

ACU AMENDED DEVELOPMENT PLAN



REFERRAL RESPONSE

SUMMARY OF COUNCIL REFERRAL	ACU RESPONSE	REFERENCE
Traffic Engineer		
<i>The car park entrance should provide a pedestrian sight triangle at the exit lane.</i>	Cardno have advised that this can be achieved. This detail will be shown at the planning permit stage when the full design detail is provided.	N/A
<i>The width of the vehicular access point is supported.</i>	N/A	N/A
<i>The painted roundabout treatment in Napier Street is not supported.</i>	The design has been amended following consultation with Council's Traffic Engineers.	N/A
<i>Dimensions of the car parking modules and internal ramps are consistent with design standard requirements.</i>	N/A	N/A
<i>The two-way accessways where they do not abut parking are adequate provided they have 300mm wide kerbs either side.</i>	Cardno have advised that this can be achieved and the detail will come at the planning permit stage.	N/A
<i>Detailed traffic study and community consultation required before Young Street closure can be considered further.</i>	The Young Street closure has been removed from proposal.	Development Plan
Open Space and Landscaping		
<i>Arborist report on street trees to be removed and impact from basement, Napier Street works. At this stage tree removal not supported.</i>	Arborist report provided	Arborist report
<i>The proposed Robinia pseudoacacia should be relocated inside the property boundary along Victoria Parade.</i>	Relocated as requested shown in Landscape Master Plan	Landscape Master Plan
<i>Change proposed species (Waterhousia florihunda and Cleditsea triacanthos var. inermis) along Young Street to match the existing Rohinia species in Young Street.</i>	Young Street planting removed following removal of Young Street closure. All existing trees will be retained.	Landscape Master Plan

ACU AMENDED DEVELOPMENT PLAN



REFERRAL RESPONSE

<i>Reconfiguration of the proposed bike lanes at the end of Napier Street should be considered in order to retain significant existing street trees.</i>	Design amended, refer to Arborist report and updated Cardno plan / report.	Cardno Design Arborist report
<i>More information requested - showing exact location of existing and proposed trees, trees to be removed.</i>	Landscape Master Plan and Arborist report	Arborist report
<i>Overshadowing of streets and open space areas from the new buildings. Recommended reduction in building height to minimise impact on existing street trees.</i>	Building height has been discussed with Urban Design and Council and is supportable in this urban context.	Amended building envelopes.
Young Street / ACU Forecourt <i>More detail requested in relation to canopy of planting, sunlight to this area, will proposed planting be successful etc.</i>	Young Street design amended to allow for greater open space area, to the north side which will have good sunlight access	Landscape Master Plan
<i>Recommended that the developer considers solar access where the vertical green walls are proposed.</i>	Vertical green walls have been removed and replaced with more suitable planting	Landscape Master Plan
<i>Vertical green walls and lighting to private (non ACU) properties needs owners permission.</i>	These have been removed from the DP	Landscape Master Plan
<i>The need for feature lighting along the north south laneway running off little Victoria Street is questioned</i>	We understand this is supported by Urban Design therefore indicative lighting has been retained, this will be subject to further Council approval at the planning application stage.	Landscape Master Plan
<i>Seems to be a barrier at the junction of little Victoria and little Napier street, which can be better connected</i>	There is no barrier indicated on the Landscape Plan. The Landscape Plans have been updated for clarity	Landscape Master Plan
<i>Support ground plane improvements at corner of Napier and Victoria Parade. More detail requested to ensure the public realm is enhanced. Planter boxes location is questioned.</i>	The updated design shows the intention for a high quality public realm. This detail will come at the planning permit stage.	White box images showing ground plane work. Landscape Master Plan
<i>Detail requested and comments on St Mary of the Cross Square.</i>	This is outside the DPO area and therefore is not included.	N/A
<i>Further information showing locations of the bike parking spaces within the DPO area.</i>	This detail will come at the planning permit stage.	N/A

