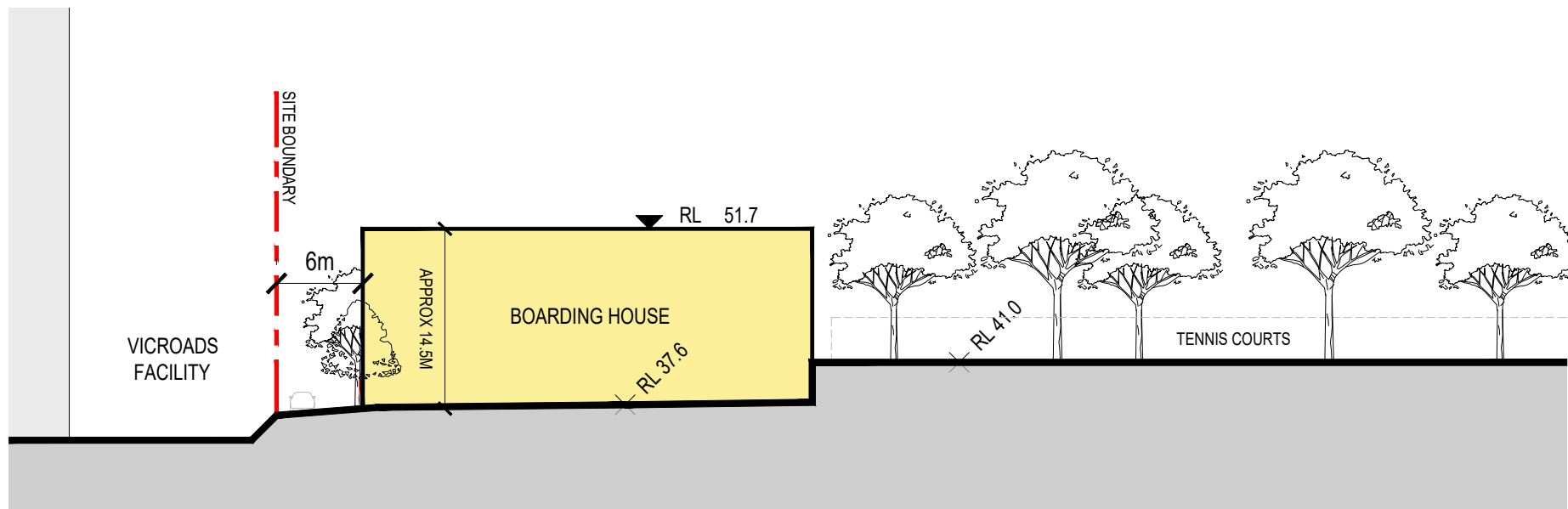
LEGEND

- EXISTING BUILDING
- FUTURE REFURBISHMENT
- SITE TITLE BOUNDARY
- HABITABLE ROOM WINDOW
- ARTICULATION ZONE (PROPOSED)





