

Report to the Future Melbourne (Planning) Committee

Agenda item 6.1

**Planning Permit Application: TP-2018-342
1-7 Bromby Street, South Yarra
(Melbourne Grammar School Music Centre)**

18 September 2018

Presenter: Kate Yuncken, Acting Practice Leader Land Use and Development

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a planning application seeking approval for the part demolition and construction of a single storey extension with basement at the Melbourne Grammar School Music Centre at 1-7 Bromby Street, South Yarra (refer Attachment 2, Locality Plan). The Music Centre site comprises the former residence fronting Bromby Street and the existing Myer Music School to the rear.
2. The applicant and owner is Melbourne Grammar School and the architect is Peter Elliot Architecture & Urban Design.
3. The site is located within the Special Use Zone Schedule 3 (SUZ3) and is covered by Heritage Overlay Schedule 6 (HO6) and Design and Development Overlay Schedule 15-A2 (DDO15-A2).
4. Public notice of the application has been given to the surrounding owners and occupiers and one objection has been received.

Key issues

5. Key issues for consideration are demolition of the rear of the B graded building, the siting, scale and design of the infill extension and potential amenity impacts.
6. While the development involves demolition of some nineteenth century original fabric to the rear of the B graded building, it will maintain the significance, character and appearance of the building as viewed from Bromby Street. It will not impact the contributory elements identified in the Building Information Form and demolition of the later additions will help to reveal the original building.
7. The single storey infill extension is modest in scale, form and appearance and sits comfortably between the adjoining heritage buildings. The 'hit and miss' masonry wall on the east boundary will largely conceal the infill extension and provide visual interest in keeping with the existing boundary treatment.
8. The works to the Myer Music School will improve the acoustic and environmental performance of the building and the repairs and routine maintenance to the former residence will conserve and enhance the heritage significance of the building.
9. The development will not adversely affect the neighbours' amenity by way of loss of light, outlook or privacy.
10. The development will not result in additional staff or students and will not reduce the existing car and bicycle parking provision, therefore the development does not trigger a requirement to provide additional parking.

Recommendation from management

11. That the Future Melbourne Committee resolves to issue a Notice of Decision to Grant a Permit, subject to the conditions outlined in the Delegate Report (Attachment 4).

Attachments:

1. Supporting Attachment (Page 2 of 41)
2. Locality Plan (Page 3 of 41)
3. Plans (Page 4 of 41)
4. Delegate Report (Page 26 of 41)

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 an objection has been received, sections 64 and 65 of the Act provide that the responsible authority must give the applicant and the 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 the 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 issues arising from the recommendations contained in 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 both the original application and the Section 57A amended application has been undertaken to surrounding owners and occupiers, pursuant to Section 52 of the Act 1987.

Relation to Council policy

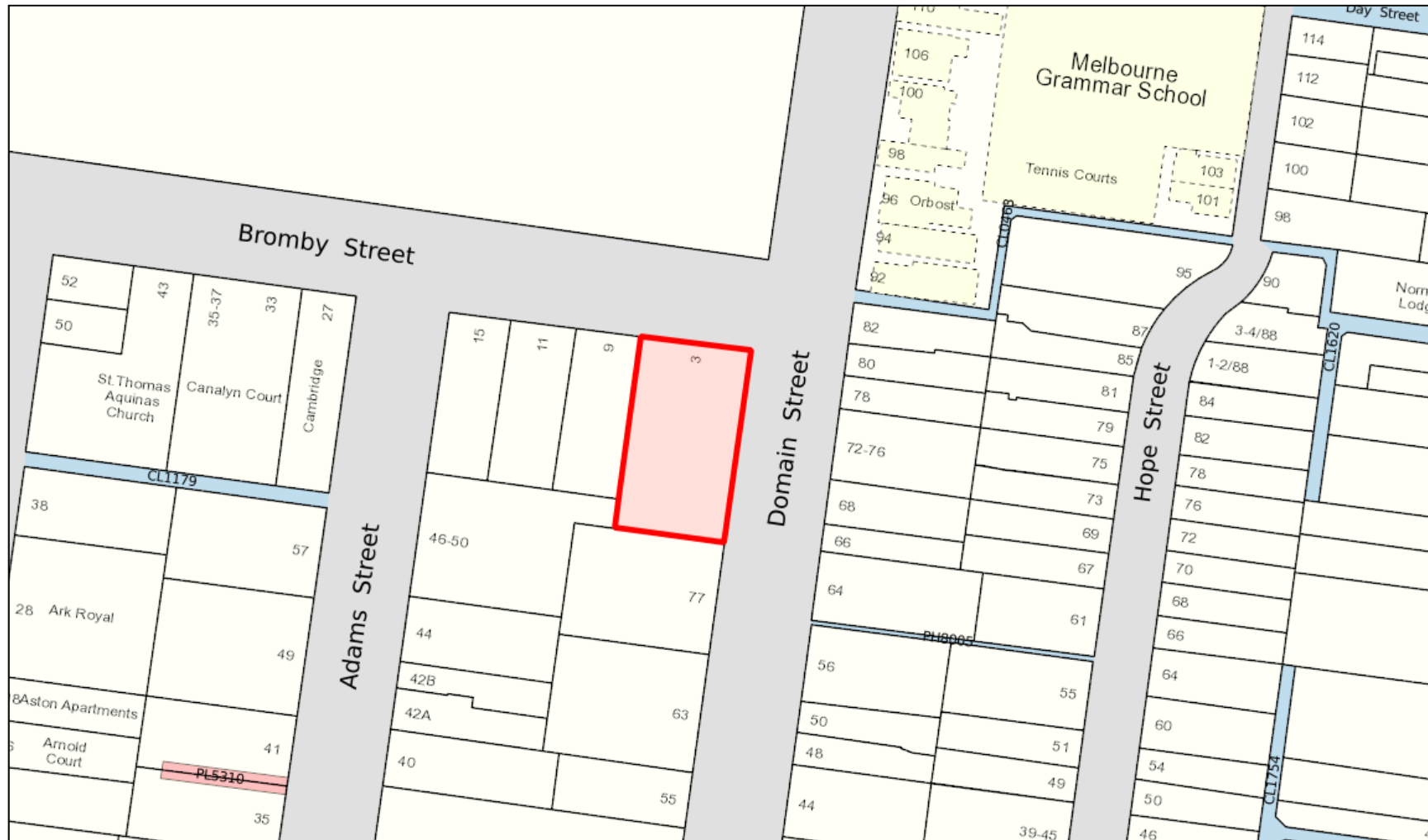
6. Relevant Council policies are discussed in the attached Delegate Report (refer Attachment 4).

Environmental sustainability

7. Conditions requiring an environmentally sustainable design statement and a water sensitive urban design response in accordance with Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management) are recommended.

Locality Plan

Melbourne Grammar Music School Centre 1-7 Bromby Street, South Yarra



MELBOURNE GRAMMAR SCHOOL

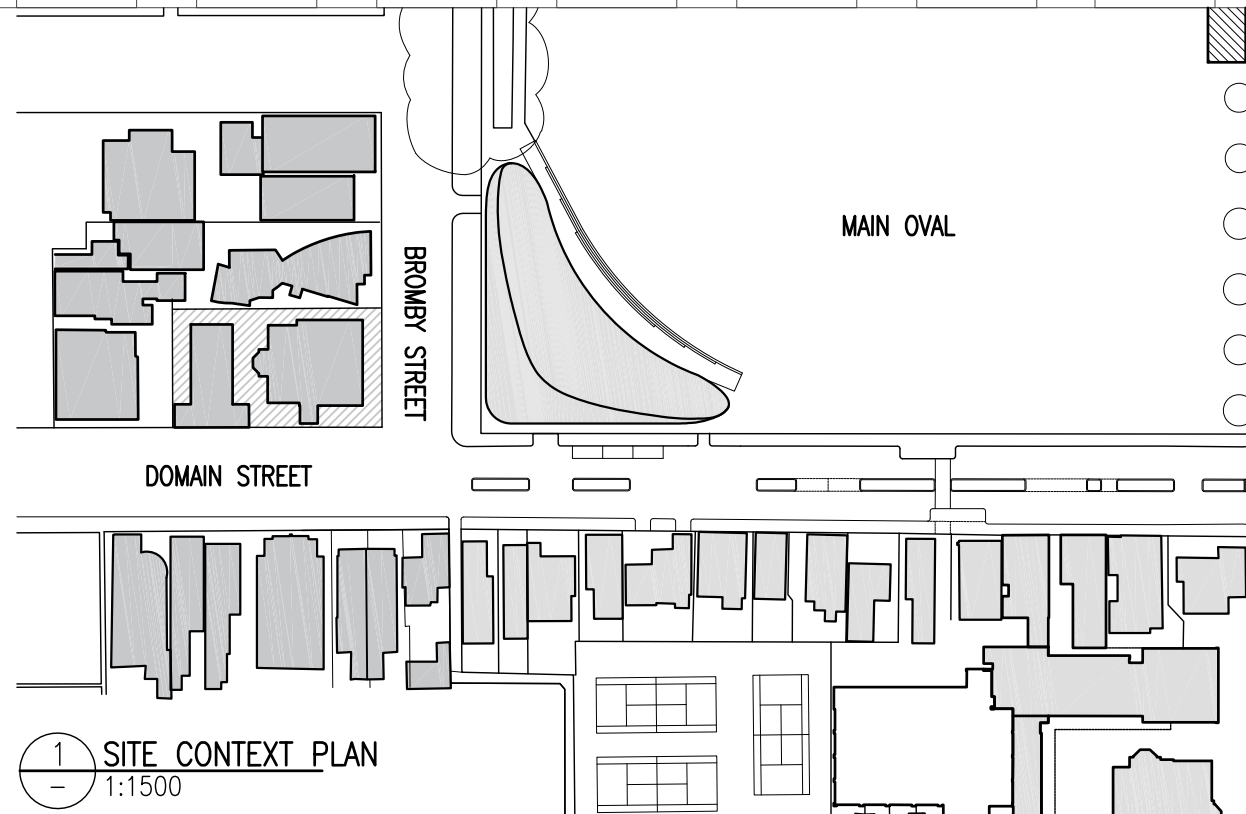
3 BROMBY STREET

PLANNING APPLICATION ISSUE

APRIL 2018

ARCHITECTURAL DRAWINGS

TP00	COVER SHEET	A
TP01	EXISTING SITE CONTEXT + LOCATION PLAN	A
TP02	EXISTING+DEMOLITION PLAN	A
TP03	EXISTING+DEMOLITION NORTH ELEVATIONS	A
TP04	EXISTING+DEMOLITION EAST ELEVATIONS	A
TP05	EXISTING DEMOLITION PR STREETSCAPES	A
TP06	EXISTING DEMOLITION PR STREETSCAPES	A
TP10	PROPOSED SITE PLAN+EXTERNAL WORKS	A
TP11	PROPOSED GROUND FLOOR PLAN	A
TP12	PROPOSED LOWER GROUND	A
TP13	PROPOSED LEVEL 2	A
TP14	PROPOSED ROOF PLAN	A
TP20	PROPOSED NORTH ELEVATION	A
TP21	PROPOSED EAST ELEVATION	A
TP22	PROPOSED SOUTH ELEVATIONS	A
TP23	PROPOSED WEST ELEVATIONS	A
TP25	PROPOSED SECTIONS 02	A
TP26	PROPOSED SECTION 03	A
TP27	PROPOSED SECTION 04	A
TP28	PROPOSED SECTION 05	A
TP30	MATERIALS SCHEDULE	A
TP31	MATERIALS SCHEDULE	A
TP32	SURVEY	A










1 SITE CONTEXT PLAN
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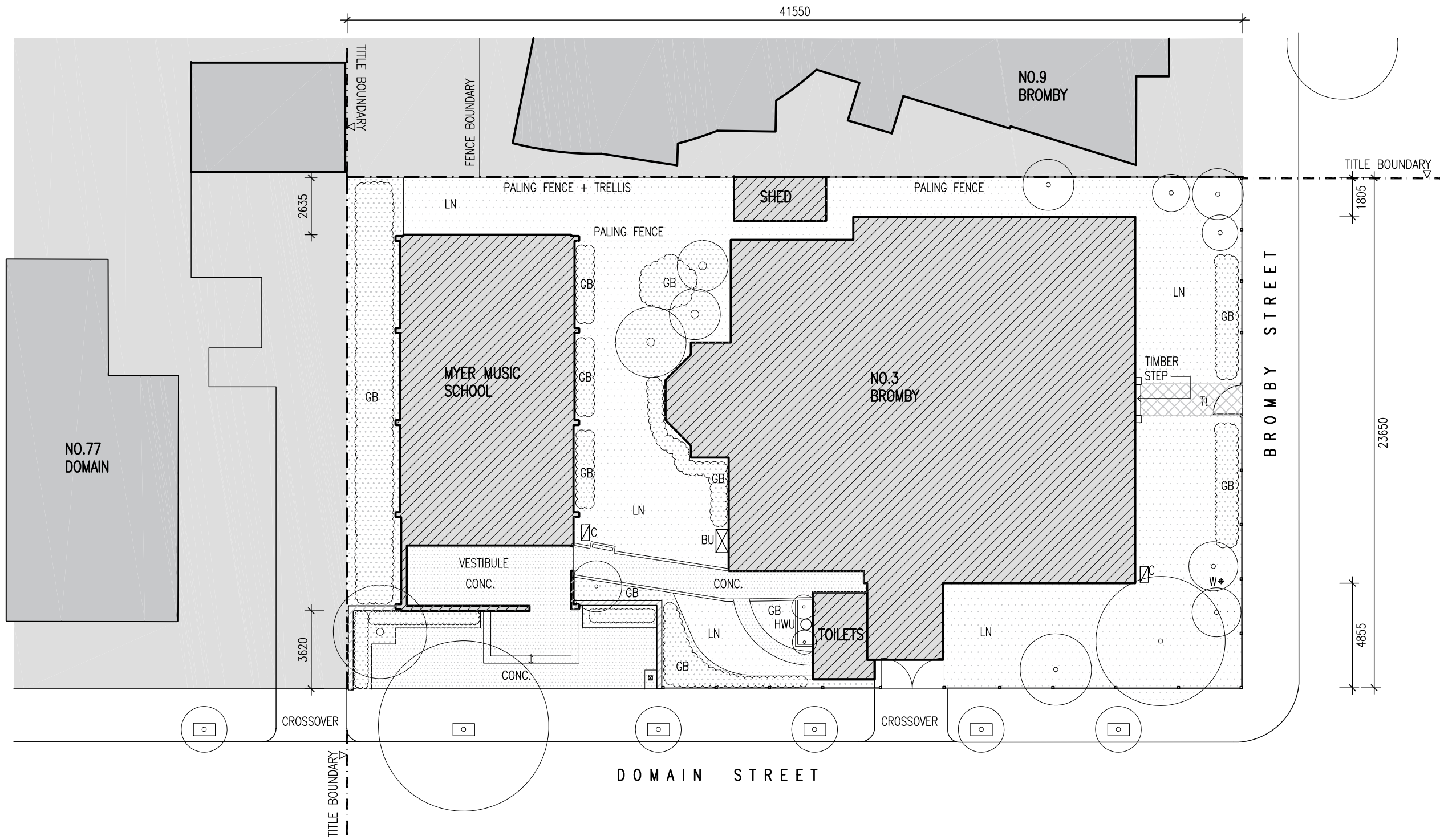
peter elliot
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urban design

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 Melbourne Victoria Australia 3000
 tel 03 9654 0015 fax 03 9654 0094

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AMENDMENTS		
REV	DATE	DESCRIPTION
A	17.04.18	PLANNING PERMIT ISSUE

-  EXISTING BUILDINGS
NOT PART OF WORKS
-  SITE FABRIC
-  G GAS MAIN
-  W WATER MAIN
-  C COMMUNICATIONS PIT
-  BU BOILER UNIT
-  HWU HOT WATER UNIT
- TL TILES
- CONC CONCRETE
- LN LAWN
- GB GARDEN BED



1 EXISTING SITE PLAN
1:200

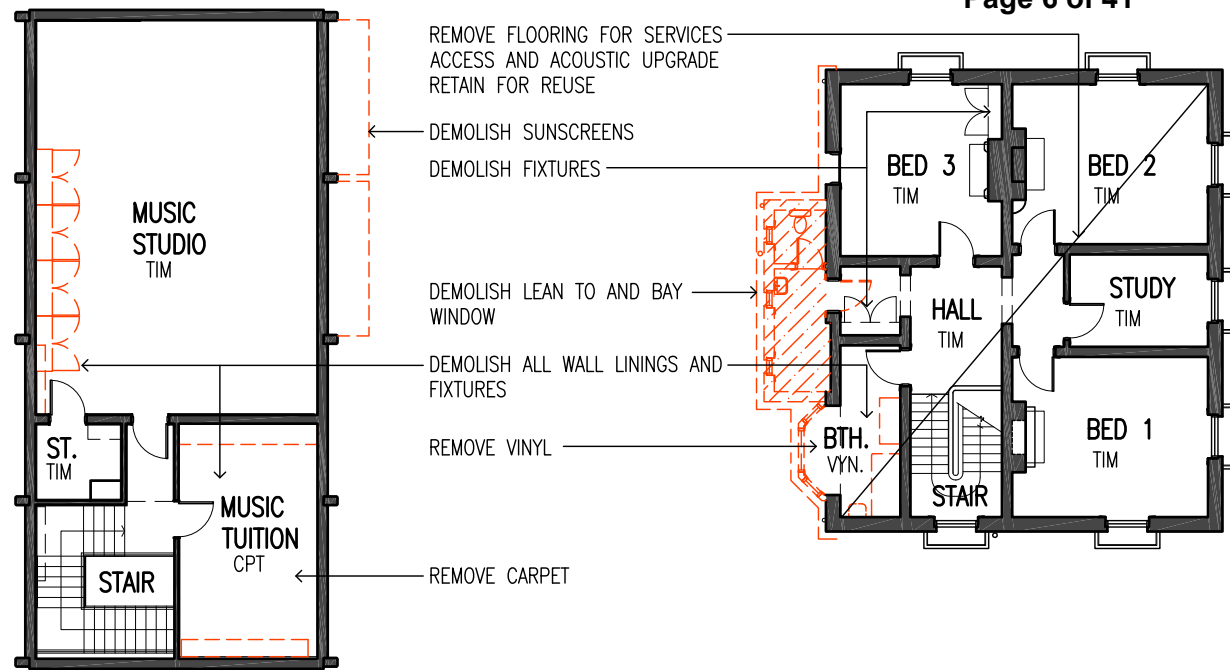
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Client
MELBOURNE GRAMMAR SCHOOL
 Project
MGS MUSIC CENTRE

