

Jacksons Hill Master Plan

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partners in planning and infrastructure coordination





Jacksons Hill Heritage & Adaptive Re-use Study

**Clarke
Hopkins
Clarke**

Site History

1865-1879

Sunbury Industrial School

1879-1968

Lunatic Asylum / Psychiatric Hospital

1892-1912

Substantially Enlarged

1962-1992

Training Centre for the Intellectually Disabled

1994-2011

Victoria University

1999-CURRENT

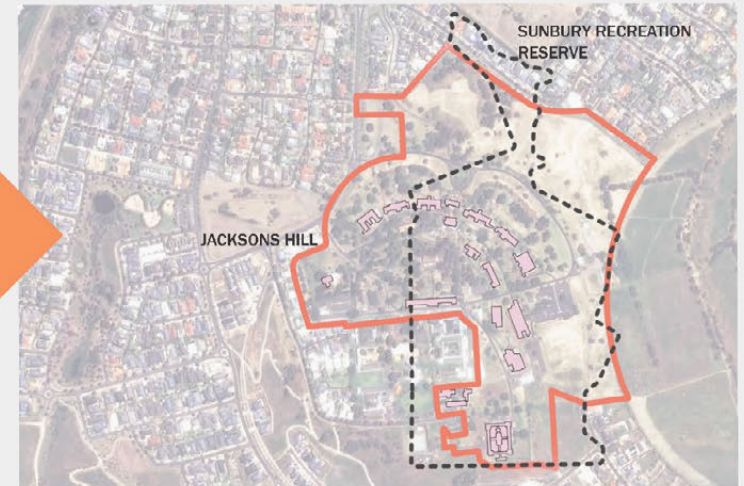
Education and Community



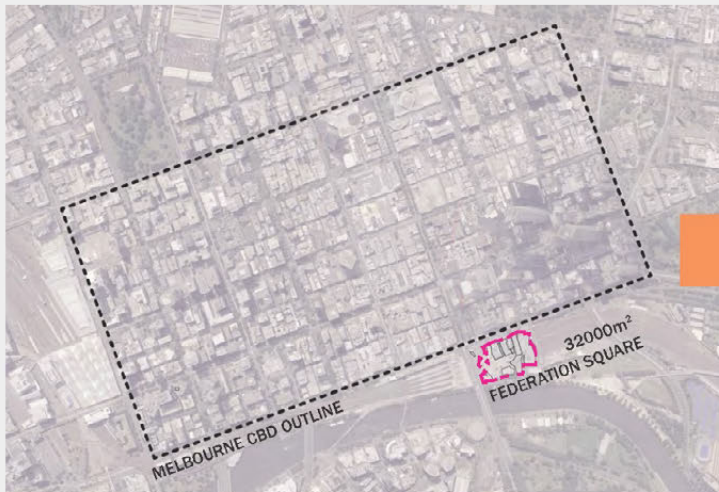
How Big is the Site?



