

MENTONE 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 Mentone, 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 Mentone. 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 Mentone 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



More Homes
For Victorians

HOW YOUR FEEDBACK IS SHAPING OUR PLANS

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

Mentone

We heard from the community how much they value Mentone’s village lifestyle and community feel. The community told us that Keith Styles Reserve and the Mentone station heritage gardens are well-loved. That’s why we’re proposing to protect sun access to these open spaces.

We also heard the importance of Mentone’s heritage buildings and views to the Kilbreda College tower. In response to feedback, planning controls for Como Parade West and Mentone Parade aim to ensure the area’s unique look and feel is maintained.

We’re also proposing that key view lines to the Kilbreda College tower are protected, with building heights only up to two storeys next to the tower.

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.

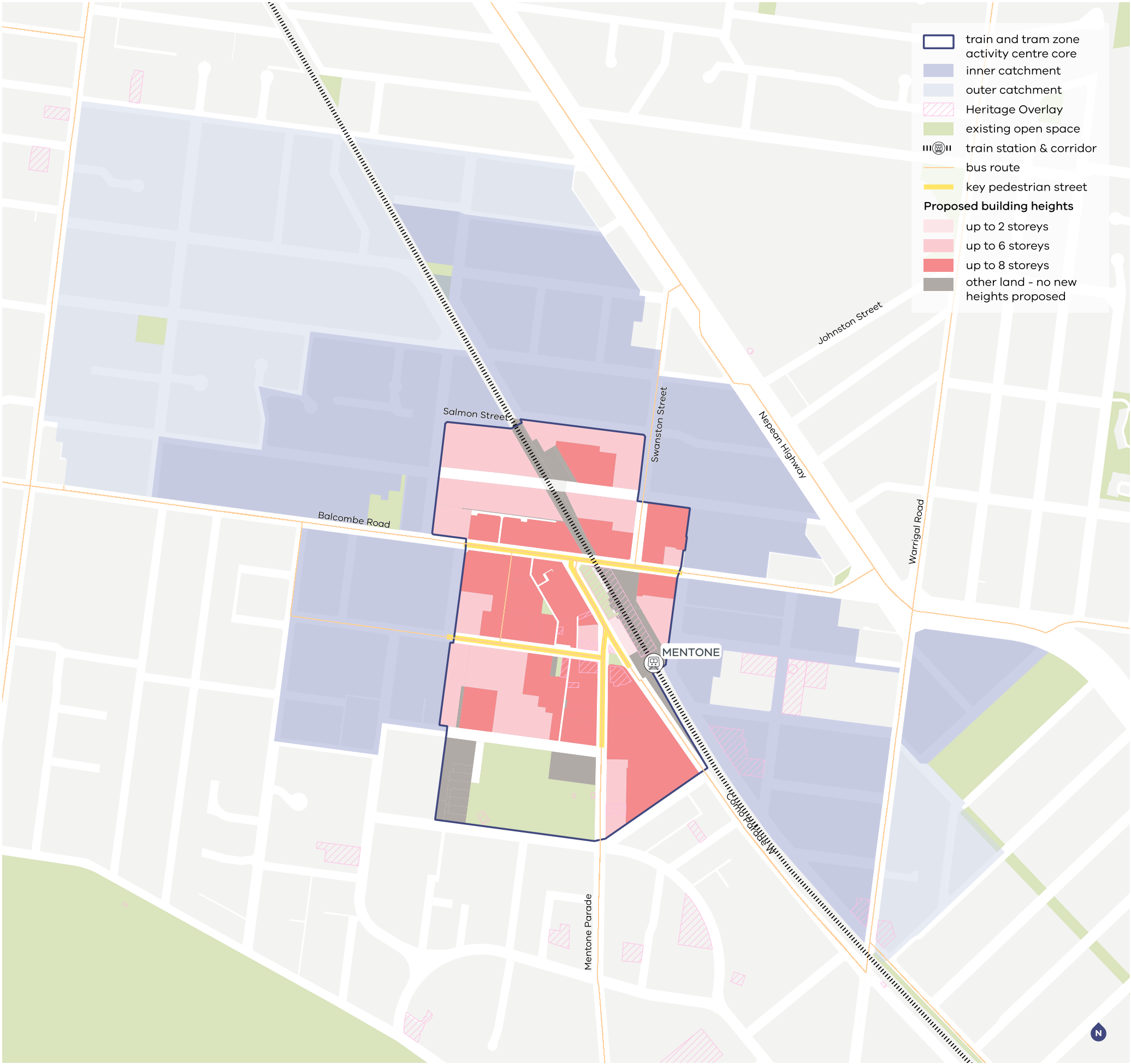
This area will aim to have taller buildings, allowing for more housing where it’s needed most.

