

Referral 10 Preston Activity Centre
Activity Centres Standing Advisory Committee Report

12 November 2024

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Activity Centres Standing Advisory Committee Report

Referral 10: Preston Activity Centre

12 November 2024



Annabel Paul, Chair



John Roney, Member



Rebecca Finn, Member



Kate Partenio, Member

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Glossary and abbreviations

Activity Centre	Preston (High Street) Activity Centre
Activity Centre Plan	Draft Preston (High Street) Activity Centre Plan, August 2024, VPA
ACP	Activity Centres Program
BFO	Built Form Overlay
City of Centres Report	<i>City of Centres: Development of typology-based built form controls</i> , Sheppard & Cull, May 2024
Committee	Activity Centres Standing Advisory Committee
Council	Darebin City Council
DTP	Department of Transport and Planning
Minister	Minister for Planning
PE Act	<i>Planning and Environment Act 1987</i>
Planning Scheme	Darebin Planning Scheme
Universal Submissions Report	Activity Centres Program, Universal Submissions, Key Matters Report, VPA, 23 October 2024
Urban Design Background Report	<i>Activity Centre Program Urban Design draft background summary report</i> , VPA, 2024
VPA	Victorian Planning Authority
VPA Report	Activity Centre Program, Preston (High Street) Key Matters Report, VPA, 23 October 2024
WCZ	Walkable Catchment Zone

Overview

Referral summary

Referral	10: Preston
Subject land	See Figure 1
Referred submissions and information	See Appendix C
Referred issues	Advice sought on: <ul style="list-style-type: none">- change to the extent of the proposed catchment boundary Advice not to be provided on: <ul style="list-style-type: none">- any other matter

Committee

The Committee	Annabel Paul (Chair), John Roney, Rebecca Finn, Kate Partenio
Supported by	Georgia Brodrick (Planning Panels Victoria)
Site inspection	24 October 2024
Date of this report	12 November 2024

1 Introduction

1.1 Terms of Reference and referral letter

The Minister for Planning (Minister) appointed the Activity Centres Standing Advisory Committee (Committee) on 22 August 2024. The purpose of the Committee is set out in its Terms of Reference dated 22 August 2024 (see Appendix A):

... provide timely advice to the Minister for Planning on specific matters referred to it relating to strategic and built form work undertaken in relation to the [Activity Centre Program] ACP to inform the preparation of clear new planning controls in and around the 10 activity centres identified in *Victoria's Housing Statement, The decade ahead, 2024-2034* to deliver 60,000 more homes.

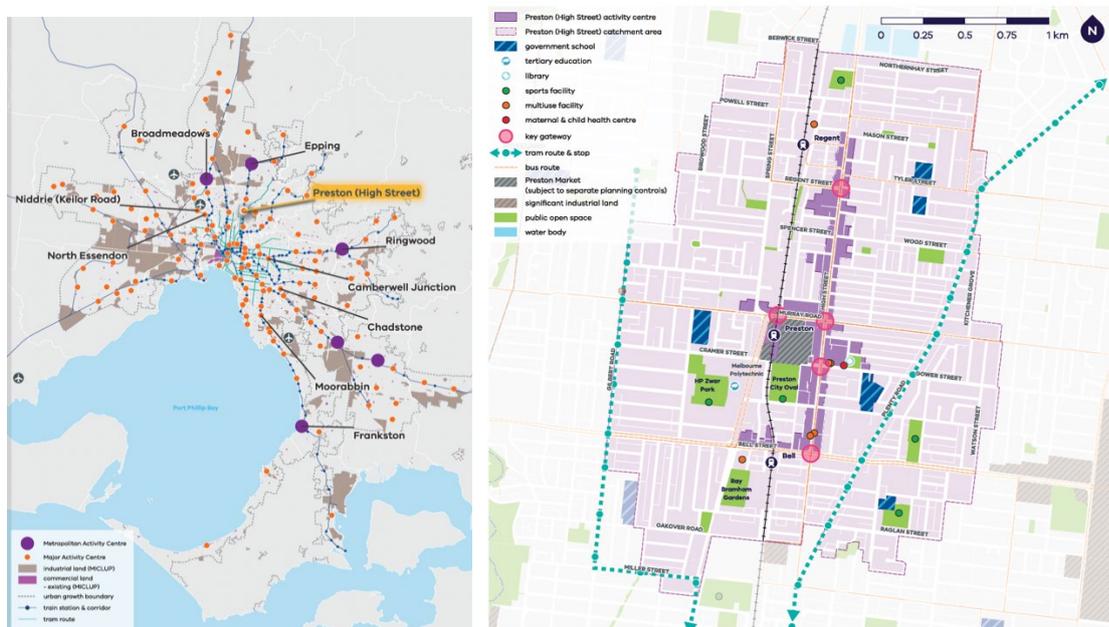
This is Referral 10. The Minister's referral letter for Preston dated 25 October 2024 is included in Appendix B.

