

Jacksons Hill

Draft Master Plan

November 2017





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Index of abbreviations

CHMP	Cultural Heritage Management Plan
DET	Department of Education and Training
DPC	Department of Premier and Cabinet
VHR	Victorian Heritage Register
VPA	Victorian Planning Authority
VSBA	Victorian School Building Authority
VU	Victoria University

Part 1 \ **Vision**





Artistic impression

Introduction

This draft master plan provides a guiding vision for Jacksons Hill – an important place for Sunbury and Victoria.

In August 2016, the Minister for Planning directed the VPA to consult with key stakeholders to prepare a master plan for the site. The Minister’s direction carried the following conditions:

- Hume City Council, Victoria University and Heritage Victoria are consulted in the preparation of the master plan
- The surrounding community are adequately consulted throughout the process
- Any relevant state Ministers, public authorities or agencies are provided with a copy of the master plan for comment

Building a vision for a place as unique and important as Jacksons Hill requires listening and understanding, before action. With this in mind, the VPA began this project by listening to the community and stakeholders who care for and know Jacksons Hill best.

In February 2017, we asked people to tell us about Jacksons Hill through targeted meetings, a community ideas workshop, an online interactive map, as well as emails and letters. Nearly 1,200 people participated in the discussion and we received over 1,000 responses. While we heard a wide range of ideas and opinions about the future of the site, some common ideas came through: people value this place, people want it protected and enlivened, and people want the community to be part of its future.

Places that are used and valued are places that are protected and cared for. This draft master plan is about identifying an appropriate mix of uses to enliven Jacksons Hill, and provide the guidance to ensure new uses and development complement, rather than detract from, the values that make the place so special.

Realising the vision for Jacksons Hill will require investment from private, government and not-for-profit sectors. This draft master plan provides a framework to guide and enable that investment. It also sets out a pipeline of catalyst government investments to provide staged activation over time.

In preparing the draft master plan, we have been guided by what we heard from the community and stakeholders, and we have worked to balance the range of needs and aspirations associated with the site.

This is a draft plan, so we want to hear what you think. You get involved by coming along to our engagement events, read the documents on our website, add your comments to an online interactive plan, or send us your comments by email or post.

This is your next opportunity to help shape the future of Jacksons Hill.



Engagement summary

In February and March 2017, VPA engaged with the Sunbury community to:

- Raise awareness of the project and outline how the community can get involved
- Determine the key ideas, likes, issues and stories the community has in relation to the site
- Inform the development of a guiding vision for the site which responds to community and stakeholder aspirations for the site's future role and use

A total of 1023 comments were received and 1192 people participated in the engagement. Engagement activities included targeted stakeholder briefings, a community ideas workshop and an interactive online map. Community and stakeholders also provided comments via email, an online submission form and by post.

VPA analysed all comments received and produced a comprehensive engagement report.

Key themes from this engagement included:

- A strong desire for the Aboriginal and post-contact heritage values of the site to be recognised
- Protection and reuse of heritage buildings and landscape
- Improved access to the site, including better management of vehicle movements and car parking, the provision of public transport, and improvements to pedestrian access
- Provision of a range of open spaces, including sport and recreation, outdoor events and markets, bbq and picnic areas
- Support for a mix of uses, including community, education and training, creative and cultural, food and beverage, function and events, and accommodation. There was mixed support for residential development, with views ranging from not wanting any housing on the site, to support for some housing in areas of lower heritage sensitivity
- Concerns around maintenance, security and vandalism were also shared, but are beyond the project scope. Victoria University has increased security at the site in response to community concerns
- The community provided a number of big ideas, including a performance and event space, expansion of the adjacent Specialist School into the site, development of a food precinct, vocational training, accommodation and a gallery and creative studios.

You can read more about this engagement in the Jacksons Hill Master Plan - Phase 1 Community Engagement Report, June 2017, which is available on VPA's website:

vpa.vic.gov.au/project/jacksons-hill-masterplan/





10 Plan 1 - Illustrative Concept Plan

Vision

A vibrant and sustainable precinct where heritage is sensitively acknowledged and protected, creativity and learning are supported, and community is at the heart.

Principles

Planning and development at Jacksons Hill will be guided by five 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 vibrant places



4

**Improve access
to the site and
surrounding areas**



5

**Require high quality
design of buildings
and public realm**

Key moves

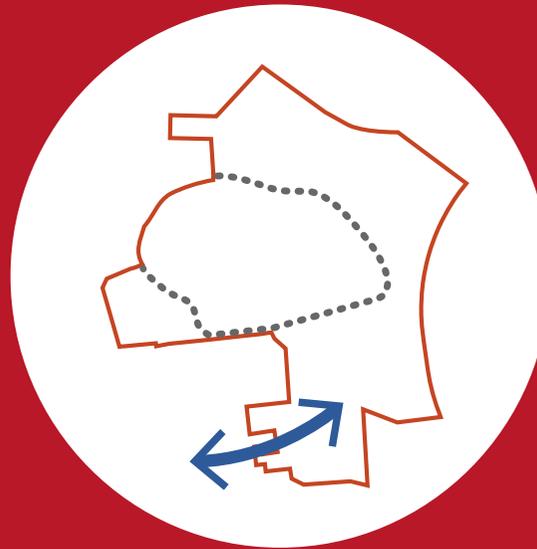
The draft master plan proposes six key moves to realise the Jacksons Hill vision



1

Enable catalyst projects

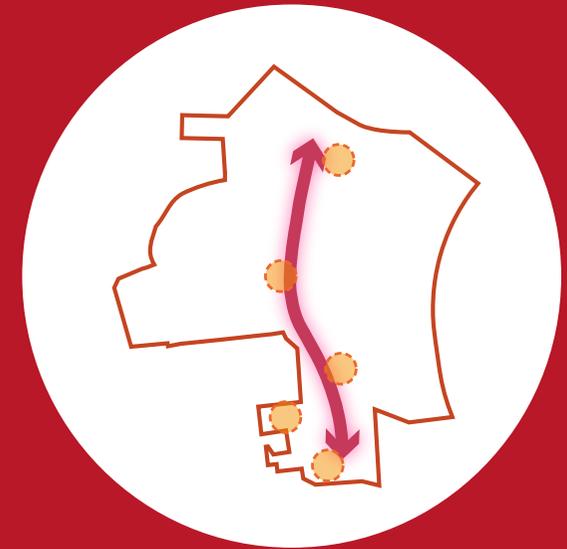
- Facilitate public sector investment in the precinct to support further private sector investment
- Enable early activation of key areas of the site



2

Improve circulation and connections

- Widen circular drive to enable 2-way traffic
- Connect The Heights to Boilerhouse Road
- Provide pedestrian and bike paths throughout



3

Establish a cultural spine

- Create a strong north-south pedestrian connection between key cultural and community places, from the Administration Building to Boilerhouse Theatre



4

**A main street
for Jacksons Hill**

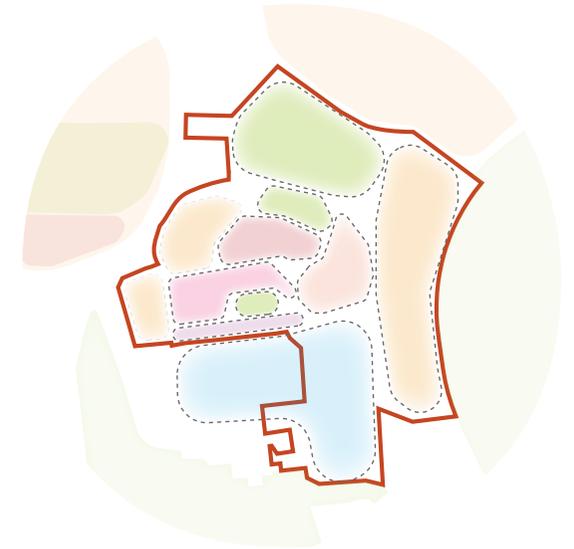
- Provide a 'front door' for existing schools and key retail and dining spaces
- Encourage pedestrian priority within the Main Street



5

**Connect iconic
buildings and
public spaces**

- Establish a network of green spines
- Retain public access to the heart of the precinct
- Connect to surrounding open spaces



6

**Diverse and
distinctive places**

- Use a precinct approach to encourage integrated activation of buildings and public realm
- Promote a variety of experiences across the site at different times of day and night



- SITE BOUNDARY
- POTENTIAL INTERSECTION UPGRADE
- - - CATALYST PROJECT
- - - EXTENT SUBJECT TO EDUCATION REQUIREMENTS
- PLACES

Place visions

Use and development should respond to the vision for each place at Jacksons Hill.

Learn and Play

This precinct supports open space, community uses and a future government secondary school.

The Gateway

Located at the end of a key viewline along The Avenue, this is a place for people to live at different stages of life. Heritage buildings will be sensitively adapted to support apartments, short stay accommodation and retirement living.

The Hub

The Hub is at the centre of Jacksons Hill's famous arch of heritage buildings. A thriving place with a mix of uses, including community meeting rooms, retail, cafes and functions.

The Loft

This is the place where you can try local beer and wine, enjoy great food and even stay in boutique accommodation. The Loft is popular with locals and visitors, who enjoy the historic buildings and views across the valley.

Village Heart

At the centre of Jacksons Hill is the Village Heart. Here, you can relax with a coffee on the Village Green or enjoy a picnic lunch with friends and family. Students and staff from the nearby schools and training centre also come here to study or grab a bite of lunch.

Jacksons Retreat

New buildings are set back from the former Manager's Residence. This a place for new townhouses and retirement living. Jacksons Hill feels safer now that people are living here. Car parking and pick-up/drop-off areas for the primary school has also been retained and improved.

Main Street

Main Street is a place where pedestrians have priority. It links primary and specialist school to the rest of the precinct. The former Hospital building has been transformed to support community and medical facilities, along with a co-working space. A bustling cafe links Main Street to the Village Green.

The Landing

New homes set amongst tree-lined streets hug the eastern side of Jacksons Hill. Strict height limits ensure that views from higher on the hill are not obscured. Public paths link the rest of the precinct to the Jacksons Creek open space corridor. A public road and landscaped buffer separates the houses from the Western Water land.

Culture and Learning District

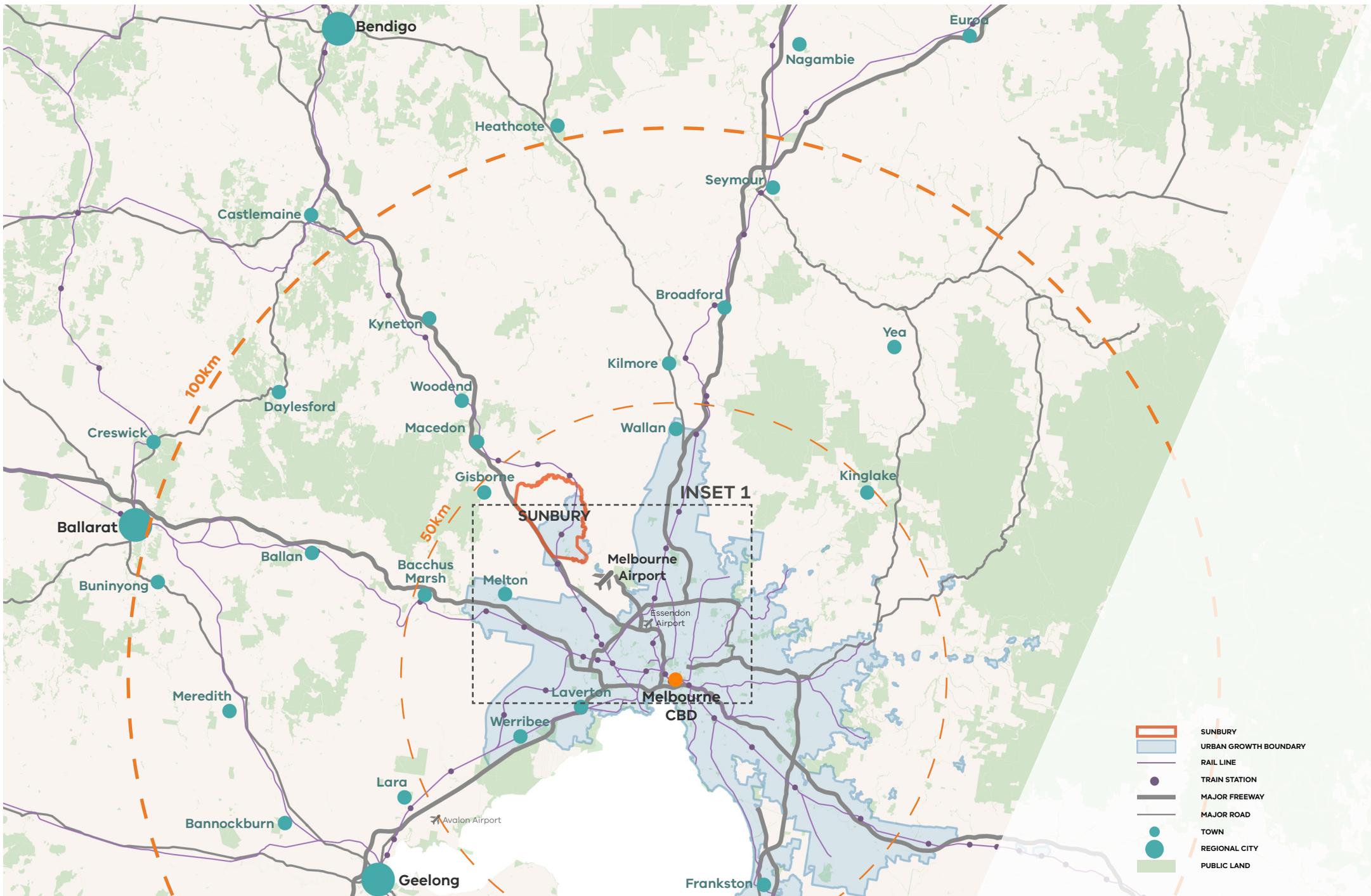
Sunbury Primary School and Sunbury and Macedon Ranges Specialist School play an important role in the Jacksons Hill community. Heritage-listed buildings have been sensitively restored and adapted to enable the Specialist School to expand. A new slow-speed road connecting The Heights to Boilerhouse Road has 'opened up' this part of the site. A thriving creative precinct is taking shape - plays are performed, people meet for conferences, community groups and artists work in studios and workshops. A community garden provides a relaxing place to meet with friends.



