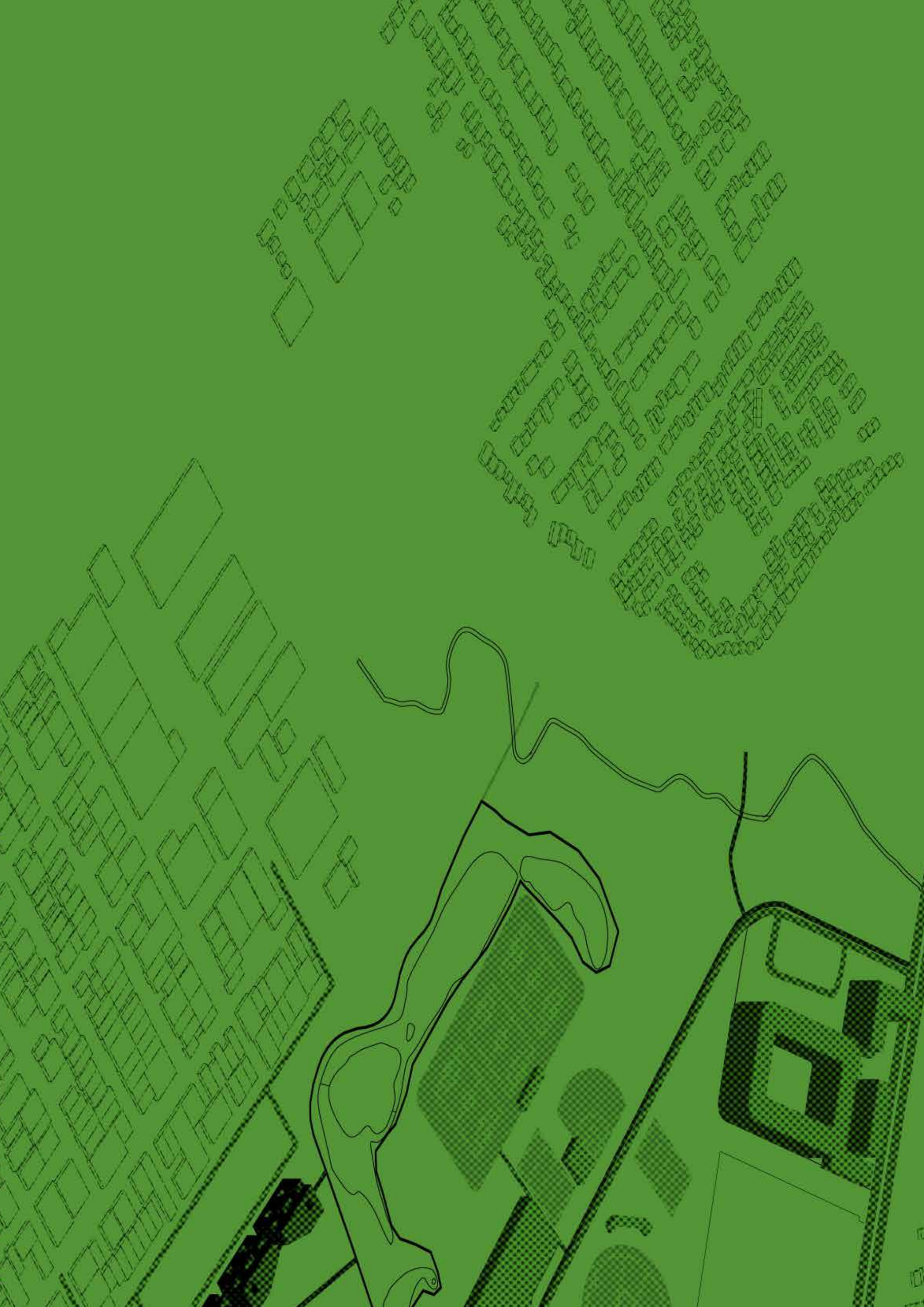
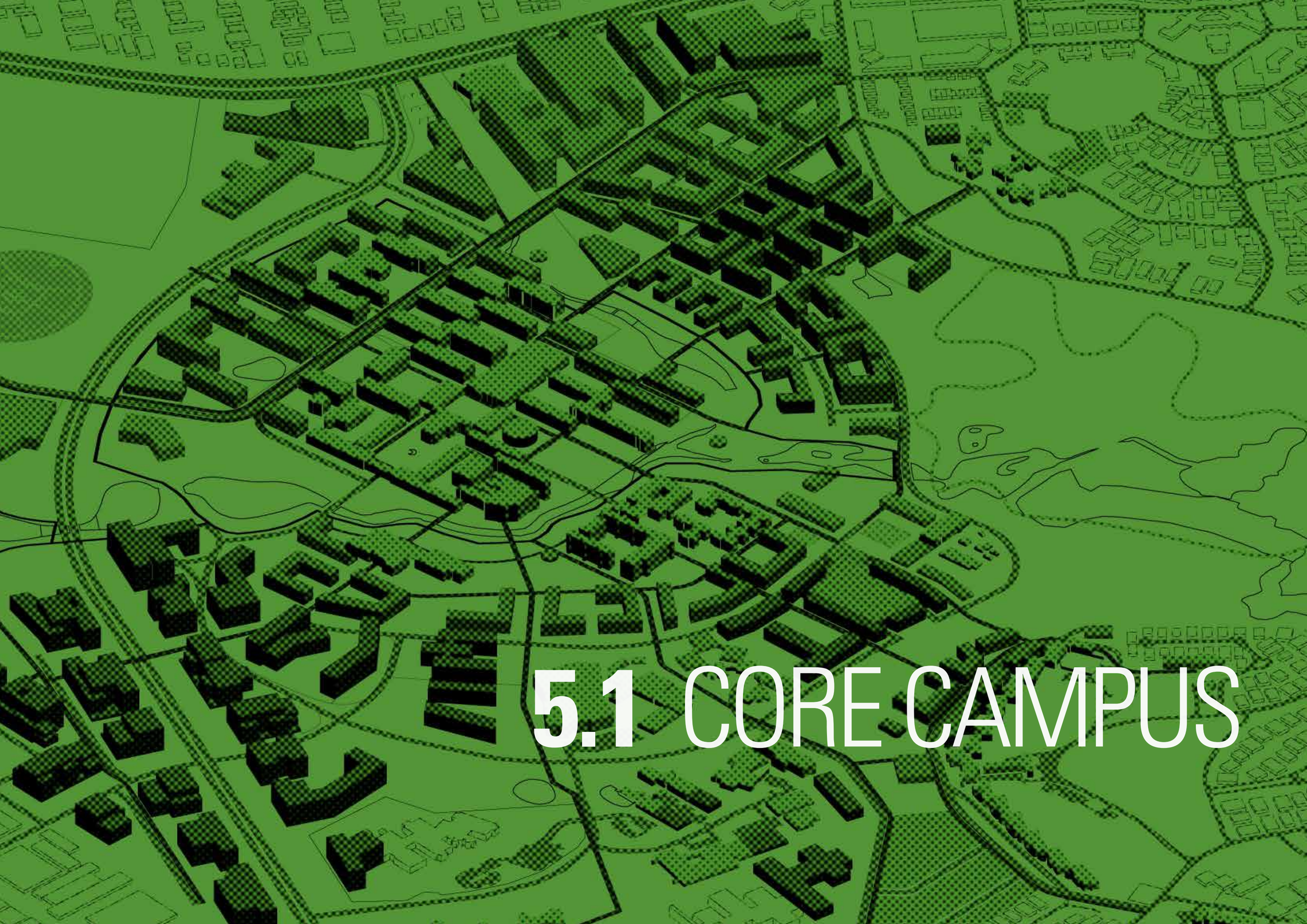
5.0 UNIVERSITY TOWN NEIGHBOURHOODS





