



ISSUE

Activity Centres are designated as part of Melbourne 2030 Policy. Melbourne's population is growing at a rapid rate and building up activity centres is critical to accommodate this growth. Activity Centres are separated into the following typologies:

- Central Activities District
- Principal Activity Centre
- Major Activity Centre
- Specialised Activity Centre
- Neighbourhood Activity Centre

FACTS

There are six centres designated as Central Activities Districts (CADs). The purpose of the new centres is to provide a focus for Government investment to allow for employment and housing growth. The centres are Box Hill, Broadmeadows, Dandenong, Footscray, Frankston and Ringwood.

The Government is also committed to introducing a new Activity Centre Zone and a Development Framework and setting up Development Assessment Committees (DACs) for 5 market ready centres (Camberwell, Coburg, Doncaster Hill, Geelong and Preston) to make decisions on major planning permit applications. Following this, the Department for Planning and Community Development will work with Councils to set boundaries for all other Principal and Major Activity Centres.

The planning controls for the CADs and the DAC areas need to be made more flexible and responsible authorities need to be more decisive and facilitative in allowing new land uses and development within activity centres.

RESPONSE

- Ensure all activity centres are well serviced by public transport, have safe walkable environments and good urban design elements.
- Lobby Government to setup DACs for the 6 CADs as a matter of priority. DACs need to have autonomy in decision making and not be open to challenge by local government or 3rd parties.
- The proposed Activity Centre Zone needs to be tailored to remove 3rd party rights for some uses and development that comply with a Structure Plan that has undergone a vigorous public process.
- Lobby Government to allow generous boundaries around activity centres (i.e. boundaries should not simply follow the business or non residential zone boundaries) for application of the Activity Centres Zone to facilitate residential, retail and commercial development, with some uses not requiring planning permits and removal of 3rd party rights.
- The boundaries of activity centres should be defined by its reasonable walking catchment (e.g. within 400-800 metres) from the Principal Public Transport Network and the activity centre itself.
- Ensure that medium and higher density residential development opportunities are maximised within walking distance of such centres.
- Government, in particular VicUrban needs to take a strong lead in undertaking land assembly to enable the provision of suitable sites for large scale housing and/or commercial development.



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