

ASHBURTON TRAIN AND TRAM ZONE ACTIVITY CENTRE

MORE HOMES *and* MORE OPPORTUNITIES



PLANNING FOR THRIVING COMMUNITIES

As part of the Train and Tram Zone Activity Centres Program, we're planning for Ashburton, helping to guide development in this area 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 Ashburton. This activity centre provides access to public transport, community facilities and crucial services, making it an ideal location to create opportunities for more housing, jobs, long-term growth and connections for communities.

This proposed plan celebrates what makes this activity centre 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 Ashburton activity centre is located on the lands of 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



HOW YOUR FEEDBACK IS SHAPING OUR PLAN

We heard from the Ashburton community through two rounds of consultation, and your feedback is helping to shape our plan.

Ashburton

We heard from the community how much they value the lively atmosphere of High Street and its welcoming environment. This is why we're proposing to apply active frontages (windows and entries to shops and businesses) along its entirety, ensuring Ashburton remains vibrant day and night.

We heard the importance of keeping Ashburton bright and sunlit. The community told us how much they value large canopy trees and green streets.

That's why we're proposing a high level of sun access protection along High Street, to ensure buildings won't overshadow the street at key times of the day, and to also allow future trees and native vegetation to thrive.

In response to community feedback, the size and scale of Ashburton, and its designation as a 'neighbourhood centre' in *Plan for Victoria*, we are proposing only outer catchment for this activity centre.

HOW WE PLAN ACTIVITY CENTRES

The activity centre is proposed to include a **core** and an 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 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. This document is also available in an accessible format at 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.

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 ASHBURTON TO IMPROVE

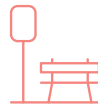
This plan shows what we can do to make this community an even better place to live, work and get around in the long-term.



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.