

Activity Centre Program

COMMUNITY CONSULTATION
PHASE 2

Engagement Report Camberwell Junction

MARCH 2025



Acknowledgement

We proudly acknowledge Victoria's First Peoples and their ongoing strength in practising the world's oldest living and continuous culture. The activity centres we are planning for are located on the lands of the Wurundjeri Woi-wurrung and Bunurong People of the Kulin Nation and we acknowledge them as Traditional Owners. We pay our respects to their Elders both past and present, and we acknowledge that they have never ceded their sovereign rights to lands and waters. We recognise their unbroken connection to Country, we celebrate their culture and history, and we honour their rights as custodians.

Introduction

This report details findings from Phase 2 engagement with the community on the Camberwell Junction Activity Centre as part of the Victorian Government's Activity Centre Program. This follows on from Phase 1 engagement which took place earlier in 2024.

Overview of engagement approach

Feedback is presented in this report and other activity centre-specific reports, one for each centre. This report outlines who we heard from; what we heard; and the changes that have been made or other responses to key feedback received. This report is intended to be read in conjunction with the [Activity Centres Program Phase 1 Engagement Summary Report](#) which details the policy context and background as well as all the engagement activities to obtain community feedback.

The Engagement Summary Report details the processes followed and the methods that were used to consult the community. It also outlines what we heard from community and stakeholders regarding the Activity Centre Program overall, and the changes that have been made or other responses to key feedback received. This includes feedback gathered from all Engage Victoria pages and VPA engagement sources, including where feedback was provided on the program as a whole.

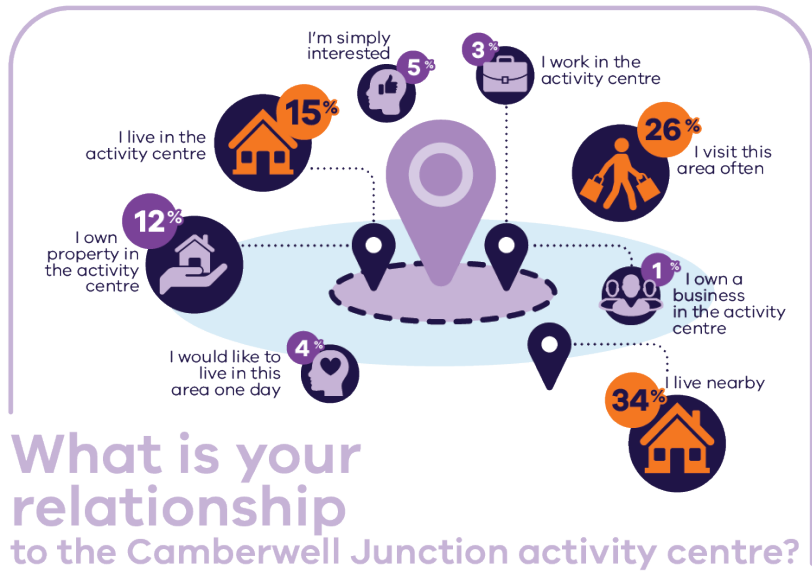
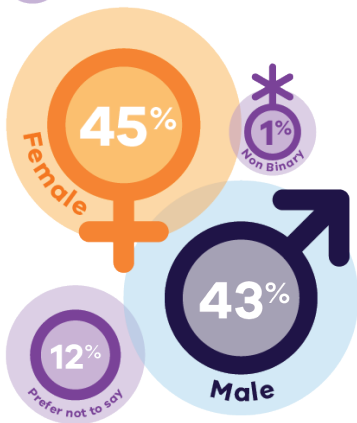
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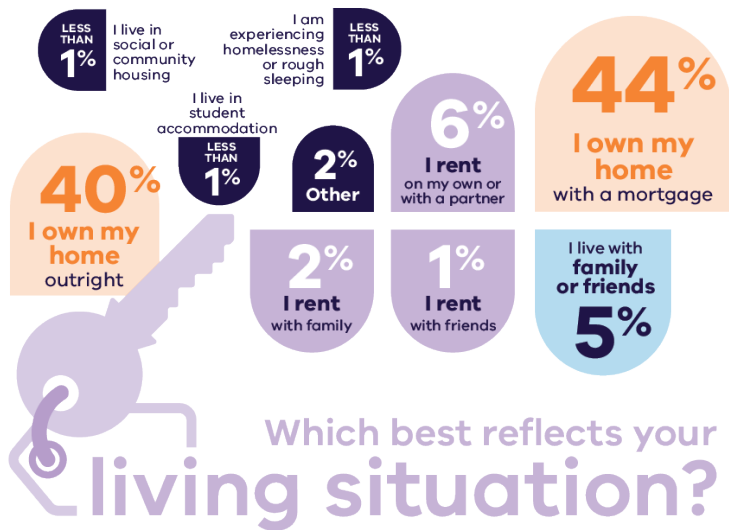
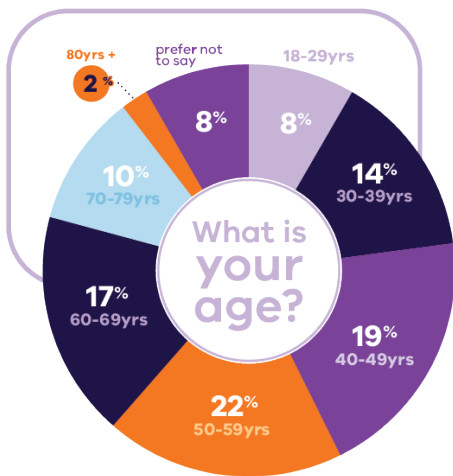
Who we heard from