compared to

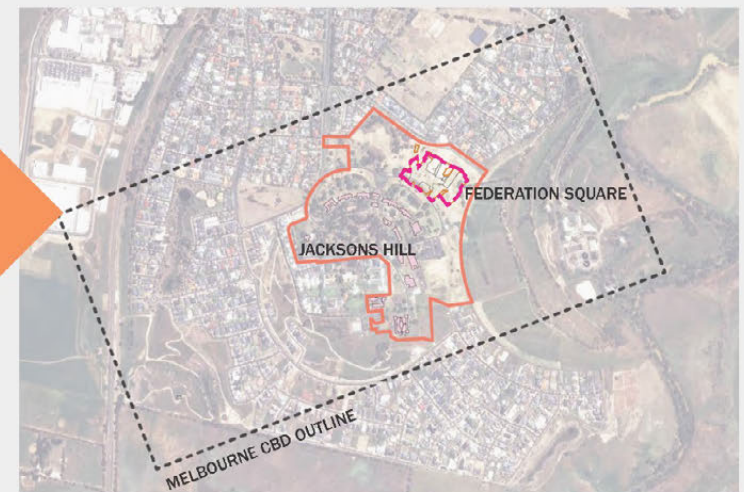


Jacksons Hill - 32 hectares



The Hoddle Grid - 128ha; Federation Square

compared to



Jacksons Hill - 32 hectares

Building Use & Condition

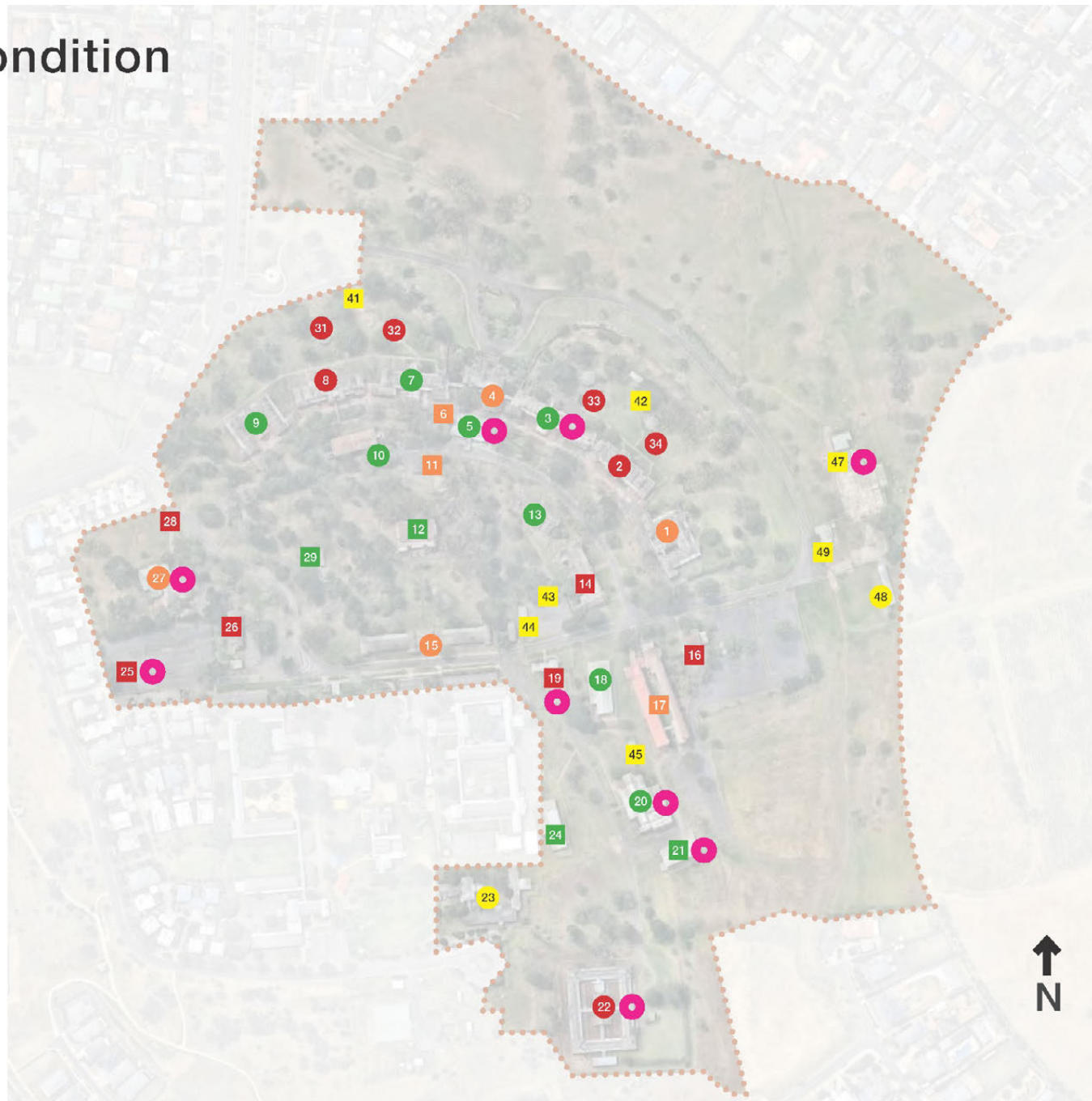
Key

Heritage listed Buildings

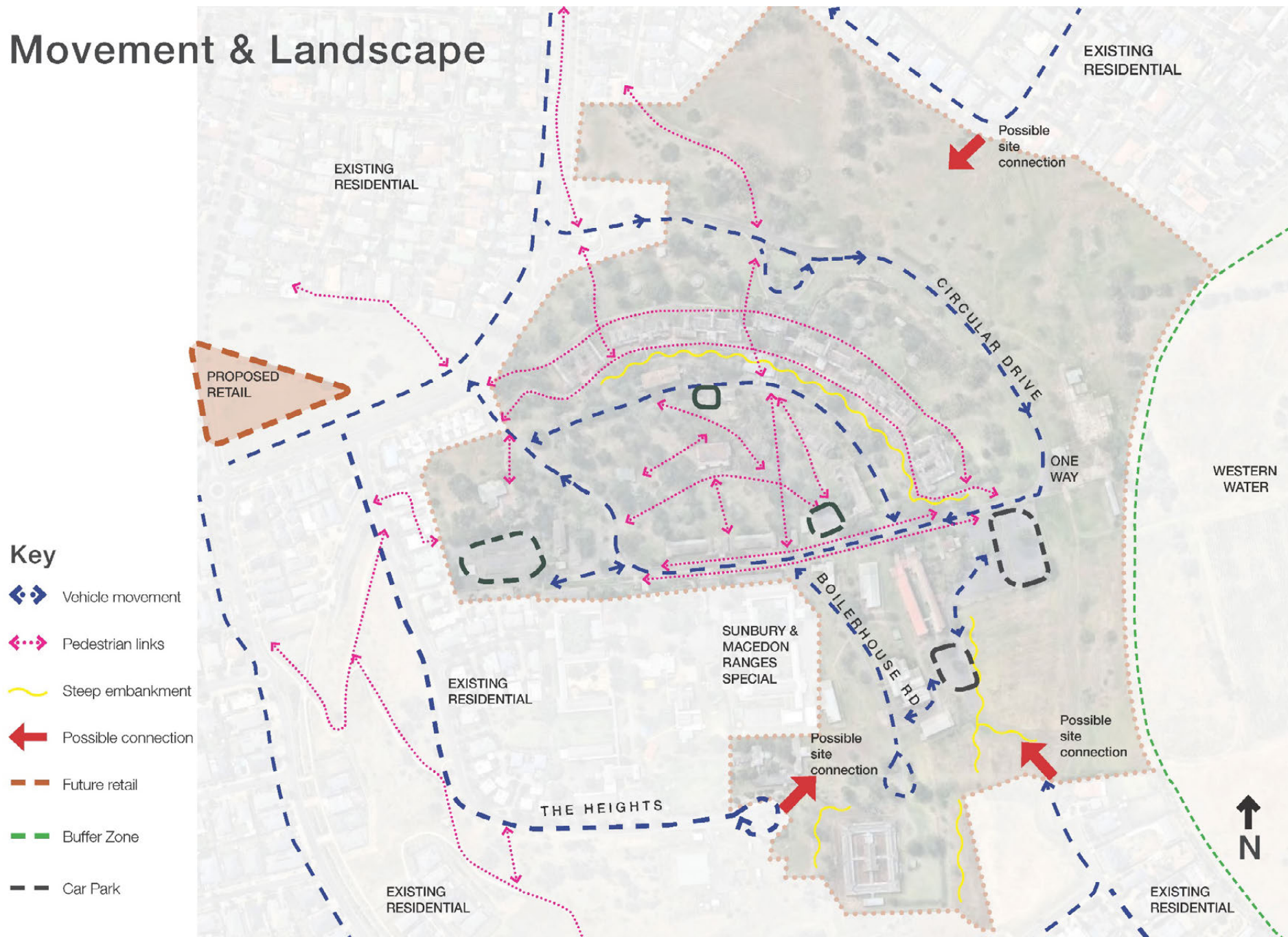
- Flexible floor plan
- Moderately flexible floor plan
- Unflexible floor plan
- Condition / floor plan unknown

Buildings not heritage listed

- Flexible floor plan
- Moderately flexible floor plan
- Unflexible floor plan
- Condition / floor plan unknown
- Building currently occupied



Movement & Landscape



What's the Future of Jacksons Hill?

