

CENTRE FOR HUMANITIES

Melbourne Grammar School Town Planning Report

Prepared for
MELBOURNE GRAMMAR SCHOOL
25 May 2023

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EXECUTIVE SUMMARY

Urbis has been engaged by Melbourne Grammar School to prepare a Town Planning Report in support of the development of a new 'Centre for Humanities' on campus at 1 Domain Road, Melbourne.

The building is required to provide state-of-the-art and purpose-built spaces within the campus in response to evolving educational needs for students and staff. There are no changes to existing student or staff numbers proposed.

The campus site is located within the Special Use Zone – Schedule 3 and is affected by the Design and Development Overlay - Schedule 15, 17 and 70 (DDO15, DDO17 and DDO70), Environmental Significance Overlay – Schedule 2 (ESO2) and Heritage Overlay – Schedule 400 (HO400).

Accordingly, the proposal seeks planning permission for:

- **Clause 37.01-9 (Special Use Zone - Schedule 3):** A permit is required to construct or carry out works.
- **Clause 43.02-2 (Design and Development Overlay – Schedule 15):** A permit is required to construct a building or carry out works.

As Melbourne Grammar School is listed on the Victorian Heritage Register, the Heritage Overlay does not trigger a Planning permit requirement. A Heritage Permit will be applied for with Heritage Victoria concurrently to the planning permit application.

In preparing this report, we have conducted a detailed analysis of the site and its surrounds and considered the relevant planning policies and controls of the Melbourne Planning Scheme. This report outlines the full details of the proposal and assesses the merits of the proposal based on the applicable planning controls and site context.

The assessment demonstrates the development is appropriate for the following reasons:

- The proposed building is of exemplar architectural design, creating a new educational building which is fit for future generations and an innovative and site responsive development within the Domain Road streetscape.
- It is consistent with the statutory and strategic frameworks of the Melbourne Planning Scheme, particularly the purpose of the Special Use Zone Schedule 3 and Council's local policy for urban design and heritage.
- The proposal is consistent with the objectives and principals of the Incorporated Document "Melbourne Grammar School Master Plan - Volume One, Senior School South Yarra Campus, Issue Date 14 October 2003."
- It achieves the design objectives (and amenity impact standards) of the applicable Design and Development Overlay Schedule 15.
- It is of high-quality architectural design which will complement the existing campus buildings and surrounding residential area and character.
- It incorporates appropriate building heights and façade treatment and will not result in any unreasonable impacts to nearby residential properties.
- It responds to the relevant environmental decision guidelines of the Melbourne Planning Scheme satisfying Clause 15.02-2L-01 – Energy and Resource Efficiency and Clause 19.03-3L - Water Sensitive Urban Design.
- It will not impact the car parking demand on-site nor influence the generation and operation of traffic in the area.

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INTRODUCTION

This report provides an overview of the Campus' context and functions, a description of the proposal, and an assessment of the proposal having regard to the relevant considerations within the Melbourne Planning Scheme.

The report should be read in conjunction with the following enclosed documentation associated with the proposal:

- Certificate of Title
- Architectural Plans provided by Wardle Architecture
- Landscape Plan and Report prepared by Site Office
- Preliminary Tree Assessment prepared by Civica
- Sustainable Management Plan prepared by Arup
- Waste Management Plan prepared by AECOM
- Water Sensitive Urban Design Notice of Advice prepared by AECOM
- Memorandum – Master Plan Height Context prepared by Peter Elliott
- Melbourne Grammar School Master Plan – Volume 1 prepared by Peter Elliott

A Heritage Impact Statement provided by Bryce Raworth has also been provided for information purposes only.

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MELBOURNE GRAMMAR SCHOOL CONTEXT

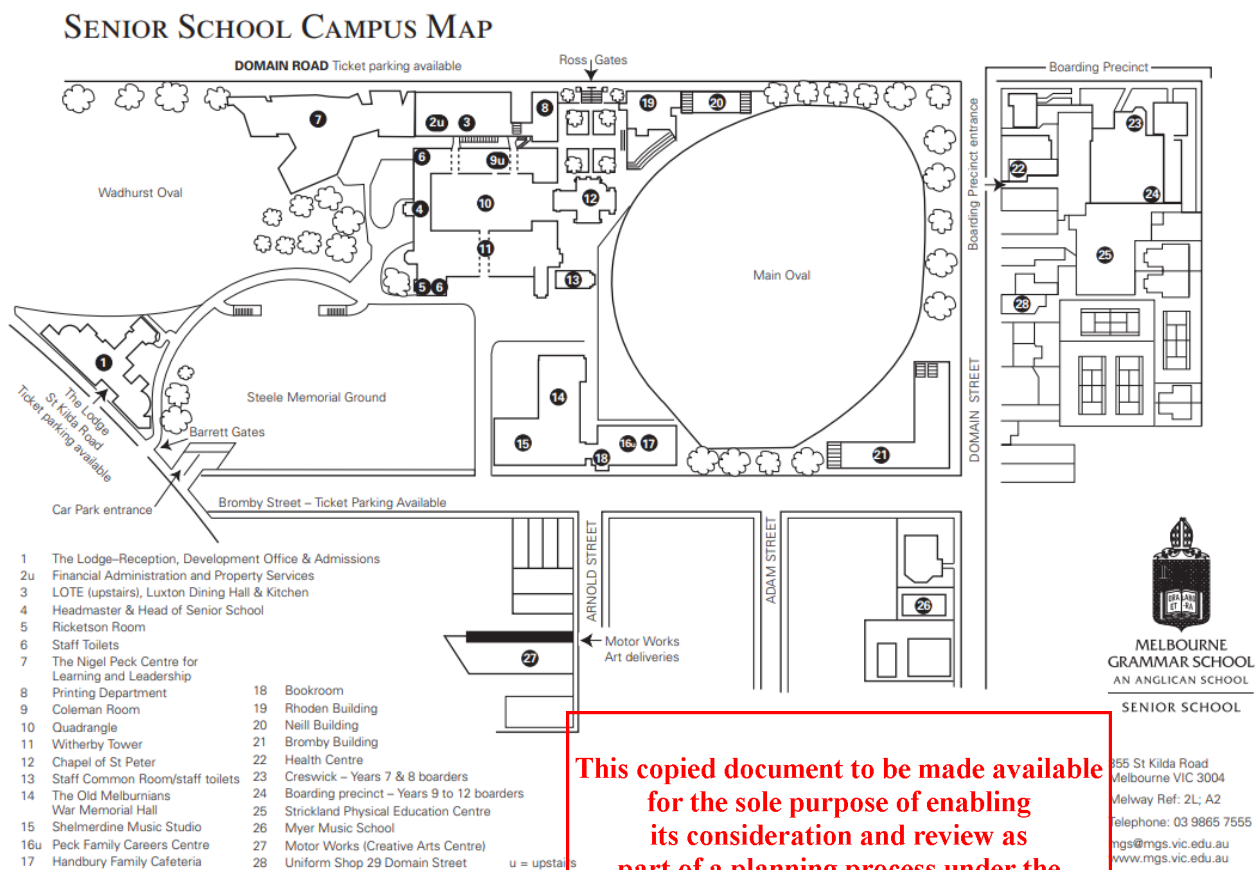
MELBOURNE GRAMMAR SCHOOL CAMPUS

Melbourne Grammar School is located at 1 Domain Road, Melbourne. The school is approximately 6.2 hectares in area and an irregular in shape, with a sharp protrusion toward the western side of the boundary at Domain Road and ANZAC Station. It has four road frontages, St Kilda Road, Bromby Street, Domain Street and Domain Road. The Domain Road frontage extends for approximately 510 metres.

The school grounds include significant mature vegetation and three ovals, the Main, Steele and Wadhurst Ovals. These ovals occupy a significant portion of the school’s land. The school buildings are grouped in five clusters between the ovals, with buildings located to the southeast of Main Oval; the southwest of Main Oval; the west of Steele Oval, the west of Wadhurst Oval and the major grouping of buildings located between Main and Wadhurst Ovals. Figure 1 is an excerpt of the senior school campus map which shows this spatial arrangement.

As identified in Figure 2, the 'subject site' as it relates to this application is located on the north side of the school where the existing Rhoden and Neill buildings are currently located. The 'subject site' has a frontage to Domain Road and includes the Chapel Quad.

Figure 1 Senior School Campus Map



Source: mgs.vic.edu.au

APPLICATION SITE

The site for the Centre for Humanities building is located centrally along the Domain Road frontage. The building is to replace the existing Rhoden Building and the Neill Building adjoining the primary entrance gates (Ross Gates).

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The existing buildings are three storey brick and concrete buildings (roughly 10.8 metres above the surface level at Domain Road). The two separate but interlaced buildings have total Gross Floor Area (GFA) of 2130m². The Neill building was constructed in 1969 and the Rhoden building in 1984.

The Heritage Impact Statement prepared by Bryce Raworth outlines that the Rhoden Building has been identified as being of minor contributory significance and Chapel Quad and remnant bluestone gymnasium toilet block wall were identified as major contributory significance. The Neill Building has been described as 'contributing little to the school'. The Rhoden building includes a portion of the heritage bluestone wall, known as the Remnant Gymnasium Toilet Block wall (shown in Picture 3).

The Rhoden and Neill buildings currently comprise:

- 10 classrooms (including a number of house rooms) and staff offices
- Student change rooms, toilets, lockers and stores.

There is a crossover located centrally between the two buildings that provides access to a temporary bin store in the road boundary setback.

Figure 2 Aerial view of the subject site



Source: Nearmaps

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Picture 1 Existing Ground Plane (viewed from the east)

Source: Site Visit May 2023



Picture 2 Existing Neill Building (viewed from the north-west)

Source: Site Visit May 2023



Picture 3 Application Site viewed from the north.

Source: Site Visit May 2023

CERTIFICATE OF TITLE

The campus site is formally known as Lot 1 on Title Plan 964356S. There are three purposes which relate to a substation at the southern boundary of the site.

- L-1 relates to the lease for indoor substation site.

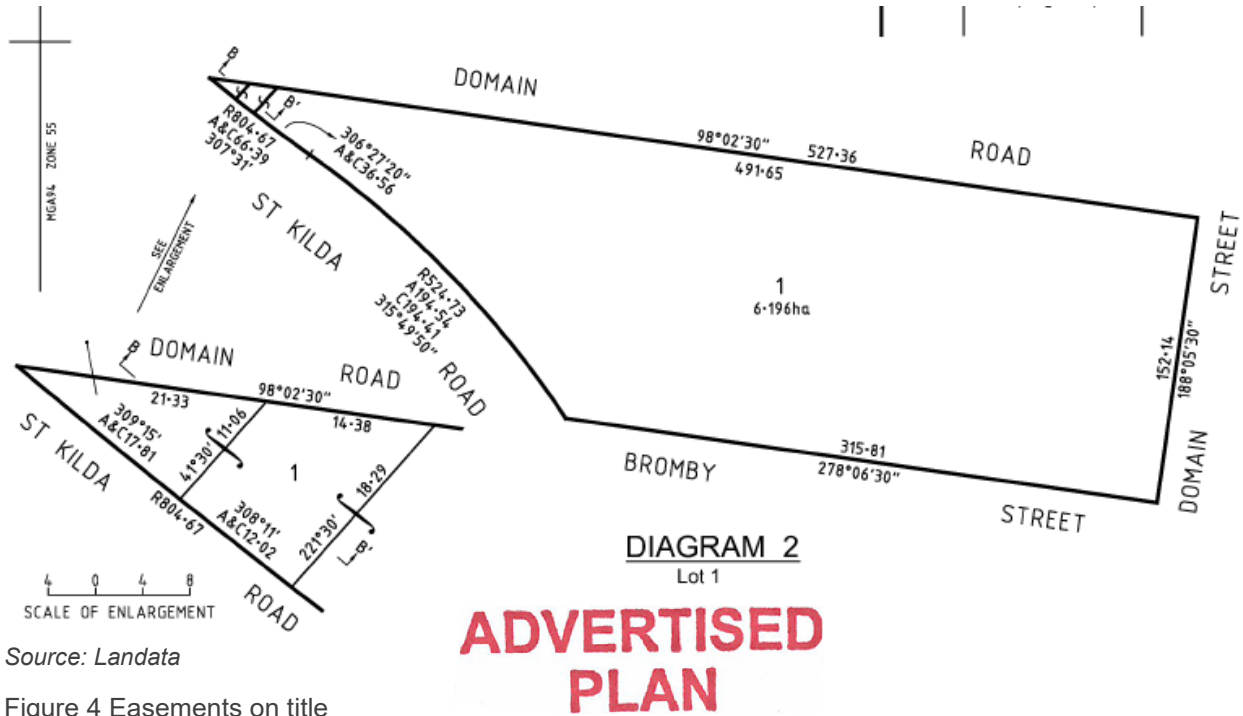
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- E-1 Easement for right of carriageway purposes.
- E-2 Easement for underground powerline purposes.

At the western portion of the site there is a depth limitation relating to an appurtenant easement (at an underground depth of -1.5AHD). It is understood this easement likely relates to works associated with the construction of the metro tunnel.

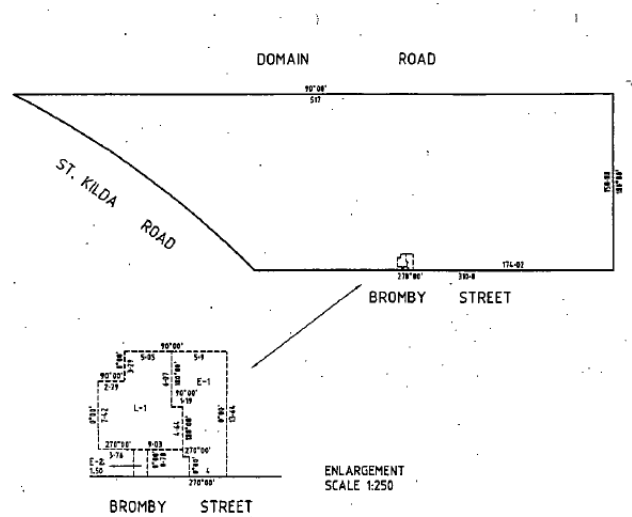
The application site area does not have any applicable restrictions or easements that require consideration.

