

24 September 2025

LA TROBE UNIVERSITY CITY MASTERPLAN



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EXECUTIVE MASTERPLAN SUMMARY

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The images in this Masterplan are shown for illustrative purposes only. Various factors could cause development outcomes to differ materially from the images, maps and forward-looking statements contained within this Masterplan. These factors include, but are not limited to, introduced legislation, detailed vegetation surveys, parking studies, and detailed architectural design.



ACKNOWLEDGEMENT OF COUNTRY

La Trobe University acknowledges our campuses are located on the lands of many Traditional Custodians in Victoria and New South Wales. We recognise their ongoing connection to the land and value their unique contribution to the University and wider Australian society. La Trobe University is committed to providing opportunities for Aboriginal and Torres Strait Islander people, both as individuals and communities, through teaching, learning, research and partnerships across all our campuses.

Wurundjeri
Melbourne
(Bundoora and City)

Dja Dja Wurrung
Bendigo

Dhudhuroa/Waywurru
Albury-Wodonga

Latji Latji
Mildura

Yorta Yorta
Shepparton

Gadigal
Sydney

Artwork by Dixon Patten of Bayila Creative, a 100% Aboriginal owned business.

Dixon Patten, is a proud Yorta Yorta and Gunnai man and has family bloodlines from Gunditjmarra, Dhudhuroa, Wiradjuri, Yuin, Wemba Wemba, Barapa Barapa, Monaro.



An artist's impression of La Trobe University City

FOREWORD

CHANCELLOR

La Trobe University is excited to be at a transformative stage in the development of La Trobe University City.

This revitalised Masterplan marks a pivotal moment in defining the vision for La Trobe University City and reflects its ambition to provide a unique innovation ecosystem that brings together education, research, community, and industry partners.

This dynamic city is designed to be a place where people can live, learn, work, socialise, exercise, and stay healthy – and do so in a way that supports them to move seamlessly from one mode to another.

La Trobe University City will play a key role in realising La Trobe University's strategic vision as a resilient and future-focused institution, that puts the needs of our community first, and which plays to our strengths in teaching and research. It will also generate substantial long-term economic benefits for Melbourne's north and beyond by stimulating employment, innovation, and industry development.

As we look into the future through the lens of this Masterplan, a wealth of possibilities emerges. We have created a Masterplan that will support development through a vibrant university city that evolves and grows alongside the community. We are proud to take you on this journey with us.



The Hon. John Brumby
Chancellor

VICE-CHANCELLOR

This new Masterplan for La Trobe University provides a roadmap to realise our transformation of the Melbourne (Bundoora) campus to a city.

It will not only revitalise the campus experience for our students; it reimagines the University's place in the broader community. Just as La Trobe stands as a pillar of learning and research impact, we will help to advance cultural and economic life in Melbourne's north.

The Masterplan supports our teaching, research, and innovation in areas that are essential for the new economy, including Agriculture, Food and Environment, Health and Wellbeing, and Digital Technology Transformation.

Our commitment to sustainability, innovation, and engagement lies at the heart of this Masterplan. It places La Trobe at the forefront of academic excellence, game-changing partnerships, and community participation, while fostering an on-campus experience that inspires the next generation of leaders and thinkers.

Our work with research partners and industry collaborators is integral to our endeavours and will help to build the momentum needed to accelerate our collective impact.

As we embark on implementing the vision outlined in this Masterplan, I am confident that we can work together to unlock the full potential of La Trobe University as a place for our community to thrive.



Professor Theo Farrell
Vice-Chancellor
and President

WURUNDJERI

Bundoora, and La Trobe University, is on the land of the Wurundjeri People. We take our name from the Woi-wurrung language word "wurun", meaning the Manna Gum (*Eucalyptus viminalis*) which is common along "Birrarrung" (Yarra River), and "djeri", the grub which is found in or near the tree. Wurundjeri are known as the "Manna Gum People" and Wurundjeri Ancestors have lived on this land for more than 65,000 years and is the oldest living culture in the world.

**Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

For the Wurundjeri, the natural world is also a cultural world and Wurundjeri Elders have expressed a special interest in preserving the natural landscapes of cultural importance at our Bundoora Campus. The acknowledgement of broader attributes of the landscape as cultural values that require protection (encompassing, among other things, a variety of landforms, ecological niches and habitats as well as continuing cultural practices and archaeological material) is essential to the identity and wellbeing of the Wurundjeri people, and the University Masterplan seeks to embed these principles.



An artist's impression of La Trobe University City

1.1 OUR VISION

La Trobe University City is La Trobe University's ambitious vision to transform its Melbourne (Bundoora) campus into a dynamic and vibrant centre of innovation, knowledge and sustainability, that drives collaboration and shared social value, enriches community life, and stimulates economic prosperity.

La Trobe University will transform the Melbourne (Bundoora) Campus to support innovation and impact, accelerating business and community partnerships to build a sustainable future, centred around our strengths in Agriculture, Food and Environment; Health and Wellbeing; and Digital Technology and Transformation.

The unique natural environment will become the setting for enhanced lifestyle experiences where people can live, learn, work, and socialise, also contributing to community health.

At La Trobe University City we will create an economically vital place, which is world leading in sustainability and where education and our students will remain at its centre.

La Trobe is proud of its role as a university of choice for local and international students, academics and industry, and we continue to advocate for the public good.

We will deliver this vision with partners and community, while learning from thousands of years of Indigenous knowledge, actively embedding Indigenous culture to heal our land and build our future.

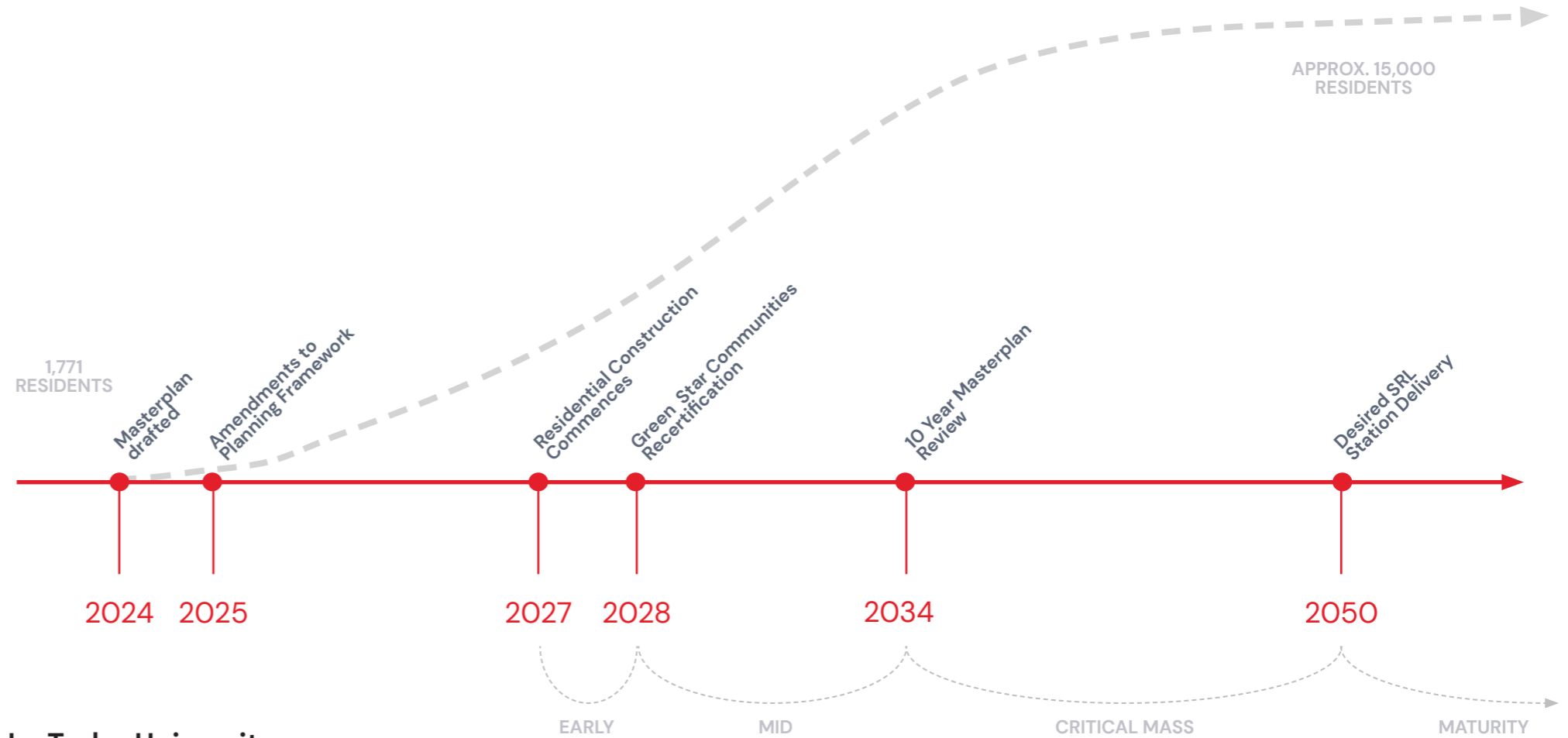


For illustrative purposes only. Various factors could cause development outcomes to differ materially from this image.

