

ACU CAMPUS PARK TOWN PLANNING REPORT

ACU
OCTOBER 2021

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Introduction

The ACU Campus Park landscape project will provide a high quality and inviting open space within the ACU St Patrick's Campus, transforming the current car park site into an interim social hub for the university and local community.

A safe, flexible and intimate open space that will offer a range of opportunities for the university and the broader community to come together and celebrate public life in the Heart of the Campus.

The design has been conceived as a physical reflection of ACU's unique culture of faith, inclusiveness and sustainability. It seeks to fulfill the campus' current needs whilst supporting the longer-term vision for expansion in the future.



Overall Landscape, Open Space Plan and Principles

The proposed interim landscape will connect the campus, providing a safe, well used destination with good passive surveillance and attractive spaces for the public to inhabit.

The interim landscape space will become the key social hub for the campus. It will be composed of both large flexible use spaces, and smaller more intimate spaces. Being fully accessible to the public, the dynamic outdoor space will have a positive contribution to the campus experience for ACU students and staff and provide a new open space asset for the local community.

INTERIM OUTDOOR PRECINCT

The design approach to the interim landscape is to create flexible spaces with a focus on robustness.

Landscape elements and materials will be of significance to ensure its quality throughout the interim period and beyond.

SAFER SPACES

The landscape approach is to increase activity and maximise visual and physical connectivity through well-defined spaces.

Lighting will provide an inviting and safe night-time environment, the structure of planting will allow 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 separation and avoid sound and light spill. This will include a screen along the northern boundary wall adjacent to 44 Young Street.

ACCESS AND MOBILITY

The ACU Campus Park precinct will have a high level of accessibility and mobility, encourage pedestrian circulation supported by prominent and cohesive visual way-finding opportunities.

The ACU Campus Park site will become the primary pedestrian desire line between the Mary Glowrey/Mother Teresa buildings to the south east of the space and the Daniel Mannix and Lecture Theatres to the west of the space. The design will cater for universal access DDA compliant access across the site.

Traffic risks and hostile vehicle movements will be mitigated by passive streetscape elements and dense planting.

CLIMATE AND SUSTAINABILITY

Solar analysis has been employed to identify suitable micro climates for planting and recreation use. Tree planting will assist in mitigating the urban heat island effect. Tree and planting species have been selected to minimise maintenance and water use.

The design has taken into consideration and will work to mitigate the wind effects caused by surrounding buildings and laneways.

The design will minimise stormwater runoff and moderate discharge flows through on-site absorption and retention.

Maximising green spaces such as lawn areas, planted garden beds, modular tree planters and deep soil tree planting, will enhance biodiversity and contribute to the health and well-being of all users.

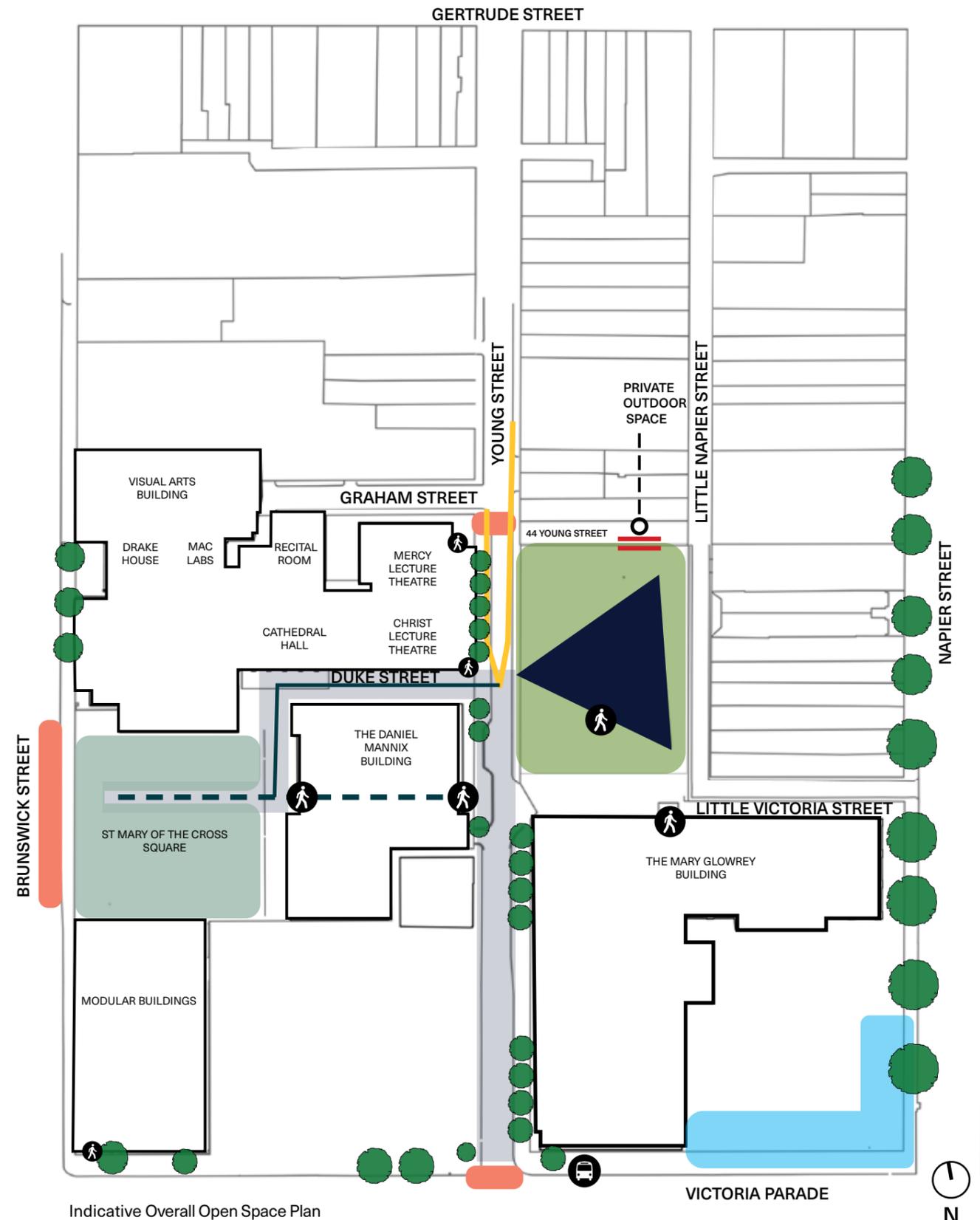
ACTIVATION

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

PEDESTRIAN FOCUSED CAMPUS

Provides a safer environment for students and strengthens connections and relationships between campus buildings, adjacent campus uses, and activities.

