

# Implementation

5

## IMPLEMENTATION

The implementation of the Master Plan is divided into four stages: 'early wins', short to medium-term initiatives, medium to long-term initiatives and horizon initiatives.

## ACCESS AND WAYFINDING

- 1 Connecting University Drive**  
University Drive north and south could be connected with a pedestrian priority zone allowing slow transit through.  
*Refer 3.8 Access and wayfinding - Access to campus and 4.2 University Drive and Campus Green.*
- 2 Bus interchange**  
Existing bus stop in north car park could be moved into the Knowledge Village, two stops could be offset in the future.  
*Refer 3.9 Access and wayfinding - access on campus and 4.2 University Drive and Campus Green.*
- 3 Extending and upgrading Discovery Way**  
Discovery Way could be extended to the west Daintree Estate and to the east into Wodonga TAFE including Chinese Elms lining the path and upgraded lighting and paving. Existing lighting could be removed.  
*Refer 3.12 Landscape and urban realm - walks, and Energy initiatives, upgrade external lighting systems.*

## BUILT FORM AND FACILITIES

- 4 Renovating Building 4 (AW4)**  
Building 4 (AW4) could be renovated and upgraded with flexible learning and greater permeability towards the Knowledge Village, Recreation spine, and Campus Green. This could host the accelerator in the short term.  
*Refer 3.3 Teaching, learning and research.*

## URBAN REALM AND LANDSCAPING

- 5 Playground in the sports precinct**  
A playground could be introduced in the Sports precinct to cater for student, staff and community use.  
*Refer 3.11 Landscape and urban realm - places.*
- 6 Yarning circle**  
A Yarning circle could be introduced to the permanent wetland lake as a gathering and discussion space.  
*Refer 3.1 Landscape and Urban Realm - Places, 3.5 Campus life strategy, and 4.10 Wetlands upgrade.*
- 7 Learning landscapes**  
Learning Landscapes could be integrated into the campus grounds as a way of communicating the campus broader ecological context to the student/staff population and the community.  
*Refer 3.13 Landscape and urban realm - ecology strategy and 4.10 Wetlands upgrade.*

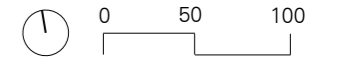
## SUSTAINABILITY AND SERVICES

## Sustainability upgrades

There are a number of initiatives that could be introduced in the first years of the Master Plan in order to improve the sustainability of the campus. These include:

- Adopt passive design features for improved comfort, amenity and energy efficiency (as suitable for the local environment).
- Reduce excessive overshadowing of windows due to overgrown planting.
- Install energy/water metering and monitoring systems for each building. Analyse data, consult with FM and undertake detailed building reviews to inform future sustainability upgrades.
- Upgrade external lighting systems
- Install water-saving devices, such as low flow fixtures and fittings, and irrigation timers.
- Install rainwater tanks to offset potable water use.
- Increase recycling and general sustainability conversation, education and signage.
- Install solar photovoltaic (PV) systems on suitable existing roof areas, including library, AW4, AW6 (Lecture theatre, and sports pavilion).

*Refer 3.14-3.16 Sustainability and services and Sustainability and Services Infrastructure Master Plan Report 2017.*



**BUILT FORM AND FACILITIES**

- 1 Community Commons development**  
A development for indoor sports and accommodation could be built in the Knowledge Village. Develop also the bicycle link along Lawrence Street in association with the City of Wodonga, and link to campus.  
*Refer 3.4 Sports and recreation strategy and 4.3 Sports education, amenity and regional accommodation.*
- 2 Library extension stage 1**  
The Existing David Mann Library could be extended towards University Drive creating an extended hours annex and providing a hospitality offering to bolster the arrival experience.  
*Refer 4.6 Library extension.*
- 3 Shared Student Hub**  
The Student Hub is a one-stop-shop for student services and administration with technology enabled meeting rooms. This development could also host an accelerator space.  
*Refer 3.3 Teaching, learning and research strategy and 4.4 Student Hub.*
- 4 The 'Corner' Pub and Microbrewery**  
The 'Corner' could provide a hospitality offering for sporting community and campus community. A central gathering space which could also be used for research, teaching and learning as a well as accommodation.  
*Refer 3.5 Campus life strategy and 3.6 Housing strategy and 4.5 The 'Corner'.*
- 5 Research precinct welcome centre**  
The welcome centre could connect Building 6 (AW6) and Building 8 (AW8) with informal learning and labs. Providing permeability and exchange for students, staff and researchers.  
*Refer 3.3 Teaching, learning and research strategy and 4.8 Research collaboration and expansion.*
- 6 Sports pavilion extension**  
The sports pavilion could be extended to the north and south with an aspect over pitch 01, pitch 02 and pitch 03.  
*Refer 3.4 Sport and recreation strategy 4.9 Sports pavilion and pitch upgrade.*
- 7 Enterprise partner development to corner of McKoy Street and University Drive**  
An initial partnership in the Innovation and enterprise partnership precinct could be proposed for this corner site. Offering street presence to this partner, it is expected that this site could be of great value.  
*Refer 3.2 Partnerships and community engagement strategy.*

