



Councillor  
(as addressed)

The next Council Meeting will be held in the Council Chamber, Realm, on Monday 22 March 2021, commencing at 7:30pm and your presence is requested.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Steve Kozlowski', with a long horizontal line extending to the right.

Steve Kozlowski  
CHIEF EXECUTIVE OFFICER

**Note:**

***Due to COVID-19 restrictions this meeting of Council is being streamed live on the internet and recorded. This meeting of Council can be viewed on Council's website via***

***<http://webcast.maroondah.vic.gov.au/video.php>***

***The Public Gallery is currently closed to the Public.***

Realm	179 Maroondah Hwy, 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 Realm: 179 Maroondah Hwy, Ringwood 3134

## 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 15 February 2021.
6. Public Questions
7. Officers' Reports
  - Acting Director Corporate Services
    1. Attendance Report 4
    2. Reports of Councillor Briefings 6
    3. Councillor Representation Reports 9
    4. 2021 ALGA National General Assembly - Motions 11
  - Acting Director Strategy & Community
    1. Proposed Special Charge Scheme For Solar Savers Households 14
    2. Maroondah Health & Wellbeing Plan - Year 3 Report 25
    3. Bedford Park Community Garden 29
    4. Overview of the Be Kind Maroondah Campaign 33
    5. Greyfield Renewal Amendments C134 (Ringwood) and C136 (Croydon South) - Public Notice Update and Planning Panel Request 37
    6. Environmentally Sustainable Development Local Policy Amendment C137maro - Adoption of the Amendment 51
  - Director Development & Amenity
    1. Maroondah COVID-19 Recovery Plan: Stronger together - Our way forward from COVID-19 56
8. Documents for Sealing
9. Motions to Review
10. Late Item
11. Requests / Leave of Absence

12. In Camera

Director Operations, Assets & Leisure

1. Tender Evaluation Report - Contract 20982 Cleaning Services for Operations Centre, Public Toilets & Barbeques

**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 2017-2021 (Year 4: 2020-2021) 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 2020 – 2021:

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 COUNCILLOR BRIEFINGS**

**ITEM 2**

### **PURPOSE**

To present the 'Public Record' of those Councillor Briefings which are attended by all Councillors and generally held on Monday evenings at Realm, 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 2017-2021 (Year 4: 2020-2021) 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 2020 – 2021:

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

### **BACKGROUND**

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, Councillor Briefings are conducted.

Councillor Briefings 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.

A Councillor Briefing is a non decision making forum, and as per past good governance practice, is deemed to be a scheduled or planned meeting comprising a majority of Councillors (at least 5) and one (1) Council employee, for the purpose of discussing 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 a Councillor Briefings may include:

- On-site inspections,
- Consultative Meetings with residents, developers, consultants
- Meetings with local organisations, Government Departments, statutory authorities, and local politicians

**REPORTS OF COUNCILLOR BRIEFINGS Cont'd**

**ITEM 2**

**ISSUE / DISCUSSION**

Councillor Briefings are generally held twice a month, on Monday evenings at Realm, usually two (2) weeks prior to, and on the night of a formal Council meeting.

The intent of this report is to present a 'Public Record' of those Councillor Briefings which are generally attended by all Councillors and typically held on Monday evenings, and to note the items discussed.

The 'Public Record' of the Councillor Briefing held on the 15 February 2021, 22 February 2021, 1 March 2021 and 12 - 14 March 2021 are attached for information.

**FINANCIAL / ECONOMIC ISSUES**

Not Applicable

**ENVIRONMENTAL / AMENITY ISSUES**

Not Applicable

**SOCIAL / COMMUNITY ISSUES**

Not Applicable

**COMMUNITY CONSULTATION**

Not Applicable

**CONCLUSION**

Councillor 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 Councillor Briefings, 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 Councillor Briefings, which are attended by a majority of Councillors, i.e. at least five (5) Councillors and one (1) employee of Council, be noted.

**ATTACHMENTS**

1.  2021 February 15 - Councillor Briefing Public Record
2.  2021 February 22 - Councillor Briefing Public Record
3.  2021 March 01 - Councillor Briefing Public Record
4.  2021 March 12 - 14 - Councillor Briefing Public Record

**CONFIDENTIALITY**

Not Applicable

**RECOMMENDATION**

**THAT COUNCIL RECEIVES AND NOTES THE PUBLIC RECORD OF THE FOLLOWING COUNCILLOR BRIEFINGS:**

- 1. 15 FEBRUARY 2021**
- 2. 22 FEBRUARY 2021**
- 3. 1 MARCH 2021**
- 4. 12 - 14 MARCH 2021**

**COUNCILLOR REPRESENTATION REPORTS**

**ITEM 3**

**PURPOSE**

To receive and note the meeting minutes of the following:

- Local Government Safe Cities Network held on the 2 March 2021
- Maroondah Environment Advisory Committee held on the 2 March 2021

**STRATEGIC / POLICY ISSUES**

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2017-2021 (Year 4: 2020-2021) 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 2020 – 2021:

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

**BACKGROUND**

As part of Council's commitment to the principles and practice of good governance, it is appropriate that Councillors and the Community are formally updated on the actions and activities of the various organisations' bodies/advisory groups upon which it is represented.

**ISSUE / DISCUSSION**

Council is represented on numerous Boards and Organisations. Appointments are made annually by Council at the commencement of the new Mayoral term.

Cr Steane is Council's representative with Cr Lamont as substitute representative on the Local Government Safe Cities Network Committee.

Crs Graham, Macdonald and Stojanovic are Council's representative on the Maroondah Environment Advisory Committee (MEAC).

**FINANCIAL / ECONOMIC ISSUES**

Not Applicable

**ENVIRONMENTAL / AMENITY ISSUES**

Not Applicable

**COUNCILLOR REPRESENTATION REPORTS Cont'd**

**ITEM 3**

**SOCIAL / COMMUNITY ISSUES**

Not Applicable

**COMMUNITY CONSULTATION**

Not Applicable

**CONCLUSION**

It is appropriate that Councillors and the Community are formally updated on the actions and activities of the various organisations' bodies/advisory groups upon which Council is represented.

**ATTACHMENTS**

1.  Local Government Safe Cities Network Minutes - 2 March 2021
2.  Maroondah Environment Advisory Committee Minutes - 2 March 2021

**CONFIDENTIALITY**

Not Applicable

**RECOMMENDATION**

**THAT COUNCIL RECEIVES AND NOTES MINUTES OF THE FOLLOWING:**

1. **LOCAL GOVERNMENT SAFE CITIES NETWORK MEETING HELD ON 2 MARCH 2021**
2. **MAROONDAH ENVIRONMENT ADVISORY COMMITTEE HELD ON THE 2 MARCH 2021**

## **PURPOSE**

To consider motions for submission to the Australian Local Government Association's National General Assembly of Local Government.

## **STRATEGIC / POLICY ISSUES**

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2017-2021 (Year 4: 2020-2021) 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 2020 – 2021:

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

## **BACKGROUND**

The Australian Local Government Association National General Assembly of Local Government is being held in Canberra from 20 to 23 June 2021.

The proposed motion is of national significance, particularly in light of constant funding pressure faced by Councils in the provision of services with reductions in income streams and escalations in third party supply pricing in particular. For example, loss of revenue due to closure of facilities and additional sanitation/cleaning costs related to the pandemic.

The Australian Local Government Association together with local members of parliament provide significant advocacy to the Federal Government on behalf of Maroondah residents and ratepayers.

## **ISSUE / DISCUSSION**

The following motion is proposed to be submitted for consideration:

### **Proposed Motion:**

#### COVID Funding to Local Government

That this National General Assembly calls upon the Federal Government to provide a one-off increase in the amount of Financial Assistance Grants made to Local Government for the 2021/22 year in recognition of the substantial costs incurred and revenue losses for all Councils as a result of the Covid-19 pandemic and the financial impacts of the resultant Federal, State and Territory Government restrictions imposed to mitigate the spread of the disease.

**2021 ALGA NATIONAL GENERAL ASSEMBLY - MOTIONS  
Cont'd**

**ITEM 4**

**Rationale:**

Councils across Australia have had to significantly increase expenditure to deal with the local impacts of Covid-19, increasing spending on basic essential services to keep their communities safe through the pandemic and meeting community expectations during this extremely challenging time. Significant expenditure has also been incurred due to the provision of additional sanitation and cleaning as required to support and sustain a range of essential services during this period under State and Territory Governments State of Emergency legislation.

Council revenues have been impacted due to the closure of revenue generating services as well as hardship considerations and a large reduction in the amounts collected for fees, fines and services.

A one-off increase to the Financial Assistance Grants would enable Local Governments to direct the extra revenue towards services and programs that have been curtailed due to Covid-19 imposed budget cuts and savings measures.

Maroondah strongly supports the case for the Federal Government to provide one-off funding to local governments.

**FINANCIAL / ECONOMIC ISSUES**

Refer to rationale as highlighted under Issue / Discussion

**ENVIRONMENTAL / AMENITY ISSUES**

Refer to rationale as highlighted under Issue / Discussion

**SOCIAL / COMMUNITY ISSUES**

Refer to rationale as highlighted under Issue / Discussion

**COMMUNITY CONSULTATION**

Council, through various forums, consultation, and strategies, has engaged the Maroondah community regarding these various issues. This report further demonstrates Council's preparedness to advocate to the Commonwealth Government on behalf of Maroondah residents.

**CONCLUSION**

The proposed motion has national significance throughout the Local Government sector and therefore should be discussed at the National General Assembly.

Closing date for the receipt of motions is 26 March 2021.

**ATTACHMENTS**

Not Applicable

**CONFIDENTIALITY**

Not Applicable

**RECOMMENDATION**

**THAT COUNCIL SUBMITS THE FOLLOWING MOTION FOR CONSIDERATION AND DEBATE AT THE 2021 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT:**

***MOTION:***

**COVID FUNDING TO LOCAL GOVERNMENT**

***THAT THIS NATIONAL GENERAL ASSEMBLY CALLS UPON THE FEDERAL GOVERNMENT TO PROVIDE A ONE-OFF INCREASE IN THE AMOUNT OF FINANCIAL ASSISTANCE GRANTS MADE TO LOCAL GOVERNMENT FOR THE 2021/22 YEAR IN RECOGNITION OF THE SUBSTANTIAL COSTS INCURRED AND REVENUE LOSSES FOR ALL COUNCILS AS A RESULT OF THE COVID-19 PANDEMIC AND THE FINANCIAL IMPACTS OF THE RESULTANT FEDERAL, STATE AND TERRITORY GOVERNMENT RESTRICTIONS IMPOSED TO MITIGATE THE SPREAD OF THE DISEASE.***

**PROPOSED SPECIAL CHARGE SCHEME FOR SOLAR SAVERS HOUSEHOLDS**

**ITEM 1**

**PURPOSE**

This report recommends Council initiate the declaration of a Special Charge Scheme under Section 163 of the *Local Government Act 1989* for the purposes of defraying expenses relating to the provision of solar energy systems on residential properties participating in the Solar Savers scheme.

**STRATEGIC / POLICY ISSUES**

The following directions contained in *Maroondah 2040: Our Future Together* and the *Council Plan 2017-2021* (Year 4: 2020-2021) provide the strategic framework that underpins the purpose of this report.

Outcome Areas: A safe, healthy and active community

Our Vision: In 2040, Maroondah will be a safe, healthy and active community where all people have the opportunity to experience enhanced levels of social, emotional and physical wellbeing.

Key Directions 2020 - 2021:

- 1.6 Promote the health and wellbeing of the community through accessible and affordable initiatives and services that respond to community needs

Outcome Area: A clean, green and sustainable community

Our Vision: In 2040, Maroondah will be a resilient community committed to sustainable living, enhancing our natural environment, and providing leadership in responding to climate change.

Key Directions 2020 - 2021:

- 4.1 Create and foster a culture within our community that is committed to the sustainable use of natural resources
- 4.8 Mitigate and adapt to the risk, effects and impacts of climate change and be responsive and adaptive to new environmental opportunities and threats as they occur
- 4.9 Strive to become a carbon neutral council and build the capacity of our community to make more sustainable choices

**BACKGROUND**

A priority action from Maroondah City Council's *Sustainability Strategy 2016 to 2020*, from Focus Area 5: Funding, Resourcing and Opportunities, is to 'continue to support the Eastern Alliance for Greenhouse Action (EAGA) projects that broker partnerships to achieve economies of scale'. The *Climate Change Risk and Adaptation Strategy* aims to assist households who are particularly vulnerable to heatwaves to install solar PV through the key direction: 'Help pensioners to save on power bills and afford to use cooling units in their homes, through extending the Solar Savers program'.

