

Greensborough Structure Plan Engagement Findings Report 2026



Acknowledgement

ChatterBox Projects acknowledges the Traditional Owners of the lands, waters, seas and skies where this work has taken place.

We recognise First Nations Peoples' enduring connection to Country, culture, community and language, and acknowledge the deep knowledge, care and responsibility that has been held and passed on for tens of thousands of years.

We pay our respects to Elders past and present and acknowledge all First Nations people who have contributed to, been affected by, or have an interest in this project.

We recognise that sovereignty was never ceded and that this always was, and always will be, Aboriginal land.

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Partners

This report has been produced by ASDF Research, using feedback collected by Banyule Council and findings from pop-ups and workshops conducted by ChatterBox Projects and Activate Consulting.



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Executive Summary

This report presents the findings from Stage 1 community engagement undertaken to inform the Greensborough Structure Plan review. Feedback was collected through surveys, pop-ups, workshops, walkshops, submissions, an interactive map and youth design sprints. The engagement explored current perceptions of the Greensborough Activity Centre, aspirations for its future, opportunities to improve movement, activation and public spaces, and community views on housing growth, building heights and potential changes to Main Street.

What we heard overall

Overall, the engagement showed that people see Greensborough as convenient, well located and valued for its transport, services and community facilities. However, many also described the centre as tired, outdated, disconnected and lacking vibrancy. Across the engagement, there was a clear appetite for renewal, with strong themes around more greenery, better streetscapes, improved pedestrian connections, more diverse shops and dining, safer and more active public spaces, and careful management of housing growth and building heights

Engagement activities – what we did

- Online survey and mapping tool for written feedback.
- 2 Information sessions to learn about the project.
- 3 Walkshops for on-the-ground conversations about specific, nuanced issues.
- 2 Workshops for deeper discussion about complex topics, including a business and traders specific workshop.
- 4 Place-based pop-ups for promotion of the project and general discussion.
- 4 Next-Generation Design Sprints to understand young people's perspectives.

Engagement reach

Communication activities	Distribution
Visitors to engagement page	2,030
Direct mail-out number of properties (1km radius from middle of activity centre)	2756
Email campaign click through to Shaping Banyule	1642
Social media campaign click through to Shaping Banyule	571
Downloads (discussion paper, overview, Economic land demand analysis, Urban design considerations)	481

Participation – how many participants provided feedback

Council's promotional campaign and efforts to inform the community achieved significant reach, including:

	The engagement activities were effective in obtaining feedback from approximately 643 participants in total across all engagement methods
	142 survey responses (online)
	405 active participants at the four place-based pop-up engagement events (and many more visited for a chat)
	25 residents attending one of the four information sessions or workshops
	55 children attending one of the three design sprints
	11 people attended workshops
	5 submissions (email or phone)

Participation profile – who we heard from

This profile is drawn from information provided by survey participants unless otherwise indicated.

- Survey respondents included a spread of age groups, with the largest group being people aged 35–49. Younger people were also strongly represented through pop-ups and youth design sprints
- The voice of youth was widely covered through this engagement, with 118 under 18-year-olds participating in an engagement activity (survey, pop-ups or design sprint). This provided a strong youth perspective on how Greensborough is used now and what would make it more welcoming, fun, safe and useful for future generations.
- 59% of survey participants were women or female, compared to 34% man or male.
- 75% of survey respondents were Greensborough residents.
- The survey included respondents from diverse experiences, including 12% people with a disability, 13% carers, 9% LGBTIQ+, and 4% speak a language other than English.
- Most survey respondents were frequent visitors to the Greensborough Activity Centre (74% more than once a week), with the most common reason for visiting being day-to-day essentials (86%).



Image: Walkshop participants

Summary of key findings

Current perceptions

The Greensborough Activity Centre (GAC) area has some key strengths:

- Transport options (69% survey respondents rated this as good or very good).
- Community, leisure and cultural facilities (50% survey respondents rated this as good or very good).
- More highly rated amongst younger people (75% under 18-year-olds in the pop-ups rated it as really great or pretty good, compared to 38% 18+ year olds)

However, there were a range of perceptions and experiences that indicate that revitalisation of the area is needed:

- Poor rating of atmosphere and vibrancy (58% survey respondents' rated this as poor or very poor).
- Poor rating of spaces to gather, socialise or for events (46% survey respondents' rated this as poor or very poor).
- When asked to share 3 words to describe the GAC, the most commonly mentioned words across the survey and workshops were tired and outdated.

Trader feedback reinforced these findings. Traders identified strong foundations in Greensborough, including loyal local customers, the Plaza, public transport, health services and community facilities. However, they also identified safety, parking, lack of evening activity, limited dining options, vacant shops and weak business diversity as barriers to a stronger local economy. Traders saw opportunities in outdoor dining, better lighting, stronger connections, community facilities, youth spaces, public art, seating and more active ground-floor uses.

Young people were generally more positive about today's Greensborough than adults but also identified clear opportunities for improvement. Through pop-ups and design sprints, they highlighted the importance of more trees and shade, places to play and hang out, safer movement, fun shops and food options, libraries and community spaces, and activities that would make Greensborough feel more welcoming for young people and families.

Aspirations for the area

Into the future, survey respondents and information session participants would like the area to be greener, more vibrant and safer.

The most important things to improve in the area, as identified through engagement activities were:



Variety of shops and services



Streetscapes



Trees and greenery

Survey	61%	39%	39%
Pop-ups & workshops	17%	17%	18%

The key desired activities to improve the area were:

- More Cafes and restaurants (58% survey respondents).
- Events (47% survey respondents).
- Diverse local businesses (46% survey respondents).
- Nightlife (44% survey respondents).
- Open spaces to socialise and relax in (42% survey respondents).

Through map points, key recommendations for improvement include:

- Better pedestrian access and flow, particularly between the train station and Main Street.
- Retail opportunities, including outdoor dining, more variety, and local businesses.
- Green and open spaces for gathering, and trees.

Enhancing visitation

To enhance night-time visitation, the main opportunities selected by survey respondents were more places open (63%), outdoor dining (51%), and/or addressing antisocial behaviour (44%).

To help make it easier for people to move around, survey respondents suggested safer road crossings (43%) and/or new, direct connections between key locations (43%).

When asked to place markers of where these ideas can come to life, the following common themes emerged in the data:

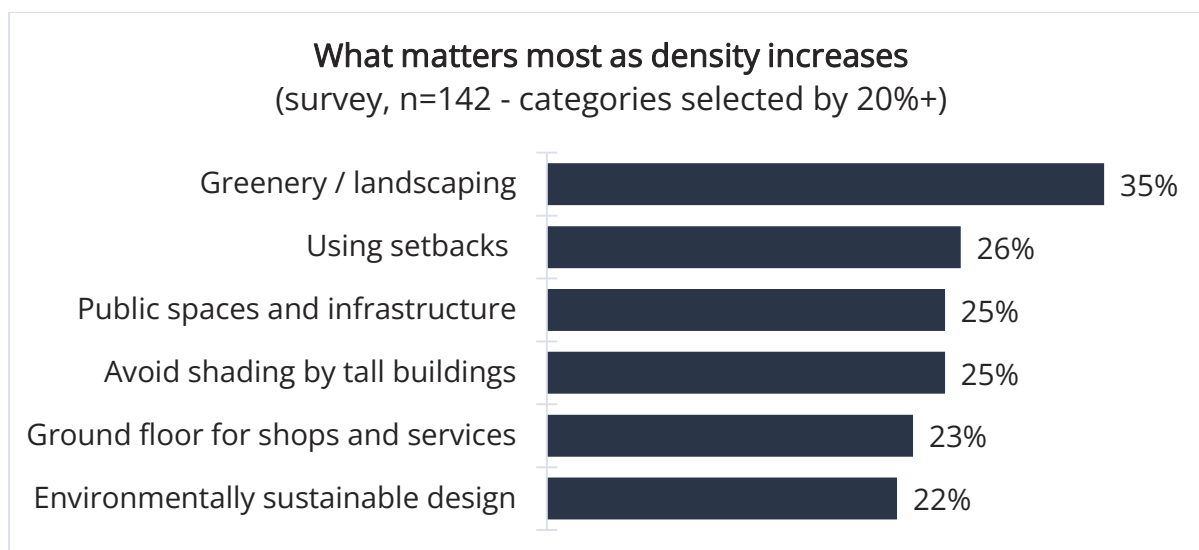
Pedestrian movement	• Support of closing Main Street to car traffic. • Better linkages between the train station and Main Street, including improved footpath maintenance, design and lighting on Carter Street.
Roads and intersections	The stretch of Main Street where it intersects with Para Road was a key area of concern. The comments suggest this area can be confusing for drivers and gets congested. The lack of ability to turn right or do a U-turn is also identified as a concern.
Retail	Outdoor dining and more/better restaurants and cafés along Main Street
Amenity	• Cleaner streets • More seating • Activation at night

Proposed changes to the Greensborough Activity Centre

When survey and pop-up respondents were asked to rate their level of support for closing Main Street to cars, 46% of survey respondents and 55% of pop-up respondents supported fully pedestrianizing Main Street and redirecting cars and buses. Further analysis shows that amongst survey respondents, 22% oppose pedestrianisation completely, whilst 13% were unsure, 15% would support closure but still allow buses, and 3% support closing only a section or at night.

Housing growth and building heights

As high-density increases, what matters most to survey respondents was preserving green and open space.



When asked to share their views specifically about where to locate taller buildings, the three most popular locations were amongst survey respondents were the train station (51%, above the plaza (39%) and along Para Road (36%). The most popular location for shorter buildings was along Grimshaw Street (31%) or spread evenly (25%).

In the workshops there were mixed opinions about appropriate locations for taller buildings, with some wanting them clustered around the middle for accessibility, tapering down to lower near residential areas whilst others wanted the taller buildings further down the hill, so they don't interrupt views.

What young people imagined for future Greensborough

Through the design sprint activities, young people used maps, LEGO and design prompts (mission cards) to show what they thought future Greensborough should include, where ideas should go, and why. Their ideas focused strongly on green spaces, play, libraries and community facilities, places to meet friends, safer movement, food and shops, and housing located close to shops, transport, health services and green/community spaces.

Through the design sprint activity with young people, it was identified that selection of location for housing was most influenced by being:

- Near shops / plaza
- Near health services
- Near train station
- Near green space and community areas

In summary

Throughout the engagement activities the primary concerns relating to high density were:

- Maintaining green space and views of the mountains.
- Strain on infrastructure from a growing population.
- Social cohesion concerns.

What this means for the Structure Plan

The engagement suggests that the Structure Plan will need to do more than identify where growth can occur. Participants want to see growth linked to visible improvements in the quality, comfort and activity of the centre. This includes greener streets, safer and more direct pedestrian connections, better public spaces, more diverse shops and dining, active ground floors, improved lighting and safety, and places for people to gather and spend time.

The next stage will also need to carefully explain and test the trade-offs that sit behind the plan, including how to balance more housing with height, character, views, infrastructure, parking, traffic, tree canopy and the need for a stronger local economy.

Introduction

Council is undertaking a review of the Greensborough Structure Plan to provide a strategic planning and design framework to guide future land uses, growth, development, and investment within the Greensborough activity centre area. The aim is to ensure that the activity centre remains a vibrant and resilient hub for the community, in accordance with the Banyule Plan theme of 'Our well-built city'.

The previous Structure Plan (the Greenbook) for the Greensborough Activity Centre was prepared in 2006. Since then, a lot has changed in Greensborough - from population growth and community needs to new planning policies and major transport projects like the level crossing removals and North East Link.

There are two stages of community engagement planned to inform this work. This report presents the findings of the first stage: to have a discussion with the community about what they like about Greensborough and how they imagine it could look in 20 years.

A Discussion Paper was created by Council to support this discussion and draws from:

- Background report: Economic Land Demand Study (Colliers, 2026)
- Background report: Transport Study (Ratio, 2026)
- Summary of what has already been heard from recent relevant community consultation processes (for example Banyule Futures in 2024, Housing Strategy in 2023, Walking and Riding Strategy in 2024, Aging Well in 2023, and many more).

The Discussion Paper was framed around 7 key themes:

- The retail and commercial core
- Dining and entertainment
- Housing
- Streets for people
- Public and active transport options
- Cars and parking
- Tree canopy and biodiversity

Within this there were three major discussion points or expected community focal issues including:

- Building heights – currently varying heights up to 10 storeys across the activity centre is provided for within the existing Structure Plan, but private investment hasn't delivered this as yet, with the current highest building being 9 storeys. Heights and growth are inevitable. The discussion needs to be about 'where' it goes.
- Potential pedestrianisation of Main Street – either fully or different parts/ different times so it serves as a town square for dining and entertainment.
- Safety and movement through the centre including pedestrians, cars, public and active transport

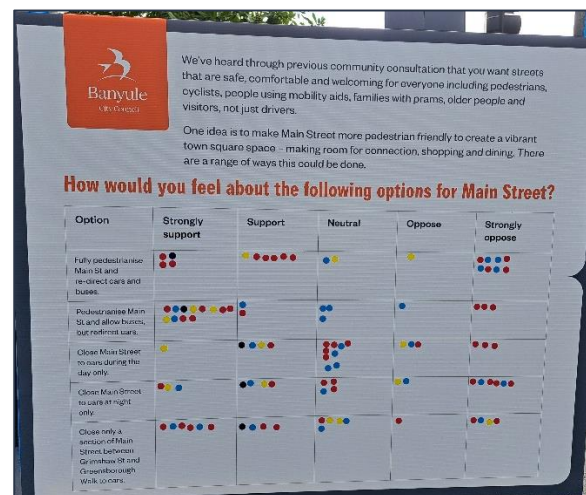
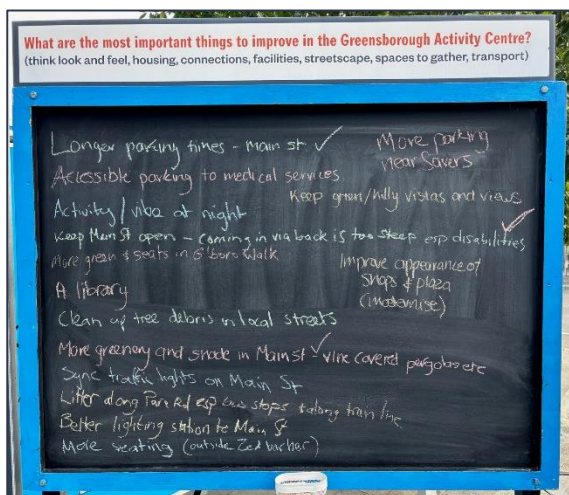
The engagement sought to:

- Understand what the community values most and their aspirations and preferences for Greensborough activity centre over the next 20 years.
- Improve understanding of State Government planning objectives among the community and what we can achieve as local government in the current planning context.
- Inform the development of a plan for Greensborough Activity Centre which supports a thriving economic centre and balances community aspirations and State Government Planning objectives.

The second stage will be engagement on a Draft Greensborough Structure Plan which will be informed by the findings in this document.

Engagement Activities

- Online survey and mapping tool for written feedback.
- 2 Information sessions to learn about the project.
- 3 Walkshops for on-the-ground conversations about specific, nuanced issues.
- 2 Workshops for deeper discussion about complex topics, including a business and traders specific workshop.
- 4 Place-based pop-ups for promotion of the project and general discussion.
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Images: Placed-based pop-up boards

How Council promoted the engagement

The project and the range of engagement activities were promoted broadly through Council channels and in-place advertising. A summary of engagement reach is outlined in the table below.

Communication reach	Distribution
Visitors to engagement page	2,030
Direct mail-out	2,756
Email campaign click throughs to Shaping Banyule	1,642
Social media campaign click throughs to Shaping Banyule	571
Downloads (Re-Imagining Greensborough discussion Paper, plain-English summary, Economic land demand analysis, Urban design considerations)	481
Trader drop-ins (approximate)	70

Overall, there were over 643 participants through these various channels. Some individuals may have participated in more than one engagement activity (e.g. survey and email).

Engagement activities	Dates	Participation
Survey (online)	5 May – 13 June 2026	142
Interactive map	5 May – 13 June 2026	27
Workshops & information sessions (x4)	1. 13 May 2026, 6-7pm, Zoom 2. 19 May 2026, 5:30-6:30pm, Zoom 3. 1 June 2026, 6:00-7:30pm, Zoom 4. 10 June 2026, 6pm-7:30pm, Council offices	25
Email and phone	Received by Council	5
Pop-ups (x4)	1. 6 May, 11am-2pm, Greensborough Walk 2. 11 May 3:30-6:30pm, Greensborough train station 3. 26 May 11am-2pm Corner Main Street and Greensborough Walk 4. 30 May 10am-1pm, WaterMarc	405
Design Sprint (x3)	1. 7 June 2026, 12:30pm, WaterMarc 2. 9 June 2026, 11am, WaterMarc 3. 9 June 2026, 1pm, WaterMarc	55

Engagement activities	Dates	Participation
Walking tours	1. 26 May 2026 2. 30 May 2026	11
TOTAL		643

Survey respondents were asked how they heard of the consultation, with the most common sources being Council's Facebook page (23%) and/or the Banyule Banner (20%). Other comments mostly refer to the pop-ups.

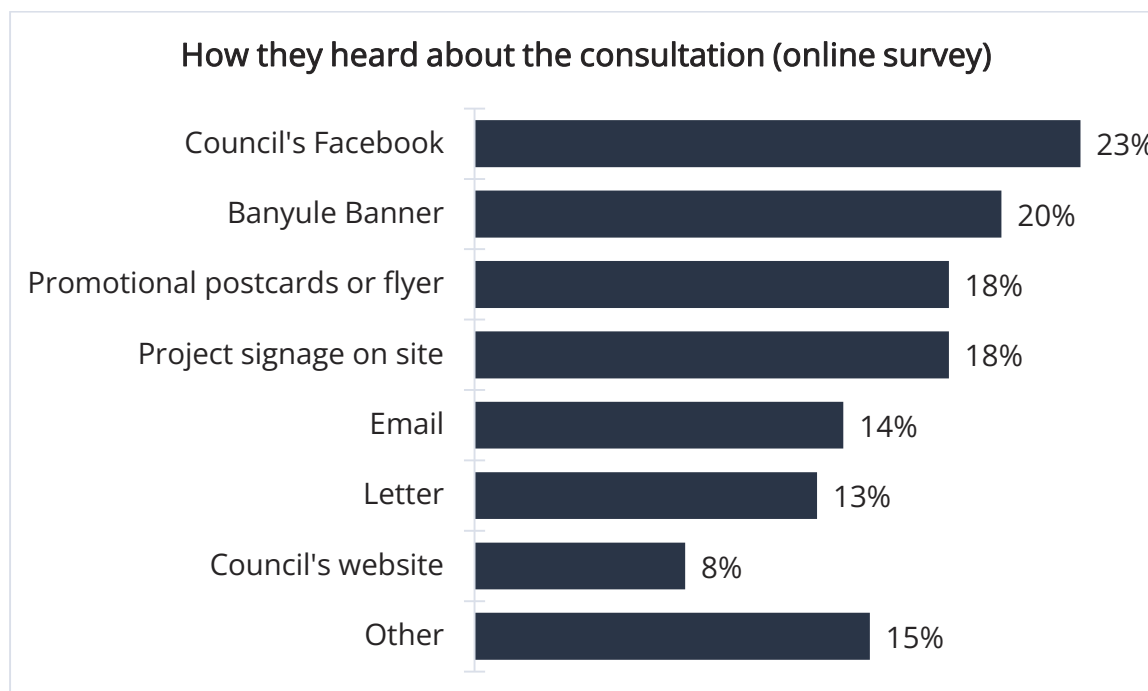


Image: Placed-based pop-up

How to read this document

This report summarises key feedback from engagement activities and does not preclude the Council project team from considering community feedback in its original format.

It is important to note that the survey results may not reflect the broader community view, as people with concerns about the topic may have been more motivated to respond.

Thematic analysis

For the questions collecting a written answer, responses have been grouped into meaningful themes to assist with analysis. Where relevant, individual comments have been assigned to multiple themes. An excel document with this thematic analysis has been provided separately and allows for filtering of comments by themes.

