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.

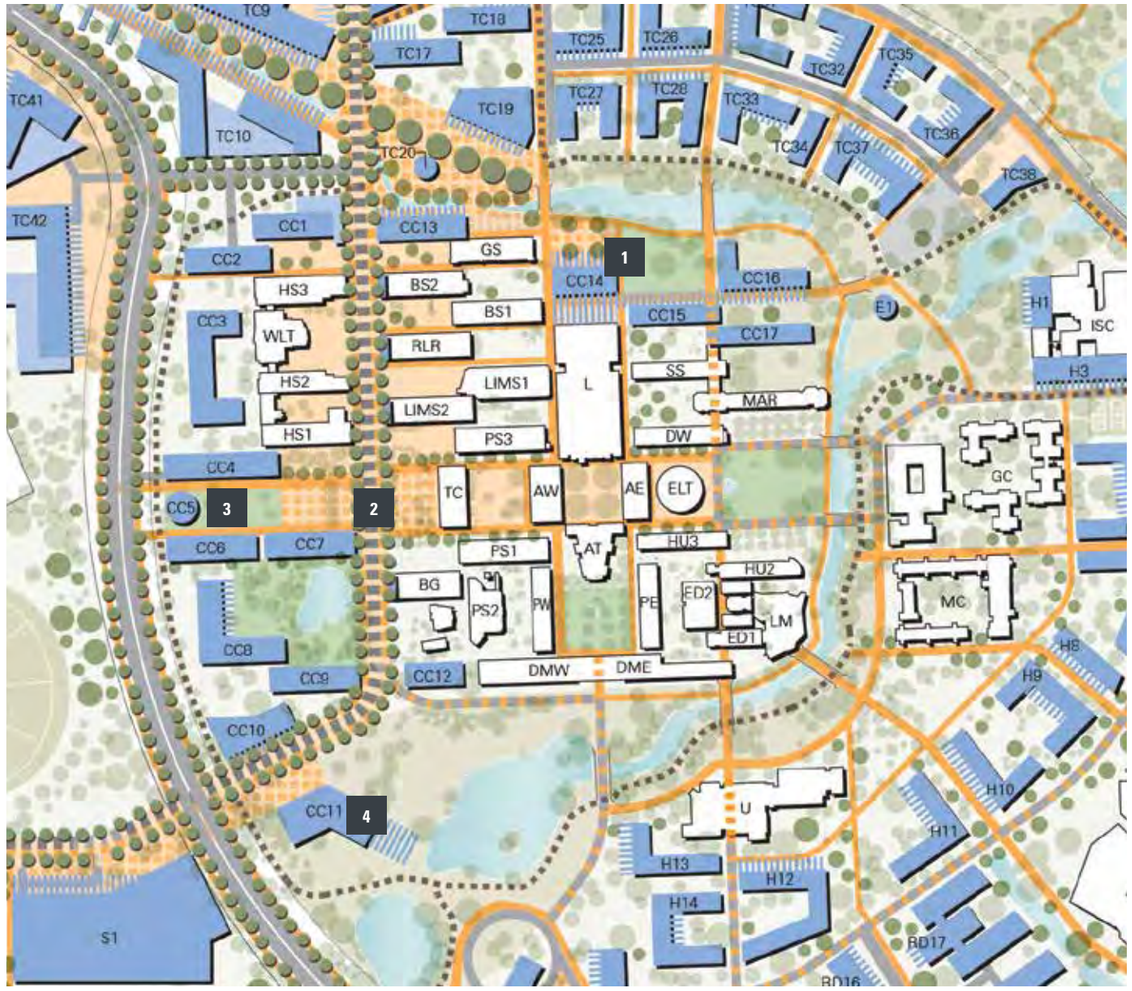
The redevelopment of Science Drive as a high quality public transport corridor will connect the Core Campus to the wider region, making public transport a much more viable choice for University Town visitors and residents.

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.



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

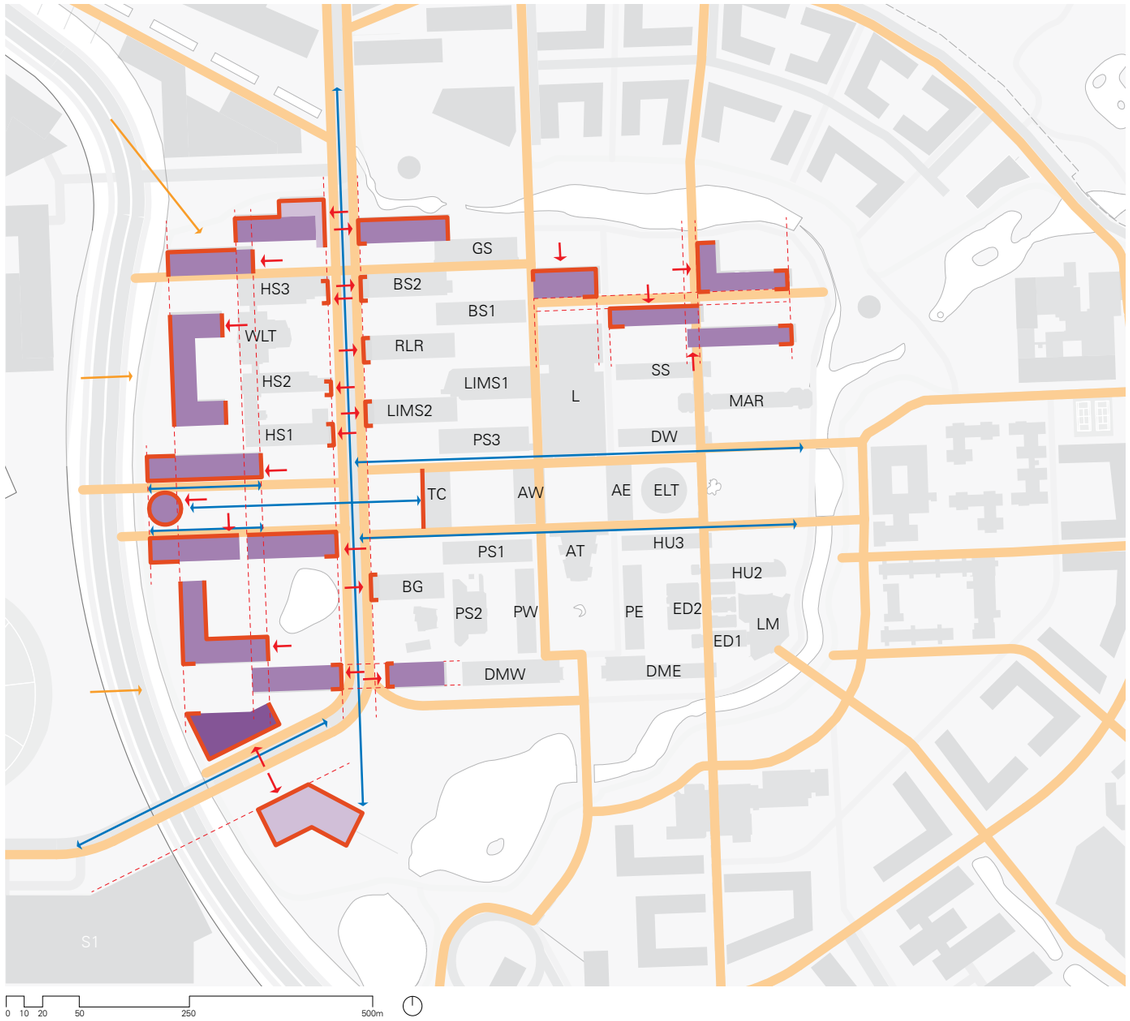
- Facades on Kingsbury Drive need to be active and engage with the route of the proposed La Trobe Tan.
- Ground floor/street level permeability will be encouraged in new development to ensure activation of all street frontages in the Core Campus.
- Priority activation of facades along the Primary Pedestrian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

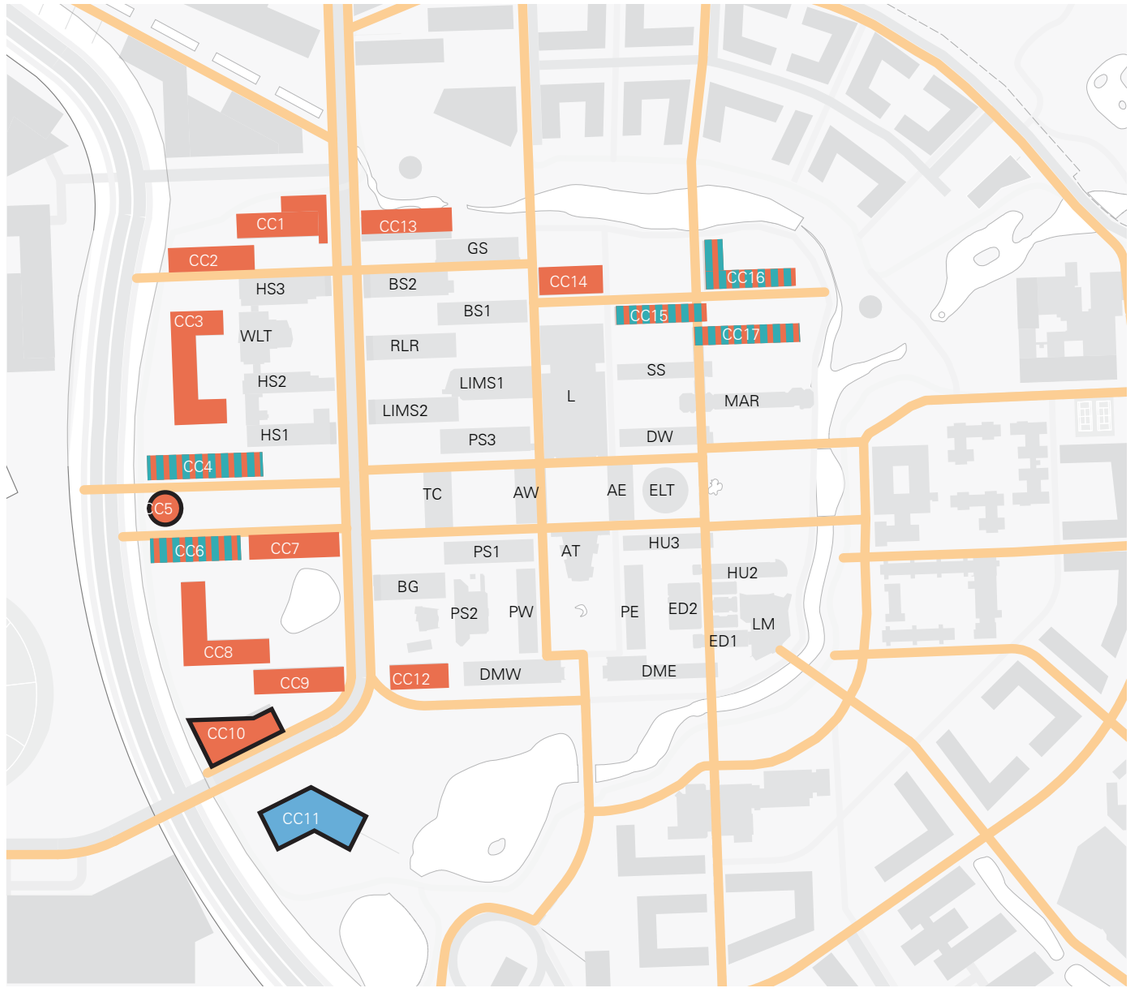
ENTRANCE

- 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.

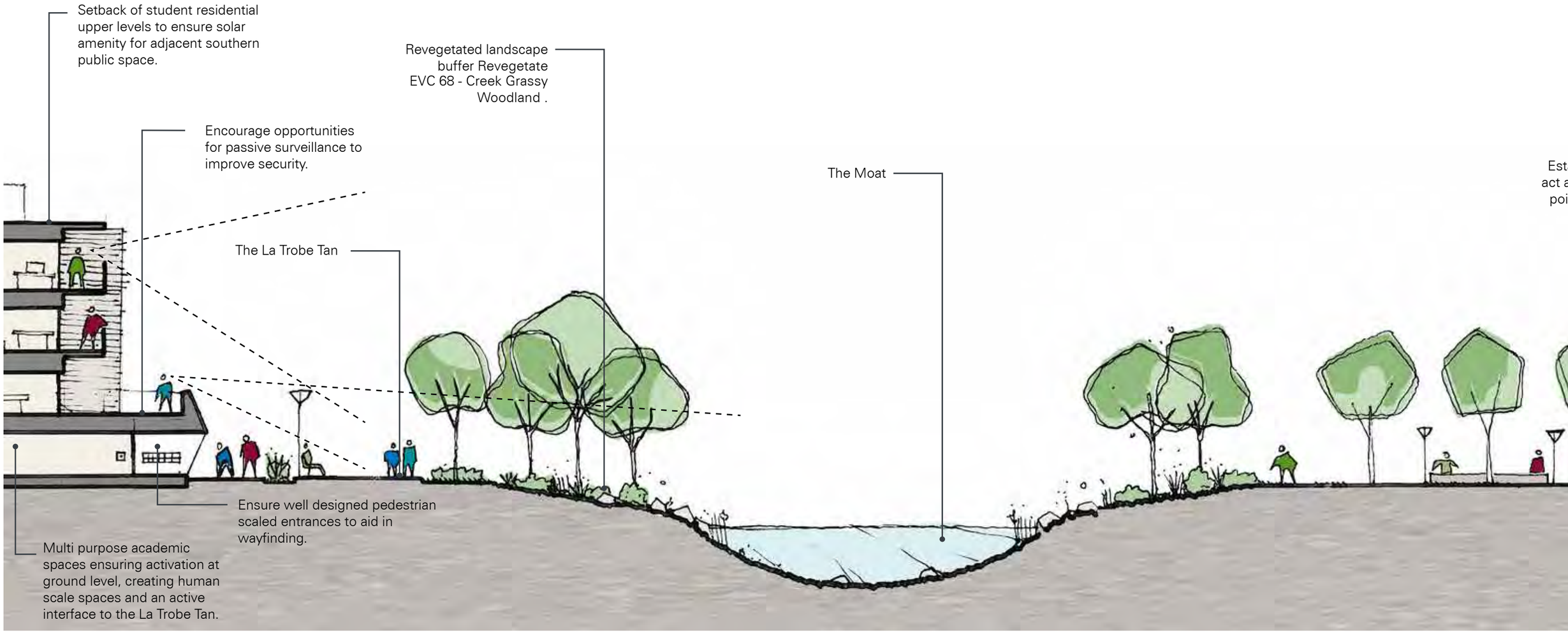


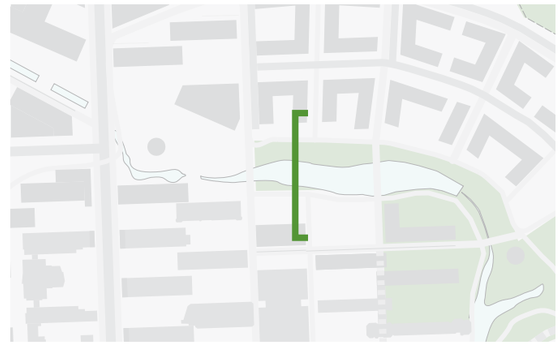


NEW DEVELOPMENT

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





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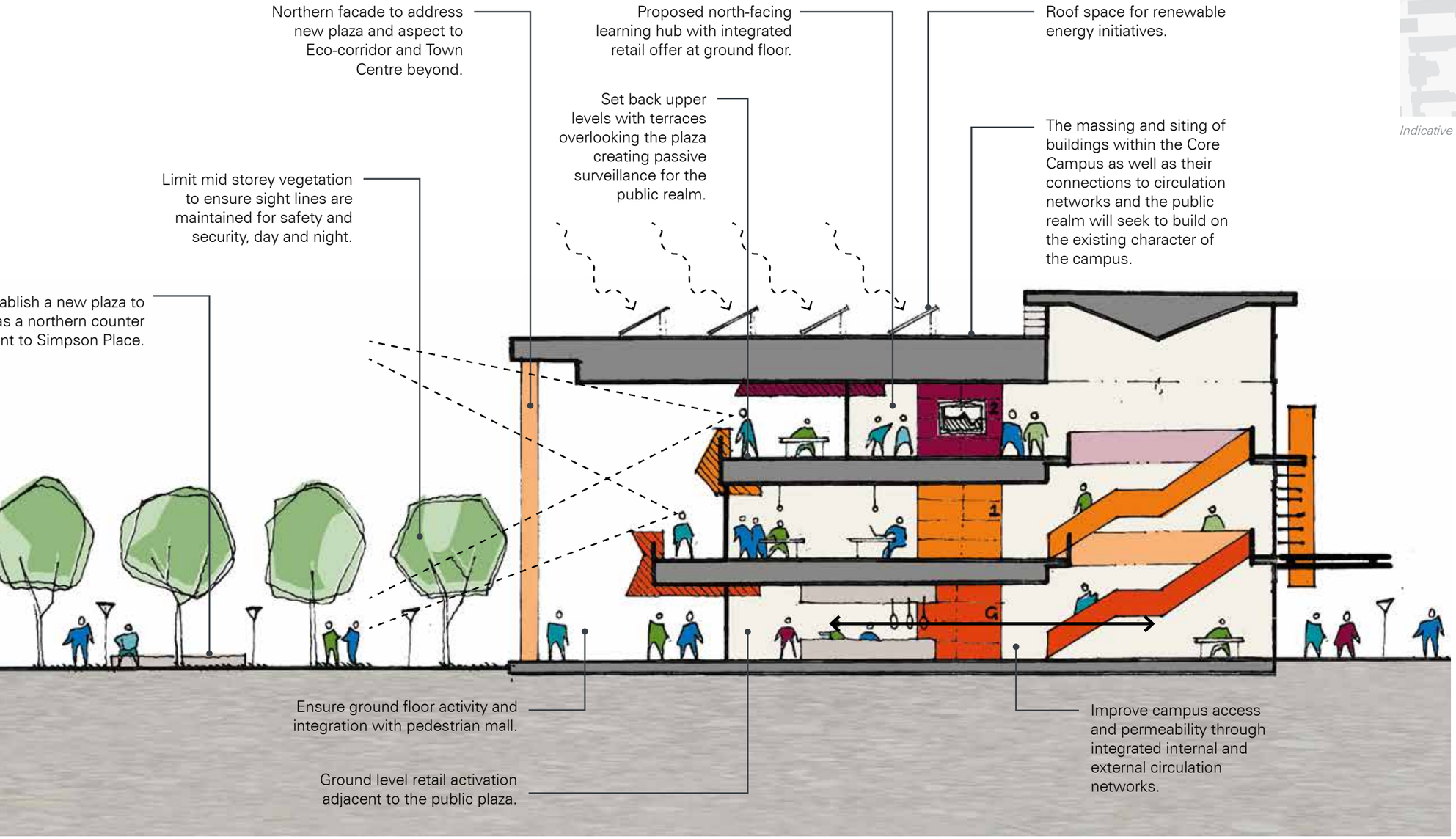

5.2 ECO-CORRIDOR

EXISTING CONDITIONS & VISION

NEIGHBOURHOOD VISION

Investment in the Eco-corridor Neighbourhood will signify the University's commitment to supporting local ecology and flora and fauna diversity.

