

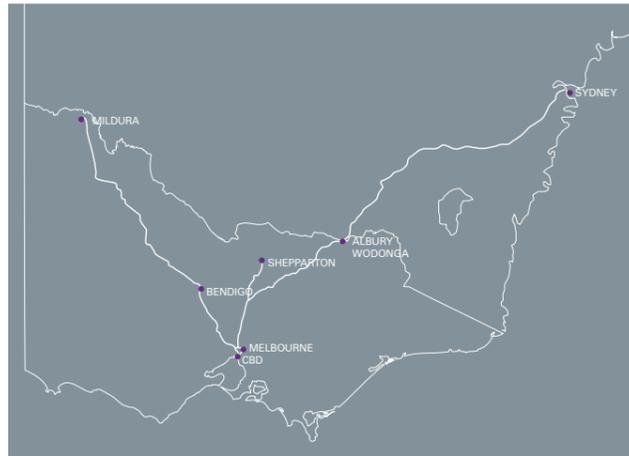
LA TROBE UNIVERSITY
BENDIGO FLORA HILL
CAMPUS
MASTER PLAN

3. CONTEXT

PREPARED BY MGS ARCHITECTS
JUNE 2015



ABOUT LA TROBE UNIVERSITY



La Trobe University's regional locations.

HISTORY

Founded in 1965, La Trobe University is one of Australia's leading educational institutions. The University has established itself as an institution that integrates social engagement with education and inquiry.

La Trobe University was named after Sir Charles Joseph La Trobe, the first Superintendent of the Port Phillip District and first Lieutenant-Governor of the new colony of Victoria. Sir Charles La Trobe was deeply driven by progressive social values, conserving the environment and making a difference in the communities he served. These values underpin the La Trobe University pedagogy with his legacy still continuing on campus today.

As Victoria's third university, La Trobe University's Melbourne campus at Bundoora opened with 552 foundation students. It established a unique teaching experience in its schools structure, however this approach was departmentalised four years later to reflect the more traditional model.

In 2014 the University adopted a new academic operating model, with the five faculties of Business; Economics and Law; Education; Health Science; Humanities and Social Sciences; and Science, Technology and Engineering forming two new colleges: the College of Arts, Social Sciences and Commerce, and the College of Science, Health and Engineering.

Today, La Trobe University educates some 34,000 students across nearly 350 undergraduate and postgraduate courses. The student body includes 9,000 international students and to date, more than 154,000 alumni have graduated.

LA TROBE UNIVERSITY CAMPUSES

La Trobe University has focused on creating opportunity for all who can benefit from higher education, expanding its network into regional Victoria with a number of campuses located in the north of the state. The University now has the largest share of regional higher education students in Victoria.

The University's main campus is located in Bundoora. From the University's statistic group (PIPU) September 2014, it has 26,050 enrolled students and 2,250 staff. The Melbourne campus has the largest landholdings of all the University's campuses and the largest student body.

La Trobe University has several regional campuses, including the Bendigo Flora Hill campus. The Albury Wodonga campus was acquired in 1991 and now has 100 staff and over 835 students. The Shepparton campus was established in 1994 and has 580 students. There are two Mildura sites with the main campus accounting for over 500 students and 50 staff. The campus is co-located with Sunraysia Institute of TAFE and was established in 1996.

In recent times, the University has established three inner Melbourne facilities for their business school, management and other related learning areas. The new business school on Collins Street opened in 2013. The Franklin Street site houses Health Science, Law and Management, and there is also a site in Brunswick. The inner Melbourne facilities account for a total of 665 students.

In addition to its regional Victorian campuses, La Trobe University has recently expanded into New South Wales. Its Sydney Campus has been open since 2001 with approximately 600 students attending classes at the campus.

THE BENDIGO FLORA HILL CAMPUS

The Bendigo Flora Hill campus is La Trobe University's second largest campus with 4,313 EFTSL (Nearly 5,000 enrolled students) and 422 continuing and fixed-term staff. Students also have the opportunity to benefit from on-campus accommodation options with 620 student housing places in a range of new and renovated facilities.

La Trobe University's presence is felt throughout the City of Bendigo, with the Clinical Teaching Building at the Bendigo Hospital and the La Trobe Visual Arts Centre located in the View Street arts precinct within the Bendigo CBD providing a connection to the local community.

In 2012, La Trobe University was ranked among the top 50 universities in the world under the age of 50 and the University is one of Australia's leaders in research. (QS World University Rankings 2012)



TERTIARY EDUCATION IN BENDIGO

La Trobe University established its Bendigo Flora Hill campus in 1991, building on a long history of tertiary education within the Bendigo region.

Tertiary education in Bendigo began with the establishment of the School of Mines in 1873, which evolved into the Bendigo Technical College, the Bendigo Institute of Technology and the College of Advanced Education in Bendigo. The Bendigo Teachers' College and the Northern District School of Nursing also provided tertiary education in Bendigo. La Trobe University can trace its lineage through all of these institutions.

Bendigo School of Mines building.

Lister House Library at the Northern District School of Nursing (1960s).

Group A2 trainee Primary School teachers at Bendigo Teachers' College in 1950.



CAMPUS HISTORY

The land on which the Bendigo Flora Hill campus land was first settled by the Dja Dja Wurrung, with the Box-Ironbark forests providing food, materials for tools and shelter. Gold rushes began in the area in 1852 and generated a huge demand for timber, resulting in the clearing of much of the surrounding forest.

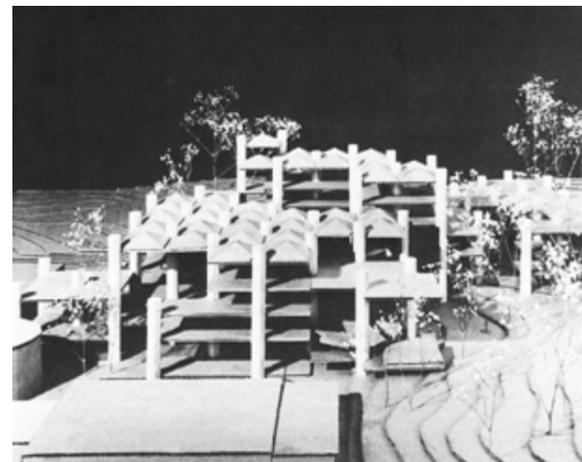
The Flora Hill site has a long association with education, initially a 'Boy's Farm', giving agricultural training to Bendigo Junior School students following World War I. The site was earmarked for the development of a new Junior Technical School in 1946, and the construction of an engineering school was commenced in 1966 as a first step towards an Institute of Technology at Flora Hill.

The iconic library and student union building was constructed for the newly formed Bendigo College of Advanced Education in 1976. Additional buildings were added over the next thirty years in a similar style.

New buildings for the Bendigo Institute of Technology in Flora Hill (1966).

Model showing proposed buildings for the Bendigo College of Advanced Education (1976).

The Box-Ironbark forests were first settled by the Jarra Jarra people.