The Minister seeks the Committee's advice on specific issues as outlined in the referral letter and shown in the Overview.

1.2 Preston (High Street) Activity Centre

The Preston (High Street) Activity Centre (the Activity Centre) is located around 11 kilometres from the Melbourne CBD. The Activity Centre is shown in dark purple in Figure 1. The walkable catchment is shown in light purple.

Figure 1 Preston (High Street) Activity Centre – extent of the Activity Centre and catchment (left) and regional context (right)



Source: Draft Preston (High Street) Activity Centre Plan, Figure 1 (right) and Plan 1 (left)

The draft Preston (High Street) Activity Centre Plan (Activity Centre Plan) is proposed to be guided by the *Draft Preston Central Structure Plan (2023)* that is the result of recent strategic planning work undertaken by Darebin Council (Council) in consultation with the community.

The Activity Centre Plan states:

The structure plan seeks to enhance the role and function of Preston Central through proposed new built form planning controls that will facilitate an increase in population, supported by increased density and better design.

In relation to the Catchment, the Activity Centre Structure Plan states:

The catchment area is made up of the residential, retail, commercial and industrial neighbourhoods surrounding the Preston (High Street) activity centre. The catchment provides an opportunity to increase accessibility for more people to meet most of their daily needs within a walkable distance to and from their home.

1.3 The Committee's approach

The Committee has conducted its assessment process in accordance with the procedural requirements of the Terms of Reference, in particular Clauses 9, 10, 12 and 18. It has reported on all relevant matters in accordance with its Terms of Reference, particularly Clause 16.

Not all submissions were referred to the Committee for consideration and the Committee has only considered those which were referred. Matters not referred to the Committee are listed in the Overview.

Clause 12 of its Terms of Reference require the Committee to:

... conduct its work with a view to maximising efficiency and timeliness. This may include conducting reviews 'on the papers' without oral hearings where the Committee considers it appropriate depending on the nature of the matter referred.

Clause 18 requires the Committee to submit its report to the Minister and the Department of Transport and Planning (DTP) no later than 10 business days from receipt of the referral. This timeframe did not allow for a Hearing to consider oral submissions or evidence on the Referral.

Given the very targeted nature of the Committee's scope, issues to be considered and advice required, and reporting timeframes, the Committee considered an on the papers process to be appropriate.

1.4 Limitations

The Committee has confined its consideration to the referred matters, as directed in the referral letter (see Appendix B).

Despite the confined nature of the matter on which the Committee's advice is sought, a lot of material was referred to the Committee (see Appendix C). This did not include draft controls for the Activity Centre, although a sample Built Form Overlay (BFO) schedule (for Moorabbin) was provided. In the time available, the Committee has not been able to comprehensively review the referred material. It has focussed on those parts which relate to the matter on which the Committee's advice is sought.

The targeted consultation in relation to the Preston (High Street) Activity Centre Plan resulted in 1,113 submissions. Only three submissions were referred to the Committee, including two from Council. The referred submissions are listed in Appendix C. The Committee has only considered the referred submissions, and only insofar as they relate to the matter on which the Committee's advice is sought.

The Activity Centre Plan is a form of structure plan. Ordinarily, structure plans would be supported by a number of centre specific background reports covering a range of technical

disciplines, for example strategic planning, future population targets and yields, capacity analysis, built form and urban design, traffic and transport, community infrastructure needs and so on.