We'll deliver a city that will create more than 30,000 jobs, attract 40,000 students, and provide homes for approximately 15,000 residents. One million square metres of open space and immersive bushland landscape will be available for the community to enjoy.

La Trobe University City will:

- be a catalyst for economic uplift and growth for Melbourne's northern region, unlocking employment and economic development opportunities across education, research and innovation, and stimulating local and economic business development and attraction
- be a diverse community that blends education with research and innovation, and people and energy, investing into the fabric of our city, for greater impact
- cultivate a dynamic ecosystem of world leading research, innovation and collaboration, which attracts investment and addresses the significant issues of our time
- provide a platform to accelerate education, knowledge creation and entrepreneurship, offering real-world experiences and endless opportunities for partners, students, academics, and entrepreneurs, establishing La Trobe University as a global leader, and La Trobe University City as a globally recognised place
- offer new lifestyle experiences in Melbourne's north across walkable and liveable neighbourhoods, becoming a regional destination known for learning, living, working, and connecting
- demonstrate leadership in sustainability and social responsibility by investing in environmental initiatives, affordable housing, and working in partnership with Indigenous People.



La Trobe University City will create:

education facilities for
>40,000
students

>33,500
new jobs

additional residences for approximately
15,000
students, staff and workers in up to 9,000 dwellings

330,000
square metres of new research and innovation space

Immersive landscape
1,000,000
square metres publicly accessible open space and bushland

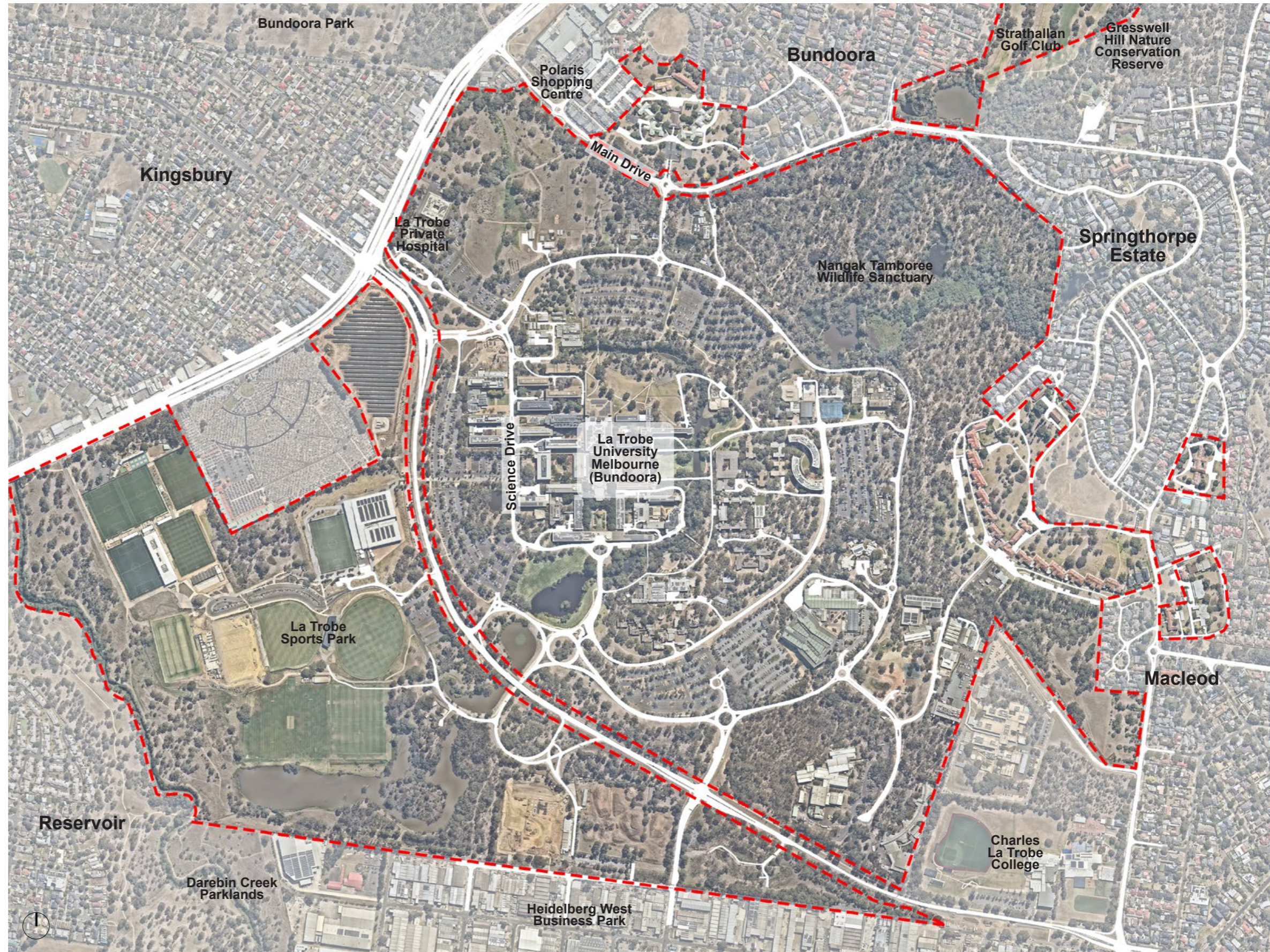
210,000
square metres of new commercial space including retail and hospitality

15%
affordable housing for students, researchers, workers and community

75,000
square metres of cultural, arts, community and health facilities

SITE AND SCOPE

The La Trobe University City Masterplan covers the 255 hectares of La Trobe University’s current Melbourne (Bundoora) campus, including the Sports Park Partnership Precinct, Gardenview and The Terraces buildings, and Strathallan Golf Course. Realisation of the Masterplan vision will deliver a new university city called La Trobe University City. Located 14 kilometres from the Melbourne Central Business District (CBD), the site is bound by Polaris Activity Centre to the north, the residential areas of Springthorpe Estate and Macleod to the east, Kingsbury Drive and the Heidelberg West Business Park to the south, and Plenty Road to the west. The site is located within a broader economic and employment hub in Melbourne’s northern region which includes the Heidelberg and Reservoir Activity Centres, Northland Activity Centre and Employment Precinct, and Austin Hospital and Biomedical Precinct.



Existing Site

--- Site Boundary

1.2 STRATEGIC CONTEXT

La Trobe University City will be a catalyst for economic uplift and growth for Melbourne's northern region, unlocking employment and economic development opportunities.

It will create new jobs in construction, grow jobs in education, research and innovation. It will stimulate local and economic business development and attraction, and deliver housing and amenity for the communities in Melbourne's north.



LA TROBE UNIVERSITY CITY STRATEGIC VISION

Melbourne's north is growing, which brings with it a range of opportunities for economic diversification. La Trobe University City will be a catalyst for positive transformation – our city building will expand education and research facilities, industry co-locations, residential housing opportunity, as well as sporting, health and community infrastructure.

La Trobe University City aims to create a cycle of collaboration, connection and collocation:

- connecting La Trobe University with industries and the community
- encouraging innovation and entrepreneurship in key research areas
- creating jobs, boosting economic activity, and providing social benefit for the region.

Realisation of the strategic vision will cultivate an ecosystem of innovation and entrepreneurship centred around La Trobe University's strengths in Agriculture, Food and Environment; Health and Wellbeing; and Digital Technology and Transformation. This will generate economic activity, create jobs, and deliver tangible social impact and benefit for the university and the northern region.

LA TROBE UNIVERSITY STRATEGIC PLAN 2025-2030

La Trobe University is already delivering on its vision to elevate the ideals of contemporary society by transforming its landholdings into a new and inclusive knowledge community where people work, live, learn, socialise, and stay healthy. La Trobe University City is the key enabler through which La Trobe will deliver the vision.

La Trobe University City brings new opportunities to maximise our contribution and strengths, addressing issues of local, national, and international importance across La Trobe's five research priority themes, aligned to the United Nation's Sustainable Development Goals: Sustainable Food & Agriculture, Resilient Environments, Healthy People, Families and Communities, Understanding and Preventing Disease, and Social Change and Equity.

