

4.0 DEVELOPMENT PLAN COMPONENTS

4.1 Campus Design Principles

The Campus Design Principles have been developed in response to the important role and location of the St Patrick's Campus and to improve the Campus amenity and accessibility for students, academic staff, visitors to the Campus and the local community. The proposed developments provide the opportunity for the Campus to fulfil its role as part of the capital city knowledge economy and reflect its location at the north east entrance to the CBD that is part of the cluster of higher health and education buildings including the Eye and Ear Hospital and St Vincent's Public and Private Hospitals.

The vision of the ACU is for the St Patrick's Campus to optimise its place making potential through the development of well designed higher buildings that improve the legibility of the Campus while respecting the important interface it has with the finer grain heritage buildings and streetscapes.

As the Campus is developed, the open space and pedestrian networks will be improved and expanded to better connect the Campus to its local surroundings, increase open space in the South Fitzroy area and provide greater accessibility for students, academic staff, visitors to the Campus and the local community.

LAND USE

The Development Plan is required to enable the ACU to accommodate growing community educational and research needs and to consolidate all of the ACU's teaching, academic and research activities to the St Patrick's Campus.

The Development Plan has been developed for delivery over a fifteen year period.



BUILT FORM

The ACU St Patrick's Campus will deliver built form that relates to the surrounding context and creates an optimal environment for the sustainable operation of the University. This will include:

- height and mass that relates to the established and future character of the Victoria Parade corridor as a health and education focused mixed use urban zone.
- buildings with identity oriented toward Victoria Parade and the city to serve a marker to strengthen the presence of the University within the city.
- transitions in height and intensity to respond to the character of the inner Fitzroy precinct.
- the ground level of buildings interact with the public realm and help activate and enliven open spaces within the Campus.

THE CAMPUS PUBLIC REALM

The Campus public realm will provide a hierarchy of spaces that are activated and well used by the University and the wider community. This will be achieved through the following key initiatives:

- St Patrick's Campus will become a pedestrian oriented space that is safe for students and prioritises sustainable modes of transport.
- the creation of a pedestrian focussed zone that encompasses University buildings will create strong pedestrian linkages through the Campus and to adjacent uses, activities and transport networks.
- a number of different kinds of open spaces that serve different functions and offer flexible spaces for break out, social and structured interaction for both the University and the community and places for rest and relaxation.
- green landscape elements will be incorporated where ever possible including enhancing any blank walls.
- the public realm will be activated by built form boundaries where inside and outside activities cross over with uses that extend into open spaces from within buildings.

ENVIRONMENTAL SUSTAINABILITY

The built form and public realm is designed to maximise environmental sustainable development (ESD) initiatives and showcase sustainability to the wider community. This includes:

- ensure efficient use of energy and reduce operating greenhouse gas emissions.
- ensure efficient use of water, reducing potable water use and encourage the collection and reuse of stormwater and alternative water sources.
- improve indoor environment quality including by providing fresh air intake and cross ventilation, where feasible natural and appropriate levels of lighting and external views, and thermal comfort.
- reduce the impact and improve the quality of stormwater runoff through water sensitive urban design.
- promote sustainable transport including walking, cycling and public transport to minimise car dependency.
- manage waste through waste avoidance, reuse and recycling and the creation of adaptable spaces and buildings formed with durable materials.
- enhance biodiversity and natural habitats and reduce the urban heat island effect through the use of indigenous vegetation.

4.2 Staging

The campus will be gradually consolidated allowing the leases to be released and a consolidated campus achieved.

The indicative staging is indicated in the diagrams below with the new building at 115B Victoria Parade being the first priority project. Future stages will depend on future education needs, growth and funding availability, as the university continues to plan for evolving educational trends.



Stage 1 - Development of 115B Victoria Parade



Stage 2 - Development of 81-89 Victoria Parade
*subject to a separate application process







Stage 3 - Development of 28-42 Young Street



Additional floor space to Mary Glowrey Building

Legend

-  Campus building for development
-  Current development within stage
-  Completed development
-  Additional floor space to existing buildings

4.3 Demolition Plan

The following diagram indicates areas and buildings requiring demolition to allow for the new buildings sought to achieve the campus objectives.



Demolition Plan

4.4 Built Form Plans

- The likely building envelopes of the key development projects are set out in this section and include:
- 115B (117) Victoria Parade with underground car parking
- 28-42 Young Street and campus hub

4.4.1 115B (117) VICTORIA PARADE

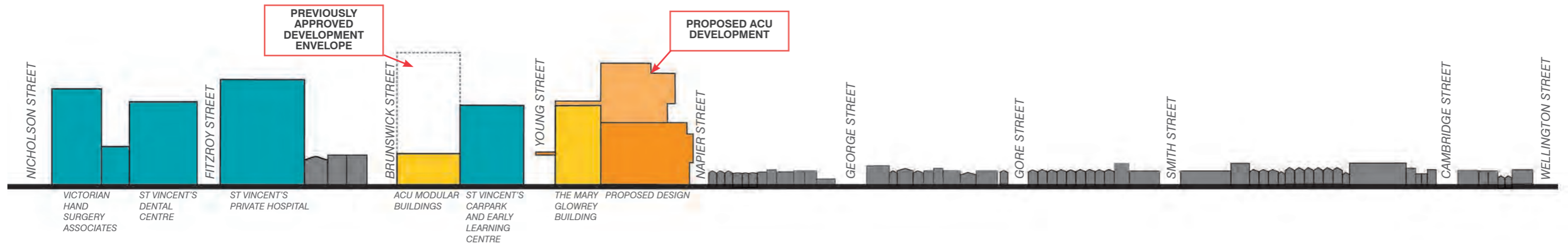
The first stage of development is to construct a new building on the corner of Napier Street and Victoria Parade. The existing car park will be replaced with new underground car parking and a new building constructed. This will be the first important step in achieving the campus consolidation objectives sought. The following drawings indicate the indicative layout and building envelope.

The extension to the Mary Glowrey building will be a later stage of development and provide a connection to the new building at 115B and additional learning space on the campus.



Proposed Plan

4.4.2 PROPOSED STREETScape

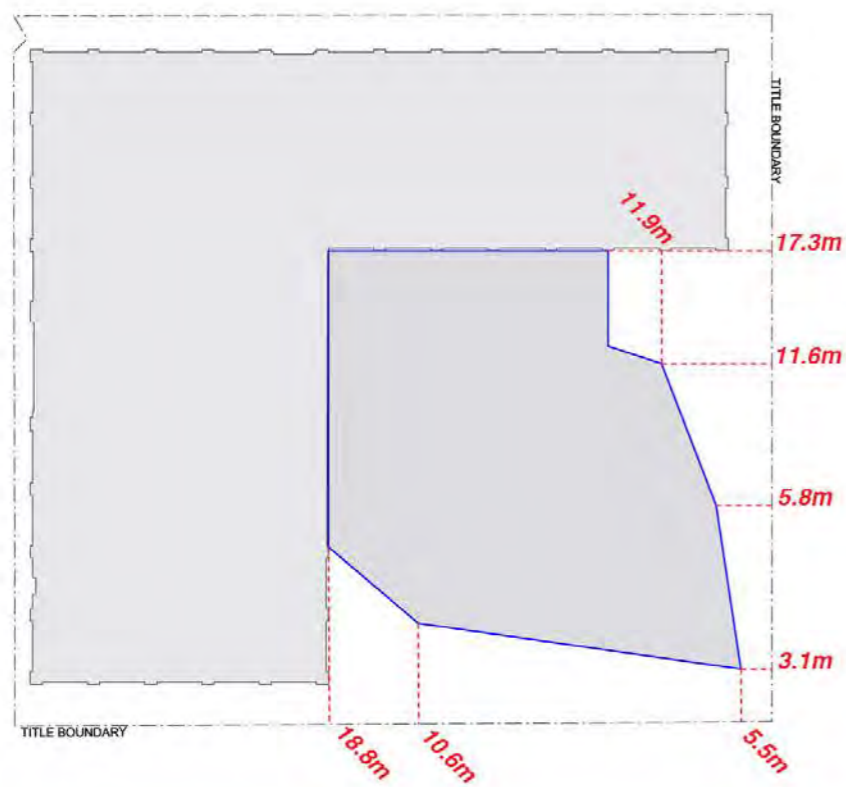


Victoria Street facade adjacent ACU

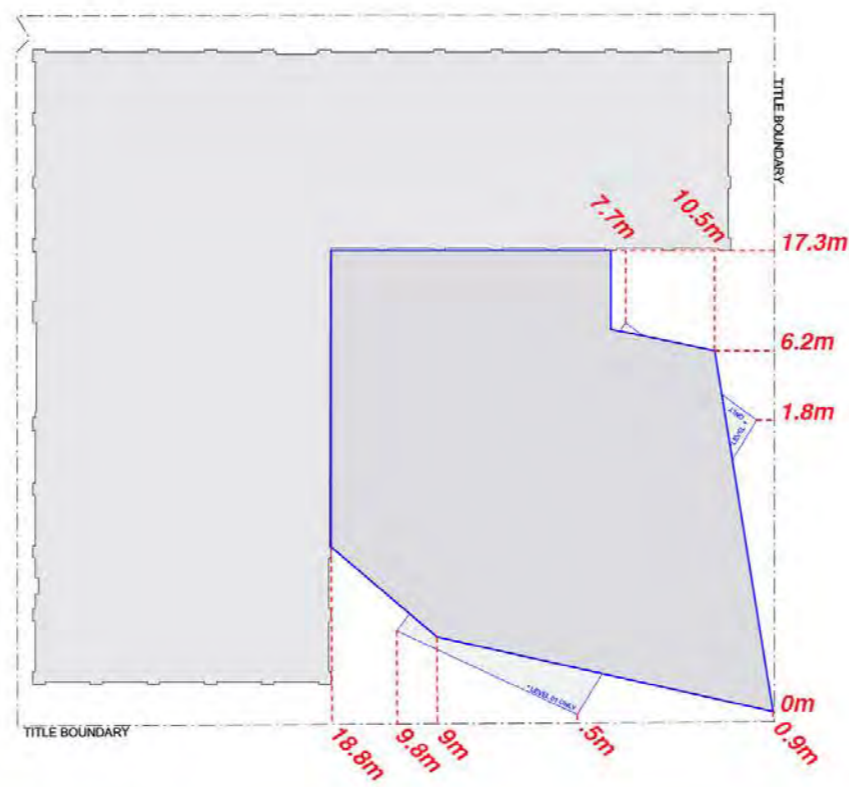
Legend

- Education services
- Proposed ACU building
- Proposed ACU building (increased setback)
- Health services
- Previously approved development envelope

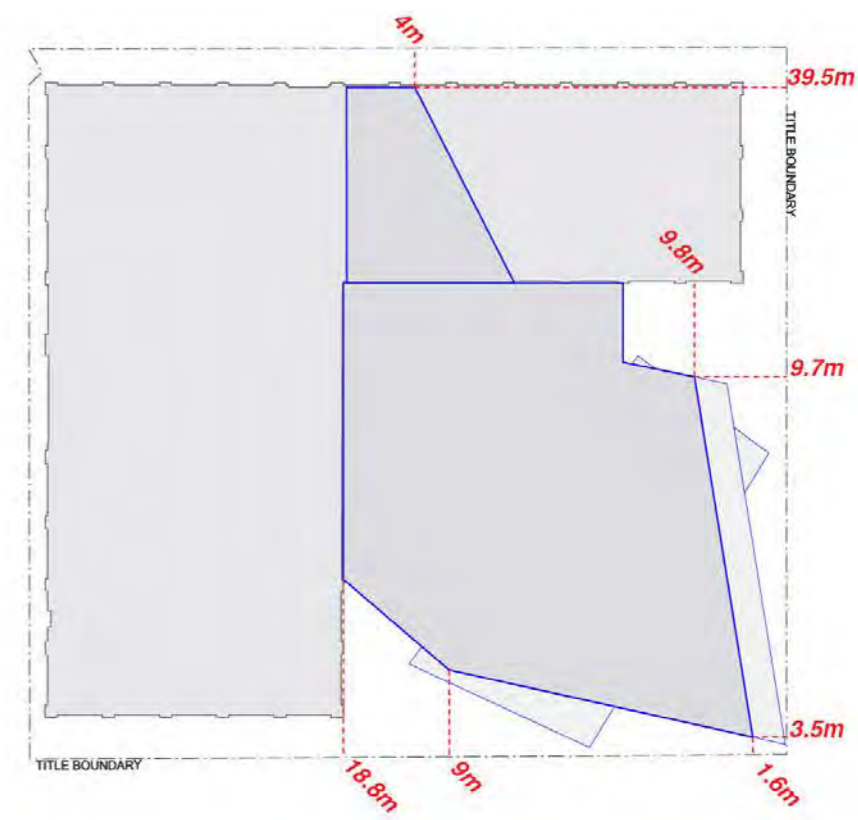
4.4.3 INDICATIVE SETBACKS AND FLOOR LAYOUT



