

More Homes More Opportunity



October 2024

50 new Activity Centres: train and tram zones

The Victorian Government will deliver 50 new 'train and tram zone' activity centres at public transport stations.

These zones based around public transport will **deliver more homes for young people, families and downsizers in Melbourne's inner suburbs.**

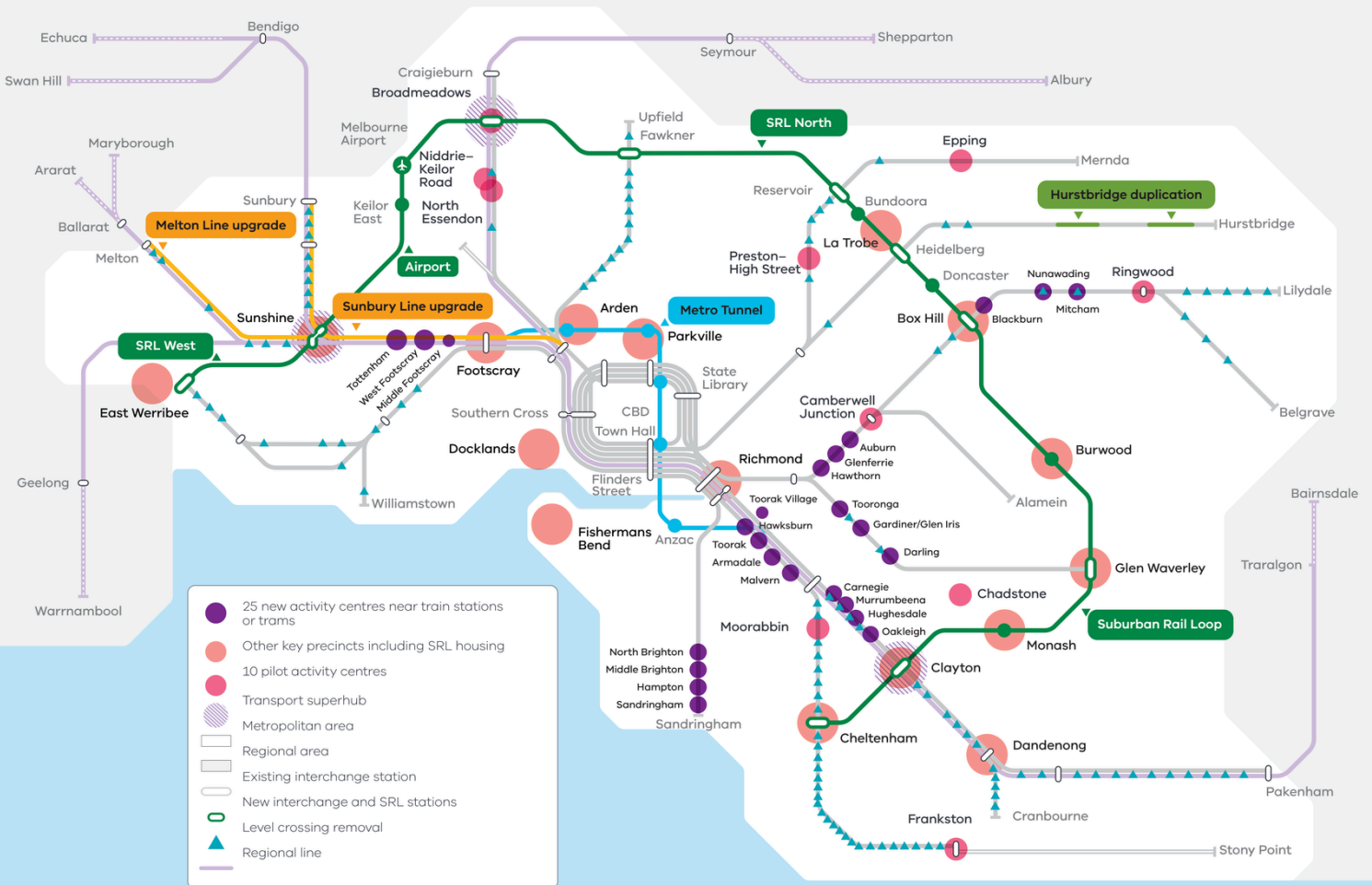
This is an expansion of the Government's Activity Centre program.

