



Councillor
(as addressed)

The next Council Meeting will be held in the Council Chamber, Braeside Avenue, Ringwood, on Monday 12 December 2016, commencing at 7.30pm and your presence is requested.

Yours faithfully

A handwritten signature in dark ink, appearing to be 'Steve Kozlowski', with a long horizontal stroke extending to the right.

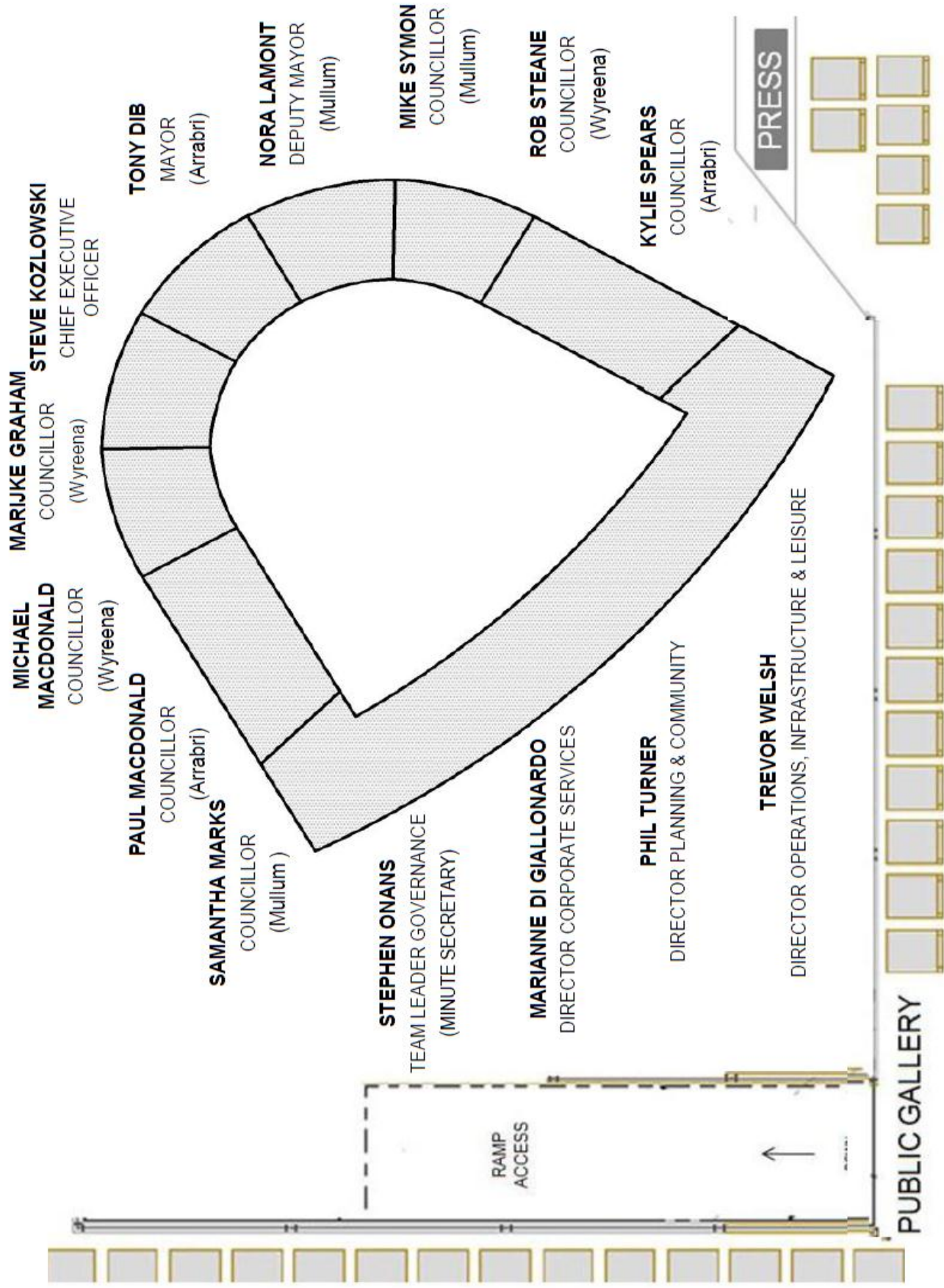
Steve Kozlowski
CHIEF EXECUTIVE OFFICER



COUNCIL CHAMBER
IS FITTED WITH A HEARING AID
INDUCTION LOOP

**SWITCH HEARING AID TO 'T' FOR
RECEPTION**

City Offices	Braeside Avenue, Ringwood, 3134
Postal	PO Box 156, Ringwood 3134
	DX 38068, Ringwood
Telephone	1300 88 22 33
	Translating and Interpreting Service (TIS): 131 450
	National Relay Service (NRS): 133 677
Facsimile	(03) 9298 4345
Email	maroondah@maroondah.vic.gov.au
Web	www.maroondah.vic.gov.au
Service Centres	Croydon: Civic Square
	Ringwood: Realm 179 Maroondah Highway Ringwood



ORDER OF BUSINESS

1. Prayer
2. Acknowledgment of Country
3. Apologies
4. Declaration of Interests
5. Confirmation of Minutes of the Ordinary Council Meeting held on Monday 21 November 2016.
6. Public Questions
7. Officers' Reports
 - Director Corporate Services
 1. Attendance Report 4
 2. Reports of Assembly of Councillors 6
 3. The Maroondah Foundation - New Board Members 15
 - Director Operations, Infrastructure & Leisure
 1. Community Facilities Dedication Nominations 18
 2. Exeter Road, Croydon North - Speed Limit and Traffic Calming Measures Petition 25
 - Director Planning & Community
 1. Planning Scheme Amendment C97 - Heathmont Activity Centre Structure Plan 31
 2. Planning Scheme Amendment C96 - Ringwood East Activity Centre Structure Plan 53
 3. Know Your Council Website - 2015/16 Local Government Performance Reporting Framework (LGPRF) Results 72
 4. Fenced Dog Parks for Maroondah 79
8. Documents for Sealing
 1. Village School Licence Agreement and Transfer of Land 92
9. Motions to Review
10. Late Item
11. Requests / Leave of Absence
12. In Camera
 - Director Corporate Services
 1. Tender Evaluation Report - Contract 20801 General Valuation 2018 & Related Services

ATTENDANCE REPORT

ITEM 1

PURPOSE

To provide an opportunity for Councillors to report on Council activities undertaken since the last Ordinary Meeting of Council and forthcoming ward activities.

STRATEGIC / POLICY ISSUES

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2013-2017 (Year 4: 2016-2017) provide the strategic framework that underpins the purpose of this report.

Outcome Area: A well governed and empowered community

Our Vision: Maroondah is an effectively empowered community that is actively engaged in Council decision making through processes that ensure their voice is heard and considered. Council provides strong and responsive leadership, ensures transparent processes and works with the community to advocate and champion their needs

Key Directions 2013 – 2017:

- 8.1 Provide enhanced governance that is transparent, accessible, inclusive and accountable

BACKGROUND

Not Applicable

ISSUE / DISCUSSION

It is intended that the Mayor and Councillors be given the opportunity to present a verbal or written report updating Council on the activities they have undertaken in their role as Councillors and forthcoming ward activities.

FINANCIAL / ECONOMIC ISSUES

Not Applicable

ENVIRONMENTAL / AMENITY ISSUES

Not Applicable

SOCIAL / COMMUNITY ISSUES

Not Applicable

COMMUNITY CONSULTATION

Not Applicable

CONCLUSION

It is appropriate that Councillors formally report to Council upon the activities they have undertaken in their role as Councillors.

ATTENDANCE REPORT Cont'd

ITEM 1

ATTACHMENTS

Not Applicable

CONFIDENTIALITY

Not Applicable

RECOMMENDATION

**THAT COUNCIL RECEIVES AND NOTES THE REPORTS AS PRESENTED BY
COUNCILLORS**

REPORTS OF ASSEMBLY OF COUNCILLORS

ITEM 2

PURPOSE

To present the 'Public Record' of those Assembly of Councillors briefings which are attended by all Councillors and generally held on Monday evenings at the City Offices Ringwood, usually two weeks prior to the formal Council Meeting, and to note the issues discussed.

STRATEGIC / POLICY ISSUES

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2013-2017 (Year 4: 2016-2017) provide the strategic framework that underpins the purpose of this report.

Outcome Area: A well governed and empowered community

Our Vision: Maroondah is an effectively empowered community that is actively engaged in Council decision making through processes that ensure their voice is heard and considered. Council provides strong and responsive leadership, ensures transparent processes and works with the community to advocate and champion their needs

Key Directions 2014 – 2015:

- 8.1 Provide enhanced governance that is transparent, accessible, inclusive and accountable

BACKGROUND

An Assembly of Councillors, as defined under the Local Government Act 1989 [s.3], is a planned or scheduled meeting, comprising at least five (5) Councillors and one (1) member of Council staff, that considers matters that are intended or likely to be:

- the subject of a decision of the Council; or
- subject to the exercise of a delegated function, duty or power of Council

Examples of an Assembly of Councillors may include:

- Councillor Briefings (which are attended by all Councillors and generally held on Monday evenings),
- On-site inspections,
- Consultative Meetings with residents, developers, consultants,
- Panel Hearings conducted under s223 of the Act,
- Meetings with local organisations, Government Departments, statutory authorities, and local politicians

ISSUE / DISCUSSION

As part of decision making processes at Maroondah, it is essential that Councillors are briefed on a range of issues which come before Council for consideration. As a means of providing this information, Assembly of Councillors briefings are conducted.

REPORTS OF ASSEMBLY OF COUNCILLORS Cont'd**ITEM 2**

Assemblies are also attended by Council Officers, and sometimes other specific advisors, to provide Councillors with a detailed knowledge and understanding of issues under consideration to a level of detail that would inhibit timely decision-making, that would not be possible in an open Council meeting, where decision-making related debate is governed by strict meeting procedures.

The intent of this report is to present the 'Public Record' of those Assembly of Councillors briefings which are attended by all Councillors and generally held on Monday evenings, and to note the items discussed. This information is already available to the public upon request in accordance with the Local Government Act [s.80A].

This report and attachments formally table the information items previously covered by Councillors.

The 'Public Record' of the Assembly of Councillors briefings held on 21 November 2016, 23 November 2016, 28 November 2016, 30 November 2016 and 5 December 2016 are attached for information.

The items contained therein were noted.

FINANCIAL / ECONOMIC ISSUES

Not Applicable

ENVIRONMENTAL / AMENITY ISSUES

Not Applicable

SOCIAL / COMMUNITY ISSUES

Not Applicable

COMMUNITY CONSULTATION

Not Applicable

CONCLUSION

Assembly of Councillors briefings are important forums for advice and discussion, on what are often complex issues facing the municipality, in the lead up to formal decisions being made by Councillors at Council Meetings. At Assemblies, or outside them, Councillors also have the opportunity of requesting additional information to assist in the decision making process.

It is appropriate that the 'Public Record' of those Assembly of Councillors briefings which are attended by all Councillors and generally held on Monday evenings at the City Offices Ringwood, usually two weeks prior to the formal Council Meeting, be noted at a formal meeting of Council.

REPORTS OF ASSEMBLY OF COUNCILLORS Cont'd

ITEM 2

ATTACHMENTS

1. [↓](#) 2016 November 21 - Assembly of Councillors Public Record
2. [↓](#) 2016 November 23 - Assembly of Councillors Public Record
3. [↓](#) 2016 November 28 - Assembly of Councillors Public Record
4. [↓](#) 2016 November 30 - Assembly of Councillors Public Record
5. [↓](#) 2016 December 05 - Assembly of Councillors Public Record

CONFIDENTIALITY

Not Applicable

RECOMMENDATION

THAT COUNCIL RECEIVES AND NOTES THE PUBLIC RECORD OF THE ASSEMBLY OF COUNCILLORS BRIEFINGS HELD ON 21 NOVEMBER 2016, 23 NOVEMBER 2016, 28 NOVEMBER 2016, 30 NOVEMBER 2016 AND 5 DECEMBER 2016



ASSEMBLY OF COUNCILLORS – PUBLIC RECORD

Assembly Details:

Date: Monday 21 November 2016 Time: 6:00pm

Location: Meeting Room 4,
Braeside Avenue, Ringwood

Attendees:

Councillors

Cr Tony Dib, JP
Cr Marijke Graham
Cr Nora LamontCr Samantha Marks
Cr Michael Macdonald
Cr Paul MacdonaldCr Kylie Spears
Cr Rob Steane
Cr Mike Symon

Council Officers:

Steve Kozlowski
Marianne Di Giallonardo
Phil Turner
Trevor Welsh
Andrew Fuaux
Chris Zidak
Stephen OnansChief Executive Officer
Director Corporate Services
Director Planning & Community
Director Operations, Infrastructure & Leisure
Manager Planning, Health & Local Laws
Manager Business & Development
Team Leader Governance

Item 2

Item 3

Apologies:

Councillors:

Nil

Council Officers:

Nil

Conflict of Interest Disclosure:

Councillors:

Cr Steane – Item 1, in regard to discussions on a proposed Late Item to be raised at the Council Meeting later in the evening concerning carparking at Eastfield Shopping Centre.
Reason – Cr Steane's company has been engaged to provide professional services to a business within the Shopping Centre.

Council Officers:

Nil

Items Discussed:

Confidential Items

1	Council Meeting Agenda
2	Planning Issues
3	Croydon Town Centre
4	Car Parking East Ringwood & Heathmont

Record completed by:

Council Officer
TitleStephen Onans
Team Leader Governance



ASSEMBLY OF COUNCILLORS – PUBLIC RECORD

Assembly Details:

Date: 23 November 2016

Time: 6:12pm.

Location: Meeting Rooms
2 & 3 Braeside Avenue,
Ringwood

Attendees:

CouncillorsCr Tony Dib, JP
Cr Marijke Graham
Cr Nora LamontCr Paul Macdonald
Cr Rob Steane
Cr Mike Symon

Cr Kylie Spears

Council Officers:Steve Kozlowski
Marianne Di Giallonardo
Phil Turner
Trevor WelshChief Executive Officer
Director Corporate Services
Director Planning & Community
Director Operations, Infrastructure & Leisure**Others:**

Allan Preiss & Andrew Alford – McArthur (on behalf of the Municipal Association of Victoria)

Apologies:

Councillors:

Crs. Samantha Marks and Michael MacDonald

Council Officers:

Nil

Conflict of Interest Disclosure:

Councillors:

Nil

Council Officers:

Nil

Items Discussed:

Confidential Items

1	MAV Working Together Better Workshop
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Record completed by:

Council Officer
Title

Marianne DiGiallonardo
Director Corporate Services



ASSEMBLY OF COUNCILLORS – PUBLIC RECORD

Assembly Details:

Date: 28 November 2016

Time: 6:00pm

Location: Meeting Room 4,
Braeside Avenue, Ringwood

Attendees:

Councillors		
Cr Tony Dib, JP	Cr Samantha Marks	Cr Kylie Spears
Cr Marijke Graham	Cr Michael Macdonald	Cr Rob Steane
Cr Nora Lamont	Cr Paul Macdonald	Cr Mike Symon
Council Officers:		
Steve Kozlowski	Chief Executive Officer	
Marianne Di Giallonardo	Director Corporate Services	
Phil Turner	Director Planning & Community	
Trevor Welsh	Director Operations, Infrastructure & Leisure	
Andrew Taylor	Manager Engineering & Building Services	Items 1 & 3
Adam Todorov	Manager Assets	Item 2
Tim Cocks	Manager Leisure	Item 4
Perambalam Senthoooran (Sen)	Manager Operations	Item 5

Apologies:

Councillors:	Nil
Council Officers:	Nil

Conflict of Interest Disclosure:

Councillors:	Nil
Council Officers:	Nil

Items Discussed:

Confidential Items

1	Exeter Road Petition
2	Service Area Overview - Assets
3	Service Area Overview - Engineering & Building Service
4	Service Area Overview - Leisure
5	Service Area Overview - Operations

Record completed by:

Council Officer	Marianne Di Giallonardo
Title	Director Corporate Services



ASSEMBLY OF COUNCILLORS – PUBLIC RECORD

Assembly Details:

Date: 30 November 2016

Time: 6:00pm.

Location: Meeting Room 4,
Braeside Avenue, Ringwood

Attendees:

Councillors

Cr Tony Dib, JP
Cr Marijke Graham
Cr Nora Lamont

Cr Samantha Marks
Cr Michael Macdonald
Cr Paul Macdonald

Cr Kylie Spears
Cr Mike Symon

Council Officers:

Steve Kozlowski
Marianne Di Giallonardo
Phil Turner
Trevor Welsh
Andrew Fuaux
Dianne Vrahnas
Grant Meyer
Chris Zidak

Chief Executive Officer
Director Corporate Services
Director Planning & Community
Director Operations, Infrastructure & Leisure
Manager Planning, Health & Local Laws
Manager Human Resources
Manager Integrated Planning
Manager Business & Development

Items 1 & 2

Item 3 & 6

Items 4 & 5

Apologies:

Councillors:

Cr Steane

Council Officers:

Nil

Conflict of Interest Disclosure:

Councillors:

Nil

Council Officers:

Nil

Items Discussed:

Confidential Items

1	Service Area Overview - Planning, Health & Local Laws
2	Fenced Dog Park
3	Service Area Overview - Human Resources
4	Service Area Overview - Integrated Planning
5	Implementing the Ringwood & Heathmont Structure Plans
6	Service Area Overview - Business & Development
7	Items of a General Nature Raised by Councillors

Record completed by:

Council Officer
Title

Marianne Di Giallonardo
Director Corporate Services



ASSEMBLY OF COUNCILLORS – PUBLIC RECORD

Assembly Details:

Date: Monday 5 December 2016 Time: 6.00pm

Location: Meeting Room 4,
Braeside Avenue, Ringwood

Attendees:

Councillors

Cr Tony Dib, JP
Cr Marijke Graham (left at 7:30pm)
Cr Nora LamontCr Michael Macdonald
Cr Paul MacdonaldCr Kylie Spears
Cr Rob Steane
Cr Mike Symon

Council Officers:

Steve Kozlowski

Chief Executive Officer

Marianne Di Giallonardo

Director Corporate Services

Phil Turner

Director Planning & Community

Trevor Welsh

Director Operations, Infrastructure & Leisure

Sherryn Dunshea

Manager Communications & Marketing

Items 2 & 3

Tony Rocca

Manager Finance & Governance

Item 4

Dale Muir

Manager Revenue, Property
& Customer Service

Items 5, 6 & 7

Gradimir Konstantinovic

Manager Information Technology

Item 8

Others:

External Consultants – Item 1

Peter Marshall, K2 Group
Ryan O'Sullivan, Human Habitats
Ray Bartlett, Raylink Consulting

Apologies:

Councillors:

Cr Samantha Marks

Council Officers:

Nil

Conflict of Interest Disclosure:

Councillors:

Nil

Council Officers:

Nil

Items Discussed:

Confidential Items

1##	Croydon Grade Separation Presentation
2	Service Area Overview - Communications & Marketing
3	Community Facilities Dedication Nominations
4	Service Area Overview - Finance & Governance (Including LTFS)

5	Service Area Overview - Revenue, Property & Customer Service
6	Village School Sign & Seal
7##	Valuation Tender Evaluation
8	Service Area Overview - Information Technology
9	Community Assistance Fund
10	Items of a General Nature raised by Councillors

Record completed by:

Council Officer
Title

Marianne Di Giallonardo
Director Corporate Services

THE MAROONDAH FOUNDATION - NEW BOARD MEMBERS

ITEM 3

PURPOSE

The purpose of this report is to appoint new Members to The Maroondah Foundation to fill vacancies that currently exist.

STRATEGIC / POLICY ISSUES

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2013-2017 (Year 4: 2016-2017) provide the strategic framework that underpins the purpose of this report.

Outcome Area: A well governed and empowered community

Our Vision: Maroondah will be a vibrant and diverse city with a healthy and active community, living in green and leafy neighbourhoods which are connected to thriving and accessible activity centres contributing to a prosperous economy within a safe, inclusive and sustainable environment.

Key Directions 2013-2017:

- 8.9 Create opportunities for shared decision making through active community involvement.
- 8.11 Foster a Council culture of collaboration and partnerships with individuals, community groups, businesses, service providers and other levels of government.
- 8.13 Encourage individuals, groups and organisations to proactively connect with and contribute to their local community.
- 8.14 Work in partnership to deliver services that recognise and are responsive to the interests and needs of the community.

BACKGROUND

The Maroondah Foundation was established in May 2015, as a Public Ancillary Trust through which donors, be they individuals, families, businesses, community groups or local governments can fulfil their philanthropic interests. Contributions to The Maroondah Foundation are invested and funds available from these contributions and interest earned on investments can then be distributed to Maroondah charities.

The Constitution of Maroondah Foundation Trustee Limited Item 18 provides for Directors. The current Directors are existing members of the Maroondah City Council, with the expectation that all or a majority of the Directors will be members of Maroondah City Council.

Due to the recent Council elections five vacancies have been created on the Board. It is appropriate to consider the appointment of one or more of the newly elected Councillors to a position of Director on the Board.

THE MAROONDAH FOUNDATION - NEW BOARD MEMBERS Cont'd

ITEM 3

ISSUE / DISCUSSION

As noted in the Constitution of Maroondah Foundation Trustee Limited (Item 19.1.5), the office of a Director will be vacated if:

in the case of a Director who was appointed at a time when he or she was a member of Maroondah City Council, the Director ceases to be a member of Maroondah City Council by reason of the expiry of his term of office as a Councillor and in addition is not re-elected.

