



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

12th 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 (4th 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:

Name	Position	Company
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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WITNESS STATEMENT

Environmental Effects Statement (EES)

Inquiry Advisory Committee (IAC) Melbourne Metro Rail

1. Background of Witness

1.1 Name, position and address

Dr Kerry Bennett, Chief Executive Officer and Head of College of The Graduate Union of The University of Melbourne Inc. (including Graduate House).

1.2 Qualifications

Dr Bennett holds a Doctorate in Neuroscience from Cambridge University (the UK) a Bachelor of Applied Science and two post-graduate qualifications in education at the tertiary education level.

1.3 Experience and Expertise

Dr Bennett is the Chief Executive Officer of The Graduate Union, a membership organisation of graduates from all universities around the world. She also heads up Graduate House, a meeting place for members, not-for-profits, the education sector and government, and a residential college for over 700 postgraduates each year.

Dr Bennett worked in the UK, US and Europe before returning to Australia to work at Monash, LaTrobe and Melbourne Universities, as well as as CEO of The Ian Potter Foundation and of the George Alexander Foundation and with the Defence Science and Technology Organisation. She is committed to the application of collective minds (neuroscience systems) for education and social good internationally, a task made all the more easier in her current position where she describes having 'the UN at brekkie' everyday.

Having taught and undertaken research in universities across the world - including at professorial levels – Dr Bennett has extensive and comprehensive experience in and beyond the tertiary education sector and in providing advice about the needs of graduates of all disciplines, life stages and ethnicities.



2. Scope of this Witness Statement

2.1 Focus

The focus of this Witness Statement, along with those from MGS Architects (Ms Eli Giannini), Tract Consulting (Mr Daniel Soussan) and the Bonacci Group (Mr Stephen Payne), is on Stage 1 of the Master Plan which is referred to in section 4.2 on page 11 of the submission (4th July, 2016) from The Graduate Union of The University of Melbourne Inc. in response to the Melbourne Metro Rail Project Environment Effects Statement (EES).

2.2 Sections

This Witness Statement has two sections in which are provided brief details about:

- the rationale for the significant redevelopment proposed in Stage 1, and subsequent stages (2 and 3), of the Master Plan of The Graduate Union; and
- the history of the development of this, and the previous, Master Plan of The Graduate Union.

3. Rationale for the significant redevelopment proposed in the 2016 Master Plan

3.1 Preamble and Background

The Graduate Union of The University of Melbourne Inc. (including Graduate House) is unique worldwide.

Established in 1911, it is today what it was then - a membership association of university graduates of all life stages, disciplines and ethnicities.

Near fifty years following the first meeting of female and male graduates in the '*professional rooms of Dr J W Barrett at No. 105 Collins St.*¹' the Association purchased the Gladstone Terraces (222 to 234 Leicester Street) in 1957 and in 1962 opened the refurbished facility to accommodate seven postgraduate students, the majority of whom had not graduated from The University of Melbourne. The Association had thus opened its membership to graduates of all universities around the world.

Thence, the Association continued its long tradition as put by Colonel Monash in 1911 of bringing '*the life and thought of the university and of the community into more direct relation with each other*'. It built on its membership offerings – monthly luncheons, networking events for career-aged graduates, professional development seminars and publications – while expanding its facilities to provide for these meetings, as well as for the increasing numbers seeking a postgraduate-only residential college.

Each year it now provides meeting and function services for ~23,000 delegates, a residential college for 700 postgraduates (enrolled students, lecturers, researchers, professors and those visiting for other university business) and a membership association for graduates who live, work and retire all over the world.

¹ Italicised text in this Annexure is from Broberg, F. (2002) A short history of The Graduate Union of The University of Melbourne. The Graduate Union of The University of Melbourne Inc. ISBN: 0 3402916 0.

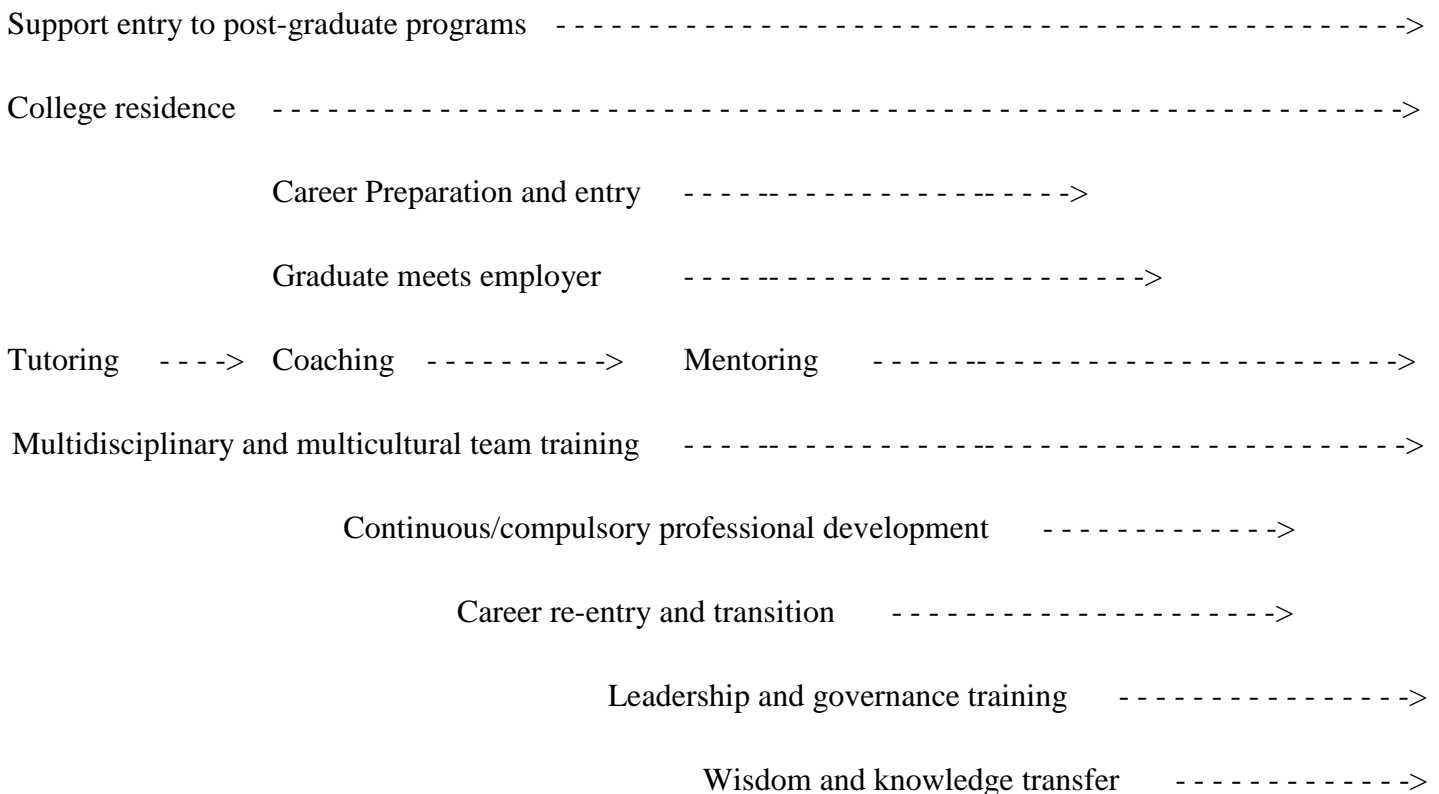


3.2 The ‘value proposition’

The unique aspect of this ‘connector’ Association is that it serves graduates throughout their lifetime, from graduation to late retirement.

A ‘graduate’ in this context is thus of any life stage.

Current and future service offerings that are (and will be provided) by the Union at Graduate House across this life span are as follows:



Consistent with its history, the ten-year Master Plan developed over 2016 has 50% focus on its membership offerings (its G-Union) and 50% on its buildings and facilities (its G-House).

As outlined in the following table, numerous and significant changes over the last few years have warranted significant expansion to both.



