

## Precinct Development Framework

## Case Study Compendium

August 2021





# **1** Introduction

This report includes a selection of case studies representing different types of precinct initiatives outlined as part of the Precinct Development Framework. It is designed to be read in conjunction with the Precinct Development Framework report.

The types of precinct initiatives covered include: planning settings, station development, broader infrastructure, and catalyst projects.

While each case study highlights a specific type of precinct initiative, most also involved other types of precinct initiatives, as shown in Table 1. This emphasises the importance of achieving a mix and mass of uses that are well integrated ('mesh'). The majority of outcomes and lessons highlighted in these case studies show:

• The critical role planning authorities can play in ensuring that planning, policy and infrastructure investments are coordinated over time to achieve 'mesh' from the start of the development until decades later.

#### Table 1: Precinct initiative case studies and types

- Achieving a diverse mix of uses is important for creating human scale experiences for everyone (children to elderly, visitors, workers, etc.) and ultimately leads to sustained activation of a place.
- Greater value is ultimately created through mechanisms that enable closely integrated planning and investment, which requires strong facilitation across all levels of government as well as with community, education institutions and private sector (including employers and investors).

SRL precinct initiatives have been and will continue to be informed by local and international best practice. This case study compendium contains a selection of projects from around the world that demonstrate different types of initiatives, their key actions and measurable outcomes for their communities.

| Case study   | Planning<br>settings | Station<br>development | Broader<br>infrastructure | Catalyst<br>projects |
|--|----------------------|------------------------|---------------------------|----------------------|
| White Gum Valley,<br>Perth, Australia  |                      |                        |                           |                      |
| Kendall Square,<br>Massachusetts, USA  |                      |                        |                           |                      |
| Norwegian Universal Design Plan<br>& Schandorffsplass Pocket Park,<br>Oslo, Norway |                      |                        |                           |                      |
| Cremorne Enterprise Precinct,<br>Melbourne, Australia                              |                      |                        |                           |                      |
| Darling Harbour,<br>Sydney, Australia  |                      |                        |                           |                      |
| Docklands, Melbourne, Australia  |                      |                        |                           |                      |
| MediCity, Glasgow, Scotland  |                      |                        |                           |                      |



- Key to the success of the case study

| Case study   | Planning settings | Station<br>development | Broader<br>infrastructure | Catalyst<br>projects |
|--|-------------------|------------------------|---------------------------|----------------------|
| Macquarie Park Innovation<br>District & Sydney Innovation<br>and Technology Precinct,<br>Sydney, Australia |                   |                        |                           |                      |
| Ringwood Metropolitan<br>Activity Centre Masterplan,<br>Maroondah, Australia                               |                   |                        |                           |                      |
| Testing Grounds,<br>Melbourne, Australia   |                   |                        |                           |                      |
| Westside at Acton Park,<br>Canberra, Australia   |                   |                        |                           |                      |
| Castle Hill Station,<br>Sydney, Australia  |                   |                        |                           |                      |
| Brimbank Bus Network Reform,<br>Melbourne, Australia   |                   |                        |                           |                      |
| Barcelona Superblocks,<br>Barcelona, Spain   |                   |                        |                           |                      |
| Glattalbahn Transport<br>Development, Zurich, Sweden   |                   |                        |                           |                      |
| Barangaroo Development,<br>Sydney, Australia   |                   |                        |                           |                      |
| Perth City Link and Yagan<br>Square, Perth, Australia  |                   |                        |                           |                      |
| Caulfield to Dandenong<br>Open Space Corridor,<br>Melbourne, Australia                                     |                   |                        |                           |                      |
| Chicago's multipurpose<br>community infrastructure,<br>Chicago, USA  |                   |                        |                           |                      |
| Tramsheds Harold Park,<br>Sydney, Australia  |                   |                        |                           |                      |
| New Acton precinct,<br>Canberra, Australia   |                   |                        |                           |                      |
| Westmead, Western<br>Sydney, Australia   |                   |                        |                           |                      |
| Albert Park College,<br>Melbourne, Australia   |                   |                        |                           |                      |



Primary focus of the case study
 Key to the success of the case study



### White Gum Valley, Perth, WA

### Timing: 2015-present

### **Context / problem:**

White Gum Valley (WGV) is a 2.29-hectare infill development, located 3km inland from Fremantle in Western Australia. The project was delivered as a demonstration project by Landcorp, Western Australia's land development corporation. The development will accommodate approximately 180 new residents and is a medium-density development with a range of buildings including detached housing and apartments.<sup>1</sup>

WGV's ambition is to demonstrate the best sustainable, modern and affordable design, with a focus on water saving solutions, reducing nonrenewable energy use and carbon emissions and improving the health and wellbeing of the community.

### Key features of the solution:

- Adopted the One Planet Living (OPL) framework that comprises ten principles to plan, deliver and communicate sustainability.<sup>2</sup>
- Water sensitive landscaping and use of smart technology for water efficient irrigation, including street tree planting for shade and food production and passive irrigation using harvested stormwater.
- Rebates for sustainability upgrades to assist in improving the environmental performance of homes, which include a rooftop PV system, a plumbed rainwater tank and a shade tree.
- Affordable housing to people in their twenties and thirties and an artist cooperative.<sup>3</sup>



• Overall development reduction of around 60% in carbon emissions and 20% in operating costs.<sup>4</sup>

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- Average reduction of potable water uses in a household to 60-70% below the Perth average.
- Water and energy-saving initiatives that can reduce resident bills by up to \$1,200 annually.
- Funding for battery storage of solar-generated electricity for 50% of all dwellings.

#### **Key lessons:**

The use of the OPL framework at WGV was critical for communication and providing a benchmark to work towards as well as promoting environmental outcomes. Well-articulated sustainability initiatives can help to 'sell' the project to relevant stakeholders and wider community.<sup>5</sup>

- 1 https://developmentwa.com.au/projects/residential/white-gumvalley/overview
- 2 https://watersensitivecities.org.au/wp-content/uploads/2017/08/ Case\_Study\_White\_Gum\_Valley\_170711\_FORWEB.pdf
- 3 https://www.healthyactivebydesign.com.au/case-studies/wgv
- 4 https://news.curtin.edu.au/stories/carbon-positive-living-labwhite-gum-valley
- 5 https://www.bioregional.com/bioregional-australia/bioregionalaustralia-our-work/evermore-wgv



### Kendall Square, Massachusetts, USA

Timing: Ongoing development from 1965 to present

### **Context / problem:**

Kendall Square is a world leading innovation district, developed by the Cambridge Redevelopment Authority (CRA) and the City of Cambridge, who used the Kendall Square Urban Renewal Plan (KSURP) to develop land with the goal of generating a range of outcomes.<sup>6</sup>

