

Submitter Number	Submission details	Response	Action
1	<p>Concerns raised include:            Extending the boundary of the study area to the south of the Rail line;            parklands and trees being destroyed;            increasing population putting more stress on people's health;            making the existing traffic and car parking worse;            not putting in place proper infrastructure;            doesn't want to have a non-liveable area.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.            This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and Environmental Sustainable Development (ESD) built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p>	No change proposed.
2	<p>Fully supports the Draft Ringwood MAC Masterplan. Need to attract young people, new immigration and small business, into the Centre.</p>	<p>The Masterplan supports an increasing population; the number of young people are forecast to increase and there is a higher rate of overseas born in Ringwood MAC.            Small businesses are vital to ensure the success of Ringwood MAC.</p>	No change proposed.
3	<p>Concerns raised include:            Increase in traffic, especially around the Jubilee Park area;            Character and heritage is not being respected;            Parks and recreation areas in the Jubilee park precinct need to be preserved;            Heritage protection for the Ringwood Uniting Church is needed.</p>	<p>With an increase in population for Ringwood MAC predicted, the Masterplan addresses how the centre will function with an increase in transport and movement.            The Jubilee Park Heritage and Neighbourhood Character Study (February 2018) addresses character and heritage for the Jubilee Park area. This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area which came into effect 18 October 2018. Council is in the process of</p>	<p>Continue with Amendment C116 which implements the Jubilee Park Heritage and Neighbourhood Character Study.            Continue with Council's Heritage Review to introduce heritage protection on the</p>

Submitter Number	Submission details	Response	Action
		<p>pursuing permanent heritage and neighbourhood character controls via Amendment C116. Existing parks and recreation areas in the Jubilee Park Precinct will remain in future prosperity.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p>	Ringwood Uniting Church.
4	<p>Concerns raised include: Do not want the boundary of the study area extended; Do not want Station Street to be redeveloped up to 6 storeys high; Heritage protection for the Ringwood Uniting Church is needed; Want input to be taken seriously and for Council to advocate for residents.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights. This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review. Council considers all submissions received in the context of matters relating to land use planning.</p>	Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.
5	<p>Concerns raised include: Changes to the study area boundary; Heritage protection for the Ringwood Uniting Church is needed;</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station</p>	Continue with Amendment C116 which implements the Jubilee Park Heritage and

Submitter Number	Submission details	Response	Action
	<p>Do not want Station Street to be redeveloped;            Want input to be taken seriously and for Council to advocate for residents on the importance of heritage and neighbourhood character.</p>	<p>Street to the south provides the opportunity to lower the existing recommended heights.            This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.            Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.            The importance of heritage and neighbourhood character is identified within the Jubilee Park Heritage and Neighbourhood Character Study (February 2018). This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area, with permanent controls being pursued via Amendment C116.</p>	<p>Neighbourhood Character Study.            Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p>

Submitter Number	Submission details	Response	Action
6	<p>Concerns raised include:</p> <p>Do not want the boundary of the study area extended;</p> <p>Do not want Station Street to be redeveloped up to 6 storeys high;</p> <p>Heritage protection for the Ringwood Uniting Church is needed;</p> <p>Want input to be taken seriously and for Council to advocate for residents.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p> <p>Council considers all submissions received in the context of matters relating to land use planning.</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p>
7	<p>Concerns raised include:</p> <p>Not enough has been done to alleviate traffic in the MAC;</p> <p>There is too much congestion in the North West Precinct already;</p> <p>Look to traffic improvements at New and Bond Street intersection to assist with traffic flow.</p>	<p>Extensive work has been undertaken in relation to Transport and Movement in the Ringwood MAC. This has informed the preparation of the Ringwood Masterplan and will inform future implementation actions.</p>	<p>No change proposed.</p>

