

HAWKSburn TO MALVERN & TOORAK VILLAGE 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 Hawksburn, Toorak, Armadale, Malvern and Toorak Village, 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 Hawksburn, Toorak, Armadale, Malvern and Toorak Village. 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 Hawksburn to Malvern and Toorak Village activity centres are located on the lands of the Bunurong People and 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



More Homes For Victorians

HOW YOUR FEEDBACK IS SHAPING OUR PLANS

We heard from the Hawksburn to Malvern and Toorak Village community through two rounds of consultation, and your feedback is helping to shape our plans.

Toorak Village

We heard from the community how much they value Toorak Road for its vibrant mix of activities and well-connected tram corridor. That's why we're proposing a high level of sun access protection to ensure an adequate amount of sunlight access is maintained.

The community also emphasised that they were supportive of increased heights on the large Trak Centre site. We're proposing increased heights to encourage best outcomes for the community, including improved pedestrian connections to Jackson Street.

Hawksburn

We heard from the community how much they value Hawksburn's fine-grain character and heritage shopfronts that offer diverse retail and commercial uses. That's why we're proposing lower heights of six storeys around the Malvern Road and Williams Road intersection.

We also heard how important Malvern Road is as a high street for people to work and socialise in, which is why we're proposing for it to have a high level of sun access protection to ensure that the buildings won't overshadow the street at key times of the day.

Toorak

The community expressed their connection to the heritage buildings along Beatty Avenue and its importance for Toorak's identity. That's why we're proposing lower building heights and greater setbacks for developments along Beatty Avenue.

We also heard how important Victory Square Reserve and the landscape civic corner on Beatty Avenue is to locals. We're proposing planning rules that will continue to protect its access to sunlight, ensuring it remains a popular and bright gathering place.

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.

Armadale

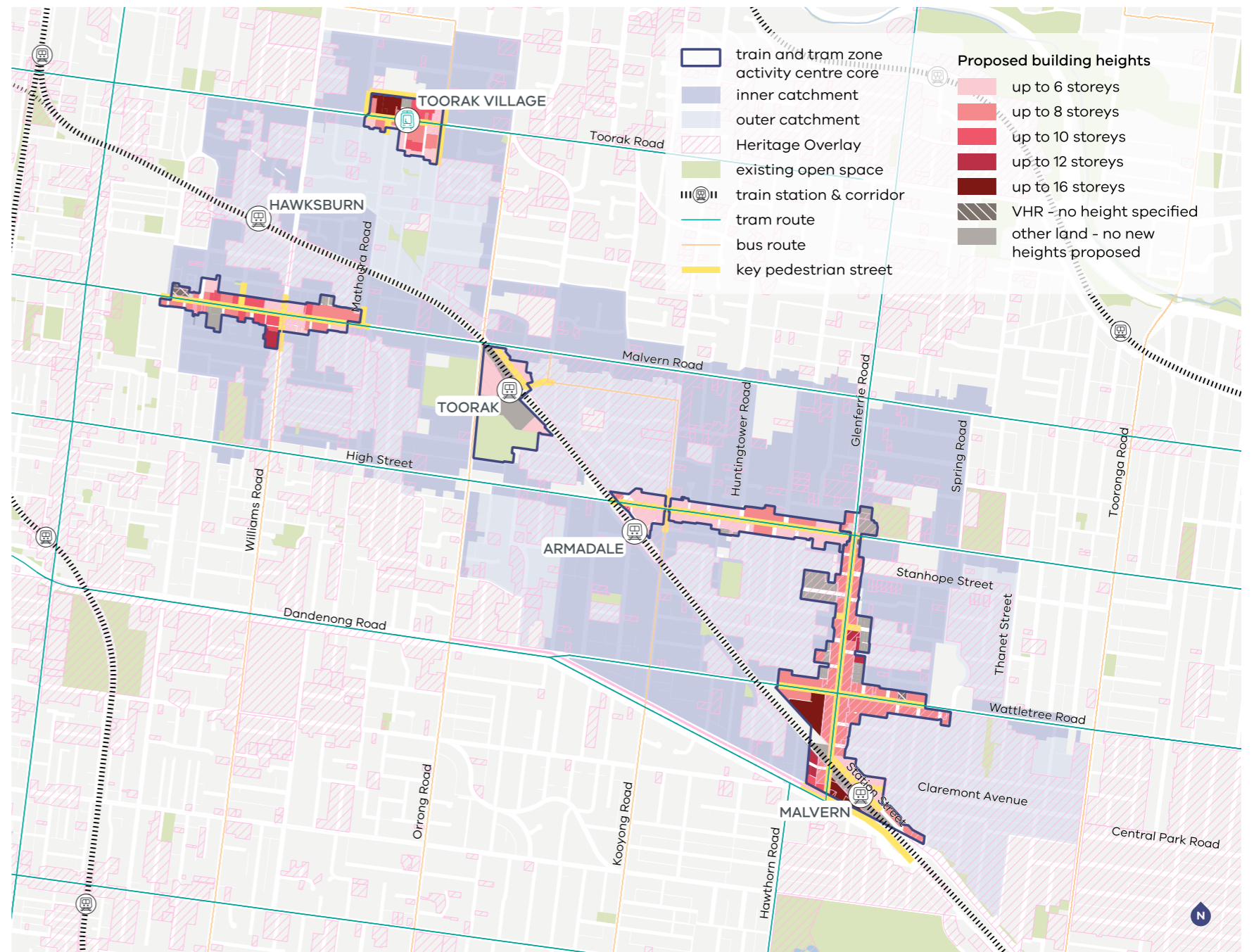
High Street is a highly valued destination for locals and visitors, providing a key shopping and dining hub in Armadale. We're proposing planning rules that will ensure this area remains a bright, vibrant, pedestrian-friendly area for the community to enjoy.

We heard from the community how much they value the heritage of the area. That's why we're proposing lower building heights along High Street, as well as increased setbacks above street wall heights. This will preserve the heritage characteristics, so that the look and feel is retained for years to come.

Malvern

The community expressed how strongly they value the small, village character along Station Street and Claremont Avenue, which is why we are applying lower heights of six storeys to retain the area's heritage feel.

We also heard from the community that they were supportive of taller building heights on larger sites, closer to the station. We're proposing increased heights on the Malvern Central site, where people can benefit from direct access to transport and amenities.



HOW WE PLAN ACTIVITY CENTRES

Each 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.

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 Hawksburn to Malvern and Toorak Village. 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 HAWKSburn TO MALVERN & TOORAK VILLAGE 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.