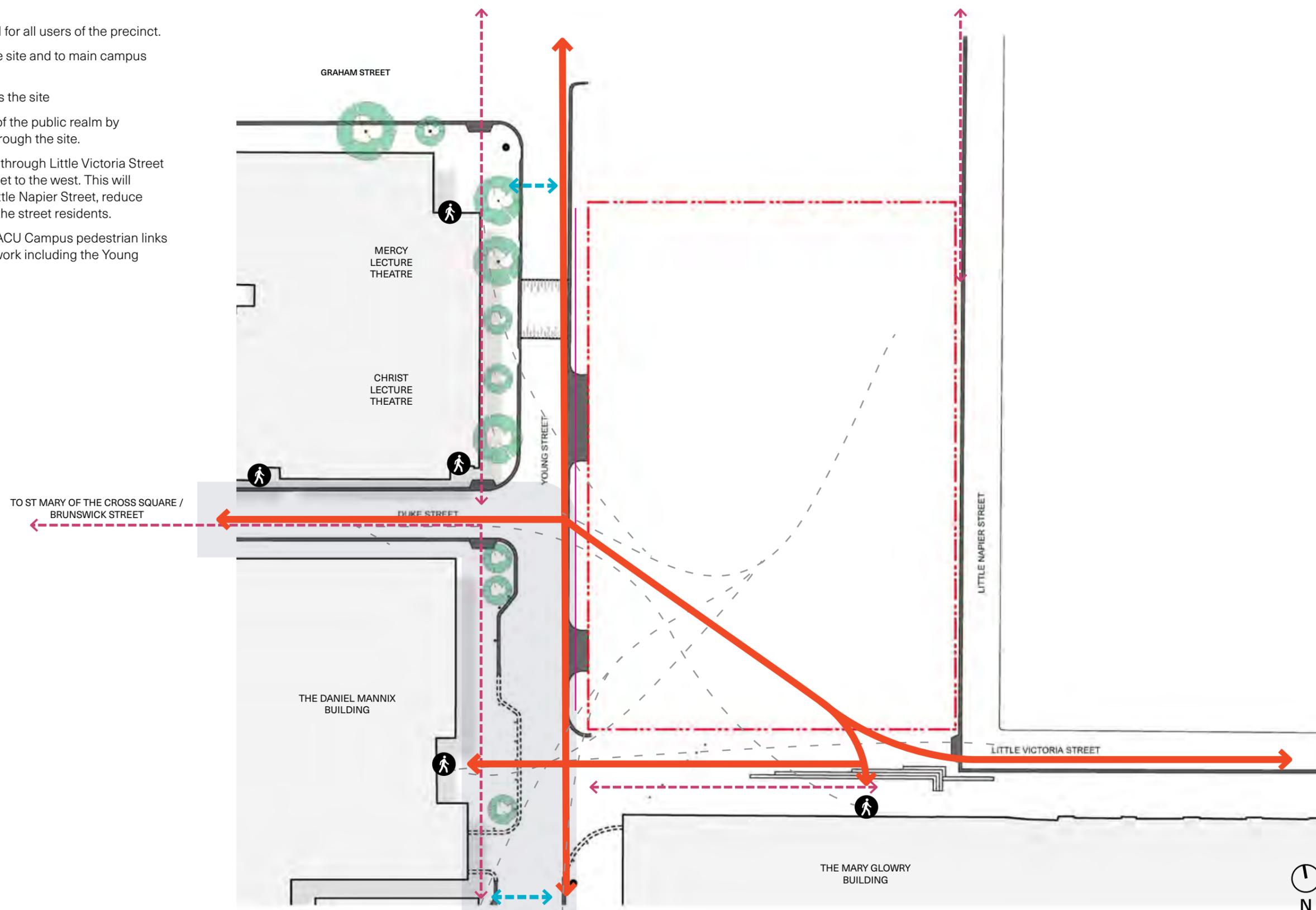
Key	
	Public Realm Linkage
	Laneway
	Building Future Footprint
	ACU 'Interim' Landscape / Public Open Space
	St. Mary of the Cross Square
	Transition Zones
	Pedestrian Promenade
	Victoria Parade / Napier street Entry Area
	Building Access Point
	Bus Stop
	Existing Tree
	Extent of northern interface Screen



Access and Mobility Plan

Key Principles

- Improve safety for students and for all users of the precinct.
- Improve wayfinding through the site and to main campus buildings
- Provide universal access across the site
- Improve the quality and safety of the public realm by prioritising pedestrian access through the site.
- 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 street residents.
- Integrate the site with existing ACU Campus pedestrian links and to the wider pedestrian network including the Young Street Shared zone.



Legend

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

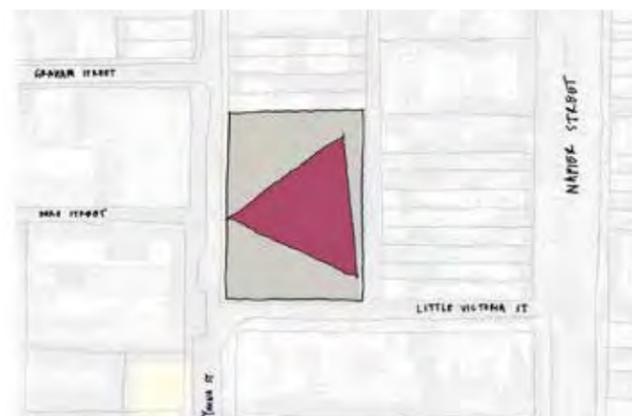
Key Design Drivers - Spatial Conditions

The Initial Landscape Design approach was driven by a number of key spatial factors:

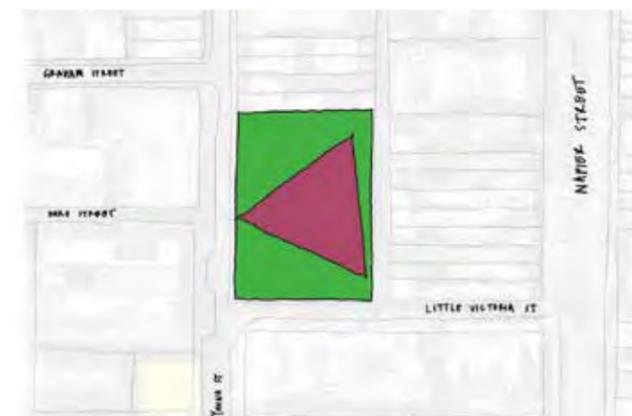
- The Location of the site - within ACU's St Patrick's Campus in Fitzroy.
- Orientation in consideration of the future footprint of the site
- Connectivity and ease of orientation coming from Duke Street and Young Street to the west, Little Victoria St & Napier St to the East
- Providing a protected heart of the campus presented with a number of articulated and crafted spaces.



