



Australian Catholic University

ST PATRICK'S CAMPUS
DEVELOPMENT PLAN

OCTOBER 2016

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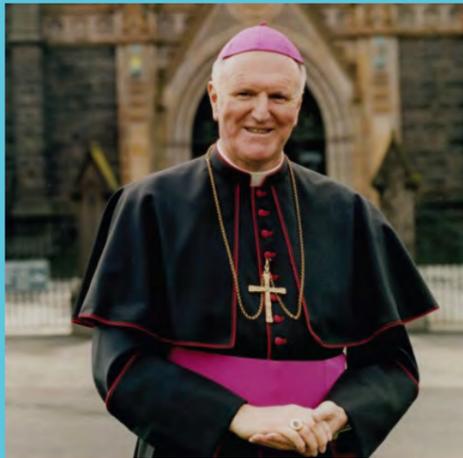
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TESTIMONIALS



Message from
the Archbishop
Denis Hart

It is with great pleasure that I introduce the ACU Development Plan. It is my privilege as Archbishop of Melbourne and President of ACU Limited to have the opportunity to reflect on what has been achieved by the Vice-Chancellor Professor Greg Craven, and the University staff under the wise guidance of the Chancellors General Sir Peter Cosgrove AK, MC, and the Hon. John Fahey AC with the support and encouragement of the Archdiocese of Melbourne at the Australian Catholic University's St Patrick Campus.

It is a particular source of pride for me with St Patrick's Campus located nearby to St Patrick's Cathedral and the administration of the Archdiocese to observe its development and witness the active engagement of the University with the Church and community in Melbourne. I welcome the opportunity for your comments and input to the further development of the Campus to further enhance this growing educational environment in Fitzroy.

Integral, as indeed primary for this whole activity, is the work done for the welfare of the students. We hope to provide our students with areas which will open out and provide the space for recreation, for the important dialogues which are part of University life, for friendship and for mutual understanding. The further expansion of the Melbourne Campus of the University I hope, will be a long-standing inspiration to the young people who come here, to look at the possibilities that we can all do for other people and to carry the work of the University further into the community, so that the contribution of all made here will be something which is remarkably authentic, human, guided by the respect for the dignity of the human person with the unique gifts and abilities of each young person placed at the service of those around them.

- Archbishop Denis Hart



Message
from the
Vice-Chancellor
Professor Greg Craven

It is with great pleasure that I introduce the ACU Development Plan. Australian Catholic University (ACU) has developed and grown substantially over the last five years and its strategic positioning has now entered a new phase. ACU has transitioned from a University striving towards ambitious targets to one that is comprehensively embedding excellence.

The University is ambitious in achieving its goals and vision whilst at the same time is clear about its Catholic Identity and Mission. The University continues a legacy that spans over 2,000 years of the Catholic intellectual tradition's engagement in faith and reason. The ACU Development Plan will ensure we continue to work together towards the shared goals of academic excellence and as a provider of innovative and quality higher education courses; delivered by leading academics, to meet the needs of a diverse student body in conjunction with our partners and the community.

I look forward to working with the ACU community and our stakeholders to achieve these goals through the next phase of the University's development.

- Professor Greg Craven - Vice-Chancellor

1.0 INTRODUCTION

1.1 ACU Fitzroy

This Development Plan has been prepared to guide future planning permit applications for development at St Patrick's Campus of the Australian Catholic University (ACU) in Fitzroy.

The main campus is located in the block bounded by Brunswick Street, Napier Street, Victoria Parade and Gertrude Street. The properties owned by ACU within this block are shown on the aerial image.

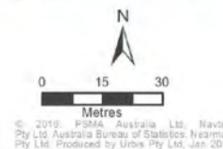
This Development Plan applies to the ACU land within the Development Plan Overlay (DPO2) in the Yarra Planning Scheme.

Other areas of the campus will be subject to a separate planning approvals process.



■ Australian Catholic University (St. Patrick's Campus)

■ Development Plan Overlay



1.2 Aims of the Development Plan

ACU's Development Plan is to deliver a landmark mixed use development at the St Patrick's Campus in Fitzroy, Melbourne to accommodate the planned growth in students, teachers and research activities, improve the quality of teaching and learning environments and improve the pedestrian and public environment for students and the wider community.

The existing Australian Catholic University Development Plan was approved over 16 years ago (in 1999) and the works proposed under this Development Plan have since been completed.

This Development Plan replaces the 1999 Development with a contemporary document that formalises the strategic direction of the campus's next phase of development over the coming decade.

1.3 Background of ACU and St Patrick's Campus

The Melbourne Campus at Fitzroy, incorporating Cathedral Hall, was established in 2000 after the ACU's existing two Melbourne campuses (Mercy and Christ) were formally amalgamated. Mercy and Christ had both been colleges of the Victorian Institute of Catholic Education between 1975 and 1990.

At the heart of the Fitzroy neighbourhood is the historic Cathedral Hall, at 20 Brunswick Street, near the Victoria Parade corner. Connected to the Hall is the former Exhibition Boot Factory which, having provided the Hall with a foyer, cloakroom, ticket office and club rooms, was refurbished in the early 2000s.

Built in 1873, the Boot Factory turned out footwear for the Exhibition Boot Company for nearly 30 years before it was bought by the then Archbishop of Melbourne, Dr Thomas Joseph Carr in 1903.

Archbishop Carr set about refurbishing the Boot Factory to provide the Catholic community with its own class, club and meeting rooms. The facility was opened in 1903 when Archbishop Carr also bought two adjacent properties and it is here where Cathedral Hall was built and opened in 1904, followed by a supper room, opened in 1908. Since then, this complex of buildings has served the local Catholic and wider community as the venue for congresses, concerts, lectures, meetings and socials, and provided nearby Catholic schools with an assembly hall.

Cathedral Hall was showing real signs of wear and tear when custodianship was handed to the ACU. Since 2002 the University has embarked on a restoration program to return the Cathedral Hall complex back to its former glory.

The Supper Room was the first part of the Cathedral Hall complex to be restored, with a contribution to the project from the National Institute of Youth Performing Arts. A fully restored and renovated Boot Factory, providing office and teaching space, was reopened in November 2005. In October 2007, following its restoration, Cathedral Hall was reopened. This was made possible through generous contributions from the Ian Potter Foundation and the Archdiocese of Melbourne. The Hall now provides space for lectures, with music and drama students using the Supper Room. The complex provides a focal point for the intellectual and cultural life of the University.



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

1842 - Birth of Mary MacKillop on the 15th of January, in Brunswick Street, Fitzroy
 1873 - Boot Factory built
 1903 - Boot Factory bought by Archbishop of Melbourne
 1904 - Cathedral Hall opened at 20 Brunswick Street

1991 - ACU formed and in 2000 The Fitzroy Campus was established following the amalgamation of the Mercy Campus and Christ Campus
 2002 - Cathedral Hall listed on state heritage register
 2005 - Boot Factory reopened, providing office and teaching space
 2007 - Restoration of Cathedral Hall completed
 2012 - Construction of The Daniel Mannix Building complete

1.3 Background of ACU and St Patrick's Campus

The University chooses to focus on areas of higher education and research that are closely connected with its particular character as a University that is Catholic, public and national. The focus areas are Education and Arts, Health Sciences, Law and Business and Theology and Philosophy.

The University has the following Research Institutes, several of these have substantial teams based in Melbourne:

- Institute for Religious and Critical Inquiry (Melbourne)
- Learning Sciences Institute Australia (Melbourne)
- Mary MacKillop Institute for Health Research (Melbourne)
- Institute for Positive Psychology and Education
- Institute for Social Justice
- Institute for Health and Ageing (Melbourne)
- Institute for Religion, Politics, and Society (Melbourne)

As a Catholic University, the ACU is grounded in the Catholic intellectual tradition, affirming the value of rational inquiry and the human search for meaning, the combination of faith and reason. Knowledge is cultivated in an environment that fosters intellectual freedom, personal development and equity for all. The ACU's Catholic identity is animated through a commitment to serving others, developing an active learning community and fostering a just society.

ACU has a long tradition of nurturing the intellectual and spiritual life of students and staff. This is grounded in a commitment to caring for the whole person – mind, body and spirit, to support staff and students integrate learning, work, faith and community engagement.

ACU's Institute for Advancing Community Engagement (IACE), facilitates University-community partnerships that respects the wellbeing and dignity of people and through collaboration, seeks to enhance wellbeing of individuals and their communities locally, nationally and internationally. Australian Catholic University's (ACU) community engagement capacity has grown through its strategic partnerships with more than 170 organisations, including Catholic and other faith-based community groups and schools, as well as professions and corporations. Respect for each person, appreciation of the sacred in life and commitment to the common good are core values within the ACU's community engagement, which draws upon the capacities and scholarship of staff and students in its collaboration with people and communities here and overseas.

FACULTIES, INSTITUTES AND CENTRES

Australian Catholic University (ACU) has a wide range of institutes and centres as well as four faculties:



Education and Arts – areas include education, arts and humanities, global studies and international development studies, media communications, social science, youth work, and creative arts, visual arts and design.



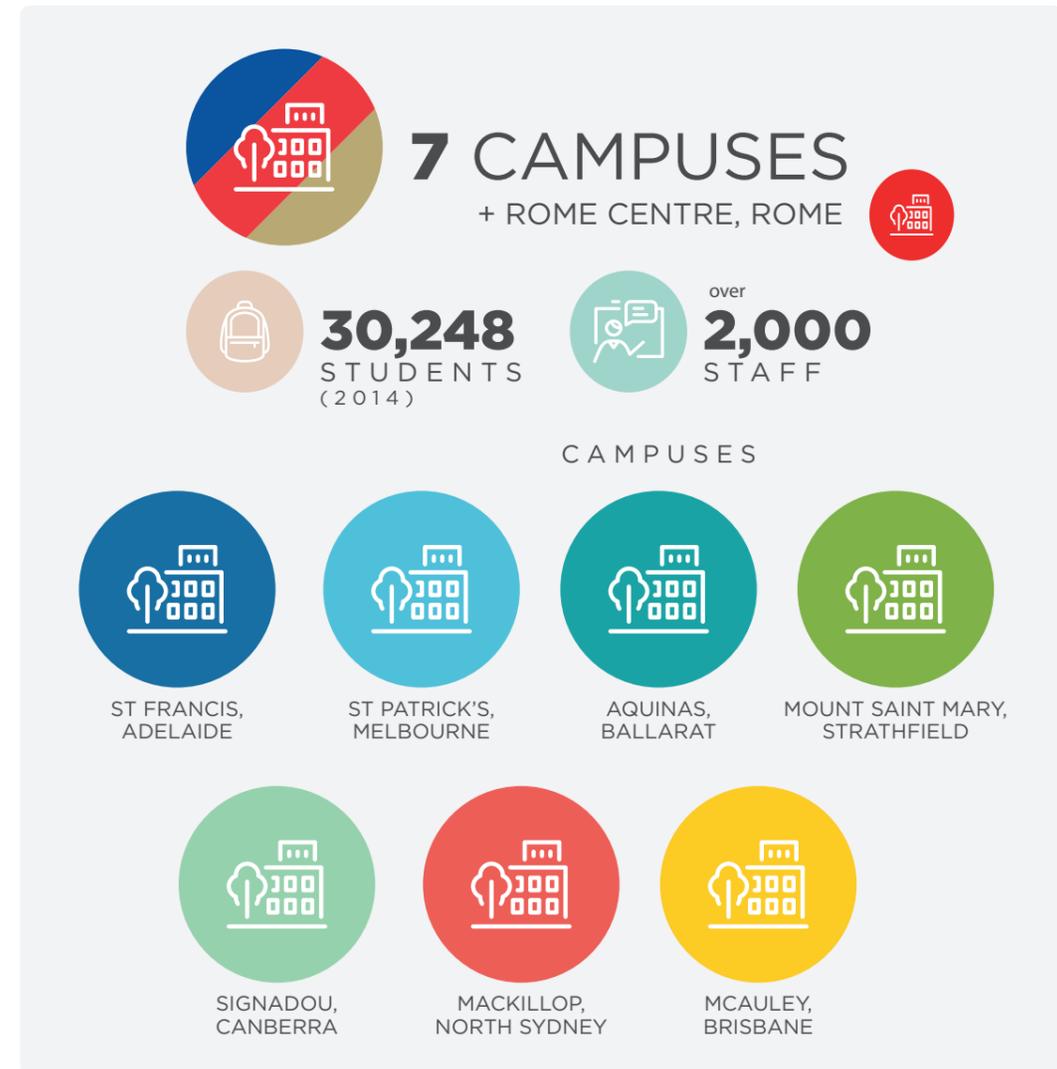
Health Sciences – areas include counselling, environmental science, exercise physiology, exercise science, mental health, midwifery, nursing, occupational therapy, paramedicine, physiotherapy, public health, psychology, social work and speech pathology.



