

The Proposition

**Jacksons Hill Place Plan
Infill and Development Potential
Movement and Access Recommendations
Land Use and Design Recommendations
Commercial Feasibility Recommendations**



Jacksons Hill Place Recommendations

Given the size, area and spatial variety of Jacksons Hill, it is neither practical nor viable, either commercially or in terms of land use, to consider the site as a whole precinct, or to apply a single character or development use across the site as a whole. Therefore, the place plan for Jacksons Hill identifies a number of smaller ‘places’ across the site, that could in turn develop their own character, and grow in their own right as one part of the whole integrated community .

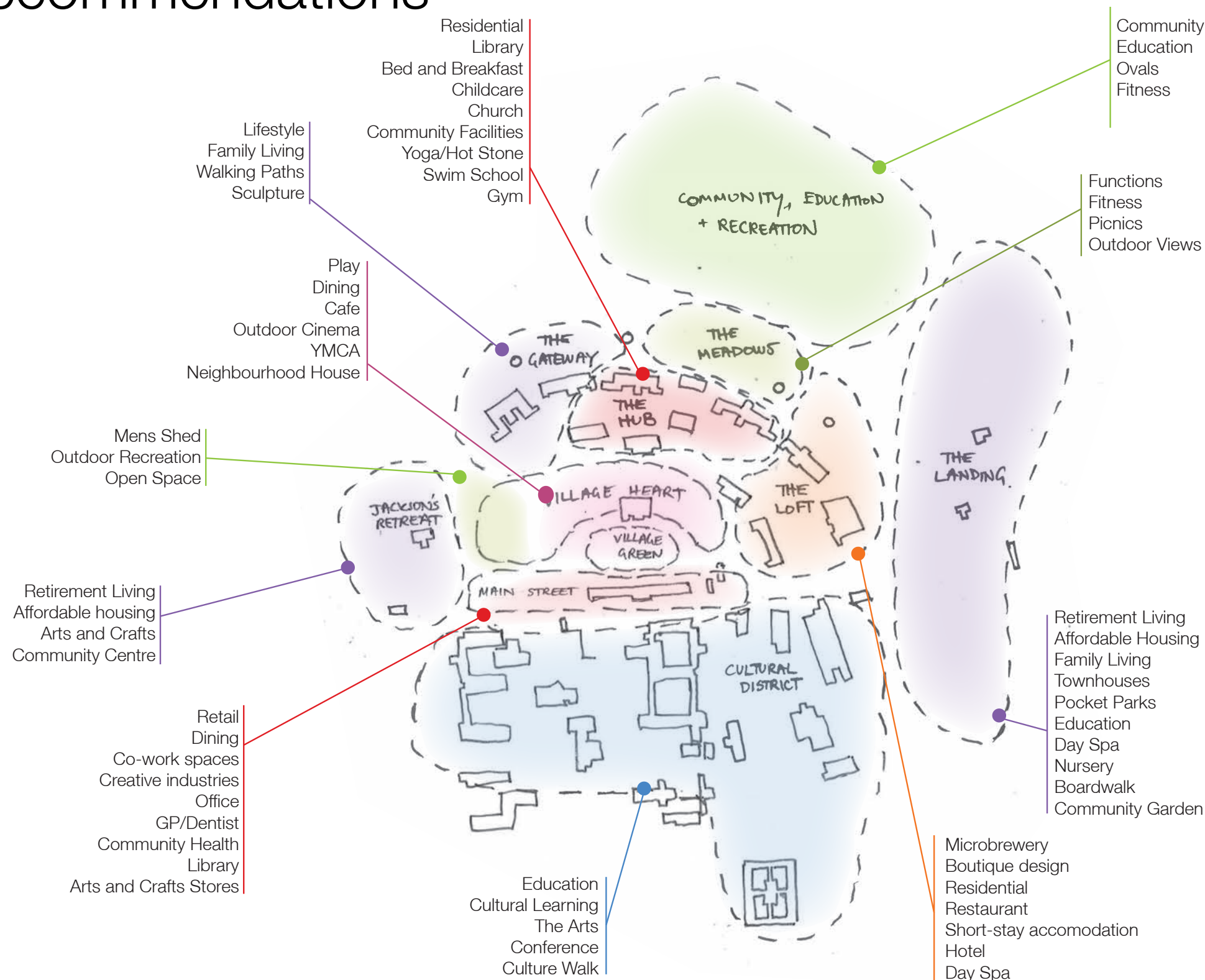
The precincts proposed have intentionally been defined loosely, this allows them to evolve and accommodate both a diverse mix of future uses, and develop arbitrarily responding to the markets appetite and the community's adoption of Jacksons Hill as a mixed use destination. The intention is for each precinct to develop its own style, character and 'sense of place', which is stimulated by a diversity and mix of uses typifying each precinct. This place plan is representative of one potential way the site could be arranged, having analysed existing uses, sensitive interfaces, topography, heritage features, access, connections and the ability for future stakeholders to commercialise Jacksons Hill in a staged manner.



