

Activity Centre Program

COMMUNITY CONSULTATION
PHASE 2

Engagement Report Moorabbin

MARCH 2025

Acknowledgement

We proudly acknowledge Victoria's First Peoples and their ongoing strength in practising the world's oldest living and continuous culture. The activity centres we are planning for are located on the lands of the Wurundjeri Woi-wurrung and Bunurong People of the Kulin Nation and we acknowledge them as Traditional Owners. We pay our respects to their Elders both past and present, and we acknowledge that they have never ceded their sovereign rights to lands and waters. We recognise their unbroken connection to Country, we celebrate their culture and history, and we honour their rights as custodians.

Introduction

This report details findings from Phase 2 engagement with the community on the Moorabbin Activity Centre as part of the Victorian Government's Activity Centre Program. This follows on from Phase 1 engagement which took place earlier in 2024, where we asked the community about places in their local area that were important to them.

Overview of engagement approach

Feedback is presented in this report and other activity centre-specific reports, one for each centre. This report outlines who we heard from; what we heard; and the changes that have been made or other responses to key feedback received. This report is intended to be read in conjunction with the [Activity Centres Program Phase 1 Engagement Summary Report](#) which details the policy context and background as well as all the engagement activities to obtain community feedback.

The Engagement Summary Report details the processes followed and the methods that were used to consult the community. It also outlines what we heard from community and stakeholders regarding the Activity Centre Program overall, and the changes that have been made or other responses to key feedback received. This includes feedback gathered from all Engage Victoria pages and VPA engagement sources, including where feedback was provided on the program as a whole.

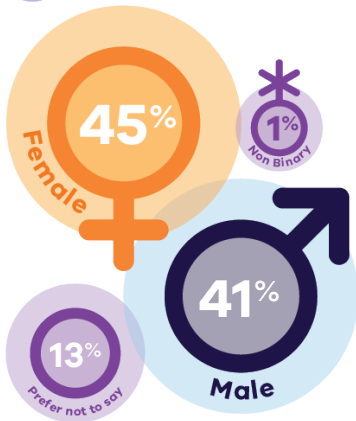
Contents

Acknowledgement	2
Introduction	2
Overview of engagement approach	2
Who we engaged	4
What we heard	5
Key themes	5
Catchments	5
Infrastructure	5
Traffic & transport	6
Housing density, local amenity & streetscape	6
Heights, overshadowing & privacy	6
Affordable housing	6
Main streets	6
Green open space	6
Streamlined planning process	6
Trust in government	6
Key stakeholders	7
Community Reference Group	10
Next steps	11

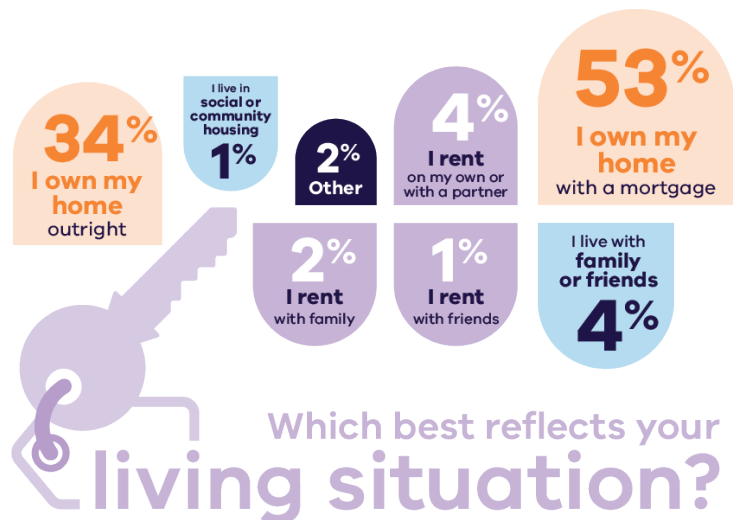
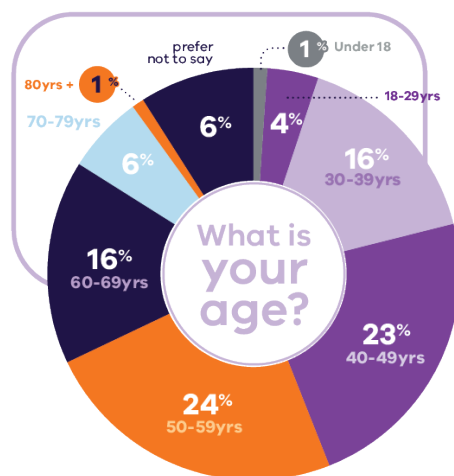
Who we engaged

We asked respondents to provide us with demographic information to understand who in the community has engaged with our consultation. Below is an overview of who we heard from.

