



---

## 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 **Riversdale to Willison and Ashburton 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

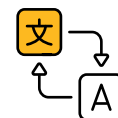
information and consultation materials shared with councils, local leaders and interest groups and multicultural community groups

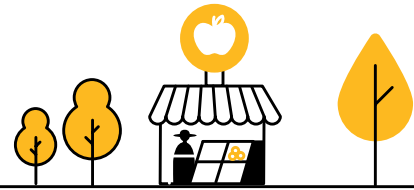


---

### Multicultural materials

translated survey, Engage Victoria 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

---

## RIVERSDALE TO WILLISON AND ASHBURTON ENGAGEMENT INSIGHTS

### Online session

**63** participants

Wednesday 5 November  
6.30pm – 7.30pm



### Walk-by events

**36** interactions

**8 November 2025**

Coles Middle Camberwell

**13 November 2025**

Cnr High Street and  
Highgate Grove Ashburton



### Drop-in sessions

**84** participants

**Saturday 8 November 2025**

19th Camberwell Scout Hall

**Thursday 13 November 2025**

Ashburton Community Centre



## KEY THEMES

### Heritage and local character

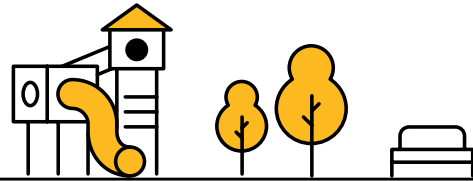
- Community want to preserve the “village feel” in these areas and make the area feel less suited to families.
- Calls to ensure planning controls won’t impact heritage areas to maintain the neighbourhood’s unique character.
- Desire to protect low-rise, leafy and established character of these areas including heritage homes and historic estates.
- Locals reported having a strong connection to place, with many having lived in the area for decades.

### Transport, traffic and parking

- Concerns about increased congestion, bottlenecks and general road safety from increased development.
- Requests for additional parking and better traffic management to support population growth, particularly along narrow residential streets.
- Calls for improved public transport to support an increased population.
- Safety was highlighted, with references to safer crossings, cycling connections, lighting, footpath quality and passive surveillance to support safe movement between parks, schools and train stations, especially at night.
- The need to ensure adequate on-site parking for new developments.

### Local infrastructure

- Participants felt that more services and community facilities are needed to support increased housing, especially more capacity in local schools.
- Calls to ensure utilities, drainage, emergency services and other community infrastructure have sufficient capacity to accommodate a growing population.
- Calls to maintain a human-scale retail environment rather than large commercial buildings that could impact the ‘village feel’.
- Community value local shopping strips, particularly being able to walk to local shops, cafes and essential services.
- Spaces such as libraries, pools and sporting facilities are considered very important in fostering social connection and supporting wellbeing.

