

JACKSONS HILL

MASTER PLAN

OCTOBER 2018



Victorian Planning Authority





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MINISTER'S STATEMENT

Hon. Richard Wynne MP
Minister for Planning



Jacksons Hill has a long proud history with some of the finest heritage buildings in Victoria. With the release of this master plan for Jacksons Hill we are ensuring the area has an exciting future that all Sunbury residents can be proud to call their own.

The Jacksons Hill Master Plan has responded to the views of the community and local groups and proposes the site be developed through a number of distinct precincts, each with its own character.

The guidance provided in the master plan will enable the precinct to realise a new future with a mix of uses that add new life to the precinct, and ensures the retention of open space and much-loved heritage buildings.

During the 2018/2019 Victorian Budget the Victorian Government moved to buy the former Victoria University campus at Jacksons Hill in Sunbury to facilitate a quality redevelopment and protect its heritage values.

As a first step, the Victorian Budget 2018/19 included \$17.3 m to renovate the heritage buildings of three education and community facilities.

The purchase funds will be recouped from the subsequent development of other parts of the site consistent with the directions of the final master plan. The costs of upgrading roads and other needed infrastructure will be met by future developers.

The budget funding will enable the renovation and expansion of the Sunbury and Macedon Ranges Specialist School and a significant upgrade to the Sunbury Primary School buildings.

The proposed Community Arts precinct will receive a \$3 million grant to assist the Hume City Council to deliver the first stage of this exciting new project.

There will be a public process for competitive bids for the adaptive re-use of other heritage buildings for residential, community or commercial purpose.

Some areas of the site will also be developed to provide new housing that will sensitively respond to the heritage and landscape values of the site.

Jacksons Hill has an exciting future, but its history must also be preserved. This master plan and Victorian Budget 2018/19 gets the balance right, preserving heritage and giving the community the flagship facilities and services it deserves.



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ABBREVIATIONS

CHMP	Cultural Heritage Management Plan
VHR	Victorian Heritage Register
VPA	Victorian Planning Authority
VU	Victoria University

PART 1

INTRODUCTION



Artist's impression, Village Heart

INTRODUCTION & KEY CONSIDERATIONS

This master plan provides a guiding vision for Jacksons Hill, building on its complex and valuable heritage to create a new future for this special place in Sunbury.

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

- That Hume City Council, Victoria University and Heritage Victoria are consulted in the preparation of the master plan
- That the surrounding community is adequately consulted throughout the process
- That 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 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 the values that make the place so special.

In finalising the 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, as well as the realities of attracting funding and making the site viable for investment.

People told us the things they love about Jacksons Hill that must be protected. This includes the heritage buildings, landscaped gardens and much-needed education and community uses.

This master plan protects and supports these elements. We also heard the community wants more activity at Jacksons Hill and new uses to enliven the area so it never again falls into disrepair.

The messages we heard from the community informed the master plan vision for Jacksons Hill:

A vibrant and sustainable precinct where heritage protection, creativity, learning and community are at heart.

Enabling new uses, including some residential and commercial development, will be key in making this vision a reality. New uses will help pay for other aspects of the plan, delivering extra vibrancy and refurbishing heritage buildings for future generations. This master plan, together with the investments described below, open an exciting new chapter for Jacksons Hill.

INVESTING IN JACKSONS HILL

Realising the vision for Jacksons Hill requires investment from private, government and not-for-profit sectors. This 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.

Some of these catalyst investments were recently announced in the 2018/2019 Victorian State Budget and includes \$17.3 million to renovate the heritage buildings of three education and community facilities. This comprises:

- **\$10.8 million** to renovate Sunbury and Macedon Ranges Specialist School including expansion into two additional heritage buildings on land to be transferred to the school
- **\$3.5 million** to upgrade Sunbury Primary School
- **\$3.0 million** grant to Hume City Council to deliver Stage 1 of a new Community Arts Precinct utilising a number of the existing buildings.

Further to this the Victorian Government will buy the site from Victoria University. The purchase funds will be recouped from the subsequent development of other parts of the site consistent with the directions of this master plan.

There will be a public process for competitive bids for the adaptive re-use of other heritage buildings for residential, community or commercial purpose. Some areas of the site will also be developed to provide new housing, in the order of around 200 dwellings, that will be designed to sensitively respond to the site's heritage and landscape values.

Open space will be improved along with provision for the future expansion of education uses. Please see Plan 2 to understand the indicative uses and parcels of land for this site under a future sale between Victoria University (VU) and the Minister for Planning. This map is consistent with the intentions and direction of the master plan.

Section 2 outlines the next steps for detailed planning of the site and opportunities for involvement.



ENGAGEMENT SUMMARY

This master plan is underpinned by community and stakeholder engagement, which occurred across two phases.

PHASE 1 ENGAGEMENT

In February 2017, VPA 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. This consultation was undertaken prior to preparing a draft master plan for the Jacksons Hill site, in order to establish the community and stakeholder aspirations for the future of the site.

Feedback generally aligned with the following themes:

- heritage values
- access and movement
- open space and landscape
- mix of uses
- maintenance and security

In addition to these themes, people shared a number of 'big ideas' for the site. Some of these 'big ideas' informed the development of draft catalyst projects, which were outlined in the draft master plan. Some of these projects, such as the expansion of the Specialist School and Community Arts Precinct Stage 1, have been funded in the 2018/2019 Victorian State Budget.

Feedback from Phase 1 engagements was captured in the *Jacksons Hill Master Plan Phase 1 Community Engagement Report* (Victorian Planning Authority, 2017). The report was made publicly available on VPA's website and informed the development of the draft master plan.



PHASE 2 ENGAGEMENT

The *Jacksons Hill Draft Master Plan* was released for public consultation at the end of November 2017. Two community information sessions were held in December 2017, and the community were invited to provide comments on the draft plan from 1 December 2017 until 11 February 2018. People were able to provide comments by email, letters, and through an interactive online map.

VPA received 95 comments on the draft master plan. The 46 unique participants left comments on the interactive online map and 13 people commented by email and letters.

Key areas of feedback received across both phases of engagement included:

TRAFFIC IMPACTS

People told us they had concerns about congestion on roads leading to and through the Jacksons Hill site, as well as the need to plan for provision of public transport. Parking was also raised as a consideration.

How did we respond to this feedback?

VPA commissioned a strategic traffic assessment (One Mile Grid, 2018) to understand the potential traffic impacts associated with future implementation of the master plan. The study identifies potential upgrades that will be need to be worked through when a developer is on board. The master plan responds to the need for better access and movement within the site, through some of its key directions and strategies (Section 4.2).

Hume City Council and Development Victoria are separately negotiating the extension of Yirrangana Road as part of its finalising the Jacksons Hill residential estate development.

OPEN SPACE

Open space was raised in many of the comments received during Phase 2 consultation. Participants wanted publicly accessible open space to be retained across the site, with particular focus given to retaining the character of the current landscape.

How did we respond to this feedback?

Open space requirements have been strengthened and clearly identified in the master plan. See page 73 and the *Public Realm & Open Space Directions* including Plan 18. Roughly 40 per cent of the site has been identified as open space, noting that the Education and Open Space precinct will potentially become used for education purposes in the long term.

NEED FOR CLARITY AND CERTAINTY

Many people expressed concern about a lack of certainty for both the planning and process and future plans to develop the site. There were also questions about how and when the plan will be delivered.

How did we respond to this feedback?

The Victorian Government's decision to purchase the Jacksons Hill site has provided much-needed certainty for the future. Key government commitments have been captured in the master plan and the VPA is now working with key local and state government stakeholders to develop an implementation plan for the site. The directions of the master plan will also be implemented through an amendment to the Hume Planning Scheme. It is also important to note there will be further detailed planning of the various uses of the site consistent with the directions of the master plan.

HOUSING

The response to the proposed housing, including aged care, short-term accommodation and residential was mixed. While some participants could appreciate the need to trade off residential lots for new investments in the site, such as the Village Heart, other people were strongly opposed to any residential uses on the site.

How did we respond to this feedback?

Further guidance on the design of new housing has been provided in the master plan—see Plan 16 and the *Built Form & Design Directions* to encourage sensitive and high quality design at page 69. VPA committed to developing a master plan that would support protection and adaptive reuse of existing heritage buildings, and this has been honoured. Developing parts of the site for a range of residential and accommodation purposes is key to attracting investment and people to activate the site and achieving this outcome. It will also make Jacksons Hill a more vibrant and safe area for local residents and visitors to enjoy.

HERITAGE

Heritage was mentioned frequently in the feedback, with all participants acknowledging the importance of its preservation and recognition in the future development of the site.

How did we respond to this feedback?

Heritage requirements have been strengthened and clarified. The existing Heritage Overlay will continue to apply to the site. Heritage Victoria will continue to be responsible for approvals for any changes to heritage buildings listed on the Victorian Heritage Register. See Plan 17 and page 71 for the *Heritage Directions*.

The VPA engaged with the Wurundjeri (Feldman, *et al.*, 2018) to better understand the cultural values associated with the site, and embed key recommendations in the master plan.

PROPOSED SECONDARY SCHOOL

Feedback on the proposed secondary school varied. While some participants appreciated the importance of maintaining education on the site, other people told us they would prefer to see the area identified for the school used as open space. Some people felt that a training facility would be a better outcome for Jacksons Hill.

How did we respond to this feedback?

It is important to protect the opportunity to provide a government secondary school at Jacksons Hill to support Sunbury's growing population. This site has been renamed "Education and Open Space Precinct" in the master plan to provide flexibility. It is likely that the site will be used as open space in the interim. In the longer term, open space should be provided as part of any secondary school site, or potentially a TAFE or tech school.

SENSITIVE HOUSING DESIGN

The look and feel of the development of Jacksons Hill was a key theme in the feedback. Importance was placed on good housing design that respected the heritage of the area and was consistent the character of Jacksons Hill.

How did we respond to this feedback?

The draft master plan included a number of strategies to manage the design of new housing at Jacksons Hill. These strategies are retained and strengthened in the final master plan.

COMMUNITY SPACE & USES

Participants identified a number of specific places for future community uses.

How did we respond to this feedback?