The Committee was referred background urban design reports, which relate to the Activity Centre Program (ACP) more broadly being:

- *City of Centres: Development of typology-based built form controls*, Sheppard & Cull, May 2024 (City of Centres Report)
- *Activity Centre Program Urban Design draft background summary report*, VPA, 2024 (engagement version and Committee version) (Urban Design Background Report).
- *Activity Centre Program Universal Submissions Report*, VPA, October 2024 (Universal Submissions Report).

The Committee was also referred:

- *Activity Centre Preston (High Street) Key Matters Report*, VPA, 23 October 2024 (VPA Report).

The Urban Design Background Report does not apply to centres that have recent strategic work (including Preston). While it provides useful background context and understanding of the Activity Centre Plan, the Committee has not considered the Urban Design Background Report in detail in preparing its advice in relation to Preston.

The Committee was not provided with information about the existing planning controls that apply to Preston or the catchment, or whether it is proposed to retain, change or remove the existing controls. It was advised that the planning controls that apply to Preston Market and adjoining ACZ1 land would be unchanged.

Consistent with the assumption of the Referral 1 Committee, this Committee has assumed the existing overlays in the catchment will be retained, but the residential zones will be replaced with the Walkable Catchment Zone (WCZ). It is unclear whether this also includes the Mixed Use Zone.

The Committee understands that parts of the catchment are in the Heritage Overlay. It is unclear whether the Heritage Overlay is proposed to be retained or removed within the catchment (although the Activity Centre Plan states it will be retained within the Activity Centre itself). This results in considerable uncertainty in relation to the planning context in which the Committee has been asked to provide its advice.

The Committee did not have the benefit of a public Hearing or any discussions or evidence (in support or contradictory) that may have assisted it to better understand the strategic basis of the Activity Centre Plan or the background documents which informed the selection of Preston as one of the 10 pilot Activity Centres. Nor did it have the benefit of hearing from those in State Government who selected the centres, or from the consultants who prepared the supporting documents. Further, while the referred material included two submissions from Darebin City Council (Council), the Committee did not have the benefit of discussing any aspect of the Activity Centre Plan or Council's submission with the Council officers.

Clause 13 of the Committee's Terms of Reference states:

13. The Committee may invite the Department of Transport and Planning (DTP), the Victorian Planning Authority (VPA), a relevant Council and/or any other party to identify or address any matters through further written comments (noting that this does not extend the time for provision of a Report as required by Clause 19).

Given the 10 business day reporting timeframe, the Committee chose not to request further information pursuant to Clause 13, as it would not have been practical and may have compromised the process from a procedural fairness perspective.

The Committee has prepared this Report within the 10 day timeframe under the Terms of Reference. Given the limitations outlined above, the Committee has largely had to accept the material at face value. The advice contained in this Report should not be taken as a comprehensive merits review of the Preston (High Street) Activity Centre Plan. It is targeted advice strictly confined to the matter in the referral letter.

2 Summary of referred issues and Recommendations

The issue and summary of the referred matter is taken directly from the referral letter.

Table 1 Summary of referred issues and findings

Issue	Summary	Committee Recommendations
Catchment boundary	Having regard to the advice sought on the catchment boundary in the common matters (Referral 2), please advise if the extent of the proposed catchment boundary for Preston is consistent with the intended purpose.	<p>Redraw the Preston (High Street) walkable catchment boundary so that it reflects an 800 metre / 10 minute 'real time' walkable distance from the core of the Activity Centre. The core should generally relate to the area defined as Heritage Main Street Core and Non Heritage Main Street Core and also include Preston Market and the supermarket on Murray Road.</p> <p>Exclude the following from the commercial core:</p> <ul style="list-style-type: none"> - fringe precinct - residential areas - large opportunity sites not including the existing supermarket on Murray Road or Preston Market - open space areas on the periphery of the Activity Centre. <p>Ensure the redefined boundaries:</p> <ul style="list-style-type: none"> - align along roads, rail or other easily discernible and consistent boundaries, including zone boundaries . - avoid aligning along rear or side boundaries between residential properties and in mid block locations. - avoid creating small pockets at the edge, where a more consistent edge could be created nearby. <p>Exclude the following from the redefined walkable catchment:</p> <ul style="list-style-type: none"> - any areas in the Heritage Overlay or a Neighbourhood Character Overlay - any areas within the Mixed Use Zone - any areas within non-residential zones such as the Priority Development Zone.