Figure 3 Subject Site – Plan of Subdivision



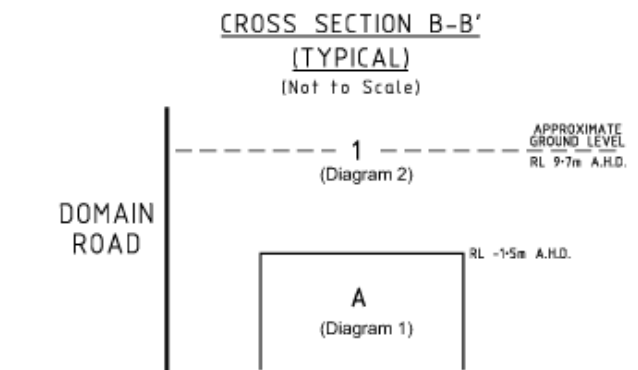
Source: Landata

Figure 4 Easements on title



Picture 4 Substation Easement

Source: Landata



Picture 5 Appurtenant Easement (underground)

Source: Landata

IMMEDIATE INTERFACES

Details of the immediate surrounds of the subject site are as follows.

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North

Immediately north of the site is Domain Road which runs on an east-west axis and is parallel to the site. There is parkland known as King's Domain South located immediately across Domain Road which is bounded by Birdwood Avenue to the northeast. Beyond this, the Royal Botanic Gardens are located approximately 150 metres to the north.



Picture 6 Northern interface (King's Domain South)

Source: Google maps 2023

East

The Main Oval extends to the east of the site to the school's eastern boundary at Domain Street (see Picture 7 below). The school's boarding house and other residential dwellings are located on the eastern side of Domain Street.



Picture 7 Main Oval east of the site (viewed from corner of Domain Street and Domain Road)

Source: Google Maps 2021

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Picture 8 Development to the east of the site

Source: Site Visit May 2023

South

South of the site is the School's Main Oval. Beyond the oval are two modern buildings on the south side of the campus, adjoining Bromby Street. The Hanbury Science and Technology Centre is a relatively new four storey building with a semi-submerged lower ground level situated in the south-eastern corner of the campus. Bromby Street borders the General Residential Zone to the south of the campus.



Picture 9 The Hanbury Science and Technology Centre viewed from the south-east.

Source: Google maps 2021

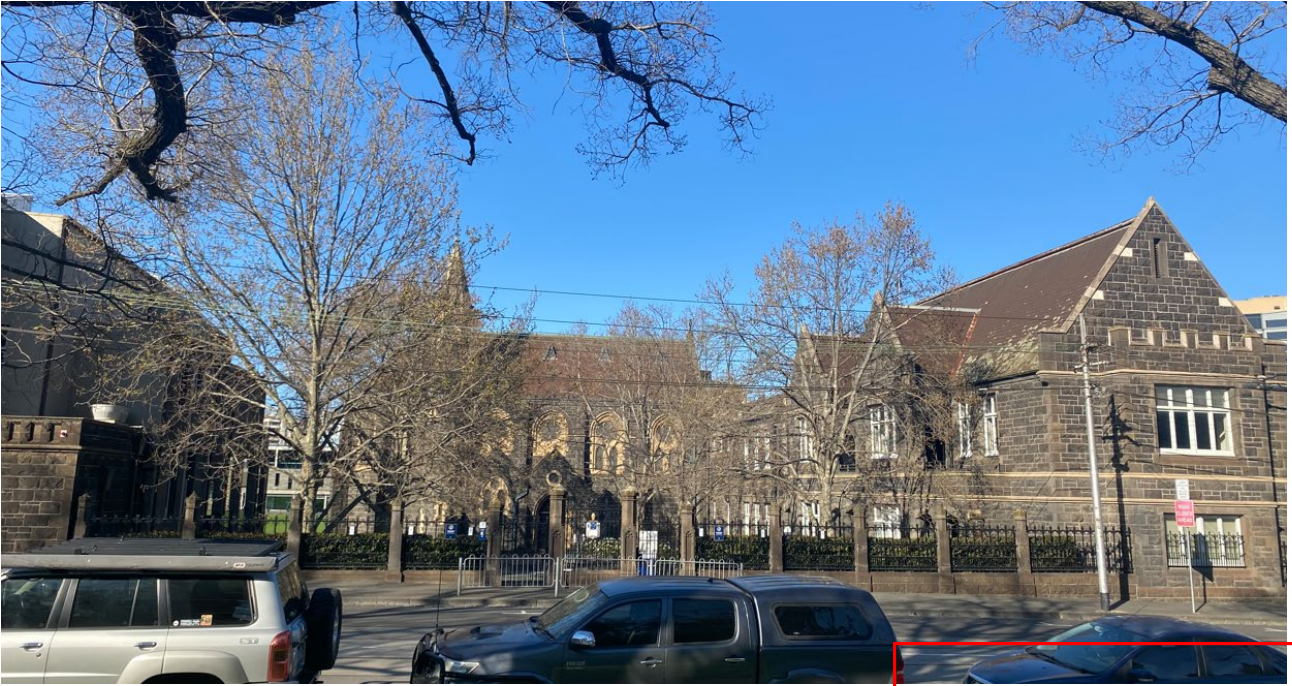
West

Immediately west of the site is the School's heritage entrance, the Ross Gates. The Ross Gates provide access to the Chapel Quad, an area of formal open space bounded by two two-storey bluestone buildings, the Chapel and the Jubilee Wing. There are three buildings on campus clustered immediately to the west of the Chapel Quad that provide a varied visual streetscape. The easternmost of these is the Jubilee Wing, a bluestone building constructed in 1913. The westernmost of these is the Nigel Peck Centre for Learning and Leadership - a three storey building with prominent glass and brick facade constructed in 2008.

Further west of the campus is St Kilda Road with a character of roughly 70 metres.

robust high-density development of up to
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Picture 10 Western interface (Ross Gates entrance)

Source: Site Visit May 2023

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Picture 11 Buildings to the west of the Chapel and application site

Source: Site Visit May 2023

SURROUNDING AREA

The School is surrounded by and located near multiple public open space areas including King's Domain and the Royal Botanic Gardens to the north; Fawkner Park to the southeast and Albert Park Lake to the southwest. The southern boundary of the Royal Botanic Gardens generally follows Birdwood Avenue such that the subject site is well separated from the Gardens by Kings Domain.

The site is located within the Principal Public Transport Network (PPTN) area. It is approximately 180 metres from Park Street tram stop which runs along St Kilda Road and has multiple tram routes. There is a tram line along Domain Road (directly in front of the application site) that is currently not running due to works

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associated with the Melbourne Metro Rail Project. The under-construction ANZAC Station is located adjacent to the west side of the School and will serve the Sunshine-Dandenong line upon the completion of the Melbourne Metro Rail Project.

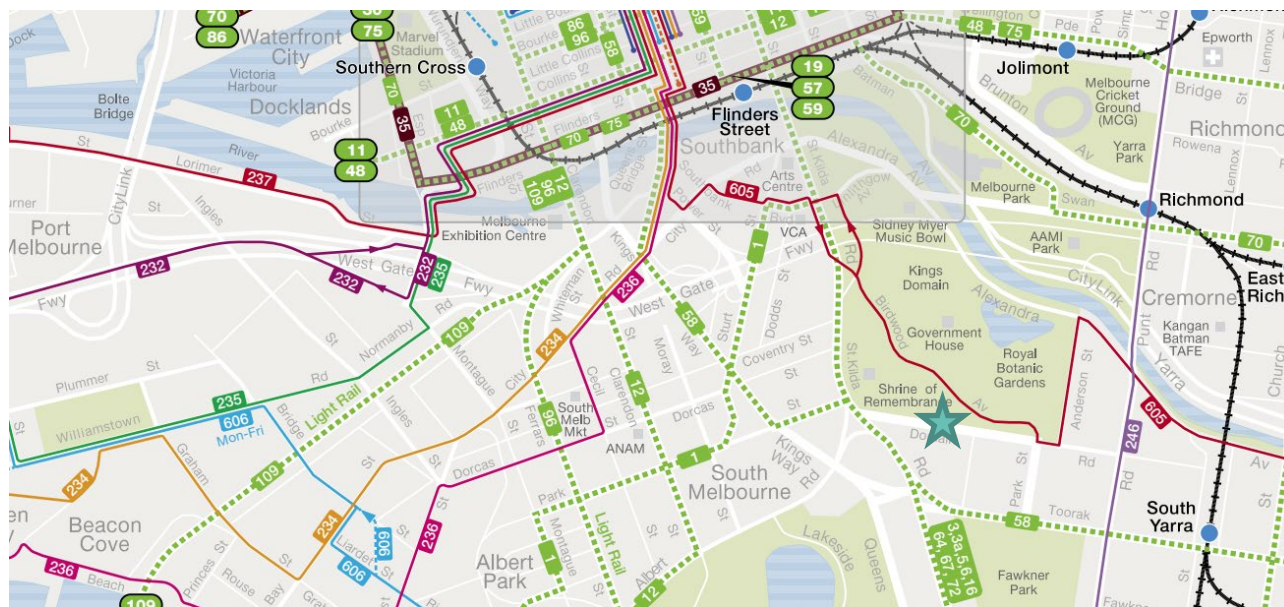
A series of high density residential and commercial towers are located to the west of the school. A small commercial precinct and lower density residential make up the broader environment to the south and east of the School within the suburb of South Yarra.



Picture 12 Melbourne Grammar Campus and the CBD Aerial

Source: Wardle Architecture

Figure 5 Local Public Transport Services (subject site starred)



Source: PTV

MELBOURNE GRAMMAR SCHOOL MASTER PLAN (2003)

A masterplan for the School was prepared by Peter Elliott Architecture and incorporated into the Melbourne Planning Scheme via Amendment C090 on 27 May 2004.

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The Master Plan provides the basis for forward planning and a framework for the future development of the campus. It contains a set of principles and goals which address a long term and short-term development plan (now complete). Importantly, the document notes that *no master plan should be fixed in stone* and suggests that it should *be subject to regular review*.

The plan acknowledges that the site is constrained in terms of developable area and any growth in the school would have to allow for existing buildings to be redeveloped so they are fit for purpose. The Master Plan states that *the following buildings have been noted as able to be redeveloped or removed*:

- Old School House (Building 103)
- Parts of the additions to the original wings facing onto Domain Road, including the Luxton Dining Hall (Building 104), the Library (Building 104)
- **Rhoden Building (Building 112)**
- **Neill Building (Building 113).**

Additionally, the Master Plan provides 12 principles for the development of the school, the following principles are relevant to this application:

- *Conserve the landscape setting of the School, in particular the generous open nature of the grounds structured around three main interlinked ovals.*
- *Maintain and reinforce the spatial framework of the campus, where built form and principal tree plantings define a series of outdoor rooms. Buildings and avenues of trees are essentially held to perimeter edges of the site creating a simple but striking relationship between built form and landscape.*
- *Conserve the heritage elements of the site, including listed buildings structures and landscape features as well as those which have special significance to the School community*
- *Consolidate the campus into six main site zones. with all Senior School academic buildings located in three built form precincts being: the original Quadrangle zone; the Domain Road infill zone; and the Bromby Street zone*
- *Protect the sweeping view lines to the historic core of the School and so reinforce the known character of the School.*
- *Maintain and reinforce the pedestrian circulation system as an open network of pathways, quadrangles and forecourts.*
- *Maintain the existing formal address points to the School with the two ornamental gateways, driveways and Quadrangles.*

The site is within the Domain Road Infill Precinct (Precinct 2), the following directions within the Master Plan show strong support for redevelopment of the application site.

- *This is the precinct where the **most amount of change** will occur since the building stock has the **least architectural significance**.*
- *The Rhoden (1984) and Neill (1969) buildings provide a built form that flanks both the Chapel forecourt and the Main Oval. Aside from the remnant bluestone gymnasium wall on Domain Road, these buildings have little architectural significance. Whilst they are well located in urban design terms, they are poorly planned internally and are therefore **recommended to be redeveloped in the future**.*

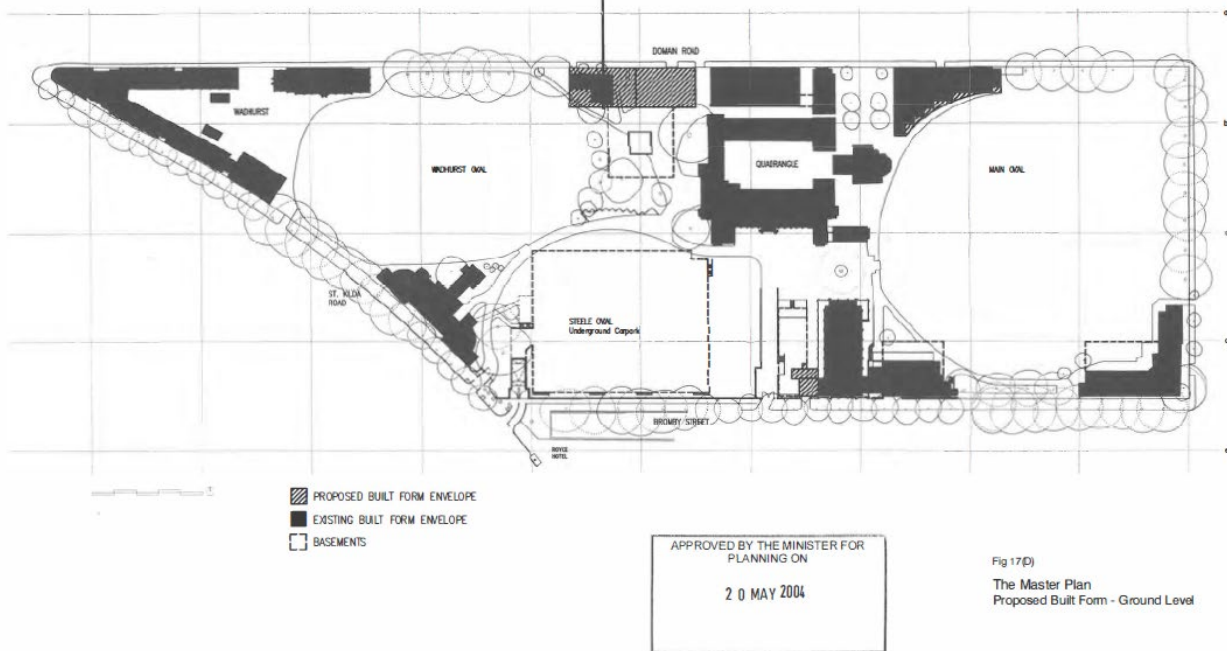
The masterplan nominates a built form envelope for a new earth science building at the application site (Figure 8).

