

Report to Council

Agenda item 6.2

**Planning Permit Application TP-2017-188
123-127 and 129-135 Bouverie Street Carlton**

12 December 2017

Presenter: Jane Birmingham, Practice Leader Land Use and Development

Purpose and background

1. The purpose of this report is to advise Council of planning permit application TP-2017-188 at 123-127 and 129-135 Bouverie Street Carlton (refer Attachment 2 – Locality Plan).
2. The application seeks planning permission for part demolition, external alterations to the existing building and the construction of a multi-storey residential building for student accommodation (579 lodging rooms). The permit applicant is The Trustee for Cedar Pacific Investment No. 2 Trust, the owner of the land is Melbourne University and Australian Education (Holdings) Pty Ltd, and the architect is Nettletontribe.
3. The site is within the Capital City Zone Schedule 5 and is affected by Design and Development Overlay Schedule 61-A4.1 (City North), Heritage Overlay Schedule 1127 and Parking Overlay Schedule 1.
4. During the process the application was amended pursuant to Section 57A of the *Planning and Environment Act 1987* to increase the setback above the heritage building, reduce the number of student rooms and to increase communal space through internal rearrangements.
5. Public notice of the original applications have been undertaken and a total of 27 objections were received. Informal advertising of the amended plans was undertaken.

Key issues

6. The key considerations in the assessment of this application are built form, setbacks, heritage, amenity impacts on adjoining properties, design and layout of the student accommodation, and car parking.
7. The use of the land for student accommodation will complement the mixed use function and character of the area and the development will provide purpose-built student accommodation in a location identified for higher density development with good access to tertiary institutions, public transport and services.
8. The development adequately satisfies the majority of design objectives and requirements of DDO61 and responds to the preferred built form identified for this area. Conditions of permit are recommended to further refine the design.
9. The increased setbacks above the existing heritage building at 129-131 Bouverie Street are considered an appropriate heritage response in this context. The development is adequately setback from nearby buildings located on the Victorian Heritage Register, notably 224-252 Queensberry Street.
10. The amended plans show 579 rooms with 393 hostel type rooms at 8.9sqm in area. Although less than the size stated within Clause 22.24 Student Housing Policy, the smaller rooms meet the performance measures of the policy and additional internal communal space is provided to offset the reduced size. Variation to external communal space is appropriate given the close proximity to Lincoln Square. Subject to conditions, the development will provide well designed and appropriately managed student accommodation.
11. The land is located with the Capital City Zone and DDO61 which does not provide for the protection of commercial or private open spaces in relation to overlooking and overshadowing, nevertheless screening of windows in the lower levels of the building (south elevation only) is recommended.
12. The development will not provide any car parking, motorcycle parking or loading facilities, which is considered acceptable. A total of 126 bike parking spaces are proposed. Whilst compliant with Clause 52.34, it is considered that additional bicycle spaces should be provided.

Recommendation from management

13. That Council resolves to issue a Notice of Decision to Grant a Permit in accordance with the conditions set out in the delegate report (refer Attachment 4 – Delegate Report).

Attachments:

1. Supporting Attachment (Page 2 of 71)
2. Locality Plan (Page 3 of 71)
3. Selected Plans (Page 4 of 71)
4. Delegate Report (Page 33 of 71)

Supporting Attachment

Legal

1. Division 1 of Part 4 of the *Planning and Environment Act 1987 (Act)* sets out the requirements in relation to applications for permits pursuant to the relevant planning scheme.
2. As objections have been received, sections 64 and 65 of the Act provide that the responsible authority must give the applicant and each objector notice in the prescribed form of its decision to either grant a permit or refuse to grant a permit. The responsible authority must not issue a permit to the applicant until the end of the period in which an objector may apply to the VCAT for a review of the decision or, if an application for review is made, until the application is determined by the VCAT.

Finance

3. There are no direct financial implications arising from the recommendations contained within this report.

Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

Stakeholder consultation

5. Public notice of this planning application was given in accordance with Section 52 of the Act. The application is exempt from notice requirements pursuant to the CCZ5 and DDO61. Therefore, only matters relating to heritage are grounds in relation to the matter of third party appeal rights.

Relation to Council policy

6. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4).

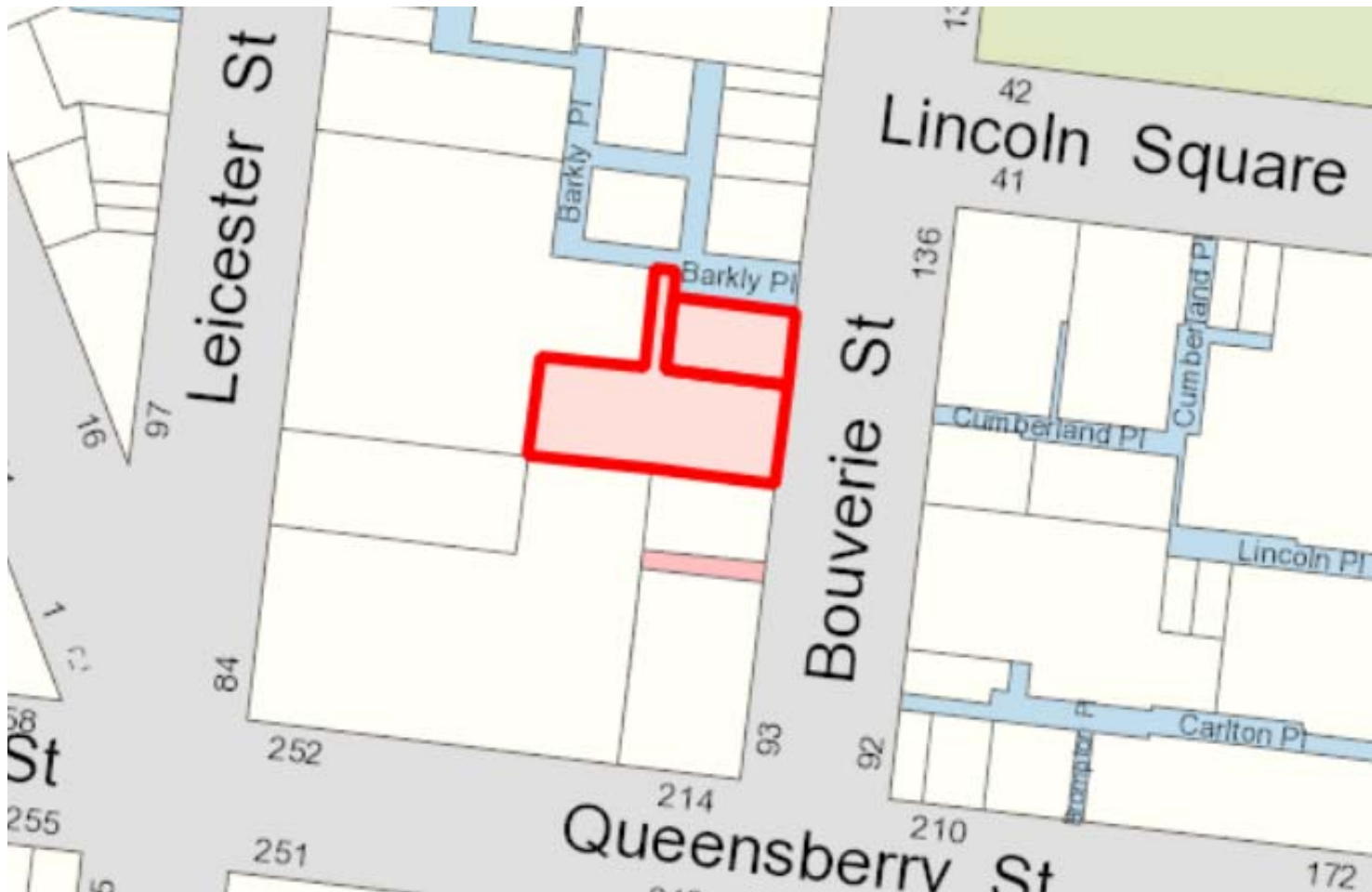
Environmental sustainability

7. An environmentally sustainable design statement was submitted with the application and satisfies Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management) of the Melbourne Planning Scheme.

Locality Plan

Attachment 2
Agenda item 6.2
Council
12 December 2017

123-127 and 129-135 Bouverie Street, Carlton

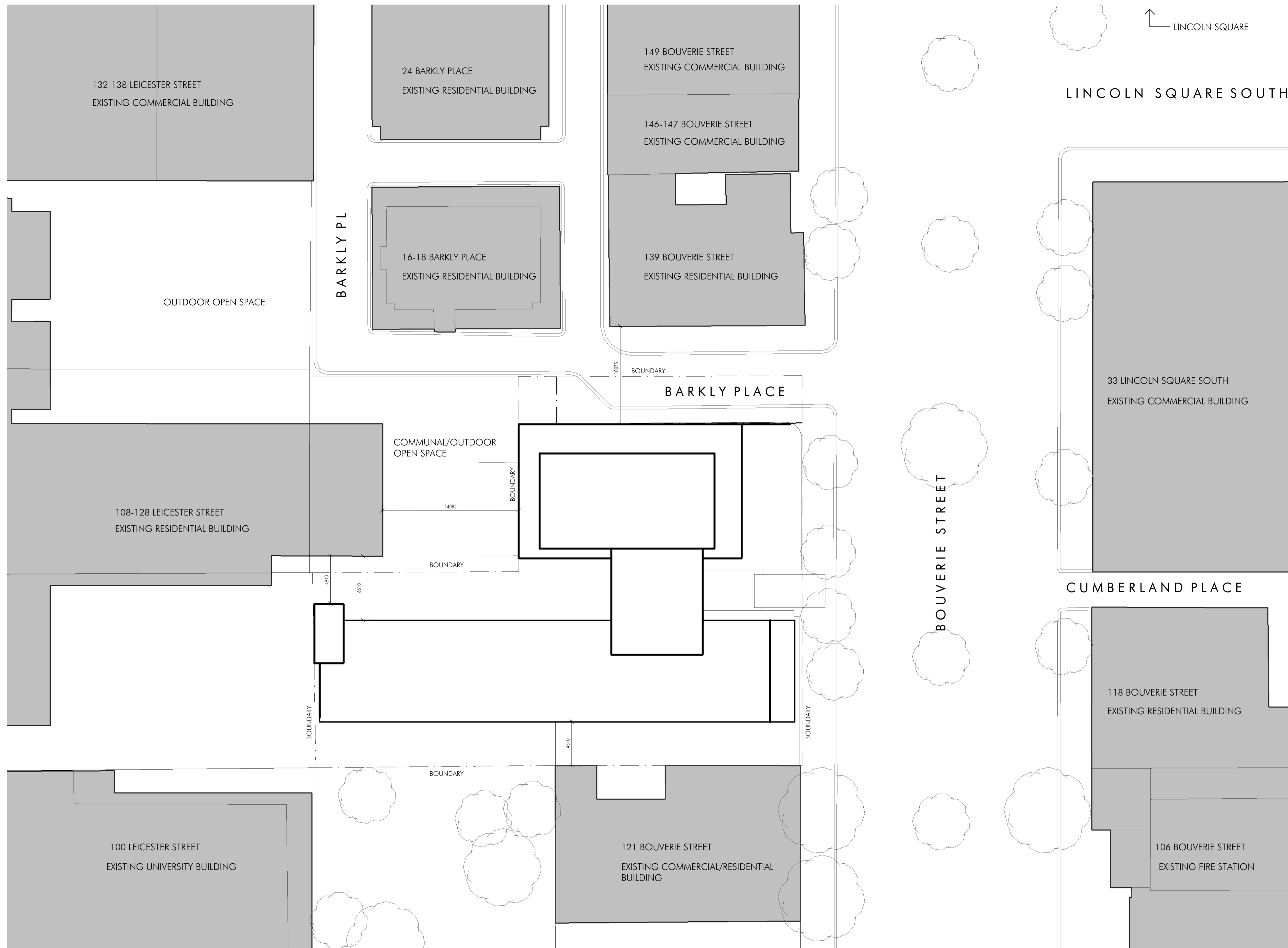




Bouverie Street Student Accommodation

129 - 135 Bouverie Street, Carlton VIC 3053

TOWN PLANNING APPLICATION
NOVEMBER 2017

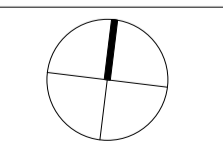


C:\Users\dev\Documents\10071\BDOUE_OFF1.dwg

Client
 Cedar Pacific Australia Education
 (Holdings) 3pty Ltd
 ATF Cedar Pacific Investments No2. trust

Project
 Bouverie Street Student Accommodation
 129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Town planning amendments	21.08.2017
T3	Setback above heritage building increased.	05.10.2017



Title
10071 - TP001

Scale
1:200

Sheet Size
A1

Date
05.10.2017

Number
10071 - TP001

SITE PLAN

nettleton tribes partnership pty ltd ABN 58 161 483 122

suite 320, 838 collins street, victoria harbour vic 3008
 1 03 8547 1400 w nettletontribes.com.au
 e melbourne@nettletontribes.com.au

© copyright nettleton tribes partnership pty ltd

REFERENCE IMAGES :



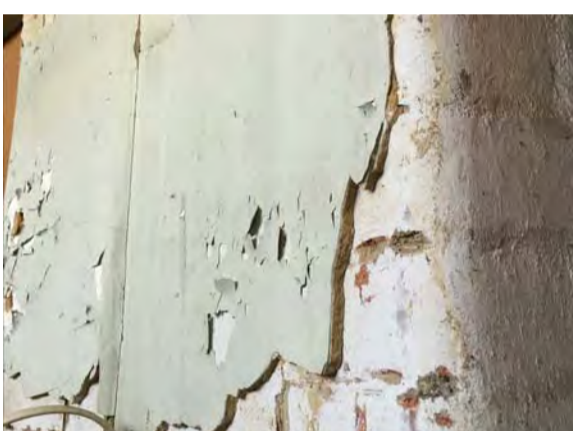
1. REMOVE INTERNAL LININGS TO FACES OF THE HERITAGE BRICK



2. DEMOLISH ALL INTERNAL PARTITIONS & SUSPENDED CEILING STRUCTURE



3. DEMOLISH ALL CEILING STRUCTURE & SERVICES. ROOF TRUSSES TO BE SALVAGED FOR REUSE IN NEW DEVELOPMENT



4. REMOVE PLASTER TO INTERNAL FACE HERITAGE BRICK FACADE

Existing neighbouring property
108-128 Leicester Street

PART DEMOLITION OF BOUNDARY FENCE. EXTENT TO BE DETERMINED

Existing neighbouring property
100 Leicester Street

Existing neighbouring property
16-18 Barkly Place

Page 6 of 71

Existing neighbouring property
139 Bouverie Street

BARKLY PLACE

Communal/Outdoor
open space below

Existing
substation

DEMOLISH ALL INTERNAL PARTITION WALLS,
SUSPENDED CEILING STRUCTURE & SERVICES. REFER
TO IMAGES 2 & 3).
REMOVE ALL INTERNAL LINING TO INTERNAL FACES
OF THE HERITAGE BRICK FACADE (REFER TO IMAGE 1.)
DEMOLISH FLOOR SLAB.
DEMOLISH CEILING, ROOF CANOPY & SERVICES.
REMOVE AND RETAIN ROOF TRUSSES FOR
RESTORATION AND REPURPOSE (REFER TO IMAGE 3.)

DEMOLISH WALL TO
MAKE NEW OPENINGS

REMOVE RENDER TO
EXPOSE BRICK WALL

DEMOLISH PARTY WALL

DEMOLISH BRICK INFILL WALL TO
REINSTATE ORIGINAL OPENING

DEMOLISH ALUMINIUM
WINDOW FRAMES

EXISTING TREE TO BE
RETAINED

DEMOLISH WHITE RENDER
ENTRY BORDER, ENTRY DOORS
& RETURN WALLS & ENTRY STEPS

DEMOLISH ALUMINIUM
WINDOW FRAMES

EXISTING TREE TO BE
RETAINED

EXISTING TREE TO
RETAIN

EXISTING TREE TO
RETAIN

EXISTING DRIVEWAY TO
BE REMOVED AND KERB
TO BE REINSTATED TO
MCC STANDARDS

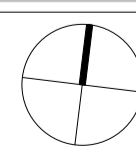
BOUVERIE STREET

TOWN PLANNING

Client
Cedar Pacific Australia Education
(Holdings) 3 Pty Ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Town planning amendments	21.08.2017
T3	Setback above heritage building increased	06.10.2017



Title
Scale
Sheet Size
Date
Number

DEMOLITION PLAN

1:100

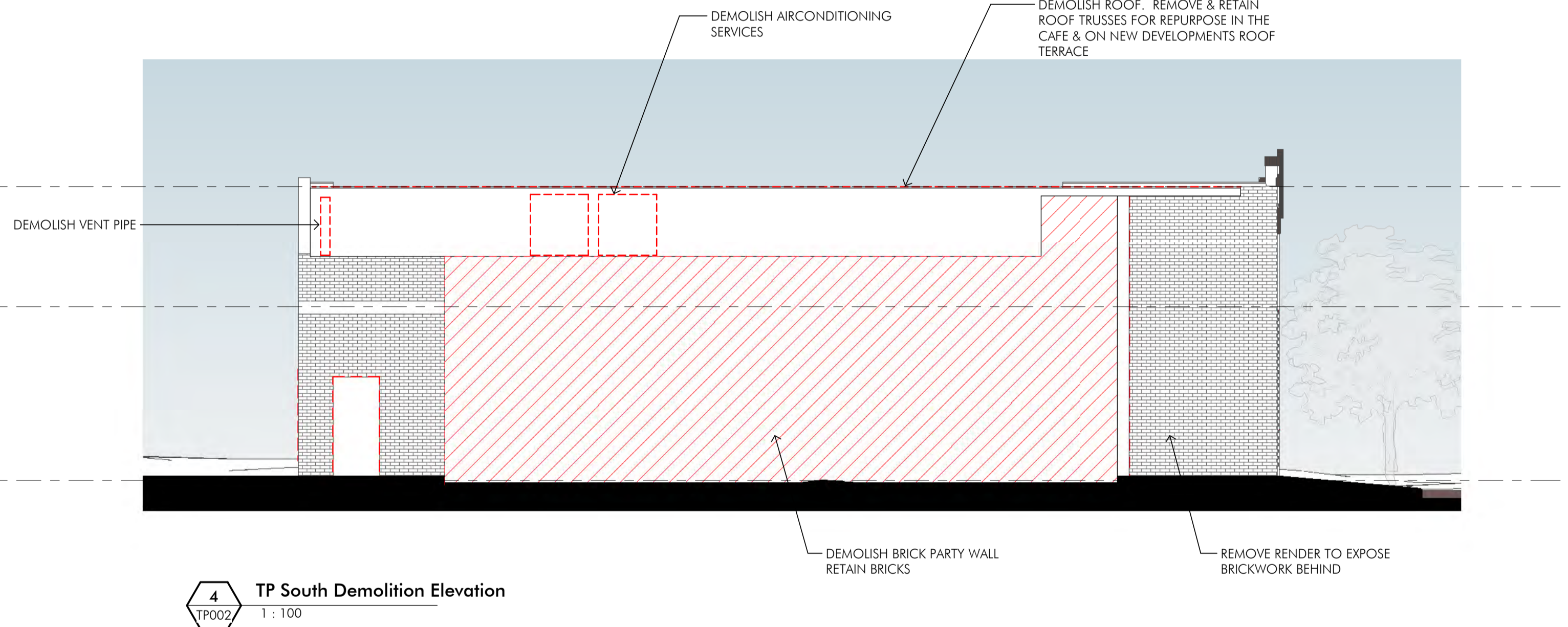
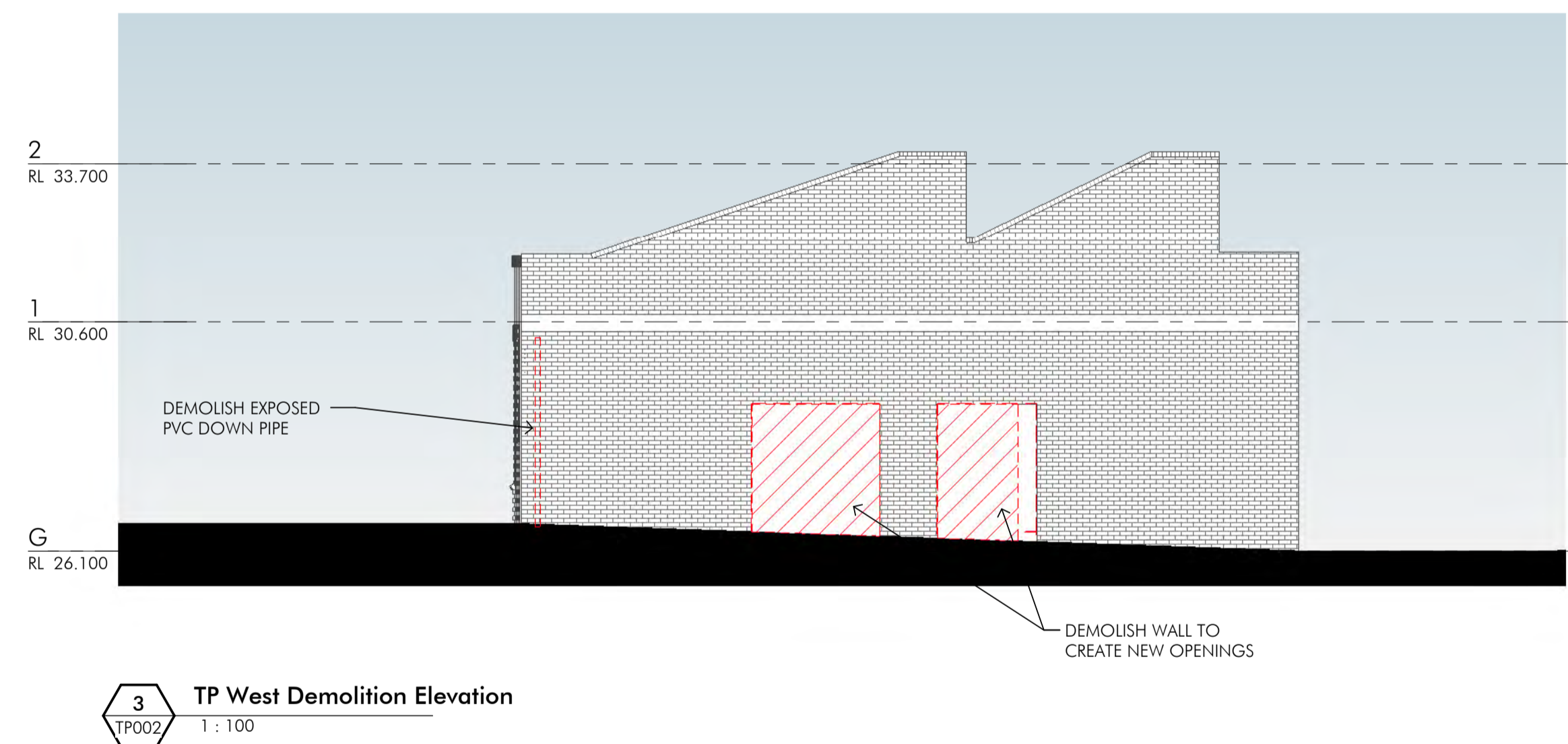
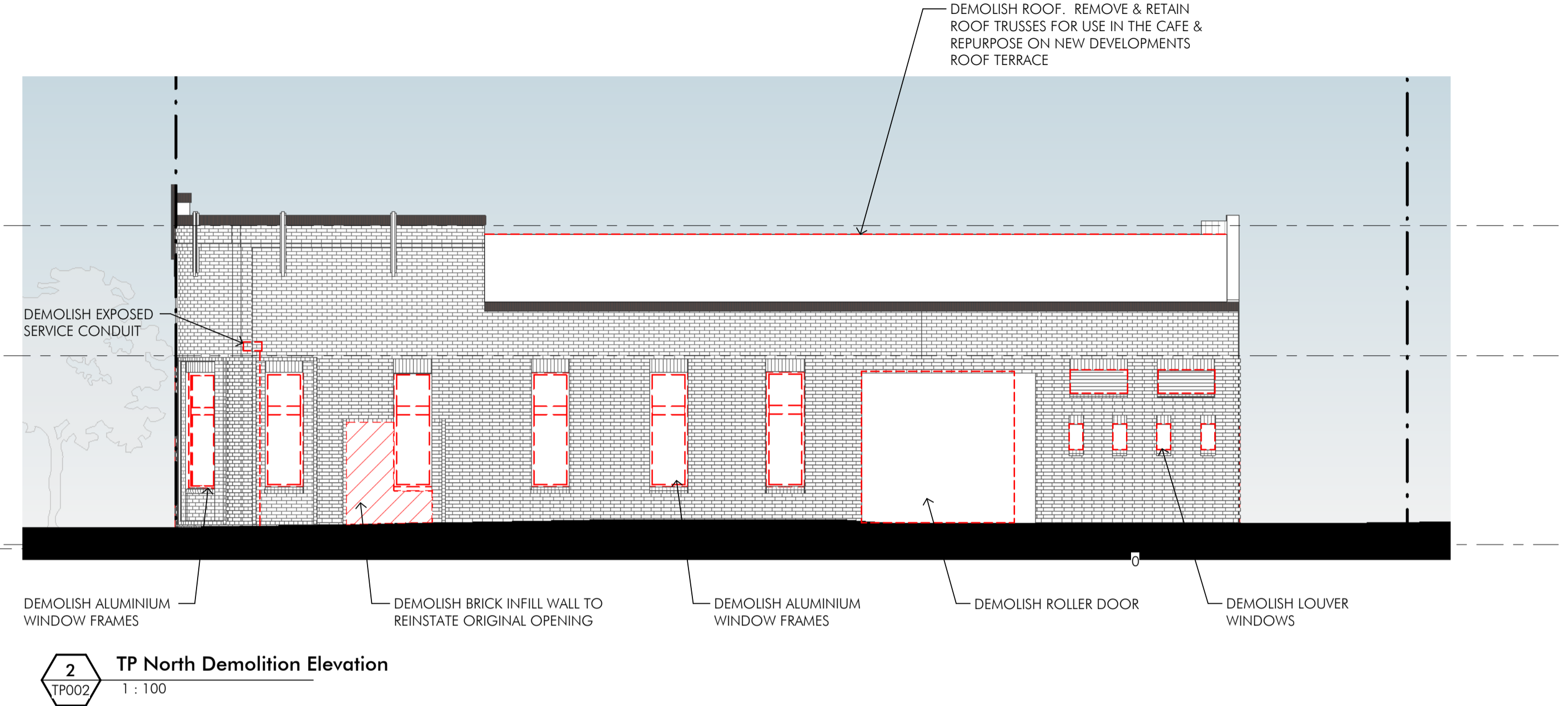
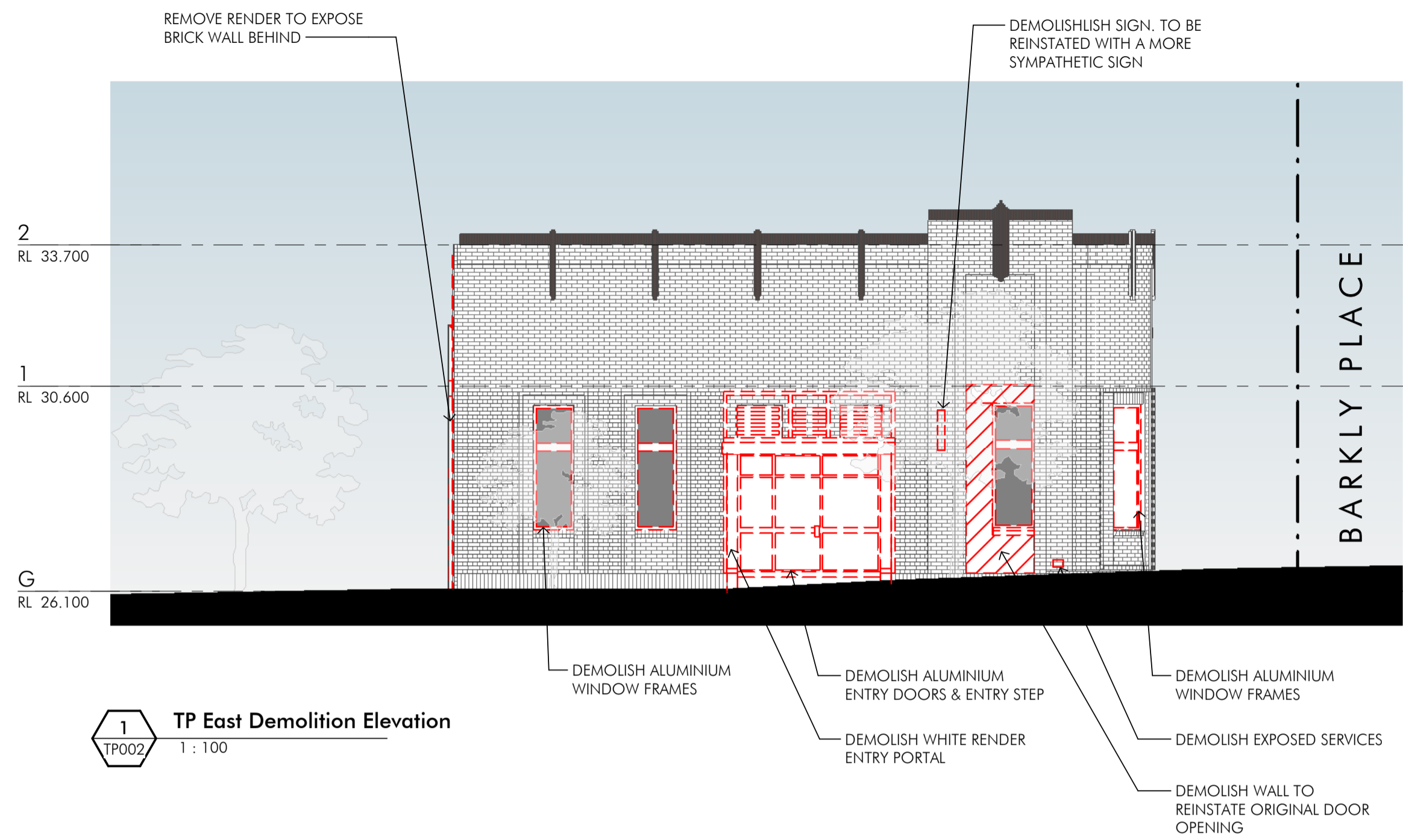
05.10.2017

