



**The Graduate Union of the University of Melbourne Incorporated**

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The Panel Coordinator  
Melbourne Metro Rail Inquiry and Advisory Committee  
GPO Box 2392  
Melbourne  
Victoria, 3001

12<sup>th</sup> August, 2016

Dear Panel Coordinator,

We are pleased to submit the following Expert Witness Statements to the Melbourne Metro Rail Project Inquiry and Advisory Committee in support of the submission (4<sup>th</sup> July, 2016) from The Graduate Union of the University of Melbourne Inc. in response to the Melbourne Metro Rail Authority's Environment Effects Statement (EES) and Planning Scheme Amendment:

<b>Name</b>	<b>Position</b>	<b>Company</b>
Dr Kerry Bennett	CEO/Head of College	The Graduate Union of The University of Melbourne Inc.
Ms Eli Giannini	Principal	MGS Architects
Mr Stephen Payne	Principal	Bonacci Group Structural Engineers

Yours sincerely

Dr Kerry M. B. Bennett  
PhD (Camb), DipTP, CertEd, BAppSc.  
CEO/Head of College  
The Graduate Union of The University of Melbourne Inc.

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10 August 2016

MGS project ref 14078

**mgs**

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## WITNESS STATEMENT - METRO RAIL PROJECT EES ENQUIRY AND IAC HEARING

Re: Graduate Union Building 210-234 Leicester Street Carlton

**Directors**  
Eli Giannini  
Chris Jones  
Cameron Lacy  
Robert McGauran  
Mun Soon  
Joshua Wheeler

Prepared by: Eli Giannini LFRAIA, M.Arch RMIT (Reflective Practice Stream by invitation), BArch, RMIT

### **Background**

1. In 2014 MGS was engaged by Melbourne University to conduct a feasibility study for several sites in this location including the Graduate Union sites for the purpose of increasing undergraduate and post-graduate student accommodation.
2. In March 2016 MGS was approached directly by the management of Graduate Union to develop a strategy for the redevelopment of all its sites along Leicester Street, Carlton. The development strategy identified three phases of development (Stages 1, 2 and 3), with the northern most portion of the site being Stage 1.
3. As a result of this work MGS was engaged to further develop the design of Stage 1 with the purpose of obtaining a Town Planning Permit.

The comments provided below are in respect to the Architectural and Urban Design Proposal and are supported by advice from the following: Bruce Trethowan, Trethowan Architecture (Heritage), Daniel Soussan, Tract (Planning – see also the witness statement from Mr Soussan), Diana de Zilwa, MD Cubed (Traffic) and Peter Hale, Irwin Consult (Services Engineering).

### **Qualifications and relevant experience**

Please see attached CV.

### **Potential Conflicts of Interest**

Eli Giannini, Rob McGauran and Catherine Ranger, who have acted in the above matters on behalf of MGS Architects, do not know of any conflict of interest arising from giving this evidence. However we wish to advise that Rob McGauran is also giving expert evidence (Urban Design) on behalf of the University of Melbourne at this IAC Hearing.

### **Project Description**

#### *Introduction*

The Graduate Union is a membership association of graduates from universities across the world. Graduate House (the three wings from 210 to 234 Leicester Street) is where the members, including post-graduate students, academics and university visitors, reside and meet others who pursue excellence in career development and research. The role of The Graduate Union, together with the rationale for expansion of the Graduate House facilities, is outlined in the Witness Statement by Dr Kerry Bennett. The facilities at Graduate House are to provide: (a) a place for university alumni to continue throughout their lives their connection with university life and thought; (b) affordable, well equipped and central meeting and function spaces for the not-for-profit sector, as well as for the professional development, tertiary education and government sectors; and (c) college-like residential accommodation for postgraduate students, as well as for university staff and visitors.

The Graduate Union is unique in providing affordable, supported postgraduate and visiting academic and alumni accommodation for those interacting with the University and its research partners in this important knowledge and health precinct. The Graduate Union acknowledges that there is a large unmet need for postgraduate accommodation and that its provision is essential in achieving the goals of government and those of Melbourne University

and other institutions in the precinct and the teaching- learning-research opportunities in Victoria and nationally.

The Graduate Union is strategically placed at the interface to the new Metro station, Melbourne University, the hospitals precinct in Flemington Road and Royal Parade and major public spaces to provide the appropriate suite of services that meet the needs of this rapidly changing precinct.

### *Context*

Plan Melbourne and its identification of Melbourne University as the centre of the Parkville National Employment Cluster and the inclusion of a new Metro station in this precinct have accelerated the need for the Graduate Union to review its development opportunities in line with its vision for the future.

The review that has taken place is cognisant of the adoption of the City North Structure Plan and its incorporation into the planning scheme. This legislation supports increased development intensification of the precinct Graduate House sits in. Recent projects in the immediate vicinity include the Doherty Building, the Neuroscience Building, the Royal Melbourne Hospital and CCC developments as well as the student housing and private apartment residential corridor along Swanston Street.

In the immediate vicinity a major public car park at University Square, the twelve storey Law Faculty building to the south of University Square and the Alan Gilbert Building behind the terraces in Barkly Street have already signalled a rapidly changing context for the precinct, one that will shift from the five storey height datum set by Melbourne University Business School and other construction a decade or so ago to a the forty meter height datum allowable under the new DDO provisions.

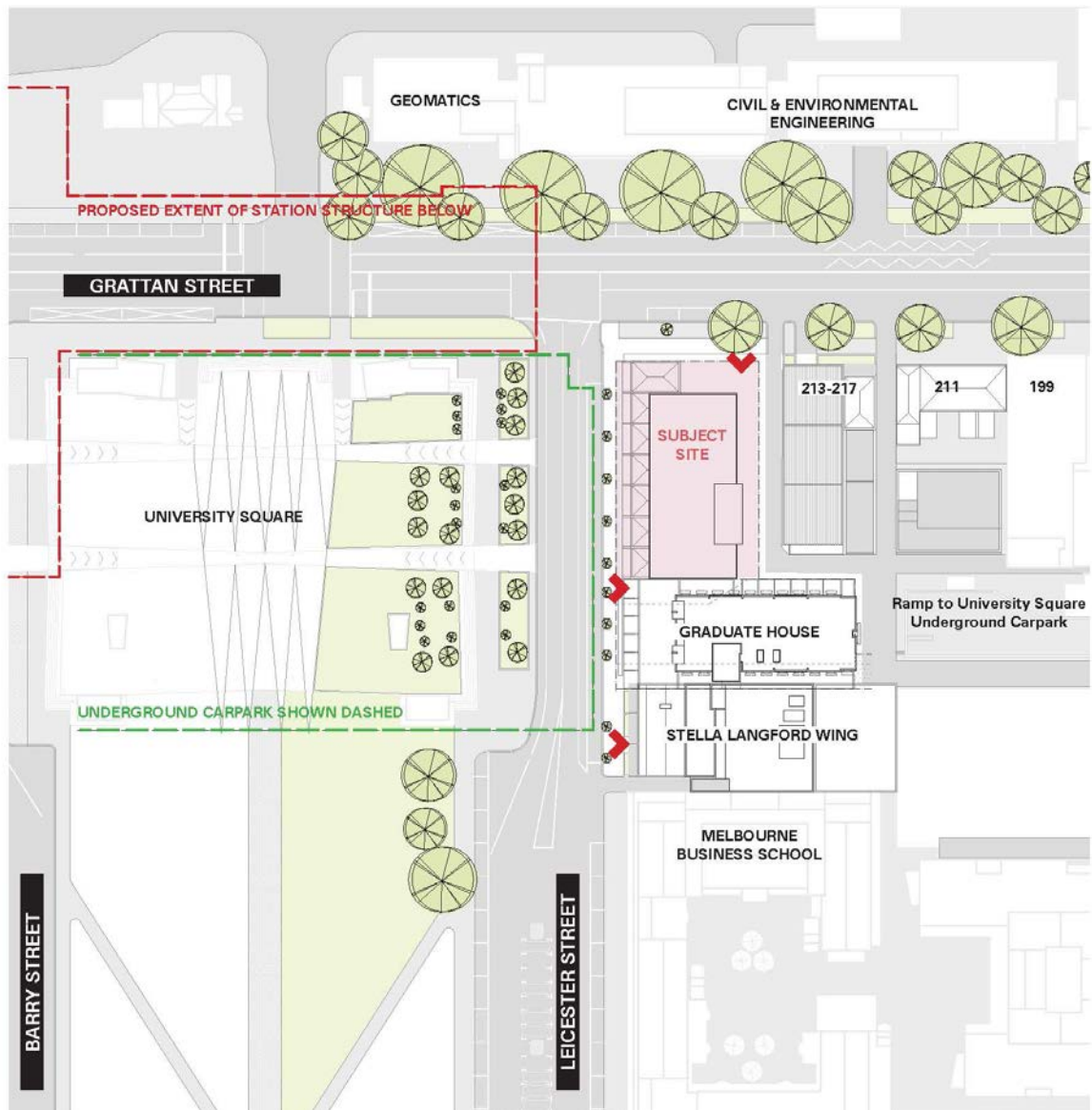
We also know that other nearby development are being planned to match the intensity and scale of the Graduate House proposal, these are Carlton Connect, the future development of The Melbourne Business School and the future redevelopment of the University of Melbourne Grattan Street Buildings.

### *Building Specific Context*

The existing Graduate House complex consists of structures constructed during various eras (refer to Heritage consultant's letter of support) joined internally to suit the requirements of the Graduate Union operations. At the northern end of the site the Victorian terraces address Leicester Street and front directly onto University Square, the Gardens and the paved open space area above the underground car park to the west. The complex also addresses Grattan Street by the extent of the northern most terraces' side façade returning onto this street. The bluestone-paved lane behind the terraces separates them from a 1960's two storey building currently used as offices (refer to site plan below). An access gate from this lane allows delivery of goods and the servicing of spaces at the rear of the terraces.

Further south, the central wing of the complex, where the main entry to Graduate House is situated, (refer to site plan below) presents a four (4) storey façade setback above two floors to Leicester Street, however because of the land topography this wing rises five (5) storeys above Malvina Place to the east. The bluestone paved lane abuts the Bouverie Street entry to the University Square car park and provides good access to the Graduate House car park and service spaces. This wing accommodates public dining, a bar, conference facilities and

meeting spaces and sixty (60) apartments in addition to building services areas, loading dock and storage facilities.



The Stella Langford wing of Graduate House is situated at the southernmost portion of the complex. Its residential entry foyer is located at 210-214 Leicester Street while Malvina Place and Church Street provide access to the 7 level car park (67 car spaces) to the east. Ten (10) residential apartments and conferencing and meeting spaces in the Stella Langford wing face University Square.

Graduate House complex has enjoyed the amenities offered by its location opposite the University Square, gardens and tree lined Grattan Street since 1957. The Graduate Union

has been active in modernising and developing its structures and facilities since it began operations. This institution is an important part of the life of the precinct and provides essential services and amenities that complement the nearby tertiary education institutions (Melbourne University, RMIT University and their associated research facilities) and enhance the reputation and functionality of the Carlton Knowledge Precinct as a whole.

#### *Description of the Proposed Stage 1, 2 and 3 Redevelopments*

The Graduate Union is implementing its plans to expand its services and the residential apartment offer it currently provides to the tertiary sector into the future as demonstrated by the Masterplan document. The Metro station redevelopment will greatly enhance the accessibility of this location. This in turn will increase the importance of the Graduate Union as a provider of key services and residential accommodation in the precinct.

The two storey existing terraces, facing University Square and Gardens, their façade and interiors will remain substantially unaltered by the proposal. The nine (9) storey new residential apartment structure will raise seven (7) storeys above the height of the terraces. This part of the structure will provide a substantial amount of additional residential accommodation (130 apartments) on site which currently numbers one hundred and fourteen (114). In other words the proposal increases the residential accommodation on-site to a total of 200 apartments in Stage 1 and leaves the potential for a further 240 apartments to be built in Stages 2 and 3 to the south.

The masterplan and residential feasibility study for the site (refer to attached documents) therefore envisages a total of 440 apartments in addition to public cafés, restaurants, conference spaces, study areas and administration offices above ground once all stages of the development are completed and associated parking, service, storage and plant equipment spaces and a Gym below ground.

Retaining the current visual, acoustic and access amenities and improving the functionality of the site are of paramount importance to the Graduate Union and its operations into the future.

#### *Description of the Proposed Stage 1 Concept Plans and Town Planning Submission Document*

The proposed development optimises above and below ground potential of the Graduate House site at its most northern portion. It consists of additions and alterations to seven (7) Victorian era terraces in line with the recommendations of the Heritage Consultant's report (attached) which were joined and altered progressively since 1957 to create the north wing of the Graduate Union building (Graduate House). The rear section of these terraces will be demolished to construct a new 9 storey (40m) structure above ground accommodating administration spaces, café, bookable study spaces, conference areas and residential apartments for post graduate students and fellows of the immediate tertiary institutions and visiting academics (refer to indicative image below).



Below this structure, the design proposes five (5) new underground levels accommodating parking, storage, building services and a Gym to complement the residential, conferencing and administration functions of the proposed project (refer to Structural engineer's expert witness statement for relevant details of the structural requirements of the development).

The rear of the northernmost terrace, which will be retained in its entirety to align with the Heritage Consultant's recommendations, incorporates a new Café with entry from Grattan Street activating this previously 'blind' wall along its Grattan Street frontage. In order to provide this activation it will be necessary to breach the rear wall of the terrace structure to provide the desired activation to Grattan Street at the ground floor level of the refurbished space, however this will be able to be achieved in accordance with Heritage recommendations.

The residential entry to the residential accommodation on the 4<sup>th</sup> floor and above sits alongside this new café function. Further to the south along the lane we have located the lift lobby and stairs to all the upper level of the proposed development. Behind the stair riser the provision of a loading dock will take care of the deliveries and waste management needs of the accommodation, conference and administration functions above, as well as the service maintenance access to basement levels.

The new café and residential entry in Grattan Street will be an important new identity marker for the Graduate Union and its physical relationship with the surrounding precinct. As such it has been further enhanced by the introduction of a sculptural corner element to highlight the addition of a new Graduate Union address.

The existing lane flanking the residential entry will be increased in width to allow appropriately sized vehicles to access the new development's loading dock in accordance with the traffic consultant's recommendations (see attached letter). This will not only improve the general amenity of the lane but will also allow an increased setback at the first four levels of the proposed design which is then further set back above a twelve (12) metre height to match the desired setback as set out by the DDO requirements described in the planning consultant's letter of support (refer to the views showing the east façade of the proposed design).

The eastern lower level portion of the new development (four levels) and the two storey terraces to the west form an effective podium structure whereupon a narrower foot print accommodating the residential apartments sits. This residential structure reaches appropriate height limits which are below flight path levels and are consistent with the new 40 metre / 12 storey height limits set out in the DDO (refer attached Planning Consultant's advice). The two levels below the apartment floors but above the terraces are treated as a break in the form of the super-structure above the terraces to imply a separation between the seven heritage listed facades and the new design of the apartment building above.

The apartment building levels are a contemporary design which is nevertheless sympathetic in material and scale of detail to the materials and element scale elsewhere along the heritage facade in Grattan Street (brick with punched windows) and Leicester Street (painted balconies and punched windows beyond and rendered surfaces behind ironwork screens and balustrades). The east, west, north and south elevations are consistently treated with window / balcony type elements that, while recalling the scale of terrace house upper balconies and recesses with associated decorative verandah elements, form a whole and distinctive design form (please refer to 3D views in the Concept Design Report prepared by MGS Architects).

The interface between the Victorian era terraces and the street is unaltered as all the structure and associated front yards are wholly retained by the design to a depth of one to two rooms on each level.

The requirements of passive design and environmental sustainability demand that windows to upper floor residential accommodation will be operable, allowing natural ventilation of the apartments within.

The apartments and the conference areas will benefit greatly from the visual and natural amenity offered by the University Square gardens to the west and mature street canopies to the north.

*Issues that could potentially disrupt and affect the amenity and operations of the existing and proposed functions of the Graduate Union*

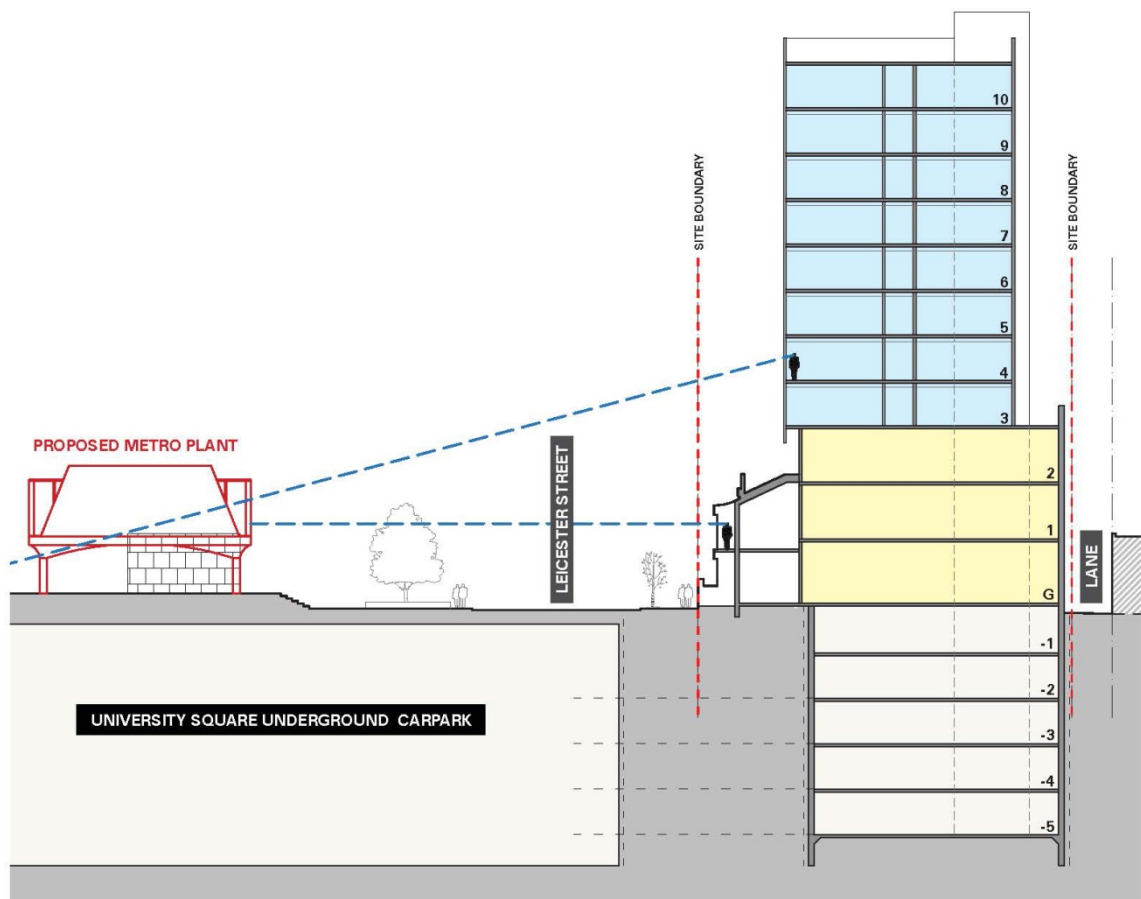
It is essential in the Metro project delivery that the project does not undermine in any way the opportunity to optimise the development opportunities at the Graduate Union and we seek assurance that the design guidelines for its development will have regard for the fact that there will be intensive development to both above and below ground up to the Grattan Street alignment consistent with the objectives of the planning scheme amendment and the vision set out by the GU (refer to CEO Witness Statement).

Of concern particularly are the following issues:

- Disruptions to the operations of the Graduate Union, its patrons and residents.
- Changes to the park and the amenity of the open space immediately opposite the existing residential heritage terraces and the future residential and conference facilities in the proposed Stage 1 proposal.
- Increased noise levels emanating from the two storey plant equipment proposed by the Metro development which would affect the current and future residents of Graduate House.
- Increased noise levels emanating from the two storey plant equipment which would affect conference and study area in the current and future spaces of Graduate House.



- Removal of vegetation and mature planting along Grattan Street that would affect the performance of the existing northernmost terrace.
- Climate change in the vicinity of the plant equipment which would affect heat gain in summer and heat loss in winter for Graduate Union structures facing this equipment.
- Tunnel engineering structural limitations that would prevent the construction of a building 12 levels above and 5 levels below ground as proposed in the Concept Plans Report.
- Access limitation that would prevent the timely access of construction vehicles for the Graduate Union development proposal during the construction of the station and tunnel.
- Potential structural damage to the fabric of the existing buildings including the Victorian era terraces immediately above and in the vicinity of the proposed tunnel alignment.
- Noise, vibrations, dust and pollution from construction vehicles during tunnel construction.



I strongly support the Metro station project and acknowledge there will be short term disruption for long term gain, for my client the Graduate Union, if the above concerns can be properly addressed and resolved to the satisfaction of all parties involved.



Eli Giannini  
Director MGS Architects

## **APPENDIX**

The following Consultants letters of support reports have been included below:

- Bruce Trethowan, Trethowan Architecture (Heritage)
- Daniel Soussan, Tract Consulting (Town Planning)
- Peter Hale, Irwin Consult (Services Engineering)
- Diana de Zilwa, MD Cubed (Traffic)

Please note this Witness Statement also refers to the following reports which will be submitted separately: Witness Statements by Dr. Kerry Bennett, CEO/Head of College of The Graduate Union of The University of Melbourne Inc. and Mr. Stephen Payne, Structural Engineer of the Bonacci Group.



## Eli Giannini

M Arch RMIT, B Arch, RMIT, B Fine Arts RMIT LFAIA Registered Architect

Eli Giannini is a Melbourne architect and Director of MGS architects. Over the past 25 years Eli has been responsible for the design direction at MGS and winning numerous industry awards for the practice including the 2013: Frederick Romberg Award for Residential Architecture - Multiple Housing for the McIntyre Drive Social Housing Project, Altona. She brings to her work tenacity and passion for the craft of design with a special interest in delivery housing within the social and affordable sector of the industry and developing architectural typologies into project specific responses. Eli has contributed to the architecture profession as RAI national Councillor and Chapter President and as chair of the Victorian Chapter Awards Task Force, the honours committee and the 2007 National Conference organising committee. In 2008 she was made a Lifetime Fellow of the AIA.

Eli has promoted architectural design, theory and research through her writing, exhibitions and conference presentations and as eminent architect of design competitions juries. In 2000, Eli was invited on the RMIT University Council and as a director of RMIT Training, she has been an examiner in the Master's program at the faculty of Architecture RMIT and design critic in the schools of Architecture in Victoria and Tasmania. She is currently the chair of the Course Advisory Committee of the Faculty of Design at RMIT University and a Member of the Program Advisory Committee for SIAL and the Master of Design Innovation and Technology. Eli's work has been reviewed in Architecture Australia, AD, Architect, Architecture Review, Monument, Artichoke and Landscape Australia.

## Housing Experience and Awards

2013	Jewish Care Affordable Housing, Jewish Care – Schematic design to town planning for 120 affordable dwelling for aging in place
	Southern Care Housing, Dandenong – Feasibility Study for 90-120 aged care and independent dwelling units
	Aids Foundation Housing Feasibility Study, South Yarra – long term dwelling units for the Aids Foundation in partnership with Port Phillip Housing Association
	Salvation Army Emergency Housing, Melbourne – Schematic design to town planning for 80 emergency dwelling units over 12 storeys
	Park Street – 36 affordable housing units of a Port Phillip Council on grade car park
2012	Social Housing Development - 2 McIntyre Road Altona for DHS. 69 One bedroom apartments

**Directors**  
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2011	Kyme Place Rooming House - 27 studio and 1 bedroom Apartments, Port Melbourne for PPHA and City of Port Phillip
2011	Drill Hall Melbourne – 58 affordable residential units and restoration of heritage community facilities
2009	Design for the Redevelopment of the Delgany Estate Portsea
2006	31 Units - Woodstock Street Community Housing for the City of Port Phillip and Port Phillip Housing Association. \$3.7million
1999-2005	60 Units – Newmarket Street, for the Office of Housing. \$10million
1998	181 Bay Street, Port Melbourne – 31apartments and townhouses and 3 shops \$4.3million
1997	Grant Street Clifton Hill – 29 residential apartments \$3.5million
1996	379 Little Collins Street - 31 units and 2 shops \$2.7million
1996	Dickens Street, Elwood - 4 two storey townhouses \$540,000
1996	MacRobertson Redevelopment - 51 apartments and townhouses \$2.2million
1993	Mixed residential and commercial development Manton Lane Melbourne
1993	Gladswood House, Double Bay - 7 luxury apartments \$6.2million
1993	Maddock Street, Windsor - 13 apartments and 2 shops \$1.8million
1993	7 townhouses for the Office of Housing – Hotham Estate
1992	15 Highfield Grove, Kew - Dual Occupancy development \$650,000
1990	9-11 Elwood Street, Brighton - Dual Occupancy/RAIA Award 1991 \$420,000

#### **Design Awards:**

2013	National Architecture Awards 2013: Frederick Romberg Award for Residential Architecture - Multiple Housing: McIntyre Drive Social Housing, Altona
2013	Best Overend Award for Residential Multiple - McIntyre Drive Social Housing Altona
2013	Dulux Colour Awards (Multi Residential Interiors) – Residential Apartments 87 Chapel Street, St Kilda
2012	Dulux Colour Awards (Multi Residential Interiors / Multi Residential Exteriors) – Drill Hall Community Hub and Housing
2011	Australasian Housing Institute Professional Excellence Awards (Australian and Victorian Award for Leading Housing Solutions) – Drill Hall Community Hub and Housing
2011	Master Builders Association NSW Housing Awards - (Housing Additions/Alterations/Renovations \$2m-\$2.5m) - McMahons Point (Maddie's House)
2007	RAIA Award for Interior Architecture – Woodstock Street Community Housing
2007	RAIA Award for Residential Architecture (Multiple Housing) – Woodstock Street Community Housing
2006	PIA National Urban Design Award for Rooming House – Woodstock Street, Balaclava.
1999	Winner of the RAIA Commendation for Outstanding Architecture-Residential New Category.
1995	Winner of the RAIA Merit Award for Outstanding Architecture-Residential New Category.
1995	Winner of BHP “Steel Futures” Award.
1992	Winner of the RAIA Award, Residential Multiple Category.