Law and Business – areas include commerce, business administration, accounting and finance, information technology, human resource management, law, marketing, supply chain management, occupational health and safety, and sustainability.



Theology and Philosophy – both these disciplines encourage students to search for wisdom, knowledge and truth.



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:

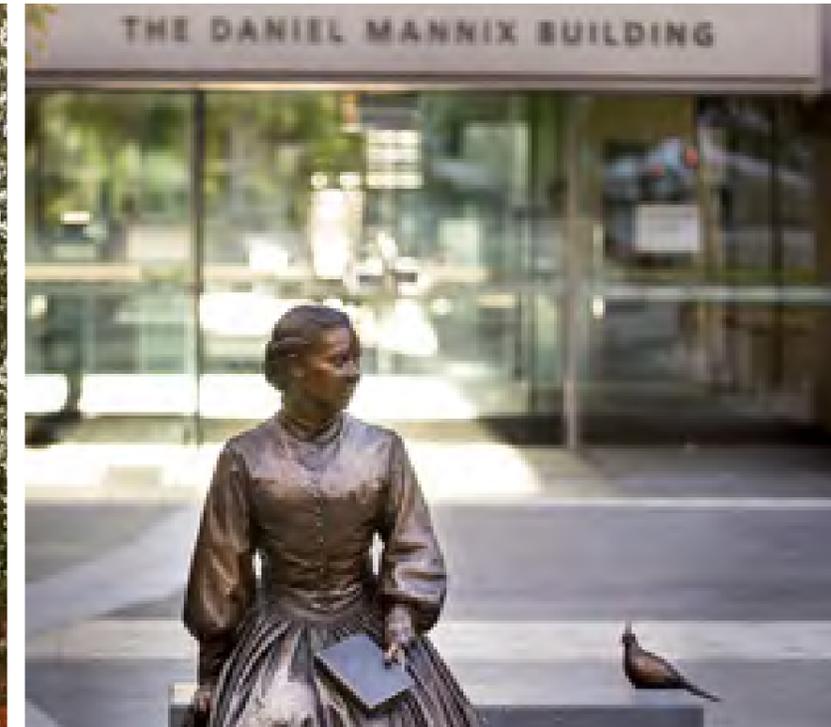
- strengthen the relationship between the Council and the ACU to ensure there is a high-level of strategic co-ordination between the two organisations
- facilitate the development and management of joint projects which realise broad community benefits
- collaborate to promote key initiatives undertaken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

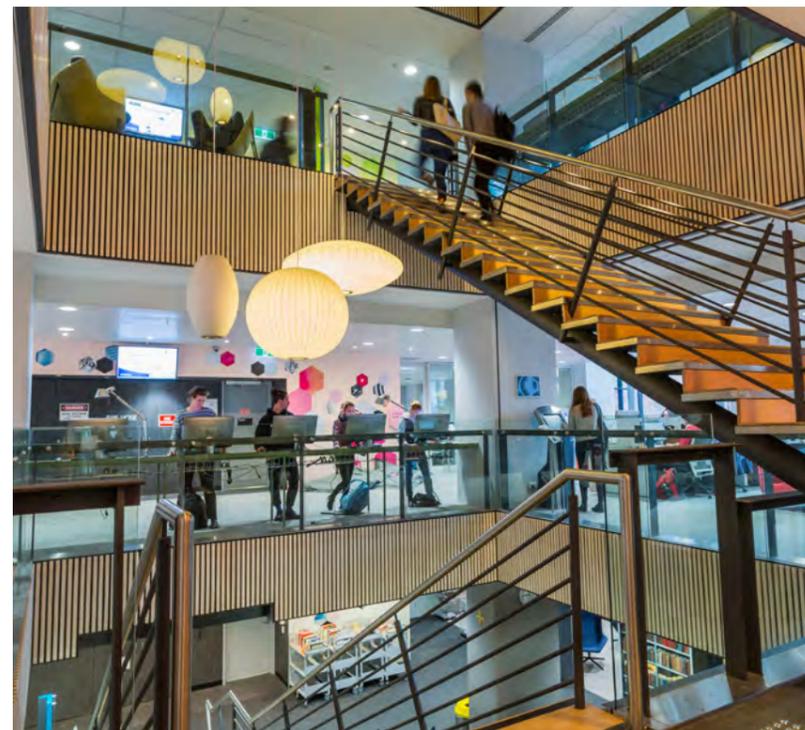
- collaborate on placemaking initiatives in the Campus by ensuring that preliminary consultations between Council and the ACU take place at the conceptual stage concerning the ACU's capital works programs
- ensure that there are best outcomes for the broader community through the design of urban spaces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

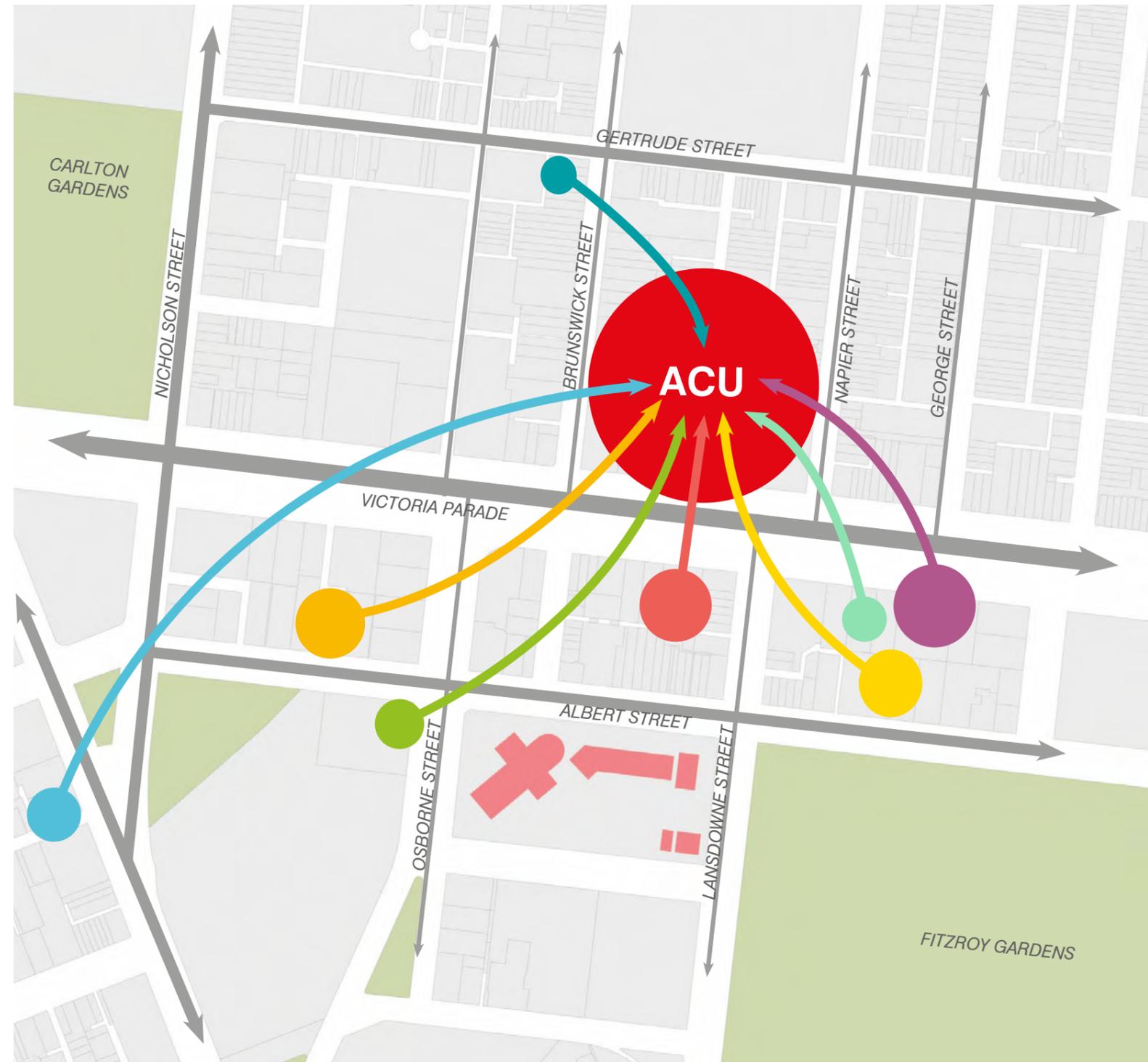
The ACU provides a diverse range of subjects including Accounting and Finance, Commerce, Business, Marketing, IT, Law, Arts, Education and Teaching, Theology, Exercise Science and Allied Health, Philosophy, Paramedicine, Psychology, Nursing, Midwifery and Science. 10,000 students and approximately 800 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.