10071 - TP002

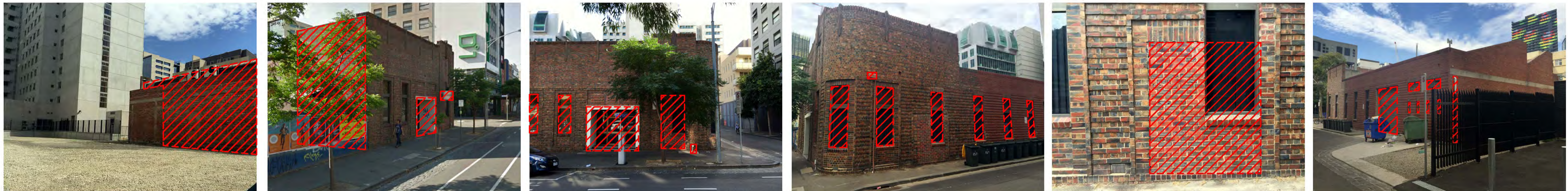
© copyright nettleton tribe partnership Pty Ltd



nettleton tribe partnership Pty Ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au



REFERENCE IMAGES :



1. GRAVEL AREA WITH SOUTHERN PARTY WALL TO BE DEMOLISHED

2. RENDER APPLIED TO PARTY WALL TO BE REMOVED TO EXPOSE BRICK. WHITE ENTRY PORTAL & SIGN TO BE DEMOLISHED.

3. DEMOLISH ALUMINIUM WINDOW FRAMES, WHITE ENTRY PORTAL, AND EXTERNAL SERVICES. DEMOLISH WALL TO REINSTATE ORIGINAL DOOR OPENING.

4. DEMOLISH ALUMINIUM WINDOW FRAMES, EXPOSED SERVICES & INFILL BRICK (SEE PHOTO 5)

5. DEMOLISH BRICK INFILL TO REINSTATE OPENING. DEMOLISH ALUMINIUM WINDOW FRAME

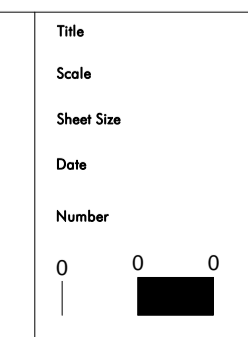
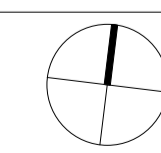
6. DEMOLISH ROLLER DOOR, WINDOW LOUVERS & EXPOSED PVC DOWNPIPE

TOWN PLANNING

Client
Cedar Pacific Australia Education (Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Roof entry removed. Original entry reinstated.	21.08.2017
T3	Setback above heritage building increased.	06.10.2017



DEMOLITION ELEVATIONS
Scale 1:100
Date 05.10.2017
Number 10071_TP003

nettletontribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au

5/10/2017 3:36:17 PM C:\Users\dev\Documents\10071\TPO02\TP002\TP002.dwg

Existing neighbouring property
16-18 Barkly Place

Existing neighbouring property
139 Bouverie Street

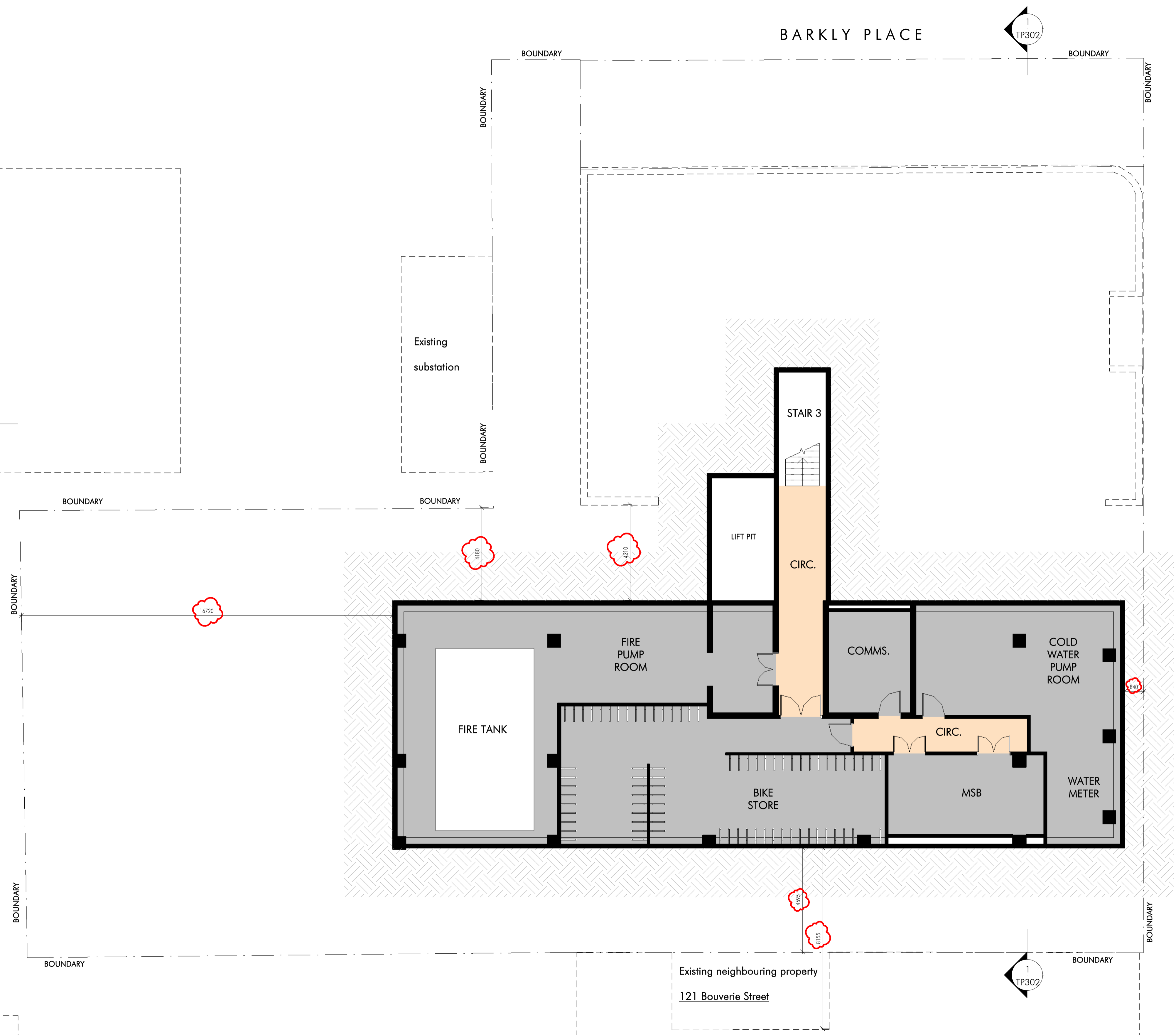
BARKLY PLACE

BOUVERIE STREET

Existing neighbouring property
108-128 Leicester Street

Existing neighbouring property
121 Bouverie Street

Existing neighbouring property
100 Leicester Street

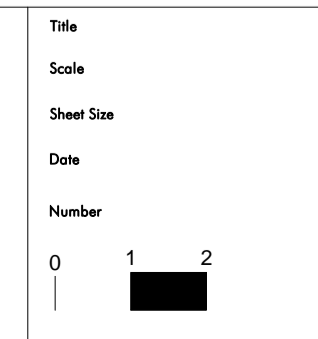
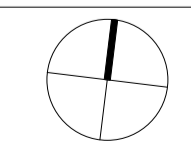


13/11/2017 4:26:38 PM C:\Users\jdo\Documents\10071\BQURE_CPT_1.dwg

Client
Cedar Pacific Australia Education
(Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Basement plan amended, Bike Store relocated to Basement	21.08.2017
T3	Setback above heritage building increased, Small room type substituted for 8.7m2 room type	05.10.2017
T4	Additional Dimensions Added	13.11.2017



Title
Scale
Sheet Size
Date
Number

BASEMENT FLOOR PLAN
1:100
A1
13.11.2017
10071 - TP009

nettletontribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au

TOWN PLANNING

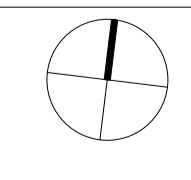


13/11/2017 4:26:51 PM C:\Users\jdo\Documents\10071\BQURE_OPT_1.dwg

Client
 Cedar Pacific Australia Education (Holdings) 3 pty ltd
 ATF Cedar Pacific Investments No2. trust

Project
 Bouverie Street Student Accommodation
 129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Bike Store allocated to Basement, Cafe & office increased, Entry Airlock shifted towards Bouverie St	21.08.2017
T3	boundary: Bike racks layout amended, Kitchen & Lobby Lounge layout amended	05.10.2017
T4	Setback above heritage building increased, Small room type substituted for 8.7m2 room type	08.11.2017
T5	Revised Internal Layout, Dormitory Rooms Enlarged	13.11.2017
T6	Additional Dimensions Added	



Title
 Scale
 Sheet Size
 Date
 Number

GROUND FLOOR PLAN
 1:100
 A1
 13.11.2017
 10071 - TP100

nettletontribe
 nettleton tribe partnership pty ltd ABN 58 161 483 122
 suite 320, 838 collins street, victoria harbour vic 3008
 1 03 8547 1400 w nettletontribe.com.au
 e melbourne@nettletontribe.com.au

TOWN PLANNING



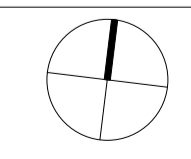
TOWN PLANNING

C:\Users\jdo\Documents\10071\BOUVERIE_CPT1_1.dwg

Client
Cedar Pacific Australia Education (Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Existing raised roof in cafe void area & near laundry retained. Laundry setbacks from heritage facade	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 6.7m2 room type	05.10.2017
T4	Revised Internal Layout, Dormitory Rooms, Entraged	08.11.2017
T5	Additional Dimensions Added	13.11.2017

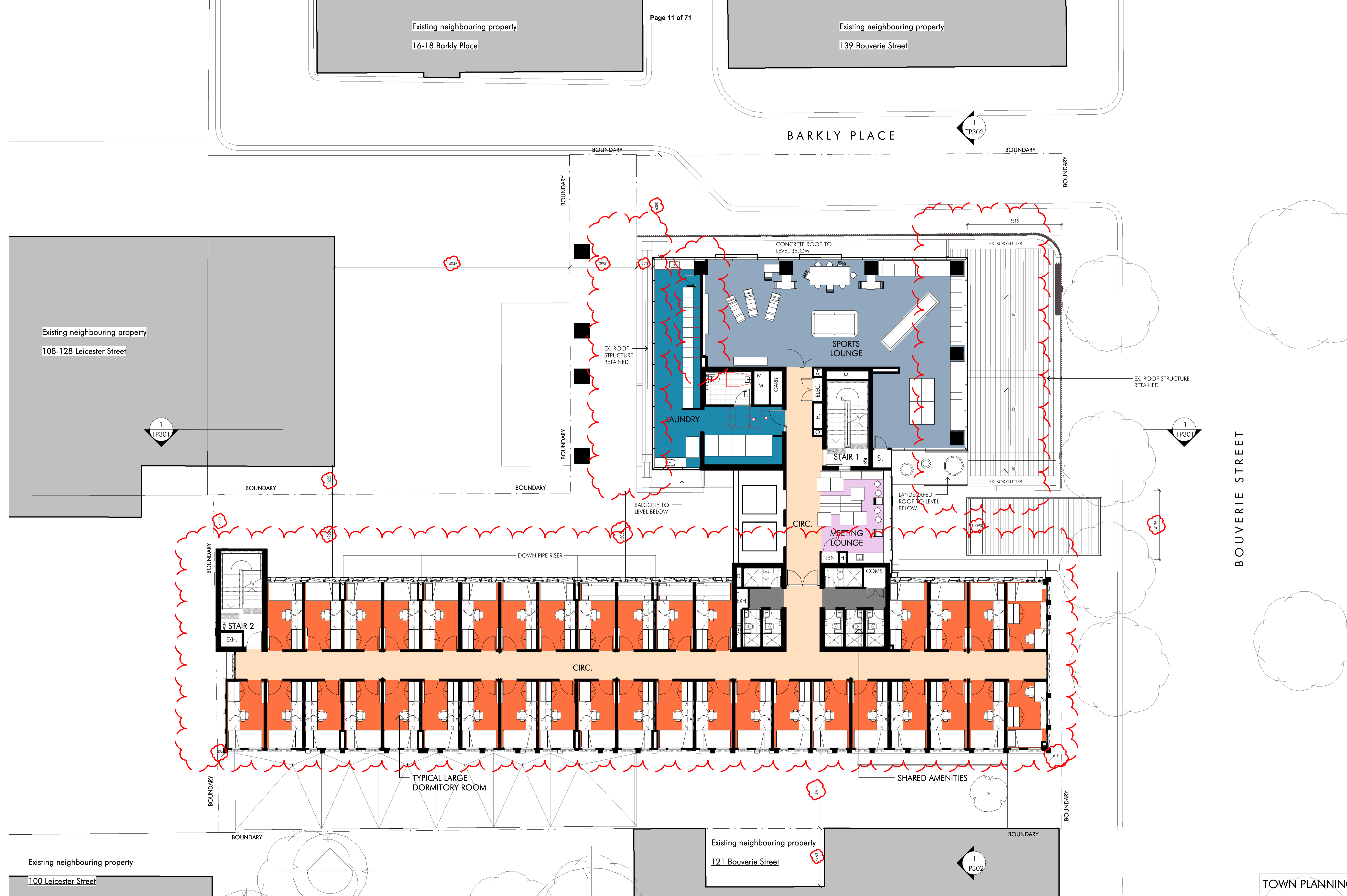


Title
Scale
Sheet Size
Date
Number

LEVEL 1 FLOOR PLAN
1:100
A1
13.11.2017
10071_ TP101

nettletontribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
t 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au

© copyright nettleton tribe partnership pty ltd



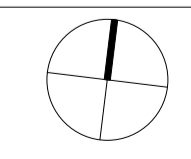
TOWN PLANNING

13/11/2017 4:27:01 PM C:\Users\alek\Documents\10071\BOUQRE_CPT1_Levels.dwg

Client
Cedar Pacific Australia Education (Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Existing retained roof in cafe void area & near laundry retained. Laundry setbacks from heritage facade	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 6.7m2 room type	05.10.2017
T4	Revised Internal Layout, Dormitory Rooms, Entraged	08.11.2017
T5	Additional Dimensions Added	13.11.2017



Title
Scale
Sheet Size
Date
Number

LEVEL 2 FLOOR PLAN
1:100
A1
13.11.2017
10071 - TP102

netletontribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w netletontribe.com.au
e melbourne@netletontribe.com.au

© copyright netletontribe partnership pty ltd

EXISTING NEIGHBOURING PROPERTY
16-18 Barkly Place

EXISTING NEIGHBOURING PROPERTY
139 Bouverie Street

BARKLY PLACE

TP302

Existing neighbouring property
108-128 Leicester Street

TP301

TYPICAL
ENSUITE ROOM

CIRC.

MOBILITY
ACCESSIBLE ROOM

SHARED AMENITIES

CIRC.
MEETING LOUNGE

STAIR 2

PERFORATED
SCREEN TO
FIRE STAIR

DOWN PIPE RISER

CIRC.

TYPICAL LARGE
DORMITORY ROOM

SHARED AMENITIES

BOUVERIE STREET

EXISTING NEIGHBOURING PROPERTY
121 Bouverie Street

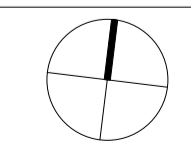
TP302

TOWN PLANNING

Client
Cedar Pacific Australia Education
(Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Town planning amendments	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type	05.10.2017
T4	Revised Internal Layout. Dormitory Rooms Enlarged	08.11.2017
T5	Additional Dimensions Added	13.11.2017



Title
Scale
Sheet Size
Date
Number

LEVEL 3 FLOOR PLAN
1:100
A1
13.11.2017
10071_TP103

nettletontribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au

13/11/2017 4:27:07 PM C:\Users\dev\Documents\10071\BOUVERIE_CPTT_1.dwg

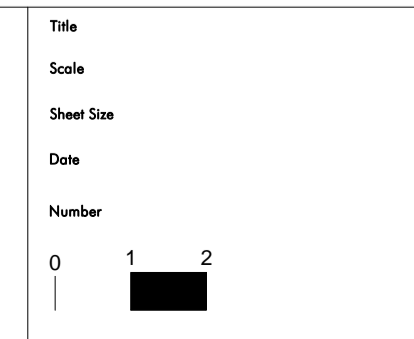
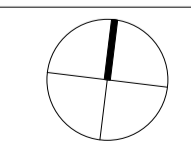


TOWN PLANNING

Client
Cedar Pacific Australia Education (Holdings) 3 pty ltd
 ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
 129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Town planning amendments	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type	05.10.2017
T4	Revised Internal Layout. Dormitory Rooms Enlarged	08.11.2017
T5	Additional Dimensions Added	13.11.2017



LEVEL 4 FLOOR PLAN
 1:100
 A1
 13.11.2017
10071 - TP104

netletontribe partnership pty ltd ABN 58 161 483 122
 suite 320, 838 collins street, victoria harbour vic 3008
 1 03 8547 1400 w netletontribe.com.au
 e melbourne@netletontribe.com.au

C:\Users\dev\Documents\10071\BQURE_CPTT_1.dwg
 13/11/2017 4:20:11 PM

EXISTING NEIGHBOURING PROPERTY
16-18 Barkly Place

EXISTING NEIGHBOURING PROPERTY
139 Bouverie Street

BARKLY PLACE

Existing neighbouring property
108-128 Leicester Street

1
TP301

1
TP302

1
TP301

BOUVERIE STREET



EXISTING NEIGHBOURING PROPERTY
121 Bouverie Street

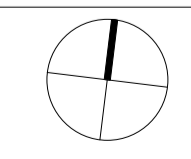
1
TP302

TOWN PLANNING

Client
Cedar Pacific Australia Education
(Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Town planning amendments	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type	05.10.2017
T4	Revised Internal Layout, Dormitory Rooms Enlarged	08.11.2017
T5	Additional Dimensions Added	13.11.2017



Title
Scale
Sheet Size
Date
Number

LEVEL 5 FLOOR PLAN
1:100
A1
13.11.2017
10071_TP105

netletontribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w netletontribe.com.au
e melbourne@netletontribe.com.au

13/11/2017 4:27:16 PM C:\Users\dev\Documents\10071\BQURE_CPTT_1.dwg

EXISTING NEIGHBOURING PROPERTY
16-18 Barkly Place

EXISTING NEIGHBOURING PROPERTY
139 Bouverie Street

BARKLY PLACE

Existing neighbouring property
108-128 Leicester Street

1
TP301

1
TP302

1
TP301

BOUVERIE STREET



EXISTING NEIGHBOURING PROPERTY
121 Bouverie Street

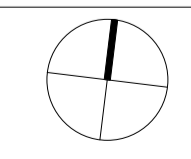
1
TP302

TOWN PLANNING

Client
Cedar Pacific Australia Education
(Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Town planning amendments	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for B.7m2 room type	05.10.2017
T4	Revised Internal Layout. Dormitory Rooms Enlarged	08.11.2017
T5	Additional Dimensions Added	13.11.2017



Title
Scale
Sheet Size
Date
Number

LEVEL 6 FLOOR PLAN
1:100
A1
13.11.2017
10071_TP106

nettletontribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au

13/11/2017 4:27:21 PM C:\Users\dev\Documents\10071\BQURE_OPT_1.dwg

EXISTING NEIGHBOURING PROPERTY
16-18 Barkly Place

Page 16 of 71

EXISTING NEIGHBOURING PROPERTY
139 Bouverie Street

BARKLY PLACE

Existing neighbouring property
108-128 Leicester Street

1
TP301

1
TP302

1
TP301

BOUVERIE STREET

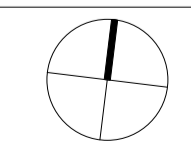


TOWN PLANNING

Client
Cedar Pacific Australia Education
(Holdings) 3 Pty Ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Common area lounge & roof terrace layout amended	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type	05.10.2017
T4	Revised Internal Layout. Dormitory Rooms Enlarged	08.11.2017
T5	Additional Dimensions Added	13.11.2017



Title
Scale
Sheet Size
Date
Number

LEVEL 7 FLOOR PLAN
1:100
A1
13.11.2017
10071_TP107

nettletontribe partnership Pty Ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au

13/11/2017 4:27:25 PM C:\Users\dev\Documents\10071\BOUVERIE_OPT_1.dwg

EXISTING NEIGHBOURING PROPERTY
16-18 Barkly Place

EXISTING NEIGHBOURING PROPERTY
139 Bouverie Street

BARKLY PLACE

TP302

Existing neighbouring property
108-128 Leicester Street

TP301

TYPICAL
ENSUITE ROOM

HEARING AND VISION
IMPAIRED ACCESSIBLE ROOM

CIRC.

