



Adaptive Re-Use Study

June 2017

**Jacksons Hill
Sunbury**

55 YEARS
CREATING
VIBRANT
COMMUNITIES

Clarke
Hopkins
Clarke

vpa
Victorian Planning Authority

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Introduction

Project Scope and Objectives
What is Adaptive Re-use?
Working with Heritage



Project Scope and Objectives

ClarkeHopkinsClarke were appointed to prepare a heritage and adaptive re-use study considering future use and opportunities for the former Victoria University (VU) Caloola Campus at Sunbury, known as Jacksons Hill.

The Study includes the following:

Background and Classification

Review of Landscape, Visual and Heritage assessments and guidelines. This review will provide a summary of the findings and recommendations for each subsequent report and shall be used to inform a considered master planning and design outcome.

Site Inspection and Analysis

In conjunction with available drawings and floor plans provided by VU, ClarkeHopkinsClarke physically inspected each building, undertaking a visual characterisation and condition assessment. A key focus of this study included landscape connections and outdoor settings.

Change and Potential Re-use

Identifying an appropriate level of change to existing buildings and landscape settings were a main consideration and objective of this study. Specific recommendations as to what constitutes an appropriate level of change, ranging from 'no-change' to 'demolition and removal', have been considered using an applied level of knowledge and in consultation with Heritage experts.

Where change is identified as being appropriate ClarkeHopkinsClarke has describe the extent to which change could occur and what elements and areas of the building can be removed and/or modified, while protecting heritage values. Areas of the site where new development may be appropriate are identified, with particular attention given to the relationship between buildings and their associated landscape settings. Given the large number of buildings, consideration was given to potential clustering of uses on the site.

Adaptive Re-use Illustrative Case Study

Here the report looks to demonstrate potential approaches to adaptive re-use at a conceptual level. A key focus of the study was the identification of opportunities for appropriate and sensitive adaptive re-use of buildings and associated landscape settings. A design and materials 'language' response and concept design will be provided as potential re-use options. The two case study buildings and associated landscape areas were nominated by the Victorian Planning Authority.

This should include re-use opportunities that respond to the level of change considered appropriate to each element of the building. The concept case studies will be consistent with the relevant findings and recommendations. Similar adaptive re-use projects have been researched and used as a reference in developing a contextually appropriate concept design.

Findings and Master planning Report

The preparation of a report detailing the scope, methodology and findings will further indicate key recommendations and potential master planning options which will guide the structure and process of appropriate rezoning and land use changes.

What is Adaptive Re-Use?

“Adaptive re-use refers to the process of re-using 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



Commercial tenancies and cafe revitalise the Saatchi & Saatchi Building, Auckland, New Zealand.



The Christmas market at Carriageworks, an art hub at the former Eveleigh Rail Yards, Sydney, New South Wales.

Working with Heritage

Our built environment and unique natural surroundings provide a link to our past while offering a vision for our future. Protecting our built heritage and natural environments can often present many challenges. When working with assets of heritage character and value ‘conservation’ should be the aim, and in adopting this approach the cultural significance and heritage values can be sustained over an enduring period of time. Applied in a number of different ways, the conservation of our built heritage seeks to protect, preserve and retain existing heritage structures by giving them a sympathetic new use – an adaptive re-use.

Generally new uses will require changes to adapt existing heritage buildings and although it is important to ensure these changes do not compromise their heritage significance, the underlying philosophy of heritage conservation in Australia is expressed in the Burra Charter and includes the following principles:

- New built additions should be sited to the less significant elevations as to maintain the heritage buildings visual dominance and preserve existing views of the building within its setting.
- The visual distinction between the existing building and addition should emphasise their separateness and may be achieved by a compatible contemporary design.
- The addition should be sympathetic in scale and bulk to the existing building, careful not to dominate the heritage structure. Where additions are considerably larger than the existing building, their bulk should be broken up to reduce the scale through a variety of design features.
- Whilst it may reflect the main stylistic characteristics, additions should not attempt to replicate decorative detail of heritage buildings. Good contemporary design should be capable of satisfying heritage requirements without copying the original building design or attempting to replicate existing materials and paint colours.



“A used building is a protected building.”

Strategic Context

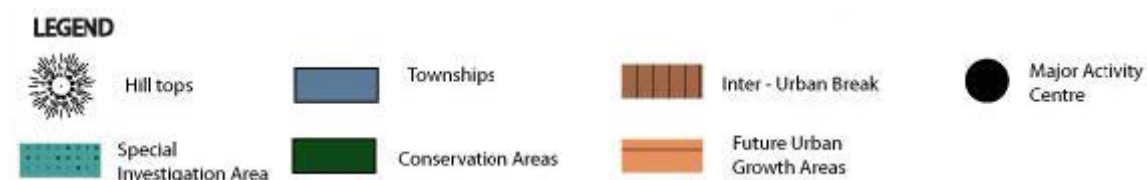
Sunbury Overview and Profile
Jacksons Hill Overview and History
Comparative Size and Scale



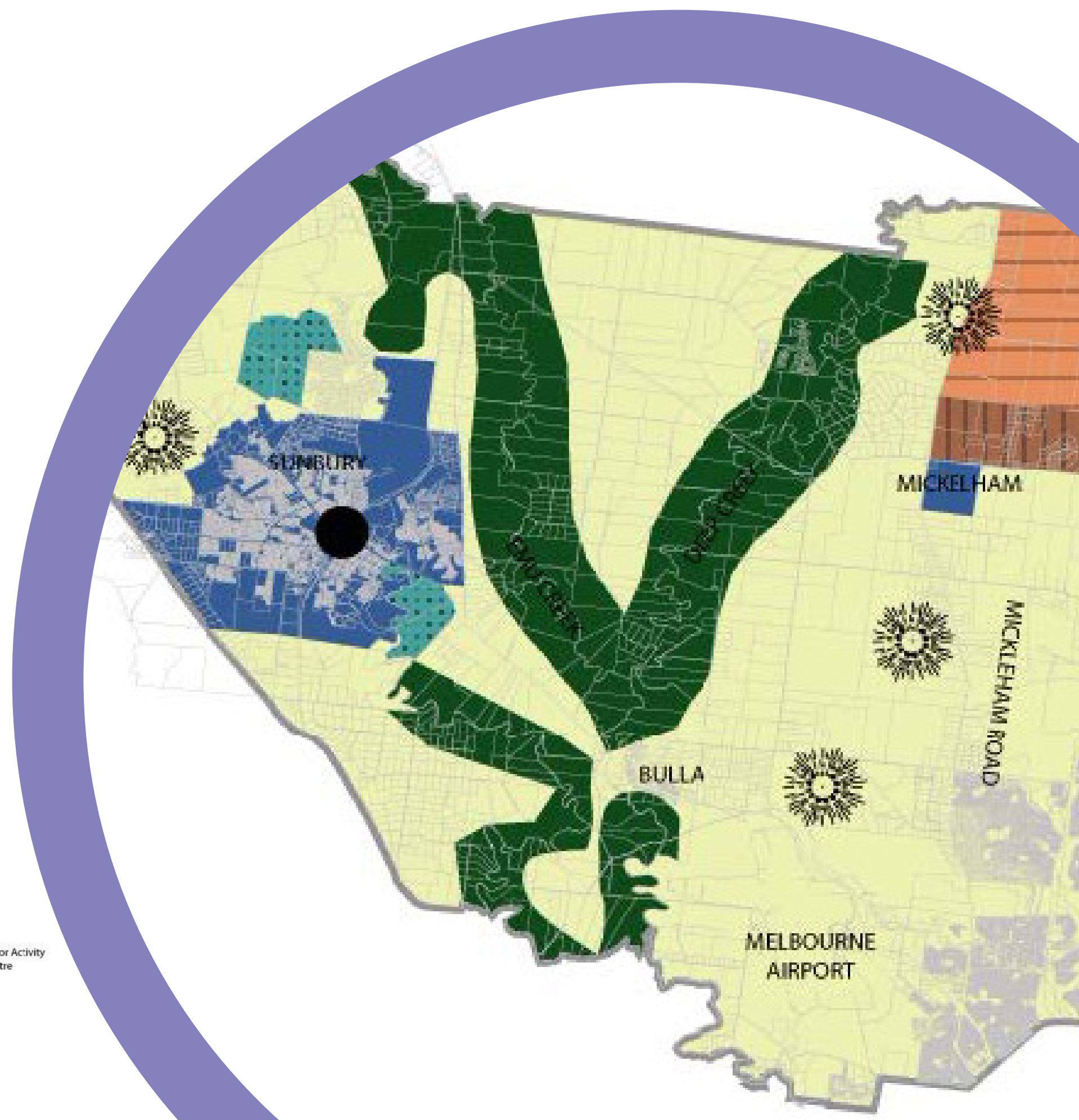
Sunbury is a regional centre established in 1860, located approximately 40km north-west of Melbourne. Situated on Jacksons Creek and the Bendigo railway line, the township was spurred on by rapid suburban growth as a result of comparatively cheap land to Melbourne from the seventies.

In 1989 the Sunbury Square shopping centre was opened, comprising a of supermarket and 43 other shops, doubling in size during the 1980s-90s.