3 Analysis

3.1 Key policy drivers

The Terms of Reference (in Clause 16) require the Committee to address the referred matters and its recommendations in the context of:

- Victoria's Housing Statement, The Decade Ahead 2024-2034
- Plan Melbourne 2017-2050 or any equivalent replacement planning strategy.

Key policy drivers in the Housing Statement relevant to planning for activity centres include, to:

- introduce clear planning controls to deliver an additional 60,000 homes around an initial 10 activity centres across Melbourne: Broadmeadows, Camberwell Junction, Chadstone, Epping, Frankston, Moorabbin, Niddrie (Keilor Road), North Essendon, Preston (High Street) and Ringwood
- introduce activity centre plans to guide investment in the things a growing suburb needs like community facilities, public spaces and parks
- incentivise affordable housing.

Key policy drivers in Plan Melbourne relevant to planning for activity centres include, to:

- encourage increased housing diversity and density in activity centres
- create inclusive, vibrant and healthy neighbourhoods
- provide a diverse range of jobs, activities and housing in centres that are well served by public transport
- provide certainty about the scale of growth in the suburbs
- support a network of vibrant neighbourhood activity centres Support new housing in activity centres and other places that offer good access to jobs, services and public transport
- facilitate housing that offers choice and meets changing household needs.

Plan Melbourne identifies Preston - High Street as one of 121 major activity centres. Plan Melbourne includes a number of directions in relation to major activity centres. Of relevance:

- Direction 1.2 notes that the distribution of jobs across Melbourne is uneven, with outer suburbs and growth areas generally having less access to jobs than middle and inner Melbourne. It states that major activity centres will ensure employment growth occurs outside of the central city, and transport projects will better connect people to job opportunities in key areas.
- Direction 2.2 seeks to deliver more housing closer to jobs and public transport. It states that locating medium- and higher-density development near services, jobs and public transport supports the objectives of consolidation and housing choice. It states there are opportunities for higher- and medium-density development in middle suburbs including in major activity centres.

Other strategic work is:

- Council's Draft Preston Central Structure Plan (2023) and associated planning controls in draft Amendment C218dare.

3.2 Extent of the Walkable Catchment Boundary

The Committee has been asked to consider whether the extent of the proposed catchment boundary for Preston is consistent with the intended purpose, having regard to the advice sought on the catchment boundary in the common matters (Referral 2).

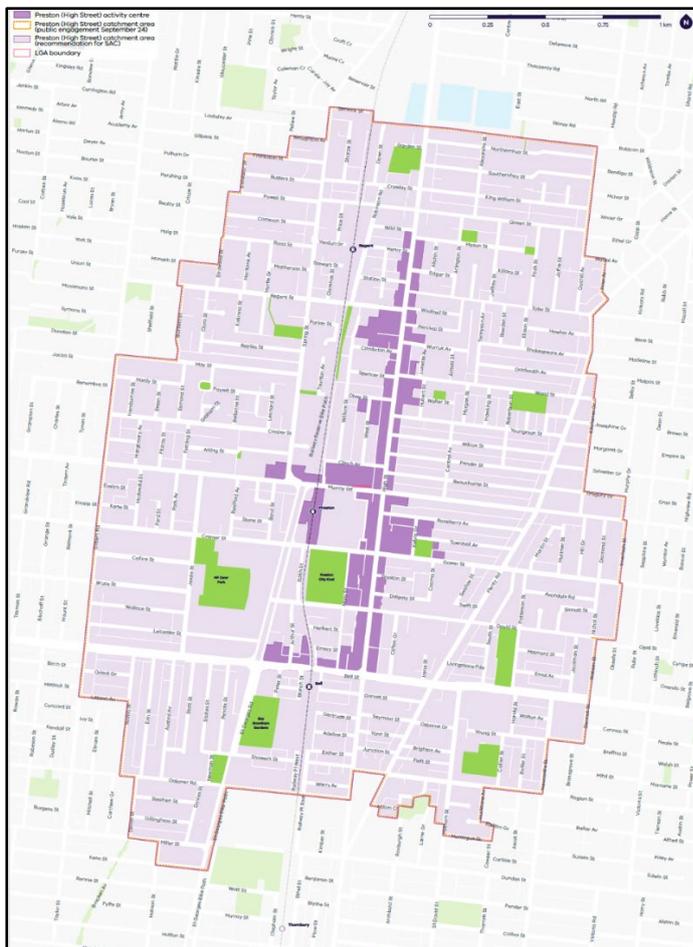
The catchment area is described as follows:

