

Design Methodology

Design Objectives
Future of Jacksons Hill
Identifying Potential Uses
Building Typology and Adaptability
Community Engagement



Design Objective #1



“Create an evolving sense of place and community.”

Design Objective #2

“Integrate a complimentary mix of activities and uses.”



Design Objective #3

“Allow for future adaptability and flexibility.”



Design Objective #4



“Embrace change while respecting heritage values.”

Design Objective #5

“Establish a relationship and structure between buildings and the site holistically.”



Design Objective #6

“Identify areas suitable for infill and new communities.”

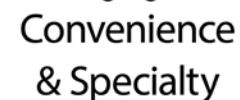


What is the Future for Jacksons Hill?

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



What would your Jacksons Hill include?







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


Building Typology & Adaptability

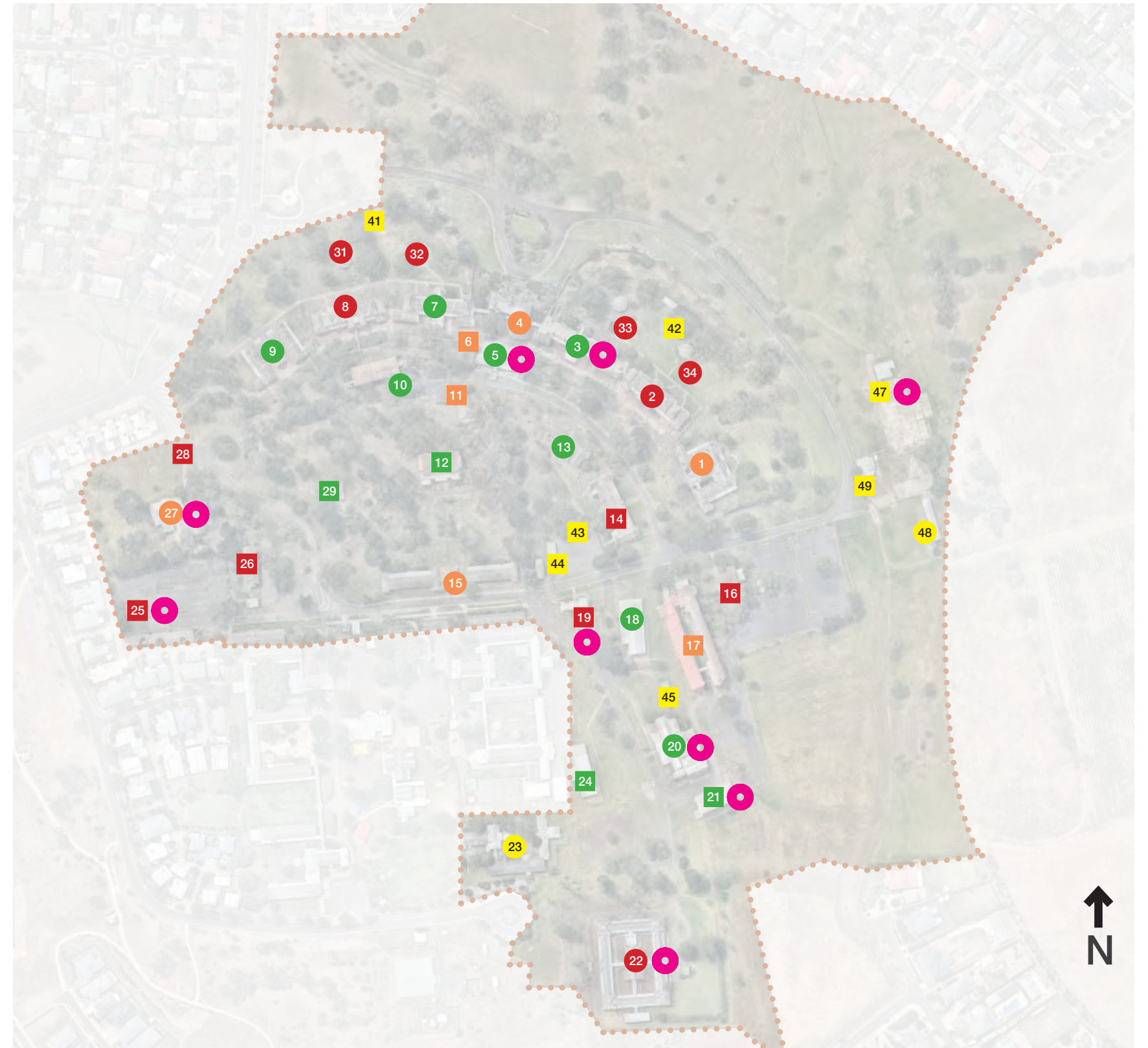


Heritage listed Buildings

-  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**