Following the Maroondah City Council election held on October 22, 2016:

- Councillor Natalie Thomas did not seek re-election, and consequently her term of office as a Director of The Maroondah Foundation expired.
- Councillors Christina Gleeson, Mary-Anne Lowe, Liam Fitzgerald and Les Willmott sought re-election, however they were not re-elected, and consequently their term of office as a Director of The Maroondah Foundation expired.

Item 18.3 of the Constitution of Maroondah Foundation Trustee Limited states that new or additional Directors of the Company are appointed by the Board with the prior approval of Maroondah City Council.

It is proposed that each of the five newly elected Councillors to Maroondah City Council for the 2016-2020 Council term be appointed as a Director of The Maroondah Foundation Trustee Limited:

- Councillor Marijke Graham
- Councillor Michael Macdonald
- Councillor Paul Macdonald
- Councillor Kylie Spears
- Councillor Mike Symon

FINANCIAL / ECONOMIC ISSUES

Given that this is a governance matter, there are no financial or economic issues associated with this item.

SOCIAL / COMMUNITY ISSUES

Given that this is a governance matter, there are no social or community issues associated with this item.

**THE MAROONDAH FOUNDATION - NEW BOARD MEMBERS
Cont'd**

ITEM 3

ATTACHMENTS

Not Applicable

CONFIDENTIALITY

Not Applicable

RECOMMENDATION

THAT COUNCIL APPOINTS THE FOLLOWING PERSONS AS DIRECTORS OF THE MAROONDAH FOUNDATION TRUSTEE LIMITED:

- **MARIJKE GRAHAM**
- **MICHAEL MACDONALD**
- **PAUL MACDONALD**
- **KYLIE SPEARS**
- **MIKE SYMON**

COMMUNITY FACILITIES DEDICATION NOMINATIONS

ITEM 1

PURPOSE

The purpose of this report is to brief Council on the receipt of two nominations for the proposed dedication of East Ringwood Multipurpose Pavilion and the pavilion at AC Robertson Athletic Centre and the process for their consideration.

STRATEGIC / POLICY ISSUES

The Community Facilities Dedication Policy relates to the following directions contained in Maroondah 2040: Our Future Together.

Key Direction: An Active Community 1.2.1 Support and Empower local community groups, sporting clubs and special interest groups across Maroondah.

Key Direction: A Learning Community 2.17 Facilitate and encourage places, spaces and programming that provide for a third place of community connection beyond home and work

BACKGROUND

From time to time Council receives requests from individuals and community groups to name public open space and other community facilities after an individual, a family or an organisation. Naming public open space or a community facility is a perpetual honour and Council must ensure that in each case the dedication is in all circumstances appropriate. In March 2016, Council endorsed a Community Facilities Dedication Policy to establish clear parameters for when a request for naming a community facility will be considered, set criteria for assessment of requests and a process for the submission, assessment, consultation, and approval of requests.

ISSUE / DISCUSSION

Nominations have been received for the proposed dedication of the East Ringwood Multipurpose Pavilion and the pavilion at the AC Robertson Athletic Centre. In accordance with the Community Facilities Dedication Policy an initial suitability assessment of the requests by a panel of Council staff has been undertaken. The panel has recommended that the proposals proceed to the community consultation phase of the policy process.

The nominations are as follows:

The Ringwood Athletic Centre Special Committee of Council have proposed that the new pavilion under construction at the AC Robertson Athletic Centre be named the Tony Lethbridge Pavilion in honour of Robert Anthony Lethbridge.

Robert Anthony Lethbridge was a founder of the Ringwood Athletics Club in 1963. It was his vision for a permanent home for athletics that led to the design and construction of the Athletics Facility at Proclamation Park in 1975.

COMMUNITY FACILITIES DEDICATION NOMINATIONS Cont'd**ITEM 1****SERVICE TO THE COMMUNITY**

- Medal of the Order of Australia – Services to Athletics 1988
- Australian Sports Medal 2000 – Nominated by Maroondah City Council
- Athletics Victoria Merit Award - 1994
- Warming Up for The Games Committee – Nominated by Maroondah City Council
- Member & Secretary of the AC Robertson Special Committee of Council 1975 - 2010

The East Ringwood Cricket Club & East Ringwood Football Club have proposed that the new pavilion under construction at East Ringwood Reserve be named the Coopersmith Pavilion in honour of Brian Coopersmith. Brian has lived in the City of Maroondah for the majority of his life. He is a Life Member of both the East Ringwood Football Club and the Eastern Football League and has been President of the Maroondah Sports Club since its inception in 1981. He has a long-standing commitment to community fundraising and personal philanthropy and has made a very significant donation to the funding of the multipurpose pavilion.

SERVICE TO THE COMMUNITY

- Medal of the Order of Australia 2010
- Freeman of the City – Maroondah City Council 2016

FINANCIAL / ECONOMIC ISSUES

All costs associated with the consultation process will be the responsibility of Sport & Recreation. Installation of signage for the facility will be funded by Open Space.

ENVIRONMENTAL / AMENITY ISSUES

Not Applicable

SOCIAL / COMMUNITY ISSUES

The Community Facilities Dedication Policy allows Council and the community to recognise extraordinary contributions to the Maroondah Community.

COMMUNITY CONSULTATION

A letter of notification will be sent to the listed groups and individuals below, outlining the proposed name, rationale for dedication and process for objection. Recipients will be afforded a minimum 28 days to respond in writing to the Chief Executive Officer during the period 14 December 2016 to 20 January 2017.

COMMUNITY FACILITIES DEDICATION NOMINATIONS Cont'd**ITEM 1**

The following groups and individuals will receive notification.

AC Robertson Pavilion	East Ringwood Multipurpose Pavilion
Ringwood Athletics Club Ringwood Professional Athletics Club Ringwood Little Athletics Club Next of Kin Neighbouring Residents Proclamation Park Walkers	East Ringwood Tennis Club East Ringwood Junior Football Club Chin Community Victoria Next of Kin Neighbouring Residents

CONCLUSION

Nominations have been received for the proposed dedication of the East Ringwood Multipurpose Pavilion in honour of Brian Coopersmith and pavilion at AC Robertson Athletics Centre in honour of Robert Anthony Lethbridge. In accordance with the Community Facilities Dedication Policy, the requests have undertaken an initial suitability assessment by a panel of Council staff and have been recommended to proceed to Council for approval to progress the dedication proposals to community consultation.

ATTACHMENTS

1. [Community Facilities Dedication Policy 2016](#)

CONFIDENTIALITY

Not Applicable

RECOMMENDATION

THAT COUNCIL SUPPORTS THE FOLLOWING TWO NOMINATIONS TO PROCEED TO THE CONSULTATION PHASE OF THE COMMUNITY FACILITIES DEDICATION PROCESS

1. THE TONY LETHBRIDGE PAVILION
2. THE COOPERSMITH PAVILION



Community Facilities Dedication Policy

L16 04

PURPOSE

To outline a strategic policy framework to guide the assessment of requests for the dedication of Council owned Community Facilities

SCOPE

This policy applies to, but is not limited to, "community facilities" as defined below:

- buildings or parts of buildings
- public outdoor areas, reserves, playing fields
- other community facilities recommended for naming by Council that are owned, operated or managed by Maroondah City Council.

This policy does not apply to the dedication of reserves or places which are the responsibility of the Registrar of Geographic Names.

OBJECTIVES

The objectives of the Policy are:

1. To establish clear parameters for when a request for naming a community facility will be considered.
2. To establish set criteria for the initial assessment of requests as suitable for consideration.
3. To determine a process for the submission, assessment, consultation and approval of requests for naming a community facility.

POLICY PRINCIPLE

The dedication of a community facility will only occur in exceptional circumstances to honour and acknowledge extraordinary contribution to the Maroondah Community.

RELATIONSHIP TO THE MAROONDAH 2040 COMMUNITY VISION

The Policy relates to the following directions contained in Maroondah 2040: Our Future Together

Key Direction: An Active Community 1.2.1 Support and Empower local community groups, sporting clubs and special interest groups across Maroondah.

Key Direction: A Learning Community 2.17 Facilitate and encourage places, spaces and programming that provide for a third place of community connection beyond home and work

Policy Control Schedule

Policy Title: Community Facilities Dedication Policy		Policy No: L16 04	Policy type: Council Policy
Policy creation date: April 2016	Current version approved: 18 April 2016	Current version number: 1	Policy review date: April 2020
Parent policy:	Child policy/policies:	Policy responsibility: Leisure	TRIM record number: 15/161091

All printed copies of this procedure are uncontrolled. Please check SmartNet for the most recent version of this policy.

Page 1 of 4



Community Facilities Dedication Policy

L16 04

ALIGNMENT WITH COUNCIL'S MISSION AND VALUES

The Policy aligns with Maroondah City Council's values of Cooperation and Commitment and articulates to Council employees and the wider community, the assessment framework for ensuring that the dedication of a Community Facility is appropriate and acknowledges an extraordinary contribution to the Maroondah Community.

BACKGROUND / CONTEXT

From time to time Council receives requests from individuals and community groups to name public open space and other community facilities after an individual, a family or an organisation. Naming public open space or a community facility is a perpetual honour, the Council must ensure that in each case the action is under all circumstances appropriate.

POLICY POSITION

The request for the naming of a Community Facility after an individual will generally only be considered where the person has been deceased for a minimum 12 months to allow for the development of historical perspective and:

- i. was widely known and respected within the local community; and
- ii. generally acknowledged as having made an extraordinary contribution to the social, economic or cultural development of the community; and
- iii. considered by Council to have been of good character and not likely to be the subject of controversy.

The naming of a facility after an individual who is living will be considered only if they meet the three key criteria listed above as well as the criterion listed below:

- i. a resident who currently or has recently made an outstanding contribution to the local community over many years, either through Council or community groups such as charities or sporting and recreational clubs.

Where a community facility is currently dedicated, the name would only be changed in exceptional circumstances. If, however, a facility that has been named is removed or replaced for any reason, or the nature of the facility changes, Council is not obliged to retain the name

Dedications should as far as possible, take into account and not be in conflict with any relevant policies, plans or strategies adopted or being considered by Council.

Policy Control Schedule

Policy Title: Community Facilities Dedication Policy		Policy No: L16 04	Policy type: Council Policy
Policy creation date: April 2016	Current version approved: 18 April 2016	Current version number: 1	Policy review date: April 2020
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Community Facilities Dedication Policy

L16 04

In the event of a facility being recommended for dedication after an Indigenous Australian person or in an indigenous Australian language, prior consent from the local Wurundjeri Elders and other affected indigenous elders is required.

Commercial Naming Rights may be considered however naming right agreements cannot be perpetual and must contain a sunset clause specifying the conclusion of the naming right period.

The naming of a room or other components of a community facility may also be considered where appropriate.

POLICY IMPLEMENTATION

1. A request to name a Community Facility may be made by Council or the community via a written submission.
2. The request would initially be assessed against the policy position criteria by a panel of Council staff to check the suitability of the name.
3. The initial assessment recommendation will be presented to the Assembly of Council for consideration to progress to community consultation. A Council report will be prepared seeking Council approval to seek community feedback.
4. Where practicable next of kin or appropriate relative/s, relevant user groups, surrounding residents and other community members associated with the community facility will be consulted via written request and afforded 28 days to make a written submission if opposed to the proposal.
5. The outcomes of the community consultation process will be presented to the Assembly of Councillors and final recommendations, taking in to account the outcomes of community consultation, will be prepared for final consideration and approval in a Council report.
6. Where the Council approves a request to have a Community Facility named after a person or a family, a plaque and or signage will be installed and maintained by Council.

ROLES AND RESPONSIBILITIES

The Community Facilities Dedication Process will be undertaken by the area of Council responsible for the management of the Community Facility.

The internal suitability assessment panel will comprise of, but not limited to, representatives from:

1. Community Planning & Development
2. Communications & Marketing
3. Service Area responsible for the management of the facility
4. Any other relevant service areas

Policy Control Schedule

Policy Title: Community Facilities Dedication Policy		Policy No: L16 04	Policy type: Council Policy
Policy creation date: April 2016	Current version approved: 18 April 2016	Current version number: 1	Policy review date: April 2020
Parent policy:	Child policy/policies:	Policy responsibility: Leisure	TRIM record number: 15/161091

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Community Facilities Dedication Policy

L16 04

BUDGET RESPONSIBILITIES

All costs associated with the consultation and approval process and installation and maintenance of plaques and /or signage of the facility will be covered by the Council area responsible for the management of the community facility.

RELATED LEGISLATION

- The Registrar of Geographic Names
- Geographic Place Names Act (1998)

Policy Control Schedule

Policy Title: Community Facilities Dedication Policy		Policy No: L16 04	Policy type: Council Policy
Policy creation date: April 2016	Current version approved: 18 April 2016	Current version number: 1	Policy review date: April 2020
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**EXETER ROAD, CROYDON NORTH - SPEED LIMIT AND
TRAFFIC CALMING MEASURES PETITION**

ITEM 2

PURPOSE

To table a petition issued by The Hon David Hodgett MP, Member for Croydon, and signed by 21 residents requesting a review of the speed limit and the introduction of further traffic calming measures on Exeter Road in Croydon North.

STRATEGIC / POLICY ISSUES

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2013-2017 (Year 4: 2016-2017) provide the strategic framework that underpins the purpose of this report.

Outcome Area: An accessible and connected community.

Our Vision: In the year 2040, Maroondah is an accessible community for all ages and abilities with walkable neighbourhoods, effective on and off-road transport networks and access to a range of sustainable transport options.

Key Directions 2013 – 2017:

Work in partnership to provide improved accessibility and safety for all transport users across all modes.

BACKGROUND

On 5 September 2016 a vehicle left the Exeter Road carriageway to the east of Stringybark Rise and subsequently crashed into a property at 140 Exeter Road, Croydon North. Figure 1 below shows a photograph of the vehicle crash.



**EXETER ROAD, CROYDON NORTH - SPEED LIMIT AND
TRAFFIC CALMING MEASURES PETITION Cont'd**

ITEM 2

Following the crash, Council received a petition on 13 October 2016 from the office of The Hon David Hodgett MP. The petition, with an enclosed letter signed by The Hon David Hodgett MP, contained 21 signatures from residents in Exeter Road, Stringybark Rise, and Humber Road.

The prayer of the petition is as follows:

“Residents in Croydon North draw to the attention of Maroondah Council and Councillors:

That the current speed limit of 50kmh combined with no present traffic calming measures along the stretch of Exeter Road between Neuparth Road and Nangathan Way Croydon North is insufficient. This is highlighted by the recent accident that saw an out of control driver plough into a residents’ home, causing extensive damage.

The petitioners therefore request that the Maroondah City Council and Councillors review the speed limit and/or look at introducing further traffic calming measures on Exeter Road to assist in preventing further accidents in the future.”

ISSUE / DISCUSSION

Exeter Road is located within a residential precinct in Croydon North bounded by Maroondah Highway to the south and east, Yarra Road to the west and Holloway Road to the north.

Exeter Road is classified as a Collector road in accordance with the Maroondah Council Road Management Plan and runs in an east-west direction between Maroondah Highway and Nangathan Way.

Exeter Road has a speed limit of 60km/h between Maroondah Highway and Lyons Road and a speed limit of 50km/h between Lyons Road and Nangathan Way.

The Maroondah Highway intersection with Exeter Road at the eastern end is controlled by traffic signals, whilst a roundabout controls the Nangathan Way intersection at the western end.

Exeter Road contains a high level of traffic calming measures which are located either at intersections or at midblock locations between intersections along Exeter Road and include raised pavements, pedestrian refuges, splitter islands and two-way slow points.

Figure 2 below shows an extract from Melways, providing details of Exeter Road’s location, traffic calming elements and connections to the wider road network.

EXETER ROAD, CROYDON NORTH - SPEED LIMIT AND TRAFFIC CALMING MEASURES PETITION Cont'd

ITEM 2



Figure 2: Exeter Road and the wider road network

The section of Exeter Road between Nangathan Way and Neuparth Road has a significant bend and crest with a steep grade heading down to Stringybark Rise and incorporates traffic calming at the following locations:

- a splitter island through the crest immediately west of Neuparth Road, and
- a splitter island at Stringybark Rise.

The carriageway width of this section of Exeter Road is approximately 7.2 metres. Parking is prohibited over the crest of the hill between Neuparth Road and Stringybark Rise on both sides of the road, whilst parking is only permitted on the south side of Exeter Road between Stringybark Rise and Nangathan Way.

Figures 3 and 4 below show the bend and crest on the western end of Exeter Road.



Figure 3: Exeter Road looking west



Figure 4: Exeter Road looking east

As noted above, Exeter Road provides a direct connection to the arterial road network, Maroondah Highway, via a signalised intersection and connects to higher order local roads, being Lyons Road and Nangathan Way, and several lower order local roads.

**EXETER ROAD, CROYDON NORTH - SPEED LIMIT AND
TRAFFIC CALMING MEASURES PETITION Cont'd****ITEM 2**

Given the configuration of Exeter Road as discussed above, in accordance with Clause 56.06 of the Maroondah Planning Scheme, Exeter Road aligns with the road hierarchy criteria of a Connector Street – Level 2 and would therefore be expected to satisfactorily cater for in the order of 3,000 – 7,000 vehicles per day.

Council's Engineers have previously been made aware by local residents of their concerns relating to vehicle speeds along this section of Exeter Road. As a result of the concerns raised by local residents, Council's Engineers arranged for a traffic speed and volume count of Exeter Road immediately east of Stringybark Rise which revealed the following results:

- The average traffic volume along Exeter Road was approximately 4,567 vehicles per day;
- The average vehicle speed was 50.4 km/h; and
- The 85th percentile speed¹ was 56.5 km/h.

It should be noted that westbound direction speeds and volumes slightly varied from the average result with the recorded speeds being slightly higher and the volume slightly lower. It is expected that the higher speeds are due to the downhill grade on the western approach and the lower volume was likely a result of local residents using the western end of Exeter Road to depart the area to avoid the traffic signals on Maroondah Highway, and using other roads in the road network to exit / enter the local area.

Given the above, the westbound speeds and volumes are as follows:

- The average westbound traffic volume was approximately 2,240 vehicles per day;
- The average vehicle speed was 51.3 km/h; and
- The 85th percentile speed¹ was 57.7 km/h.

Given the speeds that were recorded, particularly the in westbound direction, Council's Engineers developed a project scope to install additional traffic calming in Exeter Road. The project was subsequently included within in the Capital Works Local Area Traffic Management (LATM) Program.

As noted above, the topography of this section of Exeter Road results in the crest of the hill being located adjacent to Neuparth Road and the road travelling downhill to the Nangathan Way intersection. Whilst there is a downhill grade on this section of Exeter Road, it does flatten on the approach to the Stringybark Rise intersection and, as such, it has been determined that this is the most appropriate location for any new LATM treatment with consideration to traffic engineering principles and construction. The works proposed will involve the installation of traffic calming treatments in Exeter Road on the eastern and western approaches to Stringybark Rise and are expected to address the concerns with higher vehicle speeds along this section of Exeter Road.

¹ The speed at which 85% of vehicles are travelling at or below

¹ The speed at which 85% of vehicles are travelling at or below

**EXETER ROAD, CROYDON NORTH - SPEED LIMIT AND
TRAFFIC CALMING MEASURES PETITION Cont'd**

ITEM 2

In regard to the petition calling on a review of the speed limit, as noted above, this section of Exeter Road currently operates with a 50km/h speed limit. Speed signs are classed as a Major Traffic Control Item and are under the authority and control of VicRoads. As such any new signage or alterations to the existing speed limit would be subject to VicRoads approval.

In accordance with the VicRoads Speed Zone Guidelines, 50km/h is the lowest operating speed permitted on an urban road unless the road has one of the following factors:

- The road is part of a local urban area or a street where pedestrian / cyclist safety needs to be enhanced;
- There is a school access point on the road;
- There is a high risk remote school crossing on the road; and
- There is a high level of pedestrian activity on the road.

As none of the above operating conditions are present on this section of Exeter Road, VicRoads would not approve lowering the speed limit below the default urban limit of 50km/h.

With respect to the recent crash that occurred on Monday 5 September 2016, discussions with the Maroondah Highway Patrol unit of Victoria Police indicates that the driver of the vehicle was involved in another crash on Exeter Road just before this incident occurred and as such there may be a link between these two crashes. The nature of the crash and road topography suggests that driver behaviour was a factor. On this basis, it is considered that driver behaviour was the contributing cause of the crash and that the road geometry or operating conditions did not contribute to the crash.

FINANCIAL / ECONOMIC ISSUES

The construction of an LATM treatment on this section of Exeter Road has been programmed with funding from the Capital Works LATM program budget. The LATM program has an ongoing budget allocation of \$200,000, which is sufficient for the construction of these works.

ENVIRONMENTAL / AMENITY ISSUES

In accordance with the guidelines of Clause 56.06 of the Maroondah Planning Scheme, roads within the municipality are designed to requirements based on their level within the road hierarchy.

Collector roads are designed and expected to cater for higher traffic volumes rather than local access roads. Environmental and amenity issues are consistent with the above hierarchical requirements.