The catchment is the area within walking distance of the local jobs, services and public transport of the Preston (High Street) activity centre. Building more homes here is a good way to create a more lively, inclusive and sustainable local community.

The plans will make sure Victoria builds the right types of home in the catchment, in the places they fit best.

The plans will encourage greater housing diversity to meet the communities changing needs. This will encourage the efficient use of land through site consolidation, creating space for trees and greenery as well as liveable and sustainable homes and neighbourhoods.

Figure 2 Proposed Catchment Boundary



Source: VPA

(i) How the catchment boundaries were determined

Section 7 in the Activity Centre Plan (summarised in Section 4.1 in the Activity Centre Program, Preston (High Street) Key Matters Report, VPA, 23 October 2024 (VPA Report)) sets out how the catchment boundaries were defined:

- the residential and non-residential areas in the Activity Centre were identified

- an 800-metre walkable catchment was identified from the edge of the core's non-residential areas, using streets rather than 'as the crow flies'
- the catchment area was then refined to generally apply to whole blocks, and reduced where there are:
 - natural and physical barriers
 - limiting planning controls or environmental constraints that make these areas inappropriate for the proposed residential change
 - areas subject to future planning investigations.

The VPA Report states:

The Walkable Catchment Zone will only be applied to land with a residential zoning within the defined catchment area.

It is unclear whether this includes the Mixed Use Zone. This is particularly relevant insofar as the head clause to the Mixed Use Zone does not have a maximum building height requirement and schedules can contain any height, or not specify a height at all. No schedules to the Mixed Use Zone in the Darebin Planning Scheme specify a maximum building height requirement. On this basis, if the WCZ were to apply to areas of Mixed Use Zone land, it could result in a lower height control rather than providing for increased development opportunities. This issue has sought to be addressed as part of Referral 1 where the Committee suggested drafting changes to the WCZ.

(ii) Submissions

Darebin City Council (Council) considered:

- the catchment boundary should be refined to more closely reflect the 'Residential Transition Areas' as shown in Darebin's Preston Central Structure Plan (2023)
- this would better reflect analysis of local context, topography, access to open space, activity destinations, potential sites for future growth and interactions with other activity centres.

One submission was referred to the Committee from a key landholder. It submitted that land to the south of Bell Street within the Priority Development Zone should be excluded from the catchment boundary. It said this would otherwise represent a downgrading of development potential, including overall building heights permissible under the current controls (and with a current planning permit).

(iii) VPA Position

The VPA Report noted Council's suggestion to revise the catchment boundary to align with other Council strategic work. However, the VPA Report said the catchment boundary was based on different methodology, and the catchment now defined relates primarily to walkable access to the Activity Centre core area.

The VPA report confirmed that land within the Priority Development Zone within the defined walkable catchment would not be rezoned to the WCZ.

The VPA Report considered there should be no change to the boundary extent.

(iv) Committee finding and rationale

The Referral 2 Committee found the VPA's methodology for defining catchments to be generally sound and generally consistent with Planning Practice Note 58, but it has not been applied consistently across all centres. It found boundaries:

- should extend 800 metres (walkable distance) from the Activity Centre 'core', which should be broadly considered as the 'Heritage Main Street Core' and the 'Non-Heritage Main Street Core' precincts and railway stations within the Activity Centre
- should not be measured from the edge of the whole Activity Centre area, as this includes land uses that do not relate to the need for day to day walkability
- should be measured from points that exclude:
 - fringe precincts
 - large opportunity sites and areas with limited sensitivities (depending on their current land use)
 - residential areas
 - public open space located on the periphery of the Activity Centre core.