Figure 6 Master Plan – Proposed extent of built form envelopes

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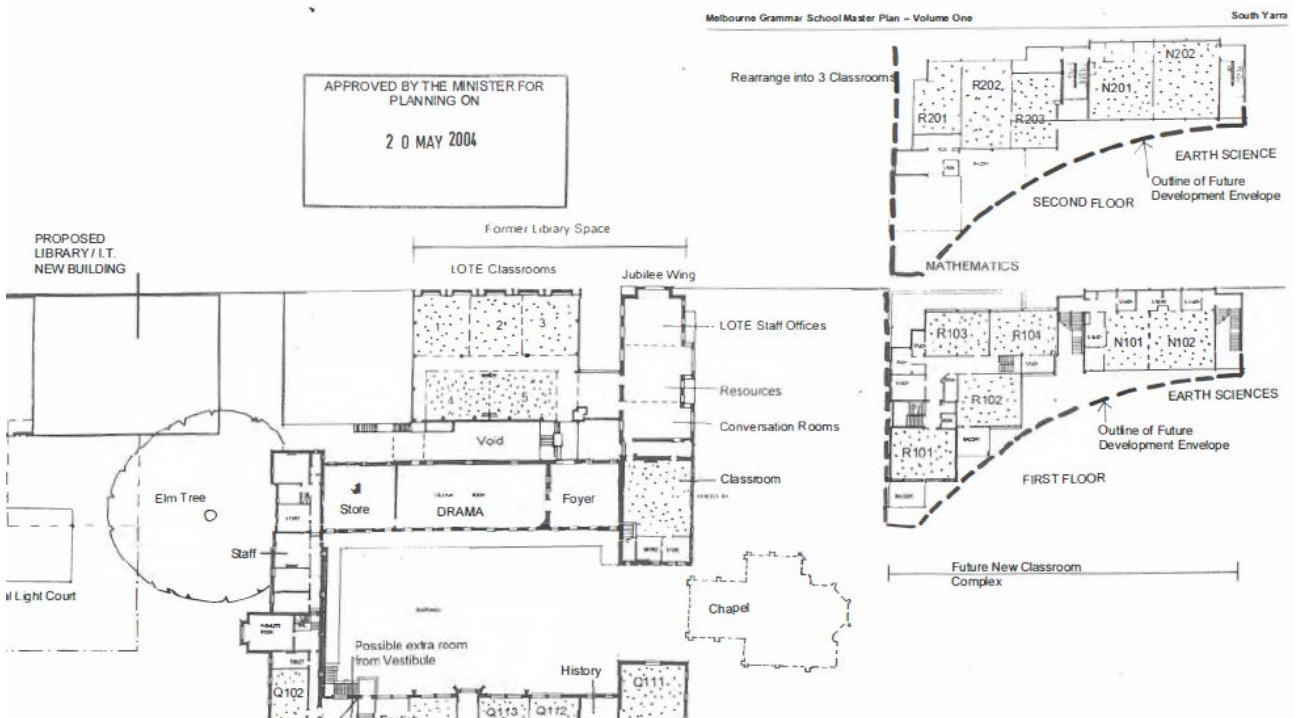
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The building envelope defines the maximum built form in a particular location. This may include the retention of the existing building, or equally it may involve, alterations, additions, or even removal. This building envelope is not to be interpreted as consent or support for any alterations or demolition of the former Housemasters House. It is recognized that a planning permit may be required and the separate approval of Heritage Victoria is specifically required for any works to the former Housemasters House.



Source Melbourne Grammar School Masterplan

Figure 7 Proposed Redevelopment of the Application Site.



Source: Melbourne Grammar School Masterplan

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PROPOSAL

ARCHITECTURAL DESIGN COMPETITION

The architectural team and design for the project was selected from a two-part competitive process. Five architecture firms were invited to participate in an Expression of Interest process and three selected to compete in a design competition. The design competition was assessed by the Melbourne Grammar School executive committee with the support of external consultants such as the school's master planner, Peter Elliott, the Chair of the MGS Building and Grounds Committee, Sally Draper, and was supported by Jill Garner of the Office of the Victorian Government Architect. A key component of the assessment criteria for the selection of the design was how the proposal sensitively responded to the heritage of the Melbourne Grammar School and meaningfully enhances the experience of the Domain Road streetscape, the Chapel Quadrangle and the Main Oval.

PROPOSED BUILDING

The proposal requires the demolition of the existing Rhoden and Neill buildings and their replacement with a four-storey modern educational facility.

The Centre for Humanities comprises the following key elements:

- Demolition of the existing Rhoden and Neil buildings with retention of the remnant bluestone gymnasium toilet block wall.
- Demolition of portions of the Chapel Quad, including removal of existing vegetation.
- Construction of a four-storey learning facility with basement with a maximum height of 17 metres to Domain Road.
- The building will be constructed in four primary masses with floor to ceiling glazing between the solid form.
- Custom-made brick façade to incorporate the tonality of the heritage buildings on site.
- A new multi-tired gathering space that connects to a sunken landscaped garden known as the 'Reflection Garden' which is open to the ground level above.
- Southern façade to be almost exclusively glazing with a green roof proposed above.
- Open ground plane/ basement layout with an exposed stage area connecting the ground and basement levels.

Refer to the architectural plans provided by Wardle Architecture for further details.

Figure 8 Proposed view from Domain Road

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Source: Wardle Architecture



Picture 13 Southern Façade (interface with the Main Oval)
Source: Wardle Architecture

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DEMOLITION

The full extent of the Rhoden and Neill buildings are intended to be demolished, exposing the existing heritage bluestone gymnasium toilet block wall. The construction of the basement level and reflection garden will require the demolition of the majority of the existing Chapel Quad, including the existing vegetation. This includes the removal of six mature trees.

A mature tree to the east of the existing building will be removed, as will the existing cross over which services the temporary bin area adjacent to Domain Road. The kerb will be reinstated to the satisfaction of City of Melbourne.

The demolition and construction team are targeting the Responsible construction Green Star point, which aims to divert at least 90% of the waste generated during construction and demolition from landfill.

The proposed demolition does not trigger a planning permit under the Melbourne Planning Scheme, noting that it will require Heritage Victoria approval.

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BUILT FORM AND LAYOUT

The proposed building designed by Wardle Architecture shows architectural excellence, with a highly resolved interface at each façade. The building façade provides a strong visual link to the heritage buildings and Nigel Peck Centre facing Domain Road through the façade materials and design and spacing of windows and parapets. The built form is broken into four distinct massings with inclined facades (three massings facing Domain Road) which reference the existing heritage roofs of the Chapel and Jubilee Wing (see Figure 9).

Figure 9 Proposed Streetscape (Domain Road)



Source: Wardle Architecture

The proposed materials and finishes will feature predominantly coloured brick as the primary façade finish with some architectural precast at lower levels and neutral glass windows. The interface with the Main Oval is predominantly glazing, allowing light to permeate the building and passive interaction with activities on the oval.

The building is proposed to be four stories plus basement and a maximum of 17 metres in height on the Domain frontage (top of the parapet). The retained gymnasium toilet block wall is built to the boundary but generally the ground level Domain frontage will be set back 1m from the boundary, to allow public seating and the service cabinets to be contained within the site.

The current DDA access to the campus is limited to the Nigel Peck Centre for Learning and Leadership, a considerable distance down Domain Road, the new proposal will provide equal access to the Chapel Quad which will enhance the school's opportunity to host events in the Chapel and assist with the movement of people through the campus.

At levels above, the east and central masses are built to the Domain Road boundary. The west mass has windows setback above the heritage wall and cantilever above the wall to allow a sense of visual separation and prominence to this as a feature of the streetscape.

The layout of the building is proposed as follows:

Basement level

- Two classrooms
- Reflection garden open to the sky
- Media and broadcasting studio
- Sports change rooms
- Underground plant and storage

Ground level

- An Agora/stage area for shared learning and presentations (connects to Basement Level)
- One classroom
- One house room
- Staff areas
- Grounds facilities and sports storage

Levels 1-3

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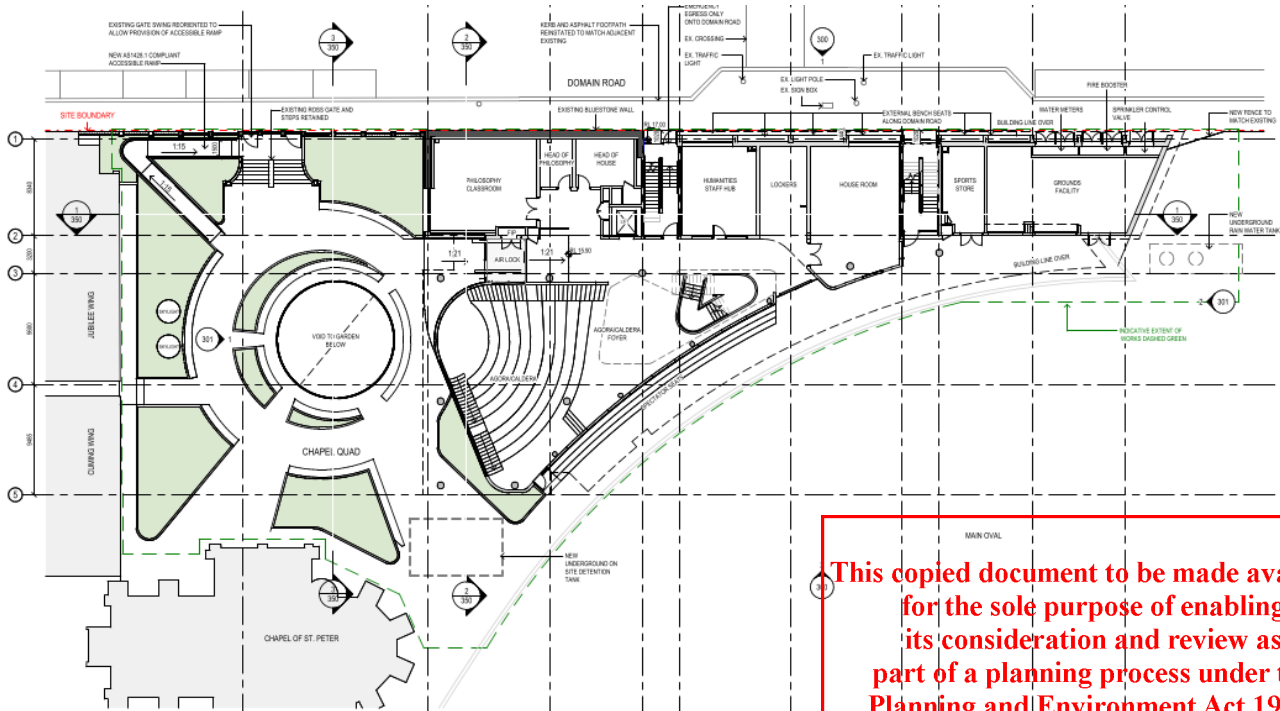
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- Classrooms
- A house room
- Informal study and meeting rooms
- Staff spaces

Student toilets on Level 1 and 2, staff/visitor toilets on Level 3 In addition to the above, level 3 features a green roof, indoor and outdoor plant area, flexible learning room and an outdoor terrace.

Figure 10 Proposed ground floor site plan



Source: Wardle Architecture

USE AND OPERATION

The Centre for Humanities is proposed as a space for learning about all different cultures, philosophies, and history. The building will accommodate multiple classrooms for humanities subjects, informal learning spaces, a flexible learning space for creative writing, dedicated media suites, informal learning environments and staff spaces.

The building will continue to be used in association with a secondary school. No changes are proposed as part of this application to staff or student numbers .

MOVEMENT AND ACCESS

The existing cross over on Domain Road which services the temporary waste area is to be removed and reinstated with kerb and channel. The bins currently located adjacent to the street will be moved to the existing bin store to the west of the Nigel Peck building. No other vehicle movements are proposed to be impacted by the development.

The pedestrian access to the school via the Ross Gates is to be redeveloped to allow for accessible entry to the site.

REQUIREMENTS FOR A PLANNING PERMIT

A permit is required for the following:

- **Clause 37.01-9 (Special Use Zone - Schedule 3):** A permit is required to construct or carry out works

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- **Clause 43.02-2 (Design and Development Overlay – Schedule 15):** A permit is required to construct a building or carry out works.

A heritage permit is also required as the site is listed on the Victorian Heritage Register. This is proposed to be applied for concurrently with this application.

A permit is not required for works with the Environmental Significance Overlay – Schedule 2 as all works are outside the Tree Protection Zone of exceptional trees listed in the Schedule.

Clause 53.19 (Non-Government Schools) exempts the application from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.

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PLANNING POLICY SUMMARY

A brief summary of the relevant planning policy and controls is provided below, a detailed summary is provided at **Appendix B**.

