

Memorandum

Date: 19 March 2018

Our ref.: 18002A

To: Mary Osman, City of Yarra

From: Tim Biles

Re: 115B Victoria Parade, Fitzroy

On behalf of the City of Yarra I have been instructed to review the urban design merits of the proposal for 115B Victoria Parade, Fitzroy. My comments are based on plans dated 10 November 2017 by Lyons Architects for Australian Catholic University Mother Teresa Building, St. Patricks Campus.

In preparing this assessment, I note I provided evidence to the hearing No. P9/2017, June 2017, which in part was supported by the Tribunal. A brief summary of that evidence and comments made by the Tribunal is attached at **Appendix 1** of this memorandum.

This memorandum is in 4 parts:

- 1 An overall discussion of the proposed response to the Development Plan
- 2 A tabular assessment of the components of the Design Guidelines for the building at 115B Victoria Parade
- 3 **Appendix 1.** Summary of Tribunal comments and T.Biles evidence to Development Plan hearing
- 4 **Appendix 2.** Relevant Lyons Architecture Plans extracts

1. Discussion of Design Response:

The design response is assessed as a series of 'components' identified in the Development Plan (DP) December 2017.

This plan, dated 2 December 2017 is in accordance with an approval made at the direction of the Tribunal in 2017.

A series of Design Guidelines are set out at pages 51 and 52 of the DP for the proposed building form at 115B Victoria Parade.

As the tabular assessment at Section 2 indicates, the components identified in the Design Guidelines are largely met by the proposal.

The primary issues of **height**, **building set back** and **composition** are consistent with the DP.

The building is consistent with the 60m height limit. The setbacks of building mass on Victoria and Napier Street are designed and shaped to:

- Reveal the edges of the 'L' shaped Mary Glowrey building seen from the intersection of Napier with Victoria as required in the DP
- Canopies extending into the setback in a minor way do not intersect these ground plane views

- The upper level mass is recessive in relation to Napier Street in a manner that is consistent with the DP and the Tribunal decision

The connection of a canopy, from the new Victoria Street entrance to Young Street has not been adopted in the plan. Rather the demolition of the existing canopy and lower level façade treatment revealing the original Mary Glowrey façade returns the building to its 'original' condition. I do not consider there is a compelling need for weather protection on this part of the building frontage, given the intended landscape treatment is an area to sit, store a bicycle and walk to the main entry. In this respect a canopy would negate the landscape treatment proposed in the plan and possibly intrude on the restored façade.

In summary then, our conclusion is that the plans by Lyons dated 10 November 2017 are a satisfactory response to the Development Plan.

Message Consultants

March 2018

2. Assessment against Development Plan

ACU Development Plan St Patricks Campus December 2017 Objective	Requirements of Development Plan	Comments on Lyons Plans (10 November 2017)
Indicative setbacks and floor layout	Refer to page 35 Diagrams of Development Plan	Majority of building envelope complies – some minor protrusions evident in Figure 2.1 .
Indicative section layout and height	Refer to page 56 Diagrams of Development Plan	Complies.
Proposed vehicle and bicycle parking	Maximum 270 car parking spaces, 1 accessible car parking space per 100 cars, 160 bike spaces within entire DPO	244 Car parking spaces 3 Accessible car parking spaces 99 Bicycle spaces For comment by traffic engineer.
Materiality	Glazing, enamelled steel, terracotta glazing, polished aluminium, fritted glass, yellow and dark tinted glazing and white mesh laminated glazing	Proposal includes aluminium shingles to screening element of plant, clear, grey and blue glazing, glazed colour entry, panels with patterning, mesh to the sports courts and glass balustrades. Generally compliant – refer to Figure 2.2 and page 46 of Development Plan.
Access and mobility	Refer to diagram on page 68	Complies – to be confirmed with traffic engineer.
Heritage	Refer to Mark Stephenson of Trethowan Architecture Letter dated 11 January 2018	
Landscaping	Check with Landscape architect	

ACU Development Plan St Patricks Campus December 2017 Objective	Requirements of Development Plan	Comments on Lyons Plans (10 November 2017)
Design Guidelines 115B Victoria Parade (Page 51 of Development Plan)	<i>The existing glass façade and ramp arrangement of the Mary Glowrey Building on Victoria Parade is removed to re-establish the heritage façade;</i>	The proposal responds to the requirement as shown in the Ground Floor demolition plan at Figure 2.4 .
	<i>Consolidates a new entry for both the Mary Glowrey Building and the new 115B Victoria Parade building;</i>	Complies, main entry has been relocated onto Victoria Street providing for entry to Mary Glowrey and 115B Victoria Parade (see Figure 2.5).
	<i>The new building consciously steps back from Napier Street, keeping the primary height and mass of the new buildings recessed away from the residential scale of the Napier Street context;</i>	The setback of the south and east elevations appears to satisfy the Development Plan and Tribunal comments in relation to this interface (see South and North elevations at Figure 2.6 and 2.7).
	<i>The new building is formally composed such that it allows the two primary ends of the Mary Glowrey Building to be fully expressed in the primary streetscapes. This is achieved by revealing and preserving corners of the Mary Glowrey Building;</i>	Complies (see Figure 2.3).
	<i>The building form of 115B is chamfered to reveal a greater portion of the Mary Glowrey façade as well as softening the impact of the new building on the Victoria Parade streetscape;</i>	Complies – Views down Victoria Parade streetscape show Mary Glowrey Building due to levels 1-5 being cut away (height of building). (Refer to view from Napier and aerial view from Figure 2.2).

