

**INCORPORATED  
DOCUMENT**

**THE UNIVERSITY OF MELBOURNE  
FISHERMANS BEND CAMPUS**

THE UNIVERSITY OF MELBOURNE

**XXXXX 2020**

This document is an incorporated document in the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

**Incorporated Document:**

**The University of Melbourne Fishermans Bend Campus, Port Melbourne**

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**1. INTRODUCTION**

This document is an Incorporated Document in the schedule to Clause 45.12 and the schedule to Clause 72.04 of the Melbourne Planning Scheme (**the Planning Scheme**) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

**2. PURPOSE**

This Document facilitates the use and development of the land described in Clause 3 for the purpose described in Clauses 4 and 5.

**3. LAND DESCRIPTION**

This Incorporated Document applies to part of the land at 221-245 Salmon Street, Port Melbourne (**the Land**), described as Lot 2 in Certificate of Title Volume 10914, Folio 545 and shown on Figure 1 below.



*Figure 1: Map of Land subject to the Incorporated Document*

**4. CONTROL**

Despite any provision to the contrary or any inconsistent provision in the Melbourne Planning Scheme, no planning permit is required for, and no provisions in the Melbourne Planning Scheme operate to prohibit, control or restrict the use or development of the land in accordance with this Incorporated Document for the purposes of, or related to, demolition of buildings, constructing, maintaining or using the development in accordance with the Incorporated Document.

This Incorporated Document allows for demolition, bulk excavation, piling, site preparation and any retention works, and the use and development of the land for an education centre, place of assembly, leisure and recreation, industry, office, retail (excluding hotel and tavern unless with the written consent of the Minister for Planning) and other complementary uses including use of land to sell and consume liquor (on-premises licence) in association with another approved use and for temporary outdoor events, and advertising signage.

The use and development of the Land must be undertaken generally in accordance with the following plans/documents and subject to the conditions at Clause 5.

- The University of Melbourne Fishermans Bend Campus Masterplan prepared by Grimshaw Architects, dated 27 April 2020.

Despite anything to the contrary in Clause 5, no planning permit is required for the following:

- Temporary structures and prototypes constructed in association with education centre and industry uses;
- Plant and equipment used in association with education centre and industry uses;
- Small scale buildings and structures and additions less than 2,000 square metres gross floor area that comply with Clause 5 and, in particular, the building envelope plan and floor area ratio control at condition 9; and
- Internal rearrangement of the layout of a building.

For this purpose, Floor Area Ratio is the gross floor area above ground of all buildings on the land, including all enclosed areas, services, lifts, car stackers and covered balconies, divided by the area of the site. Voids and associated service elements should be considered as multiple floors of the same height as adjacent floors or 5.0 metres if there is no adjacent floor, except for the ground level, which is measured at floor to ceiling of 24m.

## **5. CONDITIONS**

The use and development permitted by this Incorporated Document must be undertaken in accordance with the following conditions:

### **Masterplan**

1. Prior to the submission of Stage 1 development plans under condition 2, a Masterplan must be submitted to and be approved by the Minister for Planning, in consultation with the Office of the Victorian Government Architect and Melbourne City Council. The Masterplan must be generally in accordance with the University of Melbourne Fishermans Bend Campus Masterplan, prepared by Grimshaw Architects, dated 27 April 2020 and include:
  - a) An existing conditions plan;
  - b) A demolition plan and heritage building retention and reuse plan;
  - c) Site layout plan;
  - d) Building envelope plan;
  - e) Floor Area Ratio control (consistent with condition 9);
  - f) Design criteria to guide the preparation of development plans that includes:
    - i. criteria for the design, location and function of through building links such as arcades, plazas, atria or similar

- ii. criteria for the consideration of overshadowing of key open spaces on and off the site, including new streets, lanes, plazas and the like. The criteria must establish performance standards to measure whether overshadowing impacts on these spaces is appropriate.
- g) Staging plan.

The Masterplan approved under this Clause may be amended from time to time with the approval of the Minister for Planning.

### **Development Plans**

2. Prior to the commencement of development for each stage, excluding demolition, bulk excavation, piling, site preparation and any retention works, development plans must be submitted to and be approved by the Minister for Planning. The plans must be drawn to scale with dimensions and an electronic copy must be provided. The plans must be generally in accordance with the Masterplan approved under condition 1.

The development plans must include, as appropriate:

- a) Existing conditions, including any earlier stages if relevant;
- b) Detailed site layout plans including the location of publicly accessible open space and on site connections;
- c) Design detail of through-block links, including height and width and general surface materials;
- d) Indicative land uses;
- e) Architectural plans and elevations including pedestrian access, vehicle and bicycle access, loading and other services;
- f) The location of through building links such as arcades, atria, plazas or similar.
- g) Details of overshadowing of open space within the site and off the site, including new roads, streets, lanes, plazas and the like.
- h) Details of retained and/or adapted heritage buildings and structures;
- i) A detailed development schedule, including cumulative floor areas for all stages approved, demonstrating compliance with the Floor Area Ratio control at condition 9;
- j) Details of how undeveloped land will be treated in the interim for future stages;
- k) Materials and finishes in accordance with the façade strategy required in the corresponding conditions below;
- l) Any changes required as a result of recommendations of further wind testing if required by the corresponding conditions below;
- m) Any changes as a result of further Environmentally Sensitive Design (ESD) assessments required by the corresponding conditions below;
- n) Any changes as a result of the Traffic Management Plan required by the corresponding conditions below; and
- o) Any changes as a result of the Waste Management Plan required by the corresponding conditions below.

**Land Use and Development**

3. The use and development of the Land as shown on the endorsed development plans must not be altered or modified without the prior written consent of the Minister for Planning.

**Staging**

4. In conjunction with the submission of development plans for each stage under condition 2, a staging plan must be submitted to and approved by the Minister for Planning. The staging plan may be amended with the approval of the Minister for Planning.
5. The uses and development authorised by this Incorporated Document may be completed in stages in accordance with the approved staging plan under Condition 1g.
6. Within 6 months of the commencement of each stage of development or otherwise agreed by the Minister for Planning, a Whole of Site Management Plan must be submitted to and approved by the Minister. The plan must show the whole site and how land in subsequent stages is to be managed and maintained.

**Continuity of Construction**

7. Unless otherwise approved by the Minister for Planning, the development of each stage shall be constructed in a continuous manner in accordance with the approved staging plan. Temporary works must be constructed on the Land if there is any anticipated delay in the construction schedule for a time period of more than six months for any given stage. Temporary works may include landscaping of the land for the purpose of public recreation and open space.
8. Plans for the temporary works must be submitted to and be approved by the Minister for Planning, in consultation with the Melbourne City Council and the works must be completed within three months of the temporary works being approved, unless otherwise approved by the Minister for Planning.

**Campus Density**

9. Consistent with the approved Masterplan, the overall development should not exceed the preferred Floor Area Ratio of 3.2:1, which equates to 230,000 sqm.
10. Consent from the Minister for Planning is required to exceed the preferred Floor Area Ratio approved in the Masterplan, should the cumulative assessment in the development plans for any stage demonstrate that it will be exceeded. In considering a request to exceed the preferred Floor Area Ratio, the Minister for Planning must consider as appropriate:
  - a) The contribution of the use(s) and development to the education, employment and innovation objectives of the Fishermans Bend National Employment and Innovation Cluster or any other applicable planning policy or strategy that may be approved by the Minister for Planning from time to time;
  - b) Consistency with the building envelope plan in the approved Masterplan;
  - c) Consistency with the design principles in the approved Masterplan;
  - d) The potential for both on-site and off-site amenity impacts and how any impact is to be mitigated; and
  - e) Availability of sustainable transport infrastructure.

**Education and Innovation Uses**

11. Prior to occupation of the development for each stage, a Partnership Charter must be submitted to the Minister for Planning for information purposes. The Charter should guide key external partnerships and inform leasing arrangements to deliver innovative uses and activities.

**Sale and consumption of liquor**

12. Before the commencement of the sale and consumption of liquor within a stage or part of a stage, a red-line plan showing the area for the sale and consumption of liquor must be submitted to and approved by Minister for Planning in consultation with the Melbourne City Council.
13. The area for the sale and consumption of liquor as shown on the endorsed red-line plan must not be altered without the prior written consent of the of the Melbourne City Council.
14. Before the sale and consumption of liquor starts within a stage or part of a stage, a Management Plan detailing the nature of the use must be submitted to and approved by the Melbourne City Council. The Plan must detail the following as appropriate:
- a) Hours of operation for all parts of the premises.
  - b) The number of patrons permitted on the premises at any time liquor is being sold or consumed.
  - c) Details of the provision of music.
  - d) Security arrangements including hours of operation and management to minimise queues outside the venue.
  - e) Entry and exit locations.
  - f) Pass-out arrangements.
  - g) Training of staff in the management of patron behaviour.
  - h) A complaint management process.
  - i) Management of any outdoor areas to minimise impacts on the amenity of nearby properties.
  - j) Management of patrons who are smoking.
  - k) Lighting within the boundaries of the site.
  - l) Security lighting outside the premises.
  - m) General rubbish storage and removal arrangements, including hours of pick up.
  - n) Bottle storage and removal arrangements, including hours of pick up.
  - o) Noise attenuation measures including the use of noise limiters.
15. A premises must be managed in accordance with an associated Management Plan under condition 14 to the satisfaction of the of the Melbourne City Council. A Management Plan must not be altered without the written consent of the Melbourne City Council.

**Heritage**

16. Demolition must be undertaken generally in accordance with the Demolition Plan in the approved Masterplan.
17. Prior to the demolition of the existing buildings and structures known as Plant 3, Plant 5, the Social Centre and the Technical Centre, or as otherwise agreed with the Minister for Planning, a Heritage Strategy must be submitted to and approved by the Minister for Planning. The Strategy must be prepared by a qualified heritage consultant and be generally in accordance with the heritage design criteria of the Masterplan. The Strategy should address the proposed salvage of heritage fabric and future installation and interpretation of the industrial history of the land.

### **Façade Strategy**

18. In conjunction with the submission of development plans for each stage under condition 2, a Façade Strategy must be submitted to and approved by the Minister for Planning, in consultation with the Office of the Victorian Government Architect and Melbourne City Council. The Façade Strategy must be generally in accordance with the development plans and detail:
  - a) A concise description by the architect of the building design concept and how the façade works to achieve this;
  - b) Elevation details generally at a scale of 1:50 or 1:100 illustrating typical podium details (including entries, doors and utilities), typical tower detail, and any special features which are important to the building's presentation;
  - c) Cross sections or other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material;
  - d) Design of plant, services and equipment;
  - e) Details on any proposed façade/rooftop greening strategy;
  - f) Information about how the façade will be accessed, maintained and cleaned;
  - g) Example prototypes and/or precedents that demonstrate the intended design outcome as indicated on plans and perspective images, to produce a high quality built, durable outcome in accordance with the design concept; and
  - h) A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations and/or renders from key viewpoints, to show the materials and finishes linking them to a physical sample board with coding.
19. Except with the consent of the Minister, light reflectivity from external materials and finishes must not reflect more than 20% of specular visible light, to the satisfaction of the Minister for Planning.
20. External building materials and finishes must not result in hazardous or uncomfortable glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces, to the satisfaction of the Minister.

### **Through building links and connections**

21. In conjunction with the submission of development plans for each stage under condition 2, a through buildings links and connections strategy must be submitted to and approved by the Minister for Planning, in consultation with Melbourne City Council. The through buildings links and connections strategy must be generally in accordance with the development plans and detail:
  - a) how the links and connections are to operate, including how these spaces will be accessed and function
  - b) how the location and design of the links and connections meet relevant design criteria in the approved Masterplan
  - c) An access strategy, including general hours the links will be open to the public and a strategy to manage access when the links are closed.
22. The design, detailing and the quality, durability and type of materials and finishes to all elevations of the links and connections, including the ceiling/roof elevations must be to the satisfaction of the Minister for Planning.

**Open Space and Landscaping**

23. Prior to commencement of development for each stage, excluding demolition, bulk excavation, piling, site preparation and any retention works, or as otherwise agreed to by the Minister for Planning, a Landscape Plan for each stage must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council. The Landscape Plan for that stage must be generally in accordance with the Masterplan approved under condition 1, and include:
- a) A schedule of all open space areas and their public access arrangements;
  - b) A schedule of all soft and hard landscaping and treatments;
  - c) Water sensitive urban design outcomes, as appropriate;
  - d) Planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
  - e) Soil depths and volumes if planting is proposed over a basement or sub-structure;
  - f) Irrigation systems;
  - g) The detailed design and viability of any vertical façade, podium rooftop and/or rooftop planting systems;
  - h) Any heritage fabric to be installed and interpreted within open spaces;
  - i) Details of surface finishes of any retaining walls, pathways, laneways and kerbs; and
  - j) Details of an integrated palette of public open space furniture including seating, rubbish bins and bicycle hoops.
24. Prior to the commencement of all landscaping works for each stage, an Open Space and Landscape Management Plan detailing the ownership, public access arrangements, maintenance regime and management responsibilities of the open spaces associated with the development must be submitted to and be approved by the Minister for Planning.
25. The approved landscaping must be completed within six (6) months of the completion of each stage of development, or as otherwise agreed to by the Minister.

**Legal Agreement**

26. Prior to occupation of the development, the owner of the Land must enter into an agreement with the Minister for Planning pursuant to section 173 of the *Planning and Environment Act 1987* regarding publicly accessible open space and external through site connections. The agreement must:
- a) provide that the owner of the Land will remain the owner of, and will be responsible for, the open space and connections in perpetuity;
  - b) require the owner of the Land to maintain public access to the open space and connections in accordance with the Access Strategy (approved under Condition 21c)
  - c) provide that the owner of the Land is solely responsible for the care and maintenance of the open space and connections at the owner of the Land's cost and to the satisfaction of the Responsible Authority.

The owner of the Land must pay all of the Minister for Planning's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.



### **Lighting Plan**

27. Prior to the commencement of development of each stage, excluding demolition, bulk excavation, piling, site preparation and any retention works, or as otherwise agreed to by the Minister for Planning, a Lighting Plan must be submitted to and be approved by the Minister for Planning, in consultation with the Melbourne City Council. The Plan must address the permanent lighting of the public realm associated with that stage of the development.

### **Wayfinding and Advertising Signage**

28. Prior to commencement of development for each stage, excluding demolition, bulk excavation, piling, site preparation and any retention works, or as otherwise agreed to by the Minister for Planning, a Way Finding and Advertising Signage Strategy must be submitted to and be approved by the Minister for Planning in consultation with Melbourne City Council. The Strategy must include indicative locations for integrated wayfinding and advertising and business identification signs.

### **Environmentally Sustainable Design**

29. Prior to commencement of development for each stage, excluding demolition, bulk excavation, piling, site preparation and any retention works, an Environmentally Sustainable Design (ESD) Statement must be prepared by an accredited professional and submitted to and approved by the Minister for Planning. The ESD Statement must generally be in accordance with the Masterplan approved under condition 1 and demonstrate that the development can achieve a minimum:
- a) 5 Star Green Star Design and As-Built rating (or equivalent) with the Green Building Council of Australia.
- The performance outcomes specified in the approved ESD Statement must be implemented prior to occupancy at no cost to the Minister for Planning or the Melbourne City Council and be to the satisfaction of the Minister for Planning.
30. Any significant change during detailed design, which affects the approach of the approved ESD Statement, must be assessed by an accredited professional and a revised statement must be endorsed by the Minister for Planning prior to the commencement of construction of that stage.

### **Third Pipe and Rain Tank**

31. A third pipe must be installed for recycled water to supply non-potable uses within the development for toilet flushing, fire services, irrigation, laundry and cooling, unless otherwise agreed by the relevant water supply authority.
32. A building connection point must be provided from the third pipe, designed in conjunction with and to the satisfaction of the relevant water supply authority, to ensure readiness to connect to a future precinct-scale recycled water supply.

### **Waste Management**

33. Prior to commencement of the development for each stage, excluding demolition, bulk excavation, piling, site preparation and any retention works, a Waste Management Plan (WMP) prepared by a qualified waste engineer must be submitted to and be approved by Melbourne City Council – Engineering Services. The WMP must generally be in accordance with the Masterplan approved under condition 1 and detail waste storage and collection arrangements.

34. The approved WMP must be implemented to the satisfaction of the Melbourne City Council. The approved WMP must not be altered without the prior consent of the Melbourne City Council – Engineering Services.

**Wind Assessment**

35. Prior to commencement of development for each stage, excluding demolition, bulk excavation, piling, site preparation and any retention works, a Wind Assessment, including wind tunnel testing, must be submitted to and be approved by the Minister for Planning. The Assessment must demonstrate that suitable wind conditions can be achieved to the satisfaction of the Minister for Planning. The wind report should not rely on trees for suitable wind conditions within the adjoining public realm. Any further modifications required to the development to ensure acceptable wind conditions to the adjoining public realm and public open space must be carefully developed as an integrated high quality architectural and urban design solution.
36. The recommendations of the approved Wind Assessment must be implemented at no cost to the Minister for Planning or the Melbourne City Council and be to the satisfaction of the Minister for Planning.

