

5 June 2020

Michelle King
Acting Principal Planner
Yarra City Council
333 Bridge Road
Richmond VIC 3121

Dear Michelle

**WITHOUT PREJUDICE
RESPONSE TO MGS ARCHITECTS URBAN DESIGN REFERRAL
PLN20/0006 - 462-482 SWAN STREET, RICHMOND**

Human Habitats continues to act on behalf of the applicant, Charter Hall, in relation to the planning permit application (PLN20/0006) for the land at 462 – 482 Swan Street, Richmond (the subject site) and provide letter and accompanying material on a without prejudice basis in response to Council’s external urban design referral comments prepared by MGS Architects.

This letter is accompanied by a Without Prejudice Massing Study prepared by Architectus, which provides a comparison between the proposal and the without prejudice proposed setbacks.

We agree in principle to the four recommendations made in the MGS Architects urban design referral and provide the below response to each recommendation.

1 Recommendation 1 (Podium & Street Wall Interfaces)

Recommendation 1 seeks to provide greater diversity of expression of the podium and requires that the podium expression is further developed to capture the character and history of the area. We accept Recommendation 1 and will provide a podium concept next week that responds to this recommendation.

2 Recommendation 2 (Side & Rear Setback)

Recommendations 2 seeks to erode the south-east corner of the proposal to soften the building as viewed from the south-east. In order to achieve this MGS Architects have included in Recommendation 2 the provision of an 8m setback from the eastern boundary along the southern portion of Level 11 and the provision of a southern terrace at Level 11. While we agree in principle with the intent Recommendation 2, the 8 metre setback recommended cannot be reasonably accommodated by the proposal as it:

- Compromises the functionality of the south-eastern portion of the Level 11.
- Reduces the capacity of this Level 11 to provide passive surveillance to the south-east.
- Conflicts with the structural components of Level 11.

In order to address the intent of Recommendation 2 and the above issues, an alternative solution is proposed and illustrated in the Without Prejudice Massing Study. These plans adopt the terrace area along the southern edge as recommended by MGS Architects, whilst provide a minor variation to the recommended setback reducing it in

the order of 1.8 metres in order to ensure that the structural grid is not unreasonably impacted by the setback. In addition to this, the proposed setback ensures that the south-eastern portion of Level 11 can continue to provide office floor space, rather than a circulation space.