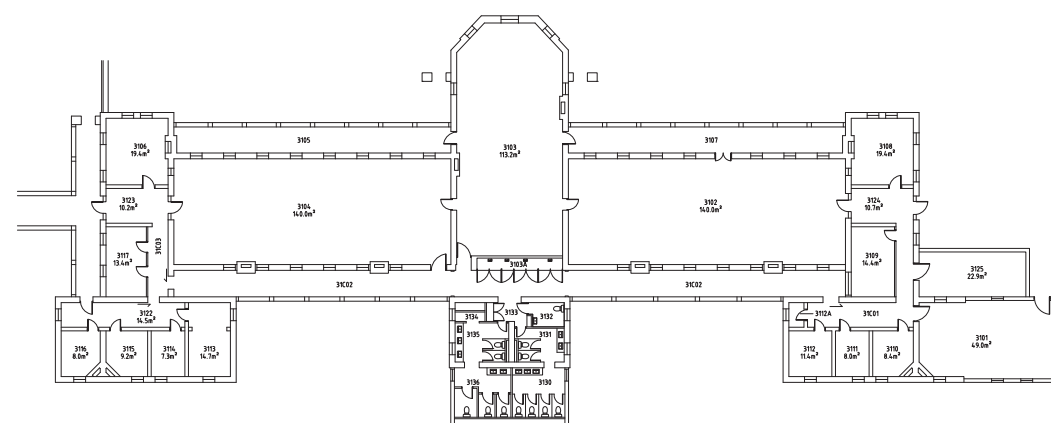


Building Typology & Adaptability: Type 1

Open plan configuration with adjoining spaces.

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.

Buildings with type 1 configuration include #3; #5; #7; #10 #11 #13 #18



Possible Adaptive Uses

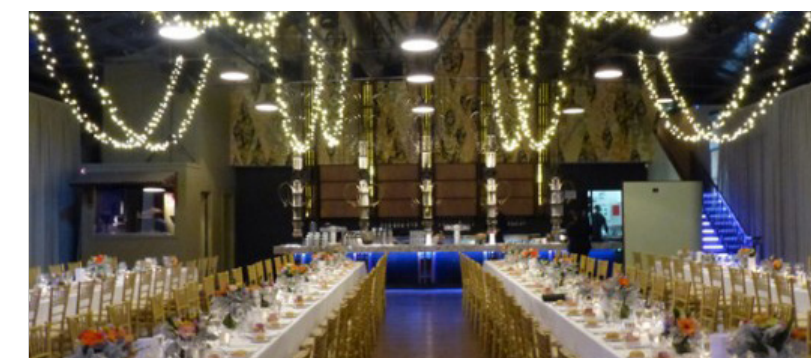
- Tourism / visitor centre
- Markets
- Sports centre
- YMCA centre
- Play centre
- Conference / Events space
- Business incubator
- Co-work / Offices
- Brewery / Cellar Door
- Community / arts hub
- Gallery / studio / exhibition spaces
- Aboriginal centre



Source: <https://www.thetourspecialists.com.au/tours/rainforest-tours/rainforest-day-tours/1-day-tour..338/book.html>



Source: <http://carriageworks.com.au/events/>



Source: <http://event-konzeption.com/tag/celebration/>



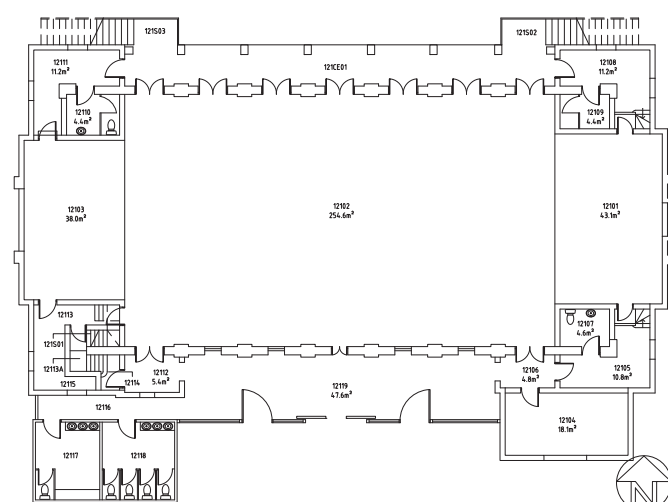
Photos of Building #3
Example of Building Type 1

Building Typology & Adaptability: Type 2

Open plan configuration with no adjoining spaces.