**Construction Management Plan**

37. Prior to the commencement of development for each stage, a Construction Management Plan (CMP) must be submitted to and approved by Melbourne City Council. The CMP must outline how environmental and construction issues associated with the development will be managed and is to consider the following:
- a) Staging of construction;
  - b) Excavation works, site preparation, soil removal, site remediation, retention works, ground works and temporary structures;
  - c) Public safety, amenity and site security;
  - d) Hours of construction;
  - e) Air and dust management;
  - f) Stormwater and sediment control;
  - g) Waste and material reuse;
  - h) Site access and traffic management (including any temporary disruptions to adjoining vehicular, pedestrian and cyclist access ways);
  - i) Any works within the adjoining street network, road reserves or public spaces;
  - j) Discharge of polluted waters;
  - k) Control of noise, vibrations, dust and soiling of roadways and/or pathways;
  - l) Collection and disposal of building and construction waste.

The approved CMP must be implemented to the satisfaction of the Melbourne City Council and must not be altered without the prior consent of the Melbourne City Council.

**Noise**

38. The approved use (including education) and development must comply with the requirements of the Environment Protection Authority's (EPA) State Environment Protection Policy (Control

of Noise from Industry, Commerce and Trade) No.N-1 (SEPP N-1), unless otherwise agreed to in writing by the EPA.

#### **Transport Impact Assessment**

39. Prior to commencement of each stage of development, excluding demolition, bulk excavation, piling, site preparation and any retention works, a Transport Impact Assessment (TIA), generally in accordance with the TIA prepared by GTA, dated September 2019, must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council. The Assessment must include:
- a) Car parking at a rate that encourages alternative modes of transport to the private motor vehicle;
  - b) Consideration of any off-site parking;
  - c) Bicycle parking in excess of the requirements at Clause 52.34 of the Melbourne Planning Scheme;
  - d) Swept paths demonstrating appropriate access arrangements to the site including all internal parking areas and loading and servicing requirements.

#### **Green Travel Plan**

40. Prior to occupation of each stage of the development, a Green Travel Plan must be submitted to and approved by the Minister for Planning in consultation with the Melbourne City Council. The Green Travel Plan must encourage the use of sustainable modes of transport by occupiers of the land.

#### **Contaminated Land**

41. Prior to commencement of development, except Stage 1 as identified in the approved Masterplan, or prior to commencement of each stage of the development, excluding demolition, the owner of the land or the developer must carry out a Preliminary Environmental Assessment (PEA) of the Land to determine if it is suitable for the intended use. This PEA must be submitted to and be approved by the Minister, in consultation with the Environment Protection Authority's (EPA), prior to the commencement of the development, excluding demolition. The PEA should include:
- a) Details of the nature of the land uses previously occupying the land and the activities associated with these land uses. This should include details of how long the uses occupied the land.
  - b) A review of any previous assessments of the land and surrounding sites including details of the anticipated sources of any contaminated materials.
42. Should the PEA recommend that further investigative or remedial work is required to accommodate the intended use(s), then prior to commencement of development, excluding demolition, the owner of the land or the developer must carry out a Comprehensive Environmental Assessment (CEA) of the land to determine if it is suitable for the intended use(s). The CEA must be carried out by a suitably qualified environmental professional who is a member of the Australian Contaminated Land Consultants Association. The CEA must be submitted to and be approved by the Minister for Planning prior to the commencement of the development, excluding demolition. The CEA should include:
- a) Details of the nature of the land uses previously occupying the land and the activities associated with these land uses. This includes details of how long the uses occupied the land.

- b) A review of any previous assessments of the land and surrounding sites (including the PEA), including details of any on-site or off-site sources of contaminated materials. This includes a review of any previous Environmental Audits of the land and surrounding sites.
- c) Intrusive soil sampling in accordance with the requirements of Australian Standard (AS) 44582.1. This includes minimum sampling densities to ensure the condition of the land is accurately characterised.
- d) An appraisal of the data obtained following soil sampling in accordance with ecological, health-based and waste disposal guidelines.
- e) Recommendations regarding what further investigation and remediation work, if any, may be necessary to ensure the land is suitable for the intended use(s).

Prior to occupation of the development, the owner of the land or the developer must submit to the Minister for Planning a letter confirming compliance with any findings, requirements, recommendations and conditions of the CEA.

- 43. Should the CEA recommend that an Environmental Audit of the Land is necessary, then prior to occupation of the development, the owner of the land or the developer must provide either:
  - a) A Certificate of Environmental Audit in accordance with section 53Y of the *Environment Protection Act 1970*; or
  - b) A Statement of Environmental Audit in accordance with section 53Z of the *Environment Protection Act 1970*. This Statement must confirm that the land is suitable for the intended use(s).
- 44. Where a Statement of Environmental Audit is provided, all the conditions of the Statement must be complied with to the satisfaction of the Minister for Planning and prior to occupation of the development. Written confirmation of compliance with the Statement of Environmental Audit must be provided by a suitably qualified environmental professional who is a member of the Australian Contaminated Land Consultants Association or other person to the satisfaction of the Minister for Planning. In addition, the written confirmation of compliance must be in accordance with any requirements in the Statement of Environmental Audit regarding the verification of works.
- 45. If there are conditions on the Statement of Environmental Audit that require significant ongoing maintenance and/or monitoring, the owner of the land must enter into a legal agreement in accordance with section 173 of the Planning and Environment Act 1987 with the Minister for Planning to require the owner of the Land to carry out any ongoing maintenance and/or monitoring as recommended in the Statement of Environmental Audit. The Agreement must be executed and registered on title prior to occupation of the development. The owner of the land must meet all costs associated with the drafting and execution of this agreement including those incurred by the Minister.

**Melbourne Water**

- 46. To be confirmed in consultation with Melbourne Water

**Environment Protection Authority**

- 47. To be confirmed in consultation with the EPA

**Engineering and Drainage**

- 48. To be confirmed in consultation with Council and other relevant authorities and agencies.

**3D Model**

49. Prior to commencement of development for each stage, or as otherwise agreed with the Minister, a 3D digital model of the development and its immediate surrounds must be submitted to and be to the satisfaction of the Minister. The 3D Model is to be prepared in accordance with the Department of Environment, Land, Water and Planning's Advisory Note 3D Digital Modelling.
50. If substantial modifications are made to the building envelope, a revised 3D digital model must be submitted to and be to the satisfaction of the Minister.

**Expiry**

51. The controls in this Incorporated Document expire if any of following circumstances apply:
  - a) The development is not started within three years from the date of this approval.
  - b) The development is not completed within twenty five years from the date of this approval.

The Minister for Planning may extend these periods if a request is made in writing before the expiry date or within three months afterwards.

**END OF DOCUMENT**

GRIMSHAW

# University of Melbourne— Fishermans Bend Campus

MASTERPLAN

27 APRIL 2020

| Revision No. | Date     | Description                          | Format       | Prepared     | Approved      |
|--------------|----------|--------------------------------------|--------------|--------------|---------------|
| 01           | 24.09.19 | Final Report                         | A3 landscape | Nicole Allen | Alison Potter |
| 01.1         | 28.10.19 | Revised Final Report                 | “            | “            | “             |
| 02           | 12.03.20 | Revision to section 3.8              | “            | “            | “             |
| 03           | 06.04.20 | Revision 02 reversed, Appendix added | “            | “            | “             |
| 04           | 27.04.20 | Revision to page 68                  | “            | “            | “             |

## ACKNOWLEDGMENT OF COUNTRY

The University recognises the importance and the significant role of Aboriginal and Torres Strait Islander peoples in Australia's culture and history. We acknowledge and pay respect to the Traditional Owners of the lands upon which our campuses are situated:

The Wurundjeri and Boon Wurrung peoples (Parkville, Southbank, Fisherman Bend, Werribee and Burnley campuses) the Yorta Yorta Nation (Shepparton and Dookie campuses) the Dja Dja Wurrung people (Creswick campus).

We recognise the unique place held by Aboriginal and Torres Strait Islander peoples as the original custodians of the lands and waterways across the Australian continent with histories of continuous connection dating back more than 60,000 years.

We also acknowledge and respect our Aboriginal and Torres Strait Islander students, staff, Elders and collaborators, and all Aboriginal and Torres Strait Islander people who visit our campuses from across Australia.





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## 1.0 Campus Vision

## 1.0 CAMPUS VISION

### 1.1 THE SHARED VISION FOR FISHERMANS BEND AND THE EMPLOYMENT PRECINCT

Situated on the southern bank of the Yarra River and less than 7 kilometres from the CBD, Fishermans Bend has a rich and significant history of industrial innovation and production. Its strategically advantageous location made it the ideal home for such companies as Commonwealth Aircraft Corporation, Aeronautical Research Laboratory, General Motors Holden and Boeing (the latter two are still actively operating in Fishermans Bend).

Now as Australia’s largest urban renewal district, Fishermans Bend is a critical opportunity for Melbourne to grow and thrive over the coming decades. The plans for this area will see it transformed from an industrial precinct of large scale, single-storey sheds and warehouses into thriving, dense, mixed-use neighbourhoods.

The site purchased by the University of Melbourne occupies the heart of what is known as the *Employment Precinct*, the area which will be the economic engine of this new part of Melbourne. Planning authorities have proposed a precinct high street serving the *Employment Precinct* (Turner Street) including trams and bike paths, as well as a long term plan for a underground rail stop. This increased infrastructure will help the *Employment Precinct* grow from its current 13,000 jobs to over 40,000 jobs in 2050.<sup>1</sup>

The industrial legacy of this area makes it a strategically ideal location for the University of Melbourne to participate in making this place Australia’s leading design, engineering and advanced manufacturing precinct.

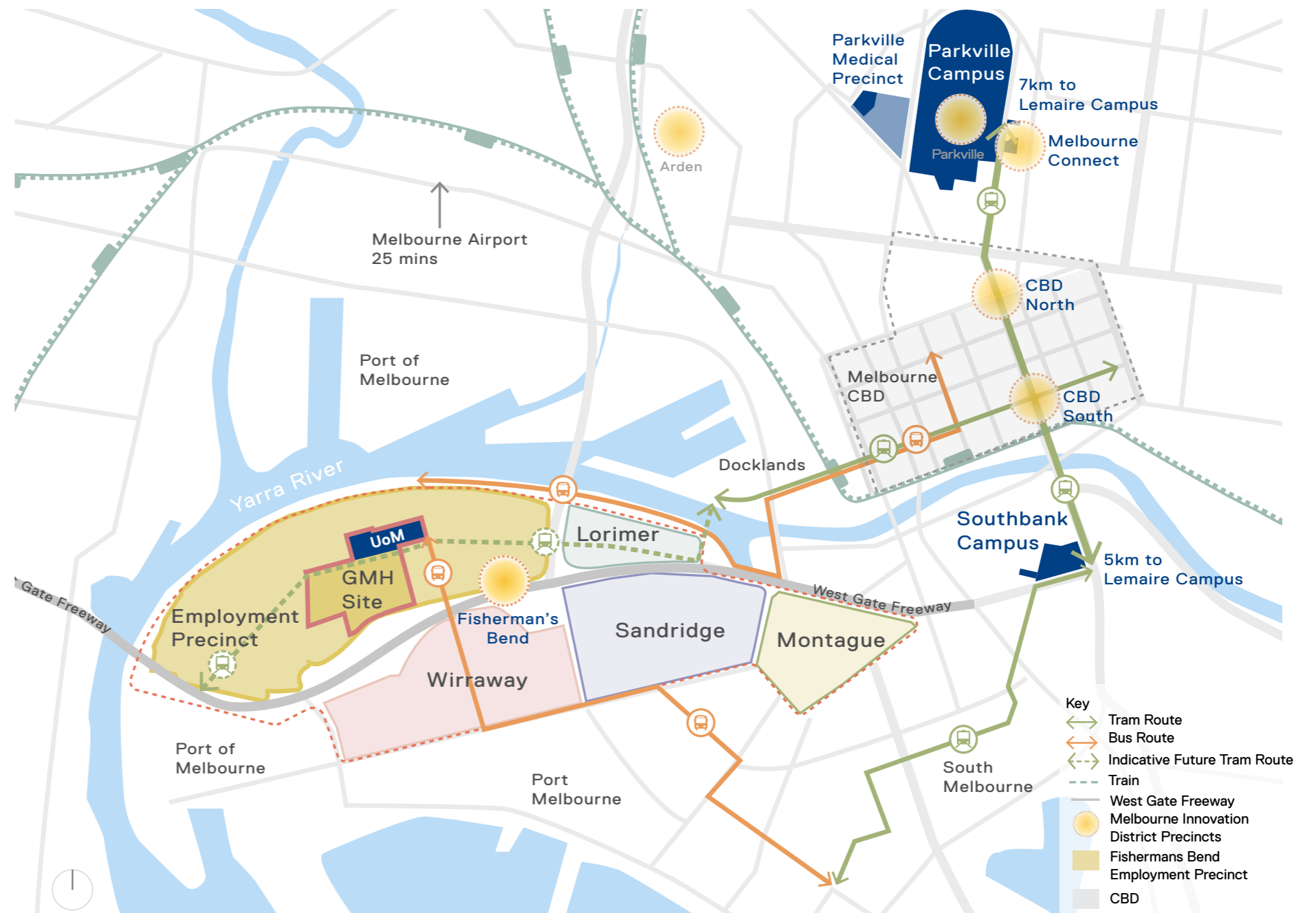


Figure 1 - Map showing the location of the University of Melbourne Fishermans Bend Campus in relation to the Fishermans Bend Urban Renewal Zone and the Parkville campus



Figure 2 - Aerial view of the campus from south-west corner of the site. Render for illustrative purposes only.

## 1.0 CAMPUS VISION

### 1.2 NEW OPPORTUNITIES



#### NEW WORLD-CLASS FACILITIES FOR MELBOURNE SCHOOL OF ENGINEERING AND THE FACULTY OF ARCHITECTURE BUILDING AND PLANNING

The University of Melbourne requires constantly evolving, state-of-the-art facilities to support its ambition to be a world-leading university and support its research and education initiatives.

This investment in cutting edge facilities will allow the Melbourne School of Engineering and the Faculty of Architecture, Building and Planning to be even more competitive in the global market for research, funding and ideas.



#### UNIVERSITY OF MELBOURNE'S HOME FOR MAKING AND DOING

Parkville is the ideal campus for deep learning and Southbank is the ideal campus for performing, so the Fishermans Bend Campus will be purpose built to be the ideal campus for making, doing and testing.

Taking advantage of the site's scale and industrial past, a focus on flexibility, durability and serviceability will create a campus that can be a living toolbox for users that require large, flexible spaces where it is okay to make a mess.



#### FULL SCALE PROTOTYPING AND PILOT SCALE RESEARCH

The industrial scale of the Fishermans Bend Campus provides a rare opportunity to accommodate the largest possible equipment, laboratories and testing facilities that the faculties require. Large indoor and outdoor prototyping zones can allow university and industry researchers to test new ideas in real time and at real scale.

These facilities will help the University produce cutting-edge research and they will be key attractors of industry and precinct partners with opportunities to co-locate and share facilities with the University.

## 1.0 CAMPUS VISION

### 1.2 NEW OPPORTUNITIES



#### A GLOBAL HUB FOR INDUSTRY ENGAGEMENT AND NETWORKING

The new campus provides the University with an extraordinary opportunity to showcase its innovation to a global audience. Beyond world class research facilities, the campus can provide open, exciting and engaging places to come together, collaborate; via hosting conferences, broadcasting lectures, providing co-working spaces, incubator spaces and easy access for industry partners to co-locate and collaborate.

The vision for the campus is for it to go beyond research and teaching and become a global hub for industry engagement, delivering world ready innovations and facilitate cross-industry networking.



#### THE CENTRE OF AUSTRALIA'S PRECINCT FOR ADVANCED MANUFACTURING

Fishermans Bend has always been a hub of manufacturing in Australia. Now that legacy has been re-established in the government's aspiration for the Fishermans Bend Employment Precinct to be "*Australia's leading design, engineering and advanced manufacturing precinct*".

This campus can be both catalyst and hub for a network of advanced manufacturing start-ups that will energise the precinct. As an anchor institution, the campus can encourage new and emerging innovators to set up shop close by, in order to benefit from facilities made available by the University.



#### A WORLD-LEADING LIVING LABORATORY OF SUSTAINABLE DEVELOPMENT

The Fishermans Bend Campus is an opportunity for the University to embody the future it wants to promote by creating a campus that is a physical manifestation of the sustainable infrastructure, buildings, and systems and practices that are being researched and promoted by the University's students and faculty.

The site is a blank canvas for the University to test innovative infrastructure and buildings. It can be a city scale Living Lab — an impact focussed research and innovation hub that brings together researchers, government, business and end-users to co-create solutions to real world problems.