#### **EG Recent Housing Talks:**

2013	Invited to present at the NZ Institute of Architects National Conference on the theme of Housing Affordability and Urban Intensification.
2012	“The Housing Project” talk at Pin-up Gallery Fitzroy
2011	Melbourne “Open House” Series
2008	City of Moreland Housing for Life Forum

#### **Publications featuring residential work by Eli Giannini**

2013	“The Tree House, a worthy and delightful space” Justine Clark, the Age’ newspaper 26 <sup>th</sup> April 2013, pp28-29.
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- 2012 "Futuristic – Visions of Future Living" edited by Caroline Klein; Text by Stefanie Lieb; Concept by Ralf Daab
- 2011 "Utopia Everywhere – Visions of Architecture and Urbanism" edited by Robert Klanten and Lukas Feireiss
- 2005 "Mastering Architecture. Becoming a Creative Practitioner" by Leon van Schaik. Published by Wiley-Academy, University of Manchester.
- 2002 "Take1. Urban Solutions: Propositions for the future Australian city". Ed. Robert McGauran 2002 Published by the Royal Australian Institute of Architects.

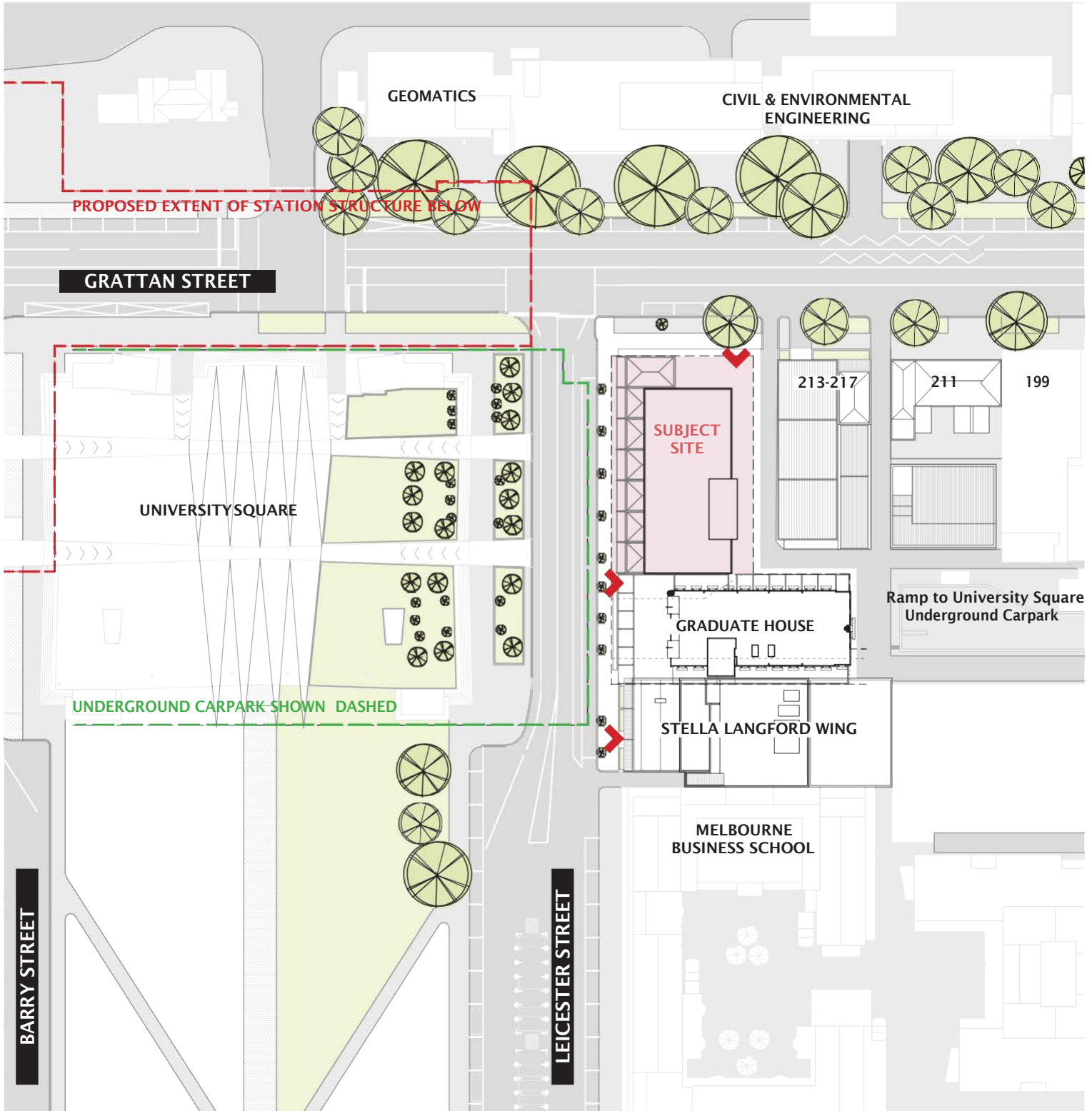


**The Graduate Union of The University Of Melbourne  
Graduate Membership and House**

Concept Design for Planning Application

MGS Architects

August 2016

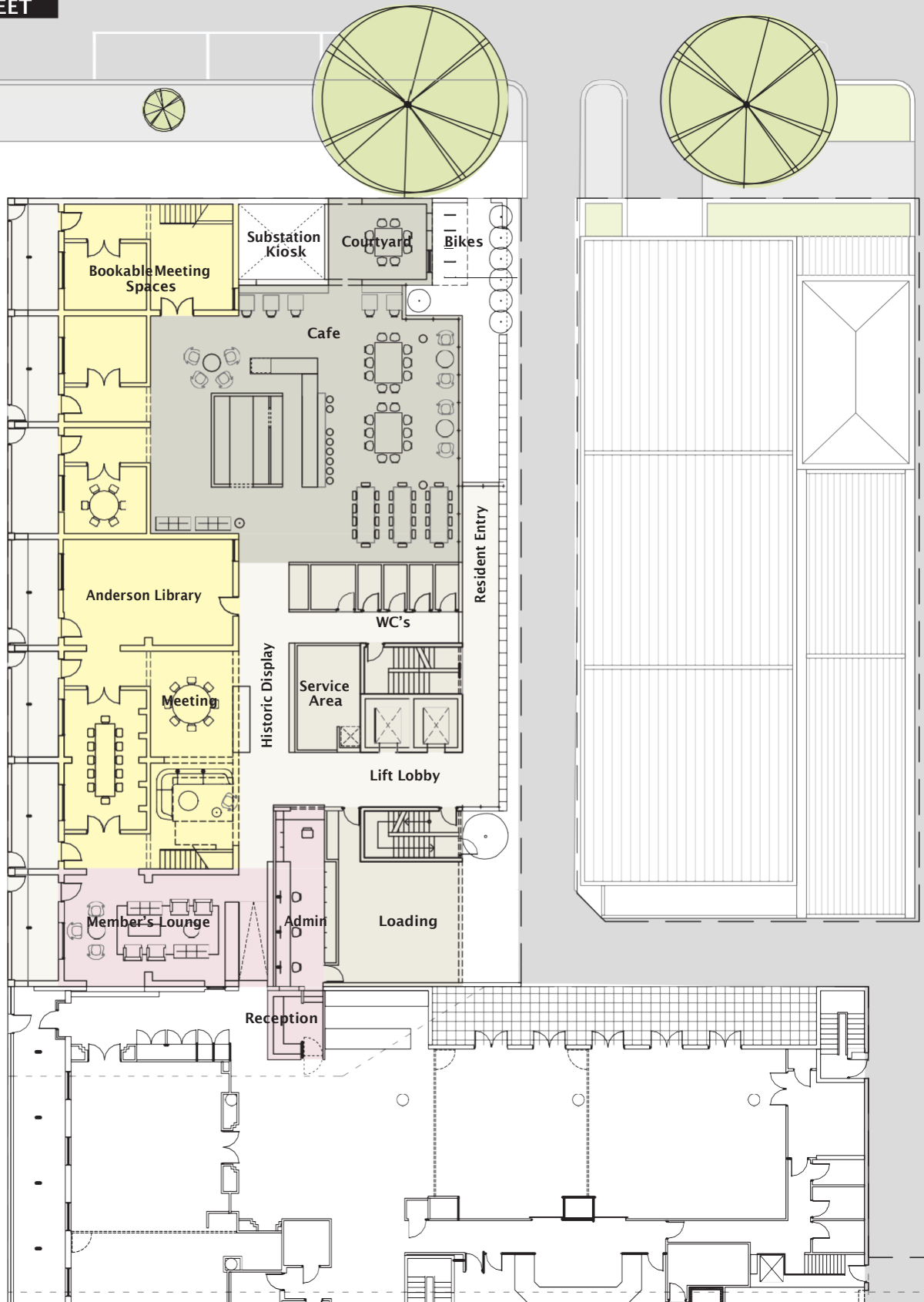


**SITE PLAN**  
1:1000



GRATTAN STREET

LEICESTER STREET

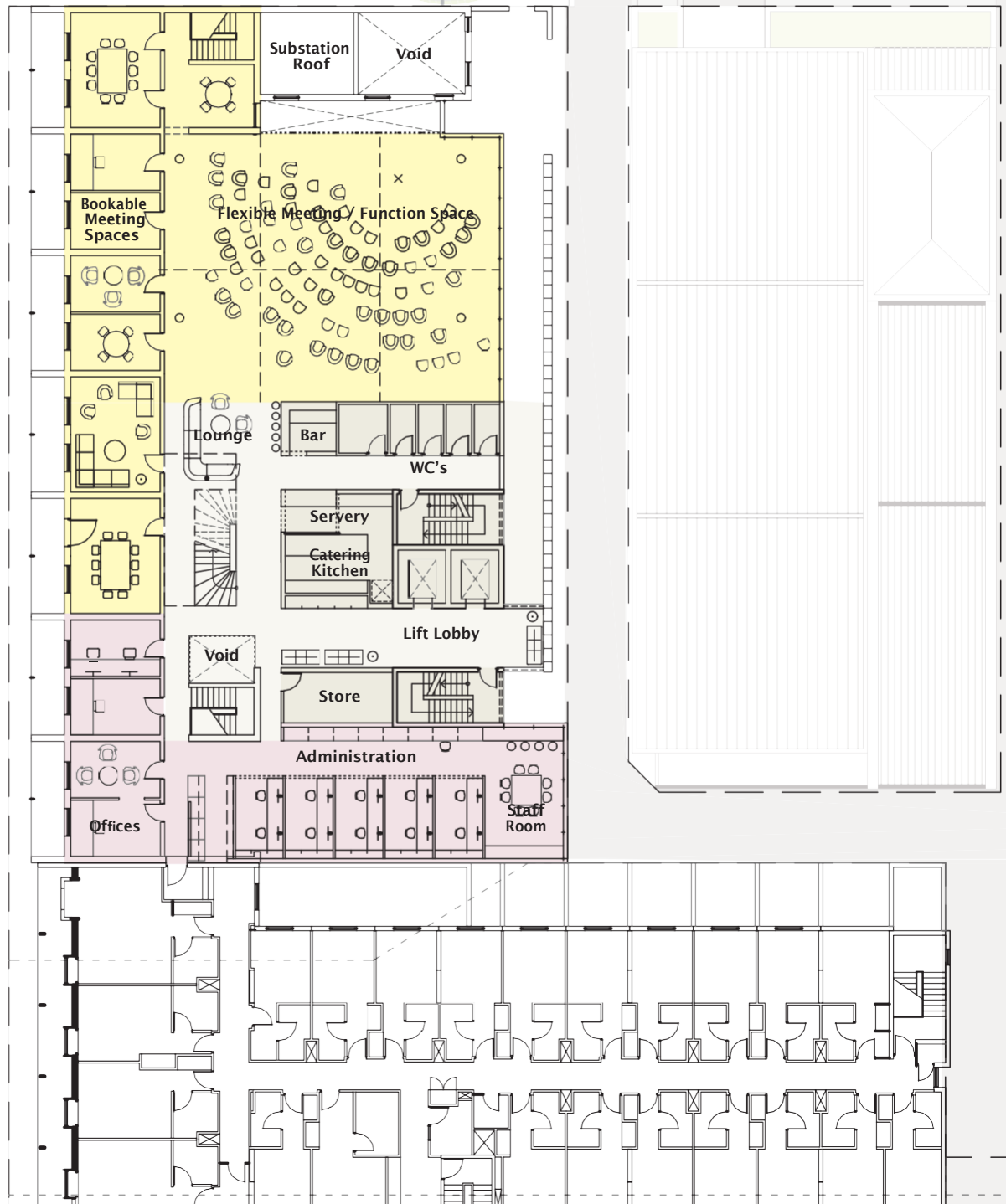


**GROUND FLOOR PLAN**

1:300

- CAFE
- SERVICES / AMENITIES
- RECEPTION / ADMIN
- FUNCTION / MEETING / BOOKABLE SPACE

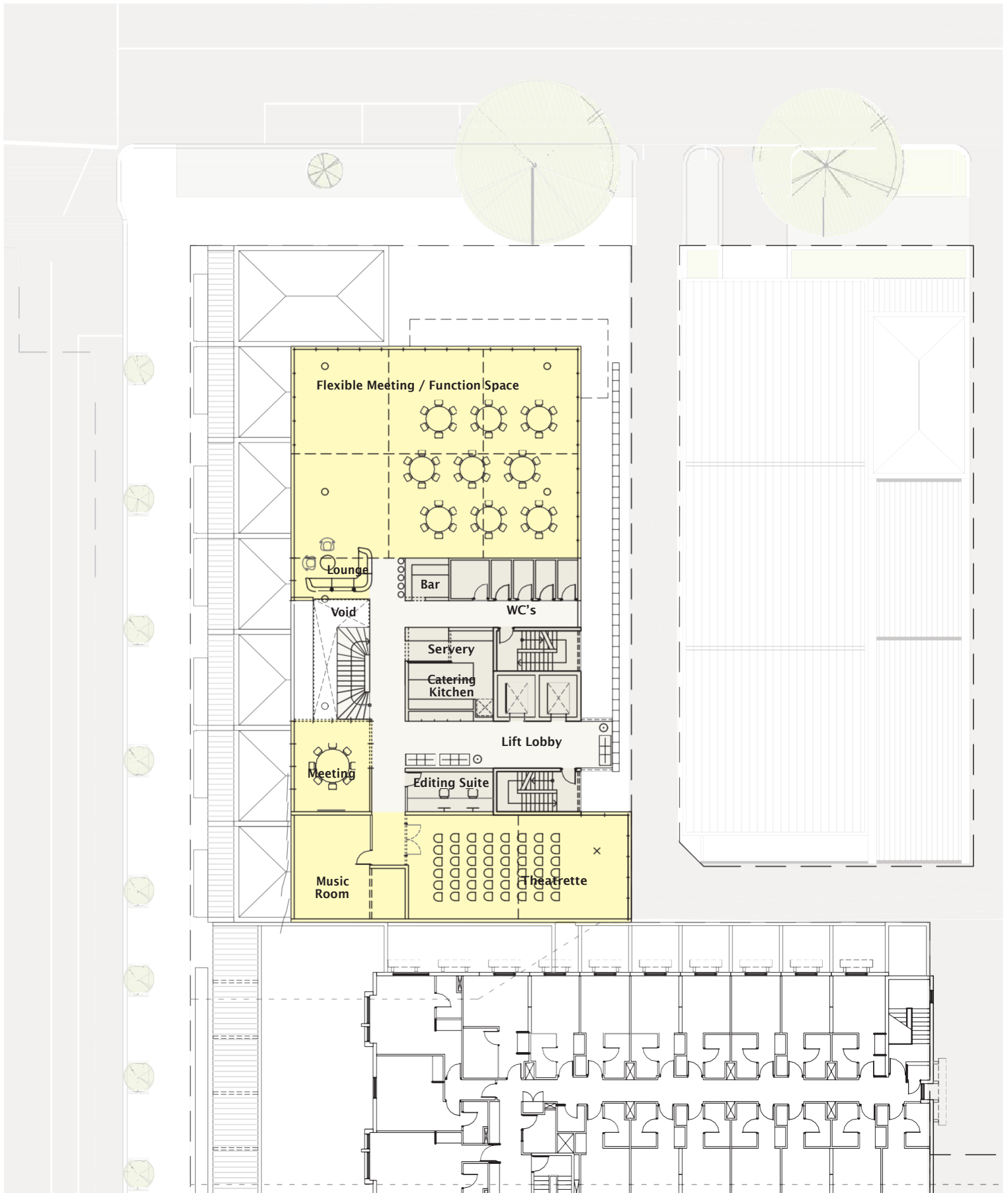




**LEVEL 1 PLAN**  
1:300

- SERVICES / AMENITIES
- ADMIN / OFFICES
- FUNCTION / MEETING / BOOKABLE SPACE

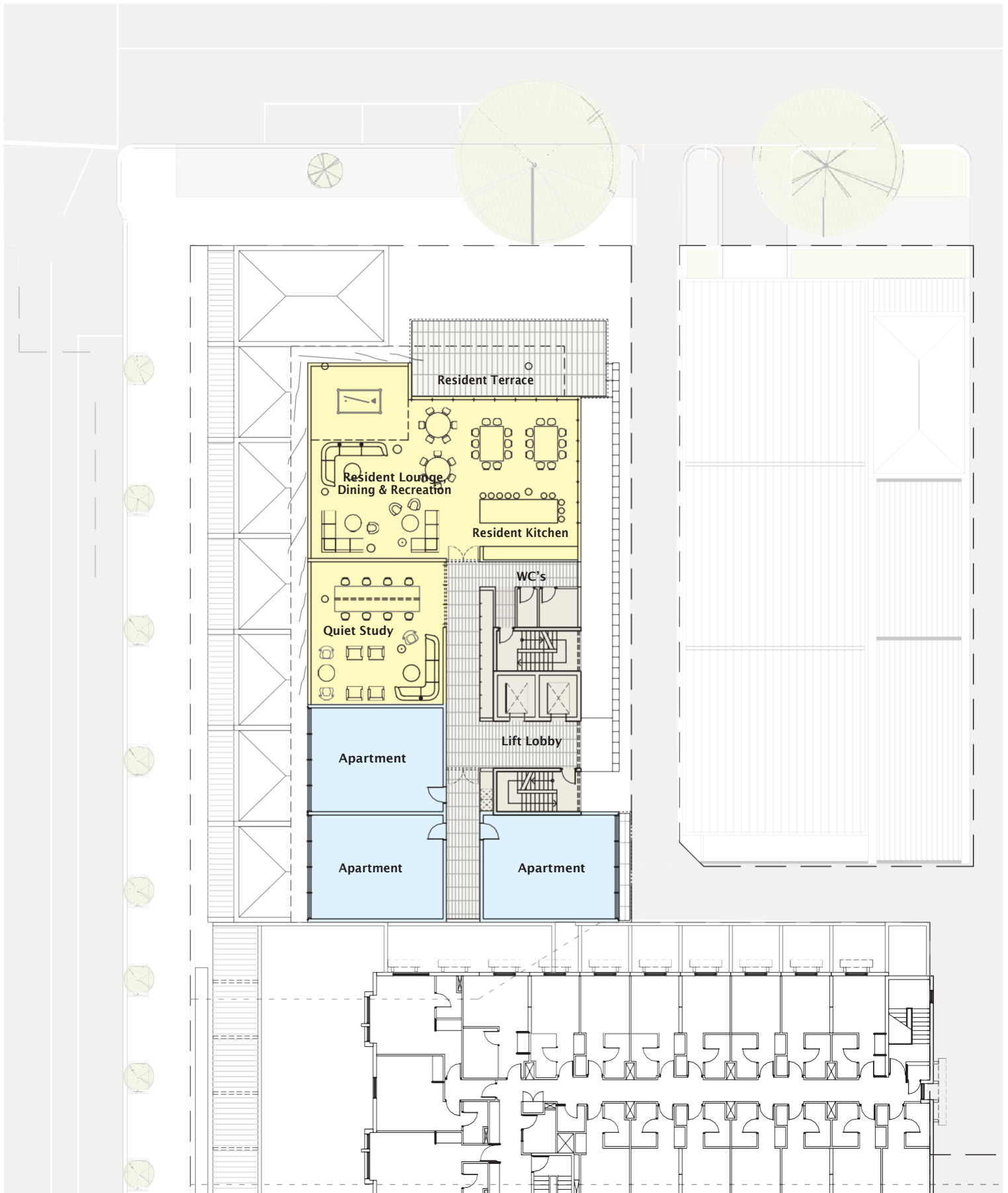




**LEVEL 2 PLAN**  
1:300

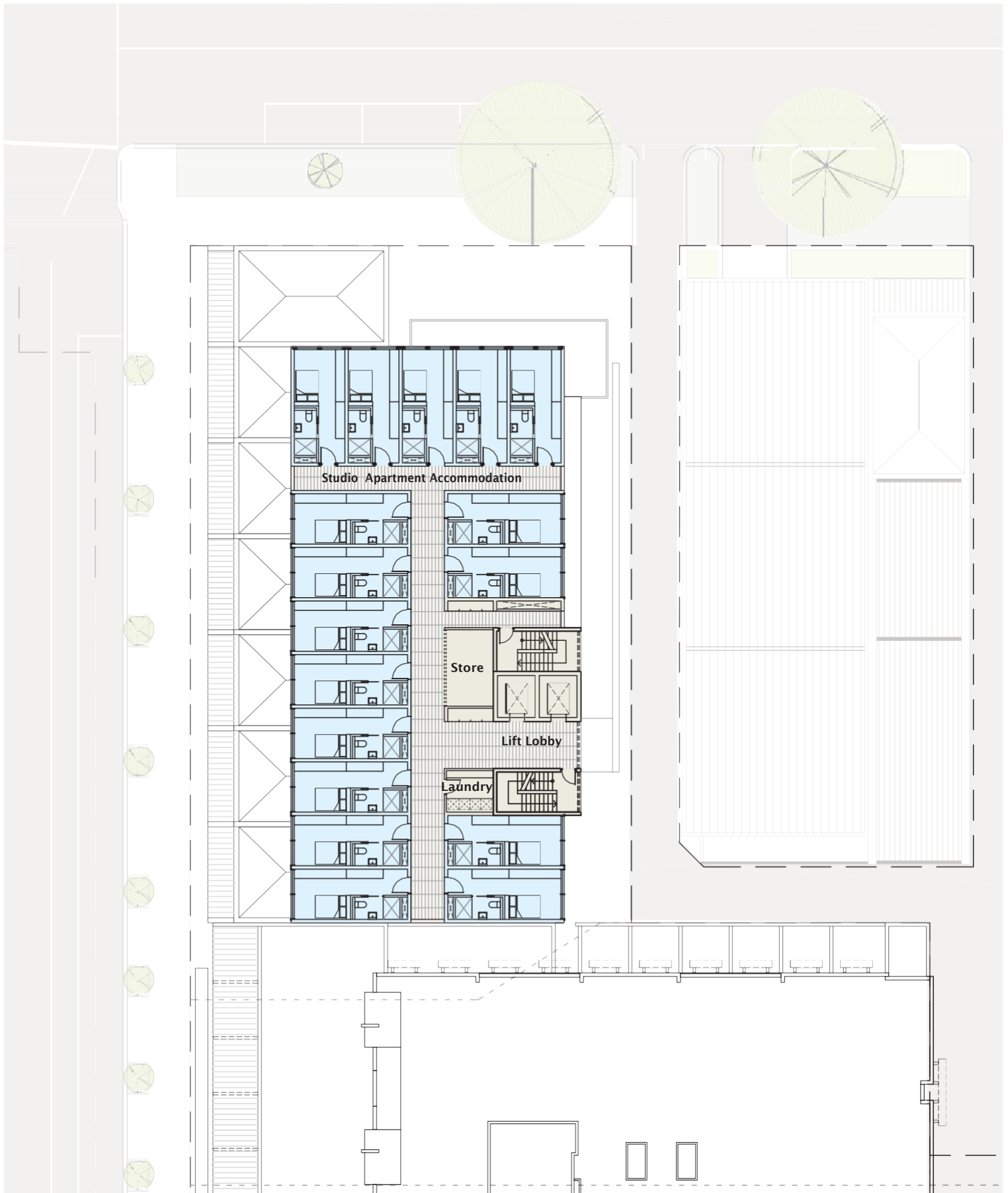
SERVICES / AMENITIES  
 FUNCTION / MEETING / BOOKABLE SPACE