From 2010, MIT has been working with the broader community and key stakeholders to bring new vibrancy to Kendall Square. As a result, MIT has transformed several spaces into a mix of uses, by attracting innovative companies and strengthening vital collaborations within the Kendall Square ecosystem. The mix of uses has included housing, lab and research space, retail, innovation space, open space, and a facility for the MIT Museum.<sup>7</sup>

### Key features of the solution:

- Urban realm with small streets and block sizes with focal points such as the MIT museum
- Provision of 24-hour amenities and infrastructure such as mass transit station
- Strategically planned mixed-use buildings of 5-7 storeys with taller built form in key locations. (mixed income housing, retail, hospitality and cultural amenities).<sup>8</sup>

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### **Outcomes / impacts:**

- Accommodates approximately 64,000 jobs, almost 37,000 residents and 11,500 MIT students.<sup>9</sup>
- Highly varied amenities including hospitality, retail, active transit, public transport, and residential accommodation.
- MIT community generates annual revenues of almost \$2 trillion.<sup>10</sup>

### **Key lessons:**

Kendall Square's success has been achieved through strong central governance, proactive planning and strategic zoning to encourage mixed-use developments for a variety of uses, as well as early and strong engagement with anchor institutions and private developers to curate development. This has encouraged current and future employment and future pathways.<sup>11</sup>

- 6 https://www.cambridgeredevelopment.org/kendall-squareoverview
- 7 https://kendallsquare.mit.edu/
- 8 https://www.e-zigurat.com/blog/en/keys-innovation-districtflourish/
- 9 https://www.brookings.edu/wp-content/uploads/2017/05/ csi\_20170511\_philadelphia\_innovationdistrict\_report1.pdf;
- 10 https://news.mit.edu/2015/report-entrepreneurial-impact-1209
- 11 https://www.wbur.org/commonhealth/2018/06/04/biotechboston-bioboom



### Norwegian Universal Design Plan & Schandorffsplass Pocket Park, Oslo Norway

**Timing:** Action Plan for 2009-2013; Schandorffsplass pocket park completed 2009

### **Context / problem:**

Schandorffsplass is a pocket park that was previously a parking lot. Complex levels and multifaceted architectural interfaces provided a harsh environment with limited accessibility.<sup>12</sup> Through the design of spaces like Schandorffsplass, the Norwegian government wants to see universal design principles applied to all physical environments by 2025. In order to achieve this, they launched a Universal Design Action Plan, a comprehensive framework that informs the practical application of Universal Design principles that goes beyond compliance.<sup>13</sup> It strives to guide the delivery of equitable access to environments, products and communications for all people.

### Key features of the solution:

- The Action Plan contains Universal Design principles for buildings, transport, planning, public open space, and information and communication technology.
- The design of Schandorffsplass includes paving, benches, wayfinding, green open space, public art, trees and shrubs, and lighting all of which work together to provide an accessible and safe space.
- Universally accessible pathway surrounded by perennials provides a green experience as one passes through.



### **Outcomes / impacts:**

- Investment in railway stations and junction developments resulted in more accessible stations and platforms throughout the railway network.
- Almost 100 intersections and around 2,000 out of a total of 6,500 bus stops will be upgraded to the desired standard by 2019.
- The Schandorffsplass pocket park is an exemplar of Universal Design Principles applied to the public realm. Previously a parking lot, this site now provides an accessible, safe and diverse range of spaces that increase comfort, accessibility and safety of all users.

#### **Key lessons:**

The Norwegian Universal Design Action Plan (and the Principles of Universal Design) provides a policy framework for the realisation of equitable access which can improve quality of life, comfort, safety and the sense of inclusion for members of society. The plan now comes with a tool for planning authorities and private users to monitor progress.<sup>14</sup>

- 12 http://landezine.com/index.php/2017/01/office-profile-ostengenbergo/
- 13 https://www.regjeringen.no/globalassets/upload/bld/nedsattfunksjonsevne/norway-universally-designed-by-2025-web.pdf
- 14 https://www.proc-int-cartogr-assoc.net/1/77/2018/icaproc-1-77-2018.pdf



### Cremorne Enterprise Precinct, Melbourne, VIC

#### Timing: 2000s-ongoing

### **Context / problem:**

Under the Unlocking Enterprise in a Changing Economy policy, Cremorne has been identified as an 'enterprise precinct'. These precincts are to "facilitate the creation and commercialisation of new ideas and support metropolitan economies by growing jobs in ways that leverage their distinct economic attributes. These districts build on and revalue the intrinsic qualities of cities: proximity, density, authenticity, and vibrant places".<sup>15</sup>

*Plan Melbourne* seeks to protect areas such as Cremorne, recognising that residential uses compete with commercial use and employment opportunities in older industrial areas, and there is a risk that once residential use is permitted, there is the potential to lose commercial floorspace. The precinct is now a major creative and tech hub with the potential for further growth.<sup>16</sup>

### Key features of the solution:

- The City of Yarra, through the system of land use regulation, has facilitated the development of the precinct through protecting strategic employment land.
- Building on its current success of a being home to a diverse range of businesses intermixed with a residential community, the focus is on growing the knowledge and services-based economy.<sup>17</sup>
- The Victorian Planning Authority is working alongside the City of Yarra to review planning controls and frameworks to encourage further growth.

### **Outcomes / impacts:**

- An increase of 4,000 workers between 2011 and 2016 and an increase in population growth almost three times higher than the Victoria average between this period.<sup>18</sup>
- Growth in purpose built commercial buildings has resulted in increased job density and significant demand and growth in office floorspace.
- Companies such as Tesla, Carsales.com, MYOB, Red Energy, Seek and REA Group based in Cremorne.

#### **Key lessons:**

This example illustrates how planning and the protection of strategic employment areas can facilitate contemporary land uses. A range of businesses are clustered together to form an agglomeration of high-value industries, providing employment and industry pathways and an exciting place to live.