ACU AMENDED DEVELOPMENT PLAN



REFERRAL RESPONSE

Urban Design (Hansen)		
<i>Support consolidated entry between the Mary Glowrey building and new 115B</i>	This design element has been retained in the amended design.	N/A
<i>The circulation within the building on the ground floor supported</i>	This design element has been retained in the amended design.	N/A
Air bridges breach the DPO extent and impact will draw pedestrians away from the street.	The air-bridges have been removed from the Development Plan as requested	Development Plan
<i>The setback of the ground floor from Napier Street is encouraged.</i>	This design element has been retained in the amended design.	
<i>The provision for a new open space (Young Street Building) in the centre of the precinct is strongly encouraged.</i>	Agree and further open space has been provided in the amended Young Street design.	
<i>The retention of the 4 storey walls of the existing Young Street carpark is encouraged.</i>	The Young Street building has been amended and the car park will be demolished. We understand this is supported by the Urban Designers following meetings post the referral comments.	
<i>Support road closure of Young Street.</i>	The Young Street closure has been removed from the Development Plan following feedback from Council officers.	
<i>The raising of the laneway to the north side of 115B is supported.</i>	Note	
<i>The entry on Napier Street to the underground carpark enables an active frontage along Victoria Parade.</i>	Agree, this has been retained in the amended design	
<i>To decide whether the frontages are sufficiently activated and to understand the streetscape treatment, the drawings should provide a higher level of detail.</i>	Further information has been provided to show the appearance and anticipated materiality of the building, including glazed frontage at ground level to activate the streetscape.	Indicative Building Appearance Indicative Material Schedule
115B Building Height needs to better consider the character of the surrounding area.	The height has been reduced to 12 storey (plus plant)	115B amended design Lyons comparison booklet

ACU AMENDED DEVELOPMENT PLAN



REFERRAL RESPONSE

<p>Transition to Napier Street in terms of height between the building and Napier Street (in response to fine grain character), mass, upper level prominence and upper level setbacks to Napier Street</p>	<p>The height and setbacks have been amended in response to this comment.</p>	<p>115B amended design Lyons comparison booklet</p>
<p><i>The existing built form and grain of Napier Street, should be referenced in facade.</i></p>	<p>The further detailing of the façade and anticipated materials will provide a modern response that is respectful of building materials found in the area. Noting that the site is located along the commercial spine of Victoria Parade.</p>	<p>Indicative building appearance Indicative Material Schedule</p>
<p>Contrary to the heritage overlay, height overwhelms the Mary Glowrey Building.</p>	<p>The height has been reduced and upper levels setbacks increased so the building does not overwhelm the Mary Glowrey building</p>	<p>115B Victoria Parade amended building Lyons comparison booklet Bryce Raworth letter</p>
<p>Victoria Parade - Consider increasing setback of upper levels (above 5 levels), to be consistent with the surrounding context.</p>	<p>The amended design shows a clear podium to Level 5 with increased upper level setbacks, particularly at the corner of Victoria Parade and Napier Street. The upper level setbacks now begin at Level 6 (previously Level 7) and the setback from Victoria Parade has increased from 2.5m to 7.3m at the upper levels. The shape of the upper level has been amended to read as a separate and more recessive element along Victoria Parade rather than the previous stepped design.</p>	<p>115B amended building envelopes. Lyons comparison booklet</p>
<p>Eastern Transition - This site should provide a transition in scale to the fine grain and shallow allotments to the immediate east</p>	<p>The upper level setback has been increased on the east so that the tallest building element is more central to the site and further away from allotments to the east.</p>	<p>115B amended building envelopes. Lyons comparison</p>
<p><i>The chamfered edge of the building form to reveal the flanks of the Mary Glowrey Building is supported.</i></p>	<p>This element of the building design has been retained.</p>	
<p><i>The built form attached to the northern corner of the Mary Glowrey Building is supported. Further refinement is required to determine a clearer relationship between the two buildings.</i></p>	<p>This corner will be attached with clear glazing to show a clear distinction between the old and new building forms.</p>	<p>Indicative building appearance</p>