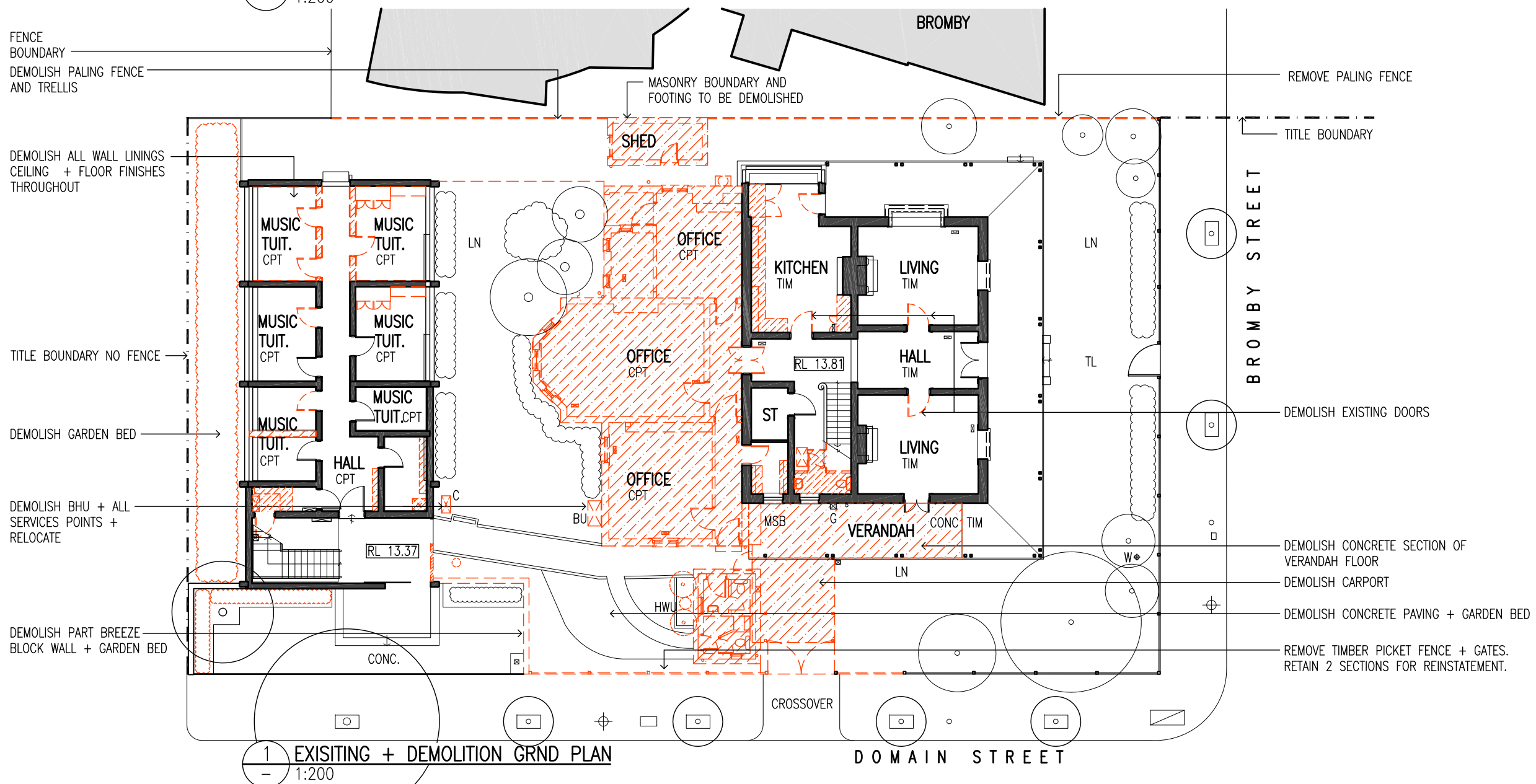
Title
EXISTING SITE CONTEXT + LOCATION PLAN

Scale
1:200
 Date
17.04.18

Project No 581 Drawing No TP01 Revision A



2 EXISTING + DEMOLITION L02 PLAN
1:200



1 EXISTING + DEMOLITION GRND PLAN
1:200

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REV	DATE	DESCRIPTION
A	17.04.18	PLANNING PERMIT ISSUE

- EXISTING BUILDING FABRIC
- EXTENT OF DEMOLITION
- SITE BOUNDARY
- ITEMS TO BE DEMOLISHED
- G GAS MAIN
- W WATER MAIN
- C COMMUNICATIONS PIT
- BU BOILER UNIT
- HWU HOT WATER UNIT
- LT STREET LIGHT

- CONC CONCRETE
- FH FIRE HYDRANT
- GB GARDEN BED
- LN LAWN
- SW SEWAGE
- TL TILES

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

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MELBOURNE GRAMMAR SCHOOL
Project
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Title
EXISTING+DEMOLITION PLAN
LEVELS 1 + 2

Scale 1:200	Date 17.04.18
Project No 581	Drawing No TP02
Revision A	

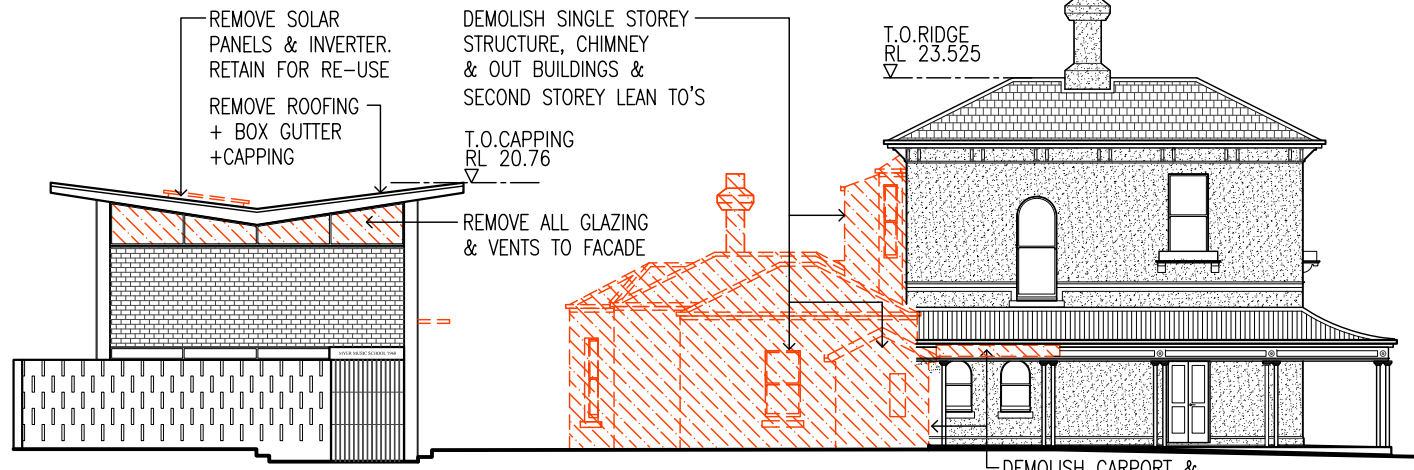
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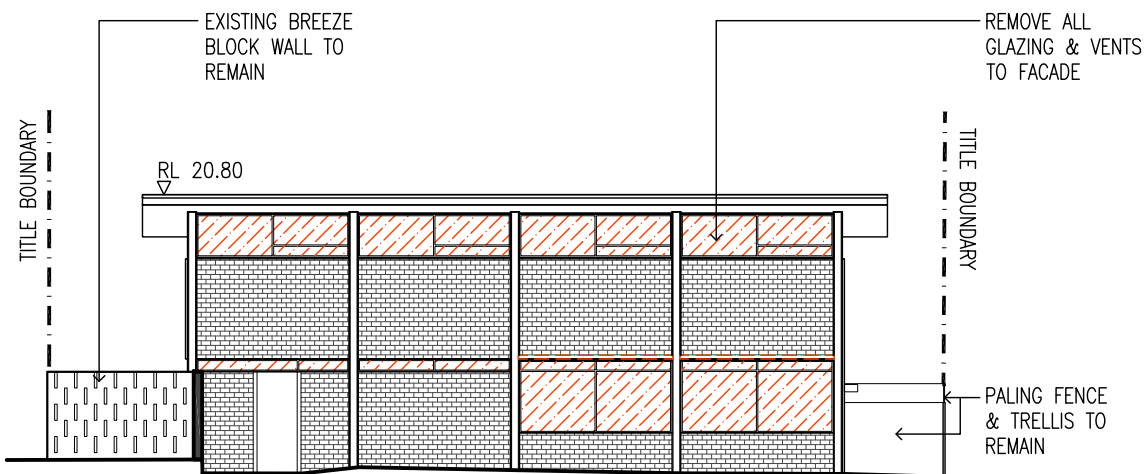
-  EXISTING BUILDING FABRIC
 -  EXTENT OF DEMOLITION
 -  RENDER
 -  SLATE
 -  CUSTOM ORB METAL ROOFING
 -  EXISTING BRICK
 -  NEW MASONRY
 -  EXISTING BREEZE BRICK
 -  NEW HIT + MISS MASONRY
 -  ITEMS TO BE DEMOLISHED
- DP DOWNPIPE
EX EXISTING
BRK BRICK



1 NORTH ELEVATION
1:200



2 EAST ELEVATION
TP02 1:200



3 NORTH ELEVATION - MYER MUSIC BUILDING
1:200

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Title
EXISTING+DEMOLITION NORTH ELEVATIONS

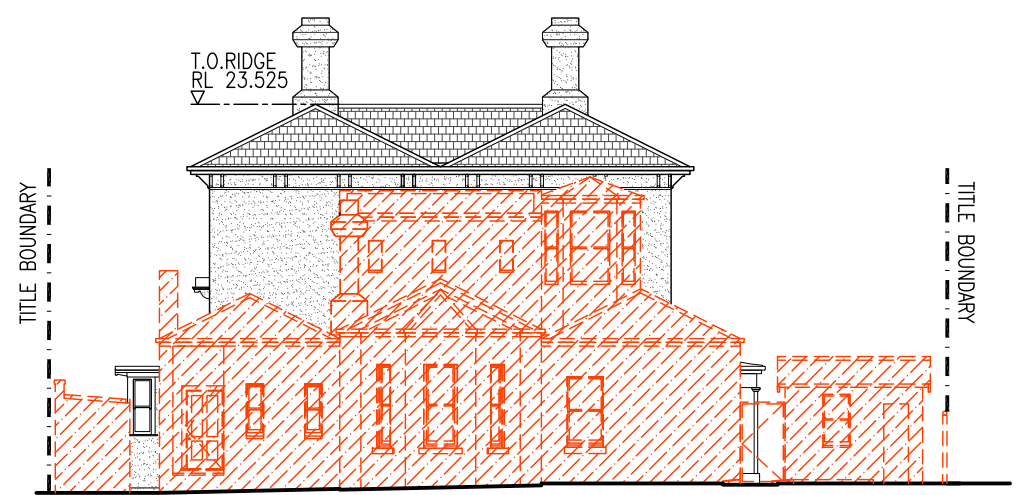
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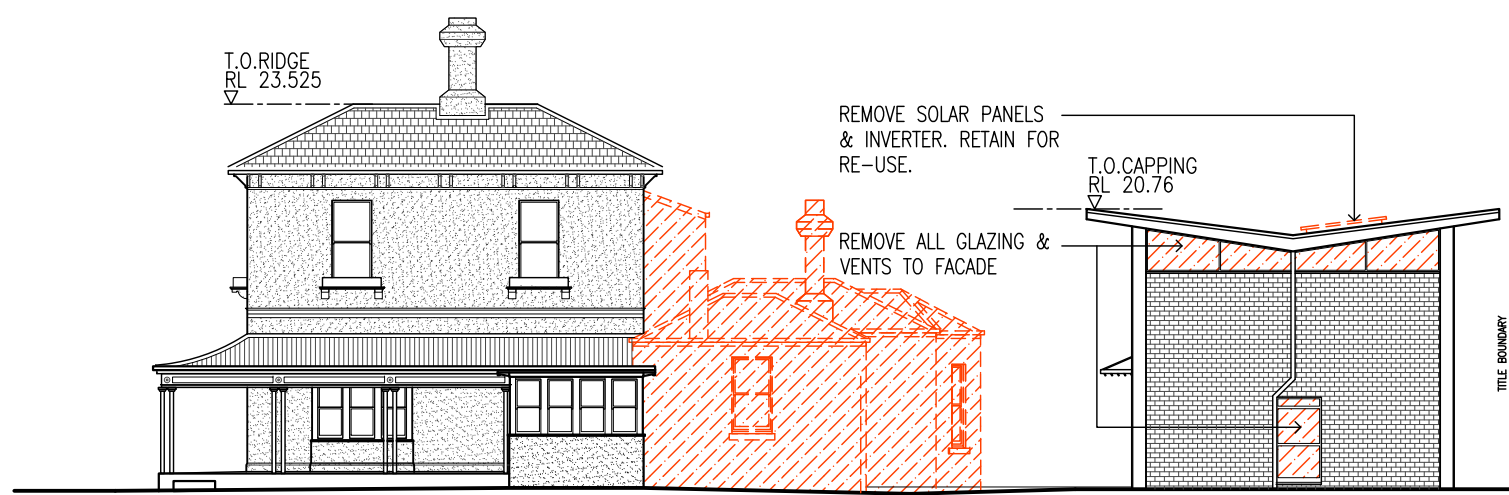
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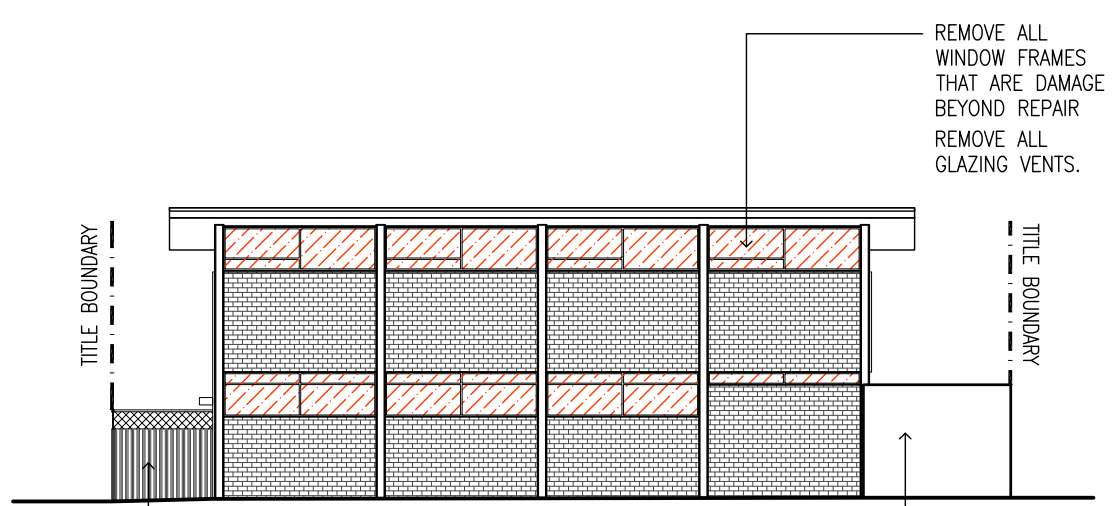
- EXISTING BUILDING FABRIC
- EXTENT OF DEMOLITION
- RENDER
- SLATE
- CUSTOM ORB METAL ROOFING
- EXISTING BRICK
- NEW MASONRY
- EXISTING BREEZE BRICK
- NEW HIT + MISS MASONRY
- ITEMS TO BE DEMOLISHED
- DP DOWNPIPE
- EX EXISTING
- BRK BRICK



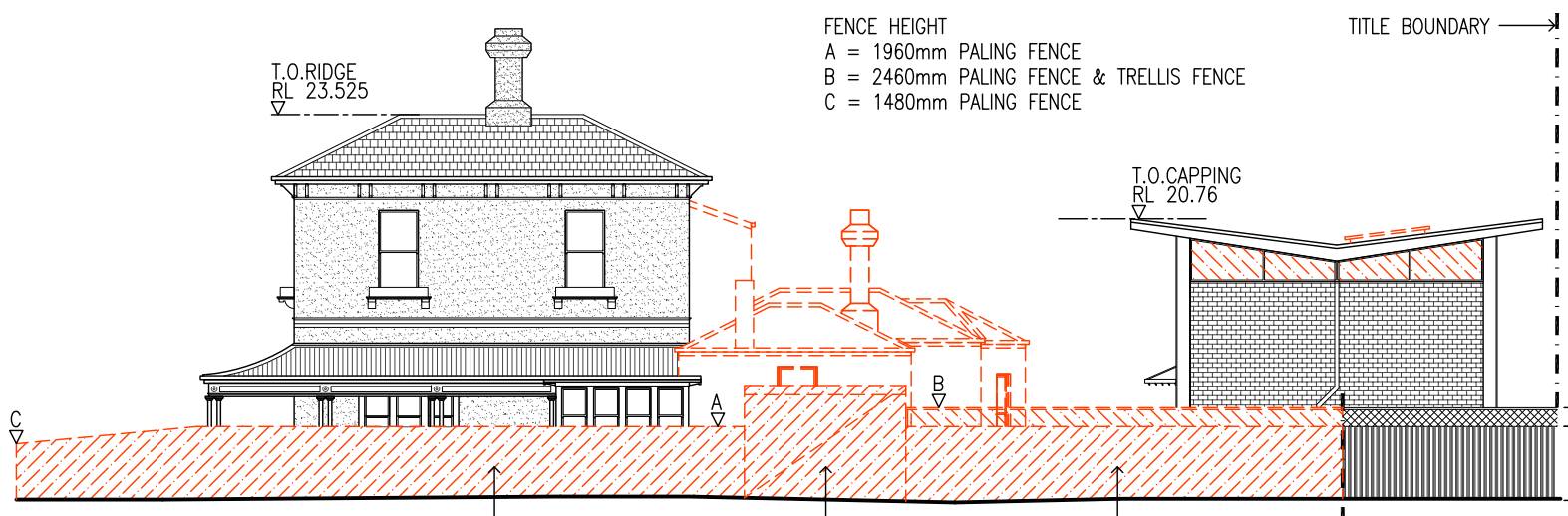
1 SOUTH ELEVATION
- 1:200



2 WEST ELEVATION-EXISTING & DEMOLITION
- 1:200 WITHOUT BOUNDARY FENCE



3 SOUTH ELEVATION - MYER
- 1:200



4 WEST ELEVATION-EXISTING & DEMOLITION
- 1:200 SHOWING BOUNDARY FENCE

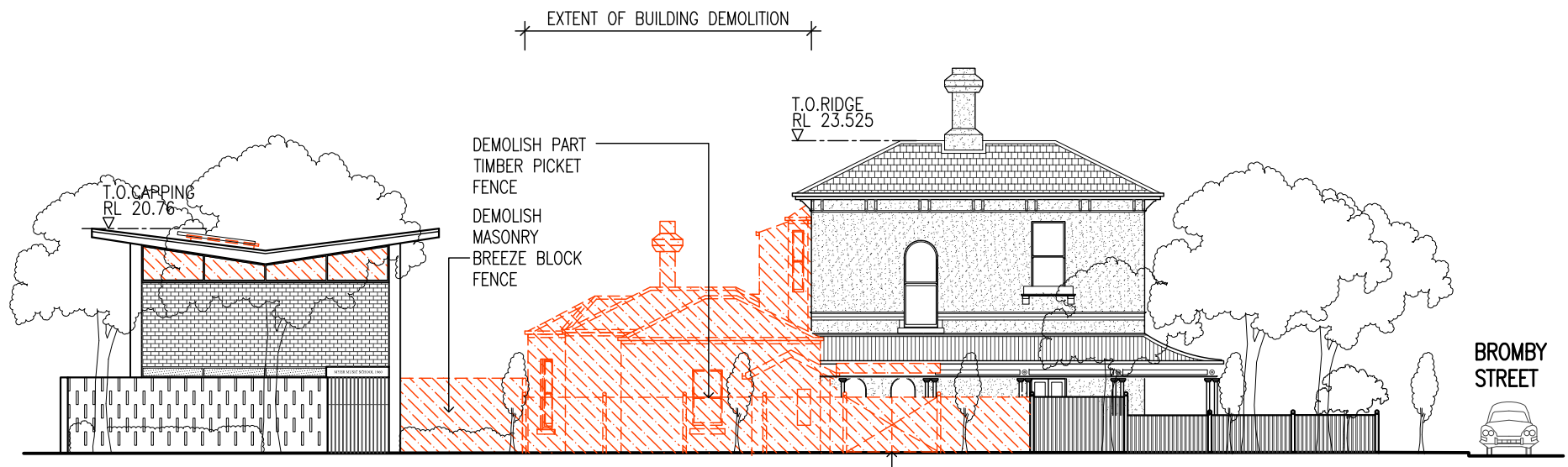
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Title
EXISTING+DEMOLITION EAST ELEVATIONS
+BOUNDARY FENCE