- 15 https://vpa.vic.gov.au/faq/is-cremorne-an-enterprise-precinctwhat-is-an-enterprise-precinct/
- 16 https://www.planning.vic.gov.au/\_\_data/assets/pdf\_ file/0022/326713/Melbournes-Enterprise-Areas-the-new-workorder-Echelon-Planning.pdf
- 17 https://www.boroondara.vic.gov.au/sites/default/ files/2019-12/3.2%20%20Draft%20Melbourne%20Industrial%20 and%20Commercial%20Land%20Use%20Plan%20-%20 council%20submission.pdf
- 18 https://vpa-web.s3.amazonaws.com/wp-content/ uploads/2019/11/2019.11.18-Cremorne-Issues-Opps-Report-FINAL-1.pdf



### Darling Harbour, Sydney, NSW

Timing: Urban Renewal process: 2018-present

### **Context / problem:**

Darling Harbor is a 60-hectare leisure, tourism and entertainment precinct in central Sydney, comprising restaurants, bars, and educational and cultural institutions such as the Maritime Museum. It is the result of the New South Wales Government revitalising the western edge of Sydney's CBD. Its anchor locations are Darling Square and Darling Quarter. Since 2018, the precinct is undergoing a 20-hectare urban renewal process.<sup>19</sup>

### Key features of the solution:

- Darling Square comprises offices, apartments, retail and hospitality options as well as a public library with the public square as the focal point focal point.<sup>20</sup>
- Darling Quarter Cultural Precinct features a children's playground, acclaimed Monkey Baa Children's Theatre Company, the Village Green public open space, OPEN public exhibition space and a pop-up market. It has a calendar of events including theatre, festivals and music events.<sup>21</sup>
- The precinct is easily accessible by various modes of transport including the Good Line, a 800m long linear park and shared pedestrian pathway and cycleway connecting the precinct to the suburb of Ultimo.<sup>22</sup>



### **Outcomes / impacts:**

- The urban renewal transformation project has delivered a dynamic events destination with three major public venues and Tumbalong Park as a high-capacity, open-air event space that's now 40% bigger and complete with a stage, event screen and improved lighting.<sup>23</sup>
- Darling Square is home to 4,200 residents, 3,000 workers and beds for 1,300 students as well as over 60 retail and food stores. The Darling Harbour precinct features 84,000 sqm of workspace including the Commonwealth Bank of Australia's 6 Green Star building and 2,700 sqm playground.<sup>24</sup>
- Attracts approximately 26 million visitors each year.

#### **Key lessons:**

A centre of gravity is created by generating a diversity of uses and engaging spaces. Darling Harbour continues to appeal to both locals and visitors while generating ongoing social, economic and environmental benefits for Sydney.

- 19 https://www.dpie.nsw.gov.au/housing-and-property/placemanagement-nsw/darling-harbour
- 20 https://www.asx.com.au/asxpdf/20190819/pdf/447l1sbx8f5nf6.pdf
- 21 https://darlingquarter.com
- 22 https://www.darlingharbour.com/precincts/darling-square
- 23 https://www.archdaily.com/900113/darling-harbour-public-realmhassell
- 24 https://www.aspect-studios.com/au/project/darling-square/



### **Docklands, Melbourne, VIC**

### Timing: 1997-present

### **Context / problem:**

Docklands is an inner-city suburb of Melbourne adjacent to the CBD, situated mostly on the banks of the Yarra River and comprising 200 hectares. It is considered Australia's largest urban renewal project, reconnecting central Melbourne with the city's waterfront. Docklands has eight distinct precincts, used for residential, commercial, retail, dining and leisure. Almost two-thirds of the development plans are now complete.<sup>25</sup>

#### Key features of the solution:

- Development of Docklands Stadium (currently known as Marvel Stadium), a sporting and entertainment destination.
- More than 1 million sqm of commercial office space completed, or under construction.
- More than 9 hectares of parks and open space.

#### **Outcomes / impacts:**

- \$14.6 billion private investment.
- Accommodates 13,000 residents and 73,000 workers.
- Features 66 pieces of public art.
- 2,500 to 3,000 construction jobs sustained annually.



### **Key lessons:**

The project used a major sporting and entertainment venue in Docklands Stadium as an anchor to attract development opportunities. The 2010 Gehl Report public life survey found that less than 10% of activities happening in Docklands involved children, cultural activities or physical activities, and an overall sense of the human scale experience.<sup>26</sup> This finding helped inform several development strategies including the Docklands Community and Place Plan and the Public Realm and Access Plan. This has helped the suburb create major improvements to road and public transport, and significant investment in community facilities.

- 25 https://www.development.vic.gov.au/projects/ docklands?page=overview
- 26 https://www.docklandsnews.com.au/editions/article/gehl-reportfinally-emerges\_9527



### MediCity, Glasgow, Scotland

### Timing: 2010

### **Context / problem:**

MediCity is part of the BioCity Group, the UK's leading (and largest) life sciences and medtech incubator, providing specialised bioscience laboratory and office accommodation, which includes business support to help companies start and grow. First established in Nottingham in 2003, BioCity was one of the first incubators to offer specialised bioscience laboratories alongside business support to early-stage companies.<sup>27</sup>

### Key features of the solution:

- Brings together entrepreneurs, clinicians, developers, innovators and investors to support innovation and accelerate the development of the medical technology field in a location that is near transport options.
- Facility includes hot desks, workshops/labs, offices, and meeting rooms.
- Including a 12-week intensive coaching program for medtech and digital health startups to develop a scalable business model for new products and services before raising investment.<sup>28</sup>



### **Outcomes / impacts:**

- Refurbishment of a vacant building has created 11,000 sq. ft of office space as well as much needed incubation workspace.<sup>29</sup>
- Accelerator programs have supported more than 28 new business ideas and secured a total of £2.27m (around A\$3.7 million) in investment funding to date, exceeding targets.
- Supporting 50 new MedTech businesses and 150 jobs by 2021.
- BioCity and MediCity more than 200 companies, with tenant companies at BioCity Nottingham experiencing a 91% survival rate over 12 years.

### **Key lessons:**

The MediCity model demonstrates an approach for areas to become a global leader for entrepreneurial activity in the life sciences and healthcare sectors. As shown by MediCity Scotland, implementation of an accelerator program and leveraging the clustering of similar businesses within a supportive environment can translate into higher survival rates for early stages companies.<sup>30</sup>

- 27 https://biocity.co.uk/locations/medicity-glasgow/
- 28 https://www.vivolution.co.uk/medicity-scotland-case-study.html
  29 https://www.northlanarkshire.gov.uk/regeneration-and-
- investment/medicity-our-first-city-deal-project
- 30 https://www.creativequarter.com/work/business-support/biocitynottingham

Concept design of Macquarie Park Innovation District (Source: NSW Department of Planning, Industry and Environment)

### Macquarie Park Innovation District (MPID) and the Sydney Innovation and Technology Precinct, Sydney, NSW

Timing: Visioning from 2018-present

### **Context / problem:**

The Sydney Innovation and Technology Precinct is situated within an industry base of technology, innovation and creative businesses, while the MPID initiative is focused around industries such as life sciences, medical research, pharmaceutical and digital technologies. Along with industry partners, the NSW Government sought to leverage the collaboration potential of both innovation precincts and improve the physical and economic assets that underpin innovation.<sup>31</sup>

### Key features of the solution:

- As MPID grows, its industry partners seek to engage on the development of smart cities technology with the potential provision of collaborative features, flagging a possible driverless shuttle-bus service, smart cafes, hackathons and partnerships with other international innovation districts.
- \$48.2 million in funding towards the Tech Central precinct within the Sydney Innovation and Technology Precinct.<sup>32</sup>
- Sydney Innovation and Technology Precinct's new anchor tenant Atlassian's proposed building is expected to house 4000 tech workers upon completion in 2025. The precinct is also anticipated to support the creation of 100 new scale-up companies.