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.

There has already been significant investment in the Mentone area. 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 MENTONE 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



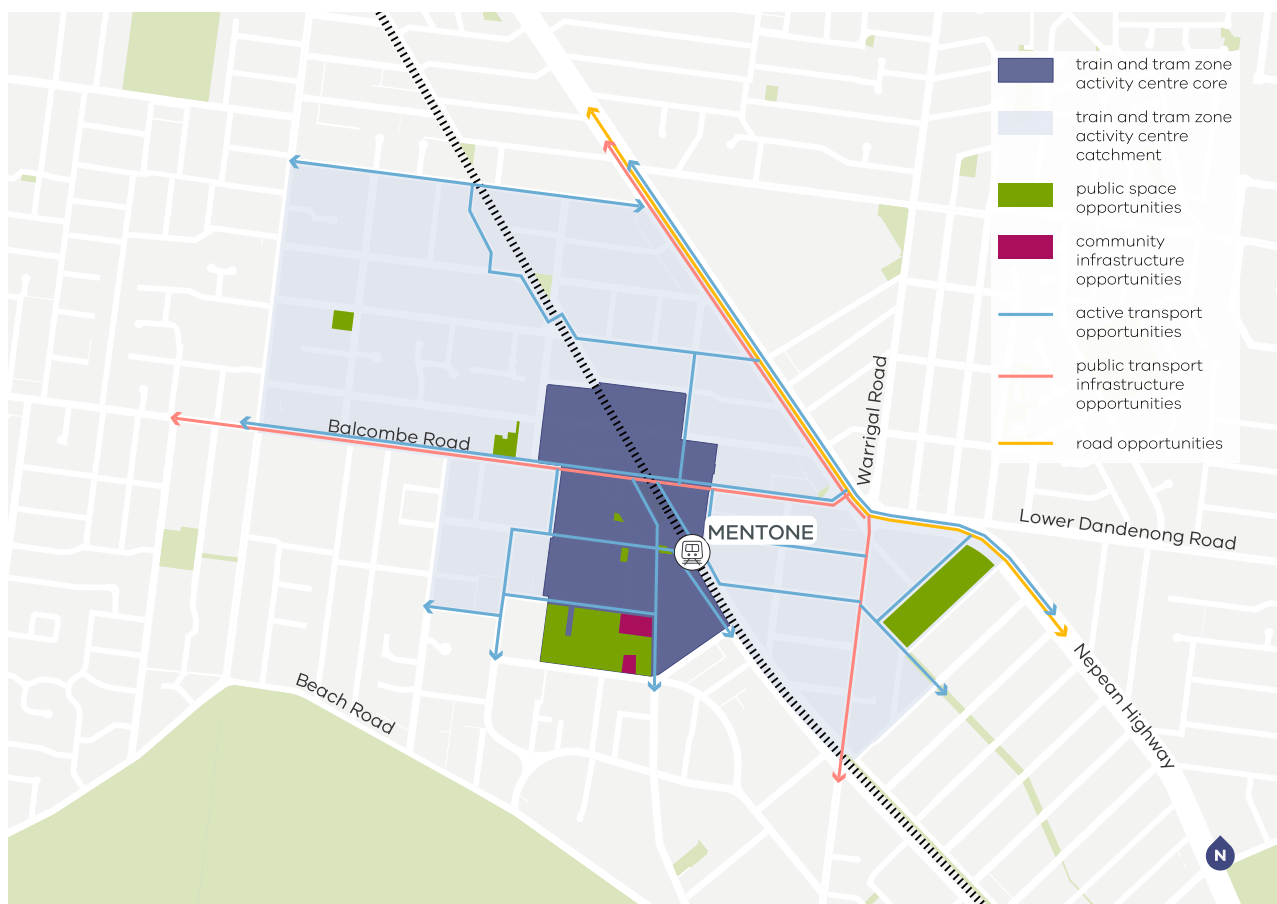
Improved public transport passenger experience



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.