Statistical significance testing

Results have been tested for statistical significance using the Bonferroni method at 95% confidence level and takes into account the effective base for improved accuracy. Where a statistically significant variation has been identified in the analysis, this has been included in the analysis. To ensure relevance and usefulness of this report, cross analysis of variables which do not yield any statistically significant insights have not been included in the written analysis.

All findings have had significance testing conducted based on:

- Gender
- Age
- Region

Glossary

CALD	Culturally and linguistically diverse (speak a language other than English)
GAC	Greensborough Activity Centre
n=	The number of respondents who contributed to the reported percentages (base number)
NA	Not applicable / no answer
Participant	Those who participated in engagement activities.
Respondent	Those who completed the survey.
Sample size	The number of people who provided an answer to the question.

Who we heard from

The engagement was designed to provide a range of ways for people with an interest in the Greensborough Activity Centre to have their say. It was not intended to be statistically representative of the broader Banyule community. The findings should therefore be read as a summary of the views, experiences and ideas shared by participants, rather than as a measure of whole-of-community opinion.

Age

When compared to 2026 forecast population figures for Banyule, within the online survey sample there was an over-representation of people aged 70 years or over, and an under-representation of 35–49-year-olds.

Survey	n=	%	2026 Forecast number	2026 Forecast percent
14 - 17 years	3	2%	6,195	5%
18 - 24 years	9	6%	11,795	10%
25 - 34 years	18	13%	17,837	16%
35 - 49 years	59	42%	28,811	25%
50 - 59 years	19	13%	16,590	14%
60 - 69 years	19	13%	14,321	13%
70 + years	10	7%	18,991	17%
Prefer not to say	5	4%	NA	NA

Forecast source: <https://forecast.id.com.au/banyule/>

Through pop-ups, of the 167 participants who provided their age information, 36% (60 people) were aged under 18.

The design sprints reached a further 55 children, bringing the total number of 18-year-olds engaged for this project to 118.

Gender

The proportion of online survey respondents who indicated they were a woman or girl is slightly higher than the population forecast for Banyule. However, the proportion of survey respondents who said they were male is significantly lower, with 6% of respondents choosing not to provide an answer.

Survey	n=	%	2026 Forecast number (14+)	2026 Forecast percent
Woman or female	84	59%	58,593	51%
Man or male	48	34%	55,948	49%
Non binary	2	1%	NA	NA
Prefer not to say	8	6%	NA	NA

Forecast source: <https://forecast.id.com.au/banyule/>

Suburb

As would be expected given this was a place-based engagement, the majority of survey respondents indicated that they live in Greensborough. Suburbs with no respondents are not included in the table below.

Suburb	n=	%
Briar Hill	3	2%
Bundoora	1	1%
Eltham North	2	1%
Greensborough	106	75%
Lower Plenty	1	1%
Macleod	3	2%
Montmorency	6	4%
Rosanna	1	1%
St Helena	1	1%
Viewbank	1	1%
Watsonia	6	4%
Watsonia North	6	4%
Yallambie	1	1%
Other	4	3%

For cross-analysis two regions were created: those who live in Greensborough (n=106, 75%), and those who live elsewhere (n=36, 25%).

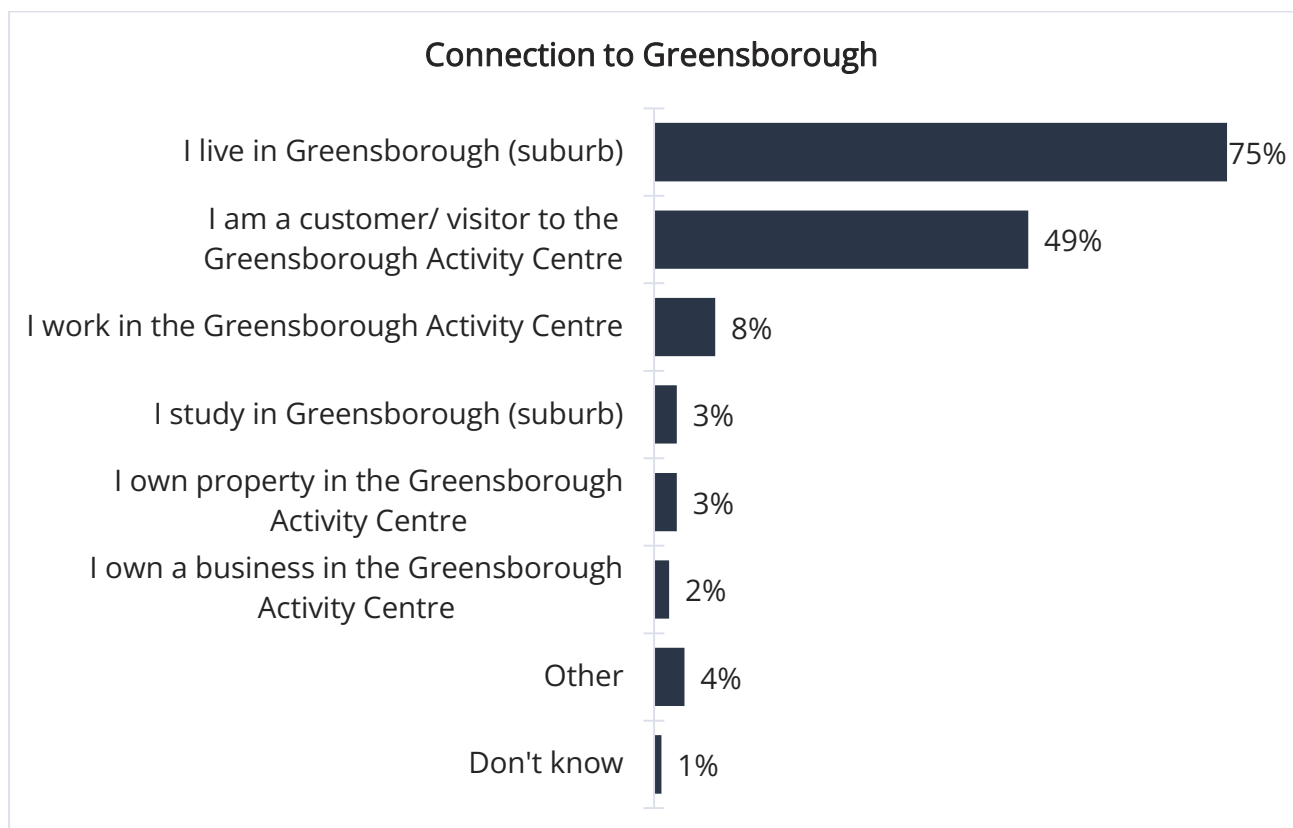
Diversity

The survey captured respondents from a range of diversity groups. However, sample sizes amongst individual diversity groups were too small to conduct a cross-analysis

Diversity	n=	%
A carer	18	13%
A person with disability, inclusive of mental illness	17	12%
A person identifying as LGBTIQA+ (Lesbian, Gay, Bisexual, Transgender, Intersex, Queer, Asexual+)	13	9%
A person speaking English as a second language or other language.	6	4%
A person of Aboriginal or Torres Strait Islander descent	0	0%
Prefer not to say	17	12%
None of the above	84	59%

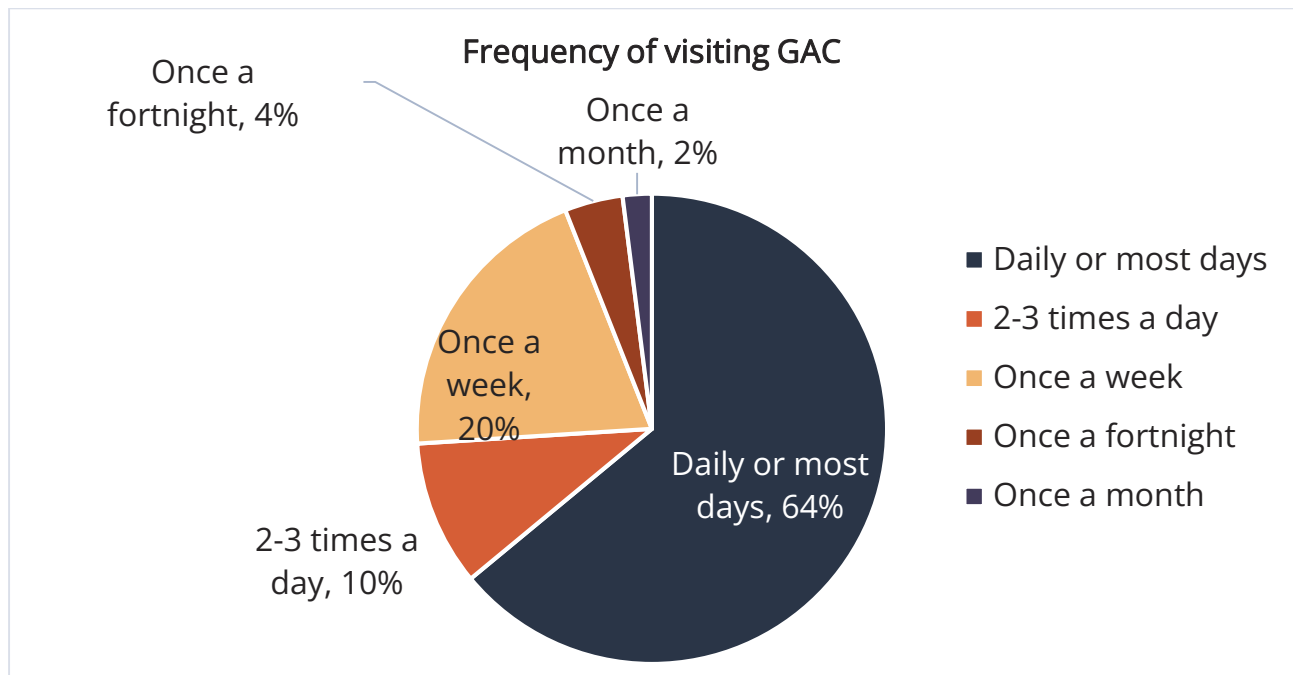
Connection to Greensborough

Most survey respondents indicated their connection to Greensborough was as a resident of the suburb. The survey also captured some workers in the GAC (12 respondents), 4 who study in Greensborough, 4 who own property in the GAC, and 3 respondents who own a business in GAC. None of these connection categories had a sufficient sample size for cross-analysis.

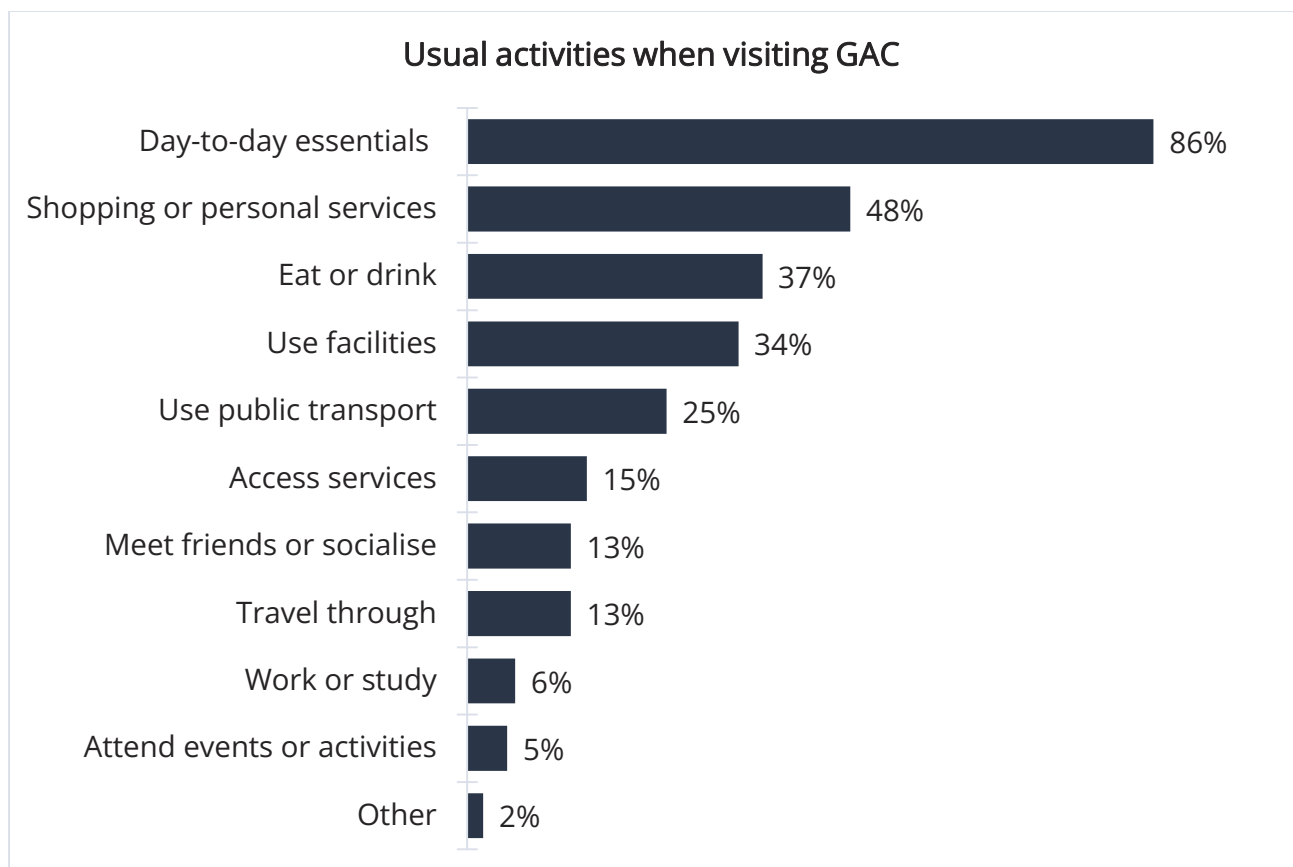


Visitation to Greensborough Activity Centre

Most survey respondents indicated they were frequent visitors to the Greensborough Activity Centre, with 74% indicating they visit more than once a week.



Amongst survey respondents, the most common activities when visiting Greensborough Activity Centre were day-to-day essentials, shopping, eating and drinking and using facilities. Only 25% said they visit GAC to use public transport.



Cross analysis of this question by demographics showed:

- Women more often visited for day to day essentials (90%, compared to 77% men).
- 35–49-year-olds more often visited for day to day essentials (93%, compared to 73% 14–34-year-olds).
- 14–39-year-olds more often visited to meet friends or socialise (27%, compared to 7% 35–49-year-olds).
- Visiting for day to day essentials was more common amongst those who lived locally (91% Greensborough residents, compared to 72% from other areas).
- Using public transport was more common amongst men (35% compared to 18% women) and those aged 14–39 (47%, compared to 17% 35–49-year-olds).



Image: Placed-based pop-up

What we heard

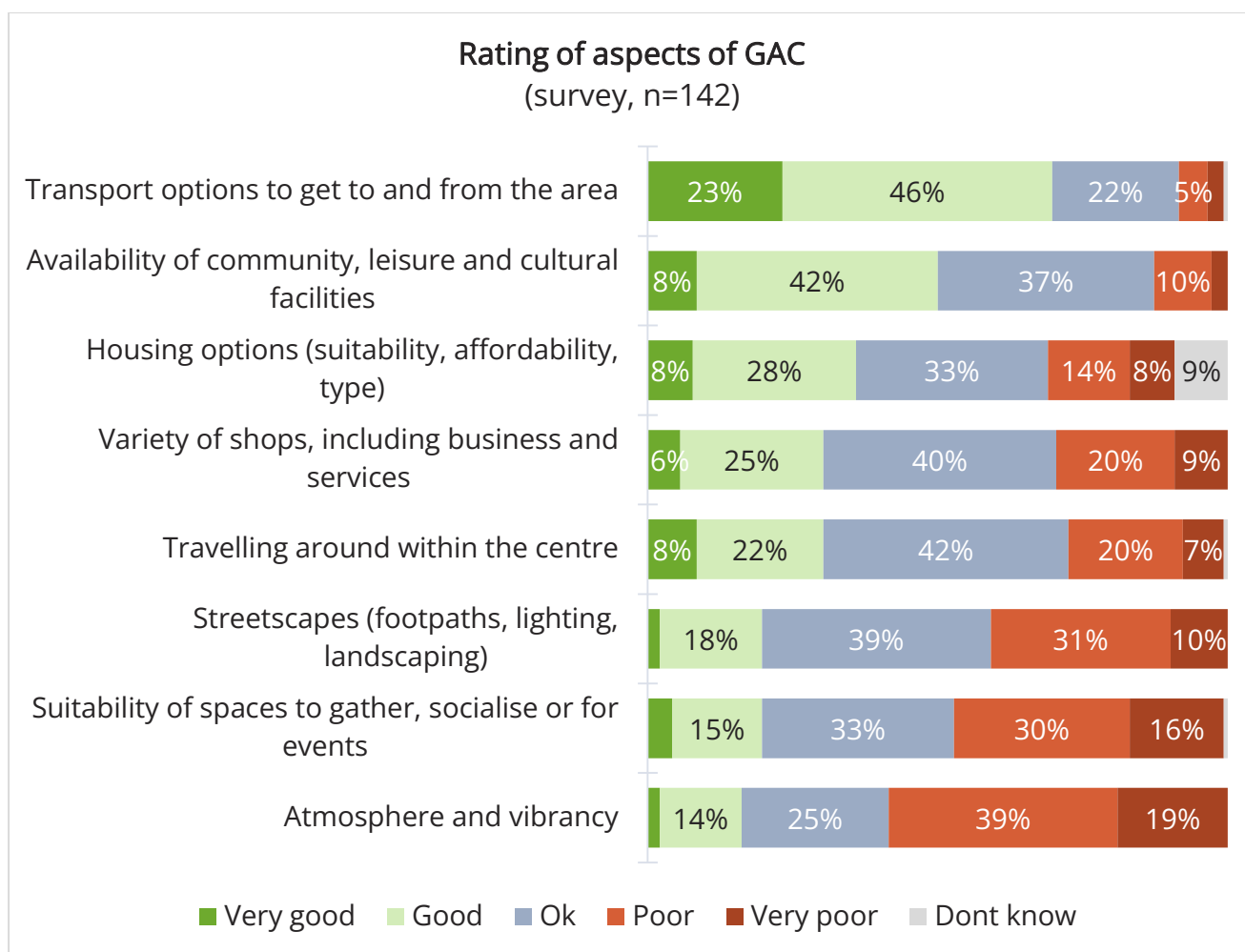
Current perceptions

To understand the perception of Greensborough Activity Centre now, respondents and participants were asked the following questions:

Source	Question	n=
Survey	How would you rate the following in the Greensborough Activity Centre?	142
Survey	What three words would you use to describe Greensborough Activity Centre now (character, look, feel)?	139
Pop-ups	How would you rate the Greensborough Activity Centre now?	167
Map	What I love map points	3
Workshops	In one word how would you describe Greensborough Activity Centre now?	12
Workshops	What is it like to run a business or be in the Greensborough Activity Centre?	8
Workshops	What do you value most about Greensborough	7

As can be seen on the chart on the following page, the main current strengths of the Greensborough Activity Centre, as identified by survey respondents, were the transport options (69% rated as very good or good), and community, leisure and cultural facilities (50% rated as very good or good).