Within the Strategic Plan 2025 – 2030 is the vision for the La Trobe University City underpinned by four intersecting themes which will guide La Trobe University's efforts and direct its focus:

- a city of education, knowledge creation and entrepreneurship
- a dynamic ecosystem of world leading research, innovation and collaboration
- vibrant and liveable communities
- a physically and digitally connected city.

Realising the La Trobe University City vision has considerable benefits for La Trobe University – diversifying revenue streams, fostering research activity and innovation, creating opportunities for industry co-location and partnerships, enhancing student experiences and setting La Trobe up as an attractive destination for both domestic and international students.



Regional Context Map

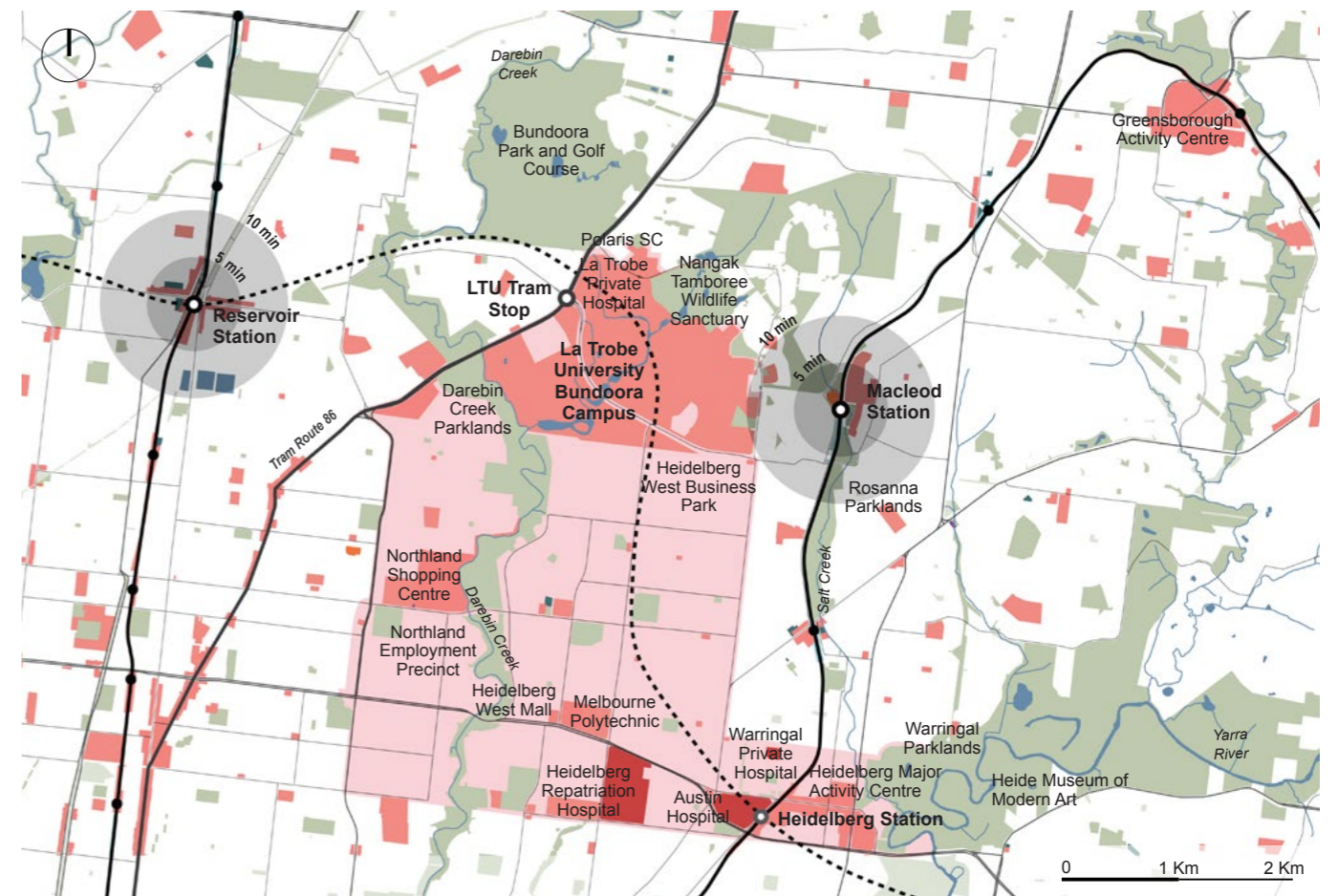
----- Suburban Rail Loop (SRL) Alignment

(N) NEIC (National Employment Innovation Cluster)

PLANNING CONTEXT

Melbourne is experiencing rapid population growth, which is transforming the region and stimulating the local economy. Plan for Victoria 2025, the State’s current planning strategy, guides the growth of both metropolitan and regional areas and sets strategic directions for housing, jobs, place creation, sustainability and caring for Country. Plan for Victoria identifies Activity Centres for future growth and Priority Precincts with an economic focus. La Trobe University is identified as a Priority Precinct due to its education function and its proposed Suburban Rail Loop station. The City of Darebin, of which La Trobe University is a part, has an ambitious housing target of 28,700 new dwellings by 2041. The importance of an employment, health, and research and innovation cluster (former National Employment and Innovation Cluster, now Priority

Precinct) around La Trobe University remains critical for Melbourne’s north. La Trobe University will continue to monitor and participate in the implementation of Plan for Victoria and will continue to work collaboratively with the City of Darebin and Banyule City Council on all relevant policy and strategic projects and programs that benefit the community. La Trobe’s delivery of significant projects such as the La Trobe Shared Path and La Trobe Sports Park are examples of our commitment to collaboration and partnership with government in providing important community infrastructure. The Banyule Economic Development Strategy 2023–2028, Northern Innovation and Sustainability Precinct (NISP) Opportunity Statement, The Darebin Economic Land Use Strategy, the Darebin Economic Framework, and the Darebin Housing



Local Context Map

NEIC (National Employment Innovation Cluster)

Activity Centres

----- Suburban Rail Loop (SRL) Alignment

Hospital Precinct

Existing Open Spaces

Strategy 2024 all outline a commitment to economic, employment, and housing growth in the northern region, which are aligned with Plan for Victoria and the La Trobe University City vision. The Darebin Planning Scheme dictates policies and provisions to control the use and development of land for La Trobe University’s Melbourne (Bundoora) Campus. The land is currently included in the Public Use Zone 2 (PUZ2) which facilitates and supports the ongoing use and development of the campus for education purposes. To achieve a more contemporary vision for the campus where education and research uses coalesce with commercial, retail and residential uses as outlined in this masterplan, a planning scheme amendment may be required to ensure that the planning framework can support the delivery of the La Trobe University City vision.

MORE INFORMATION:

- Plan for Victoria 2025
- Banyule Economic Development Strategy 2023–2028
- Northern Innovation and Sustainability Precinct (NISP) Opportunity Statement
- Darebin Economic Land Use Strategy
- Darebin Housing Strategy 2024
- Darebin Planning Scheme
- Darebin Economic Framework



2017

La Trobe National Employment and Innovation Cluster – Draft Framework Plan



2024-2034

Victoria's Housing Statement



2020

Northern Region Transport Strategy

DELIVERING COMMUNITY BENEFIT

As a city born from a university, La Trobe University City will be equipped with a range of infrastructure and assets that can be capitalised for widespread community benefit. Investing in the modernisation of over 60% of existing on-site facilities will create high quality places to learn, work and experience. The delivery of new and upgraded state-of-the-art infrastructure, including community and student facilities, green open space, quality amenities, and a variety of services and activities will stimulate economic activity and offer hundreds of millions of dollars' worth of private investment opportunity – attracting organisations to co-locate, providing new lifestyle experiences, and ensuring improved liveability outcomes for communities.

HOUSING DIVERSITY AND AFFORDABILITY

La Trobe University is committed to providing housing close to where people work and study and aims to grow its on-site residential population from a few thousand students to up to 15,000 residents, contributing to the Victorian State Government's goal to deliver 800,000 homes over the next 10 years. Diversity of housing type, size and tenure will ensure that La Trobe University City caters to the needs of a dynamic population. A minimum of 15% of all homes will be affordable, meeting the housing needs of students, researchers, local workers and others who wish to call La Trobe University City home. This commitment to affordable housing is a substantial change for the site and is fundamental to the transformation from campus to city. This commitment will reflect the objectives of the Darebin Housing Strategy 2024, which supports housing growth in the northern region, with a strong focus on community inclusiveness and housing affordability.