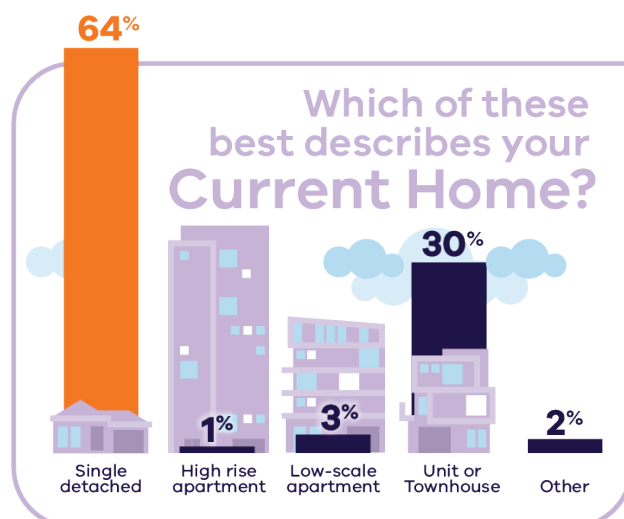
What is your gender?



What is your relationship to the Moorabbin activity centre?

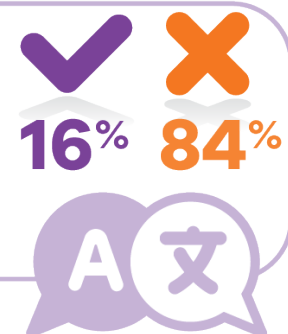


Which best reflects your living situation?



Which of these best describes your Current Home?

Do you speak a language other than English at home?

