

5.5 HOUSING

EXISTING CONDITIONS & VISION

NEIGHBOURHOOD VISION

The provision of on-campus housing into the future will continue to be an important element of the La Trobe University experience. A long-term target of 15% of students housed on the campus will be pursued. This equates to approximately 6,000 beds on campus (derived from an indicative student population target of 40,000 EFTSL). Staff, short-term serviced apartment and hotel, specialist and private housing will also be located throughout the University Town.

Existing built form within the Housing Neighbourhood will be redeveloped and consolidated to optimise dwelling density, while still respecting the native Australian landscape setting as prescribed by the original campus Master Plan.

The revitalised Indoor Sports Centre will become a key element of a new network of small-scale recreation and neighbourhood centres that are dispersed throughout the Housing and Town Centre Neighbourhoods, catering for the anticipated growth in student and staff population, general employment and University Town accommodation.

Redevelopment of the Union Building to accommodate a range of facilities to support the vitality of the student body, and particularly the surrounding residential population, will be pursued. It will be important to preserve the building's valued connections to the University, its ceremonies and cultural memory.

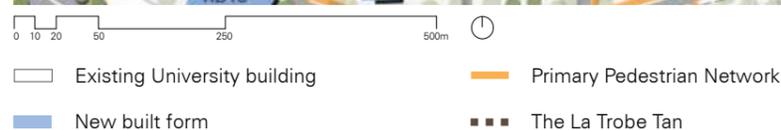
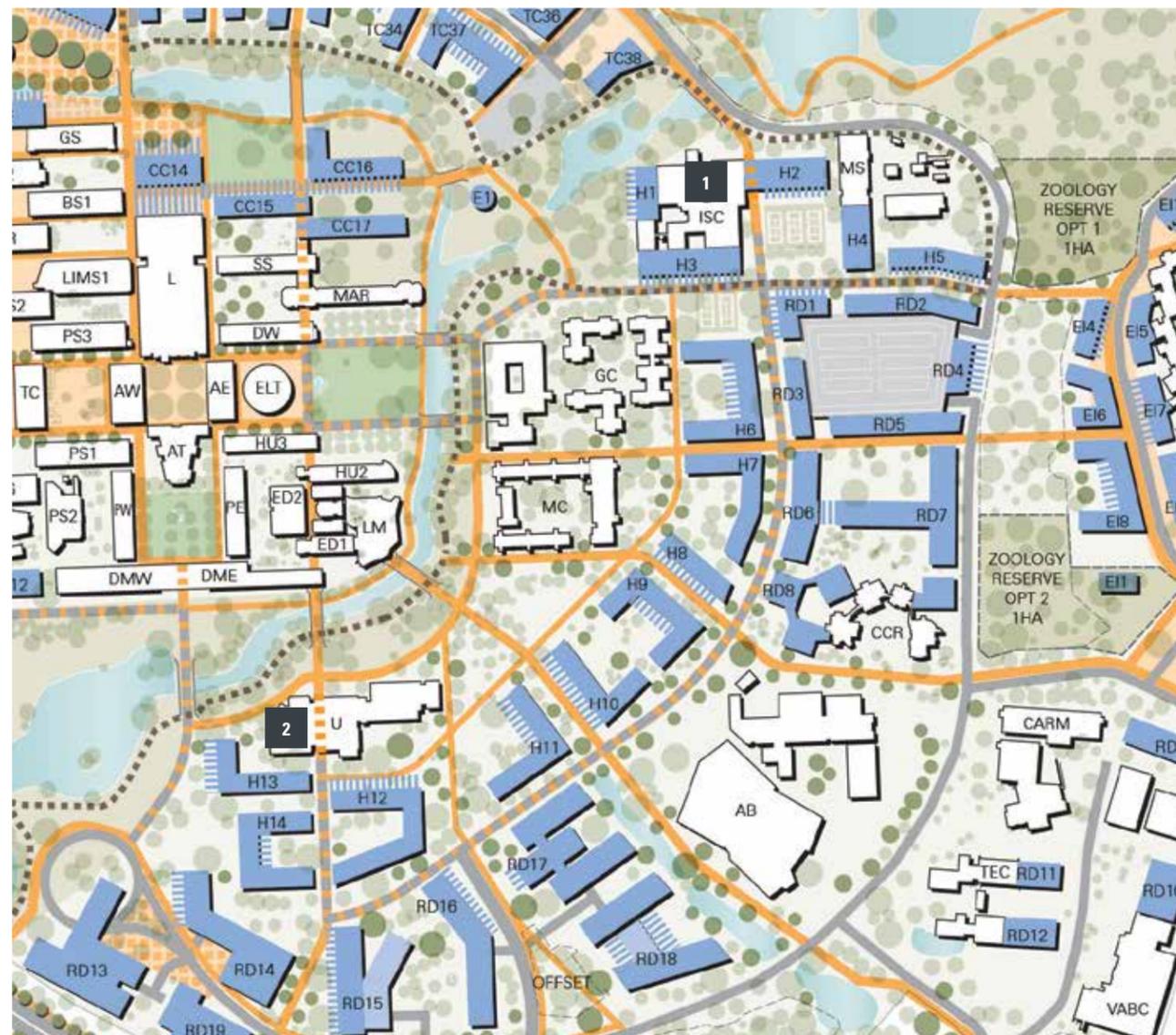
The Housing Neighbourhood will provide strong links into surrounding neighbourhoods, helping to connect the traditionally isolated Core Campus with the Eastern Interface and R&D Park to the east and south-east. New and redeveloped built form in the precinct will provide active interfaces to the public realm and pedestrian networks, and will seamlessly integrate with bushland landscape spaces and water sensitive urban design elements.

