



HUME CITY COUNCIL **CREATING A VISION FOR A COMMUNITY, ARTS AND CULTURAL PRECINCT IN JACKSONS HILL, SUNBURY**

A destination that preserves and celebrates its significant cultural heritage and supports arts, community, cultural, social and learning activities that are connected, creative, vibrant, inviting and valued.

Creating a vision

Why create a vision?

In December 2013, Hume City Council signed a Memorandum of Understanding (MoU) with Victoria University (VU) to guide the development of future uses of the Jacksons Hill site. The MoU articulates an intent by VU to transfer the following four buildings and an adjoining carpark to Council:

- Building 18 Bluestone Building
- Building 19 Radio Station
- Building 20 Boilerhouse Arts Centre
- Building 21 Shed

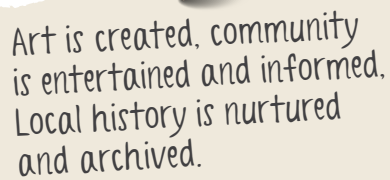
This agreement led to the need for a planning process to create a vision for the precinct, and work out the best way to use the four buildings. At a time when the buildings can be transferred to Council, this work can guide and inform their redevelopment.

What is already happening at the precinct?

There is a thriving sense of community from a range of arts, theatre, heritage and community groups and 3NRG radio station. Art is created, community is entertained and informed and local history is nurtured and archived. The Sunbury Primary School, Sunbury and Macedon Ranges Specialist School and Sunbury Woodturners Group are nearby and also contribute to the sense of community.

What is the vision?

Our vision is that: *The Sunbury Community, Arts and Cultural Precinct is a destination that preserves and celebrates its significant cultural heritage and supports arts, community, cultural, social and learning activities that are connected, creative, vibrant, inviting and valued.*



Art is created, community is entertained and informed. Local history is nurtured and archived.





Council asked what was important to the Sunbury community.

Council endorsed the vision in February 2014. The following principles are important to follow to achieve the vision.

Preserved and Enhanced Buildings

- Retain heritage values
- Restore and enhance the capabilities of the buildings
- Ensure maximum use of all the buildings

Expanded Programs and Activities

- Build on the strengths of existing arts and community activities
- Expand the breadth of activities at the site
- Provide for current and future changing community needs
- Consider complementary commercial uses

Community Involvement

- Ensure community is involved in planning, delivery and future operations of the precinct
- Ensure the site serves a broad and diverse range of people across age groups and cultural backgrounds

Creating a Sense of Place

- Create a unified identity for the precinct
- Value and celebrate the heritage and history of the precinct
- Acknowledge Aboriginal history of the area
- Enhance the natural assets at the precinct
- Improve the access to and around the precinct

How has this vision been created?

Firstly Council consulted widely, spoke with community and the current tenants, and undertook research to help form this vision for the precinct. Council asked what was important to the Sunbury community, what should stay the same at the precinct, and what could be improved.

Next we engaged Kerstin Thompson Architects to give us technical advice on what changes at the precinct would need to happen to enable the vision to be realised. A Community Advisory Committee was formed to guide this process and advise us on what was important for the precinct. This work was undertaken with funding support from the Victorian State Government.

Is the vision possible?

Yes. A rejuvenated precinct could meet the growing need for arts and community infrastructure in the region and would be enhanced with tourism elements, particularly with a cultural and heritage focus, and some food and beverage offerings. The primary focus of the precinct, as articulated in the vision, is recommended to remain community and arts focused. Improved landscaping and ways to access the site are also important to its success in future.



A vision based on a thriving sense of community.

What activities could take place?