Jacksons Hill Place Recommendations

Each precinct proposed at Jacksons Hill will be defined by a variety and type of uses best identified for that location creating a balanced and integrated approach to developing Jacksons Hill as a diverse and thriving community. The 'Village Heart & Green' will form the urban commons and central focus of Jacksons Hill, where people can gather, relax, lounge and play. Surrounding this central civic heart is the 'Mainstreet', the 'Loft' and the 'Hub', providing opportunities for a buzz of activity at different times of day and night. These precincts will introduce new work spaces, specialty retail, accommodation, dining and community facilities alongside the existing education facilities.

Over time these other precincts will begin to evolve as more people visit Jacksons Hill, identifying with their unique qualities and reputation for local artisan products and services. For Jacksons Hill to thrive as a genuine community, a variety of living options must be considered (townhouses, SOHOs, apartments, studios). Open spaces should provide for varied sports, recreation, nature-play and outdoor activities that complement and stitch into Sunbury's existing urban fabric and open space network.

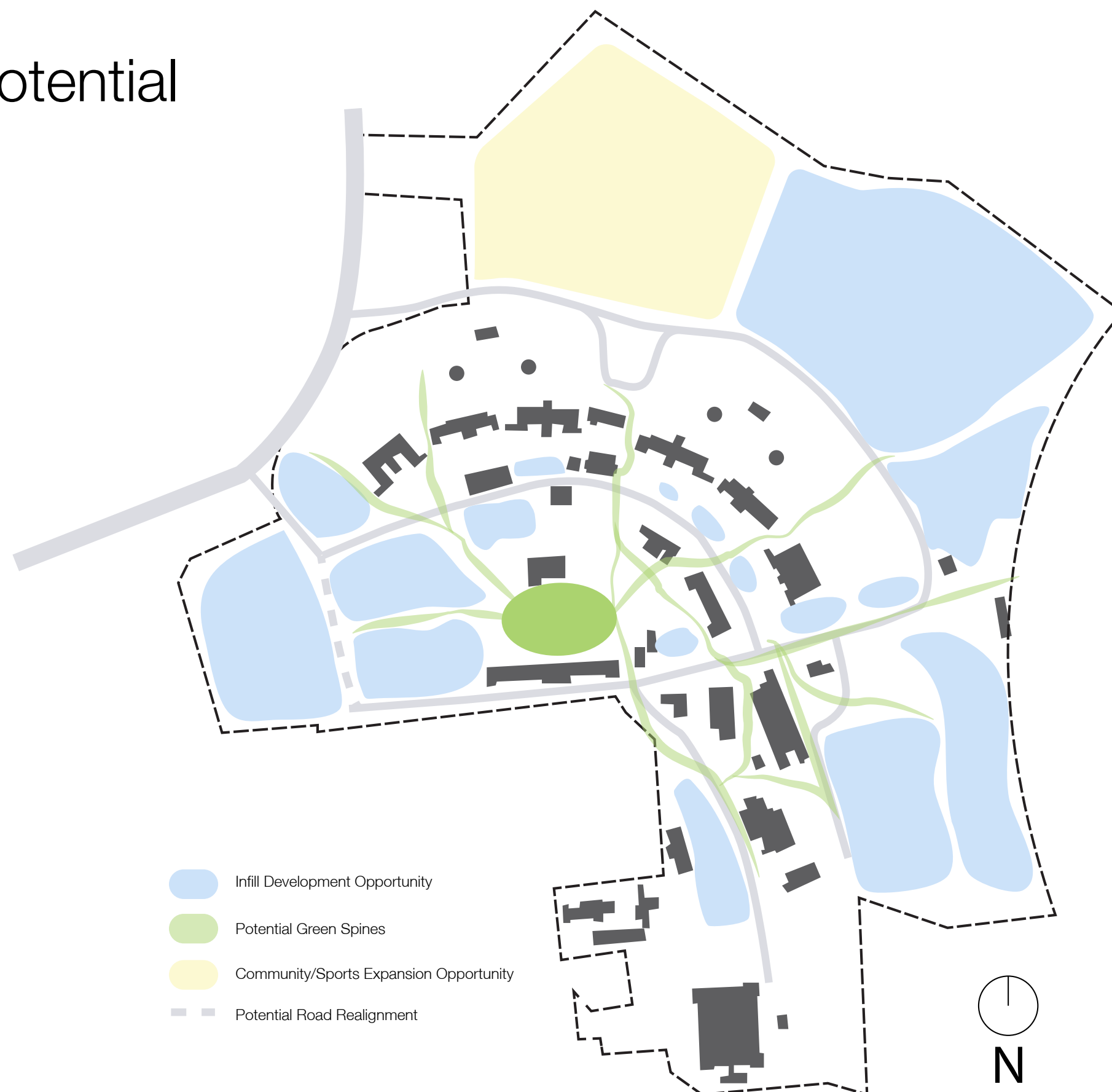


Infill and Development Potential

Sensitive infill and development of Jacksons Hill could occur, with the biggest potential lying in the outer reaches of the site, within its eastern and western boundaries. Smaller pockets of infill development may enhance, improve and activate the existing heritage buildings, but should respect and compliment their form and refrain from dominating their visual presence.

Complimenting any infill development should be a network of open green spines which converge in the centre of the site at the Village Heart. These green spines would serve as primary pedestrian connections which permeate around existing heritage buildings, towards larger areas of infill. They have the potential to soften, respect and set the character and tone for the whole of Jacksons Hill, and should therefore be carefully planned, and seen as central to new infill opportunities.

Aiming to extend the leafy character and existing natural vegetation, these green spines would connect a series of open spaces, enhancing the passive and active pedestrian experience. These connections would frame both the existing heritage buildings while defining the location, access and scale of new built form at Jacksons Hill.



Movement & Access Recommendations

The vision for Jacksons Hill is to be a highly walkable and pedestrianised village. However, this does not discount the role cars may play in facilitating access to and from the site. An emphasis must be placed on creating a hierarchy to the movement network and each various modes - pedestrians, bicycles and then cars. Interactions between vehicles and other transport modes should be curated through quality landscaping, design and controls along primary and secondary street networks. Where possible green spines linking open spaces should be used to separate pedestrians and vehicles.

