Perth College strives to provide an excellent quality of education, ensuring all students are able to achieve to their potential and are prepared for the challenges and opportunities they may face now and in the future.

A key influence on the delivery of an effective educational programme is the provision of appropriate facilities that support students’ personal development and facilitate their positive engagement with the curriculum.

With this in mind, the Perth College School Council has been engaged in a master planning process since 2003 to review the School’s facilities to ensure they are of the highest standard. Further work on this has occurred recently, with a key priority being to provide a multifunctional learning space that can be used for varied learning programmes, leadership development and other related services.

Perth College has engaged highly experienced education architects Parry and Rosenthal to provide plans for the development of a state-of-the-art Senior Learning and Leadership Centre that will span the sites of 24, 26, 28 and 30 Lawley Crescent, which are all owned by Perth College. These properties are zoned in the Town Planning Scheme for Educational Institutional purpose.

The Perth College School Council is also cognisant of the need for additional parking around the campus and has identified locations within the future development where this could occur. The plans for the Senior Learning and Leadership Centre include the provision of a parking area catering for approximately 34 vehicles.
PHASE ONE – CONCEPT

Local residents living in close proximity to the site and stakeholders representing local organisations were invited by letter to meet with Perth College to discuss the proposed development of the Senior Leadership and Learning Centre.

A Dialogue Café, facilitated by consultants from Creating Communities Australia Pty Ltd (CCA), was also held at Perth College on Thursday 29 January 2015 to discuss and seek feedback on the proposed development of a Senior Learning and Leadership Facility. Attendees included local neighbours, invited stakeholders and school community members. The event was advertised in the local newspaper and by a letter of invitation to local residents, parents and stakeholders. Details of the development and consultation process were also available on the Perth College website at www.perthcollege.wa.edu.au

All feedback was collated and analysed by CCA and described in a detailed consultation report. This report was provided to Perth College and to architects Parry and Rosenthal to inform their design of the proposed facility.

PHASE TWO – DETAILED PLANS

With plans for the proposed development now completed by Parry and Rosenthal, local residents living in close proximity to the site and local organisations have been invited by letter to meet with Perth College to discuss the plans. A summary of the findings of the Dialogue Café consultation were also provided in the letter.

In addition two Open Day sessions are to be held on:

- **Friday 27 March** from 4:00pm to 6:00pm
- **Saturday 28 March** from 9:00am to 11:00am

The open day sessions will provide local residents and stakeholders with the opportunity to view the proposed plans for the development Senior Leadership and Learning Centre and to discuss them with the project team. Feedback can be given on the plans using a short survey with the responses being compiled as part of an updated consultation report. Findings from the consultation report will again be provided to Perth College and architects Parry and Rosenthal to refine the plans and to ensure they best meet the needs of the school and community.

The advertising of the Open Days includes a newspaper advert; a letter of invitation to local residents, parents and stakeholders and follow up letters to those that attended the Dialogue Café. Details of the development and consultation process are also available on the Perth College website at www.perthcollege.wa.edu.au
FACILITY DESIGN PRINCIPLES

Key principles that have been considered in developing the draft plans for the Senior Learning and Leadership Centre include:

INTEGRATION
Ensure the development is in keeping with the existing local buildings and amenities

ACCESSIBILITY OF RESOURCES
Ensure the availability of required resources for students, staff and the community

PROVISION OF CAR PARKING
The development of below-ground car parking

EDUCATIONAL PROVISION
The need to identify a site and plan for a facility that will enable the best delivery of the curriculum and respond to contemporary directions in education and youth leadership development

FLEXIBILITY
To develop a facility that meets a range of student learning needs, now and into the future

AFFORDABILITY
Ensure Perth College meets the required costs of the development

SUSTAINABILITY
The use of resources and technologies that optimise efficiencies and minimise environmental impacts

GOVERNMENT AND COMMUNITY REQUIREMENTS
Ensure the development meets the required standards and seeks to optimise outcomes and mitigate impacts for local residents
SITE LOCATION

The site identified for the Senior Learning and Leadership Centre is located on the northern side of Lawley Crescent, adjacent to the School’s boarding facility and directly opposite the Chapel and Judith Cottier Theatre.