ACU AMENDED DEVELOPMENT PLAN



REFERRAL RESPONSE

<i>The massing and scale of the Young Street Building is encouraged.</i>	The massing has been further reduced which we understand is supported in principal.	Young Street amended massing
<i>The addition of the sky bridges will negatively impact on the use of the proposed public realm additions.</i>	The sky bridges have been removed from the Development Plan	Development Plan
<i>Opportunities to establish retail/cafe tenancies within the proposal should be considered to enable higher activation of the internal streets and spaces</i>	This will be considered at the detailed planning permit stage.	N/A
<i>The proposal for a public space flanked by the new Young Street Building is a strong addition to the public realm.</i>	Agree, further more open space has been provided in the amended Young Street design.	Amended Young Street design Open Space Diagram
<i>We support the elevation of the existing sunken walkway along Little Victoria Street.</i>	Agree this element has been retained in the amended design.	
<i>The proposed canopy extending between building 115B and the Mary Glowrey Building is encouraged.</i>	The amended design has retained a canopy between the two buildings.	
<i>A more detailed depiction of landscaping and public seating is encouraged to better understand the public realm propositions.</i>	The landscape master plan provides a high level indication of landscaping and seating which will be subject to further detail at the planning permit stage. To assist to understand the intention the indicative appearance 3D images show this for Young Street and 115B	Landscape Master Plan Indicative appearance of 115B and Young Street.
<i>More information regarding further provision for storage of bicycles.</i>	General information is provided in the traffic report and more detailed information will come at the planning permit stage.	Traffic report by Cardno
<i>More detail description of the Young Street buildings appearance, height, dimensions, and floor area, material palette, finishes</i>	This information has been provided which shows the indicative appearance and examples of high quality materials of the Young Street building.	Indicative building appearance Indicative materials examples.
<i>There are concerns that the elevations of the Victoria Street Façade (pg. 23 & 34 of ACU package) do not truly represent the scale of the built form to the east of 115B Victoria Parade.</i>	This diagram has been amended to reflect the existing built form to the east of 115B Victoria Parade	Amended streetscape drawing.

ACU AMENDED DEVELOPMENT PLAN



REFERRAL RESPONSE

Drainage Engineer		
<i>Napier Street Design Detail</i>	This will be subject to separate process with Council's engineers at the planning permit stage.	N/A
<i>Council drain under the west side channel of Napier Street where footpath is proposed to be widened. Drain should be upgraded when these works are done.</i>	This could be a condition at the planning permit stage.	
<i>Napier Street west side footpath – new kerb will create reverse fall which is undesirable.</i>	This will be addressed at the detailed design stage through conditions and separate Council approval.	
<i>Proposed kerb extension at the northern end of the roundabout on Napier Street will prevent stormwater flow. A new drain will be required on the east side of Napier Street.</i>	The roundabout has been removed following advice from Council's traffic engineers.	Amended Napier Street Design
<i>Design needs to consider 1 in 10 Year storm events</i>	This will be considered at the detailed design stage and subject to further Council approval.	
<i>All new or reconstructed kerbs should be bluestone and the channel due to the heritage overlay.</i>	This can be required by condition of permit.	
<i>Proposed bike station should be repositioned so that the bikes back wheels will not drop off the kerb when extracting a bike.</i>	The bike station has been relocated to Victoria Parade as requested.	Amended Landscape Plan showing bike location.
<i>Full width of road pavement in Napier Street from Victoria Street to Victoria Land should be resheeted in accordance with Council requirements .</i>	This will be done at the detailed design stage.	
<i>The footpaths on Victoria Parade and Napier Street should also be resheeted with asphalt in accordance with Council requirements.</i>	As above.	
<i>Street lighting in Napier Street between Victoria Parade and Victoria Land should be reviewed and upgraded by the Developer.</i>	This can be subject to discussion at the planning permit stage.	

