



Blackburn's Activity Centre ***What does it mean for you?***

9 November 2025

1.30pm – 4.30pm

Blackburn RSL

This is an independent, non-party-political, community-run event.



Today's Program

1.30pm - 1.40pm	Welcome and Opening Remarks
1.40pm - 2.20pm	Jeff Green - Director City Development, Whitehorse City Council Outline of the Planning Zones/Significant Landscape Overlays (SLOs), and background and process for Activity Centres and how the community can get involved.
2.20pm -3.00pm	Mike Scott - Planning Consultant and Developer, Charter 29 Threats to Blackburn's SLO areas' amenity arising from higher density housing. We don't have to destroy our city to save it and provide appropriate housing.
3.00pm - 3.20pm	Afternoon Tea
3.20pm - 3.45pm	Megan Short - Local Ecologist, Chair of Blackburn Creeklands Committee The significant ecological values of the Blackburn SLO areas and how rezoning to medium density will impact local ecology.
3.45pm - 4.10pm	Rob Weiss - President of Bellbird Residents Advocacy Group (BRAG) History of the Blackburn SLOs and how community action created and protected what we currently enjoy. What can we, the community, do to try to preserve this.
4.10pm - 4.30pm	Final Questions and Session Close

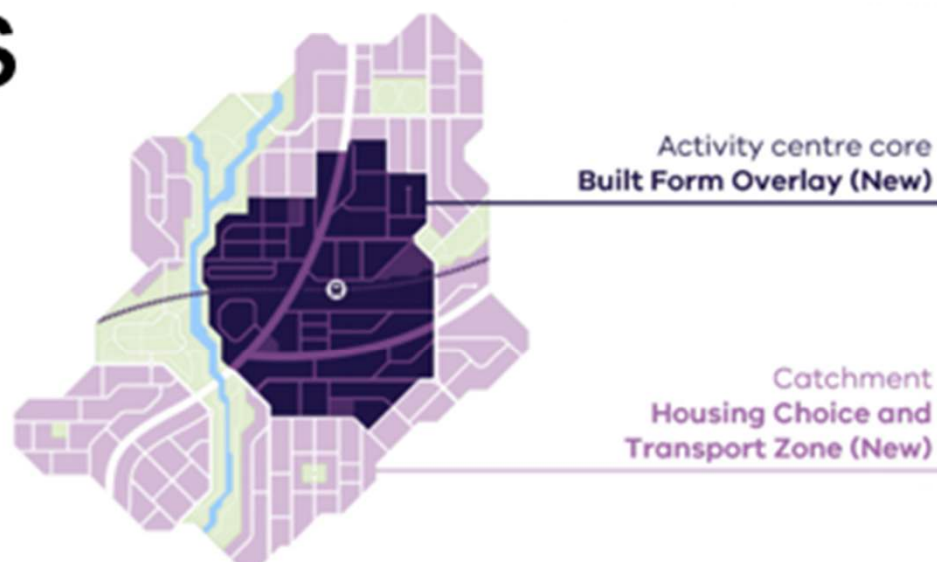
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WHITEHORSE
CITY COUNCIL

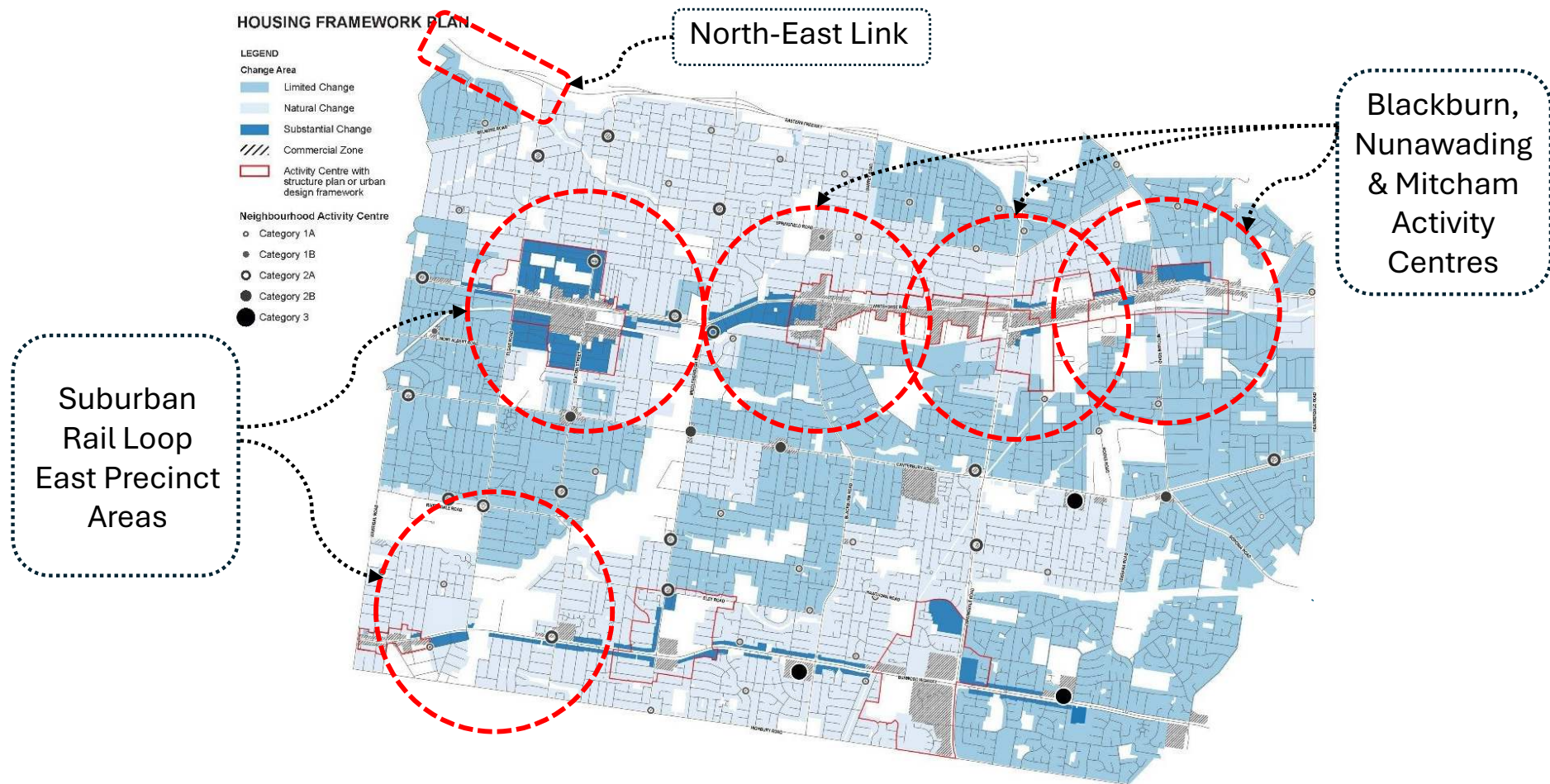
Train & Tram Zone Activity Centres



Jeff Green – Director City Development

November 2025

Current & proposed change in Whitehorse



Planning Reform

Housing Statement

Plan for Victoria

Housing targets

Activity Centres (Blackburn, Nunawading and Mitcham)

SRL Precinct Planning

ResCode Reform (new 'Townhouse & Low-Rise Code' and 4 Storey Apartment Standards)

Tree controls

Proposed mid-rise standards (4-6 storeys)