**LEVEL 3 PLAN**  
1:300

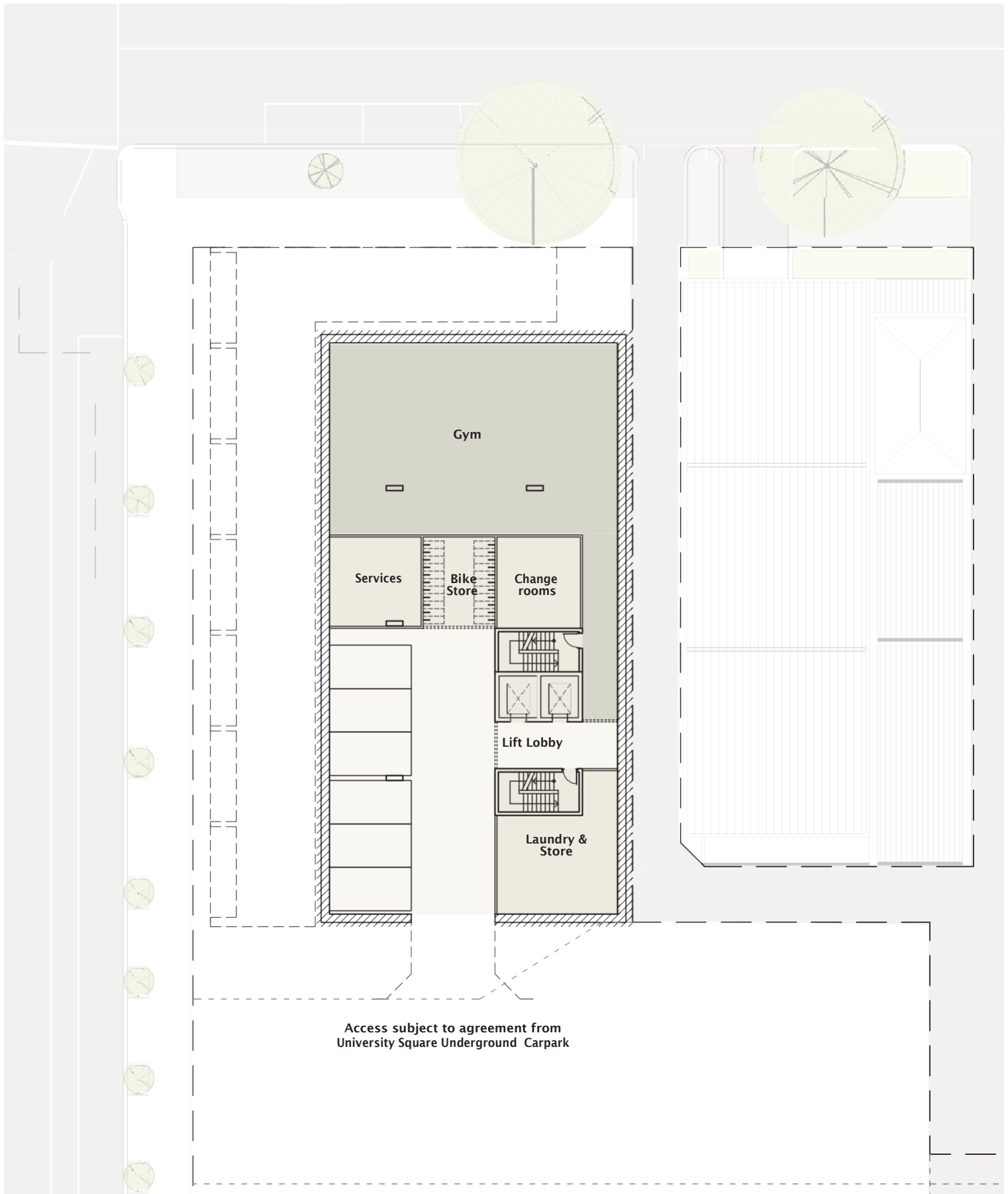
- SERVICES / AMENITIES
- SHARED RESIDENT FACILITIES
- ACCOMMODATION



**LEVEL 4 - 10 TYPICAL PLAN**

1:300

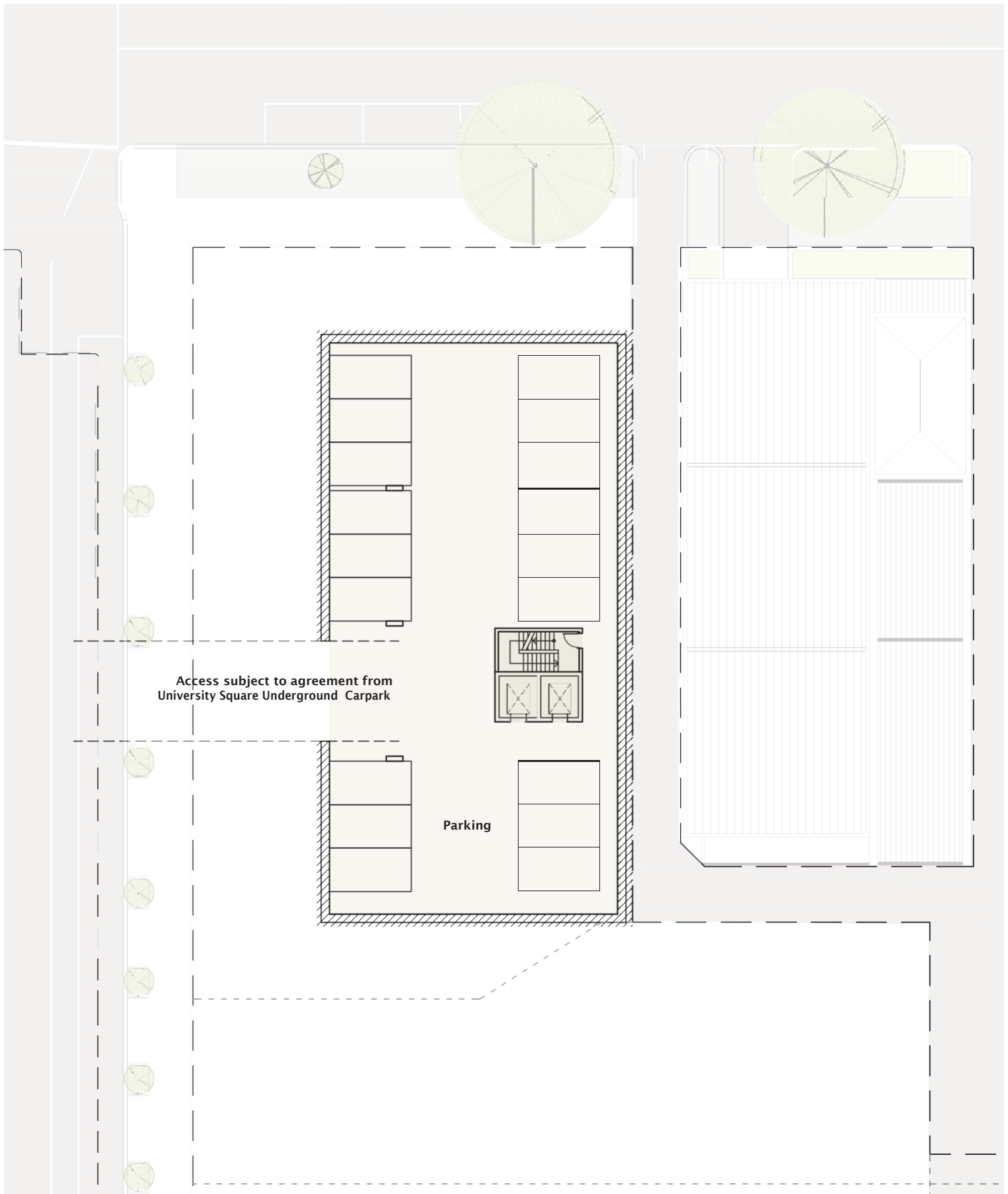
SERVICES / AMENITIES  
 ACCOMMODATION



**BASEMENT 1 PLAN**  
1:300

SERVICES / AMENITIES  
 GYM

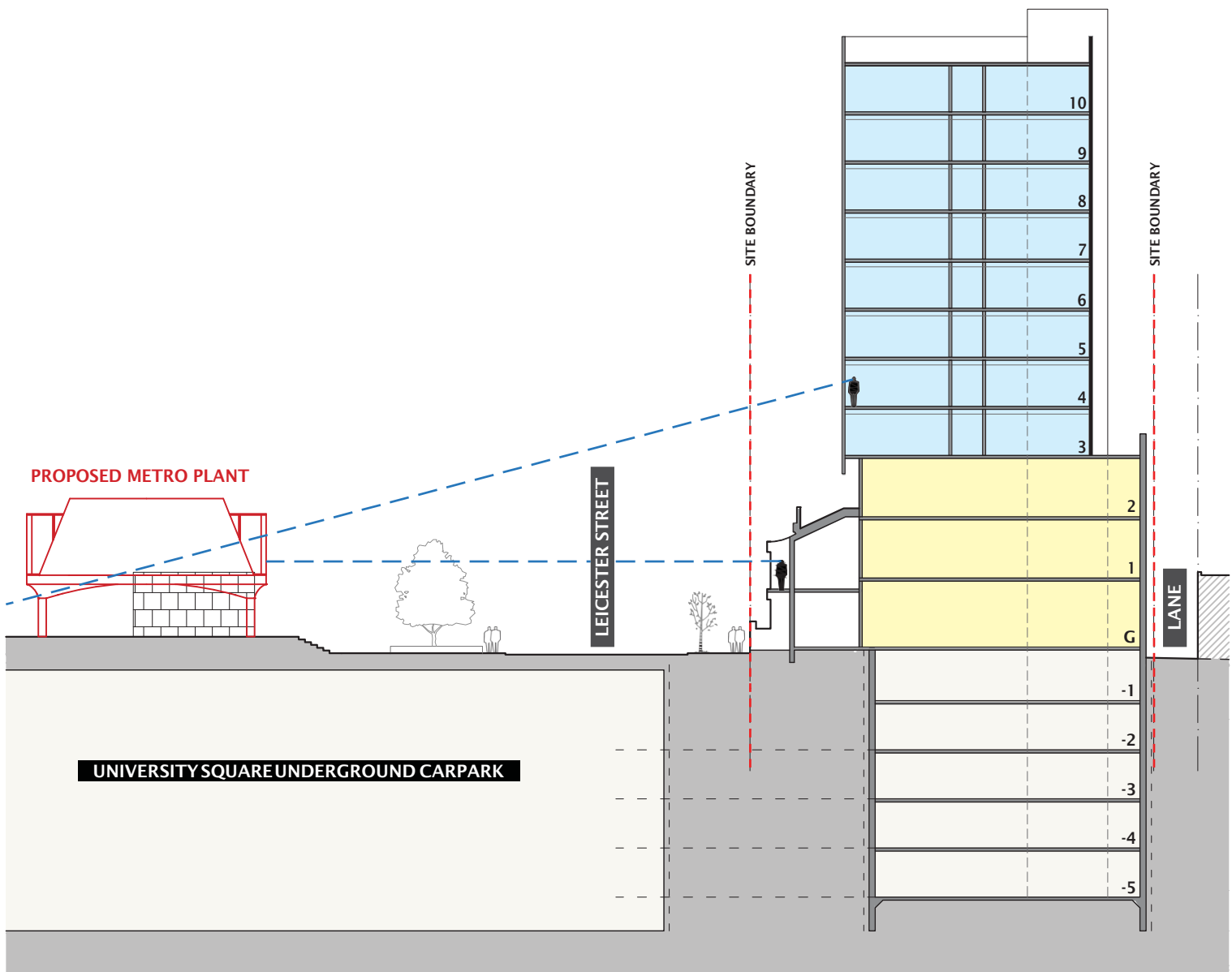




**BASEMENT 2 - 5 PLAN**  
1:300

■ SERVICES / AMENITIES





SECTION EAST-WEST THROUGH UNIVERSITY SQUARE  
NTS





GRATTAN STREET VIEW



LEICESTER STREET VIEW

# Graduate House Feasibility

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MAY 2015

PREPARED BY  
MGS ARCHITECTS



## Planning Context

The site is zoned Capital City Zone (CCZ) and Schedule 5 applies to it. Generally City North should be developed as a mixed use extension of the Central City. Use of the site for accommodation, hospitality and function purposes is permitted and will require a permit.

Design and Development Overlay (DDO) Schedule 61 provides the following design objectives;

- > To establish built form that creates a strong sense of street definition by adopting a building height at the street edge determined by a 1:1 (building height to street width) ratio.
- > To ensure that new buildings respect the rich heritage fabric of the area and that new buildings that adjoin the heritage buildings respect their height, scale, character and proportions.
- > To design buildings to provide passive surveillance and activation of ground floors addressing the streets.
- > An application to exceed the preferred maximum building height should demonstrate achievement of the relevant the Design Objectives and Built Form Outcomes.

Preferred Building Form for DDO Area 4.1 is:

- Building height of 40 meters (11-12 storeys)
- Street edge height of 24 meters ( 6-7 storeys)
- Any part of the building above 24 metres setback 6 metres from the street

Of note are the following objectives and requirements:

- > Delivers a scale of development that provides street definition and a high level of pedestrian amenity, having regard to access to sunlight, sky views and a pedestrian friendly scale.

> Provides a street edge height that integrates new development with lower scale heritage buildings.

> To ensure appropriate building scale on the side and rear boundaries of new buildings and works that respects the scale of existing adjoining buildings.

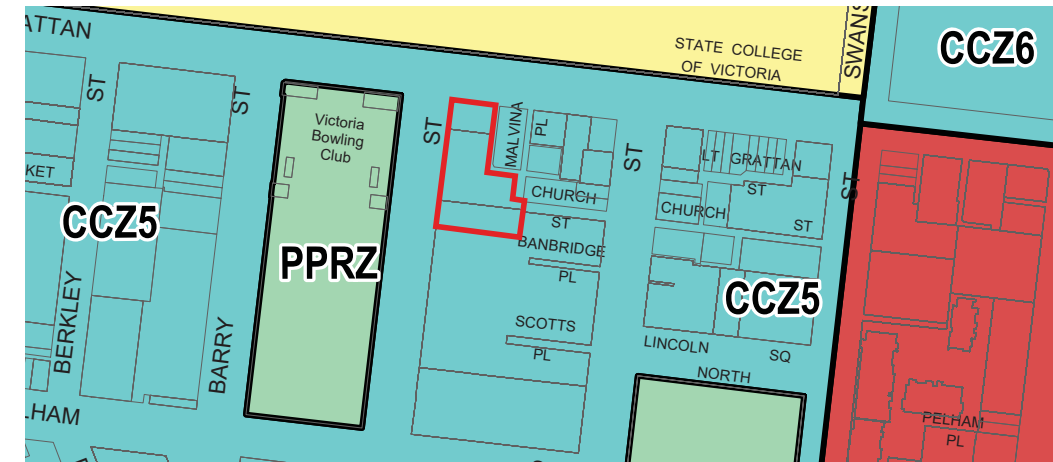
> Multiple doors/entrances to buildings and windows should be provided off the street to improve activation of the street.

> Buildings with ground-level street frontages Grattan Street should have at least 5 metres or 80 % of the street frontages as an entry or display window to a shop and/or a food and drink premises; or as customer service areas and activities, which provide pedestrian interest or interaction.

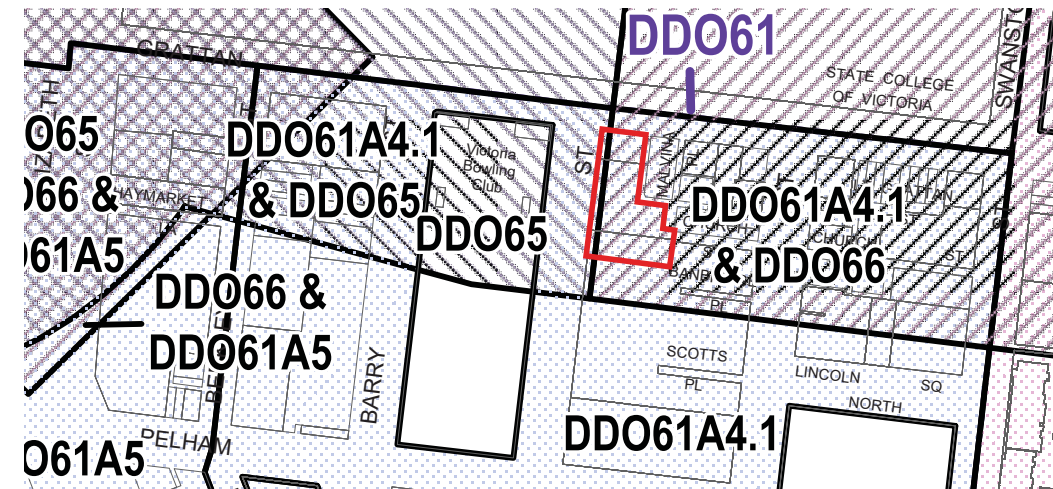
> Pedestrian through block connections should be provided where the average length of a street block exceeds 100 metres.

> Where a development site is suitably located for a pedestrian connection but does not exceed the full depth of the block, the development should include a connection which would be completed when a connection is provided through the adjoining site.

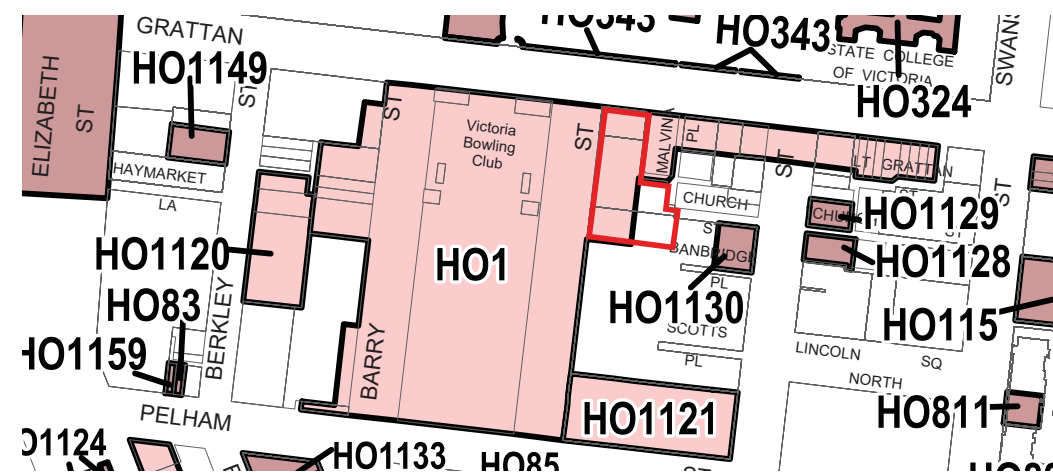
Heritage Overlay (HO1) exists on the site and applies to external paint controls. The terrace houses fronting Leicester Street are not individually listed but are best described as 'Contributory' in significance. They are referred to as 'C' category buildings within a Streetscape Level 2 classification. To summarise this means that the front facade cannot normally be demolished but that the interior can be significantly altered.



Zoning Map



DDO Map



Heritage Overlay Map

## Planning Context continued

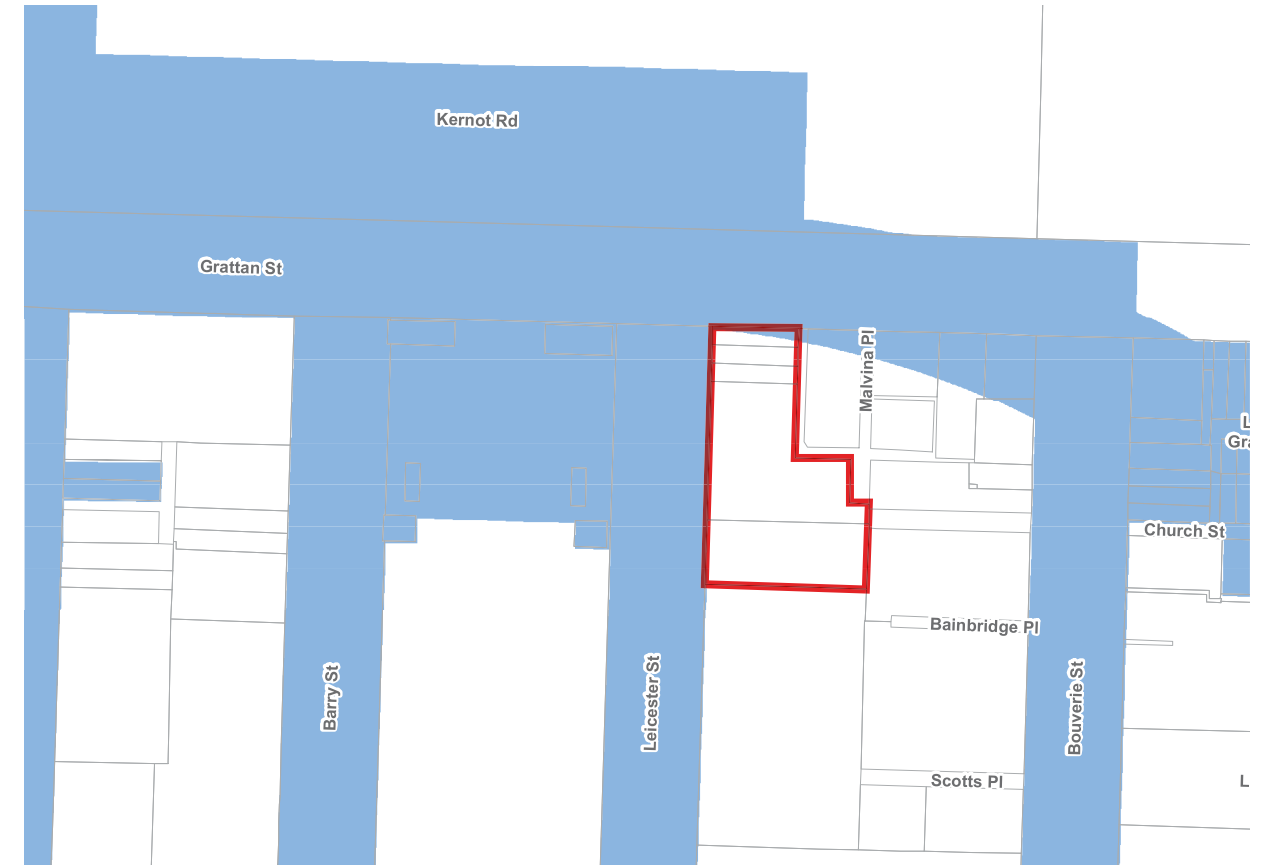
On 25 May 2016 Melbourne Metro advised the recommendation of a draft Planning Scheme Amendment to protect the tunnels, stations and associated infrastructure of the Melbourne Metro Rail Project, and guide future development in their vicinity (refer letter dated 25/5/16 reference DOC/16/165134). The draft Planning Scheme Amendment proposes the introduction of a Design and Development Overlay (DDO) Schedule 67 that provides the following design objectives;

- > To avoid direct contact with and provide safe working clearance around MMRP tunnels, stations, associated infrastructure and equipment;
- > To ensure that the development of land does not adversely affect or put at risk the construction or integrity of the Melbourne Metro Infrastructure or operation of the Infrastructure as part of Melbourne's public transport network;
- > To avoid loading onto the Melbourne Metro Infrastructure that could lead to structural damage, reduced structural capacity, damage detrimental to the serviceability of the structures, or displacement of the Infrastructure to the detriment of passenger rail operations;
- > To avoid excavations or other unloading of the ground that could lead to structural, serviceability, or operational damage of the Melbourne Metro Infrastructure;
- > To prevent construction methods or development that could generate unacceptable levels of vibration in the Melbourne Metro Infrastructure;
- > To ensure that development works do not rely upon direct structural support from the Melbourne Metro Infrastructure unless specifically envisaged in Melbourne Metro's design;

