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FIRST LOOK AT PLANS FOR MORE HOMES NEAR TRAIN STATIONS

The Allan Labor Government is opening doors for Victorian homebuyers near train stations and tram corridors.

Premier Jacinta Allan and Minister for Planning Sonya Kilkenny visited Kew today to release draft maps showing proposed heights and boundaries for 25 of 50 new *Train and Tram Zone* Activity Centres.

The plans will help deliver more than 300,000 additional homes close to jobs, services and transport by 2051.

The first 25 train and tram zones will deliver more homes in some of Melbourne's most connected suburbs:

- Seven are connected to the new Metro Tunnel and will enjoy more services on new trains: **Carnegie, Hughesdale, Murrumbeena, Oakleigh, Middle Footscray, West Footscray, and Tottenham** stations
- Three are along the Belgrave/Lilydale Line and benefit from five-minute peak services between Ringwood and the city: **Hawthorn, Glenferrie, and Auburn** stations
- Four are on the Sandringham Line where eight trains per hour run during peak times: **North Brighton, Middle Brighton, Hampton, and Sandringham** stations
- Five are on Glen Waverley Line where up to nine trains run per hour during peak times: **Tooronga, Darling, East Malvern, Holmesglen, and Gardiner-Glen Iris**.
- **Brunswick** and **Coburg** – also serviced by the 19 tram – will benefit from an increase in off-peak services along the Upfield train line from next year.
- **Heidelberg** station on the Hurstbridge Line benefits from increased peak and off-peak services following the line's duplication
- The centres at **High St, Thornbury** and on **St Georges Rd** are supported by more than 3,000 weekly services on tram routes 11 and 86
- **Kew Junction** is supported by more than 2,800 weekly services on tram routes 109 and 48.

These are draft maps. They will now be subject to detailed community consultation, which will inform the final heights and catchment boundaries for new planning controls.

A similar consultation process occurred for the first ten pilot Activity Centres, and the Government made clear changes as a direct result of this community consultation.

The final controls for the 25 train and tram zones will set clear expectations for councils, communities and industry on where new homes can go – cutting out delays, uncertainty and red tape and getting homes off the ground.

Core

In the immediate 'core' adjacent to the train stations and tram corridors, the plans clearly allow for more homes in taller apartment buildings. The proposed locations and heights of these sites are clearly mapped out.

Some cores have heights of six storeys in the proposed maps, while others have up to 16 storeys. This isn't a one-size-fits-all approach. Every community is different.

Eligible buildings across the core will be 'deemed to comply' with planning rules and be exempt from VCAT review. Applications in the core that exceed the specified height of the site are not eligible for this fast-tracked pathway and must go through a regular planning process.

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Catchments

In the walkable catchments that surround the core, the plans propose gentler height limits and more low-rise apartments and townhouses.

Inner catchments, representing up to a five-minute walk from the station, propose limits of four storeys – or six storeys on larger blocks of more than 1,000 square metres.

Outer catchments, representing up to a ten-minute walk from the station, propose limits of three storeys – or four storeys on larger blocks of more than 1,000 square metres.

In simple terms, these controls mean that in the future, a homebuilder will be supported by the system to build up to that height – if they wanted to. It doesn't mean every house will be built to this height; it is a maximum limit.

In these catchment areas, the rights of residents to know, have their say and appeal will not change as a result of this program. Heritage and landscape overlays will stay in place.

What's next

The draft maps follow strong community interest in the first consultation round. Nearly 2,000 people attended in-person or online sessions, and more than 3,000 submissions were received.

This second and more detailed consultation will run across September and October, inviting feedback on the draft maps including heights, setbacks and boundaries.

By 2051, train and tram zones will help deliver more than 300,000 new homes – with consultation for all 50 new centres expected to be completed by early next year.

For more information on draft maps, visit: engage.vic.gov.au/activity-centres-program.

Quotes attributable to Premier Jacinta Allan

"We're making this city fairer for workers and families. Too many people are locked out of suburbs where they want to live – and I'm on their side."

"The same old blockers will be out in force lying about what these plans mean. Our train and tram zones are sensible and gentle and they're all about keeping Melbourne affordable for the next generation."

"Only Labor is opening doors for young families to live near the things they need and the people they love."

Quotes attributable to Minister for Planning Sonya Kilkenny

"We've listened to the community through the first round of consultation, and we'll continue to do so. We're prepared to make changes that reflect the feedback we get. That's exactly what we did with the first ten pilot activity centres."

"While we're opening doors, the Liberals are locking them. They oppose more homes near transport, jobs and services."