ACU AMENDED DEVELOPMENT PLAN



REFERRAL RESPONSE

Strategic Transport		
<p><u>Napier Street Design and Bicycle Access</u></p> <ol style="list-style-type: none"> 1. <i>Define bicycle / pedestrian spaces between Lansdown Street/ Vic Parade and Napier Street</i> 2. <i>No through road signage on Victoria and Napier St entrance</i> 3. <i>Resolve conflict point between bicycles and cars at Napier/ Victoria St intersection where cars will be entering the Napier St car park</i> 4. <i>Dimension bike storage area</i> 5. <i>Alternative treatment to car park entrance to give priority to cyclists</i> 6. <i>Widen Copenhagen bike lane north of the car park entrance to 2.5m</i> 7. <i>Design car park entrance to remove potential for drivers to access the car park from North (Gertrude Street approach)</i> 8. <i>Narrow 'necking' north of car park entrance between bike lane and kerb to prevent northbound entry to Napier Street</i> 	<p>The Napier Design and Bicycle Access has been amended to address these issues following further consultation with Council's Traffic Engineers.</p>	<p>Amended Napier Street design.</p>
<p><u>Bicycle Parking on site</u> Further detail regarding type and location Provide bicycle parking on Napier Street side of development</p>	<p>This detail will come at the planning permit stage. Some examples of bicycle parking typologies are provided in the traffic report</p>	<p>Cardno Traffic report.</p>
<p><u>Developer Contribution</u> Suggest contributing to upgrade or relocation of traffic signals</p>	<p>ACU would like the opportunity to discuss this further with Council at the planning permit stage, if required.</p>	

ACU AMENDED DEVELOPMENT PLAN



REFERRAL RESPONSE

Heritage		
<p>Height – 115B Proposed building will dominate southern end of Napier Street and Young Street streetscape Should be reduced so that is no visible, or not noticeably visible from Napier Street in a sightline above the Mary Glowrey building north east wind (i.e. the part abutting Little Victoria Street) A sightline should be taken southwards and to the south-west down Napier Street from the opposite kerb and the carriageway say at the mid-point between Gertrude Street and Little Victoria Street</p>	<p>The building height has been reduced, however not to the extent suggested by Council’s heritage advice. There is a need to balance heritage with the land zoning and policies which support providing increased educational facilities. In our view, the amended proposal strikes the right balance between these policies, by providing reduced building height and increased setbacks to Napier Street and providing accommodation required by the university. Further, Bryce Raworth has reviewed the amended plans and supports the proposal.</p>	Bryce Raworth report
<p>Height - Addition to Mary Glowrey Building The additional levels are unacceptable as they will be similar in height to the Daniel Mannix building</p>	<p>The heritage advise by Bryce Raworth supports the proposed additions to the Mary Glowrey building which have been designed in a way to provide a clear distinction between the new building and the Mary Glowrey.</p>	Bryce Raworth report
<p>Young Street building – Sightline from Napier Street required to confirm view. Recognises better outcome than current car park.</p>	<p>The Young Street building has been reduced further and will have no impact on the heritage streetscape. The new high quality architectural building with landscaping areas is a vast improvement on the current multi deck car park.</p>	N/A
<p>Setback to Napier Street Should be increased to reflect the open garden streetscape of the existing residential heritage precinct Angled section of the elevation will impact on the sense of space and place Setback should be parallel to the property line and be in the same alignment as the eastern elevation of the north-east wing abutting Little Victoria Street.</p>	<p>The reduced height and amended setbacks to Napier Street improve the relationship of the proposed building to the Mary Glowrey building. We understand the angles section is supported by Council’s Urban Design advisers and this will allow greater views through to the Mary Glowrey building.</p>	Bryce Raworth report
<p>Clarify whether building will cantilever over the east elevation</p>	<p>Yes the intention is to have a cantilever.</p>	N/A

ACU AMENDED DEVELOPMENT PLAN



REFERRAL RESPONSE

Materials – requests a sample board and that timber and metal mesh or pre-corroded metal are not to be used	The materials detail has been provided which demonstrates example of high quality materials. The proposed materials are supported by Bryce Raworth heritage consultant.	Indicative Materials examples
Wind turbines – clarify and confirm that they will not be added to the building as adds additional height	There are no wind turbines shown on the plans and it is not intended to add them.	N/A
Street trees – should not be removed particularly the Dutch Elms trees as they are historically significant	The street trees are not covered by the Heritage Overlay, however in response to this issue the amount of tree removal has been reduced so that only the two tree that are planted on the corner of Victoria Parade and Napier Street are to be removed. The remaining trees, which are older and provide the Napier Street canopy, will be retained.	Amended Napier Street design. Landscape Master Plan