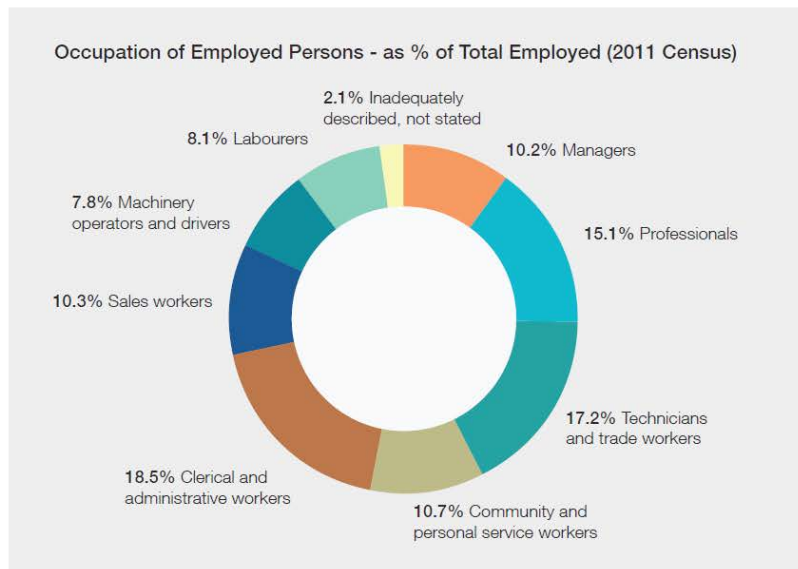
Adopting the Sunbury Town Centre Plan in 2008, Hume City Council identified future development opportunities to meet Sunbury's growing community. The Victorian government's 2009 decision to extend the Urban Growth Boundary resulted in Sunbury being absorbed into Melbourne's suburban growth corridor in 2011. Future industry growth and development witnessed the opening of The Sunbury Day Hospital in 2011 and The Sunbury Business Park being established in 2013.



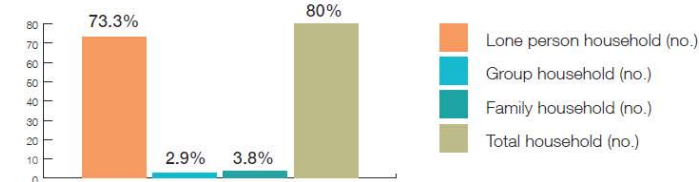
Map Source: Hume City Council (2017) Hume Planning Scheme, Municipal Strategic Statement



Sunbury Profile



Access to Internet at Home - 2011 Census



People

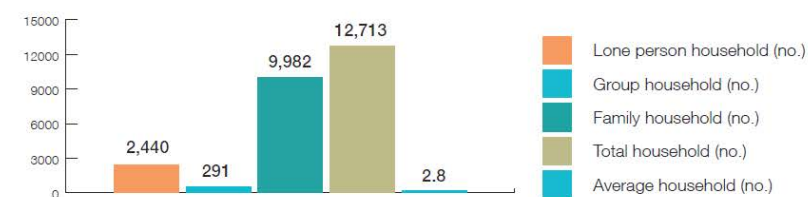
	Period	Sunbury
Persons (no.)	2014	38,759
Male (no.)	2014	19,238
Female (no.)	2014	19,521
Median Age - Persons (years)	2014	37

Technological

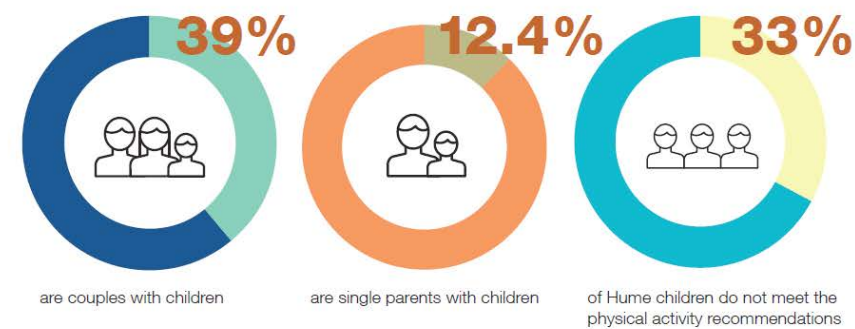
82.4%
have internet connection



Household by Type - 2011 Census



Social / Culture: Households in Sunbury

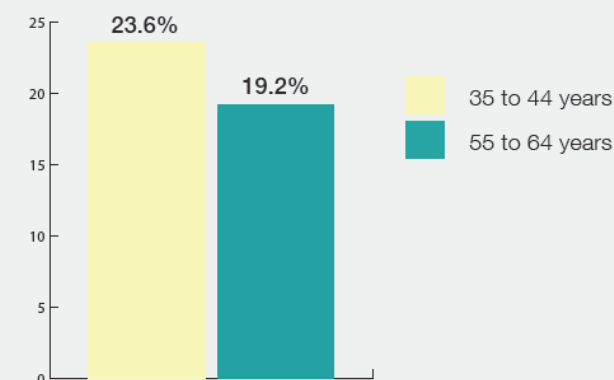


International Visitors

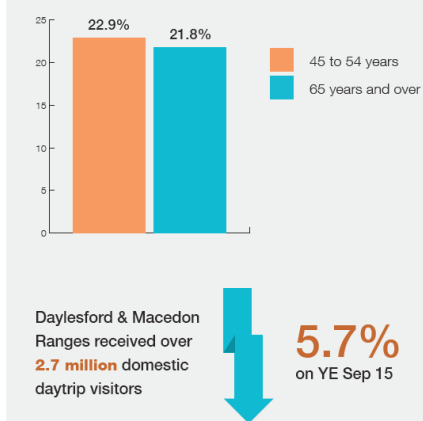
Daylesford & Macedon Ranges received **95,400** international overnight visitors

16.8%
on YE Sep 15

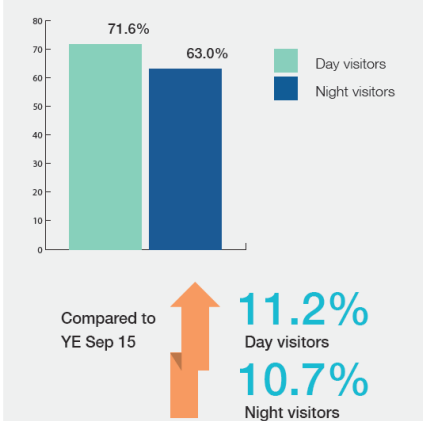
Interstate Visitors



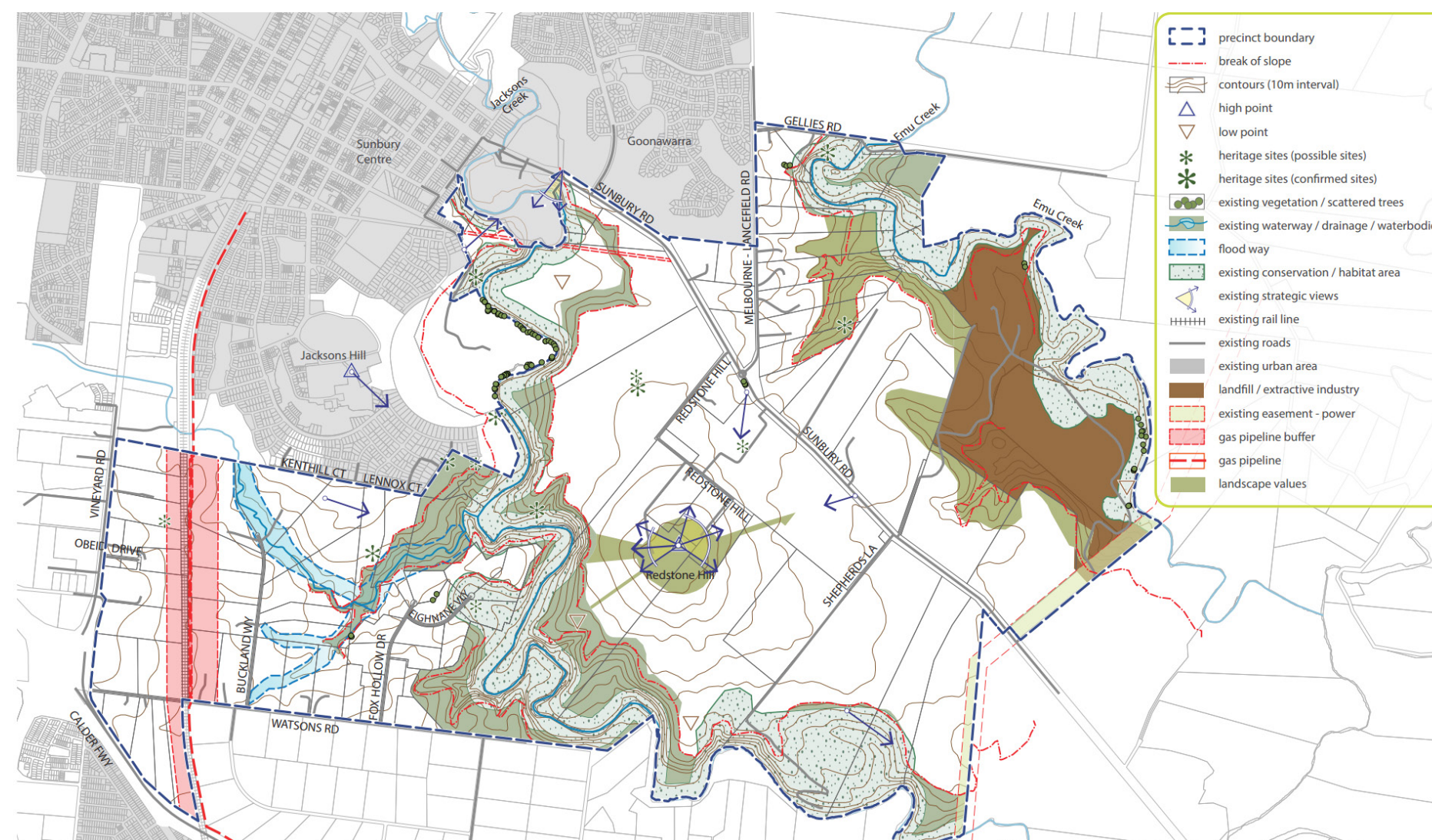
Daytrip Visitors



Intrastate Visitors



Surrounding Assets



Map Source: Victorian Planning Authority (2016) Sunbury South Precinct Structure Plan

Jacksons Hill Overview

Currently under ownership by Victoria University, the site is located on top of Sunbury's Jacksons Hill, in the local area of Hume City Council, approximately 40km north west of Melbourne's CBD. The site is fringed by a mix of open grazing land, suburban areas and surrounding land within the Urban Growth Boundary.