ACU Development Plan St Patricks Campus December 2017 Objective	Requirements of Development Plan	Comments on Lyons Plans (10 November 2017)
	<p><i>The form of the new building consists of three distinct parts that respond directly to their individual context; The podium responds to the steps in form of the Mary Glowrey Building; The hub sits back to form a bridging element between the Mary Glowrey building and the new building; The tower aligns and steps back significantly from Napier street.</i></p>	<p>Complies (see 3D views and finishes at Figure 2.2).</p>
	<p><i>An atrium between Mary Glowrey and 115B has been established to provide connections between the two buildings as well as preserving access to natural light for both buildings; the existing glass pop-out of the Mary Glowrey is removed to restore the heritage façade.</i></p>	<p>Complies – glass additionally has blue, grey and clear glazing</p>
	<p><i>The ground floor is undercut away from the site boundary on Victoria Parade and Napier Street, revealing valuable urban space at the ground plane as well as providing generous means of circulation around the building from Napier Street and Victoria Parade;</i></p>	<p>Complies (see Figure 2.3 ‘Main Victoria Parade entry and Napier Street Footpath’).</p>
	<p><i>The addition above the Mary Glowrey building is set back from the line of the new 115B building and tapers away from Napier Street to minimise its visual impact on the Mary Glowrey building and on the residential context of Napier Street;</i></p>	<p>The response is consistent with the development plan and the comments of the Tribunal limiting the building to 60m in height.</p>

ACU Development Plan St Patricks Campus December 2017 Objective	Requirements of Development Plan	Comments on Lyons Plans (10 November 2017)
	<p><i>A new canopy will extend beyond the entrance to 115B along the face of the Mary Glowrey Building on Victoria Parade continuing into Young street. The canopy will improve the pedestrian experience for the new 115B inhabitants and link the new building with the heart of the campus.</i></p>	<p>Canopy is not extended to the façade of Mary Glowrey building – does not comply.</p>
	<p><i>An inclusive ground plane strategy around 115B seeks to activate the zone around the Mary Glowrey and Little Victoria Street through the breaking down of the edge wall of the Mary Glowrey. Elevating a majority of the light court to street level widens the streetscape providing opportunities to give back to the urban realm.</i></p>	<p>The landscape plan shows extensive treatment along the west, south and east ground plane. No change or landscape plan is shown along little Victoria Street.</p>
	<p><i>The car park entry and exit have been planned to be located on Napier Street which ensures the preservation of a strong active urban corner on Victoria Parade and enables a more harmonious relationship between cars, cyclists and pedestrians around 115B;</i></p>	<p>Complies</p>
	<p><i>Consider the significance of the Former Commonwealth Note and Stamp Printing Department building (known as the Mary Glowrey building) now registered on the Victorian Heritage Register. Noting separate approval from Heritage Victoria is required.</i></p>	<p>Refer to Mark Stephenson of Trethowan Architecture Letter dated 11 January 2018</p>

Appendix 1 - Summary of Evidence by T.W. Biles to VCAT Hearing (P9/2017 June 2017)

Council condition for Development Plan	Tim Biles condition consideration	Tribunal comments
<p>Condition 1: Reduction in height of the proposed new building to have a maximum height of RL 86.5.</p>	<p>Should be retained</p>	<p>‘we are not persuaded that the existence of these taller buildings can be reasonably used to justify a 60 metre high building at 115B Victoria Parade’</p> <p>‘We find Professor Jacques’ reference to a steep transition a more accurate description than the concept of a zone of transition, which is depicted on Figure 3 of Mr Biles’ evidence statement as being within the residential area to the north, northeast and east.’</p> <p>‘The streetscape diagram (Diagram 6) in Mr Biles’ evidence statement suggests that the proposed building would exceed the height of the Daniel Mannix Building and the St Vincent’s Private Hospital Building by approximately 10 metres’</p> <p>‘Ultimately, we have come to the conclusion that a building with a height of 60 metres is acceptable despite its location proximate to a low scale, residential precinct. We acknowledge that the ACU requires a certain floor space to accommodate students and staff as a result of consolidation of a number of remote facilities, and that the ACU is part of a health and education precinct of state significance. We agree with Professor Jacques that the building has substantial massing and that there is a steep transition to Napier Street. That will remain the case even if the building is lowered in height due to the impact of diminishing perspective.’</p>
<p>Condition 2: Proposed setbacks of level 1 - 3 to be increased to mirror those of levels 4 - 5.</p>	<p>Is not necessary</p>	<p>‘We agree with Mr Biles and do not support the change required by condition 2.’</p>