STATE AND LOCAL POLICY

- **Clause 2.03-3 (Environmental risks and amenity)** acknowledges that some non-residential uses in residential areas make important contributions to local neighbourhoods, such as educational, recreational, religious and a limited range of other uses that serve local needs.
- **Clause 2.03-6 (Economic Development)** encourages development that supports the City's role as an Australian and Asia Pacific gateway for health services, financial and business services, education and biotechnology.
- **Clause 02.03-8 (Infrastructure)** recognises the important role of education facilities within the municipality. The clause seeks to *support use and development for primary, secondary and tertiary education*.
- **Clause 2.04-2 (Strategic Framework Maps)** nominates the site within the St Kilda Road and South Yarra
- **Clause 11 – (Settlement)** Clause 11.03-1R – supports new small-scale education, health and community facilities that meet local needs in or around Neighbourhood Activity Centres.
- **Clause 11.03-6L-14 (St Kilda Road and South Yarra)** provides relevant strategies to the subject site's local precinct:
 - Encourage educational, institutional and research uses.
 - Ensure development along St Kilda Road maintains views to the Arts Centre Spire and Shrine of Remembrance.
 - Encourage high rise residential and office developments along St Kilda Road.
 - Limit development height around the Royal Botanic Gardens.
- **Clause 13.07-1L-03 (Land use compatibility)** builds upon state policy and provides localised objectives to improve land-use compatibility within the municipality.
- **Clause 15.01-1L-05 (Urban design Outside the Capital City Zone)** This policy seeks to ensure sure that the scale, siting, massing and bulk of development complements the scale, siting, massing and bulk of adjoining and nearby built form.
- **Clause 15.01-2S (Building Design)** seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- **Clause 15.02-2L-01 (Energy and resource efficiency)** provides strategies to promotes sustainable design measures for development design. The Clause provides specific guidelines and application requirements for an education centre. Education Centre development with a floor area greater than 5000 square metres requires 5 points for Ene-1 credit under a current version of the Green Building Council of Australia's Green Star – Education rating tool or equivalent and 3 points for Wat-1 credit the Green Star – Education rating tool or equivalent. In addition to these energy and water requirements they require a 5 star rating under the Green Star - Education rating tool or equivalent.
- **Clause 15.03-1L-02 (Heritage)** applies to all properties affected by the Heritage Overlay and outlines demolition, alterations and additions strategies.
- **Clause 15.03-1S (Heritage Conservation)** seeks to recognise, support and protect neighbourhood character, cultural identity and sense of place.
- **Clause 15.03- 2S (Aboriginal Cultural Heritage)** seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

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- **Clause 17.01-1S (Diversified Economy)** seeks to facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.
- **Clause 19.02-2 (Community Infrastructure)** seeks to assist the integration of community infrastructure including education and early childhood facilities within local and regional communities.
- **Clause 19.02-2S (Education Facilities)** seeks to facilitating the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities. Importantly this acknowledges *that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass)*.
- **Clause 19.03-3L (Stormwater management - Water sensitive urban design)** seeks to promote the use of water sensitive urban design, including stormwater re-use. This policy applies to new buildings.

PLANNING CONTROLS

- **Special Use Zone Schedule 3 – Private Sports Grounds and Religious and Educational Purposes:** Pursuant to Clause 37.01 an Education Centre is a Section 1 Use. However, a permit is required to construct a building or construct or carry out works.
- **Design and Development Overlay Schedule 15 (DDO15) – Royal Botanic Gardens:** A planning permit is required for buildings and works pursuant to Clause 43.02-2. The subject site is located within Area A2 which prescribes a discretionary 12 metre maximum building height.
- **Design and Development Overlay Schedule 17 (DDO17) – Shrine Vista:** The area of works (existing Rhoden and Neill buildings) does not fall within the extent of the overlay. As such, a permit is not triggered under Schedule 17 to the Design and Development Overlay.
- **Design and Development Overlay Schedule 70 (DDO70) – Melbourne Metro Rail Project – Infrastructure Protection Areas:** The overlay covers the western portion of the School site but does not impact the proposed area of works, therefore a permit is not triggered under Schedule 70 to the Design and Development Overlay.
- **Environmental Significance Overlay Schedule 2 (ESO2) – Exceptional Trees:** The trees protected under this overlay are located approximately 100 metres from the proposed area of works and will not be impacted by any new development in this location.
- **Heritage Overlay Schedule 400 (HO400)** Melbourne Grammar School (345-369 & 355 St Kilda Road, 93-151 Domain Street, 2-124 Bromby Street & 1-99 Domain Road, Melbourne) is affected by the Heritage Overlay (HO400) and included on the Victorian Heritage Register (VHR) under Reference No. H19. A planning permit is not required for Planning Applications for site's that affected by the Heritage Overlay that are included in the Victorian Heritage Register. Given the site's inclusion on the VHR, a separate permit will be required from Heritage Victoria.

GENERAL, PARTICULAR AND OPERATIONAL PROVISIONS

The following general and particular provisions are of relevance to this proposal.

- **Clause 52.06 (Car Parking)** sets out the car parking requirements for new uses and development. The specified rate of car parking spaces for secondary schools is 1.2 per member of staff on-site at any one time. The proposal does not seek to allow any additional students or members of staff and therefore there will be no change to the site's compliance with this requirement.
- **Clause 52.34 (Bicycle Facilities)** sets out the required rates for bicycle facilities for new uses and development. This clause requires that 1 employee bicycle space is provided to each 20 employees and 1 student space is provided to each 20 full-time students. Similarly to carparking, The proposal does not seek to allow any additional students or members of staff and therefore there will be no change to the site's compliance with this requirement.
- **Clause 53.19 (Non-Government Schools)** seeks to facilitate upgrades and extension to existing non-government schools. An application to which this Clause applies is exempt from the 'notice requirements of Section 52 (1)(a, b, c and d), decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act'.

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- **Clause 65 (Approval of an Application or Plan)** sets out a range of matters the responsible authority must consider, as appropriate, when decision on an application or approval of a plan.
- **Clause 72.01 (Responsible Authority for this Planning Scheme)** identifies the Minister for Planning as the responsible authority for *‘the construction of a building or the construction or carrying out of works to an existing non-government primary school or secondary school to which Clause 53.19 applies with an estimated cost of \$3 million or greater’*.

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PLANNING CONSIDERATIONS

The subject site is proposed to allow for a new state-of-the-art education building known as the Centre for Humanities. The requirements for high-quality and purpose-built spaces within the Campus have evolved with the School requiring more innovative and flexible learning spaces to respond to identified future educational needs for their students and staff.

The design and siting of the proposal demonstrates a well resolved contemporary design that will integrate with the existing campus buildings and surrounding built form character. Moreover, the proposal responds to the endorsed master plan, is respectful of its setting in proximity to the Royal Botanic Gardens and will not result in any unreasonable amenity impacts to the residential properties in relative proximity to the application site.

The key planning considerations in our assessment of the proposal are as follows:

- Response to the planning policies and controls within the Melbourne Planning Scheme.
- Appropriateness of built form outcomes.
- Potential impacts on nearby public realm.
- Environmental Design Response

Each of these matters have been addressed in turn below.

RESPONSE TO THE MELBOURNE PLANNING SCHEME

State and Local Policy

State and local planning policies encourage institutional, and community uses in appropriate locations. The development and expansion of secondary schools has strong strategic and statutory backing to ensure community resources can continue to service the needs of the municipality. These policies also encourage high quality designs to provide attractive environments while protecting the character of the area.

Council's MSS supports this, specifically encouraging quality design outcomes which improve the character of land use and development in the City of Melbourne – particularly in established education centre precincts/ campuses.

The proposed development is consistent with the Planning Policy Framework for the following reasons:

- Proposed landscaping in the Chapel Quad, the reflection garden and green roof will work to soften the visual appearance of the proposed building and to ensure the landscape character of the area is maintained (**Clause 2.03-4**).
- The design and siting of the buildings and works achieves an appropriate balance to ensure no unreasonable amenity impacts occur to residential properties consistent with the requirements of **Clause 13.07-1 (Land Use Compatibility)**.
- The proposed building is of a very high-quality architectural design, will integrate seamlessly into the streetscape through its height, massing layout, and architectural design (**Clauses 15, 19, 15.01-1S, 15.01-2S, 15.01-5S and 15.01-1L-05**).
- The proposal meets the relevant objectives for local precinct 'St Kilda Road and South Yarra' outlined at **Clause 11.03-6L-14 (St Kilda Road and South Yarra)**. Specifically, the development is an educational use, encouraged within the precinct and the development will not visually dominate the streetscape or heritage buildings and will have no impact to important vistas to the Arts Centre Spire and Shrine of Remembrance.
- The proposal meets the objectives of the state and local heritage policies **Clause 15.03-1S (Heritage conservation)** and **Clause 15.03-1L-02 (Heritage)** in their contextually responsive design to the heritage setting, noting that no permit is triggered for the application under the heritage overlay provisions.
- The development is supported by **Clause 19.02-2S (Education Facilities)** which recognises that primary and secondary education facilities are different to dwellings in their purpose and function and can

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have different built form (including height, scale and mass). The proposal is also consistent with policy at **Clause 19.02-2S (Education Facilities)** seeking to facilitate the establishment and extension of secondary schools to meet future educational needs of communities.

- The proposed development is supported by a Sustainable Management Plan prepared by Arup and Water Sensitive Urban Design prepared by AECOM that demonstrates that the proposal is consistent with **Clause 15.01-2L-01 (Energy and Resource Efficiency)** and **Clause 19.03-3L (Stormwater management (Water Sensitive Urban Design))**.

A full summary of the applicable planning policies is included at **Appendix B**.

BUILT FORM

The proposal seeks to demolish the existing Rhoden and Neill buildings and construct a four-storey fit-for-purpose educational facility. The proposed state-of-the-art development will utilise the existing entry courtyard with a new multi-level reflection garden and agora space. The relationship and connectivity between the proposed Centre for Humanities, Chapel Quad and surrounding buildings is integral to the design response.

A response to the critical built form considerations are outlined below.

Building Height, Siting and Massing

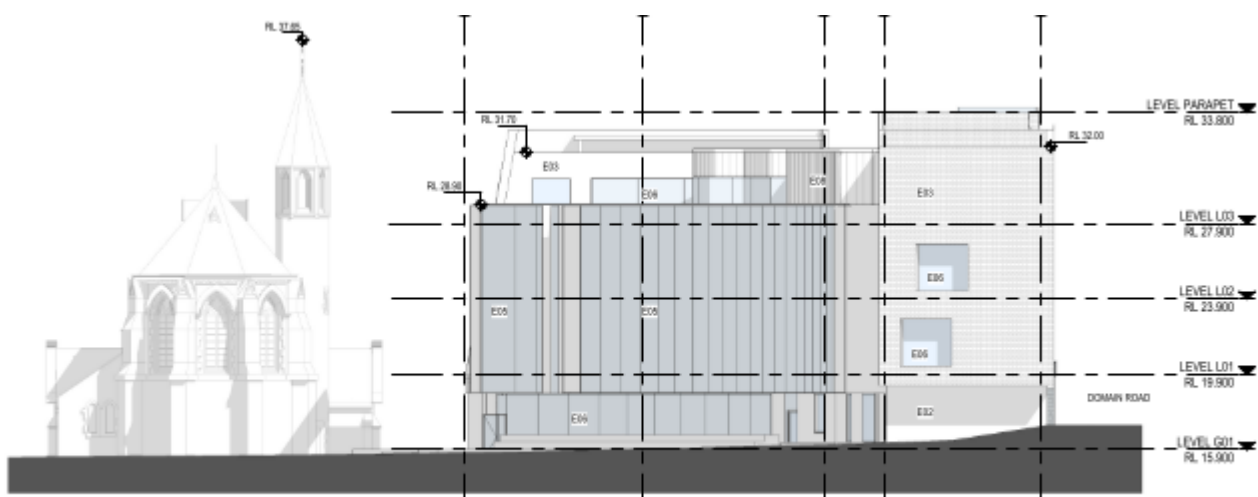
The building is sited away from any residential activities on the south side of Domain Road, with the nearest residential property over 100 metres away and minimal potential for third party amenity impacts. Subsequently, the primary considerations for building height and massing are confined to the immediate site context, and impacts to the public realm and to the Botanic Gardens informed by the Design and Development Overlay Schedule 15 (DDO15).

The proposal's response to the DDO15 is discussed at Section 5.2.2.

The building is proposed to be separated into four primary masses with recessed glazing between the built form. The building, seeks a lower ground level, following the natural fall of the site towards the rear (as demonstrated at Figure 11). The building will have a maximum height of 17.6 metres toward the rear of the building, however, will present at a lower height to Domain Road.

When read from the natural ground level at Domain Road, the westernmost portion is proposed to reach a maximum height of 17.02 metres to the parapet, with the building stepping down towards the east. The central portion will present at a maximum height of 15.6 metres and the eastern-most portion at 14.7 metres to the public realm.