## 1.0 CAMPUS VISION

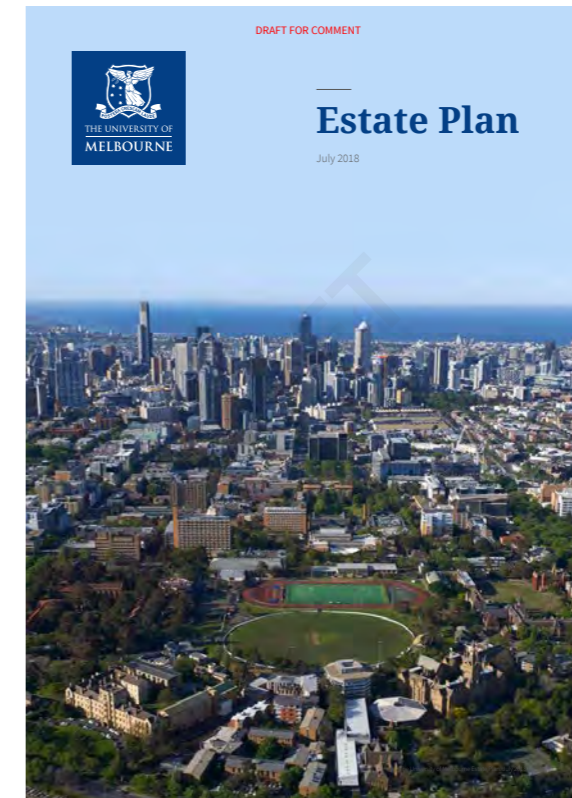
### 1.3 UNIVERSITY OF MELBOURNE GUIDING FRAMEWORKS

The governance, design and development of the University of Melbourne's campus' and estate is guided by a robust network of principle-based strategic documents. The principle documents guiding the development of the Fisherman's Bend Campus are:



#### GROWING ESTEEM 2015-2020

Growing Esteem 2015-2020 is the University's strategic plan for principle based evolution and development. The plan establishes a clear vision for the University of Melbourne to continue its trajectory as a leader in teaching, learning and the student experience, whilst delivering research outcomes which are globally recognised for their quality and impact.

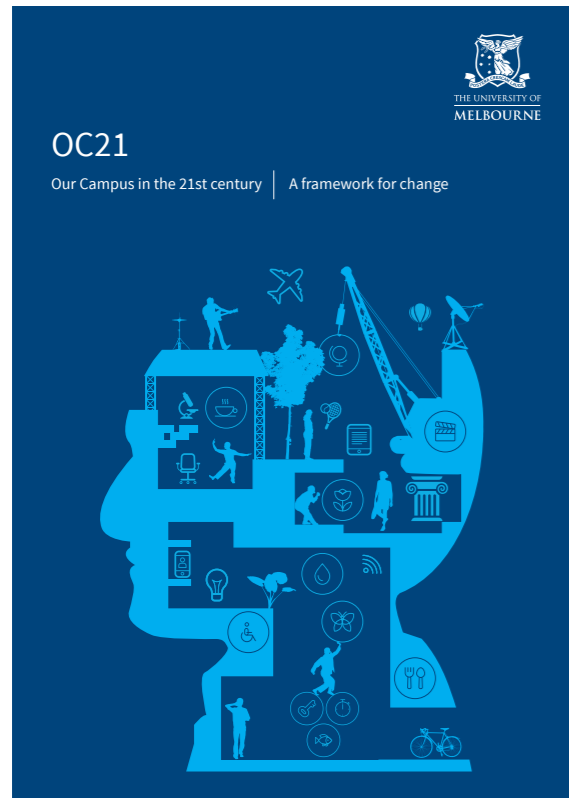


#### ESTATE PLAN

The Fishermans Bend Campus will sit within a network of University of Melbourne campuses, which are collectively guided by the University of Melbourne's Estate Plan. The aim of the Estate Plan is to set out the guidelines by which the University of Melbourne's estate should be developed and managed, in order to meet the University's "Melbourne Vision" as defined in Growing Esteem 2015-2020. It describes a set of principles that govern how the estate should be managed at a strategic level and on a long term basis.

## 1.0 CAMPUS VISION

### 1.3 UNIVERSITY OF MELBOURNE GUIDING FRAMEWORKS



#### OC21

Our Campus in the 21st century (OC21) is the formal response to the University of Melbourne's strategic plan Growing Esteem. It interprets and guides the practical implementation of the strategic plan through a range of projects and initiatives across multiple campuses and precincts.

OC21 provides an overarching narrative supported by in-depth materials that together underpin the learning and teaching, research, engagement and sustainability goals set by the University.



#### RECONCILIATION ACTION PLAN 2018-2022

The Reconciliation Action Plan (RAP) 2018-2022 is the third RAP the University has implemented. Reconciliation is central to the full realisation of the University of Melbourne's purpose. Since initiating the first RAP, indigenous student and staff numbers have increased 93% and 296% respectively. The University's reconciliation efforts are delivered through the implementation of university wide and divisional level frameworks along with projects and initiatives.

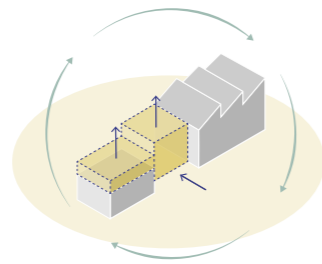


#### SUSTAINABILITY PLAN 2017 - 2020

The Sustainability Plan sets out priority actions and targets towards realising the commitments of the Sustainability Charter over a four-year period. The current Sustainability Plan has two targets that endure beyond 2020; achieve carbon neutrality before 2030; and, support the implementation of the Sustainable Development Goals (which inherently have a 2030 time frame). It also commits to developing campuses as a living laboratory of sustainable communities which is a convergence of the research, teaching and learning and operational aspects outlined in the Charter.

## 1.0 CAMPUS VISION

### 1.4 WHAT SUCCESS LOOKS LIKE



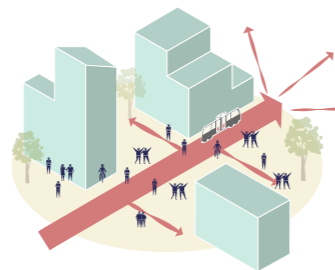
#### A DISTINCT CAMPUS ROOTED IN THE LEGACY OF THE SITE

The legacy of the site, its history and its existing built fabric will anchor and enrich the campus' identity and character.



#### SOCIALLY AND ECOLOGICALLY ACTIVE GREEN SPACES

The campus will provide open spaces that perform both social and ecological/regenerative functions and ensure from day one the precinct is recognised as a centre of innovation and resiliency.



#### A CAMPUS INTEGRATED WITH THE CITY

The campus will be the front door of the innovation precinct and known for its high level of accessibility. Easy multi-modal transport access to and from the CBD and surrounding is delivered.



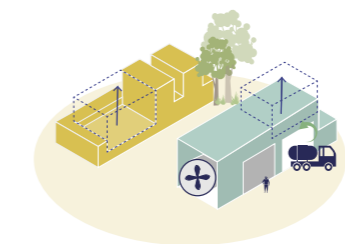
#### THE HEART OF THE INNOVATION PRECINCT

The campus will be the catalyst for the future innovation ecosystem that will power the emerging innovation precinct of the Former GMH site.



#### A DIVERSE GROUP OF USERS AND USES CONNECTED ON CAMPUS

The campus will invite a diversity of people, tools and ideas to deliver innovation. The campus will accommodate multiple user groups, spatial types and interaction types.



#### FUTURE-READY WITH A FOUNDATION OF RESILIENCY AND ADAPTABILITY

The campus will be a flexible and sustainable place, ready to grow and change with advances in technology, changes in population and a continually changing climate and ecology



#### THE IDEAL PLACE FOR MAKING, DOING AND TESTING

The campus will be an anchor institution for the Innovation Precinct and provide for different programs, uses and users. It will house a diverse collection of tools and building types to support collaborative activities with partners



Figure 3 - View from the proposed precinct park toward Stage 1. Render for illustrative purposes only.

## 1.0 CAMPUS VISION

### 1.5 THE HEART OF THE INNOVATION PRECINCT

The University of Melbourne’s Fishermans Bend Campus will be the key catalyst of the Employment Precinct.

As innovation districts mature around the globe, there is a greater appreciation for the qualities that make successful places for the convergence of research and industry that result in measurable economic and societal impact. Research institutes and universities are expanding in to high-tech work environments which merge business, engineering and applied learning.

Designing for innovation means transforming traditional workplaces and academic campus’ into open, flexible places where people from a range of disciplines and professions can more easily come together. To foster collaboration, the physical design of innovation precincts needs to be highly flexible and responsive.

To build and innovation precinct we have to re-wire how where and when people connect and communicate; balancing technological capability against the inherent value of human interaction and intimacy. This enables cross discipline and cross industry innovation and real world-problem solving.

The most successful places have a thriving public realm, which is highly accessible and globally connected, with high quality urban environments which place pedestrian experience and comfort at the heart of its design. The Eight Innovation Principles that guide the Campus Development Framework are distilled from the principles that foster great innovation precincts.

Figure 4 - Innovation Precinct Key Components and Benchmarks

1—The masterplan for the Brooklyn Navy Yard capitalises on the local industrial vernacular to create a unique identity for the expanded precinct.

2—The RMIT New Academic Street uses retail, occupiable edges and porosity at its boundaries to create active, inviting urban interfaces.



3—Event programming and transparent façades allow the innovative design in the ETH Arch Tech Lab in Zurich to be viewed by potential partners and neighbours.

4—The Luxembourg tram system seamlessly integrates public transportation, streetscapes, sustainable surfaces and landscape infrastructure.

5—The new Facebook Headquarters in Menlo park offers a diverse workplace that caters to a multitude of different styles of working, interacting and collaborating.

6—The bike paths of Superkilen in Copenhagen are a user-friendly, identifiable, and accessible addition to a rich active transport network.

# 1.0 CAMPUS VISION

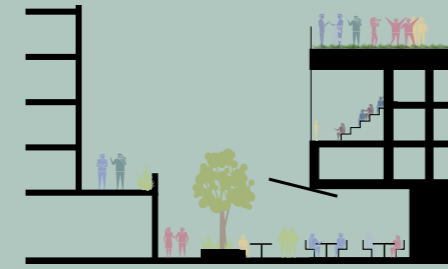
## 1.5 THE HEART OF THE INNOVATION PRECINCT



**1—GOVERNANCE**  
A leadership strategy that supports diverse communities, leads by example and engages with its users



**2—CONNECTIVITY**  
Accessible, permeable, walkable and connected to city networks



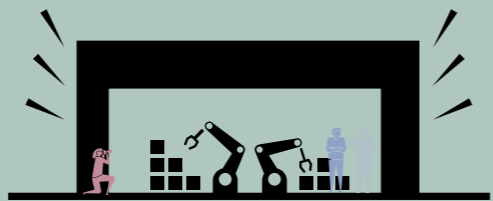
**3—SOCIABILITY**  
Places and programs that promote collaboration, interaction & idea exchange



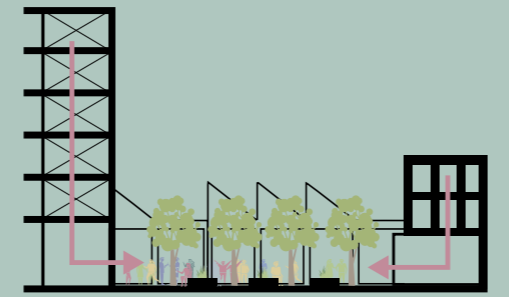
**4—DIVERSITY**  
A heterogeneous mix of users, programs, experiences and built form

## 8 INNOVATION PRECINCT PRINCIPLES

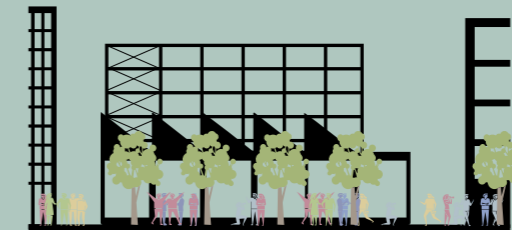
These principles will guide the development and provide measures of success for the campus.



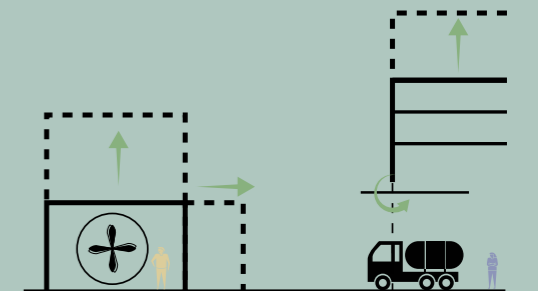
**5—VISIBILITY**  
Innovation is showcased, on display and an integral part of the precinct identity



**6—PROXIMITY**  
Closeness, intimate public space and human scale interfaces to support interaction with partners, networks and infrastructure



**7—LEGACY**  
The existing social, cultural and built capital of the site is leveraged and embraced

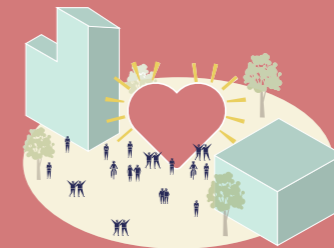


**8—FLEXIBILITY**  
Continually adaptable to changing needs and technologies, a living lab, and regenerative

1.0 CAMPUS VISION

1.6 VISION STATEMENT

The Fishermans Bend Campus will be a vibrant place of large-scale research and project-based teaching that creates interdisciplinary collaboration and partnerships with industry.



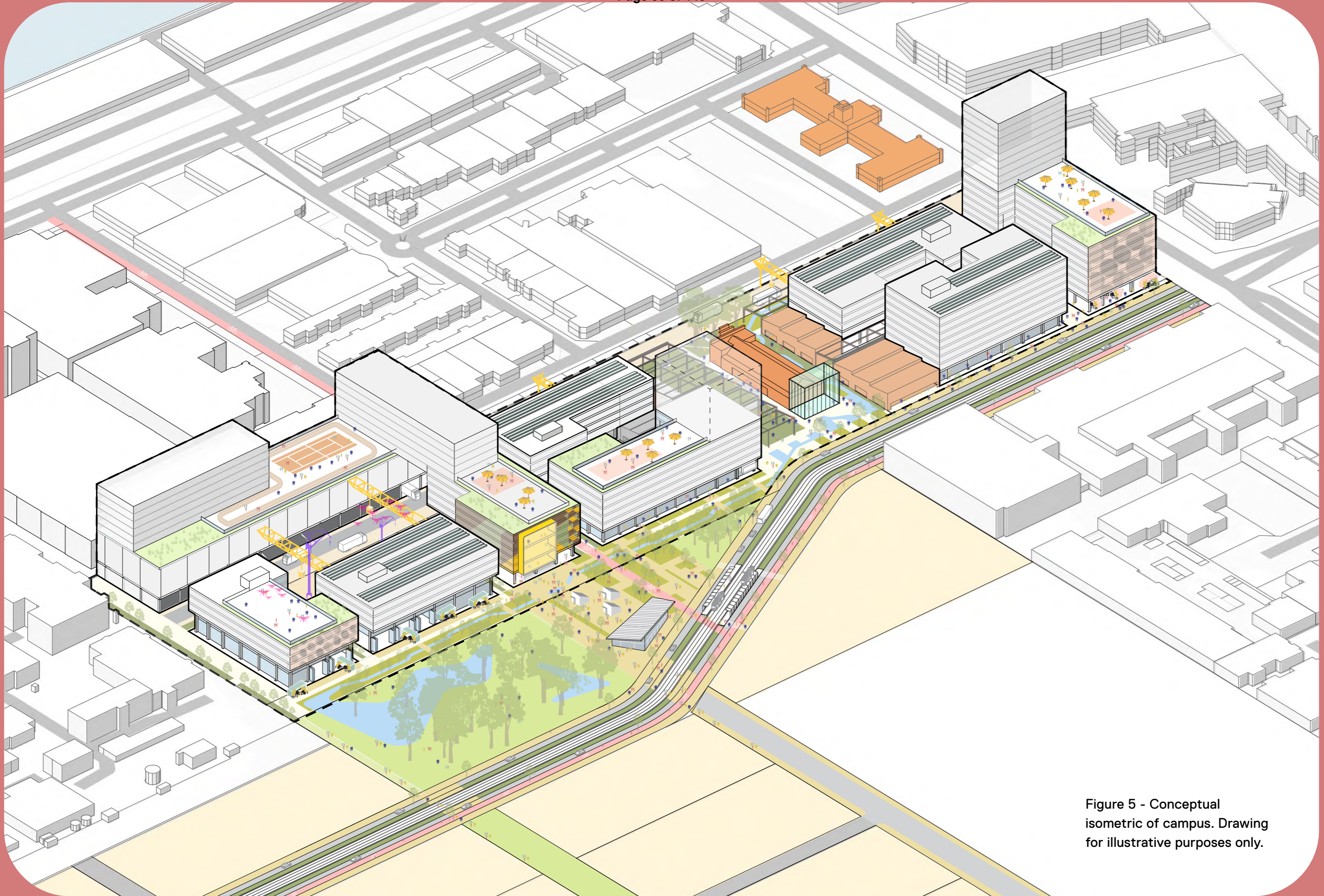


Figure 5 - Conceptual isometric of campus. Drawing for illustrative purposes only.





## 2.0 Site Context and Existing Conditions

## 2.0 SITE CONTEXT AND EXISTING CONDITIONS

### 2.1 ORIGINAL LAND AND ECOLOGY

One of the key goals of the Fishermans Bend Campus is to create an ecologically responsible campus by using landscape to regenerate the pre-colonial ecology of the site

The pre-colonial habitats have been mapped as part of the pre 1750s Ecological Vegetation Classes Mapping by DELWP. This indicates that the area around the site was predominantly classed as ‘Damp Sands Herb Rich Woodland’ with pockets of ‘Brackish wetland’. This is consistent with the descriptions of the area from early colonial visitors.

The Fishermans Bend site is a place of continued change and adaptation. The layers of site history - the ecology, indigenous culture, heritage and the future sustainability framework - present a unique opportunity and environment. These components have informed the creation of an adaptive landscape strategy. This strategy is supported by circular and stimulating ecosystems which will result in highly sustainable buildings.