Submitter Number	Submission details	Response	Action
8	<p>Concerns raised include:</p> <p>The tree outside 19 Sherbrook Ave should be protected.</p> <p>Heights in the north west precinct should be lower due to overshadowing.</p> <p>New development should have significant eco-friendly requirements.</p>	<p>Tree controls already apply for canopy trees. Overshadowing would be dealt with through any permit process.</p> <p>Existing ESD guidelines will continue to apply. The Urban Design Guidelines have been designed to ensure positive environmental impacts for Ringwood MAC.</p>	No change proposed.
9	<p>Concerns raised include:</p> <p>A stronger emphasis on quality of design for multiple dwelling sites is needed;</p> <p>Multi dwelling sites should have street frontage, not be built to the rear;</p> <p>Apartments lack design quality, apartments need to have staggered heights, green areas and enhance the streetscape;</p> <p>The Planning Authority need to have more power to refuse applications that don't enhance the streetscapes.</p>	<p>The Urban Design Guidelines developed for Ringwood MAC have been developed to provide direction and certainty of future development that will contribute to wellbeing and liveability to ensure consistently high standards across Ringwood MAC.</p>	No change proposed.
10	<p>Fully supports the Draft Ringwood MAC Masterplan. Supports the south side of Station Street being within the Study Area Boundary due to the proximity to the station and access to community organisations and services.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p>	No change proposed.

Submitter Number	Submission details	Response	Action
11	<p>Supports the Draft Ringwood MAC Masterplan.  Supports mixed use developments within the Centre.  Supports the lifestyle of apartment living in proximity to amenities, public transport, shops and lifestyle.  Concerns raised include:  A need for improved footpaths along the entire length of Maroondah Highway;  A need for more rubbish bins;  The noise from the nightclubs and undesirable behaviours of patrons needs to be addressed.  Improved lighting in car parks as well as commercial buildings to improve safety.  The railway line could have more trees and less rubbish.  More cars need to use the Bypass, rather than Maroondah Highway.  Need improved pedestrian connection between Ringwood Station and Eastland.  Travelling by car within the Centre is challenging.</p>	<p>Objective 3.1 within the Masterplan is to provide a more fine grained pedestrian path network with wider footpaths and additional pedestrian crossings that provide pedestrian priority.  Rubbish bins are proposed in the Infrastructure Plan (see project 13 “Streetscape - Ringwood MAC Furniture”).  The Masterplan requires new development to address amenity impacts such as noise attenuation.  VicTrack maintain the railway line and its appearance.  Objective 3.4 within the Masterplan is to reduce unnecessary ‘through’ traffic through Ringwood MAC.  Additional capacity in Ringwood MAC is to be generated by trips via walking, cycling or public transport.</p>	<p>Advocate for VicTrack to consider increase in vegetation along their railway corridors and to clean up rubbish.</p>
12	<p>Supports the change happening in Ringwood MAC.  Ringwood Lake is very impressive.  Need for improvement along the Rail corridor.</p>	<p>VicTrack maintain the railway line and its appearance.</p>	<p>Advocate for VicTrack to consider improvements along the rail corridor.</p>

Submitter Number	Submission details	Response	Action
13	<p>More emphasis on multi dwelling apartments having access to roof top gardens.</p> <p>Balconies need to be large enough to allow for potted medium size trees.</p> <p>Provision at ground level for reasonable sized trees.</p> <p>Encouraging bikes within the Centre needs to also cater for secure bike storage.</p> <p>Use of a suitable semi-pervious material in place of concrete.</p> <p>Tree protection on commercial sites to be mandatory, along with more replanting of canopy trees.</p> <p>Heights of development must consider access to sunlight and overshadowing particularly in winter from the west.</p> <p>Car share schemes needs to be provided for.</p>	<p>Apartment guidelines included within the Maroondah Planning Scheme set out the requirements for roof gardens and balcony sizes.</p> <p>Tree protection on commercial sites is a matter for the municipal wide Vegetation Review.</p> <p>Bike storage is encouraged and has been recommended as part of the Transport and Movement Priorities for Ringwood MAC.</p> <p>The update on of the Ringwood Urban Design Manual will be consistent with the objectives and strategies of the Ringwood Masterplan in relation to ESD.</p> <p>The heights recommended in the Urban Design Guidelines have considered sunlight and overshadowing issues.</p> <p>A car share scheme is being investigated for Ringwood.</p>	No change proposed.
14	<p>More thought needs to be had on the local streets in the Centre. Residents are unable to park on the street, due to the parking limits imposed.</p> <p>The pedestrian crossing on Maroondah Highway between Eastland and the Train Station is a hazard with cars not stopping. An overpass would be safer.</p>	<p>Agreed. The Action Plan included in the Ringwood MAC Masterplan recommends to review the car parking strategy with a focus on on-street parking; commuter parking; existing uses with insufficient on-site car parking to inform a Parking Overlay.</p> <p>The pedestrian crossing on Maroondah Highway allows a high level of service for pedestrians in a reduced speed environment, whilst activating the station forecourt and the town square. Overpasses are not good treatments in terms of ease of use, compliance of use and activation.</p>	Finalise the Draft Maroondah Parking Framework and pursue a review of the Ringwood MAC car parking strategy.