PREVIOUS MASTER PLANS

PREVIOUS MASTER PLANS

Throughout the history of the campus a series of Master Plans have been produced to guide the development of the site. While some aspects of previous Master Plans have not yet been implemented, they may still have real value and contain relevant ideas that can be carried forward to inform the current Master Plan. For that reason a review of the previous Master Plans was conducted, revealing some valid ideas for the future of the campus.

The campus began with the construction of the Engineering building in 1966 for the newly formed Bendigo Institute of Technology. The first Master Plan at this time, completed by J. Aitchison Campbell envisioned that the campus would grow north from this point, where the sports field currently is located.

A new Master Plan was completed in 1975 by Buchan, Laird Buchan to map out the future development of the newly formed Bendigo College of Advanced Education. This plan grew the campus south of the Engineering building, with the library and student union building forming the centre of the University. The University buildings were laid out on a modular grid, allowing new buildings to be added from this central point when necessary and respond to the varying topography of the site.

The library building was built first, with its light brown brick material pallet, modular layout and distinctive corner service columns. Additional buildings added over the next thirty years retained a similar appearance. While this Master Plan has allowed the campus to grow in a flexible manner, it has resulted in a campus that lacks structure and coherence, especially relating to pedestrian access and public spaces.

A Master Plan was completed in 1991 by an internal team to mark the amalgamation of the Bendigo College of Advanced Education with La Trobe University. This plan built on ideas from the previous plans, with the current Business building constructed as a result.

Over the last fifteen years, a series of Master Plans and studies have attempted to bring more structure to the campus, in order to create more coherence to the public spaces and pedestrian paths. Few of the recommendations have been adopted in the development of the campus. Reasons for this could include a lack of demand for new built form and the budget allocation for their construction, governance issues and a lack of tangible actions aligned with the staff groups on site.

The 1999 Master Plan by HASSELL introduced the concept of a new entry and quadrangle to the north of the site and elevated pedestrian walkways crossing the site from north to south and east to west. While the proposed quadrangle is oversized and gestural rather than functional, the new pedestrian walkways could be a sensible way to improve the accessibility and legibility of the existing buildings.

A feasibility study for a new library was completed in 2005 by Woods Bagot which drew on this concept of introducing north-south and east-west pedestrian axes. It introduced three options of where to locate a new library building and associated open public spaces.

The Master Plan Framework completed in 2010 by Arina is the most recent attempt to structure the campus, introducing an east-west pedestrian street to the north of the Engineering building, and consolidating the campus around a central lawn.

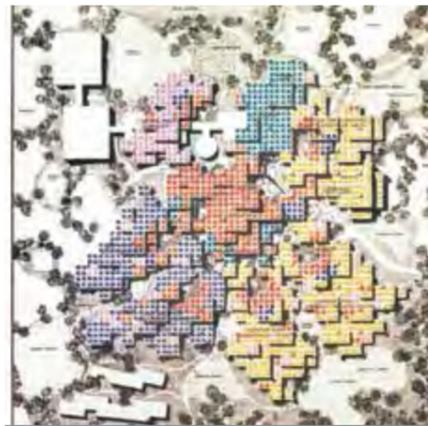
It is important then to ensure that the current Master Plan is the result of a comprehensive consultation process, is tested against the economic, political and physical realities of the site and has a plan for its implementation in the short, medium, and long-term.

1960 1965

1966 ENGINEERING BUILDING CONSTRUCTED

As part of a Master Plan for the Bendigo Institute of Technology at Flora Hill





**1975
MASTER PLAN**

By Buchan, Laird and Buchan for the Bendigo College of Advanced Education



**1991
MASTER PLAN**

By Buchan, Laird and Buchan for the Bendigo College of Advanced Education.



**2005
LIBRARY FEASIBILITY STUDY**

Developed by Woods Bagot



**2015
BENDIGO FLORA HILL CAMPUS
MASTER PLAN**

1970

1975

1980

1985

1990

1995

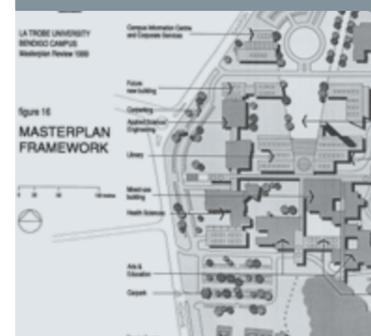
2000

2005

2010

2014 2015

**1999
MASTER PLAN**
Developed by HASSELL



**2010
MASTER PLAN**
Developed by Arina



BENDIGO LANDHOLDINGS

BENDIGO LANDHOLDINGS

In Bendigo, La Trobe University's core campus is located in the suburb of Flora Hill. Known as the Flora Hill (Edwards Road) campus, it has a surface area of 29.6 hectares.

La Trobe University own a number of additional sites adjacent to the core campus. The Osborne Street campus was originally the Bendigo Teachers College and has been used for student accommodation in more recent years but is currently unoccupied. Other adjacent properties include Hesse Estate, the Central Victorian Innovation Park and Orde House, a residence for postgraduate students. These properties will be the subject of a future property strategy.

The Clinical Teaching Building (on leased land) and La Trobe Visual Arts Centre are more recent additions to La Trobe University's key buildings, enhancing the University's connection to the City of Bendigo as a whole.



Clinical Teaching Building
La Trobe Visual Arts Centre.

Residential Accommodation,
Bendigo Flora Hill campus.

Athletic Track, Osborne
Street campus.