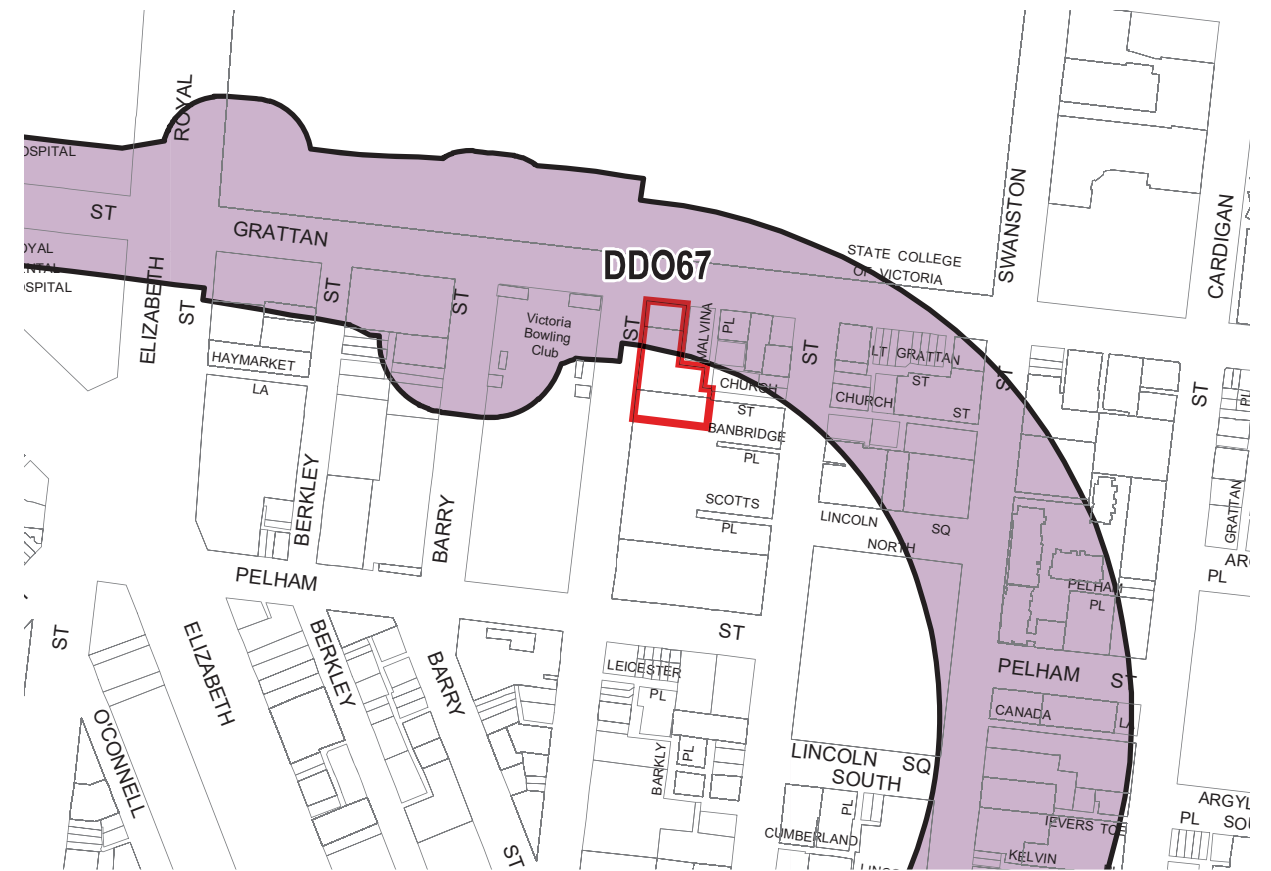
> To provide an assessment process to ensure that proposed development within the area affected by the DDO is assessed and the potential effects of proposed developments on the Melbourne Metro Infrastructure, and the consequences of those effects on the wider Melbourne transport network are appropriately managed or mitigated.

Acknowledging that the Planning Scheme Amendment is in draft form, and may be subject to further change, a preliminary assessment of available information indicates the following considerations that are pertinent to the site:

- > As above, the primary purpose of the DDO is to protect the integrity of the Melbourne Metro Rail Project. Although the particular details of the relevant parts of the project are not clearly established at this time, the works described in this report suggest it is unlikely that the proposed development will impact the integrity of the Melbourne Metro Rail Project.
- > Only a small portion of the site is covered by the overlay. While this would likely require that any development be considered against the objectives of the DDO, it further suggests the unlikelihood that proposed development would impact the integrity of the Melbourne Metro Rail Project.
- > Specialist engineering advice may be required in advance of conventional project programmes at a town planning level to confirm the above.

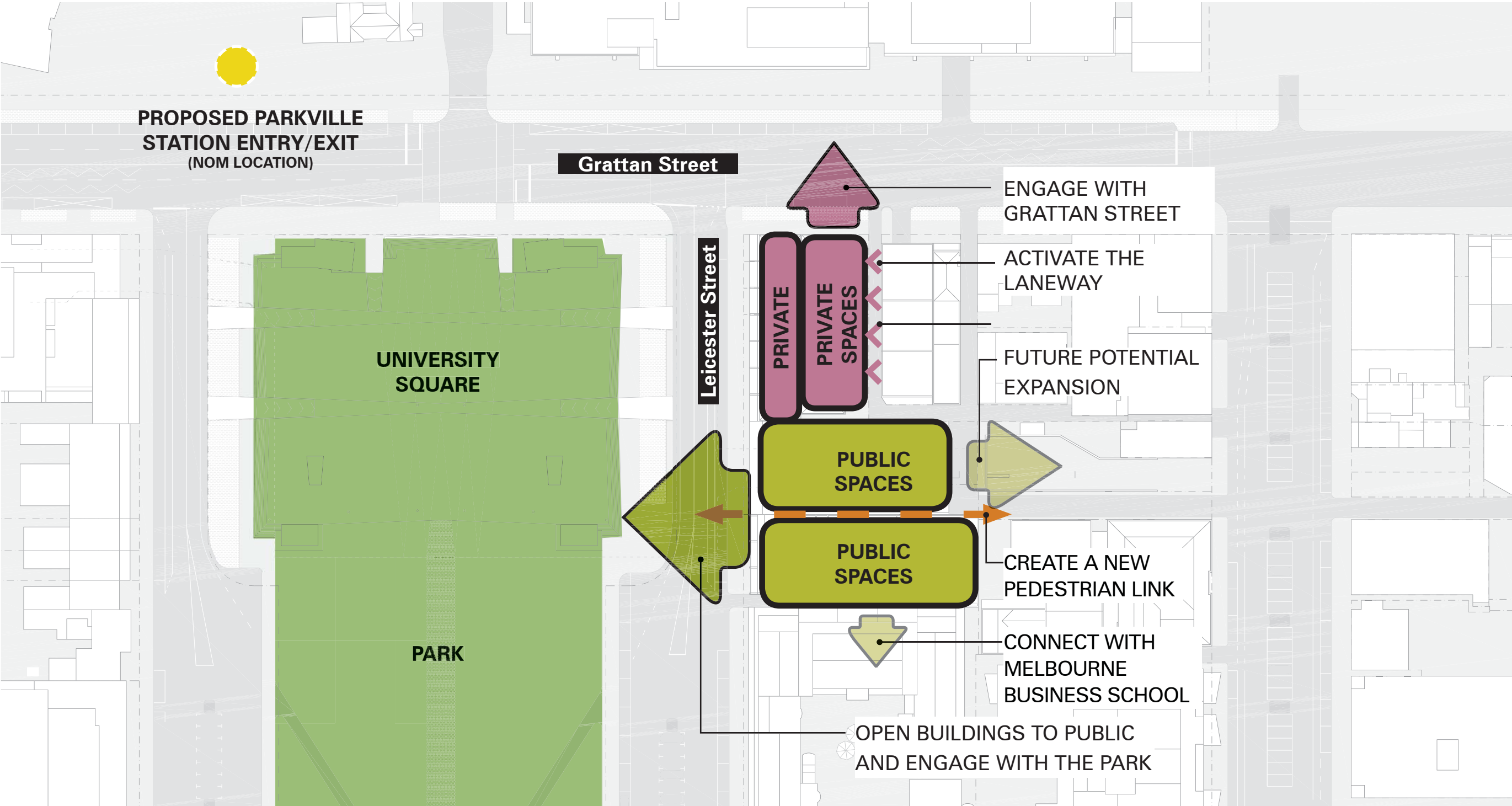


Melbourne Metro Project Land (Map 6 of 16)

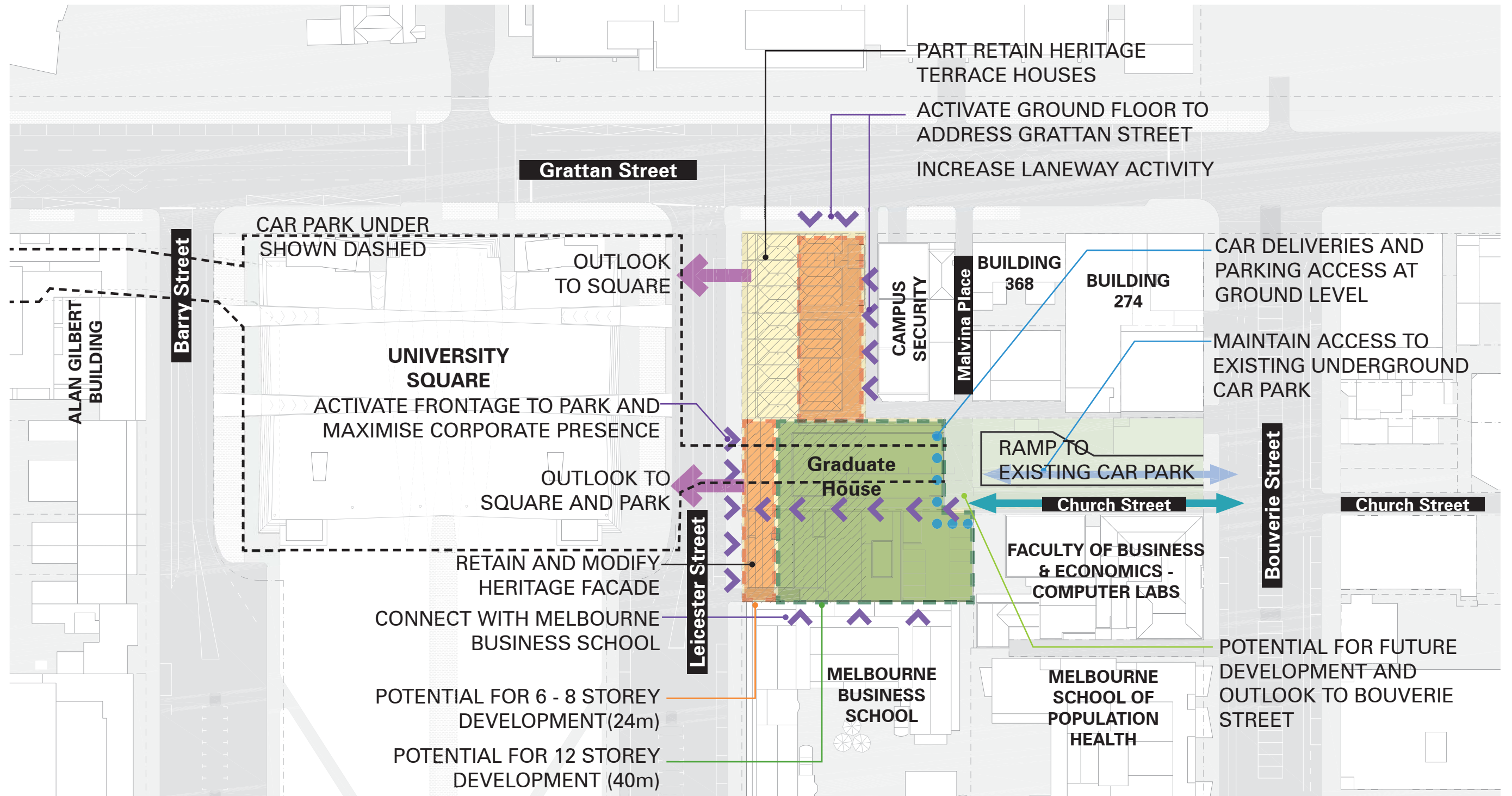











DDO67 Design & Development Overlay – Schedule 66 (Map no 5DDO)

# Site Analysis

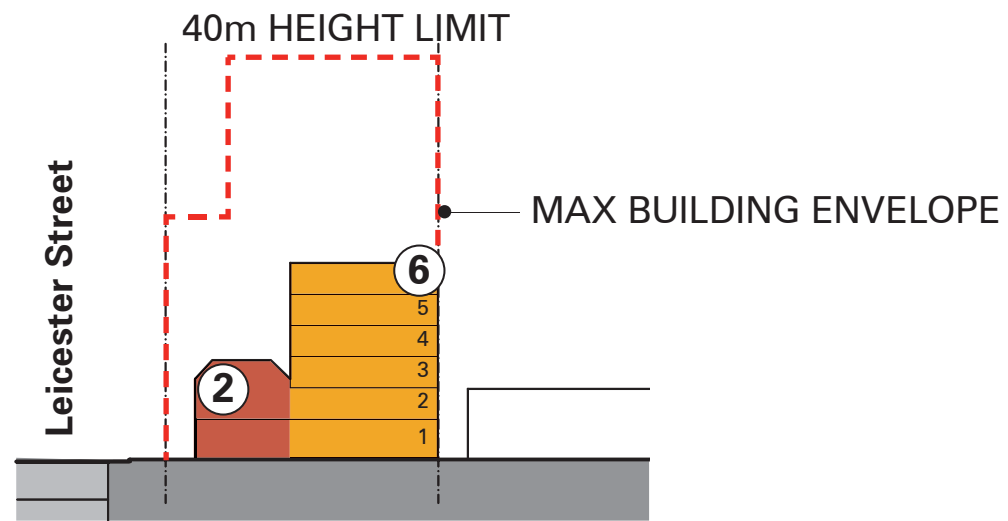


# Site Analysis

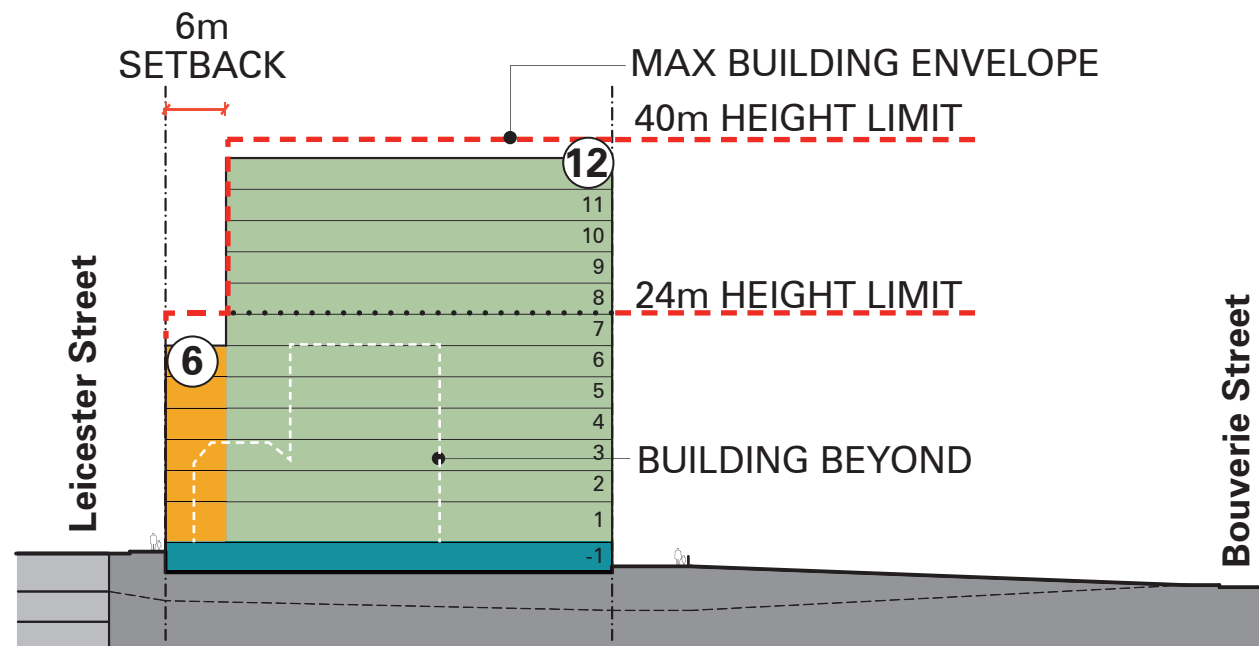


-  HERITAGE OVERLAY
-  6-8 STOREY POTENTIAL
-  12 STOREY POTENTIAL
-  SIGNIFICANT VIEWS
-  FUTURE DEVELOPMENT
-  ACTIVATE STREET AND REAR LANEWAY, PROVIDE NEW LANEWAY
-  MAINTAIN CAR ACCESS TO NEIGHBOURING CAR PARK
-  CAR ACCESS TO GRADUATE HOUSE
-  DELIVERIES AND CAR PARK ENTRY