Scale	1:200
Date	17.04.18
Project No	581
Drawing No	TP04
Revision	A

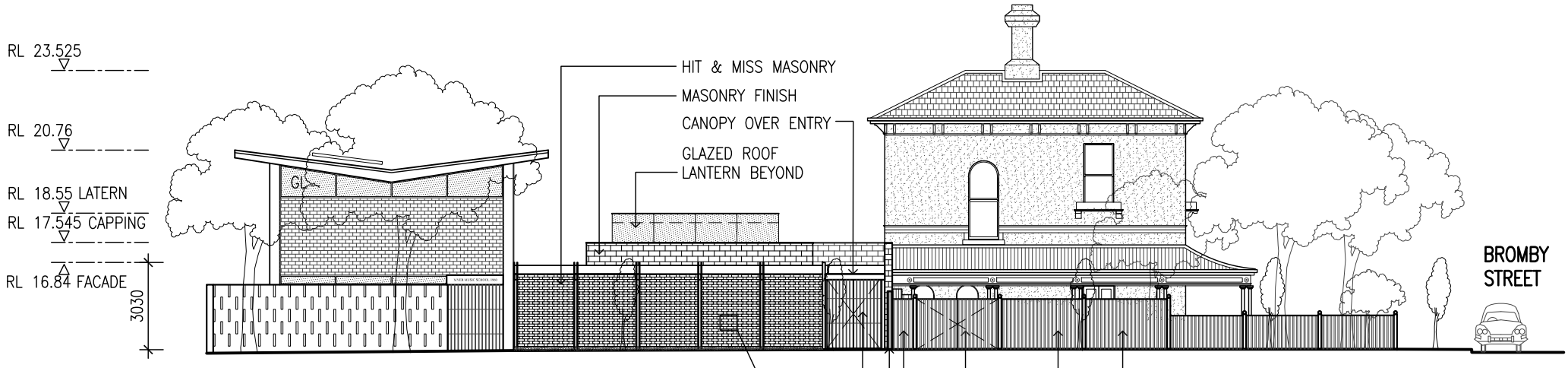
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1 EAST ELEVATION – EXISTING STREETSCAPE
1:200

REV	DATE	DESCRIPTION
A	17.04.18	PLANNING PERMIT ISSUE

- EXISTING BUILDING FABRIC
- EXTENT OF DEMOLITION
- RENDER
- SLATE
- CUSTOM ORB METAL ROOFING
- EXISTING BRICK
- NEW MASONRY
- EXISTING BREEZE BRICK
- NEW HIT + MISS MASONRY
- ITEMS TO BE DEMOLISHED
- DP DOWNPIPE
- EX EXISTING
- BRK BRICK



2 EAST ELEVATION – PROPOSED STREETSCAPE
1:200

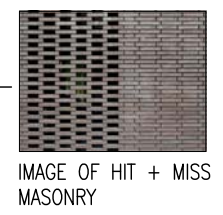


IMAGE OF HIT + MISS MASONRY

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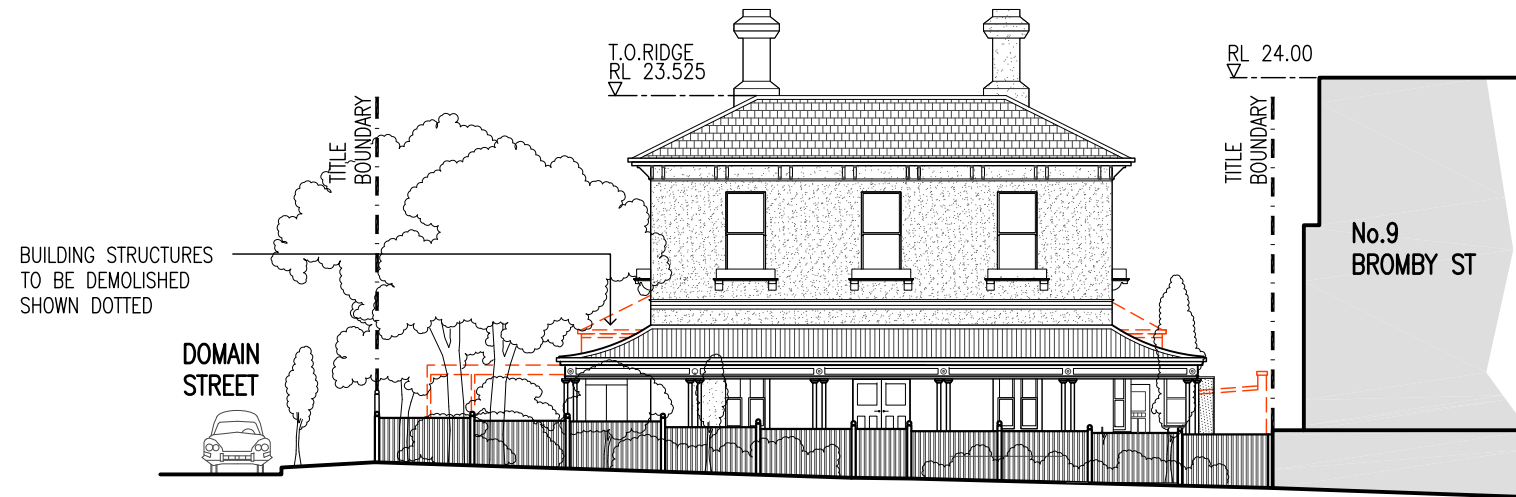
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Title
EXISTING DEMOLITION PR STREETSCAPES

Scale 1:200
Date 17.04.18
Project No 581
Drawing No TP05
Revision A

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AMENDMENTS		
REV	DATE	DESCRIPTION
A	17.04.18	PLANNING PERMIT ISSUE



1 EXISTING NORTH ELEVATION STREETScape
- 1:200



2 PROPOSED NORTH ELEVATION STREETScape
- 1:200

- EXISTING BUILDING FABRIC
 - EXTENT OF DEMOLITION
 - RENDER
 - SLATE
 - CUSTOM ORB METAL ROOFING
 - EXISTING BRICK
 - NEW MASONRY
 - EXISTING BREEZE BRICK
 - NEW HIT + MISS MASONRY
 - ITEMS TO BE DEMOLISHED
- DP DOWNPIPE
EX EXISTING
BRK BRICK

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Title
EXISTING DEMOLITION PR STREETScapeS

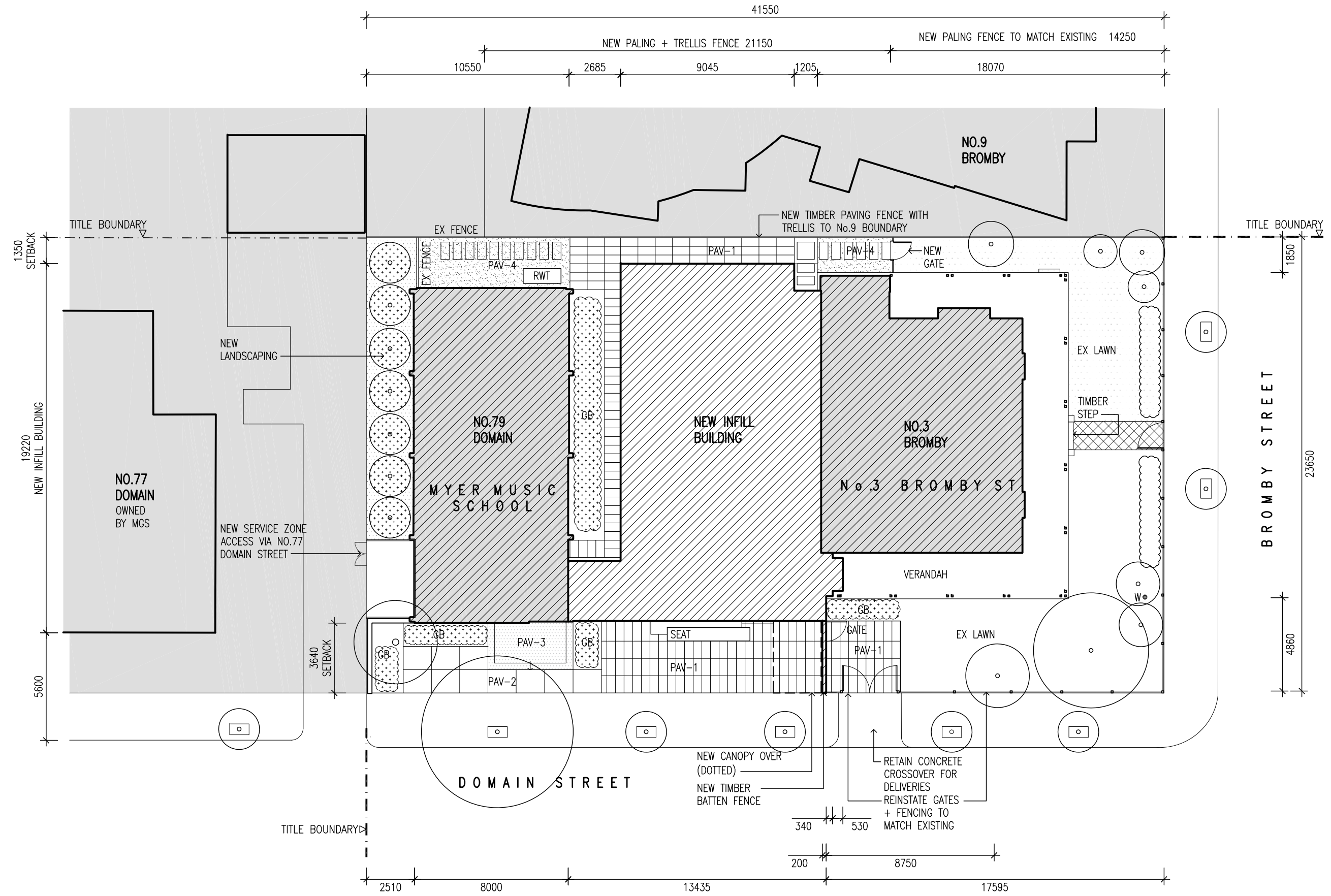
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AMENDMENTS		
REV	DATE	DESCRIPTION
A	17.04.18	PLANNING PERMIT ISSUE

- EXISTING
- PROPOSED
- NEIGHBOUR PROPERTIES
- GRANITIC SAND
- TILING
- NEW LANDSCAPING
- W WATER MAIN
- GB GARDEN BED
- RWT RAIN WATER TANK
- PAV-1 NEW STONE PAVING
- PAV-2 NEW CONC PAVING TO MATCH EXISTING
- PAV-3 NEW INFILL CONCRETE PAVING
- PAV-4 NEW STEPPING STONES+GRANITIC SAND
- SEAT TIMBER + STONE SEAT



1 PROPOSED SITE PLAN
1:200

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Title
PROPOSED SITE PLAN+EXTERNAL WORKS
EXTERNAL WORKS

Scale
1:200
Date
17.04.18

Project No 581 Drawing No TP10 Revision A

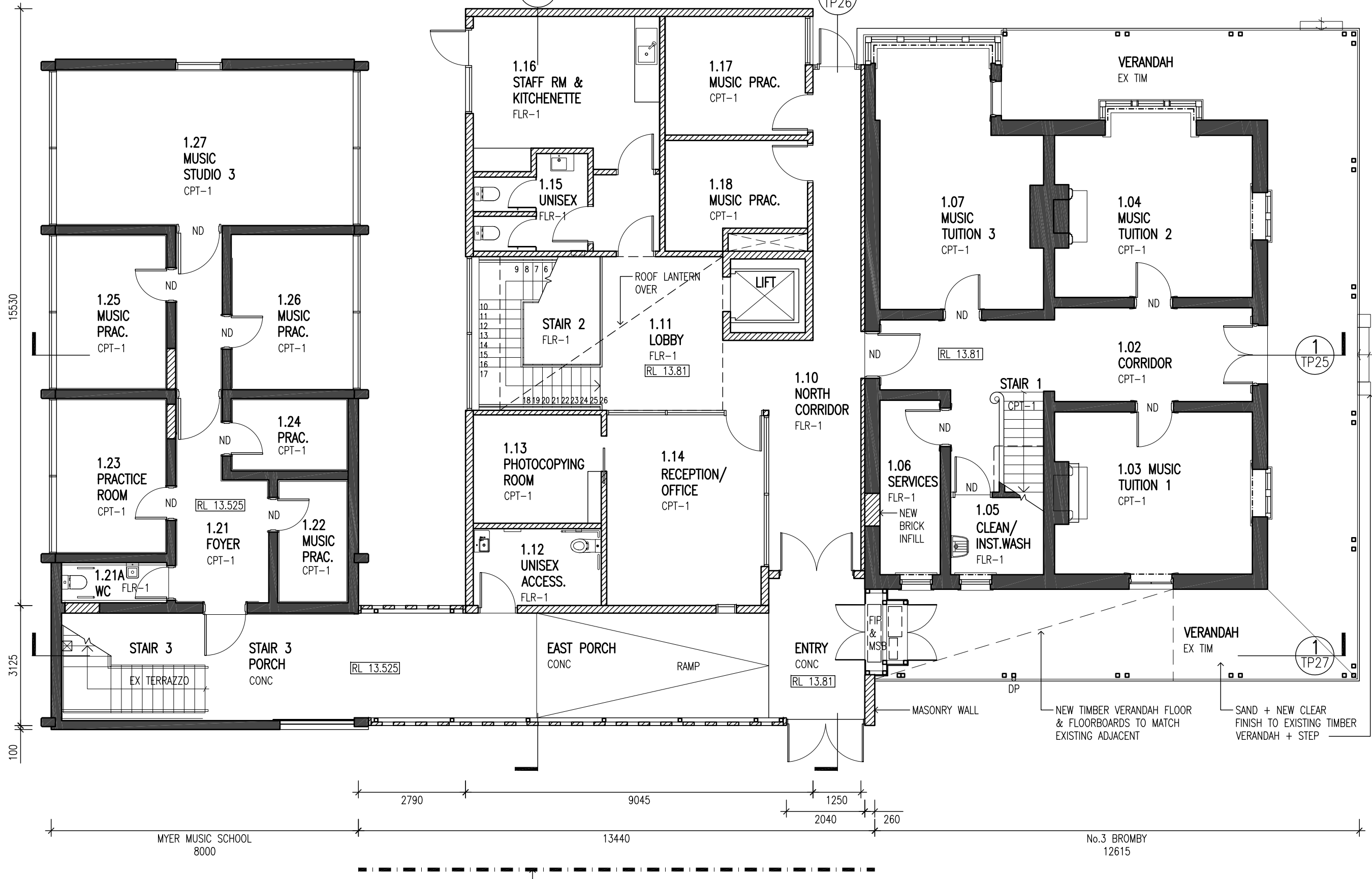
TITLE BOUNDARY TO NO.9 BROMBY

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REV	DATE	DESCRIPTION
A	17.04.18	PLANNING PERMIT ISSUE

- EXISTING
- PROPOSED
- EXISTING CORRUGATED ROOFING
- EXISTING SLATE
- NEW METAL ROOF DECKING
- TITLE BOUNDARY
- NEW ACOUSTIC GLAZING LAYER

- BG BOX GUTTER
- EX EXISTING
- CAP CAPPING
- CONC CONCRETE
- CPT-1 CARPET
- DP DOWN PIPE
- EG EAVES GUTTER
- EX-PL EXISTING PLANTER BOX
- EX-TIM EXISTING TIMBER FLOOR
- FLR-1 RESILIENT FLOORING
- LOCK LOCKERS
- ND NEW DOORS, ACOUSTIC RATING
- SM SUMP
- TF-1 TIMBER FLOORING



1 PROPOSED GRND PLAN
1:100

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Title
PROPOSED GROUND FLOOR PLAN

Scale
1:100
 Date
17.04.18

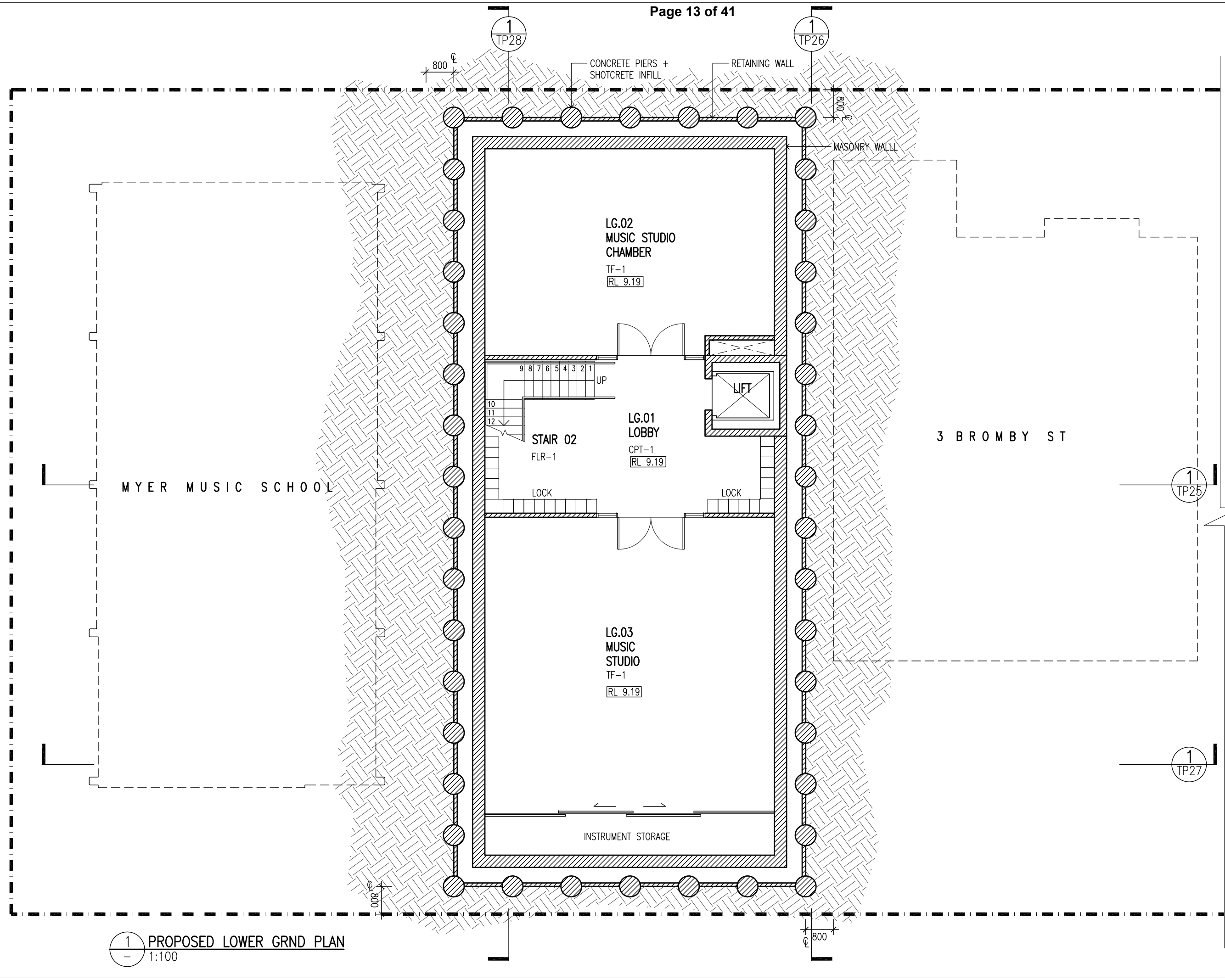
Project No 581 Drawing No TP11 Revision A

