

# LA TROBE UNIVERSITY BENDIGO FLORA HILL CAMPUS MASTER PLAN EXECUTIVE SUMMARY

PREPARED BY MGS ARCHITECTS  
JUNE 2015



## ACKNOWLEDGEMENTS

La Trobe University proudly acknowledges the Dja Dja Wurrung people, the traditional custodians of the land upon which the Bendigo Flora Hill campus is located.

We recognise that Indigenous Australians have an ongoing connection to the land and the University values their unique contribution both to the University and the wider Australian society.

## DOCUMENT DETAILS

**La Trobe University**  
**Bendigo Flora Hill Campus**  
**Master Plan 2015**  
**Executive Summary**

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Purpose: **FINAL**  
Date of issue: 25 June 2015

## CLIENT

**La Trobe University**  
Infrastructure and Operations Group  
La Trobe University

## Contact

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## PROJECT TEAM

### Project and Development Management

Project and Development Division  
Infrastructure and Operations Group

### MASTER PLAN TEAM

#### Lead Consultant

MGS Architects  
*Campus Master Planner*

#### Sub Consultants

Phillip Boyle and Associates  
*Access and transport*

TCL with Ecology Australia  
*Landscape and ecology*

Irwinconsult  
*Building services,  
infrastructure and sustainability*

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# FOREWORD



*'It will see the University reaching out to embrace the community of Bendigo, as well as welcoming community members onto the campus.'*

La Trobe University's Bendigo Flora Hill campus 2015 Master Plan has been developed through the lens of the Bendigo Campus Vision launched in 2014. It outlines a bold and dynamic vision in which the development of our Bendigo Flora Hill campus contributes to Bendigo becoming a true University City.

The Bendigo Flora Hill campus Master Plan looks to the future as well as acknowledging our long history in Bendigo and the Central Victorian region, which stretches back to the founding institutions of the campus: the School of Mines in 1873 and later the Bendigo Teachers College and Northern District School of Nursing. We are building on a proud history of tertiary education in Bendigo.

The development of this Master Plan has involved extensive consultation with staff and students of the University, the Bendigo community, business groups, local industry, state and local governments. We have listened to individual and organisations' needs, desires and dreams. Importantly, we have included infrastructure and development ideas which will benefit the wider Bendigo community as well as the University.

The new Master Plan focuses on eight key concepts that will contribute to our overall vision for the campus to play a part in Bendigo becoming the premier regional city in Victoria. It will see the University reaching out to embrace the community of Bendigo, as well as welcoming community members onto the campus.

Under the Plan, the Bendigo Flora Hill campus will be a place where students, staff and other community members come to study, work, research, live and socialise. It will be a vibrant cultural, sporting and entertainment precinct, open and active during the day and evening, seven days a week.

This Master Plan will enable La Trobe University to continue delivering quality, diverse and relevant higher education in regional Victoria. I am excited about our future and what the Master Plan promises. I invite you to join us in helping to bring it to life.

**Professor John Dewar**  
Vice-Chancellor, La Trobe University

# MASTER PLAN SUMMARY

## COMMISSIONING THE MASTER PLAN

In response to recent studies and projects at the campus, La Trobe University has recognised the need to review and update the *Bendigo Campus Master Plan Framework 2030*, which was produced in 2010.

In September 2014, the University's Infrastructure and Operations Group commissioned McGauran Giannini Soon Pty Ltd (MGS Architects) to prepare the Melbourne Campus Master Plan 2015.

## PURPOSE OF THE MASTER PLAN

The fully realised campus Master Plan is a comprehensive guide to future development at La Trobe University's Bendigo Flora Hill campus for the next 15 years. The purpose of the Master Plan is to ensure cohesive campus development over time, which balances the varying needs of the University community and maximises the ability of the built environment to embody the values and aspirations of the institution.

The Master Plan will act as an enabling device, which provides a clear framework for the development of a vibrant campus. It will also serve as a blueprint for growth for all University departments going forward.

The Master Plan will also be used as a tool for review and assessment: a standard that the University can use to review the success and progress of each phase of capital development and growth. The Bendigo Flora Hill campus Master Plan will be updated in five years.

## MASTER PLAN PROCESS

### Issues and Opportunities

The initial stage of the Master Plan project was the Issues and Opportunities Report.

The Issues and Opportunities Report captured the Master Plan team's analysis of existing campus conditions, a consideration of previous studies, and feedback from University stakeholders received during an extensive period of consultation.

## Master Plan Concepts

The following stage of the project focused on exploring the opportunities presented in the Issues and Opportunities Report in more detail, as well as incorporating further feedback received through extensive external consultation.

The Master Plan Concepts Report was the culmination of this study and provided University and external stakeholders with a conceptual plan for the campus as a whole, as well as providing a more detailed view of specific future projects within the campus precinct.

## Draft Master Plan

The analysis and conceptual development lead to the production of the Draft Master Plan Report. This report establishes the Master Plan Strategies that are to be delivered to realise the campus vision. Design and development controls were included within the report, providing interested parties with a comprehensive understanding of each campus major projects' future form.

A final round of consultation was undertaken after the Draft Master Plan was published. Commentary received by the Master Plan team was then incorporated within the Final Master Plan Report.