- The Mainstreet should accommodate all transport modes favouring a shared street approach. This approach minimises the segregation of pedestrians, bicycles and cars by removing features such as kerbs, road surface markings, traffic signs, lights and restricted parking. Circular Drive between the school and building 15 is a prime location and demonstration of where Jacksons Hill should incorporate a shared street. Library Road and Boilerhouse Road are other key streets where a shared approach should be adopted.
- A capacity expansion of the current Primary Street would provide greater access and site connectivity sustaining future volumes and circulation. Extending the right turn alignment of Circular Drive beyond its current location near the primary school would better manage future capacity, drawing congestion away from school crossovers. The primary Jacksons Hill street network would require widening to support vehicles in both directions and dedicated bicycle and pedestrian paths. Central to all future traffic recommendations and provisions is the need to support future public transport services.
- The addition and improvement of Secondary Street networks are fundamental to unlocking deeper site penetrations and would necessitate the ability to access proposed infill buildings. A secondary street network and formal intersections will be a key success factor to improving the sites overall circulation. The formalisation of the intersection at Circular Drive & Boilerhouse Road would be critical to accommodating the future traffic volumes. This report acknowledges that an appropriate intersection at this location would require site works requiring the removal of building 19. It is our recommendation that the building 19 is of very low retention value and its removal is heavily offset by the ability to unlock overall site circulation, enhanced pedestrian safety and the provision of a through connection linking Boilerhouse Road and The Heights.
- Pedestrian should be thought of as the primary transport mode for Jacksons Hill. Dedicated corridors forming connections throughout the site should stitch into existing neighbourhood connections. Using the Village Green as a central pedestrian nexus the site can establish a logical and regular pedestrian pattern, resembling a 'hub-and-spoke' model. The reinstatement of Tram Road as a primary pedestrian path would account for the predominant east-west movement utilising it's flat topography for pedestrian comfort and accessibility, with intersecting points connecting north-south.



Land Use and Design Recommendations

These land use and design recommendations should guide the future revitalisation and planning framework providing a level of development certainty for Jacksons Hill as a high quality and contextually appropriate village, expressing adaptable, innovative and sensitive responses to such a significant site with great potential.

Objectives

- To stimulate an urban environment attracting a diversity of uses both day and night.
- Increase the number of people visiting, living and carrying out daily activities at Jacksons Hill.
- To ensure new development interacts with the public realm providing a positive experience at the street level for all users.
- Capture a ‘mainstreet’ feel and experience through defined and curated spaces.
- To ensure uses activate the streetscape (i.e. retail or commercial use) and are located at street level.
- Accommodate all modes of transport and movement, with a preference towards pedestrians and cyclists having priority.
- To improve and create additional movement links radiating outwards from the ‘Village Green’ as a central axis.
- To acknowledge the wider strategic importance of creating attractive and iconic buildings at key land mark sites. This does not imply a complete visual dominance of the current character however they can be distinguished as key reference points; unique through design rather than height, bulk and scale.
- To ensure that development achieves a compact urban form which consolidates land use for its intended purpose and proposed intensity.
- To ensure there are sufficient public places for people to meet, enjoy and relax in the centre.
- Use the uplift in land capture to restore and re-purpose heritage buildings and sustain Jacksons Hill as a lively ‘village’ stimulating new investment in Sunbury as a local community and tourist destination

Strategies

- Promote a mixture of modern and simple infill architectural forms, complementing the existing heritage character and built form aesthetic.
- New built form should be orientated and designed to interact with its street, creating active pedestrian edges framed by buildings. Some areas should be defined using the ‘street wall’ to frame a vibrant street experience.
- Build on the unique ‘place’ experience connecting the site through physical and visual elements - each element should share a common design language and aesthetic characteristic of Jackson Hill.
- Carparking ratios should reflect cars as the primary mode of arrival. Adequate parking provision and durations are necessary at key public locations. A dispersed approach will avoid dominating the visual landscape; using the built form and topography as screening.
- Parking locations should accommodate ease of access to key parts of Jacksons Hill for older visitors and those with a disability. As a key destination bus and coach parking must be accommodated
- Create new civic spaces within the sites heart providing a common connector space traversing the site.
- The street network, design and hierarchy should be considered in light of attracting regular public transport, namely bus, to service the site.
- The whole or partial sale of land and buildings at Jacksons Hill must provide solutions as to how heritage buildings will be preserved, restored and re-used. Discretionary sale should be considered only when this primary objective has been demonstrated. This responsibility would be placed on any future land owner or developer wishing to acquire land and/or buildings regardless of use. The preparation of a heritage management plan for approval by Heritage Victoria could be used as an appropriate control mechanism.
- Where possible, new development should incorporate active uses to the ground floor and street level. Street frontages and shopfronts should be articulated to complement a local neighbourhood village and character.

