



ACU DEVELOPMENT PLAN

OBJECTION RESPONSE

Community Issue	ACU Response	Reference Document
Campus site planning		
Inappropriate location for consolidation of ACU campus	115B is in a commercial zone (not residential), education is an as of right use.	N/A
Intentions for remaining ACU land unknown; residents would like to see a full master plan of all ACU sites proposed for the next 10-15 years	The DPO applies to only part of the campus. The DP documents refer to the campus vision over the next 10-15 years, and the vision documents are available on the ACU website.	<i>Section 1.1 ACU Fitzroy</i> of the Development Plan October 2016 (DP) shows the extent of the DPO.
ACU has a Master Plan that has not been disclosed	Campus Vision prepared and community invited to 3 x consultation sessions in November, which outlined ACU's vision for the campus. The documents are available on ACUs website. List of properties to notify provided by Council, letter drop also followed mail out.	Campus Vision Document is available on ACU website.
Timing for the Young Street car park to be closed	ACU development intent is for 115B, 81 Victoria Parade, and the Young Street site, as made clear on all the ACU documents.	<i>Section 4.2 Staging</i> of DP provides a staging diagram.
Query the accuracy of student number projections	Student numbers are based on Government figures for the education sector. Figures beyond 2020-2021 do not exist as they cannot be modelled in the rapidly changing tertiary education environment.	<i>Page 1.5 ACU Vision, Expansion and Consolidations Plans</i> of the DP provides projected student numbers.
Why is 81-89 Victoria Parade not included?	81-89 Victoria Parade is not covered by the DPO. This process is the statutory process required by the DPO that applies to only part of the ACU campus. Any future applications will be subject to a separate planning permit application process, including public notification.	The table on page 9 of the DP outlines staging explains that 81-89 Victoria Parade is subject to a separate process.
What is the cumulative effect of the ACU as it continues to buy property?	ACU is part of the community and will continue to be into the future.	N/A
Over Development		
Height Why should this building be allowed to be higher than the Mary Glowrey Building, and its set-backs?	The height has been reduced to 12 storeys in response to community feedback. The building height is driven by ACUs needs for education floor space, however the floor area has been reduced in light of the community comments.	<i>Section 4.4 Built Form Plans</i> of the DP shows the amended 115B design Lyons comparison package shows reduction in building



ACU DEVELOPMENT PLAN

OBJECTION RESPONSE

Community Issue	ACU Response	Reference Document
	The additional floor space is required to consolidate the campus and provide improved teaching and learning spaces for students in much needed areas such as teaching and nursing. We believe the design takes into account the surrounding context and heritage and the location on Victoria Parade, in a commercial zone, an at-grade car park is an appropriate design response.	height. <i>Section 4.11 Heritage Matters</i> contains Bryce Raworth's letter dated 25 October 2016 assesses heritage issues.
What height limit applies?	There is no height control for the site, under the planning scheme. Residential properties are in a different zone (residential) which has a height limit. ACU is in a commercial zone and mixed use zone.	N/A
Setbacks	The lower level setbacks / splay have been deliberately designed to reveal the Mary Glowrey building. The upper level setbacks have increased in response to this issue. To Napier Street the setback have increased as follows: <ul style="list-style-type: none"> - Minimum setback of 17.1m tapering to 31.9m at Level 6 and 7 (previously 3.7m – 9.8m at Level 6 and 8.2m – 14.3m at Level 7) - Consistent 15.3m setback for Levels 8 - 11 (previously 8.2m – 14.3m at Level 8 and 9 and 11.82m to 17.85m at Level 10 – 13 noting that Level 12 and 13 have been deleted). 	<i>Section 4.4.3 Indicative Setbacks and Floor Layout</i> shows the setbacks of the amended 115B Design. Lyons comparison package shows increased setbacks.
Building footprint	The above ground floor area has been reduced by 2300 sq m in response to this issue. Both buildings have been reduced.	Lyons comparison package
Where are the open spaces?	Young Street building has been amended to provide additional open space. Increased from 635 sq m to 1205 sq m. Tree planting and green spaces are proposed throughout the campus.	<i>Section 4.4.11 28-42 Young Street</i> <i>Section 4.9 Overall Landscape and Open Space Plan and Principles</i> <i>Section 4.10 Landscape Master Plan</i>



ACU DEVELOPMENT PLAN

OBJECTION RESPONSE

Community Issue	ACU Response	Reference Document
Height limit should be set for the Young Street building	A building envelope is included in the DP for the Young Street building and the height will be generally similar to the existing car park structure.	<i>Section 4.4.11 28-42 Young Street Amended Young Street drawing</i>
Heritage		
Design and appearance	Further detail has been provided with indicative appearance and material examples. This demonstrates the high quality architectural and material quality of the buildings.	Indicative Building Appearance Indicative Materials examples
Impacts on the Mary Glowrey building	The building height and setbacks have been reviewed and amended to reduce any impacts on the Mary Glowrey building.	<i>Section 4.11 Heritage Matters</i> contains Bryce Raworth's assessment of the revised proposal
Impacts on the broader heritage precinct	The building height has been reduced along with the need to balance heritage with the land zoning and policies which support providing increased educational facilities. In our view, the amended proposal strikes the right balance between these policies, by providing reduced building height and increased setbacks to Napier Street and providing accommodation required by the University.	<i>Section 4.11 Heritage Matters</i> contains Bryce Raworth's revised assessment
Retention of existing streetscapes and heritage buildings	There is no significant demolition proposed. The Mary Glowrey building will be refurbished and extended.	N/A
Yarra is considering that Mary Glowrey Building be referred to Heritage Victoria for listing as a building of heritage significance	ACU understands that Council is currently considering this and will respond at the appropriate time, most likely when the formal request is made to Heritage Victoria.	N/A
Traffic, parking and access		
Napier Street impacts	The Napier Design and Bicycle Access has been amended to address these issues following further consultation with Council's Traffic Engineers. The design will prevent cars travelling past the ACU site north into Napier Street, this will limit traffic impacts. The traffic impacts have been reviewed in detail in the accompanying traffic report.	<i>Section 4.4.7 Proposed Access 115b Victoria Parade</i> shows the amended Napier Street design Updated Integrated Transport Access Plan by Cardno
Young Street impacts	The proposal to close Young Street has been deleted from the	Updated diagrams throughout