MORE INFORMATION:
[Victoria's Housing Statement](#)
[Darebin Housing Strategy 2024](#)

IMPROVING MOVEMENT AND ACCESS

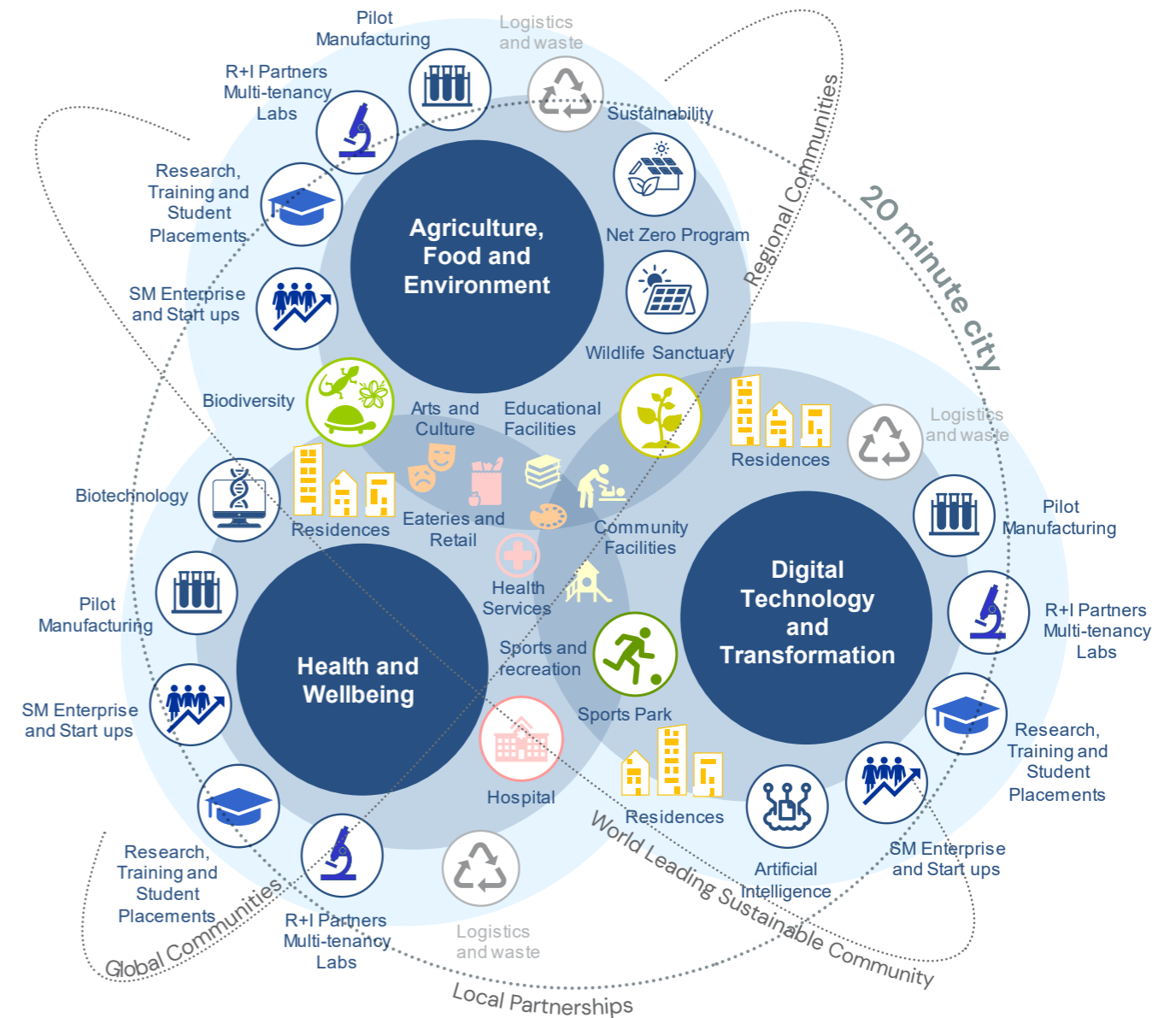
La Trobe University City will offer quality open spaces, new retail and commercial opportunities, and improved local amenities which will support a growing population, attracting residents, business and visitors to the city. We will work with all levels of government to realise a robust public and active transport network. An Integrated Transport and Parking Strategy will support the development of the city, ensuring the delivery of a movement system that is efficient and sustainable, and providing appropriate access to and management of parking. La Trobe will prioritise sustainable transport options by investing in expanded pedestrian and cycling links and supporting infrastructure, creating new connections and piloting innovative solutions to improve movement and connections into the surrounding area. A high-capacity public transport network with extended coverage will support the transformation from campus to city by making it easier for people to move around make sustainable transport

choices. The Victorian State Government Suburban Rail Loop (SRL) network plan proposes a new railway station at La Trobe University and upgraded/interchange stations at Heidelberg and Reservoir. This will provide crucial east-west connections across Melbourne's middle suburbs and are critical to the delivery of sustainable transport targets for La Trobe University City. In the interim, the provision of frequent and reliable bus services to nearby railway stations would result in immediate improvements to campus accessibility for a range of users. The North-East Link project will connect the Eastern Freeway and M80 Ring Road, linking the growing northern and south-eastern suburbs and accommodating up to 135,000 vehicles every day. This will significantly influence movement and mode share for La Trobe University City by reducing congestion on local and arterial roads across the north-east.

1.3 STRATEGIC COMMITMENTS

This Masterplan sets out the physical vision for La Trobe University City supported by the University's strategic direction. It provides an ambitious and implementable design framework to guide the transformation of the site from campus to city. It documents strategies that will deliver the University's Strategic Priorities across a 30-year timeline.

The Masterplan plays a critical role in shaping La Trobe University City as a city for the future. The Masterplan provides a spatial vision for the transformation of our 255 hectare city, underpinning the future of education, learning and research, and redefining the concept of a city and the community that dwells within it. The Masterplan responds to the vision for La Trobe University City and the La Trobe University Strategy 2030 to build a world-leading ecosystem of industry, academia, and community, that is the innovation and entrepreneurial hub of Melbourne's north, driving economic transformation and achieving global impact to solve the tangible challenges we face for the betterment of society and the environment. The Masterplan is designed to attract strategic partners to co-locate and invest, co-creating value through new and improved products and services to deliver greater research and teaching outcomes. This innovative prototype for La Trobe University City combines the 20-minute neighbourhood concept in the development of a place based, spatial strategy for the innovation ecosystem to thrive. The spatial articulation of the Masterplan builds on La Trobe's research strengths in Agriculture, Food and Environment; Health and Wellbeing; and Digital Technology and Transformation, to form the foundations of the La Trobe University City ecosystem. The Plan focusses on the University's research strengths and builds upon its assets to create a resilient precinct of learning, research translation, and new complementary living environments. Ultimately, the Masterplan will create a collaborative climate for industry and community to collocate in La Trobe University City with the University.



A PLACE FOR HEALING COUNTRY

La Trobe’s Indigenous Strategy articulates the University’s ambition to continue to impact the lives of Indigenous peoples in a positive and meaningful manner. The strategy and associated implementation plan set out the actions we will take through to 2030 to meet our objectives to decolonise the curricula, strengthen our culturally safe environment, and raise participation amongst Indigenous staff and students. Further, our vision is an institution where Indigenous leadership, self-determination and knowledges thrive, for the benefit of Indigenous students, staff and communities, and La Trobe University will work with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation for matters relating to the planning, design, and delivery of La Trobe University City.

A THRIVING CITY, RENOWNED FOR INNOVATION, RESEARCH AND PARTNERSHIP IMPACT

La Trobe University City will transform into an innovation precinct of national significance. Our goal is to undertake high-quality research and bring together discovery and applied and translational research capability to address crucial global issues. In our key areas of Agriculture, Food and Environment; Health and Wellbeing; and Digital Technology and Transformation, we’ll strive for global recognition and influence through the transformative ways we work, continuing to partner with others, and through inviting new key industry partners into La Trobe University City. The University has always had a strong sense of social responsibility, undertaking teaching and research that is highly relevant to its community, advocating for economic prosperity, health and wellbeing, gender equality, cultural recognition, and environmental sustainability from day one. La Trobe will continue to advocate for the communities it works with and makes a genuine difference to students in the way we upskill and train them for the future workforce. La Trobe University City will provide a range of dwelling options, including affordable housing, for different household types. Additional community services, such as a primary school, a childcare centre, health services, sporting facilities, and cultural and arts spaces will be integrated into the new vibrant and thriving city.

