

## 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.

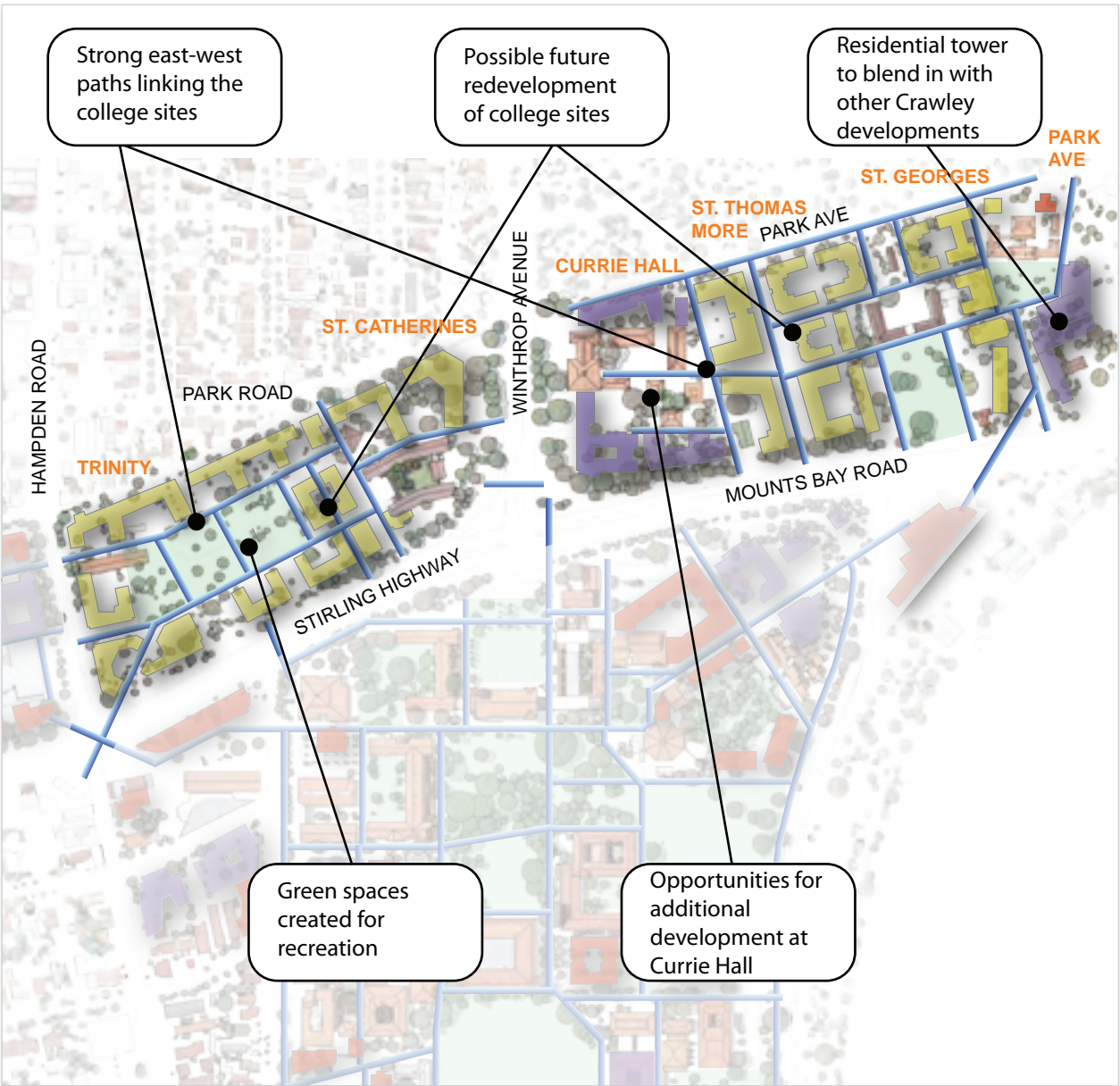
St George's College offers an excellent example of traditional college accommodation still in effective use. Redevelopment of the 1960s buildings on the northern side of St George's College would further respect the existing heritage architecture and form of the site. Recent additions have been very 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.

## Campus North Precinct

The northern part of the campus is the ceremonial hub and the location of the iconic Hackett Memorial Buildings based on the formal layout of the 1927 Wilkinson Plan. Much of the subsequent campus development, architecture and landscape, has taken the approach of the 1927 Plan and the Hackett Buildings. The majority of the buildings exhibit conservative architecture with the traditional UWA terracotta roof. Many of the buildings in this precinct will be retained for their heritage character and functionality.