The most significant arterial road connecting Sunbury is the Calder Freeway, which runs in a north-south direction and is approximately 2.5km west of the site. Other main roads near the site are Sunbury Road and Vineyard Road which service Sunbury. The railway line connecting Sunbury runs north-south and is approximately 1km west of Jacksons Hill.

The site is bounded by a mix of uses including conventional residential development, open grazing land under ownership by the Western Water and educational institutions including Sunbury Primary School and Sunbury & Macedon Ranges Specialist School.

The site has strong historic associations with Victoria's Industrial School (1860's) and formative periods in Victoria's management of neglected and delinquent children, in particular people with intellectual disabilities. The original Industrial School is a formally planned arrangement of single-storey bluestone wards at the crest of the hill, while the former Sunbury Lunatic Asylum (developed from the 1890s) towards the north.

The site has evolved considerably since its establishment as an Industrial School in 1864, in response to changes in government policy and the management of disadvantaged children and the intellectually disabled. Since the early 1990s, much of the land surrounding Jacksons Hill has been consumed for residential use including some land which sits within the extent of the VHR registration.

Source Acknowledgment

Hansen partnership, Landscape and Visual Assessment, August 2016.

Lovell Chen, Heritage Guidelines, September 2016.

LEGEND

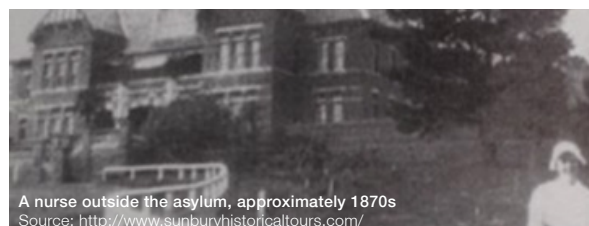
- SITE BOUNDARY
 VERY HIGH RETENTION
- HERITAGE
 HIGH RETENTION



History of Jacksons Hill



Industrial School
Source: <http://www.sunburyhistoricaltours.com>



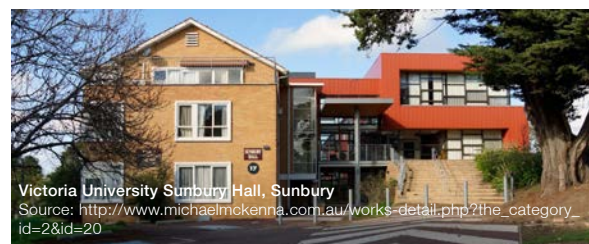
A nurse outside the asylum, approximately 1870s
Source: <http://www.sunburyhistoricaltours.com/>



Undated Male Hospital



Undated image of the Sunbury Lunatic Asylum
Source: State Library of Victoria



Victoria University Sunbury Hall, Sunbury
Source: http://www.michaelmckenna.com.au/works-detail.php?the_category_id=28&id=20



Victoria Sunbury Primary School
Source: <http://www.heraldsun.com.au/leader/north-west/ambus-wait-on-future-of-old-victoria-university-site-at-jacksons-hill/news-story/1811fb1b79e67cef8331fa7e932bf5f9>

1865-1879

Sunbury Industrial School

The Industrial School, built between 1865-1866, consisted of ten basalt buildings, four workrooms, kitchen, hospital and farm building which were used to house and train neglected children in the 1860s. The school closed in 1879 as a result of many Royal Commissions in to the school's poor conditions. The Industrial School at Sunbury is believed to be the earliest surviving example in Victoria; of the original twelve industrial schools: only one other, constructed in 1875-76, survives at North West Hospital, Parkville.

1879-1968

Lunatic Asylum / Psychiatric Hospital

The existing buildings re-opened as a Lunatic Asylum in October 1879. The title of the institution has been altered several times reflecting changing attitude towards mental illness, however the function has not altered significantly.

1892-1912

Substantially Enlarged

Between 1892 and 1912, the asylum was substantially enlarged with purpose built buildings. The additional buildings consisted of brick pavilion wards. In 1894 a women's refractory compound was opened to accommodate women who had been transferred out of the jail system. A tramway was laid linking the rear of the wards with the kitchen which opened from 1908. The landscape designed by Hugh Linaker is principally from the inter-war period, consisting of mature trees, the remains of a drystone perimeter wall and a later brick 'Ha Ha' wall.

1962-1992

Training Centre for the Intellectually Disabled

In 1962 Sunbury was proclaimed as a Mental Hospital and a Training Centre. In 1985 responsibility for Sunbury was passed from the Mental Health Division of the Department of Health to the Office of Intellectual Disability Services, a division of the Department of Community Services. It was used for a period thereafter as a training centre to accommodate the intellectually handicapped.

1994-2011

Victoria University

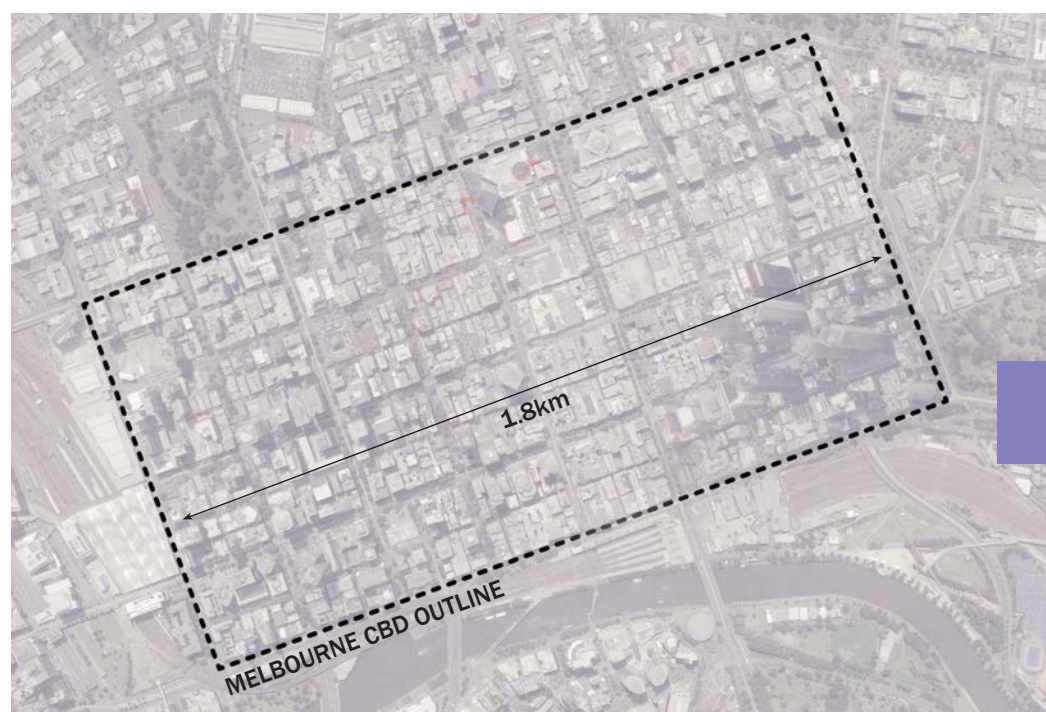
In 1994, it was announced that Victoria University would take over the Caloola site and operate it as a university campus. In 2011 Victoria University closed it's Sunbury Campus to consolidate programs to its St Albans and Footscray campuses.

