

Jacksons Hill Master Plan

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partners in planning and infrastructure coordination



About the project – why are we here?

- VU occupied the site from 1994 to 2011.
- The campus was closed following a decision to consolidate the University's offerings to St Albans and Footscray.
- Long term vision needed for the site
- August 2016 - Minister for Planning directed VPA to prepare a master plan
- What is the Minister's direction to the VPA?

Project

here?



The Hon Richard Wynne MP
Minister for Planning

8 Nicholson Street
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Mr Peter Seamer
Chief Executive Officer
Metropolitan Planning Authority
Level 25, 35 Collins Street



Ref: ADQ001171
ADQ001171

“Hume City Council, Victoria University and Heritage Victoria are consulted in the preparation of the master plan.”

Given the current work underway in the Metropolitan Planning Authority to prepare precinct structure plans for Sunbury East and Sunbury South, it is well placed to work with Hume City Council and Victoria University and consider options for this area.

Under s46AU of the Planning and Environment Act 1987 (the Act), I direct you to develop a master plan for the former Victoria University Caloola campus (the site), subject to the following conditions:

- Hume City Council, Victoria University and Heritage Victoria are consulted in the preparation of the master plan.
- The surrounding community are adequately consulted throughout the process.
- Any relevant state Ministers, public authorities or agencies are provided with a copy of the master plan for comment.

At the same time, in accordance with Section 9 of the Act, I authorise the Metropolitan Planning Authority as planning authority for the site in order to implement the master plan. It is likely that an amendment to the Hume Planning Scheme will be required after the plan is developed.

I look forward to receiving updates on the master plan as it develops.

Yours sincerely

HON RICHARD WYNNE MP
Minister for Planning

17/8/15



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concerned that its significant heritage buildings are deteriorating. There is an opportunity for the government to explore better outcomes for the site that benefit Sunbury's growing population.

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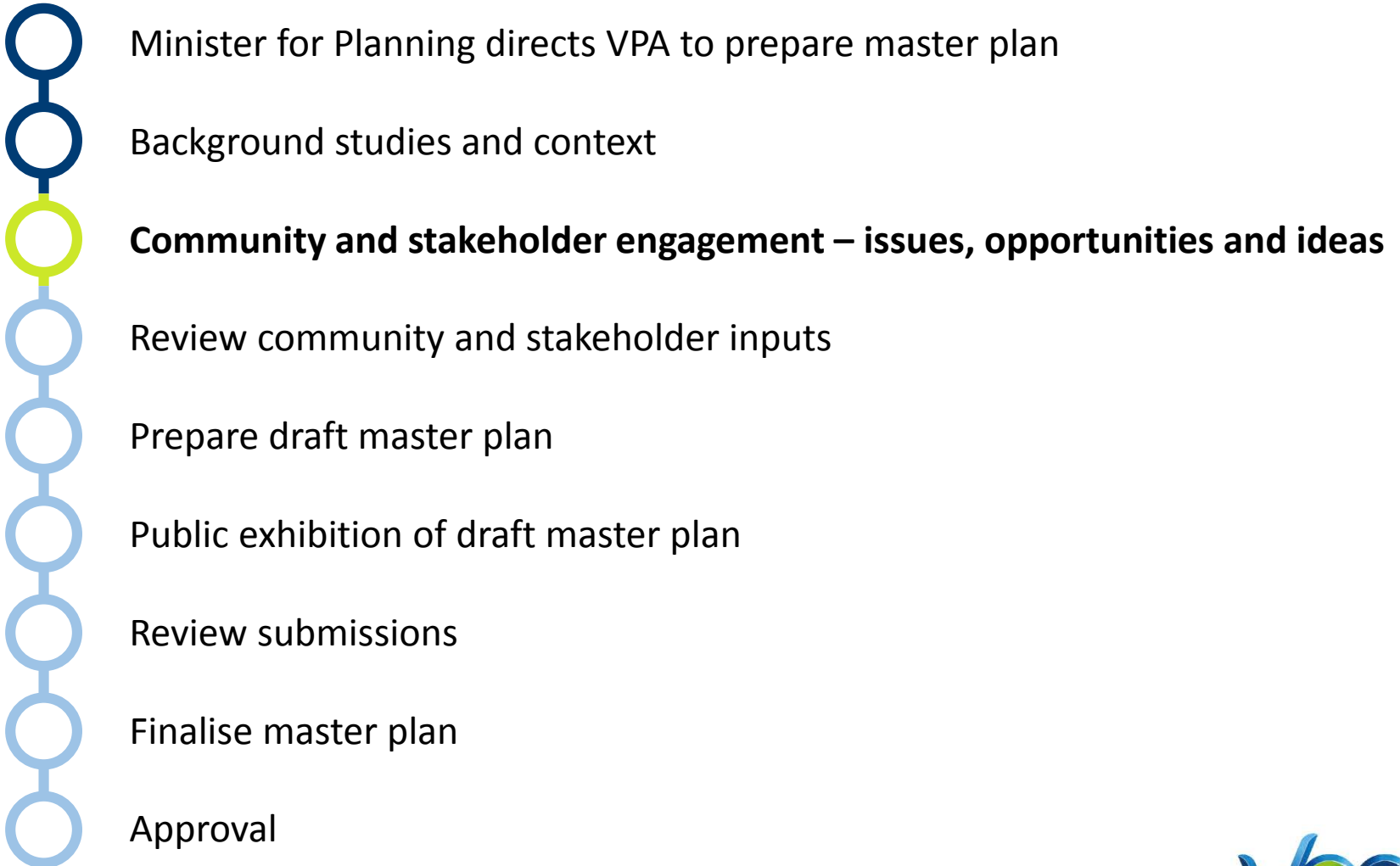
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What has happened since August?