The main components of the Eco-corridor are the Wildlife Sanctuary, the Central Moat and the area south of Kingsbury Drive. Each component will be treated uniquely, building upon the existing character and strengths of the area.

A network of shared paths will be developed throughout the Eco-corridor, providing much needed connections between Darebin Creek and the neighbourhoods north of the Wildlife Sanctuary.

KEY ATTRIBUTES & SUPPORTIVE ELEMENTS

- Green space accounts for over 30% of the campus.
- The open space facilitates sport, recreation and important local ecologies.
- High Ecological Value of the Moat system.
- Supports regional biodiversity and ecology networks.
- Plays a key role in both local and regional stormwater treatment.

BARRIERS TO CHANGE

- Old and tired materials and finishes within existing outdoor courtyards require upgrading.
- The Moat is disconnected from the Core Campus, visually and physically. It currently acts as an open stormwater drain for the whole campus.
- The facilities within the Wildlife Sanctuary are tired, and in need of upgrading to facilitate effective teaching and research.
- The Wildlife Sanctuary is isolated from Core Campus activities and surrounding neighbourhoods by major road networks and visually intrusive fencing.
- Service roads and access paths will be required across the University Town. This access network will need to be carefully managed to ensure it does not dominate the landscape.

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- Urban courtyards and pathways
- Passive recreation areas
- Creek revegetation planting
- Water bodies
- Existing built form
- Proposed built form

LANDSCAPE CONTEXT

The Eco-corridor traverses the length of the campus, linking Darebin Creek with ecological and biodiversity assets to the north. The water system that runs through the Eco-corridor is currently not well maintained. Weeds have infested the corridor, and the buildings and open spaces 'turn their back' on the water system. The Moat acts as an open stormwater drain for the campus and upstream development. The Moat currently contains significant exotic tree species, such as Willows.

LANDSCAPE VISION

THE WILDLIFE SANCTUARY

An outdoor 'living' laboratory for education and research will be created, providing a platform for the pursuit of the University's Research Focus Areas and accommodating archaeology, botany and zoology courses and research activities.

The Wildlife Sanctuary will primarily be a place of research and learning. The facilities will be upgraded to provide quality alternative research laboratories and classrooms, so students can spend more time 'in the field'. Providing access boardwalks and observation platforms will help facilitate learning, while also protecting the existing vegetation.

The Sanctuary is open to the public, and has the opportunity to host community planting days, provide limited indigenous plant sales and retail, enabling local involvement and investment. There will be excellent signage and wayfinding throughout the Sanctuary, providing knowledge and information to all visitors about the range of flora and fauna within the ecosystem.

A consolidation of service roads and storage areas (and their repositioning to more discrete locations) and enhanced fencing treatments will make the Sanctuary an attractive destination. Providing quality amenities for local visitors, and upgrading the nursery entry experience would make this a desirable outing for the community and school groups.

THE MOAT

The Moat system and environs will become a public destination within the campus – the Central Parkland. The Moat will have activated edge walks, and will facilitate shared bicycle use. Bridges will connect the Core Campus and the colleges at regular intervals, celebrating moments of art and sculptural form.

The Moat will be an activity spine, linking active and passive recreation areas with hospitality, events, learning areas, and research, employment, retail health, cultural and sporting hubs. Memorable attributes of the existing network will be complemented with new uses. Back of house areas and service road prioritisation will be discouraged. There will be event lawns, public lighting, curated artwork and place interpretation.

Primarily, the Moat will be a place of engagement with water and environment. It will have both formal interactions with the water's edge, and areas where the riparian water corridor is rehabilitated. The Moat presents significant opportunities for habitat, ecology, water quality, learning and landscape experience. The Moat will engage students, staff and the community in the ecological water story of the campus. It will be used to improve the water quality of the stormwater received into the system, and provide a learning/observation function that complements the University's RFA ambitions.

SOUTH OF KINGSBURY DRIVE

The vision for the area south of Kingsbury Drive is to provide an endemic revegetated and rehabilitated riparian and woodland ecosystem that completes the linkage between the Moat system and Darebin Creek. Importantly, the area will be set aside for offset planting to facilitate development in other areas of the campus and will be a repository for the enhancement of the University's stormwater harvesting, treatment and reuse.

Existing paths shall be consolidated and upgraded to control movement and provide quality connections between the Darebin Creek Trail and the campus, improving the amenity of the area.

NEIGHBOURHOOD LANDSCAPE PLAN

WILDLIFE SANCTUARY

- Upgrade the learning facilities to create opportunities for alternative research laboratories and classrooms within this unique environment.
- Provide access boardwalks and observation platforms to facilitate learning, while also protecting the existing vegetation.
- Consolidate surface materials and visually reduce the impact of service roads, storage areas and fences to improve the visual appeal of the Wildlife Sanctuary.
- Provide quality amenities for visitors and a nursery entry experience to make this an attractive outing for families and school groups.

KEY INITIATIVES

- Rejuvenate the Wildlife Sanctuary. Upgrade the presence of the Sanctuary within the community, by making the entry more prominent. This will include street signage within surrounding suburbs for access locations, as well as compliant access from car parks and streets.

1 Provide a new access points into the Sanctuary from the campus. Facilitate a shared path connection from Darebin Creek, via the Core Campus, and north to the Wildlife Sanctuary.

2 Upgrade learning and research facilities, providing alternative classroom environments for students and staff.

3 Provide access boardwalks and observation platforms that help to facilitate learning, while also protecting the existing vegetation.

4 Consolidate surface materials and visually reduce the impact of service roads, storage areas and fences. Fencing chosen will be sympathetic to its surroundings.

5 Provide quality signage and interpretive information so that the site is easily accessible for both students and the local community.

- Create a safe haven for fauna within the Sanctuary. Fauna will be protected and able to be observed and bred depending on research programmes.
- Raise the informal embankments within the Wildlife Sanctuary to assist with flood mitigation downstream through the Moat system.

6 Protect the very high significance remnant River Red Gum native vegetation standing within the north-east of the Wildlife Sanctuary and significant individual River Red Gums across the reserve.

- Integrate Plains Grassy Wetland vegetation community within the riparian areas surrounding the wetlands within the Wildlife Sanctuary.

7 Enhance the ecological corridor linkage between Gresswell Grange and Darebin Creek through active management of the Plains Grassy Woodland vegetation within the Wildlife Sanctuary management. There are opportunities to enhance ecological value through the implementation of floating macrophyte islands and vegetated swales to improve water quality and manage surface water flow within and downstream of the Wildlife Sanctuary.

- Support research in the areas of revegetation and stream ecology through the installation of macrophyte islands within the Wildlife Sanctuary. There is an opportunity to support the introduction of listed fauna, including fish species, into the Wildlife Sanctuary subject to the installation of appropriate fencing and addressing of overland flow issues.

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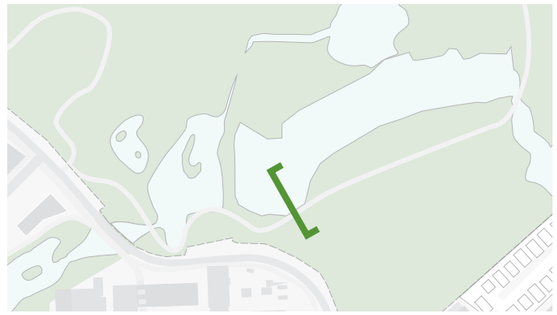

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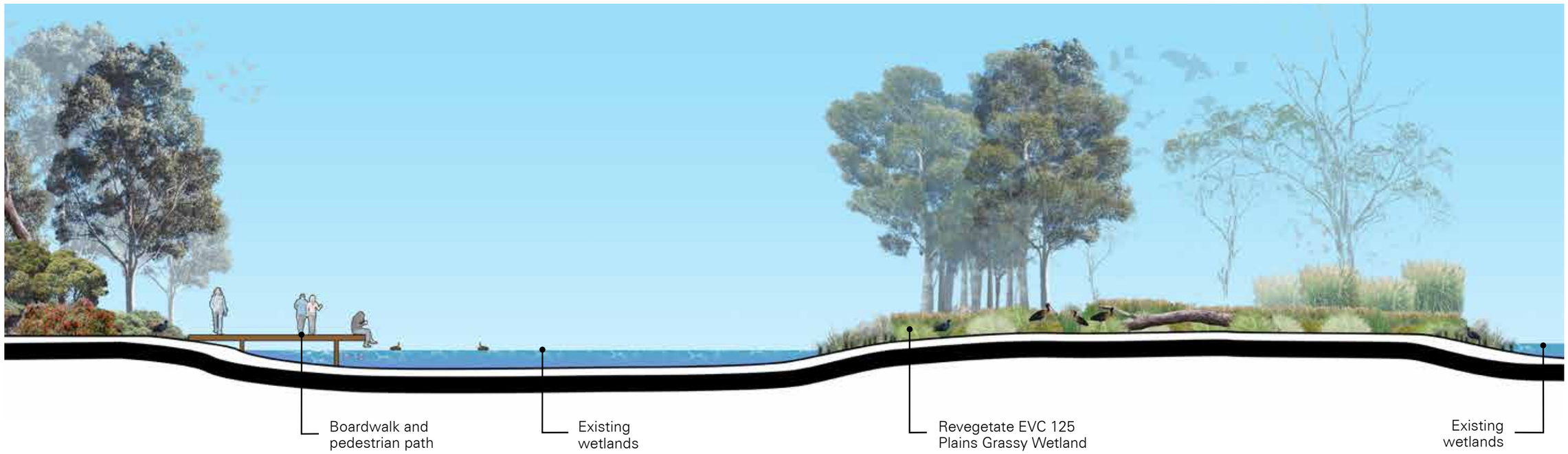

NEIGHBOURHOOD LANDSCAPE PLAN

THE MOAT

- Enhance the Moat edge conditions by providing well defined shared pathways for pedestrian and bicycle access on both sides of the waterway.
- Create meaningful engagement with water. In areas of the Core Campus, provide an urban interface that allows students and staff to interact with this asset.
- Provide high quality bridge connections across the Moat for pedestrians and cyclists.
- Revegetate the Moat embankments to stabilise the edges and provide high quality habitat, enhancing the amenity and ecological value of the waterway.

KEY INITIATIVES

- Develop the Moat as the Central Parkland - the main activity spine that connects the University Town. This should include shared access paths, cafes, kiosks and interaction with water.

1 Provide stronger connections across the water to encourage movement from the Core Campus to the Colleges and beyond to the R&D Park.

2 Develop the Core Campus interface to relate to the Moat in a civic manner, providing hard edges that encourage students and activities to occur along the water edge.

- Provide new developments that spill out into the parkland as outdoor seating or dining, ensuring that building facades are activated and engaging.

3 Develop primary circulation for cyclists and pedestrians close to the Moat corridor, providing direct connection through the campus from Darebin Creek to northern neighbourhoods. Provide a secondary circulation path along the Moat for strolling.

- Revegetate parts of the Moat network to improve water quality and biodiversity outcomes.

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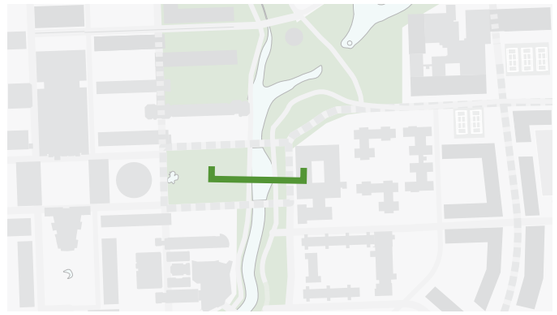

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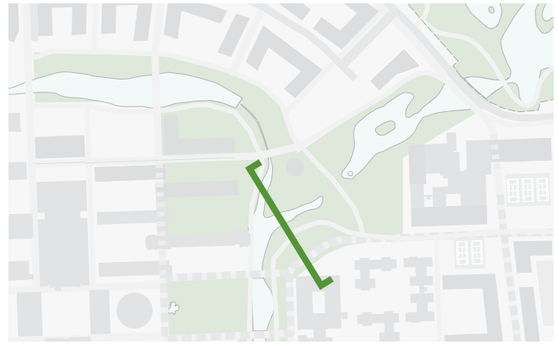
NEIGHBOURHOOD VISUALISATION



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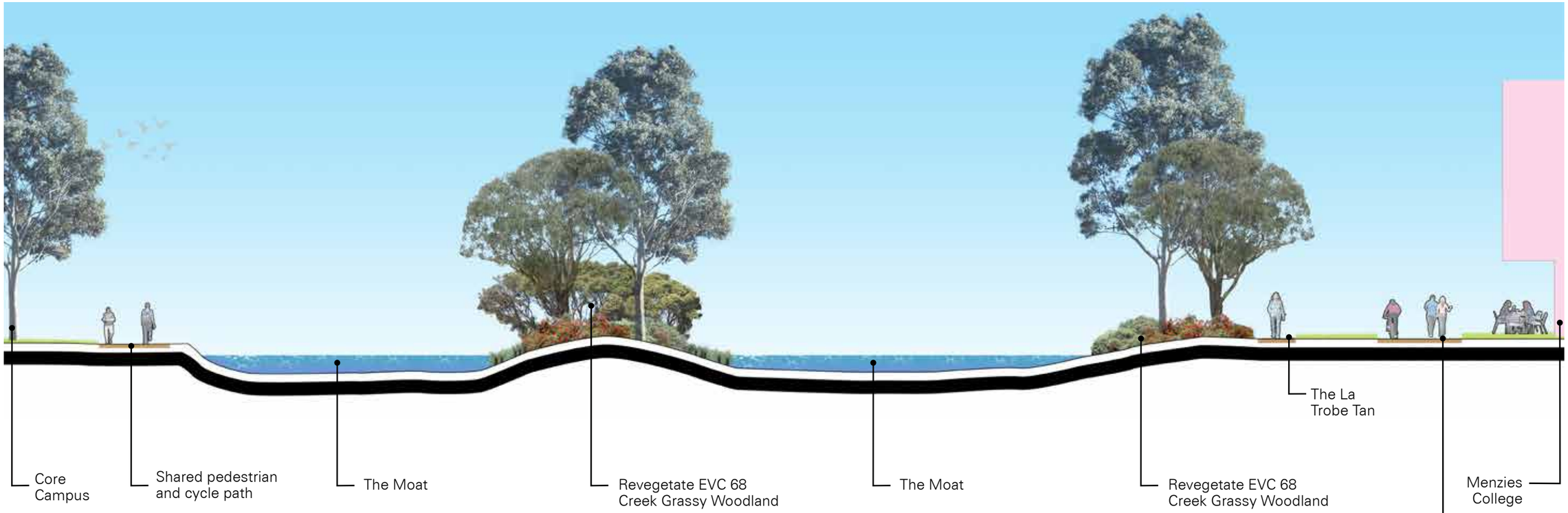
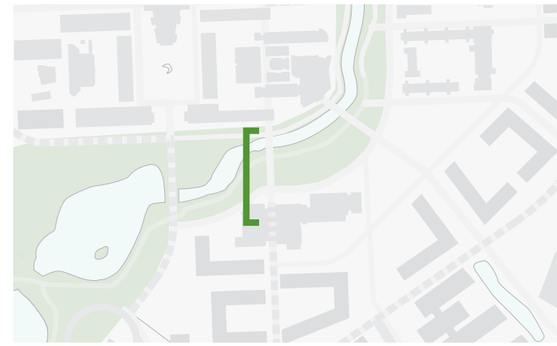
THE MOAT