1999-CURRENT

Education and Community

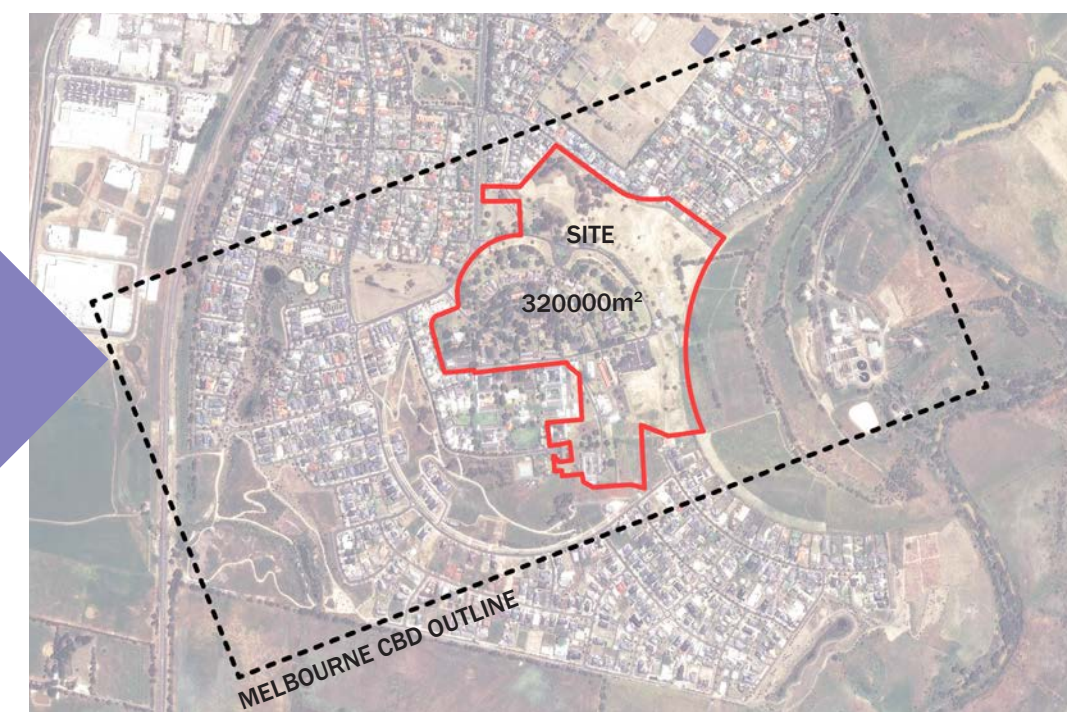
In 1999, Sunbury Primary School relocated to Jacksons Hill. The Sunbury & Macedon Ranges Specialist School also located it's primary school on site. Today a number of community services and facilities are located on site - the Sunbury Heritage and Historic Society, Art of Insight, Boilerhouse Theatre, Classique School of Dance, Independent Artist Group, Meditation Group, Sculpture Group, Sunbury Arts Society, Sunbury Pottery Group & Nick Germano Pottery, Treehouse Youth Theatre Company and the University of [wwwthe Third Age](http://www.theThirdAge.org.au).

Comparative Size and Scale



Melbourne CBD - 175ha

compared to

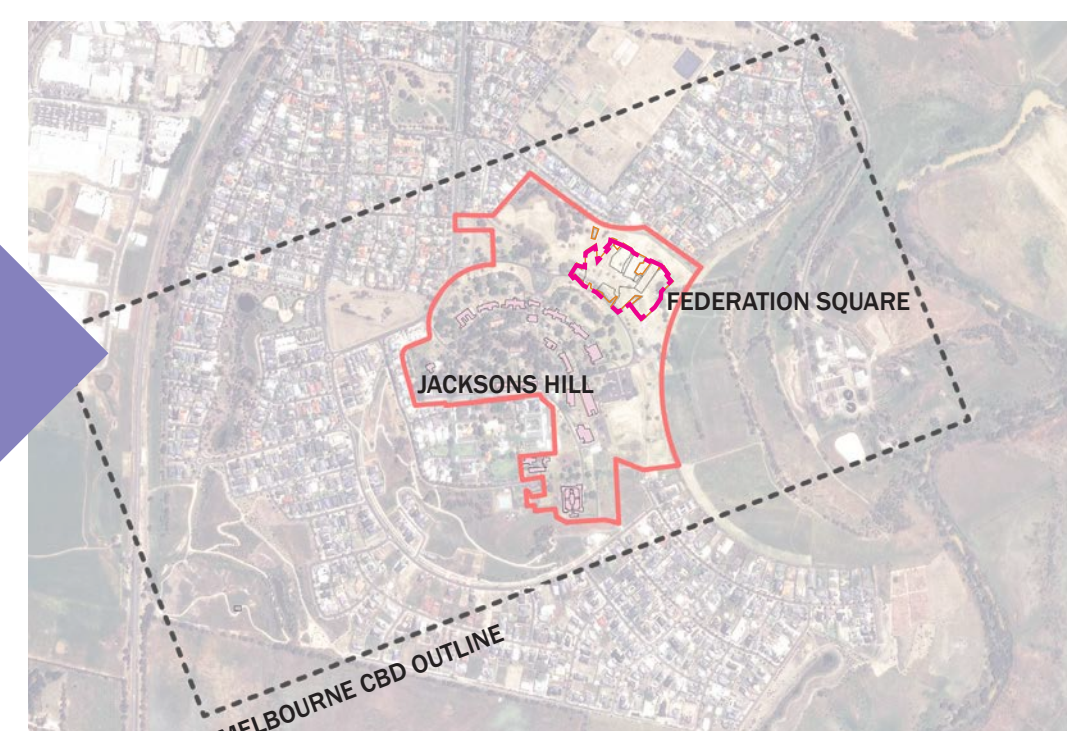


Jacksons Hill - 32 hectares



Federation Square - 3.2ha

compared to



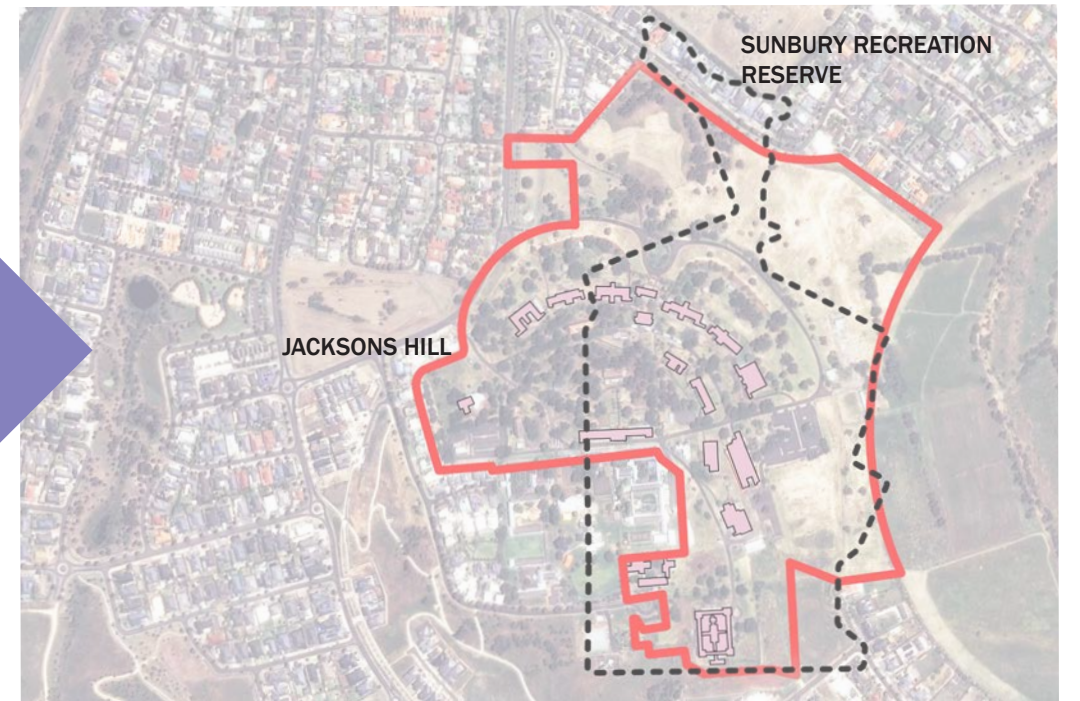
Jacksons Hill - 32 hectares

Comparative Size and Scale

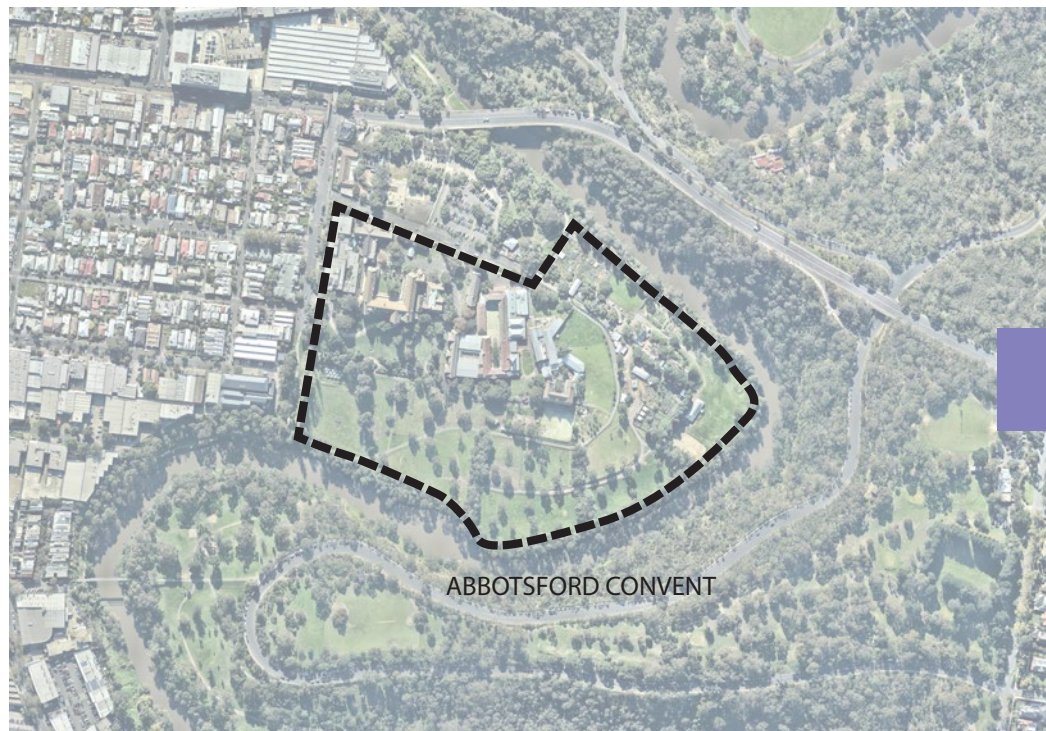


Sunbury Recreation Reserve - 23.4ha

compared to



Jacksons Hill - 32 hectares



Abbotsford Convent - 15.19ha

compared to



Jacksons Hill - 32 hectares

Site Appreciation

Zoning, Overlays and Land Use
Topography and Vegetation
Movement and Circulation
Heritage Findings
Landscape & Visual Character Synopsis
Building Use and Condition



