

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

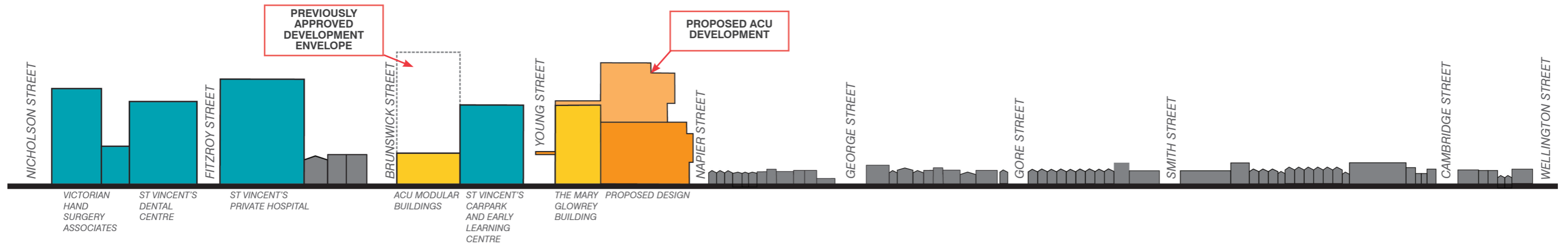
The first stage of development is to construct a new building on the corner of Napier Street and Victoria Parade. The existing car park will be replaced with new underground car parking and a new building constructed. This will be the first important step in achieving the campus consolidation objectives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

