

LA TROBE UNIVERSITY **BENDIGO FLORA HILL** **CAMPUS** MASTER PLAN REPORT

1. INTRODUCTION

PREPARED BY MGS ARCHITECTS
JUNE 2015

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MASTER PLAN STRUCTURE

The Master Plan document is laid out in six sections as detailed in the adjacent text boxes. The structure of the Master Plan provides users with a framework for understanding the masterplanning logic.

OVER ARCHING CONCEPTS AND PRINCIPLES

Within the introduction chapter a series of varying scale concepts and principles are defined which become the basis and justification of the content that is outlined in the final three chapters, including the inception of the final Master Plan.

The initial three vision statements that are accompanied by indicative visualisations of the campus reflect the key over arching themes of the Master Plan.

Following these statements city wide, Flora Hill and campus concepts are presented. Each of the campus concepts relates to one of the four themes which are presented within the Master Plan Strategies Chapter; Access, Wayfinding and Human Movement; Campus Precinct; Public Realm; Built Form and Services. These are then further expanded on in the Master Plan Strategies chapter.

The built form and landscape principles are the specific design development controls proposed for the campus. Subsequently there is an outline of the key projects of the Master Plan which are explored in more depth within the Key Projects chapter.

1	INTRODUCTION
2	VISION <ul style="list-style-type: none">— The University’s Vision.— The Research Focus Areas of the University.— The Bendigo Campus Vision.
3	CONTEXT <ul style="list-style-type: none">— The history of the University and the Campus.— The regional and local, planning and transport context.— The physical attributes of the campus.
4	MASTER PLAN STRATEGIES <ul style="list-style-type: none">— Campus-wide strategies for Master Plan Development, contained in four themes: Access, Wayfinding and Human Movement; Campus Precinct; Public Realm; Built Form and Services.— A broad framework for future campus development including preferred heights.
5	KEY PROJECTS <ul style="list-style-type: none">— The design intent and character of specific future projects.
6	IMPLEMENTATION <ul style="list-style-type: none">— The implementation strategy for the Master Plan.— Key initiatives for the short, medium and long-term.

REFERENCE DOCUMENTS

PREVIOUS MASTER PLAN REPORTS

The preparation of the Bendigo Campus Master Plan has involved detailed analysis and a progressive design process undertaken over a number of months. Detail of this prior investigation is contained within the following reports:

- *Draft Bendigo Campus Master Plan*, April 2015.
- *Bendigo Campus Master Plan: Master Plan Concepts Report*, March 2015.
- *Bendigo Campus Master Plan: Issues and Opportunities Report*, December 2014.

These reports are available upon request. Please contact the Planning and Development Division of the University's Infrastructure and Operations Group.

ACCOMPANYING DOCUMENTS

The following accompanying documents, which were developed as part of the Master Plan project, provide further detail on campus infrastructure priorities:

- *La Trobe University Bendigo Campus Master Plan 2015: Services Infrastructure and Sustainability Technical Report*, April 2015.

DOCUMENTS INFORMING THE MASTER PLAN

A number of existing strategies, reports and documents produced by or prepared for the University have informed the development of the Master Plan:

- *La Trobe University Design Standards V13*, March 2015.
- *Bendigo Campus Vision 2014*, July 2014.
- *Future Ready: La Trobe University Precinct Land Use and Development Report*, June 2014.
- *La Trobe University Bendigo Campus: Procurement of New Student Accommodation*, May 2014
- *La Trobe University Library Space Review and Future Strategy: Report V2*, March 2014.
- *Bendigo Campus: Update of the 2013 Space Master Plan (10CDP) V3D*, March 2014.
- *Bendigo Car Park Survey*, 2014.
- *Transport and Modeshare Survey*, 2014.
- *Bendigo Campus: Update of the Space Master Plan (10CDP) V3D*, November 2013.
- *La Trobe University Sustainability Plan: 2013-2017*, 2013.
- *La Trobe University Regional Strategy*, September 2013.
- *La Trobe University Bushfire Management Program*, September 2012.
- *Future Ready Strategic Plan 2013-2017*, 2012.
- *La Trobe University, Bendigo Campus: Traffic and Transport Study*, January 2012.
- *La Trobe University 10 Year Capital Development Plan: Final Report (and associated studies and reports)*, 2012.
- *Vision for Future Generations: 2011-2020 (Environmental Sustainability Strategy)*, 2012.
- *La Trobe University: Vision 2015*, July 2011.
- *Bendigo Campus Master Plan Framework 2030*, September 2010.

