

An aerial photograph of a city, likely San Francisco, with a green overlay and a white grid pattern. The grid pattern is composed of small squares, some of which are filled with a darker green color. The text "5.7 EASTERN INTERFACE" is overlaid on the bottom right of the image in a large, white, sans-serif font.

# 5.7 EASTERN INTERFACE



# EXISTING CONDITIONS & VISION

## NEIGHBOURHOOD VISION

Future development of the Eastern Interface will actively seek to fulfil University Town ambitions by acting as a bridge between previously ignored residential uses to the east and the main campus activities to the west and south-west.

The Mont Park Terraces and related buildings and grounds will be enhanced as a key component of the Eastern Interface, adaptively reused to cater for a number of University, community development and services, and partnership activities.

Additional development (e.g. housing targeted at a range of groups) will be accommodated in the hinterland areas behind the Terraces.

The 4.45 Ha North of Forensics landholding will be developed and programmed in a manner that provides for the cohesive integration of the campus and surrounding residential areas.

## KEY ATTRIBUTES & SUPPORTIVE ELEMENTS

- Approximately 19.0 hectares (8% of the campus).
- Located on the eastern edge of the main campus, the Mont Park Terraces are an expansive complex of buildings that provide a memorable interface between the campus and the established Springthorpe Estate. The historic nature of the buildings and grounds places significant constraints on the potential for development of large areas of the site. The most significant development sites have been identified to the south-west of the heritage buildings.
- The Terraces primarily accommodate University administration, support functions, storage and a number of non-University tenants, such as the Australian-Italian Institute, the Australian Institute of Archaeology, and Environmental Protection Agency (EPA) offices and vehicle testing area.
- Externally, the Terraces are in adequate condition; however internal upgrades are needed if they are to accommodate further University functions. The Terraces have a combined GFA of 13,990 sqm.
- While not perceived to be close to the Core Campus, the Mont Park Terraces' future role as the administration centre of the campus provides opportunities for development that supports both the University Town agenda and a closer integration with the surrounding community.

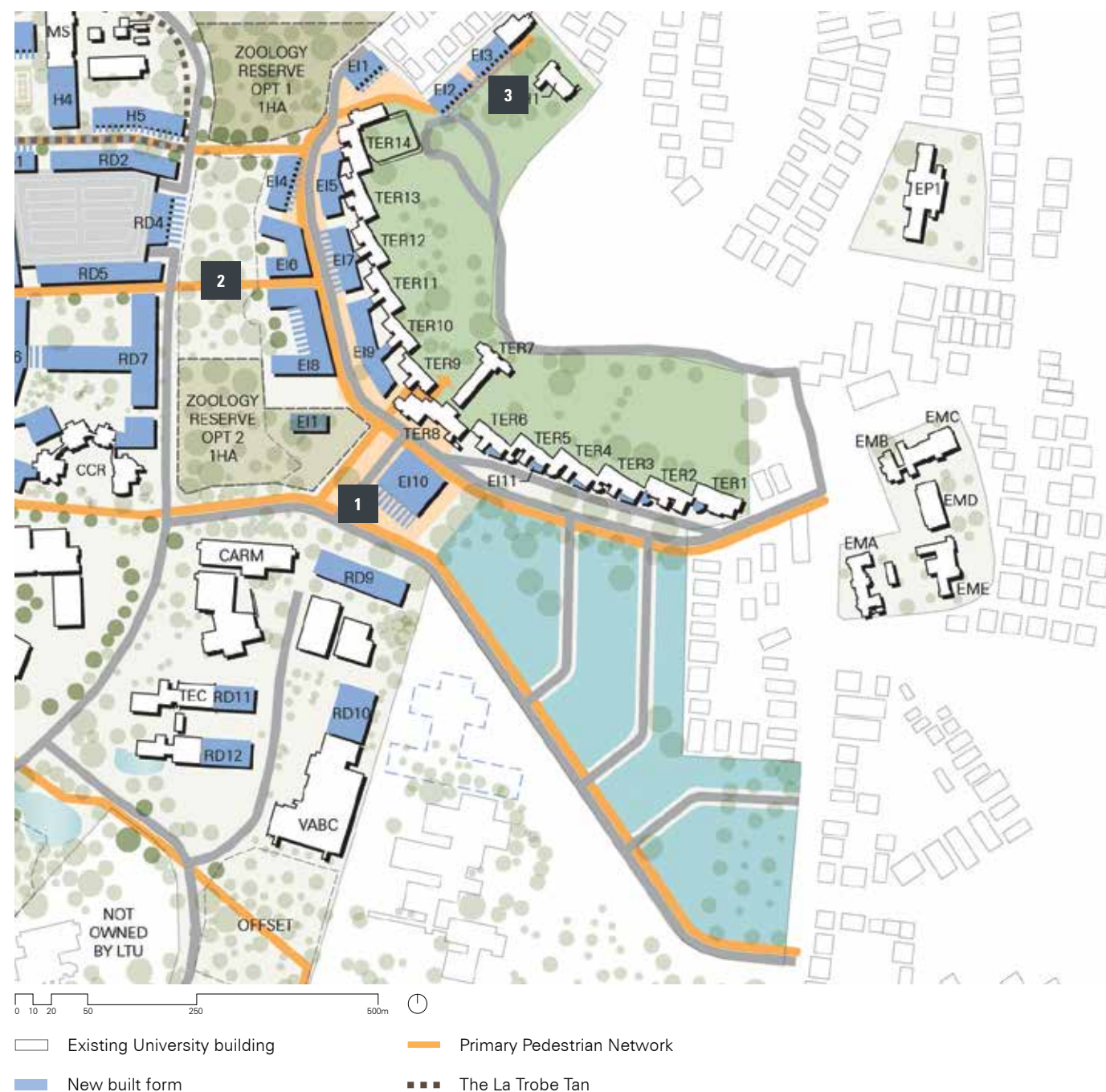
- The Mont Park Terraces and grounds are an important focal point in the region and act as an eastern gateway to the main campus.
- To the south of the Mont Park Terraces is a 4.45 hectare landholding, which is currently vacant. The northern section of this landholding contains a band of established pine trees.

