

ACU - YOUNG ST DEVELOPMENT PLAN ADDENDUM

DECEMBER 2020

STATUS	FOR APPROVAL
ISSUE	A
DATE	15.12.2020
PREPARED BY	SR/TF
APPROVED BY	MM

ASPECT Studios

Introduction

The ACU St Patrick's Campus Development Plan (2018) was endorsed in December 2017 to guide the future planning permit applications for development at ACU's St Patrick's Campus in Fitzroy. The endorsed Development Plan outlines four key development projects for the campus that will increase and consolidate existing student, academic, and research space, as well as provide new amenities for the campus, which include:

- 15B Victoria Parade – teaching, research, academic, student amenities and car parking
- 28-42 Young Street – student facility, community space and surrounding public open space
- 81-89 Victoria Parade* – teaching, research and academic space (*site not subject to Development Plan Overlay)
- Refurbishment of the Mary Glowery and Christ Mercy Building – teaching, research and academic space

2015 - 2020	2020-2025	2025+
115B Victoria Parade	28-42 Young Street 81-89 Victoria Parade* *subject to a separate approvals process	Mary Glowery and Christ Mercy

The endorsed Development Plan recognises that commencement of future stages of development are dependent on a range of factors including future education needs, growth and funding availability.

The development of 115B Victoria Parade is currently under construction and is scheduled to be completed in 2022. The completion of 115B Victoria Parade (which contains a multi-level car park) will enable the closure of the existing three storey car park at 28-42 Young Street.

The closure of the car park at 28-42 Young Street presents an opportunity to demolish the car park structure ahead of the site's future redevelopment for a three storey building with landscaped open spaces. As noted above, the timing for the future development is dependent on a series of circumstances, and current estimates indicate that this will likely occur in the 2025-2030 period (after the 2020-2025 bracket earmarked in the endorsed Development Plan).

Accordingly, this Development Plan Addendum has been prepared to allow for the interim use and development of 28-42 Young Street for a landscaped open space until the site's future redevelopment.

YOUNG STREET INTERIM OPEN SPACE

The Development Plan Addendum will allow for a landscape proposal that will provide a high quality and inviting interim space which will assist in transforming the area into a social hub and central open space for the St Patrick's Campus, as well as being accessible to the public. This is in line with the future objectives for the area as envisaged by the endorsed Development Plan, which anticipates 28-42 Young Street as a campus hub providing a connection between ACU's sites on Brunswick Street and Victoria Parade.

The ability to use the site as an interim open landscaped area allows ACU to realise several objectives of the endorsed Development Plan early on in the redevelopment of the St Patrick's Campus by improving the current amenity of the area, providing for safety and lighting improvements and making a positive contribution to the public realm.

The following provides the overall landscape, open space plan and master plan principles for the interim development of the site as well as a broad demonstration of its consistency with the endorsed development plan. The eventual design outcome will be subject to a separate planning approvals process.

The key aspects of the proposed interim development include:

- Demolition of the existing multi-level car park
- Construction of an interim outdoor forecourt/precinct composed of large flexible spaces and smaller, intimate spaces
- Provision of temporary green spaces such as lawn areas, planted garden beds, modular tree planters and deep soil tree planting, some of which will be able to be maintained in the eventual development of the site
- Provision of various types of safety lighting and internal site links

The open space will be utilised on an interim basis for a period of approximately 5-15 years until the future development of the three storey building occurs as outlined in the endorsed Development Plan. The interim open space will cease to operate and the landscaping, plantings, canopy trees, hard-scaping, lighting, etc will be demolished in order to facilitate the construction of the new building.

CONSISTENCY WITH APPROVED DEVELOPMENT PLAN

The proposed interim development is generally in accordance with the overarching vision, Campus Design Principles, Landscape Masterplan (Section 4.1) and Staging of the endorsed Development Plan for the reasons outlined below.

Consistency with Campus and Public Realm Principles

The proposal:

- Will improve open space and pedestrian links to better connect the Campus to its local surroundings
- Provides open space consistent with the location of open space within the endorsed Development Plan which is accessible to ACU students, staff and the local community.
- Provides safety improvements early on in the redevelopment of the broader Campus through the inclusion of lighting and CCTV.
- Provides flexible and intimate open spaces area to cater to the differing needs of future users.
- Incorporates tree and plant species consistent with those envisaged by the endorsed Development Plan.

Consistency with Built Form Principles

The concept design has considered the overall future development anticipated for the site ensuring that the triangular building form envisaged can be accommodated in the future. No changes to the built form of the building envisaged by the endorsed Development Plan are proposed as part of this Addendum.