Part 2 \ Context



Aerial photograph looking north



20 Plan 3 - Regional Context

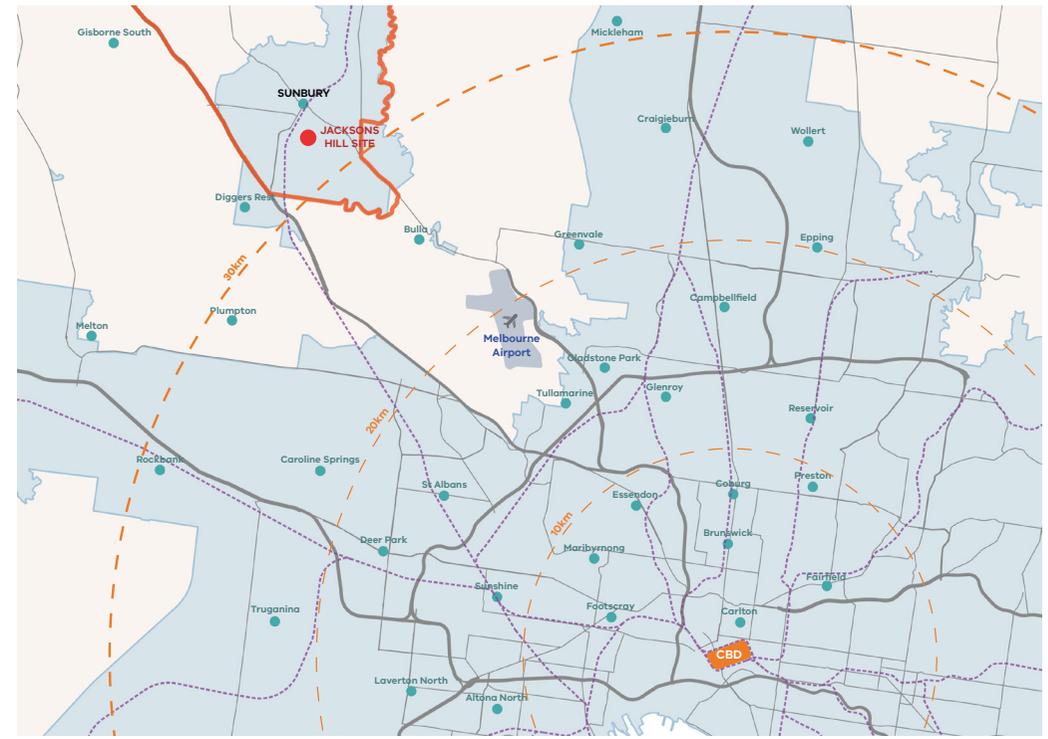


Regional context

Jacksons Hill is located in the suburb of Sunbury, 40km north west of Melbourne's Central Business District (CBD). While Sunbury has a closer geographical relationship with Melbourne than regional cities such as Bendigo, Ballarat or Geelong (Plan 3), it is defined by its rural character and landscape. In addition, Sunbury Railway station is connected to regional Victoria by V/Line services on the Bendigo train line. It lies just north of the Calder Freeway, which links Melbourne to the regional cities of Bendigo and Mildura.

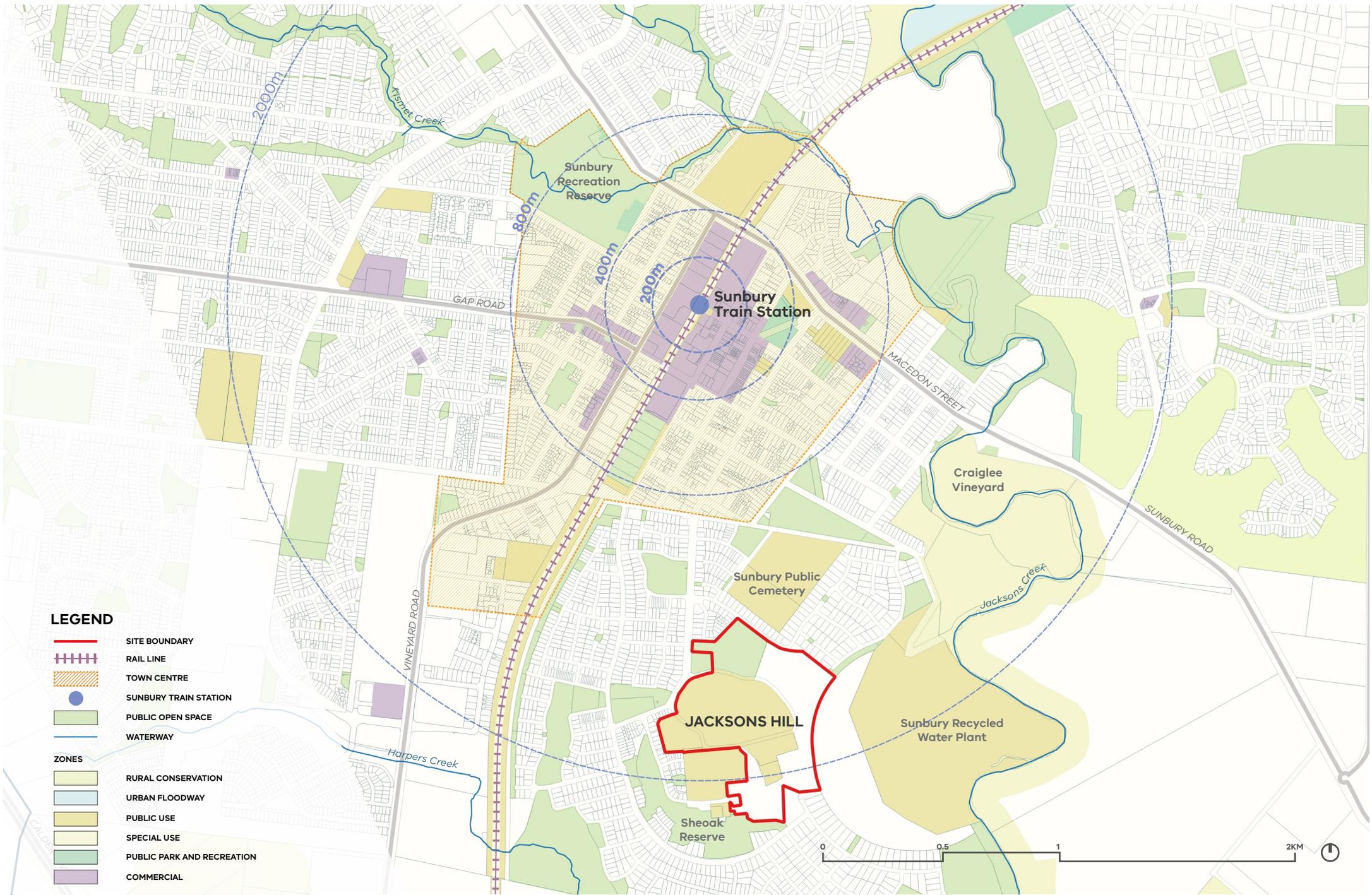
Within Melbourne's metropolitan context, Sunbury falls within the Hume northern growth corridor and is positioned on the north-western edge of Melbourne's metropolitan urban growth boundary (UGB). It is connected to the Melbourne CBD via the Calder Freeway and Sunbury Train Line, which was electrified in 2012.

Approximately 15km south east of Sunbury is the Melbourne Airport, a significant economic driver for local, state and national economies, and a major transport infrastructure asset in Victoria.



Inset 1





Local context

In the context of Sunbury, the Jacksons Hill site is located approximately 1.3km from Sunbury town centre and train station. It has access to the major arterial roads of Calder Freeway and Sunbury Road. The railway line that runs to the west of the site creates a physical barrier that restricts access between the site and the western area of Sunbury.

A key feature of Sunbury is its large amount of open space and green corridors. There are significant parks and reserves surrounding Jacksons Hill, including: a large area of open space which acts as a buffer to the Western Region Water Authority's Recycled Water Plant; a large green corridor containing Jacksons Creek; Sheoak Reserve; and a small residential pocket park along the northern boundary of the site.

Sunbury Primary School and the Macedon Ranges Specialist School are located within Jacksons Hill, and form part of the broader range of education facilities in Sunbury. It is also broadly surrounded by recently constructed conventional residential and scattered medium density residential. Further south, beyond the current extent of residential development are large lots used for agricultural land and hobby farms.

To the north (beyond a row of housing fronting Norman Avenue) is the Sunbury Public Cemetery.

To the east is the aforementioned Recycled Water Plant, buffered by a large semi-circular band of open space. This space abuts the site boundary and is generally underutilised due to the lack of access and formality, as well as poor visual surveillance.



Site history

Historic significance and change

The site's history is layered, with connections to Aboriginal and post-contact heritage. Several landscape areas and buildings in the site are listed on the Victorian Heritage Register. It has a long history of community use, including use as a facility for intellectually disabled and mentally ill people, and educational uses such as technical training and university. These contribute to its historical, architectural, aesthetic and social significance to the State of Victoria.

The site includes a purpose-built asylum complex designed by Henry Bastow of the Public Works Department, built between 1892 and 1912. It also includes land to the south of the purpose-built asylum, which includes the Female Refractory Ward (1890s), components of the Industrial School (1860s), the Boilerhouse/Laundry (1890s) and buildings developed in the early post-World War II period, including the Staff Hostel and the Staff Education Resources Unit.

The area within and around the former asylum complex has been subject to extensive development since the early-1990s, when the site ceased to operate as a facility for the care of intellectually disabled and mentally ill people. Residential development has been introduced to the north of the site (including either side of the historic entry to the site) and to the west of Jackson's Hill itself.

Timeline of key uses





Entrance Steps, Lunatic Asylum, Sunbury

Photographer: John Henry Harvey (1855-1938)

Source: State Library Victoria, www.slv.vic.gov.au



- A** - Ground floor kitchenette used by site tours (Sunbury Historical Tours)
- B** - Workshop (Sunbury Woodworkers Club)
- C** - Community facility (Sunbury U3A)
- D** - Used by site tours (Sunbury Historical Tours)
- E** - Radio station (3NRG)
- F** - Arts and culture centre (Boilerhouse Theatre Company)
- G** - Storage facility (Goonawarra Wines)
- H** - Used by site tours (Sunbury Historical Tours)

- LEGEND**
- SITE BOUNDARY
 - BUILDING CURRENTLY IN USE
 - OPEN SPACE
 - CARPARKING



The site today

Current uses

After the closure of VU, much of the site has remained vacant. However some areas of the site are occupied by community facilities, which are currently in operation, as shown in Plan 5.

- A Ground floor kitchenette used by site tours (Sunbury Historical Tours)
- B Workshop (Sunbury Woodworkers Club)
- C Community facility (Sunbury U3A)
- D Used by site tours (Sunbury Historical Tours)
- E Radio station (3NRG)
- F Arts and culture centre (Boilerhouse Theatre Company)
- G Storage facility (Goonawarra Wines)
- H Used by site tours (Sunbury Historical Tours)

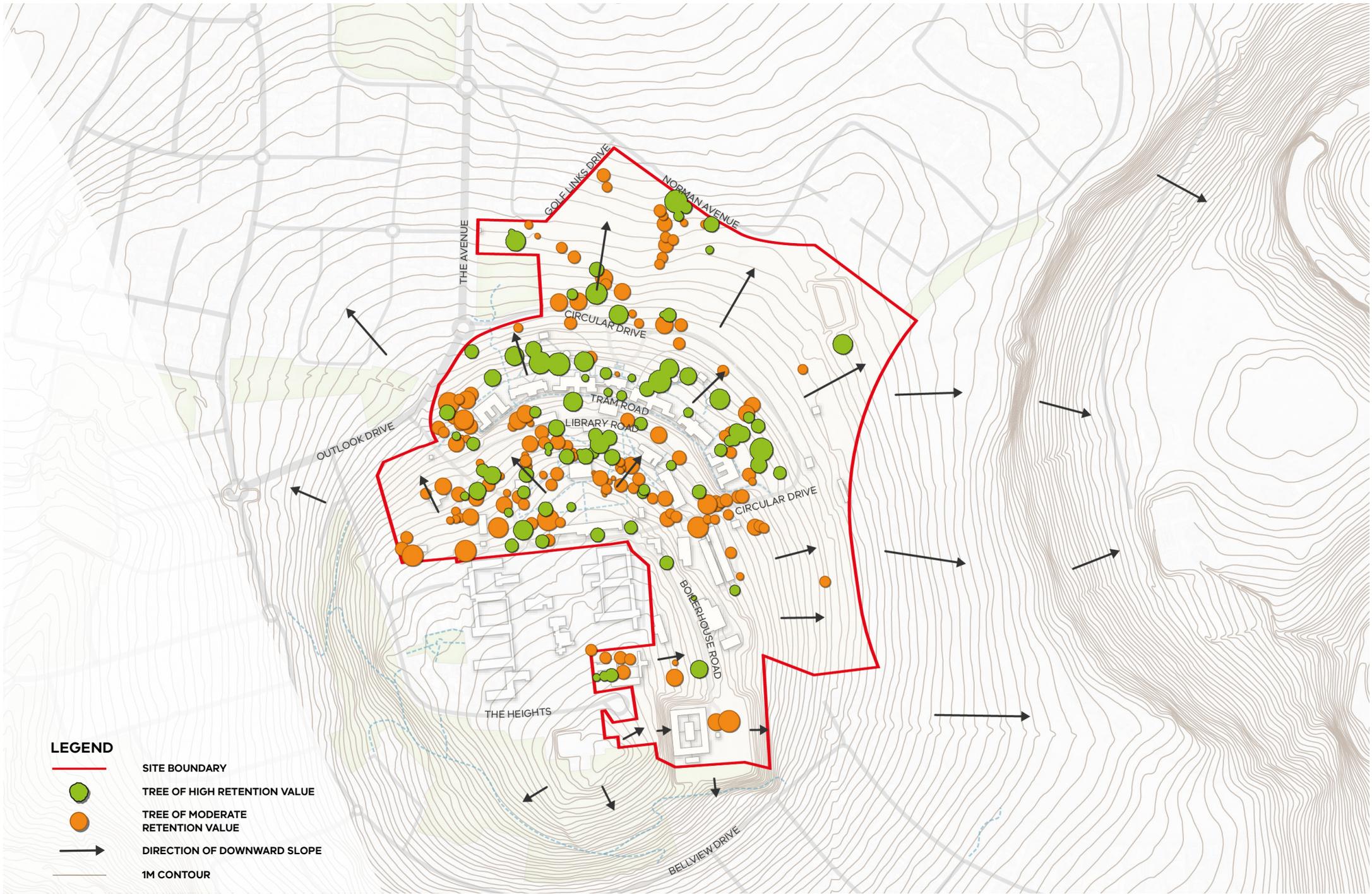
Most of the site is vacant and contains grassed open space with large heritage buildings located throughout. A select few buildings are still in use.

