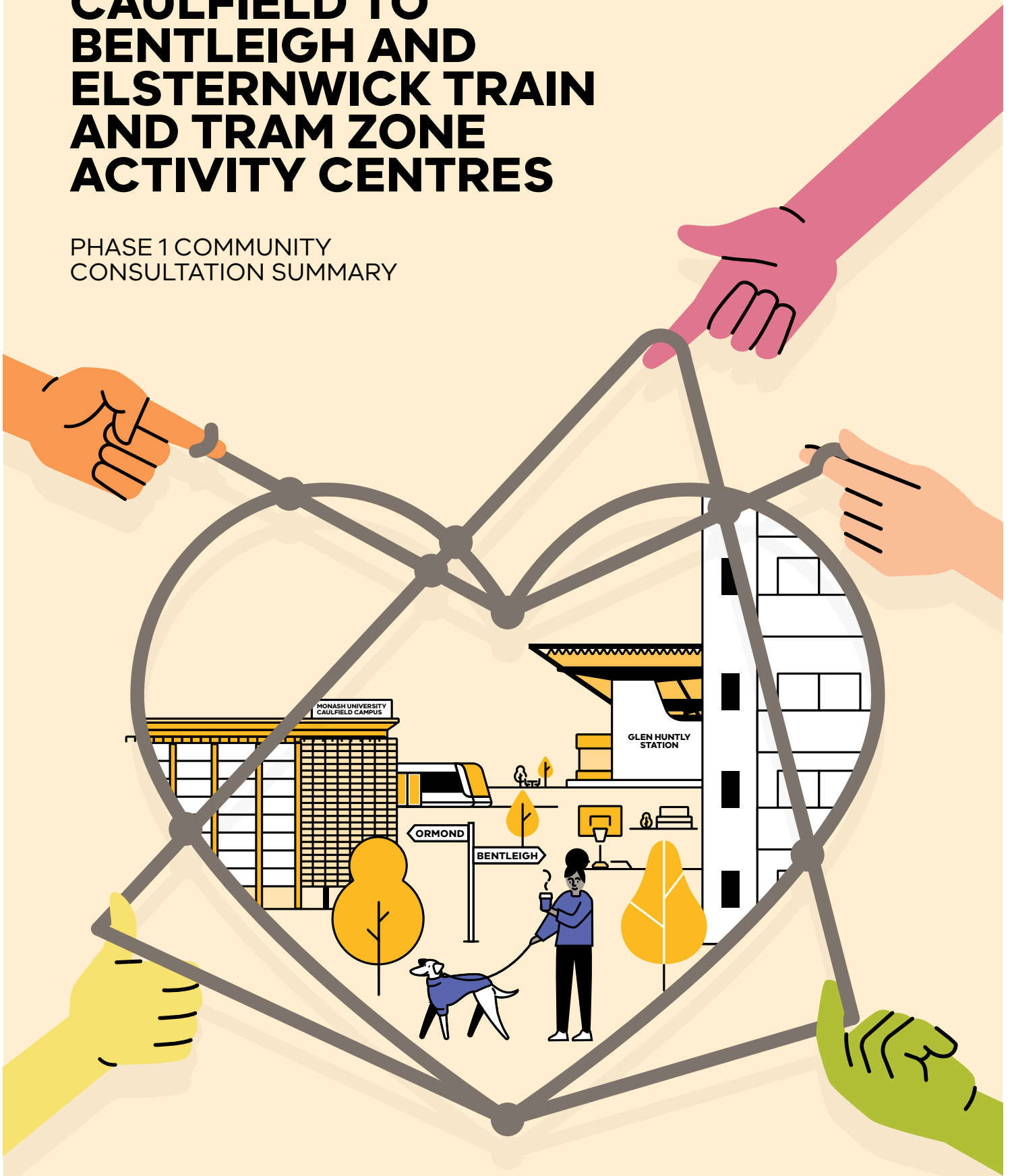


CAULFIELD TO BENTLEIGH AND ELSTERNWICK TRAIN AND TRAM ZONE ACTIVITY CENTRES

PHASE 1 COMMUNITY
CONSULTATION SUMMARY



TRAIN AND TRAM ZONE ACTIVITY CENTRES PROGRAM

We want to provide all Victorians with the choice of a well-designed home, in a place where they can thrive. That's why we're planning for more homes in and around 60 train and tram zone activity centres across Melbourne, creating capacity for more than 300,000 new homes to be built around train and tram lines, jobs and services by 2051.

