



LEVEL 12
120 COLLINS STREET
MELBOURNE VIC 3000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

28 October 2016

Ms Mary Osman
Manager - Statutory Planning
Yarra City Council
333 Bridge Road, Richmond VIC 3121

Dear Mary

ACU DEVELOPMENT PLAN - AMENDMENTS FOLLOWING COMMUNITY CONSULTATION

Further to the community consultation held on 30 August, review of referral comments and our recent discussions, we are pleased to submit the amended plan response for the amended Australian Catholic University (ACU) Development Plan.

Following detailed consideration by ACU with their project team, ACU has made amendments, including a reduction in above ground floor area of approximately 2300 sq m (across both 115B Victoria and Young Street), to address community and Council feedback.

SUMMARY OF KEY CHANGES

The following provides a summary the key changes in response to feedback. A full list of response in response to both referrals and objections is provided in the accompanying documents.

115B Victoria Building

- Reduced building height to 12 storey plus plant (previously 14 storey plus plant)
- Increased setbacks to Napier Street. The setback have increased as follows:
 - Minimum setback of 17.1m tapering to 31.9m at Level 6 and 7 (previously 3.7m – 9.8m at Level 6 and 8.2m – 14.3m at Level 7)
 - Consistent 15.3m setback for Levels 8 - 11 (previously 8.2m – 14.3m at Level 8 and 9 and 11.82m to 17.85m at Level 10 – 13 noting that Level 12 and 13 have been deleted).
- Amended design in response to referral comments including reduced podium height in relation to the Mary Glowrey building, details of materials showing a clear distinction between original and new building forms, and design detail to demonstrate the high architectural quality of the building.

Napier Street Design

- Retention of all on street car parking on the east side of Napier Street (previous 6 permit zone spaces proposed to be removed)



- Tree removal reduced to only 2 trees located in the garden bed near the corner of Napier and Victoria Parade (previously 7 trees to be removed). This has been achieved by the relocation of the vehicle crossover to the 115B building and by an amended Napier Street design. It is proposed to replace these trees with 5 new trees on the 115B site.
- Amended Napier Street design – which provides an improved design with bicycle priority and prevents vehicles from travelling north past ACU into the residential area of Napier Street.

Young Street Building

- Amended design (triangular building) with larger public open space area (increase from 635 sq m to 1205 sq m)
- Removal of the proposed closure of Young Street
- Removal of the proposed air bridges over Young Street

SUPPORTING DOCUMENTS

To support the submission please find enclosed the following documents:

- Three copies of the amended ACU St Patricks Campus Fitzroy Development Plan October 2016
- Two A4 copies of the amended Integrated Transport and Access Plan by Cardno dated October 2016
- Amended Heritage Assessment by Bryce Raworth dated 25 October 2016
- Arborist Report by Simon Howe of John Patrick Landscape Architects
- Wind Assessment Report by Aecom
- Massing comparison set by Lyons highlighting the changes made to the building envelopes for both 115B and Young Street buildings.
- Referral response table by Urbis outlining the document reference and response to each item.
- Objection response table by Urbis outlining a response to the key objections
- USB containing the above documents.

We trust the above and enclosed information is satisfactory and we look forward to the material being circulated to the objectors prior to proceeding to an IDAC meeting toward the end of the year.

If you have any questions please don't hesitate to contact me on 8663 4823.

Yours sincerely,

A handwritten signature in black ink, appearing to be "A. Barclay".

Anna Barclay
Associate Director