The relationship between housing and the environment will be highlighted with transitions from key pedestrian and eco-corridors to housing developed via transitional landscaped semi-private landscaped zones.

KEY ATTRIBUTES & SUPPORTIVE ELEMENTS

- At approximately 15.5 hectares (7% of the campus landholding), the Housing Neighbourhood has the smallest area of all University Town Neighbourhoods.
- Currently the neighbourhood accommodates all of the University's on-campus Colleges (Glenn, Menzies and Chisholm). The Colleges have had little change since they were first built, as early as 1973. The total GFA of the three colleges is 31,290 sqm:
 - Glenn College: 12,760 sqm GFA.
 - Menzies College (and MCA): 11,790 sqm GFA.
 - Chisholm College: 6,740 sqm GFA.
- This area of the campus enjoys convenient access to Core Campus activities.
- The Union Building is located in the south of the neighbourhood, to the immediate north of Chisholm College. Although the building is in need of general refurbishment, it can hold events for 800–1,000 people, making it a unique facility in the north. The facility is already a focus for external group activities on campus.
- The campus' existing Indoor Sports Centre is located in the north of the neighbourhood. While it is now reaching its capacity and requires upgrade, it provides a valued service to the University's students, especially those living on campus.
- The Infrastructure and Operations Group Maintenance Buildings are located to the north of the R&D Park and are in reasonable condition.
- The La Trobe University Museum of Art (LUMA) is located in the ground floor of Glenn College, with a Moat frontage. LUMA manages the University's Art Collection, which is one of the most significant University collections in the country.
- The welcoming and open feel of the Housing Neighbourhood, specifically its bushland character, is a key attractor for many students who live on campus, especially those from regional backgrounds.
- The Housing Neighbourhood's proximity to the Moat network is a valued aspect for on-campus residents.





BARRIERS TO CHANGE

- 70% of residents at the Melbourne campus are undergraduate (1st and 2nd year) and many come from regional Victoria. The Colleges within the Housing Neighbourhood currently cater for the undergraduate cohort. This College typology leads to a fairly uniform residential cohort. To build a more vibrant residential community, a greater variety of residents and accommodation types is required.
- The Colleges can become quite isolated at night as much of the campus closes after 6pm. After hours there is very little opportunity for residents to access on-campus facilities and perceived safety is an issue. This is also the case at weekends.
- The back-of-house areas for residential services require coordination to improve efficiency.
- It is clear that there is a demand for housing on campus, however much of the current stock needs to be modernised to suit evolving student expectations. Due to their construction in decades prior, the majority of on-campus dwellings will need to be upgraded in the short to medium-term.
- Currently the Union building is underutilised and in need of investment. The facility is considered to be tired and requires renovation or replacement (a large investment in either event).
- The Union Building is perceived as too far away from the Core Campus and cut off from other activities.
- The existing Indoor Sports Centre requires more space for a broad range of programmed and non-programmed activities.
- LUMA is perceived to be hidden and is largely inaccessible to the general public.