Item	Outline
1. A college residential experience for post-graduate students – more rooms are needed	
<p>The following table was considered late 2014 by the Council of The Graduate Union – most of the numbers and ratios contained within were based on data from a 2013 study undertaken by The University of Melbourne to inform their first ‘<i>Growing Esteem</i>’ strategic plan and were supported in their second (released late 2015).</p>	
<p>A ‘Live, Learn, Meet’ experience while at a university in Melbourne.</p>	<p>To stay competitive at international and national levels, The University of Melbourne has identified an urgent need to improve the total university experience. ‘<i>Students must have access to the best learning spaces, both physical and virtual, and to high quality social space and accommodation options</i>’ – p9 of 2015 Growing Esteem.</p> <p>The Live, Learn, Meet approach of The Graduate Union supports this approach.</p> <p>Many private student accommodation options do not provide sufficient inclusion and support, particularly for the ‘sole graduate’ students from regional Victoria, interstate or overseas who do not tend to ‘hang out’ in groups.</p>
<p>Increase in the number of postgraduate students.</p>	<p>The postgraduate student market has changed significantly. While in the past it comprised predominantly those enrolled in research-only degrees (Research Masters and Doctorates), it now comprises also those undertaking postgraduate coursework studies.</p> <p>Universityrankings.com.au estimates that 51% (n=26,770) and 20% (11,383) of The University of Melbourne and RMIT enrolments, respectively, are for postgraduate studies.</p>
<p>Increase in the number of international postgrad students</p>	<p>RMIT has the highest percentage of enrolled international students in Australia (26,590), with 37% (9,838) at postgraduate level.</p> <p>Of the 14,166 international students enrolled at The University of Melbourne, 28% (3,938) are postgraduates.</p>
<p>Continued projected increases in the numbers of postgraduates</p>	<p>From 2008 to 2012, The University of Melbourne saw relatively stable numbers in the number of research degree enrolments (3,167 to 3,201) but near doubling of the numbers enrolled for postgraduate coursework degrees (6,742 to 12,517). This trend for coursework enrolments is expected to continue.</p>
<p>Increase in graduates seeking college accommodation.</p>	<p>Conservatively, it was estimated in 2013 that the number of graduates seeking college accommodation in 2015 would have been 2,044 - 5,518; and in 2016, 2,119 - 5,722.</p> <p>Of the graduate (not undergraduate) student population, about half require accommodation. Of these, first year and international students are more likely to seek and require college accommodation than later year students.</p>
<p>Market demand is > than the number of</p>	<p>Though there has been significant growth in student accommodation options it is anticipated that the number of students will remain higher than the</p>



Item	Outline
graduate-specific college accommodation places.	<p>number of student accommodation places.</p> <p>By 2016, it was predicted that 1,622 to 3,213 Melbourne University students needing accommodation will not be accommodated nearby. Of these ~50% will be graduates.</p> <p>*Numbers for RMIT and other Melbourne-based universities have not been considered.</p>
Market demand will remain > than the number of graduate-specific college accommodation places.	<p>Existing ‘stock’ plus upcoming development will provide (at most) 430 graduate specific and well supported (college level) accommodation options, as well as ~2,500 beds (estimated market share for graduates) in the private rental student accommodation sector.</p> <p>There are also non-student specific accommodation options – these have not been considered. Students ‘compete’ on an open market for residential tenancies which are often unsuitable for the postgraduate market which may not require minimum 52 week leaseholds.</p>
Demand/Supply ratio is between 5 to 1 and 13 to 1	<p>The conservatively estimated demand/supply ratio for graduate college accommodation – <i>Live, Learn, Meet</i> model – is thus between 5 to 1 and 13 to 1. That is, 5-13 graduate students compete for each graduate college bed.</p> <p>Put differently, in each of years 2015 and 2016, it was estimated that 1,600-5,200 graduate students who had sought college-like accommodation had thus not been accommodated.</p>
Non-college accommodation offers much less support.	<p>Graduates who are not accommodated in colleges experience much less support. Their view of Melbourne, our education sector, Australia etc. may thus be less positive than the experience of college-accommodated graduate students. The 2015 Student Experience Survey National Report by QILT (Quality Indicators for Learning and Teaching) released February, 2016 indicated that the most common reasons for considering early departure from studies related to ‘situational factors’ that impacted on health and stress. The provision of affordable, secure, collegiate and supportive accommodation is essential to counter negative situational factors.</p>
A good tertiary education experience is essential for our economy.	<p>The education sector in Australia employs 8% of Australian workers and is our fourth largest export earner bringing in around \$16B in 2013-2014 (Coelli, M. (2015) Australia’s ‘five pillar economy’: education, April 29, The Conversation.). The numbers of postgraduate students will only continue to increase if their education and other needs are met, and remain better than similar offerings in a highly competitive global market.</p>

2. A meeting place for the not-for-profit sector to think well and do good – more facilities are needed

Graduate House offers a ‘Ritz’ experience at a charity price.	<p>Charities and not-for-profits, as well as universities and government offices, have a need to hold meetings, to convene seminars, to undertake continuous and compulsory professional development, to organise networking functions, etc. Such groups rarely have/own facilities which also allow for</p>
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Item	Outline
	<p>full catering, reliable and up-to-date audiovisual technology and sufficient space for this range of activities. Usually their facilities and budgets are designed for delivery of other specific purposes.</p> <p>Though there are options in the commercial ‘conference space’ environment (e.g., most large hotel chains will lease out meeting rooms), hiring costs, particularly for full catering and other services, are often well beyond the means of the not-for-profit sector.</p> <p>Graduate House thus offers economical high quality meeting and function services to allow this sector to convene gatherings that contribute both to education and social good.</p>
<p>Increase in demand for small to medium-sized meetings and functions.</p>	<p>Since 2008, revenue from meeting and function services at Graduate House has doubled. As indicated in the 2015 Annual Report, more than 270 not-for-profit conveners booked over 1,080 events which saw nearly 23,000 delegates come in to Graduate House to progress their education, research, societal and government goals.</p>
<p>There is limited capacity to increase further to meet this demand.</p>	<p>Graduate House has five spaces specifically designed for meetings and functions, as well as a number of other smaller bookable rooms and a large dining, bar and ‘break out’ area. Bookings are now from 7.00AM (for breakfast meetings) through to the evening with some rooms needing to be rearranged up to ten times a day to cater for the different meeting/function configurations (theatre, cabaret, u-shaped, boardroom, etc.).</p>
<p>Delegates arrive en masse and leave en masse – often in cars</p>	<p>Groups of delegates are constantly arriving and leaving Graduate House. Though approximately 50% use public transport, others are travelling from interstate, from regional Victoria or from areas of the greater metropolitan Melbourne and thus need car parking.</p> <p>During semesters, no car parking is available and, if available, is expensive and with time limits which force delegates to be constantly coming and going to move their cars and/or top up metres.</p> <p>The provision of affordable (not city-priced) car parking for those who work in the charitable and not-for-profit sectors is thus essential, particularly for those organisations that are already paying for petrol and per diems, in themselves ‘luxuries’ for this sector.</p>
<p>3. The place where our graduates of all life stage meet – more meeting and car spaces are needed</p>	
<p>Keeping connected to university life and thought</p>	<p>Members and visitors to Graduate House – many of whom have long since graduated from a university – feel welcomed and included in the life and thought of the university.</p> <p>This is the <i>raison d’être</i> of The Graduate Union.</p> <p>Throughout any given day of the week they drop by for breakfast, lunch and</p>



