

1.4 The Archdiocese, ACU and the Memorandum of Understanding

The Roman Catholic Archdiocese of Melbourne (Archdiocese), together with others, formed the ACU to establish and conduct the Australian Catholic University. In its conduct of the University, the ACU shares common objectives with the Archdiocese. The Archdiocese conducts many Church and other activities from St Patrick's Cathedral and other properties in the vicinity of the St Patrick's Campus.

The Archdiocese and ACU have entered into a Memorandum of Understanding (MoU) to identify and meet the common property arrangements in and around the St Patrick's Campus. As part of this MoU, the parties agreed to develop and adopt a master plan and design solution of Australian excellence for the land on and adjacent to Victoria Parade that provides an appropriate balance of built form and open space on the St Patrick's Campus.

The purpose of developing the Master Plan is to clearly communicate the plan for future sustainable development and provide long term certainty for all in relation to proposed property usage, infrastructure development and operational matters.

Recognising the value of the relationship between the ACU and the City of Yarra, the two parties have agreed to:

- strengthen the relationship between the Council and the ACU to ensure there is a high-level of strategic co-ordination between the two organisations
- facilitate the development and management of joint projects which realise broad community benefits
- collaborate to promote key initiatives undertaken by the ACU and the City of Yarra.

A key focus area of the agreement includes broad objectives for Place Making and Urban Design for the St Patricks Campus. These objectives are to:

- collaborate on placemaking initiatives in the Campus by ensuring that preliminary consultations between Council and the ACU take place at the conceptual stage concerning the ACU's capital works programs
- ensure that there are best outcomes for the broader community through the design of urban spaces and the interface between ACU and Council land
- ensuring the integrity of the site's heritage features are maintained.



Australian Catholic University, St Patrick's Campus, 115 B (117) Victoria Parade, Fitzroy



Australian Catholic University, St Patrick's Campus - St Mary of the Cross monument



Students at Australian Catholic University, St Patrick's Campus



Students at Australian Catholic University, St Patrick's Campus

1.5 ACU Vision, Expansion and Consolidation Plans

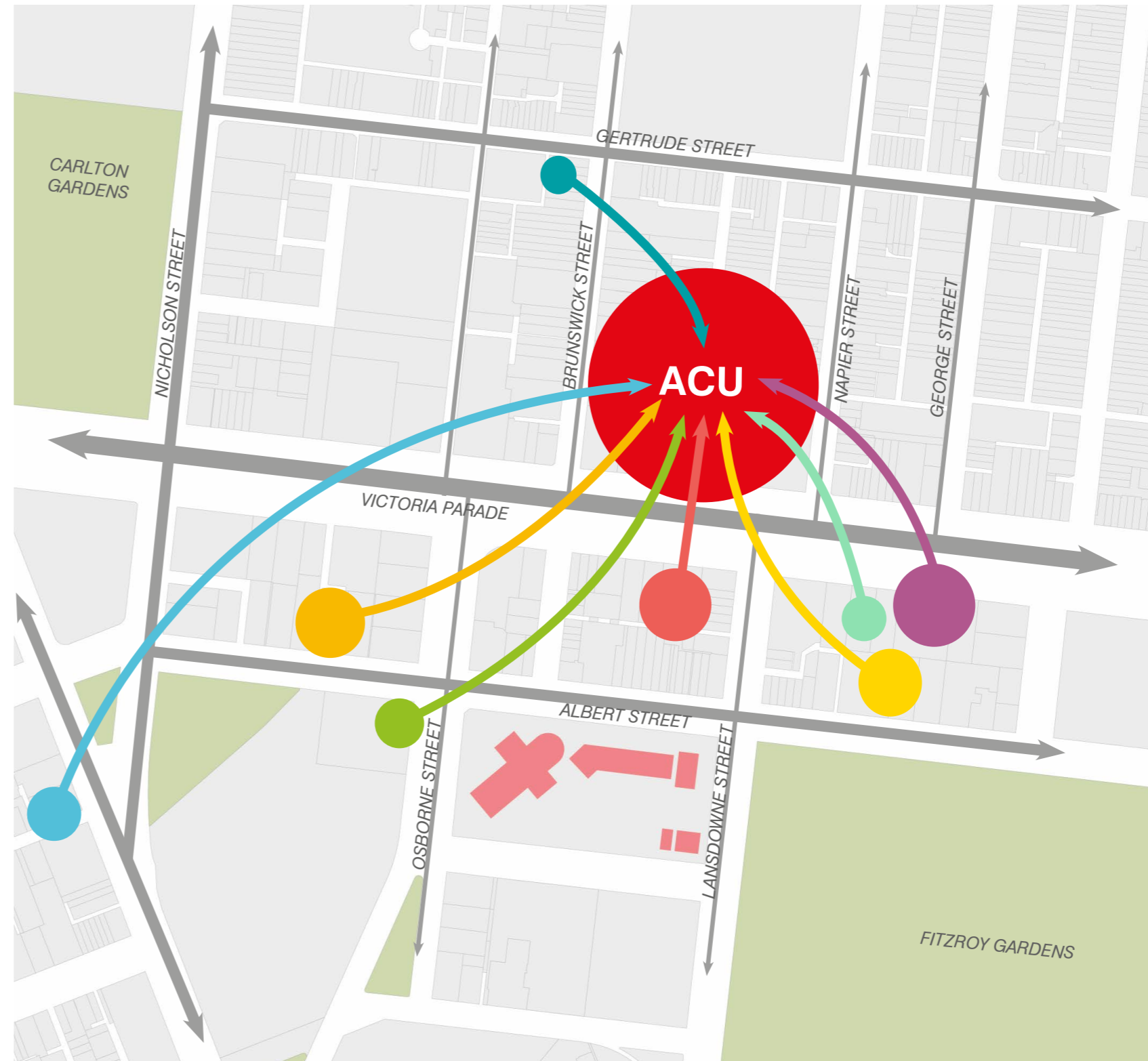
The ACU provides a diverse range of subjects including Accounting and Finance, Commerce, Business, Marketing, IT, Law, Arts, Education and Teaching, Theology, Exercise Science and Allied Health, Philosophy, Paramedicine, Psychology, Nursing, Midwifery and Science. 10,000 students and approximately 800 staff attend the campus throughout the academic year. Since the ACU was formed on 1 January 1991, it has seen continued growth in the demand for its tertiary education student placements.