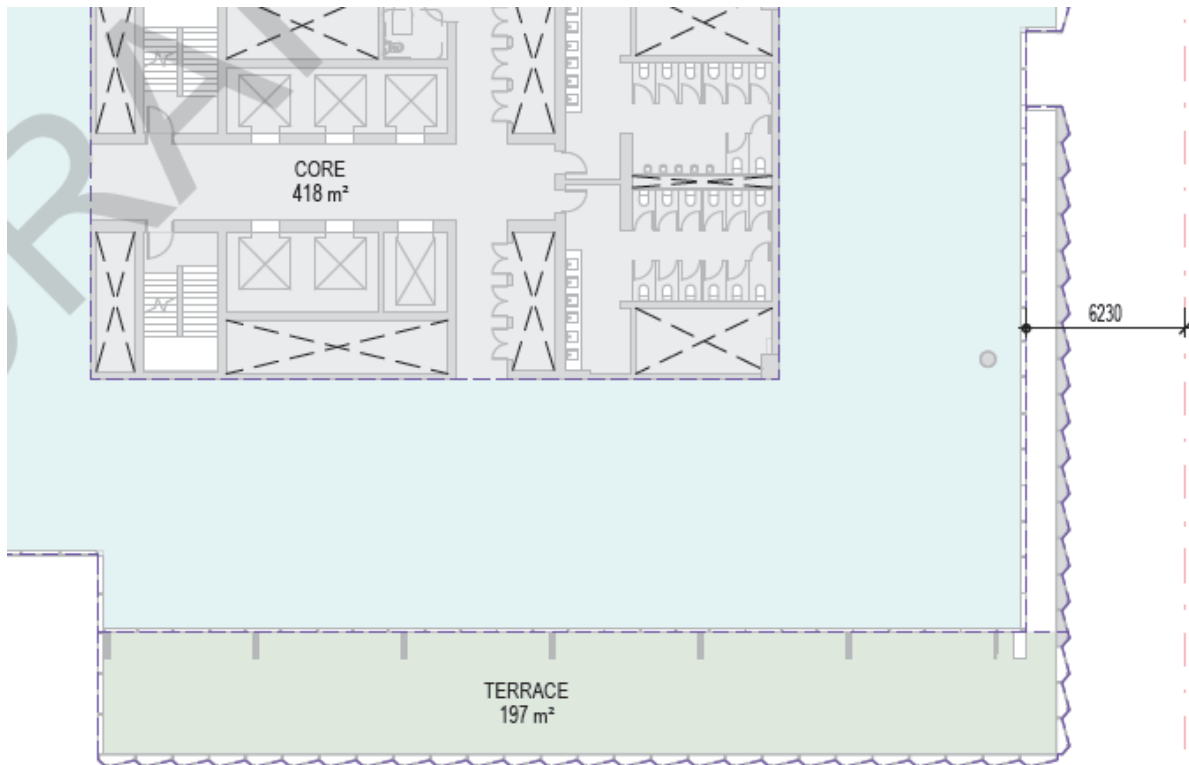


Figure 1 – Extract from the Without Prejudice Massing Study showing the proposed setback from the eastern boundary, noting it has consideration to the structural grid.

In addition to improving functional elements of the proposal, the proposed setback (in combination with the modifications to the roof plant) have significantly softened the south-east corner of the building, creating ensuring that Level is viewed as recessive from the south-east. The changes to the south-eastern portion of the proposal (as shown in the below figures) create a clearer hierarchy between the Swan Street and Burnley Station elements of the proposal.

In addition to this, this setback also reduces the length of shadows on Burnley Station, which is the key focus of Recommendation 3(A) below. (we note additional shadow analysis will follow shortly).



Figure 2 – Submitted Proposal



Figure 3 – Proposed alternative response

3 Recommendation 3(A – South-West Interface)

Recommendations 3(A) seeks to mitigate overshadowing impacts of the Burnley Station platform by eroding the south-western corner of the proposal. In order to achieve this MGS Architects have included in Recommendation 3(A) the provision of a 13.5 metre setback from the western façade along the southern portion of Level 10 and a 12 metre setback from the southern façade along the western portion of Level 10. While we agree in principle with the intent Recommendation 3(A), the extent of the setbacks recommended do not respond to the constraints of the proposal and their effects that cannot be reasonably accommodated, as they:

- Compromise the functionality of the south-western portion of the Level 10.
- Further reduction of the width between the core and southern wall, creating flow/movement conflicts.

In order to address both the intent of Recommendation 3(A) and the above issues, an alternative solution is proposed and illustrated in the Without Prejudice Massing Study. The proposed setbacks are marginally reduced from those recommended, with the proposal adopting the terrace within the south-west corner of Level 10. As recommend by MGS Architects, the proposed setbacks for the south west corner is also applied to Level 11. The setbacks as proposed ensure that the pinch point between the core and the southern wall is not further constrained thereby ensuring good circulation around the core is maintained. In addition to this the proposed setbacks respond to the intent of Recommendation 3(A) by reducing the prominence of the south-west corner of the proposal and the shadows it casts.

In order to demonstrate the reduction to the overshadowing impacts achieved by the proposed amendment, additional shadow studies will be provided next week. However, we note the erosion of both the south-east and south-west corners as shown in the Without Prejudice Massing Study result in a significant reduction in the extent of shadows cast. Thereby ensuring that the proposal does not result in any unreasonable loss of amenity to commuters at Burnley Station.

The below Figures highlight that the proposed changes will conceal the plant when viewed from the south-west.



Figure 4 – Submitted Proposal



Figure 5 – Proposed alternative response

4 Recommendation 3(B – Wind)

Recommendation 3(B) seeks to ensure that the wind conditions are acceptable for stationary activities in the ground alfresco and terrace areas. We accept Recommendation 3(B – Wind) and would accept a condition to this effect.