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REV	DATE	DESCRIPTION
A	17.04.18	PLANNING PERMIT ISSUE

EXISTING	PROPOSED	EXISTING CORRUGATED ROOFING	EXISTING SLATE	NEW METAL ROOF DECKING	TITLE BOUNDARY	NEW ACOUSTIC GLAZING LAYER
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]

BG	BOX GUTTER
EX	EXISTING
CAP	CAPPING
CONC	CONCRETE
CPT-1	CARPET
DP	DOWN PIPE
EG	EAVES GUTTER
EX-PL	EXISTING PLANTER BOX
EX-TIM	EXISTING TIMBER FLOOR
FLR-1	RESILIENT FLOORING
LOCK	LOCKERS
ND	NEW DOORS, ACOUSTIC RATING
SM	SUMP
TF-1	TIMBER FLOORING



MYER MUSIC SCHOOL

3 BROMBY ST

1 PROPOSED LOWER GRND PLAN
1:100

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Title
PROPOSED LOWER GROUND

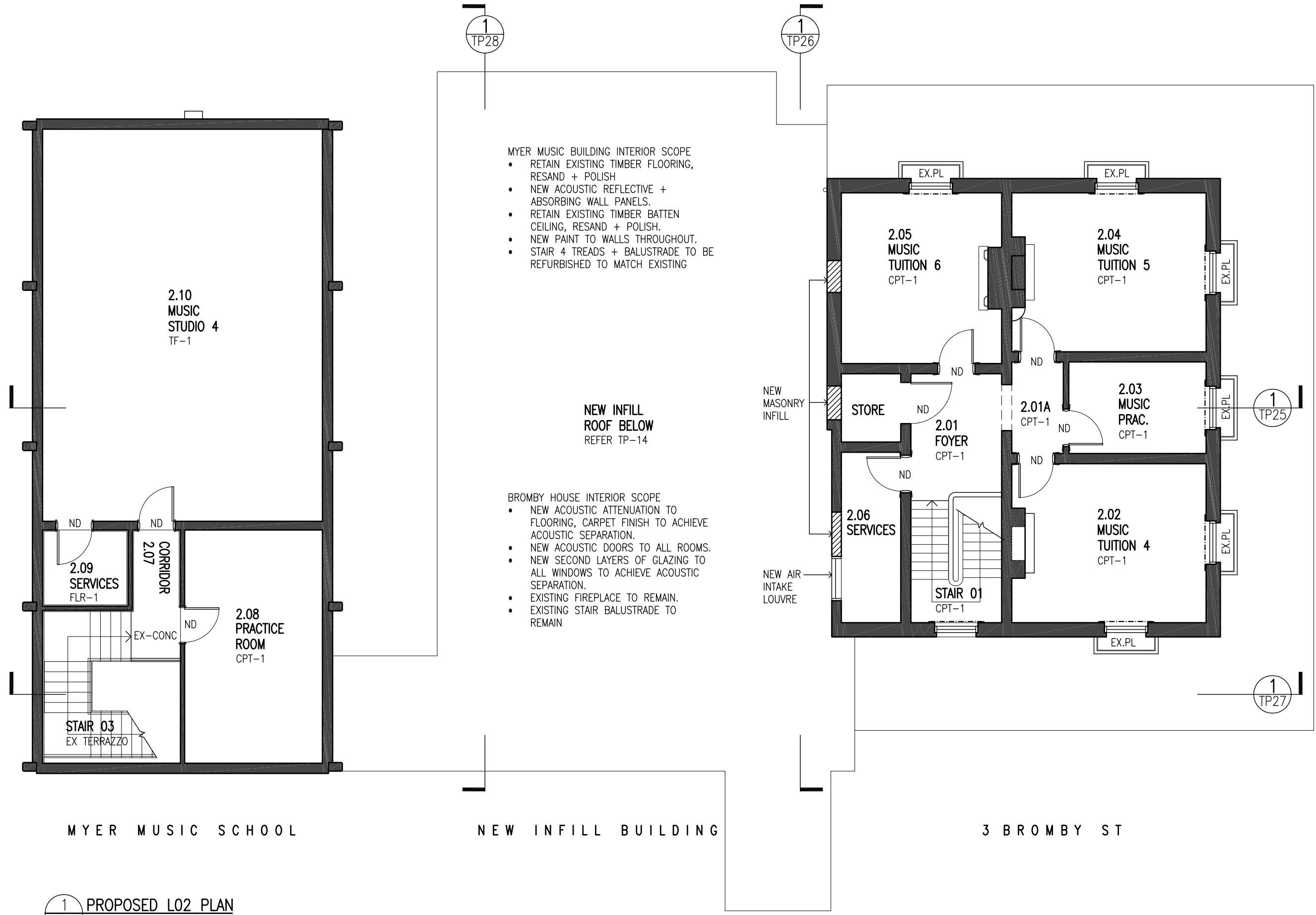
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Date	17.04.18
Project No	581
Drawing No	TP12
Revision	A

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- BG BOX GUTTER
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- CAP CAPPING
- CONC CONCRETE
- CPT-1 CARPET
- DP DOWN PIPE
- EG EAVES GUTTER
- EX-PL EXISTING PLANTER BOX
- EX-TIM EXISTING TIMBER FLOOR
- FLR-1 RESILIENT FLOORING
- LOCK LOCKERS
- ND NEW DOORS, ACOUSTIC RATING
- SM SUMP
- TF-1 TIMBER FLOORING



- MYER MUSIC BUILDING INTERIOR SCOPE
- RETAIN EXISTING TIMBER FLOORING, RESAND + POLISH
 - NEW ACOUSTIC REFLECTIVE + ABSORBING WALL PANELS.
 - RETAIN EXISTING TIMBER BATTEN CEILING, RESAND + POLISH.
 - NEW PAINT TO WALLS THROUGHOUT.
 - STAIR 4 TREADS + BALUSTRADE TO BE REFURBISHED TO MATCH EXISTING

NEW INFILL ROOF BELOW
REFER TP-14

- BROMBY HOUSE INTERIOR SCOPE
- NEW ACOUSTIC ATTENUATION TO FLOORING, CARPET FINISH TO ACHIEVE ACOUSTIC SEPARATION.
 - NEW ACOUSTIC DOORS TO ALL ROOMS.
 - NEW SECOND LAYERS OF GLAZING TO ALL WINDOWS TO ACHIEVE ACOUSTIC SEPARATION.
 - EXISTING FIREPLACE TO REMAIN.
 - EXISTING STAIR BALUSTRADE TO REMAIN

MYER MUSIC SCHOOL

NEW INFILL BUILDING

3 BROMBY ST

1 PROPOSED L02 PLAN
- 1:100

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Client
MELBOURNE GRAMMAR SCHOOL
 Project
MGS MUSIC CENTRE

Title
PROPOSED LEVEL 2

Scale
1:100
 Date
17.04.18

Project No 581 Drawing No TP13 Revision A

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AMENDMENTS		
REV	DATE	DESCRIPTION
A	17.04.18	PLANNING PERMIT ISSUE

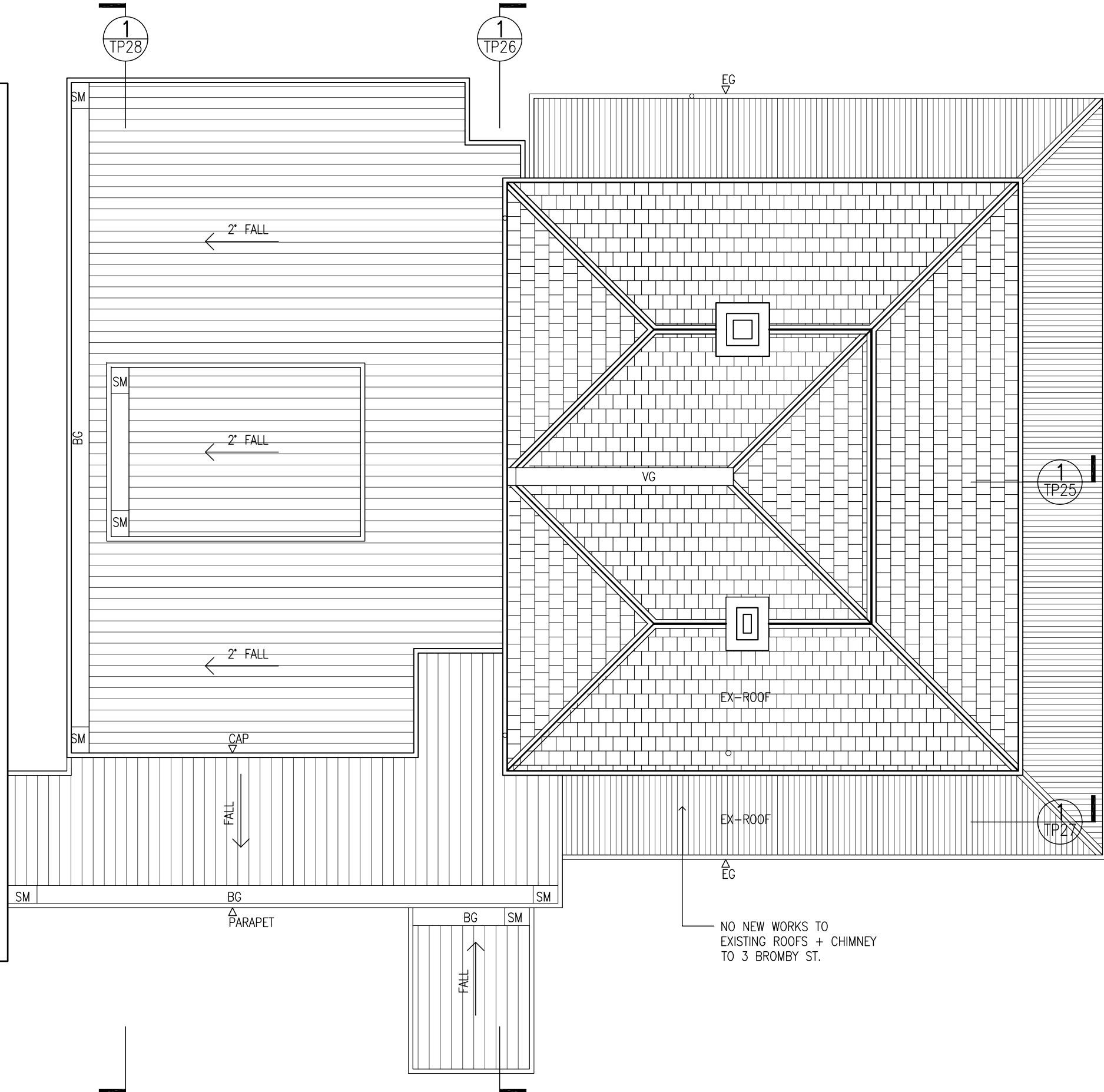
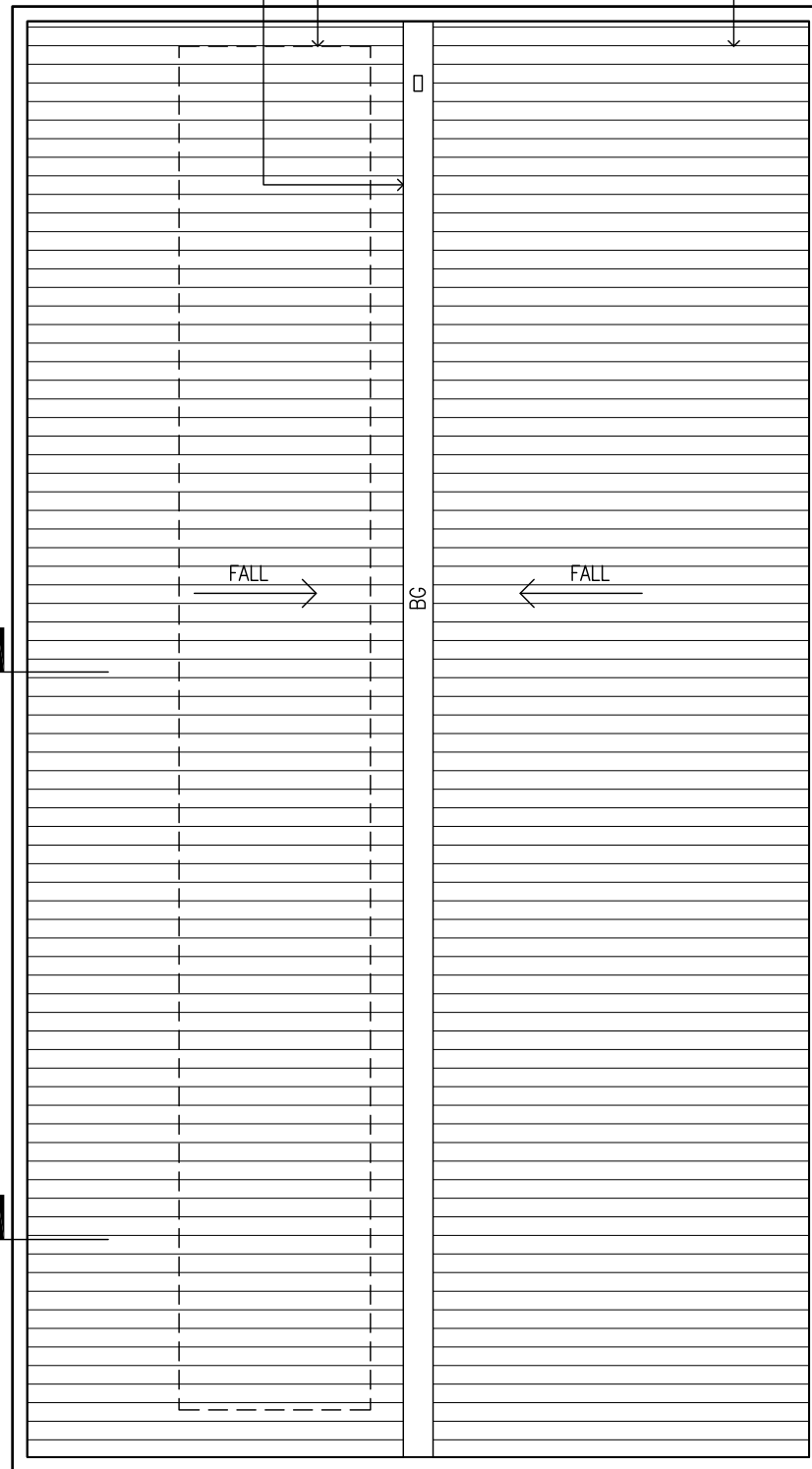
- EXISTING
- PROPOSED
- EXISTING CORRUGATED ROOFING
- EXISTING SLATE
- NEW METAL ROOF DECKING
- TITLE BOUNDARY
- NEW ACOUSTIC GLAZING LAYER

- BG BOX GUTTER
- EX EXISTING
- CAP CAPPING
- CONC CONCRETE
- CPT-1 CARPET
- DP DOWN PIPE
- EG EAVES GUTTER
- EX-PL EXISTING PLANTER BOX
- EX-TIM EXISTING TIMBER FLOOR
- FLR-1 RESILIENT FLOORING
- LOCK LOCKERS
- ND NEW DOORS, ACOUSTIC RATING
- SM SUMP
- TF-1 TIMBER FLOORING

NEW BOX GUTTER PROFILE + OVERFLOW DOWN PIPE

NEW ROOFING ACOUSTIC + THERMAL INSULATION TO MYER MUSIC SCHOOL.

SOLAR PANELS TO BE REINSTATED SHOWN DOTTED



NO NEW WORKS TO EXISTING ROOFS + CHIMNEY TO 3 BROMBY ST.