15	<p>Concerns raised include:</p> <p>Keeping the Study boundary area along the train line;  Parking is already an issue and is only going to be worse allowing buildings along Station Street to be 6 storeys high;  Council doesn't impose current parking restrictions;  Heritage protection for the Ringwood Uniting Church is needed;  Still waiting to know if greater protection for Jubilee Park Precinct is going to go ahead;  Consideration for entry and exit points for those living in the Jubilee Park area is needed;  How do you divert through traffic for those that live in the Jubilee Park area?  New development is 95% apartments despite the fact that 10% of these are currently vacant;  VCAT and State Planning need to be stakeholders;  Parking capacity has already been reached around the Station Precinct;  Do not want Station Street to be redeveloped up to 6 storeys high;  Want input to be taken seriously and for Council to advocate for residents;  Do not want another Box Hill and left with 'slums' and no community.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>The Jubilee Park Heritage and Neighbourhood Character Study (February 2018) addresses character and heritage for the Jubilee Park area. This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area which came into effect 18 October 2018. Council is in the process of pursuing permanent heritage and neighbourhood character controls via Amendment C116.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p> <p>VCAT and State Planning are stakeholders.</p> <p>Council considers all submissions received in the context of matters relating to land use planning. Apartment style development in Ringwood MAC provides housing diversity for Maroondah. Housing studies indicate there is a growing demand for apartments in Ringwood MAC.</p> <p>The Urban Design Guidelines have been developed to provide direction and certainty of future development that will contribute to wellbeing and liveability to</p>	<p>Request Local Laws to impose current parking restrictions along Kendall Street and Station Street in Ringwood.</p> <p>Continue with Amendment C116 which implements the Jubilee Park Heritage and Neighbourhood Character Study.</p> <p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p>
----	--	--	---

Submitter Number	Submission details	Response	Action
		ensure consistently high standards across Ringwood MAC.	
16	<p>Supports the intent of the Draft Ringwood MAC Masterplan to provide a comprehensive review and approach to the whole of the Ringwood MAC.</p> <p>The Study area boundary doesn't consider land owners, it splits contiguous sites in half as to whether they are in the study area or not.</p> <p>Suggested changes include:</p> <p>Review the Study Area Boundary to ensure contiguous land owners are located fully within the Study boundary, in particular extending the study boundary further south for the Ringwood Station Precinct;</p> <p>Enabling a comprehensive redevelopment of sites that allow for mixed use should not be constrained by splitting sites within the boundary.</p> <p>There is significant potential to achieve higher built form in the Ringwood Station Precinct with negligible impacts on residential amenity and to reinforce the edge and interface to the Ringwood Rail Station.</p> <p>Heights in the Ringwood Station Precinct of 4-6 storeys is an underutilisation of the land and should be categorised as 8 storeys to encourage higher built forms next to the station.</p> <p>The interface types given for the Ringwood Station Precinct are reasonable.</p> <p>Support the application of the Activity Centre Zone to the land in the Activity Centre.</p>	<p>The study area boundary considered lot sizes, not land owners. The study area boundary follows the boundary identified in Clause 22.06 of the Maroondah Planning Scheme. Contiguous land ownership is an appropriate consideration for a study boundary.</p> <p>The proposed heights for 4-6 storeys for properties that abut Station Street to the south are considered appropriate.</p>	<p>Extend the boundary of the study area to include 4A and 4B Greenwood Avenue, Ringwood.</p>