**PROPOSED SPECIAL CHARGE SCHEME FOR SOLAR SAVERS HOUSEHOLDS Cont'd**

**ITEM 1**

Council first participated in the Solar Savers pilot program in 2017. The pilot was initially led by EAGA in partnership with the Central Victorian Greenhouse Alliance (CVGA), the Northern Alliance for Greenhouse Action (NAGA), and the South-East Councils Climate Change Alliance (SECCCA), and rolled out across 22 Victorian Councils. During this phase of the program, 27 Maroondah households received solar PV systems, 15 of which were under the Special Charge Scheme. Evaluation of the pilot showed that each participating household has an average saving of \$254 net annually for those on a council rates loan (after loan repayments). Participating households used an average of 35% less electricity year-on-year, and almost two-thirds (68%) noted that they may not, or were unlikely to have, installed solar without the Solar Savers project.

In this next phase of the Solar Savers Program, Council is seeking to install solar energy systems on homes receiving pensioner rate rebates or health care card holders through the establishment of a special charge scheme. Council's 2020/21 budget includes \$100,000 to fund the Solar Savers Scheme in Maroondah.

Through an open tender process led by MAV Procurement, Eko Energy was appointed to provide quotes and supply and install solar energy systems for the 2020/21 Solar Savers Program.

The program was promoted to households in receipt of the rebate on their rate payments.

To ensure that participating homes were aware of and agreed to the quoted system, price and the proposed special charge scheme, an agreement between Council and participants was developed (see Attachment 1 -Template Householder Agreement). This agreement has been signed by the owner of each of the 21 households included in the proposed special charge scheme.

Through the process, the Solar Savers team has also been conducting initial screening to ensure householder eligibility for the State Government's Solar Victoria solar panel rebate and assisting with rebate applications. The rebate of \$1,850 for solar panel installation is factored into the total cost of the system for eligible households through the supplier quote process.

Solar systems have been sized to maximise the financial benefits to participating households with system sizes ranging from 3kW up to 6.7kW. It is estimated that the average participating household will save \$100 above their rate repayments in electricity bills over the first year based on current electricity pricing. After 8 years, households are expected to save in the order of \$400 - \$500 per year on electricity bills (although this will vary from household to household).

In summary, Council is making solar power more accessible to select low income households through the Solar Savers Program. It is among the first programs in Australia enabling households to install solar PV systems and pay them off through a special charge scheme. Council has committed through its Sustainability Strategy and Climate Change Risk and Adaptation Strategy, not only to reduce greenhouse gas emissions, but to support those most vulnerable to climate change impacts and energy costs.

**PROPOSED SPECIAL CHARGE SCHEME FOR SOLAR SAVERS HOUSEHOLDS Cont'd**

**ITEM 1**

**ISSUE / DISCUSSION**

Under Section 163 of the Local Government Act 1989 (Act), Council is empowered to declare a special charge for the purposes of defraying any expenses in relation to the performance of a function or the exercise of a power of Council, if Council considers that the performance of the function or the exercise of the power is, or will be, of special benefit to the persons required to pay the special rate or special charge.

In this case, the installation of solar energy systems on properties as part of the Solar Savers scheme arises out of Council's functions of advocating and promoting proposals which are in the best interests of the community and ensuring the peace, order and good government of Council's municipal district and promoting the social, economic and environmental viability and sustainability of the municipal district.

The residential properties included in the proposed scheme have nominated to participate and have signed a Householder Agreement with Council based on the quoted cost of the provision of a solar energy system at their property. The Householder Agreement includes the overall cost and rate repayments that would be paid by the property should the scheme be approved.

The total cost of the works is calculated at \$95,019.80 of which property owners will contribute the entirety over an eight (8) year period.

In September 2004, the Minister for Local Government issued a guideline for the preparation of special charge schemes. The guideline specifically deals with the calculation of the maximum total amount that a council may levy as a special charge.

The guideline requires that Council identify the following:

- A. Purpose of the works
- B. Ensure coherence
- C. Calculate total cost
- D. Identify special beneficiaries
- E. Determine the properties to include
- F. Estimate total special benefits
- G. Estimate community benefits
- H. Calculate the benefit ratio
- I. Calculate the maximum total levy

**A. Purpose of the Works**

The purpose of the works is to supply and install solar energy systems on properties to reduce energy costs and encourage and increase the use of renewable energy in Maroondah.

**B. Ensure Coherence**

The proposed works have a natural coherence with the proposed beneficiaries, as the properties proposed to be included in the scheme are receiving solar energy systems to the value of their participation.

**PROPOSED SPECIAL CHARGE SCHEME FOR SOLAR SAVERS HOUSEHOLDS Cont'd**

**ITEM 1**

**C. Calculate the Total Cost**

The proposed solar system installation includes the following items:

- Assessment and administration costs
- Supply and installation of solar energy systems

For the purposes of Section 163(1) of the Act, the total cost of the works is calculated at \$95,019.80 based on signed quotations.

The expenses in the estimate of works are consistent with the allowable expenses listed in section 163(6) of the Act.

**D. Identify the Special Beneficiaries**

Council is required to identify those properties that would receive a special benefit from the proposed works. A special benefit is considered to be received by a property if the proposed works or services will provide a benefit that is additional to or greater than the benefit to other properties.

The Ministerial Guideline note that a special benefit is considered to exist if it could reasonably be expected to benefit the owners or occupiers of the property. It is not necessary for the benefit to be actually used by the particular owners or occupiers of a specified property at a particular time in order for a special benefit to be attributed to the property.

Property owners participating in the Solar Savers Scheme are considered to receive special benefit from the proposed supply and installation of solar PV systems by means of:

- Reduced energy costs over the life of the solar PV system
- Ownership of the solar PV system after the special rate repayments are paid in full
- Increased property value

The proposed properties taking part in the scheme, the owners of which have signed a Householder Agreement with Council to participate in the scheme, are listed in Attachment 2.

**E. Determine the Properties to Include**

Once the properties that receive special benefit are identified, Council must decide which properties to include in the scheme. If a property will receive a special benefit but is not included in the scheme, the calculation of the benefit ratio will result in Council paying the share of costs related to the special benefits for that property.

It is accepted that only those properties at which the solar energy systems are installed will receive a special benefit from the scheme. Accordingly, it is proposed to include only those residential properties whose owners have signed Householder Agreements in the scheme. Council will not, then, be required to pay a share of costs related to special benefits for any property that is not included in the scheme.

**PROPOSED SPECIAL CHARGE SCHEME FOR SOLAR SAVERS HOUSEHOLDS Cont'd**

**ITEM 1**

**F. Estimate Total Special Benefits**

As per the Ministerial Guideline for Special Rates and Charges, total special benefits are defined according to the formula below:

$$TSB = TSB_{(in)} + TSB_{(out)}$$

- **TSB** is the estimated total special benefit for all properties that have been identified to receive a special benefit
- **TSB<sub>(in)</sub>** is the estimated total special benefit for those properties that are included in the scheme
- **TSB<sub>(out)</sub>** is the estimated total special benefit for those properties with an identified special benefit that are not included in the scheme

For the purposes of the proposed scheme, total special benefits have been calculated as follows:

- **TSB<sub>(in)</sub>** – The estimated total special benefit is based on the quoted cost of the solar PV system to be installed (which has been included in the Householder Agreement signed by the property owner). It is expected that the benefit in reduced energy costs will exceed this special benefit.
- **TSB<sub>(out)</sub>** – This is not applicable as all participating properties are included.

**G. Estimate Community Benefits**

Whilst the reduction of energy use, greenhouse emissions and increase of renewable energy is considered a community benefit there are no direct quantifiable costs.

- **TCB** – Total Community Benefit is assessed to be 0 benefit units.

**H. Calculate the Benefit Ratio**

The benefit ratio is calculated as:

$$R = \frac{TSB_{(in)}}{TSB_{(in)} + TSB_{(out)} + TCB}$$

Where:

$$\begin{aligned}
 TSB_{(in)} &= \$95,019.80 \\
 TSB_{(out)} &= 0 \\
 TCB &= 0
 \end{aligned}$$

$$R = 1$$

**I. Calculate the Maximum Total Levy**

In order to calculate the maximum total levy **S**, the following formula is used:

$$S = R \times C$$

**PROPOSED SPECIAL CHARGE SCHEME FOR SOLAR SAVERS HOUSEHOLDS Cont'd**

**ITEM 1**

Where **R** is the benefit ratio and **C** is the cost of all works

Therefore **S** =  $1 * \$95,019.80 = \$95,019.80$ .

Note there is no community benefit amount payable by Council.

**Apportionment of Costs**

Once the maximum levy amount has been calculated, it is necessary to establish an appropriate way to distribute these costs to all affected landowners.

As the properties have all received individual quotations based on the solar system and work required, it is proposed to apportion the costs based on these quotes. It is noted that the householders have been notified and signed agreements on the basis of these costs for the purpose of declaring this scheme.

It is proposed to distribute the costs as shown in Attachment 2 - Apportionment of costs.

**Statutory Process**

The Act requires Council to give public notice of its proposed declaration of the special charge and write to all people who will be liable to contribute. The proposed declaration of the special charge has been prepared in accordance with the Act.

Owners (or occupiers who would pay the rate as a condition of their lease) may object to the proposal within 28 days. If objections are received from more than fifty per cent of persons liable, Council will be prevented from making the declaration and the scheme cannot proceed.

**Disclosure of interest**

The *Local Government Act* 1989 requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

The author of the report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

**FINANCIAL / ECONOMIC ISSUES**

It is estimated that the average participating household will save \$100 above their rate repayments in electricity bills over the first year based on current electricity pricing. After 8 years households can save \$400 - \$500 per year. This represents potential funds that can be spent within the Maroondah community rather than on utility bills.

The project has been undertaken with, and administered by, the Solar Savers Program and the Eastern Alliance for Greenhouse Action.

Should the proposed special charge scheme proceed, Council will pay \$95,019.80 for the supply and installation of the solar PV systems on the properties listed.

In accordance with their respective Householder Agreements, property owners will pay for the cost of the solar energy system by equal installments apportioned over an 8-year period,

**PROPOSED SPECIAL CHARGE SCHEME FOR SOLAR SAVERS HOUSEHOLDS Cont'd**

**ITEM 1**

commencing from 31 August 2021. Council is expected to receive \$11,888.73 in special charge repayments annually for the scheme over the 8-year period.

Payments to Council by property owners for works via special charge schemes are GST exempt.

**ENVIRONMENTAL / AMENITY ISSUES**

This project is consistent with Maroondah City Council's strategic direction. The adopted project aims include to:

- Assist low income households to save money, reduce emissions and stay cool in heatwaves
- Build capability and capacity within Victorian councils to use special rates charges to provide a stable underpinning finance model
- Catalyse private sector investment within a community sector traditionally viewed as high risk to investors
- Capture economies of scale and implementation efficiencies through a shared service delivery model
- Address market failures restricting low income and vulnerable households from installing solar systems.

**SOCIAL / COMMUNITY ISSUES**

Council has committed through *Maroondah 2040* not only to reduce emissions, but to help build the resilience of the community to be able to respond to environmental threats and opportunities. This project was specifically aimed at low income households, who are more vulnerable to increasing energy costs.

**COMMUNITY CONSULTATION**

The program was promoted on Council's website, on social media channels and through a targeted mailout to 800 households with pensioner cards. The mailout list was taken from newly listed pensioners since the Solar Savers pilot program in 2017. During the pilot program, 5,000 residents were offered the opportunity to participate in the program and those who may have missed out on the pilot were also contacted to see if they were interested in participating in this round.

30 homes have received home visits to provide quotations for the Solar Savers program. 21 participating households have all signed agreements to participate in the program based on quoted prices.

**CONCLUSION**

It is recommended that Council initiate the declaration of a special charge scheme for the purposes of defraying expenses from the provision of solar energy systems on residential properties participating in the Solar Savers Scheme.