Council condition for Development Plan	Tim Biles condition consideration	Tribunal comments
Condition 3: Maintain the tripartite (podium, middle, top) composition of the building form as depicted in the DP.	Should be retained	<i>'We agree with Mr Biles and other expert witnesses that this tripartite form has been maintained and confirm that we support the composition as shown in the amended Development Plan.'</i>
Condition 4: Revised facade detail to the central bridging element introducing clear glazing and amended stair treatment.	Should be retained	<i>'We support the modification made on the basis that it provides visual separation between the new building and the upper level extension to the Mary Glowery Building.'</i>
Condition 5: Setback of the addition to the Mary Glowery Building to Napier Street to be increased from 31.9m to a minimum of 42 metres.	Should be retained	<i>'We do not support Council's suggested changes'. 'We are concerned that the additional setback will result in a very abrupt and bland face to the building and one which will open up views to the highest part of the new building to the south east. We also agree with Professor Jacques that it would dissolve the tripartite massing which we consider is an attractive feature of the proposal.'</i>
Condition 6: The addition to the Mary Glowery building to be set in from the existing external facade of the heritage building.	Is not required if the reduced building overhang detailed in the Lygons May 2017 plans, in relation to this condition, is substituted in its place in the Development Plan.	<i>'We therefore support the latest changes, although we accept that it means the new upper levels will visibly extend beyond the façade of the Mary Glowery Building.'</i>
Condition 7: Deletion of the external structural support columns.	Is not required if the revised column detail as detailed in the Lyons May 2017 plans, in relation to this condition, is substituted in its place in the Development Plan.	

Council condition for Development Plan	Tim Biles condition consideration	Tribunal comments
<p>Condition 8: Reduction in height and extent of the two plant areas to not be visible from the street and designed to be integrated into the building.</p>	<p>This condition should be rewritten to:</p> <ul style="list-style-type: none"> ▪ Limit the percentage of floor area that can be used for the plant. ▪ Make it largely invisible on the northern and eastern quarters within the immediate area of Napier and Little Napier Streets. ▪ Make it recessive on the southern and western elevations. 	<p><i>'We agree with both these conditions and observe that the 26 May 2017 proposed design changes demonstrate that the plant on both the new building and the upper level extension to the Mary Glowery Building will be integrated into the design of the built form and will not be visible from adjacent streets.'</i></p>
<p>Condition 9: No signage (lit or otherwise) to be visible from residential areas (including Young Street, Little Victoria, Napier Street, George Street, Little George Street and Gore Street.</p>	<p>Substitute a condition requiring any signage proposals to comply with the C1Z (category 1) or MUZ (category 3) Clause 52.05 Advertising Sign requirements.</p>	<p><i>'Condition 9 requires that no signage (lit or otherwise) is to be visible from residential areas (including Young Street, Little Victoria, Napier Street, George Street, Little George Street and Gore Street). We agree with Mr Biles that it is more appropriate that advertising signs be subject to a separate permit approval at a later stage in the process.'</i></p>
<p>Condition 10: Retention of existing northern on boundary wall associated with the car park structure adjacent to 44 Young Street.</p>	<p>Rework this condition to achieve privacy for the neighbours at 44 Young Street</p>	<p><i>'Council's desire to protect the amenity of the dwelling to the north, we do not support such a prescriptive condition. Although Mr Biles suggested that a 7.5 high infill wall should be provided in the gap between the dwelling fronting Young Street and the garage facing Little Napier Street, we consider that a performance based requirement would offer a more flexible but equally satisfactory method of protecting amenity.'</i></p>

Council condition for Development Plan	Tim Biles condition consideration	Tribunal comments
<p>Condition 11: Eastern wall of the Young Street Hub to either comply with the B17 ResCode height envelope or alternatively, be no higher than the existing conditions with any higher structure to be setback to limit off site amenity impacts.</p>	<p>Replace with a condition requiring a 10m wall maximum on the east elevation after which the wall rakes at an angle varying between 80 degrees to 65 degrees from the vertical.</p>	<p><i>'We are not persuaded that any of these suggested changes are necessary to protect residential amenity of the rear yards of properties on the east side of Little Napier Street.'</i></p>
<p>Condition 12: Reduction in height and extent of the plant area to not be visible from the street and designed to be integrated into the building.</p>	<p>As discussed at Condition 8</p>	<p><i>'Refer to Condition 8 VCAT comments '</i></p>
<p>Conditions 13 – 17</p>	<p>No comment</p>	
<p>Condition 18. Additional information regarding lighting of the Hub landscape areas to ensure pedestrian safety while controlling light spill to adjoining residential areas.</p>	<p>Retain</p>	<p><i>'We note that the ACU supports condition 18 requiring additional information for lighting of the Hub landscaping area and we have included that variation in our order. '</i></p>
<p>Condition 19: Accurate information applicable only to the DP area regarding increased student and staff numbers reflecting the existing figures being 2,125 full time students and 180 staff.</p>	<p>Retain</p>	<p><i>'These project 10,700 students (EFT) and 1,200 staff by 2020 for the whole campus. We accept that students and staff move around the campus in a fluid way and that not all of them are within the area affected by DPO2. We accept that it is not possible to be more prescriptive about the numbers within different parts of the campus and that a total number is just as useful in terms of gauging the intensity of student and staff activity across the whole campus.'</i></p>