SOCIAL / COMMUNITY ISSUES

The road hierarchy determines the level of service provided for all road users within the municipality. The road hierarchy is important from a social perspective and is based on several factors including:

**EXETER ROAD, CROYDON NORTH - SPEED LIMIT AND
TRAFFIC CALMING MEASURES PETITION Cont'd**

ITEM 2

- Linkages provided with other roads in the road network.
- Linkages with commercial and residential areas within the municipality.
- Current and future traffic volumes for roads.
- Level of transport of goods and services.

The need for roads to interconnect with other roads in the network is vital to allow for the movement of people and goods throughout the municipality and the state. Collector roads provide an important connection for these movements within the municipality.

COMMUNITY CONSULTATION

Local residents in the vicinity of the proposed LATM works will be updated on the progress of the project.

CONCLUSION

It is considered that the crash that occurred on Exeter Road on 5 September 2016 was a result of driver behaviour and the road condition or geometry did not contribute to the crash.

It is recommended that Council notes the petition containing 21 signatures, and notes that additional traffic calming will be constructed in the vicinity of the crash site as part of the Capital Works LATM program budget, and Exeter Road does not meet the warrants set by VicRoads for a reduced speed limit.

ATTACHMENTS

Not Applicable

CONFIDENTIALITY

Not Applicable

RECOMMENDATION

THAT COUNCIL

1. **NOTES THE PETITION CONTAINING 21 SIGNATURES**
2. **CONSIDERS THE OFFICERS REPORT AND NOTES THE FINDINGS OF THE INVESTIGATION INTO THE PRAYER OF THE PETITION THAT ADDITIONAL TRAFFIC CALMING WILL BE CONSIDERED IN THE LATM PROGRAM AND THAT EXETER ROAD DOES NOT MEET THE WARRANTS FOR A REDUCED SPEED LIMIT**
3. **ADVISES THE HON DAVID HODGETT MP ACCORDINGLY**

**PLANNING SCHEME AMENDMENT C97 - HEATHMONT
ACTIVITY CENTRE STRUCTURE PLAN**

ITEM 1

PURPOSE

The purpose of this report is to consider submissions received following exhibition of Planning Scheme Amendment C97 *Heathmont Activity Centre Structure Plan* and to resolve to request the Minister for Planning to appoint an independent panel to consider submissions.

STRATEGIC / POLICY ISSUES

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2013-2017 (Year 4: 2016-2017) provide the strategic framework that underpins the purpose of this report.

Outcome Area: An attractive, thriving and well built community.

Our Vision: In 2040, Maroondah will be an attractive community with high quality urban form and infrastructure that meets the needs and aspirations of all ages and abilities. A diverse range of housing options are available and thriving activity centres provide a broad range of facilities and services that meet community needs. The character of local neighbourhoods continues to be maintained while also accommodating population growth.

Key Directions 2013 – 2017:

- 6.1 Encourage high quality urban design that provides for a healthy, attractive and desirable built form.
- 6.3 Work in partnership to deliver distinctive and high quality architecture through the use of urban design guidelines and principles.
- 6.7 Plan and facilitate the development of a community where everyone can live, work and play locally.

BACKGROUND

Council previously developed the Heathmont Activity Centre Structure Plan in consultation with a range of stakeholders. At its meeting on 26 August 2013 Council resolved to:

- Note submissions received following the exhibition of the draft Heathmont Activity Centre Structure Plan;
- Adopt the draft Heathmont Activity Centre Structure Plan subject to the changes proposed regarding design criteria for 4 storey developments;
- Seek authorisation from the Minister for Planning to prepare and exhibit an amendment to the Maroondah Planning Scheme that implements and includes the Heathmont Activity Centre Structure Plan as a reference document.

Planning Scheme Amendment C97 addresses the above Council resolutions as well as the implementation measures contained within the Structure Plan by implementing it into the Maroondah Planning Scheme.

**PLANNING SCHEME AMENDMENT C97 - HEATHMONT
ACTIVITY CENTRE STRUCTURE PLAN Cont'd**

ITEM 1

Purpose of the Planning Scheme Amendment

The purpose of the Amendment is to implement the Heathmont Activity Centre Structure Plan. The Structure Plan provides the strategic justification for the Amendment to the Maroondah Planning Scheme. It is not the purpose of the Amendment to revisit or substantially alter the Structure Plan, which was adopted by Council in 2013 following extensive community and stakeholder engagement.

Planning Scheme Amendment C97 proposes the following changes to the Maroondah Planning Scheme:

- To amend the Municipal Strategic Statement and the Local Planning Policy Framework to incorporate the aims of the Structure Plan.
- To insert two new schedules to the General Residential Zone (GRZ2 & GRZ3).
- To insert a new schedule to the Design and Development Overlay Schedule 8 and to delete existing Design and Development Overlay Schedule 2.
- To replace Significant Landscape Overlay Schedule 3 with Schedule 4.
- To insert a Development Plan Overlay at the 'Uambi' property at 22 Allens Road.
- To include the Heathmont Activity Centre Structure Plan as a Reference Document in the Maroondah Planning Scheme.

The proposed changes to the MSS and new clauses to the Maroondah Planning Scheme were prepared by Council following extensive discussion with the Department of Environment, Land, Water and Planning (DELWP).

PLANNING SCHEME AMENDMENT C97 - HEATHMONT ACTIVITY CENTRE STRUCTURE PLAN Cont'd

ITEM 1



Figure 1: Area to which Amendment C97 applies

Planning Scheme Amendment C97 applies to all land within the Heathmont Activity Centre Structure Plan study boundary. The study area boundary is generally defined as 400 metres walking distance from the Heathmont Railway Station, with areas subject to land constraints such as extensive vegetation, restrictive covenants and topography excluded. In general, the boundary follows road reserves where possible.

Exhibition of Amendment C97

The Amendment was initially placed on public exhibition from 26 May 2016 to 1 July 2016 and was subsequently extended by a week, due to a minor mapping error. Exhibition of the Amendment involved posting written notification to all owners and occupiers within the Structure Plan Amendment area. A total of 676 letters were mailed on 25 May 2016 in respect of the Amendment. Notices were placed in the Maroondah Leader on 24 May 2016 and in the Government Gazette on 26 May 2016.

The Amendment also featured on Council's website and hard copies of the Amendment documents, including the Structure Plan, were placed on exhibition at Council's service centres at Braeside Avenue, Realm and the Croydon offices and library.

**PLANNING SCHEME AMENDMENT C97 - HEATHMONT
ACTIVITY CENTRE STRUCTURE PLAN Cont'd**

ITEM 1

ISSUE / DISCUSSION

Consideration of submissions

During the exhibition of Amendment C97, and the subsequent weeks, a total of 22 submissions were received. Of the submissions received:

- 2 submissions did not expressly support the Amendment, but did not request any changes;
- 10 submissions requested changes to the Amendment;
- 10 submissions objected to the Amendment.

For ease of consideration, the issues raised in submissions have been discussed below as follows:

- Built form and height
- Traffic and Transport
- Car parking
- Documentation of heritage
- Specific requests for changes affecting particular sites

A detailed summary of submissions received can be found in **Attachment No 1**.

Built form and height

Issues raised

Eight submitters raised concerns about the densities and maximum building heights proposed under the zoning schedules. One submission suggested a height limit of 2 storeys throughout residential zoned areas, while another opposed two storey development in their area, submitting that the existing single storey typologies should be maintained.

Another submitter stated that a two storey height limit across residential areas is reasonable and that three storey development should only be considered at a point in the future when 2 storey had become the norm. The submission raised concerns about the aesthetic created by three storey buildings adjacent to single storey dwellings as well as a range of amenity issues that this might create. Specific areas referenced by submitters included Royal Avenue, Viviani Crescent, Campbell Street and Lisgould Street.

Another submitter raised specific concerns about amenity issues that could be created in relation to Sharps Court. Sharps Court is located along the boundary of the Residential Growth Precinct and the Neighbourhood Consolidation Precinct. The submitter is concerned that 1) overlooking and 2) overshadowing will occur on the eastern side of Sharps Court, if buildings in the commercial spine are redeveloped to 4 storeys and buildings on the western

**PLANNING SCHEME AMENDMENT C97 - HEATHMONT
ACTIVITY CENTRE STRUCTURE PLAN Cont'd**

ITEM 1

side of Sharps Court are redeveloped to 3 storeys, as permitted under the proposed zoning and DDO.

Response

While the concerns of the submitters in relation to height and density are acknowledged, the changes proposed through Amendment C97 are considered relatively modest, especially given Heathmont's status as a Neighbourhood Activity Centre served by a railway station.

The Amendment should be considered in terms of the changes that are being made to the current planning controls, as well as in the context of the difference between what currently exists on the ground and what would be achievable under the amendment. In many cases, 2-3 storey development would currently be achievable, assuming the performance based standards of Rescode can be met. There is no current mandatory maximum height limit in Heathmont. The Rescode standards that protect residential amenity will continue to apply, so overshadowing and overlooking will continue to be considered through Council's development control process.

Traffic and Transport

Issues raised

Three submitters raised the issue of the current speed limit on the Canterbury Road and its use as a freight route by a significant number of heavy vehicles. This was a central issue for a number of submitters, who reported safety concerns for pedestrians as well as amenity issues. Submitters supported a reduction in the speed limit to 40km/hr.

The submission from VicRoads seeks updated wording in the Structure Plan in relation to the bicycle network. The submission requests that Action 4 on the implementation table in the Structure Plan be amended to use the term 'bicycle facilities' rather than 'bicycle lanes'. The request is made on the basis that the term 'bicycle lanes' raises the expectation in the community that this is the safest and best facility for cyclists, whereas in fact an alternative may be preferable.

In relation to the railway station, one submitter voiced support of the demolition and redevelopment of a new station that would better serve the needs of the community.

Response

The Heathmont Structure Plan seeks to expand sustainable transport options in the form of cycling and pedestrian connections to provide improved access to the railway station and commercial strip. This involves interactions and potential conflicts between traffic, cyclists and pedestrians, as well as the potential for bicycle lanes.

The Structure Plan includes an objective (Implementation Table, Item 2) to initiate talks with VicRoads about the possibility of introducing variable speed limit options for the Canterbury Road, including reducing the limit to 40km/hr during peak shopping times. Submitter support for a reduction in the speed limit is therefore a matter for the implementation of the Structure Plan, rather than a cause to update the Amendment documentation.

The points raised by VicRoads are noted and will feed into any future discussions. However, the implementation measures in the Structure Plan are intended to provide a basis to commence discussions and investigations and are not designed to pre-empt a detailed

**PLANNING SCHEME AMENDMENT C97 - HEATHMONT
ACTIVITY CENTRE STRUCTURE PLAN Cont'd**

ITEM 1

investigation. Other measures may ultimately be recommended following a feasibility analysis. It is therefore not proposed to update the Structure Plan, which was adopted by Council in 2013.

The redevelopment of the railway station is an objective of the Structure Plan. However, it should be noted that this will largely involve an advocacy role for Council as the station is owned by VicTrack.

Car parking

Issues raised

A number of the submissions received related primarily to issues associated with car parking. A petition was also received from the traders along the Canterbury Road Strip.

Petition – parking

A petition was submitted to Council on behalf of the traders along the Canterbury Road commercial strip. A total of 68 people signed the petition including a majority of the traders. The petition opposes the Structure Plan on the basis that the objective of creating civic areas and a community focal point, as identified in Figure 11 of the Structure Plan (shown as 'urban plazas'), would reduce car parking availability along the commercial strip. At the same time, any intensification of commercial uses along the retail strip will create a greater requirement for parking. The petition also submits that the plan does not require new development to provide sufficient additional parking.

Individual submissions – parking

A number of the individual submissions received related largely to car parking. Submitters expressed particular concern about the proliferation of on-street parking around the train station. The submissions state that the park and ride area at the train station fills up early in the morning and commuters then park cars along Heathmont Road, Campbell Street, Stoda Street and the adjoining streets. This has given rise to both inconvenience and safety concerns.

A number of the submitters were further concerned about the impact that any increase in residential development is likely to have on the availability of parking. While there was some concern about parking in the commercial strip in the individual submissions, concerns primarily focused on parking along residential streets near the train station.

Response

The plaza spaces identified in the Structure Plan are appropriate in the ongoing evolution of the centre and identify key locations. Their exact configuration would need to be determined at a detailed design stage at which point any impact on car parking could be assessed and mitigated if required.

While the concerns of the traders in the relation to car parking in the commercial strip are noted, it should also be recognised that the 'urban plazas' shown in the Structure Plan do not form a part of the Design and Development Overlay (DDO) Schedule 8. While the urban plazas are shown in the Structure Plan, these are proposals, rather than firm development projects and have not undergone a detailed feasibility analysis and do not have specific funding allocated. Any proposal to develop the urban plazas as shown would involve detailed planning and consultation, should Council wish to pursue these options.

**PLANNING SCHEME AMENDMENT C97 - HEATHMONT
ACTIVITY CENTRE STRUCTURE PLAN Cont'd**

ITEM 1

Any increase in density would need to be assessed in relation to car parking provided. While the location within an activity centre anchored by a railway station would generally reduce need for car parking, it would be anticipated that parking would be integrated into the design of any new building. There is no proposal through the Structure Plan to reduce existing requirements.

It is also noted that the Structure Plan (page 24) states as follows in relation to car parking:

Retain existing on-street car parking within the Canterbury Road commercial strip. However, in the longer term critically review the need to provide any additional car spaces within the centre, including investigating options to establish a stand-alone multi-deck car park on the edge of the commercial strip.

The Structure Plan also states (page 23) that it is an objective:

To ensure the Heathmont NAC maintains an adequate supply of appropriately located, designed and managed on and off-street multipurpose car parking.

As demonstrated above, one of the overarching objectives of the Structure Plan is to ensure that an adequate supply of car parking is maintained in the Heathmont Neighbourhood Activity Centre (NAC). The proposals in the Structure Plan should be considered in that context.

Response – Individual submissions

Individual submissions primarily raised concerns relating to increases in traffic volume and on-street parking. The level of on-street car parking resulting from overflow from the train station car park was a key concern. While the submitters concerns are acknowledged, the issue of commuter generated, all day on-street car parking around the train station in places such as Campbell Street and Heathmont Road is largely a parking management issue rather than an issue that can be addressed through the Amendment.

As such, Council's Engineering Services Department are investigating options in regard to parking in and around the centre.

In terms of traffic generation from new development, any residential development activity will generate additional traffic in the surrounding area, regardless of the location. However, an increase in residential densities within activity centres is designed to facilitate a wider range of options for transport, other than the use of the private car. One of the fundamental premises of the Structure Plan is that people living within the study area will be able to walk or cycle to the train station. It is therefore considered that an increase in residential densities at this location will result in a smaller impact on the overall road network, as more people will be able to walk or cycle to their destination.

**PLANNING SCHEME AMENDMENT C97 - HEATHMONT
ACTIVITY CENTRE STRUCTURE PLAN Cont'd**

ITEM 1

Documentation of heritage

Issues raised

The Heathmont History Group suggested that a requirement be put in place that a photographic record must be made of buildings prior to demolition, or that history group is notified before a demolition takes place so that they can take pictures. A photographic record of the area could thereby be built up for future generations.

Response

While this is an idea worthy of consideration, it is outside the scope of the Amendment and should be considered in formulating Council's strategic approach to heritage preservation and protection.

Specific requests for changes affecting particular sites

Issues raised

The submission summaries in the attachments to this report provide a detailed overview of the matters raised in each individual submission. A number of those submitters made specific requests for the boundaries of the zoning precincts and proposed zoning to be amended. These are outlined briefly below:

202-210 Canterbury Road

The submitter is seeking the rezoning of 202-210 Canterbury Road to the Commercial 1 Zone, given the prominent location of the site along Canterbury Road and existing commercial uses.

Response - 202-210 Canterbury Road

The proposal would represent a significant departure from the strategy set out in the Structure Plan, on which Amendment C97 is based. It is therefore considered to be outside of the scope of the current amendment and could instead be the subject of a subsequent proponent led planning scheme amendment process. It is however considered that commercial zoning at this location would be inappropriate as it would add an additional commercial axis and dilute the commercial area. However, alternatives to townhouses could be explored through a separate process.

196 Canterbury Road

The proprietor at 196 Canterbury Road (Barclays) objects to the suggestion in the Structure Plan for a café/ restaurant at the railway station.

Response - 196 Canterbury Road

A café or restaurant could be provided at the station based on current planning controls. Future uses at the station would be determined by Public Transport Victoria as part of any future redevelopment of any station facilities. There is no indication that this is likely to occur any time in the near future and no changes are proposed.

VicTrack submission

Seeks removal of the proposed Design and Development Overlay DDO8 from VicTrack land. Also requests the removal of reference to the 'open space interface' to the north of 127b & 127C Canterbury Road.

**PLANNING SCHEME AMENDMENT C97 - HEATHMONT
ACTIVITY CENTRE STRUCTURE PLAN Cont'd**

ITEM 1

Response - VicTrack submission

While there may be a need to alter the DDO to include exemptions that avoid overly onerous controls for standard works on the rail line and train station, there is no rationale for its complete deletion. Given the unknown development potential of VicTrack land it is considered prudent to retain the DDO controls on that land. The 'open space interface' designation is appropriate to retain. Built form is not envisaged in this location and new built form should respond to this.

1&3 Dickasons Road

The landowners have requested that GRZ2 be applied to 1&3 Dickasons Road, instead of GRZ3 as currently proposed.

Response - 1&3 Dickasons Road

Given the location, context and use of these properties, it is appropriate to consider the GRZ2 rather than the GRZ3. This issue will be examined further through the panel process.

3 Edith Street

The landowner at 3 Edith Street has requested that the property is zoned GRZ2 rather than GRZ3 as proposed.

Response - 3 Edith Street

There is a notable difference between the 'backstreets' and the Heathmont Road fronting the railway in terms of the streetscape character which has underpinned the identification of these areas. The Amendment facilitates a stepping down of development from the Heathmont Road (GRZ2), through Edith Street (GRZ3) and on towards the properties on Balfour Avenue, which are in the Neighbourhood Residential Zone (western side). As such, the proposed controls are considered appropriate and it is recommended that they should remain as they are.

Salisbury Court/ Uambi site

The landowner requests that pedestrian access across the submitters property from the Uambi site to Salisbury Court is removed.

Response - Salisbury Court/ Uambi site

It is considered appropriate to undertake a minor update to the Structure Plan to clarify that the location shown for the pedestrian link is indicative and does not necessarily need to traverse the submitters property.

4 Banksia Court

The landowner has requested that 4 Banksia Court is included in the amendment (rezoned from NRZ2 to GRZ3).

Response - 4 Banksia Court

While there is merit in the inclusion of the submitters property in the GRZ3 area based on local conditions and the existing pattern of development, the current amendment is based on the Structure Plan, which does not include the subject site. Any change to the proposed planning controls would therefore need to be pursued by way of a separate amendment.

**PLANNING SCHEME AMENDMENT C97 - HEATHMONT
ACTIVITY CENTRE STRUCTURE PLAN Cont'd**

ITEM 1

Overall Recommendations

In response to the submissions received, it is suggested that the following changes are recommended to the Panel hearing:

Structure of Zoning & Design and Development Overlay Controls

A number of submitters have raised concerns about the controls set out under the zoning schedules, particularly in relation to height. Other submitters have found the manner in which the zoning schedules relate to the Design and Development Overlay confusing. While the zoning schedules set out maximum heights, as well as other measures such as reduced setbacks, the proposed Design and Development Overlay (DDO8) applies strict design criteria that must be met in order to qualify. However, it is clear from the submissions that residents have focused on the proposed zoning schedules rather than the DDO. A reading of the zoning schedules alone could lead the reader to understand that the controls in the zoning schedule are achievable in all circumstances, which is not the case. It is therefore proposed to remove the controls from the proposed zones and instead rely solely on the Design and Development Overlay (DDO). This will not result in a change to the outcome achievable on a given site, but rather is intended to make the proposed controls easier to understand. This approach would be submitted to the Panel for its consideration.

Renaming of 'Growth' Precincts

The Structure Plan was prepared in 2012, before the new residential zones were brought into effect in Maroondah in 2014. The use of the term 'growth precinct' may therefore cause confusion, as people associate the term with the 'Residential Growth Zone' which allows for higher density development. It is recommended that the names of the 'growth precincts' are changed to avoid confusion.

Submitter Register

A number of additional minor changes are proposed in response to submissions. Please see the attached detailed submitter register for details.

FINANCIAL / ECONOMIC ISSUES

The costs associated with the preparation and implementation of the Amendment will be met through the existing Council budget.

ENVIRONMENTAL / AMENITY ISSUES

Environmental and amenity issues were carefully considered during the preparation of the structure plan, upon which the current planning scheme amendments are based. The Significant Landscape Overlay will continue to apply in all residential areas.

SOCIAL / COMMUNITY ISSUES

The Structure Plan provides a detailed profile of the community that lives, works and utilises the Heathmont activity centre. A range of issues were identified that impact on the liveability and functioning of the centre, which the Structure Plan seeks to address through ongoing implementation. These cover subjects including social connectedness, access and movement, the local economy and future aspirations for built form and the natural environment.

**PLANNING SCHEME AMENDMENT C97 - HEATHMONT
ACTIVITY CENTRE STRUCTURE PLAN Cont'd**

ITEM 1

COMMUNITY CONSULTATION

The Amendment was exhibited in accordance with Section 19 of the Planning and Environment Act 1987. The Amendment was placed on public exhibition from 26 May 2016 to 1 July 2016 and subsequently extended until 8 July due to a minor mapping error that was identified shortly after the Amendment commenced exhibition. A total of 22 submissions were received including 1 petition.