**PROPOSED SPECIAL CHARGE SCHEME FOR SOLAR SAVERS HOUSEHOLDS Cont'd**

**ITEM 1**

**Future actions to enable the declaration of the Special Charge Scheme are as follows:**

- Public notice of proposed declaration in The Age
- Copies of the proposed declaration to property owners
- Copy of proposed declaration available for public inspection
- Copy of proposed declaration available on website
- Receipt of written submissions
- Hearing of submissions (if required)
- Report to Council to propose the charge

**ATTACHMENTS**

1.  Template Householder Agreement
2.  Apportionment of costs

**CONFIDENTIALITY**

Not Applicable

**RECOMMENDATION**

**THAT COUNCIL**

1. **GIVES NOTICE OF ITS INTENTION TO DECLARE A SPECIAL CHARGE IN ACCORDANCE WITH SECTION 163 OF THE LOCAL GOVERNMENT ACT 1989 (ACT) AS FOLLOWS:**
  - i. **A SPECIAL CHARGE IS DECLARED FOR THE PERIOD COMMENCING ON 31 AUGUST 2021, THE DAY ON WHICH COUNCIL ISSUES A NOTICE LEVYING PAYMENT OF THE SPECIAL RATE AND CONCLUDING ON THE TENTH ANNIVERSARY OF THAT DAY.**
  - ii. **THE SPECIAL CHARGE BE DECLARED FOR THE PURPOSE OF DEFRAYING ANY EXPENSE INCURRED BY COUNCIL IN RELATION TO THE PROVISION OF SOLAR ENERGY SYSTEMS ON RESIDENTIAL PROPERTIES PARTICIPATING IN THE SOLAR SAVERS SCHEME, WHICH PROJECT:**
    - **COUNCIL CONSIDERS IS OR WILL BE A SPECIAL BENEFIT TO THOSE PERSONS REQUIRED TO PAY THE SPECIAL CHARGE (AND WHO ARE DESCRIBED IN SUCCEEDING PARTS OF THIS RESOLUTION); AND**

**PROPOSED SPECIAL CHARGE SCHEME FOR SOLAR SAVERS HOUSEHOLDS Cont'd**

**ITEM 1**

- ARISES OUT OF COUNCIL'S FUNCTIONS OF ADVOCATING AND PROMOTING PROPOSALS WHICH ARE IN THE BEST INTERESTS OF THE COMMUNITY AND ENSURING THE PEACE, ORDER AND GOOD GOVERNMENT OF COUNCIL'S MUNICIPAL DISTRICT.
- iii. **THE TOTAL:**
  - COST OF PERFORMING THE FUNCTION DESCRIBED IN PARAGRAPH 1(II) OF THIS RESOLUTION BE RECORDED AS \$95,019.80; AND
  - AMOUNT FOR THE SPECIAL CHARGE TO BE LEVIED BE RECORDED AS \$95,019.80, OR SUCH OTHER AMOUNT AS IS LAWFULLY LEVIED AS A CONSEQUENCE OF THIS RESOLUTION.
- iv. **THE SPECIAL CHARGE BE DECLARED IN RELATION TO ALL RATEABLE LAND DESCRIBED IN THE TABLE INCLUDED AS ATTACHMENT B TO THIS REPORT, IN THE AMOUNT SPECIFIED IN THE TABLE AS APPLYING TO EACH PIECE OF RATEABLE LAND.**
- v. **THE FOLLOWING BE SPECIFIED AS THE CRITERIA WHICH FORM THE BASIS OF THE SPECIAL CHARGE SO DECLARED:**
  - OWNERSHIP OF ANY LAND DESCRIBED IN PARAGRAPH 1(IV) OF THIS RESOLUTION.
- vi. **THE FOLLOWING BE SPECIFIED AS THE MANNER IN WHICH THE SPECIAL CHARGE SO DECLARED WILL BE ASSESSED AND LEVIED:**
  - A SPECIAL CHARGE CALCULATED BY REFERENCE TO THE SIZE OF THE SOLAR ENERGY SYSTEM BEING INSTALLED AND THE PARTICULAR COSTS OF INSTALLATION AT EACH PROPERTY PARTICIPATING IN THE SOLAR SAVERS SCHEME, IN RESPECT OF WHICH A HOUSEHOLDER AGREEMENT HAS BEEN EXECUTED, TOTALLING \$95,019.80, BEING THE TOTAL COST OF THE SCHEME TO COUNCIL;
  - TO BE LEVIED EACH YEAR FOR A PERIOD OF 8 YEARS.
- vii. **HAVING REGARD TO THE PRECEDING PARAGRAPHS OF THIS RESOLUTION AND SUBJECT TO SECTION 166(1) OF THE ACT, IT BE RECORDED THAT THE OWNERS OF THE LAND DESCRIBED IN PARAGRAPH 1(IV) OF THIS RESOLUTION WILL, SUBJECT TO A FURTHER RESOLUTION OF COUNCIL, PAY THE SPECIAL CHARGE IN THE AMOUNT SET OUT IN PARAGRAPH 1(VI) OF THIS RESOLUTION IN THE FOLLOWING MANNER:**
  - PAYMENT ANNUALLY BY A LUMP SUM ON OR BEFORE ONE MONTH FOLLOWING THE ISSUE BY COUNCIL OF A NOTICE LEVYING PAYMENT UNDER SECTION 163(4) OF THE ACT; OR

**PROPOSED SPECIAL CHARGE SCHEME FOR SOLAR SAVERS HOUSEHOLDS Cont'd**

**ITEM 1**

- **PAYMENT ANNUALLY BY FOUR INSTALMENTS TO BE PAID BY THE DATES WHICH ARE FIXED BY COUNCIL IN A NOTICE LEVYING PAYMENT UNDER SECTION 163(4) OF THE ACT.**

**CONSIDERS THAT THERE WILL BE A SPECIAL BENEFIT TO THE PERSONS REQUIRED TO PAY THE SPECIAL CHARGE BECAUSE THERE WILL BE A BENEFIT TO THOSE PERSONS THAT IS OVER AND ABOVE, OR GREATER THAN, THE BENEFIT THAT IS AVAILABLE TO PERSONS WHO ARE NOT SUBJECT TO THE PROPOSED SPECIAL CHARGE, AS A RESULT OF THE EXPENDITURE PROPOSED BY THE SPECIAL CHARGE, IN THAT THE PROPERTIES WILL HAVE THE BENEFIT OF A SOLAR ENERGY SYSTEM BEING INSTALLED.**

- 2. FOR THE PURPOSES OF HAVING DETERMINED THE TOTAL AMOUNT OF THE SPECIAL CHARGE TO BE LEVIED:**
  - i. CONSIDERS AND FORMALLY RECORDS THAT ONLY THOSE RATEABLE PROPERTIES INCLUDED IN THE SOLAR SAVER SCHEME AS PROPOSED WILL DERIVE A SPECIAL BENEFIT FROM THE IMPOSITION OF THE SPECIAL CHARGE, AND THERE ARE NO COMMUNITY BENEFITS TO BE PAID BY COUNCIL; AND**
  - ii. FORMALLY DETERMINES FOR THE PURPOSES OF SECTION 163(2)(A), (2A) AND (2B) OF THE ACT THAT THE ESTIMATED PROPORTION OF THE TOTAL BENEFITS OF THE SPECIAL CHARGE TO WHICH THE PERFORMANCE OF THE FUNCTION OR THE EXERCISE OF THE POWER RELATES (INCLUDING ALL SPECIAL BENEFITS AND COMMUNITY BENEFITS) THAT WILL ACCRUE AS SPECIAL BENEFITS TO THE PERSONS WHO ARE LIABLE TO PAY THE SPECIAL CHARGE IS 100%.**
- 3. GIVES PUBLIC NOTICE IN THE AGE NEWSPAPER OF COUNCIL'S INTENTION TO DECLARE, AT ITS ORDINARY MEETING TO BE HELD ON 26 APRIL 2021, THE SPECIAL CHARGE IN THE FORM SET OUT ABOVE.**
- 4. DETERMINES THAT SEPARATE LETTERS, ENCLOSING A COPY OF THIS RESOLUTION, ATTACHMENT C TO THIS REPORT AND THE PUBLIC NOTICE REFERRED TO IN PARAGRAPH 4 OF THIS RESOLUTION, ARE TO BE SENT TO THE OWNERS OF THE PROPERTIES INCLUDED IN THE SCHEME, ADVISING OF COUNCIL'S INTENTION TO LEVY THE SPECIAL CHARGE, THE AMOUNT FOR WHICH THE PROPERTY OWNER WILL BE LIABLE, THE BASIS OF CALCULATION OF THE SPECIAL CHARGE, AND NOTIFICATION THAT SUBMISSIONS AND/OR OBJECTIONS IN RELATION TO THE PROPOSAL WILL BE CONSIDERED BY COUNCIL IN ACCORDANCE WITH SECTIONS 163A, 163B AND 223 OF THE ACT.**
- 5. CONVENES A COMMITTEE FOR THE PURPOSES OF HEARING OF SUBMISSIONS, AT A DATE AND TIME TO BE FIXED, TO HEAR PERSONS WHO, IN THEIR WRITTEN SUBMISSIONS MADE UNDER SECTION 223 OF THE ACT, ADVISE THAT THEY WISH TO APPEAR IN PERSON, OR TO BE REPRESENTED**

**PROPOSED SPECIAL CHARGE SCHEME FOR SOLAR  
SAVERS HOUSEHOLDS Cont'd**

**ITEM 1**

**BY A PERSON SPECIFIED IN THE SUBMISSION, AT A MEETING IN SUPPORT  
OF THEIR SUBMISSION.**

- 6. AUTHORISES THE CHIEF EXECUTIVE OFFICER OR HIS DELEGATE TO CARRY  
OUT ANY AND ALL OTHER ADMINISTRATIVE PROCEDURES NECESSARY TO  
ENABLE COUNCIL TO CARRY OUT ITS FUNCTIONS UNDER SECTIONS 163A,  
163(1A), (1B) AND (1C), 163B AND 223 OF THE ACT**

**MAROONDAH HEALTH & WELLBEING PLAN - YEAR 3  
REPORT**

**ITEM 2**

**PURPOSE**

To present the *Maroondah Health and Wellbeing Plan 2017-2021 - Year 3 Report* to highlight progress made towards the implementation of actions from this Plan.

**STRATEGIC / POLICY ISSUES**

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2017-2021 (Year 3: 2019-2020) provide the strategic framework that underpins the purpose of this report.

Outcome Area: A Safe Healthy and Active Community

Our Vision: In 2040, Maroondah will be a safe, healthy and active community where all people have the opportunity to experience enhanced levels of social, emotional and physical wellbeing.

In 2040, Maroondah will be an inclusive and equitable community where all people are valued, supported and socially connected, and diversity is embraced and celebrated.

Key Directions 2019 – 2020:

- 1.1 Work in partnership to address community safety and implement initiatives aimed at improving the actual and perceived safety of the community
- 1.3 Promote and facilitate safer cultures relating to alcohol, tobacco and other drugs
- 1.4 Advocate and work in partnership on initiatives to minimise gambling related harm
- 1.5 Advocate and support initiatives for the prevention of violence against women, children, seniors and vulnerable community members
- 1.6 Promote the health and wellbeing of the community through accessible and affordable initiatives and services that respond to community needs
- 1.8 Work in partnership to address and promote awareness of mental health and embrace a prevention focus that builds the resilience of the community
- 1.12 Work in partnership with local communities to enhance food security and healthy eating
- 1.14 Work in partnership to increase opportunities and create welcoming, supportive and accessible environments for all community
- 7.1 Support people of all ages, abilities and backgrounds to be connected, valued and empowered within their local community through accessible and inclusive services, programming and facilities
- 7.4 Advocate and promote the diverse provision of safe and affordable housing options in accessible locations to suit a range of lifestyle and life-stage requirements

**MAROONDAH HEALTH & WELLBEING PLAN - YEAR 3  
REPORT Cont'd**

**ITEM 2**

- 7.6 Support community members to age in place, live in accessible neighbourhoods and remain socially connected
- 7.11 Support and celebrate the unique cultural diversity, heritage and languages of communities in Maroondah
- 7.12 Acknowledge, recognise, value and support our indigenous heritage, culture and communities

Priority Action 2019 - 2020:

Not Applicable

**BACKGROUND**

The Maroondah Health and Wellbeing Plan 2017-2021 is one of Council's key strategic documents that plays an important role in delivering on health and wellbeing outcomes identified in the Maroondah 2040 Community Vision.

The actions contained within the Maroondah Health and Wellbeing Plan 2017-2021 have been captured across five outcome areas:

1. Healthy and well,
2. Safe and secure,
3. Capacity to participate,
4. Connected to culture and community, and
5. Liveable.

The Maroondah Health and Wellbeing Plan 2017-2021 is a statutory plan that is prepared in accordance with the requirements set out in the *Public Health and Wellbeing Act 2008*. This Act requires Council to prepare a community health and wellbeing plan every four years, within twelve months of a general Council election.

**ISSUE / DISCUSSION**

The Maroondah Health and Wellbeing Plan 2017-2021 - Year 3 Report has been developed to report to the community on the third year of the Plan. The Report shows a broad range of actions have been successfully implemented or commenced. Subsequent reports on the implementation of the Plan will occur on an annual basis.