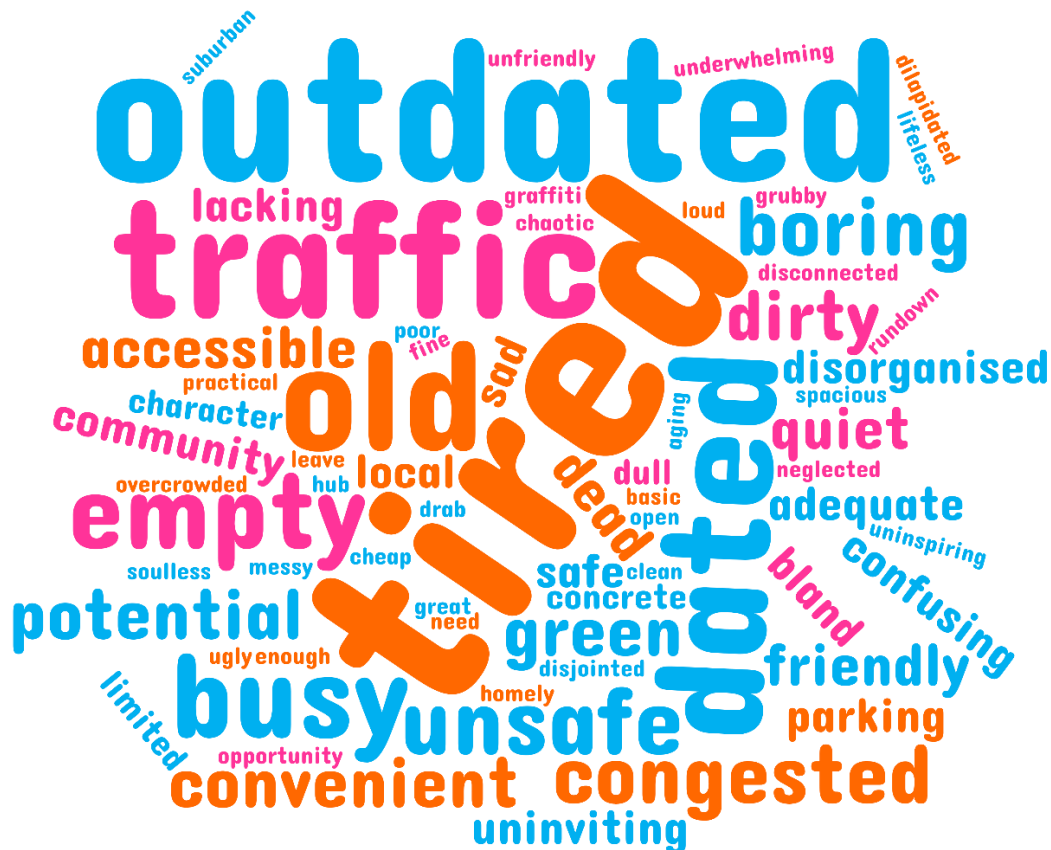
Aspects of the area receiving relatively low ratings were the atmosphere and vibrancy (58% very poor or poor), spaces to gather or socialise (46% very poor or poor) and streetscapes (41% very poor or poor).



When analysing survey findings by demographics, notable variations were:

- Those living in Greensborough more often rated housing options as good (34%) than those from other areas (11% - 25% of those in other areas said 'don't know').
- Housing options were rated as 'very poor' more often by men (13%, compared to 2% women) and 14–34-year-olds (17%, compared to 2% 35–49-year-olds).
- Those living in areas other than Greensborough more often rated transport options as poor (11%, compared to 3% of those who said they live in Greensborough).

When survey respondents were asked to type in three words to describe Greensborough Activity Centre now, the most commonly used words were outdated / dated (29 mentions), tired (22 mentions), old (12 mention), traffic (11 mentions) and busy (10 mentions).



Across the 2 workshops (traders and community) similar words were put forth:

- Disconnected / confusing (3 mentions).
- Tired (2 mentions).
- Run down / sad (2 mentions).
- Unwelcoming (2 mentions).
- Single mentions for compact, lacking character, car centric.
- Although some saw the positives: Potential, fine as is.

However, when asked what they value most about Greensborough Activity Centre, community workshop participants commonly mentioned:

- Main Street (3 mentions).
- Gathering spaces / open spaces (3 mentions).
- Trees and greenery (3 mentions).
- Low building heights on the Main Street (2 mentions).
- Parking availability (1 mention).

In the trader workshop, the following strengths of the Greensborough Activity Centre were identified:

What brings people in and makes them stay longer?

- Events, markets and entertainment.
- Plaza.
- Public transport hub.
- Fitness facilities (WaterMarc, gym).
- Close to home / necessity.
- Healthcare.
- Specific services (post office, movies cake shop, RSL).
- Being a destination.
- Safety.

The strengths of the area as put forth by trader participants were the Plaza, loyal customers, sense of community, and Main Street offering, although there was a suggestion that Main Street could be better activated.

What stops people from visiting or makes them leave quickly?

- Safety (antisocial behaviour, poor lighting, car parking).
- Limited dining options (particularly for families).
- Competition with other centres which have better offerings.
- Car parking (difficult to find a spot, parking times are too short, and unsafe).
- Traffic movement, particularly one-way streets and buses and cars on Main Street.
- Lack of vibrancy for late night trading.
- Lack of entertainment for young people.
- Limited retail options and shop closures.
- Distance and transport availability.
- Unwelcoming atmosphere.

Trader participants suggested the key challenges with running a business in the area were antisocial behaviour and safety, parking and lack of business diversity.

Taken together, trader feedback suggests that Greensborough has strong foundations, including loyal local customers, the Plaza, public transport, health services, community facilities and the existing Main Street offering. However, traders also identified several barriers to a stronger local economy, including safety concerns, parking, limited dining options, lack of evening activity, shop vacancies, competition from other centres and weak business diversity. Traders saw opportunities to strengthen Greensborough through outdoor dining, better lighting, improved pedestrian and active transport connections, more community facilities, youth spaces, public art, seating, green spaces and more active ground-floor uses.

In the information session, a range of concerns were raised about the Greensborough Activity Centre:

- Lack of parking (7 mentions).
- State Government approving 17 storey tower (7 mentions).
- Potential for increased traffic from more population, because cars are needed to get around due to the hills (4 mentions).
- Overcrowding from increased population (2 mentions).

When pop-up participants were asked to rate Greensborough Activity Centre now, younger people tended to rate it better than adults.

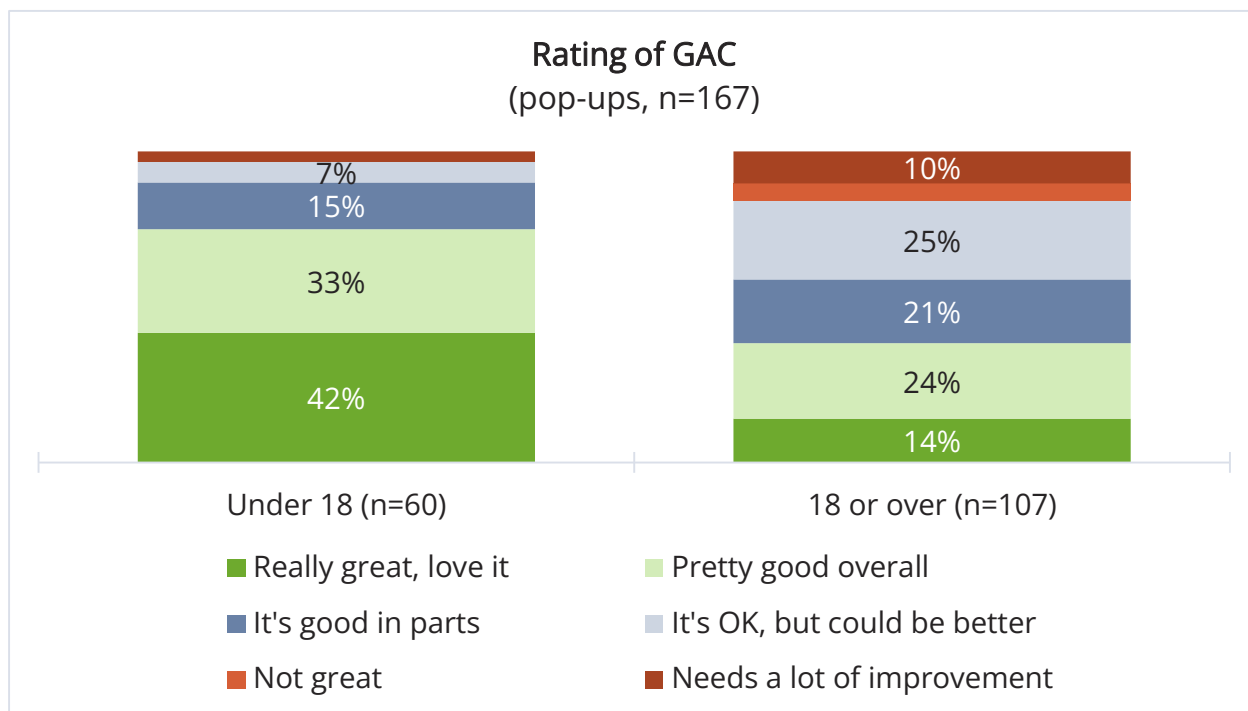


Image: Placed-based pop-up

Through the mapping engagement tool there were 3 individuals marking 5 points as things they love about GAC:

- 108-114 Main Street – love that there is housing that is accessible for young people.
- 35-39 Main Street – praise for the design of the dedicated bus lane.
- 212 Henry Street – Like the big car park and want to keep it. “It's awesome to have a big free single-level carpark that you can walk to the activity centre, footy oval and memorial park from.” [Man, 35-49, Greensborough]
- Plaza – Rely on the plaza for shopping, don't want it turned into apartments.
- 55 Main Street – Like being able to see greenery and trees North of the Circuit.

A submission by Council's Development Planning Team shared the following observations about the area:

- **Traffic and roads** – Prone to congestion with a complicated road layout, although there is a lot of parking available.
- **Pedestrians** – the Para Road and Main Street intersection was identified as potentially unsafe for pedestrians, and the new train and bus facilities are not well connected to Main Street and the Plaza, coupled with hills that can make accessibility difficult.
- **Retail areas** – The Plaza was observed to be too large for the number of shops and services provided, with complex access to the car park. Both Main Street and Grimshaw Street were observed as not being very successful locations for retailers.

In summary, these findings suggest that Greensborough is valued for convenience, services and transport access, but is not currently seen as a vibrant destination or a place where people want to spend extended time. This creates a focus for the Structure Plan to focus not only on growth, but also on the quality of streets, public spaces, connections, activity and identity.

Aspirations for the area

To understand the communities vision for their ideal Greensborough Activity Centre in the future, participants were asked the following questions:

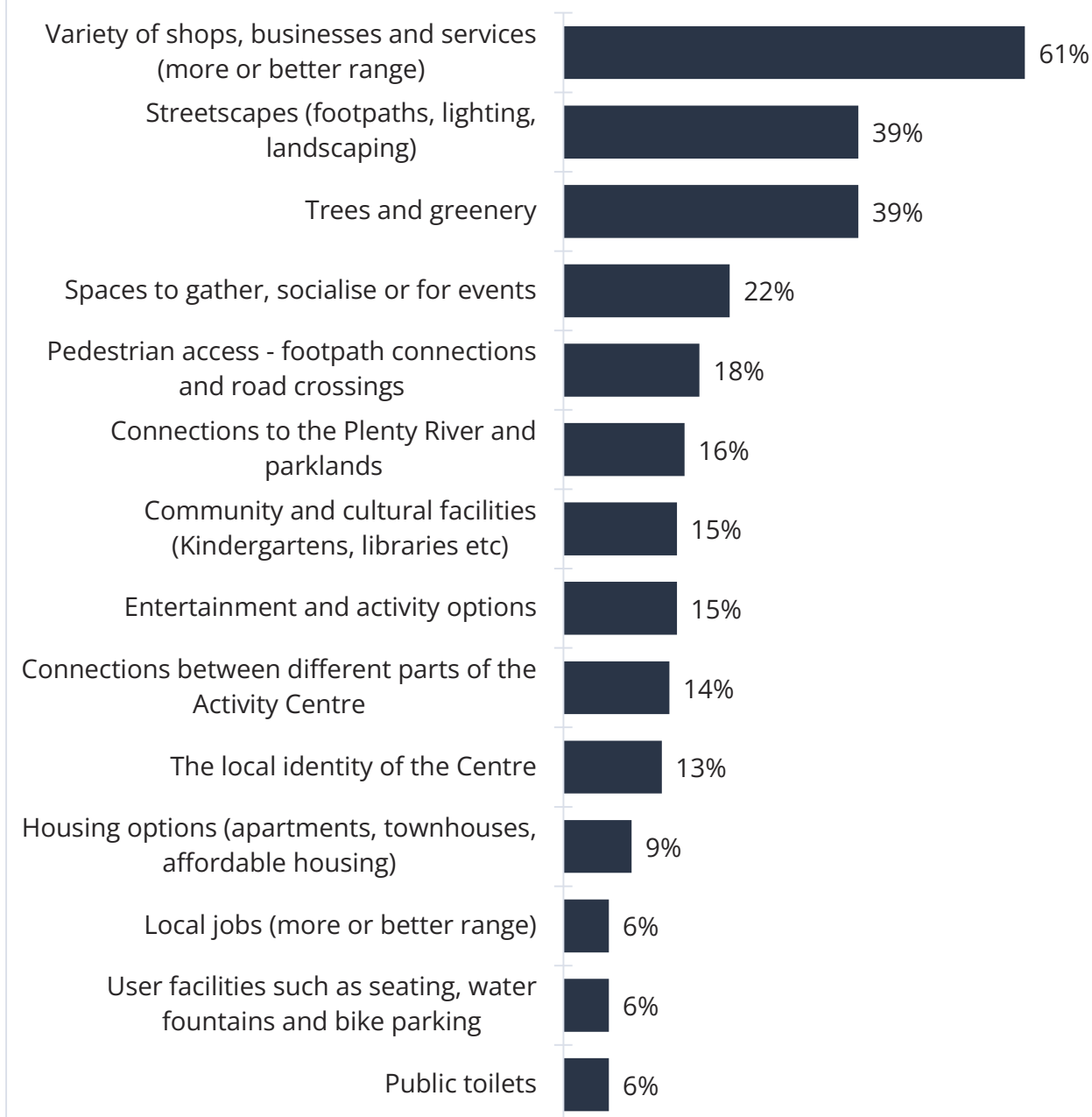
Source	Question	n=
Survey	What three words would you use to describe how you would like Greensborough Activity Centre to be in 20 years' time (character, look, feel)? (written answers)	135
Information sessions	What three words would you use to describe how you would like Greensborough Activity Centre to be in 20 years' time	10
Survey	What, if anything, do you think are the top 3 most important things to improve in the Greensborough Activity Centre? (up to 3 answer options could be selected)	142
Pop-ups	What are the most important things to improve in the Greensborough Activity Centre?	172
Survey	What activities would you like to see or do more of in Greensborough Activity Centre? (could choose multiple answers)	142
Survey	As growth and density increases, what matters most? (could choose multiple answers)	142
Map	Ideas for improvement map points	19
Submissions	Emails and phone calls	5
Design Sprint	City building exercise	55
Workshops	What needs to work better?	7
Workshops	What would make Greensborough better in 20 years?	7
Workshops	Future ideas mapping	15
Workshops	What are the top three things council needs to get right in the new Structure Plan?	7



Image: Youth design sprint

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Top 3 important things to improve in the GAC (survey, n=142)



When analysing survey findings by demographics, notable variations were:

- 35–49-year-olds more often selected community and cultural facilities (24%, compared to 6% 50+ year olds).

In the pop-ups there were 172 comments when asked the most important thing to improve in the Greensborough Activity Centre. When seeking to group these comments into the same themes as put forth in the survey (previous chart) many ended up being outside of these categories (42%), therefore a separate independent set of themes was developed, with the following findings. Findings from the workshops and information sessions have also been integrated into these counts.

Theme	n=	Discussion
Greenery, parks and outdoors	33	Many participants mentioned the desire for more green spaces, including trees and parks. Some also wanted more play areas, such as playgrounds, skate parks and hitting wall / basketball ring. In the workshops, 3 people said GAC needs to increase the green space and number of trees.
Shops and services	31	There was a call for greater variety and quality of shops, with some suggesting a revitalisation of the Plaza was needed. Two also mentioned a library was needed. In the workshops a participant also mentioned that the plaza has a lot of closed shops, and there is a need for a better mix of services, including local businesses. Three participants also suggested that the area should focus on smaller shops, not big buildings, 2 suggested an outdoor dining precinct and 1 suggested a 24-hour medical service.
Design, amenity and safety (streetscapes)	30	Some called for an improvement in the design of the area, with suggestions including street art and public art. Safety elements mentioned under this theme included cleaning up litter and graffiti, better lighting, better wayfinding and road safety (specific to crossings and e-bikes). In the workshops 1 participant mentioned wayfinding, and 1 suggested improving the connection between the Plaza car park and the circuit. It was also observed that the GAC needs to be kept cleaner and preserve its 'township feel'.
Pedestrians	25	A range of comments were put forth to improve the pedestrian experience, including improving crossings and connections, particularly between the train station and bus stops, and laneways. In the workshops there were 2 participants who suggested improving this connection between the train station and Main Street, and 2 who suggested strengthening connections to other areas.
Intersections and roads	22	Traffic management was put forth as an area of potential improvement, with key problem areas mentioned: Main Street, The Circuit, Para Road, Warwick Rd, Flintoff St, Grimshaw St and the Plaza.

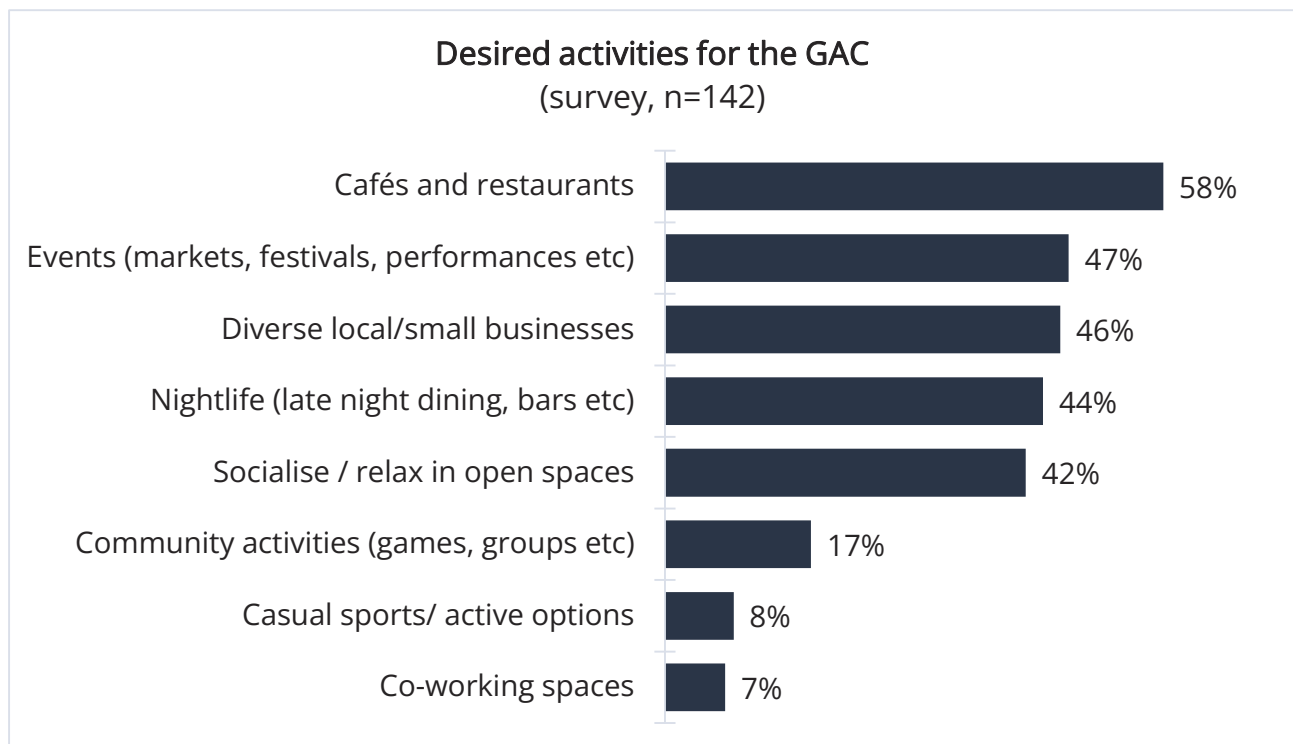
Theme	n=	Discussion
Vibe, meeting spaces and activities	22	There were a range of ideas put forth on how to improve the atmosphere of the GAC to be a destination, including activities for children and teenagers, markets, festivals and nightlife. In the workshops 2 participants mentioned the need for spaces for young people to feel welcome.
Car parking	14	Comments relating to parking included the need for more accessible parking, as well as parking in general. In the workshops a participant mentioned the need for consolidating car parking.
Main Street closure	12	8 comments mentioned that they want Main Street to stay open to cars, whilst 4 said they wanted it to be closed to cars / pedestrianised.
Accessibility	12	Areas where there was a call for improved accessibility were parking, toilets and pedestrian cut-throughs. In the workshops it was suggested by 2 participants that accessibility by public transport could be improved to make the area more regionally attractive.
Housing	12	Comments relating to housing include 4 calling for no or limited increase in heights, whilst others suggested that an increase in heights needed to be coupled with meeting a particular need (women aged over 55 or balance of demographics), high quality accessible design, or the ground floor level for activities that give back to the community. In the workshops a participant emphasised the need for housing for older adults who are downsizing, and it was suggested that buildings not go over 10 stories in the lower lying areas.
Public / active transport	11	In the comments relating to public transport, participants mention changes to bus timetables and routes (notably the 518, 417 and 343) and revise the bus stop design to reduce confusion. In the information session one participant mentioned that there is no safe route for electric bikes.
Other themes mentioned by 2 or more participants were: • Outdoor dining (7 comments) • Outdoor seating (7 comments) • Bike lanes or parking (6 comments) • Toilets (3 comments)		

Through the submissions, a number of aspirations for the area were suggested, covering:

- More car parking near the Plaza (perhaps underground)
- Remove all vehicle traffic from Main Street
- Make Main Street a relaxed outdoor space
- Historic Village aesthetic for Main Street (through heritage overlays) rather than modernism
- Revise the Circuit to make it more pedestrian-friendly
- Extend route 86 to Greensborough Activity Centre
- Upgrade the Plaza with modern stores and high-density housing
- Revitalise Grimshaw Walk - specific to weather protection, bike parking and activation
- More pedestrian and cyclist safety, with adequate separation from cars
- Remove bus traffic from Main Street.
- Better linking to and maintenance of the natural space along the river.