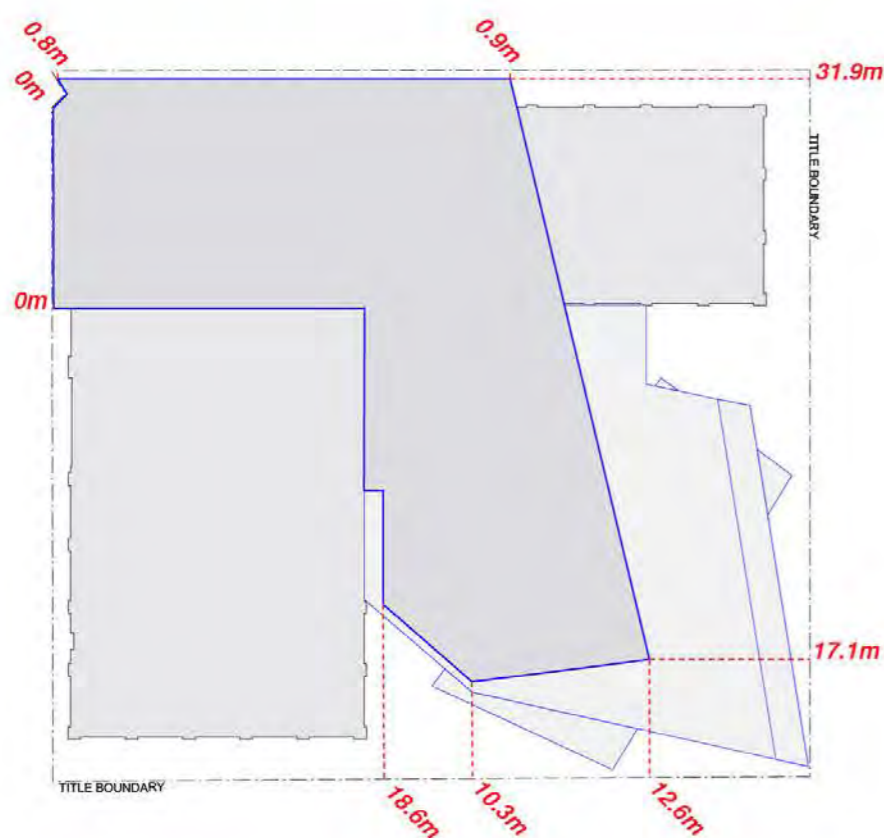
GROUND LEVELS



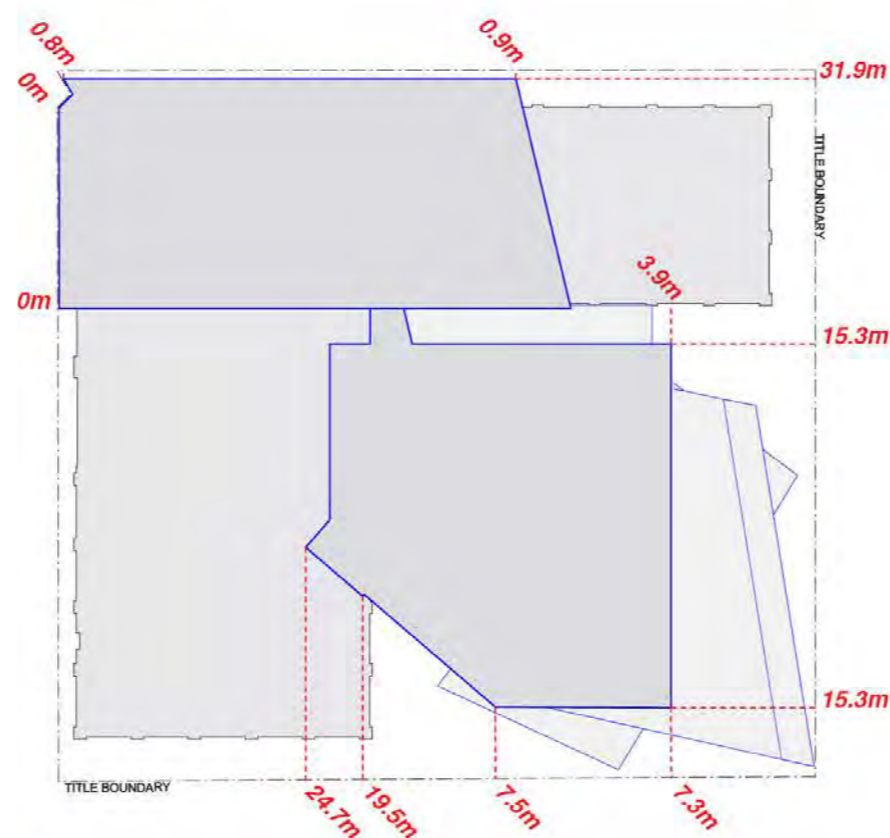
LEVELS 01 - 03



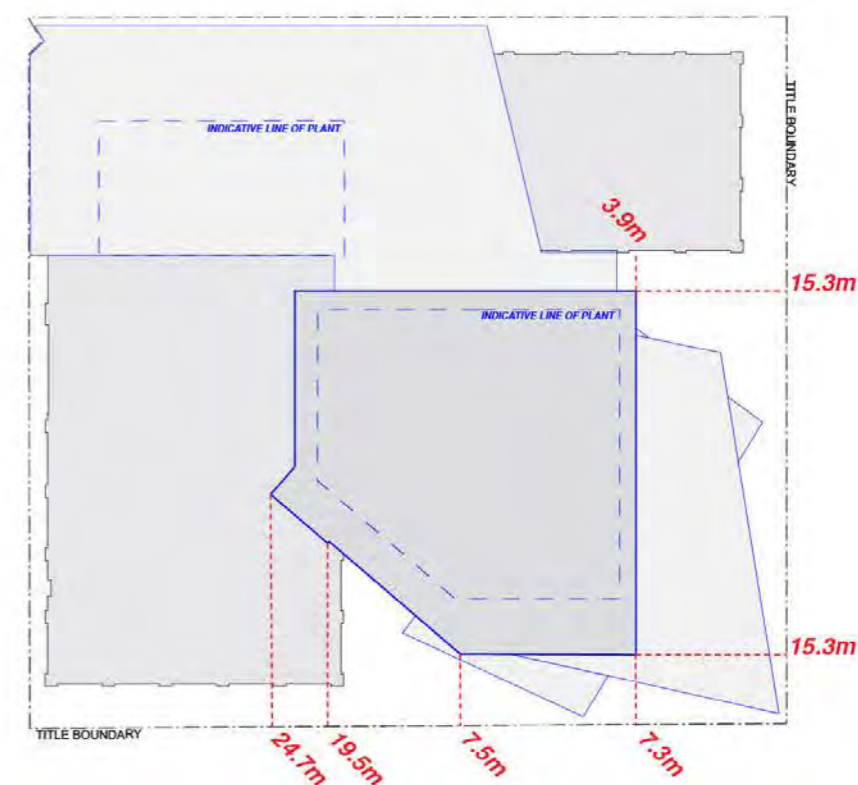
LEVELS 04 + 05



LEVELS 06 + 07



LEVEL 08

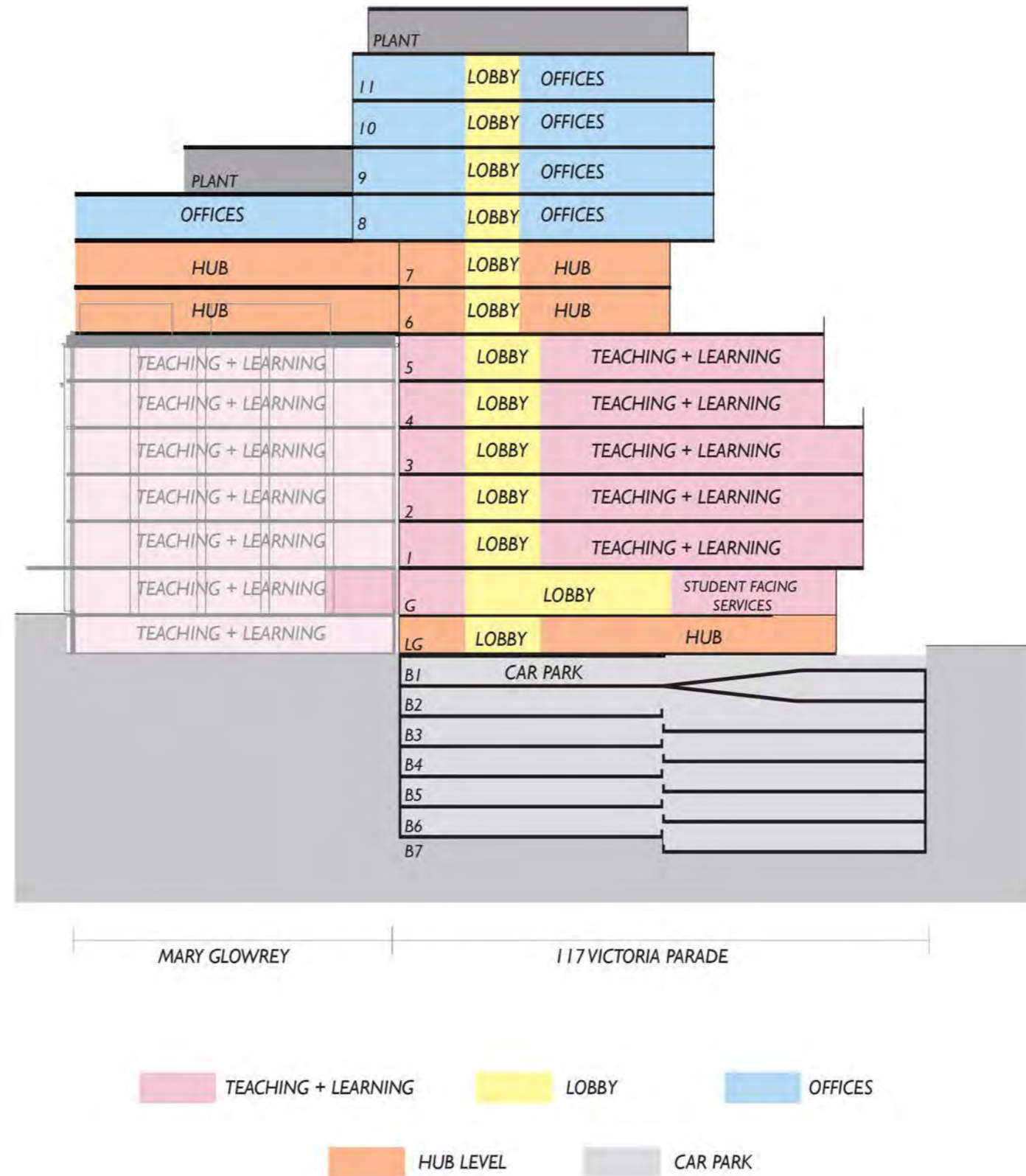


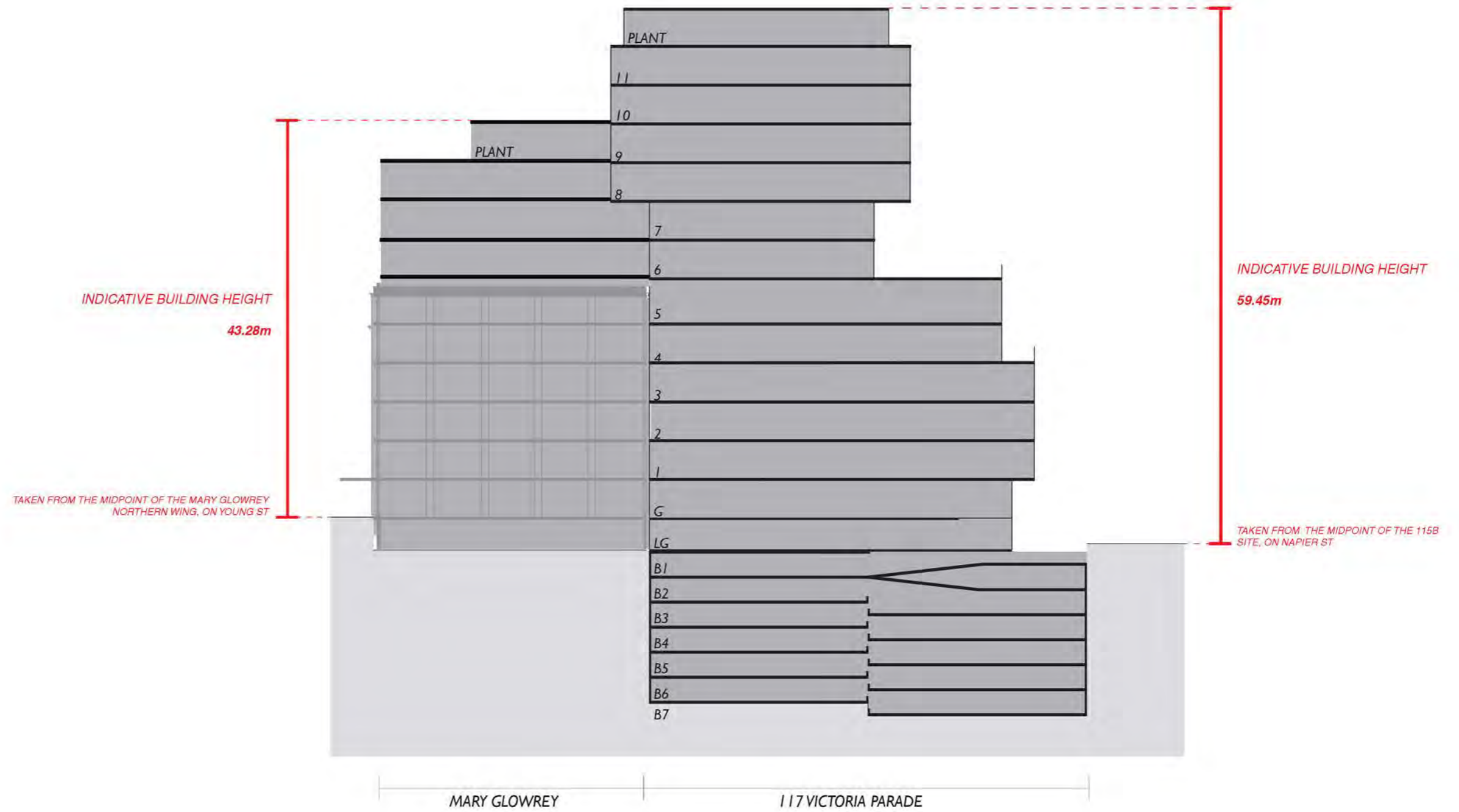
LEVELS 09 - 11 + PLANT

4.4.4 INDICATIVE SECTION, LAYOUT AND HEIGHT

The following diagrams indicate the likely teaching and learning, office, student hub and car parking spaces of the proposed building and the indicative building height.

The internal layout will be developed in accordance with ACU's teaching, student and staff needs, at the planning permit stage.