By planning for more housing in activity centres, we're supporting more Victorians to live closer to jobs, services, public transport and green, open space.

STAGE 2 CONSULTATION

In October and November 2025, we connected with local communities, councils, landowners and industry stakeholders across 23 train and tram zone activity centres. This was the first phase of community consultation for these centres.

We wanted to understand what matters most to you about the places you live, work or are otherwise connected to.

We asked:

- What do you love about these places?
- What makes them unique?
- What should be protected or improved?

Your feedback has helped shape draft maps for your train and tram zone activity centre, which will guide new housing development around **Caulfield to Bentleigh and Elsternwick stations**, while preserving the things that make each of these places special.

This consultation report reflects the feedback from local communities.

HOW WE REACHED OUT TO COMMUNITIES

Newsletters

mailed to households and businesses approximately 100 to 200m from the edge of each activity centre



Social media

geo-targeted posts and videos to encourage participation in the consultation (online sessions, drop ins and online survey)



Advertising

posters at stations and digital screens at various retail stores in activity centres



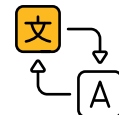
Community representatives

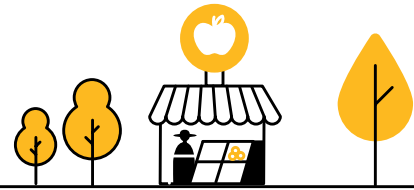
information and consultation materials shared with councils, local leaders and interest groups and multicultural community groups



Multicultural materials

translated survey, Engage Vic content and postcards in-language





HOW WE RECEIVED FEEDBACK

To ensure we had broad participation, we gathered community feedback through a range of digital and face-to-face events, as well as providing translated materials.

Options to participate included:

Engage Victoria online survey

The survey was on our Engage Victoria page, along with information to help people better understand the program. The survey sought community feedback on what you love and value most about your local area. The survey was available in English and in the top three languages in each centre.

Online QA sessions

We held online webinars to provide people with an opportunity to hear directly from planners, gain more knowledge about the program and ask questions. These sessions were also recorded and published on our Engage Victoria webpages.

Community drop-ins

For those who wanted to have in-person discussions, we held two drop-in sessions per train and tram zone activity centre group, where participants could view and take home useful materials and had an opportunity for one-on-one conversations with a planner.

Walk-by events

Walk-by events were held in busy local areas with program representatives out on the street sharing information about the program and encouraging people to provide feedback either by conversation, attending a drop-in session held nearby, or by completing the survey online.



102,328

Engage Victoria
page views



45,046

Engage Victoria
unique visitors



3,200+ pieces
of feedback:

- **427** questions asked at online sessions
- **742** comments from drop ins and walk by sessions
- **2,505** survey responses
- **7** in-language survey responses

8 online sessions held

574 online session registrations

309 online session participants

14 community drop-in sessions held

363 community drop-in participants

14 walk by events

527 walk by participants

CAULFIELD TO BENTLEIGH AND ELSTERNWICK ENGAGEMENT INSIGHTS

Online session

26 participants

Wednesday 29 October 2025
6.30pm – 7.30pm



Walk-by events

125 interactions

Thursday 20 November 2025
Glen Huntly Road between
Riddell Parade and Carre Street

Wednesday 26 November 2025
Centre Road between Oak Street
and Nicholson Street



Drop-in sessions

79 participants

Thursday 20 November 2025
The Elsternwick Club,
19 Sandham Street, Elsternwick

Wednesday 26 November 2025
McKinnon Public Hall,
119 McKinnon Road, McKinnon



KEY THEMES

Heritage and neighbourhood character overlays

- There was strong interest in heritage overlays and neighbourhood character overlays and how they will be considered and protected with new planning controls.
- Participants identified a need for street frontages that are designed for safety, with requirements for low fences and doors facing the street.
- Community want to ensure increased heights will not impact the character of the existing neighbourhood and new developments should respect heritage streetscapes.