Appendix 2 – Lyons Architecture Plans 10 November 2017

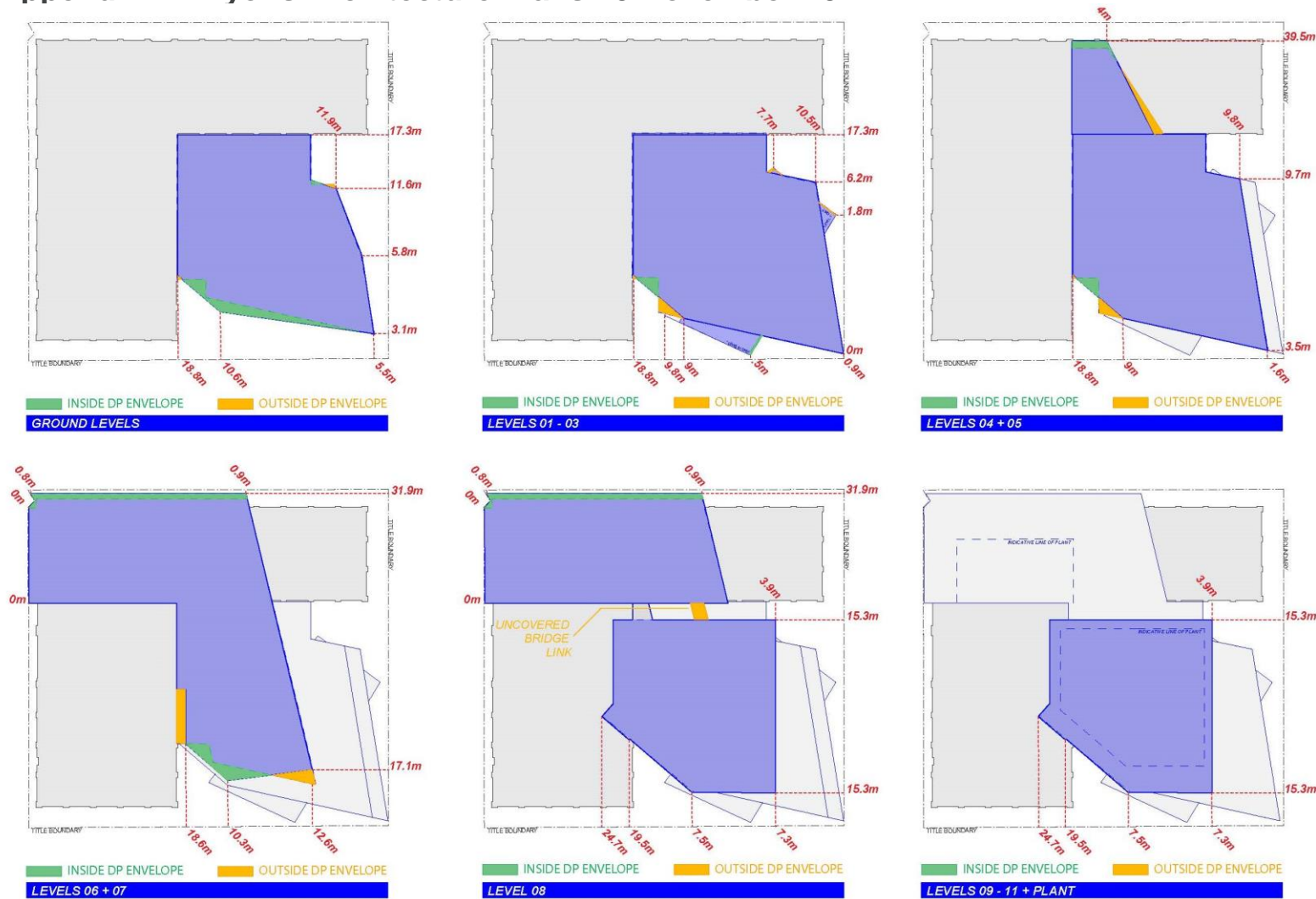


Figure 2.1



- A ALUMINIUM SHINGLES WITH BESPOKE WATER JET CUT PATTERN
- B "POP-OUT" DOUBLE GLAZING
- C GRC PANEL WITH CUSTOM RELIEF PATTERN
- D BLUE TINTED GLAZING
- G COLOURED GLAZED ENTRY OBJECT WITH FRIT & COLOURED INTERLAYER