The site is predominantly surrounded by either residential uses or open space, with a large amount of open space surrounding and directly abutting the site. Scattered medium density residential properties surround the site, particularly to the west.

There is a large amount of vacant and underutilised land to the north and east of the site. Educational uses, including a primary school and specialist school, are located immediately to the south west of the site. Public uses in close proximity to the site include a cemetery and recycled water treatment plant to the north and east respectively.

A number of car parks are located towards the southern end of the site, some of which are currently being used.





LEGEND

- SITE BOUNDARY
- TREE OF HIGH RETENTION VALUE
- TREE OF MODERATE RETENTION VALUE
- DIRECTION OF DOWNWARD SLOPE
- 1M CONTOUR



Site conditions

Topography and vegetation

The topography of Jacksons Hill is one of the defining contributing elements of the site's character, with a number of striking vistas to and from the area. The rolling hills of Sunbury are visible from the crown of the hill, and frame the many heritage buildings in the landscape.

A number of key heritage buildings, particularly those on the Victorian Heritage Register, are present as major landmarks on Jacksons Hill. Building 4, which is seen most prominently from the Circular Drive entry, is a major landmark within the site. Combined with the site's topography, it provides for a significant external view upon entry to Jacksons Hill. This key view is one of many internal and external views into the former university campus that define the site.

The landscape of Jacksons Hill is one of the greatest contributions to the character of the site. This is influenced by:

- Diversity of vegetation and planting. There is a mixture of native trees and a number of rare exotics, such as the Mexican Cypress.
- The role of vegetation in framing the heritage buildings and creating a unique landscape character within the precinct.

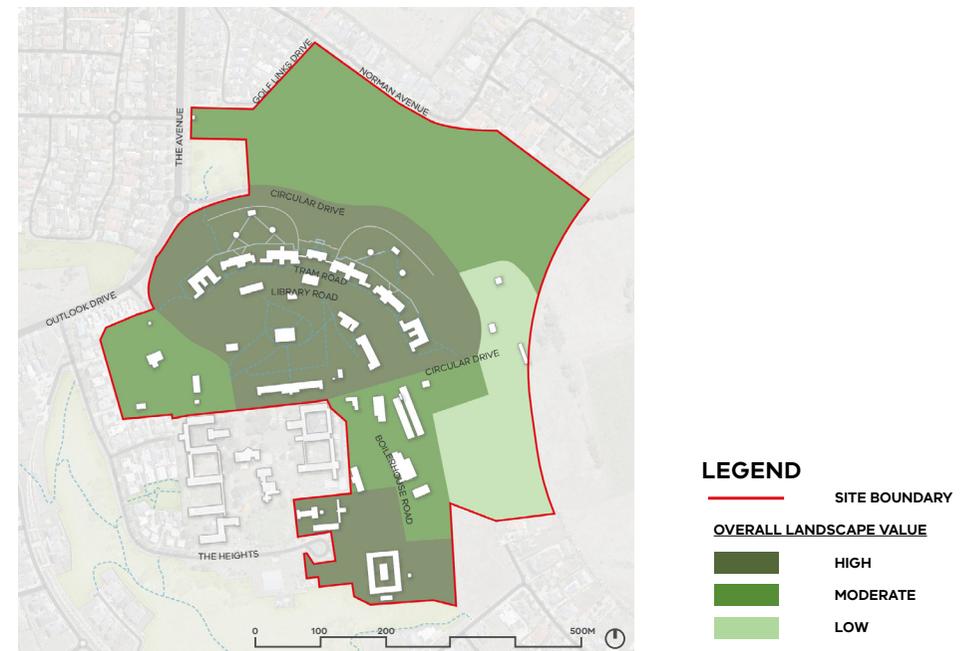
A tree assessment has been undertaken, covering a total of 839 trees within the Jacksons Hill site. All trees identified as having high retention value should be protected and retained. All trees identified as having moderate retention value should be protected and retained, where possible (refer to Plan 6). Any removal of trees within the area affected by the listing on the Victorian Heritage Register will require Heritage Victoria approval.

Landscape and visual sensitivity

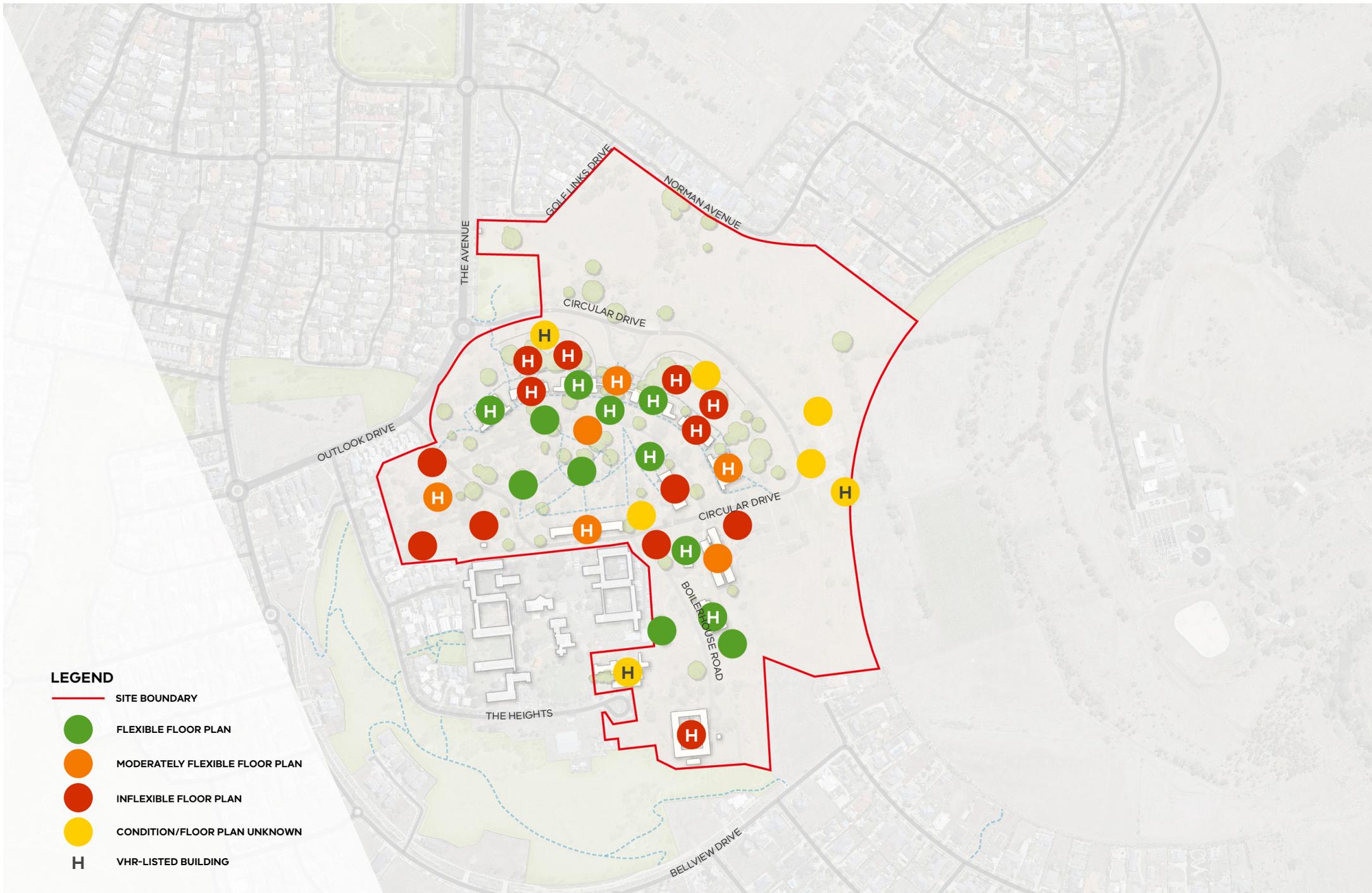
A landscape values assessment identified the following attributes:

- **High landscape value** within the heritage core, due to the historic landscape setting, presence of mature trees of 'very high' and 'high' retention value, and presence of intact historic buildings listed on the Victorian Heritage Register.
- **Moderate landscape value** within remaining land parcels along the eastern, southern and western boundaries of the site, due to the presence of intact historic buildings listed on the Victorian Heritage Register, plus presence of trees in the 'high' retention category, but balanced with the degraded integrity of the landscape.
- **Low landscape value** within the open space to the north, due to the degraded landscape integrity.

A visual sensitivity assessment was also conducted, and concluded that much of the site was identified as having 'very high' visual sensitivity. This was influenced by the combination of much of the site having 'very high' visual exposure and much of the site being classified as having 'high' and 'moderate' overall landscape value (refer to Plan 7).



Plan 7 - Landscape values



Site conditions

Building conditions and adaptability

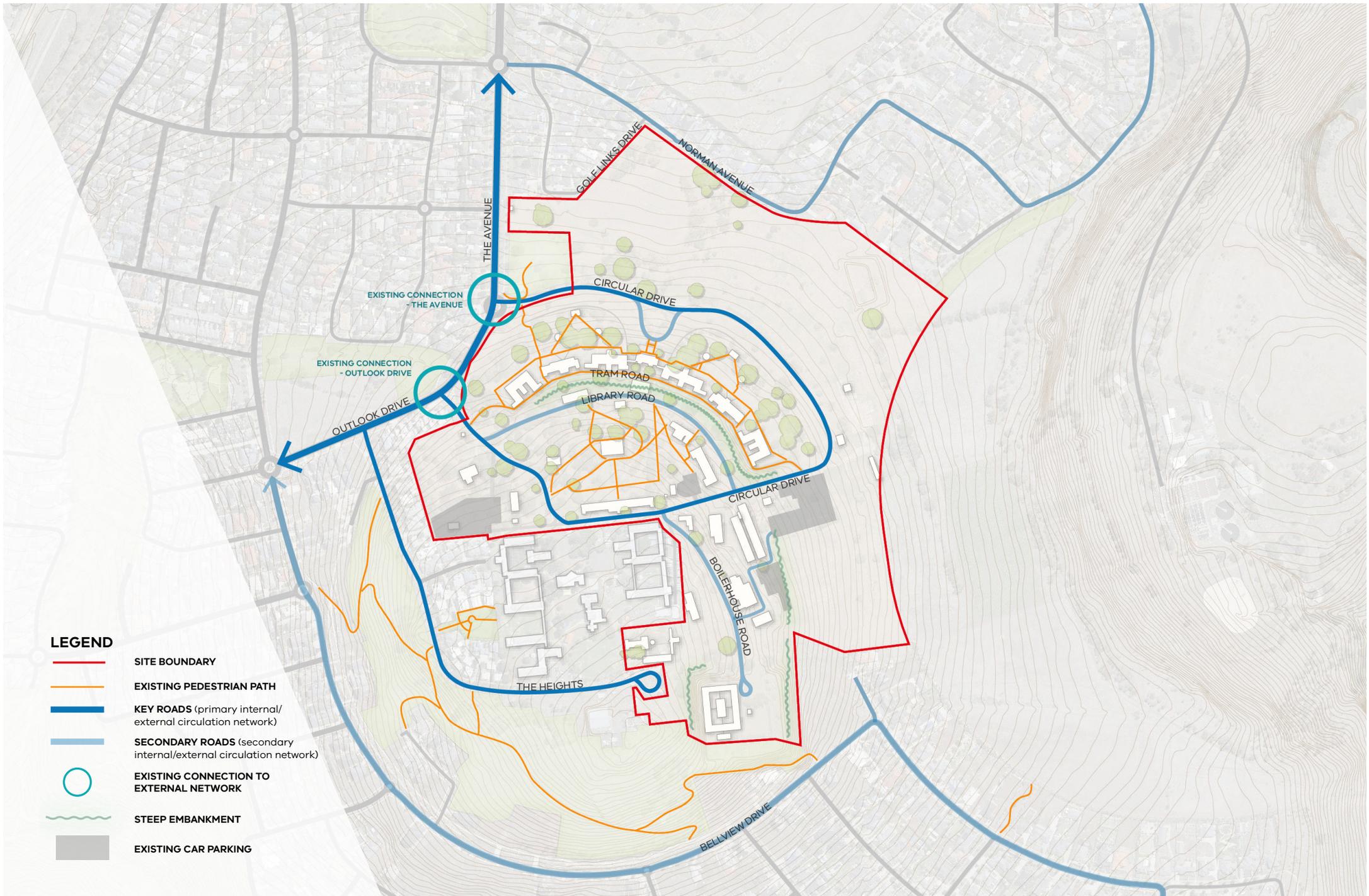
As a former university campus, the predominant land use on the site is education. While the campus is no longer in use, the buildings and grounds are maintained. The central area of the site comprises a range of historic buildings and surrounding landscape which were previously used for the university campus, and are currently listed on the Victorian Heritage Register. A small number of buildings are currently used for community purposes (refer to section on Current Ownership).