When survey respondents were asked what activities they would like to see or do more of in Greensborough Activity Centre, the most popular option was cafés and restaurants.

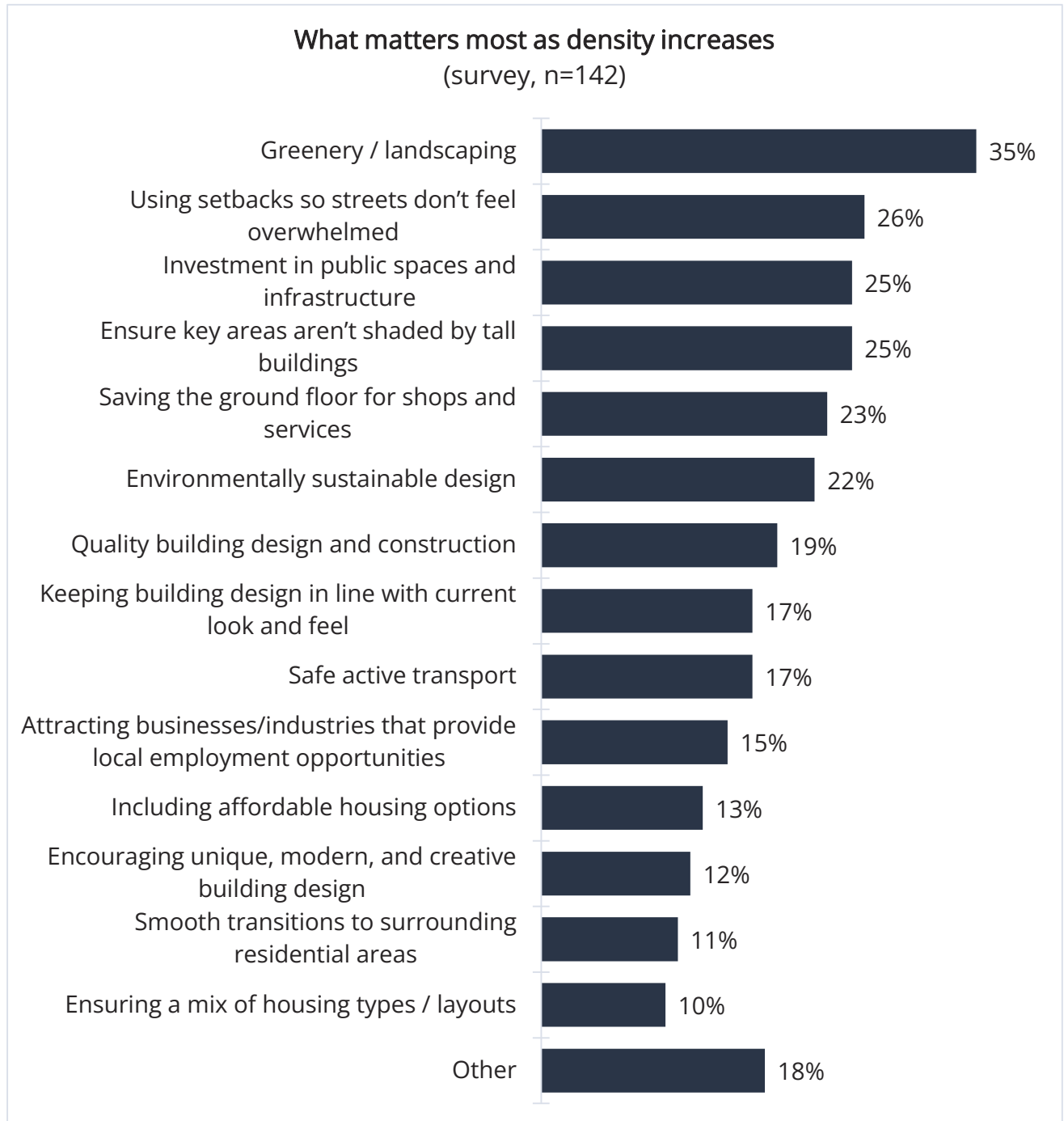
Respondents tended to favour socialising and retail activities over active or work options.



When analysing survey findings by demographics, notable variations were:

- Women more often selected diverse local / small business (54%, compared to 35% men).
- 14–34-year-olds more often selected nightlife (60%, compared to 29% 50+ year olds).
- Those who said they live outside of Greensborough more often selected socialise / relax in open spaces (61%, compared to 35% of those who live in Greensborough).

As density increases, greenery and landscaping was most often chosen as one of the things that matters most. The other more common things selected show that the appearance and atmosphere of the area matters, with a desire for the area to not become overwhelmed or shadowed by tall buildings, with protection of public spaces, infrastructure and retail at a ground level.

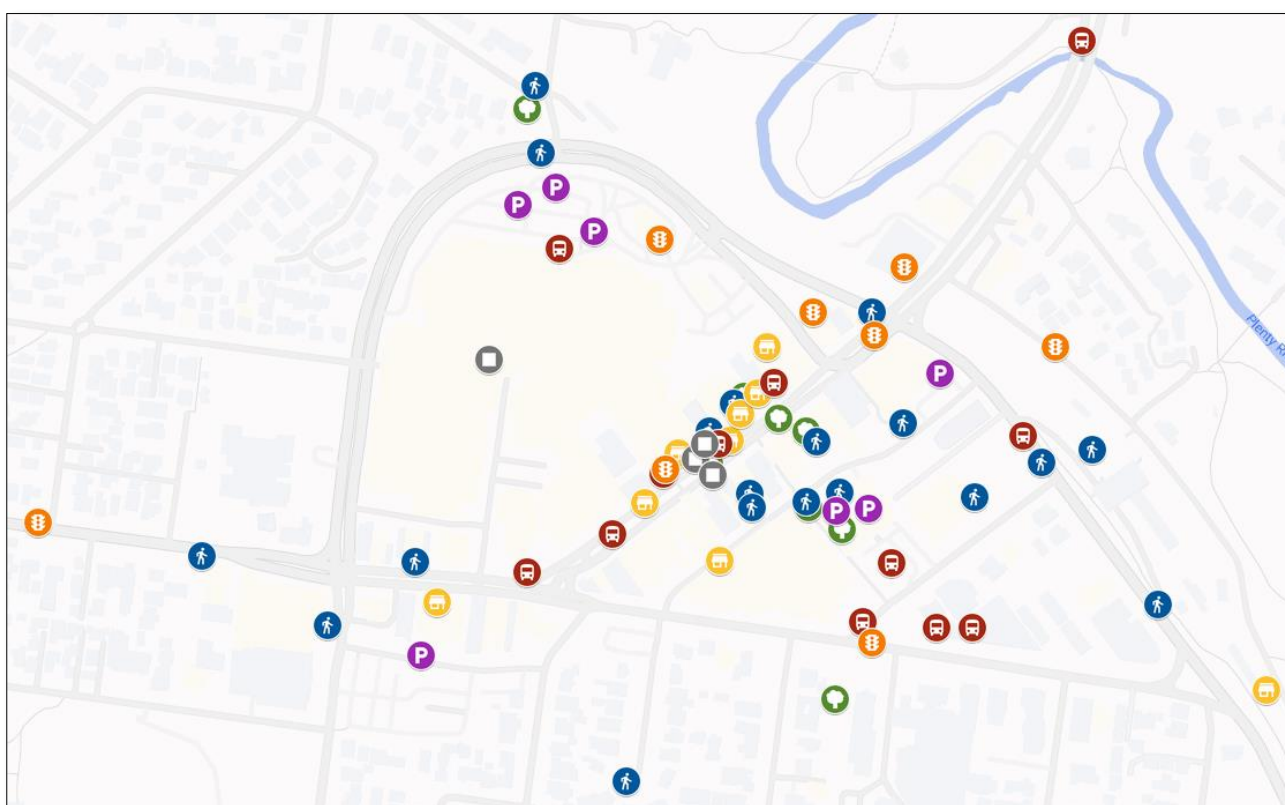


When analysing survey findings by demographics, notable variations were:

- Men more often selected saving the ground floor for shops and services (40%, compared to 15% women).
- Women more often selected keeping the building design in line with current look and feel (23%, compared to 8% men).

- Younger respondents more often selected investment in public spaces and infrastructure (40% 14–34-year-olds, 36% 35–49-year-olds, compared to 6% 50+ year olds).
- 50+ year olds more often selected ensure key areas aren't shaded by tall buildings (40%, compared to 17% 35–49-year-olds).
- Those who said they live in Greensborough more often selected greenery and landscaping (41%, compared to 19% amongst those who live elsewhere).
- Those who live outside of Greensborough more often selected ensuring a mix of housing types and layouts (19%, compared to 7% of those who live in Greensborough).

Through the interactive map on the Shaping Banyule page there were 19 individuals who marked 67 locations with ideas for improvement. This information is best viewed through the map on the Shaping Banyule page, where you can use the interactive elements to see the comments for each marker. For a static summary markers have been categorised as follows:



Of these map points, the most common themes for improvement were pedestrian flow and access, and public and active transport.

Other items included heritage (Greensborough hotel and indigenous heritage) and gambling (no pokies).

	Pedestrians (28%)
	Public and active transport (18%)
	Retail (13%)
	Roads and intersections (12%)
	Greenery and open space (12%)
	Parking (10%)
	Other (6%)

Further analysis of these themes follows:

Theme	Discussion
Pedestrian flow and access	A key area suggested for pedestrian flow improvements was between the railway station and Main Street, as well as laneways. There were also calls for more pedestrian islands in various locations to help facilitate safer road crossings. There were also some suggestions that Main Street should be closed off to cars (pedestrianised).
Public and active transport	Many points relate to providing public transport around the health services and improving the bus interchange. Improvement suggestions include more bike parking, better bike lanes and access, making Main Street public transport only, and introducing a tram line.
Retail	Most points are clustered around Main Street. Participants are calling for more outdoor dining and a greater variety of retail options. Suggestions include a brewery, LGBT inclusive fitness centre, cinema, and playcentre.
Roads and intersections	Key locations identified where intersections need improvement were around Para Road and Main Street, including changing the timing of pedestrian lights. Suggested improvements include pedestrian crossings, one-way traffic flow, and better management of right turns and u-turns.
Greenery and open space	These points occur mostly between Main Street and WaterMarc. Suggestions include mid-storey plantings, rain gardens, outdoor fitness equipment, public park and central meeting-place.
Parking	The parking to the North of the plaza was commonly identified as an area needing improvement, with some suggesting it could be repurposed. The other key location for parking ideas was near WaterMarc, where ideas included converting some parking into community space, and making it safer.

Greensborough Walk doesn't really work as the pedestrianised town centre because the area feels like a shopping centre surrounded by roads and car parks (which it is), rather than a genuine destination where people might want to spend time. Too much of the activity zone is dominated by traffic, blank edges and vehicle access, with weak pedestrian links and very little street life outside the walls of Greensborough Plaza. Despite having a train station, major retail and a growing population, the area feels disjointed, lifeless after hours and lacking any real soul or identity. What's missing is a proper pedestrian-focused core, more housing, active streets, public spaces, dining and nightlife. The stuff that makes people actually want to spend time there rather than just drive in, shop and leave.

Through the design sprint activities, students shared their aspirations for the area across a number of topics:

Green Spaces: Generally, trees were placed around the Centre, concentrating on areas with pedestrians and houses, including Main Street. Some of the comments were:

- A park or sitting area, giant swing
- Trees blocking road so more car parking
- Close Main Street and make it green and a park

Facilities: A number of participants mentioned libraries, as well as dog parks, hospital, stadium. Some of the comments were:

- There should be a hospital so people can go there quickly
- A chill library which has sections like sleeping, gaming, drawing, colouring and free time

Activities: Young people wanted playgrounds and skate parks, as well as indoor activities such as laser tag and arcades. Some of the comments were:

- Play on the playground
- We need to add a nice play centre for every age and have open for 6 and under

Shops: A range of shops were suggested, including:

- Frozen Yogurt
- World-building (Lego, miniatures)
- Restaurants and cafes
- Toyworld for fun family time
- A big lolly shop and 1000 walkways for everyone

In the trader's workshop suggestions for the future were:

- Community facilities
 - Library.
 - Sports.
 - U3A.
 - For youth.
 - Childcare.
 - Performing arts.
 - Outdoor play area.
 - Gathering space.
 - Skate Park.
- Housing
 - 10 levels near RSL.
 - Facing the circuit.
 - Back of KFC.
 - 5 levels on Main Street with retail and dining at ground level.
 - Above Car Park on Henry Street.
- Safety

- CCTV.
- Festoon lighting on Main Street.
- Lighting in car park behind KFC.
- More lighting in general.
- Active transport connections
 - Bike path to Main Street.
 - Close Main Street to all vehicles except buses and Taxis.
- Green spaces
 - Tree canopy on Main Street.
 - Green space for community events at top end of Main Street.
- Amenity
 - Public art.
 - Seating.
- Car parking
 - Access to Council car park.
- Retail
 - Outdoor dining.



In the community workshop opportunities for the future of the Centre included:

- Pedestrianise Main Street.
- More landscaping and trees along Main Street. and build up an urban forest in the Activity Centre.
- Festivals and events.
- Ambient lighting to improve amenity, along streets and in car parks.
- Community Centre accessible to all.
- Activation of laneways (street art, lighting, greenery, shade, seating).
- Improve safety, particularly at night and in the laneways.
- Activities for young people.
- Better utilise the view from the top of the Plaza.
- Bus terminal at the back of the shopping precinct (near McDonalds).
- Overpass from the Station, with lifts, to improve accessibility.
- Improve wayfinding.

What this tells us

Taken together, these findings show a strong desire for Greensborough to become more than a convenient place for errands. Participants want it to be a greener, more active and more welcoming centre, with better places to gather, more reasons to visit, stronger local businesses, safer movement and improved public spaces. These aspirations were echoed across survey responses, map comments, submissions, workshops and youth design activities, although different groups placed different emphasis on issues such as parking, pedestrianisation, housing growth and building height.



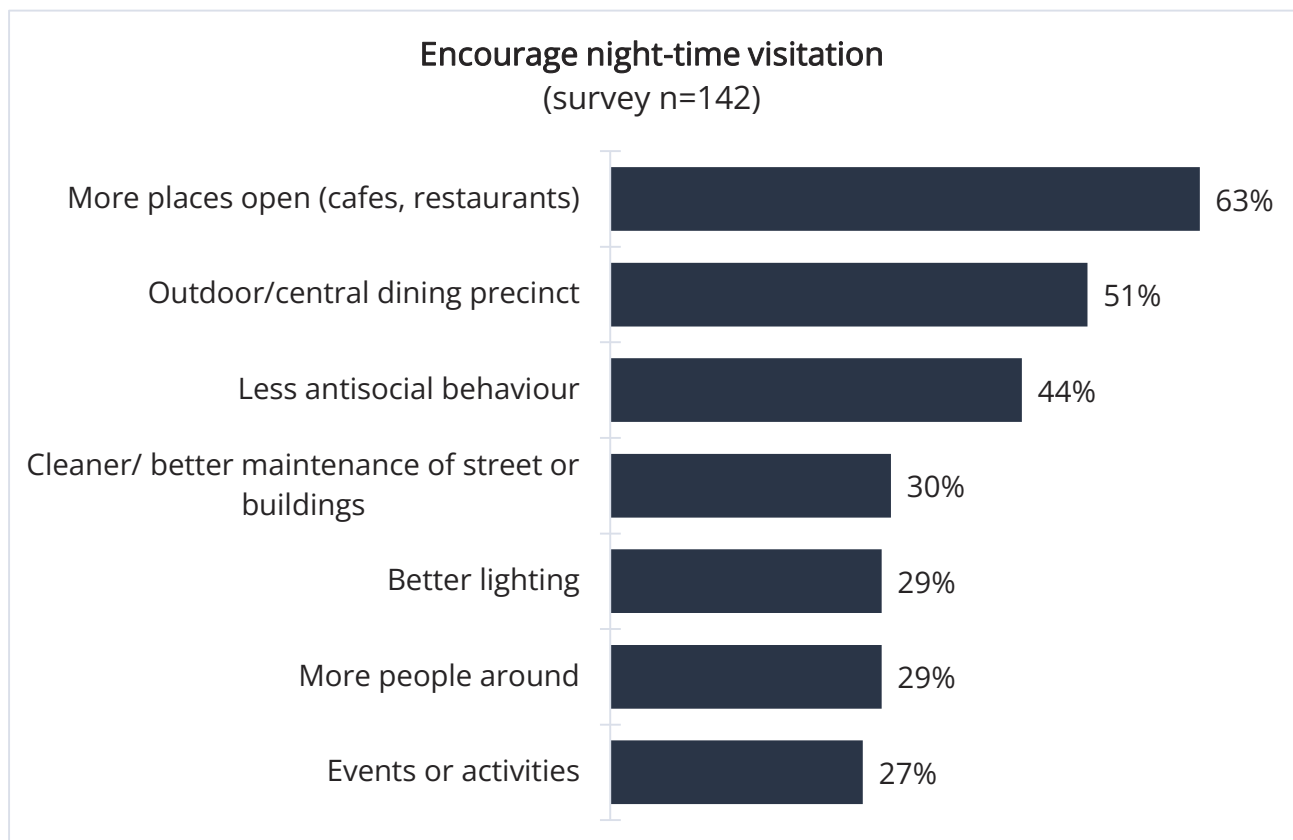
Image: Placed-based pop-up

Enhancing visitation

To understand opportunities for enhancing their visitation experience, respondents were asked the following questions:

Source	Question	n=
Survey	What would make you more likely to spend time in Greensborough Activity Centre at night? (could choose multiple answers)	142
Survey	What would make it easier or more enjoyable for you to move around the Greensborough Activity Centre? (could choose multiple answers)	142
Map in survey	Drop a pin on the map and tell us where you'd like to see these ideas come to life.	98

Amongst survey respondents, the most common aspects selected to enhance night-time visitation to Greensborough Activity Centre were more places being open and/or outdoor dining.