The Year 3 Report highlights a range of projects from across Council, including:

- Delivery of the COVID-19 Community Grants Program.
- Working in partnership to deliver a successful community forum aimed at raising awareness of suicide prevention.
- Delivering an Appreciative Inquiry Workshop in partnership with Communities of Wellbeing Inc to explore local health and wellbeing priorities.

**MAROONDAH HEALTH & WELLBEING PLAN - YEAR 3  
REPORT Cont'd**

**ITEM 2**

- Development of a new walking netball program.
- Adoption of Council's Equally Active Policy that aims to increase female participation in sports.
- Launching the Bayswater Business Precinct Connect online platform.
- Implementing Council's Be Kind Maroondah Campaign to promote social inclusion and mental wellbeing during the COVID-19 pandemic.
- Supporting vulnerable residents through the Maroondah Emergency Relief Network during the COVID-19 pandemic.
- Implementing a range of arts and cultural programs in partnership with the Maroondah Arts Advisory Committee and Mullum Mullum Indigenous Gathering Place.

**FINANCIAL / ECONOMIC ISSUES**

Not Applicable

**ENVIRONMENTAL / AMENITY ISSUES**

Not Applicable

**SOCIAL / COMMUNITY ISSUES**

The initiatives in the Maroondah Health and Wellbeing Plan 2017-2021 strive to improve health and wellbeing for all Maroondah residents. A range of social issues are addressed in the Plan and are reflected in the Report. These social issues include (but are not limited to): alcohol, tobacco and gambling prevention, prevention of violence against women, promoting inclusion, diversity and accessibility, social and affordable housing, as well as physical and mental health.

**COMMUNITY CONSULTATION**

A comprehensive consultation program was undertaken to inform development of the Maroondah Health and Wellbeing Plan 2017-2021. This included extensive consultation with the Maroondah Partners in Community Health Wellbeing Committee.

Priorities within the Plan are adjusted in line with feedback received from the Maroondah community throughout the four-year term of the Plan. Over the past 12 months, this has included community needs identified in response to the COVID-19 pandemic.

By way of this Year 3 Report, Council will report to the Maroondah community and its partners on the implementation of the second year of the Maroondah Health and Wellbeing Plan 2017-2021. This Report will also be made available on Council's website.

**MAROONDAH HEALTH & WELLBEING PLAN - YEAR 3  
REPORT Cont'd**

**ITEM 2**

**CONCLUSION**

The attached report identifies that a broad range of year three actions within the Maroondah Health and Wellbeing Plan 2017-2021 have been successfully implemented, including additional activities in response to community needs arising from the COVID-19 pandemic.

**ATTACHMENTS**

1.  Maroondah Health and Wellbeing Plan 2017-2021 - Year 3 Report

**CONFIDENTIALITY**

Not Applicable

**RECOMMENDATION**

**THAT COUNCIL NOTES PROGRESS MADE IN IMPLEMENTING YEAR 3 ACTIONS  
FROM THE MAROONDAH HEALTH AND WELLBEING PLAN 2017-2021**

**BEDFORD PARK COMMUNITY GARDEN**

**ITEM 3**

**PURPOSE**

To confirm a deed of variation of a Lease Agreement between Maroondah City Council and Central Ringwood Community Centre to enable the development of the Bedford Park Community Garden and to authorise the signing and sealing of relevant documentation.

**STRATEGIC / POLICY ISSUES**

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2017-2021 (Year 4: 2020-2021) provide the strategic framework that underpins the purpose of this report.

Outcome Area: A clean, green and sustainable community

Our Vision: In 2040, Maroondah will be a resilient community committed to sustainable living, enhancing our natural environment, and providing leadership in responding to climate change.

Key Directions 2020 – 2021:

- 4.11 Work in partnership to promote a regionally-sourced healthy food system by encouraging thriving volunteer led community gardens and sustainably grown local produce
- 1.9 Promote community wellbeing by supporting and empowering local community groups, sporting clubs and special interest groups across Maroondah
- 7.1 Support people of all ages, abilities and backgrounds to be connected, valued and empowered within their local community through accessible and inclusive services, programming and facilities
- 2.11 Facilitate and encourage the provision of positive learning environments, life-long learning opportunities and employment pathways for all ages, abilities and backgrounds

Priority Action 2020-2021:

Not applicable

**BACKGROUND**

Central Ringwood Community Centre is a not-for-profit incorporated association that operates from a Council facility located in Bedford Park, Bedford Road, Ringwood.

In 2017, a formal proposal for a Community Garden at Bedford Park was submitted by Central Ringwood Community House to re-purpose public open space for a community garden.

Central Ringwood Community Centre and a series of community partners have subsequently advanced efforts to establish a community garden at the rear of the current facility premises. The garden is set to be formally operated by the Central Ringwood Community Centre, who would share maintenance responsibilities with Council.

**BEDFORD PARK COMMUNITY GARDEN Cont'd**

**ITEM 3**

The objectives of the community garden proposal as outlined by Central Ringwood Community Centre are as follows:

- A space to be used for social inclusion, social connection, sustainability education
- A space to be used to develop and enhance relationships with Transition Towns Maroondah, Ringwood Secondary College, Mullum Mullum Indigenous Gathering Place, migrant groups, disability groups and other community groups
- The space is proposed to be rented out for use to assist with financial viability.

Implementation of the Bedford Park Community Garden landscape plan is anticipated to be delivered in stages as funding is identified by the Central Ringwood Community Centre. Council will seek to assist by identifying external funding opportunities for development of the community garden.

**ISSUE / DISCUSSION**

In order to advance the project, Council seeks to add a deed of variation to its lease with Central Ringwood Community Centre.

The current lease between Council and Central Ringwood Community Centre was established for a period of 5 years between 1 January 2013 and 31 December 2017. This lease was then renewed for a further term of 5 years from 1 January 2018 to 31 December 2022.

Whilst Council currently leases the community building in Bedford Park to Central Ringwood Community Centre, it is proposed that the community garden will operate on land owned by Council that falls outside the demised area on the current lease agreement.

Following discussions between Council and Central Ringwood Community Centre, it has been agreed that the preferred approach is for the land where the community garden will operate to be added to the lease.

Council has worked in partnership with Central Ringwood Community Centre on a Deed of Variation to the Central Ringwood Community Centre lease along with a memorandum of understanding.

The Deed of Variation incorporates a new Annexure B consisting of two distinct areas as demarcated on the plan, namely the Community Centre and the Community Garden. Permitted uses include all things and activities listed in the Memorandum of Understanding. The Deed of Variation will apply to the current term of the Lease and shall expire on 31 December 2022.

In addition to its repairs and maintenance obligations under the Lease in respect of the Premises, Central Ringwood Community Centre must specifically manage, maintain and repair the Community Garden in accordance with the Memorandum of Understanding, Bedford Park Community Garden Proposal and the Management Plan.

**BEDFORD PARK COMMUNITY GARDEN Cont'd**

**ITEM 3**

**FINANCIAL / ECONOMIC ISSUES**

Council has already approved some initial stages of the community garden proposal which resulted in the implementation of fencing, garden bed and planter boxes, in part funded by a grant from the Australian Government. Remaining stages of the Landscape Plan are estimated to cost \$260,000, with external funding to be sought for these components.

Council's Community Facilities Pricing Policy provides an overarching framework to guide Council and to ensure a consistent and transparent approach to the pricing of facilities. In line with the Policy the Central Ringwood Community Centre pays a subsidised annual rental to Council. This acknowledges the support and service that the Central Ringwood Community Centre contributes to the social fabric of the community.

**ENVIRONMENTAL / AMENITY ISSUES**

Bedford Park Community Garden has been designed to create a functioning community space based around the core themes of education, sustainability, growing food, and environment. Inspired by permaculture design themes, the various elements have been chosen to maximize yield while minimising labour, waste and resource usage.

**SOCIAL / COMMUNITY ISSUES**

Bedford Park Community Garden is intended to be a place of learning, living, growth and community. A broad range of local community groups have been involved in developing the approach to the garden and will continue to be involved throughout the implementation. The garden has been designed to enable education programs on sustainability, access and inclusion opportunities for a wide range of community users, events and meeting spaces. The garden will be made available for hire through Central Ringwood Community Centre. A Committee has been established to oversee the garden accountable to the Central Ringwood Community Centre Committee of Management.

**COMMUNITY CONSULTATION**

Central Ringwood Community Centre has sought input and support from a wide range of community groups in establishing the Bedford Park Community Garden. A number of partner organisations are represented on the garden committee and have already been involved in delivery of education initiatives, community programs and events in the space.

**CONCLUSION**

Council has worked in partnership with Central Ringwood Community Centre on a Deed of Variation to the community centre lease along with a memorandum of understanding to support the establishment of the Bedford Park Community Garden.

The Deed of Variation to the lease will provide a mutually beneficial arrangement between Council and the Central Ringwood Community Centre to enable the implementation of the community garden. This will in turn provide significant social, economic and sustainability benefits to the wider Maroondah community.

**ATTACHMENTS**

1. Proposed Deed of Variation - Central Ringwood Community Centre - Bedford Park  
 Community Garden
2. Memorandum of Understanding - Central Ringwood Community Centre - Bedford Park  
 Community Garden

**CONFIDENTIALITY**

Not Applicable

**RECOMMENDATION**

**THAT COUNCIL**

1. **APPROVES THE DEED OF VARIATION TO THE LEASE WITH CENTRAL RINGWOOD COMMUNITY CENTRE FOR THE PURPOSE OF ESTABLISHING THE BEDFORD PARK COMMUNITY GARDEN**
2. **SIGNS AND SEALS ALL REQUIRED DOCUMENTATION AS APPROPRIATE**

**OVERVIEW OF THE BE KIND MAROONDAH CAMPAIGN**

**ITEM 4**

**PURPOSE**

The purpose of this report is to provide an update on the Be Kind Maroondah campaign implemented by Council together with partners in response to the COVID-19 pandemic.

**STRATEGIC / POLICY ISSUES**

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2017-2021 (Year 4: 2020-2021) provide the strategic framework that underpins the purpose of this report.

Outcome Area:

A safe, healthy and active community

Our Vision: In 2040, Maroondah will be a safe, healthy and active community where all people have the opportunity to experience enhanced levels of social, emotional and physical wellbeing.

Key Directions 2020 – 2021:

- 1.6 Promote the health and wellbeing of the community through accessible and affordable initiatives and services that respond to community needs.
- 1.8 Work in partnership to address and promote awareness of mental health and embrace a prevention focus that builds the resilience of the community.

COVID-19 Recovery Priority Action:

- 2.1 Deliver the Be Kind Maroondah campaign to facilitate community connections, reduce isolation, enhance mental wellbeing and connect with vulnerable residents.
- 2.11 Implement a series of mental health and other wellbeing promotion activities for the Maroondah community.

**BACKGROUND**

With the onset of the worldwide COVID-19 pandemic, restrictions first commenced in Victoria in March 2020 with borders closing to all non-residents, social distancing rules imposed and non-essential services closing. A State of Emergency was declared Victoria on 16 March 2020 as the pandemic started to spread.

Council commenced the Be Kind Maroondah campaign in early May 2020 to help keep our community and employees informed and connected during social isolation. The Be Kind Maroondah campaign was initially modelled on the 'Be Kind Ballarat' initiative which due to its outstanding success, has been taken up by a number of Councils across Victoria. The City of Ballarat shared a toolkit of all current resources for the use of Councils with no restrictions or approval required. The campaign involved branding the campaign with a Maroondah flavour to make content relevant to our community.

There were three concepts to the campaign:

- Be kind to yourself

**OVERVIEW OF THE BE KIND MAROONDAH CAMPAIGN  
Cont'd**

**ITEM 4**

- Be kind to others
- Be kind to business

The objectives of the Be Kind Maroondah campaign were to:

- Keep the Maroondah community connected during social isolation
- Encourage kindness and goodwill in our community
- Help build the resilience of our community
- Develop a locally relevant campaign similar to those in other municipalities.

**ISSUE / DISCUSSION**

Community engagement undertaken in Maroondah by Council during the pandemic has shown that mental health and social inclusion issues were presenting the greatest impacts to local communities. This campaign sought to help address these issues through increased access to resources and participation in community building activities.

There have been a range of achievements over the past 10 months through the Be Kind Maroondah campaign. Many of the projects and initiatives included in the campaign have been planned and delivered in partnership with other organisations.

Some of the highlights have included:

- The Sunflower Effect - Council offered free sunflowers seeds to our community to help spread messages of hope and brightness. Participants were also encouraged to share seed packets with their neighbours. *Sunflowers are a symbol of hope - all it takes is one seed, one thoughtful act, one kind word, to bring brightness into someone else's world.*

Council handed out over 110,000 seeds with participation from 150 residents, five kindergartens, six schools, five Maroondah organisations and five Council services.