VPA commissioned CHC Architects to conduct an analysis of the buildings on site to determine their original uses, existing uses, floor plan typology and condition. This analysis informed advice on the adaptive reuse potential of each building. The findings of the floor plan analysis are illustrated in Plan 8.

As part of the Adaptive Re-Use Study, two buildings (buildings 2 and 15) were used as case studies to explore potential re-use and activation options:

- Building 2 was identified as having potential to accommodate the following uses: hotel, conference facilities, reception venue and outdoor dining area. Several recommendations were made regarding modifications to the building that would facilitate these uses, such as reconfiguration of rooms and addition of a porte-cochere to the eastern facade.
- Building 15 was identified as having potential to accommodate the following uses: co-work spaces, business incubators, studio offices, meeting rooms and cafe/outdoor dining. Recommendations regarding the modifications to the building include minor structural changes and the creation of a new north-south through connection.

Additionally, it was identified that the biggest infill potential lie along the eastern and western boundaries of the site. There are opportunities for smaller pockets of infill development, but these should respect and complement existing heritage buildings. It was proposed that infill development be developed alongside a network of green open spines that converge in the Village Heart. These green spines would serve as primary pedestrian connections, while extending the existing natural vegetation.



Site conditions

Access and movement

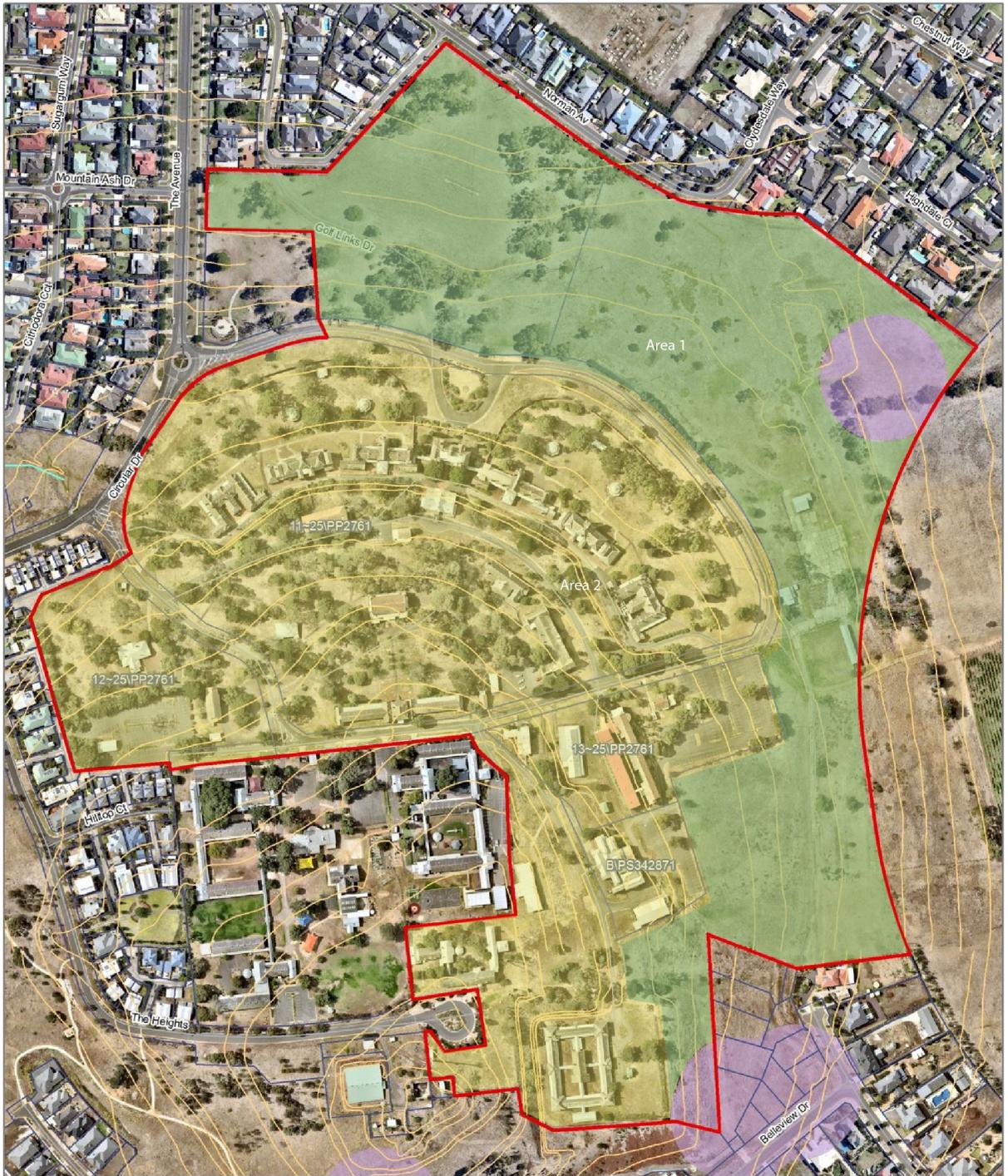
Existing movement and circulation within the site is limited.

The site has a main entrance at Circular Drive. It is currently a one way road entering and exiting from The Avenue, which was implemented at the time the VU site became operational. However, the road previously operated as a two way road and has capacity and width to revert to a two way road if required.

A number of one way roads are present throughout the site, including Tram Road (running along the rear of the main prominent buildings) and Library Road (running parallel to Tram Road in a circular fashion). There is a significant rise in topography from Tram Road to Library Road, requiring a high brick retaining wall on the south west side of Tram Road. This makes pedestrian connections difficult between the two roads and surrounding buildings.

There are a number of formal and informal pedestrian paths and links throughout the site connecting the former University buildings. The one way roads, including Library and Tram Roads, are considered shared vehicle and pedestrian paths. Some of these roads, specifically Library Road have greater pedestrian priority, with bollards on either side limiting vehicle access.

Due to the physical barriers created by the Western Water recycled water treatment plant to the east and the railway line to the west, and because the land to the south is yet to be developed for urban development, all vehicle traffic from the subject site and surrounding Jackson Hill Precinct is required to exit to the north, along The Avenue and Bellview Drive.



- Legend**
- Study Area
 - Contour (1m)
 - Area of Aboriginal Likelihood
 - Previously developed area
 - Areas of Aboriginal Cultural Heritage Sensitivity



Local Government: City of Hume
 25k Mapsheet: Sunbury 7822-4-1
 Coordinate System: MGA Zone 55 (GDA94)
 Map Scale: 1:4,000

VicMap Data: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

Plan 10 - Aboriginal Heritage Assessment (Ecology and Heritage Partners, 2016)

Heritage

Aboriginal Cultural Heritage

An Aboriginal Heritage Assessment has revealed an area of cultural heritage sensitivity under the Aboriginal Heritage Regulations 2007. One registered Aboriginal archaeological site (VAHR 7822-0576) is located within the study area, and the cultural heritage sensitivity buffer zones of two additional sites (VAHR 7822-0574 and -3843) extend into the study area. The VPA is currently consulting with the Wurundjeri Tribe to understand Aboriginal cultural values associated with the site.

Aboriginal Heritage Assessment

An Aboriginal Heritage Assessment was undertaken by Ecology and Heritage Partners, on behalf of Victoria University. Key conclusions and recommendations from the assessment are outlined below. These recommendations are to be read in conjunction with Plan 10.

Rezoning

Recommendation 1: No requirement for a Cultural Heritage Management Plan (CHMP) to rezone study area

- Rezoning is not a high impact activity under the Aboriginal Heritage Regulations 2007. Therefore a mandatory CHMP is not required.
- Rezoning the study area does not require any action such as archaeological surveys, consents or permits in relation to Cultural Heritage in order to meet legislative or policy requirements.
- There is no requirement for a CHMP to rezone the land within the study area.

Future Development

Future development of the site is likely to impact the heritage values of the study area identified during the assessment. The following recommendations apply to the proposed development of the site:

Requirement for a CHMP – Area 1

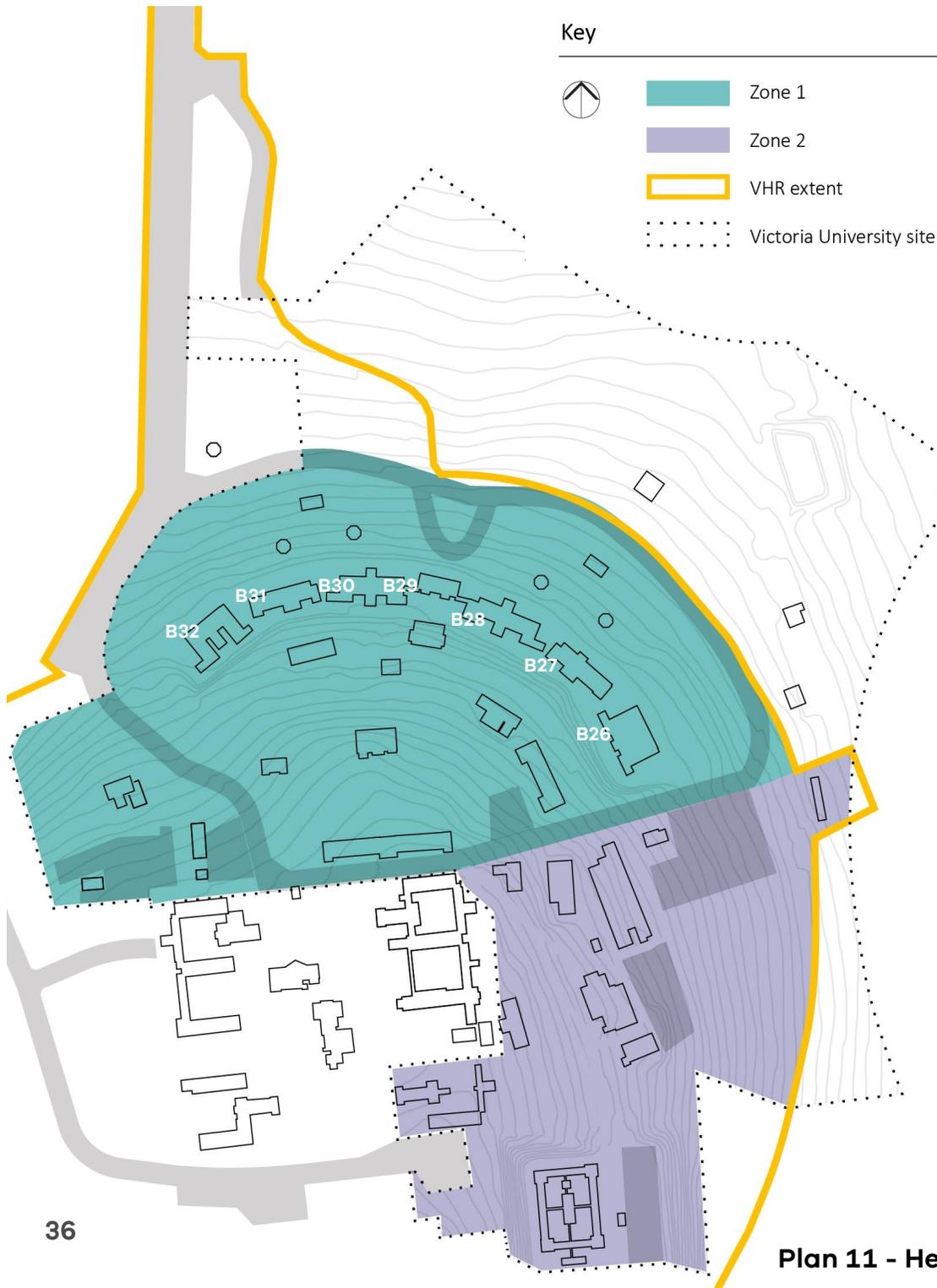
- Area 1 lies within an area of cultural heritage sensitivity under the Aboriginal Heritage Regulations 2007, as one registered Aboriginal archaeological site (VAHR 7822-0576) is located within the study area, and the cultural heritage sensitivity buffer zone of two additional sites (VAHR 7822-0574 and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

No requirement for a mandatory CHMP – Area 2

- Area 2 is not located with an area of cultural heritage sensitivity (under the Aboriginal Heritage Regulations 2007) and therefore does not require a mandatory CHMP for any proposed high impact development.

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.



Zone 1 - Significance

The zone is of historical, aesthetic and architectural significance as a purpose-built institution of the 1890s/1910s that is largely intact as built. Significant attributes and elements within this zone are the asylum buildings and landscaping introduced in c.1890-1910. The Queen Anne style buildings and the associated landscape areas contribute to one of the most intact asylum complexes in Victoria and demonstrate the approach to the care of the mentally ill at the turn of the century, including the provision of an open space landscape character.



Zone 2 - Significance

The zone is of historical, aesthetic and architectural significance for its association with both the Mental Asylum and Industrial School. The area contains buildings relating to both institutions and has a high degree of visibility from the east and north. In these views, the boilerhouse is a notable landmark.

There are several buildings in this zone dating from the post-war era that provided accommodation to workers and facilities for patients. These buildings demonstrate the development of the site into the 20th century and operation of Caloola as a hospital and training centre for intellectually disabled people until deinstitutionalisation occurred in the early 1990s.



Heritage

Post-contact Heritage

The Jacksons Hill site includes land and buildings listed on the Victorian Heritage Register and are therefore subject to controls under the *Heritage Act 1995*.

Heritage Assessment and Design Guidelines

A suite of heritage design guidelines were prepared by Lovell Chen, on behalf of VU. The design guidelines are informed by existing heritage analyses of the site and a physical analysis conducted by heritage consultants. 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.

Key recommendations from the guidelines are provided below. These recommendations are to be read in conjunction with Plan 11.

Subdivision

- There may be some potential for subdivision of land within the registered area, as has previously occurred. This would be subject to approval by Heritage Victoria.

Demolition

- There is very limited scope for 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 landscapes of particular areas.