This feedback helped inform the visions for each precinct and some of the key projects and the Government's investment in the Community Arts Precinct.

VILLAGE HEART

The Village Heart received popular support from the majority of participants. The provision of space for local retail and commercial was generally well-received and there was excitement about the possible "market feel" of the space.

How did we respond to this feedback?

The Village Heart and Main Street were combined into one precinct in the final master plan to strengthen the relationship to the Schools Precinct and provide for better integration of any development in this area to support community focussed outcomes.





VISION

A vibrant and sustainable precinct where heritage protection, creativity, learning and community are 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

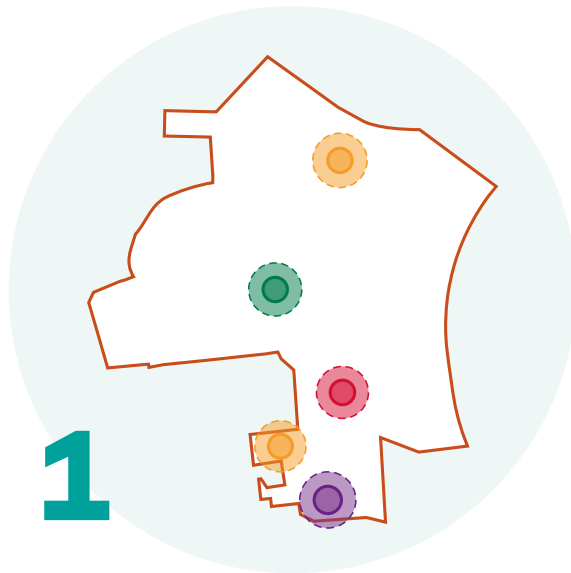


5

REQUIRE HIGH QUALITY
DESIGN OF BUILDINGS AND
PUBLIC REALM

KEY MOVES

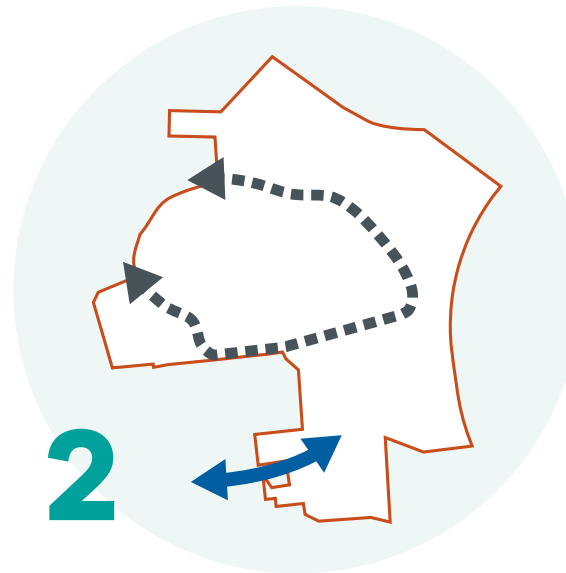
THE MASTER PLAN OUTLINES SIX KEY MOVES TO REALISE THE JACKSONS HILL VISION



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

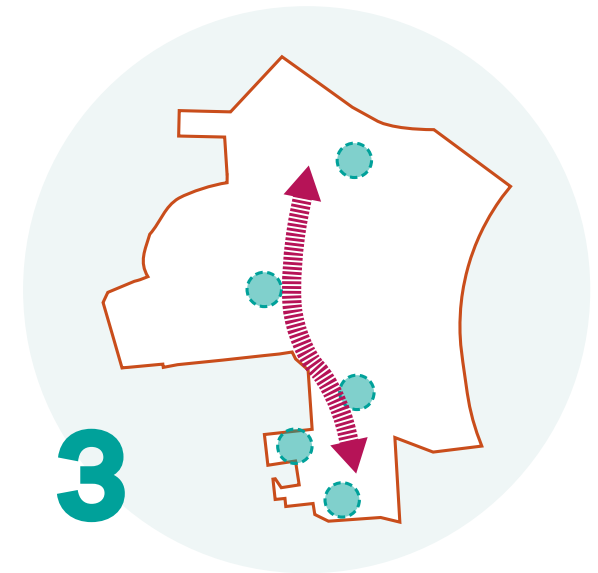


2 IMPROVE CIRCULATION & CONNECTIONS

Widen Circular Drive to enable 2-way traffic

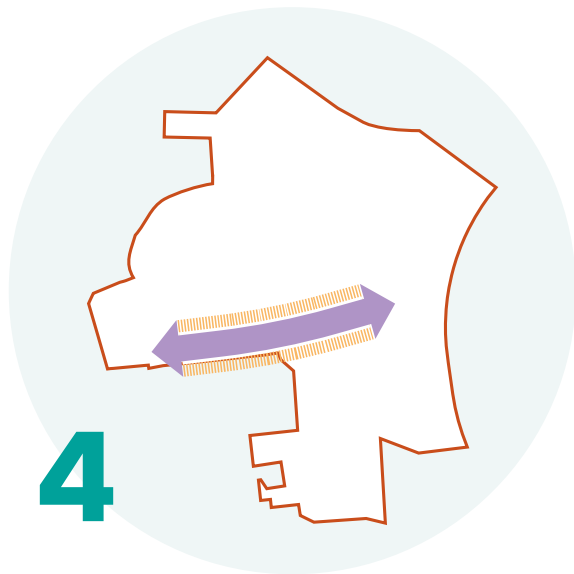
Connect The Heights to Boilerhouse Road

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

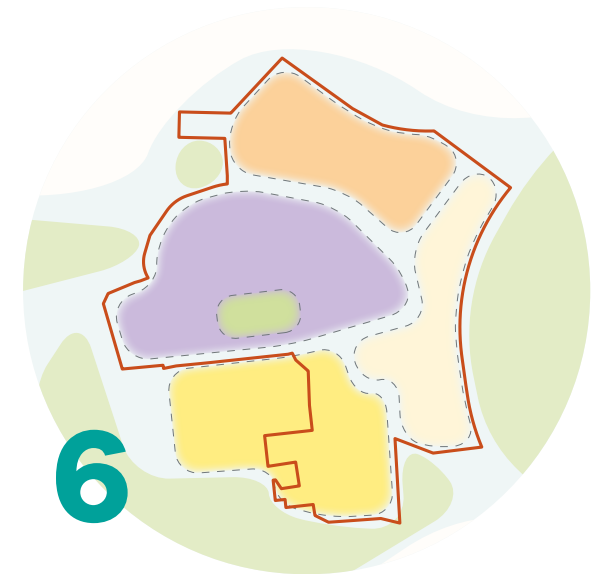


5 CONNECT ICONIC BUILDINGS & PUBLIC SPACES

Establish a network of green spines

Retain public access to the heart of the precinct

Connect to surrounding open spaces



6 DIVERSE & 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

Increase population of residents and visitors



PRECINCT VISIONS

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

EDUCATION & OPEN SPACE PRECINCT

This precinct supports a future government secondary school (or possibly a TAFE or tech school) and open space.

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 arc of heritage buildings. A thriving place with a mix of uses, including community meeting rooms, retail, cafés and functions.

THE LOFT

This is the place where you can try local beer and wine, enjoy great food and 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 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. The former hospital building has been transformed to support community and medical facilities, along with a co-working space.

JACKSONS RETREAT

New buildings are set back from the former Manager's Residence. This is 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.

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 separate the houses from the Western Water land.

SCHOOLS PRECINCT

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.

COMMUNITY ARTS PRECINCT

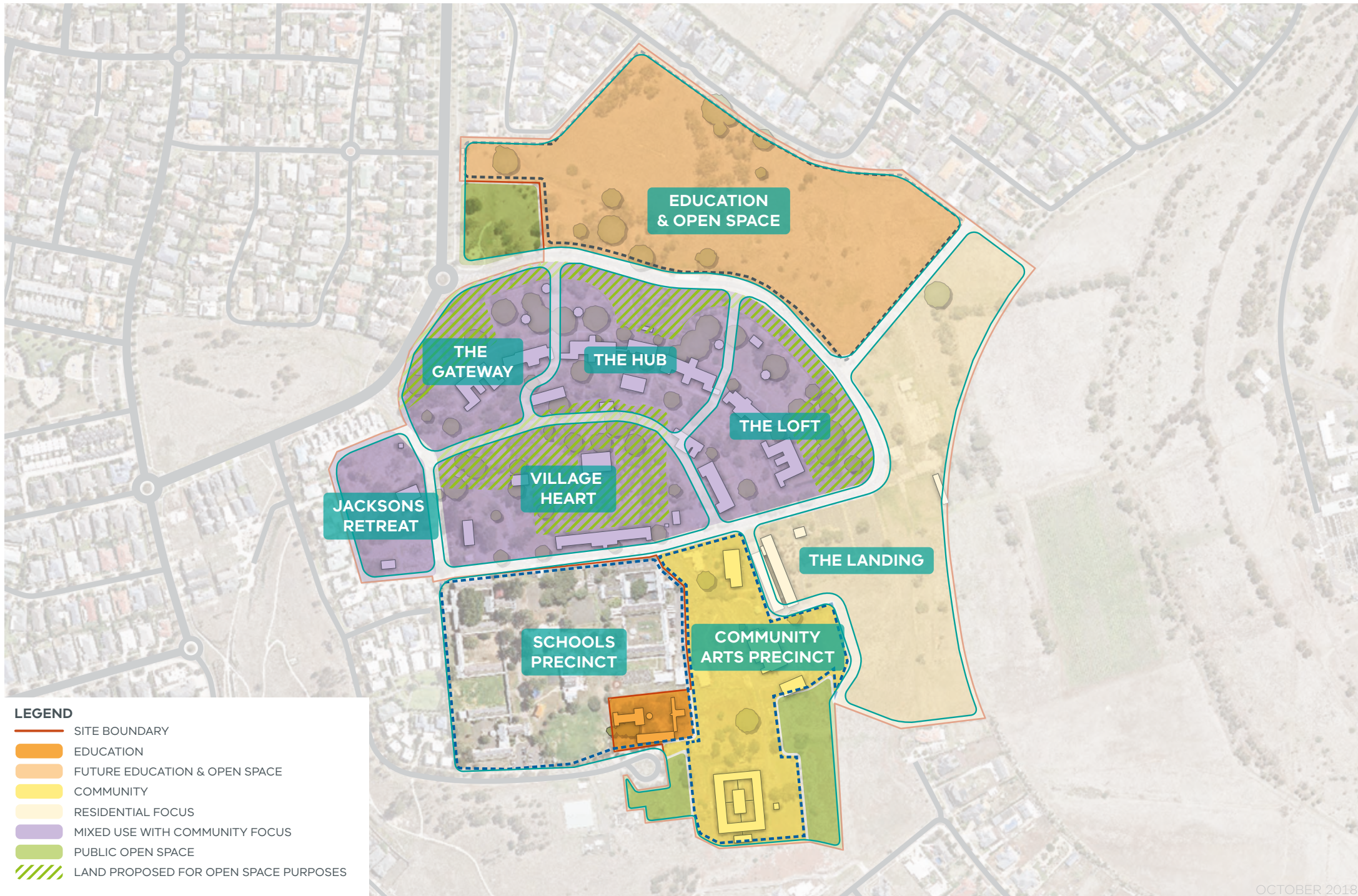
A new slow-speed road connecting The Heights to Boilerhouse Road has opened up this part of the site. A thriving creative precinct is taking shape – plays are performed, people meet for conferences, community groups and artists work in studios and workshops. A community garden provides a relaxing place to meet with friends.