AERIAL VIEW FROM THE SOUTH - EAST



- A ALUMINIUM SHINGLES WITH BESPOKE WATER JET CUT PATTERN
- B "POP-OUT" DOUBLE GLAZING
- C GRC PANEL WITH CUSTOM RELIEF PATTERN
- D BLUE TINTED GLAZING
- E GREY TINTED GLAZING
- F CLEAR FACADE GLAZING
- G COLOURED GLAZED ENTRY OBJECT WITH FRIT & COLOURED INTERLAYER
- H MESH TO SPORTS COURT
- J GLASS BALUSTRADE WITH PRIVACY FRIT UP TO 1700mm AFL

AERIAL VIEW FROM THE NORTH - EAST



- A ALUMINIUM SHINGLES WITH BESPOKE WATER JET CUT PATTERN
- B "POP-OUT" DOUBLE GLAZING
- C GRC PANEL WITH CUSTOM RELIEF PATTERN
- D BLUE TINTED GLAZING
- E GREY TINTED GLAZING
- F CLEAR FACADE GLAZING
- G COLOURED GLAZED ENTRY OBJECT WITH FRIT & COLOURED INTERLAYER
- H MESH TO SPORTS COURT
- J GLASS BALUSTRADE WITH PRIVACY FRIT UP TO 1700mm AFL

VIEW FROM NAPIER STREET



- A ALUMINIUM SHINGLES WITH BESPOKE WATER JET CUT PATTERN
- B "POP-OUT" DOUBLE GLAZING
- C GRC PANEL WITH CUSTOM RELIEF PATTERN
- D BLUE TINTED GLAZING
- E GREY TINTED GLAZING
- F CLEAR FACADE GLAZING
- G COLOURED GLAZED ENTRY OBJECT WITH FRIT & COLOURED INTERLAYER

VIEW FROM VICTORIA PARADE

Figure 2.2



- A ALUMINIUM SHINGLES WITH BESPOKE WATER JET CUT PATTERN
- B "POP-OUT" DOUBLE GLAZING
- C GRC PANEL WITH CUSTOM RELIEF PATTERN
- F CLEAR FACADE GLAZING
- G COLOURED GLAZED ENTRY OBJECT WITH FRIT & COLOURED INTERLAYER
- J GLASS BALUSTRADE WITH PRIVACY FRIT UP TO 1700mm AFL.

VIEW FROM VICTORIA PARADE & NAPIER STREET CORNER



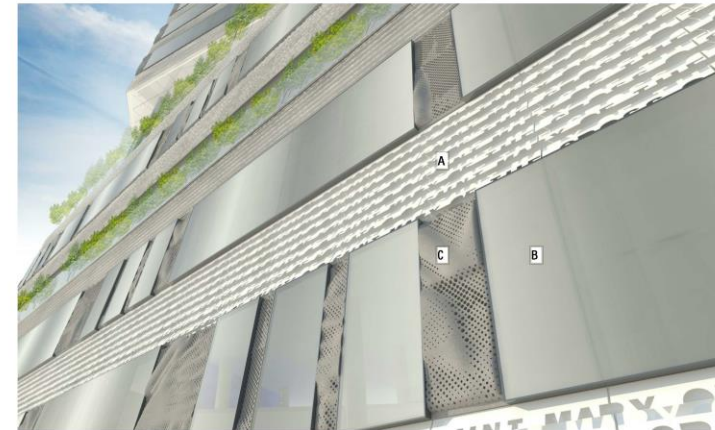
- A ALUMINIUM SHINGLES WITH BESPOKE WATER JET CUT PATTERN
- B "POP-OUT" DOUBLE GLAZING
- C GRC PANEL WITH CUSTOM RELIEF PATTERN
- F CLEAR FACADE GLAZING
- G COLOURED GLAZED ENTRY OBJECT WITH FRIT & COLOURED INTERLAYER, INCLUDING SOFFIT

VIEW OF MAIN ENTRY VICTORIA PARADE



- F CLEAR FACADE GLAZING

VIEW FROM NAPIER STREETFOOTPATH



- A ALUMINIUM SHINGLES WITH BESPOKE WATER JET CUT PATTERN
- B "POP-OUT" DOUBLE GLAZING
- C GRC PANEL WITH CUSTOM RELIEF PATTERN

DETAIL VIEW OF ALUMINIUM SHINGLE FACADE (A, B, C)

