



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. 8: Activity Centres Program – Moorabbin 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 Moorabbin Activity Centre Plan. The Moorabbin 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 Moorabbin Activity Centre Plan has been prepared by the VPA on behalf of DTP and will enable delivery of approximately 5,000 to 6,800 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 Moorabbin Activity Centre Plan. The project has generated significant community interest and a total of 788 submissions, including survey responses (numeric and free text), in-person feedback at consultation events, and written submissions were received for the Moorabbin activity centre. Responses were received from current and potential future residents, businesses, government agencies, authorities, community groups, members of the development industry, and Bayside City Council, Glen Eira City Council and Kingston City Council.

A summary of the targeted engagement undertaken and analysis of the matters raised following the targeted engagement, and changes proposed to the Moorabbin 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 Moorabbin Activity Centre Plan (September 2024)</i> for landscape setbacks are suitable to achieve the intended purpose, including if: extension of the 4m deemed to comply front landscaping setback is appropriate for the newly proposed sections of the Residential typology in Kingston (Local variation).
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 Moorabbin Activity Centre Plan (September 2024)</i> is suitable to achieve the intended purpose, specifically if the: inclusion of the 'Key pedestrian streets / green streets' classification on Charming Street in Bayside is appropriate, to support a network of green streets connecting to the Activity Centre Core. (Local variation). inclusion of the 'Key pedestrian streets / green streets' classification on section of Healey Street between Central Avenue and Horscroft Place is appropriate, to support street greening and active transport opportunities throughout the Activity Centre Core. (Local variation). inclusion of the 'Key pedestrian streets / green streets' classification on section of Horscroft Place is appropriate, to support street greening and active transport opportunities throughout the Activity Centre Core. (Local variation).
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"> modifying the designated locations in the <i>draft Moorabbin Activity Centre Plan (September 2024)</i> is suitable to achieve the intended purpose, specifically if the: inclusion of 'secondary active frontage' on South Road, on south side in Bayside, is appropriate to support defining the Bayside entry to the Activity Centre Core and to avoid inactive edges. (Local variation). inclusion of 'secondary active frontage' on South Road between the Frankston railway line and South Avenue in Glen Eira is appropriate to foster walkability and a sense of sense in order to overall support a more amenable pedestrian environment. (Local variation).

	<ul style="list-style-type: none"> inclusion of 'secondary active frontage' on both sides of Taylor Street in Kingston is appropriate to foster walkability in the Activity Centre Core. (Local variation). inclusion of 'primary active frontage' on Central Avenue to support activation of this key street as a focal point for the Activity Centre Core. (Local variation).
Master plans	<p>It is proposed that sites over 5,000sqm require additional controls to manage built form outcomes. The <i>draft Moorabbin Activity Centre Plan (September 2024)</i> designates the sites recommended for a master plan. Please advise whether:</p> <ul style="list-style-type: none"> modifying the designated locations in the <i>draft Moorabbin Activity Centre Plan (September 2024)</i> is suitable to achieve the intended purpose, specifically if the: inclusion of identification for master planning for the Moorabbin West Precinct Large Opportunity Site, bounded by the Frankston railway line, Exley Drive and Nepean Highway, is appropriate given its size, shape and frontage to a major arterial road. (Local variation).
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"> 34m / 10 storey preferred building height for the Harvey Norman Large Opportunity Site, on South Road and Linton Street (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"> 11m / 3 storey deemed to comply 'Street wall / podium height' for all Large Opportunity Sites and Limited Sensitivities in Kingston that don't front to South Road or Nepean Highway (Local variation).
Spatial application of built form typologies	<p>Please advise whether the proposed changes to the spatial application of built form typologies provide sufficient clear guidance for responsible authority's decision-making. Specifically:</p> <ul style="list-style-type: none"> Residential typology to the section in Kingston bounded by Redholme Street and Healey Street. Residential typology to either side of Horscroft Place. Non-Heritage Main Street Core typology to South Road between Jasper Road and Railway Crescent. LOPS typology to Station Street between South Road and Central Avenue. LIMS typology to 2-4 Highbury Avenue, Hampton East.

	(All local variations)
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 in Moorabbin 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: Schedule to the Built Form Overlay (example)
- Att F: Moorabbin 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