- Sunbury South and Lancefield Road PSP exhibition
- Background studies
 - Heritage and adaptive reuse
 - Site analysis
- Stakeholder meetings
- Cross-government liaison

Project timeline



What a future master plan can deliver

- **Vision and strategies** to guide **use and development** of the site
- If **approved** by Minister for Planning, may **inform an amendment** to the **Hume Planning Scheme**
- **Land use and development controls** to guide future planning permit applications
- **Requirements for any future owner/developer** unless varied through another planning scheme amendment and associated processes (requiring Ministerial approval)

What a future master plan will not deliver

- Particular **ownership, leasing or site management** structures
- **Funding** for projects
- **Detailed plans** for each building or area of public realm
- Outcomes for a **particular owner or developer**

A rich history

- **+40,000 years BP – Aboriginal owners**
 - at the time of European contact site was within traditional lands of the *Woi wurrung* language group
- **1865 – Sunbury Industrial School**
- **1879 – redeveloped as an asylum** (psychiatric hospital)
- 1892 to 1912 – substantial development and expansion
- 1962 – development of training centre for the intellectually disabled

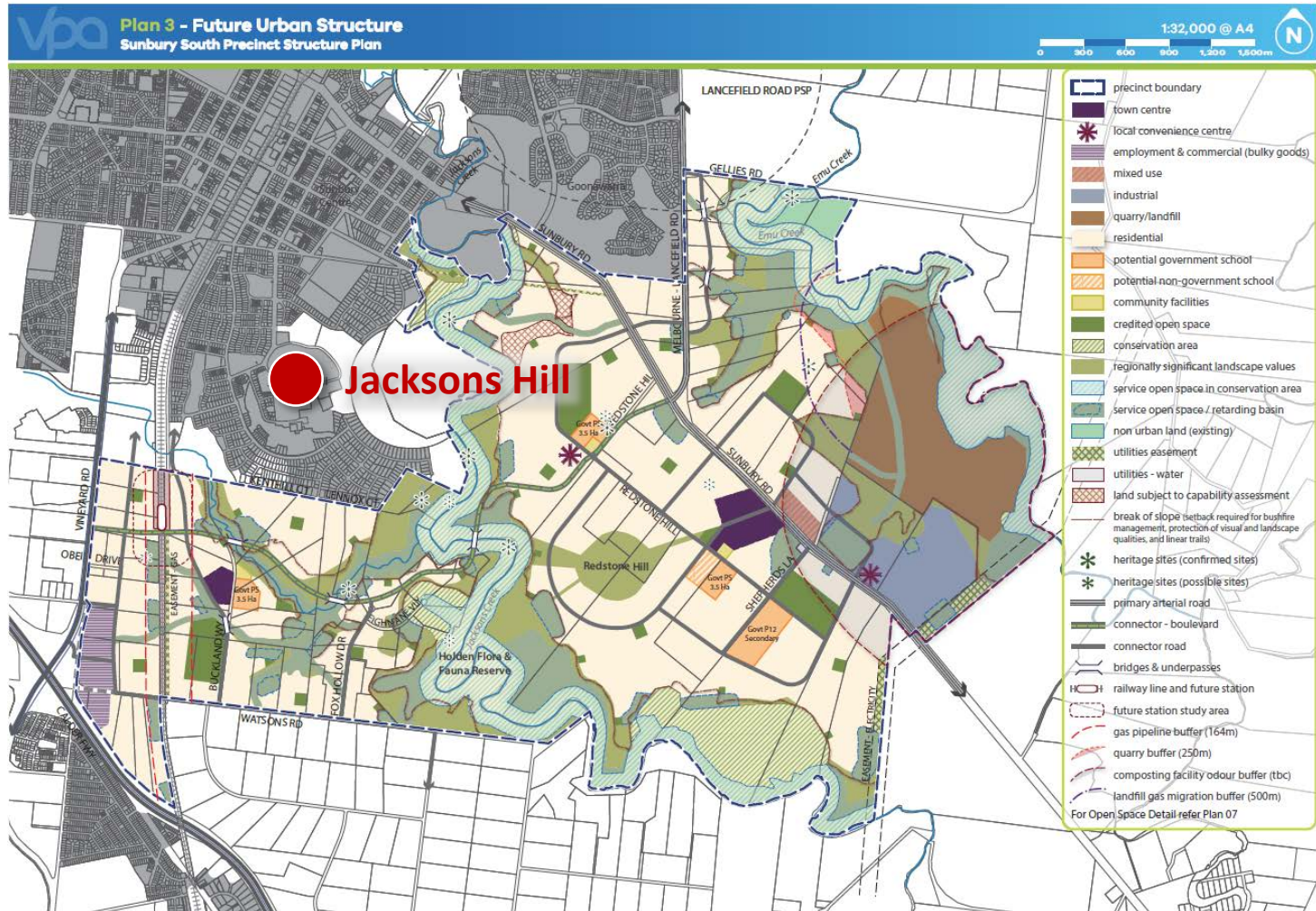
A rich history

- **1968 – psychiatric hospital closed**
- 1985 – site re-named to Caloola Training Centre
- **1992 – training centre closed**
- 1994 – Announcement of Victoria University (VU) campus on the site
- **1995 – VU campus opened**
- **2009 – VU courses end**
- 2010 – Hume Anglican Grammar School occupied site for a year
- **2011 – VU decommissioned site**
- **Today – Some buildings leased to community groups and businesses**