#### **Outcomes / impacts:**

 MPID is home to more than 180 large life science, technology and digital corporations and 200 businesses.

- Redevelopment of the Macquarie Park Innovation District sees one million sqm current office space expected to double to two million sqm.
- MPID currently has 45,000 workers alongside 40,000 students and expected to continue growing to 85,000 workers.<sup>33</sup>
- The MPID is predicated to grow by 47% from \$9.5 billion in economic output to \$14 billion in 15 years. It accounts for the second-largest GDP contribution in NSW, just behind the combined CBD and North Sydney.
- Sydney Innovation and Technology Precinct has received an offer of 250,000 sqm of floor space for technology companies, 50,000 of which comprises affordable workspace for start-ups and earlystage companies.<sup>34</sup>

#### **Key lessons:**

Both the Sydney Innovation and Technology Precinct and MPID are clear examples of well-connected innovation precincts that feature the kind of proximity and clustering needed for a collaborative business environment. The MPID is within walking proximity to three train stations, the Lighthouse Incubator and start-up space, while the Sydney Innovation and Technology Precinct is expected to link with other innovation precincts located within Greater Sydney and rural and regional NSW,, creating a network of attractive and active networks.

- 31 https://www.zdnet.com/article/atlassian-to-work-with-nswgovernment-on-new-sydney-tech-hub/
- 32 https://www.arnnet.com.au/article/680858/nsw-govt-pumps-48-2m-into-tech-central-atlassian-shows-new-hq/#:~:text=The%20 NSW%20Government%20has%20injected,25%2C000%20 new%20jobs%20to%20NSW.
- 33 https://mpid.com.au/about/
- 34 https://www.business.nsw.gov.au/\_\_data/assets/pdf\_ file/0010/267787/prospectus-sydney-innovation-and-technologyprecinct.pdf



### Ringwood Metropolitan Activity Centre (MAC) Masterplan, Maroondah, VIC

Timing: Strategy created in 2018

### **Context / problem:**

Ringwood MAC is located 23km east of Melbourne CBD within the municipality of Maroondah. It is a key metropolitan destination with a diverse range of land uses and activities serving a wide regional catchment. Ringwood MAC is situated along the Maroondah Highway at the base of the Dandenongs, operating as a gateway to the Yarra Valley, a popular tourist destination, as well as an important sub-regional goods and services hub.35 Ringwood MAC has been recognised in successive metropolitan planning and growth strategies as having potential to accommodate projected future population and economic growth through supporting increased concentrations of jobs, activities, services and housing in locations well serviced by the public transport network.

### Key features of the solution:

- Activity centre to provide more retail, commercial, employment, leisure, and residential opportunities and an advanced road and rail network. The centre provides public open spaces such as Bedford Park and Ringwood Lake Park, and plans are underway to develop future bicycle, pedestrian and bus networks.<sup>36</sup>
- The Ringwood MAC masterplan aims to provide more diversified and affordable housing stock within the centre in order to attract a broader demographic into Ringwood MAC.
- Maroondah City Council's has developed social infrastructure including the new \$52.2m Aquanation regional aquatic and leisure centre, state of the art Library, Learning and Cultural Centre ('Realm'), Ringwood Town Square and innovative open space improvements.



### **Outcomes / impacts:**

- Anticipated need for commercial floorspace of 586,300 sqm by 2036. This represents an additional 51,600 sqm from 2016 commercial floorspace demand levels.<sup>37</sup>
- Forecasts indicating demand for 5000 dwellings in the Metropolitan Activities Centres by 2030.<sup>38</sup>
- \$575m landmark retail expansion of QIC GRE's Eastland Shopping Centre and new Town Centre precinct and a \$60m multi-national giant Costco Wholesale's second Victorian store in the heart of Ringwood.
- \$66m Victorian Government upgrade of Ringwood Station and Bus Interchange.
- Key Government tenants such as Department of Transport (VicRoads) will move into the centre in 2021.<sup>39</sup>

### **Key lessons:**

The Ringwood MAC leverages the strengths of the area's strong public realm, and presence of a retail core, ensuring that Ringwood MAC is increasingly attractive for both commercial and residential development. The Masterplan aims to enhance and improve the existing planning controls to encourage appropriate development.

- 35 https://www.maroondah.vic.gov.au/files/assets/public/documents/ integrated-planning/strategic-planning/rmac-master-plan-2.pdf
- 36 https://www.maroondah.vic.gov.au/Development/Developing-Maroondah/Planning-for-future-development/Ringwood-Metropolitan-Activity-Centre
- 37 http://www.maroondah.vic.gov.au/files/assets/public/documents/ integrated-planning/strategic-planning/rmac-background-report. pdf
- 38 https://www.pc.gov.au/inquiries/completed/infrastructure/ submissions/submissions-test/submission-counter/sub076infrastructure.pdf
- 39 https://www.realestatesource.com.au/department-of-transportcommits-to-two-ringwood-offices-for-vicroads/



### Testing Grounds, Melbourne, Victoria

Timing: Strategy created in 2018

### **Context / problem:**

Once home to the largest YMCA in the Southern Hemisphere, the site has been owned by the Victorian Government since the 1980s when the construction of the nearby Arts Centre was underway.<sup>40</sup> For decades, the site sat as a dusty, empty lot. Managed by Creative Victoria, the site is the only vacant parcel of land in the area and is slated for development at some point in the future. In the meantime, it has been transformed it into a 2000 sqm urban design experiment – a lowcost arts incubator and a makeshift public park.

### Key features of the solution:

- Provides a temporary space for creative practices including art, performance and design.
- Has four different undercover and indoor spaces, including a large multipurpose outdoor area.
- Supports experimentation utilising data collection from the application process through to acquittal and this information is submitted to Creative Victoria through an online portal.

