

**Referral 9: Niddrie (Keilor Road) Activity Centre and
North Essendon Activity Centre**

Activity Centres Standing Advisory Committee Report

12 November 2024

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Activity Centres Standing Advisory Committee Report

Referral 9: Niddrie (Keilor Road) Activity Centre and North Essendon Activity Centre

12 November 2024



Tim Hellsten, Chair



Dianne King, Member



Simon Shiel, Member



Kate Partenio, Member

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Glossary and abbreviations

ACP	Activity Centre Program
AHD	Australian Height Datum (AHD)
City of Centres Report	<i>City of Centres: Development of typology-based built form controls</i> , Sheppard & Cull, May 2024
Committee	Activity Centres Standing Advisory Committee
Council	Moonee Valley City Council
DDO7	Design and Development Overlay Schedule 7 (Keilor Road Major Activity Centre)
DDO8	Design and Development Overlay Schedule 8 (Essendon Airport – Obstacle Height Area No.1)
DDO9	Design and Development Overlay Schedule 9 (Essendon Airport – Obstacle Height Area No.2)
DDO10	Design and Development Overlay Schedule 10 (North Essendon Major Activity Centre)
DTP	Department of Transport and Planning
Minister	Minister for Planning
Niddrie Activity Centre	Niddrie (Keilor Road) Activity Centre
PE Act	<i>Planning and Environment Act 1987</i>
Planning Scheme	Moonee Valley Planning Scheme
RS [number]	referred submission [number]
the Urban Design Background Report	<i>Activity Centre Program Urban Design draft background summary report</i> , VPA, 2024
VPA	Victorian Planning Authority
VPA Report	Niddrie (Keilor Road) & North Essendon, Key Matters Report, VPA, 2024
WCZ	Walkable Catchment Zone

Overview

Referral summary

Referral	Referral 9: Niddrie (Keilor Road) and North Essendon
Subject land	See Figures 1 and 2
Referred submissions and information	See Appendix C
Referred issues	Advice sought on: <ul style="list-style-type: none">- Landscape setbacks- Sun access- Active frontages- Master plans- Building heights- Catchment boundary Advice not to be provided on: <ul style="list-style-type: none">- any other matter

Committee

The Committee	Tim Hellsten (Chair), Dianne King, Simon Shiel and Kate Partenio
Supported by	Georgia Brodrick (Planning Panels Victoria)
Site inspection	23 October 2024
Date of this report	12 November 2024

1 Introduction

1.1 Terms of Reference and referral letter

The Minister for Planning (Minister) appointed the Activity Centres Standing Advisory Committee (Committee) on 22 August 2024. The purpose of the Committee is set out in its Terms of Reference dated 22 August 2024:

... provide timely advice to the Minister for Planning on specific matters referred to it relating to strategic and built form work undertaken in relation to the [Activity Centres Program] ACP to inform the preparation of clear new planning controls in and around the 10 activity centres identified in *Victoria's Housing Statement, The decade ahead, 2024-2034* to deliver 60,000 more homes.

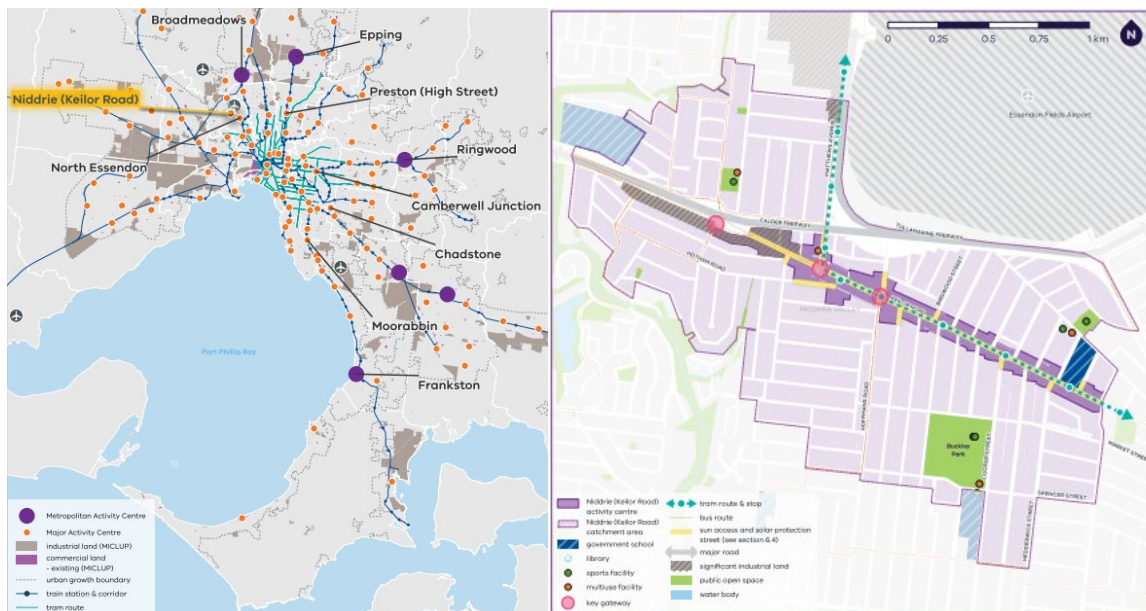
This is Referral 9. The Minister's referral letter for Niddrie and North Essendon dated 25 October 2024 is included in Appendix B.

The Minister seeks the Committee's advice on a specific issue as outlined in the referral letter and shown in the Overview.

1.2 Niddrie (Keilor Road) Activity Centre

The Niddrie (Keilor Road) Activity Centre (Niddrie Activity Centre) is located around 9 kilometres from the Melbourne CBD. The Niddrie Activity Centre, shown in dark purple in Figure 1, is the commercial core of the precinct. The walkable catchment is shown in light purple.