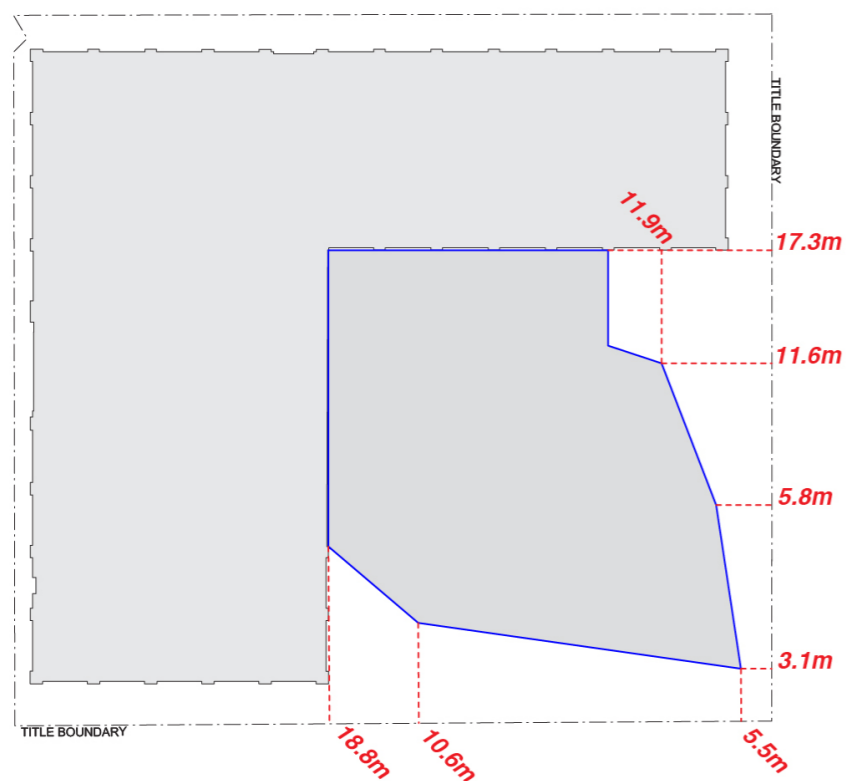


Victoria Street facade adjacent ACU

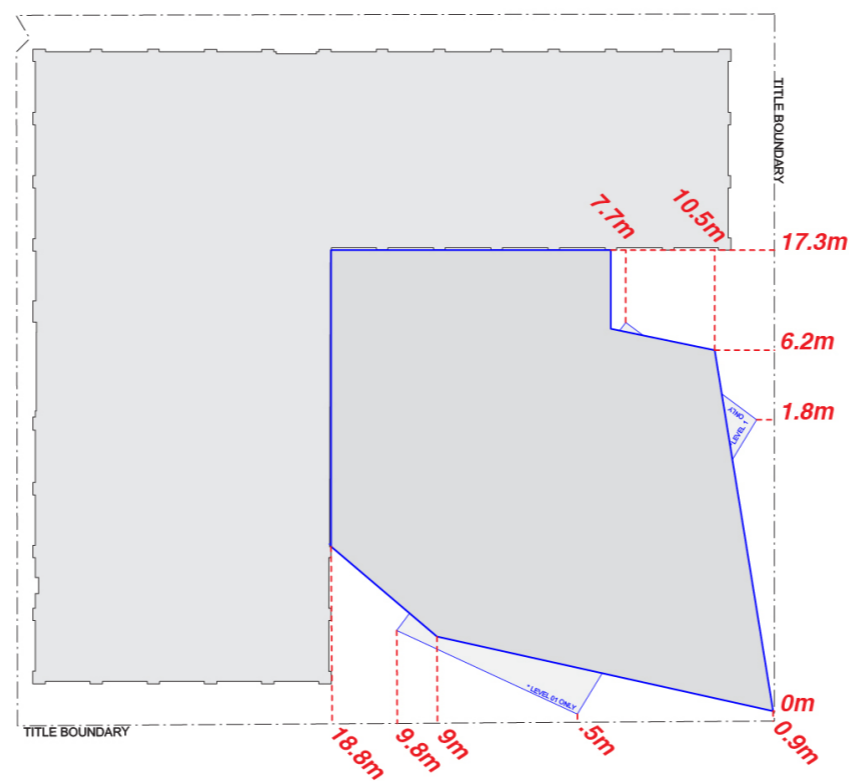
Legend

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

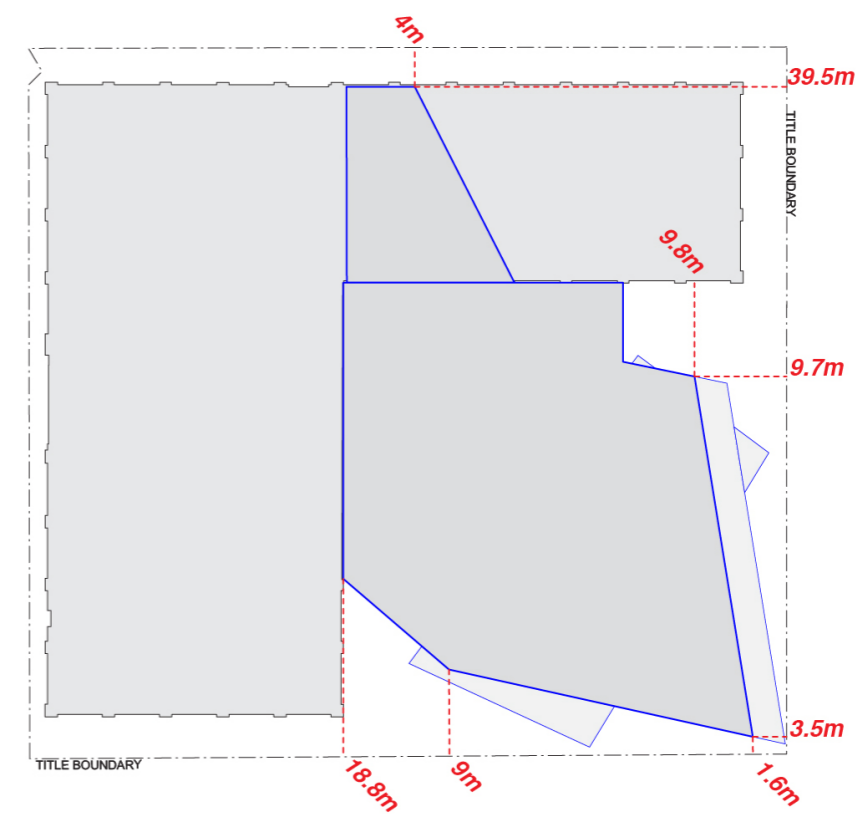
4.4.3 INDICATIVE SETBACKS AND FLOOR LAYOUT