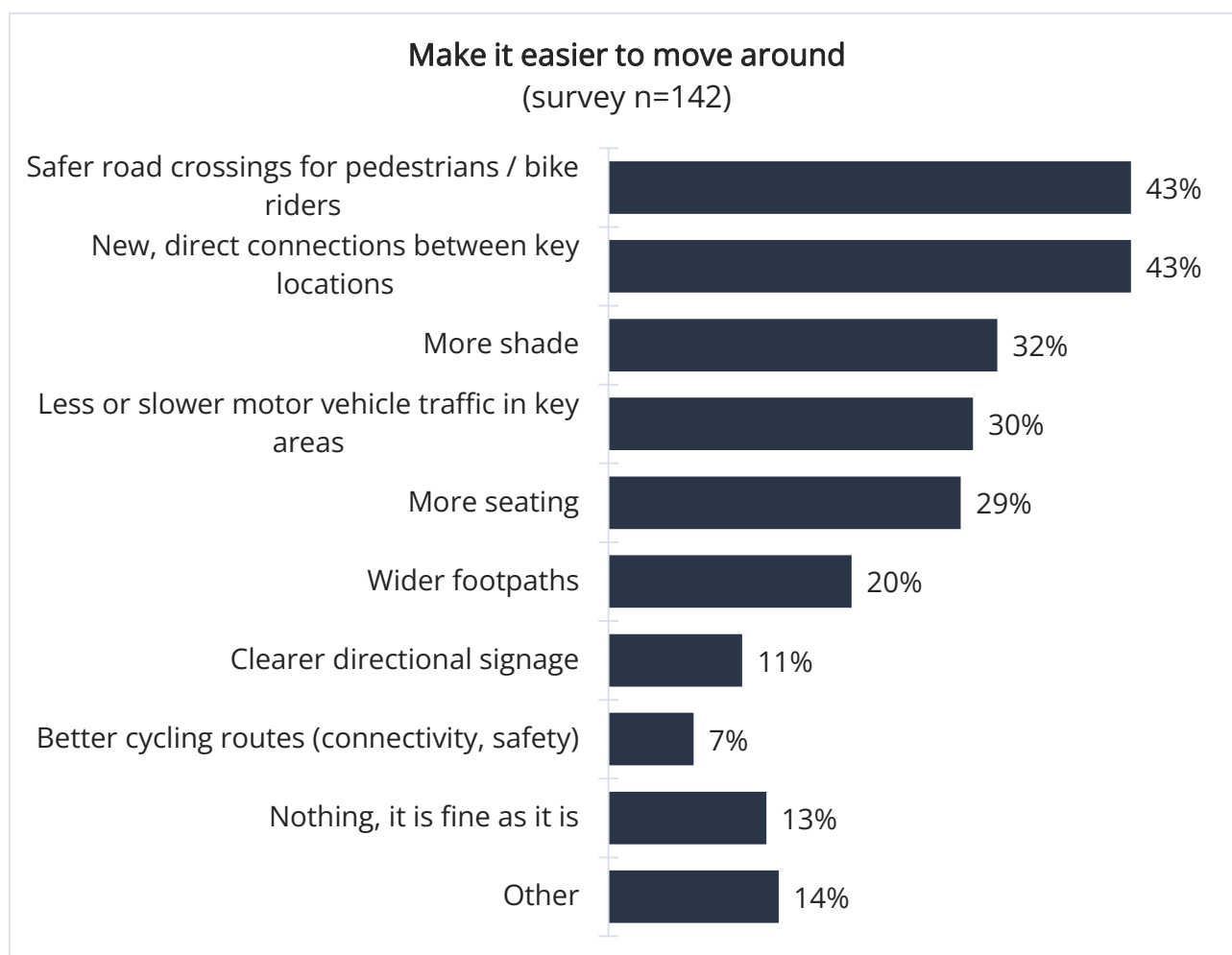


When analysing survey findings by demographics, notable variations were:

- 14–34-year-olds more often selected better lighting (57%, compared to 19% 35–49-year-olds and 25+ 50+ year olds).
- 35–49-year-olds more often selected more places open (73%, compared to 46% 50+ year olds).

- Older adults more often selected less antisocial behaviour (47% 35–49-year-olds and 56% 50+ year olds, compared to 20% 14–34-year-olds).

To make it easier to move around Greensborough Activity Centre, the most popular options amongst survey respondents were safe crossing for pedestrians and bike riders and direct connections between key locations.



When analysing survey findings by demographics, notable variations were:

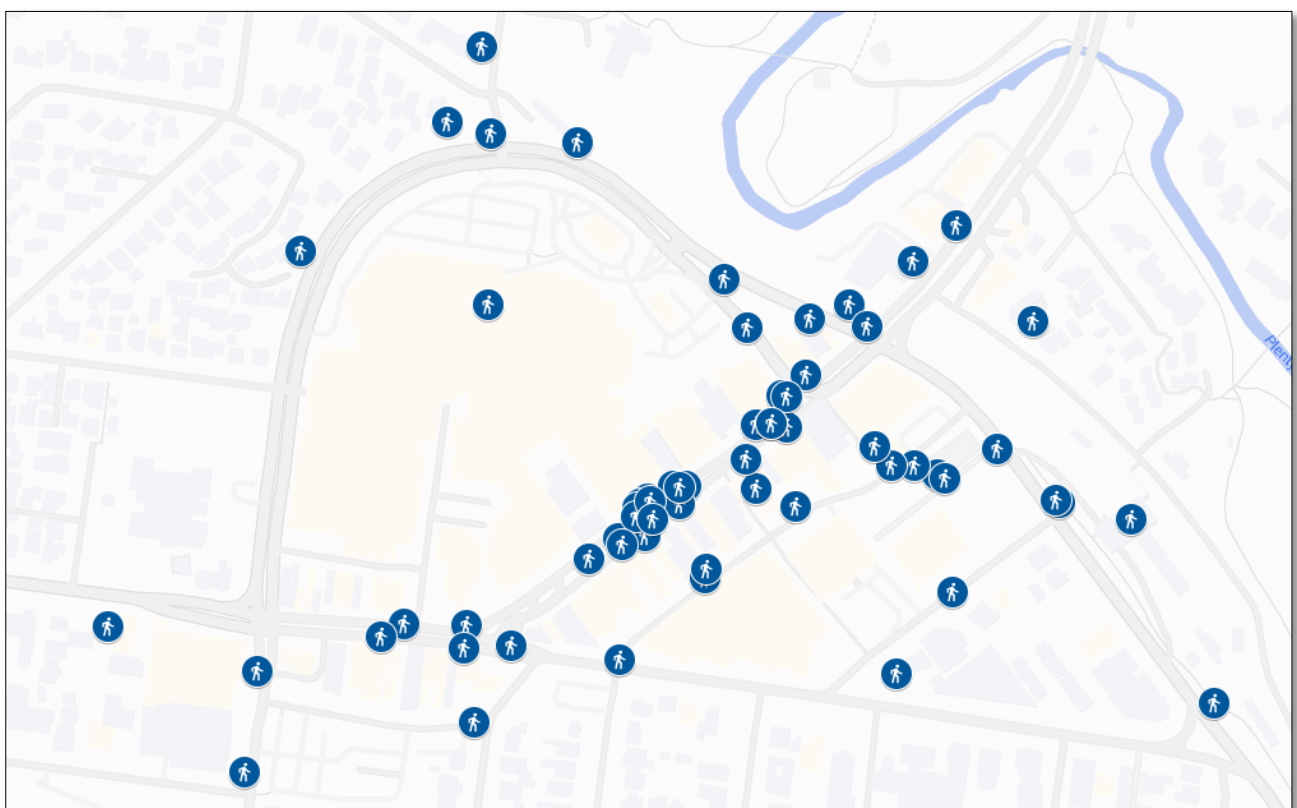
- 35–49-year-olds more often selected new direct connections between key places (59%, compared to 33% 50+ year olds and 30% 14–34-year-olds).

98 survey respondents placed pins to show where they would like these ideas to come to life. In total there were 289 map points added. The following pages break out these markers by key themes; each marker was only assigned to a single theme each.

Pedestrians

There were 65 markers relating to pedestrian movement, representing 22% of all markers. There were three key themes within these markers:

- Close the Main Street to car traffic (13 respondents, 21 markers).
- Better linkages between the train station and Main Street, including improved footpath maintenance, design and lighting on Carter Street.
- Better pedestrian crossings to improve connections and safety, particularly along Grimshaw Street and The Circuit, North of the Plaza.



*Pedestrianise all of Main Street, including this junction. Both directions of Traffic should go straight through the outer route (The Circuit). One exception: buses travelling up-hill for central access, to solve the challenge of 'getting up the hill'. Keeping that *one way* would keep it safer for pedestrians. My main complaint with Greensborough Activity Centre is that it feels absolutely over-run by cars.*

Poor access between railway station and activity centre is terrible - should built an underpass with new station.

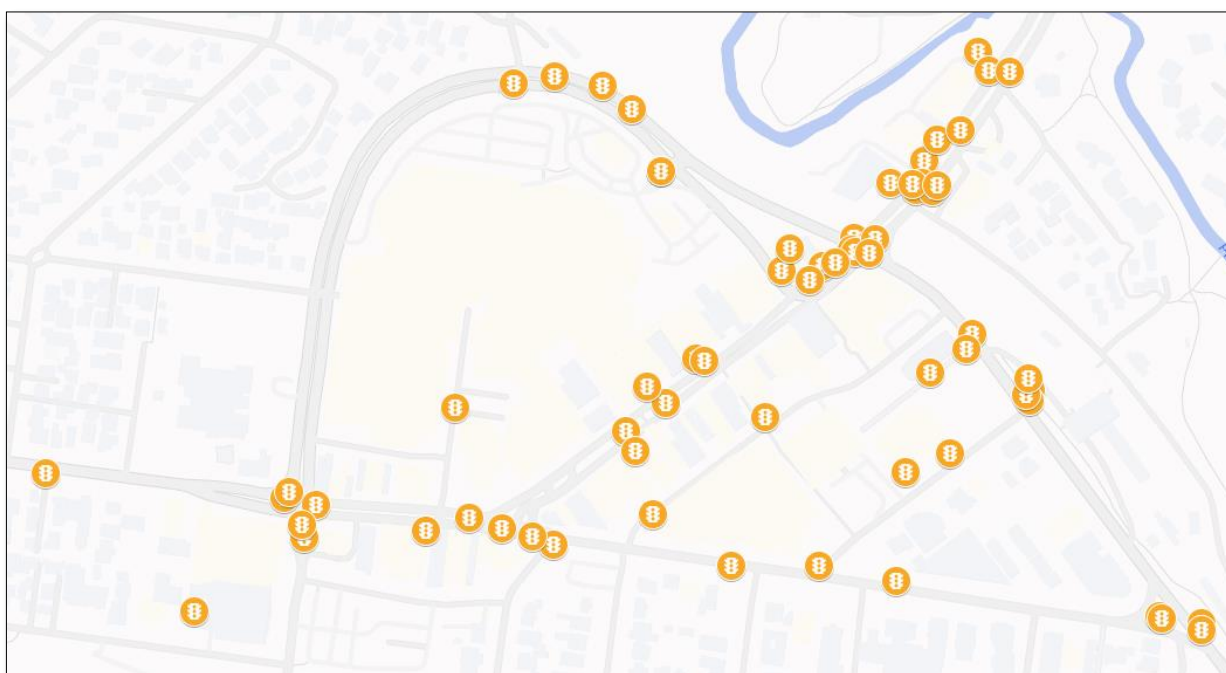
Better direct link between station and Main St. (Going up the big ramp and across the carpark, then through the savers alley isn't very direct.

Roads and intersections

There were 65 markers relating to roads and intersections, representing 22% of markers.

There were clusters of markers identify the following key problem areas:

- The stretch of Main Street where it intersects with Para Road was a key area of concern. The comments suggest this area can be confusing for drivers and gets congested. The lack of ability to turn right or do a U-turn is also identified as a concern.
- Along Grimshaw Street there are markers to indicate the lights take too long to change at the corner of the Circuit and Main Street. Some also suggest adding treatments to slow down the traffic.
- Markers along the Circuit North of the Plaza raise concerns about congestion, driver behaviour and lack of crossings.
- The area along Para Road near the train station is observed to be dangerous, with poor driver behaviour and crossing opportunities.
- On the corner of Grimshaw Street and Para Road markers comment on congestion and right turn limitations.



Better crossing options over intersection, better access to shopping centre, and reduced speed for motorists. (Grimshaw Street)

Would be awesome to have a station pick up zone here which you could make a right hand turn back onto Main Street to avoid unnecessary traffic going into the activity centre.

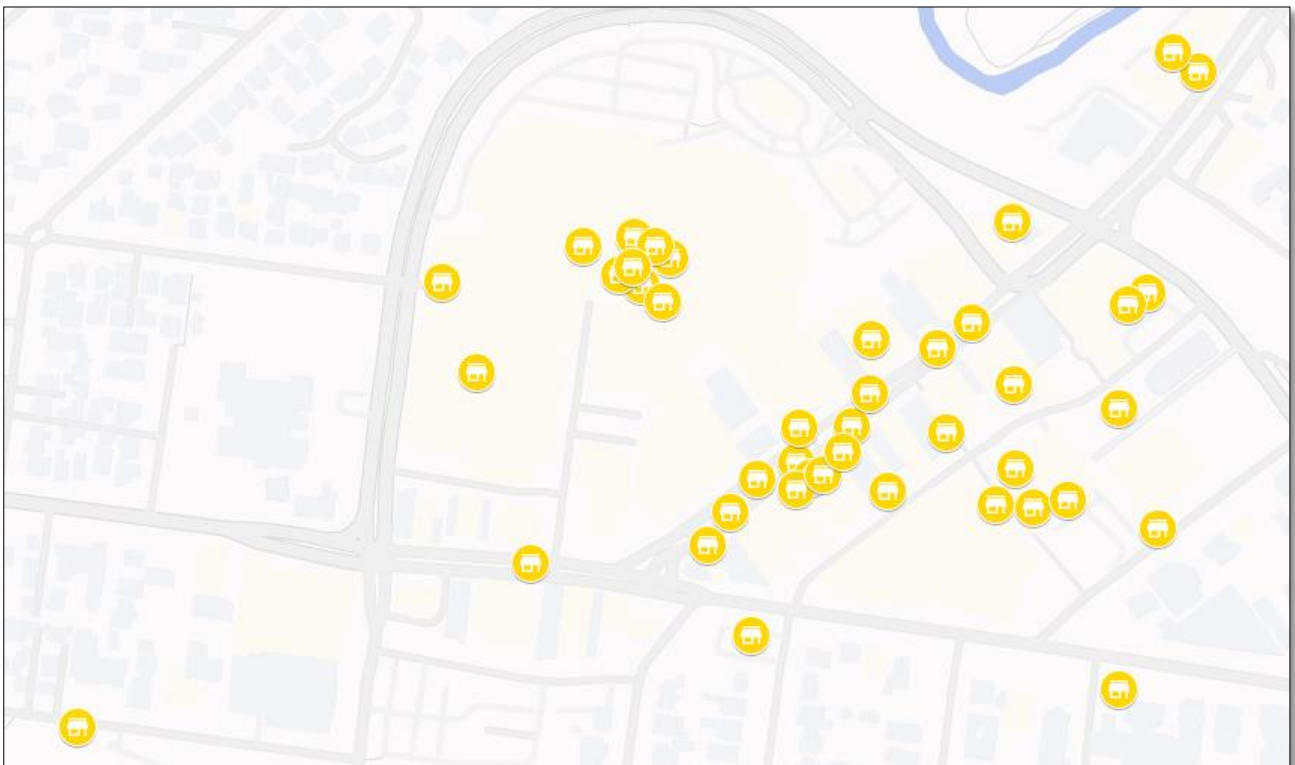
Reduce and prevent cars from going through Grimshaw activity centre. Currently feels like a high way and also have so much fumes.

Safer road crossing. Cars run through fast not looking. (Main Street and Para Road)

Retail

There were 42 markers relating to retail, representing 15% of markers. The main clustering of markers were:

- Plaza – these markers were calling for more dining and bars, and a better range and quality shops.
- Main Street – the markers were calling for outdoor dining and more/better restaurants and cafés.
- Near WaterMarc, markers are calling for activation of this area with events and markets.



Main Street. Less ugly busses, more space to eat and drink outside.

This street could become much more useful if it were lined with smaller stores, dining options, and possibly even a small park/garden. (Flintoff Street)

Encourage more engaging retail / food and beverage options, e.g. bar, wine bar, cafes, diverse restaurants, and local retailers. (Main Street)

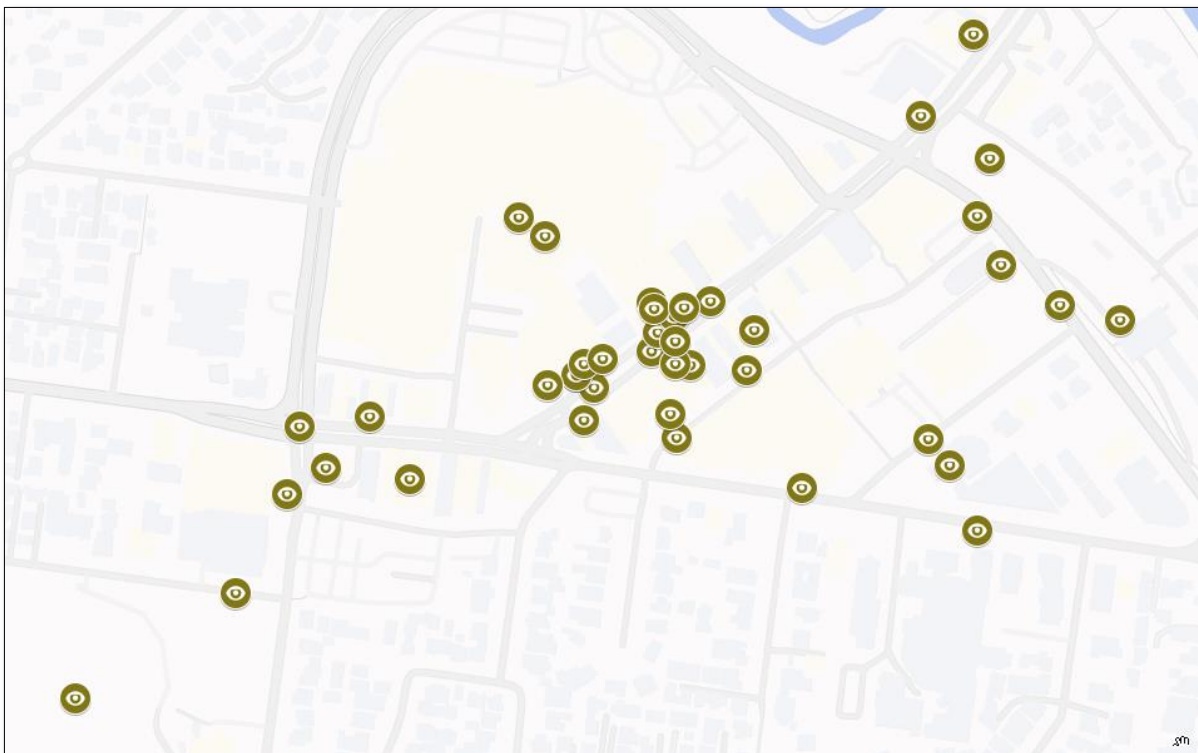
Not here specifically, but we need a library in general. Something similar to Ivanhoe's Cultural Hub and Library. It is great for students especially since there are a few in the area.

Amenity

There were 41 markers relating to amenity, including waste management, maintenance and safety, representing 14% of markers. The markers along and around Main Street were suggesting:

- Modernise and make it more attractive to look at
- Cleaner streets
- More seating
- Activation at night
- CCTV monitoring and police patrols to improve safety

Other markers across the area put forth similar ideas, particularly with regards to making the areas more attractive, cleaner and safer.