BENDIGO LANDHOLDINGS

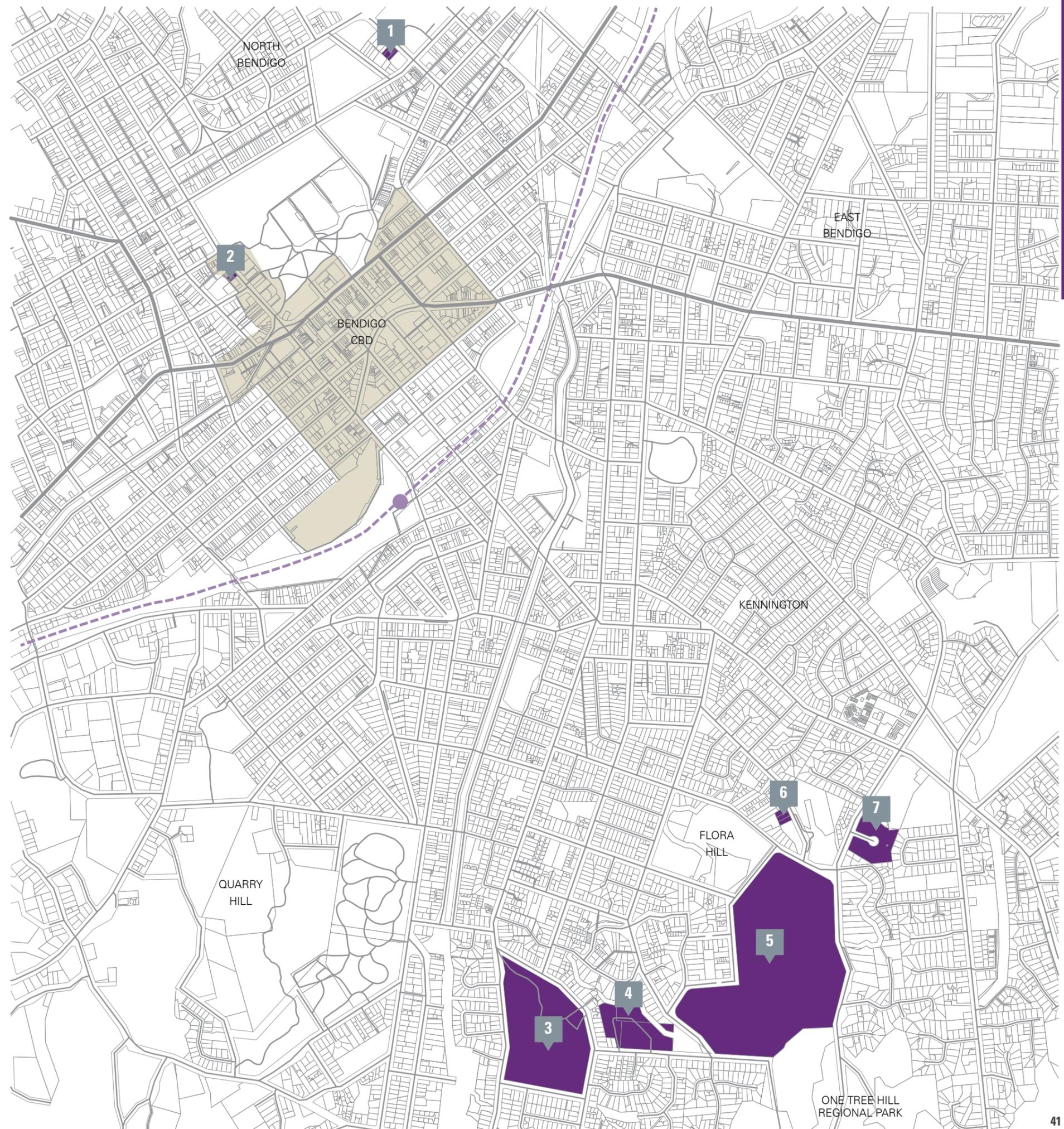
GROUND LEASE

1	Clinical Teaching Building Bendigo Hospital	0.20 Ha
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TITLES

2	La Trobe Visual Arts Centre	0.05 Ha
3	Osborne Street campus	12.30 Ha
4	Hesse Estate	3.30 Ha
5	Flora Hill (Edwards Road) campus	29.6 Ha
6	Orde House	0.30 Ha
7	Central Victorian Innovation Park	2.10 Ha
Total		47.85 Ha

Bendigo CBD	64.72 Ha
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POPULATION AND SPACE

STUDENT POPULATION

Consultation with senior management has revealed there may be potential for a student population in the order of 5,201 EFTSL (Effective Full Time Study Load) by the year 2024.

In 2015, there are 4,313 EFTSL (equating to nearly 5000 enrolled students) at the campus. The City of Greater Bendigo had a population of 107,000 in 2014 and is expected to grow to 145,608 by 2031, an increase of approximately 40%. It is a possibility that the student population at La Trobe University Bendigo could grow at a similar rate.

General student population statistics:

- 98% Domestic, 2% International.
- 10.2 Students EFTSL to Staff FTE (Full Time Equivalent). In 2014 there was 405 Staff FTE (excluding casual staff).

The following tables explore expected student population growth as well as the distribution of students by faculty.

BACKGROUND AND REFERENCE MATERIAL

- 10 Year Capital Development Plan - Bendigo extract (Final Report, June 2012).
- 10CDP Bendigo Campus Faculty Break Down by School Department (Excel spreadsheet, June 2012).
- Bendigo Campus Update of the Space Master Plan (28.11.2013).
- Bendigo Campus Update of the Space Master Plan (14.03.2014).
- TEFMA (Tertiary Education Facilities Management Association) Space Planning Guidelines, Edition 3.

10 YEAR CAPITAL DEVELOPMENT PLAN - BENDIGO (CDP), 2012

Analysis undertaken as part of the 10CDP report established that there are considerable opportunities to improve efficiency and utilisation through adaptive reuse of existing building stock to meet the needs of projected student population growth.

Investment in existing building stock also provides opportunities to focus on much needed upgrades. A large portion of the current building stock has received little investment since being constructed in the 1960s and 1970s.

TOTAL CAMPUS SPACE

The campus consists of 33,000m² UFA (Usable Floor Area) on 29.6 Ha hectares of land. This is around 6.7m² per enrolled student compared to 5.5m² per student at the Melbourne campus. These figures suggest that the Bendigo 'inner campus' (excluding residential) is spatially well provisioned for space over the medium-term (ten or more years).



Stair and landscape between the two Applied Science Buildings (AS1 and AS2).

The below projections of student population growth and space have been prepared as part of the Master Plan and underpin anticipated future development framework for space.

PROJECTED STUDENT GROWTH 2015 - 2024

YEAR	EFTSL	CHANGE
2015	4,313	
2019	4,711	13%
2024	5,201*	10%

Source: PIPU - LTU Forecast EFTSL, April 2015.
*Denotes provisional estimate

CURRENT STUDENT NUMBERS (EFTSL) BY SCHOOL

SCHOOL	EFTSL	% STUD POP	SCHOOL	EFTSL	% STUD POP
La Trobe Business School	340	8%	La Trobe Rural Health School	1,296	30%
La Trobe Law School	51	1%	School of Allied Health	81	2%
School of Education	1,258	29%	School of Engineering and Mathematical Sciences	235	5%
School of Humanities and Social Sciences	468	11%	School of Molecular Science /LIMS	412	10%
College of Arts, Science and Commerce (ASSC)	2,117	49%	School of Nursing and Midwifery	15	1%
			School of Psychology and Public Health	157	4%
			College of Science, Health and Engineering (SHE)	2,196	51%
			TOTAL	4,313	

Source: PIPU - LTU Forecast EFTSL, April 2015.

CURRENT ACADEMIC SPACE BY SCHOOL

SCHOOL	m ² UFA (UFA/EFTSL)	% SHARE	SCHOOL	m ² UFA (UFA/EFTSL)	% SHARE
La Trobe Business School	563 (1.66)	4%	La Trobe Rural Health School	2,525 (1.95)	20%
La Trobe Law School	95 (1.87)	1%	School of Allied Health	875 (10.8)	7%
School of Education	1,748 (1.39)	14%	School of Engineering and Mathematical Sciences	1,886 (8.02)	15%
School of Humanities and Social Sciences	2,372 (5.07)	19%	School of Molecular Science /LIMS	1,555 (3.77)	12%
College of Arts, Science and Commerce (ASSC)	4,778 (2.18)	38%	School of Nursing and Midwifery	*	*
			School of Psychology and Public Health	906 (5.78)	7%
			College of Science, Health and Engineering (SHE)	7,747 (3.66)	62%
			TOTAL	12,525	

Source: PIPU - LTU Forecast EFTSL, April 2015.
*Shared not dedicated space.

Note: m² UFA/EFTSL relates to School dedicated space and therefore excludes central teaching space, library space etc.

