

Referral 11: Ringwood 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 11: Ringwood Activity Centre

12 November 2024



Tim Hellsten, Chair



Dianne King, Member



Simon Shiel, Member



Kate Partenio, Member

Contents

	Page
1 Introduction.....	6
1.1 Terms of Reference and referral letter	6
1.2 Ringwood Activity Centre	6
1.3 The Committee’s approach	7
1.4 Limitations	7
2 Summary of referred issue and findings and recommendations	10
3 Analysis.....	11
3.1 Key policy drivers	11
3.2 Change to the catchment boundary	12
Appendix A Terms of Reference	20
Appendix B Referral letter	21
Appendix C Referred information.....	23

Glossary and abbreviations

Activity Centre	Ringwood Activity Centre
Activity Centre Plan	draft Ringwood Activity Centre Plan, VPA, 2024
ACP	Activity Centre Program
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
DTP	Department of Transport and Planning
MAC Masterplan	<i>Ringwood Metropolitan Activity Centre Master Plan, 2018</i>
Manningham	Manningham City Council
Maroondah	Maroondah City Council
Minister	Minister for Planning
Planning Scheme	Maroondah Planning Scheme
RS [number]	referred submission [number]
Urban Design Background Report	<i>Activity Centre Program Urban Design draft background summary report</i> , VPA, 2024
VPA	Victorian Planning Authority
VPA Report	Ringwood Activity Centres Key Matters Report, VPA, 2024
WCZ	Walkable Catchment Zone
Whitehorse	Whitehorse City Council

Overview

Referral summary

Referral	11: Ringwood
Subject land	See Figure 1
Referred submissions and information	See Appendix C
Referred issues	Advice sought on: <ul style="list-style-type: none">- change to the extent of the proposed 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, Kate Partenio
Supported by	Georgia Brodrick
Site inspection	28 and 31 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 (see Appendix A):

... 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.

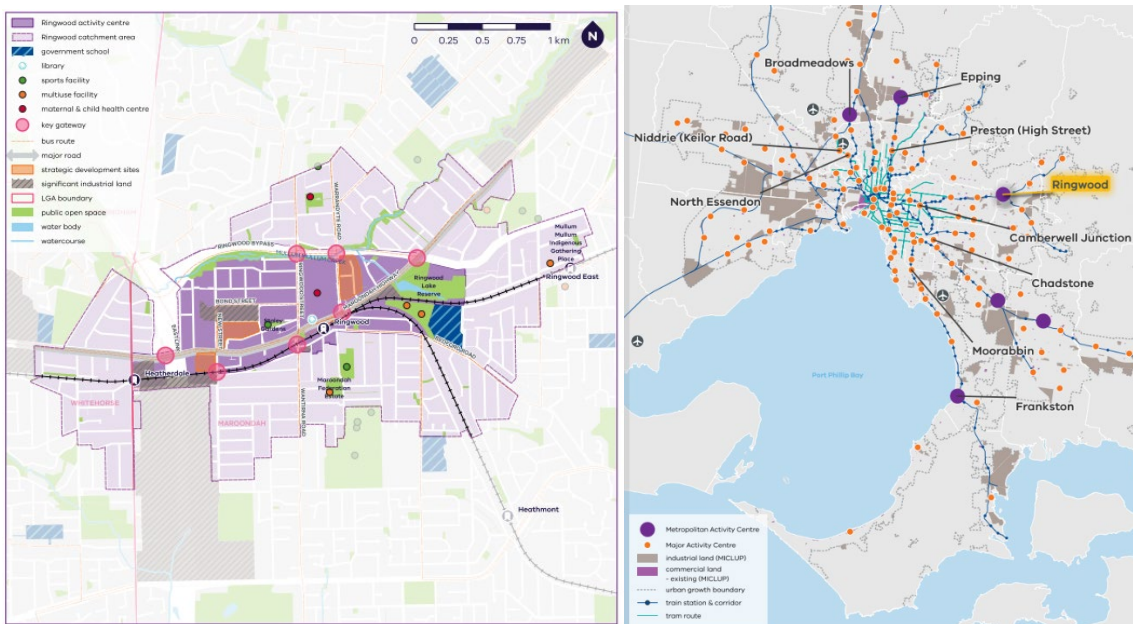
This is Referral 11. The Minister's referral letter for Ringwood dated 25 October 2024 is included in Appendix B.