St Patrick's Campus will need to grow to accommodate approximately 12,900 students and 1,200 staff by 2020. The growth of the research functions will also continue in response to emerging opportunities.

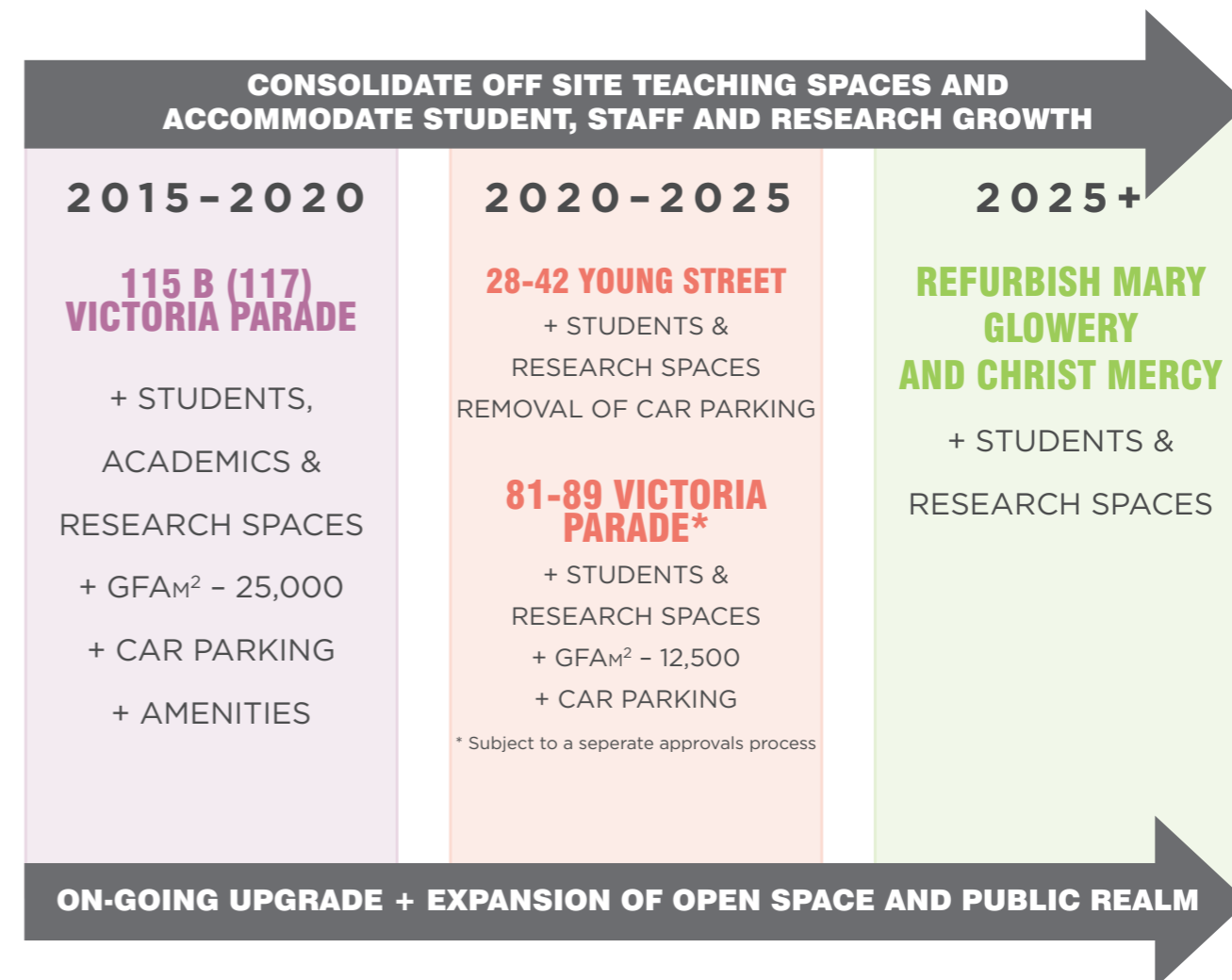
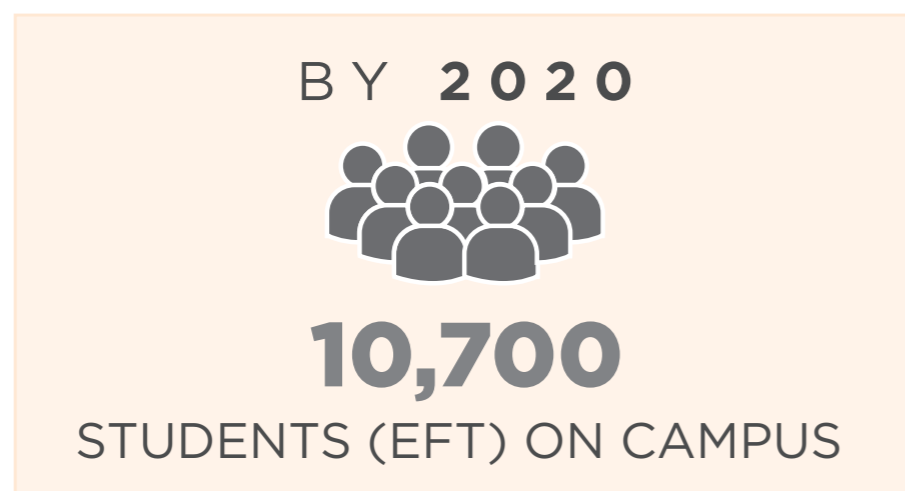
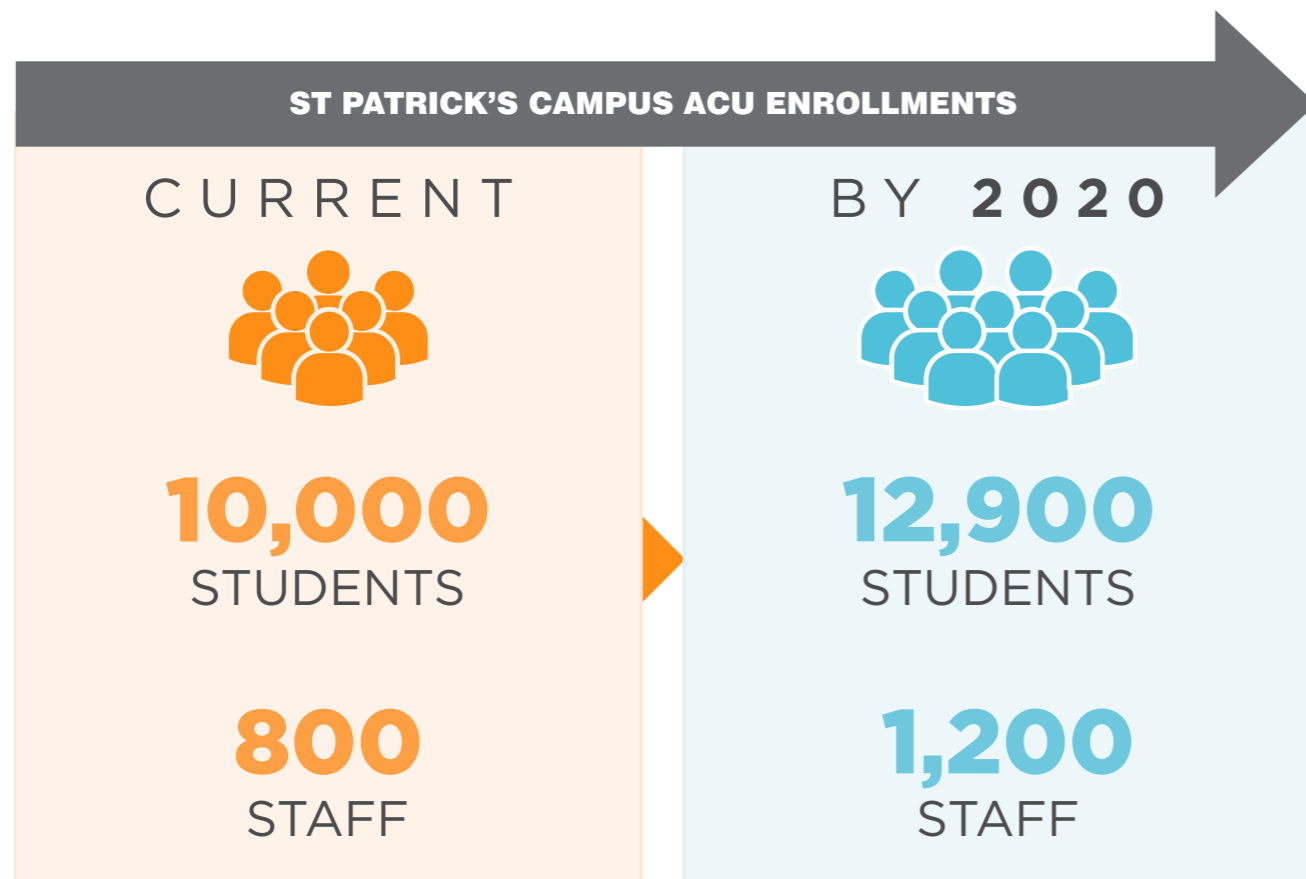
The Development Plan has been developed to accommodate the ACU's required growth in students, teaching staff and research from 2015 to 2025. It has been developed to enable the ACU to further consolidate its teaching and research activities onto the Campus.

