

# Application to DFP

Victoria University Clinical Health Teaching Facility

Victoria University Campus, 70-100 Ballarat Road, Footscray

VU and Plenary Group



Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

**'Dagura Buumarri'**

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.

The river system illustrated in this visual image is bound in greens and golds to acknowledge the warmth often felt in a colder climate. The rich earth hues of green, reds and browns reflect the local landscapes of this state while the extensive use of rhythmic patterning captures the unique landscapes of flat and mountainous areas. The use of earth colours imparts a sense of strength and serenity while contrasting greens throughout the image reminds us of the lushness of the natural world, where animals and humans once lived in harmony – it reminds us of the importance to protect the lands, waterways and skies and care for our localised environment. Scattered throughout the image are bold colours of oranges – a source of energy that continues to be felt as a life-giving source. The orange hues also portray the varying sunsets in which many Victorians enjoy seeing.

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Version No.	Date of issue	Version No.	Approved by
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## Attachments

Attachment	Author
A. Architectural Design Report	<i>DCM</i>
B. Development plans, elevations and renders	<i>DCM</i>
C. Landscape concept plan and material schedule	<i>Tract</i>
D. Transport Strategy & Impact Assessment	<i>Stantec</i>
E. Connecting to Country/Country-centred Design Framework	<i>Aspect Studios</i>
F. Sustainability Report	<i>Atelier Ten</i>
G. Environmental Wind Conditions Study	<i>MEL Consultants</i>
H. OGVA Detailed Response	<i>Plenary</i>

# 1.0 Executive Summary

## Proposal

Plenary Group has been appointed by Victoria University (VU) to assist with the development of the Victoria University (VU) Clinical Health Teaching Facility (CHTF), new Campus Gateway and associated works at 70-100 Ballarat Road, Footscray (subject site).

The proposal consists of a development application for the CHTF building and a PSA to amend the sign controls that apply to the site. The proposal is to be processed under Section 96a of the Planning and Environment Act (the Act).

The VU CHTF will be the centre of the health and education precinct formed by the Victoria University (VU) and the New Footscray Hospital (NFH). The VU CHTF will replace the existing Building C, and function as a new and prominent education facility that aligns with the planned strategic directions for this Precinct. The new campus Gateway, east of the CHTF building, will provide a generous landscape arrival forecourt to the entire Precinct.

The VU CHTF building will be constructed to a street wall height of 26m and comprise 5 Levels when viewed from the Ballarat Road and 6 Levels to VU High Street. A new plant room will also be installed at roof top level.

The Project requires the demolition of Building C, Building G South and other structures at the subject site to facilitate the construction of the new VU CHTF building and Campus Gateway park.

Signage associated with the VU CHTF and the wider campus will be facilitated by a proposed Planning Scheme Amendment (PSA). The PSA will amend the schedule to the Public Use Zone (PUZ) to apply Category 2 sign controls to the campus site.

## Proponent

VU is the applicant for this project, Plenary has been appointed as Victoria University's development partner assisting with development of the CHTF and providing a turn key solution for resolving design, planning, funding, procurement, construction of this exciting development for their evolving Footscray Park campus.

In 2023 following a competitive tender process, VU Developer Pty Ltd (Plenary) was selected by VU as its preferred Development Partner for the VU - CHTF development (Project). VU and Plenary are working together under Collaboration Agreement to progress the development of the Project with a view to achieving Contract Close (with a design and construct contractor on board) in July 2025.

Plenary is one of the world's leading independent long-term investors, developers and operators of public infrastructure. Plenary's portfolio currently includes 81 projects valued at more than A\$66 billion, across Australia, North America and the Middle East. Plenary have a strong focus on Public Private Partnerships and long term, outcomes-based contracting for Government clients. Plenary's 'hands on' approach embraces all aspects of infrastructure development – finance, planning, design and construction, complementary commercial development, and asset management and operations.

## Strategic demand for VU CHTF

The VU CHTF development is consistent with Victorian Government Policy and builds on the largest investment in health infrastructure in Victoria's history, creating a Health, Education and Employment Precinct. The precinct includes VU, the NFH and Footscray Clinical Hub.

The VU CHTF will upgrade VU's clinical teaching spaces, while contributing to the VU Footscray Park Campus Refresh-modernising campus amenity, reinforcing campus identity and improving the public realm for the community.

The VU CHTF will consolidate and grow VU's higher and vocational education teaching across primary and allied health areas in the Footscray Park precinct. Ultimately, the VU CHTF responds to VU need and will facilitate a vast array of community benefits in the context of:

- VU educating more than 6000 students each year in health and well-being disciplines across TAFE and higher education courses.
- Annually, almost 1,000 VU students completing over 110,000 hours of clinical placement at Western Health sites.
- In 2022, VU provided 45% of Western Health's nursing graduate positions - the highest proportion of any University.

## Site Location and Context

The site is located on the north side of Ballarat Road, directly opposite the new Footscray Hospital (NFH) site at 160 Gordon Street, which is expected to be completed by December 2025. The VU Footscray Park University Campus at 70-100 Ballarat Road hosts a range of degrees and post-graduate courses in sport, youth and community work, science and engineering and education.

The VU CHTF building location is currently occupied by an existing VU Building - Building C. Building C addresses the Ballarat Road frontage and is 3 storeys. It forms part of a series of linked buildings setback 10-14 metres from Ballarat Road. It is currently used as part of the wider Education centre use and includes learning, teaching and support spaces.

Located approximately 5km from Melbourne's CBD, the site is located within the centre of the emerging health and education precinct formed by VU and the NFH. The site is in close proximity to Footscray's Major Activity Centre, Footscray Park and Maribyrnong River. The surrounding area comprises a mix of inner city development and uses including retail, commercial, residential, education and accommodation.

## Planning Permit Triggers

The following planning permit triggers apply to the proposal:

- Pursuant to Clause 43.02-2 (Design and Development Overlay – Schedule 1), a permit is required to construct a building or construct or carry out works.
- Pursuant to Clause 52.05 (Signs), a planning permit is required to construct and display, high wall, internally illuminated business identification signage, internally illuminated business identification signage, non-illuminated business identification signage and internally illuminated direction signage.
- Pursuant to Clause 52.06-3 (Carparking), a planning permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

A planning permit is not required for the use of the building for the purpose of an Education Centre as it is a Section 1 use under the Public Use Zone (PUZ2) pursuant to Clause 36-1-6.

## Reasons why the Proposal should be supported

The permit application is consistent with the Maribyrnong Planning Scheme and should be supported as:

- The buildings and works are consistent with the design objectives of the DDO1 to ensure buildings appropriately respond to the character of *Skyline Areas*. The proposal delivers an improved quality of design and extensive upgrades to existing aging education facilities at the VU Footscray Campus.
- It will provide for the delivery of a new, world-class Education centre which embodies design excellence and is designed to accommodate the current evolving needs of VU. The proposal provides a high quality urban design response that is equally in keeping with the existing built form context and enhances the amenity and attractiveness of the VU Campus, Ballarat Road streetscape and broader public realm.
- The new Campus Gateway adjacent to the CHTF forecourt will provide for improved amenity and urban design outcomes at street-level, bringing the campus out to the street by continuing the landscape grain of the campus and enlivening VU High Street through active frontages and activity.
- A Car Parking Demand Assessment has been prepared as part of the Transport Strategy and Impact Assessment (**Attachment D**) to supplement the proposed car parking reduction and provides strategic justification for the use of existing car parking available on the campus and other active modes of transport to accommodate additional demand.
- The provision of bike parking and EoT facilities satisfy both statutory requirements and Green star requirements.
- The proposed signage is consistent with the relevant requirements of Clause 52.05-6 and satisfies the decision guidelines at Clause 52.05-8.
- Addresses relevant PPF and LPPF policies.
- Aligns with the goals and objectives of relevant strategic documents, including the Footscray Structure Plan, Footscray Business Precinct Opportunities & Directions Paper and Footscray Skyline Study Review.

- The VU CHTF will pursue a 5 Star Green Star Buildings rating to support the project's Sustainability Vision and Strategy, and deliver the project in accordance with VU's sustainability requirements and Clause 21.06-2 of the Maribyrnong Planning Scheme.
- Facilitates the delivery of an Education centre use in an area wholly used by similar land uses, without resulting in unacceptable impacts on amenity of neighbouring landowners.
- The proposed buildings and works respond to the context and characteristics of its local environment, complimenting the scale, design, form and materiality of the surrounding VU campus building and the emerging health and education precinct formed by VU and the NFH.
- The proposal includes landscaped setbacks and other landscaping features to support the amenity of the surrounding area and the attractiveness of the public realm that surrounds the site. The proposal will involve little to no impact to native flora and fauna with limited native vegetation being removed. Also, many new native trees will be planted across the subject site, along with a diversity of native and indigenous shrubs, grasses and groundcovers as shown in the Landscape Concept Plan at **Attachment C**.
- The proposal will deliver a high quality, sustainable and architecturally significant development that optimises design efficiency, promotes circular economy principles and integrates effective stormwater management systems consistent with Clause 53.18. The key ESD features are set out within the Sustainability Report at **Attachment F**.

The Planning Scheme Amendment should be supported as:

- The proposed signage controls better reflect the function, nature and context of the Campus which is commensurate with that of an office area.
- It will enable Victoria University to provide adequate and consistent signage associated with the CHTF building.
- It will enable future applications for appropriate signage across the Footscray Park Campus, including Campus and building identification, and way finding signage.

## 2.0 Overview and Context

### 2.1 Introduction

Ethos Urban is engaged by Plenary Group to prepare an application to Development Facilitation Program on behalf of Victoria University in regard to the VU CHTF Project. The proposal seeks approval for the building and works associated with the construction of an Education centre and new Campus Gateway at 70-100 Ballarat Road, Footscray (subject site).

The Project will involve the demolition of Building C, Building G South and other structures at the subject site to facilitate the construction of the new VU CHTF building and new Campus Gateway park.

The CHTF building will be constructed to a street wall height of 26m and comprise 5 Levels to Ballarat Road. A new plant room will also be installed at roof top level.

The new campus Gateway adjacent to the CHTF building forecourt to the east, will provide a generous landscape arrival forecourt to the entire Precinct, occupying approximately 2000m<sup>2</sup>.

The development outcome will be supported by a PSA to enable signage associated with the VU CHTF and the wider campus will be facilitated by a proposed Planning Scheme Amendment (PSA). The PSA will amend the schedule to the Public Use Zone (PUZ) to apply Category 2 sign controls to the campus site.

#### 2.1.1 Suitability of VU CHTF – Development Facilitation Program

The VU CHTF Project is aligned with the Purpose of Clause 53.22 (Significant Economic Development) in its clear delivery of an Education centre that will:

- *make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.*
- *provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.*

The Project falls into Category 2 as it will be carried out on crown land.

A quantity surveyor report specifying the cost of development has been prepared by John Staff and written advice from the Chief Executive Officer (Invest Victoria) in support of this application.

### 2.2 Planning Summary

The subject site is located within the Public Use Zone – Schedule 2 (PUZ2) and is impacted by the following overlay controls:

- Design and Development Overlay – Schedule 1 (DDO1)
- Parking Overlay – Precinct 2 (PO2)
- Development Contributions Plan Overlay – Schedule 2 (DCPO2)
- Specific Control Overlay – Schedule 2 (SCO2) - only for a depth of 10 metres

The PUZ2 currently applies Category 4 – Sensitive Areas sign controls to the site.

This application has been prepared in accordance with the requirements of Clause 53.22, and includes specific information as relevant to the VU CHTF.

The following material is attached to this report in support of the application:

- Architectural Design Report prepared by Denton Corker Marshall (Attachment A)
- Development plans, elevations and renders prepared by Denton Corker Marshall (Attachment B)
- Landscape concept plan and material schedule prepared by Tract (Attachment C)
- Transport Strategy & Impact Assessment prepared by Stantec (Attachment D)
- Connecting to Country / Country-centred Design Framework prepared by Aspect Studios (Attachment E)
- Sustainability Report prepared by Atelier Ten (Attachment F)



- Environmental Wind Conditions Study prepared by MEL Consultants (Attachment G)
- OGVA Response (Attachment H)

The following material is attached to this report in support of the application:

- Draft Explanatory Report
- Draft Instruction Sheet
- Draft PUZ Schedule
- Draft Planning Permit

The following table provides an overview of the relevant information regarding the application, as well as the planning provisions and policies that are addressed in this report.

**Table 1 Planning Summary**

Item	Application Specifics
<b>Address</b>	70-100 Ballarat Road, Footscray
<b>Existing Use and Development</b>	Existing VU Education centre - Building C. The building is 3 storeys tall and setback 10-14 metres from Ballarat Road.
<b>Proposed Use and Development</b>	Buildings and works associated with the construction Education centre, signage and carparking reduction.
<b>Proposed PSA</b>	Amendment to the Schedule to the Public Use Zone to apply Category 2 (office and industrial) signage controls to Victoria University's Footscray Park Campus rather than the current, default Category 4 (sensitive areas) controls.
<b>Zone(s)</b>	Public Use Zone – Schedule 2 (PUZ2)
<b>Overlay(s)</b>	Design and Development Overlay – Schedule 1 (DDO1) Parking Overlay – Precinct 2 (PO2) Development Contributions Plan Overlay – Schedule 2 (DCPO2) Specific Control Overlay – Schedule 2 (SCO2) - only for a depth of 10 metres
<b>State Planning Policy Framework</b>	Clause 11: Settlement Clause 13: Amenity, Human Health and Safety Clause 15: Built Environment and Heritage Clause 17: Economic Development Clause 18: Transport Clause 19: Infrastructure
<b>Local Planning Policy Framework</b>	Clause 21.03: Council Vision Clause 21.04: Settlement Clause 21.05: Environment and Landscape Values Clause 21.06: Built Environment and Heritage Clause 21.08: Economic Development Clause 21.09: Transport Clause 21.10: Community and Development Infrastructure Clause 21.11: Local Areas
<b>Particular Provisions</b>	Clause 52.06: Carparking Clause 52.29: Land adjacent to the Principal Road Network Clause 52.34: Bicycle Facilities Clause 52.05: Signs Clause 53.18: Stormwater Management in Urban Development Clause 53.22: Significant Economic Development Clause 65: Decision Guidelines
<b>Application Triggers</b>	<ul style="list-style-type: none"> <li>• Pursuant to Clause 43.02-2, a permit is required to construct a building or construct or carry out works.</li> <li>• Pursuant to Clause 52.05, a planning permit is required to construct and display, high wall, internally illuminated business identification signage, internally illuminated business identification signage and non-illuminated business identification signage.</li> <li>• Pursuant to Clause 52.06-3, a planning permit is required to reduce the number of car parking spaces required under Clause 52.06-5.</li> </ul>
<b>Restrictive Covenants &amp; Easements</b>	The site is not impacted by any easements or covenants. There is a restriction on title requiring the land is only used for Education purposes.
<b>Incorporated Documents</b>	New Footscray Hospital Incorporated Document
<b>Reference Documents</b>	N/A
<b>Title</b>	Allot. 5L Sec. 15 5L~15\PP2478

## 2.3 Site and Surrounds

### 2.3.1 Subject Site

The subject site is located within the Victoria University Campus at 70-100 Ballarat Road, Footscray, shown at **Figure 1**. The Footscray Park University campus hosts a range of degrees and post-graduate courses in sport, youth and community work, science and engineering and education. The site is located on the north side of Ballarat Road, directly opposite the NFH at 160 Gordon Street. The NFH is expected to be completed by December 2025.

The subject site is currently occupied by an existing VU Building - Building C. It addresses the Ballarat Road frontage and is 3 storeys tall. It forms part of a series of linked buildings setback 10-14 metres from Ballarat Road. It is currently used as part of the wider Education centre use and includes learning, teaching and support spaces.

