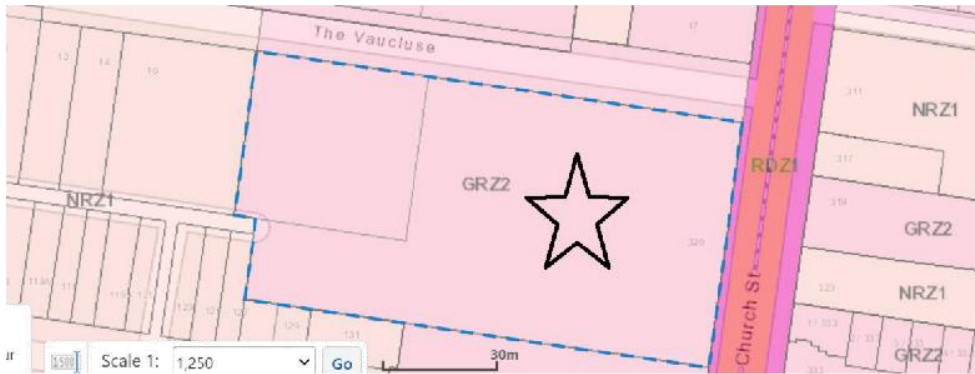


Attachment 1 - PLN12.1110.01 - 326 - 348 Church Street Richmond - Locality Plan

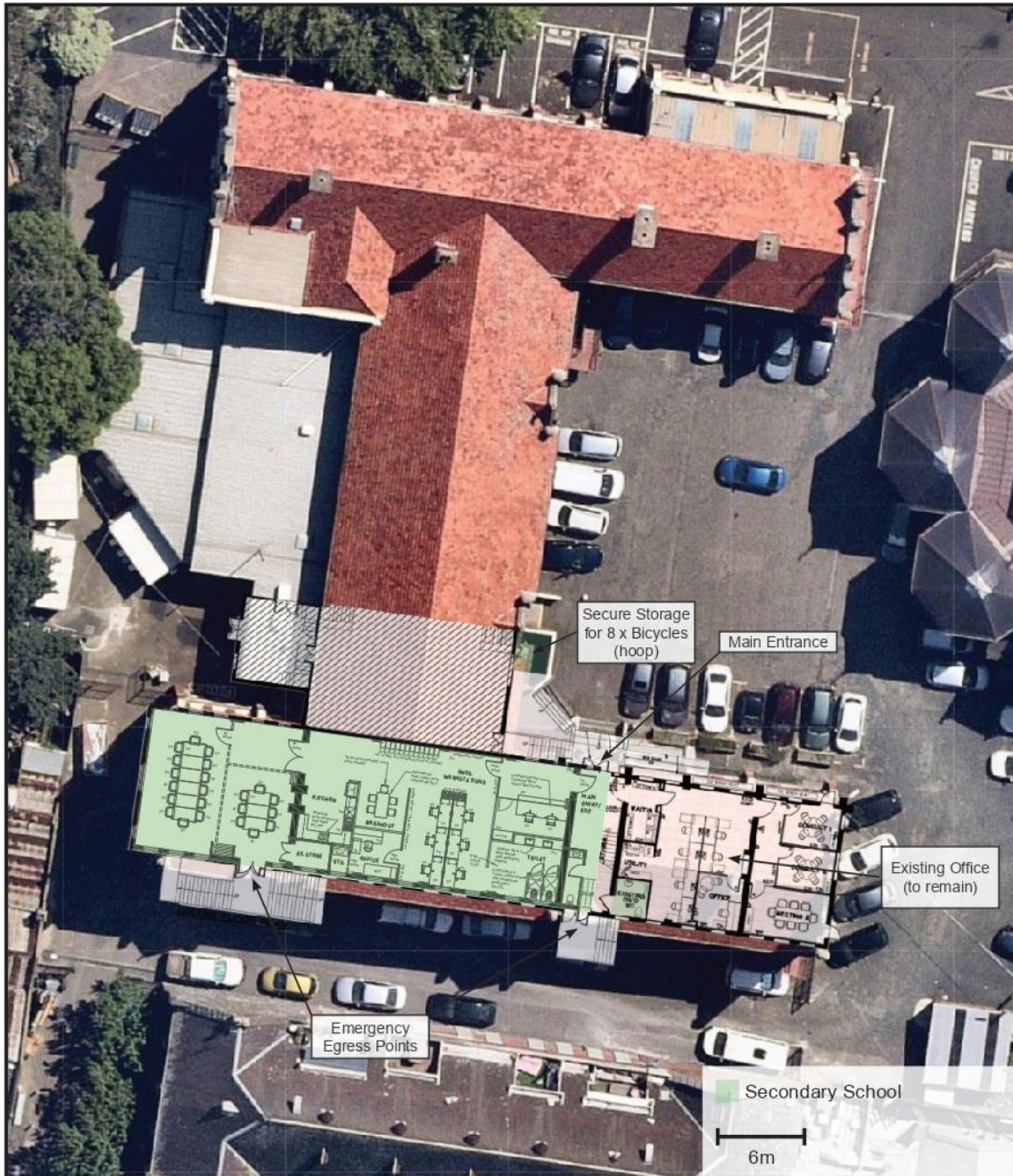


