

Jacksons Hill draft master plan

FAQS resulting from information sessions

Process

The draft master plan identifies some areas that could be designated for commercial uses. Is this economically viable?

The draft master plan encourages some land to be designated for commercial uses. However, it is up to developers to undertake detailed market analysis of proposals for the site.

Will buildings be knocked down?

This draft master plan encourages existing buildings registered under the Victorian Heritage Register to be protected and adaptively reused, where possible. CHC architects produced the *Jacksons Hill Adaptive Reuse Study* (published on the VPA website), which presents strategies for how buildings on site can be adapted for new uses. A small number of non-heritage listed buildings on the site may be considered for removal, however any removal would still require Heritage Victoria approval.

Read more about heritage management on page 53 of the draft master plan.

How binding are the land uses listed, and is it possible these may change?

This draft master plan identifies potentially suitable land uses for different areas of the site. The draft master plan's directions and strategies also provide guidance on how uses not encouraged in the draft master plan may be considered. Following approval by the Minister for Planning, amendments may be made to the Hume Planning Scheme to implement the master plan.

Traffic and parking

Will connecting The Heights to Boilerhouse Road cause more congestion at The Heights?

Currently, The Heights is a cul-de-sac, forcing cars to turn back and exit the same way they came in. By connecting this road to Boilerhouse Road, the plan aims to establish a through road that facilitates the flow of traffic.

Circular Drive will remain as the primary street to accommodate most of the traffic. The proposed road connecting The Heights to Boilerhouse Road will be designed to support slow-speed traffic only.

How does this draft master plan consider traffic issues associated with the wider Sunbury Road network?

Changes to the broader road network are beyond the scope of the draft master plan. However, the draft master plan proposes improvements to the local road network within and connecting to the site.

How does the draft master plan address parking around the school and other areas?

The draft master plan requires that school access to existing car parking on the site is retained. Developers of the site will be required to prepare parking and transport plans with planning applications.

Access to the site

Does the draft master plan propose new connections into the western portion of the site, from York place and Norman Avenue?

The draft master plan does not propose that new roads be built to create access the western portion of the site, however it does propose new walking paths from Norman Avenue and York Place.

Will there be public transport to Jacksons Hill?

The draft master plan proposes that Circular Drive be widened to accommodate two-way traffic, including the capacity for buses. The provision of bus services will subject to assessment of public transport needs by Public Transport Victoria in line with its network planning.

Does the draft master plan propose any additional entry points to Jacksons Hill?

The draft master plan proposes that the main entry points to the site are the intersections of Circular Drive with Outlook Drive and The Avenue. An additional entry has also been proposed at the connection from The Heights to Boilerhouse Road. Multiple additional pedestrian entries have been proposed at suitable locations across the site.

Read more about entry points to the site on page 14 of the draft master plan.

Housing

What types of housing does the draft master plan encourage?

The draft master plan encourages detached houses, townhouses and low-scale apartments to be developed in certain areas of Jacksons Hill. Some existing heritage buildings may be adapted for apartments.

Read more about guidelines for built form on page 51 of the draft master plan.

Why can't residential areas be kept to later stages of development?

Developers of the precinct will determine stages of development.

Why has the east of the site been identified for residential development?

During the initial consultation, many Sunbury residents expressed concerns that the site was rather isolated, and as a result they felt unsafe in the area. By having people living there, a sense of community will establish and safety will improve.

In order to attract private sector residential development at Jacksons Hill, it is important the site has commercial potential. By allowing a small component of housing to be built at the site, developers will help contribute to the cost of new public open space, landscaping, roads and cycle paths.

Education

Where will people access the proposed secondary school?

The draft master plan identifies Circular Drive as the primary street within Jacksons Hill. This street is expected to be the main access point for the proposed secondary school.

How will the existing road network cope with the extra traffic from the proposed secondary school?

Widening of Circular Drive to allow for 2-way traffic will ensure that the existing road network around the proposed secondary school site can support school-related vehicle movements. The existing road network in the vicinity of Jackson's Hill was able to accommodate vehicular movements associated with its former use as a university campus.

When will the secondary school be built?

The VPA put this question to the Department of Education and Training and was provided the following response:

The Department of Education and Training is not in a position to provide advice on when a particular proposed government school will be acquired and/or when schools are likely to be built prior to Budget announcements that indicate the Victorian Government's approval to proceed with the acquisition/construction.

In planning for this and other new schools across Victoria, DET will draw on up-to-date information on school enrolments and the capacity of existing schools. This supplements the

demographic modelling and analysis each year to identify areas of greatest need for new schools.

The Department also seeks input from planning authorities, local councils and in some cases landowners and developers, to ensure that the findings from DET's demographic modelling are consistent with what is being experienced on the ground, and that identified sites are ready for development as a school. All this occurs before a site is included in a business case for consideration by the Victorian Government as part of the annual State budget process for land acquisition, design and finally construction.

Will Victoria University consider having a TAFE on the site?

The VPA put this question to Victoria University and was provided the following response:

The university will continue to support a number of community groups at the site via previous financial and/or land transfer commitments to local government and education providers.

However, VU will not provide any future vocational educational provision directly within the vacant Jacksons Hill site, as the university is committed to disposing of this land. The proceeds from the disposal of the former Sunbury campus will be reinvested in tertiary education at the Sunshine campus. This approach aligns with Victoria University's commitment to the Reshaping the West Education Strategy. The deployment of these resources at the Sunshine campus will ensure that the university's assets are maximised to provide an optimal experience at locations where student prefer to study, in line with legislative requirements.

Timing

When will development commence on the site?

There is no set timeline for the development of Jacksons Hill. After this stage of community and stakeholder consultation, the VPA will review all feedback and develop the final master plan, which will be submitted to the Minister for Planning for consideration and approval. If the plan is approved, planning scheme amendments will then need to be prepared to implement the master plan. The future use and development of land within the master plan area would be subject to these planning controls.