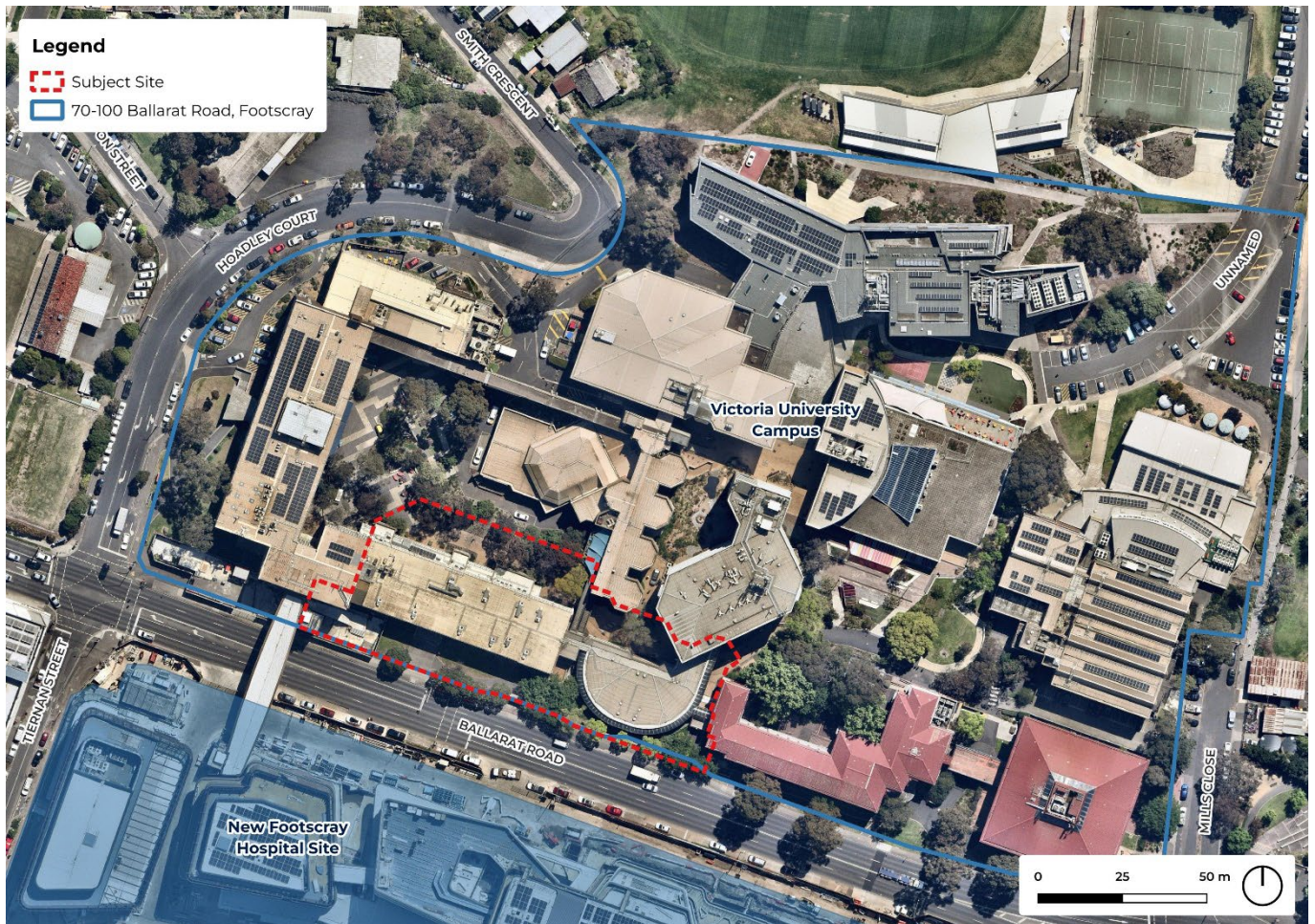
The existing VU campus buildings generally have limited interface with Ballarat Road and there is currently only a narrow pedestrian access point to the wider campus to the north of the site. Simple landscaping surrounds the site. Hedged landscaping lines the southern elevation of the building. Established trees, street trees and grassed areas are incorporated into the front setback of the building to Ballarat Road. Compact gravel and established trees comprise the landscaping to the north of the building.

The subject site is sloped from Ballarat Road down to the north towards the Maribyrnong River. A number of existing buildings at the site are constructed across multiple levels to accommodate the slope of the land.

There is no direct vehicular access to the site from Ballarat Road. Vehicle access to the campus is via an access lane from Hoadley Court. At grade parking is provided in the setback to Hoadley Court. Delivery vehicle access is provided from the north of the campus via Hoadley Court.

Ballarat Road forms part of the Principal Public Transport Network (PPTN). A pedestrian crossing serviced with traffic lights is located on Ballarat Road adjacent to the site and there is an indented bus stop located immediately adjacent to the site on Ballarat Road. The stop is serviced by 6 bus routes which provide links to Footscray Major Activity Centre (MAC), nearby train stations, the CBD and the wider western suburbs.

The new pedestrian bridge delivered as part of the NFH development connects the NFH with the VU campus. The pedestrian bridge and associated stairs were constructed in April 2024. The bridge is aligned with Building D, directly adjacent to the subject site. A direct connection from the bridge into the VU CHTF building will be provided as part of this Project.



**Figure 1 Subject Site**

Source: Ethos Urban

The site has the following direct interfaces:

- **North:** Buildings and facilities associated with the VU Footscray Park Campus. Beyond the Campus is Henry Turner South Reserve, a large area of Public Open Space.
- **East:** VU buildings varying between 1-4 storeys. Mills Close is located on the eastern edge of the campus and is a local street that provides limited vehicle access. Footscray Park is adjacent to Mills Close and abuts the Maribyrnong River further east.
- **South:** Ballarat Road is a key arterial throughfare, facilitating high volumes of vehicular traffic between the Eastern Freeway and the Western Freeway. The NFH, currently under construction, is opposite the site on the southern side of Ballarat Road.
- **West:** Hoadley Court provides vehicle access to the campus along the west and north boundaries. Footscray Park Bowling Club, Footscray Youth Club and Michael Mccoy Reserve are adjacent. These areas include large open spaces and single storey buildings.





**Figure 2** Surrounding context

Source: Ethos Urban

### 2.3.2 Site Surrounds

The Footscray Train Station is located approximately 1km south of the subject site, providing metropolitan train services to and from Sunbury, Werribee, Williamstown and regional rail services to Warrnambool. There are several bus services that travel and stop along Ballarat Road. The 82 tram travels along Droop Street to the southeast of the site and provides services between Footscray Train Station and Moonee Ponds.

The subject site interfaces open spaces and low density residential areas with consistently sited, detached single dwellings on moderately sized lots. Dwellings are generally one to two storeys and reflect a mix of Post-war, Modern and Contemporary Infill development. These court-style, residential streets contain low levels of vegetation, consisting of grassed nature strips and intermittent tree canopy.

The UniLodge VU accommodation building located south-west of the site at 101 Ballarat Road comprises a 12-storey building constructed to the site's primary street interfaces. It presents a reduced height of 4 storeys along Tiernan Street and includes setbacks to property boundaries where it has a residential interface.

The NFH complex opposite the site, ranging from 6 to 12 storeys, will make a significant contribution to the scale and character of the immediately surrounding area. The contribution will include the use of a health facility and architecturally significant development that aligns with the strategic directions for the emerging Health, Education and Employment Precinct.

The approved development of the Footscray Clinical Hub building (Erica Healthcare Partners) located opposite the NFH at 5-11 Geelong Road will also be a key feature of the newly emerging built environment and healthcare landscape in Footscray. The design of the 9 storey health care facility is contemporary, and is defined by its modern wall construction.

The NFH and Footscray Clinical Hub buildings are strategically situated in close proximity to VU, and will define the emerging Health, Education and Employment Precinct



Ballarat Road is located in the Transport Zone 2 as part of the principal road network and PPTN. Ballarat Road is an arterial connection between the Eastern Freeway and the Western Freeway, with on and off ramps for the Western Ring Road in Ardeer and Citylink in Flemington. High traffic volumes are expected along Ballarat Road during the day, particularly at peak travelling hours.

VU campus buildings east of the subject site include 2 and 3 storey buildings that incorporate upper-level setbacks. These existing buildings are setback approximately 8 metres from Ballarat Road and are constructed of concrete and include uniform window detailing. Simple landscaping lines the southern elevation of the VU campus while scattered established trees are located along the nature strip.

The overall scale and nature of development that surrounds the subject site is varied. Lower-scale building forms are located to the north and east with a more intense built form character emerging immediately south of Ballarat Road and to the west, where more commercial and mixed-use development predominates.

## **2.4 Certificate of Title and Encumbrance**

The subject site is also known as allotment 5L~15 on Title Plan 076277P.

The site is not impacted by any easements or covenants.

There is a restriction on title requiring the land is only used for Education purposes.

A copy of the title plan and instruments has been attached to this report.

## 3.0 The Proposal

### 3.1 Overview

The proposal consists of a development application for the CHTF building and a PSA to amend the sign controls that apply to the site. The proposal is to be processed under Section 96a of the Planning and Environment Act (the Act).

The development application seeks approval for the building and works associated with the ongoing Education centre use and carparking reduction. The building includes a 200m<sup>2</sup> Café that is ancillary to the Education centre.

The buildings and works are required to enable the operation of the new Victoria University Clinical Health Teaching Facility (VU CHTF) and new Campus Gateway Park within the VU Footscray Park Campus.

The new VU CHTF building will be constructed on the land that is currently occupied by Building C. The new Campus Gateway delivered adjacent to the CHTF building forecourt to the east will require the demolition of Building G south. The demolition of Building C and Building G south do not require a planning permit and although included in the wider Plenary Project, this demolition does not form part of the planning proposal.

### 3.2 Use

The proposal will enable the ongoing use of the land for the purpose of Education centre. The Education centre will have a total Gross Floor Area (GFA) of 14,396m<sup>2</sup>.

Pursuant to Clause 73.03 of the Maribyrnong Planning Scheme, an Education centre is defined as *land used for education* and includes *tertiary institutions*.

Pursuant to Clause 36.01-6, a permit is not required for the use of the land for purpose of an Education centre as it is Section 1 use and is being carried out on behalf of the public land manager – in this case VU.

The proposed VU CHTF building includes a 200m<sup>2</sup> Café that is ancillary to the Education centre use. A permit is not required for an ancillary use.

### 3.3 Connecting to Country / Country-centred Design

A Connecting with Country Framework has been prepared by Aspect Studios at **Attachment E**.

A Connecting with Country Framework challenges western ways of designing and leads by Aboriginal knowledge, values and traditions.

This genuine co-design approach begun at the early planning stage of the Project.

Workshops have already been held and engagement will continue to occur with the communities involved on the Project, being the Moondani Balluk team at Victoria University and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation as the Traditional Custodians of the site that the Footscray campus is located.

Engagement to date has comprised:

- Inception meeting & Walk on Country
- Numerous collaborative workshops both in-person and online to develop the Co-design approach
- Workshops held across April and September 2024 – Design Stage 1: Milestone 1

The Connecting with Country Framework for the VU CHTF ensures an Indigenous led approach incorporating culturally responsive protocols and understandings will guide the whole Project process.

Design themes have been developed for the CHTF project which embed information and guidance shared through engagement with the Wurundjeri cultural consultations unit and Moondani Balluk.

These include:

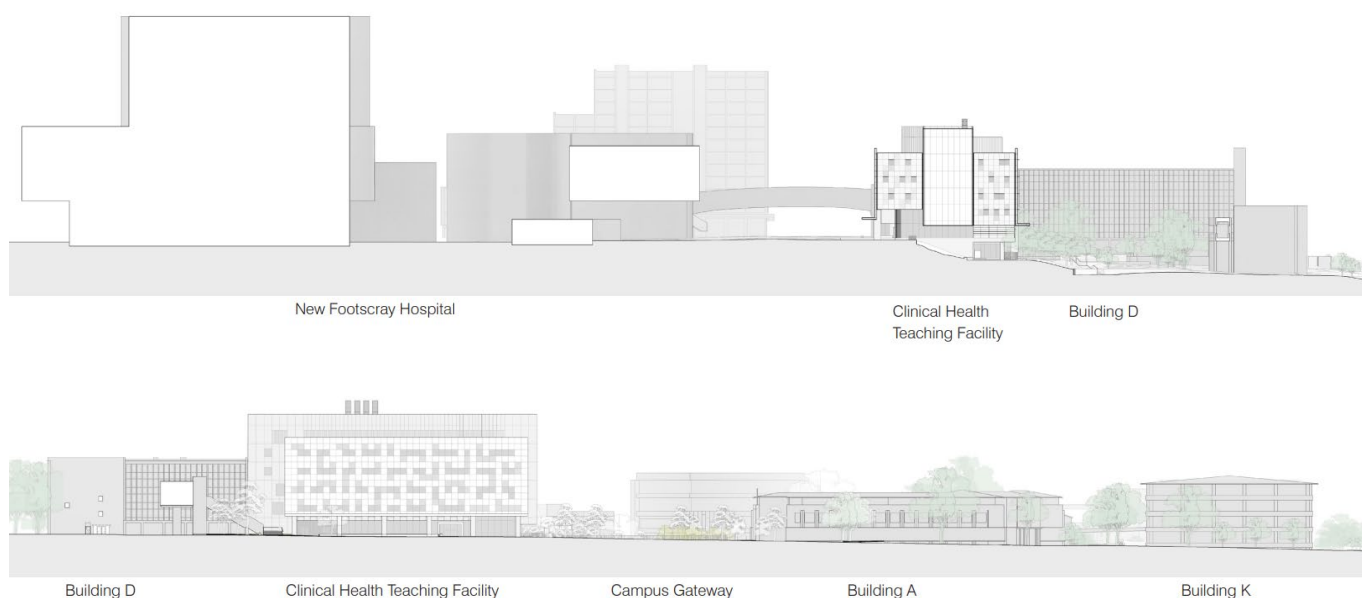
1. Theme: Caring for Country
  - a. Area: Landscape as a gateway to the campus
2. Theme: Unity
  - a. Area: Connection between landscape and building
3. Theme: Knowledge/contemporary culture
  - a. Area: Internal aspect of building

### 3.4 Building and Works

The buildings and works relate to the construction of the new VU CHTF building, new Campus Gateway and minor rectification works to Building A and B.

The CHTF building will be constructed to a street wall height of 26m. It will comprise 5 Levels to Ballarat Road and 6 Levels to VU High Street. A new plant room will also be installed at roof top level.

The volumetric form of the building aligns with the descending levels of nearby buildings. The building height is modest relative to the buildings situated opposite the site, including the NFH between 6-12 storeys and student accommodation tower at 13 storeys. It appropriately responds to the height of the existing buildings on the site.

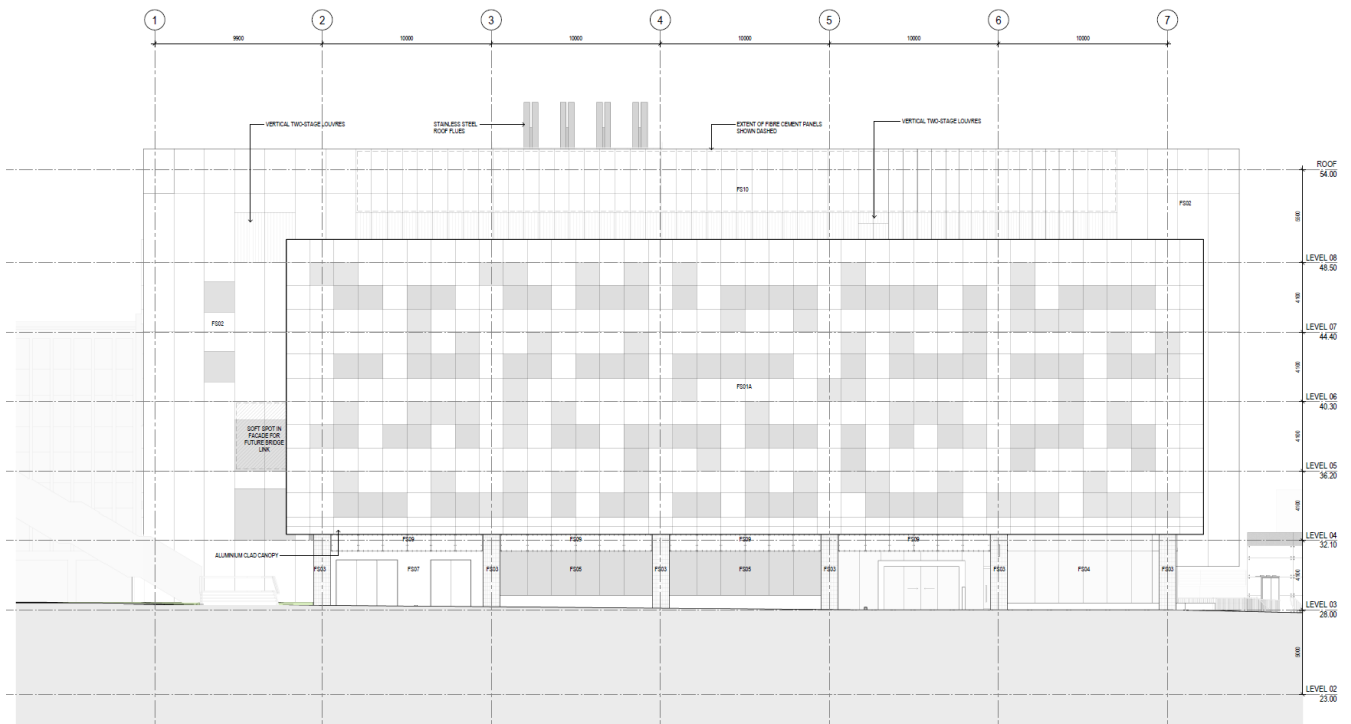


**Figure 3** *Ballarat Road South Development (above) and Ballarat Road Campus Frontage (below)*

Source: DCM

The building is generally uniform in appearance, stepping down to accommodate level change. The linear rectilinear building form features two primary L-shape folded plates on the north and south sides. Between the folded plates, the building volume is articulated into three main linear block forms aligned along the east-west axis. The central spine is lifted and curved to accommodate the plant room.

The building and is setback 5.6m from Ballarat Road and the upper and lower ground floor interfaces are recessed from the upper levels of the building.



**Figure 4** VU CHTF - Southern Elevation

Source: DCM



**Figure 5** VU CHTF - Eastern Elevation

Source: DCM

The ground floor of the building facilitates campus entry from Ballarat Road, as demonstrated in **Figure 4**. The main campus entry is visible from all directions, providing intuitive navigation.

The main entry features an 8-metre-deep covered forecourt to provide wind and weather protection to east and southern pedestrian spaces. A continuous 3m awning is provided to the southern elevation at ground floor level to Ballarat Road and the northern elevation to the VU High Street. These provide protection to the pedestrian area below and define the Ballarat Road and VU High Street interfaces.

Direct access is provided to basement level from the VU High Street interface and adjacent Campus Gateway Park.

The Café is located along the eastern edge of upper ground level (Level 3), a highly recognisable destination that will be activated by pedestrian traffic along Ballarat Road and arrival into the campus. An enclosed balcony defines the Café and the northern side of the building overlooking VU High Street. The Café overlooks the Campus Gateway Park to east.