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

1.2 Ringwood Activity Centre

The Ringwood Activity Centre (Activity Centre) is located around 23 kilometres from the Melbourne Central City. The 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 Ringwood Activity Centre – extent of the Activity Centre and catchment (left) and regional context (right)



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

The draft Ringwood Activity Centre Plan (Activity Centre Plan) sets out proposed built form parameters for the Activity Centre and the catchment that are guided by the *Ringwood*

Metropolitan Activity Centre Master Plan, 2018 (the MAC Masterplan). The Activity Centre Plan states:¹

Maroondah City Council has already consulted with the Ringwood community to develop the Ringwood MAC Masterplan (2018). The masterplan seeks to enhance the role and function of Ringwood through built form planning controls that will facilitate an increase in population, supported by increased density and better design.

The draft revised Ringwood MAC Masterplan is proposed to align with the objectives of the Activity Centre Program. The draft revision of the masterplan focuses on three strategic development sites to support increased housing and employment opportunities and enhanced built form outcomes in these locations (refer Figure 2).

The Draft Ringwood Activity Centre Plan builds on the draft revised masterplan by providing additional guidance for the catchment area.

1.3 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 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.

1.4 Limitations

The Committee has confined its consideration to the referred matter, as directed in the referral letter (see Appendix B).

Despite the confined nature of the matter on which the Committee's advice is sought, a lot 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 focused on those parts which relate to the matter on which the Committee's advice is sought.

The targeted consultation in relation to the Ringwood Activity Centre Plan resulted in 1001 submissions. Only 5 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 Plan is 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

¹ Page 8

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 (City of Centres Report)
- Activity Centre Program Urban Design draft background summary report, VPA, 2024 (engagement version and Committee version) (Urban Design Background Report).

The referred material did not include any background material relating specifically to Ringwood, the MAC Masterplan (or the revised 2024 draft) or the Activity Centre Plan. The Ringwood Activity Centres Key Matters Report, VPA, 2024 (VPA Report) does however advise:

Rather than prepare new built form controls for the Ringwood Activity Centre, the agreed approach in consultation with Maroondah City Council, consisted of making updates to three specific sites within the activity centre which were identified in the Ringwood MAC Masterplan (2018) as sites requiring a specific response. This was done through the application of the Large Opportunity Site Typology (refer City of Centres report (Sheppard and Cull 2024) to the three sites and further aligning the Masterplan to the AC program through minor updates.

The process of updating the Ringwood Master Plan has been a collaborative approach with the City of Maroondah and no matters are to be referred for advice. Rather, all matters raised through Council's submission have been resolved. Responses to key stakeholder submissions have been worked through with Council and have also been agreed upon with the Council and no matters related to the Masterplan are referred to the SAC.

The Urban Design Background Report does not apply to centres that have recent strategic work (including Ringwood). Nor does it apply to walkable catchments. While it provides useful background context and understanding of the proposed built form controls in the Activity Centre Plan for the Activity Centre itself, these are not matters on which the Committee's advice is sought. Accordingly, the Committee has not considered the Urban Design Background Report in preparing its advice in relation to Ringwood.

Other than the list of zones and overlays in the Activity Centre Plan, the Committee was not provided with information about the existing planning controls that apply to Ringwood or the catchment, or whether it is proposed to retain, change or remove the existing controls. For the purposes of this Report, the Committee has assumed that the existing controls will be retained but the residential zones will be replaced with the Walkable Catchment Zone.

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 Ringwood as one of the 10 pilot Activity Centres. Similarly, the Committee did not 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 submissions from Maroondah City Council (Maroondah), Whitehorse City Council (Whitehorse) and Manningham City Council (Manningham), the Committee did not have the benefit of discussing any aspect of the Activity Centre Plan or the Council submissions with 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 business 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 Ringwood Activity Centre Plan or its catchment. It is targeted advice strictly confined to the matter in the referral letter.