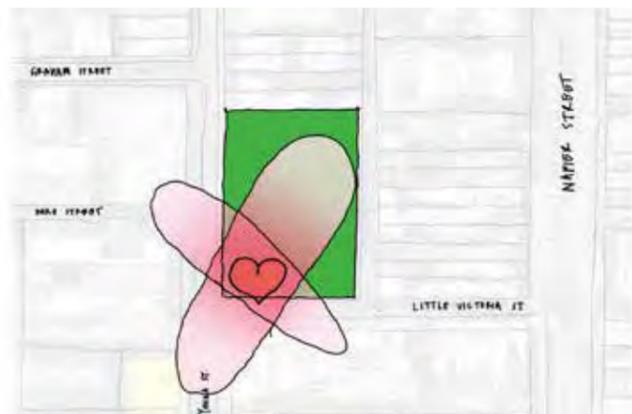
Site Area



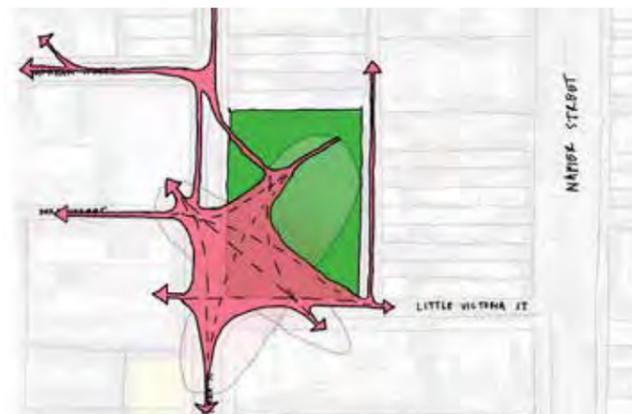
Future Building Footprint



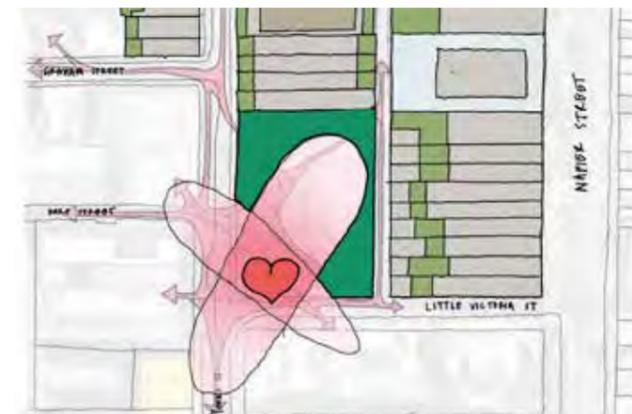
Proposed Landscape Area



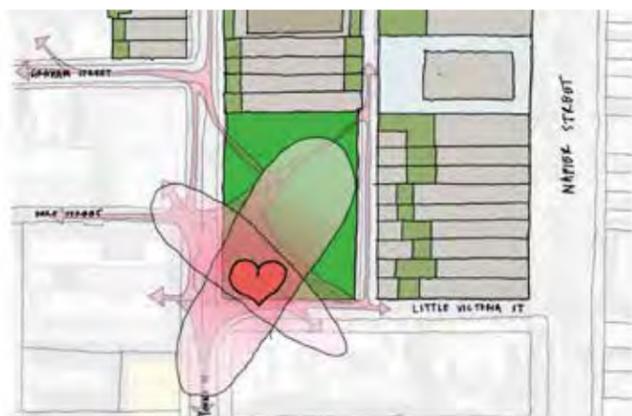
Campus Heart



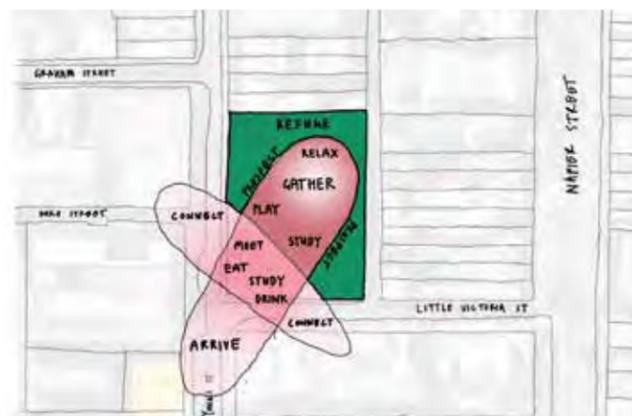
Desire Lines



Containing Activity



Residential Context



Potential Zoning

Landscape Character & Key Design Drivers

The interim landscape proposal is formed around the following 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 campus.
- 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.

A Park of Parts - Movable, Reconfigurable & Modular

- Provide flexibility and accommodate various types of programs and activities.
- Include reusable / modular landscape elements that can be incorporated within the future landscape.

Embracing ACU's Unique Culture

- Provide active and passive recreation.
- Be the key social hub for students as well as a public open space providing amenity for the local community.

A Space that Unites

- Provide good, clear access from surrounding links using signage and lighting.
- Provide views to the hub from the surrounding streets to reinforce its presence.
- 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

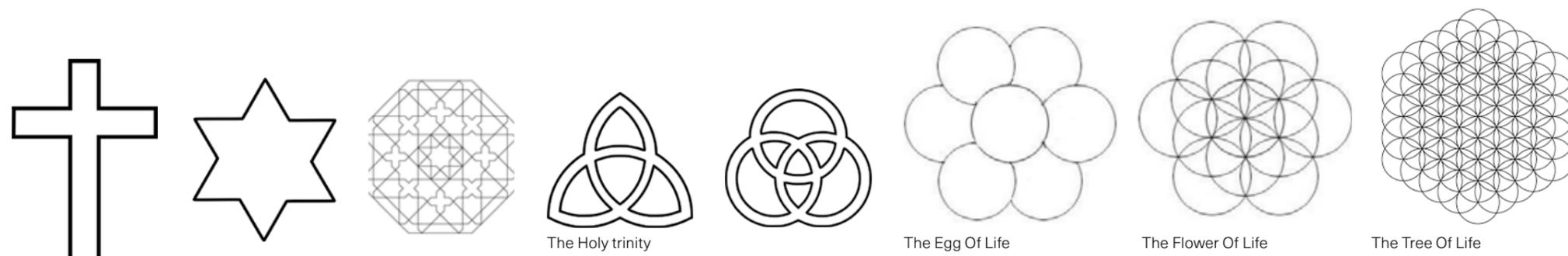


A Space that Unites

Key Design Drivers - Exploring Symbols of Faith

A Place That Unites

Through the concept design process we have explored universal symbols of faith and spirituality. There is an opportunity for the design to subtly incorporate symbols of faith, reflecting ACU's unique culture and identity.