We asked respondents to provide us with demographic information to understand who in the community has engaged with our consultation. Below is an overview of who we heard from.

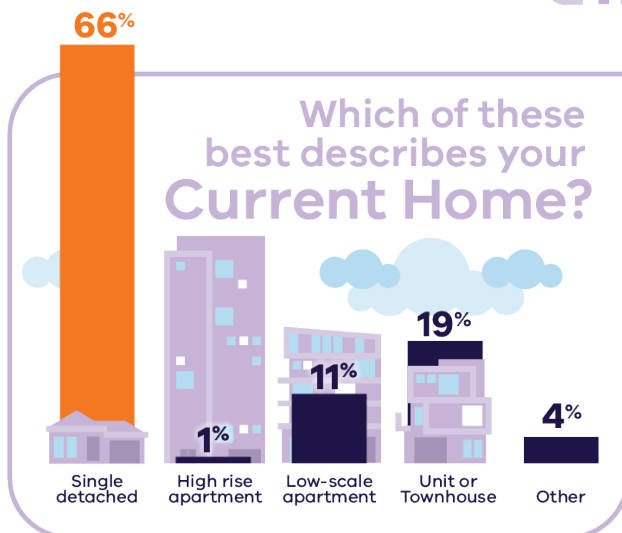
What is your gender?



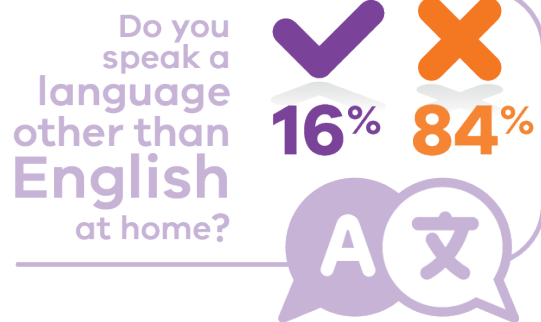
What is your relationship to the Camberwell Junction activity centre?



Which best reflects your living situation?



Which of these best describes your Current Home?



What we heard

The Camberwell community shared a mix of views on the proposed Camberwell Junction Activity Centre, disagreeing that there is a need for more new homes close to jobs, services and transport across Melbourne. There was low support for additional housing within walking distance and proposed infrastructure improvements. The least supported element was for a streamlined planning process.

Key themes

The below are the themes we heard in the free text fields of the surveys as well as what community told us in their submissions.




Impacts in areas with more homes

- Strong opposition to high-density developments due to perceived negative impacts on community safety and liveability, potential overcrowding in schools and healthcare services and increased traffic congestion.
- Green open spaces, parks and Camberwell's unique local amenity and streetscapes require preservation in areas with more homes.
- Concerns about the impacts of high-density development such as overlooking, overshadowing, visual bulk.
- Concerns about developer benefits and quality of architecture.




Local amenity, streetscape and heritage

- Strong opposition to developments threatening heritage buildings and streetscapes, leafy streets and historic homes.
- Advocacy for sustainable planning that protects heritage-listed properties.
- Concerns about overpopulation and overcrowding and the impacts on the neighbourhood.
- Concerns about the impacts of heights on the local amenity and streetscape of the area.
- Strong opposition to developments threatening heritage buildings and streetscapes, leafy streets and historic homes.



Impacts on existing infrastructure

- Concerns about the ability of existing infrastructure to support more homes, particularly traffic congestion and parking issues and the strain on schools and healthcare services.
- Support for enhanced community facilities such as schools, healthcare services and public toilets.
- Calls for improved public transport options through more frequent trains, trams, buses.