2 Summary of referred issue and findings and recommendations

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

Table 1 Summary of referred issue and findings

Issue	Summary	Committee findings and recommendations
Catchment boundary	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 Ringwood is consistent with the intended purpose.	<p>Findings:</p> <p>The changes to the catchment boundary for Ringwood are broadly consistent with the intended purpose.</p> <p>Area 1 should be excluded from the walkable catchment and Areas 2, 3 and 4 further amended.</p> <p>The walkable catchment should be redrawn to ensure it extends up to 800 metres from the core commercial precincts of the Ringwood Activity Centre and the Ringwood Train Station, consistent with the findings of the Referral 2 Committee. It should also be mapped to account for pedestrian crossing timeframes over the Ringwood Bypass and the primary Eastland pedestrian entries.</p> <p>Recommendations:</p> <p>The Ringwood walkable catchment be amended to:</p> <ul style="list-style-type: none"> - exclude Area 1 - include only that part of Area 2 between Oliver Street and Rupert Street (excluding Prospect Court) as shown in Figure 5 - include only that part of Area 3 within 800 metres of Precincts 4 and 6 of the Ringwood Activity Centre Framework Plan shown in Figure 4 with a maximum extent as shown in Figure 6 - include only that part of Area 4 within 800 metres of Precincts 2 and 6 of the Ringwood Activity Centre Framework Plan shown in Figure 4 and with a maximum southern extent as shown in Figure 7.

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 Ringwood as one of nine identified existing metropolitan activity centres that will provide for a diverse range of jobs, activities and housing for regional catchments that are well served by public transport. These centres will play a major service delivery role, including government, health, justice and education services, as well as retail and commercial opportunities.

Plan Melbourne includes a number of directions in relation to metropolitan 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 metropolitan activity centres will be focuses for growth to cater to the needs of their wider regional population and offer access to a broad range of goods and services. They will be hubs for public transport services and play a major service delivery role, attracting broad investment in education, health and housing at higher densities
- 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 metropolitan activity centres.

No strategic work specific to Ringwood, including the MAC Masterplan (or its 2024 revision), was referred to the Committee.

3.2 Change to the catchment boundary

(i) The proposed changes

The Ringwood Key Matters Report, VPA, 2024 (VPA Report) proposes the following exclusions (areas shaded grey) and inclusions (blue hatched area) to the catchment boundary in response to submissions as shown in Figure 2:

- exclude Area 1 which is located within the City of Whitehorse (Whitehorse) and/or where physical barriers to accessibility to the Activity Centre are presented by Eastlink, Mullum Mullum Creek including areas surrounding Heatherdale Station
- exclude Area 2 due to its distance from the Activity Centre core and physical barriers associated with Mullum Mullum Creek and topography
- exclude Area 3 due to physical barriers including Ringwood Lake Reserve /Retirement Village, the railway line and general safety considerations walking through unlit areas such as parks at night
- include Area 4 because of bus services along Wantirna Road and ease of walkability to the Activity Centre.

Figure 2 VPA proposed walkable catchment boundary changes in response to submissions



Source: VPA Report Appendix A page 13

(ii) How the catchment boundaries were determined

Section 3 in the Activity Centre Plan (summarised Section 4.2 of 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 non-residential areas of the Activity Centre, 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.

(iii) Submissions

Maroondah submitted:

- the catchment incorrectly includes areas that are in proximity to the core, rather than the non-residential precincts within the Activity Centre
- much of the eastern portion of Precinct 4 is taken up with Ringwood Lake and a multi-level aged care facility currently under construction
- it is appropriate that safe access be provided during the evening as well as during the day. As a result, access has been approximately measured along roads, rather than through parkland or creek trails
- some parts of the catchment are 1,400 metres or more from commercial or retail land uses within the Activity Centre Zone
- catchment mapping does not include consideration of the significant barriers to walkability presented by EastLink, the built form of Eastland, major transmission lines and the slope of surrounding land
- portions of the catchment exceed slopes of 4 per cent, with many areas not being accessible to people with mobility issues, using prams or shopping carts
- the catchment includes parts of the walkable catchment of the Ringwood East Neighbourhood Activity Centre
- the catchment could be extended to the south to Reilly Street, in recognition of bus services available along Wantirna Road.

