

Bedford Park Campus Master Plan



Flinders
University

FEARLESS

Acknowledgment of Country

We respectfully acknowledge the Traditional Owners of the lands on which our campuses are located across South Australia and the Northern Territory. These lands are home to the Arrernte, Dagoman, First Nations of the South East, First Peoples of the River Murray and Mallee region, Jawoyn, Kurna, Larrakia, Ngadjuri, Ngarrindjeri, Ramindjeri, Warumungu, Wardaman, and Yolngu peoples.

We honour the enduring connection of these Nations to Country, culture and community, and pay our respects to Elders past and present, whose wisdom continues to guide us.

We walk together with Indigenous peoples, learning from the world’s oldest continuing cultures as we create new futures.

About the Artist and the Artwork

Elizabeth Yanyi Close

Pitjantjatjara/Yankunytjatjara, 2020

The artwork both explores Connection to Country and speaks to the Landscape around Flinders University, but it also deeply explores and speaks to the concept of many Aboriginal and Torres Strait Islander people travelling to undertake their studies bringing with them knowledge, wisdom and understanding of their own Language Groups and standing together as one.

Elizabeth passed away in 2026, and Flinders University acknowledges her profound contribution to our community with deep respect and sadness. With the permission and guidance of her family, the University continues to honour her legacy by respectfully using her artwork across our campuses and strategic documents. We recognise the cultural significance of her work and pay tribute to her enduring impact, her artistic leadership, and the stories she entrusted to us.

Welcome

I am pleased to share our renewed vision for the Bedford Park Campus - an ambitious and future-focused blueprint that advances the University’s strategic direction and priorities.

Bedford Park is our flagship campus, and this comprehensive Master Plan sets out how it will continue to evolve as a distinctive, accessible, sustainable and truly vibrant place of learning and discovery, where people feel welcome, supported and inspired to do their best work.

More than three decades have passed since our last master planning exercise in 1992. In that time, the world around us has changed in profound ways, and so have our ambitions. We are deeply committed to elevating student experience, supporting wellbeing, strengthening social impact and embracing technology that enhances how we learn and work. This Master Plan reflects that commitment, offering a forward-looking approach that puts students first, enables collaboration, and creates spaces that spark curiosity, build confidence and support connection.

The Plan is the result of extensive engagement with staff, students, Traditional Owners, local residents, precinct partners and government stakeholders. Their insights and aspirations have shaped a shared vision for a campus that reflects our values, supports our ambitions, and underpins the kind of inclusive, supportive community where people feel they belong and can thrive.

At its heart, the Plan positions Bedford Park as a world-class campus that empowers students, advances research that matters, and strengthens our role as the university for industry and enterprise. It honours Indigenous heritage, elevates our natural bushland setting, and creates environments that promote wellbeing, creativity and collaboration. It brings to life a campus experience that enables everyone - students, staff and partners - to learn, grow and contribute.

Thank you to all who contributed to this important work. Together, we are shaping a campus that reflects Flinders University’s global reputation for innovation, inclusion and impact, and that will continue to inspire our community for decades to come.



Professor Colin Stirling
President and Vice-Chancellor



Bedford Park Campus Master Plan Vision

Located in the foothills of Kurna Country in southern Adelaide, the Flinders University Bedford Park Campus will remain the University’s flagship within its broader network across South Australia and the Northern Territory.

With high-quality transport links to the Tonsley and Flinders City Campuses, Bedford Park will remain a key anchor in southern Adelaide, attracting students, academics, and researchers to its world-class facilities and natural landscape setting.

Connected campus hearts offer a rich, culturally inclusive campus life, inspiring students, staff, and visitors to engage with the University through events and celebrations. Flinders’ partnerships, based on shared values of excellence, innovation, and global outreach, will help shape the campus into a vibrant University town.

Uncle Lewis O’Brien
Analogy of Flinders University
Artwork interpretation by Corey Turner



Introduction

Flinders University Bedford Park Campus Master Plan sets out a future vision to guide the planning and development of the Bedford Park Campus. The Master Plan ensures that changes to the campus buildings, infrastructure, and landscapes will support Flinders University to deliver world-leading educational and research outcomes.

Since its establishment in 1966, Flinders has built a reputation as a university with people at its heart, and where academic and research success enriches and improves lives. The Bedford Park Campus has supported this growth and remains central to the University experience.