The range of activities that could happen in the buildings in the precinct are:

Arts/Gallery

- renovated existing arts spaces including sculpture, pottery, painting
- new arts spaces (e.g. digital arts)
- presentation spaces
- exhibitions

Business/Tourism

- small business incubators
- café and/or restaurant
- cultural centre
- micro-brewery/winery
- small retail outlet showcasing locally produced works
- information hub

Events

- music festival
- cultural festivals of food, arts, music,
- farmers markets
- indoor/outdoor community events
- promotion of health through programming

Theatre/Performing Arts

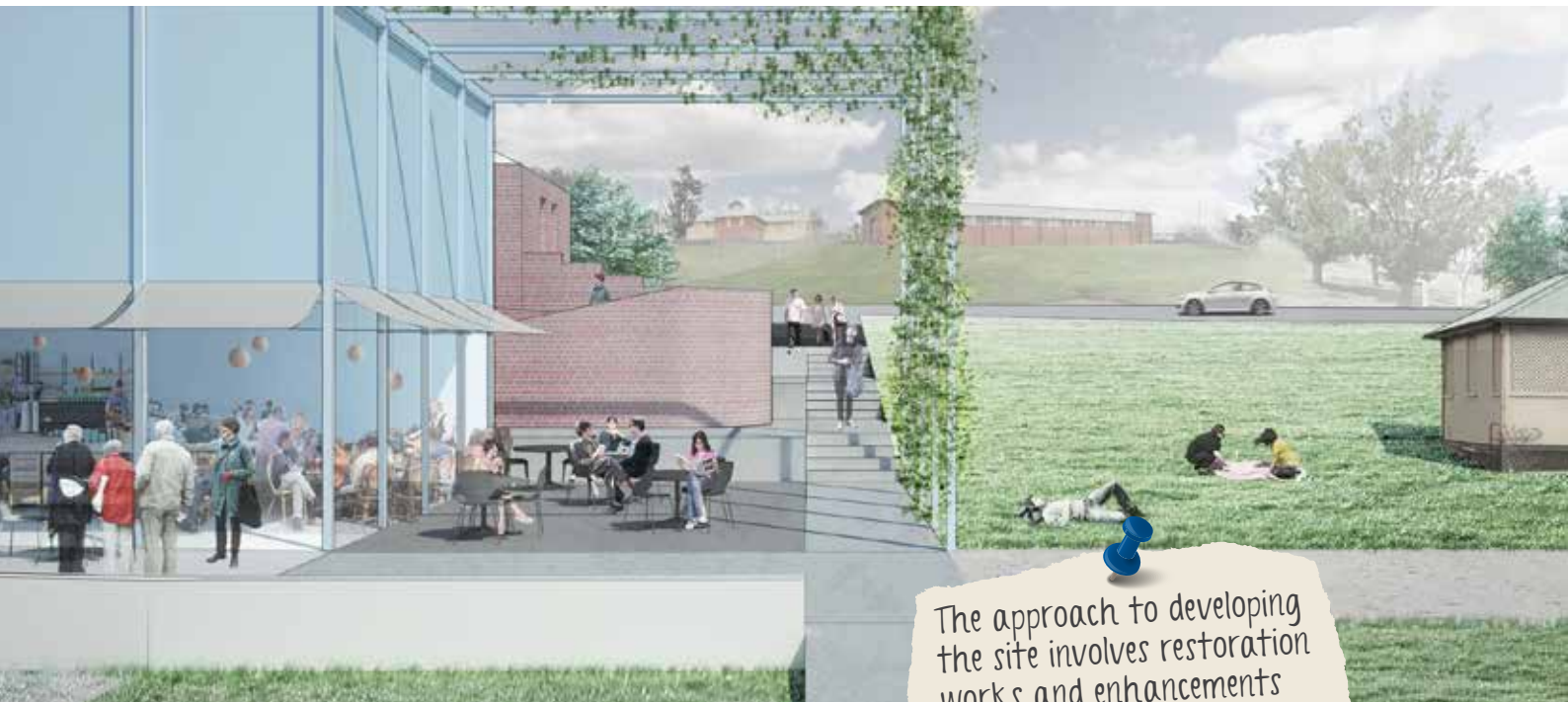
- rehearsal/development space
- performance space
- space for dance classes

Community

- meeting spaces
- informal training spaces
- multi-purpose spaces/flexible over time
- civic function
- consultants spaces (visiting services)
- location for radio station
- location for heritage and historical records and displays
- location for wood work
- youth activities including music production

Public Realm

- community garden
- cycling and walking destination



The approach to developing the site involves restoration works and enhancements to existing buildings.