Item	Outline
	<p>dinner, and many meetings in between. This ongoing connection with university life provides important links across generations, disciplines, and ethnicities, with the community and with business. Such links provide jobs and career development opportunities - increasingly important indicators of the success of a university education and its research output.</p>
<p>A place for alumni</p>	<p>Alumni of all career stages and into retirement are important for university life – as a rich bank of mentors, coaches, tutors; for donations and bequests; and for wisdom and knowledge transfer. In accordance with the May 2016 released Australia Global Alumni Engagement Strategy, The Graduate Union must expand to continue its central role in giving alumni access to professional development opportunities and networks, establishing mentoring linkages between alumni, engaging alumni in important dialogues, and fostering alumni research connections through research, science and innovation seminars.</p>
<p>Meeting the needs of 24/7 postgraduates</p>	<p>To match comparable facilities at other world-class universities (e.g. to 24/7 postgraduate facilities in Cambridge), Graduate House seeks to expand its current vibrant daytime activity by increasing its hours of opening and the services/facilities available. Research and study are undertaken day and night to ensure continued global competitiveness and particularly to enable real-time supervision, collaboration, innovation and translation with our northern hemisphere counterparts.</p>
<p>Walk-in meals</p>	<p>As the graduate precinct increases, so too does the number of graduate students and academics/researchers who require breakfast, lunch, morning and afternoon tea, dinner and after work drinks. Capacity to meet this rapidly increasing demand – particularly with the new Parkville Station – is provided (and needed) in the three stages of the Master Plan.</p>
<p>Car park spaces are required</p>	<p>Older members (about 2/3rds) and visitors are not able to use public transport and fear doing so particularly in the evenings. The long walks to platforms/shelters and difficulties in getting on/off, and standing up in, trains, trams and buses are disincentives to trips away from their homes and their continued participation in the life of the university and its community. For our GU Collegiate programs, it is essential that we continue to provide an adequate number of car and spaces for those who volunteer to collect these elderly members and bring them along to functions.</p> <p>As well as postgraduate students, Graduate House accommodates academics and researchers, including newly employed Deans and Professors, who stay here until more permanent accommodation is found. These residents often come with families and vehicles. Permanent leases of spaces in the car park underneath University Square are not offered. The annual lease fee of >\$3,600 per annum for a non-reserved car space is affordable neither for shift working staff nor for the Association. In-career and semi-retired members come in regularly for tutoring, mentoring and coaching, as well as for governance and planning meetings. In the preparation of this Master Plan, for example, the consultant and volunteer team members have been fitting their visits to Graduate House between car driving visits to the far corners of Victoria!</p>



4. History of the development of the 2016 Master Plan, and of the previous (2000) Master Plan

4.1 2000 Master Plan

The Graduate Union's last Master Plan in 2000 proposed development in three stages, two of which have been undertaken (see **Annexure 1**) well before the recent changes to Capital City Zone (CCZ):

- Stage 1 (completed in **2005**) - 216-220 Leicester St – Kidds Warehouse was demolished and replaced by a four storey building comprising of three floors of postgraduate residential accommodation and a ground floor meeting, dining and function space with industrial kitchen (see **Annexure 1**);
- Stage 2 (completed late **2010**) – 210-214 Leicester St – the three terrace frontages were retained and a ten apartment, 67 space car park was built to replace the terrace rears and an open air car park behind;
- Stage 3 (not yet completed) – 222-234 Leicester St – see **Annexure 2** for the now out of date plans proposed in 2000.

4.2 2014 Development Potential Study – The University of Melbourne

MGS Architects were engaged by The University of Melbourne in 2014 – before CCZ - to undertake a development potential study of Graduate House (210-234 Leicester St) and easterly neighbours (213 Grattan St and 197-235 Bouverie St; **Annexure 3**).

This 2014 study proposed a long term development option across 5 sites (A-E) with the predominant use envisioned as **residential accommodation**. This was in accordance with The University's Strategic Plan at that time to increase graduate student accommodation places and to provide an enhanced student experience (as is offered in a college). This study proposed an increase in room/apartment numbers from 114 (Graduate House's current number) to between 555 and 607 (depending, at that time pre-CCZ, on setbacks) – that is, a near five-fold increase.

Site C (the terraces from 222-234 Leicester St) was identified as having a combination of limited and moderate development potential. The proposed development would have seen room numbers increase from 45 to 59. As an isolated development, this was thus not seen as an economically viable option.

4.3 2016 Master Plan

The current Master Plan has been in development since late 2014. **Annexure 4** shows the series of meetings and decisions over 2015 and 2016 to develop this Master Plan, to earmark the terraces for Stage 1 development and to prepare the Stage 1 Planning Application for lodging with Melbourne City Council.

Annexure 5 illustrates some of the major developments in the immediate vicinity of Graduate House which are impacting significantly on the use and urban design requirements of the 'graduate precinct' and on the need to amend the Master Plan responsively and appropriately:

- capital city zoning (CCZ) Schedule 5 with a Design and Development Overlay Schedule 61, a Preferred Building Form for DDO Area 4.1 and Heritage Overlay (HO1);
- the Melbourne Metro Rail Authority (MMRA) construction of the Parkville Station under Grattan Street, extending west from Leicester Street to Royal Parade, and with two 7 metre



diameter tunnels to be installed to the immediate north of Graduate House at a (not confirmed) reported below ground depth of 27m-28m;

- a draft Planning Scheme Amendment and Design and Development Overlay submission from MMRA to protect station, tunnel and associated infrastructure;
- Melbourne City Council's Reimagining University Square project, the installation schedule of which is contingent on the metro rail project;
- the newly opened 600-bed Campus Living facility on Leicester St;
- relocation of Melbourne University's Student Union and the Graduate Student Association to the 1888 Building and to the corner of Grattan St and Swanston St; and
- the Carlton Connect Initiative on the corner of Grattan St and Swanston St.

5. CONCLUSION

The Graduate Union supports the Melbourne Metro project and acknowledges the benefits it will bring to Melbourne, the Parkville precinct and its particular community of graduates of all universities, life stages, disciplines and ethnicities.

The three stages of redevelopment anticipated in The Graduate Union's 2016 Master Plan will complement and contribute significantly to the new urban environment that is anticipated in the so-called 'graduate precinct' which is now extending from Grattan Street southwards to meet the northwards progressing developments of RMIT.

Upon exiting the new station, future visitors to this precinct will immediately be part of an innovatively reimagined University Square, the welcoming offerings of a café precinct along Barry Street and the three new wings of Graduate House as envisioned by The Graduate Union's Master Plan.

The Graduate Union has made a significant investment of time and resources to its Master Planning process and is committed to progressing Stage 1 – that is, the development proposed for 222 to 234 Leicester Street. We request that the design, construction and operation of the Melbourne Metro Rail consider these future development plans for The Graduate Union.

Yours sincerely,

Dr Kerry M. B. Bennett
CEO/Head of College
The Graduate Union of The University of Melbourne Inc. (including Graduate House).



Name of Document	2000 Master Plan – three stages, two completed – one in 2005 and one in 2010.
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STAGE 1 of the 2000 Master Plan – completed in 2005

Pre 2005 - Kidds Warehouse (with signage John Danks & Son) from 216 to 220 Leicester St before being demolished. To the left of this building are the seven Gladstone Terraces (222-234 Leicester Street) extending north to Grattan St. The Engineering building of The University of Melbourne can be seen beyond (on the northern side of Grattan Street).

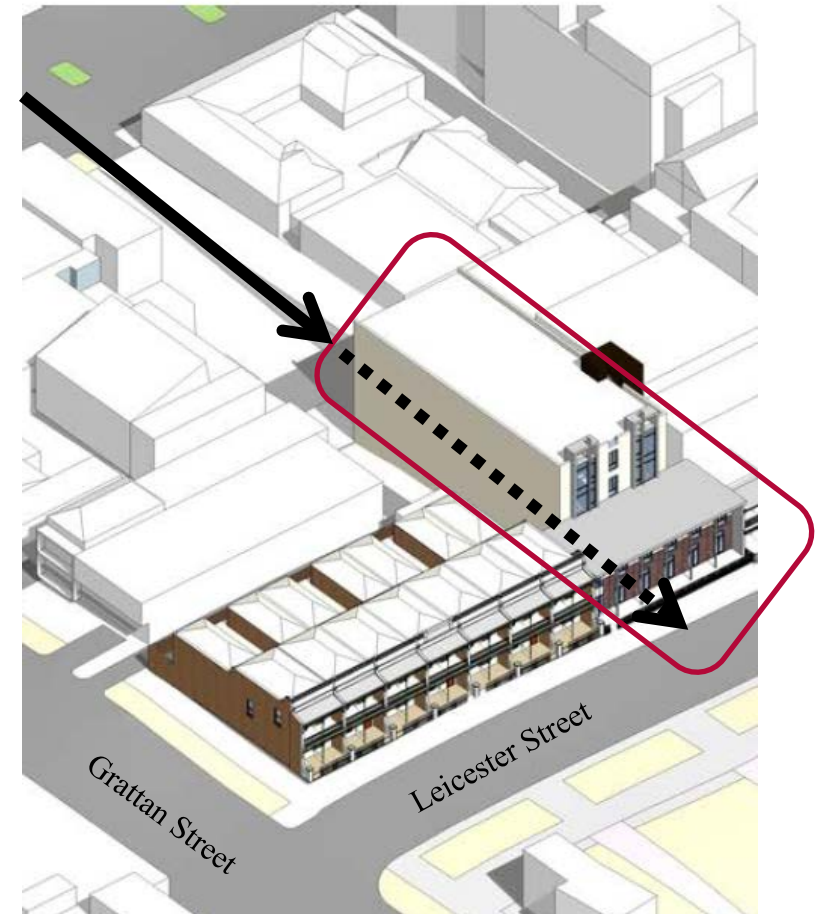
In 2005 - following demolition and partial construction. No 222 Leicester St – the southernmost of the seven Gladstone Terraces – is seen to the left. The northernmost of the three other Leicester St terraces (210-214) is seen to the right, dwarfed by the Melbourne Business School (reddish brick). Behind these terraces was an open air unused space used by residents and staff as a car park.