More access to pedestrian for crossing to the station. Need better lighting to walk at night from the station to feel safer. (Main Street)

Make crossing island near Greensborough Primary more safe. People get stuck in the middle here as the lights don't go for long enough to get across. Feels very unsafe standing on that island in peak-hour. (Grimshaw Street)

Reopen this section as an entry to/from Hoyts. At the moment, it is just a spot for people to sit, congregate, smoke. It isn't enticing to walk through. (Main Street)

Totally redevelop this, feels like a back alley (Flintoff Street)

Greenery and open space

There were 27 markers relating to green spaces and parks, representing 9% of markers. The main ideas put forth were:

- More greenery
- More seating



This carpark is another, which I think if we had better transport then we could use the space for a small corner park, with water fountain, a bench, and a public toilet that isn't inside the plaza or train station. Either way I think having a green open area in the middle of Greensborough would be nice for having a break after going to a loud shopping centre (Stubley Street)

Footpaths are very narrow along this part of Grimshaw street (21-23). The planting is non existent . Would be good spot for more trees and planting!

Add a little town square with trees and seating. Limit cars but allow buses and taxi during the day. (Main Street)

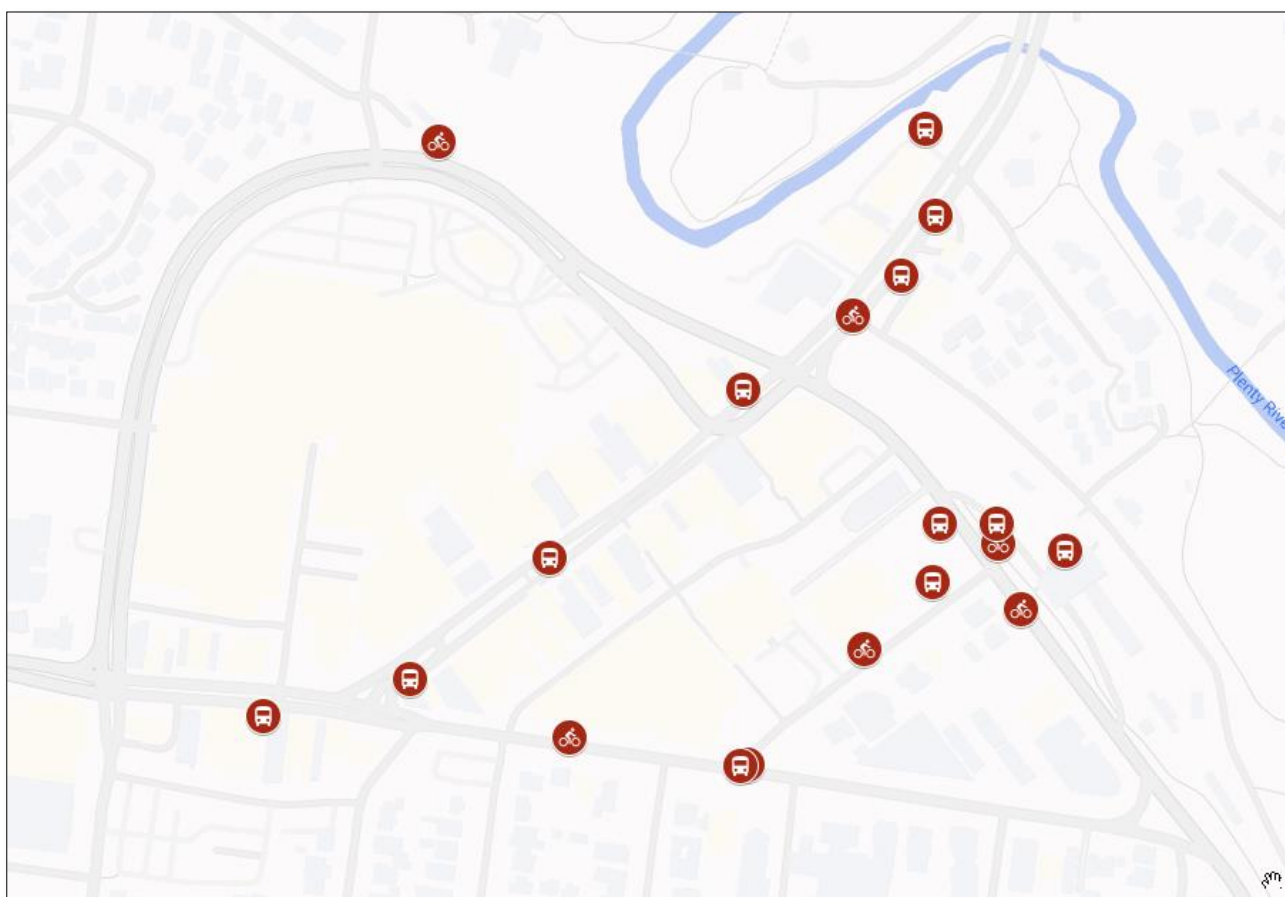
Near entrance to WaterMarc would be an awesome place for outdoor dining seating etc.

Public and active transport

There were 19 markers relating to public and active transport, representing 7% of markers. Most of those who placed a marker relating to bikes were calling for bike lanes, whilst the marker on Main Street was identifying a dangerous location for bikes.

In terms of public transport, the markers on Main Street were sharing concerns about the bus stop locations causing traffic issues, with suggestions near the interchange that buses be routed to there instead of Main Street.

Other public transport markers covered a range of topics from bus stops that are often missed, through to being unable to use public transport due to access being too steep.



Grade separated bicycle lane, that would ideally connect Greensborough station to the new bike lane on Greensborough Hwy, Via Grimshaw st and Flintoff st.

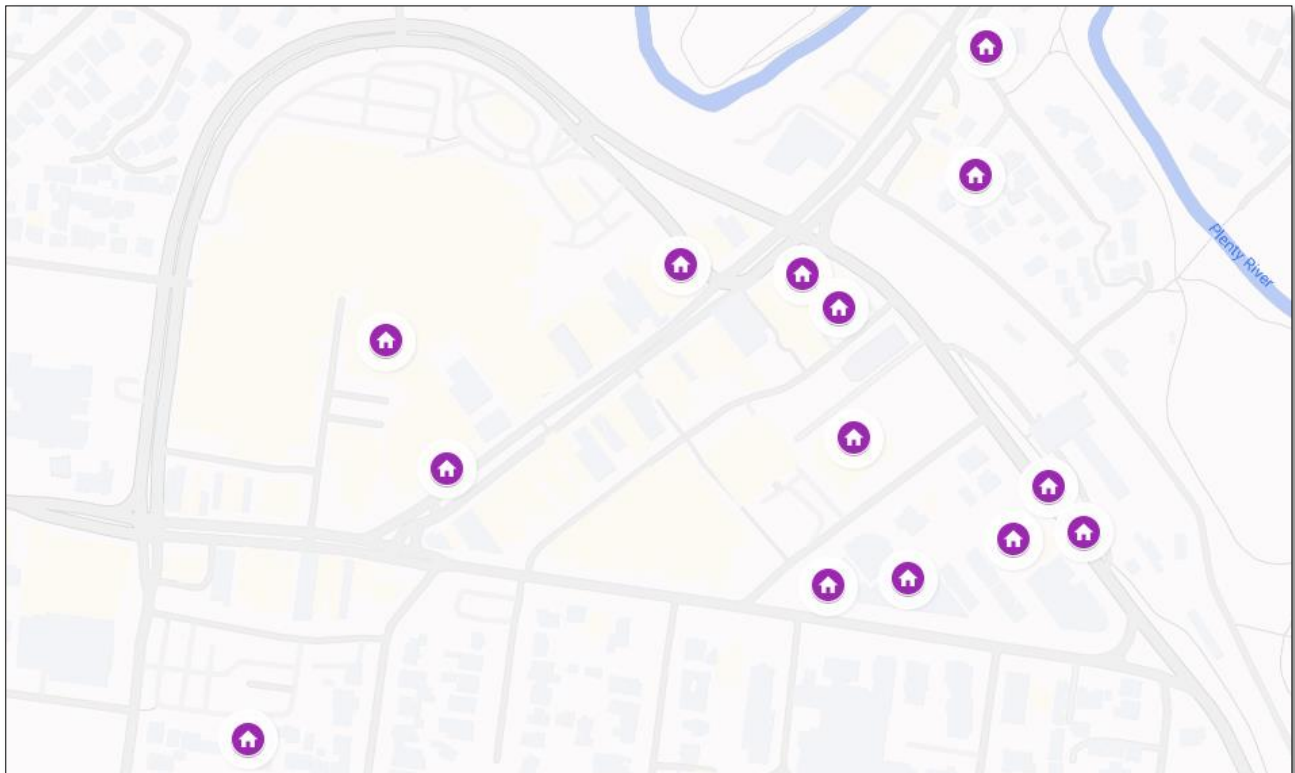
Remove bus interchange, put it under the plaza. Have more spaces for local events, more cafes, wine bars etc.

I would really like to see a tram along Grimshaw St. it could maybe start from Flintoff? to go from Greensborough station, all the way to the end where the route 86 starts. I think that this would be possible based off how much Victorian government has spent on north-east link, and how this will benefit everyone.

Housing

There were 14 markers relating to housing, representing 5% of markers. All but three housing related map points were calling for no high rises. Ideas put forth were:

- 106 Main Street, put in a community hub rather than 17 stories
- 273 Para Road, more affordable options for young people
- 21 Broad Street, Convert car park to townhouses and a small apartment complex, with park.



No high rise apartments should be built on Joyce Ave. Poulter Ave and surrounding streets as these streets are also residential and should be kept green.

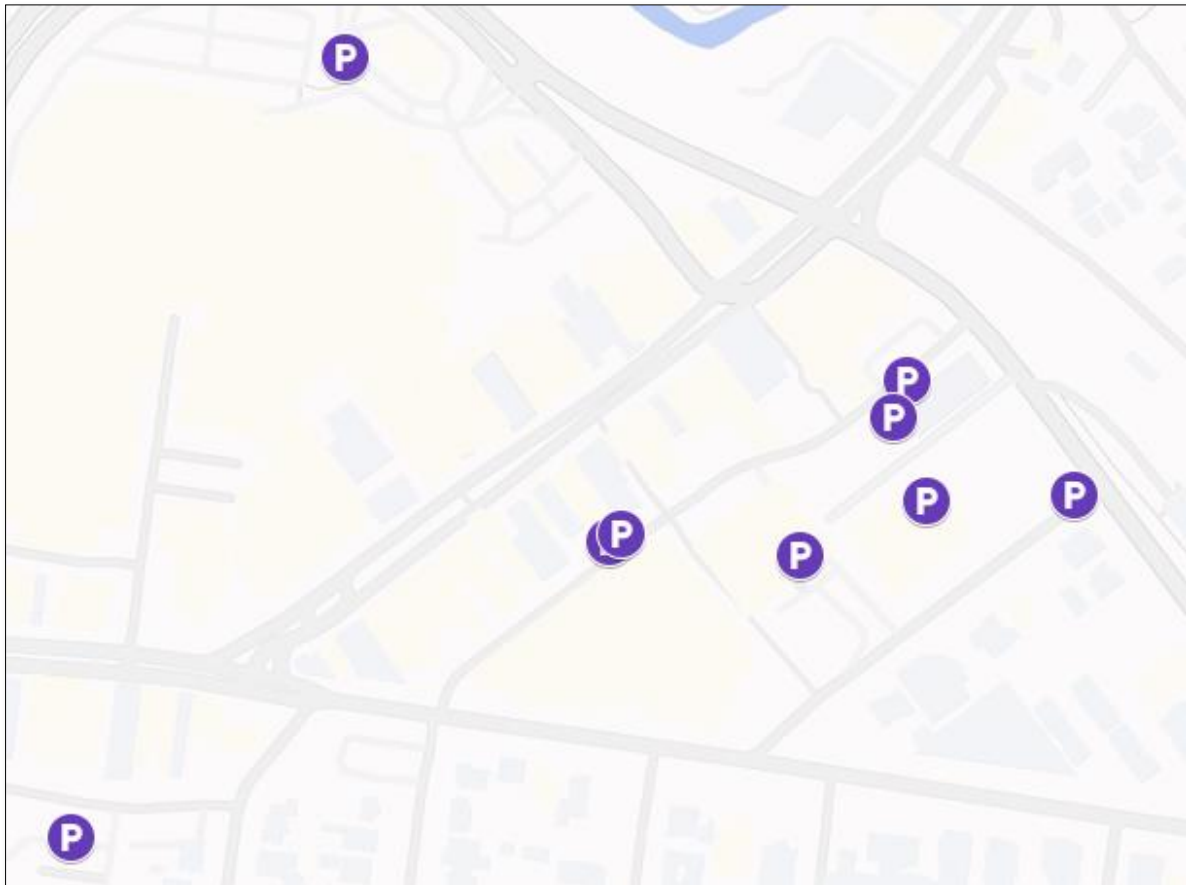
This carpark is really large... if we made the carpark smaller, we could fit some townhouses as well as a small apartment complex and a park in the middle (Broad Street)

support more high-density housing in Greensborough, but 17 storeys here feels out of place (Main Street). Would love if this space could provide the sorely missing "Greensborough Library/Community Hub" along with housing in the same development. Around 6 storeys feels reasonable. Could multiple additional 8-10 storey apartment blocks in Henry Street car park, at top of hill, meet housing targets while 'following the gradient' of height uphill?

Parking

There were 9 markers relating to parking, representing 3% of markers. Markers covered the following themes:

- Not enough car parks (including the train station).
- Difficult to enter / leave the car park.
- Converting parking to high density.
- Lack of access to Main Street.



Improve this carpark. Better parking and driving conditions (Flintoff Street)

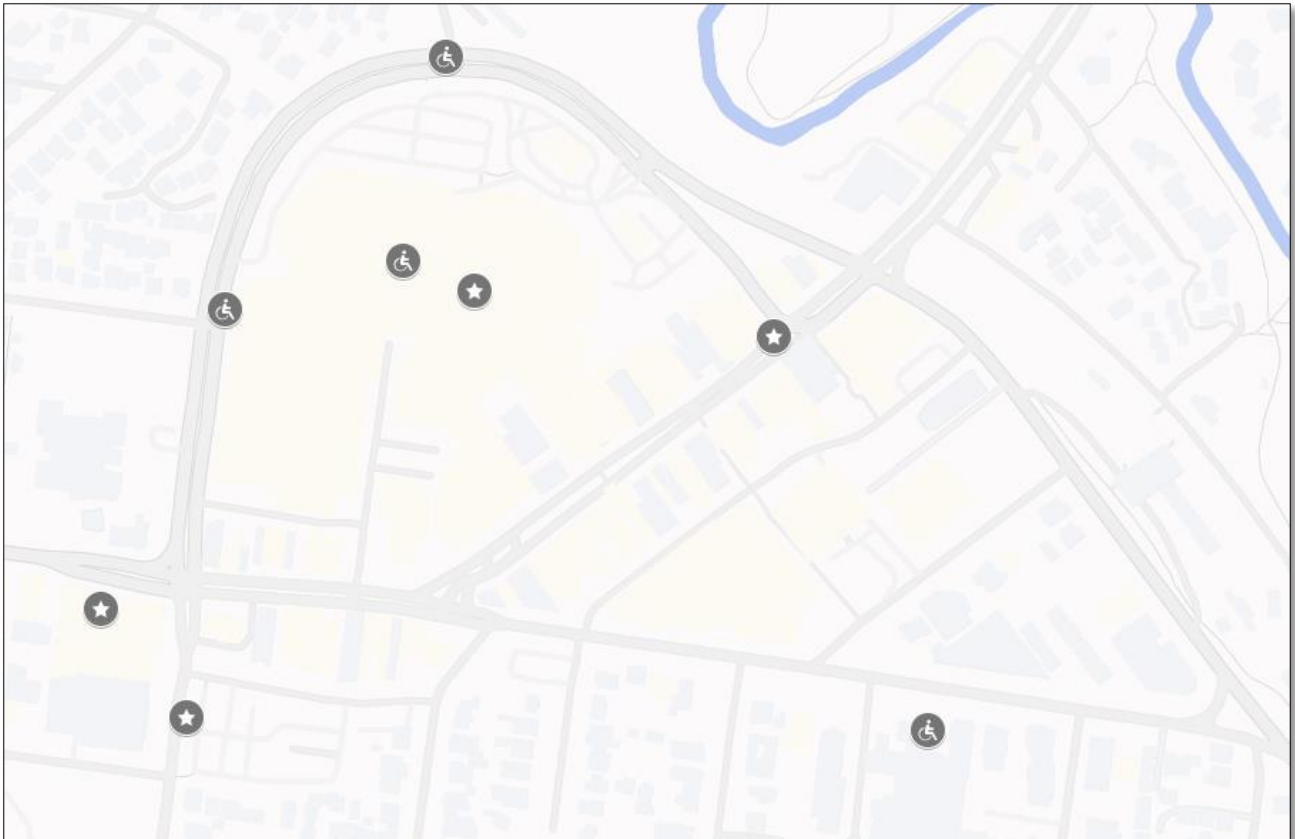
It should be easier to tell if there's parking available at the station because by the time you drive here to check the digital sign, turning back is nigh impossible.

Sacrificing some of this car park for higher density housing makes sense to me (Grimshaw Street):

- *Good amount of space that's currently under-utilised*
- *Heights follow the gradient of the hill*
- *New commuters could have a short walk through a newly pedestrianised activity centre to access the station - spending money in each direction*
- *Access to Greensborough War Memorial park*

Other

There were 8 markers on other topics, representing 3% of all markers. Four markers related to accessibility, including getting into the plaza, accessing medical services, and the suggestion of a quiet hour at the plaza for people with sensory needs. Three markers were identifying locations that they wanted left 'as is', including the Hotel at 96 Main Street.



Would be great to have more accessible entries to the plaza for prams, wheelchairs etc.

Leave the hotel and do not develop into apartments. Keep the history (Main Street)

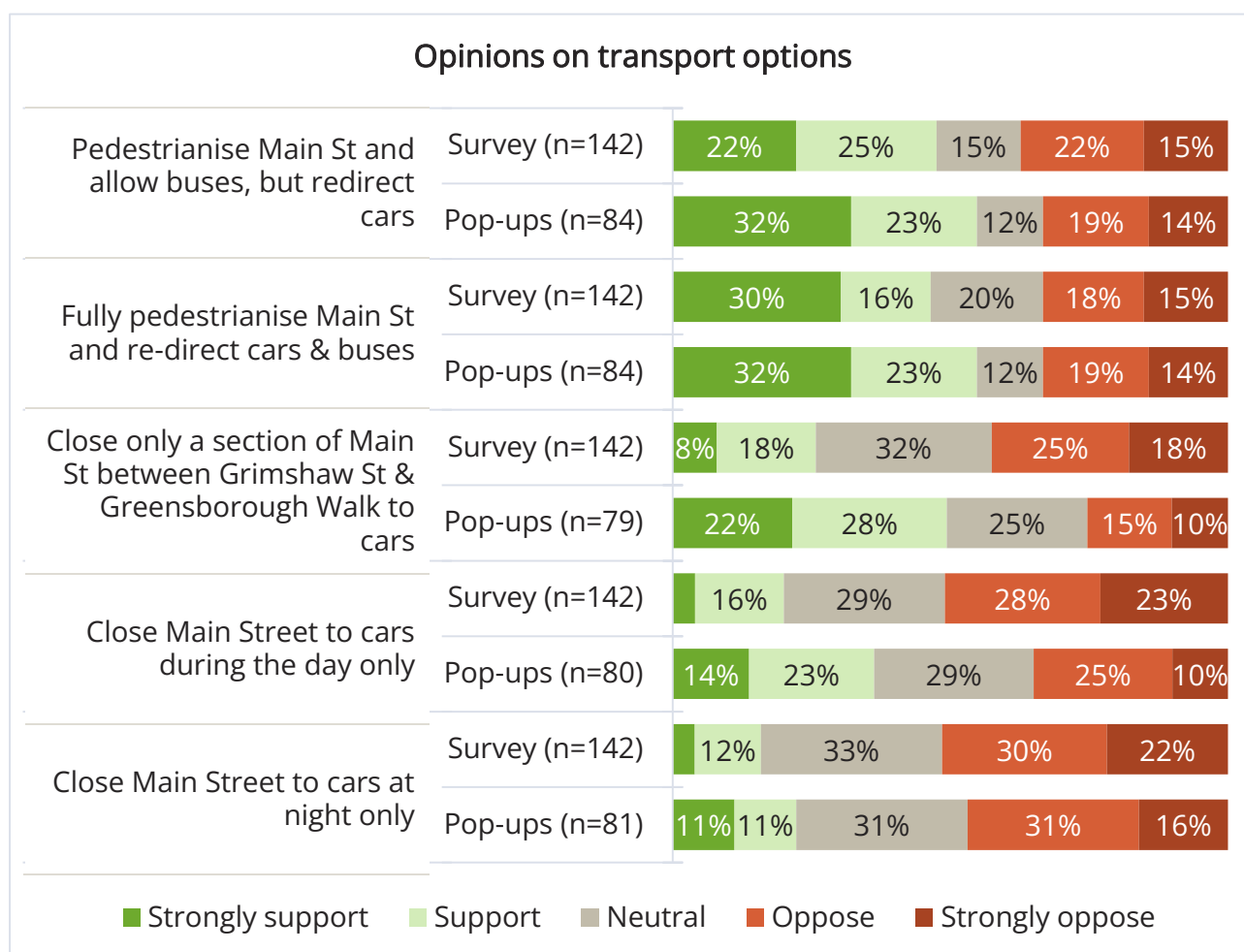
Greensborough plaza should have a quiet hour option for people with sensory needs. I know the supermarkets do, but disabled people need amenities other than a supermarket.

