

INNER MELBOURNE TRAIN AND TRAM ZONE

MORE HOMES *and* MORE OPPORTUNITIES



PLANNING FOR THRIVING COMMUNITIES

Inner Melbourne is renowned for its lively neighbourhoods, diverse and vibrant dining and cultural scene, abundant parks and recreational spaces, and thriving business community.

Our purpose-built planning controls for the City of Melbourne and City of Yarra – together the Inner Melbourne Train and Tram Zone – will, if approved, allow for more homes to be built close to public transport, community facilities and crucial services, and streamline the approval of homes that meet our planning requirements.

HOW YOUR FEEDBACK HAS HELPED SHAPE OUR PLANNING

Melbourne City Council and Yarra City Council have consulted with the community on draft planning controls for key locations in the Inner Melbourne Train and Tram Zone. In response to community feedback, we're implementing new planning controls in the City of Yarra, and considering new planning controls in the City of Melbourne.

In the City of Melbourne, the proposed planning controls support a mixed-use, mid-rise precinct that provides new homes, better connections and new open spaces for North Melbourne and Kensington.

In the City of Yarra, new approved planning controls support more homes and jobs while protecting what makes them great:

- In Fitzroy and Collingwood, we're protecting views of important landmarks such as the Royal Exhibition Building, St Luke's Church and St Patrick's Cathedral, and the heritage streetscape
- Along Bridge Road and Victoria Street, we're protecting heritage streetscapes, sunny streets, and views of local landmarks such as the Richmond Town Hall and the Pelaco Sign
- Along Heidelberg Road, we're encouraging more homes close to parks and green spaces, while protecting the natural landscape and views to and from Birrarung (Yarra River).

Inner Melbourne is located on the lands of the Wurundjeri Woi-wurrung People, and we acknowledge them as Traditional Owners. We pay our respects to Elders past and present, whose knowledge and wisdom have ensured the continuation of spiritual and cultural practices.

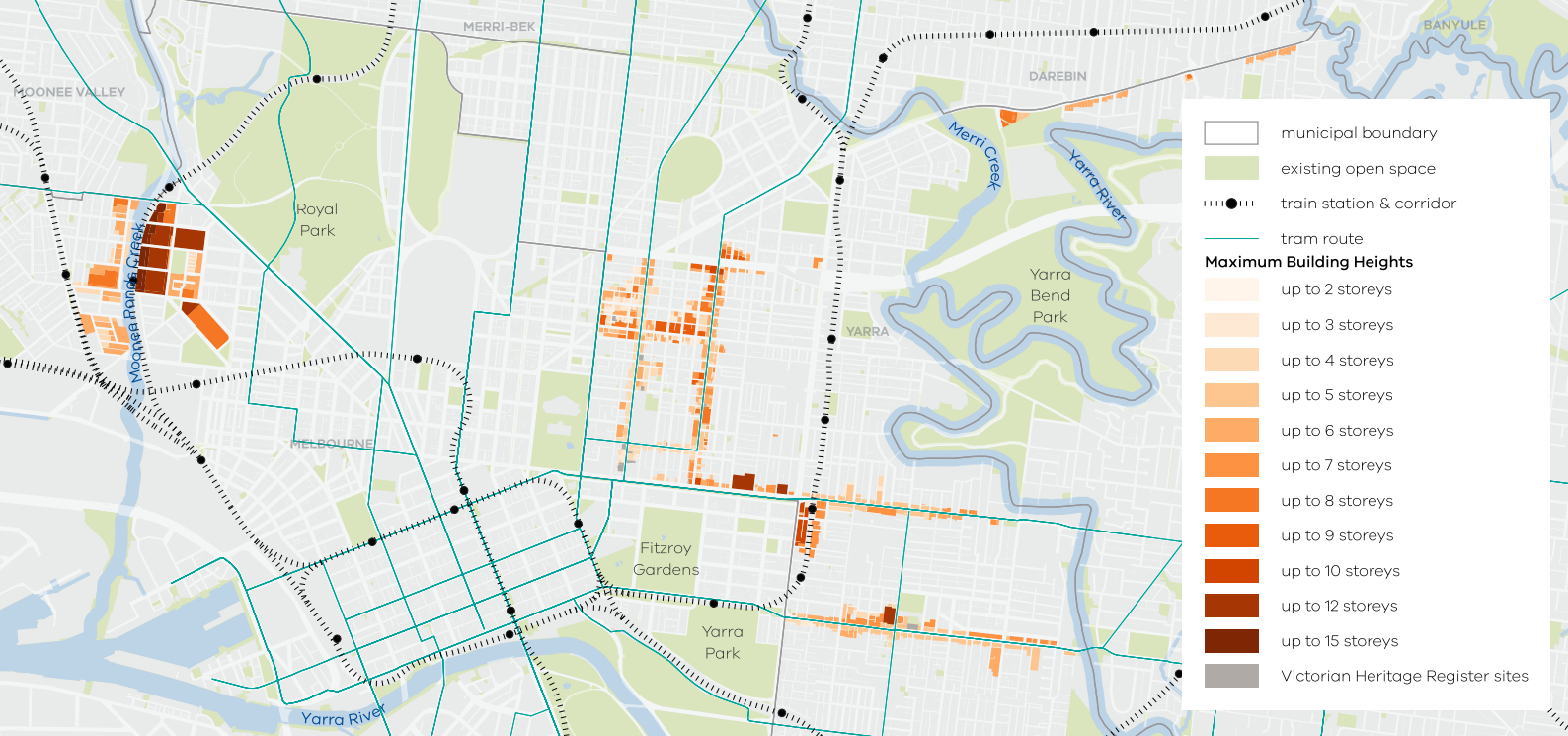
Learn more about the building heights and community feedback that has helped shape planning in the Inner Melbourne Train and Tram Zone