1 PROPOSED ROOF PLAN
- 1:100

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Client
MELBOURNE GRAMMAR SCHOOL

Project
MGS MUSIC CENTRE

Title
PROPOSED ROOF PLAN

Scale
1:100

Date
17.04.18

Project No 581 Drawing No TP14 Revision A

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REV	DATE	DESCRIPTION
A	17.04.18	PLANNING PERMIT ISSUE

- EXISTING STRUCTURE
- PROPOSED
- RENDER
- MASONRY
- EXISTING BREEZE BRICK
- EXISTING BRICK WORK
- BREEZE BLOCK
- SLATE
- BATTENS
- TITLE BOUNDARY

- BRK BRICKWORKS
- DP DOWNPIPE
- EX EXISTING
- FFL FINISHED FLOOR LEVEL
- GL GLAZING
- PF PAINT FINISH



T.O. RIDGE BROMBY
RL 23.525

T.O. CAPPING
RL 17.545
T.O. CANOPY
RL 16.75
T.O. FENCE
RL 15.845

3765 GL AT
BOUNDARY
3055
2155

3640
SETBACK

1350
SETBACK

RL 24.00

RL 13.33

3700 GL
AT
BOUNDARY

1 PROPOSED NORTH ELEVATION
1:100

NO NEW WORK TO
EXISTING SLATE ROOF.
REPAIRS ONLY

NEW PAINT FINISH
TO MATCH EXISTING

NEW CANOPY
BEYOND

NEW MASONRY TO
NEW INFILL BUILDING
PAINTED TIMBER
BATTENS TO MSB
CUPBOARD
NEW PAINTED TIMBER
BATTENED FENCE+GATE

NEW ACOUSTIC
RATED DOOR TO
MATCH EXISTING

NEW GATE + FENCE
PAINTED TIMBER BATTENS
TO MATCH HEIGHT OF
PROPOSED FENCE
ADJACENT

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Client
MELBOURNE GRAMMAR SCHOOL
Project
MGS MUSIC CENTRE

Title
PROPOSED NORTH ELEVATION

Scale	1:100
Date	17.04.18
Project No	581
Drawing No	TP20
Revision	A

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AMENDMENTS		
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A	17.04.18	PLANNING PERMIT ISSUE

-  EXISTING STRUCTURE
-  PROPOSED
-  RENDER
-  MASONRY
-  EXISTING BREEZE BLOCK
-  EXISTING BRICK WORK
-  BREEZE BLOCK
-  SLATE
-  BATTENS
-  TITLE BOUNDARY

- BRK BRICKWORKS
- DP DOWNPIPE
- EX EXISTING
- FFL FINISHED FLOOR LEVEL
- GL GLAZING
- PF PAINT FINISH

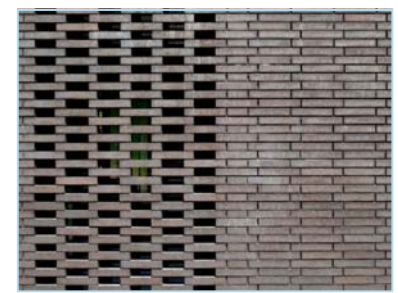
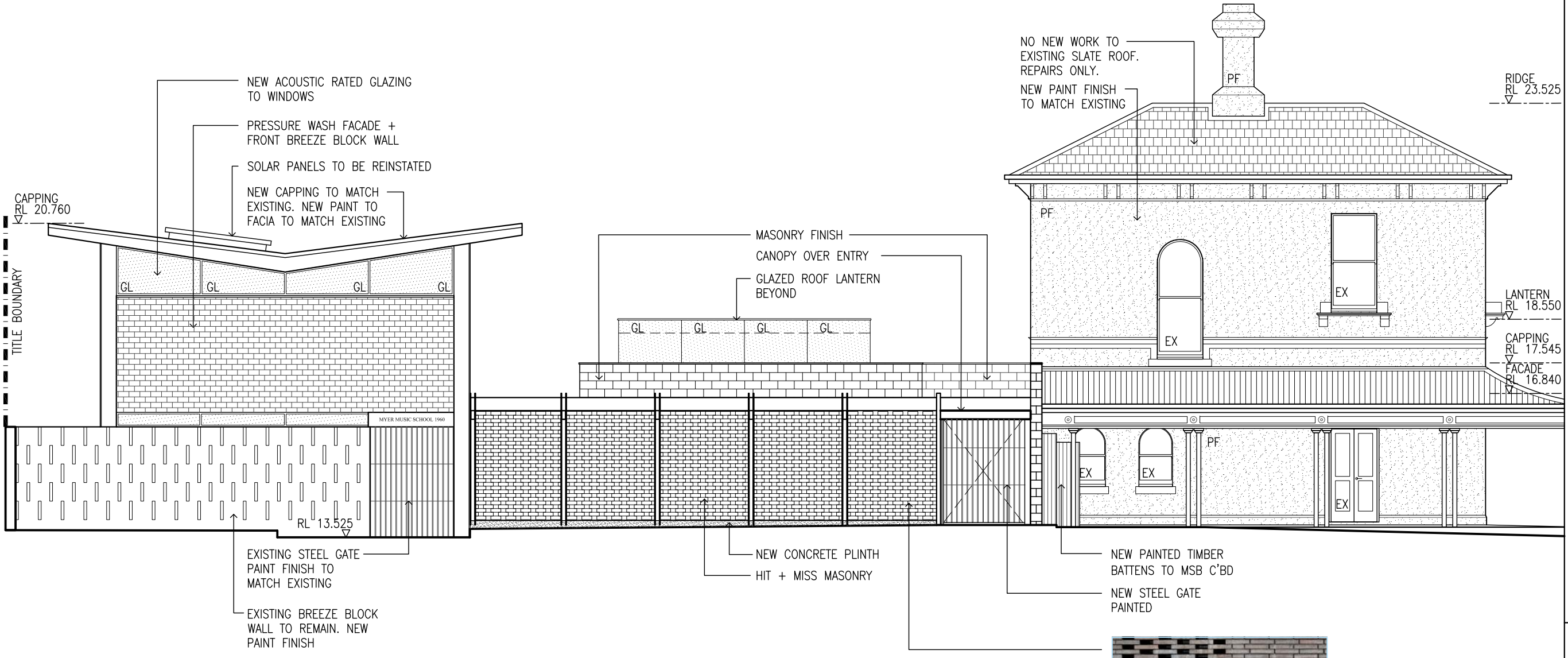


IMAGE OF HIT + MISS MASONRY

1 EAST ELEVATION
1:100

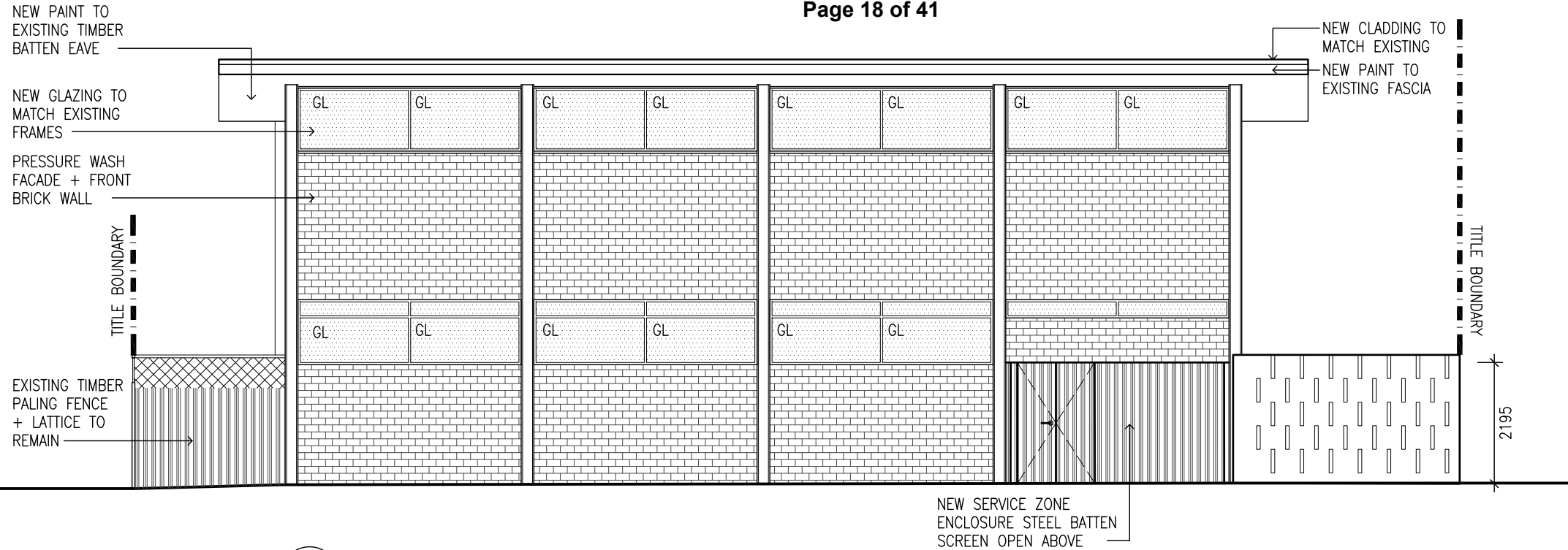
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Client
MELBOURNE GRAMMAR SCHOOL
 Project
MGS MUSIC CENTRE

Title
PROPOSED EAST ELEVATION

Scale	1:100
Date	17.04.18
Project No	581
Drawing No	TP21
Revision	A

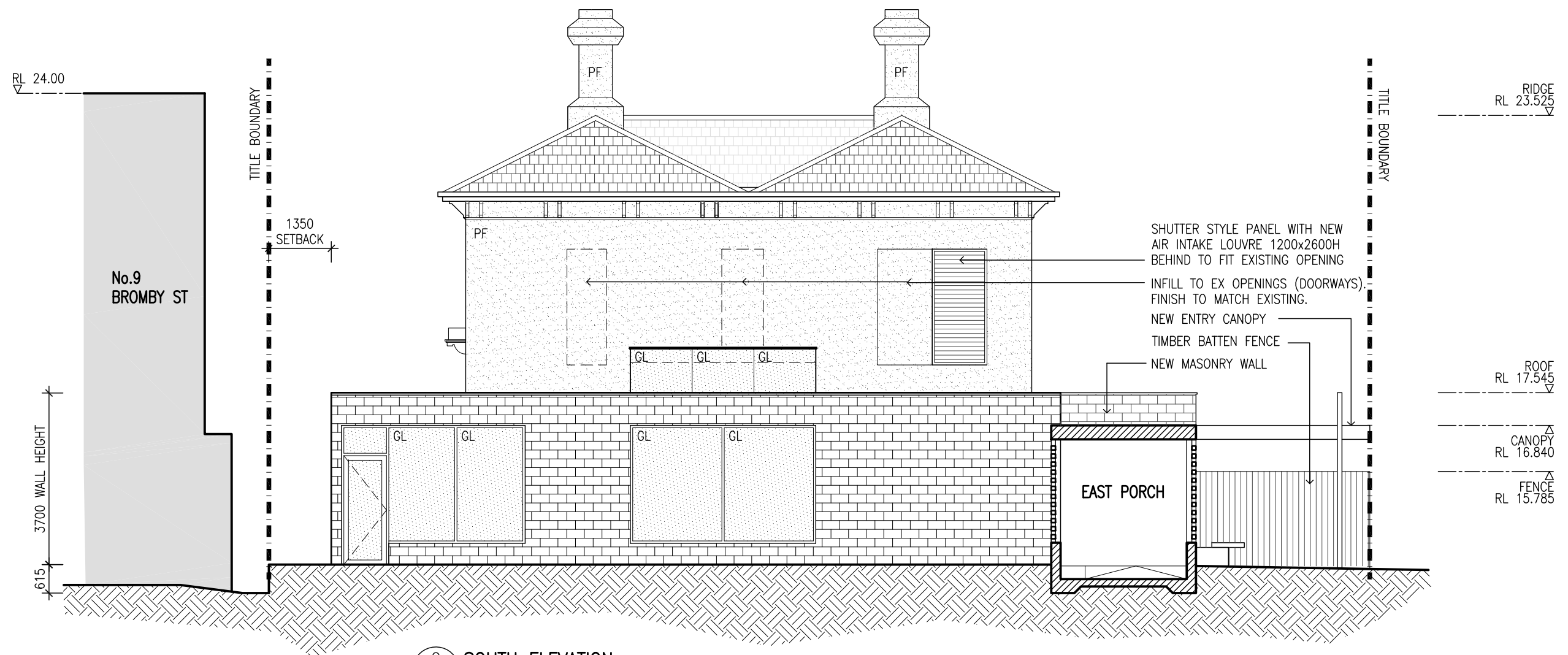
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1 SOUTH ELEVATION - MYER
1:100

AMENDMENTS		
REV	DATE	DESCRIPTION
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 - PROPOSED
 - RENDER
 - MASONRY
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 - PF PAINT FINISH



2 SOUTH ELEVATION
1:100

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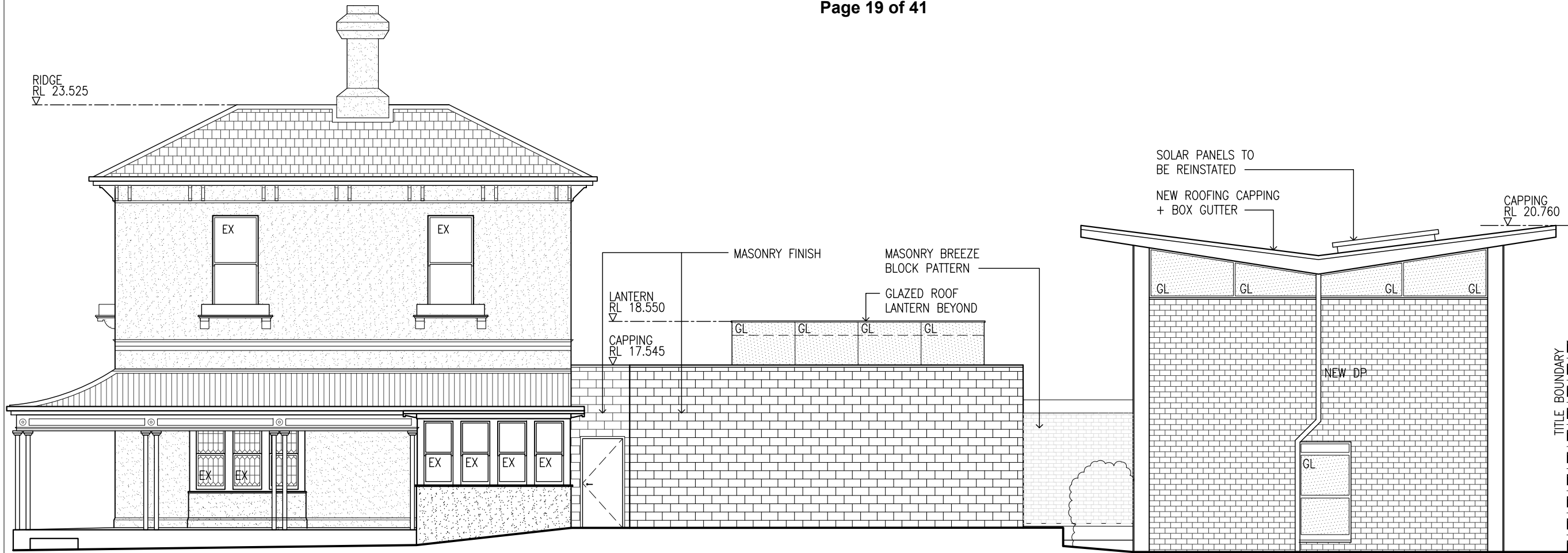
Client
MELBOURNE GRAMMAR SCHOOL
 Project
MGS MUSIC CENTRE

Title
PROPOSED SOUTH ELEVATIONS

Scale	1:100
Date	17.04.18
Project No	581
Drawing No	TP22
Revision	A

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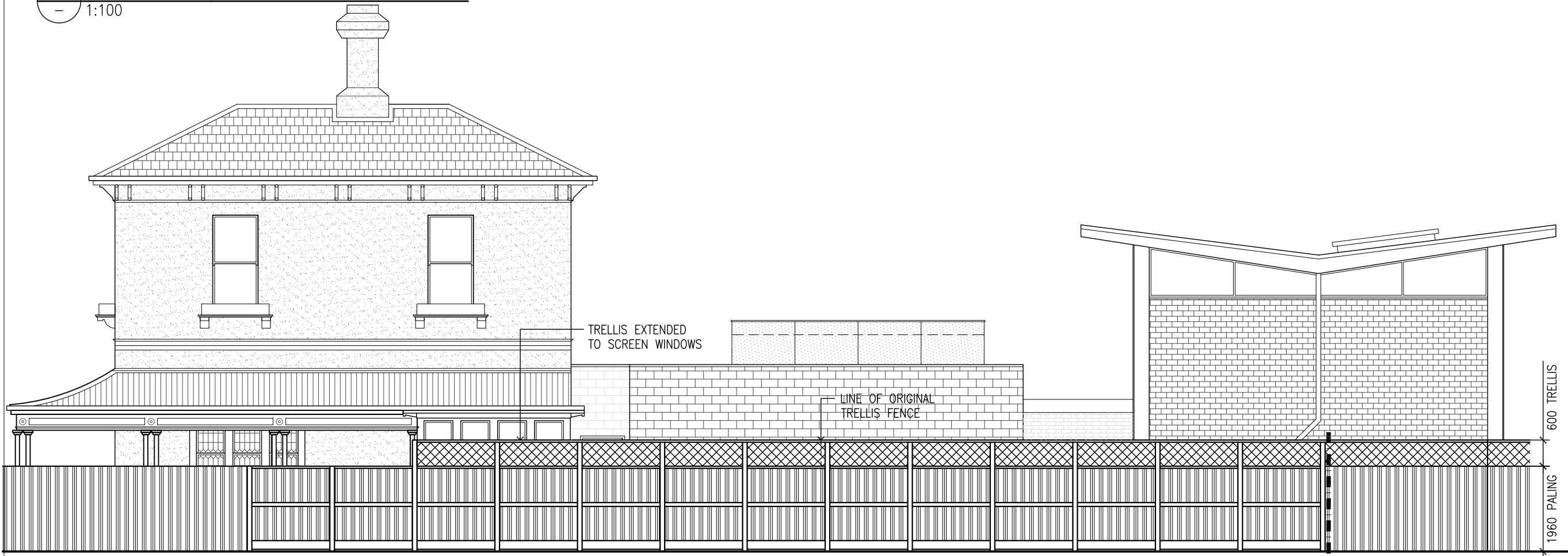
RIDGE
RL 23.525



AMENDMENTS		
REV	DATE	DESCRIPTION
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- DP DOWNPIPE
- EX EXISTING
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- PF PAINT FINISH

1 PROPOSED WEST ELEVATION - WITH NO FENCE
- 1:100



2 PROPOSED WEST ELEVATION - SHOWING BOUNDARY FENCE
- 1:100

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Client
MELBOURNE GRAMMAR SCHOOL

Project
MGS MUSIC CENTRE

Title
PROPOSED WEST ELEVATIONS




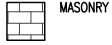
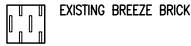
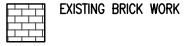




Scale
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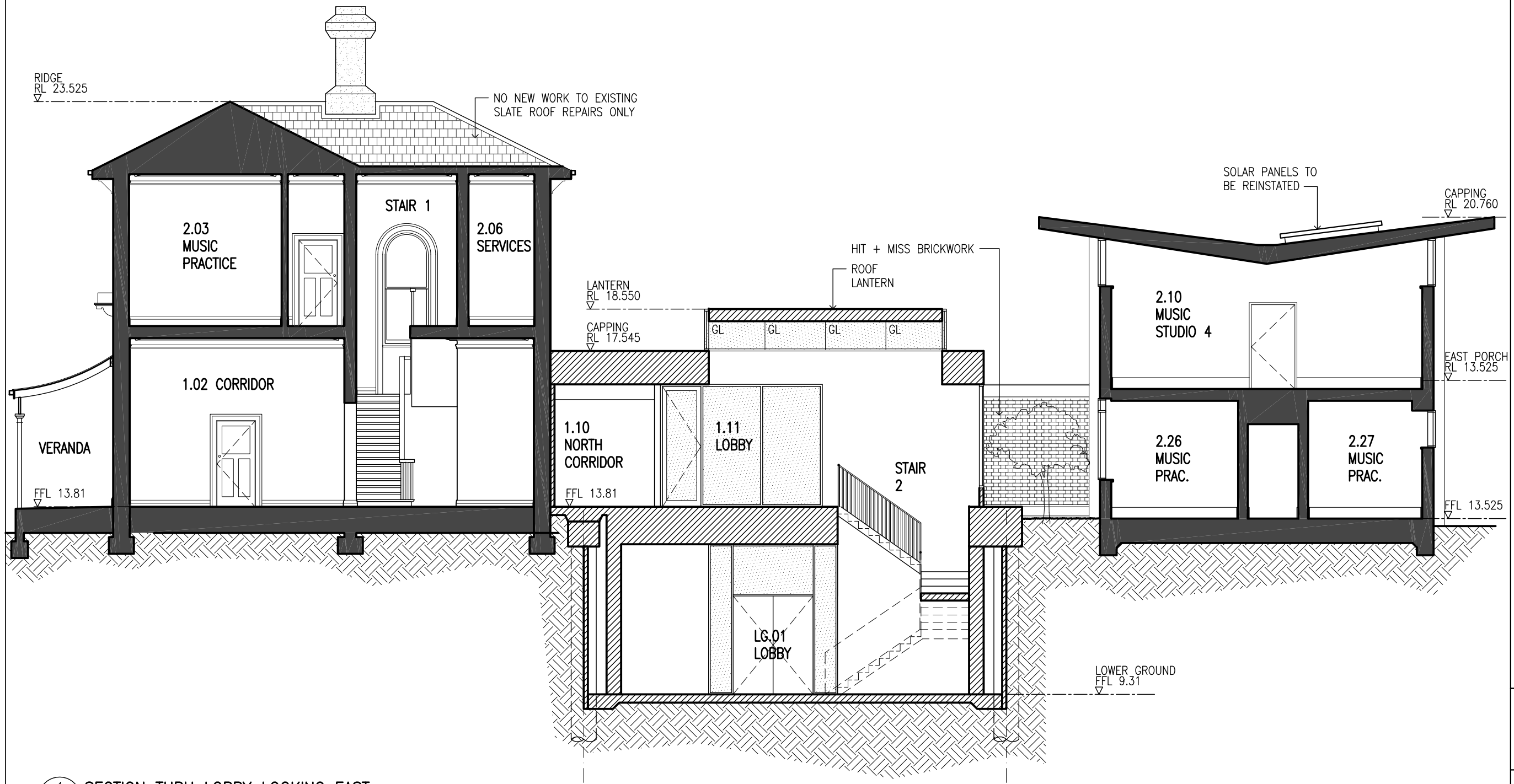
Date
17.04.18