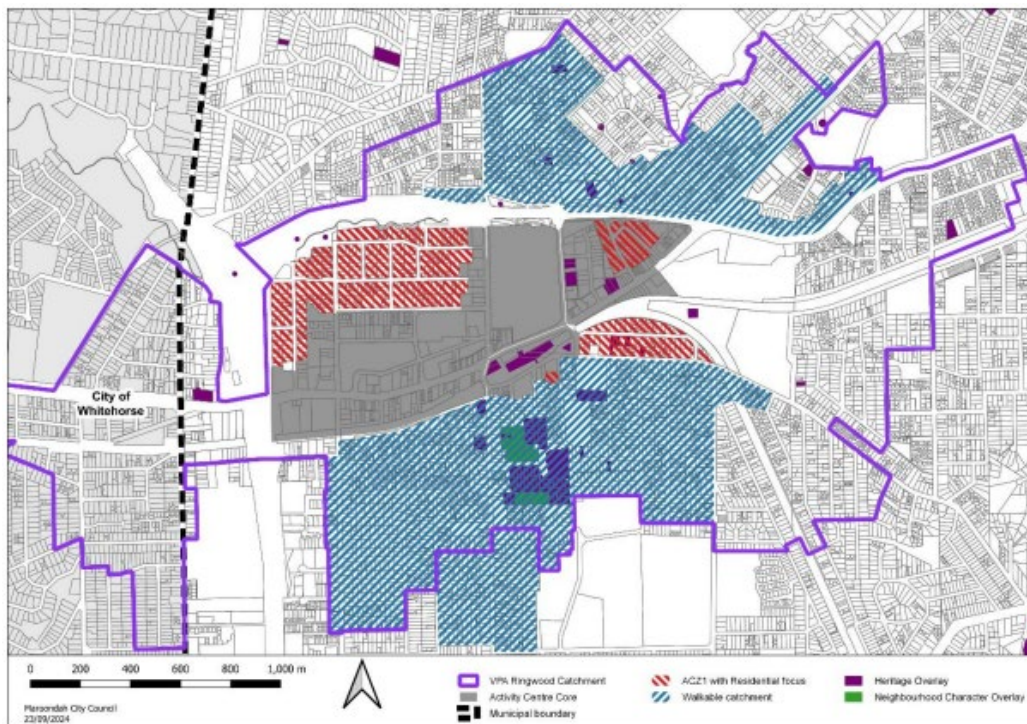
Maroondah’s submission identified an alternative walkable catchment (Figure 3).

Whitehorse submitted it did not support including any land within their municipality within the catchment due to significant physical barriers such as EastLink, Mullum Mullum Creek and topographical constraints. It did not support the inclusion of land beyond 800 metres from the core of the Activity Centre.

Manningham submitted a reduced walkable catchment of 400 metres should be applied from the centre of an Activity Centre rather than the edge. It considered the Ringwood Bypass a barrier to walkability and that Donvale should be excluded from the Activity Centre catchment.

Submission RS3 supported the submissions of Maroondah and Whitehorse.

Submission RS5 considered the catchment should exclude heritage precincts and places including land with heritage covenants.

Figure 3 Maroondah City Council proposed walkable catchment (blue hatching)

Source: Maroondah City Council submission page 17

(iv) VPA position

The VPA Report identifies the proposed changes have resulted from:

- measuring the walking distances from the more intense commercial uses in the Activity Centre core (Precincts 1, 2, 4, 6 and 7) and excluding residential areas (Precincts 3 and 5) and the Public Park and Recreation Zone and Public Use Zone Schedule 2 areas in Precinct 4 within the Activity Centre Zone
- consideration of the physical barriers around the Activity centre including Mullum Mullum Creek, Eastlink, Maroondah Highway, Ringwood Bypass, topography and walkability of creek/walking trails as opposed to footpaths along roads.

The VPA Report further states:

VPA seeks SAC advice on Ringwood Activity Centre catchment extent and seeks general consideration on matters of consistency and replicability of the catchment boundary approach for future 'train and tram zone' Activity Centre work. VPA recommends a revised catchment boundary as attached in Appendix A.

(v) 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).

(vi) Committee findings and rationale

Purpose of the walkable catchment

The Activity Centre Plan under 'Strategic context' identifies that an objective of 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 Ringwood 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 10-minute walk. The metric is also consistent with *Planning Practice Note 58: Structure planning for activity centres* and the 20-minute neighbourhood principles of Plan Melbourne. A 20-minute return journey being the maximum walking time people are willing to walk to meet their daily needs including supermarkets and health facilities and services.

