

# 5.4 SPORTS & RECREATION

# EXISTING CONDITIONS & VISION

## NEIGHBOURHOOD VISION

Building on the University's established brand, the Sports and Recreation Neighbourhood will be a regionally significant sports and recreation destination. The future form of the precinct will cater for a diverse range of user groups; from elite athletes and professional organisations to local sporting clubs and the general public.

The proposed uses within the neighbourhood will provide an environment that allows the University community to deliver innovative, multidisciplinary teaching and research outcomes in sport, exercise and rehabilitation.

Development within the neighbourhood will help shape a highly accessible and connected place, providing enhanced, sustainable transport links to the growing Plenty Road corridor, the Core Campus, and the popular Darebin Creek Trail and parklands.

The Sports and Recreation Neighbourhood will act as a hub for campus-wide recreational networks, notably Stage 2 of proposed La Trobe Tan.

The neighbourhood will be anchored by a new Indoor Sports and Recreation teaching and research centre at the new intersection of Science Drive and Kingsbury Drive, where it will enjoy high quality pedestrian, cycle and public transport connections to the Core Campus.

## KEY ATTRIBUTES & SUPPORTIVE ELEMENTS

- Approximately 32.8 hectares (14% of the campus landholding).
- The playing fields can accommodate a number of sports, such as soccer, hockey, AFL, cricket and baseball.
- Two pavilions currently service sporting teams and act as viewing platforms.
- The neighbourhood features expansive, undeveloped landholdings and potential for a greater presence on the Plenty Road and Kingsbury Drive frontages.
- Access to the Darebin Creek Trail and regional park network is via a walking and bicycle path.
- The precinct is currently a sports and recreation destination, with potential to become regionally significant provided that there is investment in key facilities.

## BARRIERS TO CHANGE

- The playing fields are physically and visually separated from the campus by Kingsbury Drive.
- There is a lack of clear, safe and efficient connections between the playing fields and the Core Campus.
- The Kingsbury Drive underpass is considered to be unsafe and prone to flooding.
- The Main Oval pavilion and Lower Playing Field pavilion are not adequately meeting the needs of sporting clubs and user groups. Issues include a lack of adequate storage, poor quality change room facilities (including inadequate facilities for female sports participants), inadequate social spaces, kitchen / kiosk facilities and lack of adequate space for memorabilia display.
- The baseball and cricket practice facilities require upgrading.
- The existing gravel car park has no line marking and is relatively inefficient in its use of space.
- The La Trobe Golf Park (driving range) is currently located on the southern side of Preston General Cemetery, occupying much of this valuable Plenty Road frontage.
- Much underutilised land to the south due to the man-made Sports Fields Lake network and flooding (proximity to Darebin Creek).
- The Darebin Creek footbridge is currently unpassable and is awaiting repair by Darebin City Council.





## MASTER PLAN TACTICS

- The following outdoor facilities to be enhanced or redeveloped to radically improve the campus' sporting offer: an all weather pitch; general turf upgrades; artificial grass soccer sporting fields; a rejuvenated AFL /cricket oval; and associated viewing platforms.
- A direct link to the Sports and Recreation Neighbourhood from Plenty Road, catering primarily for public transport and active transport that connects to Science Drive, the Core Campus and the Town Centre beyond
- Where possible, co-locate sports and recreation uses that are currently dispersed throughout the campus.
- Strong links to the health and science precincts within the Core Campus to help integrate the University's teaching and research with community outreach functions.
- Easy access to the campus' Eco-corridor and regional bike path infrastructure along Darebin Creek.
- Long-term opportunity for Stage 2 regional sports infrastructure development on Plenty Road, as well as complementary uses (e.g. commercial, residential).
- Development on Plenty Road needs consideration of the existing La Trobe Golf Park lease as well as Cemetery land requirements. The distance from Core Campus means there is an opportunity for externally focussed development without impacting on core University activities.
- Additional car parking node and adjacent arterial roads to relieve traffic and parking impacts on amenity within the Core Campus.
- Break down the visual and access barrier created by Kingsbury Drive and the associated landscaped mounds. Develop better visual and physical connections.
- Develop a walking and running track throughout the precinct to promote health and wellbeing and encourage community engagement (the La Trobe Tan Stage 2).
- Develop an 'avenue of honour' statue trail within the precinct, honouring the notable sportsmen and sportswomen of the University and the region.