Figure 1 Niddrie (Keilor Road) Activity Centre – regional context (left) extent of the Activity Centre and catchment (right)



Source: Draft Niddrie (Keilor Road) Activity Centre Plan, Plan 1 (left) and Figure 1 (right)

The Niddrie Activity Centre:

- is located within the City of Moonee Valley and is located predominantly along Keilor Road
- comprises approximately 26 hectares. of commercial, civic and residential uses

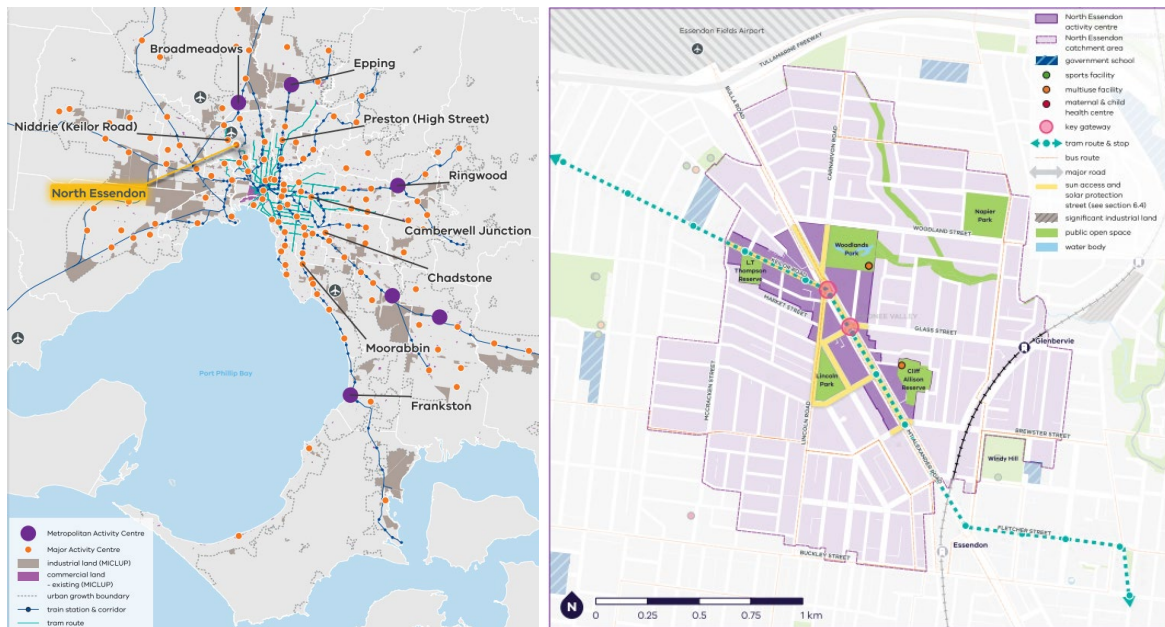
- is recognised as a regionally significant commercial area, strengthened by its proximity to the Essendon Fields Airport and connections to the Tullamarine and Calder Freeways
- enjoys access to jobs and services by the route 59 tram line, multiple bus routes and direct access to the principal road network.

The draft Niddrie (Keilor Road) Activity Centre Plan provides the built form outcomes supported within the Activity Centre in Section 6 (Activity centre built form standards). The extent of the catchment and the proposed types of housing in the catchment are described in Section 7 (Catchment area).

1.3 North Essendon Activity Centre

The North Essendon Activity Centre is located around eight kilometres from the Melbourne central business district. The North Essendon Activity Centre, shown in dark purple in Figure 2, is the commercial core of the precinct. The walkable catchment is shown in light purple.

Figure 2 North Essendon Activity Centre – regional context (left) and extent of the Activity Centre and catchment (right)



Source: Draft North Essendon Activity Centre Plan, Plan 1 (left) and Figure 1 (right)

The North Essendon Activity Centre:

- is also located within the City of Moonee Valley and is located predominantly along Mount Alexander Road and Bulla Road
- comprises approximately 42 hectares of commercial, civic and residential uses
- is recognised as a regionally significant commercial area, strengthened by its proximity to the Essendon Fields Airport and connections to the Tullamarine and Calder Freeways
- enjoys access to jobs and services by the route 59 tram line, multiple bus routes and direct access to the principal road network.

The draft North Essendon Centre Plan provides the built form outcomes supported within the Activity Centre in Section 6 (Activity centre built form standards). The extent of the catchment and the proposed types of housing in the catchment are described in Section 7 (Catchment area).

The North Essendon Activity centre catchment adjoins the Niddrie (Keilor Road) Activity Centre to the west.

1.4 The Committee's approach

The Committee has conducted its assessment process in accordance with the procedural requirements of the Terms of Reference, in particular Clauses 9, 10, 12 and 18. It has reported on all relevant matters in accordance with its Terms of Reference, particularly Clause 16.

Clause 12 of its Terms of Reference require the Committee to:

... conduct its work with a view to maximising efficiency and timeliness. This may include conducting reviews 'on the papers' without oral hearings where the Committee considers it appropriate depending on the nature of the matter referred.

Clause 18 requires the Committee to submit its report to the Minister and the Department of Transport and Planning (DTP) no later than 10 business days from receipt of the referral. This timeframe did not allow for a Hearing to consider oral submissions or evidence on the Referral.

Given the very targeted nature of the Committee's scope, issues to be considered and advice required, and reporting timeframes, the Committee considered an on-the-papers process to be appropriate.

1.5 Limitations

The Committee has confined its consideration to the matters in the table in the referral letter, as directed in the referral letter (see Appendix A).

Despite the confined nature of the matter on which the Committee's advice is sought, a substantial amount of material was referred to the Committee (see Appendix C). In the time available, the Committee has not been able to comprehensively review the referred material. It has focussed on those parts which relate to the matter on which the Committee's advice is sought.

The targeted consultation in relation to the Niddrie (Keilor Road) and North Essendon Activity Centre Plans resulted in 1,804 submissions. Only 7 submissions were referred to the Committee. The referred submissions are listed in Appendix C. The Committee has only considered the referred submissions, and only insofar as they relate to the matter on which the Committee's advice is sought.

The Activity Centre Plans are a form of structure plan. Ordinarily, structure plans would be supported by a number of centre specific background reports covering a range of technical disciplines, for example strategic planning, future population targets and yields, capacity analysis, built form and urban design, traffic and transport, community infrastructure needs and so on.

The Committee was referred two background urban design reports, which relate to the Activity Centre Program (ACP) more broadly:

- City of Centres: Development of typology-based built form controls, Sheppard & Cull, May 2024 (the City of Centres Report)
- *Activity Centre Program Urban Design draft background summary report*, VPA, 2024 (engagement version and Committee version) (the Urban Design Background Report).

The referred material did not include any background material relating specifically to Niddrie and North Essendon or their respective Activity Centre Plans or the catchments.

The Urban Design Background Report provides an overview of the built form typology approach undertaken for the ACP and a set of built form standards proposed in the draft activity centre plans prepared for several centres including Niddrie (Keilor Road) and North Essendon. It outlines local variations for standards. While it provides useful background context and understanding of the ACP, the Committee has not considered the Urban Design Background Report in detail in preparing its advice in relation to the Niddrie and North Essendon other than in relation to the variations to standards relating to landscape setbacks for both centres.