## Final Master Plan

The culmination of the project is the delivery of the Final Master Plan Report, which includes refinements to the Master Plan Strategies and design and development controls for the whole campus.

## MASTER PLAN TEAM

### MGS ARCHITECTS

Campus Master Planner

### PHILLIP BOYLE

Access and Transport

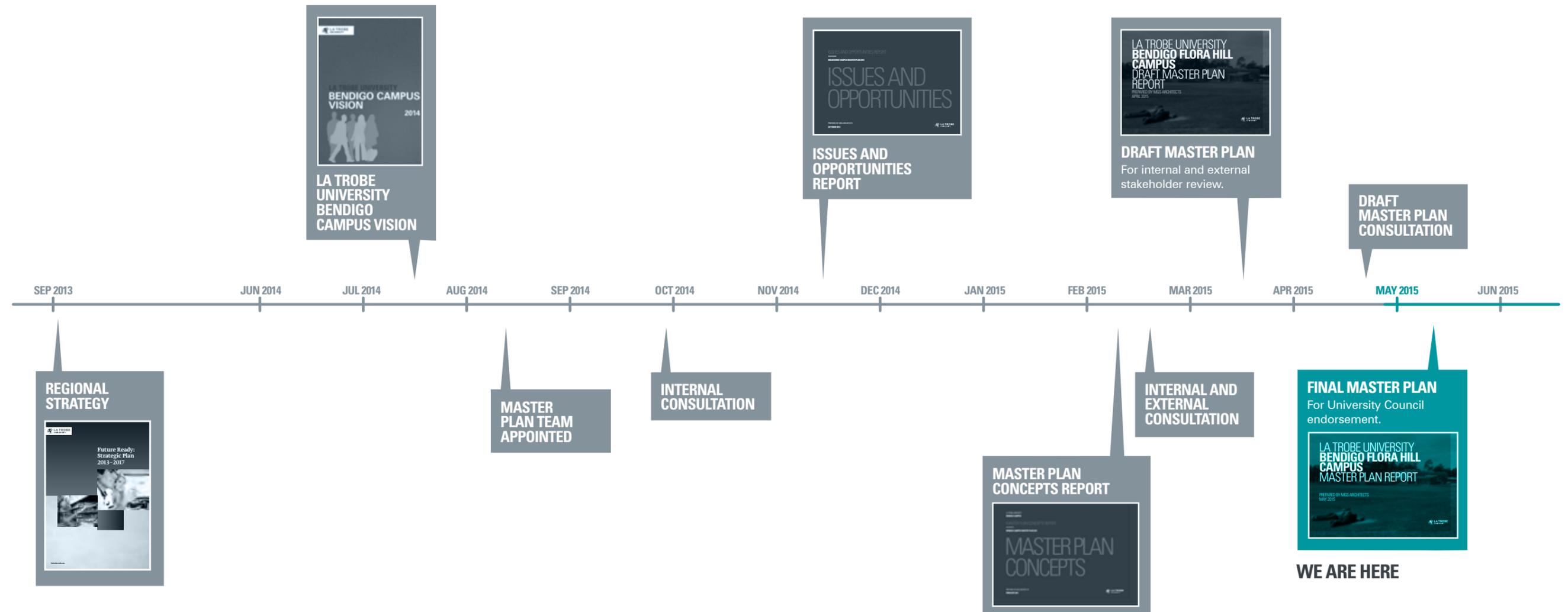
### TCL (WITH ECOLOGY AUSTRALIA)