- Ensure that future pavilions/viewing platforms are designed to provide viewing opportunities for multiple venues (wherever possible).
- Provide for an all-weather surface within the precinct, in proximity to surrounding complementary uses.
- Provide easy pedestrian and cycling connections between the Sports and Recreation Neighbourhood and surrounding neighbourhoods.
- Provide undisturbed land for a Soil Testing Laboratory (approx. 1 Ha).

## KEY DEVELOPMENTS

### SPORTS & RECREATION CENTRE

- 1 Develop a regionally significant Sports and Recreation Centre in proximity to Kingsbury Drive. Key functions to be provided within the Centre include:

- 6 – 8 multi-use courts.
- 25 metre swimming and rehabilitation pool.
- Gym.
- Rehabilitation and consulting room facilities.
- Integrated teaching, research and learning facilities.
- Integrated car parking node with clear and secure access to the Core Campus.
- Offices for regional sporting clubs, and aligned peak sporting and wellbeing organisations.
- Complementary offerings, such as retail, sports services and child care.

# NEIGHBOURHOOD LANDSCAPE PLAN

## LANDSCAPE CONTEXT

The Sports and Recreation Neighbourhood lies to the south of Kingsbury Drive and is isolated from the main campus due to the high volume of traffic on Kingsbury Drive, as well as the lack of pedestrian connections. The neighbourhood is expansive and borders the Darebin Creek. Currently there are small portions of remnant vegetation remaining on the periphery of the playing fields and substantial amounts of open grassland and woodland. To the south-east of the neighbourhood are large open water bodies and to the north the Preston General Cemetery.

## LANDSCAPE VISION

The primary focus of this neighbourhood is to facilitate the variety of playing fields and facilities that have been identified for the long term viability of the University Town and the region. The rejuvenated fields will be host to regional sporting events and the landscape will respond accordingly.

The proximity of this neighbourhood to the Darebin Creek corridor presents an opportunity for revegetation along the boundaries. Connecting pathways will be provided to allow access to the sporting facilities for pedestrians and cyclists using the Darebin Creek shared path.

Shade will be provided along the edges of the playing fields to give shelter to spectators. Low mounding will also be provided along edges to provide a vantage point, and a sense of containment for the playing fields.

The tram route that is proposed through the centre of the neighbourhood will be planted as a green corridor, minimising the visual impact of the transport infrastructure.





## 1 CONNECTIVITY

The Sports and Recreation Neighbourhood will be integrated with the University Town and surrounding neighbourhoods. Pedestrian and cycle paths will connect Darebin Creek Trail and the northern areas of the campus.

A landscaped tram corridor will connect the precinct to Plenty Road, making it more easily accessible by public transport for regional scale events.

Green corridors will permeate the site, drawing upon the revegetation of the adjacent Darebin Creek corridor.

# DEVELOPMENT CONTROLS

## BUILT FORM

### HEIGHT

- Development on Plenty Road will primarily be of a higher density, with heights of 7-10 levels. This aligns with state and local strategic ambition for the Plenty Road corridor. The stadium development (S5) would align with these height limitations.
- Individual sports pavilions will be 1-3 levels.
- The Sports Centre (S1) will likely be only 2-3 levels in height. However, due to the nature of the programme, it will be the equivalent height of 4-6 storeys.

### ALIGNMENT & SETBACK

- Development must address the street and provide landscape forecourts to encourage active engagement.
- Alignment along the Primary and Secondary Pedestrian Networks will provide a strong built form edge.
- Landscape buffer zone to be kept around the boundary of the Preston General Cemetery.
- Central alignment of sporting pavilions to their respective sporting grounds.

### VIEW CORRIDORS

- Science Drive/Sports Drive is the major view corridor. New development will allow for long views into the Core Campus and to Plenty Road.
- New development should minimise view lines to the Cemetery.
- Views from sports pavilions to their respective sporting grounds will be direct with no obstruction.