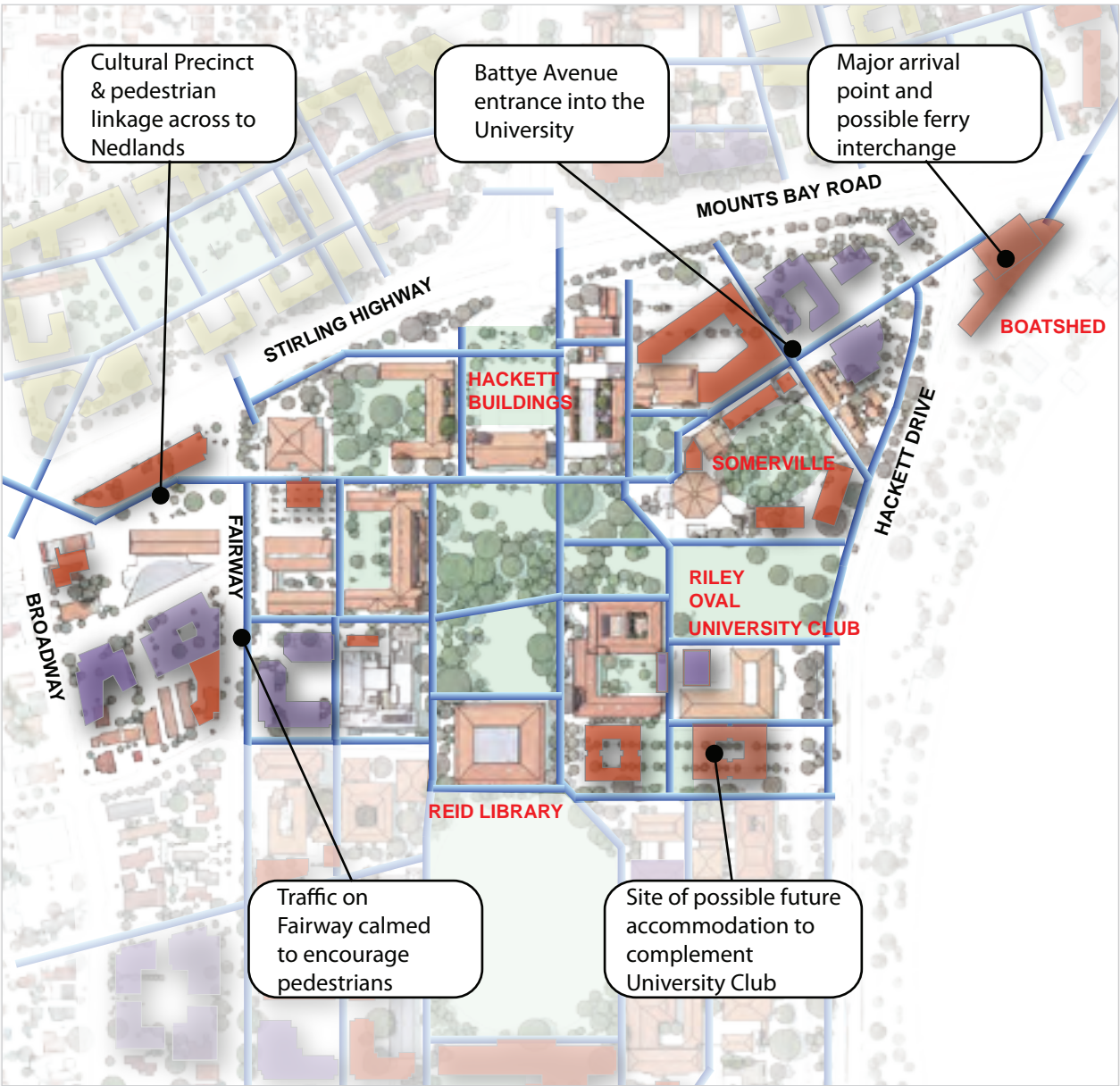
The reinstatement of Battye Avenue is the most significant feature in the future development of this precinct. The diagonal pathway was shown in Wilkinson's 1927 plan and respects the orientation of Somerville Auditorium, Music and the Octagon and Dolphin Theatres. The development would mark the eastern entry to the cultural spine of the University, linking the numerous galleries, museums and theatres.

It is proposed that existing tennis and sports facilities be relocated throughout the campus and more closely aligned with residential college precinct, University Club, student accommodation and the swimming pools at the south of the campus.




The Plan accommodates a ferry; bus and/or light rail public transport interchange at the Boatshed site, with a major landmark gateway building being placed at the entry to the University. The level change between the Park Avenue site and the upper levels of a new development provides an opportunity to bridge across Stirling Highway and further connect the river, Kings Park and the campus.

The key entry point from the city to the campus is serviced by public transport buses. Bus access along Stirling Highway, Hackett Drive and Broadway is strongly supported by the University. Establishment of dedicated bus lanes and/or light rail east-west connecting to the city around Mounts Bay Road along Stirling Highway is supported by the University.

The replacement of portions of the ring-road with a three metre wide pedestrian, cycle, service vehicle track, along the eastern edge of the campus will allow for the expansion of Riley Oval and new buildings adjacent to the Somerville Theatre is supported. Retention of the visitor car parking adjacent to Hackett Hall could be supplemented with additional parking under new buildings. The major entrance at the intersection of Mounts Bay Road and Winthrop Avenue is maintained as a ceremonial entrance, with visitors encouraged to enter the campus from Hackett Drive.



To the west, the development of the Cultural Precinct between Broadway and Fairway is to continue with the development of upper level bridge crossings to the colleges and Nedlands precinct. Opportunities for mixed use development to Broadway are supported. Opportunities to reduce traffic along Fairway are strongly encouraged and opportunities to sink the northern end of Fairway are to be considered.

