

# Activity Centre Program

COMMUNITY CONSULTATION  
PHASE 2

## Engagement Report Chadstone

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 Chadstone 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.

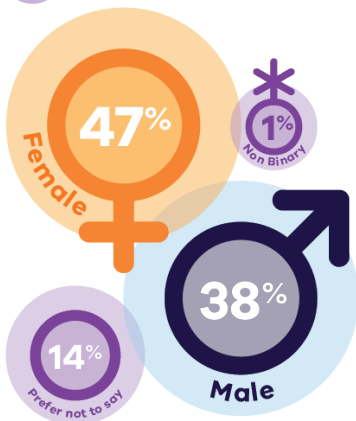
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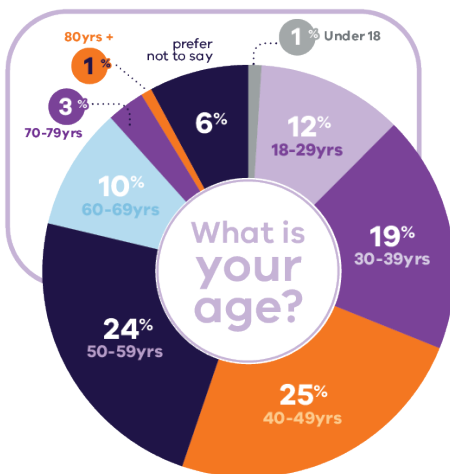
# Who we heard from

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.

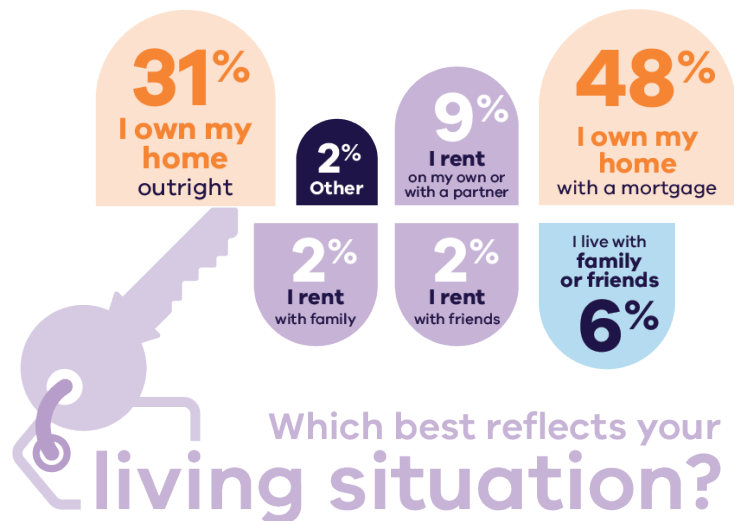
## What is your gender?



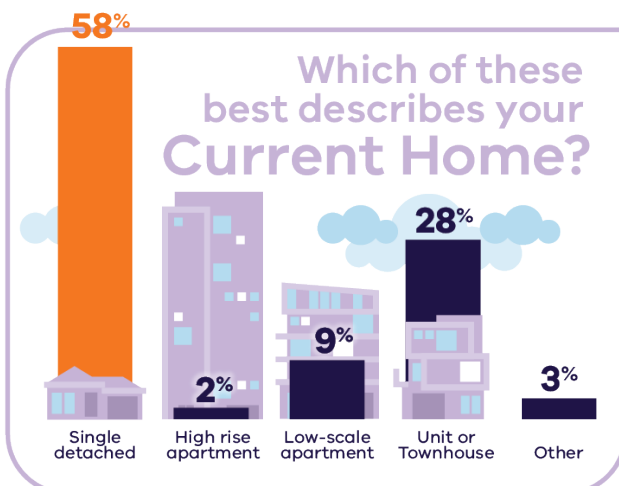
## What is your relationship to the Chadstone activity centre?



## What is your age?

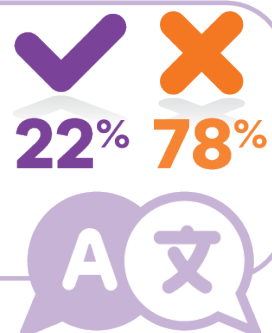


## Which best reflects your living situation?



## Which of these best describes your Current Home?

Do you speak a language other than English at home?




# What we heard

The Chadstone community shared a mix of views on the proposed Chadstone Activity Centre with almost half supporting the need for more new homes close to jobs, services and transport across Melbourne. The protection of sunny streets and parks and improving main streets was important to most people. While there was some support for more homes within walking distance and for the division into precincts and the plans for better outcomes on larger sites, there was low support for the proposed infrastructure improvements, streamlined planning process and the overall vision for Chadstone. There was low support for the proposed building heights from those who engaged with the project.