...a mix of activities for everyone aged 8 to 80



What Would Your Jacksons Hill Include?



Recreation

- Tourism / visitor centre
- Markets / History tours
- Sports centre
- YMCA centre
- School / Boot camp
- Childrens maze / Play centre
- Childrens farm



Commercial

- Conference / Events space
- Business incubator
- Co-work / Offices
- Brewery / Cellar Door
- Nursery / Food Gardens
- Hotel / Serviced apartments
- Learn to Swim Centre
- Bed and Breakfast



Education

- Childcare
- University / Technology School
- TAFE / Kangan Institute
- Commercial training centre
- High school / Year 9 campus
- Existing 'school' expansion



Transport

- Bicycle Hub / Hire
- Bus facilities
- Improved street / parking network



Convenience & Specialty

- Cafe
- Restaurant
- Convenience
- Craft / art stores
- Local 'main' street



Accommodation

- Retirement living
- Eco village
- Student / Disability housing
- Affordable housing
- Home offices
- Apartments
- Townhouses



Health & Wellbeing

- Medical centre / Private hospital
- Maternal Child Health
- Physical rehabilitation centre
- Wellbeing centre / Personal training
- Yoga studio
- Day Spa



Public Realm

- Cultral / Art / Indigenous trails
- Outdoor cinema
- Amphitheatre
- Village square



Community

- Library
- Community / arts hub
- Community church
- Neighbourhood house
- Mens shed
- Community / food gardens
- Performance / theatre
- Gallery / studio / exhibition spaces
- Indigenous centre

What is Adaptive Re-use?

“*Adaptive re-use refers to the process of reusing an old site or building for a purpose other than which it was built or designed for.*

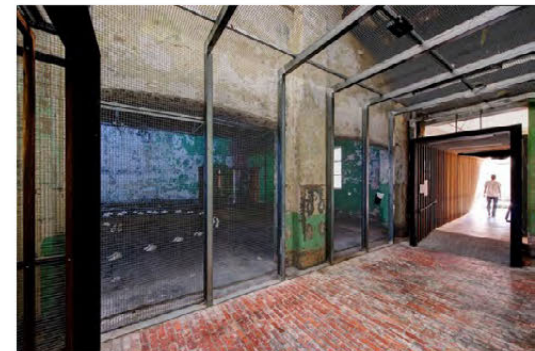
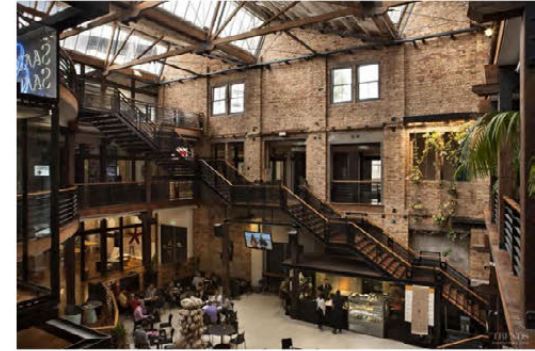
Regarded as a compromise between historic preservation and demolition, re-use is a key factor in land conservation. Through adaptive re-use old, unoccupied buildings can become suitable for many different types of uses.”

Advantages

- Encourages a diverse range of uses
- Promotes innovative design outcomes
- Adaptive uses prevent further deterioration
- Preservation of cultural and historic significance
- Contributes to the environmentally sustainable development of future sites
- Retains the amenity and identity of communities and spaces

Disadvantages

- Restrictions and inflexibility of spaces
- High costs of adapting existing buildings
- Non-compliance with current building codes
- Poor light and ventilation



How can we Work with the Existing Heritage?