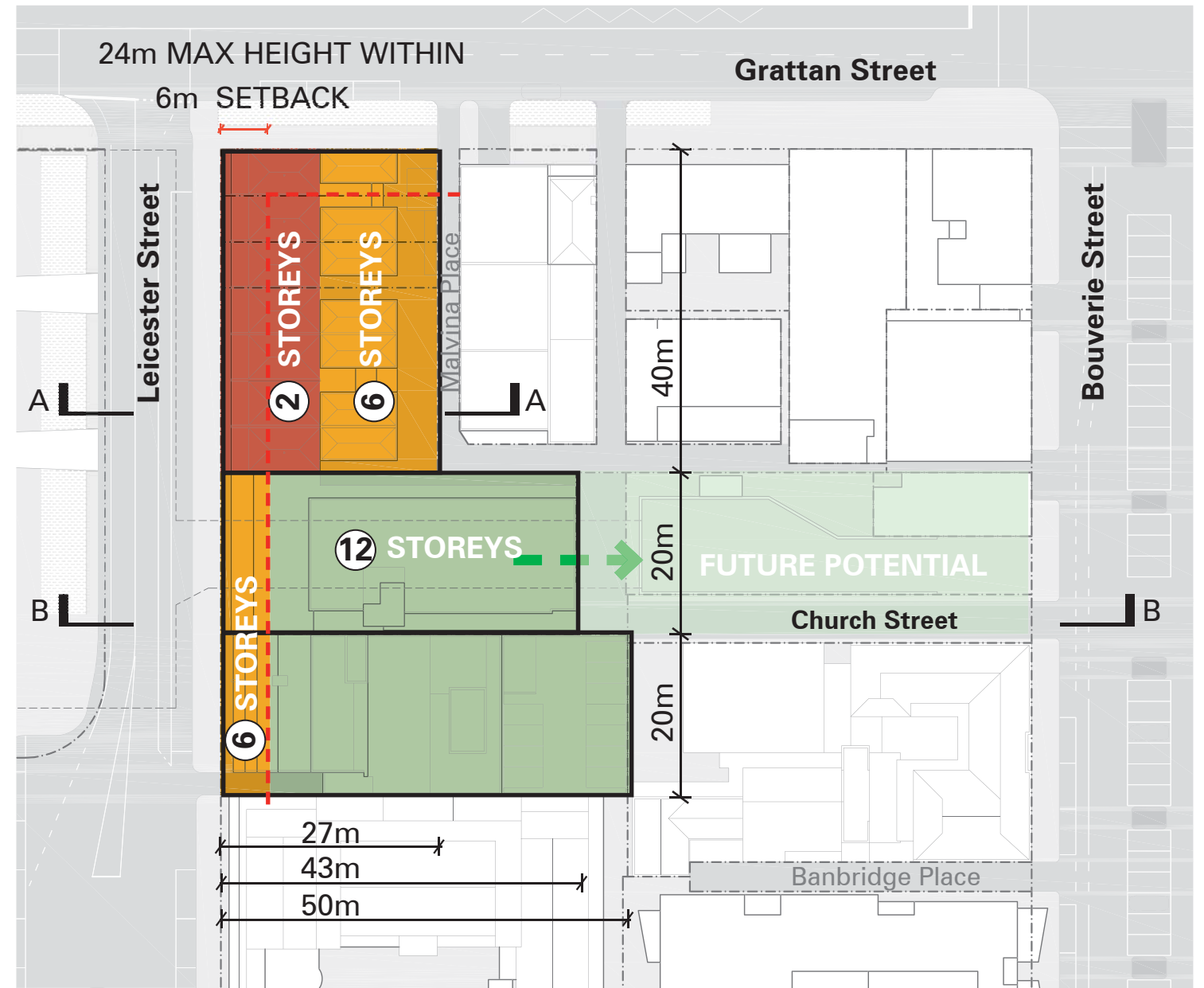
# Development Potential



Section A

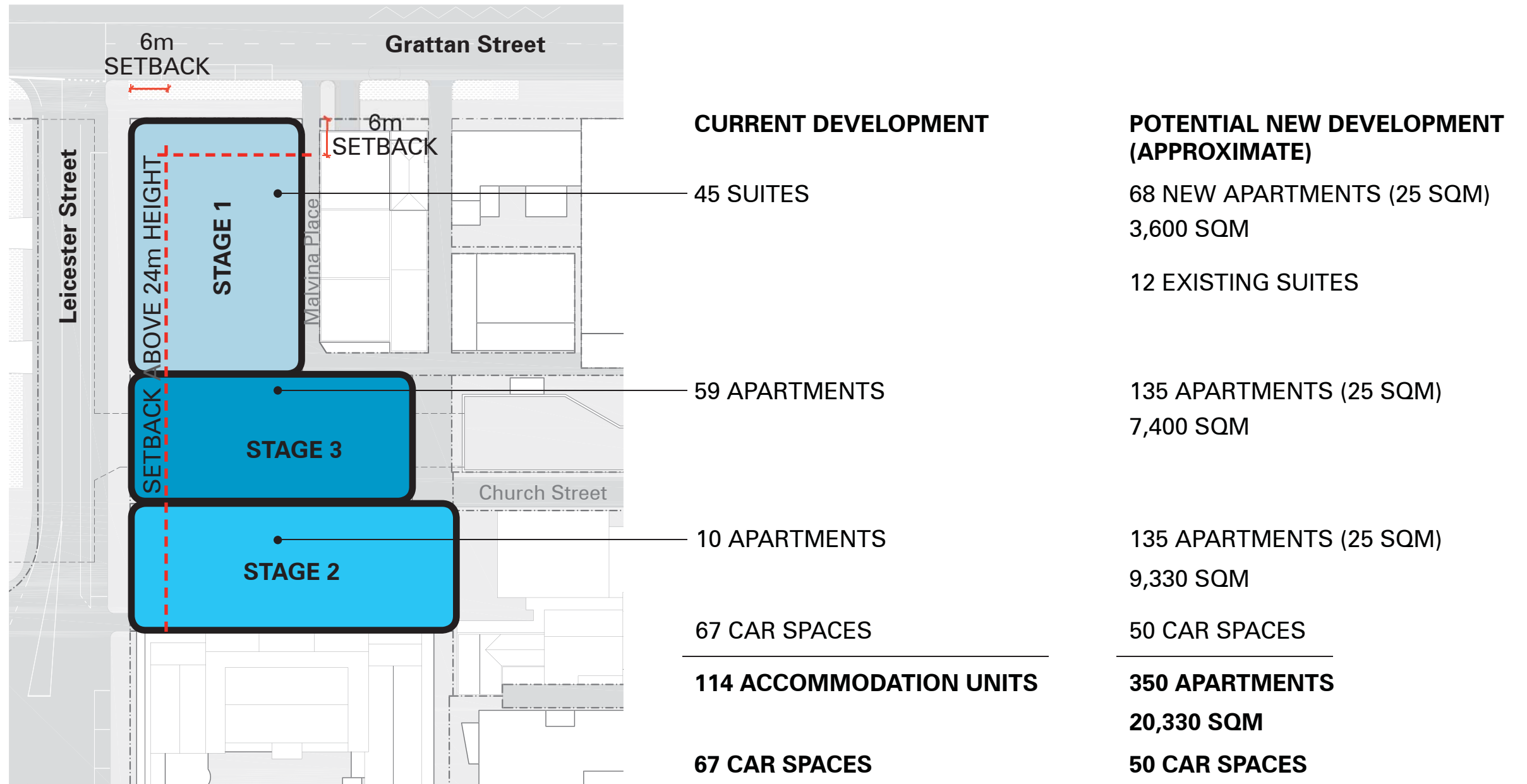


Section B



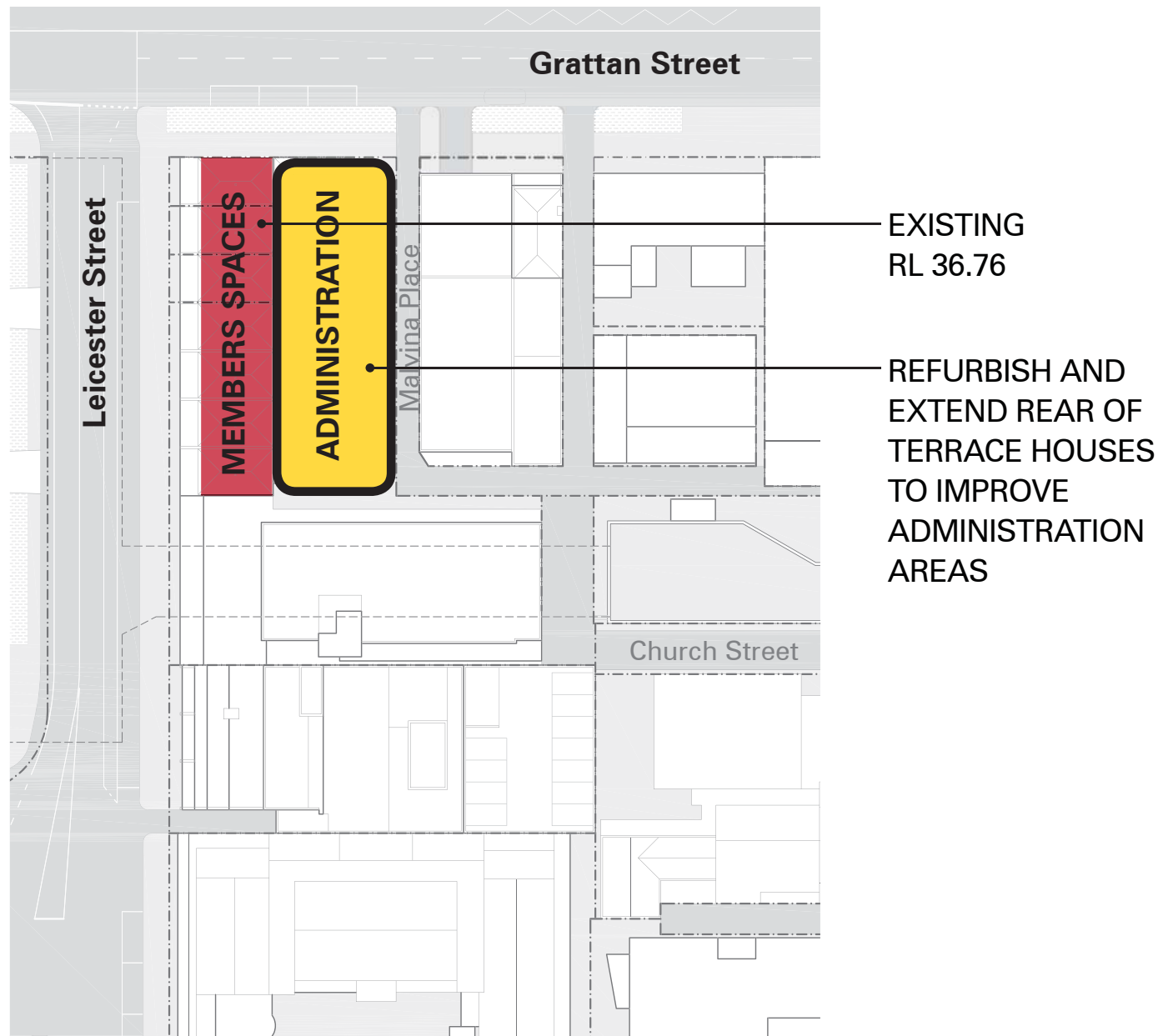
- LIMITED POTENTIAL FOR DEVELOPMENT - EXISTING HERITAGE FABRIC
- MODERATE REDEVELOPMENT POTENTIAL (6 - 8 STOREYS) - YIELD RESTRICTED BY ADJOINING BUILDINGS AND MANDATORY SETBACKS
- HIGH DEVELOPMENT POTENTIAL (12 STOREYS)
- FUTURE POTENTIAL

# Potential Staging





# Stage 1 Potential Development



First Storey

## STAGE 1 DEVELOPMENT SUMMARY

### FIRST STOREY

MINIMAL REFURBISHMENT OF EXISTING COMMUNAL HERITAGE ROOMS	380 SQM
NEW ADMINISTRATION SPACES	600 SQM

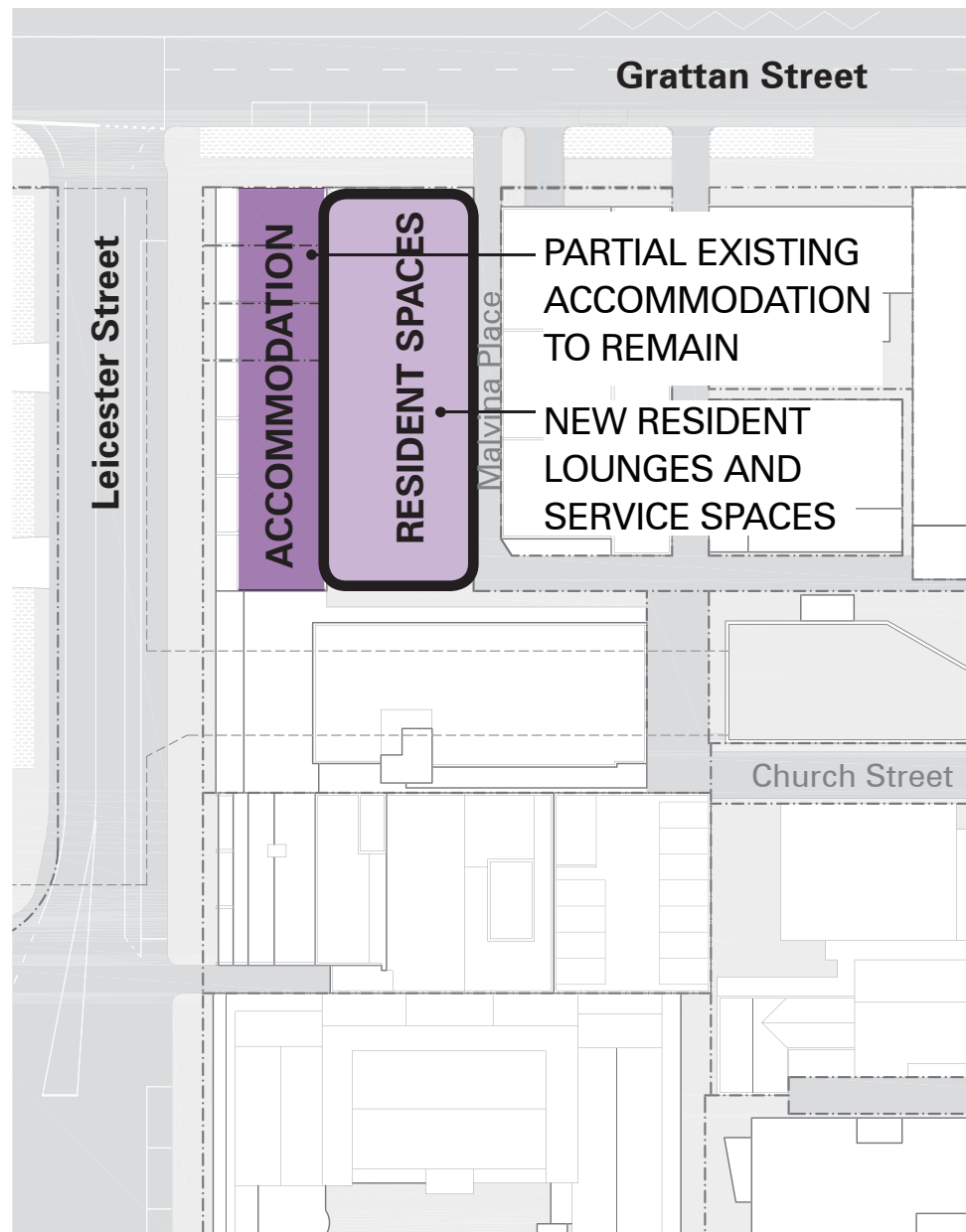
### SECOND STOREY

MINIMAL REFURBISHMENT OF EXISTING ACCOMMODATION (APPROX. 12 SUITES)	380 SQM
	12 SUITES
NEW RESIDENT LOUNGE SPACES	600 SQM

### THIRD STOREY – SIXTH STOREY

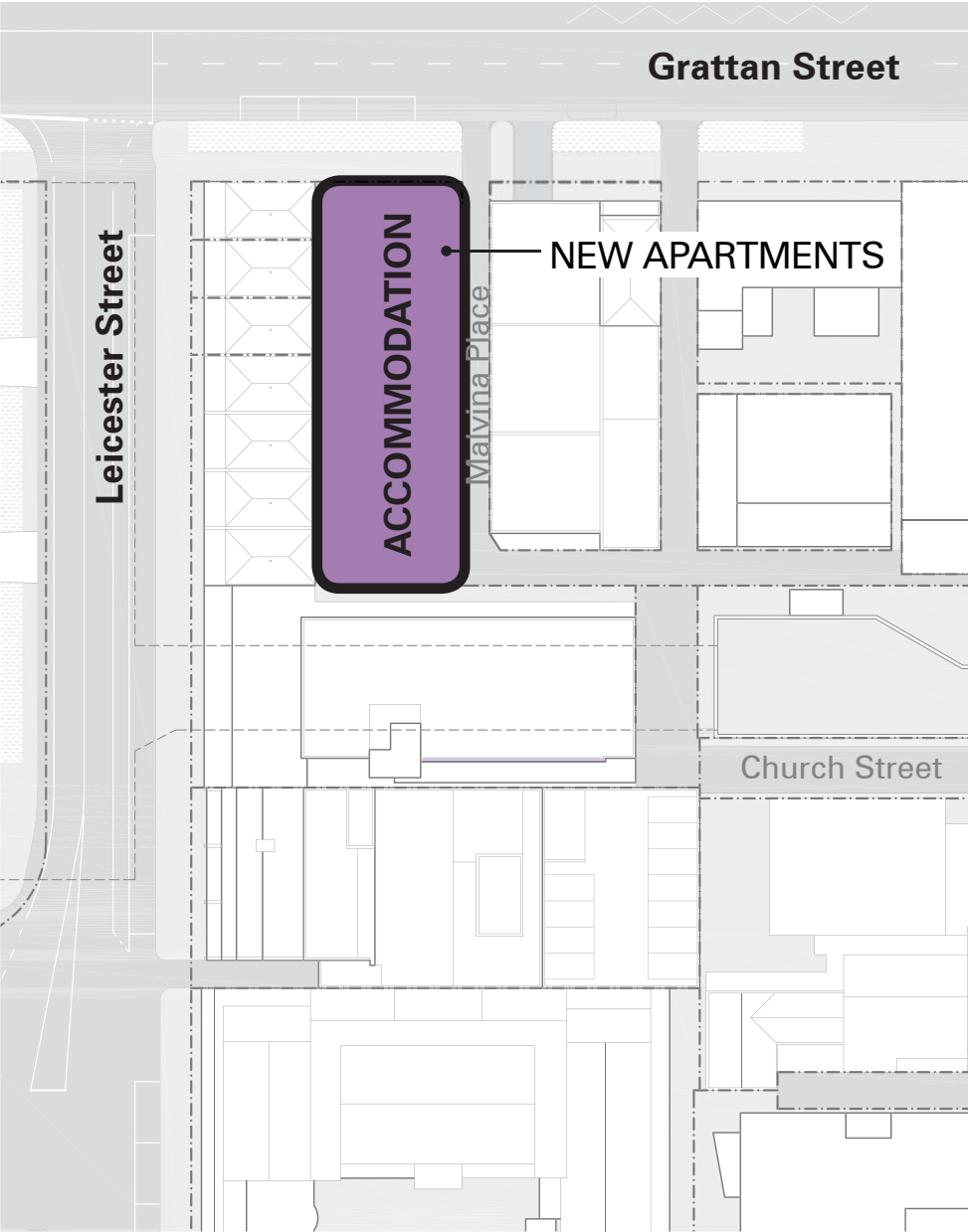
17 NEW APARTMENTS PER FLOOR (APPROX. 25 SQM) OVER 4 STOREYS	68 APARTMENTS IN TOTAL OR 2400 SQM OF DEVELOPMENT AREA OVER 4 STOREYS
---	---

## Stage 1 Potential Development



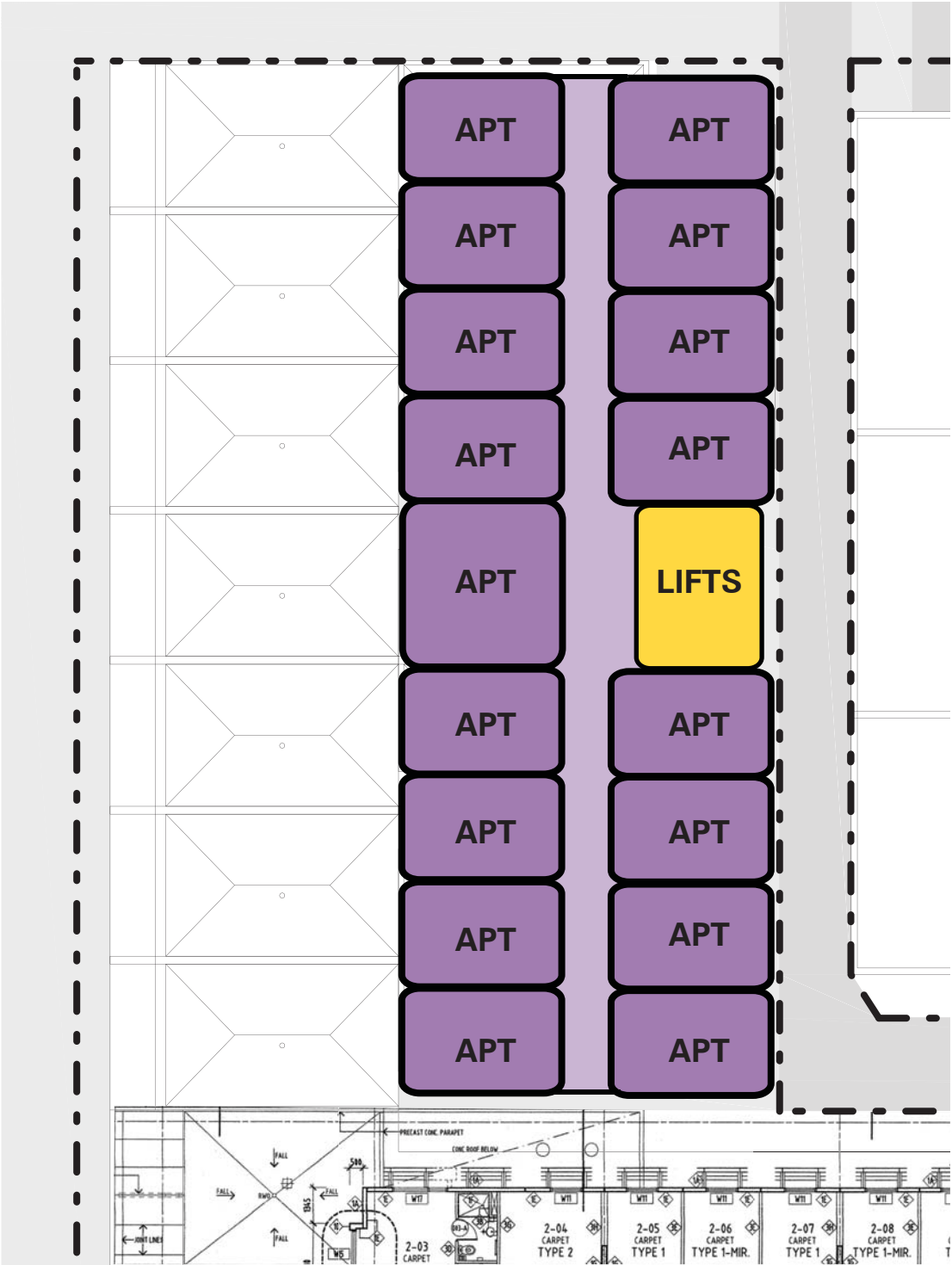
Second Storey

# Stage 1 Potential Development



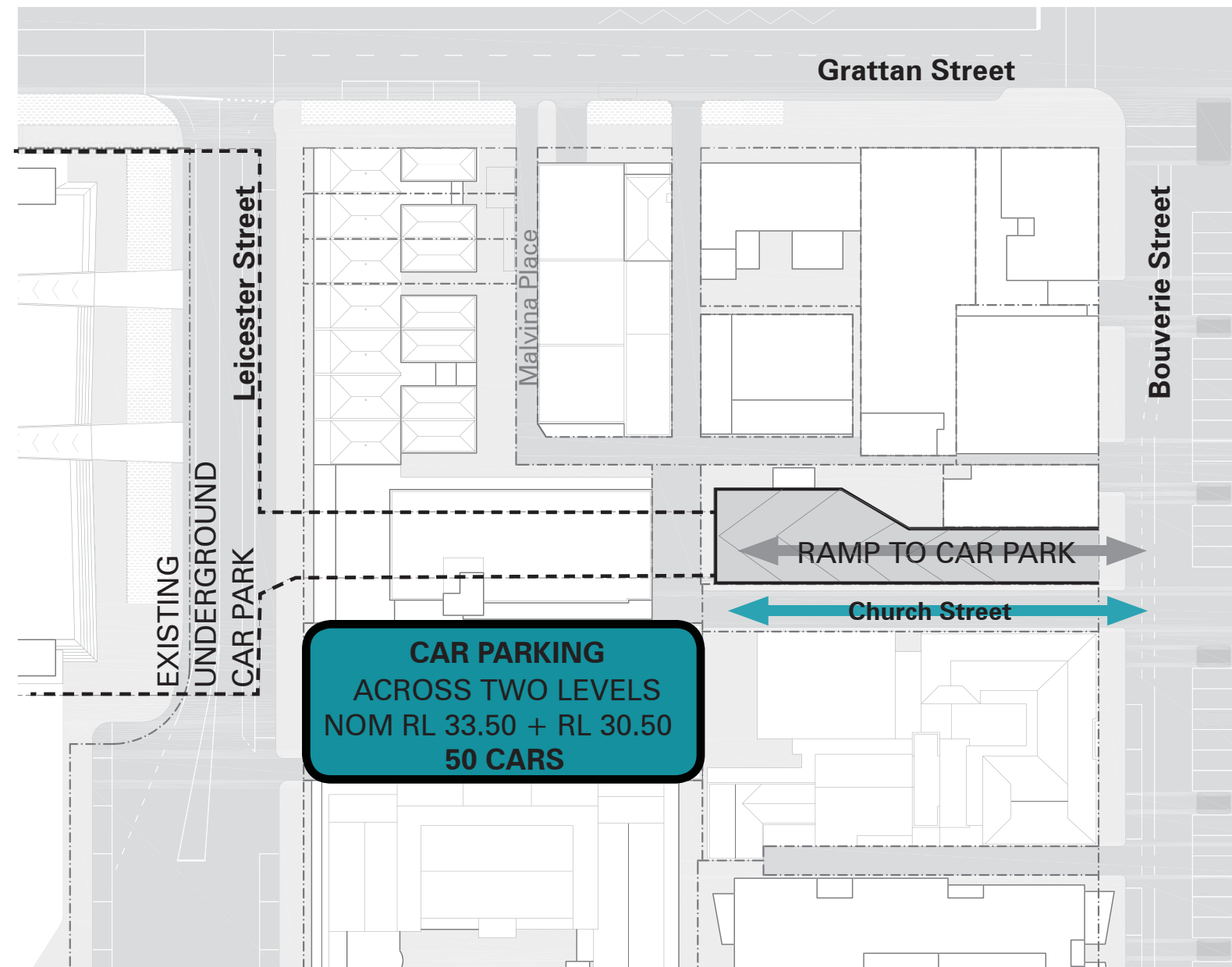
Third - Sixth Storey

# Stage 1 Typical Residential Floor Layout



Typical Residential Floor Layout

## Stage 2 Potential Development



Lower Ground +  
Basement

### STAGE 2 DEVELOPMENT SUMMARY

#### BASEMENT - LOWER GROUND

2 STOREYS OF PARKING 2020 SQM

#### FIRST STOREY

CONFERENCE AREAS,  
SERVICES AND  
HOSPITALITY 890 SQM

#### SECOND STOREY

HOSPITALITY AREAS  
AND MEETING SPACES 620 SQM  
COURTYARD 200 SQM

#### THIRD STOREY

RESIDENT LOUNGES  
AND MEETING SPACES 560 SQM

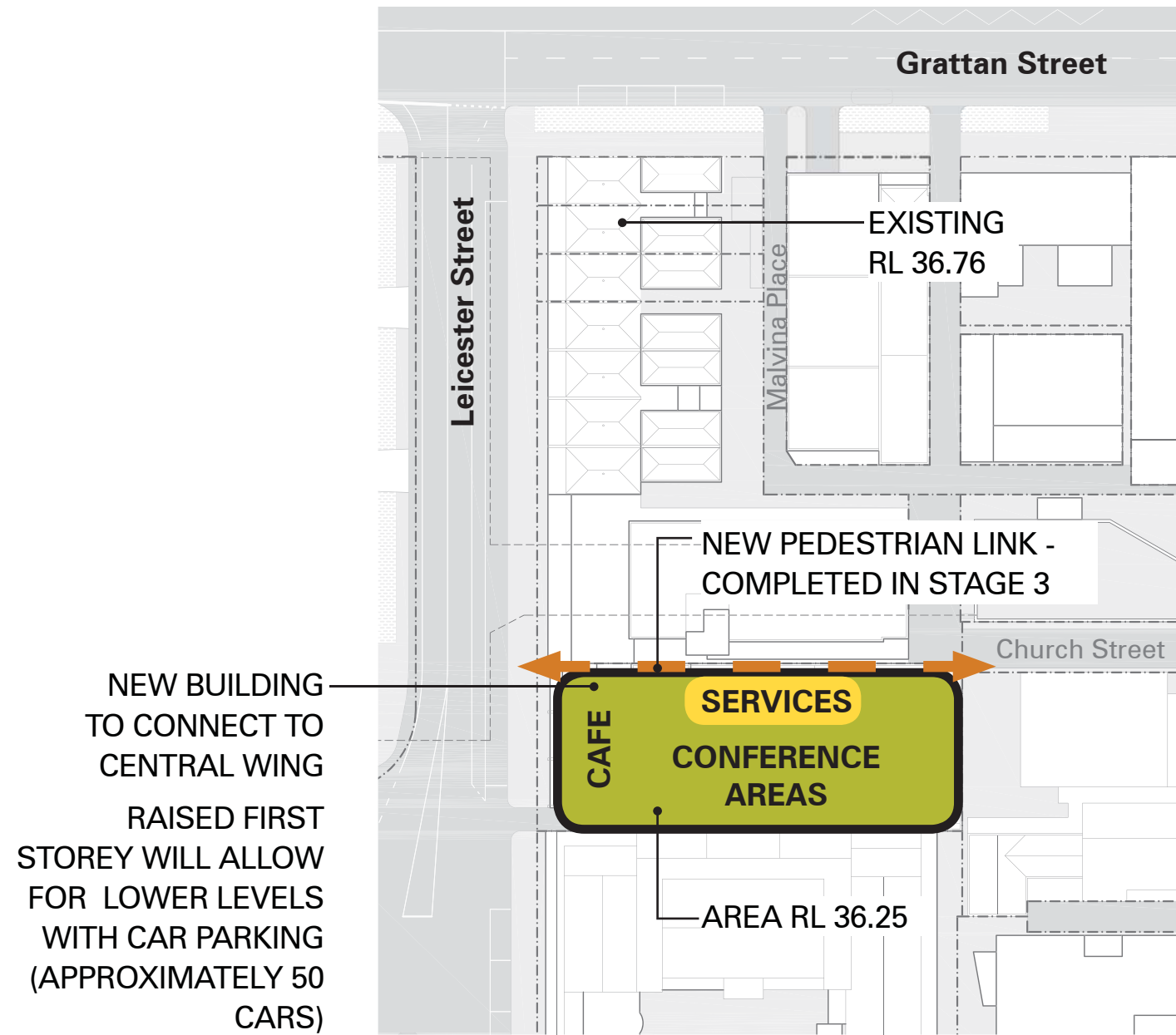
#### FOURTH STOREY - TWELFTH STOREY

15 APARTMENTS PER  
FLOOR (APPROX. 25 SQM)  
OVER 9 STOREYS 135 APARTMENTS IN TOTAL  
OR  
5040 SQM OF  
DEVELOPMENT AREA  
OVER 9 STOREYS