SECTION B
SCALE 1:500



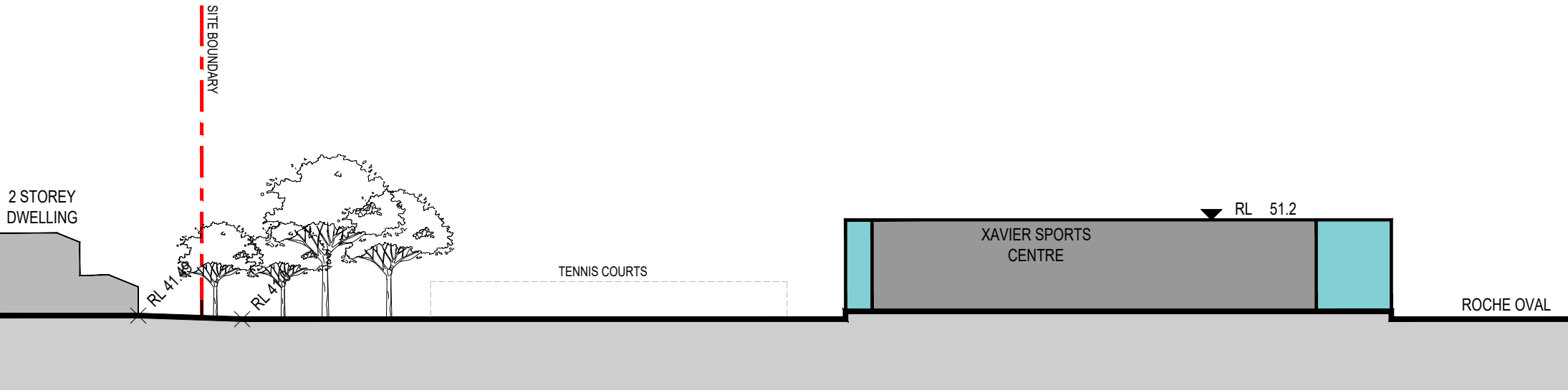
SECTION C
SCALE 1:500

Boarding House

- Proposed boarding facility to cater for approximately 100 boarders, with individual studio apartments and shared bathroom facilities.
- The Boarders Quad is a central courtyard which culminates the Xavier Spine experience and provides a dedicated green open space to the north.
- The Boarders Lawn provides an introspective, quieter space which could be used to host more intimate boarding events, and grow food within dedicated veggie gardens.
- Shared study space and informal gathering lounges on upper floors.
- Opportunity to create a dedicated Study Centre located on the upper floor, and a roof terrace with vantage over the school grounds and towards the city skyline.
- Approximately 3500 m² of GFA.
- An articulation zone will be provided at the ground floor level to reduce the visual bulk to the north and ensure appropriate vehicle access arrangements to the maintenance building.

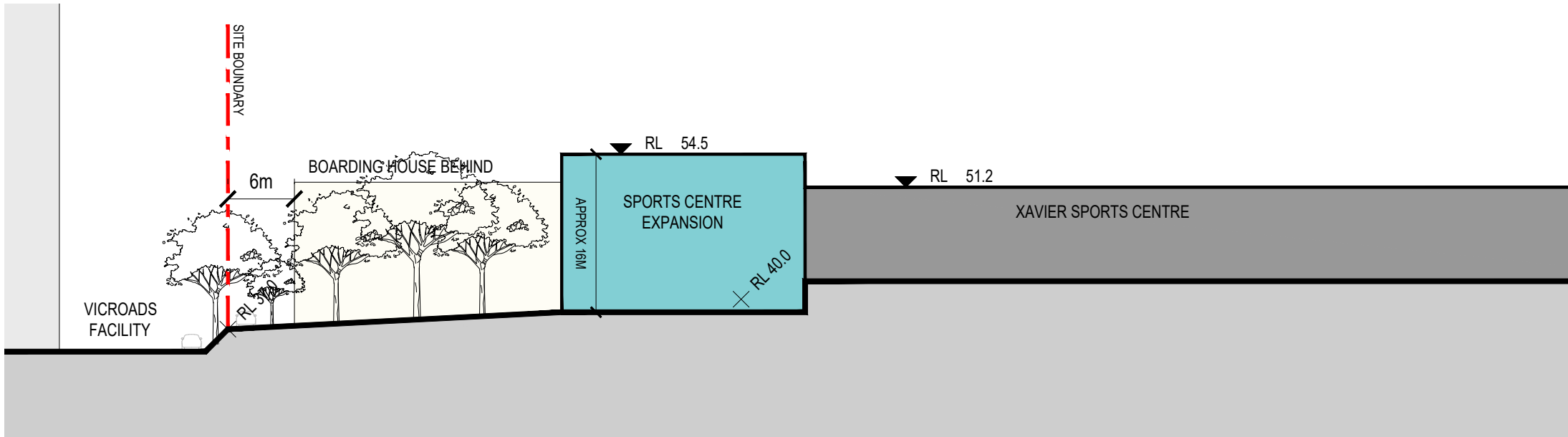
Sports Centre Upgrade

- Re-imagined Sports Centre with an additional playing courts for the Year 7 & 8 students and internal upgrades to bring the facilities up to modern standards.
- The upgraded Sports Centre will include an upgraded facade with a focus on a transparent ground floor - ensuring visual connectivity between surrounding sport uses.
- Reconsidered loading and storage facilities on the lower level ensures efficiency in deliveries and sports storage.
- A proposed Tennis Hub will replace the existing tennis courts and provides opportunities to host intimate sporting events, with clear vantage over the tennis courts below.
- The function space will be relocated from the existing sports courts to a dedicate dining hall.
- A new maintenance shed will be located to the western end of the sports centre. This will move truck movement and maintenance vehicle movement away from the core student areas..