Other than the list of zones and mapping of overlays in both Activity Centre Plans, the Committee was not provided with information about the existing Moonee Valley Planning Scheme (Planning Scheme) controls that apply to the two Activity Centre or their catchments, or relevant local policies applying to both Activity Centres. For the purposes of this Report, the Committee has assumed that the existing controls and local policies will be retained, but the residential zones will be replaced with the Walkable Catchment Zone (WCZ).

The Committee did not have the benefit of a public Hearing or any discussions or evidence (in support or contradictory) that may have assisted it to better understand the strategic basis of the Activity Centre Plan or the background documents which informed the selection of Niddrie or North Essendon as two of the 10 pilot Activity Centres. Nor did it have the benefit of hearing from those in State Government who selected the centres, or from the consultants who prepared the supporting documents. Further, while the referred material included a submission from Moonee Valley City Council (Council), the Committee did not have the benefit of discussing any aspect of the two Activity Centre Plans or Council's submission with the Council officers.

Clause 13 of the Committee's Terms of Reference state:

13. The Committee may invite the Department of Transport and Planning (DTP), the Victorian Planning Authority (VPA), a relevant Council and/or any other party to identify or address any matters through further written comments (noting that this does not extend the time for provision of a Report as required by Clause 19).

Given the 10 day reporting timeframe, the Committee chose not to request further information pursuant to clause 13, as it would not have been practical and may have compromised the process from a procedural fairness perspective.

The Committee has prepared this Report within the 10 day timeframe under the Terms of Reference. Given the limitations outlined above, the Committee has largely had to accept the material at face value. The advice contained in this Report should not be taken as a comprehensive merits review of the Niddrie and North Essendon Activity Centre Plans or the catchment. It is targeted advice strictly confined to the matters in the referral letter.

2 Summary of referred issues, findings and recommendations

The issue and summary of the referred matters is taken directly from the referral letter.

Table 1 Summary of referred issues, findings and recommendations

Issue	Summary	Findings and recommendations
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 draft Niddrie (Keilor Road) & draft North Essendon Activity Centre Plans (September 2024) for landscape setbacks are suitable to achieve the intended purpose, including: <ul style="list-style-type: none"> - 4m deemed to comply front landscaping setback as a (local variation) along sections of Queen Street for Fringe typology to align with the existing subdivision pattern. - 2.5m deemed to comply front landscaping setback as a (local variation) along Limited Sensitivity typology on Mt Alexander Road. - 1.5m deemed to comply front landscaping setback as a (local variation) to street frontages zoned Commercial 2 Zone (C2Z) to align with Moonee Valley's [Design and] Development Overlay, Schedule 7 (DDO7). 	<p>Finding:</p> <p>The proposed landscape setback local variations for both Activity Centres will achieve their intended purpose.</p> <p>Recommendation:</p> <p>Extend the four metre landscape setback local variation to the properties at 22, 24 and 26 Queen Street, North Essendon</p>
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"> - the designated locations in the draft Niddrie (Keilor Road) & draft North Essendon Activity Centre Plans (September 2024) is suitable to achieve the intended purpose. 	<p>The designated locations for solar access protection in the draft Niddrie (Keilor Road) & North Essendon Activity Centre Plans are suitable to achieve the intended purpose.</p> <p>That said, the Boulevard standard's reference to "<i>maintain sun access to opposite central median</i>" is unclear and would benefit from drafting improvements.</p>

Issue	Summary	Findings and recommendations
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 draft Niddrie (Keilor Road) & draft North Essendon Activity Centre Plans (September 2024) are suitable to achieve the intended purpose 	<p>Findings:</p> <p>The designated primary and secondary active frontage locations are appropriate to achieve their intended purpose.</p> <p>That said they should be extended to apply to a few additional locations to provide for more integrated outcomes for the two Activity Centres.</p> <p>Recommendations:</p> <p>Extend the primary active frontage to both sides of Wallis Mall between Keilor Road and Hotham Street, Niddrie.</p> <p>Extend the secondary active frontage across the northern edge of the retail pocket facing Woodlands Park to the east of Carnarvon Road, North Essendon.</p>
Master plans	<p>It is proposed that sites over 5,000sqm require additional controls to manage built form outcomes. The draft North Essendon Activity Centre Plan (September 2024) designates the sites recommended for a master plan. Please advise whether:</p> <ul style="list-style-type: none"> - the designated locations in the Activity Centre Plan are suitable to achieve the intended purpose. Note: Master planning requirements are not proposed in the draft Niddrie (Keilor Road) Activity Centre Plan (September 2024). 	<p>Finding:</p> <p>The identification of 1144-1146 Mt Alexander Road as a Master plan site in the North Essendon Activity Centre Plan is appropriate.</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"> - Reducing deemed to comply height of 203-211 Keilor Rd from 10 storeys to 8 storeys as a (local variation) due to the conflict with Essendon Fields Airport's operation. 	<p>Findings:</p> <p>Reducing the deemed to comply height of 203-211 Keilor Road from ten storeys to eight storeys is generally supported.</p> <p>That said further discussions with Essendon Fields Airport and the Civil Aviation Safety Authority should be undertaken to establish that an eight storey height limit for 203-211 Keilor Road, Niddrie will not impact Essendon Fields Airport operations or aircraft safety.</p>

Issue	Summary	Findings and recommendations
		<p>Recommendation:</p> <p>Further discussions be held with Essendon Fields Airport and the Civil Aviation Safety Authority to establish that a 27 metre (eight storey) deemed to comply height limit for 203-211 Keilor Road, Niddrie will not impact Essendon Fields Airport operations or aircraft safety.</p>
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 Niddrie (Keilor Road) and North Essendon is consistent with the intended purpose.	<p>Finding:</p> <p>The walkable catchment of both Activity Centres is excessive and should be reduced consistent with the findings of the Referral 2 Committee.</p> <p>Recommendations:</p> <p>Amend the Niddrie (Keilor Road) 800 metre walkable catchment to be measured from the edge of the Commercial 1 Zone rather than including land in the Commercial 2 Zone.</p> <p>Amend the North Essendon 800 metre walkable catchment to be measured from the edge of the Commercial 1 Zone (except those fringe areas already intensely used for residential activity) rather than including land in the Residential Growth Zone or the LT Thomphson, Woodlands Park, Lincoln Park and the Cliff Ellison Reserve.</p>

3 Analysis

3.1 Key policy drivers

The Terms of Reference (in Clause 16) require the Committee to address the referred matters and its recommendations in the context of:

- Victoria's Housing Statement, The Decade Ahead 2024-2034
- Plan Melbourne 2017-2050 or any equivalent replacement planning strategy.

