

Referral 4: Camberwell Junction 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 4: Camberwell Junction Activity Centre

12 November 2024



Sarah Carlisle, Chair



Elizabeth McIntosh, Member



Rebecca Finn, Member



Peter Edwards, Member

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Glossary and abbreviations

Activity Centre	Camberwell Junction Activity Centre
Activity Centre Plan	draft Camberwell Junction Activity Centre Plan, VPA, 2024
ACP	Activity Centres Program
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	Boroondara City Council
DTP	Department of Transport and Planning
Minister	Minister for Planning
the Structure Plan	<i>Camberwell Junction Structure & Place Plan</i> , Boroondara City Council, March 2024
Urban Design Background Report	<i>Activity Centre Program Urban Design draft background summary report</i> , VPA, 2024
VPA	Victorian Planning Authority
VPA Report	Camberwell Junction Key Matters Report, VPA, 2024
WCZ	Walkable Catchment Zone

Overview

Referral summary

Referral	4: Camberwell Junction
Subject land	See Figure 1
Referred submissions and information	See Appendix C
Referred issues	Advice sought on: <ul style="list-style-type: none">- changes 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	Sarah Carlisle (Chair), Elizabeth McIntosh, Rebecca Finn, Peter Edwards
Supported by	Georgia Brodrick (Planning Panels Victoria)
Site inspection	23 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 Centres 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.

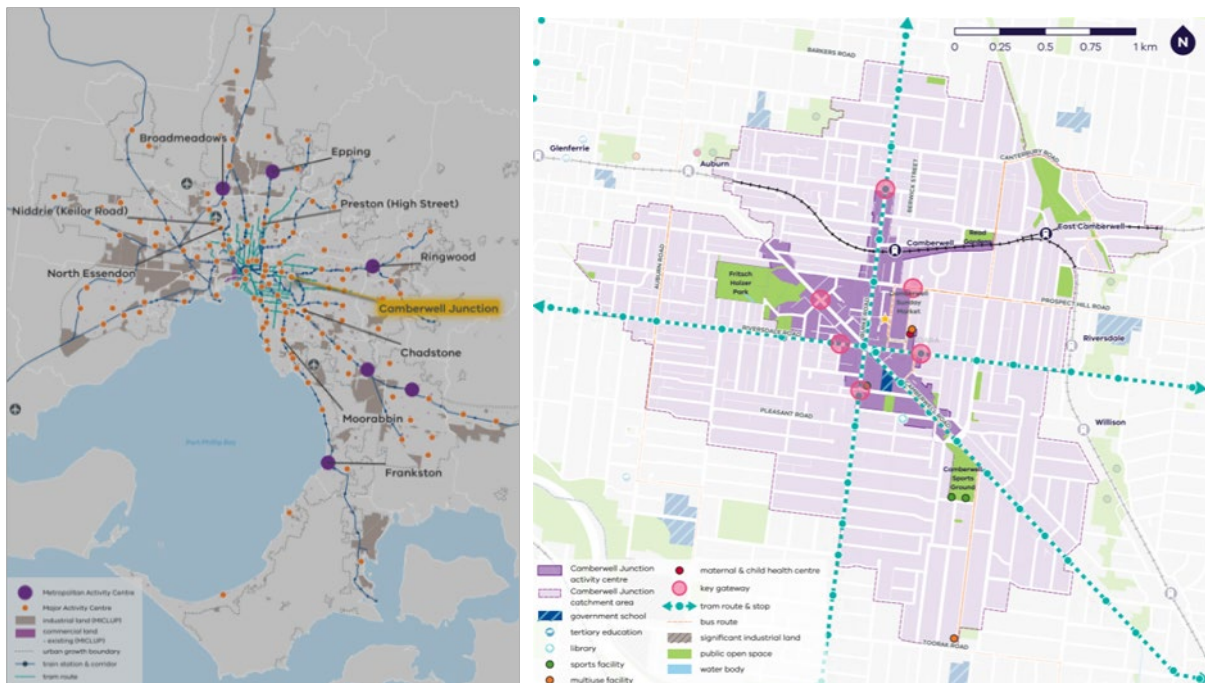
This is Referral 4. The Minister's referral letter for Camberwell Junction dated 25 October 2024 is included in Appendix B.