PART 2

REALISING THE VISION



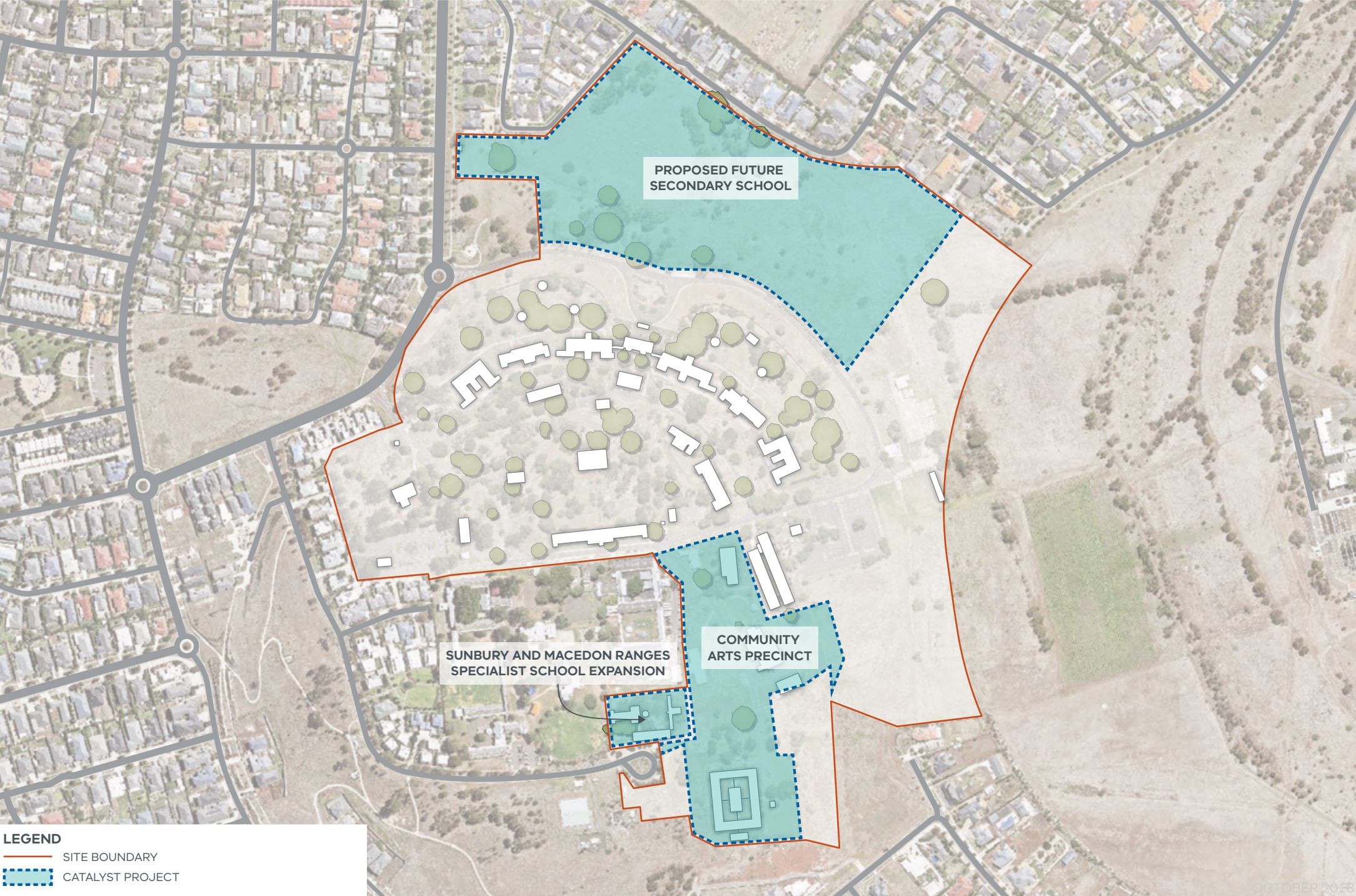
Artist's impression, short stay drive



KEY LAND USES

Subdivision and use of the land will be generally in accordance with the precincts and land uses shown in Plan 2.





CATALYST PROJECTS

Realising the vision for Jacksons Hill requires investment from the private sector, non-profit organisations, and state and local government. As mentioned in the introduction there have been a range of recent government announcements.

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.

In the 2018/2019 Victorian Budget \$10.8 million was committed to renovate the Sunbury and Macedon Ranges Specialist School including expansion into two additional buildings on land to be transferred to the school.

This budget funding will enable the renovation and expansion of the Sunbury and Macedon Ranges Specialist School.

COMMUNITY ARTS 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 Community Arts Precinct has also been expanded to include approximately 4.85ha of land and includes seven existing buildings including the heritage listed Boilerhouse and former Female Refractory Ward buildings.

Council will lead the preparation of detailed planning for the precinct. In addition to current tenants within the Jacksons Hill precinct, other relevant community stakeholders should be involved in further development of these plans. It is anticipated that all current uses will be accommodated within this precinct.

SUNBURY PRIMARY SCHOOL

A \$3.5 million grant was announced as part of the 2018/2019 Victorian Budget for a significant upgrade to the Sunbury Primary School buildings and facilities.

FUTURE EDUCATION SITE

A number of people told us during community engagement that they wanted to see education supported 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 worked with the Department of Education and Training and the Victorian School Building Authority 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 both in the interim period and in the long term for use by both the public and a future secondary school. A TAFE or a technical school could also be a future option for this site if it is determined a secondary school is not required.

KEY ACTIONS

The VPA is working with state government agencies and Hume City Council to prepare a coordinated strategy to implement the Jacksons Hill Master Plan.

The implementation strategy will address the following:

- » Sale and subdivision of the site in line with the master plan.
- » Transfer of roads and open space to Council for ongoing management.
- » Transfer of ownership and management responsibilities, including development of a management strategy for the future education site until the education facility is delivered.
- » Implementation of this master plan into the Hume Planning Scheme via a possible planning scheme amendment.
- » Further detailed planning for some areas of the site in accordance with this master plan.
- » Preparation of a detailed plan to implement the Sunbury Community Arts Precinct vision. This will include incorporating the Community Creative Hub vision into this work.
- » Opportunities for community involvement in the next phase of planning, including for current tenants and stakeholders associated with the community arts precinct.
- » Key enabling infrastructure requirements and delivery including any future road or intersection upgrades.
- » Delivery of the Stage 1 redevelopment of the Community Arts Precinct with the \$3m grant provided in the 2018/2019 Victorian Budget .
- » Delivery of the education projects, including the \$10.8m upgrade to the Sunbury and Macedon Ranges Specialist School including the transfer of the land required for its expansion, and \$3.5m upgrade to the Sunbury Primary School.
- » Implementation of the Cultural Values and Heritage recommendations.

The following agencies will be involved in the preparation of the implementation strategy and may be required to implement key actions:

- Victorian Planning Authority (lead)
- Department of Environment, Land, Water and Planning
- Hume City Council
- Development Victoria
- Department of Premier and Cabinet
- Department of Education and Training
- Victorian School Building Authority
- Creative Victoria
- Victoria University

NEXT STEPS & FUTURE IMPLEMENTATION PLAN

Now the master plan is finalised it will assist in the process for the Victorian Government's purchase of the site, comprising six parcels of land, from Victoria University. This is expected to happen by the end of 2018.

There is a Heads of Agreement in place and key tenants on the site will be contacted to support a smooth transition.

As the sale is finalised there is likely to be a range of actions required as a part of an Implementation Plan for Jacksons Hill that will include:

- The Minister for Planning will become the responsible authority enabling the sale and re-subdivision of the land in accordance with Plan 3.
- Development Victoria is likely to help manage the development and sale of six of the nine precincts, with the proceeds used to reimburse the purchase price.

The Department of Environment, Land, Water and Planning will work with Hume City Council to determine management arrangements in regards to public open space and roads and how the future Community Arts Precinct land is made available to Council.

Heritage Victoria will oversee the adaptive reuse of heritage buildings to return them to productive use.

A possible Infrastructure Implementation Plan may be put in place to make sure there are funds for the delivery of essential infrastructure such as roads, pedestrian links and upgraded infrastructure.

This master plan will be implemented into the Hume Planning Scheme via a possible planning scheme amendment.

Further detailed planning for areas of the site is likely to occur in 2019, following settlement of the purchase. Detailed planning will be undertaken in accordance with this master plan.

The community will be kept informed of this process and given an opportunity to further participate.



