

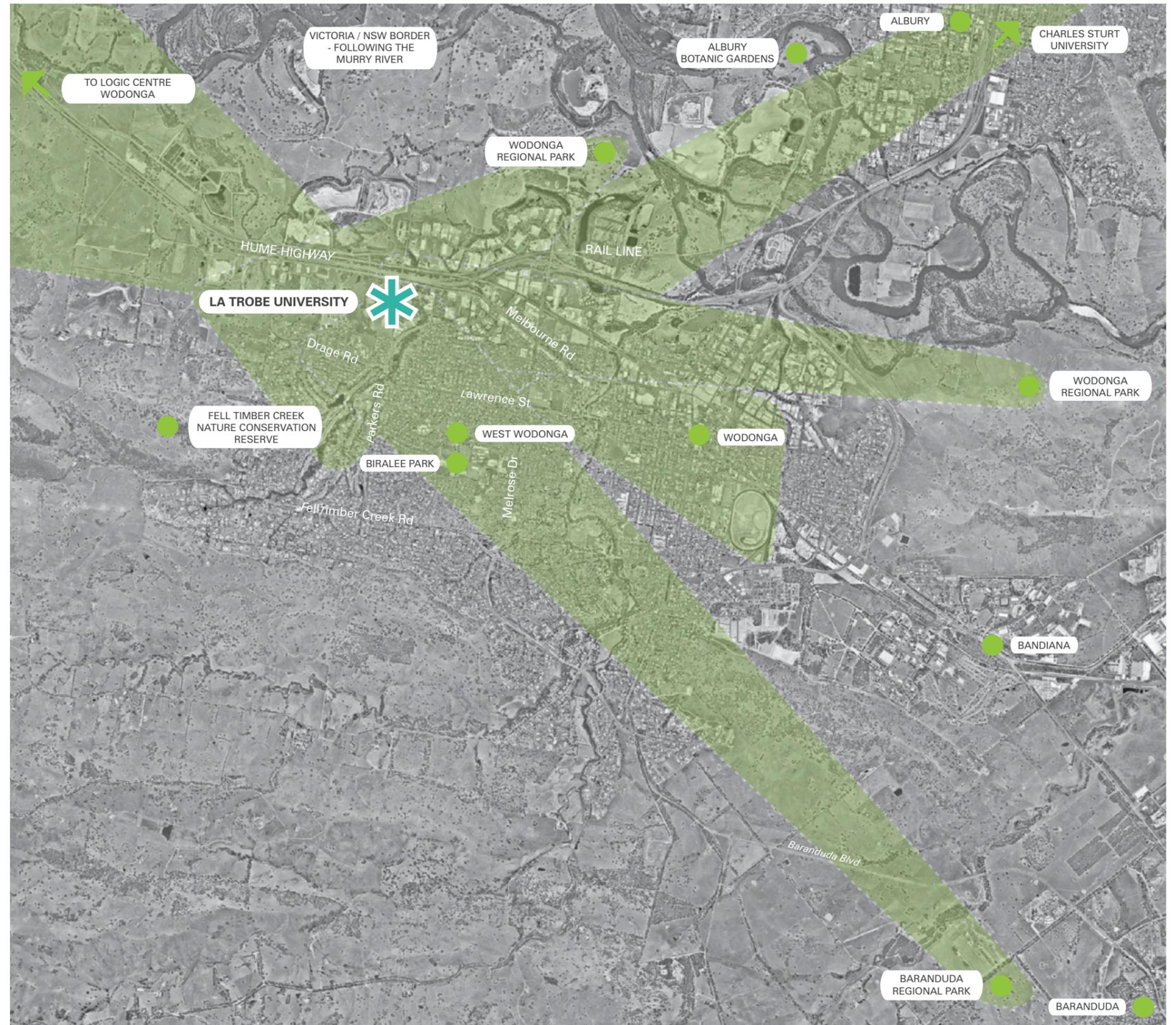
Context and Analysis



2.1 Context

INTRODUCTION

The development of the La Trobe University Albury-Wodonga campus is influenced by its strategic and statutory planning context as well as internal University strategic documents and policies. The successful implementation of the Master Plan is dependent on creating the right planning framework for enabling partnership strategies with City of Wodonga while also aligning with long term ambitions for the growth of the University.



2.2 Planning context

STRATEGIES

Hume Regional Growth Plan

The strategies outlined in the Hume Regional Growth plan are relevant to the La Trobe University Albury-Wodonga campus in their pursuit to sustainably accommodate growth.

The Albury-Wodonga campus embodies the key features of the Hume region and may become a testing ground for regional endeavours. By way of productive water and land research the Hume Region seeks to modernise its irrigation networks, through water research and hydroelectric power research and implementation. There is an opportunity for the La Trobe University Albury-Wodonga campus to support this through partnerships and research initiatives.

The Albury-Wodonga campus landscape is considered high value in the Hume region with high health and learning facilities which provide the region with economic, environmental, social and cultural resources. The Hume Regional Growth plan outlines its strategy to find ways to conserve and develop 'regional hubs' (such as the La Trobe University Albury-Wodonga campus) for the longer term.