AN ECONOMICALLY VITAL PLACE WITH LEARNING AT ITS CENTRE

The University will build critical mass and drive collaboration between industry partners, community organisations and individuals to deliver significant benefits to the University, its co-located partners, and the wider regional economy. A mix of uses across La Trobe University City is sought by the Masterplan to ensure economic sustainability. To enable diverse employment and education opportunities. We aim to create around 330,000 square metres of research and innovation space, 160,000 square metres of commercial floor space, 230,000 square metres of education space, 75,000 square metres community and cultural space, and 50,000 square metres of retail and food and beverage space. La Trobe will continue to offer students more freedom to choose when and where they study, on and off campus, with greater use of online and mixed modes of teaching and learning. A supportive and engaging student experience will be provided that allows all students to thrive. Reinvestment in academic spaces and digital infrastructure, particularly the Agora and Library, will further enhance the on campus experience.

A WORLD LEADING SUSTAINABLE CITY

La Trobe University recognises the extreme risks climate change poses to the economic, ecological, and social futures of our students, staff, and communities, both local and international. In 2023 the La Trobe University Melbourne (Bundoora) Campus was recertified as a 6 Star Green Star Community by the Green Building Council of Australia. Our rating means we are a world leading sustainable community in areas of green buildings, energy, water and waste efficiency and management, biodiversity and land management, and community and social sustainability. We maintain this ongoing leadership in sustainable communities with Greenstar Communities recertification planned for 2028.

La Trobe’s Agriculture, Food and Environment; Health and Wellbeing; and Digital Technology and Transformation offering are the foundations of this University City.



1.4 STRATEGIC DIRECTION

COMMUNITY, LAND USE AND SPATIAL DIRECTIONS

This Masterplan is a 30-year vision for La Trobe University City with concept designs that will be delivered by La Trobe University. Through collaboration, further design work, and consultation with stakeholders, including our community, we will deliver La Trobe University City through a phased approach that provides the right balance of new development, enabling infrastructure, and civic amenity.

AN ENDURING PARTNERSHIP TO DELIVER LA TROBE UNIVERSITY CITY

The Kurnaj-berring tribe of the Wurundjeri Clan are the original inhabitants of the area where La Trobe University is now situated, and ownership extended to both the land and the water ways for 40,000–60,000 years.

Large wetlands existed in the area and provided a plentiful supply of edible plants, fish, mammals, and birds. Trees throughout the area show evidence of bark removal for containers, roofing materials, canoes, and shields. The name Bundoora is thought to be shortened from Keelbundoora, which was the name of a young boy who was present at the signing of the Batman Treaty.

La Trobe University proposes to work with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation – to establish a formal mechanism to enable an enduring partnership and to ensure meaningful and ongoing dialogue for matters relating to the planning, design and delivery of the lands now referred to as ‘La Trobe University Melbourne (Bundoora) Campus’, and delivery of our Masterplan commitment to Healing Country.

Through this partnership, and establishment of a formal mechanism such as an Engagement Forum and Terms of Reference, La Trobe

University will work with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation and other Aboriginal and Torres Strait Islands stakeholders to deliver:

- genuine recognition of Wurundjeri Woi Wurrung sovereignty and their custodianship of the lands on which the La Trobe Bundoora campus resides, through placemaking and development of a Targeted Cultural Values Plan
- delivery of a culturally safe campus for Indigenous faculty, community members and students to come together
- increasing opportunities for education and research, business, employment, community infrastructure and support, and housing for Indigenous people across La Trobe University City
- showcasing and promoting Indigenous culture, history, language, and art in the design, naming, and planning of our physical campus
- clear Indigenous place and building naming protocols.
- increasing opportunities for Indigenous community members, such as the Narrap team of the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation in the delivery of land management and biodiversity outcomes
- updating La Trobe’s Wayfinding and Signage Strategy and Style Guide to promote critical engagement with Indigenous culture, language and issues among the University and the broader community. This may include:
 - › referencing Wurundjeri Woi Wurrung language in new signage, where possible, practical, and permissible

- › promoting critical engagement with Indigenous cultures, making appropriate stories of culture and place visible to the University and the broader community
- developing an Indigenous Community Engagement model and protocols to support our engagement with community and stakeholder organisations, and as part of this process, providing cultural awareness training for staff, contractors, and others
- developing and embedding an Indigenous Procurement Framework and Procurement Process in delivery of La Trobe University City
- providing opportunities for all Indigenous Elders and community members to engage in an array of La Trobe University City events and activities
- supporting the objectives and strategies contained in the La Trobe University Indigenous Strategy 2022–2030.



Native bee on Matted Flax Lily, credit Stan Wawrzyczek



EDUCATION AND RESEARCH AT THE HEART OF LA TROBE UNIVERSITY CITY

For more than 50 years, La Trobe University has been transforming people and societies. We put our students at the centre of everything we do – with a dual emphasis on excellence and inclusivity. It is for this reason that education and our students will remain our core purpose, and La Trobe University and its students will remain the very heart of La Trobe University City. Our students will be the primary beneficiaries of the changes we make.

In 2022 we asked students and staff about the existing site strengths they wanted protected and enhanced. La Trobe University’s commitment to sustainability and its bushland setting and waterways, the Agora, and library facilities were universally highlighted.

Other clear directions were provided by students for the future development of La Trobe University City, which have informed the Masterplan, including:

- improve facilities, with more things to do on campus. New food and beverage spaces, entertainment, and cultural facilities, and not only confined to the Agora
- increase opportunities for students to work, gain industry training and experience, and provide space for students to host start-up businesses, including retail offerings

- moving within and to the campus is to become easier and safer, and with clearer wayfinding and better signage across the campus.
- improve accessibility, and consolidate our approach to inclusiveness, with a focus on mobility and wheelchair accessibility, student housing diversity and affordability, and services for students from Culturally and Linguistically Diverse (CALD) backgrounds
- provide spaces for, and design space, that has regard to the needs of neurodiverse students and workers
- seek to improve the public transport offering and maintain parking accessibility for students
- respond to climate change and embody sustainability best practice
- deeply acknowledge Indigenous People and their connection to the land on which the Bundoora Campus is located.

RETAINING A UNIQUE URBAN STRUCTURE

The original master planned campus, designed by Yuncken Freeman Architects, is one of the most intact 1960s campuses in Australia, and the Agora and Library were originally designed to be the heart of the University. These, as well as the network of courtyards, are highly valued places to gather for students and staff, and the success of La Trobe University City relies on their ongoing protection and enhancement. Other clear directions were provided by students and staff for the future development of La Trobe University City, which have informed the masterplan, including:

- maintain and reinforce the integrity and rhythm of buildings and courtyards as well as key axes and orthogonal layouts of the campus structure
- reinforce the Agora and library as the centre of La Trobe University City.

- strengthen the City Centre (the former “campus core”) by encouraging appropriate and complementary development of additional floor space and greater activation and utilisation
- maintain, adapt, and repurpose as many contributory buildings as practically possible, and protect important identified heritage fabric, including buildings, public art, and landscape
- ensure buildings are of a scale that is complementary to the existing campus structure and bushland setting and enhance the quality of the public realm
- protect and enhance the existing network and character of courtyards and civic squares across the campus, through design, activation and improve ecological performance.



ACKNOWLEDGING THE IMPORTANCE OF NEIGHBOURHOOD AMENITY AND LIVEABILITY

The surrounding community of residents, such as at Springthorpe Estate and Macleod, are important users of the campus and its infrastructure, such as La Trobe’s sports facilities and open space. The Polaris Activity Centre to the north serves shopping and other needs of students living on campus, and La Trobe University staff. A significant proportion of students and workers live in neighbouring suburbs and the northern region, and the campus also has strong links with the Heidelberg West Business Park. In 2022, we asked a range of community stakeholders what they wanted for La Trobe University City. As well as highlighting our important physical assets like open space, trees and community infrastructure, the following opportunities were identified:

- Support the neighbouring community with provision of commercial, retail, education and community uses, while retaining La Trobe University as the heart of La Trobe University City.
- Increase movement between surrounding communities and within La Trobe University City through enhancement and expansion of a safe and legible pedestrian priority and cycling network.

- Consider sensitive interfaces with neighbouring communities and manage the external environmental impacts of new development.
- Create better physical and strategic connections with adjoining industries and key neighbours, such as at the Heidelberg West Business Park, Charles La Trobe College, and Bundoora Park Homestead.
- Co-locate new industries at La Trobe University City, strengthening opportunities for collaboration and research translation.
- Provide a range of diverse and affordable housing types.
- Be an exemplar in sustainability and maintain and enhance sustainable transport infrastructure and seek to enhance public transport connections to encourage mode change, and to reduce traffic congestion and parking impacts on neighbours.