Flinders University is boldly pursuing a position among the top 10 universities in Australia and within the top one percent globally. To achieve these ambitions and to ensure coherence with the University’s academic and research direction, significant investment in the Bedford Park Campus will be essential. This includes enhancing its buildings, landscapes, and infrastructure to make the campus more inviting, vibrant, accessible, and sustainable.

In response to this and to support the University’s core mission, the Master Plan sets out the future vision for the campus and provides the framework for future planning and development of buildings, infrastructure, and open space to meet the needs for growth, ongoing academic and research excellence, and a memorable and engaging campus life.

The Master Plan capitalises on the existing strengths of Bedford Park Campus, seizing current and likely future opportunities, considering the alignment and integration of the broader Flinders sites and locations with the main campus, and aligning with our purpose of changing lives and changing the world.

Master Plan Drivers

A range of external and internal drivers have shaped the development of the Master Plan. Internal drivers directly align with the University’s strategic priorities and institutional objectives.

External drivers impact the University and its community in multiple ways, with implications for land use, development density, and partnership frameworks.

Master Plan Timeframe

The Master Plan vision responds to growth targets anticipated by the University over the coming decades. It is a flexible plan enabling the University to respond to projected space demands through the staged delivery of projects.

Engagement

Engagement has played an important role in developing the Master Plan and generating awareness and support for the future transformation of the campus.

The consultation process introduced the scope and purpose of the Master Plan to the University community, senior leadership, and precinct stakeholders. Discussions and feedback identified issues and opportunities, and provided input on the Master Plan Framework including the Vision and Principles.

Internal Drivers	External Drivers
Amplifying the uniqueness of the Flinders University campus experience	Leveraging state and federal government agendas
Supporting the University’s ambitions for growth in size and impact	Repositioning in an evolving tertiary sector context
Embedding campus in Country	Responding to the rapid increase in the cost of living
Fostering an inclusive campus experience	Adapting and adopting enabling technologies
Supporting aligned and collaborative partnerships	Increased urgency for sustainable and climate resilient outcomes
Showcasing world-leading innovation and learning	
Contributing to a sustainable future	
Connecting to the community	