This plan also identifies the potential for transport improvements, as with the Hume highway and rail corridors with directly affect the campus location and connection. Regionally supported community initiatives including the Wodonga rail bypass corridor for an improved bicycle network as well as the key freight Logic Centre in Wodonga create employment and boost the local economy which in turn supports the regional growth and development.

Upper Hume Sub Regional Plan: The Hume Strategy for sustainable communities 2010-2020

The Vision for Hume: "The Hume Region will be resilient, diverse and thriving. It will capitalise on the strengths and competitive advantages of the four sub regions, to harness growth for the benefit of the region and to develop liveable and sustainable communities."

The Regional plan has 20 key directions, of which direction six are directly relevant to the University.

Key directions: Embracing learning for life

1. Create 21st century spaces for communities through growth and sharing of resources
2. Provide opportunities for young people to engage with learning through multiple pathways and seamless transitions
3. Foster a Culture of excellence and aspiration in learning

In addition, the following strategies have been identified as significant to the Upper Hume sub region:

4. Investigate and prepare assessments for establishing or further developing existing centres for higher education and research in upper Hume in the areas of health and community services, as hubs for research, training and development.
5. Support expansion of courses at La Trobe University Albury-Wodonga, Wodonga TAFE and Albury-Wodonga community college to meet key learning and skills gaps.
6. Support the needs of the Upper Hume sub region's culturally diverse communities in ensuring equity of access to high-quality education for children and young people.

Wodonga Growth Strategy 2016

The Strategy has six main strategic directions. Below is a summary of the relevant objectives applying indirectly to campus opportunities and education.

1. Efficient and Sustainable Settlements

To emphasise urban design and the principles of the sustainable neighbourhoods when considering new development opportunities and proposals.

To adopt a strategic, holistic and equitable approach to funding and delivery of infrastructure to meet the needs of a growing population.

2. Healthy, Vibrant, Resilient Communities

To ensure a growing Wodonga is supported by and has access to a range of high-quality, diverse and interconnected open spaces.

To ensure that high-quality and accessible community, health and education services are available to the community as Wodonga grows.

3. Mobile and Connected Region

To ensure land use planning considers transport objectives and provides opportunities for sustainable transport options.

To improve the accessibility of public transport and encourage the use of the public transport network as an alternative mode of transport in and around Wodonga.

4. Thriving and Dynamic Economy

5. Healthy Environment and A Celebrated Heritage

6. Sustainable Rural Communities

Plan Melbourne Refresh 2015

Plan Melbourne reflects the changing economic imperatives in Victoria and affects the Albury-Wodonga campus by identifying a focus on 'national employment and innovation clusters'. These can be described as where higher education, health, research and associated enterprises at a range of scales have been co-located and have formed productive synergistic relationships - from which innovation will drive growth. Plan Melbourne Refresh gives focus to the importance of partnership with local government in sub-regional planning and the implementation of the plan.

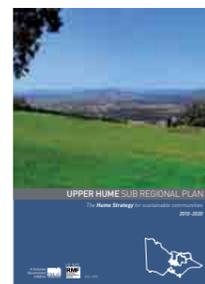
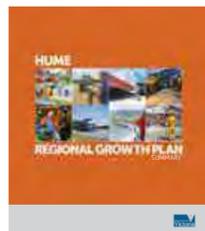
It further outlines strategies for creating "a resilient city prepared for climate change" (Plan Melbourne refresh discussion paper, 2015, p 58) and identifying opportunity for less urban areas to be provided with affordable options for living and working locally – especially along the regional transport corridors.

For a more comprehensive analysis refer to Appendix 1: Planning.

Albury 2030 Community Strategic Plan

The Albury 2030 vision was created in 2009 and outlines community aspirations for Albury until 2030. It takes into account the community's location, lifestyle and heritage.

The report covers four key themes: A Growing Economy, An Enhanced Natural Environment, A Caring Community and A Leading Community. Specifically, this report looks at social justice and sustainability in an attempt to preserve the local identity, attract visitors, growing the economy and care for the environment.



ENVIRONMENTAL CONTEXT

Wodonga is situated just south of the Victoria and New South Wales border north-east of Melbourne. The Albury-Wodonga campus sits in a rural setting, with mountain ranges towards the east and south, including Kosciuszko National Park, Snowy River National Park and the Alpine National Park.

Within a 5km radius, the campus has proximity to the native Wonga Wetlands; the Murray River; Wodonga Regional Park the Albury-Wodonga Hills; and Fell Timber Creek Nature Conservation.

La Trobe University Albury-Wodonga campus is situated south of the Murray River on a 28 hectare site in West Wodonga. Established in 1991, the campus currently caters for approximately 900 students and specialises in fields that are relevant to the area, such as fresh water ecology, resource management and policy, and aging in rural communities.

The campus is relatively flat with the exception of a smaller hill towards the interface with Victory Lutheran College (VLC). There is a fairly large ephemeral wetland north of the existing built core which fills with water during winter. There is also a water retention pond between VLC and the McFarlane's Hill residences with storm water run-off from the college campus.