Key policy drivers in the Housing Statement relevant to planning for activity centres include, to:

- introduce clear planning controls to deliver an additional 60,000 homes around an initial 10 activity centres across Melbourne: Broadmeadows, Camberwell Junction, Chadstone, Epping, Frankston, Moorabbin, Niddrie (Keilor Road), North Essendon, Preston (High Street) and Ringwood
- introduce activity centre plans to guide investment in the things a growing suburb needs like community facilities, public spaces and parks
- incentivise affordable housing.

Key policy drivers in Plan Melbourne relevant to planning for Activity Centres include, to:

- encourage increased housing diversity and density in activity centres
- create inclusive, vibrant and healthy neighbourhoods
- provide a diverse range of jobs, activities and housing in centres that are well served by public transport
- provide certainty about the scale of growth in the suburbs
- support a network of vibrant neighbourhood activity centres Support new housing in activity centres and other places that offer good access to jobs, services and public transport
- facilitate housing that offers choice and meets changing household needs.

Plan Melbourne identifies Niddrie (Keilor Road) and North Essendon as two of 121 major activity centres. Plan Melbourne includes a number of directions in relation to major activity centres. Of relevance:

- Direction 1.2 notes that the distribution of jobs across Melbourne is uneven, with outer suburbs and growth areas generally having less access to jobs than middle and inner Melbourne. It states that major activity centres will ensure employment growth occurs outside of the central city, and transport projects will better connect people to job opportunities in key areas.
- Direction 2.2 states that locating medium- and higher-density development near services, jobs and public transport supports the objectives of consolidation and housing choice. It states there are opportunities for higher- and medium-density development in middle suburbs including in major activity centres.

The Plan Melbourne Implementation Plan identifies no particular actions for Niddrie (Keilor Road) or North Essendon.

No strategic work specific to Niddrie (Keilor Road) or North Essendon was referred to the Committee.

3.2 Landscape setbacks

(i) Submissions

The City of Moonee Valley (Council) submission (RS1) supported mandatory landscaping and garden area requirements to protect and provide tree canopy and minimise heat island effects. It sought the inclusion of landscape setbacks in Table 5 of the Activity Centre Plans where there was no laneway interface.

Submission RS4 was concerned about the impact of increased building height on landscaping within both Activity Centres.

(ii) VPA position

The VPA Report supported the retention of the local landscape setbacks variations as proposed in the two Activity Centre Plans and the Urban Design Background Report.

(iii) Advice sought

The advice sought is whether the following landscape setbacks are suitable to achieve the intended purpose:

- Niddrie (Keilor Road):
 - 1.5 metre deemed to comply front landscaping setback local variation to street frontages zoned Commercial 2 Zone to align with Design and Development Overlay, Schedule 7 (DDO7)
- North Essendon Activity Centre:
 - four metre deemed to comply front landscaping setback local variation along sections of Queen Street for the Fringe built form typology
 - 2.5 metre deemed to comply front landscaping setback local variation along the Limited Sensitivity built form typology on Mt Alexander Road.

(iv) Committee findings and rationale

It is the Committee's understanding that the intended purpose of the landscape setbacks is to support greening, soften edges and to support appropriate transitions.

The Committee generally supports the proposed landscape setback local variations for both Activity Centres and considers they will achieve their intended purpose.

Niddrie (Keilor Road)

For most of the identified Niddrie Activity Centre extent landscape setbacks are not a characteristic of Keilor Road. This reflects the prevailing Commercial 1 Zone. West of Elstone Court and Ryder Street, land use and built form comprises bulky goods and service industries. This reflects the application of the Commercial 2 Zone, larger lot sizes, bulkier building forms and the area's location between two gateway areas. Building setbacks exist along most of this area although landscaping is not a strong feature of them.

Design and Development Overlay Schedule 7 (Keilor Road Major Activity Centre) (DDO7) includes design objectives to develop a consistent street rhythm and integrate planting and landscaping in new development. For this precinct a discretionary minimum ground level setback of 1.5 metres is required to provide a landscaped front setback.

The proposed setback variation is consistent with DDO7 and capable of being provided given the prevailing built form setback character of the identified area.

North Essendon

For North Essendon a four metre landscape setback is proposed to streets where there is an existing landscape setback. Design and Development Overlay Schedule 10 (DDO10) applies to all properties nominated within the four metre landscape setback, which includes in its purpose to maintain the established pattern of front setbacks and integrate planting into the setbacks. The DDO10 applies a discretionary three metre front setback for commercial properties and a setback consistent with Clauses 54 and 55 Standards A3 and B6 for residential properties.

Winnifred Street south of Woodlands Park has a mix of residential and commercial properties, many of which have been developed with multi-unit residential developments with a consistent four metre landscape setback. The application of a four metre setback in this location appears consistent with the prevailing character of the street, and will aid in the delivery of canopy trees on the approach to the park. The termination of the landscape setback at the commercial properties built to boundary at the southern end of the street is consistent with the prevailing character of the street and supported by the Committee.

Similarly, the four metre landscape setback to the south side of Queen Street and both sides of Collins Street is consistent with the prevailing landscape setback.

The north side of Queen Street, east of Collins Street comprises two large sites, one of which has been developed with apartments and has no landscape setback. It is appropriate to leave the remaining development site (currently a supermarket carpark) out of the landscaped setback provisions. The Committee however sees no reason to exclude the properties at 22 to 26 Queen Street out of the landscape setback provision. These properties adjoin L.T. Thompson Reserve, contribute to the existing landscape character of the street and are included in the Residential Growth Zone.

Richardson Street, opposite Lincoln Park is developed with multi-unit residential developments and landscaped setbacks of approximately four metres. It is appropriate to apply the landscape setback to this location to ensure the remaining development sites are developed in a manner which is consistent with the landscape character of the street.

For the stretch of Mt Alexander Road between Sturt Street and Brewster Street, all but two sites have been developed. The prevailing landscape setback is consistent with the proposed 2.5 metre landscape setback. The application of a 2.5 metre landscape setback is therefore supported.

(v) Recommendation

The Committee recommends:

Extend the four metre landscape setback local variations to the properties at 22, 24 and 26 Queen Street, North Essendon.

3.3 Sun access

(i) Submissions

Submission RS6 did not support a mandatory winter solstice sun access control to Cliff Allison Reserve (Niddrie Activity Centre). It considered such a control would limit development. Submission RS7 raised similar concerns in relation to the L.T. Thompson Reserve (North Essendon Activity Centre).

Council's submission did not address the proposed solar access provisions for either Activity Centre.

(ii) VPA position

The VPA Report supported the retention of the proposed mandatory and discretionary sun controls in the two Activity Centre Plans and the Urban Design Background Report.

(iii) Advice sought

The advice sought is whether the designated sun access designated location requirements for streets, parks and open spaces in the two Activity Centre Plans are suitable to achieve the intended purpose.