Context - Regional



Context – Future Growth

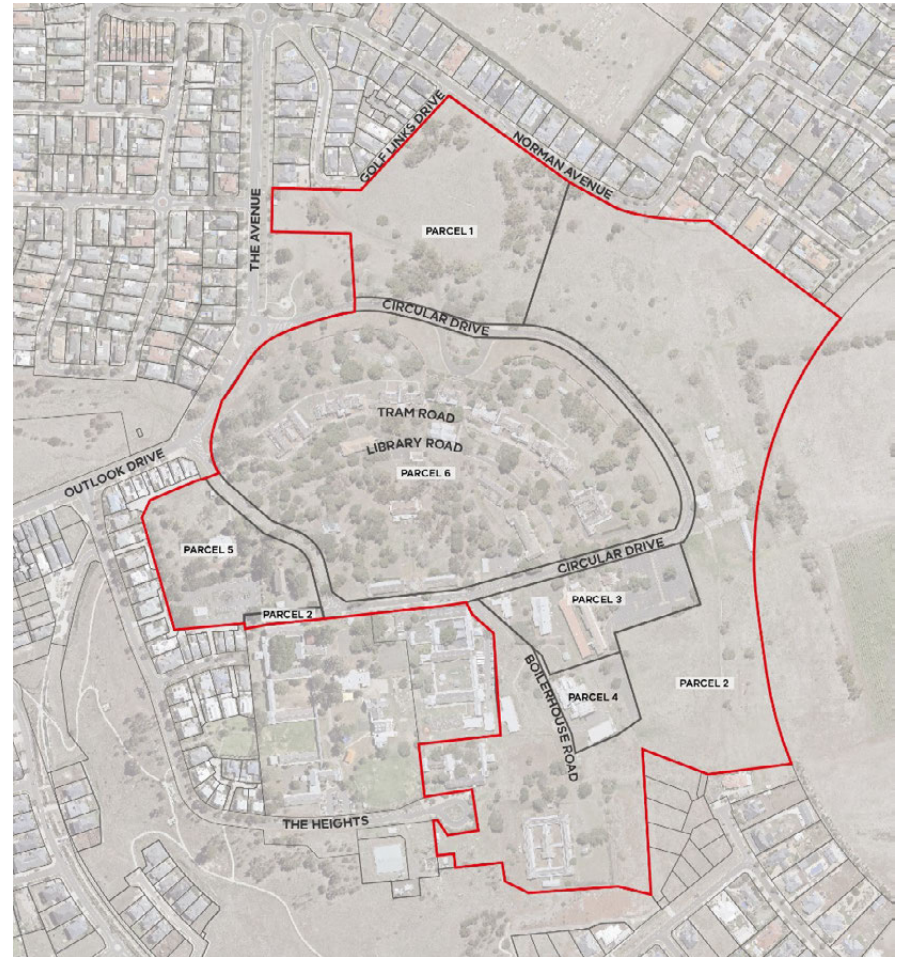


The site today



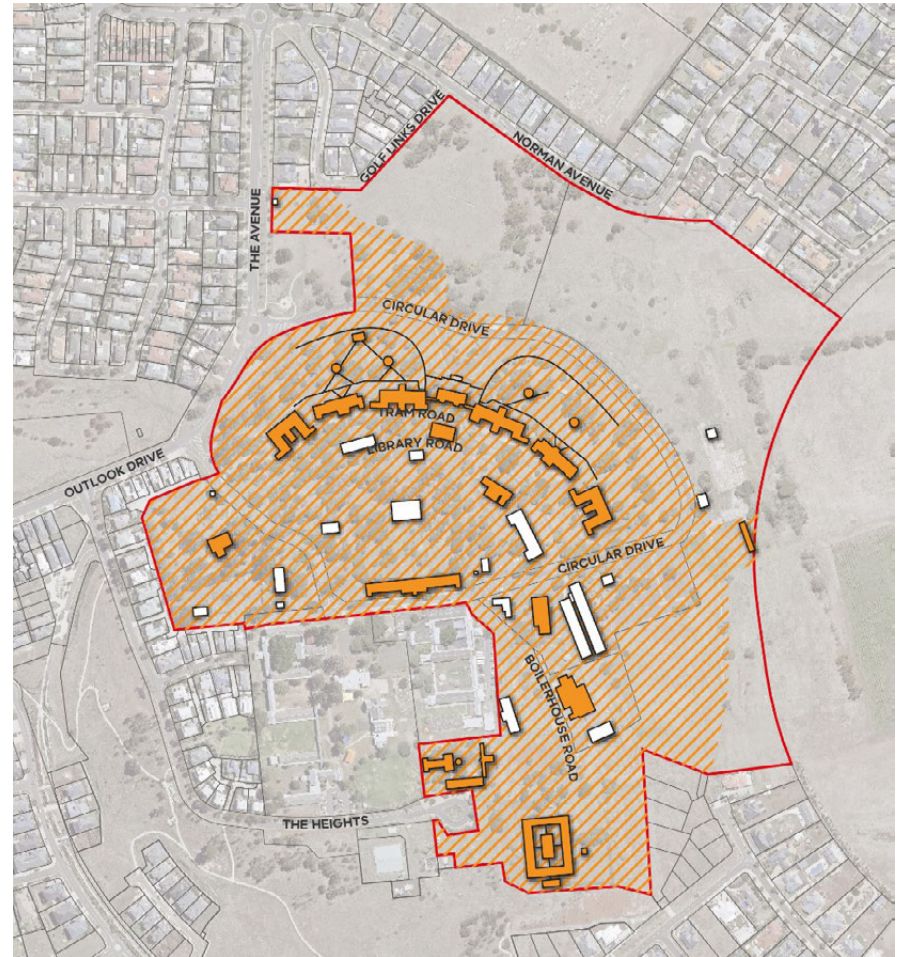
Site ownership

- Site comprises six titles
- All parcels are currently owned by Victoria University
- Minister for Higher Education approval required as part of any sale process