The Referral 2 Committee found Activity Centre Plans that do not show any Built Form Typologies should be revised to define the core, to enable their walkable catchment areas to be measured. Preston (High Street) is one such example.

The Referral 2 Committee found walkable catchments should not include out of centre train stations.

Applying these principles to Preston (High Street)

Having regard to the conclusions in Referral 2 on the catchment boundary, the Committee considers the walkable catchment boundary for the Preston Activity Centre is not consistent with the intended purpose. The walkable catchment boundary has been drawn having regard to the outer boundary of the entire area nominated as the 'Activity Centre', rather than the 'core' of the centre where the daily shopping, transport nodes and other key services are located. This is inappropriate.

The Committee considers the walkable catchment boundary should be redrawn to show a boundary 800 metres (walking distance) from the edge of core of the centre, rather than the outer edge of the non-residential land. Generally, the core should be the 'Heritage Main Street Core' and 'Non-Heritage Main Street Core' built form typologies. The Committee understands these precincts are identified in the City of Centres Report.

Relevantly for Preston, this excludes the northern extent of the 'activity centre', nominated as the 'Fringe Precinct', and land nominated as 'Limited Sensitivities' and 'Fringe Precinct', west of High Street along Bell Street up to St Georges Road. The land uses in these areas do not serve the daily needs of residents, and instead include uses such as motor vehicle sales and hire facilities, halls, and fringe retail.

Generally, the walkable catchment boundary should be redrawn to exclude large opportunities sites and areas of limited sensitivities. However, there may be circumstances where some large opportunities sites and areas of limited sensitivity are included in the core. For Preston, the Committee considers that both the supermarket on Murray Road and the Preston Market should be included as parts of the Activity Centre core.

Based on this revised extent, the walkable catchment boundary should then be fine-tuned having regard to the principles discussed in the Referral 2 report. The following are detailed examples of where the walking catchment boundary is inconsistent with these principles. The Committee suggest the redrawn boundary should ensure these inconsistencies are resolved when finalising the walkable catchment boundary.

Example 1: Natural and physical barriers

As outlined in Referral 2, the 800 metres walkable distance identified using streets rather than as the crow flies is appropriate, however this should also consider time taken to walk this distance. Generally a walk of approximately ten minutes is considered reasonable.

Where there are natural or physical barriers, such as divided roads, that would result in an increased walk time, the catchment should be adjusted accordingly.

In the south-eastern parts of the Preston catchment, people would need to cross the divided arterial roads (Plenty Road and Bell Street) to reach the core of the Activity Centre. Crossing these roads can take three to four minutes each, creating a 15 to 20 minute walk rather than a ten minute walk. The catchment should be reduced in this area to reflect the likely walking time to the activity centre considering these physical barriers.

St Georges Road and Bell Street present similar constraints in the south-western part of the Activity Centre and the catchment in this area should be reduced.

In the northern part of the Activity Centre the train line forms a physical barrier to the centre given the at grade Regent train station and lack of pedestrian friendly access at this point.

Example 2: Apply to whole blocks

In the south-eastern edge of the catchment, the boundary does not relate to whole blocks, rather curves around Adams Park and forms an irregular boundary along mid blocks. The boundary includes:

- part of Larne Grove within the catchment with part of it proposed to be excluded
- some land currently zoned Neighbourhood Residential and affected by a Heritage Overlay in the catchment and some proposed to be excluded.

This would result in disjointed planning controls and unsatisfactory urban design outcomes.

Example 3: Limiting planning controls or environmental constraints

In the south-western part of the catchment, the eastern side of Scotia Street and land south of Oakover Road along Gillingham, Stephen and Davies Street are included within the catchment despite being in a Heritage Overlay and mostly affected by the Special Building Overlay. These areas should be excluded from the catchment.

The Referral 1 Committee found that the WCZ (if applied at all) should not be applied to areas within the Heritage Overlay or the Neighbourhood Character Overlay. These areas should be removed from the walkable catchment. The Committee equally considers land that is currently within non-residential zones such as the Priority Development Zone or the Mixed Use Zone should be removed from the redefined walkable catchment.