**URBAN REALM AND LANDSCAPING**

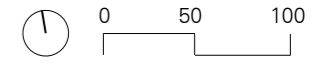
- 8 Campus Green**  
The Campus Green is a formal landscaped space for informal sports and events. It marks the centre of the Knowledge Village and the main arrival point to campus.  
*Refer 4.2 University Drive and Campus Green.*
- 9 Recreation spine**  
The Recreation spine moves from the Sports precinct into the Knowledge Village and up to the wetland. It could be paved in accordance with the material palette

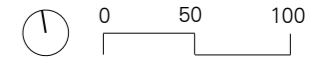
- and vegetation. Link also with southern neighbours including VLC.  
*Refer 3.12 Landscape and urban realm - walks.*
- 10 Sports precinct landscape works - Stage 1**  
Pitch 01 could be upgraded to an all-weather 3G pitch.  
Pitch 02 could move laterally and allow for a variety of sports with minor landscape works  
Pitch 03 could be oriented north-south and fit to the south of Pitch 01  
*Refer 4.9 Sports pavilion and pitch upgrade.*
- 11 Wetlands landscape upgrade**  
Wetlands landscape could have boardwalk, informal running paths and bridges to enhance the public realm and showcase the wetland asset and also a pedestrian link with Daintree Estate.  
*Refer 4.10 Wetlands upgrade.*
- 12 Wetlands upgrade**  
Restructure and revitalise wetland to improve filtration performance, amenity and ecological value.  
*Refer 3.16 Sustainability and services - water and waste and 4.10 Wetlands upgrade.*
- 13 Realigned road access north of the wetland**  
North car park could be removed and road extended towards Wodonga TAFE car park, encouraging joint use of this amenity.  
*Refer 3.9 Access and Wayfinding - Access on campus*
- 14 North-east car park removal**  
Existing car park in the north-east of the campus could be removed primarily to provide for enterprise partners.  
*Refer 3.10 Access and Wayfinding - car parking*
- 15 Extension to central car park**  
The central car park could be extended to the south to accommodate an additional 56 spaces.  
*Refer 3.10 Access and Wayfinding - car parking and 3.15 Sustainability and services - energy, CO2 emissions and technology.*

**SUSTAINABILITY AND SERVICES**

**Sustainability upgrades**

- 16 Central park PV structure**  
The central car park could be covered in PV structures to provide energy generation and shade.  
*Refer 3.10 Access and wayfinding - car parking and 3.15 Sustainability and services - energy, CO2 emissions and technology.*
- Sustainability upgrades**
- Delivery of an ESD 'Hero' building in the Community Commons or shared Student Hub
  - Upgrade electricity substation serving campus core (behind AW1)
  - Rolling HVAC and building fabric upgrades
  - Realign stormwater flows from south reservoir to existing network feeding wetland.
  - Develop detailed waste management strategy and implement associated upgrades.  
*Refer 3.14-3.16 Sustainability and services and Sustainability and Services Infrastructure Master Plan Report 2017.*





**BUILT FORM AND FACILITIES**

- 1 Library extension stage 2**  
David Mann Library could be extended to the north towards the wetlands board walk and Yarning circle.
- 2 New annex north of Building 3 (AW3)**  
Building 3 (AW3) could be extended with flexible teaching spaces and aspect of the wetlands.
- 3 Research development**  
Research precinct could be developed in association with research partners.
- 4 Further enterprise partnership development to University Drive and McKoy street**  
Enterprise partnership development in association with partners.
- 5 Student housing to Daintree Estate interface**  
Student and mixed accommodation and housing could be developed towards the Daintree Estate, Discovery Way and existing McFarlane's Hill residences.
- 6 Aged-care living development to Daintree Estate interface**  
Partnership precinct could be developed in association with housing partners towards the Daintree Estate.

**URBAN REALM AND LANDSCAPING**

- 7 Sport precinct landscaping works stage 2**  
Pitch 04 could be developed as a training and coaching pitch. Upgrades to lighting and amenity for users.
- 8 Secondary Recreation spine**  
The secondary Recreation spine could run in parallel to the primary Recreation spine. This could have vegetation, open drainage and bioswale for teaching, learning and research.
- 9 South-west car park**  
A new car park in the south-west of the campus could be provided primarily to serve adjacent residences, but shared by all users. This car park could be covered in PV structures to provide energy generation and shade.

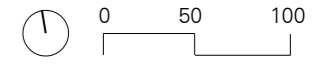
**SUSTAINABILITY AND SERVICES**

**Sustainability upgrades**

- Upgrade electricity substation to south-west residential precinct (behind MH1 and MH2)
- Install services hub (electrical, communications, data) to service south-west residential precinct
- Install extensive PV-integrated shading structures over south west car park
- Capture and direct stormwater flows from residential and sporting precincts, and north-west enterprise partnership buildings to wetland.
- Install organic waste dehydrator/bio-digester to recycle waste into dry fertiliser pellets.