Zoning and Overlays

The Jacksons Hill Master Plan site is currently subject to the following controls under the Hume Planning Scheme (refer to Map):

- The majority of the site is subject to the Public Use Zone 2 (PUZ2), designating the land is used for education purposes.
- A small portion of the site is subject to the Comprehensive Development Zone, Schedule 1 (CDZ1). The CDZ1 applies to the land within the Jacksons Hill Comprehensive Development Plan, which was introduced in August 2001. The CDZ1 requires that development is generally in accordance with this plan and ensures that uses are suitable in relation to amenity considerations.
- The study site is subject to Heritage Overlay, Schedule 38 (HO38). The purpose of HO38 is to conserve and enhance important elements of heritage significance ensuring development does not adversely affect the significance of a heritage place.
- The Caloola site is of historical, architectural, aesthetic, archaeological and social significance to the State of Victoria, and is further registered in the Victorian Heritage Register H0937.

Land Use

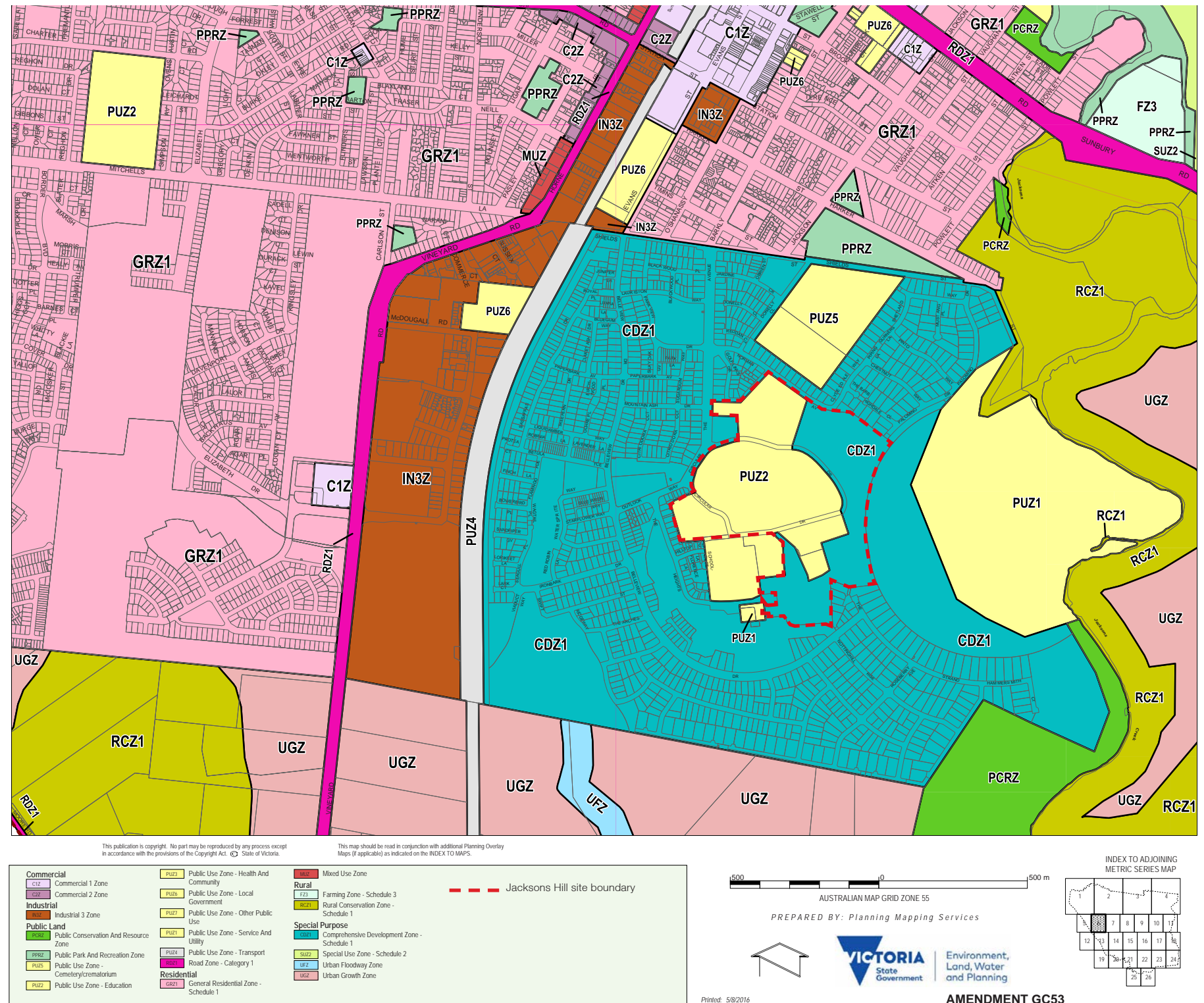
The predominant land use on the site is educational, as a former university campus. While the campus is no longer in use, the buildings and grounds are maintained. The central area of the site comprises a range of historic buildings and surrounding designed landscape which are listed on the Victorian Heritage Register and were used for the university campus. A small number of buildings are currently under community use.

The northern and eastern perimeter of the site have a predominant land use of informal open space. While there is no formal public use designation for some of this land, the site is open to the public for informal activities. This area contains open grass and scattered mature trees.

The whole site is open to public access so much of it currently functions as accessible space for public use. Nearby public open space is associated with existing residential development, and includes Jackson Park and Jacksons Hill Reserve.

Source Acknowledgment

Hansen partnership, Landscape and Visual Assessment, August 2016.



Map Source: Hume City Council (2017) Hume Planning Scheme, Planning Maps Online

Topography and Vegetation

The subject site is located on Jacksons Hill, which is a topographical feature within the local Sunbury landscape. Its terrain falls away, sloping down radially, typically transitioning to a gentle gradient meeting neighbouring residential properties and land providing an environmental buffer. Surrounding topography is defined by gentle sloping low hills, a mixture of undulating to flat plains and steep sided creek channels. Other local views and vistas include Redstone Hill and Bald Hill, and set in the distance are views to the higher Mount Macedon and lower lying coast of Port Phillip Bay.

Jacksons Creek is a nearby landscape feature, which meanders in a north-south direction approximately 1km east of the site. There are a mix of public and private open space areas which accompany the Creek.

Vegetation cover comprises a mix of mature trees of exotic and native species. Exotic species are typically found within the central area of the site as part of the designed landscape listed on the Victorian Heritage Register, planted principally during the inter-war period. The northern and eastern perimeter of the site have more dominance of native species, estimated to be planted from the 1970's. Small gardens of exotic species frame the formal entry to the historic sites main ring of buildings fronting Circular Drive.

It should be acknowledged that any proposed changes to the landscape and/or vegetation are subject to approval. Significant vegetation and flora species on Jacksons Hill have been protected by the Victorian Heritage Register and would require formal assessment to the satisfaction of Heritage Victoria for any changes or removal.



Looking north-west along Library Road towards Building No.5, The Old Kitchen.



Looking south-east over the Western Water Treatment Plant and future residential growth area

Source Acknowledgment

Hansen partnership, Landscape and Visual Assessment, August 2016.