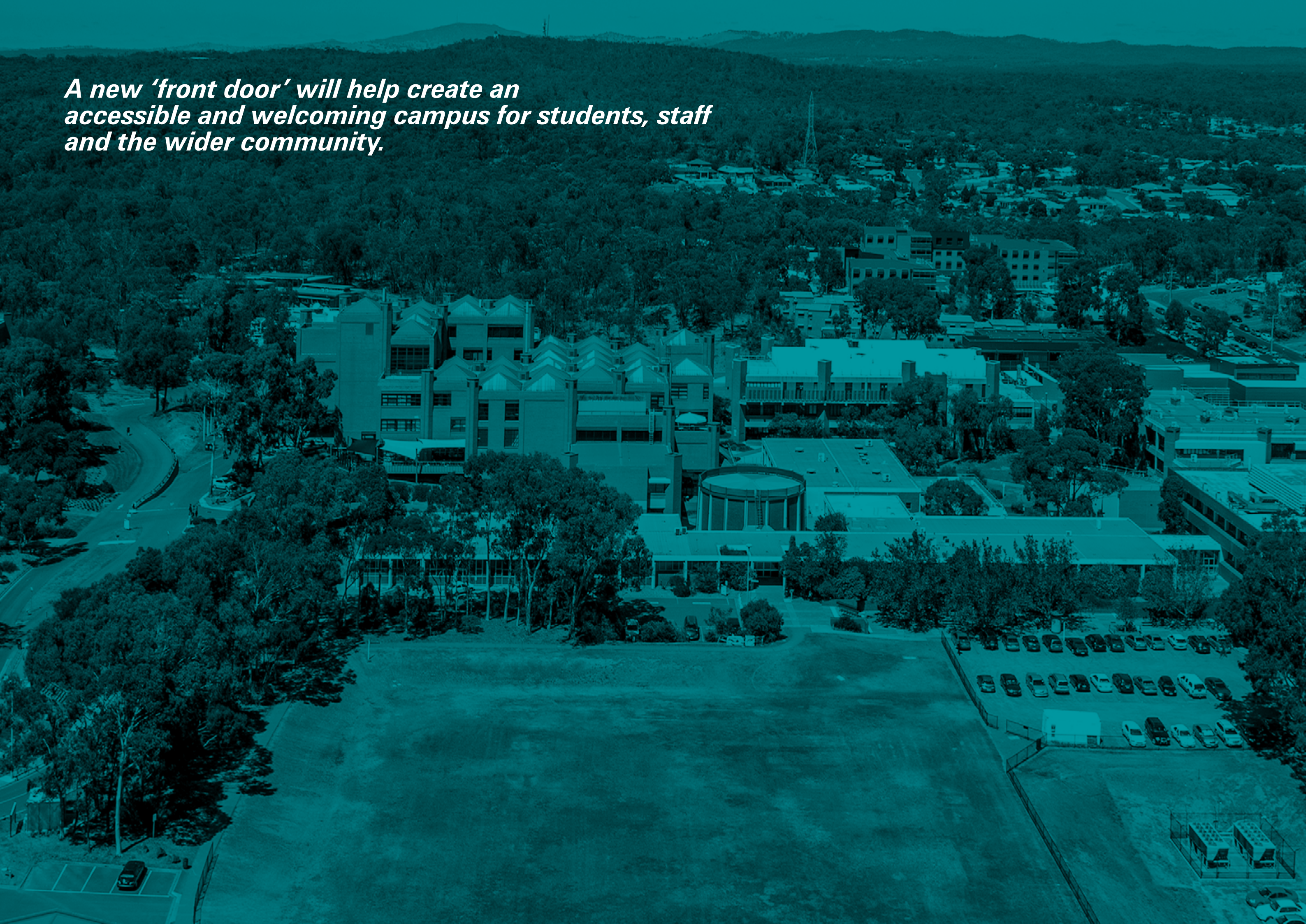
- *Bushfire Risk Student Accommodation: La Trobe University Bendigo*, November 2009.
- *La Trobe University - Bendigo Campus: Feasibility Study for New Library and Student Amenities*, September 2005.
- *La Trobe University - Bendigo Campus Master Plan Review*, August 1999.
- *Master Plan Review and Guidelines for Future Physical Development*, November 1991.
- *Bendigo College of Advances Education Campus Plan*, Buchan Laird and Buchan Architects, July 1975.

OTHER NOTABLE DOCUMENTS

Other notable documents that have influenced the development of the Master Plan include:

- *City of Greater Bendigo Scheme, DTPLI*, 2015.
- *Loddon Mallee South Regional Growth Plan Summary*, May 2014.
- *City of Greater Bendigo: Economic Development Strategy, 2014 - 2020*, 2014.
- *City of Greater Bendigo: Residential Strategy V.03*, October 2014.
- *Greater Bendigo 2036: Liveable, productive, Sustainable*, December 2010.
- *Great Bendigo National Park: Management Plan*, July 2007.