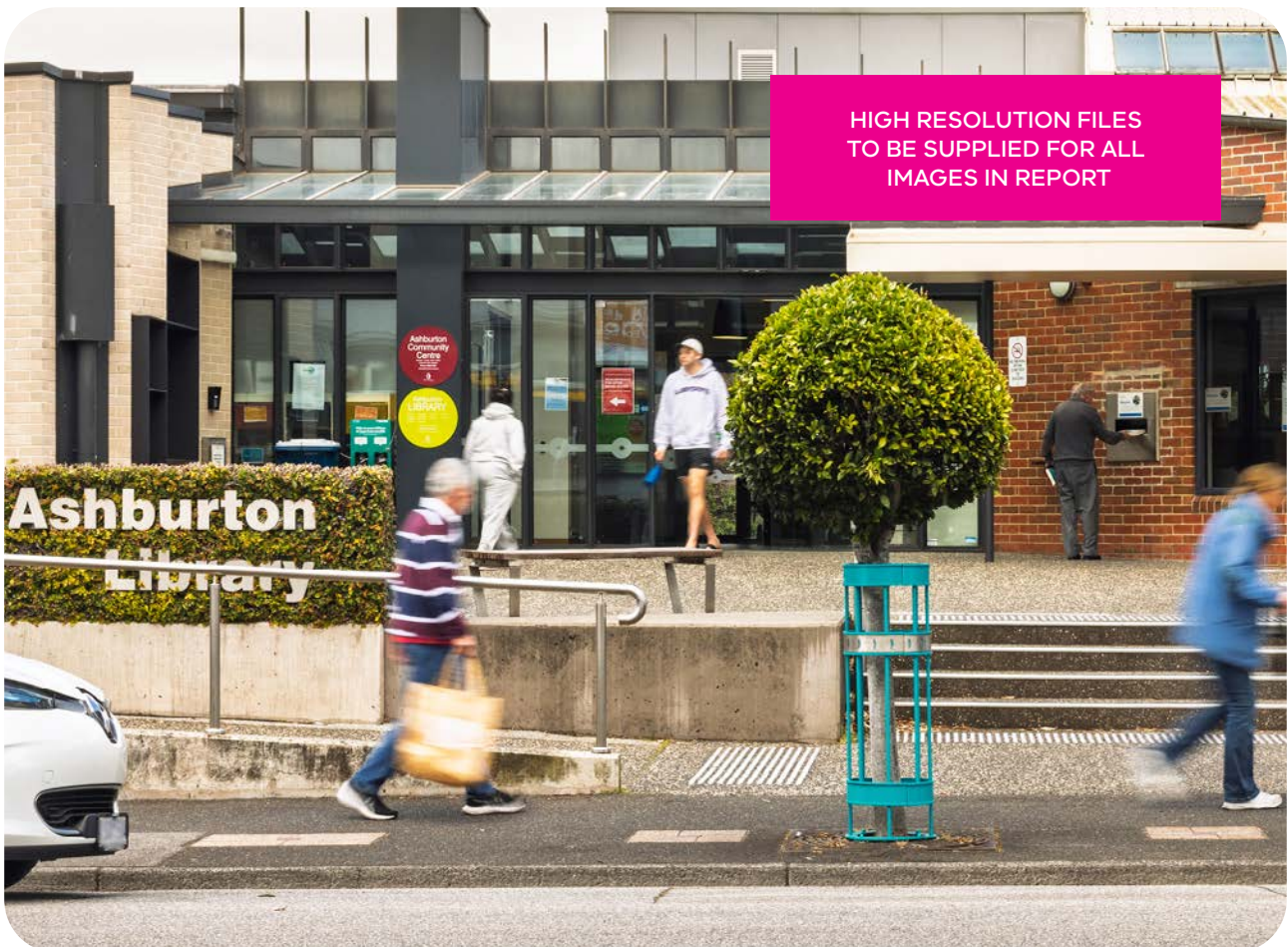


### Environment and green spaces

- Emphasis from community on the importance of protecting trees, tree canopy cover, green corridors, parks and the environment.
- Support for climate-resilient planning approaches and strong sustainability outcomes in future development.
- Green spaces and mature trees are highly valued for contributing to the leafy character of these areas.

### Building heights and density

- Preference for lower density development given the low-rise nature of the area and the narrow streets.
- Impacts to existing homes such as overshadowing, privacy and reduced amenity (views) needs to be considered with increasing density.
- Calls for high quality, well-designed architecture that respects local character and incorporates greenery.
- Some support for appropriately scaled additional housing near station precincts such as Ashburton.



## ONLINE SURVEY

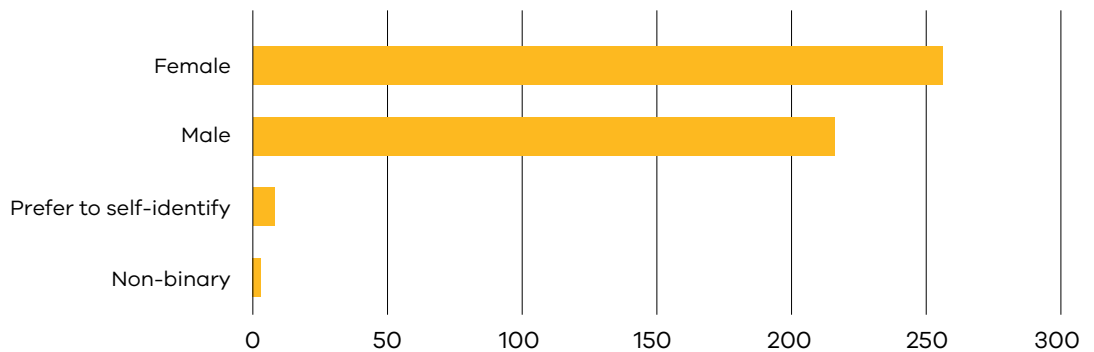


**483** Survey Responses  
**245** Riversdale to Willison  
**238** Ashburton

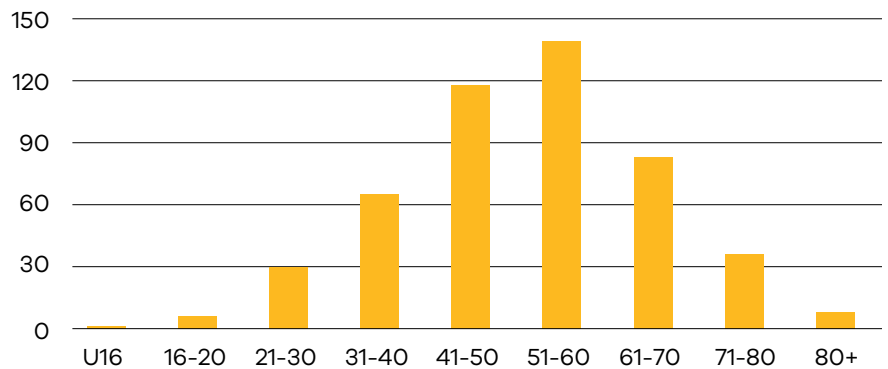
**3,130** website views for this group of centres