Transport and parking

- A desire for more “Strategic Cycling Corridors” and safer walking/cycling links to stations, schools and community facilities.
- Community wants to be involved in transport planning and made specific references to the need for more accessible tram stops.
- Existing issues with on-street and illegal parking impacting congestion.
- Community want to see improvements to pedestrian and active transport infrastructure.

Building heights and density

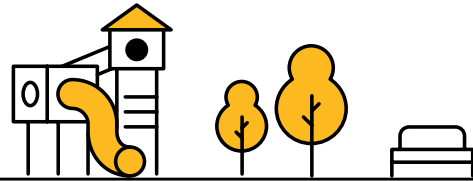
- Preference for low-to-medium scale development in residential streets.
- Concerns about apartments being built to site boundaries, desire for more setbacks and to avoid overshadowing.

Local infrastructure

- The need for more social and physical infrastructure like schools, childcare, car parking and pedestrian safety improvements to support more homes.
- There were concerns about drainage, sewerage and roads not being able to handle more people. Some linked this to increased flooding.
- Perception that existing infrastructure and services like local schools are at capacity and cannot handle increased density without further investment.

Open space

- Calls to protect and expand green space including prioritising tree canopy, providing better maintenance of trees and protecting mature trees from new development.



ONLINE SURVEY



433 Survey Responses

42 Bentleigh

273 Caulfield

39 Ormond

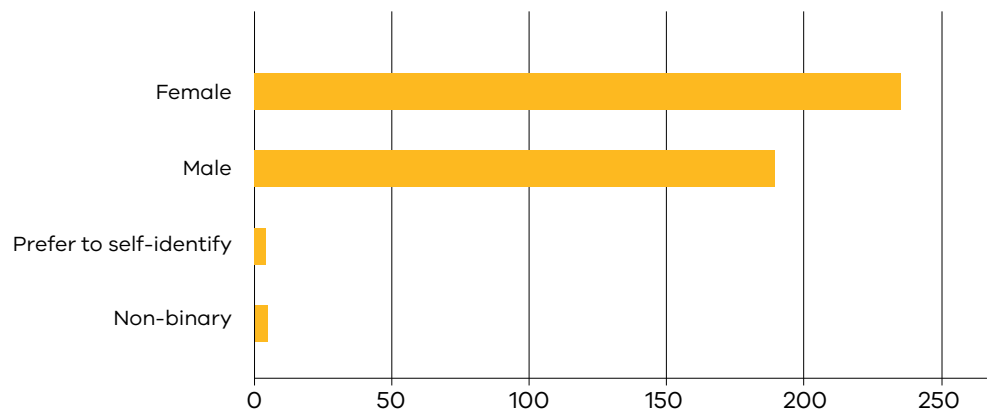
39 Glen Huntly

40 Elsternwick

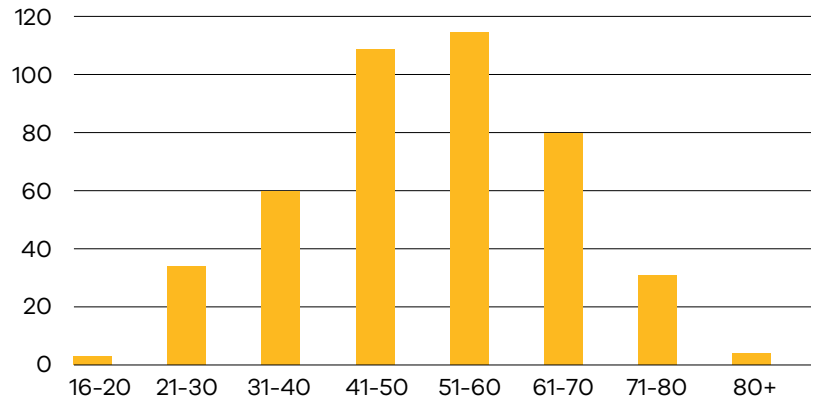
2,728 website views for this group of centres