5.1 CORE CAMPUS

EXISTING CONDITIONS & VISION

NEIGHBOURHOOD VISION

Over the coming decades, development in the Core Campus will continue to be a focus for facilities that meet the core academic needs of the University as the campus population expands. While respecting the strong ambition of the original campus Master Plan, development in the precinct will grow north and towards Plenty Road, blurring the line between academic uses and the town centre and expanded residential and health uses.

A cohesive network of generous pedestrian paths will be developed throughout the Core Campus, creating an easily traversable environment that links key destinations and a network of key public realm and landscape spaces, as well as surrounding neighbourhoods.

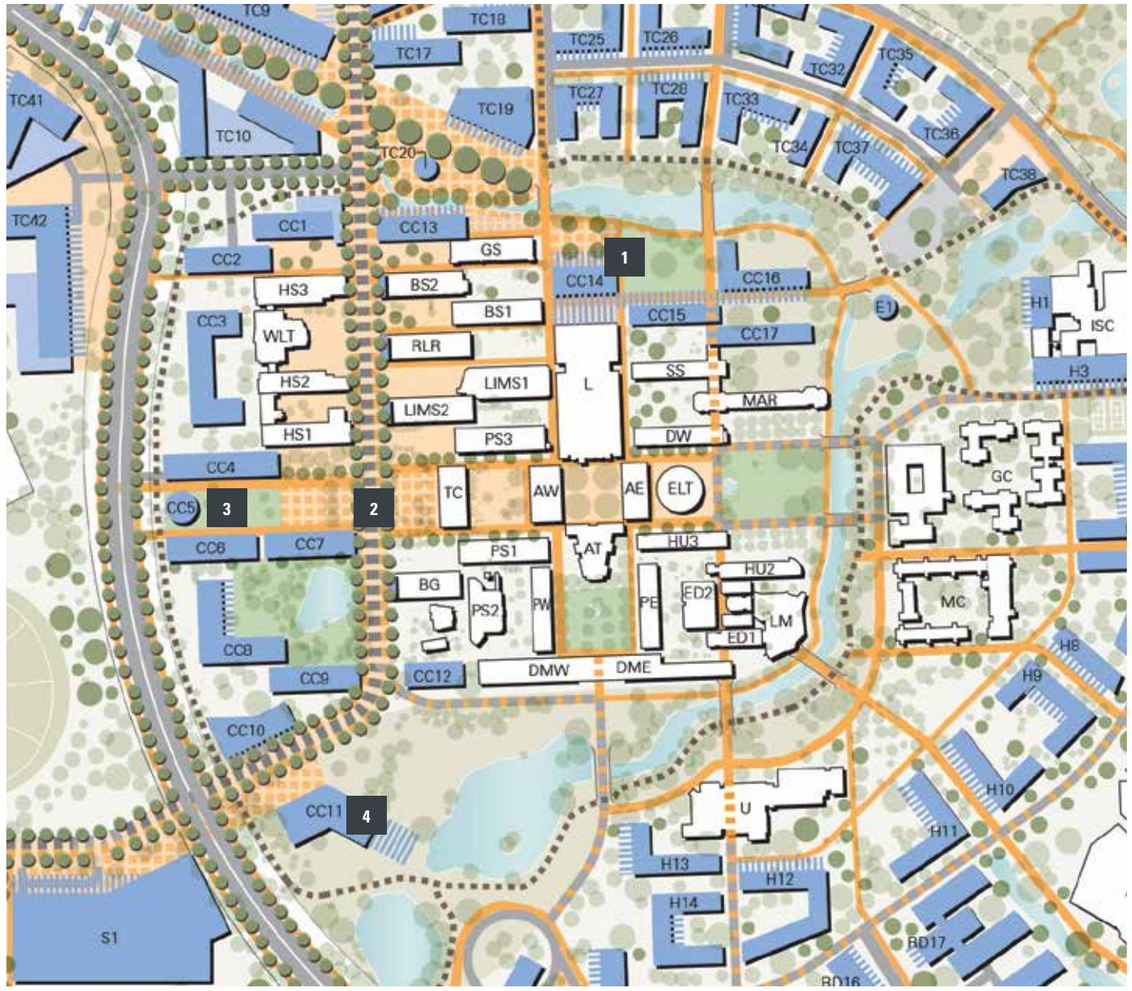
The redevelopment of Science Drive as a high quality public transport corridor will connect the Core Campus to the wider region, making public transport a much more viable choice for University Town visitors and residents.