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

1.2 Camberwell Junction Activity Centre

The Camberwell Junction Activity Centre (Activity Centre) is located around 11 kilometres from the Melbourne Central City. The Activity Centre is shown in dark purple in Figure 1 (right image). The walkable catchment is shown in light purple.

Figure 1 Camberwell Junction Activity Centre – regional context (left) and extent of the Activity Centre and catchment (right)



Source: Draft Camberwell Junction Activity Centre Plan, Plan 1 (left) and Figure 1 (right)

The draft Camberwell Junction Activity Centre Plan (Activity Centre Plan) sets out proposed built form parameters for the Activity Centre and the catchment that are guided by the recently

completed *Camberwell Junction Structure & Place Plan*, prepared by Boroondara City Council (Council) and dated March 2024 (the Structure Plan). The Activity Centre Plan states:¹

The Structure Plan seeks to enhance the role and function of Camberwell Junction through updated built form planning controls that will facilitate an increase in population, supported by greater density and better design....

The Structure Plan identifies areas for growth in the activity centre and is generally aligned with State policy intention, but remains subject to further review...

The Activity Centre Plan provides for proposed height ranges of:

- four to 12 storeys in the Activity Centre
- three to six storeys in the catchment area.

According to the Activity Centre Plan, Council has already consulted with the community to develop the Structure Plan. The extent of consultation in relation to the walkable catchment is not clear.

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.

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 matter 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 substantial amount of material was referred to the Committee (see Appendix C). 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 Camberwell Junction Activity Centre Plan resulted in 4,335 submissions. Only 11 submissions were referred to the Committee, only one of which related to the walkable catchment boundary. The referred submissions are listed in Appendix C. The Committee has only considered the referred submissions, and only insofar as they relate to the catchment boundary (Council's submission).

¹ Refer to Section 2.2

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

- *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).

The referred material did not include any background material relating specifically to Camberwell Junction or its Activity Centre Plan or the catchment.

The Urban Design Background Report does not apply to centres that have recent strategic work (including Camberwell Junction). Nor does it apply to walkable catchments. While it provides useful background context and understanding of the proposed built form controls for the Activity Centre, these are not matters on which the Committee's advice is sought. Accordingly, the Committee has not considered the Urban Design Background Report in preparing its advice in relation to Camberwell Junction.

The City of Centres Report provided useful information in relation to the built form typologies within the Activity Centre, including identifying areas that are Heritage Main Street Core and Non-Heritage Main Street Core (which are not identified in the Activity Centre Plan). These have informed the Committee's advice on whether the catchment boundary is appropriate.

The Activity Centre Plan (in Section 4.3) provides limited information about the existing planning controls that apply to the Activity Centre, and no information about the existing planning controls that apply in the catchment, or whether it is proposed to retain, change or remove the existing controls.

The Committee understands large 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.

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).

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 Camberwell Junction 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 a submission from Council, the Committee did not have the benefit of discussing any aspect of the Activity Centre Plan, the catchment or Council's submission with the Council officers.

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

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 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 Activity Centre Plan, the catchment or the proposed controls that are to apply within either the Activity Centre or the catchment. It is targeted advice strictly confined to the one matter in the referral letter relating to the catchment boundary.

2 Summary of referred issue and findings

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 finding and recommendation
Catchment boundary	Having regard to the advice sought on the catchment boundary in the common matters (Referral 2), please advise if the recommended change to the extent of the proposed catchment boundary for Camberwell Junction is consistent with the intended purpose.	<p>Finding:</p> <p>The catchment boundary needs to be redrawn in accordance with the principles outlined by the Referral 2 Committee.</p> <p>Consistent with the findings of the Referral 1 Committee, the redefined catchment area should then be further refined to remove areas within the Heritage Overlay or a Neighbourhood Character Overlay.</p> <p>These refinements are likely to include removal of the grey areas in Figure 2 from the walkable catchment. However there are many other parts of the current catchment that will also need to be removed.</p>

