



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

Dear Sarah,

Referral No. 5: Activity Centres Program - Chadstone Activity Centre Plan 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 Chadstone Activity Centre Plan. The Chadstone Activity 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 Chadstone Activity Centre plan has been prepared by the VPA on behalf of DTP and will enable delivery of approximately 6,500 to 8,000 dwellings in proximity to established jobs, services and public transport.

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.

Between 22 August and 29 September 2024, DTP and the VPA undertook public consultation for the Chadstone Activity Centre plan. The project has generated significant community interest and a total of 812 submissions, including survey responses (numeric and free text), in-person feedback at consultation events, and written submissions were received for the Chadstone Activity Centre. Responses were received from current and potential future residents, businesses, government agencies, authorities, community groups, members of the development industry, Glen Eira City Council, Monash City Council and Stonnington City Council.

A summary of the targeted engagement undertaken, analysis of the matters raised following the targeted engagement, and changes proposed to the Chadstone Activity Centre Plan 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
Landscape setbacks	<p>It is proposed that landscape setbacks will support urban greening. Please advise whether:</p> <ul style="list-style-type: none"> the designated locations in the <i>draft Chadstone Activity Centre Plan (September 2024)</i> for landscape setbacks are suitable to achieve the intended purpose, including 7.6m deemed to comply front landscaping setback as a (local variation) along Dandenong Road is appropriate to provide opportunity for large canopy tree planting and to contribute to an improved boulevard character.
Sun access	<p>It is proposed that sun access and protection is vital for public spaces and the open space network. It is proposed that sun and solar access standards are applied to streets, parks and open spaces. Please advise whether:</p> <ul style="list-style-type: none"> modifying the designated locations in the <i>draft Chadstone Activity Centre Plan (September 2024)</i> is suitable to achieve the intended purpose, specifically the: removal of 'Boulevard' classification as a (local variation) as it relates to sun access and solar protection for the section of Dandenong Road between Chadstone Road and the intersection of Maroo Street / Dandenong Road to support the long-term strategic development of Chadstone Shopping Centre, and removal of the 'Key pedestrian streets / green streets' classification as a (local variation) on Chadstone Road to support the long-term development opportunities in the south-west corner of Chadstone Shopping Centre.
Active Frontages	<p>It is proposed that some public interfaces should be designed to contribute to the use, activity, safety and interest of the public realm. Please advise whether:</p> <ul style="list-style-type: none"> the designated locations in the <i>draft Chadstone Activity Centre Plan (September 2024)</i> are suitable to achieve the intended purpose.
Master plans	<p>Master planning requirements are not proposed in the <i>draft Chadstone Activity Centre Plan (September 2024)</i>.</p> <p>Please advise whether a site-specific approach to Chadstone Shopping Centre beyond what is proposed for 'Enclosed Shopping Centre typology' is appropriate, noting the preferred mechanism to support future development of the site will be considered through further engagement with key stakeholders (Vicinity / City of Stonnington).</p>
Building Height	<p>Please advise whether the proposed changes to the Building Height standard provide sufficient clear guidance for responsible authority's decision-making. Specifically:</p>

	<ul style="list-style-type: none"> 60m preferred building height for Chadstone Shopping Centre as a (local variation)
Street wall podium height	<p>Please advise whether the proposed changes to the Street wall / podium height standard provide sufficient clear guidance for responsible authority's decision-making. Specifically:</p> <ul style="list-style-type: none"> 15m / 4 storey deemed to comply 'Street wall / podium height) as a (local variation)
Catchment boundary	<p>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 Chadstone is consistent with the intended purpose.</p>

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: Schedule to the Built Form Overlay (example)
Att F: Chadstone Draft Activity Centre Plan
Att G: Submissions
Att H: Document list

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