The preparation of the Structure Plan itself benefited from extensive community consultation canvassing ideas across a broad range of subject matter and ideas. Council was guided by Community Reference and Steering Groups throughout the preparation of the Structure Plan.

CONCLUSION

Council previously prepared and adopted a Structure Plan for the Heathmont Activity Centre. Planning Scheme Amendments C97 has been prepared in response to a specific implementation measure in the adopted Structure Plan to implement the land use planning recommendations of the Structure Plan into the Maroondah Planning Scheme.

Public exhibition of the Amendment ran from 26 May 2016 to 1 July 2016 and was subsequently extended until 8 July. Since exhibition commenced, a total of 22 written submissions have been received, including a number of late submissions. The submissions covered a broad range of issues, from residential density and maximum buildings heights, to requested amendments to the proposed zoning of specific sites.

As some of the issues raised in the submissions received cannot be addressed, it is considered appropriate to request the Minister for Planning to appoint an independent panel.

ATTACHMENTS

1. [↓](#) Detailed summary of submissions for Council Report Amendment C97

CONFIDENTIALITY

Not Applicable

RECOMMENDATION

THAT COUNCIL

1. **REQUESTS THE MINISTER FOR PLANNING TO APPOINT AN INDEPENDENT PANEL TO CONSIDER SUBMISSIONS RECEIVED**
2. **INFORMS SUBMITTERS THAT AN INDEPENDENT PANEL IS TO BE APPOINTED**
3. **NOTE OFFICER RECOMMENDATIONS IN THE ATTACHED SUBMITTER REGISTER AND RELATING TO THE STRUCTURE OF ZONING & DESIGN AND DEVELOPMENT OVERLAY CONTROLS AND THE RENAMING OF 'GROWTH' PRECINCTS**

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No.	Submitter	Issues	Response	Action
1	Roger Dickson	<ol style="list-style-type: none"> Figure 3 of the Heathmont Structure Plan shows a pedestrian link from the 'Uambi' site through to Salisbury Court, which traverses the submitter's property. The submitter requests that the connection be removed as there are existing buildings at this location and it is not reasonable to expect a pedestrian connection to be constructed. 	Retaining pedestrian access from Salisbury Court to the Uambi site is important. The Structure Plan should be adjusted to ensure it is clear that the location of arrows is indicative only.	Update the structure plan.
2	Dr. Peter Green and Dr. Joseph Langdon	<ol style="list-style-type: none"> No.1 Dickasons Road currently operates as the Heathmont Animal Hospital. No.3 currently operates as the Heathmont Denture Clinic. Both properties have had permits for commercial/health related uses for approximately 50 years. The surrounding properties are all within the proposed GRZ2 zoning, including the properties to the rear, which have always been in residential uses while GRZ3 is proposed for the subject properties (diagram supplied). The inclusion of the subject properties within the GRZ2 area would form a simple continuous straight line boundary as opposed to the current zig-zag around the subject properties. The submitters require the flexibility associated with GRZ2 zoning, reflecting the long standing usage of the site for integral and important health sector businesses within Heathmont and feel that GRZ3 zoning is not appropriate for the existing commercial permits/ usage. 	Given the location and the context, it may be appropriate to consider the GRZ2 rather than the GRZ3 for these two sites. The precincts within the DDO would need to reflect the zone change for these sites and be changed from the Neighbourhood Protection Precinct to the Bush Residential Growth Precinct for these two sites.	Refer to panel for consideration.
3	Troy Arnott	<ol style="list-style-type: none"> Initially welcomes the proposed rezoning and notes potential uplift in value. Concerned about the potential for development along the Canterbury Road to impact on the privacy and light if development occurs. 	Overshadowing and overlooking would be dealt with through any permit process.	No change proposed, refer submission to panel hearing.
4	VicTrack	<ol style="list-style-type: none"> Request that DDO8 is not applied to Victrack land as "it is of little if any relevance" and "may trigger the need for unnecessary planning permit applications". Makes reference to the objective to: "Encourage the redevelopment of the railway station as a community hub and transport interchange with a distinctive built form character representative of its time and place". The submission questions what is meant by this statement, stating that it is unclear. The submission questions the use of the 'open space interface' shown on the DDO8 mapping to the north of 127B & 127C Canterbury on the basis that it may cause people to believe that the Victrack land to the north is public open space. In the case of 127C, this is in fact the Victrack car park. Recommend that Council could consider rezoning the FJC Rogers reserve and the Kathleen Barrow reserve, which is former Victrack land, to a more appropriate zone (presumably the Public 	<p>Given the unknown development potential of Victrack land it would be prudent to retain the DDO8 controls on that land, however, alter DDO8 in relation to exemptions to avoid overly onerous controls for standard works within the area.</p> <p>The 'open space interface' designation is appropriate to retain. Built form is not envisaged in this location and new built form should respond to this. It is noted that the reference is to 'open space' not to 'parkland'.</p> <p>Updates to mapping should be undertaken, and rezoning of land to reflect ownership and use would be</p>	Update DDO8 to ensure that works on the train station or rail line are permit exempt. Update the structure plan mapping as suggested in relation to the Kathleen Barrow Reserve. Refer submission to

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		<p>Park and Recreation Zone or the Public Conservation and Resource Zone.</p> <p>5. Clearly identify the land in the Kathleen Barrow Reserve as compared to the adjacent Victrack land on the mapping.</p>	supported (noting that this may need to occur as a separate process)	panel hearing.
5	Chris Taylor	<p>1. Concerned at the proposed 3 storey allowance in proposed GRZ2 areas in an area that is predominantly single storey dwellings, many with east-west alignments.</p> <p>2. Permitting 3 storey development adjacent to single storey development will limit the ability to both install solar panels and maintain garden plants as new dwellings may block access to direct sunlight.</p> <p>3. Abutting three storeys against one storey will create an awkward aesthetic.</p> <p>4. While the guidelines set out in DDO8 seem to go some way to addressing these concerns, the constraints actually set out in GRZ2 & GRZ3 are less restrictive.</p> <p>5. Both zones are defined as having an 11 metre height limit, which would seem to allow 11 metres in both zones. This may present an opportunity for developers to justify 3 storeys based on height alone regardless of the guidelines.</p> <p>6. GRZ3 makes reference to the 'Bush Residential Growth Precinct'. Assume that this is an error.</p> <p>7. Concerned that a 3 storey allowance will allow developers to apply pressure to erode the C97 guidelines.</p> <p>8. The submitter feels it is reasonable to allow two storeys and dual occupancy development to introduce higher density living into the region.</p> <p>9. At some point in the future when most buildings are 2 storey, that would be the appropriate time to consider the net step to 3 storey.</p> <p>10. GRZ2 & GRZ3 should either state the storey limit or else redefine heights to effectively do so. Note 11 metres allows for 3 storey.</p> <p>11. GRZ2 should specify a street setback requirement that defines the compromise between a trend for reduced setbacks and the DDO8 guideline to support native landscaping.</p> <p>12. A two storey height limit should apply across both GRZ2 & GRZ3.</p>	<p>The controls in both DDO8 and the zone schedule will apply to the land, and guidelines will need to be considered in addition to the zone schedule. Consistency with the structure plan is a decision guideline under the zone schedule.</p> <p>Zone schedules need to be reviewed and errors corrected, including reference to both storeys and metres for heights.</p> <p>Landscaping is already identified though DDO8, but could be addressed further in the zone schedule.</p>	Update the amendment, refer submission to panel hearing.
6	Heathmont History Group – Ringwood & District Historical Society	<p>1. The Heathmont History Group encourages understanding and acknowledgement of local history.</p> <p>2. The group is pleased that a Development Plan Overlay has been proposed for the Uambi site.</p> <p>3. The group also appreciates the need to define two new zoning schedules to the General Residential Zone.</p> <p>4. There are some buildings within the new zoning areas that are of</p>	Documentation of older buildings within the precinct will be considered by Council separate to the amendment to implement the structure plan.	No action required.

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		<p>historical interest, which will only increase over time.</p> <p>5. However, the group recognises that it is financially impractical to prevent development or redevelopment of any single site.</p> <p>6. The group advocates for making it compulsory for all developers to take photos of sites before demolition and construction/reconstruction. Photos would then become the property of Council for archiving.</p> <p>7. Alternatively, Council could notify the group of each successful development application and the submitter will take the photographs.</p> <p>8. In some cases, the photos could be put on permanent display outside the new building. A good example of this is the log cabin at 127 Canterbury Road, where pictures were taken prior to demolition and could form part of a permanent display.</p>		
7	Andrei & Jennifer Sablinskis	<p>1. The submitter notes that they have read and considered the structure plan and support its vision in many areas.</p> <p>2. The submitter's property is proposed to be rezoned to the GRZ2 – Bush Residential Growth Precinct.</p> <p>3. Realise that future development in residential areas is inevitable, but feel urgent attention is required to traffic management.</p> <p>4. Have seen a ten-fold increase in traffic and parking in the last few years.</p> <p>5. The Eastland and Ringwood station developments have pushed commuters to Heathmont. Cars now park all day both sides of Heathmont Road and in the side streets to Balfour Avenue. Everyday up to 70cars park and the submitter has witnessed several dangerous driving events. The off street parking at the railway station is now totally inadequate.</p> <p>6. Parking on Heathmont Road is very haphazard. There are no marked parking bays along the west side of the road so cars park right up to the intersections with side roads (photos included demonstrating same).</p> <p>7. Also of concern is the proposed improved pedestrian connection at Edith Street to the key activity centre (Fig 3). The submitter hopes that it will improve this corner as it is now unsafe.</p> <p>8. Any new residential development on Heathmont Road must not add to current parking problems. Sufficient off-street parking for 2-3 cars per residence is essential.</p> <p>9. A significant but over looked asset in the suburbs is the traditional family housing stock. It would be short sighted to lose these types of dwellings to townhouses where residents may not make a long term commitment to the area. A real sense of community is only created through long term residents.</p>	<p>Council is in the process of investigating parking restrictions near Heathmont station through a separate process.</p> <p>The Structure Plan seeks to diversify housing across Maroondah to facilitate the needs of a changing population.</p> <p>The type of development being encouraged in Heathmont is considered to be a modest increase in more diverse building forms.</p>	<p>Council's Engineering Department to continue work on the parking and traffic concerns within the Heathmont Activity Centre. No change proposed, refer submission to panel hearing.</p>

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		10. Note: Submitter has provided photos of cars parking at the corner of Heathmont Road and Edith Street (both directions), Heathmont Road near the train station and along Canterbury and Heathmont Roads to Edith Street.		
8	Dr. Daniel J. Park	<ol style="list-style-type: none"> Many aspects of the proposal sound positive, however, there are also a number of concerns. Concerned about the affect that increased housing density will have on traffic and parking. The railway station already struggles with parking availability with knock-on spill over effects on the surrounding area. There do not appear to be clear proposals for footpaths, which are lacking in many areas. Canterbury Road accommodates a significant level of freight traffic. A 40 km/h speed limit as well as improved landscaping and sound barriers may help improve traffic and pedestrian co-existence. A new supermarket and/or petrol station would place additional pressure on parking. These needs are already catered for nearby. Heathmont train station is a serious eyesore that significantly detracts from the area and would benefit from redevelopment. Clifton Hill train station is an example of a station that benefits all community users with aesthetic appeal. 	The increases in density are modest and appropriate. Footpaths and traffic are already addressed through structure plan, and are not related to planning controls. Specific retail uses would need to be assessed through the permit process, but would be possible under the current zoning of land within the centre. Demolition and redevelopment of the train station is beyond the scope of this project and is a matter for Public Transport Victoria (PTV) etc.	No change proposed, refer submission to panel hearing.
9	John Matthews	<ol style="list-style-type: none"> Concerned about the stated specifications of GRZ2 and GRZ3 in relation to height. Concerned about the proposed application of GRZ2 at 224 Canterbury Road. As demonstrated by VCAT in considering the development application at 51-53 Beverley Street, East Doncaster, within the Manningham City Council area, reference to a 2-3 storey building is considered a suggestion and not a prescriptive device and are thus not enforceable. Maximum building heights in both zones are expressed in metres only and are the same in both zones. As such, a three storey building could be built anywhere in either zone. Concerned that Council is encouraging a three storey building by applying the GRZ2 at 224 Canterbury Road. The submitter's property is located on the eastern side of Mountain View Road. Given the topography of the area, which slopes down from 224 Canterbury, a three storey building at 224 Canterbury Road would have the appearance of a 4 storey building when viewed from the submitter's property. 224 Canterbury Road is also located on the northern side of the 	<p>GRZ3 does in fact identify a different maximum height for Neighbourhood Protection Precincts (8m) in line with the structure plan. However, the planning control can be updated to avoid any confusion.</p> <p>The planning zone lists the maximum height first and then goes on to list the areas where the lower height applies, which is in fact most of the area. Confusion might be avoided restructuring Section 3.0 of the GRZ3 control to reference the lower height first and then go on to reference the exception where three storey development might be acceptable in relation to the particular site identified by the submitter, and whether or not it should be identified as Residential Growth, the following is noted:</p>	Review wording of GRZ3 to ensure clarity. Refer submission to panel hearing.

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		<p>submitter's property, worsening potential issues associated with overshadowing.</p> <p>8. Additional development at this already busy intersection will add to congestion and parking issues.</p> <p>9. 224 Canterbury Road is isolated by single storey development on either side and is likely to remain so for some time. A three storey building would not fit in with its single storey surroundings.</p> <p>10. Given the existing retaining wall, three storey development at 224 Canterbury Road would be particularly aesthetically unappealing.</p> <p>11. A multi-storey development at this location will lead to further vegetation loss.</p>	<ul style="list-style-type: none"> SLO4 will continue to apply to the site; The allowable height of 11m identified in the zone schedule is supplemented by controls within DDO8 which require any third level to be recessive and of lightweight material. Further DDO8 already identifies that development within the Residential Growth Precinct must ensure sufficient setbacks are provided where adjoining Neighbourhood Protection Precinct areas to introduce screening vegetation and provide for canopy trees. 	
10	Ian & Margaret McKellar	<ol style="list-style-type: none"> The amendment appears to be based around general State Government expectations that aren't suited to all contexts and situations. Existing development in Heathmont consists of established housing and small commercial premises on a village scale. Existing infrastructure is lacking and unable to accommodate more dense development. Parking in the shopping centre is already at a premium and commuter parking is increasing further and further along the streets adjoining the railway station. The railway system itself is approach capacity at peak periods. Canterbury Road has become a major transport route for road freight and constitutes a formidable barrier to local traffic and pedestrians. Strongly reject the need to add the proposed General Residential Zone Schedule 2 as it doesn't enhance the local character and could cause more problems than it solves. 	The Structure Plan represents an appropriate balance between the local community aspirations and the broader direction. Council's Housing Strategy (2016) directs additional housing growth to Activity Centres such as Heathmont.. Council is in the process of investigating parking restrictions near Heathmont station through a separate process.	No change proposed, refer submission to panel hearing.
11	Millar Merrigan on behalf of L & M Falerio	<ol style="list-style-type: none"> The submission supports the general intent of the structure plan, but seeks changes to land at 202-210 Canterbury Road. 202 Canterbury Road contains a single dwelling, 204-206 currently accommodates an optometrist and 208-210 accommodates a self-service car wash. Together the properties create a standalone group that are quite detached from the nearby residential area. The land is located within the residential growth precinct in the structure plan and Design and Development Overlay Schedule 8 	Commercial uses are not supported on the site in order to avoid a further dilution of commercial activity within the precinct. However, the Structure Plan does acknowledge the potential of this area, its separation from the abutting residential development and its main road frontage. It identifies this pocket as a strategic infill site in light of	Refer submission to panel hearing.

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		<p>(DDO8).</p> <p>4. Abutting properties to the south are identified as either 'Neighbourhood Protection Precinct' or 'Bush Residential Growth Precinct'</p> <p>5. In light of the existing land uses at the subject properties, it is unclear why the structure plan has not included this area within the commercial precinct. Given the existing uses, the prominence of the site and the proximity to other commercial areas of Heathmont, the site is more suited to the Commercial 1 zone (C1Z).</p> <p>6. The properties are identified for heights of 3-4 storey in Figure 7 of the structure plan. The site is also designated as a 'site of design excellence'.</p> <p>7. Application of a zone whereby mixed use development is encouraged would create a wide range of opportunities for design excellence.</p> <p>8. The structure plan includes the concept of '3 villages' comprising three separate elements of commercial activity, separated by the Canterbury Road and the railway line.</p> <p>9. The subject land was identified as a fourth commercial area/ village in earlier documents associated with the structure plan and it is unclear why this was later omitted, previously being described as an 'augmented commercial area within the residential zone'. Previous documents also included discussion of its treatment as a genuine commercial strip. The subject land could easily be incorporated into 'village 2' if not considered as a separate village.</p> <p>10. The structure plan identifies that in the next 20 years, there will be a need for an additional 1,600sq.m of commercial floor space and '<i>promotes modest infill of existing commercial land and more intensive uses of underutilised sites</i>'. The subject land could help to meet this need.</p> <p>11. The objective under Section 5.1 of the structure plan, which aims to discourage further growth of commercial or office uses on the south side of the Canterbury Road and Heathmont Road intersection (pg. 10), is contrary to expected demand and should be deleted.</p> <p>12. Most areas in the 'residential growth precinct' are located to the rear of the commercial spine, which is a part of the rationale for that precinct.</p> <p>13. Canterbury Road acts as a freight corridor and residential development of the type supported in the GRZ2 is less appropriate. A more intense form of development would present</p>	<p>this. The Structure Plan also identifies a height of 3-4 storeys and a level of activation at the street frontage. However, a change to the Commercial 1 zone is considered to be beyond the scope of the amendment and alternative forms of development for the site should be considered through a separate process.</p>	

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		<p>a better outcome to Canterbury Road and would help create a sense of enclosure.</p> <p>14. Amendment C97 rezones 2 parcels of land to the C1Z on Canterbury Road in order to achieve a mixed use outcome, which would be hard to achieve under residential zoning. The same rationale could be applied to the subject site.</p> <p>15. The GRZ zoning prohibits many uses nested in the planning scheme under 'retail premises', while the Commercial 1 zone allows for a wide range of retail and commercial uses while also supporting residential uses. Possible alternative uses under the proposed GRZ2 would be limited as the zone is clearly targeted towards residential uses.</p> <p>16. Commercial uses at ground floor with residential uses above would create better activation of the street frontage.</p> <p>17. The objectives of the Design and Development Overlay (DDO) for the site and its precinct also support modest residential development, whereas the commercial spine precinct would support multistorey mixed use development.</p> <p>18. The subject site is located in very close proximity to the railway station and there is a rear laneway available, achieving two of the key guidelines for the commercial precinct in the DDO</p> <p>19. If the land were rezoned to the C1Z and included it the commercial spine precinct, then it would be reasonable to zone 1-3 Dickasons Road General Residential Zone Schedule 2, rather than Schedule 3 as proposed. This would create a logical division whereby land use conflicts with respect to residential density could be avoided.</p>		
12	Diane & Kambiz Arbabi	<p>1. The submitter is interested in the possibility of developing their site for 2-3 storey townhouses at some point in the future.</p> <p>2. Request that Council considers rezoning Edith Street to the General Residential Zone Schedule 2, rather than Schedule 3 as currently proposed.</p>	There is a notable difference between the 'backstreets' and the road fronting railway in terms of the streetscape character which has underpinned the identification of these areas and as such, controls should remain as they are.	No change proposed, refer submission to panel hearing.
13	Rodney and Janet Higman	<p>1. The best way to protect the village feel of Heathmont would be to restrict the amount and speed of traffic on the Canterbury Road, particularly of large trucks.</p> <p>2. Trucks are breaking the lights and creating a significant safety issue for pedestrians.</p> <p>3. The speed limit needs to be further reduced to 40kph to create a safer and genuine village atmosphere.</p>	Consistent with Structure Plan recommendations, no change required.	No action required.

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14	John & Lyn Mullens	<ol style="list-style-type: none"> 1. Objection to rezoning of GRZ2 and GRZ3 in Heathmont, which was not consulted on in 2013. 2. The tree canopy in Royal Avenue will be impacted by the proposed zonings. This has already happened to the 3 dual occupancies already in Royal Avenue, where the tree canopy has been cleared. 3. The infrastructure doesn't exist for additional development e.g. drainage, parking, road conditions. 4. Maroondah vision and strategic framework Clause 21.02 doesn't apply to Heathmont as it is a village. 5. Council doesn't consider the impacts caused by drainage and natural fall on crossovers. 	The Structure Plan represents an appropriate balance between the local community aspirations and the broader direction Council's Housing Strategy (2016) directs additional housing growth to Activity Centres such as Heathmont.. Matters relating to traffic and overlooking would be dealt with through any permit process.. Council is in the process of investigating parking restrictions near Heathmont station through a separate process.	No change proposed, refer submission to panel hearing.
15	David & Joanne Young	<ol style="list-style-type: none"> 1. Heathmont is a tree filled suburb known for its character homes and community feel, where people choose to live specifically because it is less busy than other areas. 2. The submitter disagrees with the proposal to rezone to the General Residential Zone Schedule 3 (GRZ3). 3. Do not wish to see houses of a 2 storey nature constructed as it would diminish the character of Heathmont. 4. View from front window would be affected by development in GRZ2 areas, which would result in 2-3 storey town houses instead of trees and greenery. 5. Would particularly like to see GRZ2 removed from Campbell Street, Heathmont Road, Lisgoold Street and Viviani Crescent (between Lisgoold Street and Heathmont Preschool) as it would greatly impact on the liveability of the area. 	Two storey development is standard and available under the current zoning of the land, no change proposed.	No change proposed, refer submission to panel hearing.
16	Sandy Youren & Ian Hack	<ol style="list-style-type: none"> 1. Resident of Sharps Court, which is proposed to be located in the Neighbourhood Protection Precinct. 2. The property is located to the east of the proposed residential growth precinct (opposite), with the retail precinct located behind the growth precinct. 3. Concerned that the impact of heights in the retail precinct have not been considered on properties located a little further away. 4. Sharps Court is downhill from the retail precinct and the eastern side of Sharps Court is downhill again from the proposed residential growth precinct. 5. Concerned that this will cause shadowing and loss of light to the eastern side of Sharps Court, particularly in winter, and change the streetscape by presenting large and disproportionate building forms (photos of existing situation included). 6. Concerned that the 'more urban' townhouse forms proposed will increase traffic volumes and parking in Sharps Court and 	Houses on east side are located approx. 80m from back of commercial properties, with 2-3 storey forms with recessive upper levels proposed in the intervening space. There is a significant slope on the north side of Sharps Court which will increase bulk, but commercial development will largely be concealed and is probably a good delineation point. Most dwellings on Sharps Court would also orientate to the south for views, which would further minimise the impact.	No change proposed, refer submission to panel hearing.