To enable the expected growth to be accommodated and campus consolidation objectives to be achieved, additional floor area will be required on the main campus.

The majority of new floor area will be located at the Victoria Parade frontage of the site which is the more robust interface, away from residential properties further north. New buildings will be constructed at 115B Victoria Parade (corner of Napier Street) and 81-89 Victoria Parade (corner of Brunswick Street) – not part of the Development Plan Overlay. The Mary Glowrey building will also be refurbished and extended.



Intended campus consolidation



The campus generally operates from 8am to 11pm for staff and students, with the library facility accessible 24 hours. There are also some conference areas that run for extended hours to allow for international phone conferences and the like.

The tertiary sector in Victoria is expected to grow by 2.9% and based on these projections ACU anticipates 12,900 enrolments. This would equate to 10,700 Equivalent Full Time (EFT) students across the Melbourne Campus. Approximately 93% of these students are full time and 7% are part time.

The anticipated growth in the Development Plan Overlay area is included in this campus total and the new floor area is largely to accommodate teaching and staff spaces required as a result of campus consolidation.

2.0 URBAN CONTEXT AND SITE ANALYSIS

2.1 Regional and Strategic Context

Within the wider strategic document, Plan Melbourne, it is recognised that Melbourne is home to a range of world ranked universities and that the knowledge based sector is fundamental to the city's ability to compete within the global economy and provide a quality skills base for future growth and prosperity.

2.2 Capital City Context and the Future Growth of Melbourne

Population growth and the changing economy are increasing the importance of cities and changing the way they function. Cities will continue to grow and shoulder a higher proportion of population growth. As cradles of innovation and creativity they are the major wealth generators and centres of opportunity, attracting people, business and investment from around the world.

Melbourne is growing rapidly, with a projected population of up to 7.7 million by 2051. Over the same period an additional 1.7 million jobs are forecast. A large percentage of this growth is to be accommodated in the expanded central city.