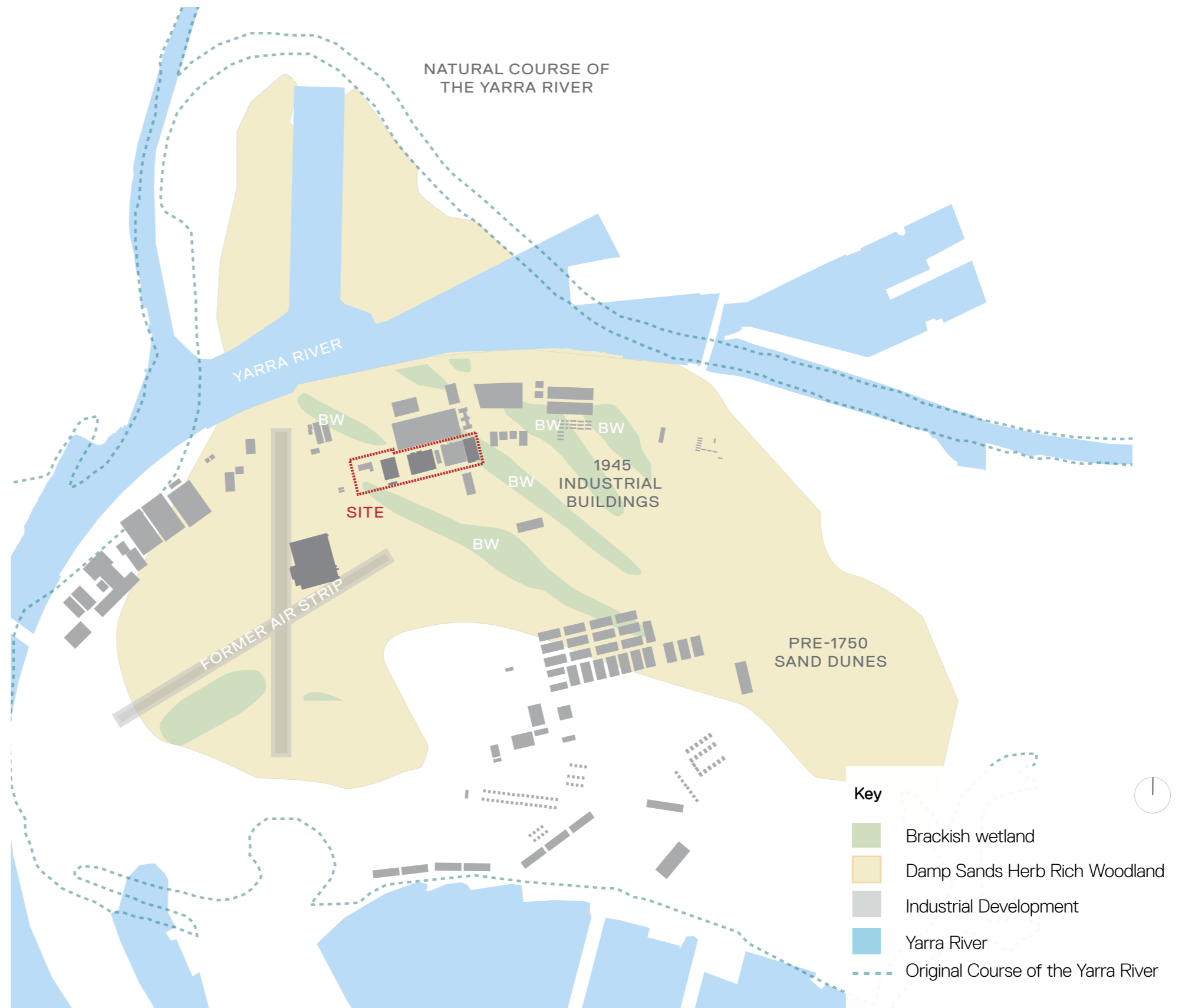


Figure 6 - Map illustrating the changing ecology, landscape and occupation of Fishermans Bend over the time

## 2.0 SITE CONTEXT AND EXISTING CONDITIONS

### 2.1 ORIGINAL LAND AND ECOLOGY

The Fishermans Bend landscape was used by local Aboriginal people for around 40,000 years prior to the European arrival. During which time there were gradual but major climatic changes including a time 12-13,000 years ago when sea-levels were much lower and enabled a land bridge connected to Tasmania. After this period the sea levels stabilised at their current levels

The historic ecology of the landscape suggests that this would have been a rich hunting and fishing ground for traditional owners.

*“Aboriginal people hunted kangaroos, possums, bandicoots, wombats and lizards; caught fish, aquatic birds and seasonally harvested eels, as well as collecting shellfish, bird eggs a wide range of plants and tubers for food and medicine and bark from River Red Gums. Aboriginal fish traps are known to have been used in the area – possibly at Sandridge and along the lower reaches of the Yarra.” (Fishermans Bend Aboriginal Cultural Values Interpretation Strategy, Extent Heritage Advisers, February 2017)*

The site and adjacent area likely includes ancient aboriginal movement paths in particular from Port Phillip bay to the fresh water and crossing at Yarra falls. Tribes of the Kulin nation including the Wurundjeri (Woi Wurrung) and Bunurong/Boon Wurrung have strong connections to the area.

In the early colonial period Fishermans Bend was occupied by both Aboriginal people and the European settlers. Port Melbourne became the arrival point for Melbourne in the 1830s and walking the path along what is now City road from Port Melbourne was the

main connection to Melbourne.

Early accounts and maps show that the area was very flat with rolling sandy dunes with large linear wetland swamps scattered across the area and Tea tree scrub around the river edges.

The area was initially valued for fishing, and then as marginal pastoral and farming country, but through the nineteenth century, the removal of other resources, principally sand and timber, and ongoing land reclamation works and industrial development, drastically changed the appearance of the place and led to the loss of many plants, animals and birds, and the loss of the landscape of wetlands and sand hills.<sup>1</sup>

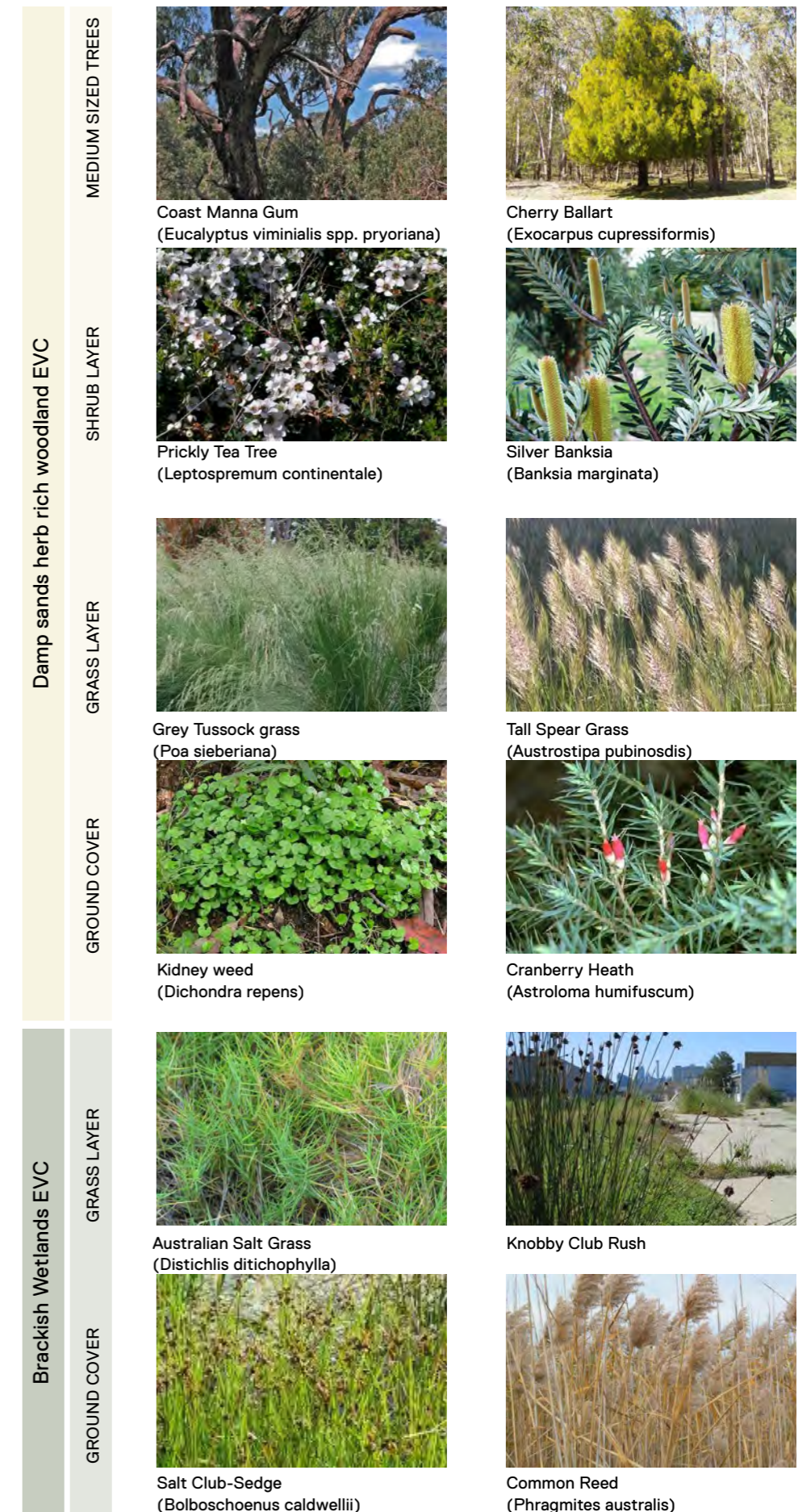


Figure 7 - Native plant species to the site area

## 2.0 SITE CONTEXT AND EXISTING CONDITIONS

### 2.2 GENERAL MOTORS HOLDEN AND THE INDUSTRIAL LEGACY OF THE SITE

Until very recently, General Motors Holden (GMH) was a vital part of the industrial life of Fishermans Bend. The legacy of GMH and the former GMH buildings on the site will inform the development of the campus.

Several of the GMH buildings are still present on the site in various states of repair and significance. In 1936, Holden opened a new HQ and assembly plant at Fishermans Bend in Port Melbourne, pioneering growth within the area. The site fronting Salmon Street was divided into three equal plots by two internal roadways and a central north-south roadway. Plant 3 and the Social Centre, still standing on the campus, were two of the earliest buildings on the site.

After the war, Plant 5 was built, Plant 4 extended and Holden achieved its long-term goal of manufacturing its first all-Australian motor vehicle.

The GMH Site has been nominated for inclusion on the Victorian Heritage Register. This nomination has been called in by the Minister and a determination has yet to be made. An explanation of this process can be found in Appendix A.

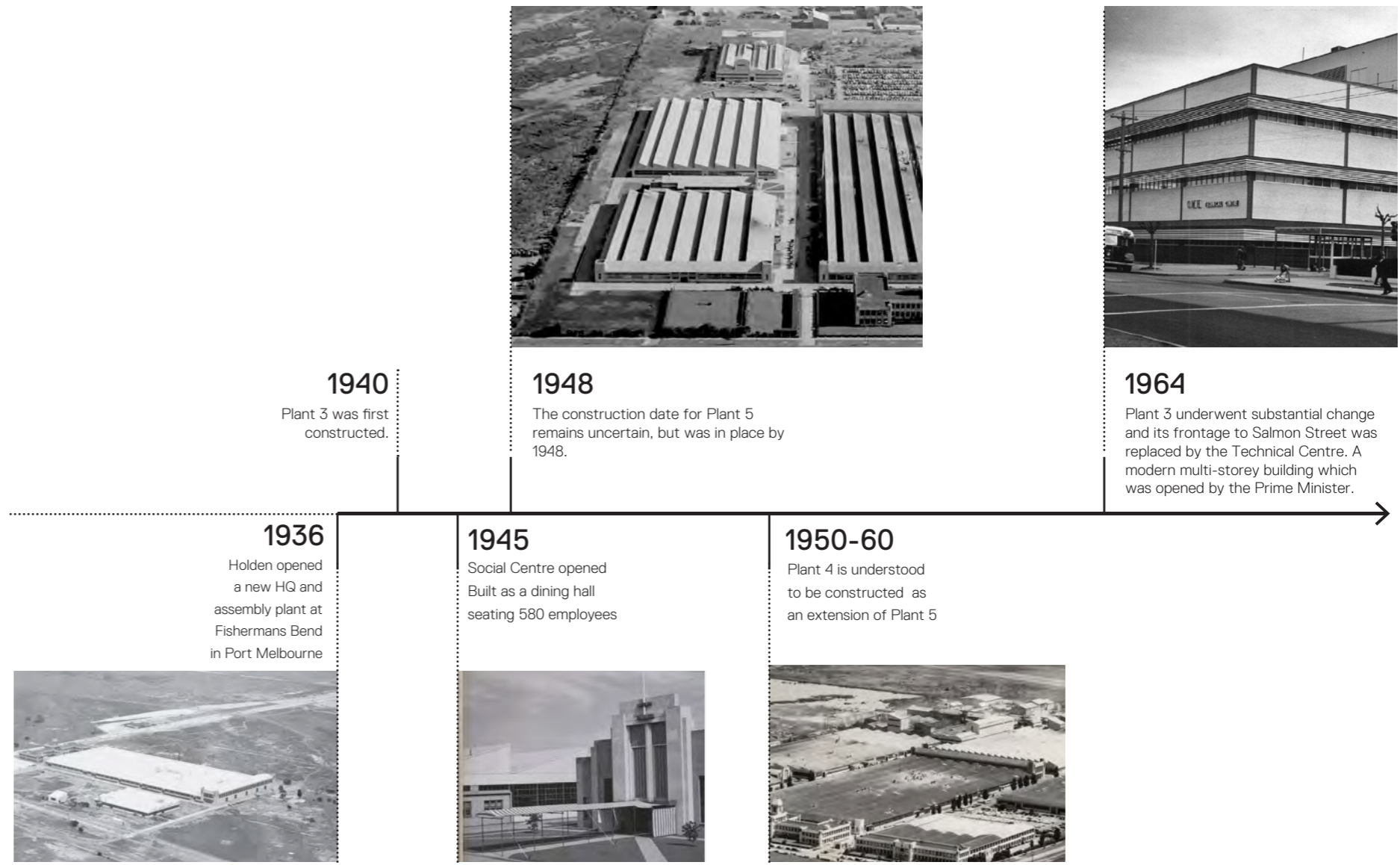


Figure 8 - Timeline of the development of GMH in Fishermans Bend

1. Interior of the Social Centre c.1948  
Source: State Library of South Australia
2. Interior of a Plant  
Source: State Library of South Australia
3. Automatic transition Plant c.1970  
Source: Adelaide Now
4. Royal Visit to GM Holden  
Site photo
5. Main assembly line in Plant 1  
Source: AdelaideNow



1.



2.



3.



4.



5.

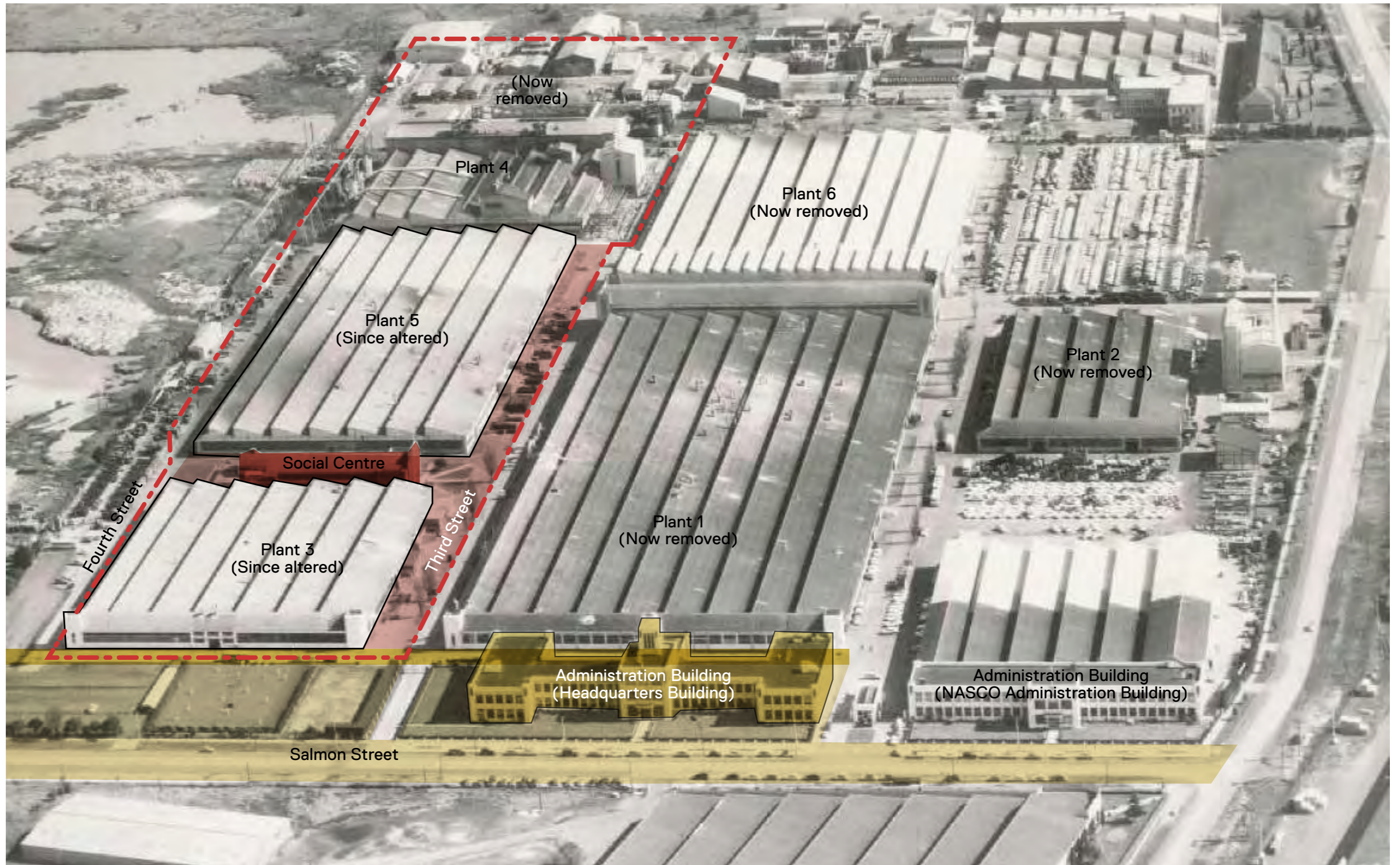


Figure 9 - 1950-1960s Aerial Photo of Site, Source: State Library of South Australia

## 2.0 SITE CONTEXT AND EXISTING CONDITIONS

### 2.3 IMMEDIATE CONTEXT

The University of Melbourne's campus occupies a 7.2 hectare site on Salmon Street in Fishermans Bend. The site is strategically located within the 230 hectare Employment Precinct within the Fishermans Bend National Employment and Innovation Cluster (NEIC). The site has a frontage to Salmon Street, Caprice Avenue and Bayside Avenue.