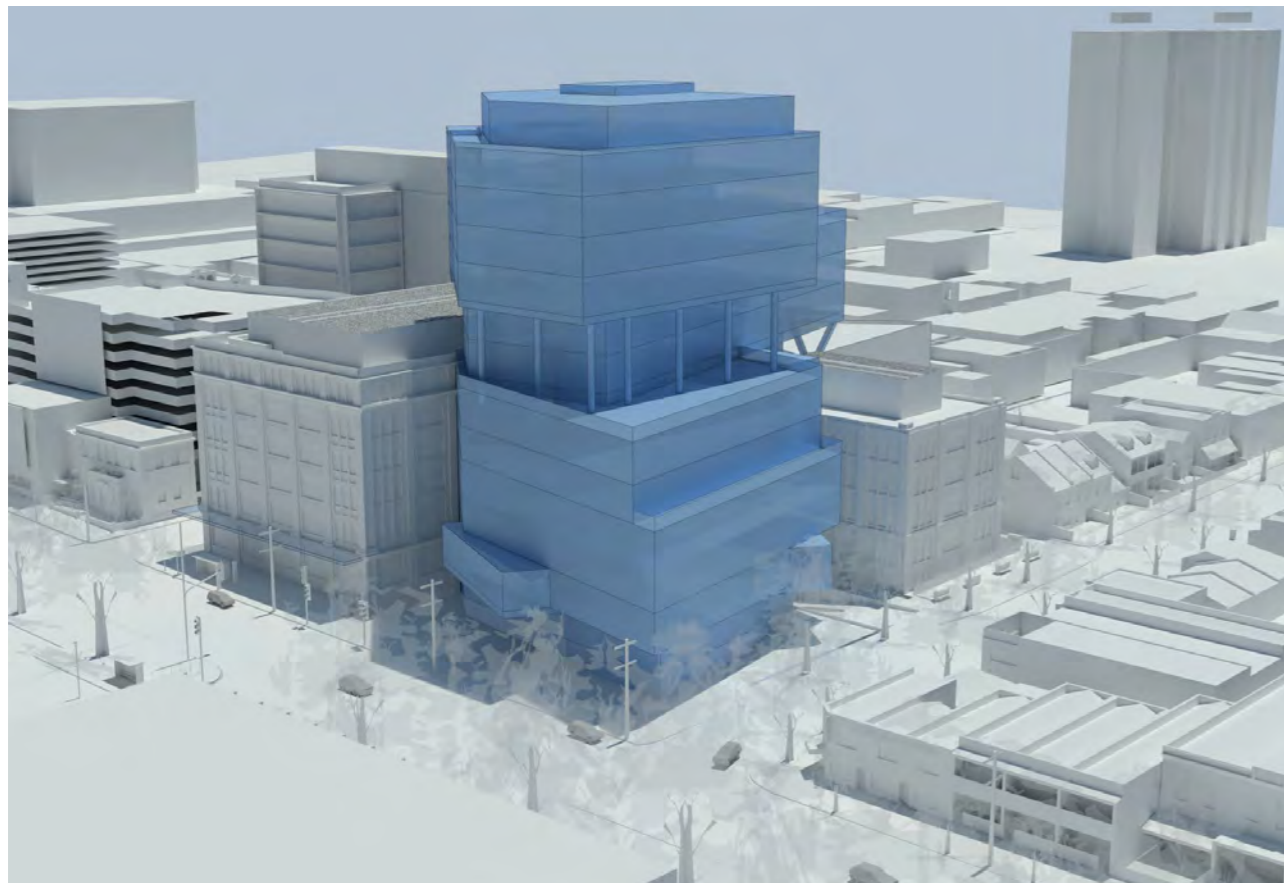
4.4.5 INDICATIVE BUILDING ENVELOPES



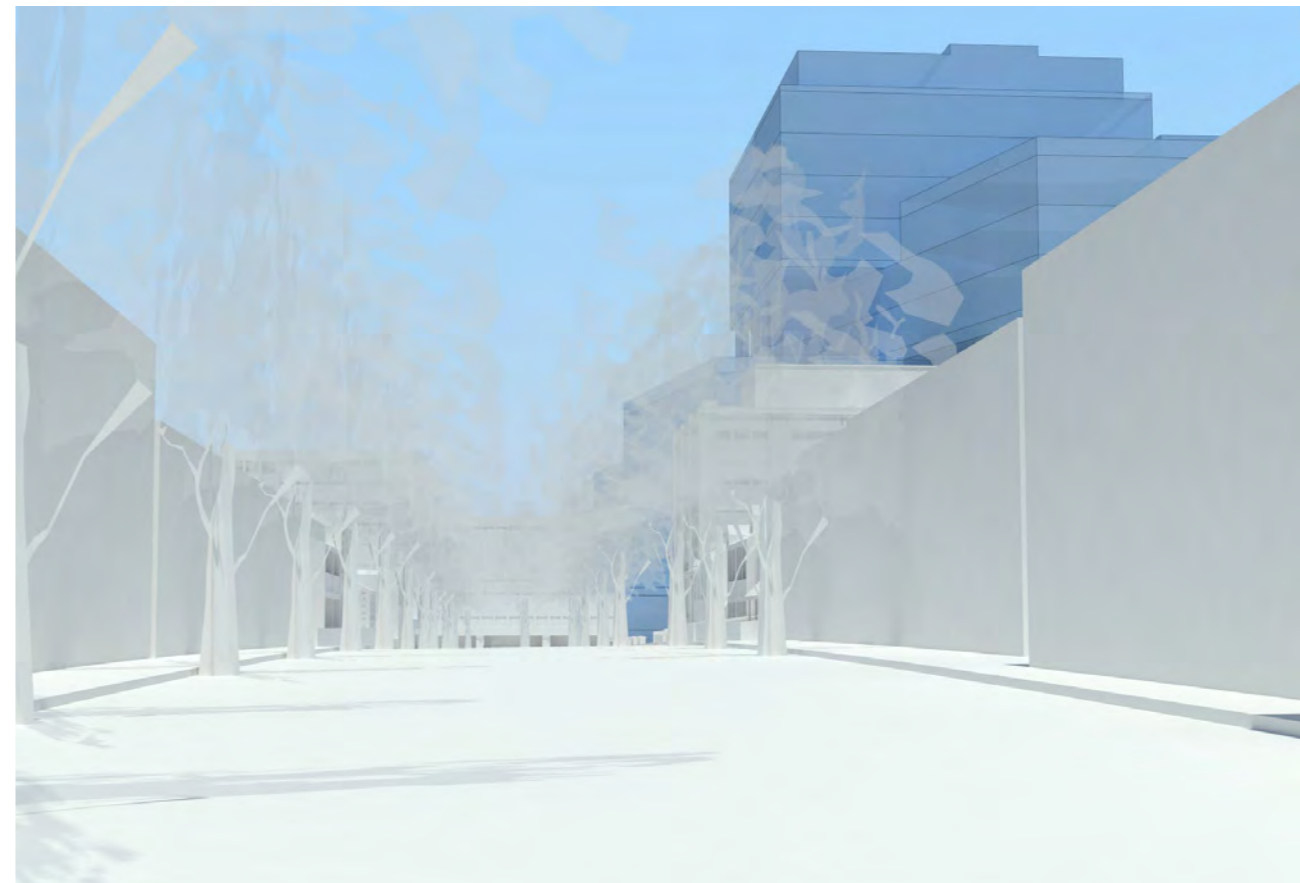
Looking south down Napier Street



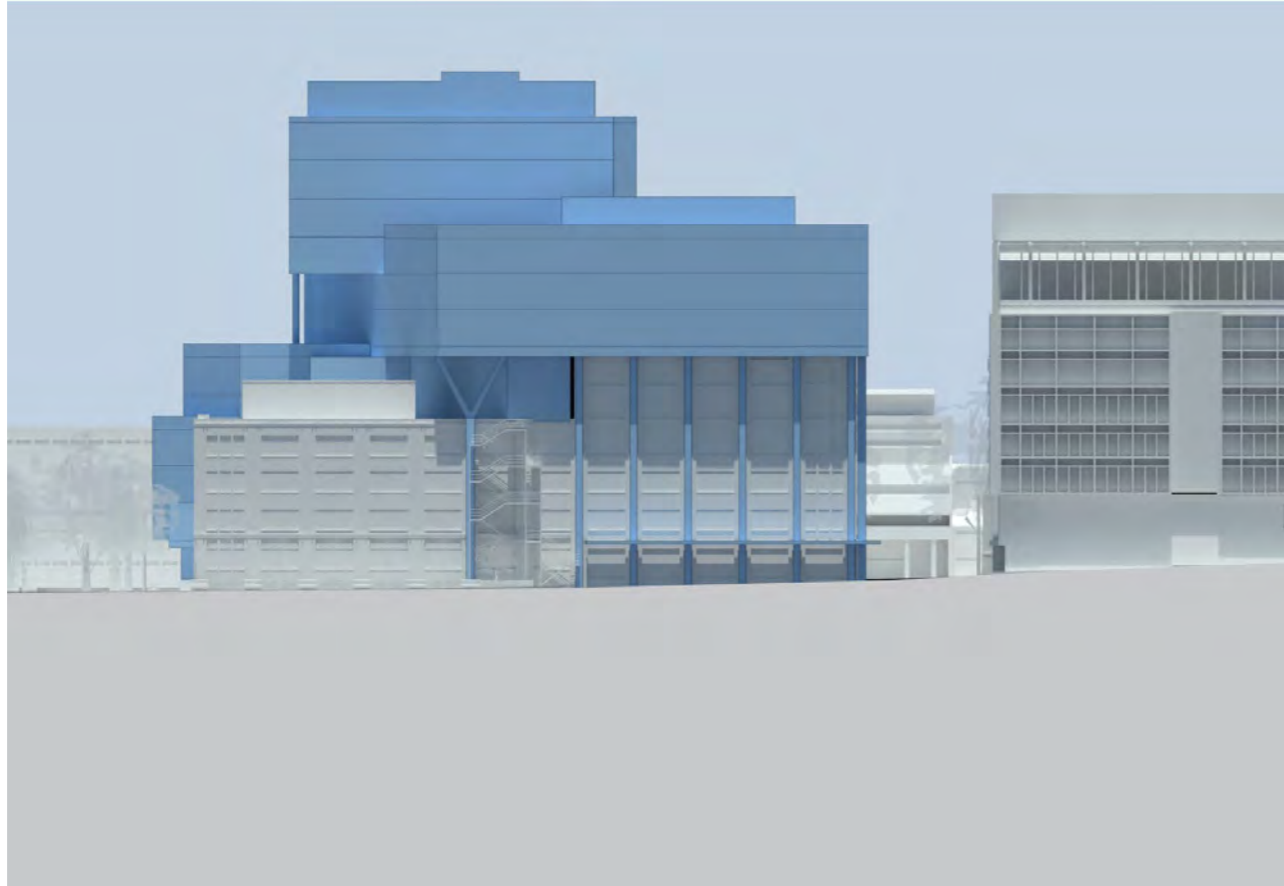
Looking north-east from Victoria Parade



Looking north-west from Victoria Parade



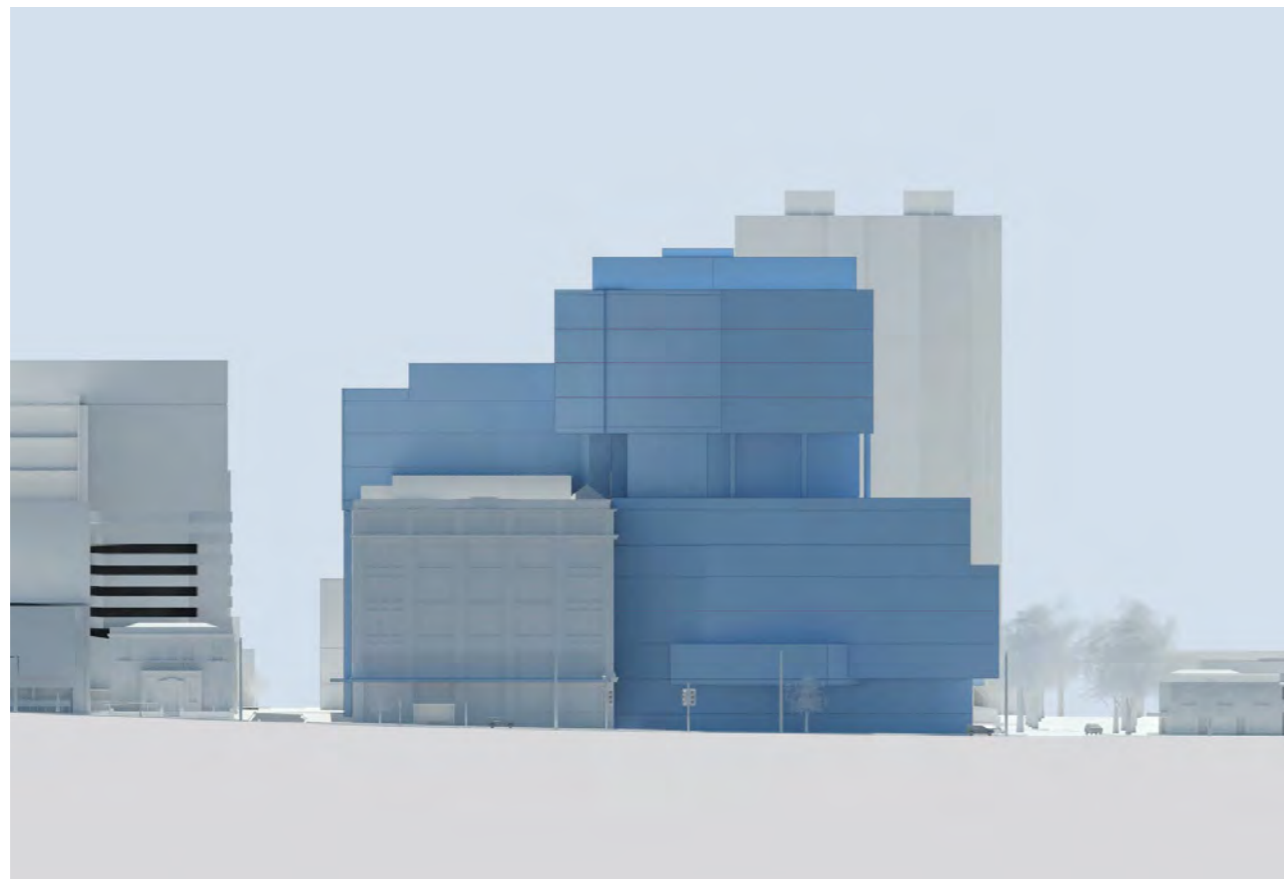
Looking north up Young Street



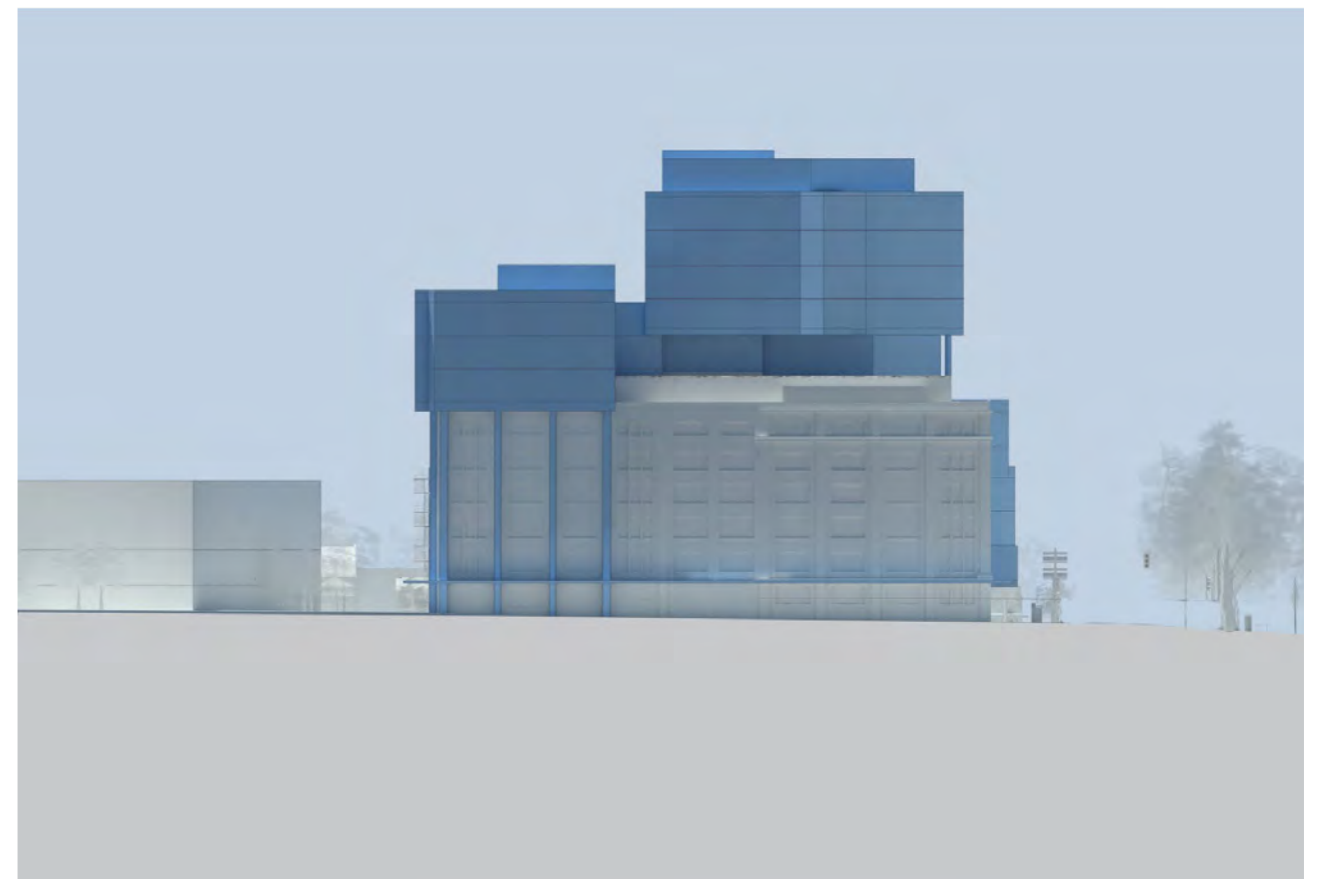
North Elevation



East Elevation



South Elevation



West Elevation

4.4.6 INDICATIVE BUILDING APPEARANCE

The following diagrams give an indication of the general appearance of the proposed building. This will be subject to further review and refinement at the detailed design and planning permit stage.



Aerial view over Napier Street looking west.



Aerial view above Napier Street residences.



Street view from the corner of Brunswick Street and Victoria Parade.



Street view from the end of Landsdowne Street looking north.



Street view from Victoria Parade looking towards Young Street.



Street view looking west up Victoria Parade.



Street view looking south along Napier Street.



Street view from the Landsdowne Street tram stop.



Street view from eastern side of Napier Street.



Street view at the entry of the 115b building.

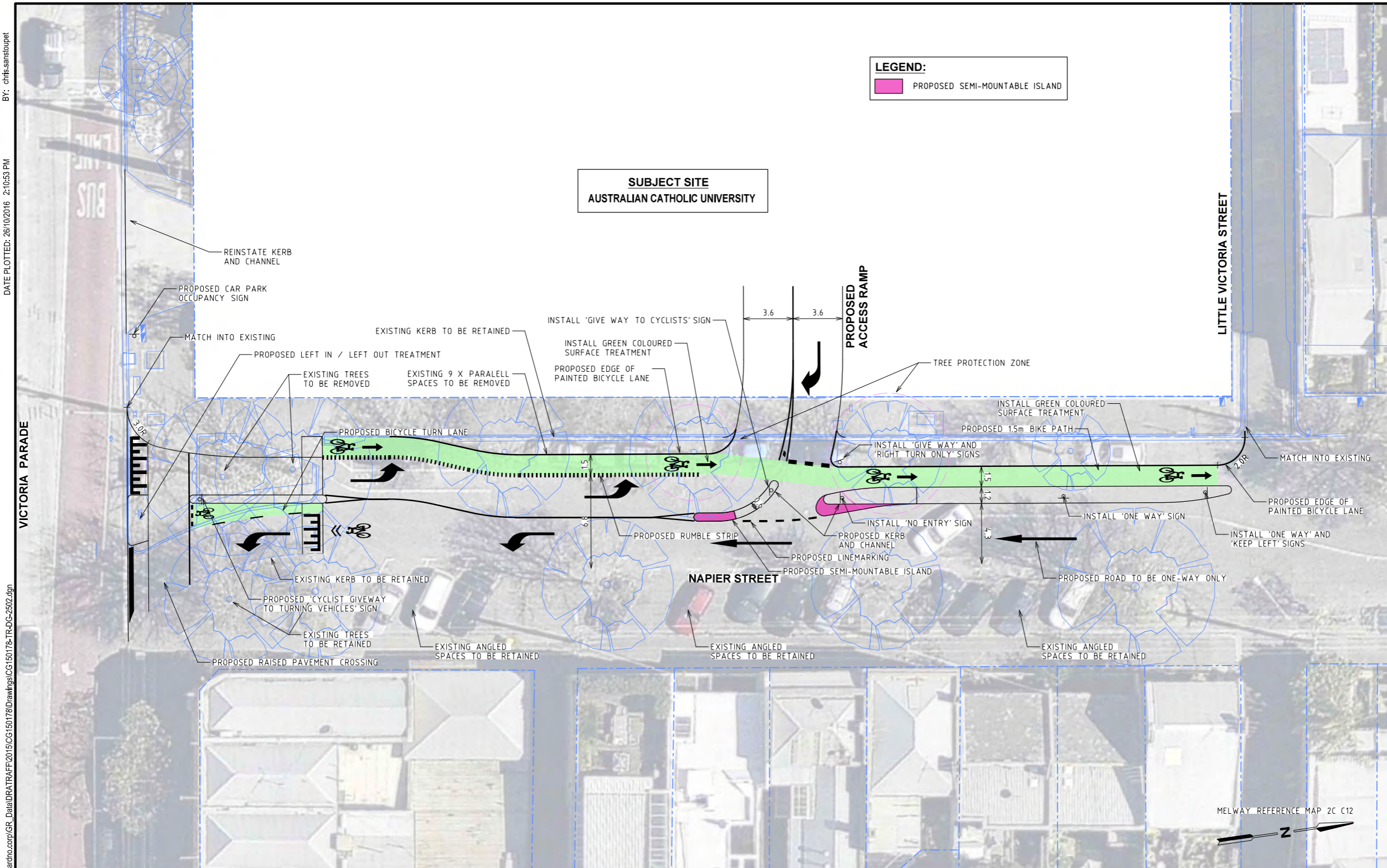


Street view from Napier Street.



Street view from the corner of Victoria Parade and Napier Street.

4.4.7 PROPOSED ACCESS 115B VICTORIA PARADE



BY: chris.sanstoupet

DATE PLOTTED: 26/10/2016 2:10:53 PM

VICTORIA PARADE

CAD File: \\AUMELCF501\cardno.com\p\GR_Data\DRATRAFF2015\CG1501781\Drawings\CG150178-TR-DG-2502.dgn

Rev	Date	Description	Drawn	Appr.
4	05.10.2016	COUNCIL COMMENTS	CS	SM
3	11.10.2016	COUNCIL COMMENTS	TR	SM
2	07.10.2016	CLIENT COMMENTS	EG	SM
1	27.09.2016	ISSUED FOR INFORMATION	CS	JPM

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1:250 @ A3

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVIDED ON SITE.

1. BASE INFORMATION SUPPLIED BY BOSCO JONSON PTY LTD. REF. No. 29468 AND NEARMAP AERIAL PHOTOGRAPHY. (BASE INFORMATION IS PARTIALLY INDICATIVE, SUBJECT TO FULL FEATURE SURVEY).
2. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL U.N.O.
3. DECLARED ROAD - VICTORIA PARADE (SPEED ZONE 60KM/H) LOCAL ROAD - NAPIER STREET (SPEED ZONE 50KM/H)
4. LINE MARK IN ACCORDANCE WITH VEROADS TERN VOLUME 2 AND REMOVE ALL REDUNDANT LINEMARKING.

ABN: 47 106 610 913
501 Swanston Street, Melbourne, VIC Australia 3000
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Email: victoria@cardno.com.au Web: www.cardno.com.au/victoria

Drawn	C.SANSTOUPET
Designed	C.SANSTOUPET
Checked	JP.MAINA
Authorised	JP.MAINA

Client: AUSTRALIAN CATHOLIC UNIVERSITY
Project: AUSTRALIAN CATHOLIC UNIVERSITY
NAPIER STREET, FITZROY
CITY OF YARRA
Title: SIGNAGE AND LINEMARKING PLAN
FUNCTIONAL LAYOUT PLAN
OPTION 02

Status: PRELIMINARY		
NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Date	Scale	Size
11.10.2016	1:250	A3
Drawing Number	Revision	
CG150178-TR-DG-2502	4	

4.4.8 POSSIBLE MATERIALS PALETTE

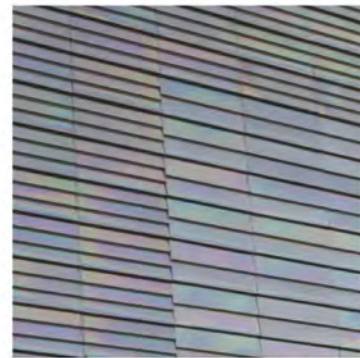
The new building designed by Lyons will be constructed of high quality materials and finishes to provide an appropriate contemporary response to the surrounding area. Some examples of the possible materials are provided below.



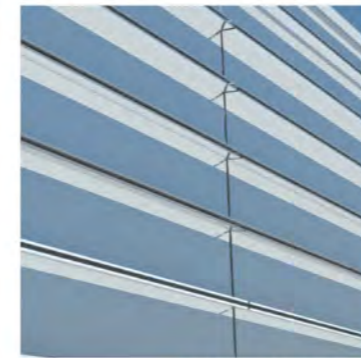
PODIUM + TOWER 115B



ENAMELED STEEL



GLAZED TERRACOTTA

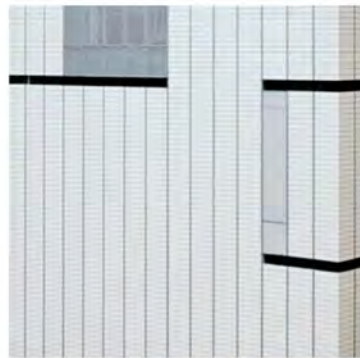


PROFILED ALUMINIUM



POLISHED ALUMINIUM

PODIUM + TOWER 115B



GLAZED TERRACOTTA



GLAZED TERRACOTTA



POLISHED ALUMINIUM

PODIUM + TOWER 115B



FRITTED GLASS



POLISHED ALUMINIUM



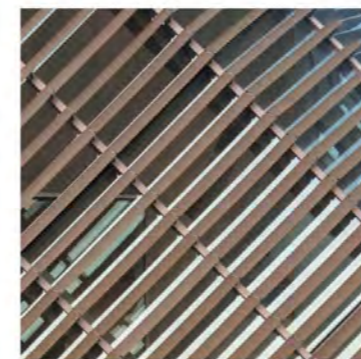
ALUMINIUM TILES



PERFORATED METAL



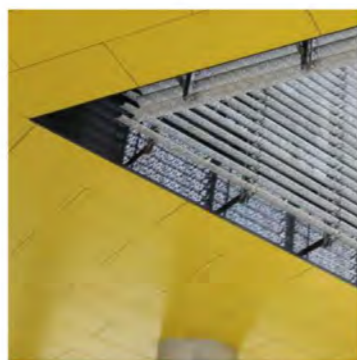
TERRACOTTA



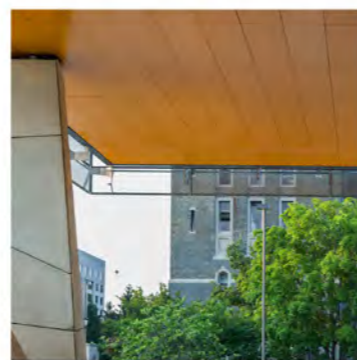
LOUVRES

PODIUM + TOWER 115B

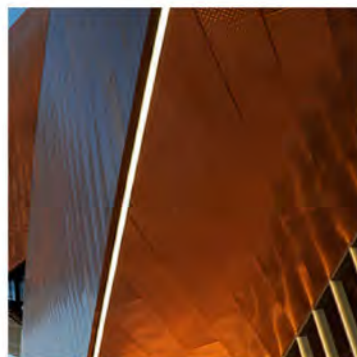
SOFFIT
INDICATIVE MATERIAL EXAMPLES
*COLOURS TO BE DEVELOPED FOR THE PLANNING APPLICATION STAGE.



ANODISED ALUMINIUM



ANODISED ALUMINIUM



ANODISED ALUMINIUM

GLAZING (MAIN)
INDICATIVE MATERIAL EXAMPLES
*COLOURS TO BE DEVELOPED FOR THE PLANNING APPLICATION STAGE.



BODY-TINT GLAZING



TINTED GLAZING



TINTED GLAZING

FEATURE GLAZING
INDICATIVE MATERIAL EXAMPLES
*COLOURS TO BE DEVELOPED FOR THE PLANNING APPLICATION STAGE.



TINTED GLAZING

HUB 115B

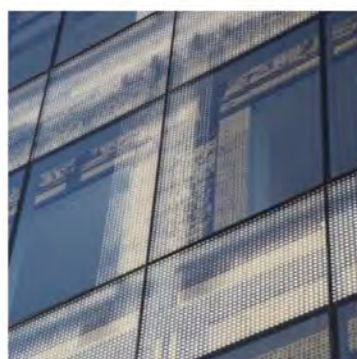
HUB GLAZING (DARK)
INDICATIVE MATERIAL EXAMPLES
*COLOURS TO BE DEVELOPED FOR THE PLANNING APPLICATION STAGE.



BODY TINTED GLAZING



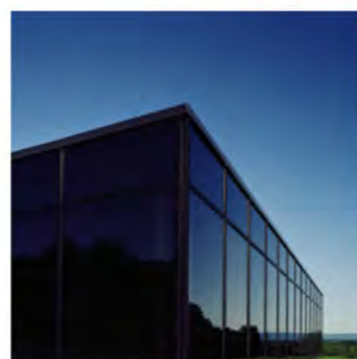
BODY TINTED GLAZING



FRITTED GLAZING



BODY TINTED GLAZING



BODY TINTED GLAZING

HUB GLAZING (WHITE)
INDICATIVE MATERIAL EXAMPLES
*COLOURS TO BE DEVELOPED FOR THE PLANNING APPLICATION STAGE.



WHITE MESH LAMINATED GLAZING



FRITTED GLAZING



WHITE MESH LAMINATED GLAZING

HUB 115B

ATRIUM 115B



STRUCTURAL GLAZING



STRUCTUAL GLAZING



FRICTED GLAZING



STRUCTURAL GLAZING

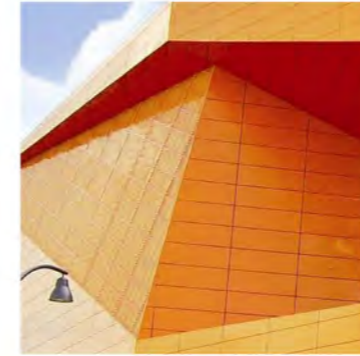
PODIUM 115B



TERRACOTTA COLOURED ALUMINIUM



PROFILED ALUMINIUM

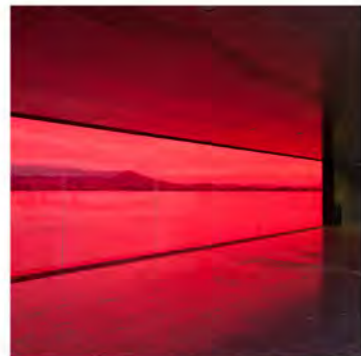


ALUMINIUM TILE



CORTEN

GROUND LEVELS 115B



BODY-TINT GLAZING



CLEAR GLAZING

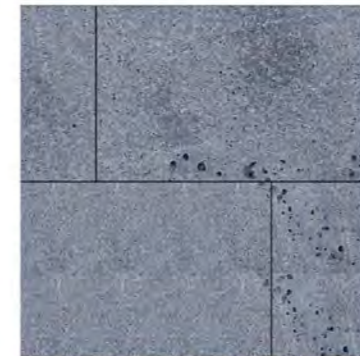


CLEAR GLAZING



STRUCTURAL GLAZING

GROUND LEVELS 115B



MAIN PAVING - BLUESTONE PAVERS



BLUESTONE SETS



GRANITE



SLATE

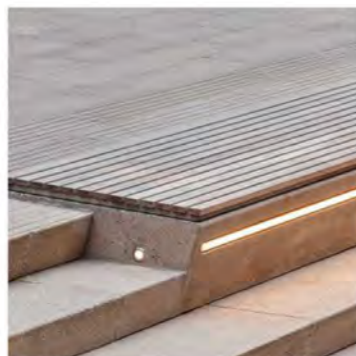


BLUESTONE

GROUND LEVELS 115B



PRECAST CONCRETE



TIMBER

GROUND LEVELS 115B



PRESSED METAL



PRESSED METAL

4.4.9 DESIGN GUIDELINES - 115B VICTORIA PARADE

The proposed building form for 115B provides the following key design outcomes:

<ul style="list-style-type: none"> The existing glass facade and ramp arrangement of the Mary Glowrey Building on Victoria Parade is removed to re-establish the heritage facade; 	<ul style="list-style-type: none"> The form of the new building consists of three distinct parts that respond directly to their individual context; The podium responds to the steps in form of the Mary Glowrey Building; The hub sits back to form a bridging element between the Mary Glowrey building and the new building; The tower aligns and steps back significantly from Napier street.
<ul style="list-style-type: none"> Consolidates a new entry for the both the Mary Glowrey Building and the new 115B Victoria Parade building; 	<ul style="list-style-type: none"> An atrium between Mary Glowrey and 115B has been established to provide connections between the two buildings as well as preserving access to natural light for both buildings; the existing glass pop-out of the Mary Glowrey is removed to restore the heritage facade.
<ul style="list-style-type: none"> The new building consciously steps back from Napier Street, keeping the primary height and mass of the new buildings recessed away from the more residential scale of the Napier Street context; 	<ul style="list-style-type: none"> The ground floor is undercut away from the site boundary on Victoria Parade and Napier Street, revealing valuable urban space at the ground plane as well as providing generous means of circulation around the building from Napier Street and Victoria Parade;
<ul style="list-style-type: none"> The new building is formally composed such that it allows the two primary ends of the Mary Glowrey Building to be fully expressed in the primary streetscapes. This is achieved by revealing and preserving corners of the Mary Glowrey Building; 	<ul style="list-style-type: none"> The addition above the Mary Glowrey building is set back from the line of the new 115B building and tapers away from Napier Street to minimise its visual impact on the Mary Glowrey building and on the residential context of Napier Street;
<ul style="list-style-type: none"> The building form of 115B is chamfered to reveal a greater portion of the Mary Glowrey facade as well as softening the impact of the new building on the Victoria Parade streetscape; 	<ul style="list-style-type: none"> A new canopy will extend beyond the entrance to 115B along the face of the Mary Glowrey Building on Victoria Parade continuing into Young street. The canopy will improve the pedestrian experience for the new 115B inhabitants and link the new building with the heart of the campus.