Submitter Number	Submission details	Response	Action
17	<p>Concerns raised include:</p> <p>Do not want the boundary of the study area extended;</p> <p>Do not want Station Street to be redeveloped up to 6 storeys high;</p> <p>Heritage protection for the Ringwood Uniting Church is needed;</p> <p>Want input to be taken seriously and for Council to advocate for residents on the importance of heritage and neighbourhood character.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p> <p>The importance of heritage and neighbourhood character is identified within the Jubilee Park Heritage and Neighbourhood Character Study (February 2018). This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area, with permanent controls being pursued via Amendment C116.</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p> <p>Continue with Continue with Amendment C116 which implements the Jubilee Park Heritage and Neighbourhood Character Study.</p>
18	<p>Supports the idea of having a University campus or TAFE within the Ringwood MAC.</p> <p>Employers and employees want to advance their knowledge and want to access education nearby.</p> <p>It is essential to have more and better education venues and facilities.</p>	<p>Objective 5.5 within the Masterplan is to attract a TAFE/university or multiple small education providers to diversity the daily population.</p>	<p>No change proposed.</p>

Submitter Number	Submission details	Response	Action
19	<p>Concerns raised include:</p> <p>Council is ignoring recommendations regarding maintaining and protecting the heritage of our beautiful city.</p> <p>Do not want Station Street to be redeveloped up to 6 storeys high;</p> <p>Want Station Street to remain a low-scale area in line with the original Study area boundary;</p> <p>Heritage protection for the Ringwood Uniting Church is needed, no action has happened after repeated requests protection.</p> <p>Want input to be taken seriously and for Council to advocate for residents on the importance of heritage and neighbourhood character.</p>	<p>Council is in the process of preparing a Municipal wide Heritage Study.</p> <p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p> <p>The importance of heritage and neighbourhood character is identified within the Jubilee Park Heritage and Neighbourhood Character Study (February 2018). This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area, with permanent controls being pursued via Amendment C116.</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p> <p>Continue with Amendment C116 which implements the Jubilee Park Heritage and Neighbourhood Character Study.</p>

Submitter Number	Submission details	Response	Action
20	<p>Concerns raised include:</p> <p>Changes to the Study Area boundary to include the south side of Station Street;</p> <p>Lack of a heritage overlay in the Jubilee Park Precinct and for the Ringwood Uniting Church;</p> <p>Want to see an attractive, safe and well built community that values our history and addresses our needs without compromises and changes that once taken cannot be undone.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>The importance of heritage and neighbourhood character is identified within the Jubilee Park Heritage and Neighbourhood Character Study (February 2018). This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area, with permanent controls being pursued via Amendment C116.</p>	<p>Continue with Amendment C116 which implements the Jubilee Park Heritage and Neighbourhood Character Study.</p>

Submitter Number	Submission details	Response	Action
21	<p>Concerns raised include:</p> <p>Do not want Station Street to be redeveloped up to 6 storeys high;</p> <p>Want Station Street to remain a low-scale area in line with the original Study area boundary;</p> <p>Heritage protection for the Ringwood Uniting Church is needed, no action has happened after repeated requests protection.</p> <p>Want less talk, and more action from Council to show the community that heritage matters.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p> <p>The importance of heritage and neighbourhood character is identified within the Jubilee Park Heritage and Neighbourhood Character Study (February 2018). This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area, with permanent controls being pursued via Amendment C116.</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p> <p>Continue with Amendment C116 which implements the Jubilee Park Heritage and Neighbourhood Character Study.</p>
22	<p>Concerns raised include:</p> <p>Do not want Station Street to be redeveloped up to 6 storeys high;</p> <p>Want Station Street to remain a low-scale area in line with the original Study area boundary;</p> <p>Heritage protection for the Ringwood Uniting Church is needed, no action has happened after repeated requests protection.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p> <p>Continue with Amendment C116 which implements the Jubilee</p>

Submitter Number	Submission details	Response	Action
	<p>Want less talk, and more action from Council to show the community that heritage matters.</p>	<p>opportunity to secure financial contributions towards infrastructure improvements.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p> <p>The importance of heritage and neighbourhood character is identified within the Jubilee Park Heritage and Neighbourhood Character Study (February 2018). This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area, with permanent controls being pursued via Amendment C116.</p>	<p>Park Heritage and Neighbourhood Character Study.</p>