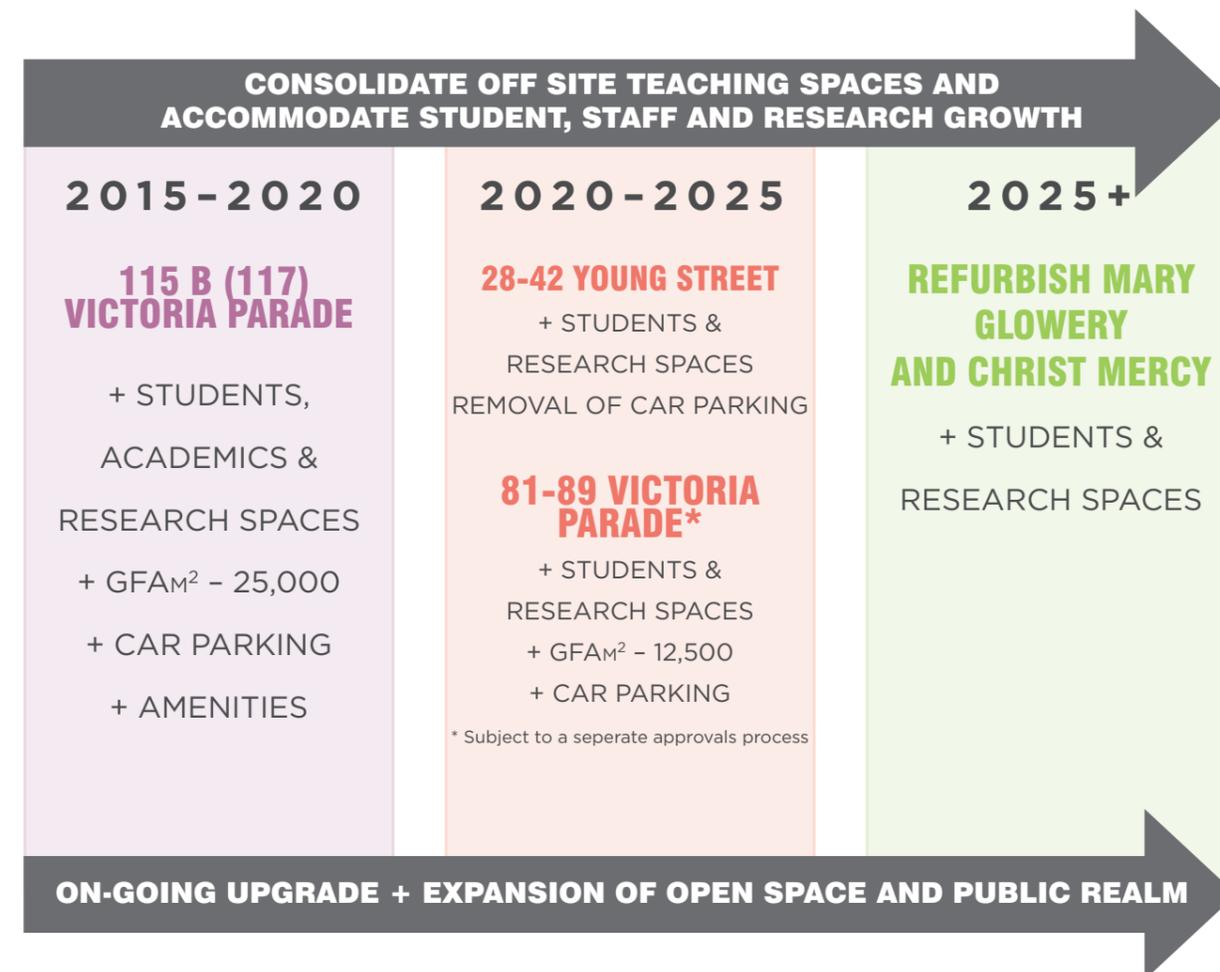
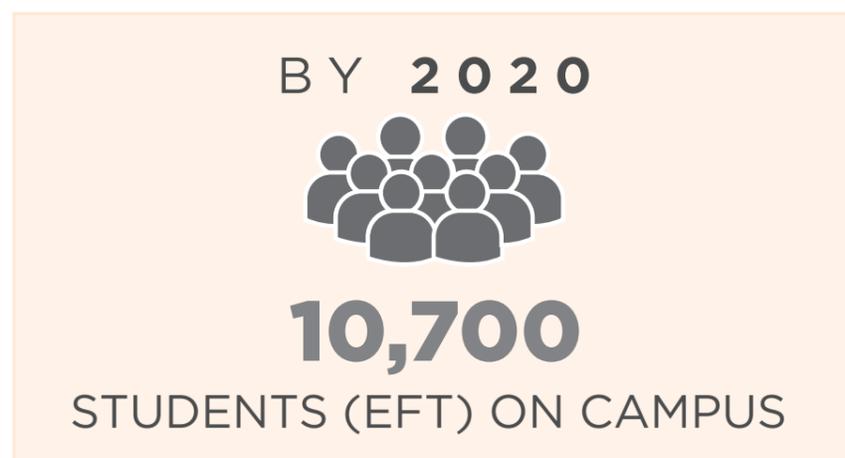
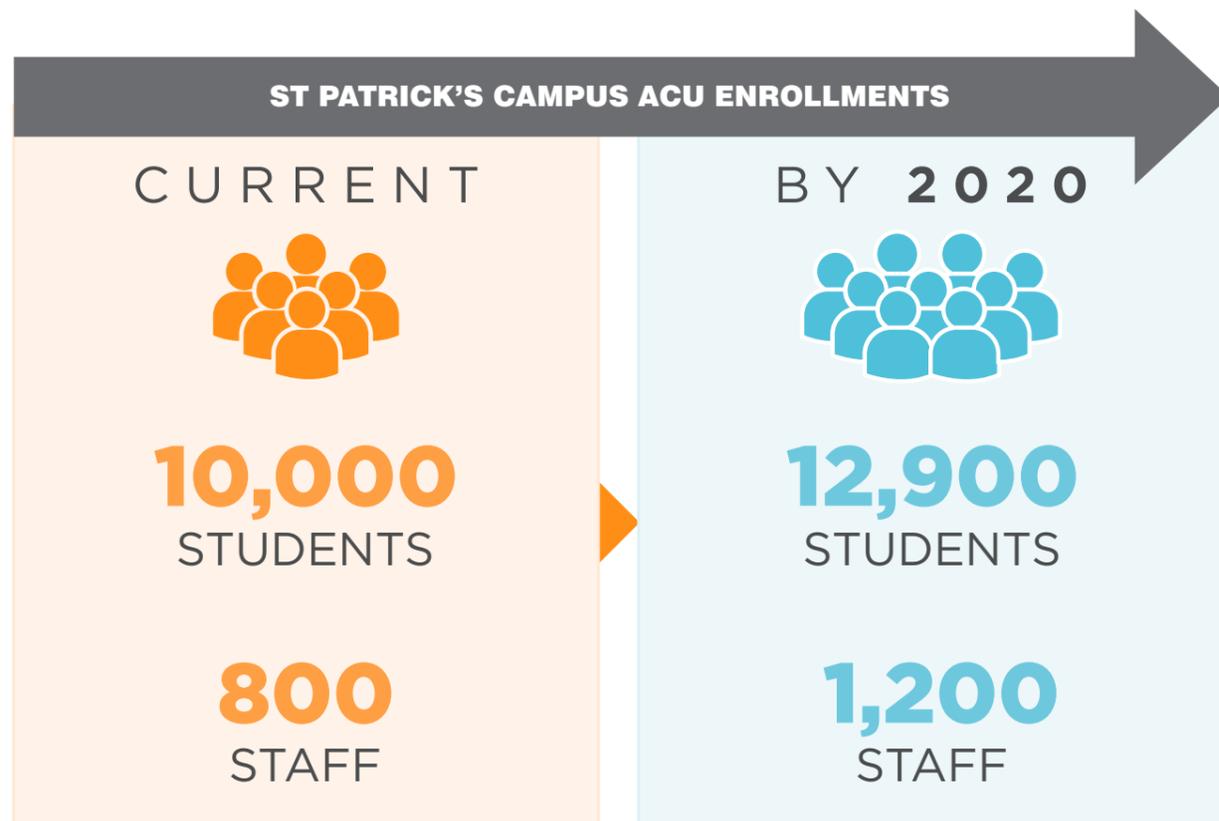
The Development Plan has been developed to accommodate the ACU's required growth in students, teaching staff and research from 2015 to 2025. It has been developed to enable the ACU to further consolidate its teaching and research activities onto the Campus.

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

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.

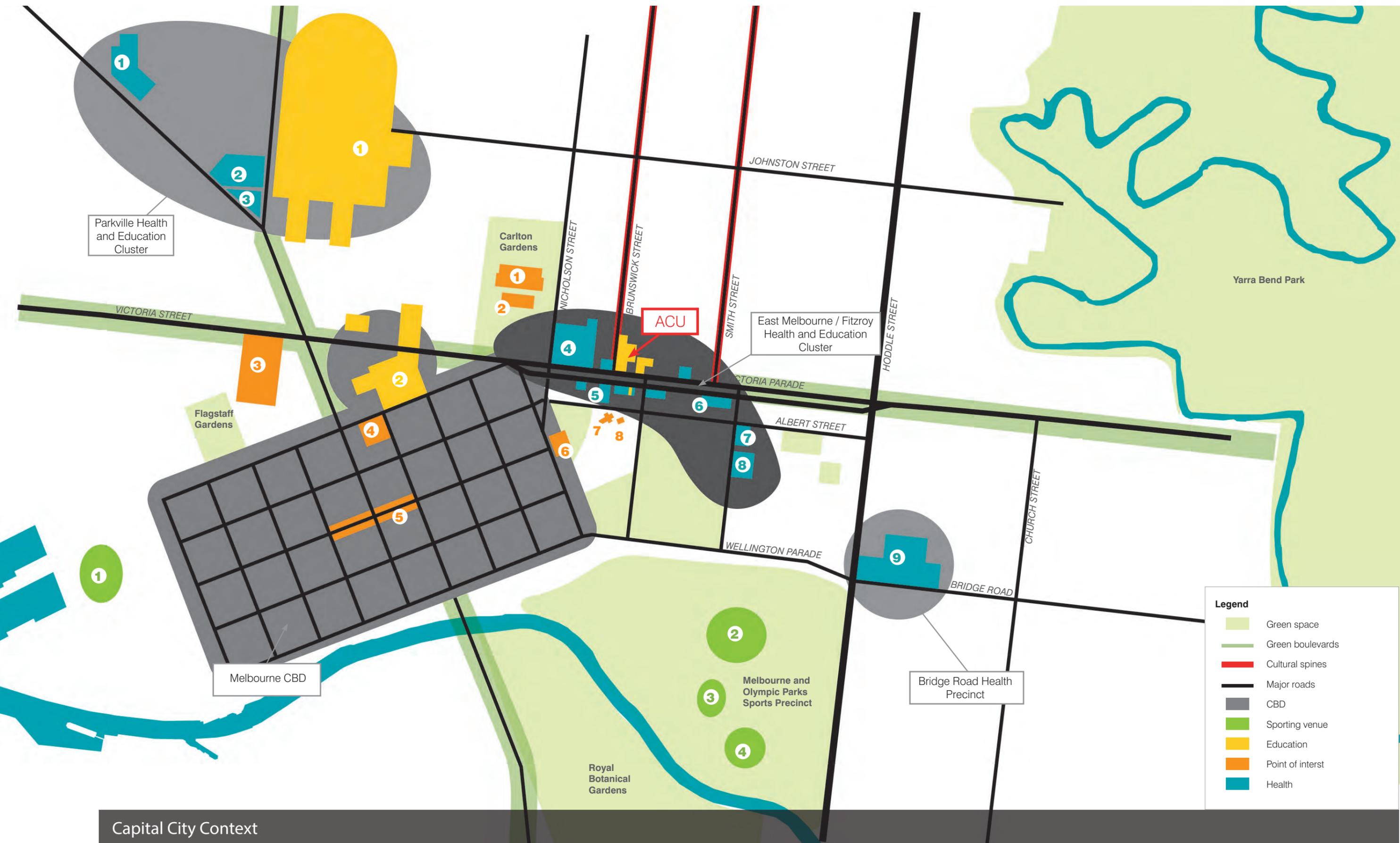
The Fitzroy/East Melbourne Health and Education precinct is a significant State cluster of health and education services. It includes the ACU, St Vincent's Public and Private Hospitals, The Eye and Ear Hospital, Epworth Freemason's Hospital and Medical Centre on Victoria Parade, Epworth Freemasons Hospital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

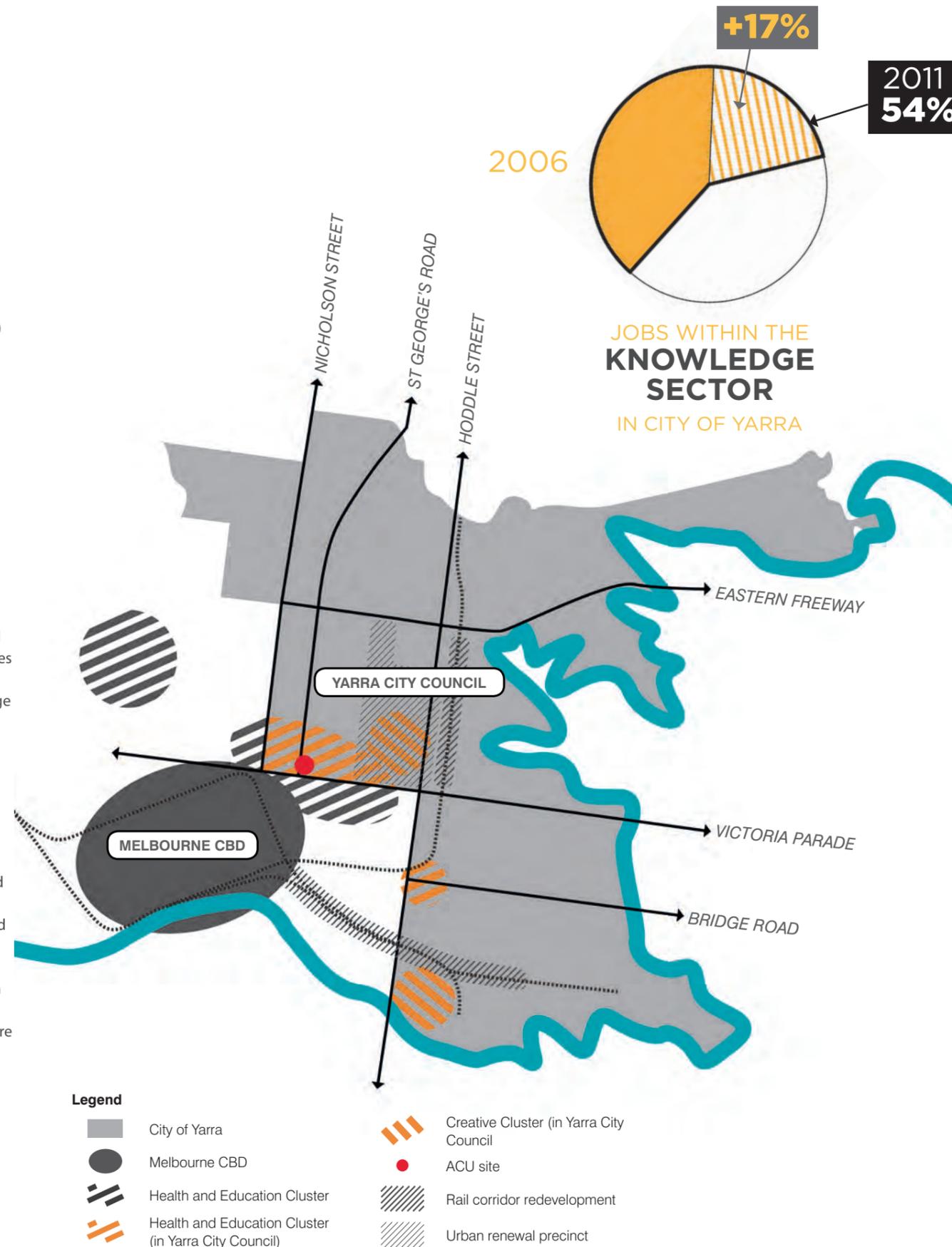


2.4 ACU'S Contribution To The City Of Yarra

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.