The 'Knowledge Economy' has been identified as a crucial economic development goal for Australian cities and specifically, Melbourne. Knowledge based industries typically cluster in defined locations, indicating there will be continued demand for significant growth in the central city, including the internationally recognised hospital, health and medical research precincts on Victoria Parade. In June 2014, the

Education and Training and Health Care industries contributed \$19 billion (5.5%) and \$24 billion (6.8%) per annum, respectively, to Victoria's Gross State Product.

Tertiary education is vital to the Knowledge Economy and the future development of our young people. Higher education is a key driver of research and development, the provider of a skilled and educated workforce and a major contributor to the city's liveability and socio-cultural fabric. The Australian Catholic University is an important player and ideally placed for its ongoing contribution to the Victorian education sector and the knowledge economy.

2.3 The Expanded Central City

The City of Yarra is part of the expanded central city. The expanded central city is forecast to become Australia's largest business centre with an additional 260,000 - 320,000 jobs to create a total of 1 million jobs by 2031.

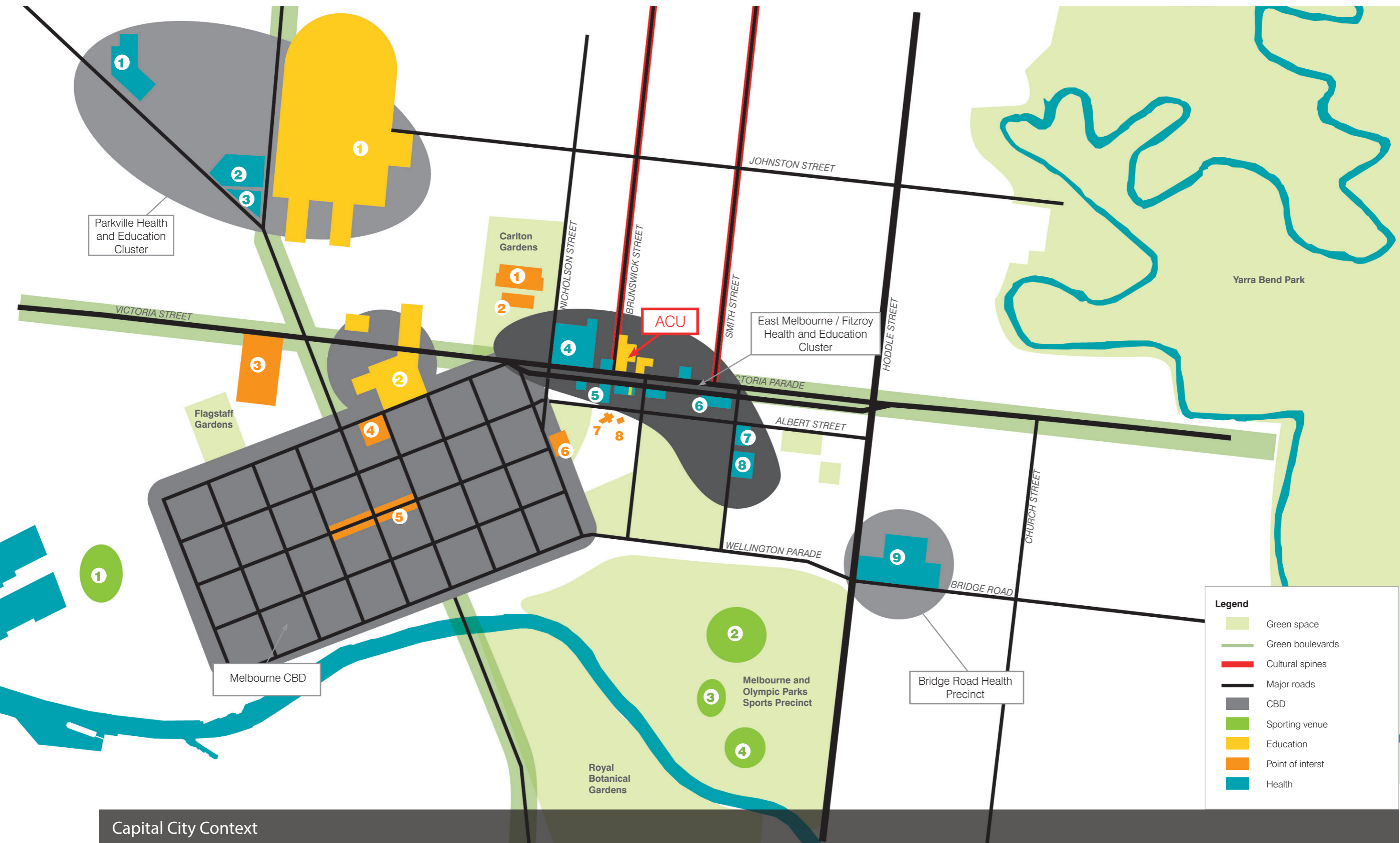
The Fitzroy/East Melbourne Health and Education precinct is a significant State cluster of health and education services. It includes the ACU, St Vincent's Public and Private Hospitals, The Eye and Ear Hospital, Epworth Freemason's Hospital and Medical Centre on Victoria Parade, Epworth Freemasons Hospital on Albert Street and the St Vincent's Private Hospital on Grey Street.

Nearby, Collingwood and the North Richmond to Victoria Park Station corridor adjacent to Hoddle Street are identified as Urban Renewal opportunities to accommodate new residential and commercial developments and large scale public works projects to make better use of underutilised land that is well located close to jobs, services and transport.