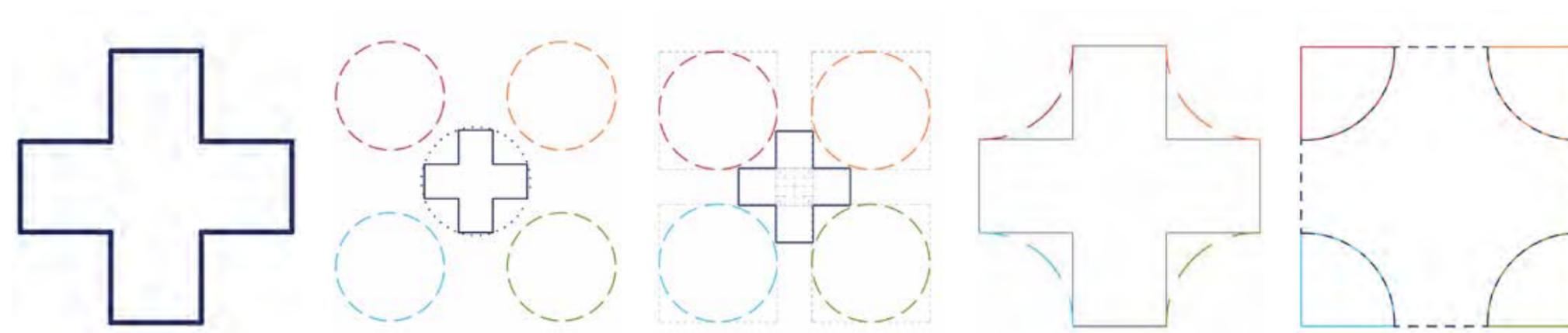
Initial process - Exploration of spiritual symbols

The circle geometry as the driver for unity and inclusion

Spiritual Patterns

The Cross and The Circle

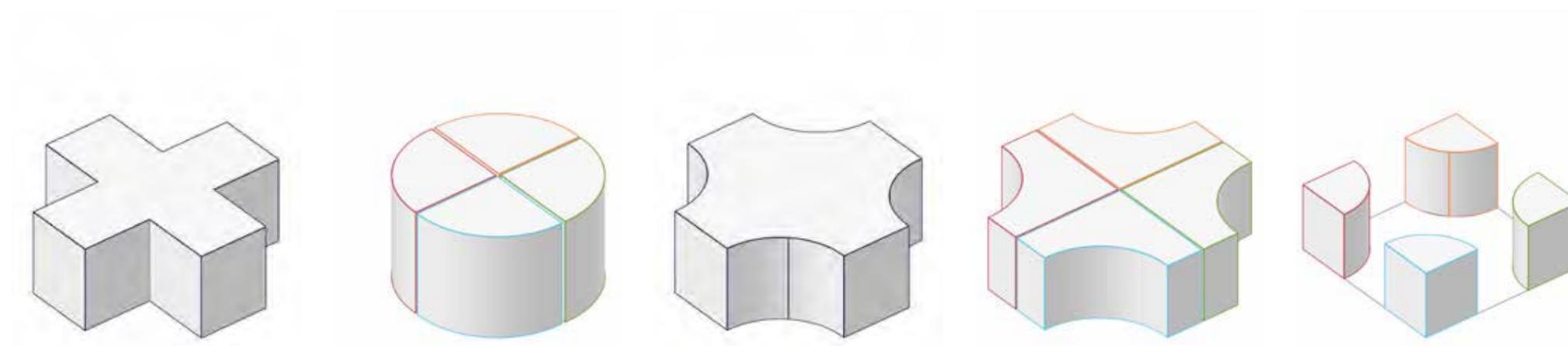
The cross is a symbol of Christianity. The circle is a symbol of togetherness / unity. Our design explores the combination of these two symbols to generate symbolic forms within the Interim Landscape.



Initial process - Key Spatial Pattern Evolution

A Park Of Parts

Given the site will be subject to future re-development, the interim landscape will include reusable modular planters and furniture elements, that can be incorporated within the future landscape.