Landscape and Ecology

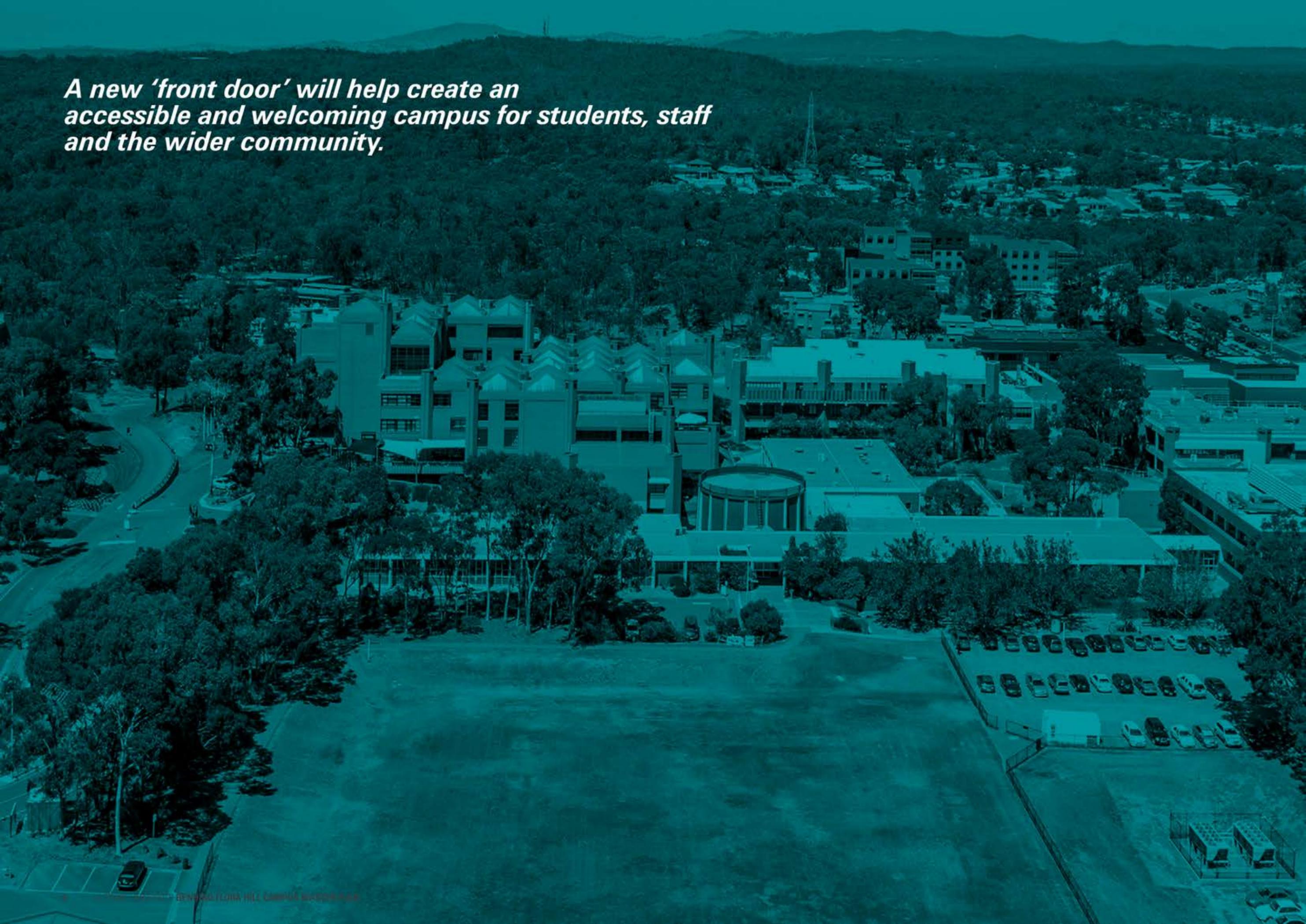
### IRWINCONSULT

Services and Infrastructure Sustainability

# MASTER PLAN TIMELINE



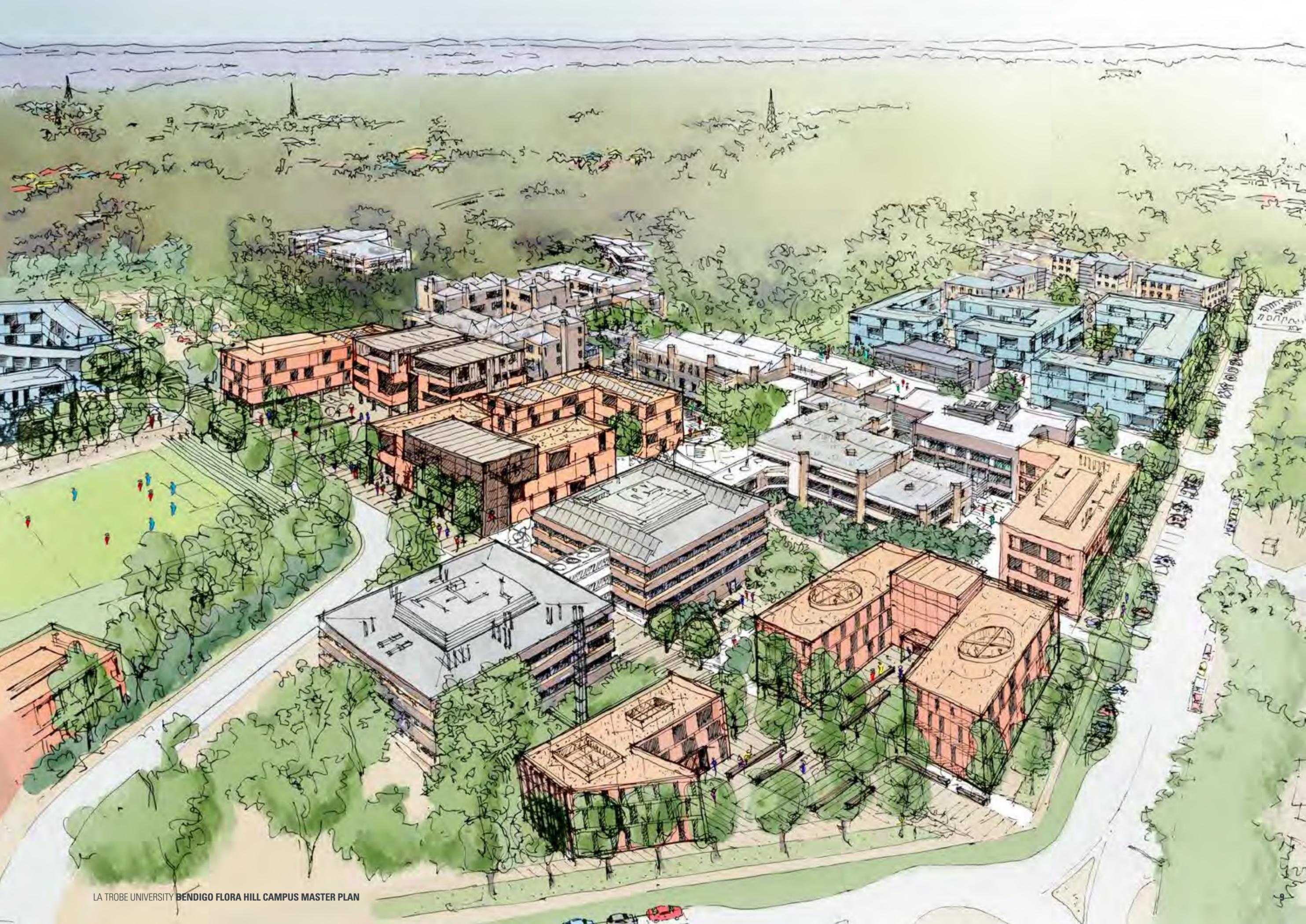
*A new 'front door' will help create an accessible and welcoming campus for students, staff and the wider community.*