STAGE 1 of the 2000 Master Plan – completed in 2005

2005 Central Wing completed. This view is looking east. The ground level shows the entrance at 220 Leicester Street as well as the windows for two large meeting/function spaces. The windows of accommodation rooms are shown on the first floor. The fourth floor is seen behind and above. This project was funded through the sale of 233 Bouverie Street and a loan.

Now - there are three floors of accommodation (59 ensuite rooms) above the ground floor to the east of the Leicester St frontage. This central wing sits on the eastern entrance tunnel to the University of Melbourne's car park (under the north side of University Square). The entrance to this tunnel slopes downwards from Bouverie St (black arrow). The car park starts on the western property boundary.





STAGE 2 of the 2000 Master Plan – completed in 2010

Pre 2010 – This shows the three terraces (210-214 Leicester St) to the south of the newly constructed central wing (216-220). On the right is a laneway drive to the rear open-air car park. In the 2010 development this laneway is replaced by a corridor walkway entrance, stairs and a lift well.



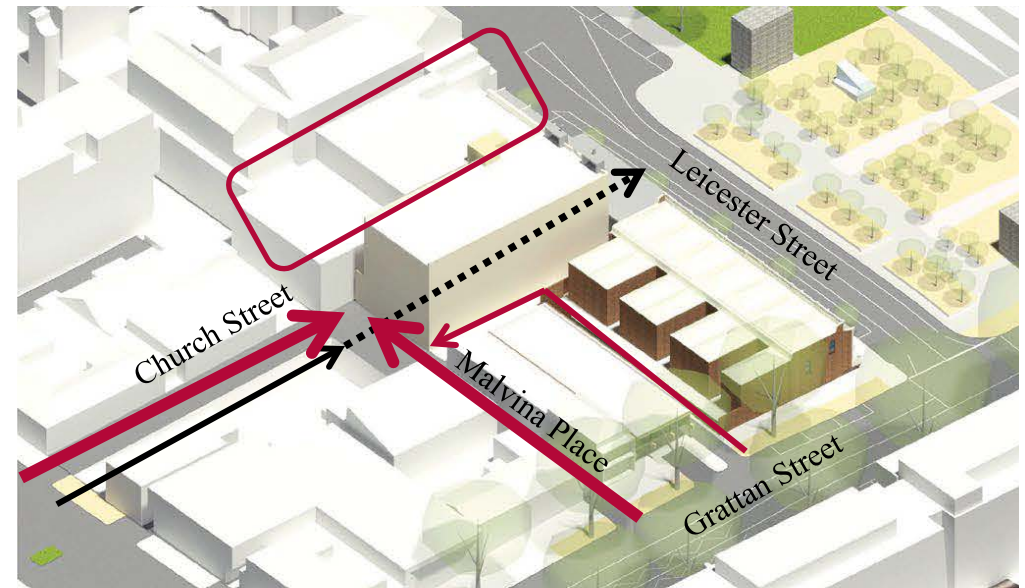
2009 construction phase. Behind the façade of the three terraces was built three large meeting rooms (ground floor) and three self-contained apartments. Melbourne Business School is the immediate southern neighbour. In the ‘precinct’ can be seen the Law School building on Pelham St, south of University Square, and the Faculty of Business and Economics building (the ‘Spot’ on the corner of Pelham St and Barry St).



STAGE 2 of the 2000 Master Plan – completed in 2010

2010 – this view eastwards shows the completed redevelopment of 210-214 Leicester Street – known as the Stella Langford Wing. The ground floor has three meeting spaces that can be opened to one or two larger spaces, as well as a foyer space. Three large self-contained apartments are on the first floor and seven slightly smaller self-contained apartments are on the 2nd, 3rd and 4th floors. This accommodation is suitable for Professors and University executives when first settling in Melbourne, as well as visiting researchers, academics with families and those visiting on University business. Some apartments are hired out on longterm leases to nearby institutions (e.g., India Australia Institute).

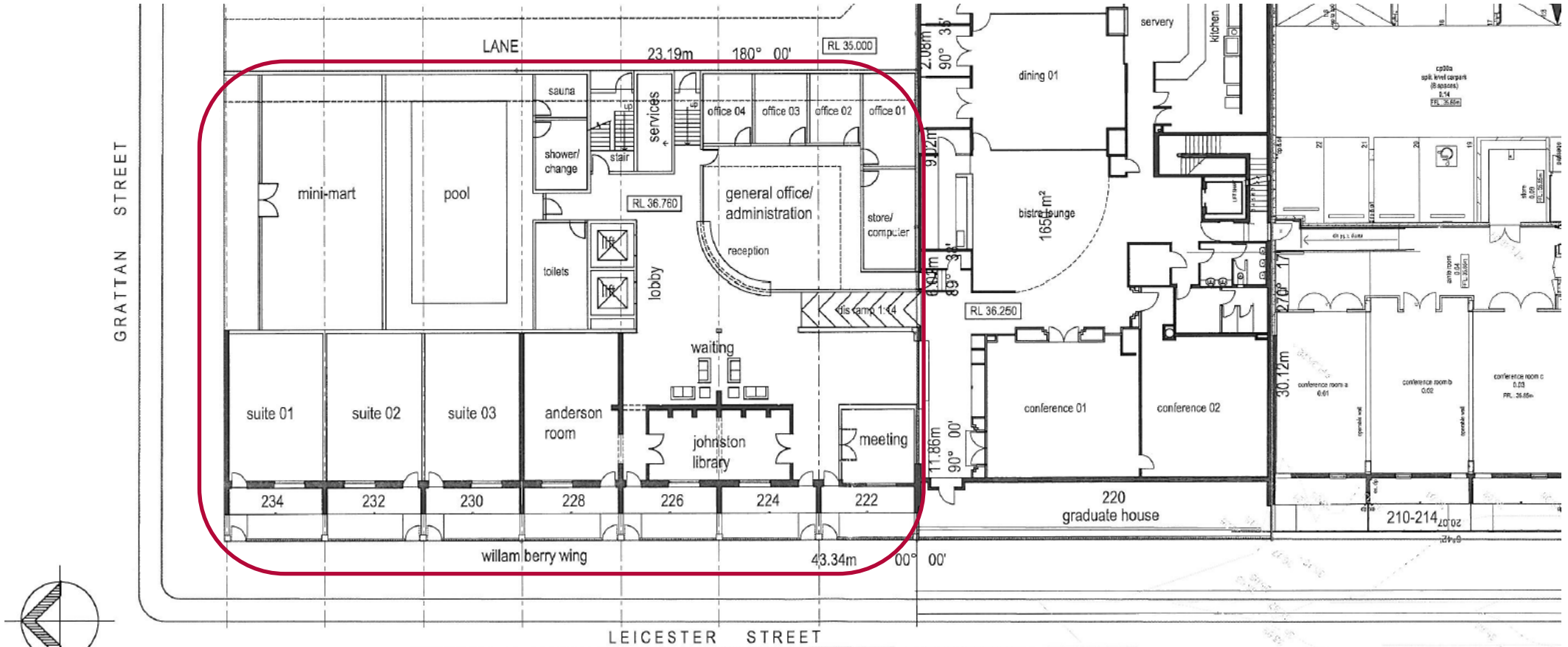
The **red squared** area is the Stella Langford Wing, its easternmost part containing an enclosed ramped car park with 67 spaces. Accessible 24/7 through a gate on the corner of Church Street and Malvina Place, this car park is accessed (**red arrows**) from Church Street (a cobbled laneway running east-to-west parallel to the downward sloping entrance – **black arrow** - to The University of Melbourne’s six underground levels of car park) and from Malvina Place (a narrow cobbled laneway running north-to-south off Grattan Street). The thinner **red right-angled arrow** indicates a narrow laneway behind the terraces and to the north of the central wing.