### **Outcomes / impacts:**

- Responded to the need identified by the community for more public spaces and places for informal and exploratory work.<sup>41</sup>
- Provides a supportive environment for emerging and independent creative practitioners to work, exhibit and develop their practice.<sup>42</sup>

• Positive response to model: "I think that programming a site with a multitude of different art forms or creative practice is really exciting. Because you do get some genuine connections between different art forms, you do get dance performers and writers inhabiting the same space at the same time, and that does inspire or provoke some really interesting outcomes.<sup>43</sup>

#### **Key lessons:**

Demonstrates how creative uses can attract new visitors to areas and enliven the local precinct, supporting the transition to a highly liveable residential area. The project tests in real time whether public use of the site reflects what the public said it wanted and highlights the value of data to better understand the needs of the precinct.<sup>44</sup>

- 40 https://creative.vic.gov.au/showcase/co-working-andcollaboration/testing-grounds
- 41 https://www.thechamber.com.au/getattachment/572d0d0f-defl-4c75-a41f-4e9bde7130b0/Western-Sydney-Cultural-Creative-Industries-Hub.pdf.aspx?lang=en-AU&ext=.pdf
- 42 https://www.testing-grounds.com.au/the-future-of-the-artsprecinct/
- 43 https://www.artshub.com.au/education/news-article/sponsoredcontent/professional-development/brooke-boland/three-waysco-working-spaces-help-creative-practice-252487
- 44 https://www.theprojects.com.au/testing-grounds



### Westside at Acton Park, Canberra, ACT

Timing: 2015-2017

### **Context / problem:**

Westside Acton Park was a 500 sqm pop-up village at West Basin on the shores of Lake Burley Griffin. The ACT Government worked with Stromlo Stomping Ground (developer and architects) to activate the centre as a place for dining, retail, and entertainment experiences.<sup>45</sup> The project was funded by the Land Development Agency and aimed to enliven the shore of the West Basin Waterfront development as the first stage of the ACT Government's 'City to the Lake' urban renewal masterplan.

### Key features of the solution:

- Events space constructed from shipping containers and a purpose made steel skeleton, accommodating a calendar of cultural events.
- Vertical gardens, pop-up galleries, retail outlets, bars, restaurants, cafes.
- Free public Wi-Fi.

### Outcomes / impacts:

 Accommodated 3-12 food and retail vendors for over two years.<sup>46</sup>

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- Activation of underutilised site through "tens of thousands of visitors" made way for the construction of the \$14 million Point Park and the Basin Boardwalk sites.<sup>47</sup>
- Disassembled in 2017 to make way for a new development at and beyond the site, including the creation of homes accommodating 15,000 new residents.<sup>48</sup>

### **Key lessons:**

Though initially successful, the pop-up village struggled to maintain momentum over the last year of its existence. Vendors cited the lack of advertisements and undelivered promises. This illustrates the importance of transparent governance for initiatives that aim to create areas of attractive activities and community amenities.

- 45 https://suburbanland.act.gov.au/news/westside-acton-park/354
- 46 https://www.canberratimes.com.au/story/6036269/overpromisedand-under-delivered-the-westside-container-village-story
- 47 https://the-riotact.com/14m-city-to-lake-boardwalk-park-beginto-take-shape/195592
- 48 https://www.cityplan.act.gov.au/city-to-the-lake



### **Castle Hill Station, Sydney, NSW**

Timing: Opened 26 May 2019

### **Context / problem:**

Castle Hill railway station is an underground rapid transit station built by the Metro Trains Sydney consortium. It is located opposite the Castle Towers shopping Centre and built as part of Transport for NSW's Sydney Metro North West Rail Link (NWRL) project, to cater for growth between Rouse Hill and Chatswood. The station is planned to eventually serve trains to the Sydney central business district and Bankstown as part of the government's 20-year Sydney's Rail Future strategy.

### Key features of the solution:

- Below ground metro station with direct pedestrian link to Castle Towers Shopping Centre.<sup>49</sup>
- Public transport interchange, prioritizing buses and bicycles, featuring a bus only road and bicycle paths and bike parking.
- Pedestrian crossings to facilitate walkable catchments in highly dense location.

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### **Outcomes / impacts:**

- Nine spaces for buses.<sup>50</sup>
- Seven pick-up and drop-off spaces and nine taxi spaces
- Parking and storage for 25 bicycles.

#### **Key lessons:**

The project includes delivery of a public transport interchange to cater for future growth, by providing increased pedestrian access to rail, while improving travel times.<sup>51</sup> It also provides improved walkable access to public transport within the high-density, mixed-use Castle Towers Shopping Centre development, which created 200 hospitality and retail jobs upon completion.

- 49 https://www.qicgre.com/en/Stories/Castle-Towers-opening
- 50 https://www.sydneymetro.info/map/sydney-metro-interactivetrain-map
- 51 https://www.planning.nsw.gov.au/-/media/Files/DPE/Reports/ north-west-rail-link-castle-hill-station-structure-plan-a-vision-forcastle-hill-station-surrounds-2013-09.pdf?la=en



### Brimbank Bus Network Reform, Melbourne, VIC



Timing: Reformed in 2014

### **Context / problem:**

Public Transport Victoria (PTV) introduced a new bus network in the Brimbank local government area, located in Melbourne's western suburbs. Until the reform in July 2014, Brimbank's bus network had seen few changes. Due to several years of unreliable cross-town services, a formal Bus Service Review was completed for Brimbank in 2010. This review was tasked with making recommendations to restructure and improve the bus network.<sup>52</sup>

### Key features of the solution:

- More direct and frequent bus services. As part of the new network, ten bus routes had route and timetable changes, three bus routes were discontinued, and three new bus routes were added.
- Better connected services with trains through increased span of bus hours to later at night and on Sundays.
- Improved connections to key local destinations.

### **Outcomes / impacts:**

- Resulted in 10% increase in patronage across all routes within six months.<sup>53</sup>
- Network coverage of Brimbank's population increased from 88.6% to 90.6% (measured as within 400 metres of bus routes and/or 800 metres of a train station).
- Average weekly timetabled service hours were increased 15.6% (from 2,740 to 3,169)

### **Key lessons:**

Available funding for bus service improvements was limited, so the design emphasised providing a cost-effective network that addressed community needs. The bus network was developed through an extensive analysis of demographic, patronage data, travel surveys, community consultation and advice from bus operators and local government. The total fleet requirement to operate the network increased by one bus, reflecting the strong focus on investment efficiency.



### Barcelona Superblocks, Barcelona, Spain

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Timing: 2014 to present

### **Context / problem:**

Barcelona's Superblocks project was designed by the Municipality of Barcelona in collaboration with BCNecologia (the Urban Ecology Agency of Barcelona). It represents an innovative planning approach for addressing urban challenges such as mobility, public space, biodiversity and social cohesion. The aim is to reduce the use of private vehicles, improve pedestrian mobility and reclaim public spaces for the benefit of Barcelona's citizens.<sup>54</sup>

### Key features of the solution:

- Four new public squares.55
- Low speed limit streets and limited car access.
- Extended pedestrian spaces that allow for amenities such as playgrounds and other public open space.

### **Outcomes / impacts:**

- Freed up to 92% of public space in Barcelona from 2014.<sup>56</sup>
- Walking increased in 2017 by 10% in the superblocks of Gràcia and Vitoria-Gasteiz.<sup>57</sup>
- Bicycle trips increased by more than 30% and vehicle use decreased by between 26% and 40% in the same area in 2017.