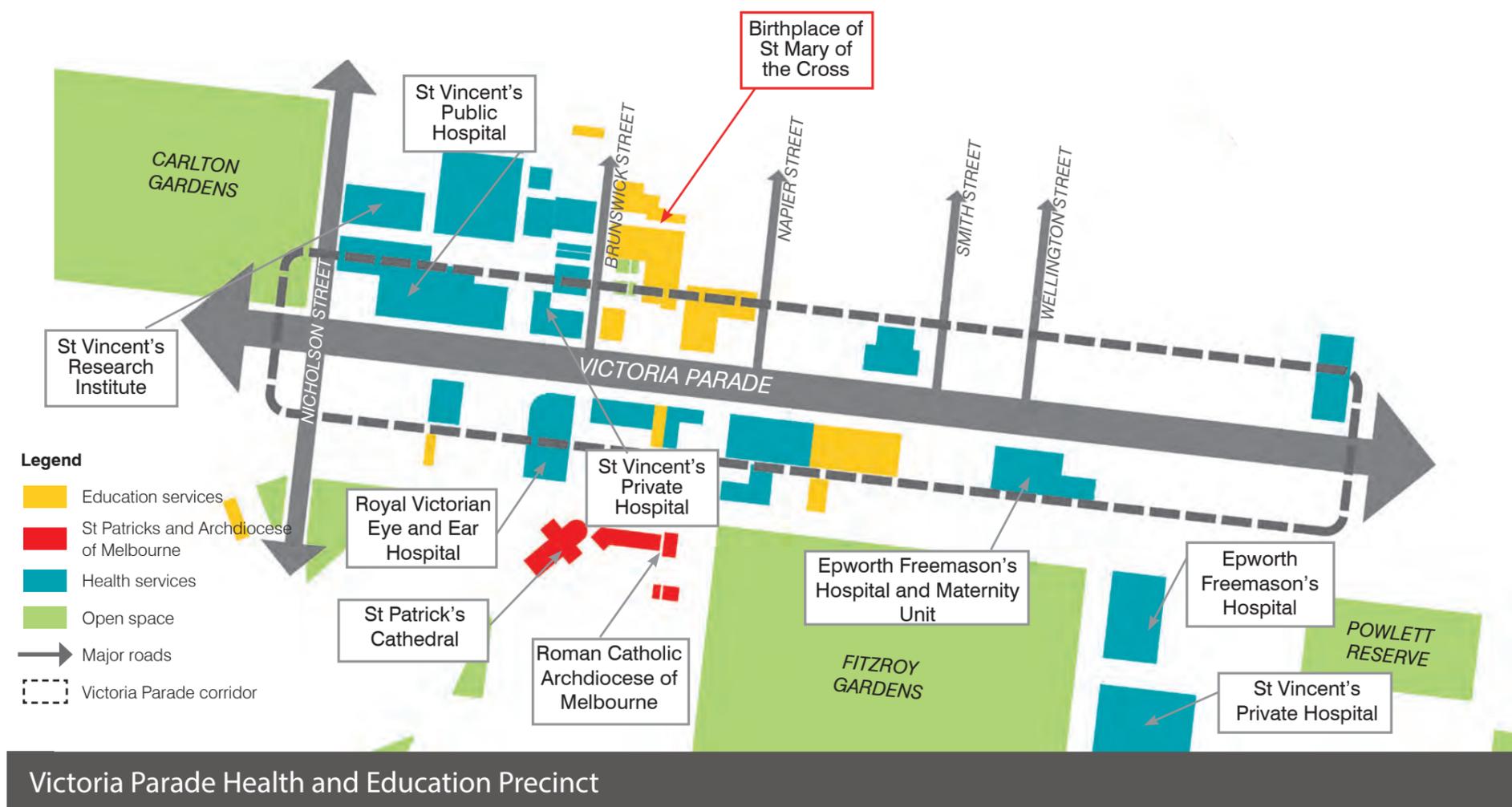
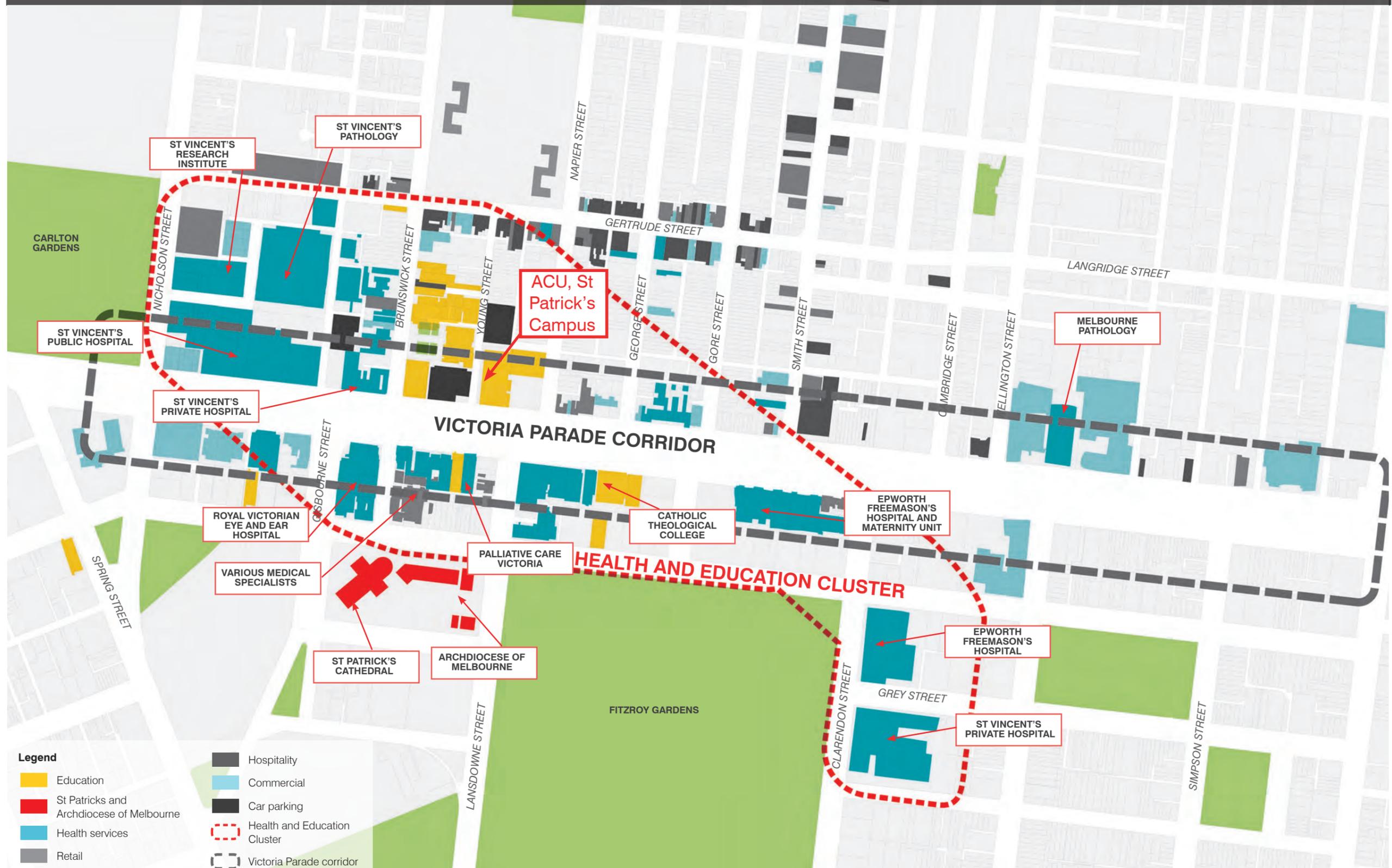


