

ADVERTISED PLAN

Peter Elliott Architecture + Urban Design

Memorandum

1From: Peter Elliott

Project: Melbourne Grammar School job no: 353

Date: 10 February 2023 page 1 of: 1

Re: Centre for Humanity – Master Plan Height Context memo no: 01

TO CC

■ Elliot Green MGS
■ Damian Ferguson MGS

**Melbourne Grammar School
Master Plan – Volume One
Senior School, South Yarra Campus
Amendment C90 Melbourne Planning Scheme
Gazetted 27 May 2004**

The C90 Master Plan is now 20 years old. All of the eleven projects listed in the master plan have been completed except for the Rhoden and Neill redevelopment. The Building Envelope Schedule 5.8 on page 35, notes Rhoden & Neill as a development site for a new building with a similar footprint, retains the heritage gymnasium wall and a 12 metre height above Domain Road. The existing 3 storey building height is approximately 10.5 metre above the footpath level.

The Schedule generally refers to the 12 metre height limit in line with the planning scheme. In 2004 there was no brief for a new Rhoden & Neill development as it was considered a low priority, relative to the other projects. All of the eleven projects had conceptual diagrams explaining their overall intent, except for Rhoden & Neill which is only referred to as a future development.

The Rhoden & Neill site is effectively the last major building on the senior campus. The Planning context has changed over the last 20 years with a more nuanced approach to height relative to context. For example the 2014 Denton Corker & Marshall designed Geoff Hanbury Science & Technology Hub, replaced the 1960's Bromby buildings. The C90 Master Plan noted this project as alterations and extensions within the 12 metre height. The new Hub is a 4 and 5 level building with part basement having an overall variable height of 15 – 18 metres (approximately) above Domain and Bromby Streets. The Hub is located within a residential neighbourhood and is an excellent demonstration of a well-designed contextual building that exceeds 12 metres.

The Rhoden & Neill site forms part of the School's Domain Road built form frontage, which stretches for over 200 metres and contains a mix of buildings from different eras. They are typically 2 and 3 stories in scale and generally hard to the street boundary with some setback modelling. The site is well away from the local residential neighbourhood with its main context being the parklands opposite, as well as St Peter's Chapel and the adjoining square which are heritage listed.

In preparation for the design competition for the new Centre for Humanity development, the master plan envelopes were revised to closer reflect the current planning context. Based on a similar approach to the Science & Technology Hub, the master plan recommended a 4 level building plus basement, noting that the ground floor level would be approximately 1 metre below the Domain Road footpath to align with the Chapel square level. On that basis, the overall height above Domain Road would be approximately 16 – 17 metres. This also takes into account expected higher floor to floor dimensions compared to buildings from the 1960's. The master plan also recommended careful consideration of the height and proximity to the Chapel given its heritage significance.