- An inclusive ground plane strategy around 115B seeks to activate the zone around the Mary Glowrey and Little Victoria Street through the breaking down of the edge wall of the Mary Glowrey. Elevating a majority of the light court to street level widens the streetscape providing opportunities to give back to the urban realm.
- The car park entry and exit have been planned to be located on Napier Street which ensures the preservation of a strong active urban corner on Victoria Parade and enables a more harmonious relationship between cars, cyclists and pedestrians around 115B;
- The triangular form of the new building creates two distinct open spaces to its' north and south, creating valuable urban space that will offer a combination of conditions according to the position of the sun throughout the day.
- The new building, as a building in the round, means that it has no distinct front or back, enabling it to open itself up to all parts of the ACU campus and its' surrounding context, whilst ensuring no overlooking of neighbouring properties from habitable spaces.

4.4.10 28 - 42 YOUNG STREET

The existing multi level car park will be removed to make way for a new student facility and community space with public open space. The following drawings indicate the indicative layout and building envelopes.

4.4.11 DESIGN GUIDELINES - 28-42 YOUNG STREET

The proposed building form for the Young Street Building provides the following key design outcomes:

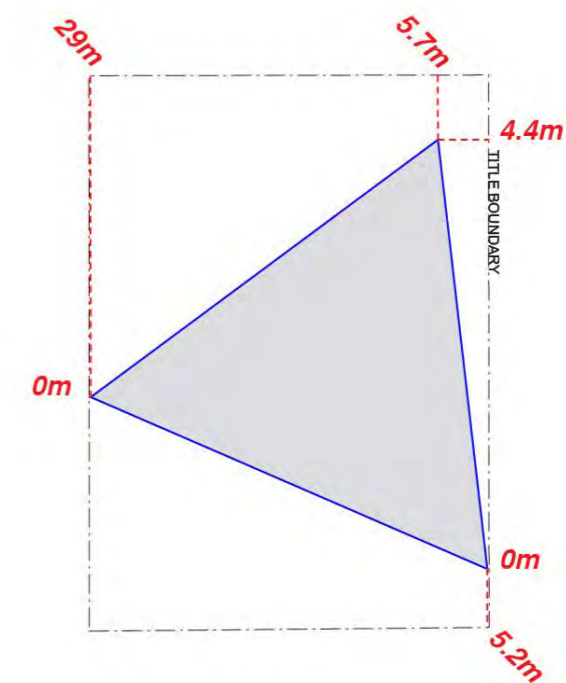
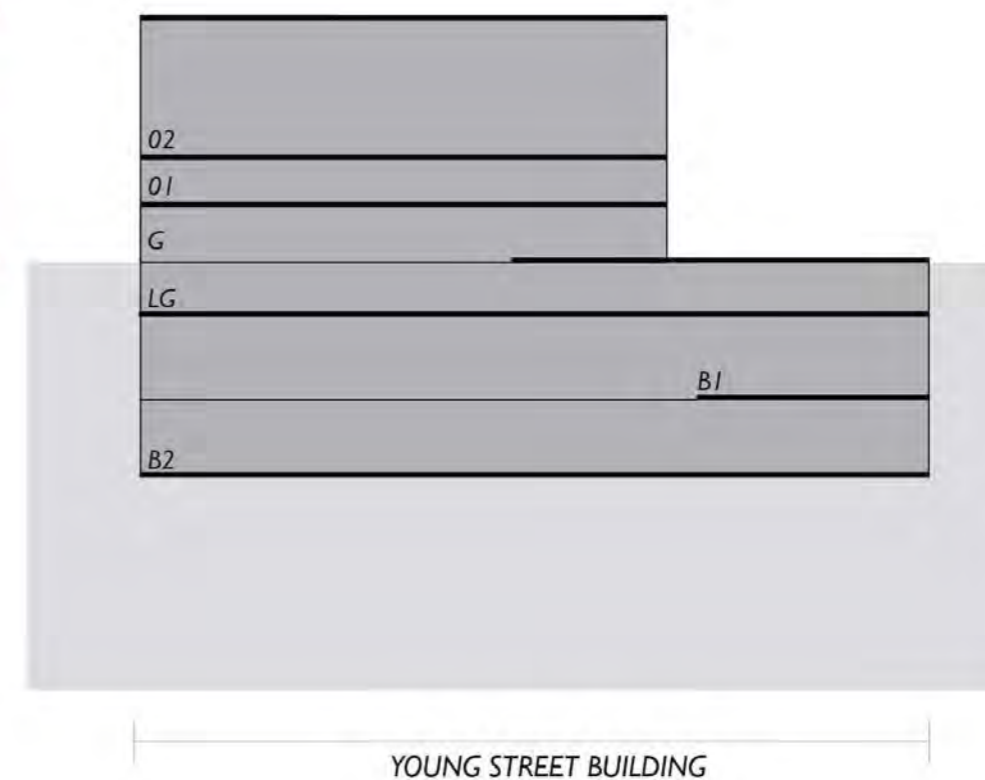
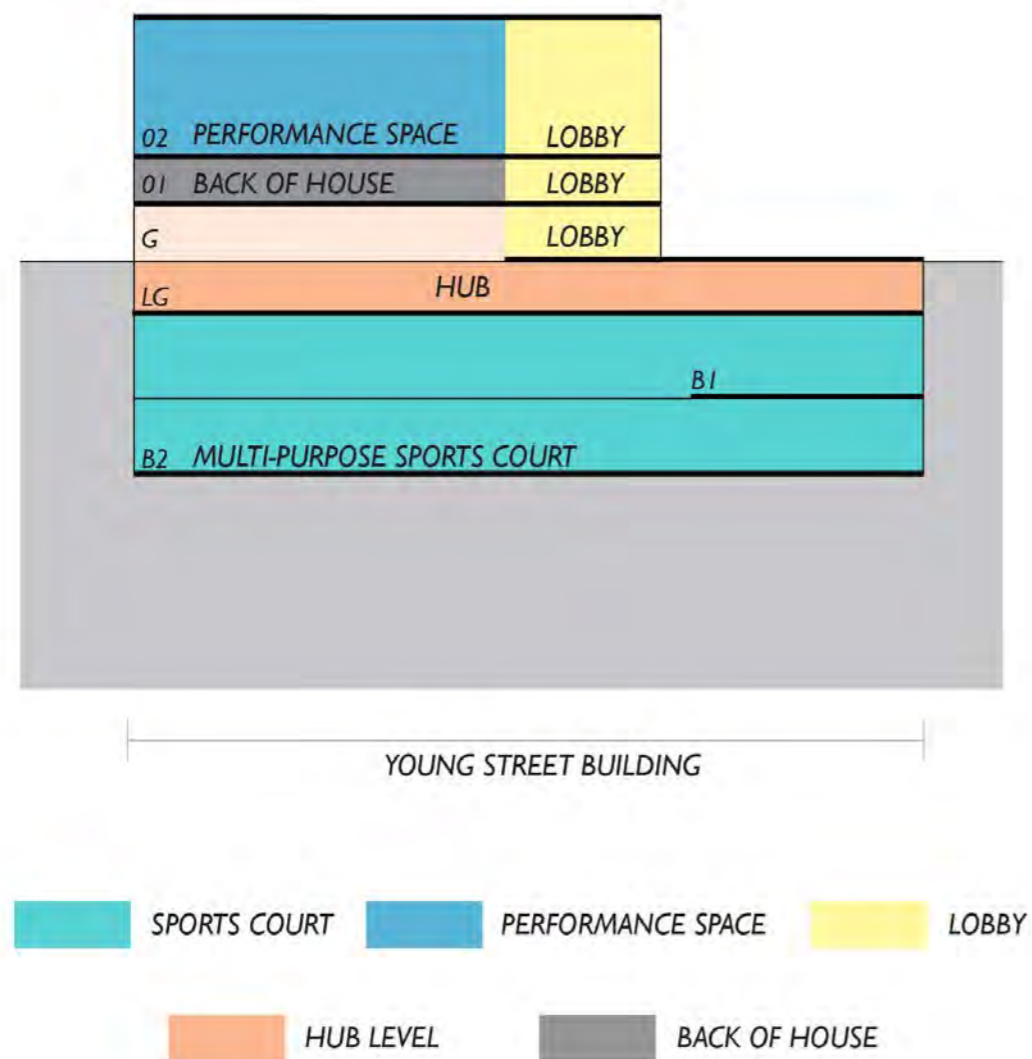
- The triangular form of the new building creates two distinct open spaces to its' north and south, creating valuable urban space that will offer a combination of conditions according to the position of the sun throughout the day.
- The new building, as a building in the round means that it has no distinct front or back, enabling it to open itself up to all parts of the ACU campus and its' surrounding context, whilst ensuring no overlooking of neighbouring properties from habitable spaces.
- The spaces around the new building act as an open campus hub that connect to all areas of the campus forming a singular consolidated space for students and staff at the centre of the campus.



Proposed Plan - Young Street

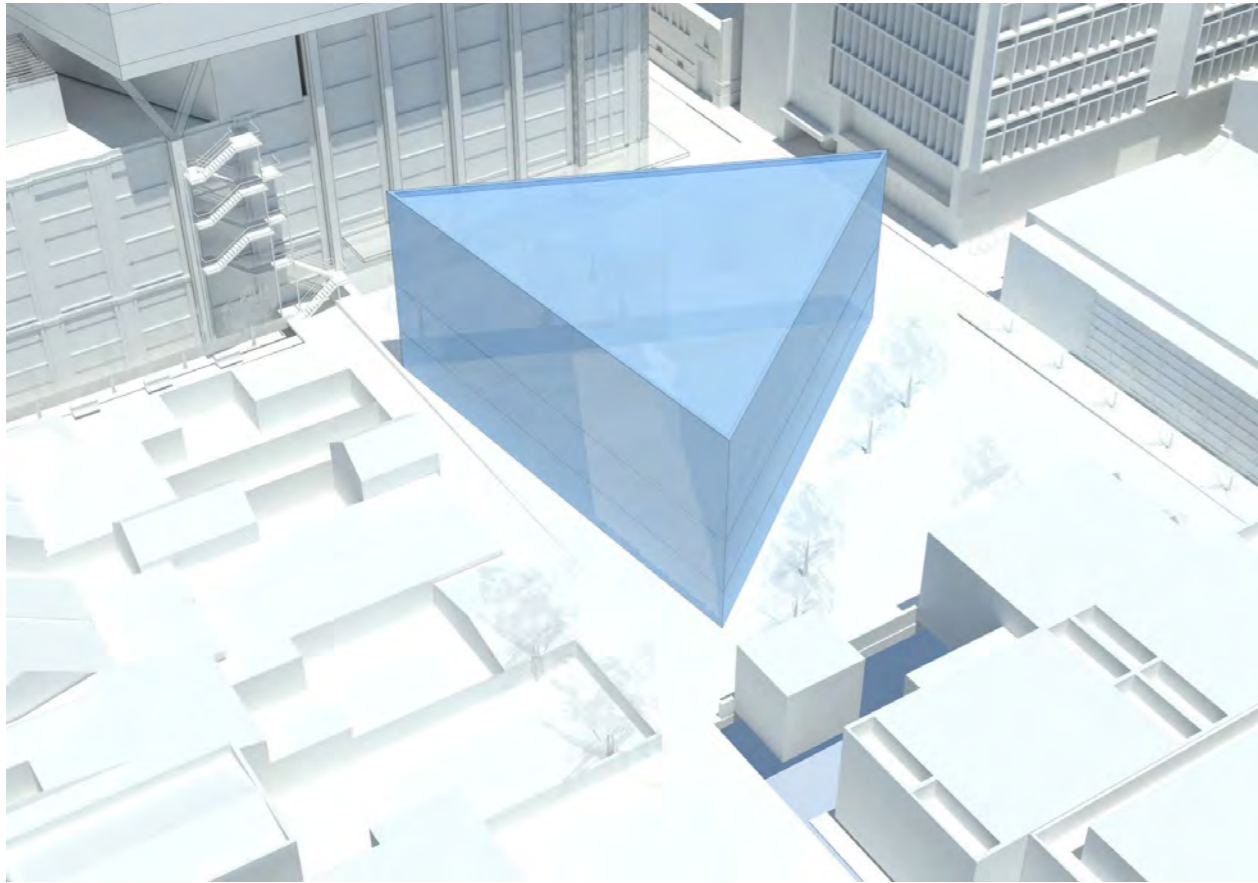
4.4.12 INDICATIVE SECTION, LAYOUT AND HEIGHT

The following diagrams indicate the layout of the proposed building, the indicative building height and setbacks. The internal layout will be developed in accordance with ACU's teaching, student and staff needs, at the planning permit stage.

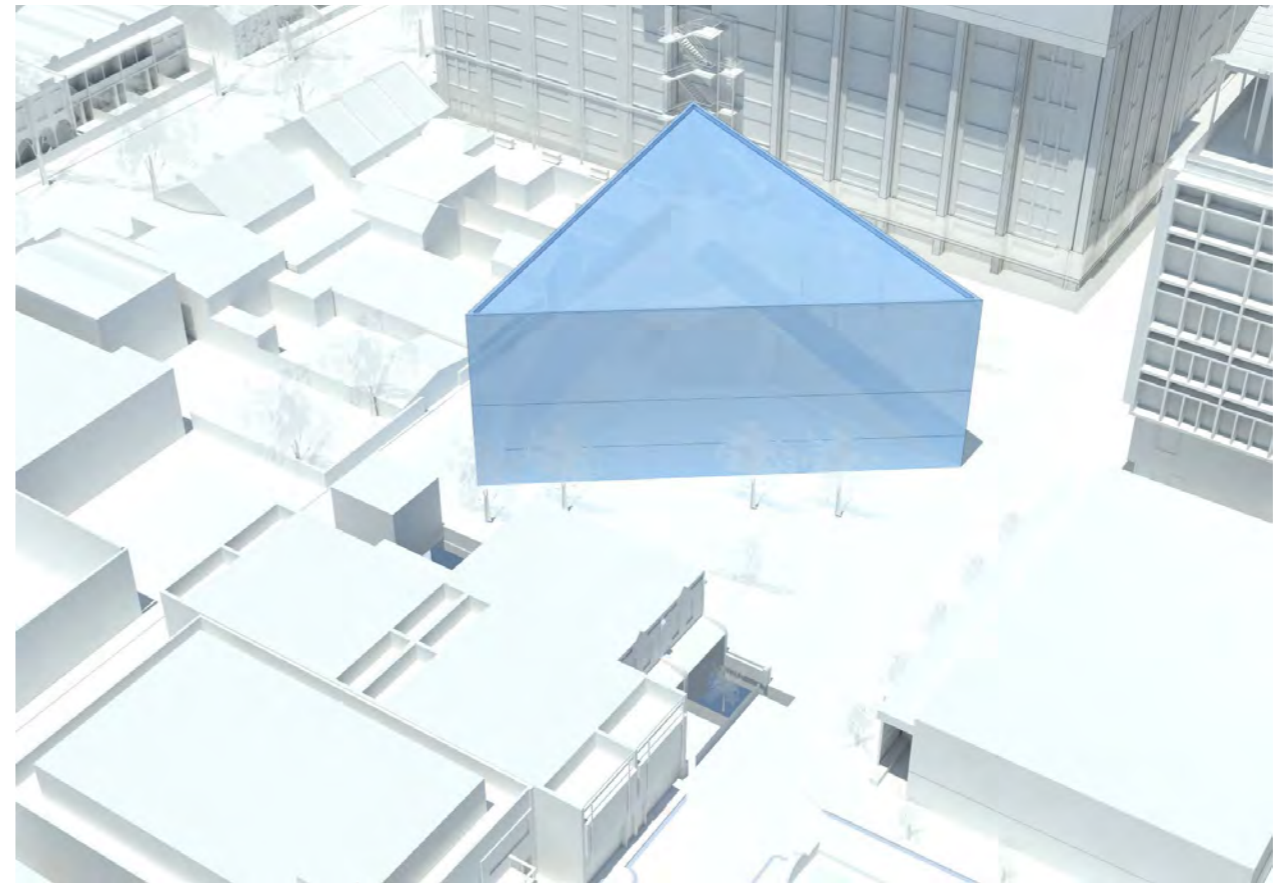


GROUND LEVEL - LEVEL 3

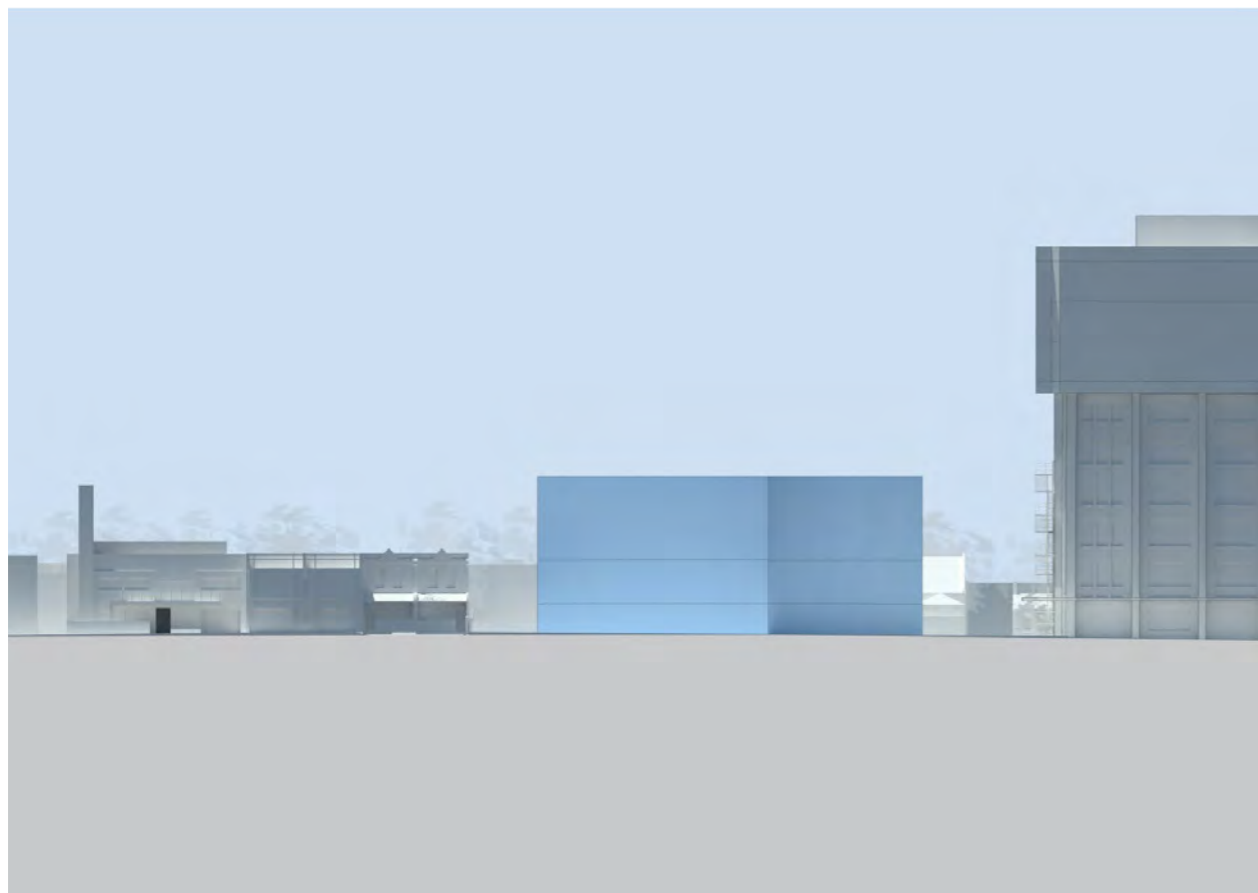
4.4.13 INDICATIVE BUILDING ENVELOPES



Aerial view from above little Napier Street looking towards Young Street.



Aerial view above Graham Street looking towards the Mary Glowrey Building



West Elevation

4.4.14 INDICATIVE BUILDING APPEARANCE

The following diagrams give an indication of the general appearance of the proposed building. This will be subject to further review and refinement at the detailed design and planning permit stage.