NOTE:

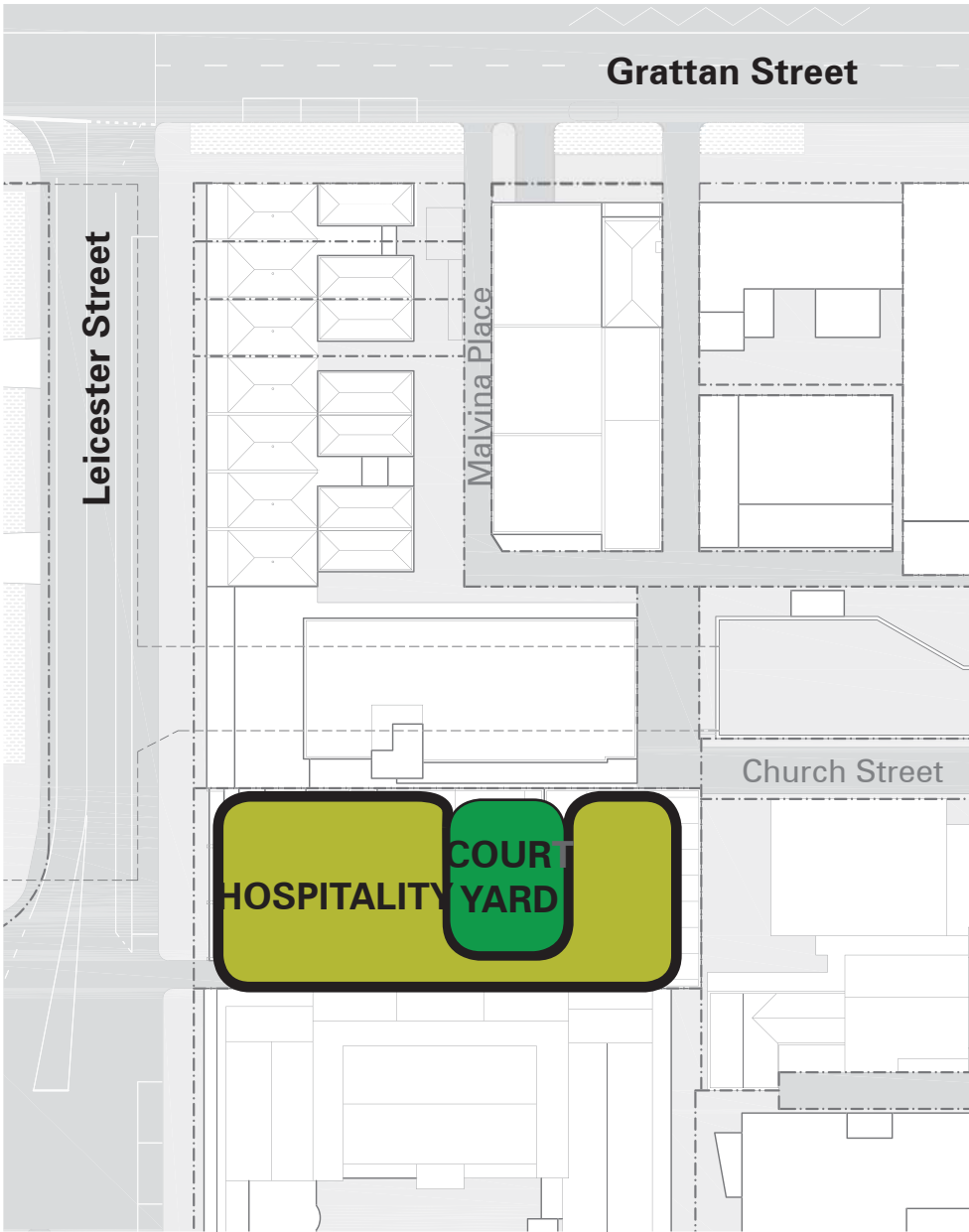
EXISTING HERITAGE FAÇADE IS REQUIRED TO BE REFURBISHED AND MODIFIED  
PROVISION OF A LANEWAY IS PLANNED  
PROPOSED COURTYARD EXTENDS FROM SECOND - TWELFTH STOREY

## Stage 2 Potential Development



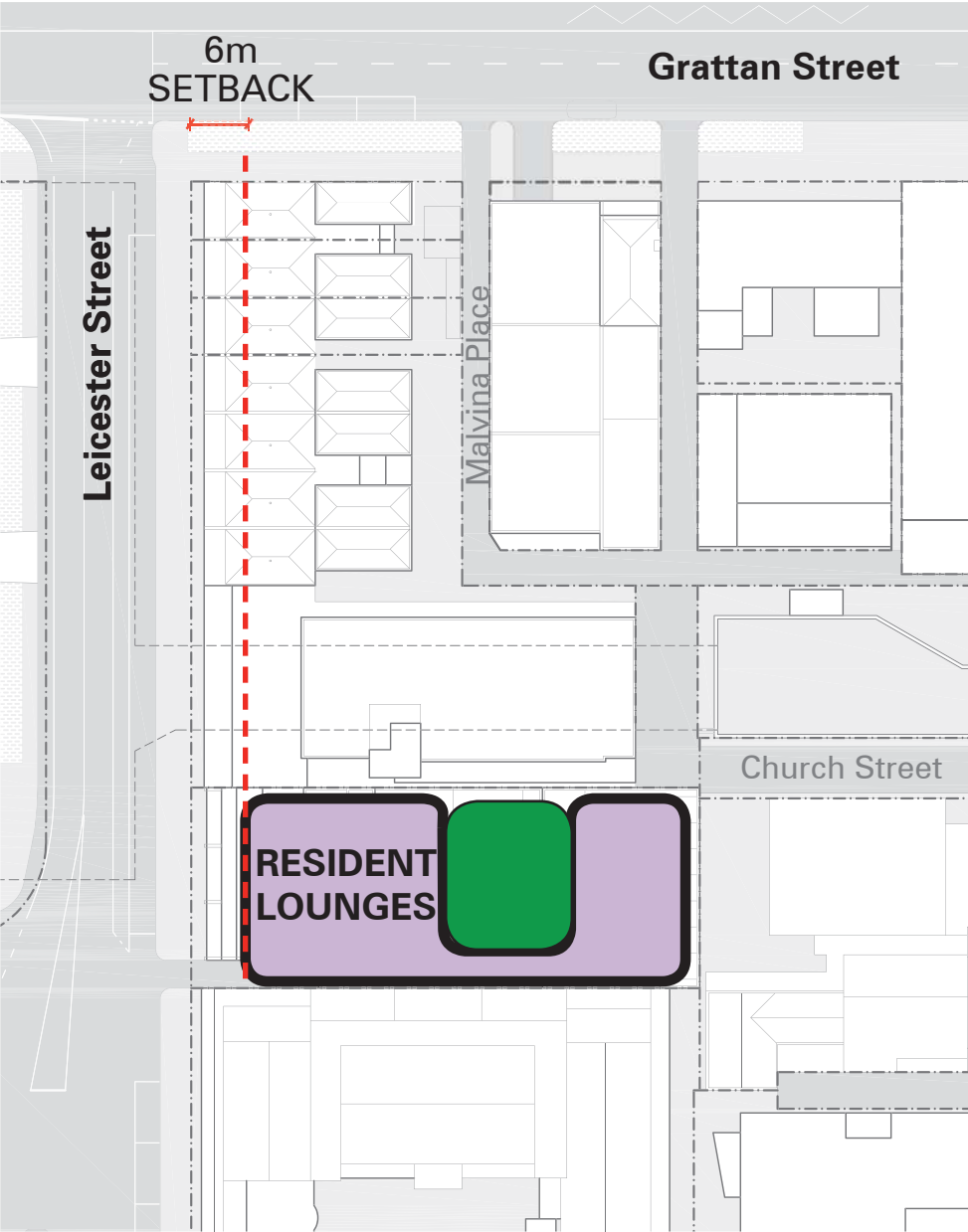
First Storey

# Stage 2 Potential Development



Second Storey

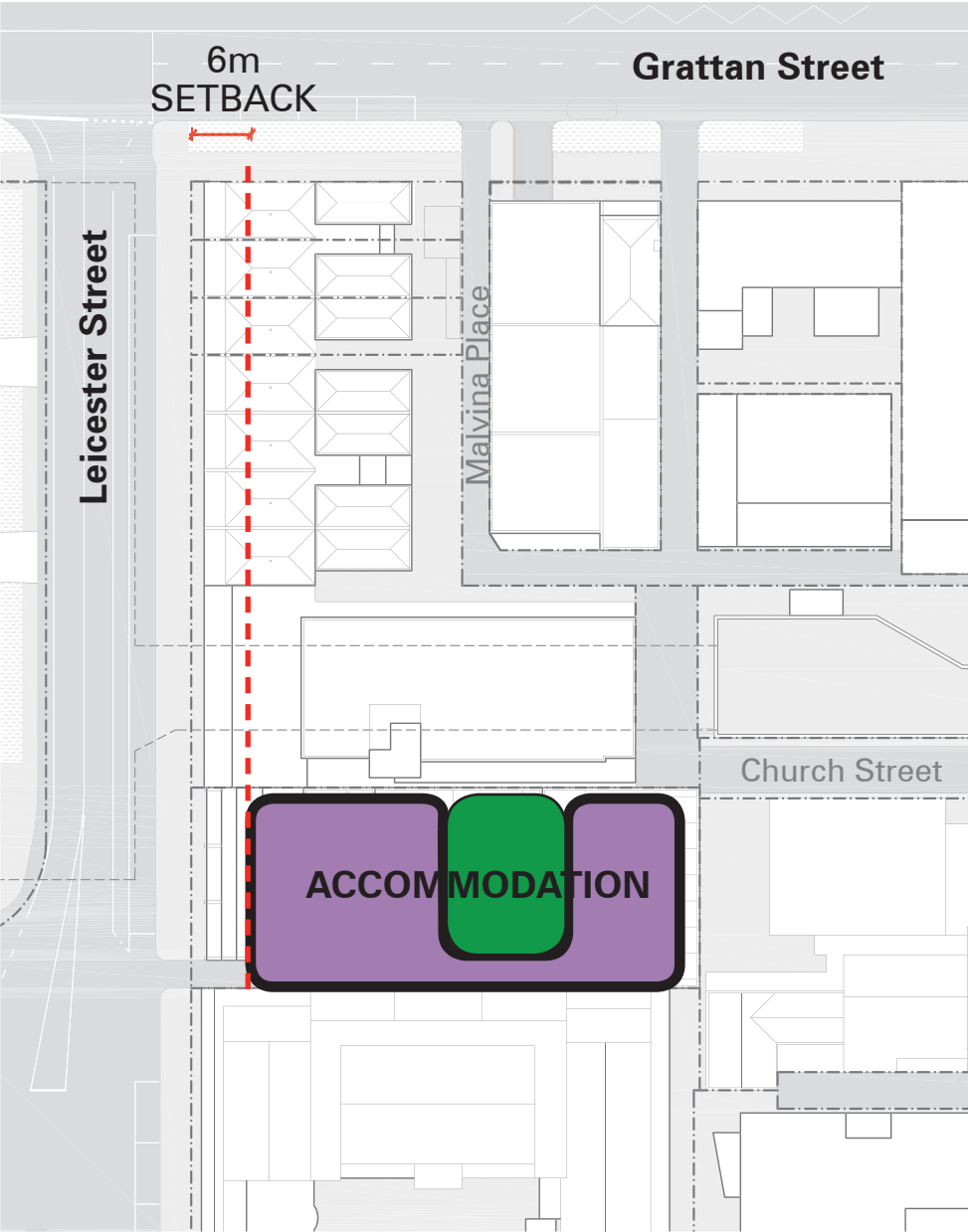
# Stage 2 Potential Development



Third Storey

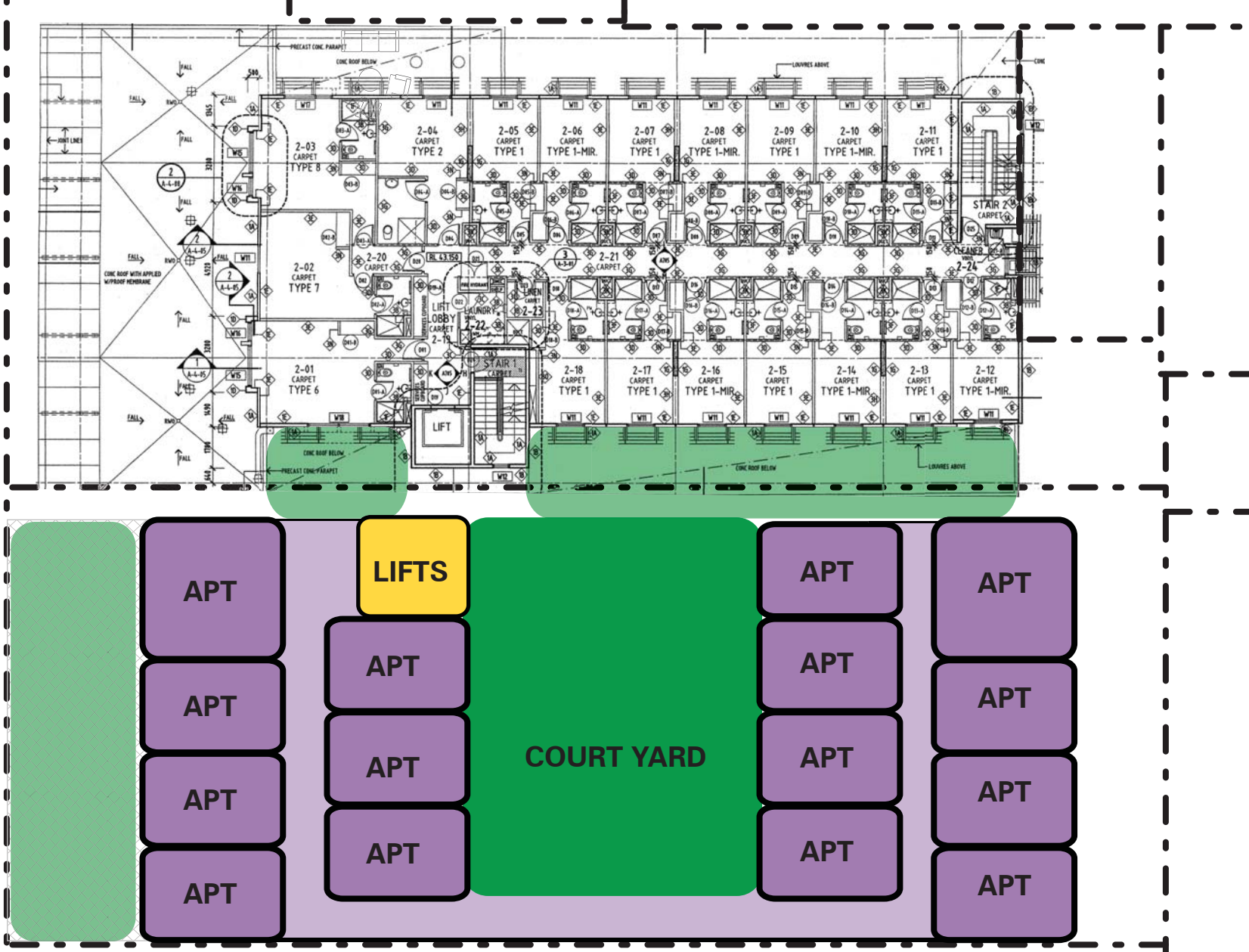


# Stage 2 Potential Development



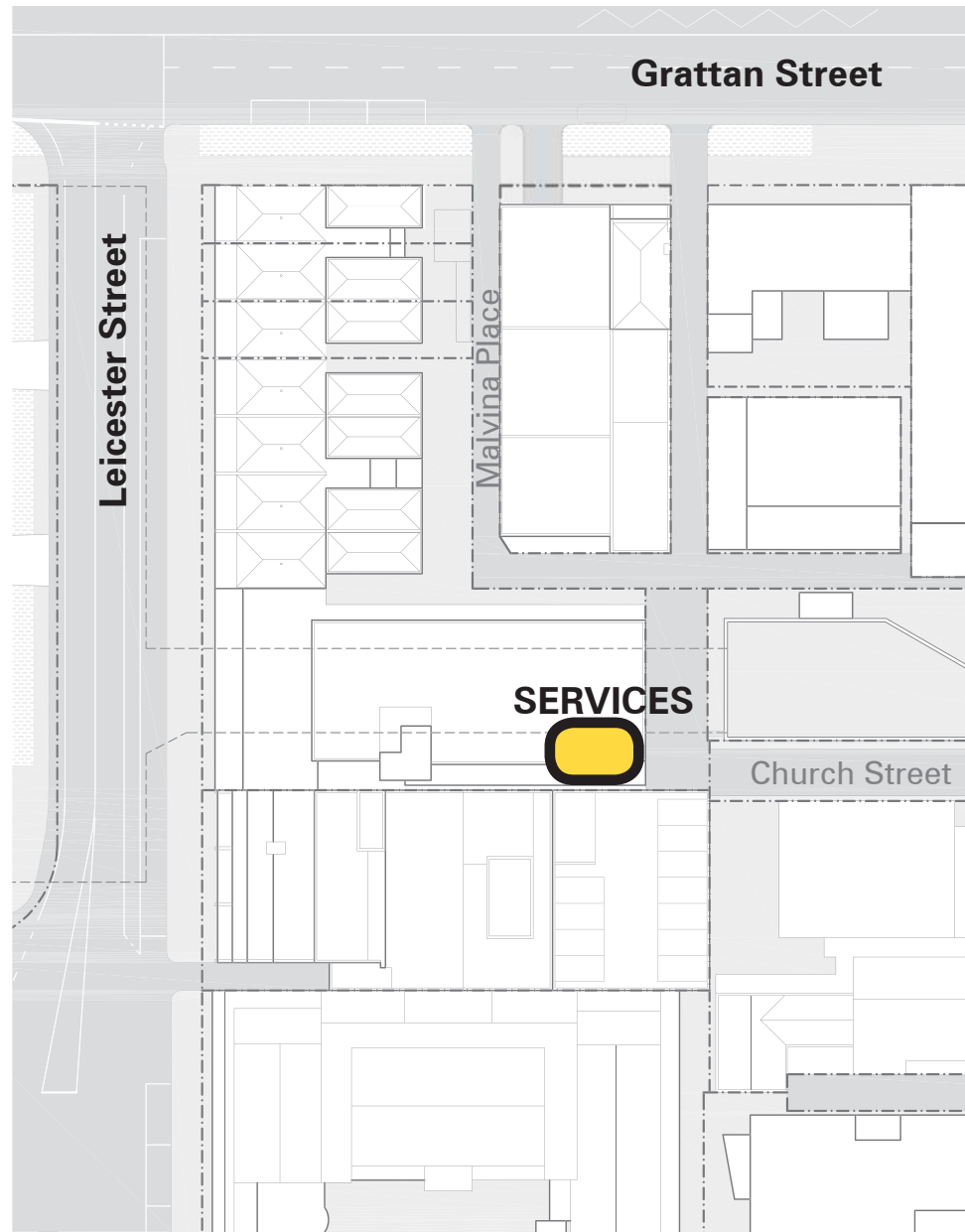
Fourth Storey and above

# Stage 2 Typical Residential Floor Layout



Typical Residential Floor Layout

# Stage 3 Potential Development



Lower Ground

## STAGE 3 DEVELOPMENT SUMMARY

### LOWER GROUND

LOADING / SERVICES 100 SQM

### FIRST STOREY

CONFERENCE AREAS, SERVICES AND HOSPITALITY 820 SQM

### SECOND STOREY

HOSPITALITY AREAS AND MEETING SPACES 660 SQM

NEW COURTYARD 160 SQM

### THIRD STOREY

RESIDENT LOUNGES MEETING SPACES 660 SQM

### FOURTH STOREY – TWELFTH STOREY

15 APARTMENTS PER FLOOR (APPROX. 25 SQM) OVER 9 STOREYS

135 APARTMENTS IN TOTAL OR 5000 SQM OF DEVELOPMENT AREA OVER 9 STOREYS

NOTE:

PROVISION OF A LANEWAY IS PLANNED

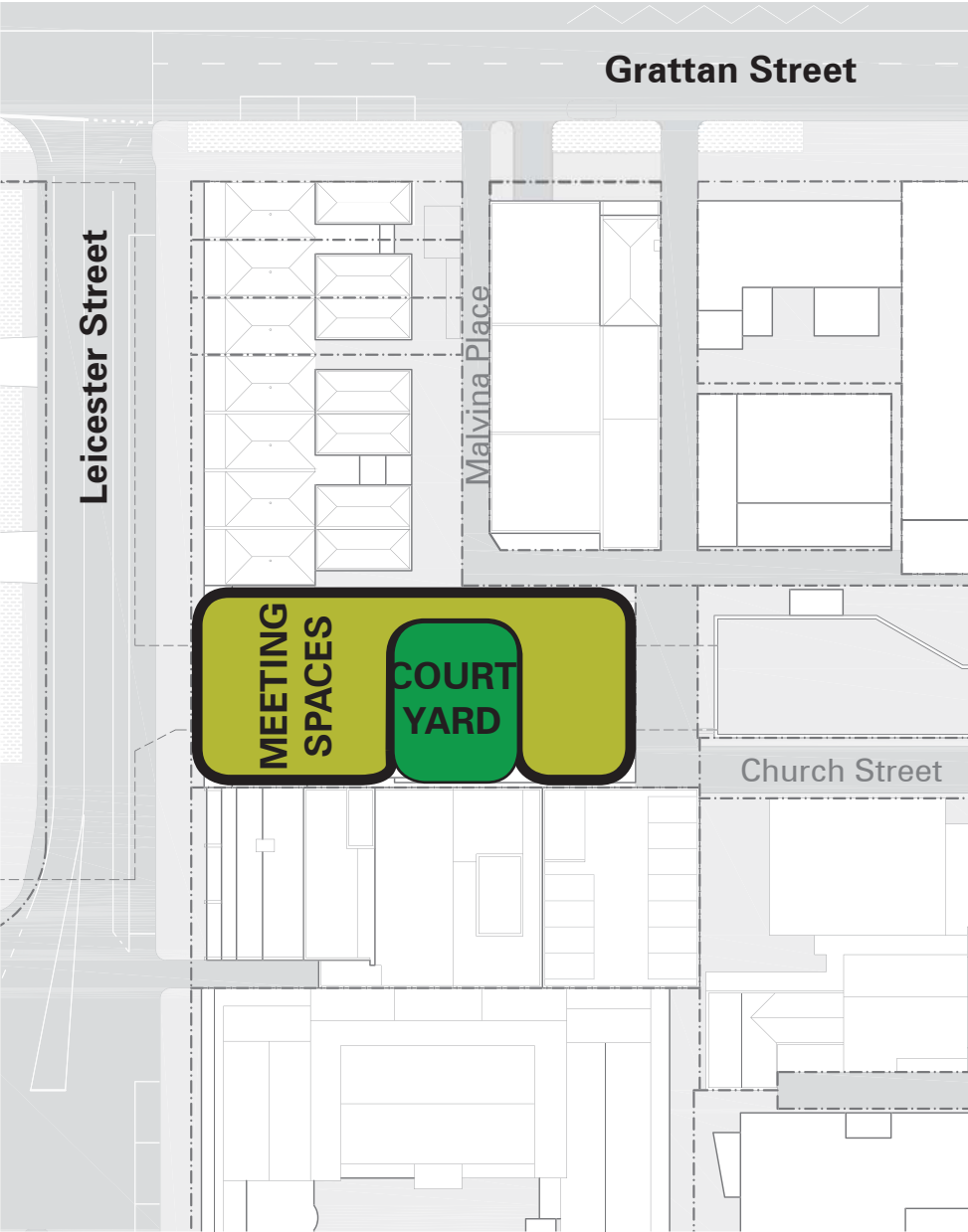
PROPOSED COURTYARD EXTENDS FROM SECOND - TWELFTH STOREY