PART 3

CONTEXT & BACKGROUND



Aerial photograph, looking north over Jacksons Hill

A map of Victoria, Australia, highlighting the Sunbury rail corridor. The corridor is shown as a dashed orange line, with a 100km segment marked near Ballarat and a 50km segment marked near Sunbury. The Sunbury rail station is marked with a red dot. Other rail stations are marked with blue dots. The map shows the Melbourne CBD, Melbourne Airport, and Essendon Airport. The Sunbury rail corridor is shown as a dashed orange line, with a 100km segment marked near Ballarat and a 50km segment marked near Sunbury. The Sunbury rail station is marked with a red dot. Other rail stations are marked with blue dots. The map shows the Melbourne CBD, Melbourne Airport, and Essendon Airport. The Sunbury rail corridor is shown as a dashed orange line, with a 100km segment marked near Ballarat and a 50km segment marked near Sunbury. The Sunbury rail station is marked with a red dot. Other rail stations are marked with blue dots. The map shows the Melbourne CBD, Melbourne Airport, and Essendon Airport.

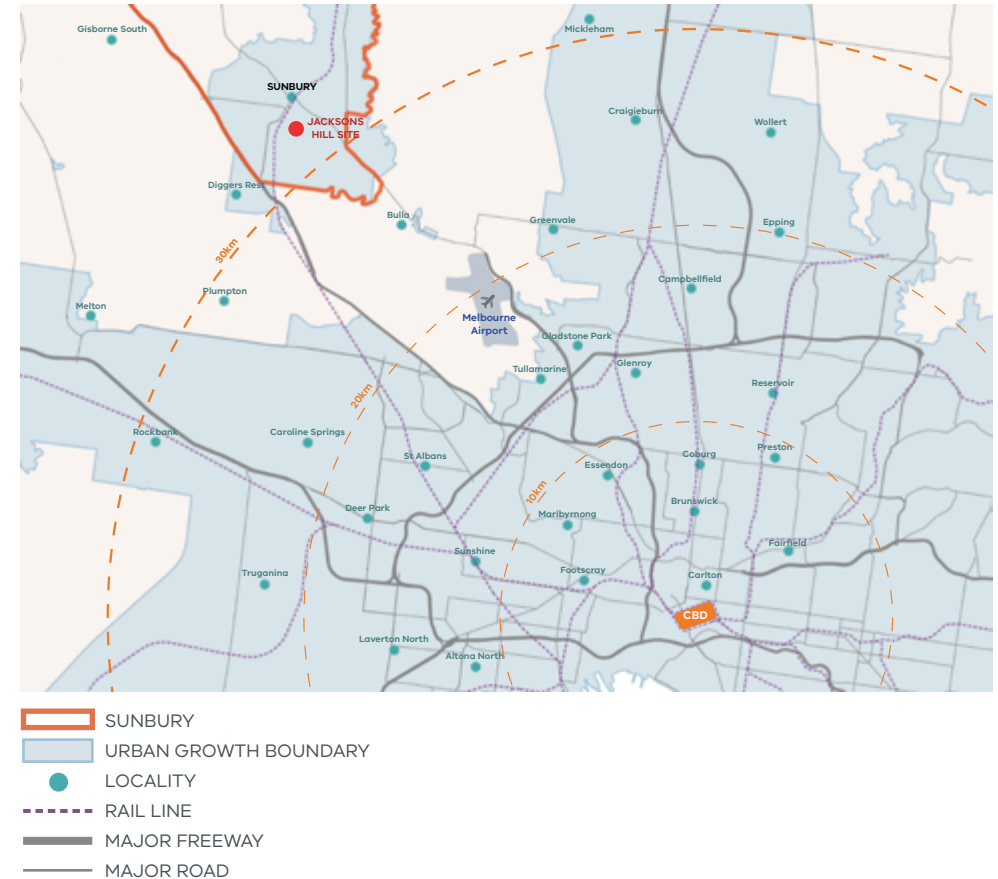
REGIONAL CONTEXT

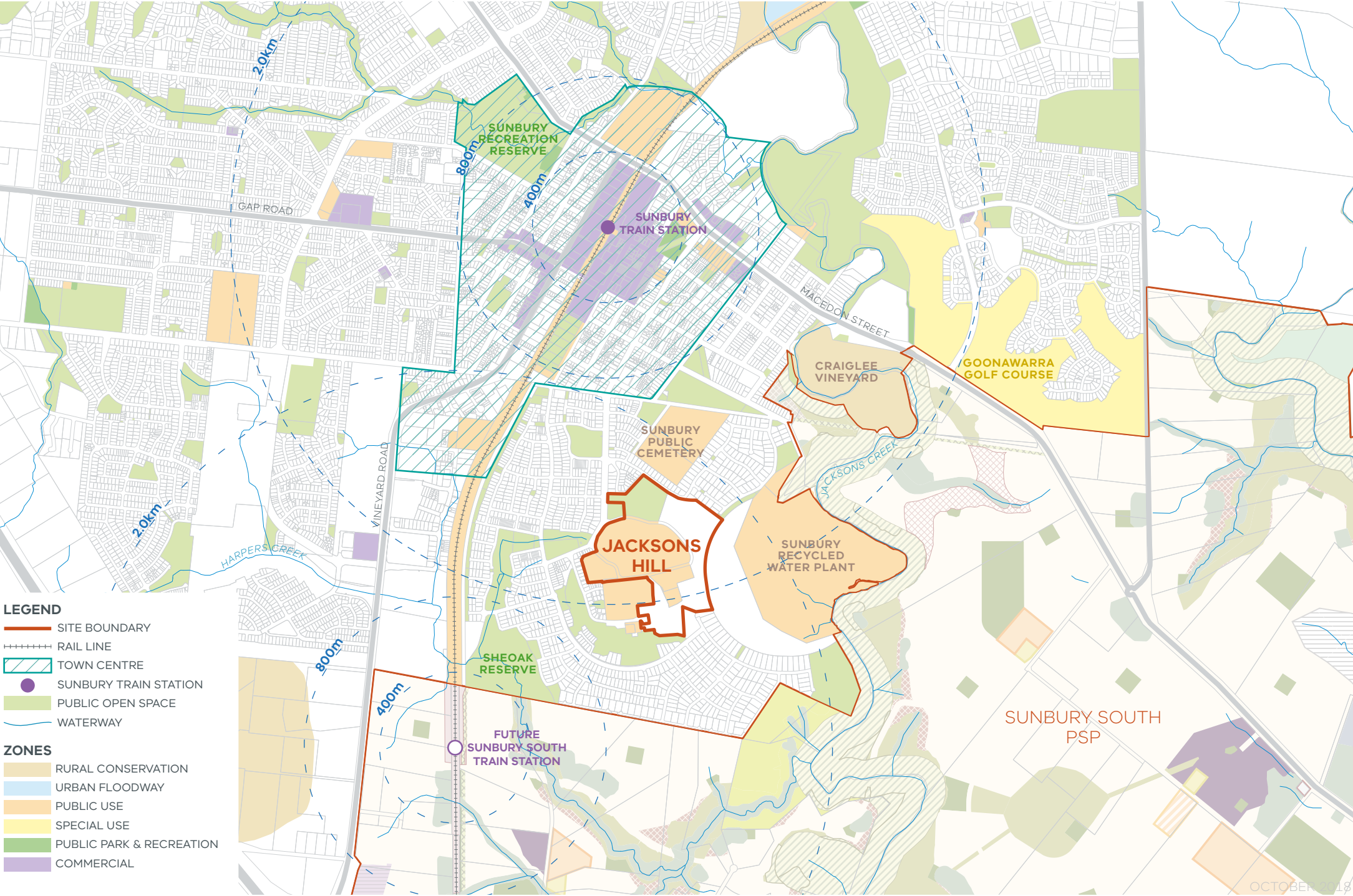
Jacksons Hill is located in the suburb of Sunbury, 40km north-west of Melbourne's Central Business District (CBD). Sunbury has a close geographical relationship with Melbourne but it is defined by its rural character and landscape. In addition, Sunbury Railway station is connected to regional Victoria 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. 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 REGIONAL CONTEXT





LOCAL CONTEXT

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 Sunbury and 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.

Between the site and the Recycled Water Plant, is a large semi-circular landscape buffer. 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.

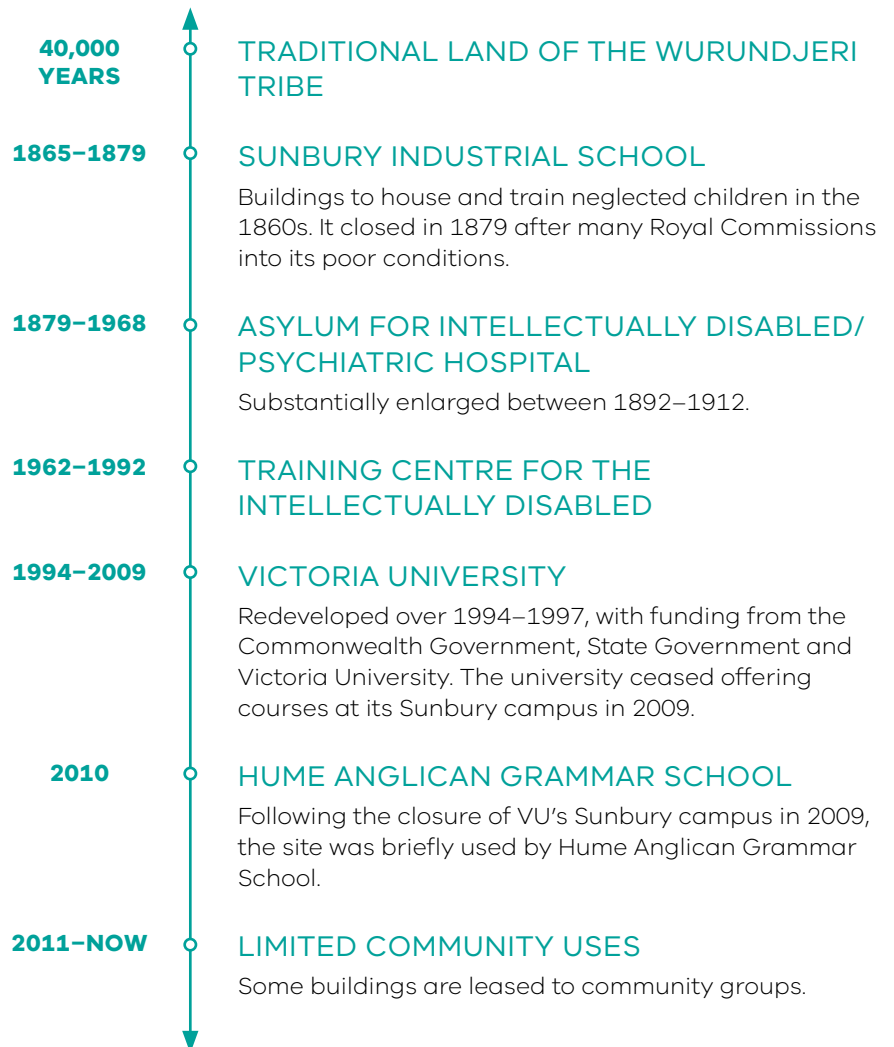
The site includes a purpose-built asylum complex designed by Henry Bastow of the Public Works Department, built between 1892 and 1912. It also includes land to the south of the purpose-built asylum, which includes the Female Refractory Ward (1890s), components of the Industrial School (1860s), the Boilerhouse/Laundry (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. Substantial residential development has been delivered to the north of the site (including either side of the historic entry to the site) and to the west of Jacksons Hill itself by Places Victoria (now Development Victoria).