Community, Kitchen, Dining and Education spaces and Sensory Garden are located on lower ground level (Level 2) opening up to activating the VU High Street frontage.

The volumetric built form is also cutback to accommodate the footbridge delivered as part of the NFH. The pedestrian bridge arrival point and stair is located at the western end of the building's Ballarat Road interface.

In order to accommodate the demolition of Building G South, minor rectification works are required to the facades of Building G West, G East and Building A. These works are limited to reestablishing facades and structural supports and do not provide additional GFA to the existing buildings. The materials applied include aluminium cladding and glazing. The materials and colours have been selected to match the existing buildings.

Development Plans and Elevations prepared by DCM show the extent of the proposed buildings and works **(Attachment B)**.



**View from Ballarat Road, north-west**



**View from Ballarat Road, north-east**



**View from VU High Street, south-west**

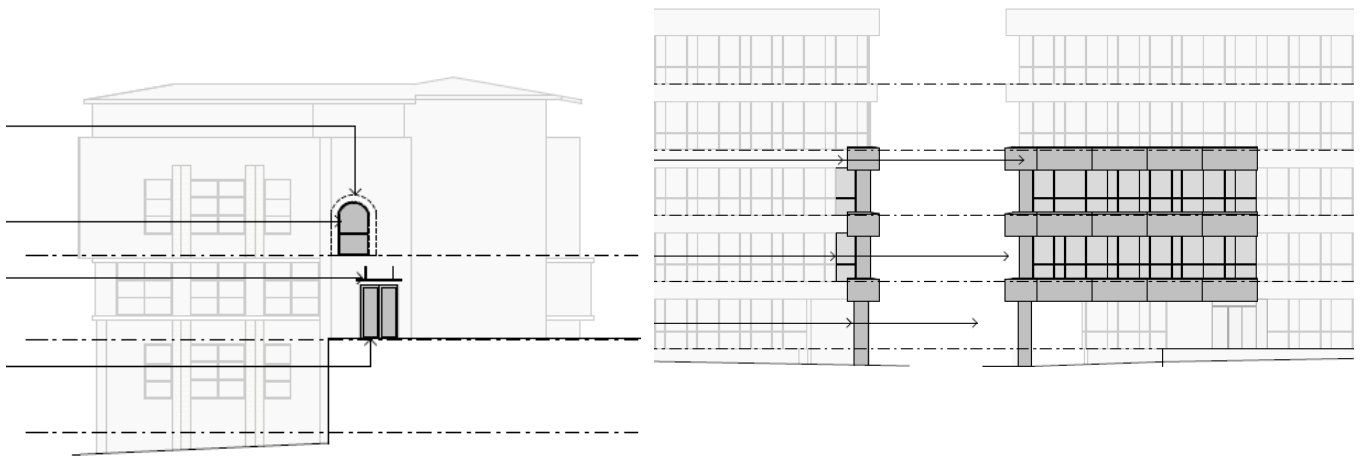


**View from VU High Street, south-east**

**Figure 6** *Indicative Perspectives – VU CHTF*

Source: DCM





**Rectification works to west elevation of Building A**

**Rectification works to west elevation of Building G East and West**

**Figure 7** Rectification works elevations

Source: DCM

### 3.5 Detailed Design and Materials

The articulation of the VU CHTF building and the detailed façade expression is both contemporary and contextually responsive.

The proposed design uses both brick cladding and modern curtain wall construction systems to allow the building to integrate with existing campus buildings and emerging contemporary architecture in the surrounding area, including the NFH.

Brick piers anchor the CHTF building into the campus landscape with three primary blocks supported above. The scheme responds to the topography of the land while also providing detailed façade expression that is visually cohesive and appealing. The piers also provide finer texture and human scale to the public realm interface.

To distinguish the main entry, the ground floor building façade to Ballarat Road features extensive glazing and colonnade-style pillars clad in warm-toned bricks. The transparent shopfront glazing of the ground floor contrasts with the contextual brick cladding to create a visually attractive and recognisable entry.

The VU High Street elevation maintains the continuity of the brick piers across a two-level composition. A glass system that combines aluminium framing with structurally glazed and double glaze units sits between the brick piers and horizontals. The uninterrupted curved glazed corner also provides a sense of fluidity to the ground floor façade.

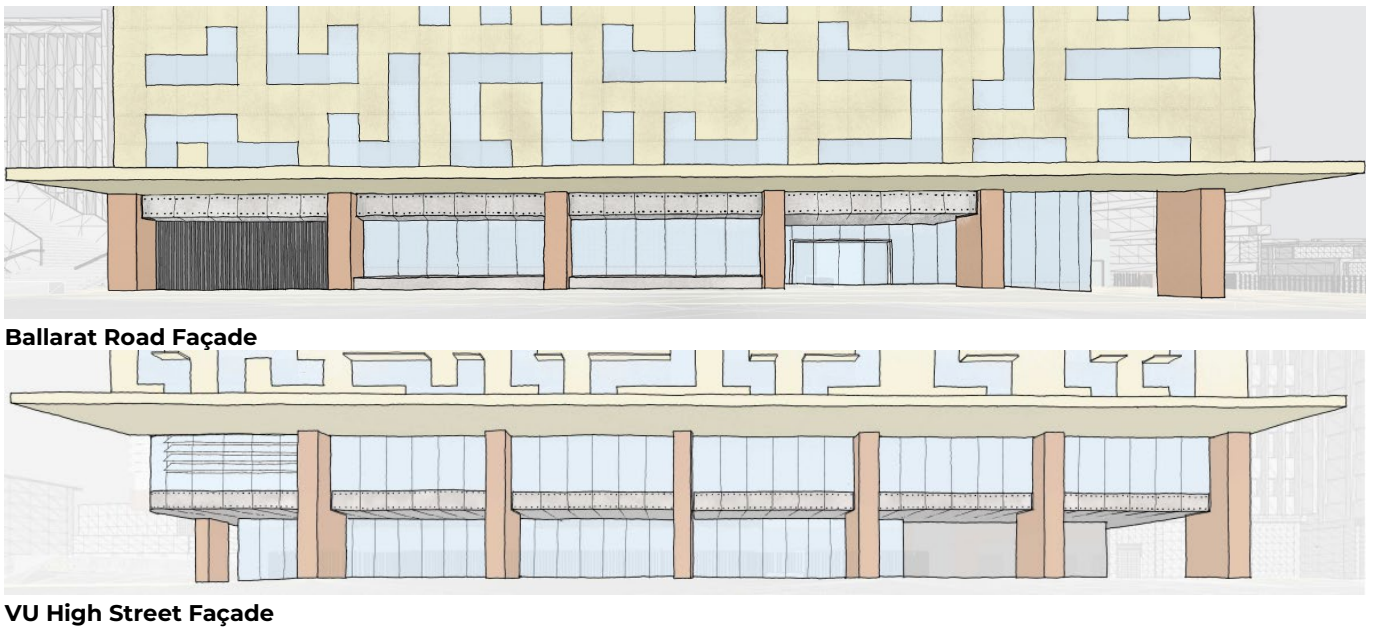
Brick pavers are also extended to landscape elements in the Campus Gateway Park, including bench seats, planters and retaining walls.

As shown in the perspectives above, Level 3 (upper ground) projects above the Level 2 (lower ground) façade. It is expressed as a horizontal linear metal block, emphasising the horizontality of the canopy above. Aluminium panels across the façade feature exposed fixings, providing a textural material related to ground plane.

Above ground floor, two distinct L-shape folded plates define the buildings north and south façade composition. The buildings facades use an aluminium-framed curtain wall system featuring double-glazed units with tinted glass and anodised aluminium spandrel panels in both light bronze and grey shades.

The 'Spine', 'Body' and 'Skin' facades are distinct, reinforcing the 3-block built form (refer **to Figure 9 below**).

In particular, the projecting metal fins dividing the 'Spine' and 'Body' and soffits of all elements are carefully designed to provide a clear expression of the different building volumes.



**Figure 8** Proposed ground level façade concepts

Source: DCM



**Figure 9** Spine, Body and Skin Façade

Source: DCM

The building envelope features a variety of façade types, material finishes and other external components, including:

- Spine façade – spandrel glass panels with thermally-broken aluminium framing and projecting metal blades
- Body façade – anodised aluminium panels in 3 shades of metallic grey
- Skin facades – anodised aluminium panels with fenestration patterns in bronze and warm grey metallic colourations
- Canopies
- Brick cladding and piers
- Metal soffit cladding
- Transparent and tinted glazing systems
- Curtain wall vision panels

- Polished concrete
- Slatted aluminium extrusions
- Automated glass louvres
- Public realm lift clad in colour back glass
- Roof flues

Examples of design intent and proposed materials are shown at **Figure 9** and **Figure 10** (refer to D0390 – Materials Schedule and the Architectural Design Report at **Attachment A**).



**Figure 10** *Examples of design intent and proposed materials*

Source: DCM



## 3.6 Access, Parking and Services

### 3.6.1 Access

The proposed scheme connects to and enhances the existing pedestrian network.

Existing precinct wide access and egress paths from adjacent buildings will be improved further to contribute to a highly accessible and inclusive campus environment.

VU High Street runs east/west and forms the northern boundary of the site, connecting the major gathering spaces of the Campus.

DDA compliant access is provided within the Campus Gateway Park via a public access lift, linking the Ballarat Road entry to the VU High Street Campus entry. The lift will operate 24/7. The lift structure is highly visible glass form that presents as an attractive design element in its own right.

The landing on Ballarat Road will have the same pavement material and treatment as the forecourt area of the Campus Gateway, inviting direct pedestrian connection along the CHTF frontage.



**Figure 11** Ballarat Road pedestrian access – external DDA lift to the right of the building

No alterations are proposed for campus vehicular access points. Vehicular access will continue to be managed through the existing service driveway along VU High Street to the north.

### 3.6.2 Car Parking

No additional carparking is proposed to be delivered as part of the VU CHTF project.

The proposed CHTF building will accommodate 476 students.

The statutory car parking rate and requirement for an Education centre is shown at **Table 2**.

**Table 2** Statutory Parking Rate and Requirement as per Clause 52.06-5.

Use	Statutory Parking Rate	Statutory Parking Requirement
Education centre	<i>0.3 spaces to each student that is part of the maximum number of students on the site at any time</i>	143 spaces

A total of 143 car parking spaces is required to meet the statutory parking rate at Clause 52.06-5. A car parking demand assessment has been prepared by Stantec pursuant to Clause 52.06-7 (Section 6.2 of Attachment D). It demonstrates the existing parking supply at the campus is more than capable of accommodating the demand generated by the CHTF development.

The VU CHTF project will generate an anticipated demand of 53 parking spaces for students. The minimum number of available parking spaces at the surveyed university car parks was 86 spaces in the morning, excluding the 420 free parking spaces at the Footscray Market car park.

A permit is being sought to reduce the statutory parking requirement for the development.

### 3.6.3 Bike Parking and EoT

A total of 42 bicycle parking spaces will be provided at the subject site. This consists of an additional 18 secure spaces in Building P plus 12 bike hoops providing 24 spaces in close proximity to the VU CHTF building.

The statutory bicycle parking rate and requirement for an Education centre is shown at **Table 3**.

**Table 3** Statutory Bicycle Parking Rate and Requirement as per Clause 52.34

Use	Statutory Parking Rate		Statutory Parking Requirement	
	Employee	Student	Employee	Student
Education centre	1 to each 20 employees	1 to each 20 full-time students	0 spaces	24 spaces

The Additional secure bicycle parking (18 spaces) will be installed in a vertical arrangement in Building P to support mode shift aspirations, Greenstar requirements and the objectives of the VU broader campus masterplan (refer to **Figure 13** for Building P location).

Bicycle end of trip (EoT) facilities will be sized to cater for an increased cyclist population aligning with planning controls and Greenstar requirements.

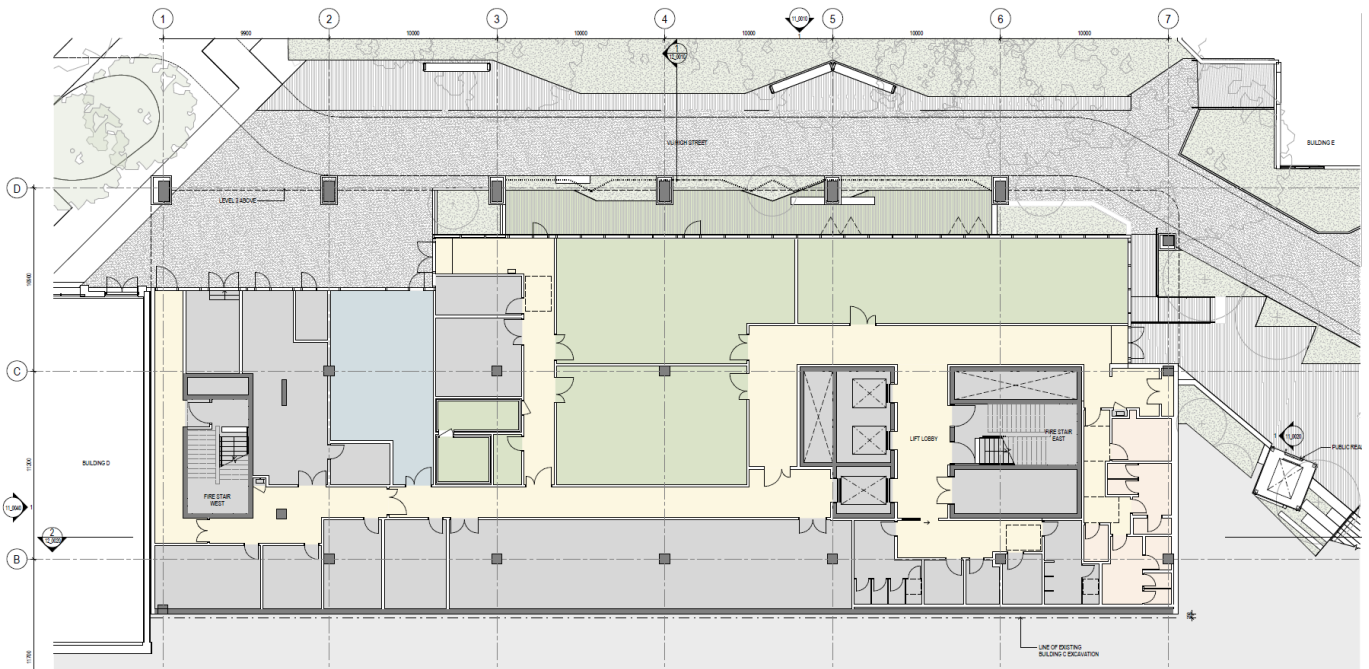
Pursuant to Clause 52.34-3, the statutory requirement for EOT facilities is *1 shower for the first 5 employee bicycle parking spaces and 1 shower for each subsequent 10 employee bicycle parking spaces (if 5 or more employee bicycle parking spaces are required)*.

EOT facilities to be provided within the proposed VU CHTF building exceed the statutory requirement and include:

- 4 showers (2 male / 2 female)
- 24 lockers (12 male / 12 female)

As shown in **Figure 12**, EoT facilities will be located at basement level (level 2) and will be accessed directly from VU High Street.





**Figure 12** Ground Level Plan (Level 2)

Source: DCM

### 3.7 Loading Arrangements and Waste Collection

As shown in the VU campus plan in **Figure 13**, all loading vehicle access will be via the campus service road off of Hoadley Court located in the north of the site.

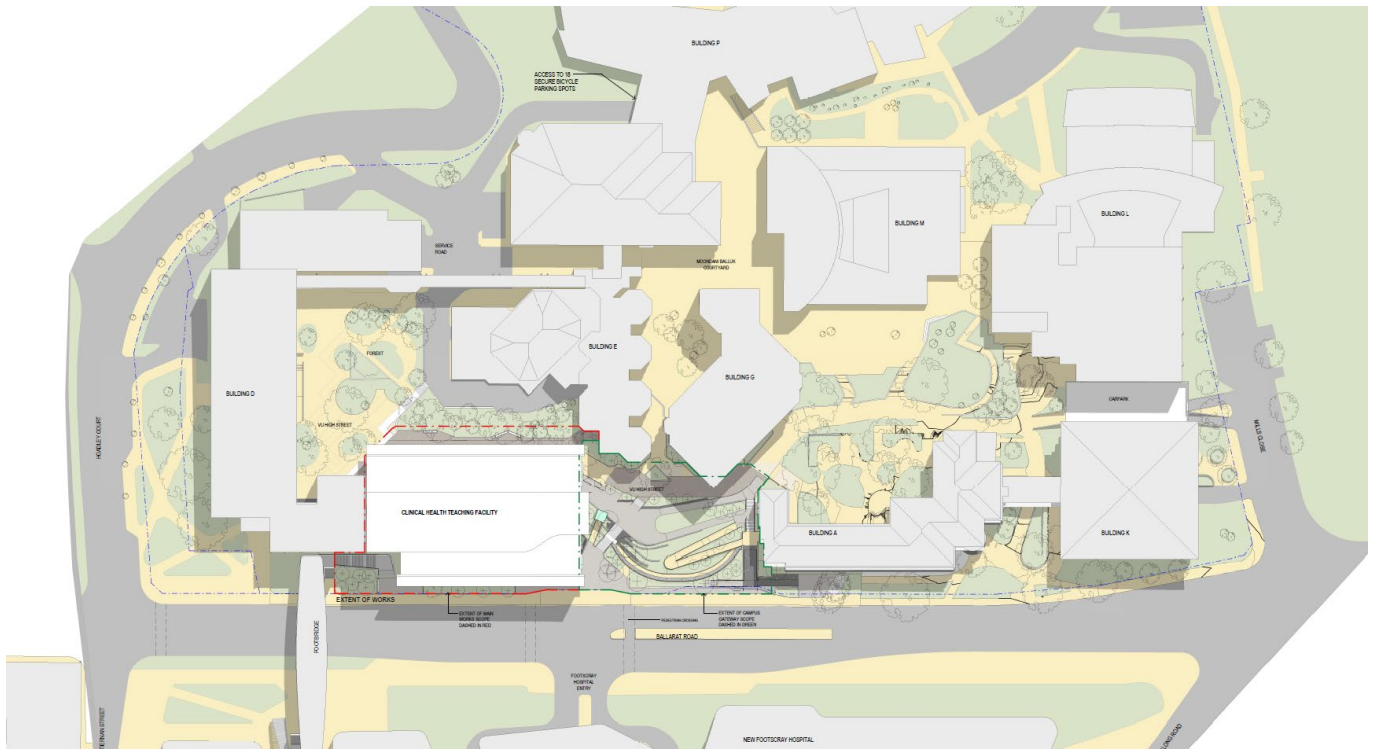
Three separate loading dock locations are to be used for loading activities generated by VU CHTF, and include:

- VU Dock – for all heavy vehicle activities and waste collection, located within Building P
- CHTF Dock – new loading dock constructed at the internal ground floor level of the CHTF building
- CHTF/VU High Street – dedicated pick up and drop of location for catering mini busses

Connections will be provided via the existing shared paving zone which runs round the Footscray Forest to VU High Street.