5 Summary

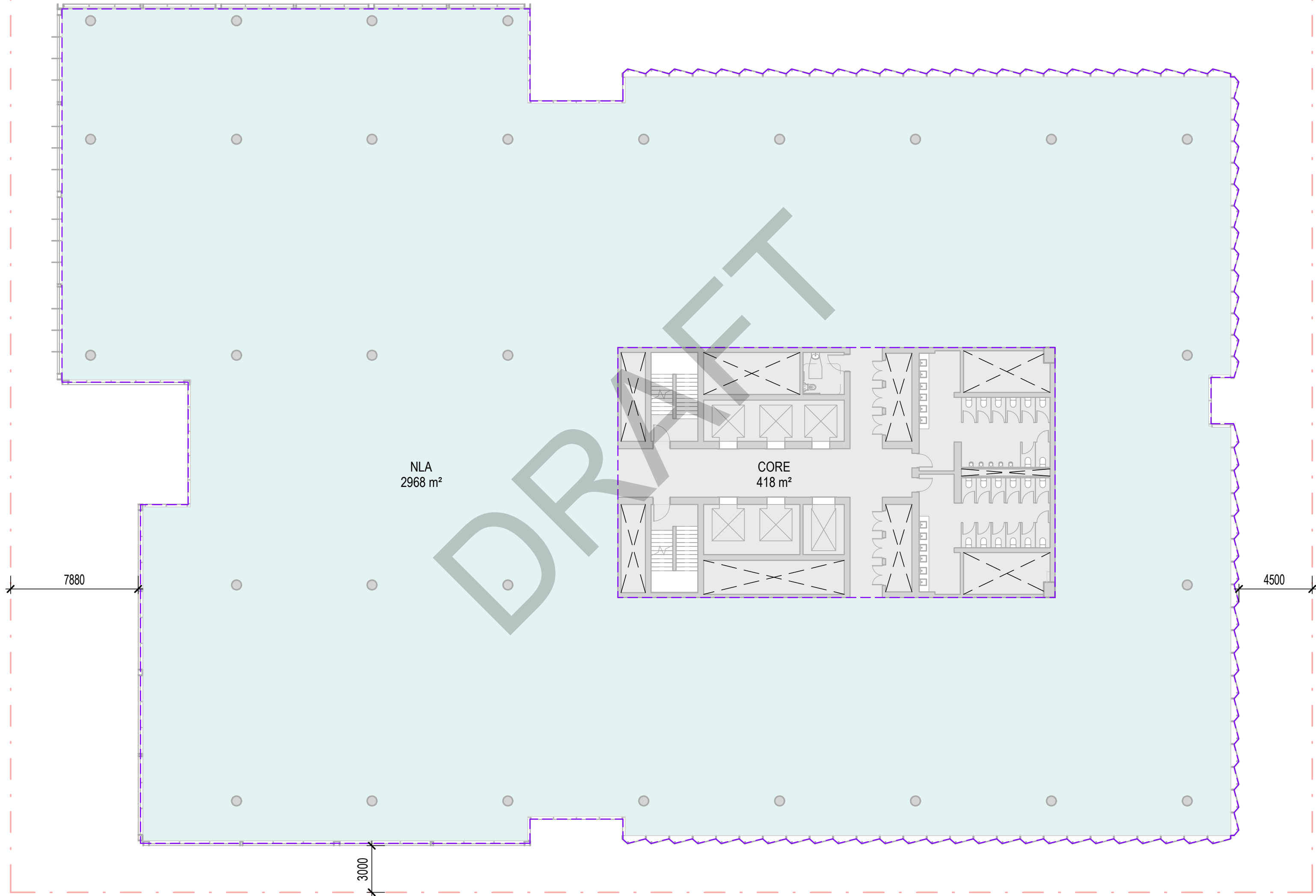
The Without Prejudice Massing Study provides an alternative response that we believe addresses the intentions of the MGS Architects recommendations, whilst ensuring that the modified floor plates remain functional and consistent with the structural elements of the building. It is our view that the proposed setbacks as shown in the Massing Study provide an acceptable alternative to that proposed by Recommendation 2 & 3(A).