*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

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.

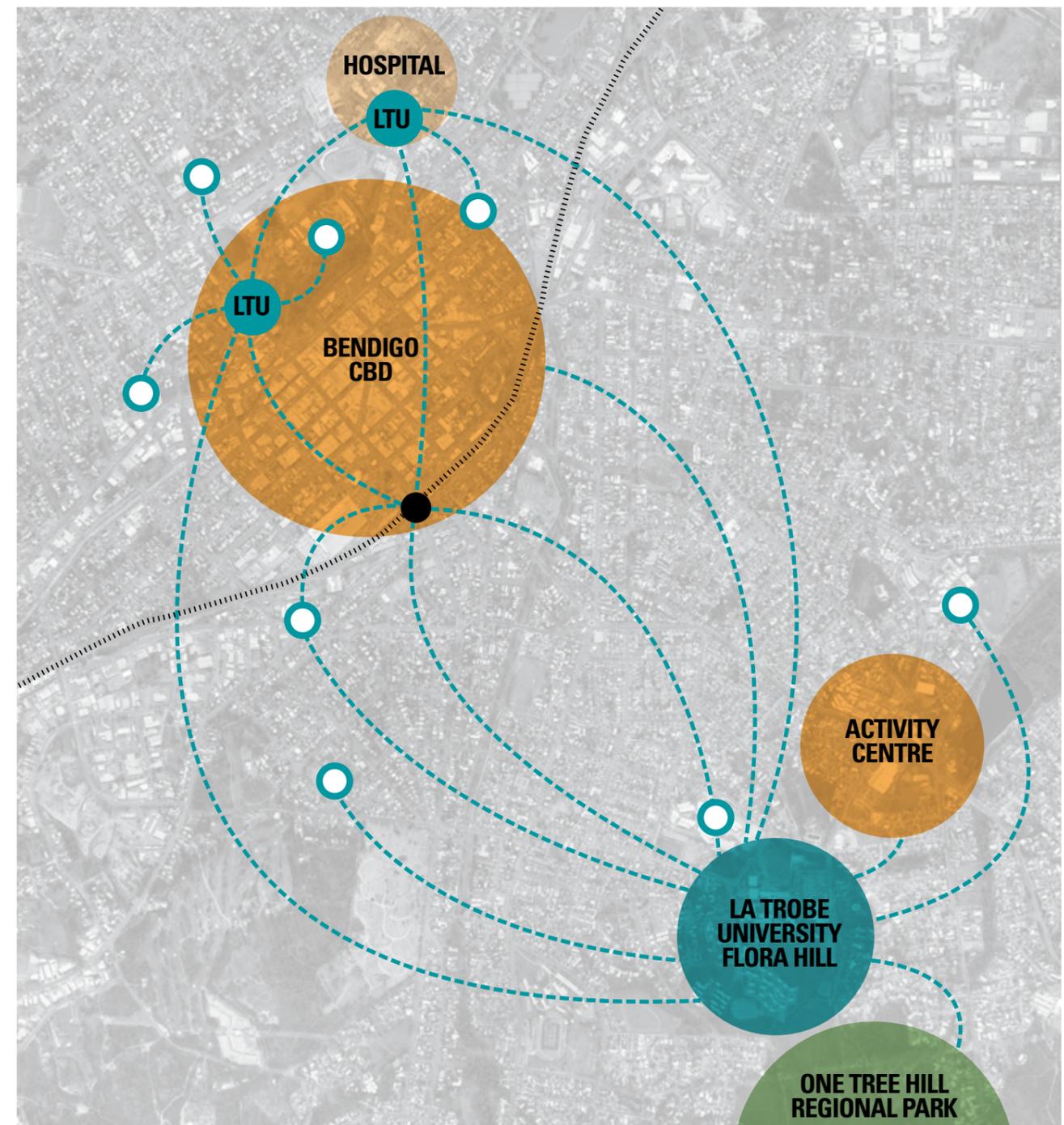
Transport connections will be improved with an upgrade of wayfinding signage, frequent bus services and improvements to cycle and pedestrian infrastructure. Car and bicycle share systems will be investigated.