### **Key lessons:**

Superblocks are units imagined as bigger than one block of the dense Barcelona's urban matrix with a strict grid pattern, but still smaller than a whole neighbourhood. The aim of creating such superblocks is to recover space for the general public, preserve biodiversity in the city and to improve sustainable mobility while encouraging social cohesion and collaboration. The Superblocks are open projects, meaning that any proposed action undergoes a participatory process involving residents and local organisations.

- 54 http://www.bcnecologia.net/sites/default/files/proyectos/pmu\_ angles.pdf
- 55 https://www.ccma.cat/324/salvador-rueda-sobre-el-plade-les-superilles-el-nombre-esta-al-voltant-de-les-500/ noticia/2768000/#
- 56 https://energy-cities.eu/best-practice/superblocks-free-up-to-92of-public-space-in-barcelona/
- 57 https://www.bloomberg.com/news/articles/2018-08-07/inside-abarcelona-superblock-pedestrians-rule



### Glattalbahn Transport Development, Zurich, Switzerland

Timing: Development from 1990 to 2010

### **Context / problem:**

The Glattal area in Zurich had been experiencing rapid growth for many years with increased congestion on roads. In 1990, the mayors of its municipalities recognised the need for coordinated action and began developing a concept for the Glattalbahn, a metre-gauge light rail system with its own location line to the north of Zurich City.<sup>58</sup> Their goal was to connect the Middle Glattal's developed areas with an efficient public transport system, combining the best qualities of an S-Bahn and a local bus system.

### Key features of the solution:

- Primarily a street level rail system allowing for easy identification, access and pedestrian permeability.
- New bicycle routes and parking.
- Rail system particularly designed to serve the needs of mobility-impaired users, through fully accessible routes.



### **Outcomes / impacts:**

- Seamless integration with the regional transport network with no reduced road capacity.<sup>59</sup>
- Increased service frequency to 7.5 minutes during peak periods and 15 minutes during non-peak.
- Optimised cycle track and footpath connections.<sup>60</sup>
- Project exceeded its patronage estimates, encouraged significant development in the area, and generated highly positive ratings from customers and the community.<sup>61</sup>

### **Key lessons:**

The project optimises the roadway network while providing for effective pedestrian and bicycle connections in order to create an integrated and multimodal system. Through the development of the transport hub, the project addresses the increase of population, car congestion and employment growth, and provide an integrated transport solution (through trains, trams, buses and air transport).

- 58 http://vbg.ch/images/stories/pdf/glattalbahn/glattalbahn\_ broschuere\_englisch.pdf
- 59 https://www.intelligenttransport.com/transport-articles/2326/ modern-system-for-zurich-north-urban-centre/
- 60 https://www.researchgate.net/publication/241809136\_ Glattalbahn\_Innovative\_Transport\_Solution\_for\_Suburban\_Areas
- 61 https://journals.sagepub.com/doi/abs/10.3141/2146-01



### Barangaroo Development, Sydney, NSW

**Timing:** Design Competition 2005 – Anticipated Completion 2024

### **Context / problem:**

Barangaroo Delivery Authority was established in 2009 to facilitate the delivery of a 22-hectare urban regeneration precinct development located on the north-western edge of the Sydney CBD and the southern-end of the Sydney Harbour Bridge adjacent to Sydney Harbour Foreshore.<sup>62</sup> It is a high-quality mixed-use precinct which balances social, economic and environment outcomes.

### Key features of the solution:

- Features a publicly accessible headland park (Barangaroo Reserve) and other public domain elements.
- Energy infrastructure includes embedded electricity networks, Sydney Harbour water cooling, recycled water treatment plants and fire sprinklers, and renewable energy generation.
- Access to high-frequency and accessible transport network: Active transport (walking, cycling etc.) is promoted across Barangaroo and public transport (bus, ferry, train, Metro) is easily accessible with Wynyard Station providing access to buses and trains and the Metro Station planned in the Central Barangaroo site to be delivered by 2024.

### **Outcomes / impacts:**

- Australia's first large-scale carbon neutral and water positive precinct.<sup>63</sup>
- More than 50% of the total land area dedicated to public open space. Public domain includes parklands, continuous promenade, plazas, harbour foreshore cover.<sup>64</sup>
- Private development targeted to deliver 23,000 permanent jobs, homes for 3,500 residents and to contribute over \$2bn per annum to the NSW economy.<sup>65</sup>
- Over 80% of precinct waste is reused, recycled or repurposed with a target of zero net waste to landfill by 2020.<sup>66</sup>

### **Key lessons:**

Barangaroo Development has been a largely successful precinct development bringing together major transport infrastructure, public open space, housing, hotel accommodation, retail and commercial space. Criticisms include strong wind tunnelling effects at the ground plane between buildings, and some community dissatisfaction with the bulk and scale, and anticipated social impact of a potential Crown casino on public lands.<sup>67</sup> This demonstrates that for a precinct to be a 'centre of gravity' it should consider the human experience in scale and community aspirations.

- 62 https://www.barangaroo.com/
- 63 https://www.barangaroo.com/the-project/news/barangaroobecomes-australia-s-first-carbon-neutral-precinct/
- 64 https://www.barangaroosouth.com.au/about/
- 65 https://infrastructure.nsw.gov.au/projects-nsw/barangaroo/
- 66 https://www.barangaroo.com/the-project/progress/sustainability/
- 67 https://www.theguardian.com/australia-news/2015/sep/30/therise-and-rise-of-barangaroo-how-a-monster-development-onsydney-harbour-just-kept-on-getting-bigger



### Perth City Link and Yagan Square, Perth, WA

Timing: Planning process began in 2003 - ongoing

### **Context / problem:**

The Perth City Link redevelopment is part of the program to revitalise the city. Sinking the rail line and moving the bus station underground created 13.5 ha of space.<sup>68</sup> The disused railway yards were creating a barrier between Perth's CBD and the popular Northbridge entertainment area, and curtailing development in the inner city's north.

### Key features of the solution:

- Perth City Link has created both a new innercity precinct and a connection between the CBD and Northbridge including 244,000 sqm of new office and retail space as well as shops, cafes, bars, sporting arena and 4.4 hectares of public open space.<sup>69</sup>
- Yagan Square is the cultural heart of the precinct, incorporating Aboriginal art and cultural references and named after a prominent Noongar warrior. It is a hub with day and night entertainment, restaurants and shopping.
- Public spaces include a children's play area, market hall showcasing local produce, gardens that feature Western Australian wildflowers and trees and upper level amphitheatre.



### **Outcomes / impacts:**

- Expected private sector investment into precinct of \$4 billion and 13,500 workers.<sup>70</sup>
- Enhanced connectivity by reconnecting the CBD with Northbridge
- Improved commuter experience as Yagan Square provides a safe and enjoyable environment between the train and bus stations
- Successful engagement process with Indigenous people that resulted in a cultural narrative being embedded into the design of a civic space.