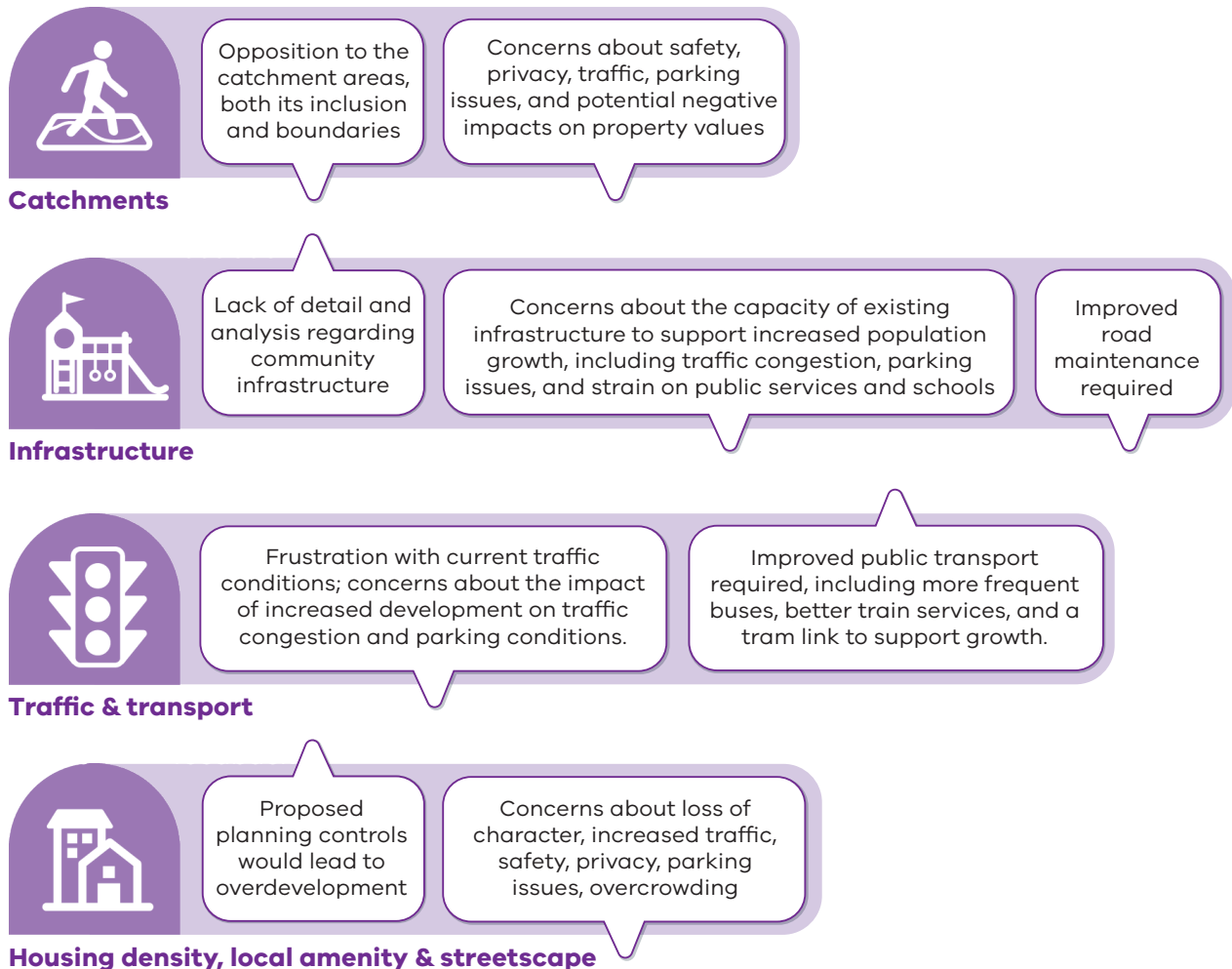


What we heard

The Moorabbin community shared a mix of views on the proposed Moorabbin Activity Centre with only some supporting the need for more new homes close to jobs, services and transport across Melbourne. There was low support for the broader vision for Moorabbin, the way the area has been divided into precincts and plans for better outcomes on larger sites. While the plan to improve main streets and to support infrastructure was supported by most people, the plans for protection of sunny streets and parks had low support. There was low support for the proposed streamlined planning process and the proposed building heights.

Key themes

Below are the themes we heard in the free text fields of the surveys as well as what community told us in their submissions.





Concerns about negative impact on property values, local amenity, streetscapes and identity

Concern around immigration

Support for lower building heights, citing concerns about overshadowing and overlooking of existing residences

Preserving sunny streets and parks

Heights, overshadowing & privacy



Mixed sentiment, with some supporting affordable housing options and some opposition, citing concerns about the impacts

More support for it within the catchment area

Public housing should be integrated into existing communities without compromising local amenity and streetscapes

Affordable housing



Enhance main streets through improved design, increased greenery, and better connectivity between different areas

Main streets



More parks and green spaces for residents' wellbeing and quality of life

Green open spaces



Strong opposition with many respondents feeling that it would lead to overdevelopment and disregard for community input, especially by removing the option of VCAT

Streamlined planning process would favour developers over community interests, leading to inadequate consideration for local needs

Some support highlighting potential benefits such as increased efficiency and reduced costs

Streamlined planning process



Lack of alignment with state government planning/local government policy

Trust in government



Key stakeholders

The below is what we heard from the key stakeholder submissions for Moorabbin. We received 14 submissions from key stakeholders about the Moorabbin Activity Centre.

Bayside City Council

- Requests more details on housing forecasts and how they were calculated by the State Government.
- Objects to the Activity Centres Program and requests its delay so that a collaborative approach can be undertaken between councils and state government.
- Objects to reduced community engagement in planning decisions under 'deemed to comply'.
- States that the activity centres do not appropriately consider the existing economic issues which present barriers to providing housing.
- Held a desire for very high design standards if the State Government is removing the right for people to object to planning applications.
- Requests more clarification around the 'deemed to comply' process and how it will work.
- Believes that mandatory planning rules will restrict innovation in developments.
- Has concerns regarding the Standing Advisory Committee and how it can consider issues in multiple activity centres at the same time.
- States that there has not been enough community consultation and limited consideration of local government.
- States that the activity centres do not constitute orderly planning, a fundamental principle in the *Planning and Environment Act 1987*, which is the foundation of the Victorian planning system.
- Emphasises that infrastructure required for activity centres is not funded by councils.
- Would like to see detailed technical assessments that support the activity centre.
- Supports proposed setback requirements.
- Is concerned that there has not been enough consideration of building design in the activity centres.
- Supports the proposed overshadowing rules.
- Objects to building heights.
- Has concerns regarding infrastructure provision and whether it will cater for future residents.

City of Kingston

- Supports the principle of the activity centres but held concerns about infrastructure investment to support growth.
- Has concerns that the Activity Centres Program has been rushed and there has not been enough collaboration from the state to local government.
- Has concerns that consultation for the activity centres was undertaken during council elections.
- Has concerns about negative impacts to areas that have local amenity, streetscapes and heritage buildings.
- Has concerns that the activity centre conflicts with the Suburban Rail Loop.
- Would like to see more details on how infrastructure will be funded and who will fund it.
- Objects to the activity centre not reflecting existing locally planned parks and gardens.

- Requests more information on how affordable housing will be provided.
- States the need to provide areas for jobs close to future homes.
- Highlights that building heights in the activity centre are lower than what is currently proposed for the area.
- Concerns that high quality design for buildings is not required in this plan.
- Requests more information around 'deemed to comply' requirements.
- Requests more technical reports be made available to justify the activity centre.
- Has concerns that there is a lack of focus on environmental sustainability.
- Would like to know more about how heritage places will be protected with the activity centre.
- Desires to be more involved in the creation of new planning rules.