## Key themes

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



There is already too much traffic and inadequate carparking in the area, and increased population will exacerbate this.

Significant upgrades are required to transport infrastructure, including a tram or train service, improved bus services, traffic management before it can accommodate new homes.

### Traffic, parking and public transport




There are inadequate local services and infrastructure to support a larger population.

Many services are already at capacity, particularly schools and medical services.

More protected cycling paths.

More support for small and local businesses.

### Local infrastructure and services



There should be more affordable housing options in the area.

Distrust in the plan and in developers to deliver more affordable housing.

### Affordable housing



The plans will negatively impact the local amenity, streetscapes and local quality of life.

The plans will negatively impact the local heritage homes and streetscapes, which must be protected

Many new developments are of poor build quality, and new developments in this area must be of good quality.

New developments must be of high design quality and have a positive visual impact.

### Heritage, local amenity, streetscapes, architecture and build quality





Proposed building heights will result in overshadowing and loss of privacy to existing residents.

Higher building heights are inappropriate for the area due to lack of transport, infrastructure and services, and local amenity and streetscapes.

Some support for moderate building heights to accommodate more housing in the area.

### Building heights, overshadowing and privacy



The area needs more parks and green spaces.

The plan will have a negative environmental impact on the area, including loss of green spaces and increased pollution.



The Chadstone Shopping Centre site controls will produce better outcomes and lead to more efficient land use and improved design quality.

### Parks, green spaces and environmental impacts

### Chadstone Shopping Centre



Strong support for the plan's approach to improve Dandenong Road, including support for wider footpaths and more street trees.

Concern for how the improvements to Dandenong Road will impact traffic management.

### Dandenong Road improvements



Support for reduced lead times for new housing and increased certainty for builders.

Concern for reduced community input and lead to loss of local amenity, streetscapes and poor-quality developments.



Distrust in the legitimacy of the consultation process.

The consultation process lacks transparency.

### Streamlined planning process

### Trust in the consultation process



Opposition to catchment area.

Amend the catchment area to avoid areas west of Boyd Park but include areas closer to Holmesglen and East Malvern train stations.

Confusion that the shopping centre would expand its footprint within the core boundary.

### Catchment boundaries



# Key stakeholders

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

## City of Stonnington

- Objects to the designated catchment area for the activity centre because it is too big, meaning that some residents will have to walk 22 minutes to reach the Chadstone Shopping Centre.
- Wants a requirement for different housing options and affordable housing within the growth area.
- Wants to ensure that the area is pedestrian-friendly and that there are enough accessible parks.
- Wants to see detailed technical assessments that support the activity centre.

## City of Monash

- Objects to the activity centre as it is not transparent in showing the proposed major changes to residential areas.
- Objects to areas with heritage buildings and architectural significance being included as part of the activity centre.

## City of Glen Eira

- Wants more detail in the activity centre regarding where footpaths and bike paths will link to transport hubs such as train stations.
- Would like the proposed area for the activity centre to be more refined and align better with the local area.

## Major landowners

- State that the activity centre should support more commercial development alongside residential development.
- Would like more clarification around 'deemed to comply'.

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

# Community Reference Group

8 attendees

We reconvened 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

**Integrated development:** Attendees emphasised the need for cohesive development across multiple councils (Stonnington, Monash, Glen Eira) to ensure integrated outcomes at Chadstone Activity Centre.

**Overdevelopment concerns:** Attendees expressed strong concerns about ongoing development at Chadstone Shopping Centre, fearing negative impacts on nearby residential areas and overdevelopment of the activity centre.

**Broader controls:** There was a desire to extend activity centre controls to the wider catchment area.

## Catchment controls

**Building heights:** Concerns were raised about increased building heights causing overshadowing and potential overpopulation.

**Sustainable design:** Attendees called for stronger requirements to ensure environmentally sustainable practices in new developments.

**Housing types:** There was a preference for diverse housing, such as townhouses or three storey apartments, with considerations for community and social housing.

## Community infrastructure

**Community needs:** Attendees emphasised the need for infrastructure like schools, open spaces, and facilities to support young families in a growing population.

**Green spaces:** Balancing green spaces and tree canopy with development impacts was seen as key to minimising overshadowing of existing properties.

**Transport connectivity:** There was a strong call for improved pedestrian and transport links to Chadstone Shopping Centre to ease traffic congestion and parking issues in nearby residential areas.

**Traffic and congestion:** Attendees requested a detailed analysis of the impact of population growth be undertaken on traffic and infrastructure. Solutions included exploring underpasses or overpasses along Dandenong Road and improving public transport, bike infrastructure, and designated lanes to reduce vehicle traffic.



## Next steps

Once the Chadstone Activity Centre plan is in place, landowners in the Chadstone Activity Centres and 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 more 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 Centre 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

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### Engagement Report

## CHADSTONE

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