Existing Building Typologies & Potential Uses



Building typology

Open plan configuration with adjoining spaces

Similar buildings

#3; #5; #7; #10; #11; #13; #18

Building #3 example

Typical floorplan description

- Characterised by their large open spaces, with various adjoining rooms in the same building.
- They lend themselves to a range of highly flexible uses and building transformations as a result of their clean internal structure.



How can we Work with the Existing Heritage?

Existing Building Typologies & Potential Uses



Building typology

Irregular configuration with a variety of room sizes

Similar buildings

#1, #9, #20, #21, #22, #25, #27

Building #1 example

Typical floorplan description

- These buildings offer a variety of spatial qualities and volumes with an irregular pattern. Each building is of a different size, configuration and structural design.
- Their spatial variety presents good opportunities to co-locate a diversity of uses within the same building.
- However their spatial irregularity and various construction features create challenges in adapting the building.



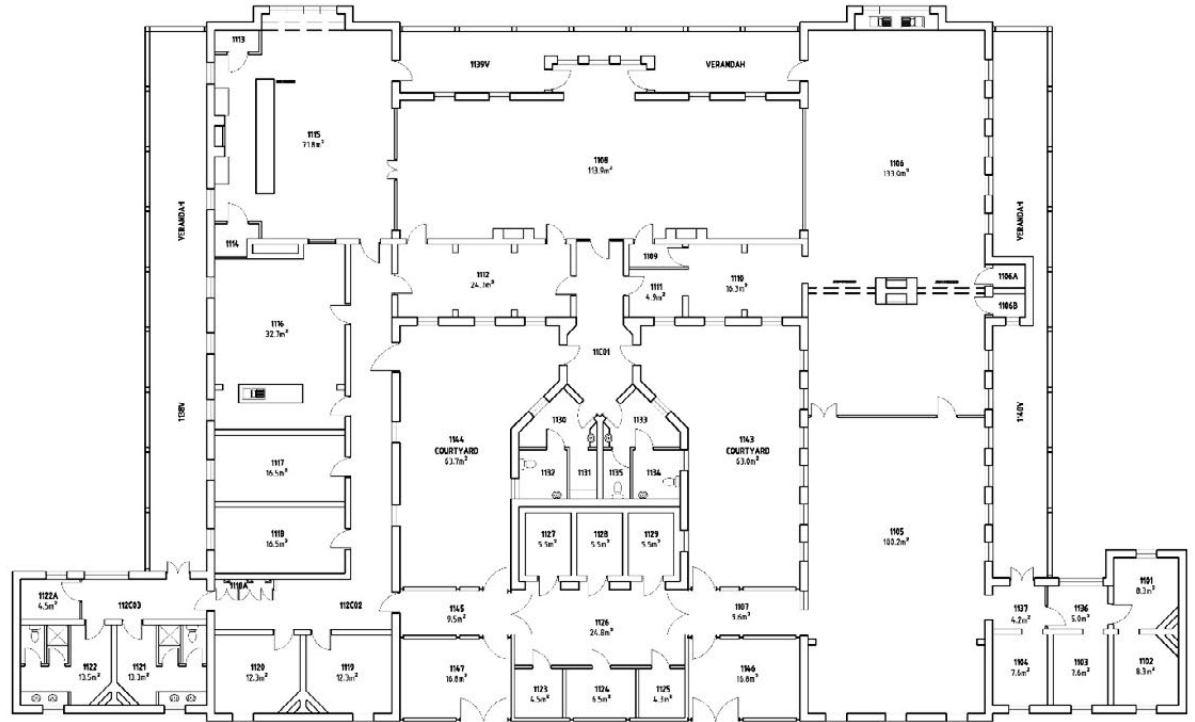
How can we Work with the Existing Heritage?