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. Adaptation and retention of these buildings will suit a variety of single uses with lower cost implications.

Buildings with type 2 configuration include #1; #9; #20; #21; #22; #25; #27

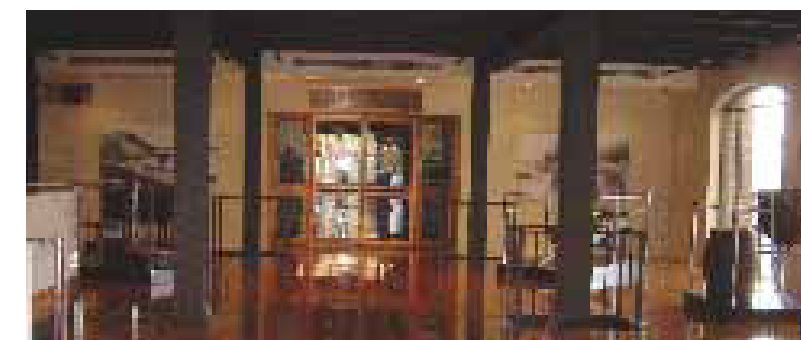


Possible Adaptive Uses

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



Source: <http://carriageworks.com.au/events/>



Source: <http://www.theoldbrewery.com.au/>



Source: <https://theweekendedition.com.au/gold-coast/food-drink/the-farm-byron-bay/>



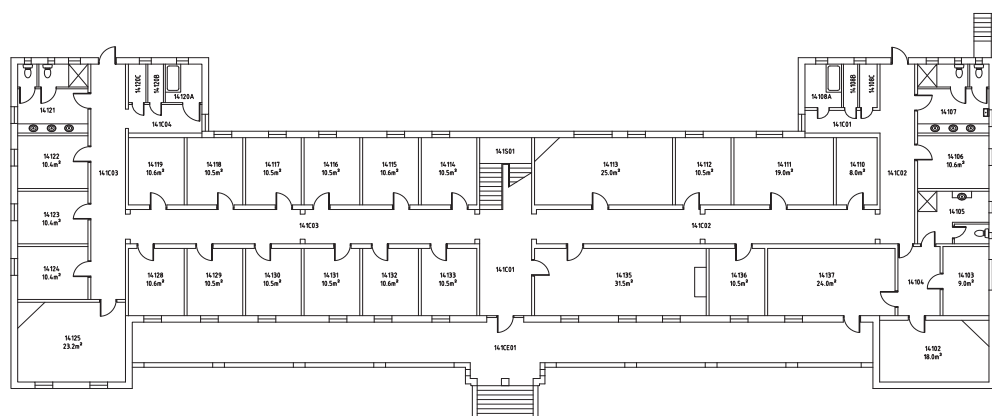
Photos of Building #12
Example of Building Type 2

Building Typology & Adaptability: Type 3

Regular configuration with many rooms along a central spine

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 their heavy construction, numerous load bearing walls and modular 'room' layout.

Buildings with type 3 configuration include #2; #4; #8; #14; #15; #17; #19; #26

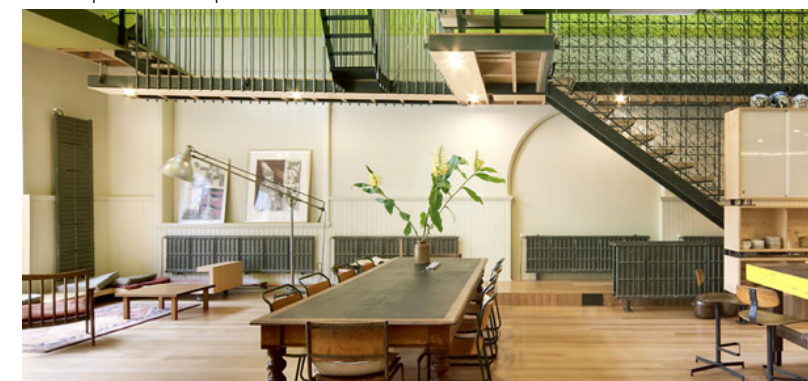


Possible Adaptive Uses

- Student / Disability housing
- Affordable housing
- Home offices
- Apartments
- Hotel / Serviced apartments
- Bed and Breakfast
- School dorms / boarding house
- Co-work / Offices
- Craft / art stores