## Stage 3 Potential Development



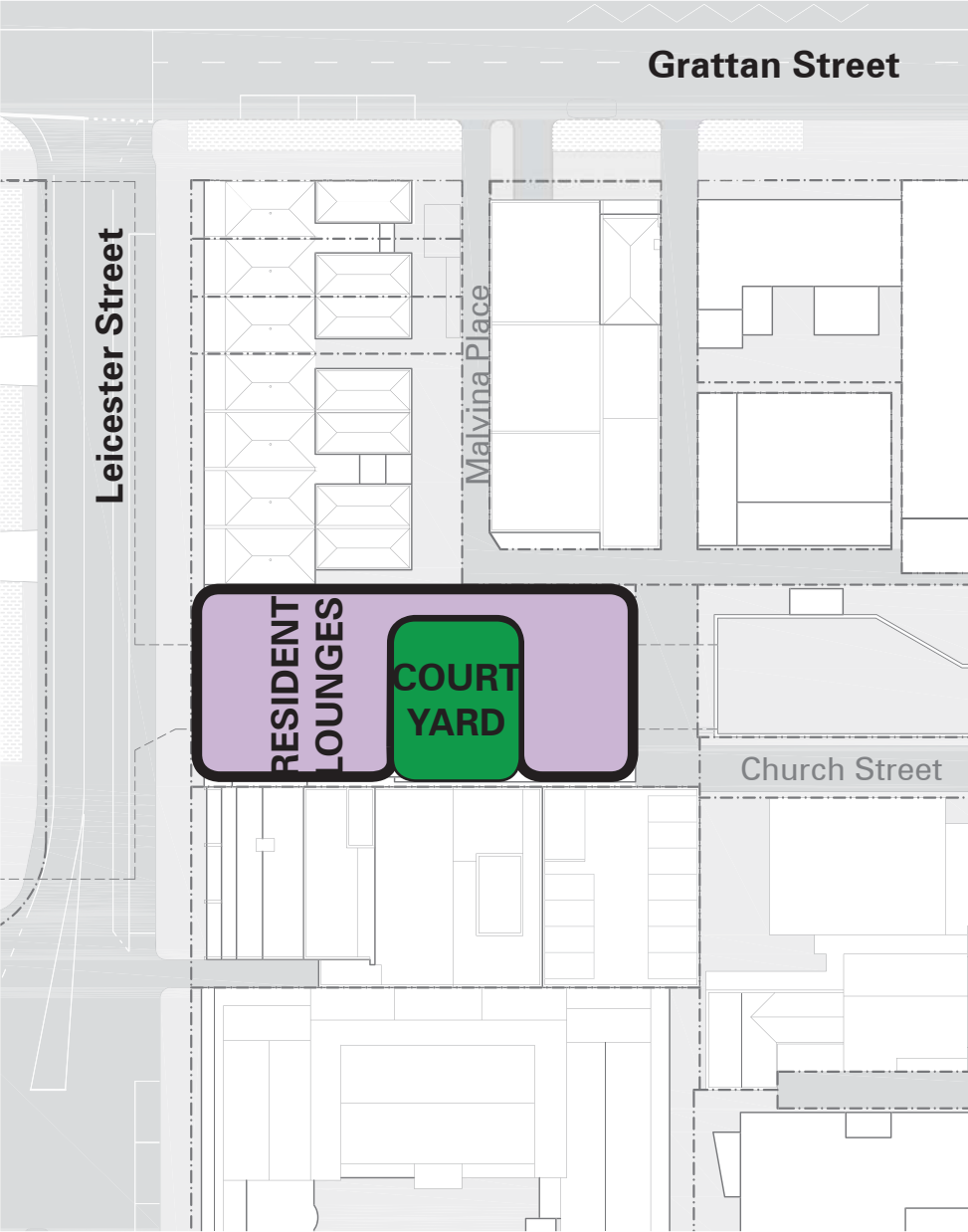
First Storey

Stage 3 Potential Development



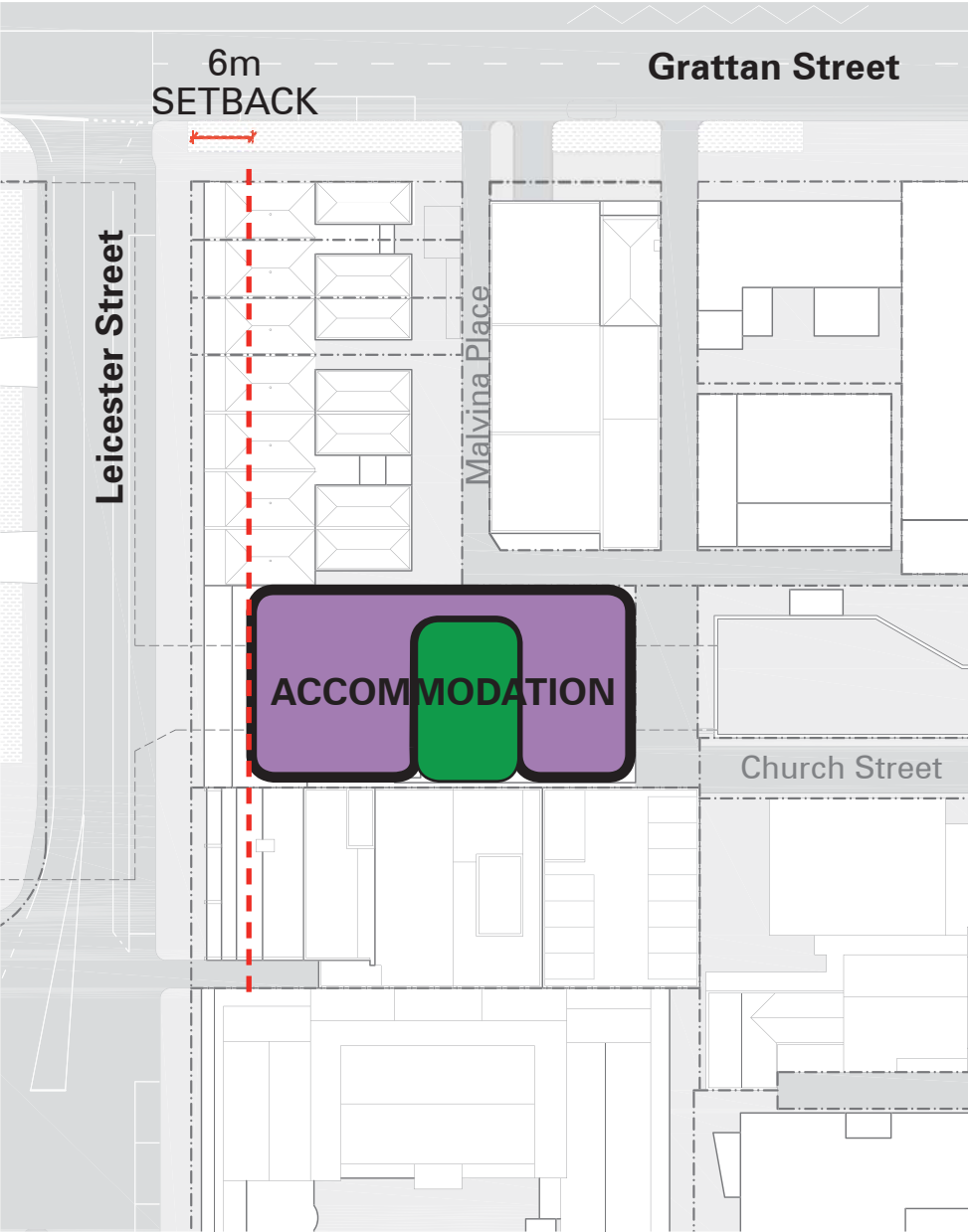
Second Storey

Stage 3 Potential Development



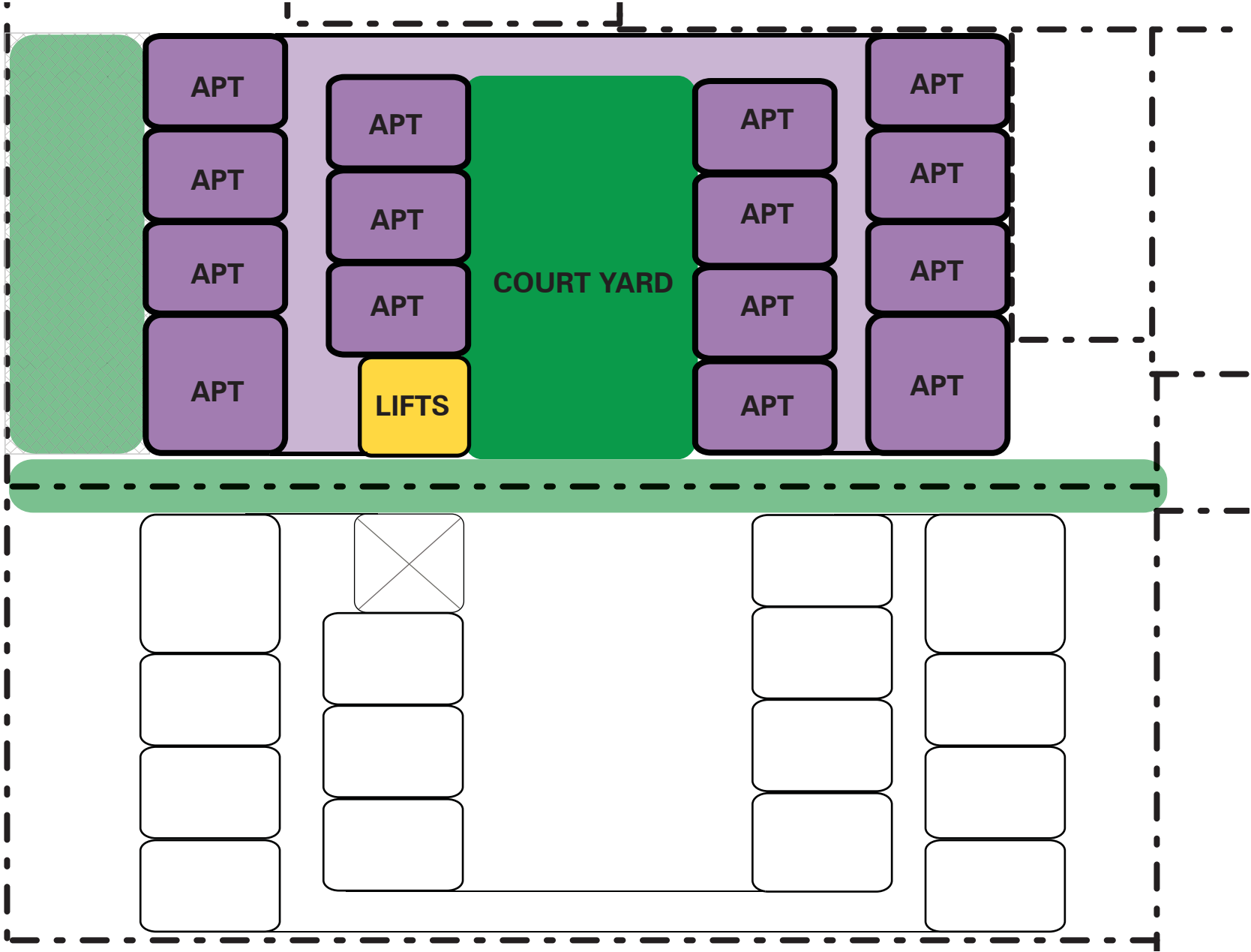
Third Storey

**Stage 3 Potential Development**



Fourth Storey and above

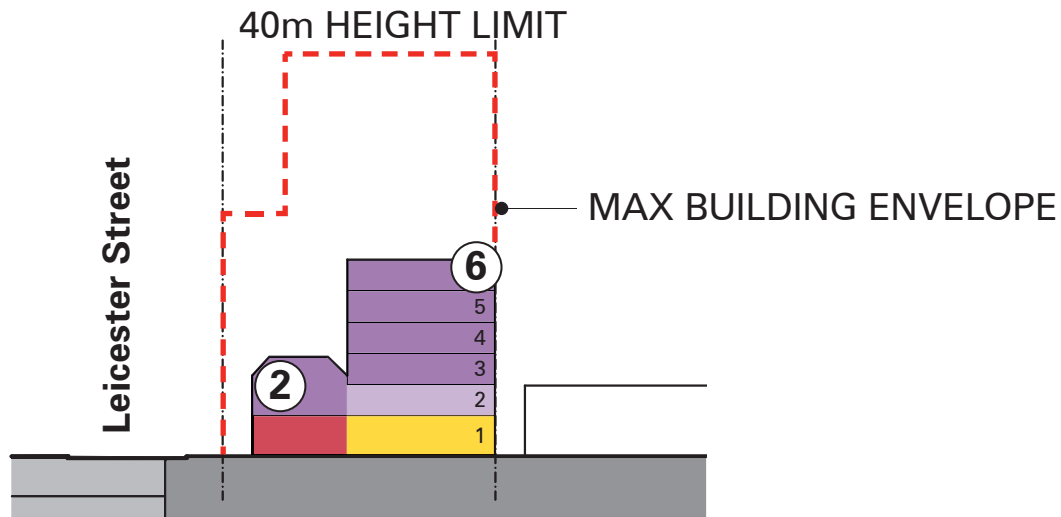
Stage 3 Typical Residential Floor Layout



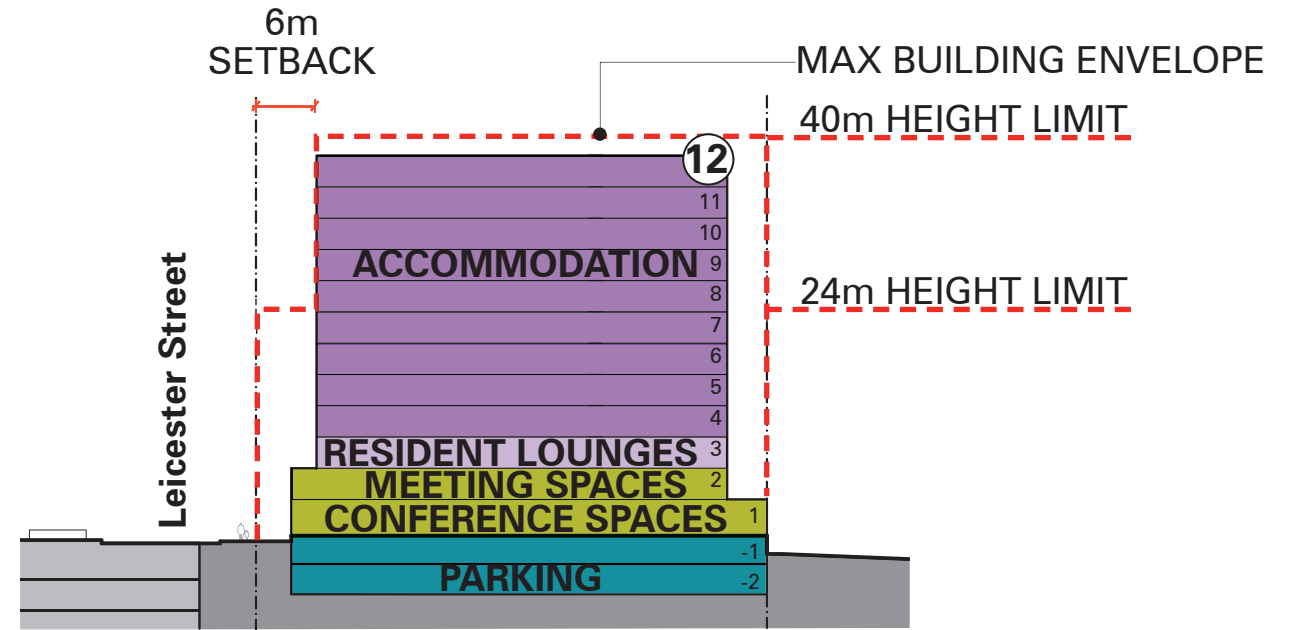
Typical Residential Floor Layout



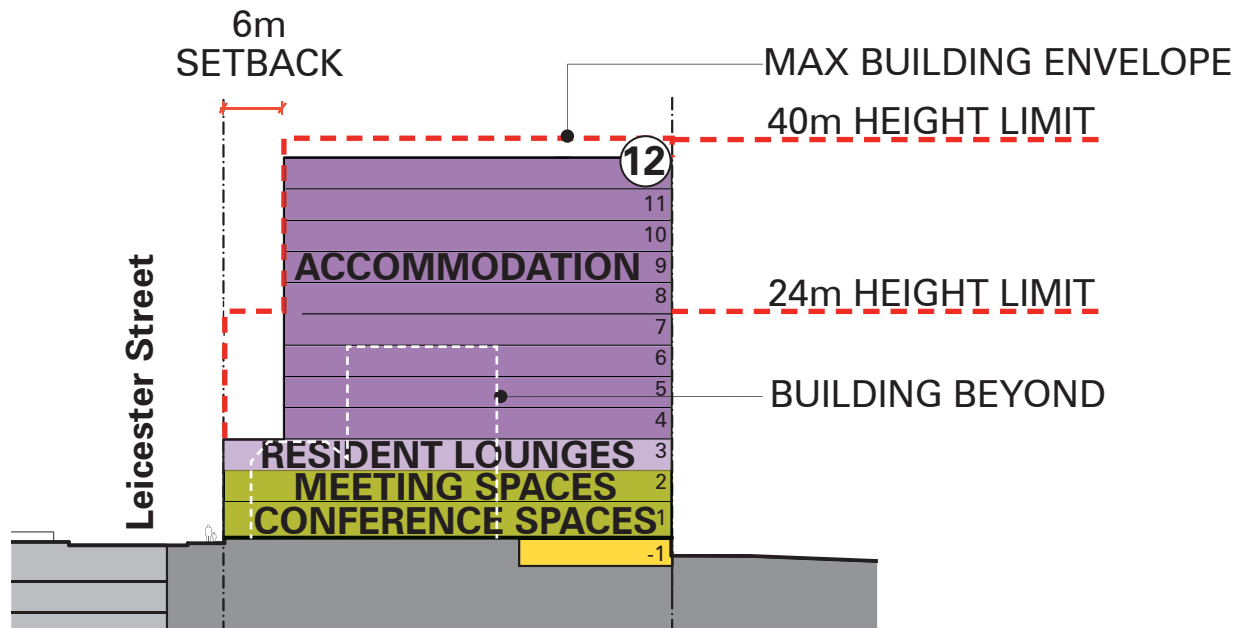
# Indicative Sections for All Stages



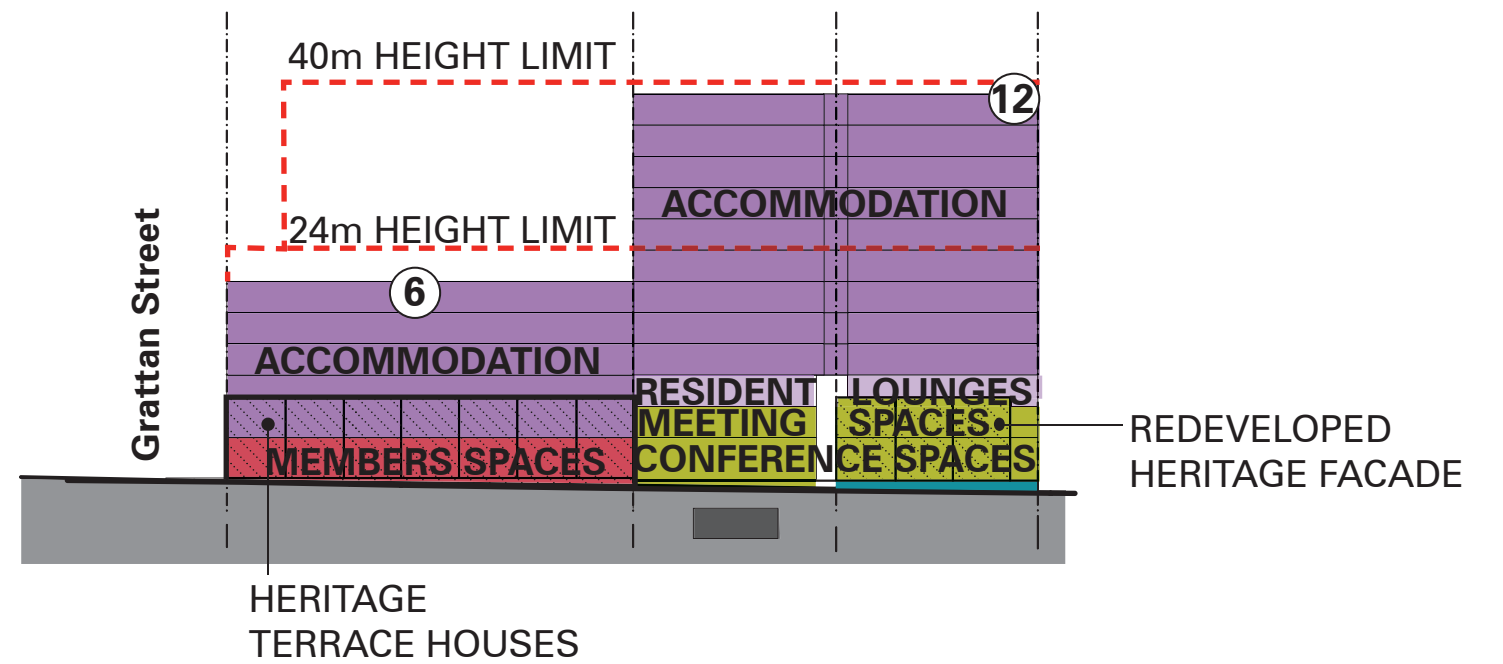
Section A-A



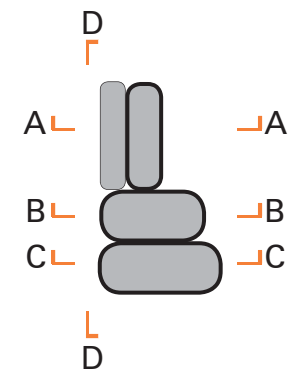
Section C-C



Section B-B



Section D-D



MGS Architects  
10-22 Manton Lane  
Melbourne Victoria  
3000 Australia  
T 03 9679 1800



11 August 2016

The Graduate Union of The University of Melbourne Inc.  
c/o MGS Architects  
10-22 Manton Lane  
MELBOURNE VIC 3000

**Attention: Eli Giannini**

### **Graduate House - Building Services PAN and Sketches**

Dear Eli,

Any new plant such as that proposed by the MMR will add noise to the local area, but there are statutory limits as to the amount of noise that can be added. The design for any new facility needs to take this into account in the plant selection and design, that needs to include appropriate noise mitigation measures.

Limits for ambient noise levels are enforced by the EPA and nominated in the document SEPP N-1. State environment protection policies, including SEPP N-1, are statutory policies made under the Environment Protection Act 1970 (EP Act). SEPPs are law and compliance with SEPP N-1 is mandatory under s46 of the EP Act, regardless of whether the site is directly regulated by EPA.

The SEPP N-1 background noise limits are calculated based on the surrounding area's pre-existing background noise levels. These must be assessed prior to adding "noisy" plant. SEPP N-1 provides the methodology for the acoustic design and calculation of the allowable noise levels based on land-use zoning, to the background levels. The aim is that the final noise limits will reflect both the land-use zoning and the local background levels.

Given that the surrounding area includes residential dwellings and there is currently not 24Hr commercial/industrial noise, the noise limits that will be applicable will be lower than if the facility were located closer to the RMH & VCCC hospitals.

The proposed redevelopment by Graduate House of a multistorey building that overlooks the site may require additional design measures for the new to reduce the intrusion of noise during the day, due to the presence of the MMR's plant. Such measures might include double glazing, attenuation of outdoor intakes, restricted or no openable windows, and the like.

16ME0412-20160811-Ph3-Building Services Pans And Sketches-0.DocxPH

Any potential for micro climate changes will be dependent on prevailing wind strength and direction. Yes, there may be additional heat and humidity due to additional plant but the MMR will need to ensure that this is not of sufficient scale so as to impact the proposed redevelopment of Graduate House.

Kind regards,

A handwritten signature in blue ink that reads "Peter Hale" followed by a period.

Peter Hale  
Director – Building Services  
**Irwinconsult**



Our Ref: P160701Let01  
contact: DDZ

11 August 2016

MGS ARCHITECTS  
10-22 Manton Lane  
Melbourne, VIC 3000

Attention: Eli Giannini

Dear Eli,

RE : GRADUATE HOUSE – Stage 1 Preliminary Traffic Engineering Review

It is understood that Graduate House are investigating options to redevelop part of its existing site at 220 Leicester St Carlton. As requested we have reviewed the plans prepared for the redevelopment and provide the following preliminary comments in relation to accessibility of the proposed loading facility.

Stage 1 of the proposed redevelopment (the subject site) is located at the south eastern corner of Leicester St and Grattan St Carlton. This parcel of land also has frontage to a private unnamed lane way abutting the eastern boundary.

A network of laneways/streets provide access to Graduate House and the neighbouring properties. Malvina Place, which runs in a north south direction and Church St which runs in an east west direction, connect Grattan St to Bouverie St. The L shaped private lane way runs between Grattan St and Malvina Place.

The proposed development includes student accommodation and facilities, such as meeting rooms, cafes and function rooms.

The proposed loading bay is located within a back of house space at the south eastern corner of the subject site. It is understood this facility will provide for deliveries such as linen, food and catering. Within this space a bay measuring 7.6m long and 3.6m wide is provided.