### ACTIVATED FRONTAGES

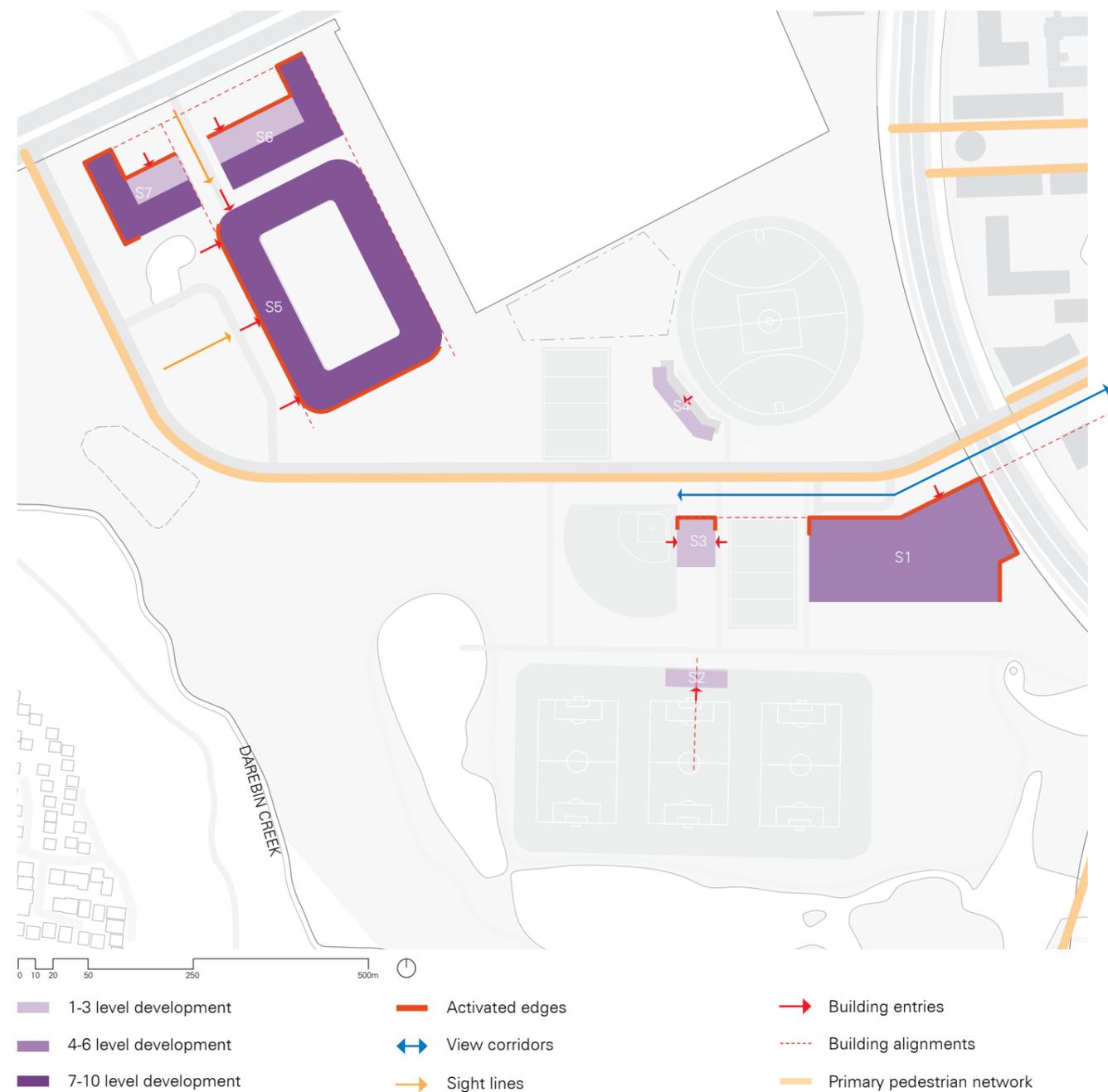
- Activation of facades will be prioritised along the Primary Pedestrian Network.
- Ground floor/street level permeability will be encouraged in new development to ensure activation of all street frontages within the neighbourhood.