- The Knit One, Warm One project was a community knitting activity encouraging people to knit for those who were struggling financially or sleeping rough. Hundreds of items were received from over 50 community members or groups and were donated to Wellways and Uniting Crisis Care in Ringwood.
- Local Governments in the eastern metropolitan region worked together in partnership to run three mental wellbeing sessions during 2020. This partnership will continue in 2021.
  - An evening with Tom Boyd, June 2020 - 139 participants, 1,000 views
  - From surviving to thriving by Dr Lucy Hone, October 2020 - 337 participants, 2,000 views
  - Women's resilience in lockdown by Georgie Dent, December 2020- 59 participants, over 70 views

**OVERVIEW OF THE BE KIND MAROONDAH CAMPAIGN  
Cont'd**

**ITEM 4**

- An intergenerational letter writing program where primary students wrote letters to older members of the Maroondah community
  - June to September 2020 - 6 schools, 608 student letters, 138 replies
  - October to December 2020 - 5 schools, 321 letters, 62 replies
  - Two further sessions are planned before June 2021.
- Spotting the strengths of young people was run as part of World Education Day encouraging people to take a short clip noting a strength in their young person during periods of lockdown. A total of 14 videos were received.
- Maroondah Moments - a photographic activity focusing on gratitude with over 60 photos received. People were encouraged to share moments that made them smile. Community members are continuing to share photos with our *#maroondahmoments*.
- Neighbour help cards were made available to the Maroondah community online and printed. Over 600 thank you cards were handed out to organisations and community members to acknowledge their participation in the campaign.
- Over 173,000 people were reached on social media with Community Houses sharing our kindness posts and posting their own messages. The 'Spoonville' social media activity reached over 10,000 people with many Spoonvilles popping up in Maroondah.
- Online mental wellbeing resources were made available for the community as well as information outlining Council's support to the community
- The campaign was promoted through posters, promotions in local shopping strips and a Be Kind Maroondah postcard encouraging people to share kindness stories.
- During the pandemic, many Council employees were required to work from remote locations. Employees were provided with online mental wellbeing resources and support avenues, opportunities to share kindness stories and online initiatives to keep employees connected.

Council acknowledges that the pandemic is still impacting the Maroondah community and in response, a number of Be Kind Maroondah initiatives are programmed during 2021. These include:

- Mental wellbeing sessions for the Maroondah community
  - An online presentation *Living life with anxiety* by Sarah Wilson
  - *Understanding and overcoming anxiety* workshops by Bev Aisbett
  - Mindfulness workshops
- Further regional mental health workshops and information sessions
- A neighbourhood connection program
- Provision of Mental Health First Aid and Suicide Prevention workshops for Maroondah service providers and organisation representatives.

**OVERVIEW OF THE BE KIND MAROONDAH CAMPAIGN  
Cont'd**

**ITEM 4**

**CONCLUSION**

The Be Kind Maroondah campaign and its associated initiatives have been a tangible way that Council has supported the local community during the COVID-19 pandemic. Council would like to thank and acknowledge the range of community partners involved in Be Kind Maroondah projects and initiatives over the past 12 months.

**ATTACHMENTS**

Not Applicable

**CONFIDENTIALITY**

Not Applicable

**RECOMMENDATION**

**THAT COUNCIL ACKNOWLEDGES THE BE KIND MAROONDAH CAMPAIGN AND ASSOCIATED ACHIEVEMENTS DURING THE 2020 CALENDAR YEAR**

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST**

**ITEM 5**

**PURPOSE**

The purpose of this report is to consider submissions received to the Greyfield Renewal Amendments C134 (Ringwood Greyfield Renewal Precinct) and C136 (Croydon South Greyfield Renewal Precinct) following the recently completed public exhibition period. It recommends that Council requests that the Minister for Planning appoint an independent Planning Panel to consider all submissions made to the Amendments.

**STRATEGIC / POLICY ISSUES**

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2017-2021 (Year 4: 2020-2021) 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, sustainable and well-built community with thriving activity centres and a network of neighbourhoods where everyone has the opportunity to live, work and play locally.

Key Directions 2020 – 2021:

- 6.1 Work in partnership to deliver distinctive, attractive and high-quality architecture through the use of urban design guidelines and principles.
- 6.2 Facilitate urban design that enhances the connection between the built, natural and social environments.
- 6.3 Work in partnership to pursue urban design that promotes environmental sustainability, water sensitivity, and community wellbeing.
- 6.5 Develop and implement an urban environment that enhances the desirable attributes of Maroondah to protect and value neighbourhood character, local history and cultural heritage.

Priority Action 2020-2021:

Implement the Greening the Greyfields project in partnership with stakeholders to facilitate a sustainable approach to urban redevelopment in identified residential precincts.

**BACKGROUND**

Greening the Greyfields (or Greyfield Renewal) is a pilot project of Maroondah City Council, Swinburne University, the Cooperative Research Centre for Low Carbon Living and FrontierSI in partnership with the Department of Environment, Land, Water and Planning (DELWP). It was initially funded by the Australian Government as part of the Smart Cities and Suburbs Program. In addition, Council is awaiting on the outcomes of a funding application for the project through the Victoria Planning Authority.

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST Cont'd**

**ITEM 5**

The Amendments seek to implement the relevant objectives and strategies of the following key Maroondah documents:

- Maroondah 2040: Our future together, Maroondah City Council.
- Maroondah Council Plan 2017-2021, Maroondah City Council.
- Maroondah Housing Strategy, Maroondah City Council, 2016.

The Greening the Greyfields concept has also been integrated into Plan Melbourne 2017 - 2050 (the Plan), the Victorian Government's strategic document for the sustainable growth of Melbourne. Direction 2.2 of the Plan (*'Deliver more housing closer to jobs and public transport'*) includes the following guidance:

*"There are...opportunities for more medium-and higher-density development in middle suburbs close to jobs and services including...areas identified for greyfield renewal."*

Policy 2.2.4 of the Plan (*'Provide support and guidance for greyfield areas to deliver more housing choice and diversity'*) is detailed as follows:

*"Greyfield sites are residential areas where building stock is near the end of its useful life and land values make redevelopment attractive. Melbourne has many residential areas that qualify as greyfield sites, particularly in established middle and outer suburbs. These areas often have low-density, detached housing on suburban-sized allotments that have good access to public transport and services. Up until now, the redevelopment of these areas has been generally uncoordinated and unplanned. That must change. Greyfield areas provide an ideal opportunity for land consolidation and need to be supported by a coordinated approach to planning that delivers a greater mix and diversity of housing and provides more choice for people already living in the area as well as for new residents. Methods of identifying and planning for greyfield areas need to be developed. A more structured approach to greyfield areas will help local governments and communities achieve more sustainable outcomes."*

Direction 5.2 of the Plan (*'Create neighbourhoods that support safe communities and healthy lifestyles'*) includes the following guidance:

*"Increasingly, councils are taking a whole-of-population approach to health planning, particularly through municipal public health and wellbeing plans. Likewise, many councils are focusing on factors that create the conditions for good health, ranging from the re-design of local neighbourhood parks and streets through to the development of new neighbourhoods and town centres. These include applying Crime Prevention Through Environmental Design (CPTED) principles in the design of public spaces. Urban renewal precincts, greyfield redevelopment areas and transit-oriented development areas (such as railway stations) are enablers in the development of an integrated transport system. Well-designed infrastructure for walking and cycling are critical elements. The Victorian Government will work with local governments and other stakeholders to create neighbourhoods that support safe and healthy communities."*

Policy 5.2.1 of the Plan (*'Improve neighbourhoods to enable walking and cycling as a part of daily life'*) is detailed as follows:

*"Principles for promoting cycling and walking should be embedded in precinct planning guidelines for new suburbs, urban renewal precincts, greyfield redevelopment areas and transit-oriented development areas (such as railway stations). The ultimate aim must be to promote cycling and walking. These*

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST Cont'd**

**ITEM 5**

*guidelines need to inform the design of new neighbourhoods and the assessment of planning applications.”*

The Greening the Greyfields (or Greyfields Renewal) project aims to help facilitate a sustainable approach to urban redevelopment in identified precincts in keeping with all the above-noted key policy directives. Most redevelopment of suburban residential lots involves landowners either demolishing the existing house and subdividing the land into several smaller lots or, retaining the existing house and subdividing to create one or more lots to the rear. The permeable land area (area uncovered by hard surfaces) becomes fragmented around eventual house(s) providing little opportunity for significant landscaping. This pattern is usually repeated across the area until a neighbourhood has a large amount of hard surface coverage, limited housing diversity and no garden/open space areas of adequate size to accommodate canopy tree planting. By contrast, the subject pilot seeks to develop a new approach to significantly assist in resolving these issues incorporating better design.

The pilot is based on extensive research and land analysis, which determined where ‘Greening the Greyfields’ could provide development that gives an improved community benefit, rather than ad-hoc development. By working together with surrounding property owners, the community and/or developers can amalgamate individual sites into larger parcels of land, allowing for improved development outcomes, and transformed neighbourhoods with improved housing options, open space and canopy tree coverage, less hard surface treatments, better walking and cycling connections and the potential for improvements to shared assets, such as parks.

Amendments C134 (Ringwood Greyfield Renewal Precinct) and C136 (Croydon South Greyfield Renewal Precinct) (the Amendments) seek to implement the objectives and strategies of the related Design Framework and Concept Plan for each precinct, which seek to address problems with the ‘business-as-usual’ approach to in-fill development, through the application of local policy, zones and overlays.

In summary, the Amendments propose the following.

- Amendment C134 proposes the following changes to the Maroondah Planning Scheme (the Scheme):
  - Amend Clauses 21.02, 21.06, 21.07 and 21.10 of the Municipal Strategic Statement (MSS) to support the strategic basis of the Amendment in accordance with the Maroondah City Council Plan 2017-2021, Maroondah 2040: Our future together and the Maroondah Housing Strategy.
  - Amend Clause 22.02 Residential Neighbourhood Character to amend the map to exclude the Ringwood Greyfield Precinct from the neighbourhood character designations.
  - Rezone land within Ringwood from the Neighbourhood Residential 3 Zone to the General Residential Zone Schedule 3.
  - Introduce Clause 43.04 Development Plan Overlay Schedule 7 to implement the Ringwood Design Framework and Concept Plan.
  - Introduce Clause 45.06 Development Contributions Plan Overlay Schedule 2 to implement the Ringwood Design Framework and Concept Plan.

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST Cont'd**

**ITEM 5**

- Amend Clause 72.04 Documents Incorporated in this Planning Scheme to include the Ringwood Greyfield Precinct, Development Contributions Plan (15 May 2019).
- Amendment C136 proposes the following changes to the Scheme:
  - Amend Clauses 21.02, 21.06, 21.07 and 21.10 of the Municipal Strategic Statement (MSS) to support the strategic basis of the Amendment in accordance with the Maroondah City Council Plan 2017-2021, Maroondah 2040: Our future together and the Maroondah Housing Strategy.
  - Amend Clause 22.02 Residential Neighbourhood Character to amend the map to exclude the Croydon South Greyfield Precinct from the neighbourhood character designations.
  - Introduce land within Croydon South to the General Residential Zone Schedule 3.
  - Introduce Clause 43.04 Development Plan Overlay Schedule 8 to implement the Croydon South Concept Plan and Design Guidelines.
  - Introduce Clause 45.06 Development Contributions Plan Overlay Schedule 3 to implement the Croydon South Concept Plan and Design Guidelines.
  - Amend Clause 72.04 Documents Incorporated in this Planning Scheme to include the Croydon South Greyfield Precinct, Development Contributions Plan (15 May 2019).
  - Amend Clause 72.03 What Does This Planning Scheme Consist Of? to insert Map 5DCPO in the map list.

For each of the Amendments, Attachments 3 and 4 of this report include copies of the 'track changes versions' of all proposed variations to existing ordinances and proposed new ordinances, along with an Instruction Sheet and Explanatory Report summarising the proposals.

Extensive community engagement was carried out in recent years for the Ringwood and Croydon South Greyfield Renewal Precincts (the Precincts), building on prior community engagement undertaken to inform the Maroondah Housing Strategy. It has involved consultation with precinct landowners, residents, an associated Community Advisory Group and Developer Forum attendees. As part of this pre-engagement, letters were sent to approximately seven hundred and fifty (750) and three hundred and fifty (350) landowners and residents of the Ringwood and Croydon South Precincts, respectively, including information about the 'Greening the Greyfields' concept and an invitation to attend an information session(s), which were subsequently held within each Precinct in February 2019.