### **Key lessons:**

The redevelopment demonstrates the value of creating a centre of gravity for a precinct, with services and amenities that provide a focal point for community and business activity. The inclusion of the children's play area demonstrates inclusivity, with the integration of Aboriginal cultural heritage aspects reflecting local community values.<sup>71</sup>

- 68 https://developmentwa.com.au/projects/redevelopment/perthcity-link/overview
- 69 https://www.parliament.wa.gov.au/publications/tabledpapers.nsf/ displaypaper/4012795a33bc56a5bb6ede844825848000165d-6f/\$file/2795.pdf
- 70 https://www.parliament.wa.gov.au/publications/tabledpapers.nsf/ displaypaper/4011726ae82fcb68c66989d84825830d00163db5/\$file/1726.pdf
- 71 https://yagansquare.com.au/ys/about



### Caulfield to Dandenong Level Crossing Removal Project, Melbourne, VIC

Timing: 2016-2019

### **Context / problem:**

The Victorian Level Crossing Removal Project removed nine level crossings and elevated the rail line as the level crossings were congested and dangerous. This provided an opportunity to create public open space for the community and transform the narrow corridor into an urban parkland. This connects communities that were previously severed due to the ground level tracks.

### Key features of the solution:

- Has enabled the delivery of 22.5 hectares of open space including a linear parkland and seven community spaces that has 'something for everyone' such as dog parks, table tennis tables, fitness stations and multi-use sports courts.<sup>72</sup>
- The linear parkland includes a new 12km walking and cycling path to join existing paths, making a 17km continuous route from Monash University's Caulfield Campus to the EastLink Trail in Dandenong.
- Includes the rebuild of five stations, creating community hubs featuring an urban plaza. The urban plaza provides improved station access and connectivity to the neighbourhood and other transport options such as bus, bicycle parking and drop off.

### Outcomes / impacts:

 The Caulfield to Hughesdale linear park delivers open space to a community that has one of the lowest percentages of open space per person in Victoria.<sup>73</sup>

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- Positive environmental outcomes include over 4,200 trees have been re-established, repurposing materials from the removed trees and demolition material and integrated water management.
- Community views have been incorporated into the design of the community spaces through consultation and the specially formed Community Open Space Expert Panel.<sup>74</sup>

#### **Key lessons:**

This project illustrates how rail corridors can be reimagined to create a green and leafy corridor that connects the community, encouraging social connectedness and wellbeing. It demonstrates the value of designing for the community, reflecting community views, to create a legacy. It demonstrates how inclusivity can be promoted through the provision of multi-generational spaces, bringing together people from different social and age groups.

- 72 https://levelcrossings.vic.gov.au/legacies-and-benefits/urbanrenewal/open-space
- 73 https://landezine-award.com/caulfield-to-dandenong-levelcrossing-removal-project/
- 74 https://www.premier.vic.gov.au/expert-panel-recommends-moreopen-space/

Image of Independence Library and Apartments (Source: John Ronan Architects)

## Chicago's multipurpose community infrastructure, Chicago, USA



Timing: 2016-2019

### **Context / problem:**

The City of Chicago set out in 2016 to co-locate libraries with public and affordable housing as part of a broader social inclusion policy. Following a design competition, three sites were developed to create two senior housing buildings and a mixedincome housing development, co-located with modern libraries and community hubs.<sup>75</sup> This was in recognition that people need more than affordable apartments; healthy neighbourhoods also require features including transit, parks, stores, playgrounds and libraries.

### Key features of the solution:

- All three libraries offer multi-purpose community spaces and include features such as an early learning children's play space, a media and mentoring space for teenagers to explore digital design, music and more and workforce development support.<sup>76</sup>
- In addition to traditional library programs like book clubs and cultural programs, each library offers additional programs and services to meet the residents they serve.
- The developments include subsidised apartments for seniors, public housing, affordable apartments and market-rate apartments.

### **Outcomes / impacts:**

- The libraries have attracted a mix of the community including "toddlers, retirees, after-school teens, job-seekers, not to mention the traditional readers, nappers and borrowers of DVDs".<sup>77</sup>
- Positive feedback from tenants including that it is "a cool building" close to work and had attractive facilities including a bike room and social lounge.
- Recipient of awards and acclaim from notable publications including *The New York Times* who stated that the libraries are "just plain good urban planning" and that the "distinguished civic buildings in underserved neighbourhoods constituted their own brand of equity".<sup>78</sup>

#### **Key lessons:**

The model of co-locating affordable housing with community infrastructure promotes accessibility and inclusivity, by providing housing and making library resources more accessible for low income residents, particularly families and seniors who live on-site. It provides residents with an immediate connection to their neighbourhood and meets multiple community needs in one place.

The library itself is also a new centre of gravity, through creating a community anchor that offers curated programs for seniors, children, teenagers and adults.

- 75 https://resilient.chicago.gov/download/Resilient%20Chicago.pdf
- 76 https://www.lincolninst.edu/es/publications/articles/new-chapter
- 77 https://www.nytimes.com/2019/05/15/arts/design/chicagopublic-housing.html
- 78 https://www.lincolninst.edu/es/publications/articles/new-chapter



### Tramsheds Harold Park, Sydney, NSW

**Timing:** Harold Park Heritage Study 2010 – Project Completed 2016

### **Context / problem:**

Tramsheds Harold Park is an adaptive re-use urban regeneration project completed in 2016. Prior to conservation, the Rozelle Tram Depot lay uninhabited and unused for decades and was damaged by graffiti, vandals, rust and overgrowth.<sup>79</sup>

The newly restored European-inspired food hall houses a variety of quality food eateries and a supermarket.<sup>80</sup> It is now a popular food destination for locals and visitors. The Tramsheds is located adjacent to 1,300 new dwellings delivered by Mirvac.<sup>81</sup>

### Key features of the solution:

- The food and dining precinct services the local community with a range of everyday amenities including a supermarket, medical centre, hairdressers, gym and community hall.
- The tenancy guidelines were designed to allow enough flexibility within a framework to meet the requirements of the owner, authority requirements, market expectations, appropriate use and a diversity of design excellence.<sup>82</sup>
- Sustainability initiatives include the encouragement of green transport use, re-use of building materials, energy efficiency, recycled rain water treatment and a waste separation system.

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### **Outcomes / impacts:**

- Provision of 6,200 sqm of retail space and 500 sqm of community space.
- Transformed into Sydney's 'oldest new food destination' for locals and visitors.<sup>83</sup>

### **Key lessons:**

Community groups such as the Sydney Heritage Society and the Bendigo Tramway Museum were heavily involved during development. They provided further insight into the building's outstanding heritage and historical growth over the century since its establishment. The project also provides some example interventions for sustainable green and resilient spaces.