Figure 11 Eastern Elevation



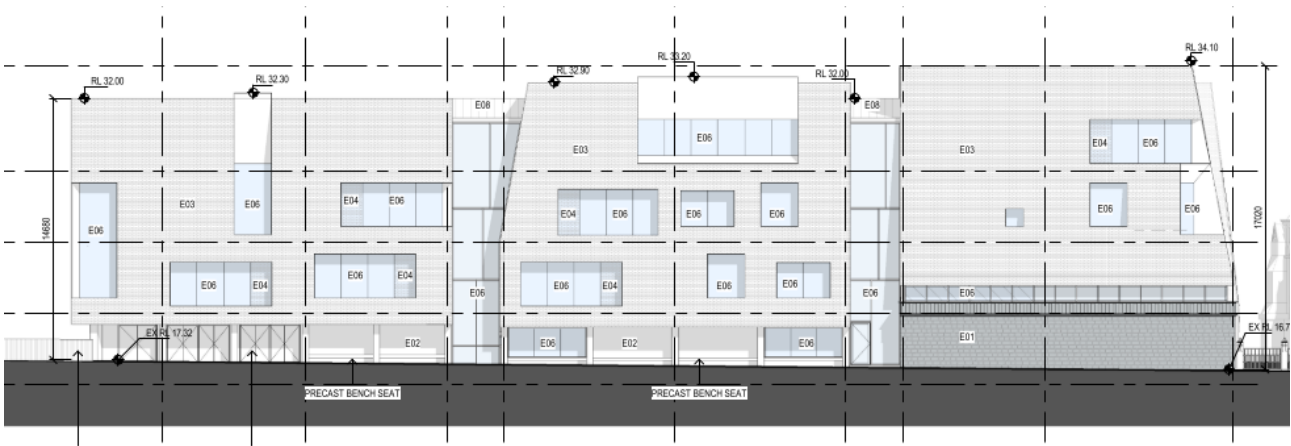
TP - EAST ELEVATION
Scale 1 : 200

Source: Wardle Architecture

Figure 12 Proposed Building Height (Domain Road Interface)

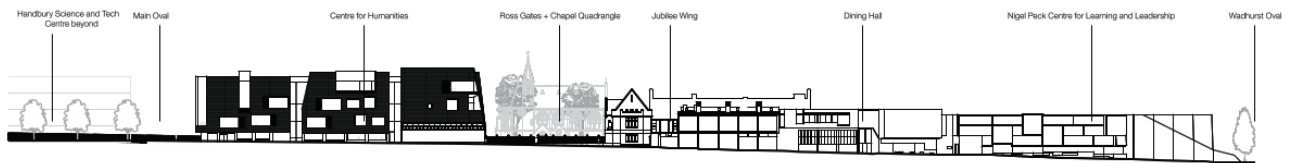
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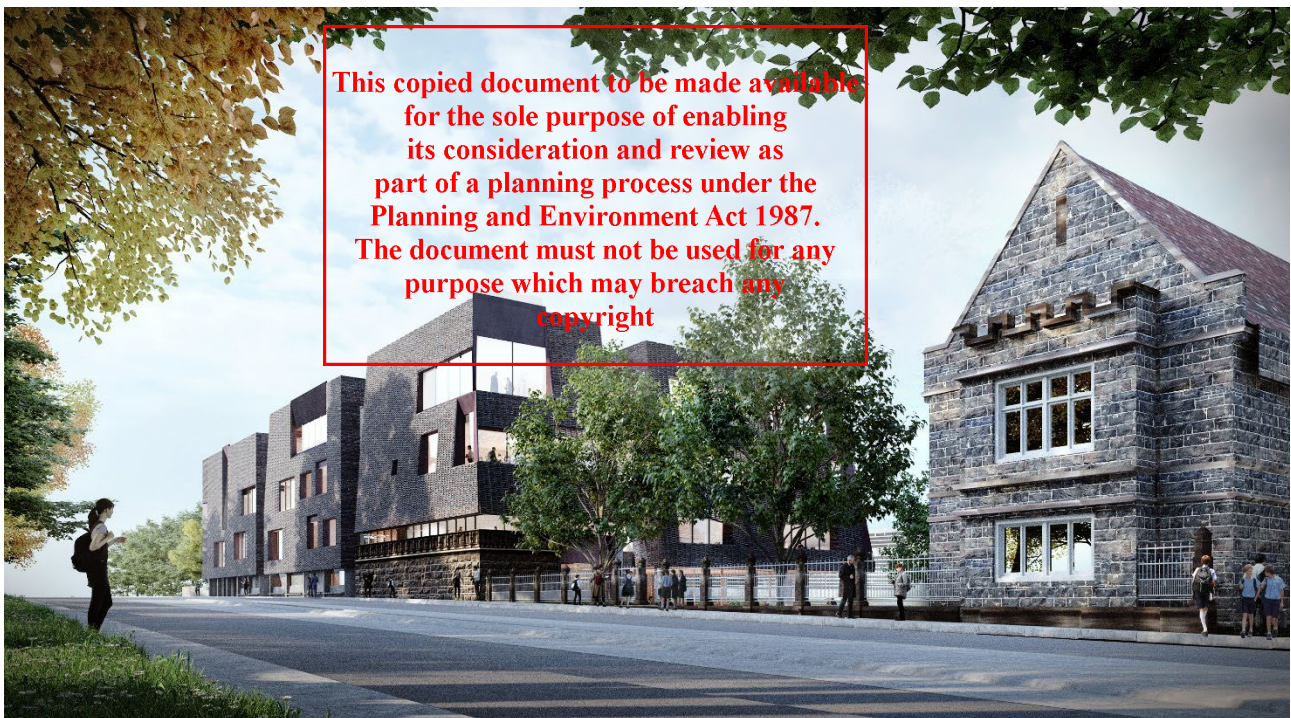
Source: Wardle Architecture

Figure 13 Proposed Streetscape (Domain Road)



Source: Wardle Architecture

The proposal has responded to the immediate site context by providing a scaled height that complements the heights of the existing heritage buildings and newer school buildings to the west of the development, creating a consistent street wall setback and unified built form on campus.



Picture 14 View from the west along Domain Road

Source: Wardle Architecture

Importantly, Melbourne Grammar School borders St Kilda Road within the Commercial 1 Zone. This corridor sees robust development, with heights of up to 70 metres permissible in proximity to the campus. As demonstrated in Picture 12 the proposal will sit modestly when viewed from the north and east.

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To the east, the proposal sits adjacent to the School's Main Oval which extends to the site's eastern boundary. As can be seen in Picture 12, views from the east present with a well resolved brick interface and are generally obscured by the existing row of trees planted along the School's northern boundary.



Picture 15 View from the east along Domain Road (Buildings along St Kilda Road in the background)

Source: Wardle Architecture

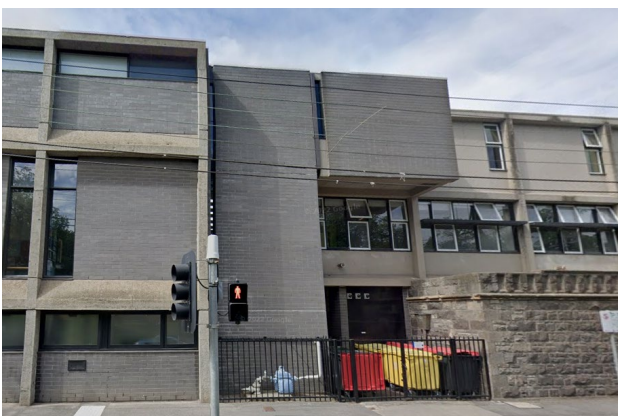
Additionally, the proposal is appropriately sited maintaining the zero-metre setback from Domain Road. This is consistent with the existing building and other buildings within the school grounds along this northern boundary. The siting will ensure that the development contributes to a consistent street wall and to engagement with the public realm.

Interface with Domain Road

The proposal will significantly improve the site's engagement with the streetscape. The existing built form, as demonstrated in Picture 13, presents a three storey solid structure to Domain Road, with little glazing, architectural character, or relationship to the public realm. The existing building has waste storage and access within a central point of the application site, with a direct interface with Domain Road.

The proposal comprises three separately massed forms when viewed from Domain Road, with recessed glazing between elements and large feature windows facing the street. The ground floor proposes enclaves with concrete benches to provide an engaging human scale and public benefit adjacent to the signalled pedestrian crossover. This seating will be of additional benefit if trams return to Domain Road after the completion of ANZAC Station. The large-proportioned windows facing the street will allow views to and from the site, increasing activation to the public realm and allowing passive surveillance from the subject site.

The proposal will provide a highly articulated, engaging response that will improve the contribution of the Campus to the streetscape.



Picture 16 Current view to Domain Road

Source: Site visit May 2023



Picture 17 Render of proposed building

Source: Wardle

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Facade and Materials

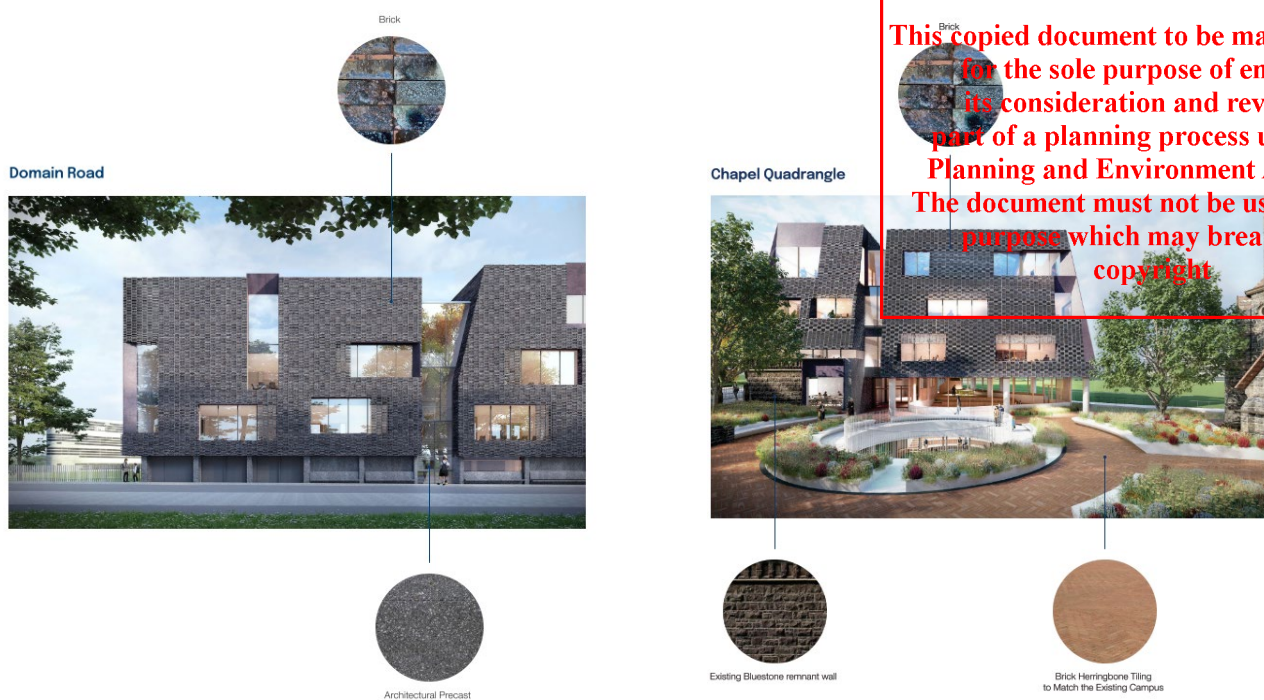
The materiality of the original school buildings is significant to the heritage and architectural character of the entire campus. The proposed facade of the building takes cues from the established bluestone material palette of the historic centre of the campus. As evident in the 3D imagery the proposed materials will see strong visual ties with colouring and tonality to the heritage buildings on site, without replicating the heritage form.

The proposal seeks custom made brick with varying tones, so that the facade compliments the tonality of the heritage Chapel Quad and the bluestone throughout the school campus. The materiality and darker finishes will also establish a dialogue with the more modern Nigel Peck Centre (2008). The custom-made nature of the bricks will create an irregular finish on the brick work which will add texture and a natural element to the design.

Additionally, between the heavier, masonry materiality the proposal provides lightweight glazing to break up the built form and provide visual relief across each interface. The window design and spacing with large haphazard rectangular fenestration provides a key design element of the proposal - juxtaposing effectively with the more solid massing and darker material finishes but also referencing an Ashlar pattern at a different scale. This design establishes a visually interesting scale of Ashlar patterns along Domain Road from the Nigel Peck Centre to the heritage bluestone buildings and incorporating the Centre for Humanities.

The solid masonry with hit-and-miss brick screening to the Domain Road, Chapel Quad and Eastern elevations will assist in managing solar gain. The façade to the oval is the exception, being largely glazed.

Figure 14 Proposed Material Finishes



Source: Wardle

Source: Wardle

Response to Heritage Setting

Pursuant to Clause 43.01 (Heritage Overlay) an application to develop a heritage place which is included in the Victorian Heritage Register **does not require a permit under the Heritage Overlay**. Subsequently, there is limited consideration in relation to heritage required with this application.

The significant assessment in relation to heritage impacts will be considered by Heritage Victoria.

Notwithstanding, the Heritage Impact Statement (HIS) prepared for the Heritage Victoria Application is attached for contextual purposes only. As considered within the HIS, the proposal supports the ongoing significance of the heritage overlay as sought in Local Policy at Clause 15.03-1L-02 (Heritage) as follows:

- The proposal will retain or reconstruct the significant heritage components onsite including the Ross Gates (retain) and the Gymnasium toilet block bluestone wall (dismantle and reconstruct).
- The proposal is highly contextual in its relationship to the nearby heritage buildings in its management of height, separation between the massings and use of fine grain masonry materials.
- The built form slants away from the heritage buildings of St Peters Chapel and the Jubilee Wing, providing visual separation and relief between the buildings and promoting views of the heritage buildings.
- The separation of the built form into four distinct masses provides articulation into forms which reference the size of the existing heritage buildings and allow height to be tailored to where they will not visually impact the nearby heritage buildings.
- Providing separation between the new built form and the existing Gymnasium toilet block bluestone wall to enhance the presentation of this piece of heritage fabric.

RESPONSE TO MASTER PLAN

The Special Use Zone Schedule 3 relates to private sports grounds and religious and education institutions. The proposal requires a planning permit for the construction of a building and works in this zone. The application package has included the endorsed Master Plan for the site and the relevant architectural and landscaping plans, as per the application requirements. We note that no traffic management plan has been provided as no change in staff or student numbers is proposed.

The Master Plan notes that both the Rhoden and Neill buildings are able to be redeveloped or removed, and the proposal seeks to reconstruct the Gymnasium Toilet Wall such that it will be in effect retained, consistent with the Master Plan.

The Master Plan notes that it is a forward planning document with a ten-year time frame and should undergo a major review every ten years, although it has not been updated since adoption. In addition to the endorsed Master Plan, a Memorandum from Peter Elliot is supplied with the application which reviews the portion of the Master Plan which applies to the Rhoden and Neill building and the context of the current development. This memorandum outlines both the changed context of the school now eleven of the proposed projects in the Master Plan have been completed and how a well-designed contextual building can respond appropriately to the master plan whilst achieving a greater height than 12m, as was the recommended building height in 2003 when the Master Plan was drafted. The proposed Centre for Humanities achieves an appropriate contextual response through its separation of building bulks into four discrete pieces, strong focus on masonry finishes that respond to the heritage context of the Chapel and Jubilee Wing and varied height, which reduces the overall visual impression of mass. Further details about how the proposal addresses the decision guidelines of the Special Use Zone are contained within the Built Form, Landscaping and Waste sections of this report.