Fell Timber Creek runs in a north-south orientation on the Wodonga TAFE campus, surrounded by a wider floodplain with native vegetation including Eucalypts.

Ephemeral wetlands and campus connection to eco-corridors.

The ephemeral wetland retention basin to the north provides:

- Identified bird species and bird hides for watching wildlife as well as other fish, frogs, invertebrates, mammals, reptiles and other diverse native flora and fauna.
- An Aquatic Environment Education Centre, with research information and materials for fieldwork and laboratory work, provides tours for schools, community groups and universities; these include La Trobe University, Wodonga TAFE, Charles Sturt University, CSIRO and Monash University.

Fell Timber Creek

Fell Timber Creek runs in a north-south direction, through Wodonga TAFE campus towards the Walsh Wodonga quarry.

Wonga Wetlands

Albury's Wonga Wetlands Tourism Product Development Master Plan 2014, proposes an opportunity based on usage to divide the wetlands into three distinct areas: regeneration, a mountain bike course and conservation of native wetlands.

Research and Practice

Preservation of ecosystems and strengthening native biodiversity are existing practises being carried out on council properties by both Albury and Wodonga councils. La Trobe University has an opportunity to work in partnership and adopt similar practices.

National environment centre

The TAFE NSW Riverina Institute National Environment Centre is an educational centre that specialises in training Civil Construction, Natural Resource Management, GIS, Water Operations, PermaCulture, Organic Farming, Environmentally related studies and sustainable agriculture.

Many students in the region study via distance learning. La Trobe University has an opportunity to offer facilities and technological resources on the Albury-Wodonga campus.

Murray River Area Strategic Plan 2010 to 2022

Parklands Albury- Wodonga Murray River Area Strategic Plan 2010 to 2022 details a vision to 'establish a series of bush parks featuring the unique, bio diverse nature of the region'. This could be reflected within the Albury-Wodonga campus landscape.

The following initiatives are planned:

- The Murray River Adventure Trail 2012-2015.
- An adventure trail from Barnawartha to Lake Hume (as at December 2013). This plan will travel along the Murray River past the Wonga Wetlands.
- The Murray Parkways Corryong to Wodonga to Wahgunyah
- A Fell Timber Creek pontoon bridge developed in partnership with Wodonga TAFE as a workplace volunteer project.