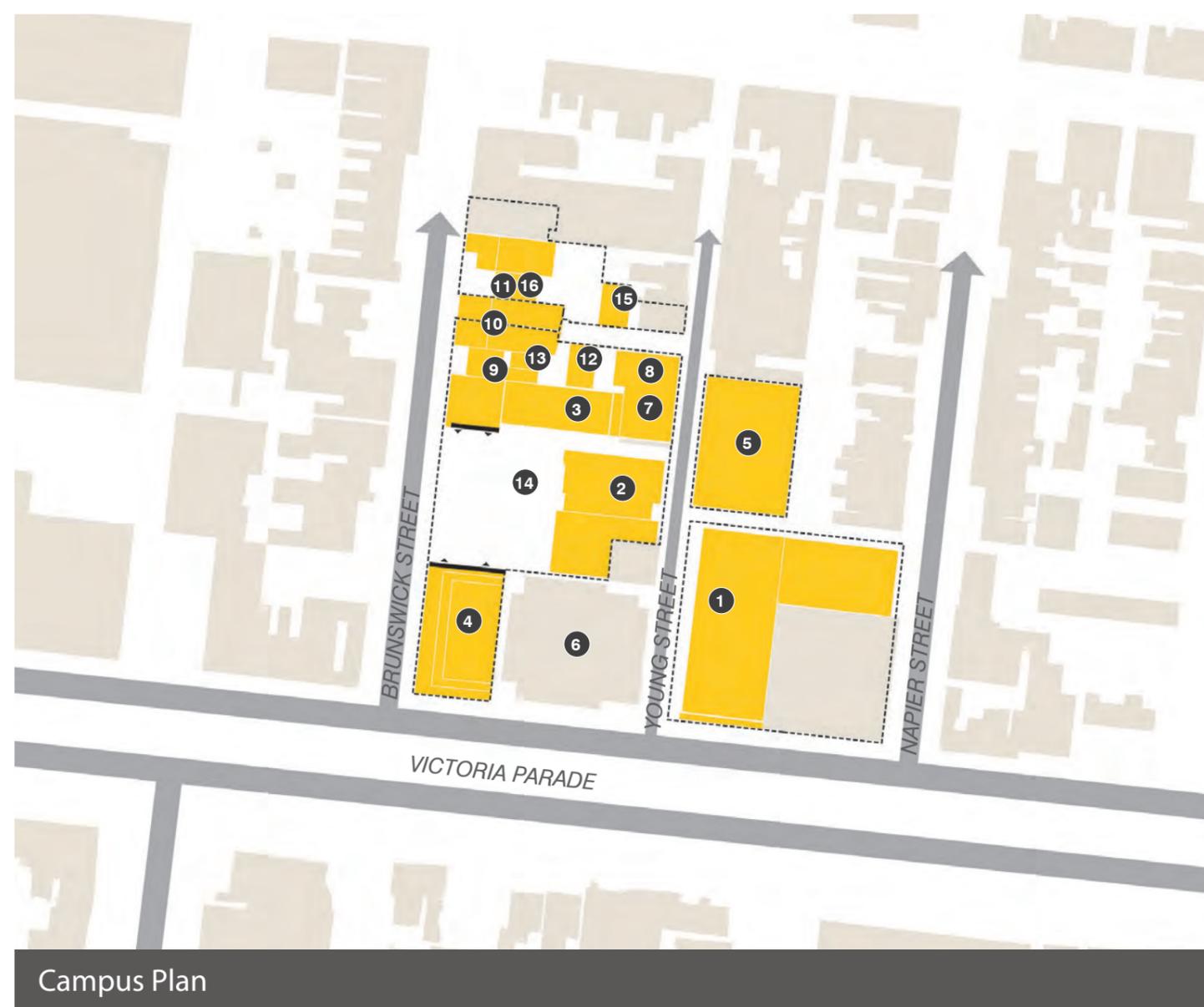
FIGURE 1.1. Local Context



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

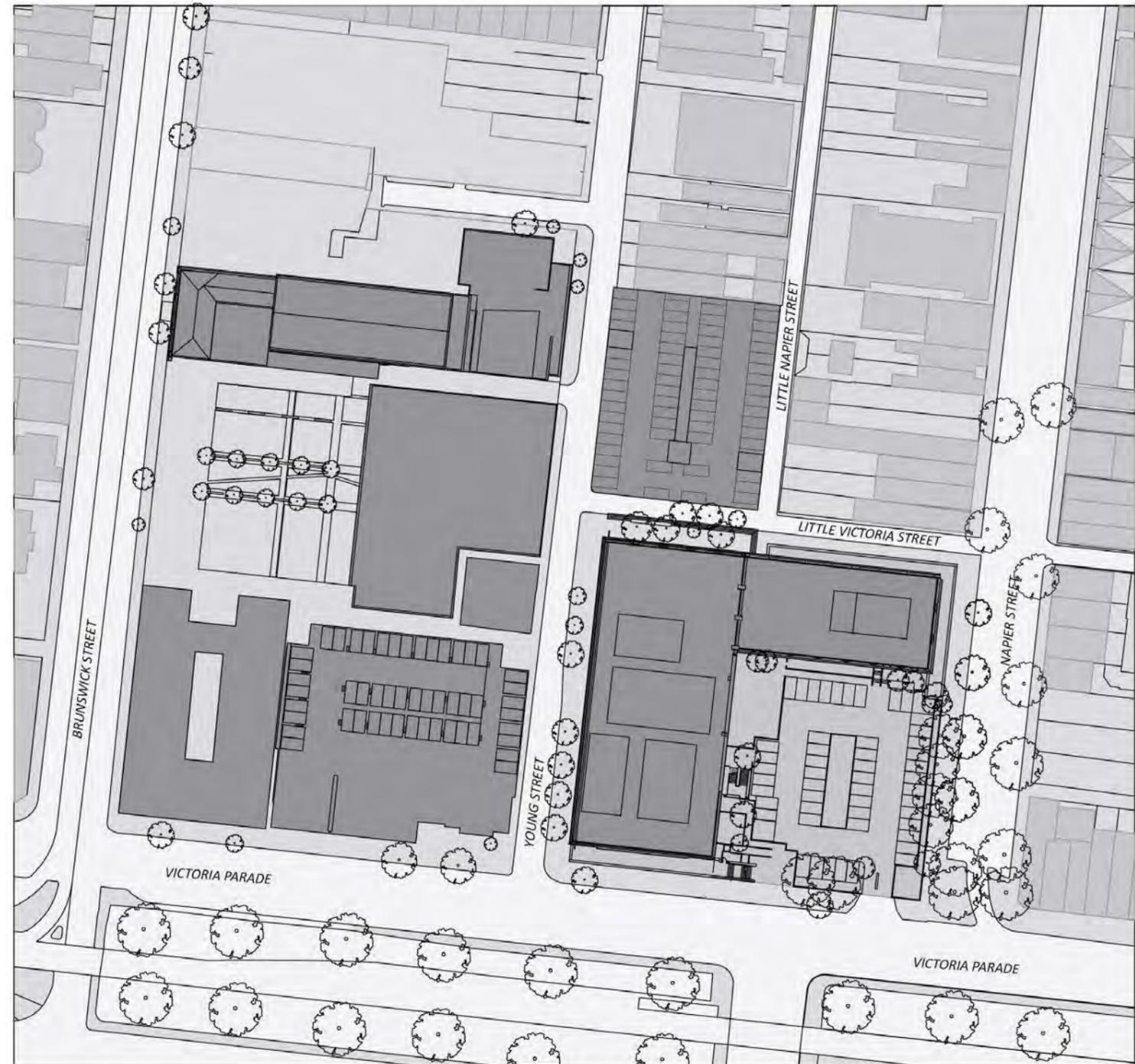


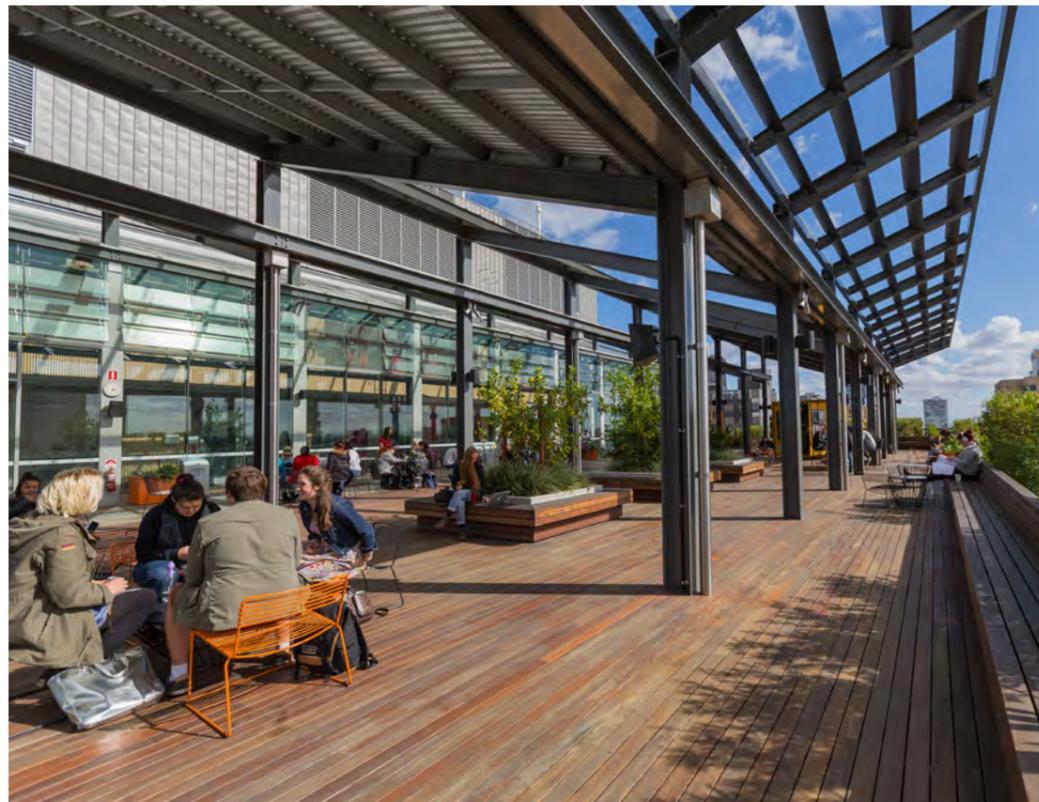
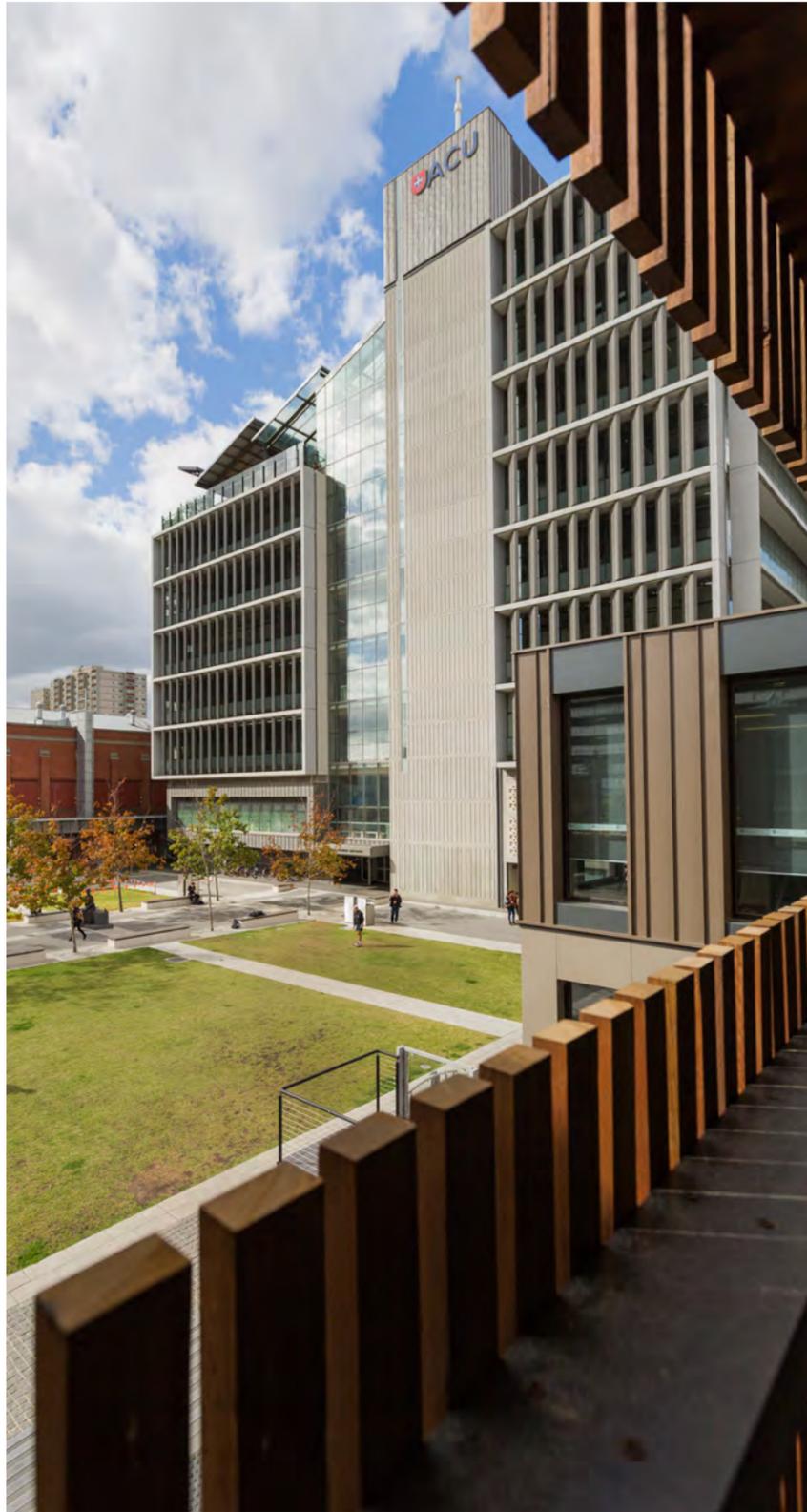
2.7 Existing Buildings

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.