Movable, Reconfigurable & Modular

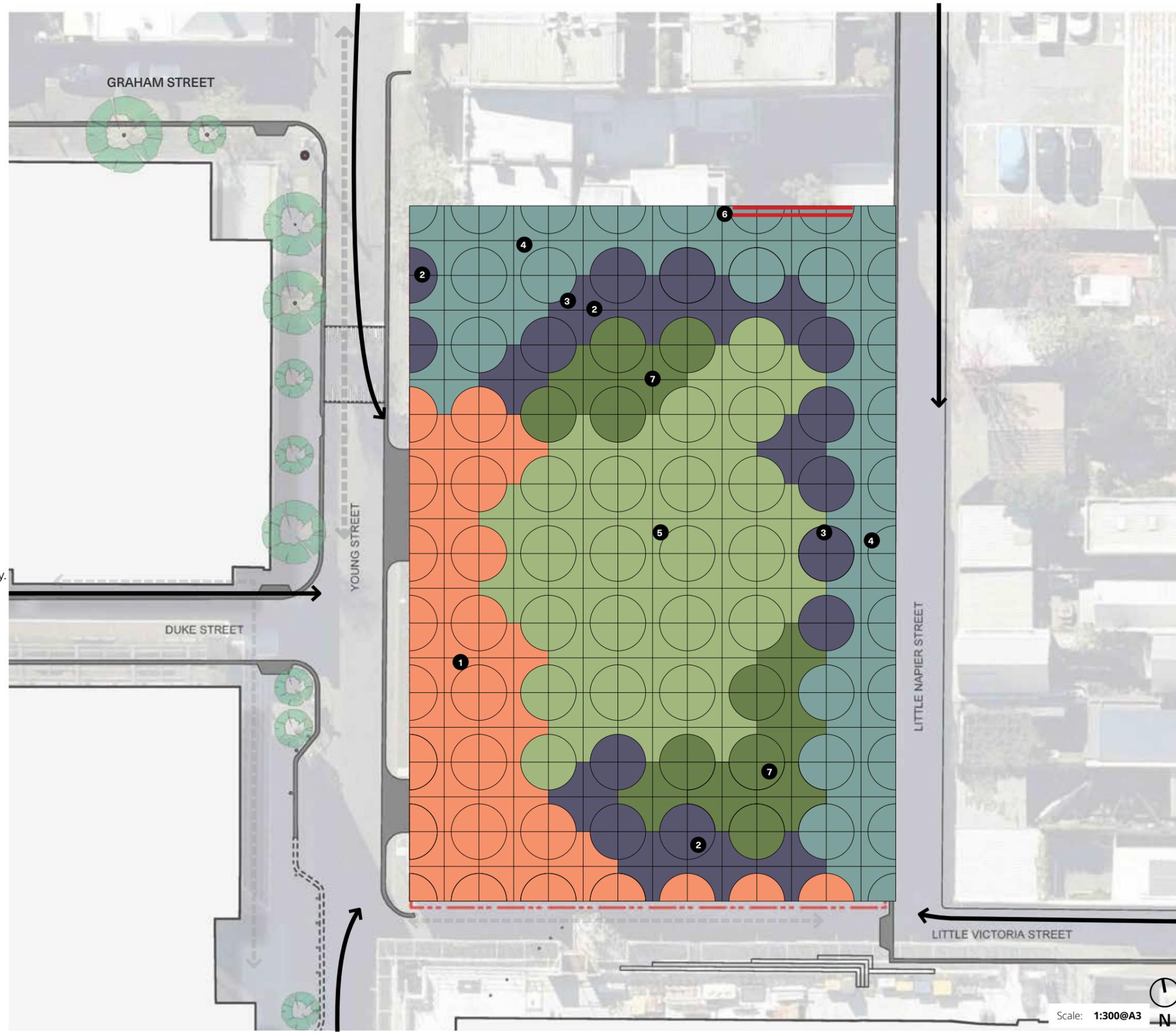
Concept Approach

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 close to the 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.
- 4. Urban forest**
 - Tree planting
 - The use of tree and large shrubs planting to provide a green buffer to traffic hazards and adjacent dwelling privacy.
- 5. Gathering space**
 - Public open space and large lawn area to provide amenity for the university cohort and local community.
- 6. Northern interface**
 - A new screen proposed to the northern dwelling, to be consistent with the former development plan.
- 7. Mounded Landforms**
 - Areas of mounded landscape provide areas to relax and observe

Key

1	Main Access / Welcome area
2	Contemplative seating areas
3	Breakout spaces
4	Urban Forest
5	Gathering Space
6	North boundary Screening
7	Mounded Landforms
↔	Pedestrian Links



Scale: 1:300@A3



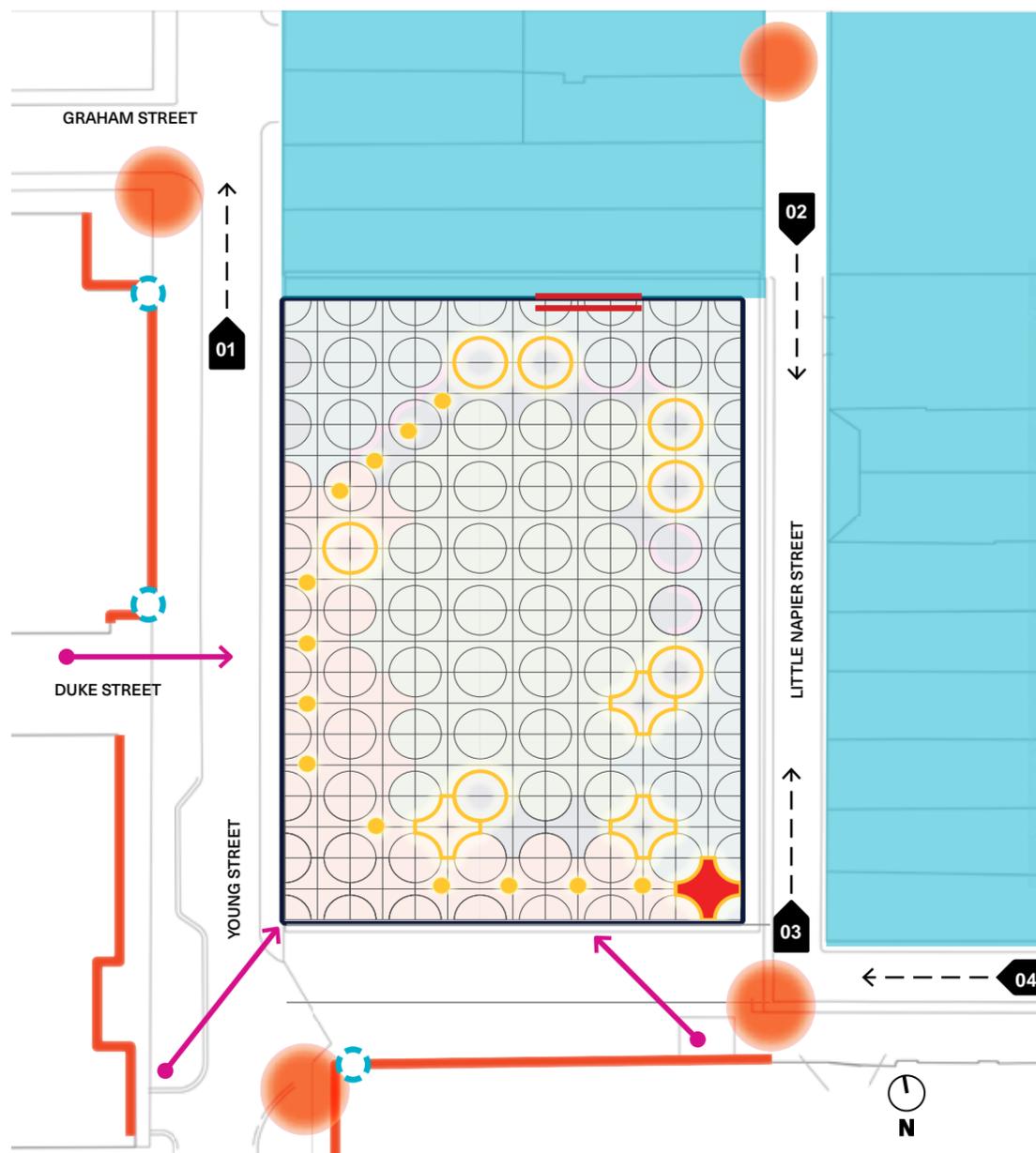
CPTED & Lighting

Key Principles

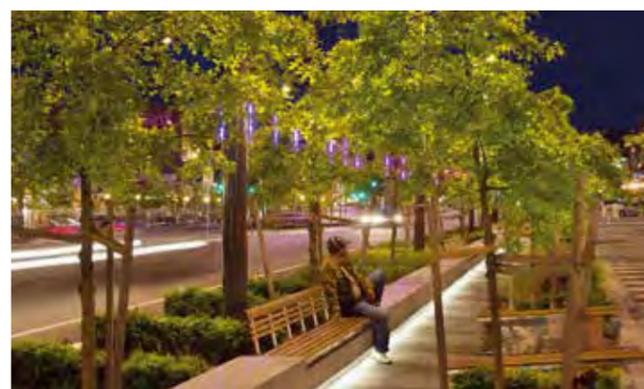
- Hostile vehicle and traffic risks will be mitigated by dense planting and passive elements throughout the site.
- The south east corner of the site had been identified high vehicular risk and will be treated accordingly.
- The design will accommodate the use of closed-circuit television and its requirements.
- The structure of planting will ensure direct sight lines through low ground level planting and high canopy trees.
- Lighting in and around the development will be designed to comply 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 emphasize 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 will be adequately lit to provide a safe environment.
- Wifi coverage will be connected to multi-use poles and solar lighting will be considered.