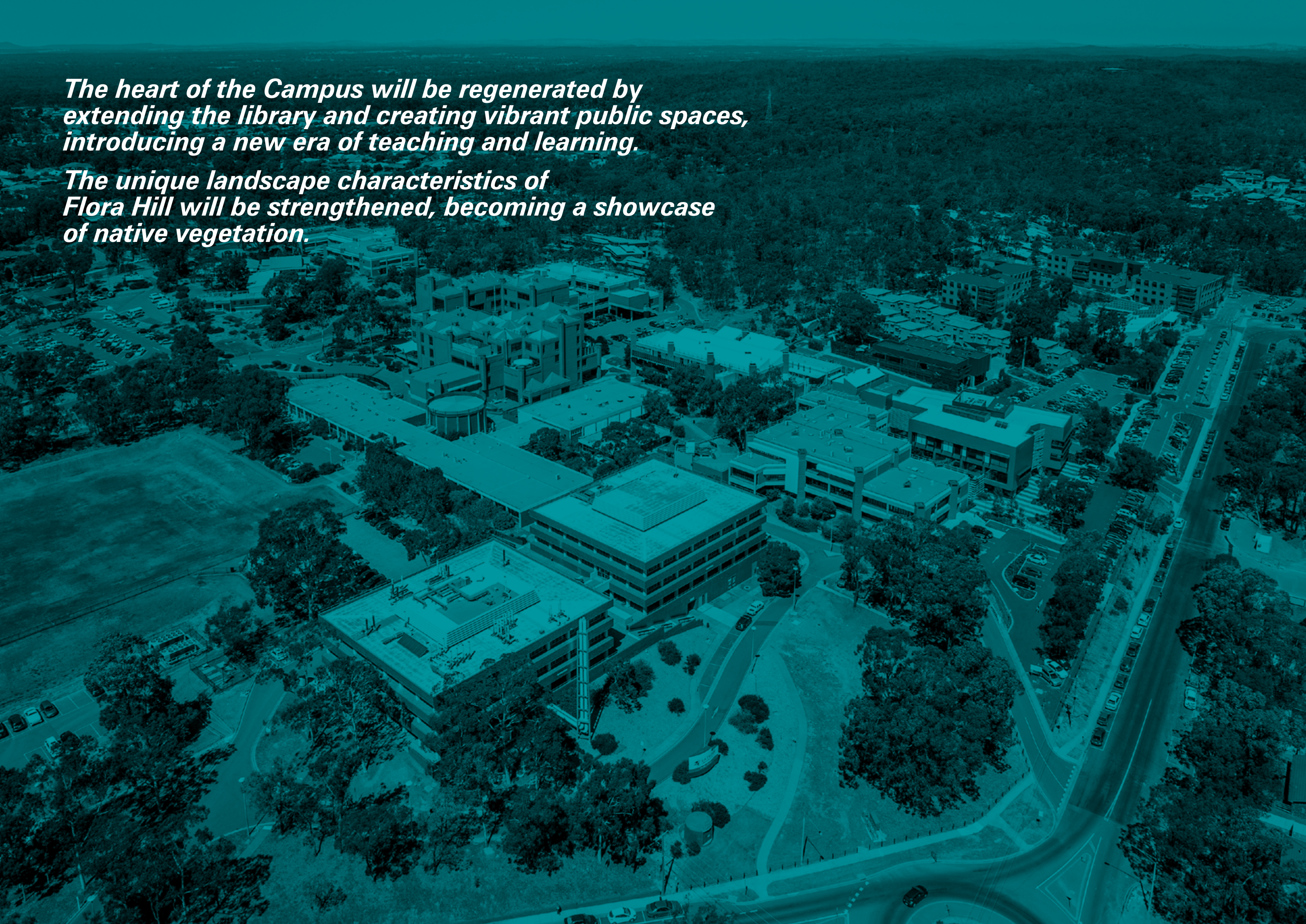
A new 'front door' will help create an accessible and welcoming campus for students, staff and the wider community.