Additions to historic buildings

- Additions to historic buildings to support a viable new use should be visually recessive, responsive to significant architectural characteristics and qualities, distinguishable from the original fabric, and respectful of key visual relationships.

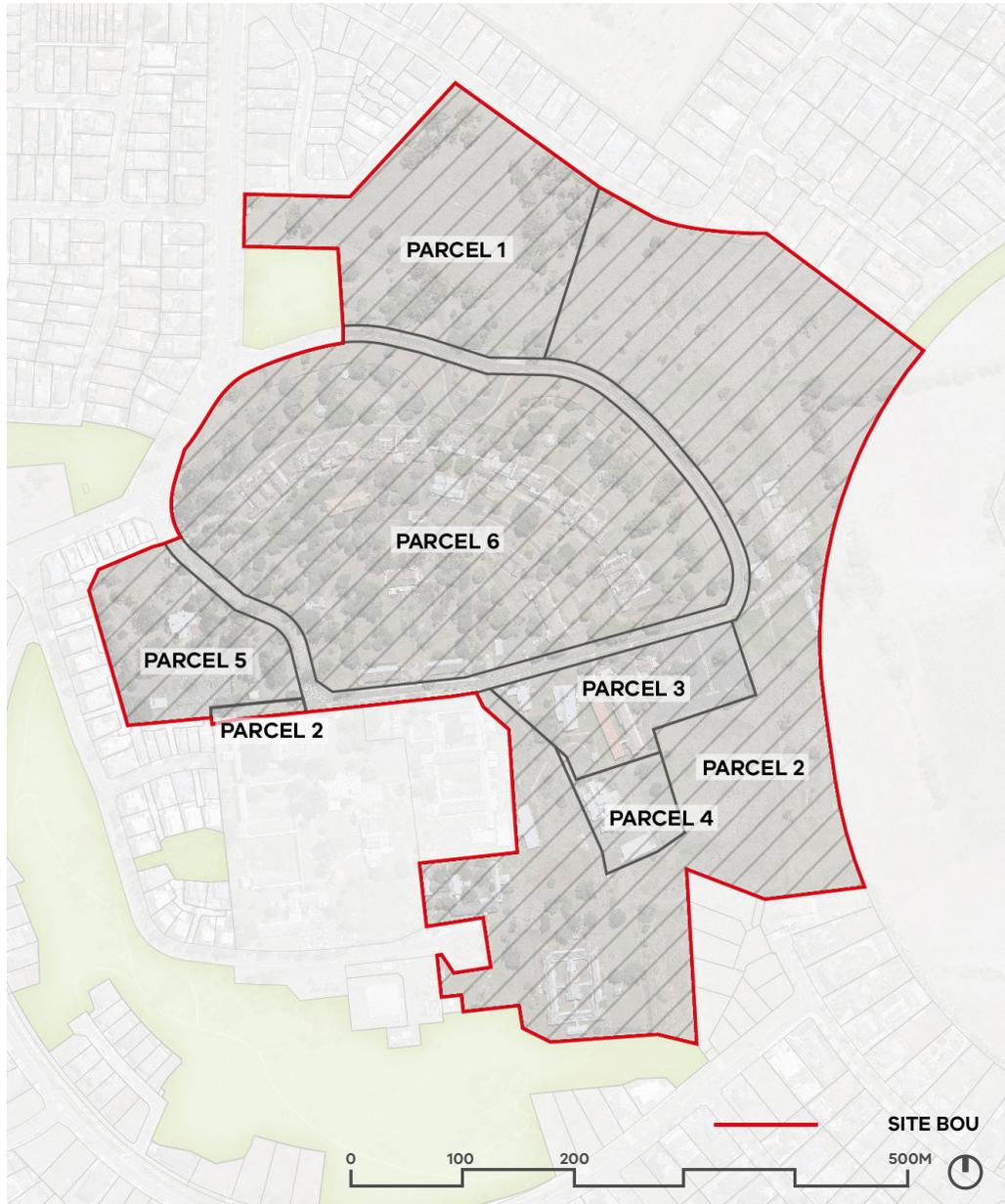
Zone 1 Design Guidelines

- 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 (Plan 11) 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.

Ownership



The site is owned by Victoria University.

The site consists of six separate parcels with a total area of approximately 32 hectares:

Parcel 1 (vacant northern parcel)

- Lot 1 on PS424958

Parcel 2 (large area already zoned CDZ + small section of road in west)

- Lot SS on PS420874

Parcel 3 (south-eastern parcel)

- Allotment 13, Section 25, Parish of Holden

Parcel 4 (south-eastern most parcel)

- Lot B on PS342871

Parcel 5 (south-western parcel)

- Allotment 12, Section 25

Parcel 6 (main central parcel)

- Allotment 11, Section 25, Parish of Holden

Plan 12 - Land parcels

Policy context

Strategic policies

Strategic planning policies

The following documents have strategic relevance to the site:

Caloola Sunbury: a Redevelopment Strategy (1992)

- Developed by the former Urban Land Authority, and provides an analysis of the development opportunities and constraints that existed on the site at that time

Former Caloola Centre, Sunbury: Conservation Management Plan (1994)

- Commissioned by VU with the intention to preserve the historical significance of the site and to permit the development of the university campus
- Sets out key policies and guidelines to facilitate the development of the site as a place for education, and includes specific guidelines for each building, outlining their differing levels of significance

Jacksons Hill Local Structure Plan (2001)

- Outlines a comprehensive development plan for the area encompassing the Jacksons Hill precinct
- Based on an eight year investigation which included a first stage detailed in the Jackson Hill LSP (1995)

VU Sunbury Campus Sport and Recreation Precinct Master Plan (2008)

- Prepared by Hume City Council in partnership with VU
- Seeks to address the demand from students, staff and the local community for new sporting and recreational facilities
- The master plan was never adopted due to uncertainty about the continued operation of the campus

Sunbury Hume Integrated Growth Area Plan Spatial Strategy (July 2012)

- Represents Hume City Council's position on the future planning of Sunbury
- Outlines key issues and strategies for accommodating future growth within the municipality

Sunbury Hume Integrated Growth Area Plan Delivery and Infrastructure Strategy (July 2012)

- Outlines how development, change and infrastructure will be delivered in Sunbury into the future

Sunbury South Precinct Structure Plan (Exhibited November 2016)

- Prepared by the Victorian Planning Authority to facilitate the development of the Sunbury South precinct (approximately 1,800 hectares)
- Within immediate proximity of the subject site
- Estimated to accommodate 28,000 residents and 10,000 households

Local policies

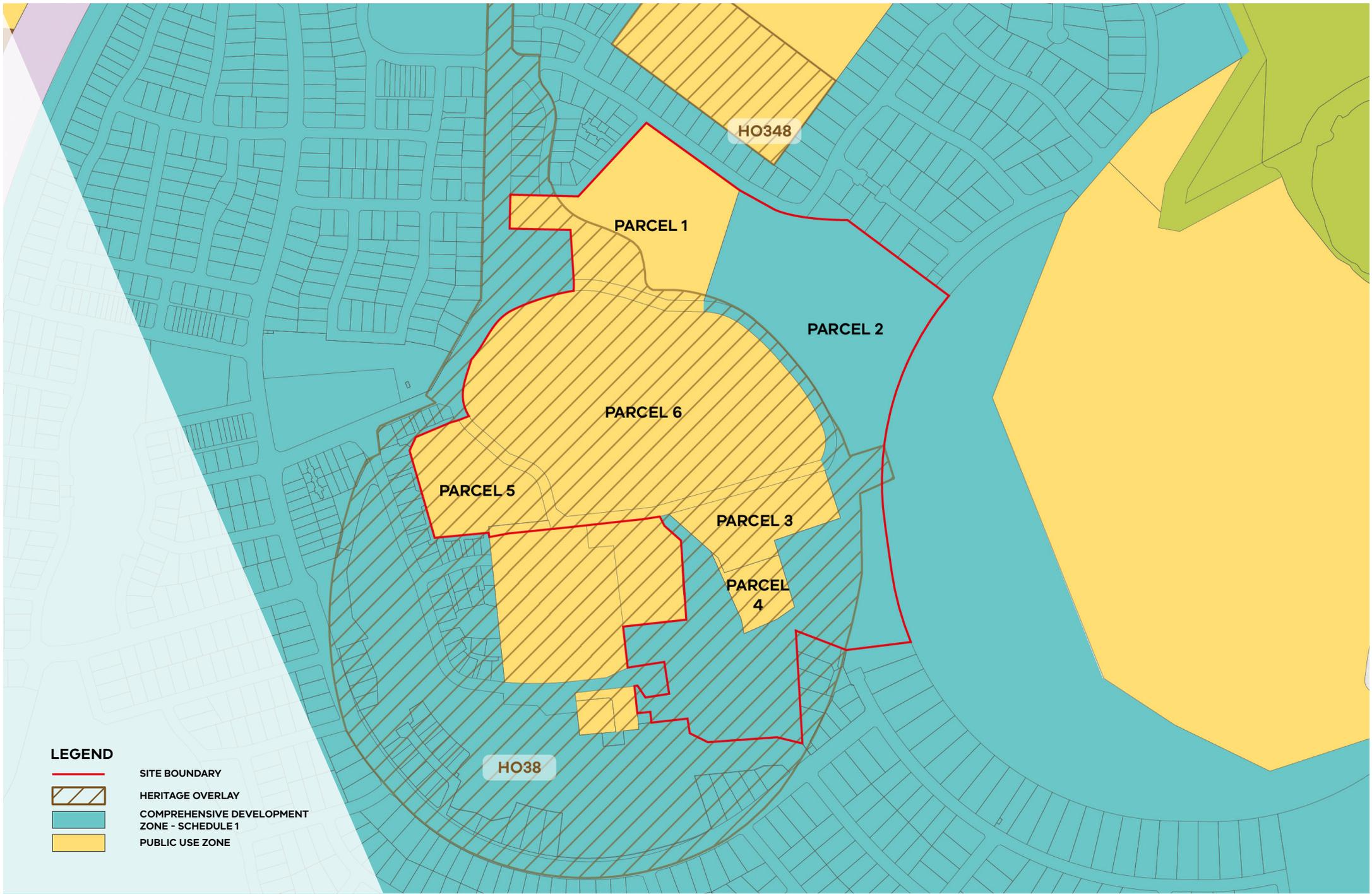
Hume City Council's Hume Corridor HIGAP Spatial Strategy (2015) identifies Sunbury as a growth area housing major new residential neighbourhoods with a population of over 100,000 people. It advocates for improved bus services between Sunbury and major activity centres such as Melbourne Airport and Broadmeadows Metropolitan Activity Centre.

The following provisions of the State Planning Policy Framework are broadly relevant to planning of the Jacksons Hill site:

- Clause 11.02 Urban Growth
- Clause 11.03 Open Space
- Clause 12.01 Biodiversity
- Clause 12.04 Significant Environments and Landscapes
- Clause 15.01-1 Urban Design
- Clause 15.03 Heritage
- Clause 16 Housing
- Clause 17 Economic Development
- Clause 18.02 Movement Networks
- Clause 19.02 Community Facilities

In addition, the Local Planning Policy Framework of the Hume Planning Scheme contains the following relevant clauses:

- Clause 21.01 Municipal Profile - Hume City Council
- Clause 21.02-1 Managing Growth and Increasing Choice
- Clause 21.02-3 Sunbury
- Clause 21.03-1 Liveable Communities
- Clause 21.03-2 Housing
- Clause 21.04 Built Environment and Heritage
- Clause 21.06 Economic Development
- Clause 21.07 Transport Connectivity and Infrastructure
- Clause 21.08 Natural Environment and Environmental Risk
- Clause 22.02 Rural Land Character and Urban Design Local Policy



LEGEND

-  SITE BOUNDARY
-  HERITAGE OVERLAY
-  COMPREHENSIVE DEVELOPMENT ZONE - SCHEDULE 1
-  PUBLIC USE ZONE



Planning controls

Current planning controls

The site comprises a number of land parcels, which are currently subject to the following controls under the Hume Planning Scheme (refer to Plan 13):

Public Use Zone (PUZ2)

Parcels 1, 3-6 and a small section of Parcel 2 are subject to the PUZ2. The PUZ2 designates that the land is used for the purposes of education.

Comprehensive Development Zone (CDZ)

Parcel 2 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 within this area is generally in accordance with this plan and ensures that uses are suitable in relation to amenity considerations.

Heritage Overlay (HO38)

All of Parcels 3-6 and part of Parcels 1-2 are subject to the Heritage Overlay, Schedule 38 (HO38). The purpose of the Heritage Overlay is to conserve and enhance important elements of heritage significance and to ensure that development does not adversely affect the significance of a heritage place.

Notes:

The existing building and places of heritage significance within the proposed Jacksons Hill Master Plan area will continue to be protected by the Heritage Overlay.

Caloola (former Sunbury Mental Hospital) is listed on the Victorian Heritage Register (VHR) as it is of historical, architectural, aesthetic, archaeological and social significance to the State of Victoria. The site will continue to be listed on the Victorian Heritage Register.

Development Plan Overlay (DPO7)

Parcel 2 is subject to the Development Plan Overlay, Schedule 7. In conjunction with the CRZ1, the purposes of the DPO7 is to require future use and development to be shown on a development plan, before a permit can be granted to use or develop the land.