An adapted office space



Source: <http://www.woodformarch.com/blog/green>



Source: <http://m.visitvictoria.com/regions/Daylesford-and-the-Macedon-Ranges/Accommodation/Hotels/Peppers-Mineral-Springs-Hotel.aspx>



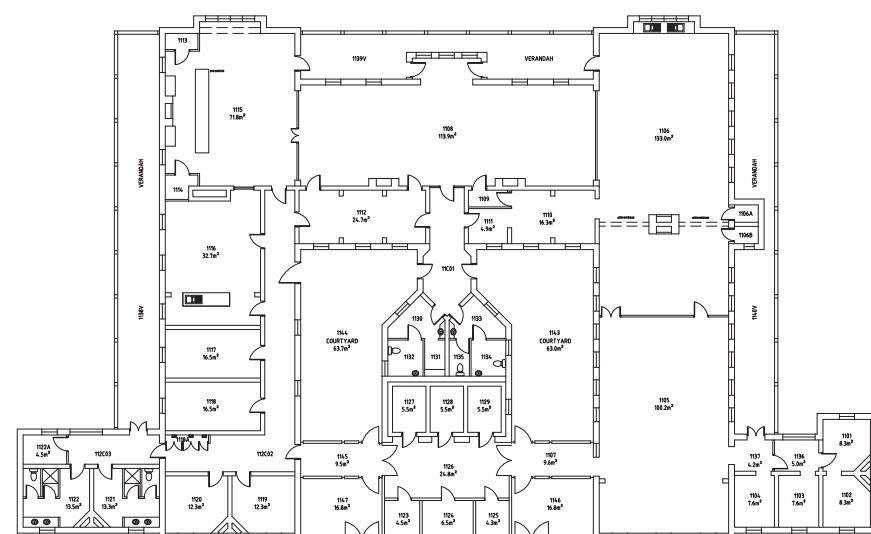
Photos of Building #14
Example of Building Type 3

Building Typology & Adaptability: Type 4

Irregular configuration with a variety of room sizes.

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. Spatial variety presents good opportunities to co-locate a diversity of uses within the same building. However their irregularity and various construction features create challenges in adapting the building.

Buildings with type 4 configuration include #1, #9, #20, #21, #22, #25, #27



Possible Adaptive Uses

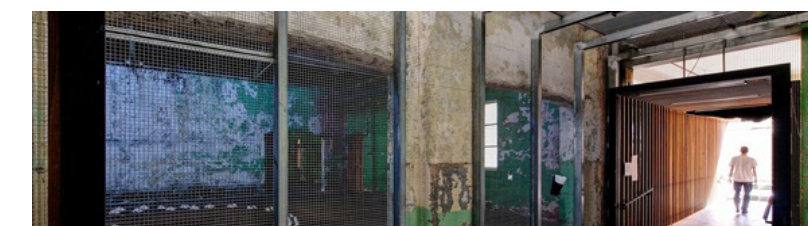
- Co-work / Offices
- Craft / art stores
- Markets
- University / Technology School
- TAFE / Kangan Institute
- Commercial training centre
- High school / Year 9 campus
- Existing 'school' expansion
- Conference / Events space
- Brewery / Cellar door
- Bicycle Hub / hire
- Medical centre / Private hospital
- Maternal Child Health
- Physical rehabilitation centre
- Wellbeing centre / Personal training
- Yoga studio
- Day Spa



Source: <http://www.beat.com.au/arts/lentil-anything-are-opening-new-pay-you-feel-event-space-thornbury/>



Source: <https://venuemob.com.au/place/abbotsford-convent>



Source: <http://www.archilovers.com/projects/106774/abbotsford-convent-breezeway.html>



Photos of Building #1
Example of Building Type 4

Community Engagement

Engagement Framework

The engagement activities undertaken in this first phase of the Jacksons Hill Master Plan have been based on the International Association of Public Participation's (IAP2) Public Participation Spectrum. The VPA designed its approach to engagement to inform, consult and involve the community at each stage of the decision-making process.

The VPA aims to consistently consult and involve stakeholders throughout the master planning process. Stakeholder input will be critically considered in each phase prior to the finalisation of a master plan.