RESPONSE TO DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 15

The Design and Development Overlay Schedule 15 (Area A2) (DDO15) relates to the protection of the Royal Botanic Gardens and prescribes a discretionary 12 metre maximum building height. The height control is only discretionary for area A2 affecting Melbourne Grammar (and Girls Grammar) School, the height control is mandatory for the remaining area within DDO15.

When determining whether the new building can exceed 12 metres, DDO15 outlines key Design Objectives and Built Form Outcomes which are intended to protect the amenity of the Royal Botanic Gardens. Of relevance to this assessment are:

- Will the building impact the landscape qualities and amenity of the Gardens?
- Will the building impact the enjoyment of the gardens due to overshadowing or visual intrusion?
- Will the building cause detrimental wind impacts to the gardens?
- Is the development compatible with the existing scale and character of the South Yarra area?
- Will the building unreasonably impact residential amenity of the area?

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As the building is sited approximately 150 metres southeast of the Gardens, separated by two roads and parkland, and at least 100 metres from the closest residential land use, it is considered that the key considerations for any additional building height are:

- Any visual intrusion of the new building to the Gardens
- Compatibility with the existing scale and character of the South Yarra Area

The views from Birdwood Avenue looking south toward Melbourne Grammar and the subject area, the Botanic Gardens are largely obscured by existing large trees within the parkland between Domain Road and Birdwood Avenue (Picture 18). Furthermore, given the dense tree planting along the southern edge of the Gardens, it is anticipated that any views to the School from within the Gardens would be non-existent or extremely minimal (Picture 19).

Figure 15 Views to and from the Botanical Gardens



Picture 18 View from Birdwood Avenue looking south towards the site

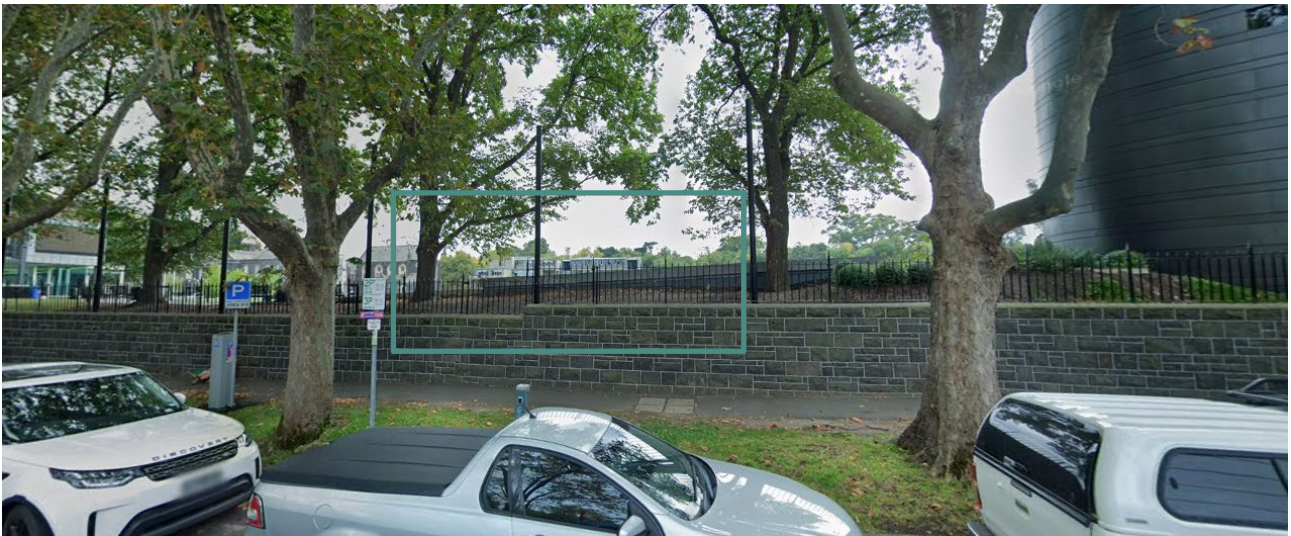
Source: Wardle Architecture



Picture 19 View from within the Botanic Gardens looking south towards the site.

Source: Wardle Architecture

The proposal sits centrally within the campus and does not have a direct interface to any dwellings within the South Yarra Area. The dwellings to the east of the site along Domain Street are within the Special Use Zone and are largely owned and operated by the School. Additionally, there are limited views to the subject site when viewed from Bromby Street as demonstrated below. Notwithstanding, the residential area has an existing character of more robust built form with a prominent character of three storey flats and large two storey terraces (see Picture 21), and the proposed built form will sit appropriately within this context.



Picture 20 View to the site from Bromby Street

Source: Google Maps 2022

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Picture 21 Apartment buildings along Bromby Avenue (South Yarra Residential Area)

Source: Google Maps 2022

Subsequently, it is considered the proposed building (at around 17 metres and four storeys) is appropriate in this location given:

- the lack of impact on the Gardens and on the residential properties in the South Yarra Area (from an overshadowing and visual amenity perspective).
- The slope of the land and the site's large separation from surrounding residential land uses.
- The building will not exceed the maximum building height already established on campus by the Hanbury Science and Technology Centre.

A Memorandum in support of a higher built form than the 12m expressed in the C90 Amendment Master Plan and DDO15 has been prepared by the author of the Master Plan, Peter Elliott. This memo is attached with the application for your consideration.

LANDSCAPING AND TREES

The landscaping plan by Site Office indicates the proposed areas for mature trees and understorey planting. Melbourne Grammar School is currently in consultation with the Indigenous Steering Committee, the student body and the governance board as to the appropriate planting scheme for the Chapel Quad area.

The proposal will require the removal of seven (7) trees on site. Six (6) trees will require removal from the Chapel Quad and one tree to the east of the existing site to allow for the additional building footprint. All trees to be removed are of moderate retention value.

The Arborist Report prepared by Civica highlights that the existing mature trees to be removed in the Chapel Quad are London Plane trees which are exotic, deciduous and which influence the character of the Quad and the streetscape. Tree 102 to the east of the Rhoden and Neill buildings is a Dutch Elm, planted in 2012 after the previous row of trees blew over in a storm. Tree 102 is classified as of modest retention value but is considered appropriate to remove based on the relatively young age of the tree and the retention of the remainder of the row of Dutch Elms which will continue to provide amenity to the streetscape.

Melbourne Grammar are currently engaging widely with school stakeholders to create a landscaping palette that will reflect the function of new building, sit well within the heritage setting of the Chapel Quad and appropriately acknowledge the national history.

It is expected that Heritage Victoria will contribute to this process through the Heritage Victoria application.

Notwithstanding the opening of the reflection garden across basement and the ground plane will allow ample opportunity for meaningful plantings that will contribute to the amenity of the campus and the views to the school from the public realm

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Picture 22 Artist's impression of landscaping at the ground plane

Source: Wardle Architecture

ENVIRONMENTAL DESIGN RESPONSE

Achieving a high performing environmentally sustainable building has been an integral part of the design process for the school. Arup have been engaged from the outset to ensure the proposed design appropriately incorporates various ESD initiatives. AECOM have included in their Sustainability Management Plan a design statement demonstrating that the building has the design potential to achieve a 5-star Green Star rating.

Arup have prepared a Sustainability Management Plan which confirms that the application responds to Clause 15.02-2L-01 (Energy and resource efficiency) of the Melbourne Planning Scheme. The key measure can be summarised as follows:

- High performance insulation and glazing beyond the minimum requirements. As a result, occupants will be provided with a high degree of thermal comfort.
- The roof top incorporates a 25kW solar panel energy generation system.
- All electric design for heating and cooling appliances.
- Efficient LED lights and automatic lighting controls to reduce energy usage.
- Operational waste management with five waste streams provided.
- At least 90% of construction and demolition waste will be diverted from landfill.
- Biophilic design features including the reflection garden, green roof, landscaping and timber finishes

No Sustainable Transport Plan is considered to be required as part of the Green Star pathway as there are no additional staff or students proposed and no changes to the access or parking requirements for the site.

AECOM have provided an assessment and recommendations relating to Water Sensitive Urban Design in compliance with Clause 19.03-3L.

It is expected that the final water sensitive urban design measures will include:

- A 30,000L rainwater tank will be used for rainwater collection and reuse for toilet flushing and wash down taps.

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- A minimum size 8,700L stormwater detention tank will limit the rate of off-site stormwater discharge.
- Proprietary filtration units (SPEL, Ocean Protect or equivalent) are currently proposed to remove secondary and tertiary pollutants to provide effective removal of chemical pollutants from entering the stormwater system.

WASTE

The proposal includes the removal of the Temporary Bin Store – East and relocation of the bins to the Domain Road Bin Store – West. The temporary bin storage area has been required due to Metro Tunnel works restricting access to the Primary Bin Store.

The Domain Road Bin Store – West has capacity to accommodate the waste bins, and there are no traffic impacts as the servicing of the bin area will be as is currently proposed. Once the Metro Tunnel works are complete, the front lift bin will be moved to the Primary Bin Store at St Kilda Road. The population of the campus is as per the existing conditions and therefore the waste generation will be as per the existing conditions.

Refer to the Waste Management Plan provided by AECOM for further details.

PRE-APPLICATION MEETING RESPONSE

Melbourne Grammar School has conducted extensive engagement with the relevant authorities prior to submission of this application. The following pre-application meetings have been held:

- Heritage Victoria on 22 November 2022
- City of Melbourne on 23 November 2022
- Department of Planning and City of Melbourne on 25 January 2023
- Department of Planning and Heritage Victoria on 14 March 2023.

In addition, a joint site visit was held with Heritage Victoria on 1 December 2022.

Both Heritage Victoria and the Department of Transport and Planning expressed a positive response to the changes proposed by the design team in response to the feedback received.

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CONCLUSION

The Centre for Humanities is an exemplar architectural design and will contribute positively to Melbourne Grammar School and the wider streetscape. The proposal is consistent with the intent of the endorsed Master Plan, responds to the relevant planning policy and is the only feasible location on the campus for a redevelopment of the size required to meet the School's needs.

The proposal is an exemplary building and should be considered worthy for a planning permit approval noting:

- The proposal is consistent with the statutory and strategic frameworks of the Melbourne Planning Scheme, particularly the purpose of the Special Use Zone Schedule 3.
- The proposal is consistent with State policy that seek to support the functional development of secondary schools and education centres.
- The proposal achieves the design objectives of the applicable Design and Development Overlay Schedule 15 by having no impact on the Botanic Gardens.
- The proposal fits comfortably within the Domain Road and heritage setting and will have no adverse amenity impacts on surrounding residential properties.
- The proposed development responds to the relevant decision guidelines of the Melbourne Planning Scheme satisfying Clause 15.01-2L-01 - Energy and Resource Efficiency and Clause 19.03-3L – Stormwater management (Water Sensitive Urban Design).
- The development provides an adequate Waste Management system which allows for storage and collection during and after the completion of the Metro Tunnel works.

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PLANNING POLICY FRAMEWORK

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MELBOURNE PLANNING SCHEME

STATE POLICY

The Planning Policy Framework (PPF) seeks to develop objectives for planning in Victoria to foster land use and development. The planning policies seek to integrate relevant environmental, social and economic factors.

The relevant section of the PPF to the site include, but are not limited to:

- **Clause 11 – (Settlement)** Clause 11.03-1R – supports new small-scale education, health and community facilities that meet local needs in or around Neighbourhood Activity Centres.
- **Clause 15.01-2S (Building Design)** seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- **Clause 15.03S (Heritage Conservation)** seeks to recognise, support and protect neighbourhood character, cultural identity and sense of place.
- **Clause 15.03- 2S (Aboriginal Cultural Heritage)** seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- **Clause 17.01-1S (Diversified Economy)** seeks to facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.
- **Clause 19.02-2S (Education Facilities)** seeks to assist the integration of education with local and regional communities. Strategies include, facilitating the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.
- **Clause 19.02-2S (Community Infrastructure)** seeks to assist the integration of education and early childhood facilities with local and regional communities. Importantly this acknowledges *that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).*

LOCAL POLICY FRAMEWORK

The subject site is affected by the Melbourne Planning Scheme (the “Planning Scheme”). The Municipal Strategic Statement (MSS) of the Planning Scheme sets out future direction for the municipality and provides a vision and framework for the municipality, whilst the Local Planning Policies provides a more detailed direction to inform the assessment of new land use and development.