STAIR 1

MOBILITY
ACCESSIBLE ROOM

SHARED AMENITIES

MEETING
LOUNGE

ROOF TERRACE TO
LEVEL BELOW

STAIR 2

CIRC.

TYPICAL LARGE
DORMITORY ROOM

SHARED AMENITIES

EXISTING NEIGHBOURING PROPERTY
121 Bouverie Street

TP302

BOUVERIE STREET

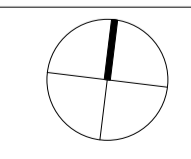
TP301

TOWN PLANNING

Client
Cedar Pacific Australia Education
(Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Room type amended	21.08.2017
T3	setbacks above heritage building increased. Small room type substituted for 8.7m2 room type	05.10.2017
T4	Revised Internal Layout. Dormitory Rooms Enlarged	08.11.2017
T5	Additional Dimensions Added	13.11.2017



Title
Scale
Sheet Size
Date
Number

LEVEL 8 FLOOR PLAN
1:100
A1
13.11.2017
10071_TP108



nettleton tribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au

13/11/2017 4:27:29 PM C:\Users\dev\Documents\10071\BOUVERIE_OFFP_1.dwg

EXISTING NEIGHBOURING PROPERTY
16-18 Barkly Place

EXISTING NEIGHBOURING PROPERTY
139 Bouverie Street

BARKLY PLACE

TP302

Existing neighbouring property
108-128 Leicester Street

TP301

TYPICAL ENSUITE ROOM

HEARING AND VISION
IMPAIRED ACCESSIBLE ROOM

CIRC.

MOBILITY
ACCESSIBLE ROOM

SHARED AMENITIES

MEETING
LOUNGE

STAIR 2

PERFORATED
SCREEN TO
FIRE STAIR

CIRC.

TYPICAL LARGE
DORMITORY ROOM

SHARED AMENITIES

EXISTING NEIGHBOURING PROPERTY
121 Bouverie Street

TP302

BOUVERIE STREET

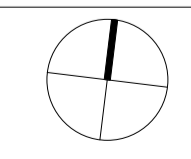
TP301

TOWN PLANNING

Client
Cedar Pacific Australia Education
(Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Room type amended	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type	05.10.2017
T4	Revised Internal Layout, Dormitory Rooms Enlarged	08.11.2017
T5	Additional Dimensions Added	13.11.2017



Title
Scale
Sheet Size
Date
Number

LEVEL 9 FLOOR PLAN
1:100
A1
13.11.2017
10071 - TP109

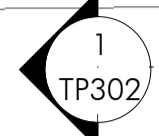
nettletontribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribes.com.au
e melbourne@nettletontribes.com.au

13/11/2017 4:27:33 PM C:\Users\dev\Documents\10071\BOUVERIE_CPTT_1.dwg

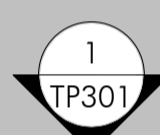
EXISTING NEIGHBOURING PROPERTY
16-18 Barkly Place

EXISTING NEIGHBOURING PROPERTY
139 Bouverie Street

BARKLY PLACE



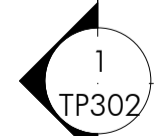
Existing neighbouring property
108-128 Leicester Street



BOUVERIE STREET



EXISTING NEIGHBOURING PROPERTY
121 Bouverie Street



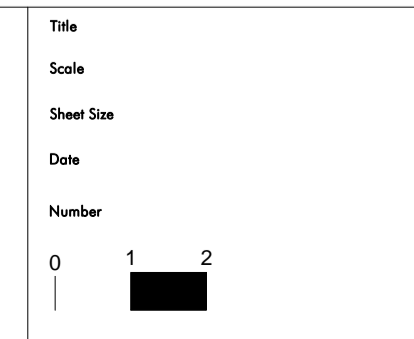
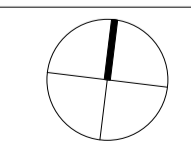
TOWN PLANNING

13/11/2017 4:29:37 PM C:\Users\dev\Documents\10071\BOUVERIE_OPT_1.dwg

Client
Cedar Pacific Australia Education
(Holdings) 3 Pty Ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Room type amended	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type	05.10.2017
T4	Revised Internal Layout. Dormitory Rooms Enlarged	08.11.2017
T5	Additional Dimensions Added	13.11.2017



Title
LEVEL 10 FLOOR PLAN
Scale
1:100
Sheet Size
A1
Date
13.11.2017
Number
10071 - TP110

nettleton tribe partnership Pty Ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au

EXISTING NEIGHBOURING PROPERTY
16-18 Barkly Place

EXISTING NEIGHBOURING PROPERTY
139 Bouverie Street

BARKLY PLACE

TP302

Existing neighbouring property
108-128 Leicester Street

TP301

TYPICAL ENSUITE ROOM

HEARING AND VISION
IMPAIRED ACCESSIBLE ROOM

CIRC.

STAIR 1

MOBILITY
ACCESSIBLE ROOM

SHARED AMENITIES

CIRC.

MEETING
LOUNGE

STAIR 2

PERFORATED
SCREEN TO
FIRE STAIR

CIRC.

TYPICAL LARGE
DORMITORY ROOM

SHARED AMENITIES

EXISTING NEIGHBOURING PROPERTY
121 Bouverie Street

TP302

BOUVERIE STREET

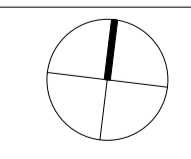
TP301

TOWN PLANNING

Client
Cedar Pacific Australia Education
(Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Room type amended	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type	05.10.2017
T4	Revised Internal Layout. Dormitory Rooms Enlarged	08.11.2017
T5	Additional Dimensions Added	13.11.2017



Title
Scale
Sheet Size
Date
Number

LEVEL 11 FLOOR PLAN
1:100
A1
13.11.2017
10071_TP111

nettletontribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
t 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au

13/11/2017 4:27:41 PM C:\Users\dev\Documents\10071\BOUVERIE_CPTT_1.dwg

EXISTING NEIGHBOURING PROPERTY
16-18 Barkly Place

EXISTING NEIGHBOURING PROPERTY
139 Bouverie Street

BARKLY PLACE

BOUVERIE STREET

Existing neighbouring property
108-128 Leicester Street

TP301

TP302

TP301

TP302

EXISTING NEIGHBOURING PROPERTY
121 Bouverie Street



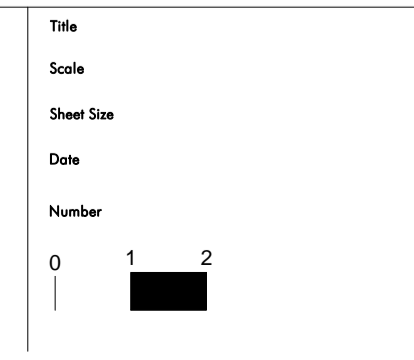
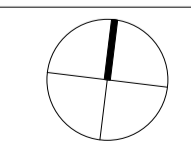
TOWN PLANNING

13/11/2017 4:27:45 PM C:\Users\dev\Documents\10071\BOUVERIE_CPT1_Levels.rvt

Client
Cedar Pacific Australia Education
(Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Room type amended	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type	05.10.2017
T4	Revised Internal Layout, Dormitory Rooms Enlarged	08.11.2017
T5	Additional Dimensions Added	13.11.2017



LEVEL 12 FLOOR PLAN
Scale 1:100
Date 13.11.2017
Number 10071 - TP112

© copyright nettleton tribe partnership pty ltd
nettleton tribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au

EXISTING NEIGHBOURING PROPERTY
16-18 Barkly Place

EXISTING NEIGHBOURING PROPERTY
139 Bouverie Street

BARKLY PLACE

BOUVERIE STREET

Existing neighbouring property
108-128 Leicester Street

HEARING AND VISION
IMPAIRED ACCESSIBLE ROOM

TYPICAL ENSUITE ROOM

SHARED AMENITIES

SKY LOUNGE

STORE

STAIR 2

PERFORATED SCREEN TO FIRE STAIR

PERFORATED SCREEN TO FIRE STAIR

CANOPY ROOF TRUSSES
SALVAGED FROM HERITAGE
BUILDING

CANOPY ROOF TRUSSES
SALVAGED FROM HERITAGE
BUILDING

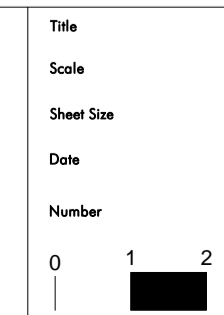
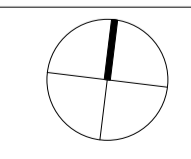
EXISTING NEIGHBOURING PROPERTY
121 Bouverie Street

TOWN PLANNING

Client
Cedar Pacific Australia Education
(Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Roof extent amended to match level below. Roof terrace & sky lounge layout amended.	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for B.7m2 room type.	05.10.2017
T4	Revised Internal Layout. Dormitory Rooms Enlarged.	08.11.2017
T5	Additional Dimensions Added.	13.11.2017



LEVEL 13 FLOOR PLAN
1:100

Date: 13.11.2017
Number: 10071_TP113



nettletontribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au

EXISTING NEIGHBOURING PROPERTY
16-18 Barkly Place

EXISTING NEIGHBOURING PROPERTY
139 Bouverie Street

BARKLY PLACE

Existing neighbouring property
108-128 Leicester Street

1
TP301

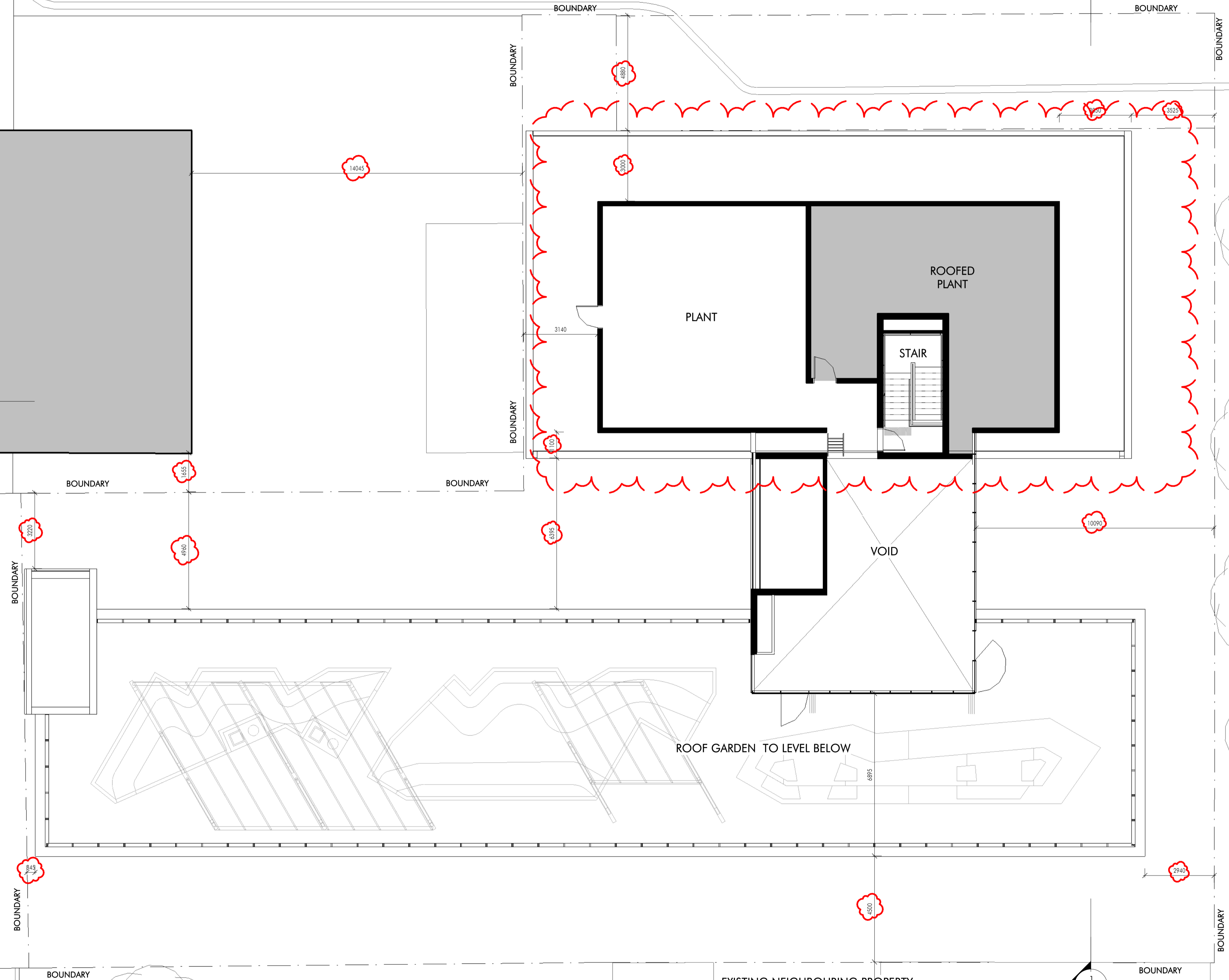
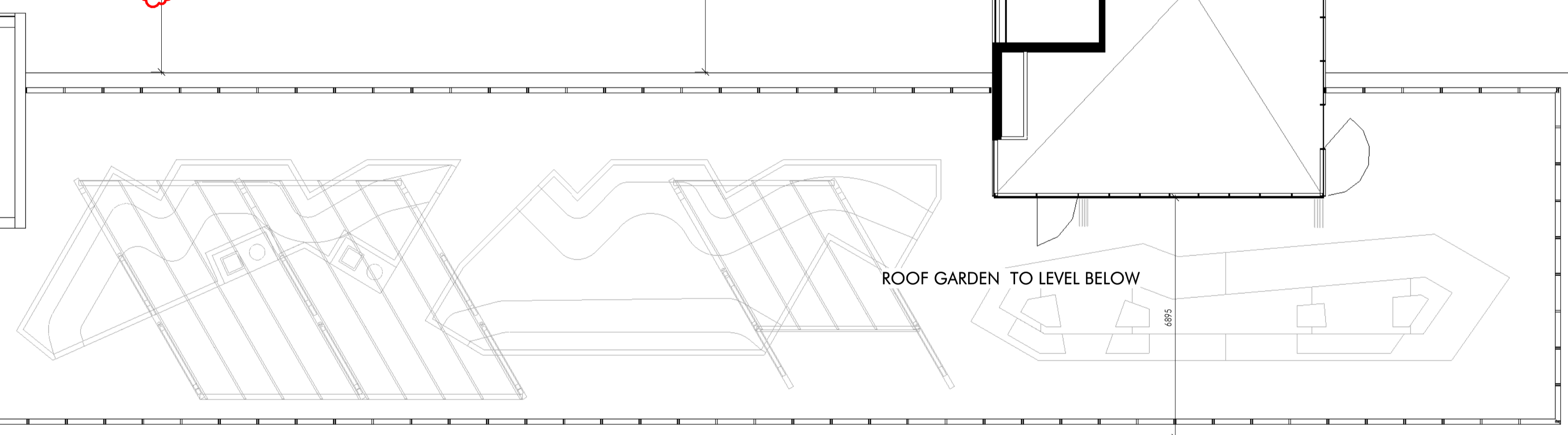
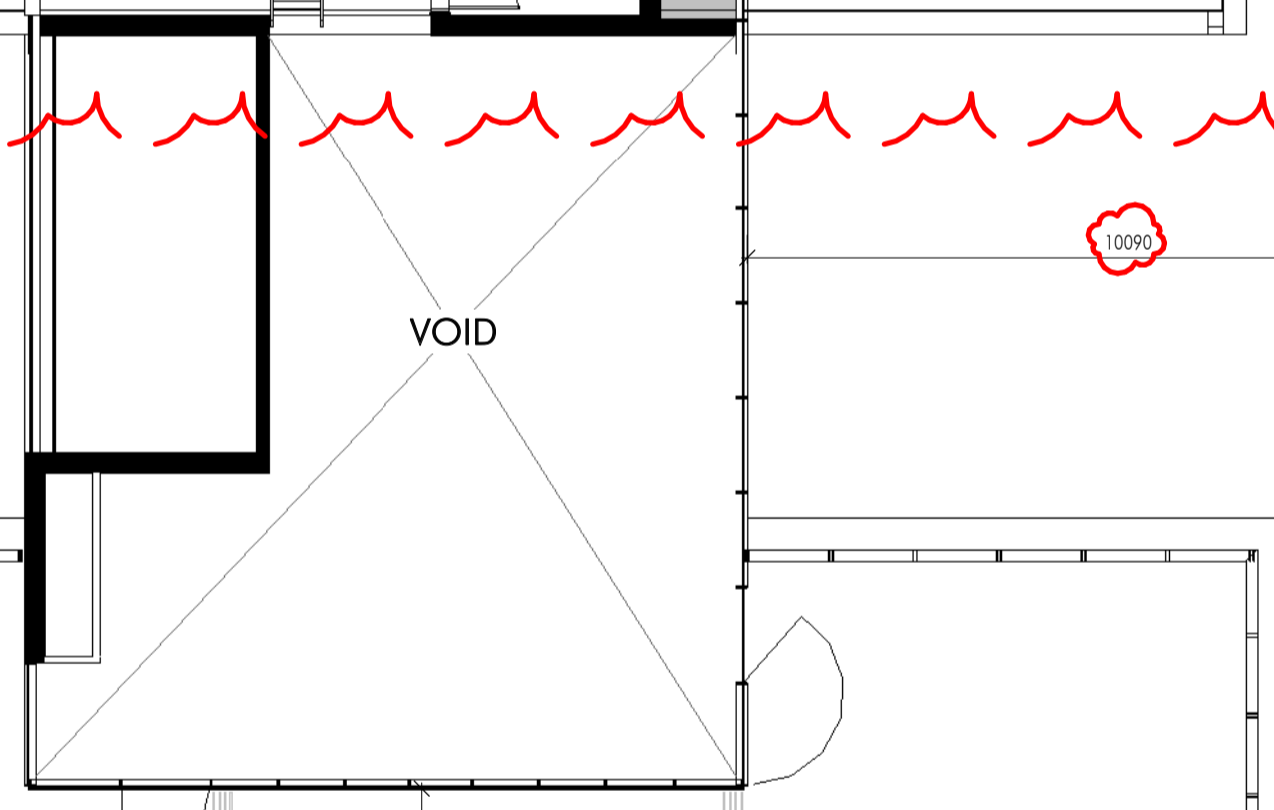
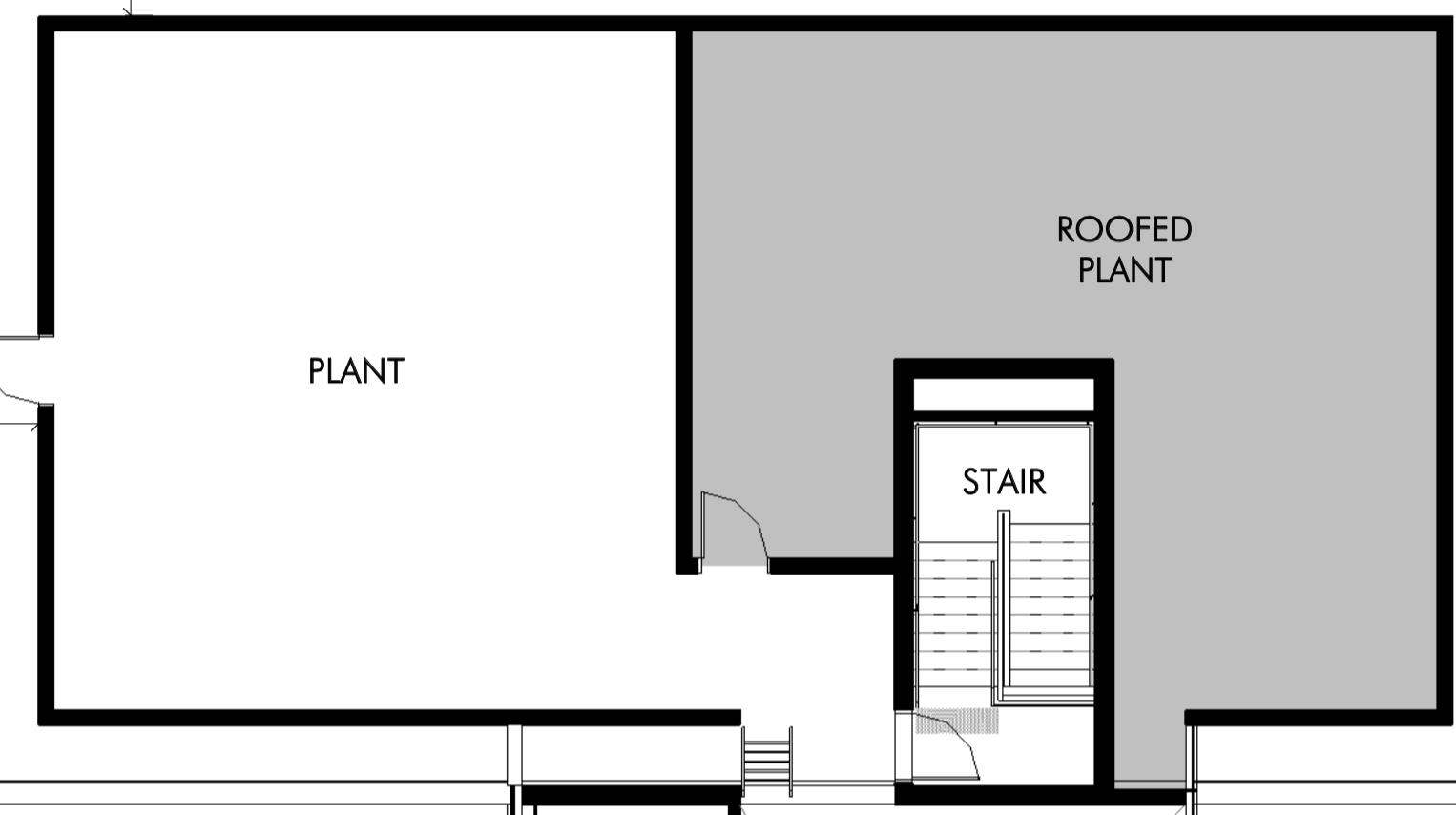
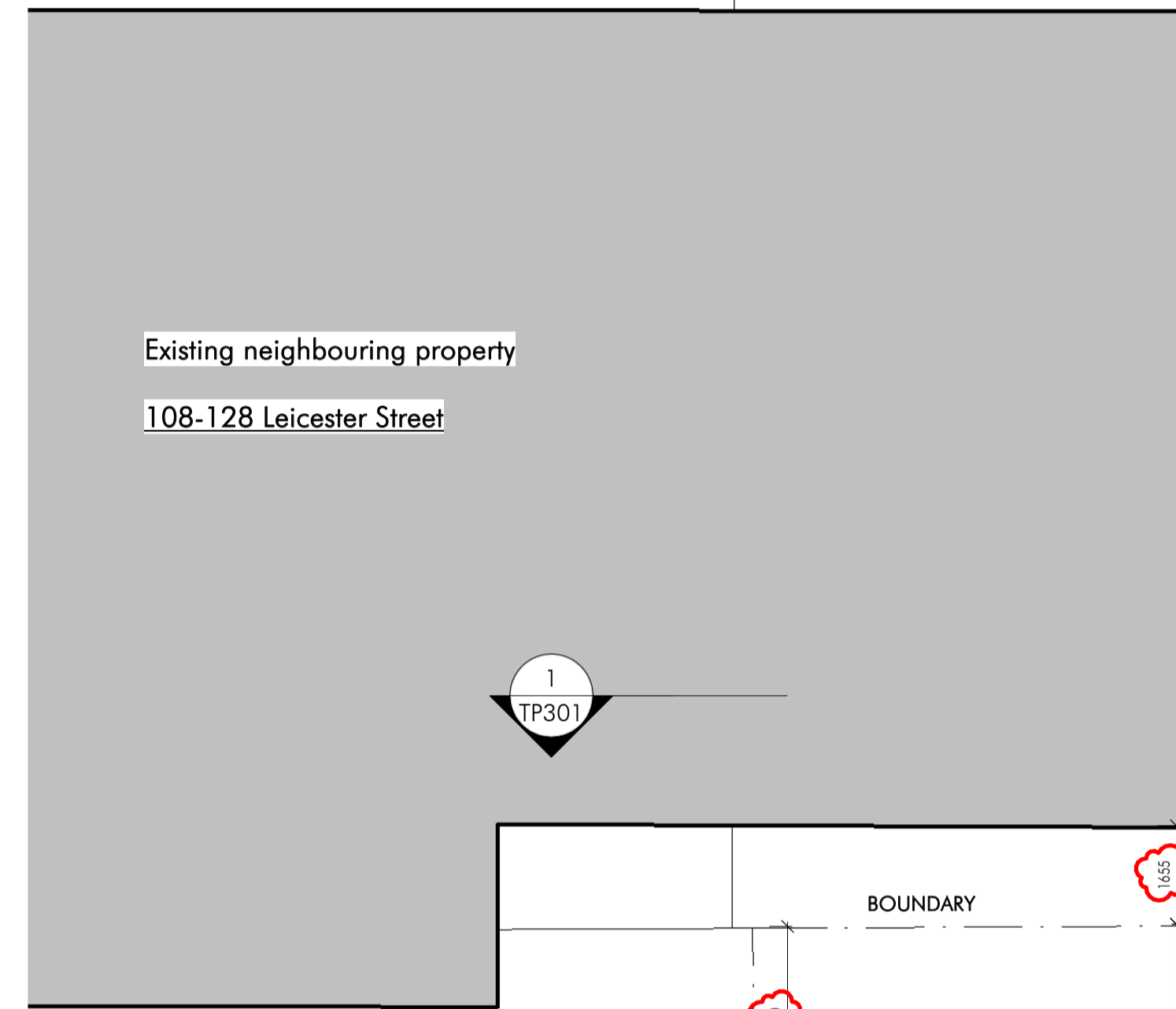
1
TP301