(iv) Committee findings and rationale

It is the Committee's understanding that the intended purpose of the solar access requirements is to provide sun access to public spaces and the open space network.

The Activity Centre Plans identify:

- mandatory spring equinox solar access standards between 10am and 2pm for
 - boulevards (Bulla Road/Mt Alexander Road) applied opposite the central median and southern footpaths
 - key pedestrian streets – including opposite footpaths along Keilor Road and a number of connecting streets within the Niddrie Activity Centre, and Keilor Road, Lincoln Road, Richardson Street, Carnarvon Road, Leake Street, Thorn Street and Brewster Street (North Essendon Activity Centre)
- discretionary spring equinox standards to other streets (to opposite footpaths)
- mandatory winter solstice solar protection standards between 10am and 3pm for:
 - high protection parks and open spaces where no additional overshadowing is allowed: Woodlands Park and Lincoln Park in North Essendon) and Wallis Mall in Niddrie (Keilor Road)
 - moderate protection parks and open spaces where no additional overshadowing beyond that cast by the podium is allowed: L.T. Thompson Reserve and Allison Park in North Essendon.

The Committee agrees with the identification of the boulevards and key pedestrian streets identified in the Activity Centre Plans. It supports the principle of maintaining sun access at the spring equinox along these streets as an important objective of creating pleasant pedestrian environments. The proposed metrics for these streets is generally appropriate to achieve their intended purpose. That said, the Committee finds the Boulevard standard's reference to "*maintain sun access to opposite central median*" is unclear about whether it includes all

footpaths opposite the median or just the central median itself. For much of Mt Alexander Road the median is taken up by the tram line as well as an avenue of trees. Enjoyment of sunlight into this space extends beyond the central median itself to the adjoining footpaths. Clarifying the standard will ensure its intent is clear and assist in its application.

The four parks identified in the North Essendon Activity Centre have been designed and managed to a high standard of amenity and provide attractive, large usable open spaces close to the Activity Centre and surrounding residential neighbourhoods. The high and moderate designations are appropriate. The winter solstice metrics proposed are appropriate for these spaces and will achieve their intended purpose.

Wallis Mall is a well-designed, highly utilised small space located at the heart of the Niddrie (Keilor Road) Activity Centre and the focus of current streetscape works along Keilor Road. It provides an attractive activated pedestrian link from Keilor Road to a carpark (identified large opportunity site) and residential areas to the south. The winter solstice metrics proposed are appropriate for these spaces and will achieve their intended purpose.

3.4 Active frontages

(i) Submissions

Council's submission supported the active frontage standard but said it should be mandatory to ensure frontages are activated.

Submissions RS5 supported rear laneway setbacks to allow for widening.

(ii) VPA position

The VPA Report adopted the Active frontage standards proposed in the Urban Design Background Report which retains the same clear glazing standard for both Activity Centres.

(iii) Advice sought

The advice sought is whether the designated active frontage locations in the Activity Centre Plans are suitable to achieve the intended purpose.

(iv) Committee findings and rationale

It is the Committee's understanding the intended purpose of the active frontage requirements is to support activity, safety and interest of the public realm along key commercial and pedestrian focussed streetscapes.

The Activity Centre Plans identify:

- primary active frontages where an 80 per cent glazing standard is to apply to a height of 2.5 metres (most streets within the Commercial 1 Zone)
- secondary active frontages where a 60 per cent glazing standard is to apply to a height of 2.5 metres (streets which typically have a Commercial 1 Zone and residential Growth Zone interface).

The focus of the advice sought is on the identified locations rather than the metrics (depths, whether discretionary or mandatory). The Committee has therefore not discussed the metrics in any detail however it notes that the Referral 2 Committee supported the standard being discretionary.

Niddrie (Keilor Road)

The Niddrie Activity Centre includes a critical mass of traditional shopfront supporting a range of uses. More recent development also includes opportunity for larger and mid-size format uses such as showrooms, offices and gyms. The largely continuous nature of frontages along Keilor Road present a pleasant and interesting emerging character.

The proposed active frontages are sensibly located where uses and frontages are currently active or where active frontages are desirable as the area evolves. The active frontages proposed will contribute positively to the activity, safety and appeal of the public realm.

The Committee supports the proposed designated locations for primary and secondary active frontages and considers they will assist in achieving their purpose. That said a primary active frontage designation should be applied to both sides of the Wallis Mall pedestrian link from Keilor Road to Hotham Street. This is consistent with the level of street activation and streetscape works at this location and the high protection solar protection proposed for the space.

North Essendon

The North Essendon Activity Centre is a well-established, active retail and commercial area that includes traditional shopfronts, a typical supermarket and service businesses fronted by on street carparking and footpaths. Small streets such as the north end of Lincoln Road combine traditional back-street service areas with more recent multi storey development with street front spaces such as gyms and offices. Mount Alexander Road is evolving with recent higher density development on both sides emerging incrementally south-east of Sturt Street (an area identified as 'Limited Sensitivities').

The proposed active frontages are sensibly located where uses and frontages are currently active or where active frontages are desirable as the area evolves. The active frontages identified would contribute positively to the activity, safety and attractiveness of the public realm.

The Committee generally agrees with the proposed designated locations for primary and secondary frontages. That said, the Committee recommends extension of the secondary active frontage the retail pocket fronting Carnarvon Road and facing Woodlands Park. This will avoid a gap in active frontage on this important corner that is within the Commercial 1 Zone and has views to and from the footpath. It is also consistent with the broader master plan provisions for land to the south of this pocket.

(v) Recommendations

The Committee recommends:

Extend the primary active frontage to both sides of Wallis Mall between Keilor Road and Hotham Street, Niddrie.

Extend the secondary active frontage across the northern edge of the retail pocket facing Woodlands Park to the east of Carnarvon Road, North Essendon.

3.5 Master plans

(i) Submissions

Council's submission did not support the inclusion of a master planning requirement for specific sites.

(ii) VPA position

The VPA Report supported the master planning requirement for the 1144-1146 Mt Alexander Road large opportunity site identified in the North Essendon Activity Centre Plan. It considered the requirement was appropriate because of the site's shape, sensitive interfaces (open space) and multiple frontages.

(iii) Advice sought

The advice sought is whether the designated master plan site in the North Essendon Activity Centre Plan is suitable to achieve the intended purpose.