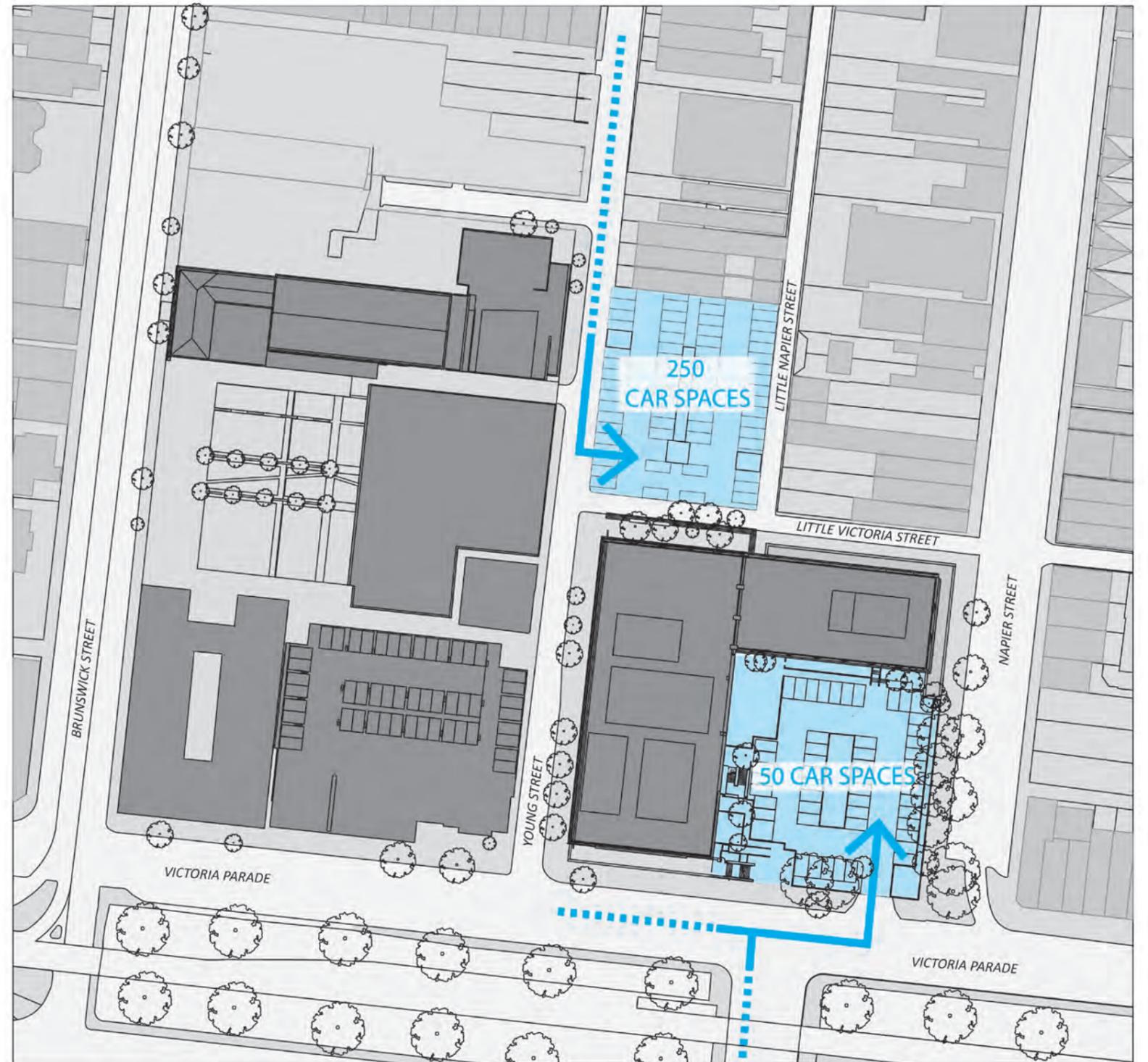
2.8 Existing open space network

The existing open space areas are generally limited to use by ACU students and staff and the Development Plan seeks improvements to open up the campus and open space areas to the wider community.



2.9 Existing access arrangement

Existing access arrangements are provided to the at grade car park on the corner of Victoria Street and Napier Street and to a multi level car park in Young Street.



2.10 Access & Movement Analysis (pedestrian and vehicle)

The main buildings on campus are proximate to a wide array of transport options including major vehicular routes, all types of public transport, cycling routes and walking linkages. The intended campus consolidation and eventual growth will harness the excellent access available to future staff, students and visitors while also seeking to prioritise sustainable modes of transport by improving access to public transport and integrating pedestrian linkages into the wider pedestrian network.

Victoria Parade

Victoria Parade is one of the major thoroughfares of inner Melbourne. Between Spring Street and Hoddle Street it is a divided road with a wide reservation down the middle. Victoria Street is the extension of the Parade to the east and west that runs for over six kms, between North Melbourne and the Yarra River.

Victoria Street and Parade form a part of the borders of several inner Melbourne suburbs including West Melbourne, North Melbourne, Melbourne, Carlton, East Melbourne, Fitzroy, Collingwood, Richmond and Abbotsford. In addition to the Carlton Gardens, several other Melbourne landmarks are located on Victoria Parade, including RMIT University, the Royal Exhibition Building, St Vincent's Hospital, Queen Victoria Market, the Eastern Hill Fire Station and the Victorian Trades Hall.

Public Transport

The site is very well serviced by trams, trains and buses. Diagonally opposite the Campus is the St Vincent's Plaza super stop which is on the corner of Victoria Parade and Brunswick Street. Trams from this stop service the CBD and travel to North Balwyn, Docklands, Box Hill, Port Melbourne, Victoria Gardens, St Kilda and West Preston. The Nicholson Street Tram is approximately 250m from the Campus servicing Bundoora and East Brunswick.

Parliament Station can be accessed via a short tram ride and it is within a 10 minute walk from the campus for an able bodied person.

Victoria Parade is a priority Bus Route with buses servicing the Northern and Eastern suburbs including Bundoora, Kew, Doncaster, Ringwood and Healesville.

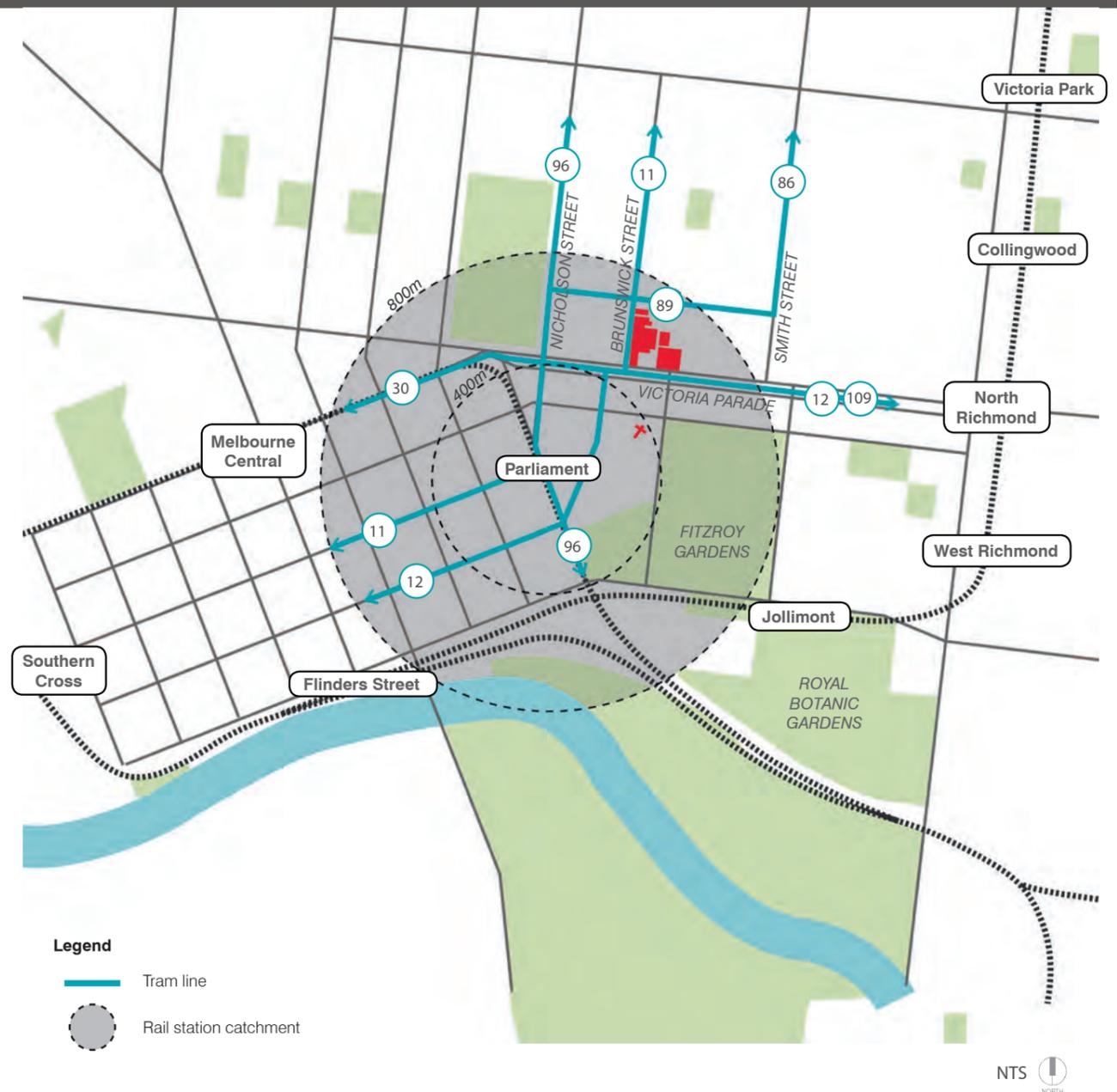
Cycling Access

The ACU campus has good access to the adjacent Napier Street priority cycling route and the recently completed Copenhagen style cycling link to the east of the site along Wellington Street.

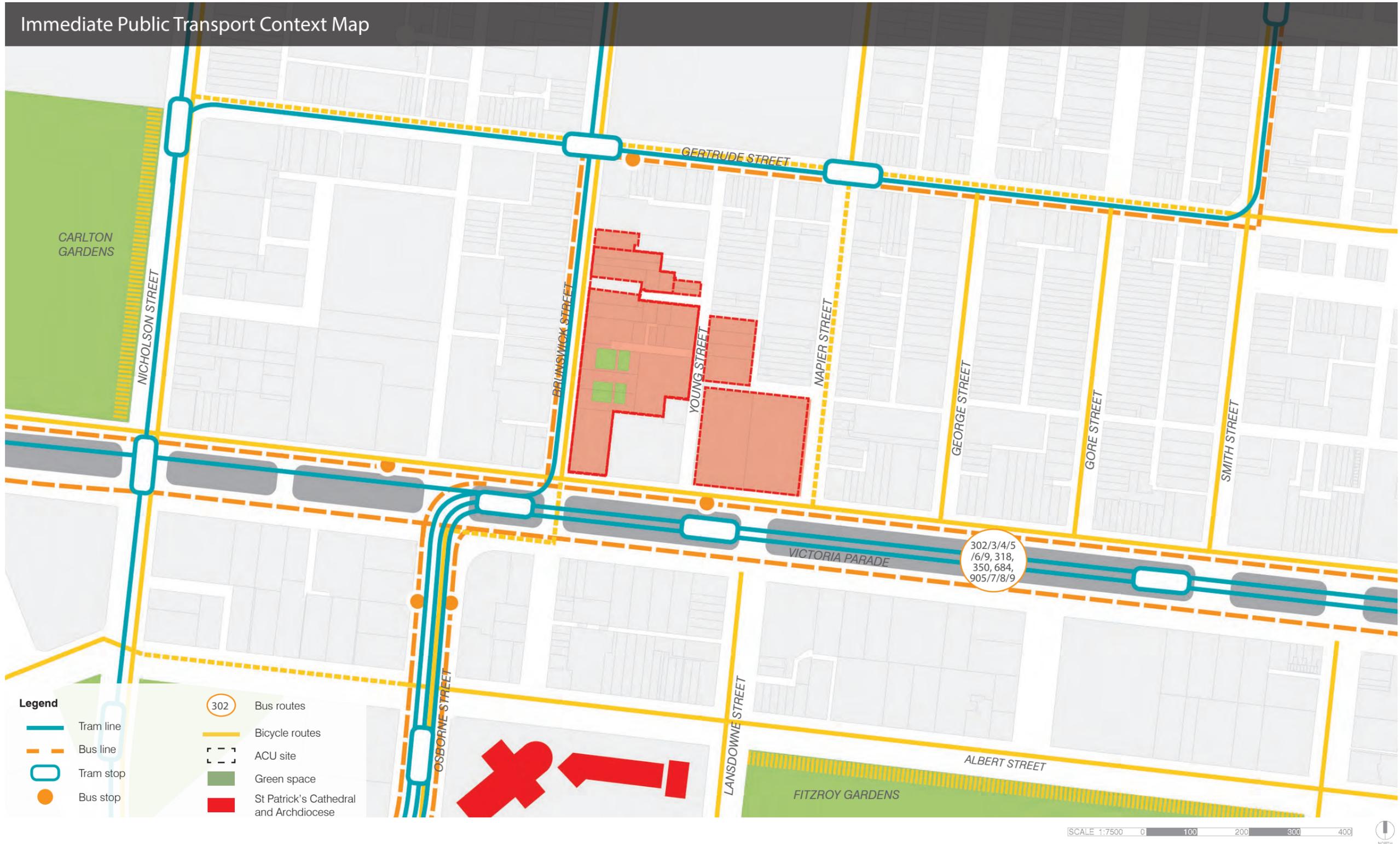
Campus Pedestrian Access

The Campus surrounds has a high number of pedestrians with people moving between the nearby bus and tram stops, large car parks and street car parking areas.