## DEMOGRAPHIC INFORMATION

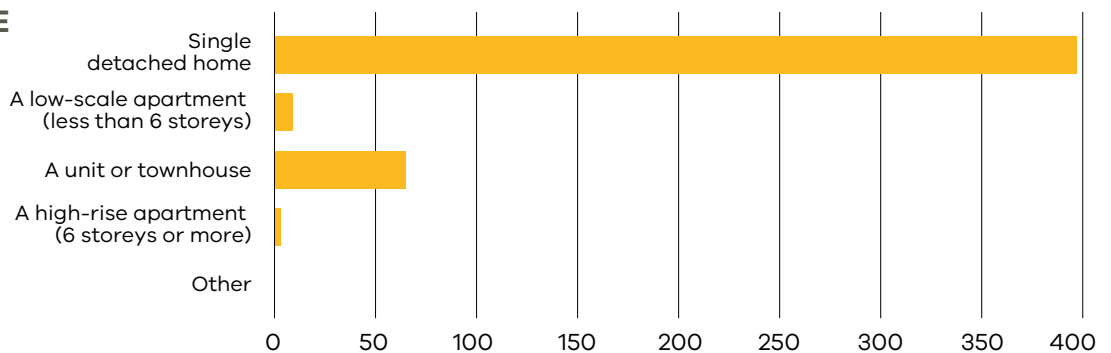
### GENDER

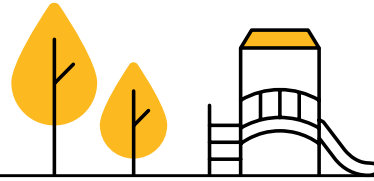


### AGE



### 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. Protecting parks and open space
3. Space between and around buildings
4. Protecting built heritage
5. Different types of higher density homes
6. Improvements to support local travel.

## TOP 10 LOCAL AREAS WHERE PEOPLE LIKE TO SPEND TIME

1. High Street/Ashburton Village
2. Fordham Avenue
3. Riversdale Road/Middle Camberwell
4. Camberwell Junction
5. Maling Road
6. Frog Hollow
7. Gardiners Creek trail
8. Watson's Park
9. Markham Reserve
10. Summerhill Park

## WHAT YOU VALUE MOST ABOUT YOUR LOCAL AREA

- Neighbourhood character and feel, including heritage buildings
- Existing trees and vegetation
- Access to open space
- Walking and cycling connections
- 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

### RIVERSALE TO WILLISON STATIONS

- Concerns that certain areas, such as Golf Links Estate near Willison Station, are not suitable for increased traffic or parking
- People who have bought into the area for its community feel, heritage houses and low-density living do not want this compromised with higher-density housing
- Calls to improve traffic management and to improve parking given the number of schools in the area.
- Increased housing density in the area should be accompanied with improved infrastructure.

### ASHBURTON STATION

- Feedback that areas such as Warner Avenue, are not suitable for higher-density housing
- Calls to improve train frequency on the Alamein line, especially with increased housing in the area
- Concerns about safety issues around Ashburton Primary School and congestion on Fakenham Road
- People want infrastructure to improve to support more housing
- The need to protect community appeal and character of the Glen Iris/Ashburton/ Camberwell neighbourhoods.
- Calls for maintaining heritage architecture, open green spaces and views.