- 79 https://www.nationaltrust.org.au/adaptive-reuse-tramshedsharold-park/
- 80 https://www.tramshedssydney.com.au/
- 81 https://www.mirvac.com/investor-centre/property-portfolio/ Retail/tramsheds-sydney
- 82 https://design.mirvac.com/projects/News/tramsheds-haroldpark-nsw
- 83 https://insideretail.com.au/news/mirvacs-gets-heritage-gong-for tramsheds-201705

Image of New Acton Precinct Open Space (Source: OCULUS Designers and Simon London)

### New Acton precinct, Canberra, ACT

### Timing: 1999-2013

#### **Context / problem:**

New Acton is a mixed-use, urban renewal precinct on the edge of Canberra's CBD on a 2.5 hectare site, created through private sector investment. The area was once a forgotten part of Canberra that has transformed into a vibrant community space. The developers, Molonglo Group, recognised that the space between buildings is as vital as the buildings themselves and committed to not only creating the space but curating it to become a hub for social and cultural life.

#### Key features of the solution:

- Features apartment complexes, commercial offices, galleries, retail and cafes that transition to wine bars in the evening. It has a continuous program of arts festivals and events for residents and visitors day and night including contemporary arts exhibitions and multiarts festivals.
- Is a blend of old and new with the developers considering the public realm and its relationship with the existing heritage buildings in the design. The master planning also reflects principles of permeability and connectivity with the precinct being highly walkable.<sup>84</sup>
- The precinct also features sustainability elements. The Nishi building delivers an average 8 star NatHERS rating with energy efficiency measures in place including efficient appliances and solar thermal hot water.



### **Outcomes / impacts:**

- Accommodates up to one thousand people to live in the precinct and almost five thousand people to work.<sup>85</sup>
- Daily visitation to the precinct is in the thousands due to the public spaces and lifestyle offering
- Nishi Building is Canberra's most sustainable multi-use building complex.<sup>86</sup>

#### **Key lessons:**

The precinct provides a centre of gravity as it provides a place for people of all ages to live, work and relax. Due to the focus on placemaking, it promotes social connectedness due to the lively atmosphere that encourages the community to socialise and enjoy. Considering permeability and connectedness during the master planning stage can also ensure active transport is prioritised.<sup>87</sup>

- 84 https://www.thefifthestate.com.au/wp-content/uploads/2014/12/ Precincts\_ebook\_final-double-page.pdf
- 85 https://www.worldurbancampaign.org/deliberately-not-ordinarylong-term-investment-space-place-culture-and-community
- 86 https://www.arup.com/projects/newacton-nishi
- 87 https://www.transport.act.gov.au/about-us/active-travel?a=888712



### Westmead, Western Sydney, NSW

Timing: 2014 (masterplanning) - ongoing

### **Context / problem:**

Westmead is one of the world's largest health, education and research precincts, covering more than 75 hectares.<sup>88</sup> The area of Western Sydney is expected to see an influx of new residents and in combination with the industrial base of the area being changed by the growth of new industries depending on highly skilled workers, Westmead presented an opportunity to generate knowledge jobs for the growing population. The precinct is currently being redeveloped and aims to transform into an Innovation District by 2036.

### Key features of the solution:

- Is a recognised leader in critical and acute health care, medical research and education in health-related sectors and is home to a number of anchor institutions.
- The growing role of Westmead as a location for specialised services and employment has encouraged investment and attention from relevant businesses and government with opportunities to attract new businesses such as new health-related start-ups.
- Two of Australia's largest universities the University of Sydney and Western Sydney University – reside at Westmead with plans for expansion that will significantly increase the number of tertiary students.

 An 'Innovation Quarter' has been announced that is a \$350 million joint venture between Charter Hall and Western Sydney University to develop a health research and commercial precinct in the heart of Westmead.<sup>89</sup>

### **Outcomes / impacts:**

- Provides direct health services to almost 10% of Australians and comprises over 400,000sqm of health developments including four major hospitals, four medical research institutes and two university campuses and the largest research-intensive pathology service in NSW.<sup>90</sup>
- By 2036, the number of full-time staff working across Westmead will increase to more than 30,000 and number of students will increase to more than 10,000.
- Parramatta is the third largest economy by GDP in Australia.<sup>91</sup>

#### **Key lessons:**

This precinct highlights the agglomeration benefits of locating health, education and research institutions and organisations in one place to collaborate for health, innovation and economic benefits. It demonstrates the value of investing in transformative educational infrastructure to support jobs into the future.

- 88 http://www.westmeadproject.health.nsw.gov.au/precinct/ westmead-health-precinct
- 89 https://www.westernsydney.edu.au/newscentre/news\_centre/ story\_archive/2019/western\_and\_charter\_hall\_collaborate\_ on\_\$350\_million\_innovation\_quarter\_for\_westmead
- 90 https://www2.deloitte.com/content/dam/Deloitte/au/ Documents/Economics/deloitte-au-dae-westmead-innovationdistrict-report-190716.pdf
- 91 https://www.investparramatta.com.au/why-parramatta



### Albert Park College, Melbourne, VIC

### Timing: 2016

### **Context / problem:**

The Albert Park College Environment Arts Hub created a new version of the 'community hall' by successfully repurposing historic buildings to foster a modern approach to education.<sup>92</sup>

### Key features of the solution:

- Has involved the adaptive re-use of two significant heritage buildings, utilising the features of the heritage building to create a diverse range of spaces including vibrant and inviting learning spaces, enabling flexible, informal and online learning.
- Is also a community facility as it offers accessible and affordable spaces for the community to use for activities such as events, performances and exhibitions.
- Re-using the heritage structures in addition to sustainable finishes such as modern lighting and heating reflects environmental principles, providing a tool for students to learn about sustainability.

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### **Outcomes / impacts:**

- Design has enhanced the learning experience of students, evidenced by a quote by the Foundation Principal: "The overall impact is spectacular; a bold development that manages to straddle the competing demands of creating a 21st century learning environment ... Our students have grown to love the space which models for them what we can do to make a difference to our environment."<sup>93</sup>
- Considered to be value for money with an overall cost of  $2,300/m^2$
- Provides a learning space for approximately 180 year-nine students.

#### **Key lessons:**

The project demonstrates how coordinated investment in shared community facilities can simultaneously provide much needed space for the whole community, provide a long-term future for underutilised heritage buildings and deliver modern learning spaces for a growing school. This asset facilitates interaction, collaboration and creativity not only for the students but for the community, encouraging accessibility and inclusiveness.

<sup>92</sup> https://www.ovga.vic.gov.au/case-good-design-education-guidegovernment

<sup>93</sup> https://www.premiersdesignawards.com.au/entry/albert-parkcollege-environmental-arts-hub/



Figure 1: SRL Objectives and Precinct Principles