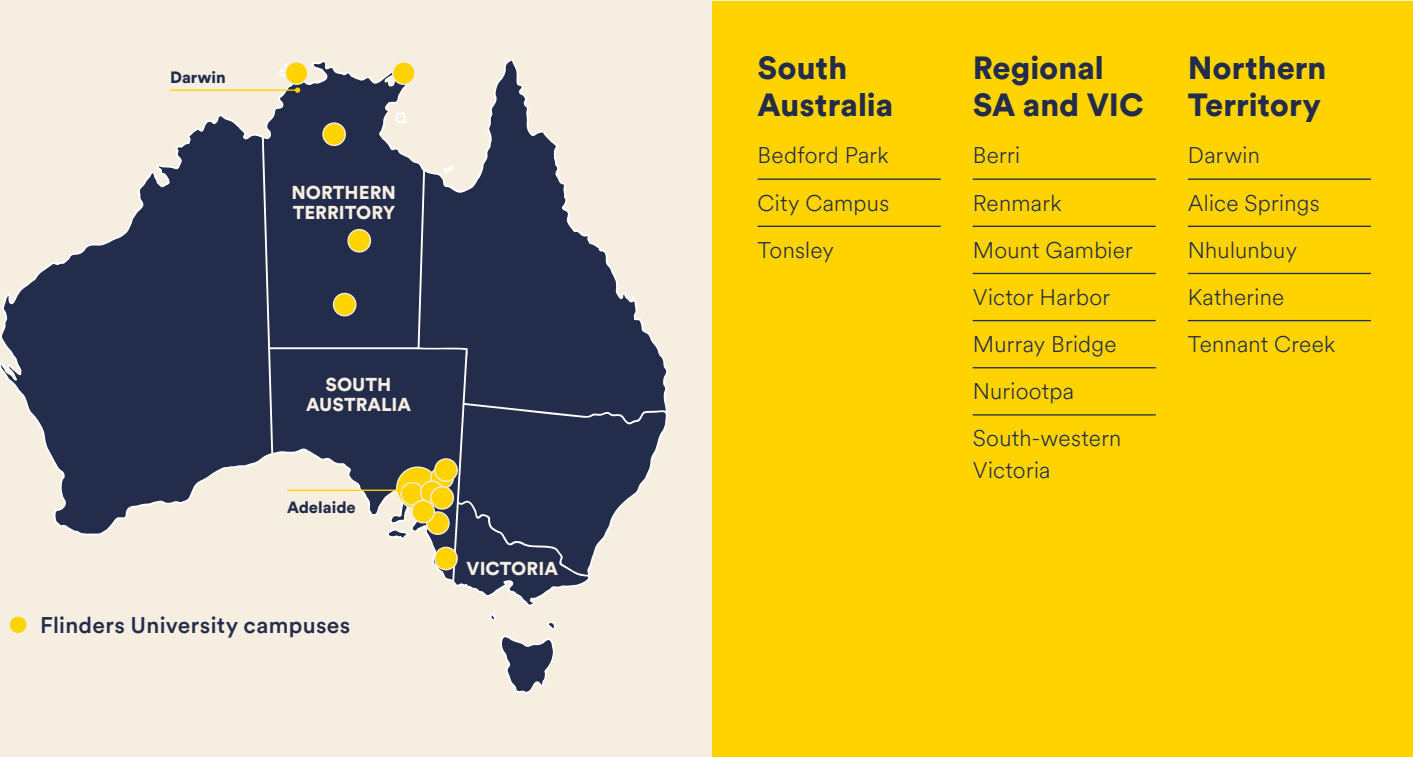
Aerial of Bedford Park Campus

The Bedford Park Campus spans approximately 159 hectares, located 12 km south of Adelaide’s CBD. The campus is in a leafy, foothill setting with iconic sweeping ocean and foothill views. These expansive natural spaces are complemented by its elevated terrain and coastal vistas which are integral to the campus’ identity.

The Master Plan takes into account all landholdings at the Bedford Park Campus including both freehold and Crown land, conducting a thorough review of existing uses and identifying opportunities for renewal and future development.

Recognising its foundational role, the Master Plan also positions Bedford Park Campus as the University’s flagship within a connected Adelaide campus network, linking it strategically with the Flinders City Campus and Tonsley Campus to form an integrated institutional presence across the region.

Looking ahead, Bedford Park Campus will continue to be the anchor campus in the network. As such, the Master Plan not only honours the physical setting and campus strengths, but also promotes coordination across Flinders’ broader campus system to support a vibrant, cohesive university community.



Flinders University campuses in Adelaide, South Australia

The Master Plan Framework

The Master Plan Framework describes the structure of the Master Plan including the vision, principles, strategies, design and development controls, and implementation.



Campus Vision

Defines the future vision for the Bedford Park Campus Master Plan

Located in the foothills of southern Adelaide on Kurna Country, the Flinders University Bedford Park Campus will remain the University's flagship within its broader network across South Australia and the Northern Territory.



Principles

Expands on the Vision and describes the important concepts that have guided the development of the Master Plan

A welcoming learning, research, and partnership precinct

Learning and discovery at the heart

Campus experience and community

Embedding Country in campus design

Landscapes for learning

Connected, accessible, and pedestrian friendly

Driven by sustainability



Strategies

Outlines the ways in which the Vision will be achieved through a series of directions addressing a wide range of topics. These strategies are grouped into four themes that act as overarching goals and categories

Campus life and community

- Learning, research, and innovation spaces
- Campus experience
- Workplace, industry, and partnerships
- Connection to Country

Landscapes, public realm, and biodiversity

- Landscape, ecology, and biodiversity
- Landscape character and precincts
- Campus places
- Campus walks and boulevard

Movement and access

- Pedestrian and cycling network
- Public transport
- Vehicular access and parking
- Servicing, waste, and deliveries

Buildings and infrastructure

- Design quality and innovation
- Built form and height
- Climate resilience and sustainability
- Infrastructure services