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		surrounding streets, raising safety concerns. An issue already exists in Sharps Court and Salisbury Court with retail workers using these areas for parking. 7. Submits that the size of buildings, number of people and vehicles would be intrusive, dominating and at odds with existing character.		
17	Helene Mullens	1. Concerned about development occurring in Heathmont. 2. Grew up in Royal Avenue and believe that the changes happening in the area have little respect for residents. 3. Parking occurring along Campbell and Stoda Streets can be dangerous. 4. Council appears to be following Whitehorse which is making similar changes along Doncaster Road for example.	The Structure Plan represents an appropriate balance between the local community aspirations and the broader direction of Council's Housing Strategy (2016) and the State Planning Policy Framework which directs additional housing growth to Activity Centres such as Heathmont..	No changed proposed, refer to panel hearing.
18	Heathmont Traders Petition	1. The petition was signed by a total of 68 people, including the majority of traders in the Heathmont shopping area. 2. The retailers do not accept the proposed Heathmont Activity Centre Structure Plan because it will reduce available parking while increasing demand for parking. 3. The major issue for customers and retailers at the Heathmont village centre is a lack of customer parking. The structure plan does not address this problem. In fact, certain aspects of the plan will make the problem worse. 4. The objective of creating civic areas and a community focal point as identified in Figure 11, will reduce the number of parking spaces. 5. Replacing the existing one storey retail shops with taller buildings will supporting both retail and office uses will increase demand for car parking. 6. The plan does not require new development, such as at the former poolwerx site, to provide sufficient car parking.	Plaza spaces identified in the Structure Plan are appropriate in the ongoing evolution of the centre and identify key locations. Their exact configuration would need to be determined at a detailed design stage at which point any impact on carparking would be assessed and mitigated if required. Any increase in density would need to be assessed in relation to carparking. Carparking would be integrated into the design of any new building. Carparking rates are guided by the State Government policy There is no proposal to change the carparking rates set by State Government as part of Amendment C97	Council's Engineering Department to continue work on the parking and traffic concerns within the Heathmont Activity Centre. No change proposed, refer submission to panel hearing.
19	Steve Wilson	1. The major issue for customers and retailers at the Heathmont village centre is a lack of customer parking. The structure plan does not address this problem. In fact, certain aspects of the plan will make the problem worse. 2. The objective of creating civic areas and a community focal point as identified in Figure 11, will reduce the number of parking spaces. 3. Replacing the existing one storey retail shops with taller buildings will supporting both retail and office uses will increase demand for car parking. 4. The plan does not require new development, such as at the former poolwerx site, to provide sufficient car parking.	Plaza spaces identified in the Structure Plan are appropriate in the ongoing evolution of the centre and identify key locations. Their exact configuration would need to be determined at a detailed design stage at which point any impact on carparking would be assessed and mitigated if required. Any increase in density would need to be assessed in relation to carparking. Carparking would be integrated into the design of any new building.	Council's Engineering Department to continue work on the parking and traffic concerns within the Heathmont Activity Centre. No change proposed, refer submission to

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		<p>5. One of the objectives of the structure plan is to support existing retailers. However, the structure plan refers to a café/ restaurant to be developed at the train station. This would be in direct competition to Barclays Café.</p> <p>6. Barclays is a similar distance from the train station at Heathmont as that at the newly redeveloped Ringwood station and town square. Barclays currently serves a similar function in Heathmont.</p>	Carparking rates are guided by the State Government policy. There is no proposal to change the carparking rates set by State Government as part of Amendment A café or restaurant could be provided at the station at the moment and will be determined by PTV as part of the redevelopment of any station facilities. There is no indication that this is likely to occur any time in the future and no changes are proposed which will facilitate this beyond existing conditions.	panel hearing.
20	Wendy Lane	<p>1. Heathmont resident living opposite F.J.C. Rogers Reserve.</p> <p>2. Disappointed with the congestion that the proposal will cause.</p> <p>3. Concerned about lack of privacy in backyards of adjoining properties.</p> <p>4. The proposal will change the whole landscape of the area.</p> <p>5. Hope the Council will reconsider the proposal.</p>	<p>Council's Housing Strategy (2016), as well as the State Planning Policy Framework directs additional housing growth to Activity Centres such as Heathmont.</p> <p>Matters relating to traffic and overlooking would be dealt with through any permit process.</p>	No change proposed, refer submission to panel hearing.
21	VicRoads	<p>1. VicRoads' primary interest with regard to the structure plan is to maintain the safe and efficient operation of the road, improved safety for pedestrians, improved visual appearance of the streetscape and the freeing up of space for uses related to the abutting development in activity centres.</p> <p>2. The broad scale intensification of residential densities may result in increased overall traffic generation, including at peak periods.</p> <p>3. There are no current approved proposals for significant road projects within the study area.</p> <p>4. Canterbury Road is the identified preferred traffic route through the study area.</p> <p>5. VicRoads would require any structural changes that would impact on the asset to undergo a Network Fit Assessment. Any works to the arterial road would be subject to VicRoads approval.</p> <p>6. Any reference to the replaces by the Ringwood Metropolitan Activity Centre.</p> <p>7. Implementation table, item 4 – suggest the following wording: <i>'Work with VicRoads to develop a bicycle strategy or introduce bicycle facilities within the Heathmont Activity Centre'</i>, rather than bicycle lanes as this raises the expectation that this is the safest and best facility for cyclists.</p>	Updating the implementation table to broaden out from 'lanes' is considered appropriate.	Update the structure plan. Refer submission to panel hearing.

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No.	Submitter	Issues	Response	Action
22	Rod Herbert	<ol style="list-style-type: none"> 1. Requests that the subject property, 4 Banksia Court is included within the Structure Plan boundary and that it be affected by the Amendment. 2. The boundary does not appear to follow a straight line when meeting the subject property. 3. The neighbouring property to the west closely resembles the subject property in gradient and length and is included within the boundary. 4. The block is serviced and has the necessary infrastructure available for a subdivision including a second established crossover. 5. Development could occur without impacting on native tree species, whereas development on the neighbouring block would potentially threaten several canopy trees. 6. The neighbouring property to the east has already been developed with two dwellings now located on the block. 7. The inclusion of the subject property within the boundary would support the objectives of the structure plan as well as the State policy framework. 	<p>Subdivision at this location would be considered an acceptable outcome particularly given the remaining properties in the area are identified as 'neighbourhood protection'.</p> <p>However, while this would appear relatively logical, it is too late in the process to include the land within in the Structure Plan area.</p>	No change proposed, refer submission to panel hearing.

**PLANNING SCHEME AMENDMENT C96 - RINGWOOD EAST
ACTIVITY CENTRE STRUCTURE PLAN**

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PURPOSE

The purpose of this report is to consider submissions received following exhibition of Planning Scheme Amendment C96 *Ringwood East Activity Centre Structure Plan* and to resolve to request the Minister for Planning to appoint an independent panel to consider submissions.

STRATEGIC / POLICY ISSUES

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2013-2017 (Year 4: 2016-2017) provide the strategic framework that underpins the purpose of this report.

Outcome Area: An attractive, thriving and well built community.

Our Vision: In 2040, Maroondah will be an attractive community with high quality urban form and infrastructure that meets the needs and aspirations of all ages and abilities. A diverse range of housing options are available and thriving activity centres provide a broad range of facilities and services that meet community needs. The character of local neighbourhoods continues to be maintained while also accommodating population growth.

Key Directions 2013 – 2017:

- 6.1 Encourage high quality urban design that provides for a healthy, attractive and desirable built form.
- 6.3 Work in partnership to deliver distinctive and high quality architecture through the use of urban design guidelines and principles.
- 6.7 Plan and facilitate the development of a community where everyone can live, work and play locally.

BACKGROUND

Council previously developed the Ringwood East Activity Structure Plan in consultation with a range of stakeholders. At its meeting on 26 August 2013 Council resolved to:

- Note submissions received following the exhibition of the draft Ringwood East Activity Centre Structure Plan.
- Adopt the draft Ringwood East Activity Centre Structure Plan as exhibited.
- Seek authorisation from the Minister for Planning to prepare and exhibit an amendment to the Maroondah Planning Scheme that implements and includes the Ringwood East Activity Centre Structure Plan as a reference document.

Planning Scheme Amendment C96 addresses Council's resolutions as well as the implementation measures contained within the Structure Plan by implementing it into the Maroondah Planning Scheme.

Purpose of the Planning Scheme Amendment

The purpose of the Amendment is to implement the Ringwood East Activity Centre Structure Plan. The Structure Plan provides the strategic justification for the Amendment to the

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ACTIVITY CENTRE STRUCTURE PLAN Cont'd**

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Maroondah Planning Scheme. It is not the purpose of the Amendment to revisit or substantially alter the Structure Plan, which was adopted by Council in 2013 following extensive community and stakeholder engagement.

Planning Scheme Amendment C96 proposes the following changes to the Maroondah Planning Scheme:

- To amend the Municipal Strategic Statement (MSS) and the Local Planning Policy Framework to incorporate the aims of the Structure Plan.
- To insert two new schedules to the General Residential Zone (GRZ2 & GRZ3).
- To insert a new schedule to the Design and Development Overlay (DDO6).
- To include the Ringwood East Activity Centre Structure Plan as a Reference Document in the Maroondah Planning Scheme.

The proposed changes to the MSS and new clauses to the Maroondah Planning Scheme were prepared by Council following extensive discussion with the Department of Environment, Land, Water and Planning (DELWP) over a period of months.

The Amendment area corresponds to the Ringwood East Activity Centre Structure Plan boundary, which is defined by Mt Dandenong Road and Eastfield Road to the north, Federal Road and Illoura Avenue to the west and Knaith Road and Tween Street to the south. The eastern boundary is defined by Short Street and the rear boundaries on the east side of Victoria Street.

PLANNING SCHEME AMENDMENT C96 - RINGWOOD EAST ACTIVITY CENTRE STRUCTURE PLAN Cont'd

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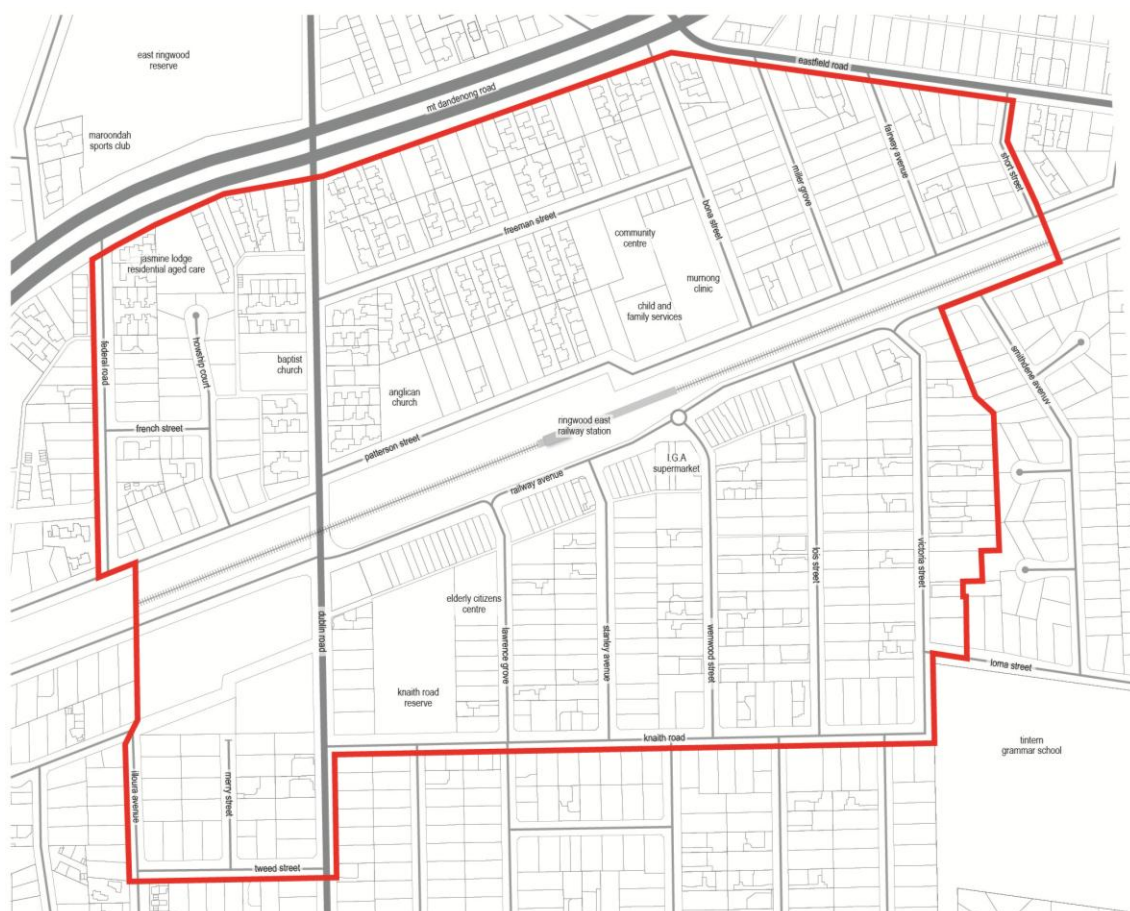


Figure 1: Area to which Amendment C96 applies

Exhibition of Amendment C96

Planning Scheme Amendment C96 was placed on public exhibition from 26 May 2016 to 1 July, 2016. Exhibition of the Amendment involved written notification to all owners and occupiers within the Amendment area. A total of 1,095 letters were mailed on 25 May 2016 in respect of Amendment C96. Notices were placed in the Maroondah Leader on 24 May 2016 and in the Government Gazette on 26 May 2016.

The Amendment also featured on Council's website and hard copies of the Amendment documents, including the Structure Plan, were placed on exhibition at Council's service centres at Braeside Avenue, Realm and the Croydon offices and library.

ISSUE / DISCUSSION

Consideration of submissions

During the exhibition of Amendment C96, and the subsequent weeks a total of 19 submissions were received. Of the submissions received:

- 3 submissions supported the Amendment as exhibited;
- 3 submissions did not expressly support the Amendment, but did not request any changes;

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- 7 submissions requested changes to the Amendment;
- 6 submissions objected to the Amendment.

The issues raised in submissions can be summarised as follows:

- Built form and height
- Transport and parking
- Environment and sustainability
- Specific requests for changes to particular sites

A detailed summary of all submissions received and a written response can be found in **Attachment No 1**.

Built form and height

Issues raised

Seven submitters raised concerns about the proposed three storey maximum height limit in some residential areas. Another submitter was concerned in particular about the possibility of 2-3 storey development around the Knaith Road reserve and felt that this would negatively impact the amenity of the reserve.

Three submitters raised the issue of height and density in the Lois Street – Victoria Street area, questioning the inclusion of the area in the 'Residential Growth Precinct' and Residential Growth: Strategic Precinct. One submitter was particularly concerned that the growth precinct not extend so far down Victoria Street.

The 1-2 storey height limits to the south of the study area were generally well supported by residents. Submitters in this area generally accepted the prospect of increased development just to the south of the commercial area, but did not wish to see it encroach any further into the protection precinct.

The mandatory nature of the height controls was opposed by a submitter who asserted that taller buildings should be considered on their merits and that proposals that exceed the proposed heights should be tested through the development application process. The submitter questioned whether there was a basis in the Structure Plan for applying mandatory height controls.

A submission was received on behalf of EACH, who operate a range of community services from their site on Patterson Street/ Freeman Street. Their concern was that the maximum height limit specified in the amendment would not facilitate the proposed expansion of services, as a portion of the EACH site is within residential zoning.

Response

The proposed three storey height limit in a number of precincts is designed to facilitate a modest increase in housing densities in the area. Apart from the commercial spine and the

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sites designated as key infill development sites, apartment forms aren't supported by the Structure Plan or the Amendment. The form of development supported by Amendment C96 in locations where three storeys is supported, is limited to townhouses and duplexes.

A three storey townhouse can typically have a smaller footprint than a two storey version, which allows for more space for landscaping and the planting of canopy trees. The three storey allowance also allows for the construction of duplex development, whereby a walk up unit can be provided on the ground floor with a two storey dwelling above. This allows for the construction of ground floor dwellings that can suit an ageing population by providing walk-up units within proximity to the range of services available in the activity centre.

While Rescode currently provides standards for heights within residential zones, the standards are not mandatory controls and can be exceeded if the associated objective is met. The Amendment proposes zoning schedules that include mandatory height limits which dwellings are not permitted to exceed in the residential areas. Mandatory maximum height controls are considered appropriate to provide certainty to the community into the future.

The proposed Design and Development Overlay provides guidance on the form that townhouse developments should take, requiring setbacks to create recessive, less visually intrusive elements. The Amendment also provides guidance on visual appearance in terms of materials to minimise visual impact.

In response to the EACH submission, it is recommended that the Amendment documents are updated to clarify that mandatory height controls should not apply to non-residential development, such as community facilities which are located within residential zones.

Some submitter concerns were raised in relation to the application of the Residential Growth Precinct and the corresponding GRZ2 zoning, specifically between Lois Street and Victoria Street. Accordingly a reduction in maximum heights is considered appropriate given the existing scale and nature of development on Victoria Street (ie from 3 storey to 2 storey).

Transport and Parking

Issues raised

Several submitters were concerned about the impact that an increase in residential densities may have on the availability of parking. While there was some concern about parking in the commercial strip, it primarily focused on parking along residential streets both north and south of the railway line. One submitter questioned whether the residential growth precinct located behind the commercial strip was too extensive. Others were concerned about overflow parking from new dwellings if sufficient parking was not accommodated onsite.

One submitter wrote to oppose the proposed vehicular link shown across the Australian Defence Force (ADF) site, connecting Nicholson Street to the Dublin Road. While there is currently no indication that the site will be redeveloped, the submitter was concerned about increases in traffic volumes on Nicholson Street if the connection was ever constructed.

Response

The Maroondah Planning Scheme sets out the requirements for parking in new development. Parking standards are set out under Clause 52.06 of the Particular Provisions and require new development to provide parking for each dwelling, with the number of

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parking spaces related to the size of the dwelling. Any variation from the standards would require approval through the development application process.

Issues associated with on street parking would need to be addressed through parking restrictions and permitting and are beyond the remit of the Amendment. A number of residential streets throughout the study area already have parking restrictions. It is noted that pedestrian improvements are proposed.

Council's Engineering Services Department are investigating options in regard to parking in and around the Centre.

Concerning traffic generation from new development, any residential development activity will generate additional traffic in the surrounding area, regardless of the location. However, an increase in residential densities within activity centres is designed to facilitate a wider range of options for transport, other than the use of the private car. One of the fundamental premises of the Structure Plan is that people living within the study area will be able to walk or cycle to the train station. It is therefore considered that an increase in residential densities at this location will result in a smaller impact on the overall road network, as more people will be able to walk or cycle to their destination.

In terms of the proposed Dublin Road to Nicholson Street connection across the ADF site, Council is not aware of any plans by the ADF to vacate the site, so the issue is not likely to eventuate for some time. Any future development of the ADF site will need to be assessed on the basis of the full proposal when it was prepared. As part of such a proposal, a vehicular connection would provide a clear delineation of spaces. Given the surrounding road network it is considered unlikely to result in significant through traffic to the west and could be designed to avoid impacts. As a principle for the development of this site this connection should remain.

Environment and Sustainability

Issues raised

A submission was received from Transition Towns Maroondah (TTM) that focused largely on environmental and sustainability matters. The submission covers a range of environmental issues, from seeking additional references to climate change in the Structure Plan to the dangers posed by extremes of weather, such as bushfires and floods, to issues such as food security. The submission voices support for a number of areas of the Amendment, while seeking changes in others.

Response

Many of the comments raised by TTM relate to the text of the Structure Plan itself, which was adopted by Council in 2013 following a robust community engagement process. It is not proposed to update the Structure Plan through the amendment process. The TTM submission has therefore been considered primarily in the context of the proposed amendment documentation.