#### NORTH

Bayside Avenue immediately borders the subject site in the north. The street comprises dual lanes with parking access on both the northern and southern sides. The street intersects with Westside Avenue before a 90-degree angle toward the Yarra River where it intersects with Lorimer Street. Four prominent buildings interface with Bayside Avenue in the north. These buildings are described as follows:

- 251 Salmon Street (USG Boral Head Office, formerly GMH Administration Building): comprises a two-storey building, setback on all sides. The site is prominently landscaped at its eastern interface with Salmon Street. Car parking is located to its west. (1)
- 6-8 Central Boulevard (Glass Expansion): comprises a two-storey built form that features car parking within its southern setback (interface with the subject site). Access off Bayside Avenue is provided through dual crossovers and the provision of two roller doors. (2)
- 4 Central Boulevard (Winslow Infrastructure and Harvey Norman): comprises a slightly taller built form, with an insensitive interface to the subject site. Car parking is also provided off Bayside Avenue. Access to Harvey Norman from Bayside Avenue

is facilitated through the provision of crossovers aligned with two roller doors in the rear. (3)

- 1-43 Bayside Avenue: Comprises a two-storey building, featuring a built form that lines the title boundary in parts of the southern boundary. The interface to Bayside Avenue is a mix of glazing and rendering on the first floor. Access to the site is provided through a crossover in the rear. (4)

Large industrial office buildings constitute the dominant built form and land use to the north of the subject site. Lorimer Street segregates the industrial land uses with uses aligned with the Port of Melbourne.

#### EAST

Salmon Street abuts the site's eastern boundary. The road comprises two lanes with the provision of on street parking on either side. A cycle lane is located as a buffer from the car lanes and car spaces. 262-270 is located opposite the site, on the corner of Turner Street and Salmon Street (5). The site is currently occupied by Cambar Precast Pty Ltd purposed for office space and light industry. The built form associated with the land use is located on the south-west corner of the site and comprises a single storey building. Light industry populates the broader eastern built form where large lots feature prominently. The physical characteristics of the built form are that of a low scale, large metal industrial buildings.

#### SOUTH

Caprice Avenue borders the site in the south, facilitating access to several properties west of Salmon Street. The avenue merges into unmarked roads further west. A landscaping buffer separates Caprice Avenue

with a large building currently occupied by GMH (6). The built form is approximately four storeys in height, with a large setback to Caprice Avenue. The building also features an elevated walkway facilitating access to the subject site. The interface with the subject site comprises glazing and pressed metal.

Open lot car parking facilities are to the south-west of the subject site in amongst ancillary uses, including a substation.

An open lot car park is opposite the centre of the subject site, extending from Caprice Avenue through to Cook Street (7). The lot segregates a mix of land uses in the east, with two large industrial buildings in the west. Land to the east of the car park has recently undergone significant demolition, leaving the land vacant but earmarked for future development. (8)

#### WEST

A finer grain subdivision pattern is located to the west of the subject site. The built form is setback and offset through the provision of landscaping. The built form is that of low scale with car parking dispersed throughout. The site is currently occupied by the Defence Science and Technology Group (DSTG), a commonwealth government department. (9)

A variety of tenants reside within the broader western context. The built form comprises large double and triple storey buildings with on-site car parking generally provided at grade. Glazing features prominently with interfaces to main roads.



- 1. USG Boral Head Office (Former GMH Admin. Building) 251 Salmon Street
- 2. Glass Expansion, 6-8 Central Boulevard
- 3. Winslow Infrastructure and Harvey Norman, 4 Central Boulevard
- 4. 1-43 Bayside Avenue
- 5. Cambar Precast Pty Ltd 262-270 Salmon Street
- 6. GMH Building
- 7. Open lot car park
- 8. Vacant Land following demolition
- 9. Defence Science and Technology Group (DSTG)

Figure 10 - 1950-1960s Aerial Photo of Site, Source: State Library of South Australia



## 2.0 SITE CONTEXT AND EXISTING CONDITIONS

### 2.4 EXISTING BUILDINGS

The site features four existing buildings, originally proposed for General Motors Holden (GMH). These buildings (east to west) are known as Plant 3 (combined with the Technical Centre), Social Centre (or canteen), Plant 5 and Plant 4. These buildings are predominantly of a low scale, with larger built form in the east fronting Salmon Street (Plant 3). The built form is setback from the title boundaries in all directions.

The Social Centre, built in 1946 as a canteen for the GMH workers is universally acknowledged to have heritage significance and contains sculpted ceilings and murals over its large central hall.

Plants 3, 4 and 5 are generic single-storey industrial buildings with a sawtooth roofs and multi-pane steel framed windows. The lower parts of the external walls are typically of masonry construction. Plant 3 has undergone substantial change with the Salmon Street façade entirely demolished and replaced by a substantial modern multi-storey building, the Technical Centre.

The Technical Centre, occupying the eastern most edge of the site is a five storey office, administration, design workshop and vehicle testing building built in 1962.

A substation and at-grade car parking contribute to the remainder of the site. Landscaping is most prominent along the interface to Salmon Street. Small hedging forms the delineation between the subject site and the public.

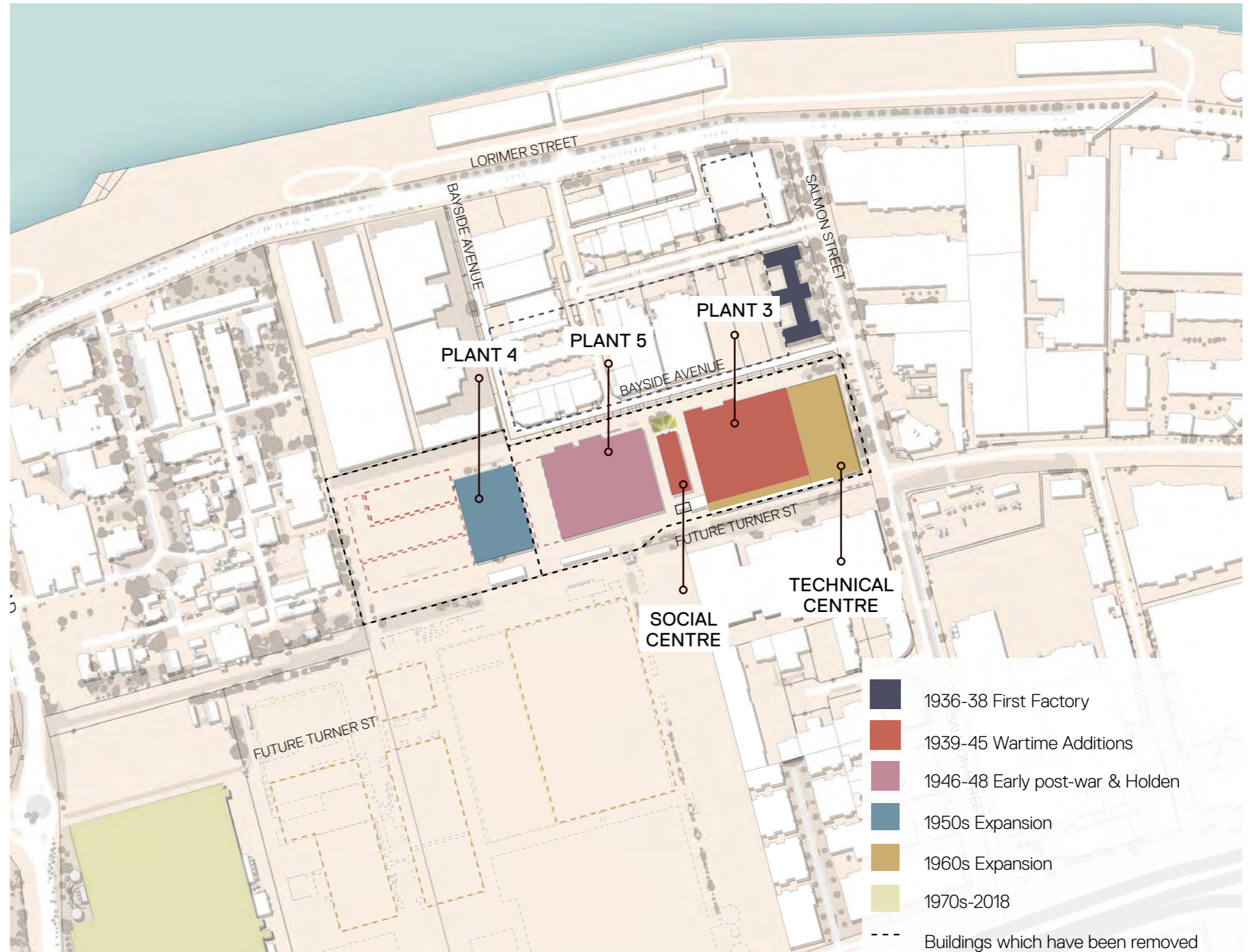


Figure 11 - Innovation Precinct Key Components and Benchmarks

## 2.0 SITE CONTEXT AND EXISTING CONDITIONS

### 2.4 EXISTING BUILDINGS



1. View of the interior of Plant 4  
2. View of the bridge connection between plants

3. View of North corner of Plant 5  
4. View of exterior of the Social Centre

5. View of interior of the Social Centre  
6. View of the Tech Centre

## 2.0 SITE CONTEXT AND EXISTING CONDITIONS

## 2.5 SUMMARY OF OPPORTUNITIES AND CONSTRAINTS

### PEDESTRIAN MOVEMENT AND ACTIVATION

- Turner Street will be the precinct high-street and will focus pedestrian movement on the southern boundary of the site. Development Victoria is responsible for delivery of Turner Street and the timely delivery of the street is a key risk for the success of the campus. Entry, transit points, showcase and activation nodes should address this street
- The East/West boundaries of Stage 1 are key opportunities for North-South through site connections.
- Other key potential North-South connections are along the Social Centre and Salmon Street.
- Potential primary active edges will focus along the precinct high street while North and North-South edges will be secondary

### VEHICULAR ACCESS AND LOADING

- Delivery of Turner Street will enable public transit, bicycle and pedestrian access to the campus
- To promote a safe pedestrian environment, heavy loading to the campus should not occur from Turner Street. The northern edge of the campus along Bayside Avenue, accessed via Salmon Street is the best location for campus loading and servicing.
- Additional potential North-South vehicular connections have been identified to the northern edge of the campus but are subject to these street being private to existing land owners
- Some vehicular access via the south-western corner of stage 1 is possible but is subject to future precinct park proposal and is within Development Victoria scope.

Figure 12 - Pedestrian Movement and Activation Opportunities and Constraints

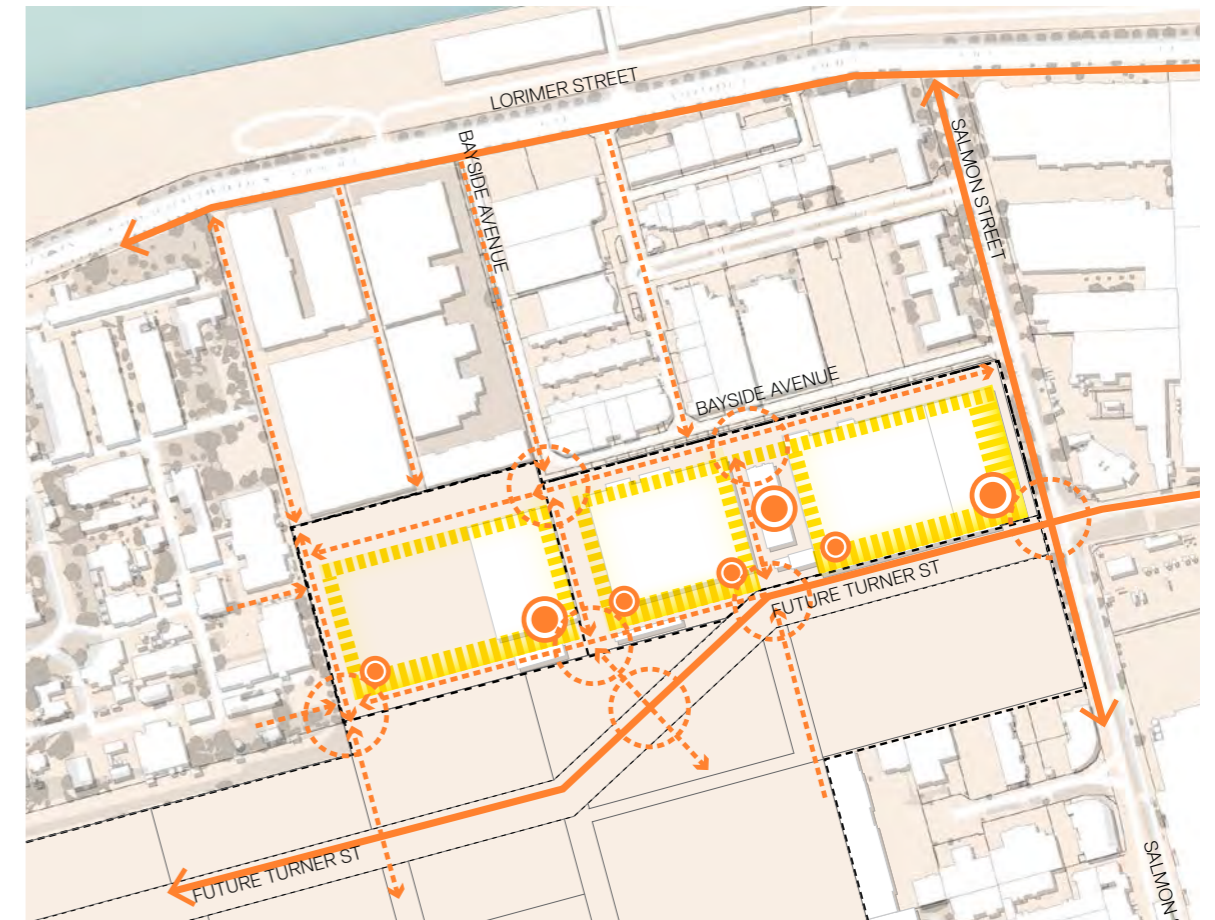
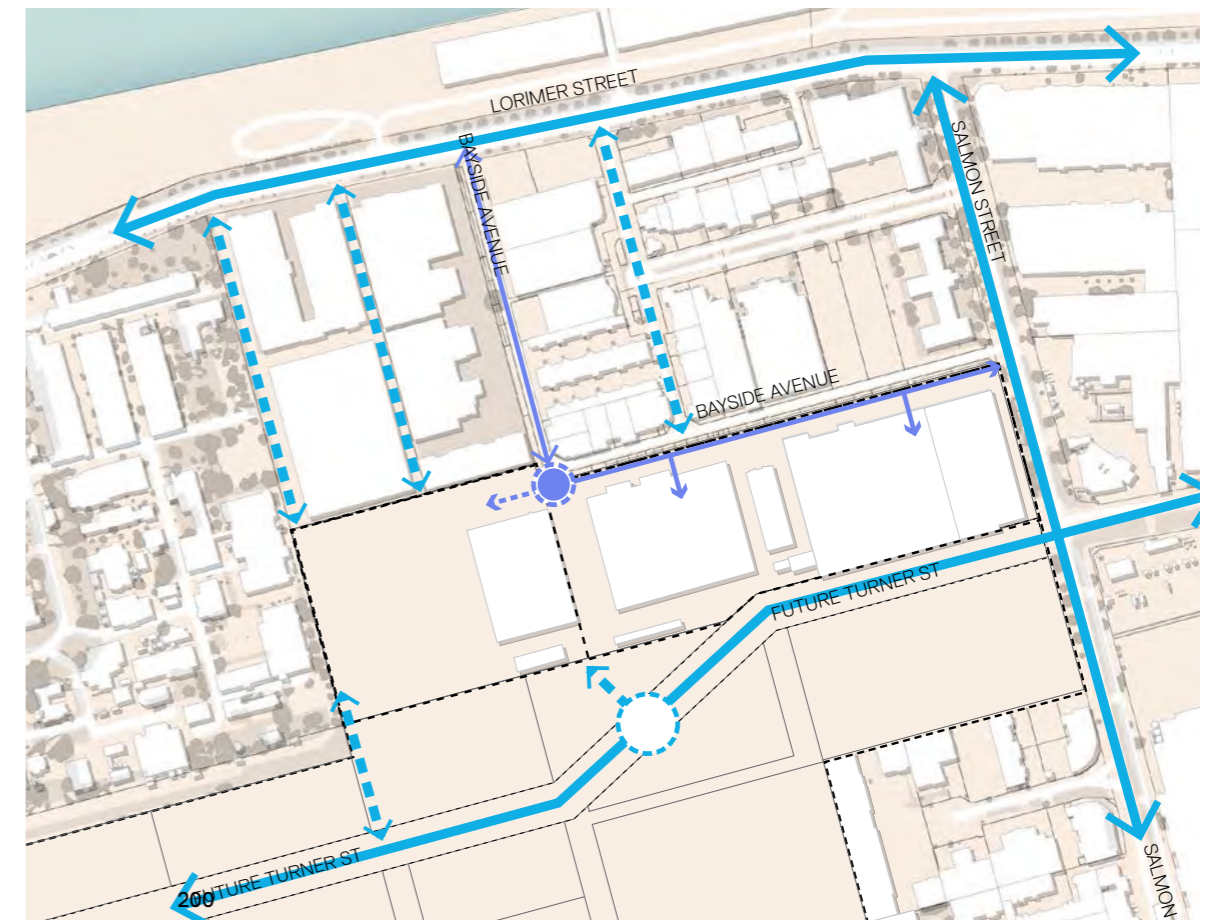
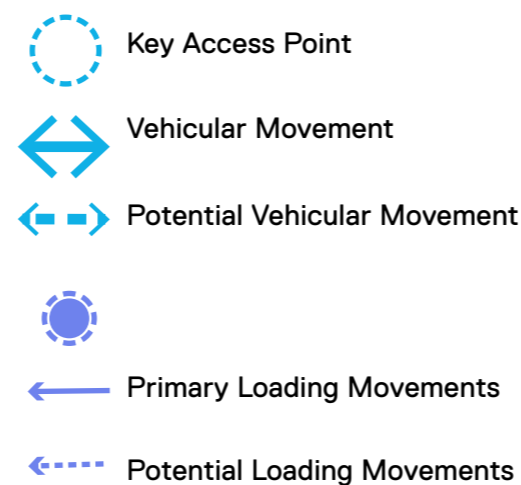