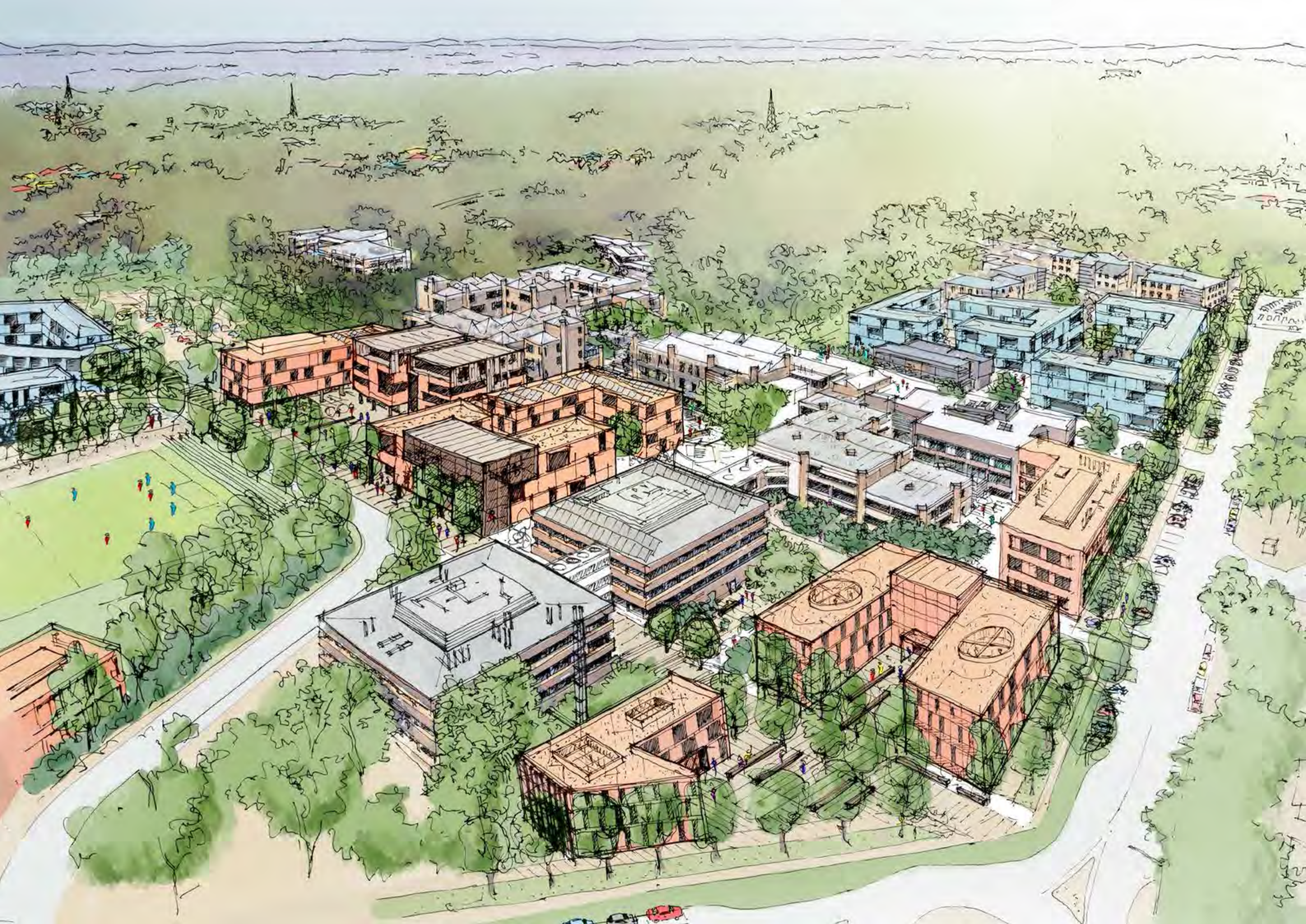




The heart of the Campus will be regenerated by extending the library and creating vibrant public spaces, introducing a new era of teaching and learning.

The unique landscape characteristics of Flora Hill will be strengthened, becoming a showcase of native vegetation.





CITY WIDE CONCEPT SUMMARY

While this Master Plan relates primarily to the Bendigo Flora Hill campus, its impact is much broader, taking in the city of Bendigo as a whole. Building on the Bendigo Campus Vision direction 'Reach out and embrace Bendigo', the Master Plan aims to strengthen connections between the University and the city.

Partnerships with local government, institutions, educational providers, health services, industry and manufacturing will be strengthened in order to create work placements, share facilities and for strategic alignment regarding new development.

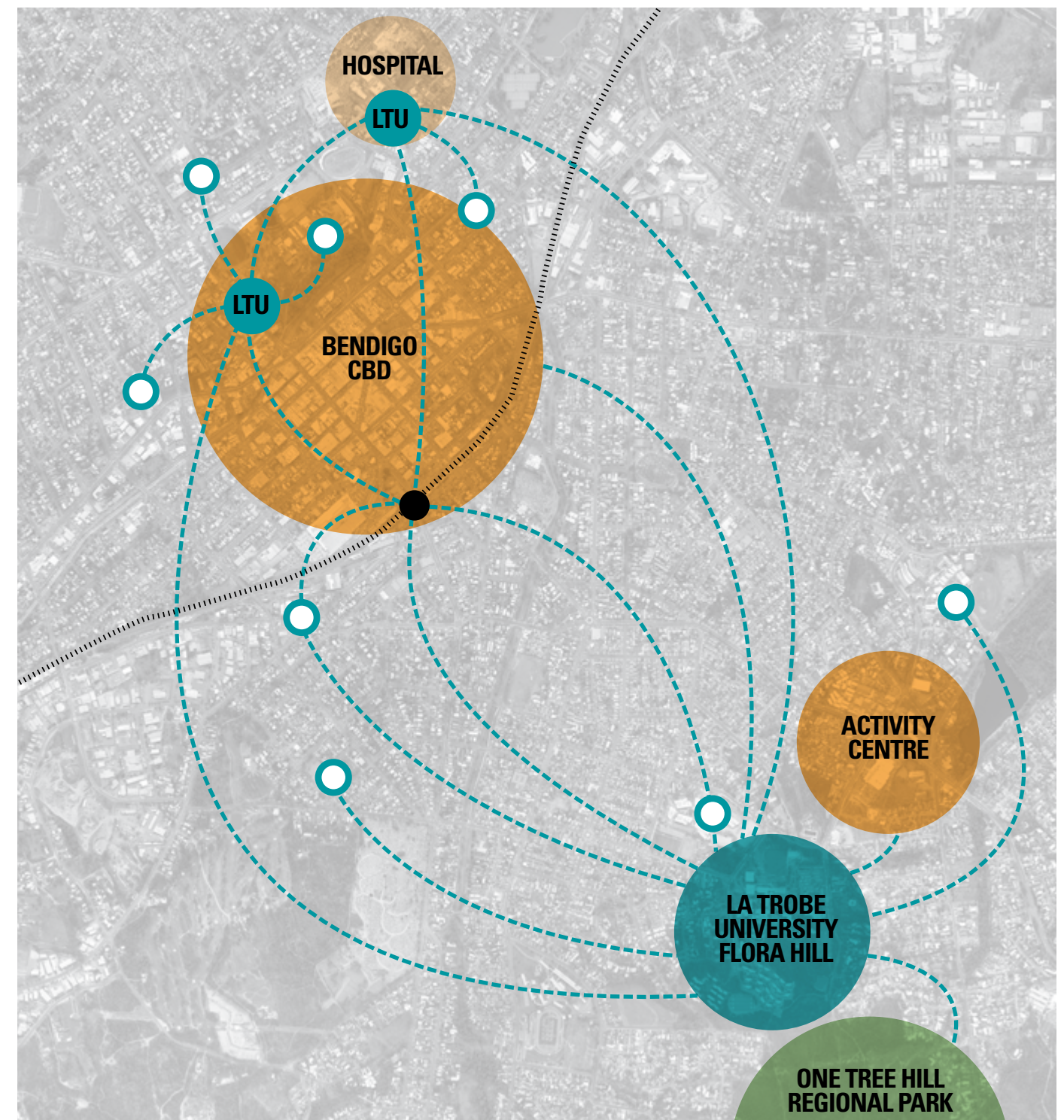
Transport connections will be improved with an upgrade of wayfinding signage, frequent bus services and improvements to cycle and pedestrian infrastructure. Car and bicycle share systems will be investigated.