NOTE: All lighting will be assessed by a lighting engineer and a consultant will prepare a lighting plan which meets required standards.

Key	
	Traffic Risk Area
	Existing CCTV
	North boundary Screening
	Sight Lines
	Existing Lighting
	Light Columns indicative
	Integrated Fixture lighting
	Building Light
	Adjoining Residential Properties



Light Columns Controlled distribution



Integrated Fixture lighting



Landscape Concept Plan

Key

1	Exposed Aggregate Concrete Paving
2	Lawn
3	Landscape Terraces with Raised Lawn Mound
4	Bluestone Paving
5	Modular Timber Deck
6	Retaining Wall at Seating Height
7	Modular Tree Planter Integrated Seating & Lighting
8	Modular Tree Plater HVM Integrated Lighting
9	Modular Planter Integrated Seating & Lighting
10	Modular Seating Integrated Lighting
11	Urban Forest - In ground Trees & Planting
12	Sculptural Element
🚶	Building Access Point
---	Site Boundary



Material Palette

Paving & Surfaces

The surface finishes are selected to create an elegant, durable ground plane which defines this key landscape space within the ACU campus.

The finishes are robust, simple materials, able to withstand large volumes and variety of users and are easily replaced, and easily customized to suit the various site constraints.

In each of the selected, consideration has been given to ease and low frequent maintenance.



Bluestone paving



Sandblasted concrete finish paving



Insitu Concrete Paving



Timber Deck

Softscape

The ACU Campus Park main lawn area is designed to be a generous flexible gathering space.

Sculptural lawn mounds will provide pockets of contemplation and relaxation and an additional aspect view.

Softly mounded garden beds enclose the lawn and will provide an inspiring scenery to the contemplation and breakout area.



Lawn



Lawn Mounds



Garden beds



Key Plan



Illustrative view of ACU Campus Park from SW corner

Fixtures & Furniture

A combination of robust modular seating, intimate seating walls and café outdoor furniture will accommodate for different uses at different periods of the day. Some of the furniture will include integrated power outlets to further the adaptability and amenity of the site.



Custom concrete seating edges integrated with raised wall



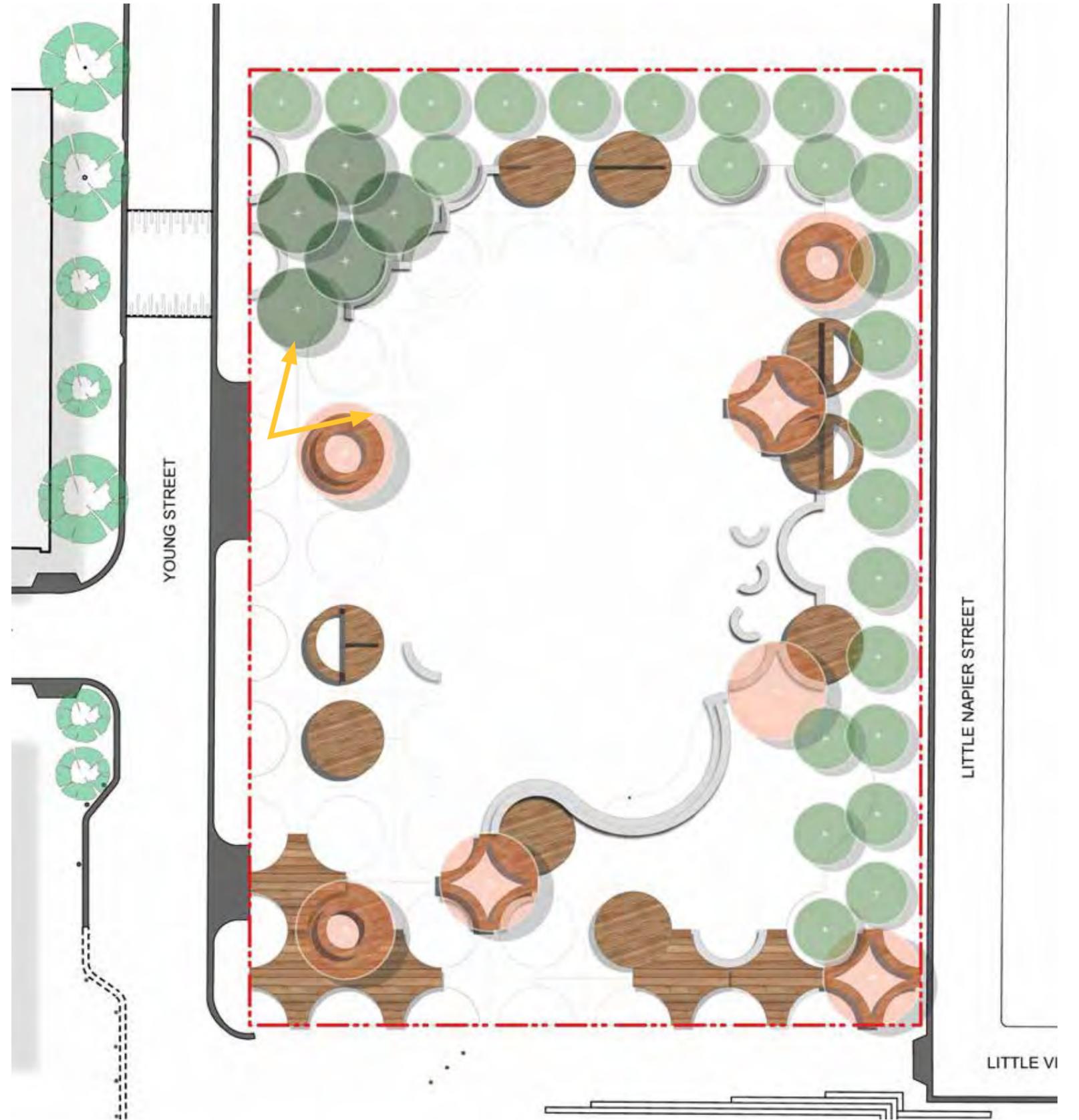
Outdoor Furniture setting



Custom furniture and landform elements



Illustrative view of ACU Campus Park from NW corner



Indicative Fixtures & Furniture Plan

Modular Elements

Modular tree planters, seating and deck surfaces will provide robust elegant building blocks for activating outdoor space, to encourage social interactions, and to support a variety of outdoor activities.

Modular elements are designed to be durable and robust and require of low frequent maintenance.