REGIONAL CONTEXT

THE BENDIGO CONTEXT

Long recognised as key to the sustainable growth of Victoria, Bendigo is a city steeped in history and potential, with major investments and residential, commercial and public developments currently occurring. These activities recognise the understanding of Bendigo as an attractive and vibrant place to work, live and invest.

In the coming decades, the skills and flexibility of Bendigo's and regional Victoria's workforce will become increasingly important as we transform to a services-driven, globalised market place. La Trobe University will need to position itself to respond to the opportunities and challenges that this transformation presents.

With a population of over 100,000 people, Bendigo has been identified as a location for targeted investment within Victoria's recently released metropolitan planning strategy (*Plan Melbourne: A State of Cities Outcomes and Objectives*) and the Bendigo Flora Hill Campus Master Plan should identify and capitalise on these ample opportunities to integrate and partner with other parts of the city.

A key opportunity exists to align the proposed Master Plan with the state's metropolitan plan and key government investment, which focuses on Bendigo becoming a regional centre for growth, government and services. Two immediate examples of this targeted investment include the \$650 million hospital redevelopment and surrounding health precinct plan, and the recently completed redevelopment of the Bendigo Library. Both physical and organisational connections should be developed between the city and the campus wherever possible.

Initiative 6.2.2 in Plan Melbourne identifies that in response to the important role Victoria's regional cities play, the state will implement metropolitan-style development strategies to optimise their population and employment growth potential. In order to facilitate this growth, state government agencies will undertake the following actions:

- Work to develop state and regionally significant employment precincts in regional cities.
- Support increased business and residential densities in appropriate areas of regional cities.
- Identify a pipeline of renewal and infill opportunities in regional cities and centres that optimise infrastructure investment and the use of surplus land.

It is evident that La Trobe University's Bendigo landholdings provide the necessary city shaping elements and infrastructure that state government agencies will be looking for in the coming years. Like the Melbourne Campus Master Plan, it will be imperative that the Bendigo Flora Hill Campus Master Plan be prepared in such a way that allows for the University to capitalise on forthcoming funding and infrastructure opportunities in the region.



Aerial view over the Bendigo CBD.

Bendigo's proximity to Melbourne CBD.

**LA TROBE UNIVERSITY
BENDIGO FLORA HILL CAMPUS
REGIONAL CONTEXT MAP**



- La Trobe University landholding
- Regional open space
- Bendigo CBD
- Bendigo train station and train line
- Water bodies and streams
- 1km incremental radius from nucleus of Bendigo CBD



ENVIRONMENT AND TOPOGRAPHY

ENVIRONMENTAL CONTEXT

The campus sits adjacent to the One Tree Hill region of the Greater Bendigo National Park.

Greater Bendigo National Park, together with the Bendigo Regional Park, and certain other reserves and areas of Crown land, provide the environmental setting for the City of Greater Bendigo, which is becoming increasingly known as the 'City in the Forest'.

One Tree Hill is one of the most popular parts of the Greater Bendigo National Park as it has a lookout with views back towards the Bendigo CBD. Edwards Road is the only vehicular access to this lookout.

TOPOGRAPHY

Situated on a hill, the campus' topography poses a number of challenges and opportunities for campus design, particularly with the variation of pedestrian levels.

There are noticeable level changes throughout the whole campus with built form acting as a mediator to the changing ground plain. Central to the landholding is a hill which creates steep declines down to the northern Core Campus and to the western and south western residential areas.

As a result of the multiple ground levels, the landscape around built form starts to mediate changing levels through terraced walkways and vegetation zones. This technique is also used within the Terrace residential precinct to the south of the hills summit.



**LA TROBE UNIVERSITY
BENDIGO FLORA HILL CAMPUS
ENVIRONMENT AND TOPOGRAPHY**



Existing Built Form

Water

One Tree Hill Regional Park

Elevation / Contour internals
(1 metre intervals)

Prevailing Wind



TRANSPORT AND ACCESS

TRANSPORT CONTEXT

The geographic nature, location and size of Bendigo results in two distinct types of travel to the campus.

- Local: Local residents have more options, including: walking, cycling, public transport or car.
- Distant: Many people who are very far from campus have two options: train then bus/walk or car.

Understanding the different requirements of these two groups is important in developing a transport strategy and Master Plan that appropriately meets their needs.

Of the total student and staff population, 55% live within 10km of the campus. The distribution of residential locations within 10km is shown below.

MODAL SHARE FOR JOURNEYS TO CAMPUS

Currently most staff and students arrive at campus by car, despite the local transport network providing some transport alternatives. A breakdown of the mode share is shown in the table on the adjacent page.

If the current ratio between student population and car use were to continue in line with student growth, existing car parking facilities would not be able to fully cater for future demand. Providing new car parking spaces to meet this demand would be a significant drain on La Trobe University finances.

New car spaces cost between \$10,000 and \$30,000 each to develop. Costs are highly dependent on soil preparation (such as excavation) requirements and construction type (at-grade, multi-deck). Annual maintenance and amortised replacement costs amount to around \$500 per space. Currently La Trobe University charges for parking at a heavily subsidised rate. The income from parking fees does not come close to covering cost of providing the parking.

It is also notable that the transport network on campus enables people to travel by car for short on campus trips (though anecdotal evidence suggests low demand for these trips being undertaken by car).

Improving access to and within the campus aligns well with a number of the University's focus areas, in particular:

- It makes the campus more sustainable (financially and environmentally).
- It reduces the cost of attending La Trobe University (car operating costs can take a significant amount of a student's income).

