



**LEVEL 12
120 COLLINS STREET
MELBOURNE VIC 3000**

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29 August, 2018

Sheree Morrison
Heritage Officer
Heritage Victoria
sheree.morrison@delwp.vic.gov.au

Dear Sheree,

HV PERMIT P27809 - 115 VICTORIA PARADE, FITZROY FORMER COMMONWEALTH NOTE AND STAMP PRINTING DEPARTMENT AMENDMENT APPLICATION

1. INTRODUCTION

Urbis continues to act on behalf of the permit applicant, the Australian Catholic University, with regard to Heritage Victoria Permit P27809. The permit allows:

'Development of the ACU campus generally in accordance with the following documents:

Architectural Plans prepared by Lyons Architecture dated 10 November 2017;

Architectural Supplementary information prepared by Lyons Architecture dated 13 November 2017;

Landscape Plans prepared by Aspect Studios dated 8 November 2017'

Further to our recent discussions with Heritage Victoria, we write with a request to amend Permit P27809, and enclose the following materials:

- Heritage Victoria Permit Amendment Application Form
- Plan prepared by Lyons Architects showing proposed window replacement

2. PROPOSED AMENDMENTS

As discussed at our meeting with you on 18 May 2018, we seek to amend the permit to:

- Enable early works to occur prior to the discharge of selected conditions (2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 3.5, 3.2 and 3.4); and
- To refine the extent of reinstatement of windows to the east, south and west elevations identified under condition 3 of the permit.



2.1. EARLY WORKS EXEMPTIONS

The permit includes conditions to be satisfied by the submission of additional information for approval. We are able to satisfy many of these prior to commencement of works on site, however a number of the requirements are less critical to the ‘commencement’ target and we seek that they be revised to exclude ‘early works’.

Given the lengthy construction time associated with a development of this scale and complexity, and the Australian Catholic University’s operational schedule, we seek to amend the below conditions to enable early works (i.e. the construction of the basement and in ground works) associated with the new building at 115 and 115B Victoria Parade as follows:

Conditions	Requested Amendment
Conditions 2.2 (tender ready drawings); 2.3 (external materials and finishes schedule); 2.4 (connections between existing building and development); 2.5 (details of new glass canopy); 2.6 (details of internal glazed sliding doors); 2.7 (details of fire rated infill); and 3.5 (signage details)	<p>We seek to amend this condition to allow ‘early works’ (as described above) to commence prior to the satisfaction of the conditions.</p> <p>These conditions pertain to the provision of information only, and do not relate to the retention and conservation of the heritage building.</p> <p>The commencement of ‘early works’ prior to the satisfaction of the permit conditions will not bear impact on Heritage Victoria’s consideration of the required information.</p>
Condition 3.2 (costed conservation schedule)	<p>We seek to amend this condition allow the bank guarantee to be determined based on an estimated cost of the required conservation works prior to the commencement of ‘early works’.</p> <p>An estimated costed conservation schedule will provide sufficient information to determine the cost of the Bank Guarantee as required by Condition 3.3.</p>

<p>Condition 3.4 (revised landscape plan)</p>	<p>We seek to amend this condition to require the provision of a draft Landscape Plan indicating how the original moat wall could be interpreted in the new landscaping prior to the commencement of 'early works'.</p> <p>The draft Landscape Plan will provide sufficient preliminary information for Heritage Victoria review and does not relate to the retention or conservation of the heritage building.</p>
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2.2. WINDOW REINSTATEMENT

Condition 3.2 of the Heritage Victoria Permit requires:

'A costed Conservation Schedule, and associated drawings, detailing external conservation and repair works to the heritage building prepared by the approved heritage consultant. The schedule must include details of required repair and painting of all external render, reinstatement of external facades (including original windows) where the existing canopy, entry ramp and curtain walls are to be removed and reinstatement of all missing original windows on the east, south and west facades. The reinstatement works must be based on physical, documentary and photographic evidence of the original windows on the east, south and west facades.'

A review has been undertaken of the cost of the reinstatement of windows sought as a proportion of the overall project. The replacement of windows brings not only the cost of the removal of existing windows, new window fabric and labour, but also operational costs to the University while the works are being undertaken. This indicated a prohibitively high cost for a project delivering public educational outcomes of this type.

The windows will make an aesthetic contribution to the building, to be enjoyed from a public vantage point, but were not an element allowed for in the original redevelopment proposal and are not a functional requirement of the University.

Notwithstanding the approach put forward in this amendment request, there remains concern with the cost of these works and implications for project viability as well as the reasonableness of the condition.

As a way forward we seek to amend this permit condition to contain the window reinstatement to two bays of windows on the east elevation, all windows on the south elevation, one bay of windows on the west elevation, and all visible windows on the south elevation of the Napier Street wing (illustrated overleaf).

This approach focuses on those elements of higher visibility, and balance to the building overall, while assisting in delivery of the project. The extent of replacement is in line feedback provided in response to the diagram discussed in our meeting (ie, including the windows in the Napier Street return sought by Heritage Victoria officers).