What is the approach for redevelopment?

The recommended approach to developing the site involves restoration works and enhancements to existing buildings, increasing their versatility and ease of use for a wide array of groups and individuals. These recommendations are based on a demand assessment, feasibility assessment, and are based on a mix of community, commercial, and tourism uses.

Firstly, there are maintenance and access issues that would need to be addressed. Over time expansion of buildings and changes are proposed to allow for increased dance and performing arts, incubator spaces for small business start-ups and artist uses, and food and beverage offerings to support the proposed tourism and commercial component of the precinct.

HOW COULD THE FOUR BUILDINGS BE USED?

BUILDING 18	<ul style="list-style-type: none"> • Tourism and community • Precinct information and interpretive centre 	<ul style="list-style-type: none"> • Office space/storage • Community meeting & dance space
BUILDING 19	<ul style="list-style-type: none"> • Community and small business • Radio station • Music production and recording • Community offices 	<ul style="list-style-type: none"> • Flexible meeting rooms • Business incubators • Artist studios
BUILDING 20	<ul style="list-style-type: none"> • Arts and performance • Event space/performing arts foyer • Theatre performing arts • Drawing studios 	<ul style="list-style-type: none"> • Sculpture/ceramic studios • Painting studios • Gallery • Café restaurant
BUILDING 21	<ul style="list-style-type: none"> • Business incubators • Artists' studios • Performance and rehearsal spaces for dance and theatre 	<ul style="list-style-type: none"> • Woodworking/general workshop • Craft brewery/wine bar

The journey continues

What happens next?

The journey for this project will continue. More community engagement and detailed planning will need to happen when the buildings are transferred to Council, including how to work with existing community groups as the precinct changes.

The estimated cost to develop this long term vision is \$10million. Council will need to work with Government and other partners to attract funding for the redevelopment.

Council wants to build on the energy and guidance of the Community Advisory Committee and find interim means to support and enhance the precinct in its current form.

How do I stay in touch with the project?