Submitter Number	Submission details	Response	Action
23	<p>Supports the Draft Ringwood MAC Masterplan. The Urban Design Guidelines are informative and comprehensive and welcome the guidance the plan provides for future planning and development. It would be helpful if there was more specific guidance provided on the use, repurposing and options that could be considered to enable clear and positive development opportunities.</p> <p>With regards to uses and typologies, more specific guidance within the Masterplan would offer more certainty to guide future uses within the precinct. The proposed interface responses enable attractive development being sensitive to surrounding streets and buildings and heritage properties.</p> <p>Welcome the strategic direction and specific guidance for future development both of higher density residential areas and wider areas of the Ringwood MAC.</p>	<p>Each precinct is described in terms of its geographical location and the preferred uses identified. It is agreed however that further detail could be provided on the uses that would be supported.</p>	<p>Amend the Ringwood MAC Masterplan to clarify the uses that are being encouraged in each precinct.</p>
24	<p>Does not oppose increased development within the MAC boundary, we submit concern at the lack of comprehensive strategic guidance to guide the development of heritage places, and new development adjoining heritage places, in the context of the intensification of development within the MAC area.</p> <p>Without adequate protection and guidance, the broader heritage character of the MAC area will be increasingly compromised and eroded over time. Concern at the immediate need to undertake a heritage gap review, and the potential threat to</p>	<p>Council is in the process of preparing a Municipal wide Heritage Study. This Heritage Study will provide guidance to guide the development of heritage places within Ringwood MAC.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p>	<p>Continue with Council's Heritage Review to complement the Heritage significance of sites within Ringwood MAC Masterplan.</p> <p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p>

Submitter Number	Submission details	Response	Action
	previously identified places that have not yet received heritage protection, such as the Ringwood Uniting Church.		
25	<p>Concerns raised include:</p> <p>Do not want Station Street to be redeveloped up to 6 storeys high;</p> <p>Want Station Street to remain a low-scale area in line with the original Study area boundary;</p> <p>Heritage protection for the Ringwood Uniting Church is needed, no action has happened after repeated requests for its protection.</p> <p>Want less talk, and more action from Council to show the community that heritage matters.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p> <p>The importance of heritage and neighbourhood character is identified within the Jubilee Park Heritage and Neighbourhood Character Study (February 2018). This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area, with permanent controls being pursued via Amendment C116.</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p> <p>Continue with Amendment C116 which implements the Jubilee Park Heritage and Neighbourhood Character Study.</p>
26	<p>The Masterplan is thorough and clear to understand.</p> <p>Need trees to provide softness and picturesque vista and open skies as well as providing cool and shielding the precinct.</p>	<p>Setbacks proposed in the urban design guidelines are to allow for trees.</p> <p>Heights of 8 storey are considered appropriate, with the exception of the feature form buildings on key gateway sites.</p>	<p>Finalise the Draft Maroondah Parking Framework and pursue a review of the Ringwood MAC car parking strategy.</p>

Submitter Number	Submission details	Response	Action
	<p>Buildings shouldn't exceed 8 levels, at this level they are classy, soft and welcoming. Buildings of 10-15 levels are cold, concrete, glass and creates shadows. Car parking will be an enormous problem and people will avoid going to Ringwood.</p> <p>Fully understand that we are facing an increase in population and that there is a need for new development.</p>	<p>The Action Plan included in the Ringwood MAC Masterplan recommends to review the car parking strategy with a focus on on-street parking; commuter parking; existing uses with insufficient on-site car parking to inform a Parking Overlay.</p>	
27	<p>Concerned about the potential negative impact of future plans for the Ringwood Activity Centre. While development within the MAC is supported, development must not encroach south of the train line.</p> <p>Higher-scale development along Station Street would compromise the integrity of the abutting Jubilee Park precinct. Particularly concerning is the fate of the Ringwood Uniting Church, which is included within the boundary of the MAC.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p>