Immediate Context



Broader Context

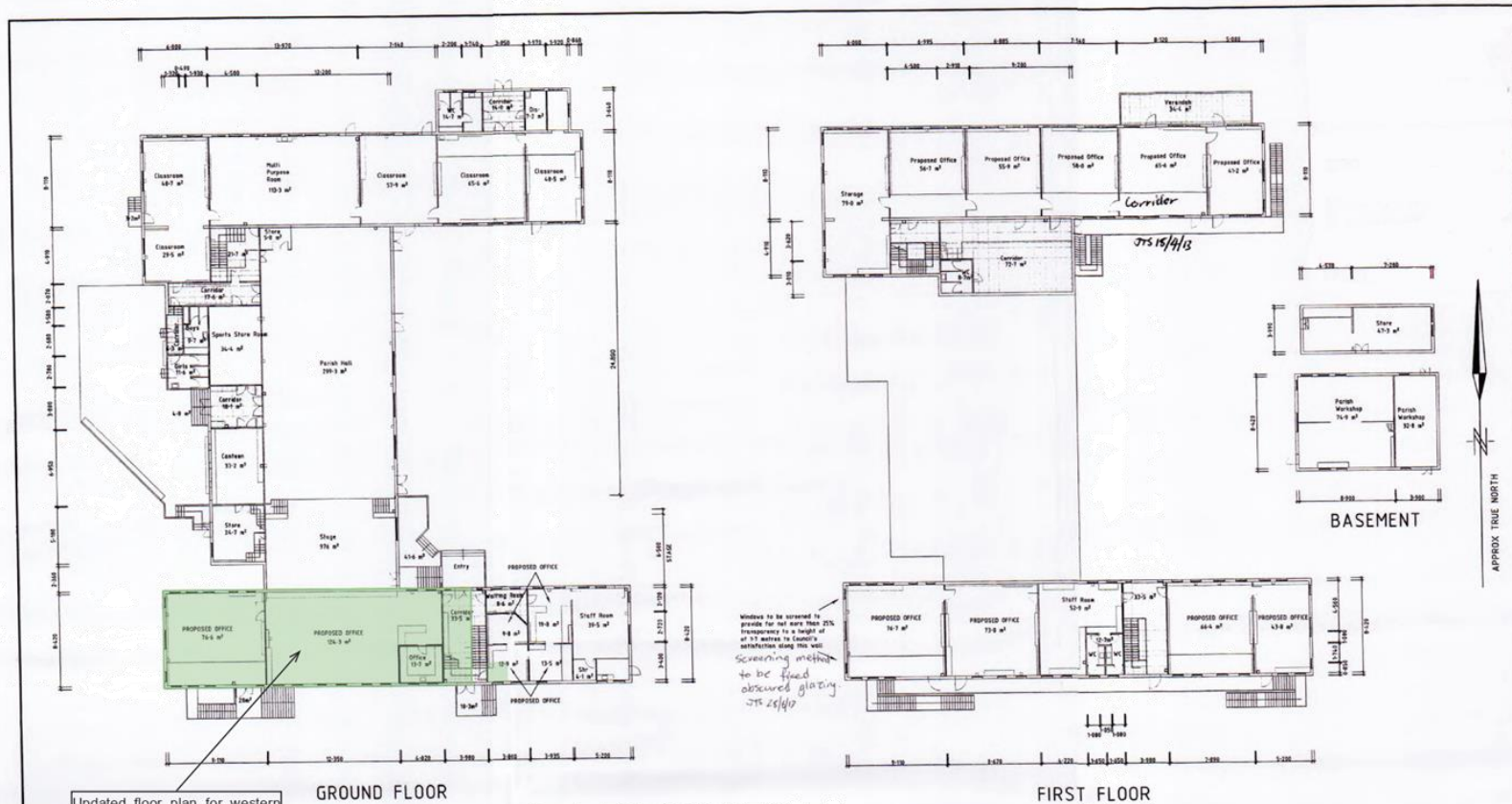
Attachment 2 - PLN12/1110.01 - 326 - 348 Church Street Richmond - Advertising S52 - Proposed Plans



