

# SOUTH YARRA TO WINDSOR TRAIN AND TRAM ZONE ACTIVITY CENTRES

MORE HOMES *and* MORE OPPORTUNITIES



## PLANNING FOR THRIVING COMMUNITIES

As part of the Train and Tram Zone Activity Centres Program, we're planning for South Yarra, Prahran and Windsor, helping to guide development in these areas over the coming decades. The program is one of the key initiatives of *Plan for Victoria*, Victoria's 30-year strategic land use plan.

Housing is one of the biggest challenges we face in Victoria. By 2051, metropolitan Melbourne will need around an extra 1.8 million homes. That is why we're planning for more homes in and around South Yarra, Prahran and Windsor. These activity centres provide access to public transport, community facilities and crucial services, making them ideal locations to create opportunities for more housing, jobs, long-term growth and connections for communities.

This proposed plan celebrates what makes these activity centres unique. We've heard from the community and know how important the distinctive features of the area are. This plan does not propose to change existing heritage overlays nor significant landscape overlays, ensuring the unique qualities of the area are maintained, while responding to the need for more homes for more Victorians.

The South Yarra to Windsor activity centres are located on the lands of the Bunurong People and 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.

Find out more about  
the Train and Tram  
Zone Activity Centres  
Program



Department  
of Transport  
and Planning



More Homes  
For Victorians

## HOW YOUR FEEDBACK IS SHAPING OUR PLANS

We heard from the South Yarra to Windsor community through two rounds of consultation, and your feedback is helping to shape our plans.

### South Yarra

We heard that the community supports directing new development towards the South Yarra train station and key tram connections. In response, we're proposing higher maximum building heights around the Toorak Road and Chapel Street intersection.

Lower building heights will be maintained towards the eastern end of Toorak Road to respect and transition to the surrounding neighbourhood.

We heard from the community the importance of Birrarung (Yarra River) as a cultural, ecological, and socially significant integrated living entity.

In response to this feedback, we have not extended the catchment towards the river, and are proposing lower heights of up to six storeys along the northern extent of River Street to respect Birrarung and transition to surrounding residential areas.

### Prahran

We heard from the community how important open spaces and sunny streets are to everyday life. In response, we are proposing the protection of sunlight to valued public spaces such as Grattan Gardens and Prahran Square, as well as key local streets like Greville Street.

This approach helps ensure these places remain welcoming, lively, and enjoyable for people to spend time in.

We also heard about the importance of providing a transition from main streets to surrounding residential areas. In response, we are proposing taller buildings of 12 to 16 storeys on larger sites along High Street and Porter Street.

Lower maximum heights of up to eight storeys are proposed at the edges of High Street, creating a transition in scale that respects the character and amenity of nearby neighbourhoods.

### Windsor

We heard from the community that they value Chapel Street for its lively street life.

We are proposing updated solar protection controls along Chapel Street, to help maintain good sunlight along the street, ensuring Windsor continues to be a comfortable and attractive place to spend time in.

We also heard strong support for delivering more homes closer to Dandenong Road and High Street. In response, we're proposing the tallest building heights of up to 12 storeys around these areas, helping to provide new homes while focusing growth in accessible, strategic locations.

## HOW WE PLAN ACTIVITY CENTRES

Each activity centre generally includes a **core**, inner and outer **catchment** area.

The core is intended to be located at the heart of the activity centre, closest to public transport, jobs and services, and is best suited to accommodate more homes. This area will aim to have taller buildings, allowing for more housing where it's needed most.