The Amendments were publicly exhibited from 25 January 2021 to 26 February 2021, in keeping with the requirements of the Planning and Environment Act 1987 (the Act) and the authorisation provided by the Department of Environment, Land, Water and Planning (DELWP). Seven hundred and fifty-six (756) public notices were sent out to landowners and residents of the Ringwood Precinct and surrounding sites and three hundred and seventy-seven (377) to the landowners and residents of the Croydon South Precinct and surrounding sites.

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST Cont'd**

**ITEM 5**

As part of this public exhibition, in addition to the relevant notice requirements of the Act, including letters to Precinct and surrounding landowners owners/residents and other key stakeholders and placement of a public notice in The Age and the Government Gazette, information sessions were held in both Precincts. In addition, detailed information on the Amendments was made, and remains, available on Council's Maroondah Your Say website.

Initially, two information sessions were scheduled for each Precinct, as outlined below.

- Amendment C134 (both at Norwood Family and Children's Centre, Ringwood)
  - Wednesday 10<sup>th</sup> February, 6-8pm
  - Saturday 13<sup>th</sup> February, 10-12 midday\*
- Amendment C136 (both at Cheong Park Pavillion in Croydon South).
  - Wednesday 17<sup>th</sup> February, 3-5pm\*
  - Friday 19<sup>th</sup> February, 10-12midday

Due to the unexpected five-day COVID lockdown from midnight Friday 12<sup>th</sup> February 2021 to midnight Wednesday 17<sup>th</sup> February 2021, two of the above information sessions (marked with an '\*') had to be cancelled. Due to limited venue availability, officers were unable to reschedule both information sessions and instead, arranged a final information session for Saturday 27<sup>th</sup> (10-12midday) at Norwood Family and Children's Centre, Ringwood. Landowners and residents from both Precincts who had intended to attend the cancelled sessions were invited to attend this information session. Individual, one-on-one information sessions were held with those who were unavailable to attend this replacement session. Five individual sessions were held at the Council officers. In total, thirty-nine (39) land owners and residents attended the three information sessions.

In addition, two Community Advisory Group (CAG) members (Graeme Lorimer, Jane Kopecek) attended information sessions. These CAG members were able to share insights into their understanding of, and support for, the project with attendees, along with opinions about the limitations and problems associated with 'business-as-usual' approaches to infill development.

**ISSUES / DISCUSSION**

A total of eight submissions were received during the advertising of Amendments C134 and a total of nine submissions were received to the advertising of Amendment C136. In summary, for each of the Amendments, the general nature of the submissions is as follows.

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST Cont'd**

**ITEM 5**

Amendment C134

- Four submissions support the Amendment to varying degrees, with changes suggested.
- Four submissions object to the Amendment.

Amendment C136

- Three submissions support the Amendment to varying degrees, with changes suggested.
- Six submissions object to the Amendment.

In summary, the key areas of concern noted in objections received to the Amendments are as follows.

- For Amendment C134:
  - Maintenance of private and shared facilities and assets.
  - Traffic impacts, including when entering Warrandyte Road from the Precinct and traffic management issues at the intersection of Warrandyte Road and Kennedy Avenue;
  - Car parking provision and impact on street parking;
  - Amenity impacts of higher density development;
  - Neighbourhood character impacts;
  - Security concerns around shared community infrastructure (namely shared pedestrian/cycling accessways);
  - Requirement for neighbours to work together to bring about change envisaged;
  - Impact on sites with limited opportunity to amalgamate with other surrounding sites;
  - Waste management;
  - Limitation to providing increased density, basement car parking and landscaping in combination;
  - Any change to Ringwood considered unacceptable and unnecessary;
  - Impact(s) on land owners that cannot, or do not wish to, participate in terms of property values.
- For Amendment C136:
  - Perceived inaccuracies in data (building age and population statistics);
  - Potential for newer, viable developments to be removed to allow for development of the kind allowed under the Amendment;

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST Cont'd**

**ITEM 5**

- Impact on property values, particularly for those land owners/sites that cannot, or do not wish to, participate;
- Perceived poor provision for disabled access and services;
- Amenity impacts, including related to overlooking and overshadowing;
- Traffic and parking impacts;
- Neighbourhood character impacts;
- Access to goods and services, including public transport;
- Construction and noise pollution impacts;
- Pedestrian and cycling connection impacts, particularly that shown to link Mackenzie Court to Thomas Street.

Submissions made in support of the Amendments (with changes requested) note the following.

- For Amendment C134:
  - Support for the “*idea of having community living*”;
  - In principle support for the Greening the Greyfields concept and the proposed Amendment but, submitter concerns around hindrances to amalgamation of lots with surrounding lots, and subsequent development, based on the nature of existing development and site features on these lots (e.g. recently constructed multi-unit development and vegetation resulting in perceived reduced opportunities for development on amalgamated land);
  - From the Department of Transport:

*“While the Department particularly welcomes the amendments’ intent to ensure urban consolidation is supported by local infrastructure that improves connectivity for pedestrians and cyclists at a precinct-wide scale, the Department provides the following comments pertaining to its interests.*

*The Department supports the encouragement of mode-shift onto public and active transport in this precinct with the provision of potential laneways to create a more integrated street network. While Council has verbally confirmed that these laneways are intended for pedestrians and cyclists, this intent for the laneways is not clear in the amendment documents and could be confused as new vehicular connections.*

*The precinct is bounded by two arterial roads managed by the Department of Transport namely Warrandyte Road and the Ringwood Bypass.*

*No transport study has been prepared in support of this amendment to understand the potential cumulative impact to the operation and safety of the adjacent road network should the precinct reach its maximum development yield.*

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST Cont'd**

**ITEM 5**

*The precinct comprises of two local streets that rely solely on its connection to Warrandyte Road to access the broader road network. The increased dwelling densities encouraged within the precinct may generate an increase in turning movements at the intersection with Warrandyte Road as lots are incrementally consolidated and redeveloped.*

*Developments within local roads do not trigger a referral to the Department under the planning scheme unless a minimum of 60 dwellings is proposed for a single development application (Refer to Clause 66.02-11). As such, there is no mechanism in the scheme to proactively ensure that the existing transport infrastructure can continue to operate safely and efficiently if the growth of the precinct is fully realised. The Department recommends as a minimum, that the Council consider this risk when exercising its discretion to provide notice of development applications in Woodside and Kennedy Avenue to the Department under Section 52 of the Planning and Environment Act 1987.*

*...the Department requests the following changes to the amendments for consideration:*

**Design Framework and Concept Plan**

*1. Amend Concept Plan to include an annotation that “potential laneways are for cyclist and pedestrian movements only”.*

**Development Plan Overlay Schedule 7**

*2. Include an additional requirement in Clause 4.0 which reads as follows:*

**Traffic & Transport**

*A development plan with vehicular access from Kennedy Avenue or Woodside Avenue that involve the consolidation of at least 3 lots (with the proposed number of dwellings exceeding that of what original exists on site) must be accompanied by an Integrated Transport and Impact Assessment to the satisfaction of the Head, Transport for Victoria and the Responsible Authority, providing specific detail on:*

- Existing turning volumes at the street’s intersection with Warrandyte Road.*
- The impact of turning movements generated by the proposed use and development on the operation and safety of traffic on Warrandyte Road and its relevant intersections.*
- Proposed mitigation measures to address any unsatisfactory impacts (if any).*

*3. Amend Figure 1: Indicative Concept Plan to include annotation as per Item 1 above.”*

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST Cont'd**

**ITEM 5**

- For Amendment C136:
  - The proposed design provides valued opportunities for tree planting and improved open space provision in contrast to the “concrete jungle” that can arise out of current development practices;
  - In principle support for the Amendment with concern that it doesn’t address the needs of people living with a disability to a great enough extent;
  - The proposed pedestrian crossing across Eastfield Road adjacent to the shops in the northwest corner of the site is vital;
  - From the Department of Transport:

*“The Department supports the provision for potential pedestrian crossing facilities on Eastfield Road to achieve greater accessibility for cyclists and pedestrians to key destinations in the precinct. The type of pedestrian crossing facility has not been specified in the amendment documents.*

*Although Eastfield Road is a local road managed by Council, pedestrian crossing facilities (except for raised platform crossings) are major traffic control devices that require approval from the Department under the Road Management Act 2004. This needs to be clearly annotated in relevant amendment documents if this approval has not yet been obtained.*

*...the Department requests the following changes to the amendments for consideration:*

***Design Framework and Concept Plan***

1. Amend “potential pedestrian crossing” on Eastfield Road in Concept Plan to read “potential pedestrian crossing subject to approval from the Head, Transport for Victoria”.

***Development Plan Overlay Schedule 8***

2. Amend Figure 1: Indicative Concept Plan to include annotation as per Item 1 above.”

**Summary of Officer’s Comments**

A detailed officer response to specific points raised in each of the submissions to the Amendments is included in Attachment 1 (for Amendment C134) and Attachment 2 (for Amendment C136).

Many of the submitted points of objection were found to have little strategic basis as they were based on preferred outcomes for the area that are not likely and/or intended under the status quo approach to, and statutory requirements for, development within the Precincts. For example, the minimum height requirements for the Croydon South Precinct currently allows development up to 11 metres in height, or three storeys and some submitters expressed opposition to development exceeding two storey or, at times, one storey. Similarly, several submissions raised concerns about any changes to the density of the area, where these

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST Cont'd**

**ITEM 5**

changes are currently taking place, and may continue to, under the existing relevant Maroondah Planning Scheme provisions.

Other objections based on the perceived likelihood of property owners being interested in amalgamating land, of developers responding to the proposed development incentive and of the potential uplift to property values, are not based on any strategic assessment of the likelihood of these outcomes being reached.

**Proposed Changes in Response to Submissions**

The following changes are proposed in response to the submissions made by the Department of Transport.

- For Amendment C134, changes generally in keeping with the Department of Transport request, with some minor text variations, as outlined below:

Design Framework and Concept Plan (the Concept Plan)

It is recommended that Council agrees to amend the Concept Plan to include the annotation: *“potential laneways are for cyclist and pedestrian movements only”* to remove confusion around these areas providing potential vehicle connections. Several attendees to the Information Sessions held during the public exhibition of the Amendment also sought clarification of the intended purpose of these laneways and this proposed change will help to address any confusion.

Development Plan Overlay (DPO), Schedule 7

It is recommended that Council agree to the addition of the following requirement at Clause 4.0 of Schedule 7 to the Development Plan Overlay (DPO):

*“Where vehicular access is proposed from Kennedy Avenue or Woodside Avenue to an amalgamated lot of at least three pre-existing lots (with the proposed number of dwellings exceeding that originally existing on the sites), the proposal must be accompanied by an Integrated Transport and Impact Assessment to the satisfaction of the Head, Transport for Victoria and the Responsible Authority and provide specific detail on:*

- Existing turning volumes at the intersection of the street and Warrandyte Road.
- The impact of turning movements generated by the proposed use and development on the operation and safety of traffic on Warrandyte Road and its relevant intersections.
- Proposed mitigation measures to address any unsatisfactory impacts (if any).

This above change to the proposed DPO will help mitigate any future potential traffic impact to Warrandyte Road resulting from increased development on Kennedy Avenue and/or Woodside Avenue.

Indicative Concept Plan

Consistent with the above, it is recommended that Council agree to amending the Concept Plan to include the annotation: *“potential laneways are for cyclist and pedestrian movements only”* to remove confusion around these areas providing potential vehicle connections.

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST Cont'd**

**ITEM 5**

- For Amendment C136, changes in keeping with the Department of Transport request, as detailed above (with some minor text variations as outlined below).

It is recommended that Council agree to amend the Concept Plan shown in the Design Framework and Concept Plan and the Development Plan Overlay Schedule 8, so that the proposed “*potential pedestrian crossing*” over Eastfield Road be further annotated with the words “*subject to the approval from the Head, Transport for Victoria*”, in keeping with the requirements of the Road Management Act 2004. The addition of this annotation ensures that Department of Transport approval is required for any proposed pedestrian crossing over Eastfield Road recognising this Department as the Responsible Authority in this regard.

The following further changes are recommended following a further review of the Amendment material and discussions between internal Council Departments.

- For both Amendments, amend Development Plan Overlay, Schedule 8, Clause 4.0 (Requirements for Development Plan), Table 1: Indicative Dwelling Density, to be consistent with each other, as follows. This change will ensure consistency between the intended indicative densities between the Precincts and correct unintended errors to the table.