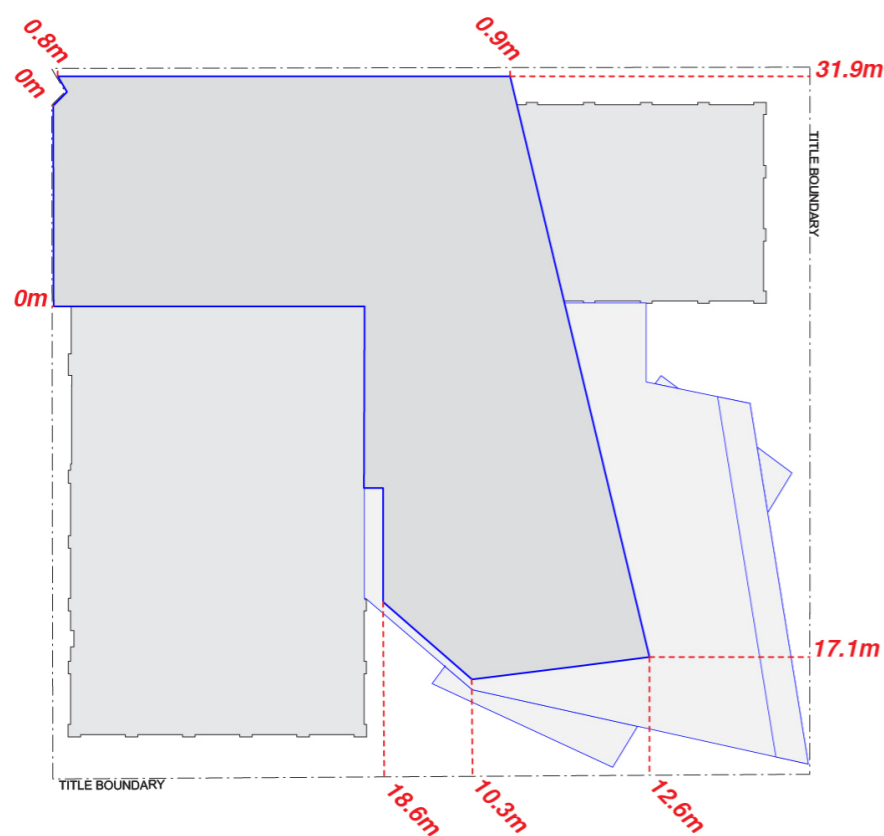
GROUND LEVELS



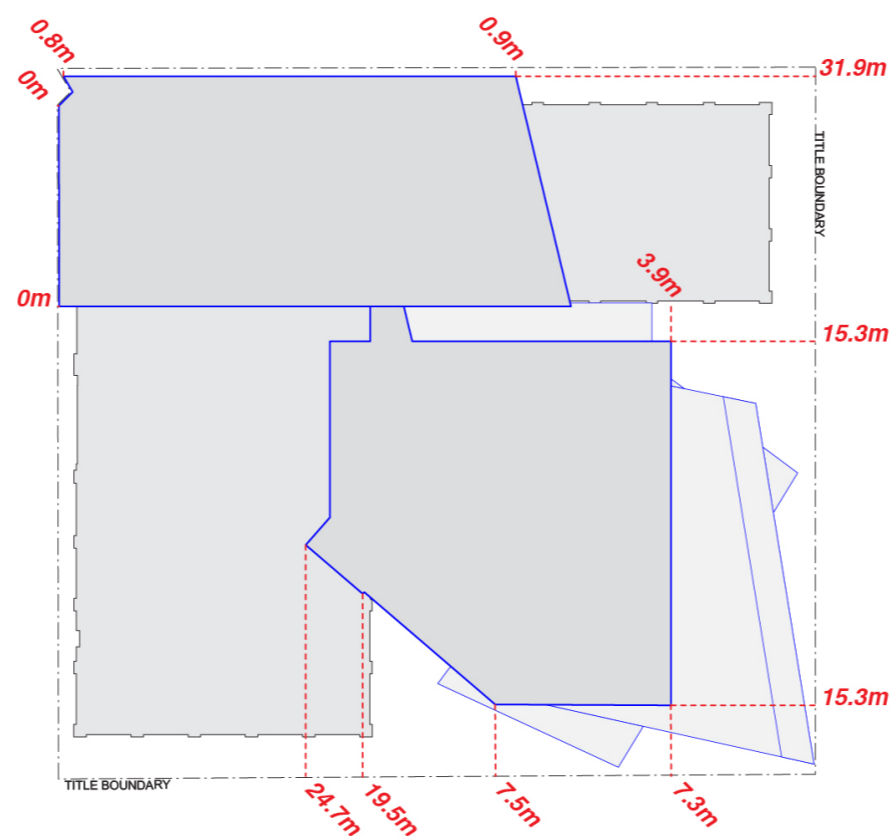