Consistency with Landscape and Open Space Principles

- Facilitates the development of an interim open space, which anticipates the ultimate redevelopment of the site, which will incorporate landscaped open spaces to the north and south of the building.
- Incorporates canopy trees and green spaces along the north boundary which is consistent with the future indicative landscaping plan for 28-42 Young Street. The trees will provide short to medium term landscaping during the lifespan of the Young Street Interim Open Space. Selected trees may be retained or replanted elsewhere when the site is ultimately redeveloped in the future, however the potential future tree retention will be subject to future design considerations.

- Provides a main access/welcome area in the south-west corner of the site that will provide a key social hub for the campus, which is consistent with the intended public realm activation in this area of the site.

Consistency with Staging Plan

As noted above the endorsed staging plan is indicative only and is dependent on a range of factors including the future education needs of ACU as well as growth and funding availability. Whilst the interim development is not explicitly shown on the staging plan, its timing is consistent with the overall principles of the staging which allow for the redevelopment of the 28-42 Young Street following the completion of the development at 115B Victoria Parade. The rationale behind this sequencing is that once the car parking associated with 115B Victoria Street is provided, the existing car park will become redundant.

The interim development of the site following the completion of the 115B Victoria Parade car park is consistent with this desired approach.

Overall Landscape, Open Space Plan and Principles

INTENT

The open space proposed on this site is an interim solution and will provide a collaborative, contemplative and connective space to staff, students and the wider community. The open space will provide an outdoor zone for staff and students to meet and collaborate on campus. It will be a social hub for the campus and be fully accessible to the public, making a positive contribution to the community of ACU students, staff and to the locals to which it will serve. The proposed interim open space will not provide any teaching or sporting facilities.

It is noted that any future public realm works will be undertaken in consultation with Council and that additional approval 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 cost in consultation with Council.

DESIGN CONSIDERATIONS

Quality and Re-use

The interim space design approach is of a flexible space with robust qualities. The longevity and performance of the landscape elements and materials will be of significance to ensure its quality throughout the interim period. The design of the landscape will be considered throughout the project to ensure the proposed design elements allow for ease of reuse and re-purposing within in the future site development

Safer Spaces

The landscape approach is to increase activity and maximise visual and physical connectivity through well-defined 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. Dense planting areas to the edge of the site will provide vehicle mitigation to areas with high intensity traffic.

Screening will be provided to areas bordering adjacent dwellings and residential streets in order to provide privacy and avoid sound and light spill.

Access and Mobility

The ACU Young street precinct will have a high level of inclusive accessibility and pedestrian mobility, encouraging equitable pedestrian circulation through prominent and cohesive visual way-finding opportunities. Site links will connect the open space and enhance its role as primary destination along the main circulation spine through the campus.

Maintenance access and traffic movements will be considered and mitigated by passive street-scape elements and dense planting.