The site comprising lots 24-30 Lawley Crescent has been chosen for the proposed development of the Senior Learning and Leadership Centre and parking facility because:

1. It provides enough space for the development of both the educational facility and car parking.
2. There is limited capacity on the main school campus for the development of new buildings due to the confined nature and development of the school in the previous 100 years.
3. It will support the effective transition of senior students, who are now 18 years of age in Year 12, to successfully progress beyond their schooling at Perth College.
4. Development of the site provides easy and safe access for students, families, visitors and people with disabilities.
5. Proximity to other School facilities.
6. The current site and existing buildings at 24-30 Lawley Crescent are owned by Perth College and therefore will continue to be used for educational purposes.
7. The site provides parking within close proximity to Judith Cottier Theatre, which is used for School events and community activities out of normal school hours.
The following section provides details of the proposed plans for the development of the Senior Leadership and Learning Centre.
FACILITY DESIGN IMPERATIVES

The Senior Leadership and Learning Centre facility will be developed as three distinct pavilions that are linked together to provide one integrated learning facility. This approach has been taken to ensure the facility integrates appropriately with both a residential and educational streetscape by providing three separate pitched roof elements to limit the bulk and scale of the building.

The design is restrained and classical in its appearance and makes use of appropriate maintenance-free materials to provide a timeless quality, which will harmonise with but not mimic the existing historic buildings on the Perth College site.

The design will assist in limiting pedestrian traffic across Lawley Crescent as access to the multiple entry points to separate buildings will be made simpler than is currently the case.

Through the provision of underground car parking Lawley Crescent will be able to accommodate a greater area for the use of “Kiss and Drive” supporting a safer flow of traffic during the morning drop-off and afternoon pick-up of students.

A number of design imperatives have been considered during the initial planning of the facility. These include:

- Site factors, constraints and orientation of the facilities
- Linking with the fabric of existing local buildings
- Clear and legible pedestrian circulation
- High quality streetscape
- Flexible, adaptable and practical facilities
- Safety and security
- Clearly identifying points of entry
- Capacity to adapt to an ever-changing education context
- Sustainability
- Developing a unified, cohesive School identity
- Developing and enhancing the School’s precincts
- Complementing the existing palette of colours and materials
- Flow between and within buildings
- Durability
- Fit for purpose
- Low maintenance
- Setting the tone for any future facility improvements

KEY FEATURES OF THE SENIOR LEARNING AND LEADERSHIP CENTRE

The Centre includes a range of modern facilities to support various learning styles as well as extensive underground car parking. Key features of the facility include:

- An underground / basement car park with approximately 34 car bays
- Student drop-off provision
- Bike racks to encourage healthy activity and reduced vehicle use
- Video conferencing facilities with break out areas
- Flexible break out learning spaces for senior years students
- “Open Theatrette” with “occupied stairs” for informal learning and lectures
- Adaptable location for senior examinations
- Tutorial and case study areas
- Senior study and recreation areas
- Staff offices
- Kitchen and boarders’ dining hall
- Senior years’ kitchenette
- Storage provision
- Student lockers
- Landscaped gardens and street amenity
UNDERCROFT / CAR PARK DESIGN

DEVELOPMENT PROCESS

TO ACHIEVE THE OBJECTIVES OF THE PROPOSED FACILITY, A DEVELOPMENT AND PLANNING SEQUENCE HAS BEEN PREPARED.

Actions that have occurred so far:
1. Research and reference to master planning
2. Site assessment
3. Development of concept plan/s
4. Community and stakeholder consultation

Actions that will occur following the open day sessions
5. Refinement of plans based on community consultation findings
6. Submission of development application to the State Government’s Joint Development Assessment Panel (JDAP)
7. (If development application is approved)
   a. Tender to appoint a construction company / builder
   b. Site preparation
   c. Construction of facility

Note: It is hoped to have the development application submitted by April 2015, with the building potentially completed and ready for use by early 2017. Any future timing of the development stages depends on the approval process by JDAP. Further information will be provided if / once an approval is given, assuming all planning and approvals progress.
The following section seeks to provide answers to questions that community members may have regarding the development of the Senior Learning and Leadership Centre and parking facility.

WHAT HAS BEEN OCCURRING WITH THE PLANNING OF FACILITIES AT PERTH COLLEGE?

Perth College has been undertaking a facilities master planning process since 2003, with the aim of providing the best possible facilities for our students to support their learning. This process continues with a recent revision of site planning to ensure educational excellence now and into the future.