Planning & Environment Act Review

Development/Infrastructure contributions

Great Design Fast Track



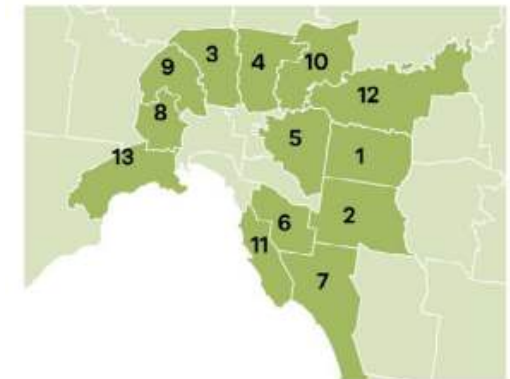
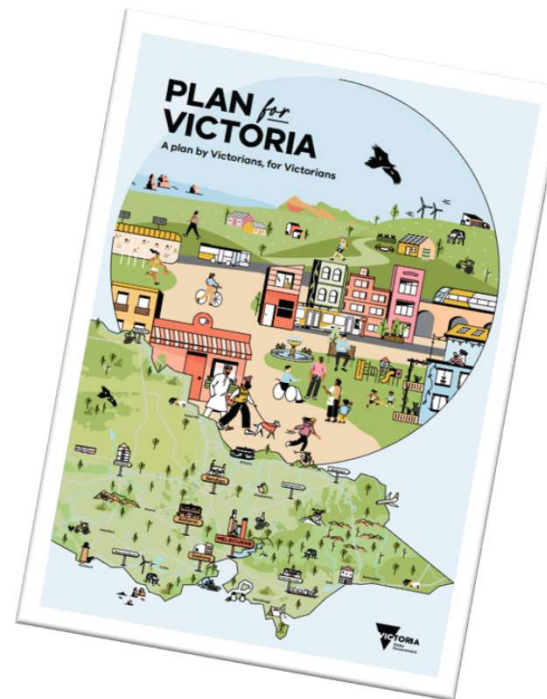
Plan for Victoria

Five pillars for action:

1. Self-determination & caring for Country
2. Housing for all Victorians
3. Accessible jobs & services
4. Great places, suburbs & towns
5. Sustainable environments

Important Actions for Whitehorse

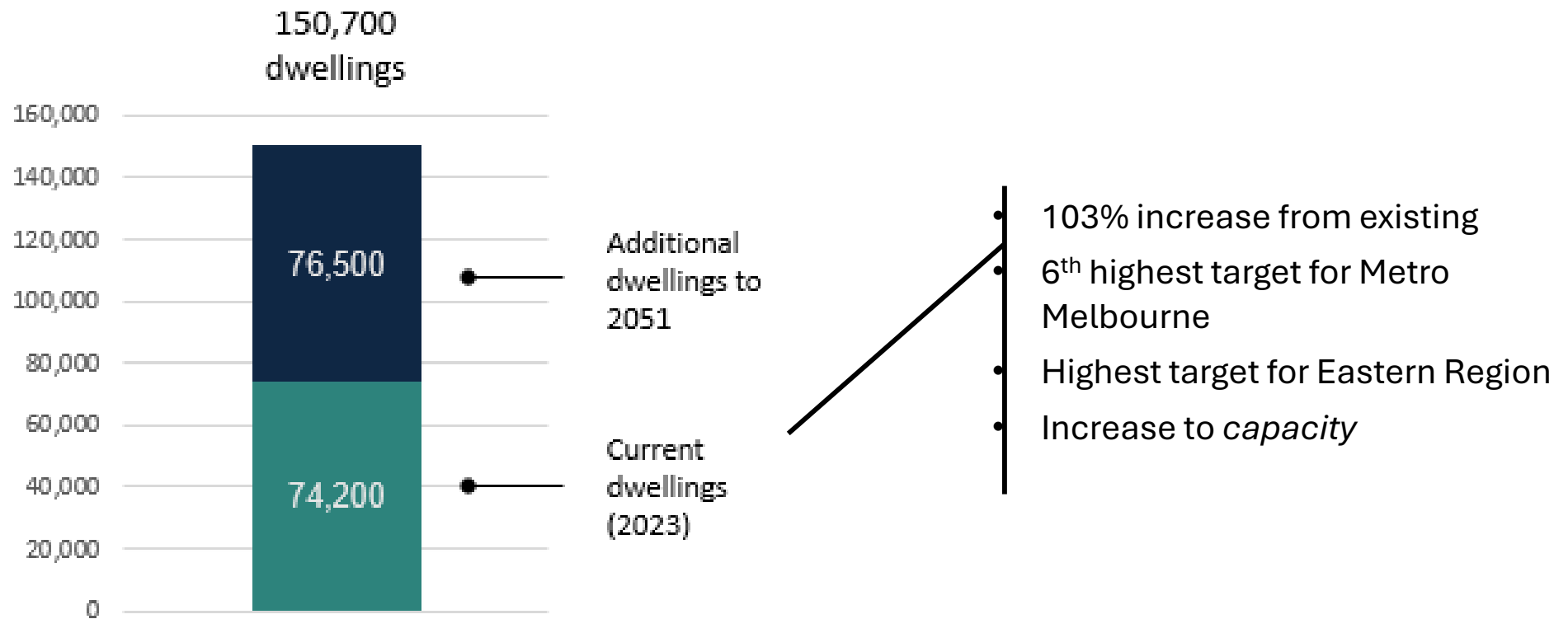
- #1 – Implement housing targets
- #5 – Car and bike parking
- #8 – Commercial and industrial land
- #12 – Protect and enhance canopy trees
- #17 – Walking and cycling
- #19 – Manage flood, bushfire and climate hazard risks



Middle Melbourne

1. Whitehorse	76,500
2. Monash	69,500
3. Merri-Bek	69,000
4. Darebin	69,000
5. Boroondara	65,500
6. Glen Eira	63,500
7. Kingston	51,500
8. Maribyrnong	48,000
9. Moonee Valley	47,500
10. Banyule	45,500
11. Bayside	30,000
12. Manningham	28,500
13. Hobsons Bay	22,500

Housing targets: Whitehorse



Activity Centres Program

After the delivery of the 10 Activity Centre Program Pilot centres, an additional 50 centres were identified for future growth and additional homes.

These centres were chosen based on:

- Existing and future public transport capacity – including opportunities created by Big Build projects
- Market viability
- Access to opportunities and services
- Environmental considerations

The 50 Train and Tram Zone Activity Centres will provide capacity for more than 300,000 additional homes by 2051, giving more Victorians the choice of a home that's close to public transport.

PHASE 1 ENGAGEMENT: Understanding place

Phase 1 sought to understand what local communities valued about their local areas.

Engagement activities included: an online survey, online Q&A sessions and community drop-in events.

COMMUNITY REFERENCE GROUP (CRG)

A CRG was held for each Activity Centre cluster to review Phase 1 community feedback and make recommendations about community needs and preferences.

PHASE 2 ENGAGEMENT: Seeking more input as we finalise our plans

Phase 2 engagement sought feedback on draft height and catchment maps.

Activity Centres Program



The vision is for taller buildings in the immediate ‘core’ where the train station and built-up commercial centre is located.



‘Deemed to Comply’ provisions apply in the Built Form Overlay.



In the ‘catchments’ (Housing Choice & Transport Zone) within a 10 minute walk surrounding this core, the vision is for scaled height limits and more low-rise apartments and townhouses alongside existing homes.