Issue	Summary	Committee finding and recommendation
		<p>Recommendation:</p> <p>Redraw the Camberwell Junction walkable catchment boundary so that it reflects an 800 metre 'real time' walkable distance from:</p> <ul style="list-style-type: none"> a) the areas identified in the City of Centres Report as Heritage Main Street Core or Non-Heritage Main Street Core b) the entrances to Camberwell Train Station. <p>Exclude the following from the area from which the 800 metre walkable distance is measured:</p> <ul style="list-style-type: none"> a) fringe precincts b) residential areas (if any) c) any large opportunity sites and areas with limited sensitivities that do not serve the day to day needs of the local community d) open space areas on the periphery of the Activity Centre. <p>Ensure the redefined boundaries:</p> <ul style="list-style-type: none"> 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 c) 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"> a) areas in the Heritage Overlay or a Neighbourhood Character Overlay.

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 Camberwell Junction 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 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.

The Plan Melbourne Implementation Plan identifies no particular actions for Camberwell Junction.

No strategic work specific to Camberwell Junction or its catchment, including the Structure Plan, was referred to the Committee.

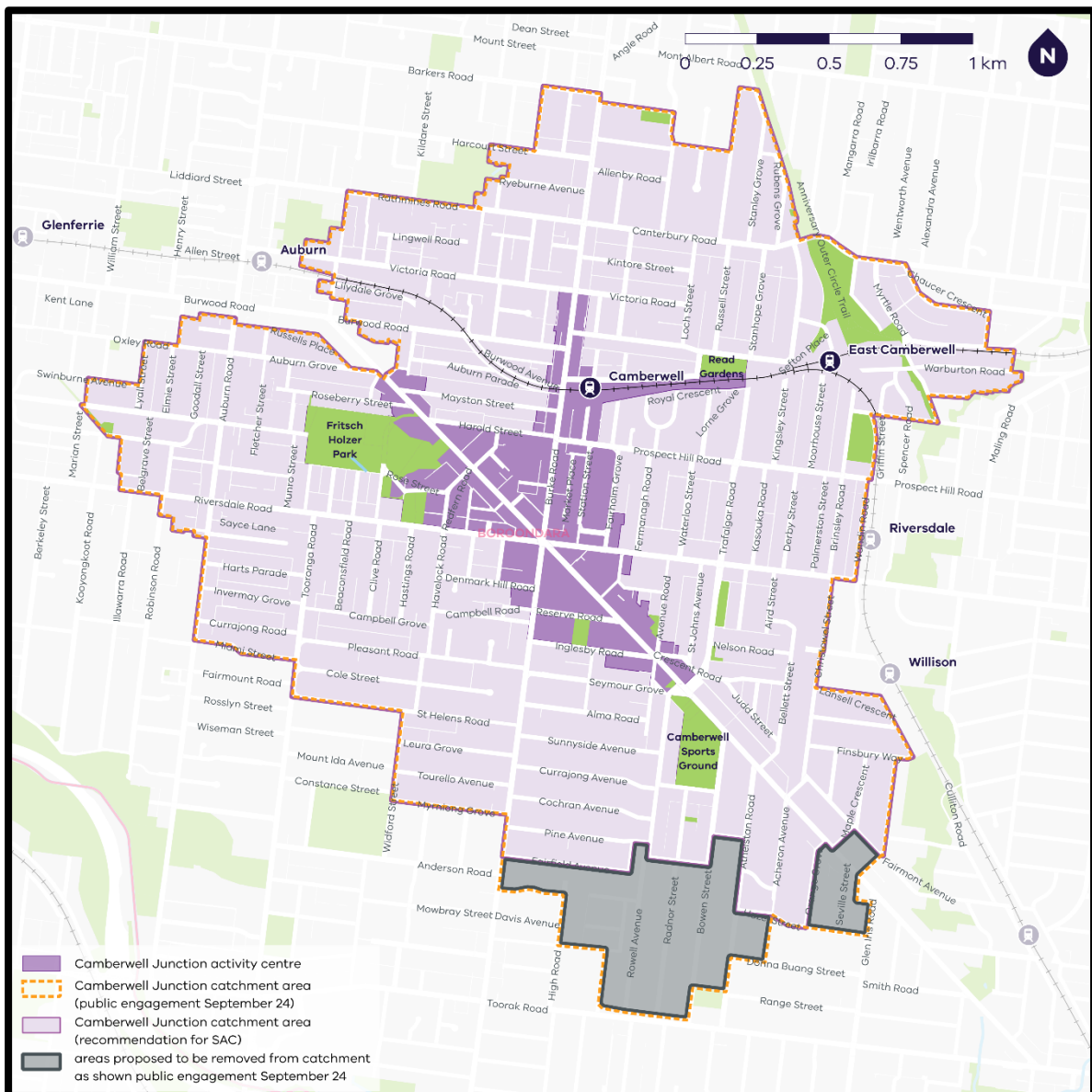
3.2 Changes to the catchment boundary

(i) The proposed changes

The Camberwell Junction Key Matters Report, VPA, 2024 (VPA Report) proposes changes to the catchment boundary in response to submissions, to remove the areas shaded grey in Figure 2. The VPA Report states the VPA recommends:

Reduce the catchment area to the south within 800m of commercially zoned land, rather than the sports reserve to reflect distance from commercial land.

Figure 2 Proposed change to catchment boundary



Source: VPA Report Appendix A

(ii) Submissions

Council questioned whether the area to the south of the Activity Centre should be included in the catchment, given its distance from the core retail area and train station (two kilometres or more). It submitted:

Large swathes of the proposed catchment area offer relatively low levels of transport accessibility when compared to other parts of the municipality.

Council further submitted that:

- the Auburn Station area is a good location for a walkable catchment
- areas in the Heritage Overlay should be removed from the catchment.

None of the other submissions included in the referred material for Referral 4 related to the walkable catchment boundary.

(iii) VPA position