The Committee has not had time to undertake the detailed work to re-determine appropriate boundaries and to consider the implications of these broader findings. The above examples are

not exhaustive and seek to highlight areas where the criteria established in Referral 2 is inconsistent with the Preston catchment boundary as proposed.

(v) Recommendation

The Committee recommends:

Redraw the Preston (High Street) walkable catchment boundary so that it reflects an 800 metre / 10 minute 'real time' walkable distance from the core of the Activity Centre. The core should generally relate to the area defined as the Heritage Main Street Core and Non Heritage Main Street Core and also include Preston Market and the supermarket on Murray Road.

Exclude the following from the area from which the 800 metre walkable distance is measured:

- a) fringe precincts**
- b) residential areas**
- c) large opportunity sites and areas with limited sensitivities that do not serve the day to day needs of the local community not including the existing supermarket on Murray Road or Preston Market**
- d) open space areas on the periphery of the Activity Centre.**

Ensure the redefined boundaries:

- a) align along roads, rail or other easily discernible and consistent boundaries, including zone boundaries**
- b) avoid aligning along rear or side boundaries between residential properties and in mid block locations**
- c) avoid creating small pockets at the edge, where a more consistent edge could be created nearby.**

Exclude the following from the redefined walkable catchment:

- a) any areas in the Heritage Overlay or a Neighbourhood Character Overlay**
- b) any areas within the Mixed Use Zone**
- c) any areas within non-residential zones such as the Priority Development Zone.**

Appendix A Terms of Reference

Relevant clauses are extracted below.

Purpose

4. The purpose of the Committee is to provide timely advice to the Minister for Planning on specific matters referred to it relating to strategic and built form work undertaken in relation to the ACP to inform the preparation of clear new planning controls in and around the 10 activity centres identified in *Victoria's Housing Statement, The decade ahead, 2024-2034* to deliver 60,000 more homes.
5. The objective of the Committee is to provide consistent advice for activity centre planning and outcomes in relation to the Activity Centres Program in a transparent, timely and cost-efficient process on any matter referred to it.

Referral

14. A referral may be provided by the Minister or delegate. A referral letter will set out the specific matters on which the Committee is to provide advice, as well as any specific matters on which advice is not to be provided. The referral letter to the Committee will be a public document.
15. Any referral must be accompanied by relevant information to assist the Committee's review provided by DTP and/or the VPA. This may include (but will not necessarily be limited to):
 - a. Relevant strategic work undertaken by Council, DTP or VPA for the relevant activity centre
 - b. Referred submissions
 - c. A summary of key issues raised in submissions
 - d. Proposed changes in response to issues raised in submissions
 - e. An index listing each document referred to the Committee.

Advisory committee report and recommendations

16. For each matter referred, the Committee must produce a written report that provides a succinct summary of the key issues and its recommendations. The report must address the referred matters and its recommendations in the context of:
 - a. *Victoria's Housing Statement, The Decade Ahead 2024-2034*;
 - b. Plan Melbourne 2017-2050 or any equivalent replacement planning strategy;
17. The Committee may address more than one referred matter and combine its assessment of these in a single report.
18. The Committee is required to submit each report to the Minister and DTP no later than 10 business days from receipt of the referral and all accompanying information required by clause 15. DTP must give at least five business days' notice of each likely referral to ensure the Committee is able to source appropriately skilled Members.

Appendix B Referral letter

25 October 2024

Sarah Raso
Lead Chair
Activity Centres Standing Advisory Committee
Planning Panels Victoria
planning.panels@transport.vic.gov.au

Dear Sarah,

Referral No. 10: Preston (High Street) Activity Centre Referral to the Activity Centres Standing Advisory Committee

I refer to planning matters that form part of the Activity Centres Program (ACP), an initiative from Victoria's Housing Statement, The decade ahead, 2024-2034.

This referral relates specifically to the Preston (High Street) Activity Centre Plan. The Preston (High Street) Activity Centre Plan will be implemented through a forthcoming Planning Scheme Amendment to introduce new planning controls for the activity centre.

