

## RESPONSE TO PETITION

**Petition Number:** 632  
**Petition Sponsored by:** Ms Georgie Crozier MP  
**Directed to:** Minister for Planning  
**Tabled on:** 3/2/2026

**Petition Grievance:** The petition of certain citizens of the State of Victoria draws to the attention of the Legislative Council that more consultation is needed on the development of high-density activity centres. The Allan Labor Government has announced the development of ten high-rise high-density zones in the municipalities of Bayside, Boroondara, Brighton, Darebin, Frankston, Glen Eira, Hume, Kingston, Monash, Moonee Valley, Stonnington, Whitehorse and Whittlesea. Planning rights will be stripped from councils and communities, high-rise development will occur as of right, and planning control will be exercised undemocratically by the State Government. In addition to a central activity district with as of right 12 storey developments, these zones contain enormous catchment areas where planning protections will be removed. Three and six storey developments can occur as of right and municipal heritage overlays and designations will be overridden resulting in the destruction of thousands of irreplaceable heritage properties. Canopy tree protections will be overridden resulting in the loss of neighbourhood amenities, exacerbating the heat island effect. The proposed plans do not include plans for proper health or education services or for additional open space despite projections of increasing local populations.

**Petition Action:** The petitioners therefore request that the Legislative Council call on the Government to desist from further planning actions to implement the announced high-rise high-density zones and recommence proper discussions and consultation with the local communities, councils and heritage peak bodies of all ten affected zones.

### Reply:

I thank the Member for Southern Metropolitan Region for sponsoring this petition on behalf of her constituents.

Through the Train and Tram Zone Activity Centres Program, the Allan Labor Government is delivering on our *Plan for Victoria* commitment to deliver the 2.24 million new homes we need, and helping local councils deliver on their housing targets. The program aims to create capacity for more than 300,000 new homes in 60 locations across Melbourne by 2051 through the introduction of new planning controls.

Plans for the initial 10 Pilot Activity Centres were updated following two rounds of extensive community consultation in 2024, engaging with more than 10,000 people, council and other key groups, with key changes made.

Planning for the remaining 50 centres is underway, occurring in two stages. The second round of community engagement on our Stage 2 train and tram zone activity centres commenced in mid-February 2026 and runs until 22 March 2026.

Opportunities for engagement as part of this round of consultation include a survey on Engage Victoria, online Q&A sessions, local in-person drop-in and walk-by sessions and expressions of interest to join one of our Community Reference Groups. Feedback from this engagement will be used to help inform the final plans and I encourage you and your constituents to participate and have their say on the future of their local area.

Each activity centre contains a 'core', which is the busy, commercial precinct where taller buildings are suitable, and a 'catchment' in the surrounding streets, where gentler, lower-rise development is appropriate. Allowable building heights and the extent of catchments are tailored to each unique activity centre and its catchments and informed by the feedback we receive through engagement.

I'd also like to reassure the Member for the Southern Metropolitan Region and concerned community members that there are no changes to heritage protections or landscape overlays through this program. New buildings still have to follow existing heritage controls where they apply, as well as relevant state and local policy.

The planning tools used for activity centres have been designed to support increased landscaping and urban greening for new developments through setback controls, site coverage and tree canopy requirements, mitigating the impact of the urban heat island effect in these locations. This builds on several actions in *Plan for Victoria* focusing on protecting and enhancing green spaces and increasing canopy cover and street trees.

Councils will continue to be the responsible authority for most planning permits and consider detailed design matters at the assessment stage.

We know that infrastructure investment is important as communities grow and change and that is why we are developing a simplified approach to infrastructure contributions to help fund the things that the local community needs, like transport, public space improvements and improved community services. This new mechanism will build on committed infrastructure investment including the Metro Tunnel, the Level Crossing Removals Program, two new accessible train stations on the Upfield line and the \$1.5 billion investment into new schools, school upgrades and maintenance.



**Hon Sonya Kilkenny MP**  
Minister for Planning  
16/3/2026