## BARRIERS TO CHANGE

- The heritage controls affecting the Mont Park Terraces reduce the opportunity for comprehensive development of this part of the Eastern Interface. The grounds are also protected. However, by employing a sensitive architectural approach that is supported by the community, meaningful redevelopment of the site is certainly possible and has already commenced in the northern-most Terraces.
- Sensitive interfaces surround the majority of the landholding (e.g. the Wildlife Sanctuary, the heritage listed Ernest Jones Hall, and the Springthorpe Estate), suggesting the potential for change is more modest in this neighbourhood.
- The Core Campus and R&D Park are perceived as being too far away from the Terraces, despite recent improvements to pedestrian paths. The North Bushland Reserve is located to the immediate west of the Mont Park Terraces. This 285 metre length of land (when measured north-south) is largely inaccessible to pedestrians, acting to disconnect the Eastern Interface from the R&D Park and Core Campus beyond.
- There is little connection between the Terraces and the nearby Ernest Jones Hall.
- There is no direct vehicle access between the Eastern Interface and the R&D Park or Core Campus.
- There is limited vehicle access to the North of Forensics site at present (Forensic Drive is only accessible via Waiora Road).
- Due to the sensitive nature of work undertaken within, the adjacent Victorian Police Forensic Services Centre is largely introverted and does little to activate this section of the campus.







## MASTER PLAN TACTICS

- Refurbishment and adaptive reuse will allow accommodation of University administration uses within the Terraces in the short and medium-term.
- Pursue development opportunities to the rear of the Terraces for:
  - Additional University administrative uses.
  - Car parking to service both the Terraces and the nearby R&D Park.
  - Additional research and office facilities.
  - Postgraduate student and staff housing in the longer term.
- Develop a holistic vision for the long-term use of the Terraces and Ernest Jones Hall sites (potential for innovative residential models, hospitality and community services). Part of this work will involve the development of appropriate, engagement, feasibility and conversation management plans.
- Improve the number and quality of connections between the Terraces and the Core Campus.
- Pursue community engagement opportunities within the Mont Park grounds in order to invite surrounding residents onto the campus proper. This approach will help to enhance the perceived value and neighbourhood use of the extensive grounds.
- Develop the North of Forensics land for private residential development.
- Extend Forensic Drive east to the Ring Road to improve pedestrian, cycle and vehicle access between the Eastern Interface and the main campus.
- Improve connections with the Mont Park Terraces and the Springthorpe Estate.
- Partner with local government to improve the pedestrian connection between the Eastern Interface and Macleod Station (e.g. improved path treatment, wayfinding and signage).