Modular Timber Deck



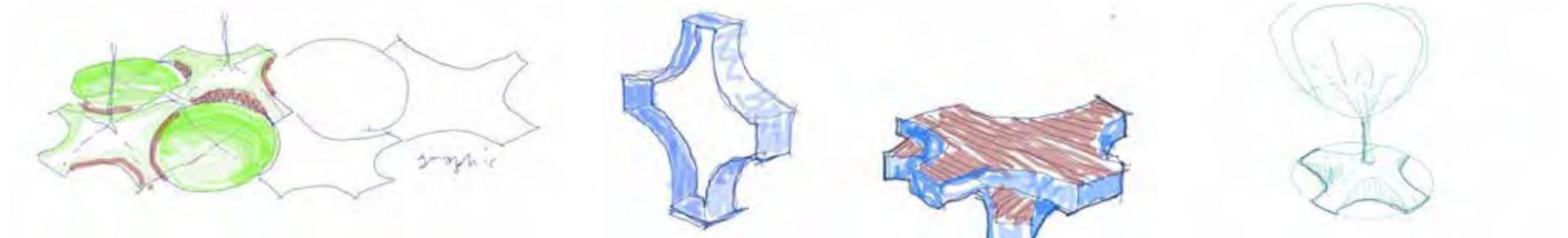
Modular Planters



Integrated seating



Sculptural Element with integrated led lights



Initial concept images



Key Plan



Illustrative view of ACU Campus Park from Southern entry

Trees and Planting Plan

Deep soil volumes larger of 1000 mm will be provided where medium trees of up to 7-10m are to be planted.

Tree species will be selected to be suited to the climatic growing conditions of the site in terms of rainfall and irrigation water availability.

Supplementary active irrigation will be provided to required garden beds. Passive irrigation will be provided where practical to ground level garden beds and tree planting areas. Understory planting selected will be irrigated with site-captured water

Topsoil specifications will be optimal for the containerised podium landscape with a specialist performance that will require the chemical and physical properties of the topsoil to be tested and fall within the required suitability ranges prior to procurement.

The Elke Soil Volume Simulator will be employed to match soil volumes with the selected trees in each location.

Key

	Signature tree
	Proposed 'forest' tree
	Proposed 'forest' tree
	Native plant palette - shade mix
	Native plant palette - sun mix
	Lawn
	Grassed mound



Indicative Tree & Planting Plan

Trees & Planting

Native Trees - Shade

The low light native tree palette combines medium and large canopy trees, which have been chosen for their hardiness and suitability to containerisation.



Backhousea citriodora
(Lemon-scented Myrtle)



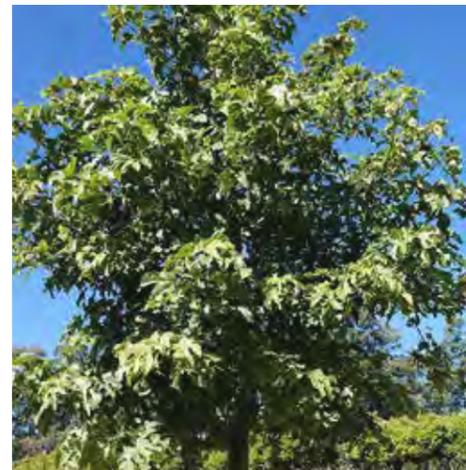
Ficus microcarpa
(Hill's Weeping Fig)



Melia azedarach
(China Berry)

Native Trees - Sun

The full sun native tree palette combines medium and large canopy trees, which have been chosen for their hardiness and suitability to containerisation.



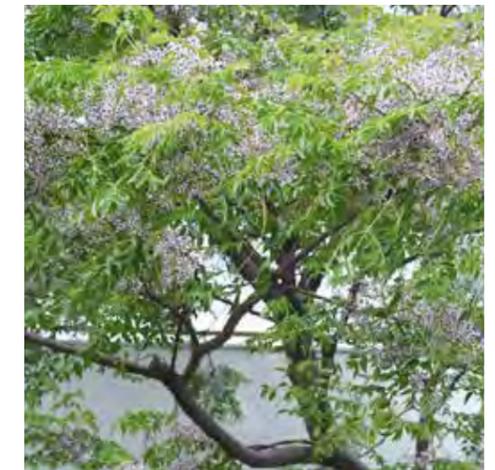
Brachychiton acerifolius
(Illawarra Flame Tree)



Corymbia 'Summer Red'
(Eucalyptus 'Summer Red')



Ficus microcarpa
(Hill's Weeping Fig)



Melia azedarach
(China Berry)

Signature Trees

The motive of tree knowledge and the rich history of these selected trees is shared throughout western and eastern religions.

A selection of signature trees will be planted in modular planters and positioned in key locations on the site.

The concept of inclusivity between multiple faith groups has guided the proposed tree selections.



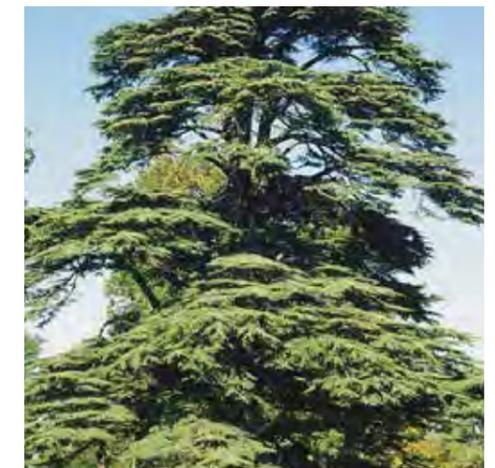
Ficus pseudosycomorus
(Sycamore fig)



Olea europaea
(European olive)



Phoenix dactylifera
(Date palm)



Cedrus libani
(Cedar of Lebanon)

Trees & Planting

Native Planting - Shade Mix

A lower understorey planting palette creates a comfortable, safe buffer to the adjacent streets, and a visual separation from the adjacent dwellings and residents.

The selected species are hardy and low maintenance with visual and textural interest.

2 Mixes have been developed to respond to the light conditions across the site.



Acacia acinacea
(Gold-Dust Wattle)



Adenathos sericeus
(Coast Woollybush)



Banksia spinulosa
(Hairpin Banksia)



Microsorium pustulatum
(Kangaroo Fern)



Molineria capitulata
(Palm Grass)



Dianella tasmanica
(Tasman Flax Lily)

Native Planting - Sun Mix

A lower understorey planting palette creates a comfortable, safe buffer to the adjacent streets, and a visual separation from the adjacent dwellings and residents.

The selected species are hardy and low maintenance with visual and textural interest.