(iv) Committee findings and rationale

The site at 1144-1146 Mt Alexander Road is identified in the North Essendon Activity Centre Plan as a large opportunity site. It comprises two land parcels, one containing a Coles Supermarket and carpark fronting Mt Alexander Road and extending through to Winifred Street. The other contains the balance of the carpark fronting Winifred Street. The two street frontages have district characteristics. Mt Alexander Road is the key active focus and frontage of the Activity Centre, while Winifred Street provides the transition from Fringe built form typology to the Residential typology. While the site contains few constraints, it adjoins an existing residential apartment building and directly interfaces with Woodlands Park. These interfaces require detailed consideration to ensure good outcomes relating to amenity for nearby residences and to provide an attractive and functional interface with the park.

A master plan approach to the site is considered appropriate. The site is understood to be within a single ownership making the coordination of a master plan, to enable the issue of a permit under the Built Form Overlay, more straight forward. The inclusion of the small commercial pocket to the north of the site fronting Mt Alexander Road in the master plan area would be desirable from a strategic perspective to avoid creating an isolated pocket of retail. The master plan approach would however still allow consideration of the measures to integrate this small pocket without the complexity of dealing with multiple land owners through a permit application process.

3.6 Building heights

(i) Submissions

Council's submissions supported the proposed heights for the core of the two Activity Centres subject to high quality urban design outcomes and controls to prevent underdevelopment.

Essendon Fields Airport (RS3) identified concerns with the heights along Keilor Road particularly the ten storey height proposed for land on the south side of Keilor Road between Hoffmans Road and Deakin Street in the Niddrie Activity Centre. The submission identified that the

locality was an area of very low airspace, and the height would result in significant safety issues for airport operations.

Submission (RS7) requested greater heights for a site at 51-53 Keilor Road located in a Fringe built form typology area towards the eastern edge of the North Essendon Activity Centre.

(ii) VPA position

The VPA Report supported the retention of the proposed heights for both Activity Centres subject to the deemed to comply height for 203-211 Keilor Road being reduced from ten storeys to eight storeys as a local variation.

(iii) Advice sought

The advice sought is whether reducing the deemed to comply height of 203-211 Keilor Road from ten storeys to eight 8 storeys as a local variation due to the conflict with Essendon Fields Airport's operation provides sufficient clear guidance for decision making.

Advice has not been sought on the broader approach to building heights within the two Activity Centres.

(iv) Committee findings and rationale

Both Activity Plans identify the provision of increased housing density must be balanced with the protection of Essendon Fields Airport Operations. Existing height controls addressing protected airspace are identified as being retained.

Design and Development Overlay 9 (DDO9) provides controls to limit building heights within flight paths in the vicinity of Essendon Airport. The objective of the control is to avoid hazards to aircraft and protect the safe and effective operation of the Airport. DDO9 extends across a portion of the Niddrie (Keilor Road) Activity Centre identified for predominantly six and ten storeys (on the south side of Keilor Road between Cooper and Roberts Streets understood to be 203-211 Keilor Road).

DDO9 requires a planning permit for buildings and works greater than 80 metres Australian Height Datum (AHD) in height. No AHD details were provided to the Committee in any of the referred materials, however it is understood that AHD in this area (which is also aligned with the Essendon Fields north-south runway) is approximately 65 metres. The obstacle limitation surface heights for the airport of approximately 85 metres AHD. The Committee notes that heights in excess of six storeys (21 metres) will potentially extend into the 80 metre AHD level and obstacle limitation surface heights.

Existing DDO7 identifies preferred maximum heights for Commercial 1 Zone land (including 203-211 Keilor Road) between four (15 metres) and six storeys (21 metres). Aside from DDO9, neither DDO7 nor any other control in the Planning Scheme nominate specific height restrictions in the context of flight paths. The Committee notes however the broad support for proposed heights by Council and that it did not identify concerns in its submissions about height in the context of Essendon Airport.

That said, Clause 02.03-7 of the Planning Scheme provides policy support for the safe and effective operation of the airport, while the Keilor Road/Essendon North neighbourhood implementation plan identifies the investigation of the potential application of the Airport Environs Overlay. Clause 18.02-7S (Airports and airfields) provides a clear policy objective to

safeguard the ongoing, safe and efficient operations of airports and ensure planning around airports does not prejudice operations. It identifies that Essendon Airport is:

... a general aviation airport that is an important regional and state aviation asset with specialised functions, including executive charter, emergency aviation services, freight, logistics and an adjoining employment precinct.

The Committee notes that 203-211 Keilor Road while appearing to be comprised of multiple lots, is a large site over 5,000 square metres comprising large format showroom buildings that are currently vacant. It is identified as a large opportunity site. From this perspective it is appropriate that some additional height is contemplated compared to the adjacent Commercial 1 Zone (identified as Business 1 Zone) areas along Keilor Road which are more fragmented and have narrower frontages.

The VPA Report does not explain why a reduction to eight storeys has been proposed rather than matching the six storey height proposed for adjoining commercial areas or whether the proposed eight storey provision will satisfy Essendon Fields Airport's concerns. The Committee has not had the opportunity to hear from the submitter to explore this issue.

In principle the Committee supports the proposed reduction in height and its identification as a local variation provides clear guidance for height outcomes for the site. Reducing the height is consistent with planning policy to safe guard the operations of state and regionally significant airports. The Committee is concerned about the potential policy impacts associated with relying on the VPA's position that reducing the height to for 203-211 Keilor Road has appropriately addressed the potential impacts on Essendon Airport.

An implication of making the proposed height a deemed to comply requirement will mean that a development application cannot be refused on the requirement. It is unclear how such a requirement will work with the policy considerations including Clause 18.02-7S if the 27 metres (eight storeys) height has the potential to impact airport operations. Further discussion should be held with Essendon Fields Airport and the Civil Aviation Safety Authority to confirm the eight storey height limit 203-211 Keilor Road will not impact on the operations of Essendon Fields Airport to avoid future decision making issues or policy conflict.

(v) Recommendation

The Committee recommends:

Further discussions be held with Essendon Fields Airport and the Civil Aviation Safety Authority to establish that a 27 metre (eight storey) deemed to comply height level for 203-211 Keilor Road, Niddrie will not impact Essendon Fields Airport operations or aircraft safety.

3.7 Catchment boundary

(i) How the catchment boundaries were determined

Section 7 in the Activity Centre Plan (summarised in Section 4.1 in the VPA Report) sets out how the catchment boundaries were defined:

- the residential and non-residential areas in the Activity Centre were identified
- an 800-metre walkable catchment was identified from the edge of the core's non-residential areas, using streets rather than 'as the crow flies'

- the catchment area was then refined to apply to whole blocks, and reduced to remove:
 - areas separated by natural and physical barriers
 - areas where planning controls or environmental constraints make the intensification envisaged under the Walkable Catchment Zone (WCZ) inappropriate
 - areas subject to future planning investigations.