'Green streets' will connect the campus to existing creek networks and other green corridors, providing trees, landscaping, lighting, street furniture, cycle and pedestrian paths to encourage active modes of transport. Connections to the national park will be strengthened, with the Bendigo campus becoming a gateway to the park.

The campus will also make the most of its proximity to the Strath Village / Strath Hill activity centre, one of five highlighted in the *City of Greater Bendigo Commercial Land Strategy (2004)*.

CITY WIDE CONCEPT

- La Trobe University presence
- TAFE, secondary and primary education nodes
- Commercial precinct
- Bendigo hospital
- National park
- Bendigo train station
- Train line
- - - University City partnerships and physical connections



FLORA HILL CONCEPT SUMMARY







Building on the Bendigo Campus Vision direction to 'Welcome the community in', the campus will blur its boundaries with the surrounding neighbourhood.

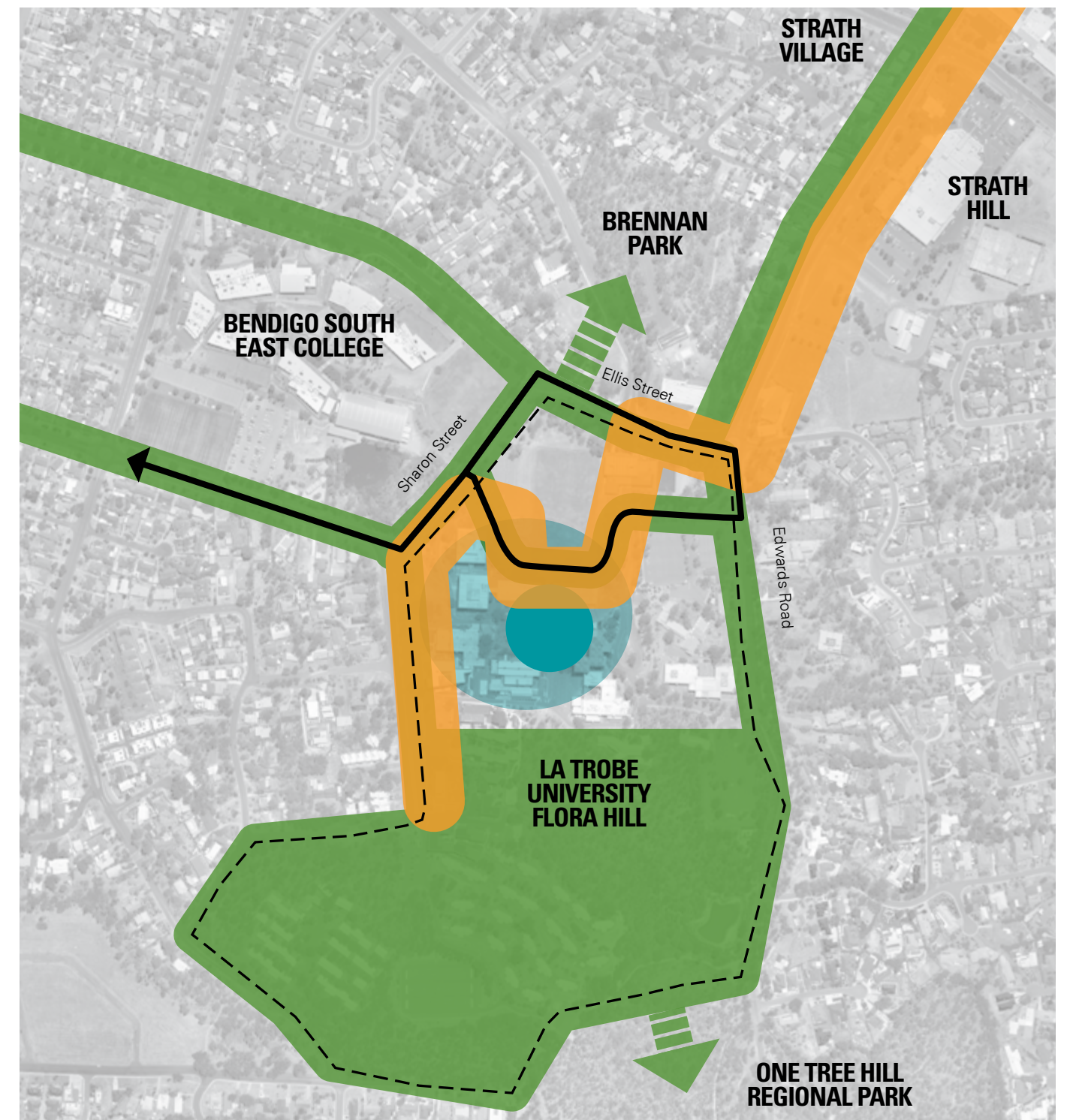
The main academic functions will be consolidated in the centre of the campus, with the renovated library building reinforcing its role as the campus heart. Local buses and a shuttle bus to the station will come on campus, bringing staff, students and visitors directly to the campus core.