The purpose of the engagement was to:

- introduce the project to the community
- determine the key ideas, likes and issues the community have in relation to the site
- inform the development of an overall vision to the project which responds to community and stakeholder aspirations for its future use

Community Ideas Workshop

The VPA met with over 180 Sunbury community members at a Community Ideas Workshop on 28 February, 2017. Attendees heard presentations from both the VPA and CHC Architects, which covered the history, background, and key issues and opportunities associated with the site. Each presentation was followed by a short question-and-answer session.

Following this, attendees broke away into smaller groups to share likes, ideas, issues and stories about the Jacksons Hill project area. Workshop stations were organised around the five master plan principles:

- Protect and celebrate the heritage values of the site
- Strengthen the education, community and arts offering
- Support a mix of complimentary uses to build a vibrant place
- Improve access to the site and surrounding areas
- Require high quality design of buildings and public realm

This workshop provided the VPA with a sound understanding of the community's aspirations for the site, which have been feed into this report.



Site Activation Case Study

Urban Design and Landscape Features
Potential Activation Plan



Urban Design and Landscape Features



Pedestrian connections



Vehicle movement and parking



Key site features



Site typography

Urban Design concerns the quality of cities, towns and smaller urban precincts in their entirety. It's focus is on the public environment, and aims to make a place open, available and inviting for free public use (regardless of ownership), so the precinct as a whole may become socially, environmentally and economically sustainable.

At Jacksons Hill, the urban design principles considered for a master plan include the *structures* (how the site is physically laid out), *connections* (routes of movements and networks), *accessibility*, *legibility*, *activation* (safe, exciting and interesting activities), *mix of uses* and *inclusiveness* of the precinct as a whole.

The Jacksons Hill site presents a large variety of underutilised buildings and expanses of natural open space, which could be used to create a vibrant, activated new precinct. The hill itself provides expansive vistas of the surrounding areas as far as Melbourne, while views back towards the hill present a unique heritage and landscape character. The layout of buildings is thoughtful and frames interesting and useful open public spaces with a network of existing pedestrian paths traversing the site.

Therefore, the urban design focus for Jacksons Hill is less on the structural layout and connections of the site, but more-so on the potential re-use and adaptation of those structures to accommodate a diverse mix of new uses that are interesting, accessible and commercially sustainable.

While this study focuses on two potential examples of how the adaptive re-use may take effect in Buildings 2 and 15 at Jacksons Hill, it is important to remember that these interventions will ultimately sit within the site as a whole, and must compliment the mix of uses and flows created by the site holistically.

Potential Activation Plan

The purpose of this activation plan is to demonstrate one possible design outcome which could act as catalyst to revitalise Jacksons Hill by providing a diversity of local-scale uses to compliment the existing arts community and education facilities, with a long term vision of delivering a vibrant, sustainable and thriving village.

At a conceptual level, a key focus of this activation plan was the identification of appropriate and sensitive uses for the adaptive re-use of existing heritage buildings with rich character and high value.

A holistic approach was taken in considering the factors influencing a viable activation approach. A successful strategy would need to be reinforced by a high quality urban design and landscape response emphasising unique 'place' qualities and strengthen a physical and emotional connection to Jacksons Hill.

It is important to highlight this is one potential 'activation' option and does not denote the final or only design outcome. For the purpose of this revitalisation case study two building were selected; building 2 for its prominence along the northern arrival and particular building typology that would best fit a potential short stay accommodation. A low availability of short stay accommodation options were identified within the local Sunbury area suggesting this use could be a highly viable use located at Jacksons Hill.

Due to its location opposite the Sunbury Primary School and Sunbury & Macedon Ranges Specialist School building 15 is strategically located to frame a 'main street', creating uses and movement, or dual activation, along both sides of Circular Drive.

Key design features of this activation plan include:

- Formalisation of a central 'village green'
- Dual activation along Circular Drive, identifying infill opportunity extending retail and commercial uses east and west over time
- Recessing of car-parking behind new and existing buildings
- Reinstatement of Library Road for vehicles and Tram Road as a pedestrian spine
- Relocation of Sunbury Primary School Administration to front Circular Drive, proposing a joint shared administration with the specialist school
- Stronger pedestrian linkages with more defined paths and circulation patterns
- A defined town square activating the front of building 17 and 18

- Case study buildings 2 and 15
- Buildings 17 and 18



***PLEASE NOTE: This is a case study only and only represents one possible option for activation of part of the site.**