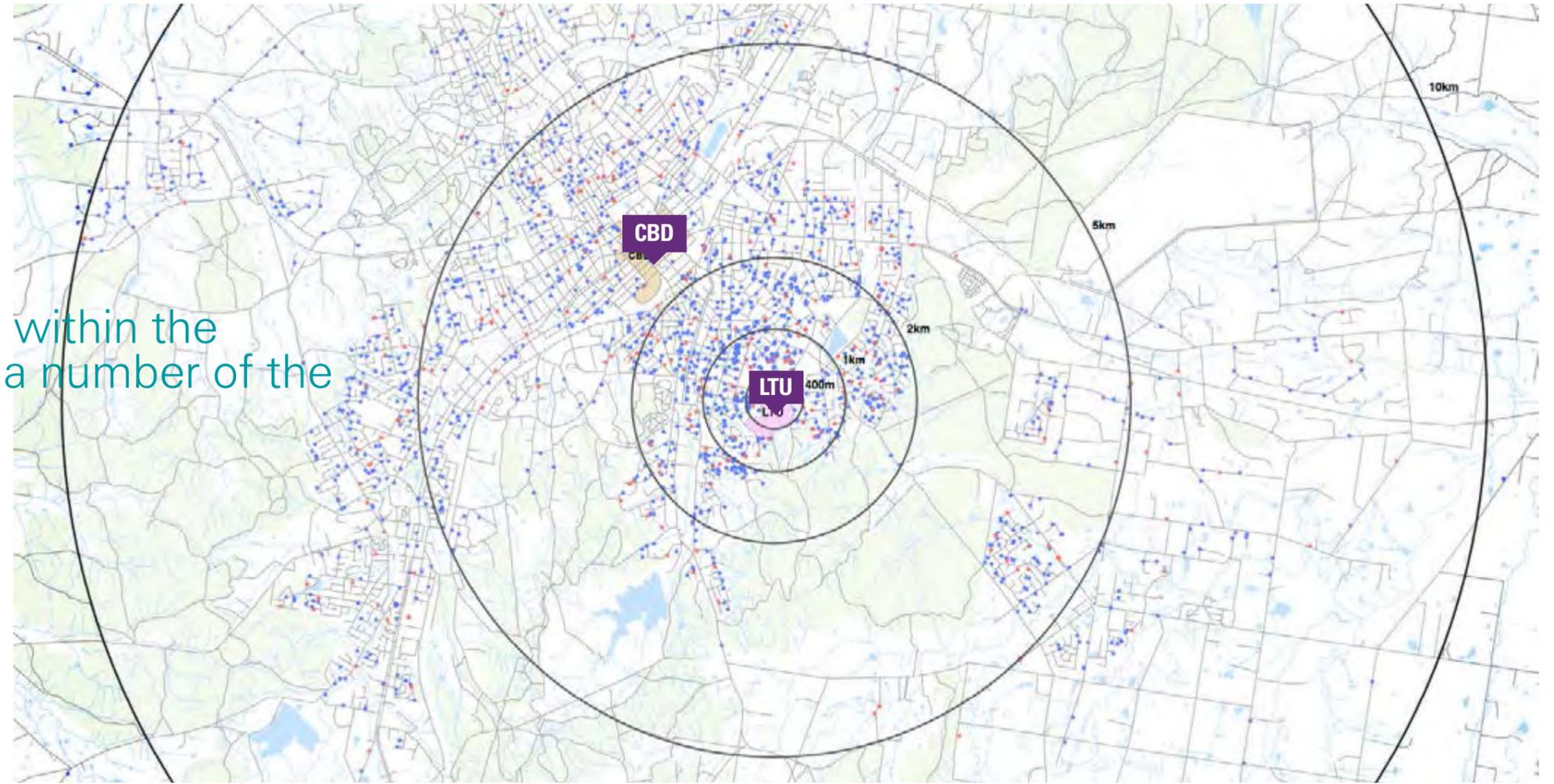
The concentration of staff and students residing within 10km of Bendigo provides considerable opportunity to support campus mode shift.



The existing Keck Street Bus Stop, one of the main drop off points to access the campus.

The concentration of students (purple) and staff (pink) in relation to the campus.

Improving access to and within the campus aligns well with a number of the University's focus areas.



MODE SHARE BREAKDOWN

YEAR	PUBLIC TRANSPORT	CAR (SINGLE OCCUPANT)	CAR (MULTIPLE OCCUPANT)	BICYCLE	MOTORBIKE	PEDESTRIAN	OTHER
2011	5%	48%	19%	2%	1%	24.5%	0.5%
2012	6%	37%	16%	1%	1%	37%	2%
2013	8%	41%	16%	2%	0.5%	31%	1.5%
2014	4.5%	35%	17%	2%	1%	40%	0.5%

* In 2014 52% of students and full time staff access the campus by car.

PROPORTION OF STAFF AND STUDENTS IN PROXIMITY TO CAMPUS

DIST.	STUDENT	STAFF	CAS. STAFF	TOTAL	%
On Campus	544	1	0	545	9%
0.4 km	572	7	1	580	10%
1 km	803	31	45	879	14%
2 km	1,189	82	124	1,395	23%
5 km	1,925	196	269	2,390	39%
10 km	2,628	298	403	3,329	55%

PLANNING CONTEXT

RELEVANT LEGISLATION

Planning and Environment Act 1987

The purpose of the Planning and Environment Act 1987 is to establish a framework for planning the use, development and protection of land in Victoria. Under the provisions of the Act, a Planning Scheme applies to the municipal district. The relevant Planning Scheme is the Bendigo Planning Scheme. In most cases, the City of Greater Bendigo Council is the responsible authority for administering and enforcing the scheme within the City of Greater Bendigo. The campus fits entirely within the City of Greater Bendigo.

In the context of work being undertaken by a University, Section 16 of the Planning and Environment Act establishes that:

A planning scheme is binding on every Minister, government department, public authority and municipal council except to the extent that the Governor in Council, on the recommendation of the Minister, directs by Order published in the Government Gazette. Division 1 Exhibition and notice of amendment.

An order was published in 1998 to provide an exemption for works undertaken on behalf of various ministers including the Minister for Education. In order to leverage a potential exemption from planning requirements, works would need to be undertaken by, or on behalf of the Minister for Education.

Building Act 1993

The Building Act 1993 regulates building work and building standards. Under the requirements of this Act, Building permits will be required to be obtained for future buildings and works on the subject land.

Subdivision Act

The purpose of this Act is to set out the procedure for the subdivision and consolidation of land, including buildings and airspace, and for the creation, variation or removal of easements or restrictions. Under the requirements of this Act, any subdivision or consolidation of lots must satisfactorily complete the relevant procedures (certification of the Plan of Subdivision and issuance of a Statement of Compliance) with the Council before it can be lodged with the Titles Office for registration.

PLAN MELBOURNE

The state government's metropolitan planning strategy *Plan Melbourne* provides a land use and transport plan until 2050, both for metropolitan Melbourne and the state of Victoria. It contains several directions that place greater emphasis on regional Victoria.

Plan Melbourne directions:

- 6.1. Deliver a permanent boundary around Melbourne.
- 6.2. Rebalance Victoria's population growth from Melbourne to rural and regional Victoria over the life of the strategy.
- 6.3. Integrate metropolitan, peri-urban and regional planning implementation.
- 6.4 Improve connections between cities.

These directions are implemented through eight regional growth plans across the state of Victoria such as the Loddon Mallee South Regional Growth Plan.

LODDON MALLEE SOUTH REGIONAL GROWTH PLAN

The Loddon Mallee South Regional Growth Plan is one of eight prepared across the state to help guide a coordinated regional response to population growth and regional change over the next 30 years. Prepared by the Department of Planning Transport and Local Infrastructure (DTPLI) and released in May 2014, it covers the municipal areas of the Central Goldfields, Greater Bendigo, Loddon, Macedon Ranges and Mount Alexander.

In this plan, Bendigo is highlighted as a regional city that will accommodate the majority of growth in Loddon Mallee South. It has an aspiration to grow to 200,000 people over the next 30 years. This will require significant infill and higher density development with a strong urban edge in areas at higher risk of bushfire.

As the campus is on the edge of the settlement break it falls under the Bushfire Management Overlay (WMO). More student housing will support the city's growing University.

This growth will require an additional 25,000 to 40,000 new jobs to attract and maintain residents of working age.

The following directions of the *Loddon Mallee South Regional Growth Plan* relate specifically to Bendigo and the La Trobe University Bendigo Flora Hill campus:

Direction 1. Manage our population growth and settlements

- Reinforce the role of Bendigo as the regional city, offering a range of employment and services as an alternative to Melbourne.
- Plan for settlement growth away from areas of high risk from natural hazards such as bushfire and flood.