SECTION A
SCALE 1:500

- BUILDING ENVELOPES
- YEAR 7 & 8
 - LEARNING & TEACHING
 - SPORTS CENTRE (EXPANSION)
 - BOARDING HOUSE
 - MAINTENANCE



SECTION D
SCALE 1:500

5.0 DESIGN OBJECTIVES

An aerial photograph of the Xavier College Senior School Campus, featuring a large, light-colored building with a prominent dome and several smaller domes. The building is surrounded by greenery and a paved area. The entire image is overlaid with a semi-transparent red filter.

The following design objectives outline the desired direction for the identified key projects and the future development of the school.

Building projects within the College will be developed to be generally in accordance with the building envelopes shown within the Development Plan. The indicative RL's and the building footprints provide guidance for future planning permit applications. These future planning permit applications will provide full details of any proposed building on the campus and will include detailed plans including building heights, setbacks and materials.

When considering any future development proposals within the Xavier College site for any building that exceeds the building envelopes outlined within this document, any development proposal must demonstrate how it meets the Design Objectives of the Development Plan below:

- To create a focus for rounded learning and experience which fosters an educational environment that meets the needs of students and delivers educational programs into the future.
- To create an educational environment that is consistent with the Vision, Mission and Core Values of the School.
- To assist in developing the objectives of the XC150 Strategic Plan.
- To accommodate a progressive and adaptive learning and teaching environment that is capable of evolving to the increasing role of technology in education and future technological advancement.
- To create an educational facility that aligns with the College's structure and establishment of learning precincts.

- To assist in developing the desired sense of identity and address to the school within the surrounding environment.
- That the proposed layout responds to the opportunities and constraints of the site with innovation and appropriately responds to its interfaces and the surrounding environment.
- To ensure that the school continues to integrate into the surrounding community.
- To create a positive and attractive learning environment.
- To recognise the history of Xavier College and retain elements of the College that are acknowledged as being of heritage significance.
- To integrate landscaping through the school and to enrich the landscape setting of the school.
- To consider how preference is given to locating increases to building envelopes away from sensitive residential interfaces.
- To limit amenity impacts to adjoining residential interfaces.
- Construction Management Plans and Waste Management Plans will be provided during the permit application stages for each building to ensure impacts are appropriately mitigated.

5.1 ESD Objectives

Xavier College is committed to incorporating environmentally sustainable design initiatives into their future developments. This will ensure the College continues to integrate best practice energy and water efficient designs.

The College is committed to the following:

- Capture rainwater that falls on hard stand and roof surfaces for toilet flushing and landscape irrigation.
- Buildings are to incorporate high performance facade materials and glazing to achieve good passive thermal performance.
- Optimise external shading to all north facing spaces.
- Ensure buildings are designed to encourage natural ventilation.
- Incorporate efficient lighting systems.
- Provision of rooftop Solar PV systems to reduce dependance on mains electricity.
- Upgrading staff end of trip facilities.
- Incorporation of drought proof landscaping within the newly planted areas.
- Utilise canopy trees to provide shaded areas for students.
- Maximise the different waste streams to limit the amount of general waste going to landfill.



6.0 LANDSCAPE MASTER PLAN

The proposed campus layout will be integrated with landscaping to respond to the leafy character of the area and tie the campus together. The following is the overall landscape master plan prepared by Openwork. The proposed landscape masterplan incorporates the following strategies:

- Improved levels of accessibility and open spaces around the Chapel and Chapel Oval.
- Create a series of spaces in the landscape which support quiet reflection and prayer and a new ecology as sites for mindfulness, wellbeing and slowness.
- Build upon the strong heritage value of campus core building including the Great Hall, the West Wing and the South Wing.
- Embrace changes of grade as opportunities for new forms of occupation and gathering.
- Reduce roads and cars within the campus and transform the gained spaces into new rooms within the landscape for occupation and use.
- Utilise the existing and proposed canopy trees to provide a visual buffer to the neighbouring residential properties to the north.
- Retain and project all trees nominated on Boroondara's Significant Tree Register.
- Replace the Corymbia Citriodora (Lemon Scented Gum) species like for like.
- Reintroduce informal precolonial landscaping along the northern boundary.
- Recommend installation sizes of between 25L and 100L for all new trees. 100L sizes are to be used for all new Lemon Scented Gums and new Mana Gum feature trees.