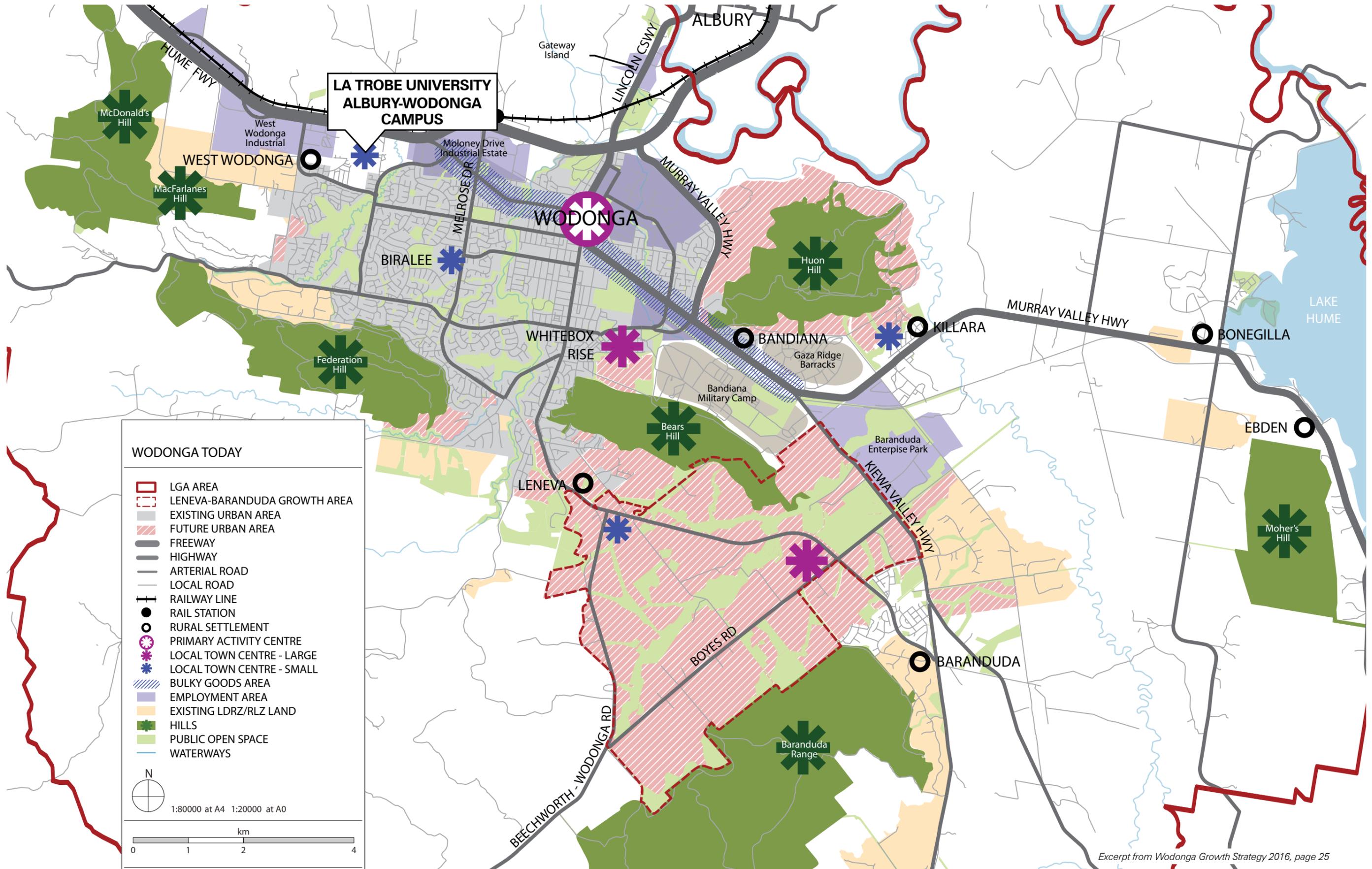


Albury-Wodonga campus wetlands - wet season



Albury-Wodonga campus wetlands - dry season

Environmental context



Excerpt from Wodonga Growth Strategy 2016, page 25

2.4 Regional centre and local context

REGIONAL CENTRE CONTEXT

The Hume freeway

The Hume Freeway is a major arterial between Melbourne, Victoria and also Sydney in New South Wales. This major arterial runs parallel to the border of the La Trobe University and Wodonga TAFE campuses.

Wodonga is the northernmost point of the highway within the state of Victoria and has developed as a result of being the principal Murray River crossing and thoroughfare town on the route between Australia's two largest cities, Melbourne and Sydney.

Regional rail

The V/Line regional public transport is the largest in Australia. The V/Line rail service to Wodonga train station and Albury train station operates from Melbourne CBD three times per day. The XPT rail service travels between Melbourne and Sydney offering Albury-Wodonga as a major station for mid-trip travellers to stop and explore.

The Wodonga Rail Bypass and Revitalisation strategies were introduced in 2010, removing the old train line extension and station in the city centre. This has made available former Vic Track land, enabling the Urban Renewal Authority to offer an extension to the regional bicycle and pedestrian network through Wodonga.

The nearest train station to the Albury-Wodonga Campus is the Wodonga Railway Station. It is located three and a half kilometres from the campus. Since train services are fairly infrequent and a majority of students live within the Albury-Wodonga region, local bus service is the most likely form of public transport that students and staff use to commute to campus.

Baranduda sports fields

Expected to begin works in the next few years the Baranduda Fields project is a major regional sporting complex planned for future active recreation in the Baranduda-Leneva Valley.

With facilities including football and cricket ovals as well as multi use courts the Baranduda sports fields could offer a strong sporting partnership opportunity with La Trobe University as well as connection links to Wodonga through existing cyclist and pedestrian trails.

Logic logistics centre

Logic Wodonga is Australia's largest logistics' hub, and is located 14km west of Wodonga along the Hume Freeway. The centre is facilitating development of key employment, growth and development, innovation and enterprise off the back of the railway line. The Logic centre covers 567 hectares and is planned to sell land to freight, distribution, manufacturing and warehouse operators.

Local government collaboration

The following long term strategies could be advocated through enhanced partnerships with Wodonga Council and other local and state government agencies.

- Connecting local and regional neighbourhoods with active transport links.
- Public transport services.
- Short-term affordable accommodation for educational tourism.
- Greater sports presence on campus.
- Community services and hubs.

Local and regional business and education provider partnerships

The 2017 Master Plan could provide further opportunities commercial and research partners and the community to share University facilities and services. These may include:

- Linking to surrounding destinations.
- An enhanced digital environment across the campus.
- Investment in expanded creative arts and performance facilities.
- Advanced health and environment research facilities.
- Enhanced local convenience retail services.
- New vibrant learning spaces.
- Expanded library facilities.
- Enhanced access into the campus.
- Upgraded open space networks through the campus.

LOCAL CONTEXT

The La Trobe University Albury-Wodonga campus is situated in West Wodonga 4km from Wodonga CBA and is adjacent to McKoy Street and the Hume Freeway.

The La Trobe Albury-Wodonga campus shares its eastern border with neighbour Wodonga TAFE and its southern border with Victory Lutheran College (VLC). Together these learning institutes create an Educational Cluster for the Wodonga community with pathways for lifelong learning.

This is a short summary of key structures, locations and organisations within the local context.

Local potential projects and stakeholders within the 2017 Master Plan scope

Pedestrian link to new IGA & child care

As part of the Daintree Stage 7 development, the extension of Discovery Way into the Albury-Wodonga campus could ensure a connection to further amenity and accommodation options of staff, students and community.

Improved bus link to central Wodonga CBA

By connecting University drive through the campus there is an opportunity to reroute bus services to improve frequency and efficiency of services.