Direction 3. Strengthen and diversify our economy

- Enable residents to work and participate in the region by continuing to expand the region's diverse economy.
- Leverage greater employment and investment outcomes from growth sectors such as health, education and professional services.

Direction 5. Improve education and training outcomes

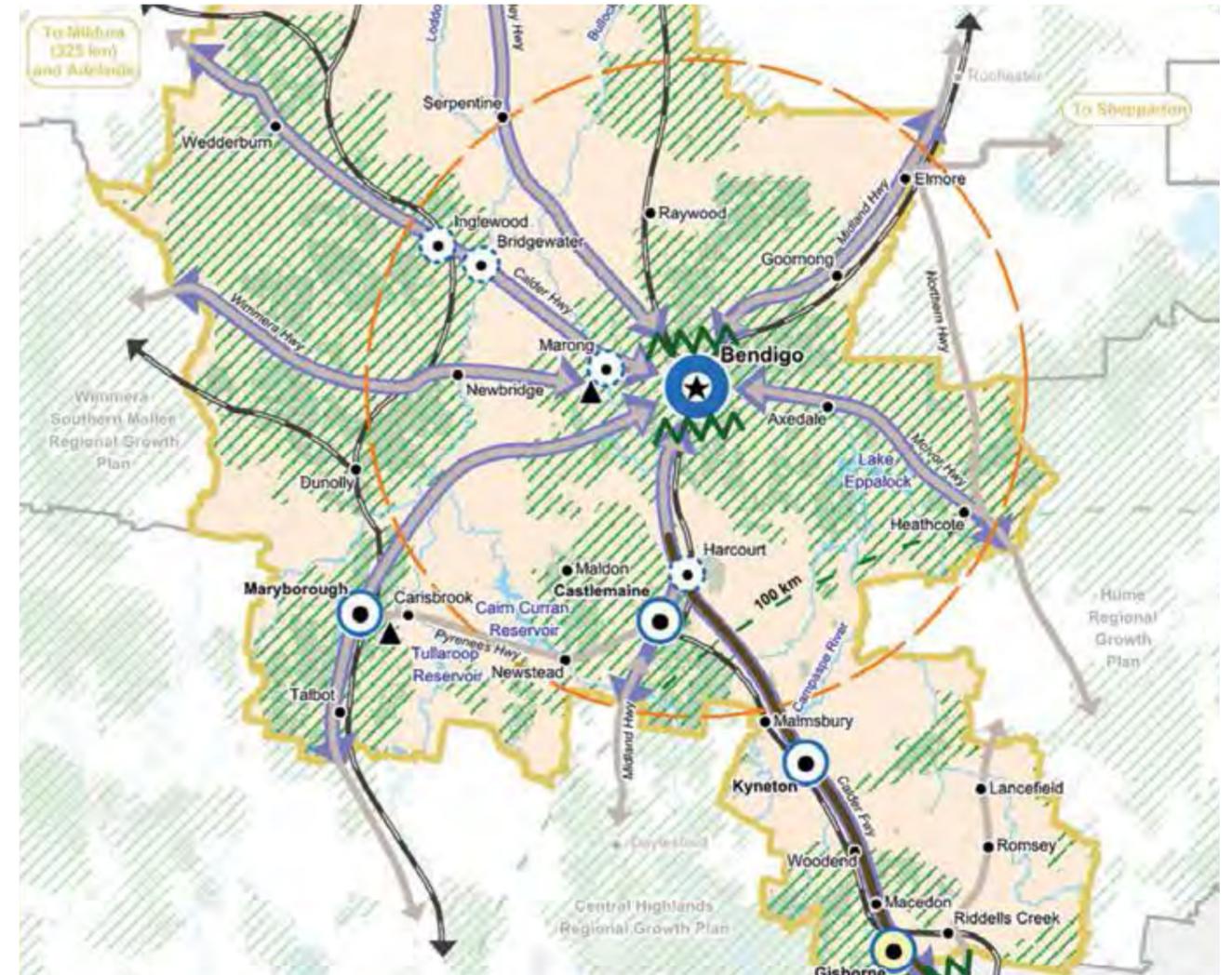
- Build a skilled and adaptable workforce by attracting skilled workers and by providing access to high-quality education and training opportunities, which provide pathways to employment.
- Plan for the facilities and infrastructure needed for delivery of education and training to support growth.

Direction 6. Protect and enhance our natural and built environment

- Protect and improve the condition of the region's important environmental assets such as the forests, wetlands and rivers.
- Plan for settlement growth to occur in locations that avoid areas of high risk from natural hazards such as bushfire and flood.



The Loddon Mallee South Regional Growth Plan as one of eight regional growth plans across Victoria. (source: DTPLI, 2014)



Future growth framework map in Loddon Mallee South Regional Growth Plan. (source: DTPLI, 2014)

SETTLEMENT NETWORK

- Bendigo - Regional city - Significant growth
- Regional centres/towns - Manage and support growth
- Encourage sustainable growth in Bendigo's hinterland towns
- Towns and rural centres
- Designated identified growth centre in Plan Melbourne⁽¹⁾
- Maintain settlement break
- Areas within 100 km of central Melbourne
- Bendigo hinterland

CONNECTIVITY

- Key transport corridor
- Freeway
- Road
- Rail
- Opportunity for freight-related activities

(1) Plan Melbourne (Chapter 6 - State of Cities) identifies Gisborne as a peri-urban town with potential to attract housing and population growth out of Melbourne.

PLANNING CONTEXT

STATE PLANNING POLICY FRAMEWORK (SPPF)

Relevant Clauses of the State Planning Policy Framework contained within the Greater Bendigo Planning Scheme include:

Clause 11: Settlement

Planning is to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Clause 11.04-6: A State of cities

Objective

- To maximise the growth potential of Victoria by developing a state of cities which delivers choice, opportunity and global competitiveness.

Relevant strategies

- Deliver a permanent boundary around Melbourne.
- Rebalance Victoria's population growth from Melbourne to rural and regional Victoria.
- Integrate metropolitan, peri-urban and regional planning implementation.
- Improve connections between cities.

Clause 11.05-1: Regional settlement networks

Objective

- To promote the sustainable growth and development of regional Victoria through a network of settlements identified in the Regional Victoria Settlement Framework plan.

Relevant strategies

- Direct urban growth into the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.
- Ensure regions and their settlements are planned in accordance with any relevant regional growth plan.
- Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.
- Promote transport and communications and economic linkages between the various settlements through the identification of servicing priorities in regional land use plans.
- Provide for growth in population and development of facilities and services across a region or sub-region network.

Clause 11.05-4: Regional planning strategies and principles

Objective

- To develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable.

Relevant strategies and principles

- Support the growth and development of distinctive and diverse regional settlements by: encouraging high-quality urban and architectural design which respects the heritage, character and identity of each settlement and by ensuring development respects and enhances the scenic amenity, landscape features and view corridors of each settlement.
- Respond to the impacts of climate change and natural hazards and promote community safety by developing adaptation response strategies for existing settlements in hazardous and high risk areas to accommodate change over time.