Submitter Number	Submission details	Response	Action
28	<p>Concerns raised include:</p> <p>Do not want Station Street to be redeveloped up to 6 storeys high;</p> <p>Want Station Street to remain a low-scale area in line with the original Study area boundary;</p> <p>Heritage protection for the Ringwood Uniting Church is needed, no action has happened after repeated requests protection.</p> <p>Want less talk, and more action from Council to show the community that heritage matters.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p> <p>The importance of heritage and neighbourhood character is identified within the Jubilee Park Heritage and Neighbourhood Character Study (February 2018). This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area, with permanent controls being pursued via Amendment C116.</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p> <p>Continue with Amendment C116 which implements the Jubilee Park Heritage and Neighbourhood Character Study.</p>

Submitter Number	Submission details	Response	Action
29	<p>Concerns raised include:</p> <p>Do not want the boundary of the study area extended;</p> <p>Do not want Station Street to be redeveloped up to 6 storeys high;</p> <p>Heritage protection for the Ringwood Uniting Church is needed;</p> <p>Want input to be taken seriously and for Council to advocate for residents on the importance of heritage and neighbourhood character.</p> <p>Congestion at the corner of Station and Kendall Street is an issue.</p> <p>Want Station Street to remain a low-scale area in line with the original Study area boundary;</p> <p>Jubilee Residents' group wants their neighbourhood character protected, they want less talk, and more action from Council to show the community that heritage matters.</p> <p>The draft Masterplan neglects to mention any intention to protect the site of the Ringwood Uniting Church.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p> <p>The importance of heritage and neighbourhood character is identified within the Jubilee Park Heritage and Neighbourhood Character Study (February 2018). This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area, with permanent controls being pursued via Amendment C116.</p> <p>With an increase in population for Ringwood MAC predicted, the Masterplan has addressed how the centre will function with an increase in transport and movement.</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p> <p>Continue with Amendment C116 which implements the Jubilee Park Heritage and Neighbourhood Character Study.</p>

Submitter Number	Submission details	Response	Action
30	<p>Concerns raised include:            Don't want high density buildings and loss of heritage listings, particularly near the Station.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>The existing sites covered by the Heritage Overlay are not proposed to change as part of the Ringwood MAC Masterplan. Future Heritage protection of sites within Ringwood MAC will be addressed as part of Council's Municipal Wide Heritage Review.</p>	<p>Continue with Council's Heritage Review to complement the heritage significance of sites within Ringwood MAC Masterplan.</p>

Submitter Number	Submission details	Response	Action
31	<p>Concerns raised include:</p> <p>Do not want Station Street to be redeveloped up to 6 storeys high;</p> <p>Want Station Street to remain a low-scale area in line with the original Study area boundary;</p> <p>Heritage protection for the Ringwood Uniting Church is needed, no action has happened after repeated requests protection.</p> <p>Want less talk, and more action from Council to show the community that heritage matters.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p> <p>The importance of heritage and neighbourhood character is identified within the Jubilee Park Heritage and Neighbourhood Character Study (February 2018). This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area, with permanent controls being pursued via Amendment C116.</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p> <p>Continue with Amendment C116 which implements the Jubilee Park Heritage and Neighbourhood Character Study.</p>

Submitter Number	Submission details	Response	Action
32	<p>Concerns raised include:</p> <p>Do not want Station Street to be redeveloped up to 6 storeys high;</p> <p>Want Station Street to remain a low-scale area in line with the original Study area boundary;</p> <p>Heritage protection for the Ringwood Uniting Church is needed, no action has happened after repeated requests protection.</p> <p>Want less talk, and more action from Council to show the community that heritage matters.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p> <p>The importance of heritage and neighbourhood character is identified within the Jubilee Park Heritage and Neighbourhood Character Study (February 2018). This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area, with permanent controls being pursued via Amendment C116.</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p> <p>Continue with Amendment C116 which implements the Jubilee Park Heritage and Neighbourhood Character Study.</p>

Submitter Number	Submission details	Response	Action
33	<p>Concerns raised include:</p> <p>The incorporation of Station Street into the activity centre.</p> <p>Higher density development will cause more traffic along what is currently a congested road.</p> <p>Allowing high density to immediately border the Jubilee Park Precinct will allow for development creep.</p> <p>Six storey dwellings are going to impact on the surrounding area.</p> <p>The draft Masterplan claims to value heritage yet ignores the recommendation to place heritage protection for the Ringwood Uniting Church.</p> <p>The draft Masterplan should protect the small pockets of heritage left in the area.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>With an increase in population for Ringwood MAC predicted, the Masterplan addresses how the centre will function with an increase in transport and movement.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p> <p>The Jubilee Park Heritage and Neighbourhood Character Study (February 2018) addresses character and heritage for the Jubilee Park area.</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p>