Legend

- 1** Royal Children's Hospital
- 2** Royal Melbourne Hospital
- 3** Victorian Comprehensive Cancer Centre
- 4** St Vincent's Private Hospital
- 5** Royal Victorian Eye and Ear Hospital
- 6** Epworth Freemason's Maternity Centre
- 7** Epworth Freemason's Hospital
- 8** St Vincent's Hospital
- 9** Epworth Health Care, Richmond
- 1** University of Melbourne
- 2** RMIT University
- 1** Melbourne Museum
- 2** Royal Exhibition Building
- 3** Victoria Market
- 4** Melbourne Central
- 5** Bourke Street Mall
- 6** Parliament House
- 7** St Patrick's Cathedral
- 8** Roman Catholic Archdiocese of Melbourne
- 1** Etihad Stadium
- 2** MCG
- 3** Rod Laver Arena
- 4** AAMI stadium

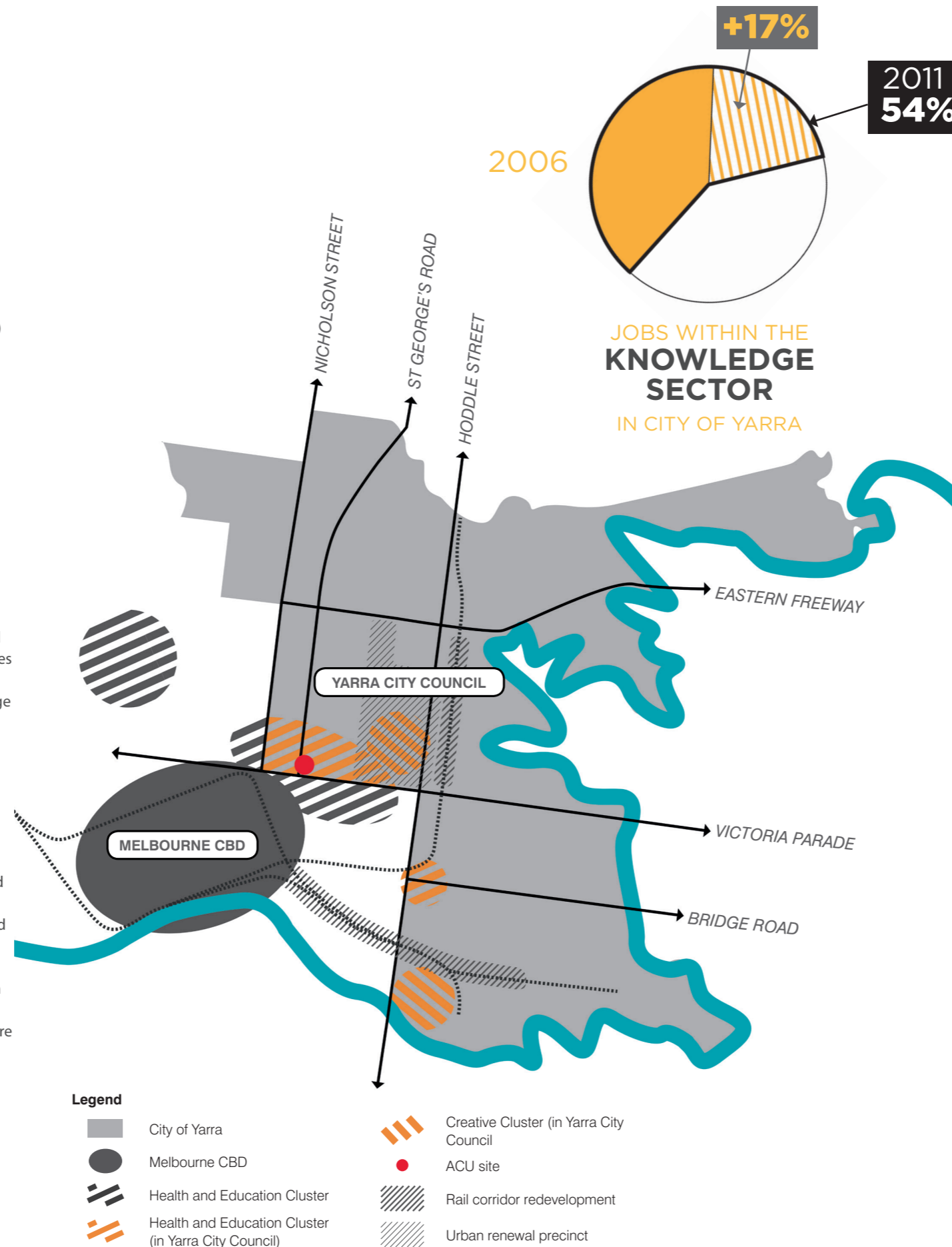


2.4 ACU'S Contribution To The City Of Yarra

The City of Yarra's Economic Strategy 2015-2020 (the Strategy) reinforces the importance of the knowledge economy to the City. In 2011, 30,950 or 46% of workers in the City of Yarra were employed in the Knowledge Sector. Between 2006 and 2011, knowledge sector jobs grew by 17%, or 5,279 jobs, representing 54% of employment growth across all industries over this period.

The Strategy identifies the importance of the 'smart city' concept to the local economy. The 'smart city' concept recognises and supports the growth of urban areas where the key drivers of innovation, productivity and growth in the knowledge economy occur. Typically they are areas where research institutions, medical complexes, universities and clusters of high-tech and creative firms are located and attract the co-location of other businesses, entrepreneurs and professionals. Mapping businesses in the City of Yarra illustrates a number of distinct geographical clusters where businesses and institutions have clustered to provide economic advantage from collocation and collaboration. These include the Fitzroy Health and Education Cluster and the nearby Collingwood Creative Cluster.

In 2011, the Fitzroy Health and Education Cluster featured the greatest concentration of employment in the municipality with over 5000 employees. The area functions as a significant research and medical education cluster. Melbourne's growing and ageing population is expected to drive increased demand for these services in the future. Consultation with St Vincent's by the City of Yarra has indicated that major growth is required over the next 5 years. It is anticipated there will be significant flow on effects to surrounding businesses and opportunities for co-location of other activities, particularly in the education and research sectors. The City of Yarra recognises that these activities have the potential to dramatically influence the future urban and economic growth of the municipality.