Flexible mixed accommodation

There is an opportunity to provide intergenerational and flexible mixed accommodation in West Wodonga.

Strategic ecological and environmental links

There is an opportunity to connect Fell Timber Creek to the east and the eco-corridors to the west by way of the existing ephemeral wetlands and retention basin on campus.

Local potential projects and stakeholders outside of the 2017 Master Plan scope

Lawrence street bicycle lane:

A bicycle link from central Wodonga could make the campus more accessible and sustainable.

Pedestrian connection from Moorefield Park Drive underpass

By facilitating a pedestrian connection from and to the residential area south of Wodonga TAFE, residents and students could gain easier access to shared University community assets including passive and active recreation.

Community services analysis

There is an opportunity for partners to fund an analysis of provisions in West Wodonga including the changing community, commercial and infrastructure services and amenity.

West Wodonga community centre

If deemed suitable from analysis of shortfalls in community services provisions, a community centre could be located in or near the Albury-Wodonga campus.



2.5 The Education Cluster

THE EDUCATION CLUSTER

While the 2017 Master Plan relates specifically to the landholdings of La Trobe University Albury-Wodonga campus, it is important to consider potential aligned projects and partnerships in the surrounding local context and in Albury-Wodonga more broadly.

Underpinned by physical connections, the introduction of an Education Cluster (by considering the Wodonga TAFE and VLC who both share a boundary with the La Trobe University campus) can efficiently enhance the way infrastructure and facilities are configured, accessed and used. Improved interconnectivity can additionally enhance the potential of The Education Cluster to host major sporting carnivals and cultural events.

The significance of The Education Cluster and the La Trobe University Albury-Wodonga campus for increasing participation in higher education, together with opportunities for partnerships, have been supported by City of Wodonga. The initiatives outlined on this page could be developed with stakeholders to further support the future growth of the campus and region of West Wodonga.

La Trobe University Albury-Wodonga campus

The La Trobe University Albury-Wodonga campus is situated in West Wodonga 4km from Wodonga CBA. The campus landholdings were acquired in 1991 and currently has 80 staff and approximately 900 enrolled students.

The relationship between the La Trobe University Albury-Wodonga campus and eastern neighbour Wodonga TAFE was identified as an opportunity for initiatives integrating the two campuses in the 1993 La Trobe University Albury-Wodonga Master Plan.

Wodonga TAFE

Wodonga TAFE was founded on the current site in 1986 and has become integral in the Wodonga community. The Wodonga TAFE continues to provide practical, hands-on training and education from certificate to advanced diploma level courses across a range of industry areas as well as a diploma and degree Dual Enrolment programme with La Trobe University.

The Wodonga TAFE campus abuts the eastern boundary of the La Trobe University Albury-Wodonga campus. Wodonga TAFE also interfaces with McKoy Street which provides the campus its main point of arrival. The built environment consists of learning and teaching facilities, student residences, a community day-care centre and bushland landscape along Fell Timber reek. To the south of the Wodonga TAFE campus horticulture training is provided for students with ample space for earthmoving training on the lawn just north of Moorefield Park Drive.

The Wodonga TAFE industry-simulated training facilities include specialist training centres. Training is made possible through a range of partnerships with industry and community organisations, such as with the Wodonga Fire Brigade CFA facilities towards the south of campus as well as registered training organisations, universities, and local chambers of commerce.