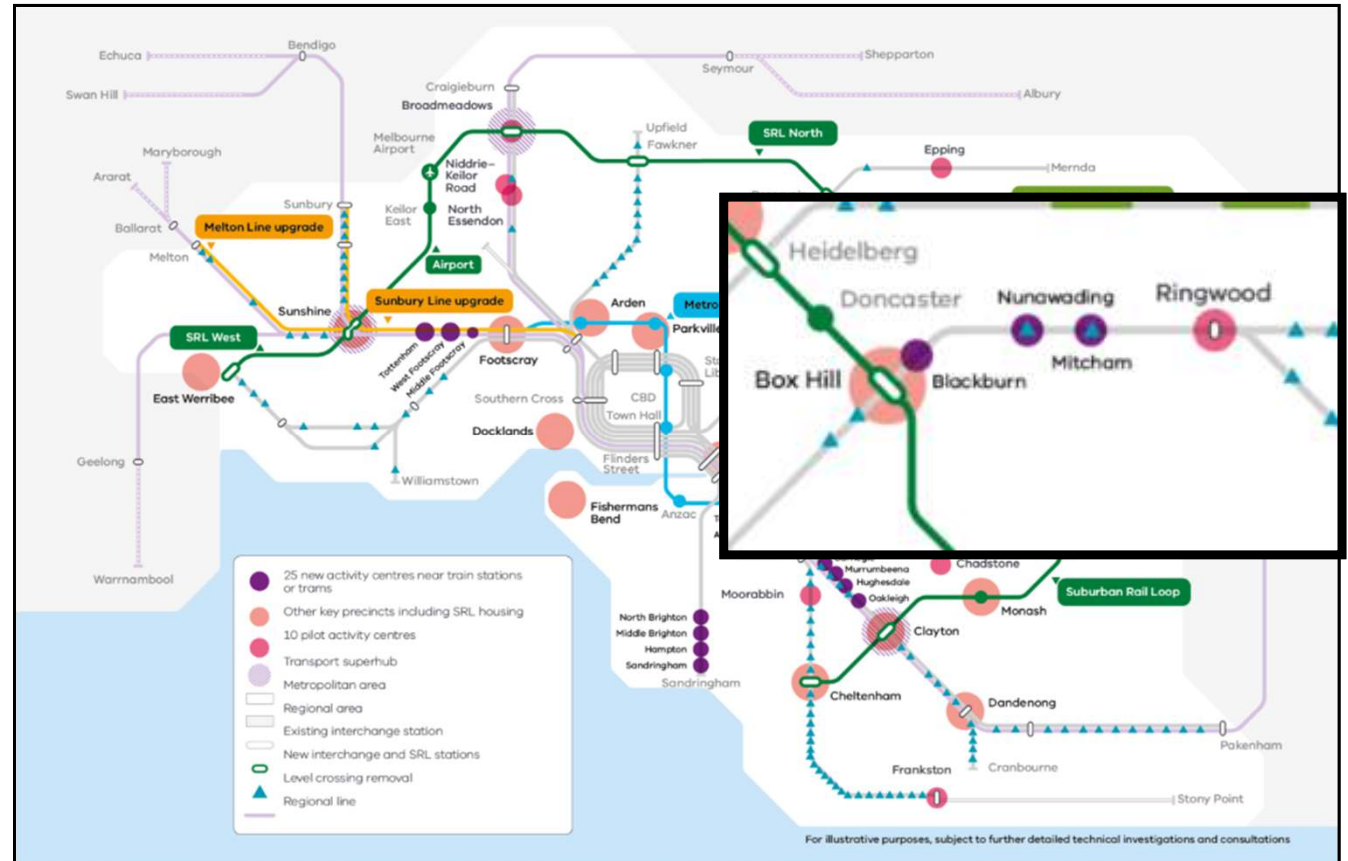
Public notification/appeal rights

- removed from the Built Form Overlay, which also removes 3rd party appeal rights
- Appeal rights are removed in the Housing Choice & Transport Zone

Activity Centres

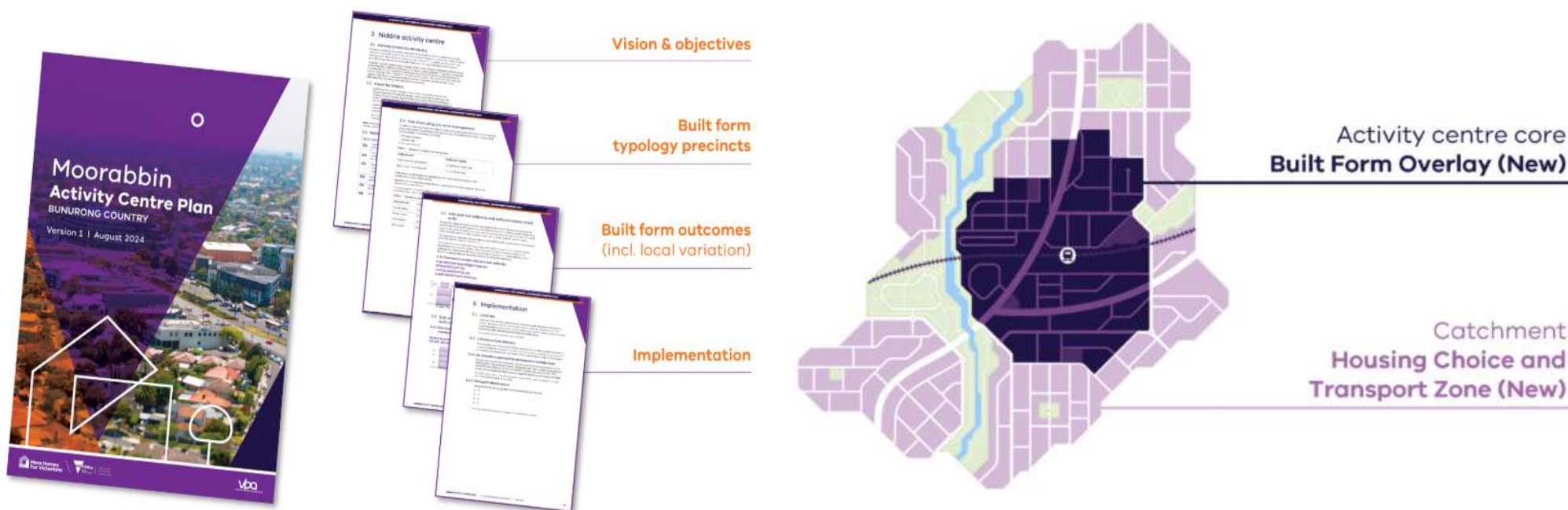
'Train and tram zone activity centres'

- Oct 2024 - 50 New Activity Centres, locations for 25
- Included Blackburn, Nunawading & Mitcham
- Feb 2025 - Additional 25 centres announced, including 'city wide' (Yarra & Melbourne)
- Core – building heights of 3-12 storeys, applied through new 'Built Form Overlay'
- 'Housing Choice & Transport Zone' up to 10 mins walk surrounding the core with scaled height limits and low-rise apartments & townhouses