In recognition of these important drivers of change, the ACU and City of Yarra have entered into a Memorandum of Understanding (MOU) which identifies areas for collaborative work. This includes:

Place Making and Urban Design

- collaborate on placemaking initiatives in the Education Precinct by ensuring that preliminary consultations between Council and the ACU take place at the conceptual stage concerning the ACU capital works program
- ensure that there are best outcomes for the broader community through the design of urban spaces and the interface between the ACU and Council land
- ensure that the integrity of the site's heritage features are maintained.

Education and Professional Development

- provide opportunities for the training and professional development of the employees of the Council by the ACU
- provide opportunities for relevant employees of the Council to assist as guest lecturers/tutors at the ACU
- collaborate in relation to research and learning opportunities that might arise from time to time, including research into relevant portfolio area.

Health and Wellbeing

- improve the health and well-being of the Yarra community through creating a stronger relationship between the ACU's public health expertise and the work of Council.

Economic Development

- work together to expand the benefit of the ACU's activities to a wider local community.

Research

- develop cooperative research projects across a range of portfolio areas which harness the strong research expertise of the ACU in a way that assists Council to improve its evidence base and advocate for better social outcomes.

Yarra City Council Clusters

2.5 Local Context

The ACU is strategically located on Victoria Parade, one of the Melbourne's most important entrance boulevards to the CBD, alongside St Kilda Road and Royal Parade. Melbourne's entrance Boulevards are very distinctive features of the city's urban fabric. Characterised by a number of large institutional and commercial buildings, Victoria Parade is a very wide, generous, tree lined space where relatively tall buildings are both suitable and can be accommodated given the width of the road, the size of many of the lots and the dominance of the Boulevard's tree canopy.

The Campus sits at the north east entrance of the Melbourne CBD and the northern entrance to the Brunswick Street Activity Centre. The local area includes the Gertrude Street shopping precinct and the Smith Street Activity Centre.

The ACU is in walking distance or a 5 minute tram ride to the CBD and Parliament Station. It sits within the expanded Central City zone which will continue to grow to accommodate health, education and knowledge intensive activities. A number of prominent landmarks can be seen from or are in walking access from the campus including, St Patrick's Cathedral, the Carlton Gardens, Royal Exhibition Buildings, the Melbourne Museum, Parliament House and the Fitzroy Gardens.

Victoria Parade is the central spine of the Fitzroy/East Melbourne Health and Education Precinct. It accommodates a cluster of capital city health and knowledge economy activities including the Epworth Freemason's Hospital, the Eye and Ear Hospital and St Vincents' Public and Private Hospitals and the Catholic Theological College. There are also a number of large tenancies along the Boulevard accommodating a mixed use of medical, government and business services.

The geographic location of the campus provides a landmark opportunity to signify both the location of the St Patrick's Campus and a key component of the health and education cluster located along the length of Victoria Parade with higher buildings clustered at the western end of Victoria Parade including the Eye and Ear Hospital and St Vincents' Public and Private Hospitals.

Victoria Parade contains a number of sites that can accommodate significant growth, including the ACU St Patrick's Campus. The ACU Campus is ideally located to accommodate growth given:

- the relatively large lot size
- the sites location on a major civic boulevard which provides the opportunity to accommodate greater scale and height similar to St Kilda Road
- the scale and orientation of the ACU Campus which is to the south of the fine grain residential precincts in Fitzroy, meaning any overshadowing from high scale development will be minimal

- the size of the Campus provides the opportunity for higher scale development to be located on the Victoria Parade frontage with height transitioning down to the north to assist in minimising the impact of bulk on the sensitive residential uses to the north of the Campus

As identified in the Yarra City Council Economic Strategy 2015- 2020, the Australian Catholic University and St Vincent's Hospital's need to accommodate major growth over the next 5 years given increased demand for Education, Medical and Research activities and to capitalise on the productivity and job growth which will drive development investment within the

education and health precincts in both the City of Melbourne and the City of Yarra. Growth of jobs in these sectors is of State importance.

To the north, east and west of the site, the Campus abuts a mix of development types including larger lots accommodating St Vincent's Hospital and a mix of one, two and three storey finer grain terraces and warehouse conversions. To the north of Little Victoria Street, Napier Street comprises primarily one and two storey heritage terraces with future development managed by the South Fitzroy Heritage Overlay. The interface to the south and east of the Campus is particularly sensitive given the intact nature of much of the Napier Street heritage properties.