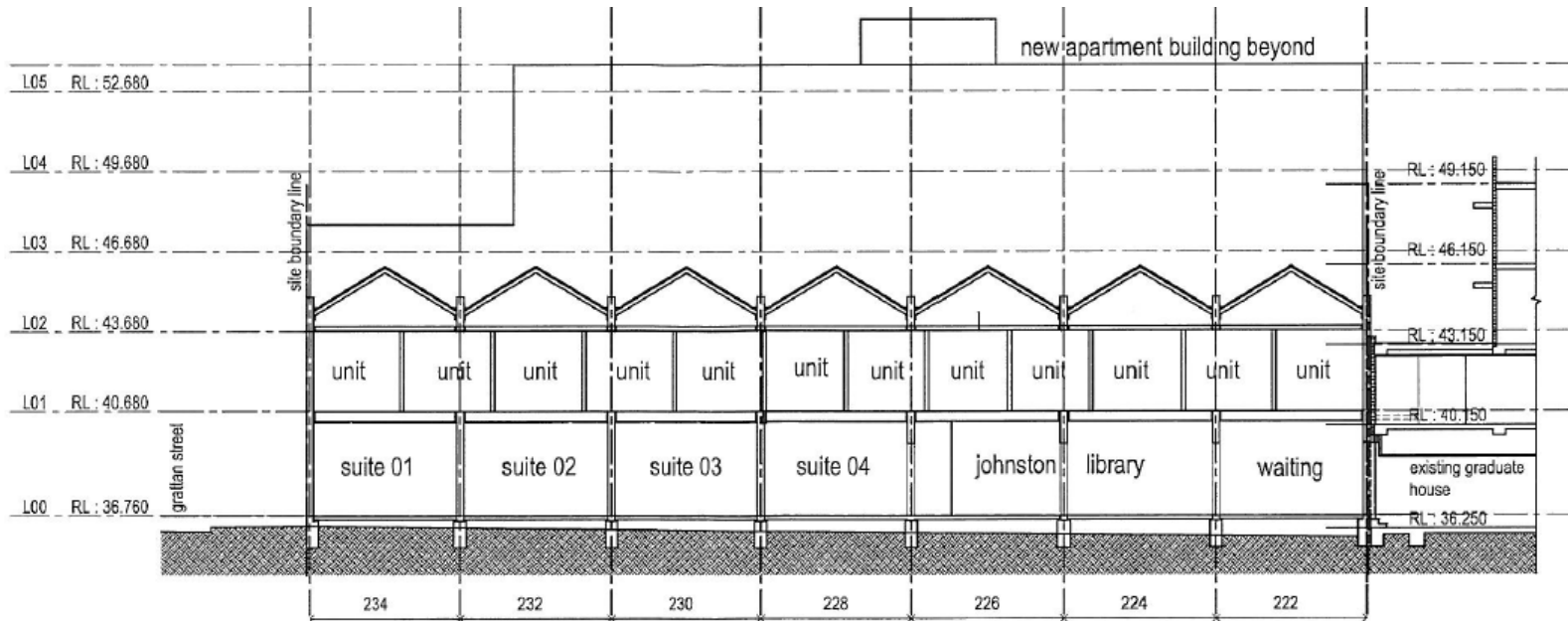
Name of Document

2000 Master Plan – Stage 3 plans for 222 to 234 Leicester Street (that is, the Gladstone Terraces) and an opening to Grattan Street.



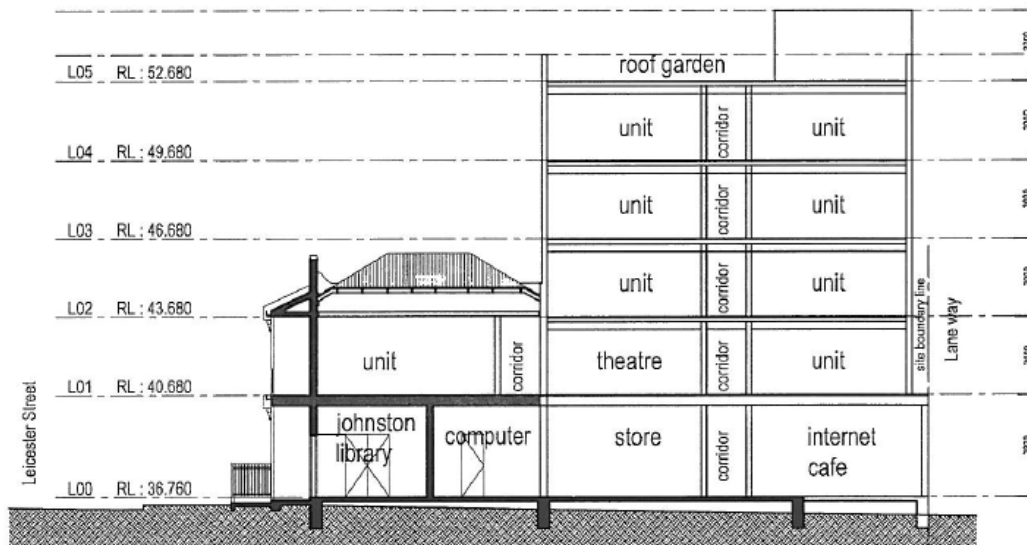
proposed level 00 floor plan scale 1:250

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2000 Proposed Longitudinal Section

Looking from Leicester St eastwards, this 2000 plan for Stage 3 shows similar intention to retain the front part of the terraces and to build a higher development for accommodation behind (eastwards).