Project No 581 Drawing No TP23 Revision A

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AMENDMENTS		
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 -  SLATE
 -  BATTENS
 -  TITLE BOUNDARY
- BRK BRICKWORKS
 DP DOWNPIPE
 EX EXISTING
 FFL FINISHED FLOOR LEVEL
 GL GLAZING
 PF PAINT FINISH



1 SECTION THRU LOBBY LOOKING EAST
 - 1:100

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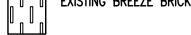
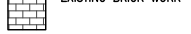




Client
 MELBOURNE GRAMMAR SCHOOL
 Project
 MGS MUSIC CENTRE

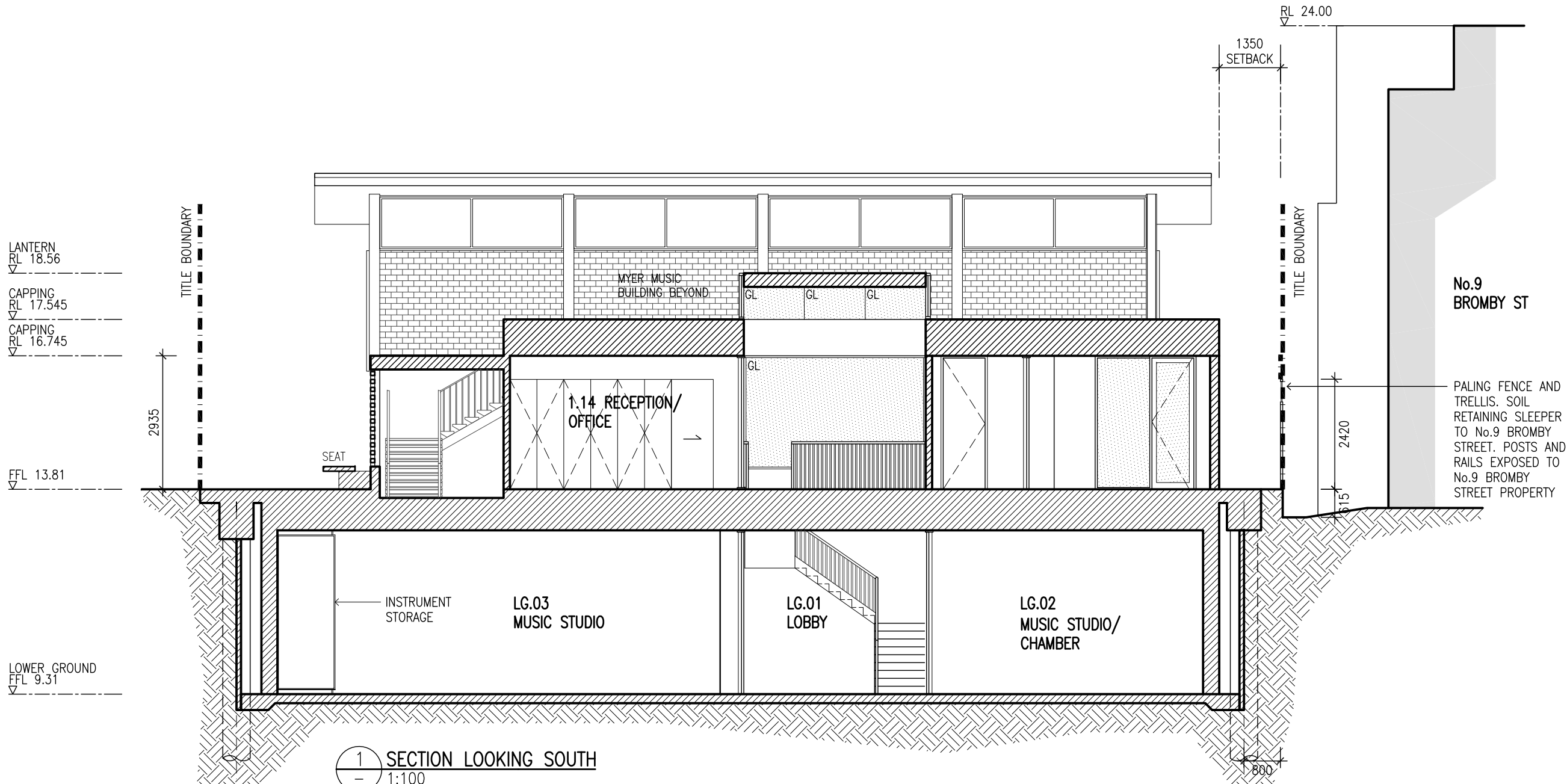
Title
 PROPOSED SECTIONS 02

Scale	1:100
Date	17.04.18
Project No	581
Drawing No	TP25
Revision	A

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 -  EXISTING BRICK WORK
 -  BREEZE BLOCK
 -  SLATE
 -  BATTENS
 -  TITLE BOUNDARY
-
- BRK BRICKWORKS
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 - GL GLAZING
 - PF PAINT FINISH



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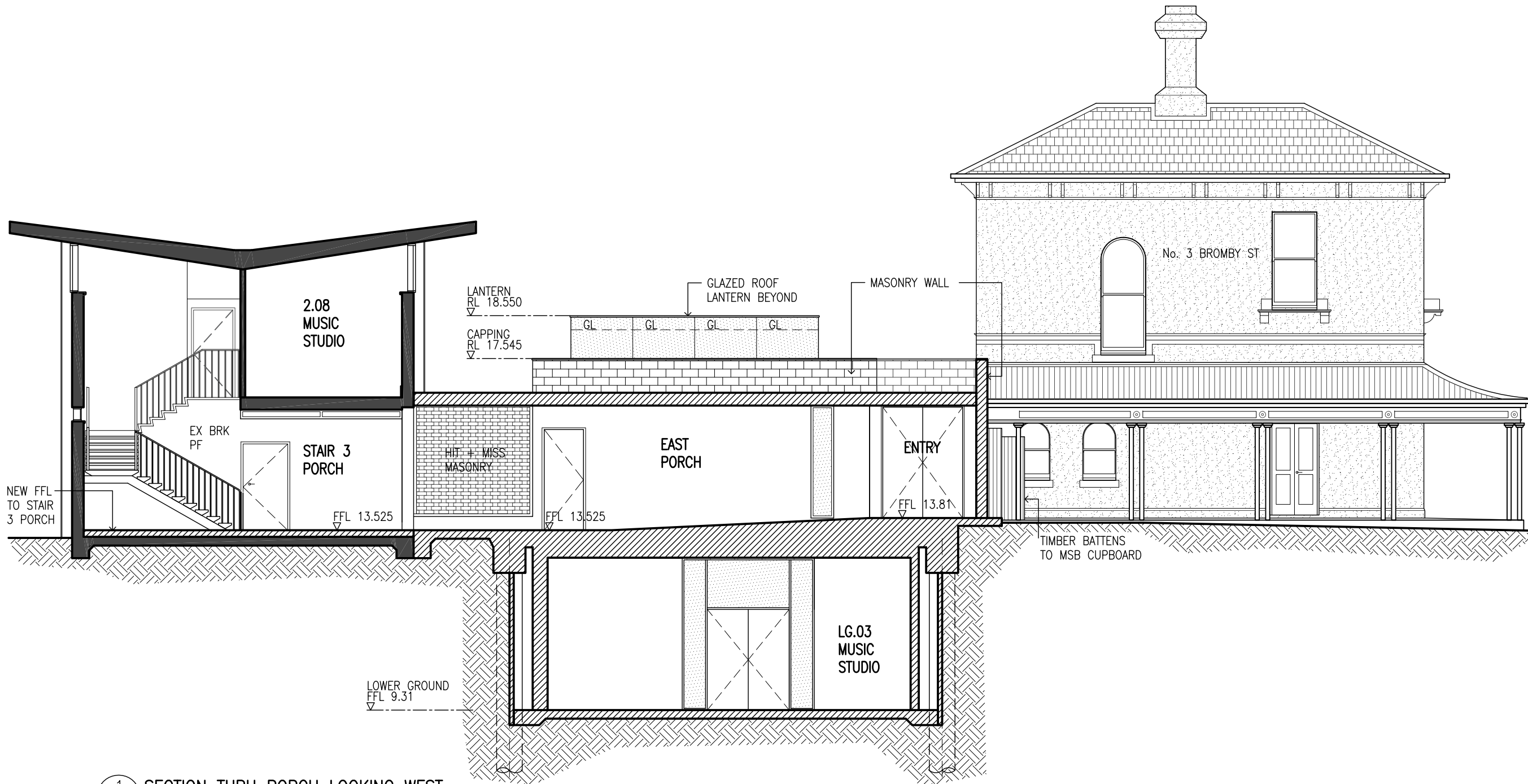
Client
 MELBOURNE GRAMMAR SCHOOL
 Project
 MGS MUSIC CENTRE

Title
 PROPOSED SECTION 03

Scale
 1:100
 Date
 17.04.18

Project No 581 Drawing No TP26 Revision A

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AMENDMENTS		
REV	DATE	DESCRIPTION
A	17.04.18	PLANNING PERMIT ISSUE

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 - PROPOSED
 - RENDER
 - MASONRY
 - EXISTING BREEZE BRICK
 - EXISTING BRICK WORK
 - BREEZE BLOCK
 - SLATE
 - BATTENS
 - TITLE BOUNDARY
- BRK BRICKWORKS
 DP DOWNPIPE
 EX EXISTING
 FFL FINISHED FLOOR LEVEL
 GL GLAZING
 PF PAINT FINISH

1 SECTION THRU PORCH LOOKING WEST
 - 1:100

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Client
 MELBOURNE GRAMMAR SCHOOL

Project
 MGS MUSIC CENTRE

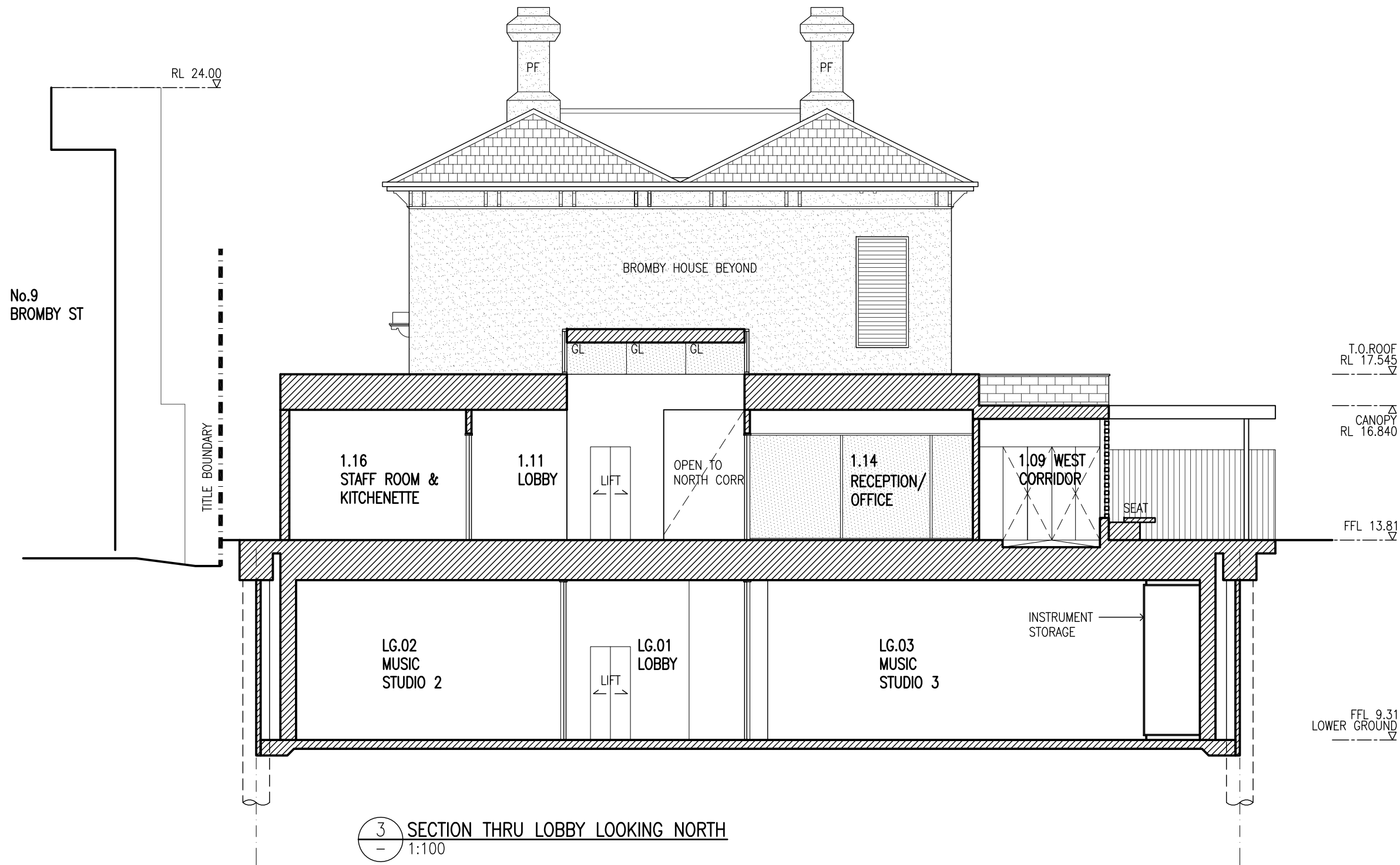
Title
 PROPOSED SECTION 04

Scale
 1:100

Date
 17.04.18

Project No 581 | Drawing No TP27 | Revision A

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3 SECTION THRU LOBBY LOOKING NORTH
1:100

AMENDMENTS		
REV	DATE	DESCRIPTION
A	17.04.18	PLANNING PERMIT ISSUE

- EXISTING STRUCTURE
 - PROPOSED
 - RENDER
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 - EXISTING BREEZE BRICK
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Client
 MELBOURNE GRAMMAR SCHOOL
 Project
 MGS MUSIC CENTRE

Title
 PROPOSED SECTION 05

Scale	1:100
Date	17.04.18
Project No	581
Drawing No	TP28
Revision	A

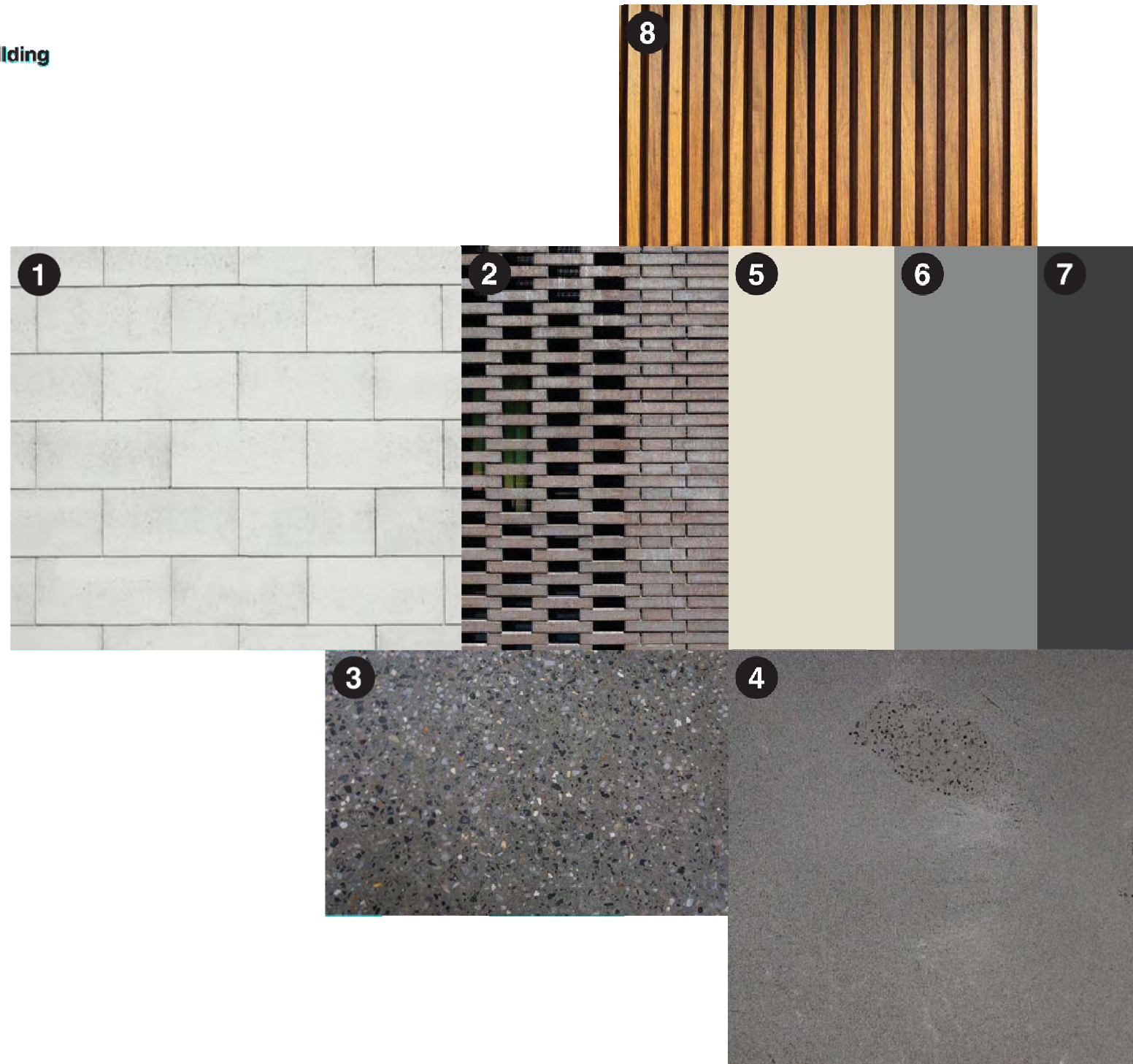
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AMENDMENTS		
REV	DATE	DESCRIPTION
A	17.04.18	PLANNING PERMIT ISSUE

3.4 Proposed Materials & Finishes

Exterior Finishes: Proposed Infill Building

- 1 Main Infill Building Finish
Concrete masonry
- 2 Domain et facade: Infill Building
Hit + Miss Brickwork custom Pattern
- 3 Concrete paving: Rear
Exposed aggregate concrete
- 4 Paving: front
Bluestone
- 5 Colour Accents
Dulux: China white
- 6 Colour Accents
Dulux: Timeless Grey
- 7 Colour Accents
Dulux: Domino
- 8 Canopy Eave
Timber battens