In terms of the points raised concerning climate change, the Structure Plan forms part of a wider strategy, echoed in the recently adopted Maroondah Housing Strategy, to direct a greater proportion of Maroondah's development into Activity Centres. The Structure Plans relates to an approximately 400 metre area around the train stations, or what is considered

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walking distance. Directing a greater proportion of Maroondah's development into areas where people can walk or cycle to public transport facilities as well as shops, cafes, and other amenities, reduces reliance on the use of private cars and leads to a reduction in carbon emissions. While people are likely to continue to own private vehicles, any reduction in their day to day usage, whether as a result of driving shorter distances or of walking or cycling instead, reduces carbon emissions.

A more detailed response to the TTM submission is contained in **Attachment No 1**.

Specific requests for changes to Particular Sites

Issues raised

The submission summaries in the attachments to this report provide a detailed overview of the matters raised in each individual submission. A number of those submitters made specific requests for changes to the Amendment. These are outlined briefly below:

8-12 Lois Street, Ringwood East

The submitter requests the inclusion of 8-12 Lois Street in the *Residential Growth Precinct* and GRZ2 instead of the *Residential Protection Precinct* and GRZ3.

Response - 8-12 Lois Street, Ringwood East

While the proposal which would involve the integrated redevelopment of a group of four lots may have merit, the change requested represents a significant departure from the approach set out in the Structure Plan, on which the Amendment C96 is based. It is therefore considered to be outside of the scope of the Amendment and could instead be the subject of a subsequent proponent led planning scheme amendment process. This would involve notification of neighbours in the area.

VicTrack land

The submission received from VicTrack related to the railway station and associated land affected by the proposed Design and Development Overlay (DDO). No changes to the zoning of VicTrack land are proposed. VicTrack have requested that the proposed DDO is not applied to their land. The submission is detailed in **Appendix A**.

Response - VicTrack land

While there may be a need to alter the DDO to include exemptions that avoid overly onerous controls for standard works on the rail line and train station, there is little rationale for its complete deletion. Built form controls are still relevant to the land as new built form is contemplated in the south western carpark in the Structure Plan.

Overall Recommendations

In response to the submissions received, it is suggested that the following changes are recommended to the Panel hearing:

Structure of Zoning & Design and Development Overlay Controls

A number of submitters have raised concerns about the controls set out under the zoning schedules, particularly in relation to height. Other submitters have found the manner in which the zoning schedules relate to the Design and Development Overlay confusing. While the zoning schedules set out maximum heights, as well as other measures such as reduced setbacks, the proposed Design and Development Overlay (DDO6) applies strict design

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criteria that must be met in order to qualify. However, it is clear from the submissions that residents have focused on the proposed zoning schedules rather than the DDO. A reading of the zoning schedules alone could lead the reader to understand that the controls in the zoning schedule are achievable in all circumstances, which is not the case. It is therefore proposed to remove the controls from the proposed zones and instead rely solely on the Design and Development Overlay (DDO). This will not result in a change to the outcome achievable on a given site, but rather is intended to make the proposed controls easier to understand. This approach would be submitted to the Panel for its consideration.

Proposed heights on Victoria Street

Given the submissions received from residents and the concerns expressed about heights in the Lois Street – Victoria Street area, it is considered appropriate to make a recommendation to the Panel that a maximum height limit of two storeys apply along Victoria Street, rather than a maximum of three storeys as proposed. This change is considered appropriate given the existing nature and scale of development on that street. The change would require an update to the proposed zoning schedule and Design and Development Overlay (DDO6).

Renaming of 'Growth' Precincts

The Structure Plan was prepared in 2012, before the new residential zones were brought into effect in Maroondah in 2014. The use of the term 'growth precinct' may therefore cause confusion, as people associate the term with the 'Residential Growth Zone' which allows for higher density development. It is recommended that the names of the 'growth precincts' are changed to avoid confusion.

Submitter Register

A number of additional minor changes are proposed in response to submissions. Please see the attached detailed submitter register for details.

FINANCIAL / ECONOMIC ISSUES

The costs associated with the preparation and implementation of the Amendment will be met through the existing Council budget.

ENVIRONMENTAL / AMENITY ISSUES

Environmental and amenity issues were carefully considered during the preparation of the Structure Plan, upon which the current planning scheme amendments are based. The Significant Landscape Overlay will continue to apply in all residential areas.

SOCIAL / COMMUNITY ISSUES

The Structure Plan provides a detailed profile of the community that lives, works and utilises the Ringwood East Activity Centre. A range of issues were identified that impact on the liveability and functioning of the centre, which the Structure Plan seeks to address through ongoing implementation. These cover subjects including social connectedness, access and movement, the local economy and future aspirations for built form and the natural environment.

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COMMUNITY CONSULTATION

The Amendment was exhibited in accordance with Section 19 of the Planning and Environment Act 1987. It was placed on public exhibition from 26 May 2016 to 1 July 2016. A total of 19 submissions were received. The preparation of the Structure Plan itself benefited from extensive community consultation canvassing ideas across a broad range of subject matter and ideas.

The preparation of the Structure Plan itself benefited from extensive community consultation canvassing ideas across a broad range of subject matter and ideas. Council was guided by Community Reference and Steering Groups throughout the preparation of the structure plan.

CONCLUSION

Council previously prepared and adopted a Structure Plan for the Ringwood East Activity Centre. Planning Scheme Amendments C96 has been prepared in response to a specific implementation measure in the adopted Structure Plan to implement the recommendations of the Structure Plan into the Maroondah Planning Scheme.

Public exhibition of Amendment C96 ran from 26 May 2016 to 1 July 2016. Since exhibition commenced, a total of 19 written submissions have been received. The submissions covered a broad range of issues, from residential density and maximum buildings heights, to requested amendments to the proposed zoning of specific sites, to environmental, sustainability and heritage issues.

As some of the issues raised in the submissions received cannot be addressed, it is considered appropriate to request the Minister for Planning to appoint an independent panel.

ATTACHMENTS

1. [↓](#) Detailed summary of submissions for Council Report Amendment C96

CONFIDENTIALITY

Not Applicable

RECOMMENDATION

THAT COUNCIL

1. **REQUESTS THE MINISTER FOR PLANNING TO APPOINT AN INDEPENDENT PANEL TO CONSIDER SUBMISSIONS RECEIVED**
2. **INFORMS SUBMITTERS THAT AN INDEPENDENT PANEL IS TO BE APPOINTED**
3. **NOTE OFFICER RECOMMENDATIONS IN THE ATTACHED SUBMITTER REGISTER AND RELATING TO THE STRUCTURE OF ZONING & DESIGN AND DEVELOPMENT OVERLAY CONTROLS, PROPOSED HEIGHTS ON VICTORIA STREET AND RENAMING OF 'GROWTH' PRECINCTS**

Planning Scheme Amendment C96 – Ringwood East Structure Plan

No.	Submitter	Issues	Response	Action
1	Yunshui Wei	1. Concerned that proposal may affect development potential. 2. Enquired as to maximum subdivision possible.	The property in question will be located in the GRZ2 area. It is not considered that the proposal will reduce development potential.	No change proposed, refer submission to panel hearing.
2	Janet Farrow	1. Concerned that the adjacent property may be developed, resulting in overlooking and overshadowing 2. Concerned that development may lead to loss of vegetation, particularly an ancient paperbark tree to the front of the site (No. 6)	Overshadowing and overlooking would be dealt with through any permit process. The removal of the canopy tree would require a permit under the existing SLO.	No change proposed, refer submission to panel hearing.
3	Neill & Judy Hocking	1. Agree that the walkway to the east side of Wenwood Street and the car park to the west side of the street provide a natural boundary for the zones (GRZ2 / GRZ3) 2. No development greater than two stories should be permitted to the south of the boundaries to avoid overdevelopment and preserve the existing neighbourhood character.	This is in keeping with the direction of the Structure Plan.	No change proposed refer submission to panel hearing.
4	Michelle Nation	1. Opposed to application of GRZ2 to properties on Railway Avenue between Lois and Victoria Streets, especially 128 & 130 Railway Avenue. 2. Have already appealed to VCAT regarding an apartment development at this site. The previous proposal was refused a development permit by VCAT. 3. This area is at the top of a hill so overlooking and overshadowing will be more prominent.	Three to four storey forms are considered appropriate along Railway Avenue and are justified by the location. Overlooking and overshadowing can be dealt with through any permit process. However, a three storey maximum height limit on Victoria Street may be excessive given the existing nature and scale of the street.	Propose a maximum building height of two storeys along Victoria Street at Panel. Refer to Panel.
5	Victrack	1. Request that DDO6 is not applied to Victrack land as "it is of little if any relevance" and "may trigger the need for unnecessary planning permit applications". 2. Request that the objective to "Retain the canopy tree vegetation along the northern edge of the railway station as part of any formalisation of the northern commuter car parking areas" is deleted as this is already covered by SLO4 and VPO1 in the planning scheme.	Given the unknown development potential of Victrack land it would be prudent to retain the DDO6 controls on that land, however, alter DDO6 in relation to exemptions to avoid overly onerous controls for standard works within the area. The objective is still relevant and in keeping with the existing controls, it is considered appropriate to keep the objective. Built form controls are still relevant to that land as new built form is contemplated. The objectives of retaining the trees remains relevant even with the SLO4 and VPO1.	Update DDO to ensure that works on the train station or rail line are permit exempt. Refer submission to panel hearing.

Planning Scheme Amendment C96 – Ringwood East Structure Plan

No.	Submitter	Issues	Response	Action
6	Gwenda and Ivan Baker	<ol style="list-style-type: none"> 1. Victoria Street experiencing traffic throughout the day, especially during peak hours (7.30am – 5.00pm). 2. Parking often occurs on both side of the street, meaning only one car can pass at a time. 3. Concerned that increased density will in housing will result in more traffic. 4. Suggest that the higher density area does not extend quite so far down Victoria Street. 5. Suggest that existing traffic hazards be addressed – speed limits, the intersection with Railway Avenue, which has poor visibility. 	Concerns regarding intensification of development in this area are understandable and a three storey maximum height limit on Victoria Street may be excessive given the existing nature and scale of the street.	Propose a maximum building height of two storeys along Victoria Street at Panel. Refer to Panel.
7	Annette Needham	<ol style="list-style-type: none"> 1. Concerned with the building height permitted along Freeman Street. 2. Oppose three storey development. 3. Concerned about increase in traffic from development. 	Change in typology and modest increase in density is not anticipated to cause significant increase in traffic beyond current conditions.	No change proposed, refer submission to panel hearing.
8	Vivien Hamilton	<ol style="list-style-type: none"> 1. Objects to 2-3 level buildings in Ringwood East. 2. Ringwood East is currently like a small village and should remain so. 3. Increased density will add to a lack of parking. 4. Dual occupancy or units are more suitable for Ringwood East. 	Change in typology and modest increase in density is not anticipated to cause significant increase in traffic beyond current conditions.	No change proposed, refer submission to panel hearing.
9	Catherine Mallis	<ol style="list-style-type: none"> 1. Support the principles and objectives of C96 2. Support the identification of 1 Lois Street as a key infill development site 3. Support the change in zoning from GRZ1 to GRZ2 4. Support the application of DDO6 	Support noted.	No action required.
10	Ronald and Daisy Ponniah	<ol style="list-style-type: none"> 1. Opposed to application of GRZ2 to properties on Railway Avenue between Lois and Victoria Streets, especially 128 & 130 Railway Avenue. 2. Have already appealed to VCAT regarding an apartment development at this site. The previous proposal was refused a development permit by VCAT. 3. This area is at the top of a hill so overlooking and overshadowing will be more prominent 	Three to four storey forms are considered appropriate along Railway Avenue and are justified by the location. Overlooking and overshadowing can be dealt with through any permit process. However, a three storey maximum height limit on Victoria Street may be excessive given the existing nature and scale of the street.	Propose a maximum building height of two storeys along Victoria Street at Panel. Refer to Panel.

Planning Scheme Amendment C96 – Ringwood East Structure Plan

No.	Submitter	Issues	Response	Action
11	Trevor F. Willers	<ol style="list-style-type: none"> 1. Relates to area bounded by Dublin Road, Knaith Road and Lawrence Street 2. Object to the prospect of 2-3 storeys around the Knaith Road Reserve 3. Concerned that three storey buildings will create overshadowing and detract from the historical garden style green façade of East Ringwood 4. Three storey development around the park will result in a seriously 'closed in effect' which will downgrade the use of a popular park 	Double storey form would be expected. Allowing an additional storey would only be allowed if associated design improvements such as improving the interfaces, integrating design / landscape features to integrate with parkland.	No change proposed, refer submission to panel hearing.
12	Millar Merrigan on behalf of V Tan	<ol style="list-style-type: none"> 1. The submission relates to land located within the proposed GRZ3 and the submission seeks inclusion in the GRZ2. 2. The subject land is in single ownership and is located in the 'Neighbourhood Protection Precinct' in the structure plan and proposed DDO6. 3. The land is located just 50m from the retail strip along Railway Avenue. 4. Key concern with the proposed GRZ3 is the limited height controls and open space requirements. 5. There is no obvious justification for the alignment of the residential growth precinct boundary. 6. The depth of the precinct varies from two lots to five lots to the south of the commercial area. 7. The lots to the west of the subject land are located within the residential growth precinct. This area includes the three storey apartment development along Wenwood Street. 8. Aside from this development there is no clear change in physical conditions between the subject land and the land to the north and west. 9. An existing pedestrian link abuts the southern boundary of the subject land (12 Lois Street) and is identified in the structure plan as an 'improved pedestrian connection'. 10. The current direct abuttal between the residential growth precinct and the neighbourhood protection precinct creates interface complexities and amenity concerns. 11. The pedestrian link between Wenwood and Lois Streets would represent a more logical boundary for the residential 	Townhouse forms within a landscape setting with consolidated access would be a desirable outcome in this context. A Residential Growth designation may have merit given the consolidated ownership and clear declination though the pedestrian connection. However, this may constitute a transformation of the amendment and should be pursued separately.	No change proposed, refer submission to panel hearing.

Planning Scheme Amendment C96 – Ringwood East Structure Plan

No.	Submitter	Issues	Response	Action
		<p>growth precinct.</p> <p>12. Note that the current tree removal controls will remain in place, ensuring that canopy trees are considered within development proposals, including within the residential growth precinct.</p> <p>13. The objectives and guidelines in the proposed DDO6 for the residential protection precinct are clearly targeted at limiting development, which is not considered appropriate for a large landholding in an excellent location.</p> <p>14. The site is well suited to multistorey townhouse development as supported in the residential growth precinct. This is what is needed to satisfy housing demand and affordability.</p> <p>15. The residential growth precinct maintains appropriate development controls to ensure that future development would be appropriate for the site's surrounding residential context.</p> <p>16. The subject land offers a unique opportunity comprising of four allotments in contiguous ownership, where future development can offer an overall cohesive design.</p> <p>17. This contrasts with many of the properties throughout Ringwood East that are proposed for the GRZ2 that have already been developed as unit sites, with fragmented ownership.</p> <p>18. Under GRZ3, each allotment could only accommodate a dual occupancy, which is clearly underdevelopment and not supportive of State policies that encourage more intense development within activity centres.</p> <p>19. Given the common ownership, features such as a shared access ways, obscured parking and extensive landscaping could be offered.</p> <p>20. Three storey development at this location could facilitate smaller building footprints.</p> <p>21. The land is generally unconstrained and ready for development.</p>		

Planning Scheme Amendment C96 – Ringwood East Structure Plan

No.	Submitter	Issues	Response	Action
13	Ratio on behalf of David Reid Homes	<ol style="list-style-type: none"> 1. Broadly support the overall intent of the planning scheme amendment 2. Oppose the use of mandatory height controls 3. Submit that there is a lack of strategic justification provided in the structure plan for mandatory controls 4. Submit that the amendment is not consistent with Planning Practice Note 59 and does not meet the threshold for mandatory requirements 5. There should be an opportunity for heights to be tested via a permit process 6. Note that GRZ1 does not have a mandatory height limit. 7. Submit that the height limit of 11 metres that affects their site, which is located in the Residential Growth Precinct, is inadequate given its proximity to the commercial 1 zone and the train station 8. There should be scope for a building that exceeds the preferred heights if it minimises impacts on the character and amenity of the area without detracting from the broader objectives of the DDO6 9. Note that the 12 metre maximum for sloping sites in the zone has not carried across to the DDO6. 10. The heights on Map 1 should not be 2-3 storey, but 3 storey 11. All building height controls should be measured in metres rather than storeys 12. There is no strategic justification for limiting apartment forms, from a built form perspective, it is immaterial whether housing typologies are townhouse or apartment 13. Council should also consider removing the Significant Landscape Overlay 14. The title of the proposed GRZ2 should specifically mention the Residential Growth Precinct in the title 15. Ensure consistency in reference to the 5 metre rear setback between overall DDO6 provisions and the precinct specific provisions 	The use of mandatory controls was considered appropriate due to the status of the Ringwood East activity centre being a Neighbourhood Centre and providing certainty to the built form outcomes. However, the issues raised in relation to sloping sites are relevant. Heights should be expressed in both metres and storeys. It is accepted that not referencing the actual title can be confusing and should be adjusted. Adjustments to the overall precinct guidelines under DDO6 regarding rear setbacks is supported for consistency.	Update DDO6. Refer submission to panel hearing.

Planning Scheme Amendment C96 – Ringwood East Structure Plan

No.	Submitter	Issues	Response	Action
14	Frank Karabelas	<ol style="list-style-type: none"> 1. Primary concern relates to the proposed extension to Nicholson Street, to connect to the Dublin Road. 2. Purchased property on Nicholson Street as a quiet safe family area and concerned that the increase in traffic flows will destroy amenity and environment as street is currently a cul-de-sac at the western end. 3. Concerned that the proposal will reduce property values and affect current liveability of the street. 4. Street is a short cut to the laneways connecting to Ringwood Secondary School where parents pick up and drop off their children. 5. 3-4 level development on the ADF site would not fit in the existing development on Nicholson Street, which is nearly all single storey. 6. While Nicholson Street is outside the border of the structure plan it should have been included and should have been designated Neighbourhood Protection Precinct. 7. There should be no car access to the ADF site from Nicholson Street or Merry Street. 	Any development of the ADF site would need to be assessed on the basis of any proposal. As part of such a proposal, a vehicular connection provides a clear delineation of spaces. Given the surrounding road network it is unlikely to result in significant through traffic to the west and could be designed to avoid impacts. As a principle for the development of this site this connection should remain.	No change proposed, refer submission to panel hearing.
15	Transition Towns Maroondah	<ol style="list-style-type: none"> 1. Climate change is rarely referred to in the document. Given that climate change is recognised by the scientific community as the greatest threat to society in the near future, greater emphasis needs to be given to developing decisive plans to combat the dangers posed by bushfires, floods, extreme events, and food security. 2. What plans are there to reduce greenhouse gas emissions in line with 2040 goals? There are no safety measures outlined to build resilience in keeping with the 2040 document. 3. Extreme water events will exceed the current capacity of existing infrastructure and this necessitates a more defined special building overlay plan (p.27). 4. The objective to "Develop an ecological sustainability strategy, including water sensitive urban design policy" (p27) should occur now and not at some undefined time in the future. 5. Would like following line from 2040 included in the structure plan "opportunities for community gardens that 	<p>Climate change is not specifically identified but the principles of good planning and design which underpin the document are based on a response to this in line with State policy. The mapping of flood impacts is undertaken by water authorities and engineering departments. Structure Plans are based on the best available information.</p> <p>The Structure Plan identifies specific actions around the establishment of a community garden which have a number of recognised benefits, in addition to those specifically mentioned in the submission. It is presumed that the submission therefore supports the proposed introduction of a community garden. Strengthening of the language around ESD requirements may be appropriate. The Structure Plan currently identifies 'encourage' but 'ensure' may be appropriate also.</p>	No change proposed, refer submission to panel hearing.