Functional access requirements for vehicles will continue to be supported along the VU High Street corridor with pavement treatments demarcating it as a safe zone for pedestrians.

Detailed swept path diagrams have been prepared to demonstrate the suitability of access and loading arrangements throughout the site. Refer to the Strategic Transport Strategy & Impact Assessment at **Attachment D**.



**Figure 13** Proposed campus plan showing ingress and egress

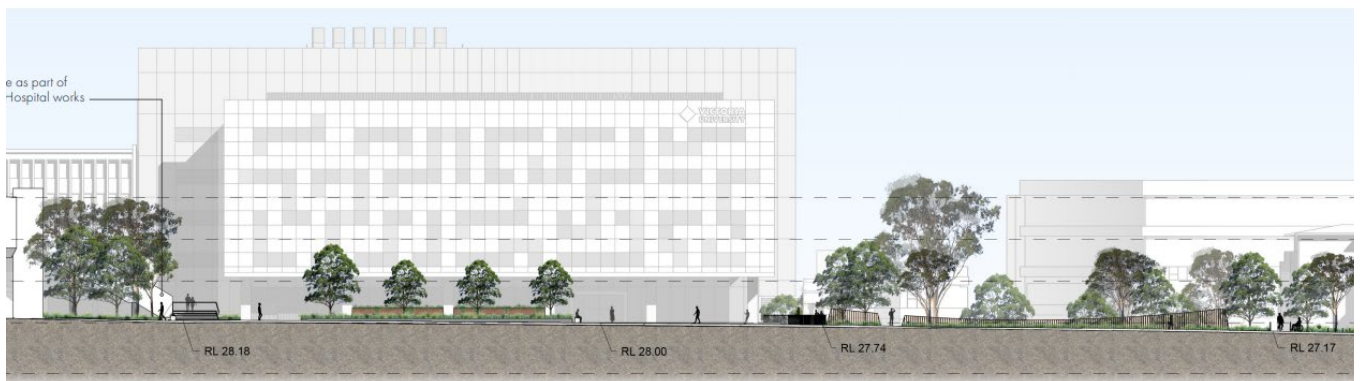
Source: DCM

### 3.8 Landscaping

A key component of the VU CHTF project is the delivery of a new Campus Gateway to the Footscray Campus, located adjacent to the VU CHTF building forecourt to the east.

The demolition of Building G South and its bridge links is required to facilitate the development of the new Campus Gateway Park. Occupying approximately 2000m<sup>2</sup>, the Campus Gateway Park will provide a generous landscape arrival forecourt to the entire Precinct.

Functioning as a significant and clear campus entry point on Ballarat Road, the design of the new Campus Gateway features extensive diversity of planting, landscaping treatments, terraced seating areas, walkways and other pedestrian scale detailing.





**Figure 14** Level 3 – Ballarat Road (above) and Level 2 - Campus Gateway Park/VU High Street (below)

Source: Tract

The design of the VU CHTF building also incorporates setbacks and building separation to allow for landscaping and vegetation.

The Landscaping Plan proposes to plant 55-60 new native trees across the CHTF site and the Campus Gateway park, along with a diversity of native and indigenous shrubs, grasses and groundcovers in accordance with the Indigenous planting palette and designated planting zones as shown below in **Figure 15**.

No significant trees are required to be removed as part of the development.

27 small trees are required to be removed to enable the development, including 11 across the CHTF site and 16 across the Campus Gateway Park. The design has sought to retain trees wherever possible to maintain the tree canopy and provide shade. Refer to the tree retention/removal plan in the Landscaping Design Report at **Attachment C**.

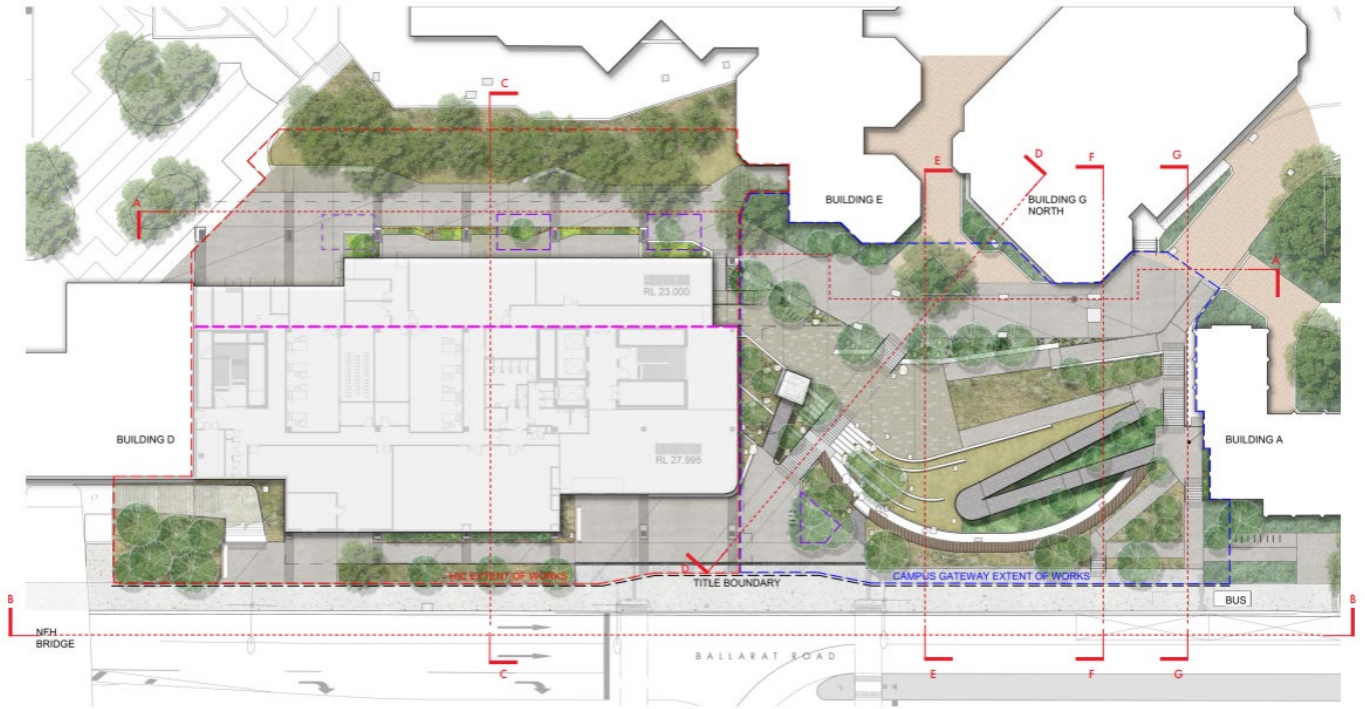
No significant trees are required to be removed as part of the development.

The proposed planting approach seeks to reinforce the unique narrative of the site being situated on the verge of both the Victorian Volcanic Plain & Gippsalnd Plain Bioregions and its connection to the Maribyrnong River.

The additional trees and diversity of plants will make a valuable contribution to the character and amenity of the site and both the VU High Street and Ballarat Road interface.

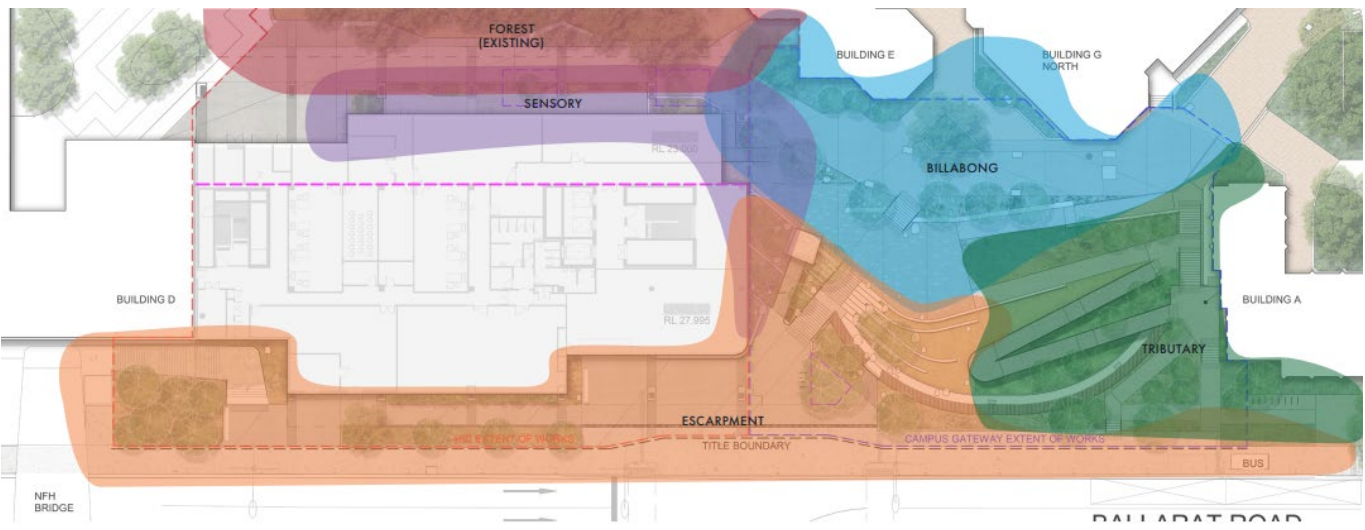
The design of the new Campus Gateway and details of the new plantings, landscaping buffers and proposed materials are shown in the Landscaping Design Report prepared by Tract at **Attachment C**.





**Figure 15** Landscape Plan

Source: Tract



**Figure 16** Proposed Planting Zones

Source: Tract

## 3.9 Environmental performance

The overarching sustainability ambition for the VU CHTF project is to *deliver a high quality, sustainable, and architecturally significant development that aligns with the sustainability guidelines for VU.*

The VU CHTF project aligns with the University's Net Zero target by 2025 and broader campus sustainability objectives. The building has been designed in accordance with best-practice sustainability assurance frameworks, such as Green Star Buildings and WELL.

The VU CHTF will pursue a 5 Star Green Star Buildings rating to support the project's Sustainability Vision and Strategy, and deliver the project in accordance with VU's sustainability requirements and Clause 21.06-2 of the Maribyrnong Planning Scheme.

The vision for the VU CHTF is built upon a framework of eight Sustainability Pillars which include specific targets and design initiatives, including:

### 1. Connecting to Country

- Indigenous-led design response and Indigenous Engagement Strategy
- Alignment with four Australian Indigenous Design Charter principles

### 2. Place of Health and Wellbeing

- Ensure materials and finishes meet TVOC limits
- Acoustic Comfort Strategy
- Fresh air and minimisation of pollutants
- Lighting comfort, glare addressed, daylight access
- EOT Facilities/bike parking/sustainable transport

### 3. Energy + Carbon leadership

- Climate Positive Pathway
- 20% upfront carbon emissions and energy use reduction
- Offsetting demolition works requirement
- 100% of building's energy from renewables
- Scope 1 eliminated or offset (refrigerants and fossil fuels)

### 4. Smart + Innovative

- Upfront carbon emissions reduction
- Responsible structure, and systems

### 5. Integrated Water Cycle

- Reduction in average annual storm-water discharge of 80% across whole site
- 45% less potable water, recycled water facilities

### 6. Enhances Nature + Biodiversity

- Landscaping 15% of site area or ration of 1:5000 GFA
- Species diversity, use of climate resilient and indigenous plants
- Outdoor lighting compiles with AS/NZS4282:2019

### 7. Resilient

- Undertake a climate change risk and adaptation assessment and address the risks identified through design and operational intervention strategies
- Implement heat island effect reduction strategies in at least 75% of the whole site area

### 8. More Circular (Materials + Resources)

- Waste and Circular Economy Operational Plan
- Separation of waste streams (at least three)
- 20% upfront carbon reductions over a typical building
- Meet Responsible Product Value Requirements

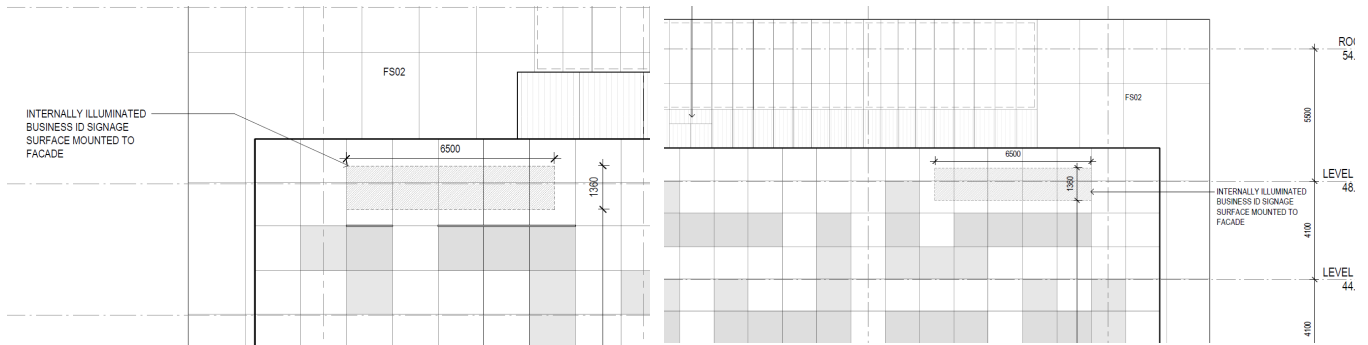
Further details relating to sustainable design principles, the environmental qualities and performance of the building are set out in the Sustainability Report prepared Atelier Ten (**Attachment F**).

## 3.10 Signage

### 3.10.1 Proposed signage

Multiple sign types are proposed in association with the VU CHTF building. As shown in the building elevations across **Figure 17 and 18**. These signs include:

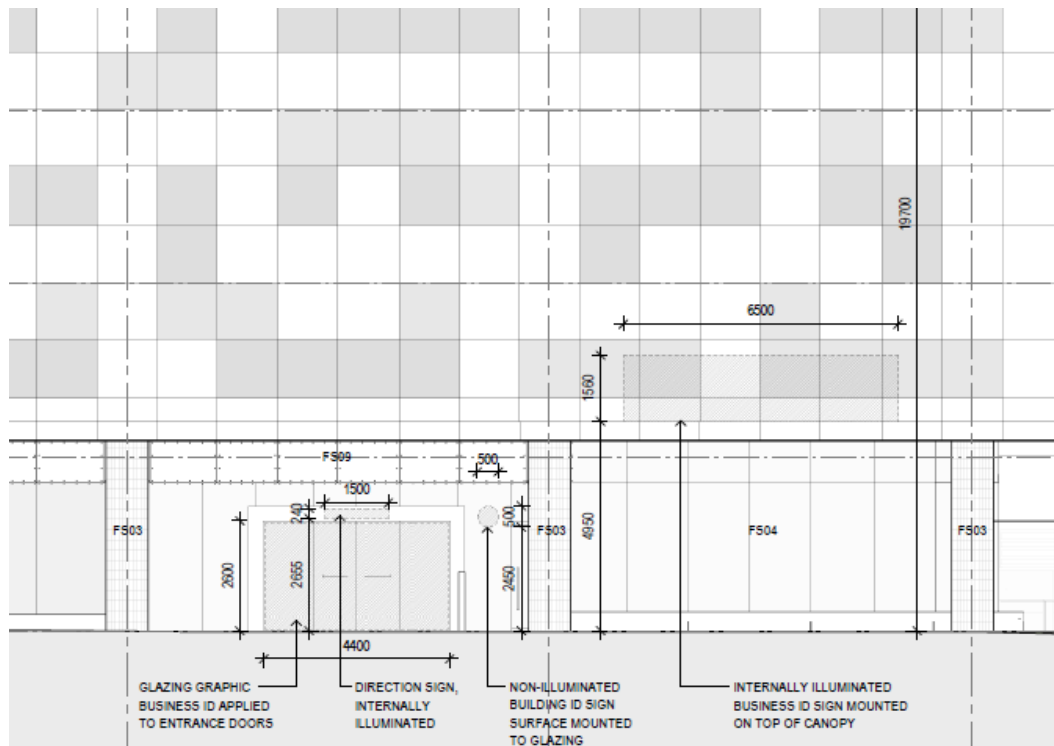
- **Sign 1 & 2:** High wall, internally illuminated business identification signs (6500x1360mm), located above the windows of the top floor and below the elevation parapet of both the northern and southern elevation. These signs are located approximately 24.7m above ground level.