KEY ATTRIBUTES & SUPPORTIVE ELEMENTS

- Approximately 20.8 hectares (9% of the campus).
- Strong agglomeration of academic uses and student and staff services.
- A valued pedestrian network at both ground and first floor levels.
- Established and valued formal landscapes, such as Simpson Place and the International Garden.
- Home of the highly valued Agora and Borchardt Library.
- A logical approach to academic 'precincts' (FHS/FSTE to the west; FED/FHSS/FBEL to the east). Most academic functions are within five minutes walk and are centred around the Library and major lecture theatres.
- A critical mass of retail and entertainment offerings located within the central Agora.

BARRIERS TO CHANGE

- Ageing and largely introverted building stock throughout the neighbourhood.
- Poorly defined linkages between the key campus grid of streets combined with the poor configuration of the primary interconnecting path to the campus from the Plenty Road corridor (and tram stops). The Core Campus is also disconnected from the newly developed Polaris Town Centre north of the campus and Springthorpe to the north-east.
- The Core Campus is separated from surrounding areas by an outer ring 'moat' of car parking and pedestrian unfriendly road infrastructure.
- Landscaped mounds along the Kingsbury Drive interface reduce visibility of the Core Campus and its interconnectivity to the playing fields.
- Circuitous access for visitors to the Core Campus facilities.
- Although restricted to a degree, both private and service vehicles are able to access the Core Campus throughout the day, reducing pedestrian and cycling amenity and safety.
- Dispersed Core Campus car spaces (approximately 300) are difficult to service, generally inefficient, and reduce pedestrian amenity.
- The dependence on a single control point for vehicular visitation to the campus establishes an institutional rather than urban character, which generally exhibits multiple points of interface.



Existing University building

New built form

Primary Pedestrian Network

The La Trobe Tan

MASTER PLAN TACTICS

- Implementation of the *Space Master Plan* over the next 3 to 4 years will see the renovation of much of the existing building stock within the Core Campus. This will achieve enhanced environmental performance, fitness for purpose and improved engagement with the surrounding public realm.
- Further development within this neighbourhood that respects the intent of the original 1965 Master Plan in terms of siting, form and massing.
- Expansion of the public realm in a manner that responds to the existing special character and sequencing of the campus as established by the original Master Plan.
- The public realm within the Core Campus will be invested with an integrated art and educational programme that refers to the campus history, the University's discoveries and the important attributes of place, with a particular focus on University RFAs.
- Expansion of the University's academic uses towards the Plenty Road gateway and the Polaris Town Centre.
- The existing at grade car parks along the western edge of the Core Campus contain the majority of new development opportunities.
- Support for a vibrant street life will require consolidation of the extensive at-grade car parks will be consolidated into basement and multi-level car parks.
- The creation of a University presence on highly visible gateway sites along Kingsbury Drive to reinforce the distinctive attributes of the University Town. Development here should seek to activate this interface with extended hour life and help provide links with the Sports and Recreation Neighbourhood to the south-west.
- The integration of uses throughout the Core Campus that complement the core academic activities and increase activity and vitality over extended hours of the day and evening.
- New and refurbished development will 'open up' to the redeveloped Moat and Eco-corridor environs.
- Better managed access to the core campus for service vehicles combined with consolidation of service and waste management nodes to reduce daytime vehicle conflicts.

KEY DEVELOPMENTS

1 NORTHERN LAWN DEVELOPMENT

Provide a learning hub with an integrated retail/hospitality offer north of the Library. This development will provide an active and welcoming interface and become a visually inviting beacon for the expanding community to the north. It will also create a northern counterpoint to Simpson Place, working in tandem with the moat environs and a new public green.

2 SCIENCE DRIVE & TRANSPORT INTERCHANGE

Re configure Science Drive as a high quality, tree-lined 'main street', integrating transport modes into an attractive boulevard featuring broad well lit pedestrian zones and engagement with new and existing buildings at street level. The provision of high quality public transport infrastructure and a central transport interchange will encourage modal shift for students, staff and visitors, as well as improved campus access and wayfinding.

3 WESTERN GATEWAY

Extend the existing sequence of buildings and courtyards created by the Eastern Lecture Theatre, Agora and Thomas Cherry Building west. Create a new public plaza and western arrival point to the campus, marking this important axis with a signature gateway building on Kingsbury Drive.

4 ARTS & CULTURAL HUB AREA

Develop a new signature building on Kingsbury Drive, in connection with the proposed Regional Sports and Recreation Centre development, easily accessed from an extended Science Drive, but also able to take advantage of the lake outlook and associated amenity. Potential uses include a conference facility or an arts and cultural hub.