-  Likely Development to 2020
-  Future Development
-  Indicative College Development



Mid Campus Precinct

It is proposed that the park landscape character of the Crawley campus be retained and enhanced by creating permanent green reserves; conserving heritage landscapes; and enhancing a clear hierarchy of colonnaded or landscaped pedestrian spines around inner courtyards.

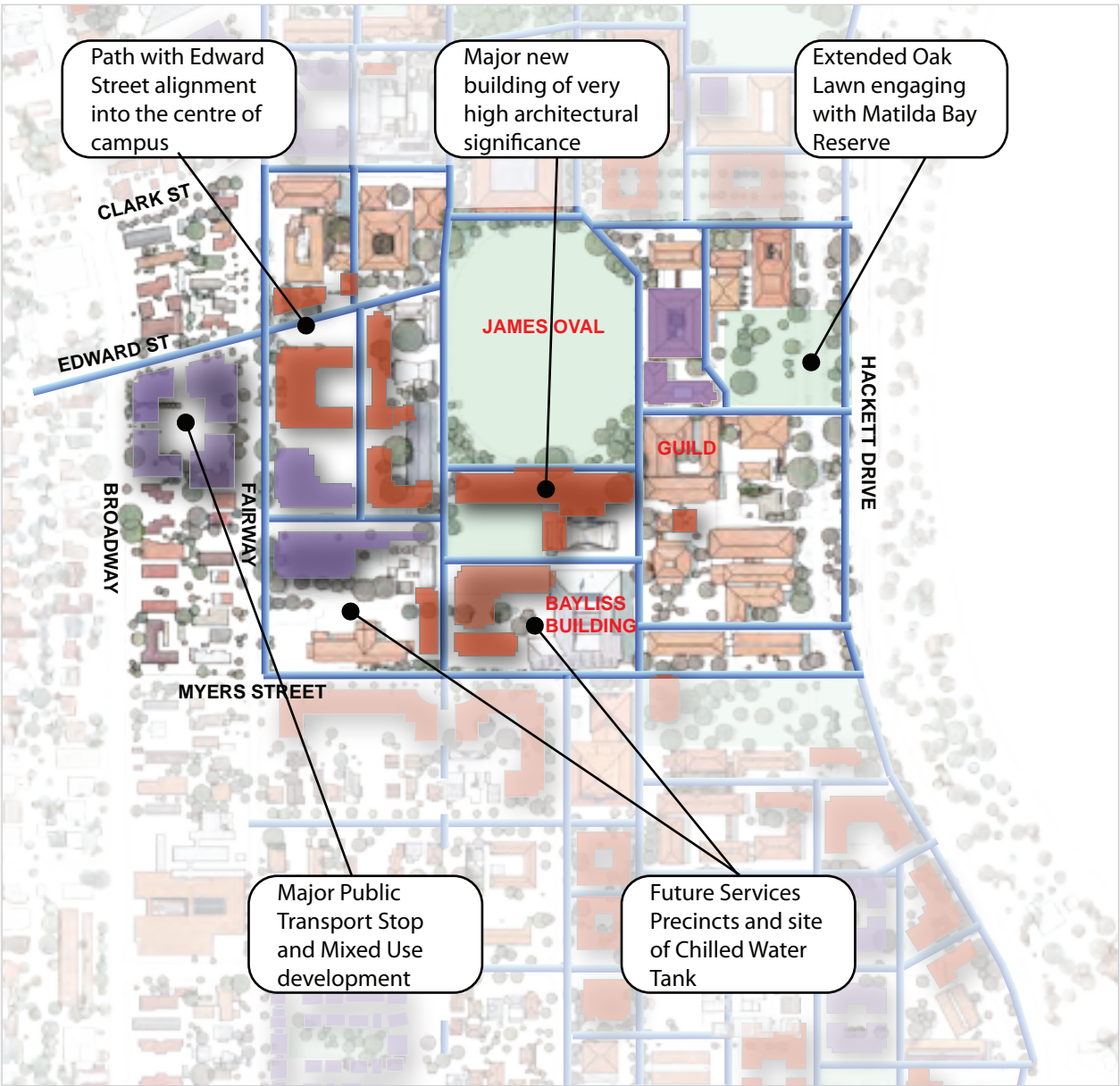
A major new building on the southern edge of James Oval should have similar architectural prominence on campus as Winthrop Hall and Reid Library. Development around the existing Bayliss Building and the services area would offer opportunities to encase a major chilled water tank within. There is an opportunity to establish a central services precinct based on existing utilities, within which to place much of the University's more industrial functions, workshops and heavy research.

A site on Fairway has been identified for the new Indian Ocean Marine Research Centre (IOMRC). There are also sites for new Engineering buildings on Fairway to replace and expand the current facility. Consideration for the development of a new building over the Reid Library car park could provide a central location for the University Club and UWA Sports.




On the eastern edge, omitting the ring road offers the expansion of Oak Lawn and improved river engagement, with safe pedestrian connections across Hackett Drive to Matilda Bay. Redevelopment of the Guild will be in accordance with the Guild's own masterplan. Refurbished facilities to create a one-stop student facilities adjacent to the Guild Village reinforces the student hub on campus, and builds on current activities and amenity.

Moving from a 'University in a park' to a 'University in a town' approach to planning west of the campus to Broadway is considered desirable. It is proposed to extend courtyard structure and landscape principles from Crawley campus west to Crawley village through to Broadway and develop an urban landscape character for the University through to Broadway: clear streetscape links to Crawley campus; active street edges; wide footpaths; public plazas and squares; and strong urban planting – street trees, vertical and roof gardens with pocket parks.