Public Transport Context Overview Map



Immediate Public Transport Context Map



2.11 Existing Urban Character Analysis

The ACU main campus is located within the block bounded by Brunswick Street, Napier Street, Victoria Parade and Gertrude Street, with Young Street running north-east through this wider block. ACU manages 15 buildings within this space as previously demonstrated in Section 2.6.

Victoria Parade is a major vehicular boulevard with distinctive trees creating a central avenue. Victoria Parade plays host to a range of larger buildings, more suitable to face this robust physical interface than the low scale residential areas beyond. Such buildings include various health and research facilities such as St Vincent's Private Hospital, Centre for Eye Research Australia, Epworth Freemason's Maternity Unit, and numerous others. Built form ranges widely in height from single and double storey heritage or period homes, to multi storey commercial facilities. Located within the blocks behind Victoria Parade (to both north and south) are a wide range of fine grain heritage or period dwellings interspersed with other commercial or larger residential developments.

The lower end of Brunswick Street exhibits a wide array of built form including the large social housing developments located between Gertrude and Duke Streets, with further single to triple storey developments of varying heritage or modern value between the social housing and the university.

Within Young Street, which itself is a narrow local access street, beyond the existing ACU campus buildings and the two car parks, are varying single to triple storey housing in period to modern architectural styles.

Napier Street, like Young Street, a local access street, is largely low-rise with single to triple storey residential and small scale commercial uses. The street is similar to many others in the wider area, demonstrating a fine-grain heritage streetscape interspersed with some more modern development.

The interface between the university buildings and the lower scale built form to the north and east is softened at present through the use of varying architectural treatments and design styles, designed to complement the heritage nature of some of the building stock, softened further by landscaping which fits the treed avenues.



Epworth Freemason's Hospital, East Melbourne

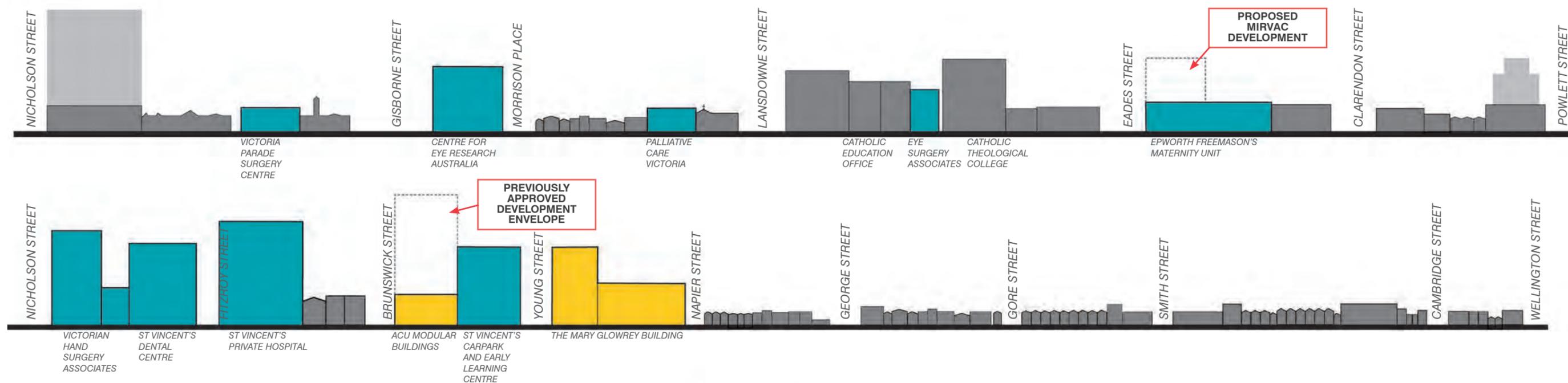


St Patrick's Cathedral, East Melbourne



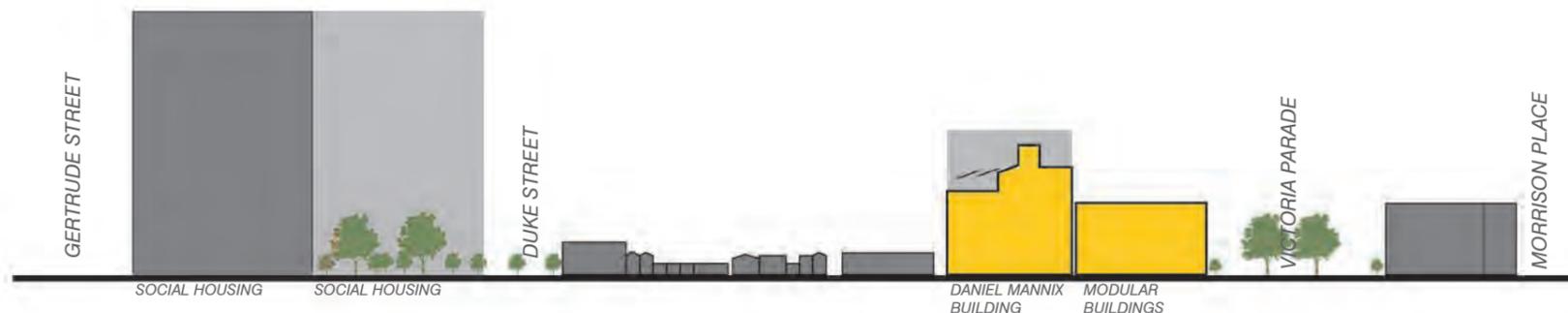
St Vincent's Private Hospital, Fitzroy

Victoria Street opposite to the ACU



Victoria Street facade adjacent ACU

- Legend**
- Education services
 - Health services
 - Previously approved development envelope



Built form joining ACU along Brunswick Street



Victoria Street, south view away from the Australian Catholic University



Victoria Street, north view towards Australian Catholic University



- View 1 - Hard commercial edge along Victoria Street opposite to ACU
- View 2 - Mixed use Victoria Street facade adjacent the ACU
- View 3 - Finer grain heritage protected built form joining the ACU along Brunswick Street



Brunswick Street, view to the left of the Australian Catholic University

3.0 DEVELOPMENT PLAN PRINCIPLES

3.1 Key Drivers

The following section sets out the key drivers of the Development Plan, campus design drivers and ideas and design principles for new buildings.

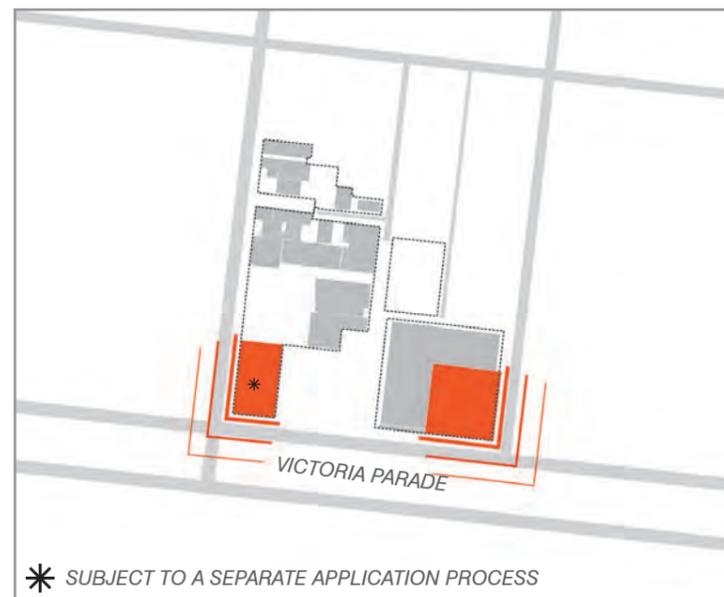
Responding to **Victoria Parade** through appropriate scale and mass.

Responding to the established and future character of the Victoria Parade Health and Education Corridor as a higher density mixed use urban zone, the sites location on a major civic boulevard provides the opportunity to accommodate greater scale and height similar to buildings on St Kilda Road



Improving the **legibility of the Campus** through the development of well designed larger buildings for visitors to the site and as the north east entrance to the CBD

Higher Buildings will be oriented toward Victoria Parade to strengthen the presence of the University as part of this important gateway to the central city. New well designed buildings on Victoria Parade will improve the presentation of the Campus when viewed from its surrounds.



Responding to the range of **local scale and heritage character conditions** to the north and east of the Campus.

The size and orientation 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 reducing the impact of bulk on the sensitive residential uses to the north of the Campus



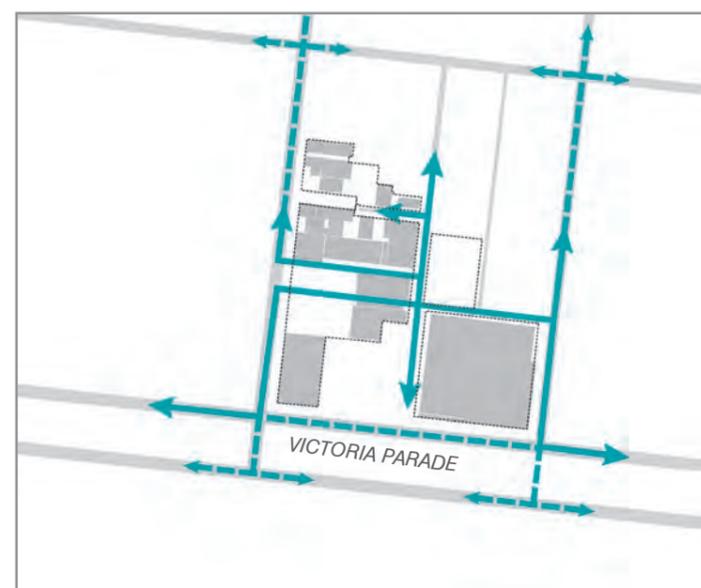
Improving access to public transport along Victoria Parade, Brunswick Street and Gertrude Street from and to the Campus.

The development proposes overall improvements to the quality and safety of the public realm by improving the integration of pedestrian access and the surrounding local precinct with a priority to improve safety and accessibility to public transport stops adjacent to the Campus



Ensuring pedestrian links from the Campus integrate and form part of the wider pedestrian network.

St Patrick's Campus will become a pedestrian oriented space that is safe for students and prioritises sustainable modes of transport. The Campus will be developed to improve the quality of walking infrastructure on Campus and better integrate these pathways with the pedestrian routes adjacent to the Campus



Improving the provision and access to additional and upgraded open space for the ACU Campus community, visitors to the site and the local community

Incrementally, the Campus will have a network of different kinds of interlinked open spaces that serve different functions and offer flexible spaces for break out, social and structured interaction and rest and relaxation for both the University and local community. Green landscape elements will be incorporated throughout the Campus where ever possible



St Vincent's Plaza tram stop, Victoria Parade



Pedestrian crossing along Victoria Parade



Pedestrian access in and around the campus

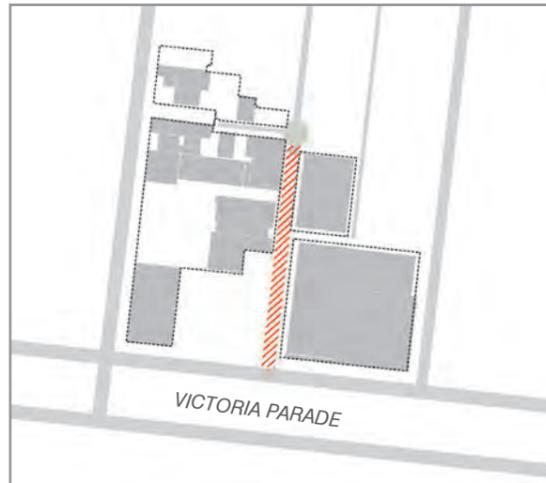
3.2 Campus Design Drivers

The Campus design drivers reflect the ACU's vision to improve the quality and accessibility of the Campus' public realm and as a well-designed city campus, to better integrate the Campus within its local environment.

The Campus open space and pedestrian networks will be improved and expanded to better connect the Campus to its local surroundings, increase access to open space in the South Fitzroy area and provide greater accessibility and sense of safety for all students, academic staff and visitors to the Campus.