The location will enjoy a spectacular lake side setting, with views down the axis of Science Drive and across to the nearby playing fields.

NEIGHBOURHOOD LANDSCAPE PLAN

LANDSCAPE CONTEXT

The Core Campus is fortunate to benefit from an abundance of green space. It is also surrounded by parkland, wildlife reserves, and playing fields, and has an extensive Moat system along its northern and eastern interfaces. The landscape around the Core Campus has not been cohesively planned, and the campus is difficult to navigate. Circulation systems currently prioritise vehicles at the expense of pedestrians.

LANDSCAPE VISION

The expansion of the Core Campus will see an increase in the proportion of built form, and thus the quality and amenity of the open space will become more important to the vitality of the campus.

A series of typologies will be established for different types of open space that would be appropriate on the Melbourne campus. A legible campus will be created through the landscape treatment. Unique spaces with linked access will provide clear, and safe pedestrian circulation through the core (areas of outdoor recreation and tree-lined avenues).

Vehicle access will be restricted within the Core Campus to improve pedestrian outcomes.

FORMAL/CEREMONIAL SPACES & URBAN SQUARES

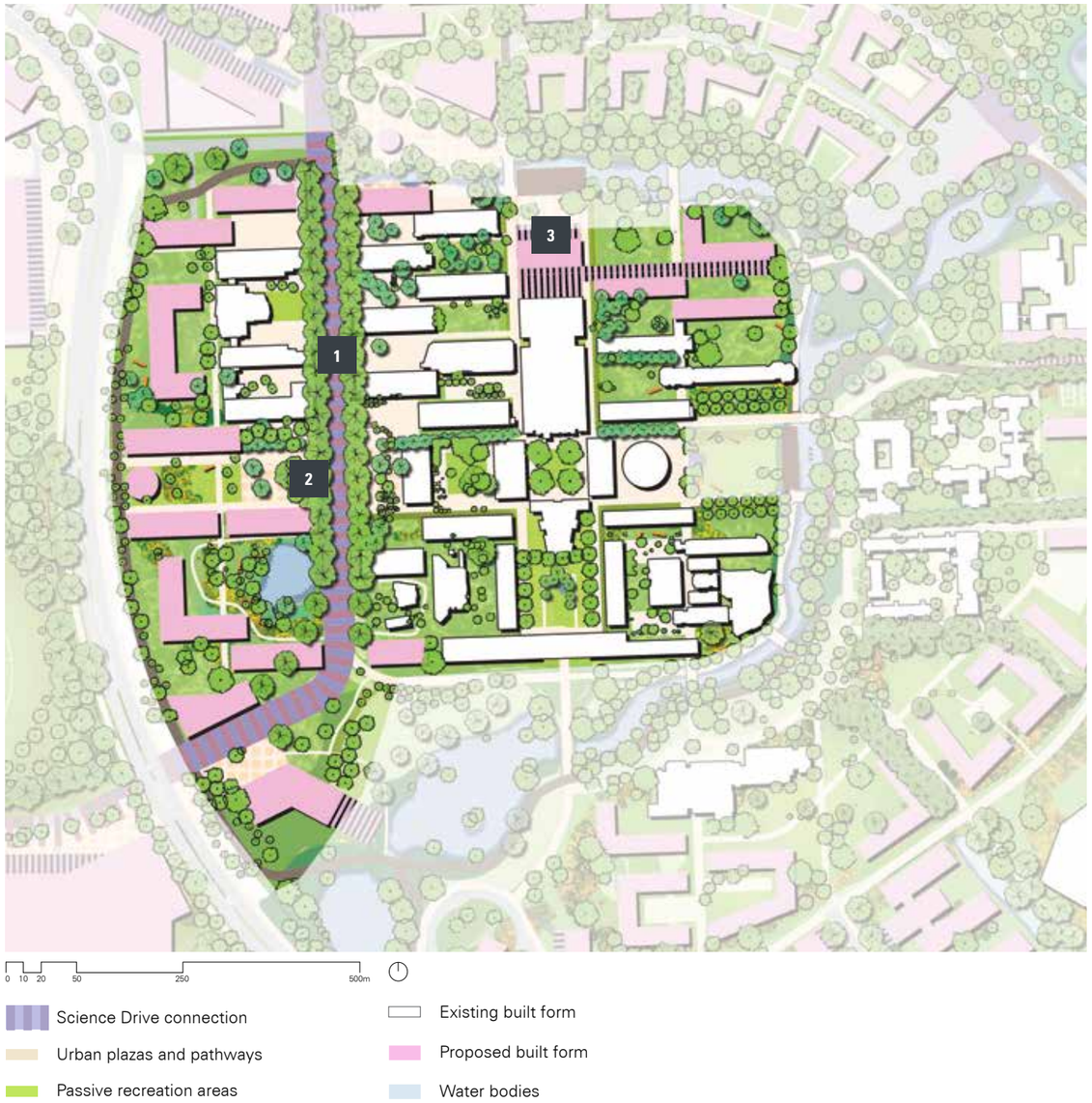
- Develop soft and hard landscaped areas, building upon existing typologies, such as the Agora, International/Azalea Garden and Simpson Place. These areas can be occupied through daily student activities, as well as support functions and events (e.g. graduations and open days).
- Similar to the Agora, formal spaces will be a combination of hard paving and garden. The spaces will cater for large volumes of students and will have active interfaces/edges, including retail uses. Formal spaces will be aligned on an axis through the Core Campus, providing a linked sequence of destinations. The opportunity is for these spaces to link with the Moat in a civic format, providing students with an accessible asset.