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Client
MELBOURNE GRAMMAR SCHOOL
Project
MGS MUSIC CENTRE

Title
MATERIALS SCHEDULE

Scale
NTS
Date
17.04.18

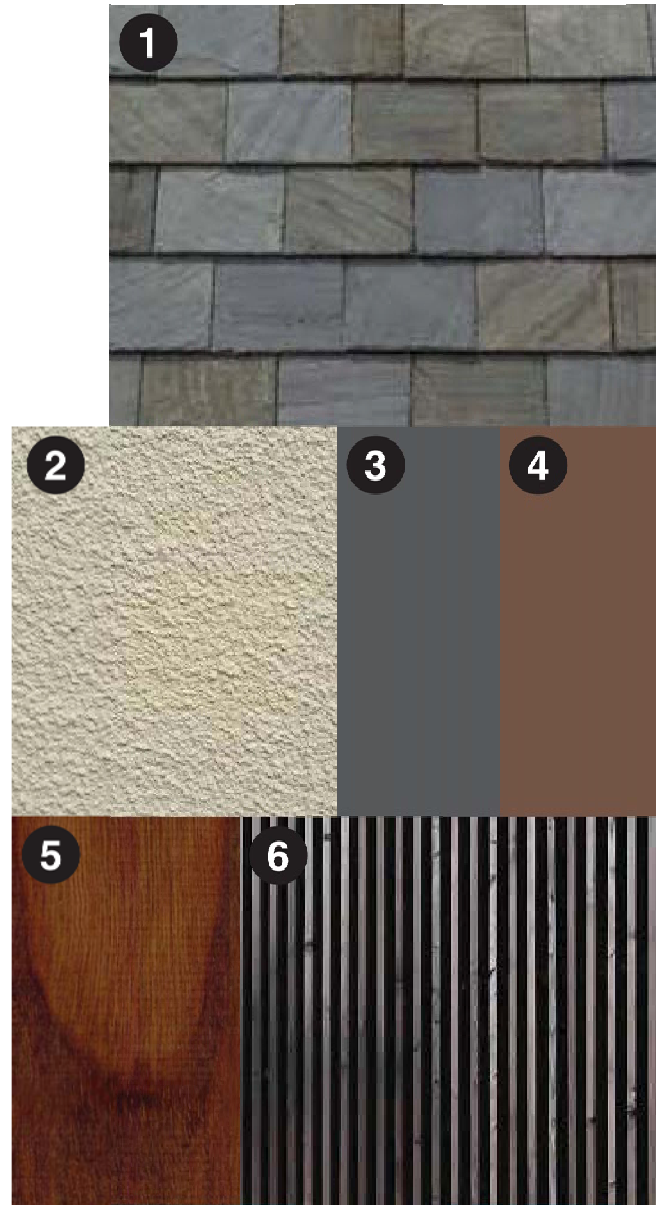
Project No 581 Drawing No TP30 Revision A

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AMENDMENTS		
REV	DATE	DESCRIPTION
A	17.04.18	PLANNING PERMIT ISSUE

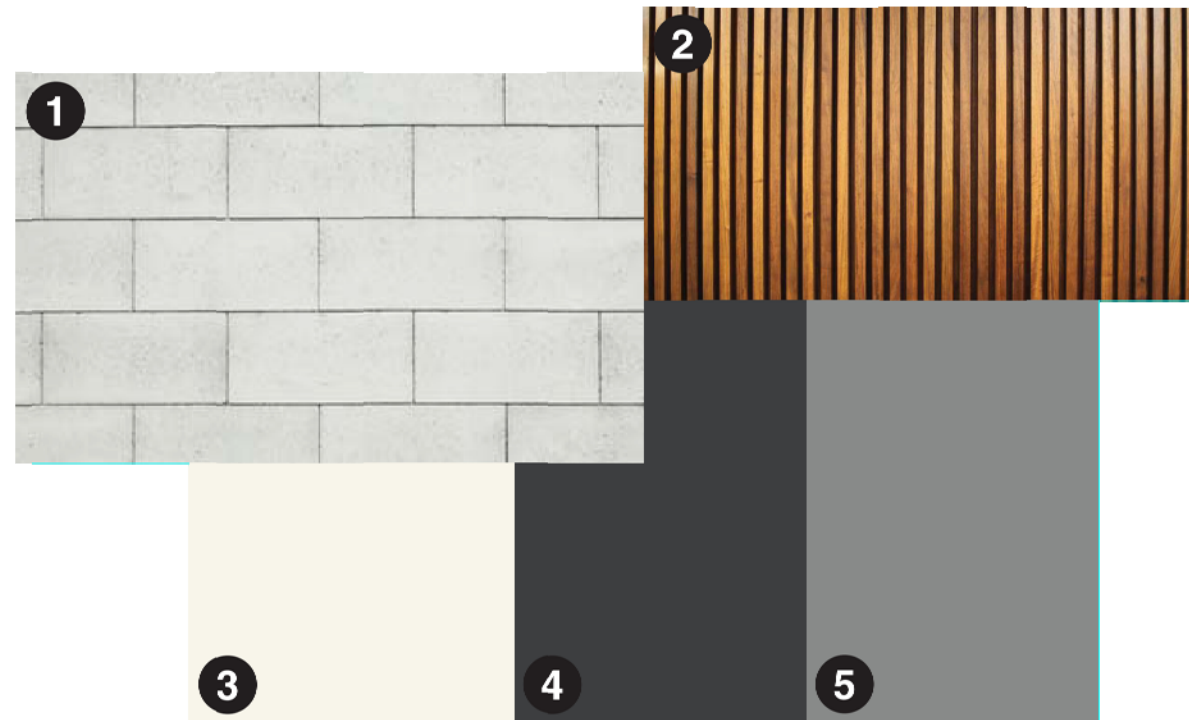
Exterior Finishes: 3 Bromby Street

- 1 Roof: Existing Slate
- 2 Walls: Existing Rough Cast Render Colour: Ivory
- 3 Accent Colour 1: Imperial Ivy Green to match existing
- 4 Accent Colour 1: Iron brown to match existing
- 5 Veranda Floor Boards: Existing Timber clear finish
- 6 New MSB Cupboard: Timber battens Dulux Domino



Exterior Finishes Myer Music School

- 1 Walls: Existing Concrete Brick
- 2 Eaves Lining: Existing Polished Timber Battens
- 3 Facia: White Paint finish to match existing
- 4 Window Frames + Capping: Charcoal paint finish to match existing
- 5 Concrete columns: Grey paint finish to match existing



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Client
 MELBOURNE GRAMMAR SCHOOL
 Project
 MGS MUSIC CENTRE

Title
 MATERIALS SCHEDULE

Scale
 Date
 17.04.18
 Project No 581 Drawing No TP31 Revision A

DELEGATE REPORT

Application number:	TP-2018-342
Applicant/Owner/Architect:	Melbourne Grammar School c/o Nicholson Planning & Development / Melbourne Grammar School / Peter Elliot Architecture & Urban Design
Address:	Melbourne Grammar School Music Centre 1-7 Bromby Street, South Yarra
Proposal:	Part demolition and construction of a single storey extension with basement
Cost of works:	\$3.4 million
Date received by CoM:	18 April 2018
Responsible officer:	Ashley Treloar
Report Date:	27 August 2018
(DM# 11885533)	

1. SUBJECT SITE AND SURROUNDS**1.1 Site**

The site is located on the corner of Bromby and Domain Streets, South Yarra and is commonly known as the Melbourne Grammar School Music Centre (MGS Music Centre).

The site has a regular shape with a 23.65m frontage to Bromby Street, a 41.55m frontage to Domain Street and a total area of 982.7m².

The site is developed with a two storey former residence fronting Bromby Street and the purpose built Myer Music School to the rear fronting Domain Street.

The heritage building was erected in 1865 as a single storey residence. The first floor was erected in 1881 and numerous additions thereafter. The building has been afforded a B grading in a level 3 streetscape in the Heritage Places Inventory, March 2018 (3 Bromby Street). The Building Identification Form (BIF) states that the significance of the building relates to the ground floor and identifies the following contributory elements:

- Front fence posts (the pickets have been replaced and the form altered)
- Veranda roof, structure and decoration
- Ground floor windows
- Front door joinery.

The first floor is identified as a sympathetic addition. The roughcast render is identified as an extremely inappropriate alteration.

The Myer Music School was erected in 1961 and has been afforded a C grading in a level 3 streetscape (75 Domain Street).

The site has an existing crossover on Domain Street and a carport attached to the veranda of the former residence.

The site is formally described as Lot 1 on Plan of Subdivision 007630 (Volume 04356 Folio 185). The site is affected by restrictive covenant 0944965, which states that the land shall not be used for any purpose other than a dwelling house, professional residence of a solicitor or medical practitioner, apartment, boarding house or educational purpose in connection with Melbourne Church of England Grammar School. The proposal does not contravene the covenant.

3 Bromby Street (B/3)



Source: Building Identification Sheet, date unknown



Source: Compas, date unknown

Myer Music School (C/3)



Source: Applicant's heritage report, circa 1961



Source: Applicant's site photo, April 2018

1.2 Surrounds

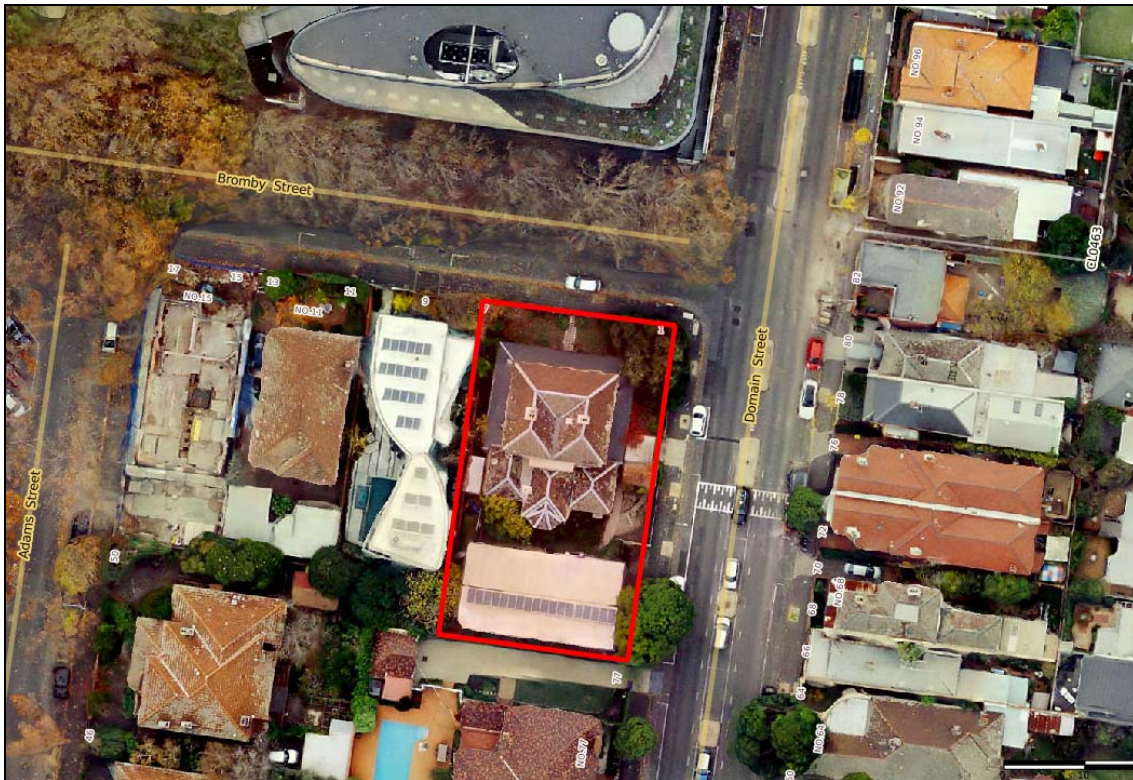
The site forms part of the Melbourne Grammar Campus.

The surrounding area is characterised by a mix of residential and educational buildings of different styles and eras. The built form ranges in height between one and five storeys.

To the west, 9 Bromby Street contains a three storey dwelling plus basement (Planning Permit TP-2011-121).

To the south, 77 Domain Street contains a two storey dwelling with a rear garage and swimming pool.

Aerial Photograph



2. THE PROPOSAL

The application seeks planning permission for part demolition and construction of a single storey extension with basement. Details of the proposal can be summarised as follows.

Demolition

- Demolition of the single storey sections and the first floor lean-to and bay window to the rear of the former residence.
- Demolition of the concrete section of the veranda floor.
- Demolition of the carport attached to the veranda.
- Demolition of the single storey toilet block adjoining Domain Street.
- Demolition of the single storey shed adjoining 9 Bromby Street.
- Removal of the vents, glazing, sun shades, roofing, box gutter and capping to the Myer Music School.
- Demolition of the paling fence and trellis on the west boundary.
- Part demolition of the masonry breeze block and timber pick fence on the east boundary.

Infill extension

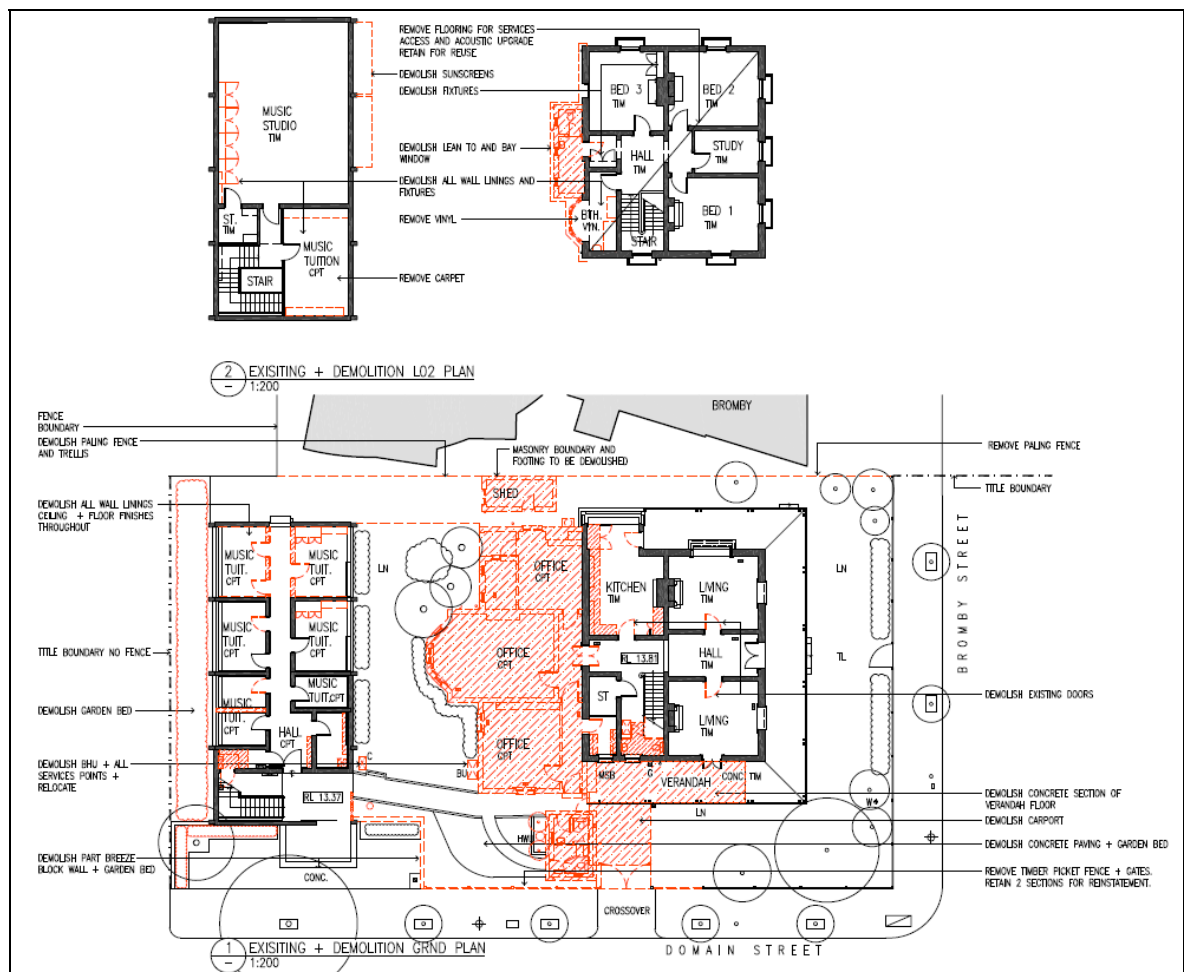
- Construction of a single storey infill extension (plus basement) between the former residence and the Myer Music School.

- The extension will have a flat roof and will be 3.7m high with a recessed, glazed roof lantern measuring 4.8m high.
- The extension will be setback 1.4m from the west boundary and 3.7m from the east boundary.
- The external materials include masonry and glazing.

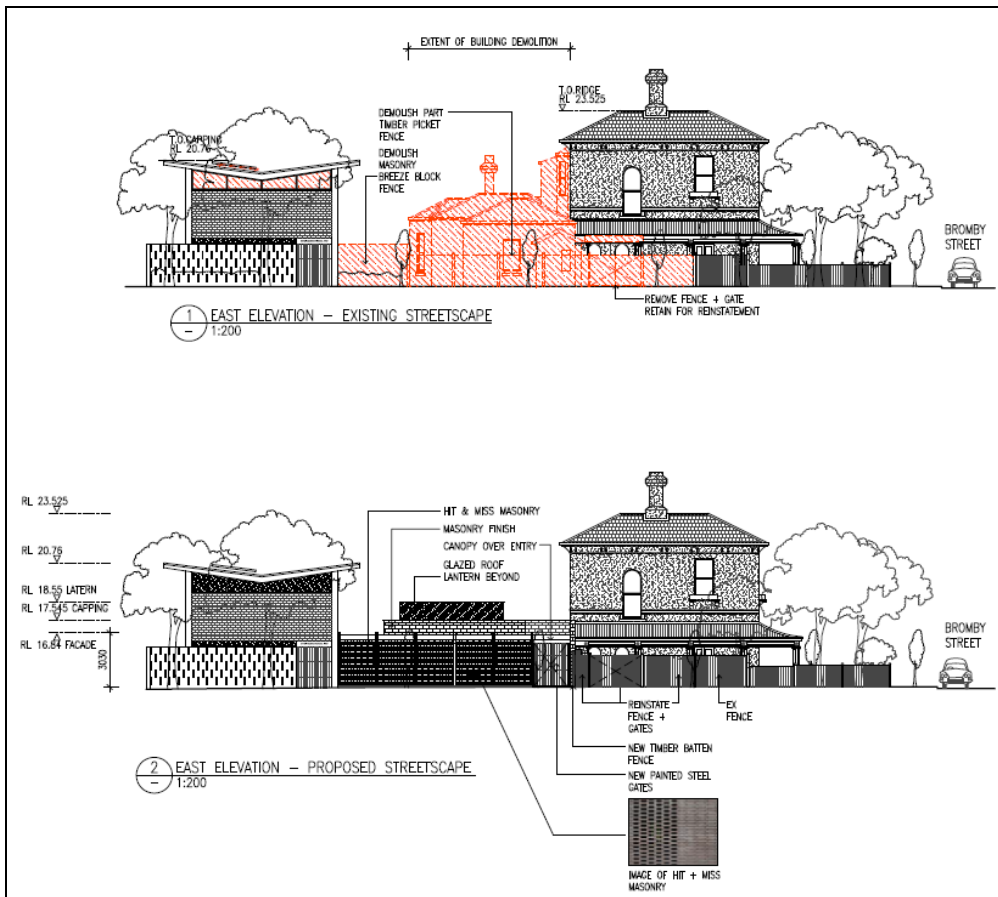
Other works

- Closing of the first floor openings on the rear of the former residence, except for a 1.2m x 2.6m shutter panel.
- New timber floorboards for a section of the veranda floor.
- New acoustic glazing, roofing, box gutter and capping to the Myer Music School.
- New paint finish to the existing breeze block wall on the east boundary.
- New concrete plinth and 'hit and miss' masonry wall on the east boundary.
- New timber paling fence and trellis on the west boundary.