MASTER PLAN TACTICS

- Diversify the current provision of housing within the University Town, both in terms of dwelling typology and residential cohort.
- Ensure existing residential stock is upgraded in the short to medium-term to meet changing student housing expectations.
- Increase the on-campus residential population by building additional dwellings within the Housing Neighbourhood and expanding the pattern of residential development north into the Town Centre. Pursue infill development within the neighbourhood, without compromising the established native character of the area.
- Ensure ground floor development provides community facilities to support residents as well as to increase visible activity within the Housing Neighbourhood to improve safety and security during the day and night.
- Improve pedestrian and bicycle connections throughout the neighbourhood.
- Ensure that new and redeveloped built form within the neighbourhood actively engages with the Moat (Eco-corridor network).
- Relocate LUMA to a more prominent regionally focussed site in the medium to long-term.

KEY DEVELOPMENTS

- 1 SPORTS CENTRE**
 Redevelop the Indoor Sports Centre as an extended hour and diversified facility that is better engaged with the adjacent Colleges and Eco-corridor context. The Centre will cater for on-campus residents and campus neighbours, such as the residents of Springthorpe and the new Polaris Town Centre development.
- 2 THE UNION BUILDING**
 The Union Building will be redeveloped to accommodate a range of facilities that support the vitality of the student body, and particularly the growth of the surrounding on-campus residential population. The Union Building will also act as a bridge between Core Campus and R&D Park activities, providing places for formal and informal teaching, learning and research.

NEIGHBOURHOOD LANDSCAPE PLAN

LANDSCAPE CONTEXT

The Housing Neighbourhood was largely developed in the 1970s when the campus was originally conceived. The buildings reflect the architecture of the time, and while the landscape surrounding these is not of notable significance, the bushland character is valued by staff and students. There are extensive stands of large eucalypts around the neighbourhood, with pathways snaking through the grounds.

LANDSCAPE VISION

The vision for the Housing Neighbourhood is to provide a refreshed and cohesive landscape to the precinct, surrounding the existing and proposed buildings.

The existing high quality trees will be retained and enhanced by additional low story planting. The provision of garden beds throughout the neighbourhood will help to contain otherwise endless open spaces. This will change the perception of the landscape, and the way it is used.

Pathways will be created to provide clear and direct links to other parts of the campus, for both pedestrians and cyclists. The pathways will be well lit and of high quality paving and amenity.

Between existing and proposed buildings there is an opportunity to create residential courtyards for the students. Existing courtyards shall be refreshed, and new courtyards will be tailored to meet user requirements.

The Housing Neighbourhood will be primarily native and local plant species, reinforcing the broader landscape of the University Town.





1 COURTYARDS

Within the Housing Neighbourhood the development of new and additional student housing will allow for the inclusion of high quality college courtyard spaces.

The spaces will be contained by built form providing sheltered and secluded open spaces for the students/residents.

The courtyards will include high quality amenities, such as seating and barbecues, ensuring that students can utilise these spaces after hours, encouraging healthy social interaction.



2 CONNECTIONS

The Housing Neighbourhood will be connected to adjacent neighbourhoods by safe and easily accessible pathways.

New pathways will connect into existing and proposed path networks to promote walking and cycling throughout the University Town.

The green connections will be high amenity, treed spaces, which provide shelter from wind and sun. They will be well lit, and have passive surveillance from surrounding buildings so paths are safe for after-dark use.

DEVELOPMENT CONTROLS

BUILT FORM

HEIGHT

- College development to be 4-6 levels, matching the character of the Core Campus and creating a higher density product in the neighbourhood.
- Indoor Sport Centre redevelopment should match existing heights of 1-3 levels.

ALIGNMENT & SETBACK

- Alignment along the Primary and Secondary Pedestrian Networks, providing a strong and active built form edge.
- Redevelopment and extensions must maintain alignment and layout characteristics of the existing built form.
- New development must address the street where appropriate to encourage active engagement.

VIEW CORRIDORS

- Major view corridors will align with the Primary Pedestrian Network. Sight lines will be maintained for visual connection between the Core Campus and R&D Park. Long sight lines will be achieved through pathway and landscape initiatives that place a high emphasis on pedestrian and cycling safety and security.
- There are limited highly visible sites into this neighbourhood. The Kingsbury Drive view line should be maximised and clear.