**Figure 17** Sign 1 (northern elevation) and Sign 2 (southern elevation)

Source: DCM

- **Sign 3:** Internally illuminated, Business identification sign (6500x1560mm), located above the southern façade building canopy, approximately 4.95m above ground level.
- **Sign 4:** Business identification sign (500x500mm), located on the glazed main entry of the southern façade adjacent to the entrance doors.
- **Sign 5:** Business identification sign (2600x4400mm), displayed as a glazed graphic applied across the main entrance doors of the southern elevation.
- **Sign 6 & 7:** Internally illuminated Direction signs (0.4m<sup>2</sup>), fixed to the building façade adjacent to building entries.



**Figure 18** Sign 3, Sign 4 & 5, Sign 6 across the southern elevation (Right to Left)

Source: DCM

### 3.10.2 Signage Strategy and Draft Permit Conditions

The Campus is located within the Public Use Zone – Education (PUZ2).

Pursuant to Clause 36.01-7, the PUZ2 is in sign Category 4 – Sensitive Areas. The purpose of Category 4 is to *provide for unobtrusive signs in areas requiring strong amenity controls.*

Under the current controls, a permit is required for and conditions apply to the following relevant signs:

- Business identification signs – total display area to each premises must not exceed 3 sqm
- High-wall signs - Must be on land used for a Freeway service centre or Service station
- Internally illuminated signs - Must be on land used for a Freeway service centre or Service station

These means all relevant sign types associated with the CHTF are prohibited.

#### Proposed amendment

The proposed sign outcomes will be supported by a PSA to amend the sign controls applied to the site via the PUZ schedule. The amended SUZ schedule will apply the Category 2 sign controls in place of the default Category 4 controls.

Tenable signage outcomes that relate to the ongoing function and nature of Victoria University's Footscray Park Campus and will appropriately support the types of signs reasonably expected at a university campus and which are commensurate with an office area.

The draft Explanatory Report, Instruction Sheet and proposed SUZ Schedule are provided with the application.

The permit will require the preparation of a Signage Strategy that will be approved to the satisfaction of DTP.

#### Proposed Permit Conditions

- XX *Prior to the occupation of the development, final sign plans must be submitted to and be approved by the Minister to their satisfaction. The Signage Strategy should address all relevant requirements of Clause 52.05. The Head, Transport for Victoria should be consulted in relation to the Signage Strategy and its views considered by the Minister.*
- XX *The signs as shown on the endorsed signage plans must not be altered (unless the Maribyrnong Planning Scheme specifies that a permit is not required) without the prior written consent of the Minister for Planning.*
- XX *The approved signs, including their structure and advertising material, must be maintained in good order and condition, to the satisfaction of the Minister. The signs, including the structure and content, must be constructed and maintained to the satisfaction of the Minister.*



## 4.0 Planning Controls

### 4.1 Zoning

#### Public Use Zone – Education (PUZ2)

The subject site is located within the Public Use Zone – Education (PUZ2).

The Purpose of the PUZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise public land use for public utility and community services and facilities*
- *To provide for associated uses that are consistent with the intent of the public land reservation or purpose.*

Pursuant to Clause 36.01-6, the Purpose of public land use in the PUZ2 is education.

Pursuant to Clause 36.01-1, a permit is not required for the use of the land for the Purpose of an Education Centre, provided it is carried out by or on behalf of the public land manager – Victoria University.

Pursuant to Clause 64.01, the Café at ground level is an ancillary use to the Education centre and does not require a separate assessment.

Pursuant to Clause 36.01-7, the PUZ2 is in sign Category 4 – Sensitive Areas. The purpose of Category 4 is *to provide for unobtrusive signs in areas requiring strong amenity controls.*

#### Transport Zone (TRZ)

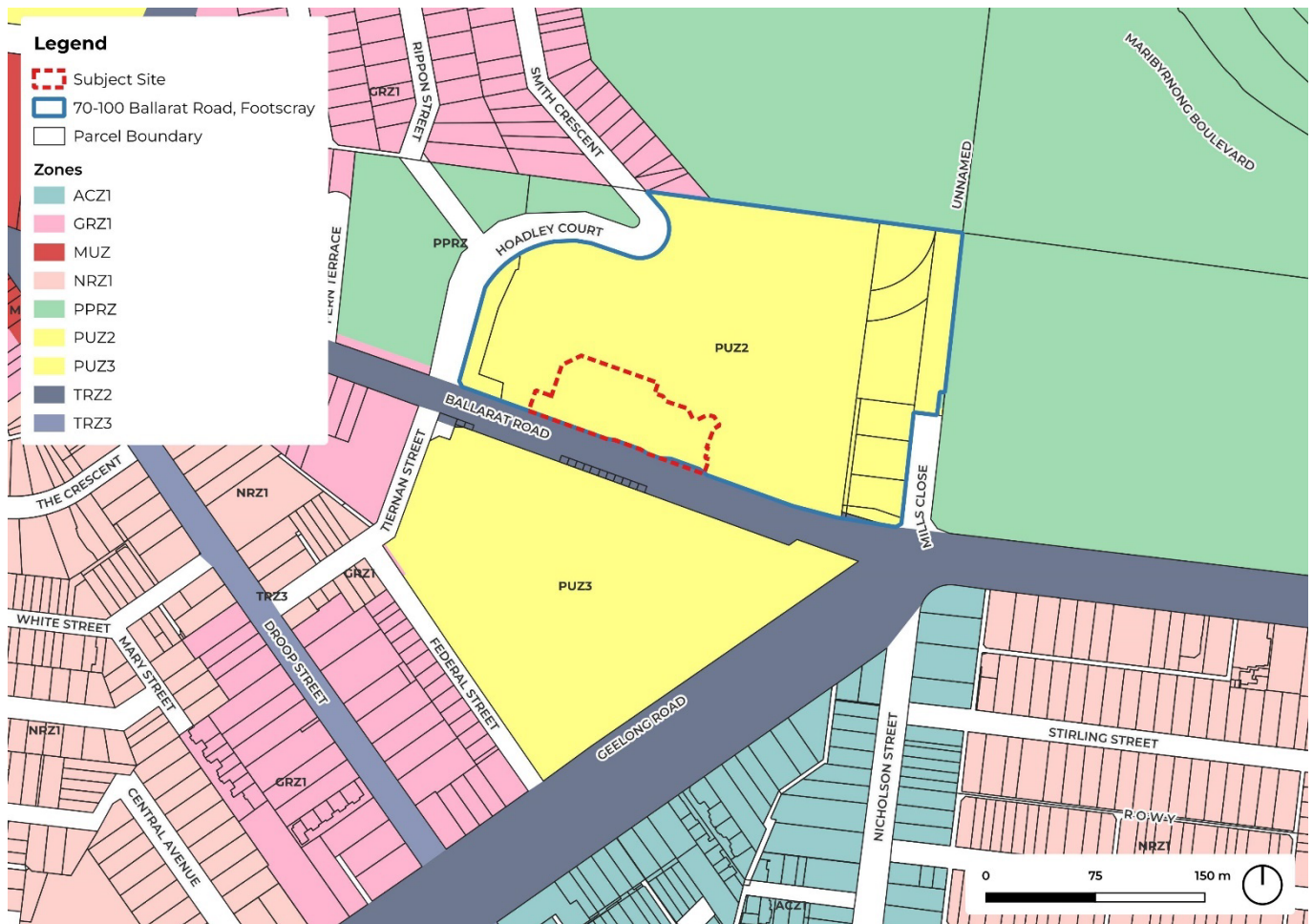
The subject site is adjacent to a Transport Zone in the Principal Road Network (TRZ2).

The Purpose of the TRZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for an integrated and sustainable transport system.*
- *To identify transport land use and land required for transport services and facilities.*
- *To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.*
- *To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.*

The proposal does not trigger a permit under Clause 52.29-2 as it does not involve works that will impact access to Ballarat Road.

Zoning controls at the site and the surrounds are depicted in **Figure 17** below.



**Figure 19 Planning Zones**

Source: Ethos Urban

## 4.2 Overlays

The subject site is affected by the following planning overlays:

- Design and Development Overlay – Schedule 1 (DDO1)
- Parking Overlay – Precinct 2 (PO2)
- Development Contributions Plan Overlay – Schedule 2 (DCPO2)
- Specific Control Overlay – Schedule 2 (SCO2)

### 4.2.1 Design and Development Overlay – Schedule 1

The Purpose of the DDO is to *identify areas which are affected by specific requirements relating to the design and built form of new development.*

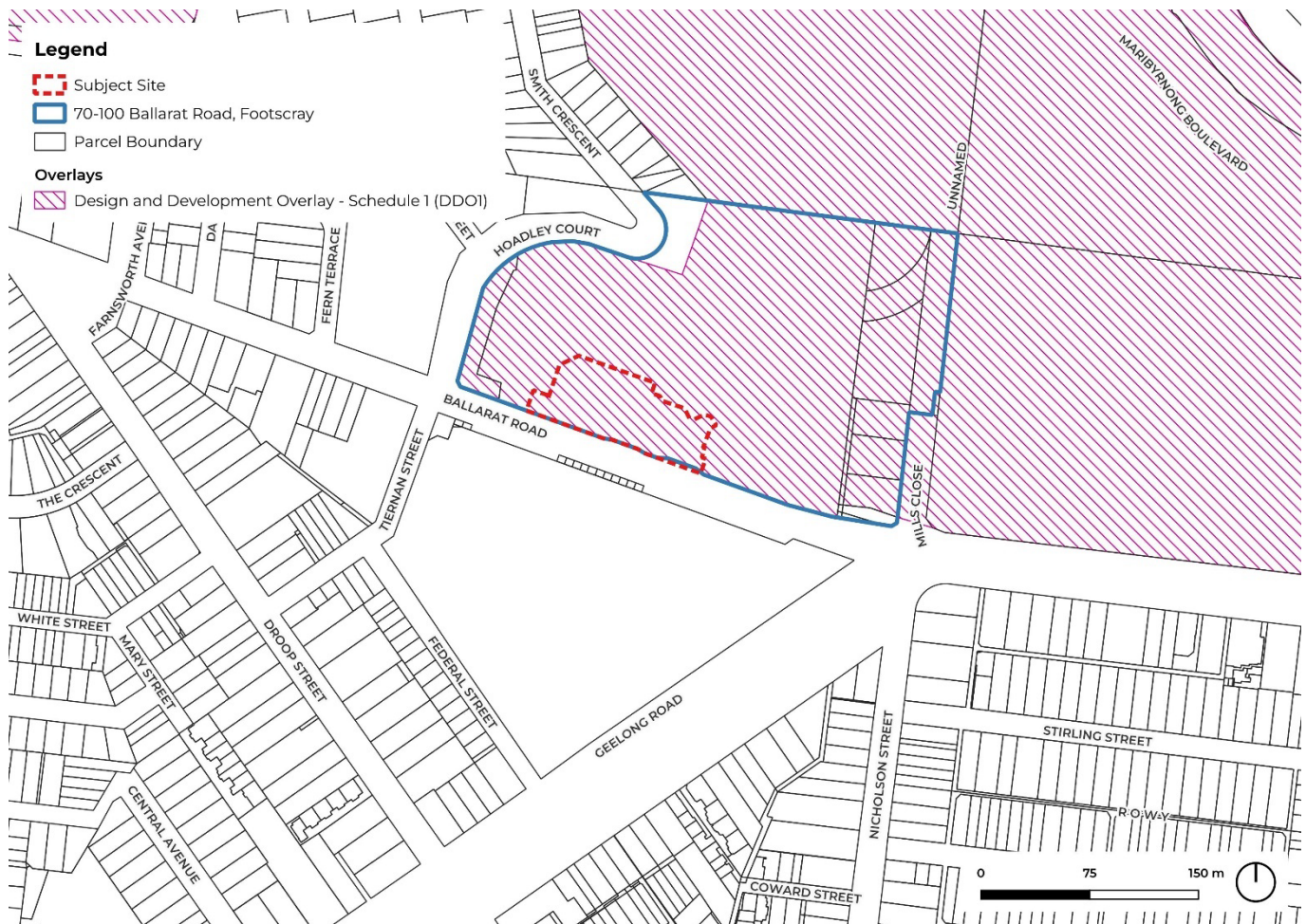
DDO1 applies to the entirety of subject site and relates to *Skyline Areas.*

The design objectives of DDO1 are:

- *To protect areas along the Maribyrnong River from visual intrusion caused by the inappropriate siting or appearance of buildings and works.*
- *To encourage development in keeping with the character and appearance of the area.*
- *To protect and enhance the skyline when viewed from the River and its banks.*
- *To encourage development consistent with the objectives of the Lower Maribyrnong River Concept Plan 1984.*
- *To protect and enhance remnant vegetation and sites of biological significance.*

Pursuant to Clause 43.02-2, a permit is required to construct a building or construct or carry out works.

The DDO1 overlay is depicted at **Figure 18** below.



**Figure 20 Design and Development Overlay – Schedule 1 (DDO1)**

Source: Ethos Urban

## 4.2.2 Parking Overlay

The Purpose of the PO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To facilitate an appropriate provision of car parking spaces in an area.
- To identify areas and uses where local car parking rates apply.
- To identify areas where financial contributions are to be made for the provision of shared car parking

PO2 applies to the subject site and relates to the Footscray Metropolitan Activity Centre – Outer Parking Precinct.

The Parking Objectives of PO2 are to:

- To identify appropriate car parking rates for various uses within the outer area of the Footscray Metropolitan Activity Centre (FMAC) so that:
  - Parking demand and supply satisfies user needs.
  - Parking provision is minimised, where appropriate, in recognition of its role in generating vehicle trips and traffic congestion.
  - Use of active and sustainable modes of transport is encouraged in preference to increased private vehicle travel, thereby reducing traffic congestion and noise and air pollution and increasing road safety.
  - Pedestrian amenity within the FMAC is improved.

PO2 does not set out amended minimum or any maximum car parking rates associated with the use of an Education centre. Accordingly, the car parking rates at Clause 52.06 apply.



The PO2 overlay is depicted at **Figure 19** below.



**Figure 21** Parking Overlay – Schedule 2 (PO2)

Source: Ethos Urban

### 4.2.3 Development Contributions Plan Overlay – Schedule 2

The Purpose of the DCPO is:

- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

DCPO2 applies to the subject site and relates to the *Maribyrnong Development Contributions Plan 2021*. The subject site is located in Area 4, planning permits will set out conditions requiring the payment of the relevant development contributions.

For the purposes of the DCPO, an Education centre is classified under Commercial Development. Accordingly, the following levy applies to the proposal:

**Table 4** DCPO2: Non-residential levies payable

Development Contribution Charge Rate	
Commercial Development Infrastructure Levy \$ per SQM of floorspace	
<b>Area 4</b>	12.14

Source: Maribyrnong Planning Scheme

The DCPO2 overlay is depicted at **Figure 20** below.



**Figure 22** Development Contributions Overlay – Schedule 2 (DCPO2)

Source: Ethos Urban

#### 4.2.4 Specific Controls Overlay – Schedule 2

The Purpose of the SCO is:

- To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.

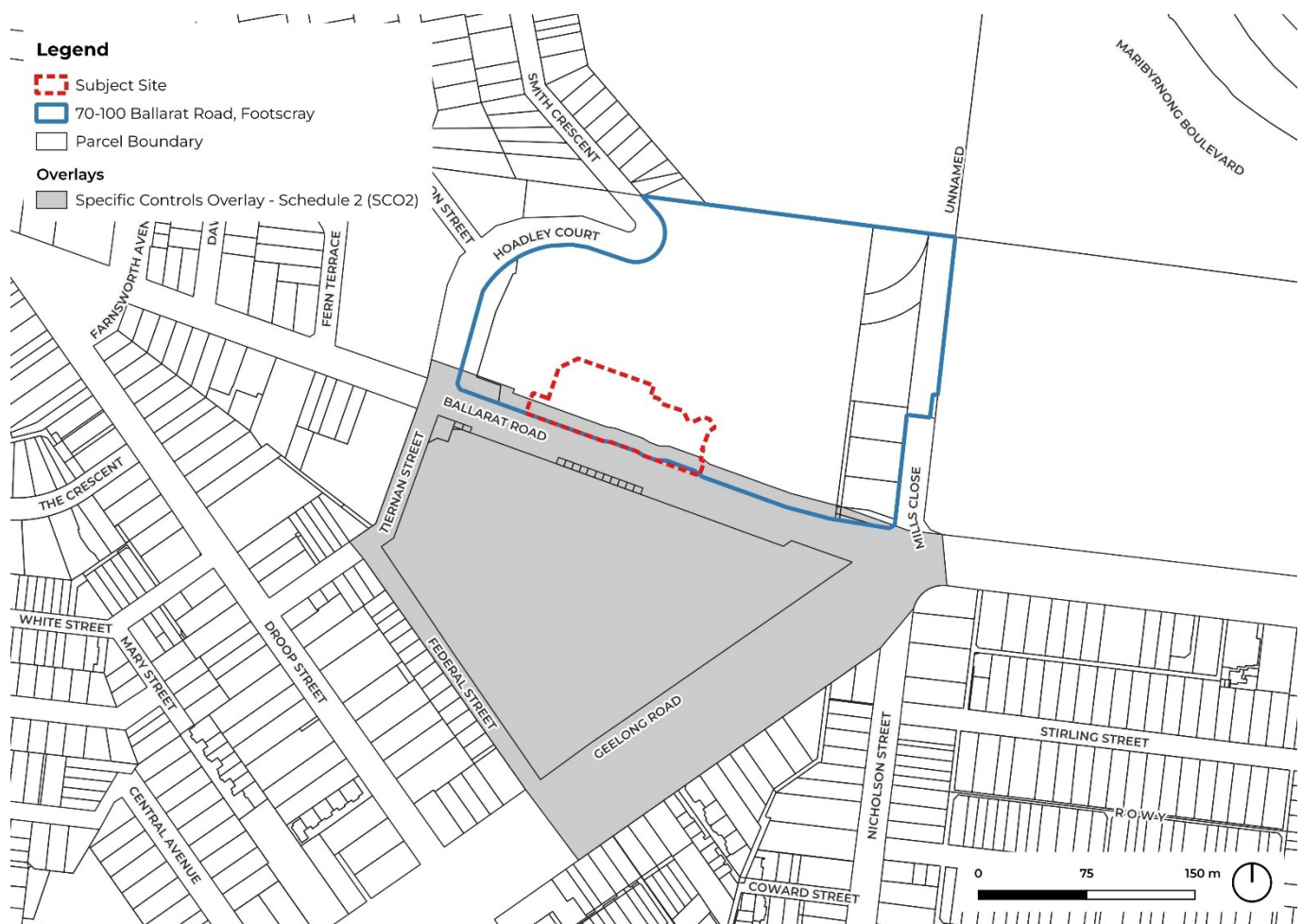
SCO2 references the New Footscray Hospital Incorporated Document, December 2020. It is applied to the site’s frontage to Ballarat Road to a depth of 10m.