Planning Scheme Amendment C96 – Ringwood East Structure Plan

No.	Submitter	Issues	Response	Action
		<p>will promote equitable and sustainably sourced healthy food systems".</p> <p>6. The structure plan makes constant use of the term 'encourage' e.g. 'encourage environmentally sustainable forms of development. The term 'ensure' is stronger and eliminates ambiguity. Request the following is included in the structure plan:</p> <p>7. Ensure that planning, design, siting and construction of new residential development responds to best practice environmental guidelines for energy efficiency, waste, and recycling, and storm water management"</p> <p>8. The structure plan makes numerous references to the importance of the 'green, leafy feel'. However, clearer and more emphatic direction combined with an effective action plan is required.</p> <p>9. Trees are currently being removed at a rate that will lead to the degradation of Maroondah's leafy streets. More investment in the monitoring and retaining of the green leafy character and the monitoring and management of natural resources is required.</p> <p>10. Recent housing developments e.g. at Wombolano Park have severely curtailed the water seeping into vegetation and the loss of canopy is already evident, which does not make a positive contribution to the green leafy neighbourhood character.</p> <p>11. Excessive excavation and removal of vegetation is occurring and policies need to be strengthened.</p> <p>12. Applaud the inclusion of Ringwood East and Heathmont in the strategy to maintain the hierarchy of centres.</p> <p>13. Competition now coming from the Ringwood Central Activity Area needs to be addressed in order to secure the longevity of the Ringwood East centre and to strengthen its retail, business and employment roles.</p> <p>14. The entrance to the Knaith Road Park to the Ringwood East shopping centre is narrow, uninviting and considered unsafe by many. It certainly does not lead to a "welcoming and inviting space for the community to connect and enjoy". Widening the entrance to the park would</p>	<p>Current conditions related to vegetation management are beyond the scope of this project, but it is noted that the Plan does encourage the retention of vegetation and put in place controls to minimise the loss. This should improve the outcomes.</p> <p>Regarding the entrance to Knaith Road reserve, the current perceptions of narrowness may be related to the overhanging nature of current vegetation which the Plan seeks to remove. There may be no need for additional land acquisition once proposed landscaping works are carried out.</p> <p>The Structure Plan identifies that work needs to be undertaken regarding 'branding' the centre by both the Council and the traders within the centre, there may be some merit in adjusting the wording to ensure that appropriate canopy tree planting is provided.</p>	

Planning Scheme Amendment C96 – Ringwood East Structure Plan

No.	Submitter	Issues	Response	Action
		<p>encourage more pedestrian activity which would improve the vitality of shops near Dublin Road. This should be earmarked as a public realm sustainability measure during implementation.</p> <p>15. In order to maintain the viability of smaller centres, the objective to consult with traders and businesses in the implementation of marketing and investment strategies is a necessity.</p> <p>16. A requirement should be introduced for two canopy trees to reach roof height for every property.</p> <p>17. Ask that treatment of postman tracks and roots of trees be attended to in order to improve walkability.</p> <p>18. Question why no landscaping or private open space specified in the proposed schedule 2 to the General Residential Zone.</p> <p>19. Question why no private open space or landscaping specified in GRZ3.</p> <p>20. A vision should be prepared for Ringwood East in close consultation with the community and stakeholders.</p>		

Planning Scheme Amendment C96 – Ringwood East Structure Plan

No.	Submitter	Issues	Response	Action
16	John & Margaret Polkinghorn	<ol style="list-style-type: none"> 1. Wish to retain the character of the street where the submitter has resided for over 30 years. 2. Do not want possibility of uses such as medical practice, social welfare drop-in centre or commercial office or additional traffic from Maroondah Hospital. 3. Seek sufficient provisions to protect and enhance vegetation and tree canopy. Understand that there are measures in place under the current planning scheme. 4. Seek clauses to be included to restrict commercial development within residential zones. 5. In relation to garden, vegetation character, setbacks, that front gardens of properties in Fairview Avenue are of sufficient area (3-5 metres setbacks) to retain the character of the street. 6. Controls on traffic volumes and parking on Fairview Avenue would help retain the character of the area. Traffic calming measures are requested. 7. Request a detailed written response. 	<p>The development of commercial uses will be based on the underlying zoning. Recent changes to the residential zones have increased the potential for non-residential uses but these are likely to be minimal in Fairview Avenue. The structure plan cannot change the underlying zone provisions which are based on State policy.</p> <p>Current proposed setback is 3m minimum, however, it is clearly stated in the DDO6 that this reduced front setback is only allowable if meaningful landscaping proposed, consistent with the Structure Plan.</p> <p>Changes to traffic conditions are identified in the Structure Plan to prioritise pedestrian and cycle movement along Patterson Street / Fairview Street. This will have a calming impact on traffic as requested by the submitter.</p>	No change proposed, refer submission to panel.
17	VicRoads	<ol style="list-style-type: none"> 1. VicRoads' primary interest with regard to the Structure Plan is to maintain the safe and efficient operation of the road, improved safety for pedestrians, improved visual appearance of the streetscape and the freeing up of space for uses related to the abutting development in activity centres. 2. The broad scale intensification of residential densities may result in increased overall traffic generation, including at peak periods. 3. There are no current approved proposals for significant road projects within the study area. 4. VicRoads' main asset in the study area is the Mt Dandenong Road. VicRoads would require any structural changes that would impact on the asset to undergo a Network Fit Assessment. Any works to the arterial road would be subject to VicRoads approval. 	Noted.	No action required.

Planning Scheme Amendment C96 – Ringwood East Structure Plan

No.	Submitter	Issues	Response	Action
18	Chris Fenelon	<ol style="list-style-type: none"> 1. Submitter voiced support for the Ringwood East Structure Plan. 2. Regard the update to the planning scheme as a positive move. 3. Makes sense to promote higher densities close to the shopping precinct while restricting density in established and quieter areas. 	Noted.	No action required.
19	EACH	<ol style="list-style-type: none"> 1. EACH supports the adoption of the Ringwood East Activity Centre Structure Scheme into the Maroondah Planning Scheme. 2. EACH plays an important role within the Ringwood East Activity Centre providing Community Health Services to an ever changing population 3. EACH own/occupy 3 sites within the designated areas in Patterson St and Freeman St shown in the Structure Plan as 'Community Centre' and 'Child and Family Services'. Just as the Strategic Plan relates to the State Government policy of increased density EACH is also aware of the additional growth and future needs for services 4. The Structure Plan notes improved pedestrian links through the sites. EACH encourages community access to their sites and the aim is to improve access to and from all sites, however these may be 'controlled' access as required for security and safety. However, the proposed pedestrian connection – Freeman St to Patterson St via 71 Patterson St. The Structure Plan notes 'Proposed Pedestrian Links' through the site that abuts the park in Freeman St and while EACH appreciate the needs for links these may not be compatible to the use of the property as 'Child Care' 5. As part of the GRZ2 zoned sections of the Structure Plan the submitter notes the following – Schedule 2 to Clause 32.08 notes general height limits of 11M and yet notes 3 storeys. The height limitation does not allow for different Architectural Expression and building forms to create the diversity it aims to encourage 	The Structure Plan seeks to improve the pedestrian connections through the site, but this needs to be managed in line with the safety of current operations.No change needed to the structure plan to achieve this and link is not identified in the controls. Clarification should be added to ensure it is clear that discretion above the 11m height limit would apply to non-residential buildings. Alternatively a rezoning for the site may be warranted.	Update planning controls in relation to non-residential buildings. Refer submission to panel hearing.

**KNOW YOUR COUNCIL WEBSITE - 2015/16 LOCAL
GOVERNMENT PERFORMANCE REPORTING FRAMEWORK
(LGPRF) RESULTS**

ITEM 3

PURPOSE

To advise that 2015/16 results from the Local Government Performance Reporting Framework have been released to the public via the 'Know Your Council' website. This website compares Maroondah City Council results to the average results from other local government areas.

STRATEGIC / POLICY ISSUES

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2013-2017 (Year 4: 2016-2017) provide the strategic framework that underpins the purpose of this report.

Outcome Area: A well governed and empowered community

Our Vision: In 2040, Maroondah will be an empowered community that is actively engaged in Council decision making through processes that consider the needs and aspirations of all ages and population groups. Council will provide strong and responsive leadership, ensuring transparency, while working with the community to advocate for and 'champion' local needs.

Key Directions 2013 – 2017:

8.1 Provide enhanced governance that is transparent, accessible, inclusive, and accountable

8.2 Ensure responsible and sustainable management of Maroondah's resources, assets, infrastructure, and natural environment

Priority Action 2015-2016:

Not Applicable

BACKGROUND

The Victorian Government established the Local Government Performance Reporting Framework (LGPRF) in 2014 to enable consistent measurement and reporting of performance across a range of common areas of service delivery. The Framework includes performance data on ten of the services provided by Council to the local community. The Framework also includes information on Council's financial performance and their sustainable capacity.

The State Government has recently released sector-wide information from the Local Government Performance Reporting Framework for the 2015/16 financial year on the 'Know Your Council' website (<https://www.knowyourcouncil.vic.gov.au>). This website is designed to be an accessible, easy to understand online resource which helps the community understand how councils work, explore information about their municipality and compare a council's performance to other councils.

Through this website, Maroondah City Council's performance on Local Government Performance Reporting Framework indicators for the 2015/16 financial year can be reviewed

**KNOW YOUR COUNCIL WEBSITE - 2015/16 LOCAL
GOVERNMENT PERFORMANCE REPORTING FRAMEWORK
(LGPRF) RESULTS Cont'd**

ITEM 3

in comparison with average scores for 'similar councils' and the average for all Victorian councils. The site also enables Maroondah's results to be compared directly against results for other municipalities that are included within the same 'similar councils' group. For the purposes of this website, the 'similar councils' group for Maroondah includes all metropolitan councils except interface and growth area municipalities.

ISSUE / DISCUSSION

Maroondah City Council's performance is measured against a wide range of different indicators, including those indicators within the Local Government Performance Reporting Framework. These results were published as part of the Maroondah City Council Annual Report 2015/16.

The 2015/16 Local Government Performance Reporting Framework results indicates that Maroondah City Council performs relatively well on most Local Government Performance Reporting Framework indicators in comparison to 'similar councils' and 'all councils'.

Some highlights include:

- The cost of the library service per library visit at Maroondah libraries was \$3.01, compared with \$6.61 for similar councils.
- The average time taken to decide on planning applications, which was 29 days for Maroondah, compared to an average of 90.91 days for similar councils.
- Participation in key age and stage appointments for Maternal and Child Health services was at 90.62%, compared with 79.64% for similar councils.
- The time taken to commence delivery of home and community care services was 12.16 days, compared to an average of more than 21 days by similar councils.
- The proportion of waste diverted from landfill was also higher than the average for all councils.

In recognition of these excellent results, The Mayor, Deputy Mayor and Chief Executive Officer attended a Minister for Local Government function in late November with the Hon. Natalie Hutchins MP, Minister for Local Government, where Maroondah was one of just five Councils showcased for outstanding performance. Maroondah's performance in relation to the cost of the library service was one of the indicators profiled at this function.

Details on the Local Government Performance Reporting Framework service performance results in 2015/16 can be found in the attached document which summarises Maroondah's performance compared with the average for 'similar councils' and 'all councils'.

FINANCIAL / ECONOMIC ISSUES

The 2015/16 Local Government Performance Reporting Framework comparative service performance results indicates that Maroondah performed very well compared with 'similar councils'. For 15 of the 19 service cost indicators in 2015/16, Maroondah delivered the service at a lower cost than the average for 'similar councils'.

**KNOW YOUR COUNCIL WEBSITE - 2015/16 LOCAL
GOVERNMENT PERFORMANCE REPORTING FRAMEWORK
(LGPRF) RESULTS Cont'd**

ITEM 3

ENVIRONMENTAL / AMENITY ISSUES

Not Applicable

SOCIAL / COMMUNITY ISSUES

Not Applicable

COMMUNITY CONSULTATION

The community have been advised of the Local Government Performance Reporting Framework results via the Maroondah City Council Annual Report 2015/16. A link to the 'Know Your Council' website is available on Council's website.

CONCLUSION

Maroondah City Council results for the Local Government Performance Reporting Framework in 2015/16 were recently released by the Victorian Government on the 'Know your Council' website. Council's comparative performance compared with average results for 'similar councils' and 'all councils' can be found on this website. Many excellent service performance results were achieved in 2015/16, with Council's performance on one of these indicators recently profiled at a Minister for Local Government function for Mayors and Chief Executive Officers.

ATTACHMENTS

1. [↓](#) Service Performance Comparative Results 2015/16 - Local Government Performance Reporting Framework

CONFIDENTIALITY

Not Applicable

RECOMMENDATION

**THAT COUNCIL NOTE THE PUBLIC RELEASE OF LOCAL GOVERNMENT
PERFORMANCE REPORTING FRAMEWORK INDICATOR RESULTS FOR 2015/16
THROUGH THE KNOW YOUR COUNCIL WEBSITE**

Local Government Performance Reporting Framework - 2015/16 Comparative Results for Service Performance Measures

ANIMAL MANAGEMENT			
<i>Service/indicator/measure</i>	<i>Maroondah Result Full 2015/16 Year</i>	<i>All Councils 2015/16 Average</i>	<i>Similar Councils 2015/16 Average</i>
Timeliness			
Time taken to action animal requests	1.01 days	2.19 days <i>Maroondah = lower</i>	2.91 days <i>Maroondah = lower</i>
Service standard			
Animals reclaimed	65.41%	53.63% <i>Maroondah = higher</i>	53.92% <i>Maroondah = higher</i>
Service cost			
Cost of animal management service	\$32.13	\$49.59 <i>Maroondah = lower</i>	\$48.31 <i>Maroondah = lower</i>
Health and safety			
Animal management prosecutions	1	12.25 prosecutions <i>Maroondah = lower</i>	13 prosecutions <i>Maroondah = lower</i>
AQUATIC FACILITIES			
<i>Service/indicator/measure</i>	<i>Maroondah Result Full 2015/16 Year</i>	<i>All Councils 2015/16 Average</i>	<i>Similar Councils 2015/16 Average</i>
Service standard			
User satisfaction with aquatic facilities	N/A	N/A	N/A
Service standard			
Health inspections of aquatic facilities	2 inspections	1.72 inspections <i>Maroondah = higher</i>	2.47 inspections <i>Maroondah = lower</i>
Service standard			
Reportable safety incidents at aquatic facilities	6 incidents	1.84 incidents <i>Maroondah = higher</i>	2.65 incidents <i>Maroondah = higher</i>
Service cost			
Cost of indoor aquatic facilities	\$0.37	\$2.81 <i>Maroondah = lower</i>	\$0.53 <i>Maroondah = lower</i>
Service cost			
Cost of outdoor aquatic facilities	\$8.15	\$11.57 <i>Maroondah = lower</i>	\$6.60 <i>Maroondah = higher</i>
Utilisation			
Utilisation of aquatic facilities	7.23 visits	5.24 visits <i>Maroondah = higher</i>	6.54 visits <i>Maroondah = higher</i>
FOOD SAFETY			
<i>Service/indicator/measure</i>	<i>Maroondah Result Full 2015/16 Year</i>	<i>All Councils 2015/16 Average</i>	<i>Similar Councils 2015/16 Average</i>
Timeliness			
Time taken to action food complaints	1.3 days	2.15 days <i>Maroondah = lower</i>	2.11 days <i>Maroondah = lower</i>
Service standard			
Food safety assessments	89.51%	90.39% <i>Maroondah = similar</i>	99.64% <i>Maroondah = lower</i>
Service cost			
Cost of food safety service	\$667.85	\$501.67 <i>Maroondah = higher</i>	\$540.06 <i>Maroondah = higher</i>
Health and safety			
Critical and major non-compliance notifications	92.31%	92.49% <i>Maroondah = similar</i>	97.22% <i>Maroondah = lower</i>

Local Government Performance Reporting Framework - 2015/16 Comparative Results for Service Performance Measures

GOVERNANCE			
<i>Service/Indicator/measure</i>	<i>Maroondah Result Full 2015/16 Year</i>	<i>All Councils 2015/16 Average</i>	<i>Similar Councils 2015/16 Average</i>
Transparency Council resolutions at meetings closed to the public	13.71%	11.57%	9.45%
		Maroondah = similar	Maroondah = higher
Consultation and engagement Satisfaction with community consultation and engagement	58	55	59
		Maroondah = higher	Maroondah = similar
Attendance Council attendance at Council meetings	88.10%	91.17%	91.27%
		Maroondah = similar	Maroondah = similar
Service cost Cost of governance	\$43,653	\$48,652	\$56,453
		Maroondah = lower	Maroondah = lower
Decision making Satisfaction with Council decisions	61	54	60
		Maroondah = higher	Maroondah = similar
HOME AND COMMUNITY CARE			
<i>Service/Indicator/measure</i>	<i>Maroondah Result Full 2015/16 Year</i>	<i>All Councils 2015/16 Average</i>	<i>Similar Councils 2015/16 Average</i>
Timeliness Time taken to commence the HACC service	12.16 days	18.68 days	21.83 days
		Maroondah = lower	Maroondah = lower
Service standard Compliance with Community care Common Standards	100%	87%	89%
		Maroondah = higher	Maroondah = higher
Service cost Cost of domestic care service	\$41.45	\$53.80	\$54.77
		Maroondah = lower	Maroondah = lower
Service cost Cost of personal care service	\$45.52	\$50.66	\$50.30
		Maroondah = lower	Maroondah = lower
Service cost Cost of respite care service	\$41.92	\$54.04	\$53.81
		Maroondah = lower	Maroondah = lower
Participation Participation in HACC service	25.96%	26.66%	22.29%
		Maroondah = similar	Maroondah = higher
Participation Participation in HACC service by CALD people	23.21%	19.15%	18.81%
		Maroondah = higher	Maroondah = higher
LIBRARIES			
<i>Service/Indicator/measure</i>	<i>Maroondah Result Full 2015/16 Year</i>	<i>All Councils 2015/16 Average</i>	<i>Similar Councils 2015/16 Average</i>
Utilisation Library collection usage	9.4 loans	4.62 loans	6.16 loans
		Maroondah = higher	Maroondah = higher
Resource standard Standard of library collection	79.34%	63.51%	73.52%
		Maroondah = higher	Maroondah = higher
Service cost Cost of library service	\$3.01	\$6.70	\$6.61
		Maroondah = lower	Maroondah = lower
Participation Active library members	24.17%	17.78%	19.60%
		Maroondah = higher	Maroondah = higher

Local Government Performance Reporting Framework - 2015/16 Comparative Results for Service Performance Measures

MATERNAL AND CHILD HEALTH			
<i>Service/indicator/measure</i>	<i>Maroondah Result Full 2015/16 Year</i>	<i>All Councils 2015/16 Average</i>	<i>Similar Councils 2015/16 Average</i>
Satisfaction			
Participation in first MCH home visit	99.35%	102.41%	102.05%
		Maroondah = similar	Maroondah = similar
Service standard			
Infant enrolments in the MCH service	98.83%	98.26%	99.06%
		Maroondah = higher	Maroondah = higher
Service cost			
Cost of the MCH service	\$72.64	\$76.67	\$73.94
		Maroondah = lower	Maroondah = similar
Participation			
Participation in MCH service	90.62%	78.46%	79.64%
		Maroondah = higher	Maroondah = higher
Participation			
Participation in MCH service by Aboriginal children	118.31%	70.57%	70.97%
		Maroondah = higher	Maroondah = higher
ROADS			
<i>Service/indicator/measure</i>	<i>Maroondah Result Full 2015/16 Year</i>	<i>All Councils 2015/16 Average</i>	<i>Similar Councils 2015/16 Average</i>
Satisfaction of use			
Sealed local road requests	71.6 requests	36.56 requests	67.57 requests
		Maroondah = higher	Maroondah = higher
Condition			
Sealed local roads below the intervention level	99.33%	96.64%	95.17%
		Maroondah = higher	Maroondah = higher
Service cost			
Cost of sealed local road reconstruction	\$140.10	\$81.53	\$134.25
		Maroondah = higher	Maroondah = higher
Service cost			
Cost of sealed local road resealing	\$24.21	\$13.25	\$26.67
		Maroondah = higher	Maroondah = lower
Satisfaction			
Satisfaction with sealed local roads	68	55	67
		Maroondah = higher	Maroondah = similar
STATUTORY PLANNING			
<i>Service/indicator/measure</i>	<i>Maroondah Result Full 2015/16 Year</i>	<i>All Councils 2015/16 Average</i>	<i>Similar Councils 2015/16 Average</i>
Timeliness			
Time taken to decide planning applications	29 days	69.46 days	90.91 days
		Maroondah = lower	Maroondah = lower
Service standard			
Planning applications decided within 60 days	83.98%	69.79%	58.72%
		Maroondah = higher	Maroondah = higher
Service cost			
Cost of statutory planning service	\$1,424	\$2,003	\$2,009
		Maroondah = lower	Maroondah = lower
Decision making			
Planning decisions upheld at VCAT	42.86%	66.75%	58.19%
		Maroondah = lower	Maroondah = lower

Local Government Performance Reporting Framework - 2015/16 Comparative Results for Service Performance Measures

WASTE COLLECTION			
<i>Service/indicator/measure</i>	<i>Maroondah Result Full 2015/16 Year</i>	<i>All Councils 2015/16 Average</i>	<i>Similar Councils 2015/16 Average</i>
Satisfaction			
Kerbside bin collection requests	56 requests	96.8 requests	119.83 requests
		<i>Maroondah = lower</i>	<i>Maroondah = lower</i>
Service standard			
Kerbside collection bins missed	2.3 bins	4.16 bins	5.81 bins
		<i>Maroondah = lower</i>	<i>Maroondah = lower</i>
Service cost			
Cost of kerbside garbage collection service	\$101.50	\$100.59	\$106.69
		<i>Maroondah = similar</i>	<i>Maroondah = lower</i>
Service cost			
Cost of kerbside recyclables collection service	\$30.06	\$38.04	\$23.97
		<i>Maroondah = lower</i>	<i>Maroondah = higher</i>
Waste diversion			
Kerbside collection waste diverted from landfill	53.96%	42.92%	45.08%
		<i>Maroondah = higher</i>	<i>Maroondah = higher</i>

FENCED DOG PARKS FOR MAROONDAH

ITEM 4

PURPOSE

To update Council on the further public consultation and other works completed on the design of a fenced dog park at Eastfield Park, including a preferred location and to seek approval to progress to the stage of tendering for construction of the park.

STRATEGIC / POLICY ISSUES

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2013-2017 (Year 3: 2015-2016) provide the strategic framework that underpins the purpose of this report.

Outcome Area: A safe, healthy, and active community

In 2040, Maroondah is a safe, healthy, and active community with local opportunities provided for people of all ages and abilities to have high levels of social, emotional, and physical wellbeing.

