

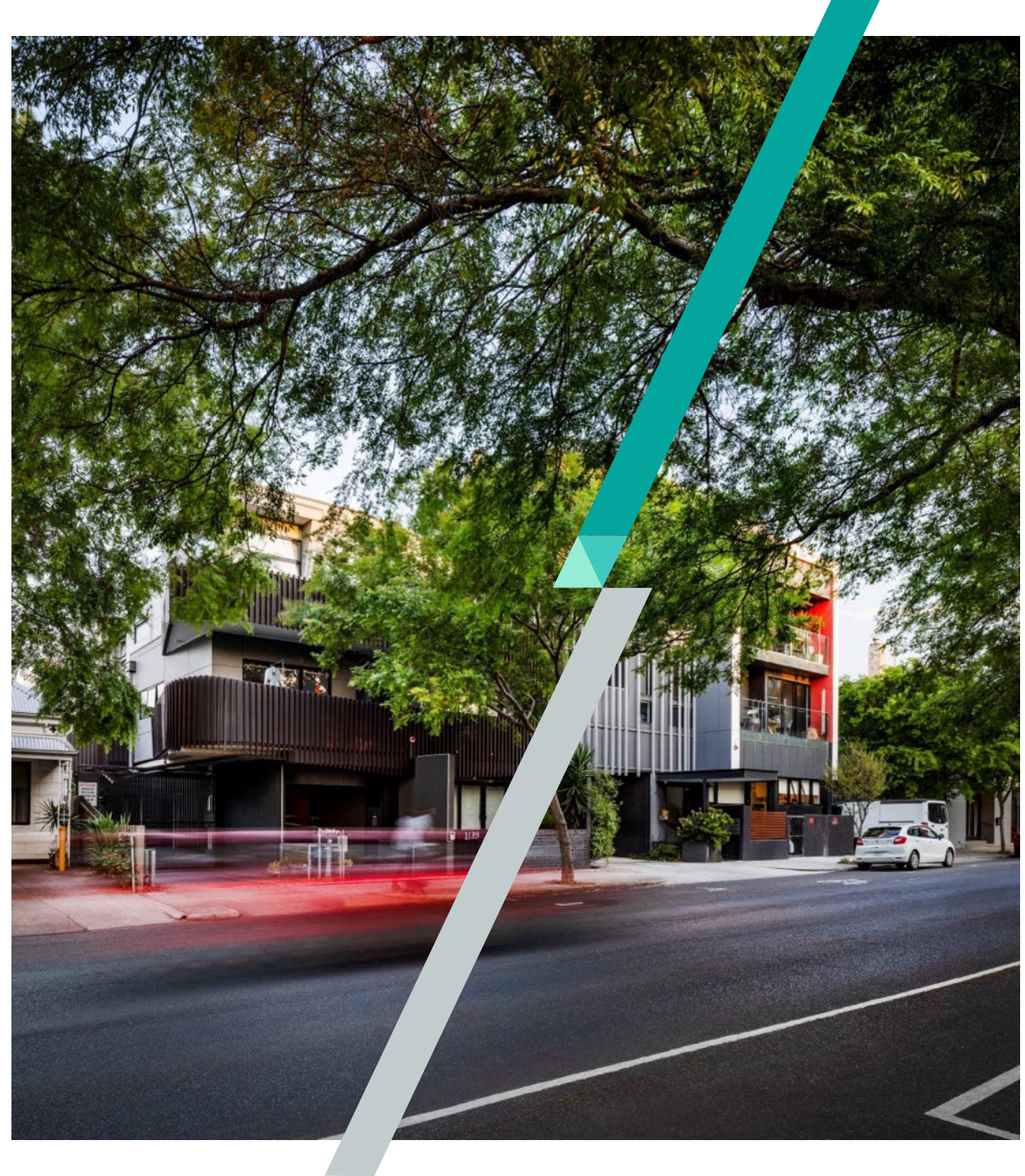


Department
of Transport
and Planning

Presentation to Select Committee Hearing

DEPARTMENT OF TRANSPORT AND PLANNING

30 APRIL 2025



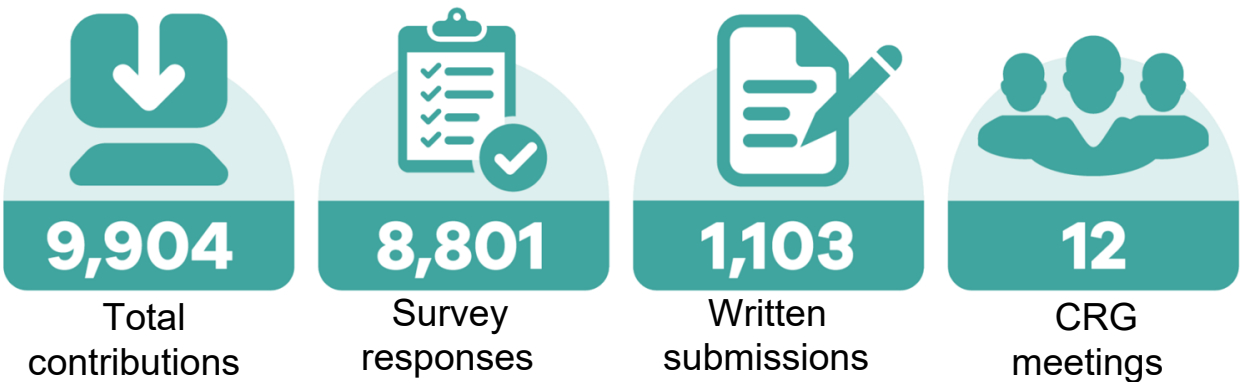


Acknowledgement of Country

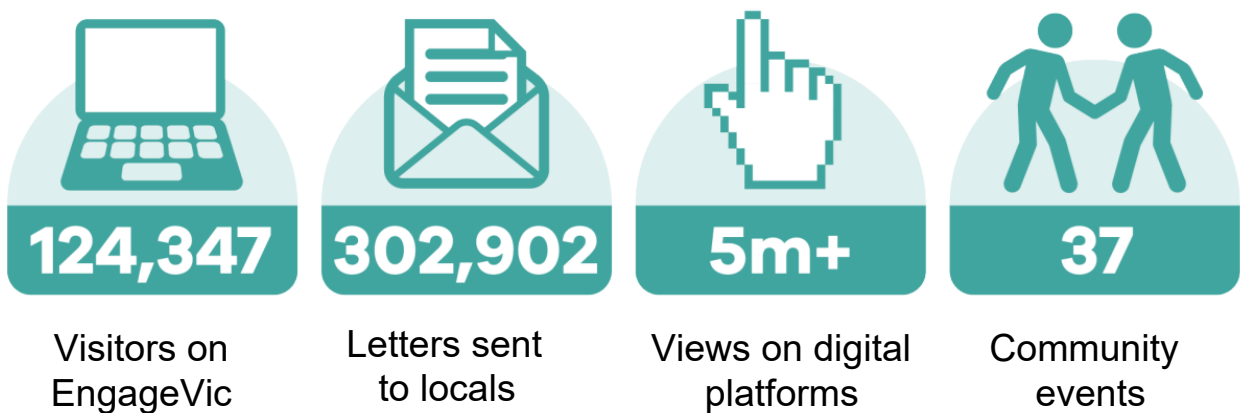
I would like to acknowledge the Traditional Owners of the Land on which we are meeting on today; the Wurundjeri people. I pay my respects to their Elders past, present and extend that respect to all Aboriginal and Torres Strait Islander people here today.

Activity Centres – Consultation overview

What we heard:



How we consulted:



Key themes:



Catchment boundaries
There was opposition to the inclusion and extent of the catchment area and its boundary



Infrastructure
The need for existing and future infrastructure to keep up with higher density living was raised



Transport Connections
Concerns were raised around transport connections and the availability of public transport to support increased density



Building Heights
There was a desire to ensure that building heights were appropriate for each area



Green Open Space
There was a clear desire to preserve green open space



Traffic & Parking
Concerns were raised around the potential increased traffic, congestion and parking issues that would result from the increased density

Activity Centres – Overview of consultation with local councils on 10 Pilot Centres



Monthly meetings

Held with local councils involved in the Activity Centre Program since February 2024.

Activity Centre	Councils	Approx. No. of meetings
Broadmeadows	Hume	12
Camberwell Junction	Boroondara	11
Chadstone	Glen Eira, Monash, Stonnington	19
Epping	Whittlesea	11
Frankston	Frankston	9
Moorabbin	Glen Eira, Bayside, Kingston	27
Niddrie and North Essendon	Moonee Valley	16
Preston	Darebin	12
Ringwood	Maroondah	12



Workshops

Held with Council directors.

- **7 May 2024** – An update on the Activity Centre Program, specifically, the approach to infrastructure contributions and parking reform.
- **1 August 2024** – An update on the Activity Centre Program, specifically, the approach to engagement, built form typologies, the planning tool, Plan for Victoria and housing targets update and infrastructure contributions.