The northern fringes of the campus will become more community-orientated, with housing, hospitality, sporting and community facilities, creating a welcoming and active face for the campus. The Strath Village / Strath Hill activity centre will extend towards the campus, improving access to local retail, hospitality and medium-rise housing.

The connections to sporting facilities at Bendigo South East College and Brennan Park will be strengthened, encouraging more sharing of facilities between these institutions. The location of the campus at 'Flora Hill' will be emphasised, using this concept as a landscape theme to celebrate the campus' bushland location and explicitly link geography with campus identity. Connections to the nearby One Tree Hill Regional Park will also be reinforced, with the character of the indigenous landscape permeating the campus.

FLORA HILL CONCEPT

-  Flora Hill campus title
-  Library Hub as campus heart
-  Core academic functions
-  Community Interface
-  Celebrating and extending the campus landscape
-  Bus route through campus (shuttle bus to train station)



CAMPUS CONCEPTS SUMMARY

Analysis of the campus' issues and opportunities together with input from internal and external consultation sessions has confirmed a series of key campus concepts for the Master Plan. These directions sit within the themes of the Master Plan Strategies and create a high level framework to improve the campus in the short, medium and long-term in line with previously defined priorities.

Within the Master Plan Strategies chapter these concepts are broken down into strategies to further articulate the intricacies of each.

ACCESS, WAYFINDING AND HUMAN MOVEMENT CONCEPTS

1. Establish the front door of the campus

Introduce a new front door to the University in the form of a central square and bus interchange. Bring a new bus route through the campus, to dramatically improve wayfinding and access to public transport.

2. Create a clear pedestrian network

Establish well-defined pedestrian paths structure the pedestrian environment, improving wayfinding and the experience of the public realm.

3. Consolidate car parking and vehicular access

Consolidate car parking and reduce vehicular access within the central core of the campus in order to improve the pedestrian environment.

CAMPUS PRECINCT CONCEPTS

4. Open up the library hub to the community

Extend and open up the existing library towards a new central square. This will become a central venue for student and community needs and revitalising the campus core.

5. Create a vibrant core campus learning environment

Consolidate and rework existing teaching and learning spaces so that they meet contemporary pedagogy requirements and encourage cross faculty collaboration.

6. Expand and diversify on campus housing

Diversify the housing offer on campus to allow for alternative options such as short-stay accommodation, subject to the future approval of business plans.

7. Improve access to sports, recreation and community health

Establish a new sports testing and community health centre and upgrade the existing sports and recreation facilities to improving access for students and the wider community.

PUBLIC REALM CONCEPTS

8. Strengthen the bushland landscape character

Strengthen the existing landscape character is to improve the visual coherence of the campus and enhance its bushland setting.

9. Develop a cohesive La Trobe landscape palette

Introduce a landscape strategy and design guidelines to bring coherence to both the hard and soft landscaping. This would allow incremental improvements to create a more cohesive whole, greatly improving the legibility of public spaces and pedestrian paths.

BUILT FORM AND SERVICES CONCEPTS

10. Improve Campus Sustainability

The Master Plan will also look at improving the sustainability of the campus as a whole, through infrastructure and built form upgrades to improve energy efficiency and reduce water use. Sustainable transport options such as walking, cycling and public transport will be encouraged to reduce transport energy use and greenhouse gas emissions.

1 ESTABLISH THE FRONT DOOR OF THE CAMPUS



6 EXPAND AND DIVERSIFY ON CAMPUS HOUSING



2 CREATE A CLEAR PEDESTRIAN NETWORK



3 CONSOLIDATE CAR PARKING AND VEHICULAR ACCESS



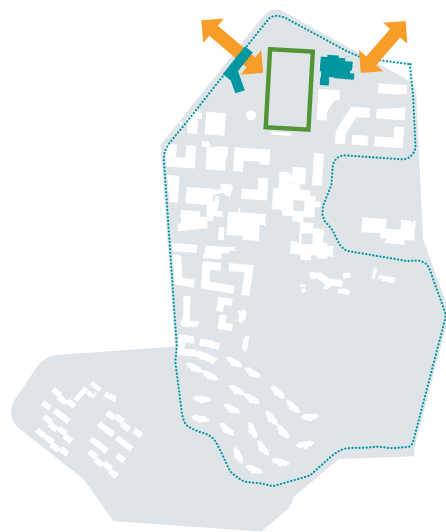
4 OPEN UP THE LIBRARY HUB TO THE COMMUNITY