- Encourage reduced energy and water consumption through environmentally sustainable subdivision and building design and encouraging a form and density of settlements that support sustainable transport to reduce greenhouse gas emissions.
- Promote liveable regional settlements and healthy communities by encouraging the development of compact urban areas which are based around existing or planned activity centres to maximise accessibility to facilities and services.

Clause 11.12:

Loddon Mallee South regional growth

The Loddon Mallee South Regional Growth Plan as outlined on the previous page is incorporated into the State Planning Policy Framework in this clause.

Clause 16: Housing

- Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.
- New housing should have access to services and be planned for long-term sustainability, including walkability to activity centres, public transport, schools and open space.
- Planning for housing should include providing land for affordable housing.

Clause 17.02-4: Innovation and research

Objective

- To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.

Strategies

- Encourage the expansion and development of logistics and communications infrastructure.
- Support the development of business clusters.
- Promote a physical environment that is conducive to innovation and to creative activities.

- Encourage the provision of infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in activity centres and near public transport.
- Improve access to community-based information and training through further developing libraries as community learning centres.

Clause 19: Infrastructure

Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.

Growth and redevelopment of settlements should be planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes.

Strategic planning should facilitate efficient use of existing infrastructure and human services. Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning.

Clause 19.02-2: Education facilities

Objective

To assist in the integration of education facilities with local and regional communities.

Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support.

Strategies

- Locate secondary and tertiary education facilities in areas which are highly accessible to public transport.
- Locate tertiary education facilities within or adjacent to activity centres.
- In planning for the location of education facilities, consideration should be given to demographic trends, the existing and future demand requirements and the integration of facilities into communities.
- Ensure areas near to education facilities, adjoining streets and access ways are designed to encourage safe bicycle and pedestrian access.
- Develop libraries as community based learning centres.

LOCAL PLANNING POLICY FRAMEWORK (LPPF)

The following clauses of the Local Planning Policy Framework contained within the Greater Bendigo Planning Scheme are relevant to the proposal:

Planning vision

The planning vision for the City of Greater Bendigo is:

“To be a vibrant municipality that builds on the outstanding opportunities available for housing, commerce, tourism and industry. These opportunities combined with excellent community services and facilities, a unique natural environment, built and cultural heritage and a pleasant climate, will ensure that Greater Bendigo maintains its status as a pre-eminent inland municipality in Victoria.”

This vision statement reflects the broad view and aspirations for land use planning and development across the municipality.

Urban – Forest Interface

A key issue in residential development is the management of the urban-forest interface to protect the environmental values of the box-ironbark forests. Many areas of the box-ironbark forests remain in private ownership and zoned for residential development. Council’s Bendigo Residential Development Strategy addresses this issue through development guidelines and proposes the use of development plans to holistically plan areas of significant residential potential. The urban fringe is vulnerable to wildfire. The Municipal Fire Prevention Plan specifies a number of programs of action to tackle this threat. Attention to safety of people and assets are an important consideration when land use planning decisions are made.

Transport Infrastructure

The following objectives regarding infrastructure relate to the campus:

- Improving the accessibility of public and private transport throughout the municipality.
- Encouraging pedestrian friendly facilities in new and existing development.
- Improving the distribution and efficiency of public transport services along key arterial routes.
- Ensuring the appropriate provision of infrastructure that meets Council and community expectations.
- Encouraging educational uses in and around the Bendigo Central Business District (CBD).
- Encouraging the development of an integrated bike network.
- Achieving enhanced levels of community safety.



PLANNING CONTEXT

ZONES

The campus is entirely located within the Public Use Zone Two (Education).

- To the north and north east of the site is land zoned General Residential Zone (GRZ) and Public Park and Recreation Zone (PPRZ), which is occupied by Brennen Park Aquatic Centre. Further north east is land zoned Commercial Zone (C1Z).
- To the east of the site is land zoned General Residential Zone (GRZ).
- One Tree Hill Regional Park is located to the south of the site, which is zoned Public Conservation And Resource Zone (PCRZ).
- Land to the south-west and west of the site is zoned General Residential Zone (GRZ).
- Land to the north-west of the site is zoned Public Use Zone Two (Education) and is occupied by Bendigo South East College.

Clause 36.01 Public Use Zone

The purpose of the Public Use Zone is as follows:

- To recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

Each classification of Public Use Zone has an identified purpose which is provided in the table within Clause 36.01-6. The purpose of the Public Use Zone 2 (PUZ2) is for education.

Of relevance to the proposal, a Permit is not required for the following:

- Any use listed in Clause 62.01, must meet the requirements of Clause 62.01;
- Any other use: The use must be for the purpose described in the table to Clause 36.01-6 which corresponds to the notation on the planning scheme map. The use must be carried out by or on behalf of the public land manager.

There are no Section 2 or 3 uses listed in Clause 36.01-1 Table of Uses. Accordingly, a permit is not required for a use within the PUZ2 which is for the purpose of Education and is to be carried out by or on behalf of the public land manager.

Clause 36.01-2 states that a permit is required to:

- Construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1. This does not apply to navigational beacons or aids.
- Subdivide land.

OVERLAYS

Clause 44.06 – Bushfire Management Overlay – WMO

The campus located entirely within the Bushfire Management Overlay (WMO).

The purpose of the WMO is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

— To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

— To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

A permit is required to construct a building or construct or carry out works associated with the following uses related to the campus: accommodation, education, child care centres, offices, leisure and recreation and retail premises. However a permit is not required for an alteration or extension to an existing building (excluding a dwelling and a dependent person's unit) that is less than 10 percent of the gross floor area of the existing building.

A permit to construct a building or construct or carry out works must include the following condition:

"The bushfire mitigation measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed."

Clause 42.03 – Significant Landscape Overlay: Bush Garden and Semi-Bush Residential Areas – SLO1

This overlay affects land adjacent to the campus on the north, east and west of the site. This overlay seeks to protect and enhance remnant and regrowth tracts of box-ironbank forests in order to retain the residential bushland setting.