Department
of Transport
and Planning



More Homes
For Victorians



FASTER DECISIONS ON PRIORITY PROJECTS

Introducing new planning controls in the Inner Melbourne Train and Tram Zone is just one way we propose to make it easier for more homes to be approved in great places to live.

As of July 2026, State-led planning pathways and the Big Housing Build have resulted in 16 approvals in the City of Melbourne and City of Yarra.

This has resulted in 5,985 dwellings approved to be built in inner Melbourne, specifically:

- 4,183 dwellings in the City of Melbourne
- 1,802 dwellings in the City of Yarra.

With over \$2 billion in total development costs, these projects provide significant economic contributions, injecting investment in the Victoria economy and creating homes for people.

You can read more about the pathways here: planning.vic.gov.au/planning-approvals/planning-enquiries-and-requests/development-facilitation-program

Read more about the Big Housing Build here: homes.vic.gov.au/big-housing-build

INFRASTRUCTURE INVESTMENT

The quality of the places we live in affects all aspects of our lives – how we live and work, connect with others and get around.

There has already been significant investment in the Inner Melbourne Train and Tram Zone. We know that there will be greater demand for services and infrastructure like public transport and open spaces as more people move in, with improvements needed to support the growing population.

To support infrastructure investment, a development contributions plan is proposed for Macaulay.

The proposed plan requires developers to pay contributions of \$16,600 for each new home, and up to \$245 per square metre of office or similar building.

This could be used to invest in specific improvements to infrastructure and facilities for the local community, such as transport, open space, and community facilities including:

- upgrades to existing open space and delivery of new open space such as the Buncle Street Reserve expansion

- road and intersection upgrades throughout Macaulay
- public realm projects such as upgrades to Alfred, Sutton and Mark Street
- new community buildings including a new Arden North and Macaulay Learning and Cultural Hub, and community hubs in Macaulay West and North Melbourne.

The specific projects are identified in the proposed Macaulay Urban Renewal Precinct Development Contributions Plan.

A different approach will apply in the City of Yarra recognising new planning controls will apply in established suburbs such as Fitzroy, Collingwood, Richmond and Alphington.

If approved, a standard infrastructure contributions plan will require developers to pay a standardised contribution of \$11,350 for each new home, or equivalent charge for an office or similar building they deliver, to be used to invest in improvements to infrastructure and facilities for the local community.