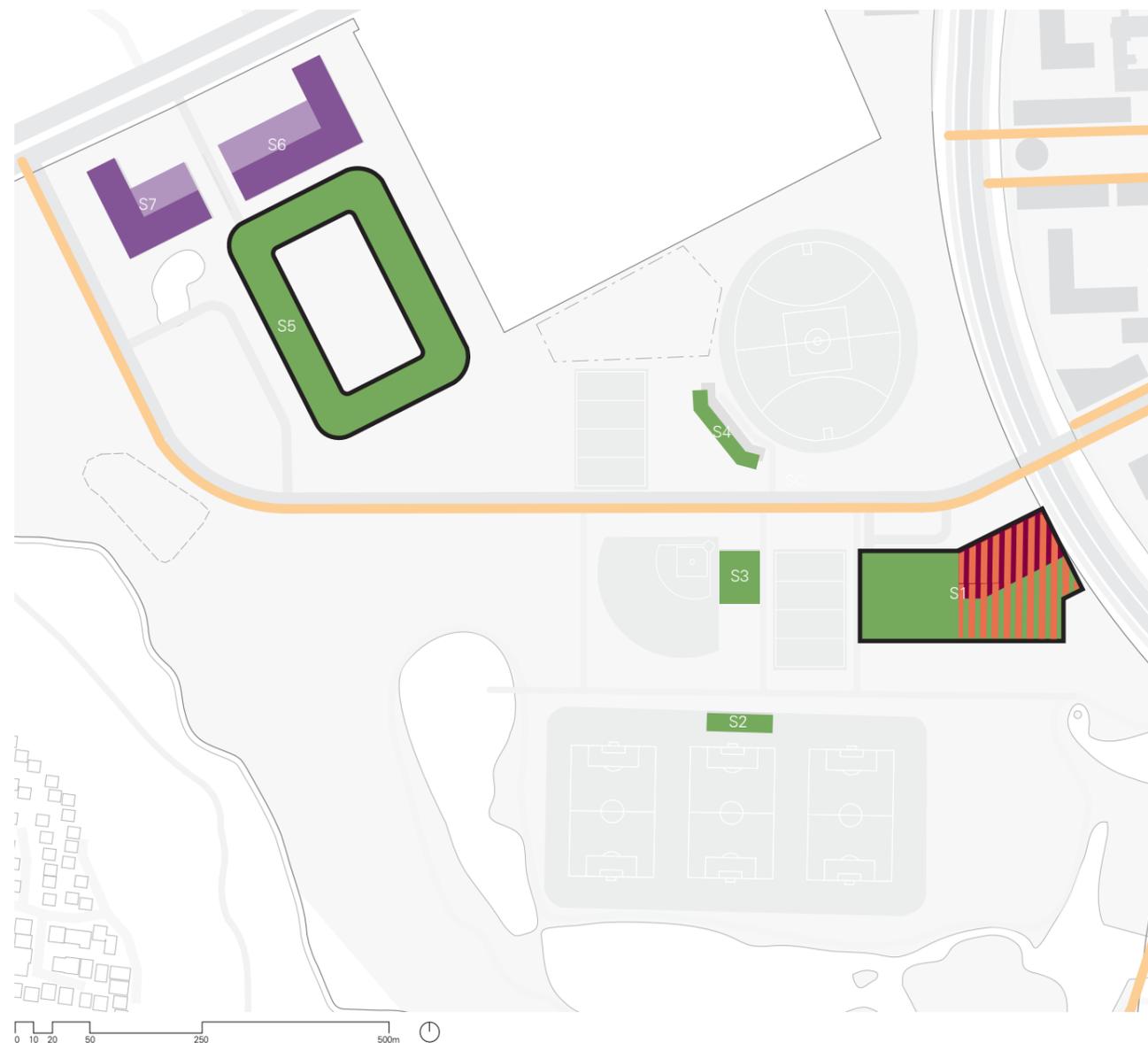
### ENTRANCE

- Primary entries to buildings should address the Primary Pedestrian Network, specifically Sports Drive. Secondary entries will be highly visible and located on main pedestrian routes.
- 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 Preston General Cemetery is located to the north. Development on this interface should turn its back on the Cemetery.
- South: the Eco-corridor interface will be developed as a blurred boundary, allowing pedestrian access, while protecting the Darebin Creek environs.
- East: the Kingsbury Drive edge is highly visible and easily accessible. Development will acknowledge the Core Campus adjacent and create physical and visual connections where possible.
- West: the Plenty Road interface is high profile and a major asset. University branding and identity needs to be evident.