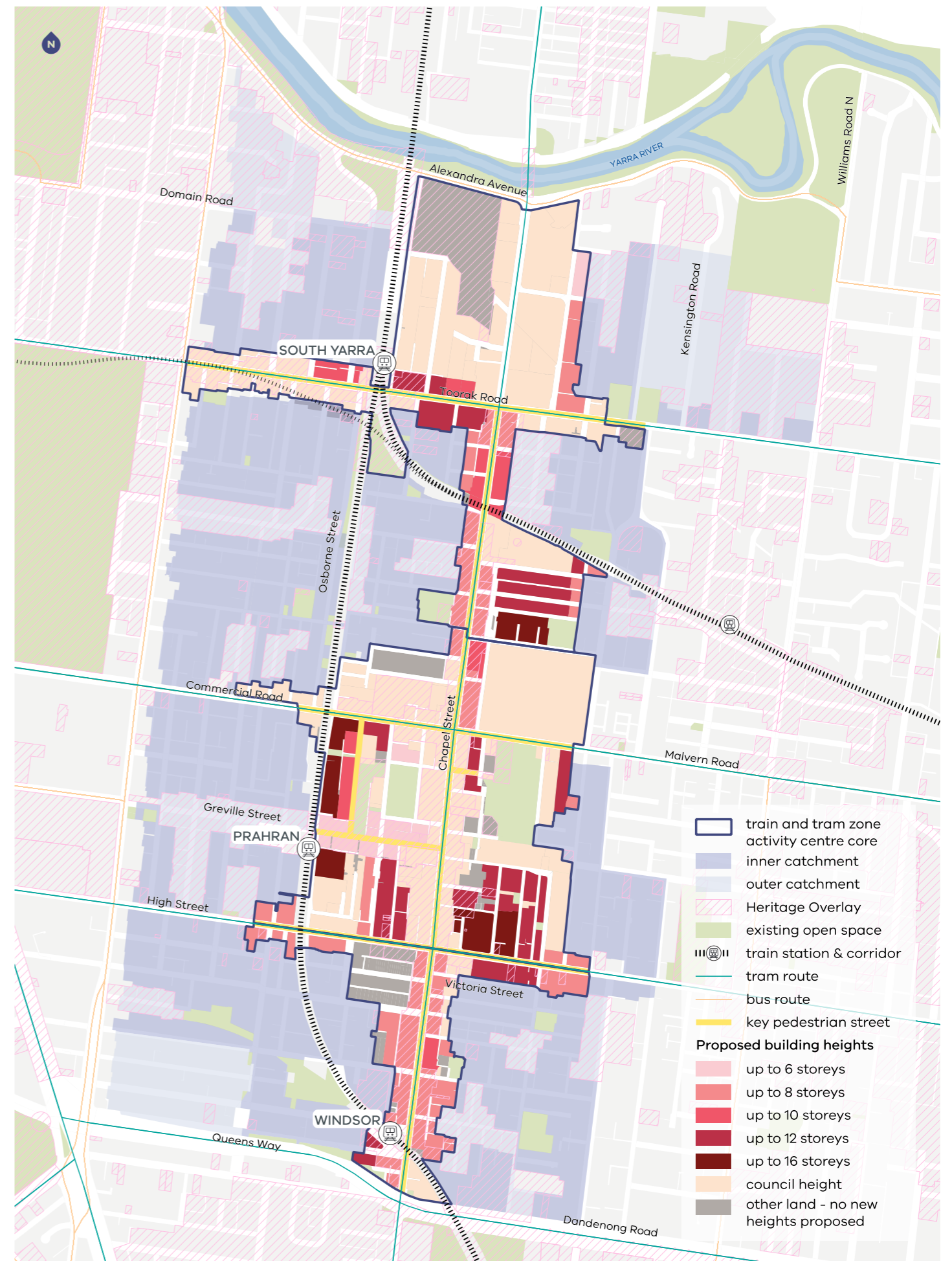
In South Yarra, Prahran and Windsor, existing planning controls for building heights in some areas already align with our activity centre planning objectives. For this reason, areas specified with 'council heights' have no new building heights proposed.

The inner catchment is intended to have the most direct access to the centre's core, generally allowing for buildings up to four storeys, and up to six storeys on larger lots.

The outer catchment is proposed to see building heights gradually decrease, generally allowing for buildings up to three storeys. On larger lots, buildings of up to four storeys are proposed to be allowed.

### Accessibility information

If you want to receive this publication in an accessible format (such as large print or audio), call 136 186 (select option 6) or email [activity.centres@transport.vic.gov.au](mailto:activity.centres@transport.vic.gov.au). This document is also available in an accessible format at [planning.vic.gov.au/activitycentres](http://planning.vic.gov.au/activitycentres).



# 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 South Yarra to Windsor area. 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.

Our proposed infrastructure contributions plans 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, which will be used to invest in improvements to infrastructure and facilities for the local community.