2 Mixes have been developed to respond to the light conditions across the site.



Banksia spinulosa
(Hairpin Banksia)



Carpobortus rossii
(Karkalla)



Correa alba
(White correa)



Goodenia ovata
(Hop Goodenia)



Grevillea "Boongalla Spinebill"
(No common name)



Grevillea "Honey Gem"
(No common name)



Lomandra Tanika
(Mat Rush Tanika)



Westringia fruticosa
(Coast Rosemary)

Tree & Plant Schedules

CODE	BOTANICAL NAME	COMMON NAME	SPACING (m)	DENSITY (per sq m)	MATURE SIZE (H x W m)	INSTALL SIZE
TREES						
BA	<i>Brachychiton acerfolius</i>	Illawarra Flame Tree	As shown	N/A	12.0 x 6.0	100L
BC	<i>Backhousea citriodora</i>	Lemon-Scented Myrtle	As shown	N/A	20.0 x 5.0	100L
CS	<i>Corymbia 'Summer Red'</i>	Eucalyptus 'Summer Red'	As shown	N/A	5.0 x 5.0	100L
CL	<i>Cedrus libani</i>	Cedar of Lebanon	As shown	N/A	13.0 x 10.0	100L
FM	<i>Ficus microcarpa</i>	Hill's Weeping Fig	As shown	N/A	8.0 x 5.0	100L
FP	<i>Ficus pseudosycomorus</i>	Sycamore fig	As shown	N/A	15.0 x 10.0	100L
MA	<i>Melia azederach</i>	China Berry	As shown	N/A	30.0 x 15.0	100L
OE	<i>Olea europaea</i>	European olive	As shown	N/A	10.0 x 4.0	Ex ground min 3m CTH
ZS	<i>Phoenix dactylifera</i>	Date palm	As shown	N/A	15.0 x 6.0	Ex ground min 3m CTH
PLANTING						
	<i>Acacia acinacea</i>	Gold-dust Wattle	1	1	1.5 x 2.0	140mm
	<i>Adenanthos sericeus</i>	Coast Woollybush	1	1	5.0 x 1.5	300mm
	<i>Banksia spinulosa</i>	Hairpin Banksia	1	1	2.0 x 3.0	140mm
	<i>Carpobrotus rossii</i>	Karkalla	0.25	4	0.3 x 1.0	140mm
	<i>Correa alba</i>	White Correa	0.75	1.8	1.0 x 1.0	140mm
	<i>Dianella tasmanica</i>	Tasman Flax-Lily	0.35	8	0.4 x 0.4	140mm
	<i>Goodenia ovata</i>	Hop Goodenia	0.5	2	1.0 x 1.0	140mm
	<i>Grevillea "Boongalla Spinebill"</i>	No common name	1	1	2.0 x 4.0	140mm
	<i>Grevillea "Honey Gem"</i>	No common name	1	1	2.0 x 4.0	140mm
	<i>Lomandra Tanika</i>	Mat Rush Tanika	0.25	4	0.5 x 0.5	140mm
	<i>Molineria capitulata</i>	Palm Grass	0.75	1.8	1.0 x 1.0	140mm
	<i>Microsorium pustulatum</i>	Kangaroo Fern	0.5	0.25	0.3 x 0.4	140mm
	<i>Westringia fruticosa</i>	Coast Rosemary	1.2	1	2.0 x 1.5	300mm

Tree Design Size and Height *

small to 4m high (at 15-20 years)

Climatic growing conditions (particularly rainfall) *

is dry, unreliable and/or hot or extreme conditions, (E.g.) a heavily built up urb

Soil suitability within Tree Pit *

The Soil quality* is not particularly fertile* or effective with the tree species se

Maintenance *

There will be no fertiliser applications, no mulch, (no supplementary) irrigation

Lifespan/Planting replacement time *

A full size mature tree is expected with a long design life of 100+ years

Total Recommended Minimum Soil Volume:

8.65 m³

Tree Design Size and Height *

medium 7-10m high (at 15-20 years)

Climatic growing conditions (particularly rainfall) *

is generally suited to the tree species selected

Soil suitability within Tree Pit *

The Soil quality* or effectiveness is mostly to moderately suitable to the tree s

Maintenance *

Periodically for the first 5+ years, there will be suitable type and applications

Lifespan/Planting replacement time *

Minimal stunting of tree is acceptable and/or the design life of the tree is to be

Total Recommended Minimum Soil Volume:

10.35 m³

Tree Design Size and Height *

tall tree 9-20m high (at 15-20 years)

Climatic growing conditions (particularly rainfall) *

is optimal for the tree species selected and has rainfall above 850mm annuall

Soil suitability within Tree Pit *

The Soil quality* is not particularly fertile* or effective with the tree species se

Maintenance *

In the first year at least fertiliser (e.g. slow release) will be added at time of pl

Lifespan/Planting replacement time *

A full size mature tree is expected with a long design life of 100+ years

Total Recommended Minimum Soil Volume:

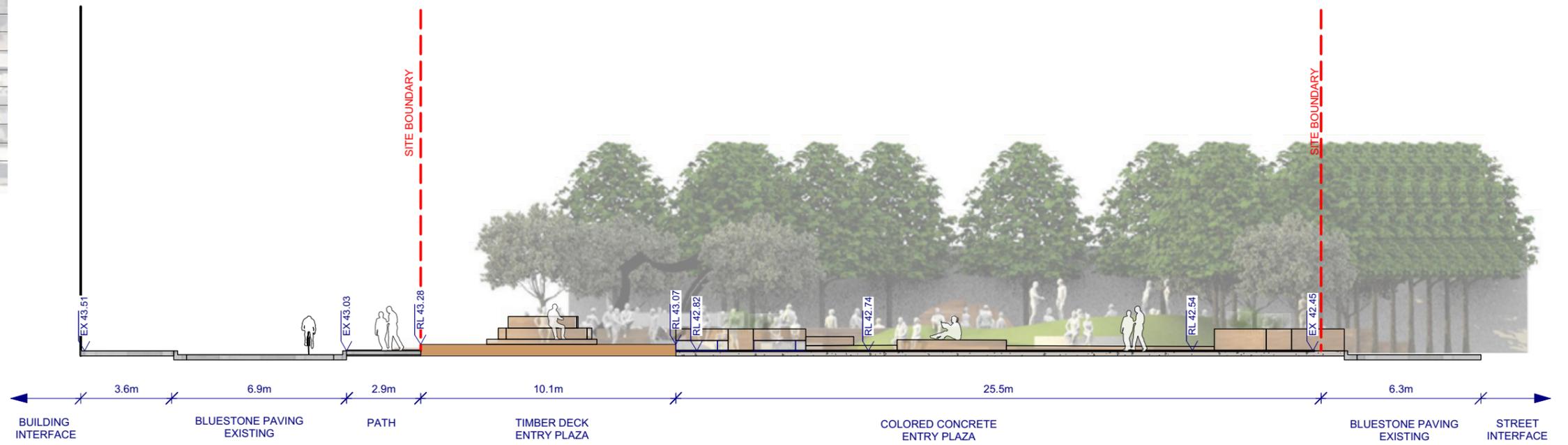
27.75 m³

Tree soil depth calculations - small, medium and large trees

Sections



Section AA



Section BB

