

More Homes More Opportunity



The Hon Jacinta Allan MP
Premier of Victoria

Thursday, 27 February 2025

MORE HOMES WHERE THEY'RE NEEDED – NEAR TRAINS AND TRAMS

More homes mean more opportunity – that's why the Allan Labor Government will deliver more homes for young people, families and downsizers around more than 50 train stations and busy tram stops across Melbourne's suburbs, while boosting housing throughout the inner-city.

Premier Jacinta Allan and Minister for Planning Sonya Kilkeny today visited Noble Park to announce the locations of the next 25 'Train and Tram Zone' Activity Centres that will help deliver more than 300,000 additional homes close to jobs, services and transport by 2051.

The new planning controls will encourage more homes around Melbourne's high-frequency train lines and busy tram corridors, and they will be designed alongside council and the community. In a groundbreaking new approach, the Government will also make sure Melbourne's inner-city areas are geared for growth in the years to come.

New 'train and tram zone' locations at train stations

- Five stations along the Cranbourne/Pakenham line that will use the new Metro Tunnel: **Caulfield, Springvale, Noble Park, Yarraman and Dandenong stations**. They'll benefit from the turn-up-and-go services and a new direct link to the CBD and beyond when the Metro Tunnel opens this year.

These stations add to the seven 'Metro Tunnel line' stations already announced as Train and Tram Zones in 2024: Carnegie, Hughesdale, Murrumbeena, Oakleigh, Middle Footscray, West Footscray and Tottenham Stations.

- Four stations (plus Caulfield) along the Frankston Line: **Glen Huntly, Ormond, Bentleigh and Mentone stations**. All level crossings on this line will go by 2029, and trains will return to the City Loop when the Metro Tunnel opens later this year.

These stations add to the four Frankston Line stations already announced as Train and Tram Zones in 2024: Toorak, Hawksburn, Armadale and Malvern.

- Four stations along the Sandringham Line, where eight trains per hour run during peak times: **South Yarra, Prahran, Windsor and Elsternwick stations**.

These stations add to the four Sandringham Line stations already announced as Train and Tram Zones in 2024: North Brighton, Middle Brighton, Hampton and Sandringham.

- Two locations on the Alamein Line: **Ashburton Station**, plus a combined Train and Tram Zone activity centre for the two closest stations on the metropolitan network: **Riversdale & Willison stations**.

With the Alamein Line smaller than the neighbouring Belgrave/Lilydale line, these locations will be classified as neighbourhood activity centres to plan for more modest growth.

- Two stations along the Glen Waverley line, where nine trains per hour run during peak times: **East Malvern and Holmesglen stations**.

These stations add to the three locations already announced along the Glen Waverley Line in 2024: Tooronga Station, Darling Station, plus a combined location covering both Gardiner and Glen Iris Stations.

- Two stations along the Upfield Line: **Coburg** and **Brunswick stations**. These locations are supported by five level crossings that have been removed on the Upfield Line plus eight more to go, and the 19 tram with more than 2,000 services a week.
- One station along the Hurstbridge Line: **Heidelberg Station**. The busy commercial precinct of Heidelberg is set to become a Suburban Rail Loop station in the future and currently benefits from level crossing removals and track duplications along the line.

Along with the two smaller, 'neighbourhood' activity centres announced in 2024 at Toorak Village and Middle Footscray, the zones at Riversdale & Willison stations, Ashburton Station and Bentleigh Station will be classified as neighbourhood centres to plan for more modest growth and to recognise recent local council structure planning.

New 'train and tram zone' locations along tram corridors

The Government is targeting key tram corridors to unlock more infill opportunities for young people to get their feet on the property ladder.

- In Darebin, there will be two activity centres along the tram corridors of **High St, Thornbury** and on **St Georges Rd** in the area proximate to Beaconsfield Pde. Trams along these corridors deliver more than 3,000 services a week, and additional level crossings are going on the Mernda Line.
- In Boroondara, there will also be an activity centre at **Kew Junction**, a busy commercial precinct that is served by the 109 and 48 trams. These three tram corridor locations add to the tram corridor location announced in 2024 at Toorak Village.