*Refer 3.14-3.16 Sustainability and services and Sustainability and Services Infrastructure Master Plan Report 2017.*





**BUILT FORM AND FACILITIES**

- 1 Research precinct developments stage 2**  
Further Research precinct developments could be developed in accordance with research partners.
- 2 Student accommodation**  
Student and mixed accommodation and housing could be developed towards the Daintree Estate, University Drive and the Wetlands board walk.
- 3 Enterprise partnership development**  
Further enterprise partnership development in accordance with partners.
- 4 Intergenerational living development**  
Partnership precinct could be developed in accordance with housing partners towards the Daintree Estate.

**URBAN REALM AND LANDSCAPING**

- 5 North-west car park**  
A new car park could be introduced in the north-west of the campus, predominantly to serve the enterprise partners.
- 6 West car park**  
A new car park could be introduced to the west of the campus, predominantly to serve the Knowledge Village. This car park could be covered in PV structures to provide energy generation and shade.
- 7 Primary Pedestrian network to balance of campus grounds**  
The Primary Pedestrian network on campus could be connected as suitable, in north-south and east-west orientations in line with development controls and with connections to the surrounding communities.

**SUSTAINABILITY AND SERVICES**

**Sustainability upgrades**

- Review capacity of existing main substation behind AW1 to service north-west enterprise partnership precinct, or install new dedicated substation.
- Install communications hub to service north-west enterprise partnership precinct.
- Install extensive PV-integrated shading structure over west car park.
- Consider solar photovoltaic (PV) systems for all new developments with roof area and orientation configured to suit.
- Capture and direct stormwater flows from enterprise partnership precinct to wetland or to north-west.
- Ensure ongoing performance and health of wetland.

*Refer 3.14-3.16 Sustainability and services and Sustainability and Services Infrastructure Master Plan Report 2017.*



## 5.5

# Programme and Yield

### Programme

Academic functions are concentrated in the core of the campus.

Housing is focused on the fringe of the campus and in proximity to the campus core.

Sports related functions are located in the south of the campus so that they have a relationship to the sports facilities in Victory Lutheran College (VLC) and Biralee Park.

### Yield

The adjacent table shows the Gross Floor Area (GFA) that can be expected from the development contained within the Master Plan.

This yield table includes both core university uses and partnership uses. GFA targets for core university uses can be found in section 1.4 'University and campus targets' and section 2.7 'campus history and future growth'.

As this Master Plan suggests a framework for growth beyond the next 20 years, this additional available Gross Floor Area (GFA) allows for flexibility in how the Campus develops.

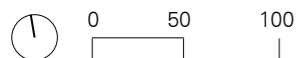
Building	Programme	Floors	GFA per floor	Total GFA
P1	Partnerships	2	2320	<b>4640</b>
P2	Partnerships	2	2230	<b>4460</b>
P3	Partnerships	2	2090	<b>4180</b>
P4	Partnerships	2	2160	<b>4320</b>
P5	Partnerships	2	1530	<b>3060</b>
P6	Partnerships	2	3110	<b>6220</b>
P7	Partnerships	3	1800	<b>5400</b>
P8	Partnerships	3	1380	<b>4140</b>
P9	Partnerships	3	1060	<b>3180</b>
P10	Partnerships	3	930	<b>2790</b>
P11	Partnerships	2	1010	<b>2020</b>
P12	Partnerships	2	350	<b>700</b>
P13	Partnerships	2	1270	<b>2540</b>
H1	Housing	3	1110	<b>3330</b>
H2	Housing	3	1220	<b>3660</b>
H3	Housing	3	1230	<b>3690</b>
H4	Housing	3	1290	<b>3870</b>
R1	Research	2	1400	<b>2800</b>
R2	Research	2	1280	<b>2560</b>

Building	Programme	Floors	GFA per floor	Total GFA
R3	Research	2	720	<b>1440</b>
R4	Research	2	1490	<b>2980</b>
R5	Research	2	1270	<b>2540</b>
R6	Research	2	1580	<b>3160</b>
LA1	Teaching and learning	2	2080	<b>4160</b>
LE2	Teaching and learning	2	910	<b>1820</b>
LE1	Teaching and learning	2	910	<b>1820</b>
SH1	Teaching and learning	2	1270	<b>2540</b>
AW41	Teaching and learning	2	230	<b>460</b>
CC1	Sports	1	1980	<b>1980</b>
CC2	Accommodation	4	760	<b>3040</b>
CH1	Hospitality	1	1080	<b>1080</b>
CH2	Teaching and learning	2	440	<b>880</b>
CH3	Teaching and learning	2	1600	<b>3200</b>
CH4	Accommodation	4	1130	<b>4520</b>
S1	Sports	2	1200	<b>2400</b>
S2	Sports	2	890	<b>1780</b>
<b>Existing GFA</b>				<b>11,085m2</b>
<b>Demolished</b>				<b>929m2</b>
<b>Maximum capacity total</b>				<b>163,695m2</b>



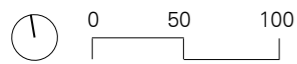


- Academic buildings
- Academic buildings with upper level residential development
- Residential buildings
- Research buildings
- Community/commercial built form
- Existing University built form
- Plaza/urban square
- Pedestrian Network
- Road Network



\*Street name as suggestion only





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