Testing a new idea: Pedestrianisation of Main Street

To understand community opinions regarding the idea of pedestrianising Main Street, respondents and participants were asked the following questions:

Source	Question	n=
Survey	How would you feel about the following options?	142
Pop-ups	How would you feel about the following options for Main Street?	84

There were mixed opinions amongst both survey respondents and pop-up participants with regards to pedestrianisation of Main Street. Overall, pop-up participants more often showed support for the idea, potentially due to being shown mock-ups of what it would look like, and being able to talk through the concept with consultants.



When analysing survey findings by demographics, notable variations were:

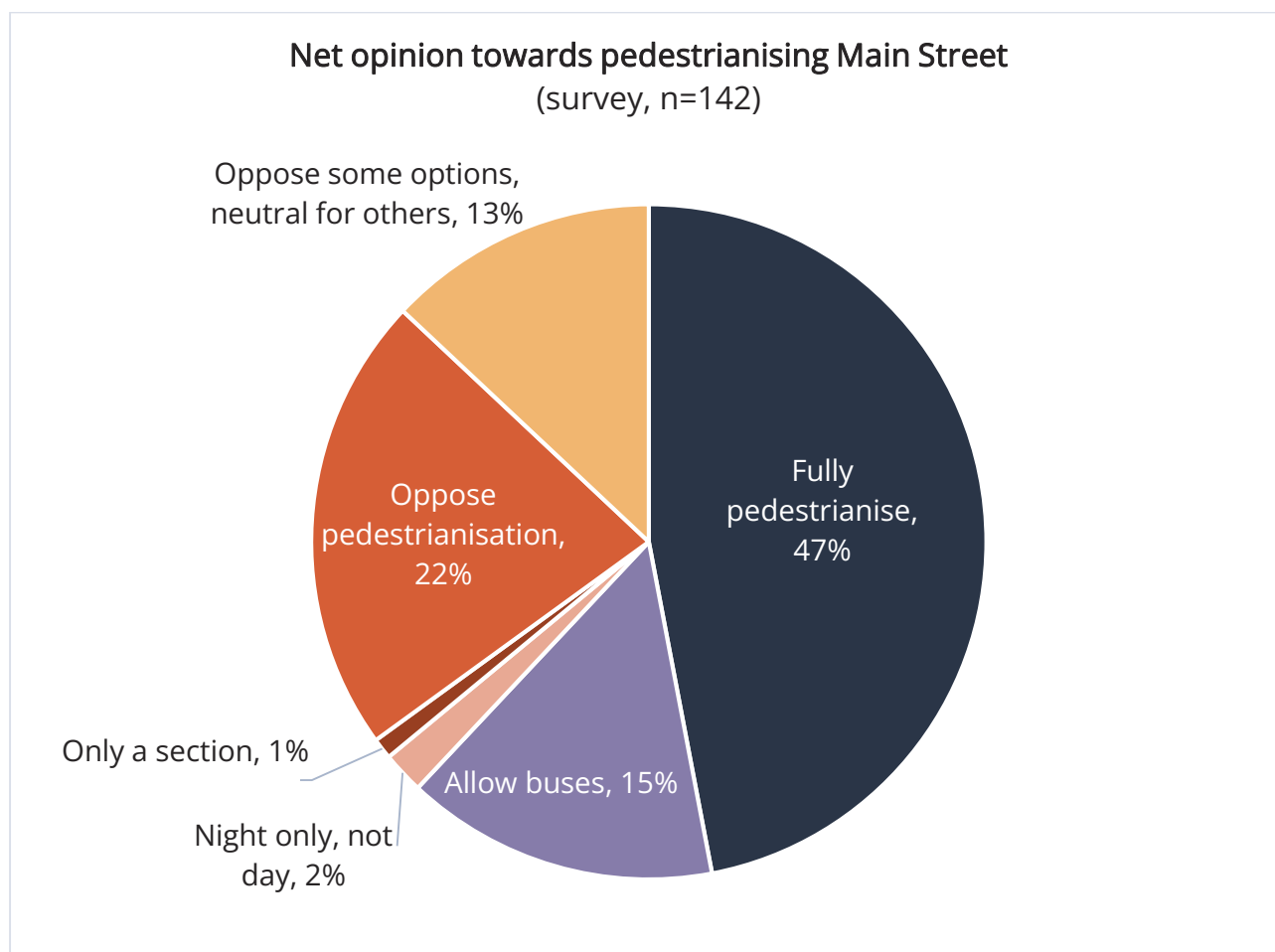
- 50+ year olds more often oppose fully pedestrianising Main St and redirect cars and buses (50% oppose + strongly oppose, compared to 25% 35–49-year-olds).
- Men more often strongly support pedestrianising Main St and allow buses, but redirect cars (31%, compared to 15% women).

- 14–34-year-olds more often strongly support closing only a section of Main St between Grimshaw St and Greensborough Walk to cars (20%), compared to 3% 35–49-year-olds).

In the pop-ups, respondents were asked to answer based on their mode of transport to the Centre with 8 traveling by bus, 45 by car, 6 by train, 3 on a bike and 22 walking. Notable variations in responses were:

- Those who travelled by car showed high instances of supporting fully redirecting all modes (64% strongly support + support) or redirecting just cars (67% strongly support + support opposing); and tended to oppose closing Main St to cars at night only (60% strongly oppose + oppose, compared to 14% bus travellers and 46% walkers).
- There was a high level of support (strongly support + support) for pedestrianising Main Street and allow buses but redirect cars amongst those who travelled by bus (100%), Train (83%), bike (100%) and walking (71%), more so than fully pedestrianising (38%, 67%, 100% and 32% respectively).

When categorising survey respondents into a single hierarchical opinion, 47% supported fully pedestrianising, then 15% supported allowing buses only (but not fully pedestrianising), then 21% were opposed to all options, and 13% provided a mix of opposition and neutral ratings.



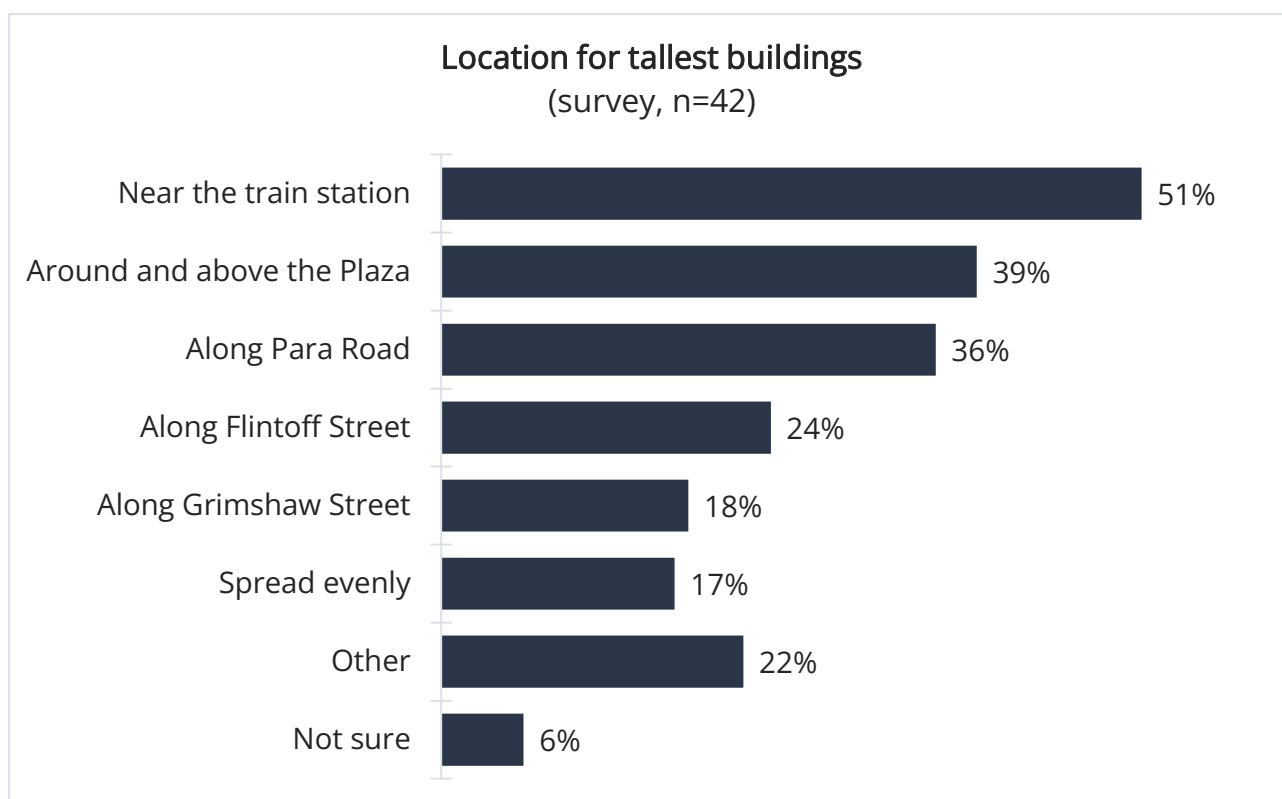
Building heights

To understand community preferences in terms of suitable locations for taller buildings, respondents and participants were asked the following questions:

Source	Question	n=
Survey	We can expect heights to increase to some degree across the whole Activity Centre. Where do you think the tallest buildings should be? (could choose multiple answers)	142
Survey	We can expect heights to increase to some degree across the whole Activity Centre. Where do you think the shortest buildings should be? (could choose multiple answers)	142
Design Sprint	City building exercise	55
Workshop	Discussion of maps and imagery	7

Amongst survey respondents, the preferred location for the tallest buildings was near the train station, around and above the plaza, and/or along Para Road. Few indicated that they thought the taller buildings should be spread evenly.

The main things mentioned in the other comments was not wanting any taller buildings (e.g. 'none', 16% of all respondents said this).



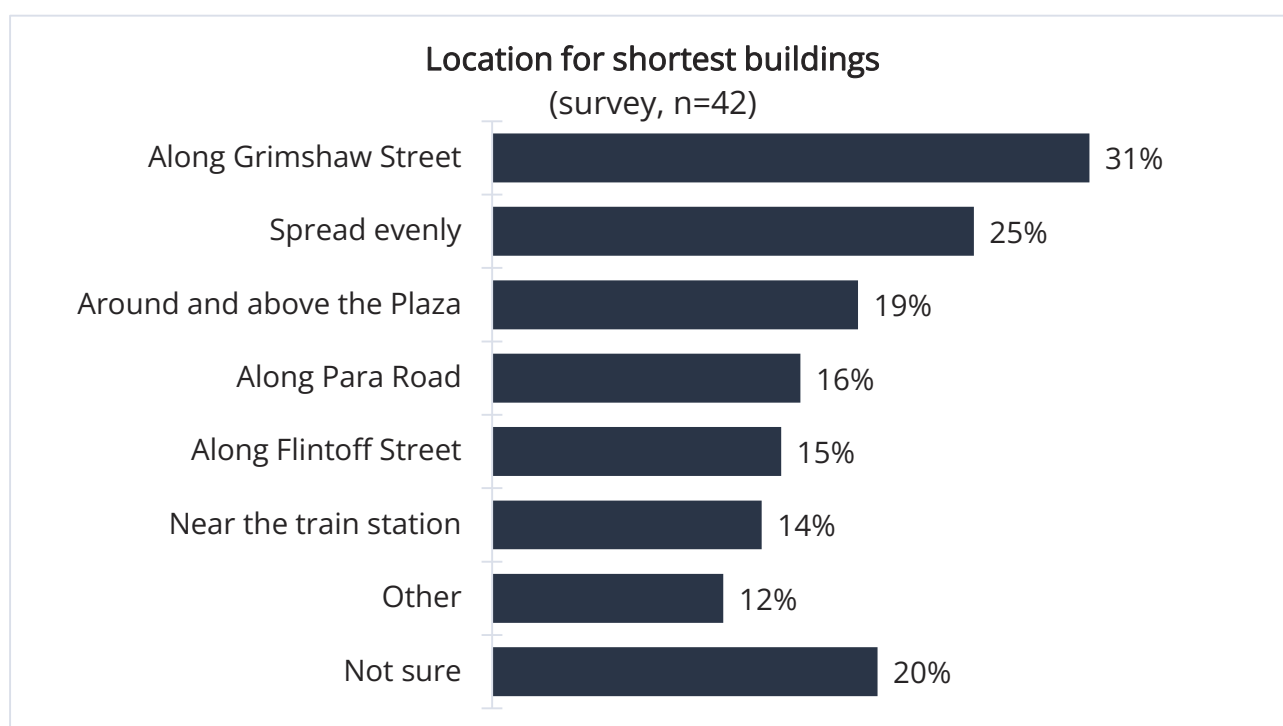
When analysing survey findings by demographics, notable variations were:

- Men more often selected near the train station (71%, compared to 39% women) and along Flintoff Street (35%, compared to 17% women).

- Women more often typed in their own answer as no increases in heights (20%, compared to 4% men).
- 14–34-year-olds more often selected around and above the plaza (60%, compared to 32% 35–49-year-olds).
- Those who live in the suburb of Greensborough more often choose to write in their own answer, as no increase in height (20%, compared to 6% of those living in other areas).

When asked to indicate where the shortest buildings should go, the most popular locations amongst survey respondents were along Grimshaw Street and spread evenly.

Those who selected “other” wrote in a range of ideas, including around the fringes or edges of the activity zone, near current residential properties, and further from the train station and plaza, close to the park.



When analysing survey findings by demographics, notable variations were:

- Those who live in the suburb of Greensborough more often choose near the station (18%, compared to 3% of those living in other areas).

Through the community workshop, further insights into sentiment regarding building heights was collected. Some raised concerns about high rise buildings, specific to a fear that GAC will “end up like Box Hill”, that developers don’t care about liveability,

There were mixed opinions with regards to where the taller buildings should go. Some thought they would be more appropriate in the middle of the activity centre, tapering down to smaller heights near residential areas, whereas others wanted the taller buildings further down the hill (with suitable setbacks and spaces between buildings for green space) so they would have less impact on mountain views. Near the train station (with ground floor

activation) was also identified as a suitable location due to proximity to public transport. Other ideas put forth were:

- Main Rd, Carter St & Para Rd due to easy access to public transport.
- Housing on top of Flintoff St Car Park.
- Limit building heights to 3 stories.
- Better utilise vacant buildings for housing.

In the design sprints, Grade Four students were asked to use building block, trees and tape to design where they think housing towers should be built. When working through their rationale the main considerations put forth were:

- Near shops / plaza
- Near health services
- Near train station
- Near green space and community areas
- Cluster high density together
- Build appropriate housing for older people and homeless

When positioning where they think housing should go, feedback was grouped into zones, as follows:

Zone	Ideas
Plaza	• Suggested as a good location due to being close to shops • Taller buildings can go here. • Also needs more greenery, perhaps a rooftop garden. • North of the plaza was identified as a good location for housing older people.
Main Street	• 2 stories so can still see the trees outside. • Good spot for housing (assigned 880 houses). • Good place to put taller buildings.
Flintoff Street	• Good place to put houses as it is close to the station. • Housing near health services. • Suggest this could be 9 levels as there is already a large building in this area.
South of West Grimshaw Street	• Suggest housing could go as high as 4 levels. • Also suggested parkland in this area as it is away from the city centre, so a good place to meet friends. • Not too high and not too much concrete as need to keep green space.
Near Woolworths	• Good place for housing as it is easy to get to shopping centre. • Suggestion of 50-100 houses. • Is a good place for meeting friends.

Zone	Ideas
South of the middle of Grimshaw Street	• Suggest led density as the roads are not as busy and people need space • Up to 4 levels was suggested • Also earmarked as a good place for restaurants and parks.
East Grimshaw Street	• More houses were put in this area, with suggestions of 80-200 houses, up to 5 stories. • Near the train station and park. • Also want more trees and green open space in this area.
Near the health service	• 4-6 stories were suggested, up to 200 houses. • Near trees and convenient for access to the health service.
Near WaterMarc	• Six levels were suggested in this area. • It was also suggested that this area needs more shade where there are seating, bike parking, and activities.
Near the train station	• Higher buildings were placed in this area (6-10 levels). • It was chosen due to proximity to the train station.





What this means for the Structure Plan

Across the engagement, there was a clear desire for Greensborough to become greener, safer, more vibrant, better connected and more attractive as a place to spend time.

Participants valued Greensborough's convenience, transport access, services and community facilities, but many felt the activity centre is tired, disconnected, car-dominated and lacking a strong civic heart or evening activity.

The findings suggest that future growth needs to be integrated with improvements that people can see and experience. This includes better streetscapes, more trees and shade, safer crossings, stronger links between the station, Main Street, Greensborough Plaza, Greensborough Walk and WaterMarc, more inviting public spaces, active ground-floor uses, diverse shops and dining, and improved lighting, seating, toilets and wayfinding.

The Structure Plan will also need to manage several clear tensions. Many participants want more activity, dining, events and vibrancy, but there are concerns about parking, traffic, antisocial behaviour and changes to Main Street. Some participants support housing growth close to transport, shops and services, while others are concerned about building height, views, infrastructure, neighbourhood character and Greensborough becoming "like Box Hill". There is strong support for greenery, open space and tree canopy, but limited space in the activity centre means these outcomes will need to be deliberately planned and protected.

For the next stage, it will be important to show how the Draft Structure Plan responds to these trade-offs. The engagement suggests that the plan should not only identify where housing and height may be appropriate, but also what community benefits, design expectations and public realm improvements should come with growth.