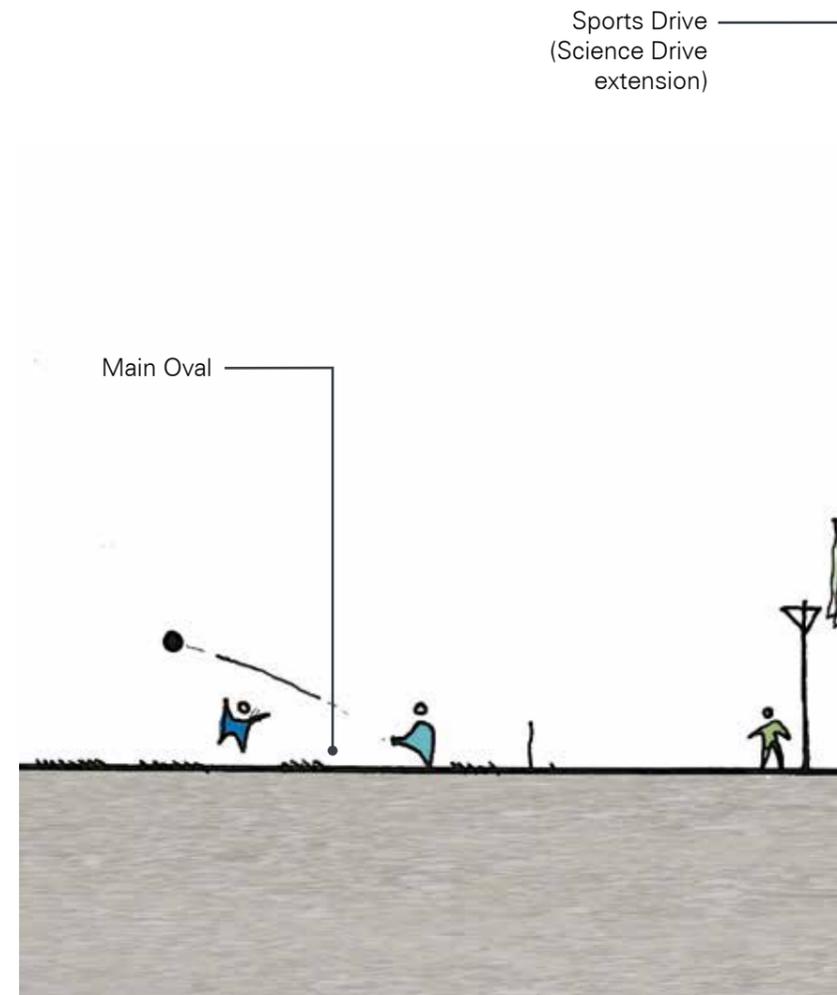


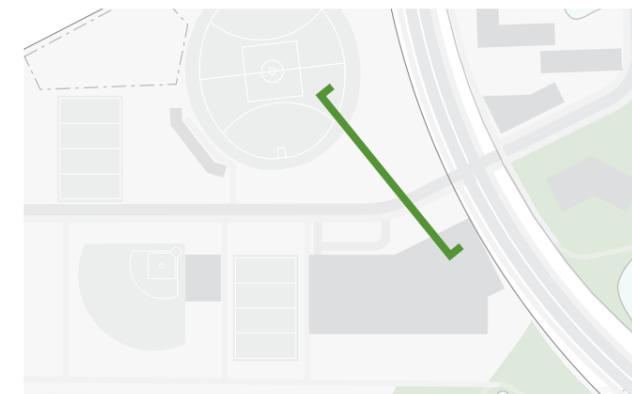
- Academic Development
- Research Development
- Community Development
- Residential Development
- Sports Development
- Iconic Development
- Commercial Development
- Primary pedestrian network

### NEW DEVELOPMENT

| Name  | Programme              | Levels | GFA (sqm) | Notes   |
|-------|------------------------|--------|-----------|---|
| S1    | Regional Sports Centre | 2      | 26,852    | Iconic, including integrated academic and research spaces |
| S2    | Sports Pavilion        | 1      | 761       |   |
| S3    | Sports Pavilion        | 1      | 1,351     |   |
| S4    | Sports Pavilion        | 1      | 939       |   |
| S5    | Stadium                | 1      | 25,000    | Iconic  |
| S6    | Commercial             | 8      | 47,672    |   |
| S7    | Commercial             | 8      | 34,888    |   |
| Total |                        |        | 137,463   |   |

# NEIGHBOURHOOD VISUALISATION





Indicative section location