On this basis, priority was given to the elevations as follows :

- The windows on the Victoria Parade elevation, which is highly visible to passing vehicle and pedestrian traffic and is very much the 'face' of the campus and the historic building. These windows are proposed to be reinstated in their entirety (with exception of those recently replaced on the ground floor level). The Victoria Pde frontage is depicted in photograph 1 below.
- Existing recently replaced windows in the Victoria Pde building (South elevation ground and first floor, plus ground floor on the East and West elevation) are to be retained. These were deemed acceptable to heritage officers at the City of Yarra when installed.
- The first bay of windows on the western 'return' of the building along Young Street. Only a limited extent of this elevation is visible from Victoria Parade, until very close to the building, and only for a limited extent. Additionally, the second bay of windows on this elevation is a blank window bay to an internal stair and as such has not been replaced. Beyond this, windows in the façade make a limited contribution to the overall 'reading' of the building in the more prominent public realm. This is demonstrated in photographs 2 and 3 below.
- The external windows on the east return from the Victoria Parade façade make a contribution to the appearance of the building from Victoria Parade. Refer to photograph 4.
- Windows that will be 'internal' to the building (i.e. within areas that are adjoined by the new building) do not make a contribution to the overall reading of the building from the public. They also have an internal function to the education space which may demand a different design response and as such are not proposed to be replaced.
- The windows on the southern elevation of the Napier Street wing which are visible from the main Victoria Parade frontage have been requested by Heritage Victoria to be reinstated. These will have only a peripheral visibility from Victoria Parade when accounting for the main portion of the new building (refer to photograph 5).
- There is more 'strength' in the Napier Street elevation of the building through retained openings and architectural features and it does not demand the same type of reconstruction. The existing windows in this elevation will remain. Refer to photograph 6.

It is noted in this photographic analysis that the new building at the corner of Napier Street and Victoria Street would impact available views of the retained building and reinstatement of windows.



3. CONCLUSION

We note that the reinstatement of the heritage building's windows was a permit condition required by Heritage Victoria, and not a specific concern of third-party submitters. The requirement for the window reinstatement was also not part of the proposal and as such, we seek you consider this amendment request without further public notice.

We trust the enclosed documents are sufficient for Heritage Victoria's consideration of our amendment request. Should you have any queries in relation to this matter, please do not hesitate to contact Christina McRae (Christina.McRae@urbis.com.au / 8663 4861) or Erin Skurrie on 8663 4888

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Christina McRae".

Christina McRae
Director



Picture 1 – Victoria Pde Facade



Picture 2 – West façade (close) from Victoria Pde



Picture 3 – West façade (far) from Victoria Pde



Picture 4 – Victoria Pde building – east elevation return



Picture 5 – Napier Street wing – south return



Picture 6 – Napier Street façade – more regular

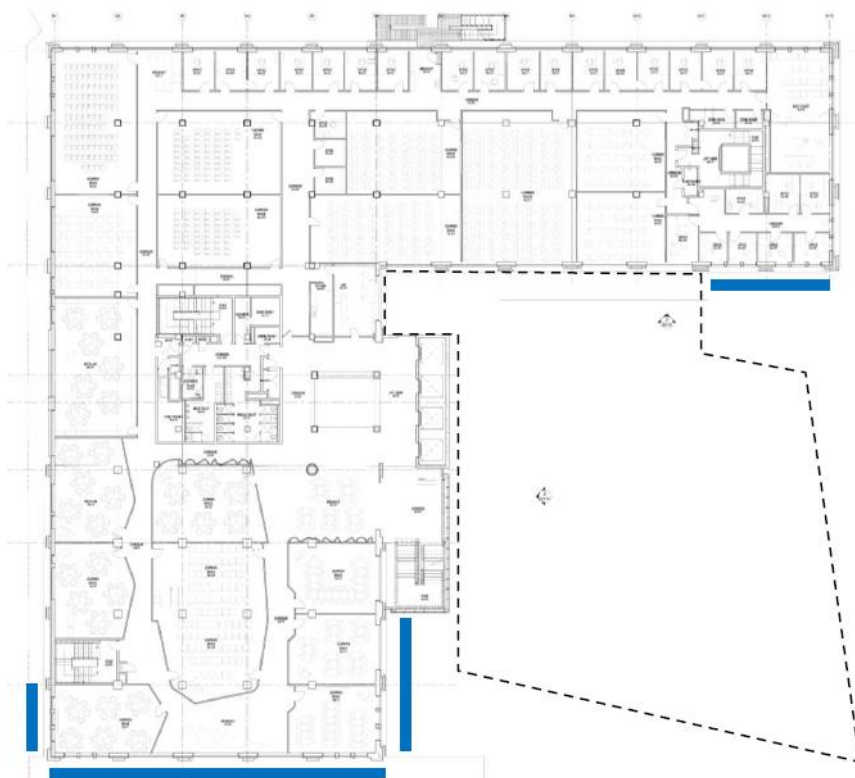


Figure 1: Extent of proposed window replacement (plan prepared by Lyons)