Aerial view above Graham Street looking towards the Young Street site.



Street view from the corner of Graham Street and Young Street.



Street view from the end of Duke Street



Street view from little Napier Street looking towards the Young Street site.



Street view from the corner of Little Napier and Little Victoria Streets.



View from the proposed landscape of the Young Street site.

4.4.15 YOUNG STREET INDICATIVE MATERIAL PALETTE

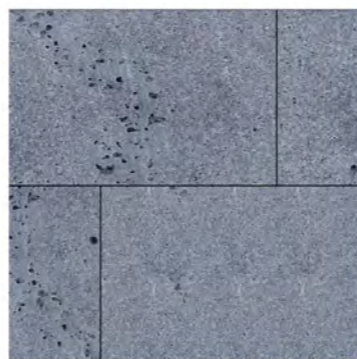
YOUNG ST



SIGNATURE BUILDING YOUNG ST



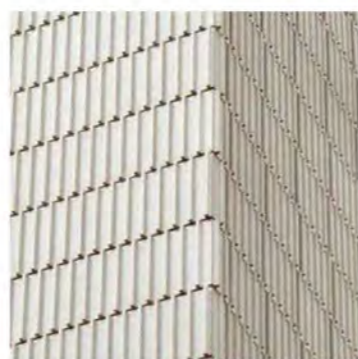
SANDSTONE



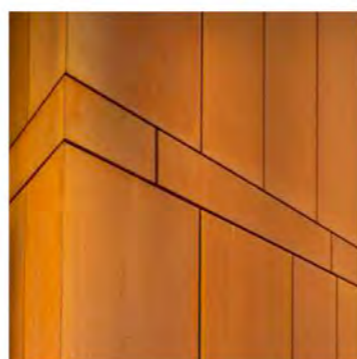
BLUESTONE



TILES



GLAZED TERRACOTTA



CORTEN



CLEAR GLAZING



FRITTED GLAZING



CLEAR GLAZING



FRITTED GLAZING

SIGNATURE BUILDING YOUNG ST

GROUND LEVEL YOUNG ST



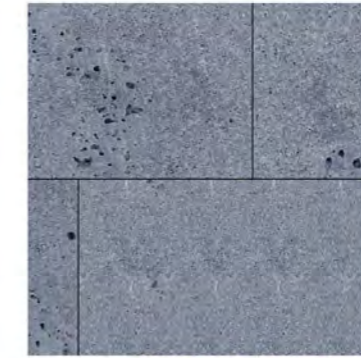
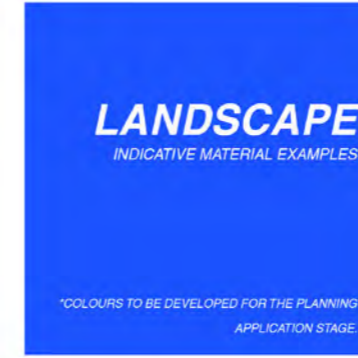
CLEAR GLAZING



CLEAR GLAZING



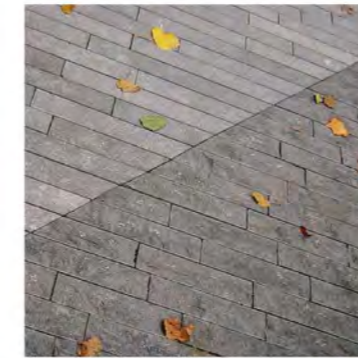
CLEAR GLAZING



MAIN PAVING - BLUESTONE



GRASS



GRANITE



GRASS



CONCRETE PAVING

LANDSCAPE YOUNG ST

4.5 Campus Hub

The new buildings will create a new campus hub which will provide an attractive and active space, bringing the campus together.

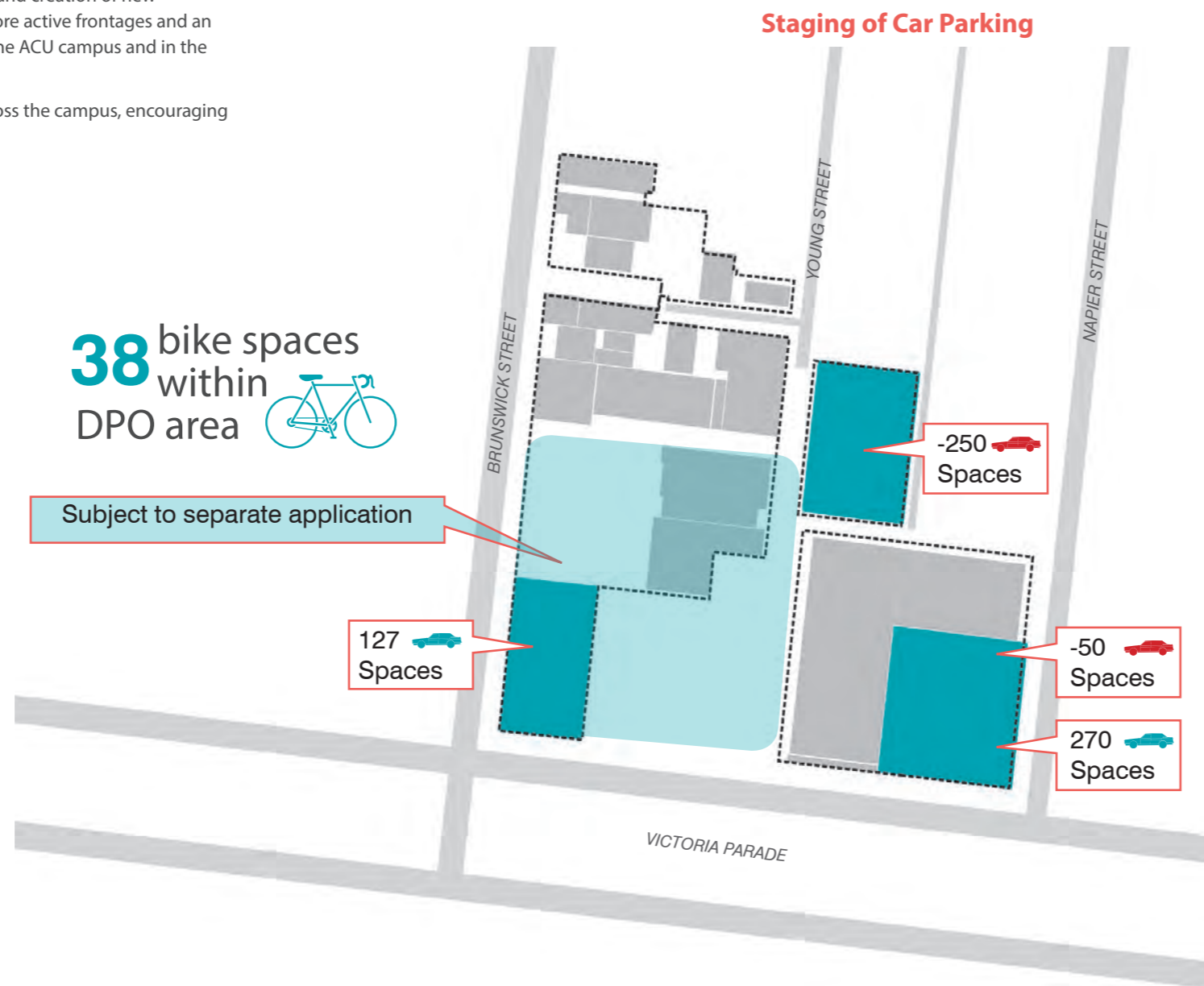



Proposed Plan - Hub Diagram

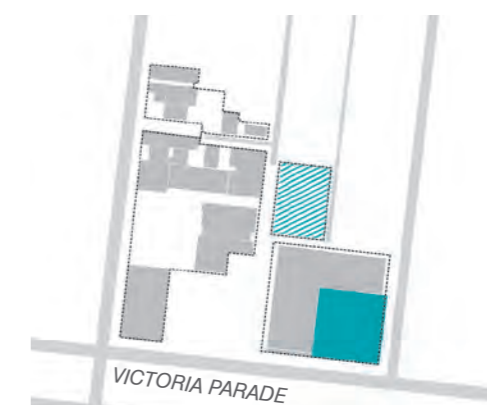
4.6 Proposed Vehicle and Bicycle Parking

The removal of the Young Street Car Park and creation of new underground car parking will allow for more active frontages and an improved urban design outcome across the ACU campus and in the public realm.

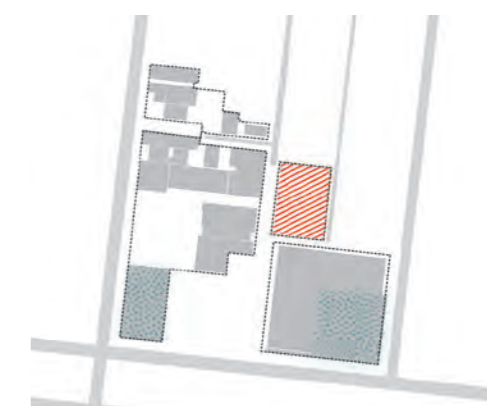
New bicycle facilities will be provided across the campus, encouraging students and staff to cycle.



38 bike spaces within DPO area 



Development of 115 B (117) Victoria Parade with 270 car parking spaces

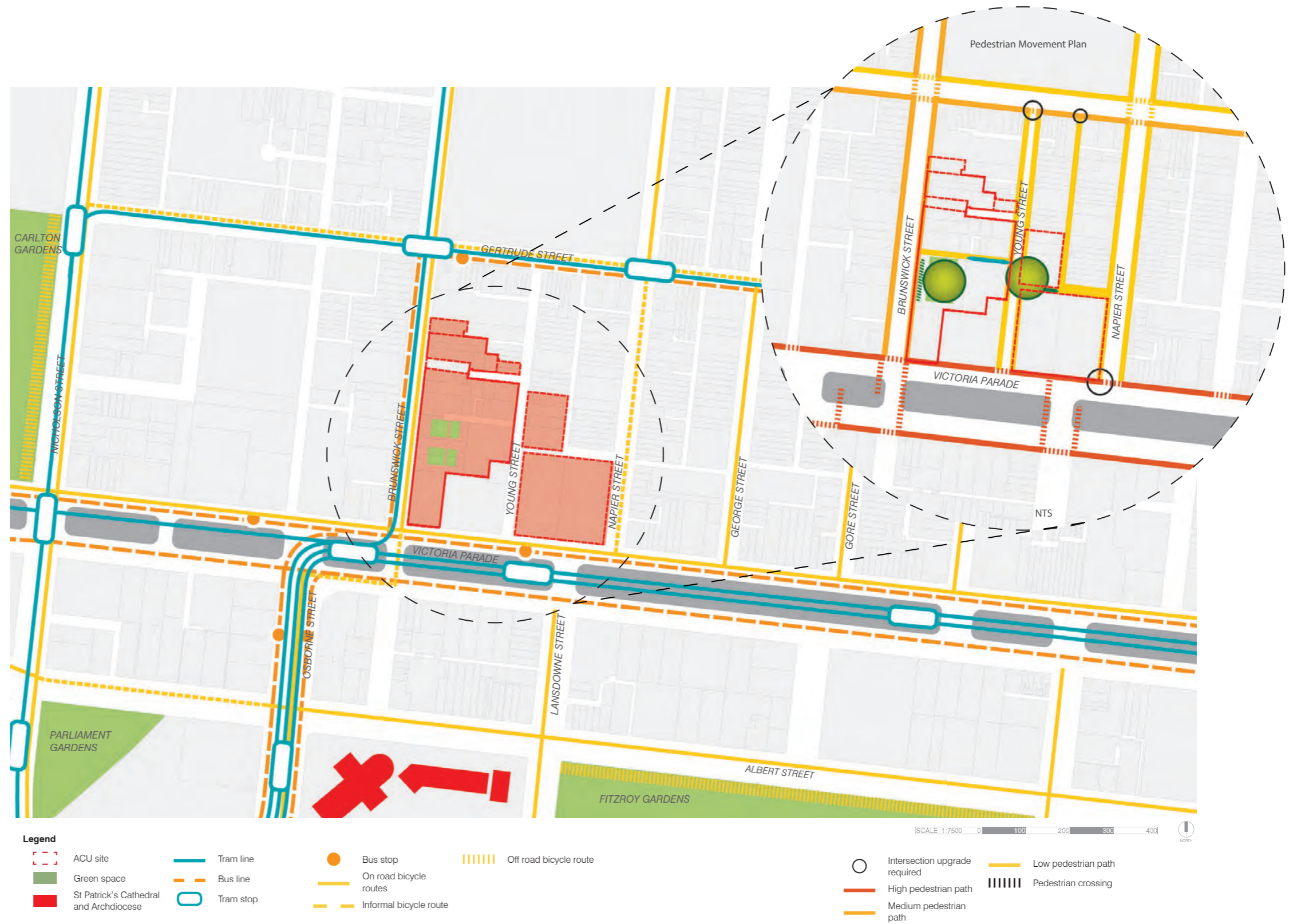


Demolition of existing car park, -250 car parking spaces

80 additional bike spaces in total on campus 

4.7 Overall Pedestrian Movement Plan

The new campus hub and new buildings with access edges will improve pedestrian movements around the campus and link the campus together and to the surrounding street network.

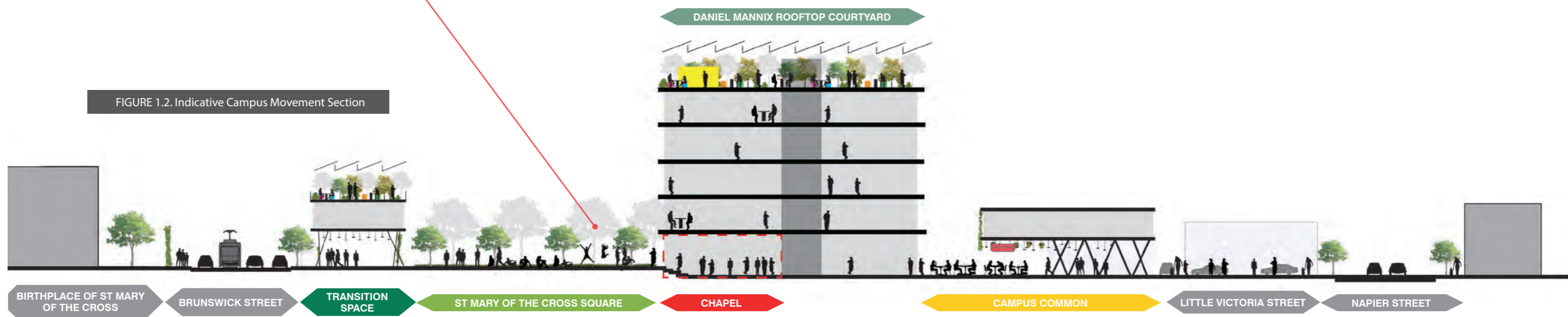


4.8 Pedestrian and Public Realm

It is proposed to make consequential improvements to pedestrian access throughout the Campus as well as the quality of the public realm to provide an attractive and safe environment that will integrate with the surrounding local precinct.



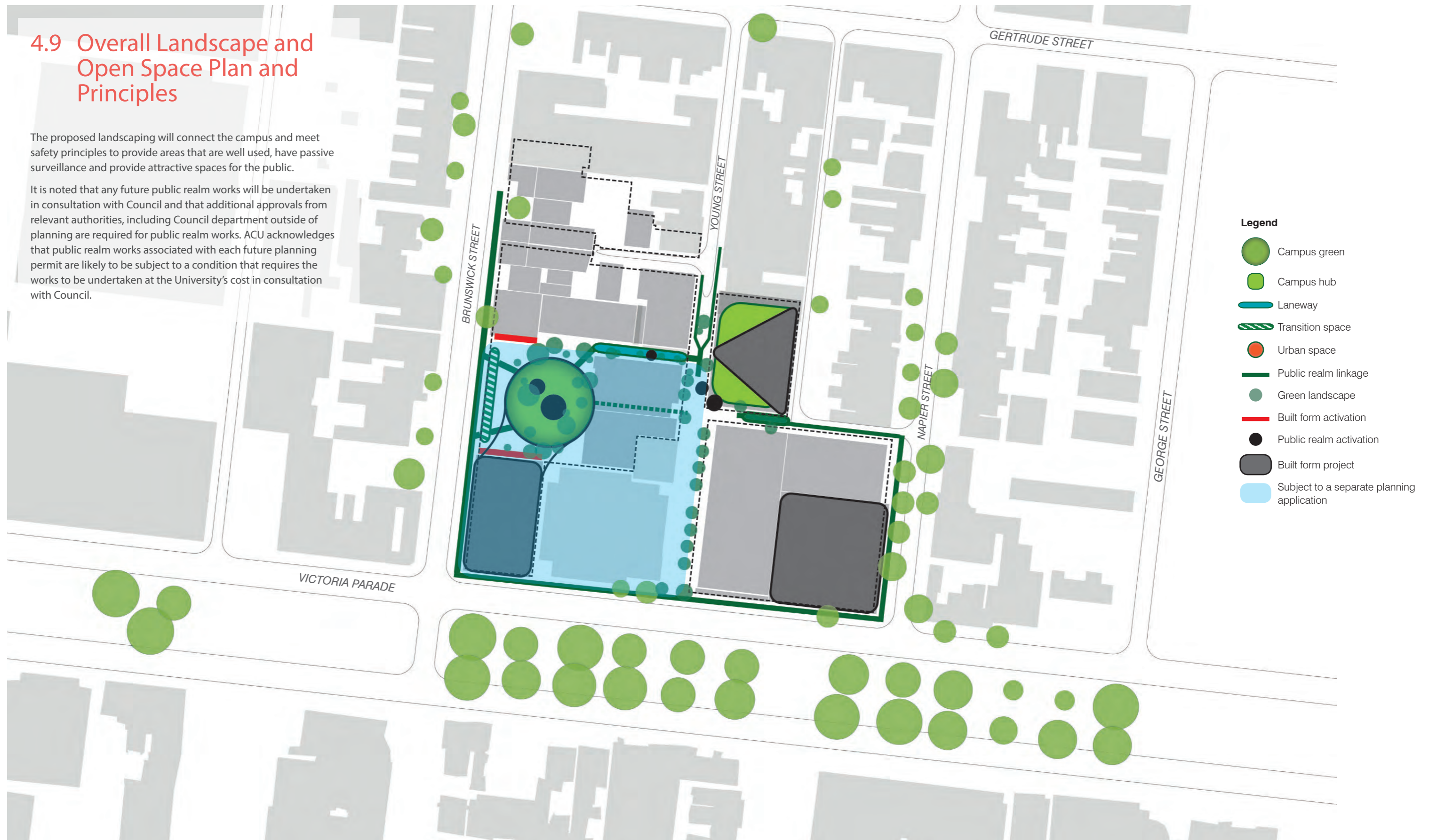
FIGURE 1.2. Indicative Campus Movement Section



4.9 Overall Landscape and Open Space Plan and Principles

The proposed landscaping will connect the campus and meet safety principles to provide areas that are well used, have passive surveillance and provide attractive spaces for the public.

It is noted that any future public realm works will be undertaken in consultation with Council and that additional approvals from relevant authorities, including Council department outside of planning are required for public realm works. ACU acknowledges that public realm works associated with each future planning permit are likely to be subject to a condition that requires the works to be undertaken at the University's cost in consultation with Council.



4.10 Landscape Master Plan

CLIMATE AND SUSTAINABILITY FRAMEWORK

There are numerous linear corridors leading from the surrounding streets to the ACU Campus that may experience wind effects. Along with the over shadowing created by the surrounding buildings, this may result in an uncomfortable microclimate at times. There are however some open areas with better solar access and that are less likely to experience wind tunnel effects.

Design opportunities:

- Take advantage of the areas that are most likely to have a desirable microclimate and establish them as places for people to stop and stay.

There is also extensive hardscaping typical of university environments. Future design should minimise stormwater run-off and moderate discharge flows through on-site absorption and retention.

Provide opportunities for Water Sensitive Urban Design (WSUD) such as:

- Use of permeable channels and paving
- decorative garden beds that act as rain gardens
- collection and retention of roof rainwater run-off and re-use on canopy trees

ACCESS AND MOBILITY

The ACU campus will become a vibrant part of the local urban realm. It is presently fragmented from the surrounding road network with sections of the campus isolated and 'off limits'. The future design will have a high level of accessibility and mobility, and encourage pedestrian use through prominent and cohesive visual way-finding opportunities.

PRIMARY PEDESTRIAN PROMENADE (SUBJECT TO SEPARATE APPROVAL)

Young Street, Duke Street and St. Mary of the Cross Square will become the primary pedestrian area that will have provision for maintenance and service vehicle access. This promenade will act as the main circulation spine through the campus.