## KEY DEVELOPMENTS

Given the heritage constraints of Mont Park, development within the Eastern Interface will be relatively modest compared with the change and development in other neighbourhoods. Key development here includes;

- 1 WESTERN DEVELOPMENT**  
To create an engaging interface to the Core Campus including a 'front door' to the University's administration facilities.
- 2 UPGRADE OF PEDESTRIAN & CYCLING CONNECTIONS**  
To improve access and ensure the Eastern Interface is integrated with the University Town.
- 3 COMMUNITY FACILITIES**  
The development of community facilities to connect with the surrounding residential neighbourhood.

# NEIGHBOURHOOD LANDSCAPE PLAN

## LANDSCAPE CONTEXT

Large open space networks surround the historic Mont Park Terraces. Significant trees dot the site, which are both native and exotic species. Existing paths weave through the Eastern Interface, but do not provide direct links between roads and car parking, open space, or building entries.

Although it plays an important ecological role, the North Bushland Reserve currently acts to separate the Eastern Interface from R&D Park and Core Campus activities.

## LANDSCAPE VISION

The development of the Eastern Interface will retain the view of the heritage buildings across the open parkland, with most development occurring to the west of the existing Terraces complex. The landscape will be enhanced, building upon historic references and existing characteristics.

A number of minimal impact pathways will be developed throughout the North Bushland Reserve in order to better connect the Eastern Interface with the rest of the University Town.

A high quality forecourt space will be provided for new administration buildings, and will link the Terraces with the Ernest Jones Hall and associated built form.







## 1 HERITAGE

The staged refurbishment of the Mont Park Terraces provides the opportunity to restore the landscape and enhance the heritage buildings in their surroundings.

Garden beds and pathways will edge built form, improving access throughout the area, as well as providing year-round colour as a backdrop to the extensive lawns.

Subject to the acceptance of relevant authorities, opportunities also exist to upgrade areas of landscape for number of activities, including:

- A relocated Arboretum.
- Community gardens.
- Stormwater treatment and WSUD initiatives.
- Playground areas of a specialist nature.
- External recreation and play spaces and study areas.

## 2 ACTIVATION

An important part of integrating the Eastern Interface with the surrounding residential estates is to activate the spaces available and invite the community into the University Town.

Markets, festivals and events will be hosted in the foreground of the historic Terraces complex to engage with both the University Town population and residents from the surrounding community.

# DEVELOPMENT CONTROLS

## BUILT FORM

### HEIGHT

- Development in this neighbourhood will be 4 levels in height due to the sensitive interfaces present, such as heritage buildings and the Wildlife Sanctuary. It is expected that car parking will occupy the ground level.
- New development abutting existing buildings will be 2 levels respecting the heritage values of current built form and not overshadowing or impeding their vistas.

### ALIGNMENT & SETBACK

- Development will address the street to encourage active engagement.
- Alignment along the Primary and Secondary Pedestrian Networks, providing a strong built form edge to Terrace Way.

### VIEW CORRIDORS

- New development will protect and strengthen the view line along Centreway, between the Core Campus and Mont Park.
- A view corridor along Terrace Way from north to south will be maintained ensuring visual connectivity for the length of the road.
- New development will allow for long view corridors along all primary pedestrian paths, specifically the connection between Terrace 8 and Forensic Drive.
- Secondary pedestrian paths will maintain strong view lines.
- Built form addressing the North Bushland Reserve will maximise sight lines over the Reserve.