BOUVERIE STREET

EXISTING NEIGHBOURING PROPERTY
121 Bouverie Street

1
TP302

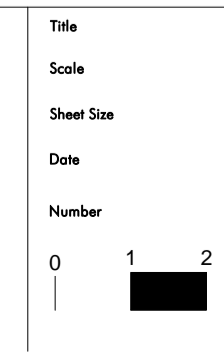
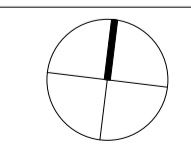
TOWN PLANNING



Client
Cedar Pacific Australia Education
(Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Roof plant room layout amended	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type	05.10.2017
T4	Additional Dimensions Added	13.11.2017



LEVEL 14 FLOOR PLAN
1:100

13.11.2017
10071_TP114



nettletontribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
t 03 8547 1400 w nettletontribes.com.au
e melbourne@nettletontribes.com.au

13/11/2017 4:27:50 PM C:\Users\dev\Documents\10071\BQURE_OFFT_1.dwg

EXISTING NEIGHBOURING PROPERTY
16-18 Barkly Place

EXISTING NEIGHBOURING PROPERTY
139 Bouverie Street

BARKLY PLACE

Existing neighbouring property
108-128 Leicester Street

BOUVERIE STREET

EXISTING NEIGHBOURING PROPERTY
121 Bouverie Street

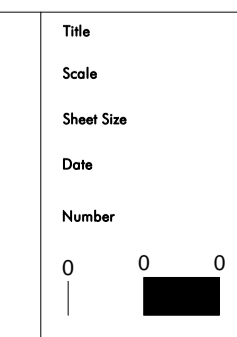
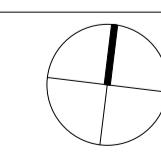
TOWN PLANNING

13/11/2017 4:27:53 PM C:\Users\dev\Documents\10071\BOUVERIE_OFF1.dwg

Client
Cedar Pacific Australia Education
(Holdings) 3 Pty Ltd
ATF Cedar Pacific Investments No2. trust

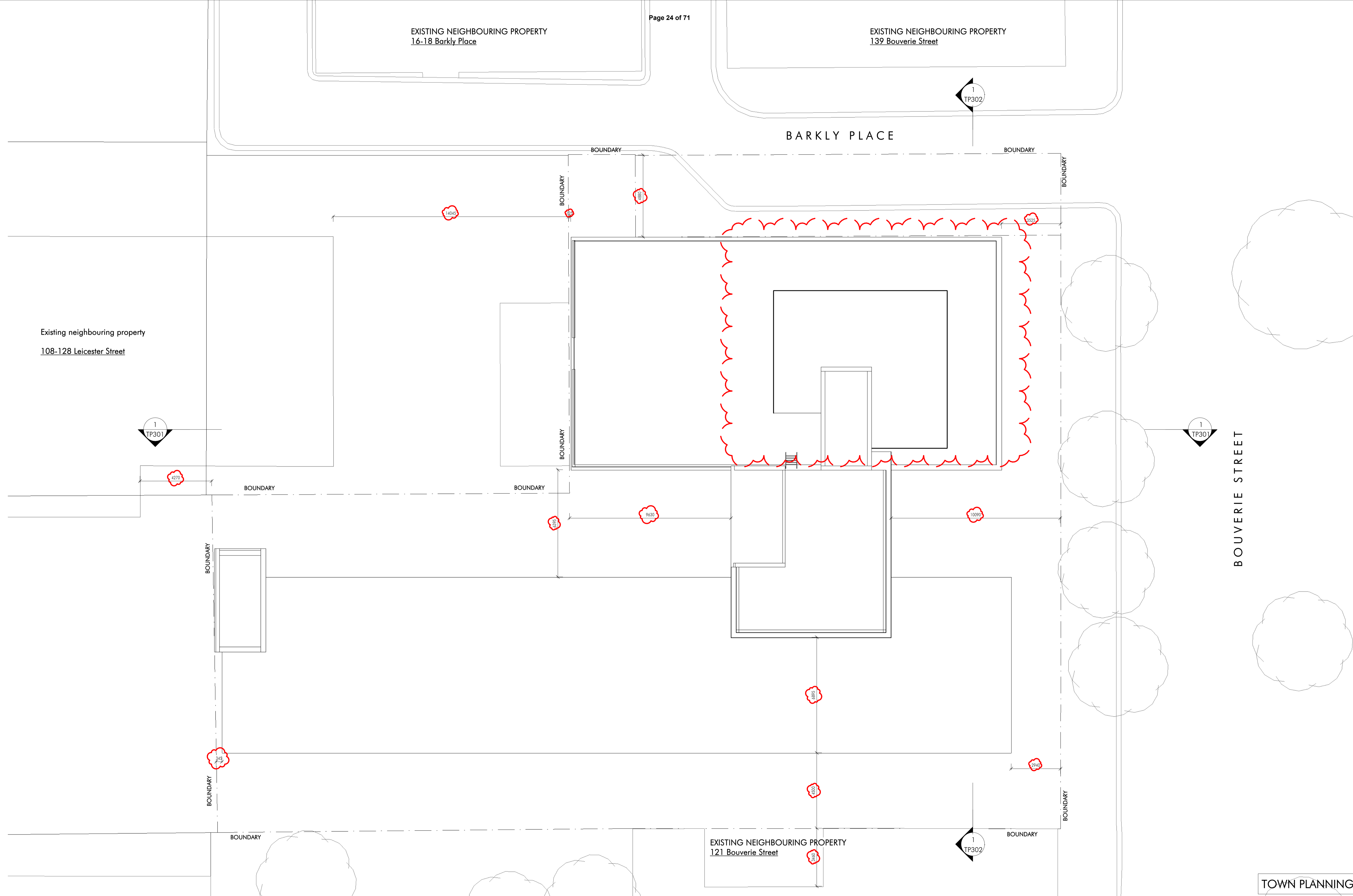
Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

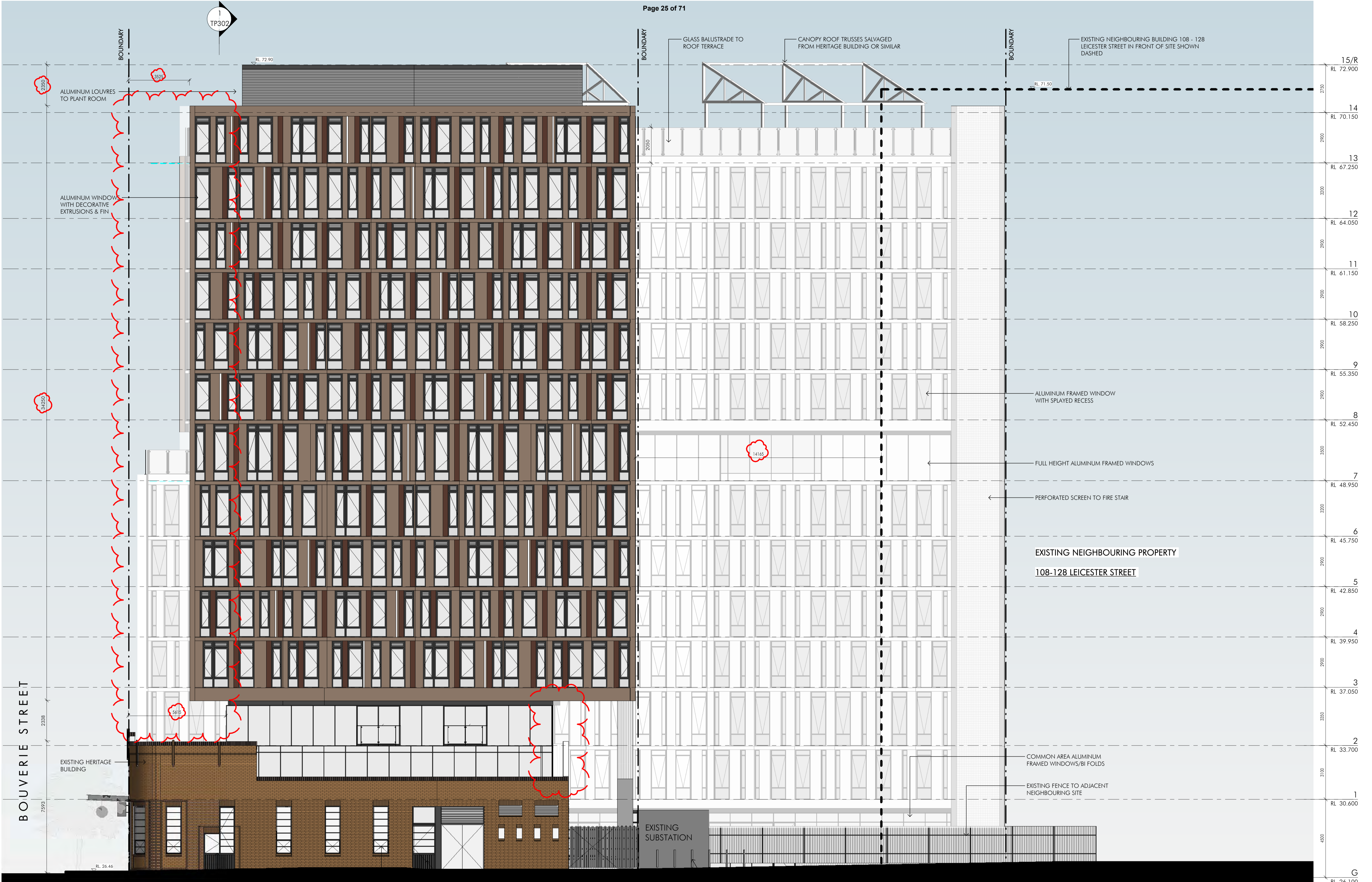
Issue	Description	Date
T1	Town planning	09.03.2017
T2	Roof plan room layout amended	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type	05.10.2017
T4	Additional Dimensions Added	13.11.2017



ROOF PLAN
1:100
A1
13.11.2017
10071 - TP115

nettletontribe partnership Pty Ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribes.com.au
e melbourne@nettletontribes.com.au



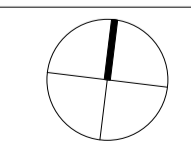


13/11/2017 4:29:07 PM C:\Users\dev\Documents\10071\BOUVIE_CPT1.dwg

Client
 Cedar Pacific Australia Education (Holdings) 3 pty ltd
 ATF Cedar Pacific Investments No2. trust

Project
 Bouverie Street Student Accommodation
 129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Heritage facade amended to match original design. Facade to west setbacks from heritage facade.	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type.	05.10.2017
T4	Additional Dimensions Added.	13.11.2017

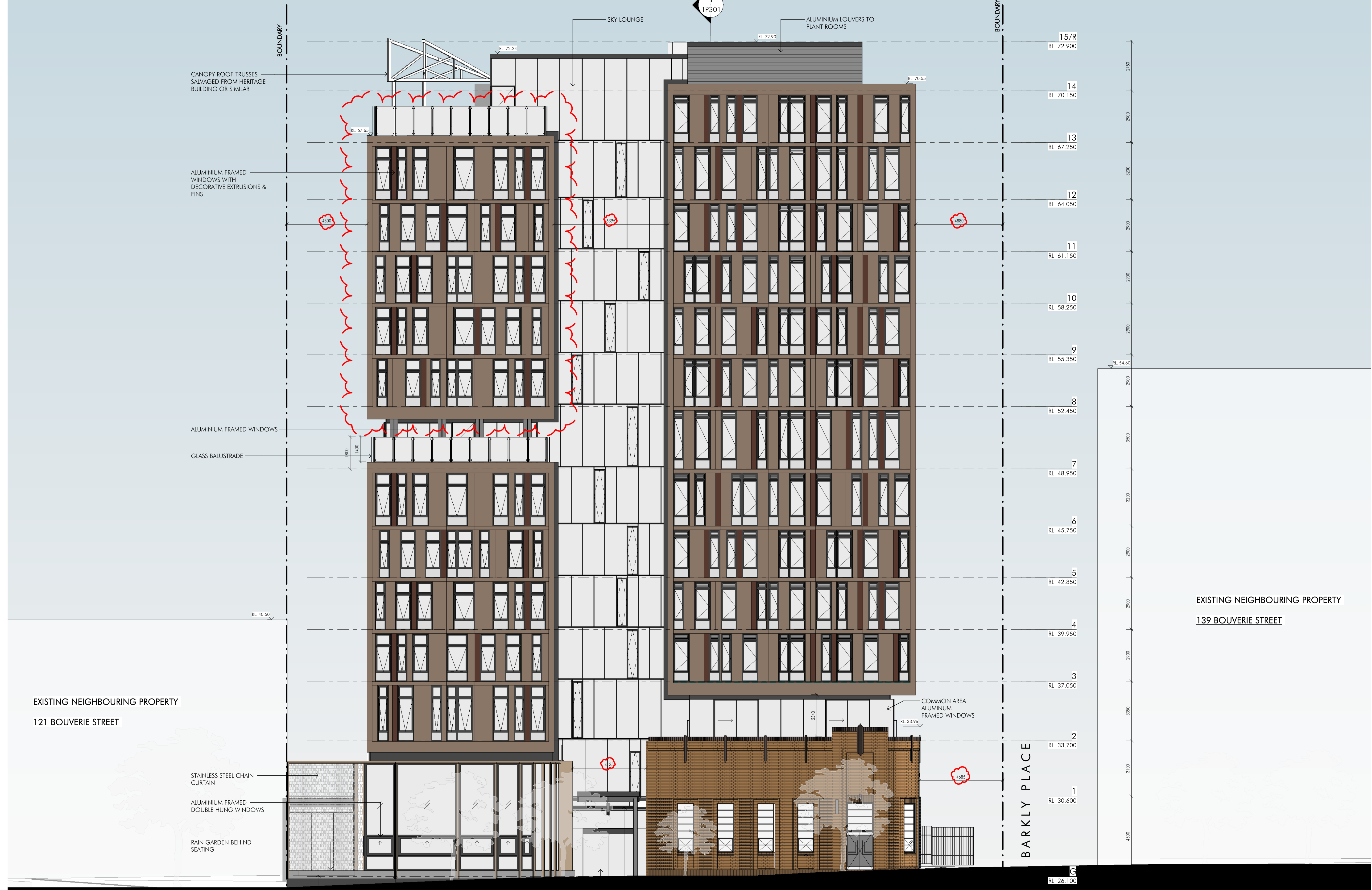
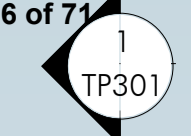


Title
 Scale
 Sheet Size
 Date
 Number

NORTH ELEVATION
 1:100
 A1
 10071 - TP201
 13.11.2017

nt
 nettletontribe
 nettleton tribe partnership pty ltd ABN 58 161 483 122
 suite 320, 838 collins street, victoria harbour vic 3008
 1 03 8547 1400 w nettletontribe.com.au
 e melbourne@nettletontribe.com.au

TOWN PLANNING



EXISTING NEIGHBOURING PROPERTY
121 BOUVERIE STREET

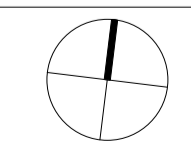
EXISTING NEIGHBOURING PROPERTY
139 BOUVERIE STREET

BARKLY PLACE

Client
Cedar Pacific Australia Education (Holdings) 3 Pty Ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Façade extent amended to match floor plan, heritage facade amended to match original design	21.08.2017
T3	Setback above heritage building increased, Small room type substituted for B.7m2 room type	05.10.2017
T4	Additional Dimensions Added	13.11.2017



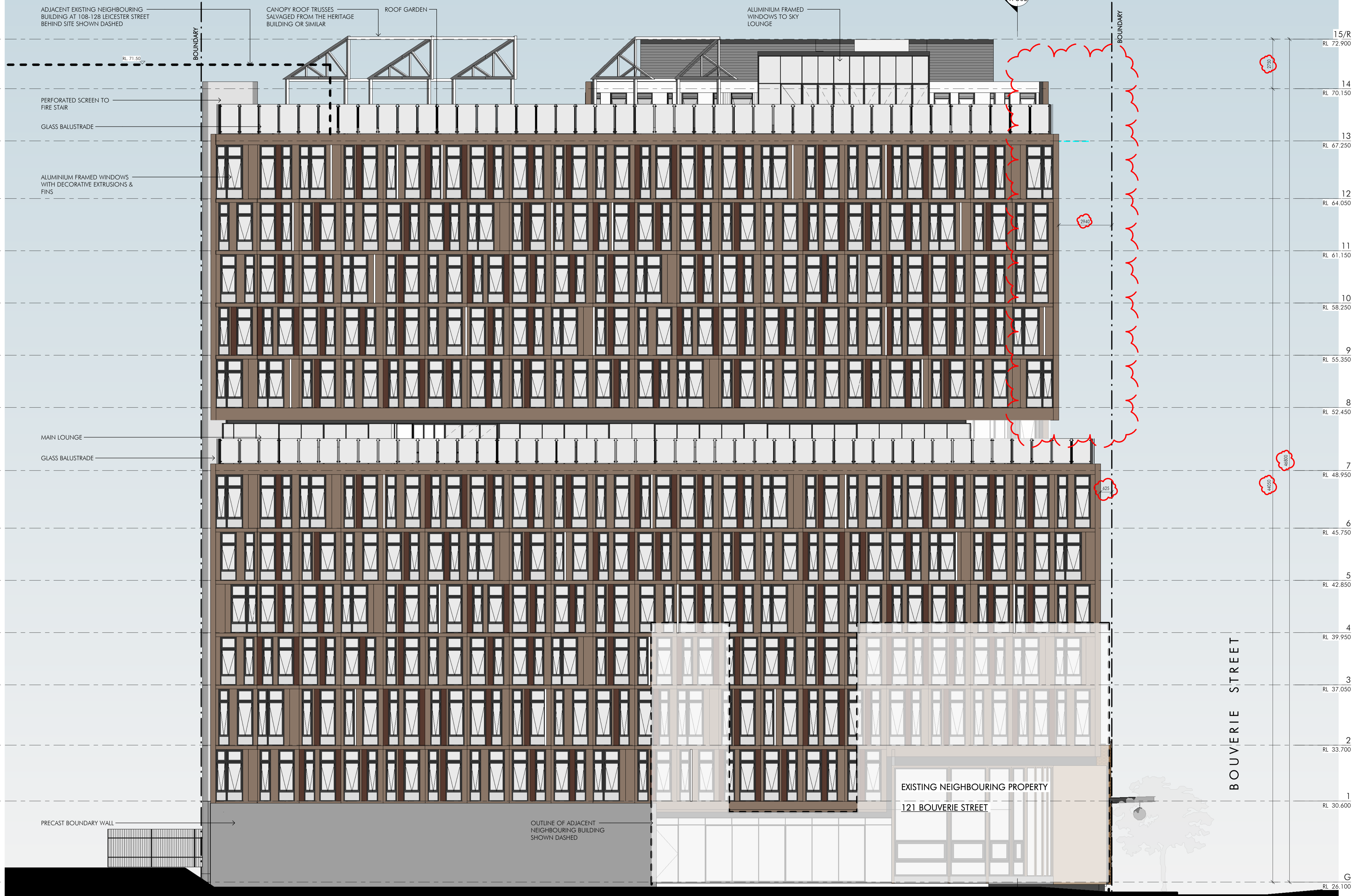
Title
10071 - TP202
Scale
1:100
Sheet Size
A1
Date
13.11.2017
Number
0 1 2 5 10

EAST ELEVATION

TOWN PLANNING

netletontribe partnership Pty Ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
t 03 8547 1400 w netletontribe.com.au
e melbourne@netletontribe.com.au

13/11/2017 4:29:30 PM C:\Users\jdo\Documents\10071\TP202\TP202_TownPlan.dwg



15/R
RL 72.900
14
RL 70.150
13
RL 67.250
12
RL 64.050
11
RL 61.150
10
RL 58.250
9
RL 55.350
8
RL 52.450
7
RL 48.950
6
RL 45.750
5
RL 42.850
4
RL 39.950
3
RL 37.050
2
RL 33.700
1
RL 30.600
G
RL 26.100

BOUVERIE STREET

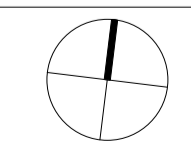
EXISTING NEIGHBOURING PROPERTY
121 BOUVERIE STREET

TOWN PLANNING

Client
Cedar Pacific Australia Education
(Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Town planning amendments	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type	05.10.2017
T4	Additional Dimensions Added	13.11.2017

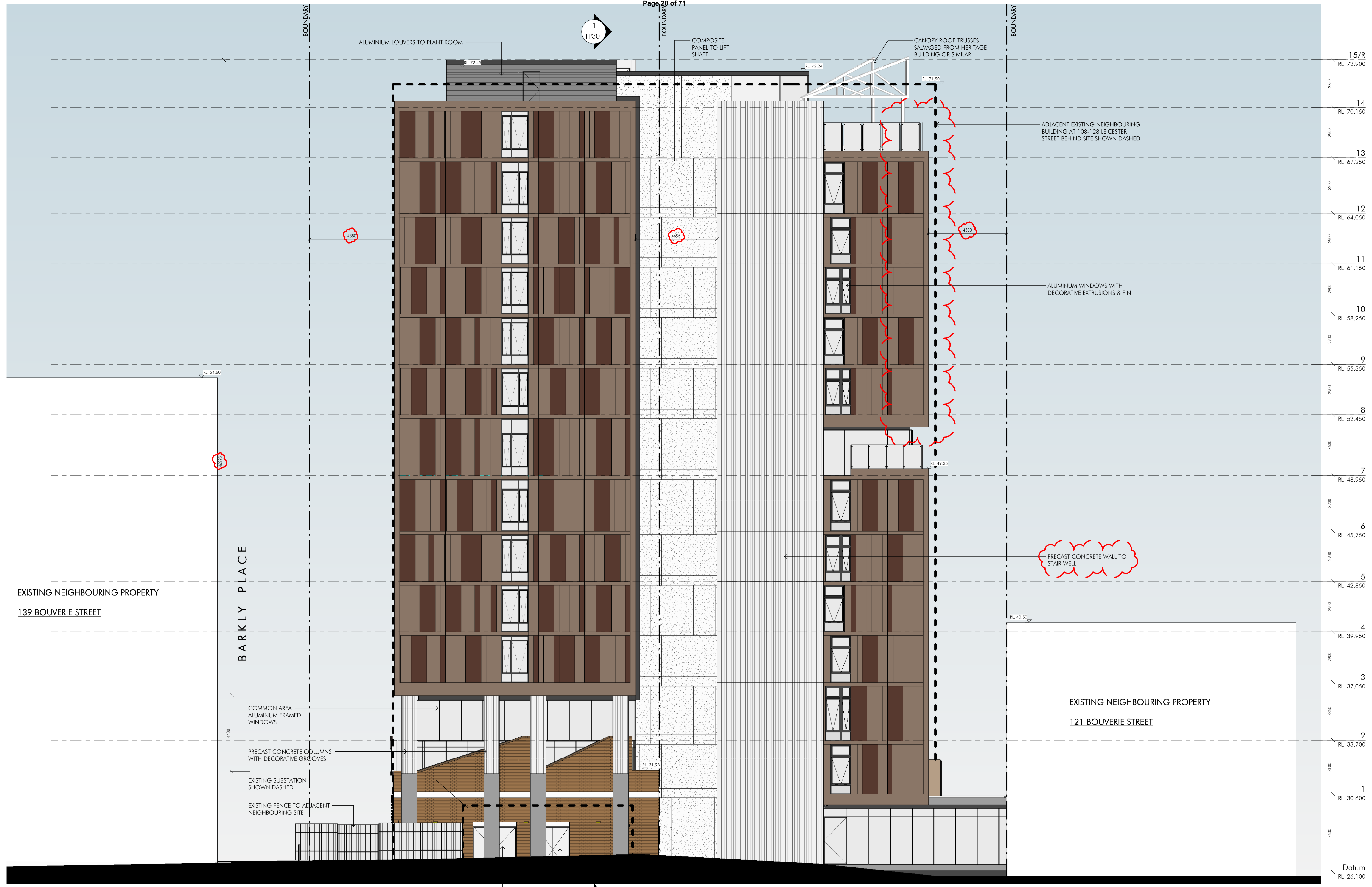


Title
Scale
Sheet Size
Date
Number

SOUTH ELEVATION
1:100
A1
13.11.2017
10071 - TP203



nettleton tribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au



EXISTING NEIGHBOURING PROPERTY
139 BOUVERIE STREET

BARKLY PLACE

EXISTING NEIGHBOURING PROPERTY
121 BOUVERIE STREET

COMMON AREA ALUMINIUM FRAMED WINDOWS

PRECAST CONCRETE COLUMNS WITH DECORATIVE GROOVES

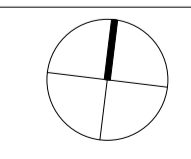
EXISTING SUBSTATION SHOWN DASHED

EXISTING FENCE TO ADJACENT NEIGHBOURING SITE

NEW OPENINGS TO HERITAGE WALL

TP301

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Precast extent amended to match floor plan. Material amended to lift shaft.	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type.	05.10.2017
T4	Additional Dimensions Added.	13.11.2017