Design opportunities include:

- Medium canopy deciduous trees
- Feature paving
- Feature lighting including canopy lighting

- Short term seating areas
- WSUD opportunities including permeable paving and raingardens

SECONDARY PEDESTRIAN LINKS

The north end of Young Street and the west half of Little Victoria Street will become the secondary pedestrian area that will also have provision for maintenance and service vehicle access. These routes will act as links to the main circulation spine through the campus.

Design opportunities include:

- Planter boxes
- Vertical green walls
- Feature paving
- Feature lighting in pavement

TRANSITION ZONES

Transition zones are pedestrian cross over entry points that signify a change in urban neighbourhood such as from street realm to campus environment which could be either pedestrian only or shared conditions.

Design opportunities include:

- Use of pavement material to produce change
- Signage
- Colour
- Lighting

VIEWLINES

There are long narrow vistas to the campus from surrounding main roads such as Victoria Parade, Napier Street and Gertrude Street. ACU identity and way finding should be the primary design feature to make the campus legible and accessible.

Design opportunities include:

- Innovative features on campus building walls such as murals, vertical sculptures and green walls
- Use of signature signage
- Lighting
- Consolidation of wall materials used at pedestrian level to uniform space that act as a visual symbol representing the identity of the ACU campus

OPEN SPACE AND LANDSCAPE FRAMEWORK

ACU FORECOURT - YOUNG STREET

The generous open area surrounding the new Campus Hub will be composed of large flexible spaces and smaller, more intimate spaces. This forecourt will become the key social hub for the campus and will also be accessible to the public, making a positive contribution to the local public realm.

Design opportunities include:

- Active café precinct
- Creative use of paving lighting
- Landscape details such as seats, bins, lights and feature paving
- Retention of existing trees on Young Street, along with the addition of new trees (subject to soil volume constraints)
- Urban art such as sculptures
- Space for active recreation such as basketball half court
- Large and small grassed spaces

VICTORIA PARADE / NAPIER STREET ENTRY AREA

At the corner of Victoria Parade and Napier Street there is an urban edge that will reinforce the presence of the campus from commuters travelling from the east via a creative entry design.

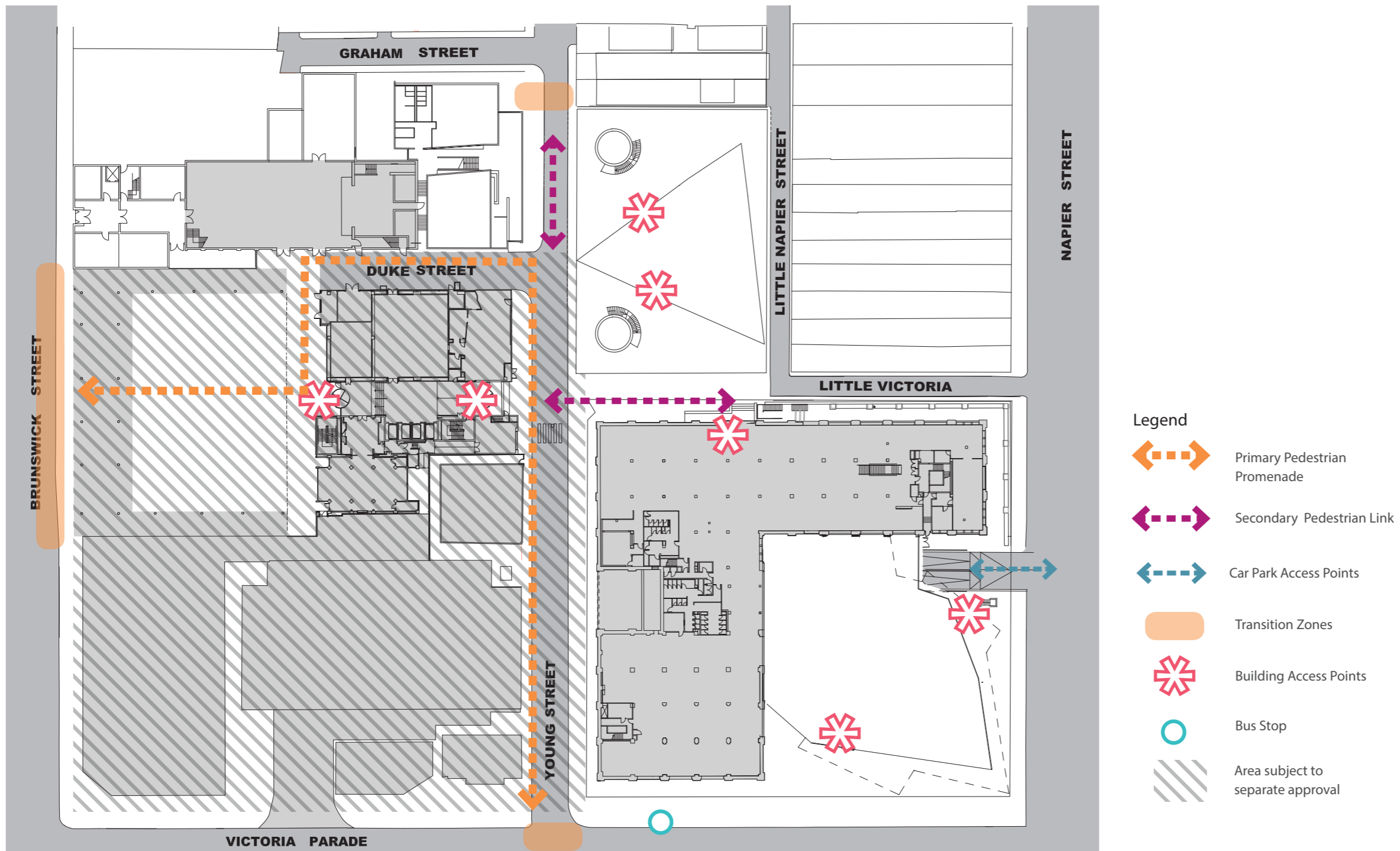
Design opportunities include:

- Integrated seating areas that cater for short stops/meeting points
- Retention of most existing canopy trees, along with the addition of new trees
- Feature paving
- Signage
- Lighting

SAFER SPACES

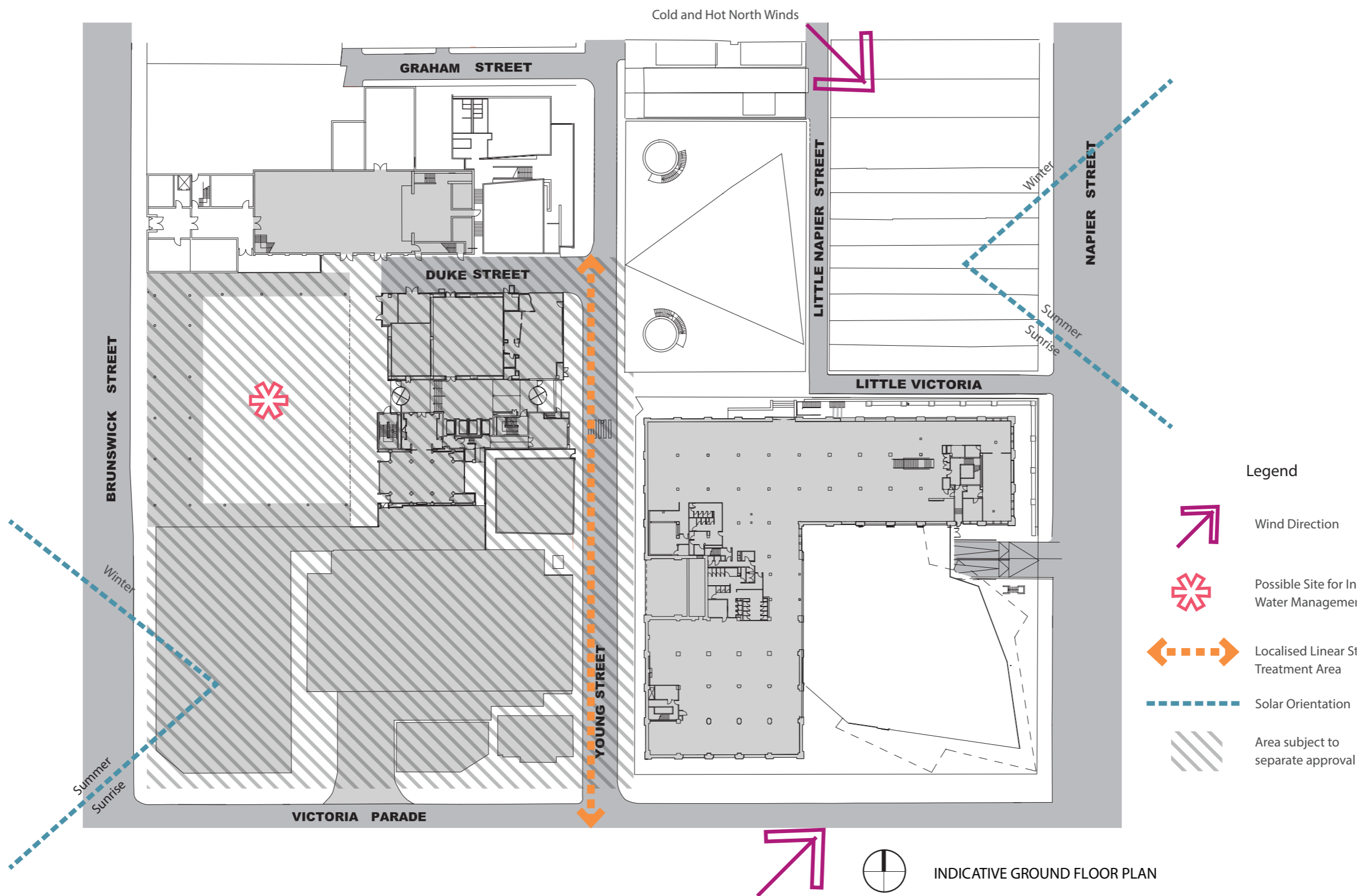
The approach to the landscape design is to increase activity and maximise visual and physical connectivity through the spaces. Lighting will provide an inviting after hours environment and the structure of planting will ensure direct sight lines through low ground level planting and high canopy trees.

4.10.1 ANALYSIS PLAN 1 : ACCESS AND MOBILITY PLAN

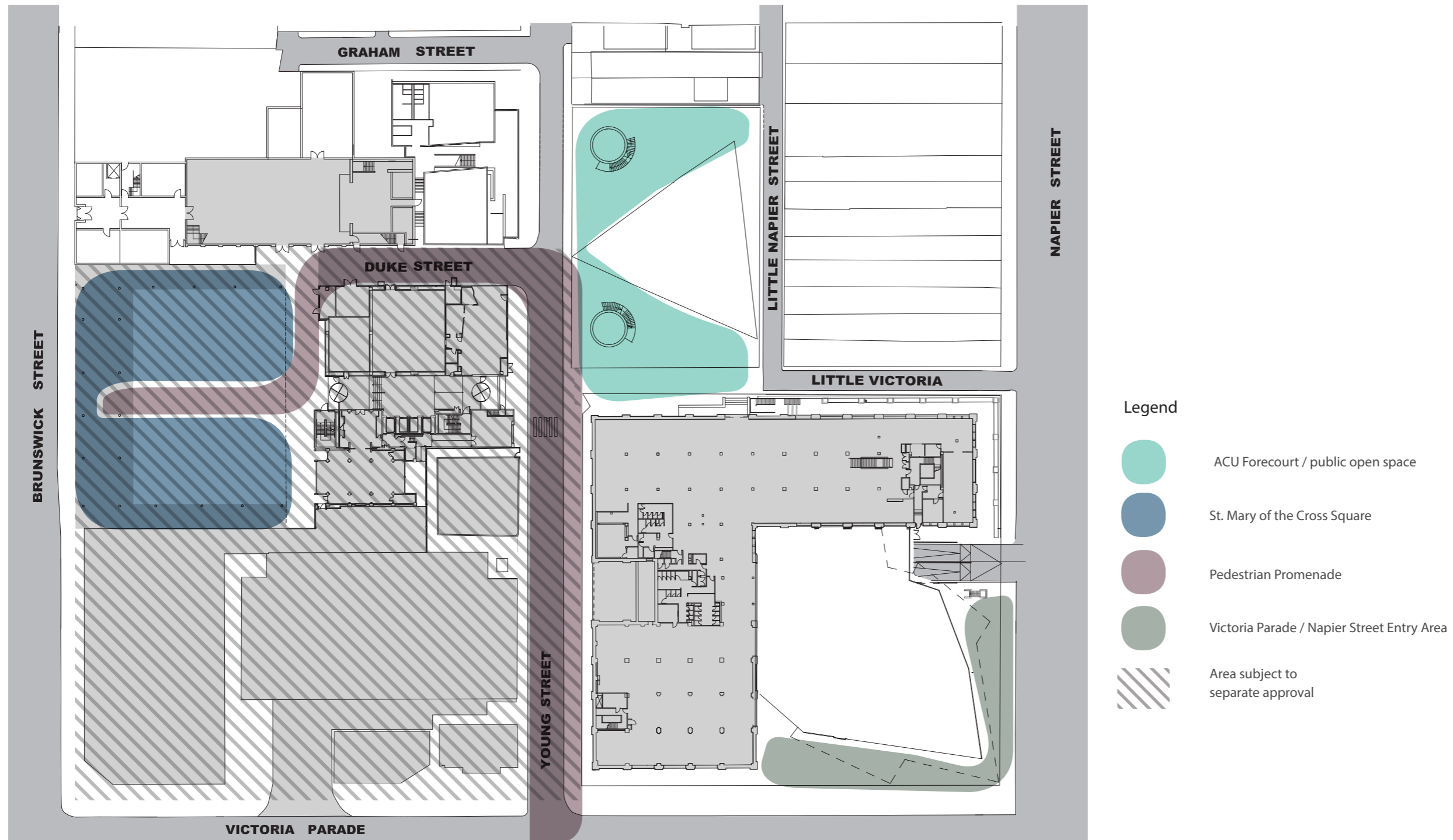


INDICATIVE GROUND FLOOR PLAN

4.10.2 ANALYSIS PLAN 2 : CLIMATE AND SUSTAINABLE FRAMEWORK PLAN

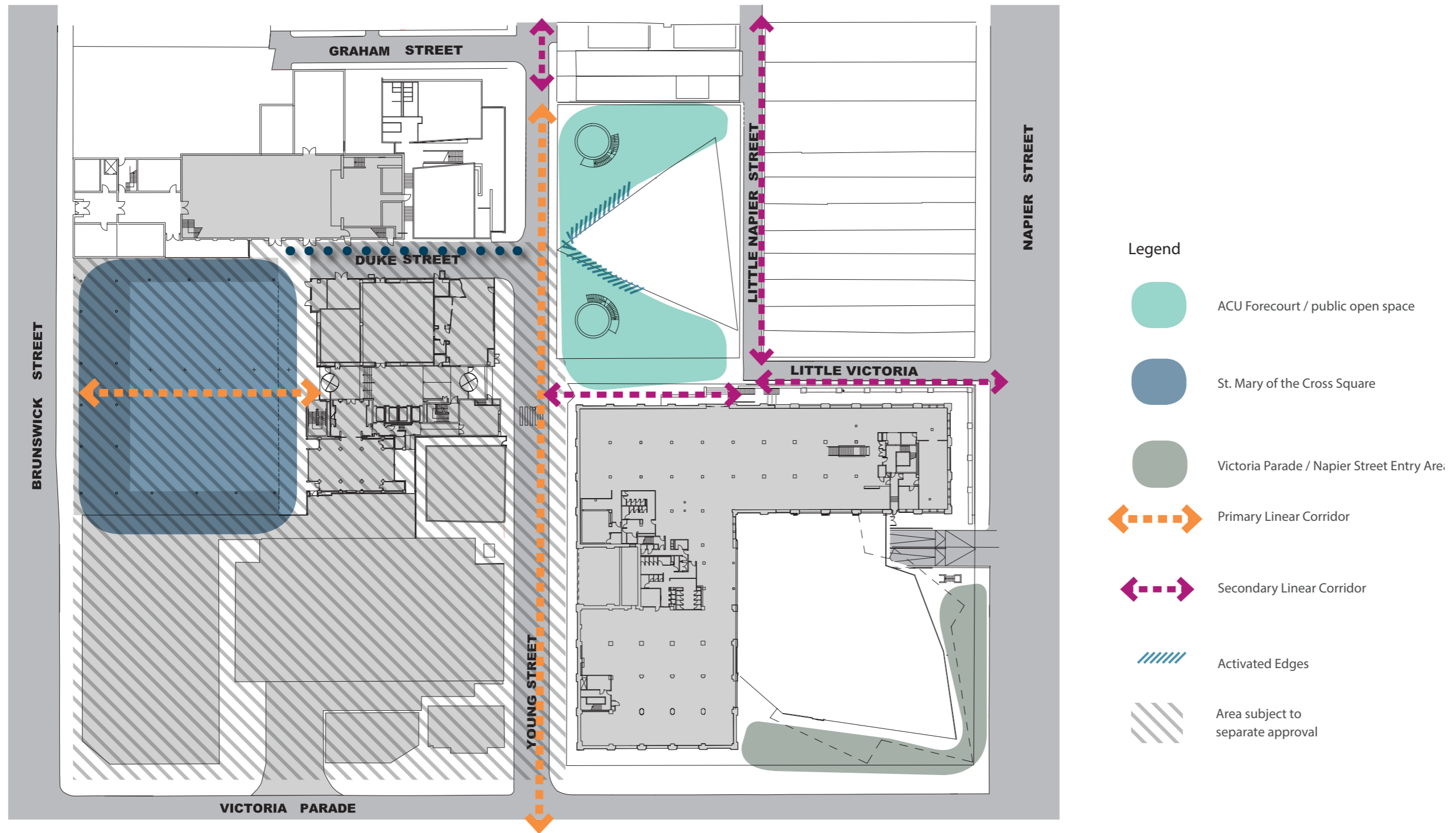


4.10.3 ANALYSIS PLAN 3 : INDICATIVE LANDSCAPE PLAN



INDICATIVE GROUND FLOOR PLAN

4.10.4 ANALYSIS PLAN 4 : OPEN SPACE AND LANDSCAPE FRAMEWORK PLAN



INDICATIVE GROUND FLOOR PLAN

4.10.5 LANDSCAPE CHARACTER

ACU FORECOURT

Intent

- To provide a welcoming, high technology hub in a campus style environment with distinctive landscaping.

Objectives

- To provide good, clear access from surrounding links using signage and lighting.
- To compliment the active edge with distinctive landscape features such as feature paving, urban art and thematic landscaping.
- To provide good, clear access from surrounding links.
- To provide views to the hub from the surrounding streets to reinforce its presence.
- To allow for active and passive recreation
- To be the key social hub for students as well as a public open space providing amenity for the local community.



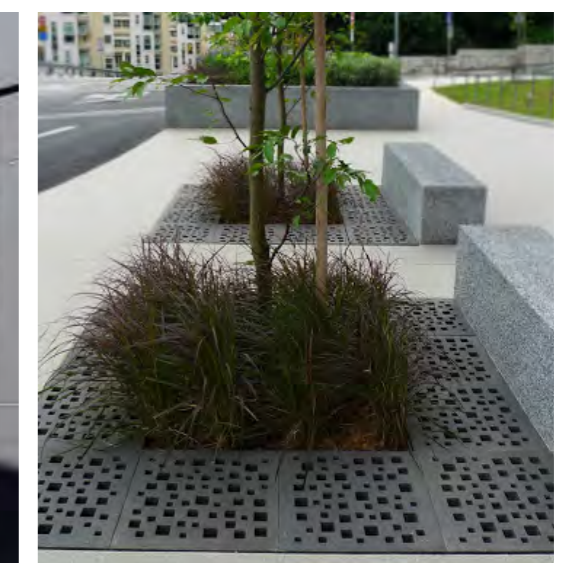
PEDESTRIAN PROMENADE

Intent

To provide for a clear way finding identity through the campus set in a well landscaped environment and prominent connections to the surrounding streets.