326-348 CHURCH STREET, RICHMOND
FLOOR PLAN (GROUND LEVEL)



Attachment 2 - PLN12/1110.01 - 326 - 348 Church Street Richmond - Advertising S52 - Proposed Plans



Updated floor plan for western section of ground floor of southern wing (marked in green). Refer to specific proposed floor plan for detail.

Windows to be removed in ground floor area where 25% transparency is a height of 3.7 metres to Council's satisfaction using the wet scanning method to be fixed obscured glazing JTS 25/1/13

NOTE

All details shown on this plan (including all dimensions and areas) have been derived from plans prepared by Ian Macdonald & Associates Architects

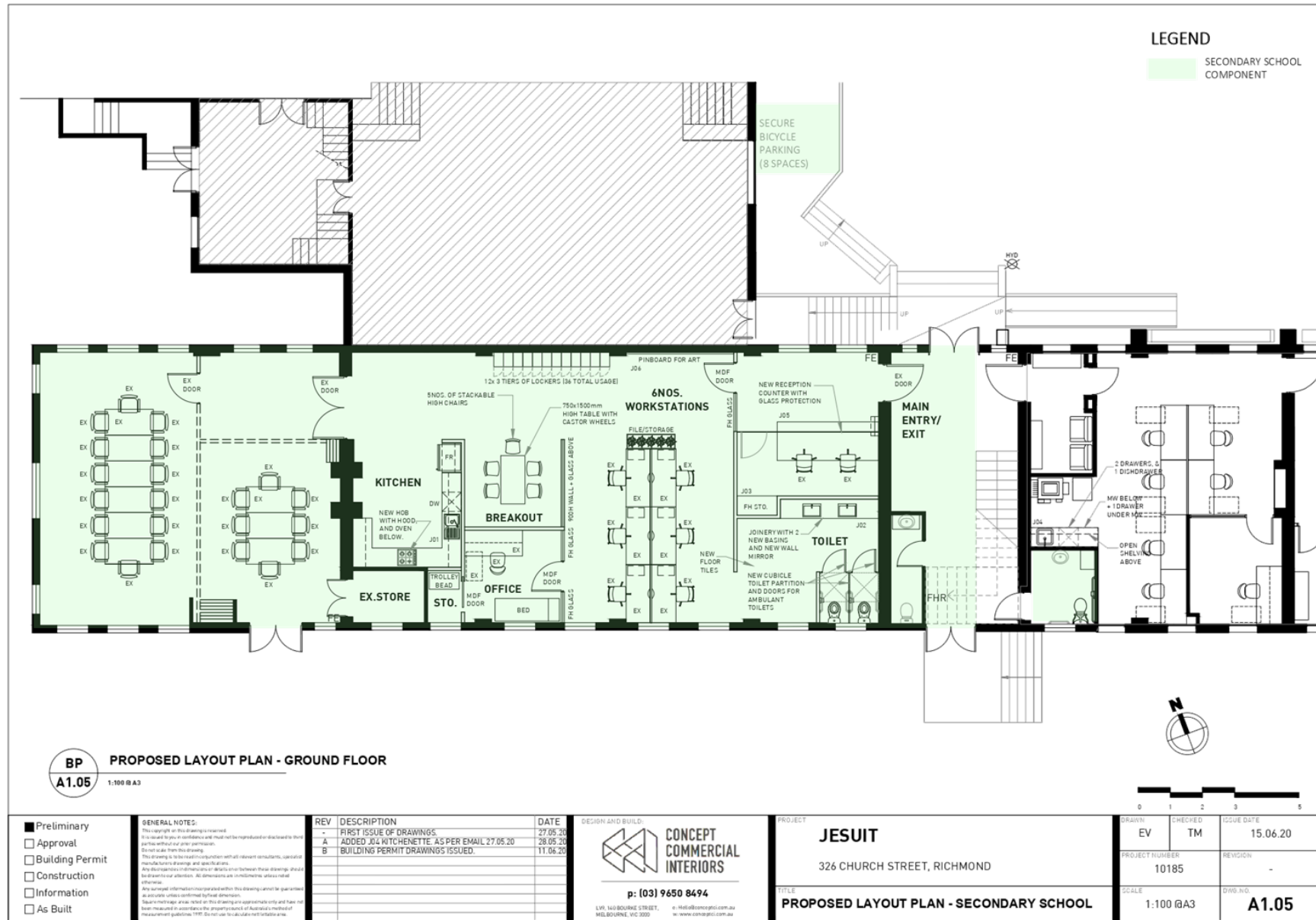
G			
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B	DS	PROPOSED OFFICES ADDED	6/4/2009
REV	BY	REVISION	DATE
		7333P	