The development of a major public transport stop at the intersection of Broadway and Edward Street would allow for mixed-use development. The continuation of the Edward Street alignment into the campus would offer a strong pedestrian entrance leading towards the centre of the campus. Development should exploit the level change between Fairway and Broadway and include provision of underground parking or even lecture theatres, built into the rising ground.



The Plan indicates between Broadway and Fairway mid-rise developments with greater density on aggregated sites. The topography of Broadway down to Fairway offers opportunity to access buildings at various levels. Mixed use developments with activity and engagement at ground level along Broadway is envisaged. The 9 Fairway site is anticipated to follow the Michael Building at 7 Fairway and further connect Broadway and Fairway to the campus.

-  Likely Development to 2020
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South Campus Precinct

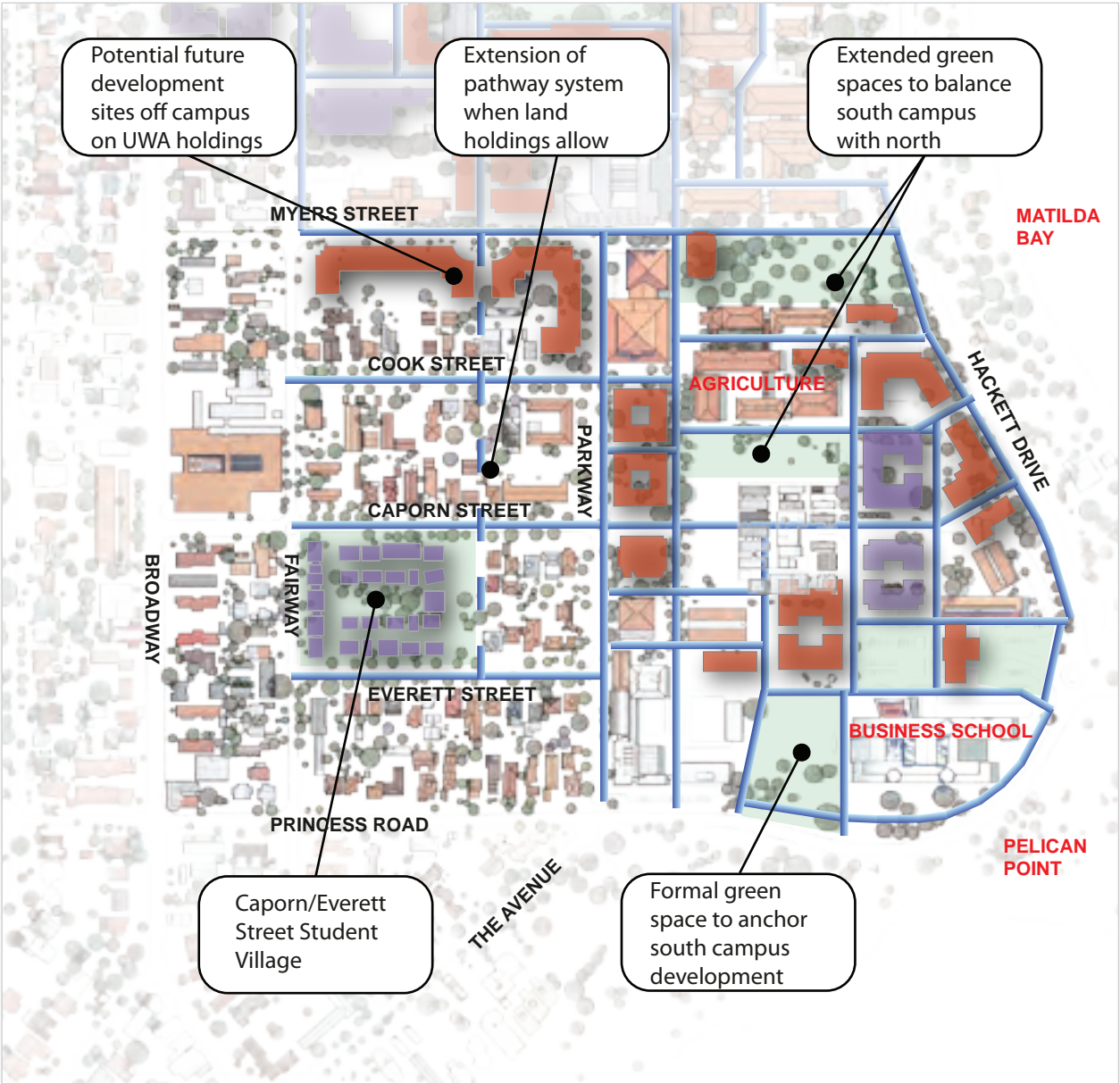
The need to improve the structure of the campus in the South Precinct is evident through the lack of defined paths and comparison with northern part of campus. By adopting a more formal grid, like the North Precinct, campus legibility will be improved.

The development of a more formal green space adjacent to the Business School, similar to Whitfeld Court in the north, will help anchor development on the southern edge of campus, and better acknowledge its location near Matilda Bay and Pelican Point. Prescott Court should also expand eastwards and engage with the river.