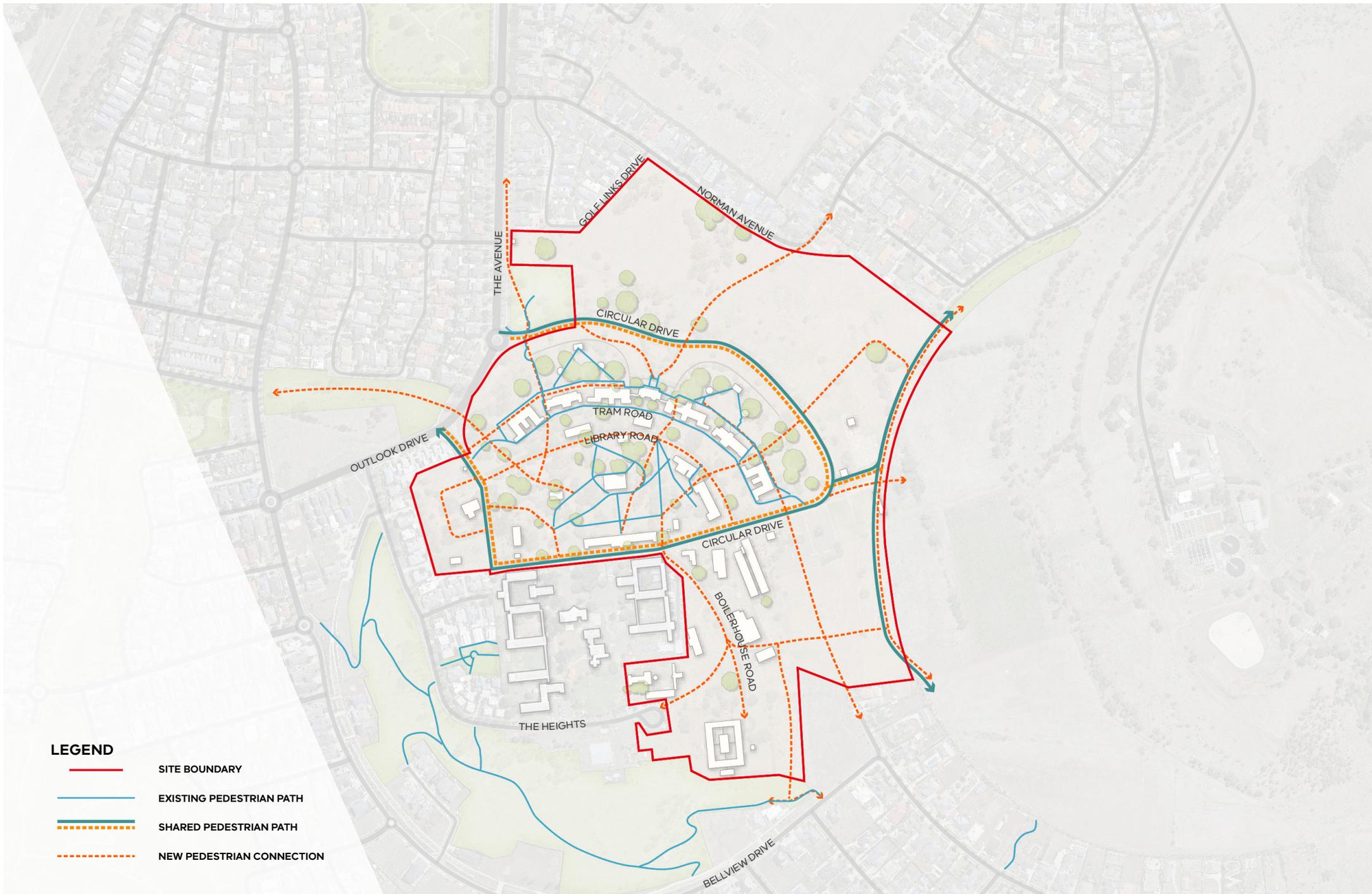
Future planning controls

An amendment to the Hume Planning Scheme may be required to implement the final master plan for Jacksons Hill.



Part 3 \ **Directions & strategies**

	Directions
Access & movement	<ol style="list-style-type: none"> 1. People of all ages and levels of mobility can easily move around the site 2. Quality and safety of the pedestrian and cycling experience is enhanced 3. Active transport is well-integrated into surrounding networks 4. A clear hierarchy of access is established within the site 5. Road network improves connectivity and safe vehicular movement 6. Roads are designed to accommodate future public transport 7. Well designed car parking is provided in appropriate areas
Land use	<ol style="list-style-type: none"> 8. A series of distinctive places enliven Jacksons Hill 9. A mix of uses are supported in appropriate areas
Built form & design	<ol style="list-style-type: none"> 10. New built form is of high quality design, and has regard to its context and relationships 11. Opportunities for new development are provided in appropriate locations
Heritage	<ol style="list-style-type: none"> 12. Existing buildings and structures are protected and adaptively reused 13. Heritage landscape features and values are protected and maintained 14. Cultural values and stories, both Aboriginal and post-contact, are appropriately referenced in new development
Public realm & open space	<ol style="list-style-type: none"> 15. The public realm network is consistent, well-connected and attractive 16. Key nodes in the public realm are identified and established 17. Public realm is designed with consideration to heritage, social and economic values
Sustainability & environment	<ol style="list-style-type: none"> 18. Water is managed in an integrated way across the site 19. Waste is minimised and managed carefully across the site 20. Biodiversity values are protected and enhanced



44 Plan 14 - Access and movement (active transport)



Access & movement

Direction 1 People of all ages and levels of mobility can easily move around the site

Strategies

- 1.1 Provide east-west pedestrian access along Tram Road.
- 1.2 Design of footpaths should respond to site topography and ensure ease of movement where steep slopes occur.
- 1.3 Access for people of all abilities should be provided for and prioritised, particularly along key connections in the public realm. All public realm works should be compliant with the Disability Discrimination Act and relevant Standards.
- 1.4 Streetscape elements such as ramps, gutter crossings and directional signage should be incorporated where appropriate.
- 1.5 Develop a wayfinding strategy for Jacksons Hill to ensure people can easily identify and find key places.

Direction 2 Quality and safety of the pedestrian and cycling experience is enhanced

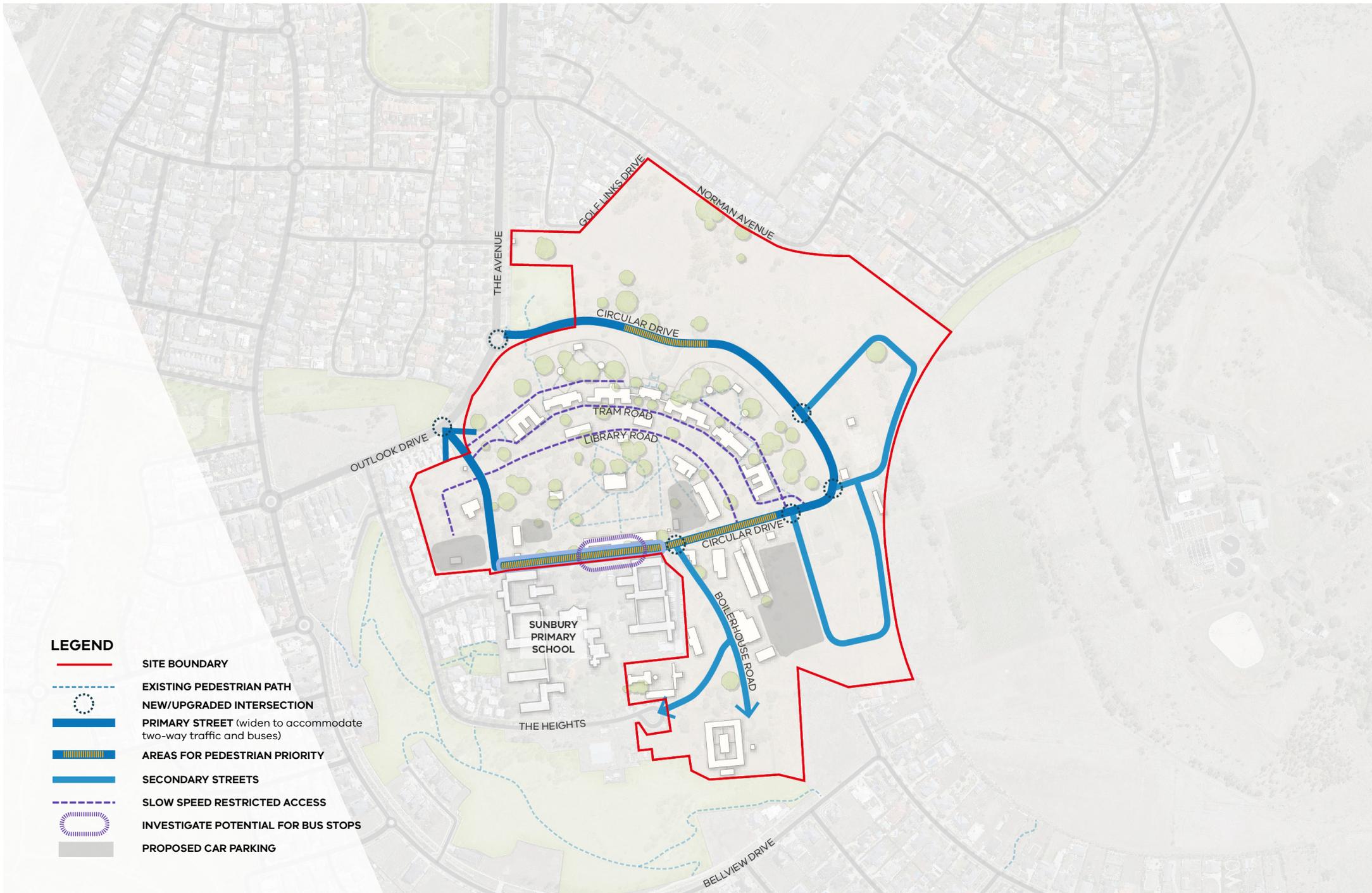
Strategies

- 2.1 High quality landscaping and streetscape design are considered to improve pedestrian amenity.
- 2.2 Paths are designed to facilitate movement and maximise pedestrian comfort.
- 2.3 Existing views and landscape values are preserved and capitalised to enhance the pedestrian experience.
- 2.4 Pedestrians and cars are adequately separated (for example, through the use of landscaping features or kerb separations) except in shared zone areas.
- 2.5 Adequate street lighting and street furniture are provided for across the site.
- 2.6 Establish clear view lines, corridors and terminating vistas to facilitate street legibility for pedestrians.
- 2.7 Ensure adequate pedestrian crossings, and shared pedestrian and vehicle zones are provided, particularly along Circular Drive.

Direction 3 Active transport is well-integrated into surrounding networks

Strategies

- 3.1 New pedestrian and bicycle paths should link seamlessly into existing neighbourhood networks and connections.
- 3.2 New bicycle paths should be integrated into the existing Principal Bicycle Network.
- 3.3 Investigate opportunities for a bike-share system to link Jacksons Hill to the Sunbury town centre and Sunbury Railway Station.
- 3.4 Explore options to link with existing and planned paths in surrounding reserves and landscaped areas, including the Jacksons Creek corridor.
- 3.5 Ensure active transport connections align with existing heritage paths, where appropriate.
- 3.6 Design pedestrian priority streets to maximise the convenience and safety of walking and cycling modes. This should be achieved through use of raised and paved surfaces, streetscape planting, and careful placement of street furniture, including bollards.



LEGEND

- SITE BOUNDARY
- EXISTING PEDESTRIAN PATH
- NEW/UPGRADED INTERSECTION
- PRIMARY STREET (widen to accommodate two-way traffic and buses)
- AREAS FOR PEDESTRIAN PRIORITY
- SECONDARY STREETS
- SLOW SPEED RESTRICTED ACCESS
- INVESTIGATE POTENTIAL FOR BUS STOPS
- PROPOSED CAR PARKING

Access & movement

Direction 4 A clear hierarchy of access is established within the site

Strategies

- 4.1 Circular Drive should be expanded to enable two-way traffic and buses, placing it as the primary street within the road hierarchy.
- 4.2 Establish a coherent network of secondary streets that builds upon and improves the existing road infrastructure. The secondary street network should respond to topography, existing buildings and proposed future development.
- 4.3 Establish a main street along Circular Drive that accommodates all transport modes (refer to Plan 15).
- 4.4 Dedicate Library Road as a shared street for pedestrians, cyclists and restricted vehicular access.
- 4.5 Pedestrian activity should generally be the primary mode of transport in Jacksons Hill, followed by bicycles and public transport, and then private vehicles.
- 4.6 Existing road infrastructure should be upgraded, where necessary, to meet relevant standards while respecting heritage values.

Direction 5 Road network improves connectivity and safe vehicular movement

Strategies

- 5.1 Improve the intersection between Circular Drive and Boilerhouse Road, to the satisfaction of the Responsible Authority. This may require removal of Building 19.
- 5.2 Explore the potential to create a connection between Boilerhouse Road and The Heights. This new connection should provide safe pedestrian, cycle and vehicle access.
- 5.3 Establish safe intersections between internal and external roads, particularly connections with Outlook Drive, The Avenue and The Heights.
- 5.4 Discourage vehicular access to Restricted Access Roads through use of removable bollards.
- 5.5 Provide a pick-up/drop-off point to service Sunbury Primary School, accessible from Circular Drive.

Direction 6 Roads are designed to accommodate future public transport

Strategies

- 6.1 Upgrade Circular Drive to support bus services.
- 6.2 Safeguard the opportunity for a bus stop close to the Main Street and school to maximise accessibility, convenience and safety, to meet PTV requirements.

Direction 7 Well designed car parking is provided in appropriate areas

Strategies

- 10.1 Locate off-street car parking areas to avoid sharing an interface with Circular Drive, where possible. Disabled parking spaces, areas for drop-off and pickup, and areas for emergency access are exempt from this requirement.
- 10.2 Screen car parking areas with buffer planting.
- 10.3 Provide car parking in consolidated areas, where possible.
- 10.4 Ensure that Sunbury Primary School retains access to car parking on site.



Land use

Direction 8 A series of distinctive places enliven Jacksons Hill

Strategies

- 8.1 Cluster complementary uses together to grow unique and characterful places.
- 8.2 Locate community places close to area of key public realm.
- 8.3 Establish a main street to link the existing schools with the Village Heart.

