

# SPRINGVALE TO DANDENONG 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 Springvale, Noble Park, Yarraman and Dandenong, 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 Springvale, Noble Park, Yarraman and Dandenong. 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 Springvale to Dandenong activity centres are located on the lands of the Bunurong 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



## HOW YOUR FEEDBACK IS SHAPING OUR PLANS

We heard from the Springvale, Noble Park, Yarraman and Dandenong community through two rounds of consultation, and your feedback is helping to shape our plans.

### Springvale

We heard from the community how much they appreciate the diversity of shops and local businesses. That's why we're proposing taller maximum building heights around Springvale Road and Springvale Shopping Centre, where local businesses can benefit from more people living close by.

We also heard the importance of Springvale maintaining its cultural character. In response, we're proposing to apply active frontages (windows and entries to shops and businesses) to the main shopping area to ensure the main pedestrian streets remain vibrant.

### Noble Park

We heard from the community how much they value the village character of Noble Park. That's why we're proposing to apply maximum building heights of six to eight storeys in most of central Noble Park to better reflect this existing character and to respond sensitively to the surrounding neighbourhood.

We also heard the importance of protecting parks and open spaces. In response to this feedback, we're proposing to apply sun access protections around certain parks and open spaces, such as Copas Park, to ensure these spaces remain bright and sunny.

### Yarraman

We heard from the community the importance of retaining the suburban feel and quieter character of Yarraman. That's why we're proposing to apply only outer catchment to retain this character and to better reflect the level of shops and services in the area.

### Dandenong

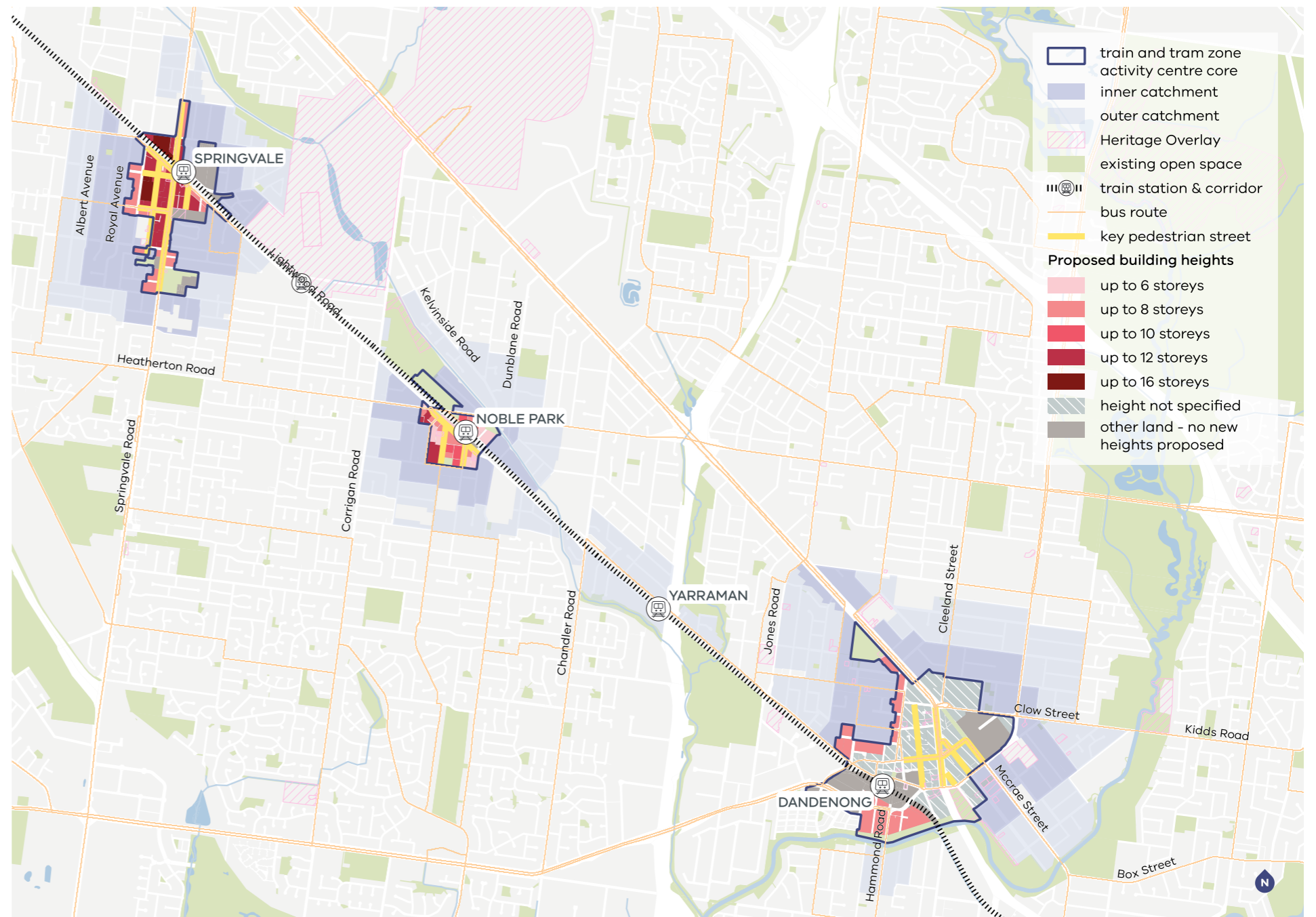
We heard from the community how much they value the Dandenong Market and the many multicultural small businesses that surround the market. We're also proposing to apply active frontages (windows and entries to shops and businesses) and sun access protection requirements to keep key streets vibrant.

That's why we're proposing to retain the current planning control of no maximum building height across most of the centre, to ensure there is a growing community to support these local businesses.

We also heard the importance of keeping quieter residential streets in surrounding areas, while recognising Dandenong's role as a major centre. In response, we're proposing a transition in heights to the areas west and south of the core.

#### Accessibility information

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## 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.

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.

# 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 Springvale to Dandenong 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 SPRINGVALE TO DANDENONG 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.