Greenhouses will be retained on campus. There is an opportunity to expand the taxonomic garden southwards into a new major green space, matching the building/landscape balance seen elsewhere on campus.

Opportunities to the east of campus to engage with the river should be encouraged, with removal of parking and ring road (replaced by service vehicle tracks), to allow for development as close as possible to the boundary.

Land bounded by Fairway, Myer Street, Parkway and Princess Road has a high proportion of University residential facilities that offer the opportunity to develop more densely as in the Caporn Street student accommodation proposal in accord with *Directions 2031 and Beyond*. Further consolidation of University landholdings should be considered for appropriate University uses.



- Likely Development to 2020
- Future Development
- Indicative College Development

# Appendices

## A – Vice-Chancellor’s Campus Planning Review 2010 Steering Committee Membership

**Committee Members included:**

- Alan Robson, Vice-Chancellor (Chair)
- Gaye McMath, Executive Director, Finance and Resources (Deputy Chair)
- Bill Loudon, Senior Deputy Vice-Chancellor
- John Langoulant, Senate member and Strategic Resources Committee Chair
- Warwick Hemsley, Strategic Resources Committee
- Emma Greeney, President Student Guild
- Karen Simmer, Chair Academic Board
- Tracey Horton, Dean, Faculty of Business
- Steve Woodland, Western Australian Government Architect
- Bruce Thompson, Director, Facilities Management

**By Invitation:**

- Charles Johnson, Planning Consultant
- Chris Hair, Western Australian Department of Planning representative
- Malcolm Mackay, Urban Designer and consultant to the University
- Rowan Maclean, Director, UWA Sports Park & Strategic Project Management
- Helen Whitbread, Associate Director, Built Environment, Facilities Management
- Rebecca Cameron, Project Manager, Architecture and Design, Facilities Management
- Frank Roberts, University Architect/Planner, Facilities Management
- Warwick Carter, Urban Planner, Facilities Management
- Lyn Peacock, Manager, Planning and Projects, Finance and Resources (Executive Officer)



## B – Crawley Campus

This land referred to as ‘the campus’ in this document refers to and is zoned under the Metropolitan Regional Scheme for University Purposes, plus adjacent areas that have either high levels of University ownership, or are used for University related purposes, or may determine the planning outcomes within the campus. For the purposes of this Plan, the Crawley campus of 53.3031 hectares consists of:

- The main campus of 46.7367 hectares bounded by Mounts Bay Road, Hackett Drive, Parkway, Myers Street, Fairway and Stirling Highway, 38.6321 hectares of which was leased from the Crown on 3 March 1920 for a period of 999 years (Lease No. 652/42);
- An area of 0.7382 hectares added to the 999 year lease following the realignment of Hackett Drive;
- The Nedlands site of 3.5367 hectares bounded by Hampden Road, Gordon Street, Clifton Street and Stirling Highway, owned by the University on freehold title (Vol. 1877 Folio 994 Swan Location 8235);
- The Park Avenue site of 2.2915 hectares bounded by Park Avenue, Crawley Avenue, Mounts Bay Road and St George's College (Vol.1335 Fol.143. Lot 8 Pt. Swan Locs. 3088 & 3190);
- The College sites north of Stirling Highway and Mounts Bay Road are, as per Colleges Act, on land held by Trustee for the purposes of College use. The five Colleges are:
  - Trinity (previously St Columba and Kingswood Colleges), 4.0874 hectares (Vol.1262 Fol.386 Lot 19 of Ptn. Swan Loc. 3087 & Vol.280 Fol.5A of Lot 18 of Ptn. Swan Loc. 3087);
  - St Catherine's College, 2.20 hectares (Vol.1231 Fol.691 Lot 17 of Ptn. Swan Loc. 3087);
  - St Thomas More College, 2.2187 hectares (Vol. 1167 Fol.292 Lot 9 of Ptn. Swan Locs. 3088 & 3190); and
  - St George's College, 2.39 hectares (Vol.1096 Fol.30 & Vol.1024 Fol.369 Lot 7 and Part Lot 6 of Ptn. Swan Locs. 3088 & 3190).
- Currie Hall is on a land area of 2.2812 hectares and owned and operated by the University (Vol.1335 Fol.143 Part Lot 6 of Ptn. Swan Loc. 3088 & Vol.1044 Fol.306 Ptn. Swan Loc. 3732).

- There are also two sites 0.9581 hectares in area, previously road reserve and now owned by the University, between St Catherine's College and Currie Hall at the junction of Winthrop Avenue with Mounts Bay Road. (Vol. 480 Fol. 157A. 30882 – Swan Loc. 4883 & Perth Sub. Lot 490);
- The University Boatshed and Watersports buildings at Matilda Bay are on land leased from Department of Environment and Conservation. (A Class reserve Ptn. 17375 Swan Loc. 2888); and
- The area generally between the Crawley Campus and Broadway, where more than 40 per cent of the land is owned by the University. Whilst there are many properties contained within this area that are not the University's, the area is included in the master plan as a suggestion of how the land could ultimately be developed. The plan is intended to provide information for private landowners, who are respected as neighbours and encouraged to enjoy the opportunities that exist in living adjacent to the campus.