The VPA Report indicates the WCZ will only be applied “*to residential zoning within the defined catchment area*”. The Committee assumes this means the WCZ will only be applied to land that is currently in a residential zone – not to any land that may currently be in, say, a commercial or public use zone.

(ii) Submissions

Council’s submission did support the extent of the walkable catchment given the extent of existing Design and Development Overlay schedules and other restrictions including section 173 Agreements and covenants. It was also concerned about how height transition and neighbourhood character within the catchment would be managed. Council submitted any rezoning of the catchment should be deferred until Council completes its Housing Strategy and Activity centre Framework. The submission did not propose where the catchment should not apply or be reduced.

VicTrack’s submission (RS2) proposed that land around Essendon Station be included in the walkable catchment.

(iii) VPA position

The VPA Report identifies the VPA’s preliminary position is to retain the proposed catchment boundaries and that matters relating to built form overlay controls or other development restrictions were matters of broader policy implementation. It did not respond to the VicTrack submission.

(iv) Advice sought

Advice is sought on whether the VPA’s recommended change to the catchment boundary is consistent with the intended purpose, having regard to the advice sought on the catchment boundary in Referral 2 (common matters).

(v) Committee findings and rationale

Purpose of the walkable catchment

The Activity Centre Plans under ‘Strategic context’ identifies that the among the objectives for the Housing Statement and pilot program was to support housing diversity in areas that are within walking distance of activity centres. The Activity Centre Plan identifies the catchment provides an “*opportunity to increase accessibility for more people to meet most of their daily needs within a walkable distance to and from their home*”. It further identifies that for the two Activity Centres it is the area within walking distance of the local jobs, services and public transport of the Activity Centre. The Committee has assumed this is its purpose.

The catchment area is identified as “*generally up to 800 metres from the edge of the non-residential areas of the activity centre*”. It is understood this represents a ten minute walk. This

metric is consistent with *Planning Practice Note 58: Structure planning for activity centres with Plan Melbourne* which states:

... 20-minutes is the maximum time people are willing to walk to meet their daily needs locally.

These daily needs may include:

- local health facilities and services
- schools
- supermarkets.

This 20-minute journey represents an 800 metre walk from home to a destination and back again or a ten minute walk to your destination and ten minutes back home.

The Referral 2 Committee found the VPA's methodology for defining catchments to be generally sound and generally consistent with Planning Practice Note 58, but it has not been applied consistently across all centres. It found boundaries:

- should extend 800 metres (walkable distance) from the Activity Centre 'core', which is the 'Heritage Main Street Core' and the 'Non-Heritage Main Street Core' precincts
- should not be measured from the edge of the whole Activity Centre area, as these include land uses that do not relate to the need for day-to-day walkability
- should be measured from points that exclude:
 - fringe precincts
 - large opportunity sites and areas with limited sensitivities (depending on their current land use)
 - residential areas
 - public open space located on the periphery of the Activity Centre core.

The Referral 2 Committee found walkable catchments should not include out of centre train stations.

Applying these principles to Niddrie (Keilor Road)

The Niddrie Activity Centre which as currently mapped extends over two kilometres in length. Much of the western section comprises non-core commercial uses which should not be the focus of a walkable catchment. The land zoned Commercial 2 (identified as Business 2 Zone) has a distinct purpose from the Commercial 1 Zone and is in an area identified for bulky goods, business services and trade supplies in Clause 11.03-1L (Niddrie-Keilor Road Major Activity centre). The walkable catchment should not include this area (west of Ryder Street/Elstone Court).

The other walkable catchment boundaries (adopting the changes above) are generally logical. The Committee noted however that land south of Coghlan Street and west of Hoffman Road and near Steele Creek is more steeply sloping and will potentially constrain walkability. Only areas within 800 metres of the Commercial 1 Zone edge should be included.

The eastern extent of the Activity Centre is in a Fringe Precinct which the Referral 2 Committee recommended should not be used as a basis for measuring the 800 metre walkable catchment. While this commercial strip features fewer convenience retail uses, its inclusion within the walkable catchment is considered strategically appropriate notwithstanding the broader recommendations of the Referral 2 Committee. It is consistent with the Commercial 1 Zone

(Business 1) extent which supports retail activity and the precinct's identification as peripheral retail/commercial precinct for medical, services and office uses.

The Committee observed that the housing typology was fairly consistent within the walkable catchment with no extensive Heritage Overlay coverage. DDO8 and DDO9 relating to obstacle heights around Essendon Airport do not significantly impact the intent of the walkable catchment.

Applying these principles to North Essendon

There are extensive Heritage Overlay precincts located to the south and east of the North Essendon Activity Centre which will impact on its capacity to accommodate more substantial growth.

It is unclear how the 800 metres has been measured for North Essendon. It appears to have included residential areas (Residential Growth Zone), and the four parks at the periphery of the Centre's core. As a result, some portions of the mapped catchment extend well over a kilometre from the Activity Centre commercial edge. This does not support walkability aligned to the intent of the walkable catchment. It should be remapped so that it is calculated from the edge of the Commercial 1 Zone edge rather than including:

- Residential Growth Zone areas
- L.T. Thompshon, Woodlands Park, Lincoln Park and the Cliff Ellison Reserve.

The areas at the fringe of the Activity Centre along Keilor Road (west of Collins Street) and Mount Alexander Road generally south-east of Thorn and Sturt Streets are predominantly residential in nature and in some areas already substantially developed with large apartment buildings. This is consistent with the objectives of Clause 11.03-1L (North Essendon Major Activity Centre). The longer term focus of these areas is mixed use with more intensive residential development rather than the future provision of retail activity. Consistent with the findings of the Referral 2 Committee, this Committee questions whether they should be included when applying the walkable catchment.

The Committee notes Essendon Station is approximately 800 metres south-east of the southern edge of the North Essendon Activity Centre (measured from Thistle Street). Consistent with the finding of the Referral 2 Committee for out of centre stations, Essendon Station should not be included in the walkable catchment for North Essendon. It is remote from the core areas of the North Essendon Activity Centre which is the focus of the walkable catchment.

(vi) Recommendations

The Committee recommends:

Amend the Niddrie (Keilor Road) 800 metre walkable catchment to be measured from the edge of the Commercial 1 Zone, rather than including land in the Commercial 2 Zone.

Amend the North Essendon 800 metre walkable catchment to be measured from the edge of the Commercial 1 Zone (except those fringe areas already intensely used for residential activity) rather than including land in the Residential Growth Zone or the LT Thompshon, Woodlands Park, Lincoln Park and the Cliff Ellison Reserve.