Climate and Sustainability

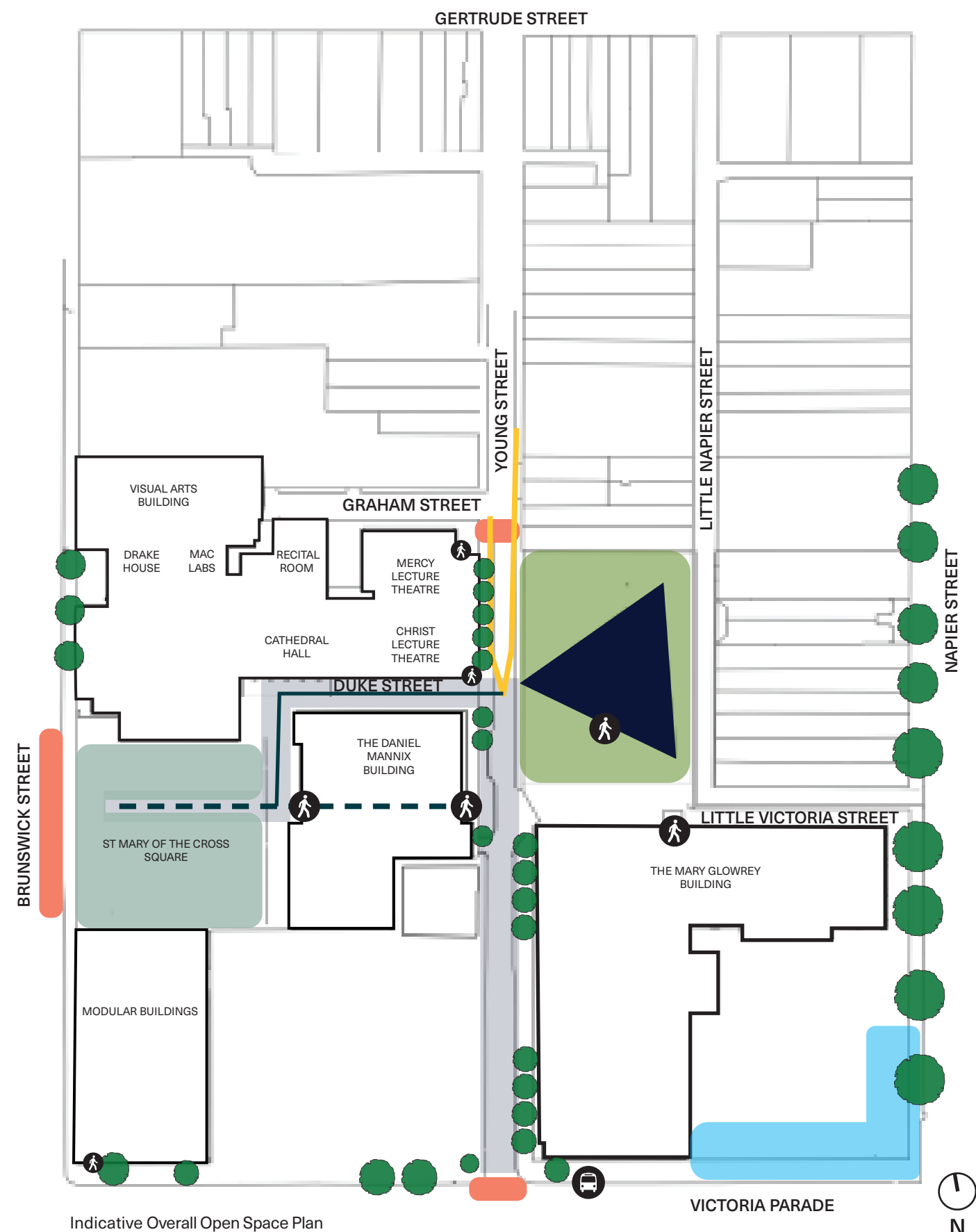
Climate comfort analysis will be employed to identify suitable micro climates for various open space uses and planting conditions. This analysis will also help determine suitable measures for wind control. Tree species will be selected to mitigate urban heat affect and minimise maintenance and water use. The trees will provide short to medium term landscaping during the lifespan of the Young Street Interim Open Space. Selected trees may be retained or replanted elsewhere when the site is ultimately redeveloped in the future, however the potential future tree retention will be subject to future design considerations. The design aims to minimise storm water runoff and moderate discharge flows through on-site absorption and retention and provide opportunities for water sensitive urban design (WSUD)

Maximising green spaces such as lawn areas, planted garden beds, interim tree planting will improve biodiversity and natural habitats and contribute to the health and well-being of all users.

Activation

The interim outdoor space will provide a range of amenities to accommodate the use of diverse user groups within the ACU Campus and adjacent residents.

Key	
	Public Realm Linkage
	Laneway
	Building Future Footprint
	ACU Forecourt / Public open space
	St. Mary of the Cross Square
	Transition Zones
	Pedestrian Promenade
	Victoria Parade / Napier street Entry Area
	Building Access Point
	Bus Stop
	Existing Tree



Landscape Character & Key Design Drivers

The interim landscape proposal is formed around these key principles:

A Design for Now – a Design for The Future

- A robust and active series of spaces that will enhance connectivity and safety within the site.
- A precinct that compliments the active edge with distinctive landscape features.

A Park of Parts - Movable, Reconfigurable & Modular

- Provide flexibility and accommodate various types of programs and activities.
- Establishing a sustainable plan for trees and planting to increase shade and undercover spaces.
- To retain planted trees beyond the interim period and incorporate to the future design of the site.

Embracing ACU's Unique Culture

- Provide 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.

A Space that Unites

- To provide good, clear access from surrounding links using signage and lighting.
- To provide views to the hub from the surrounding streets to reinforce its presence.
- To provide a public space where ACU's students, staff and local community can breakout and meet while not introducing programs that will increase noise or annoyance to neighboring dwellings.