INFORMAL SPACES/GARDEN COURTYARDS

- Buildings are often set within the landscape and there is an opportunity for the remaining spaces in the Core Campus to be informal garden rooms/courtyards. These places will be tranquil areas, providing opportunity for outside study, and intimate learning groups. Primarily soft-scape areas of shelter and seating will be contained within a garden setting.
- While prioritising ecological outcomes, the spaces that interface with the Moat will have visual connectivity to the water. In these areas the riparian corridor will be re-established.

ACTIVITY SPINES

- In order to facilitate movement throughout the Core Campus, key activity spines will be developed to provide safe and direct access. These spines will enable efficient pedestrian and bicycle circulation and will incorporate tree planting.
- Science Drive will provide a primary north-south access spine, and transport route. It will be created as a shared spine, activated on edges by surrounding buildings (existing and proposed), allowing for a public transport route, and generous pedestrian and bicycle paths. By prioritising this spine, it will provide safe access across campus, with passive surveillance from mixed user groups.
- The Core Campus currently contains a mix of established native and exotic trees. To encourage the use of the outdoor campus spaces all throughout the year, additional planting will consist of deciduous trees – allowing shade in the summer and winter sun.
- Green links will be established both in east-west and north-south directions to provide orientation, facilitate circulation and outdoor habitation.
- The Core Campus environment will encourage outdoor learning and recreating, contributing to the health and wellbeing of students, staff, residents and visitors of the University Town.



1 SCIENCE DRIVE

The redevelopment of Science Drive will enable a north-south connection through the University Town. Facilitating public transport, safe pedestrian and cycling passage, this link will be a key component of the campus' short-term development.

Science Drive will be a green civic spine, with strong rows of avenue planting providing visual connection through the campus as well as dappled light and shade to create a desirable amenity.

As a pedestrian priority space, Science Drive will have high quality paving, materials and finishes, and incorporate seating and garden beds to along the edges.

2 WESTERN PLAZA

With the development of Science Drive to facilitate north-south connections, the creation of an east-west connection is equally important to facilitate cross movement within the Core Campus.

Create new spaces for outdoor recreation – in particular west of Science Drive – utilising existing established trees and the adjacent water body.

This space should be high quality and of civic nature, while facilitating passive recreation and a spillout plaze located between the Science Drive Transport Interchange and adjacent built form.

3 NORTHERN LAWN

As iconic as Simpson Lawn has become, the Northern Lawn has the opportunity to become similarly iconic, but with an additional ecological focus. The Northern Lawn will reveal the campus' water story and express ecology in an educational manner.

The development of this open space asset creates a unique space to the north of the Library, increasing passive recreation opportunities around the Moat system. With its northern aspect, this space shall have good solar access and direct links to water.

High quality seating, materials and pathways will be provided, as well as quality lighting to allow safe passage through the area during the day and night.

DEVELOPMENT CONTROLS

BUILT FORM

HEIGHT

- New development will range between 4-6 stories aligning with the scale of the existing Core Campus.
- At sensitive interfaces, such as the Eco-corridor, built form height will be reduced to 1-3 levels. Building CC11 is an example of this approach.

ALIGNMENT & SETBACK

- Development must address Science Drive in this neighbourhood to encourage active engagement.
- Strict alignment along the Primary and Secondary Pedestrian Networks, providing a strong built form edge.
- Built form will maintain the alignment and rhythm set by existing buildings within the Core Campus.

VIEW CORRIDORS

- A view corridor along Science Drive from north to south will be maintained, ensuring visual connectivity for the length of the road.
- New development will protect the view line along the main pedestrian spine of Centre Way.
- Built form addressing Kingsbury Drive will consider high value view lines to and from visible facades.
- New development will consider a number of views on ground and upper levels, especially views to and from the Eco-corridor and significant public open spaces.
- New development will allow for long view corridors along all primary pedestrian paths.
- Secondary pedestrian paths will maintain strong sight lines running both north-south and east-west.