An activity centre approach to boost homes in the inner city

The Government will pilot a new model for 'Train and Tram Zone' Activity Centres in the area that is supported by more trains and trams than anywhere else in the state: Melbourne's inner city.

These areas are already built up, and in many places benefit from zoning allowing thousands of homes. But there is much more to do: various under-utilised and under-zoned pockets – including near many key stations and tram corridors – are holding Melbourne back.

New controls are needed to support more homes for young people in the heart of Australia's biggest city, and the Government will work collaboratively with councils as part of two 'city-wide' activity centres in **Inner City (Yarra)** and **Inner City (City of Melbourne)** to deliver them.

This will be different than the standard activity centre process. It will involve detailed identification and mapping, with the aim of considering upzoning strategic sites, using newly developed planning controls, and fast-tracking specific site developments. Nothing is off the table – but it's work the Government intends to do alongside council.

About 'train and tram zone' activity centres

Overall, the vision for train and tram zones is gentle density, with more multi-storey residential buildings in the immediate 'core' at the station or tram corridor, with gentler, scaled height limits and more low-rise apartments and townhouses alongside existing houses in the walkable catchments surrounding.

The Government will progressively introduce new planning controls to deliver the vision – engaging with councils and locals to understand what's important. Heritage and landscape overlays will not change through this program, and how it works in every community will be designed in consultation with locals.

Lengthy structure planning processes – which can take up to five years – will be reduced to around 12 months through this program, so industry has the certainty to build, and more homes can get off the ground sooner. The process for all 50 new centres is likely to be complete by early 2026.

Consultation with community on the first tranche of train and tram zones will open in April. Residents will receive information soon on how they can have their say.

All communities are different, and all activity centres will be, too. Some require targeted work to refine planning controls, but some have never had a structure plan and will require more change to bring it into the 2020s.

The locations of train and tram zones were chosen based on an analysis of transport capacity, access to jobs and services, and environmental considerations. The program is another way the Allan Labor Government is helping deliver more homes, so more young people can afford to live close to public transport, jobs and services.

For more information on the first 25 train and tram zones announced in 2024, visit www.vic.gov.au/more-homes. To view plans for the 10 Pilot Activity Centres released this week, visit planning.vic.gov.au/activitycentres.

Quotes attributable to Premier Jacinta Allan

"It makes sense to allow more homes and height near public transport hubs – where else is better suited for it?"

"We've invested in public transport – building the Metro Tunnel, removing level crossings, adding more services and opening new stations – and now we're ready to build the homes around it."

"Brace yourselves for more Liberal Party blocking and fearmongering. They've chosen their side: the status quo."

Quotes attributable to Minister for Planning Sonya Kilkenny

"This will deliver more homes in areas well-served by trains, trams, shops and jobs – places where so many Victorians want to live but who have been locked out because of a sheer lack of choice and supply."

"We will strike the right balance between listening and acting. People will certainly get a say, but at the same time, we must keep the foot on the pedal to fight the housing crisis."

Quote attributable to Member for Mulgrave Eden Foster

"Noble Park is a great place for families, workers and young people – we're delivering better transport and community infrastructure and now we want to make sure the next generation can still afford to live here."

FULL LIST OF 25 NEW TRAIN AND TRAM ZONE ACTIVITY CENTRES

- Caulfield Station
- Springvale Station
- Noble Park Station
- Yarraman Station
- Dandenong Station
- Glen Huntly Station
- Ormond Station
- Bentleigh Station
- Mentone Station
- South Yarra Station
- Prahran Station
- Windsor Station
- Elsternwick Station
- Ashburton Station
- Riversdale & Willison Stations
- East Malvern Station
- Holmesglen Station
- Coburg Station
- Brunswick Station
- Heidelberg Station
- High St, Thornbury (tram corridor)
- St Georges Rd (tram corridor)
- Kew Junction (tram corridor)
- Inner City (City of Melbourne)
- Inner City (Yarra)