LEVELS 01 - 03



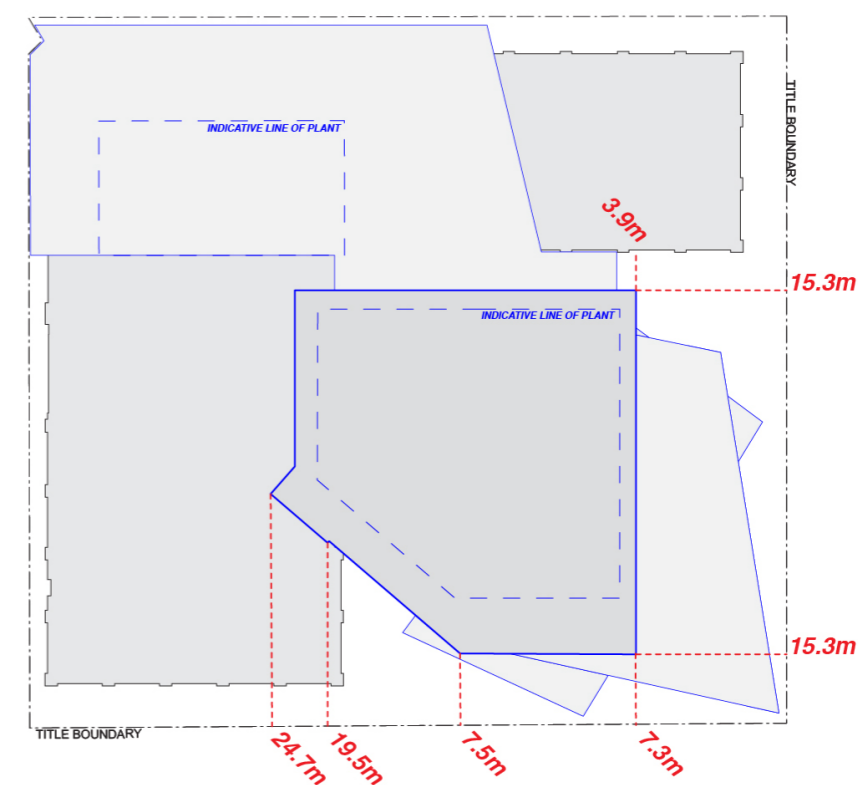
LEVELS 04 + 05



LEVELS 06 + 07