DEMOGRAPHIC INFORMATION

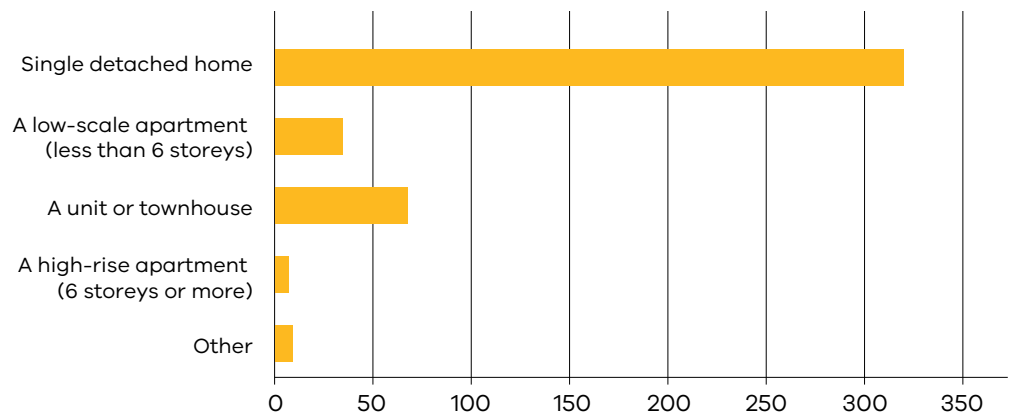
GENDER

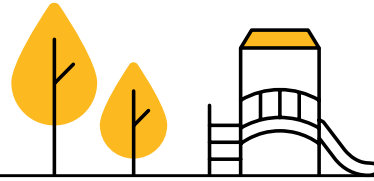


AGE



HOME TYPE





WHAT'S MOST IMPORTANT WHEN IT COMES TO SUPPORTING MORE HOMES

1. Building considerations, such as overshadowing, wind protection and sun access to the street
2. Space between and around buildings
3. Protecting built heritage
4. Protecting parks and open space
5. Different types of higher density homes
6. Improvements to support local travel.

TOP 10 LOCAL AREAS WHERE PEOPLE LIKE TO SPEND TIME

1. Finch Street
2. Central Park
3. Caulfield Park
4. Caulfield Racecourse/Reserve
5. Coppin Street
6. Malvern Road
7. Central Park Road
8. Centre Road
9. Glen Huntly Road
10. Gascoigne Estate

WHAT YOU VALUE MOST ABOUT YOUR LOCAL AREA

- Neighbourhood character and feel, including heritage buildings
- Existing trees and vegetation
- Access to open space
- Access to public transport
- Local shops, restaurants and entertainment.

WHAT WOULD MAKE YOUR LOCAL AREA BETTER?

- More trees and vegetation
- Improved parks, gardens and playgrounds
- Local shops, cafes and outdoor dining
- Better walking streets, footpaths and road crossings
- Safe, inclusive and welcoming public areas.



PLACE-BASED FEEDBACK

CAULFIELD STATION

- Maintain Caulfield's neighbourhood character and protect heritage areas
- The need for road infrastructure around Caulfield Station, to cater for more pedestrians rather than cars
- Some support to continue developing the emerging town centre around Caulfield Village
- Support to continue developing the emerging town centre around Caulfield Village.

GLEN HUNTLY STATION

- Existing congestion around Glen Huntly Station
- A call to improve existing infrastructure around the station area to support higher density housing
- The need to ensure existing infrastructure – such as schools and roads – can cope with increased population
- Some support taller buildings, provided they are to scale with adjoining areas.

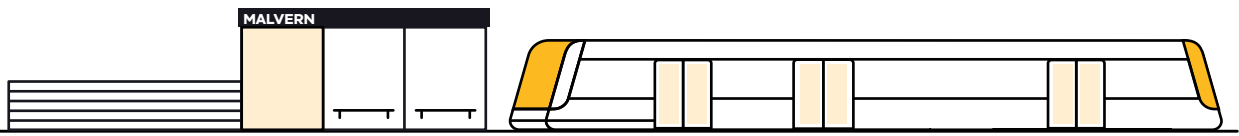
ORMOND STATION

- Some concern that McKinnon and parts of Bentleigh have already been developed substantially over the past 15 years, and that this has put pressure on local infrastructure, such as schools and roads
- Desire to support small businesses to help cope with growing demand
- Need to ensure there is enough parking for new developments
- Call for more green space in Glen Eira.