Design and development controls

Provides specific urban design guidance for each campus precinct

Town Centre

- Flinders Town Centre
- Flinders Living
- Community

Hilltop

- Hilltop Education and Research
- Hilltop Recreation and Living
- Central Park

Gully landscapes

- Flinders Gully
- Sturt Gorge

University Walk

- University Walk

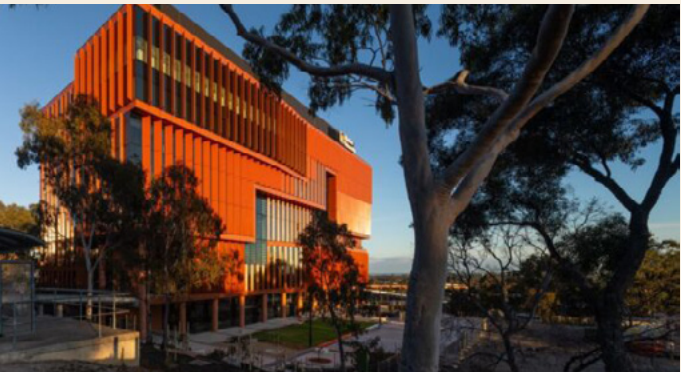


Implementation

Addresses governance for key projects

Principles

The Principles provide general guidance for the Master Plan and key projects.



A welcoming learning, research, and partnership precinct
Create a campus of interconnected and complementary neighbourhoods with inviting gateways and landmark buildings to create a distinctive Flinders identity.



Learning and discovery at the heart
Replace and renew teaching, learning, and research facilities to enable shared use and promote collaboration between disciplines, industry partners, and community.



Landscapes for learning
Curate and amplify the existing remarkable campus landscapes and ecologies, providing purposeful opportunities for research, learning, recreation, and wellbeing.



Connected, accessible, and pedestrian friendly
Deliver a network of safe, vibrant, and pedestrian friendly connections, improving accessibility and campus legibility. Connect key campus destinations with more direct routes and support sustainable transport modes.



Campus experience and community
Celebrate the vibrancy and diversity of the Bedford Park Campus by showcasing University activities and achievements. Highlight the rich fusion of cultures and communities, creating places for everyone to engage with the life of the campus.



Embedding Country in campus design
Integrate First Nations’ perspectives and philosophies through the campus and embed Country in campus design as an experience, recognising Aboriginal and Torres Strait Islander peoples’ relationships with place and environment. Design spaces that reflect Indigenous ways of knowing, being, and doing, and foster meaningful connections with Country through cultural presence, learning, and respect.



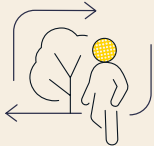
Driven by sustainability
Display sustainability ambitions across the campus through new and renewed campus precincts, buildings, and landscapes. Strive to meet targets for greatest impact on sustainability and climate resilience.

Design Priorities

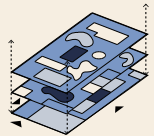
Design priorities define how the Principles will be realised, transforming the campus and delivering the Campus Vision.



Amplify activity in the Town Centre and Hilltop with spaces to celebrate campus life.



Link Town Centre and Hilltop with the University Walk.



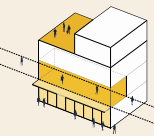
Centralise shared learning, teaching, and research buildings in a consolidated footprint.



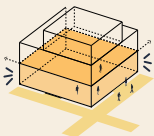
Recognise and respect Kaurna Country in the landscape and buildings.



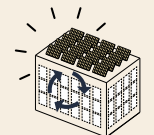
Enhance and restore natural landscapes to help plants and animals thrive, and provide spaces to connect with nature.



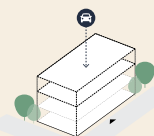
Design buildings to create integrated infrastructure and landscape solutions.



Incorporate active uses in the ground floor of new buildings and along primary walk interfaces.



Renew and reuse existing buildings wherever possible.



Organise better public transport and parking across the campus.

Bedford Park Campus

The Town Centre and Hilltop are linked by University Walk and adjacent to the distinctive gully landscapes.



Legend

- Existing buildings
- Proposed buildings
- Campus boundary
- Key buildings

Access and movement

- Primary walks
- Secondary walks
- Street network
- Future potential street network
- Train station: existing
- Bus interchange: existing
- Bus stop: existing
- Bus stop: proposed
- Parking
- Parking (option)

Public realm and landscape

- Town Centre Heart
- Campus Heart
- Campus green
- Gateways
- Plaza: existing
- Plaza: proposed
- Green spaces

Bedford Park Campus

- Key buildings
- Key landscape places
- Key infrastructure

The Bedford Park Campus will be transformed by the Master Plan, with strategic investment in key buildings, landscapes, and infrastructure.