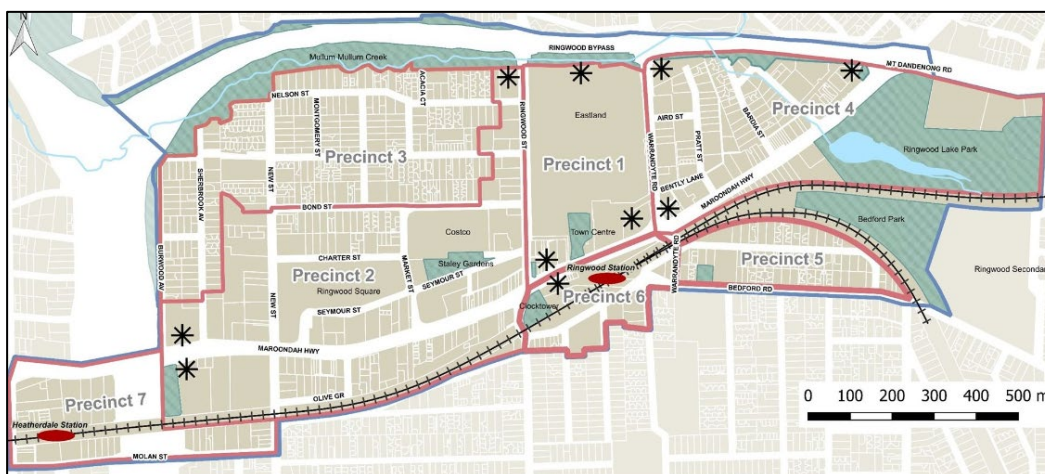
The Referral 2 Committee found the methodology for defining catchments to be generally sound and generally consistent with Planning Practice Note 58, but it has not been applied consistently across all centres. It found boundaries:

- 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.

Applying these principles to Ringwood

The Committee was not provided with the detail of existing controls including the Activity Centre Zone Schedule applying to the Ringwood Activity Centre (Clause 37.08 of the Maroondah Planning Scheme). Usefully however, Maroondah’s submission included a plan showing the Ringwood Activity Centre’s Precincts (Figure 4).

Figure 4 Ringwood Metropolitan Activity Centre (Ringwood MAC) framework plan



Source: Schedule 1 to Clause 37.08 Activity Centre Zone

Precincts 1 and 2 are identified as having a commercial and office focus with Precinct 4 providing a mixed-use function. The focus of Precincts 6 and 7 is on transit orientated development. Precincts 3 and 5 have a “*moderate residential*” infill function. Precinct 3 north of Bond Street already features larger apartment style buildings while Precinct 5 is predominantly residential in nature. It is unclear whether the walkable catchment has been based on the edges of the commercial precincts or from the residential focussed precincts as this information has not been provided. Based on the Committee’s estimates the walkable catchment extends well beyond 800 metres of the Activity Centre Zone edge rather than the commercial focussed precincts.

Area 1

The Committee agrees with the submissions of Maroondah, Whitehorse and Manningham and the VPA Report that the land identified as Area 1 should be removed from the walkable catchment area. It is located well away from commercial (retailing) activities, and EastLink and the Maroondah Highway are very substantial barriers to walkability.

Area 2

While the Committee acknowledges that the northern half of Area 2 is well outside the walkable catchment and should be removed, it agrees with Whitehorse that the area south of Rupert Street (excluding Prospect Court) should be retained (refer Figure 5). While this area comprises a motel, funeral parlour, retirement village and aged care complex, these activities are of modest scale and have the potential for more intensive forms of residential development. Prospect Court, Herbert and Leonard Streets however are serviced by dead end streets with the most direct access to the Activity Centre via the Mullum Mullum Creek walking path which is gravel and unlit.