Overall, the proposed landscape response seeks to remove 37 existing trees and plant an additional 175 (approx.) trees. This results in a removal/replacement ratio of 1:4.5.





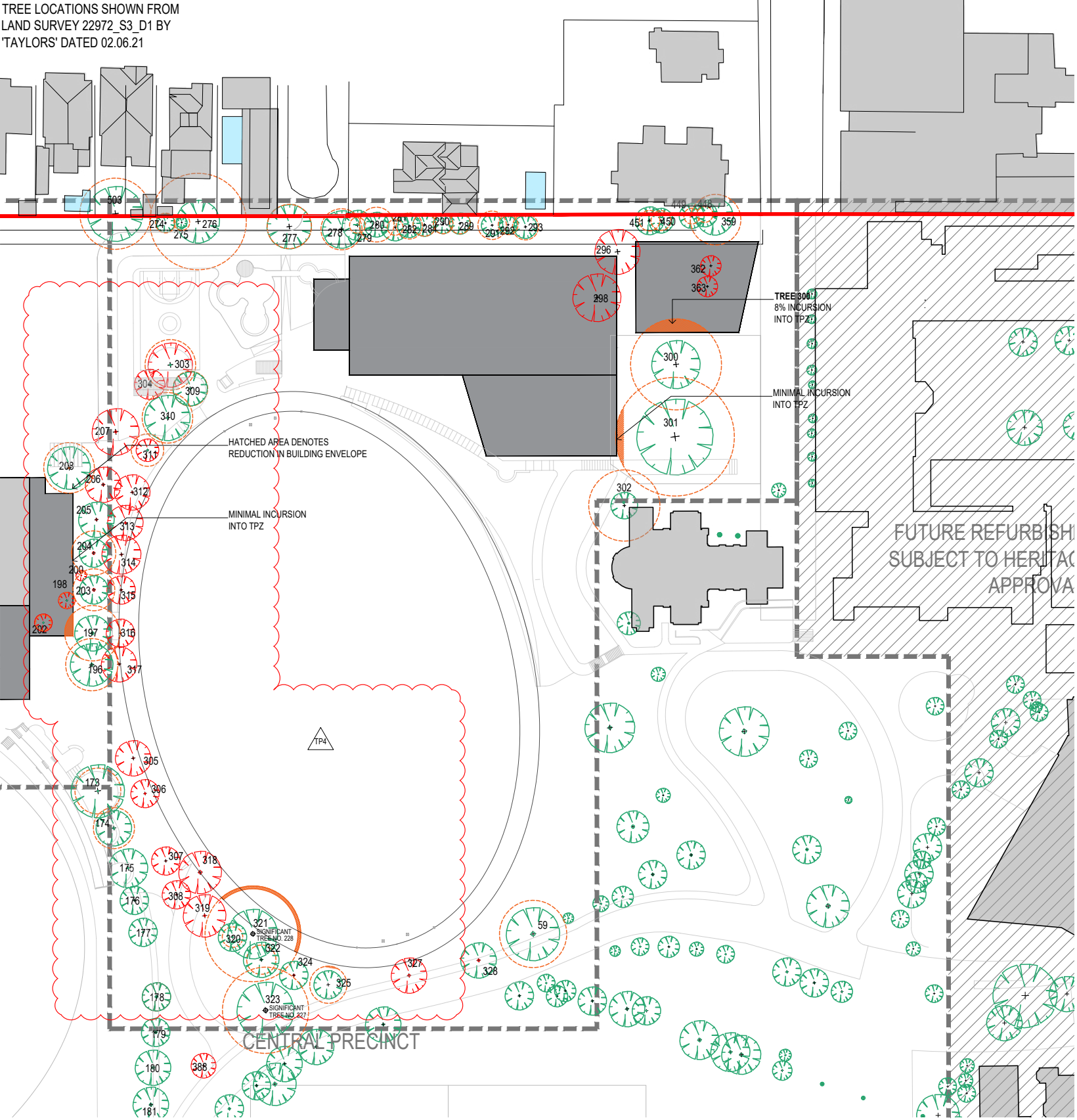
LEGEND

- TREE PROTECTION ZONE
- INCURSION INTO TPZ
- TREE- REMOVED
- TREE- RETAINED
- TREES - PROPOSED NOMINAL LOCATION

All trees within the proposed areas of construction will be considered for removal at each relevant stages of the development.