Built Form Priorities

- Generally built form within the centre of Jacksons Hill should aim to achieve a modest and consistent height due to its already elevated topography. Generally built form and setbacks should respond to variations in slope and topography at each individual location to avoid detracting from the human scale experience at street level.
- Minimal street setbacks and continuous building façades with multiple entries and uses should be the prevailing mainstreet character along Circular Drive.
- Built form should appropriately and sensitively respond to the orientation and topography of the site. Massing and heights should respond contextually at different locations having regard for adjoining properties, topography, orientation and existing or prescribed use.
- An opportunity exists to activate the roof areas of new buildings, either as ‘open space’ or sustainable ‘green roofs’. Where possible vertical activation should be encouraged to avoid overly large single building floor plates.
- The realignment of streets, circulation and school administration combined with a diversity of new infill opportunities should act as ‘frames’ for the surrounding public spaces and pedestrian corridors at ground level.
- The sensitive adaptation of existing heritage buildings should be a contextualised across the site. Design responses should be sympathetic in how they approach an individual building offering a unique character, while maintaining that buildings contribution to the sites cohesive heritage as a whole. Large heritage sites such as Jacksons Hill require a holistic perspective to new built form adaptations. The modification of building entries, canopies, paths and materials selection should demonstrate this historic relationship and character, enhancing the look, feel and successful integration of heritage buildings.
- New development should be designed to respect the interface and amenity of exiting residential areas. Future development aesthetic should be sympathetic to this design character and language as well as the sites heritage value.

Commercial Feasibility Recommendations

Critical to the success of Jacksons Hill is its long term economic sustainability. In visioning the diversity of uses identified even at this early stage it is important to consider the key economic drivers to support such activations.

As part of the strategy to broaden the diversity of Jacksons Hill as a vibrant village centre, the project team should identify a network of potential future tenants, operators and service providers from across each sector proposed within the different precincts to engage with. Seeking input from such diverse contributors would enable Victoria University and the VPA to understand the particular requirements and complexities involved in 'unlocking' Jacksons Hill in a responsible manner.

It is our strong recommendation that further engagement workshops identifying and engaging key industry stakeholders is to be held. This would support a feasibility study considering how to nurture a diverse mix of uses, the commercial viability of co-located activities and ability to stage activation sustainably. Due to its scale and intensity of required resources to restore and adapt heritage buildings for a range of uses, it is suggested the activation of Jacksons Hill will require combined investment of many stakeholders across different development parcels and asset classes. Where appropriate this process could look to secure the future involvement of key stakeholders ensuring we are able to meet the communities needs while future proofing the commercial viability, transition and sale of Jacksons Hill. This process should be underpinned by an economic study and also involve commercial advisors and dedicated community brokers.

Workshops should involve a mix of individual discussions and larger groups leading to the identification and formation of reference groups. Key stakeholders to involve should include unique local retailers; medical group; allied health operator; community groups; churches, retirement & lifestyle developers; office incubators/co-work operators; and council representatives. These discussions should be seen as a way to inform the planning and land use controls which will provide certainty to the market and in turn community.

Desired outcomes:

- Gather feedback to better inform the proposed precincts and masterplan
- Collect targeted responses regarding land use, design & planning controls
- De-risk development assumptions by reducing speculation and market uncertainty
- Foster collaborative partnerships, connecting stakeholders and future proofing a common vision and momentum
- Understand the commercial realities, structures, needs and capacity of future landowners to meeting current and future market challenges
- Establish a strong value proposition and viability early for the Sunbury community, Victoria University and State Authorities
- Provide clarity and certainty to Victoria University and the Sunbury community regarding the future of Jacksons Hill



Source Credit: Studio.89 www.studio89.org

Adaptive Re-Use Precedents



The Grounds of Alexandria, Sydney

Opened in 2012, The Grounds of Alexandria is one of the new breed of inner city Sydney venues. Located in an old pie factory from the early 1900s, the café serves wholesome food and speciality coffees within an industrial and rustic setting that includes a coffee research and testing facility, and on-premise garden. The Grounds plays host to market stalls, live music and children's activities such as a petting zoo.