Figure 5 Hatched Area 2 recommended to be removed from the walkable catchment

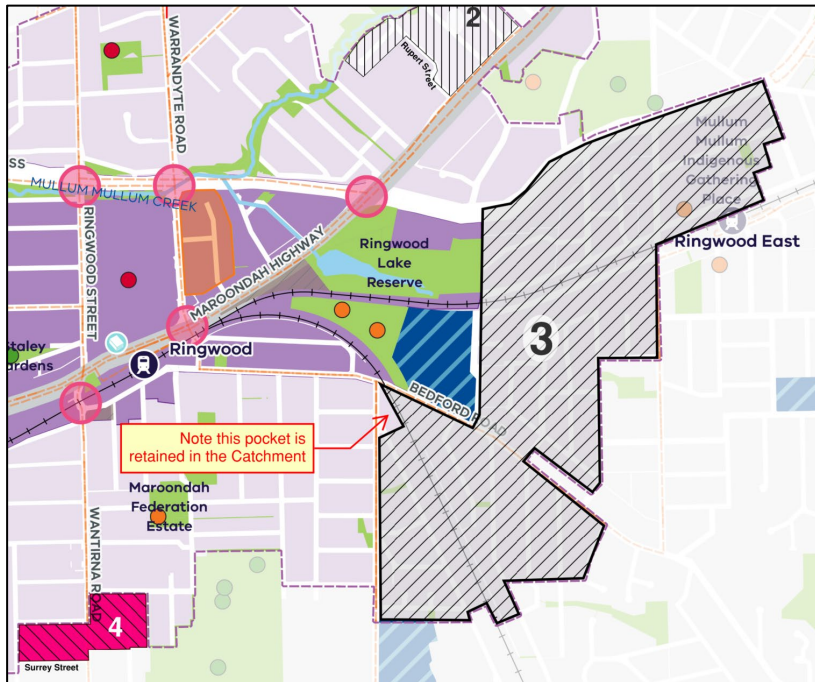


Area 3

The Committee agrees with the submission of Council (which Council?) and the VPA Report that the land identified as Area 3 should be removed from the walkable catchment area with the exception of the pocket as generally identified by Maroondah immediately south of Station Street that appears to be within 800 metres of Precincts 4 and 6 (refer Figure 6). The rail line generally provides a barrier for walkability through the area. Sections of Area 3 are up to 1

kilometre from residential Precinct 5. Great Ryrie Street generally provides a logical walkable catchment edge.

Figure 6 Hatched Area 3 recommended to be removed from the walkable catchment



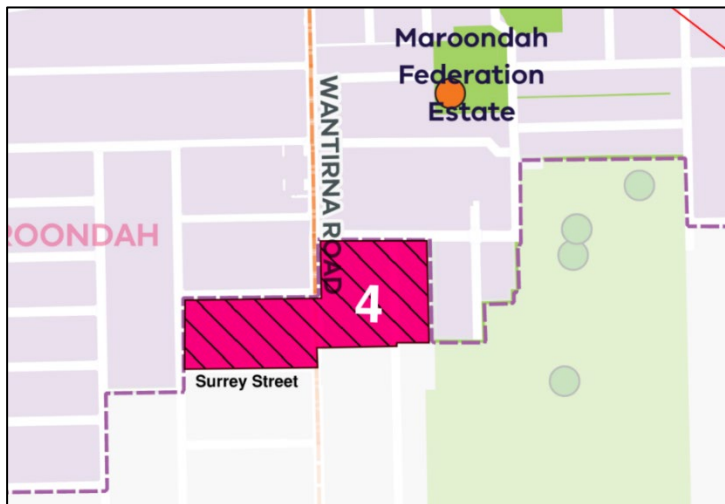
Area 4

The northern portion of this area is readily accessible from the Activity Centre core and Ringwood Station, with footpaths on either side of Wantirna Road which is serviced by a public transport (bus). There is also a local shopping area on the west side of Wantirna Road between Kirk and Barkly Street. The Committee notes that the area south of Surrey Street is more steeply sloping which may reduce walkability. Inclusion of some of the area however would provide additional housing capacity to offset constraints associated by Heritage Overlay precincts and Neighbourhood Character Overlay areas located in pockets south of the rail line.

The Committee supports the inclusion of any portions of Area 4 that are within 800 metres of the identified Activity Centre edge. The rationale to extend the walkable catchment because of bus services along Wantirna Road is not considered an appropriate basis to extend it beyond 800 metres. The intended purpose of the catchment is on walkability to the Activity Centre, not to transport services.

The Committee considers any further southern extension of the catchment should however be limited an edge bounded by Surrey Street (west of Wantirna Road) and west of Wantirna Road to Jubilee Park using property boundaries to point generally aligned with the southern extent of Regina Street (refer Figure 7). While adopting a midblock edge between Wantirna Road and Regina Street may provide for a less desirable transition, this is preferable to including the full residential blocks so as to maintain a 10-minute walking trip and avoid more steeply sloping areas. The Committee notes the General Residential Zone outside the walkable catchment still enables the construction of two or more dwellings up to 11 metres (3 storeys).

