

4.4 Land use

Land uses and their location within Varsity Station Village will deliver the following outcomes:

- transit supportive: maximise use of active and public transport by locating workers and residents within walking distance of the rail station and bus stops
- a mix of land uses: to create activity day and night
- commercial (up to 50,000m²): providing employment to activate the village during the day and providing opportunities for working and living in the same location
- retail destination (9,200m²): providing employment, services and facilities to attract people from outside of the Village
- residential (between 600-900 dwellings): providing a range of housing options, which contribute to village activation
- character: predominant land uses in different precincts will assist with identity and amenity.

Ultimately, the private sector will be developing the Village and delivering the land use mix. Due to the varied and cyclical nature of property markets the developers will need a certain level of flexibility to accommodate changing demand and supply. However, they will be required to deliver the outcomes described above and comply with the statutory planning requirements. These requirements will determine the level of assessment for each of the land uses described below.

The proposed land use location and mix is based on advice and research on the current property market conditions.

Section 4.2 outlines the intent for the precincts – function, character, form and feel – which will influence the delivery of the following land uses and should be read in conjunction with this section.

Precinct 1 Northern Quarter

Varsity Station Village will be an active and vibrant urban centre. The Northern Quarter will provide an opportunity for residents who are seeking an alternative to High Street living – slightly removed from the ‘action’. While it will contain a mixture of uses, it will look and feel predominantly residential. A gradation of uses, from mixed-use to purely residential, from High Street and Scottsdale Drive will assist this outcome.

Section 4.2 of the Master Plan describes the outcomes for this precinct in more detail and the mix of uses should be compatible with the level of residential amenity expected in this location.

Preferred land uses:

- apartments
- townhouses
- home office
- commercial (addressing High Street, Transit Way or Scottsdale Drive)
- mixed-use building (High Street, Transit Way or Scottsdale Drive)
- medical (Scottsdale Drive).

Compatible land uses:

- aged persons accommodation
- café (on Scottsdale Drive)
- shop (on Scottsdale Drive)
- community purposes
- child care centre.



Precinct 2 High Street

This is the significant mixed-use area of the site with commercial, retail, residential and community uses all focused on High Street and the rail station. It will contain the supermarket, supported and partially sleeved by a range of street activating uses such as retail shops, cafés, restaurants and personal services. Similarly, the Station Plaza and Village Square will benefit from active frontages and uses like coffee karts and outdoor dining opportunities. Street, station and public space activation will also be enhanced by the design of the façade and materials at street level and above, for example openings and transparency. A mix of office and residential will be located above the active street in podium form with towers above.

This precinct will be the social heart of the Village and its uses will add vitality to this part of the Village both day and night.

Preferred land uses:

- apartments above ground level
- offices (with active frontage at street level)
- medical (with active frontage at street level)
- café
- cinema (with active street frontage or not at ground level)
- community purposes (including meeting facilities, police beat etc)
- mixed-use building
- restaurant
- shop (including post office, banks etc)
- supermarket (delivering active street frontage)
- child care centre (with active street frontage or not at ground level).

Compatible land uses:

- hotel accommodation and associated tavern.



Precinct 3 Mid Town

Mid Town will be comparable to High Street as a core employment and residential area with slightly less activity at street level. While the preferable location for retail is High Street, this precinct represents a location for overflow shops and cafes.

At ground floor, Station Parade will be activated by a finer grain mix of uses such as shops and personal services with office/commercial and residential buildings above ground level.

Scottsdale Drive will benefit from exposure to local traffic. While the street frontage may not be as active, it will still be overlooked by development.

Preferred land uses:

- apartments above ground level
- offices (with active frontage at street level)
- medical (with active frontage at street level)
- café
- community purposes
- mixed-use building
- restaurant
- shop
- child care centre (with active street frontage or not at ground level).

Compatible land uses:

- hotel accommodation and associated tavern.



Precinct 4 Business Quarter

This precinct will become a distinctive employment node within the Village containing a range of office opportunities. The precinct will also contain supporting uses such as café's. Thoughtfully designed and located residential buildings would help activate this area outside of business hours.

Preferred land uses:

- offices
- mixed-use building
- community purposes
- café
- child care centre
- apartments.

Compatible land uses:

- shop
- restaurant.

Precinct 5 South End

As this area adjoins office warehouse/light industrial uses to the south, this precinct should reflect this transition. Service commercial uses with a high proportion of office or showroom and a design consistent with a business area are expected in this locality.

Preferred land uses:

- office
- service industry
- community purposes
- indoor recreation facility
- public utility
- café.

Public infrastructure and indoor recreation facilities could be considered in this precinct.

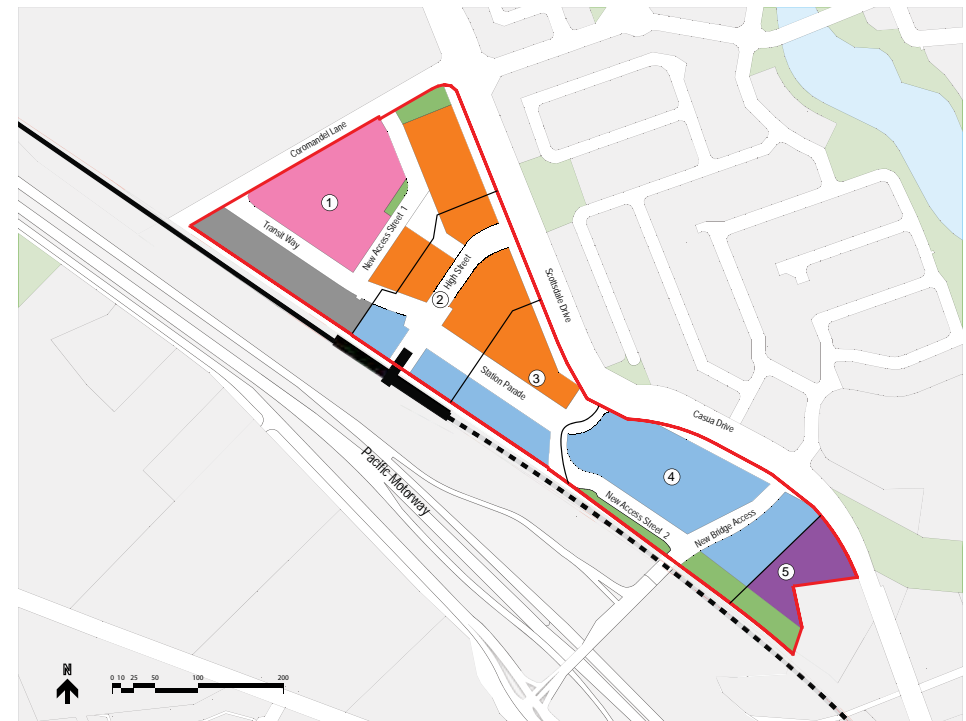


Figure 4.8 Land use plan

Legend

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|--|---------------|--|------------------|
| | Site Boundary | | Service Industry |
| | Mixed Use | | Park and Ride |
| | Commercial | | Park |
| | Residential | | Precincts |