ACTIVATED FRONTAGES

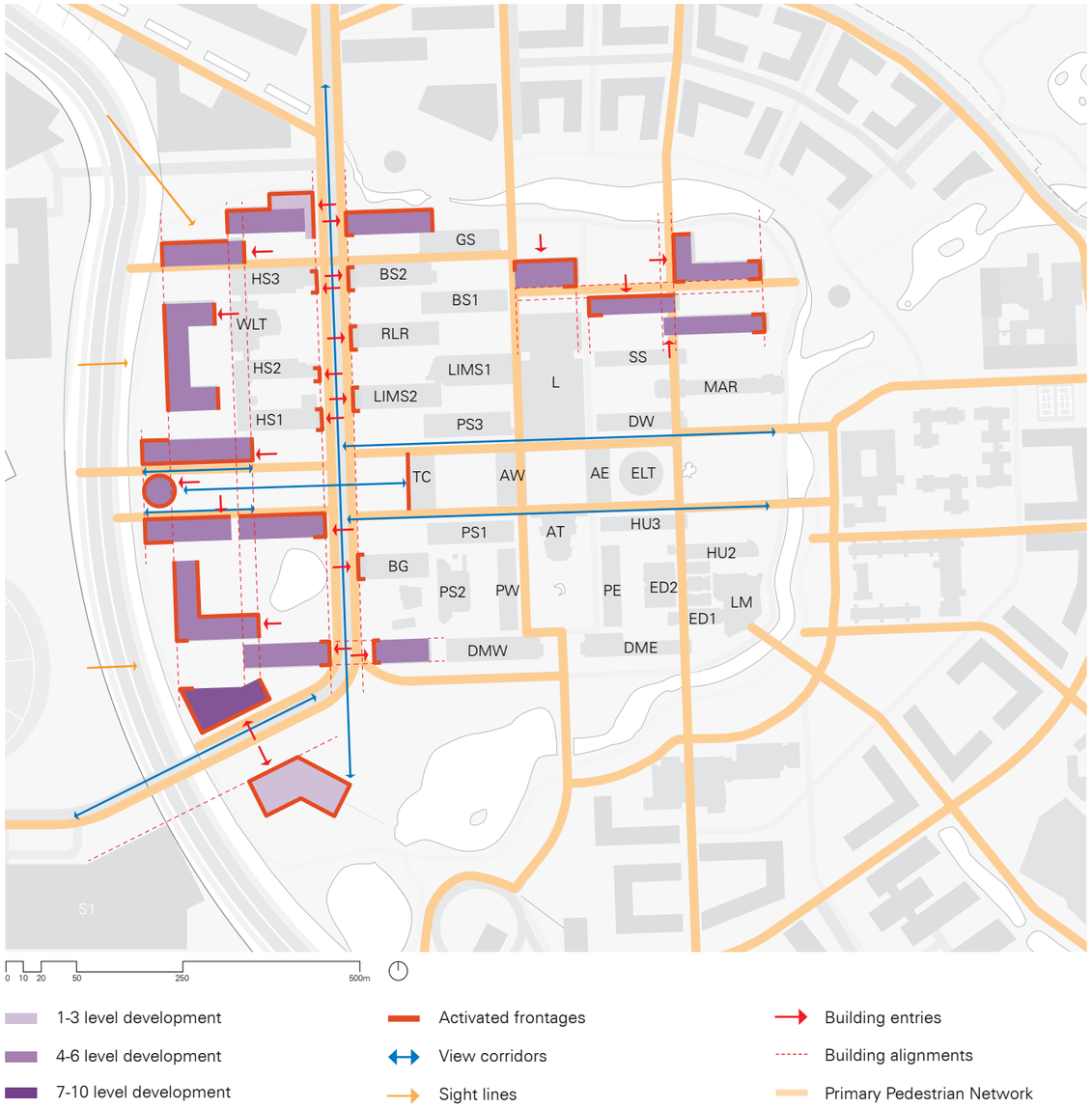
- Facades on Kingsbury Drive need to be active and engage with the route of the proposed La Trobe Tan.
- Ground floor/street level permeability will be encouraged in new development to ensure activation of all street frontages in the Core Campus.
- Priority activation of facades along the Primary Pedestrian Network.
- Development of a sensitive interface to the Eco-corridor that is the predominant edge to the Core Campus.