Appendix A Terms of Reference

Relevant clauses are extracted below.

Purpose

4. The purpose of the Committee is to provide timely advice to the Minister for Planning on specific matters referred to it relating to strategic and built form work undertaken in relation to the ACP to inform the preparation of clear new planning controls in and around the 10 activity centres identified in *Victoria's Housing Statement, The decade ahead, 2024-2034* to deliver 60,000 more homes.
5. The objective of the Committee is 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.

Referral

14. A referral may be provided by the Minister or delegate. A referral letter will set out the specific matters on which the Committee is to provide advice, as well as any specific matters on which advice is not to be provided. The referral letter to the Committee will be a public document.
15. Any referral must be accompanied by relevant information to assist the Committee's review provided by DTP and/or the VPA. This may include (but will not necessarily be limited to):
 - a. Relevant strategic work undertaken by Council, DTP or VPA for the relevant activity centre
 - b. Referred submissions
 - c. A summary of key issues raised in submissions
 - d. Proposed changes in response to issues raised in submissions
 - e. An index listing each document referred to the Committee.

Advisory committee report and recommendations

16. For each matter referred, the Committee must produce a written report that provides a succinct summary of the key issues and its recommendations. The report must address the referred matters and its recommendations in the context of:
 - a. *Victoria's Housing Statement, The Decade Ahead 2024-2034*;
 - b. Plan Melbourne 2017-2050 or any equivalent replacement planning strategy;
17. The Committee may address more than one referred matter and combine its assessment of these in a single report.
18. The Committee is required to submit each report to the Minister and DTP no later than 10 business days from receipt of the referral and all accompanying information required by clause 15. DTP must give at least five business days' notice of each likely referral to ensure the Committee is able to source appropriately skilled Members.

Appendix B Referral letter

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. 9: Activity Centres Program - Niddrie 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 Niddrie (Keilor Road) Activity Centre Plan and North Essendon Activity Centre Plan. These Activity Plans 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 ACP in partnership with the Victorian Planning Authority (VPA).

The Niddrie (Keilor Road) Activity Centre Plan and North Essendon Activity Centre Plan have been prepared by the VPA on behalf of DTP and will enable delivery of approximately 8500 – 10,100 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 ACP 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 Niddrie (Keilor Road) and North Essendon Activity Centre plans. The project has generated significant community interest and a total of 1804 submissions, including survey responses (numeric and free text), in-person feedback at consultation events, and written submissions were received for the Niddrie (Keilor Road) and North Essendon activity centres. Responses were received from current and potential future residents, businesses, government agencies, authorities, community groups, members of the development industry and Moonee Valley Council.

A summary of the targeted engagement undertaken and analysis of the matters raised following the targeted engagement; and changes proposed to the Niddrie (Keilor Road) and North Essendon Activity Centre plans 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 Niddrie (Keilor Road) & draft North Essendon Activity Centre Plans (September 2024)</i> for landscape setbacks are suitable to achieve the intended purpose, including: 4m deemed to comply front landscaping setback as a (local variation) along sections of Queen Street for Fringe typology to align with the existing subdivision pattern. 2.5m deemed to comply front landscaping setback as a (local variation) along Limited Sensitivity typology on Mt Alexander Road. 1.5m deemed to comply front landscaping setback as a (local variation) to street frontages zoned Commercial 2 Zone (C2Z) to align with Moonee Valley's Development Overlay, Schedule 7 (DDO7).
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"> the designated locations in the <i>draft Niddrie (Keilor Road) & draft North Essendon Activity Centre Plans (September 2024)</i> is suitable to achieve the intended purpose.
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 Niddrie (Keilor Road) & draft North Essendon Activity Centre Plans (September 2024)</i> are suitable to achieve the intended purpose.
Master plans	<p>It is proposed that sites over 5,000sqm require additional controls to manage built form outcomes. The <i>draft North Essendon Activity Centre Plan (September 2024)</i> designates the sites recommended for a master plan. Please advise whether:</p> <ul style="list-style-type: none"> the designated locations in the Activity Centre Plan are suitable to achieve the intended purpose <p>Note: Master planning requirements are not proposed in the <i>draft Niddrie (Keilor Road) Activity Centre Plan (September 2024)</i>.</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"> Reducing deemed to comply height of 203-211 Keilor Rd from 10 storeys to 8 storeys as a (local variation) due to the conflict with Essendon Fields Airport's operation.
Catchment boundary	<p>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 Niddrie (Keilor Road) & North Essendon 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 timeliness. 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. 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: Niddrie Draft Activity Centre Plan
 Att G: North Essendon Draft Activity Centre Plan
 Att H: Submissions
 Att I: Document list
- cc. Stuart Moseley, CEO, Victorian Planning Authority
 Emily Mottram, Executive Director - Activity Centres, Department of Transport and Planning

Appendix C Referred information

No.	Date	Description	Provided by
1	28 Oct 24	Referral Letter dated 25 October 2024	Department of Transport and Planning (DTP)
2	28 Oct 24	Niddrie (Keilor Road) & North Essendon Key Matters Report, VPA, 2024	DTP
3	28 Oct 24	draft Niddrie (Keilor Road) Activity Centre Plan, VPA, September 2024	DTP
4	28 Oct 24	draft North Essendon Activity Centre Plan, VPA, September 2024	DTP
5	28 Oct 24	<i>City of Centres: Development of typology-based built form controls, Sheppard & Cull, May 2024</i>	DTP
6	28 Oct 24	<i>Activity Centre Program Urban Design draft background summary report, VPA, August 2024 (engagement version)</i>	DTP
7	28 Oct 24	<i>Activity Centre Program Urban Design draft background summary report, VPA, October 2024 (Committee version) including Appendices</i>	DTP
8	28 Oct 24	Activity Centre Program Universal Submissions, Key Matters Report, VPA, October 2024	DTP
9	28 Oct 24	Draft Built Form Overlay Schedule (Moorabbin)	DTP
10	28 Oct 24	Submission – Moonee Valley City Council (RS1)	DTP
11	28 Oct 24	Submission – VicTrack (RS2)	DTP
12	28 Oct 24	Submission – Essendon Fields Airport (RS3)	DTP
13	28 Oct 24	Submission – Anthem Owners Corporation (RS4)	DTP
14	28 Oct 24	Submission – landowner 340-342 Keilor Road, Niddrie (RS5)	DTP
15	28 Oct 24	Submission – landowner 1040 Mt Alexander Road, Essendon (RS6)	DTP
16	28 Oct 24	Submission – landowner 51-53 Keilor Road, Essendon (RS7)	DTP
17	28 Oct 24	Niddrie (Keilor Road) & North Essendon Document list	DTP