Title

Scale

Sheet Size

Date

Number

WEST ELEVATION

1:100

A1

13.11.2017

10071 - TP204

nettleton tribe partnership Pty Ltd ABN 58 161 483 122

suite 320, 838 collins street, victoria harbour vic 3008

1 03 8547 1400 w nettletontribe.com.au

e melbourne@nettletontribe.com.au

© copyright nettleton tribe partnership Pty Ltd

13/11/2017 4:29:39 PM C:\Users\dev\Documents\10071\PROJECT\10071\DWG\10071_TOWNPLAN_01.dwg

Client

Cedar Pacific Australia Education (Holdings) 3 Pty Ltd

ATF Cedar Pacific Investments No2. trust

Project

Bouverie Street Student Accommodation

129 - 135 Bouverie Street, Carlton VIC 3053

TOWN PLANNING

ALUMINUM LOUVRES TO PLANT ROOM

BOUNDARY

BOUNDARY

BOUNDARY

15/R
RL 72.900

14
RL 70.150

13
RL 67.250

12
RL 64.050

11
RL 61.150

10
RL 58.250

9
RL 55.350

8
RL 52.450

Existing neighbouring property

108-128 Leicester Street

7
RL 48.950

6
RL 45.750

5
RL 42.850

4
RL 39.950

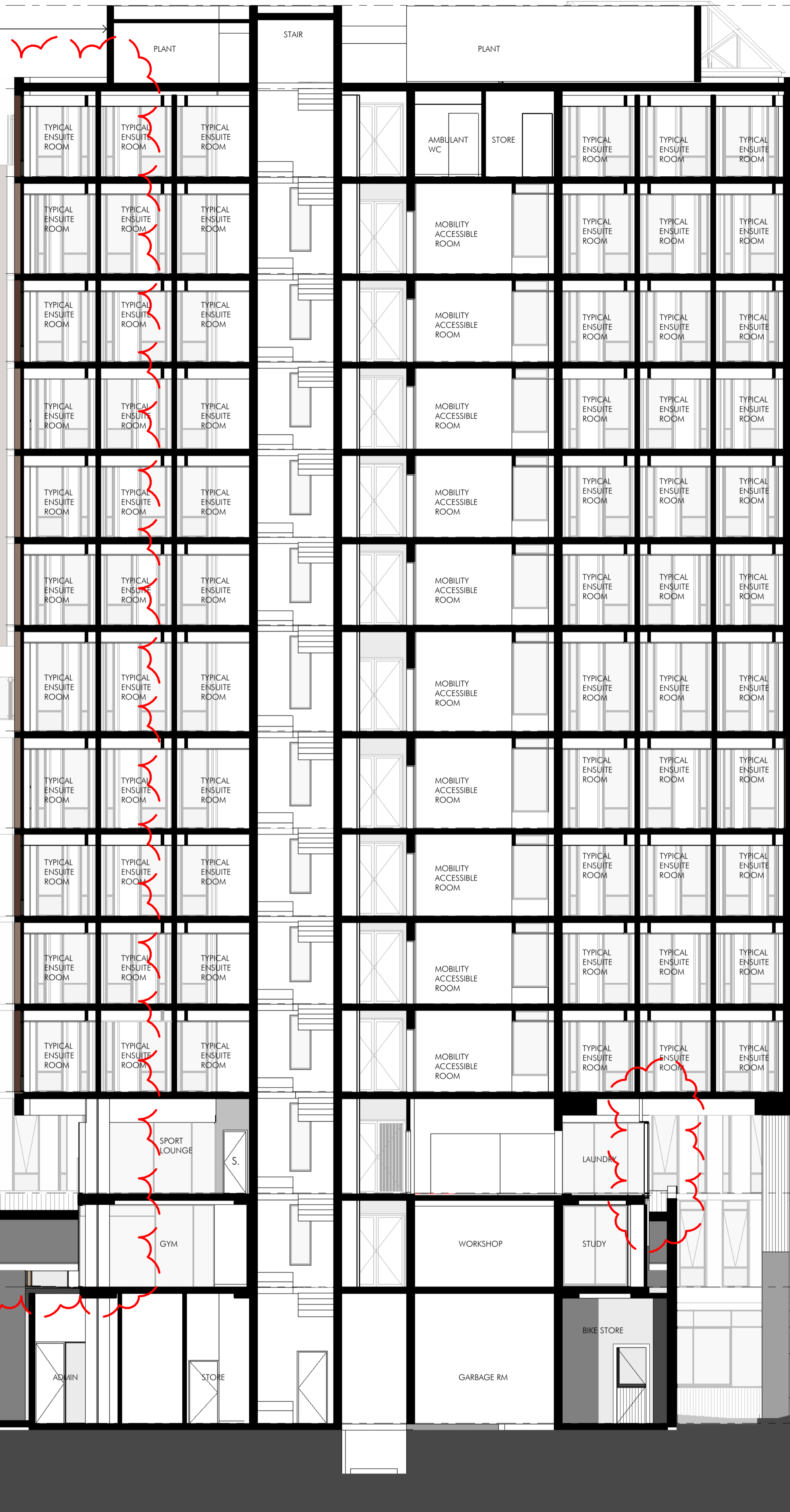
3
RL 37.050

2
RL 33.700

1
RL 30.600

G
RL 26.100

B
RL 23.000



EXISTING HERITAGE ROOF

EXISTING HERITAGE WALL

EXISTING FENCE TO ADJACENT NEIGHBOURING SITE

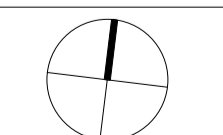
TOWN PLANNING

5/10/2017 5:39:21 PM C:\Users\dev\Documents\10071\BDOU1E_CPT_1.dwg

Client
Cedar Pacific Australia Education (Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Existing twisted roof in cafe void area & near laundry retained. Laundry setbacks from heritage facade	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type	05.10.2017



Title
SECTION 1
10071 - TP301

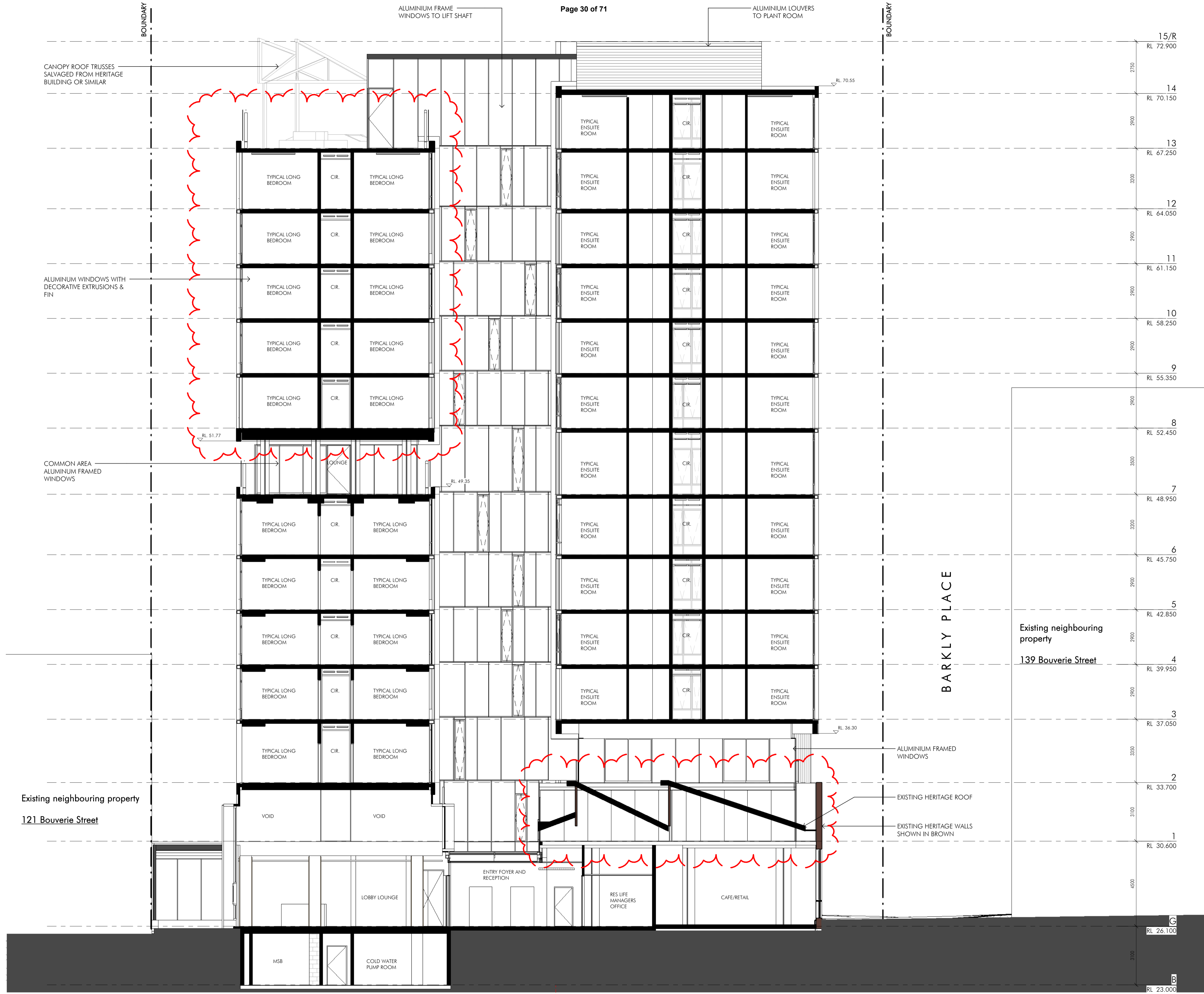
Scale
1:100
A1

Sheet Size
A1

Date
05.10.2017

Number
10

nettleton + tribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au



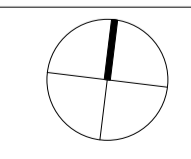
TOWN PLANNING

5/10/2017 5:39:28 PM C:\Users\jdo\Documents\10071\BDOUKE_OFFT_1.dwg

Client
 Cedar Pacific Australia Education (Holdings) 3 Pty Ltd
 ATF Cedar Pacific Investments No2. trust

Project
 Bouverie Street Student Accommodation
 129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
T1	Town planning	09.03.2017
T2	Room type amended. Existing heritage roof retained.	21.08.2017
T3	Setback above heritage building increased. Small room type substituted for 8.7m2 room type.	06.10.2017



Title
SECTION 2
Scale
1:100
Sheet Size
A1
Date
05.10.2017
Number
10071_TP302
 0 1 2 5 10
 © copyright nettleton tribe partnership pty ltd

nt nettletontribe
 nettleton tribe partnership pty ltd ABN 58 161 483 122
 suite 320, 838 collins street, victoria harbour vic 3008
 t 03 8547 1400 w nettletontribe.com.au
 e melbourne@nettletontribe.com.au

New Student Accommodation - 123-135 Bouverie Street, Carlton

Numerical Particulars : Proposal to Policy Comparison

T4 Amendments - Without Prejudice

Amended Drawings - 08.11.2017

	Dormitory Rooms	Ensuite Rooms	Accessible (Mobility Rooms)	Access (vision & hearing)	Meeting & Tea Lounges	Sky Lounge	Shared Living	Sports Lounge & Games	Gymnasium	Lobby Lounge	Studies	Café/Residents Lounge	Shared Dining	Roof Terrace & Courtyards	Shared Kitchen	Laundry	Lobby	Admin
Room Size (m2) - exc. Ensuite	8.9	10.6	14.5	10.6	Area (m2)													
Level 13		14		2		70.8								392.9				
Level 12	35	14	1	2	22													
Level 11	35	14	1	2	22													
Level 10	35	14	1	2	22													
Level 09	35	14	1	2	22													
Level 08	35	14	1	2	22													
Level 07		14	1	2	22		289							78				
Level 06	37	14	1	2	22													
Level 05	37	14	1	2	22													
Level 04	37	14	1	2	22													
Level 03	37	14	1	2	22													
Level 02	37				22			128								48.4		
Level 01	33				22				44		125.2							
Ground										118.6			245.8	314.2	215.1		67	79
Sub Total	393	154	10	22	264	70.8	289	128	44	118.6	125.2	110	245.8	785.1	215.1	48.4	67	79
TOTAL	579				1,395								785	410				
Room Areas (m2)	3,498	1,632	145	233	264	71	289	128	44	119	125	110	246	785	215	48	67	79
SUB-TOTAL ROOM AREAS (m2)	5,508.30				1395.40								785	410				
Sub-total Average					2.41													
TOTAL AREAS (student rooms & common amenity)					6,903.70								785	410				
Average Total Areas per Room													1.36					

Policy Comparison

Policy Target	Rooms				Internal Common Area per Student					
	10.6				1.25					
Area Shortfall by Room Type	-1.7	0	0	0	723.75				2.5	
Difference Room Type	-668.1	0	0	0						
TOTAL	-668.10				671.65				1,447.5	
TOTAL DIFFERENCE					3.55				0	

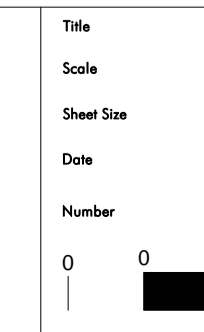
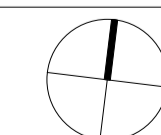
NOTE: Areas are approximate only and are TBC by a surveyor

TOWN PLANNING

Client
Cedar Pacific Australia Education (Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
11	Setback above heritage building increased.	05.10.2017



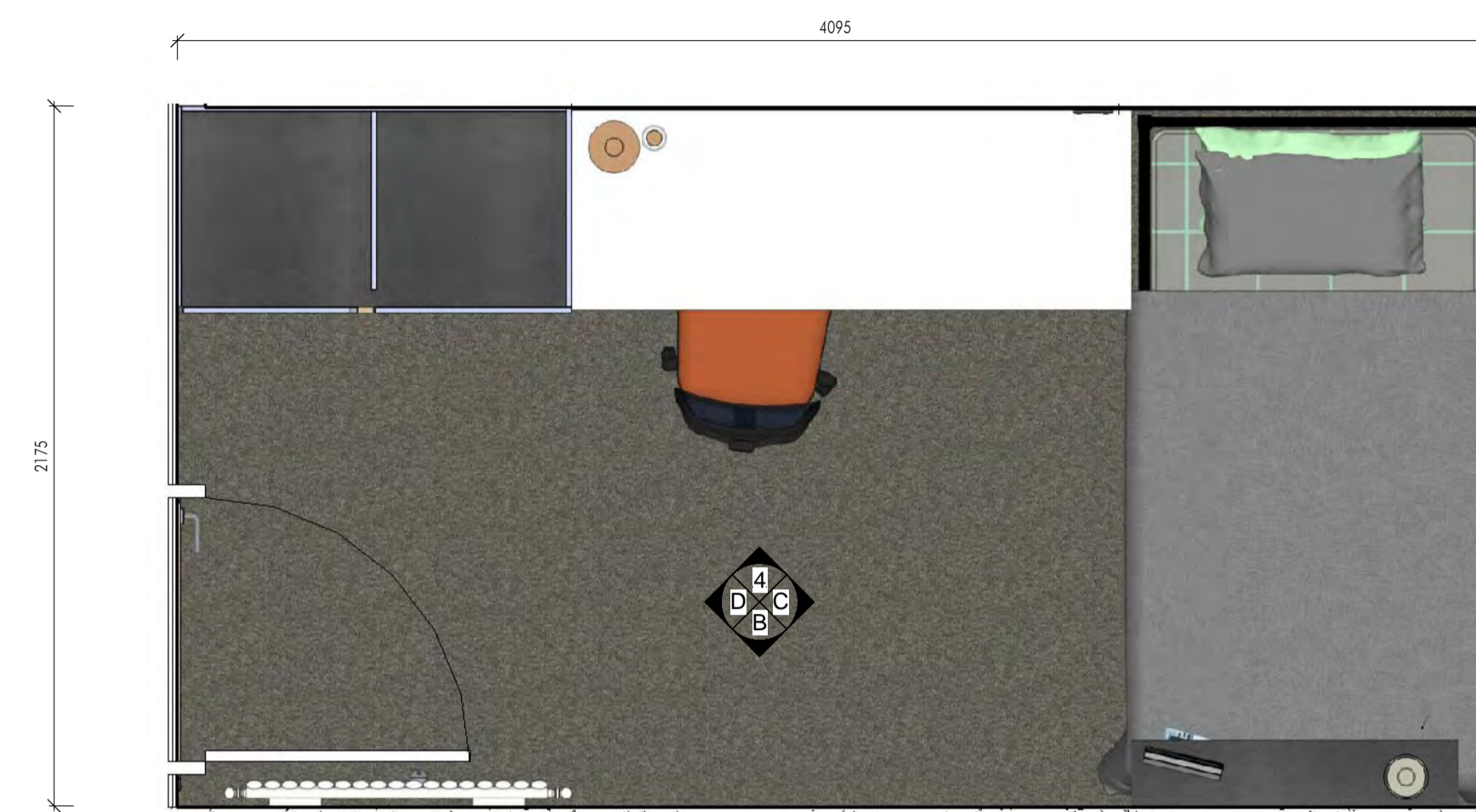
DEVELOPMENT SUMMARY
Title
Scale
Sheet Size
Date
Number
10071_TP401
05.10.2017
A1

nettletontribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
t 03 8547 1400 w nettletontribes.com.au
e melbourne@nettletontribes.com.au

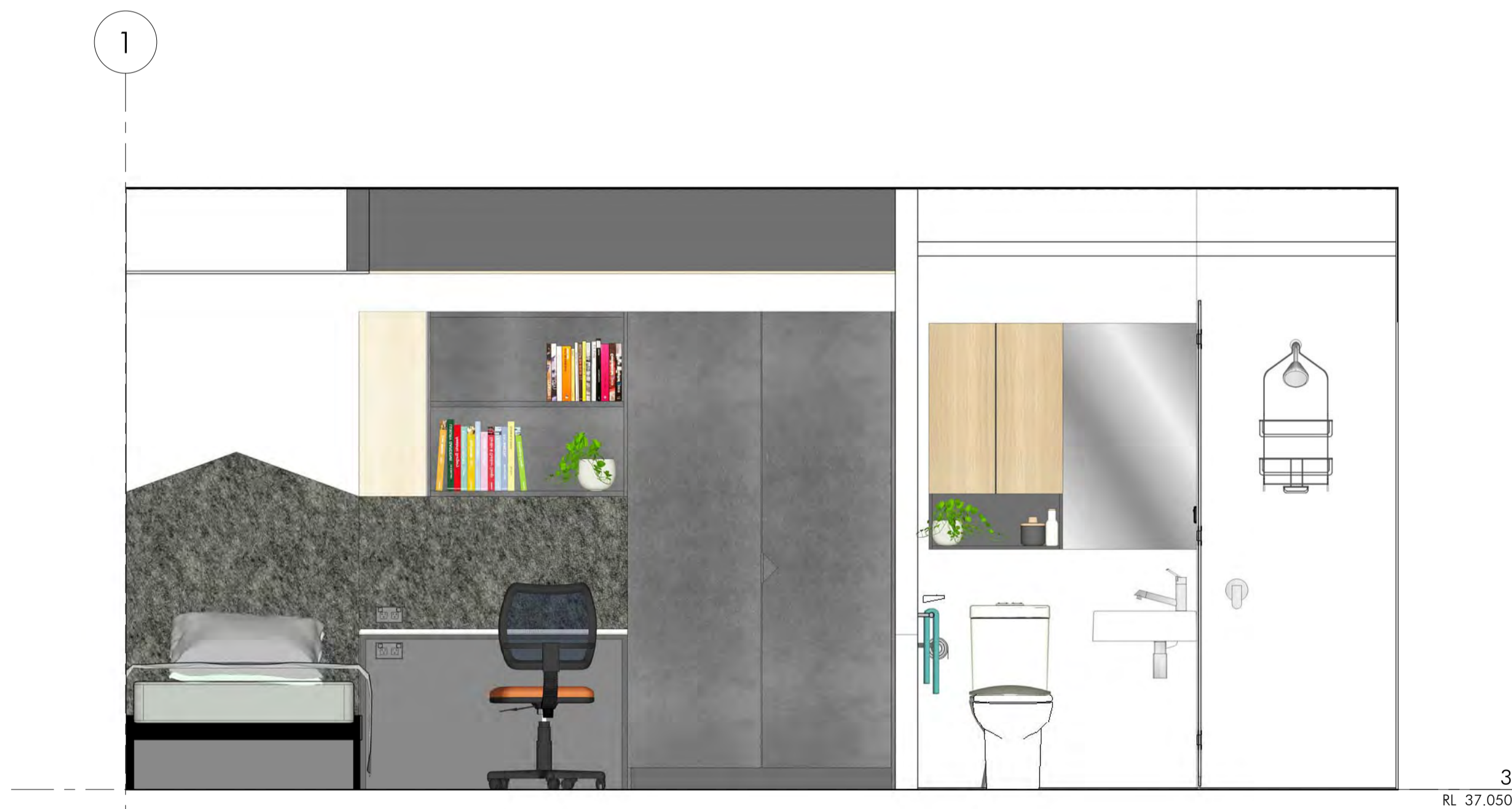
C:\Users\dev\Documents\10071\PROJECT\OFFICE_COPY_1.dwg 5/10/2017 3:53:00 PM



2
201 Typical Ensuite Room Plan - Area 10.6m2
1 : 20



3
201 Typical Dormitory Room - Area 8.9m2
1 : 20



1
134 Typical Ensuite Room Elevation
1 : 20



4
134 Typical Dormitory Room Elevation
1 : 20

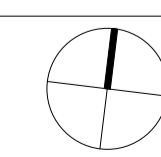
NOTE: Areas are approximate only and are TBC by a surveyor

TOWN PLANNING

Client
Cedar Pacific Australia Education
(Holdings) 3 pty ltd
ATF Cedar Pacific Investments No2. trust

Project
Bouverie Street Student Accommodation
129 - 135 Bouverie Street, Carlton VIC 3053

Issue	Description	Date
11	Additional Bedroom Information Provided, Plans, Internal Elevations and Dimensions	Date To



Title
Scale
Sheet Size
Date
Number

TYPICAL BEDROOM LAYOUTS

10071_TP501
Date To

© copyright nettleton tribe partnership pty ltd



nettleton tribe partnership pty ltd ABN 58 161 483 122
suite 320, 838 collins street, victoria harbour vic 3008
1 03 8547 1400 w nettletontribe.com.au
e melbourne@nettletontribe.com.au

DELEGATED PLANNING APPLICATION REPORT

Application number:	TP-2017-188
Applicant:	The Trustee For Cedar Pacific Investment No 2 Trust
Address:	123-127 Bouverie Street, 129-135 Bouverie Street, CARLTON VIC 3053
Proposal:	Part demolition, external alterations to existing building and construction of a multi-storey residential building for student accommodation.
Date of application:	14 March 2017
Responsible officer:	Brendan Cousins

1 SUBJECT SITE AND SURROUNDS

The subject site is located at 123-127 and 129-135 Bouverie Street. The allotment at 129-135 Bouverie Street includes a portion of Barkly Place on title, which is declared a Public Highway by Melbourne City Council.

Street frontages are located along Bouverie Street and Barkly Place to the east and north, while there are common boundaries with 108-128 Leicester Street (west) and 121 Bouverie Street and 224-252 Queensberry Street (south).

Aerial Photo / Locality Plan

The site is generally flat, with a slight fall from north to south. Number 129-135 Bouverie Street is occupied by a single storey brick building which is heritage listed (C graded). The building was originally a printing workshop and more recently used as office space. 123-127 Bouverie Street is a currently vacant and been previously used for commercial purposes and then for car parking for a short period of time when the previous building was demolished.

Surrounding properties

The neighbourhood consists of a mix of old brick warehouse buildings and recent apartment and office buildings. The existing streetscape along Bouverie Street is generally characterised by two to nine storey buildings of various periods, materials and finishes, and all built to the street alignment.

Lincoln Square is a significant open space and is located further north east of the subject site

To the north of the subject site is a nine storey student accommodation building (No. 139 Bouverie Street) operated by UniLodge.

To the west is a 14 storey student accommodation building (No. 108 Leicester Street) operated by Campus Living Villages. The building was constructed under planning permit TP-2013-947. Service areas and open spaces associated with the student accommodation about the subject site (west and northern boundaries).

To the south is the old tram shed at the corner of Queensberry and Bouverie Streets, and the Queensberry Children's Centre.

224-252 Queensberry Street is a former Primary school included in the Victorian Heritage Register H0970. The rear of the site is used as the playground and open space for the childcare centre. The land is owned by Melbourne University.

214-222 Queensberry Street (corner Bouverie) HO1135 is also included in the Victorian Heritage Register H0970 H2325. It does shares a directly abutting boundary with the subject site as it is located on the corner of Bouverie and Queensberry Streets.