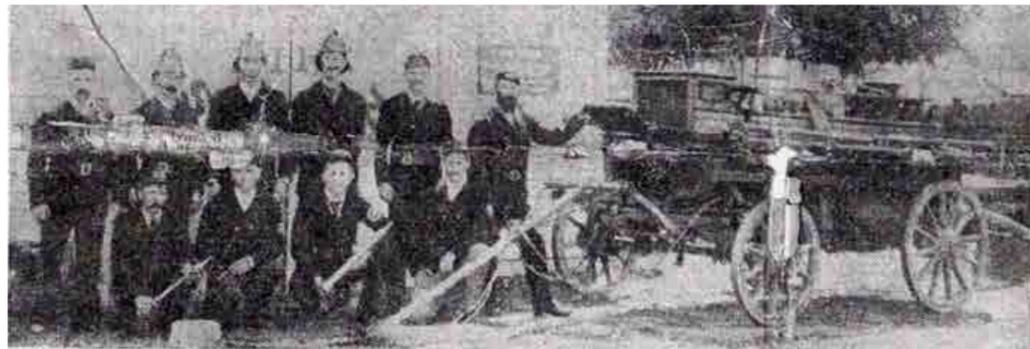
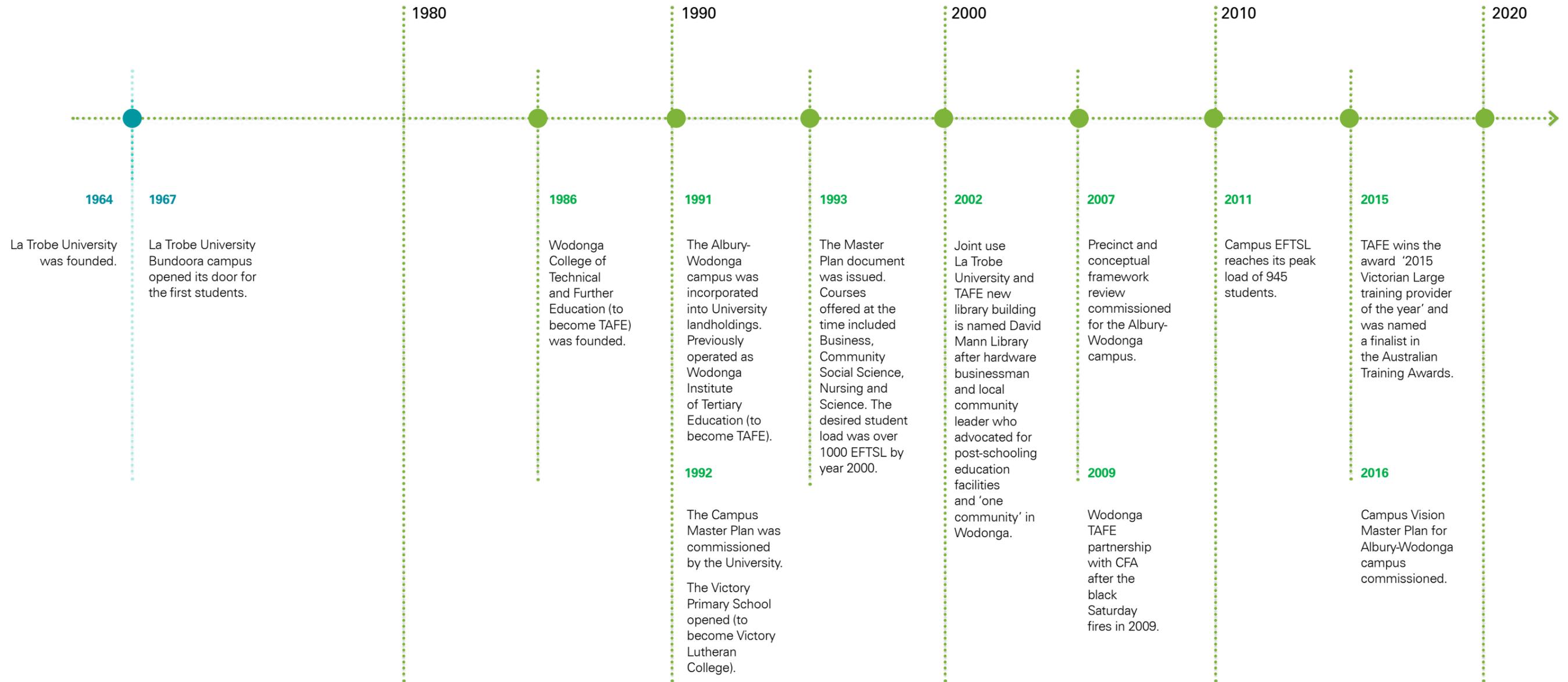
Victory Lutheran College (VLC)

Located on the south-west border of La Trobe University Albury-Wodonga campus Victory Lutheran College (VCL) offers teaching and learning to students from prep to grade 12 with a focus on Christian education.

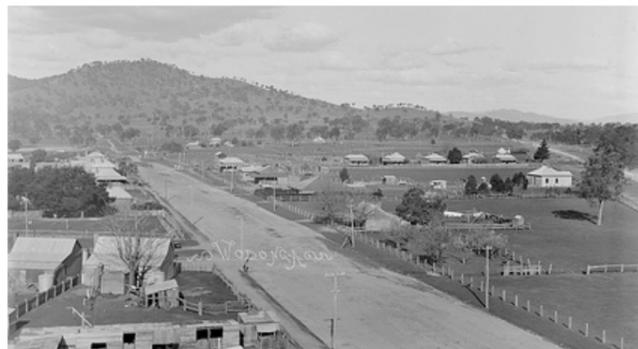
The proximity of the three campuses offer pathways to lifelong learning, from high school graduation through to tertiary education.



Across (L to R):
 Wodonga Economic Indicators, October 2016 by City of Wodonga.
 Baranduda fields sporting complex Master Plan OCT 2013 by GHD
 Arts Space exhibition prospectus, by City of Wodonga 2016.



Wodonga Fire Brigade 1982



Lawrence Street Wodonga 1909



Albury-Wodonga Murray River



Railway station, Wodonga

2.7 Campus history and future growth

Previous Master Plans

There have been two strategic documents outlining development opportunities on La Trobe University Albury-Wodonga campus; the 1993 Master Plan and a Precinct and Conceptual Framework review in 2007.

1993 Master Plan

The 1993 Master Plan for the campus was created with the ambition of creating close links between La Trobe University Albury-Wodonga campus and eastern neighbour Wodonga TAFE.

The previous Master Plan stated that a connection between the two was reliant on each 'taking cognisance of the other educational providers in the region, and providing coordinated educational programs'(p 6). This strategy was to be established early on in order to enforce and maintain a powerful community focused bond. The values underpinning the existing partnership between La Trobe University Albury-Wodonga and Wodonga TAFE originally manifest themselves within these previous analyses.