### ACTIVATED FRONTAGES

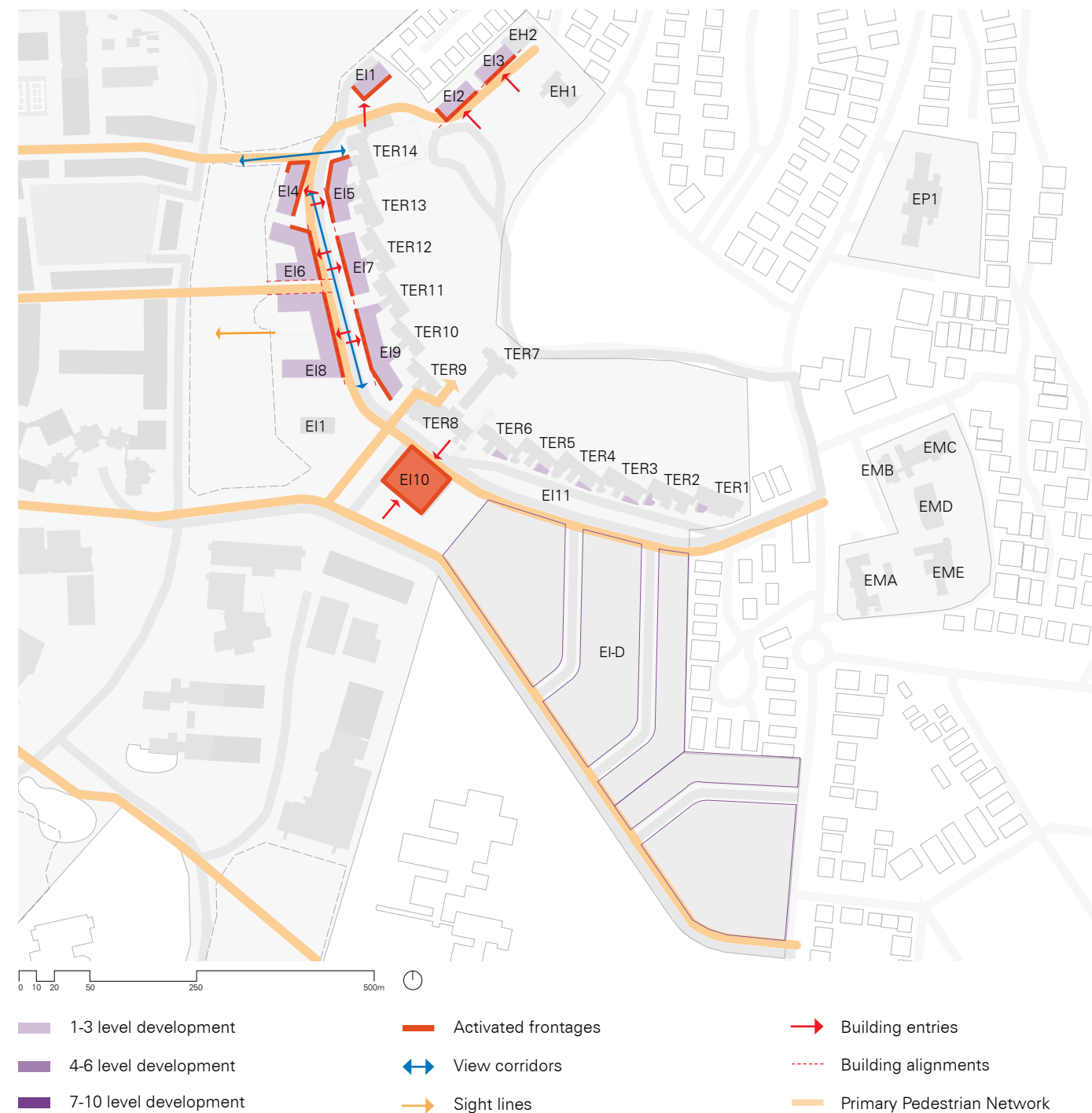
- Priority activation of facades on the Primary Pedestrian Network.
- Ground floor/street level permeability will be encouraged in new development to ensure activation of all street frontages.