Movement and Circulation

Vehicle Movements

- A** Circular Drive is a one way road in a clockwise direction
- B** The Heights is a two way no exit road with round about at the end, and provides the main drop off point for the schools
- C** Existing car park. Location leads to people accidentally driving in to it as a continuation of Circular Drive
- D** Existing car park
- E** Existing drive to front entry of site
- F** Existing road through site - currently not used

Landscape Features

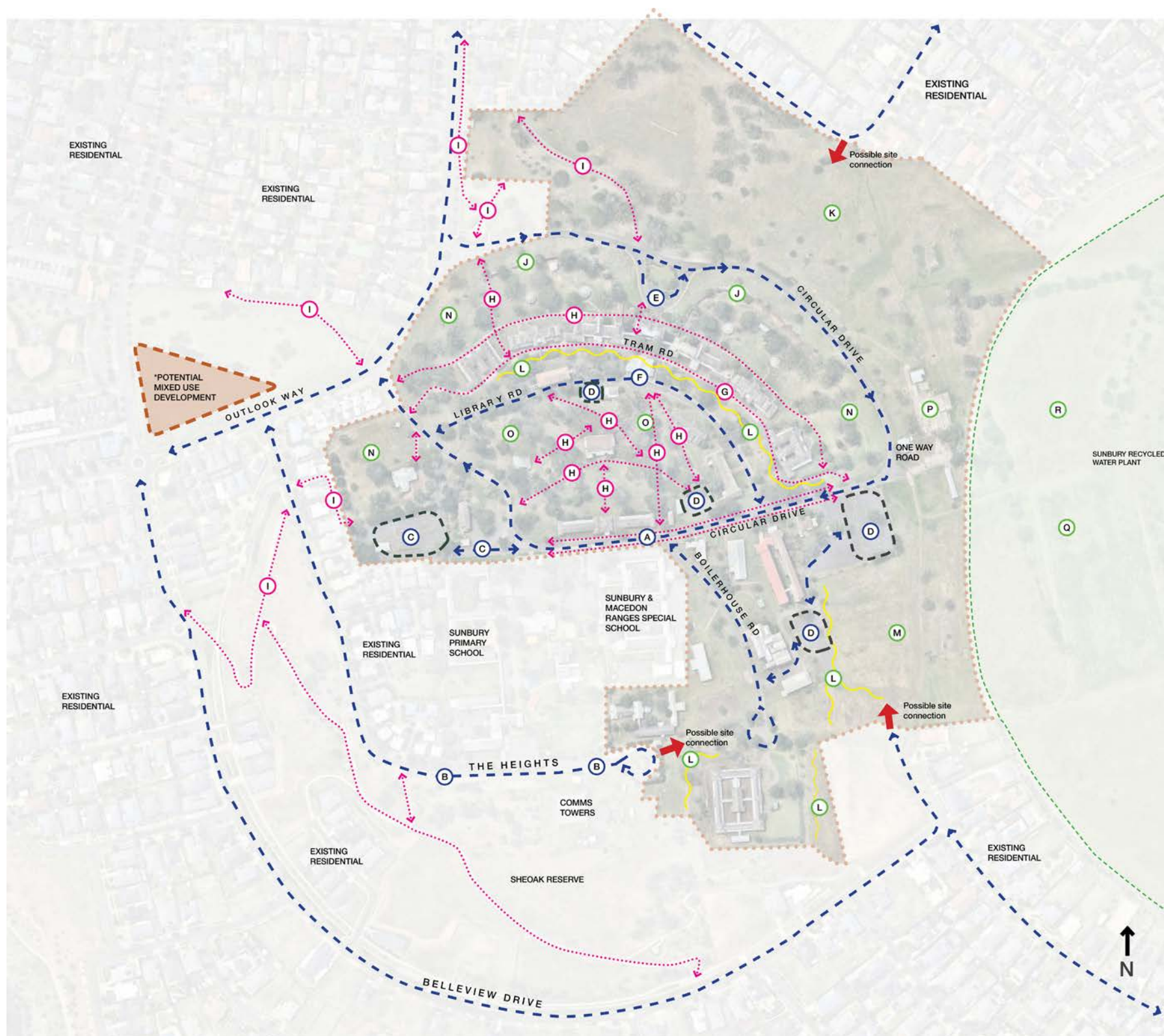
- J** Existing Ha Ha wall
- K** Area of minimal slope with minimal vegetation
- L** Steep embankment on site
- M** Moderate slope with minimal vegetation
- N** Moderate slope and moderate vegetation
- O** Moderate slope with high level of vegetation
- P** Existing concrete slab
- Q** Existing vines
- R** Existing 380 metre buffer zone between the site and the Rain Water Plant.

Pedestrian Movements

- G** Existing pedestrian connection behind heritage buildings. Ramp at north west end for change in levels
- H** Existing pedestrian connection through site
- I** Existing pedestrian connection to site

Key

- Vehicle movement
- Pedestrian links
- Steep embankment
- Possible connection
- Future retail
- Buffer Zone
- Car Park



Heritage Findings

Aboriginal Heritage Assessment

Recommendation 1: No requirement for a CHMP to rezone study area.

Recommendation 2: Requirement for a CHMP – Area 1

Area 1 lies within an area of cultural heritage sensitivity under the Aboriginal Heritage Regulations 2007, as one registered Aboriginal archaeological site (VAHR 7822-0576) is located within the study area, and the cultural heritage sensitivity buffer zone of two additional sites (VAHR 7822-0574 and -3843) extend into the study area. The proposed conventional residential development in the northern and eastern portions of the study area is considered a high impact under the Aboriginal Heritage Regulations 2007 [r.46 (1)(a)], and therefore requires the preparation of a mandatory CHMP.

Recommendation 3: No requirement for a mandatory CHMP Area 2

Recommendation 4: Requirement for a CHMP – Areas 1 and 2 combined

If Area 1 and 2 are impacted together under the same planning permit application, Area 1 will trigger a mandatory CHMP for Area 2 as well. Therefore, a mandatory CHMP will be required for the entire study area.

Environment Protection and Biodiversity

There are no known cultural heritage sites of National Significance located within the study area. No referral or further works would be required under the EPBC Act 1999.

Source Acknowledgment

Ecology and Heritage Partners, Aboriginal Heritage Assessment, July 2016.

Flora and Fauna Assessment

Flora

Eighty-two flora species (16 indigenous and 66 non-indigenous) were recorded within the study area. No significant flora species were recorded during the site assessment, however there is suitable habitat within the study area for flora species of national and State conservation significance.

Fauna

Twenty-four fauna species were recorded within the study area, including: 21 birds (15 native, six introduced) and three mammals (two native, one introduced). No significant fauna species were recorded during the site assessment; however there is suitable habitat within the study area for fauna species of national, State and regional conservation significance.

Communities

Vegetation within the study area is consistent with the condition thresholds for the nationally listed, critically endangered Natural Temperate Grassland of the Victorian Volcanic Plain ecological community. The state listed Western (Basalt) Plains Grassland ecological community is present in all areas of Plains Grassland in the study area.

Legislative and Policy Implications

- Preparation of an EPBC Act referral will be required for any removal of the ecological community, as well as any potential significant impact to listed species should they be detected during targeted surveys.
- A planning permit from Hume City Council is required to remove or disturb any native vegetation.
- A Weed Management Plan and pest fauna eradication plan may be required.

Source Acknowledgment

Ecology and Heritage Partners, *Flora and Fauna Assessment and Biodiversity Offset Analysis*, July 2016.

Heritage Assessment and Guidelines

Any proposal for future change in the registered area would be subject to approval by Heritage Victoria, including consent to disturb archaeological sites, adaptive re-use of historic buildings and additions and/or alterations to historic buildings.

Subdivision

- While VU wishes to dispose of its land as a single lot, it is recognised that there may be some potential for subdivision of land within the registered area, as has previously occurred. Again, this would be subject to approval by Heritage Victoria.

Demolition

- There is very limited scope to contemplate total demolition of registered buildings or elements.
- Partial demolition of registered buildings or elements may be acceptable in circumstances where it can be demonstrated that the fabric to be demolished does not contribute to the building's significance.
- Proposals for demolition (wholesale or limited) to unregistered buildings at the site should be preceded by a heritage analysis.

New development

New development should have regard for key views and visual relationships; and valued landscape and planning qualities of particular areas.

Additions to historic building

Additions to historic buildings to support a viable new use should be Visually recessive; Responsive to significant architectural characteristics and qualities; Distinguishable from original fabric; and Respectful of key visual relationships.

Source Acknowledgment

Lovell Chen, Heritage Guidelines, September 2016.