The SCO2 will not impact the building and works proposed for the VU CHTF building.

An amendment to the approved Ballarat Road footbridge design will be required to enable the foot bridge to integrate to the VU CHTF building. The New Footscray Hospital Incorporated Document includes a provision for plans to be amended to the satisfaction of the Minister.

The required minor amendments to the plan will be pursued separately to the approval sought by this application.

The SCO2 overlay is depicted at **Figure 21** below.



**Figure 23** Specific Controls Overlay – Schedule 2 (SCO2)

Source: Ethos Urban

## 4.3 Particular Provisions

### 4.3.1 Clause 52.05: Signage

The Purpose of Clause 52.05 is:

- To regulate the development of land for signs and associated structures.
- To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
- To ensure signs do not contribute to excessive visual clutter or visual disorder.
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

Pursuant to Clause 36.01-7, the PUZ2 is in sign Category 4 – Sensitive Areas. The purpose of Category 4 is to provide for unobtrusive signs in areas requiring strong amenity controls.

Under Clause 52.05-14, a permit is not required for Direction signs. Direction signs must not exceed 0.3 sqm. Any internally illuminated, high wall or business identification sign must be on land use for freeway service centre or service station.

Any application for signs adjacent to Ballarat Road would also be referred to Transport for Victoria as a determining referral authority.



### 4.3.2 Clause 52.06: Carparking

The Purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 52.06-5 seeks to ensure that adequate parking is provided, having regard to likely demand generated by activities on the land and the nature of its locality.

The proposal does not include any additional car parking.

Pursuant to Clause 52.06-3, a permit is required to *reduce (including reduce to zero) the minimum number of car parking spaces required under Clause 52.06.*

A detailed assessment of the traffic generation, carparking and access is provided in the Transport Strategy & Impact Assessment at **Attachment D**.

### 4.3.3 Clause 52.29: Land adjacent to the Principal Road Network

The Purpose of Clause 52.29 is *to ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*

The proposal does not trigger a permit under Clause 52.29-2 as it does not involve works that will impact access to Ballarat Road.

### 4.3.4 Clause 52.34: Bicycle Facilities

The Purpose of Clause 52.34 is:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

Clause 52.34-5 seeks to ensure that an adequate number of bicycle spaces are provided through development and sets out bicycle parking requirement rates for various land uses.

Clause 52.34-6 outlines design guidelines for bicycle spaces, rails, compounds and lockers. Key guidelines for bicycle spaces include:

- *Provide a space for a bicycle of minimum dimensions of 1.7 metres in length, 1.2 metres in height and 0.7 metres in width at the handlebars.*
- *Be located to allow a bicycle to be ridden to within 30 metres of the bicycle parking space.*
- *Be located to provide convenient access from surrounding bicycle routes and main building entrances.*
- *Not interfere with reasonable access to doorways, loading areas, access covers, furniture, services and infrastructure.*

Pursuant to Clause 52.34-2, a permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.

### 4.3.5 Clause 53.18: Stormwater Management in Urban Development

The purpose of Clause 53.18 is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Pursuant to Clause 53.18-3, the proposal:

- must meet all of the objectives of Clauses 53.18-5 and 53.18-6
- should meet all the standards of Clauses 53.18-5 and 53.18-6.

Clause 53.18-5, outlines stormwater management objectives that the proposal must satisfy, and include:

- To encourage stormwater management that maximises the retention and reuse of stormwater.
- To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.
- To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.
- To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

The proposal should meet the standards under Clause 53.18-5, featuring a stormwater management system designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

Clause 53.18-6, outlines site management objectives that the proposal must satisfy, and include:

- To protect drainage infrastructure and receiving waters from sedimentation and contamination.
- To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.

The proposal should meet the standards under Clause 53.18-6, and includes a management plan prior to and during the construction period which sets out requirements for managing:

- Erosion and sediment.
- Stormwater.
- Litter, concrete and other construction wastes.
- Chemical contamination.

### 4.3.6 Clause 53.22: Significant Economic Development

The Purpose of Clause 53.22 is:

- To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.
- To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.

Pursuant to Clause 53.22, the Project falls into Category 1 as it is for the purpose of a Tertiary institution and has a project cost of greater than \$30million.

A quantity surveyor report specifying the cost of development and written advice from the Chief Executive Officer (Invest Victoria) must be provided in support of this application in accordance with Clause 53.22-3.

#### **4.3.7 Clause 65.01: Decision Guidelines**

Clause 65.01 provides standard decision guidelines which must be considered by the responsible authority before a permit is granted. These are as follows:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

## 5.0 Policy Context

### 5.1 Planning Policy Framework and Local Planning Policy Framework

The Planning Policy Framework (PPF) includes State, Regional and Local level policy that provides the broad objectives and strategies for planning in Victoria.

The Local Planning Policy Framework (LPPF) sets out the Municipal Strategic Statement and the Local Planning Policies that apply to the Maribyrnong LGA.

A detailed description of relevant Planning Policy Context is provided at **Appendix A**.

The key provisions of the PPF as relevant to this proposal are:

- **Clause 11: Settlement**
  - Clause 11.01: Victoria
  - Clause 11.02: Managing Growth
  - Clause 11.03: Planning for Places
- **Clause 13: Environmental Risks and Amenity**
  - Clause 13.07 – 1S: Land use compatibility
- **Clause 15: Built Environment and Heritage**
  - Clause 15.01-1R: Urban Design - Metropolitan Melbourne
  - Clause 15.01-2S: Building Design
  - Clause 15.01-5S: Neighbourhood character
- **Clause 17: Economic Development**
  - Clause 17.01-1S – Diversified Economy
  - Clause 17.01-1R – Diversified Economy – Metropolitan Melbourne
- **Clause 18: Transport**
  - Clause 18.01-1S – Land use and transport integration
  - Clause 18.02-3R – Principal Public Transport Network
  - Clause 18.02-4S – Roads
- **Clause 19: Infrastructure**
  - Clause 19.02-2S – Education Facilities
  - Clause 19.02-2R – Education Precincts
- **Clause 21.03: Council Vision**
- **Clause 21.04: Settlement**
  - Clause 21.04-1 – Activity Centre Planning
- **Clause 21.05 Environment and Landscape Values**
  - Clause 21.05-2 - Climate Change
- **Clause 21.06: Built Environment and Heritage**
  - Clause 21.06-1: Urban Design
  - Clause 21.06-2: Environmentally Sustainable
- **Clause 21.09: Transport**
- **Clause 21.10: Community and Development Infrastructure**
  - Clause 21.10-1: Community facilities
- **Clause 21.11: Local Areas**
  - Clause 21.11-1: Footscray Metropolitan Activity Centre



## 5.2 Strategic Documents

The following strategic documents are enacted by the Maribyrnong Planning Scheme and include relevant Policy, Objectives, and Preferred outcomes for developments of this nature and the Footscray area.

### 5.2.1 Plan Melbourne 2017-2050

Plan Melbourne is the metropolitan planning strategy that defines the future shape of Melbourne over the next 35 years. The plan sets out a hierarchy of Principles, Outcomes, Directions and Policies to ensure Melbourne grows more sustainable, productive and liveable as its population approaches 8 million.

In Plan Melbourne, Footscray is classified as a Metropolitan Activity Centre and a Place of State-Significance. As a higher-order centre, the purpose of the Metropolitan Centres is to *provide a diverse range of jobs, activities and housing for regional catchments that are well served by public transport.*

The subject site is located within Victoria University (Footscray), which is defined as a key education precinct. Policy 1.1.4 seeks to *support the significant employment and servicing role of health and education precincts across Melbourne.*

### 5.2.2 Footscray Structure Plan (2014)

The Footscray Structure Plan was prepared in 2014 by the Maribyrnong City Council, to provide a long-term planning and design vision for Footscray as a designated Central Activities Area (CAA).

Building upon the recommendations of the Footscray City Edge Masterplan (2012), Footscray Skyline Study Review (2012) and the Footscray CAA Car Parking Study (2013), the Structure Plan provides guidance on land uses within the different precincts, services and infrastructure required, and the appropriate character and scale of new development. As part of the Structure Plan, the FCCA is divided into eight precincts, which feature varying and unique vision statements, objectives and strategies.

The subject site is located within Precinct 3: University Precinct.

Relevant Precinct Objectives for consideration include:

- *To provide for uses and developments which support the University needs within the precinct, whilst facilitating university services to locate within the broader FCAA, drawing students and staff into the centre of the CAA.*
- *To ensure the University campuses and their students are integrated in the broader Footscray CAA.*
- *To discourage commercial and retail uses unless they are associated with the operations of the University.*
- *To ensure optimal utilisation of land within the precinct and minimise large expanses of at grade car parking.*

Relevant Precinct Guidelines/Strategies for consideration include:

- *Height range of 2-6 storeys is proposed for new development.*
- *Underutilised and inactive building frontages along Ballarat Road.*
- *Where the streetscape condition reflects zero front and side setbacks, new development should maintain this condition to provide consistent street frontage and street wall.*
- *New development should also enhance pedestrian and cycle access into and through the precinct, and enhance the permeability of the wider pedestrian and cycle network.*

A key focus of the Structure Plan more broadly is to enhance VU's presence within the Footscray CAA, actively incorporating the VU into the Centre through new and enhanced community infrastructure. Also, to encourage major landowners to improve underutilised frontages, including those along Ballarat Road. The Structure Plan also acknowledges the opportunity in attracting new office and commercial development into the FCAA, specifically CBD type which better match the local skills profile and to facilitate economic development.

### 5.2.3 Footscray Business Precinct Opportunities & Directions Paper (2021)

Prepared by the State Government in 2021, the Footscray Business Precinct Opportunities & Directions Paper is the first step in the development of the Footscray Business Precinct Strategy which will have implications for the subject site. The subject site is located within the Footscray Business Precinct. The New Footscray Hospital, which is south of the site is identified as a key existing project.

The Victoria University Footscray Park Campus is also identified as a key local place which defines the character of Footscray.

This document proposes a whole-of-government approach for Footscray, highlighting the Victorian Government's commitment to its Precincts Approach and a series of short term and longer terms actions which focus on economic, land use, transport, social and sustainability objectives as well as future investment.

The following goals will underpin the development of the medium and long-term interventions as part of the Footscray Strategy include:

- *An integrated, creative and enterprising economy;*
- *A diverse, inclusive and vibrant community;*
- *A highly connected and accessible place;*
- *An exemplar of liveability and high quality amenity;*
- *A safe healthy and resilient environment.*

#### 5.2.4 Footscray Skyline Study Review

The Footscray Skyline Study Review prepared in 2012 by SJB Urban in conjunction with Maribyrnong City Council, establishes the Council's preferred directions for building heights and new planning controls across the FCCA. As part of the Review, the FCCA is divided into eight precincts, which feature varying design guidance and preferred built form outcomes.

The subject site is located within Precinct 3: Victoria University Precinct.

Relevant Precinct Guidelines/Strategies for consideration include:

- *A height range of 2-6 storeys is proposed for new development.*
- *Taller street frontages are permitted on major roads such as Ballarat Road (ranging between 2-4 storeys).*
- *Where the streetscape condition reflects zero front and side setbacks, new development should maintain this condition to provide consistent street frontage and street wall.*
- *Future built form should provide appropriate transitions in building height.*
- *New development should also enhance pedestrian and cycle access into and through the precinct.*
- *New development and spacing between buildings should be designed to align with key view corridors.*
- *Built form should be configured to maximise direct sunlight access to maintain and enhance activity.*

## 6.0 Permit Application Assessment

### 6.1 State and Local Planning Policy

The PPF provides a high-level strategic framework for land use and economic development. The policies outlined above enable planning at a state and municipal level and guide the formulation of local policies to implement good planning outcomes.

The proposal adheres to the relevant components of the PPF as:

- The proposal will improve the amenity and commercial viability of VU and enhance Footscray's public realm through upgraded community infrastructure which exhibits design excellence. The proposal will support the economic development of the area, reinforcing the role of the VU Campus and strengthening the emerging health and education precinct within the Footscray CAA. The proposal responds to the objectives and strategies of Clause 11, Clause 17.01 and Clause 19.02.
- The proposed Education centre is consistent with the existing uses of the VU Campus, nearby land uses and the emerging built form environment. The proposal avoids amenity impacts to surrounding areas and will provide for a positive contribution to the streetscape character of Ballarat Rd, consistent with Clause 13.07-1S.
- The proposed building and campus gateway park will provide a high-quality urban design response, creating an inviting public realm and a landscape-led experience. Key design features have been incorporated to ensure the building adds value to the visual environment and provides a contemporary and appropriate response to the

existing VU Campus and emerging built form in the surrounding area. The proposal scheme incorporates key features such as appropriate building height, setbacks, diverse materiality, active interfaces, intuitive navigation, public realm elements and significant landscaping in accordance with Clause 15 and 22.06-1.

- The proposal will deliver a high quality, sustainable and architecturally significant development that optimises design efficiency, promotes circular economy principles and integrates effective stormwater management systems consistent with Clause 53.18. The key ESD features are set out within the Sustainability Report at **Attachment F**.
- The proposal provides for effective land use and transport integration as the VU CHTF is located adjacent to Ballarat Road, a major transport corridor that forms part of the Principal Road Network. The proposal makes best use of existing transport infrastructure and will not impact access to Ballarat Road. The building is located within an existing education precinct, reducing individual trips and the pressure on the transport network. The Project will enhance the existing active transport network through improvements to current infrastructure, including the provision of extensive EOT facilities. This is consistent with Clause 18.01-1S, 18.02-3R and Clause 18.02-4S.
- The proposal is consistent with Maribyrnong's Council Plan and Land Use Vision at Clause 21.03, as the Education centre will provide for a positive contribution to community wellbeing and will reinforce the University's identity as a people-based place and vibrant education precinct.
- The proposal will enable the delivery of a new, world-class Education centre and see extensive upgrades to aging community facilities. The VU CHTF is designed to accommodate the current and future needs of the student population, consistent with the objectives of Clause 21.10.
- The proposal is consistent with objectives of Clause 21.04 and Clause 21.11, as it will facilitate an array of social and economic benefits and encourage the growth of the Footscray MAC. The proposal provides a high quality urban design response that equally has regard for the existing built form context and enhances the amenity and attractiveness of the site and the broader public realm.
- The proposal takes advantage of an already serviced, underutilised portion of the existing campus with a best practice sustainable strategies and innovative systems that contribute towards Net Zero by 2025 consistent with Clause 21.05-2 strategies.

## 6.2 Buildings and Works

The buildings and works are consistent with the relevant policy and design guidelines of Clause 43.02-6 (DDO) of the Maribyrnong Planning Scheme, as:

- The proposed buildings and works align with the Municipal Planning Strategy and Planning Policy Framework as outlined in 6.1 above.
- The buildings and works are consistent with the design objectives of DDO1 as:
  - The proposal will enhance existing visual connections to the Maribyrnong River. The VU CHTF building has been sited to take advantage of key site lines and external views across the VU campus and beyond to the Maribyrnong River.
  - The proposal will enable the construction of a new building and significant landscaped area which embody design excellence and facilitate a high quality urban design response that equally has regard for the existing character of the area and enhances the amenity and attractiveness of broader public realm.
  - The proposal is consistent with relevant objectives of the Lower Maribyrnong River Concept Plan 1894 as:
    - It will enhance non-motorised movement within the area through the improved pedestrian and cycling access and permeability.
    - The proposal will not result in unacceptable levels of air, noise and water pollution.
    - The proposal will deliver a high quality, sustainable and architecturally significant development that will not detract from the existing character of the valley.
  - The proposal will protect remnant vegetation and enhance existing landscape character. Existing trees on the site will largely be retained, and additional new native trees and vegetation will also be planted across the site including a diversity of native groundcovers and shrub species.
- The buildings and works are consistent with the following design guidelines of the Footscray Structure Plan as the proposed development:
  - Is limited to a height of 5 storeys above Ballarat Road
  - Provides an active building façade and interface to Ballarat Road
  - Provides consistent street frontage and street wall to Ballarat Road
  - Enhances pedestrian and cycle access into and through the existing campus precinct, and will contribute to the permeability of the wider pedestrian and cycle network.
  - Proposed materials provide a high quality finish, and for visual articulation and variation to the building.