LEVEL 08

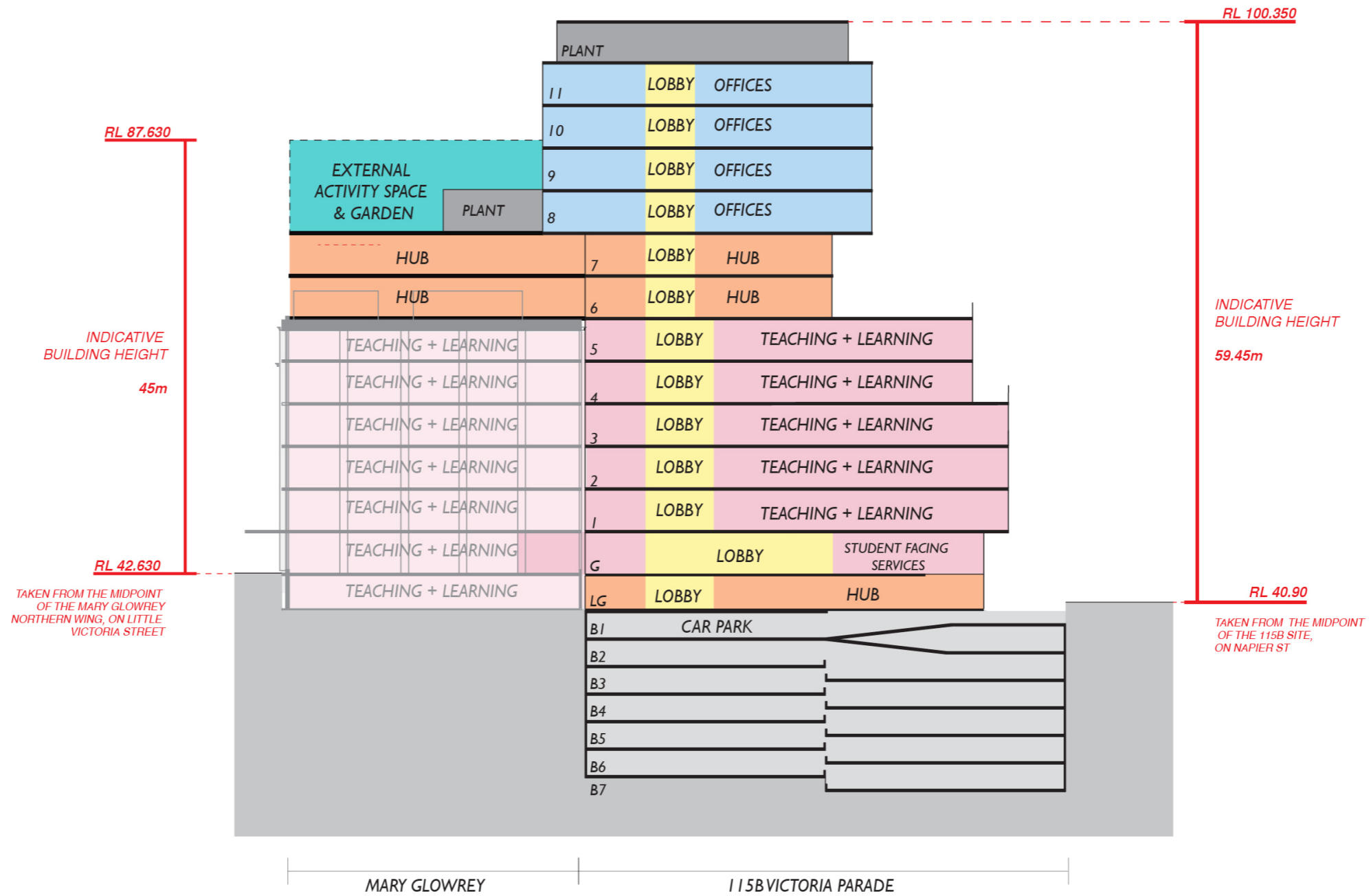


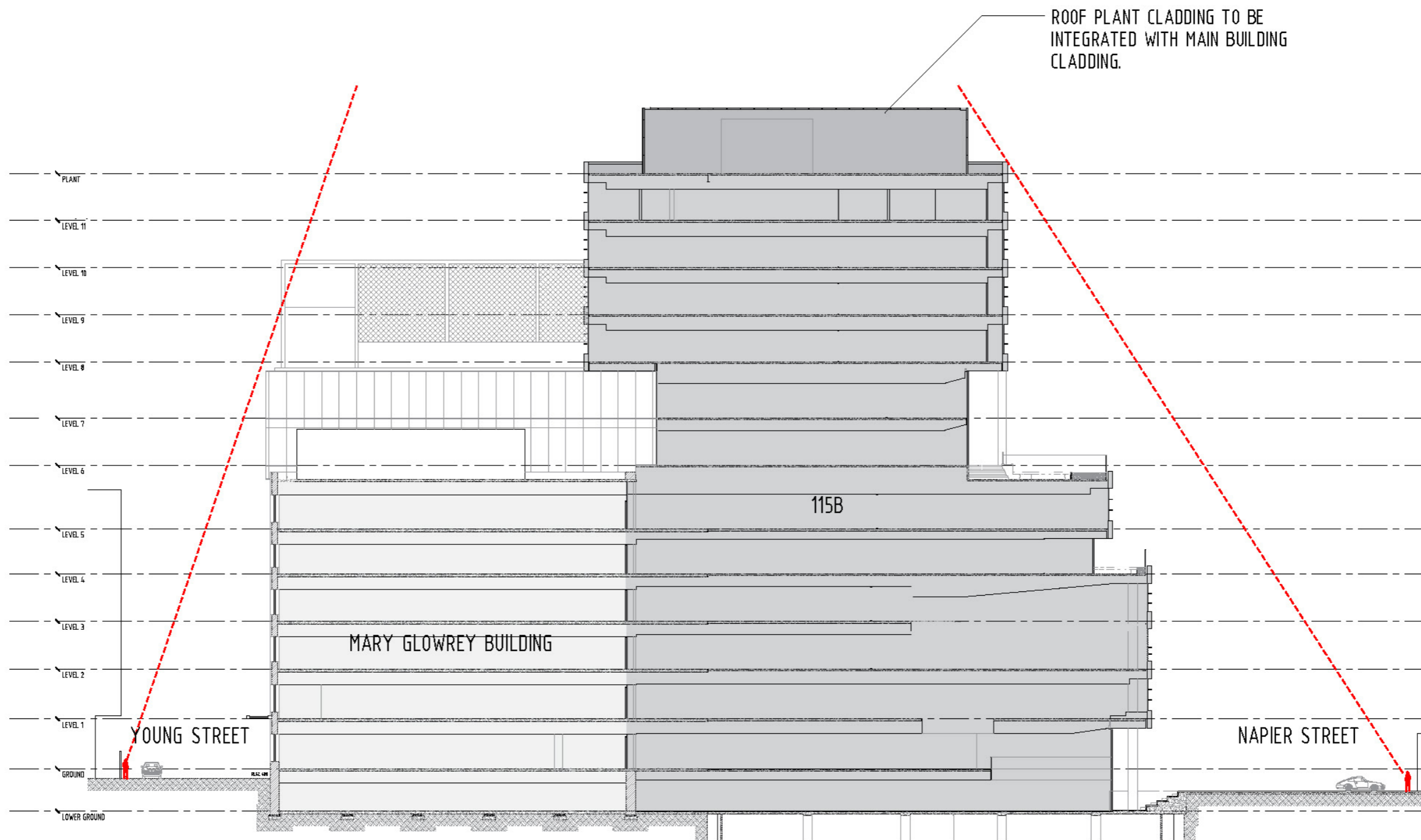
LEVELS 09 - 11 + PLANT

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.





E/W SECTION