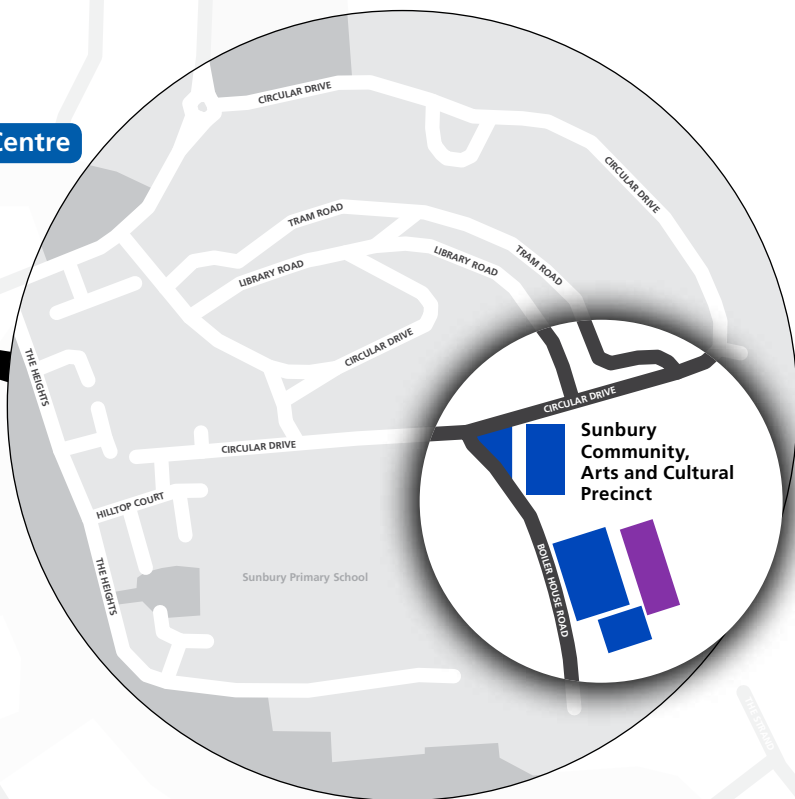
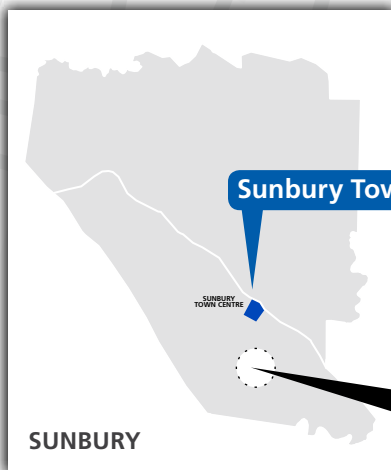
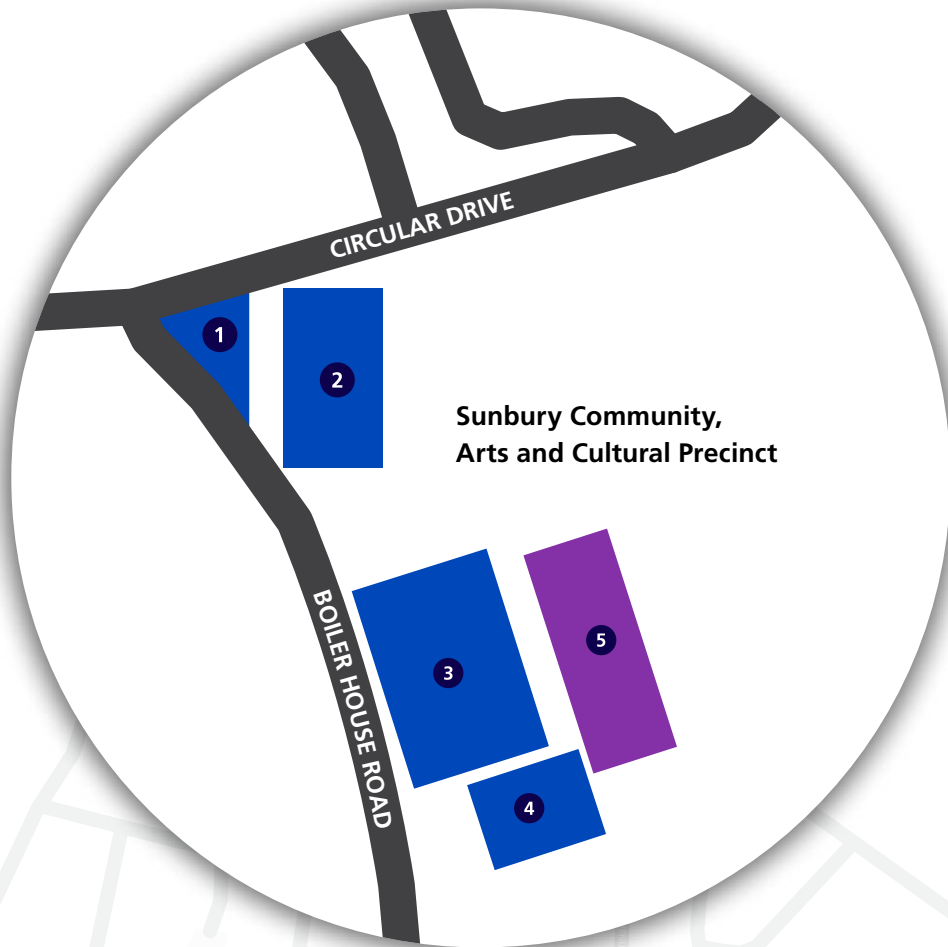
Information about the project will be available on the council website: www.hume.vic.gov.au



Iconic local landmarks.

Sunbury Community, Arts and Cultural Precinct Location

- 1 Building 19
- 2 Building 18
- 3 Building 20
- 4 Building 21
- 5 Carpark





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