- The proposal provides a high quality urban design response that is equally in keeping with the existing built form context and enhances the amenity and attractiveness of the VU Campus, Ballarat Road Streetscape and broader public realm.
- The new Campus Gateway park provides a significant landscaped counterpoint to the built form of CHTF building. It will provide a visual break in the linear frontage along Ballarat Road, providing an intuitive entry into the site with a series of landscaping treatments and cues to facilitate intuitive navigation.
- The proposal ensures best practice pedestrian and public realm amenity by:
  - Providing operable louvres along the north and east façade of the café terrace to provide wind mitigation to the café balcony.
  - Providing canopy and a covered forecourt at the building entry into Level 3 on Ballarat Road which ensures standing comfort conditions.
  - Providing a new Campus Gateway park, which will function as a significant landscaped area and an intuitive entry that activates the Ballarat Road frontage.
  - Ensuring reasonable overshadowing is avoided particularly to pedestrian walkway along Ballarat Road and the north facing forecourt and public realm of the NFH.
- The proposed building envelope, height, scale, materials and overall appearance is consistent with the use and strategic directions of the area.
- The proposed landscaping is consistent with the existing character of the area, and the new Campus Gateway will equally make a valuable contribution to the amenity of the site and both the VU High Street and Ballarat Road interface.
- All vehicle access is provided to the rear of the building at a lower ground level. The access areas are not visible from the primary frontage of the building and will avoid conflict with pedestrian access to the building and to the wider campus.
- The buildings and works will see improved access and egress for students and pedestrians. The proposal will create a visually attractive and highly visible gateway entry into the campus from Ballarat Road and VU High Street. The proposal features simple and easily understood circulation routes supporting intuitive navigation and pedestrian and cyclist permeability.

## 6.3 Parking, Traffic Generation and Access

### 6.3.1 Carparking

The provision of car parking is not part of the CHTF project.

A total of 143 car parking spaces is required to meet the statutory parking rate at Clause 52.06-5.

A Car Parking Demand Assessment has been prepared as part of the Transport Strategy and Impact Assessment **(Attachment D)** to supplement the proposed car parking reduction and provides strategic justification for the use of existing car parking available on the campus and other active modes of transport to accommodate additional demand.

The assessment determines that the existing parking supply at the campus is more than capable of accommodating the anticipated parking demand of 53 car parking spaces, based on analysis of on campus population data, existing travel characteristics and student mode share targets.

Additionally, the proposed reduction is consistent with the requirements at Clause 52.06-7 as:

- The anticipated demand for student car parking is substantially less than the statutory car parking requirement
- Anticipated car parking demand can be absorbed by existing university carparking facilities and the Footscray market carpark in close proximity to the campus
- The site benefits from public transport accessibility
- Bicycle and end of trip facilities are provided and will support and facilitate increased uptake of alternative modes of travel



### 6.3.2 Bike Parking and EoT

A total of 42 bicycle parking spaces (18 secure + 12 hoop spaces) will be delivered at the subject site in close proximity to the VU CHTF building, satisfying the statutory bike parking requirements at Clause 52.34-5.

EOT facilities to be provided within the proposed VU CHTF building exceed the statutory requirement at Clause 52.34-3 and support Greenstar requirements. Proposed EoT facilities include:

- 4 showers (2 male / 2 female)
- 24 lockers (12 male / 12 female)

It is also recommended that the formal campus bicycle hub be expanded to provide an additional 18 bicycle parking spaces to support the permanent CHTF building occupants and mode shift aspirations.

### 6.3.3 Traffic Generation, Access and Loading

The Transport Strategy and Impact Assessment (**Attachment D**) concludes that the proposed development and traffic generation will have negligible impact on the surrounding road network.

Traffic impacts are likely to be spread throughout the surrounding road network.

Proposed loading and access arrangements for the site are considered appropriate, acknowledging that no alterations to campus vehicular access points are proposed.

## 6.4 Environmentally Sustainable Development

Clause 21.06-2 requires the environmental performance of the development should be assessed and best practice environmental sustainable design principles and measures should be incorporated into the design scheme.

The Sustainability Report prepared by Atelier Ten (**Attachment F**) demonstrates that the proposed development is consistent with the relevant objectives, strategies and standards of Clause 21.06-2 and Clause 53.18 as:

- It has been designed in accordance with a number of best-practice sustainability design principles and operating principles – refer to section 1.5 of **Attachment F**.
- An SMP has been prepared to in accordance with the requirements of Maribyrnong Council's SDAPP program.
- The proposed siting and design priorities passive design and high performance facade to minimize operational energy use.
- It prioritises the adoption of circular economy principles, aiming to reuse materials where possible and design for disassembly and reuse.
- The building will maximise the reuse of appropriate demolition materials and addresses offsetting demolition/construction requirements.
- The vision for the VU CHTF is built upon a framework of eight Sustainability Pillars which include specific environmental sustainable design targets and initiatives.
- The building design and Campus Gateway park implements a number WSUD strategies and adopts a circular water management system approach. These systems will facilitate the capture and recycling of grey-water, improve the quality of storm-water runoff on site and reduce storm-water impacts and quality of discharge into the Maribyrnong River and Stony Creek.
- The building will integrate stormwater management systems which achieve Exceptional Performance in Green Star's Waterway Protection credit - refer to section 1.5 of **Attachment F**.
- A project specific Environmental Management Plan will be designed to ensure responsible site management and construction will occur.
- The building will incorporate landscaping features such as a rooftop garden, berms, swales, and retention ponds to redirect and absorb excess rainwater, reducing the risk of flooding on-site.
- The proposed design features a number of accessible open green spaces including courtyards, terraces and rooftop gardens.
- The VU CHTF will pursue a 5 Star Green Star Buildings rating.

## 6.5 Signs

The Campus is located within the Public Use Zone – Education (PUZ2).

Pursuant to Clause 36.01-7, the PUZ2 is in sign Category 4 – Sensitive Areas. The purpose of Category 4 is to *provide for unobtrusive signs in areas requiring strong amenity controls*.

Under the current controls, a permit is required for, and conditions apply for all of the proposed signs. This effectively prohibits the relevant sign types associated with the CHTF.

As discussed, the permit will require that prior to the occupation of development that a Signage Strategy for the Campus must be submitted to and be approved by DTP to its satisfaction in conjunction with the Head, Transport for Victoria.

Other draft proposed permit conditions are outlined in **Section 3**.

The proposed signage is consistent with the relevant requirements of Clause 52.05-6 and satisfies the decision guidelines at Clause 52.05-8 as:

- The design and form of the signage is consistent with the prevailing streetscape character of Ballarat Road and Vu High Street, as well as the broader landscape of the area. The proposed signs do not create visual disorder.
- The signs are integrated within the building design and complementary to the contemporary nature of the proposed VU CHTF development. Importantly, whilst visible from the streetscape and immediately surrounding areas, they do not interrupt existing views or dominate the streetscape.
- The scale, form and size of the signs is responsive to the scale of the VU CHTF building and surrounding development, including the broader VU camps and NFH. The proposed signage will provide students, visitors with suitable business identification without dominating the surrounding environment.
- All signage is mounted onto building facades and glazing systems, and have been thoughtfully designed to be integrated with the CHTF building. As such, there are limited associated structures and all signs are secured in a safe manner to ensure there is no public safety risk.
- Whilst 3 of 5 signs will be internally illuminated, they will be static and will not contain any flashing or intermittent light. The illuminated signs have been thoughtfully designed and sited to prevent any adverse amenity impacts or the effects of light spill on adjoining land and nearby residents.
- The VU logos on the proposed signs are appropriately sized and integrated with text.
- The signs provide an appropriate level of business identification for visitors/vehicles traveling along Ballarat Road. Whilst majority are highwall signs and are not visible at streetscape level, the signs visible from ground level across the southern façade will not impact on road safety as they are predominately mounted directly onto the façade and other building structures.

## 6.6 Response to Clause 65.01

The proposal is consistent with the Decision Guidelines of Clause 65.01 as:

- It satisfies the matters set out Section 60 of the Planning and Environment Act (1987).
- It is consistent with the Municipal Planning Strategy and Planning Policy Framework as demonstrated in Section 6.1 above.
- The proposal is consistent with the purpose of the zones and overlays. The development will provide for the delivery of a new, world-class Education centre which embodies design excellence and is designed to accommodate the current evolving needs of VU. The proposal provides a high quality urban design response that is equally in keeping with the existing built form context and enhances the amenity and attractiveness of the VU Campus, Ballarat Road streetscape and broader public realm.
- The proposal contributes to orderly planning and will have a positive impact on the amenity of the area by providing a new and prominent Education Centre and extensive upgrades to existing aging education facilities at the VU Footscray Campus.
- The subject site is south of Michael Mccoy Reserve and Henry Turner Memorial Reserve and west of Footscray Park, all of which are within the Public Park and Recreation Zone. The proposal will not impact on this area of public land.
- The proposal does not affect land degradation, salinity or water quality.
- The proposal integrates effective stormwater management systems which will improve the quality of stormwater within and existing the site consistent with Clause 53.18, as demonstrated in Sustainability Report at **Attachment F**.

- The proposal will protect and enhance existing native vegetation at the site. Existing trees on the site will largely be retained, and additional new native trees and vegetation will also be planted across the site including a diversity of native groundcovers and shrub species.
- The proposal is not impacted by natural hazards and the existing loading and unloading facilities are not affected.
- No increase in traffic flow or impact on the operation of the transport system or road safety is expected as part of this proposal.

## 6.7 Engagement with OGVA

### 6.7.1 Overview of engagement

Engagement with the Office of the Victorian Government Architect (OGVA) has occurred as part of the DFP planning pathway process. DFP specifically requested an independent design review of the VU CHTF project.

A high-level review was undertaken by the OGVA and DFP team on 1<sup>st</sup> of August 2024 and OGVA's Memorandum of Advice was used on the 15<sup>th</sup> of August. This advice outlined a series of issues and suggestions for the project and recommended a design review workshop between DTP, OGVA and the project team.

The workshop occurred on the 22<sup>nd</sup> August, during which the design team presented a series of project updates and further design refinements in response to OGVA's Memorandum.

OGVA's primary suggestions for design refinements to the proposed scheme focused on the following key themes:

- Opportunities to enhance site organisation and movement network
  - Demolition of Building G and development of new Campus Gateway Park
  - Future development and treatment of Building D
- Delivering improved landscape and public realm outcomes
  - Integration of CHTF project with wider VU campus
  - Activating the Ballarat Road frontage
- Improvements to the CHTF building massing and built form
  - Reduced building height
  - Resolution of the 3-block concept of 'spine/body/skin'
  - Design and integration of the pedestrian lift
- Refinements to proposed architectural expression and materiality
  - Reinforce the buildings horizontal expression and proportion
  - Resolution of the 3-block expression
  - Contextually responsive façade schemes
  - Brickwork at lower levels
  - 'Spine' glazing solution
  - Canopy design
- Opportunities to further enhance internal layout and amenity
  - Visibility and openness of eastern fire stair
  - Integration of seating at each building level

Following submission of amended plans addressing the detail above, secondary design refinement suggestions were provided by OVGA via DTP on Tuesday 26<sup>th</sup> November. These comments supported the changes that had been made to the proposal and highlighted the need for further consideration in relation the following minor design aspects:

- Landscaping and canopy trees
- External material application
- Façade detailing
- Internal detailed design

The discussion below outlines the design response to all OVGA design suggestions.

## 6.7.2 Response to OGVA

A detailed response to each individual suggestion raised by OGVA is provided at **Attachment H** and addressed in the DCM design development pack. The primary design refinements included in the application set relate to:

- Campus gateway park – including proposed landscape plan and tree canopy
- Built form and expression
- Building height
- Internal layout and connectivity to public realm

### Campus Gateway Park

The development of the new Campus Gateway is a key component of the final VU CHTF development scheme. Located adjacent to the VU CHTF building forecourt, the new Gateway is intended to be delivered concurrently with the new CHTF building.

The demolition of Building G South and its bridge links is required to facilitate the development of the new Campus Gateway Park. Occupying approximately 2000m<sup>2</sup>, the Campus Gateway Park will provide a generous landscape arrival forecourt to the entire Precinct.

The Campus Gateway Park provides a counterpoint to the built form and mass of the CHTF building. It will provide a break in the built linear frontage along Ballarat Road, and effectively integrates with 3-block architectural form and horizontal expression of the CHTF building. Functioning as a significant and clear campus entry point on Ballarat Road, the design of the new Campus Gateway features extensive diversity of planting, landscaping treatments, terraced seating areas, walkways and other pedestrian scale detailing.

The proposed pedestrian lift is now located within the Campus Gateway Park area as its own element, providing DDA-compliant access to the public realm and linking Level 3 to Level 2. The design team considered altering the materials and design scheme for the lift. However, the lift glazing treatment and height of the overrun has been intentionally designed to promote visibility and ease of access, in line with safety requirements and Crime Prevention through Environmental Design (CPTED) considerations. The glass lift and material expression is also consistent with other lifts in proximity as part of the NFH project and the proposed landscape palette. If the proposed design needs to be further resolved, this can be addressed through permit condition.

The landing on Ballarat Road will have the same pavement material and treatment as the forecourt area of the Campus Gateway, inviting direct pedestrian connection along the CHTF frontage.

The development of the Gateway offers opportunity to further enhance the amenity of the public realm, activate both the Ballarat Road frontage and interface to VU High Street, deliver improved landscaping in consultation with and integrate WSUD principles.

The landscape plan at **Attachment C** recognises the need for the delivery of canopy trees that provide both necessary shade and shelter in the public realm and avoid conflict with built form. Permit conditions can be used to confirm and manage the most appropriate tree size specifications.

### Built form and expression

The built form and expression of the CHTF building has been further developed and coordinated with other design disciplines to provide a more contextually responsive architectural response. The resolved design solution achieves a balance in meeting both aesthetic and functional requirements, within the constraints of budget and internal amenity.

A number of refinements are included in the final scheme, however the primary changes are detailed below.

### 3-block volume composition

The proposed building volume is articulated into 3 linear blocks and the façades follow the 'spine/body/skin' architectural language. The expression of the 'spine' has been refined in the final set. Primarily, the volume has been lifted and curved to accommodate plant and lift overrun and projecting metal blades have been incorporated to the eastern and western facades.

## **Façade design**

A number of refinements have been made to expression and materiality of the 'Spine', 'Body' and 'Skin' facades, to reinforce the three distinct volumes. Notably, each soffit across the 3-blocks now respond to the individual volume it is associated with. The cladding material and colour will be continued so that volumes are read as discrete blocks.

The extension of the central spine to project down past the soffit was considered. Whilst this is a more powerful expression, the current fin extension ensures the functionality and amenity of the interior space of the lobby and café.

The expression of the eastern elevation has been refined, featuring a new glazing system, materials and lantern effect, which provide for a high-quality, contextual response to the public realm with an interface to the new Gateway Park and VU High Street.

The fenestration pattern across the northern and southern facades has also been adjusted and is now multidirectional. This will continue to be resolved as internal layouts are refined. The hieroglyphic pattern has been designed to relate to the NFH, speaking to microscopic language of biological forms which are the basis of health sciences and health studies.

The L-shape plate façade design approach disrupts the conventional perception of the building a stack of regular floors, effectively reducing the perceived scale. The façade design integrates with the traditional campus buildings and the contemporary architecture of the new NFH opposite.

Provisions in certain façade junctions and structural detailing to accommodate future connections will be considered through detailed design in the next phase of the project.

## **Brick piers and brickwork**

Expressive brick piers anchor the CHTF building to the campus landscape across a two-level composition along the Level 2 and Level 3 public realm interfaces. The piers provide finer texture and human scale to the public realm interface. The reading of the 'body' is more prominent in the final scheme, as the brick element has been shifted inwards and the articulation of the brickwork adjusted.

## **Glazing systems**

Extensive glazing has been retained, especially across the upper and lower ground floor building facades across the northern, eastern and southern interface. At ground level, the glass system combines aluminium framing with structurally glazed and double glaze units between the brick piers and horizontals.

The addition of uninterrupted, curved glazed corners across Level 3 provides a sense of fluidity to the ground floor façade. The brick rectilinear column which previously extended across the upper ground level, in the centre of the glazed curved section, has been removed to provide an improved sense of openness and 'floating' effect.

## **Door width and design**

The design of the main entry at Ballarat Road has been revised to incorporate a pass door, and the sliding door now aligns with the lift lobby beyond. The lobby entry is setback to create a weather-protected entry space, alleviating the need for an airlock. The main entry design has been resolved on the basis of technical advice from wind engineers, which identified that the new Footscray Hospital provides necessary wind shielding to the CHTF.

The link between the CHTF and Building D remains as a single, aluminium framed entry door. If the size and width of the functional access between the CHTF and Building D needs to be changed, this can be addressed through permit condition.

## **Building height**

The height of the CHTF building has been reduced by one storey, and the Ballarat Road parapet has been lowered. The plantroom has also been consolidated. The VU CHTF building will now be constructed to a street wall height of 26m and comprise 5 Levels when viewed from the Ballarat Road and 6 Levels to VU High Street.

This has resulted in a more contextual response to the horizontal architectural expression prevalent across the VU campus. Also, the CHTF building now presents a more sensitive building scale to Ballarat Road and the adjacent NFH.