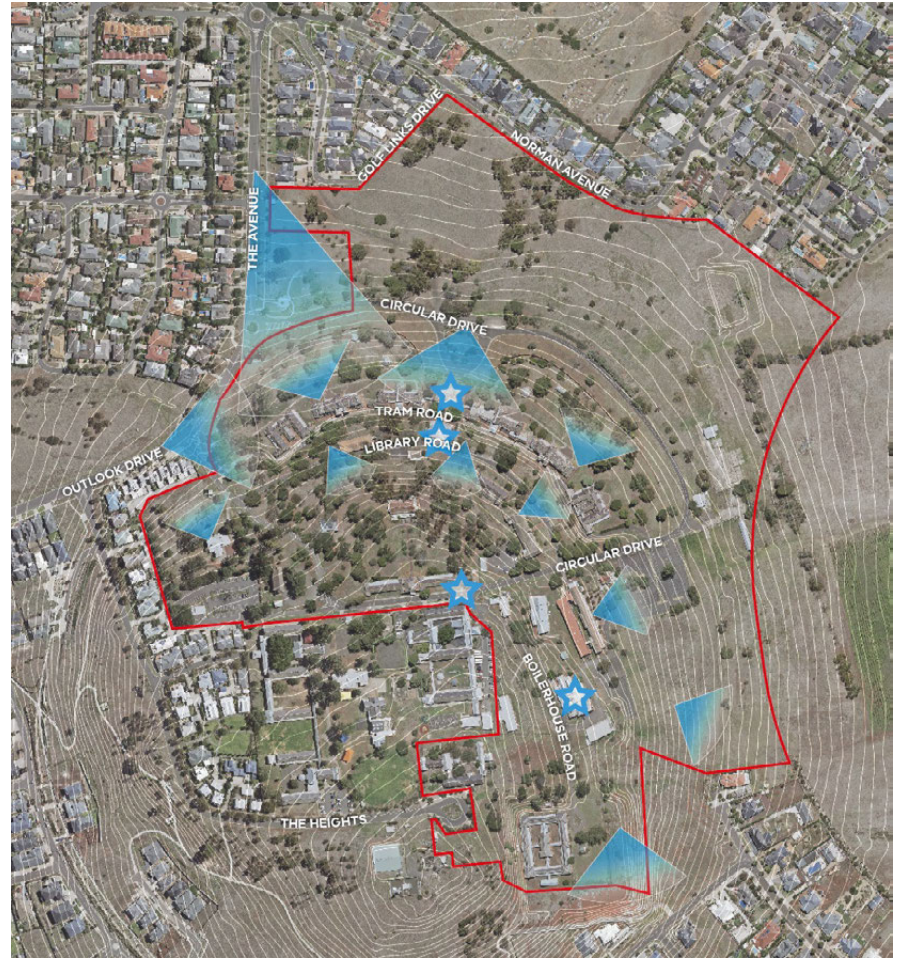


Heritage

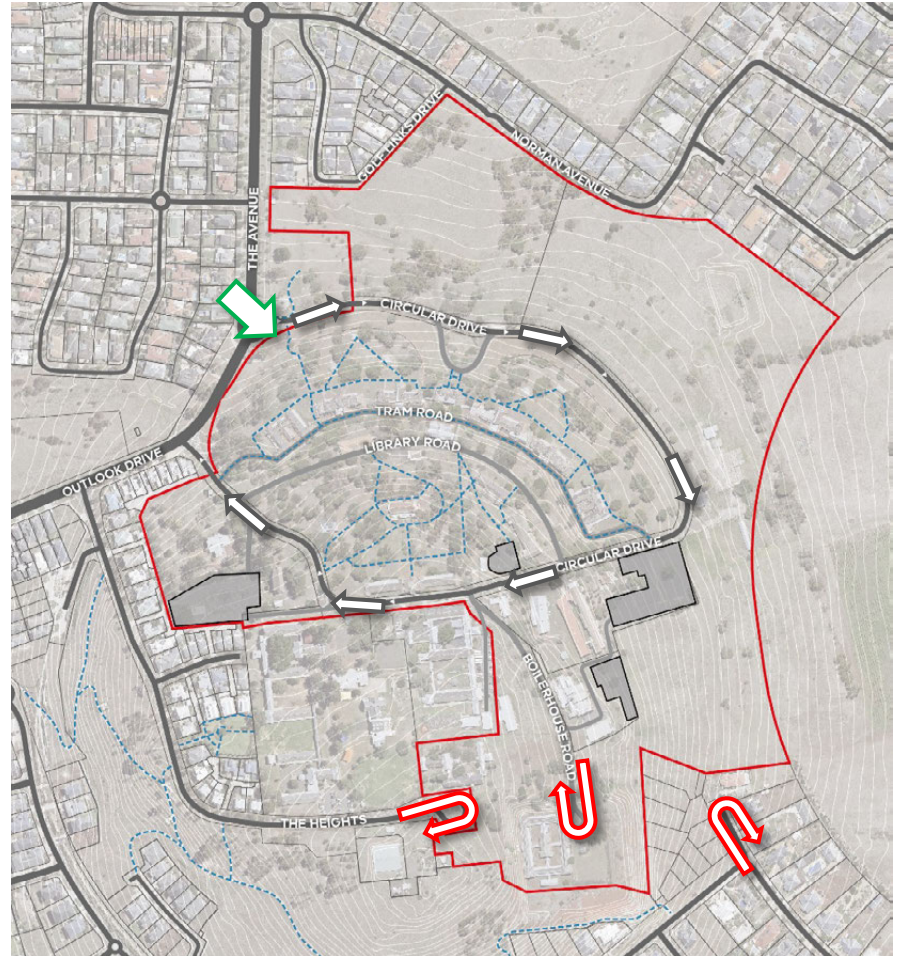
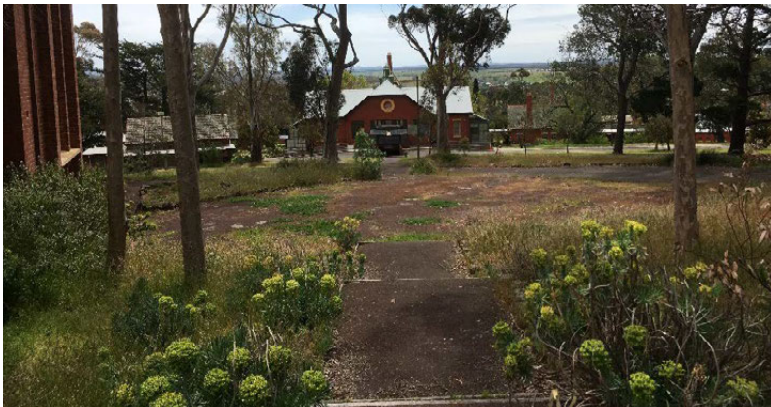
- 25 buildings on Victorian Heritage Register
- Some surrounding landscape areas including plantings also protected
- Heritage Overlay in Hume Planning Scheme applies



Views, landmarks and topography



Access and movement



Key stakeholders

- Government and Agencies:
 - Hume City Council
 - Victoria University
 - Heritage Victoria
 - Department of Education
- On-site stakeholders:

Sunbury Primary School



Sunbury and Macedon Ranges Specialist School



An aerial photograph of Sunbury, Victoria, showing a mix of residential, commercial, and industrial areas. A specific area in the center-right is highlighted with a white outline, containing several large industrial or commercial buildings. A vertical white line points from the text above to this highlighted area. The background shows a vast landscape with fields, trees, and distant hills under a clear blue sky.