The VPA Report lists ‘walkability distances to the commercial core’ and ‘key amenities of the Camberwell Junction Activity Centre’ as key considerations. The VPA Report states:

VPA seeks general consideration on matters of consistency and replicability of the catchment boundary approach for future ‘train and tram zone’ Activity Centre work.

The Committee is unclear what the VPA is referring to with regard to “*future ‘train and tram zone’ Activity Centre Work*”, but this appears to be beyond the scope of the specific matter on which the Committee’s advice is sought.

(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 is the ‘Heritage Main Street Core’ and the ‘Non-Heritage Main Street Core’ precincts
- should not be measured from the edge of the whole Activity Centre area, as these include 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 Main Street Core, to enable their walkable catchment areas to be measured. Camberwell Junction is one such example.

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

Applying these principles to Camberwell Junction

It is not possible to assess whether the Camberwell Junction walkable catchment boundary, or the proposed changes to the boundary, meet the principles identified by the Referral 2 Committee, because neither the Activity Centre Plan nor the plan provided in the VPA Report (extracted in Figure 2):

- define the Main Street Core areas
- show the walkable distances from the edge of the Main Street Core areas.

The City of Centres Report indicates the Main Street Core areas are limited to the Burke Road spine between Broadway and just south of Riversdale Road. A small area of the Heritage Main Street Core extends north of Broadway on the east side of Burke Road. The City of Centres Report also indicates that the Activity Centre includes:

- fringe precincts
- several large opportunity sites, one of which (between Station Street and Fairholm Grove) houses two supermarkets and a department store
- several areas of limited sensitivities.

The walkable catchment boundary should be redrawn from the edge of the Heritage and Non-Heritage Core areas in Camberwell Junction, excluding:

- fringe precincts
- any large opportunities sites and areas of limited sensitivities that should be excluded on the basis of the advice of the Referral 2 Committee (in other words, those that do not serve the day to day needs of the local community)
- open space areas located on the periphery of the Activity Centre, including:
 - Fritsch Holzer Park
 - the pocket park to its immediate south east between Symonds Street and Rose Street
 - the park on Riversdale Road
 - the park between Reserve Road and Inglesby Road
 - the park in Avenue Road
 - Camberwell Sports Ground
 - Read Gardens.