Table 1: Indicative Dwelling Density

<b>Site Area</b>	<b>Max. No. of Dwellings</b>	<b>Dwelling Density</b>
Up to 1000 square metres	3	32 dwelling per hectare
1000 to 2000 square metres	24	155 dwellings per hectare
<i>2000 square metres plus</i>	None specified	180 dwellings per hectare

- For both Amendments, Clause 4.0 (Requirements for Development Plan), includes: “*A mix of housing types and sizes, including one, two, three (or more) bedroom dwellings*”. To ensure that the intended mix is provided, it is recommended that this requirement be varied to “*An even mix of housing types and sizes, including one, two, three (or more) bedrooms dwellings*”. This recommended change will help to bring about a greater mix of housing configurations in the Precinct.
- For both Amendments, Clause 4.0 (Requirements for Development Plan), includes:  

“*A landscape plan which includes:*

  - Canopy trees within front setbacks, private open space areas and common garden areas of native species that are capable of reaching a minimum mature height of 12 to 14 metres, where possible.”

As many native species that are capable of reaching this height are not necessarily compatible with urban development, it is recommended that this provision be amended to include native and exotic species.

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST Cont'd**

**ITEM 5**

**AMENDMENT TIMELINES**

Ministerial Direction 15 sets out timelines for the planning scheme amendment process.

Authorisation

The Amendment was granted conditional authorisation on 3 January 2020. The conditions relating to authorisation were addressed prior to placing the Amendment on public exhibition.

Notice of the Amendment

Subject to Direction 4(1)(a), a planning authority must give notice of an amendment within 40 days of receiving authorisation to prepare the amendment.

Three exemption requests were made under Section 5 of Ministerial Direction No.15 to the requirements of section 4(1) by a planning authority to prepare and give notice of an amendment within 40 business days after authorisation. All exemption requests were granted and the most recent required commencement of public notice by 1 February 2021.

Pre-set Panel Hearing

The following pre-set panel hearing dates have been proposed, and agreed to, by Planning Panels Victoria. It is proposed that both Amendments will be addressed at the one hearing.

- Directions Hearing - week commencing 17 May 2021.
- Panel Hearing - week commencing 28 June 2021.

**FINANCIAL / ECONOMIC ISSUES**

All costs incurred, including those relating to the Panel Hearing, will be covered through Council's operational budget.

**ENVIRONMENTAL / AMENITY ISSUES**

The recognition of the significant opportunities for sustainable growth and improvement within the existing residential areas of Maroondah will encourage the enhancement and protection of community and private assets including open space areas, vegetation and pedestrian and cycling networks.

**SOCIAL / COMMUNITY ISSUES**

The proposed Amendments are the result of collaboration between DELWP, Council and the Ringwood, Croydon South and wider Maroondah communities to manage and enhance the character and housing provision within the Precincts.

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST Cont'd**

**ITEM 5**

**COMMUNITY CONSULTATION**

The Amendment was exhibited in accordance with the requirements of the Act in the following manner:

- Written notification was sent to all owners and occupiers of land subject to the proposed Amendments. The period of Public Notice was between 25 January 2021 and 26 February 2021.
- Letters were sent to prescribed Ministers and statutory authorities on 25 January 2021.
- A notice of the Amendment was placed in the Victorian Government Gazette on 28 January 2021.
- A notice of the Amendment was published in The Age on Thursday 28 January 2021.
- Copies of the Amendment were made available for inspection during office hours at the offices of Council customer service centres and libraries, the Department of Environment, Land, Water and Planning (DELWP) and online on both the DELWP and Council websites for the duration of the public exhibition period.

**CONCLUSION**

In summary, by working together with local property owners, developers, and the broader community, the pilot program identifies possible areas for land amalgamation - where Landowners can work with their neighbours to amalgamate individual housing lots into one larger parcel of land. This approach not only provides benefits for landowners and residents, but through careful design, can transform our local neighbourhoods into vibrant, active, healthy places to live.

Amendments C134 and C136 apply the Greyfields Renewal approach through application of local policy, zones and overlays in the Maroondah Planning Scheme.

The Amendments were placed on public exhibition in accordance with the requirements of the *Planning and Environment Act 1987*. The submissions received objecting to the Amendments raise matters relating to neighbourhood character, traffic and car parking, pedestrian connectivity, access to services, equitable development opportunities and property value impacts, among other things. Other submissions were received with qualified support requesting some changes to the Amendments.

Some changes are recommended to the proposed controls in response to the Department of Transport submission. These changes are minor and considered strategically justified.

As the Responsible Authority, Council has three options.

1. Change the Amendment in the matter requested in the submissions.
2. Refer the submissions to an Independent Panel.
3. Abandon all, or part, of one or both Amendments.

**GREYFIELD RENEWAL AMENDMENTS C134 (RINGWOOD)  
AND C136 (CROYDON SOUTH) - PUBLIC NOTICE UPDATE  
AND PLANNING PANEL REQUEST Cont'd**

**ITEM 5**

Pursuant to Section 23 (2) of the Act, a planning authority may also refer submissions that do not require a change to the Amendment to a Panel.

The nature of the submissions received are not considered to be fully resolved by changes to the Amendments, as detailed above, therefore it is recommended that Council request a Planning Panel.

**ATTACHMENTS**

1. ATTACHMENT 1 to Council Report - Summary of Submissions to Amendment  
 C134maro - Greening the Greyfields Ringwood Precinct
2. ATTACHMENT 2 to Council Report - Summary of Submissions to Amendment  
 C136maro - Greening the Greyfields Croydon South Precinct
3. ATTACHMENT 3 to Council Report - Proposed Ordinances and Design Framework  
 and Concept Plan for Amendment C134 - Ringwood Greyfield Renewal Precinct
4. ATTACHMENT 4 to Council Report - Amendment C136 Documentation  


**CONFIDENTIALITY**

Not Applicable

**RECOMMENDATION**

**THAT COUNCIL, HAVING PREPARED AND EXHIBITED AMENDMENTS C134 AND C136 TO THE MAROONDAH PLANNING SCHEME UNDER SECTION 19 OF THE PLANNING AND ENVIRONMENT ACT 1987 AND RECEIVED AND CONSIDERED ALL WRITTEN SUBMISSIONS MADE IN RESPONSE TO AMENDMENTS C134 AND C136:**

1. **REQUEST THAT THE MINISTER FOR PLANNING APPOINT AN INDEPENDENT PANEL UNDER PART 8 OF THE PLANNING AND ENVIRONMENT ACT 1987 TO CONSIDER ALL SUBMISSIONS TO AMENDMENTS C134 AND C136 TO THE MAROONDAH PLANNING SCHEME**
2. **REFERS ALL SUBMISSIONS TO THE PANEL TO BE APPOINTED BY THE MINISTER FOR PLANNING, INCLUDING ANY LATE SUBMISSIONS**
3. **ENDORSES THE RESPONSE TO SUBMISSIONS ATTACHED AT ATTACHMENTS 1 AND 2 TO THIS REPORT TO FORM THE BASIS OF COUNCIL'S SUBMISSION TO THE PANEL**
4. **DELEGATES THE DIRECTOR STRATEGY AND COMMUNITY TO CONSIDER ANY LATE SUBMISSIONS BEFORE REFERRING THEM TO THE PANEL**
5. **ADVISES ALL SUBMITTERS OF COUNCIL'S RESOLUTION**

**ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT  
LOCAL POLICY AMENDMENT C137MARO - ADOPTION OF  
THE AMENDMENT**

**ITEM 6**

**PURPOSE**

The purpose of this report is to consider submissions received to Planning Scheme Amendment C137maro following the recently completed public exhibition period. It recommends that Council adopts Amendment C137maro and submits it to the Minister for Planning for approval.

**STRATEGIC / POLICY ISSUES**

The following directions contained in Maroondah 2040: Our Future Together and the Council Plan 2017-2021 (Year 4: 2020-2021) provide the strategic framework that underpins the purpose of this report.

Outcome Area: A clean, green and sustainable community.

Our Vision: In 2040, Maroondah will be a resilient community committed to sustainable living, enhancing our living environment, and providing leadership in responding to climate change.

Key Directions 2020 – 2021:

- 4.8 Mitigate and adapt to the risks, effects and impacts of climate change and be responsive and adaptive to new environmental opportunities and threats as they occur.
- 4.9 Strive to become a carbon neutral council and build the capacity of our community to make more sustainable choices.
- 4.10 Work in partnership to reduce Maroondah's greenhouse gas emissions and improve air quality.

Priority Action 2020-2021:

Introduce the Maroondah Environmentally Sustainable Development Policy into the Maroondah Planning Scheme.

**BACKGROUND**

Maroondah City Council is committed to creating a sustainable built environment and has embedded its sustainability goals cross a range of Council activities and strategies. The Maroondah Planning Scheme does not include a municipal-wide Environmentally Sustainable Development (ESD) Policy. Introducing an ESD Policy will further reinforce Council's commitment to achieve sustainable development outcomes.

The "*Proposed Policy Clause 22.15 Environmentally Sustainable Development*" (**Attachment 1**) responds to the unique development profile and planning context of the City of Maroondah. The Amendment seeks to introduce a new Clause 22.15 into the Local Planning Policy Framework (LPPF). It seeks to implement the relevant objectives and strategies of the following documents:

- Maroondah Council Plan, 2017-2021

**ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT  
LOCAL POLICY AMENDMENT C137MARO - ADOPTION OF  
THE AMENDMENT Cont'd**

**ITEM 6**

- Maroondah Health and Wellbeing Plan, 2017 to 2021
- Maroondah Sustainability Strategy, 2016 to 2020
- Maroondah Climate Change Risk and Adaptation Strategy, 2018 to 2022
- Maroondah Water Sensitive City Strategy 2015

Amendment C137maro was on public exhibition from 21 January 2021 until Monday 22 February 2021. As part of this public exhibition, aside from the relevant notice requirements under the Act (e.g. Council website, notice in The Age and the Government Gazette), the Amendment was publicised through the Maroondah News Newsletter. In addition, detailed information on the Amendment was made available on the Maroondah Your Say website.

**ISSUE / DISCUSSION**

A total of five submissions were received during the advertising of Amendment C137maro. All five submissions support the Amendment. Two of the five submissions support the Amendment with changes proposed to the translated version of the Clause 22.15 content into the new integrated Planning Policy Framework (PPF).

In summary, the following key reasons for support to the Amendment were presented by submitters:

- The Amendment will help ensure that sustainable building practices are mandated as part of the planning permit process.
- The Amendment will provide builders a more definitive idea of what is expected of them and provide protection for the environment.
- The Amendment will facilitate designers to move towards embedding sustainability into house/building designs.

In summary, the following key suggestions were made in the submissions:

- Amendment could further emphasise the importance of “Urban Ecology”, especially retention of mature trees, possibly in the translated version of the Local Planning Policy.
- That the Amendment be consistent with the Department of Land, Environment and Water (DELWP) version.
- The term “Best Practice” be clearly communicated within the body of the translated version of the Local Planning Policy.

The submitters suggested possible changes to proposed Clause 15.02-1L. Clause 15.02-1L does not form part of the Amendment and was only provided as a supporting document to show how the ESD policy may be translated into the new PPF structure. The Council Alliance for a Sustainable Built Environment (CASBE) are in discussions with the DELWP regarding

**ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT  
LOCAL POLICY AMENDMENT C137MARO - ADOPTION OF  
THE AMENDMENT Cont'd**

**ITEM 6**

the final version of Clause 15.02-1L; and Council officers have raised the issues identified by the submitter with the Smart Planning Team (who are working on the new PPF structure).

In relation to the issue of retaining mature trees during redevelopment, it should be noted that the exhibited version of the Clause 22.15 and Clause 15.02-1L currently includes reference to retaining and providing canopy trees, as well as considering providing space for productive gardens. In addition, Council has prepared the Draft Vegetation Strategy that considers the retention of mature trees as a priority. Planning scheme protection of canopy trees and other vegetation on residentially zoned land may be best served by retention of the SLOs, but with strengthening of the associated schedules and decision-guidelines. Planning scheme protection of canopy trees and other vegetation in commercial and industrial areas can be served by extending the coverage of Maroondah's planning provisions into these areas.

A priority action identified in the Maroondah Vegetation Strategy is:

*“Provide early and clear messaging to landowners and developers around the expectation that proposed designs will need to demonstrate that retention of existing trees has been central to all design efforts. Increase promotion of Council’s availability to hold pre-application meetings early in the design process to identify potential issues and facilitate responsive design solutions that retain desirable vegetation, and incorporate other vegetation considerations in the design, as part of the SDAPP process”.*

Summary of submissions and response to specific points raised in each of the submissions to the Amendment is included in **Attachment 2**.