As outlined above, this material is provided on a without prejudice basis and we intend to expand upon this information with additional supporting material next week. In addition to this, we will also provide additional responses to the referral comments received to date.

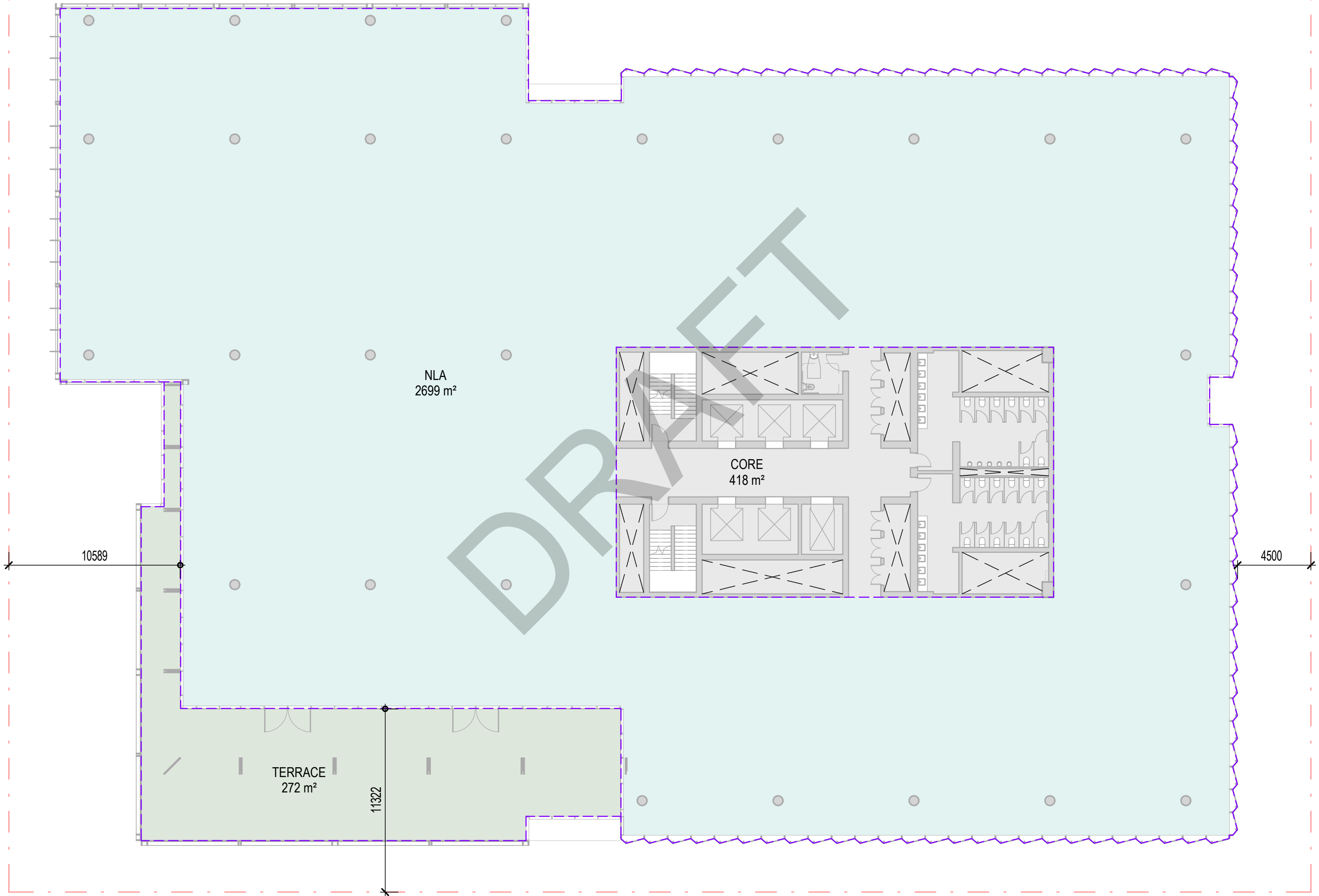
If there are any further matters at this time, please do not hesitate to contact the undersigned on 03 9909 2202 or by email to jgrech@humanhabitats.com.au.