Although dimensioned plans have not been provided to the Committee, it seems likely that the areas in grey in Figure 2 are more than 800 metres walking distance from the southern edge of the Non-Heritage Main Street Core areas identified in the City of Centres Report. On that basis, it would be appropriate to remove them from the catchment.

It also appears likely that there are several other areas towards the edges of the walkable catchment (particularly the eastern and western edges) that are more than 800 metres walking distance from the Heritage or Non-Heritage Core areas. These should also be removed.

Consistent with the findings of the Referral 2 Committee, the redrawing of the catchment boundary should:

- align along roads, rail, rivers or other easily discernible and consistent boundaries, including zone boundaries
- avoid creating small pockets at the edge, where a more consistent edge could be created nearby
- avoid aligning along rear or side boundaries between residential properties
- exclude any area separated by built or topographic barriers such as divided arterial roads and steep topography that restricts accessibility
- exclude any areas that cannot be reached from the commercial areas or Camberwell Station within a 'real time' 10 minute walk (for example, areas on the other sides of the railway line or busy roads or other barriers that take a long time to cross).

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 redefined walkable catchment.

The Committee does not support extending the walkable catchment to out of centre stations such as Auburn Station or Hartwell Station, as suggested by Council. This would be inconsistent with the VPA's methodology for defining walkable catchments, as found by the Referral 2 Committee.

(v) Recommendation

The Committee recommends:

Redraw the Camberwell Junction walkable catchment boundary so that it reflects an 800 metre 'real time' walkable distance from:

- a) the areas identified in the City of Centres Report as Heritage Main Street Core or Non-Heritage Main Street Core**
- b) the entrances to Camberwell Train Station.**

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

- a) fringe precincts**
- b) residential areas (if any)**
- c) any large opportunity sites and areas with limited sensitivities that do not serve the day to day needs of the local community**
- 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**
- 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) areas in the Heritage Overlay or a Neighbourhood Character Overlay.**

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. 4: Camberwell Junction 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 Camberwell Junction Activity Centre Plan. The Camberwell Junction 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 4,335 submissions, including survey responses (numeric and free text), in-person feedback at consultation events, and written submissions were received for the Camberwell Junction 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 Boroondara.

A summary of engagement undertaken and analysis of the matters raised by a range of stakeholders including significant input from the broader public; and changes proposed to the catchment boundary in response to these submissions; 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 recommended change to the extent of the proposed catchment boundary for Camberwell Junction 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. Att A: Report addressing key 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: Camberwell Junction 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	Camberwell Junction Key Matters Report, VPA, 2024	DTP
3	28 Oct 24	Camberwell Junction Draft Activity Centre Plan, VPA, 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	Built Form Overlay Schedule (BFO1 Moorabbin example)	DTP
8	28 Oct 24	Universal Submissions Key Matters Report	DTP
9	28 Oct 24	Submission – Boroondara City Council (RS1)	DTP
10	28 Oct 24	Submission – Urban Planning Collective on behalf of the owners of 8-18 Porter Street, Hawthorn East (RS2)	DTP
11	28 Oct 24	Submission – Tract on behalf of the owners of Burke Road Camberwell (RS3)	DTP
12	28 Oct 24	Submission – Human Habitats on behalf of the owners of 335 Camberwell Road Camberwell (RS4)	DTP
13	28 Oct 24	Submission – Ratio Consultants on behalf of the owners of 683 Burke Road Camberwell including attachment (RS5)	DTP
14	28 Oct 24	Submission – Dr Monique Ryan MP (RS6)	DTP
15	28 Oct 24	Submission – Urban Planning Collective on behalf of the owners of 800-802 Burke Road, Camberwell (RS7)	DTP
16	28 Oct 24	Submission – Ratio Consultants on behalf of the owners of 616 Riversdale Road, Camberwell (RS8)	DTP
17	28 Oct 24	Submission – Contour Consultants on behalf of VicTrack (RS9)	DTP
18	28 Oct 24	Submission – Vantage Point Projects on behalf of the owners of 80 Camberwell Road, Hawthorn East (RS10)	DTP
19	28 Oct 24	Submission – The Rivoli Trust (RS11)	DTP
20	28 Oct 24	Camberwell Junction Document List	DTP