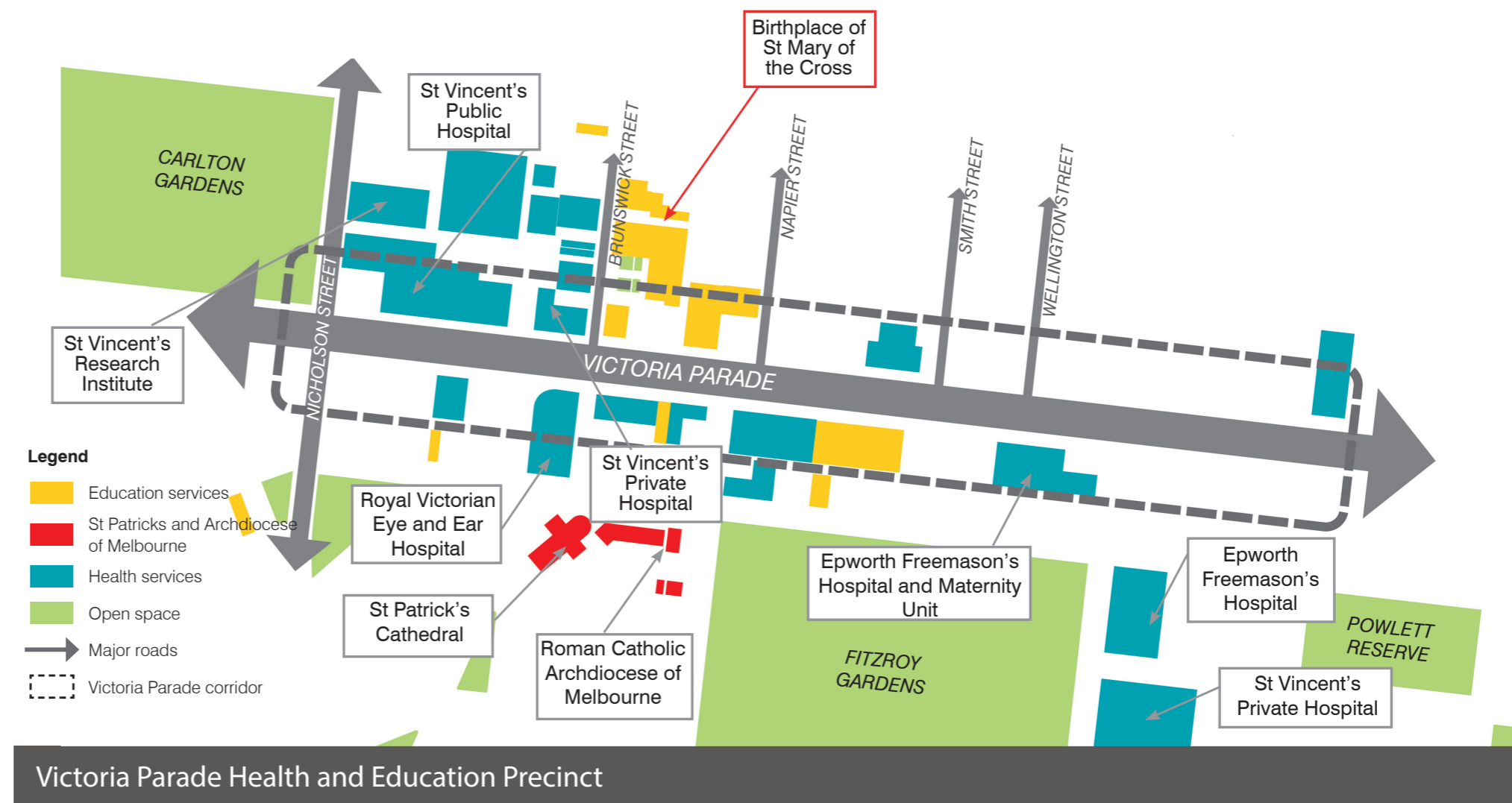
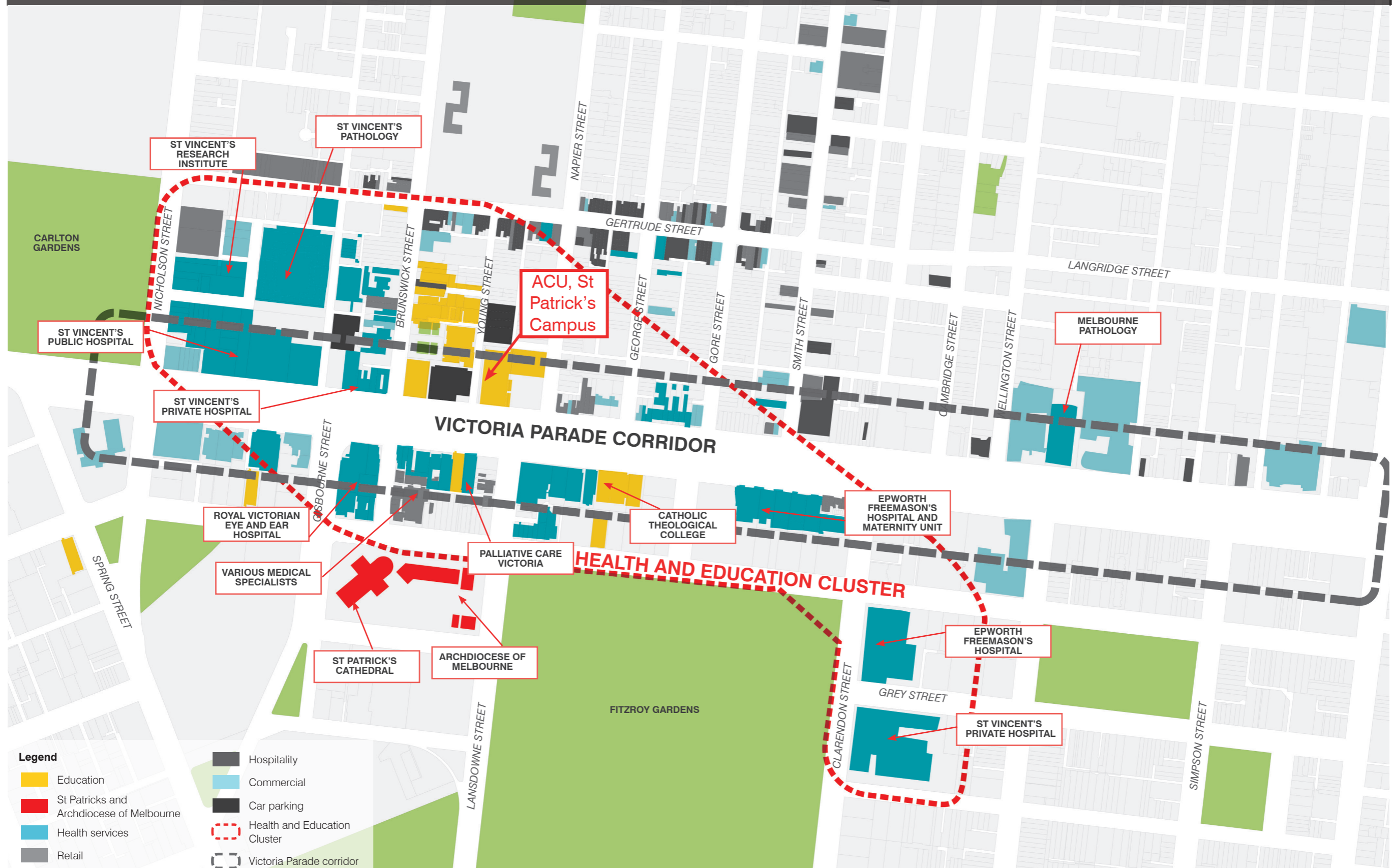