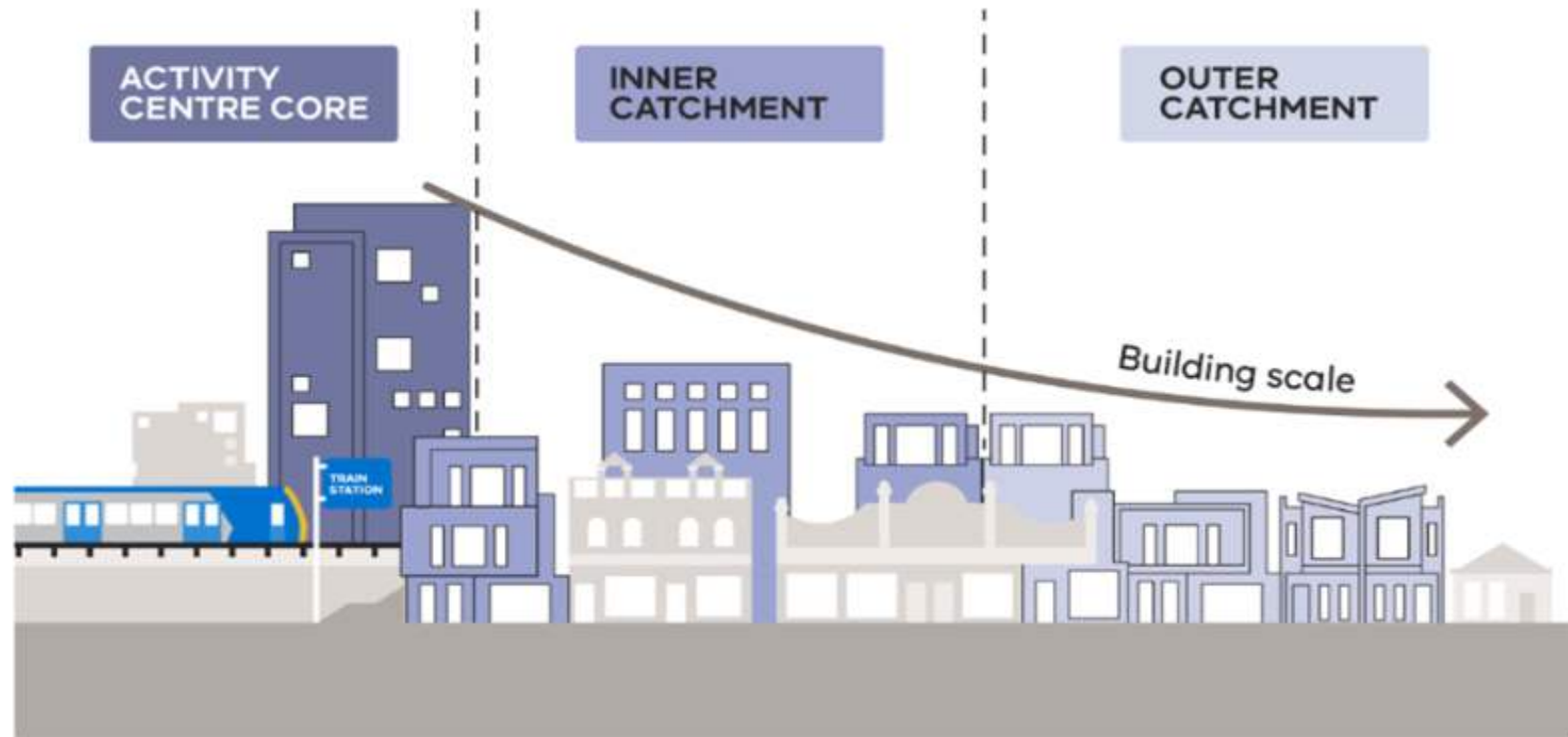
Activity Centres Program

- 10 Pilot Centres, 60,000 new homes
- A replicable way to plan activity centres
- New planning tools released



Activity Centres

'Train and tram zone activity centres'



Core	Inner catchment	Outer catchment
Various heights between three and 12 storeys in most centres, and up to 20 storeys in some places in the largest centres	Up to four storeys, and up to six storeys on blocks larger than 1000m ²	Up to three storeys, and up to four storeys on blocks larger than 1000m ²

Activity Centres

‘Train and tram zone activity centres’

Phase 1 community engagement

Phase 1 consultation will commence mid October through to November 2025

Purpose:

- To inform the community about the Train and Tram Zone Activity Centres Program
- To provide meaningful opportunities for community to provide feedback about things and places they value in their local area.

Activities will include:

- 2 x community drop-in sessions per cluster
- 2 x walk by activations per cluster
- 1 x online QA session per cluster
- An online survey



Activity Centres

‘Train and tram zone activity centres’

New planning controls

Activity Centre Core

- Applies new Built Form Overlay
- Existing underlying zoning with deemed to comply heights, removing notice and review.

Catchments

- Applies new Housing Choice and Transport Zone.
- Replaces existing residential zones around core.
- Higher building heights permitted on sites of over 1,000sqm.



Activity Centres

'Train and tram zone activity centres'

The Core

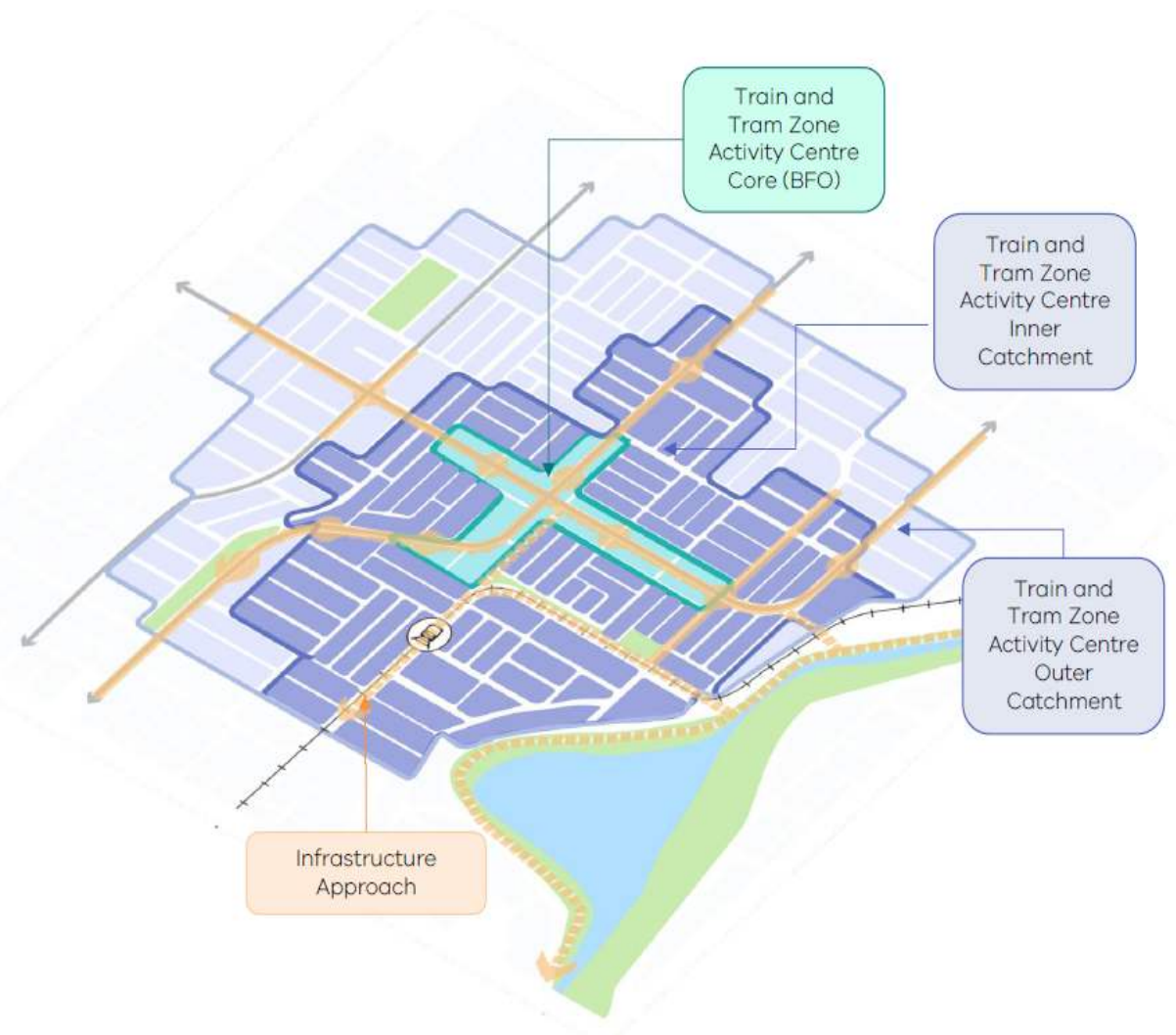
The Activity Centre core is where higher built form will be located. This area represents excellent access to opportunities, often located within the core. This is the area where the *typologies*, the *Housing Growth Index* and Built Form Overlay (BFO) will apply.

The Catchment

The catchment surrounds the core and aims to guide more housing to areas in walking proximity to transport and services. The catchment provides a transition in built form from the higher buildings in the core to the existing residential areas. This is the area where the Housing Choice and Transport Zone (HCTZ) will apply to residential land.

Infrastructure Approach

Public realm, community facilities and transport opportunities have been identified throughout the core and the catchment areas. Opportunities to leverage existing and future infrastructure and identify potential projects to support more housing have been highlighted.