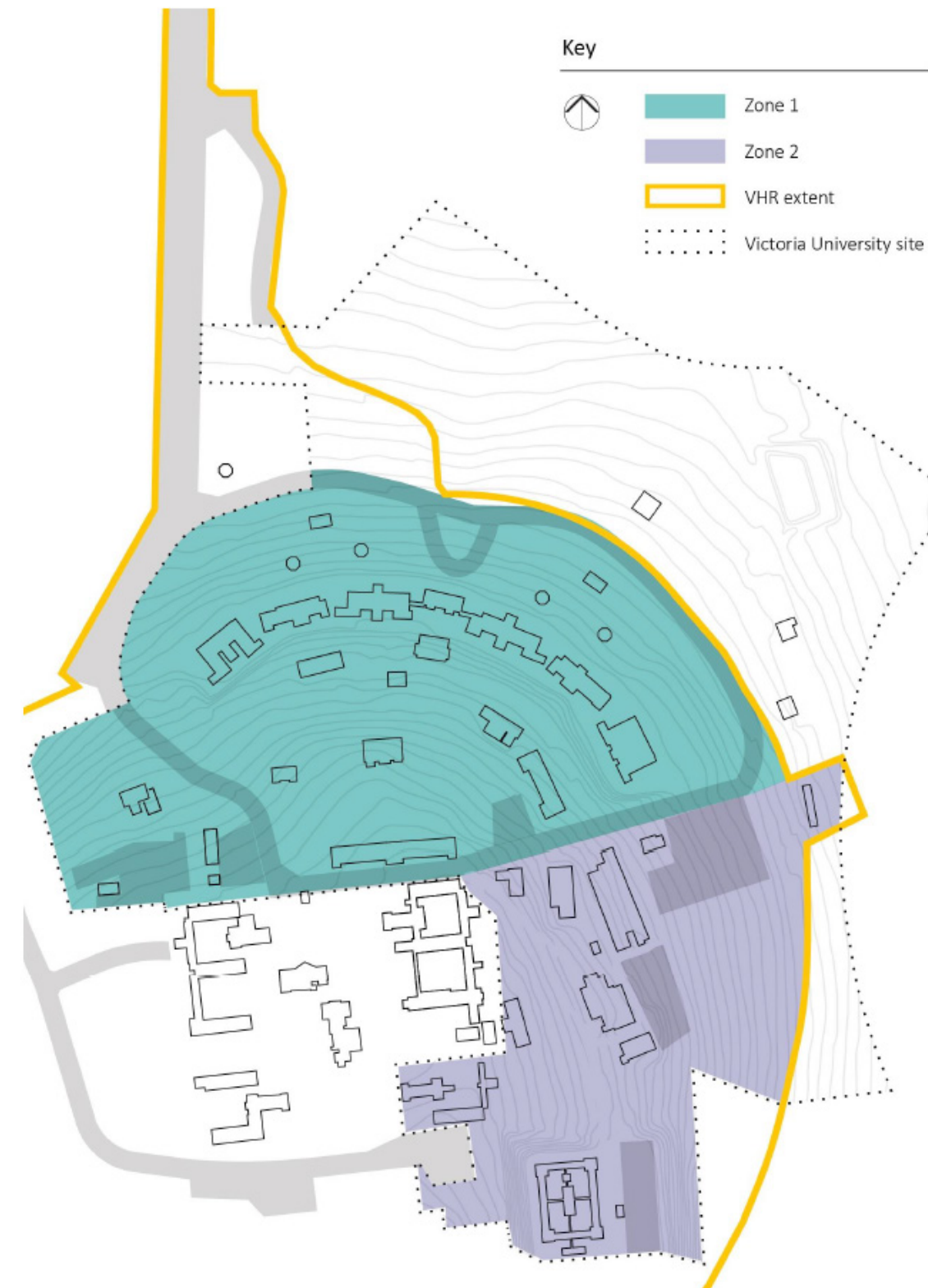
Heritage Findings

Zone 1 Design Guidelines

- Registered buildings and elements in zone 1, and associated landscaping, should be retained and conserved.
- Limited internal alterations to registered buildings may be possible, particularly in locations where change has previously occurred, to support a viable new use for historic buildings.
- There may be potential to replace unregistered buildings and elements
- The parkland character of the landscape to the south of B26-32 should be conserved.

Zone 2 Design Guidelines

- Registered buildings and elements in Zone 2 should be retained and conserved.
- Potential for demolition of some buildings/extensions to buildings including the engineers building, therapy building, 1950s extension to laundry and the modern extension to former nurses home.
- There is potential for development to the east of the boiler house and the blue-stone hospital.



Source Acknowledgment

Lovell Chen, Heritage Guidelines, September 2016.

Map Source: Lovell Chen, Heritage Guidelines, September 2016, Victoria University Campus

Landscape & Visual Character Synopsis

An adaptive re-use proposal should acknowledge the following recommendations provided by the Hansen partners Landscape and Visual Assessment Report, August 2016. These recommendations provide guidance as the level of intervention which could be considered appropriate and used to enhance Jacksons Hill.

Recommendations specific to the character and defined precincts:

- The Heritage Core Precinct and Heritage Precinct are considered to have low capacity to accommodate change. Preservation of the integrity of historic buildings and 'preferred landscape features' are of considerable importance.
- The Mixed Heritage Precinct and Public Use Precinct are considered to have a capacity to accommodate change. Preservation of the integrity of historic buildings and 'preferred landscape features' should be taken in to consideration.
- The Open Land and Mature Tree Precinct is considered to have capacity for change.

Recommendations applicable to the sites character and setting:

- The landscape character of the site is inherently linked to the character of the historic buildings. The landscape setting supports the settings of the buildings, and the buildings strengthen the character of the designed landscape.
- In keeping with the context opportunities to improve the landscape character of the 'moderate' value precincts of the Mixed Heritage Precinct, Public Use Precinct and Open Land and Mature Trees should be considered.
- Trees with a 'very high' or 'high' retention value should be retained to ensure their preservation and long term protection. Retention of existing trees is also important to minimise the visual impact of any change across the site.
- It is recommended that key views, both within the site and beyond the site, are maintained. This should be considered in relation to building height and massing which should be determined as part of any future development application.

- It is recommended that there is an appropriate streetscape interface along the north edge of the Open Land Precinct, which is at a minimum consistent with existing frontage of residential properties on Norman Avenue and Golf Links Drive.
- It is recommended to maintain current pedestrian connections to the site and improve connectivity to, and within the site. Any proposed new roads within the steeper areas of the site are recommended to follow the contours of the existing topography to reduce visual intrusion.
- It is recommended that the entrance corridor to the site on The Avenue, the sense of arrival at the corner of The Avenue and Circular Drive, and the formal entrance to the site are retained and used as features.
- It is recommended to maintain the history of the Caloola site, both in the architecture and designed landscape to continue providing a valuable resource to the local area and community.

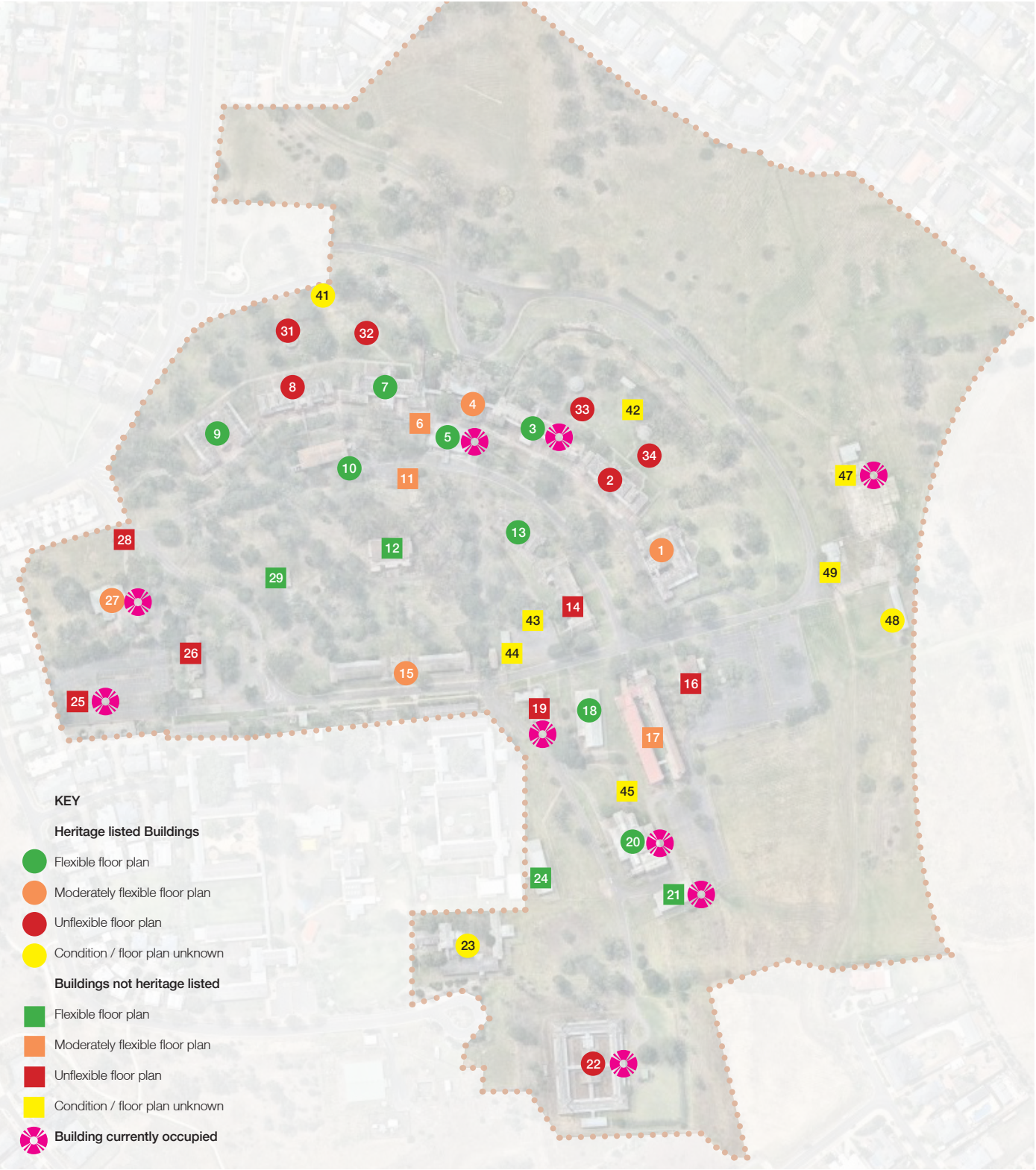


Facing south standing on Tram Road looking over the embarkment rise towards Building 14.