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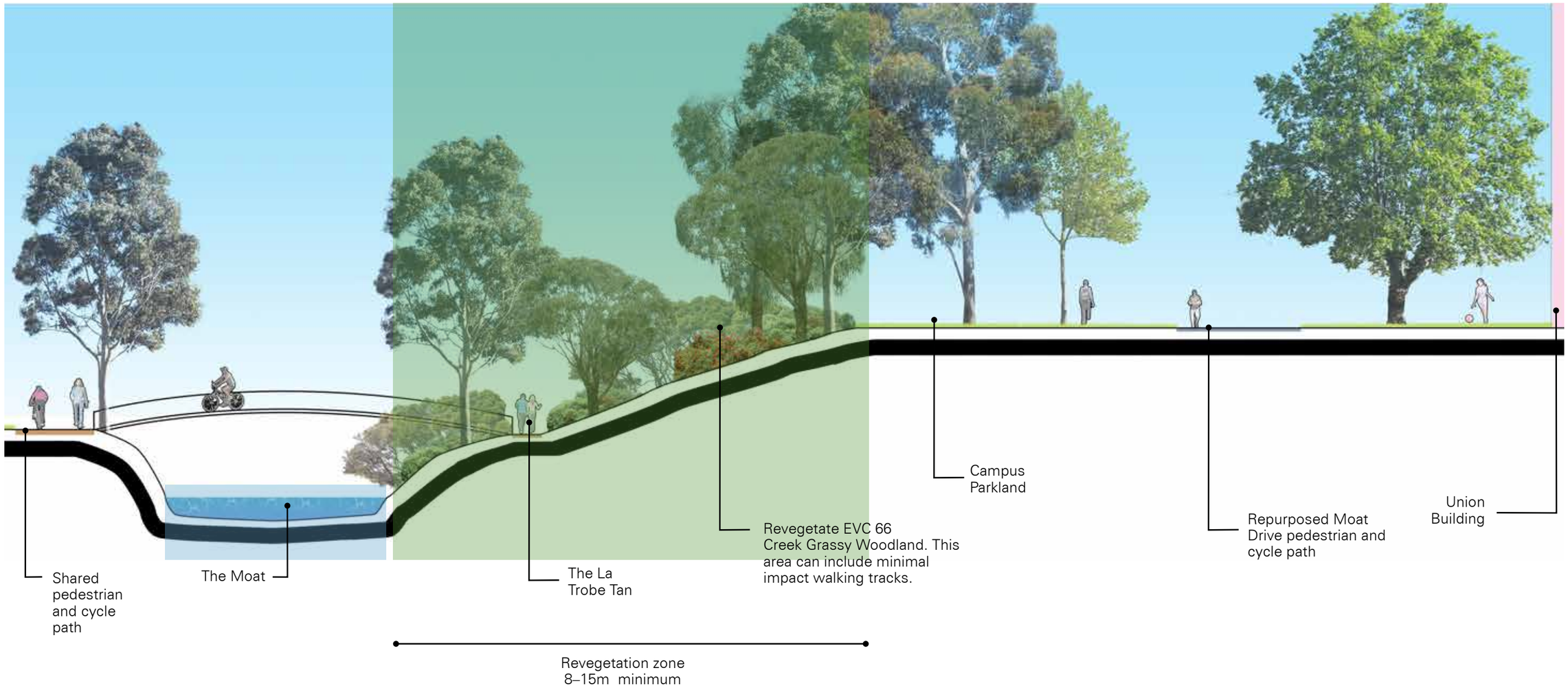
UNION BUILDING MOAT INTERFACE



NEIGHBOURHOOD LANDSCAPE PLAN

SOUTH OF KINGSBURY DRIVE

- Connect the Darebin Creek Trail to the University Town by enhancing the current pedestrian and cycle path.
- Return the area to its endemic ecological character through plantings of Plains Grassy Woodland, Creek Grassy Woodland and Stream Bank Shrubland.
- Through the planting of 'hubs' of threatened flora species, establish biohubs to support dispersal and regenerate tracts of habitat and creating the opportunity for species to re-disperse and establish healthy/self-sustaining populations.
- Enhance the quality of Darebin Creek by actively managing access and discouraging development and activities that may cause unacceptable levels of air, noise, soil and water pollution. Provide opportunities for research stations and outdoor classrooms within this unique environment.
- Work with external stakeholders with an interest in the health of Darebin Creek to realise its management objectives through an integrated sub-catchment approach to improving the flow and quality of water entering the watercourse.

KEY INITIATIVES

1. Connect the Darebin Creek Trail to the campus and provide bicycle and pedestrian links to the suburbs north and south.
2. Improve water quality and manage surface water flow to Darebin Creek through riparian vegetation plantings along the Creek and constructed wetlands and by active management of weeds, litter control and pest species.
3. Protect ecologically important old River Red Gums, endangered flora species and create habitat for endangered fauna species within the Offset Area.
4. Enhance the ecological value of the area through the implementation of floating macrophyte islands and vegetated swales to improve water quality and manage surface water flow within the constructed wetlands.

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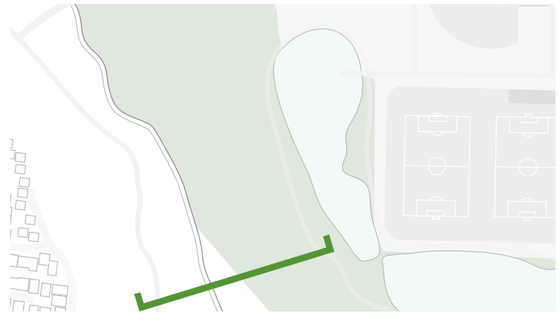

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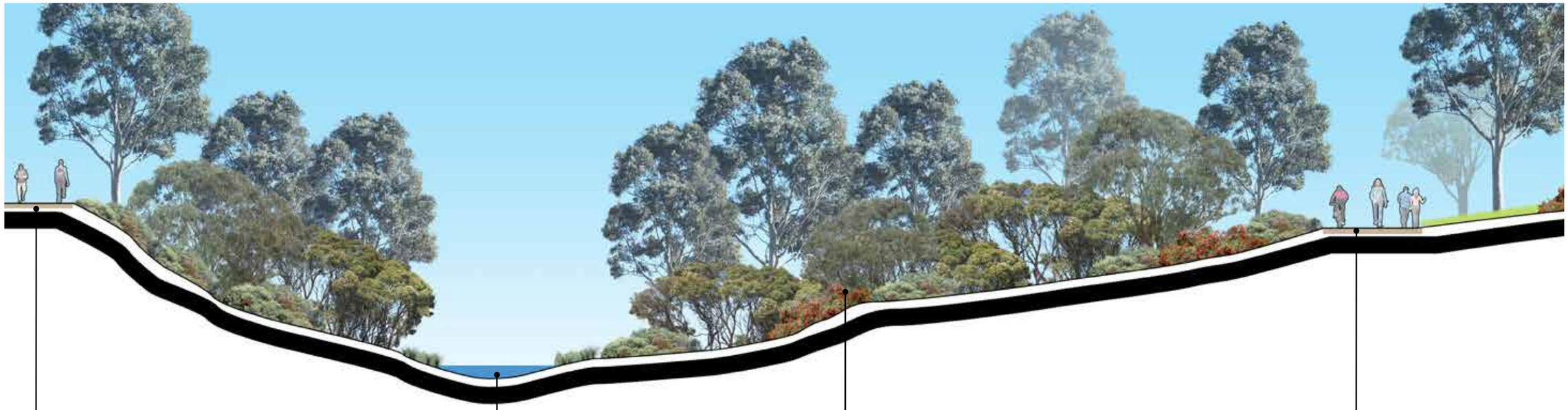


5.3 TOWN CENTRE

EXISTING CONDITIONS & VISION

NEIGHBOURHOOD VISION

The majority of University Town development will be concentrated in the north of the campus. The establishment of signature buildings and an expanded health presence along the growing Plenty Road corridor will create a dynamic and memorable gateway.

The Town Centre Neighbourhood will include a mix of University Town uses with a strategic ambition for higher density mixed use development along the campus' highly valued frontages.

The precinct will accommodate a diverse range of housing, both for the University and broader community. Ground level uses along major movement spines will seek to invest these connecting networks with a high level of vitality, safety, security and distinctiveness.

The primary pedestrian entries of abutting development will be directed to these interfaces, while vehicle access points will typically be via secondary networks and signalised entries to the site.

The Town Centre Neighbourhood will provide strong links into the Core Campus and surrounding neighbourhoods, helping to bridge the gap between the traditionally isolated core and the growing town centre to the north. Higher density built form in the precinct will provide active interfaces to public realm and pedestrian networks and will seamlessly integrate with renewed landscape spaces and water corridors.

Though taller than traditional campus scale this development will be configured to ensure primary connecting streets continue to enjoy access to sunlight year-round.

KEY ATTRIBUTES & SUPPORTIVE ELEMENTS

- Approximately 35.7 hectares (15% of the campus).
- Exposure to the fast growing Plenty Road corridor.
- Large portions of undeveloped land.
- Proximity to public transport and Polaris Town Centre uses.
- An established health services presence that could be further expanded in a mannner that would complement teaching, learning and research goals for the University and the needs of Melbourne's north.
- A state and local government strategic ambition for higher density residential and mixed use development and employment along the Plenty Road corridor.
- Proximity to the La Trobe Wildlife Sanctuary and Bundoora Park open space network.
- The existence of established roads, such as Main Drive, La Trobe Avenue and Plenty Road, provide ready opportunities for development to occur in the short-term.

BARRIERS TO CHANGE

- The Agriculture and Zoology Reserves are not considered to be the highest and best use for this valuable area of the campus and require a viable alternate location.
- The Agriculture and Zoology Reserves restrict access to much of the neighbourhood.
- There are poor pedestrian connections to the Core Campus and surrounding neighbourhood uses.
- Pedestrian access to the Polaris Town Centre and the Kingsbury Centre is not direct and presents safety issues, especially at night.
- Intersections throughout the neighbourhood have traditionally been engineered to facilitate private vehicle movement, rather than pedestrian or cyclist movement.
- The La Trobe Private Hospital is currently disengaged and disconnected from the rest of the campus.

MASTER PLAN TACTICS

- The development of academic, entertainment, residential and mixed uses in a northerly direction to intersect with the existing Polaris Town Centre. Blur the edges between the Core Campus and the Town Centre by growing academic building stock to the north, distributed amongst mix use developments.
- Provide higher density development and a stronger University Town presence along Plenty Road.
- An extension of commercial activity along Plenty Road in partnership with the private sector. This development will be of a higher density to the Core Campus offer and will include mixed housing options.
- Provide a more diverse retail and services offering than would be viable within the Core Campus. This may include facilities that might provide a dual University and community function (e.g. cinemas that can be timetabled as lecture theatres during University teaching times).
- Explore the opportunity for partnership residential and/or research uses, ensuring a strong connection with the emerging Polaris Town Centre (west) and the Core Campus (south).
- Accommodate a large residential population within the neighbourhood, providing a wide range of housing typologies to support a diverse residential community.
- Decommission the section of Ring Road North between the access to Car Park 8 and the intersection of Science Drive to alleviate 'rat running' through the north of the campus by non-University traffic.
- Ensure that development in proximity to the Eco-corridor and Wildlife Sanctuary respects this sensitive interface.
- Develop a significant signature building on the Plenty Road frontage site, north of the Cemetery. Potential uses include hotel and conference facilities and arts and cultural facilities. A minimum 30 metre buffer to the Cemetery should be observed by new development.

KEY DEVELOPMENTS

1 LA TROBE WALK

Create a new Plenty Road gateway to the campus that provides:

- A visible entry to the University Town with a clear vista to the Core Campus.
- A pedestrian and bicycle spine that provides a clear and secure connection between Plenty Road (and the tram stop) to the Core Campus.
- An integrated landscape and water sensitive urban design treatment that connects into the Eco-corridor. Ensure that this approach promotes the University's brand and campus qualities to a wider audience.
- A pedestrian-priority space, exhibiting a high level of exposure to both the health precinct and core-University and gateway buildings.
- An enhanced interface between the public realm and the (expanded) health precinct on Plenty Road, through the relocation of the current bus interchange to a location more central within the Core Campus.

2 SCIENCE DRIVE

Extend Science Drive to provide a direct 'main street' connection to Main Drive and the Polaris Town Centre development to the north. This spine will accommodate both public transport (bus services initially and tram services in the longer term) and private vehicles in a slow speed environment.

3 HEALTH & MEDICAL PRECINCT

Develop an expanded health and medical precinct on the Plenty Road frontage, north of Kingsbury Drive. The development of this hub should align with the University Town ambition and will:

- Provide integrated teaching and learning facilities.
- Ensure that essential services, access and back-of-house activities are located within the interior of the development site.
- Ensure that the University is able to control development to the immediate north and east.

NEIGHBOURHOOD LANDSCAPE PLAN

LANDSCAPE CONTEXT

The Town Centre neighbourhood is currently host to the Zoology and Agriculture reserves. The edges of the site have significant native vegetation, screening the area from Main Drive. The land gradually falls to the south and is expansive, with a centrally located drainage line running north-south. This area presents significant land development opportunities, especially along the Plenty Road frontage.

LANDSCAPE VISION

The redevelopment of the Town Centre neighbourhood allows for the creation of an exemplar University Town environment. It has the opportunity to display best practice for integrated building and public realm design.

The Town Centre will provide a range of open space opportunities, including College courtyards spaces, recreational reserves, Civic boulevards, and Urban courtyards. These spaces will facilitate a range of uses, stimulating movement and activity within the neighbourhood.

The boulevards and connector links shall be well vegetated using a combination of exotic and local species. These will provide a high level of amenity and be activated on the edges. Links will prioritise pedestrian and cyclist movement, decreasing the reliance on motor vehicles. Green-links will directly connect into the Core Campus and adjacent public amenities.

1 GREEN LINKING CORRIDORS

The creation of well connected green-links through the site will prioritise pedestrian and cyclist movement, and decrease the reliance on motor vehicles for short trips.

The links will be well vegetated, using a combination of local species. This will create a dappled, shaded environment, providing shelter for users from the sun and wind.

The ground plane and surface amenities will be of a high quality and durable. There will be seating and lighting provided, and streets will be activated on the edges with retail and other uses.

2 SCIENCE DRIVE EXTENSION

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 University Town's development.

Science Drive will be a green civic spine, with strong rows of avenue planting that provide visual connection through the University Town 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 along its edges.

3 PLENTY ROAD CONNECTION

Connecting into the Science Drive extension, will be a green civic access corridor providing pedestrians who alight at Plenty Road by tram with a direct link into the Town Centre and Core Campus.

The connection will be a pedestrian priority space, with high quality paving, materials and finishes, and incorporated seating. The space will include a core movement spine, with formal landscapes interfacing with adjacent built form.

DEVELOPMENT CONTROLS

BUILT FORM

HEIGHT

- Development on Plenty Road will be of a higher density with heights of 7-10 levels. This aligns with the state and local strategic ambition for the Plenty Road corridor.
- Central built form will range between 4-6 stories aligning with the scale of the existing Core Campus.
- At sensitive interfaces, such as the Eco-corridor, heritage buildings and La Trobe Wildlife Sanctuary, built form height will be reduced to 1-3 levels.
- Buildings will be designed to ensure street level environments provide a high level of amenity for extended sitting and passive activities (climatic comfort).

ALIGNMENT & SETBACK

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

VIEW CORRIDORS

- New development will protect the view line along the main pedestrian gateway to the campus, La Trobe Walk from Plenty Road into the Core Campus.
- 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 allow for long view corridors along all primary pedestrian paths.
- Secondary pedestrian paths will maintain strong sight lines, which most commonly run east-west.
- Built form addressing Plenty Road and Kingsbury Drive will consider high value sight lines to and from the corridors to visible facades.