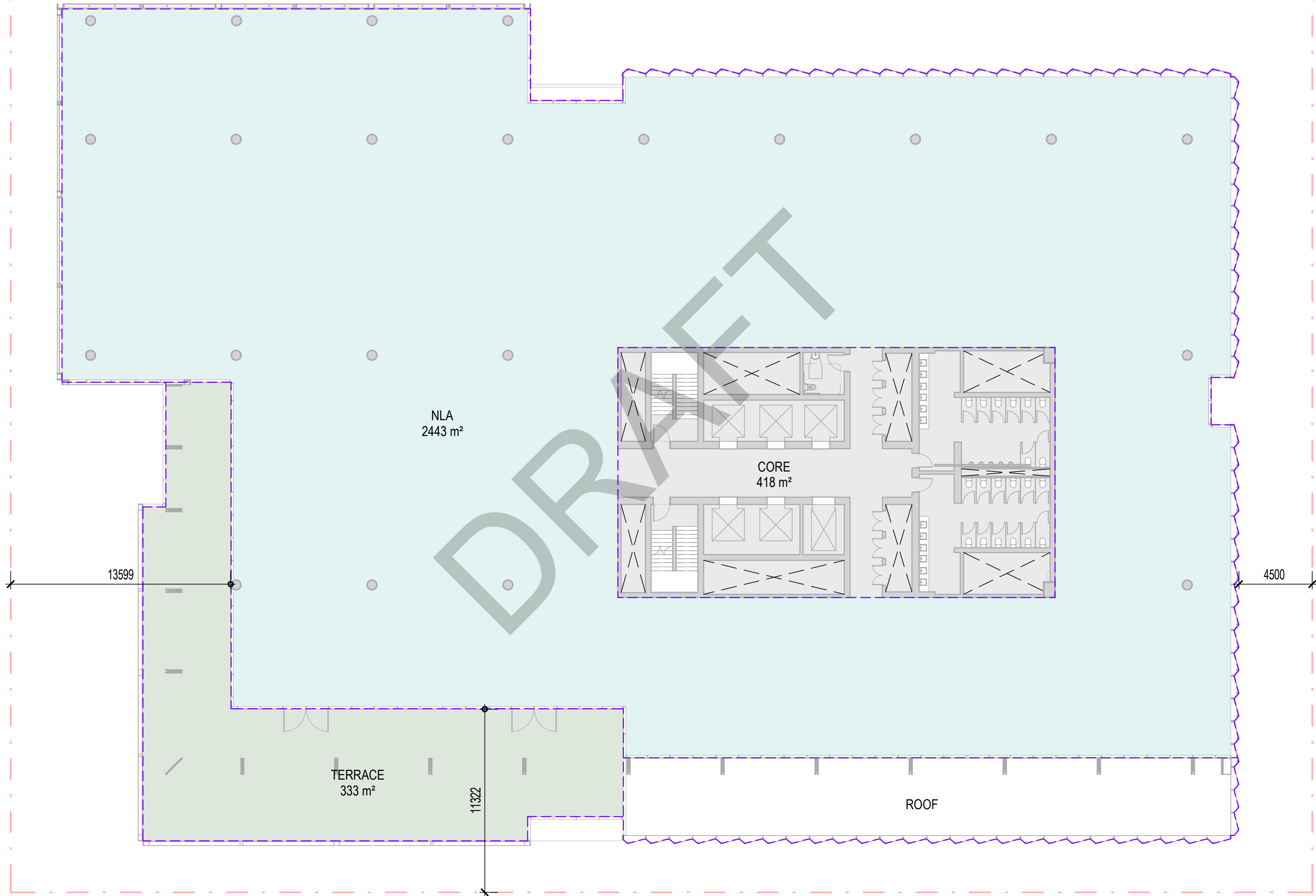
Yours sincerely

Joe Grech
Senior Planner