Demolition Plans



Existing and Proposed East Elevations



Domain Street



3. BACKGROUND

Pre-application discussions

A pre-application meeting and a site visit with Council's Heritage Advisor and the applicant's heritage consultant was held prior to the application being lodged.

Site history

There is no relevant history or background for this application.

4. PLANNING SCHEME PROVISIONS

The following provisions of the Melbourne Planning Scheme apply:

Planning Policy Framework	<p>Clause 11 – Settlement</p> <p>Clause 15 – Built Environment and Heritage</p> <p>Clause 18 – Transport</p> <p>Clause 19 – Infrastructure</p>
Municipal Strategic Statement	<p>Clause 21.03 – Vision</p> <p>Clause 21.04 – Settlement</p> <p>Clause 21.06 – Built Environment and Heritage</p> <p>Clause 21.09 – Transport</p> <p>Clause 21.10 – Infrastructure</p> <p>Clause 21.16 – Other Local Areas (St Kilda Road and South Yarra)</p>
Local Planning Policies	<p>Clause 22.05 – Heritage Places Outside the Capital City Zone</p> <p>Clause 22.17 – Urban Design Outside the Capital City Zone</p> <p>Clause 22.19 – Energy, Water and Waste Efficiency</p> <p>Clause 22.23 – Stormwater Management</p>

Statutory Controls	
<p>Special Use Zone</p> <p>Schedule 3</p> <p>Private Sports Grounds and Religious and Educational Facilities</p>	<p>Pursuant to Clause 37.01-1, a permit is not required to use the land as an education centre.</p> <p>Pursuant to Clause 37.01-4, a permit is required to construct a building or construct or carry out works.</p>
<p>Heritage Overlay</p> <p>Schedule 6</p> <p>South Yarra Precinct</p>	<p>Pursuant to Clause 43.01-1, a permit is required to:</p> <ul style="list-style-type: none"> • Demolish or remove a building. • Construct a building or construct or carry out works, including: <ul style="list-style-type: none"> - A fence, if the fence is visible from a street (other than a lane) or public park.
<p>Design and Development Overlay</p> <p>Schedule 15-A2</p> <p>Royal Botanic Gardens</p>	<p>Pursuant to Clause 43.02-2, a permit is required to construct a building or construct or carry out works.</p> <p>Buildings or works in DDO15-A2 should not exceed a maximum building height of 12 metres.</p> <p>The infill extension is 4.8m high.</p>

Particular Provisions	
Clause 52.06 Car Parking	<p>A permit is required to reduce the number of car parking spaces required under Clause 52.06-5.</p> <p>The site is located within the Principal Public Transport Network Area, as such Column B applies.</p> <p>Column B to Clause 52.06-5 requires 0.3 spaces to each student that is part of the maximum number of students on the site at any time.</p> <p>The development will not result in additional students, therefore the development does not trigger additional car parking.</p>
Clause 52.34 Bicycle Facilities	<p>A permit may be granted to vary, reduce or waive the bicycle requirements, which are:</p> <ul style="list-style-type: none"> • 1 to each 20 employees. • 1 to each 20 full-time students. <p>The development will not result in additional staff or students, therefore the development does not trigger additional bicycle parking.</p>

General Provisions	
Clause 61.02-11 Integrated Public Transport Planning	An application to construct a building or construct or carry out works for an education centre must be referred to Transport for Victoria (determining authority).
Clause 65 Approval of an Application or Plan	The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause, which include the matters set out in Section 60 of the Planning and Environment Act 1987.

5. PLANNING SCHEME AMENDMENTS

In the intervening period between when the application was first received by Council and the date of this report, the following planning scheme amendments have been gazetted which relate to the subject site.

Planning Scheme Amendment C258

The site is affected by Amendment C258 Heritage Policies Review.

A panel has been appointed to hear submissions to Amendment C258 between 6 August 2018 and 7 September 2018.

Amendment C258 proposes a significant grading for the entire site (1-7 Bromby Street).

Planning Scheme Amendment VC148

Amendment VC148, gazetted on 31 July 2018, was a comprehensive update of the Victorian Planning Provisions (VPP) and sought to add clarity to planning schemes by simplifying and improving their structure, function and operation.

Although VC148 was largely policy neutral, it did reduce car parking requirements for uses in commercial areas and for land within walking distance of the Principal Public Transport Network (PPTN). Following gazettal of this amendment, developments within the PPTN benefit from the reduced car parking rates in Column B of Table 1 to Clause 52.06 (Car Parking) of the Melbourne Planning Scheme.

6. PUBLIC NOTIFICATION

It was determined that the proposal may result in material detriment. Notice of the proposal was given by ordinary mail to the owners and occupiers of the surrounding properties and by erecting two notices on the site for a 14 day period, in accordance with Section 52 of the Planning and Environment Act 1987.

7. OBJECTIONS

One objection was received, which raised concerns about noise from the Music Centre.

8. REFERRALS

8.1 Heritage

The application was referred to the City of Melbourne's Heritage Advisor who visited the site and provided the following comments:

While acknowledging that the proposal involves demolition of some 19th century significant fabric to the rear of the B grade building, which has limited visibility from the public realm, I am overall satisfied that the proposal can be supported from a heritage perspective.

The following conditions are recommended:

- Where the first floor windows on the south elevation are to be infilled, they should be infilled to retain the reveal of the original opening by presenting it as a blind niche.
- Condition assessments of both buildings, including the intactness and nature and colour of original finishes, and schedules of conservation works should be prepared and implemented under the supervision of a recognised heritage architect expert. The schedules and their implementation should be subject to approval and verification by the responsible authority.

8.2 Urban Forest

The application was referred to the City of Melbourne's Urban Forest Team who made the following comments:

There are a number of public trees on Domain Street adjacent to the east boundary.

The application does not propose the removal of any public trees and given the siting of the development, adverse impacts for public trees are unlikely.

However, any adverse impacts will not be known until a Construction Management Plan is submitted. As such, the following conditions should be included on any permit issued:

- Tree protection plan
- Bank guarantee for public trees

8.3 Civil

The City of Melbourne's Civil Engineers provided the following comments:

The existing above-ground fire hydrant on Bromby Street must be converted to an in-ground fire hydrant as per the requirements of the relevant authority during the civil works approval.

The following conditions should be included on any permit issued:

- Drainage system provision
- Bromby and Domain Street footpaths
- Street levels not to be altered
- Street lighting not to be altered.

8.4 Transport for Victoria

The application was referred to Transport for Victoria, who did not object to the proposal.

9. ASSESSMENT

The key issues in the consideration of this application are:

- Demolition
- Impact on the heritage significance of the place
- Siting, scale and design of the infill extension and other works
- Potential amenity impacts
- Car and bicycle parking provision
- Environmentally sustainable design
- Noise.

9.1 Demolition

The site is located within Heritage Overlay Schedule 6 (South Yarra Precinct).

The former residence fronting Bromby Street has been afforded a 'B' grading in a 'level 3' streetscape pursuant to the City of Melbourne's Heritage Places Inventory 2018.

The Myer Music School fronting Domain Street has been afforded a 'C' grading in a 'level 3' streetscape.

Amendment C258 proposes a significant grading for the entire site.

Clause 22.05 (Heritage Places outside the Capital City Zone) states that demolishing or removing original parts of A and B graded buildings will not normally be permitted.

The application proposes part demolition of the rear of the former residence (B/3), including:

- The original single storey section with a bay profile and chimney (circa 1881).
- The single storey extensions to either side of the projecting bay (circa 1919).
- The toilet block adjoining Domain Street (circa 1930).
- The first floor lean-to and bay window (later interwar additions).
- The concrete section of the veranda floor.
- The carport attached to the veranda.

The proposed demolition is considered to be acceptable noting:

- The demolition is limited to the rear and maintains the significance, character and appearance of the B graded building as viewed from Bromby Street (front elevation).

- The proposed demolition does not affect the contributory elements identified in the Building Identification Form (BIF) i.e. the front fence posts, veranda roof, structure and decoration, ground floor windows and front door joinery.
- The projecting bay (circa 1881) has been inappropriately altered with roughcast render and is partly concealed by the side extensions (circa 1919). As such, its significance and contribution to the public realm is somewhat limited.
- Demolition of the toilet block (circa 1930) and carport will reveal the original building.
- The first floor lean-to and bay window are later interwar additions and there is only one first floor bay window i.e. it is not mirrored on the other side of the lean-to.

The application proposes part demolition of the Myer Music School (C/3), including the vents, glazing, sunshades, roofing, box gutter and capping. The proposed demolition will enable upgrades that will improve the acoustic and environmental performance while maintaining the appearance of the building.

Part demolition of the east and west boundary fences will not have any undue impact on the heritage significance of the site.

Further to the above assessment, it is noted that the Heritage Advisor did not object to the proposed demolition.

9.2 Infill extension and other works

Clause 22.05 encourages additions to A and B graded buildings to be concealed. The form and details should be interpretive in level 3 streetscapes and the materials should be respectful.

The single storey infill extension will be 3.7m high with a recessed, glazed roof lantern measuring 4.8m high. The extension is proposed to be setback 3.7m from the east boundary (Domain Street) to align with the front façade of the Myer Music School. The infill extension will have a simple form to complement, and appear subservient to, the adjoining heritage buildings.

The development includes a new 'hit and miss' masonry wall on the east boundary (Domain Street), which will largely conceal the infill extension. The height and design of the new wall is in keeping with the existing boundary treatment and will provide visual interest and connection between the public and private realm.

The works to the Myer Music School are relatively minor and will not change the appearance of the building.

Demolition of the carport, toilet block, first floor lean-to and bay window will reveal the 19th century significant fabric. The City of Melbourne's Heritage Advisor has noted:

'Where first floor windows are proposed for infill to the southern first floor of the retained heritage asset, these should be infilled to retain the reveal of the original opening by presenting it as a blind niche.'

A condition of any permit to issue will be included requiring a blind niche to the first floor windows to be infilled on the south elevation.

It is noted that the development includes repairs and routine maintenance to the retained heritage fabric to conserve and enhance the heritage buildings.

Council's Heritage Advisor has made the following recommendation in regard to those works:

'A detailed assessment of the building fabric condition of both retained heritage assets, including the intactness and nature and colours of original finishes, should be undertaken and a schedule of dedicated conservation

works should be specified by a recognised heritage architect expert and implemented under their supervision as part of the project. The schedule and its implementation should be subject to approval and verification by the RA'.

Given the degree of significance of the existing buildings and having regard to the proposed demolition and subsequent works, it is considered appropriate to require a qualified heritage architect expert to undertake a detailed assessment of the building fabric of the retained heritage assets and to provide a schedule of dedicated conservation works to be implemented under their supervision to ensure the retained heritage buildings are appropriately restored. This will be included as a condition of any permit to issue.

9.3 Amenity impacts

The proposed development will not adversely affect the amenity of the adjoining dwelling at 9 Bromby Street by way of loss of light, outlook or privacy.

While Rescode does not apply to the development, the extension sits comfortably within the side and rear setback Standard A10/B17 profile.

- Proposed height: 3.7m
- Proposed setback: 1.4m
- Required setback: 1.03m

The development will not unreasonably overshadow the adjoining open space having regards to the north-south orientation of the lots, the siting and massing of the extension and the shadow cast by the existing built form.

The new timber paling fence and trellis will limit views between the properties.

It is noted that the adjoining dwelling presents a non-sensitive interface to the site with a three-storey wall with translucent green windows as highlighted in the photograph below.

9 Bromby Street (adjoining dwelling)



9.4 Car and bicycle parking

The development will not result in additional staff or students and will not reduce existing car and bicycle parking provision, therefore the development does not trigger a requirement to provide additional parking under Clause 52.06 (Car Parking) and 52.34 (Bicycle Facilities).

9.5 Environmentally sustainable design

Clause 22.19 (Energy, Water and Waste) requires applications for education centres up to 2,000m² GFA to demonstrate the preliminary design potential to achieve:

- Compliance with the energy efficiency requirements of the Sustainable Design Scorecard or equivalent.
- 3 points for Wat-1 credit under a current version of the Green Building Council of Australia's Green Star – Education rating tool or equivalent.
- A Waste Management Plan prepared in accordance with the current version of the City of Melbourne's Guidelines for Waste Management Plans.

The applicant has requested that these matters be dealt with by condition.

9.6 Stormwater management

Clause 22.13 (Stormwater Management) requires that extensions to buildings greater than 50m² incorporate Water Sensitive Urban Design (WSUD) to reduce runoff and facilitate on-site infiltration.

The WSUD Statement by Irwinconsult Pty Ltd dated 9 April 2018 states that stormwater will be stored in tanks and reused for toilet flushing and possibly irrigation. A drainage condition is recommended to ensure the WSUD initiatives are implemented in the development.

9.7 Response to the objector's concern

A permit is not required to use the land as an education centre under the Special Use Zone Schedule 3. As such, the responsible authority cannot impose conditions relating to noise or opening hours.

Notwithstanding this, the applicant has reviewed the objector's concern and advised that Marshall Day Acoustics provided input to the design to reduce noise emissions and noise ingress.

The two main music studios are located in the basement and are sound insulated. The music spaces in all three buildings will have double glazing and sound absorption insulation and treatment.

Noise emissions from the building services (air conditioning) will comply with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1). The external condenser is located in the southeast corner of the site near 77 Domain Street, which is owned by Melbourne Grammar School.

10. CONCLUSION

The proposal is generally consistent with the relevant sections of the Melbourne Planning Scheme. It is recommended that a Notice of Decision to Grant a Permit is issued subject to the following conditions.

11. RECOMMENDATION

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

Amended plans

1. Prior to the commencement of the development, including demolition and bulk excavation, two copies of plans, drawn to scale must be submitted to the Responsible Authority, generally in accordance with the plans by Peter Elliott Architecture & Urban Design dated April 2018, but amended to show:
 - a) A blind niche to the infilled first floor windows on the south elevation.
 - b) Any changes as required by the schedule of dedicated conservation works in condition 4.
 - c) Any changes as required by the Waste Management Plan in condition 13.
 - d) Any changes as required by the Environmentally Sustainable Design Statement in condition 15.

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

Endorsed plans

2. The development as shown on the endorsed plans must not be altered or modified unless with the prior written consent of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Heritage

4. Prior to the commencement of the development, including demolition and bulk excavation, a report prepared by a suitably qualified heritage architect expert providing a detailed assessment of the building fabric condition of both retained heritage buildings, including the intactness and nature and colours of original finishes and a schedule of dedicated conservation works and its implementation is to be prepared and submitted to the satisfaction of the Responsible Authority. Works undertaken are to be supervised by the recognised heritage expert.
5. The buildings and works associated with the approved development must be planned and constructed in a manner which prevents damage to the heritage fabric to be retained. Where hidden original or inaccessible details of the buildings are uncovered, works are to cease until the appropriate further record has been made. Where unanticipated original detail is discovered the Responsible Authority is also to be notified prior to re-commencement of the works.

Construction management plan

6. Prior to the commencement of the development, including demolition and bulk excavation, a detailed demolition and construction management plan must be submitted to and approved by the Responsible Authority – Construction Management Group. This demolition and construction management plan must be prepared in accordance with the City of Melbourne's – 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.

Civil conditions

7. Prior to the commencement of the development, including demolition and bulk excavation, 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 stormwater drainage system.
8. The footpath adjoining the site along Bromby Street and Domain Street must be reconstructed together with associated works including the reconstruction or relocation of kerb and 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.
9. Existing street levels in Bromby Street and Domain Street 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.
10. All street lighting assets temporarily removed or altered to facilitate construction works shall be reinstated once the need for removal or alteration has been ceased. Existing public street lighting must not be altered without first obtaining the written approval of the Responsible Authority – Engineering Services.

Urban Forest conditions

11. As part of the Construction and Traffic Management Permit Application, a Tree Protection Plan (TPP) must be submitted to and approved by 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 any public trees that may be impacted by the works (found at <http://melbourneurbanforestvisual.com.au>).
 - b) Site specific details of the temporary tree protection fencing to be used to isolate publicly owned trees from the construction activities or details of any other tree protection measures considered necessary and appropriate to the site.
 - c) Reference to the submitted Construction and Traffic Management Plan showing the location of any machinery required for the works as well as loading zones etc., with details of any impacts resulting from vehicle or machinery movements.
 - d) Dimensions and impacts of any public protection gantries.
 - e) Specific details of any special construction methodologies to be used within the tree protection zone of any publicly owned tree.
 - f) Full specifications of any pruning required to publicly owned trees.
 - g) Any special arrangements required to allow ongoing maintenance of publicly owned trees for the duration of the development.
 - h) Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release). Interim reports of monitoring must be provided to Council's email via trees@melbourne.vic.gov.au.
12. Following the approval of a Tree Protection Plan (TPP), a bank guarantee equivalent to the combined environmental and amenity values of the 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 (see advice notes).

Waste

13. Prior to the commencement of the development, including demolition and bulk excavation, a Waste Management Plan (WMP) shall be prepared and submitted to the City of Melbourne – Engineering Services. The WMP should detail waste storage and collection arrangements and be prepared with reference to City of Melbourne’s 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.
14. No garbage bin or waste materials generated by the development may be deposited or stored outside the site and bins must be returned to the garbage storage area as soon as practical after garbage collection, to the satisfaction of the Responsible Authority.

Environmentally Sustainable Design (ESD) Statement

15. Prior to the commencement of the development, including demolition and bulk excavation, an Environmentally Sustainable Design (ESD) Statement shall be prepared by a suitably qualified professional and submitted to the satisfaction of the Responsible Authority. The ESD Statement must demonstrate that the building has the preliminary design potential to achieve the following:
 - a) Compliance with the energy efficiency requirements of the Sustainable Design Scorecard or equivalent.
 - b) 3 points for Wat-1 credit under a current version of the Green Building Council of Australia’s Green Star – Education rating tool or equivalent.
16. Within six months of occupation of the development, a report from the author of the endorsed ESD Statement 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.

Development time limit

17. This permit will expire if one of the following circumstances applies:
 - 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 development if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

Notes:

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.

All necessary approvals and permits are to be first obtained from Melbourne City Council and the works performed to the satisfaction of Melbourne City Council – Manager Engineering Services.

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

1. Issued to City of Melbourne, ABN: 55 370 219 287,
2. From a recognised Australian bank,
3. Unconditional (i.e. no end date),
4. 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 removes the subject trees.