The following are the relevant policies of the Melbourne Planning Scheme that apply to the site, and apply to the proposed application:

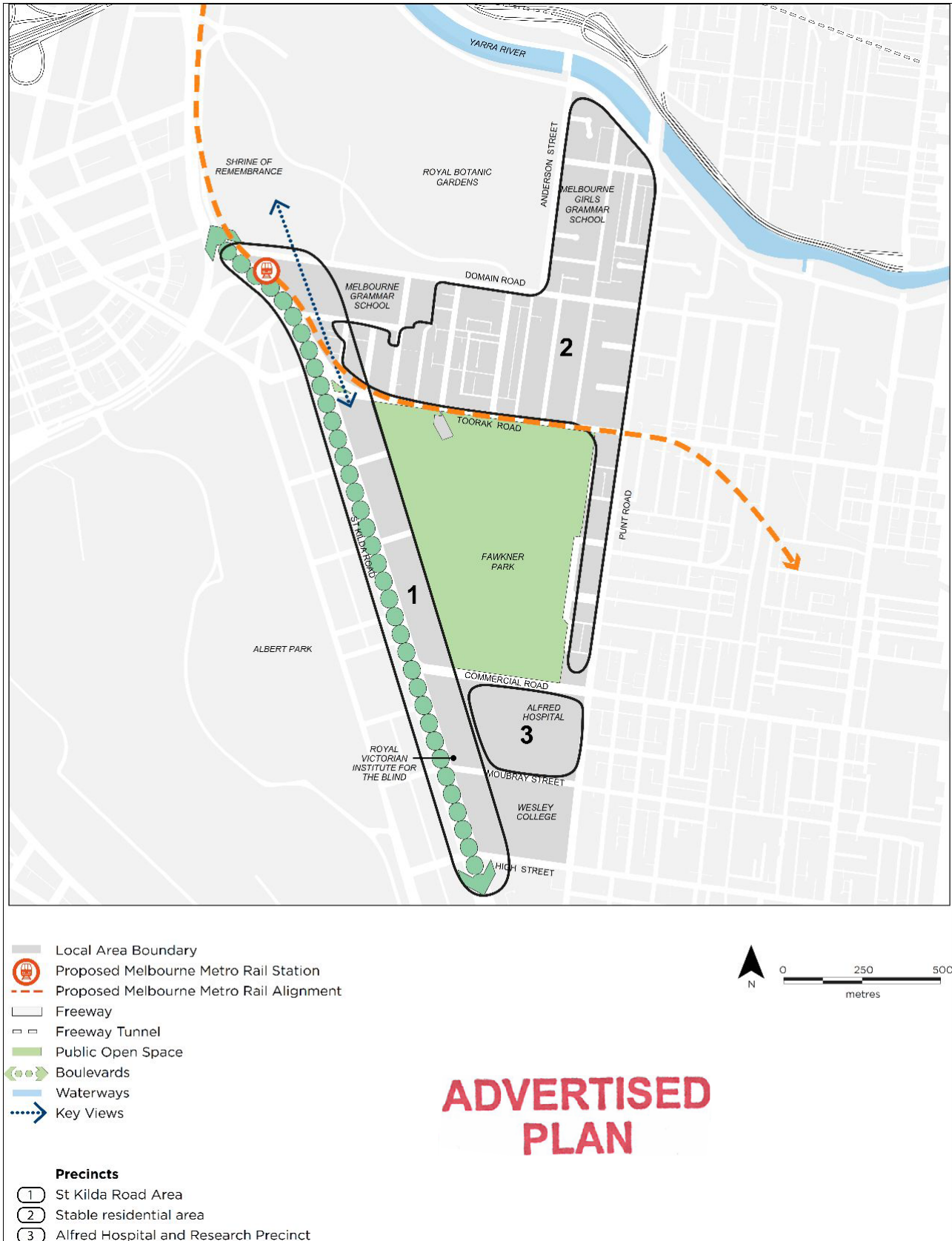
- **Clause 2.03-3 (Environmental risks and amenity)** acknowledges that some non-residential uses in residential areas make important contributions to local neighbourhoods, such as educational, recreational, religious and a limited range of other uses that serve local needs.
- **Clause 2.03-6 (Economic Development)** encourages development that supports the City’s role as an Australian and Asia Pacific gateway for health services, financial and business services, education and biotechnology.
- **Clause 02.03-8 (Infrastructure)** recognises the important role of education facilities within the municipality. The clause seeks to *support use and development for primary, secondary and tertiary education.*
- **Clause 2.04-2 (Strategic Framework Maps)** nominates the site within the St Kilda Road and South Yarra
- **Clause 11.03-6L-14 (St Kilda Road and South Yarra)** provides relevant strategies to the subject site’s local precinct (see strategic map at Figure *):
 - Encourage educational, institutional and research uses.
 - Ensure development along St Kilda Road maintains views to the Arts Centre Spire and Shrine of Remembrance.
 - Encourage high rise residential and office developments along St Kilda Road.

- Limit development height around the Royal Botanic Gardens.
- **Clause 13.07-1L-03 (Land use compatibility)** builds upon state policy and provides localised objectives to improve land-use compatibility within the municipality.
- **Clause 15.01-1L-05 (Urban design Outside the Capital City Zone)** This policy seeks to ensure sure that the scale, siting, massing and bulk of development complements the scale, siting, massing and bulk of adjoining and nearby built form.
- **Clause 15.02-2L-01 (Energy and resource efficiency)** provides strategies to promotes sustainable design measures for development design. The Clause provides specific guidelines and application requirements for an education centre. Education Centre development with a floor area greater than 5000 square metres requires 5 points for Ene-1 credit under a current version of the Green Building Council of Australia's Green Star – Education rating tool or equivalent and 3 points for Wat-1 credit the Green Star – Education rating tool or equivalent. In addition to these energy and water requirements they require a 5 star rating under the Green Star - Education rating tool or equivalent.
- **Clause 15.03-1L-02 (Heritage)** applies to all properties affected by the Heritage Overlay and outlines demolition, alterations and additions strategies.
- **Clause 19.03-3L (Stormwater management - Water sensitive urban design)** seeks to promote the use of water sensitive urban design, including stormwater re-use. This policy applies to new buildings.

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Figure 16 St Kilda Road and South Yarra plan



Source: Clause 11.03-6L-14

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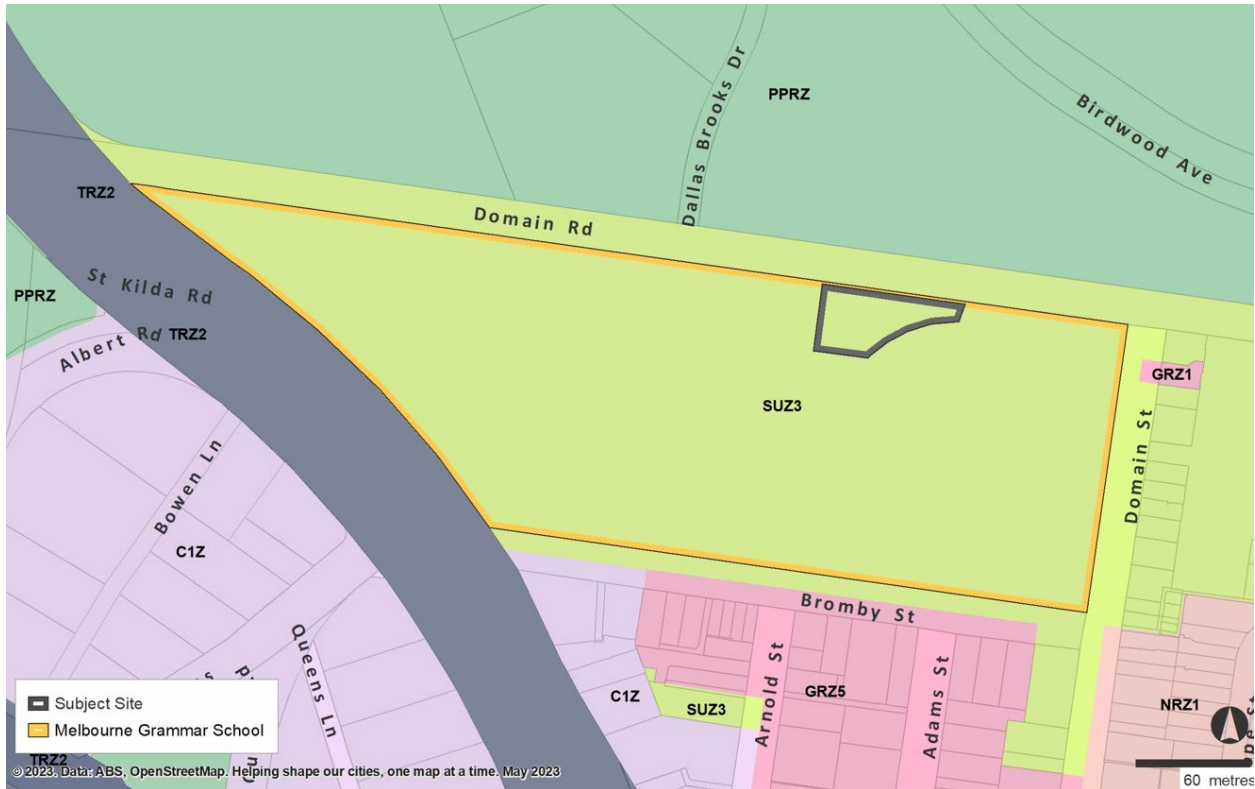
PLANNING CONTROLS

SPECIAL USE ZONE – SCHEDULE 3

The site is located with the Special Use Zone – Schedule 3 (SUZ3) – Private Sports Grounds and Religious and Educational Purposes.

Pursuant to Clause 37.01 an Education Centre is a Section 1 Use. However, a permit is required to construct a building or construct or carry out works.

Figure 17: Zoning Map



OVERLAYS

Design and Development Overlay

Design and Development Overlay Schedule 15 (DDO15) – Royal Botanic Gardens

DDO15 seeks to protect the Royal Botanic Gardens and the amenity and character of the surrounding residential area.

The subject site is located within Area A2 which prescribes a discretionary 12 metre maximum building height.

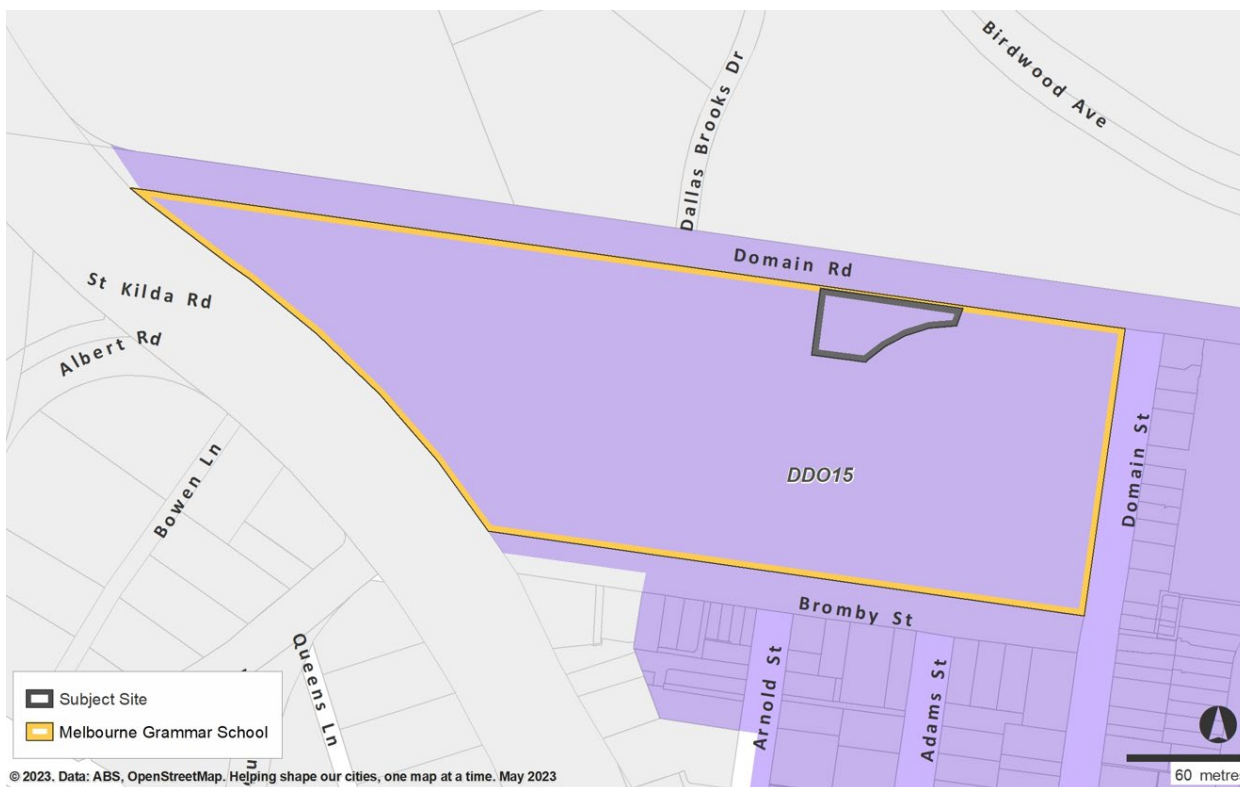
A planning permit is required for buildings and works pursuant to Clause 43.02-2.

Figure 18: Design and Development Overlay (Schedule 15)

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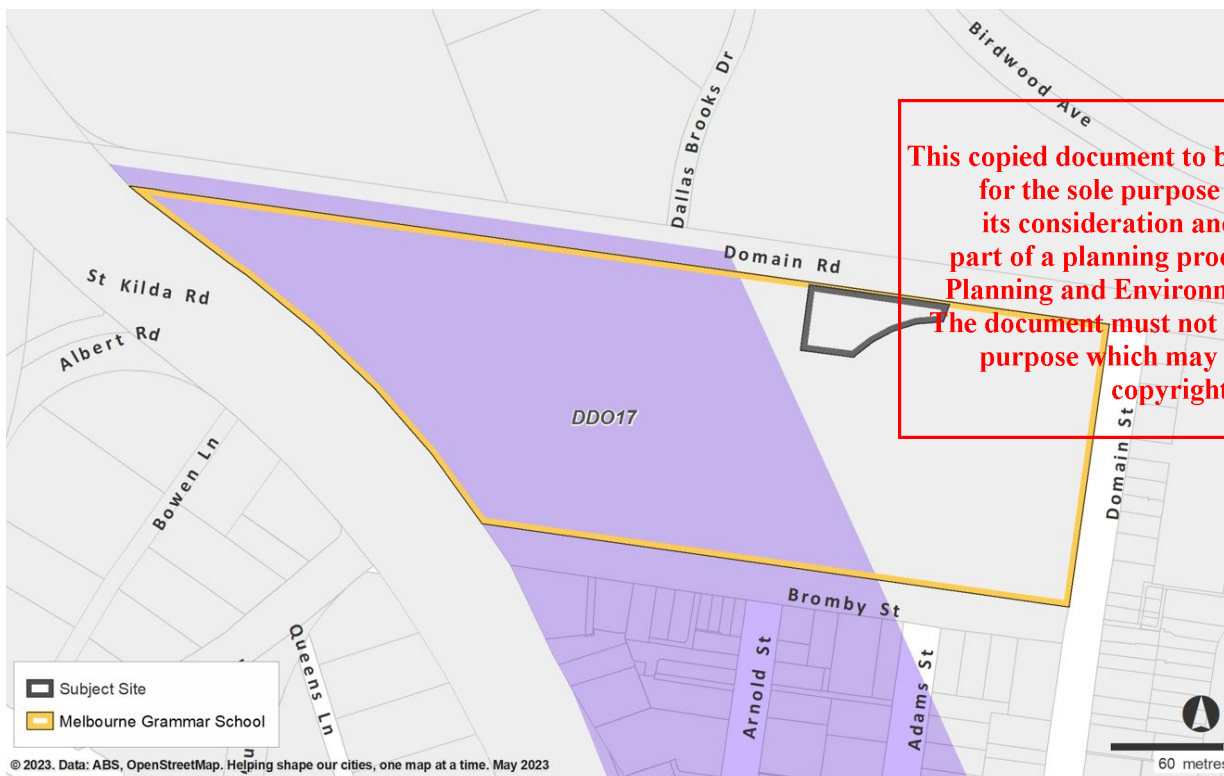


Design and Development Overlay Schedule 17 (DDO17) – Shrine Vista

DDO17 seeks to ensure that the Shrine of Remembrance and its outline as viewed from Swanston Street outside the State Library is not fully or partially obscured by any buildings or works.