Some of the complexities that have to be considered when planning facilities at Perth College include:

- The School operates within a relatively small site
- Development opportunities are constrained by the sloping topography
- Some teaching areas are in need of an upgrade
- A number of buildings are under-utilised because of their age and condition
- Open play areas, sporting fields and recreation space is limited
- Parking and traffic movement around the School needs to be addressed

WHY IS THE SCHOOL PROPOSING TO DEVELOP A SENIOR LEARNING AND LEADERSHIP CENTRE?

Perth College strives to always be at the forefront of contemporary educational practice. The School has recognised the need to develop a multifunctional centre that enables a flexible curriculum delivery, now and into the future. The School has invested considerably in developing the leadership and citizenship skills of our students, and the establishment of a Leadership Centre is an extension of this approach.
The schematic designs for the new Senior Learning and Leadership Centre include the use of natural solar order whereby the majority of glazing faces south with north, east and west facing glazing minimised and protected by the provision of deep recesses in the external building envelope. Care and attention has been given to maximising natural light and ventilation whilst minimising glare and direct sunlight penetration. These initiatives will result in reduced energy consumption during the life of the building.

Additional considerations have included the selection of self-finished materials which reduce long-term maintenance requirements. High levels of insulation will be used in the roof and wall elements, and high-performance glazing will increase the thermal properties of the building.

The existing buildings rate very poorly in regards to sustainable design, particularly in relation to orientation and thermal properties.

Parry and Rosenthal have engaged the services of sustainability consultants and environmental engineers in the design of the new facilities.

Examples of buildings similar to those being proposed in the new development.
WHAT ARE SOME OF THE POTENTIAL ADVANTAGES OF DEVELOPING A SENIOR LEARNING AND LEADERSHIP CENTRE AND PARKING FACILITIES AT THE CHOSEN SITE?

There are a number of advantages in developing a Senior Learning and Leadership Centre and car parking facilities at the proposed site. These include:

- Sufficient land space for the development of both the education and car park facilities
- The existing buildings are not fit for purpose and were not designed for contemporary educational use
- The existing buildings do not meet universal access regulations and contravene anti-discrimination legislation and the Health Act, due to lack of access and egress for people with disabilities, be they students, staff, parents or visitors
- The ability to develop complementary facilities that cater for all children’s developmental levels and foster better curriculum access and educational outcomes
- Safe access for students, families and visitors due to its proximity to all other School facilities and no crossing of Beaufort Street, which is a main road with significant traffic
- The site provides parking within close proximity to Judith Cottier Theatre, which is used for School events and community activities out of normal school hours
- Improved and safer management of traffic, with a reduction of parking on local streets, due to a larger amount of onsite parking and the provision of an extended “Kiss and Drive” drop-off area
- Integration with existing school facilities with designs to be sympathetic and in keeping with other local built form
- Reduction of boarding students’ pedestrian movement across Lawley Crescent – resulting in improved student safety

WILL THE DEVELOPMENT OF THE SENIOR LEARNING AND LEADERSHIP CENTRE RESULT IN ADDITIONAL STUDENT ENROLMENTS?

The purpose of the development is not to increase student enrolments. The new facility is being developed to enable the delivery of contemporary educational practices for the benefit of all students and will not increase the capacity for additional student enrolments.

HOW COMMITTED IS PERTH COLLEGE TO PROVIDING ADDITIONAL PARKING?

Parking within the Mount Lawley business area has been a community issue for a number of years. Perth College stands by its previous commitment to continue to investigate the provision of additional parking as part of its master planning process. The School believes the provision of parking as part of this development will provide a workable solution.

WHAT RESEARCH HAS BEEN UNDERTAKEN IN RELATION TO TRAFFIC MANAGEMENT AROUND THE SCHOOL?

A very detailed study of traffic movements around Perth College and the surrounding road network on both sides of Beaufort Street was undertaken by Cardno in 2008 through 2010. The purpose of this assessment was to quantify the existing road traffic patterns in the local area associated with the school and to develop a series of infrastructure and travel management strategies to manage the demands associated with school users, including staff, students and visitors in the context of the study area. The key purposes were the identification and assessment of potential mitigation measures to increase the efficiency and safety of travel for all users within the precinct and to minimise the impacts of any proposed School redevelopment.
HOW IS PERTH COLLEGE PLANNING TO USE ITS EXISTING BEAUFORT STREET STAFF PARKING AREA IN THE FUTURE?