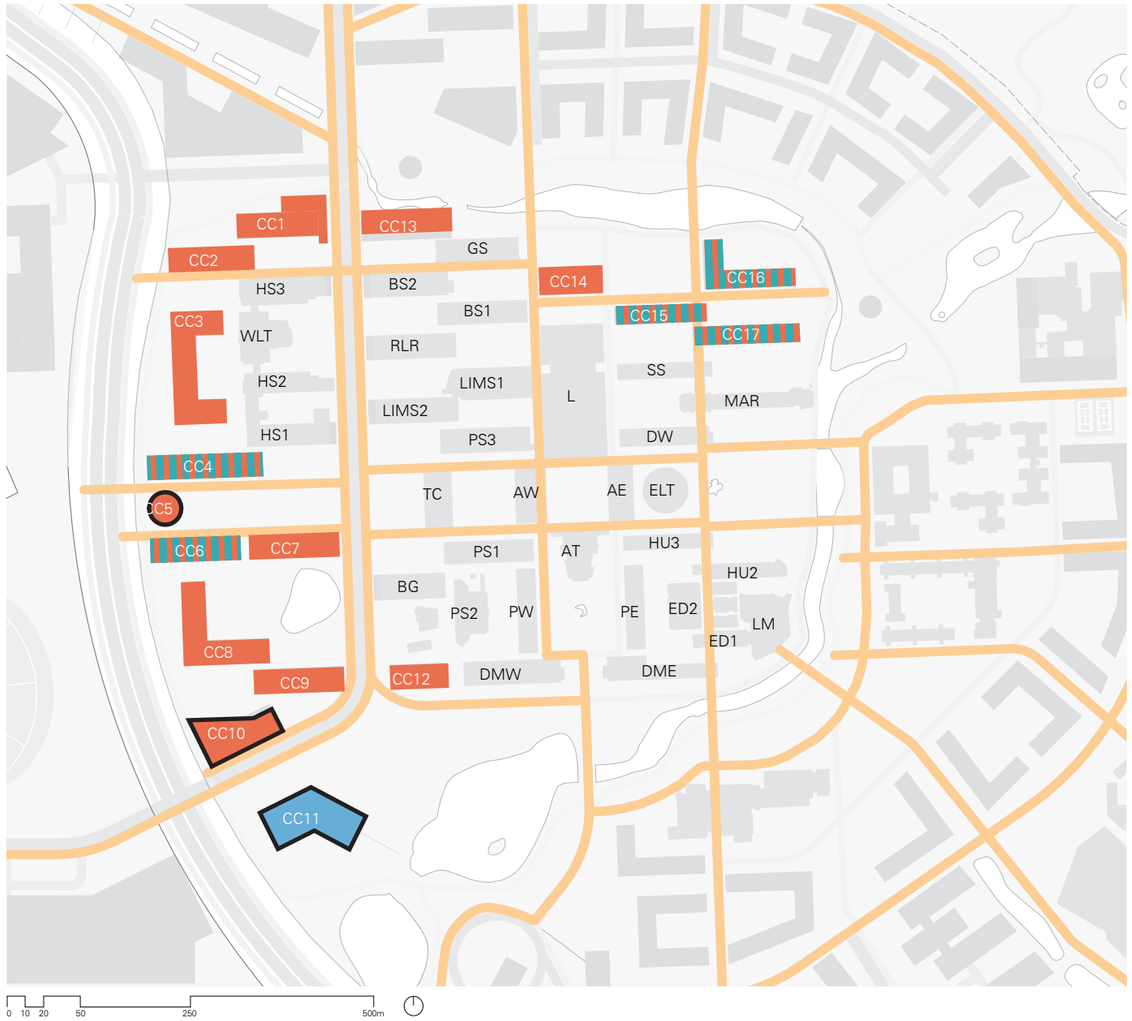
ENTRANCE

- Primary entries to buildings shall address the Primary Pedestrian Network, specifically along Science Drive.
- Primary entries will be co-located and align with other adjacent building entries. Consider how the location of interior vertical circulation and collective study, lounge and recreation areas can be located to enrich the engagement of buildings with the adjoining pedestrian network and shared spaces.
- Secondary entries will be highly visible and located on main pedestrian routes through the campus.
- Ensure service entries to buildings are appropriately placed away and hidden from activated edges.

INTERFACES

- North: new development will have a relationship with the Town Centre neighbourhood. A landscape buffer will be provided to the Eco-corridor at this interface.
- South/east: ensure that new and redeveloped built form actively addresses the Eco-corridor, providing spaces for informal teaching and learning, socialising and quiet reflection, while blurring the boundaries between the neighbourhoods.
- West: the Kingsbury Drive interface is highly visible to passing motorists. New and redeveloped built form will address this important interface. The relationship with the adjacent Sports and Recreation Neighbourhood needs to be strengthened with multiple points of access.



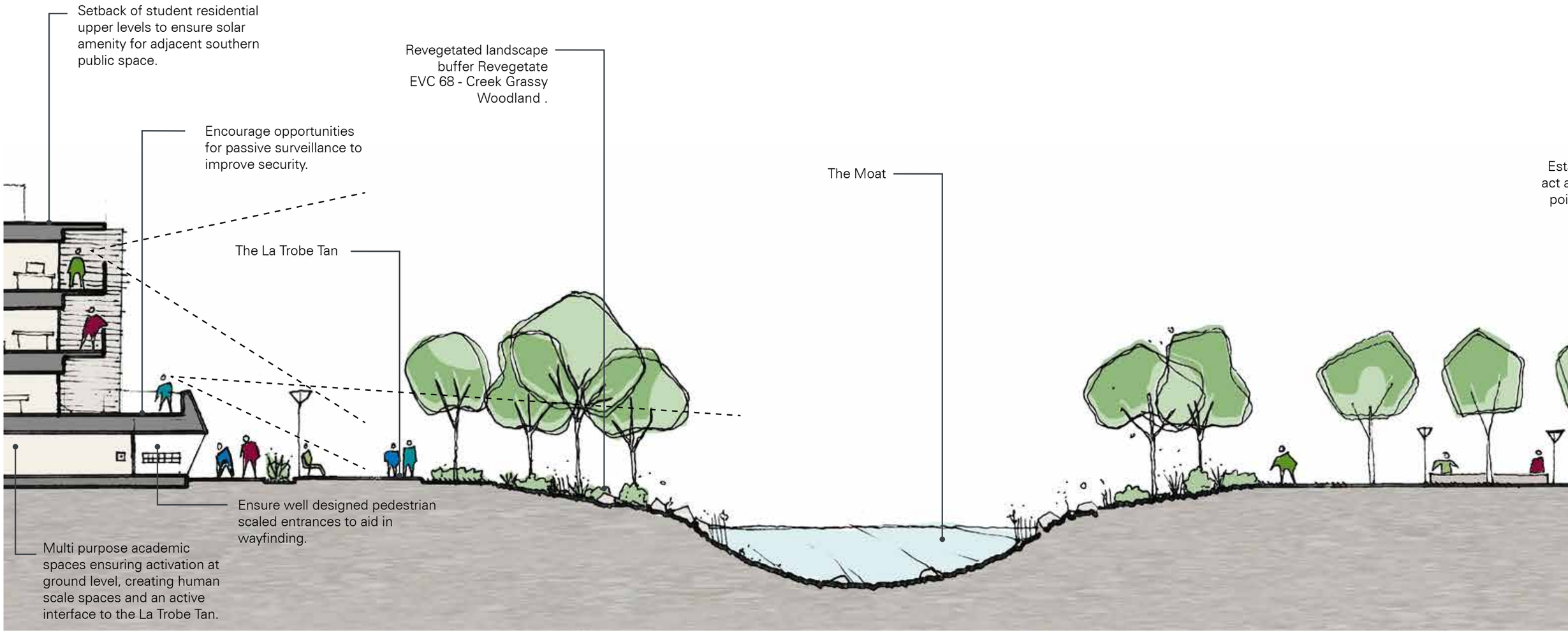


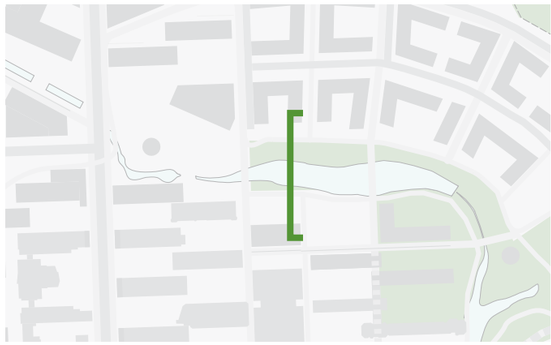
Core-to-University built form
Research built form
Community built form
Residential built form
Sports built form and facilities
Commercial built form
Iconic built form development opportunity
Primary Pedestrian Network