Figure 13 - Vehicular Loading and Access Opportunities and Constraints



## 2.0 SITE CONTEXT AND EXISTING CONDITIONS

## 2.5 SUMMARY OF OPPORTUNITIES AND CONSTRAINTS

### OPEN SPACE/ VEGETATION

- Generally the site and immediate context is green space and tree poor, with the only significant green space existing in Westgate park
- There are historically significant clusters of existing trees along Salmon Street and north of Social Centre that are to be retained.
- Turner Street has been proposed as a linear green corridor but this design is not finalised
- A precinct park, to be delivered by Development Victoria, has been proposed between the southern edge of stage one and Turner Street. As the park is not owned by the university, overshadowing controls on propose park may limit development potential on campus. Solar and development envelope studies have been conducted in the CDF with relevant stakeholders to ensure quality of these public spaces will not be compromised

### HERITAGE

- Preliminary heritage significance of existing buildings on site suggests the potential for retention and restoration of the Social Centre and its cartilage along either side of the building and the northern edges of plant 3 and 5.
- This includes the existing facade, roof structure, building fabric as well as pavement on the ground of the social centre.
- Further engagement will determine the principles for building on the industrial heritage of the site without compromising the development potential of the campus.

Figure 14 - Open Space and Vegetation Opportunities and Constraints

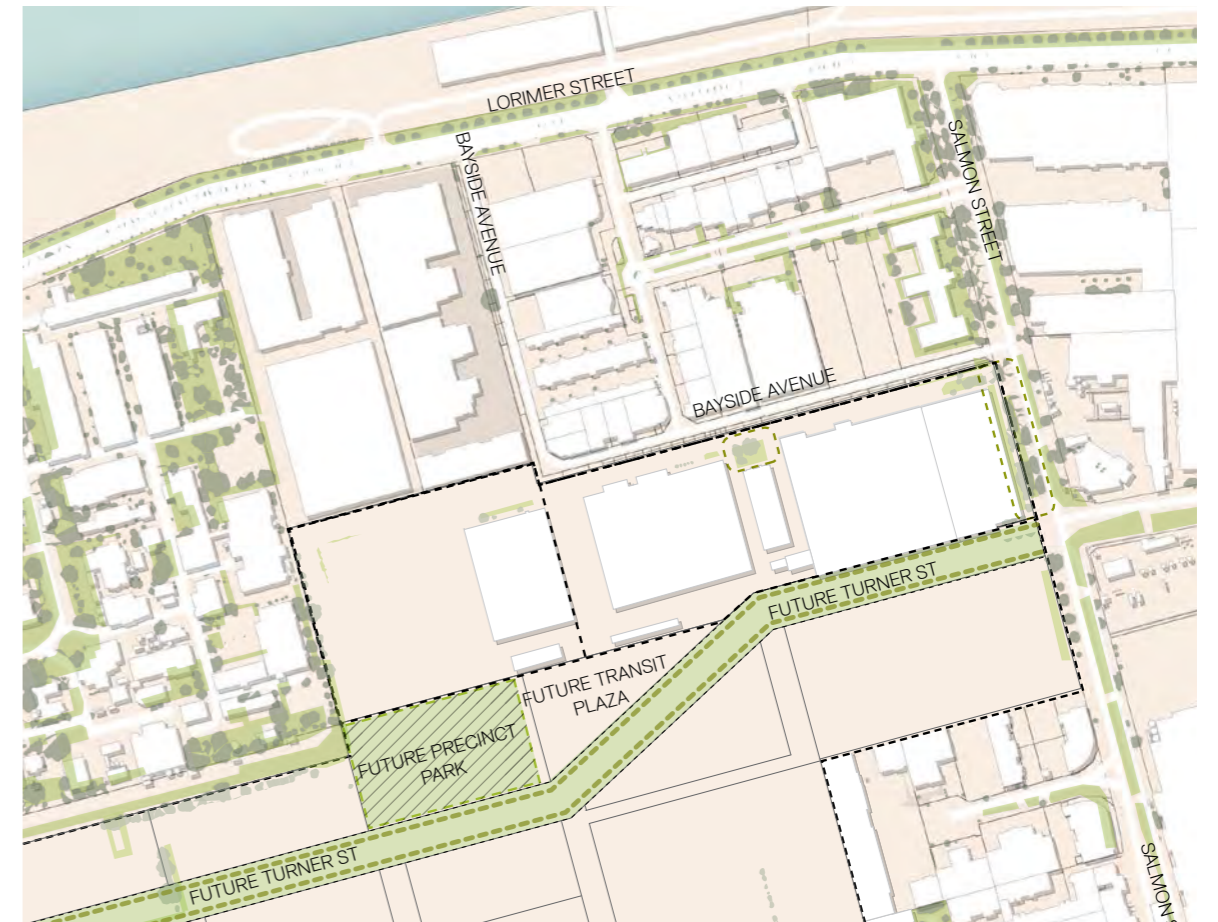
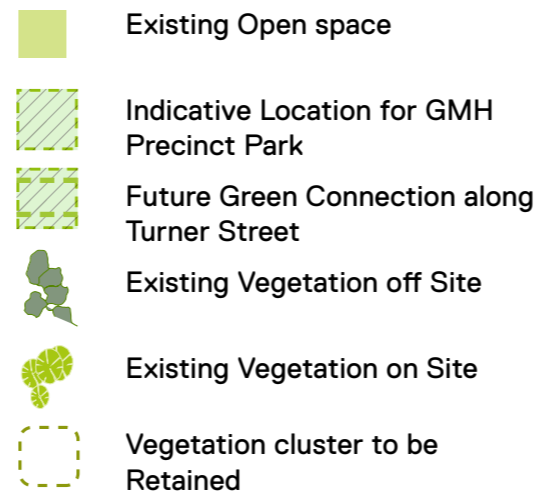
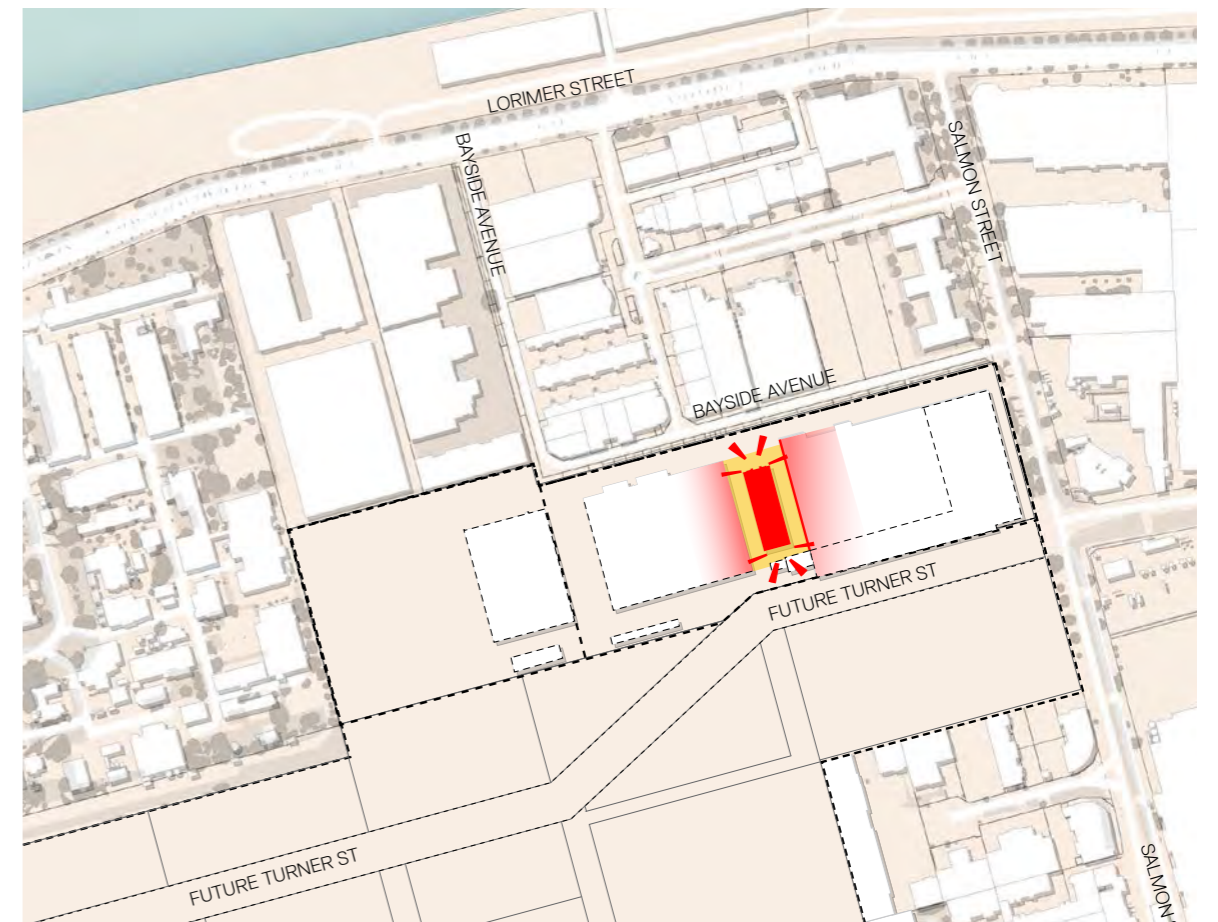
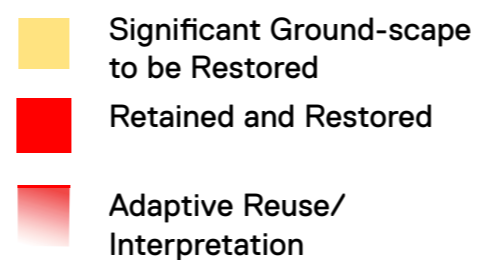


Figure 15 - Heritage Opportunities and Constraints



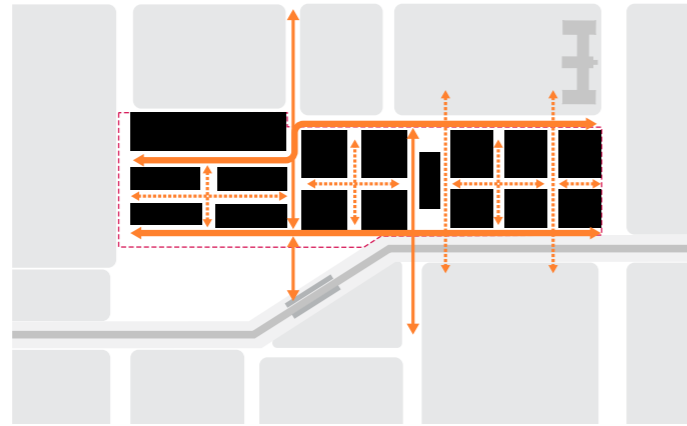


## 3.0 Campus Masterplan

### 3.0 CAMPUS MASTERPLAN

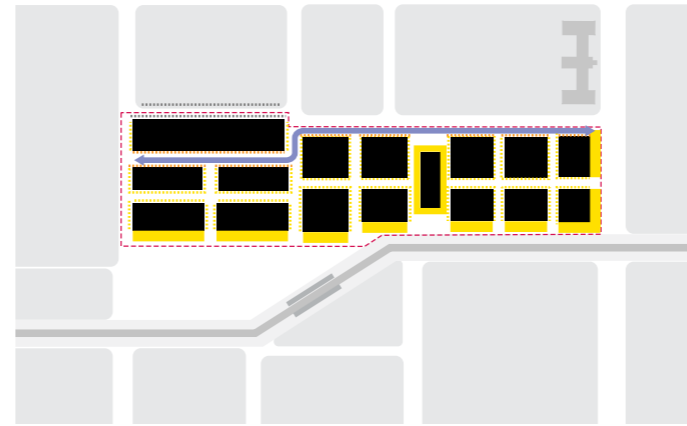
#### 3.1 KEY MOVES

Note: the site layout shown in the diagrams on this page are indicative only. Please refer to the development plan on page 37 for the maximum buildable footprints and site layout requirements.



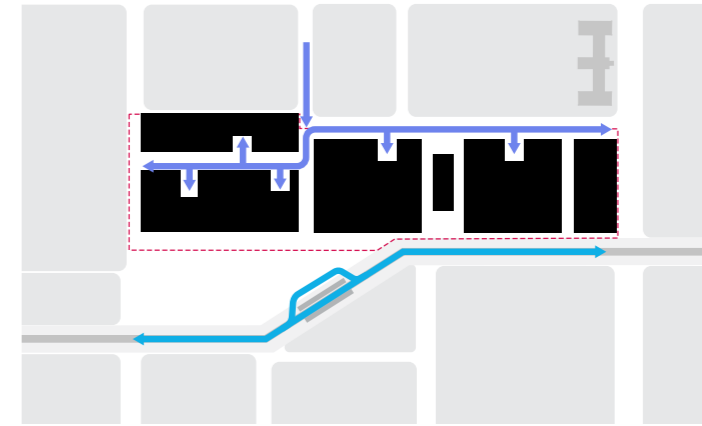
#### WALKABLE AND PERMEABLE CAMPUS

Break down the industrial grain of the existing site with frequent north-south and through site connections to create a walkable urban fabric.



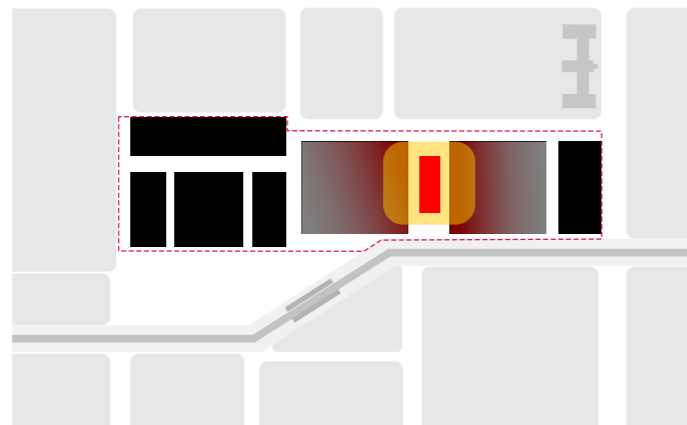
#### ACTIVE EDGES

Locate active frontages on key walkways while still allowing the buildings to have “fronts and backs”. Create “backs” that are as public and engaging as is reasonable.