These 50 new activity centres will encourage more than 300,000 additional homes around Melbourne's train lines by 2051.

The first 25 centres will be delivered in two tranches over the next 12 months, with timelines to be communicated clearly.

The process for all 50 new centres is expected to be complete by 2026.

First 25 locations announced



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Locations

The Government has announced the first 25 new 'train and tram zone' activity centres.

The future Sunbury to Cranbourne-Pakenham line using the Metro Tunnel:

- Carnegie Station
- Hughesdale Station
- Murrumbeena Station
- Oakleigh Station
- Middle Footscray Station*
- West Footscray Station
- Tottenham Station

Belgrave/Lilydale Line:

- Hawthorn Station
- Glenferrie Station
- Auburn Station
- Blackburn Station
- Nunawading Station
- Mitcham Station

Frankston Line:

- Toorak Station
- Toorak Village* (58 tram)
- Hawksburn Station
- Armadale Station
- Malvern Station

Sandringham Line:

- North Brighton
- Middle Brighton
- Hampton Station
- Sandringham Station

Glen Waverley line:

- Tooronga Station
- Darling Station
- Gardiner & Glen Iris Stations (combined)

Both Toorak Village and Middle Footscray are classified as smaller 'neighbourhood' activity centres to guide more modest growth.

The locations for the remaining 25 of 50 'train and tram zone' activity centres will be announced in late 2024 with the release of Plan For Victoria.

The locations of the centres were recommended by the Department of Transport and Planning based on an analysis of transport capacity, access to jobs and services, and environmental considerations.

What it means

Activity Centre planning builds more opportunities and better communities by setting clear expectations for long-term growth, giving the community a say early, and streamlining planning to unblock home building.

Through this program of 50 new activity centres, **the vision is for taller buildings in the immediate 'core' where the train station and built-up commercial centre is located.**

Streamlined planning will apply in this core. In areas where the train station is very residential, the core could be very small, with more modest height limits compared to larger stations.

In the walkable 'catchments' up to 800 metres surrounding this core, the vision is for gentler, scaled height limits and more low-rise apartments and townhouses alongside existing homes.

Normal planning processes including notice and third-party appeal provisions will continue to apply in these catchment areas, and change will be sensitive and incremental - occurring over time.

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Key questions

What does activity centre planning mean for heritage or my right to have a say?

This program will not alter the rights of residents in the catchment areas to know, have their say and appeal, and heritage and landscape overlays will stay in place.

How it works in every community will be designed in consultation with locals.

This process will take time and opportunities to have your say will be communicated widely to the public.

This engagement and planning process will ensure plans are tailored and appropriate for each community.

Why near public transport?

Because Victorians want more homes close to public transport, jobs and services.

The time is right. Melbourne's train network has completely transformed over the last ten years, with more services, more than 50 new or upgraded stations, 84 level crossings gone for good, more to go – and the Metro Tunnel on its way next year.

Decisions to add more activity centres at train stations follow community feedback on the 10 draft Activity Centre Plans, where Victorians emphasised the importance of transport connections.

Additionally, more than 70 upgrades to schools and kinders near each of the first 25 centres to be announced have been funded by the Government since 2016.

How big will the core and catchment areas be?

First, planning work must take place at a local level. This involves a street by street, metre by metre study of the community.

This will happen progressively as the 50 new activity centres are delivered by 2026.

The core is proposed to be the train station and its immediate vicinity, such as the main commercial/shopping area.

In areas where the train station is more residential, the core could be very small, with more modest height limits compared to larger stations.

Catchment areas are proposed to be ten minutes walk (or 800 metres) from the core.

In the catchment areas, the vision is for gentler, scaled height limits and more low-rise apartments and townhouses alongside existing homes.

Plans for all activity centres will be different, because all communities are different.

Government will work with councils and locals to understand their priorities and help enhance what's important about their neighbourhood.

How do I learn more?

Planning work hasn't started for the 50 new activity centres, but planning for the 10 centres announced last year is underway.

To get an idea of the journey to date and the plans for these 10 first activity centres, visit engage.vic.gov.au/activitycentres