STRENGTHENING OUR NANGAK TAMBOREE

The University’s moat system was designed as a fundamental part of the original Masterplan’s open space network and contributes to the ecological corridor through the campus. Now called the Nangak Tamboree, the 2km waterway runs through the heart of the University and provides habitat for a diverse range of flora and fauna, including threatened species such as Swift Parrots, Powerful Owls, Dwarf Galaxids and Matted Flax-Lily. Nangak Tamboree connects the University to the wider community and environment, by providing a vital link from the bushland reserves, including the Gresswell Habitat Link and Gresswell Forest, in the north, through La Trobe’s Wildlife Sanctuary and main campus, eventually flowing into Darebin Creek in the south.

New green corridors, parks and waterways will be embedded into an extraordinary, resilient, and biodiverse landscape, linking with Nangak Tamboree and coexisting with the urban realm. As part of La Trobe University City, we will:

- reinforce the bushland setting of the campus in existing and new identified areas
- protect, enhance, and connect to the existing riparian corridor and open space networks
- optimise the relationships between buildings and landscape, ensuring equitable access and enjoyment of a consolidated, immersive open space network and the healthy waterways within it
- retain and enhance significant landscape and topographical features across our land, including important cultural landscape heritage.

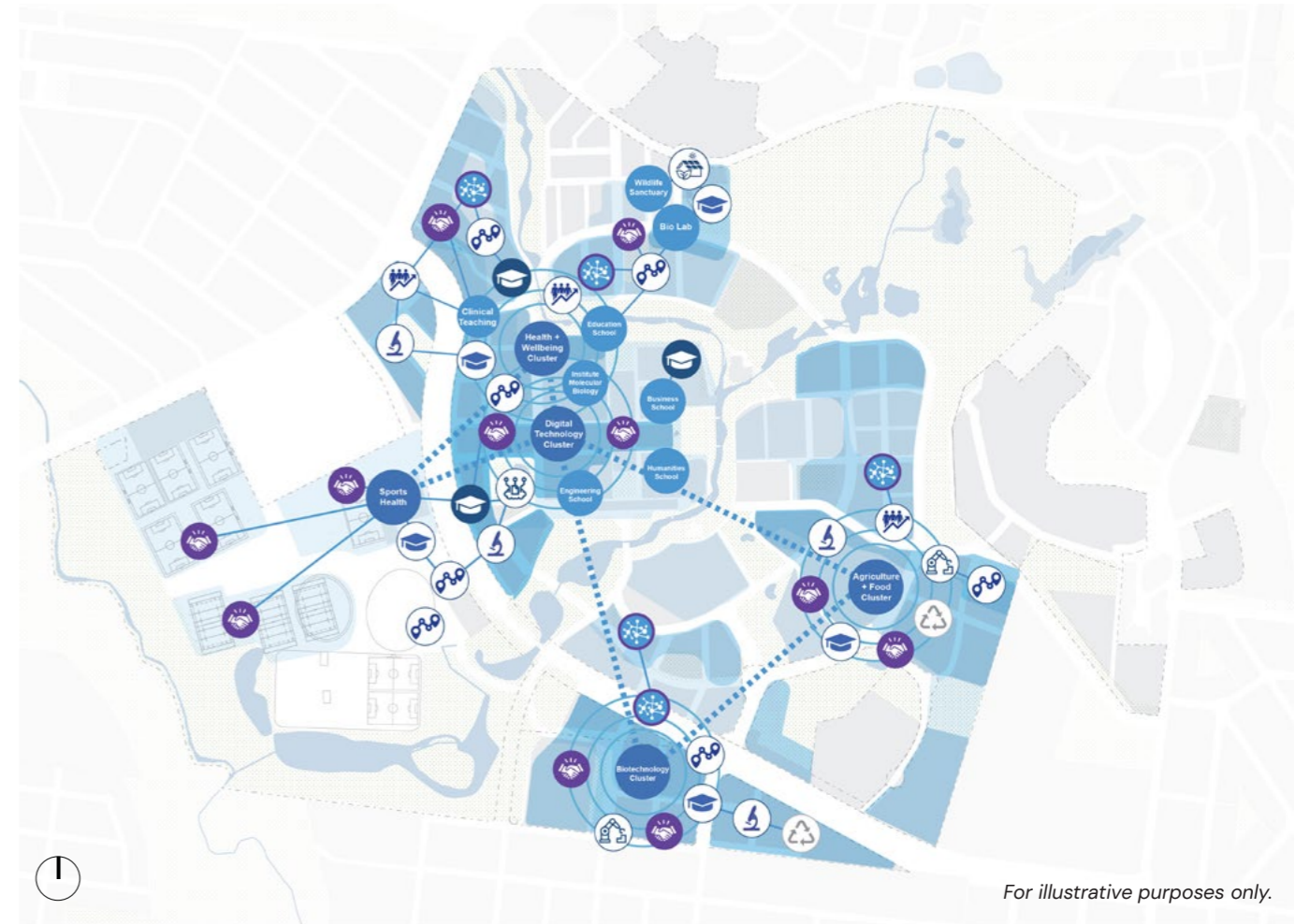
Nangak Tamboree is pronounced: *nan-ynack tam-bor-ee*, which means respecting, sharing, and looking after the waterway in the Woiwurrung language of the Wurundjeri people.

KEY MOVES

The Key Moves underpin the Masterplan and provide its structure. They define the physical strategies that will ensure the delivery of the University's Vision and Strategic Priorities for La Trobe University City.

KEY MOVE 1: AN INNOVATION ECOSYSTEM

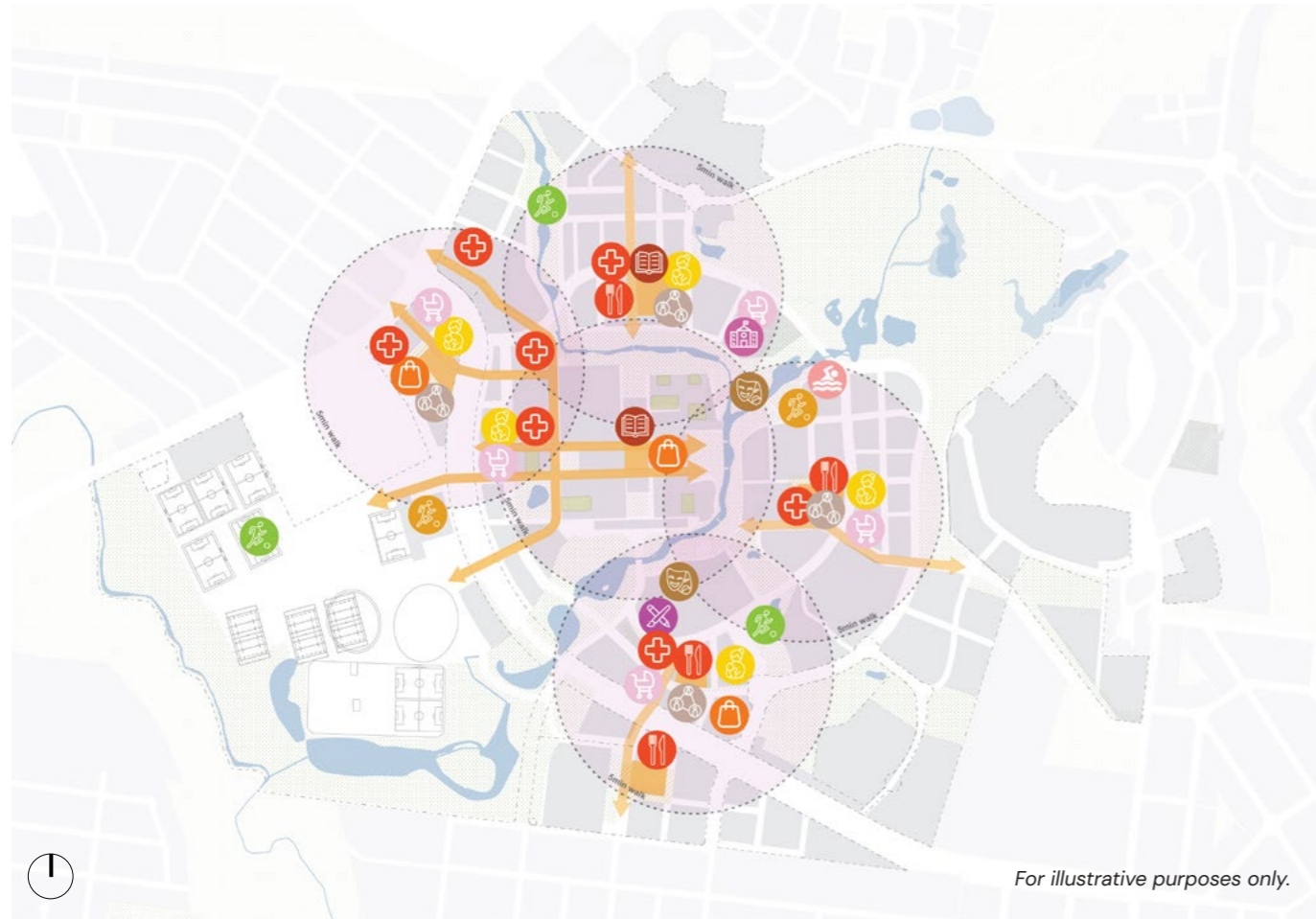
A diverse network of innovation clusters throughout La Trobe University City will be supported by an attractive lifestyle offer. We'll deliver a future focussed education, innovation and research offering, spaces and buildings, that provide flexibility and blur the boundary between the academic and commercial world. Housing and community uses will be located and designed to protect the amenity of future residents and support the operation of existing and future education, research and innovation, commercial and industry uses. Development of a secure and innovative digital infrastructure network will also support campus-industry partnerships, research and innovation, employment and economic growth, community connectedness, and optimised operations.