'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

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

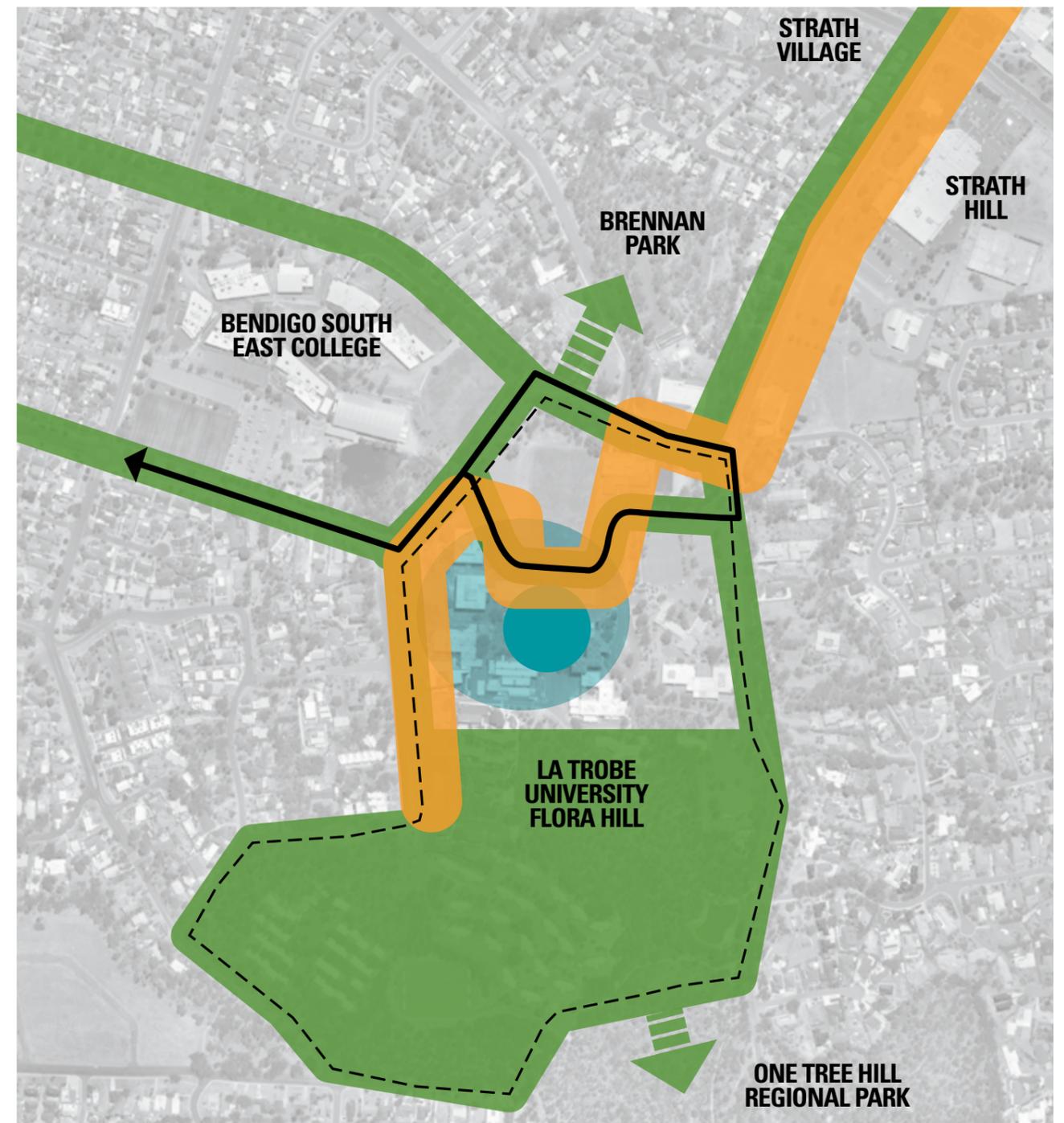
The main academic functions will be consolidated in the centre of the campus, with the renovated library building reinforcing its role as the campus heart. Local buses and a shuttle bus to the station will come on campus, bringing staff, students and visitors directly to the campus core.

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 though campus (shuttle bus to train station)