- Town Centre**
 - A** Flinders HealthCARE Centre
 - B** Flinders student accommodation
 - C** University Boulevard upgrade
 - D** Town Centre infrastructure connections
 - E** Flinders Living terrace
 - F** Flinders Linear Park
- Hilltop**
 - G** Flinders Gully building
 - H** Hilltop gateway building
 - I** Expanded and vibrant campus heart
 - J** Central Park building
 - K** Lower science neighbourhood building
- University Walk**
 - O** University Walk

- Public realm and landscape**
 - Town Centre Heart
 - Campus Heart
 - Campus green
 - Gateways
 - Plaza: existing
 - Plaza: proposed
 - Green spaces



Aerial view of Flinders Bedford Park Campus. Artist's impression.
All new buildings and landscapes are indicative only.

Project Overview

Town Centre



Aerial view of Flinders Bedford Park Campus, Town Centre. Artist's impression. All new buildings and landscapes are indicative only.

Town Centre is the key northern anchor and vibrant urban centre of the Bedford Park Campus, with direct transport connections to the Tonsley and the Flinders City Campuses.

Positioned between the Town Centre and Hilltop, Flinders Living is the primary student residential neighbourhood embedded in the valued bush landscapes of the campus.

The campus walk network, including University Walk, creates direct and safe paths of movement enabling students to enjoy the recreational, academic, and cultural benefits of living on campus.

In the north-east, the campus continues to be home to a number of community infrastructure facilities, including significant remnant vegetation. These will be used and accessed by the broader community, and managed by the University. Valued university partnerships will lead the transformation of this precinct.

Key Buildings



Flinders HealthCARE Centre
A state-of-the-art healthcare facility with contemporary learning and teaching spaces alongside consolidated health clinics located for community access.
Flinders HealthCARE Centre, Flinders University, Bedford Park, SA, artist's impression



Flinders student accommodation
The future student housing will play a vital role in revitalising the precinct and will include student commons and services that activate University Walk and Flinders Living terrace, providing indoor and outdoor spaces for dining, events, and socialising.
Flinders student accommodation, Flinders University, Bedford Park, SA, artist's impression

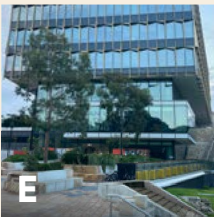
Key Landscape Places



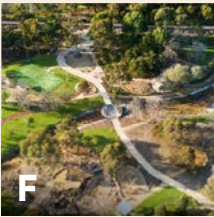
University Boulevard upgrade
Pedestrian and cyclist safety will be prioritised along the transformed University Boulevard, while maintaining efficient bus and car movement.
Constitution Avenue, Canberra, ACT



Town Centre infrastructure connections
Expanding or upgrading infrastructure including the street network and precinct parking will enable the development of University and partnership buildings.
Dawson Street Car Park, Sunshine, VIC



Flinders Living terrace
Stepped terracing with woodland gardens to manage grade change and integrating University Walk.
Susan Wakil Health Building, University of Sydney, Camperdown, NSW



Flinders linear park
A recreational and biodiversity link extending between Sturt Drive and Flinders Gully.
Pelzer Park / Pityarilla (Park 19), Adelaide, SA

The precedents are representative only.

Project Overview

Hilltop

The Hilltop is home to the historic campus structure and incorporates the Hilltop Education and Research precinct as the core learning precinct of the Bedford Park Campus. The Hilltop has a consolidated footprint of educational, research and campus life activities, fostering a vibrant campus life and supporting Flinders’ strategic vision.

Wrapping around the upper levels of the campus ridges, the Hilltop Recreation and Living precinct is positioned

on the most elevated part of the campus with expansive views in all directions creating a distinctive destination for housing and high-quality sporting and recreation facilities linked to the expansive landscapes of the surrounding gullies.

The revitalised Central Park is the green heart of the Hilltop. Students and staff access lower Central Park on a regular basis for formal and informal uses, with clear access and visual connections to the surrounding buildings. Improved access through upper Central Park links buildings either side and creates more opportunity to connect with nature in the heart of the campus.

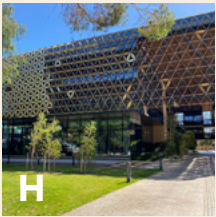


Aerial view of Flinders Bedford Park Campus, Hilltop. Artist’s impression. All new buildings and landscapes are indicative only.