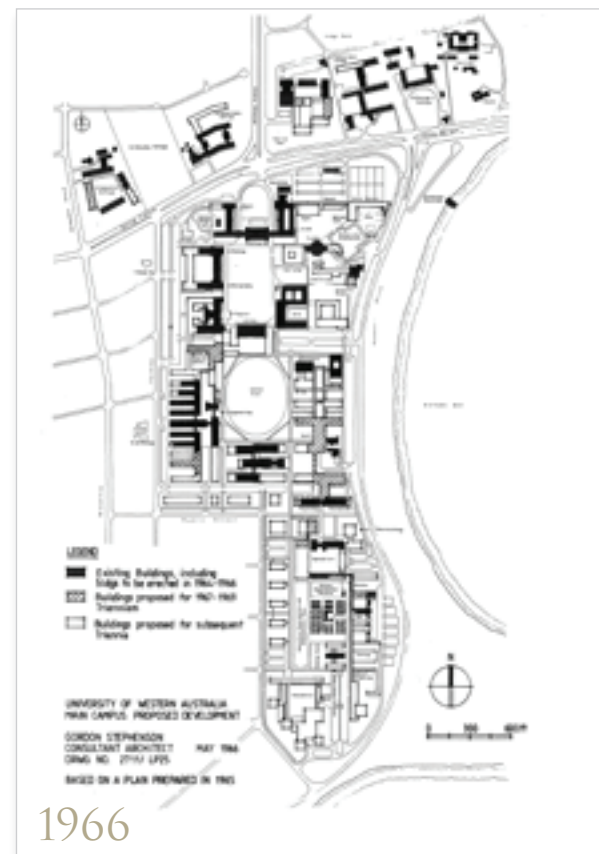
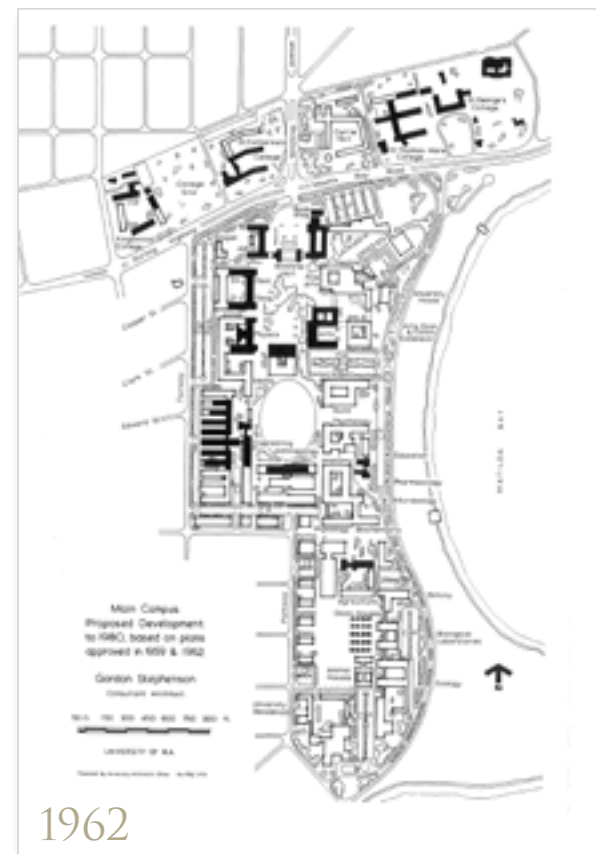
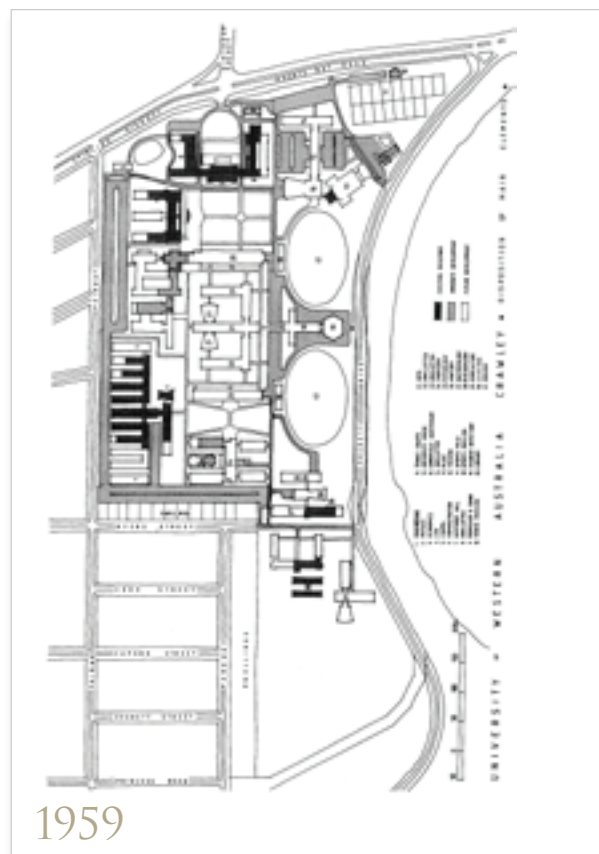
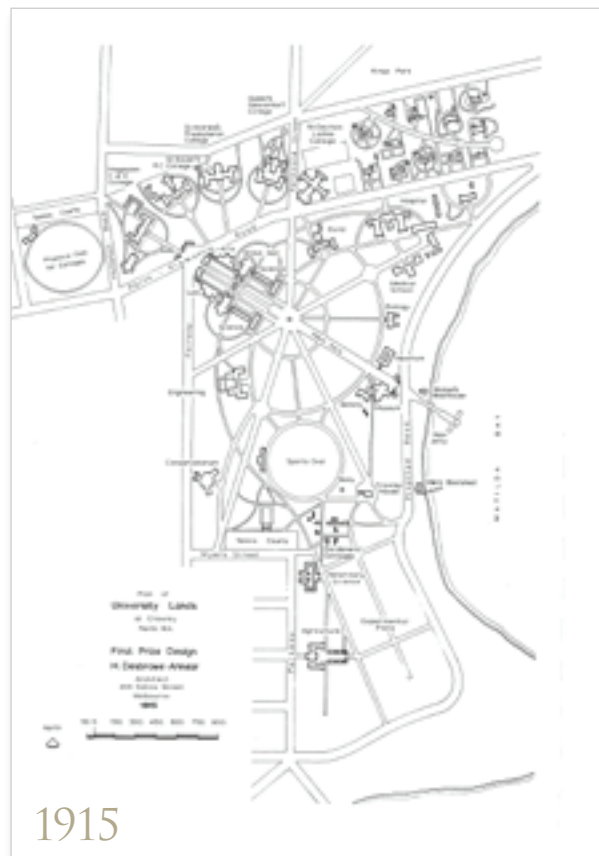
The vision for the Crawley campus area is inclusive of all people. The wider community is welcome to continue to use and engage with the facilities contained on campus land.