The site itself was developed and operated as Victoria University's Sunbury Campus from 1994 until 2009. During this period, a number of new buildings were developed on the site and many buildings were renovated to support the university use. Following the closure of the university campus, the site was briefly occupied by Hume Anglican Grammar School in 2010.

In 2016, the Minister for Planning directed the VPA to consult with stakeholders and community to prepare a master plan for the site.

TIMELINE OF KEY USES





Entrance Steps, Lunatic Asylum, Sunbury

Photographer: John Henry Harvey (1855–1938)

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



THE SITE TODAY

CURRENT USES

After the closure of Victoria University in 2009 and the short-term use of the site by Hume Anglican Grammar School, much of the site has remained vacant. Some areas of the site are now occupied by community facilities, as shown in Plan 6.

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 and some vandalism has occurred.

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 in use.





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 7). One tree on the site, a Mexican Cypress located near the former Victoria's Restaurant, is specifically listed on the Victorian Heritage Register. Any removal of trees within the area affected by the listing on the Victorian Heritage Register will require Heritage Victoria approval.



- LEGEND
- SITE BOUNDARY
 - HIGH LANDSCAPE VALUE
 - MODERATE LANDSCAPE VALUE
 - LOW LANDSCAPE VALUE

SITE CONDITIONS cont.

LANDSCAPE AND VISUAL SENSITIVITY

A landscape values assessment (Hansen Partnership, 2016) 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 east, due to the degraded landscape integrity.

A visual sensitivity assessment (Hansen Partnership, 2016) 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 8).

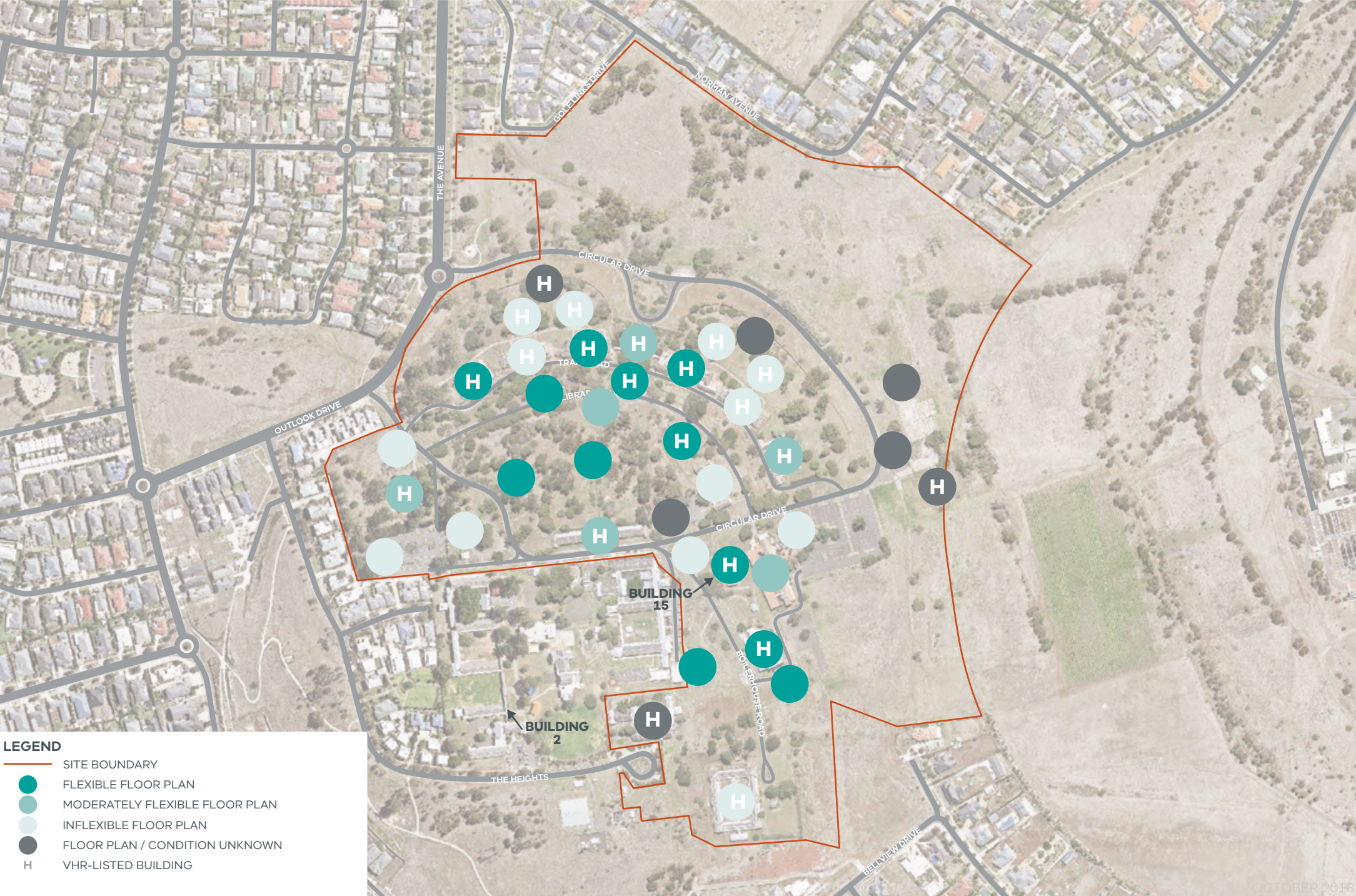


SITE CONDITIONS cont.

KEY VIEWS

Protection of key panoramic and framed views will be critical to maintaining and acknowledging the landscape, built form and cultural values of the site and surrounding area. In addition to the key views shown in Plan 9, the *Jacksons Hill Cultural Values Assessment* (Feldman, *et al.*, 2018) notes the importance of considering views to socially and spiritually significant landscape features in the region.





SITE CONDITIONS cont.

BUILDING CONDITIONS AND ADAPTABILITY

As a former university campus, the predominant land use on the site has been 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 (CHC Architects, 2017). This analysis informed advice on the adaptive reuse potential of each building. The findings of the floor plan analysis are illustrated in Plan 10.

As part of the Adaptive Re-Use Study (CHC Architects, 2017), two buildings (Buildings 2 and 15) were investigated 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 façade.

Building 15 was identified as having potential to accommodate the following uses:

- co-work spaces,
- business incubators,
- studio offices,
- meeting rooms, and
- café/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 key infill potential is in the areas towards 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, landscaping, views, vistas and topography.

Opportunities to develop a network of green connects or 'spines' that converge in the Village Heart were identified. These green spines would serve as primary pedestrian connections, while extending the existing vegetation.



SITE CONDITIONS cont.

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.

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 currently required to exit to the north, along The Avenue and Bellevue Drive.



CULTURAL VALUES & HERITAGE

ABORIGINAL CULTURAL VALUES

The Wurundjeri Land and Compensation Cultural Heritage Council Aboriginal Corporation (Wurundjeri), is the Registered Aboriginal Party for the Jacksons Hill site. The VPA engaged with the Wurundjeri and Victoria University to undertake a Cultural Values Assessment for the site (Feldman, *et al.*, 2018). The purpose of the Cultural Values Assessment was to work with Wurundjeri to research and document the Indigenous cultural values of the Jacksons Hill site and surrounding areas, which may have significance for the Wurundjeri people. This work provided an overview of Indigenous cultural values associated with the site and recommendations to inform future use and development.

Key recommendations from this assessment are outlined below:

LANGUAGE

- Use Woiwurrung language where appropriate with an understanding of its limitation
- Consider appropriate naming for precincts, buildings, roads, features, themes etc.
- Develop a welcome statement in Woiwurrung language for the master plan.

LANDSCAPE

- Review historical environmental information to assist the selection of appropriate plantings
- Establish a working relationship with Narrap, Wurundjeri's Natural Resource Management (NRM) team in relation to revegetation, continuous indoor/outdoor artscapes, use of motifs and symbols (e.g. Bunjil)
- Consult with Heritage Victoria and heritage architects to ensure a consistency of themes across the development to create a landscape management plan
- Consider incorporation of significant sites in the region, such as the Sunbury Rings and Jacksons Creek terrace into landscape design and features
- Develop view shed models to explore socially and spiritually significant landscape features in the region and explore practical use as a navigational tool with application for interpretation.

ART, ACKNOWLEDGMENT, INTERPRETATION

- Incorporate smoking ceremonies at significant milestones in the development and rollout of the master plan
- Develop local storylines relevant to the Wurundjeri
- Develop an integrated heritage trail tying in concepts across the precincts exploring various mediums for the interpretation, including appropriate types of signage
- Research and acknowledgement of Aboriginal burials associated with the cemetery
- Investigate local quarry sources for sourcing Aboriginal heritage and historical construction materials
- Collaborations with Wurundjeri artists to provide works
- Use of technology to aid user experience of the interpretation.