Key Buildings



Flinders Gully building
A new landmark building bridging Flinders Gully and connecting the Hilltop and Town Centre with opportunities for connecting to the gully landscapes.
Kresge College, University of California, USA



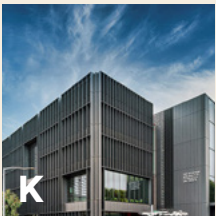
Hilltop gateway building
This landmark building and adjoining plaza features spaces designed to welcome the University community and enjoy sweeping views of Kauria Country.
EZONE, University of Western Australia, Crawley, WA



Expanded and vibrant campus heart
An expanded student-centric campus heart with spaces that foster campus life and student wellbeing including informal study areas close to retail and hospitality, student services and spaces to celebrate campus life and culture.
Kambri Precinct, Australian National University, Canberra, ACT



Central Park building
Centrally located, this key building will help connect north and south ridge, improving campus accessibility and creating a new active interface with Central Park.
Kostka Building, Xavier College, Kew, VIC

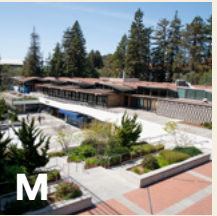


Lower science neighbourhood building
A new academic building with space for learning and teaching, research and workplaces.
The Woodside building for Technology and Design, Monash University, Clayton, VIC

Key Landscape Places



Gully landscapes
Undertake staged re-vegetation of Flinders Gully to create opportunities for research and learning. Improve tracks and trails creating spaces to connect to nature and Country.
Victorian Desalination & Ecological Reserve, Wonthaggi, VIC



Hilltop arrival plaza
The arrival plaza includes a reconfigured bus interchange and upgrades to the public realm to improve the landscape transition from Ring Road to new gateway building.
Lower Sproul, University of California, USA



Central Park
An integrated scaled wetland with boardwalk and connection to new building with forecourt space to accommodate a range of large and smaller events.
Kensington Gardens Reserve, Adelaide, SA

Project Overview

University Walk

University Walk will be the primary connection for pedestrians through the campus. The Walk will improve campus-wide connectivity and accessibility, joining multiple destinations and landscapes along a clear and direct path.

The Walk will be delivered in sections, integrated into building and landscape projects, and realised through innovative design outcomes.



Aerial view of Flinders Bedford Park Campus. Artist's impression. All new buildings and landscapes are indicative only.

Character and Identity



Flinders Railway Station arrival
Station Plaza is an important link to University Walk and the high-profile Flinders buildings.

Flinders Station, Bedford Park, SA



Vertical transport and accessible ramps
To manage University Walk level changes, ramps and vertical transport will ensure accessibility.

Student Precinct, University of Melbourne, Parkville, VIC



Outdoor informal spaces
A range of outdoor spaces along University Walk will increase the sense of safety and create places for reflection or informal study.

Monash University, Clayton, VIC



Native landscape character
The bush character of the campus will be celebrated through the selection of materials, trees and other vegetation.

Monash University, Clayton, VIC



Seating and resting spaces
Sections of boardwalks create opportunities for seating to enjoy views into the gully.

Scarborough Beach Park, Scarborough, QLD



Transitions through buildings
University Walk will extend through new buildings creating generous and dynamic spaces.

New Academic Street, RMIT, Melbourne, VIC



Crossing Ring Road
An accessible crossing of Ring Road takes pedestrians to the Hilltop.

Morgan's Walk, Deakin University, Burwood, VIC



Integrated walkway
New buildings and landscapes can provide opportunities for weather protection to increasing comfort along the walk throughout the year.

Caulfield Library, Monash University, Caulfield, VIC



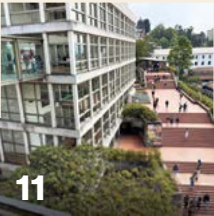
Renewed entry to the campus heart
Linking arrival to the campus heart, a new entry will create a clear visual link to Flinders Plaza and beyond.

New Academic Street, RMIT, Melbourne, VIC



Embracing Central Park
Extending alongside Central Park, the Walk reinforces the importance of this renewed landscape.

Campus Green, Monash University, Caulfield, VIC



Clear transitions up levels
Internal and external spaces create clear wayfinding through existing buildings.

University of the Andes, Colombia



Showcasing research
Research and innovation are visible along University Walk, inspiring success.

James H. Clark Centre, Stanford University, USA

Engage With Us

Email pfd@flinders.edu.au
or call (08) 8201 2733.