Background

The Activity Centres program is included in the Victorian Government's Housing Statement and seeks to deliver an additional 60,000 homes around an initial 10 activity centres across Melbourne. The Department of Transport and Planning (DTP) is leading the Activity Centres Program in partnership with the Victorian Planning Authority (VPA).

The VPA has prepared draft Activity Centre Plans that will form part of the Activity Centre Program amendment package along with new ordinance including a Built Form Overlay schedule. The draft Activity Centre Plan consolidates the strategic work undertaken to prepare new planning controls for activity centres.

On 22 August 2024, the Minister for Planning appointed the Activity Centres Standing Advisory Committee (the Committee) to provide consistent advice for activity centre planning and outcomes in relation to the Activity Centres Program in a transparent, timely and cost-efficient process on any matter referred to it.

The project has generated significant community interest and a total of 1,113 submissions, including survey responses (numeric and free text), in-person feedback at consultation events, and written submissions were received for the Preston (High Street) activity centre. Responses were received from current and potential future residents, businesses, government agencies, authorities, community groups, members of the development industry and City of Darebin.

A summary of the targeted engagement undertaken and analysis of the matters raised following the targeted engagement is included with the referral of documentation.

Referral

In accordance with Clause 14 of your Terms of Reference (August 2024), and delegation provided to me, I have determined to seek advice and recommendations from the Committee on activity centre planning matters. Only select submissions received during consultation which are relevant to the matters listed in the table below are being referred to the Committee. The Committee's advice is only sought on the matters listed in the table below.

MATTER	ADVICE TO BE PROVIDED
Catchment boundary	Having regard to the advice sought on the catchment boundary in the common matters (Referral 2), please advise if the extent of the proposed catchment boundary for Preston is consistent with the intended purpose.

In accordance with Clause 12 of your Terms of Reference, the Committee must conduct its work with a view to maximising efficiency and timeliness. As such, I look forward to the Committee providing its report to the Minister for Planning no later than 10 business days from receipt of this referral, in accordance with Clause 18 of the Terms of Reference.

Please find enclosed the supporting documents required by Clause 15 of the terms of reference.

If you have any questions about this matter, please contact Stefan Bettioli, Planning Manager at the Department of Transport and Planning.

Yours sincerely,



Natalie Reiter
Deputy Secretary Strategy & Precincts
Department of Transport and Planning

Encl. The following referral documents have been shared with you electronically:

- Att A: Report addressing matters
- Att B: Urban Design Draft Background Summary Report
- Att C: Urban Design Draft Background Summary Report (Engagement version)
- Att D: City of Centres Report
- Att E: Preston (High Street) Draft Activity Centre Plan
- Att F: Submissions
- Att G: Document list

cc. Stuart Moseley, CEO, Victorian Planning Authority
Emily Mottram, Executive Director - Activity Centres, Department of Transport and Planning

Appendix C Referred information

No.	Date	Description	Provided by
1	28 Oct 24	Referral Letter dated 25 October 2024	Department of Transport and Planning (DTP)
2	28 Oct 24	Activity Centre Program, Preston (High Street) Key Matters Report, VPA, 23 October 2024	DTP
3	28 Oct 24	Preston High Street Draft Activity Centre Plan, VPA, August 2024	DTP
4	28 Oct 24	<i>City of Centres: Development of typology-based built form controls</i> , Sheppard & Cull, May 2024	DTP
5	28 Oct 24	<i>Activity Centre Program Urban Design draft background summary report</i> , VPA, August 2024 (Engagement version)	DTP
6	28 Oct 24	<i>Activity Centre Program Urban Design draft background summary report</i> , VPA, October 2024 (Committee version) including Appendices	DTP
7	28 Oct 24	Submission – Darebin City Council (27/9/24)	DTP
8	28 Oct 24	Submission – Ratio (2-6 Isaacs Street)	DTP
9	28 Oct 24	Activity Centre Program Universal Submissions, Key Matters Report, VPA, October 2024	DTP
10	28 Oct 24	Preston Document List	DTP
11	31 Oct 24	Submission – Darebin City Council (04/10/24)	DTP
12	31 Oct 24	A3 Map - Proposed Catchment Boundary Extent	DTP