BENTLEIGH STATION

- Some concerns around traffic on local roads already being an issue, with some respondents stating there should be a focus on improving pedestrian links and creating more green space
- Need to maintain current levels of green or open space
- Concern that high rise buildings will overshadow places and create wind tunnels
- Better design principles are needed to ensure that future development is of an acceptable quality.





ELSTERNWICK STATION

- Improvements to congestion needed at Glen Huntly Road
- Call for increased safety measures on the 47 tram
- Public transport needs to be improved in the local area, including better bus services and routes.



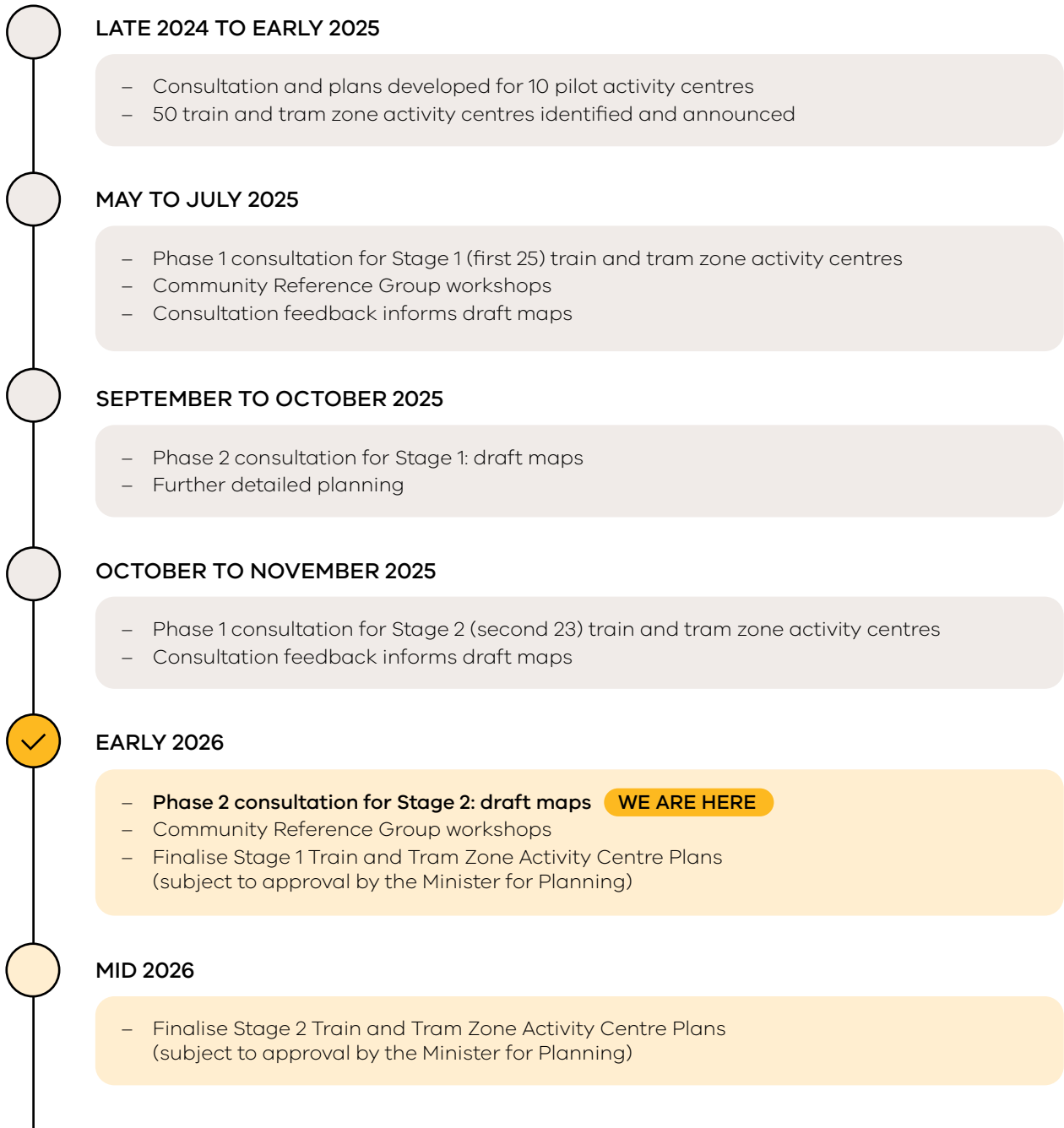
HOW WE'VE USED YOUR FEEDBACK

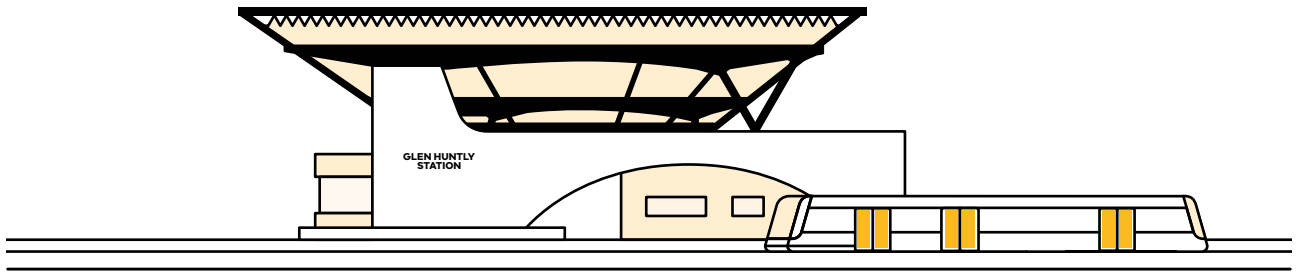


We heard clearly that community values open and green spaces, heritage and local character. The feedback we have received has helped to inform how we have shaped our draft maps and how we've applied planning controls across different areas.

- We've applied the highest protection to existing open spaces in **Caulfield**
- Larger setbacks have been included on new developments in **Ormond**, to bring more green character to the area
- Solar protections have been applied to **Godfrey Street** to ensure the street remains open and welcoming
- Certain building types have been applied along **Centre Road** in Bentleigh, to encourage lively street activity and maintain pedestrian accessibility
- **Glen Huntly Road** has been identified as a key pedestrian street, so we've applied solar protection and building controls to guide how developments should look and feel. This will support a pedestrian friendly environments while maintaining the existing street character.