ACTIVATED FRONTAGES

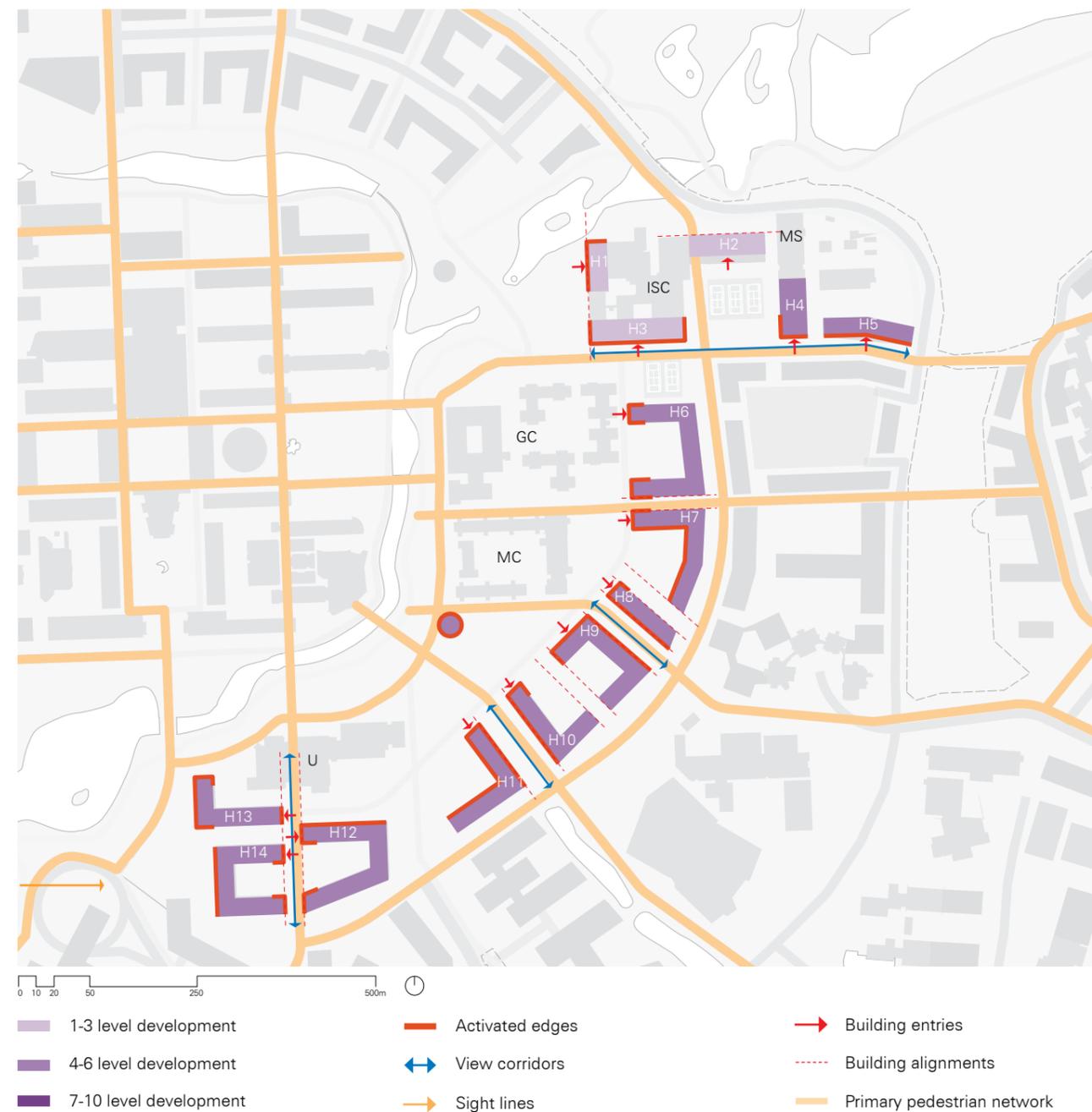
- Activation of facades will be prioritised along the Primary Pedestrian Network.
- Ground floor level permeability will be encouraged in new development to ensure activation of all frontages.

ENTRANCE

- Primary entries to buildings should address the Primary Pedestrian Network. 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. 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.
- Ensure service entries to buildings are appropriately placed away and hidden from activated edges.

INTERFACES

- North: development needs to both respect and engage with the sensitive edge of the Wildlife Sanctuary.
- South/east: this interface abuts the R&D Park. This boundary will be permeable and legible, ensuring connections between the R&D Park and the Core Campus are developed and clear.
- West: the Eco-corridor interface will be developed as a blurred boundary, allowing pedestrian access, while still protecting the Moat environs.