Activity Centres

‘Train and tram zone activity centres’

ACTIVITY CENTRE CORE

1. Urban design principles identified

2. Foundational analysis, including consideration of Council strategies and application of typologies

3. Identify and apply housing growth index

4. Local variations testing – application based on specific constraints and scope

ACTIVITY CENTRE CATCHMENT

1. Investigation areas

2. Primary accessibility catchment

3. Local accessibility

4. Local conditions

Activity Centre Plan

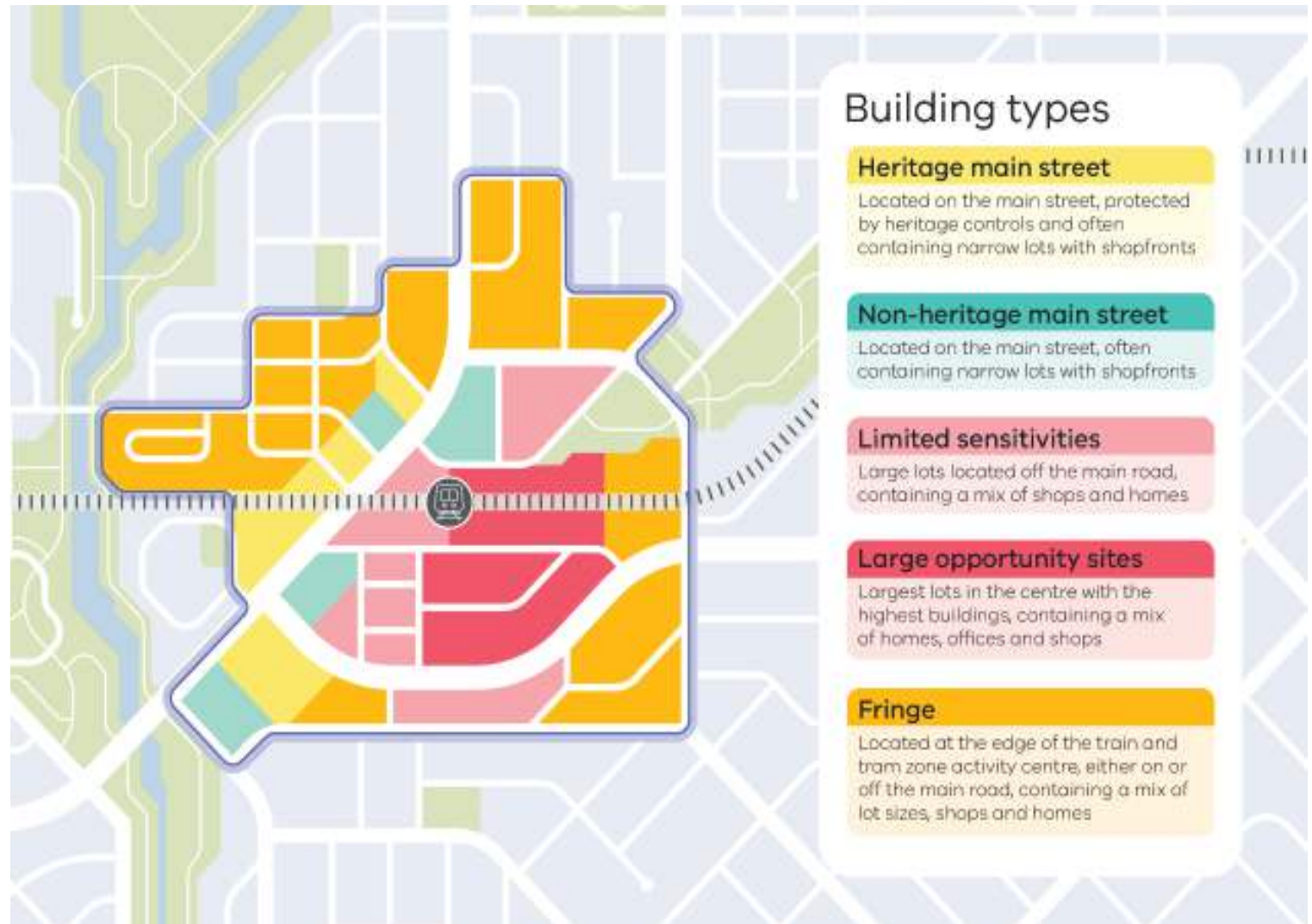
- Context plan
- Typology and height maps
- Catchment boundary maps
- Infrastructure Plans

Built form Overlay (BFO)

Housing Choice and Transport Zone (HCTZ)

Activity Centres

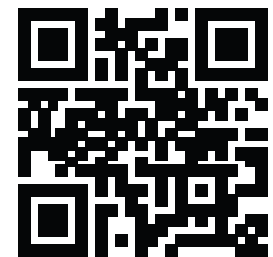
'Train and tram zone activity centres'



Activity Centres

‘Train and tram zone activity centres’

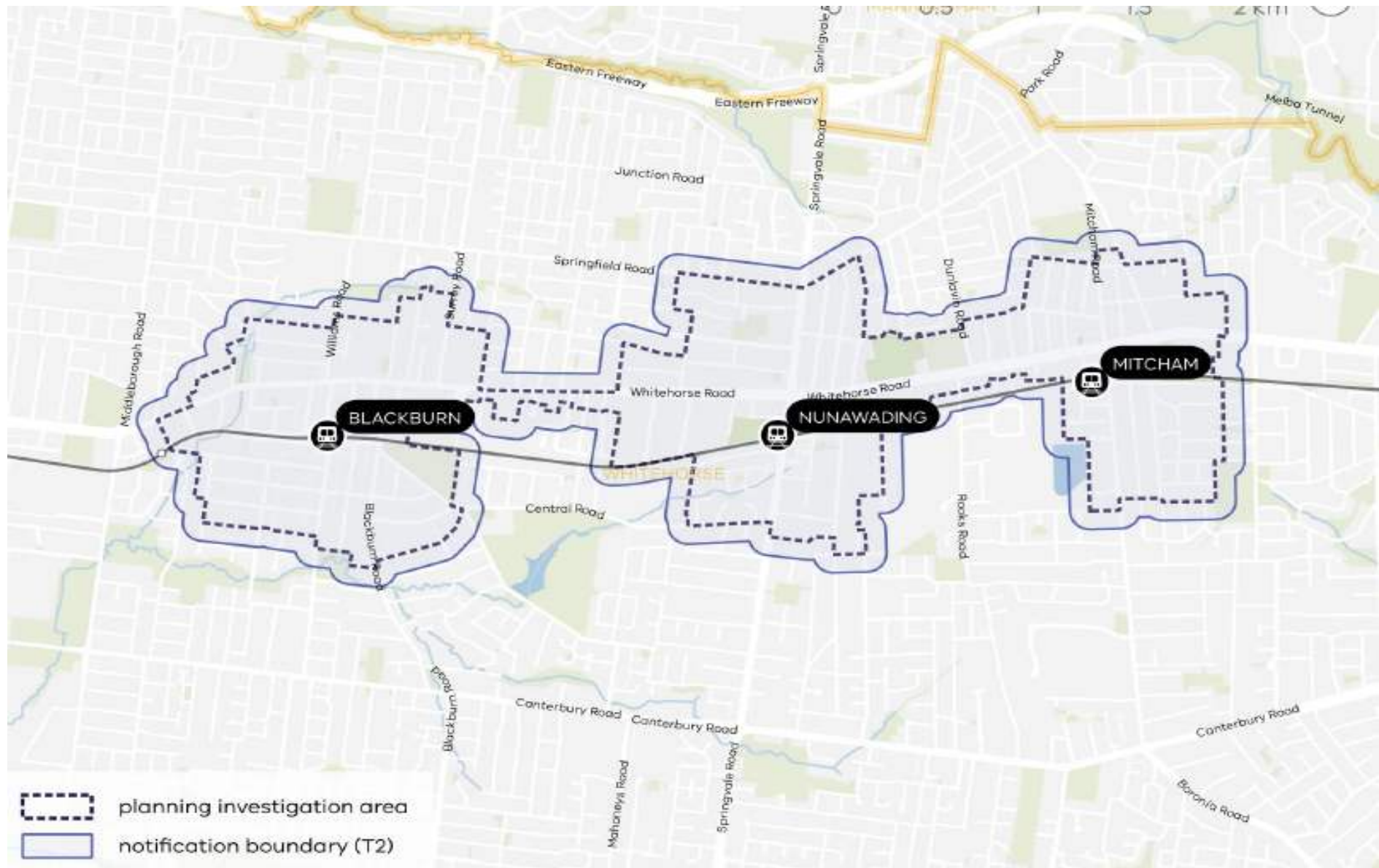
Next steps



Online survey

Activity Centres

‘Train and tram zone activity centres’