Submitter Number	Submission details	Response	Action
34	<p>Concerns raised include:</p> <p>Opposed to the high density development for Station Street;</p> <p>Already high level of foot and vehicle traffic on Bedford Road and Station Street;</p> <p>High density development threatens the protection of existing heritage buildings, including the Ringwood Uniting Church;</p> <p>There is already huge supply of apartment type dwellings;</p> <p>Station Street should be preserved form smaller unit type dwellings.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>With an increase in population for Ringwood MAC predicted, the Masterplan addresses how the centre will function with an increase in transport and movement.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p> <p>Apartment style development in Ringwood MAC provides housing diversity for Maroondah. Housing studies indicate there is a growing demand for apartments in Ringwood MAC.</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p>

Submitter Number	Submission details	Response	Action
35	<p>Concerns raised include:</p> <p>Living with the increased traffic and congestion is currently unacceptable;</p> <p>Introducing high density and associated traffic opposite the station will be a nightmare;</p> <p>Try not to destroy Ringwood with unnecessary development in such a sensitive community area.</p>	<p>With an increase in population for Ringwood MAC predicted, the Masterplan addresses how the centre will function to accommodate an increase in transport and movement in a sustainable manner.</p> <p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p>	No change required.
36	<p>Concerns raised include:</p> <p>Do not want Station Street to be redeveloped up to 6 storeys high;</p> <p>Want Station Street to remain a low-scale area in line with the original Study area boundary;</p> <p>Heritage protection for the Ringwood Uniting Church is needed, no action has happened after repeated requests protection.</p> <p>Want less talk, and more action from Council to show the community that heritage matters.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p> <p>Heritage protection for the Ringwood Uniting Church will be pursued as part of Council's Heritage Study Review.</p>	<p>Continue with Council's Heritage Review to introduce heritage protection on the Ringwood Uniting Church.</p> <p>Continue with Amendment C116 which implements the Jubilee Park Heritage and Neighbourhood Character Study.</p>

Submitter Number	Submission details	Response	Action
		<p>The importance of heritage and neighbourhood character is identified within the Jubilee Park Heritage and Neighbourhood Character Study (February 2018). This work has resulted in interim heritage controls applying to 58 sites within the Jubilee Park area, with permanent controls being pursued via Amendment C116.</p>	
37	<p>Supports the Draft Ringwood MAC Masterplan. The Masterplan needs to resolve the existing conflict in the Planning Scheme that suggest built form up to eight storeys is contemplated.</p> <p>Supports the site being within the study area; Generally supports the key land use and development provisions;</p> <p>The study area boundary should be extended further south;</p> <p>Supports the existing local policy discretion of eight storeys, rather than the proposed 4-6 storeys proposed in the Draft Masterplan Urban Design Guidelines;</p> <p>Due to the size of the site, heights of up to 15 storeys should be managed;</p> <p>Heights of 6 storeys is not commensurate to a metropolitan centre.</p>	<p>The study area boundary has been extended to the south as the current Maroondah Planning Scheme suggests heights between 5 to 8 Storey are appropriate. Including the properties that abut Station Street to the south provides the opportunity to lower the existing recommended heights.</p> <p>This provides clarity on land use, heights and proposed development controls; seeking high quality urban design and ESD built form outcomes as well as the opportunity to secure financial contributions towards infrastructure improvements.</p>	No change proposed.