The provision of parking in the new development will free up parking in the Beaufort Street Car Park for parent and visitor parking. The School already has in place an agreement with the City of Stirling for public use of the car park in non-school hours.

WHAT WILL HAPPEN WITH THE EXISTING BUILDINGS AT 24-30 LAWLEY CRESCENT?

It is proposed that each of the buildings at 24-30 Lawley Crescent will be removed in preparation for the development of the new facilities. The buildings vary in age, but have not been used for educational purposes for some time. None of the existing buildings are listed on the City of Stirling Heritage Register, or the State Heritage Register.

The removal of these buildings to develop new facilities is similar to what has occurred in most of the privately-owned buildings abutting the site in Regent Street.

WHAT TYPE OF BUILT DESIGN OR EXTERIOR APPEARANCE IS INTENDED FOR THE NEW BUILDING?

It is proposed that the new building will be contemporary in style, but in keeping with the scale of the existing streetscape. This includes the use of colours, masonry and terracotta elements that reflect the historic chapel and School buildings. The building will be comprised of three linked pavilions with pitched roofs in keeping with the streetscape and referencing the existing historic School buildings.

EXISTING OLDER BUILDINGS, CURRENTLY ON SITE.

NOTE: NOT FIT FOR MODERN EDUCATIONAL USES AND PRECLUDE UNIVERSAL ACCESS FOR PEOPLE WITH DISABILITIES.

The results of the assessment identified an Action Plan for short, transition and long-term implementation to address the movement of traffic around the school.

An updated assessment is currently being undertaken by Shawmac to identify any additional issues which will be addressed in relation to current usage of the local road network, in the context of the existing school operations, and to identify any improvements to the local road network.

Traffic management around the school post-development will not only improve traffic movements in and around the school, but also minimise conflict for other road users in the area such as pedestrians, cyclists, other motorists and public transport users.

This will result in a safe and efficient movement network, including on-street car parking, for all users in the area.
WHEN WILL THE NEW BUILDINGS BE USED?
The current buildings are used throughout the day and night. However the new buildings will predominantly be used between normal school hours of 8.30am to 3.30pm. There will also be little use during the school holiday periods.

WILL THE BUILDING CAST A SHADOW INTO OTHER PROPERTIES?
The building’s orientation will generally result in shadows being cast towards Lawley Crescent and onto Perth College facilities, rather than onto neighbouring properties. Detailed shading studies have been undertaken to ensure that early morning and late afternoon summer sun has little impact on neighbouring properties to the north of the site.

HOW MANY STOREYS WILL THE NEW FACILITY BE?
It is proposed that the new facility will have an underground car park, a ground floor and one level above this. The height of the building will be in keeping with other multi-storey facilities in Lawley Crescent including the School’s boarding houses and residential properties in Regent Street.

WHAT MEASURES WILL BE TAKEN TO LIMIT VIEWS INTO OTHER PROPERTIES?
While it is recognised that the facility will predominantly be used during School hours when most neighbours will likely not be at home, the architects have designed screening measures to ensure views onto neighbouring properties are prevented.

These following measures will preserve the privacy of neighbours and Perth College staff and students:

- Frosted glass up to 1.8m above floor level.
- Fixed horizontal louvres that prevent any downward/upward views.
- Vegetation screening on the boundary of the property

WHAT WILL HAPPEN TO THE STREETSCAPE IN FRONT OF THE NEW BUILDING?
The streetscape will be significantly improved due to less vehicular congestion. In addition, there will be high quality landscaping to integrate all elements of the streetscape with the existing character of the street.
Further information is available on the School website at www.perthcollege.wa.edu.au

Perth College also invites community members to drop in to one of the two Open Day sessions to view the proposed plans for the development Senior Leadership and Learning Centre and to discuss and provide feedback to the project team.

The Open Day sessions will be held in Judith Cottier Theatre Foyer, Perth College, Lawley Crescent Mount Lawley on:

- Friday 27 March from 4:00pm to 6:00pm
- Saturday 28 March from 9:00am to 11:00am

THERE IS NO NEED TO RSVP, JUST POP IN DURING THE OPENING TIMES.

MORE INFORMATION

For more information about the proposed developments or the Open Day sessions, please contact Mr Tony Gooey at Perth College on 9471 2100 or visit the Perth College website at www.perthcollege.wa.edu.au
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