OVERALL TREE RETENTION/ REMOVAL PLAN

TREE LOCATIONS SHOWN FROM
LAND SURVEY 22972_S3_D1 BY
'TAYLORS' DATED 02.06.21



KEY PLAN



LEGEND

- TREE PROTECTION ZONE
- INCURSION INTO TPZ
- TREE- REMOVED
- TREE- RETAINED

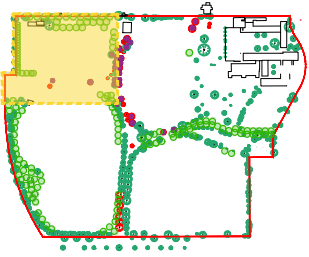
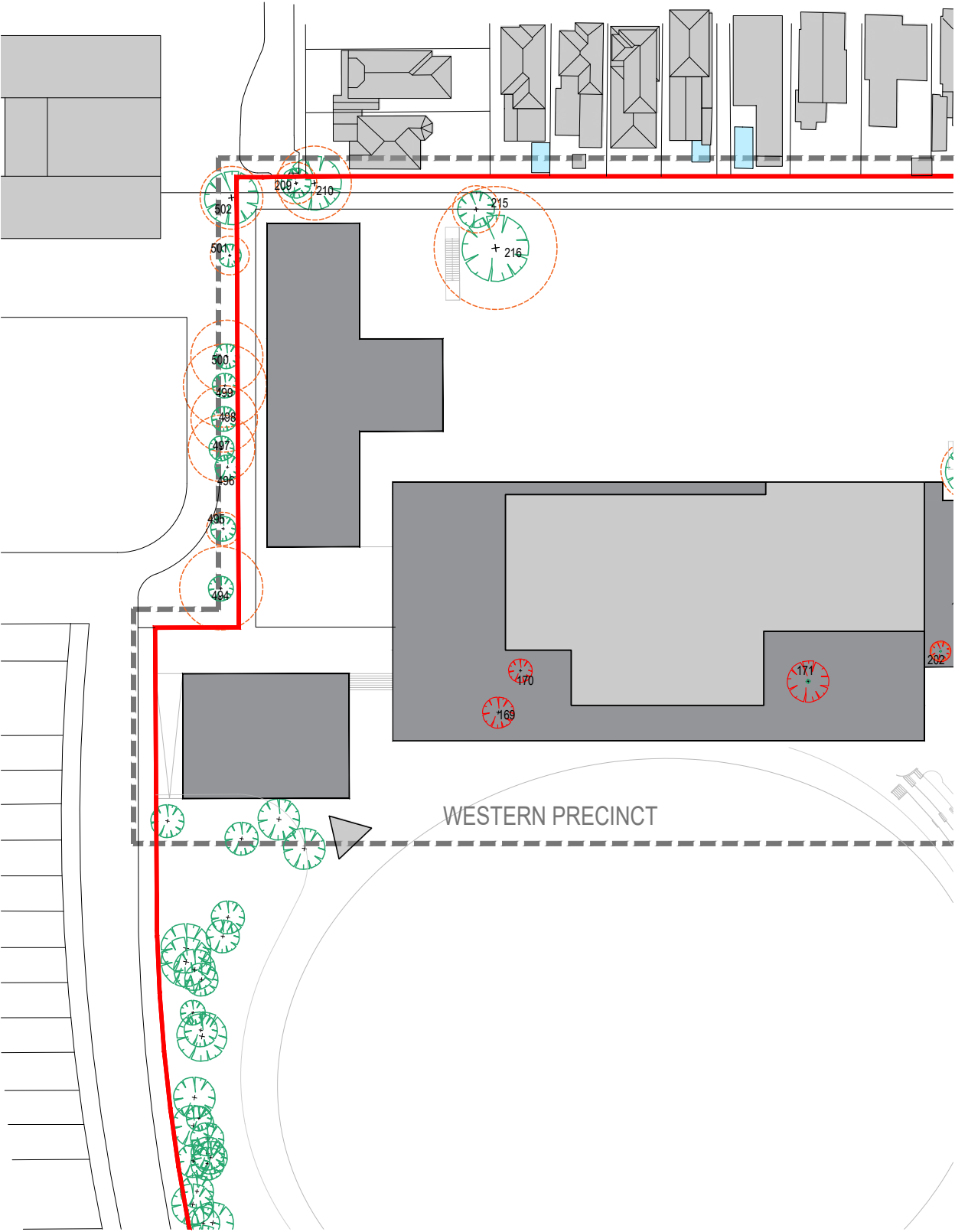


