ORMOND COLLEGE
FIRE PUMP HOUSE UPGRADE
HERITAGE IMPACT STATEMENT

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PROJECT DETAILS

Heritage Impact Statement for:	Ormond College - Fire Pump House Upgrade 29-55 College Crescent, Parkville, Melbourne 3052
This Heritage Impact Statement forms part of a permit application for:	Proposed replacement of the existing fire pump house located within the property. The scope of work generally includes; • Demolition of the existing structure (timber clad corrogated hip roofed outbuilding). • Construction of a new pump house structure (timber clad corrogated hip roofed outbuilding). • Removal of the existing electric fire pump (currently located inside the outbuilding) • Installation of a new twin diesel fire pump (to be located inside the out building) to allow the college to improve its fire services and meet current standards. • Connection of new equipment to existing in ground services.
Date:	29th September, 2025
Victorian Heritage Register No.	HO728 Registered May 3rd, 1989
Address and Location Description	Ormond College - Main Building 29-55 College Crescent, Parkville, Melbourne 3052
Name of owner:	Ormond College, University of Melbourne
Prepared by:	Mitsuori Architects
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EXISTING CONDITIONS

Existing condition of the registered place

Ormond College is a notable landmark for the University of Melbourne and architecturally significant as a collection of collegiate buildings of exceptional quality designed by the most eminent Victorian architects of the nineteenth and twentieth centuries.

The main building was built in a series of stages. In October 1879 for the construction of the main building from wing and tower to the design of the architects Reed and Barnes. Extensions to the original design followed. The south west wing was built in 1885 and the Victoria wing in 1888-9.

A master's lodge (now named Allen House) located near the main entrance was designed by Reed, Smart and Tappin in 1892. The existing fire pump house is located between the front boundary and this building. We do not know the date of construction of the existing fire pump house but do know it was not one of the original buildings on this site. The existing pump house is a painted (cream) timber clad structure with hipped corrogated metal roof (green). It is currently visible from the street frontage and partially concealed by vegetation.

Current use of the registered place

The current uses accomodated within this building are;

- Student accomodation
- Offices
- Communal Areas

Ormond College - Main building is a highly utilised central building within the Ormond College Campus. It houses staff offices, main communal areas and 157 bedrooms.

THE PROPOSAL

Description of the proposal

The proposal has been driven by the need to upgrade the fire pump from a single pump to dual pump (for redundancy) as the college works towards improving its services infrastructure to meet current standards and prepare it for future work. This pump services the entire campus and is required to for fire protection of all existing buildings and occupants on site.

The scope of work includes;

- Demolition of the existing pump house.
- Construction of a new pump house to accomodate 2 no. diesel pumps and the required maintenance ccess requirements.
- Potential upgrade to the existing booster cabinet (pending confirmation of authority requirements). The existing booster cabinet located adjacent to the main driveway is proposed to be upgraded to meet authority requirements resulting in a larger cabinet size.
- Potential upgrade to the water meter (pending confirmation of authority requirements). The existing water meter may need to be upgraded to meet authority requirements. A new water meter is proposed on the submitted drawings.
- Connection of the new pump will be to existing in ground services (not visible).

The proposed pump house is larger than the existing pump house due to the larger size of equipment and maintenance access requirements needing to be acheived.

The cultural heritage significance of the place or object, including setting and any archaeological values or potential (relates to s.73(1)(a) of the Heritage Act)

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The view of Ormond's heritage buildings from the street is of high importance.

What physical and/or visual impacts will result from the proposed works? i.e. what will be the affect on the cultural heritage significance of the place (relates to s.73(1)(a) of the Heritage Act)
The proposed works include replacement of the existing pump house (timber clad structure with hipped corrogated metal roof) with a similar timber clad structure and roof. This structure is proposed to be larger than the original outbuilding to accomodate new equipment and allow compliant access around this for maintenance. The outbuilding is proposed to be located between two existing trees and positioned outside their structural root zones to minimise physical impact to either specimen. Both the existing and proposed outbuildings are visible from the street. We proposed that the new building be clad in materials similar in type and color to the existing with additional vegetation planted to further conceal it from the street view. The outbuilding has been positioned to be discreet when viewed from the inside the main driveway so as to not obstruct the view of Allen House from this manjor access route. This is an important internal view line which we aim to maintain.
Is the registered place or object in a World Heritage Environs Area? If yes, how does the proposal affect the world heritage values of the listed place or any relevant Approved World Heritage Strategy Plan? (relates to s.73(1)(ab) of the Heritage Act)?
No - this site is not in a World Heritage Environs Area
If there are detrimental impacts on the cultural heritage significance of the place or object, provide reasons why the proposal should be permitted (relates to s.73(1)(b), (e) and (f) and s.73(1A) of the Heritage Act)
The proposed works are requried to enable the college to upgrade its fire services provision to meet current requirements and also to ensure that these services are adequate to serve future works on the site. The proposed fire pump outbuilding is required to be slightly larger than the existing however the use of sympathetic materials and color palette along with additional screen planting will minimise visual impact from the street and maintain the integrity of viewlines in and around the site.
If there are detrimental impacts on the cultural heritage significance of the place or object, detail alternative proposals that were considered and reasons why these were dismissed (relates to s.73(1)(b), (e) and (f) and s.73(1A) of the Heritage Act)
An alternative proposal to use a proprietary pump enclosure was considered. We believe this type of pump enclosure is not sympathetic to the heritage building stock or the landscape environs of this site. A proprietary pump enclosure would also be visible from above (first floor of Allen House) and this is not prefereable as it is not a contextually sympathetic landscape element and would be considered unsightly. Overall, ourselves and the college leadership have a strong preference for an outbuilding that is akin to the existing and sympathetic with the surrounding environment.

What measures are being proposed to avoid, limit or manage the detrimental impacts?
The proposed building form, materials and finishes are similar to the existing outbuilding it is proposed to replace. The building footprint and height is to be kept as low as possible and additional screen planting is proposed to minimise the view of the building from the street.
Has the proposal been influenced by, or does it address any Local Planning Scheme or Building Act 1993 requirements? (relates to s.73(1)(f) and s.73(1A) of the Heritage Act)
Not applicable.
Conclusion
This project is proposed to be undertaken by Ormond College to improve the function and reliability of its fire service across the site. The change from a single electric pump to a twin diesel pump will provide greater robustness and redundancy of the fire sprinkler systems. This service is essential to preserving the safety and integrity of its buildings and occupants. The proposed upgrade will meet current standards of compliance and enable future fire services provision for works to buildings on the site. The proposed pump house is in a very similar location to the existing. It is neccessarily larger as it needs to house more equipment however visual impact to both the street and from the interior of the site is mitigated through the design of the building form, selection of materials/ finishes and the addition of screen planting to partially conceal the structure. The proposed siting of the building and associated footings has taken into consideration the adjacent trees. Consequently the building footprint is situated outside the structural root zone of these trees to minimise impact on tree health and stability. Overall, the proposal involves a change to improve the site's essential fire services and its associated outbuilding. We are aiming to introduce minimal change to the appearance and streetscape along the site frontage with very careful consideration given to siting, building form and minor additions to soft landscape.

ATTACHMENTS (List of supporting documents)

Document No.	Document Title
A100	Existing & Demolition Site Plan
A102	Proposed Location Site Plan
A300	Proposed Plan
A301	Proposed Roof Plan
A500	Proposed Elevations
A600	Proposed Section (Structure)
A1000	Streetscape View

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