

Media Release

The Hon Sonya Kilkenny MP
Attorney General
Minister for Planning



Wednesday, 11 February 2026

PLANS FOR MORE HOMES NEAR PUBLIC TRANSPORT REVEALED

The Allan Labor Government wants to hear from the community as we build more homes close to public transport, jobs, and services.

Minister for Planning Sonya Kilkenny today released draft maps showing proposed heights and boundaries for the remaining 23 *Train and Tram Zone* Activity Centres.

These zones will deliver more homes in some of Melbourne's most connected suburbs, and includes four smaller 'neighbourhood centres' to plan for more modest growth:

- Five are connected to the new Metro Tunnel and are now experiencing more services: **Caulfield, Springvale, Noble Park, Yarraman** (neighbourhood centre), and **Dandenong** stations.
- Eight are along the Frankston Line, which has recently returned to the City Loop: **Hawthorn, Toorak** (Beatty Avenue), **Armadale** (High Street), **Malvern** (Glenferrie Road), **Glen Huntly, Ormond, Bentleigh, and Mentone** stations
- Four are along the Sandringham Line, which will see an increase in services later this year: **South Yarra, Prahran, Windsor** and **Elsternwick** stations
- Three are on the Belgrave/Lilydale Line and benefit from five-minute peak services on average between Ringwood and the city: **Blackburn, Nunawading, and Mitcham** stations
- Two neighbourhood centres on the Alamein Line: **Ashburton Station**, plus a combined centre for the two closest stations on the metropolitan network **Riversdale & Willison** stations
- One neighbourhood centre, **Toorak Village**, is a built-up area along the Route 58 tram.

These are draft maps. They will now be subject to detailed community consultation.

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

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

The remaining two in inner-Melbourne that cover the entire Local Government Areas of Melbourne and Yarra, will go through a separate process.

Core

In the immediate 'core' the plans allow for more homes in taller apartment buildings. The locations and heights of these sites are clearly mapped out.

Some cores have heights of six storeys, while others have up to 20 storeys – only when it is in line with those councils' planning work.

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.

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Applications in the core that exceed the specified height of the site are not eligible for this fast-tracked pathway.

Catchments

In the walkable catchments that surround the core, the plans propose gentler height limits and more low-rise apartments and townhouses. Heritage and landscape overlays will stay in place.

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

In these catchment areas, the rights of residents to know and have their say will not change as a result of this program.

What's next

The draft maps follow strong community interest in the first consultation round. More than 1,000 people attended in-person or online sessions, and more than 3,000 submissions were received.

This second and more detailed consultation will run across February and March, 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 final plans for all 50 new centres expected to be completed by mid this year.

For more information on draft maps, visit: engage.vic.gov.au/traintramzones.

Quotes attributable to Minister for Planning Sonya Kilkenny

“We want more Victorians to have the opportunity to live close to public transport, their loved ones, and the things that matter to them.”

“Whether it’s making it easier to build homes close to public transport, townhouses in our inner suburbs, or family homes with a backyard – our planning reforms are all about giving more Victorians real housing choice.”

“While we’re focused on giving more young Victorians the opportunity to have a home of their own, the Liberals are blocking them from being built. They oppose more homes near transport, jobs and services.”