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 or why are we here?

“Hume City Council, Victoria University and Heritage Victoria are consulted in the preparation of the master plan.”
Project overview – why are we here?

• Minister of Planning directed VPA to: "The surrounding community are adequately consulted throughout the process."
Project overview – why are we here?

“Any relevant state Ministers, public authorities or agencies are provided with a copy of the master plan for comment.”
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

- Minister for Planning directs VPA to prepare master plan
- Background studies and context
- Community and stakeholder engagement – issues, opportunities and ideas
- Review community and stakeholder inputs
- Prepare draft master plan
- Public exhibition of draft master plan
- Review submissions
- Finalise master plan
- Approval
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

- Woodend
- Romsey
- Macedon
- Gisborne
- Melton
- Sunbury
- Jacksons Hill
- Diggers Rest
- Craigieburn
- Melbourne Airport
- Melbourne CBD
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 and Macedon Ranges Specialist School
Sunbury Community Arts Network, Radio 3NRG, Goonawarra Winery, Sunbury Heritage and Historical Society
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
What activities could take place?

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

Arts/Culture
- Restaurants and cafés
- Retail
- Museums, galleries, libraries
- Live music, poetry, theater, cinema
- Film screening
- Meet-ups
- Lectures
- Workshops

Business/Office
- Small business
- Workshops
- Office
- Meetings
- Training
- Cafés

Social
- Community gardens
- Community events
- Socializing
- Outdoor areas
- Playgrounds

Public Realm
- Green spaces
- Cycling
- Walking
- Picnicking

Threats/Performing Arts
- Rehearsal/development space
- Performance space
- Space for events

Community
- Meeting spaces
- Community spaces
- Open spaces
- Common areas
- Events
- Information
- Consultation
- Forest
- Skateboard
- Basketball
- Football
- Yoga
- Exercise
- Meditation

How could the four buildings be used?

BUILDING 1
- Business
- Office
- Conference
cell phone

BUILDING 2
- Art
- Performance
- Concerts
- Arts
- Plays
- Theater
- Dance

BUILDING 3
- Community
- Social
- Art
- Workshops
- Library
- Gallery

BUILDING 4
- Industrial
- Creative
- Workshops
- Makerspace
- Community
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