

Frequently Asked Questions

What is an activity centre?

Activity centres are a focus for housing, commercial, retail, community, employment, transport, leisure, open space, entertainment and other services. Usually centred around a suburban town centre, shopping centre or main street, they are community hubs where people shop, work, play and live.

The role that activity centres play in suburbs across Melbourne is recognised in *Plan Melbourne 2017–2050* (Plan Melbourne). Activity centres are also the preferred areas for growth. They have an important role to accommodate more mixed-use and higher density development including retail, commercial and residential, that can be well serviced by public transport networks. The State Government identifies activity centres across metropolitan Melbourne. Eltham and Diamond Creek are the two designated activity centres for Nillumbik Shire.

What is a structure plan?

State Government policy requires local government to develop a structure plan for each of its activity centres. A structure plan is a planning document which enables Councils to set strategic direction for activity centres, including:

- A vision and objectives for the centre
- A preferred character and contributing elements to that character
- Boundaries and precincts with the centre
- Key infrastructure improvements (such as re-alignments of roads etc.)
- A preferred mix of land uses and their preferred location
- Key actions to implement all the above.

The structure plan is important to providing the strategic basis for Council's key actions to improve an activity centre (such as infrastructure projects and planning scheme amendments).

Council has structure plans in place for both the Shire's activity centres, comprising:

- The Eltham Major Activity Centre Structure Plan (August 2004)
- Diamond Creek Twenty20 (September 2006).

Why are the structure plans for Eltham and Diamond Creek being reviewed?

Melbourne has experienced considerable social, economic and environmental change in the last 15 years, resulting in Council's activity centre structure plans being outdated. For example:

- There has been a sustained and unexpected growth in population and land prices, as well as changing trends in dwelling preference and household composition.
- The technological revolution is significantly and rapidly changing the ways in which we live and work.
- The relative importance and size of particular industries has changed.
- Greater importance has been attached to providing an urban structure which better responds to the impacts of climate change.
- Recognising that the current structure plans are now dated, Actions 4.3 and 4.3.1 of the Shire's 2017-2021 Council Plan are to:
 - » Review existing precinct structure plans within activity centres to encourage investment and development.
 - » Review and update the Eltham and Diamond Creek activity centre structure plans.

What are the key steps in the review process?

STEP	ACTION	DATE	COMMENT
1	Background studies and review, including: <ul style="list-style-type: none"> • Review of urban design provisions • Economic analysis • Land use analysis • Social and community services analysis • Review of car parking • Scoping of potential key infrastructure improvements 	April - September 2018	This work will inform the drafting of recommendations for the structure plans.
2	Community engagement - 'Have Your Say'	23 July - 26 August 2018	<p>The purpose of this consultation is to ask the community their thoughts on the current state of the centres and what improvements they would like to see.</p> <p>The engagement results will be considered along with the recommendations of the background studies and reviews to draft key recommendations for both activity centres.</p>
3	Community engagement - draft recommendations for the structure plans	Early 2019	Draft recommendations will be available to the community for further comment.
4	Drafting of the structure plans	Early to mid 2019	Collating all the above, draft structure plans will be prepared.
5	Community engagement - draft structure plans	Mid 2019	A draft of each structure plan will be placed on formal public exhibition.
6	Finalisation of structure plans	August 2019	Council will consider the public response to the draft structure plans with the intent of adopting a version of the plans which appropriately responds to that response.

What opportunities will there be to have my say during the review?

As outlined in the table above, there are three significant opportunities for the community to provide input into the review, including:

Step 2 – Key thoughts survey: July-August 2018

Step 3 – Engagement on draft recommendations for the structure plans

Step 5 – Engagement on the draft structure plans

The response from all three rounds of community engagement will be considered at separate meetings of Council. The community will have the opportunity to present their point of view to a meeting of Council's Future Nillumbik Committee.

Can I register to be directly updated on the review?

Yes. This can be done at participate.nillumbik.vic.gov.au or call 9433 3218.

For information, contact:

Paul.Fyffe@nillumbik.vic.gov.au or call 9433 3218

Fae.Ballingall@nillumbik.vic.gov.au or call 9433 3226

Nillumbik Shire Council
Civic Drive, Greensborough 3088
Telephone 9433 3111



participate.nillumbik.vic.gov.au