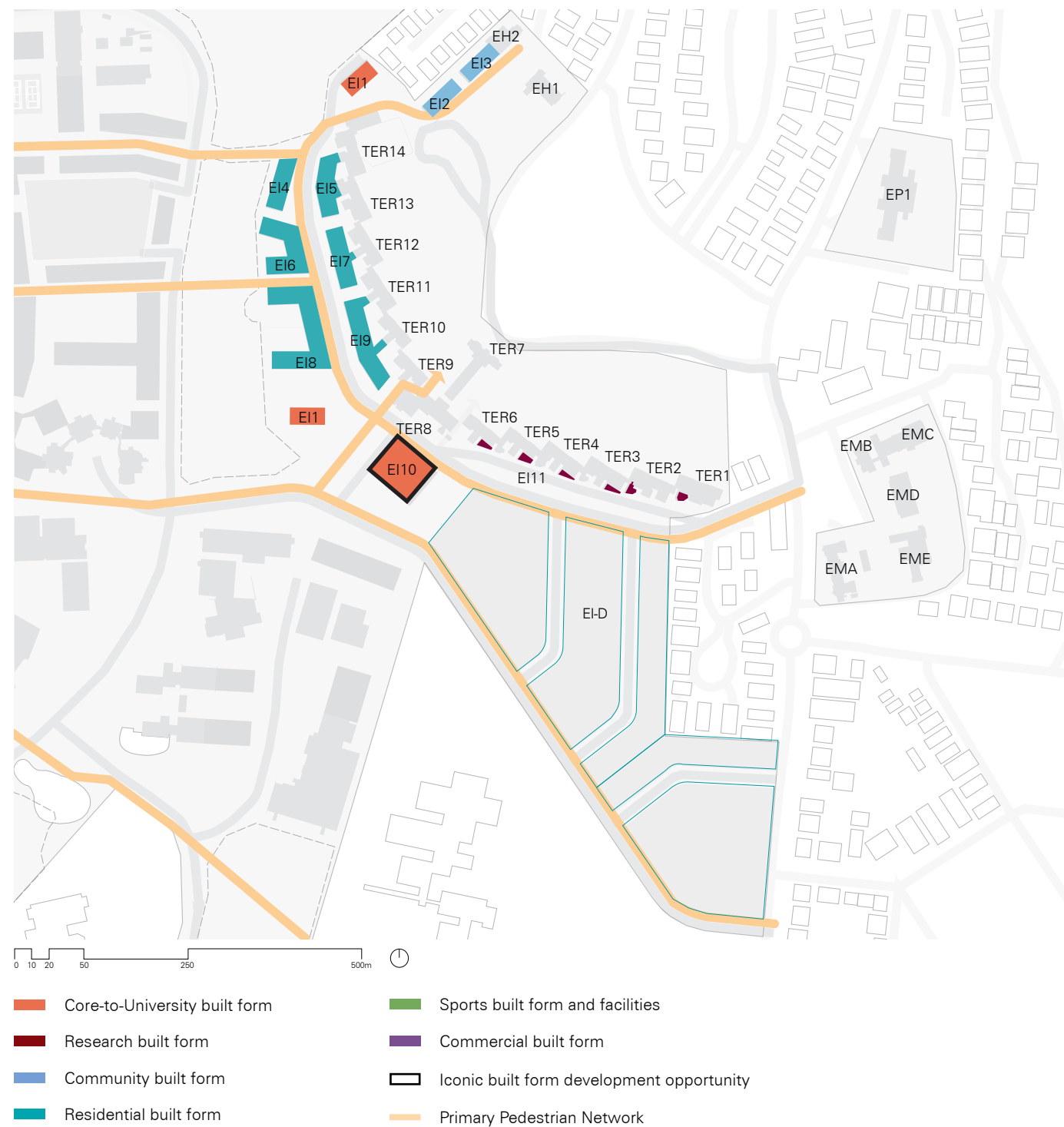
### ENTRANCE

- Primary entries to buildings should address the Primary Pedestrian Network, specifically Terrace Way. Secondary entries will be highly visible and located on main pedestrian routes through the campus.
- Primary entries will be co-located and align with other adjacent building entries, also with appropriate interior vertical circulation.
- Ensure service entries to buildings are appropriately placed away and hidden from activated edges.

### INTERFACES

- North: the Wildlife Sanctuary edge will need to be developed sensitively.
- South: the south of the neighbourhood is bounded by an unoccupied parcel with extensive tree coverage. It is likely that this will be developed in the short to medium-term.
- East: most of the Eastern Interface is surrounded by the Springthorpe Estate. Development should consider this sensitive residential interface.
- West: the North Bushland Reserve interface will need to be developed sensitively (Trust for Nature Covenant).