**AMENDMENT TIMELINES**

Ministerial Direction 15 sets out timelines for the planning scheme amendment process.

The Amendment was granted conditional authorisation on 4 December 2020. The conditions relating to authorisation were addressed prior to placing the Amendment on public exhibition.

Subject to Direction 4(1)(a), a planning authority must give notice of an amendment within 40 days of receiving authorisation to prepare the amendment. The Amendment was exhibited within 40 business days of receiving authorisation.

**FINANCIAL / ECONOMIC ISSUES**

All costs incurred will be covered through Council’s operational budget.

Whilst the Policy will result in an increase in internal planning application referrals, an Environmentally Sustainable Development (ESD) Officer is employed by Council to support the anticipated increased number of applications requiring environmentally sustainable development referrals.

**ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT  
LOCAL POLICY AMENDMENT C137MARO - ADOPTION OF  
THE AMENDMENT Cont'd**

**ITEM 6**

**ENVIRONMENTAL / AMENITY ISSUES**

The introduction of an ESD Policy will implement sustainable design principles in the planning application process, resulting in improved sustainable development outcomes across the municipality.

**SOCIAL / COMMUNITY ISSUES**

It is anticipated that the Policy will increasingly facilitate sustainable built form which is more affordable over the life of buildings for both residential and commercial occupiers, particularly as ongoing servicing costs will be reduced.

**COMMUNITY CONSULTATION**

The Amendment was exhibited in accordance with the requirements of the Act in the following manner:

- Letters were sent to prescribed Ministers on 18 January 2021.
- A notice of the Amendment was placed in the Victorian Government Gazette on 21 January 2021.
- A notice of the Amendment was published in The Age on Thursday 21 January 2021.
- Copies of the Amendment were made available for inspection during office hours at the offices of Council customer service centres and libraries, the Department of Environment, Land, Water and Planning (DELWP) and online on both the DELWP and Council websites for the duration of the public exhibition period.

**CONCLUSION**

In summary, the introduction of the ESD Policy will assist with implementing sustainable design principles in the planning application process, resulting in improved sustainable development outcomes across the municipality. This will increasingly facilitate sustainable built form which is more affordable over the life of buildings for both residential and commercial occupiers.

Given that there are no objections received on the exhibited version of the Local Planning Policy Framework (i.e. Clause 22.15 and Clause 21.06), it is recommended that Council adopt the Amendment.

**ATTACHMENTS**

1.  Attachment 1: Maroondah C137maro - Exhibited Local Planning Policy
2.  Attachment 2: Maroondah C137maro - Summary of Submissions and Response

**CONFIDENTIALITY**

Not Applicable

**ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT  
LOCAL POLICY AMENDMENT C137MARO - ADOPTION OF  
THE AMENDMENT Cont'd**

**ITEM 6**

**RECOMMENDATION**

**THAT COUNCIL HAVING PREPARED AND EXHIBITED AMENDMENT C137MARO TO THE MAROONDAH PLANNING SCHEME UNDER SECTION 19 OF THE PLANNING AND ENVIRONMENT ACT 1987, AND HAVING RECEIVED AND CONSIDERED ALL WRITTEN SUBMISSIONS, ADOPT AMENDMENT C137MARO AND SUBMIT IT TO THE MINISTER FOR PLANNING FOR APPROVAL**

**MAROONDAH COVID-19 RECOVERY PLAN: STRONGER TOGETHER - OUR WAY FORWARD FROM COVID-19**

**ITEM 1**

**PURPOSE**

To advise Council of the outcomes of the public exhibition of the *Draft Maroondah Covid-19 Recovery Plan*.

**STRATEGIC / POLICY ISSUES**

The following directions contained in Maroondah 2040: Our Future Together (June 2020 update) and the Council Plan 2017-2021 (2020/2021 update) 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 actively engaged in local decision making, led by an innovative community inspired Council that collaborates regionally and proactively champions local needs.

Key Directions 2020 – 2021:

- 8.4 Work in partnership to deliver innovative, accessible and evidence informed services that are people focused, proactive, integrated and responsive
- 8.6 Work in partnership with key agencies and other levels of government to provide leadership in emergency preparedness, response and recovery processes
- 8.8 Ensure that all community members have access to, and are informed on, matters that affect them, including tailored information for under-represented and hard-to-reach groups
- 8.9 Undertake inclusive engagement and consultation using accessible and tailored approaches to consider the needs and aspirations of people of all ages, abilities and backgrounds
- 8.10 Create opportunities for shared decision making through active community participation
- 8.11 Work in partnership to advocate for and champion the needs and aspirations of the community to Victorian and Australian levels of government, service providers and the business sector
- 8.12 Foster local and regional partnerships with individuals, community groups, businesses, service providers, agencies and all levels of government

Priority Action 2020-2021:

Develop and implement a COVID-19 Recovery Plan (including social and economic recovery initiatives), following community consultation and engagement

**MAROONDAH COVID-19 RECOVERY PLAN: STRONGER TOGETHER - OUR WAY FORWARD FROM COVID-19 Cont'd** **ITEM 1**

**BACKGROUND**

The Maroondah Covid-19 Recovery Plan (the Recovery Plan) is a key strategic plan regarding Council's approach to supporting the community to recover from the impacts of the Coronavirus pandemic.

The development of the draft Recovery Plan was informed by extensive community consultation, the priorities highlighted from the community survey, information gained through the initial impact assessment process, our ongoing engagement with key stakeholders, both internal and external to Council, and situational and demographic data analysis.

In developing the plan, Council officers have also had the opportunity to work with leading recovery experts from the University of Melbourne and Australian Red Cross, among other international experts, to pilot a recovery capitals (ReCap) planning framework. The framework highlights how the social, economic, cultural, human, political, natural and built environments have a profound impact on health and wellbeing and has enabled a holistic overview of the community recovery priorities.

**ISSUE / DISCUSSION**

The draft Recovery Plan was made available for community feedback from 11 December 2020 to 22 January 2021, following Council approval to release the document on public exhibition at the Councillor briefing on 7 December 2020.

During the public exhibition period, a communications plan was put in place to obtain community feedback on the draft Recovery Plan, with consideration to the restrictions pertaining to safety during the COVID-19 pandemic.

Consultation methods included:

- Your Say Maroondah online feedback form
- Youth-specific feedback survey with a financial incentive to encourage participation by young people
- In-person focus group with young people in the Maroondah Youth Wellbeing Advocates group
- In-person engagement activity with children at Council's Vacation Care Program
- Internal feedback via a range of methods
- External agency feedback via a range of methods

Promotion methods included:

- Your Say Maroondah online engagement platform
- Promotion through Council websites and social media channels

**MAROONDAH COVID-19 RECOVERY PLAN: STRONGER TOGETHER - OUR WAY FORWARD FROM COVID-19 Cont'd**

**ITEM 1**

- Outreach engagement with children and young people at locations around Maroondah, including at Council's Vacation Care Program, EV's Youth Centre, Croydon Memorial Pool and local parks
- Emails to community agencies, Maroondah schools and other stakeholders
- Emails to list of respondents to the Maroondah COVID-19 Community Survey who wanted to be involved in recovery
- Maroondah In Focus summer edition
- Maroondah eNews (3 editions)
- Printed copies available at Council Customer Service Centres

There was a total of 69 responses, including:

- 18 responses to the Your Say Maroondah online feedback form
- 5 email responses
- 10 young people aged 16-22 responded to the youth-specific feedback survey
- 7 young people aged 16-21 participated in the in-person focus group with the Maroondah Youth Wellbeing Advocates
- 29 children aged 4-12 participated in the in-person engagement activity at Council's Vacation Care Program
- 105 'likes', 19 'shares' or 're-tweets' and 1 feedback comment ("Thanks Maroondah Council") from the 15 posts on Council's social media channels
- Feedback from both partner agencies and Council staff, both before and during the formal public exhibition period

Feedback on the draft Recovery Plan was positive overall, including:

- 13 (72%) respondents to the Your Say Maroondah online feedback form agreed or strongly agreed that the priorities of the draft Recovery Plan reflect the needs and aspirations of the community, with 4 respondents neither agreeing or disagreeing, and 1 respondent disagreeing.
- 100% of respondents to the youth-specific feedback survey thought that the priorities within the draft Recovery Plan will meet the needs of young people in Maroondah
- The children and young people who participated in the in-person engagement activities provided positive feedback overall

**MAROONDAH COVID-19 RECOVERY PLAN: STRONGER TOGETHER - OUR WAY FORWARD FROM COVID-19 Cont'd** **ITEM 1**

Feedback was wide-ranging, with the majority falling under the following themes, and all within the recovery areas depicted in the draft Recovery Plan already:

- Engaging and supporting community members who are vulnerable or disproportionately impacted by the pandemic, particularly Culturally and Linguistically Diverse communities, older people, young people, women, people living with disabilities, isolated people, and people experiencing or at risk of violence at home or homelessness
- Connection to nature
- Connecting with community
- Access to safe community facilities and spaces
- Supporting community groups and organisations
- Education and employment pathways, particularly for young people
- Grief and loss

A number of respondents suggested specific potential actions they wanted to see undertaken, generally under the above themes. These suggestions were considered and incorporated into the Priority Actions where appropriate. Some ideas for actions and initiatives are already proposed in existing Council Strategic Plans.

- Other feedback included suggestions to add a section on monitoring and reporting of progress, referencing suggestions, and suggestions around the structure and length of the plan

Changes made to the draft Recovery Plan include:

- Additional evidence to strengthen the basis of the recovery priorities
- Referred to new and existing council strategic plans that also incorporate actions that will contribute to recovery priority outcomes.
- New priority actions relating to supporting social connections for vulnerable people, youth unemployment and physical activity
- Addition of two new sections: timeframes, and monitoring and evaluation (including regular reporting to community)

These changes are incorporated into the finalised Maroondah COVID-19 Recovery Plan as presented in Attachment 1 of this report.

**FINANCIAL / ECONOMIC ISSUES**

The Recovery Plan will be implemented within existing and approved resources. Priority Actions for supporting businesses and employment pathways, particularly for young people are included in the Recovery Plan.

**MAROONDAH COVID-19 RECOVERY PLAN: STRONGER TOGETHER - OUR WAY FORWARD FROM COVID-19 Cont'd**

**ITEM 1**

**ENVIRONMENTAL / AMENITY ISSUES**

A number of items were raised through consultation in relation to Maroondah's natural and built environment, The Recovery Plan outlines a number of Priority Actions which address environmental and amenity issues for the benefit of people who work, live or play in Maroondah. In particular, highlighting the beneficial impact the natural environment has on improving mental health outcomes and further support to access to community facilities in a Covidsafe manner.

**SOCIAL / COMMUNITY ISSUES**

Recovery from pandemics, like any emergency, takes time. Ensuring there are systems in place to adapt to changing and emerging community needs, and strengths is integral. The Recovery Plan includes *Priority outcomes* and *Priority actions* to implement initiatives relating to community emergency relief, mental health and wellbeing, increased social connections, community leadership and supporting the most vulnerable members of the community.

**COMMUNITY CONSULTATION**

The National Principles for Disaster Recovery highlight that successful community recovery is built on effective communication and engagement between the affected community, Council and other partners. It should be community-centred, responsive and flexible, and support them to move forward.

In late July, until mid-September 2020, a community survey was made available to the Maroondah Community. The purpose was to gather feedback on the community's experience, their hopes for the future, and their priorities in the midst of staged restrictions of Covid 19. At the time the State was impacted by Stage 4 restrictions, and Council officers relied heavily on internet and virtual engagement methods to gather the information.

There was an overwhelming response to the survey with over 2800 submissions. The survey was translated into nine languages, available in hard-copy and over 80 phone calls were made to residents to complete the survey over the phone. This is in addition to the engagement undertaken in April-May that informed the Initial Impact Assessment report.

**CONCLUSION**

The Recovery Plan has been informed by a strong evidence base and was developed through a collaborative planning approach.

The draft Recovery Plan has now been on public exhibition and all responses and feedback have been reviewed, with changes made to the Plan where appropriate.

The Maroondah Covid-19 Recovery Plan as presented at Attachment 1 of this report is tabled for Council adoption.

**ATTACHMENTS**

1.  Plan - Maroondah COVID Recovery Plan - Final Version

**MAROONDAH COVID-19 RECOVERY PLAN: STRONGER  
TOGETHER - OUR WAY FORWARD FROM COVID-19 Cont'd**

**ITEM 1**

**CONFIDENTIALITY**

Not Applicable

**RECOMMENDATION**

**THAT COUNCIL ADOPTS THE MAROONDAH COVID-19 RECOVERY PLAN**