Our Vision: Maroondah will be a vibrant and diverse city with a healthy and active community, living in green and leafy neighbourhoods which are connected to thriving and accessible activity centres contributing to a prosperous economy within a safe, inclusive, and sustainable environment

Key Directions 2013 – 2017:

A HEALTHY COMMUNITY

- 1.17 Promote healthy eating and physical activity by supporting education initiatives and providing a diverse range of accessible open spaces, and recreation facilities and services

AN ACTIVE COMMUNITY

- 1.18 Enhance and maintain an integrated and connected network of passive and active open space to promote community health and wellbeing
- 1.19 Provide a range of integrated recreation and leisure facilities that meet the needs of all ages and abilities
- 1.21 Support and empower local community groups, sporting clubs and special interest groups across Maroondah

AN INCLUSIVE COMMUNITY

- 7.8 Support all ages and population groups to be valued, connected, supported, and empowered within their local community through the provision and coordination of accessible services, programming, and facilities

FENCED DOG PARKS FOR MAROONDAH Cont'd

ITEM 4

A DIVERSE COMMUNITY

7.11 Ensure the needs of community members from all ages, backgrounds and lifestyles are considered in planning for local services, programs, and infrastructure

BACKGROUND

A report was presented to Council at its meeting of 7 September, 2015 outlining a proposal for one or two fenced dog parks within Maroondah.

The report proposed that Council consider the development of one or two sites in the near term to cater for the increasing community demand and to ensure ease of geographic access for as many users as possible. These sites would ideally be situated in the north and south of the municipality, and by providing more than one site, there is flexibility in Council's ability to provide varying sizes and attributes of each park being developed, i.e. a larger regional park and a smaller and more basic local park.

The report considered several sites within Maroondah and recommended that two sites were preferred options. These sites were Eastfield Park for a larger regional facility and Quambee Reserve for a smaller more basic park. Further recommendations were to consult with the community regarding the suitability of the preferred parks and what attributes were wanted in a fenced dog park.

A further report was presented to Council on 27 June 2016 with the outcomes of the community consultation with the options and implications for progressing the construction of such facilities. Council authorised consultation with the community on the location and features of the facility within the park.

This report provides the relevant information on the specific location, features and costs along with timing to build the fenced dog park at Eastfield Park. Council Officers are continuing to review options for a smaller park at Quambee Reserve in North Ringwood.

ISSUE / DISCUSSION

Previous Consultation

Council undertook initial formal consultation in late 2015 through direct discussions at the Maroondah Festival Café Consult tent, via an on-line survey and by mail out to sporting clubs and other community groups who are key users of the Quambee Reserve and Eastfield Park.

The data was categorised into 3 themes:

- Dog park – Supported/Not supported
- Attributes – What attributes should be in a dog park
- Location – Quambee Reserve and or Eastfield Park

A total of 301 submissions were received following this consultation and have been grouped into the following three categories which are shown below.

FENCED DOG PARKS FOR MAROONDAH Cont'd

ITEM 4

Online survey = 92 Submissions

Café Consult = 184 Submissions

Written correspondence = 25 Submissions

The following is a breakdown of the submissions received as per the 3 themes shown above.

Dog Park supported/not supported – Supported 289 / Not supported 12

Attributes – The top five attributes that the community wanted in a dog park were;

- Water fountains
- Shaded areas
- Bins
- Seating
- Open Spaces

Location – Quambee Reserve and or Eastfield Park

27 submissions were received on Location from those parties Council wrote to directly.

- Quambee Reserve – 7 submissions received in favour, 3 against.
- Eastfield Park – 14 submissions received in favour, 3 against

Current Situation and Consultation

The Design

Council has engaged a consultant to design a draft concept plan within Eastfield Park. The preferred location has been identified as fronting Eastfield Road on the south side of the park.

The first dog park in Maroondah is proposed to be a larger “regional” fenced dog park which can cater for a wider variety of users and provide a more interactive and diverse recreation opportunity for dogs and their owners. Plans for the proposal can be found at Attachment 1.

Current Consultation

Council undertook initial consultation in 2015 about the general desire to construct a fenced dog park within Maroondah and the types of attributes that the community would like within a fenced dog park.

The most recent community consultation took place between Monday 31 October until Sunday 13 November 2016 and it related solely to a facility at Eastfield Park. Council

FENCED DOG PARKS FOR MAROONDAH Cont'd

ITEM 4

conducted this consultation by placing the draft concept plan on its website and asked the community to provide comment on the plan and location (Refer to Attachment 2 for the website consultation).

Council also communicated this information via its social forums on Facebook and through media outlets in the Maroondah Leader with a media release and on local radio (Refer Attachment 3 for media release).

Finally, Council also wrote to the surrounding residents of Eastfield Park asking for their feedback and included a copy of the concept plan. Council also met with several of the Eastfield Park users in face to face meetings and showed them the plans and discussed any of their concerns (Refer to Attachment 4 for letter to residents and users of Eastfield Park).

From this consultation the following information has been collated:

Written submissions received = 36

- Positive Support = 30
- Negative Support = 6

Addressing Concerns of the Community

The main issues raised in the submissions are outlined below:

Fenced Dog Park next to trotting track

Council Officers worked closely with both the harness and pony clubs throughout the design and siting phases for planning the fenced dog park. Significantly both user groups are supportive of the proposal.

Advice received from the design consultant for the park is that many dogs will not be distracted or interested in the presence of horses nearby, and so most dogs will simply utilise the sensory and play objects in the space along with socialising with other dogs and ignore horses in the distance. For those dogs prone to being distracted by a horse in the distance, the dogs line of sight towards the horse track is proposed to be screened. And as such the park has been designed to ensure visual barriers such as the existing and new planting along with the other structural features in the park will in the main block vision of the horses.

Finally, it should also be noted that dog owners utilising the fenced dog park will do so on several conditions of entry to the facility. Signage will indicate that regardless of the area being enclosed owners must accompany their dogs and remain in effective control to ensure the dogs socialise and behave in a manner that does not impact negatively on other animals or people.

FENCED DOG PARKS FOR MAROONDAH Cont'd

ITEM 4

Fence height of 1200mm is too small

Several concerns have been raised regarding the proposed 1.2 metre fence height, and the need to increase this fence height for safety and security of the space. Council Officers have discussed this issue with the design consultant for the park and several industry experts on dogs. Advice received has been that the park space would benefit from a higher fence on the rear fence of the dog park (parallel with the trotting track) to around 1.6 metres. This feedback also recognised that fencing was a final measure and that the visual screening coupled with the attractions for dogs inside the fenced dog park will be by far the most effective means of minimising the risk of dogs trying to jump over the fences.

The dog park is next to a children's playground

The fenced dog park has been provided with two separate entrances and neither requires dogs and their owners to traverse through the children's play area. There will of course be times that people pass by or are near the plays space with their dogs. It should however be noted that owners walking their dogs in and or near Eastfield Park or Eastfield Road must already have their dogs on a leash and under effective control. Signage has just been renewed throughout this area highlighting this dog on leash requirement. In addition to this general requirement Council also has an order in place right across the municipality specifying that dogs must always be on leash within 15 metres of "playgrounds or children's play equipment".

Funding and ongoing maintenance of the dog park

The fenced dog park has been designed to be low maintenance and durable. Along with the park design Council has developed a management plan that identifies a broad range of activities that will be required to ensure this space is well utilised, safe, and maintained to a good standard. This plan addresses matters such as education and enforcement activities, signage, patrols by Local Laws officers, signage, and ongoing maintenance by Operations staff. All aspects of the management plans can be absorbed within existing budgets.

Parking access

As the facility is proposed to be located adjoining the side road to Eastfield Road there are already substantial numbers of on street car parking spaces that are not used and will give excellent access to the facility. These spaces coupled with those in the park will be more than sufficient to cater for the likely demand. Council's traffic engineers have also considered the safety and access implications of extra parking and traffic, including parking for disabled persons, and have advised that the proposed parking and traffic matters are well resolved.

Construction Details, Maintenance, and Management Plan

The costs associated to construct the fenced dog park are taken from the design of the concept plan. Councils Assets and Open Space teams have reviewed the estimated costs for construction of the facility and have advised the likely cost will be between \$180,000 and \$200,000 dollars. In addition to this estimate it is recognised that higher fencing at around 1.6 metres in height will add some additional expense that will mean some redesign to ensure the total cost does not exceed this amount. As a budget for this project has been set

FENCED DOG PARKS FOR MAROONDAH Cont'd**ITEM 4**

aside for expenditure of \$200,000 in the 2016/17 financial year, the estimate for construction is within the project budget.

A Management Plan for the fenced dog park is being finalised with internal Council departments. This will ensure Council departments responsible for the ongoing management and success of the of the park will have clear roles and responsibilities.

Some of the protocols in the management plan to be considered but not limited to:

- Waste management practices
- What are the minimum age requirements set to enter the park with a dog
- Ratio of dogs per person
- Operating hours of park
- Restriction of use of park in bad weather
- Alcohol not to be taken into park
- Community education of the park
- Appropriate signage for users of the park
- Reporting of incidents to Council
- Noise issues

Construction Timing

Should Council resolve to proceed with the proposed plan, the estimated timeline for construction would begin in March 2017 and be completed in mid-2017.

FINANCIAL / ECONOMIC ISSUES

Covered within existing budgets.

ENVIRONMENTAL / AMENITY ISSUES

Not Applicable

SOCIAL / COMMUNITY ISSUES

There are numerous benefits from the provision of fenced dog parks for both dogs and their owners and some of these include:

- Adding to the diversity of recreational opportunities for residents
- Provision of a safe social environment where a variety of people and their dogs can recreate together

FENCED DOG PARKS FOR MAROONDAH Cont'd

ITEM 4

- Providing opportunities for older people and people with restricted mobility/disabilities with an accessible and safe place to exercise their dog
- Encouraging people to become active and exercise their dogs
- Dogs and their owners can be separate from people who do not want to interact with dogs
- Provision of a focal point for community education and training around responsible pet ownership
- Separation and safe spaces for dogs that does not conflict with other park activities
- Allowing dogs access to parkland but protecting their sensitive environments such as bushland areas

CONCLUSION

Given the substantial community support for a fenced dog park and well resolved design of such a facility at Eastfield Park, it is recommended that Council approve the construction of a “regional” fenced dog park at the front of Eastfield Park, with costs associated to come from within existing operating department budgets.

ATTACHMENTS

1. [↓](#) Maroondah Dog Park
2. [↓](#) Website
3. [↓](#) Media
4. [↓](#) Letter

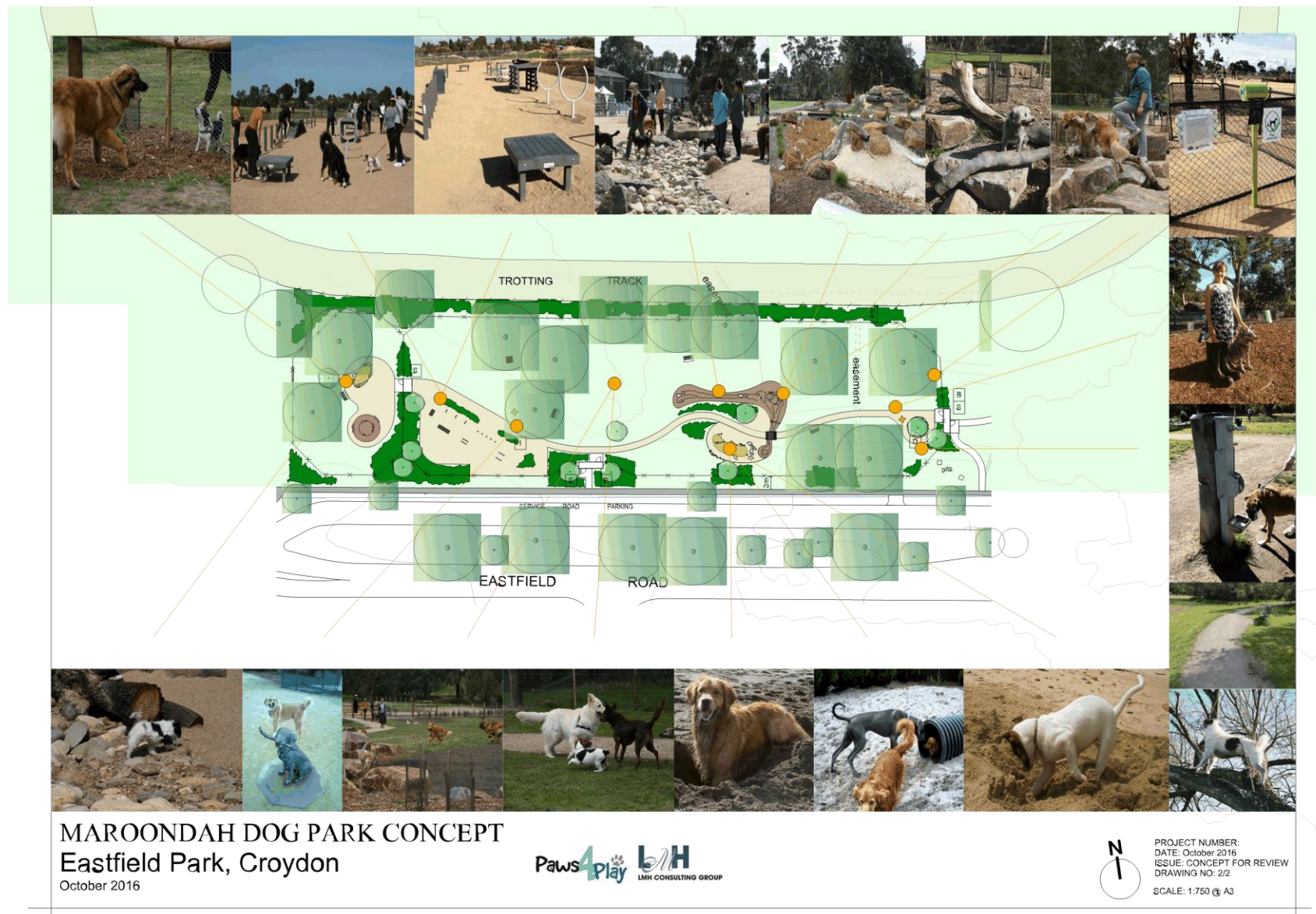
CONFIDENTIALITY


Not Applicable

RECOMMENDATION

THAT COUNCIL APPROVES THE CONSTRUCTION OF A FENCED DOG PARK AT EASTFIELD PARK GENERALLY IN ACCORDANCE WITH THE PLANS REFERRED TO IN ATTACHMENT 2 TO THIS REPORT







- » Home
- » About Council
- » About Maroondah
- » **Animals, Local Laws & Permits**
 - Infringements — payments or objections
 - **Eastfield Park dog park**
 - » Animal Nuisance or Danger
 - Animal Registration
 - Dogs and cats in public places
 - Domestic Animal Business
 - » Keeping Animals
 - » Permits & Local Laws
 - Pest Animals
 - Wildlife
- » Business
- » Careers@Maroondah
- » Community & Health
- » Developing Maroondah
- » Environment & Waste
- » Parks & Open Space
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- » Online services
- » Planning, Building & Property
- » Ringwood Metropolitan Activity Centre
- » Croydon Activity Centre
- » Transport & Parking


Home > [Animals, Local Laws & Permits](#) > Have your say on the design of a dog park at Eastfield Park

Have your say on the design of a dog park at Eastfield Park

Following a review of our parks and reserves, Eastfield Park was identified as an appropriate and preferred location for a fenced dog park in Maroondah.

Council received significant positive feedback on the concept of a fenced dog park and has now developed a draft layout plan for Eastfield Park.

Concept design




CONCEPT ZONE

- 1 Dog education / Training zone
- 2 Open recreational area
- 3 Sand play zone
- 4 Rock scramble zone and dry creek bed
- 5 Small dog and/or time out zone
- 6 Shelter / Shade play area with concrete apron to avoid erosion
- 7 Internal pathway – (approx. 1.5km wide)
- 8 Fencible – to run to the ground and avoid corners with entanglement (possible to be children safe)
- 9 Optional additional entry directly into Small Dog and/or Time out zone
- 10 Maintenance access
- 11 Removable cover planting

MAROONDAH DOG PARK CONCEPT
Eastfield Park, Croydon
October 2016

Download the concept design plan:

 [Eastfield Park dog park concept design \(PDF, 3.7 Mb\)](#)

The dog park will be at the front of Eastfield Park, as it:

- » is vacant area that is large and readily accessible
- » has the potential to cater for a fenced dog park facility
- » will integrate well with existing recreational activities and uses in the park.

Things that were considered when planning for the dog park for the site included:

- » the benefits of existing or space for new car parking facilities
- » availability of space for the fenced park itself
- » integration with existing amenities such as children's playground
- » benefits from good walking trail and footpath access along with active surveillance from those passing the site.

Have your say

Council is now asking for your feedback on the concept plans.


You can provide your comments in the following ways:

- » Via Council email at maroondah@maroondah.vic.gov.au
- » Via written letter to PO Box 156, Ringwood 3134.

All feedback needs to be provided to Council in writing by **Sunday 13 November**.

The information provided will be compiled into a report to Council in December 2016. The report will detail community feedback on the attributes of the park with associated time lines for construction and opening of the dog park.

For more information, visit Council's website or contact our Local Laws team on 1300 88 22 33.

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MEDIA RELEASE

Community feedback sought on design of Eastfield Dog Park

03/11/16

The community is invited to provide feedback on a design concept for the fenced dog park at Eastfield Park by Sunday 13 November.

The consultation process will ensure that the park best meets the needs of dogs, dog owners and other park users.

In 2015, Council sought residents' feedback on a fenced dog park at Eastfield Park, after receiving many requests for such a facility. Council received strong support for the park and is now at design concept stage.

Fenced dog parks have several advantages, including allowing dogs to enjoy a recreational space, fenced off from other park users.

The design concept for the dog park places it at the front of Eastfield Park, as this is a large, vacant and accessible area that is well integrated with the rest of the park and does not impact heavily on other recreational areas.

The design includes walking trail and footpath access as well as visual access for those passing by.

Letters with the plans were posted to residents, user groups and local businesses the week of 25 October. Written comment can still be made until Sunday 13 November. The feedback will be compiled into a report and presented to Council in December, together with a suggested timeline for construction and opening.

– MORE –



Community feedback sought on design of Eastfield Dog Park

02/11/16

Feedback can be made in the following ways:

- Via Council email at maroondah@maroondah.vic.gov.au
- Via written letter to PO Box 156, Ringwood 3134

For more information, visit Council's website or contact our Local Laws team on 1300 88 22 33.

– ENDS –

FOR ALL MEDIA QUERIES and PHOTO OPPORTUNITIES please contact Communications & Marketing on 9298 4246.

www.facebook.com/MaroondahCityCouncil
www.twitter.com/CityofMaroondah

Our Ref: FDPR

24 October, 2016

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3
4

Dear Sir/Madam

Consultation for a Proposed Fenced Dog Park at Eastfield Park

In December 2015, Council wrote to residents adjoining and near Eastfield Park seeking their views on the provision of a fenced dog park at the reserve. The facility would be designed to cater for the increasing demand for a fenced and secure space for people to recreate with their dogs, and Eastfield Park was identified as an appropriate and preferred location to place a fenced dog park within Maroondah.

Following significant positive feedback on the concept of a fenced dog park, Council has now developed a draft layout plan for the dog park and a preferred location within Eastfield Park. The Dog Park location and attributes is shown on the attached plan to be located at the front of Eastfield Park, as this vacant area is both large and readily accessible, and importantly it has the potential to cater for a fenced dog park facility that integrates with the existing recreational activities and uses in the park with little impact.

Planning considerations for the site included the benefits of existing or space for new car parking facilities, availability of space for the fenced park itself, and integration with existing amenities such as children's playgrounds. The site chosen also benefits from good walking trail and footpath access along with excellent surveillance from those passing the site.

Have your say...

Council is now asking for your feedback on the concept plan attached

You can provide comments in the following ways;

- Via Council email at maroondah@maroondah.vic.gov.au
- Via written letter to PO Box 156, Ringwood 3134; or
- Via Council website at www.maroondah.vic.gov.au

Please share your thoughts in writing to us by 13 November, 2016.

How will your feedback be used?

The information you provide will be compiled into a report to Council in December 2016 as a final report. The report will detail community feedback on the attributes of a park and importantly the cost to build and maintain such facilities with associated time lines for construction and opening of the dog park. .

If you have any questions, please contact Council's Local Laws team on 1300 88 22 33.

Yours sincerely



Andrew Fuaux
Manager - Planning, Health & Local Laws

DOCUMENTS FOR SEALING

VILLAGE SCHOOL LICENCE AGREEMENT AND TRANSFER OF LAND**ITEM 1****BACKGROUND**

Agreement has been reached between Council and the Village School Inc in relation to two property matters concerning the school's land at 9 Holloway Road, Croydon North.

1. A Council pathway is partly on school land and the school has agreed to sell the land to Council for \$5,000 plus GST.
2. A Council pipeline to pipe recycled water from the nearby Yarra Valley Water recycling plant to nearby Hughes Park and Brushy Park will now be subject to a Licence Agreement between the School and Council. A licence fee of \$10,000 plus GST commencing 1 July 2012 for period of 25 years.

ATTACHMENTS

Not Applicable

CONFIDENTIALITY

Not Applicable

RECOMMENDATION**THAT COUNCIL SIGNS AND SEALS:**

1. **THE TRANSFER OF LAND FOR THE PROPERTY DESCRIBED AS LOT R1 ON PS715646N**
2. **THE LICENCE AGREEMENT TO GRANT COUNCIL A LICENCE TO UTILISE AND ACCESS THE PIPELINE UPON THE SCHOOL'S LAND COMPRISED IN LOT 1 ON TITLE PLAN 211706T CERTIFICATE OF TITLE VOLUME 10348 FOLIO 951**