Figure 7 Maximum recommended extent of southern walkable catchment edge



General observations

The VPA Report's reference to seeking the Committee's advice on the extent of the catchment and its replicability is unclear. The Referral is confined to the catchment changes proposed by the VPA.

Principles applying to the designation of catchment boundaries are considered in Referral 2 and should be broadly applied to Ringwood. Consistent with the findings of the Referral 2 Committee, it is difficult to determine where the Ringwood walkable catchment has been measured from. Some areas appear to be over 800 metres north of the Ringwood Bypass and include grades of 5.7 per cent. It is perplexing how the area west of Eastlink and south of the Maroondah Highway, now proposed to be excluded, were included in the first instance. While the Ringwood Bypass is a substantial road its crossing is not particularly difficult but pedestrian convenience is influenced by the duration and interval of signal timing and the ability to easily navigate the entire road in one crossing. Further, the key pedestrian access points to the Eastland shopping centre at the core of Precinct 1 are up to 200 metres south of the Ringwood Bypass. The discrepancy between the principles in the text and the great distances to the periphery of the catchment shown in VPA's Figure 1 are considered to be mapping errors.

The northern walkable catchment should be measured from the edge of Precincts 1 and 2 and account for the time taken to cross Ringwood Bypass and key shopping centre access points to ensure they achieve their purpose of providing access to jobs, services and transport.

The southern walkable catchment should be measured from the edge of Precincts 1 and 6.

(vii) Recommendation

The Committee recommends:

Redraw the Ringwood walkable catchment boundary to:

- **exclude Area 1**
- **include only that part of Area 2 between Oliver Street and Rupert Street (excluding Prospect Court) as shown in Figure 5**
- **include only that part of Area 3 within 800 metres of Precincts 4 and 6 of the Ringwood Activity Centre Framework Plan shown in Figure 4 with a maximum extent as shown in Figure 6**

- **include only that part of Area 4 within 800 metres of Precincts 2 and 6 of the Ringwood Activity Centre Framework Plan shown in Figure 4 and with a maximum southern extent as shown in Figure 7.**

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. 11: Activity Centres Program - Ringwood 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 Ringwood Activity Centre Plan. The Ringwood 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 Ringwood Activity Centre plan has been prepared by the VPA on behalf of DTP and will enable delivery of approximately 8,200 – 12,200 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 Ringwood Activity Centre plan. The project has generated significant community interest and a total of 1001 submissions, including survey responses (numeric and free text), in-person feedback at consultation events, and written submissions were received for the Ringwood activity centre. Responses were received from current and potential future residents, businesses, government agencies, authorities, community groups, members of the development industry, and from the Cities of Maroondah, Manningham and Whitehorse.

A summary of the targeted engagement undertaken and analysis of the matters raised following the targeted engagement; and changes proposed to the Ringwood 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
Catchment boundary extent	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 Ringwood 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 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 Bettioli, 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: Ringwood Draft Activity Centre Plan
Att F: Submissions
Att G: 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	Ringwood Activity Centre Key Matters Report, VPA, 2024	DTP
3	28 Oct 24	Ringwood Draft Activity Centre Plan, VPA, August 2024	DTP
4	28 Oct 24	<i>City of Centres: Development of typology-based built form controls</i> , Sheppard & Cull, May 2024	DTP
5	28 Oct 24	<i>Activity Centre Program Urban Design draft background summary report</i> , VPA, August 2024 (engagement version)	DTP
6	28 Oct 24	<i>Activity Centre Program Urban Design draft background summary report</i> , VPA, October 2024 (Committee version) including Appendices	DTP
7	28 Oct 24	Activity Centre Program Universal Submissions, Key Matters Report, VPA, October 2024	DTP
8	28 Oct 24	Submission – Manningham City Council (RS1)	DTP
9	28 Oct 24	Submission – Maroondah City Council (RS2)	DTP
10	28 Oct 24	Submission – Heatherdale Community Action Group (RS3)	DTP
11	28 Oct 24	Submission – Whitehorse City Council (RS4)	DTP
12	28 Oct 24	Submission – Jubilee Park Residents Group (RS5)	DTP
13	28 Oct 24	Ringwood Document List	DTP