ACTIVATED FRONTAGES

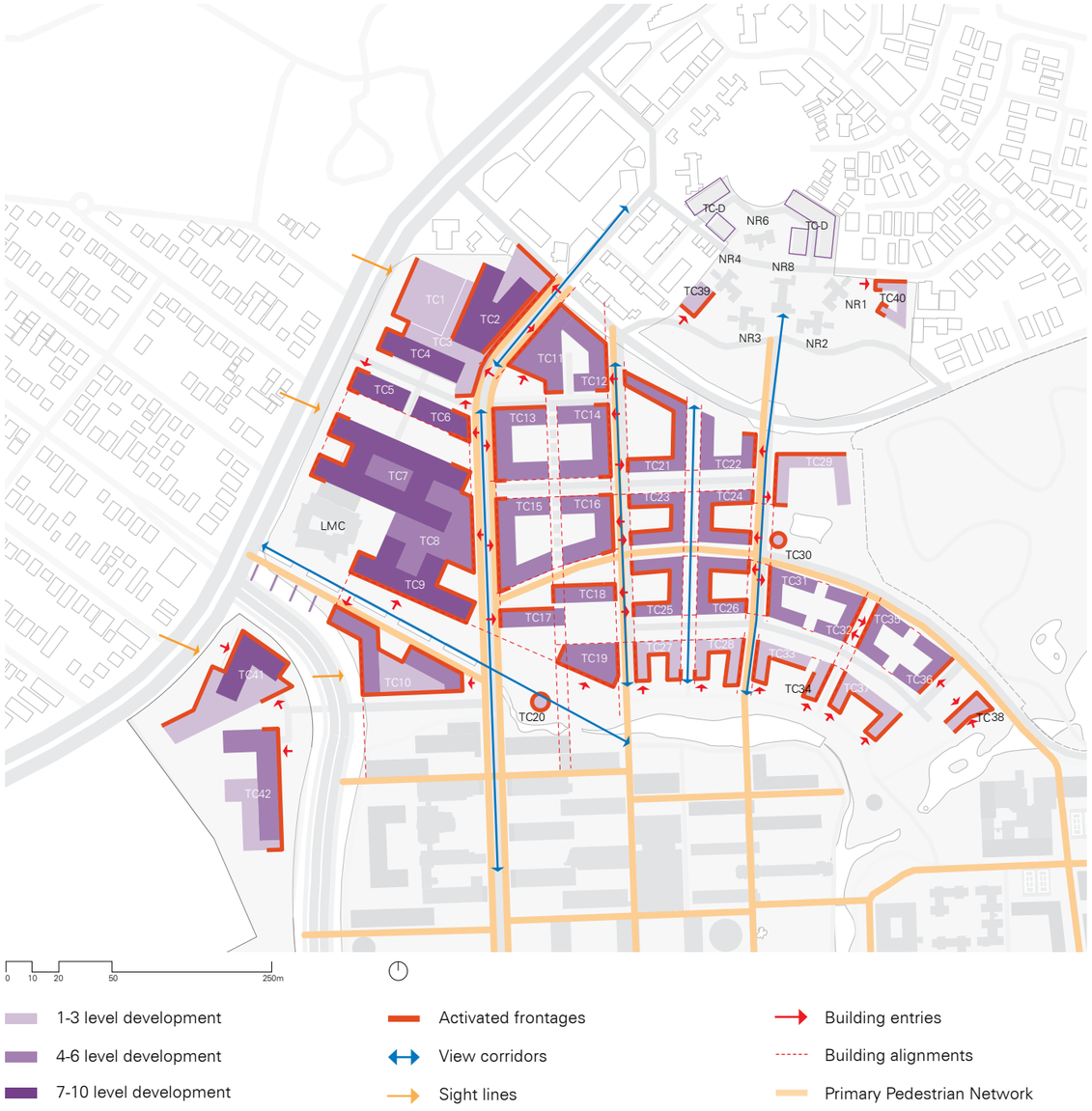
- Activation of facades will be prioritised along the Primary Pedestrian Network.
- Ground floor/street level permeability will be encouraged in new development to ensure activation of all street frontages in the Town Centre.

ENTRANCE

- Primary entries to buildings should address the Primary Pedestrian Network, specifically Science Drive and La Trobe Walk. 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. 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

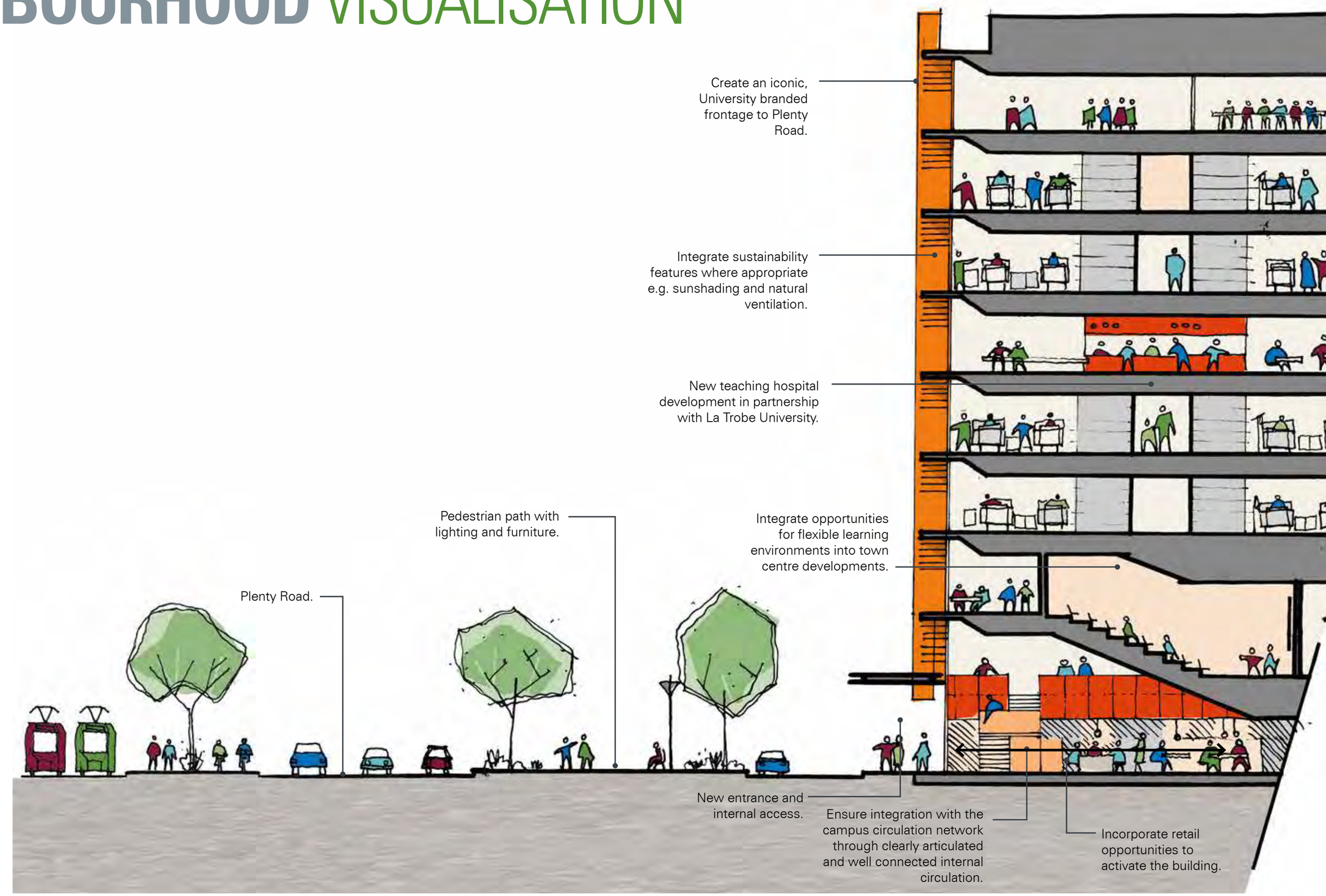
- North: new commercial development will connect to the existing Polaris Town Centre. A generous set back will be provided to Main Drive, creating an environmental buffer to the street. To the north of Main Drive respect for the amenity of the surrounding residential population is necessary.
- South: the interface with the Eco-corridor will be integrated into courtyard spaces of new residential buildings, blurring the boundaries between the Town Centre and Core Campus neighbourhoods.
- East: development will respect the La Trobe Wildlife Sanctuary boundary.
- West: built form will be built up to the edge of the street creating an address on Plenty Road for the University and its partners.

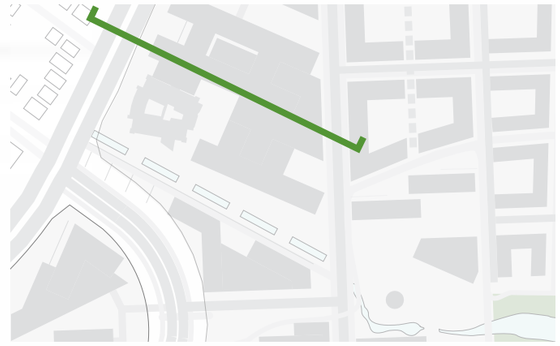


NEW DEVELOPMENT

Name	Programme	Levels	GFA (sqm)	Notes
TC1	Super Market	1	4,200	Iconic
TC2	Housing	8	36,616	Iconic
TC3	Retail	1	5,338	Iconic with academic satellite learning hub
TC4	Housing	8	19,416	Iconic
TC5	Academic	6	9,924	Iconic
TC6	Academic	6	9,972	
TC7	Hospital	10	106,560	Iconic
TC8	Hospital	2	11,164	Iconic
TC9	Hospital	10	50,600	Iconic
TC10	Academic	5	19,385	Iconic with teaching and research component
TC11	Commercial	5	16,440	
TC12	Commercial	5	10,915	
TC13	Commercial	5	16,110	
TC14	Academic	5	15,685	
TC15	Academic	5	18,395	
TC16	Academic	5	19,230	
TC17	Academic	5	7,085	
TC18	Academic	5	6,810	
TC19	Academic	5	11,550	
TC20	Café	1	283	Iconic Marker
TC21	Housing	4	11,588	
TC22	Housing	4	7,980	
TC23	Housing	4	8,960	
TC24	Housing	4	8,780	
TC25	Housing	4	8,956	
TC26	Housing	4	8,964	
TC27	Housing	3	4,962	
TC28	Housing	3	5,454	
TC29	Academic	3	7,374	
TC30	Community	1	283	
TC31	Housing	3	5,589	
TC32	Housing	3	4,743	
TC33	Housing	3	4,119	
TC34	Housing	3	2,034	
TC35	Housing	3	4,782	
TC36	Housing	3	4,857	
TC37	Housing	3	5,769	
TC38	Visitors Centre	1	1,088	
TC39	Housing	3	2,154	
TC40	Housing	3	3,003	
TC41	Commercial (lower)	2	8,614	Iconic
TC41	Hotel (upper)	8	21,832	Iconic
TC42	Commercial (lower)	2	4,472	
TC42	Commercial (upper)	4	16,380	
TC-D	Residential Parcels	3	12,231	Approx. 210 apartments (mix: 50% share of 1 and 2 bedroom dwellings).
		Total	558,415	

NEIGHBOURHOOD VISUALISATION





Indicative section location

Reduce scale of development along Science Drive to ensure high quality pedestrian amenity is provided with solar access (consider wind impacts also).

Vehicle and public transport corridor clearly articulated with regular crossing points.

Setback of upper levels to ensure solar amenity for adjacent southern public space.

Building articulation to create an engaging facade.

Include opportunities for vegetation and water sensitive urban design.

Balconies to provide passive surveillance.

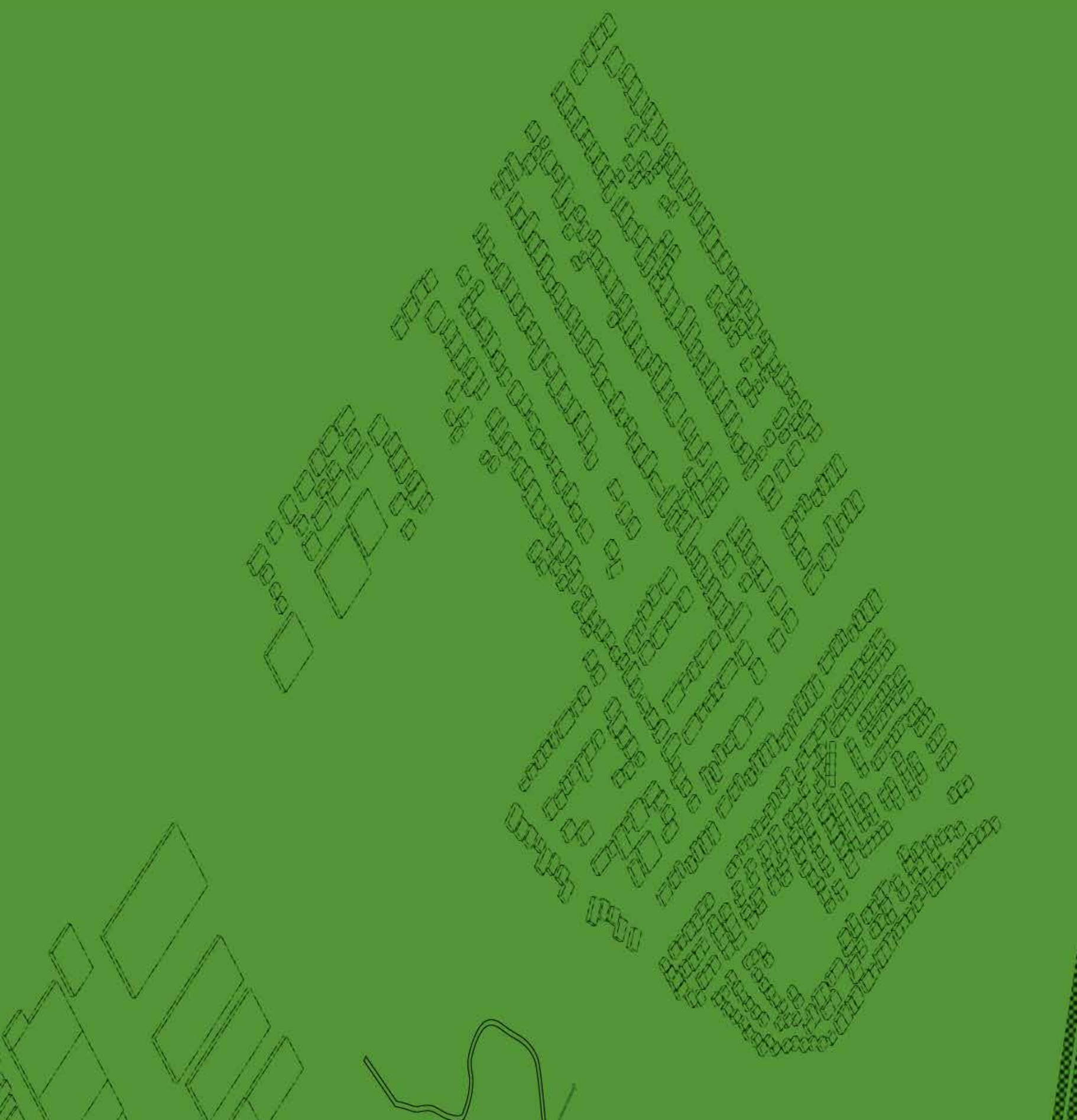
Provide a clear zone for pedestrian and cyclist circulation.

Ground floor retail activation with street side seating opportunities.

A high quality, secure public realm with appropriate lighting and furniture to be provided.

Multi purpose academic spaces ensuring activation at ground level, creating human scale spaces.

0 5m 10m



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.