# CAMPUS CONCEPTS

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

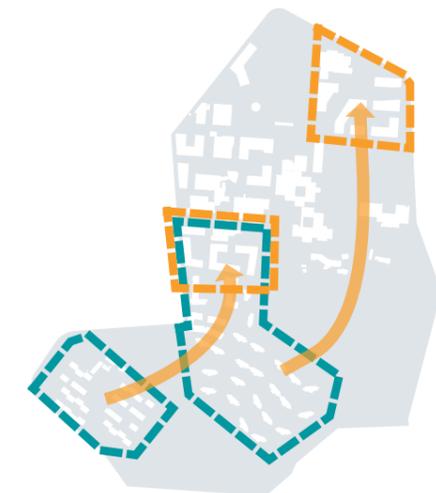
### 10. Improve Campus Sustainability

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



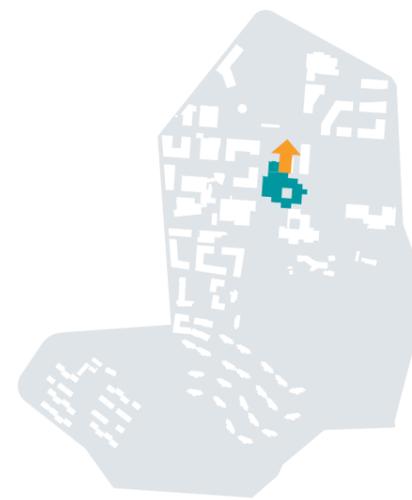
**2** CREATE A CLEAR PEDESTRIAN NETWORK



**3** CONSOLIDATE CAR PARKING AND VEHICULAR ACCESS



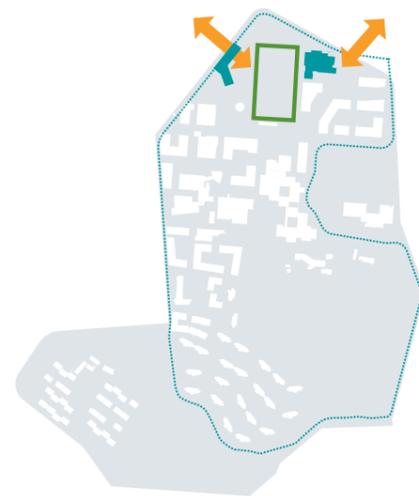
**4** OPEN UP THE LIBRARY HUB TO THE COMMUNITY



**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



# KEY PROJECTS

**1 BUS ROUTE AND INTERCHANGE**

**2 ARRIVAL PLAZA AND CAMPUS FRONT DOOR**

**3 CENTRAL PEDESTRIAN SPINE**

**4 'TAN' TRACK FOR RUNNING AND WALKING**

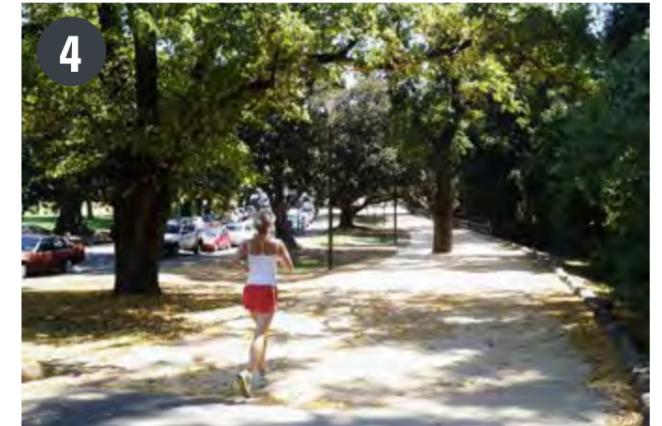
**5 COURTYARD SPACES AND CONSOLIDATED LANDSCAPE PALETTE**