Many of the key themes identified in the 1993 Master Plan are relevant to the 2017 Master Plan. This document created a basis which grounds the current research and development. These themes are:

- Flexibility of development
- Functional links with the Wodonga TAFE
- Incremental development
- Separation of pedestrian and vehicular space
- Responding to climate and culture
- Accessibility
- Sustainability

2007 Precinct and conceptual framework review

The 2007 La Trobe University Albury-Wodonga precinct and conceptual framework outlined strategic moves to guide and develop the campus within the following categories:

- Built form development
- Access and wayfinding
- View lines and landscape axis
- Open space network

Growth in The Education Cluster

The population of regional Albury-Wodonga has been forecast to grow by 36% by 2026, while Wodonga itself is forecasted to grow by 42% between 2016 and 2036.

The 2017 Albury-Wodonga campus Master Plan develops strategies and key projects which could support this growth over 20 years.

If the same theory of 36% growth per 10 years is applied to the Effective Full-time Study Load (EFTSL) studying within The Education Cluster (including La Trobe University, Wodonga TAFE and Victory Lutheran College) there is potential for more than 5,300 EFTSL within the Education Cluster by 2036. Considering the growth forecast of the region if this figure is doubled there is potential for up to 10,742 students within The Education Cluster by the year 2036. Within this, the La Trobe University Albury-Wodonga campus could reach over 2,500 students by 2036.

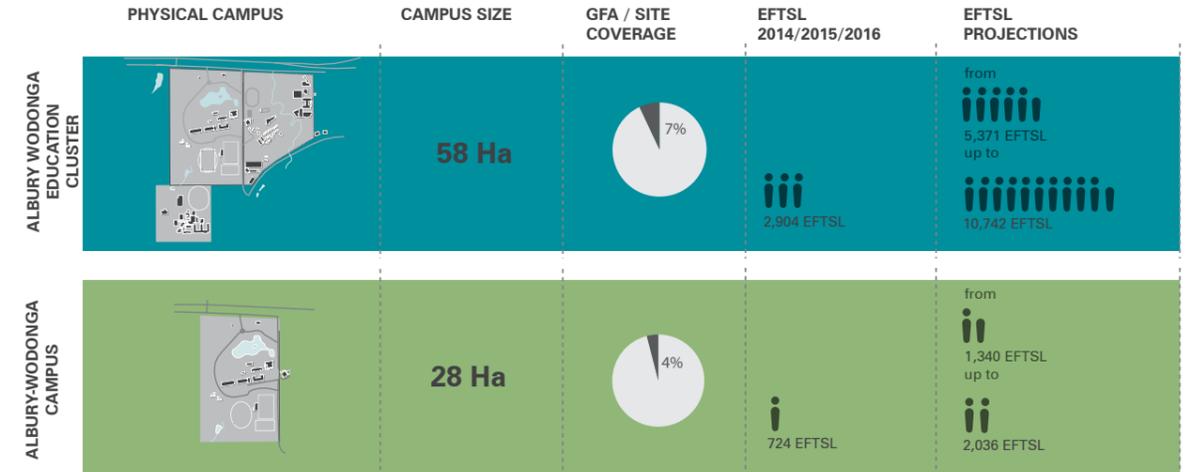
This projected growth would be feasible based on the following La Trobe University specific strategies:

- Build the regional research role on campus, enhancing the educational partnerships.
- Enhance utilisation of facilities, and where necessary, facilitate expansion of the campus.
- Facilitate growth of allied partner presence on campus to enrich campus life.

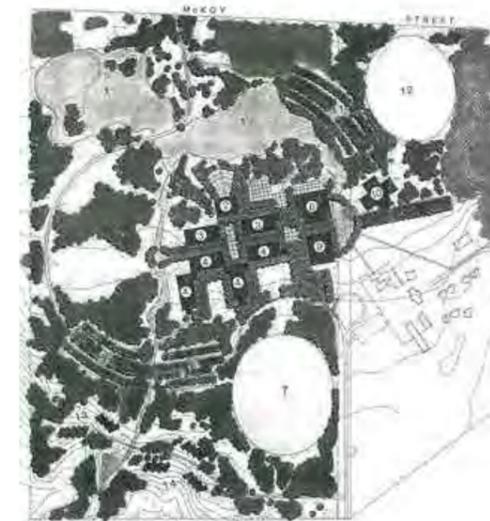
La Trobe University 20 year growth plan

Through consultation sessions with the Chancellor, the Vice-Chancellor and the La Trobe University IEPC, there is a targeted student load of 3,500 EFTSL on the Albury-Wodonga campus by the year 2036.