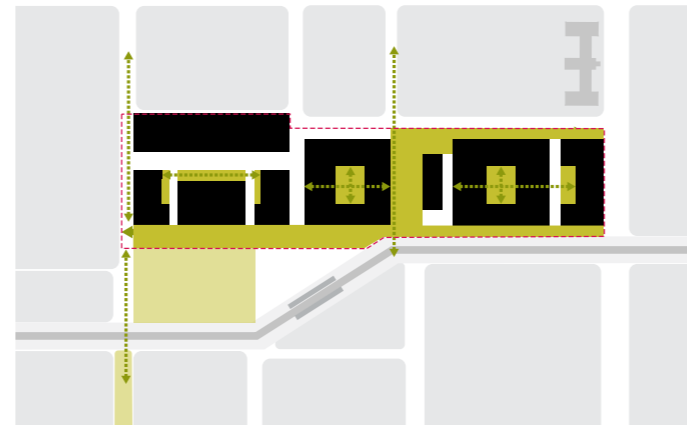
#### EFFICIENT AND SAFE LOADING AND ACCESS

Create a hard-working vehicular and loading framework that maximises service into the buildings without compromising the public and pedestrian experience.



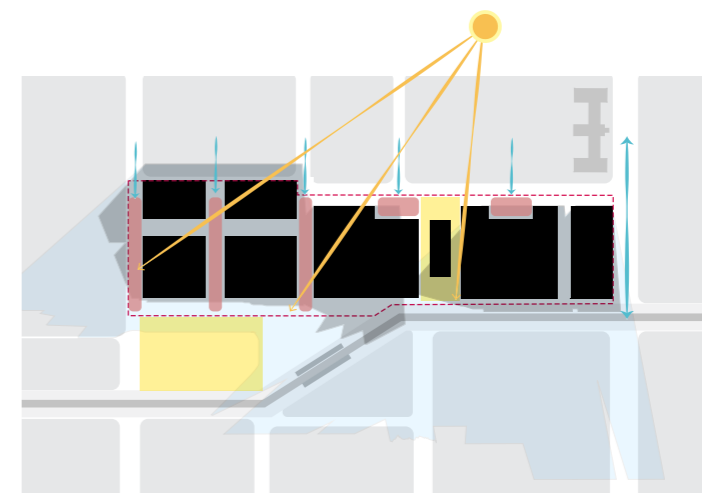
#### INDUSTRIAL LEGACY

Embrace and capitalise on the layers of history of the site with a strong focus on a heritage heart. Create a living extension of that history through regenerations, representation and adaptive reuse.



#### HEALTHY AND GENEROUS OPEN SPACES

Provide a connected, ecologically regenerative network of open spaces of multiples scales and characters distributed throughout the campus.



#### COMFORTABLE CAMPUS MICROCLIMATE

Ensure thermal comfort, daylight access and comfortable wind conditions to all public realm spaces within the Precinct and the campus.

### 3.0 CAMPUS MASTERPLAN

#### 3.1 KEY BENCHMARKS

1— The Monash Northern Plaza is a central gathering place for students that has ample access to sunlight and comfortable wind conditions.



2—The Macquarie University courtyard offers a comfortable climate through places to sit and tree canopies.



3—The Embodied Computation Lab at Princeton University allows for large vehicles to enter for deliveries and services

4—Prototyping at the Embodied Computation Lab at Princeton University is supported by purpose built outdoor prototyping zones connected to workshops and to the landscape system.



5—Steam Mill Lane is intimately scaled, pedestrianised, and actively fronted. Its grading and surface treatments promote maximum accessibility and permeability.

6—MIT’s development at Kendall Square is anchored by a generous open space that is green, flexible and engages with the surrounding buildings.



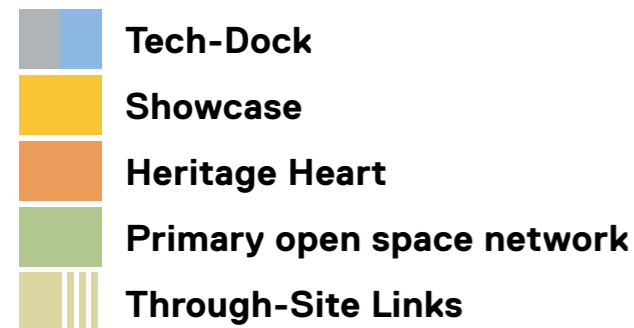
7—Shade canopies at Monash Northern Plaza aid active programming options for spill out spaces and active frontages



## 3.0 CAMPUS MASTERPLAN

### 3.2 SITE LAYOUT

A series of primary organising elements frame the Fisherman's Bend Campus Masterplan and its primary development footprints for future buildings including;



#### PRIMARY DEVELOPMENT FOOTPRINT

All proposed building footprints have been optimised for large floorplate size, serviceability and access to light and air. Outside of the primary development footprints small structures and installations are allowed up to 12m in height to facilitate prototyping, testing and well as temporary and semi-permanent installations.

#### TECH-DOCK

The **Tech-Dock**, shown indicatively in grey on the plan, is a heavy-duty service spine that runs along the northern perimeter of the site and may jog south slightly in Stage 1 to allow for servicing from both sides. Located strategically away from primary pedestrian circulation areas, the Tech-Dock will accommodate the campus' need for large scale loading, freight and other heavy-duty back of house requirements. It celebrates the interface between back-of-house, specialist labs, testing spaces and innovative campus infrastructure. It provides an opportunity to look into and learn from the hard-working spine of the campus.

With its extra-long frontage to the Tech-Dock and positioning against neighbouring blank façades along the northern boundary edge, Parcel 1A is optimised in its dimensions and location to hold the largest

equipment on the campus as well as the central waste and servicing.

#### SHOWCASE

The **Showcase** is a front-of-house active edge on Turner Street and the precinct park that is designed for maximum activity, visibility and accessibility to the public where possible. Parcels 1B, 2 and 3 have Showcase frontages to Turner Street and the Precinct Park.

#### HERITAGE HEART

The Heritage Heart is the historic and future social hub of the campus. The Social Centre and its setting between Plants 3 and 5 will be retained and restored. The structure of the easternmost two bays of Plant 5 will be exposed, creating a three dimensional garden park in the remnant of the plan. The heritage Social Centre, once the dining hall and ballroom for the GMH staff will be retained and restored into a new social hub for the campus. The Social Centre, the Plant 5 Garden and the two Chapman Court lanes will be the social hub of Campus life.

#### PRIMARY OPEN SPACE NETWORK

The **primary open space network** connects the precinct park, through the centre of the campus at the Social Centre to a linear green space at the northern edge of the campus. To create this continuous open space link, Parcel 1B is set back off the southern property boundary by 18 meters and Parcel 3 is set back off the Tech-Dock. Given their different contexts, each of these green spaces has a unique character. The open space created southern set back reinforces the precinct park and transit hub as the heart of the innovation precinct. The open space surrounding the heritage Social Centre forms the social heart of the

campus. The northern linear green takes advantage of excellent solar access while reinforcing the importance and amenity of the Tech-Dock. It is the northern front door of the campus.

#### FIXED THROUGH SITE LINKS

Given the long east-west dimensions of the campus, the masterplan nominates minimum three primary North-South thoroughfares connecting Turner Street to the Tech-Dock. These links are Disco Avenue, Torana Avenue, and Chapman Court East. The locations of the primary North-South thoroughfares are fixed and their dimensions are indicated on the site layout plan. These thoroughfares are to be minimum 80% open to the sky.

#### FLEXIBLE THROUGH SITE LINKS

In addition to the 4 primary north-south connections, the Development Plan nominates two additional north-south connections; one through Parcel 1B and the other through Parcel 3. These connections are required but their location is not yet fixed, pending further development of planning for the campus. These links should be of a similar character to the primary north-south Links; 50% open to the sky, minimum 6m wide and able to accept occasional vehicular traffic for building servicing if necessary.

The north-south connections are supported by a tertiary network of east-west connections through Parcels 2 and 3, the locations of which will be determined in the future pending further development of planning for the campus. The east-west connections can be internal to buildings, arcades or open to the sky.

### 3.0 CAMPUS MASTERPLAN

### 3.2 SITE LAYOUT

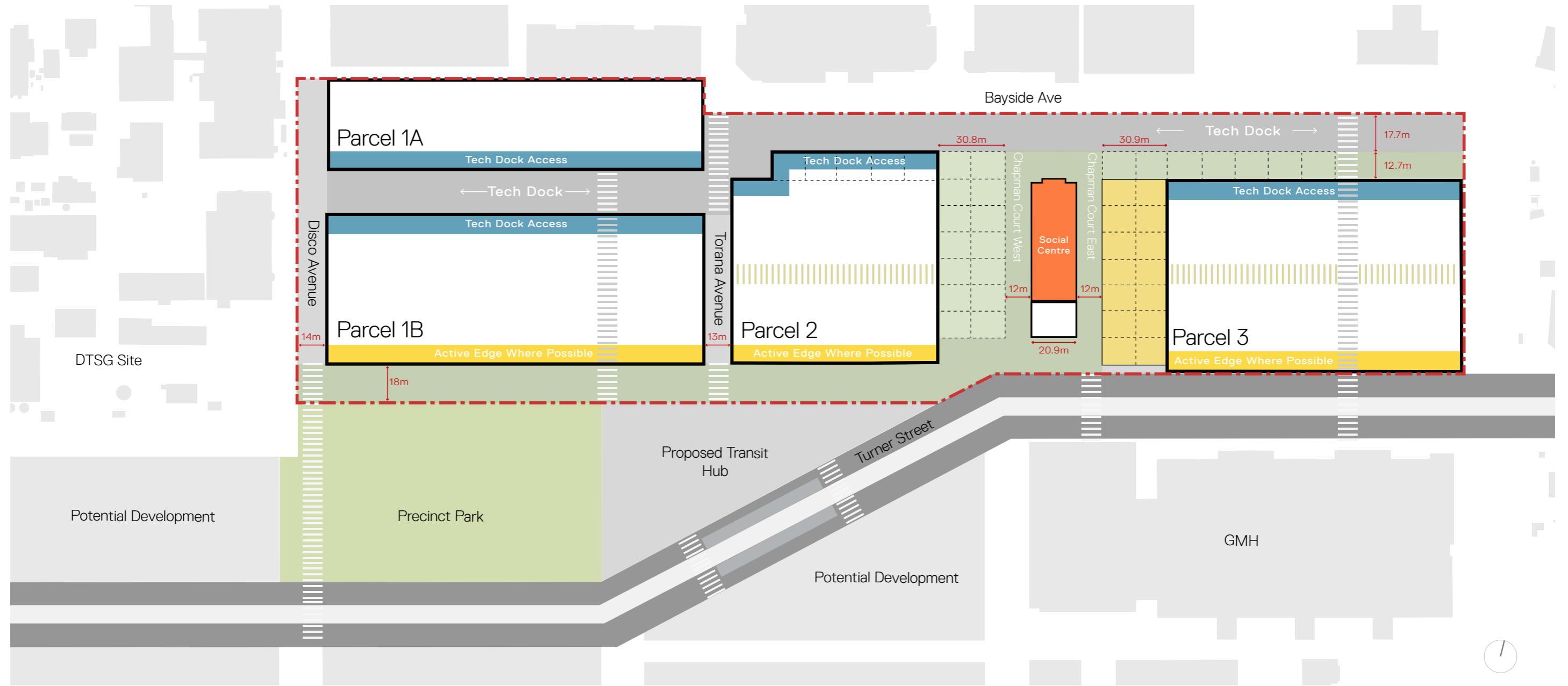


Figure 16 - Site Layout Plan

- - - Site Boundary
- Primary developable footprint
- Indicative N-S through site connection
- Indicative E-W through site connection
- Heritage to be Retained
- Existing Plant - Retained
- Potential Plant Structure Retention/Reuse
- Public Realm - Open Space Network  
Note: Structures and overhead equipment up to 12m in height permitted
- Tech Dock - Indicative Location  
Note: Structures and overhead equipment up to 12m in height permitted
- Showcase - Active where possible
- Tech Dock Frontage

### 3.0 CAMPUS MASTERPLAN

### 3.3 OVERSHADOWING

#### WINTER SOLSTICE CONTROLS FOR THE PROPOSED PRECINCT PARK

The built form response has been designed with careful consideration given to the potential shadow cast by the proposal, to ensure good solar access to surrounding land. While there are no overshadowing controls in policy, the University recognises the importance of good solar access and the role this plays on the enjoyment of open space. Therefore, the proposed building envelope protects solar access to the future precinct park both during the winter solstice and the equinox. The following principles have informed the design:

- To the south, the primary building envelope is set back 18 meters, providing both additional open space and locating the taller built form away from the park to minimise shadow.
- A 24 metre street wall height provides uninterrupted solar access to 56% of the park during the winter solstice. This ensures 6,800sqm is protected from overshadowing between 10am-3pm on 21 June.

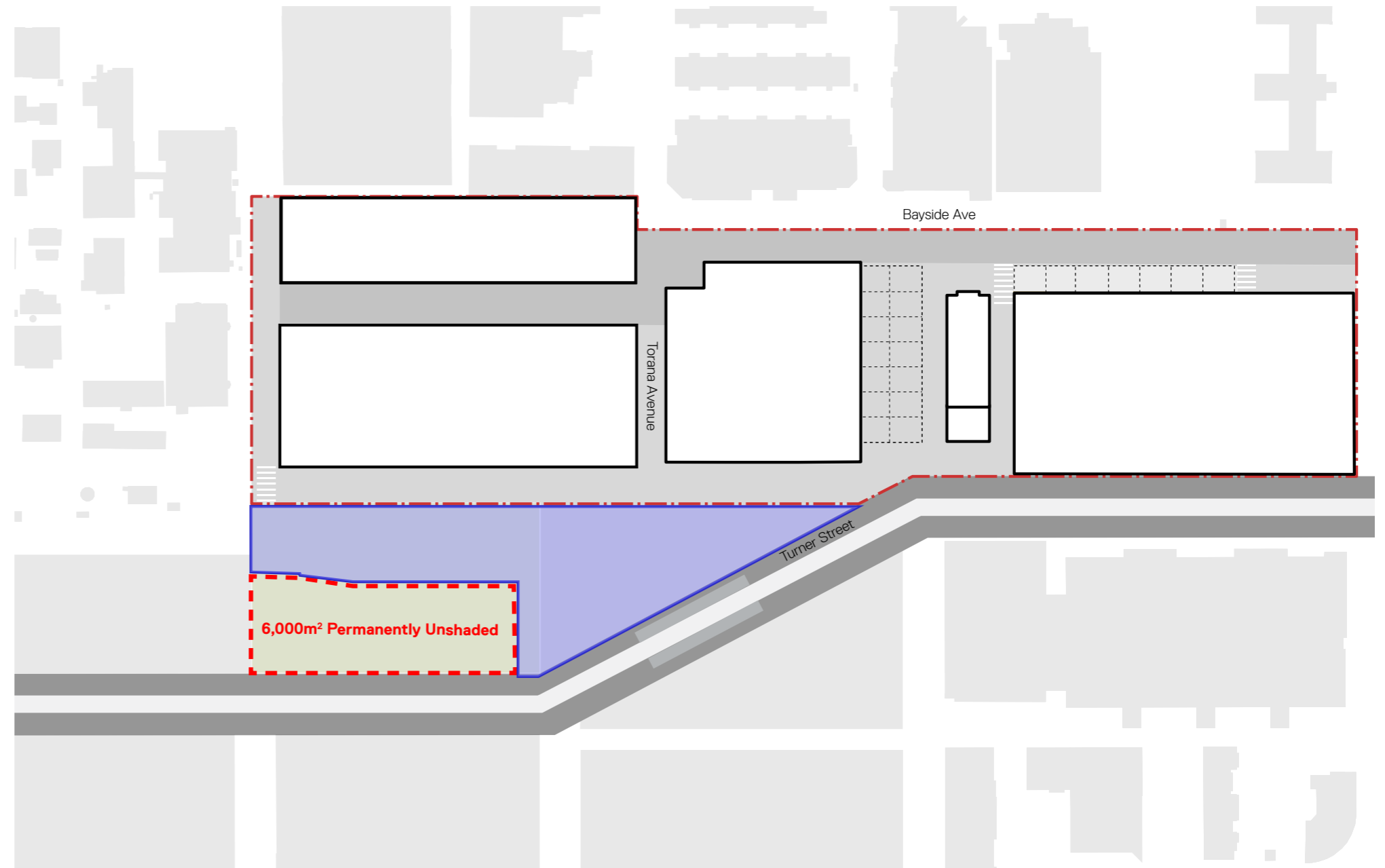


Figure 17 - Overshadowing of proposed precinct park and plaza between 10 am and 3 pm on the Winter Solstice

- - - Site Boundary
- Primary developable footprint
- between 10am and 3pm at Winter Solstice
- . - Shadow Protection Zone

### 3.0 CAMPUS MASTERPLAN

#### 3.3 OVERSHADOWING

##### EQUINOX CONTROLS FOR THE SOUTHERN FOOTPATH OF TURNER STREET

With Turner Street anticipated to be a key pedestrian spine in future, the built form of the campus has been further shaped by the desire to preserve good solar amenity to the southern footpath of the Street. The following principles have informed the design:

- The development includes significant setbacks above the street wall height of 24 metres, ensuring the southern footpath of Turner Street will not be overshadowed between 10am and 2pm on the 22 September (the Equinox).