GENERAL ENGAGEMENT

- Maintain regular consultation with the Wurundjeri in various aspects of master planning and development
- All works must be undertaken in accordance with any approved CHMP under the *Aboriginal Heritage Act 2006*.

Wurundjeri, as the appointed Registered Aboriginal Party for the study area, should be appropriately consulted with during all relevant future discussions regarding tangible outcomes of this cultural values assessment and the proposed future development of Jacksons Hill. Where mandatory or voluntary Cultural Heritage Management Plans (CHMPs) are undertaken for the future development of Jackson Hill in pursuance of the *Aboriginal Heritage Act 2006* and *Aboriginal Heritage Regulations 2007*, Wurundjeri must be consulted with.



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 the facility was deinstitutionalised in the early 1990s.



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 was 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 12.

SUBDIVISION

- » There is potential for subdivision of land within the registered area, subject to approval by Heritage Victoria.

DEMOLITION

- » There is limited scope for total demolition of registered buildings or elements, subject to approval by Heritage Victoria.
- » Partial demolition of registered buildings or elements may be appropriate in circumstances where it can be demonstrated that the fabric to be demolished does not contribute to the building's significance, subject to approval by Heritage Victoria.
- » Proposals for demolition of 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.
- Some internal alterations to registered buildings may be appropriate to support a viable new use for historic buildings, particularly in locations where change has previously occurred.
- There may be potential to replace unregistered buildings and elements.
- The parkland character of the landscape to the south of Buildings 26–32 (Plan 12) 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 the laundry, and the modern extension to former nurses' home.
- There is potential for development to the east of the Boilerhouse and the bluestone hospital.



OWNERSHIP

The site is owned by Victoria University. In May 2018 the Victorian Government entered into an agreement with Victorian University to purchase the site.

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 to the east and south with a 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

Implementation of the master plan will require subdivision to support some of the key uses identified.

POLICY CONTEXT

STRATEGIC PLANNING POLICIES

The following documents have strategic relevance to the site:

CALOOKA 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 CALOOKA 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)

SUNBURY HUME INTEGRATED GROWTH AREA PLAN SPATIAL STRATEGY (JULY 2012)

- Represents Hume City Council's position on the future planning of Sunbury
- Identifies the Jacksons Hill as a significant hilltop in the area
- Promotes the site as a place for higher education, community and sports uses
- Notes that future development should preserve historic buildings and maintain community access to the site and buildings where possible
- Identifies potential for a regional park to be developed to the east of the site associated with the Jacksons Creek Corridor

SUNBURY HUME INTEGRATED GROWTH AREA PLAN DELIVERY & 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
- Plan to be finalised in mid-2018.

STATE PLANNING POLICY FRAMEWORK

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

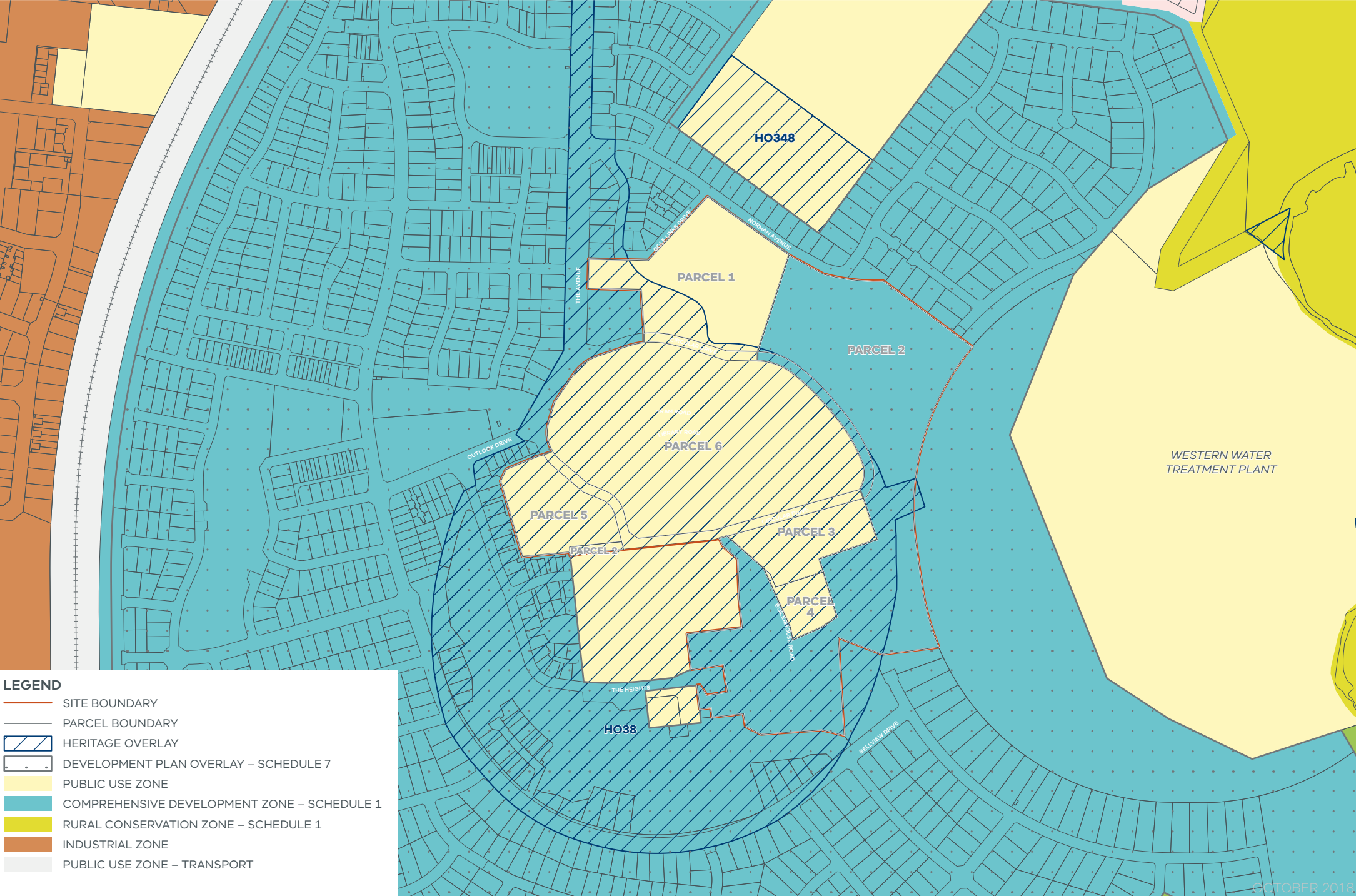
Clause 11.02	Urban Growth
Clause 11.03	Open Space
Clause 12.01	Biodiversity
Clause 12.04	Significant Environments and Landscapes
Clause 15.01-1	Urban Design
Clause 15.03	Heritage
Clause 16	Housing
Clause 17	Economic Development
Clause 18.02	Movement Networks
Clause 19.02	Community Facilities

LOCAL POLICIES

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





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 CDZ1, 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.



PART 4

DIRECTIONS & STRATEGIES

Artist's impression, pedestrian boulevard

OCTOBER 2018

DIRECTIONS

ACCESS & MOVEMENT

- 1 People of all ages and levels of mobility can easily move around the site
- 2 Quality and safety of the pedestrian and cyclist 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

- 8 A series of distinctive places enliven Jacksons Hill
- 9 A mix of uses is supported in appropriate areas

BUILT FORM & DESIGN

- 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

- 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

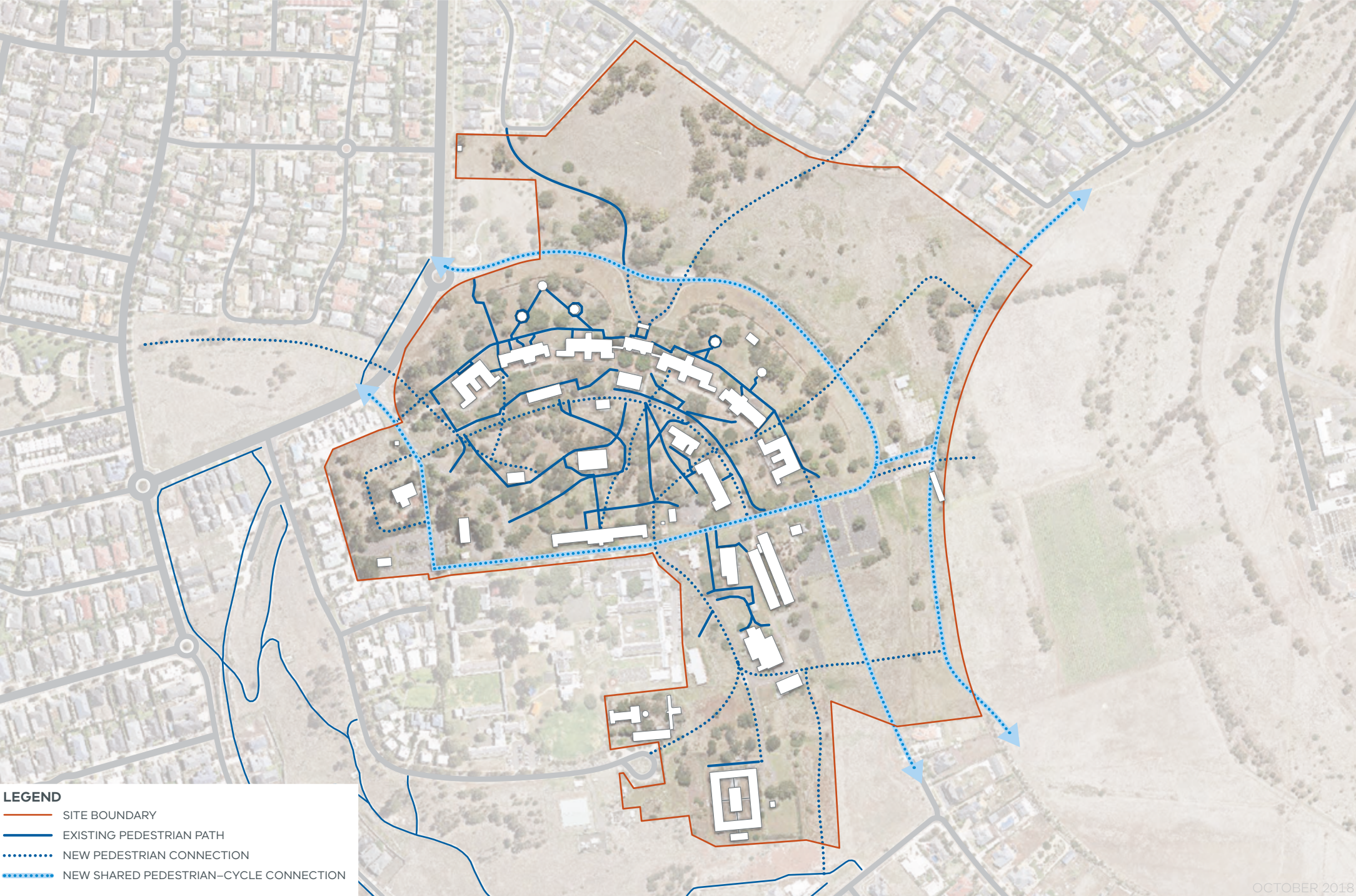
PUBLIC REALM & OPEN SPACE

- 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

- 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

PLAN 14 ACCESS AND MOVEMENT (ACTIVE TRANSPORT)



ACCESS & MOVEMENT DIRECTIONS

01 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 1992* 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.