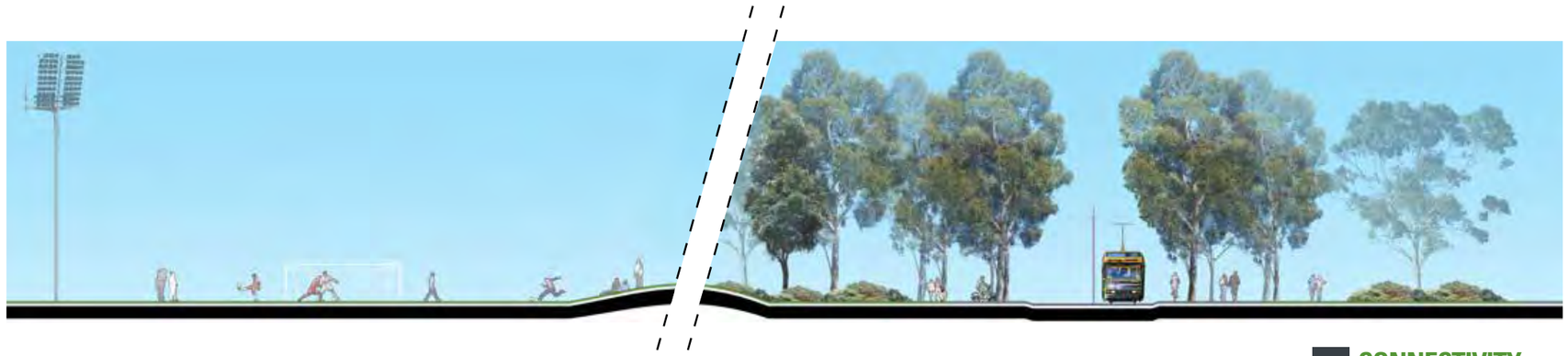
LANDSCAPE VISION

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. Howeverm, 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

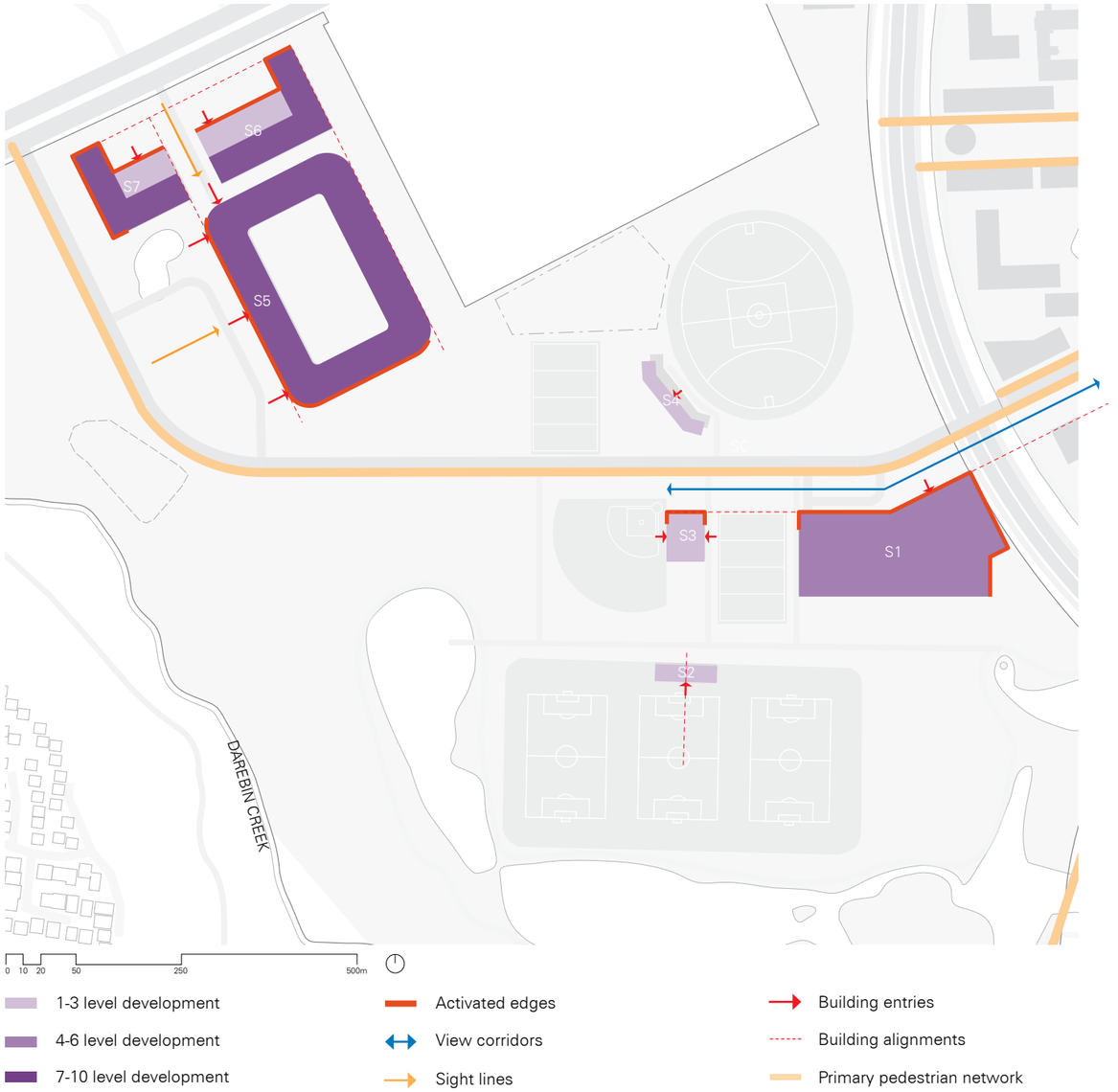
- Activation of facades will be prioritised along the Primary Pedestrian Network.
- Ground floor/street level permeability will be encouraged in new development to ensure activation of all street frontages withing the neighbourhood.

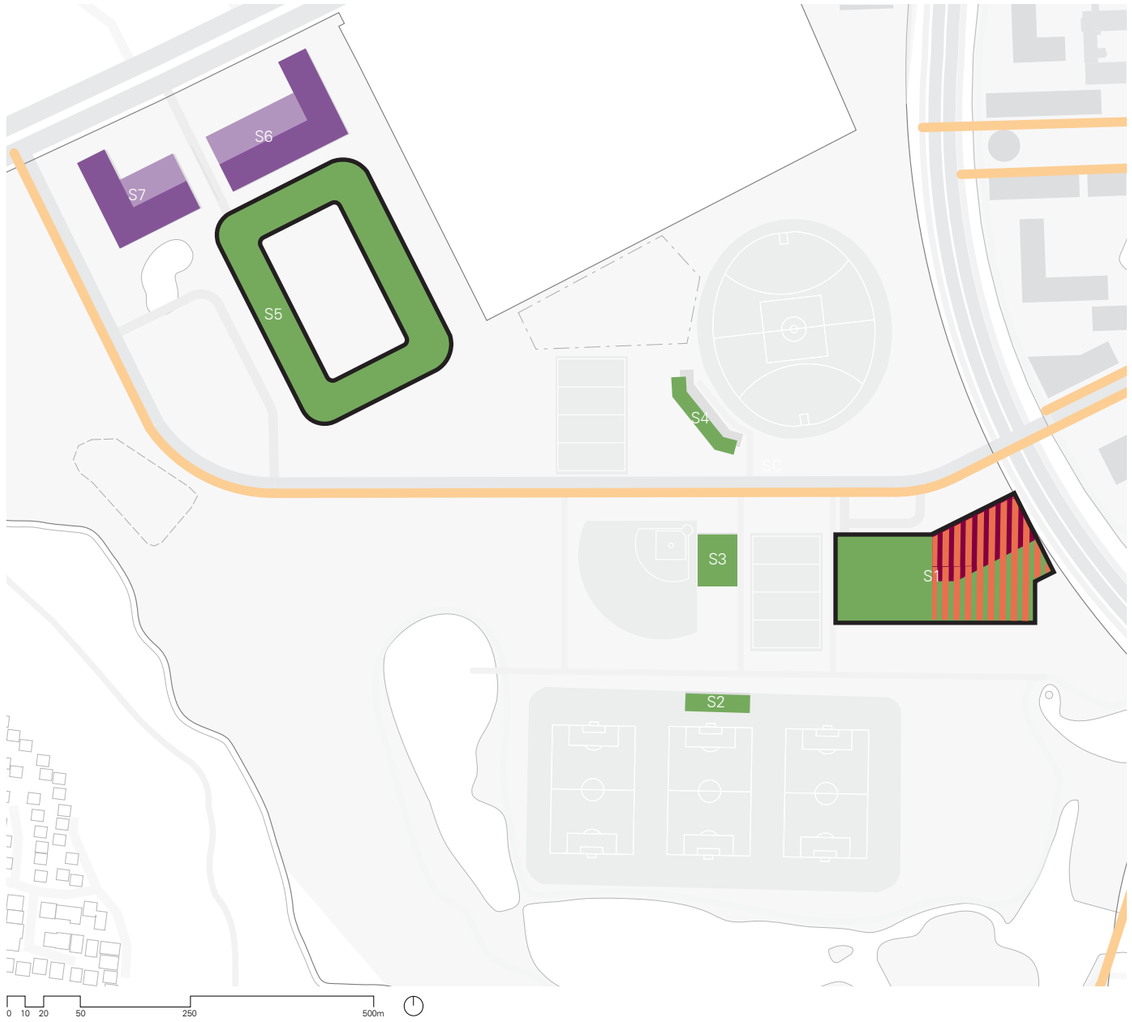
ENTRANCE

- 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.

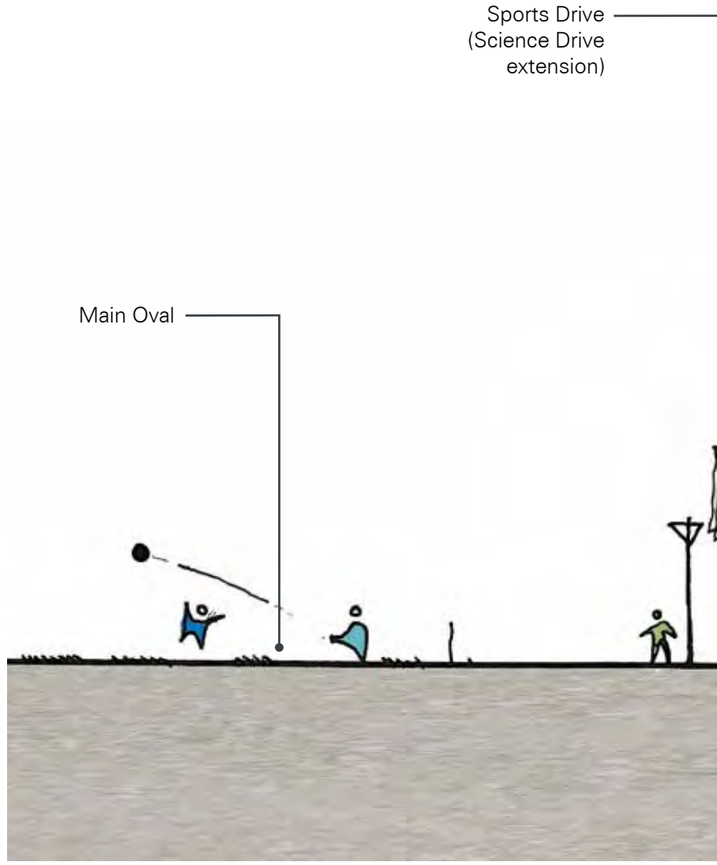


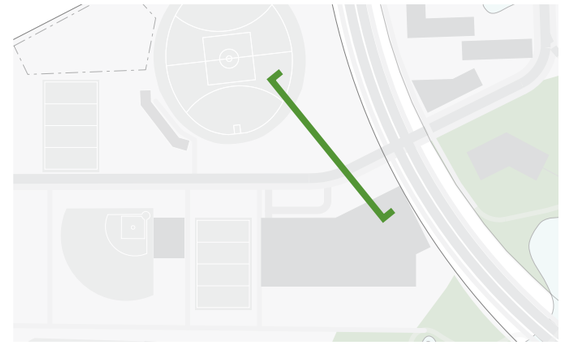


NEW DEVELOPMENT

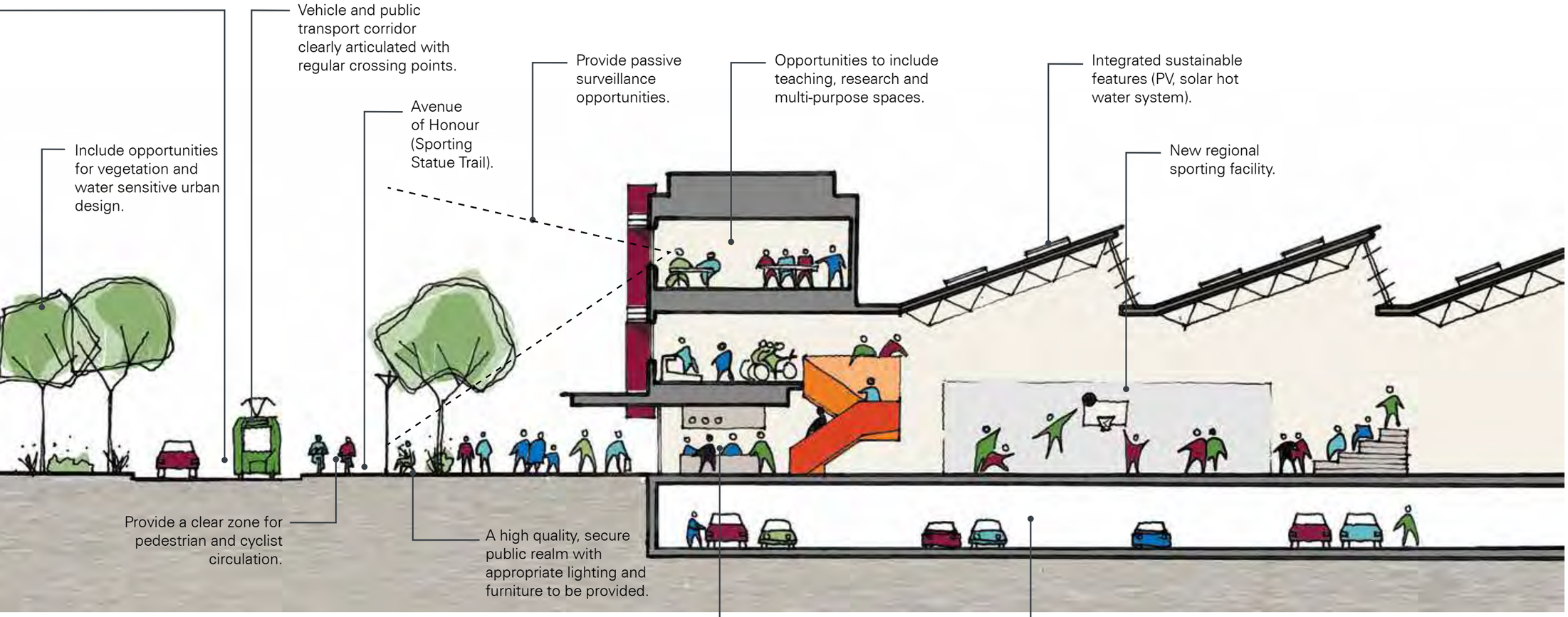
Name	Programme	Levels	GFA (sqm)	Notes
S1	Regional Sports Centre	2	26,852	Iconic, including integrated academic and research spaces
S2	Sports Pavilion	1	761	
S3	Sports Pavilion	1	1,351	
S4	Sports Pavilion	1	939	
S5	Stadium	1	25,000	Iconic
S6	Commercial	8	47,672	
S7	Commercial	8	34,888	
		Total	137,463	

NEIGHBOURHOOD VISUALISATION





Indicative section location



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.

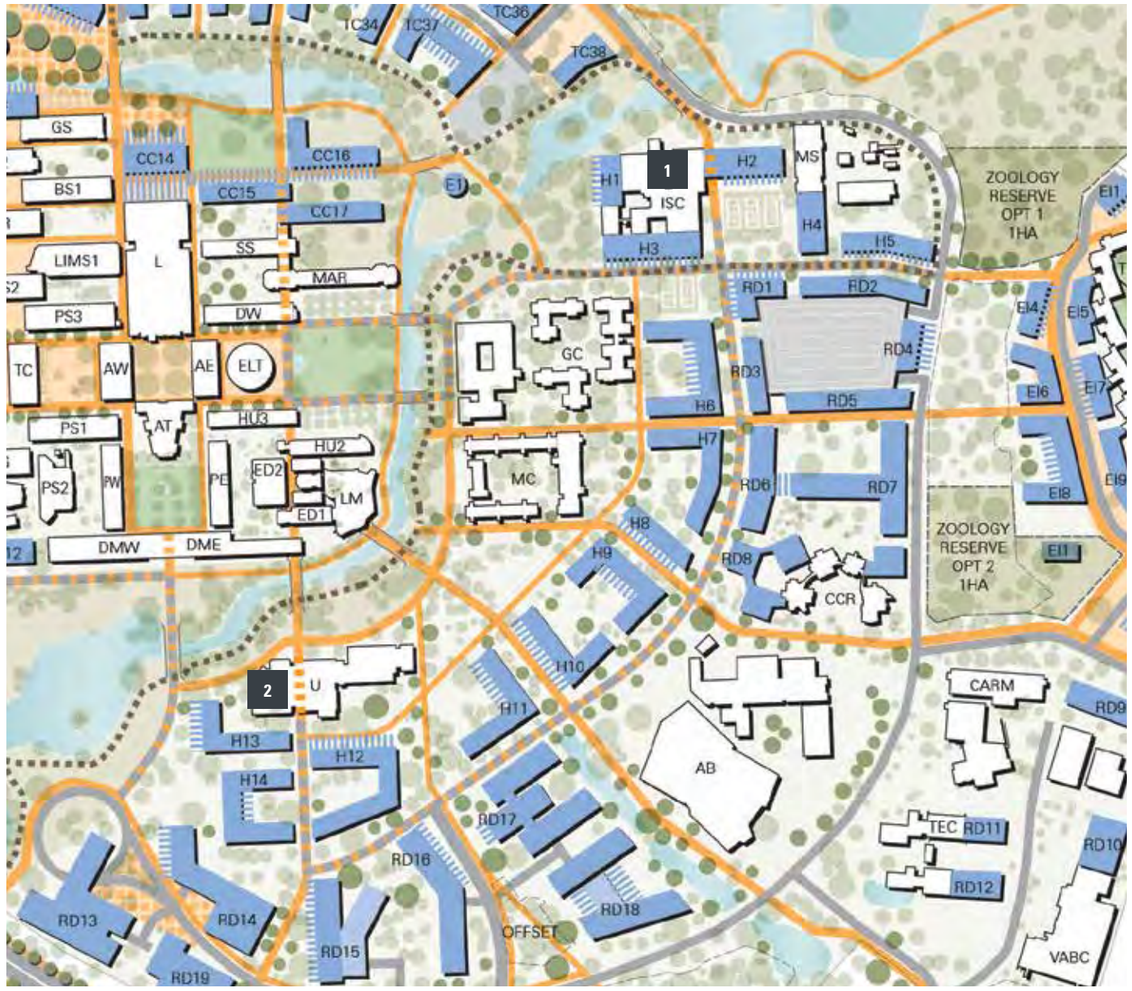
Redevelopment of the Union Building to accommodate a range of facilities to support the vitality of the student body, and particularly the surrounding residential population, will be pursued. It will be important to preserve the building's valued connections to the University, its ceremonies and cultural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