ACU DEVELOPMENT PLAN

OBJECTION RESPONSE

Community Issue	ACU Response	Reference Document
	Development Plan in response to this issue.	DP.
Pedestrian safety	The footpath location in Napier Street has been reviewed and amended in consultation with Council's traffic engineers.	<i>Section 4.4.7 Proposed Access 115b Victoria Parade</i> Integrated Transport Access Plan by Cardno dated 27 October 2016
Cyclist safety	The raised bicycle footpath at the car park entry prioritises cyclists over motorists. The proposed access point to the 115B site has been amended to prioritise cycling. Refer to traffic report for further detail.	<i>Section 4.4.7 Proposed Access 115b Victoria Parade</i> Integrated Transport Access Plan by Cardno dated 27 October 2016
Major cycling route in Napier Street The disruption to the existing bike route	The amended design provides a safe and direct bicycle route down Napier Street and will not disrupt the existing bicycle route.	<i>Section 4.4.7 Proposed Access 115b Victoria Parade</i> Integrated Transport Access Plan by Cardno dated 27 October 2016
Loss of trees	The amended proposed retains reduces the tree removal to only 2 trees located in the garden bed near the corner of Napier and Victoria Parade (previously 7 trees to be removed)	<i>Section 4.10 Landscape Master Plan</i>
Why is so much parking required?	The car parking is required to accommodate the eventual removal of the Young Street car park and the current at grade car parking provided at 115B.	Integrated Transport Access Plan by Cardno dated 27 October 2016
Will ACU consider putting the car park under the St Mary of the Cross Square, and removing parking from 115 Victoria Parade?	This is not part of the DPO or current DP. This is likely to have impacts on Yarra trams.	N/A
Loss of revenue from Council parking meters	The on- street permit parking on the east side of Napier Street will be retained. Revenue from parking meters is a matter for Council.	<i>Section 4.4.7 Proposed Access 115b Victoria Parade</i> Integrated Transport Access Plan by Cardno dated 27 October 2016
Needs to be a balance between car parking, bicycles, and pedestrians	Agree, the relatively low amount of car parking located towards Victoria Parade, will make up for the loss of parking from Young	<i>Section 4.6 Proposed Vehicle and Bicycle Spaces</i>



ACU DEVELOPMENT PLAN

OBJECTION RESPONSE

Community Issue	ACU Response	Reference Document
	Street and the at grade parking. Bicycle parking provision has been increase to 80 (double the statutory requirement) in response to this issue.	Integrated Transport Access Plan by Cardno dated 27 October 2016
Construction impact on traffic and parking	The planning permit phase will request that a construction and traffic management plan be submitted for the construction phase	N/A
Bottleneck in Young Street due to car park and location of ACU loading dock	The removal of the Young Street car park in the long term will assist with this.	N/A
<i>Privatisation of public space</i>		
Air bridges	ACU is seeking to improve the public realm for the benefit of the community, not only its students. This is of course Council land and requires the relevant approvals from Council, some of these require additional further approval outside of the current planning permission sought. Therefore, the air bridges have been removed from the Development Plan in response to this issue.	The air bridges are no longer shown in the Development Plan.
Footpaths/streets	The Young Street closure has been removed from the Development Plan.	The reference to Young Street closure has been removed from the Development Plan.
Amenity Impacts		
Noise	The current application does not seek to change the existing use and is as of right in the Commercial Zone (115B), the proposal seeks approval for built form and car parking only	N/A
Privacy	Overlooking / screening is required where open space and windows are within 9m of an adjoining properties. All new windows will be further than this. ACU can discuss this with individual residential properties closest to the site at the detailed design stage. -	N/A
Student behaviour	ACU understands that the main complaint is related to smoking. ACU adheres to the no-smoking policy that all Melbourne Universities abide by. Students should not smoke in the street, and ACU does not have any issue with Council Officers fining	N/A



ACU DEVELOPMENT PLAN

OBJECTION RESPONSE

Community Issue	ACU Response	Reference Document
	students who smoke in spaces where it is illegal to do so.	
Overshadowing	The orientation of the land avoids shadow impacts to residential properties.	N/A
Head lights	The location of properties on the opposite side of the street and the design of the new basement entry which is splayed will prevent headlight spill, other than that usually caused by vehicles currently using the road.	N/A
<i>Tree removal</i>		
Unnecessary	The amount of tree removal has been reduced in response to this issue. Only 2 trees located in the garden bed near the corner of Napier and Victoria Parade (previously 7 trees to be removed).	Arborist report <i>Section 4.10 Landscape Master Plan</i> <i>Section 4.4.7 Proposed Access 115b Victoria Parade</i>
Will ACU replace any trees that are cut down?	Yes, the landscape plan shows new planting (5 trees) on site on the 115B site plus additional planting and tree within the new open space areas around the Young Street building.	<i>Section 4.10 Landscape Master Plan</i>
<i>Infrastructure impact</i>		
Drainage impacts	This will be addressed through standard permit conditions (following the approval of the DP)	N/A