### **Internal layout and connectivity to public realm**

This primarily relates to the relocation of uses at upper and lower ground to enhance the Level 3 arrival, entry experience from Ballarat Road and the interface to VU High Street/Campus Gateway.

The Café is located along the eastern edge of upper ground level (Level 3), a highly recognisable destination that will be activated by pedestrian traffic along Ballarat Road and arrival into the campus. An enclosed balcony defines the Café and the northern side of the building overlooking VU High Street. The Café overlooks the Campus Gateway Park to east.

Community, Kitchen, Dining and Education spaces and Sensory Garden are located on lower ground level (Level 2) opening up to activating the VU High Street frontage.

The revised internal layout and use of extensive glazing along the upper and lower ground floors on Level 2 and Level 3 will provide for improved passive surveillance, connectivity and activation of the public realm frontages to Ballarat Road, VU High Street and the new Gateway park.

## 7.0 Planning Scheme Amendment Assessment

### 7.1 Why is an Amendment Required

Victoria University provides educational facilities, research and development opportunities, arts and culture and other activities of benefit to the local community and Victoria, more broadly. The current signage controls unreasonably limit the ability of Victoria University to erect any meaningful signage to identify the Campus including new the Clinical Health Teaching Facility (CHTF).

Victoria University needs to provide adequate and consistent signage across the Footscray Park Campus, including Campus and building identification, and way finding signage. Accordingly, it is important for the signage controls better reflect the function, nature and context of the Campus which is commensurate with that of an office area. The current Category 4 controls do not provide a suitable signage regime for an internationally renowned tertiary education facility and are more restrictive than those that apply in the residential zones, i.e. Category 3 (High amenity areas).

The Schedule to the Public Use Zone in the Maribyrnong Planning Scheme does not currently amend the sign requirements for the Footscray Park Campus or any other land.

The only land abutting the subject site is public open space included in the Public Park and Recreation Zone. This provides a buffer to the only nearby residential uses located along Hoadley Court. There is a single lot with a direct General Residential Zone interface to the north albeit it is physically separated by the park.

Of relevance, the Incorporated Document relating to the New Footscray Hospital and applied via the Special Controls Overlay enables consideration and approval of signs in excess of the underlying Category 4 controls included in the Public Use Zone.

The most appropriate sign category for the on going function and nature of the Campus is Category 2 Office and industrial.

*The Purpose of Category 2 is to provide for adequate identification signs and signs that are appropriate to office and industrial areas.*

Given the function and nature of the Campus is commensurate with that of an office area as well its context, which includes only very limited direct residential interfaces, aligns with the purpose of Category 2.

The purpose of the Category 2 sign controls better suits the ongoing function, nature and context of the Campus and will appropriately support the types of signs reasonably expected at a tertiary education facility with non-sensitive interfaces.

Category 2 controls are designed for office and industrial areas and have less restrictive requirements on the size and type of signage that is allowed.

Critically, the Category 2 controls will enable a Responsible Authority to consider and approve the permissible sign types, where planning merit can be appropriately demonstrated.

Once implemented Category 2 signage controls will provide for an appropriate and consistent signage outcome for the Footscray Park Campus and CHTF.

The permit application will enable the construction of the CHTF. The CHTF will be the centre of the health and education precinct formed by the Victoria University (VU) and the New Footscray Hospital. The VU CHTF will replace the existing Building C, and function as a new and prominent education facility that aligns with the planned strategic directions for this Precinct. The new campus Gateway, east of the CHTF building, will provide a generous landscape arrival forecourt to the entire Precinct.

The VU CHTF building will be constructed to a street wall height of 26m and comprise 5 Levels when viewed from the Ballarat Road and 6 Levels to VU High Street. A new plant room will also be installed at roof top level. Signage will be located on the upper and lower CHTF building façade within the proposed campus gateway and signage throughout the campus.

## 7.2 Planning Objectives, Environmental, Social and Economic Effects and Bushfire Risk

The amendment implements the objectives of planning in Victoria by providing an opportunity for the consideration of contextually appropriate signage associated with an Education centre in accordance with Section 4(1) of the *Planning and Environment Act 1987*.

The amendment is not expected to have any adverse economic or environmental impacts. Any potential amenity issues like light spill from any illuminated signage proposed at the land, can be assessed and resolved during the Planning Permit process.

The amendment affects land within inner metropolitan Melbourne which is not a bushfire prone area.

## 7.3 Minister's Directions

The amendment is consistent with the *Minister's Direction of the Form and Content of Planning Schemes* under section 7(5) of the Act.

The amendment is consistent with the Minister's Direction 11 – Strategic Assessment of Amendments under section 12(2) of the Act.

The amendment is consistent with the Minister's Direction 9 – Metropolitan Strategy under section 12(2) of the Act. The amendment has been prepared having regard to the Metropolitan Strategy *Plan Melbourne Metropolitan Planning Strategy* (Department of Transport, Planning and Local Infrastructure, 2014). T

The following policy content from *Plan Melbourne* is relevant to the amendment:

- Initiative 4.4.1 Create Health and Education precincts to meet the needs of residents across Melbourne
- Initiative 4.4.2 A co-ordinated approach to the delivery of education, health, recreation and cultural facilities

## 7.4 Planning Policy Framework

The amendment will provide for adequate identification signs that are appropriate for Victoria University's Footscray Park Campus, in accordance with Clauses 15.01-1 (Urban Design), 15.01-5 (Cultural identity and neighbourhood character), 17.02-4 (Innovation and research), 19.02-2 (Education facilities) and 19.02-3 (Cultural facilities) of the State Planning Policy Framework.

The amendment would assist in securing and fostering the well-being of a globally recognised University, located in western Melbourne. The achievement of an appropriate range of signage to enable the adequate identification of the University is a key factor in supporting its long-term sustainability.

## 7.5 Local Planning Policy Framework, and Municipal Strategic Statement

The Local Planning Policy Framework within the Maribyrnong Planning Scheme recognises the importance of state significant education facilities and their contribution to the needs of the local community and Victoria, more broadly. The Amendment proposes to facilitate signage that will assist in the identification of Victoria University's Footscray Park Campus.

The amendment supports the following relevant clauses of the Local Planning Policy Framework by supporting community facilities (Clause 21.10-1) and health facilities (Clause 21.10-2).

## 7.6 Proper use of the Victoria Planning Provisions?

The amendment makes appropriate use of the Victorian Planning Provisions by properly utilising the Schedule to Clause 36.01 Public Use Zone which provides the opportunity to alter the relevant sign category applicable to specific land within the zone.

## **7.7 Transport Integration Act 2010**

The amendment does not impact on the *Transport Integration Act 2010*.

## **7.8 Resource and administrative costs of the responsible authority**

The amendment will allow planning applications for signs to be made. This is consistent with other land within the City of Maribyrnong attracting associated future application fees.

# 8.0 Conclusion

## 8.1 Final Assessment

The development application is consistent with the Maribyrnong Planning Scheme and should be supported as:

- The buildings and works are consistent with the design objectives of the DDO1 to ensure buildings appropriately respond to the character of *Skyline Areas*. The proposal delivers an improved quality of design and extensive upgrades to existing aging education facilities at the VU Footscray Campus.
- It will provide for the delivery of a new, world-class Education centre which embodies design excellence and is designed to accommodate the current evolving needs of VU. The proposal provides a high quality urban design response that is equally in keeping with the existing built form context and enhances the amenity and attractiveness of the VU Campus, Ballarat Road streetscape and broader public realm.
- The new Campus Gateway adjacent to the CHTF forecourt will provide for improved amenity and urban design outcomes at street-level, bringing the campus out to the street by continuing the landscape grain of the campus and enlivening VU High Street through active frontages and activity.
- A Car Parking Demand Assessment has been prepared as part of the Transport Strategy and Impact Assessment (**Attachment D**) to supplement the proposed car parking reduction and provides strategic justification for the use of existing car parking available on the campus and other active modes of transport to accommodate additional demand.
- The provision of bike parking and EoT facilities satisfy both statutory requirements and Green star requirements.
- Addresses relevant PPF policies.
- The proposed signage is consistent with the relevant requirements of Clause 52.05-6 and satisfies the decision guidelines at Clause 52.05-8.
- Aligns with the goals and objectives of relevant strategic documents, including the Footscray Structure Plan, Footscray Business Precinct Opportunities & Directions Paper and Footscray Skyline Study Review.
- The VU CHTF will pursue a 5 Star Green Star Buildings rating to support the project's Sustainability Vision and Strategy, and deliver the project in accordance with VU's sustainability requirements and Clause 21.06-2 of the Maribyrnong Planning Scheme.
- Facilitates the delivery of an Education centre use in an area wholly used by similar land uses, without resulting in unacceptable impacts on amenity of neighbouring landowners.
- The proposed buildings and works respond to the context and characteristics of its local environment, complimenting the scale, design, form and materiality of the surrounding VU campus building and the emerging health and education precinct formed by VU and the NFH.
- The proposal includes landscaped setbacks and other landscaping features to support the amenity of the surrounding area and the attractiveness of the public realm that surrounds the site. The proposal will involve little to no impact to native flora and fauna with limited native vegetation being removed. Also, many new native trees will be planted across the subject site, along with a diversity of native and indigenous shrubs, grasses and groundcovers as shown in the Landscape Concept Plan at **Attachment C**.
- The proposal will deliver a high quality, sustainable and architecturally significant development that optimises design efficiency, promotes circular economy principles and integrates effective stormwater management systems consistent with Clause 53.18. The key ESD features are set out within the Sustainability Report at **Attachment F**.

The Planning Scheme Amendment should be supported as:

- The proposed signage controls better reflect the function, nature and context of the Campus which is commensurate with that of an office area.
- It will enable Victoria University to provide adequate and consistent signage associated with the CHTF building.
- It will enable future applications for appropriate signage across the Footscray Park Campus, including Campus and building identification, and way finding signage.

Accordingly, the proposal is consistent with the relevant provisions of the Maribyrnong Planning Scheme and relevant strategies and should be supported by DFP.



# Appendix A Detailed Planning Policy Context

## 8.2 Planning Policy Framework (PPF)

The Planning Policy Framework (PPF) provides the context in guiding decision makers and facilitating appropriate outcomes in relation to matters of planning. It seeks to ensure that the objectives of planning are fostered through appropriate land use and development policies and practices which integrate relevant environmental, social, and economic factors in the interests of net community benefit and sustainable development. The key provisions of the PPF as relevant to this proposal are:

### Clause 11: Settlement

- Clause 11.01: Victoria
- Clause 11.02: Managing Growth
- Clause 11.03: Planning for Places

Clause 11 aims to promote the sustainable growth and development of Victoria, delivering choice and opportunity through settlement networks. Key strategies of this Clause include providing for growth in population including the development of facilities and services across a regional or sub-regional network.

Another key strategy within Clause 11 is to ensure that opportunities for urban renewal and infill development are capitalised on, as well as ensuring that additional community facilities and services are located in central locations. It seeks to encourage the development of the network of activity centres across the metropolitan area.

### Clause 13: Environmental Risks and Amenity

Clause 13 (Environmental Risks and Amenity) advocates for planning that *should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.*

**Clause 13.07 – 1S: Land use compatibility** – seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. Relevant strategies to this proposal include:

- *Ensure that use or development of land is compatible with adjoining and nearby land uses.*
- *Avoid or otherwise minimise adverse off-site impacts from commercial, industrial, and other uses through land use separation, siting, building design and operational measures.*
- *Protect existing commercial, industrial, and other uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.*

### Clause 15: Built Environment and Heritage

Clause 15 (Built Environment and Heritage) addresses the design of the built environment with a principal objective for planning and design to respond to the local context of an area, including heritage, landscape and character. Clause 15 aims for planning to *promote excellence in the built environment and create places.*

**Clause 15.01-1R: Urban Design - Metropolitan Melbourne** – seeks to *create a distinctive and liveable city with quality design and amenity.* Relevant strategies to this proposal include:

- *Support the creation of well-designed places that are memorable, distinctive and liveable.*
- *Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.*

**Clause 15.01-2S: Building Design** – seeks to *achieve building design outcomes that contribute positively to the local contact and enhance the public realm.* Relevant strategies to this proposal include:

- *Require a comprehensive site analysis as the starting point of the design process.*
- *Ensure the site analysis provides the basis for the consideration of height, scale and massing of new development.*
- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*

- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
- *Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.*
- *Encourage development to retain existing vegetation.*

**Clause 15.01-5S: Neighbourhood character** - seeks to *recognise, support and protect neighbourhood character, cultural identity, and sense of place.* Relevant strategies to this proposal include to:

- *Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.*
- *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:*
  - *Pattern of local urban structure and subdivision.*
  - *Heritage values and built form that reflect community identity.*

### **Clause 17: Economic Development**

Clause 17 (Economic Development) addresses the development of the economy and seeks to *foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.* It includes regional strategies specific to the metropolitan area.

**Clause 17.01-1S – Diversified Economy** - seeks to *strengthen and diversify the economy.* Relevant strategies to this proposal include to:

- *Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.*

**Clause 17.01-1R – Diversified Economy – Metropolitan Melbourne** – seeks to *support the employment and servicing role of Health and Education Precincts by:*

- *Focussing on improving access, particularly public transport access.*
- *Encouraging co-location of facilities to better utilise existing infrastructure.*
- *Supporting and facilitating growth of associated businesses and industries.*
- *Reinforcing their specialised economic functions while also providing opportunities for ancillary retail, commercial, accommodation and supporting services.*

### **Clause 18: Transport**

Clause 18 (Transport) prioritises planning which ensures a *safe, integrated and sustainable transport system.*

**Clause 18.01-1S – Land use and transport integration** – seeks to *facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.* Relevant strategies to this proposal include to:

- *Locate major government and private sector investments in regional cities and centres on major transport corridors to maximise the access and mobility of communities.*

**Clause 18.02-3R – Principal Public Transport Network** – seeks to:

- *Facilitate high-quality public transport access to job-rich areas.*
- *Maximise the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.*

**Clause 18.02-4S – Roads** – seeks to *facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.* Relevant strategies to this proposal relate to protecting and developing the Principal Road Network.

## Clause 19: Infrastructure

Clause 19 (Infrastructure) seeks to facilitate the development and delivery of social and physical infrastructure in a efficient, equitable, accessible and timely manner.

**Clause 19.02-2S – Education Facilities** – seeks to assist the integration of education and early childhood facilities with local and regional communities. Relevant strategies to this proposal include to:

- Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.
- Locate tertiary education facilities within or adjacent to activity centres.
- Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.
- Consider the existing and future transport network and transport connectivity.

**Clause 19.02-2R – Education Precincts** – seeks to ensure education precincts are well serviced by community services.

## Clause 21.03: Council Vision

Clause 21.03 (Council Vision) outlines Maribyrnong's Council Plan and Land Use Vision. The vision for the city of Maribyrnong is a diverse, vibrant, and proud city focused on people-based places, environmentally sustainable practices, and opportunities to enhance community health and wellbeing through education, responsive services and participation in community life.

## Clause 21.04: Settlement

**Clause 21.04-1 – Activity Centre Planning** - outlines the City of Maribyrnong's activity centre network and associated objectives and strategies. Footscray is classified as the *Central Activities District (CAD)*. Relevant objectives to this proposal include to:

- To create an activity centre network with a variety of easily accessible, pleasant and safe places where people can gather, socialise, shop, work, live, be entertained and make use of many kinds of community and leisure services without having to travel far.
- To transform the Footscray CAD, Highpoint PAC and Central West MAC into mixed use retail, commercial, residential and community services centres with a sense of place.

## Clause 21.05: Environment and Landscape Values

**Clause 21.05-2 – Climate Change** - seeks to encourage intensive development within key activity centres and close to public transport, reducing car dependency and encouraging uses that will provide local employment to produce a more sustainable city. Relevant objectives to this proposal include to:

- To ensure that the city is carbon neutral by 2020.

## Clause 21.06: Built Environment and Heritage

**Clause 21.06-1: Urban Design** – seeks to achieve a well-designed urban environment that enhances the image, aesthetics and amenity of the city. Relevant objectives to this proposal include to:

- To support a sense of place and community in activity centres.
- To create activity centres with a high quality public realm.

**Clause 21.06-2: Environmentally Sustainable Design** – seeks to achieve more sustainable design and development outcomes which can reduce greenhouse gas emissions. Relevant objectives to this proposal include to:

- To provide sustainable building design.
- To improve stormwater quality.
- To ensure that water resources are managed in a sustainable manner.

## Clause 21.09: Transport

Clause 21.09 (Transport) seeks to develop a safe, efficient and accessible transport network, which includes to:

- Investigate options to improve the bus interchange in the Footscray CAD.

## Clause 21.10: Community and Development Infrastructure

**Clause 21.10-1: Community facilities** – seeks to *provide facilities which meet the needs of the community*. Relevant strategies to this proposal include to:

- *Encourage the development of regional facilities and services in Footscray Central Activities District (CAD).*
- *Provide new community facilities, where needed, in strategic redevelopment sites and in areas of population growth and development.*
- *Encourage the development of education facilities, including private education facilities, to service the needs of the community.*

## Clause 21.11: Local Areas

**Clause 21.11-1: Footscray Metropolitan Activity Centre** – stipulates that *Footscray Metropolitan Activity Centre (FMAC) is the most regionally significant activity centre of Melbourne's west*. The subject site is located within Precinct 3 (Victoria University) of the framework plan for FMAC according to eight precincts. Relevant objectives to this proposal include to:

- *To support/generate local opportunities for employment and business through new development.*
- *To ensure new development is of high quality design, environmentally sustainable and has regard for the existing built form context.*
- *To facilitate a sustainable, safe and efficient movement network that promotes sustainable modes of travel.*