02 QUALITY AND SAFETY OF THE PEDESTRIAN AND CYCLING EXPERIENCE IS ENHANCED

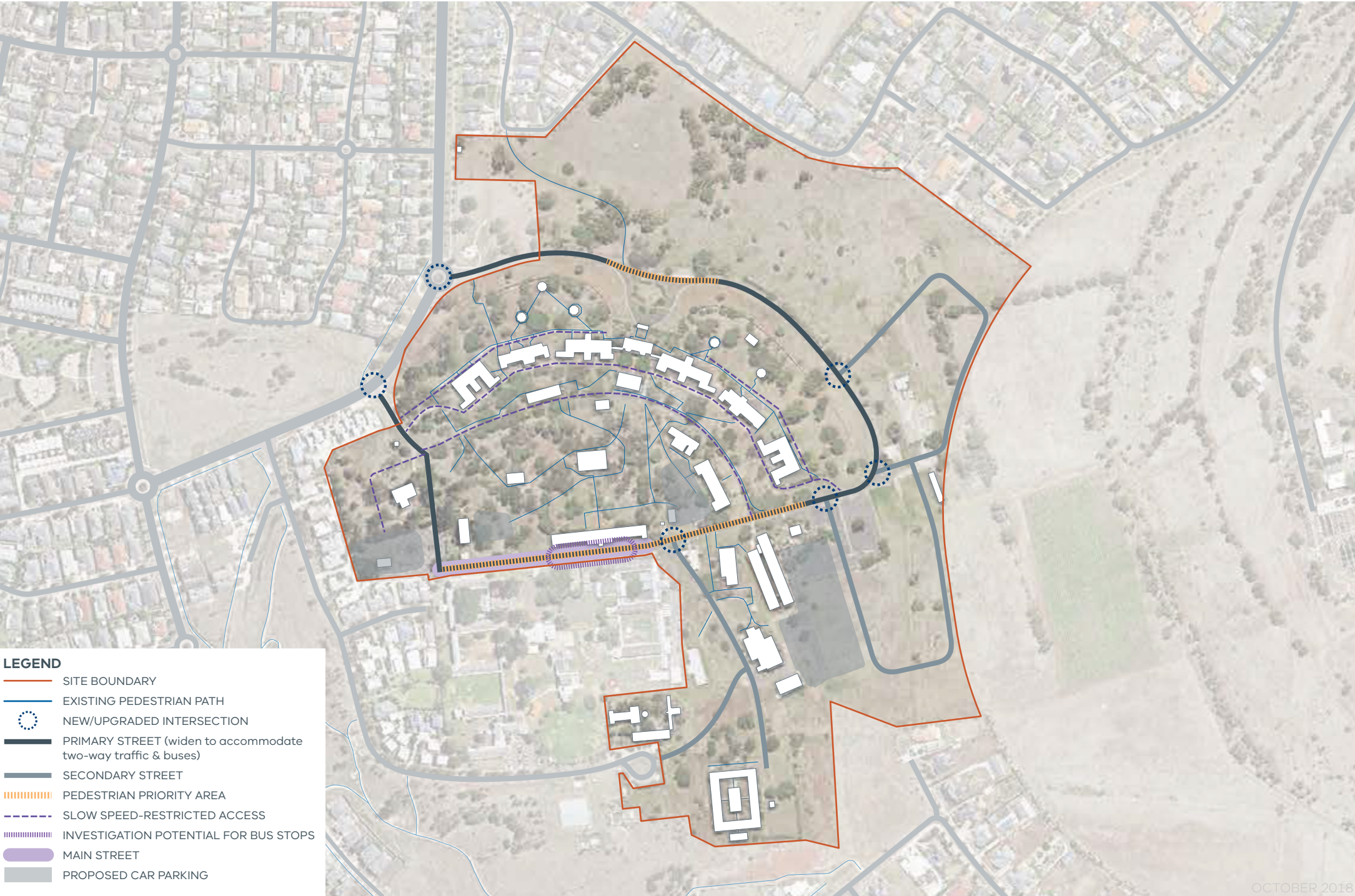
STRATEGIES

- 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.

03 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.



ACCESS & MOVEMENT DIRECTIONS cont.

04 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.

05 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.

06 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 Public Transport Victoria requirements.

07 WELL-DESIGNED CAR PARKING IS PROVIDED IN APPROPRIATE AREAS

STRATEGIES

- 7.1 Locate off-street car parking areas to avoid sharing an interface with Circular Drive, where possible. Disabled parking spaces, areas for pick-up/drop-off and areas for emergency access are exempt from this requirement.
- 7.2 Screen car parking areas with buffer planting.
- 7.3 Provide car parking in consolidated areas, where possible.
- 7.4 Ensure that Sunbury Primary School retains access to car parking on site.



LAND USE DIRECTIONS

08 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.

09 A MIX OF USES IS SUPPORTED IN APPROPRIATE AREAS

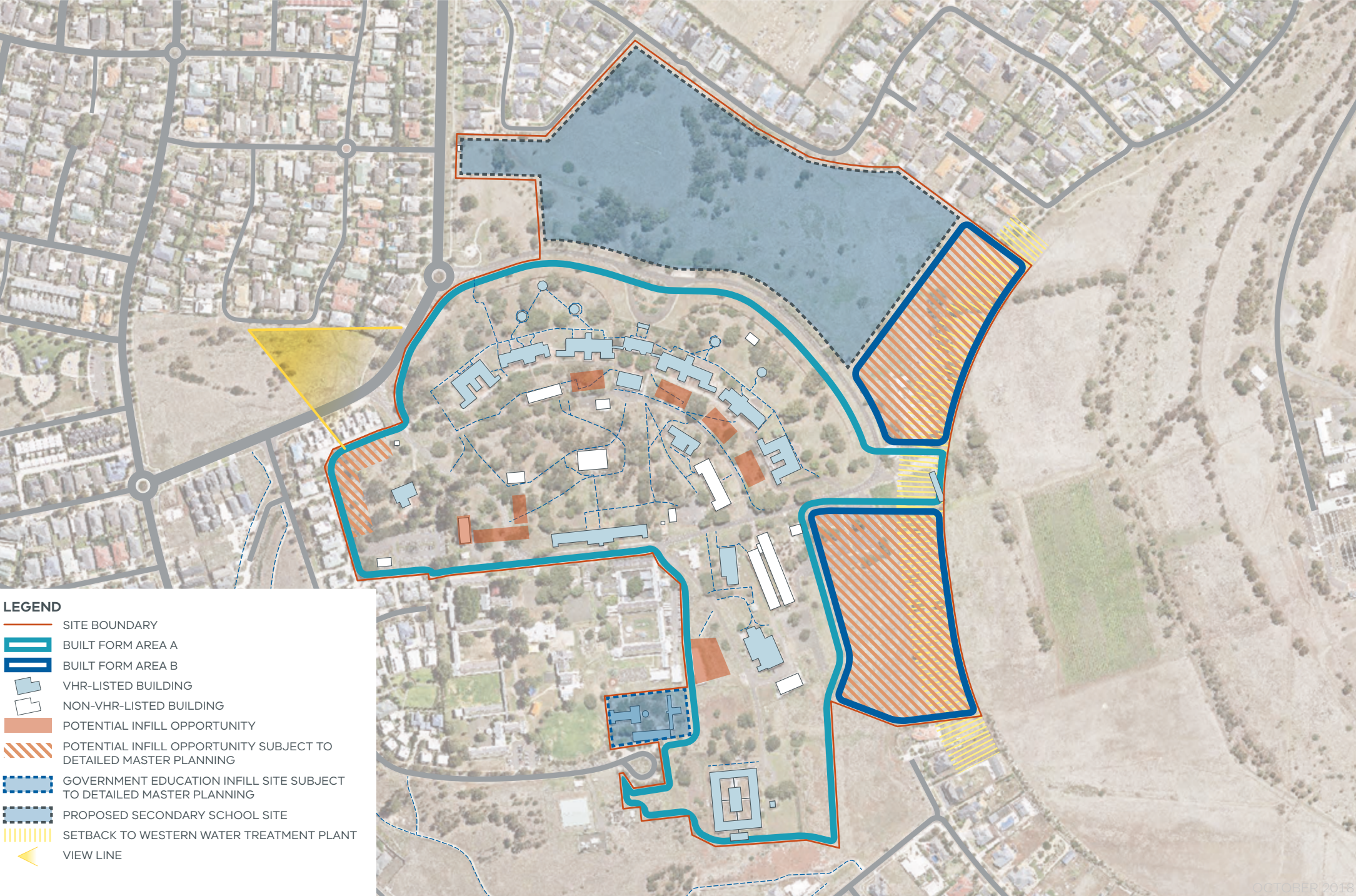
STRATEGIES

- 9.1 Support uses as outlined in Table 1, where appropriate.
- 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 short-term 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.
- 9.8 Support educational uses throughout the site.