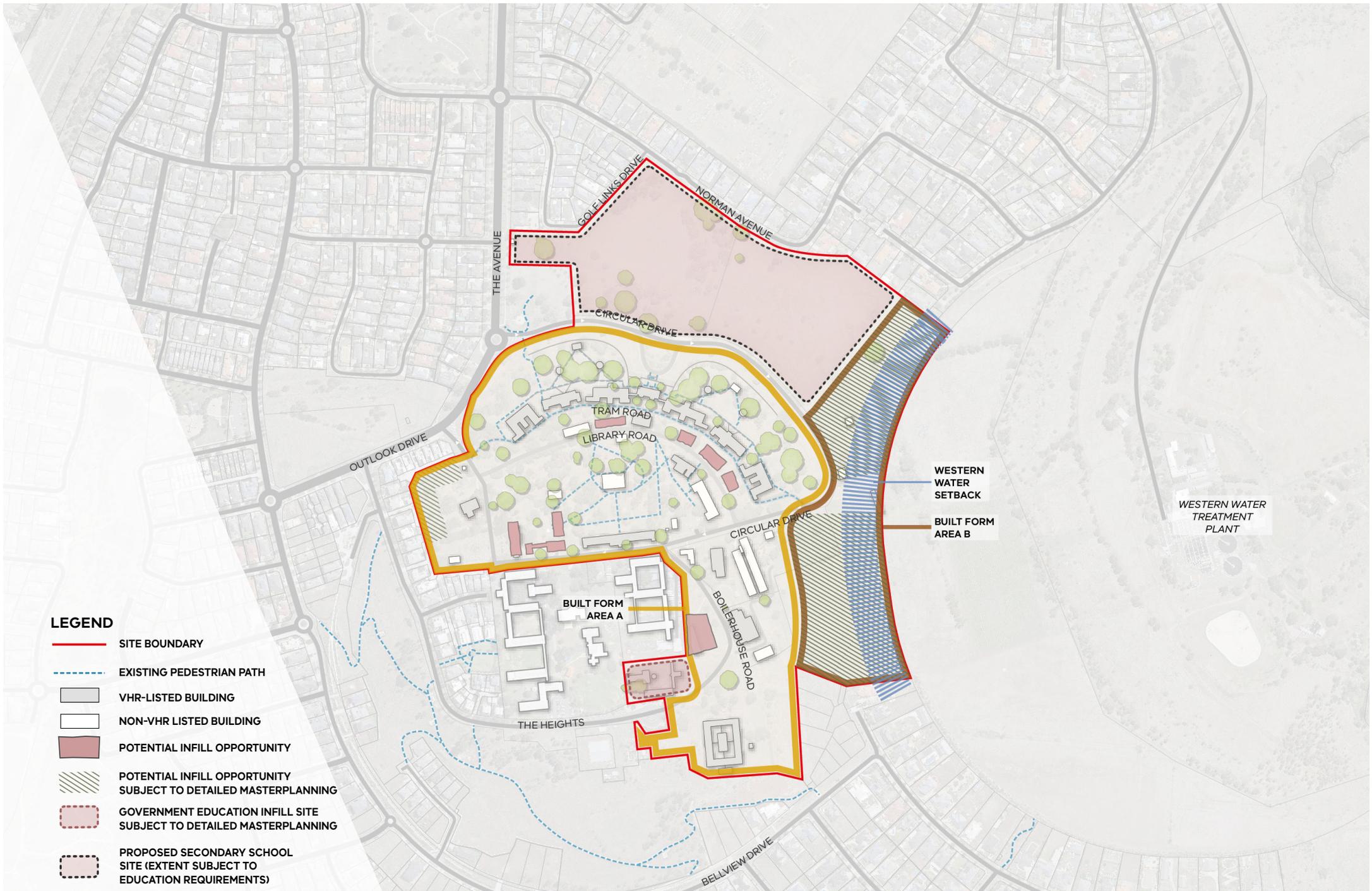
Direction 9 A mix of uses are supported in appropriate areas

Strategies

- 9.1 Support uses as outlined in Table 1.
- 9.2 Align potential uses with adaptive re-use capability of existing buildings.
- 9.3 Provide opportunities for new housing development in areas of lower heritage sensitivity.
- 9.4 Support limited residential uses in existing heritage buildings.
- 9.5 Encourage accommodation uses within heritage buildings.
- 9.6 Support opportunities for lower-income and short term accommodation.
- 9.7 Encourage use of landscape areas that complement uses in nearby buildings.

Encouraged use	Place								
	Learn and Play	The Gateway	The Hub	The Loft	Village Heart	Jacksons Retreat	Main Street	The Landing	Culture & Learning District
Child care centre			✓						
Dwelling		✓	✓			✓		✓	
Education centre	✓		✓		✓				✓
Exhibition centre					✓				✓
Food and drink premises			✓	✓	✓		✓		✓
Function centre			✓	✓	✓				✓
Hall	✓		✓		✓				✓
Indoor recreation facility	✓								✓
Market					✓				✓
Market garden				✓				✓	✓
Medical centre			✓				✓		
Office			✓		✓		✓		
Active open space	✓								
Passive open space	✓				✓	✓		✓	✓
Place of worship			✓		✓				
Plant nursery								✓	
Research and development centre			✓		✓		✓		✓
Residential village								✓	
Hotel		✓	✓	✓					
Retirement living		✓				✓		✓	

Table 1 - Places and encouraged uses



LEGEND

- SITE BOUNDARY
- EXISTING PEDESTRIAN PATH
- VHR-LISTED BUILDING
- NON-VHR LISTED BUILDING
- POTENTIAL INFILL OPPORTUNITY
- POTENTIAL INFILL OPPORTUNITY SUBJECT TO DETAILED MASTERPLANNING
- GOVERNMENT EDUCATION INFILL SITE SUBJECT TO DETAILED MASTERPLANNING
- PROPOSED SECONDARY SCHOOL SITE (EXTENT SUBJECT TO EDUCATION REQUIREMENTS)

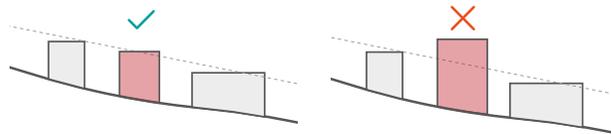


Built form & design

Direction 10 New built form is of high quality design, and has regard to its context and relationships

Strategies - Built form area A

- 10.1 Contain new built form within the built form areas shown in Plan 17.
- 10.2 New buildings and structures should respond to the topography of the site and existing building heights.



- 10.3 Buildings located between Library Road and Tram Road should be designed to minimise visibility from northern and eastern parts of Circular Drive and Outlook Drive.
- 10.4 While they 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.
- 10.5 New built additions should generally be located to the rear of buildings to retain visual dominance of heritage buildings and preserve existing views of buildings within their setting.
- 10.6 The visual distinction between the existing building and addition should emphasise their separateness and may be achieved by a compatible contemporary design.
- 10.7 New built additions should be sympathetic in scale and bulk to the existing building and

not 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.

- 10.8 Where possible, locate active uses at ground level of buildings, especially where buildings front the Main Street or the Cultural Spine.
- 10.9 Development fronting Main Street is to have minimal street setbacks.
- 10.10 Floor to ceiling heights of ground floor spaces are to be a minimum of 4m, measured by finished floor level to the underside of the finished ceiling.

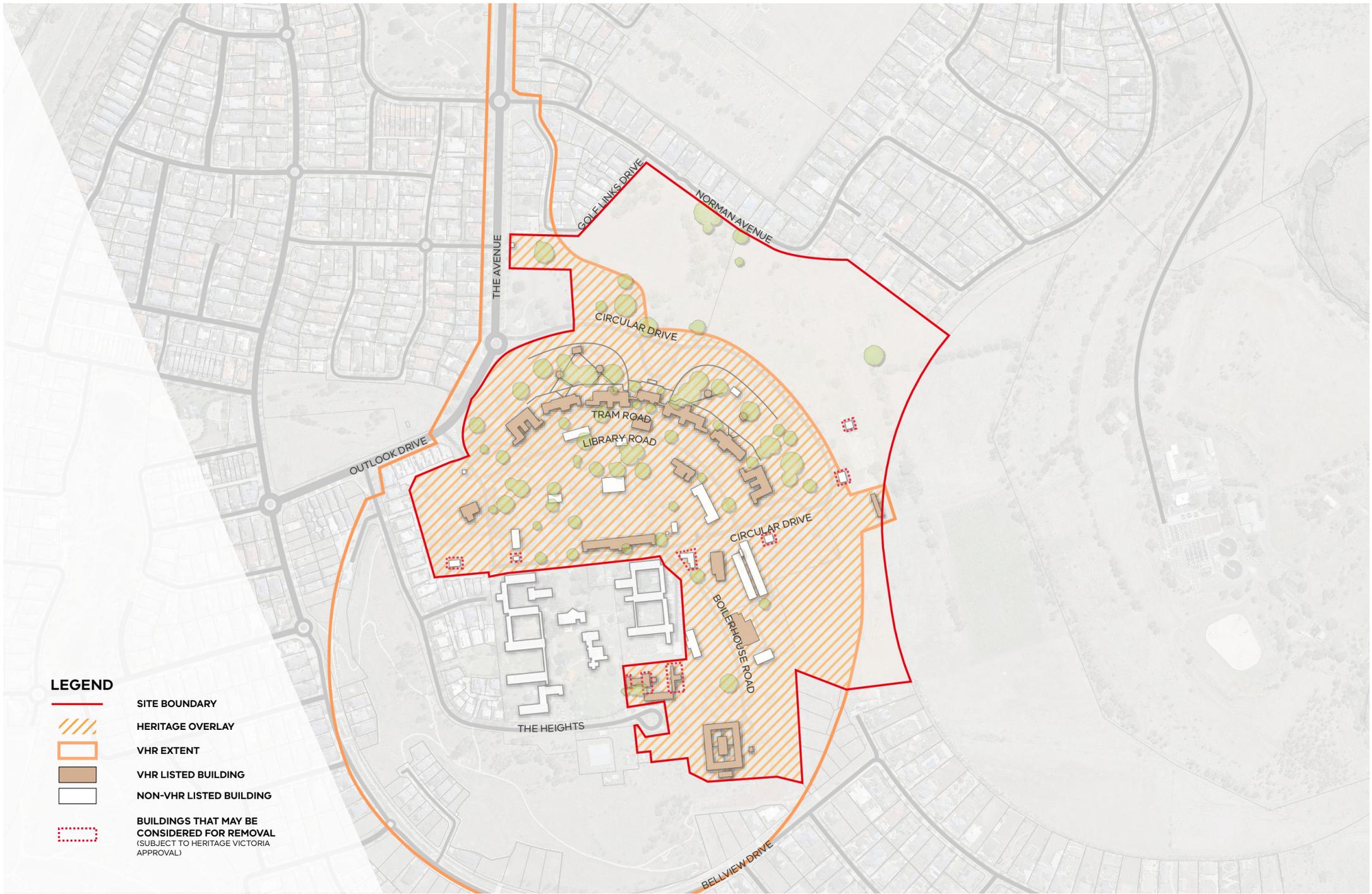
Strategies - Built form area B

- 10.11 Buildings should generally be a maximum of two storeys.
- 10.12 Develop design guidelines, including material palettes, to the satisfaction of Heritage Victoria.
- 10.13 Provide front setbacks of minimum of 4.5m to allow deep planting for canopy trees.
- 10.14 Development should be of a contemporary design that is sensitive to nearby heritage buildings and does not attempt to replicate historic styles and detailing.
- 10.15 Lots fronting Circular Drive are to be rear-loaded, with no crossovers addressing Circular Drive.
- 10.16 Lots fronting Circular Drive are to be set back to allow for any widening of Circular Drive, to the satisfaction of the Responsible Authority.

Direction 11 Opportunities for new development are provided in appropriate locations

Strategies

- 11.1 New built form is to be generally located within the infill envelopes shown in Plan 17.
- 11.2 New built form should respond to the existing urban form, which includes spaces between buildings and generally symmetrical alignment of buildings in the landscape.
- 11.3 No habitable buildings are to be located within 50m of the boundary with Western Water Treatment Plant land, refer to setback shown in Plan 17.
- 11.4 Buildings are to respond to the sloping topography and appear recessive in the landscape.



LEGEND

- SITE BOUNDARY
- HERITAGE OVERLAY
- VHR EXTENT
- VHR LISTED BUILDING
- NON-VHR LISTED BUILDING
- BUILDINGS THAT MAY BE CONSIDERED FOR REMOVAL
(SUBJECT TO HERITAGE VICTORIA APPROVAL)



Heritage

Direction 12 Existing buildings and structures are protected and adaptively reused

Strategies

- 12.1 Develop a heritage management plan, to the satisfaction of Heritage Victoria.
- 12.2 Consider removal of some buildings and structures where required, as shown in Plan 18. Removal of any building or structure, including those shown in this plan, is subject to approval from the Executive Director - Heritage.
- 12.3 Removal and/or modification of any building or structure affected by the VHR listing requires approval from the Executive Director - Heritage.
- 12.4 Plans to restore and/or modify existing buildings must be undertaken by a Registered Architect, in consultation with a suitably qualified heritage Architect.
- 12.5 All works are to be undertaken in accordance with Heritage Guidelines - 'Caloola', Victoria University Campus (Lovell Chen 2016).

Direction 13 Heritage landscape features and values are protected and maintained

Strategies

- 13.1 Prepare a landscape management plan to the satisfaction of Heritage Victoria.
- 13.2 Apply Tree Protection Zones (TPZ) around trees of Heritage significance.
- 13.3 Detailed landscaping plans should be prepared as part of planning permit applications. Plan should be prepared by a Registered Landscape Architect, in consultation with a suitably qualified heritage Landscape Architect.
- 13.4 Removal and/or modification of any landscape feature, including trees, affected by the VHR listing requires approval from the Executive Director - Heritage.
- 13.5 All works are to be undertaken in accordance with Heritage Guidelines - 'Caloola', Victoria University Campus (Lovell Chen 2016).

Direction 14 Cultural values and stories, both Aboriginal and post-contact, are appropriately referenced in new development

Strategies

- 14.1 Develop an interpretation strategy for the site that includes both Aboriginal and post-contact history. The Registered Aboriginal Party must be provided with an opportunity to be consulted on this strategy.
- 14.2 Prepare a Cultural Heritage Management Plan (CHMP) prior to development of the site, in accordance with Aboriginal Heritage Assessment (Ecology and Heritage Partners 2016).