Streamlined planning process

- Strong opposition to the proposed streamlined planning process due to reduced community input and local amenity and streetscapes preservation.
- Some support for the proposal due to perceived inefficiencies in the current planning process.
- Apprehension about the potential removal of council's role as planning authority and undermining council's *Camberwell Structure Plan* (which the Activity Centre Plan should align with).



Concerns about the lack of affordable housing options.

Some support for development as a potential solution for affordable housing.

Affordable housing



Suggestions for medium-density developments that incorporate green spaces and community facilities and balance development needs with community concerns.

Support for existing local council strategies and plans.

Alternative strategies



Concerns about negative impact on property value.

Property value



Strong opposition to the catchment boundary, proposed building heights and the impacts to local amenity and streetscape of the area.

How the core area and catchment boundary were devised – these were considered to be poorly designated and justified.

Catchment boundaries



Concerns about lack of community consultation and engagement in planning decisions.

Consultation process



Key stakeholders

The below is what we heard from key stakeholder submissions for the Camberwell Junction Activity Centre. We received 19 submissions from key stakeholders about Camberwell Junction.

Boroondara City Council

- Objects to the plan because council believes there has not been enough detailed investigation into the local area and existing problems such as a lack of open space and bike paths.
- Objects to the proposed activity centre location because there are many existing heritage buildings and half of the area is covered by a Heritage Overlay.
- Desires more certainty around how affordable housing will be delivered within the activity centre.
- Objects to allowing 6 storeys 2km away from Camberwell Station and believes that the infrastructure in Camberwell cannot support it.
- Wants to know more about where the population and housing targets have come from as they do not align with current future population estimates.
- Wants to see detailed technical assessments that support the activity centre.
- Objects to the entire Activity Centres Program.

Other

- Concerns regarding a loss of heritage value.
- Concerns regarding a loss of open space and tree canopy.
- Concerns regarding the lack of infrastructure provisions and the future strain on local schools and community facilities.

Major landowners

- Would like an increase in building heights of up to 12 storeys.
- Want the removal of mandatory planning controls and instead allow more flexibility in what can be developed.
- Object to the requirements for developments to integrate with the streetscape on the basis that these are too restrictive.

State agencies are being engaged separately from the public engagement process.

Community Reference Group

9 attendees

We reconvened Community Reference Groups as part of phase 2 engagement. A workshop was held to obtain community feedback and the below is what we heard:

Catchment area

Activity centre boundary: General support for proposed activity centre 'core' boundary around Camberwell Junction, with adjustments for eastern slopes to improve accessibility. Some suggested extending the boundary west but excluding Glenferrie Station.

Heritage protection: Emphasised the preservation of heritage by excluding areas with heritage overlays from the catchment.

Affordable and sustainable housing: Called for clear goals on affordable, public, and sustainable housing that aligns with local amenity and streetscape.

Diverse housing types: Suggestions included using underutilised land for student housing, smaller dwellings, build to rent, and office to housing conversions.

Community infrastructure

Community needs: Attendees called for additional schools and infrastructure to support the growing population and integrate with new developments.

Green spaces: Suggestions included expanding tree canopies, public spaces, and recreation areas, with improved lighting for safety.

Walkability and cycling: Proposed upgrades included wider footpaths and protected cycling paths along Prospect Hill and Auburn Roads, connecting to the CBD.

Public transport: Recommendations on upgrading tram stops to meet increased demand and improve accessibility.

Traffic and parking: Attendees advocated for better traffic flow by redirecting through traffic to freeways and optimising parking for local access.

Stormwater management: Strengthening flood mitigation through enhanced stormwater systems was suggested.

Next steps

Once the Camberwell Junction Activity Centre Plan is in place, landowners in the Camberwell Junction Activity Centre will have clear new rules to follow if they want to build new homes on their land. Each landowner can decide if and when they want to apply for a planning permit (where required) to build new homes. If they don't want to change anything on a property, they don't have to. Landowners will have more opportunities to build more different types of homes on their property.

Overtime there may be more homes being built in these neighbourhoods which also means more customers and opportunities for local businesses. It also means more Victorians will have the chance to find a home that's right for them.

The Activity Centres Program is now expanding to new activity centres near train stations or trams across Melbourne. This will support new homes to be built in areas with good existing transport capacity and leverage new capacity created through Victoria's Big Build investment in the Level Crossing Removal Program and Metro Tunnel project. Community feedback on the initial 10 draft activity centre plans has emphasised the importance of prioritising locations with good public transport. The new centres are well serviced by public transport, community facilities and shops and will support the supply of more homes across Victoria.



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