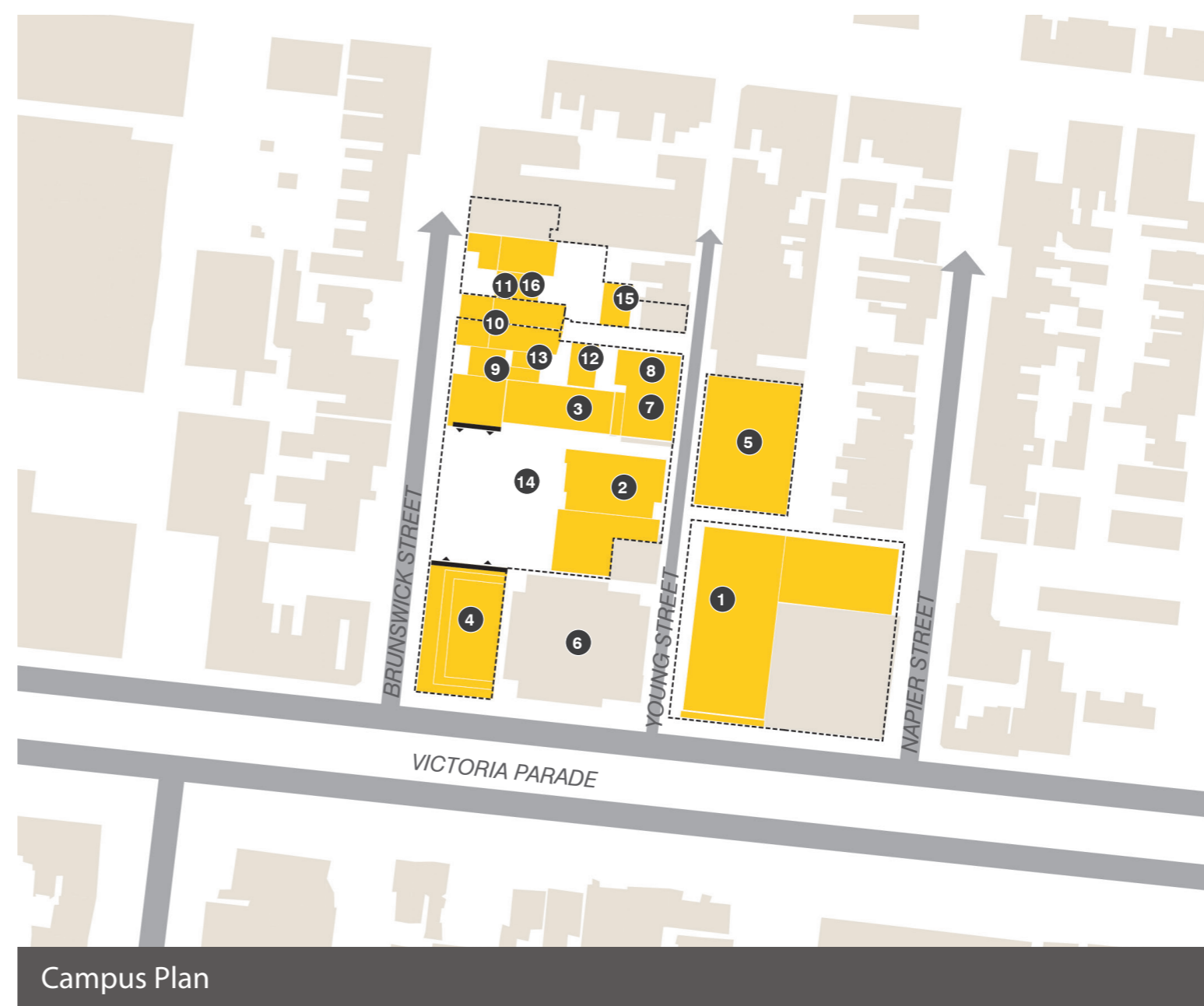
FIGURE 1.1. Local Context



2.6 Location and Layout

The ACU St Patrick's Campus comprises a number of historic and contemporary buildings, the Campus has the following buildings and facilities which are mapped on the adjacent plan, noting that the car park (No. 6) is not part of the ACU campus:

- 1 The Mary Glowery Building (115 Victoria Parade): Main teaching space, reception, library, student facilities, the Office of Student Success, specialist laboratories for Speech Pathology, Biology, Occupational Therapy, Media Labs, gymnasium and Moot Court (5 storeys)
- 2 The Daniel Mannix Building: Philippa Brazill rsm Lecture Theatre, rooftop garden, St. Mary of the Cross Chapel, Nursing, Paramedics, Exercise Science, Midwifery, Occupational Therapy and Psychology, specialist laboratories. (7 storeys + 2 plant)
- 3 Cathedral Hall: Auditorium and tutorial rooms (3 storeys)
- 4 Modular Buildings (81-89 Victoria Parade) (2 storeys): Tutorial rooms
- 5 Young Street multi-level carpark (4 storeys)
- 6 Victoria Parade multi-level carpark
- 7 Christ Lecture Theatre
- 8 Mercy Lecture Theatre
- 9 Drake House
- 10 Visual Arts Building
- 11 Early Childhood Centre
- 12 Recital Room
- 13 Mac Labs
- 14 St Mary of the Cross Square
- 15 3 Graham Street
- 16 32 Brunswick Street



Campus Plan

SCALE 1:4000 0 50 100 150 200



2.7 Existing Buildings

The main buildings on the campus that are subject of redevelopment under this Development Plan are:

- 115B Victoria which is currently used as an at grade car park
- The Mary Glowrey Building
- 28 - 42 Young Street

It is noted that 81 - 89 Victoria Parade is subject to a separate approvals process.