Whilst the School site is covered by this overlay, the area of works (existing Rhoden and Neill buildings) does not fall within the extent of the overlay. As such, a permit is not triggered under Schedule 17 to the Design and Development Overlay.

Figure 19: Design and Development Overlay (Schedule 17)



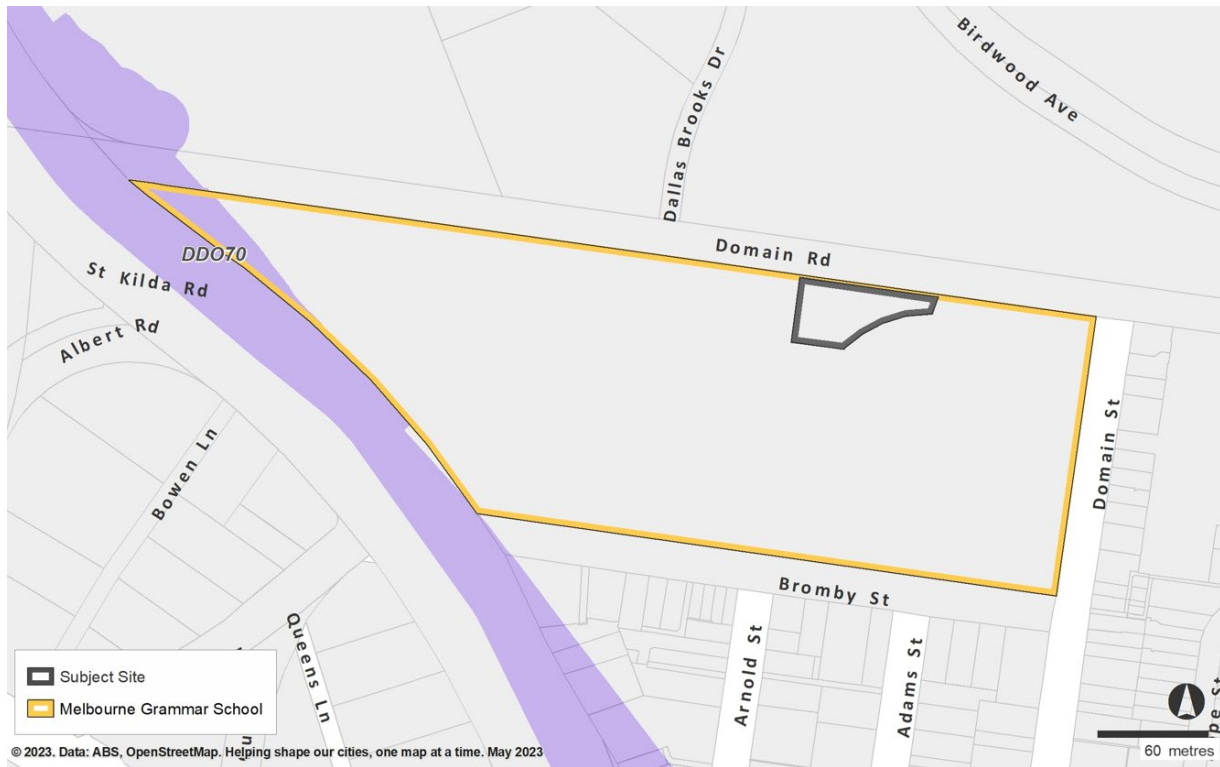
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Design and Development Overlay Schedule 70 (DDO70) – Melbourne Metro Rail Project – Infrastructure Protection Areas

DDO70 seeks to protect and accommodate works for the Melbourne Metro Rail Project.

The overlay covers the western portion of the School site but does not impact the proposed area of works, therefore a permit is not triggered under Schedule 70 to the Design and Development Overlay.

Figure 20: Design and Development Overlay (Schedule 70)



Environmental Significance Overlay Schedule 2 (ESO2) – Exceptional Trees

The site is covered by the ESO2 which identifies trees that are of exceptional significance. Three trees, identified as T1, T2 and T3 in Figure 21 below are protected by the ESO2 and the Heritage Overlay.

The trees are located approximately 100 metres from the proposed area of works and will not be impacted by any new development in this location.

Figure 21: Environmental Significance Overlay (Schedule 2)

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Heritage Overlay (HO400)

Melbourne Grammar School (345-369 & 355 St Kilda Road, 93-151 Domain Street, 2-124 Bromby Street & 1-99 Domain Road, Melbourne) is affected by the Heritage Overlay (HO400) and included on the Victorian Heritage Register (VHR) under Reference No. H19.

The Rhoden and Neill buildings proposed to be demolished apart from the existing bluestone wall. The Rhoden building is classified as minor contributory and the Neil building is classified as non-contributory.

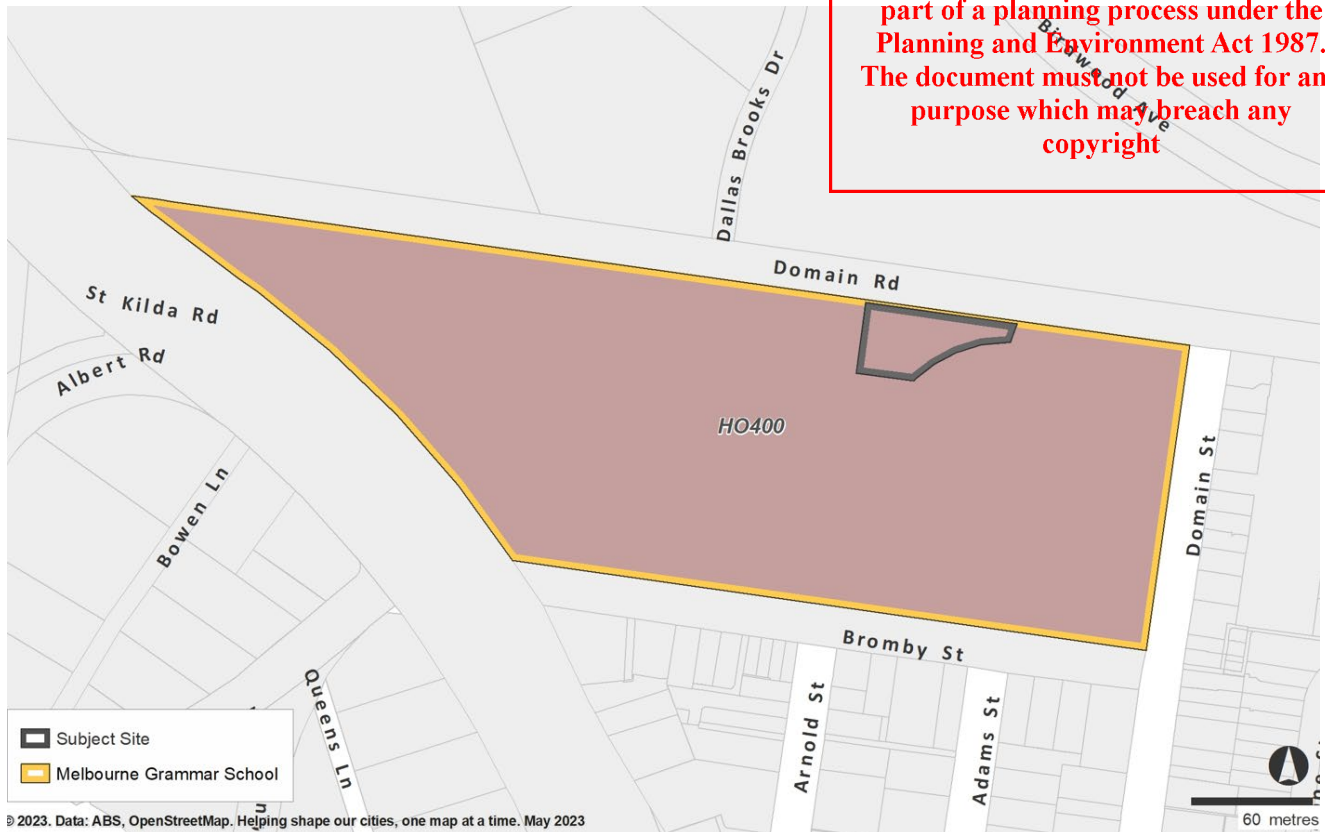
Given the site's inclusion on the VHR, a separate permit will be required from Heritage Victoria, See Section 8.4.

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Figure 22: Heritage Overlay (Schedule 400)



GENERAL AND PARTICULAR PROVISIONS

The following general and particular provisions are of relevance to this proposal:

- **Clause 52.06 (Car Parking)** sets out the car parking requirements for new uses and development. The specified rate of car parking spaces for secondary schools is 1.2 per member of staff on-site at any one time. The proposal does not seek to allow any additional students or members of staff and therefore there will be no change to the site's compliance with this requirement.
- **Clause 52.34 (Bicycle Facilities)** sets out the required rates for bicycle facilities for new uses and development. This clause requires that 1 employee bicycle space is provided to each 20 employees and 1 student space is provided to each 20 full-time students. Similarly to carparking, The proposal does not seek to allow any additional students or members of staff and therefore there will be no change to the site's compliance with this requirement.
- **Clause 53.19 (Non-Government Schools)** seeks to facilitate upgrades and extension to existing non-government schools. An application to which this Clause applies is exempt from the 'notice requirements of Section 52 (1)(a, b, c and d), decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act'.
- **Clause 65 (Approval of an Application or Plan)** sets out a range of matters the responsible authority must consider, as appropriate, when decision on an application or approval of a plan.
- **Clause 72.01 (Responsible Authority for this Planning Scheme)** identifies the Minister for Planning as the responsible authority for 'the construction of a building or the construction or carrying out of works to an existing non-government primary school or secondary school to which Clause 53.19 applies with an estimated cost of \$3 million or greater'.

VICTORIAN HERITAGE REGISTER

The Melbourne Grammar site is included on the VHR under reference no. H19. The site is of value for its historical, social, architectural and aesthetic significance to the State of Victoria. As discussed above, given the site's inclusion on the VHR, a Heritage Permit will be required to be obtained from Heritage Victoria for

any buildings and works. This application will be submitted con-currently to the planning approval sought under this application.

The figure below demonstrates the extent of buildings that are listed as significant on the Victorian Heritage Register.

Figure 23 Melbourne Grammar School – Heritage Register listed built form.

MELBOURNE GRAMMAR SCHOOL



MELBOURNE GRAMMAR SCHOOL SOHE 2008



h00019 melbourne grammar school st kilda road side external



h00019 melbourne grammar school st kilda road melbourne barrett gates she project 2004



h00019 melbourne grammar school st kilda road melbourne chapel south she project 2004



h00019 melbourne grammar school st kilda road melbourne cuming wing east she project 2004



h00019 melbourne grammar school st kilda road melbourne domain road east trees she project 2004



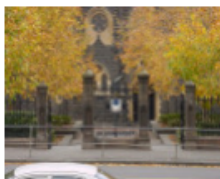
h00019 melbourne grammar school st kilda road melbourne lodge south elevation she project 2004



h00019 melbourne grammar school st kilda road melbourne quad lamp she project 2004



h00019 melbourne grammar school st kilda road melbourne quadrangle north south she project 2004



h00019 melbourne grammar school st kilda road melbourne ross gates she project 2004



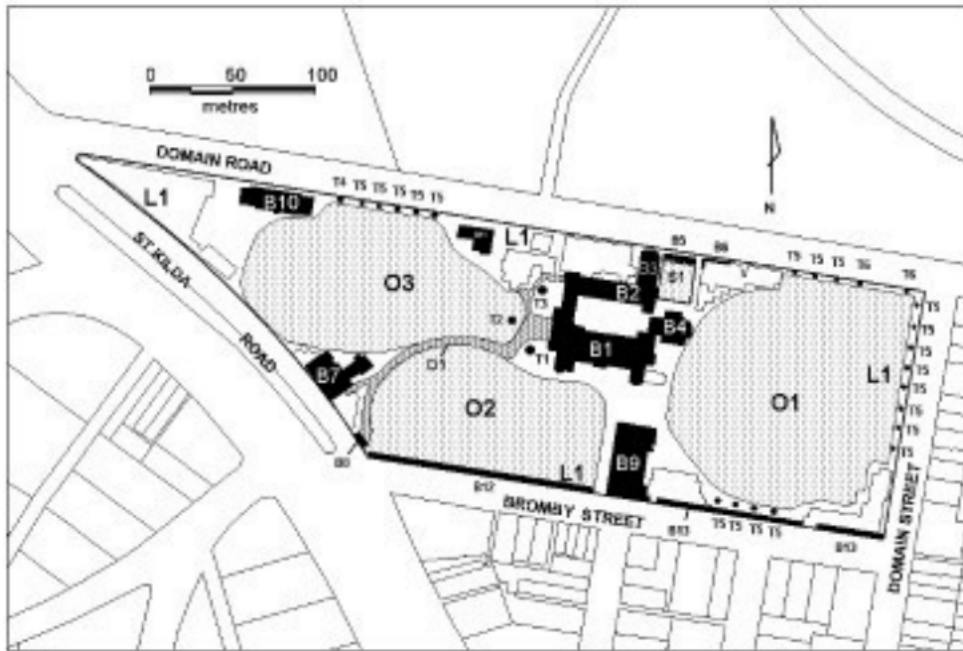
h00019 melbourne grammar school st kilda road melbourne wadhurst hall she project 2004

Source: VHR

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Figure 24 Buildings of significance

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