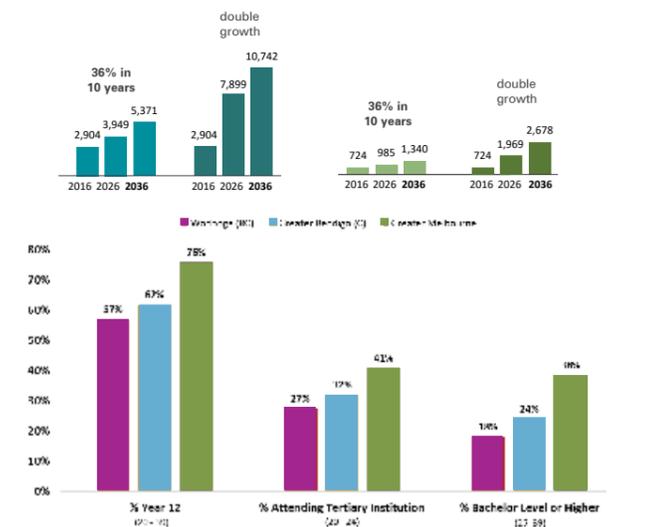
This figure is based on achieving participation rates within the Albury-Wodonga campus which match the state average participation rates.



Dashboard comparison Education Cluster and La Trobe University Albury-Wodonga campus



Extract from the 1993 La Trobe University Albury-Wodonga Master Plan



Regional participation in education - Graphic provided by Dr Guin Threlkeld, La Trobe University

TEFMA GUIDELINES & LA TROBE STANDARDS

Space allocation per EFTSL	A-W 2016	TEFMA*	La Trobe
Student space (GFA/EFTSL)	15.3	13.5	11
Future campus space required - GFA			
724 EFTSL (2016)	11,085		
1,600 EFTSL (2026)	24,800	21,600	17,600
3,500 EFTSL (2036)	53,550	47,250	38,500

* TEFMA average in 2015.

2.8

Existing condition - topography and landscape



2.9 Existing condition - built form

Existing built form

This plan shows the existing condition of built form on campus. The built form has been rated on its current condition and location potential for redevelopment.



- Existing best condition built form
- Existing medium condition built form
- Existing poor condition built form
- Existing Education Cluster built form





Campus precincts

Precinct overview

La Trobe University Albury-Wodonga campus has been divided into precincts that can be examined more in detail.

This chapter introduces development concepts and key projects focused around four precincts within the La Trobe University Albury-Wodonga campus:

- Knowledge Village
- Innovation and Enterprise partnership precinct
- Research Precinct
- Sports Precinct

The precincts overlap to encourage cross pollination between the research and Knowledge Village precincts, sporting and partnership precincts.

There is an opportunity to extend some of the initiatives with the partnership of Wodonga TAFE. Shared learning and teaching spaces and student services as well as accommodation would benefit from a joint approach between the two institutions.

Knowledge Village

The Knowledge Village precinct describes the core campus. Primarily focused on learning and teaching facilities the following strategies chapter describes potential for partnership, research and sporting facilities within this core in order to draw visitors and encourage a 'sticky' campus.

University Drive provides the north-south transit spine while the David Mann Library is the anchor of the precinct, offering potential for an improved arrival experience and extended research and learning. Discovery Way could provide the extended education spine and primary pedestrian and cyclist link connecting the Daintree Estate development to the west through the core campus into the Wodonga TAFE to the east.

The Knowledge Village has the greatest potential for social and informal learning spaces by focusing on high-quality urban realm, multi use built form, mixed accommodation and hospitality offerings. The existing low-quality Hangar building and currently unprogrammed green space south of the library are targeted key spaces for development within the Knowledge Village. This precinct could host a student and community focus, showcase environmentally sustainable design (ESD) built form and management and biodiversity assets.

Innovation and Enterprise Partnership precinct

This precinct abuts the Daintree Estate development to the west, Victory Lutheran College (VLC) towards south and McKoy Street to the north.

Student accommodation is currently located at the McFarlane's Hill residences and should be expanded throughout this currently unprogrammed land outside of University Drive. The area towards VLC offers outlook over the campus with higher topography than the rest of the campus, and has a storm water retention pond in its southern end.

This precinct offers most opportunity for residential, regional, innovation and enterprise development partnerships for the University with prime location on McKoy Street and interfaces with surrounding residential developments.

The north-west of the precinct contains the primary gateway to the campus. This could be developed as part of the arrival experience with high-quality branding, signage and wayfinding.

Research precinct

The Research precinct currently hosts the The Murray-Darling Freshwater Research Centre (MDFRC) in AW8. This precinct offers the most potential for research partnership within University Drive. Benefits to this location on campus is proximity to and cross pollination of learning and teaching in the Knowledge Village and access on the extended Discovery Way education spine and from University Drive.

The ephemeral wetlands to the north of campus are currently used for testing of flora and fauna, the eco-corridors from the surrounding region meet at these wetlands and give the campus its native vegetation and landscape character. With water and environmentally sustainable design (ESD) to be showcased on campus the wetlands could become a greater asset.

Sports precinct

The Sports precinct currently boasts the campus's strongest existing community assets; three sporting pitches and a sports pavilion. These facilities provide the campus with out of hours activity where community teams come to use the campus grounds for games.

These pitches should be upgraded and expanded in order to be able to be used all year round by several sporting teams.

This precinct could do well with a Recreation spine for pedestrians and cyclists connecting them to the Knowledge Village core campus facilities and hospitality offerings for post game activities.