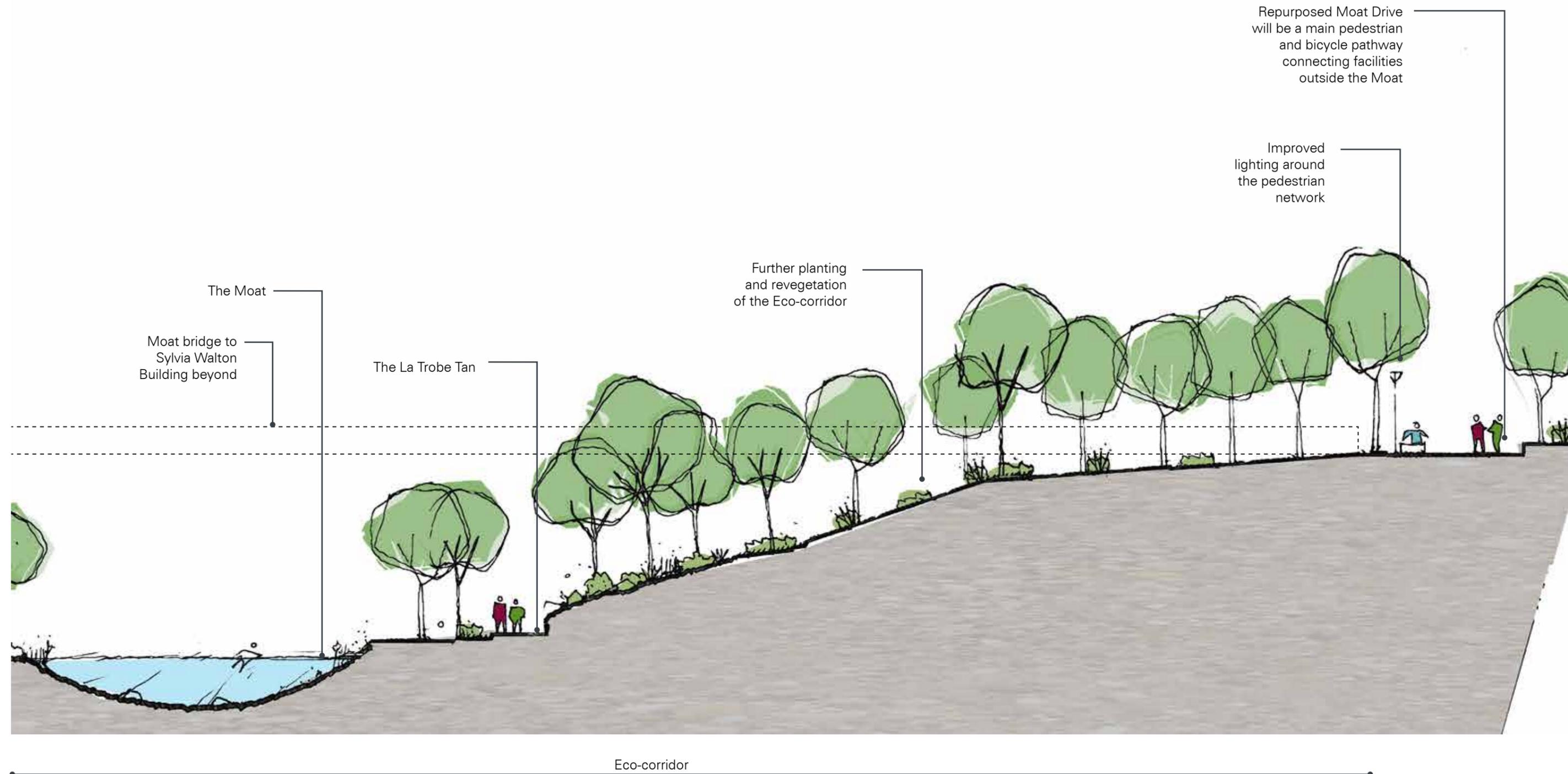
- Academic Development
- Research Development
- Community Development
- Residential Development
- Sports Development
- Iconic Development
- Commercial Development
- Primary pedestrian network

NEW DEVELOPMENT

Name	Programme	Levels	GFA (sqm)	Notes
H1	Sports Extension	2	1,410	
H2	Sports Extension	2	2,316	
H3	Sports Extension	2	3,136	
H4	Services	4	4,376	
H5	Services	4	4,540	
H6	College Style Housing	4	9,864	
H7	College Style Housing	4	7,844	
H8	College Style Housing	4	3896	
H9	College Style Housing	4	7784	
H10	College Style Housing	4	6180	
H11	College Style Housing	4	7016	
H12	College Style Housing	4	10020	
H13	Academic	4	5928	Iconic
H14	College Style Housing	4	8532	
Total			82,842	