In two short years The Grounds has become a favoured venue for family events such as weddings, christenings and baby showers. Following expansion through the addition of a neighbouring property in 2014, it is now also developing a solid corporate market.



Convenience & Specialty
Food hall / market / events

WestWyck Ecovillage, Brunswick West

WestWyck Ecovillage now occupies the building and grounds of the former Brunswick West Primary School. The school ran out of students in the 1980s and threatened to become yet another example of quality inner-urban infrastructure that faced the bulldozer. WestWyck EcoVillage consists of 30 homes, both townhouses and apartments, built within and around the old Brunswick West Primary School.

In total, 12 of these apartments are located in the old school building which has an official heritage designation. Features include solar photo-voltaic panels, high levels of building insulation to reduce energy consumption, rainwater harvesting and grey-water recycling.

The plan places a strong emphasis on sustainable lifestyles including low-carbon transport, imported electricity coming from renewable sources, waste minimisation, maximum recycling and growing food on the development.

WestWyck also aims to encourage neighbourliness, with communal facilities such as a bike shed, a clothes drying area and shared garden space.



Accommodation
Eco-village



We Work, Weihai Lu, Shanghai

WeWork, Weihai Lu, is nestled in a turn of the century brick building; a former opium factory and artist residence. The existing site is a combination of a brick historical building with further industrial additions that have been made over the years.

Surrounded by an old residential district in the heart of Shanghai, today, the building is a modern workspace for entrepreneurs, designers and emerging businesses. The space offers weekly events including networking, happy hour, classes and workshops, a micro-roasted coffee shop on site, high speed internet, printing, conference rooms, spacious common areas, cleaning service, private phone booths and has on site staff. Members have the option of a hot desk, dedicated desk or private office



Commercial
Incubator



Boroondora Community Health Centre, Hawthorn

The Boroondara Community Health Centre occupied the former Hawthorn Post Office for over a decade until the increasing demand for community health services required an extension to the existing 1908 Romanesque Revival red brick and sandstone building; which included additional consulting rooms, offices and open plan workstation areas.

The new two storey extension, with carpark below, takes its cue from a previous brickwork addition built along the western boundary accommodating a café, and facing onto the civic plaza.

The openings along the west and east are set deep into the cladding, exposing colourful reveals while windows on the south are large picture windows capturing views out across the landscape and large eucalyptus.



Health and Wellbeing

Peppers Springs, Hepburn Shire

Originally built in 1935, Peppers Mineral Springs Hotel is an elegant boutique hotel, restaurant and spa offering accommodation to visitors of Daylesford & Hepburn Springs for over 75 years. The Mineral Springs Hotel is surrounded by picturesque gardens. The hotel also has many elegant public spaces internally with bespoke fittings and furniture, polished wood, marble, parchment lighting and leather accenting original 1930's feature detailing.

The hotel has a restaurant and is available for conferences, weddings and other events. It is also located close to wineries, tourist attractions including horse riding and many great walking trails and rejuvenating



Commercial / Accommodation
Hotel



Polaris 3083, Bundoora

ClarkeHopkinsClarke were required to address a site with an established development overlay and deliver a master plan that would provide an attractive and socially vibrant neighbourhood. The master-plan solution integrated the existing heritage Larundel Psychiatric Hospital with 1100 apartments and townhouses, as well as nearly 12,000m² of retail and commercial space, including a tavern with serviced apartments above.