The planning and design principles have been developed in accordance with the City of Yarra's commitment to reduce car dependence by promoting walking, cycling and public transport use and improving the quality of walking and cycling infrastructure within and adjacent to the St Patrick's Campus.

- 1** A shared zone along **Young Street** will create a **pedestrian environment** that contributes to public open space and amenity.



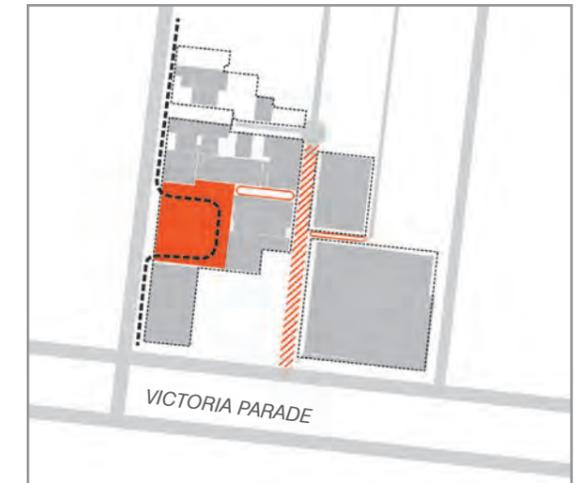
- 2** Two **Campus spines** provides access for pedestrians through and around the Campus and opens up the Campus for improved public access.



- 3** A **pedestrian focused Campus** provides a safer environment for students and strengthens connections and relationships between campus buildings and the adjacent campus uses and activities.



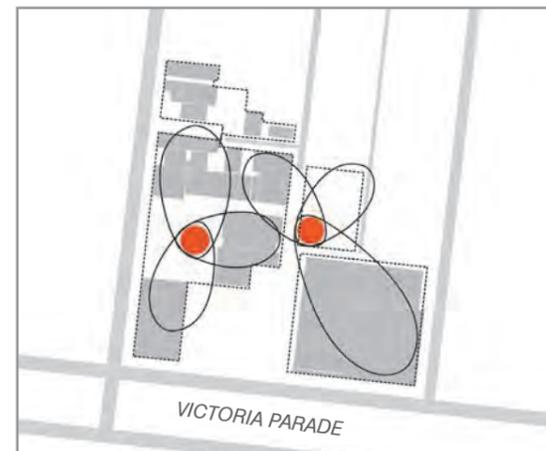
- 4** A series of **open spaces** will increase public realm access and Campus amenity.



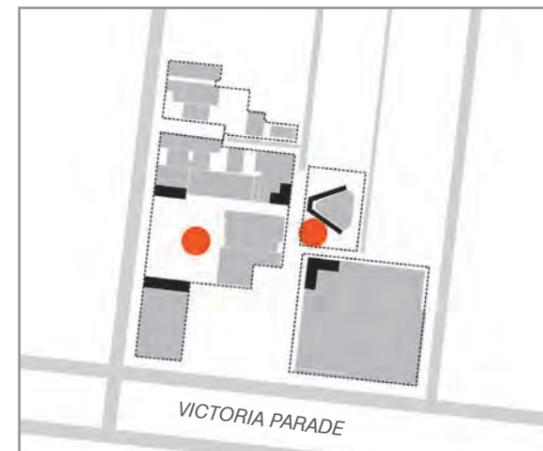
- 5** A **hierarchy of open spaces** will serve a multitude of passive and active functions.



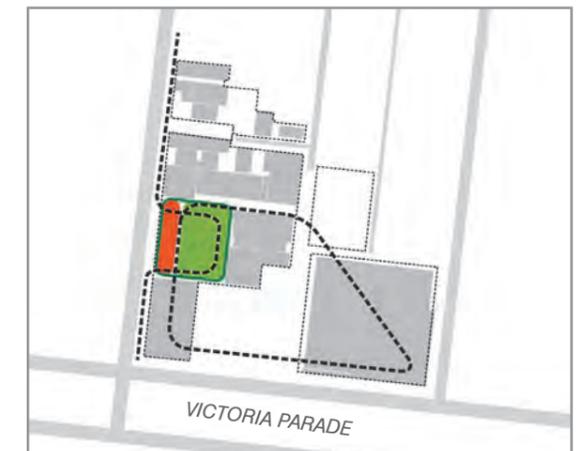
- 6** Establishing **Campus hearts**, that work together as communal spaces will serve the various buildings within the Campus.



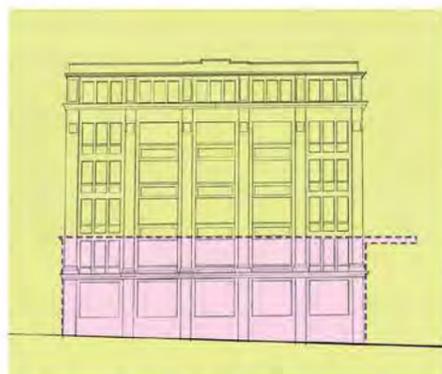
- 7** An **activated building edge** on the ground level allows for a connection between the built form and open spaces.



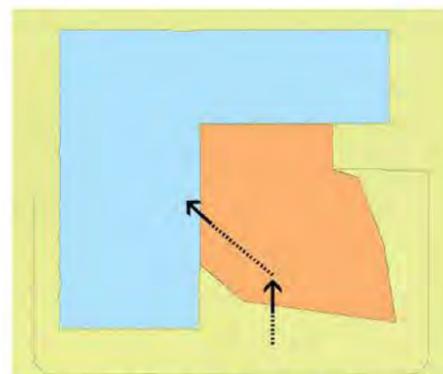
- 8** The Campus green is both a **public and Campus zone**, connecting the Campus back to the wider community.



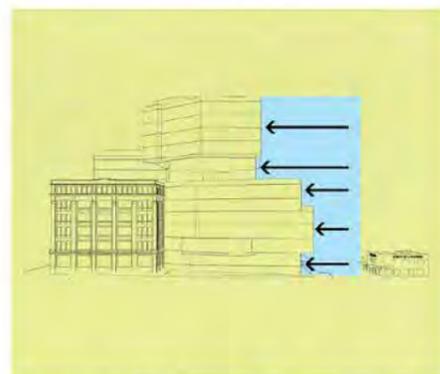
Design Ideas – New Buildings



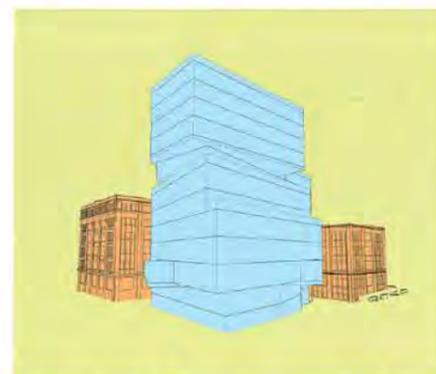
The existing glass facade and ramp arrangement of the Mary Glowrey Building on Victoria Pde is removed to re-establish the heritage facade;



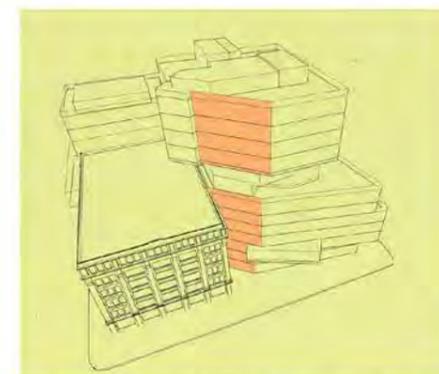
Consolidates a new entry for the both the Mary Glowrey Building and the new 115B Victoria Parade building;



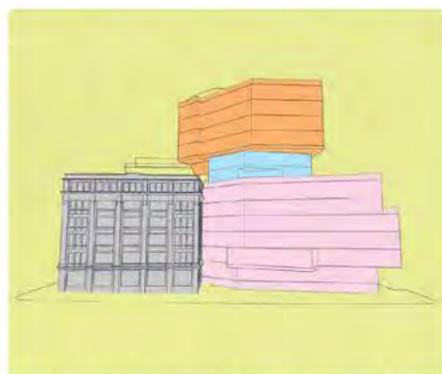
The new building consciously steps back from Napier Street, keeping the primary height and mass of the new buildings recessed away from the more residential scale of the Napier Street context;



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;



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;



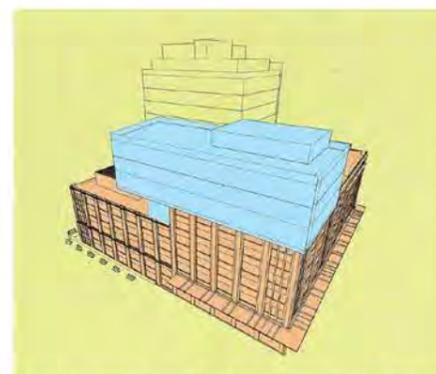
The form of the new building consists of three distinct parts that respond directly to their individual context; The podium responds to the steps in form of the Mary Glowrey Building; The hub sits back to form a bridging element between the Mary Glowrey building and the new building; The tower aligns and steps back significantly from Napier street.



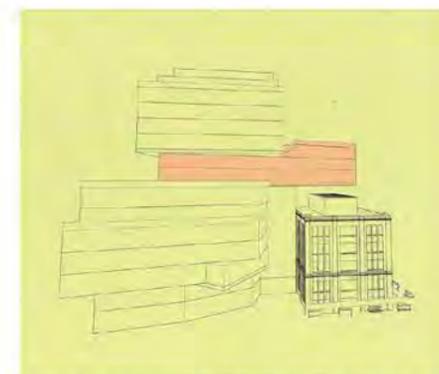
An atrium between Mary Glowrey and 115B has been established to provide connections between the two buildings as well as preserving access to natural light for both buildings; The existing glass pop-out of the Mary Glowrey is removed to restore the heritage facade.



The ground floor is undercut away from the site boundary on Victoria Pde 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;



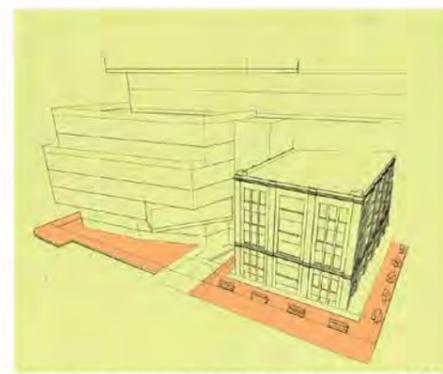
The addition above the Mary Glowrey building is set back from the line of the new 115B building and tapers away from Napier Street to minimise its visual impact on the Mary Glowrey building and on the residential context of Napier Street;



The built form on top of the Mary Glowrey building extends across the atrium as a bridging element, visually tying the main building to the 3-storey addition.



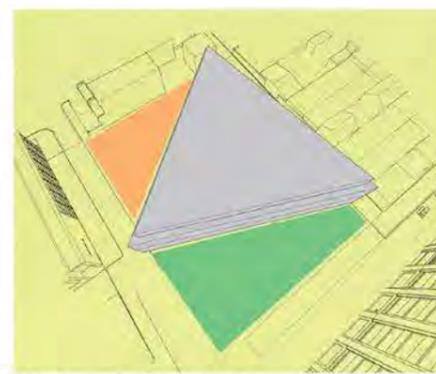
A new canopy will extend beyond the entrance to 115B along the face of the Mary Glowrey Building on Victoria Parade continuing into Young street. The canopy will improve the pedestrian experience for the new 115B inhabitants and link the new building with the heart of the campus.



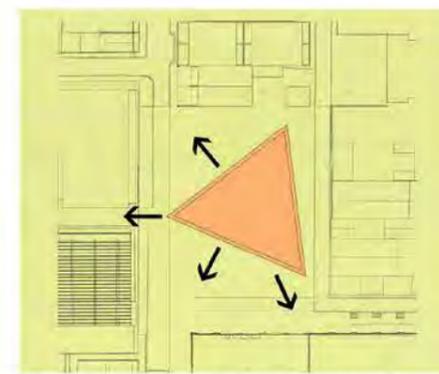
An inclusive ground plane strategy around 115B seeks to activate the zone around the Mary Glowrey and Little Victoria Street through the breaking down of the edge wall of the Mary Glowrey. Elevating a majority of the light court to street level widens the streetscape providing opportunities to give back 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.