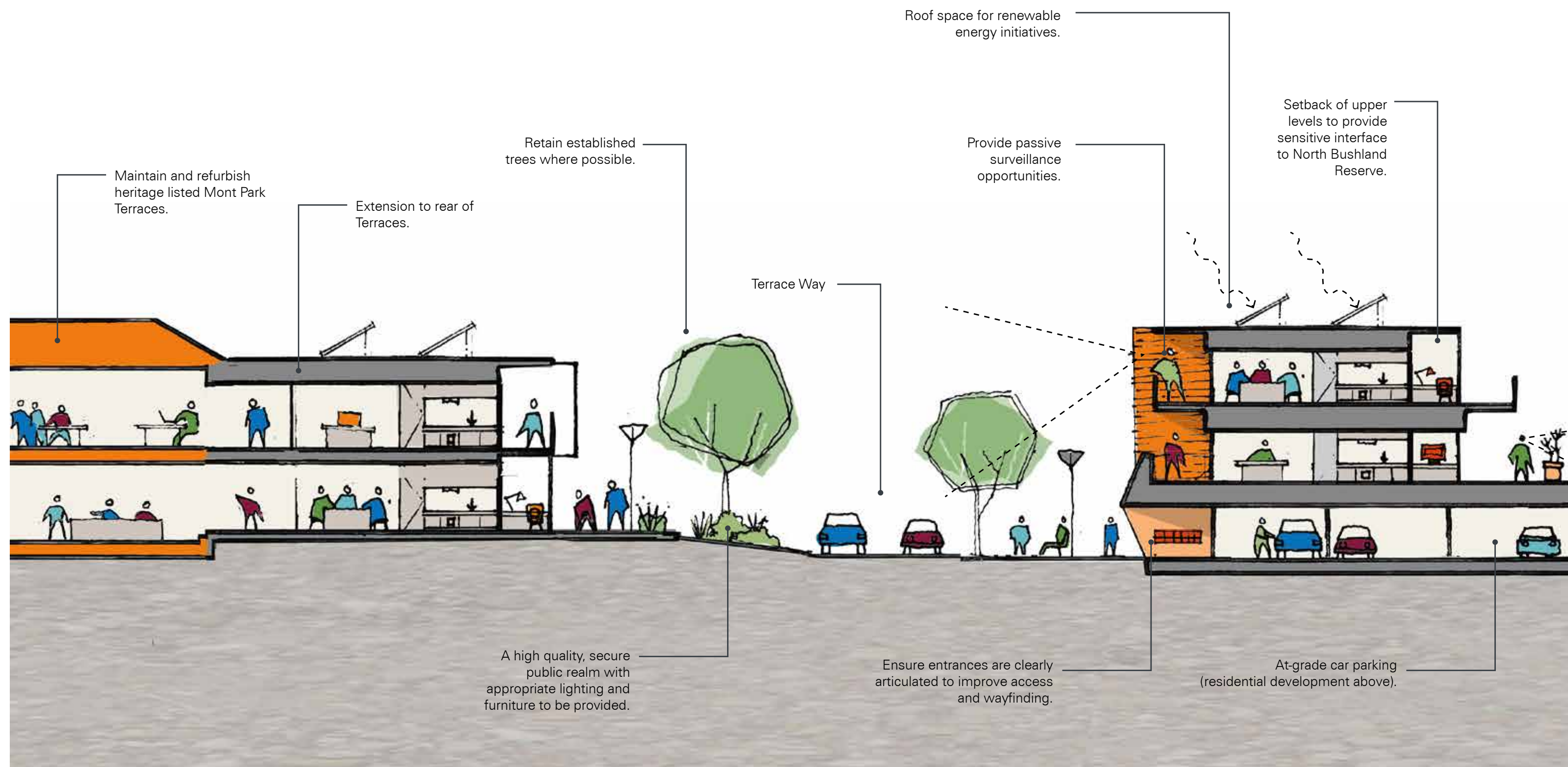


## NEW DEVELOPMENT

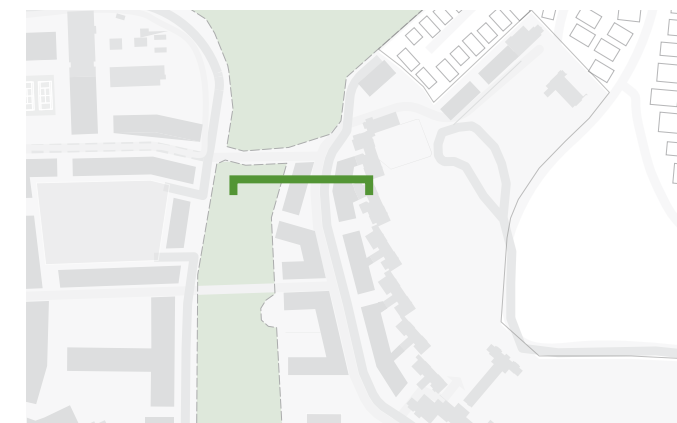
Name	Programme	Levels	GFA (sqm)	Notes
EI1	Academic - Zoology	1	445	Option 1: north; Option 2: south
EI2	Community - Ernest Jones Annex	1	463	
EI3	Community - Ernest Jones Annex	1	463	
EI4	Housing	3	2,010	
EI5	Housing	2	1,732	
EI6	Housing	3	3,693	
EI7	Housing	2	1,624	
EI8	Housing	3	5,958	
EI9	Housing	2	2,504	
EI10	Academic	2	3,210	Iconic
EI11	Research	2	632	
EI-D	Residential Parcels		4.18Ha	Approx. 200 private houses. A mix of detached houses and townhouses.
		Total	22,734	



# NEIGHBOURHOOD VISUALISATION







Indicative section location