Figure 2.3

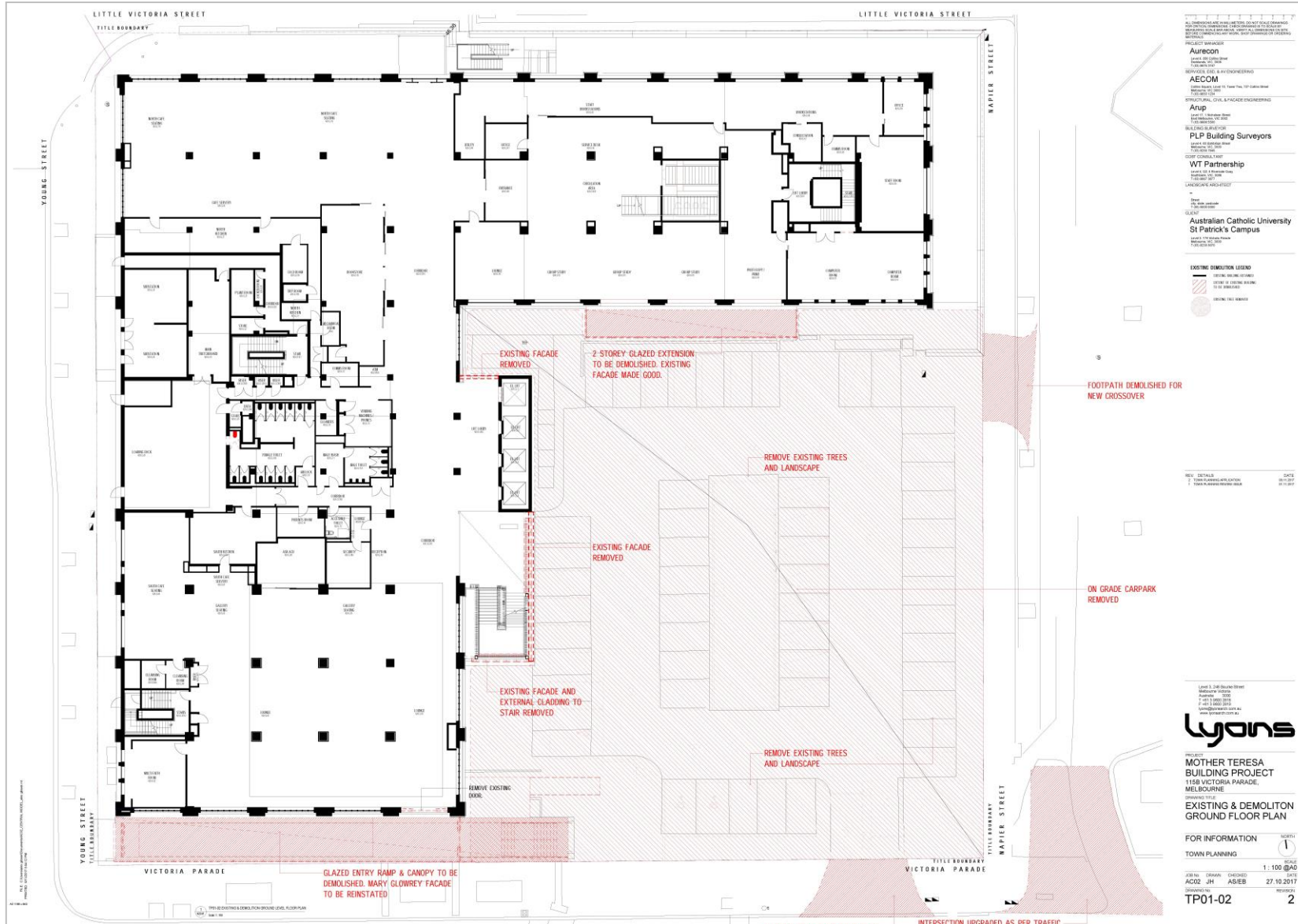


Figure 2.4