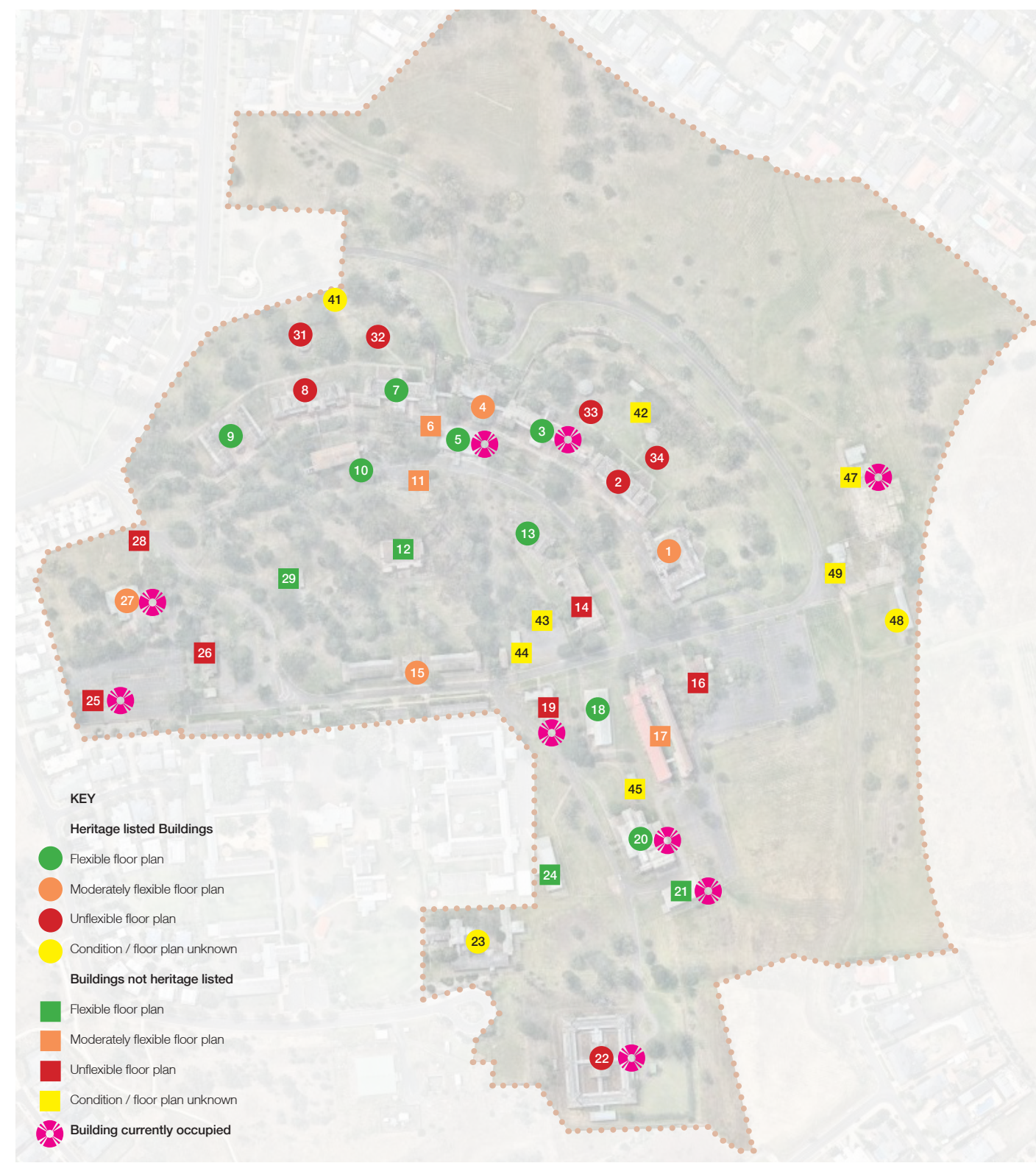
Building Use and Condition

1	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Female Infirmary ward Hospitality training with public restaurant Vacant Yes Moderately flexible - large 70-130sqm rooms and some smaller, single storey; same as building 9 Reasonable
2	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Female Admission & Special Wards Adult General Education Vacant Yes Not flexible - small rooms central spine and some open space over 2 levels, same as building 8 Poor
3	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Hospital Health Services Vacant Yes Flexible - larger rooms, single storey, same as building 7 Reasonable
4	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Administration Building Facilities Vacant Yes Moderately flexible - 15-30sqm rooms over 3 levels Reasonable
5	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Kitchen - double level with no internal access Cafeteria Ground floor kitchenette used by site tours Yes Flexible - open plan over 2 levels Reasonable
6	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Boiler Room Storage Unknown No Moderately flexible - small, 2 rooms totalling 20sqm Reasonable
7	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Hospital Victoria University Administration Vacant Yes Flexible - larger rooms, single storey, same as building 3 Reasonable
8	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Male Admission & Special Ward Faculty of Business & Law Vacant Yes Not flexible - small rooms central spine and some open space over 2 levels, same as building 2 Reasonable
9	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Male Infirmary Ward Administration Building Vacant Yes Moderately flexible - large 70-130sqm rooms and some smaller, 1 level; same as building 1 Reasonable

10	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	To be confirmed Library Vacant Yes Flexible - 2 levels of approx. 200sqm open plan Good
11	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	To be confirmed Bookshop Vacant No Moderately flexible - 110sqm with 2 larger spaces Good
12	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Theatre and church Hall Vacant No Flexible - 250sqm open plan Good
13	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Mess Room Performing Arts Vacant Yes Flexible - 2 large open plan spaces Good
14	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Original Use unknown Convention Centre Vacant No Not flexible - small rooms, central spine - 2 levels Vacant - Poor condition
15	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Hospital Computer Centre Vacant Yes Moderately flexible - Medium sized rooms with northern spine, 2 levels Good
16	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	N/A Caretaker Dwelling Vacant No Not flexible - small building Good
17	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	N/A Sunbury Hall of Residence Vacant No Moderately flexible - small rooms with lightweight walls around central court - 2 levels Good
18	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	Industrial School Hospital Health & Fitness Centre Vacant Yes Flexible - 2 larger spaces with smaller ancillary rooms, single level Good
19	Original use Victoria University Current Use Heritage Listed Floor Plan Condition	N/A Use unknown In use - NRG Radio Station No Not flexible - small rooms, 2 levels Poor



Building Use and Condition continued



20	Original use	Laundry / Boilerhouse
	Victoria University	Use unknown
	Current Use	In use - Arts & Culture Centre
	Heritage Listed	Yes
	Floor Plan	Flexible - large rooms
	Condition	Reasonable
21	Original use	N/A
	Victoria University	Storage
	Current Use	In use - Goonawarra Wines
	Heritage Listed	No
	Floor Plan	Flexible - open industrial shed
	Condition	Good
22	Original use	Female Refractory Ward
	Victoria University	Office and Tutorial room
	Current Use	Used by site tours.
	Heritage Listed	Yes
	Floor Plan	Not flexible - series of small rooms round courtyard, single level
	Condition	Good
23	Original use	Industrial School
	Victoria University	Not used by Victoria University
	Current Use	Vacant
	Heritage Listed	Yes
	Floor Plan	Not available
	Condition	Poor
24	Original use	Recent storage
	Victoria University	N/A
	Current Use	Vacant
	Heritage Listed	No
	Floor Plan	Floor plan not available, assumed open plan
	Condition	N/A
25	Original use	Morgue
	Victoria University	Office, laboratory, cool room
	Current Use	Used by site tours
	Heritage Listed	No
	Floor Plan	Not flexible - small building with small rooms
	Condition	Good
26	Original use	Use unknown
	Victoria University	Department of Music, TAFE
	Current Use	Vacant
	Heritage Listed	No
	Floor Plan	Not flexible - small rooms, central spine, 2 levels
	Condition	Reasonable
27	Original use	Use unknown
	Victoria University	Teaching rooms
	Current Use	USA - community facility
	Heritage Listed	Yes
	Floor Plan	Moderately flexible - medium size rooms off 'L' shap corridor, single level
	Condition	Reasonable
28	Original use	N/A
	Victoria University	Pump House
	Current Use	Pump House
	Heritage Listed	No
	Floor Plan	N/A
	Condition	N/A

29	Original use	N/A
	Victoria University	Teaching rooms
	Current Use	Vacant
	Heritage Listed	No
	Floor Plan	Flexible - 2 large open plan rooms, single storey
	Condition	Good
31-34	Original use	Rotundas
	Victoria University	Rotundas
	Current Use	Rotundas, one is enclosed
	Heritage Listed	Yes
	Floor Plan	Not flexible - Open plan
	Condition	Good
41	Original use	N/A
	Victoria University	Toilet Block
	Current Use	Vacant
	Heritage Listed	No
	Floor Plan	Not available
	Condition	Unknown
42	Original use	N/A
	Victoria University	Toilet block
	Current Use	Vacant
	Heritage Listed	No
	Floor Plan	Unknown
	Condition	Unknown
44	Original use	Use unknown
	Victoria University	Use unknown
	Current Use	Vacant
	Heritage Listed	No
	Floor Plan	Use unknown
	Condition	Use unknown
45	Original use	Use unknown
	Victoria University	Electrical Reticulation
	Current Use	Electrical Reticulation
	Heritage Listed	No
	Floor Plan	Unknown
	Condition	Unknown
47	Original use	Unknown
	Victoria University	Unknown
	Current Use	Workshop
	Heritage Listed	No
	Floor Plan	Unknown
	Condition	Unknown
48	Original use	Farm building - used to train boys in agriculture
	Victoria University	Unknown
	Current Use	Vacant
	Heritage Listed	Yes
	Floor Plan	Unknown
	Condition	Unknown
49	Original use	Unknown
	Victoria University	Unknown
	Current Use	Unknown
	Heritage Listed	No
	Floor Plan	Unknown
	Condition	Unknown