5 CREATE A VIBRANT CORE CAMPUS LEARNING ENVIRONMENT



7 IMPROVE ACCESS TO SPORTS, RECREATION AND COMMUNITY HEALTH



8 STRENGTHEN THE BUSHLAND LANDSCAPE CHARACTER



9 DEVELOP A COHESIVE LA TROBE LANDSCAPE PALETTE



10 IMPROVE CAMPUS SUSTAINABLY



BUILT FORM AND LANDSCAPE PRINCIPLES SUMMARY

GUIDING PRINCIPLES

This Master Plan defines eight guiding principles for the future development of the campus, both in terms of built form and landscape.

1. Respect the height of existing buildings

New buildings should respect the height and massing of existing buildings, not exceeding their height. The topography of the site should be taken into consideration.

2. Build to the street or path

New buildings should be built to the streets and main paths throughout the campus, creating a 'street wall'. They should have their entrances on to these main paths.

3. Activate the ground floor

The ground floor should be activated with community-facing programmes activating the street and main paths. Programmes with extended hours are preferred for these locations such as hospitality, retail and study spaces. Transparent and permeable facades are encouraged to allow passers-by to engage with the internal functions and to increase passive surveillance.

4. Use heavy and robust masonry; light and transparent glazing

The materiality of the new buildings should reflect the heavy, robust masonry character of the existing buildings. High-quality robust materials should be used for facades, utilising a limited palette of finishes. However there is scope for new buildings to be more contemporary in nature, with large areas of glazing allowing views of the activity occurring inside.

5. Create depth to the facade

The facades should also appear to have a depth to them, with lined openings such as windows and balconies, cantilevers and variation in set-backs. The facades fronting public spaces and paths should appear welcoming and not monolithic. Canopies and colonnades facing public spaces are encouraged.

6. Create depth to the facade

Sustainability initiatives should be incorporated into all new buildings and retrofitted into existing buildings. This includes low tech solutions such as passive solar design and natural ventilation, and more high tech solutions such as green walls, green roofs and PV panels. Refer to the technical report in the appendix for a comprehensive list of initiatives.

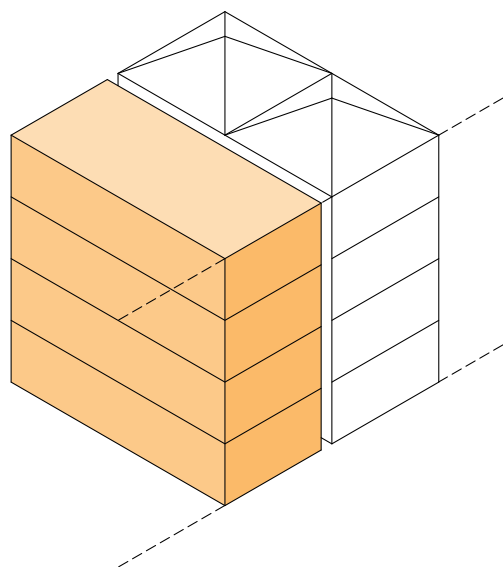
7. Use consistent landscape materials

A consistent palette of finishes, street furniture, signage, lighting and planting should be used for all landscaped spaces to create a sense of cohesiveness in the campus. All primary and secondary pedestrian paths should have a consistent treatment to improve wayfinding through the campus.

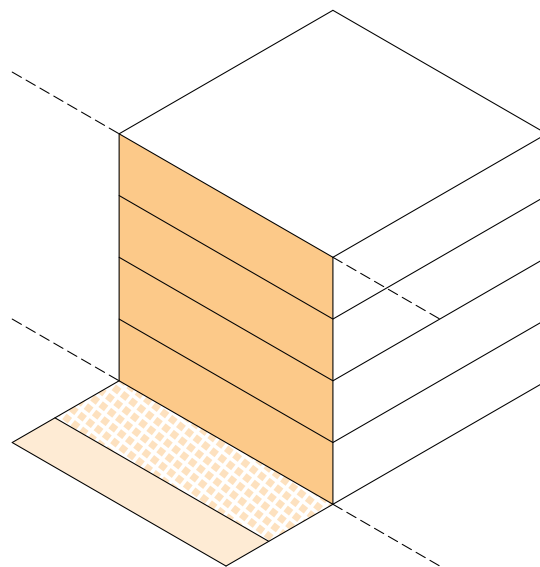
8. Programme public spaces

Public spaces should be programmed to encourage their use during the day and in the evenings, during the week and on the weekends. Markets, festivals and sporting events should be encouraged to benefit both the staff and student community and the local Bendigo community.