Objectives

- To provide distinctive landscape features such as feature paving and thematic vertical landscaping including deciduous canopy trees.
- To incorporate WSUD opportunities including raingardens.
- To provide good, clear access from surrounding links.
- Provide views to the hub from the surrounding streets to reinforce its presence



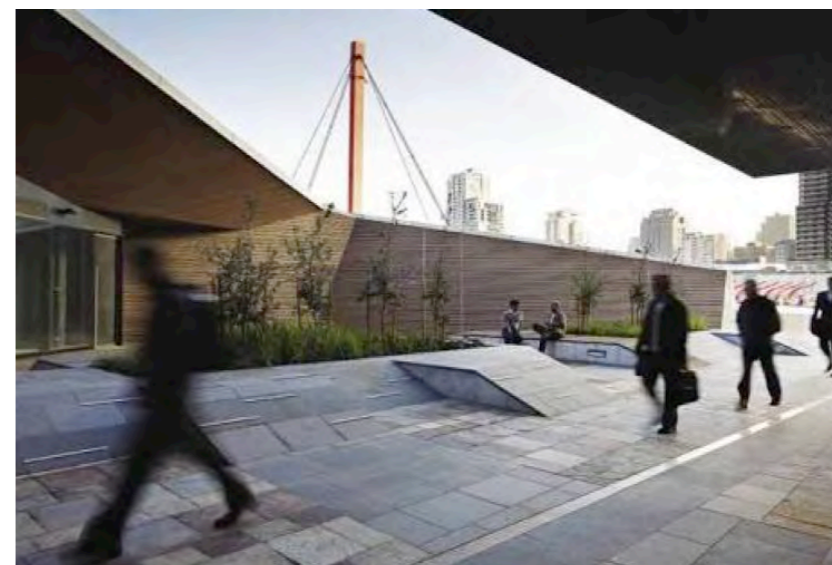
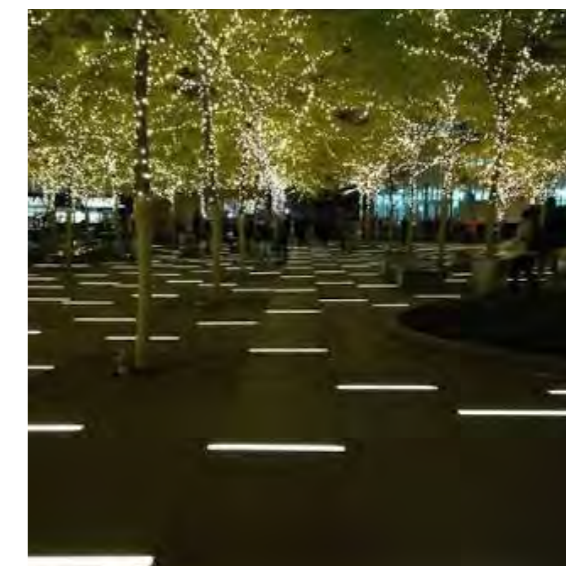
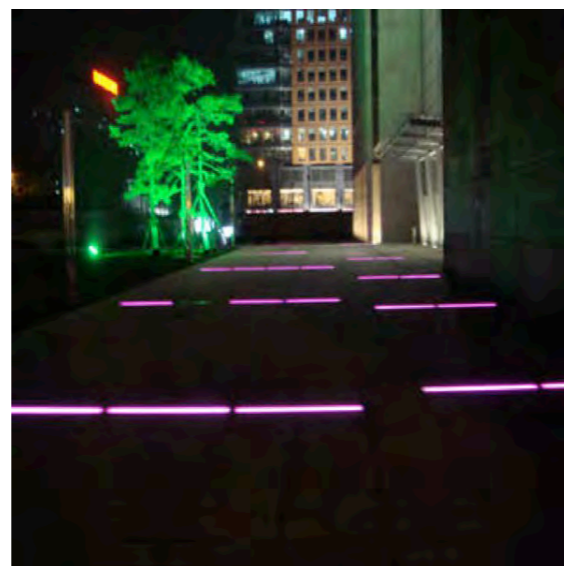
VICTORIA PARADE / NAPIER STREET ENTRY AREA

Intent

To enhance the existing entry to the campus from Victoria Parade

Objectives

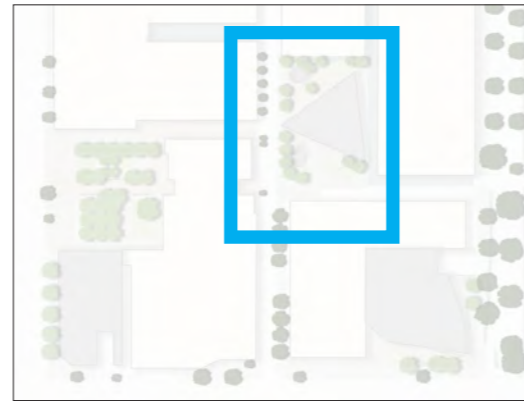
- To provide integrated seating areas that caters for short stops/meeting points.
- To provide distinctive landscape features such as feature paving and deciduous canopy trees.
- Retain the existing tree character of the streets



4.10.6 INDICATIVE LANDSCAPE MASTER PLAN

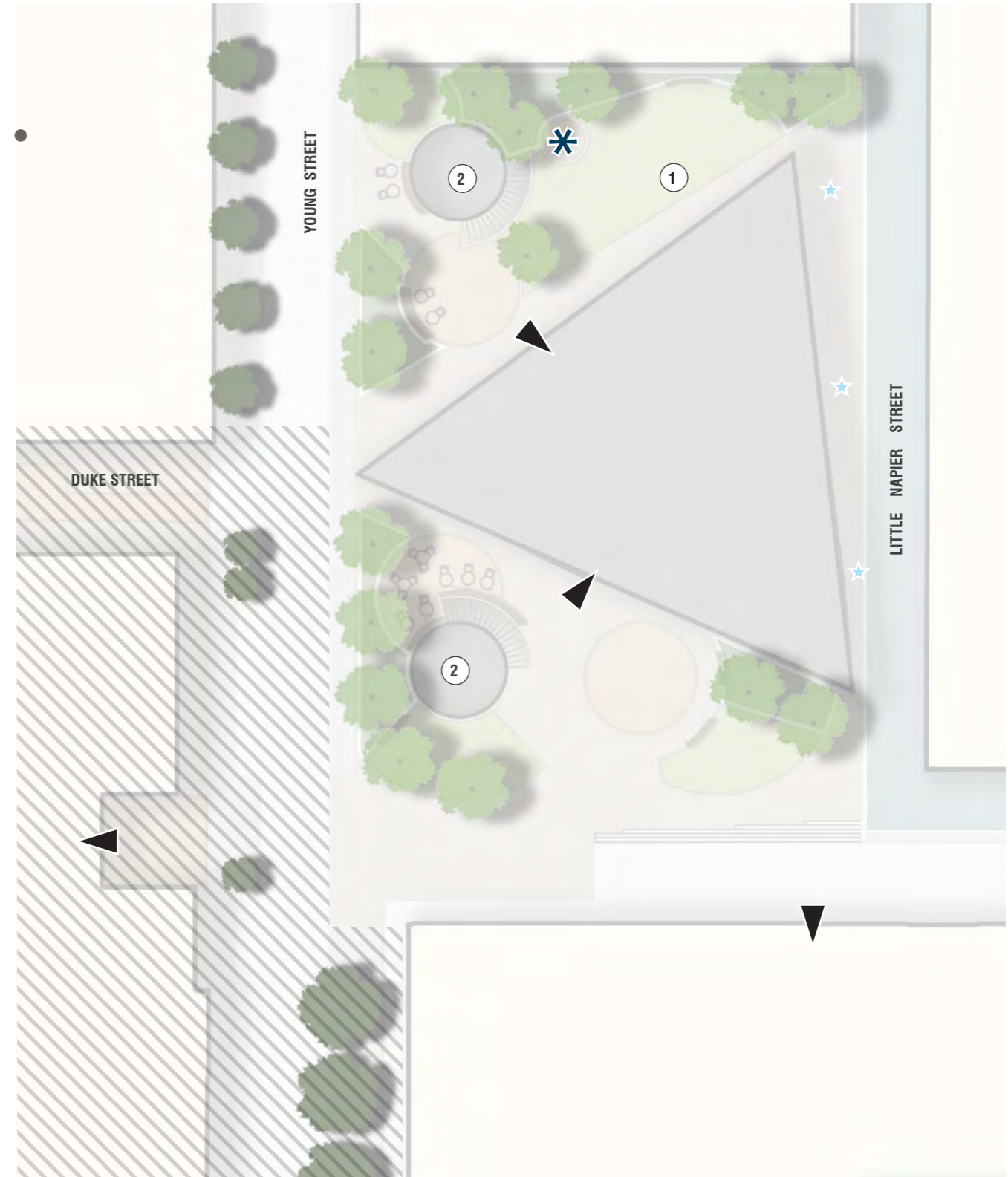


4.10.7 ACU FORECOURT / STUDENT HUB DETAIL PLAN



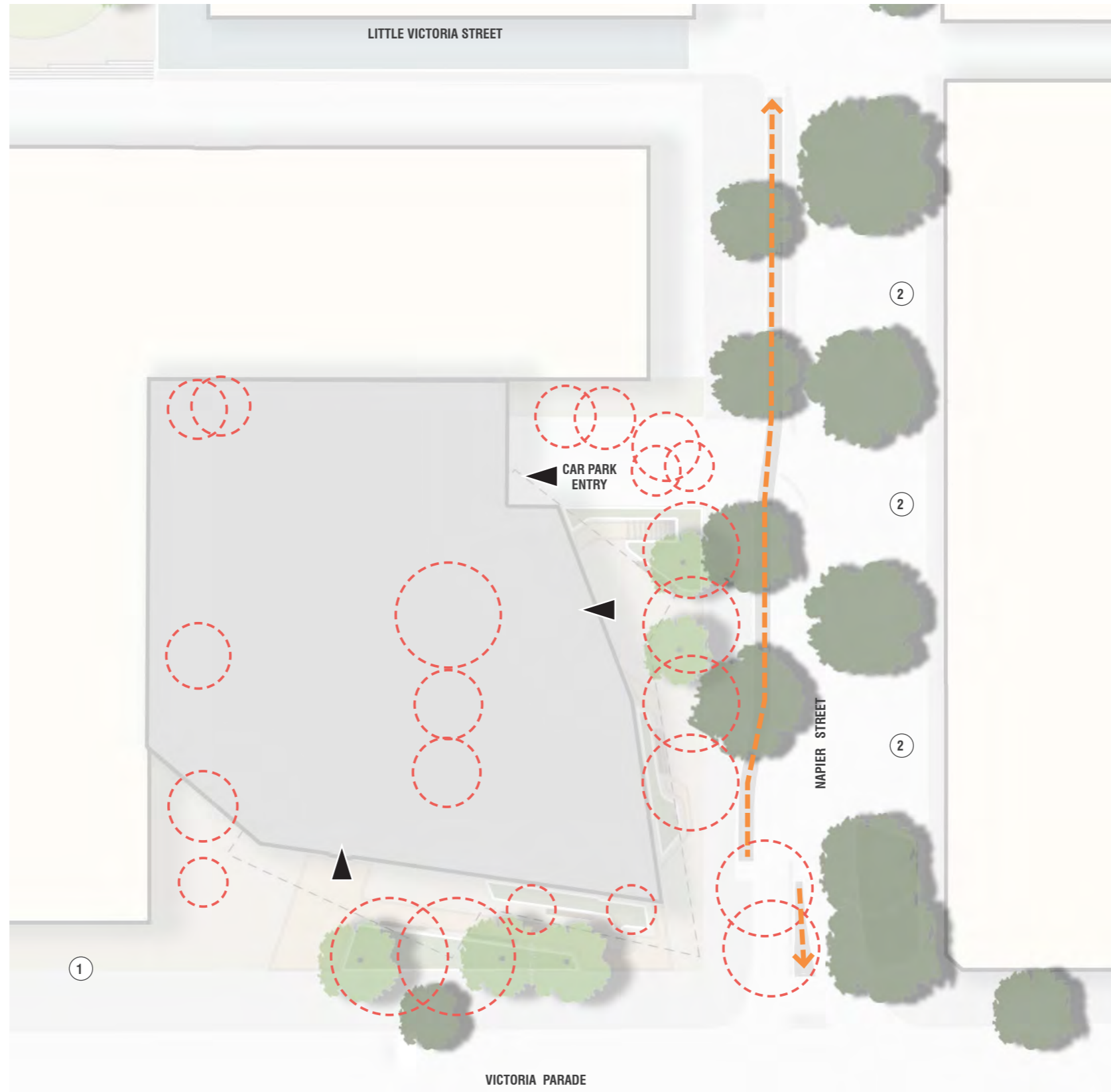
Legend

	Existing trees to be retained		Building entries
	Proposed trees		Signage / Gathering Point
	Integrated bench seating		Sculptural element
	Turf		Laneway lighting (low level to improve safety)
	Planter bed (low shrubs & groundcover)		Campus green
	Feature paving		Light wells
	New paved area		Area subject to separate approval
	Proposed Buildings		
	Laneways		
	Moveable chairs & tables		



SCALE 1:400 @ A3
0 5 10 15 20
NORTH

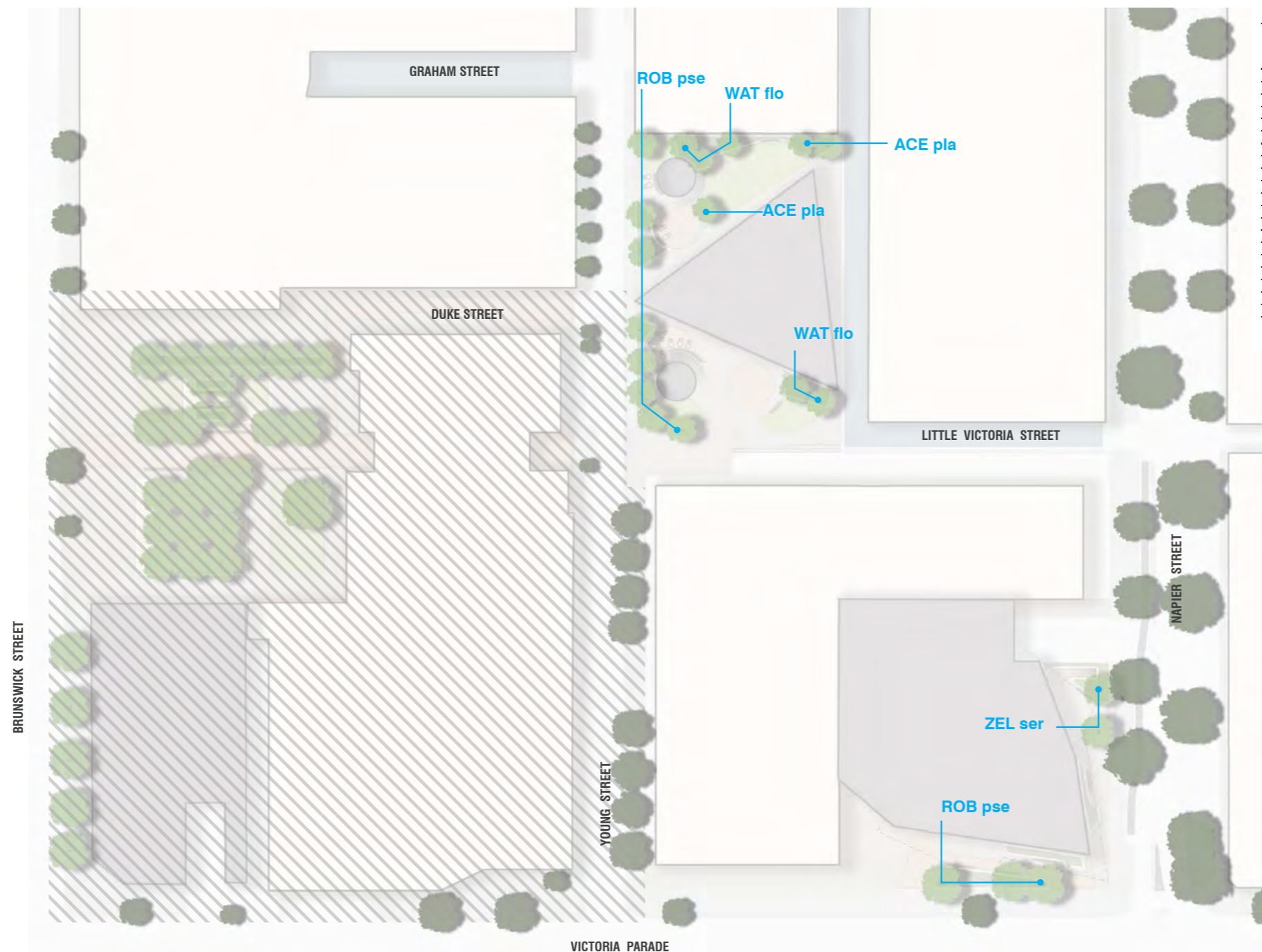
4.10.8 INDICATIVE VICTORIA PARADE ENTRY PLAN



- Legend**
- Existing trees to be retained
 - Existing Trees to be removed
 - Proposed trees
 - Building entries
 - Bike Lane
 - Integrated bench seating
 - Turf
 - Planter bed (low shrubs & groundcover)
 - Feature paving
 - New paved area
 - Proposed Buildings
 - Laneways
 - Bike Share Pod
 - Car parking to be retained

SCALE 1:400 @ A3
0 5 10 15 20
NORTH

4.10.9 INDICATIVE TREE SPECIES






INDICATIVE PLANTING SCHEDULE

Code	Botanical Name	Common name	Pot size	Typical size at maturity (HxW)
TREES				
ACE pla	<i>Acer platanoides</i> 'Crimson Sentry'	Crimson Sentry Maple	100 litre, 2.4m ht	7 x 5m
ROB pse	<i>Robinia pseudoacacia</i> 'Frisia'	Golden Robinia	100 litre, 3.3m ht	7 x 5m
WAT flo	<i>Waterhouisia floribunda</i>	Weeping Lily Pilly	75 litre, 2.0m ht	7 x 5m
ZEL ser	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	100 litre, 3.6m ht	9 x 6m
SHRUBS / TUFTING				
CLU min	<i>Clivia minata</i>	Orange Clivia	150mm pot size	0.7m tuft
DIA cae	<i>Dianella caerulea</i> 'Little Jess'	Little Jess Dianella	150mm pot size	0.4m tuft
DIA eme	<i>Dianella</i> 'Emerald Arch'	Emerald Arch Dianella	200mm pot size	0.4m tuft
LIR mus	<i>Liriope muscari</i> 'Amethyst'	Amethyst Liriope	150mm pot size	0.4m tuft
OPH jap	<i>Ophiopogon japonica</i> 'Nana'	Dwarf Mondo Grass	150mm pot size	0.1m tuft
GROUNDCOVERS & CLIMBERS				
BRA mul	<i>Brachyscome multifida</i>	Cut Leaf Daisy 'Break O' Day'	150mm pot size	0.3 x 0.5m
COP kir	<i>Coprosma kirkii</i>	Creeping Coprosma	200mm pot size	0.6 x 1.2m
COR alb	<i>Correa alba</i> (prostrate form)	Prostrate White Correa	150mm pot size	0.6 x 1.0m
JUN con	<i>Juniperus conferta</i>	Prostrate Juniper	200mm pot size	0.3 x 1.2m
MYO par	<i>Mycoporum parvifolium</i> 'Fine Leaf Form'	Creeping Boobialla	150mm pot size	0.2 x 1.2m
TRA jas	<i>Trachelospermum jasminoides</i>	Star Jasmine	200mm pot size	3m ht
SCA hum	<i>Scaevola humilis</i> 'Purple Fusion'	Purple Fan Flower	150mm pot size	0.2m x 1.0m

Advanced tree min 3 m, tall with 40 mm caliper

Legend

-  Existing trees to be retained
-  Proposed trees
-  Area subject to separate approval

SCALE 1:800 @ A3



4.11 Heritage Matters

The heritage nature of particular built form both on campus and within the surrounding streetscape is an important consideration. Appropriate integration, design characteristics, and the interface to neighbouring heritage built form and streetscapes will be integral to the development.

The proposed building envelopes have been reviewed by heritage consultant Bryce Raworth who has provided the following assessment.



25 October 2016

Re: *Australian Catholic University
Development Plan PLN16-0085 as amended, October 2016*

The following discussion has been prepared at the request of Urbis on behalf of the Australian Catholic University. It comments upon heritage considerations in relation to the amended form of the proposed Development Plan (DP) for the St Patrick's Campus of the Australian Catholic University (ACU) in Fitzroy (drawings dated October 2016), which has been prepared in consultation with Council and the community. It sets out relevant heritage considerations that have informed the design and location of new works anticipated through the amended DP, drawing largely upon an earlier letter that addressed the DP documentation submitted to Council in December 2015. The DP and proposed Development Plan Overlay (DPO) are intended to guide future planning permit applications for development at this campus, within the DPO area. The campus is located in the block bounded by Brunswick Street, Napier Street, Victoria Parade and Gertrude Street.

In the amended DP the proposed envelope has been altered to decrease the associated impacts upon views within the South Fitzroy Heritage Overlay precinct, and more specifically to decrease the visual impact associated with its height and bulk as seen from the north within Napier Street and the immediate environs of the site. The changes include a reduction in height by two storeys and increases to setbacks to the upper levels of the proposal relative to the Napier Street frontage. These changes are discussed in more detail on page 5 below.

The focus of future change countenanced in the DP is to be located at the Victoria Parade frontage of the site, away from residential properties further north. New buildings are anticipated at 115B Victoria Parade (corner of Napier Street) and 81-89 Victoria Parade (corner of Brunswick Street) – not part of the DP land. The Mary Glowrey building, the former Commonwealth Note and Stamp Printing Building, will be refurbished and extended. The site of the current car park site at 28-42 Young Street will also be redeveloped, and the amended DP includes some indication of what is proposed for that site.