2 BACKGROUND AND HISTORY

2.1 Planning Application History

The following applications, listed as considered relevant to the current proposal, have previously been considered for the subject site and/or adjoining sites:

TP number	Description of Proposal	Decision & Date of Decision
TP-2013-947 (108-128 Leicester Street)	Buildings and works for the construction of a multi-storey building (14 levels plus ground) for the use of residential college and retail and a reduction in the car parking requirement	Permit 4 June 2014
TP-2013-93 (123-127 Bouverie Street Carlton)	Buildings and works, including demolition of a ramp structure and construction of a building for use as a childcare centre, and reduction in the	Permit issued 22 August 2013

	car parking requirement	
--	-------------------------	--

3 PROPOSAL

The application seeks planning permission for redevelopment of the site to provide a multi-storey residential building for student accommodation with an ancillary café involving part demolition and external alteration of the existing building.

The originally submitted application proposed the following:

- Construction of a 14 storey (45.2m plus 2.4m high plantroom) residential building for student accommodation for 596 lodging rooms.
- Retention of the existing building, part demolition and external alterations to facilitate the proposed development.
- The street wall will be 23.8m high.
- The development will have a total gross floor area of 7,809.6m².
- The development will provide a 'self-catered hostel model' of student accommodation and will include:
 - Dormitory style accommodation;
 - Shared bathrooms;
 - Shared study spaces;
 - Shared kitchens and meals with self-catering;
 - Shared living and outdoor spaces; and a
 - Structured pastoral care program.
 - The student accommodation will be managed by UniLodge.
- Rooms sizes are detailed below:
 - Large Dormitory Rooms - 9sqm
 - Small Dormitory Rooms - 7.3sqm
 - Ensuted Rooms - 10.5sqm
 - Accessible (Mobility) - 16.6sqm
 - Accessible (Vision & Hearing) - 10.5sqm
- Occupancy will be limited to one student per room.
- Cooking will not be permitted in the rooms to eliminate the risk of vermin, fire hazard and cooking smells and encourage social interaction.
- A number of common areas are provided. The development will provide 1,628m² communal facilities (excluding circulation space, service areas and shared bathrooms). The development will provide 750m² open space in the form of terraces at Ground Floor and Levels 7 and 13. The common areas have been carefully designed to enhance the study environment and social experience for students. The following table provides a detailed breakdown on the common areas.

Level	Type	Floor Area
Ground Floor	Lounge	137 sqm

Ground Floor	Kitchen and dining	410 sqm
Ground Floor	Edible garden	156 sqm
Ground Floor	Rain garden	96 sqm
Levels 1 to 12	Meeting lounges (20.2m ² each)	242 sqm
Level 1	Study rooms	130 sqm
Level 1	Gym	53 sqm
Level 1	Hub	64 sqm
Level 2	Sports lounge	170 sqm
Level 2	Laundry	55 sqm
Level 7	Lounge	294 sqm
Level 7	Terrace	113 sqm
Level 13	Sky lounge	73 sqm
Level 13	Roof garden	385 sqm
Total		2,378 sqm

- 126 bicycle spaces.
- No car parking is proposed.

On the 28 November 2017 the application was formally amended under Section 57A of the Act. The primary changes included:

- Increase in the size of the “dormitory rooms” to be 8.9sqm in size for all 393 rooms less than 10.6sqm.
- Further retention of and restoration of heritage building facades.
- Retention of the existing saw tooth and clerestorey windows within the first 5.65 metres setback from Bouverie Street.
- Deletion of two rooms per level to increase the setback above the existing heritage building to 3.53 metres.
- Increased size of the ground floor shared kitchen and dining area. This has resulted from a reduction in the number of storage areas and cooking facilities required as a result of the deletion of the student rooms above the ‘C’ grade heritage building.
- Rearrangement of the ground floor to create a residents café/lounge and separate study area which is fully open at all times to the students.
- Additional study area added to Level 1 of the building.
- Minor increase in the size of the sports lounge and storage space for the laundry.
- The kitchen area on Level 7 has been deleted and redesigned to be a dining area rather than a dedicated kitchen.

4 STATUTORY CONTROLS

The following clauses in the Melbourne Planning Scheme require a planning permit for this proposal:

Clause	Permit Trigger
<p>Clause 37.04</p> <p>Capital City Zone, Schedule 5 (CCZ5) (City North)</p>	<p>Pursuant to Clause 37.04-4:</p> <ul style="list-style-type: none"> • A permit is required to construct a building or construct or carry out works unless the schedule to this zone specifies otherwise. • A permit is required to demolish or remove a building or works if specified in the schedule to this zone. <p>1.0, Table of uses, of CCZ5 includes Accommodation and Retail Premises (includes a food and drink premises) as a Section 1 – no permit required uses. The accommodation frontage at ground floor level must not exceed 4 metres if shown as a street frontage at Map 1 of Clause 43.02 Schedule 61. This requirement is achieved.</p> <p>4.0, Buildings and works, of CCZ5 states that a planning permit is required to construct a building or construct or carry out works. Decision guidelines are at 4.0 of CCZ5.</p> <p>5.0, Demolition or removal of a building, of CCZ5 states that a planning permit and prior approval for the redevelopment of the site are required to demolish or remove a building or works. Decision guidelines are at 5.0 of CCZ5.</p>
<p>Clause 43.01</p> <p>Heritage Overlay HO1127 (Former Modern Printing Company Factory 129-135 Bouverie Street, Carlton)</p>	<p>Pursuant to Clause 43.01-1, a permit is required to demolish or remove a building and construct a building or construct and carry out works.</p>
<p>Clause 43.02</p> <p>Design and Development Overlay, Schedule 61 (DDO61, Area 4.1) (City North)</p>	<p>Pursuant to Clause 43.02-2, a permit is required to construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required. Schedule 61 does not exempt the buildings and works from requiring a permit.</p> <p>Schedule 61 states that all buildings or works requiring a permit should:</p> <ul style="list-style-type: none"> • 'be constructed in accordance with the preferred maximum street edge height, preferred maximum building height and preferred upper level setback requirements for the specific areas as identified in Part 1.0 and Table 1 of this Schedule • meet the Design objectives and Design Requirements as set out in Table 2 of this Schedule.' <p>Table 1 identifies a preferred maximum building height of 40 metres for Area 4.1 with a street edge of 24 metres. Any part of the building above 24 metres should be setback 6 metres from the street.</p> <p>Table 2 sets out design requirements for all areas relating to Building Heights, Scale and Setbacks, Building Facades and Street Frontages, Active and Safe Street Frontages, Provision of Public Places, Sunlight to Public Places, Pedestrian Links and Weather Protection.</p>
<p>Clause 45.09</p>	<p>Pursuant to Clause 52.06-2, 'before a new use commences, the</p>

<p>Parking Overlay, Schedule 1 (PO1) (Capital City Zone – Outside the Retail Core)</p>	<p>number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority’.</p> <p>2.0, Permit requirements, of PO1 states that a permit is required to provide car parking spaces in excess of the car parking rates in Clause 3.0.</p> <p>3.0, Number of car spaces required, of PO1 states that, ‘Where a site is used partly for dwellings and partly for other uses, the maximum number of spaces allowed:</p> <ul style="list-style-type: none"> • for that part of the site devoted to other uses, (excluding common areas serving the dwellings) must not exceed the number calculated using one of the following formulas: <p>5 x net floor area of buildings on that part of the site in sqm / 1000sqm</p> <p style="text-align: center;">Or 12 x that part of the site in sqm / 1000 sqm</p> <p>The proposal does not provide any car parking spaces and as such no planning permit is required pursuant to PO1.</p>
<p>Clause 52.07 Loading and unloading of vehicles</p>	<p>Pursuant to Clause 52.07, no building or works may be constructed for the manufacture, servicing, storage or sale of goods or materials unless:</p> <ul style="list-style-type: none"> • ‘Space is provided on the land for loading and unloading vehicles as specified in the table below. • The driveway to the loading bay is at least 3.6 metres wide. If a driveway changes direction or intersects another driveway, the internal radius at the change of direction or intersection must be at least 6 metres. • The road that provides access to the loading bay is at least 3.6 metres wide.’ <p>A permit may be granted to reduce or waive these requirements.</p> <p>The amended proposal removes the food and drink premises and as such does not trigger a requirement for loading bay dimensions.</p>
<p>Clause 52.34 Bicycle facilities</p>	<p>Pursuant to Clause 52.34-2, a planning permit may be granted to vary, reduce or waive any requirement of Clause 52.34-3 and Clause 52.34-4.</p> <p>Pursuant to Table 1 to Clause 52.34-3 (bicycle spaces), residential buildings (other than specified in this table) of four or more storeys should provide 1 resident space to each 10 lodging rooms and 1 visitor space to each 10 lodging rooms.</p> <p>The design of bicycle spaces should comply with the requirements of Clause 52.34-4.</p> <p>The current proposal for is for 579 beds, which equates to a statutory requirement for 57.9 (58) spaces for residents and 57.9 (58) spaces for visitors. The applicant has submitted that the proposal currently provides for 110 bicycle parking spaces, which is two (2) spaces short of the statutory requirement.</p>

5 STRATEGIC FRAMEWORK

5.1 State Planning Policy Framework (SPPF)

The relevant provisions of the SPPF are summarised as follows:

- Clause 9: Plan Melbourne.
- Clause 15: Built Environment and Heritage.
 - Clause 15.01: Urban environment.
 - Clause 15.02: Sustainable development.
 - Clause 15.03: Heritage.
- Clause 16: Housing.
 - Clause 16.01: Residential development.
- Clause 19: Infrastructure.
 - Clause 19.02: Community infrastructure.
- Clause 18: Transport.
 - Clause 18.01: Integrated transport.
 - Clause 18.02: Movement networks.

5.2 Local Planning Policy Framework (LPPF)

5.2.1 Municipal Strategic Statement (MSS)

The relevant provisions of the MSS are summarised as follows:

- Clause 21.04: Settlement.
- Clause 21.06: Built Environment and Heritage.
- Clause 21.07: Housing.
- Clause 21.08: Economic Development.
- Clause 21.09: Transport.
- Clause 21.10: Infrastructure.
- Clause 21.14-1: City North

5.2.2 Local Policies

The relevant local policies are summarised as follows:

- Clause 22.05, Heritage Places outside the Capital City Zone, which includes objectives and performance standards to ensure that new development makes a positive contribution and is respectful to the architectural, social or historic character and appearance of the streetscape and the area.
- Clause 22.19, Energy, Water and Waste Efficiency, which includes objectives and policy relating to greenhouse gas reduction and energy efficiency, water consumption and waste management. Clause 22.19-5 sets out relevant performance measures for accommodation over 5000 square metres gross floor area and retail premises up to 2000 square metres gross floor area.
- Clause 22.23, Stormwater Management (Water Sensitive Urban Design), seeks to promote the use of water sensitive urban design and includes an application requirement for a Water Sensitive Urban Design Response.

- Clause 22.24, Student Housing Policy seeks to:
 - To ensure that the internal layout of rooms and communal facilities provide sufficient space and amenity for the reasonable requirements of an active social, work, and private life of the student while promoting social interaction.
 - To provide a safe, healthy, secure and well managed living environment.

6 ZONE

The subject site is located within Capital City Zone, Schedule 5 (CCZ5), which seeks to:

- 'To develop City North as a mixed use extension of the Central City.
- To provide for a range of educational, research and medical uses as part of an internationally renowned knowledge district.
- To encourage a range of uses that complements the capital city function of the locality and serves the needs of residents, workers, students and visitors.'

As set out above at Section 4, a permit is required for the proposed demolition and buildings and works pursuant to CCZ5. Decision guidelines are set out in CCZ5 at 4.0 for buildings and works and 5.0 for demolition.

7 OVERLAY(S)

The subject site is affected by Heritage Overlay HO3 (North & West Melbourne Precinct), Design and Development Overlay, Schedule 61 (DDO61, Area 1) (City North) and Parking Overlay, Schedule 1 (PO1) (Capital City Zone – Outside the Retail Core).

As set out above at Section 4, a permit is required for the proposed demolition and building and works pursuant to HO3 and the proposed buildings and works pursuant to DDO61. However, a planning permit is not required for the proposal pursuant to PO1.

The purpose of the Heritage Overlay set out at Clause 43.01 includes:

- 'To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.'

Decision guidelines are set out at Clause 43.01-4 including:

- 'The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.'

1.0 of DDO61 sets out the following relevant design objectives:

- 'To encourage City North to develop as a central city precinct characterised by university, research and medical buildings.
- To ensure development responds appropriately with suitable building scale, heights and setbacks to the existing character, context, and interfaces with established residential areas, and immediate amenity.
- To ensure that new buildings respect the rich heritage fabric of the area and that new buildings that adjoin the heritage buildings respect their height, scale, character and proportions.
- To develop a fine grain urban form by encouraging buildings with a wide street to be broken into smaller vertical sections.
- To ensure university, research and medical buildings are actively integrated with the surrounding public realm.
- To design buildings to provide passive surveillance and activation of ground floors addressing the streets.
- To ensure development allows good levels of daylight and sunlight to penetrate to the streets and to lower storeys of buildings by providing adequate separation between buildings.
- To deliver a scale of development that provides a high level of pedestrian amenity having regard to sunlight, sky views and wind conditions.
- To improve the walkability of the precinct by encouraging new laneways and pedestrian connections.

The preferred built form outcomes for Area 1 and Areas 1-5 at Table 1 are set out above at Section 4. In addition, as noted, Table 2 includes general design requirements for all DDO Areas.

8 PARTICULAR PROVISIONS

The following particular provision(s) apply to the application:

- Clause 52.06, Car Parking

9 GENERAL PROVISIONS

The following general provision(s) apply to the application:

- Clause 65, Decision Guidelines, which includes the matters set out in Section 60 of the Planning and Environment Act 1987.
- Clause 66, Referral and Notice Provisions.

10 PUBLIC NOTIFICATION

This application is not exempt from the exemption from notice of requirements of Clause 43.01-4. It was determined that the proposal may result in material detriment to the Heritage Place. Notice of the proposal was given by ordinary mail to the owners and occupiers of surrounding properties and by posting notices on the site for a 14 day period, in accordance with Section 52 of the *Planning and Environment Act 1987*.

However, pursuant to Clause 37.04-4 and CCZ5 and Clause 43.02-2 and DDO61, an application to construct a building or construct or carry out works, and to demolish or remove a building or works is exempt from the notice requirements of Section 52 (1)

(a), (b) and (d), the decision requirements of Section 64 (1), (2) and (3) and the review rights of Section 82 (1) of the Act.

11 OBJECTIONS

A total of 27 objections were received, and raised the following concerns with the proposal:

Queensberry Children's Centre

- The development will overshadow and overlook the outdoor play area at the Queensberry Children's Centre.
- Noise and disruption to the Queensberry Children's Centre during construction and the impact on children's sleep and overall health.

Heritage and built form

- Overdevelopment of the site.
- The development exceeds the preferred maximum building height, street edge height and upper level setback provided by DDO61.
- The scale and proportions of the development do not respect the local context and street pattern.
- The development will dominate and detract from the heritage significance of the existing building.
- The impact on the heritage significance of the Queensberry Children's Centre (VHR HO970).
- Insufficient information regarding the proposed works to the retained building.

Parking provision

- Inadequate car parking for students and management.
- Increased demand for on-street car parking.
- The Traffic Engineering Assessment submitted with the application relies on a parking survey undertaken on the 17 January, which is an atypical time of year.

Quality of student accommodation

- The development does not meet the 3.2m floor heights required by DDO61 and will result in poor quality accommodation.
- Concerns regarding the shortfall of communal outdoor space and bicycle parking for students.

Other

- Poor ESD outcomes.
- Potentially contaminated land.
- Noise and general disruption to nearby businesses during construction.
- Loss of daylight/sunlight to the habitable room windows at 33 Lincoln Square South, over Bouverie Street.

As noted above, the application is exempt from notice requirements pursuant to the CCZ5 and DDO61. Therefore, only matters relating to heritage are grounds in relation to the matter of third party appeal rights.

However the concerns as raised by the objectors will be addressed in further detail in the assessment below.

12 CONSULTATION

Given the receipt of the above objections, the following consultation was undertaken:

- Email, telephone conversations and meetings with applicant and objectors.

13 REFERRALS

13.1 Internal

13.1.1 Urban Design

These comments are based on the originally submitted plans.

Response to Context

The heritage component of the proposed development provides a rich connection to the history and identity of the Carlton precinct. The site layout of the proposed development does not sufficiently address existing and future development with regards to equitable development and amenity. Whilst a small insertion of open space has been included at the northern boundary at the rear of the site and a raingarden to the south-east of the site, the proposed building mass at the western boundary of the rear of the site would severely compromise the built form and amenity outcomes of potential future development.

Building Alignment

We are concerned with the proposed building alignment of the east oriented building frontage. The building entry is considerably recessed within the building line, retracting from the public realm and resulting in potential entrapment space. The upper levels of the building at the north west corner of the site do not align with the existing heritage form; they present as incongruent and poorly composed in elevation and do not respond appropriately to the existing mass.

Building Height & Scale

The proposed height and scale references only the taller elements in the wider context and fails to acknowledge the height and scale of the low rise built form elements in the immediate context. Due to the range of built form components, including those in Bouverie Street and views from Lincoln Square, the building height should not exceed 40m.

Building Setbacks & Spacing

The setbacks from the rear of the site are of particular concern. The proposed mass must sufficiently setback from the western boundary. We recommend the inclusion of well-designed open space at the rear component of the site at the western boundary.

The proposed massing at the western boundary of the northern component of the site does not integrate well with the existing heritage form.

Building Program

The proposed building program fails to integrate with the existing heritage structure at ground level. Rather than providing a set of uses that engage with the existing spatial configuration and openings of the heritage building and contribute to activating the public realm, the proposed would impact negatively on Barkly Place through the domination of services and has little regard to the existing heritage structure.

The proposed development must ensure that it is easily adaptable to other uses in the future. We require structural layouts to ensure internal walls are not load-bearing.

The amenity of the dwellings is poor. The size of the rooms is less than 7sqm, too small to move around freely and are contrary to promoting mental health and well-being. We note the door openings conflict with the cupboard doors.

Occupants should not have to walk up to 40m to access a bathroom. Up to 20m is reasonable, no more.

Building Elevations

The overall composition of the massing and facades presents as piecemeal. The west elevation of the building is poorly articulated and will need to be reconsidered together with an amended site layout and massing configuration.

The lower levels of the building are not sufficiently detailed. We require 1:20 drawings to assess the quality proposed.

Urban design provided the following recommendations

- Reconsider the site layout to ensure appropriate massing relationships with existing and future development, and shorter corridor lengths (a maximum of 20m).
- Setback the building mass at the rear of the site by a minimum of 9 metres. Align the building mass of the northern component of the site on the western boundary with the existing heritage building. The inclusion of well-designed open space at the rear component of the site at the western boundary.
- Ensure the building alignment forms a continuous building line fronting Bouverie Street.
- Ensure the programming of spaces provides for active uses fronting Barkly Place and a greater level of amenity to dwellings.
- Creating a sense of depth within the façade.

13.1.2 Heritage

Comments were received on the 11 July 2017. Council's Heritage Advisor indicated the proposal is not supported in its current form and recommended the following changes:

- A significantly greater setback from Bouverie Street is recommended – in the order of 8 metres or more – for the full height of the tower.
- Retention is recommended for the saw tooth roof forms and clerestoreys within the setback zone.
- Reinstatement of the original entry and window details to match the original drawings is recommended.
- Adjoining to the south, continuation of the street wall at a scale consistent with the heritage building.

13.1.3 Urban Forest & Ecology

There are a number of public trees of varying maturity adjacent to the application site on Bouverie Street and Barkly Place, which may be impacted, most likely at construction stages. None of the trees are considered to be of significant prominence

in the streetscapes. The application documents do not refer to these trees and there are no indications that removal is foreseen.

UFE stated that these matters could be addressed via conditions of permit

13.1.4 Engineering

Civil

- Manager Engineering Services Branch recommends that all projections over the street alignment must conform to Building Regulations 2006, Part 5, Sections 505 to 514 as appropriate. Reference may be made to the City of Melbourne's Road Encroachment Operational Guidelines with respect to projections impacting on street trees and clearances from face/back of kerb.
- The number of bicycle hoops proposed to be installed on Bouverie Street footpath is excessive (28 visitor spaces).

Traffic

- As per Council policy, the residents of the purpose built student accommodation are not entitled to resident parking permits. The students/residents of this development will be ineligible to receive parking permits and will not be exempt from on-street parking restrictions.
- If the scheme does not require the applicant to provide an off-street area for loading facilities then we usually ask for a note to be placed on the permit stating that Council will not necessarily alter on-street parking restrictions to facilitate the delivery needs of the development. Council may even alter existing parking restrictions in the surrounding area if considered appropriate.

Waste

- We have reviewed the WMP for this proposed development and found it to be acceptable.

Land Survey

Land survey recommended that the following conditions be used if a permit is to issue:

- Doors Opening out onto Council and Private Roads
The outward opening doors projecting into Barkly Place must be deleted or redesigned such that they do not project beyond the street alignment when open, when closed or when being opened or closed.
- Vesting of Roads
Prior to occupation of the development the northern 5m portion of the subject land known as part of Lot 1 of PS714621L and part of TP675599A, abutting Barkly Place must be vested, unlimited in height and depth must be vested in Council as a Road on the Plan of Subdivision.
- Consolidation
Prior to the commencement of works, including demolition, all the land for the proposed development must be owned by the one entity and consolidated onto the one certificate of title to the satisfaction of the Responsible Authority, Team Leader Land Survey.

13.2 External

13.2.1 Public Transport Victoria

PTV provided a response on 19 May 2017 and state they did not object to the grant of a planning permit.

14 ASSESSMENT

The key issues for consideration in the assessment of this application are:

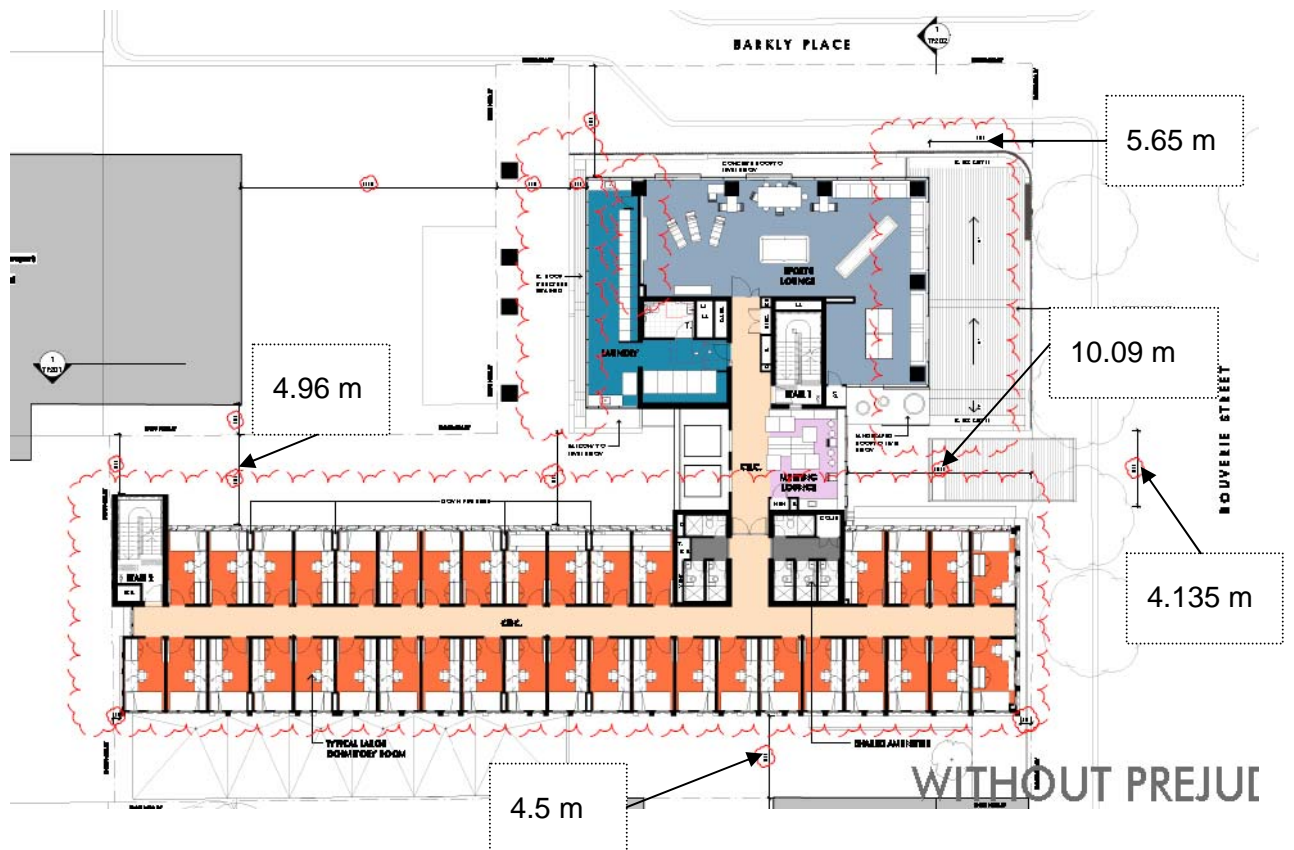
- The built form and setbacks having regard to DDO61-A2 (City North).
- Impact upon the existing heritage buildings and places
- The design and layout of the student accommodation, including the room typologies and communal facilities.
- Parking provision, waste management, deliveries and servicing.
- Other issues raised by the objectors and internal referrals.

14.1 Built form

The development is composed of two tower forms connected by a recessed vertical spine which provides access and shared spaces for each level.

The development will be 45.2 metres in height (with 2.75 metres of plantroom) and a maximum street wall height of 23.8 metres. Above the existing heritage building the new northern tower form will be set back 3.53 metres. A lower 5.65 metre setback will provide a visible break between the old and new building forms.