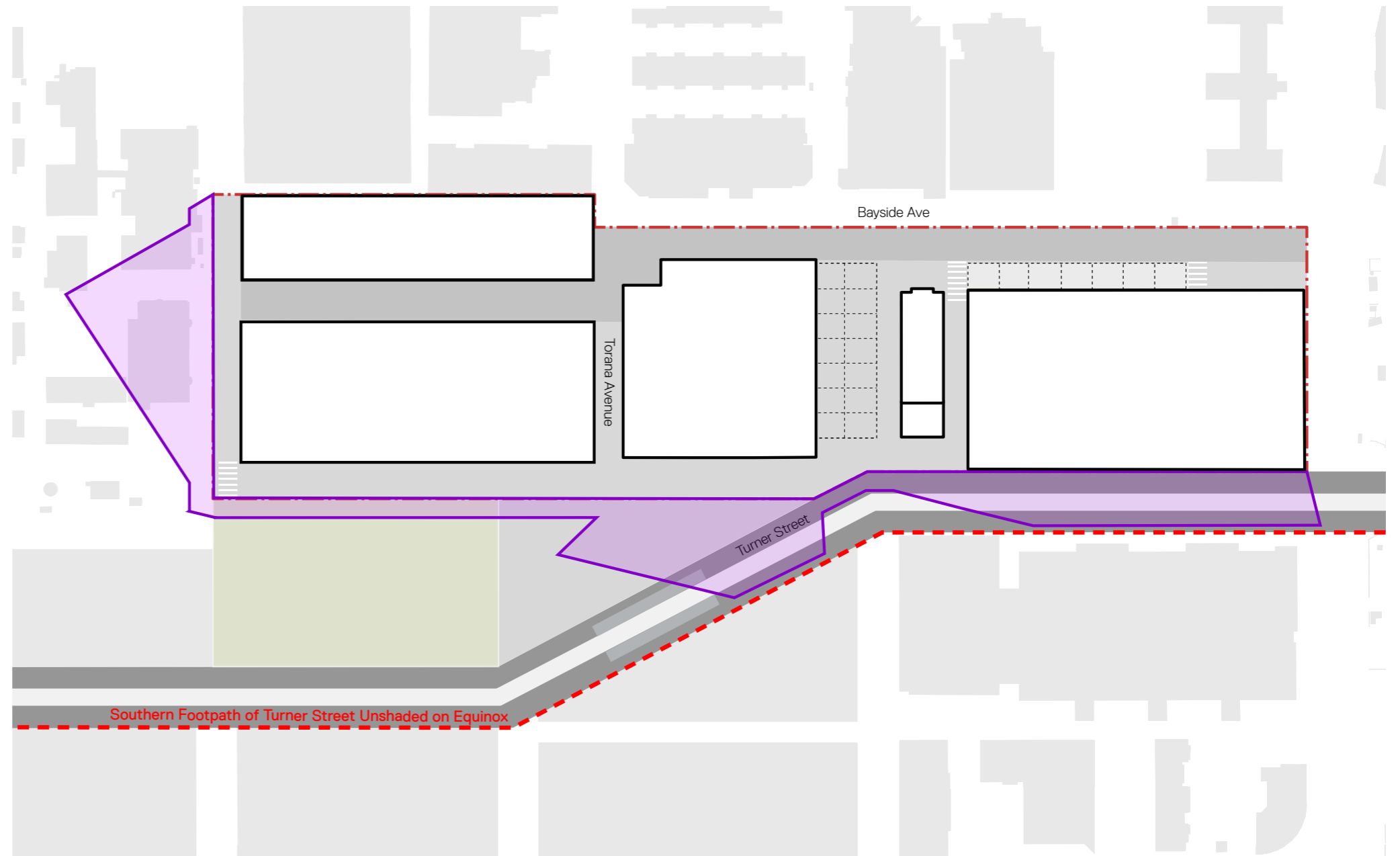


Figure 18 - Overshadowing between 10 am and 2pm on the Equinox

- - - Site Boundary
- Primary developable footprint
- Portion of park with some shading between 10am and 2pm at Equinox
- Portion of park with some shading

### 3.0 CAMPUS MASTERPLAN

### 3.4 VOLUMETRIC CONTROLS

#### PROPOSED HERITAGE RETENTION AND REUSE

Showcasing the site's industrial heritage has been a key driver behind the masterplan layout and massing. The Social Centre will form the "heritage heart" of the campus, and its setting will be preserved, acknowledging the importance of the context to the heritage experience. The following principles have informed the design:

- The Social Centre will be retained and restored, enhancing its heritage fabric.
- Open space will be retained around the Social Centre, with Chapman Court East and West remaining as open thoroughfares.
- The structure of the first two bays of Plant 5 will be retained and this area will be adaptively reused, being transformed into a garden that complements the "heritage heart" and the Social Centre.
- The structure of the first two bays of Plant 3 and the northern bay will be retained and this area will be adaptively reused, with the nature of this reuse to be further investigated.

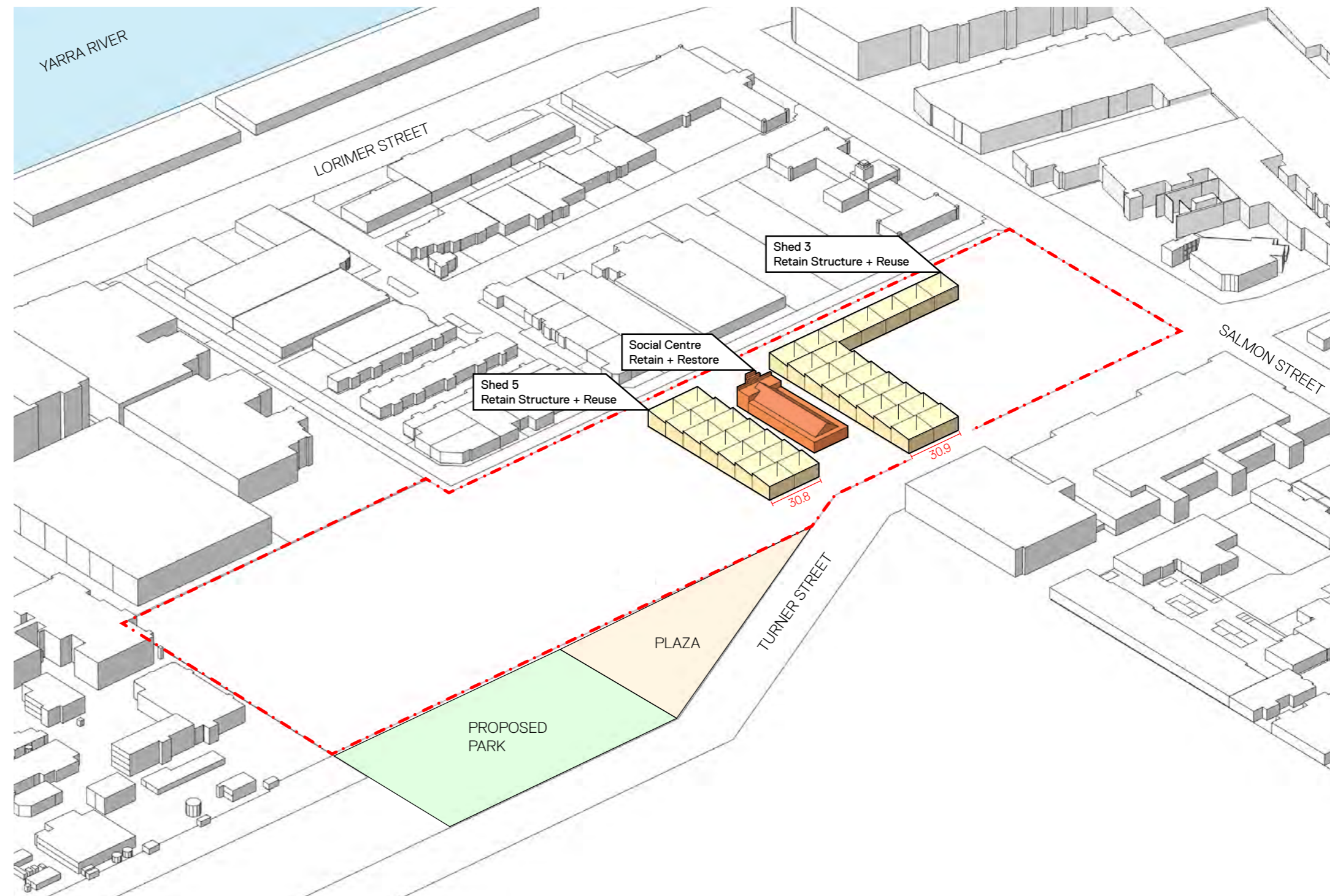


Figure 19 - Proposed heritage retention and reuse

### 3.0 CAMPUS MASTERPLAN

### 3.4 VOLUMETRIC CONTROLS



Figure 20 - Aerial Image of Existing Buildings on Site

### 3.0 CAMPUS MASTERPLAN

### 3.4 VOLUMETRIC CONTROLS

#### MAXIMUM BUILDABLE ENVELOPE

The maximum buildable envelope is designed to provide good solar access to surrounding land and ensure a sensitive interface is provided to the “heritage heart” of the site.

The building envelope does not represent the future development outcome, rather development will be carefully sculpted within this envelope. The envelope provides the required flexibility in the delivery of the University buildings, and will work in conjunction with a floor area ratio, which will limit the extent of development to an appropriate density to achieve the University’s vision (refer to the density controls at Section 3.4).

The following principles have informed the building envelope design:

The primary building envelope comprises a 24 metre high street wall, with the buildings setback above to minimise overshadowing impacts.

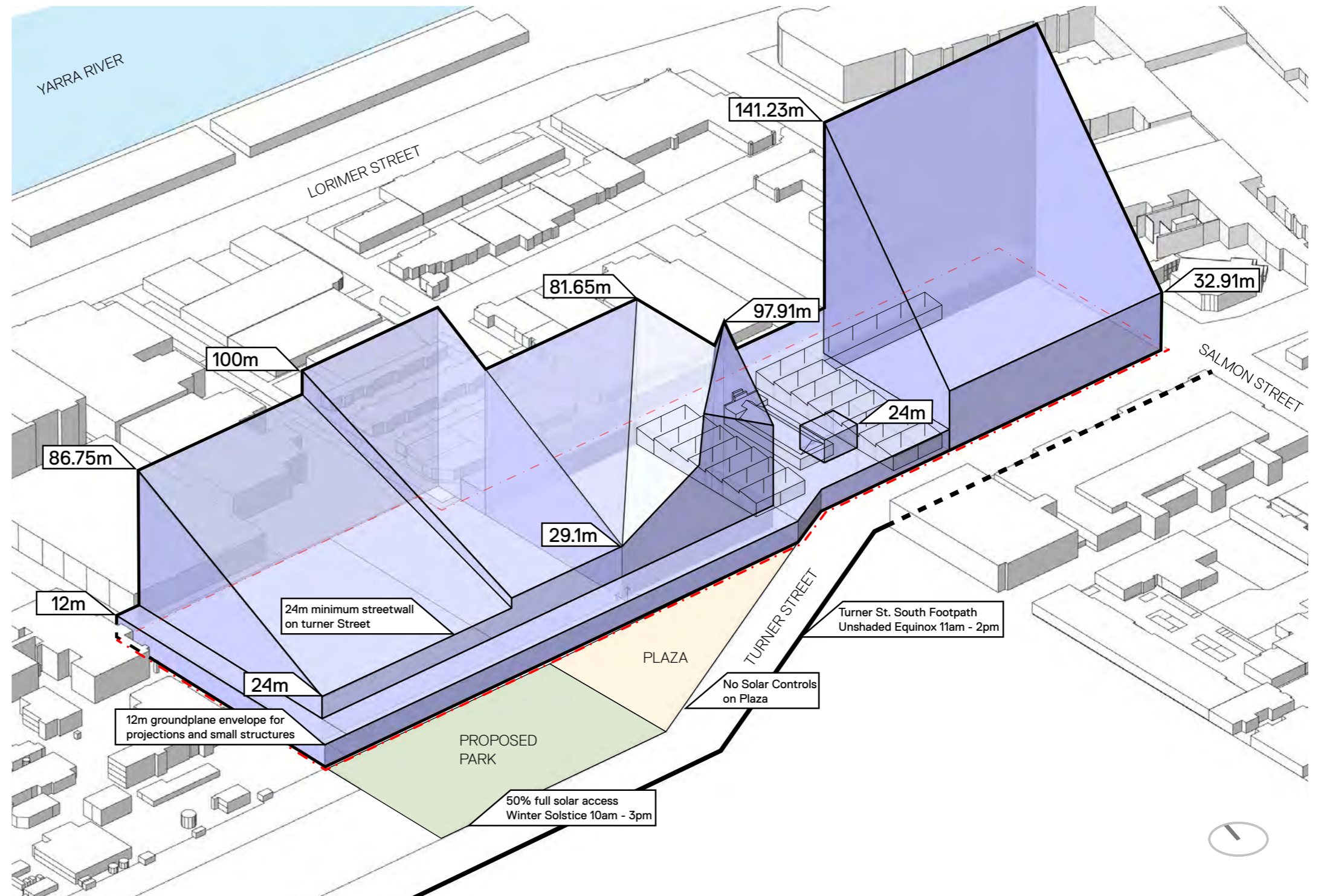


Figure 21 - Isometric view from south of the maximum buildable envelope

### 3.0 CAMPUS MASTERPLAN

### 3.4 VOLUMETRIC CONTROLS

#### MAXIMUM BUILDABLE ENVELOPE CONTINUED

The primary building envelope is setback from the “heritage heart”, providing lower built form, transitioning to the Social Centre.

A small 24 metre high building envelope to the south of the Social Centre provides the potential for an extension to be made to the Centre.

Outside the primary envelope, a 12 metre high envelope will allow for works such as restoration, reuse, and minor structures such as pergolas, architectural features and building projections, overhead gantries etc.

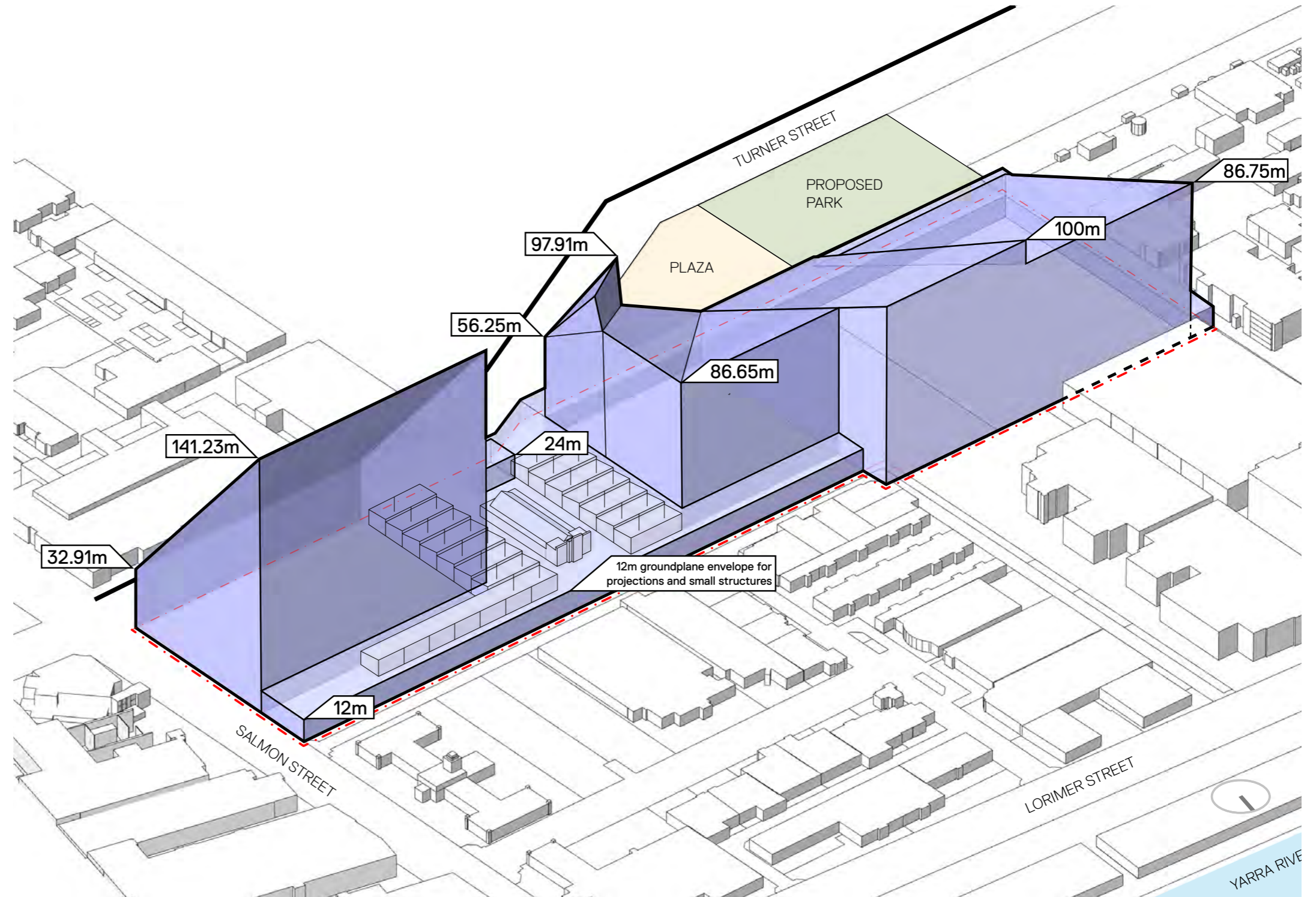


Figure 22 - Isometric view from north of the maximum buildable envelope