

## Colleges and Park Avenue

With the exception of Currie Hall and the Park Avenue site, the University does not control the college land to the north of the main campus. The University does have a role in approving development on these sites as well as a role in encouraging the best use of the land.

The State Government's *Direction 2031 and Beyond* calls for increased residential accommodation in the area. The college strip is underdeveloped and the University and Colleges look for opportunities to create a student development with high amenity. Planning of the precinct, as 'buildings within a park' with greater connectivity and active recreation facilities, would further enhance the student experience.

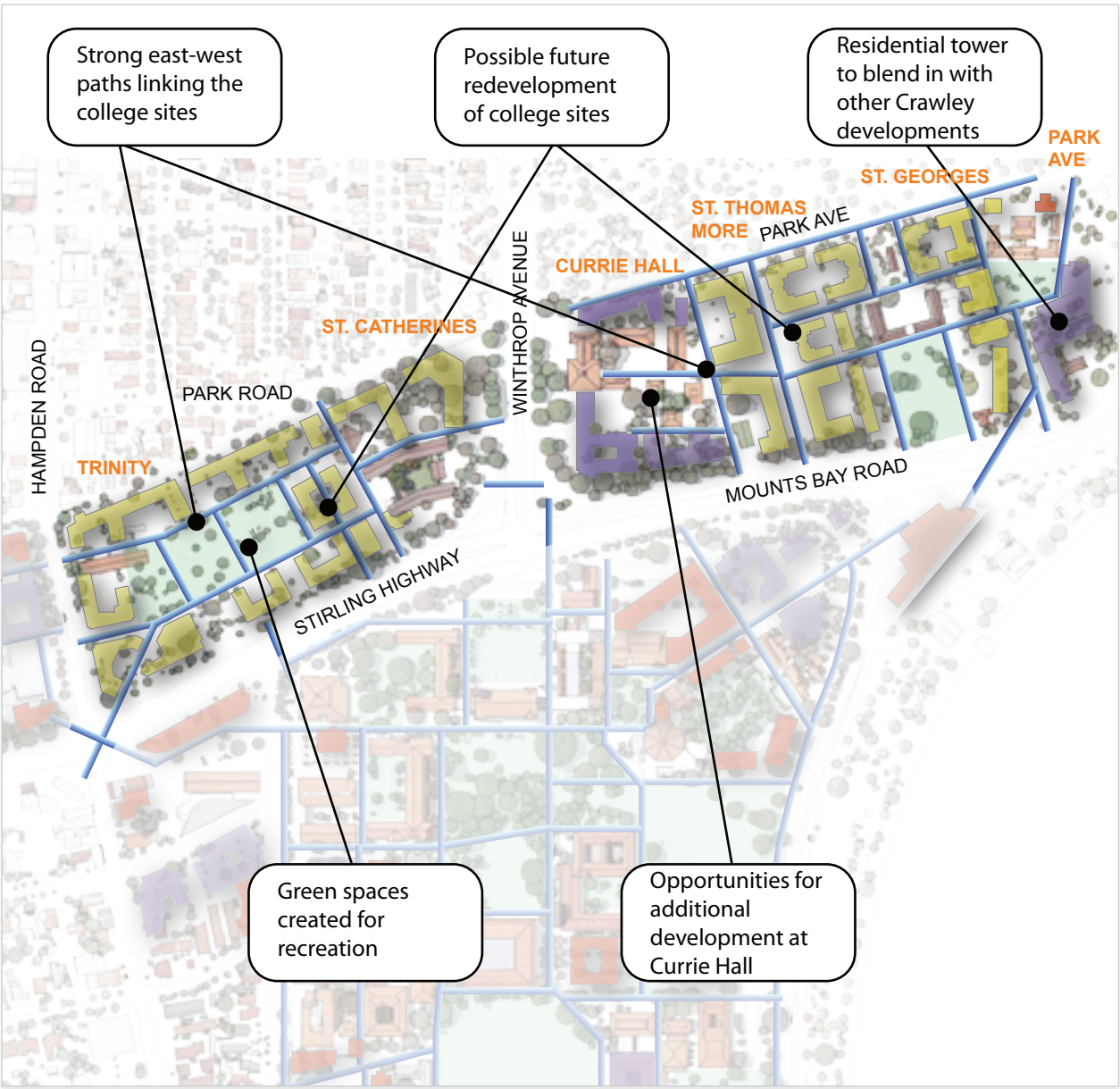
St George's College offers an excellent example of traditional college accommodation still in effective use. Redevelopment of the 1960s buildings on the northern side of St George's College would further respect the existing heritage architecture and form of the site. Recent additions have been very sympathetic to the site and are commended. Other Colleges' facilities are coming to the end of their functional life and will need large-scale redevelopment over the coming decades.

St Thomas More College offers potential for larger scale redevelopment. Development would ideally allow for east-west pedestrian flow through the sites to encourage a broader college residential network and the sharing of amenities.

Development opportunities around the existing Currie Hall layout should be investigated and acted upon. Better interface with Mounts Bay Road and Winthrop Avenue would contribute to the existing courtyard character of the site. With its easy proximity to the Crawley campus through a pedestrian underpass, Currie Hall should consider extending the connection to Kings Park and adding more conference and teaching accommodation.

St Catherine's College offers several sites for further development, particularly on its northern edge. Trinity College should be considered for total redevelopment, with limited life remaining in the existing buildings. The inclusion of strong east-west linkages across to the Nedlands Precinct are planned and the provision of large central green spaces included to allow for development of colleges and University recreation. The Hampden Road frontage is an ideal opportunity to consider retail/commercial development at the lower levels, with student residential accommodation overhead.

The Park Avenue site, which includes the first University building to be constructed at Crawley, has become isolated from the main campus, due to its topography and difficult access across Mounts Bay Road. It does however offer a



good gateway to King's Park and better pathways through the site to link up the campus, Matilda Bay Reserve and Kings Park.

The Park Avenue Building is proposed for residential accommodation, tying into its heritage and location adjacent to St George's College. The front of the Park Avenue site could act as a transition between the private residential to the east and colleges to the west. Investigation of the development of one or more residential tower blocks on the site, reflecting the development to the east, is strongly recommended.