MELWAY REF.	2H A8
SURVEYOR	PS
DRAWN	PS
CHECKED	
SCALE	1:250
LENGTHS ARE IN METRES	
ORIGINAL SHEET SIZE	A2

REF No.	Plan-2
VERSION	C
DATE	14 March 2013

PLAN OF EXISTING BUILDING	
FORMER CLASSROOM BUILDING	
ST. IGNATIUS PARISH	
326-348 CHURCH STREET	
RICHMOND	
RECEIVED	20 MAR 2013

Attachment 2 - PLN12/1110.01 - 326 - 348 Church Street Richmond - Advertising S52 - Proposed Plans



Attachment 3 - PLN12/1110.01 - 326 - 348 Church Street Richmond - Advertising S52 - Management Plan



School Management Plan – Brosnan Learning Centre – 26th May 2020

1. Background

This School Management Plan has been prepared by Jesuit Social Services Ltd in relation to the Brosnan Learning Centre that will operate out of the existing Jesuit Social Services Offices at 326 – 348 Church St, Richmond, VIC 3121.

Just over half of the ground floor of the South Wing of the St Ignatius School building will be given over to the school's operations while Jesuit Social Services continues to operate its core governance and administrative functions out of the remainder of the building, as it has done since 2011.

The Brosnan Learning Centre will be a Catholic Secondary School for 20 young people aged 15-17 years of age who will be undertaking their Victorian Certificate of Applied Learning. The students enrolled have touched the youth justice system and a condition of their order is that an education setting is highly recommended as part of their rehabilitation. This specialist secondary school will provide a pathway for young people out of the justice system, deter re-offending and open up opportunities in education, training and employment, all whilst keeping the community safe.

Jesuit Social Services is committed to the safety of our students and to making a positive contribution to the community around the Brosnan Learning Centre. We are mindful of our obligations and the obligations of our students and teaching staff to be considerate of neighbouring properties. This School Management Plan is underpinned by Jesuit Social Service's values of Welcoming, Courageous and Discerning.

The school will be governed as a program of Jesuit Social Services and operated by the Principal and teaching staff who will supervise all students at all times that they are attending school.

2. Land Use Details

Land Use Zoning: General Residential Zone – Schedule 2

Uses Operating on Site: Office (Jesuit Social Services and Jesuit Communications) and Respite Space (MITS)

Number of Floors: 2 – 3 (the school will occupy part of the ground floor)

Number of Commercial Outlets: Nil

Type of Commercial Outlets: N / A

Attachment 3 - PLN12/1110.01 - 326 - 348 Church Street Richmond - Advertising S52 - Management Plan



3. Operations

3.1 School community

A maximum of 20 students will be on site at any one time. A maximum of 7 teaching staff will be on site at any one time, including a Principal.

Parents/guardians/carers of students will visit the school by appointment only.

All other visitors will visit the school by appointment only.

3.2 Hours of operation

Students will attend the Brosnan Learning Centre between the hours of 9.00am and 4.30pm, Monday through Friday during official Victorian School Term dates only. No boarding will be permitted on site.

Teaching and Administration staff may work outside of these hours. These additional hours will continue to be consistent with current hours of operation of the existing office use and Jesuit Social Service staff.

Cleaning staff will be on site during evening hours, two to three times a week.

3.3 Supervision

The BLC Principal and 6 teaching staff will supervise the 20 students at all times when attending school. This includes both inside and outside the building. Students will be accompanied at all times by teaching staff for any pro-social activities that take place off-site.

Teachers will be required to complete an Attendance Register on a daily basis (school days only).