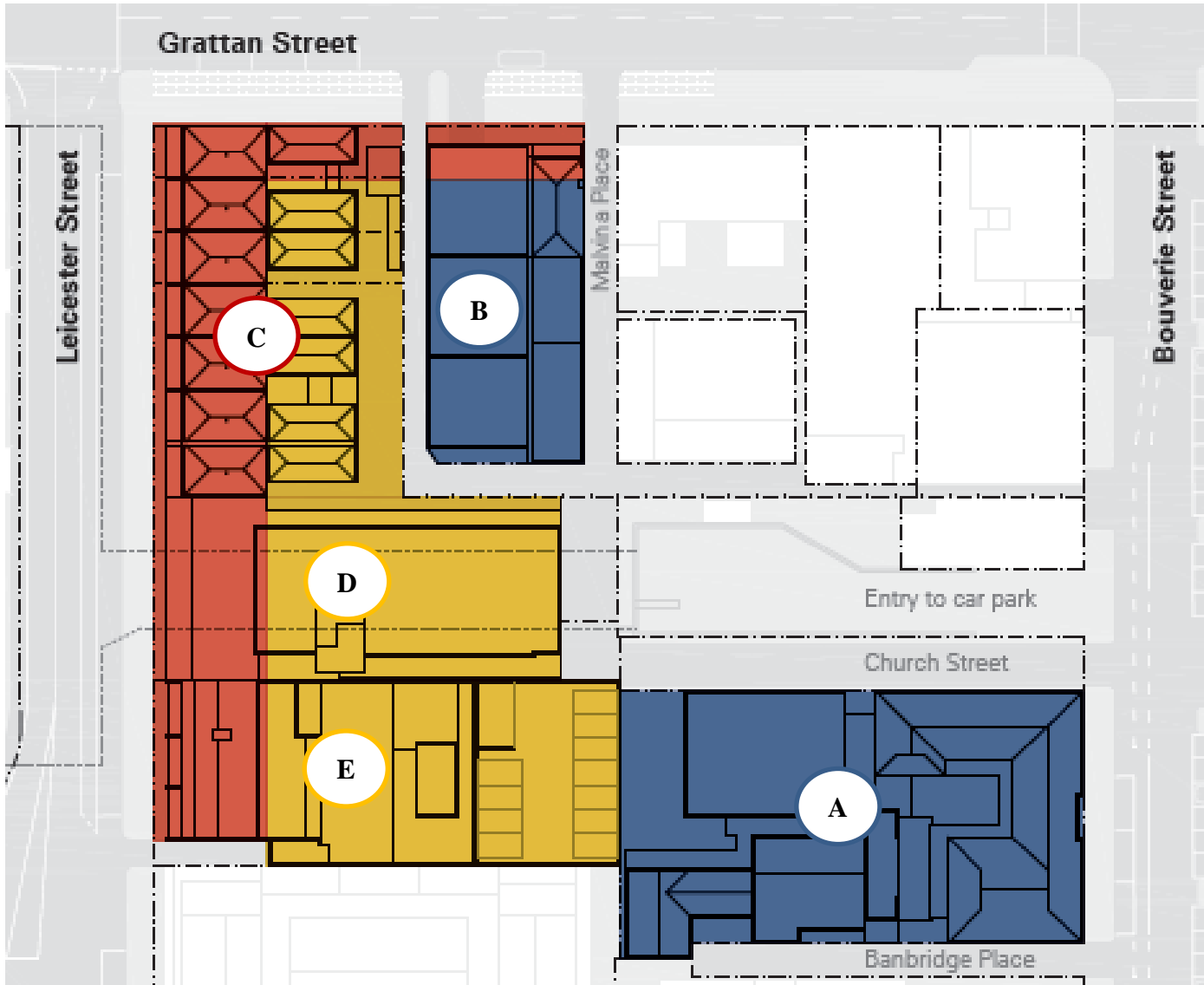
2000 Proposed Cross Section

Looking from south to north through a cross-section of the 2000 plan for Stage 3, the major redevelopment was envisaged behind the first room (and a bit) of the existing terraces.

This plan was for the maximum mass envelope at that time and 15 years prior to the change to Capital City Zoning approved by the Minister in September 2015.



Name of Document | 2014 Development Potential Study – Graduate House (210-234 Leicester St) and easterly neighbours



2014 Development Potential

High Development Potential

Site A (197-235 Bouverie St) was envisioned as a 10 storey **208-224 room** (depending on setbacks) residential accommodation development.

Site B (213 Grattan St) was envisioned as an 8 storey **98-102 room** residential accommodation development.

Moderate Development Potential

The eastern sections of Graduate House were identified as of moderate redevelopment potential with yield restricted by adjoining buildings.

Limited Development Potential

The western and northern sections of Graduate House and 213 Grattan St were identified as having limited potential for development because of existing low scale buildings and mandatory setbacks.

Site C (222-234 Leicester St) was envisioned as an 8 storey **59 room** residential accommodation development with setbacks.

Sites D and E (210-220 Leicester St) were envisioned as a joint 10 storey **201-233 room** (depending on setbacks) residential accommodation development.



Name of Document	2016 Master Plan – meetings and minutes since 2015
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The Graduate Union of The University of Melbourne Inc. is governed by a Council (equivalent to a board) which delegates authority to five subcommittees, one of which is the Buildings and Facilities committee. The following table shows the timeline of decisions and progress in developing the current Master Plan and a planning application for the now named Stage 1 of the Master Plan.

The Graduate Union takes minutes at all meetings. A bound minute book for each year is kept in its library.

Date	Forum	Decisions and progress on the Master Plan
1 st April 2015	Council Items 7.1 and 7.5	It is noted that recent success with refinancing had put the Association in a position to consider both debt reduction and growth. The next stage would involve development of a master plan which would comprise sections relating to development of the physical assets (buildings and land) to provide more graduate residential accommodation, to service and engage the existing and a future membership and to enable intellectual growth of the residential college and the international collegium. It was resolved that authority be delegated to the Buildings and Facilities committee to oversee compilation of a brief for a site (buildings and facilities) component of the master plan to be presented to Council at its 10 th June, 2015 meeting.
23 rd April 2015	Buildings and Facilities committee Item 10.1	Council’s delegation of the G-House component of the Master Plan to the Buildings and Facilities committee is noted. It is agreed to form a small subcommittee to interact with and instruct an architect to determine, in broad-brush terms the overall building capacity of the current site for expansion (e.g., further floors for all three wings) and any overall zone restrictions.
10 th June 2015	Council Item 8.8	It is noted that a broad scope ‘massing’ plan (subject to further analysis) indicated potential for a maximum development of eight floors behind the terraces, with a café opening to Grattan St, and a few floors of lightweight construction on the central and southern wings (subject to confirmation from structural engineers).
25 th June 2015	Buildings and Facilities committee Item 10.2	It is noted that good progress had been made on both aspects of the Master Plan (G-House and G-Union) and that further advice was being sought from the Intellectual Capital working party to ensure inclusion of facilities that would meet the G-Union Master Plan requirements (particularly for the housing of information and communication technology [ICT] staff and for delivery of ICT-related services). It is recommended that the Finance and Audit committee provide for a capital fund allocation in the 2016 budget to develop the G-House Master Plan. It is acknowledged that there was a need to assess the capacity of the current kitchen to cater for the additional resident numbers proposed.
9 th September 2015	Council Items 7.3 and 7.7.1	Major developments in the immediate neighbourhood are noted. These include the Reimagining University Square proposal from Melbourne City Council and the proposed underground railway loop (with tunnels passing under Graduate House) and the station positioned on Grattan St near the Alan



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		<p>Gilbert building on the corner of Grattan St and Barry St.</p> <p>The Minister for Planning’s decision on the area west of Swanston Street, including Graduate House, as a Capital City Zone, is noted as bringing potential to develop up to 40 metres (perhaps 10-12 storeys) for all three wings (with a 6 metre set back).</p> <p>It is resolved to develop a tender specification for consideration at the 2nd December, 2015 Council meeting for the engagement of an architect to develop a ten-year Buildings and Facilities Master Plan; and that the Finance and Audit committee evaluate incorporation of provision in the 2016 capital budget for an architect to construct the ten-year Master Plan.</p>
8 th October 2015	Buildings and Facilities committee Items 9.2.1 and 9.2.2	<p>It is noted that the Tender Specification document was to include requests for: (a) accommodation expansion options for all three wings, with a focus on competitive advantage (including gym, gaming areas, study areas, lounge and music rooms), staged and (if possible) off-site and lightweight installations, and green technology (if possible to cater for a self-sustaining college); (b) meeting services expansion options, with a focus on flexible configuration from one very large, to many very small rooms serviced appropriately by kitchens, smart delivery of food/beverages, slide in and out (or from ceiling/ground) furniture, screens and technology for remote participation, etc.; (c) developing business options from the Intellectual Capital working party which forecast employment of highly skilled IT, education, business development and marketing professionals, as well as the need for flexible and very smart configuration options; (d) staff amenities – staff room, changing rooms, modern offices, etc.; (e) the identification of functional zones, as well as synergies and connections between these zones, each with infrastructure and facility requirements; (f) adequate security for the residential areas.</p> <p>It is agreed that any plan (and its components) would need to have demonstration of a sound (and if possible, ring-fenced) business case with comprehensive cost-benefit analyses.</p> <p>It is agreed that Council would consider (at the 2nd December, 2015 meeting) an Expression of Interest (EOI) document for distribution to local, national and international architects to ascertain interest in developing the Master Plan, as well as capacity, experience and the relevance/quality of past projects; and that early in 2016 (e.g., at the 3rd February, 2016 meeting) Council would consider a draft of the Master Plan Tender Specification document to be distributed to EOI-submission architects with invitations to tender.</p>
2 nd December 2015	Council Item 7.5.1	<p>It is resolved to defer development of tender specifications so as to define in more detail the strategy for integrating the two components of the ten-year Master Plan and to reconsider the specifications shown in the paper under this agenda item at the first meeting of the Building and Facilities Committee in 2016.</p>
3 rd February 2016	Council Item 8.7	<p>It is noted that the 2016 Year Planner included intention for the two-component Master Plan document to be completed by the end of the year.</p>