Existing Building Typologies & Potential Uses

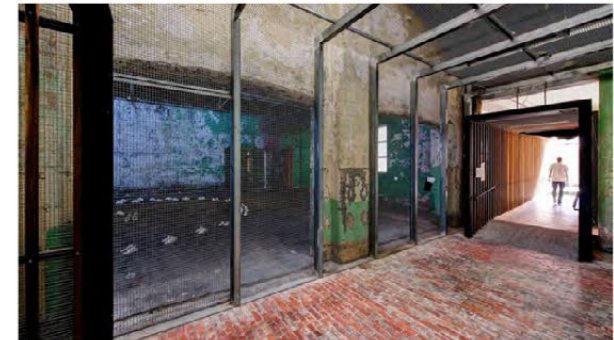
Suitable adaptive use

- Co-work / Offices
- Craft / art stores
- Markets
- University / Technology School
- TAFE / Kangan Institute
- Commercial training centre
- High school / Year 9 campus
- Existing 'school' expansion

Ground Floor



Possible Uses



How can we Work with the Existing Heritage?

Existing Building Typologies & Potential Uses



Building typology:

Regular configuration with many rooms along central spine

Similar buildings:

#2, #4, #8, #14, #15, #17, #19, #26

Building #14 example

Typical floorplan description

- Characterised largely by numerous smaller rooms with a centralised internal corridor.
- By nature these buildings are symmetrical and have a regular floorplan horizontally and vertically.
- These buildings present adaptation challenges due to





How can we Work with the Existing Heritage?

Existing Building Typologies & Potential Uses



Building typology:

Open plan configuration with no adjoining spaces

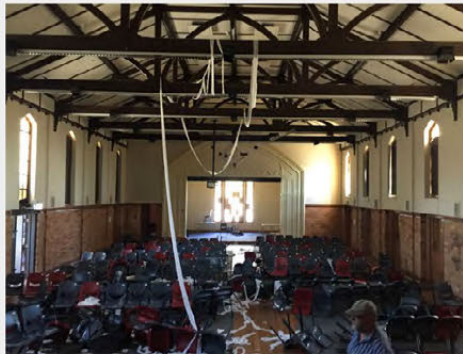
Similar buildings:

#6, #12, #16, #29

Building #12 example

Typical floorplan description

- This typology is characterised by a single regular shaped room, typically smaller buildings in comparison to the other typologies.
- These buildings are distributed across the site and present great opportunities to infill smaller uses to support other primary activities located around the site.