For illustrative purposes only.

Ecosystem Intensity
Low High

- Key Innovation Cluster
- Academic + R&I
- Innovation Clusters
- Industry Partners
- Research
- Academic Schools + Institutes
- Training + Student Placements
- Multi Tenancy Labs
- Pilot Manufacturing
- Start-ups + SM Enterprise
- Artificial Intelligence
- Logistics & Waste
- High Tech Greenhouse
- Mobility Hub

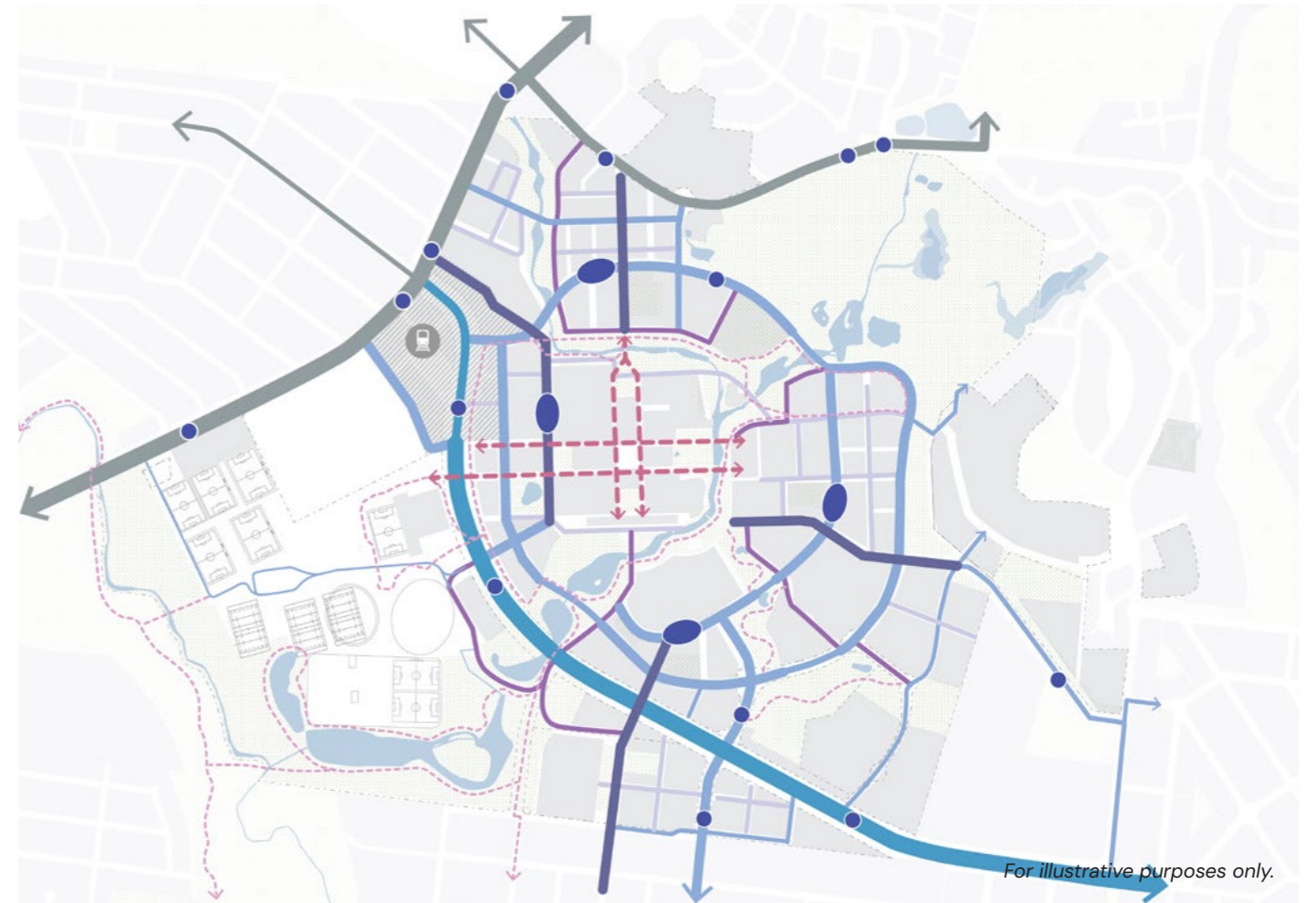


For illustrative purposes only.

KEY MOVE 2: LOCAL LIVING

20-minute City principles create convenient access in every village to high quality housing, education, work, play, open space, childcare, and daily needs. In La Trobe University City mixed use precincts and activity streets which support the development of local shopping and community infrastructure needs will be within 800 metres of all new housing.

- Sports & Recreation
- Indoor Sports
- Indoor Recreation
- Primary School
- Childcare
- Cafes & Bars
- Central Streets and Village Squares
- Health Services
- Maternal & Child Health
- Supermarket/Retail
- Community Hub
- Arts/Culture Centre
- Creative Space
- Library



For illustrative purposes only.

KEY MOVE 3: A CONNECTED TRANSPORT AND MOVEMENT SYSTEM

Over 30 new streets and laneways will be added, and existing roads will be transformed into a network of multi-modal streets that support local living. La Trobe University City will enable high-quality public transport such as buses. La Trobe will anticipate the future construction of the Suburban Rail Loop where 70% of trips via active or public transport at delivery will remain an important aspiration, through preferred site identification on Masterplan maps.

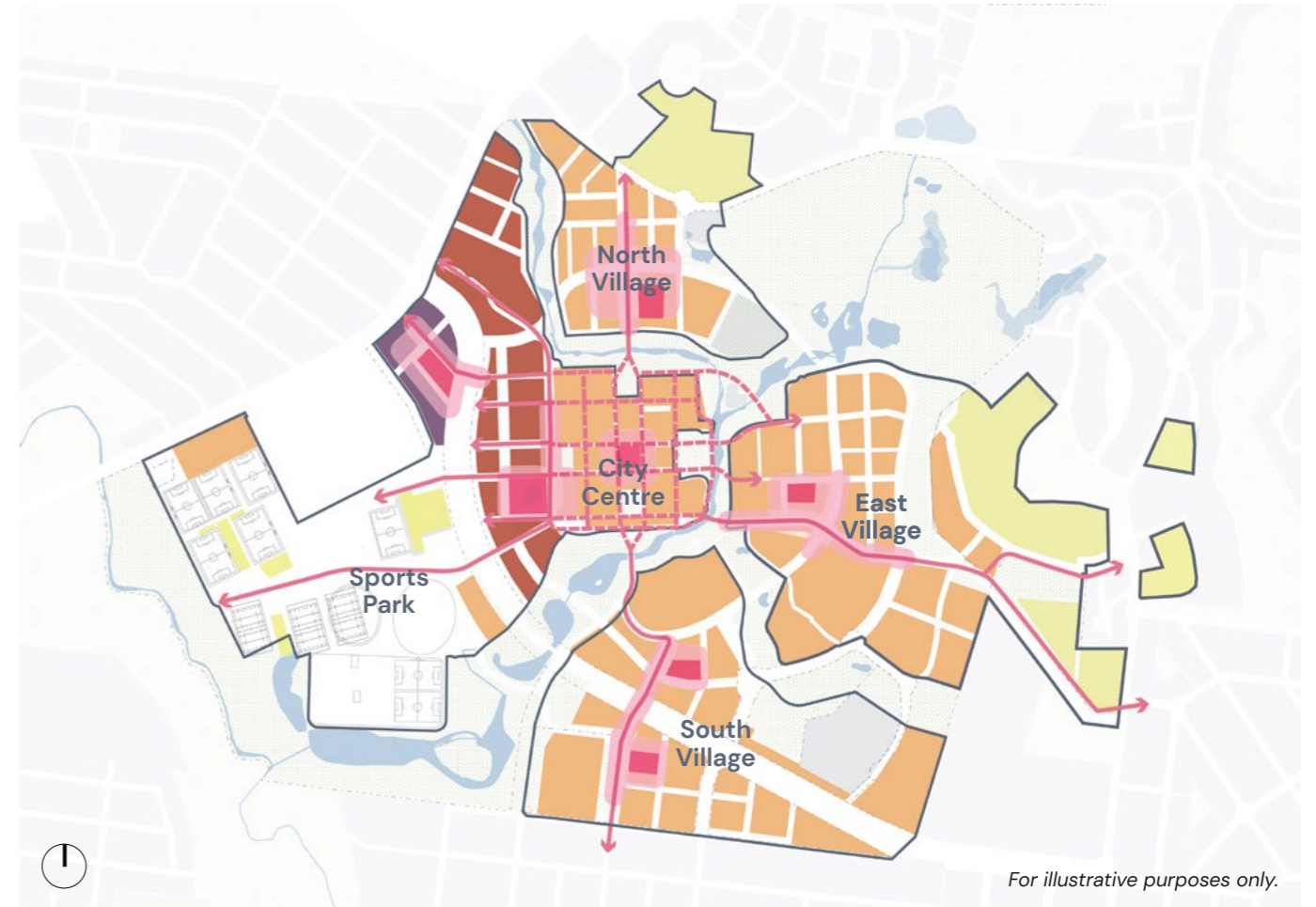
- Central Street
- Suburban Rail Loop Precinct
- Neighbourhood Street
- Pedestrian Route
- Connector Street
- Public Transport Stop
- Parkside Street
- Student Experience Corridor
- Boulevard
- Existing Road (Off-Title)