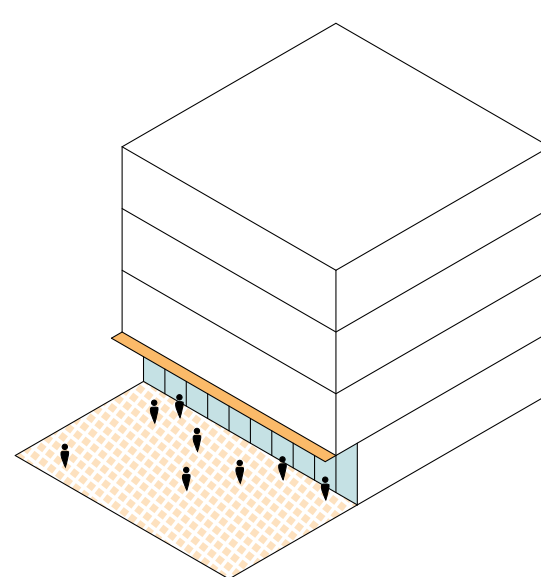
1 RESPECT THE HEIGHT OF EXISTING BUILDINGS



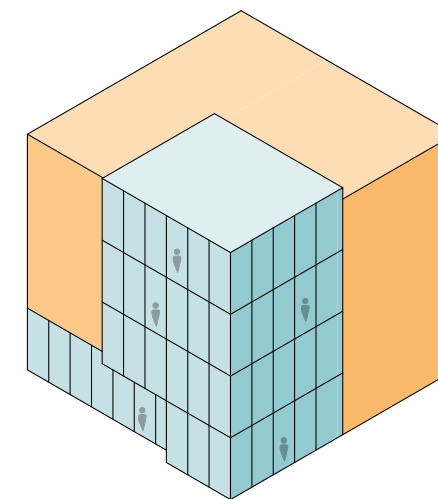
2 BUILD TO THE STREET OR PATH



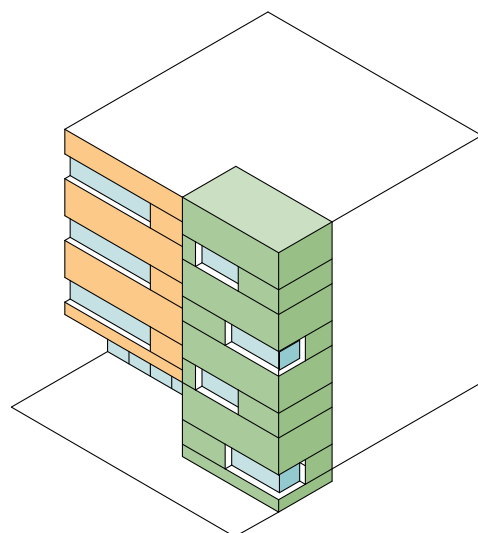
3 ACTIVATE THE GROUND FLOOR



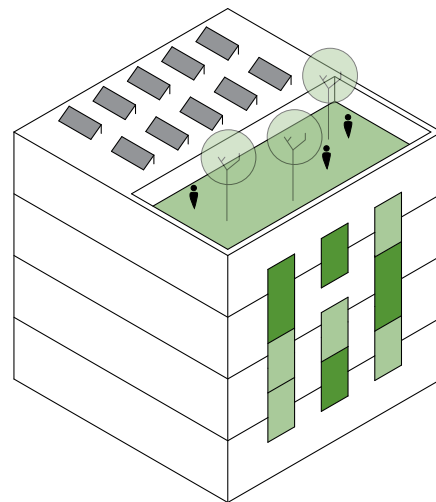
4 USE HEAVY AND ROBUST MASONRY; LIGHT AND TRANSPARENT GLAZING



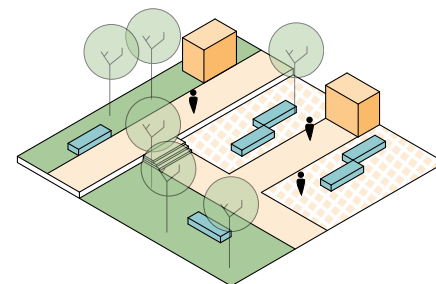
5 CREATE DEPTH TO THE FACADE



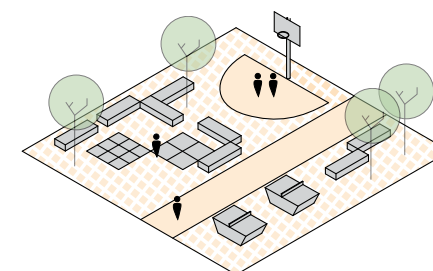
6 INCORPORATE SUSTAINABILITY INITIATIVES



7 USE CONSISTENT LANDSCAPE MATERIALS



8 PROGRAMME PUBLIC SPACES



KEY PROJECTS SUMMARY

1 BUS ROUTE AND INTERCHANGE

2 ARRIVAL PLAZA AND CAMPUS FRONT DOOR

3 CENTRAL PEDESTRIAN SPINE

4 'TAN' TRACK FOR RUNNING AND WALKING

5 COURTYARD SPACES AND CONSOLIDATED LANDSCAPE PALETTE

6 RENOVATED LIBRARY AS CAMPUS HEART

7 TEACHING AND LEARNING CENTRE

8 SHORT STAY AND CONFERENCE ACCOMMODATION

9 SPORTS TESTING AND COMMUNITY HEALTH CENTRE