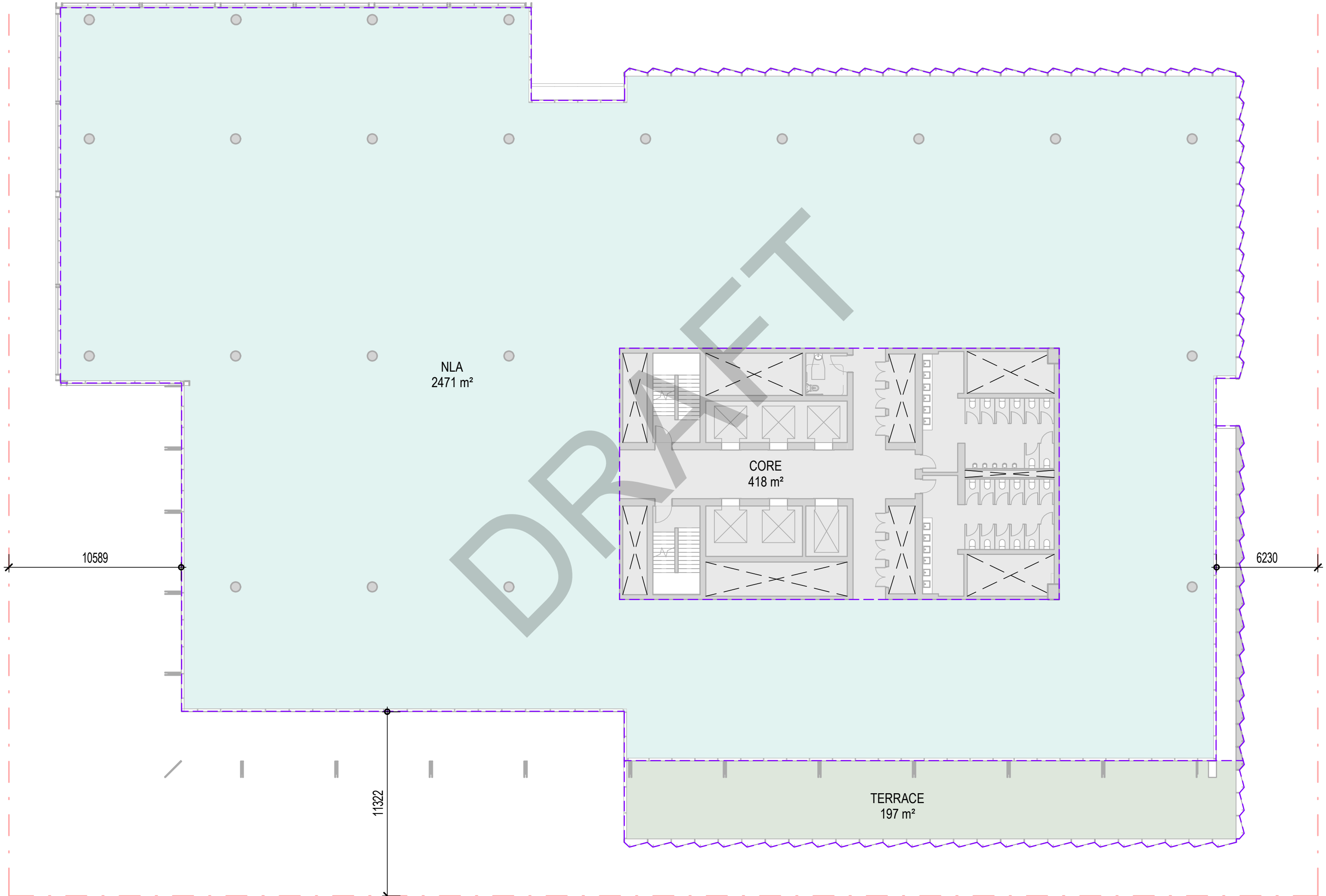


PROPOSED SETBACKS





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