The southern building above 24 metres will be setback 4.1 metres from Bouverie Street with a zero setback to the western boundary and 4.96 metres to the northern boundary (shared with 108-128 Swanston Street) and 4.5 metres to the southern boundary (shared with 121 Bouverie Street and 224-252 Queensberry Street).



Urban Design raised a number of concerns with the proposal particularly in regards to building height, setbacks and detailing of the facades.

The site is affected by DDO61 Area 4.1 (City North) which recommends a preferred building height of 40 metres with a 24 metre street edge height. Any part of the building should be set back 6 metres from the street above a height of 24 metres. There are no side or rear setback requirements.

Key objectives of DDO61 include

- To encourage City North to develop as a central city precinct characterised by university, research and medical buildings.
- To ensure development responds appropriately with suitable building scale, heights and setbacks to the existing character, context, and interfaces with established residential areas, and immediate amenity.
- To ensure that new buildings respect the rich heritage fabric of the area and that new buildings that adjoin the heritage buildings respect their height, scale, character and proportions.
- To develop a fine grain urban form by encouraging buildings with a wide street to be broken into smaller vertical sections.
- To ensure university, research and medical buildings are actively integrated with the surrounding public realm.

It is considered that the amended development provides an appropriate response to the objectives and decision guidelines of DDO61. Although not strictly compliant with the building height and recommended setbacks, the variations are acceptable for the following reasons:

- The additional height of 5.2 metres is located on the northern tower, with the southern tower approximately 2.3 metres above the recommended height of

40 metres. On balance the additional height is accepted and will not have a detrimental impact upon the public realm or adjoining properties.

- The building has been design to reduce the overall mass of the building through recessive and material changes particularly at the lower street wall and a between the two upper level building forms.
- A zero setback to the rear southern tower is acceptable and abuts a service area of 108-128 Swanston Street (existing student accommodation) and is a sufficient setback from the main building.
- A 4.5 metre setback above the proposed 4.5 metre boundary wall is provided from the southern boundary (abutting Queensberry Children's Centre (VHR HO970). This will provided sufficient separation between the development and adjoining properties, particularly noting the height of existing buildings adjoining 224-252 Queensberry Street (see image below)



- The reduced setback above the street wall to 4 metres will not have an unreasonable impact upon the street due to the narrowed southern tower form and increased setback above the heritage building. The recess between the two towers will also aid in breaking down building bulk.
- The recessed access core and sub-volumes will allow sunlight to penetrate the street and the lower levels of the building.
- The ground floor will have an average 3.7 metre ceiling height. The upper levels will have an average 2.7 metre ceiling height.
- Weather protection has been incorporated into the design of the main entry.
- All levels of the building will provide windows and terraces fronting the street, except for the ground floor frontage to Barkly Place, which will conceal the

service areas and utility requirements. The revised plans have sought to retain important heritage elements and surveillance of the street.

- The ground floor activation to Bouverie Street and Barkly Place will contribute to city safety and provide activity and lighting with a wide recessed main entry that will be visible on approach. The main entry will be appropriately lit at all times of the day and night and will be observed by reception.

However there are some matters raised by Urban Design that require a further design response from the applicant. These matters include:

- The overall composition of the facades requires further detailing. In particular there is concern with the overall mass and detailing of the southern elevation. It is recommended that this elevation is further refined to break down the sheer length and mass of this elevation.
- The lower levels of the building require more specific detailing. 1:50 drawings of the lower levels are recommended.
- The upper levels of the building at the north west corner of the site do not align with the existing heritage form; they present as poorly composed in elevation and do not respond appropriately to the existing mass. Further design work is required to ameliorate this issue so the upper level building form better integrates with the existing heritage form and grounds the mass.

Although significant matters, it is considered that they can be addressed via conditions of permit.

On balance the proposed design response is considered reasonable to allow subject to a number of modifications which will further address concerns raised by Urban Design and ensure alliance with the preferred built form outcome for this context.

14.2 Heritage

The northern parcel of land at 129-131 Bouverie Street is located within an individual heritage overlay (HO1127). The existing commercial building (former Modern Printing Company 1943) is graded C level 3 streetscape. The design is executed in face brickwork in the Moderne style, detailed to increase the complexity of fine-grained, surface texture. The principal elevation extends around the corner site to approximately 7.5 metres of Barkly Place and the full width of the 15 metre frontage to Bouverie Street.

The southern parcel of the land at 123-127 Bouverie Street is not within a Heritage Overlay.

South west of the subject site is 224-252 Queensberry Street, former Primary school included in the Victorian Heritage Register H0970. Number 121 Bouverie Street is not a graded building and is not located within a Heritage Overlay.

Clause 22.05 (Heritage Places Outside the Capital City Zone) applies to all places within a Heritage Overlay and is inclusive of Capital City Zone 5 (CCZ5). However notably, the following policies do not apply to heritage places with CCZ5:

- Concealment Of Higher Rear Parts (Including Additions); and
- Facade Height and Setback (New Building)

These two policies are important exclusions when deciding upon applications with the CCZ5 and which are affected by DDO61.

In lieu of these removed policies, DDO61 provides more specific guidance for developments that are seeking to intensify height and massing, as recommended by the controls the affect the site.

It is a design requirement of DD061 that design of new buildings should respect the character, height, scale, rhythm and proportions of the heritage buildings massing and scale of the heritage buildings.

Furthermore, Area 4.1 encourages that buildings should provide a street edge height that integrates new development with lower scale heritage buildings.

14.2.1 Building massing and setbacks

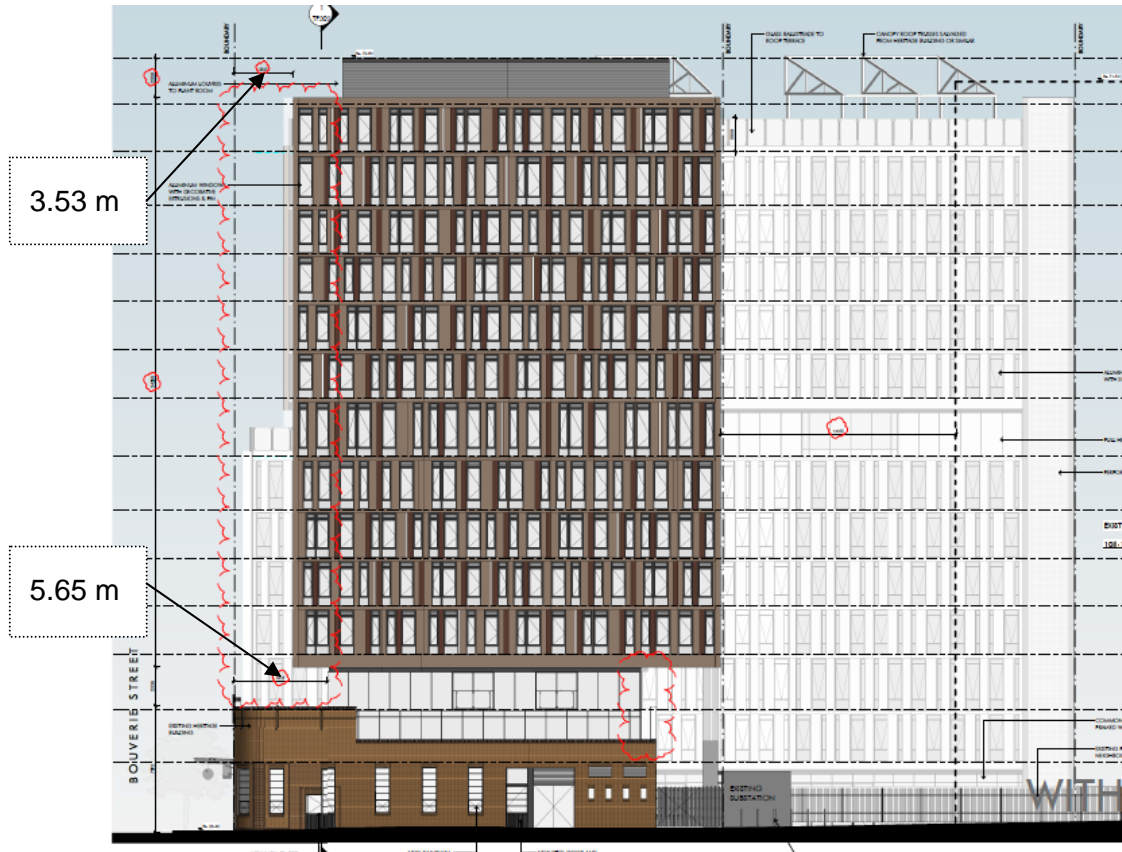
Council's Heritage Advisor did not support the initially submitted plans which proposed a very small vertical separation from the retained façade (2.34m and 1.8 m) and a shallow setback of the tower at 1 metre with zero setback to Barkly Place. A setback from Bouverie Street of 8 metres and the new southern streetwall to be at a scale consistent with the existing heritage building was recommended.

The formally substituted plans (November 2017 set) seek to reduce the impact of the new building by removing two rooms per level and increasing the setback to 3.53 metres as a consistent setback and separation of the upper form of the building from the former Modern Printing Company building. This new separation can be best seen in the image below which also demonstrates a single storey transition of 5.65 metres between the heritage building and the new building.

The development will cast a shadow over Bouverie Street between 12noon and 3pm on the 22 September. The development will not have an undue impact on the amenity of Bouverie Street given its wide road reserve and the shadow cast by the existing built form.

The shadow cast by the development will not prejudice the amenity of the residential building on the opposite side of Bouverie Street at 118 nor to 33 Lincoln Square South having regard to the wide road reserve and the daylight received throughout the day.

The recessed access core and sub-volumes will allow sunlight to penetrate the street and the lower levels of the building between 9am and 12noon.



Although short of the 8 metres as recommended by the Heritage Advisor, it is considered that, in this context, this outcome is reasonable and strikes the appropriate balance between the preferred built form outcomes of DDO61 and the relevant policy directions of Clause 22.05. The increased setback, combined with the single storey break, aid in perceiving a significant break between old and new, with sufficient space to ensure that the existing saw tooth roof can be retained at the front of the building.

The new street wall to the south of the heritage building is appropriately designed and massed with a central break that allows the heritage building to be read as an individual object. The overall height does not exceed 24 metres and is compliant with the requirement of DDO61. The street wall is broken into a number of elements with the lower portion of the façade referencing the height of the existing 7.5 metre street wall of the heritage building and does not exceed the proposed street wall height of 24 metres.

It is considered that a zero setback to Barkly Place can be accommodated however, additional design work is recommended to ensure that the rear of the new building (projecting over the rear open accessway) appears as a more sympathetic and integrated element to the existing heritage building. This will be required via condition of permit.

14.2.2 Extent of demolition

Concerns were raised about the extent of demolition originally proposed, specifically the removal of the existing saw-tooth roof forms and clerestory windows was considered to be detrimental to the appreciation of the heritage place. These elements are a functional part of the original design and reflect the requirement for high quality interior light. It is considered that the retention of the front 5.65 metres of the roof as shown on the amended plans is an adequate response and will further help mitigate the impact up on the existing heritage building.

14.2.3 Works proposed to the retained facades

The original proposal did not adequately retain the existing details of the original entry or the later recessed entry. There was an opportunity to reinstate the original entry and the original façade configuration as part of the scheme. The applicant has addressed this matter with the amended plans. Reinstatement of steel framed windows to match the original is supported.

It is considered that the further internal rearrangement and rationalisation helps to reduce the impact upon the Barkly Place façade.

A conservation management plan will be required as a condition of permit to ensure that the proposed restoration and conservation works are sympathetically carried out.

14.3 Student accommodation

The application proposes a purpose built student accommodation facility which will include both student rooms with ensuite bathrooms facilities and a hostel type layout where rooms are for sleeping and studying and shared bathroom facilities are provided. Shared laundry and cooking facilities are provided for both room types.

Concerns were raised in relation to size of the hostel type room sizes and the balance of internal communal space. The table below details the original and revised schemes:

Original scheme		Revised scheme (November 2017)	
596 student rooms: <ul style="list-style-type: none"> • 175 x 7.5sqm • 216 x 9sqm • 176 x 10.5sqm ensuite • 10 x 16.6sqm accessible mobility rooms • 22 x 10.5sqm accessible vision and hearing rooms 		579 student rooms: <ul style="list-style-type: none"> • 393 x 8.9sqm • 176 x 10.6sqm ensuite • 10 x 14.5sqm accessible mobility rooms • 22 x 10.6sqm accessible vision and hearing rooms 	
Indoor communal space		Indoor communal space	
Proposed	MPS requirement	Proposed	MPS requirement
1,380sqm (inclusive of dining facility)	745sqm (1.25sqm per student)	1,395.4sqm (inclusive of dining facility)	723sqm
Net surplus of 635sqm		Net surplus of 671.5sqm	
Outdoor communal space		Outdoor communal space	
750sqm	1490sqm (2.5sqm per student)	785sqm	1447.5sqm
Net deficit of 740sqm		Net surplus of 9.9sqm	

In support of the proposal the applicant has submitted:

- The 'self-catered hostel model' will promote social interaction and deliver rental affordability for students.
- The room sizes and layouts will provide comfortable environments for students to study and sleep.

- The communal facilities and outdoor areas will provide for the active private and social life of the student with high levels of amenity.
- The development will provide exemplary pastoral care and community programs in accordance with the Operational Management Plan prepared by UniLodge dated March 2017.
- The development will be operated and managed by UniLodge, a competent and well respected student housing provider. The complex will be a safe, secure, healthy and well-managed living environment.

Clause 22.24 Student Housing Policy applies to this application as it is accommodation that is purpose built to accommodate bona fide students while studying at tertiary institutions.

This policy is supported by the findings of *Transnational and temporary: Students, community and place-making in central Melbourne 2009*, a report prepared by the University of Melbourne. This study identified various issues related to student housing and are reflected in the policies directions and objectives of Clause 22.24

Key objectives of Clause 22.24 include:

- To ensure that the internal layout of rooms and communal facilities provide sufficient space and amenity for the reasonable requirements of an active social, work, and private life of the student while promoting social interaction.
- To provide a safe, healthy, secure and well managed living environment.

It is considered that the development has been designed to promote a high level of social interaction and provide for the reasonable requirements of student life consistent with the policy directions of Clause 22.24.

A detailed assessment against Clause 22.24 is provided below.

Bicycle, motorcycle, scooter and car parking, and loading and unloading
<p><i>It is policy to:</i></p> <ul style="list-style-type: none"> • <i>Encourage at least one bicycle parking space per student;</i> • <i>Design and locate bicycle parking in accordance with the decision guidelines at Clause 52.34-4;</i> • <i>Provide adequate space on the land for motorcycle and scooter parking;</i> • <i>Design safe and efficient motorcycle and scooter parking;</i> • <i>Provide car parking for the management and servicing needs of the building;</i> • <i>Support applications that provide limited or no car parking for students;</i> • <i>Design car spaces and access ways in accordance with Clause 52.06-3; and</i> • <i>Provide adequate space on the land for loading and unloading vehicles and waste collection.</i>
<p>Assessment</p> <p><u>Bicycle parking</u></p> <p>Policy encourages 1 bicycle space per student which equates to 579 spaces.</p> <p>The applicant has submitted that the amended proposal currently provides for 110 bicycle parking spaces, which is two (2) spaces short of the statutory requirement.</p>

As such waiver is now sought under Clause 52.34-3 (Bicycle Facilities).

The applicant has submitted that one bicycle space per student would result in an oversupply of bicycle parking given the site's proximity to the university precinct, the Central City and the public transport network.

While full adherence to the policy is not required, it is recommended that additional bicycle spaces are provided to future proof the development, in the event that additional spaces may be required by students. This should not come at the loss of internal or external communal open space.

Motorcycle and scooter parking

Clause 22.24 (Student Housing Policy) encourages the provision of motorcycle and scooter parking, but there is no statutory requirement.

Officers consider that there is sufficient space within the surrounding road network to accommodate the motorcycle and scooter parking generated by the proposed development.

Car parking

Clause 22.24 (Student Housing Policy) supports applications for limited or no car parking, and there is no statutory requirement to provide parking as the site is covered by a parking overlay which actively discourages excessive parking.

The proposed development will encourage staff, residents and visitors to use sustainable transport modes and will not provide car parking.

Engineering Services do not object to the car-free student accommodation for the following reasons:

- Clause 22.24 (Student Housing Policy) supports no car parking.
- There are excellent public transport provisions in the area.
- The development will attract students who rely on sustainable transport modes.
- Students will not have access to residential parking permits and there will be limited opportunities for on-street parking given the parking restrictions in the area.
- As per Council policy, the residents of the purpose built student accommodation are not entitled to resident parking permits. The students/ residents of this development will be ineligible to receive parking permits and will not be exempt from on-street parking restrictions.

Loading and unloading

Pursuant to Clause 52.07 (Loading and Unloading of Vehicles), land should be set aside for loading and unloading vehicles to prevent loss of amenity and adverse effects on traffic flows and road safety. As the retail use is removed from the development, there is no specific requirement within the planning scheme to provide an onsite loading area.

Clause 22.24 (Student Housing Policy) encourages adequate space for loading and unloading vehicles and waste collection.

Loading and unloading and waste collection will take place on-street.

Engineering Services do not object to the waiver of loading and requested a note to be placed on the permit that Council will not necessarily alter on-street parking restrictions to facilitate the delivery needs of the development.

Layout, students' rooms and shared spaces
<p><i>Student rooms may comprise various levels of shared facilities including:</i></p> <ul style="list-style-type: none"> • <i>Student rooms with all facilities except laundry facilities;</i> • <i>Student rooms with en-suite bathrooms and shared laundry and cooking facilities;</i> <i>or</i> • <i>Hostel type facility where rooms are for sleeping and studying and shared laundry, cooking and bathroom facilities are provided.</i>
<p>Assessment</p> <p>The amended proposal will provide a total of 579 single bed rooms comprising of the following:</p> <ul style="list-style-type: none"> • 393 hostel type rooms with shared bathroom facilities (8.9sqm) • 176 rooms with ensuite (10.6sqm) • 10 accessible mobility rooms (14.5sqm) • 22 accessible vision and hearing rooms (10.6sqm) <p>The communal areas have been designed to include shared kitchen, dining, lounge, laundry, tea points, study rooms, meeting rooms, gym, sports lounge and terraces on the Ground Floor and Levels 7 and 13. The appropriateness of these areas will be addressed in more detail below.</p>
Students' rooms
<p><i>It is policy that:</i></p> <ul style="list-style-type: none"> • <i>Every room has a size, layout and design able to comfortably accommodate:</i> <ul style="list-style-type: none"> - <i>A bed accessible from a long side;</i> - <i>A study area with a desk and bookshelf;</i> - <i>A robe/drawer unit with ample storage space for clothing and personal items;</i> - <i>Computer and TV;</i> - <i>A table or bench to provide a space to eat separate from that used for study purposes;</i> <p><i>One way to comply with this policy would be to provide a minimum floor space of 10.8m² for a room to be used as a basic single student bedroom. This does not include a kitchen or an en-suite.</i></p> <ul style="list-style-type: none"> • <i>Every room has direct access to daylight and fresh air and an external window.</i> • <i>That at least one source of light to study bedrooms be from external walls open to the sky.</i> • <i>Each room is not unreasonably overlooked by another room, either in the same building or an adjoining property.</i> • <i>Rooms should be designed and located to limit excessive noise and disruption from pedestrian or vehicle traffic from within or outside the complex.</i> • <i>Where private kitchen facilities are provided there should be adequate room for a microwave, stove top cooker, fridge, clear bench space and sink with hot and cold running water, as well as storage space for food, crockery, utensils, cleaning equipment and a designated location for garbage and recycling.</i>

- Adequate long term storage in a secure location is provided.

Assessment

The rooms have been designed to accommodate a bed (accessible from the long side), a desk and bookshelf for study, and a robe/draw for clothing and personal items. Television sets will not be provided in the rooms but viewing spaces will be provided in the common areas.

It is policy that one way to achieve compliance with the policy is to provide a floor space of 10.8m² for a single occupancy room (excluding an ensuite or kitchenette).

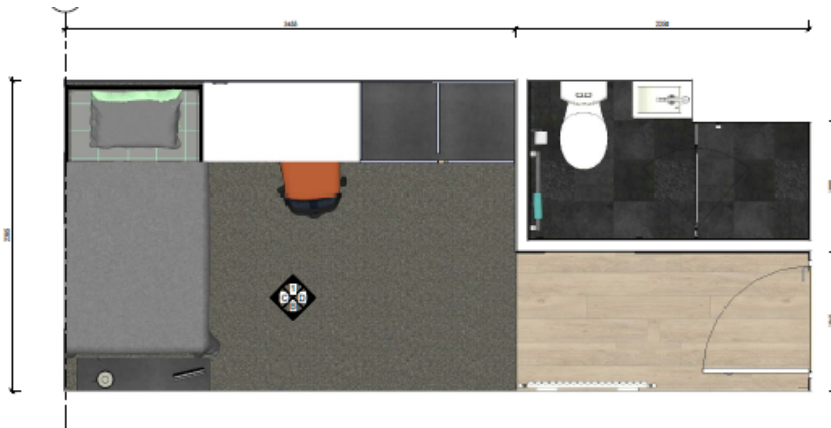
It is considered that size and layout of the 10.6sqm rooms are acceptable, even with the inclusion of an ensuite. They have been designed to ensure a good level of internal amenity consistent with the objectives of Clause 22.24

Although the 8.9sqm rooms do not meet the 10.8sqm as suggested by the policy it is considered that the increased room size (7.6sqm to 8.9sqm) would provide a similar level of internal amenity as the 10.6sqm rooms, noting that private ensuites are not proposed.

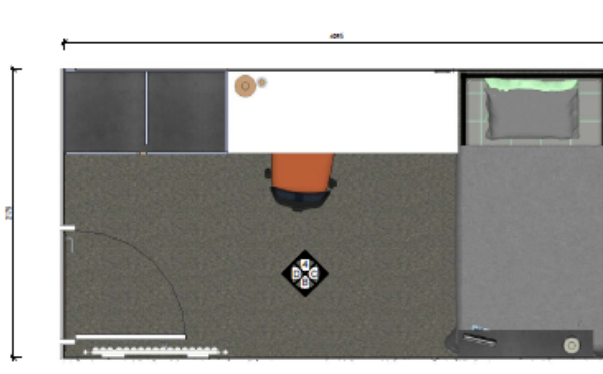
Each floor will have seven individual bathrooms to service the 33 hostel type rooms. This ratio complies with relevant BCA requirements and will provide appropriate amenities for students

The diagrams below show that the additional area is primarily taken up with circulation space adjacent to the ensuite.

Typical 10.6sqm room



Typical 8.9sqm (hostel type) room



The minimum floor space of 10.8m² is one way to provide a comfortable environment for students to study and sleep. It is not a mandatory requirement.

The Transnational and Temporary Study notes that “*Unit sizes can remain small – especially if this contributes to lower rents – if and only they are accompanied by communal areas that become part of standard living space*”

In order to achieve the desired outcomes of the policy it is considered that the shortfall of space for the 8.9sqm should be offset through the provision of extra internal communal areas. The amended plans provide an additional 668sqm of internal communal open space. The additional space ensures parity with the difference in area between the 8.9sqm and 10.6sqm rooms.

No formal dining or cooking facilities are proposed within individual rooms, as cooking will not be permitted in the rooms to eliminate the risk of vermin, fire hazard, cooking smells and promote social interaction. The primary kitchen is located at ground level with a number of small gathering hubs on each level which provide minimal facilities to heat water and the like. Other common spaces and recreational areas including kitchen, dining, lounge, meeting lounges, study rooms, meeting rooms, gym, sports lounge and outdoor terraces.

Importantly, each room will have an external window to provide light, outlook and fresh air. The windows will not be unreasonably overlooked by another room in the same building or adjoining properties. Potential overlooking will be mitigated by privacy screens, window orientation and landscaping.

The development has been designed to limit excessive noise and disruption from pedestrian and vehicle traffic from within and outside the complex. The rooms are located at Level 1 and above. The rooms on Level 1 are setback from Bouverie Street and Barkly Place to minimise street noise. The beds will adjoin the outer walls to minimise noise from the internal corridors. The windows will be double glazed.

Shared facilities

It is policy that:

- *Shared laundries include the following:*
 - *A reasonably attractive design conducive to incidental socialising; and*
 - *Appropriate provision of shared facilities including washing machines, clothes dryers, laundry tubs with hot and cold water and clotheslines.*
- *Shared cooking and dining facilities include the following:*
 - *A designated location for garbage and re-cycling bins; and*
 - *Appropriate provision of shared cooking and dining facilities including stove top cookers, sinks with running hot and cold water, refrigerators, freezers, bench space for food preparation and storage space for dry goods.*
- *The provision of storage areas for property manager’s equipment and building maintenance is encouraged.*
- *The provision of appropriate waste management facilities is encouraged.*
- *Shared facilities are located in a safe and accessible location for all students.*
- *Corridors and stairways are healthy attractive spaces, with natural lighting and ventilation and are conducive to incidental social interaction.*

Assessment

A shared laundry will be provided on the level two and is adjacent to the sports lounge. It will include drying facilities for clothing.

The proposed development will provide a large ground level shared kitchen and dining hall. Adequate space is provided for food preparation and storage of food for each student. The ground level dining area is large and located conveniently by the kitchen. It is not expected that all students will utilize the spaces all at once and will also utilize nearby food premises during various parts of the day.