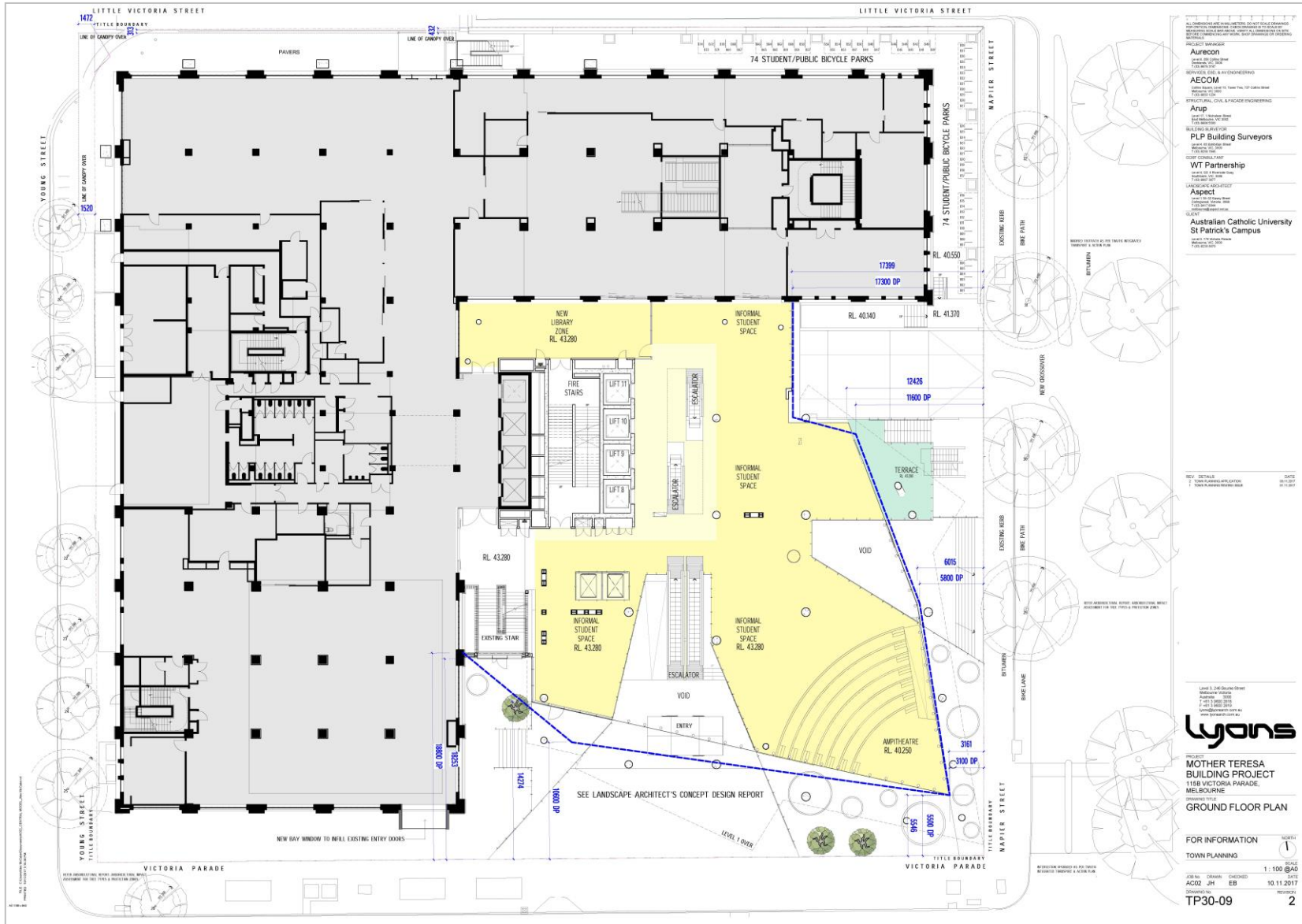


Figure 2.5

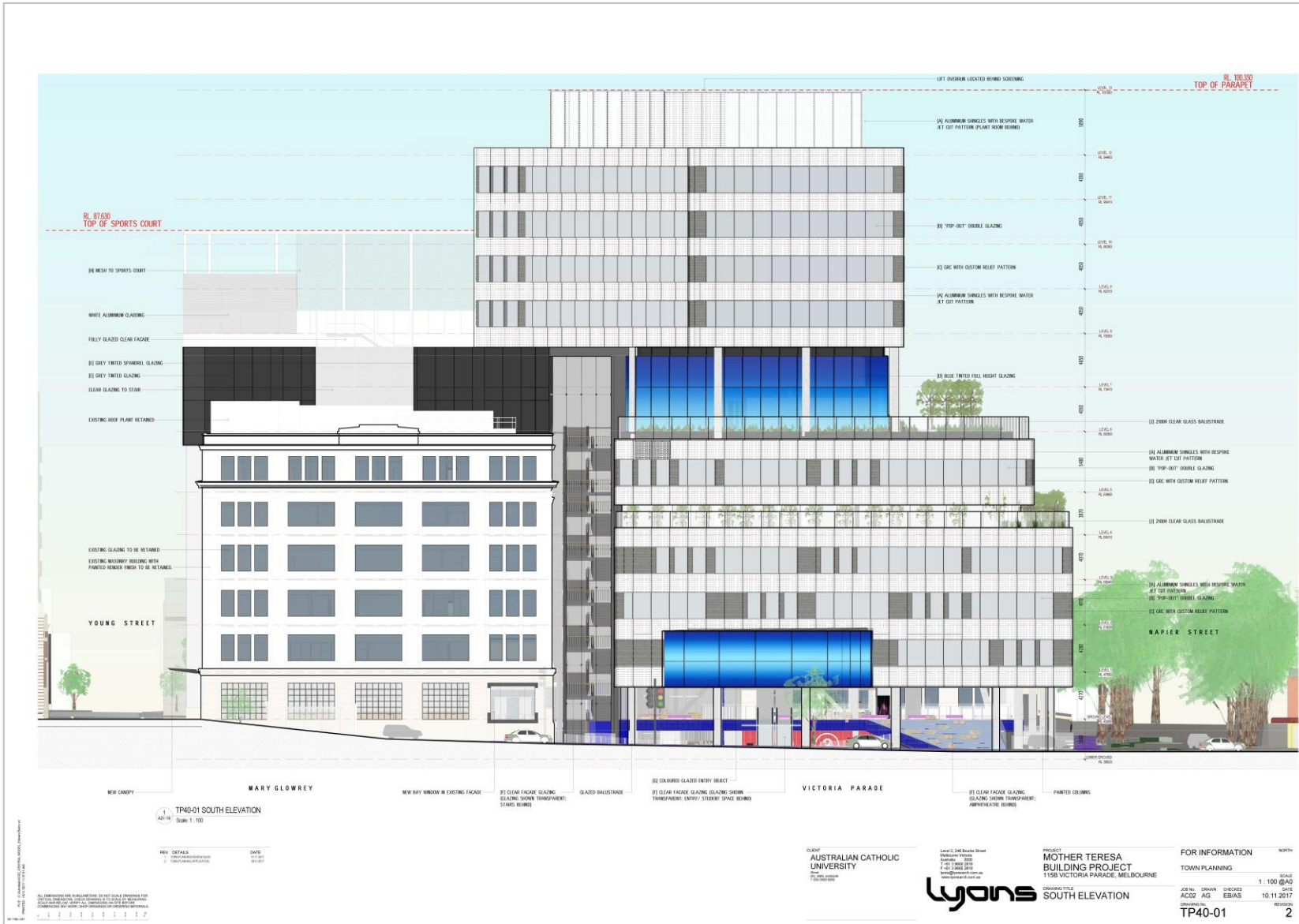