# C – Heritage-listed Places

- Shenton House (1846)**  
Entered in the Register of Heritage Places by Heritage Council of Western Australia;  
Classified by the National Trust; and  
Listed on the City of Subiaco Municipal Inventory.
- Irwin Street Building (1912, relocated to Crawley campus 1932, rebuilt on James Oval 1986)**  
Classified by the National Trust; and  
Listed on the City of Subiaco Municipal Inventory.
- Park Avenue Building (1925, Originally Biology & Geology, then Zoology)**  
Entered in the Register of Heritage Places by Heritage Council of Western Australia;  
Classified by the National Trust; and  
Listed on the City of Perth Municipal Inventory.
- Hackett Memorial Buildings (1930 – 1932)**  
(comprising Administration Building, Winthrop Hall, Hackett Hall, Whitfeld Court)  
Entered in the Register of Heritage Places by Heritage Council of Western Australia;  
Classified by the National Trust;  
Entered in the Register of the National Estate by Australian Heritage Council;  
Listed on the City of Subiaco Municipal Inventory; and  
Listed on the City of Perth Municipal Inventory.
- Tuart House (1934)**  
Being considered for entry in the Register of Heritage Places by Heritage Council of Western Australia; and  
Listed on the City of Perth Municipal Inventory.
- Nedlands Park Masonic Hall (1935)**  
Entered in the Register of Heritage Places by Heritage Council of Western Australia;  
Classified by the National Trust; and  
Listed on the City of Subiaco Municipal Inventory.
- Institute of Agriculture (1938)**  
Classified by the National Trust; and  
Listed on the City of Subiaco Municipal Inventory.
- Reid Library (1963)**  
Being considered for entry in the Register of Heritage Places by Heritage Council of Western Australia;  
Entered in the Register of the National Estate by Australian Heritage Council;  
Classified by the National Trust; and  
Listed on the City of Subiaco Municipal Inventory.
- Law School (1966)**  
Being considered for entry in the Register of Heritage Places by Heritage Council of Western Australia; and  
Listed on the City of Subiaco Municipal Inventory.

# D – Planning History

- 1915:** Harold Desbrowe-Annear’s original competition winning entry took a Beaux-Arts approach, with just a few buildings placed geometrically in a landscape setting rather than creating spaces defined by buildings. Buildings were shown on the higher ground to the north and north west as the Crawley grounds were considered mostly ‘swamp’.
- 1927:** Leslie Wilkinson prepared what is regarded as the first formative plan, which toned down the 1915 geometry and opted for simple, strong axes and a courtyard approach to the built form. Wilkinson recognised the value of the tram network linking Crawley to Perth and Subiaco and retained a strong landscape interface with Matilda Bay.
- 1954:** Gordon Stephenson changed the campus planning rationale considerably, with the increased demand for additional accommodation, by placing future buildings towards Matilda Bay and diminishing the strong axial features of previous plans. However, Stephenson retained the cloistered courtyard approach and recognised the growth of car ownership with the provision of more parking.
- 1959:** James Oval was relocated by Paddy Clare, Principal Architect Public Works Department, to the west of the campus to provide, along with Riley Oval, a ‘green’ interface to Hackett Drive and Matilda Bay that would enable buildings to be consolidated in the eastern and centre portions of the campus. Clare’s plan was not well received by the University, and Stephenson was invited to review the 1954 plan.
- 1962:** Gordon Stephenson's plan restored James Oval as a ‘green’ centrepiece to the campus, but sacrificed Riley Oval in the face of a desire for more building floorspace. This plan flagged the internal ring road along the northern and eastern edges of the campus.
- 1966:** Gordon Stephenson revised his original plan and indicated a denser pattern of buildings, prior to the mid-1960s new building program. Stephenson, and his successor Arthur Bunbury, began the program of acquiring properties between campus and Broadway.