Tea point/breakout spaces will be located centrally on each floor to be utilized for incidental eating and social interactions.

Reception and administration offices will be provided on the ground floor near the main entry and are important elements of the pastoral care.

A Waste Management Plan has been prepared, which outlines the arrangements for the storage and collection of refuse from the student accommodation and retail premises (café). Waste will be stored on the ground floor with convenient access via to Barkly Place. Council's waste engineers accept the waste arrangements.

The corridors have been provided with natural light and ventilation where practical with operable windows provided at the end of corridors.

Shared facilities are located in safe and accessible locations for all students.

Communal outdoor space and internal common areas

It is policy to:

- *Ensure each student has access to communal outdoor space that is well designed, safe and accessible and can be maintained appropriately;*

One way to comply with this policy would be to provide a ratio of 2.5m² of communal outdoor space per student, in a maximum of two parcels, each parcel with a minimum width of 3m.

- *Ensure adequate solar access into any communal outdoor space;*
- *Ensure each student has access to internal common areas that are capable of being used for multiple functions to meet a range of study, social, cultural and religious needs of students;*

One way to comply with this policy would be to provide a common living area or recreation room with a minimum of 15m² in area for the first 12 students, and a further 15m² for each additional 12 students thereafter.

- *Ensure internal common areas are well located adjacent to high movement areas and doors to internal common areas contain glass to enable natural surveillance from circulation areas;*
- *Encourage a direct relationship between communal outdoor spaces and common internal spaces to enhance function and safety;*
- *Ensure that lighting of internal and external access areas is adequate;*
- *Ensure that all common areas promote student interaction and a sense of community;*
- *Require that all common areas remain the responsibility of the building management and not be sold off independently.*

Assessment

The development will provide 2,180sqm of internal and external common areas

(excluding circulation space, service areas and shared bathrooms).

A total of 785sqm of external open space in the form of terraces is proposed at Ground Floor and Levels 7 and 13. Each terrace will have a minimum width of 3m. The terraces on the upper levels will have excellent light and outlook. Although this does not meet the requirement of the policy (1447sqm) the variation is considered acceptable given the site's proximity to Lincoln Square.

The proposed development will provide a total of 1395sqm of communal indoor areas, including gym, and common lounge on the ground floor and studies, meeting rooms, tech hubs and smaller lounges on the upper levels (excluding circulation space and service areas). The communal indoor areas will be located off corridors and will contain glass to enable informal surveillance. The common lounge on the ground floor will have a direct relationship with the landscaped courtyard.

The large ground level kitchen will provide adequate area to cater for students over typical breakfast, lunch and dinner time frames. Individual storage is provided for each student for food and drink with the shared kitchen area. The previous retail café space has been converted to a ground level residents café/lounge with separate study space. The area is fully integrated with the other ground level communal areas (where the previous retail space was not accessible internally). The residents café/lounge will still have a separate entry to the street and will provide good ground level activation of the existing heritage building.

The communal facilities are located off the main corridors and will contain glass, where possible, to enable informal surveillance from the circulation spaces.

The common areas will have a direct relationship with the outdoor areas, particularly on the Ground Floor and Levels 7 and 13. The expanded communal spaces at ground level and into the previous proposed retail space are considered to add additional areas of social interaction and activity.

All common areas will be the responsibility of the building management

The requirement to provide a management plan and a permanent, full time pastoral carer to oversee the student accommodation are considered appropriate, having regard to the scale of the development and the number of students. Conditions are recommended to secure these details, amongst others relating to the use and operation of the student accommodation.

14.4 Other issues

The application has received 27 objections which raised a wide range of issues. It is noted that matters relating to building height, scale, setbacks, heritage and quality of the student accommodation layout have already been addressed.

As noted previously, the application is exempt from notice requirements pursuant to the CCZ5 and DDO61. Therefore, only matters relating to heritage are relevant grounds in relation to the matter of third party appeal rights.

Below is a discussion of the remaining outstanding matters:

14.4.1 Impact on the Queensberry Children's Centre

The property at 224-252 Queensberry Street (the former Primary school included in the Victorian Heritage Register H0970) is located to the south of the subject site and is used as the Queensberry Children's Centre.

The rear of the site is used as the playground and open space for the childcare centre. Concerns have been raised in relation to:

- Overshadowing and overlooking of the outdoor play area.
- Noise and disruption during construction and the impact on children's sleep and overall health.

Overshadowing and overlooking of the commercial open space is not contemplated by the planning scheme. The subject site is covered by the Capital City Zone and Design and Development Overlay which encourage increased building density and massing, but also have regard for the existing built form context

Consideration of the overshadowing is limited to the provision of sunlight to public places such as parks, public squares and the like. The development will contribute to additional shadow most significantly during the midday hours when shadow from adjoining and nearby taller buildings is less. It is considered that there is insufficient scope within the planning scheme to require additional modifications to the development to reduce shadow to a commercial outdoor area. The entire open space will not be in shadow for all parts of the day.

Overlooking of a commercial open space similarly is not covered by the planning scheme in this context. However in order to address the concerns by objectors, it is recommended that the southern facing student rooms directly adjacent to 224-252 Queensberry Street on levels 1 and 2 are screened to prevent downward views within a 9 metre arc. Opportunities for overlooking from student rooms above level 2 would be less likely as they would be located more than 9m from the outdoor play area.

14.4.2 Car parking

The development will not provide on-site car parking. The existing crossovers on Bouverie Street and Barkly Place will be closed and the kerb and channel will be made good.

A planning permit is not required to reduce (including reduce to zero) the number of car parking spaces pursuant to Clause 52.06, Clause 45.09 and Schedule 1 to the Parking Overlay.

The site has close proximity to:

- The university precinct;
- The Central City and various shops, cafes, restaurants, supermarkets, community services and facilities etc;
- Open spaces with convenient access by walking or public transport including University Square, Lincoln Square, Argyle Square, Carlton Gardens, Flagstaff Gardens, Princes Park and Royal Park;
- Public transport services including Tram Routes Nos. 1, 3/3a, 5, 6, 8, 16, 64, 67, 73 and 401 and Melbourne Central Railway Station, which is less than 1km walking distance;
- Nearby GoGet and Flexicar car share facilities; and
- Short-term parking restrictions which protect the area from long-term users and is ideal for visitors and customers.

As per Council policy, the residents of the purpose built student accommodation are not entitled to resident parking permits. The students/ residents of this development will be ineligible to receive parking permits and will not be exempt from on-street parking restrictions.

It is considered that in this context that the provision of no car parking can be supported.

14.4.3 ESD

The applicant has submitted that the development will be capable of achieving:

- 5 Stars under the Green Star – Design & As-built rating tool.
- 4 points for Credit 18: Potable Water (equivalent to 1 point for Wat-1 in the Multi Unit Residential rating tool).
- BCA Section J compliance requirements for building envelope energy efficiency.
- 100% score on the STORM tool.

Please see the Environmentally Sustainable Design Statement prepared by Waterman AHW (Vic) Pty Ltd dated March 2017 for further information.

14.4.4 Potentially contaminated land

Previous planning permit for TP-2013-93 (childcare centre) included a condition for an environmental audit. It is unclear if this condition has very been acted upon. As such and given the previous use of 129-131 Bouverie Street for a print works a condition of permit is recommended for an audit if the findings of the preliminary and Comprehensive Environmental Assessment concluded that one is required.

14.4.5 Construction management

Amenity issues associated with the construction of the development are not planning matters. A condition of permit will be required for a Construction Management Plan which will be prepared in consultation with Council's Site Services team.

14.4.6 Waste

A Waste Management Plan prepared by Leigh Design Pty Ltd dated March 2017 has been submitted in accordance with the City of Melbourne's Guidelines for Waste Management Plans. As the new plans reduce the number of student rooms an amended report will be required as a condition of permit.

15 RECOMMENDATION

That a Notice of Decision to Grant a Permit be issued subject to the following conditions:

1. Amended plans before endorsement

Prior to the commencement of development, two copies of plans, drawn to scale must be submitted to the Responsible Authority generally in accordance with the plans by Nettleton Tribe revision dated 8 November 2017 and 13 November 2017 but amended to show:

- a) The southern facing student rooms directly adjacent 224-252 Queensberry Street on levels 1 and 2 screened to prevent direct views within a nine metre arc.
- b) Greater articulation and design refinement is required of the southern façade (of the southern tower) to help mitigate the impact and break down the mass and length of this elevation.
- c) Additional detailing and justification, to be shown on the north and west elevations, demonstrating a more successful integration between the mass of

the new building and the rear section of the existing heritage building at 129-131 Bouverie Street.

- d) 1:50 elevations of the lower levels of the building along the Bouverie Street and Barkly Place frontages.
- e) Remove all bicycle hoops proposed on Bouverie Street.
- f) Reinstatement of cooking facilities to level 7 (lounge).
- g) A minimum of 145 bicycle spaces of which 109 spaces should be for individual residents and 36 spaces for share bikes.
- h) Convenient and easy access to the basement level Bicycle Store.
- i) Any changes as required by the façade strategy

These amended plans must be to the satisfaction of the Responsible Authority and when approved shall be the endorsed plans of this permit.

2. Endorsed plans

The use and development as shown on the endorsed plan(s) must not be altered or modified unless with the prior written consent of the Responsible Authority.

3. Facade Strategy

Before the development starts, including demolition and site preparation works, a Façade Strategy must be submitted to and be to the satisfaction of the Responsible Authority. When approved this will form part of the endorsed plans. All materials, finishes and colours must be in conformity with the approved Facade Strategy to the satisfaction of the Responsible Authority. The Facade Strategy for the development must be generally in accordance with plans prepared by Nettleton Tribe revision dated 8 November 2017 and 13 November 2017 and detail:

- a) A concise description by the architect of the building design concept and how the facade works to achieve this.
- b) Specific details of the soffits of the development.
- c) A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes linking them to a physical sample board with clear coding.
- d) Elevation details generally at a scale of 1:50 illustrating typical podium details, entries and doors, typical privacy screening and utilities, typical tower detail, and any special features which are important to the building's presentation.
- e) Cross sections or other method of demonstrating the facade systems, including fixing details indicating junctions between materials and significant changes in form and/or material.
- f) Information about how the facade will be accessed and maintained and cleaned, including planting if proposed.
- g) Example prototypes and/or precedents that demonstrate the intended design outcome indicated on the plans and perspective images to produce a high quality built outcome in accordance with the design concept.

4. Landscape plan

Prior to the commencement of the development, a detailed landscape plan prepared by a suitably qualified landscape architect must be submitted and approved by the Responsible Authority. This plan must include:

- a) A schedule of all soft and hard landscaping and treatments.
- b) Urban design elements including, but not limited to, paving, lighting, seating and public art, and clear demarcation of public realm and private spaces, including arrangements for pedestrian, bicycle and vehicular circulation.
- c) How the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for on-site use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation.
- d) Position, type and spread of all trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to retain the trees in a satisfactory condition together with details of any proposals for the felling, topping or lopping of any tree.
- e) Location of buildings and trees on neighbouring properties within three metres of the boundary, including street trees.
- f) Planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
- g) Details of surface finishes of retaining walls, pathways and driveways.

This landscape plan must be to the satisfaction of the Responsible Authority and when approved shall form a part of the endorsed plans of this permit.

5. Preliminary Environmental Assessment

Prior to the commencement of the development (excluding demolition), the applicant must carry out a Preliminary Environmental Assessment (PEA) of the site to determine if it is suitable for the intended use(s). This PEA must be submitted to, and be approved by the Responsible Authority prior to the commencement of the development (excluding demolition). The PEA should include:

- Details of the nature of the land uses previously occupying the site and the activities associated with these land uses. This should include details of how long the uses occupied the site.
 - A review of any previous assessments of the site and surrounding sites including details of the anticipated sources of any contaminated materials.
6. Should the PEA reveal that further investigative or remedial work is required to accommodate the intended use(s), then prior to the commencement of the development (excluding demolition), the applicant must carry out a Comprehensive Environmental Assessment (CEA) of the site to determine if it is suitable for the intended use(s). This CEA must be carried out by a suitably qualified environmental professional who is a member of the Australian Contaminated Land Consultants Association or a person who is acceptable to the Responsible Authority. This CEA must be submitted to, and be approved by the

Responsible Authority prior to the commencement of the development (excluding demolition). The CEA should include:

- Details of the nature of the land uses previously occupying the site and the activities associated with these land uses. This includes details of how long the uses occupied the site.
- A review of any previous assessments of the site and surrounding sites, including details of any on-site or off-site sources of contaminated materials. This includes a review of any previous Environmental Audits of the site and surrounding sites.
- Intrusive soil sampling in accordance with the requirements of Australian Standard (AS) 44582.1. This includes minimum sampling densities to ensure the condition of the site is accurately characterised.
- An appraisal of the data obtained following soil sampling in accordance with ecological, health-based and waste disposal guidelines.
- Recommendations regarding what further investigate and remediation work, if any, may be necessary to ensure the site is suitable for the intended use(s).

Prior to the occupation of the building, the applicant must submit to the Responsible Authority a letter confirming compliance with any findings, requirements, recommendations and conditions of the CEA.

7. Should the CEA recommend that an Environmental Audit of the site is necessary then prior to the occupation of the building the applicant must provide either:
 - a. A Certificate of Environmental Audit in accordance with Section 53Y of the Environment Protection Act 1970; or
 - b. A Statement of Environmental Audit in accordance with Section 53Z of the Environment Protection Act 1970. This Statement must confirm that the site is suitable for the intended use(s).
8. Where a Statement of Environmental Audit is provided, all the conditions of this Statement must be complied with to the satisfaction of the Responsible Authority and prior to the occupation of the building. Written confirmation of compliance must be provided by a suitably qualified environmental professional who is a member of the Australian Contaminated Land Consultants Association or other person acceptable to the Responsible Authority. In addition, the signing off of the Statement must be in accordance with any requirements in it regarding the verification of works.

If there are conditions on the Statement that the Responsible Authority consider requires significant ongoing maintenance and/or monitoring, the applicant must enter into a legal agreement in accordance with Section 173 of the Planning and Environment Act 1987 with the Responsible Authority. This Agreement must be executed on title prior to the occupation of the building. The owner of the site must meet all costs associated with the drafting and execution of this agreement including those incurred by the Responsible Authority

9. Management plan

Prior to occupation of the development, a Management Plan must be submitted to and approved by the Responsible Authority. When approved, the Plan will be endorsed and will then form part of the permit. The Plan must establish a set of 'house rules' for the use, to be followed thereafter to the satisfaction of the Responsible Authority. The Plan must ensure that a suitable full time manager with responsibility to oversee student behaviour permanently resides on site and must detail the maintenance, cleaning, garbage storage and collection, supervision and security of the site.

10. Street trees

Prior to the commencement of any works including demolition and bulk excavation, a Tree Protection Plan (TPP), for any public trees that may be affected by the development, must be provided to the satisfaction of the Responsible Authority (Urban Forestry & Ecology). The TPP must be in accordance with AS 4970-2009 – Protection of trees on development sites and include:

- a) City of Melbourne asset numbers for the subject trees (found at <http://melbourneurbanforestvisual.com.au>)
 - b) Full assessment of the effects of construction including construction traffic, loading bays, lifting zones, gantries etc.
 - c) Site specific details of the temporary tree protection measures to be used to isolate public trees from the demolition and construction activities.
 - d) Specific details of any special construction methodologies to be used within the Tree Protection Zone of any public tree.
 - e) Full specification of any pruning required to public trees.
 - f) Any special arrangements required to allow ongoing maintenance of public trees for the duration of the development.
 - g) Name and contact details of the project arborist who will monitor the implementation of the TPP for the duration of the development (including demolition)
 - h) Details of the frequency of the Project Arborist monitoring visits and reporting protocols (Interim and final completion reports must be provided to councils via email to trees@melbourne.vic.gov.au)
11. In the event that a Construction Management Plan or Traffic Management Plan changes any of the tree protection methodologies or impacts on public trees in ways not identified in the endorsed Tree Protection Plan (TPP) must be provided to the satisfaction of the Responsible Authority. When provided to the satisfaction of the Responsible Authority the revised TPP will be endorsed to form part of this permit and will supersede any previously endorsed TPP for the purpose of Condition 10.
12. In the event that public trees are proposed for removal at any stage of the development, the applicant must submit plans for the approval of council that show replacement and or additional tree plots of a larger size and increased soil volume than currently exists in the street frontages adjacent to the development.
13. Following the approval of a Tree Protection Plan (TPP) a bank guarantee equivalent to the combined environmental and amenity values of public trees that may be affected by the development will be held against the TPP for the duration of construction activities. The bond amount will be calculated by council and provided to the applicant/developer/owner of the site. Should any tree be adversely impacted on, the City Of Melbourne will be compensated for any loss of amenity, ecological services or amelioration works incurred.

14. Structural report

Prior to the commencement of the development, including demolition, a report prepared by a suitably qualified Structural Engineer, or equivalent, must be submitted to the Responsible Authority, demonstrating the means by which the

retained portions of building will be supported during demolition and construction works to ensure their retention, to the satisfaction of the Responsible Authority. The recommendations contained within this report must be implemented at no cost to City of Melbourne and be to the satisfaction of the Responsible Authority.

15. Conservation management plan

Prior to the commencement of the development, including demolition, a Conservation Management Plan for the heritage building must be submitted to and be approved by the Responsible Authority. The Conservation Management Plan must include:

- a) Scope of restoration works to be undertaken to the internal and external parts of 129-131 Bouverie Street Carlton
- b) Plans showing specific details of the extent of restoration works.
- c) Samples of the proposed materials and finishes associated with the restoration works.

When approved, the Conservation Management Plan will form part of the permit. Works to the heritage building approved under this permit must be undertaken in accordance with the Conservation Management Plan to the satisfaction of the Responsible Authority.

16. Legal agreement for student accommodation

Prior to the occupation of the development, the owner of the land must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987. The agreement must provide the following:

- d) The accommodation provided on the land is to be used for the exclusive accommodation of students enrolled full time at a secondary or tertiary level educational institution and to be vacated within three months of completion of full time studies.
- e) The building to operate at all times in accordance with the Management Plan as required by Condition 9 of this permit to the satisfaction of the Responsible Authority. The Management Plan must establish a set of 'house rules' for the use, to be followed thereafter, to the satisfaction of the Responsible Authority. The plan must ensure that a suitably qualified full time manager with responsibility to oversee student behaviour permanently resides on the site and must detail the maintenance, cleaning, garbage storage and collection, supervision and security of the site.
- f) The requirements contained in the agreement shall form part of any lease of the premises which the owner of the land under this permit may enter into with another party.

The owner of the land must pay all of the Melbourne City Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

17. Materials and colours schedule

Prior to the commencement of the development, a schedule and samples of all external materials, colours and finishes including a colour rendered and notated plan/elevation must be submitted to and approved by the Responsible Authority.

18. Revised 3D Model

Prior to the commencement of the development, excluding demolition, a 3D digital model of the approved development must be submitted to, and must be to the satisfaction of the Responsible Authority. The model should be prepared having regard to the Advisory Note - 3D Digital Modelling Melbourne City Council. Digital models provided to the Melbourne City Council may be shared with other government organisations for planning purposes. The Melbourne City Council may also derive a representation of the model which is suitable for viewing and use within its own 3D modelling environment. In the event that substantial modifications are made to the building envelope a revised 3D digital model must be submitted to, and be to the satisfaction of the Responsible Authority.

19. Construction management plan

Prior to the commencement of the development, a detailed construction management plan must be submitted to and be approved by the Responsible Authority – Construction Management Group. This construction management plan must be prepared in accordance with the Melbourne City Council – Construction Management Plan Guidelines and is to consider the following:

- a) Public safety, amenity and site security.
- b) Operating hours, noise and vibration controls.
- c) Air and dust management.
- d) Stormwater and sediment control.
- e) Waste and materials reuse.
- f) Traffic management.

20. Works abutting Council lanes

The title boundaries for the property may not exactly agree with the road alignments of the abutting Council lane(s). The approved works must not result in structures that encroach onto any Council lane.

21. Drainage of projections

All projections over the street alignment must be drained to a legal point of discharge in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services

22. Doors Opening out onto Council and Private Roads

The outward opening doors projecting into Barkly Place must be deleted or redesigned such that they do not project beyond the street alignment when open, when closed or when being opened or closed.

23. Vesting of Roads

Prior to occupation of the development the land coloured blue, contained within TP675599A and the equivalent northern portion of Lot 1 on PS714621L must be vested in Council as a ROAD unlimited in height and depth on a Plan of Subdivision to the satisfaction of the Team Leader of Land Survey.

24. Drainage connection underground

Prior to the commencement of the development, a stormwater drainage system, incorporating integrated water management design principles, must be submitted to and approved by the Responsible Authority – Engineering Services. This system must be constructed prior to the occupation of the development and

provision made to connect this system to the City of Melbourne's underground stormwater drainage system.

25. Demolish and construct access

Prior to the commencement of the use/occupation of the development, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.

26. Roads

All portions of roads affected by the construction activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.

27. Footpaths

The footpath adjoining the site along Bouverie Street must be reconstructed together with associated works including the renewal of kerb, reconstruction or relocation of channel and/or services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.

28. Street levels not to be altered

Existing street levels in Bouverie Street and Barkly Place must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the Responsible Authority – Engineering Services

29. Environmentally Sustainable Design (ESD) Statement achievement

The performance outcomes specified in the Sustainability Management Plan prepared by Waterman AHW (Vic) Pty Ltd dated March 2017 must be achieved in the completed development.

Any change, which prevents or alters the attainment of the performance outcomes specified in the endorsed ESD Statement, must be documented in an addendum to this report, which must be submitted to and approved by the Responsible Authority.

30. Implementation of Environmentally Sustainable Design (ESD) Statement initiatives

Within six months of first occupation of the development, a report must be provided to the satisfaction of the Responsible Authority, which details the designed initiatives implemented within the completed development that achieve the performance outcomes specified in the endorsed ESD Statement.

31. Waste

Prior to the commencement of the development, an amended Waste Management Plan (WMP) generally in accordance with WMP prepared by Leigh Design dated 7 March 2017 shall be submitted to the City of Melbourne - Engineering Services. The WMP should detail waste storage and collection arrangements and be prepared with reference to the City of Melbourne Guidelines for Preparing a Waste Management Plan. Waste storage and

collection arrangements must not be altered without prior consent of the City of Melbourne - Engineering Services.

32. Waste storage

All garbage and other waste material must be stored in an area set aside for such purpose to the satisfaction of the Responsible Authority.

33. Features above roof level

No architectural features, plant and equipment or services other than those shown on the endorsed plans are permitted above roof level, without the prior written consent of the Responsible Authority.

34. No interference with street trees

No street tree adjacent to the site may be removed, lopped, pruned or root-pruned without the prior written consent of the Responsible Authority.

35. Non-reflective glazing

Glazing materials used on all external walls must be of a type that does not reflect more than 15% of visible light, when measured at an angle of 90 degrees to the glass surface, to the satisfaction of the Responsible Authority.

36. Consolidation of existing titles

Prior to the occupation of the development, all the land for the proposed development must be owned by the one entity and consolidated onto the one certificate of title to the satisfaction of the Responsible Authority, Team Leader Land Survey

37. Expiry time limit

This permit will expire if one or more of the following circumstances apply:

- a) The development is not started within two years of the date of this permit.
- b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The Responsible Authority may extend the time for completion of the permit if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

Permit Notes:

- All necessary approvals and permits are to be first obtained from the City of Melbourne and the works performed to the satisfaction of the Responsible Authority – Manager Engineering Services Branch.
- Council may not change the on-street parking restrictions to accommodate the access, servicing, delivery and parking needs of this development. However, new parking restrictions may be introduced in the surrounding area if considered appropriate by Council. As per Council's policy, residents of the purpose-built student accommodation are not entitled to residential parking permits. Therefore, residents / students / occupants / visitors of this development will not be eligible to receive parking permits and will not be exempt from any on-street parking restrictions.
- This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Registered Building Surveyor.

- The applicant/owner will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the applicant/owner and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.
- This planning permit does not represent the approval of other departments of Melbourne City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this planning permit.
- Approval for any tree removal is subject to the Tree Retention and Removal Policy, Council's Delegations Policy and requirements for public notification, and a briefing paper to councillors. It should be noted that certain tree removals including but not limited to significant or controversial tree removals, may be subject to decision by Council or a Committee of Council.

In accordance with the Tree Retention and Removal Policy a bank guarantee must be:

- a) Issued to City of Melbourne, ABN: 55 370 219 287.
 - b) From a recognised Australian bank.
 - c) Unconditional (i.e. no end date)
 - d) Executed (i.e. signed and dated with the bank stamp)
- Please note that insurance bonds are not accepted by the City Of Melbourne. An acceptable bank guarantee is to be supplied to Council House 2, to a representative from Council's Urban Forest and Ecology Team. Please email trees@melbourne.vic.gov.au to arrange a suitable time for the bank guarantee to be received. A receipt will be provided at this time.
 - At the time of lodgement of the bank guarantee written confirmation that identifies the name of the Project Arborist who will supervise the implementation of the Tree Protection Plan will be required in writing. On completion of the works the bank guarantee will only be released when evidence is provided of Project Arborist supervision throughout the project and a final completion report confirms that the health of the subject public trees has not been compromised.
 - All costs in connection with the removal and replacement of public trees, including any payment for the amenity and ecological services value of a tree to be removed, must be met by the applicant/developer/owner of the site. The costs of these works will be provided and must be agreed to before council remove the subject trees.
 - Condition 23 and 36 can be considered under a combined application process