Other feedback

Source	Question	n=
Survey	If there is anything else that is important to you about the Greensborough Activity Centre, in addition to what you have already told us, please tell us here	98 comments

Written comments at the end of the survey have been grouped into themes for analysis, as follows:

Theme	Summary	Quotes
Building Heights (33 comments)	Many commenters indicated that they didn't want high rises in the Greensborough activity centre, with 10 writing in a specific objection to 17 stories. It was perceived that high density residential development would negatively affect the character of the area, put a strain on infrastructure, and threaten social cohesion. Four raised a concern that the area might become "like Box Hill". There were 3 comments supporting high density, to address the housing crisis, although there was a suggestion that this be along Para Road, and not as high as 17 stories (10 max).	<i>"No high density apartments, buildings over 6 stories or townhouses squashed onto residential blocks. Existing trees need to be to be kept, even if it means building around them. Existing neighbourhood feel must be maintained."</i> [35-49 year old, Woman, Greensborough] <i>"It's taken me a lot of saving money to get to Greensborough and it's disappointing when you're hearing it's going to be the next Box Hill. I moved here to avoid the high rises, the unnecessary apartments etc. I'm a young professional who will be here in years to come and the area is already over populated. Grimshaw Street for example.. nightmare at most hours. But there are proposals to make the area busier. It's crazy."</i> [14-34 year old, Woman, Greensborough] <i>"I support increasing housing density near public transport hubs but the proposed 17 storey tower on the site of the Savers building is ridiculously out of keeping with the neighbourhood - I'd much prefer multiple buildings of 5-10 stories that do not dramatically alter the skyline."</i> [35-49 year old, Man, Outside of Greensborough]

Theme	Summary	Quotes
Retail Diversity and Economic Vitality (22 comments)	Ideas put forth include refreshing the types of shops in the area, specifically a desire for more individual / independent shops rather than chain stores, more eateries with an outdoor dining area, and filling the vacant shopfronts. 4 specifically mentioned not wanting to lose Savers.	<i>"Centre needs to lower rent to get better shops in. Turn half the centre into houses and use that to fund better retail and hospitality in the area. Main Street needs to be redone so it is an enjoyable place to eat or drink. No one wants to have a meal outside with a bus stop right in front."</i> [14-34 year old, Man, Greensborough] <i>"It needs to be a better restaurant destination. Current selection is very poor. New modern venues are sorely needed."</i> [50+ year old, Man, Greensborough] <i>"The place feels like its best days are behind it. Two dollar shops filling up the empty spaces in the plaza send out the message that Greensborough is tired and struggling... More individual shops and fewer chain stores would be good."</i> [50+ year old, Man, Greensborough] <i>"... improving the nightlife offering across these precincts is important. Better lighting, activation, and a stronger evening economy would make the area feel safer and more appealing after dark, helping to create a more lively and connected community hub."</i> [14-34 year old, Woman, Greensborough]
Urban Design and Streetscape Aesthetics (18 comments)	There were a range of suggestions for improving the "look and feel" of the centre, such as adding artwork and colour, redesigning laneways to be more inviting, removing old arcades, and improving the visual appeal of concrete parking areas.	<i>"The bricks in Main St have to go. They are slippery when wet and/or when covered with grit. They also make it look very dated. Greensborough Walk is not a nice place to have events, as it's so dark and overshadowed by the buildings. Taking over the top level of the car park feels grotty and like we're back in the 80s. It's not festive or inviting. The laneway through the lower car parking is terribly unsafe, uneven, and unclear when it comes to traffic flows, as lines of cars snake through at peak times. People use it as a way to cut the corner off."</i> [35-49 year old, Woman, Greensborough] <i>"I think that a strong focus for any future planning policy should give stronger weight to how a building, particularly mixed use apartment buildings, will contribute to the activity centre not just through housing choice but how ground floor activation can be better achieved in future developments."</i> [14-34 year old, Man, Outside of Greensborough] <i>"We need more artwork, colour, green walls. There are a lot of places where you can park behind shops, and they need to feel less like "back alleys" more safe and inviting."</i> [14-34 year old, Woman, Outside of Greensborough]

Theme	Summary	Quotes
Green spaces (15 comments)	Comments refer to the 'green' aspect of Greensborough, calling for both preservation and enhancement of green spaces.	<i>"Greensborough is a beautiful town and the answer is in its name 'Green'. Keeps lush, keep it Green to offset the development and construction. People will want to soak in their town is it's pretty and desirable, they will also want to be able to get to it easily by riding and using bike paths etc. lights at night and good food/music/entertainment in a fun and safe environment."</i> [35-49 year old, Woman, Greensborough] <i>"No high density apartments, buildings over 6 stories or townhouses squashed onto residential blocks. Existing trees need to be to be kept, even if it means building around them. Existing neighbourhood feel must be maintained."</i> [35-49 year old, Woman, Greensborough] <i>"I'm very pro densification of the area around the Main Street and the station. I think this will bring more energy, people and businesses to the area. There are some key points to balance this with which in my opinion are keeping the green and sustainability feel of Greensborough which is a key identity, ensuring new buildings can cater for their own parking needs (having to park at the train station is already a nightmare), and not building housing at the expense of community spaces"</i> [35-49 year old, Man, Greensborough]
Traffic Management and Road Safety (13 comments)	Feedback mentions congestion and confusing road networks. Suggestions include speed limit enforcement, improving the sequencing of traffic lights, and moving away from being car-centric.	<i>"I think Greensborough roads need to be improved and more security is in place before you focus on a community activity centre"</i> [50+ year old, Woman, Greensborough] <i>"Current roads are congested and don't allow safe access. Need overpasses and tunnels for pedestrians and vehicles. Insufficient parking."</i> [50+ year old, Woman, Greensborough] <i>"I walk around the activity centre regularly and have been almost hit several times by cars not obeying pedestrian crossings or by teenagers on e-scooters."</i> [14-34 year old, Woman, Greensborough] <i>"It feels really crowded because the roads and parking just don't seem to be designed to be functional for lots of activity. On busy weekends it's unnecessarily difficult to get in or out of the main centre because of the traffic in and out of parking lots."</i> [35-49 year old, Woman, Outside of Greensborough]

Theme	Summary	Quotes
Social Cohesion and Housing Integration (13 comments)	There was a theme in the comments showing that some in the community perceive that high density and social housing will result in a reduction in social cohesion (4 comments). A preference was stated for social housing to be distributed throughout a suburb rather than concentrated in a single location. Others emphasise the need for new development to cater for a broad range of groups to enhance the area. Some see it as an opportunity to improve the social cohesion, if done correctly.	<i>"Against high rise social housing. This hasn't encouraged social cohesion in other areas. Don't repeat history. This will destroy Greensborough and surrounding areas. Government housing should be spread and integrated throughout the community so residents can be supported and uplifted"</i> [50+ year old, Woman, Outside of Greensborough] <i>"Why can't 4 or 5 storey buildings be an option. High rise buildings lead to lots of social problems. Lack of schools, hospitals & doctors to name a few."</i> [50+ year old, Woman, Outside of Greensborough] <i>"Greensborough has a significant opportunity to revitalize and attract future generations of residents. ... There is a need to balance gentrification with an aging population and diverse income, however skewing too heavily towards these specific groups is short sighted and limits growth opportunities."</i> [35-49 year old, Man, Greensborough]
Safety (12 comments)	Concerns about feeling unsafe at night, the need for better street lighting, the importance of increasing night-time activity (e.g., outdoor dining), and the need for increased security and monitoring to prevent the area from feeling "dead."	<i>"Native bushland is important, as is being able to walk safely around Greensborough."</i> [35-49 year old, Woman, Greensborough] <i>"Activity at night time, places to eat outside in the evening. It's so dead now that it feels unsafe"</i> [35-49 year old, Woman, Outside of Greensborough] <i>"Better street lighting in the area at night"</i> [35-49 year old, Woman, Greensborough] <i>"Broken glass is consistently scattered across the footpath and surrounding area, creating both a safety hazard and an unpleasant environment for the community."</i> [35-49 year old, Woman, Greensborough] <i>"We need to make a welcoming safe environment with more food options. CCTV to curb antisocial behaviour"</i> [50+ year old, Man, Outside of Greensborough]

Theme	Summary	Quotes
Public Amenities and Cultural Infrastructure (11 comments)	There were a range of specific requests for new or improved community assets, most notably a library (5 comments), cultural hubs, bookshops, and the preservation/affordability of community halls for local groups.	<i>"A public library is badly needed. One that includes co-working spaces, educational programs, community spaces, an art gallery perhaps, creative facilities (makers hub) and so on, like Ivanhoe library. There is nowhere to hang out that doesn't cost money at the moment."</i> [35-49 year old, Woman, Greensborough] <i>"I sorely miss having a central Library / Cultural Hub like Rosanna and Ivanhoe have. Recent investment in Civic Drive library was welcome but the location is too disconnected. A library, along with pedestrianisation and improved interconnects between key areas of the town would transform the feeling of a civic space. Currently the town feels disjointed and overrun by cars."</i> [35-49 year old, Man, Greensborough] <i>"The Main Street should prioritise community life and small businesses, creating a safe and welcoming space for people to gather, enjoy festivals, and participate in local activities."</i> [50+ year old, Woman, Greensborough]
Pedestrianisation and Connectivity (10 comments)	Some expressed their support for pedestrianisation of Main Street (3 comments). However, it was noted that consideration would need to be given about ease of access to Main Street and the Plaza for people with disabilities.	<i>"One key improvement for the Greensborough Activity Centre is strengthening the connection between the plaza and the Main Street. Currently, there is a lack of easy, inviting access between the two, which limits foot traffic flowing both ways. Improving this connection would encourage people to move more freely between the plaza and the Main Street, benefiting local businesses and overall activity."</i> [14-34 year old, Woman, Greensborough] <i>"Having more pedestrian friendly spaces and improving existing walkways would be a net benefit (e.g. widening footpath on the Circuit and extending it all the way down to the station). Would be a positive to have a part of Main St reclaimed for pedestrian use while still considering local business interests of accessibility"</i> [14-34 year old, Woman, Greensborough]

Theme	Summary	Quotes
Parking Infrastructure and Access (10 comments)	Comments mention the logistics of parking, including the need for better parking access/flow, the suggestion of underground parking, concerns about the size of parking spaces (specifically regarding large vehicles/utes), and the redevelopment of large underutilised carparks for other purposes.	<i>"As always there is limited parking in Greensborough, does the plan address the lack of parking already existing before it starts to include high rise builds. There is never enough parking in development plans and the council should address this before it addresses how many trees or, walkways etc."</i> [50+ year old, Woman, Greensborough] <i>"The parking around the station area is already difficult and the addition of these proposed multi storey buildings will just add to the congestion in the parking areas and on the local roads. Para Rd is already a bottleneck and will become worse."</i> [50+ year old, Woman, Greensborough] <i>"The huge amounts of car parking south of the Grimshaw St shops could be reimaged and repurposed with low rise apartments and/or townhouses. The more housing density Council can allow into the Greensborough activity precinct will rejuvenate the entire area with better shops, cafes and restaurants. With an aging population, the focus could be on seniors living. The area has huge amounts of potential of done right."</i> [Outside of Greensborough]
Maintenance, Cleanliness, and Accountability (6 comments)	Comments under this theme were calling for more regular cleaning, better monitoring of the area, and a higher level of accountability to ensure the centre remains presentable and well-maintained.	<i>"Clean up graffiti and litter around the whole area"</i> [14-34 year old, Woman, Greensborough] <i>"The roads and footpaths around Greensborough are filthy and quite disgusting. Maintain what is already there, beautify areas with plants and flowers, cherish what us good."</i> [50+ year old, Woman, Greensborough] <i>"This area is in urgent need of regular cleaning, monitoring, and accountability to ensure it is kept safe, clean, and presentable for residents and visitors."</i> [35-49 year old, Woman, Greensborough]
Other comments	• Improve consultation processes • Ideal place for housing due to access to shops and transport Are unwelcoming to people with disabilities • Expand area for additional housing beyond activity centre	

Appendices

1. Survey

In this survey we will refer to the Greensborough Activity Centre. This is the area shown in the map below which includes Greensborough Plaza and surrounding streets (not the broader Greensborough suburb).

Q1. How often do you visit the Greensborough Activity Centre? *This includes Greensborough Plaza and surrounding streets* (Select one)

- ☐ Daily or most days
- ☐ 2-3 times a week
- ☐ Once a week
- ☐ Once a fortnight
- ☐ Once a month
- ☐ Less than once a month
- ☐ Never

[skip if they said never in previous question] Q2. When you visit, what do you usually do? (Select up to 3)

- ☐ Day-to-day essentials (groceries, post-office, bank etc)
- ☐ Shopping or personal services (clothes, homewares, hairdresser etc)
- ☐ Meet friends or socialise
- ☐ Eat or drink at cafes, restaurants or hospitality
- ☐ Access services (medical, accountant, council etc)
- ☐ Use facilities (WaterMarc, Council meeting rooms/facilities)
- ☐ Attend events or activities (eg Cinema, Sunset Pride Party, Carols by Candlelight etc)
- ☐ Work or study
- ☐ Travel through to get to another location
- ☐ Use public transport
- ☐ Other (please tell us):
- ☐ Don't know

Greensborough now and in the future

Q3. What three words would you use to describe Greensborough Activity Centre now (character, look, feel)? *As a reminder, this is the area shown on the map including Greensborough Plaza and surrounding streets* **(optional)**

1: _____

2: _____

3: _____

Q4. What three words would you use to describe how you would like Greensborough Activity Centre to be in 20 year's time (character, look, feel)? (optional)

1: _____

2: _____

3: _____

Q5. How would you rate the following in the Greensborough Activity Centre? (Grid)

	Very good	Good	OK	Poor	Very Poor	Don't know
Variety of shops, including business and services	☐	☐	☐	☐	☐	☐
Transport options to get to and from the area	☐	☐	☐	☐	☐	☐
Housing options (suitability, affordability, type)	☐	☐	☐	☐	☐	☐
Streetscapes (footpaths, lighting, landscaping)	☐	☐	☐	☐	☐	☐
Availability of community, leisure and cultural facilities	☐	☐	☐	☐	☐	☐
Atmosphere and vibrancy	☐	☐	☐	☐	☐	☐
Travelling around within the centre	☐	☐	☐	☐	☐	☐
Suitability of spaces to gather, socialise or for events	☐	☐	☐	☐	☐	☐

Q6. What, if anything, do you think are the top 3 most important things to improve in the Greensborough Activity Centre? (Select up to 3)

- ☐ Variety of shops, businesses and services (more or better range)
- ☐ The local identity of the Centre
- ☐ Local jobs (more or better range)
- ☐ Housing options (apartments, townhouses, affordable housing)
- ☐ Streetscapes (footpaths, lighting, landscaping)
- ☐ Community and cultural facilities (Kindergartens, libraries etc)
- ☐ Spaces to gather, socialise or for events
- ☐ Connections to the Plenty River and parklands
- ☐ Pedestrian access - footpath connections and road crossings
- ☐ Bicycle access and bike lane connections
- ☐ User facilities such as seating, water fountains and bike parking

- ☐ Connections between different parts of the Activity Centre
- ☐ Entertainment and activity options
- ☐ Trees and greenery
- ☐ Public toilets
- ☐ Other (please specify)
- ☐ Nothing, it doesn't need any improvements

Key challenge 1: Activation of the retail core

Q7. What activities would you like to see or do more of in Greensborough Activity Centre? (Select up to 3) Cafés and restaurants

- ☐ Cafés and restaurants
- ☐ Diverse local/small businesses
- ☐ Co-working spaces
- ☐ Nightlife (late night dining, bars etc)
- ☐ Events (markets, festivals, performances etc)
- ☐ Community activities (games, groups etc)
- ☐ Casual sports/ active options
- ☐ Socialise / relax in open spaces
- ☐ Other (please tell us): _____
- ☐ Nothing

Q8. What would make you more likely to spend time in Greensborough Activity Centre at night? (Select up to 3)

- ☐ Better lighting
- ☐ Outdoor/central dining precinct
- ☐ More places open (cafes, restaurants)
- ☐ More people around
- ☐ Events or activities
- ☐ Less antisocial behaviour
- ☐ Cleaner/ better maintenance of street or buildings
- ☐ Nothing – I already spend time there at night
- ☐ Nothing - I wouldn't visit it at night
- ☐ Other (please tell us): _____

Key challenge 2: Streets for people

Q9. What would make it easier or more enjoyable for you to move around the Greensborough Activity Centre? (Select your top 3)

- ☐ Safer road crossings for pedestrians / bike riders
- ☐ Wider footpaths
- ☐ More shade

- ☐ More seating
- ☐ New, direct connections between key locations
- ☐ Less or slower motor vehicle traffic in key areas
- ☐ Better cycling routes (connectivity, safety)
- ☐ Clearer directional signage
- ☐ Nothing, it is fine as it is
- ☐ Other (please tell us): _____
- ☐ Nothing, it is fine as it is

Q10. Map tool

Q11. One idea is to make Main Street more pedestrian friendly to create a vibrant town square space – making room for connection, shopping and dining. There are a range of ways this could be done. How would you feel about the following options?

	Strongly support	Support	Neutral	Oppose	Strongly oppose
Fully pedestrianise Main St and re-direct cars and buses	☐	☐	☐	☐	☐
Pedestrianise Main St and allow buses, but redirect cars	☐	☐	☐	☐	☐
Close Main Street to cars during the day only	☐	☐	☐	☐	☐
Close Main Street to cars at night only	☐	☐	☐	☐	☐
Close only a section of Main Street between Grimshaw St and Greensborough Walk to cars	☐	☐	☐	☐	☐

Key challenge 3: Housing and Growth

Q12. We can expect heights to increase to some degree across the whole Activity Centre. Where do you think **the tallest buildings** should be? (Select all that apply)

- ☐ Near the train station
- ☐ Around and above the Plaza
- ☐ Along Para Road
- ☐ Along Flintoff Street
- ☐ Along Grimshaw Street
- ☐ Spread evenly

- ☐ Other (please tell us): _____
- ☐ Not sure

Q13. We can expect heights to increase to some degree across the whole Activity Centre. Where do you think the shortest buildings should be? (Select all that apply)

- ☐ Near the train station
- ☐ Around the Plaza
- ☐ Along Para Road
- ☐ Along Flintoff Street
- ☐ Along Grimshaw Street
- ☐ Spread evenly
- ☐ Other (please tell us): _____
- ☐ Not sure

Q14. As growth and density increases, what matters most? (Select up to 3)

- ☐ Quality building design and construction
- ☐ Saving the ground floor for shops and services
- ☐ Including affordable housing options
- ☐ Using setbacks (distance between road and buildings) so streets don't feel overwhelmed
- ☐ Ensuring a mix of housing types / layouts (small and larger options)
- ☐ Encouraging unique, modern, and creative building design
- ☐ Keeping building design in line with current look and feel
- ☐ Greenery / landscaping (plants on walls, roofs, planter boxes)
- ☐ Smooth transitions to surrounding residential areas (building heights increase gradually)
- ☐ Environmentally sustainable design
- ☐ Safe active transport (walking, bike riding, scooting)
- ☐ Investment in public spaces and infrastructure (streetscapes, public art, seating, toilets etc)
- ☐ Attracting businesses/industries that provide local employment opportunities
- ☐ Ensure key areas aren't shaded by tall buildings
- ☐ Other (please tell us): _____

Final Comments

Q15. If there is anything else that is important to you about the Greensborough Activity Centre, in addition to what you have already told us, please tell us here. (open ended) (optional)

About You

These questions help ensure we hear from a broad cross-section of the community.

What suburb do you live in?

(Drop down box of suburbs)

My age group is...

- ☐ 14-17
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65+
- ☐ Prefer not to say

My gender is...

- ☐ Woman
- ☐ Man
- ☐ Non-binary
- ☐ I prefer to self-describe (please specify)
- ☐ Prefer not to say

Which, if any, of the following apply to you? (choose all that apply)

- ☐ I have a disability where I need help with self-care, body movement or communication activities
- ☐ I identify as LGBTIQ+ (Lesbian, Gay, Bisexual, Transgender, Intersex, Queer+)
- ☐ I am Aboriginal or Torres Strait Islander decent
- ☐ I speak English as a second language. If English is your second language, please list your first language here: _____
- ☐ None of the above
- ☐ Prefer not to say

My relationship to Greensborough is... (choose all that apply)

- ☐ I live in Greensborough (suburb)
- ☐ I study in Greensborough (suburb)
- ☐ I work in the Greensborough Activity Centre
- ☐ I am a customer/visitor in the Greensborough Activity Centre
- ☐ I own a business in the Greensborough Activity centre
- ☐ I own property in the Greensborough Activity Centre
- ☐ Other (please tell us): _____

I heard about this project consultation through... (select all that apply)

- ☐ Letter
- ☐ Email
- ☐ Council Facebook
- ☐ Council website
- ☐ Banyule Banner
- ☐ Promotional postcards / flyers
- ☐ Project signage on site
- ☐ Other (please tell us): _____

2. Precinct map for Design Sprint