A review of the proposal revealed that vehicular access to the loading bay is constrained by the existing buildings and laneway configurations. As such commercial vehicles accessing the bay will be restricted to 6.4m vans.

Alternate approach and departure routes were investigated and it has been determined that traffic flow will also be restricted to a one-way circulation. Commercial vehicles will be required to enter the laneway from Grattan St and exit via Malvina Place/Church St onto Bouverie St.

Please contact me if you wish to discuss or require further details.

Yours sincerely

A handwritten signature in cursive script that reads "Diana DeZilwa".

Diana DeZilwa  
Director  
MD Cubed P/L  
0418350392

47 Dove Street Telephone 613 9421 5448  
Richmond Victoria 3121 Facsimile 613 9421 5449  
P O Box 221 Mobile 0418 565 164  
East Melbourne Victoria 8002 bruce@trethowan.com.au  
Australia

11 August 2016

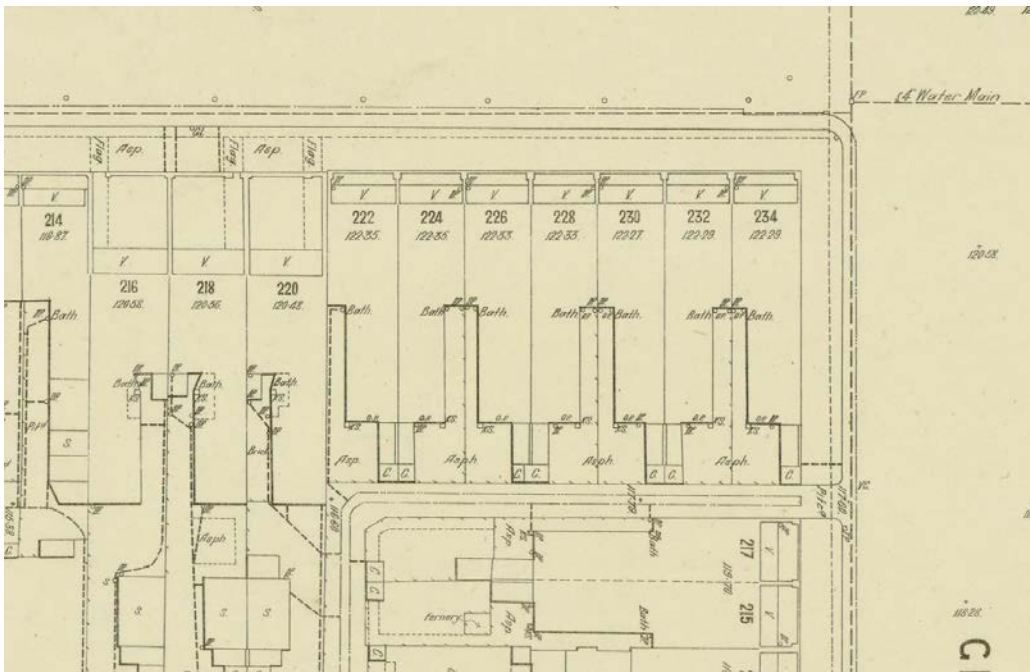
Eli Giannini  
MGS Architects  
10-22 Manton Lane  
Melbourne VIC 3000

**Proposed Development – Graduate House 220 Leicester Street, Carlton  
Heritage Advice**

Dear Eli,

I write in relation to the proposed redevelopment of the land at 222 to 234 Leicester Street, Carlton (the subject property) which forms part of Graduate House, the premises of the Graduate Union of The University of Melbourne.

Leicester Street falls within Heritage Overlay HO1 Carlton Precinct under the Melbourne Planning Scheme. This Heritage Overlay area extends over the much of the general Carlton area and includes University Square, most of the properties on its eastern and western sides and the properties located on the south side of Grattan Street between Leicester Street and Swanston Street. The subject property is graded as C in a level 2 streetscape. This is not a high grading and in generally accepted terminology relates to a contributory grading. The building to the subject property's immediate east at 215 Grattan Street is also graded C in a level 2 streetscape. It is noted that the City of Melbourne is presently reviewing its system for grading buildings. 222-234 Leicester Street is not classified by the National Trust of Australia (Victoria) and is not included on the Victorian Heritage Register.



MMBW Survey Plan from 1896 showing the subject site with its row of 7 terrace houses.  
(Source: State Library of Victoria)

The existing building on the subject property originally comprised a terrace of seven two storey houses as recorded on the 1896 MMBW survey (refer illustration).

Having recently inspected the buildings, I can advise that the street elevations to both Leicester Street and Grattan Street are generally well preserved. The rear of the buildings have been subjected to a series of additions and alterations over the years and retains some aspects of its original appearance. Notably new windows and doors at both ground and first floor levels have been fitted into the brick masonry rear walls and in some cases the light courts between the rear wings of individual adjacent terraces have been infilled. It is noted that in the case of the two northernmost terraces no such infill has taken place and the rear wings retain their original form albeit with a significant degree of change with new windows and the like. The rear yard wall on the Grattan Street frontage has been in existence since the nineteenth century however it may have been rebuilt at some time as the brick bond does not match that of the adjacent north façade of No 234 Leicester Street. All of the rear outbuildings and the walls and fences between the original houses have been demolished.

The entire terrace has been occupied by The Graduate Union since 1957 and the interior has been adapted and modified continuously over that time. As a result few original internal features survive, however it is noted that the original staircase to the first floor survives in the case of No 234 Leicester Street.

The proposed redevelopment of the subject property retains No 234 Leicester Street in its entirety and retains all of the remaining houses in the terrace to a depth of one room. The remainder of the terrace is demolished and replaced with an 11 storey residential accommodation building with communal spaces on the lower floors and several levels of basement carparking. The upper floors of the proposed building are setback 6 metres from Leicester and Grattan Streets and 4 metres from the laneway to the rear of the property.

I note that the new Melbourne Metro underground station serving The University of Melbourne and the nearby Parkville hospitals is proposed to be constructed directly adjacent to The Graduate Union property. This will facilitate very convenient access to the neighbourhood from public transport and this will in turn place additional pressure for a higher intensity of development to occur in the neighbourhood than is the case at present. Nevertheless because of the site's Heritage Overlay controls any redevelopment will need to be conscious of the significance of the buildings on the property and their setting particularly in relation to University Square and the streetscape of Grattan Street. The University buildings at the south end of University Square extend to 12 stories while those on the west side of the Square extend to 8 stories. On this basis the proposed 11 storey design fits compatibly within the general scale of development that has been permitted within the precinct of University Square to date.

Furthermore the development on the Square's western side comprising the construction of multi storey buildings behind retained Victorian terrace houses sets a precedent for a matching approach on the Square's eastern side. This precedent has been applied in the case of the proposed redevelopment. The extent of building retention is appropriate in this case given its heritage listing. In addition one of the terraces is retained in its entirety thereby providing an understanding and permanent record of the original plan arrangement of the whole terrace. The setback of the proposed new multistorey building from Leicester Street is less than, but comparable with, the adopted setback on the western side of the Square.

Of equal consideration is the streetscape of buildings along the south side of Grattan Street east of University Square. These buildings are limited to two stories in height and include notable examples of a nineteenth century hotel and a twentieth century office building. By retaining 234 Leicester Street in its entirety, the proposal allows this streetscape scale to be retained and integrated into the heritage scale of the buildings in University Square. The setback of the proposed multistorey building from the Grattan Street frontage allows the continuity of scale within the streetscape and is comparable with multistorey development on the western side of the Square.

As the design of the proposal develops I would expect that the proposed building's façade and fenestration details and palette of external materials will be cognisant of the heritage setting with complementary but contemporary detailing and selection of materials. I would also expect that the external appearance of the retained buildings will reflect the terrace's original appearance with all original elements preserved and in certain cases reinstated to accord with the building's appearance in the nineteenth century. I would also expect that in the case of 234 Leicester Street original



surviving internal elements and details will be retained or restated to facilitate an understanding of the terrace's original plan arrangement and general appearance.

Overall it is my view that the proposal as it has evolved to date is an appropriate and acceptable outcome. I look forward to reviewing the proposal further in the near future.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Trethowan', with a stylized flourish at the end.

Bruce Trethowan  
Trethowan Architecture

11 August 2016

Eli Giannini  
MGS Architects

By email: [egiannini@mgsarchitects.com.au](mailto:egiannini@mgsarchitects.com.au)

WITNESS STATEMENT on behalf of The Graduate Union of The University of Melbourne

Dear Eli

**Re: Graduate House - 199-235 Bouverie Street, Carlton  
Preliminary Planning Advice**

I understand that Graduate House is interested in redeveloping the northern portion of their existing site at 195-235 Bouverie Street, Carlton for the purposes of a multi-storey mixed use building. More particularly I understand that the subject site includes the seven existing two storey townhouses located on the corner of Leicester Street and Grattan Street.

This preliminary planning advice has been prepared having regard to the draft concept plans prepared by MGS architects.

In preparing this advice I have had regard to both the existing site context and the relevant planning controls and policies affecting the site. I have also drawn on my knowledge and local experience of similar developments where appropriate.

**Site Context**

The subject site is located on the south-east corner of the intersection of Leicester Street and Grattan Streets in Carlton, immediately opposite University Square.

It is currently occupied by seven x two storey Victorian era heritage buildings fronting Leicester Street, with the northernmost terrace having a side elevation to Grattan Street.

A review of the contour maps available via Planning Maps Online suggests that there is a fall across the site from west to east (and in part from north-west to south-east) of in the order of 1m.

Immediately to the north of the site is Grattan Street, a wide thoroughfare (of approximately 30m in width), with two lanes of traffic in either direction and relatively wide footpaths containing street tree planting. There is a particularly large existing street tree located in the footpath immediately adjacent to the site. I understand that there is a proposal for the introduction of a new Metro train station and underground rail infrastructure proposed within this road reserve – although I note that I have not reviewed any of the relevant material with respect to this. On the far side of Grattan Street is the southern boundary of the University of Melbourne, specifically the Infrastructure Engineering Building, which appears to be in the order of six storeys in height.

Immediately to the east of the site is a Private Laneway (PL5086), which runs north-south connecting Grattan Street (to the north) with Malvina Place (to the south). This laneway appears to be in the order of 3m in width. On the far side of the private laneway is the property at 215 Grattan Street which comprises a two storey brick office building with a steel deck roof constructed in 1964. This building is listed with a C grading in the City of Melbourne's Heritage Places Inventory 2016.

To the south of the subject site is a building owned and operated by Graduate House which I understand comprises post-graduate accommodation (some of whom

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are students), dining facilities, meetings rooms, etc. This building is a contemporary structure that presents a two storey form to Leicester Street with an additional two storeys above (set back from Leicester Street by in the order of 10m). The building incorporates a number of north facing windows associated with the accommodation use which are set back around 3m from the boundary with the subject site (albeit noting this all appears to be one land holding). This building also includes underground access to the University Square car park which is accessed via Bouverie Street.

To the west of the site is Leicester Street, which at this point provides for a narrowed carriageway with additional open space provided adjacent to University Square – a significant area of public open space (with a car park below). On the far side of University Square opposite the site is the University of Melbourne's Alan Gilbert Building at 161 Barry Street, Carlton. This building comprises a series of retained heritage terraces at its base, before rising to a height of eight storeys. These appear to be commercial floor to floor heights and the building would therefore appear to be in the order of 32m in height.

### **Relevant Planning Controls**

Following the gazettal of Amendments C196 to the Melbourne Planning Scheme on 15 October 2015, the relevant planning controls affecting the subject site are as follows.

The site is subject is within the Capital City Zone – Schedule 5 (CCZ5 – City North), and is affected by a series of Design and Development Overlays (DD061-Area 4.1, DDO66 and (in part) DDO65), a Heritage Overlay (HO1) and a Parking Overlay (PO1).

Under CCZ5 a permit is not required for the use of the land as accommodation) and the construction of the building is exempt from both advertising and appeal rights under the zone.

There remain notice and appeal rights under the heritage overlay – however any objectors to the proposal can only raise issues relating specifically to heritage matters, and any VCAT appeal by objectors would be similarly constrained.

DDO61-Area 4.1 sets the following relevant controls:

- An overall building height of 40m (as measured from the centre of the Leicester Street frontage).
- A 24m street edge height to Leicester Street and Grattan Street, above which the building should be set back 6m.
- A street edge height of 10.5m to the laneway (PL5086), above which the building should be set back 4m.

DDO61 also includes a series of both general and specific design objectives and built form outcomes for the City North precinct. The particular 'built form outcomes' for Area 4.1 seek development that:

- Reinforces Elizabeth Street as a civic spine and facilitates the enhancement of its landscape character.
- Creates stronger definition to the streetscape.
- Complements the existing character established by the university, research and medical buildings.

- Ensures sunlight reaches the lower floors of new developments.
- Facilitates an integrated built form on both sides of the Swanston Street.
- Delivers a scale of development that provides street definition and a high level of pedestrian amenity, having regard to access to sunlight, sky views and a pedestrian friendly scale.
- Provides a street edge height that integrates new development with lower scale heritage buildings.

DDO66 affects the whole of the subject site, whereas DDO65 affects what appears to be the front 4-5m from Leicester Street. These overlays were introduced by Ministerial amendment on 29 February 2016 and relate specifically to helicopter flight paths (in this case the flightpaths associated with the Royal Women's Hospital).

Both DDO65 and DDO66 states that a permit is not required to construct a building or construct or carry out works with a height less than the nominated referral height. The nominated referral heights are 67.3AHD (DDO65) and 77.3AHD (DDO66) respectively.

HO1 is a precinct based heritage overlay otherwise known as the 'Carlton Precinct' which affects large areas of the suburb. Under the City of Melbourne Heritage Places Inventory 2016, I understand that the buildings have been afforded a 'C' Grading.

Under the HO a permit is required for demolition (including partial demolition), and to construct a building or construct or carry out works. The demolition of the 'front part' of a 'C' graded building (which is typically nominated as the front two rooms in depth) is discouraged under the current policy framework.

PO1 is a parking overlay that sets a maximum rather than minimum car parking rate. A permit can be granted to provide car parking spaces in excess of the relevant rates.

### **Relevant Planning Policies**

The redevelopment of this site would be broadly consistent with and supported by a number of State planning policies, in relation to urban consolidation, development in close proximity to public transport infrastructure and in terms of economic development.

The City of Melbourne Planning Scheme also sets out a number of relevant local planning policies which are summarised below:

- Clause 22.05 – Heritage Places Outside the Capital City Zone – provides policy guidance with respect to demolition and the construction of new buildings. More particularly this policy discourages the demolition of the 'front part' of C graded buildings (and many D graded buildings).
- Clause 22.19 – Energy, Water and Waste Efficiency – encourages energy and water efficient design and requires a detailed waste management plan to be prepared for new buildings. More particularly, this seeks to ensure that new buildings over 5000sqm in gross floor area have the preliminary design potential to achieve a 5 star green star rating under the Green Building Council of Australia's Multi-Unit Residential Rating Tool.

- Clause 22.23 – Stormwater Management (Water Sensitive Urban Design) – encourages best practice water performance in new buildings.
- Clause 22.24 – Student Housing Policy – seeks to ensure that the internal layout of rooms and communal facilities in student housing developments provide sufficient space and amenity while promoting social interaction. More particularly, this provides policy direction in terms of minimum communal open space and room sizes.

## Proposal and Recommendations

The conceptual proposal prepared by MGS Architects provides for an 11 storey mixed use building on the subject site.

From a policy perspective there is strong support for the provision of post-graduate student and temporary university staff accommodation within this precinct. In this regard I note that the Capital City Zone – Schedule 5 specifically seeks:

*“To provide a range of educational, research and medical uses as part of an internationally renowned knowledge district”*

And

*“To encourage a range of uses that complement the capital city function of the locality and serves the needs of residents, workers, students and visitors”.*

The proposal would also clearly be consistent with the range of SPPF and LPPF provisions that seek to support education related facilities through the provision of purpose built accommodation for post-graduate students, university staff and members of The Graduate Union, within a knowledge precinct and close to Melbourne’s premier university campuses.

The design of the building would need to be cognisant of the student housing policy, including the provision of communal spaces and the like, but this is a matter that could be readily resolved through detailed design.

There are also specific requirements and policy provisions regarding ESD performance – but these are matters that can also be addressed through detailed design.

In terms of heritage and built form related matters the proposal provides for the retention of the northernmost terrace house in its entirety, and for the front six metres in depth of the properties fronting Leicester Street. Beyond this the proposal rises to 40m in height (AHD 76.56).

As I understand it on the laneway, the proposal adopts a three storey height to the boundary (albeit slightly setback from the existing laneway) before stepping back by 4m.

The height and setbacks are consistent with the overall height nominated under Area 4.1 of Schedule 61 to the DDO, as is the street edge and upper level setback proposed to the private laneway.

To Leicester Street and Grattan Street, the proposal has adopted the existing ‘heritage’ street edge condition in manner consistent with the design requirement set out at Table 2 to DDO61 which states:

*“New buildings should consider retaining the traditional heritage street wall (as opposed to defining a new higher street wall) where appropriate.”*

Above this the proposal adopts a 6m setback which is consistent with that sought for upper level setbacks (above the 24m street edge height) under the DDO. From a planning perspective this would appear to strike the appropriate balance between policy provisions that seek to encourage a higher street edge in this precinct and the need to conserve and protect existing heritage assets.

In terms of the Grattan Street presentation, the retention of the northernmost townhouse and the setback of the built form above provides an appropriate transition to the two storey heritage building to the east.

Another relevant matter in terms of built form, and height in particular, are the helicopter flight path referral provisions under DDO65 and DDO66. As the project does not propose any additional height within 6m of Leicester Street (and given DDO65 only appears to affect the front 5 metres of the site), there would not be any referral requirements under DDO65 for this part of the site.

DDO66 affects the whole of the site and triggers referral to DHHS above a height of 77.3AHD. The building itself would appear to sit below this (at 76.56AHD) but it is likely that cranes and construction equipment will sit above this RL. Given this it is likely that the matter will need to be referred to DHHS.

It is important to note however that this AHD height is simply the trigger for referral and that it is not a provision that seeks to dictate height. Further I note that the technical papers that accompanied the introduction of this overlay specify a flight path some distance above the referral height.

This is a matter that can be further investigated with an aeronautical consultant if required.

In terms of potential amenity impacts I would note the following:

- To the immediate east is a heritage office building which is at present not a particularly sensitive interface. Whilst this incorporates some windows on the laneway—the built form proposed on the subject site at this interface is consistent with the DDO provisions. It would provide for separation between the taller elements of in the order of 7m to the property boundary. If the site to the east were further developed as some form of residential development and in a manner consistent with the DDO this would provide for a separation of form of around 11m – which is sufficient to ensure no unreasonable overlooking and should ensure appropriate solar access.
- To the north is a main road thoroughfare on the far side of which is the University – which by virtue of site orientation and land use does not present a particularly sensitive interface.
- To the west is University Square. The provisions of Clause 22.02 – Sunlight to Public Spaces does not apply to land within the CCZ5 – but there are particular provisions in the DDO itself that would seek to ensure no unreasonable overshadowing of this space between 11am and 2pm on 22 September. The orientation of the site, its height and setbacks would tend to suggest that there will be limited impact through this period (based on the likely angle of the shadow at 11am) but this is a matter that if required could be more thoroughly tested through detail design.
- To the south is land that is owned and operated by Graduate House. There are a number of windows to accommodation units in the northern face of this building – but given the relative width of the site only a small proportion of these might be affected by the proposed building envelope. In any event the existing building on the adjoining site provides some separation between the two sites. Again this is a matter that could be addressed through detailed design and planning.

### **Other matters**

In any planning application for this site there are also likely to be requirements (and as such potentially the requirement for engagement of specialists) in the areas of heritage, environmentally sustainable design, wind effects, landscape and waste management.

It is also relevant to note that as of 1 July 2015 an application for development with a value of more than \$1 million would be subject to the Metropolitan Planning Levy (MPL).

### **Summary / Conclusion**

In summary I would note the following:

- The site is well suited for redevelopment of a mixed use proposal of this nature.
- The use of the land as accommodation (for post-graduate students, university staff and members of The Graduate Union) is entirely appropriate for this site, and is specifically supported by both State and Local policy provisions and by the zone itself.
- Subject to heritage advice regarding the appropriateness of setbacks under the heritage overlay, the proposal is broadly consistent with the relevant planning controls and policies of the Melbourne Planning Scheme, including the relevant provisions of the DDO.
- The proposal will not have any unreasonable amenity impacts on private or public amenity and maintains opportunities for equitable development on nearby sites.

Having regard to the above, in my view the proposal represents a site responsive and appropriate concept design that is consistent with the relevant provisions of the Melbourne Planning Scheme.

I have included at Attachment 1 to this letter details regarding my qualifications and experience in the event that this letter is relied upon as an expert opinion.

Should you have any queries regarding the above please do not hesitate to contact me on (03) 9429 6133.

Yours sincerely



Daniel Soussan  
Principal Town Planner  
**Tract Consultants Pty Ltd**



## Attachment 1 – Statement of Qualifications and Expertise

### Name and Address

Daniel Victor Soussan is a Principal of Tract Consultants Pty Ltd, landscape architects, urban designers, and town planners, the professional address of which is 195 Lennox Street, Richmond, Victoria, 3121.

### Qualifications

Bachelor of Urban Planning and Development (Hons), University of Melbourne.

Member of Planning Institute of Australia (PIA)

Member of Victorian Planning and Environmental Law Association (VPELA)

### Professional Experience

Principal – Tract Consultants Pty Ltd Present	May 2015 -
Planning Coordinator – City of Melbourne 2015	August 2009 – May
Associate Director – Ratio Consultants Pty Ltd	July 2008 – August 2009
Senior Planner – Ratio Consultants Pty Ltd 2008	July 2006 – July
Statutory & Strategic Planner – Ratio Consultants Pty Ltd	2003 - July 2006
Town Planner – Urban Enterprise	2000 - 2003

### Areas of Expertise

Principal Town Planner with over 15 years of both public and private sector experience.

From 2009 to 2015, I was the planning co-ordinator at the City of Melbourne working on a wide range of statutory and strategic planning projects within what was at the time the fastest growing municipality in Australia. During this time I worked on a variety of projects ranging from extensions to heritage properties in Parkville, to public realm plans, large scale urban renewal projects in Melbourne's growth areas (Docklands, Fishermans Bend, City North and Arden-Macaulay) and to some of Melbourne's tallest residential skyscrapers.

I have expertise in small to medium and high density residential and mixed-use developments, industrial and commercial developments, liquor licensing and gaming applications, as well as a highly developed appreciation of heritage and urban design related matters, particularly in the context of the development approvals process.

### Expertise to prepare this report

My training and experience, including my involvement in the assessment of numerous developments in the inner suburbs of Melbourne, and in particular within the City North precinct, over the past 15 years qualifies me to comment on the town planning implications of the proposed development.

### Relationship with applicant

I do not have any private or business relationship with the applicant, other than being engaged to review the concept proposal and provide an expert opinion in the form of the attached letter.

### **Instructions which define the scope of this report**

I received instruction from Ms Eli Giannini of MGS Architects on behalf of Graduate House to consider the planning controls and policies associated with the concept proposal, and to provide advice, and to provide a brief letter of opinion.

### **Facts matters and Assumptions upon which the report proceeds**

My letter is based on the concept plans prepared by MGS Architects.

In preparing this advice I have:

- Inspected the subject site and surrounding area numerous times.
- Reviewed the concept plans prepared by MGS Architects.
- Reviewed and considered the relevant provisions of the **Melbourne** Planning Scheme.

### **Reference documents and materials considered**

In preparing this report I have had regard to the following documents:

- Relevant provisions of the **Melbourne** Planning Scheme
- Plan Melbourne.
- City North Structure Plan 2012

### **Identity of persons undertaking the work**

This report was prepared by Daniel Soussan - Principal Town Planner – Tract Consultants Pty Ltd.

### **Summary of opinions**

Having considered the key planning issues, the relevant planning provisions of the Melbourne Planning Scheme and visited the subject site and surrounds, I am of the opinion that:

- The site is well suited for redevelopment of a mixed use proposal of this nature.
- The use of the land as accommodation (for post-graduate students, university staff and members of The Graduate Union) is entirely appropriate for this site, and is specifically supported by both State and Local policy provisions and by the zone itself.
- Subject to heritage advice regarding the appropriateness of setbacks under the heritage overlay, the proposal is broadly consistent with the relevant planning controls and policies of the Melbourne Planning Scheme, including the relevant provisions of the DDO.
- The proposal will not have any unreasonable amenity impacts on private or public amenity and maintains opportunities for equitable development on nearby sites.

### **Declaration**

I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



**Daniel Soussan**  
Principal Town Planner  
Tract Consultants Pty Ltd