PROGRAM TIMELINE





WHAT'S NEXT

We've listened closely to what you have told us about your train and tram zone activity centres, the places you care about and what makes those places special. Your feedback has helped to shape our draft maps by identifying areas you want to protect and enhance. It's also helped us to:

- propose core and catchment boundaries for each train and tram zone activity centre
- identify public spaces, streets and parks that need extra care to protect from overshadowing
- highlight the streets you consider to be vibrant and people friendly that you'd like us to protect.

Now we'd like your feedback on our draft maps including:

- proposed heights
- proposed core and catchment boundaries
- important public spaces and whether we've captured all the places and streets you'd like us to protect
- what would make your local train and tram zone activity centre better.

While considering both the need for more housing in these well-served areas and community feedback, we've created maps showing proposed building heights, core and catchment boundaries and important public spaces.

To learn more about tram and train zone activity centres and how you can provide feedback, visit our website: engage.vic.gov.au/activity-centres

CONTACT US

Activity.centres@transport.vic.gov.au

GET INVOLVED

HAVE YOUR SAY AND VIEW OUR DRAFT MAPS

Visit [engage.vic.gov.au/
activity-centres-program](https://engage.vic.gov.au/activity-centres-program)



COMPLETE THE SURVEY

Join the mailing list to stay updated.

Your feedback will continue to be considered as part of the planning process.