NEW DEVELOPMENT

Name	Programme	Levels	GFA (sqm)	Notes
CC1	Academic	5	7,380	
CC2	Academic	5	7,030	
CC3	Academic	5	13,805	
CC4	Academic	2	3,772	
CC4	Residential	4	7,544	
CC5	Academic	3	1,644	Iconic
CC6	Academic	5	7,380	
CC6	Residential	4	5,904	
CC7	Academic	5	7,380	
CC8	Academic	8	18,984	
CC9	Academic	5	8,230	
CC10	Academic	5	8,235	Iconic
CC11	Cultural Hub	2	5,120	Iconic
CC12	Academic	5	4,730	
CC13	Academic	5	7,195	
CC14	Academic	5	5,910	
CC15	Academic	2	2,200	
CC15	Residential	3	3,300	
CC16	Academic	2	2,948	
CC16	Residential	3	4,422	
CC17	Academic	2	2,612	
CC17	Residential	3	3,918	
		Total	139,643	

NEIGHBOURHOOD VISUALISATION





Indicative section location

Northern facade to address new plaza and aspect to Eco-corridor and Town Centre beyond.

Proposed north-facing learning hub with integrated retail offer at ground floor.

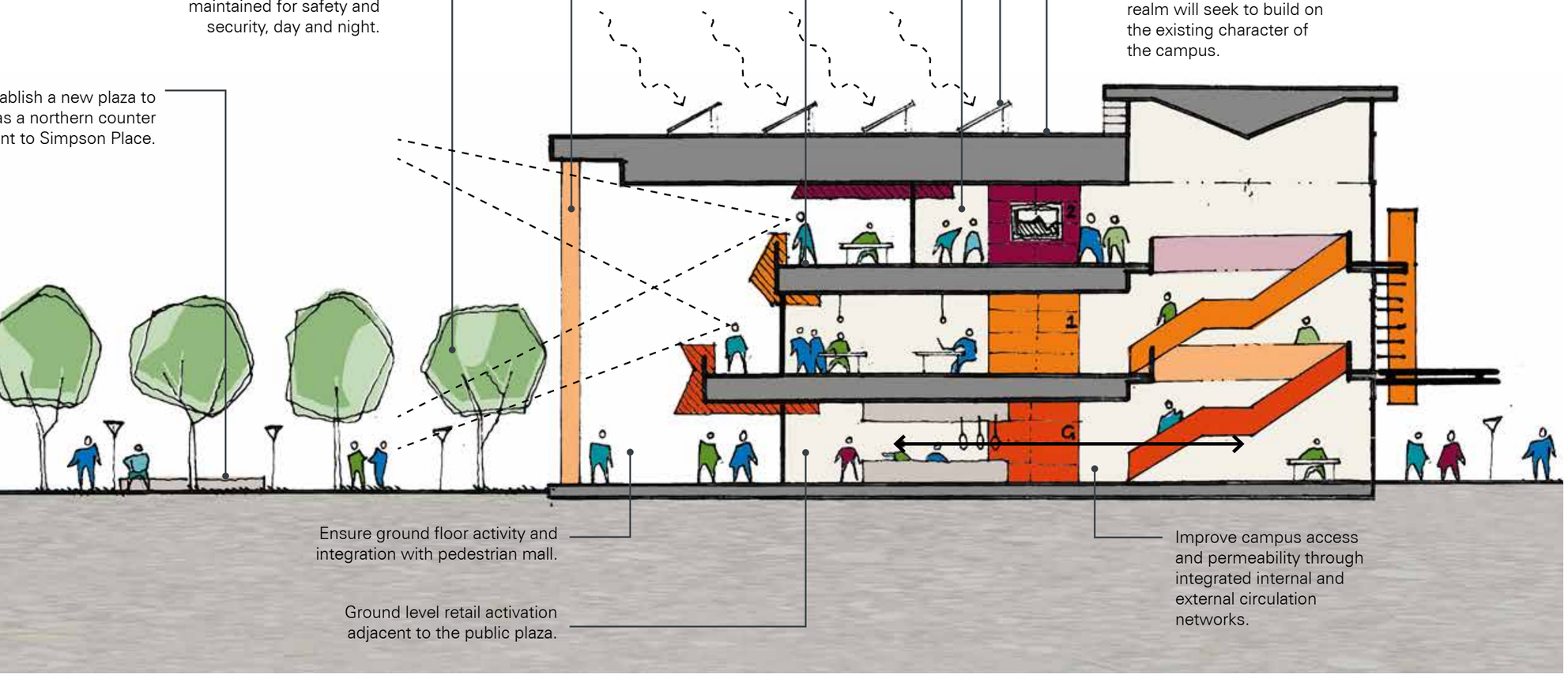
Roof space for renewable energy initiatives.

Set back upper levels with terraces overlooking the plaza creating passive surveillance for the public realm.

The massing and siting of buildings within the Core Campus as well as their connections to circulation networks and the public realm will seek to build on the existing character of the campus.

Limit mid storey vegetation to ensure sight lines are maintained for safety and security, day and night.

ablish a new plaza to as a northern counter nt to Simpson Place.



Ensure ground floor activity and integration with pedestrian mall.

Ground level retail activation adjacent to the public plaza.

Improve campus access and permeability through integrated internal and external circulation networks.

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