Pre-launch Engagement

Held with relevant councils to outline the contents of the draft Activity Centre Plans including information relating to the catchment areas.



Ongoing engagement

Direct engagement with relevant councils is ongoing.

Townhouse and Low -Rise Code – Who we consulted



148 STAKEHOLDERS
Workshops and
targeted consultation

32 COUNCILS - 21 metropolitan councils and 11 regional councils

Banyule	Golden Plains	Manningham	Nillumbik
Bass Coast	Greater Geelong	Maribyrnong	Port Phillip
Baw Baw	Hobsons Bay	Maroondah	Pyrenees
Boroondara	Indigo	Melbourne	Strathbogie
Casey	Kingston	Merri-bek	Stonnington
Darebin	Knox	Mildura	Surf Coast
Frankston	Latrobe	Moonee Valley	Wyndham
Glen Eira	Macedon Ranges	Mornington Peninsula	Yarra Ranges

A Codification Technical Reference Group (CTRG) comprising of 8 experts from industry and council was established to provide expert advice to the department.



PEAKS



ASSOCIATIONS

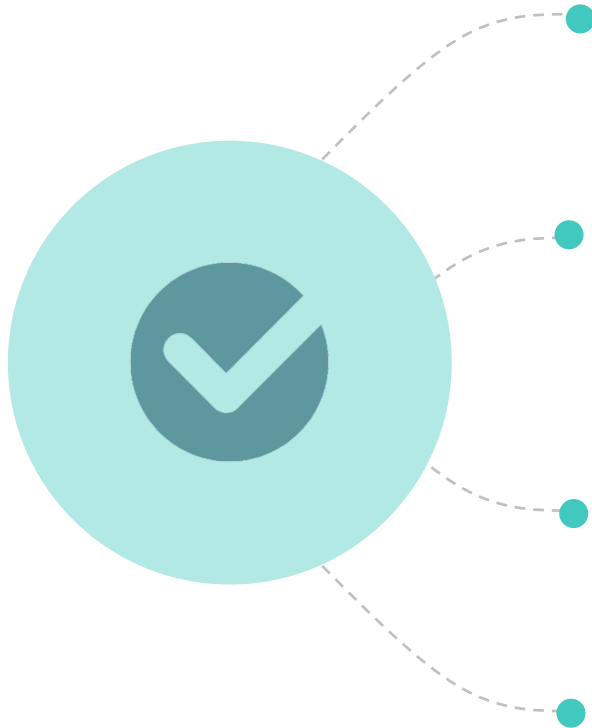


INDUSTRY



CTRG

Townhouse and Low -Rise Code – Supporting housing



Increased certainty:

- Removes uncertainty. Previously a standard could be met but an application can still be refused.
- Providing landowners with confidence to invest and enter the market.
- Increase clarity for community about what are acceptable development outcomes.

Streamlined assessment timeframes:

- It is estimated that decision times for permits can be reduced from an average 145 days to 60 days.
- Where an application is exempt from review to VCAT the additional 210 days of this process is avoided.

Flexibility:

- When a standard is not met an application is not automatically refused.
- Applicants can have an alternative design that varies a standard.

Proportionate:

- Reduces the administrative cost and resources required by the responsible authority.
- Allows planners to focus on assessing larger and more complex development proposals that give effect to State and local policies.
- Only available for developments of two or more dwellings and residential buildings that are 'low rise' (1 to 3 storey). Other planning rules for residential development such as developments of 4 or more storeys are not codified assessments.

Other Jurisdictions - Assessment Streaming and Third Party Appeal



New South Wales

Complying development:

- No third party review for 'complying development'.
- Determined through a fast-track assessment by a council or private certifier (20 days).
- Must comply with pre-set standards and conditions.
- For straightforward, low impact developments.
- If criteria not met, it is assessed on merit.
- Limited merits review rights available – only for state significant development.



Queensland

- Two categories of assessable development: 'code' or 'impact'.

Code assessment :

- No public consultation and no third party review.
- Assessed against benchmarks set out in the planning scheme.
- If the criteria are met, it must be approved.

Impact assessment:

- Requires public notification.
- Allows for third party appeal.



Auckland

Medium Density Residential Standards:

- For three homes up to three storeys – No public notice and no third party review.
- For four or more residential units - No public notice and no third party review (must comply with density standards).
- For three homes up to three storeys, if standards are met, it is permitted and no consent is required.
- Four or more residential units requires consent.

SRL East Precincts – Consultation to support six new precincts

Planning for the precincts around future SRL East stations has been underway since 2021, with public consultation commencing in mid -2023.



Thank you



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