BLACKBURN

LABURNUM

Legend

- Planning Investigation Area
- Train line and station
- Other train stations (Not included in this program)
- Bus route
- Commercial zoned land
- Waterbody
- Public open space
- Government school

The map displays the Blackburn and Laburnum areas, highlighting the Planning Investigation Area (PIA) with a dashed black line. Key features include:

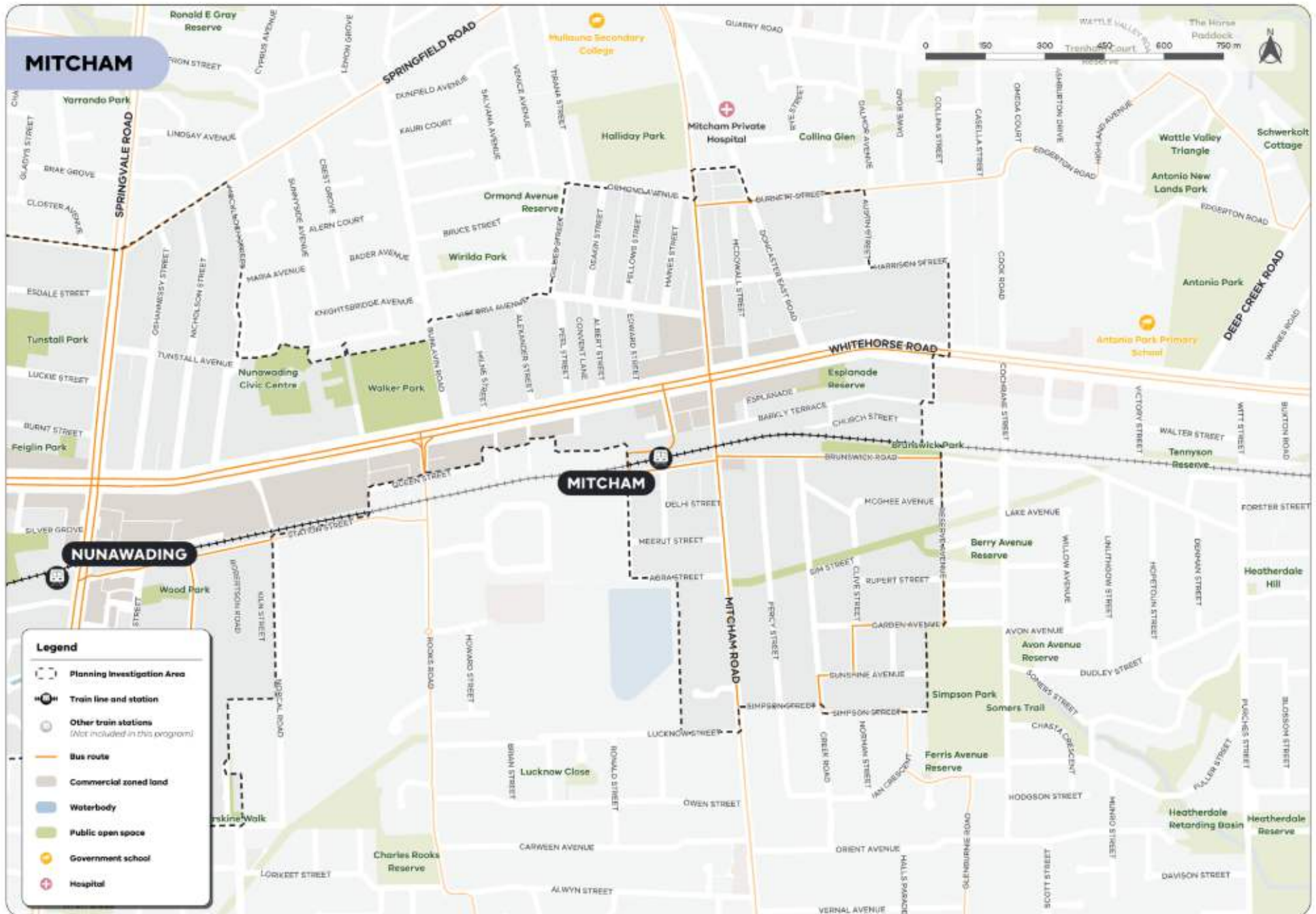
- Streets:** Major roads like Whitehorse Road, Middlesborough Road, and Blackburn Road are shown. Other streets include Leach Avenue, Mary Street, Evan Street, McKean Street, Margaret Street, Dixon Grove, Wright Street, Ernest Street, Hamilton Avenue, Kinkora Road, Stanley Grove, Harold Street, O'Hara Street, Down Street, Station Street, Queen Street, Albert Street, Solwood Avenue, Railway Road, South Parade, Laburnum Street, Fuchsia Street, Myrtle Grove, Pakenham Street, Acacia Avenue, Laurel Grove, Baldwin Road, Molleton Street, Arna Street, Walsham Road, Jeffery Street, Naughton Grove, Lake Road, Halley Street, The Ridge, and Lilian Street.
- Waterbodies:** Blackburn North Drain, Blackburn South Drain, Lake Rd Drain, and Forest Hill Drain are marked.
- Public Open Space:** Morton Park, Glen Ebor Avenue Reserve, Fuchsia Street Reserve, Stanley Reserve, Retarding Basins, Kinkora Road, Elmhurst Basin, Lithgow Avenue Reserve, South Parade Reserve, Furness Park, Kalang Park, Blacks Walk, and Wandinong Sanctuary are shown.
- Government Schools:** Blackburn High School, Blackburn Primary School, Box Hill City Oval, Box Hill High School, Laburnum Primary School, and Blackburn Lake Primary School are indicated.
- Commercial Zoned Land:** Areas around the Blackburn and Laburnum stations and along major roads are shaded in light grey.
- Other Features:** Springfield Park, Koonang Park, Nicoll Park, Esdale Street Reserve, Jubilee Street Reserve, Justina Street Reserve, and Box Hill Cemetery are also present.

A scale bar at the top right indicates distances from 0 to 750 meters. A north arrow is located in the top right corner.

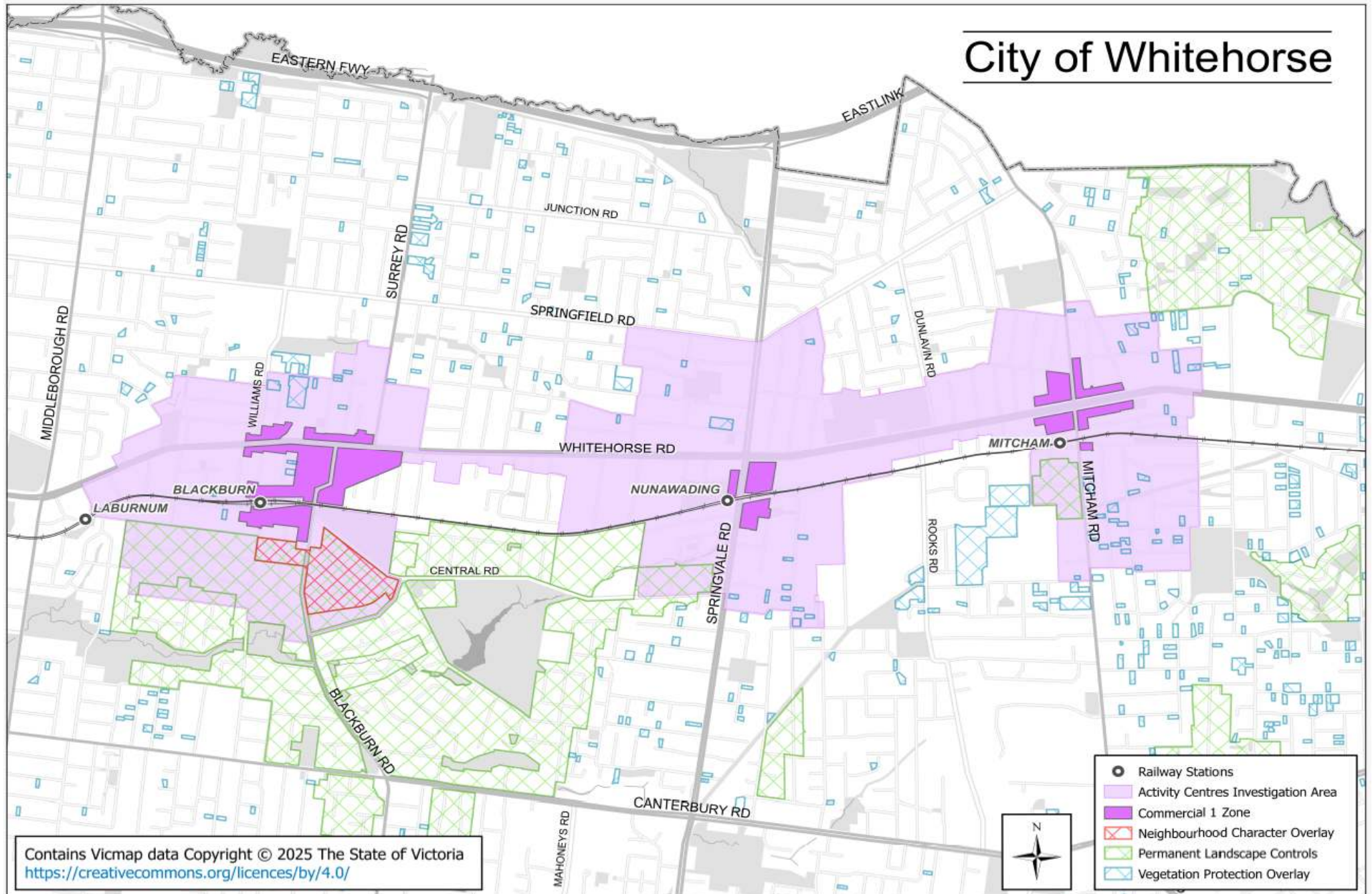
-  **Planning Investigation Area**
-  **Train line and station**
-  **Other train stations**
(Not included in this program)
-  **Bus route**
-  **Commercial zoned land**
-  **Waterbody**
-  **Public open space**
-  **Government school**