A Design for Now – a Design for The Future



A Park of Parts - Movable, Reconfigurable & Modular



Establishing a Sustainable Urban Forest and Green Heart for the Campus



Embracing ACU's Unique Culture

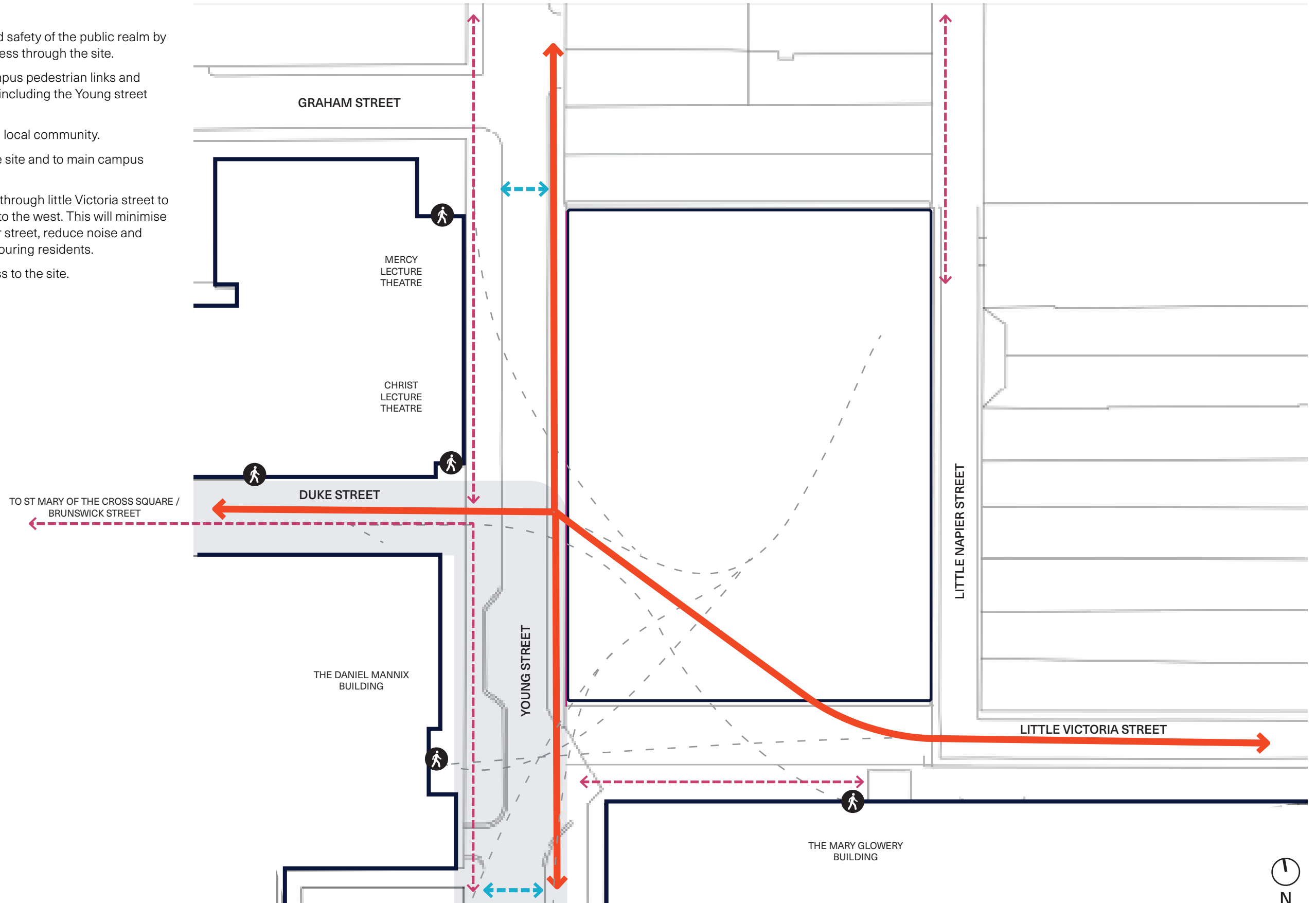


A Space that Unites

Access and Mobility Plan

Key Principles

- Improvements to the quality and safety of the public realm by the integration of pedestrian access through the site.
- The integration of the ACU Campus pedestrian links and to the wider pedestrian network including the Young street Shared zone.
- Improve safety for students and local community.
- Improve wayfinding through the site and to main campus buildings
- Promote pedestrian circulation through little Victoria street to the south, towards Young street to the west. This will minimise pedestrian traffic on Little Napier street, reduce noise and ensure the welfare of the neighbouring residents.
- Providing DDA compliant access to the site.



Legend

	Site Boundary
	Primary Link
	Secondary Link
	Pedestrian Crossing
	Site Links
	Building Access Point
	Pedestrian Promenade

Indicative Landscape Master Plan

Key Principles

1. Main access / Welcome area

- Provide a key social hub for the campus and public, making positive contribution to the local public realm activation.
- Provide good, clear access from surrounding links
- Provide views to the site from the surrounding streets to reinforce its presence and safety.
- Provide seating area and outdoor spaces to adjacent buildings.