LEGEND

- SITE BOUNDARY
- EXISTING PEDESTRIAN PATH
- CULTURAL/CIVIC SPINE
- GREEN LINKS
- KEY OPEN SPACE
- MAIN STREET



Public realm & open space

Direction 15 The public realm network is consistent, well-connected, legible and attractive

Strategies

- 15.1 Establish a network of green spines that link key open spaces and community buildings in and around Jacksons Hill.
- 15.2 Open space links should be aligned with the pedestrian and bicycle network where possible.
- 15.3 Capitalise on heritage assets to enhance users' experience of place and build on the existing character of Jacksons Hill.
- 15.4 Develop public realm guidelines for the site to the satisfaction of Heritage Victoria and Hume City Council. These guidelines should include materials, planting and street furniture palettes, as well as maintenance guidelines.

Direction 16 Key nodes in the public realm are identified and established

Strategies

- 16.1 Formalise the Village Green as a gathering space that provides a variety of active and passive recreation activities.
- 16.2 Create a civic and cultural spine that connects relevant uses along a north-south corridor across Jacksons Hill.
- 16.3 Consider relationships to heritage buildings and landscapes, and key views in the design of key public spaces.
- 16.4 Design the Main Street to be a pedestrian priority area that complements the open space network.
- 16.5 Visual landmarks should be used where appropriate. This may involve formal features (e.g. public art, wayfinding) or informal features (e.g. framed views, landscaped areas).

Direction 17 Public realm is designed with consideration to heritage, social and economic values

Strategies

- 17.1 Design of public realm should consider the outcomes and recommendations of the Jacksons Hill Aboriginal Cultural Values Assessment [*currently in preparation*].
- 17.2 Existing trees to be retained must be protected and considered in the design of public realm.
- 17.3 Open space should generally be co-located with community facilities, and meet the needs of both existing and planned future communities.
- 17.4 Incorporate small-scale retail uses to activate spaces along main pedestrian corridors.

Sustainability & environment

Direction 18 Water is managed in an integrated way across the site

Strategies

- 18.1 Develop an integrated water management strategy for the site, prior to development. The strategy should include options for on-site water collection and reuse, utilise landscaping and natural assets in stormwater treatment strategies, and consider the watering requirements of landscape elements, including heritage-listed trees.
- 18.2 Investigate opportunities to integrate water management with the nearby Sunbury Recycled Water Treatment Plant.

Direction 19 Waste is minimised and managed carefully across the site

Strategies

- 19.1 Develop a waste management plan for the site, prior to development.
- 19.2 Adaptively re-use existing buildings, where possible.
- 19.3 Consider the options for alternative waste recovery (e.g. organics, e-waste).
- 19.4 New infill should be built to maximise opportunities for resource recovery and recycling collection, as well as on-site recycling where appropriate.

Direction 20 Biodiversity values are protected and enhanced

Strategies

- 20.1 Undertake targeted surveys for Environmental Protection and Biodiversity (EPBC) Act-listed species, as required.
- 20.2 Undertake targeted surveys for Flora and Fauna Guarantee (FFG) Act-listed species, as required.
- 20.3 Targeted surveys undertaken at 20.1 and 20.2 are to inform the approvals process under the EPBC, FFG and Planning and Environment Act for any proposed native vegetation removal.
- 20.4 Ensure vulnerable species are protected, and encourage the planting of native species where appropriate (exotic species may be appropriate in areas in heritage landscape areas).
- 20.5 Consider innovative methods of celebrating biodiversity values through the built form and/or programming measures.

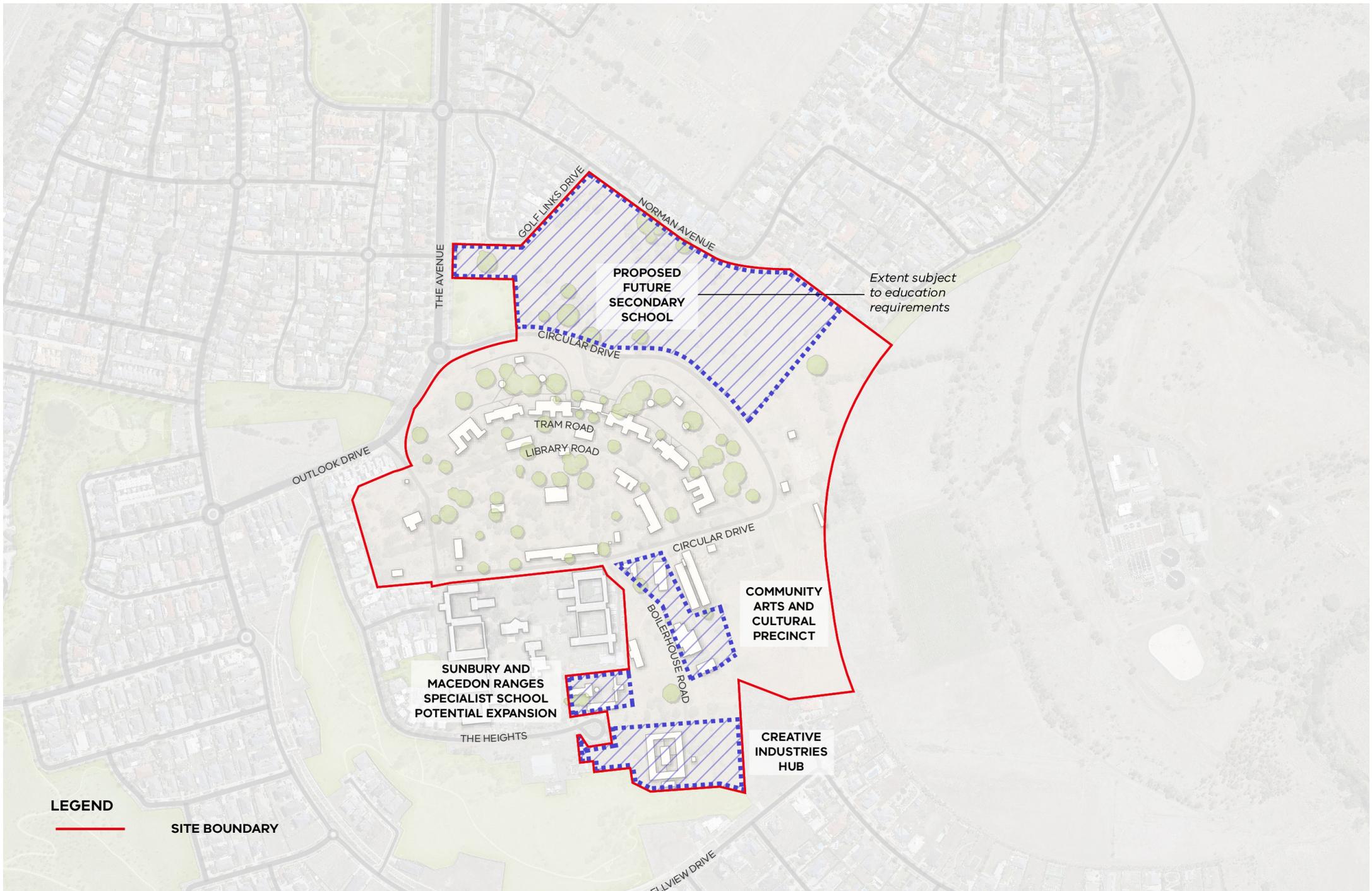


Part 4 \ **Realising the vision**





Artistic impression



Catalyst projects

Realising the vision for Jacksons Hill will require investment from the private sector, non-profit organisations, and state and local government. The following projects have been identified for potential state and local government investment.

Sunbury and Macedon Ranges Specialist School Expansion

The Sunbury and Macedon Ranges Specialist School is located adjacent to the Jacksons Hill site and is accessed from Circular Drive. The school site needs to expand to accommodate growth in student numbers. Expansion of the Specialist School was a key idea raised during phase 1 community engagement.

The Victorian Planning Authority has been working with Department of Education and Training, the Victorian School Building Authority, Heritage Victoria and Victoria University to identify a suitable expansion opportunity for the Specialist School.

Building 23 (former Industrial School) has been identified as having potential to accommodate this expansion. The building is located directly to the south of the existing Specialist School site and has potential to be adaptively reused.

Victoria University has agreed to transfer the building and surrounding land to the State Government, in order to help offset the costs associated with adaptively reusing the building.

Community, Arts and Cultural Precinct

In February 2015, Hume City Council endorsed a vision for the Sunbury Community, Arts and Cultural Precinct for an area to the east of Boilerhouse Road at Jacksons Hill. VPA appreciates that a lot of valuable work has been already done by Council, stakeholders and community members to develop this vision.

The draft master plan supports the further development of this vision by including the area within the Culture and Learning District and setting an action for Council to continue to work with the local community and stakeholder groups to develop detailed plans for the precinct. In addition to current tenants within the precinct, Sunbury Community Health, Sunbury Woodworkers Club and Sunbury Mens Shed should be involved in further development of these plans.

Creative Industries

People told us during the first phase of community engagement that they wanted to see the creative industries supported at Jacksons Hill, with many people identifying the Abbotsford Convent as a good example. In response to these ideas, VPA worked with Creative Victoria and SGS Economics and Planning to assess the viability and deliverability of creative industries at Jacksons Hill. The consultants identified two strategic options - a 'Community Creative Hub' and a 'Creative Industries Hub'.

Vision 1: Community Creative Hub

The vision for a Community Creative Hub would have a strong local focus and build on existing community and education uses on-site, while supporting and attracting local social enterprises and complementary uses. The consultants identified a number of potential partners with capability to realise this vision. The Community Creative Hub vision as strong synergies with the Hume City Council's Community Arts and Cultural Precinct vision, which centres around the Boilerhouse. There may be opportunities to integrate these two visions.

Vision 2: Creative Industries Hub

A Creative Industries Hub would have a regional function and assist in raising the tourism profile of Jacksons Hill. This vision would see a building transformed into a contemporary arts space of state significance. The consultants identified Building 22 as being suitable for supporting this hub, which would include studios, as well as research, gallery and performance spaces.

Realising this vision requires careful planning, and expert leadership and management. Further improvements to access, including connecting The Heights to Boilerhouse Road and Circular Drive, and improved public and active transport, are identified as being important to realising the vision. Further analysis, including the development of a business case, would be required to further test the viability of this vision. VPA and Creative Victoria are keen to hear from the community about their level of support for the Creative Industries Hub prior to progressing this work.

You can read the full Jacksons Hill Creative Industries Strategy report on VPA's website: vpa.vic.gov.au/project/jacksons-hill-masterplan/

Secondary school

A number of people told us during community engagement that they wanted to see a secondary school at Jacksons Hill. The planned growth of Sunbury is likely to trigger the need for a secondary school in the area, in the medium term.

The VPA has been working with the Department of Education and Training, the Victorian School Building Authority, and Victoria University to secure land for a future secondary school. A site north of Circular Drive has been identified as being suitable and would include open space for use by both the public and a future school.

Next steps



Share your feedback

Now is your chance to provide feedback on this draft master plan. There are a number of ways you can learn more about the project and provide feedback:

- attend an information session
- visit our website and provide your comments on our interactive map
- write to us via our website form or send your comments to:

Victorian Planning Authority
Level 25, 35 Collins Street
Melbourne Victoria 3000
Australia

Further details of engagement events are available on our website: www.vpa.vic.gov.au

VPA will be receiving comments until 11 February 2018, 5pm.

Analyse feedback and prepare final master plan

VPA will collate and analyse feedback on the draft master plan. This feedback will be considered and inform the finalisation of the master plan. We will produce an engagement report to accompany the final Jacksons Hill Master Plan. This engagement report will outline the feedback we heard on the draft plan and explain how this was considered in the preparation of the final master plan.

Ministerial approval and potential planning scheme amendment

The final master plan will be submitted to the Minister for Planning for approval. The Minister may direct the VPA to prepare an amendment to the Hume Planning Scheme to implement the master plan.

Implementation actions

Realising the vision for Jacksons Hill will require actions by a number of agencies and organisations. The following draft action plan outlines the key actions required to realise the vision. This action plan is not final and may be amended following community and stakeholder consultation.

Draft action plan

Agency/Organisation	Action
Victorian Planning Authority (VPA)	<ol style="list-style-type: none"> 1. Collect and analyse community and agency feedback to draft master plan 2. Amend master plan as required 3. Work with DPC to align state government commitments 4. Prepare an amendment to the Hume Planning Scheme to implement the master plan, if directed
Department of Premier and Cabinet (DPC)	<ol style="list-style-type: none"> 5. Work with VPA to align state government commitments
Department of Education and Training (DET) / Victorian School Building Authority (VSBA)	<ol style="list-style-type: none"> 6. Work with Victoria University to transact land for Sunbury and Macedon Ranges Specialist School expansion 7. Work with Victoria University and Council to transact land for Secondary School 8. Work with Council to develop management strategy of secondary school site until school comes online 9. Work with Council to enable shared use of open space after secondary school has been delivered
Creative Victoria	<ol style="list-style-type: none"> 10. Support Hume City Council to further develop Sunbury Community Arts and Cultural Precinct vision, having regard to incorporating the Community Creative Hub vision 11. Consider community and stakeholder feedback to Creative Industries Hub proposition. If supported, then undertake further investigations, which may include developing a business case
Hume City Council (Council)	<ol style="list-style-type: none"> 12. Work with Victoria University to transact land for Sunbury Community Arts and Cultural Precinct 13. Lead preparation of more detailed plans to implement the Sunbury Community Arts and Cultural Precinct vision. Consideration should be given to incorporating the Community Creative Hub vision in this work. Current tenants and other stakeholders are to be involved in the preparation of these plans
Victoria University	<ol style="list-style-type: none"> 14. Work with VSBA to transact land required for Sunbury and Macedon Ranges Specialist School expansion and future Secondary School 15. Work with Council to transact land associated with Community Arts and Cultural Precinct 16. Continue to maintain and manage the Jacksons Hill site