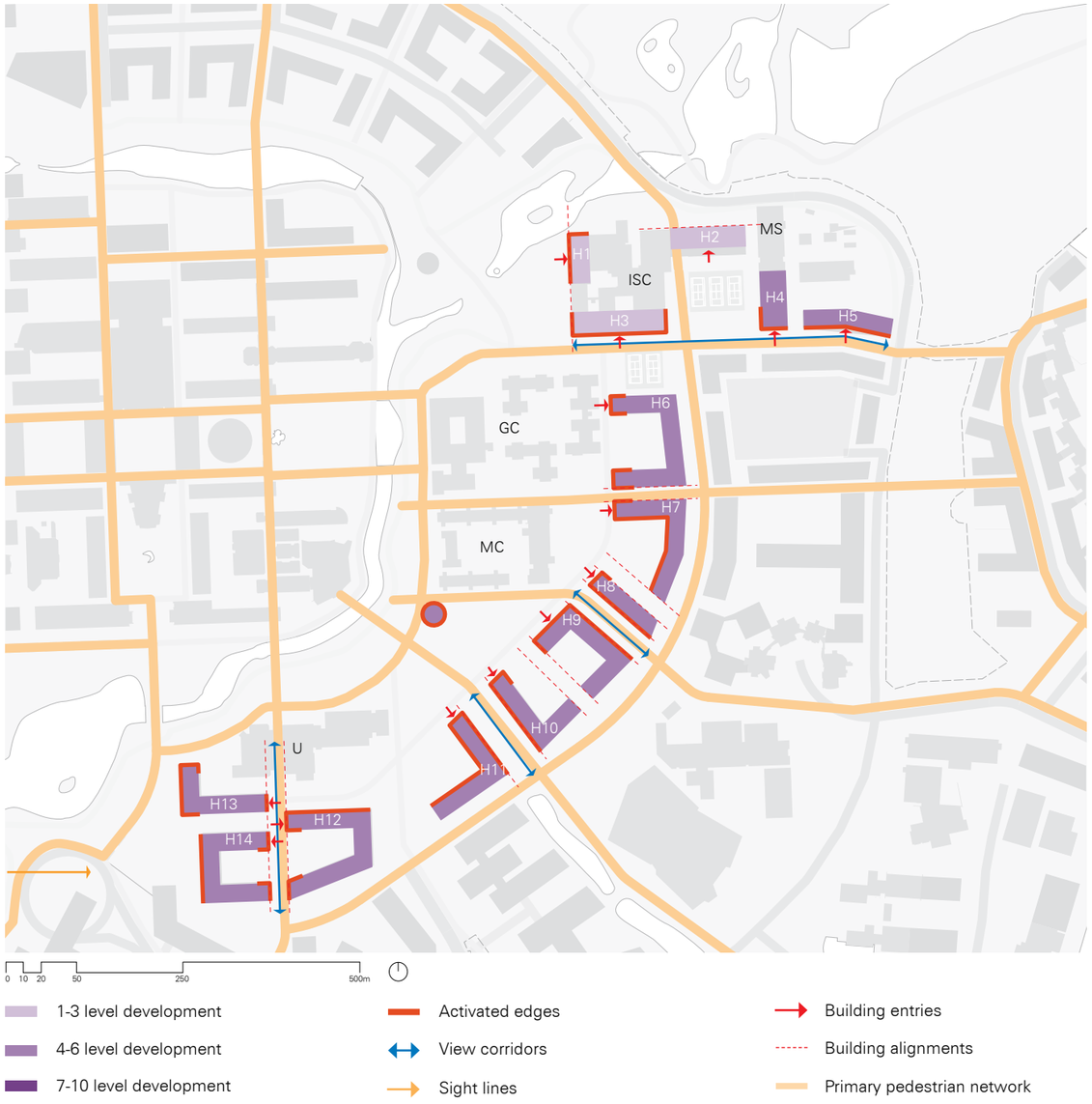
- Activation of facades will be prioritised along the Primary Pedestrian Network.
- Ground floor level permeability will be encouraged in new development to ensure activation of all frontages.

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

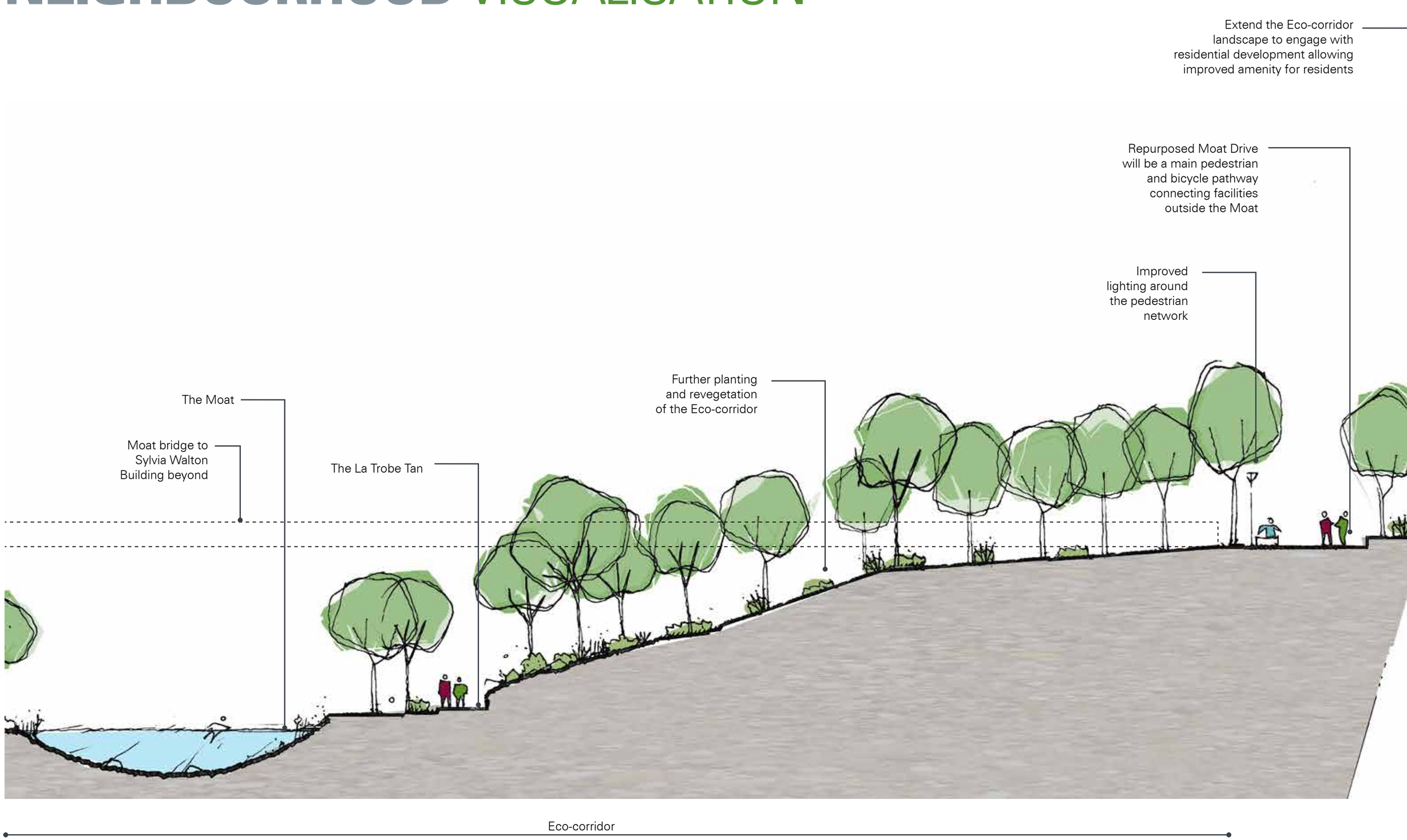
- North: development needs to both respect and engage with the sensitive edge of the Wildlife Sanctuary.
- South/east: this interface abuts the R&D Park. This boundary will be permeable and legible, ensuring connections between the R&D Park and the Core Campus are developed and clear.
- West: the Eco-corridor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

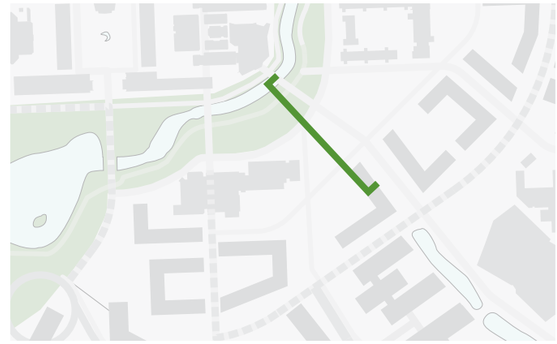


NEW DEVELOPMENT

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





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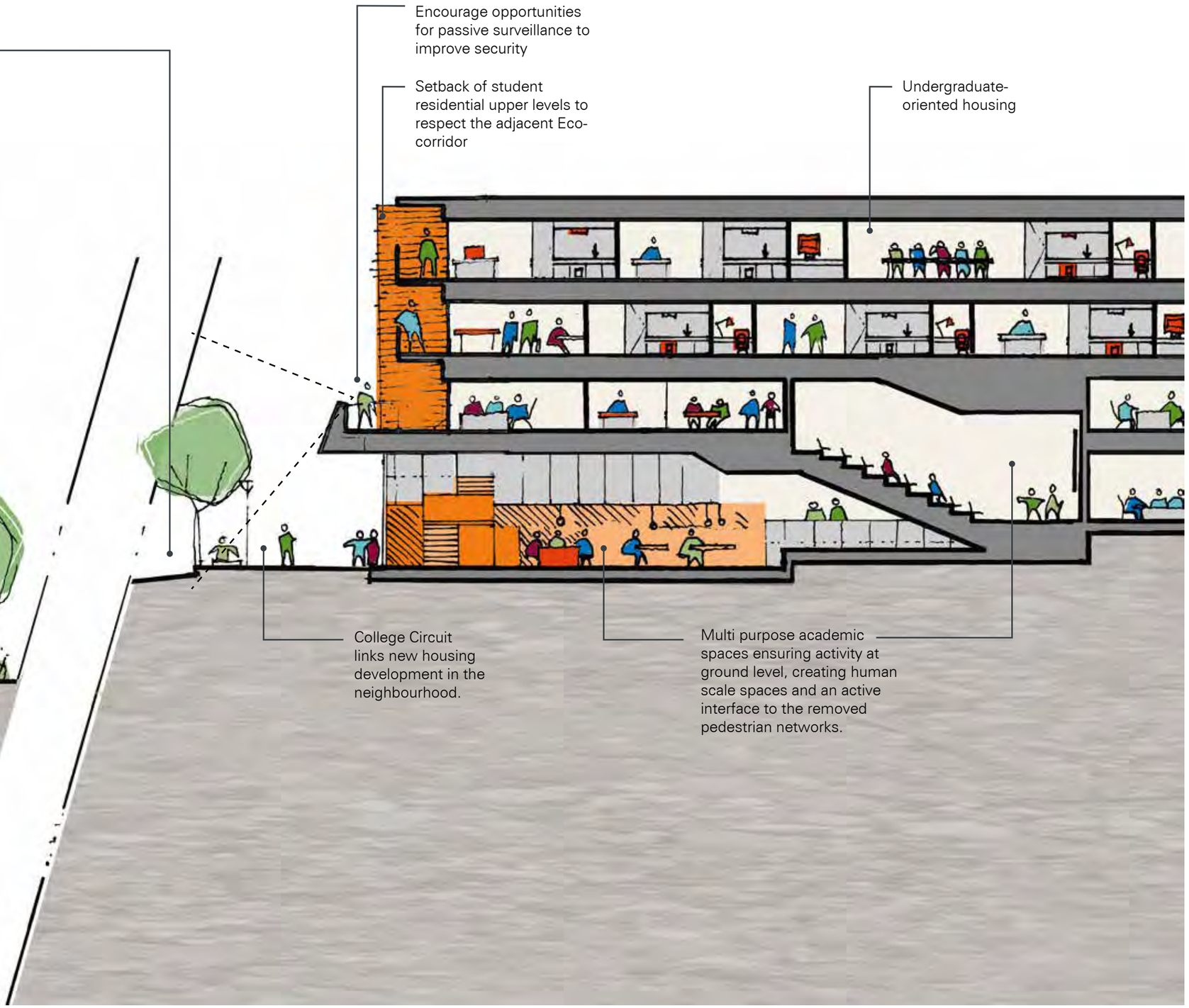
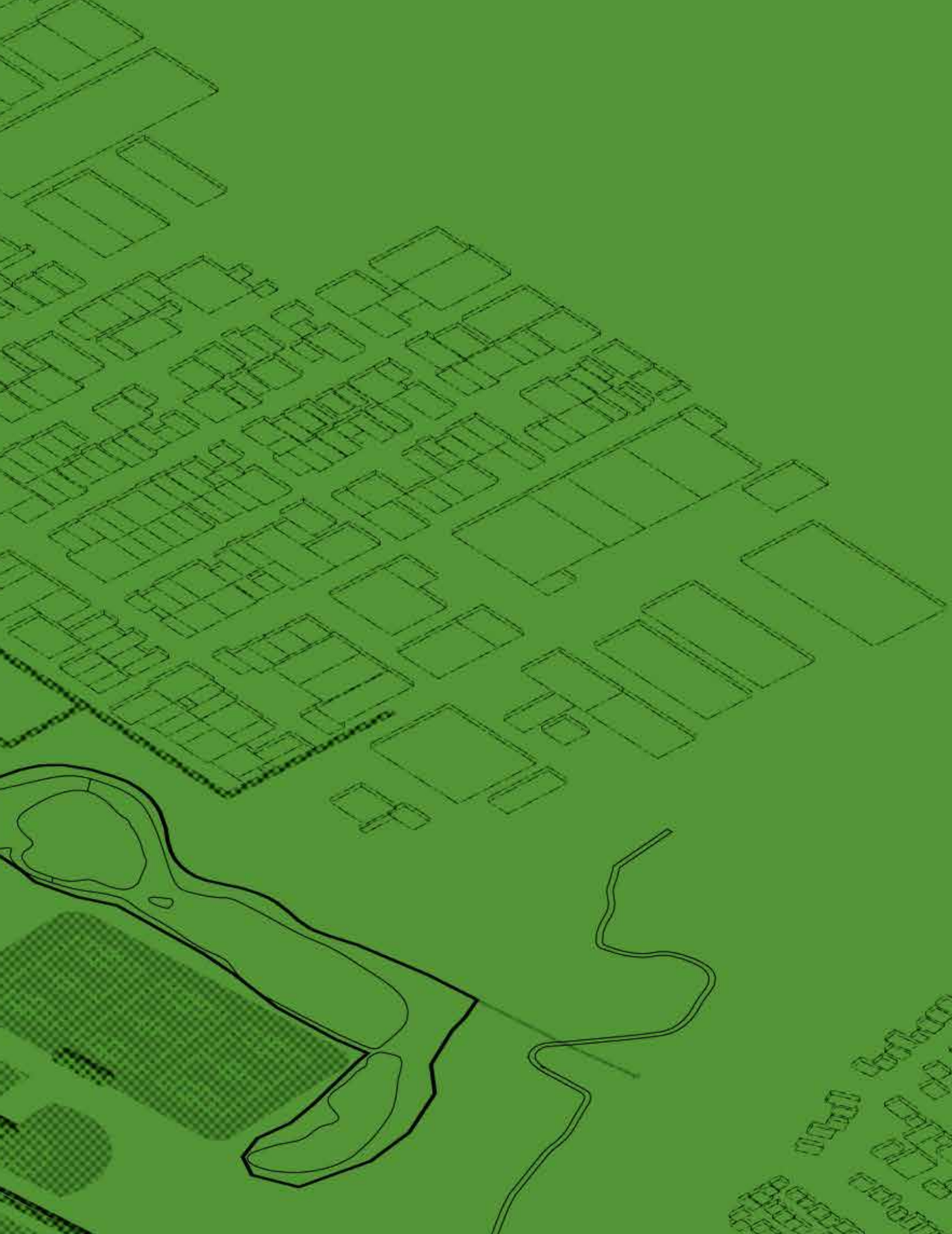




5.6 R&D PARK

EXISTING CONDITIONS & VISION

NEIGHBOURHOOD VISION

The future development of the R&D Park will continue to support innovation, new product development and realisation, industry collaboration, and the commercialisation of intellectual property.