NEIGHBOURHOOD VISUALISATION

Extend the Eco-corridor landscape to engage with residential development allowing improved amenity for residents



The Moat
Moat bridge to Sylvia Walton Building beyond

The La Trobe Tan

Further planting and revegetation of the Eco-corridor

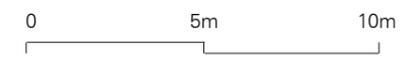
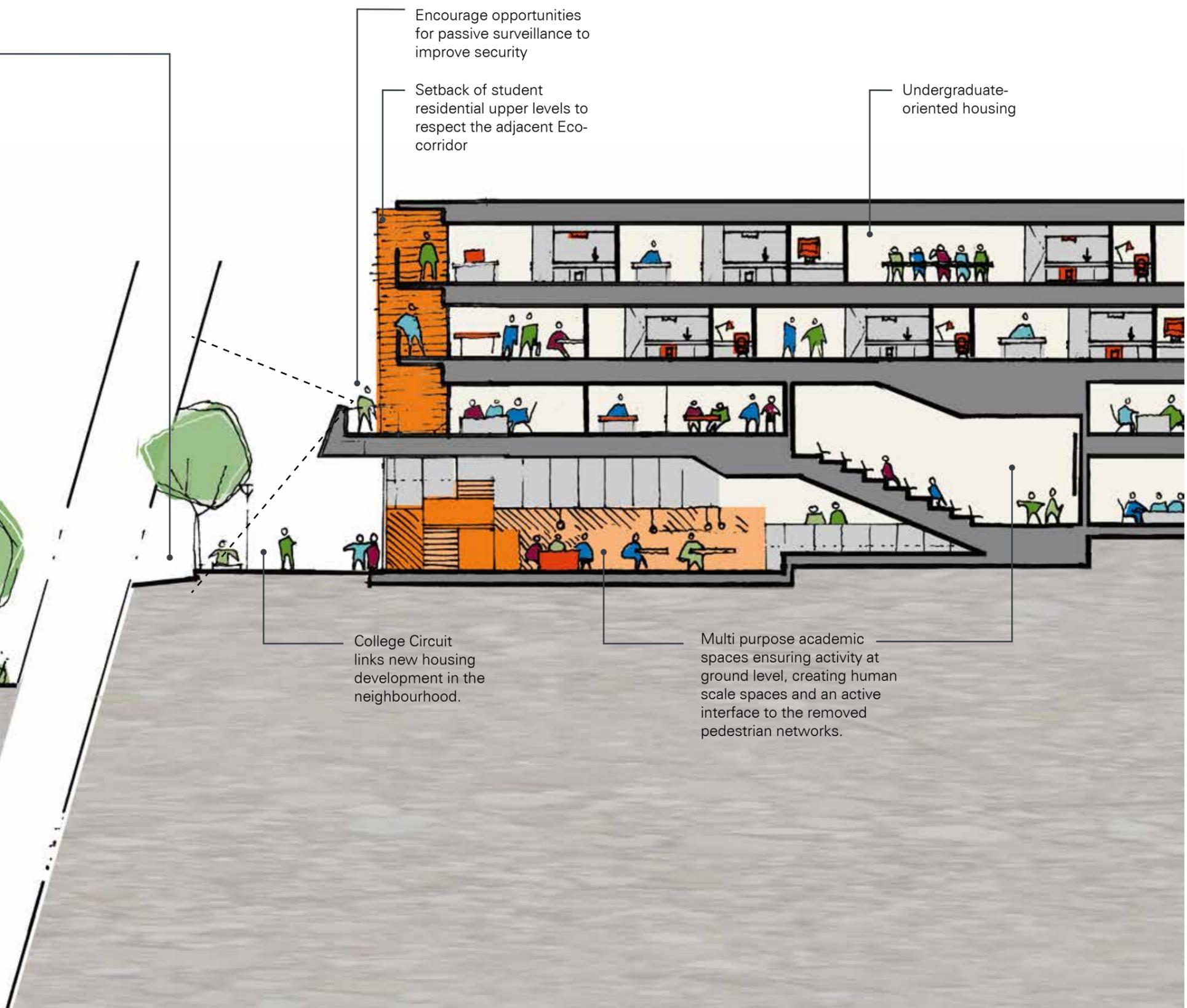
Improved lighting around the pedestrian network

Repurposed Moat Drive will be a main pedestrian and bicycle pathway connecting facilities outside the Moat

Eco-corridor



Indicative section location



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