## OPPORTUNITIES FOR SOUTH YARRA TO WINDSOR TO IMPROVE

This plan shows what we can do to make this community an even better place to live, work and get around in the long-term.



Thriving activity centre cores



Safer, attractive and connected walking and riding networks



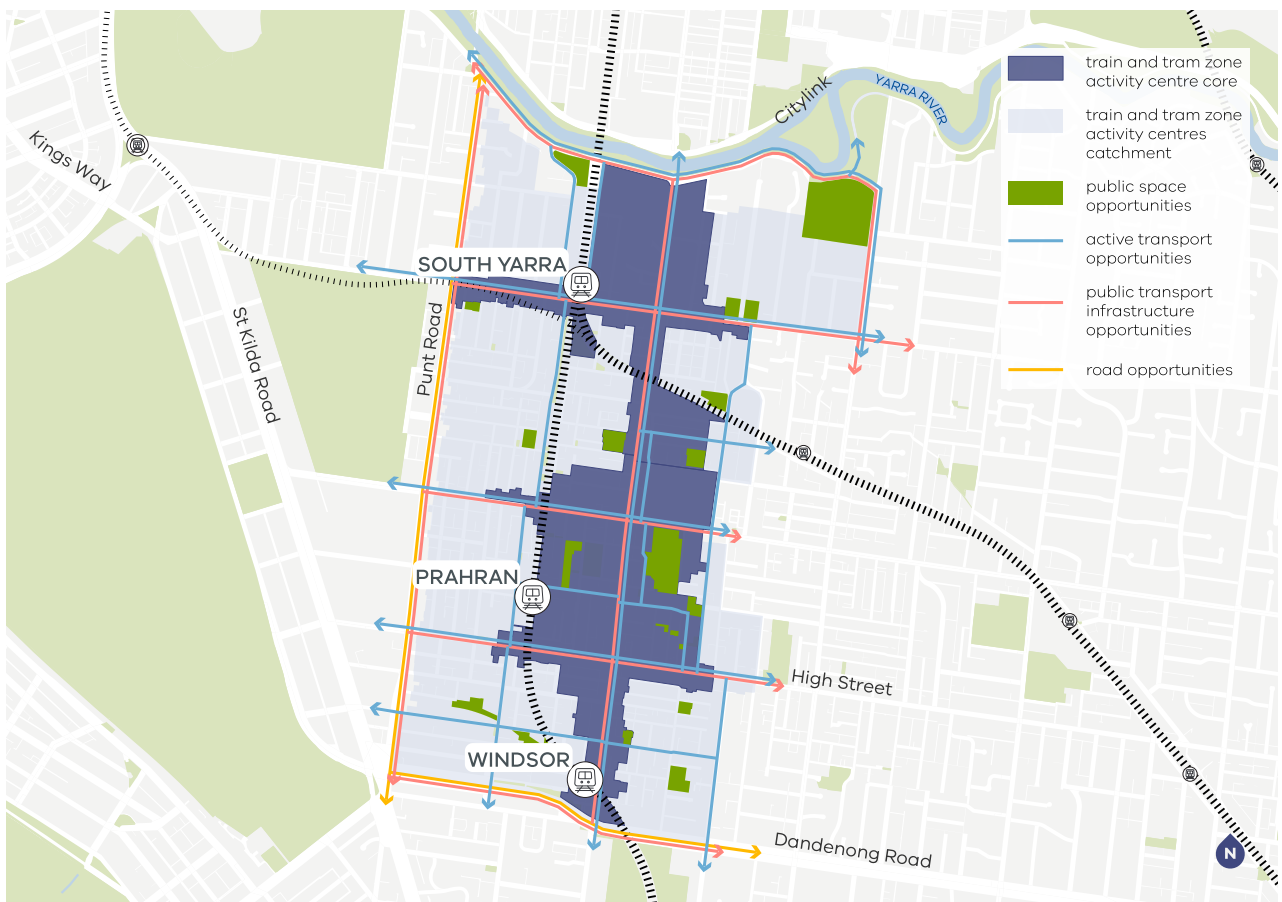
Improved public transport passenger experience



Improved green spaces, recreation and play facilities



More efficient movement for cars and freight



NOTE: This map indicates potential opportunities for future infrastructure delivery and does not present specific projects.