

ELSTERNWICK 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 Elsternwick, 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 Elsternwick. 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 Elsternwick activity centre is 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 Elsternwick community through two rounds of consultation, and your feedback is helping to shape our plans.

Elsternwick

Glen Eira City Council consulted with the community on the *Elsternwick Structure Plan 2023*, which was developed to manage growth in the activity centre core. The plan was previously exhibited and generally aligns with the Victorian Government's planning policy for activity centres and built form outcomes.

This includes taller buildings along Glen Huntly Road near the train station and tram stops, extending east past Orrong Road and towards Hopetoun Gardens. To the west, the core extends to Brighton Road and Nepean Highway.

Our activity centres are designed to make it easier to get where you need to go, and will help to ensure Elsternwick remains a great place to live, while supporting more Victorians to live closer to jobs, services, public transport, and green open space.

We heard from the community how much they value existing heritage areas and local character. This is why we're proposing to retain current zoning of cherished Rippon Lea Estate, a Victorian Heritage Register site, and not include it in the catchment.

We're also proposing to apply outer catchment instead of inner catchment to more extensive Heritage Overlay areas in Elsternwick, helping to protect its established local character.

We heard the importance of an appropriate height transition between inner and outer catchment areas to the residential parts of Elsternwick.

That's why we're proposing inner catchment to the areas near Glen Huntly Road and the train station and tram line. Outer catchment is proposed beyond the inner catchment area, to enable a transition to existing residential areas.

HOW WE PLAN ACTIVITY CENTRES

The activity centre is proposed to include **core** and inner and outer **catchment** areas.

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.

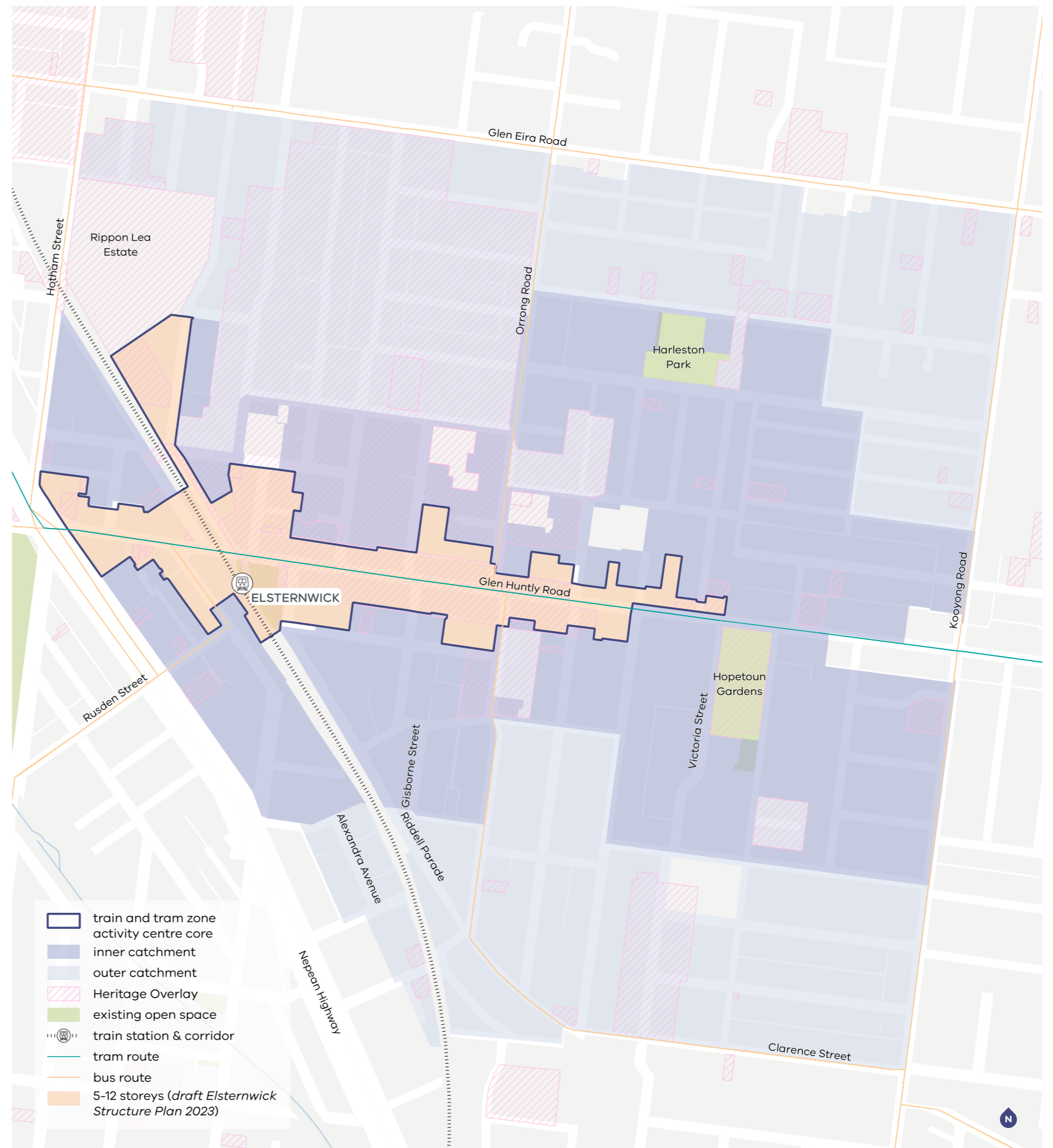
Planning for the core of the Elsternwick train and tram zone activity centre has been developed by Council in accordance with the *Elsternwick Structure Plan 2023*.

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.

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 ELSTERNWICK 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.