KEY MOVE 4: A RESILIENT BUSHLAND CITY

A distinctive Australian landscape permeates La Trobe University City, including the unique Nangak Tamboree riparian corridor, and the regionally significant Wildlife Sanctuary. Biodiversity corridors will connect areas of high biodiversity value and provide habitat links for flora and fauna. Waterways will be embedded into an extraordinary, resilient, and biodiverse landscape, coexisting with the urban fabric. La Trobe University City will have a network of open spaces, bringing residents, workers, visitors and university students and staff closer to nature.

- Open Space + Vegetated Areas
- Primary Corridor
- Sports Park
- High Amenity Trees
- High Biodiversity
- Secondary Corridor
- Aquatic Corridor
- Matted Flax Lily
- Trust for Nature Covenant Area
- Water Body



KEY MOVE 5: A CITY OF VILLAGES

The University core will be transformed into a City Centre connecting four diverse, self-sufficient Villages. Increased density at a human scale will accommodate the growing population and create a vibrant urban experience and a healthy, high-amenity public realm. Development will be designed to minimise and manage external environmental impacts on neighbouring development.

- Village Squares and Active frontage
- Central Streets
- Preferred Heights:**
- Up to 4 levels
- 2-8 levels
- 4-12 levels
- 6+ levels

A WORLD LEADING SUSTAINABLE COMMUNITY

In 2023, the university city was recertified as a 6-Star Green Star Community (world leading) by the Green Building Council of Australia. This certification reflects our commitment to sustainability best practice in governance, liveability, economic prosperity, environment, and innovation. We are dedicated to maintaining this high standard and aim for recertification in 2028.

La Trobe University City will achieve Net Zero carbon emissions by 2029. This will be accomplished through the electrification of all new buildings, gradual degasification of existing buildings, onsite renewable energy generation, securing a net zero power supply, sustainable building design, and a focus on sustainable procurement.

We will actively manage and enhance biodiversity and the vegetation canopy, currently at 40%, and support and protect important fauna in the city through revegetation projects, creation of new habitat spaces and corridors, and protection of significant trees and ecological areas. Carbon capture loss from vegetation removal will be offset by investing in protected native vegetation offset sites across Victoria, and through onsite replacement planting.

Our goal is to achieve Net Zero waste by 2050 through eventual utilisation of third-party (offsite) energy and resource centres that convert waste

to energy. Non-hazardous waste will continue to be diverted from landfill via targeted reduction programs, including recycling, composting, behaviour change initiatives, construction and demolition waste controls, and promoting the circular economy with on-site libraries for books, tools, and toys, and repair workshops. Rainwater and stormwater will be collected for reuse throughout the city. We will also advocate for the development of a local wastewater recycling plant to support drought resilience and increased water self-sufficiency. Stormwater runoff will be managed onsite wherever possible, and infrastructure, materials, landscaping, and site design will ensure waterway and wetland water quality is maintained, and runoff into sensitive ecosystems is prevented.

Within La Trobe University City, mixed-use precincts and active streets will ensure that local shopping and community infrastructure needs are met within 800 metres of housing. Any required community infrastructure will be delivered together with housing to support the development of a sustainable, healthy and thriving community. This design will facilitate travel within the city by walking, cycling, micro-mobility, and public transport. Social and community infrastructure, including arts and recreation spaces, and child care, along with inclusive spaces and street furniture, will support a diverse population.



URBAN HEAT ISLAND EFFECT, CLIMATE ADAPTATION, AND COMMUNITY RESILIENCE

We will integrate strategies and design guidelines to ensure buildings, landscapes, and public spaces are resilient to extreme weather events such as flooding, drought, and heat waves. This will enhance the community's ability to adapt to climate change over time.



OVER 1,000,000M² OF CLIMATE RESILIENT OPEN SPACE BY 2050

We will create over 1,000,000m² of open space, designed to be resilient to future climate conditions, providing long-term public amenity.



SUSTAINABLE TRANSPORT AND MOVEMENT

In partnership with government, we will develop a space-efficient, equitable, and environmentally sensitive transport system for La Trobe University City. We will enhance sustainable transport infrastructure across the city, including establishment of a priority pathways and cycling network, and a major publicly accessible bike storage hub in every village.



SUSTAINABLE BUILDINGS

We remain committed to developing sustainable buildings and will verify the sustainability of future projects using tools such as the Built Environment Sustainability Scorecard (BESS), Green Star Homes, and Green Star Buildings. These efforts align with our Green Star Communities certification commitment.



ENVIRONMENTAL MANAGEMENT

Development (including construction) and ongoing operations will align with and meet the requirements of our ongoing commitment to ISO 14001 Environmental Management Systems certification, minimising and managing environmental impact.

MASTERPLAN - INDICATIVE SPATIAL STRUCTURE

This Masterplan reflects the transformation of the Bundoora Campus from a traditional 1960s university campus into a City – La Trobe University City.

The Nangak Tamboree Eco-Corridor will be extended to the northwest and southeast, creating four distinct, compact neighbourhoods for development – each with its own central square and street. The existing campus core will grow seamlessly westward, becoming the City Centre. Existing roads will be improved, and a new, dense network of streets will weave through La Trobe University City, creating a walkable urban fabric.



- Existing Built Form
- Indicative Future Built Form
- Existing Tram Stops
- Proposed SRL
- Existing Bus Stops
- Proposed Bus Stops

For illustrative purposes only.

MASTERPLAN – INDICATIVE LAND USE

A mixture of land uses will enable education, research and innovation, commercial, and residential communities to co-exist as a self-supporting, viable ecosystem. This will create 24-hour vitality across La Trobe University City and maximise opportunities for collaboration and cross fertilisation of ideas, while creating walkable, self-sufficient neighbourhoods. A diversity of choice will be on offer, including an education offer that supports different people (of diverse backgrounds, needs, life stages), research centres to translate, incubate and grow new industries, and diverse housing options, which allow ageing in place. Cultural, leisure and community facilities will create a complementary lifestyle offer for everyone.



- Academic
- R&I
- Commercial
- Retail
- Residential
- Student Accommodation
- Aged Care
- Health
- Community
- Infrastructure
- Parking
- Combined Uses
- Existing Tram Stops
- Proposed SRL
- Existing Bus Stops
- Proposed Bus Stops

For illustrative purposes only.



For illustrative purposes only.

A CAMPUS CORE TRANSFORMED INTO A CITY CENTRE

For illustrative purposes only.

FOUR UNIQUE AND VIBRANT VILLAGES



For illustrative purposes only.

OVER 100 HECTARES OF REGENERATIVE, CLIMATE-RESILIENT OPEN SPACE



For illustrative purposes only.



HIGH QUALITY WORKPLACES TO RESEARCH, INNOVATE AND COLLABORATE

For illustrative purposes only.

A THRIVING VILLAGE SQUARE AND LOCAL CENTRE IN EACH VILLAGE



For illustrative purposes only.

AN ENGAGING STUDENT EXPERIENCE AND DYNAMIC CITY CENTRE



For illustrative purposes only.

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