2. Contemplative seating areas

- Allow for active and passive recreation.
- Define boundaries of different programs throughout the site.
- Distinctive landscape features such as paving, urban art and thematic landscape elements.

3. Breakout zones

- Flexible spaces including undercover seating and privacy.

3. Urban forest

- Interim Tree planting
- The use of interim trees and large shrubs planting to provide a green buffer to traffic hazards and adjacent dwelling privacy.








4. Gathering space

- Public open space and large lawn area to provide amenity for student and local community.

4. Northern interface

- A new screen proposed to the northern dwelling, to be consistent with the former development plan.

Key

	Gathering Space
	Main Access / Welcome area
	Urban Forest
	Contemplative seating areas
	Breakout spaces
	Pedestrian Links
	North boundary Screening








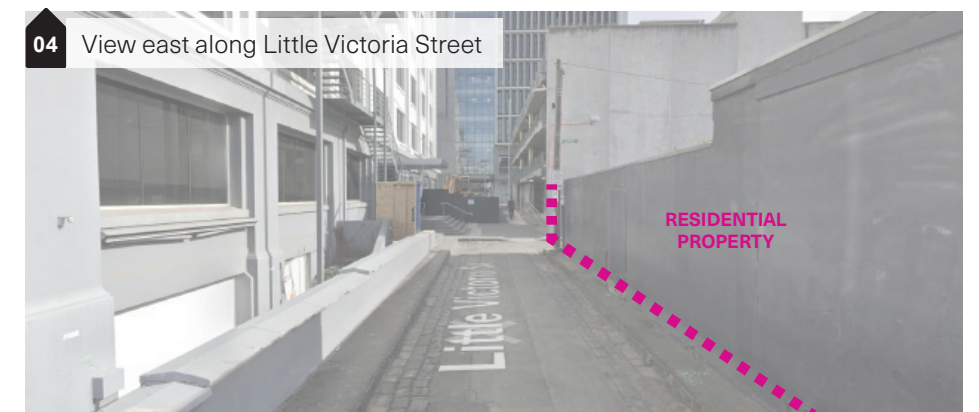
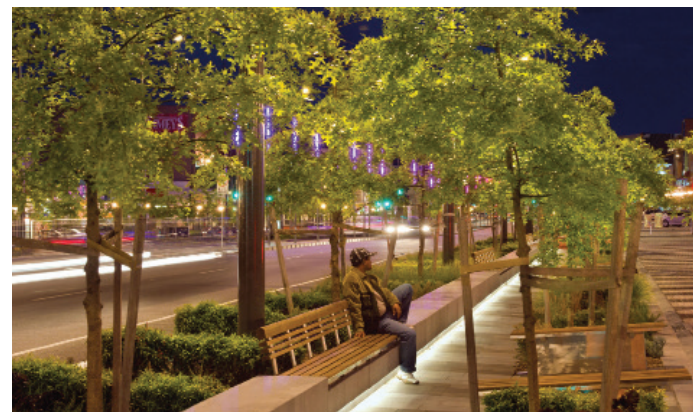
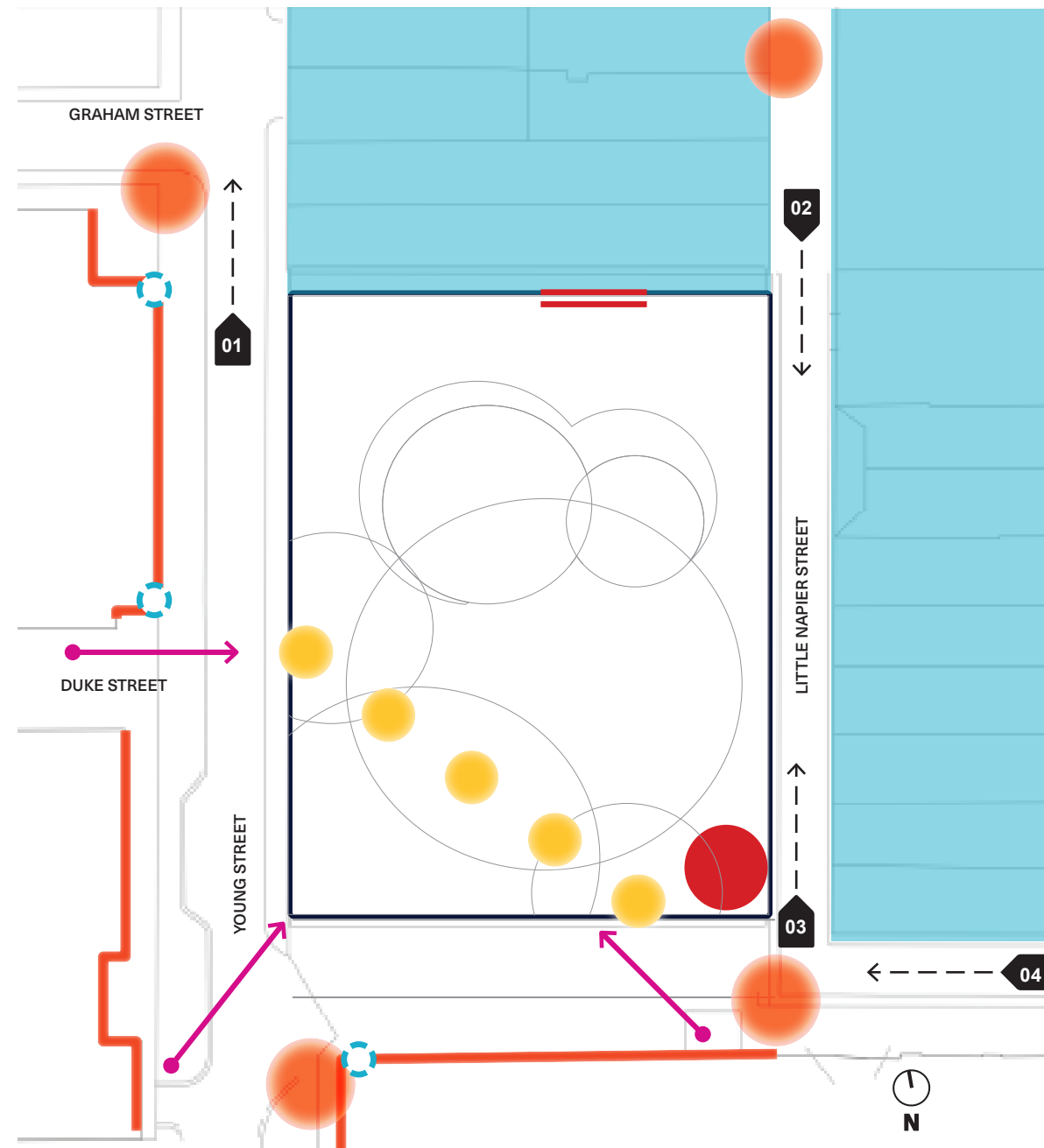
CPTED & Lighting