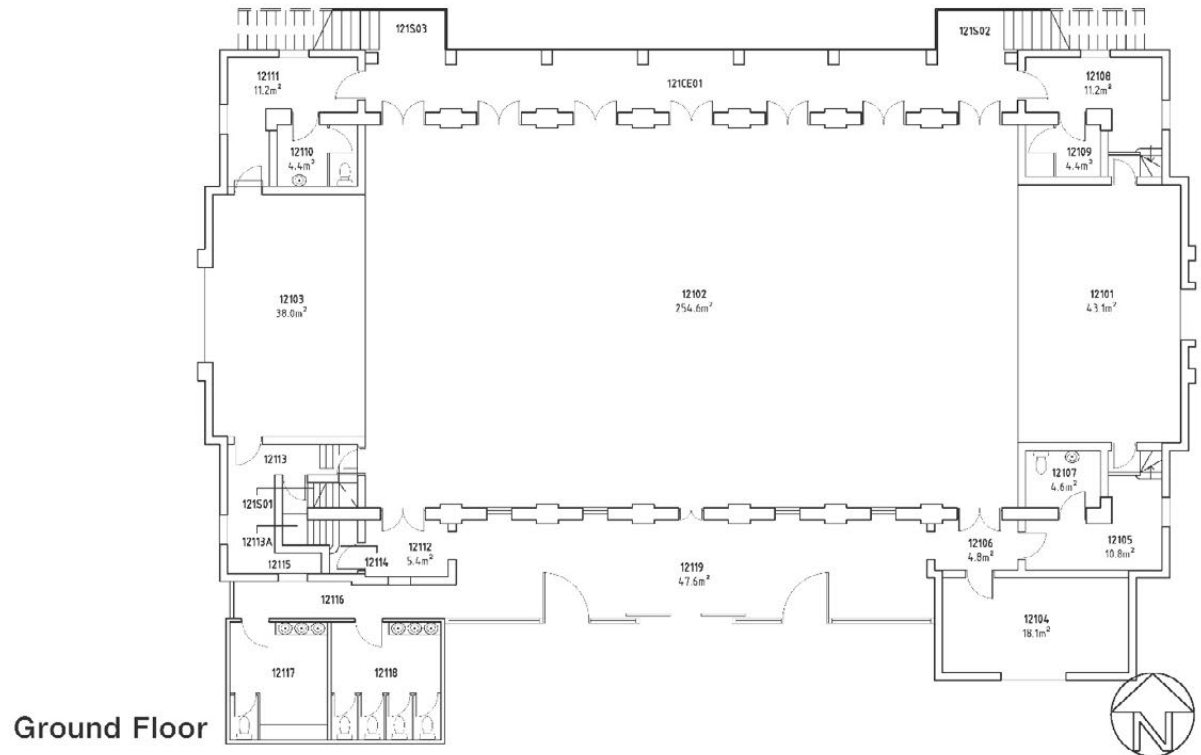


How can we Work with the Existing Heritage?

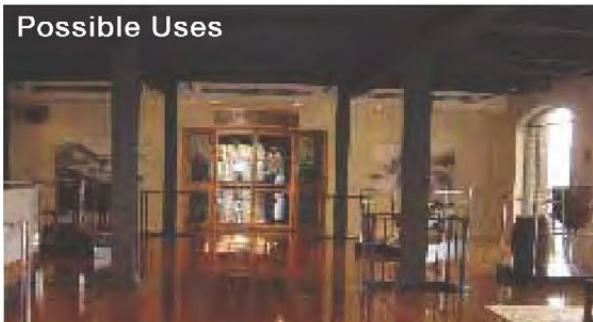
Existing Building Typologies & Potential Uses

Suitable adaptive use

- Cafe
- Restaurant
- Convenience
- Craft / art stores
- Bicycle Hub / Hire
- Community / arts hub
- Community church
- Neighbourhood house
- Mens shed
- Performance / theatre
- Gallery / studio / exhibition spaces
- Indigenous centre
- Library
- Yoga studio
- Day Spa
- Business incubator
- Co-work / Offices
- Brewery / Cellar Door
- Nursery



Possible Uses



Relevant Case Studies

The Grounds of Alexandria, Sydney



Convenience &
Specialty

**Food hall /
market /
events**



Relevant Case Studies

WestWyck Ecovillage, Melbourne



Accommodation

Eco-village



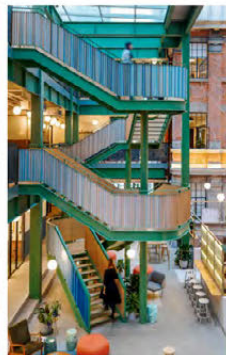
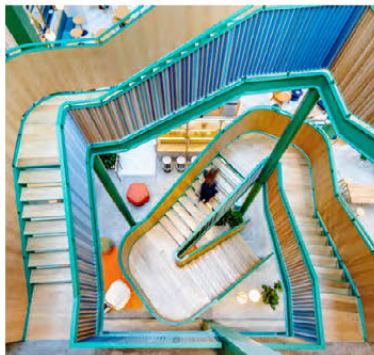
Relevant Case Studies

We Work, Shanghai



Commercial

Incubator



Relevant Case Studies

Boroondora Community Health Centre, Melbourne



Health &
Wellbeing

Health



Relevant Case Studies

Peppers Hepburn Springs



Commercial



Accommodation

Hotel



Relevant Case Studies

Polaris, Melbourne



Accommodation

**Village
Centre**



Winner

*2016 UDIA Victoria Awards for Excellence -
Urban Renewal Award*

Relevant Case Studies

Edendale Community Environment Farm, Melbourne



Relevant Case Studies

Sandridge School, Melbourne



Education
School



Relevant Case Studies

Abbotsford Convent & Collingwood Children's Farm



Community



Recreation

**Arts
Precinct /
Children's Farm**



**What are your ideas for
Jacksons Hill?**