**1975:** Arthur Bunbury's plan included the aim of capping car-parking so as to not exceed 10 per cent of the campus site area. The Oak Lawn was reinstated and Riley Oval retained to a greater extent as part of a greater emphasis on the provision of green spaces.

**1990:** RJ 'Gus' Ferguson's plan placed more emphasis on the retention of the landscape spaces with Riley Oval and Oak Lawn given greater prominence, Prescott Court given a stronger relationship to the river, and a green reserve identified at the southern extremity of the campus. The 1990 plan also provided a more coherent structure to the southern end of the campus following the connection of Hackett Drive to Princess Road, and started to identify buildings and opportunities beyond the campus boundary.

**2000:** Gus Ferguson, with Bill James (consultant Landscape Architect) and Frank Roberts (University Architect), recognised that if the University was to continue to expand, and maintain the character of 'buildings in a landscape setting' then expansion beyond the campus would be needed.

**Existing campus 2010:** Buildings constructed since 2000 are highlighted.



1975



1990

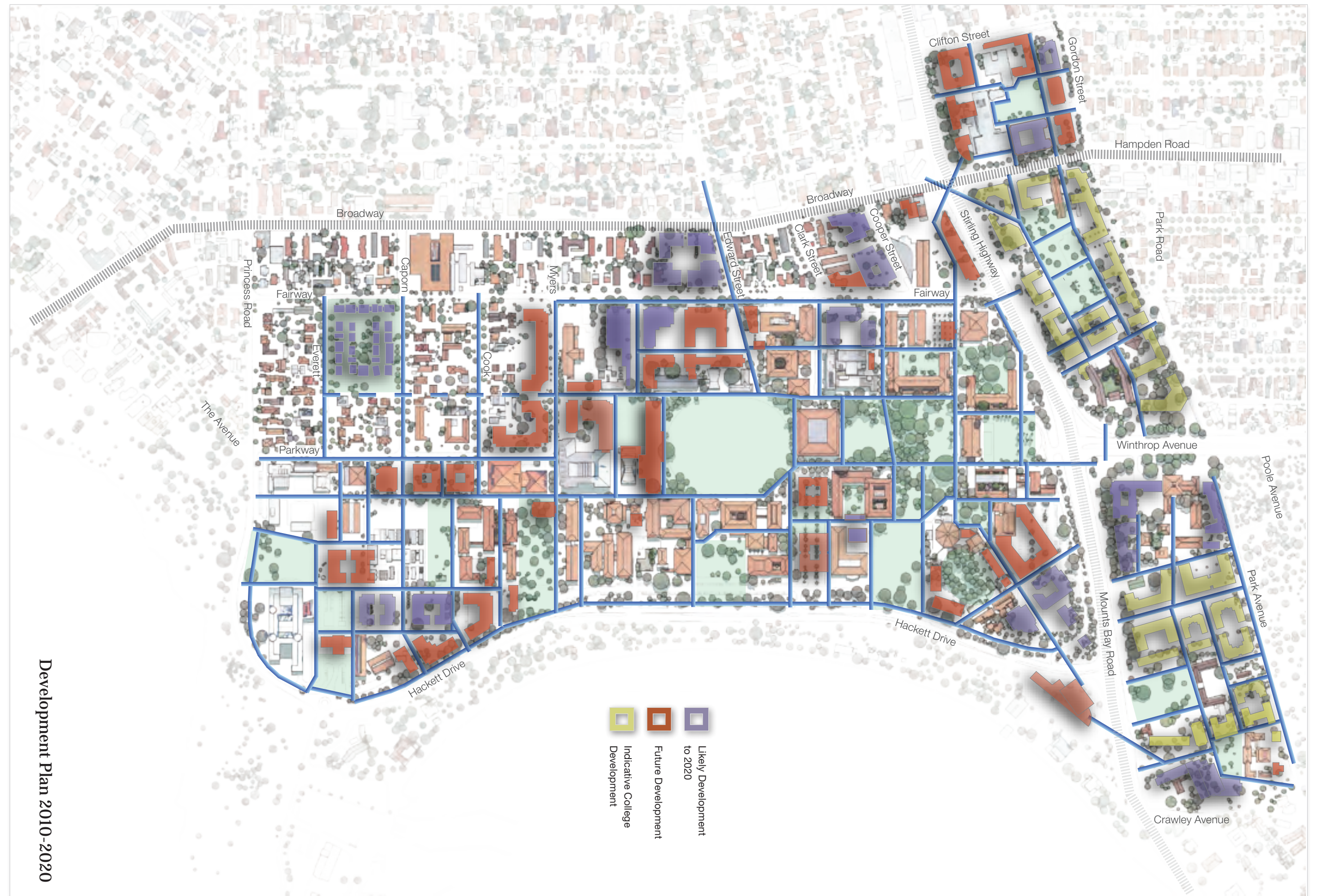


2000



EXISTING CAMPUS IN 2010





Development Plan 2010-2020





Existing Campus in 2010





THE UNIVERSITY OF  
WESTERN AUSTRALIA  
*Achieve International Excellence*

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