Key Principles

- Hostile vehicle and traffic risks will be mitigated by dense planting and Passive elements throughout the site.
- The south east corner of the site had been identified has high vehicular risk and will be treated accordingly.
- The design will accommodate the use of closed-circuit television and its requirements.
- The structure of planting will ensure direct sight lines through low ground level planting and high canopy trees.
- Lighting in and around the development complies with appropriate lighting standards- to increase surveillance opportunities during the hours of darkness.
- The provided lighting will support safe movement and a pleasant user experience, while avoiding undesirable light spill to adjacent residential properties.
- Feature lighting can be used to emphasis elements such as trees and seating areas. These types of lighting would be localized and would improve the ambiance and usability of the outdoor areas.
- Key pathways which are most likely to attract foot traffic at night should be adequately lit to provide a safe environment.

Key

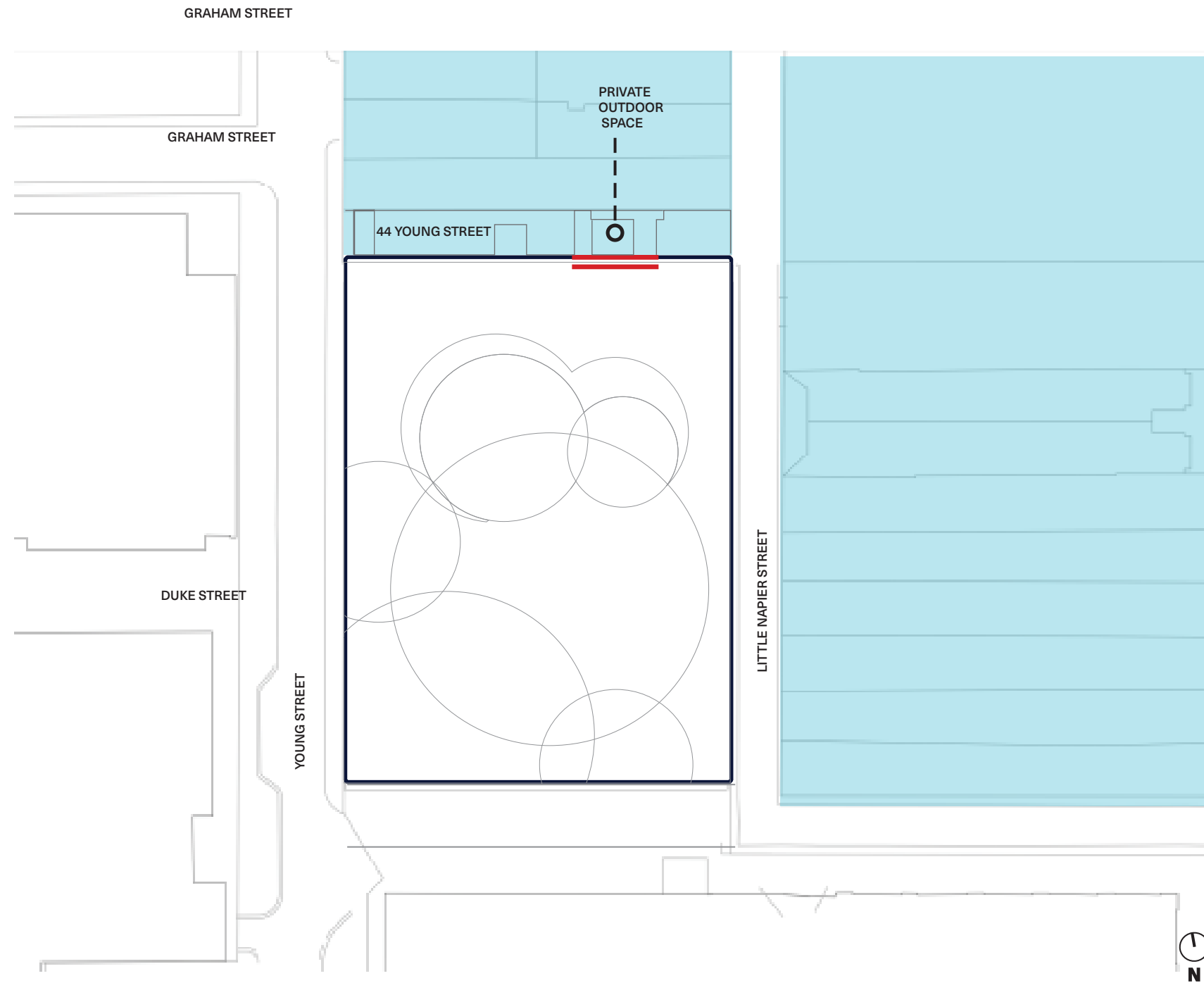
	Traffic Risk Area
	Existing CCTV
	North boundary Screening
	Sight Lines
	Existing Lighting
	Internal Lighting
	Building Light
	Adjoining Residential Properties



Northern Interface

A new screen along the northern boundary wall adjacent to 44 Young Street will be provided to infill the gap between the dwelling fronting Young Street and the garage facing Little Napier Street to ensure privacy within the secluded private open space and habitable room windows of 44 Young Street.

The screen proposed is consistent with the former development plan.