PARTICULAR PROVISIONS

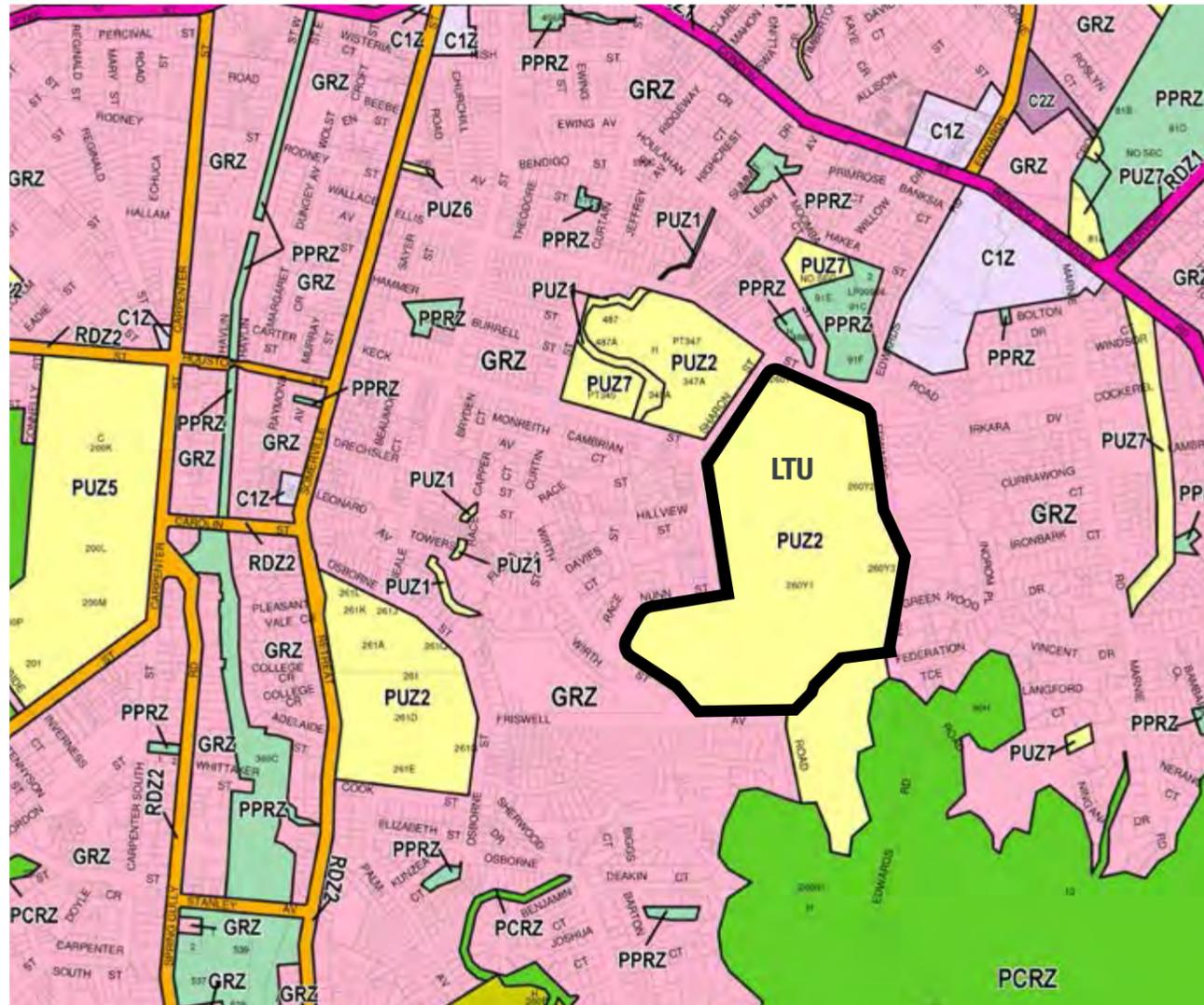
The following Clauses may be of relevance to the future development of the campus. Further guidance regarding these matters can be provided as the form of future development evolves.

Clause 52.06 – Car parking requirements

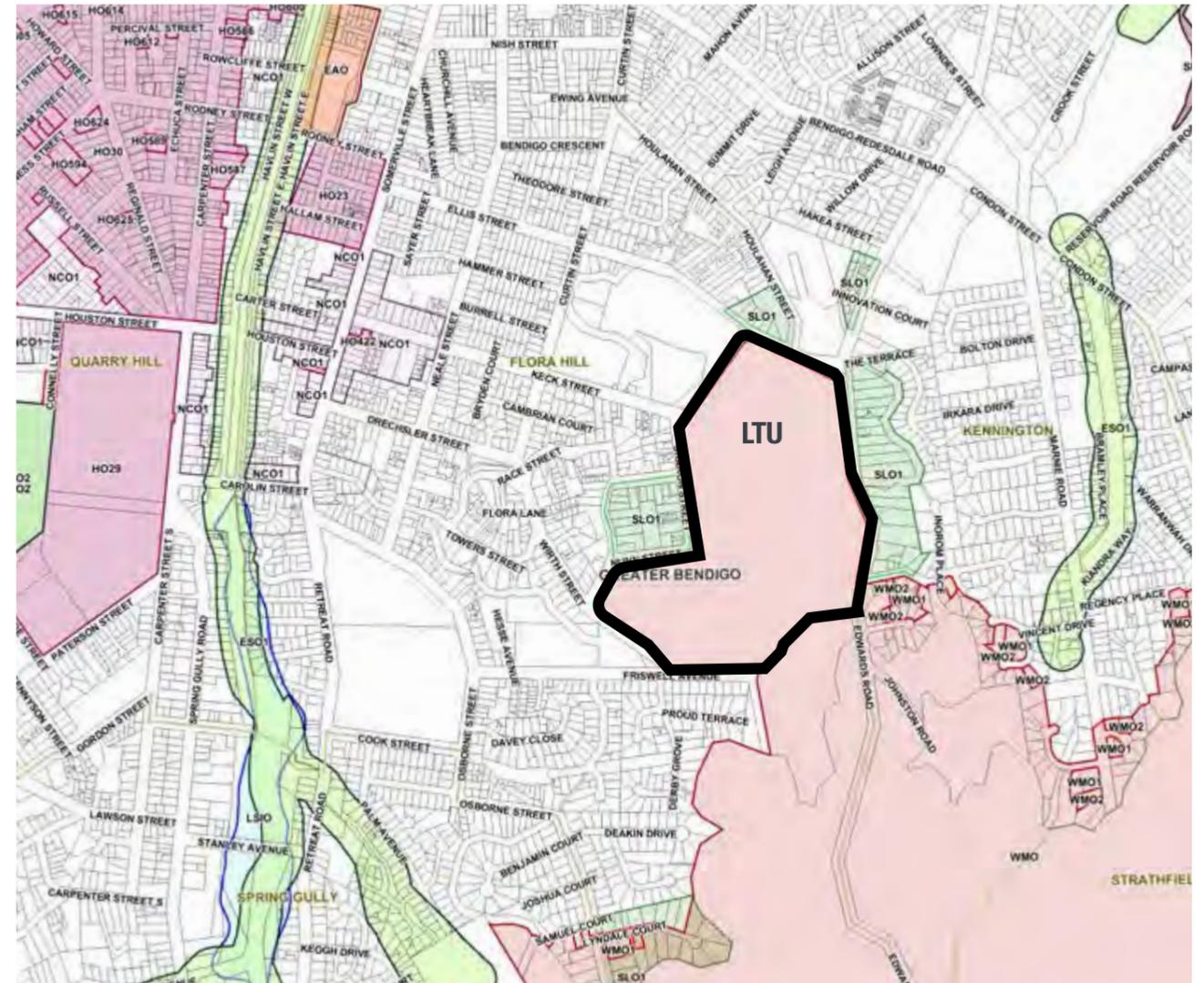
This clause sets out the requirements for car parking, access and servicing depending on the land use and type of development proposed. Further advice can be provided regarding permit requirements as the Master Plan process progresses.

Clause 52.17 – Native vegetation

This clause articulates the permit requirements relating to the removal of native vegetation. Generally speaking, a permit is required to remove native vegetation, although there are some exemptions. Further advice can be provided regarding permit requirements as the Master Plan process progresses.



Zones affecting the campus and surrounds.



Overlays affecting the campus and surrounds.