Tree 321 (Identified as Tree 228 on Boroondara's Significant Tree Register)

TREE PROTECTION ZONES PLAN - CENTRAL PRECINCT

TREE LOCATIONS SHOWN FROM
LAND SURVEY 22972_S3_D1 BY
'TAYLORS' DATED 02.06.21

KEY PLAN



LEGEND

- TREE PROTECTION ZONE
- INCURSION INTO TPZ
- TREE- REMOVED
- TREE- RETAINED

TREE PROTECTION ZONES PLAN - WESTERN PRECINCT

7.0 STAGING

The Development Plan will guide the development of Xavier College over the next 10 years. The Development Plan also aims to provide for a long term vision and guidance in regard to the development of the College beyond the next decade, and for the next 30 years.

The projects outlined within the Development Plan will not occur all at once. Rather, the envisaged work will be staggered throughout the coming decades. This is in accordance with the Development Plan Overlay (Clause 43.04-4) of the Boroondara Planning Scheme which allows Development Plans to be implemented via stages.

The construction of the Year 7 & 8 Building and Chapel Oval Car Park are nominated as the priority projects for the works outlined within this Development Plan. The Year 7 & 8 Building will incorporate a multi-storey teaching and learning space to the west of the existing senior boarding house. The proposed car park will provide approximately 250-300 spaces, change room facilities and storage.

The College is committed to providing these works concurrently to limit disruption to the traffic volumes to the north of the College. Additionally, the College will ensure that the Year 7 & 8 Building will not open until the Chapel Oval Car Park is completed.

The reasons that these works are nominated as the priority project is to ensure the Senior School Campus can accommodate the Year 7 & 8 students that will be relocated from the Kostka Hall (Brighton) and Burke Hall Campuses by the start of Term 1 2024.

Priority project 1

Year 7 & 8 building & Chapel Oval Car Park

Priority project 2

Boarding House

All other projects

Specialist teaching and learning building

Sports Centre upgrade

New maintenance building



8.0 TRAFFIC, ACCESS AND PARKING

The proposal includes new car parking areas and improved traffic circulation. This includes:

- Basement car park below Chapel Oval.
- Reconfigure existing car parking areas.
- Construction of a signalised intersection at Barkers Road entrance (subject to approval from Department of Transport).

The Chapel Oval Car Park will be constructed concurrently with the Year 7 & 8 Building to ensure the increase in staff can be accommodated when the Year 7 & 8 Building Opens.

8.1 CAR PARKING

A key principle of the Development Plan is to provide a distinct separation of vehicles and students and ensure a sufficient number of car parking spaces are provided on site.

The construction of the car park under the Chapel Oval will incorporate a dedicated pick-up and drop-off area in addition to approximately 250-300 car parking spaces.

The Chapel Oval Car Park will be delivered concurrently with the Year 7 & 8 Building to ensure the increase in staff parking and student pick up and drop off can be accommodated on site.

Below is a breakdown of the current and proposed car parking provisions.