Surrounds

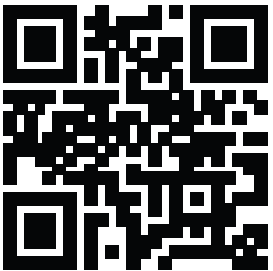




City of Whitehorse



How can you get involved?



Online survey

22 Nov

Blackburn to Mitcham drop-in session

 Nunawading Community Hub, 96-106
Springvale Road, Nunawading, Vic 3131

 3:00PM - 5:00PM

27 Nov

Blackburn to Mitcham drop-in session

 Field Naturalists Club of Victoria, 1 Gardenia St,
Blackburn VIC 3130

 4:30PM - 6:30PM

Provide feedback by 30 November

Write a submission to activity.centres@transport.vic.gov.au

Speak to the Activity Centres Program team on 136 186 (select option 6)

Take the survey at

<https://engage.vic.gov.au/project/activity-centres-program-stage-two/page/blackburn-mitcham>

Write to the Minister for Planning sonya.kilkenny@parliament.vic.gov.au

Thank you for your advocacy

THE  AGE



Local volunteer Anne Payne has helped restore Blackburn Lake Sanctuary since the late 1960s. JOE ARMAO



Resident Rob Weiss in one of the heavily treed streets of the Bellbird part of Blackburn. JOE ARMAO



Questions?

Mike Scott

CHARTER 29

THE GOVT'S REFORM PROGRAM
WHAT WILL HAPPEN TO YOUR
“WALKABLE CATCHMENTS”?
COMMERCIAL CENTRES?
THE CONSULTATION PROCESS
CONCLUSION

THE GOVT'S REFORM PROGRAM

NEW DEEMED TO COMPLY STDS

LTD NOTICE

LTD OBJECTIONS

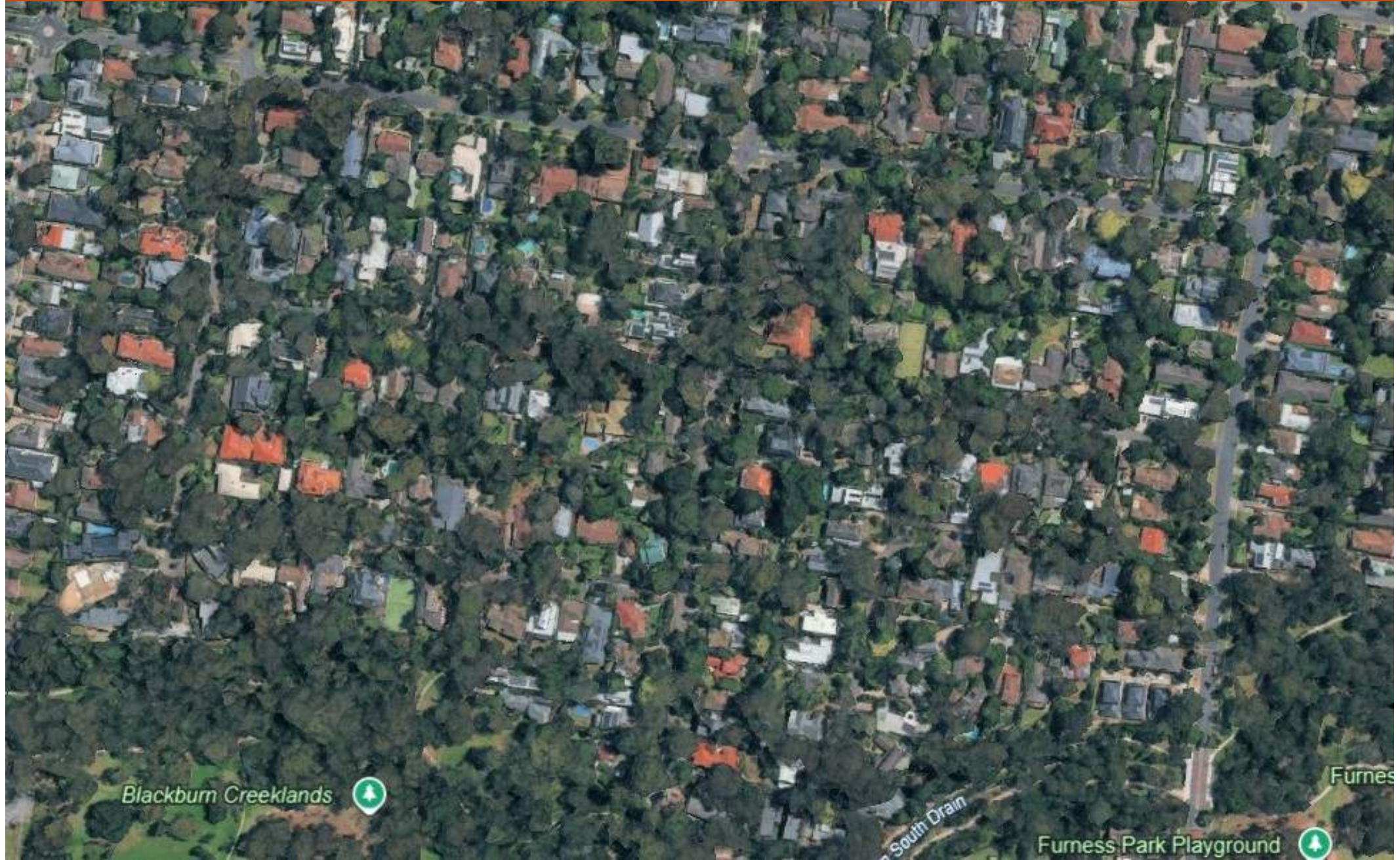
NO APPEAL

AUTOMATIC PERMIT

WHAT WILL HAPPEN TO YOUR “WALKABLE CATCHMENTS”?