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11 th February 2016	Buildings and Facilities committee Items 9.2.1 and 9.2.2	<p>It is noted that quotes had been received from three firms to write the tender specifications to engage an architect for development of the ten-year G-House Master Plan; and from a quantity surveyor to scope the potential, determining what is achievable in the ‘development envelope’, give preliminary estimates and a staged fund-raising schedule and determine the tender specifications for, and assist with the management of, a Master Planning team comprising a town planner, a structural engineer, a project manager, an architect, and education specialist, etc.</p> <p>It is agreed that the Association was in need of multi-professional assistance to formulate the conceptual design and requirements needed for the tender to architects.</p> <p>It is resolved that a roundtable panel of experts be convened, including a quantity surveyor, an architect, a town planner and a structural/civil engineer, to discuss development of the G-House Master Plan; and agreed to circulate a draft brief for this roundtable meeting to the Buildings and Facilities committee.</p>
31 st March 2016	Master Plan Roundtable of Experts – architects, engineering, town planning, quantity surveying, as well as members of the governing bodies of the Association.	<p>It is noted that it is important for The Graduate Union and Graduate House to continue to:</p> <ul style="list-style-type: none"> - provide a continued connection to the university for graduates after they have left the university – a place to return and to feel a part of; - have a creative collegial community; - contribute positively to the overall living experience of graduates enrolled in university study; - provide opportunities for graduates to meet and speak with each other; - address the needs of the burgeoning post-graduate student population in the burgeoning ‘graduate precinct’, independently of the needs for the undergraduate population; - be financially independent, sustaining and growing for the next 100 years and beyond. <p>The unique ‘value proposition’ of this Association is seen to include:</p> <ul style="list-style-type: none"> - graduate college (as opposed to private rental market) accommodation; - unique revenue-generating spaces to support graduate learning, studying and meeting/networking; - flexible configuration for meetings and functions (from very large open spaces to small intimate spaces); - a direct welcoming opening to University Square and thus the ‘graduate precinct’, enabling an ‘engagement’ between people, the University and the real world of graduate networking for life (rather than a walled-off exclusive university building); - immersive and ‘plug-in’ technology that enables real-time communication, collaboration and learning with the world, as well as Fog computing to support the ‘internet of everything’;



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		<ul style="list-style-type: none"> - 24/7 opening for graduates, as is experienced in the other great universities across the world, whereby graduates can meet, eat and enter discussions any time of the day or night. <p>It is agreed to explore:</p> <ul style="list-style-type: none"> - the greater expansion opportunities afforded through the new capital city zoning; - the ‘boutique’ offering of The Graduate Union and Graduate House amongst such ‘giants’ as The University of Melbourne, property developers and private student rental accommodation providers; - changes in tax laws, particularly in relation to investment properties; - the schedules of the other major developments (Parkville Station, Reimagining University Square, Carlton Connect); - cost-benefit analyses and reality checking; - government grant funding as well as submissions for major funding from major philanthropies; - ‘low-hanging-fruit’ opportunities; - critical mass (e.g., a sufficient number of rooms to generate income but not lose the college experience); - the communication with major identified lead donors (who, when, what, etc.); - opportunities for development eastwards over Church Street and over the entrance to the car park with The University of Melbourne; and southwards with Melbourne Business School; and - the future for Grattan Street (e.g., as pedestrian only) and potential for walkways connecting, for example, Graduate House to the Engineering building. <p>It was agreed that an annotated plan, the internal needs and the technology components would be presented to the next roundtable meeting.</p> <p>Following this, the structure of the current facility against the annotated plan and the internally identified needs/core activities would be tested to determine the number of storeys that could safely be built within this zone. The schedule for roll out of stages would also be proposed.</p>
21 st April 2016	Buildings and Facilities committee Item 9.2.1	<p>The architect presents a preliminary Graduate House Feasibility report, noting</p> <ul style="list-style-type: none"> - analysis of the site suggests great potential because of the change to a Capital City Zone (CCZ), location in the ‘graduate precinct’, frontage to University Square, Grattan Street and the rear (east) laneways and the possibilities of connecting with likely major neighbouring developments - Melbourne Business School (south) and The University of Melbourne (east and over the current entrance to the car park); - activation at ground and lower floors of the frontage to University Square (on Leicester Street) and Grattan Street is recommended, as is a design that would encourage greater laneway use to the rear of the facility;



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		<ul style="list-style-type: none"> - overall the change with a total facility redevelopment would be from 114 to 312 residential rooms – an increase of over 250% and from 67 to 50 car parks; and - proposed development stages would be according to the current college wings (Stages 1 to 3) and in potential schedule blocks of five years each to complete. <p>It is agreed that:</p> <ul style="list-style-type: none"> - in the next reiteration, options for full demolition (as proposed for the rear of the terraces in Stage 1, the south wing in Stage 2 and the central wing in Stage 3) would be compared to those of adding to and modifying the existing structures (e.g., light weight construction on the south or central wings). - by the next G-House Master Plan Roundtable (anticipated for mid to late May): <ul style="list-style-type: none"> ▪ the revised Feasibility study would be presented, together with a report on the titles and an annotated titles plan; ▪ quotes would be sought from structural engineers, with the engaged company invited to attend with a listening brief at the next meeting along with the quantity surveyor; - following the next G-House Master Plan Roundtable, the engaged structural engineer and quantity surveyor would work in parallel to develop their respective reports for presentation and consideration at the third roundtable; - members of the committee would submit to operations comments in the provided ‘wish list’ template, the functional areas, the required area for each (in m²) and the locational requirements; and - a café facing onto Grattan Street is to be considered in the very near future and to be costed for adoption on a revised 2016 or the 2017 capital expenditure budget.
11 th May 2016	Master Plan Roundtable of Experts	<p>It is noted that experts in titles, structural engineering and quantity surveying had been engaged by the Association to contribute to the roundtable discussions and to development of the G-House Master Plan.</p> <p>The architect presents a more advanced Site Feasibility Study reiterating the proposal for a staged plan, with Stage 1 being the terrace wing (222 to 234 Leicester St). It is noted that the Parkville Station, together with the ‘reimagined’ University Square, will increase precinct activity and accessibility and thus the potential for greater intensification (relationship) with both Leicester Street and Grattan Street. Key to the redevelopment in stages (1, 2 and 3 of each wing) will be the ability for the remaining areas of the site to operate for revenue generation; and allowance had been made for future interfaces with neighbours, including the Melbourne Business School and The University of Melbourne.</p> <p>In a presentation of a Titles Compilation Plan it is noted that:</p> <ul style="list-style-type: none"> - the Graduate House site has five separate titles:



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		<ul style="list-style-type: none"> ▪ one for each of the three terraces abutting Grattan Street (230, 232 and 234 Leicester Street); ▪ a large L-shaped title, from 216-228 Leicester Street, encompassing the remaining four terraces and the central wing; and ▪ one for the Stella Langford Wing from 210 to 214 Leicester Street; <ul style="list-style-type: none"> - with the 216-228 title, there is a “173 Agreement” covering just the portion of the title over the carpark tunnel, between the owners (The Graduate Union above the car park entrance; and The University of Melbourne for the car park entrance) and Melbourne City Council, to ensure that each keep structures to a standard that does not affect the other; - the lane to the rear of the terraces and along the northern aspect of the central wing is classed as a private lane with owners named on the title in 1890; - Church Street and Malvina Place are owned by the City of Melbourne and classed as public roads; and - the small area of land on the corner connecting Malvina Place and Church Street is part of the 216-228 title and gives potential for (say) ten storeys of development on that corner above a ground-level easement. <p>In relation to the Melbourne Metro Rail Parkville Station proposal, it is noted that:</p> <ul style="list-style-type: none"> - the Melbourne Metro Rail Authority (MMRA) was proposing to construct a major underground end-to-end rail line from Sunbury in the west to Cranbourne-Pakenham in the south-east, with high capacity trains and five new underground stations: Arden, Parkville, CBD North, CBD South and Domain; - the Parkville station is to be on Grattan Street between Leicester Street and Royal Parade; - the underground tunnel is no longer to be passing under The Graduate Union, and instead will curve under the corner of Bouverie and Grattan Streets before straightening on the latter; - following a report to Council on the unannounced geotechnical drilling to the north of the terraces, and on discussions at and following a 12th February, 2016 meeting between The GU and MMRA, Council (4th April, 2016) determined to adopt a harm minimisation strategy and to engage a consultant for this purpose, particularly in relation to: <ul style="list-style-type: none"> ▪ rerouting services (gas, electricity, telecommunications, water, sewerage) from under Grattan Street to a street other than Leicester Street because Graduate House has no viable alternatives for entry and emergency exit points; ▪ development of the station from below ground upwards rather than as an open cut to minimise periods of disruptive noise and dust, and to maximise safety for students; - prior to early works and throughout the period of Parkville tunneling and construction, the MMRA had offered to:



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		<ul style="list-style-type: none"> ▪ undertake a “Property Condition Report” of Graduate House; ▪ install monitoring devices in and around Graduate House to measure any structural movement; and <p>- budgeting for continued soundproofing of windows was continuing in the immediate term.</p>
8 th June 2016	Council	<p>The minutes of the 11th May 2016 Master Plan Roundtable of Experts are noted and received.</p> <p>It is noted that the MMRA had included in the EES a Planning Scheme Amendment and a Design and Development Overlay to require the seeking of a permit for any development that was greater than two storeys and that could affect the tunnel and station infrastructure. This is noted as having an impact on Stage 1 of the Master Plan.</p> <p>It is resolved to acknowledge and endorse reasonable expenditure to develop the two components of the Master Plan and to implement a ‘harm minimisation’ strategy with the Melbourne Metro Rail Authority.</p>
29 th June 2016	Master Plan Roundtable of Experts	<p>The architects provide an updated Feasibility Study to include the 25th May, 2016 recommended draft Planning Scheme Amendment (PSA) to protect the tunnels, stations and associated infrastructure of the Melbourne Metro Rail Project, and guide future development in the vicinity. This PSA proposed the introduction of a Design and Development Overlay (DDO) Schedule 67.</p> <p>It is agreed to:</p> <ul style="list-style-type: none"> - develop to the full possible envelope provided by the new Capital City Zoning, Schedule 5, DDO Schedule 61; - schedule the redevelopment stages (1, 2 and 3) to be within the construction periods of the Parkville Station and the Reimagining University Square, the latter of which sees narrowing of Leicester Street and increasingly limited potential for construction vehicular access to the construction site into the future; - to preserve the Johnston Library and Anderson Rooms with redevelopment of the terraces; and - retain the façade and (at least) a six metres setback of the terraces (on Leicester St and Grattan St). <p>The structural engineers provide a report on two development options: (1) add capacity to the existing buildings; and (2) construct to the maximum mass envelope as proposed in the MGS Architect Feasibility Study (and new CCZ).</p> <p>The terraces (222-234 Leicester St - <u>Stage 1</u>) are, structurally, the easiest and most feasible to redevelop by retaining the front of the terraces, developing multiple storeys behind and incorporating a counter-levered section over the terraces.</p> <p>The central wing (216-220 Leicester St - <u>Stage 3</u>) is the most difficult to redevelop, primarily because the tunnel entrance to the University Square car park passes directly underneath the majority of the building. This wing is constructed on reinforced concrete columns in the car park tunnel with transfer</p>



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		<p>beams to the vertical columns of the current four-storey building. There is a layer of crushed rock between the ceiling of The University of Melbourne’s car park tunnel and the building. There is capacity for one lightweight construction tin roofed storey to be added, provided that plant and equipment are relocated. All core structures (lift wells and concrete boxes) must be located south of the car park tunnel.</p> <p>To achieve maximum development potential, this central wing would need to be demolished and rebuilt, with careful consideration of load bearing on the car park columns and load transfers for a multi-storey building above.</p> <p>The southern wing (210-214 Leicester St - <u>Stage 2</u>) has existing capacity for the addition of one lightweight tin-roofed level. To achieve maximum development potential with the new CCZ, this 2010 building would need to be demolished and rebuilt. No issues relating to basement or above ground capacity are identified.</p> <p>In discussion about the MMRA’s draft Planning Scheme Amendment and Design and Development Overlay, it is noted that the EES Submission from the Association requests protection of its current and future infrastructure through appropriate design by the Primary Construction Company of the tunnels that are passing under Grattan Street to the immediate north of the terraces.</p> <p>It is agreed to include in the EES Submission the latest Feasibility Study Master Plan designs (which had the maximum development potential for all three wings); and noted that the EES Submission includes a request for the Primary Construction Company to design the tunnels and Parkville station to protect the current and future (particularly Stage 1 development in the Master Plan) infrastructure assets of The Graduate Union.</p> <p>The Quantity Surveyor presents cost estimates that give further justification for a maximum yield Stage 1 redevelopment that will give reassurance to Members that the cost of the redevelopment will result in a sustainable revenue-generating model.</p>
20 th July 2016	Master Plan Roundtable of Experts	<p>The quantity surveyor provides detailed costings for options that range from 80-167 residential rooms. This confirms the importance of the Stage 1 redevelopment being to the maximum envelope so that the average development cost-per-room is reduced.</p> <p>It is agreed to recommend to Council appropriate resourcing for the development and lodging of a Planning Application for Stage 1 to the maximum envelope allowed for the CCZ (while retaining the terrace fronts and a 6m setback) of five basements and 12 storeys.</p> <p>It is agreed that MGS Architects will determine the development schedule and bring together a team of consultants to develop the Planning Application by the 31st August, 2016.</p>
26 th July 2016	Council	<p>It is noted that the work of the Master Plan expert roundtable had led to the terrace wing (222-234 Leicester St) being earmarked for Stage 1 development because this:</p>



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		<ul style="list-style-type: none">- was the oldest;- had residential rooms with no ensuites (bathrooms are shared and down the corridor);- had already having been earmarked as the next wing for redevelopment in the previous 2000-constructed master plan;- is more likely to lose market appeal and its revenue generating capacity in the short to medium term;- structurally less complex to redevelop to the maximum CCZ height limit than the other wings;- is to be most significantly affected – noise, vibration, dust, business interruption, structural integrity – by the construction and operation of the Parkville Station (2018 onwards);- beside (or within) the Design and Development Overlay proposed in the Planning Scheme Amendment put by the MMRA to the Planning Minister to protect the new rail assets; and- is able to be developed as a stand-alone (ring-fenced) operation while other stages are being developed. <p>It is noted that the Association is in the fortunate position of being well-advanced in its Master Planning process, having engaged and worked over 2015 and 2016 with an expert panel of experts in architecture, structural engineering, town planning, quantity surveying, information and technology systems, capital financing, etc.</p> <p>Following consideration of the Order of Costs, it is resolved to provide funding to progress development of a Planning Application to Melbourne City Council for Stage 1 of The Graduate Union’s Master Plan – 222 to 234 Leicester Street; and to engage a legal representative for the EES-Inquiry in September, 2016.</p>

Title of Document	Significant Developments in the neighbourhood of Graduate House
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Development	Outcome	Schedule
Capital City Zoning and overlay		<p>The Minister approved this CCZ October 2015.</p> <p>Graduate House may be developed above ground up to 40M + 30% of 40M (setbacks).</p>
Metro Rail Loop		<p>Construction to commence 2018. Business interruption anticipated. An EES response was submitted 4th July, 2016 and the hearing for the Association is on the 9th September, 2016.</p>
Draft Planning Scheme Amendment	<p>25th May, 2016 draft Planning Scheme Amendment (PSA) and Design and Development Overlay (DDO). Red Shape shows Graduate House.</p> <p>Clarification of the extent of the DDO is sought in the Association’s EES submission [4.1(a)-(e)]. Additionally, protection of the current, future and associated infrastructure of Graduate House has been requested [4.2(a)-(g)].</p>	
Melbourne Metro Project Land (Map 6 of 16)		DDO67 – Schedule 66 (Map No. 5DDO)
Reimagining University Square		<p>Community engagement and receipt of submissions closed October, 2015.</p> <p>Master Plan was released early in 2016 with the construction schedule dependent on that for the Parkville Station.</p>



<p>Campus Living Village</p>		<p>Constructed over 2014 and 2015 this 600 bed facility 108-128 Leicester St contains four and two bedroomed apartments as well as single rooms, a small gym and ground floor meeting areas. To date, this facility has not impacted on occupancy at Graduate House which has been</p>
<p>Student Union and Graduate Student Association move from Union House</p>		<p>Union House, in the centre of The University of Melbourne is being demolished. This has required relocation of the University of Melbourne Student Union, and the Graduate Student Association to the 1888 Building (on Grattan St) and 757 Swanston St (on the corner of Grattan St and Swanston St).</p>
<p>Carlton Connect Initiative (CCI)</p>		<p>A redevelopment of the old Women's Hospital site on the opposite corner of Swanston St and Grattan St, this will house businesses, research centres, entrepreneurs and small startups. This space will also include commercial retail and (strata titled) residential spaces.</p>