The town centre includes a focal community precinct that reinforces the existing community centre as the heart of the community. Dedicated residential, home office and shop top residential accommodation have been integrated with the retail centre to create a cohesive town centre.

Integrating the Larundel Hospital buildings was a key consideration for the master-plan. The need for functionality was balanced with the preservation of these heritage elements as well as a number of established trees. These elements lend a sense of history, permanency and character to this new neighbourhood.

Winner
2016 UDIA Victoria Awards for Excellence - Urban Renewal Award



Accommodation
Village Centre



Edendale Community Environment Farm, Melbourne

The Edendale Community Environment Farm site was originally part of a 51-acre site first purchased from the crown in 1852 by pioneer Henry Stooke. The homestead was built in 1896 by the subsequent owner, Thomas Cool.

The Shire of Eltham purchased the property in 1970, establishing an animal pound and small nursery. Council came to realise the potential of the site in the early 1980s when the decision was made to relocate the animal pound.

During the late 1980s a number of changes were made to the site to establish the area as a community farm for local residents. Since 2000, the direction of the site has been transformed into a Community Environmental Education Centre featuring an indigenous plant nursery.

In 2011, following the construction of three new buildings and the restoration of the heritage homestead, Living & Learning Nillumbik began to run nationally recognised children's services courses from Edendale.

Recent developments have seen improvements in the gardens and grounds to increase accessibility for the community, lush lawn areas and an amphitheater for public use, festivals and events.

The Edendale Community Environment Farm are currently working on the animal zone on the eastern side of the property, with a purpose-built goat house and milking area, a hay and storage shed and improvements to the paddock areas and fencing. This will improve animal viewing areas for visitors and provide better access for school groups and farm tour activities.



Community
Community Garden



Sandridge School, Kensington

Teachers Dr Jeanne Shaw and Sophie Fenton decided to open their own school to help resolve overcrowding issues in schools in the inner west of Melbourne, receiving funding through private donations and crowd-funding in 2014.

At the start of 2016, Sandridge School, an independent, co-educational school opened in a heritage listed 1920s former soap factory at the edge of Fishermans Bend. As the building had a heritage overlay, a lot of development was happening around it, but the building remained untouched. A school seemed like the ideal use to provide education to the new families moving in to the area.

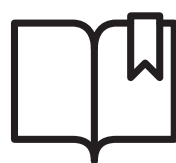
Following on from this, at the beginning of 2017, Sandridge School enrolled 200 secondary students in to year 7 and 8 at a second location.

The Younghusband Woolstores in the inner north-west suburb of Kensington, in a series of heritage-protected warehouse buildings constructed in the early 19th century. The character, history and community spirit associated with “The Younghusband”, presents an opportunity to reinforce the vision for the school on a grand scale.

The school sees itself as progressive secular, defined by education that shapes the professional, personal, social and community life of the students and the teachers.



Education
School



Abbotsford Convent & Collingwood Children's Farm

The Abbotsford Convent is Australia's largest multi-arts precinct. The site has 11 buildings which remain largely intact, with minor internal changes for their modern uses.

Today the Convent is home to over 100 studios, two galleries, cafes, a radio station, a school, and an abundance of green open space. Each year the Convent welcomes a diverse range of art projects, rehearsals, workshops, exhibitions, markets, events and festivals, with the rooms available for hire for modest prices.

Lying to the north and east of the convent, is the 7 acre Collingwood Children's Farm, which maintains the agricultural purpose that the land was originally used for, and is the oldest continually farmed land in Victoria.

Established in 1979 the Collingwood Children's Farm is a not-for-profit community resource providing country experiences for city people.

Open every day of the year, visitors can milk cows, bottle feed young lambs (seasonal), wander around, feed the animals, help with farm chores, go into the paddocks with the sheep and goats, cuddle a guinea pig, waddle with the ducks, feed the chooks, look for eggs or just sit and unwind under a shady tree or on the banks of the Yarra River.



Recreation
Art's Precinct / Childrens Farm





Clarke
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Clarke

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