TABLE 1 PLACES & LAND USE

NOTE: Uses ticked are allowable in that location but do not represent final outcomes onsite.

ENCOURAGED USE	LOCATION							
	EDUCATION & OPEN SPACE	THE GATEWAY	THE HUB	THE LOFT	VILLAGE HEART	JACKSONS RETREAT	THE LANDING	COMMUNITY ARTS PRECINCT
Child care centre	✓	✓	✓	✓	✓	✓	✓	✓
Dwelling		✓	✓			✓	✓	
Education centre	✓	✓	✓	✓	✓	✓	✓	✓
Exhibition centre					✓			✓
Food & 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 & development centre			✓		✓			✓
Residential village							✓	
Hotel		✓	✓					
Retirement living		✓				✓	✓	

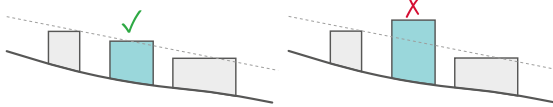


BUILT FORM & DESIGN DIRECTIONS

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 16, respecting the existing scale and site layout of heritage buildings.
- 10.2 New buildings and structures should respond to the topography of the site and respect 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 respond to 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 align with existing street setbacks.
- 10.10 Floor to ceiling heights of ground floor spaces are to be a minimum of 4 metres, 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 4.5 metres to allow deep planting of 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.

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 16.
- 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 50 metres of the boundary with the Western Water Treatment Plant land, refer to setback shown on Plan 16.
- 11.4 Buildings are to respond to the sloping topography and appear recessive in the landscape.



LEGEND

- SITE BOUNDARY
- HERITAGE OVERLAY HO38
- VHR-LISTED BUILDING
- NON-VHR-LISTED BUILDING
- TREE LISTED ON VICTORIAN HERITAGE REGISTER

HERITAGE DIRECTIONS

12 EXISTING BUILDINGS AND STRUCTURES ARE PROTECTED AND ADAPTIVELY REUSED

STRATEGIES

- 12.1 Ensure a Conservation Management Plan is prepared and maintained in accordance with relevant legislation, to the satisfaction of Heritage Victoria.
- 12.2 Consider removal of some buildings and structures where required, as shown in Plan 17. Removal of any building or structure, including those shown in this plan, is subject to approval from the Executive Director—Heritage Victoria.
- 12.3 Removal and/or modification of any building or structure affected by the VHR listing requires approval from the Executive Director—Heritage Victoria.
- 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), or any updated guidelines as required.

13 HERITAGE LANDSCAPE FEATURES AND VALUES ARE PROTECTED AND MAINTAINED

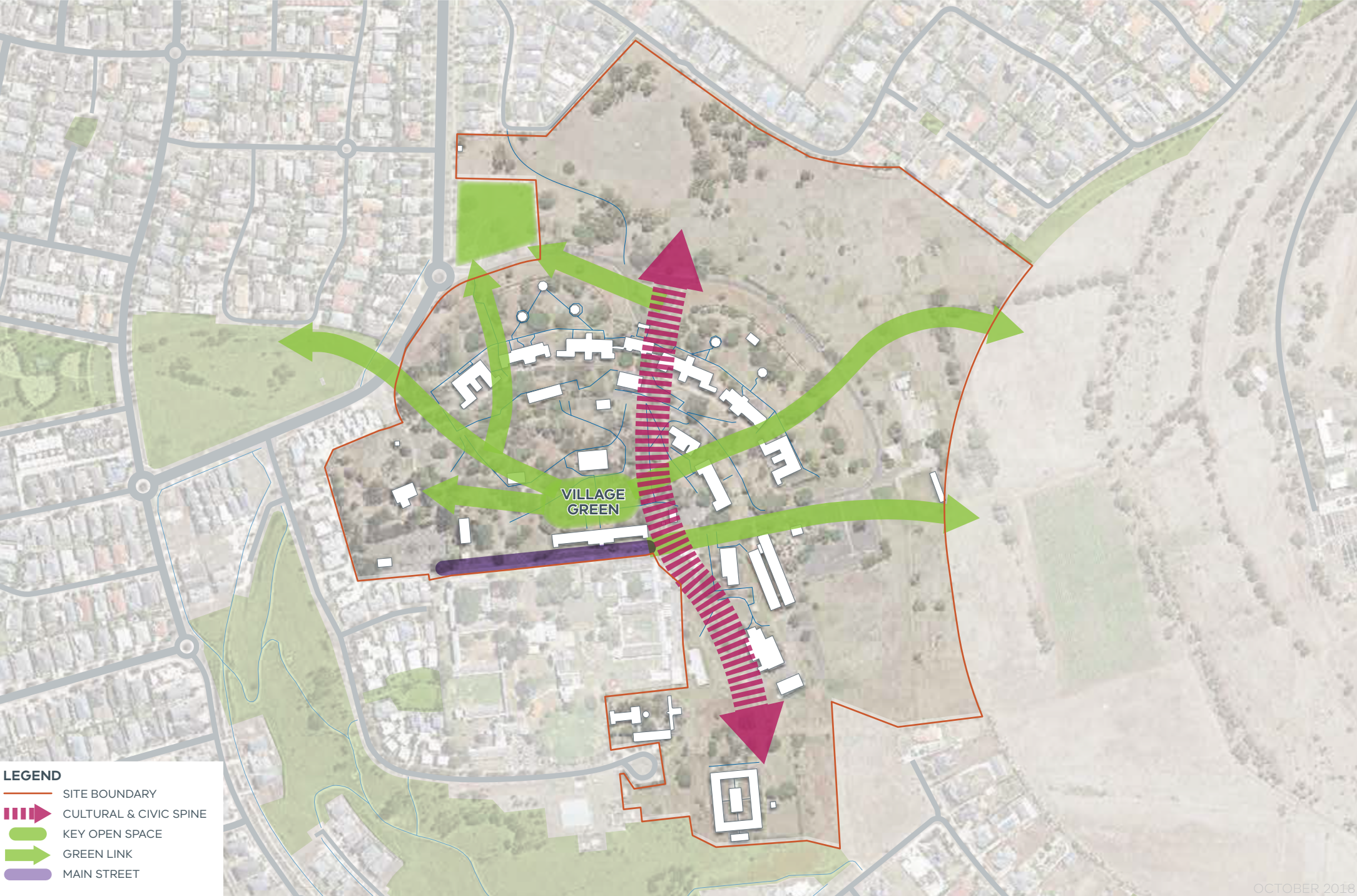
STRATEGIES

- 13.1 Ensure a Conservation Management Plan is prepared and maintained in accordance with relevant legislation, to the satisfaction of Heritage Victoria. The plan should have regard to Aboriginal cultural values and the post-contact landscape design for the site.
- 13.2 Apply Tree Protection Zones (TPZ) around trees of Heritage significance.
- 13.3 Avoid removal of trees where possible. Any tree removed should be replaced in accordance with the Landscape Management Plan.
- 13.4 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.
- 13.5 Removal and/or modification of any landscape feature, including trees, affected by the VHR listing requires approval from the Executive Director—Heritage Victoria.
- 13.6 All works are to be undertaken in accordance with *Heritage Guidelines—‘Caloola’, Victoria University Campus* (Lovell Chen 2016), or any updated guidelines as required.

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 references both Aboriginal and post-contact history. The Wurundjeri, as the Registered Aboriginal Party for the site, must be consulted in the development of this strategy.
- 14.2 Maintain regular consultation with the Wurundjeri through planning and development to explore opportunities to implement recommendations from the *Jacksons Hill Cultural Values Assessment* (Feldman, *et al.*, 2018). These recommendations are summarised in section 3 of this master plan, however the full report should be used to guide any future engagement and implementation associated with Aboriginal cultural values.
- 14.3 If required, prepare a Cultural Heritage Management Plan (CHMP) in accordance with relevant legislation.
- 14.4 All works must be undertaken in accordance with any approved Cultural Heritage Management Plan under the *Aboriginal Heritage Act 2006*.



PUBLIC REALM & OPEN SPACE DIRECTIONS

15 THE PUBLIC REALM NETWORK IS CONSISTENT, WELL-CONNECTED, LEGIBLE AND ATTRACTIVE

STRATEGIES

- 15.1 Establish a network of green connections and open spaces linking key 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.
- 15.5 Ensure design of new paths respects the heritage landscape qualities of the site.

16 KEY NODES IN THE PUBLIC REALM ARE IDENTIFIED AND ESTABLISHED

STRATEGIES

- 16.1 Formalise the Village Green as a gathering space of at least 0.75 hectares, that provides a variety of active and passive recreation activities for local residents.
- 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).

17 PUBLIC REALM IS DESIGNED WITH CONSIDERATION TO HERITAGE, SOCIAL AND ECONOMIC VALUES

STRATEGIES

- 17.1 Public realm design should consider the themes and recommendations of the *Jacksons Hill Cultural Values Assessment* (Feldman, et al., 2018).
- 17.2 Develop an integrated heritage trail tying in concepts across the precincts exploring various mediums for the interpretation, including appropriate types of signage. This trail could include physical aspects, such as signage in footpaths or elevated platforms, to demonstrate how Jacksons Hill would have been used specifically and in relation to the wider landscape.
- 17.3 Existing trees to be retained must be protected and considered in the design of public realm.
- 17.4 Open space should generally be co-located with community facilities, and meet the needs of both existing and planned future communities.
- 17.5 Incorporate small-scale retail uses to activate spaces along main pedestrian corridors.



SUSTAINABILITY & ENVIRONMENT DIRECTIONS

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, use 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.

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.

20 BIODIVERSITY VALUES ARE PROTECTED AND ENHANCED

STRATEGIES

- 20.1 Undertake targeted surveys for *Environmental Protection and Biodiversity Act, 1999 (EPBC Act)*-listed species, as required.
- 20.2 Undertake targeted surveys for *Flora and Fauna Guarantee Act, 1988 (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 Act*, *FFG Act* and *Planning and Environment Act, 1987* 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 within heritage landscape areas.
- 20.5 Consider innovative methods of celebrating biodiversity values through the built form and/or programming measures.

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JACKSONS HILL

MASTER PLAN

OCTOBER 2018