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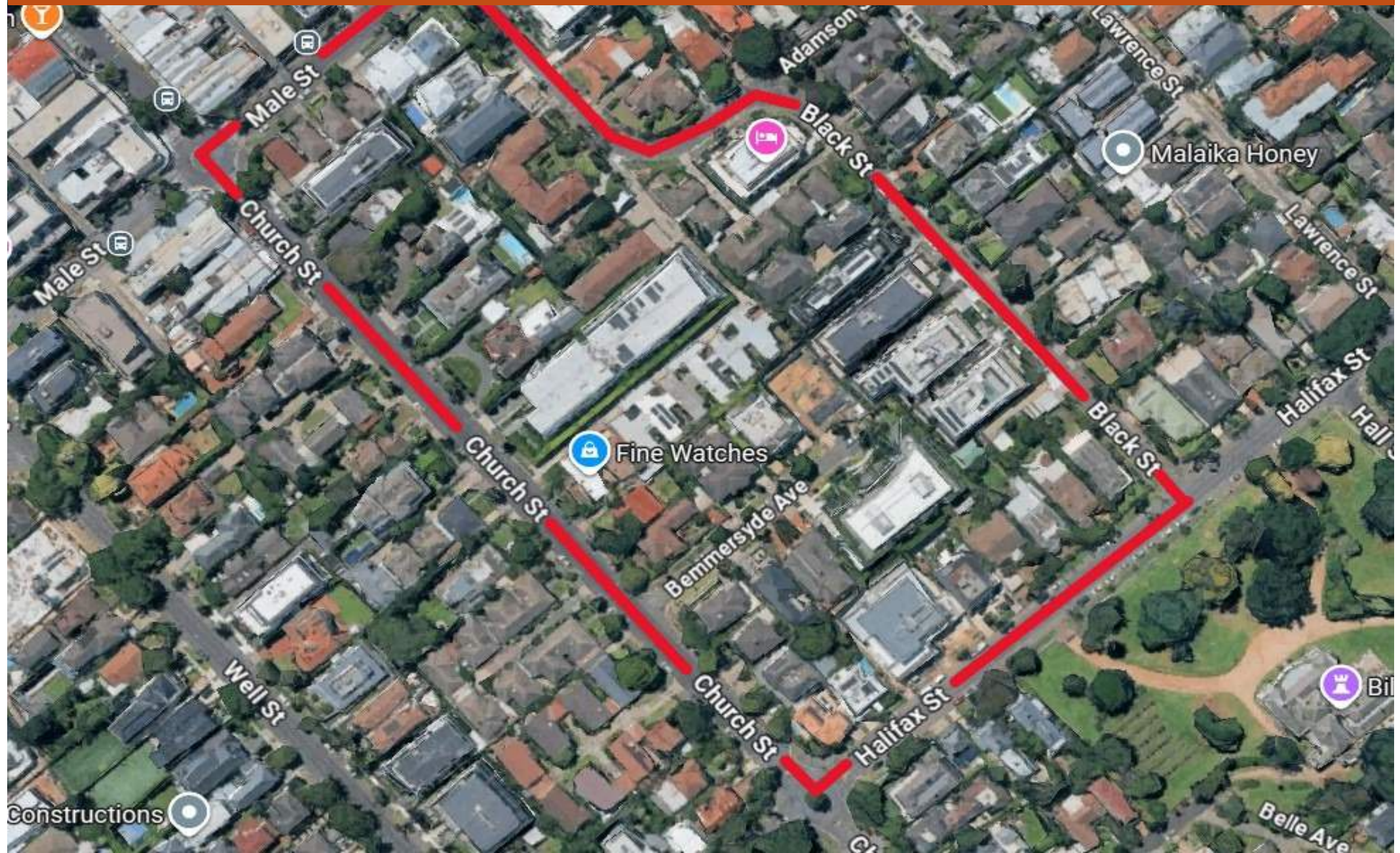
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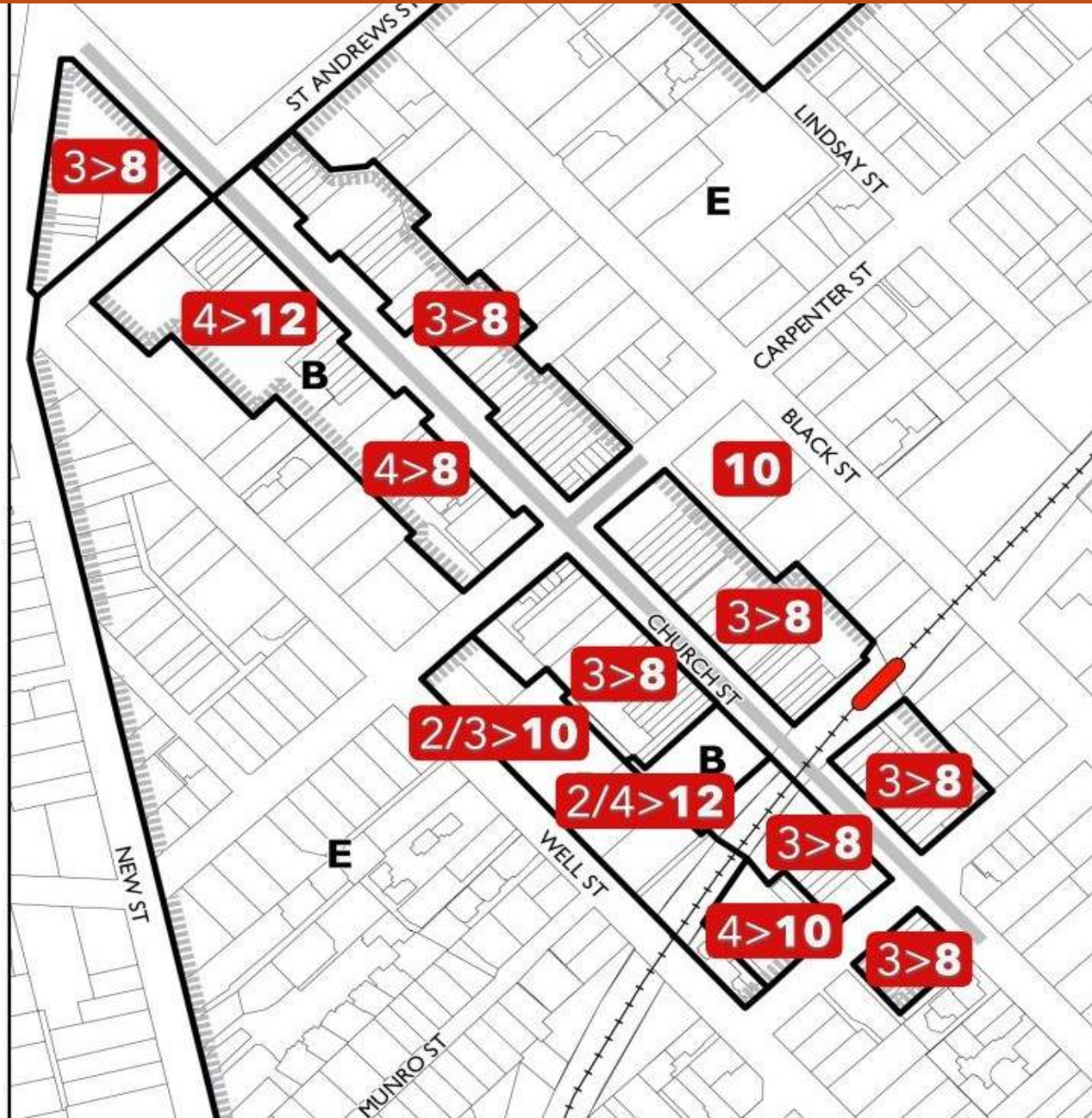




WHAT WILL HAPPEN TO YOUR COMMERCIAL CENTRES?



WHAT WILL HAPPEN TO YOUR COMMERCIAL CENTRES?



WHAT WILL HAPPEN TO YOUR COMMERCIAL CENTRES?



THE CONSULTATION PROCESS

YOU ARE IN *PHASE 1*

“Where do you walk?” “What do you value?”

PHASE 2 jumps to
ZONES, BOUNDARIES & HEIGHTS
with little
EXPLANATION/JUSTIFICATION

CONCLUSION

REFORM IS NEEDED –
BUT WHAT KIND?

**THE IMPORTANCE OF MAKING
YOUR VIEWS KNOWN**

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Afternoon Tea