Glen Eira City Council

- Has concerns that activity centre planning has been rushed and will result in poor outcomes.
- Supports the objective of activity centres to create more jobs and homes close to transport.
- Supports the idea of simplifying infrastructure contributions.
- Would like more information around 'deemed to comply' requirements.
- Supports making sure that parks and gardens have access to sunlight.
- Supports the proposed building heights in activity centres.
- Has concerns that there has not been enough consultation with council or the community.
- Has concerns that there has not been enough time for council to provide feedback.
- Objects to the consultation period occurring during council elections.
- Has concerns that activity centres planning has been rushed and will lead to poor planning outcomes.
- Has concerns that there is a lack of detail for the proposed planning rules.
- Has concerns at the significant level of change proposed.
- Has concerns about how infrastructure is going to be funded and by whom.
- Would like more information around 'deemed to comply' requirements.
- Has concerns that proposed building heights are very different from what exists within the local area.
- Has concerns at the level of state government intervention with local planning issues.
- Has concerns that the activity centres have not considered the broader economic issues in Victoria creating a barrier to solving the housing crisis.
- Has concerns that there is a lack of technical assessment to justify the activity centres.
- Has concerns that there is not enough open space being provided for the future residents.
- Proposes that the detailed design of infrastructure delivery needs to begin much earlier.

Major landowners

- Would like more simplified planning rules for development.
- Concern regarding the infrastructure provision and whether it will cater for future growth.
- Request higher minimum building heights as there are existing buildings which are taller than the heights proposed.
- Object to setback requirements because they are too restrictive.

- Support the overarching vision and intent of activity centres.
- State that planning for activity centres has been rushed.
- Concern that there is not enough detailed information available to provide informed feedback.
- Object to infrastructure contributions because they appear to rely too heavily on developers paying for it and suggests that the state government should be providing funding as well.
- Concern that the activity centres do not address the broader economic problems associated with the housing crisis in Victoria.
- Concern that public transport access for all future residents has not been well considered.
- The estimated number of future jobs created by the activity centre has not been considered.
- Would like more information around 'deemed to comply' requirements.
- Support for higher storey buildings where multiple properties are being consolidated into one for a development.
- Object to having overshadowing requirements to parks and gardens because it will limit development.
- More information on infrastructure contributions.

State agencies are being engaged separately from the public engagement process.

Community Reference Group

15 attendees

We reconvened the Community Reference Groups as part of phase 2 engagement. A workshop was held to obtain community feedback and the below is what we heard:

Activity centre controls

Building height review: Reduce proposed building heights in residential areas such as 'limited sensitivities' areas, and 'large opportunity sites' areas.

Integrated planning, local amenity and streetscapes: Implement mandatory overshadowing measures, address impacts of inconsistent developments, and protect Moorabbin's heritage, local amenity and streetscapes.

Catchment controls

Catchment area boundary: Attendees suggested amending the boundary by including Tucker Road Primary School and reconsidering the 10-minute walk and the activity centre's focus by shifting it to Nepean Highway/South Road.

Building heights and more homes: Focus more homes near railway corridors and main roads, with gradual height reductions at the edges of the catchment area.

Planning controls: Introduce mandatory solar access for proposals, set minimum lot sizes for higher density developments, and ensure adequate side setbacks for landscaping.

Community infrastructure

Green open spaces: Ensure sufficient green spaces with sun access and facilities for all ages. Explore converting residential sites into pocket parks while improving links between open spaces.

Streetscapes and walkability: Enhance streetscapes with trees, benches, and greenery, and improve pedestrian and bike connectivity by widening footpaths, improving laneways, and extending bike networks, particularly along Nepean Highway.

Transport and road network: Upgrade roads to manage increased traffic and improve safety for both road users and pedestrians.

Community facilities: Encourage more community facilities, including libraries, spaces, and a swimming pool, to meet the needs of a growing population.

Local businesses: Support local businesses to boost the economy and accommodate population growth.

Next steps

Once the Moorabbin Activity Centre Plan is in place, landowners in the Moorabbin Activity Centre will have clear new rules to follow if they want to build new homes on their land. Each landowner can decide if and when they want to apply for a planning permit (where required) to build new homes. If they don't want to change anything on a property, they don't have to. Landowners will have more opportunities to build different types of homes on their property.

Over time there may be more homes being built in these neighbourhoods which also means more customers and opportunities for local businesses. It also means more Victorians will have the chance to find a home that's right for them.

The Activity Centres Program is now expanding to new activity centres near train stations or trams across Melbourne. This will support new homes to be built in areas with good existing transport capacity and leverage new capacity created through Victoria's Big Build investment in the Level Crossing Removal Program and Metro Tunnel project. Community feedback on the initial 10 draft activity centre plans has emphasised the importance of prioritising locations with good public transport. The new centres are well-served by public transport, community facilities and shops and will support the supply of more homes across Victoria.

Activity Centre Program

COMMUNITY CONSULTATION
PHASE 2

Engagement Report

MOORABBIN

MARCH 2025