## HOW WE'VE USED YOUR FEEDBACK



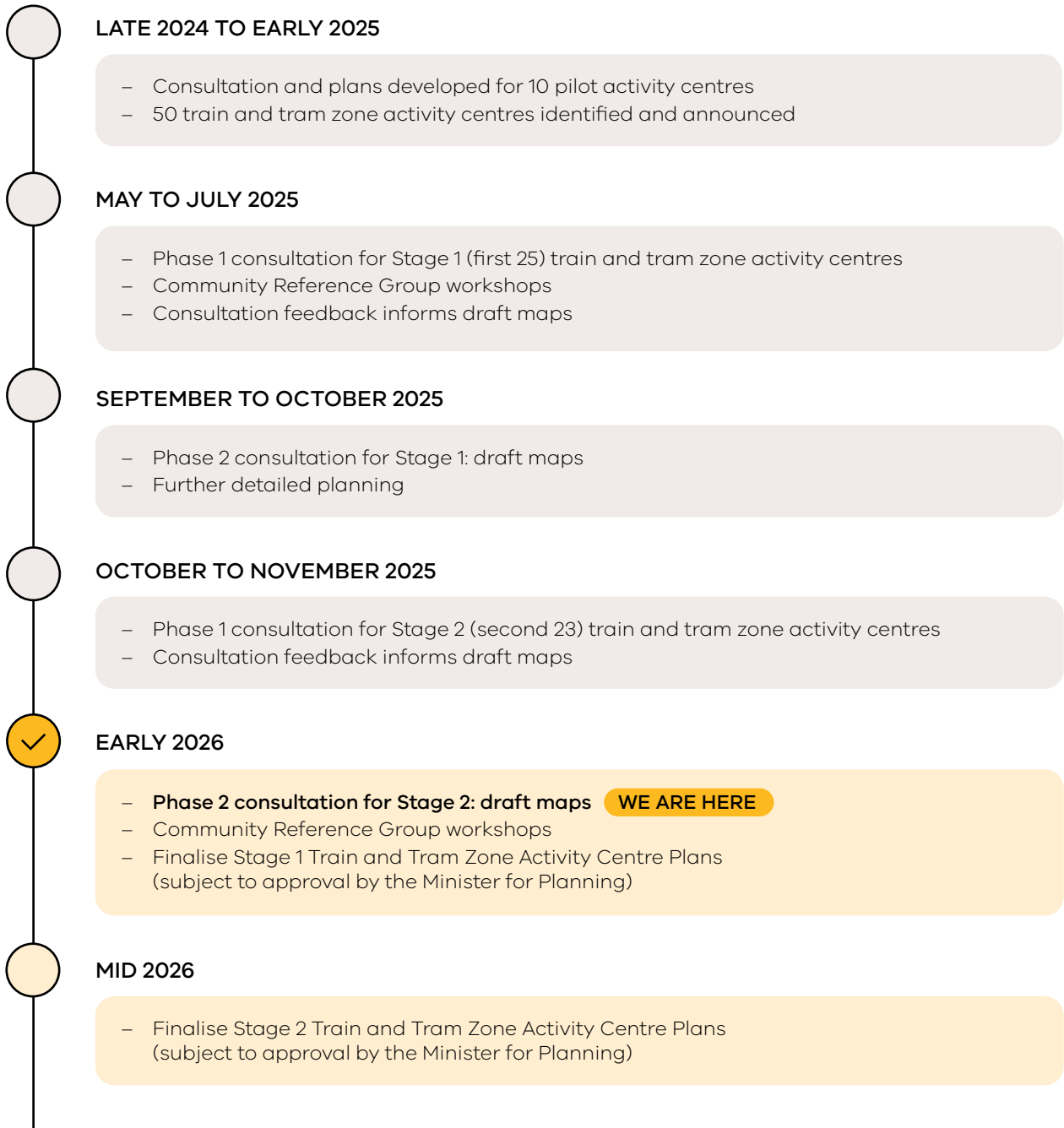
We heard clearly that community values open spaces, heritage and local character. The feedback we have received has helped to inform how we have shaped our draft maps and how we've applied planning controls across different areas.

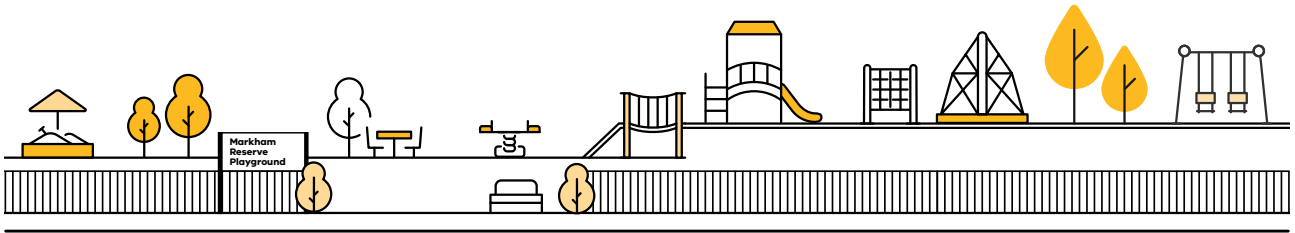
- Proposed new planning controls will only apply to the catchment areas of **Riversdale to Willison**, to protect the heritage and local character of the area
- In **Ashburton**, we've applied solar controls to **High Street** to ensure new development does not impact or overshadow the street, supporting amenity and tree canopy cover.



---

## 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 protected
- what would make your local train and tram zone activity centre better.

While considering both the need for more housing in these well-services 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](https://engage.vic.gov.au/activity-centres)

## CONTACT US

[Activity.centres@transport.vic.gov.au](mailto: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.