This neighbourhood presents one of the richest environments for partnership opportunities on the campus. It is expected that new built form partnerships will continue to focus on research and development, in line with the University's RFAs, especially *Securing Food, Water and the Environment* (the Agri-Bio building has recently been named as the headquarters of the National Food Innovation Precinct).

Land uses within the R&D Park will be intensified to:

- Ensure enough floorspace is available to satisfy the University's ambitious research goals.
- Increase activity and surveillance of the public realm.

The future development pattern for this neighbourhood will favour higher built form, reduced setbacks, consolidation of car parking, shared facilities, and shared open space provision, as it transitions away from the existing business park style of construction.

Additionally, the adjacency of the R&D Park to the Core Campus establishes unique opportunities for both informal and formal opportunities for knowledge sharing and partnership to be incorporated within new development throughout the precinct, as well as sharing of infrastructure, facilities and amenities.

Car parking will be consolidated and less obtrusive throughout the neighbourhood (e.g. multi-storey car parks wrapped by research uses, or basement car parking).

Subject to the University's appetite for R&D growth and market demand, University and partnership development will expand south across Kingsbury Drive. The unique location of the southern parcels, adjacent to the West Heidelberg Industrial Estate, and a northern address to Kingsbury Drive offers substantial scope to leverage the broader research, partnership and commercialisation goals of the University and diminished dependence on the Core Campus to meet the University's car parking needs.

KEY ATTRIBUTES & SUPPORTIVE ELEMENTS

- At approximately 48.6 hectares, the R&D Park represents a significant portion of the Melbourne campus (20% of the campus landholding).
- The R&D Park neighbourhood can be divided into two sub-neighbourhoods:
  - The existing La Trobe Research and Development (R&D) Park to the north of Kingsbury Drive.
  - The landholdings owned by the University to the south of Kingsbury Drive.
- The R&D Park currently accommodates a number of University research and commercial partnership developments, including:
  - The Technology Enterprise Centre, which was the first building in the Park, built in 1991.
  - The Agri-Bio Building, opened in 2013 as a joint venture between the University and DEPI.
  - CAVAL Collaborative Solutions.
  - The Victorian Agri-Biosciences Centre, which is currently occupied by Victorian Police as an extension to the Forensic Services Centre.
  - The Walter and Eliza Hall Institute.
  - Rio Tinto Research and Technical Development; a privately owned parcel within the R&D Park.
- The landholdings to the south of Kingsbury Drive currently accommodate:
  - The La Trobe Melbourne buildings – four single storey rectangular school buildings (and associated demountables) that are nearing the end of their economic life.
  - Barnes Way and Waterdale apartments, constructed in the 1980s. Both are brown brick veneer developments, which externally are in good condition, but require interior upgrades. The apartments have a direct abutment to industrial activities within the West Heidelberg Industrial Estate.
- The Community Children's Centre (CCR) is also located within the R&D Park and is in relatively good condition. The Centre is currently at capacity and its operators may be seeking to expand (1,650 sqm GFA).
- Three Offset Agreement Areas are also located within the R&D Park, occupying a total area of 2.63 Ha.

BARRIERS TO CHANGE

- Currently the 'campus style' or business park approach to development within the R&D Park is not complementary to the integrated and collaborative ambitions of the University Town.
- Most buildings are setback from roads and provide little activation or contribute to a shared identity. Access arrangements are presently geared towards the car, making for an unsafe and circuitous walking and cycling environment.
- The R&D Park is largely hidden from view of passing motorists. It is vital that the important research undertaken within the Park is highly visible to the surrounding community.

- The R&D Park suffers from a lack of quality, well located food and beverage offerings, increasing workers' reliance on the car to make short trips.
- The Offsets Agreement Areas located within the neighbourhood are currently inaccessible to the public (the boundaries are fenced).
- Much of the R&D Park landholding is allocated to at-grade car parking (a low value land use for land that is increasing in value).
- Rio Tinto owns a large parcel of land in the middle of the R&D Park, with little connection to neighbours.
- The southern parcels exhibit a number of issues, including:
  - Ageing buildings that require upgrading in the short to medium-term.
  - An organisation of built form and paths that is largely disconnected from the main campus.
  - Distant from frequent public transport services.
  - Little connection with the West Heidelberg Industrial Estate to the south.

Existing University building

New built form

Primary Pedestrian Network

The La Trobe Tan

MASTER PLAN TACTICS

- Create an engaging research facility presence on the Kingsbury Drive frontage, which confidently tells the La Trobe University research story.
- Decommission unnecessary roads and consolidate car parking to create new development parcels throughout the R&D Park, especially along the Kingsbury Drive frontage.
- Improve pedestrian connections to surrounding neighbourhoods, with the Core Campus and Housing Neighbourhood nominated as a priority. A network of high quality active transport routes will also interconnect facilities within the R&D Park.
- Provide a vehicle connection that links the R&D Park with Forensic Drive.
- Ensure car parking in new development zones is consolidated and unobtrusive.
- Pursue partnership development with government and the private sector, ensuring that it aligns with the University's research agenda.
- Develop strong connections wih the Rio Tinto site and the Forensic Services Centre.
- Use the Agri-Bio Building as a 'stepping stone' between the Core Campus and the rest of the R&D Park through the development of a high quality pedestrian and cycling path, which links to the Sylvia Walton building and the Core Campus more generally.
- Extend R&D Park activities south towards the campus interface with the West Heidelberg Industrial Estate to enable a range of research and commercialisation activities to occur that generally require greater levels of noise buffer and/or goods and truck access.
- Pursue development synergies with manufacturing uses within the West Heidelberg Industrial Estate (business incubator and research commercialisation).
- Create a high profile campus gateway at the Kingsbury Drive and Waterdale Road intersection.
- Consider the southern landholdings as a location for campus infrastructure or facilities that need heightened security or buffer zones.
- Develop a new long-term car park at the interface of the campus with the West Heidelberg Industrial Estate.
- Locate prominent teaching and research buildings at the interface with the Eco-corridor to create a cluster of regionally focussed activities, which have a common outlook to the highly valued central lake system (e.g. Development Parcel RD13).

KEY DEVELOPMENTS

Development within the R&D Park is especially reliant on partnership and funding opportunities. Upon initiation of a new project to be sited within the Park, review of the proposed development against the provisions of the Master Plan will be required to determine an appropriate site. Key developments initiated by the University to improve the functioning and profile of the R&D Park include:

1 UPGRADE OF PEDESTRIAN & CYCLING CONNECTIONS
Poor connectivity is a major limitation to the neighbourhood at the moment; improving access and circulation is a key priority.

2 INCREMENTAL REMOVAL OF AT-GRADE CAR PARKING
Will allow the freeing up of land for future development.

3 KINGSBURY DRIVE FRONTAGE DEVELOPMENT
This is a significant interface providing opportunities on both sides of the road for high visibility facilities that both increase the profile of the University and promote research activities. Development here will need to be curated to ensure a high quality outcome. Development parcel RD13 in particular should be iconic due to its high visibility and location adjacent to the Eco-corridor.

NEIGHBOURHOOD LANDSCAPE PLAN

LANDSCAPE CONTEXT

The current R&D Park is dominated by car parking, roads and nondescript open landscapes. There are substantial numbers of large Eucalypts and other native tree species. The southern parcels of the R&D Park Neighbourhood share a border with the expansive West Heidelberg Industrial Estate.

LANDSCAPE VISION

The R&D Park will be transformed into a lush precinct of buildings surrounded by high quality landscape. Fingers of green will be brought into the neighbourhood, connecting it with the adjacent Sports Fields Lake environs and the Housing Neighbourhood to the north.

The central access of Kingsbury Drive will be upgraded to create a boulevard – this will enhance the arrival experience into the R&D Park. The boulevard will have significant avenue tree planting, and will be reduced in speed to enable safe entering and exiting off the road. The road shall be flush with adjacencies, to allow at-grade crossing points for pedestrians and cyclists.

Connections will be maintained through the R&D Park, via the 'green fingers' of landscape, promoting alternative transport use within the neighbourhood.

Each building development will provide substantial, high quality open space adjacent to the building, facilitating outdoor activities.

1 CONNECTIONS

The R&D Park will be connected to adjacent neighbourhoods by safe and easily accessible pathways.

The pathways will connect into existing and proposed paths to promote walking and cycling throughout the University Town, and reduce the reliance on cars.

Paths will be of high quality, with tree lines that provide shelter from wind and sun.

2 COURTYARDS

Courtyard spaces will be created between proposed R&D Park built form.

These courtyards will have high quality finishes, and facilitate outdoor activities, such as lunches, meetings and teaching.

High quality outdoor spaces will encourage staff and students to be outside, thereby promoting a healthy lifestyle.

DEVELOPMENT CONTROLS

BUILT FORM

HEIGHT

- Development on Kingsbury Drive will be 4-6 levels. Due to the road's incline to the east some development can push to 7 levels (RD13 and RD24).
- Northern R&D Park development will be 4-6 levels. Underdevelopment of sites will be discouraged
- Extensions to existing built form will be sensitive to current building heights, primarily 1-3 levels.

ALIGNMENT & SETBACK

- Kingsbury Drive development will ensure orientation to the street to create an address on Kingsbury Drive.
- Alignment of built form along the Primary and Secondary Pedestrian Networks to encourage active engagement.
- Alignment with adjacent built form is preferred to provide a strong built form edge along key streets and paths.

VIEW CORRIDORS

- A view corridor along Kingsbury Drive from the east to west will be maintained, ensuring visual connectivity for the length of the road.
- The southern extension of La Trobe Avenue needs to have clear view lines as it visually links the R&D Park with the Housing and Core Campus neighbourhoods.
- New development will protect and strengthen the view line along Centre Way, between the Core Campus to Mont Park.
- New development will allow for long view corridors along all primary and secondary pedestrian paths.
- Built form addressing Kingsbury Drive will consider high value sight lines to and from visible facades.

ACTIVATED FRONTAGES

- Facades on Kingsbury Drive, Campus Crescent and Ring Road East need to be active and engage with the street.
- 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 in the R&D Park.
- Where possible ground floor spaces should make visible the interactions and collaboration within to make visible the important research efforts that occur in the R&D Park.

ENTRANCE

- Primary entries to buildings should address the Primary Pedestrian Network. Therefore most entries will be on the Campus Crescent to the north of Kingsbury Drive and to the south via the central service roads.
- Primary entries will be co-located and align with other adjacent building entries, also with appropriate interior vertical circulation.
- Secondary entries will be highly visible and located on main pedestrian routes.
- Where development is an extension, the entry may be through the existing abutting built form.
- Ensure service entries to buildings are appropriately placed away and hidden from activated edges.

INTERFACES

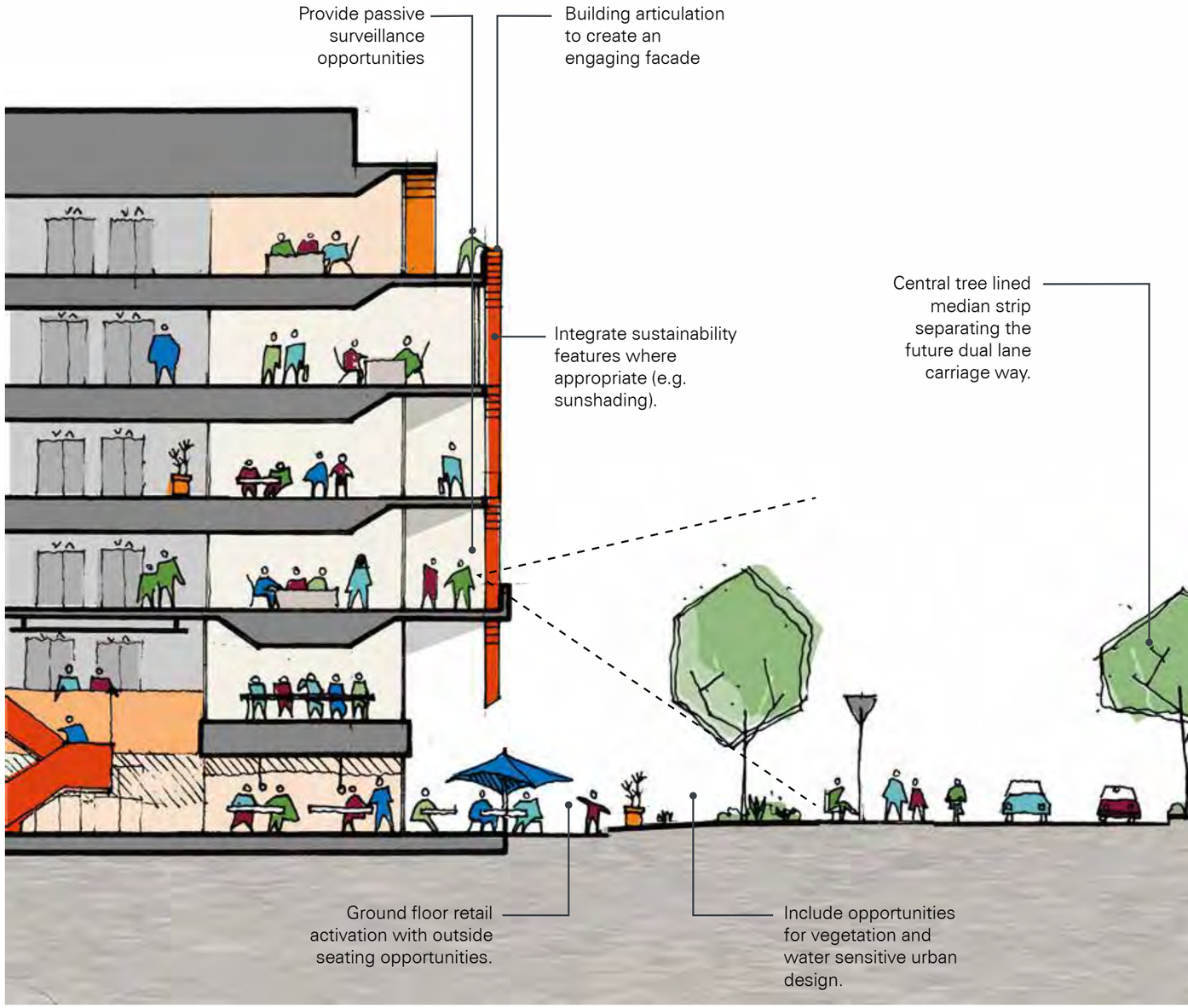
- North: the interface with the Eastern Gateway is largely characterised by the North Bushland Reserve, held under a Trust for Nature Covenant. Development needs to respect this sensitive edge.
- South: the West Heidelberg Industrial Estate will integrate with new development.
- East: Charles La Trobe College and the Forensic Services Centre (development here to be sensitive to neighbouring requirements).
- West: the Housing Neighbourhood is the R&D Park's link to the Core Campus. This edge needs to be developed with pedestrian connectivity in mind.
- Kingsbury Drive and Waterdale Road: these interfaces provide the R&D Park with an external face and important points of engagement.
- Offset Areas should be carefully incorporated within the R&D Park open space, providing an important ecological resource that is accessible to pedestrian users within the neighbourhood (in an appropriately managed manner).