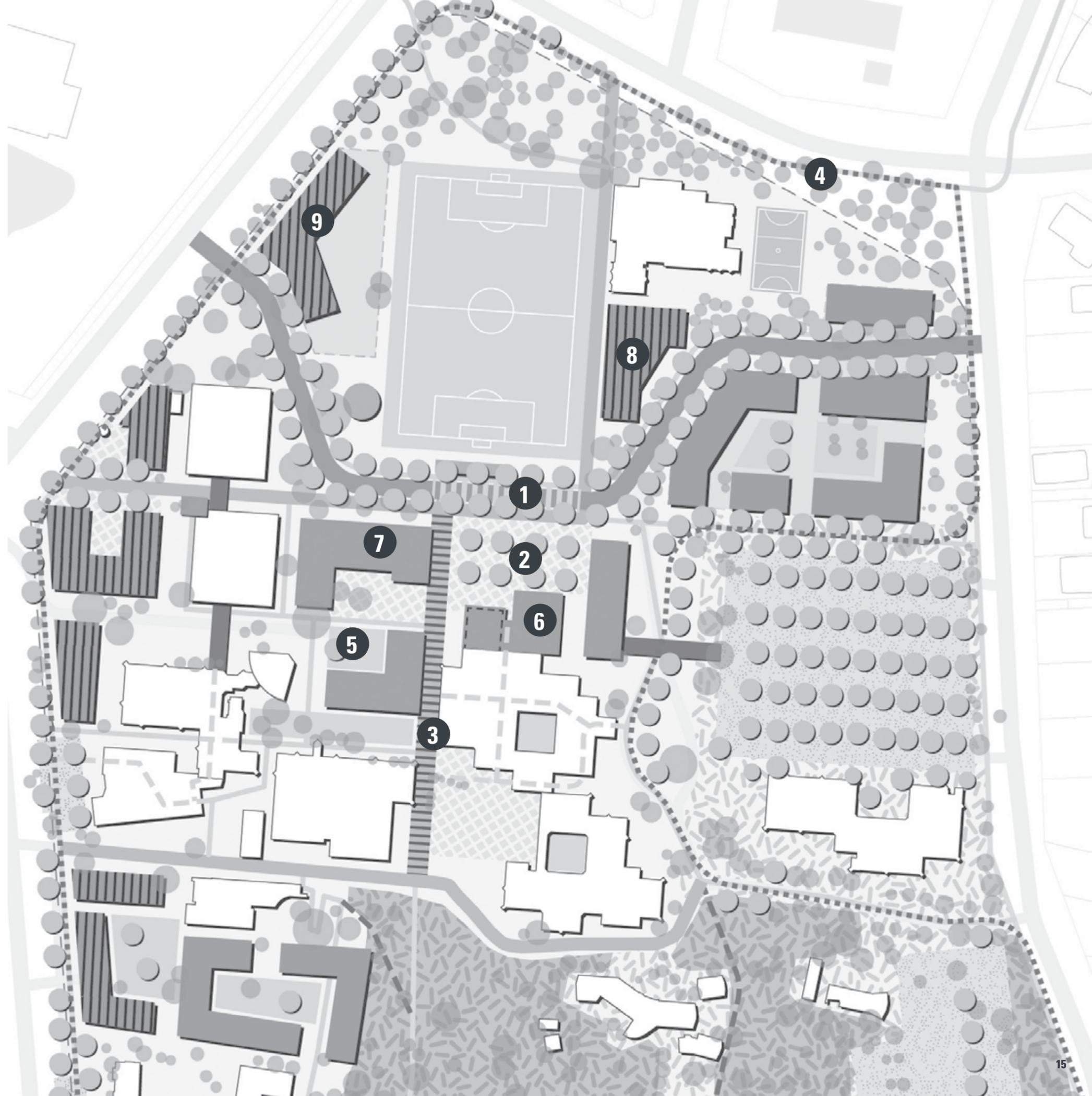
**6 RENOVATED LIBRARY AS CAMPUS HEART**

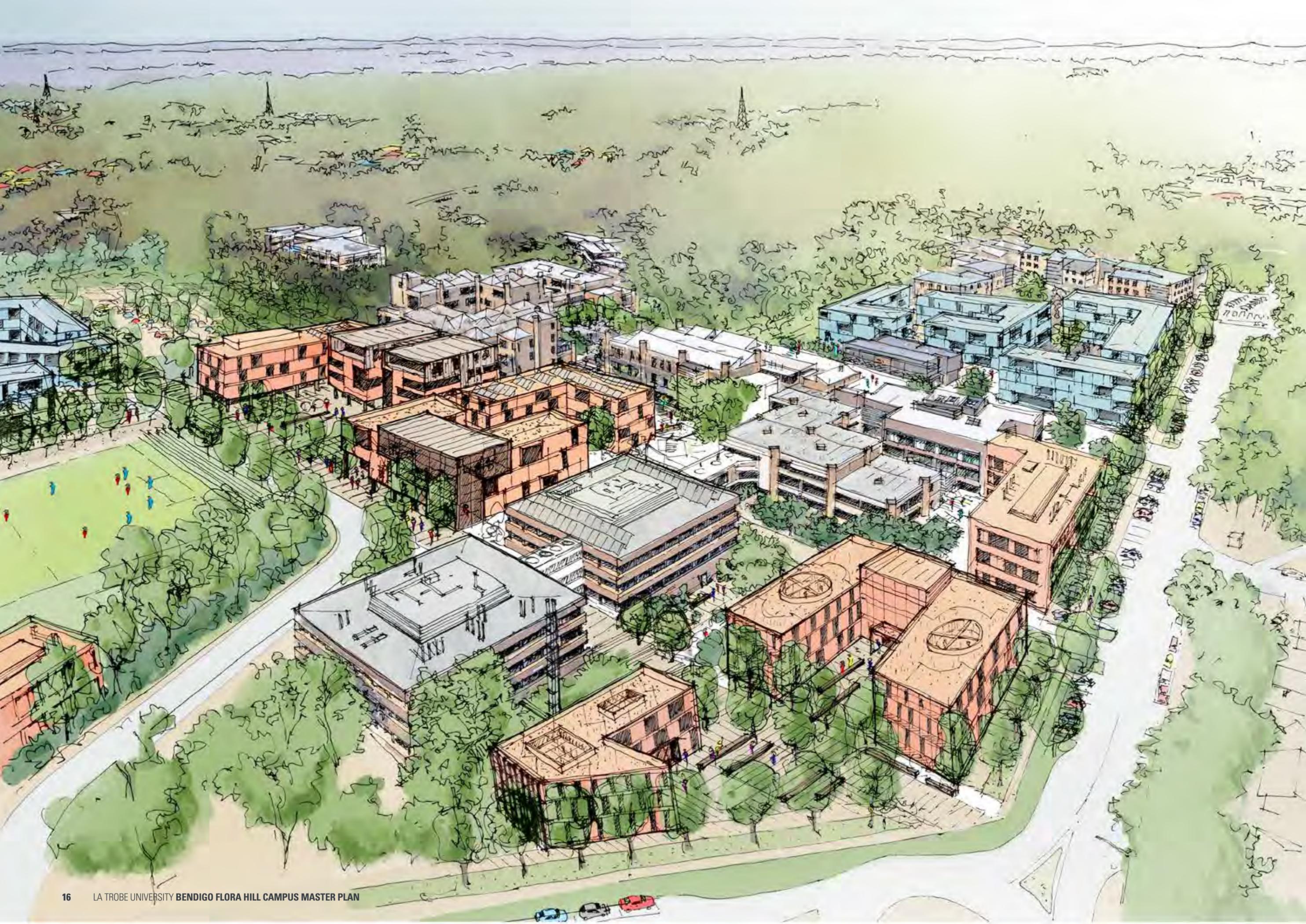
**7 TEACHING AND LEARNING CENTRE**

**8 SHORT STAY AND CONFERENCE ACCOMMODATION**

**9 SPORTS TESTING AND COMMUNITY HEALTH CENTRE**



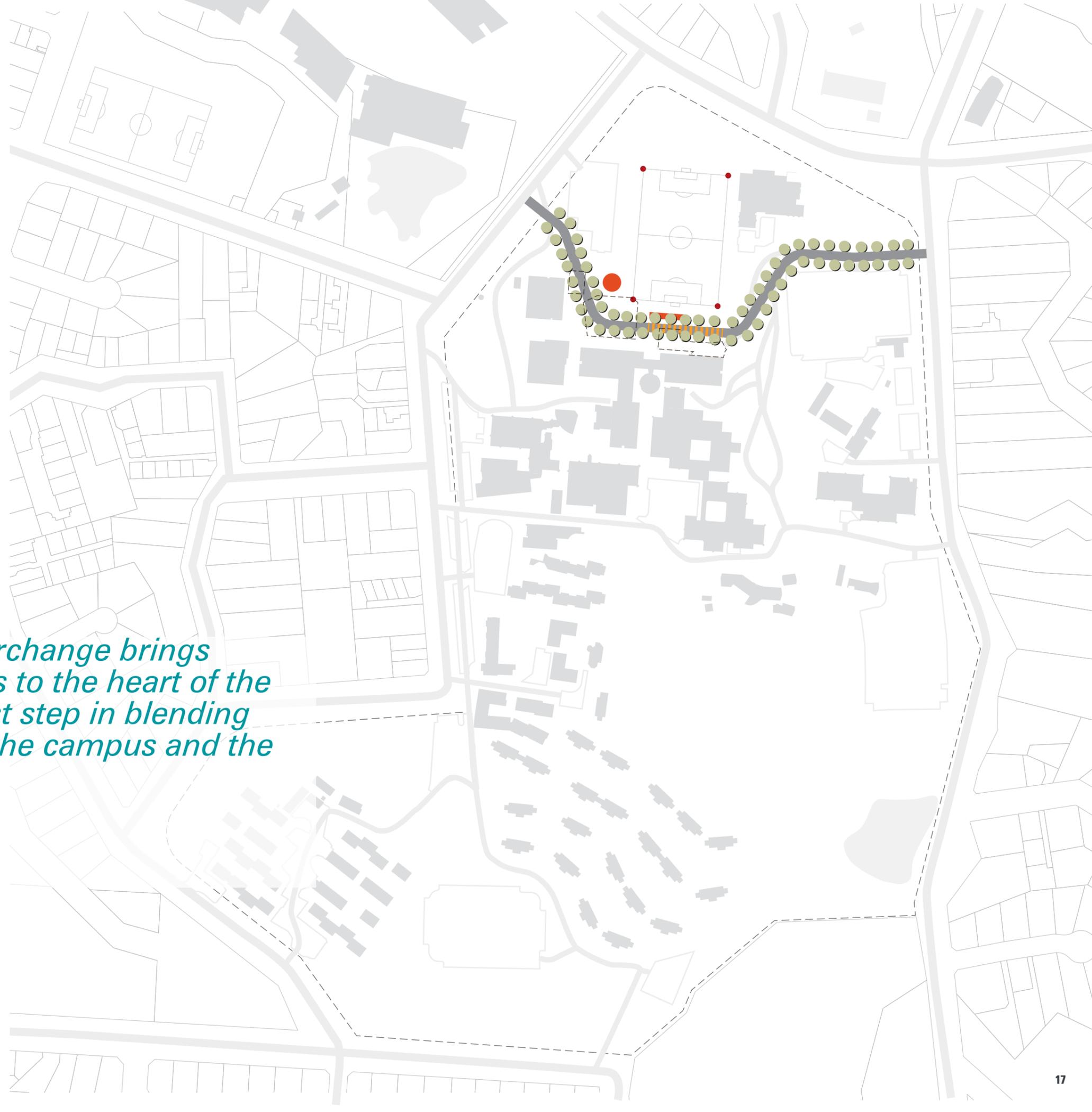




# EARLY WINS

1-2 YEARS

*A new bus route and interchange brings students, staff and visitors to the heart of the campus, an important first step in blending the boundaries between the campus and the Bendigo community.*



# SHORT-MEDIUM TERM INITIATIVES

## SHORT-MEDIUM TERM INITIATIVES

### 2-8 YEARS

*The existing library is opened up onto a new public plaza, strengthening its role as the heart of the campus. New pedestrian paths cut through the campus improving access and wayfinding.*



# MEDIUM-LONG TERM INITIATIVES

## MEDIUM-LONG TERM INITIATIVES

### 8-15 YEARS

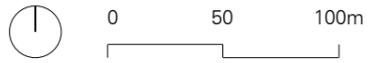
*A new teaching and learning building in the heart of the campus will provide facilities that reflect the latest pedagogies. A sports and community health building will welcome the community on to the campus and support research aims.*







# LANDSCAPE PLAN



# MASTER PLAN



- Built form core to University operations
- Community and University operations built form
- Residential built form
- Community and residential built form
- Existing University built form
- Bike arrival station with change rooms
- Plaza
- Primary Pedestrian Network
- Secondary Pedestrian Network
- Tertiary Pedestrian Network
- Walking and running 'tan' track
- Upper level bridge connections
- Bus route
- Road Network
- Car park