Figure 2.6

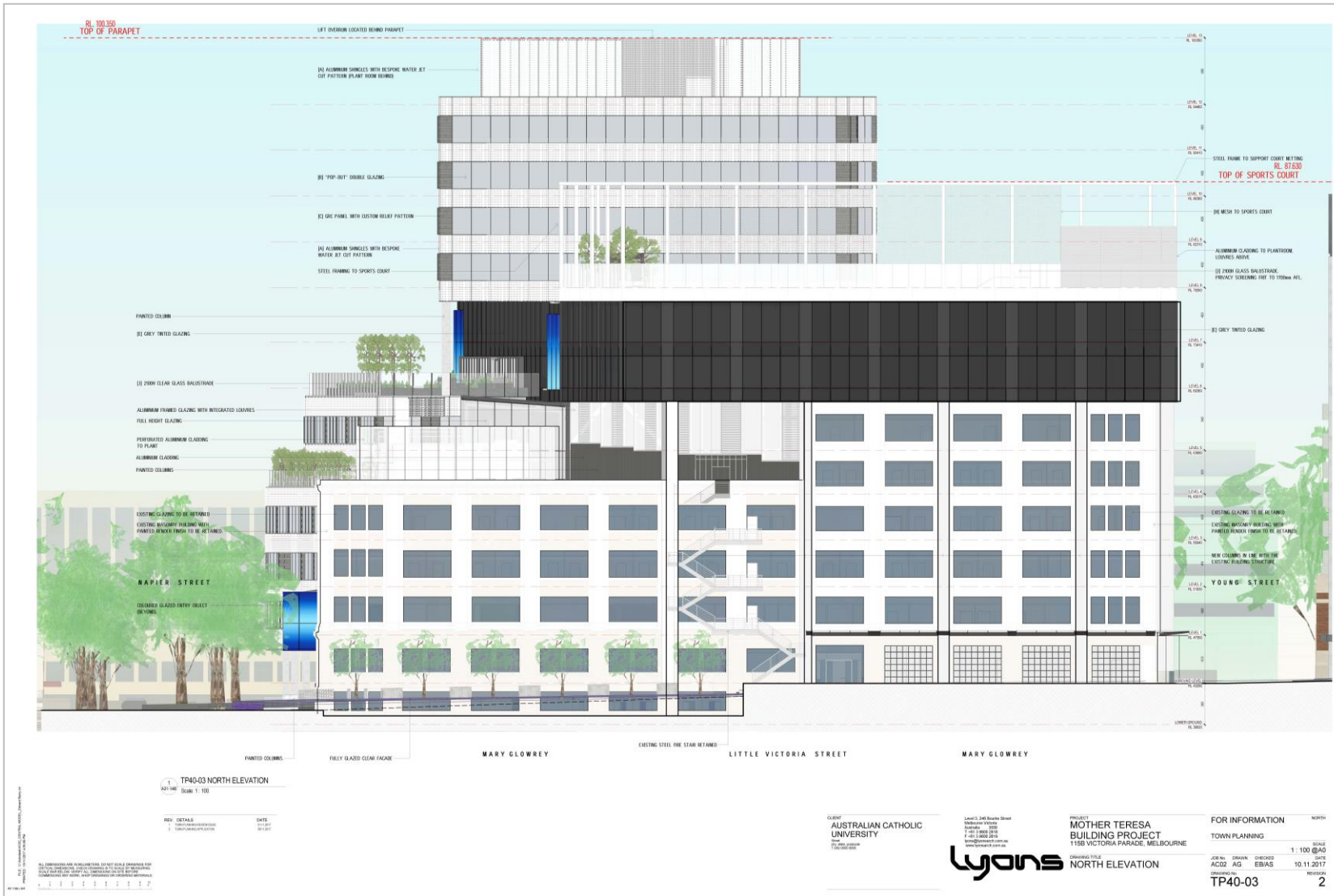


Figure 2.7