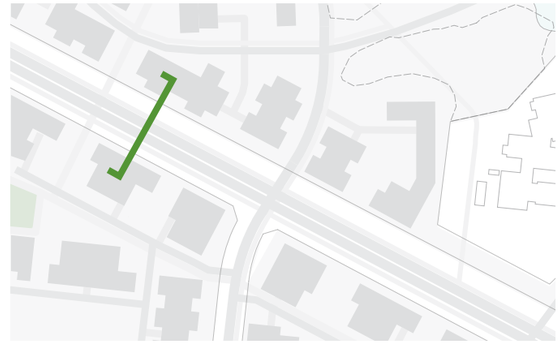
Core-to-University built form
Research built form
Community built form
Residential built form
Sports built form and facilities
Commercial built form
Iconic built form development opportunity
Primary Pedestrian Network

NEW DEVELOPMENT

Name	Programme	Levels	GFA (sqm)	Notes
RD1	Sports and Community Building	4	3,444	
RD2	Research Building	4	6,280	
RD3	Research Building	4	3,708	
RD4	Research Building	4	2,472	
RD5	Research Building	4	6,156	
RD6	Research Building	4	6,876	
RD7	Research Building	4	13,172	
RD8	CCR Child Care expansion	1	2,589	
RD9	CARM Extension	3	4,674	
RD10	VACB Extension	2	2,588	
RD11	TEC Extension	2	1,288	
RD12	TEC Extension	2	1,748	
RD13	Research Building	7	29,876	Iconic
RD14	Research Building	6	20,520	
RD15	Research Building	6	19,374	
RD16	Research Building	6	15,162	
RD17	Research Building	6	23,022	
RD18	Research Building	6	22,692	
RD19	Research Building	7	17,087	
RD20	Research Building	6	20,424	
RD21	Research Building	6	15,660	Iconic
RD22	Research Building	6	13,278	Iconic
RD23	Research Building	6	24,192	
RD24	Research Building	6	25,602	
RD25	Research Building	6	15,888	
RD26	Research Building	6	15,198	
RD27	Research Building	6	15,198	
RD28	Research Building	6	15,888	
RD29	Research Building	6	21,540	
RD30	Research Building	6	17,238	
RD31	Research Building	6	17,238	
RD32	Research Building	6	20,628	
RD33	Research Building	6	21,102	
RD34	Research Building	6	12,354	
		Total	474,156	

NEIGHBOURHOOD VISUALISATION





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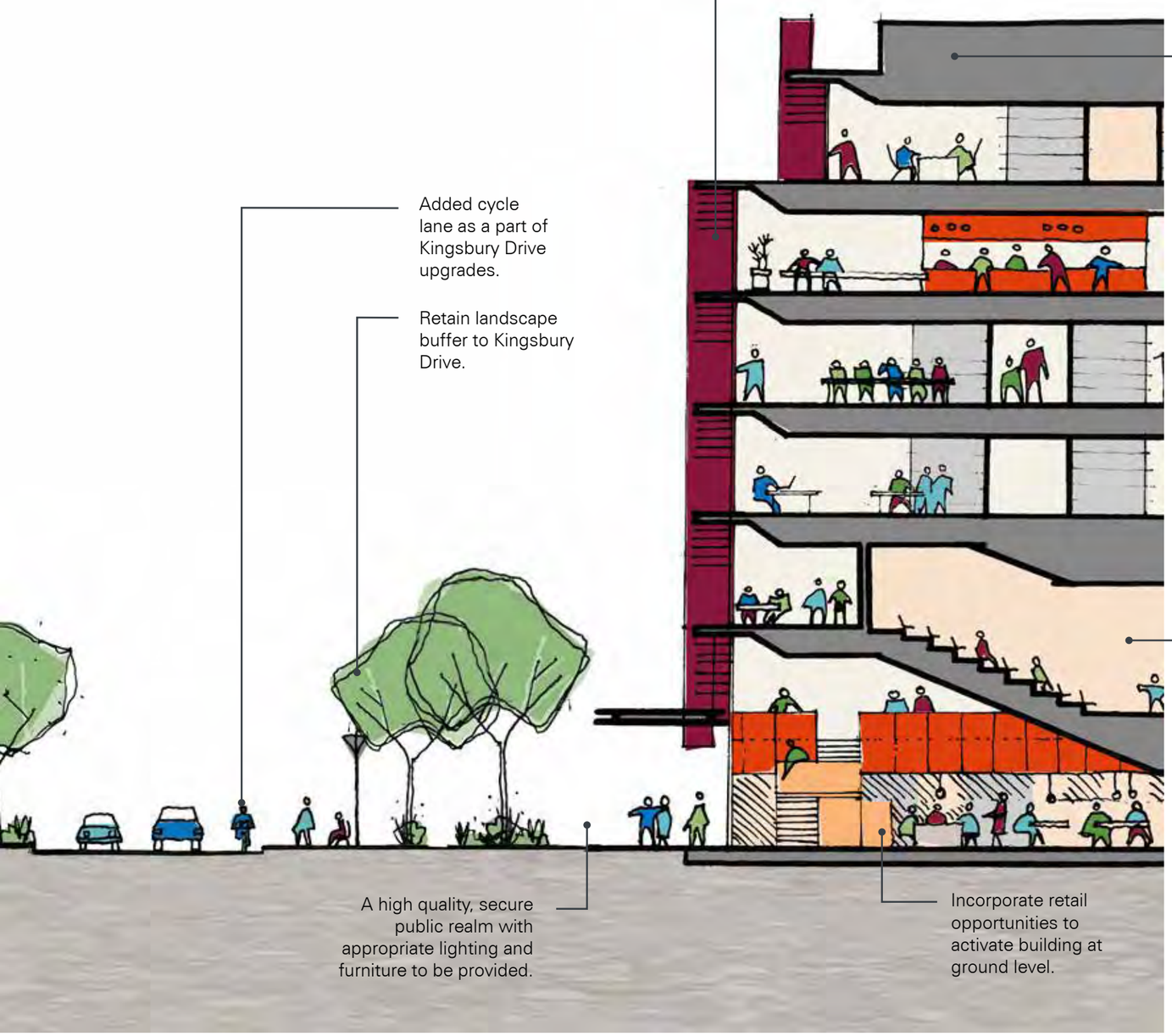


5.7 EASTERN INTERFACE

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

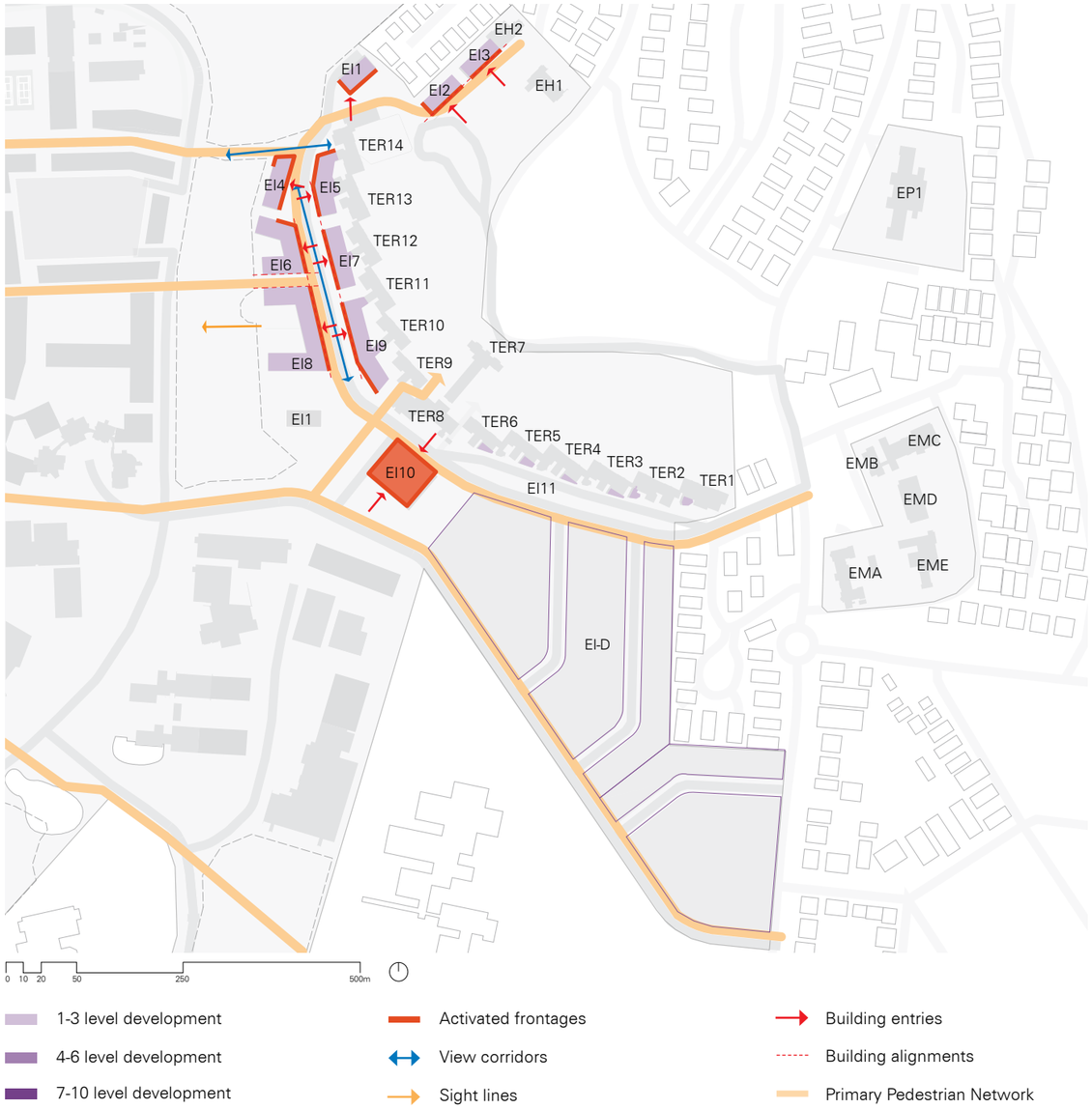
- Priority activation of facades on the Primary Pedestrian Network.
- Ground floor/street level permeability will be encouraged in new development to ensure activation of all street frontages.

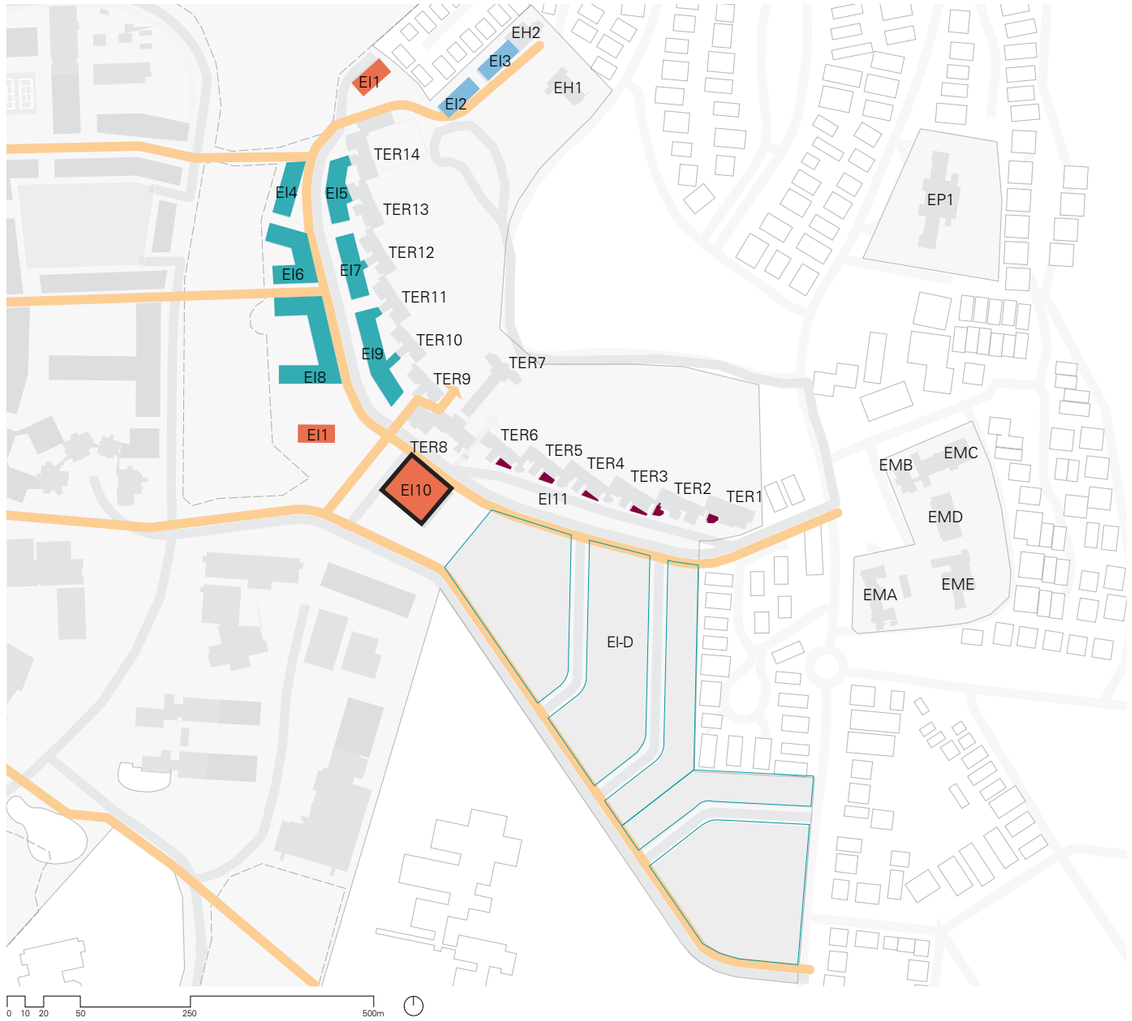
ENTRANCE

- 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).

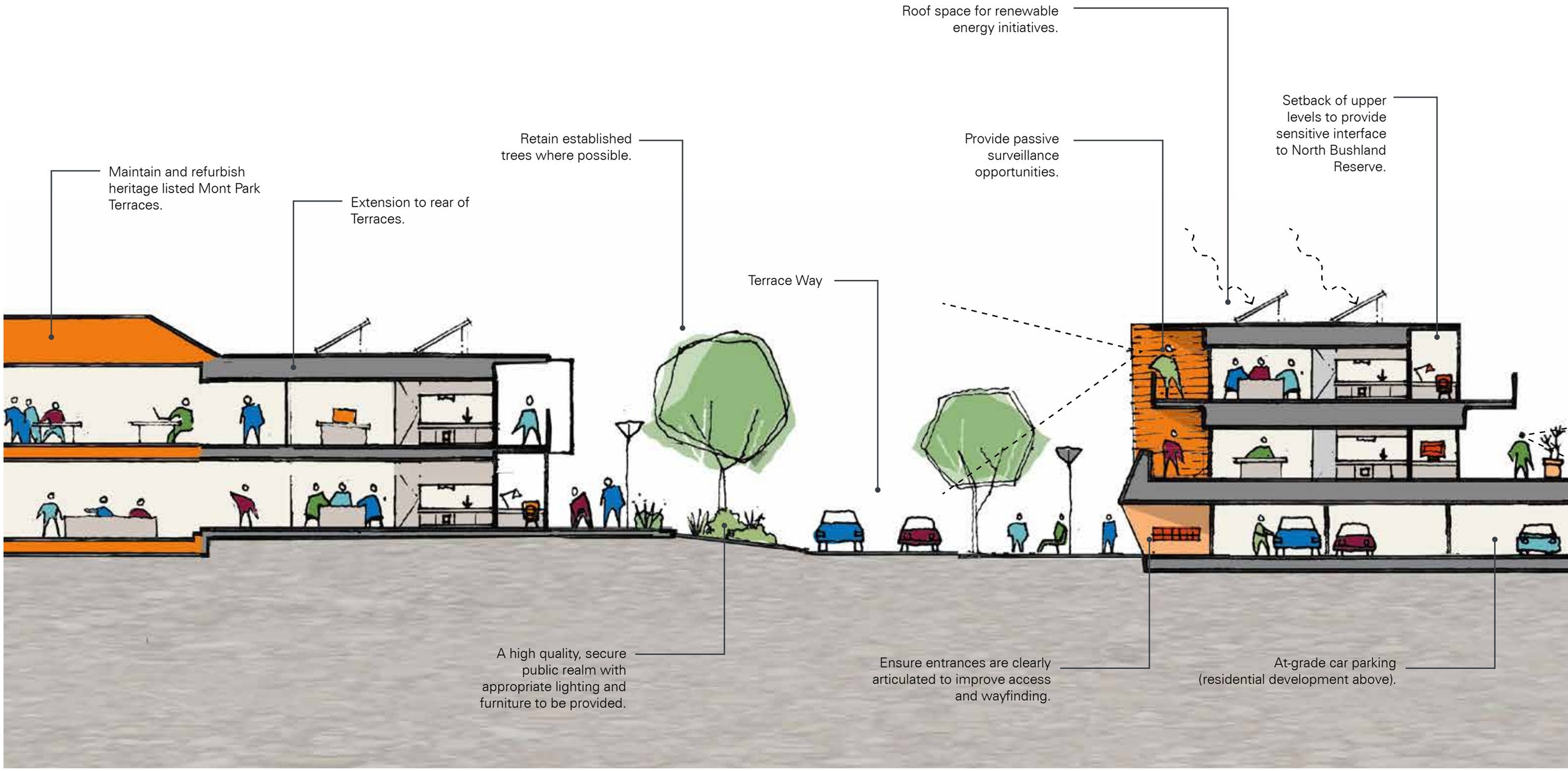


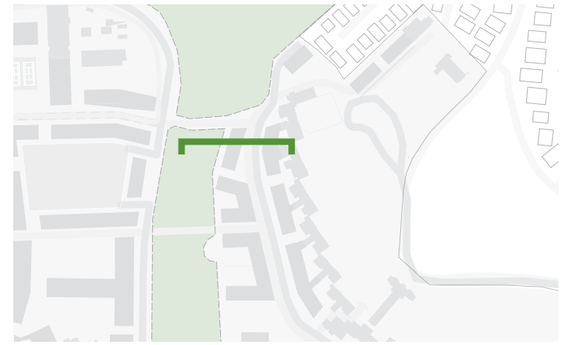


NEW DEVELOPMENT

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