Submitter Number	Submission details	Response	Action
38	<p>Support for Maroondah Boulevard as it relates to built form;</p> <p>Disagree with a new road connection within the Eastern Precinct. Investigate the potential for improvements to existing road connections, particularly Aird and Pratt Streets, rather than a new linkage.</p> <p>Disagree with the provision of new bicycle lanes through existing residential properties in the Eastern Precinct.</p> <p>Support the proposed Vision and Principles.</p> <p>Support for most of the urban design proposals.</p> <p>Disagree with exploring opportunities for a new freeway exit into the Eastern Precinct.</p> <p>Clarification of the intent for the rear of properties facing Bardia Street on the western side.</p> <p>Increased density and activity can co-exist with landscape objectives.</p> <p>Minor comments to improve clarity and detail in relation to legends, layout and consistency were provided.</p>	<p>The proposed new road connections provide better traffic permeability, but also improves land use options in the Eastern Precinct. Best practice dictates that a new road in an Activity Centre should also cater for cyclist needs.</p> <p>A new freeway access into the Eastern Precinct would reduce traffic loads on other streets and intersections already under pressure.</p>	<p>Amend the Ringwood MAC Masterplan to clarify detail in relation to legends, layout and consistency as outlined in the submission.</p>
39	<p>Strongly supports the incorporation of discretionally built-form controls into the Guidelines, these controls will help facilitate the sustainable future growth of the Ringwood MAC.</p> <p>Council may consider incorporating performance criteria within the Guidelines that require all developments proposing to exceed a preferred built-form parameter to provide a demonstrable public benefit to the broader community.</p>	<p>The Commercial and Residential Capacity Analysis (SGS Economics &amp; Planning) determined that there is ample capacity to accommodate growth in Ringwood MAC over the next twenty years. This capacity demonstrates that the heights proposed within the Masterplan are appropriate. It also allows the focus of future development for Ringwood MAC to be based on strong urban design guidelines.</p>	<p>No change proposed.</p>

Submitter Number	Submission details	Response	Action
	<p>Broadly supportive of the typology and interface treatments proposed; however the building heights restrict the ultimate development potential of a strategic commercial business district. The Draft Masterplan should acknowledge the potential for additional height where clear public benefits can be demonstrated.</p>		
40	<p>Welcome the Draft Masterplan as it provides visions and certainty for development which will give the best coherent outcome for Ringwood.</p> <p>With respect to the precinct framework, council support of commercial uses to be made clear by being included under the use descriptions.</p> <p>Support the new signalised intersection in the Eastern Precinct and the traffic calming proposed at Bardia Street and Larissa Avenue.</p> <p>Support for the proposed Building Height, Typology and Interface parameters set out in the Urban Design Guidelines.</p> <p>Retail use is the best fit for the site, however the Type 1 interface stipulates built form on the Maroondah Highway frontage not allowing for any setback for carparking. This may undermine the viability of retail in this location. Would Council consider car parking in front of retail?</p> <p>How will the interface and height parameters be expressed in future statutory documents? There needs to be flexibility as they are “guidelines”.</p>	<p>Uses within each precinct can be made clearer. Parking in front of retail can generally be accommodated on-street or as part of the Boulevard treatment. On a case-by-case consideration some special purpose parking may be considered in front of retail, but to maximise land use opportunities, parking is best contained within the development as dedicated levels.</p> <p>Interface and height parameters, and how they will be implemented into the Planning Scheme, can to made clearer.</p>	<p>Amend the Ringwood MAC Masterplan to further define the uses that are encouraged in each precinct.</p> <p>Amend the Ringwood MAC Masterplan to ensure interface and height parameters can be easily implementation into the Maroondah Planning.</p>

Submitter Number	Submission details	Response	Action
41	<p>Consider the Draft Masterplan to be a forward thinking document for a regionally significant Centre. We support the over-arching framework within the Masterplan and consider the policy direction within the Urban Design Guidelines as generally appropriate. We agree that our area is well located for urban renewal and demonstrates the right 'ingredients' for intensity of use and built form in a high-rise development.</p> <p>The subject land abuts the adjoining North-Western Precinct, which requires a semblance of transition, but it is noted that the preferred heights do not alter between precincts as indicated by the Building Heights and Interface Map.</p> <p>The subject site is affected by an increase in height from the previous controls, while this is a positive change, we consider there to be a strategic opportunity to redevelop the site as a 'strategic site'.</p>	<p>The Commercial and Residential Capacity Analysis (SGS Economics &amp; Planning) determined that there is ample capacity to accommodate growth in Ringwood MAC over the next twenty years. This capacity demonstrates that the heights proposed within the Masterplan are appropriate. It also allows the focus of future development for Ringwood MAC to be based on strong urban design guidelines.</p>	<p>No change proposed.</p>