This commentary draws upon inspections of the site and its surrounds and a review of relevant heritage studies and planning scheme documents including the City of Yarra's heritage policy at clause 22.02. In addition, regard has been had for the buildings and streetscapes adjacent this site, which is within the South Fitzroy Heritage Overlay precinct, HO334, and for the building gradings found in Council's heritage database. A copy of heritage advice provided to Council by its heritage advisor has also been reviewed and has informed the amendments to the DP.

The heritage overlay precinct that includes the subject land and the land to the north, east and west, the South Fitzroy precinct, is a key consideration in the development of the ACU land, and it is important that new built form acknowledge the sensitivity of the South Fitzroy precinct and nearby heritage buildings. Development of the ACU land is subject to the heritage overlay and will be assessed against the relevant heritage policies.

The statement of significance for HO334 in the *City of Yarra Heritage Review* (2007) states that:

The South Fitzroy Heritage Overlay Area is significant:

- *As the earliest urban area outside the Melbourne City grid to be settled in the Melbourne municipality, with several buildings from the mid nineteenth century surviving as testimony to its early establishment;*
- *For the unusually high number of early Victorian-era and some Regency period buildings, being generally simply detailed and a clear reflection of the early date of Fitzroy's settlement.*
- *As evidence of early government planning controls or Acts of Parliament, from the 1850s, that aimed to solve street alignment problems in this privately planned suburb, arising from a hitherto lack of co-ordination between neighbouring allotment owners;*
- *As a good example of the successful application of the Act for Regulating Buildings and Party Walls, and for Preventing Mischief by Fire in the City of Melbourne (Melbourne Building Act 1849), which forced the use of fireproof construction and gave South Fitzroy a character distinct from other inner suburbs such as Richmond and Collingwood, that have a greater proportion of Victorian-era timber buildings.*
- *As a substantially intact collection of predominantly mid to late nineteenth and early twentieth century building stock, interspersed with well preserved inter-war residential, commercial, retail and industrial buildings that contribute to the historical character of the area.*
- *For the relatively large number of individually significant buildings, being predominantly solid masonry rather than clad with timber, largely as a result of the Melbourne Building Act, 1849.*
- *For the ornate and exuberant detail of many late nineteenth and early twentieth century buildings in the suburb, reflecting the affluence of many of the inhabitants of this area, particularly in the late 19th century.*
- *For the early street, lane and allotment layouts, some original bluestone kerbs, paving and guttering, and some mature exotic street trees, providing an appropriate setting for this collection of residential, retail, commercial and industrial buildings.*
- *For the landmark qualities of some large factory and warehouse buildings from the late 19th and earlier 20th century, such as the MacRobertson confectionary complex which are significant features in the skyline of this predominantly low rise suburb; and*
- *For the major early institutions that developed on its fringes, in particular, St Vincent's Hospital and The Convent of Mercy, as closely linked with the area's history, education and welfare within the metropolitan area.*

The statement of significance for the former Commonwealth Note and Stamp Printing Building at 115 Victoria Parade (now known as the Mary Glowrey building) is as follows:

What is significant?

The Commonwealth Note and Stamp Printing department ... was created in 1929-1931 for the Australian Commonwealth Government and has close historical associations with that important function.

The place has a fair integrity to its creation date (now altered cosmetically, as conversion to university; car park at rear and side).

Fabric from the creation date at the Commonwealth Note and Stamp Printing department, former is locally significant within the City of Yarra, compared to other similar places from a similar era.

How is it significant?

The Commonwealth Note and Stamp Printing department, former at 115 Victoria Parade, Fitzroy is historically significant to the locality of Fitzroy and the City of Yarra.

Why is it significant?

The Commonwealth Note and Stamp Printing department is significant as the former origin of all legal tender in Australia, receiving extensive publicity on its completion and with suitably monumental Greek Revival styling.

It is to be noted that alterations to the former Commonwealth Note and Stamp Printing Building have been somewhat more than cosmetic – this statement of significance seems to predate a number of works that have been completed within the site, the additions to the southern facade and to the east elevation of the main, southern wing in particular. In addition, most of the windows have been replaced with simple modern glazing in place of the original steel framed windows. The northern wing has been similarly altered.

Yarra's heritage policy at Clause 22.02-5.7.1 provides detailed guidelines for new development and alterations and additions heritage overlay areas, with key policy including the following:

Encourage the design of new development and alterations and additions to a heritage place or a contributory element to a heritage place to:

- *Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.*
- *Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.*
- *Be visually recessive and not dominate the heritage place.*
- *Be distinguishable from the original historic fabric.*
- *Not remove, cover, damage or change original historic fabric.*
- *Not obscure views of principle façades.*
- *Consider the architectural integrity and context of the heritage place or contributory element.*

Encourage setbacks from the principal street frontage to be similar to those of adjoining contributory buildings; where there are differing adjoining setbacks, the greater setback will apply.

Encourage similar façade heights to the adjoining contributory elements in the street. Where there are differing façade heights, the design should adopt the lesser height.

Clause 22.02-5.7.2 encourages the following specific requirements with regard to corner sites and sites with dual frontages:

Encourage new building and additions on a site with frontages to two streets, being either a corner site or a site with dual street frontages, to respect the built form and character of the heritage place and adjoining or adjacent contributory elements to the heritage place.

Encourage new buildings on corner sites to reflect the setbacks of buildings that occupy other corners of the intersection.

This Clause also includes specific requirements for upper level additions to Industrial, Commercial and Retail Heritage Places or Contributory Elements:

Encourage new upper level additions and works to:

- *Respect the scale and form of the existing heritage place or contributory elements to the heritage place by being set back from the lower built form elements. Each higher element should be set further back from lower heritage built forms.*
- *Incorporate treatments which make them less apparent.*

The extent of development proposed under the DP is substantial and will lead to appreciable change in the built form of the campus and associated change to views and character within adjoining streets. This said, the DP seeks to realise this substantial change in such a manner as to achieve an acceptable level of compliance with the heritage policy.

The VCAT approval for a fourteen storey development at the corner of Brunswick Street and Victoria Parade, ie 81-89 Victoria Parade (Premier Projects Pty Ltd v Yarra CC [2007]; VCAT reference no. P2540/2006), establishes a relevant benchmark for redevelopment along this part of Victoria Parade and within the ACU campus. While there are buildings along Victoria Parade within the context of the site that are of individual heritage significance, the streetscape to this part of Victoria Parade is of mixed character, is not of particular significance, and lends itself to higher development. The scale of current and proposed development to the west of ACU along Victoria Parade, at the St Vincent Hospital sites, and the scale of buildings to the south side of Victoria Parade, also suggest that built form of substantial scale may be considered in the Victoria Parade context.

The amended DP contemplates a new building of 12 storeys on the carpark site at the corner of Victoria Parade and Napier Street, known as 115B Victoria Parade. This is to be attached to the east side of the former Commonwealth Note and Stamp Printing Department Building at 115 Victoria Parade, and also to the south side of the northern wing of the Commonwealth Note and Stamp Printing Department Building.

The new building is to provide a new major point of entry to the campus, and will utilize the lift and stair 'core' attached to the east side of the heritage building. The existing glazed entry and disabled access ramp addition to the front of 115 Victoria Parade will be removed and that part of the facade reinstated.

The residential streetscapes to Napier Street to the east and north of the site at 115B Victoria Parade include heritage buildings of one and two storeys, with two storeys being predominant. It is a fine heritage street, particularly to the north of ACU. On this basis it is appropriate that new built form be very carefully designed to limit impact upon the character, appearance and significance of the streetscapes to Napier Street.

Young Street, located more centrally in relation to the ACU land holdings, is less significant at its southern end, already containing built form of scale, but includes a heritage building at the Victoria Parade corner, west side, and the former Commonwealth Note and Stamp Printing Department Building on the east corner.

The DP concept for ACU at 115B Victoria Parade proposes to:

- Remove the existing glazed entry and disabled access ramp from the front facade of 115 Victoria Parade.
- Consolidate the entry for both 115 and 117 Victoria Parade to create an active and prominent entry.
- Angle the entry and south elevation to 115B Victoria Parade back from the alignment of 115 Victoria Parade in order to reveal the robust corner detailing of 115 Victoria Parade. This corner will remain visible in views from Victoria Parade, with the angled form of the new works providing a 'setback' against the heritage building.
- Use a similar strategy to provide views to the eastern wing of the Mary Glowrey building (former Commonwealth Note and Stamp Printing Department).
- Integrate the floor plans of 115 Victoria Parade and 115B Victoria Parade, the new building being attached to a side of 115 Victoria Parade that has already been the subject of considerable modification and additions.
- The new built form will in part overhang 115 Victoria Parade, albeit with a degree of vertical separation that will enable the two forms to read separately.
- The building adopts a stepped profile to create a height relationship with the built form along Napier Street.
- An addition of three levels to the rear part of the northern wing of the Mary Glowrey building (former Commonwealth Note and Stamp Printing Department), well set back from Napier Street in accordance with heritage policy for upper level additions to industrial buildings.

The existing car park building at 28-42 Young Street will be demolished and replaced with a low rise building that incorporates an open plaza or community space at ground level. The development of this part of the campus is not seen to raise heritage issues insofar as it is in a highly altered environment with negligible heritage fabric to its streetscape.

Having regard for the DP, it is apparent that the anticipated works will result in substantial change and to some extent impacts upon heritage values and views, relative to both the former Commonwealth Note and Stamp Printing Department Building and the streetscapes extending to the north along Napier Street and to the east along Victoria Parade. This said, the DP seeks to limit these impacts through focusing change within the already altered environment of Victoria Parade, at the very southern edge of the South Fitzroy precinct.

As noted, a number of changes introduced in the amended design seek to limit the appearance of scale and bulk in terms of views from the north, particularly in Napier Street. The view analysis provided for the amended DP compares the massing of the form as originally contemplated in 2015, the massing of the form as revised in September 2016, and a indication of the architectural treatment that may accompany the revised massing.

The key amendments to the DP scheme in relation to heritage considerations are as follows.

Reduction in height

The DP scheme submitted to Council in December 2015 was of 14 storeys plus plant. The present scheme is reduced to 12 storeys plus plant. The reduction in height result in a lessening of the visibility and visual impact of the proposal in terms of the view analysis provided in the DP documentation. This is apparent in each of the views assessed within the documentation, including views along Napier Street from the north. The documentation shows that in these views from the north the building is not only apparently lower in terms of the number of storeys per se, but that the plant level is also less visible, further diminishing the apparent bulk of the envelope in these views.

Podium design along Napier Street

The podium to Napier Street is effectively of 6 storeys, albeit with the Ground and Lower Ground floors being relatively open and setback. The treatment of the podium to Napier Street is not substantially changed, although the setback has increased at ground floor relative to the south face of the northern wing of the former Commonwealth Note and Stamp Printing Department Building, and marginally decreased at the floors above. However, it is acknowledged that the podium should respond to some degree to the streetscape condition of buildings that are aligned with the property boundaries.

Setbacks of higher levels from Napier Street

The upper levels of the proposal have generally been increased relative to Napier Street, particularly in terms of levels 6 & 7 (and above). At levels 6 & 7 the setbacks are essentially twice those of levels 7-9 in the previous concept, with the minimum dimension from Napier Street increasing from 8.28m to 17.1m. The various alignments of the faces of the upper levels have also changed, further reducing the visual bulk in terms of views along Napier Street. The built form remains visible, but is viewed as being appreciably further from the alignment of the street than in the earlier scheme.

Additional structure to support new levels above northern wing of the former Commonwealth Note and Stamp Printing Department Building

The DP concept has consistently included an addition of 3 storeys (plus plant and undercroft space) above the northern wing of the former Commonwealth Note and Stamp Printing Department Building. The setbacks of this built form have been increased relative to Napier Street, and the modelling has altered. These changes help limit visual impact in terms of views from the north.

This said, an element of the scheme that was not previously contemplated is the provision of additional structure to the exterior of the host building to assist in supporting the new levels. The additional structure will comprise new piers or columns that will be attached to the existing vertical structure of the host building, in a manner that is intended to complement rather than disrupt the articulation and character of that building. The easternmost pier carries angled struts that support an overhanging section of the new envelope. This new structure is to be sited well back from Napier Street and will result in minimal change to the character and appearance of the additions as seen from the north within Napier Street.

Details and materials

The DP scheme includes an indication of how the architecture of the proposal might be resolved. This is essentially limited to an indicative arrangement of glazing and walls, with some suggestion of a pale colour or white as the primary finish to greater part of the building. The architects have documented a range of indicative materials illustrating options that may be considered as the design is further refined. This said, the materials, finishes and colours have not been determined at this stage, and will be subject to further amendment and refinement as part of a future permit application process.

Conclusion

The original DP scheme of December 2015 was developed having regard for the potential for impacts upon the setting of the former Commonwealth Note and Stamp Printing Department Buildings and upon views within Napier Street and Victoria Parade, having regard for the location at Victoria Parade and taking a 'whole of planning' view that accepts the importance of ACU within this precinct and within the City of Yarra. In the present amendments to the form and scale of the built form anticipated in the DP, a concerted attempt has been made to further limit impacts upon buildings, views and the broader heritage overlay precinct, while still seeking to achieve ACU's requirements.

Bryce Raworth and Carolynne Baker

4.12 Possible ESD Principles

ACU promotes a holistic view of sustainability and embraces the need to be a leader, a good neighbour and a global citizen. The following principles summarise the way that ACU and their project team will progress the projects within the Development Plan.

PURSuing THE COMMON GOOD

Part of ACU's mission is to pursue the common good. Within the context of this Development Plan, this is translated as the following:

- Demonstrating environmental stewardship through the application of recognised frameworks, such as the City of Yarra's Built Environment Sustainability Scorecard (BESS) and Green Star.
- Being a place-maker by providing spaces for community use
- Protecting heritage value through considered and sensitive design

ENHANCING USER EXPERIENCE

The success of education buildings relies in part on the user experience they provide. In this case, users includes students, academic and administrative staff, and the community. Research has shown that our local environment can influence our health, wellbeing and productivity. As such, the Development Plan will enhance the user experience through:

- High quality daylight and artificial lighting
- Good indoor air quality
- Good acoustics
- High levels of thermal comfort
- Desirable external spaces and microclimates (wind, rain, sun, heat island etc)
- Opportunities to connect to nature
- Cyclist facilities

PROGRESSING WITH CONFIDENCE

We live in an uncertain world, with a changing climate, increasing rate of change in pedagogy and student needs, and rising utility prices. Through design and project processes such as those listed below, the projects within the Development Plan will give ACU, the City of Yarra and surrounding community confidence.

- Design for future climate
- Flexible and adaptable buildings and spaces
- Efficient consumption, onsite generation of energy, and capture and reuse of water
- Quality control in design, construction and operation (e.g. planning and building code compliance, as-built green star rating, commissioning, tuning, metering and monitoring)

SAVING MONEY

Sustainability initiatives provide an opportunity for ACU to save money upfront and in the long term. The projects within the Development Plan will be vigilant for opportunities to reduce costs, enabling ACU to focus its spending in higher value areas.

- Energy efficiency leading to smaller plant (chiller, substation etc) size
- Durable materials and finishes
- Appropriate access for maintenance
- Efficient consumption, onsite generation of energy, and capture and reuse of water

BESS CATEGORY	CREDIT	CREDIT SUMMARY	DEVELOPMENT PLAN RESPONSE
Management	Pre-application meeting		To be part of building design stage.
	Thermal performance modelling	Preliminary Section J glazing assessment undertaken.	To be part of building design stage.
	Building users guide	A building users' guide be produced and issued to occupants.	To be part of building design stage.
Energy	Greenhouse Gas Emissions	Reduction in emissions compared to a code compliant reference building	To be part of building design stage. The development plan notes that appropriate solar controls, such as external shading and screens, expect to be added to the façade as part of design optimisation.
	Peak Demand	Has the instantaneous (peak-hour) demand been reduced by >20%	As for Greenhouse Gas Emissions above.
	Energy consumption (Electricity and Gas)	Is the annual electricity consumption >10% below the benchmark Is the annual gas consumption >10% below the benchmark?	As for Greenhouse Gas Emissions above.
	Car Park Ventilation	If you have a basement carpark, is it either: (a) fully naturally ventilated (no mechanical ventilation system), or (b) use Carbon Monoxide monitoring to control the operation and speed of the ventilation fans?	To be part of building design stage. Car park ventilation will use carbon monoxide control.
	Domestic Hot Water	Does the hot water system use >10% less energy (gas and electricity) than the reference case?	To be part of building design stage.
	External lighting	The external lighting is controlled by a motion detector.	To be part of building design stage.
	Internal lighting	The maximum illumination power density (W/m ²) in at least 90% of the relevant Building Class is at least 20% lower than required by Table J6.2a of the NCC BCA (2013) Volume 1 Section J (Class 2 to 9).	To be part of building design stage. All external lighting to be controlled by PE sensors and time clocks.
Water	Rainwater capture and reuse.	Installation of rainwater tanks and reticulation of captured rainwater for reuse (e.g. toilet flushing, irrigation).	To be part of building design stage. Space for rain water storage has been allowed for within the basement as part of the building massing.
	Fixtures and fittings	WELS rating of water fixtures, fittings and connections.	To be part of building design stage.
	Water efficient landscaping	Water efficient landscaping is installed.	To be part of building design stage.
	Fire test system water	Measures have been taken to reduce water consumption when testing fire safety systems.	To be part of building design stage. Space for capture and reuse of fire system test water has been allowed for within the basement as part of the building massing.
Stormwater	Stormwater treatment	Best practice stormwater management is demonstrated.	As for Rainwater capture and reuse above. The overflow from the rainwater tank will have appropriate treatment to improve the quality of discharged stormwater quality.
IEQ	Daylight access - non-residential	Percentage of the nominated area has at least 2% daylight factor.	To be part of the building design stage.

BESS CATEGORY	CREDIT	CREDIT SUMMARY	DEVELOPMENT PLAN RESPONSE
Transport	Bicycle parking – non-residential	The planning scheme requirements for employee bicycle parking been exceeded by at least 50%.	Refer to section 4.6 for proposed bicycle parking facilities.
	Bicycle parking – non-residential visitor	The planning scheme requirements for visitor bicycle parking been exceeded by at least 50%.	Refer to section 4.6 for proposed bicycle parking facilities.
	End of trip facilities - non-residential	End of trip facilities provided with: 1 shower for the first 5 bicycle spaces plus 1 for each 10 bicycles spaces thereafter. Changing facilities adjacent to showers. One secure locker per required bicycle space in the vicinity of the changing / shower facilities.	End of trip facilities will be provided across the campus, the detail will follow at the planning permit stage.
	Electric vehicle infrastructure	Facilities for the charging of electric vehicles are provided.	Refer to Integrated Transport and Access Plan in appendices
	Car share scheme	A formal car sharing scheme has been integrated into the development.	Refer to Integrated Transport and Access Plan in appendices
	Motorbikes/mopeds	A minimum of 5% of vehicle parking spaces are designed and labelled for motorbikes (must be at least five motorbike space).	Refer to Integrated Transport and Access Plan in appendices
Waste	Construction waste management	There is a commitment to re-use and recycle construction & demolition waste.	To be part of building design stage.
	Building re-use	If the development is on a site that has been previously developed, at least 30% of the existing building has been re-used.	Existing building is being retained in full.
	Food & garden waste	Facilities are provided for on-site management of food and garden waste.	To be considered as part of building design stage.
	Convenience of recycling	The recycling facilities are at least as convenient for occupants as facilities for general waste.	Spatial allowance has been considered as part of the Development Plan
Urban Ecology	Communal spaces	There is at least the following amount of common space (m ²): 1m ² for each of the first 50 occupants, an additional 0.5m ² for each occupant between 51 and 250, and an additional 0.25m ² for each occupant above 251.	To be part of building design stage.
	Vegetation	Percentage of the ground area of the site that is covered with vegetation.	Refer to landscape master plan
	Green roof	The development includes outdoor terraces .	To be considered as part of the building design stage.
	Green wall or façade	The development incorporates a green wall or façade.	To be considered as part of building design stage.
	Food production - non-residential	There is at least 0.25m ² of space per occupant dedicated to food production.	To be considered as part of building design stage.

5.0 CONCLUSION

The Development Plan has been developed in line with ACUs Vision for the St Patrick's Campus and will guide key developments within the Development Plan Overlay area for the coming decade.

The Development Plan will guide development of the parts of ACU subject to the Development Plan Overlay in accordance with the Yarra Planning Scheme.

Through the Development Plan the projects will improve the public realm through providing new landscaping opportunities, open space and pedestrian connectivity through the campus. The new building projects will continue ACUs tradition of providing excellent teaching and learning spaces.