Key

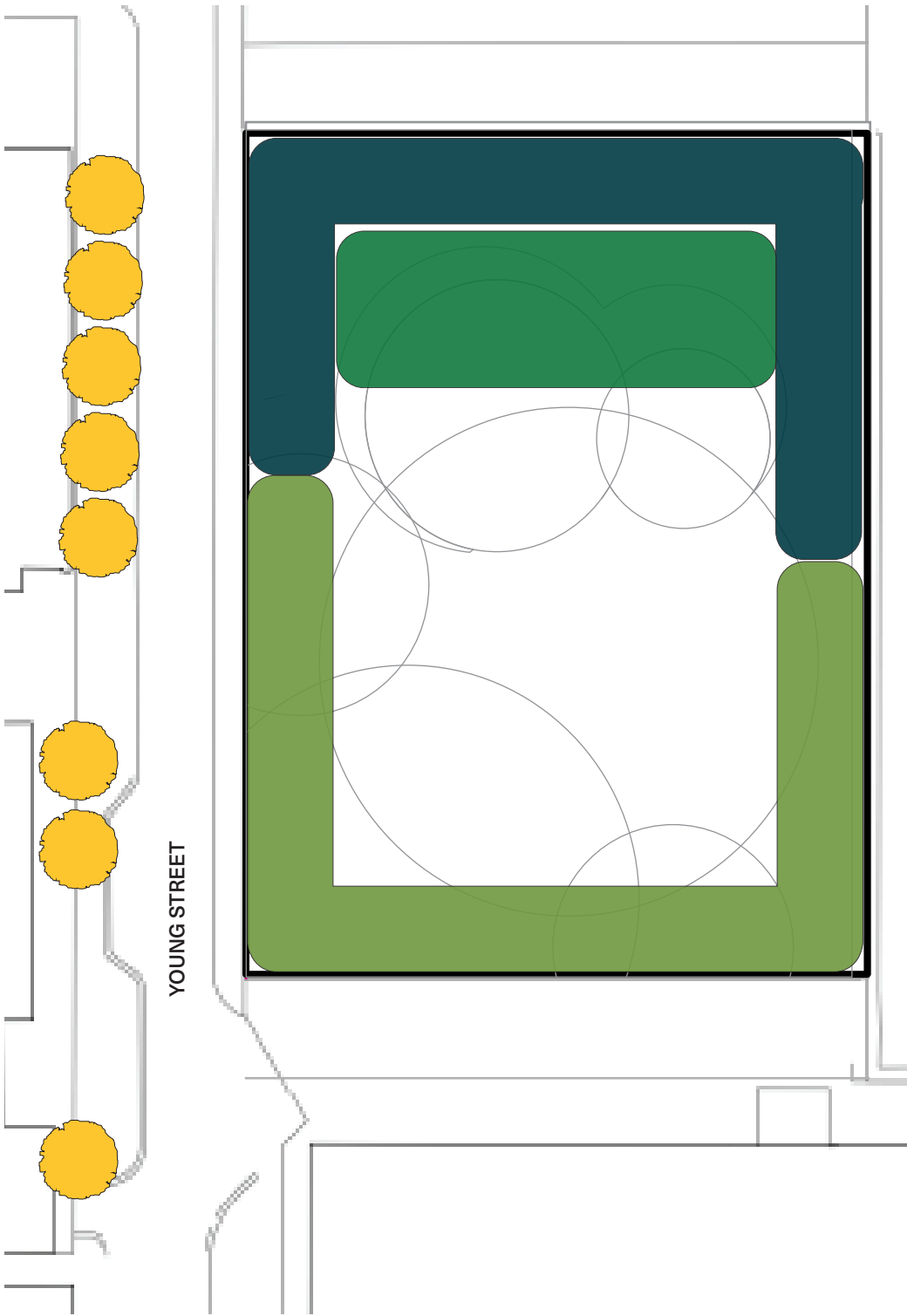
▬▬▬ Extent of Screen

Trees and Planting

An indicative trees and planting species list has been provided for the interim landscape.

The trees will provide short to medium term landscaping during the lifespan of the Young Street Interim Open Space. Selected trees may be retained or replanted elsewhere when the site is ultimately redeveloped in the future, however the potential future tree retention will be subject to future design considerations.

Further detail regarding tree species their layout, growing media and specifications will be provided at the town planning phase.



Indicative Tree Planting Plan

Key	
	Existing Trees
	Small Trees
	Medium Trees
	Medium - Large Trees

CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W m)	INSTALL SIZE
TREES				
AC	<i>Acer platanoides crimson sentry</i>	Crimson Sentry Maple	10 x 7	100L
RB	<i>Robinia pseudoacacia irisia</i>	Golden Robinia	10 x 5	100L
WA	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	7 x 4	100L
ZC	<i>Zelkova serrata green vase</i>	Green Vase Zelkova	7 x 4	100L
SHRUBS				
	<i>Clivia miniata</i>	Orange Clivia	0.7	150ML
	<i>Dianella caerulea 'little jess'</i>	Little Jess Dianella	0.4	150ML
	<i>Dianella 'emerald arch'</i>	Emerald Arch Dianella	0.4	200ML
	<i>Liriope muscari amethyst</i>	Amethyst Liriope	0.4	150ML
	<i>Ophiopogon japonicus nana</i>	Dwarf Mondo Grass	0.1	150ML
GROUNDCOVERS & CLIMBERS				
	<i>Brachycome multifida</i>	Out Leaf Daisy Break a Day	0.3 x 0.5	150ML
	<i>Coprosma kirkii</i>	Creeping Coprosma	0.6 x 1.2	200ML
	<i>Cornus alba prostrata form</i>	Prostrate White Correa	0.6 x 1.2	150ML
	<i>Juniperus conferta</i>	Prostrate Juniper	0.3 x 1.2	200ML
	<i>Myoporum parvifolium purpurea</i>	Creeping Bonitalia	0.2 x 1.2	150ML
	<i>Trachelopernetum jasminoides</i>	Star Jasmine	3 m x Varied	200ML
	<i>Scaevola purple fusion</i>	Purple Fan Flower	0.2m x 1.0	150ML

Indicative Planting Schedule

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