The Brosnan Learning Centre will be operated and managed by the Principal. The Principal will be responsible for student wellbeing, safety, and supervision, staff management and facility management.

3.4 Access

Students will access the school by foot, bicycle or public transport. Teaching staff may access the school by foot, bicycle, public transport or vehicle, noting that 20 car parking spaces are provided on-site for use by staff of Jesuit Social Services.

Students may occasionally be transported off site for pro-social and/or educational related activities in a school owned, 9 seater van. This van will enter and exit the church complex via The Vacluse only.

Attachment 3 - PLN12/1110.01 - 326 - 348 Church Street Richmond - Advertising S52 - Management Plan



The main entry to the school building is located on the northern façade of the south wing. All staff and students will be expected to enter and exit the school building via this main entrance.

3.5 Expectations

All teaching staff and students will be expected to act in accordance with the school values, as well as the school's code of conduct, and in accordance with a Behaviour Support Policy.

3.6 Communication with neighbours

The BLC Reception will be the point of contact for neighbours. Reception is attended and open to the public during business hours and its phone number will be readily available and updated on the BLC website at all times.

4. Noise Management

4.1 Potential noise sources

Potential noise sources include:

- general comings and goings;
- walking as a group to attend a supervised pro-social activity;
- playing of acoustic musical instruments inside school building; and
- deliveries.

4.2 Measures to address potential noise sources

Measures to address potential noise sources will include:

- teaching staff presence and management of student movement and activities;
- use of Citizen's Park for pro-social activities;
- students will be instructed to be mindful of noise that they make and of the fact that they are sharing a residential area;
- deliveries will only be made in accordance with section 5 below; and
- school bells will not be used.

Attachment 3 - PLN12/1110.01 - 326 - 348 Church Street Richmond - Advertising S52 - Management Plan



5. Deliveries and school collection and drop-off

5.1 Deliveries

Deliveries by small commercial vehicles, such as vans, will be made between 8.00am and 5.00pm Monday to Friday to the main entry door of the South Wing building. It is not foreseen that the frequency, type or method of deliveries will vary significantly from those currently servicing Jesuit Social Services.

5.2 School collection and drop-off

Students will predominantly be travelling to and from the school via foot, bicycle or public transport. It is unlikely that many (if any) students will be picked-up or dropped-off at the school by their parents, guardians or carers, given the level of disadvantage and hardship these children are often in. In the rare instance that a guardian may drop-off or pick-up a child, there is ample vehicle space within the main car park internal to the site to accommodate this maneuver. There is also a loading space at the site frontage to The Vacluse.

Students and teaching staff will travel off-site in a 9 seater van for pro-social and/or educational related activities and the vehicle will be parked close to the main entry of the South Wing building.

6. Property

The Brosnan Learning Centre will have one main entry point that will have a security alarm and key lock. The alarm will be on and lock secured when the school is not open. In addition, there are two ground floor emergency exit points from the Brosnan Learning Centre providing exit to the driveway/car park on the southern side of the building. These will be used strictly for egress, and only in an emergency. The teaching team will manage the entry and exit points for the school.

The school will be maintained in a neat and tidy manner with regular maintenance costs considered in the schools' financial planning.

As previously mentioned, the Brosnan Learning Centre will occupy only a portion of the ground floor of the St Ignatius School building. Jesuit Social Services will continue to operate its core governance and administrative functions from the remainder of the ground floor and Level 1.

In this regard, Jesuit Social services is especially and directly invested in ensuring that the operations of the Brosnan Learning Centre impact as minimally as possible on all its neighbours, including themselves.

Attachment 4 - PLN12/1110.01 - 326 - 348 Church Street Richmond - Community Amenity Referral Comments

MeMO

TO: Chris STATHIS
cc:
FROM: Brad Speechley
DATE: 26 August 2020
APPLICATION: PLN12/1110.01
SUBJECT: Amenity Enforcement Referral

Dear Chris,

Thank you for your referral dated 26 August 2020, in relation to the land at 326 - 348 Church Street Richmond.

Planning Enforcement has received no complaints in relation to the 'use' of the land. I have reviewed the documentation supplied for the proposed Secondary School with the following details; Maximum students being 20 with 7 staff members and the operational hours from Monday to Friday 8am to 6pm. This proposal poses a low amenity risk.

The Compliance branch does not have any concerns with the application.

Regards



Brad Speechley
Senior Team Leader – Civic Compliance