



NIDDRIE (KEILOR RD) & NORTH ESSENDON ACTIVITY CENTRE

MORE HOMES *and* MORE OPPORTUNITIES

PLANNING FOR A THRIVING NIDDRIE AND NORTH ESSENDON

We've finalised the *Niddrie (Keilor Road) Activity Centre Plan* and *North Essendon Activity Centre Plan* to guide what your area could look like over the next 10, 20 and 30 years.

The plan provides for more homes within the activity centre 'cores', closest to the trams, shops and services along Keilor and Mount Alexander Roads.

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

As you move away from the commercial and community cores of the activity centres, the building heights gradually decrease, creating a transition between the activity centres and the surrounding suburbs.

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

Niddrie and North Essendon 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

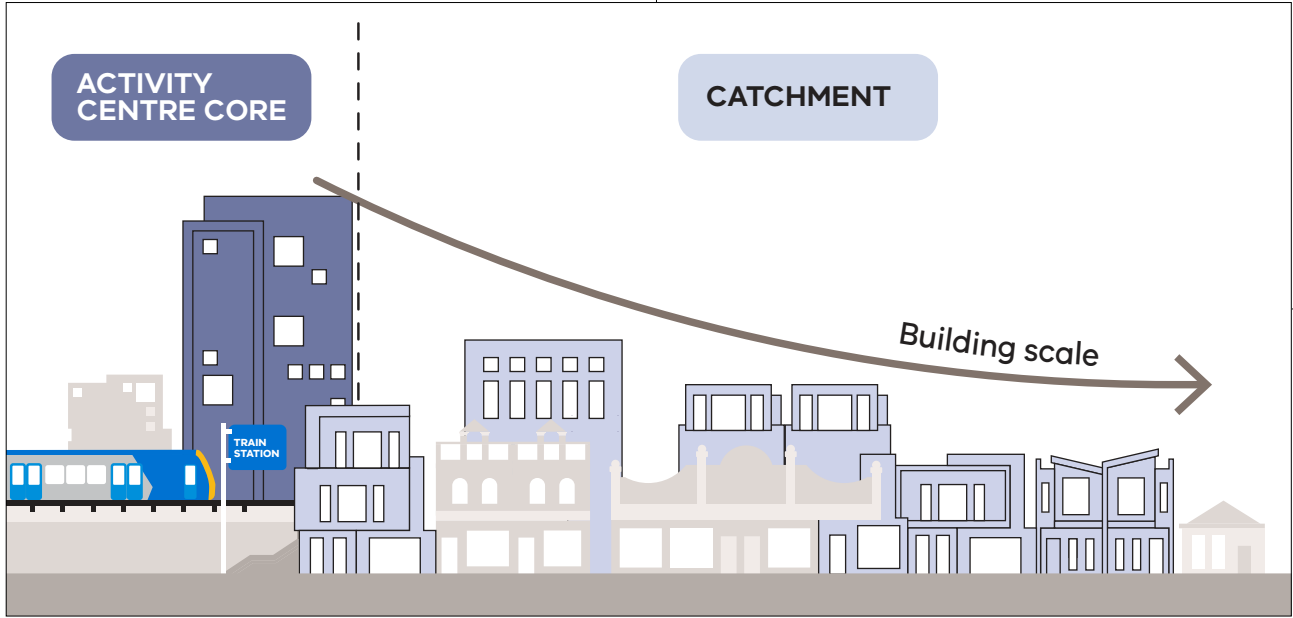
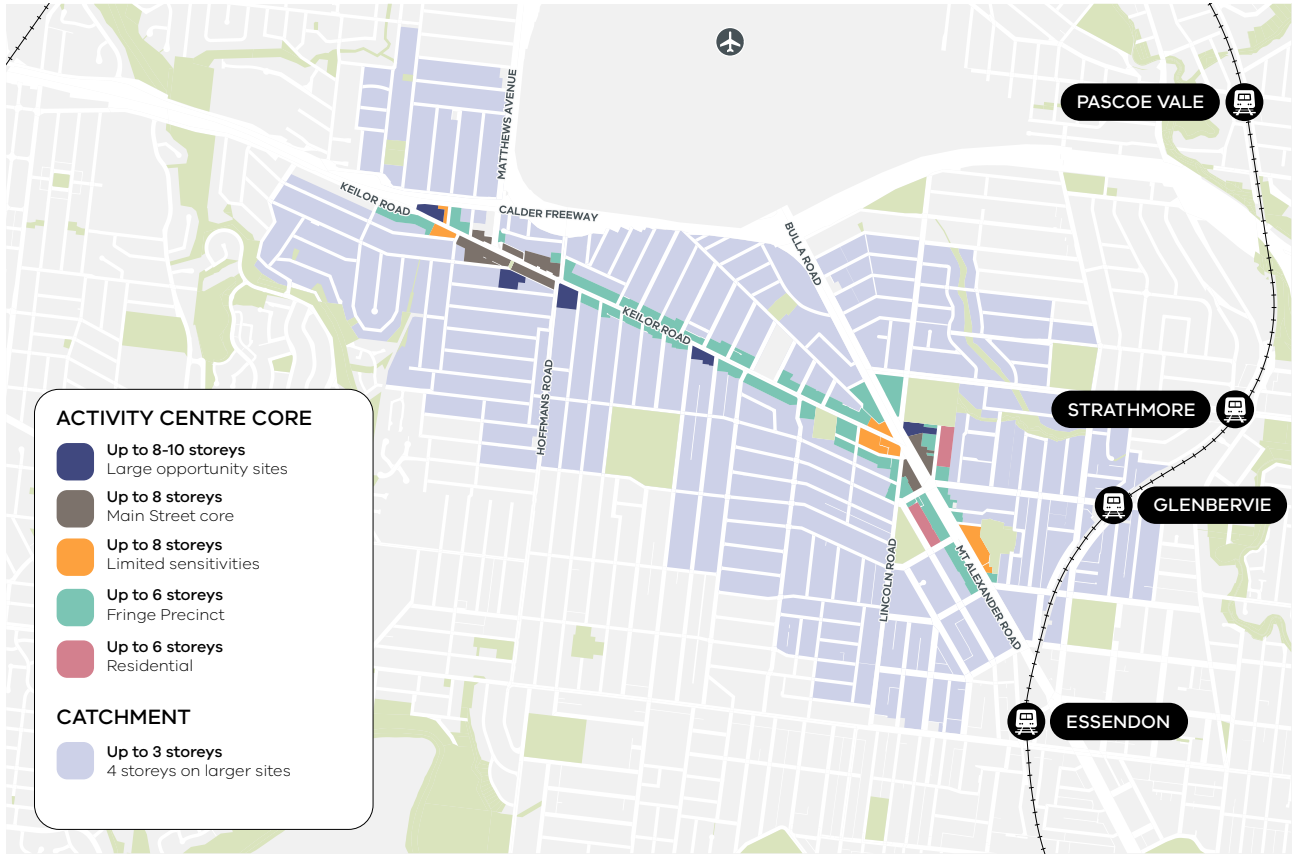
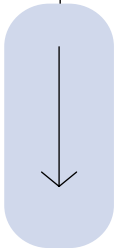
We heard from the local community through two rounds of consultation, and your feedback helped to shape our plans:

- We used your feedback about Niddrie and North Essendon's role as a centre focused on servicing its local neighbourhood to limit where buildings over three storeys are permitted, and capping heights at four storeys on blocks over 1000m² in the catchment.
- 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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These two activity centres will provide a range of homes and building types for a mix of people through all stages of life across the area. The plans include medium and low-rise buildings in the catchments, and taller buildings in the activity centre cores.



YOUR KEY TO THE NIDDRIE (KEILOR ROAD) & NORTH ESSENDON ACTIVITY CENTRES

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 more of in the future.



ACTIVITY CENTRE CORE

Up to 8-10 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 aim to 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.



Source: Two Eleven Sydney Road, Six Degrees Architects

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.

CATCHMENT

Up to 6 storeys

Areas of the catchment closer to core have building heights up to 4 storeys, and up to 6 storeys on larger lots.



Image credit: Austin Maynard, Lucent, photographed by Tess Kelly



Image credit: Future Homes Program, Department of Transport and Planning

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WHAT THIS MEANS FOR YOU

We want to make it easier for more homes to be built in Niddrie and North Essendon.

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 Niddrie and North Essendon, 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 your area will need into the future. This system will help to provide direct contributions for councils and State Government to deliver the infrastructure Niddrie and North Essendon need 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 have 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/niddrie-keilor-
road-and-north-essendon](https://planning.vic.gov.au/activitycentres/niddrie-keilor-road-and-north-essendon)



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