Sunbury Community Arts Network,
Radio 3NRG, Goonawarra Winery,
Sunbury Heritage and Historical Society

Sunbury Wood Turners Group



Key stakeholders

- Community stakeholders:
 - Sunbury community
 - Nearby residents and businesses
 - Sunbury Community Health
 - Wurundjeri Tribe Land Compensation and Cultural Heritage Council
 - Sunbury Residents Association
 - Sunbury Community Progress Association
 - Sunbury Business Association
 - Sunbury Asylum Alliance

What we have learned so far

- Retaining heritage protection is paramount
- Adaptive reuse of buildings will be required
- An important place for the community
 - Stories and connections
 - Open space
 - Education, arts and community uses



A vision based on a thriving sense of community

What activities could take place?

The range of activities that could happen in the buildings in the precinct are:

Arts/Gallery

- renovated existing arts spaces including sculpture, pottery, painting
- new arts spaces (e.g. digital arts)
- presentation spaces
- exhibitions

Business/Tourism

- small business incubators
- café and/or restaurant
- cultural centre
- micro-brewery/winery
- small retail outlet showcasing locally produced works
- information hub

Events

- music festival
- cultural festivals of food, arts, music, farmers markets
- indoor/outdoor community events
- promotion of health through programming

Theatre/Performing Arts

- rehearsal/development space
- performance space
- space for dance classes

Community

- meeting spaces
- informal training spaces
- multi-purpose spaces/flexible over time
- civic function
- consultants spaces (visiting services)
- location for radio station
- location for heritage and historical records and displays
- location for wood work
- youth activities including music production

Public Realm

- community garden
- cycling and walking destination



The approach to developing the site involves restoration works and enhancements to existing buildings

What is the approach for redevelopment?

The recommended approach to developing the site involves restoration works and enhancements to existing buildings, increasing their versatility and ease of use for a wide array of groups and individuals. These recommendations are based on a demand assessment, feasibility assessment, and are based on a mix of community, commercial, and tourism uses.

Firstly, there are maintenance and access issues that would need to be addressed. Over time expansion of buildings and changes are proposed to allow for increased dance and performing arts, incubator spaces for small business start-ups and artist uses, and food and beverage offerings to support the proposed tourism and commercial component of the precinct.

HOW COULD THE FOUR BUILDINGS BE USED?

BUILDING 18	• Tourism and community • Precinct information and interpretive centre	• Office space/storage • Community meeting & dance space
BUILDING 19	• Community and small business • Radio station • Music production and recording • Community offices	• Flexible meeting rooms • Business incubators • Arts studios
BUILDING 20	• Arts and performance • Event space/performance arts foyer • Theatre performing arts • Drawing studios	• Sculpture/ceramic studios • Painting studios • Gallery • Café/restaurant
BUILDING 21	• Business incubators • Artists studios • Performance and rehearsal spaces for dance and theatre	• Woodworking/general workshop • Craft brewery/wine bar

What we have learned so far

- Retaining heritage protection is paramount
- Adaptive reuse of buildings is required
- An important place for the community
 - Stories and connections
 - Open space
 - Education, arts and community uses
- Issues with awareness and access
- Range of views:
future use / development / ownership / management

Master plan principles

1. Protect and celebrate the **heritage values** of the site
2. Strengthen the **education, community and arts** offering
3. Support a **mix of complementary uses** to build a vibrant place
4. Improve **access to the site** and surrounding areas
5. Require **high quality design** of buildings and public realm



vpa
Victorian Planning Authority