



MOORABBIN ACTIVITY CENTRE

MORE HOMES *and* MORE OPPORTUNITIES

PLANNING FOR A THRIVING MOORABBIN

We've finalised the *Moorabbin Activity Centre Plan* to guide what Moorabbin could look like over the next 10, 20 and 30 years.

The plan provides for more homes within the activity centre 'core', closest to Moorabbin Train Station, and well-connected to jobs and services.

In the surrounding 'catchment', within 10 minutes' walk of the activity centre core, the plan mandates lower-rise apartments and townhouses.

As you move away from the commercial and community core of the activity centre, the building heights gradually decrease, creating a transition between the activity centre and the surrounding suburb.

A new streamlined planning process in the activity centre core will make sure more of the right types of homes can be built faster.

Moorabbin will gradually change over the next few decades, growing into a more lively, inclusive and sustainable local community and providing some of the new homes we need between now and 2051.

HOW YOUR FEEDBACK SHAPED OUR PLANS

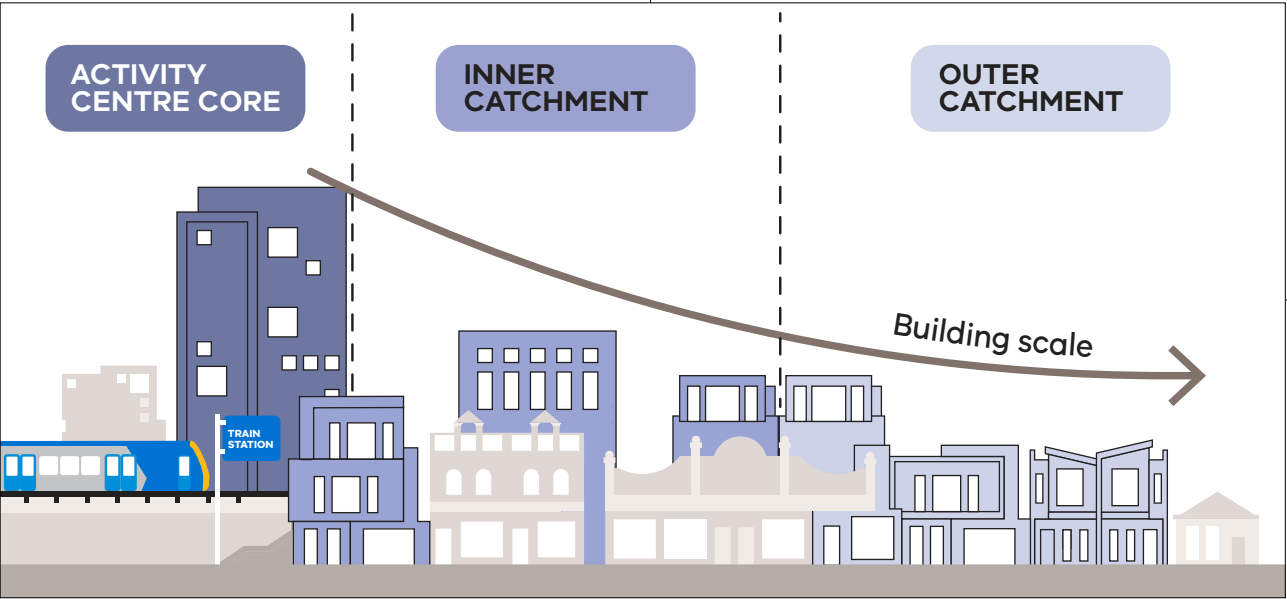
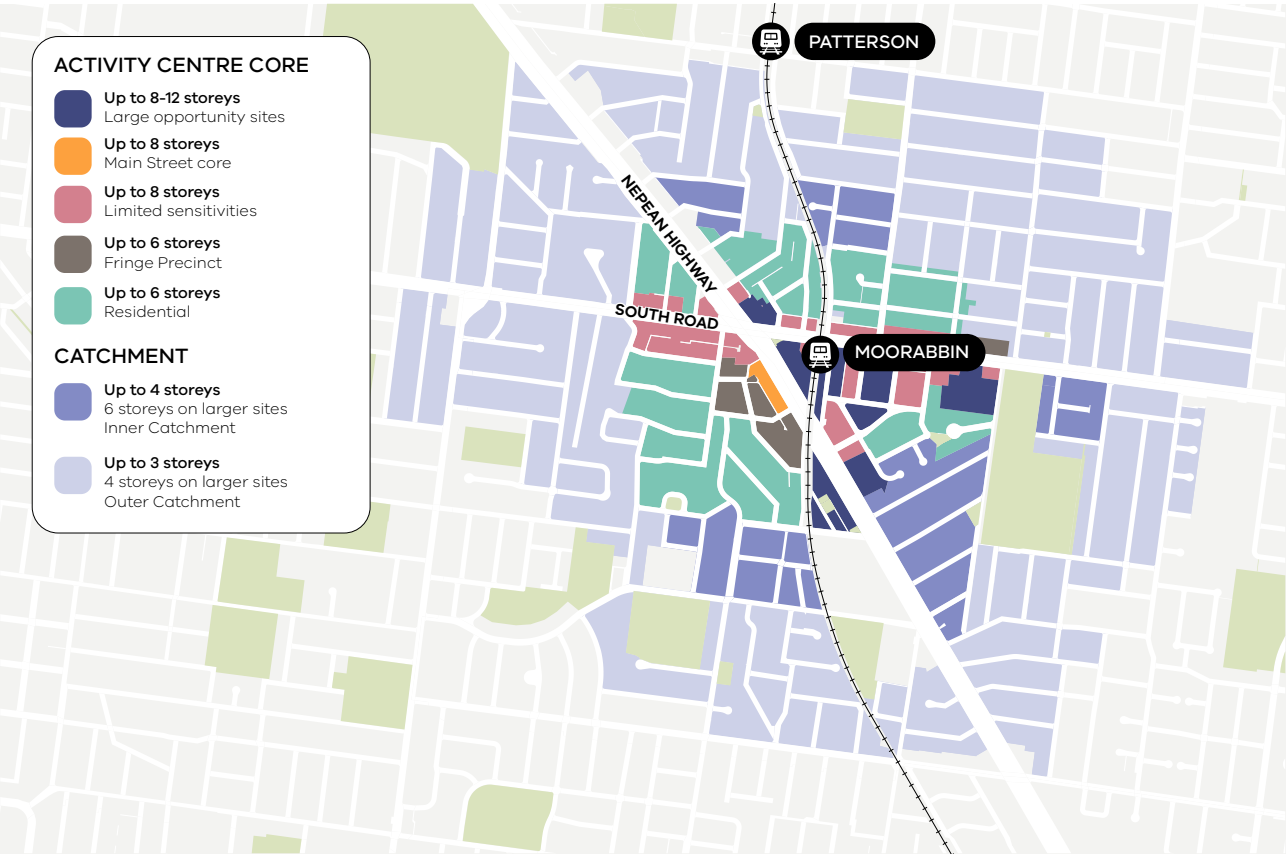
We heard from the Moorabbin community through two rounds of consultation, and your feedback helped shape our plans:

- We've used your feedback to update the walkable catchment by reducing the boundary and limiting where buildings over three storeys are permitted.
- We heard that upgrading local infrastructure is important for supporting more homes, so we have introduced a new funding mechanism to raise funds for new and upgraded local infrastructure.
- Your feedback about overshadowing helped us refine our plans to make sure important parks, streets and places remain sunny all year round.

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The Moorabbin Activity Centre will provide a range of homes and building types for a mix of people through all stages of life across the suburb. The plan for Moorabbin includes medium and low-rise buildings in the catchment, and taller buildings in the activity centre core.



YOUR KEY TO THE MOORABBIN ACTIVITY CENTRE

The plan's precincts and controls aim to make sure the right types of homes are built in the places they fit best. These are some of the kinds of homes you might see in the Moorabbin Activity Centre.



Image credit: Six Degrees Architects and Excelon, photographed by Tom Ross



ACTIVITY CENTRE CORE

Up to 8-12 storeys Large opportunity site

One large site that has the potential to develop into a new precinct of its own, with multiple buildings, new walkways and open spaces. Extra controls will protect sunlight for surrounding streets and homes.

Up to 8 storeys Main Street precinct

Shopfronts on the ground floor with homes above. Taller storeys are 'set back' behind the shopfronts, so the street remains sunny and open.

Up to 8 storeys Limited sensitivities precinct

Larger properties that offer a lot of potential to be developed into new homes and businesses.

Up to 6 storeys Fringe precinct

Transition area between busy main streets and more quiet residential areas. A mixture of shopfronts and homes on the ground floor.

Up to 6 storeys Residential precinct

A more quiet residential area that has some potential to offer more homes close to public transport, jobs and services.

INNER CATCHMENT

Up to 4 storeys 6 storeys on larger sites

Areas of the catchment closer to core have building heights up to 4 storeys, and up to 6 storeys on lots over 1,000m² with 20m frontage.

OUTER CATCHMENT

Up to 3 storeys 4 storeys on larger sites

Most of the catchment allows for building heights up to 3 storeys, and up to 4 storeys on larger lots.



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WHAT THIS MEANS FOR YOU

We want to make it easier for more homes to be built in Moorabbin.

If you're looking for a home close to public transport that's well-connected to jobs, education and services, you'll have more opportunities to find one that's right for you. If you're a landowner, there will be more opportunities for you to choose to build more types of homes on your property.

MAINTAINING HERITAGE

We want to maintain the heritage of Moorabbin, while providing more homes for more Victorians.

Our planning controls for activity centres consider existing heritage controls.

There will be no changes to heritage overlays or amendments to local or state planning policies relating to heritage as part of the Activity Centres Program.

New buildings will still have to follow existing heritage controls, as well as relevant state and local policy.

FUNDING FUTURE INFRASTRUCTURE

We have introduced a simplified infrastructure funding system to help fund the things Moorabbin will need into the future. This system will help to provide direct contributions for councils and State Government to deliver the infrastructure Moorabbin needs to thrive.

WHAT ARE THE STREAMLINED PLANNING APPLICATION PROCESS AND 'DEEMED TO COMPLY' STANDARDS?

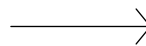
We have introduced a new streamlined process for planning applications to make it faster and easier to build more quality homes in the activity centre core. This includes removing notice and review requirements for most planning applications.

We've designed new 'deemed to comply' standards for building heights, street wall heights and setbacks. If a planning application meets the 'deemed to comply' standards, it cannot be refused a permit on the basis of those standards. If someone proposes a building that does not meet those standards, the usual decision-making criteria will apply.

Normal planning processes including notice and appeal provisions still apply in the catchments.

THE FUTURE OF THE ACTIVITY CENTRES PROGRAM

We are expanding the Activity Centres Program to activity centres near train stations or tram lines across Melbourne. Throughout 2025, we will be working with communities to better understand how we can improve access to housing while enhancing the things that make our centres great places to live.



Find out more at
[planning.vic.gov.au/
activitycentres/
moorabbin](https://planning.vic.gov.au/activitycentres/moorabbin)



Department
of Transport
and Planning

