



## Department of Transport and Planning

25 October 2024

Sarah Raso  
Lead Chair  
Activity Centres Standing Advisory Committee  
Planning Panels Victoria  
[planning.panels@transport.vic.gov.au](mailto:planning.panels@transport.vic.gov.au)

Dear Sarah,

### **Referral No. 6: Epping 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 Epping Activity Centre Plan. The Epping 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 480 submissions, including survey responses (numeric and free text), in-person feedback at consultation events, and written submissions were received for the Epping 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 Whittlesea.

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 Epping 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 timelines. 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 Bettiol, 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: Epping 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