School hours



2006 Development Plan – **245 spaces**

Current Provision – **249 spaces**

Ultimate Target – **350-400 spaces**

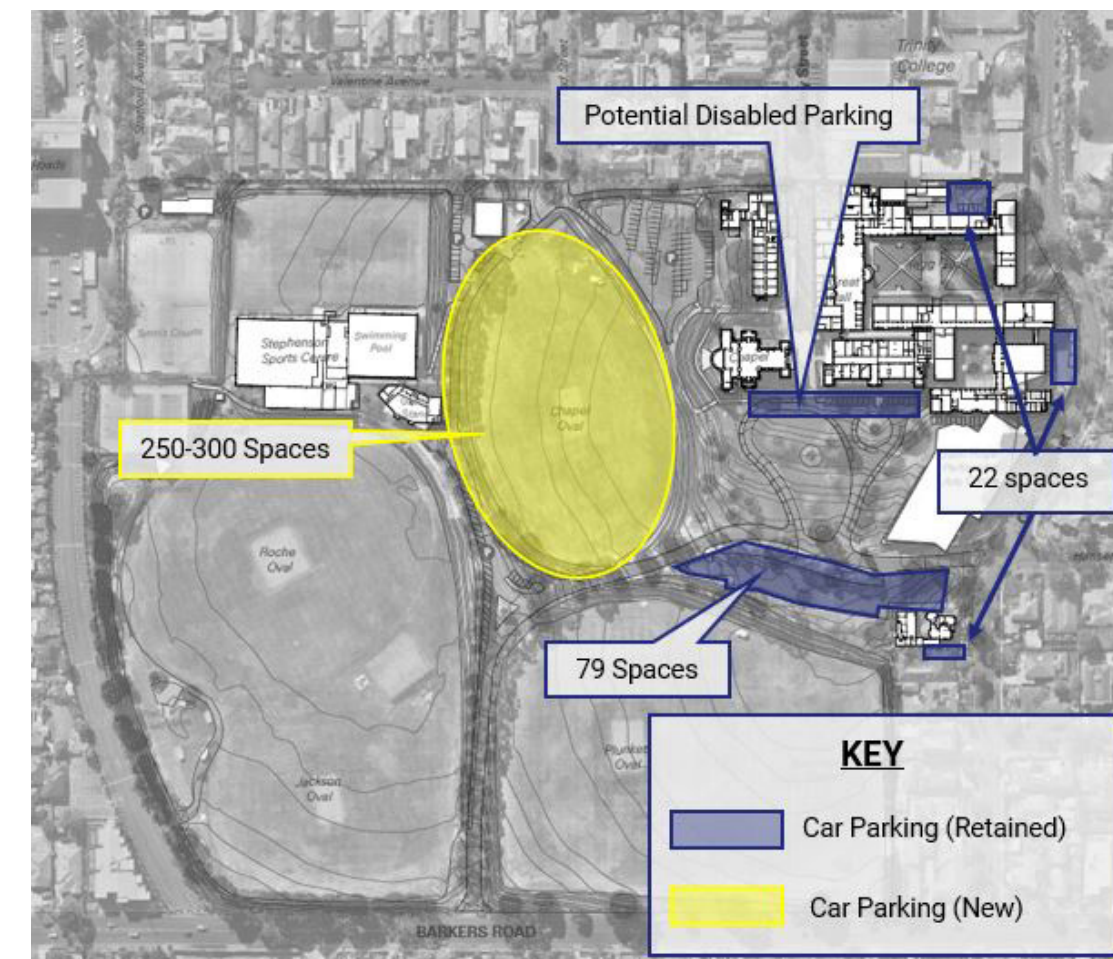
After school hours



2006 Development Plan – **314 spaces**

Current Provision – **300 spaces**

Ultimate Target – **350-400 spaces**



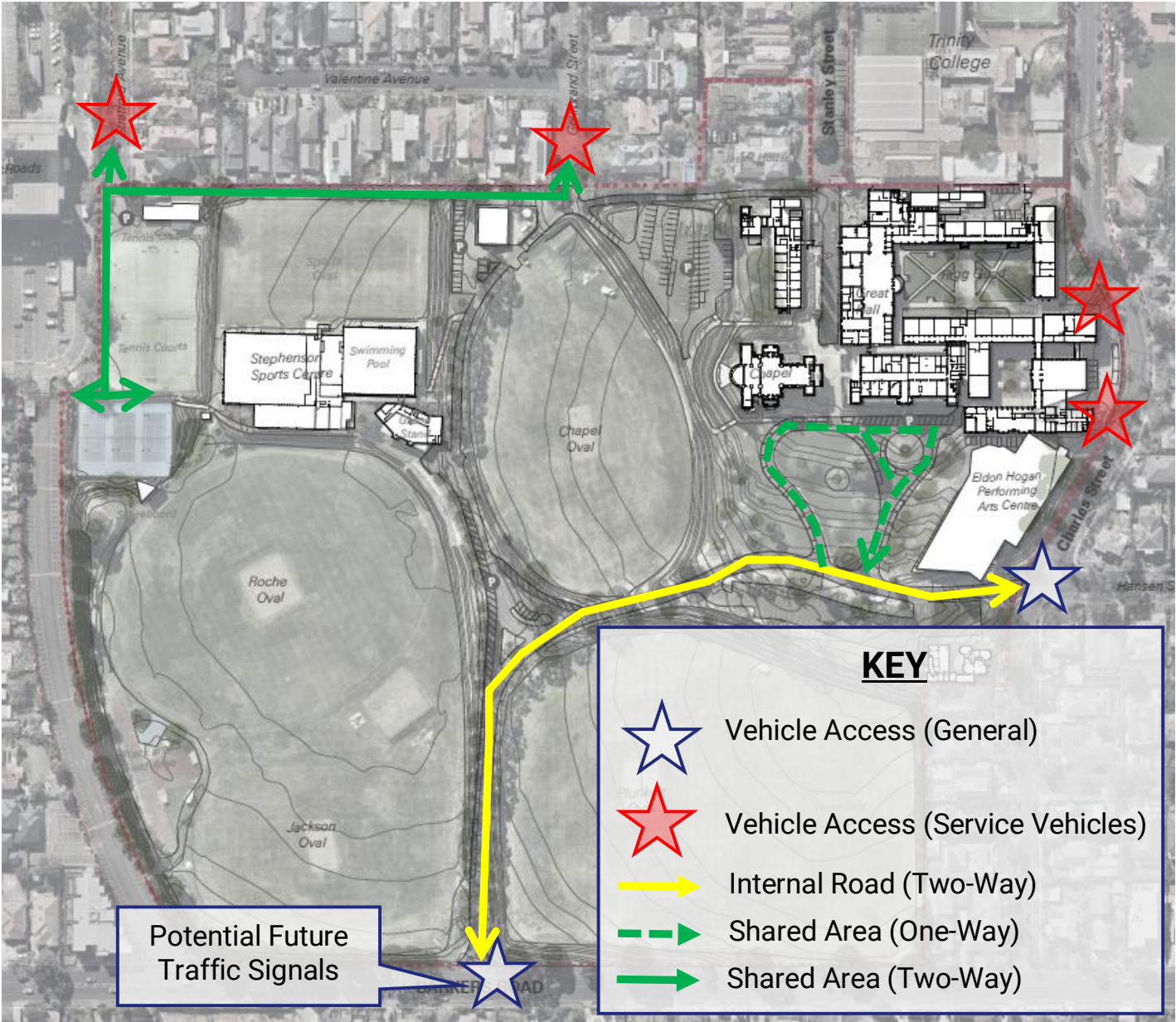
Car Parking Areas - Ultimate Scenrio (Development Plan)

8.2 ACCESS

Once the Year 7 & 8 Building and Chapel Oval projects are complete, staff, parent and visitor access points will be consolidated to two main locations at Barkers Road and Charles Street. This will move the majority of vehicle movements away from the existing residential interfaces to the north.

The Stratford Avenue and Gellibrand Street access points will be limited to service vehicles. It is anticipated that this will result in a decrease in vehicle movements from the existing conditions.

Given the anticipated increase in vehicles movements associated with the provision of the Chapel Oval car park, it is proposed to accommodate a signalised intersection to Barkers Road. The current access will be widened to the west to allow for the provision of one entrance lane and two exit lanes. This is subject to a separate approval from the Department of Transport.



Vehicle Access Arrangements and Internal Road network - Ultimate Scenrio (Development Plan)

9.0 CONCLUSION



The Xavier College Senior School Development Plan (2021) has been established in line with the key principles for the long term character and form of the College campus. These ongoing principles have been drawn from the 'XC150' Strategic Plan to provide a framework for the physical development of the College over the next 30 years.

The Development Plan will form strong connections between each campus precinct which will inspire contemporary learning within flexible, technology-enabled spaces. Additionally, the Development Plan will reinforce the identity of Xavier College in the wider area.

This Development Plan has been prepared in consultation with key stakeholders to ensure that the vision for the College limits off-site amenity impacts and integrates within the surrounding residential environment.

The Development Plan ultimately reaffirms the overall intent form exceptional graduates through inspiring learning experiences and our distinct Jesuit character.



